



TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Notice of Public Meeting Technical Review Committee

Upstairs Conference Room

155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, August 7, 2024
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Preliminary Building Permit Review: Gulf Beach Water Booster Station

Christopher Baggett for Pinellas County Utilities requests a preliminary building permit review of the Gulf Beach Water Booster Station redevelopment, which is currently undergoing site plan review (Case #24028).

2. Unnecessary and Undue Hardship Variance #24048: o Gulf Blvd (Gulf Beach Water Booster Station) [07-32-16-51660-000-0011]

Applicant requests an Unnecessary and Undue Hardship Variance to construct a new building in the Community Redevelopment District without providing either of the two required energy and environmental design standards (LDC Sec. 39.9).

3. Conditional Use Permit #23085: o [Formerly 3815, 3855, 3859, 3861] Gulf Blvd [Parcels #07-32-16-07398-001-0230, 07-32-16-07398-001-0170, 07-32-16-18143-001-0020, 07-32-16-18143-001-0010] - Windward Pass Resort (Resubmittal)

Applicant requests a conditional use permit to construct a six-story temporary lodging (resort condominium) development of 54 feet in height above base flood elevation containing 104 lodging units (37.7 units per acre on 2.76 acres), which is inclusive of a request for allocation of all requested lodging units from the combined Activity Center, Bayou Residential, and Town Center - Corey Circle and Coquina West temporary lodging unit density pool (LDC Sec. 42.4.(d)). The applicant further requests approval to construct

a "Class A" Commercial Dock with 12 slips (previously 30 slips) (LDC Sec. 42.4.(b)), and permit the operation of a roof dining and drinking area on the northern side of the resort on the sixth floor (LDC Sec. 42.4.(h)). This item is being returned for Technical Review Committee review due to alterations to the conceptual plan following the February 2024 TRC meeting.

Next Meeting: August 21, 2024

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request:

Strategic Objective:

Date: August 7, 2024

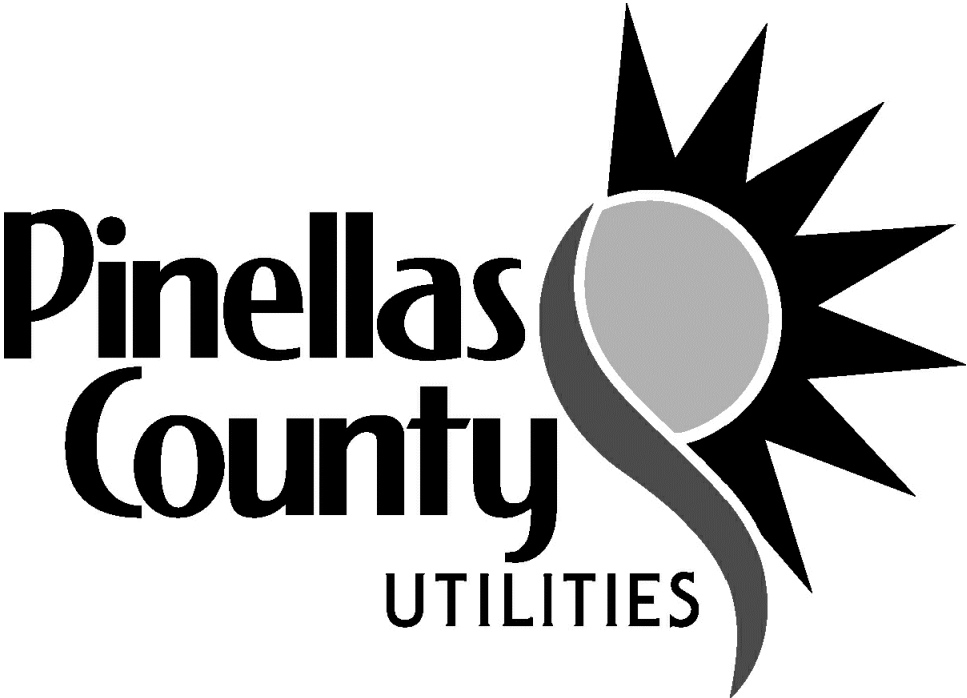
Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: Preliminary building permit reviews at TRC are not comprehensive and provide a cursory overview of critical concerns noted by staff prior to permit submission. Additional comments may, and for larger projects likely will be, submitted at time of formal submission..

Funding: N/A

Attachments: 1. Plans



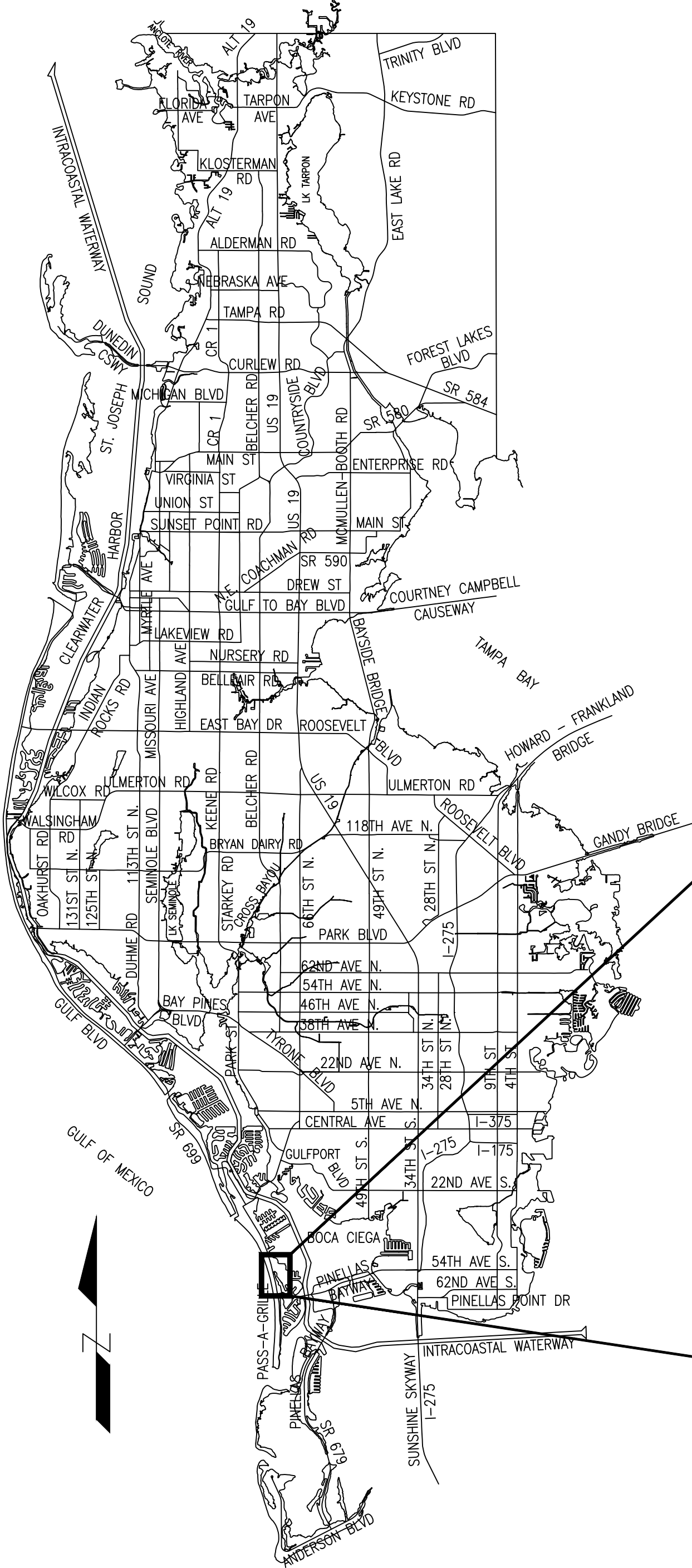
PINELLAS COUNTY, FLORIDA

GULF BEACH WATER BOOSTER

STATION IMPROVEMENTS

PINELLAS COUNTY
LOCATION MAP

PID 002150A



4501 GULF BOULEVARD
ST PETE BEACH, FLORIDA 33706

KEY MAP
NOT TO SCALE

PREPARED BY:
WRIGHT-PIERCE, INC.
3820 NORTHDAL E BOULEVARD, SUITE 202
TAMPA, FL 33624
PHONE: 800-422-1095

SUBMITTED FOR APPROVAL:

CHRISTOPHER C. BAGGETT, PE
WRIGHT-PIERCE, INC. DATE

RECOMMENDED FOR APPROVAL:

MARGARET COOK, PE
PINELLAS COUNTY UTILITIES DATE

J:\ENG\FL\PinellasCounty\21464-GulfBeachWaterBoosterStation\Drawings\GEN\G-2 Drawing Index.dwg, Jun 28, 2024 - 10:02am

INDEX OF PLANS

SHEET NO.	SHEET TITLE		
G-1	COVER	S-1	TYPICAL STRUCTURAL NOTES
G-2	INDEX OF PLANS	S-2	STRUCTURAL BASE DEMOLITION PLAN
G-3	PIPE SCHEDULE, ABBREVIATIONS, AND NOTES	S-3	SUBGRADE FOUNDATION PLAN MODIFICATIONS
		S-4	STRUCTURAL GROUND FLOOR PLAN MODIFICATION
C-1	LEGEND AND ABBREVIATIONS	S-5	STRUCTURAL SECOND FLOOR PLAN
C-2	GENERAL NOTES	S-6	STRUCTURAL ROOF PLANS
C-3	EXISTING SITE PLAN	S-7	STRUCTURAL SECTIONS I
C-4	DEMOLITION PLAN	S-8	STRUCTURAL SECTIONS II
C-5	PROPOSED SITE PLAN	S-9	STRUCTURAL SECTIONS III
C-6	GRADING AND DRAINAGE PLAN	S-10	STRUCTURAL SECTIONS IV
C-7	SITE PIPING PLAN	S-11	STRUCTURAL SECTIONS V
C-8	INTERIM SOURCE REMOVAL PLAN	S-12	TYPICAL STRUCTURAL DETAILS I
C-9	FIRE PROTECTION PLAN	S-13	TYPICAL STRUCTURAL DETAILS II
C-10	CROSS SECTIONS I	S-14	TYPICAL STRUCTURAL DETAILS III
C-11	CROSS SECTIONS II	S-15	TYPICAL STRUCTURAL DETAILS IV
C-12	CROSS SECTIONS III		
C-13	CIVIL DETAILS I	PR-1	PROCESS NOTES, LEGENDS, AND ABBREVIATIONS
C-14	CIVIL DETAILS II	PR-2	HYP PROCESS FLOW DIAGRAM
C-15	CIVIL DETAILS III	PR-3	LAS PROCESS FLOW DIAGRAM
C-16	STORMWATER POLLUTION PREVENTION PLAN	PR-4	PROCESS DEMOLITION PLAN AND SECTION
C-17	STORMWATER POLLUTION PREVENTION NOTES I	PR-5	PROCESS FIRST FLOOR PLAN
C-18	STORMWATER POLLUTION PREVENTION NOTES II	PR-6	PROCESS SECOND FLOOR PLAN
C-19	STORMWATER POLLUTION PREVENTION DETAILS	PR-7	PROCESS BOOSTER PUMP STATION SECTIONS I
		PR-8	PROCESS BOOSTER PUMP STATION SECTIONS II
A-1	ARCHITECTURAL GENERAL NOTES, LEGENDS, AND ABBREVIATIONS	PR-9	PROCESS BOOSTER PUMP STATION SECTIONS III
A-2	ARCHITECTURAL CODE NOTES AND PLANS	PR-10	PROCESS DETAILS I
A-3	ARCHITECTURAL DEMOLITION PLAN	PR-11	PROCESS DETAILS II
A-4	ARCHITECTURAL GROUND FLOOR PLAN	PR-12	PROCESS DETAILS III
A-5	ARCHITECTURAL SECOND FLOOR PLAN		
A-6	ARCHITECTURAL LOW AND HIGH ROOF MODIFICATIONS PLANS	M-1	MECHANICAL GENERAL NOTES, LEGEND, DESIGN DATA, AND ABBREVIATIONS
A-7	ARCHITECTURAL EXTERIOR ELEVATIONS I	M-2	MECHANICAL FIRST FLOOR PLAN
A-8	ARCHITECTURAL EXTERIOR ELEVATIONS II	M-3	MECHANICAL SECOND FLOOR PLAN
A-9	ARCHITECTURAL SECTIONS	M-4	MECHANICAL ROOF PLAN
A-10	ARCHITECTURAL SCHEDULES AND DETAILS	M-5	MECHANICAL DETAILS I
A-11	ARCHITECTURAL DETAILS I	M-6	MECHANICAL DETAILS II
A-12	ARCHITECTURAL DETAILS II	M-7	MECHANICAL SCHEDULES
		P-1	PLUMBING GENERAL NOTES, LEGEND, ABBREVIATIONS, DETAILS, AND SCHEDULES
		P-2	PLUMBING FIRST FLOOR PLAN
		P-3	PLUMBING SECOND FLOOR PLAN
		P-4	PLUMBING ROOF PLAN
		FP-1	FIRE PROTECTION GENERAL NOTES, LEGEND, AND ABBREVIATIONS
		FP-2	FIRE PROTECTION FIRST FLOOR PLAN
		FP-3	FIRE PROTECTION SECOND FLOOR PLAN
		I-1	INSTRUMENTATION NOTES, LEGENDS, AND ABBREVIATIONS
		I-2	NETWORK DIAGRAM
		I-3	INSTRUMENTATION LOOPS I
		I-4	INSTRUMENTATION LOOPS II
		I-5	INSTRUMENTATION LOOPS III
		I-6	INSTRUMENTATION LOOPS IV
		I-7	INSTRUMENTATION LOOPS V
		I-8	INSTRUMENTATION LOOPS VI
		E-1	ELECTRICAL LEGEND, NEMA, AND CONDUIT INSTALLATION SCHEDULES
		E-2	ELECTRICAL ABBREVIATIONS AND NOTES
		E-3	ELECTRICAL SITE DEMOLITION AND MODIFICATIONS PLANS
		E-4	ELECTRICAL SITE GROUNDING PLAN
		E-5	SINGLE LINE DEMOLITION
		E-6	SINGLE LINE MODIFICATIONS
		E-7	ELECTRICAL DETAILS
		E-8	FIRST FLOOR LIGHTING PLAN
		E-9	SECOND FLOOR LIGHTING PLAN
		E-10	FIRST FLOOR POWER PLAN
		E-11	SECOND FLOOR POWER PLAN
		E-12	SECOND FLOOR POWER PLAN II
		E-13	FIRST FLOOR SYSTEMS PLAN
		E-14	SECOND FLOOR SYSTEMS PLAN
		E-15	ELECTRICAL PLANS, SECTIONS, AND DETAILS
		E-16	ELECTRICAL DETAILS
		E-17	ELECTRICAL SCHEMATICS
		E-18	ELECTRICAL SCHEMATICS
		E-19	ELECTRICAL SCHEDULES I
		E-20	ELECTRICAL SCHEDULES II

				DESIGNED C.BAGGETT		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: INDEX OF PLANS	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 06/2024
				DRAWN C.MERRICK						PROJECT NO. 002150A
				CHECKED XXXX						SHEET: G-2
REV. NO.	DATE	DESCRIPTION	REV. BY							

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

Autodesk Docs / FL - PinellasCounty-21464-GulfBeachBoosterPS / 002150A-QM-PipeSchedule.rvt

PIPE SCHEDULE														
ABBREVIATION	DESCRIPTION / SERVICE	MATERIAL	INTERIOR PIPE LINING	PIPE SPECIFICATION SECTION	INSTALLATION (1)	JOINT SYSTEM	OPERATING PRESSURE (2)	TEST PRESSURE (3)	TEST SPECIFICATION SECTION	EXTERIOR COATING	PIPE COLOR CODE	INSULATION	ADDITIONAL NOTES	RESTRAINT NOTES
CD	CONDENSATE DRAIN	PVC	N/A	22 11 00	ANY	SOLVENT WELDED	N/A	10 FT (MIN)	22 05 00 (PROCEDURE 2)	NO	N/A		N/A	
CW	DOMESTIC COLD WATER	TYPE L COPPER	N/A	22 11 00	EXPOSED	SOLDERED	80 PSIG	125 PSIG	22 05 00 (PROCEDURE 1)	NO	DARK BLUE BANDS		(A3), (A4)	(R1)
FOR	FUEL OIL RETURN	BLACK STEEL	N/A	23 12 00	EXPOSED	WELDED	< 10? PSIG	15 PSIG?	22 05 00 (PROCEDURE 3)	YES	RED		N/A	(R1)
FOS	FUEL OIL SUPPLY	BLACK STEEL	N/A	23 12 00	EXPOSED	WELDED	< 10? PSIG	15 PSIG?	22 05 00 (PROCEDURE 3)	YES	RED		N/A	(R1)
FOV	FUEL OIL VENT	BLACK STEEL	N/A	23 12 00	EXPOSED	WELDED	N/A	N/A	N/A	YES	RED		N/A	(R1)
FW	FINISHED WATER	DI	CEMENT	40 05 19	BURIED	PUSH-ON	80 PSIG	125 PSIG	40 05 00 (CLASS 1)	NO	DARK BLUE BANDS	NO	(A2), (A4)	(R1)
					EXPOSED	FLANGED	80 PSIG	125 PSIG	40 05 00 (CLASS 4)	NO	DARK BLUE	NO	(A2), (A4)	(R1)
HW	DOMESTIC HOT WATER	TYPE L COPPER	N/A	22 11 00	ANY	SOLDERED	80 PSIG	125 PSIG	22 05 00 (PROCEDURE 1)		DARK BLUE BANDS		(A3), (A4)	(R1)
HYP-1	SODIUM HYPOCHLORITE	PVC	N/A	46 30 00	EXPOSED	SOLVENT WELDED	80 PSIG	125 PSIG	40 05 00 (CLASS 4)	NO	YELLOW	NO	(A4)	(R1)
HYP-2	SODIUM HYPOCHLORITE	PFA TUBING	N/A	46 30 00	EXPOSED	COMPRESSION,....	80 PSIG	125 PSIG	40 05 00 (CLASS 4)	NO	YELLOW BANDS	NO	(A4)	(R1)
HYP-3	SODIUM HYPOCHLORITE...	PVC	N/A	46 30 00	EXPOSED	SOLVENT WELDED	N/A	10 FT (MIN)	40 05 00 (CLASS 5)	NO	YELLOW	NO	N/A	(R1)
HYP-V	SODIUM HYPOCHLORITE VENT	PVC	N/A	46 30 00	EXPOSED	SOLVENT WELDED	N/A	N/A	N/A	NO	YELLOW	NO	(A4)	(R1)
HYP-OFL	SODIUM HYPOCHLORITE OVERFLOW	PVC	N/A	46 30 00	EXPOSED	SOLVENT WELDED	N/A	N/A	N/A	NO	YELLOW	NO	(A4)	(R1)
PWS-1	PLANT WATER SERVICE	PVC (SCH 80)	N/A	40 05 31.14	BURIED	SOLVENT WELDED	80 PSIG	125 PSIG	33 01 10.58	NO	DARK BLUE	NO	(A1), (A4)	(R1)
PWS-2	PLANT WATER SERVICE	BRASS	N/A		ANY	THREADED	80 PSIG	125 PSIG	33 01 10.58	YES	DARK BLUE	NO	(A1), (A4)	(R1)
S	SANITARY SEWER	PVC	N/A	33 05 31.11	BURIED	PUSH-ON	N/A	10 FT (MIN)	33 01 30.70	NO	GREEN	NO		N/A
SAM	SAMPLE	PVC	N/A	40 05 31.14	ANY	SOLVENT WELD	80 PSIG	125 PSIG	40 05 00 (CLASS 4)	NO	DARK BLUE	NO	(A2), (A4)	(R1)
SD	STORM DRAIN	RC	N/A	33 05 39.41	BURIED	BELL AND SPIGOT	N/A	N/A	N/A	NO	N/A	NO	N/A	N/A
SPD	SUMP PUMP DISCHARGE	PVC	N/A	22 11 00	EXPOSED	SOLVENT WELD	< 5 PSI?	15 PSIG?	22 05 00 (PROCEDURE 1)			NO	N/A	(R1)
UD	UNDERDRAIN	HDPE	N/A	33 41 16.19	BURIED	BELL AND SPIGOT	N/A	N/A	N/A	NO	N/A	NO	N/A	N/A
V	SANITARY VENT	CI	N/A	22 11 00	BURIED	HUB AND SPIGOT	N/A	10 FT (MIN)	22 05 00 (PROCEDURE 2)				N/A	N/A
					EXPOSED	NO HUB	N/A	10 FT (MIN)	22 05 00 (PROCEDURE 2)				N/A	N/A
W	SANITARY WASTE	CI	N/A	22 11 00	BURIED	HUB AND SPIGOT	N/A	10 FT (MIN)	22 05 00 (PROCEDURE 2)				N/A	N/A
					EXPOSED	NO HUB	N/A	10 FT (MIN)	22 05 00 (PROCEDURE 2)				N/A	N/A

ABBREVIATIONS:

CI	CAST IRON
DI	DUCTILE IRON
FT	FEET
HDPE	HIGH DENSITY POLYETHYLENE
N/A	NOT APPLICABLE
PFA	PERFLUOROALKOXY
PSIG	POUNDS PER SQUARE INCH GAUGE
PVC	POLYVINYL CHLORIDE
RC	REINFORCEDCONCRETE

NOTES:

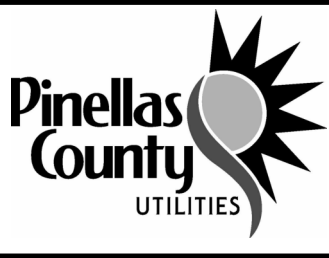
- (1) BURIED INCLUDES PIPES BELOW GROUND AND BELOW THE TOP OF THE BUILDING AND GROUND STORAGE TANK FOUNDATIONS. EXPOSED INCLUDES PIPES ABOVE GROUND, ABOVE THE TOPS OF FOUNDATIONS, AND WITHIN VAULTS.
(2) THIS REPRESENTS THE NORMAL MAXIMUM OPERATING PRESUSSURE.
(3) IF A TEST PRESSURE IS NOT PROVIDED, USE THE TEST PRESSURE INDICATED IN THE SPECIFICATION REFERENCED IN THE TEST DETAIL COLUMN.

ADDITIONAL NOTES:

- (A1) DISINFECT PIPING PER SECTION 33 01 10.58.
(A2) DISINFECT PIPING PER SECTION 40 05 00.
(A3) DISINFECT PIPING PER SECTION 22 05 00 .
(A4) PIPE SHALL BEAR ANSI/NSF 61 STAMP OR LINING/PIPE SHALL MEET FLORIDA ADMINISTRATIVE CODE 62-555.320(3)(B).

RESTRAINT NOTES:

- (R1) RESTRAIN ALL JOINTS (FULLY RESTRAINED PIPING SYSTEM).
(R2) RESTRAIN ALL FITTINGS AND VALVES.
(R3) RESTRAIN IN ACCORDANCE WITH RESTRAINED JOINT SCHEDULE.

				DESIGNED C.BAGGETT		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: PIPE SCHEDULE, ABBREVIATIONS, AND NOTES	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624 CERTIFICATE OF AUTHORIZATION#: 91267540	APPROVED BY: _____ DATE	DATE: 06--2024 PROJECT NO. 002150A SHEET: G--3
				DRAWN C.MERRICK						
				CHECKED _____						
REV. NO.	DATE	DESCRIPTION	REV. BY							

ABBREVIATIONS:

AFF	ABOVE FINISH FLOOR	HM	HOLLOW METAL
ALUM	ALUMINUM	HP	HIGH POINT
BLDG	BUILDING	HR	HOUR
C	CAULK	INSUL	INSULATION
¢	CENTER LINE	MAX	MAXIMUM
CBB	CONTINUOUS BOND BEAM	MECH	MECHANICAL
CDM	CAVITY DRAINAGE MATERIAL	MFR	MANUFACTURER
CJ	CONTROL JOINT	MIN	MINIMUM
CVJ	CONTROL JOINT (VENEER ONLY)	MJ	MASONRY JOINT
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
CO	CONCRETE OPENING	NIC	NOT IN CONTRACT
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUOUS	PT	PRESERVATIVE TREATED
DIA	DIAMETER	R	RISER
DIM	DIMENSION	RD	ROOF DRAIN
DN	DOWN	REINF	REINFORCING
DWG	DRAWING	REQ	REQUIRED
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	RO	ROUGH OPENING
EL	ELEVATION (HEIGHT)	S	SEALANT
EQ	EQUAL	SF	SQUARE FEET (FOOT)
EXIST	EXISTING	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATIONS
FFE	FINISH FLOOR ELEVATION	T	TREAD
FRP	FIBERGLASS REINFORCED PLASTIC	TOC	TOP OF CONCRETE
FT	FEET (FOOT)	TOM	TOP OF MASONRY
FV	FIELD VERIFY	TOS	TOP OF STEEL
GWB	GYPSUM WALL BOARD	TYP	TYPICAL
HB	HOSE BIB	VTR	VENT THROUGH ROOF
HDWR	HARDWARE	UNO	UNLESS NOTED OTHERWISE

MATERIALS LEGEND

	CONCRETE MASONRY UNIT (CMU)		BATT INSULATION
	CMU WITH 1-HR FIRE RATING		RIGID INSULATION
	CMU WITH 2-HR FIRE RATING		SPRAY FOAM INSULATION
	BRICK		FINISH WOOD
	CONCRETE		PLYWOOD
	EARTH		METAL
	DIMENSIONAL LUMBER OR WOOD BLOCKING		

SYMBOLS LEGEND

	DRAWING NUMBER		FURNITURE MARKER
	SECTION		DEMOLITION MARKER
	SHEET NUMBER		MODIFICATION MARKER
	DRAWING NUMBER		DOOR TAG
	DETAIL		WINDOW TAG
	SHEET NUMBER		CAULKING (FIRE RATED WHERE APPLICABLE)
	NAME ELEVATION		SEALANT
	ROOM NAME ROOM TAG		RAKE THE JOINT AND CAULK
	ROOM NUMBER		RAKE THE JOINT AND SEAL
	ELEVATION LABEL		PARTITION TAG
	INTERIOR ELEVATION		PHOTO TAG
	SHEET NUMBER		
	PHOTO		
	PHOTO TAG		

ARCHITECTURAL NOTES

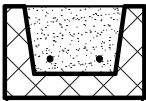
- ALL DIMENSIONS INDICATED ON THE PLANS ARE NOMINAL, REFER TO THE DETAILS FOR MORE SPECIFIC INFORMATION.
- PREPARE ALL PENETRATIONS THROUGH FLOOR, WALL AND CEILING ASSEMBLIES TO RECEIVE FIRESTOPPING OR SEALANT. SEAL ALL PENETRATIONS IN FIRE RATED ASSEMBLIES WITH FIRESTOPPING APPROVED FOR ASSEMBLY RATING, ASSEMBLY TYPE AND PENETRATION TYPE. SEAL ALL OTHER PENETRATIONS WITH APPROPRIATE JOINT SEALANT.
- ALL INTERIOR AND EXTERIOR MASONRY WALLS SHALL HAVE HORIZONTAL JOINT REINFORCING AS INDICATED ON THE STRUCTURAL DRAWINGS.
- ALL INTERIOR WALLS SHALL BE PINNED AT TOP AND BOTTOM. SEE DETAILS.
- ALL INTERIOR EXPOSED EDGES OF CMU WALLS SHALL BE BULL NOSE (ROUNDED) BLOCK.
- ALL MASONRY OPENINGS (MO'S) AND ROUGH OPENINGS (RO) ARE NOMINAL. COORDINATE ALL MASONRY OPENINGS AND ROUGH OPENINGS WITH THE ITEMS AND EQUIPMENT TO BE INSTALLED.
- PROVIDE A LINTEL FOR ALL MASONRY OPENINGS OVER 8". FOR LINTELS NOT SHOWN, THE MINIMUM SHALL BE A BOND BEAM LINTEL WITH 2 - #5 REBARS WITH A BRICK ANGLE AT VENEER WALLS. FOR LARGER OPENINGS NOT SHOWN, UTILIZE A LINTEL FROM THE SCHEDULE THAT IS COMPARABLE FOR THE SPAN AND LOAD CONDITION.
- PROVIDE MASONRY OPENINGS FOR THE DUCTWORK PENETRATING THE CMU WALLS. REFER TO THE MECHANICAL DRAWINGS AND COORDINATE WITH THE OTHER DISCIPLINES.
- COORDINATE WITH ALL OTHER DRAWINGS, DISCIPLINES AND TRADES FOR THE LOCATION OF PIPE SLEEVES AND ITEMS BUILT INTO OR ANCHORED TO THE CMU WALLS.
- GROUT THE CMU SOLID AT AREAS WHERE ANCHORS ARE TO BE INSTALLED. CHECK ALL DRAWINGS AND COORDINATE WITH ALL DISCIPLINES FOR ITEMS ANCHORED TO THE CMU WALLS.
- EXPANSION ANCHORS ARE TO HAVE A MINIMUM OF 4 3/4" EMBEDMENT UNLESS INDICATED OTHERWISE.
- CONTROL JOINTS IN THE MASONRY WALLS ARE NOT TO EXTEND THROUGH THE BOND BEAM LOCATED AT THE TOP OF THE WALL. RAKE AND CAULK A JOINT AT THE TOP BOND BEAM.

WALLS LEGEND:

	CONCRETE, DRAINAGE PLANE, RIGID INSULATION, REINFORCING MESH, BASE COAT, PRIMER, FINISH COAT
	1-HR RATED CIP CONCRETE WALL; IBC TABLE 720.1(2) ITEM #4-1.1.
	2-HR RATED CIP CONCRETE WALL; IBC TABLE 720.1(2) ITEM #4-1.1.
	CIP CONCRETE WALL WITH 2" RIGID INSULATION ON INTERIOR SIDE AND GWB OR FRP PLYWOOD PANELS.
	CMU INTERIOR PARTITION, FULL HEIGHT FROM SLAB BELOW TO UNDERSIDE OF STRUCTURE ABOVE, UNO.
	1-HOUR RATED CMU INTERIOR PARTITION, FULL HEIGHT FROM SLAB BELOW TO UNDERSIDE OF STRUCTURE ABOVE; UL DESIGN U906.

LINTEL SCHEDULE:

L-CBB1

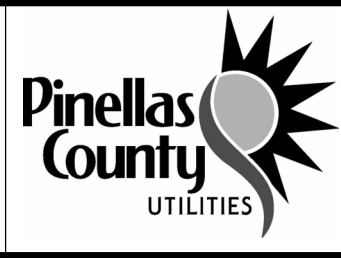


CONTINUOUS BOND BEAM SERVES AS LINTEL

Autodesk Docs/FL-PinellasCounty-21464-GulfBeachWaterBoosterPS/002150A-Alt-GulfBeachBoosterStation.rvt

REV. NO.	DATE	DESCRIPTION	REV. BY		

DESIGNED	E.SHIELDS
DRAWN	E.SHIELDS
CHECKED	



PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS
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DESCRIPTION:	ARCHITECTURAL GENERAL NOTES, LEGENDS, AND ABBREVIATIONS
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WRIGHT-PIERCE

800.422.1095 | www.wright-pierce.com

3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:	
DATE	

DATE:	03-2024
PROJECT NO.	002150A
DRAWING:	A-1

CODE NOTES:

APPLICABLE CODES:
2023 FLORIDA BUILDING CODES 8TH EDITION
FLORIDA BUILDING CODE - BUILDING (FBC-B)
FLORIDA BUILDING CODE - ENERGY CONSERVATION (FBC-E)
FLORIDA BUILDING CODE - PLUMBING (FBC-P)
FLORIDA BUILDING CODE - ACCESSIBILITY (FBC-A)
2023 FLORIDA FIRE PREVENTION CODE 8TH EDITION
2021 NFPA 1 AS AMENDED
2021 NFPA 101 AS AMENDED

DESCRIPTION OF BUILDING AND WORK
THE BOOSTER STATION WILL BE A NEW TWO STORY BUILDING TO HOUSE PUMPS AND THE RELATED SUPPORT EQUIPMENT INCLUDING ELECTRICAL, CONTROLS, AND SODIUM HYPOCHLORITE INJECTION EQUIPMENT. THE BOOSTER STATION INJECTION EQUIPMENT IS ADJACENT TO THE EXISTING WATER STORAGE TANK, AND SEPARATED FROM THE TANK BY AN AREAWAY THAT ALLOWS ACCESS TO ALL SIDES OF THE TANK. THE NEW STRUCTURE WILL BE BUILT ON THE SITE OF THE EXISTING PUMP STATION, WHICH IS TO BE DEMOLISHED AS PART OF THIS PROJECT. MUCH OF THE BUILDING, INCLUDING THE EXTERIOR WALLS ARE TO BE CONSTRUCTED OF CAST-IN-PLACE CONCRETE TO MEET LOCAL WIND AND WAVE LOADING REQUIREMENTS, AND A PORTION WILL BE CONSTRUCTED TO BE FLOODPROOF UP TO THE DESIGN FLOOD ELEVATION. THE BUILDING CONSISTS OF EQUIPMENT SPACES OPEN TO AUTHORIZED PERSONNEL ONLY AND NOT REQUIRED TO BE ACCESSIBLE (FBC-A 203.5)

SRINKERERS
BUILDING IS PROTECTED THROUGHOUT BY A FULLY AUTOMATIC SPRINKLER SYSTEM.

USE GROUPS AND OCCUPANCY CLASSIFICATION
MODERATE-HAZARD FACTORY INDUSTRIAL GROUP F-1 (FBC-B)
SPECIAL PURPOSE INDUSTRIAL OCCUPANCY (NFPA 101 40.1.2.1.2)

CLASSIFICATION OF HAZARDOUS CONTENTS
ORDINARY HAZARD CONTENTS (NFPA 101 6.2.2.3)

TYPE OF CONSTRUCTION
TYPE 2B (FBC-B 602.2), BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF ANY MATERIALS PERMITTED BY THE CODE.

HAZARDOUS STORAGE (FBC-B SECTION 307)
STORAGE OF MATERIALS IN QUANTITIES OVER THE EXEMPTED AMOUNTS ARE CLASSIFIED AS A HAZARDOUS USE GROUP. STORAGE OF MATERIALS IN QUANTITIES UP TO THE EXEMPTED AMOUNT CAN BE STORED IN CONTROL AREAS (CA).

CHEMICAL	HAZARD TYPE	MAX ALLOWED	STORED AMOUNT	CLASSIFICATION
SODIUM HYPOCHLORITE (12.5%) NaOCl	CORROSIVE	1000 GALLONS	950 GALLONS	CA

CONTROL AREAS (FBC-B SECTION 414)
CONTROL AREAS SHALL BE SEPARATED FROM OTHER AREAS BY FIRE BARRIERS (FBC-B 414.2.1) WITH A 1-HOUR RATING AND A FLOOR RATING OF 2-HOURS. VENTILATION WILL BE PROVIDED PER (FBC-B 414.3) AND THE INTERNATIONAL AND MECHANICAL CODES. VENTILATION MUST BE POWERED BY AN EMERGENCY OR STANDBY POWER SYSTEM.

FIRE RESISTANCE REQUIREMENTS OF BUILDING ELEMENTS (FBC-B TABLE 601)

BUILDING ELEMENT	TYPE II-B
STRUCTURAL FRAME	0 HOUR
EXTERIOR BEARING WALLS	0 HOUR
EXTERIOR NONBEARING WALLS	SEE TABLE 602
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR

BUILDING HEIGHTS AND AREAS (FBC-B TABLES 504.3a, 504.4 & 506.2)
55', 2-STORIES AND 15,500 SF ALLOWED
<25', 1-STORY AND <7,485 SF ACTUAL

INTERIOR FINISH BY OCCUPANCY (FBC-B TABLE 803.11)
EXIT ENCLOSURES AND PASSAGEWAYS IN TYPE F OCCUPANCIES SHALL HAVE CLASS B FINISHES MINIMUM. ALL OTHER SPACES CAN HAVE CLASS C FINISHES.

FIRE EXTINGUISHERS
FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 10, BBC 906 AND AS SHOWN ON THE DRAWINGS.

FIRE ALARM SYSTEMS
NOT REQUIRED IN F OCCUPANCIES THAT ARE 2 OR LESS STORIES OR HAS A COMBINED OCCUPANT LOAD ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE OF LESS THAN 500 OCCUPANTS (FBC-B 907.2.4). NOT REQUIRED IN INDUSTRIAL OCCUPANCIES WITH FEWER THAN 100 OCCUPANTS AND FEWER THAN 25 OCCUPANTS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE (NFPA 101 40.3.4.1).

SINGLE STEP
IN F OCCUPANCIES, A SINGLE STEP OF 7" MAX. IS ALLOWED AT EXTERIOR DOORS (FBC-B 1003.5). AT DOORS TO SPACES THAT ARE NOT NORMALLY OCCUPIED, A SINGLE STEP OF 8" MAX. IS ALLOWED (NFPA 101 7.2.1.3.7).

PLUMBING FIXTURES (TABLE 2902.1)
THE BUILDING IS A FACTORY AND INDUSTRIAL BUILDING WHERE THE EQUIPMENT AND NOT OCCUPANTS PERFORMS THE PROCESSING. PLUMBING FIXTURES ARE NOT REQUIRED HOWEVER WILL BE PROVIDED FOR CONVENIENCE.

CODE NOTES (CONT):

WINDBORN DEBRIS REGION
THE BUILDING IS IN A WIND BORNE DEBRIS REGION, $V_{ULT} \geq 155$ MPH (FBC-B 1609.2).

ENERGY CONSERVATION CLIMATE ZONE
THE ENERGY CONSERVATION CLIMATE ZONE FOR PINELLAS COUNTY IS 2A (FBC-E TABLE C301.1).

BUILDING ENVELOPE REQUIREMENTS (FBC-E TABLE C402.1.3)
INSULATION ENTIRELY ABOVE THE ROOF DECK, R-25ci REQUIRED, AVERAGE OF R-25ci MIN. PROVIDED (POLYISO ROOFING INSULATION).
WALLS, MASS WALLS, R-5.7ci REQUIRED, R-10 PROVIDED (2" POLYSTYRENE INSULATION).

FENESTRATION REQUIREMENTS (FBC-E TABLE C402.4)
FIXED FENESTRATION - U-0.50
OPERABLE FENESTRATION - U-0.65
GLAZING - IF PF <0.2 THEN SHGC = .25 MAX

AIR BARRIER
THE ENVELOPE WILL BE SEALED WITH A CONTINUOUS AIR BARRIER. ALL JOINTS AND TRANSACTIONS BETWEEN DIFFERING MATERIALS WILL BE SEALED. THE AIR BARRIER WILL CONSIST OF A FLUID APPLIED AIR BARRIER SYSTEM ON THE EXTERIOR FACE OF THE BACKUP CMU AND A SHEET APPLIED AIR BARRIER ON THE SURFACE OF THE ROOF DECK. THE AIR BARRIER WILL COMPLY WITH (FBC-E C204.5).

FIRE SEPARATION DISTANCE CODE NOTES

FIRE SEPARATION DISTANCE
DISTANCE TO THE CLOSEST INTERIOR LOT LINE; THE CENTERLINE OF A STREET, AN ALLEY, OR PUBLIC WAY; AND TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE LOT (FBC-B 202).

EXTERIOR WALL RATING REQUIREMENTS
EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 602 (FBC-B 705.5). SEE FOLLOWING TABULAR SUMMARY OF PROJECT APPLICABLE RATING REQUIREMENTS.

FIRE SEPARATION DISTANCE	EXTERIOR WALL RATINGS FOR TYPE II-B/F-1 USES	UNPROTECTED, NONSPRINKLERED EXTERIOR WALL OPENING LIMITS
5' TO LESS THAN 10'	1-HOUR	10%
10' TO LESS THAN 15'	0-HOUR	15%*
15' TO LESS THAN 20'	0-HOUR	25%*
20' TO LESS THAN 25'	0-HOUR	45%*
25' TO LESS THAN 30'	0-HOUR	70%*
30' OR GREATER	NO REQUIREMENT	NO LIMIT

* OPENINGS ARE NOT LIMITED IN WALLS ALLOWED TO HAVE A 0-HOUR RATING (FBC-B 705.8e2).

EGRESS NOTES:

EGRESS CAPACITY PER COMPONENT
STAIRWAYS: 0.3" PER OCCUPANT
OTHER ITEMS: 0.2" PER OCCUPANT

COMMON PATH OF TRAVEL
100' (FBC-B TABLE 1006.2.1
100' (NFPA 101 TABLE 40.2.5.1 & TABLE 42.2.5)

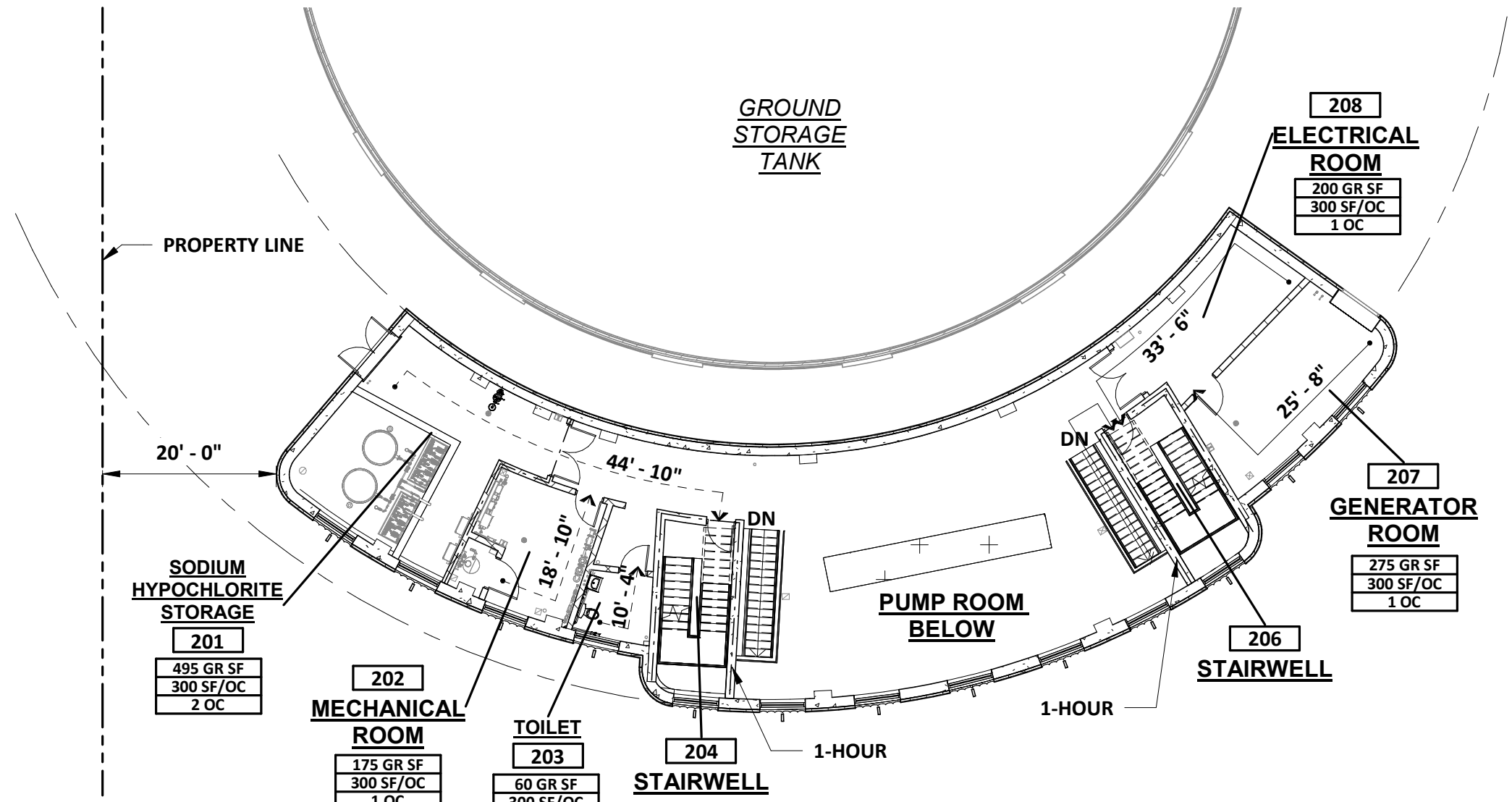
MAXIMUM TRAVEL DISTANCE
250' (FBC-B TABLE 1017.2)
200' (NFPA 101 38.2.6.2 & TABLE 42.2.6)

ONE MEANS OF EGRESS
ALLOWED IF EXIT CAN BE REACHED WITHIN THE COMMON PATH OF TRAVEL (FBC-B 1006.2.1 & NFPA 101 38.2.4.2 & 40.2.4.1.2 & 42.2.4.1 (2)).

FIRE EXTINGUISHERS
LOCATE WHERE SHOWN ON THE PLAN AND INSTALL IN ACCORDANCE WITH NFPA 10 AND FBC-B 906.

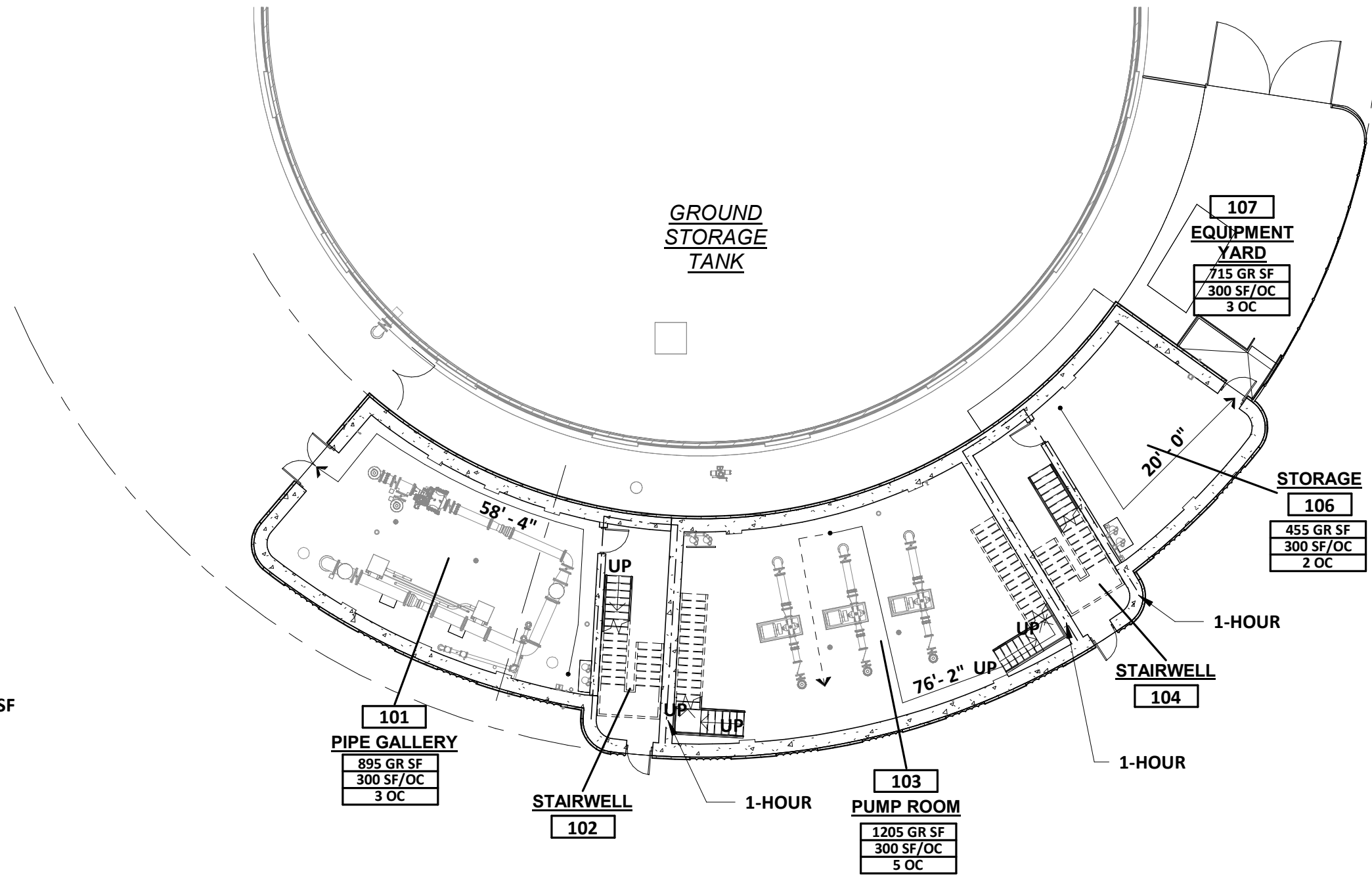
EGRESS LEGEND

	FIRE EXTINGUISHER
	COMMON PATH OF TRAVEL
	MAXIMUM PATH OF TRAVEL
	SIZE OF AREA IN NET OR GROSS SF
	OCCUPANT LOAD FACTOR
	OCCUPANT LOAD FOR THE AREA
	EGRESS COMPONENT LOAD
	EGRESS COMPONENT CAPACITY



SECOND FLOOR CODE PLAN

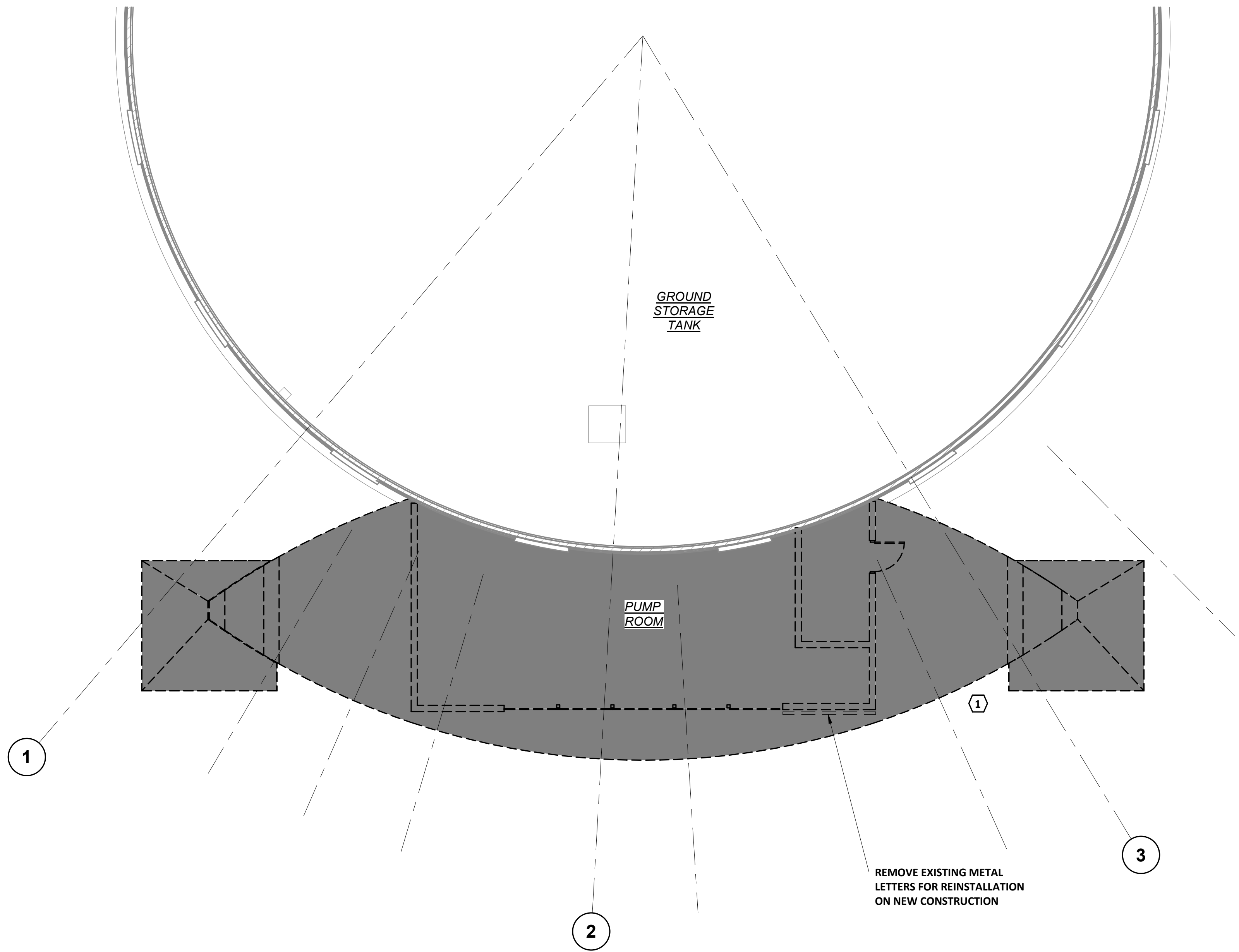
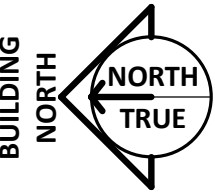
SCALE: 1/16" = 1'-0"



GROUND FLOOR CODE PLAN

SCALE: 1/16" = 1'-0"

				DESIGNED E.SHIELDS		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: ARCHITECTURAL CODE NOTES AND PLANS	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:	DATE: 03-2024
				DRAWN E.SHIELDS					PROJECT NO. 002150A	
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED					DATE	DRAWING: A-2

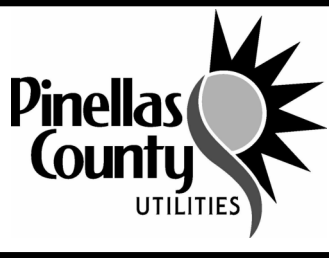


GROUND FLOOR DEMOLITION PLAN

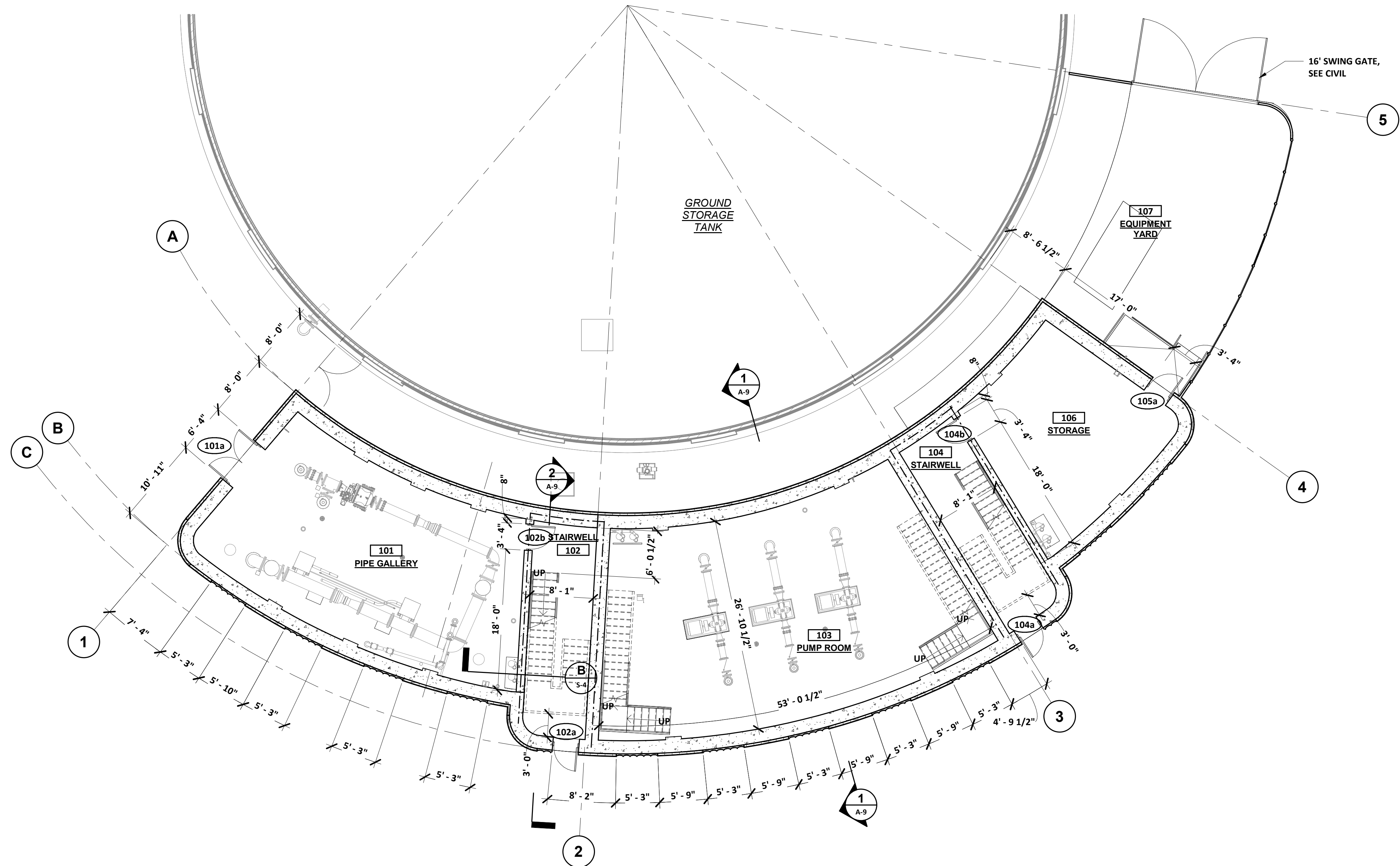
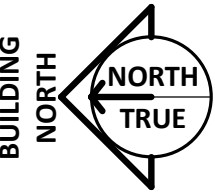
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DEMOLITION NOTES:

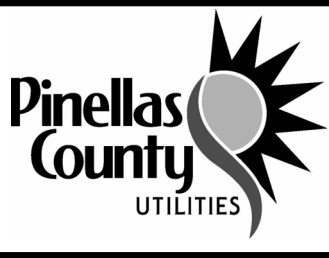
- 1 REMOVE EXISTING STRUCTURE IN PREPERATION FOR NEW CONSTRUCTION

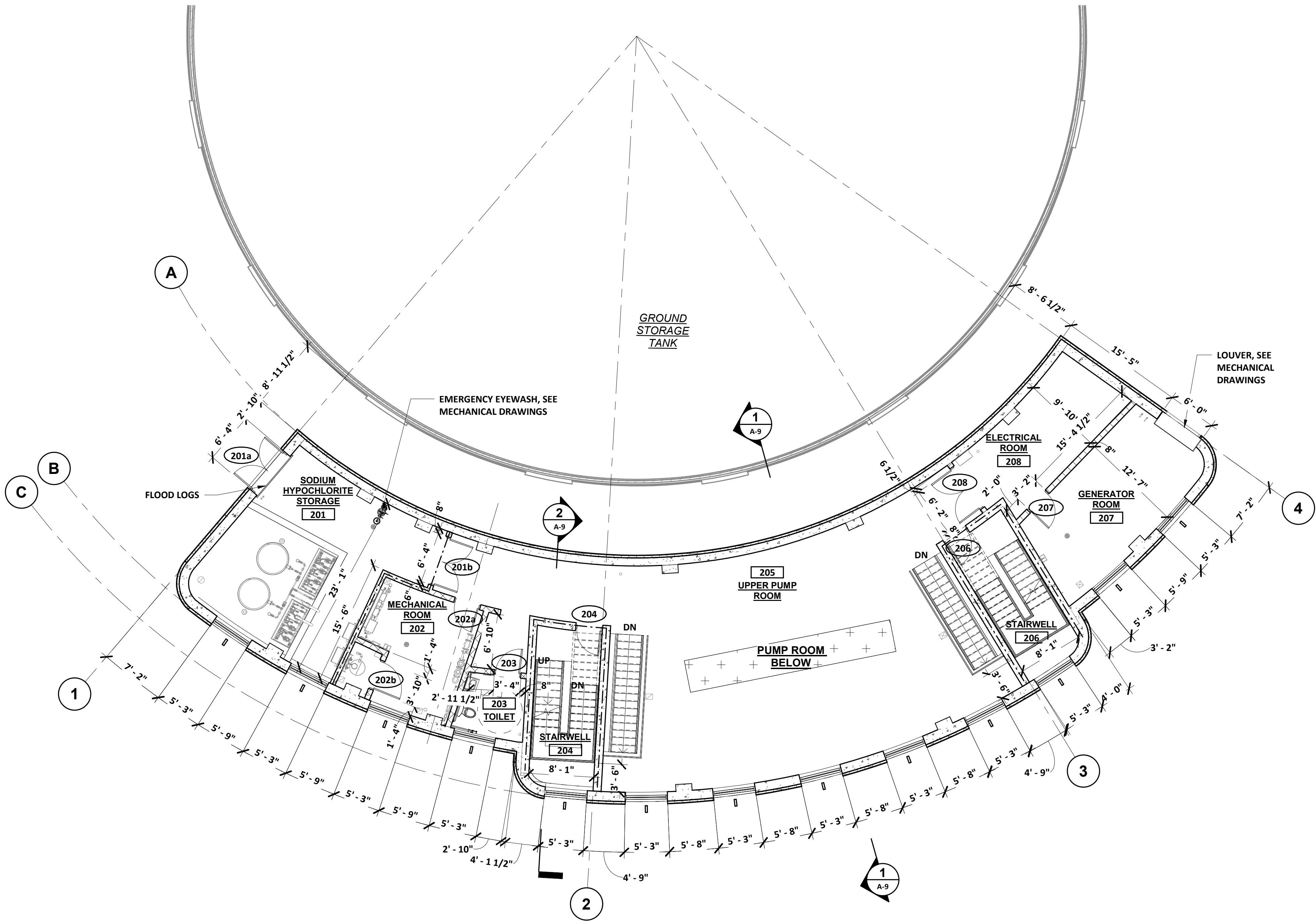
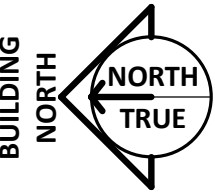
				DESIGNED E.SHIELDS		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: ARCHITECTURAL DEMOLITION PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03-2024
				DRAWN E.SHIELDS						PROJECT NO. 002150A
				CHECKED						DRAWING: A-3
REV. NO.	DATE	DESCRIPTION	REV. BY							

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GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

			DESIGNED E.SHIELDS		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: ARCHITECTURAL GROUND FLOOR PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03-2024 PROJECT NO. 002150A DRAWING: A-4
			DRAWN E.SHIELDS						
			CHECKED						
REV. NO.	DATE	DESCRIPTION	REV. BY						

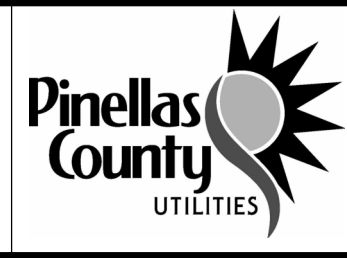


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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REV. NO.	DATE	DESCRIPTION

DESIGNED	E.SHIELDS
DRAWN	E.SHIELDS
CHECKED	
REV. BY	



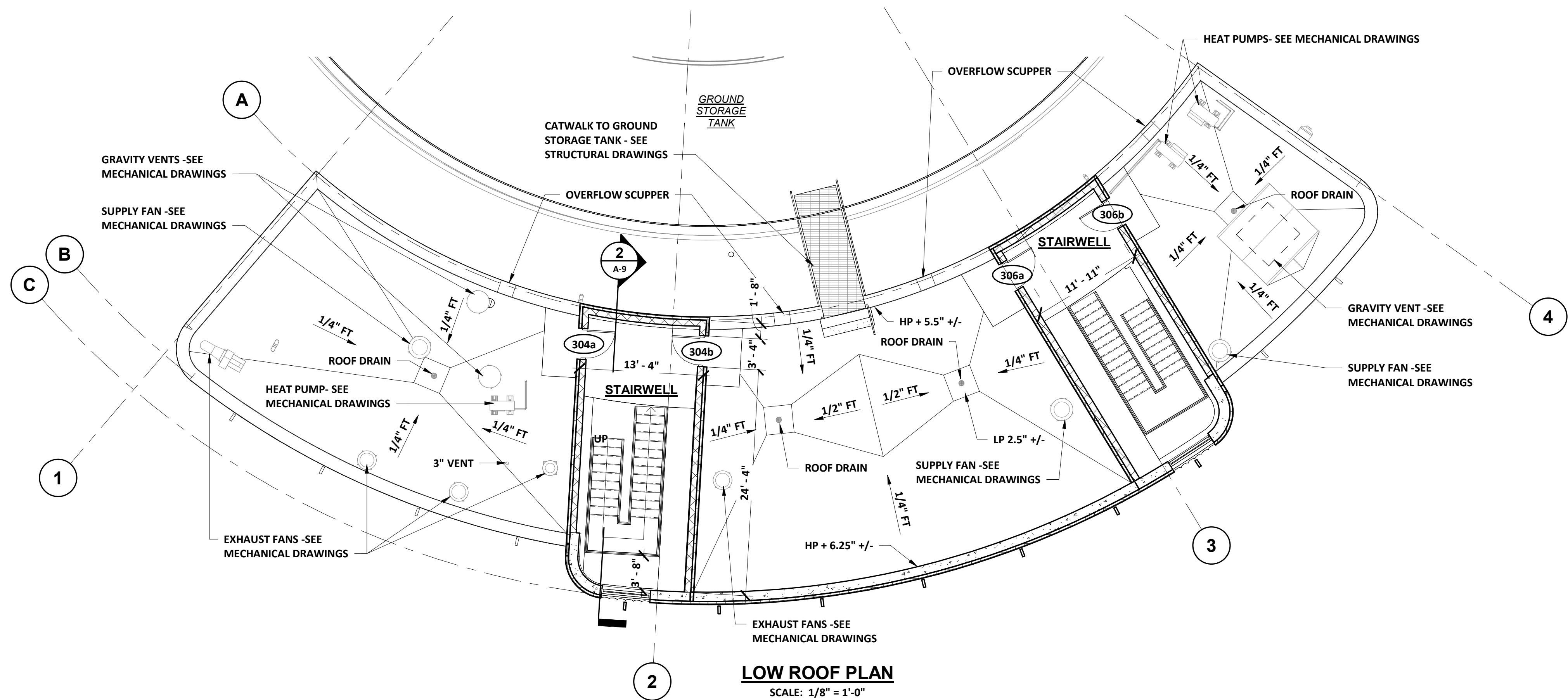
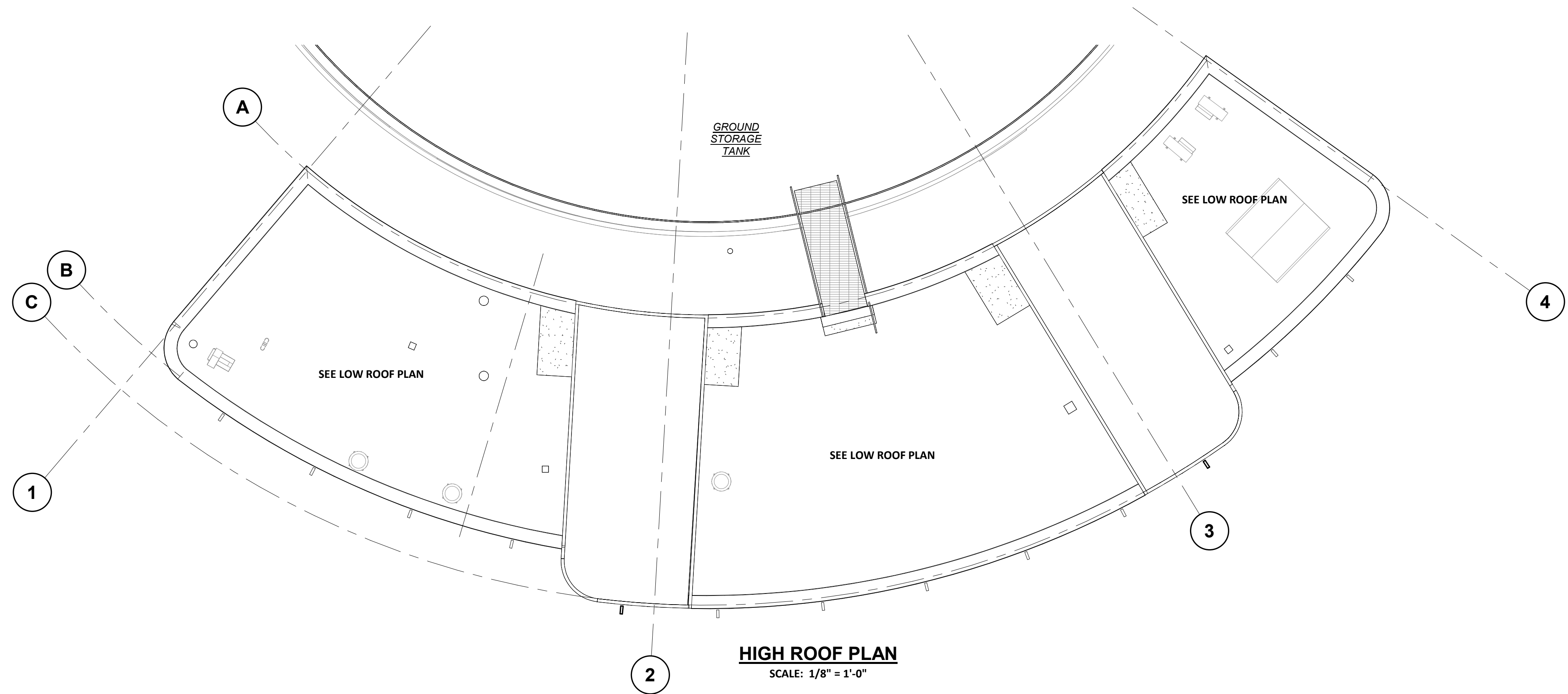
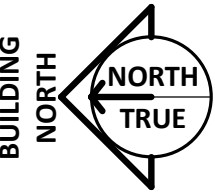
PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS
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DESCRIPTION:	ARCHITECTURAL SECOND FLOOR PLAN
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APPROVED BY:	
DATE	

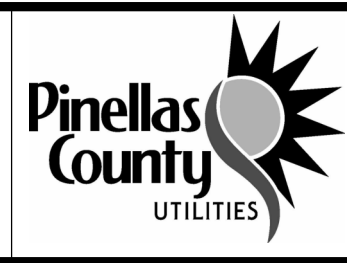
DATE:	03-2024
PROJECT NO.	002150A
DRAWING:	A-5



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REV. NO.	DATE	DESCRIPTION

DESIGNED	E.SHIELDS
DRAWN	E.SHIELDS
CHECKED	
REV. BY	



PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS
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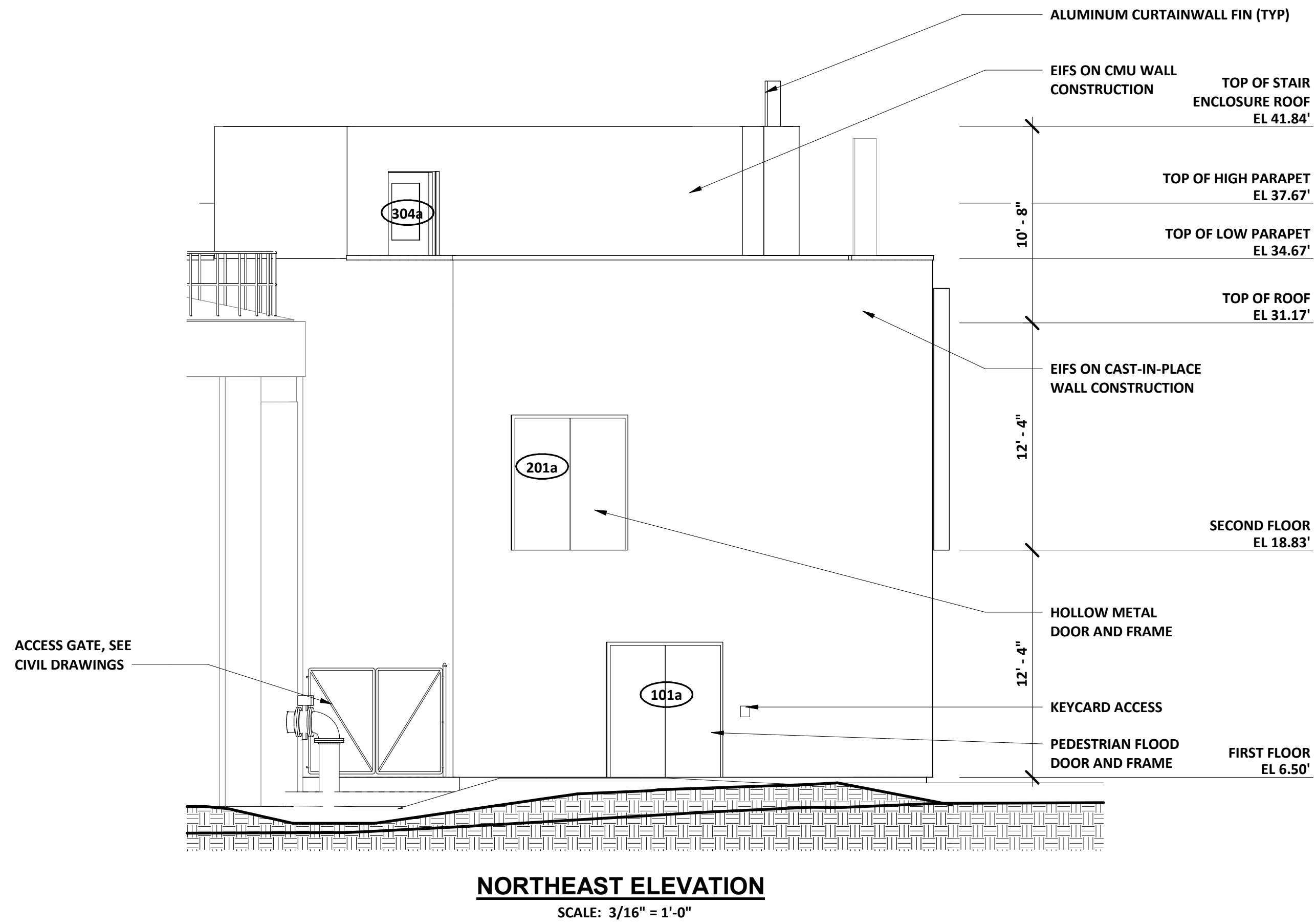
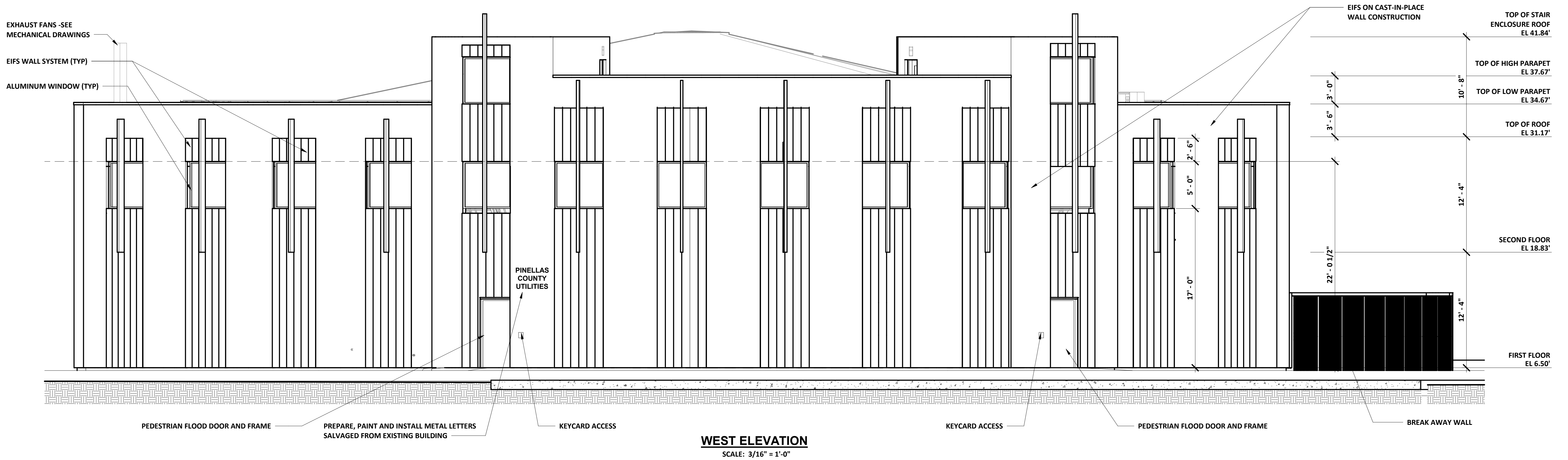
DESCRIPTION:	ARCHITECTURAL LOW AND HIGH ROOF MODIFICATIONS PLANS
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DATE	

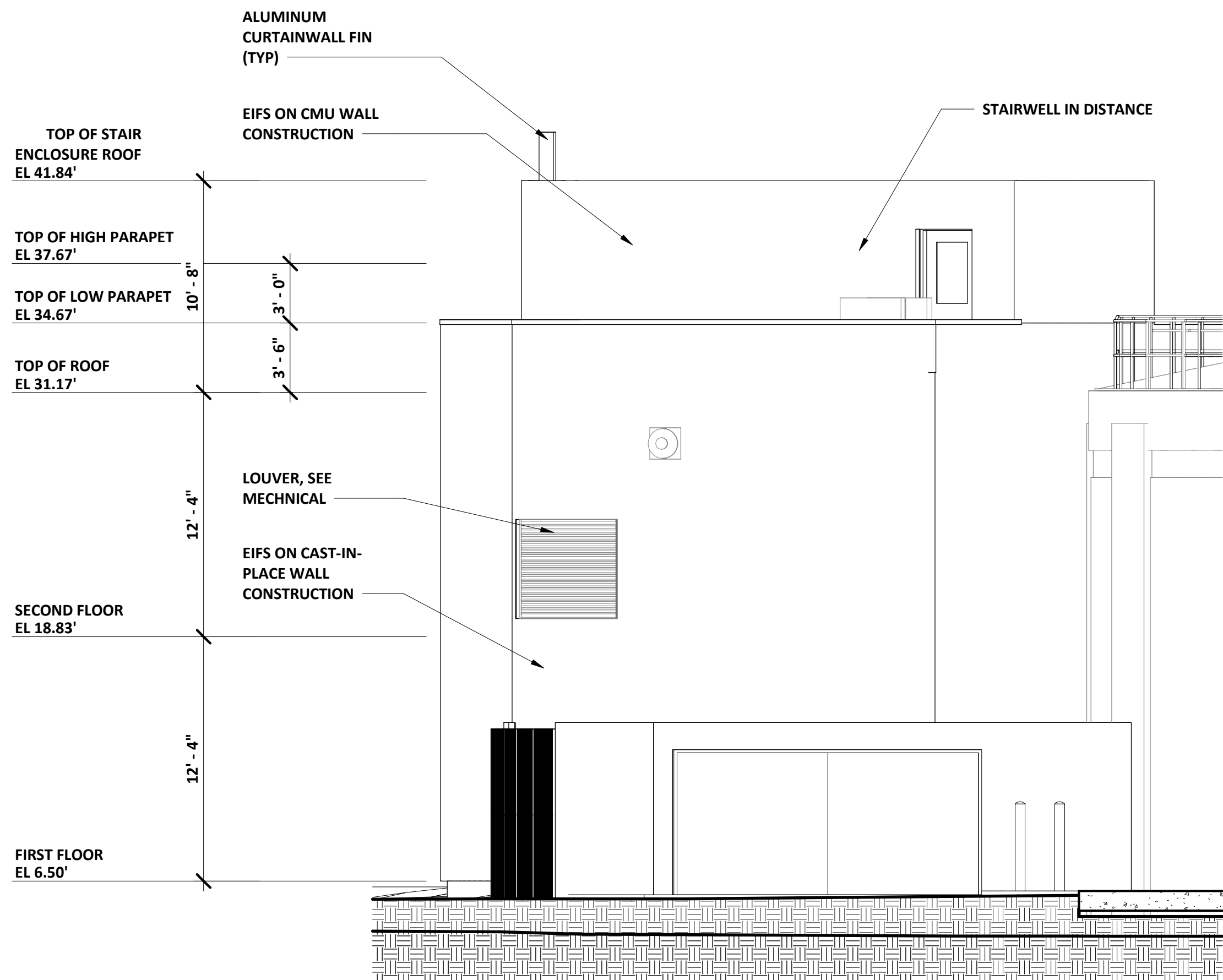
DATE:	03-2024
PROJECT NO.	002150A
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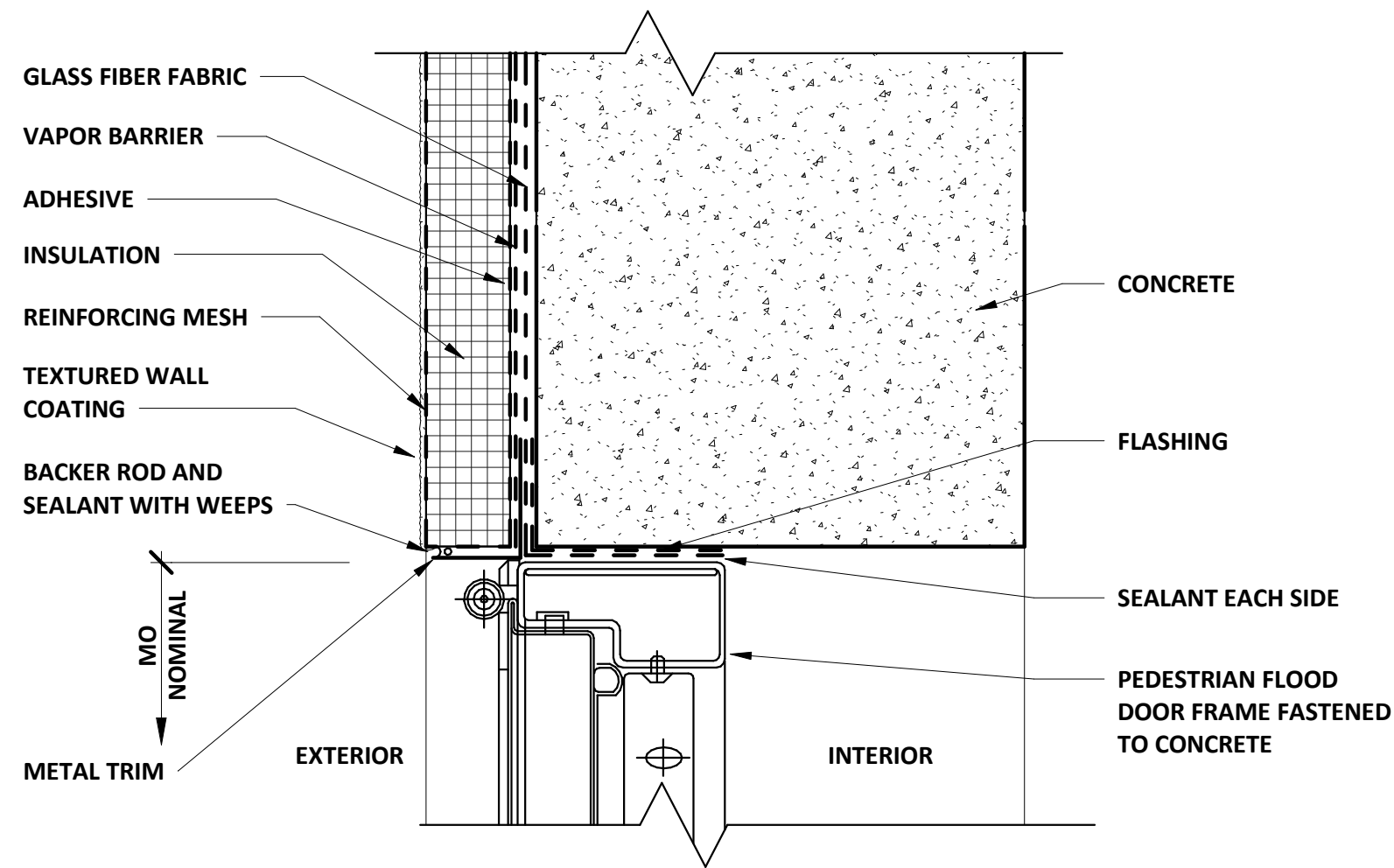


				DESIGNED E.SHIELDS		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: ARCHITECTURAL EXTERIOR ELEVATIONS I	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03-2024 PROJECT NO. 002150A DRAWING: A-7
				DRAWN E.SHIELDS						
				CHECKED						
REV. NO.	DATE	DESCRIPTION		REV. BY						

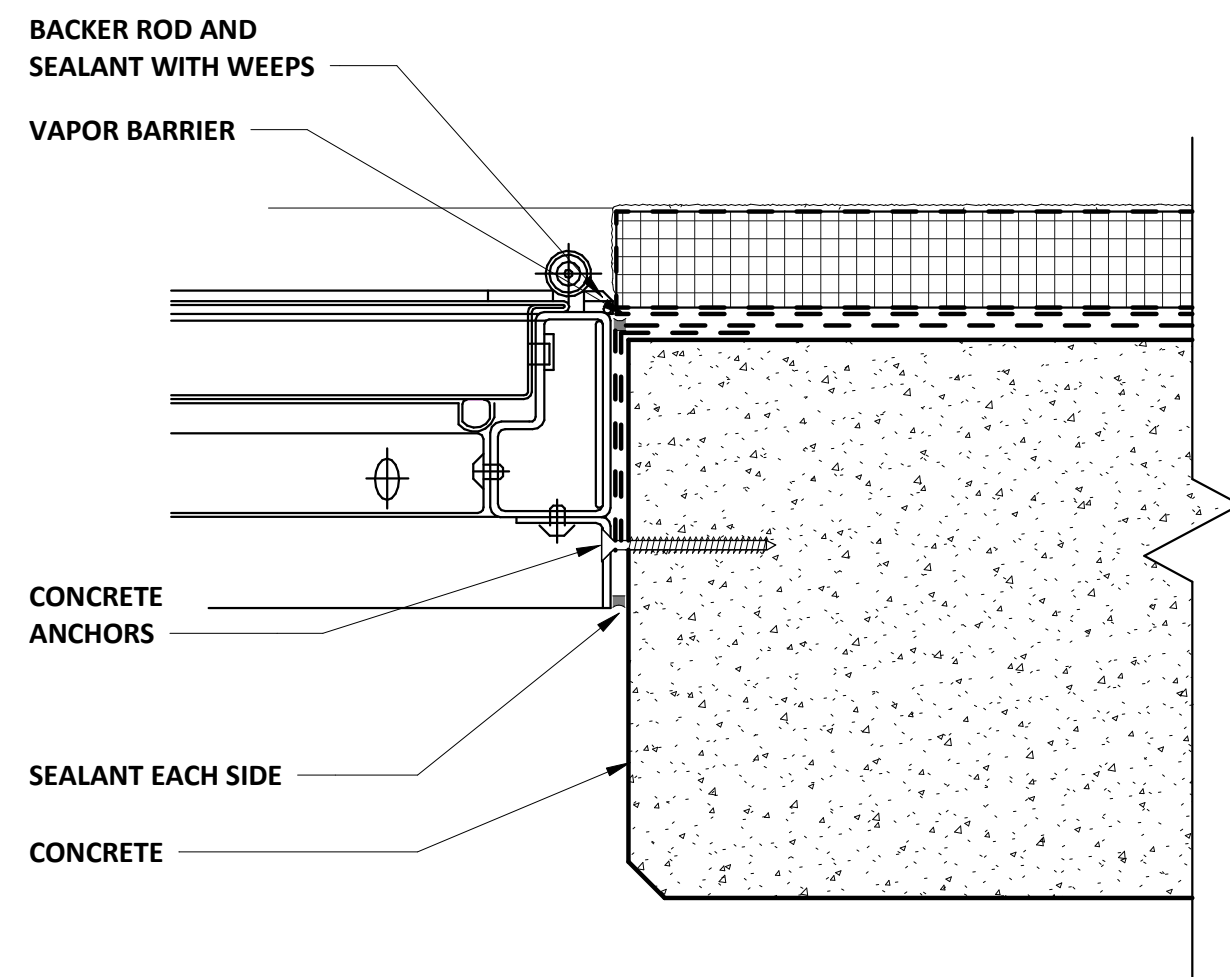
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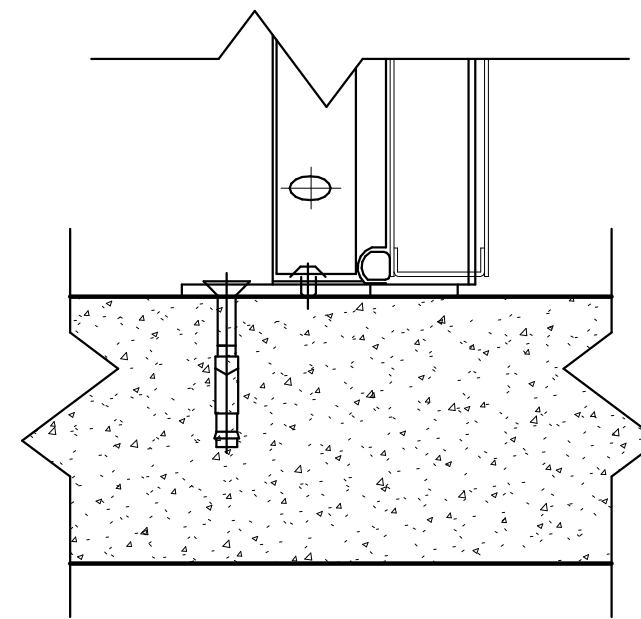
SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



A HEAD DETAIL
SCALE: 3" = 1'-0"



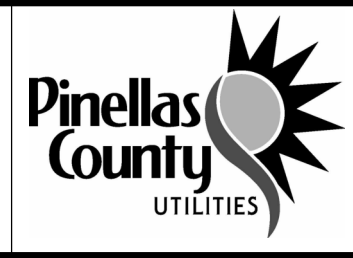
B JAMB DETAIL
SCALE: 3" = 1'-0"



C SILL DETAIL
SCALE: 3" = 1'-0"

REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED	E.SHIELDS
DRAWN	E.SHIELDS
CHECKED	



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
ARCHITECTURAL EXTERIOR
ELEVATIONS II

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APPROVED BY:	DATE

DATE:	03-2024
PROJECT NO.	002150A
DRAWING:	A-8

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ROOF CONSTRUCTION:
EPDM ROOFING
COVER BOARD
TAPERED INSULATION
AIR BARRIER
CONCRETE ROOF DECK

TOP OF STAIR
ENCLOSURE ROOF
EL 41.84'

METAL COPING

TOP OF HIGH PARAPET
EL 37.67'

TOP OF LOW PARAPET
EL 34.67'

TOP OF ROOF
EL 31.17'

WALL CONSTRUCTION:
EIFS SYSTEM
CAST-IN-PLACE CONCRETE WALL,
SEE STRUCTURAL DRAWINGS

SECOND FLOOR
EL 18.83'

FIRST FLOOR
EL 6.50'

STAIRWELL IN DISTANCE

EXHAUST FANS -SEE
MECHANICAL DRAWINGS

205
UPPER PUMP
ROOM

204

103
PUMP ROOM

GROUND
STORAGE
TANK

1 SECTION
A-4 SCALE: 1/4" = 1'-0"

ROOF CONSTRUCTION:
EPDM ROOFING
COVER BOARD
TAPERED INSULATION
AIR BARRIER
CONCRETE ROOF DECK

METAL FASCIA

WALL CONSTRUCTION
@ STAIR TOWER:
EIFS SYSTEM
CMU

WALL CONSTRUCTION:
EIFS SYSTEM
CAST-IN-PLACE CONCRETE WALL,
SEE STRUCTURAL DRAWINGS

METAL STAIR CONSTRUCTION

ALUMINUM CURTAINWALL FIN IN DISTANCE (TYP)

TOP OF STAIR
ENCLOSURE ROOF
EL 41.84'

TOP OF ROOF
EL 31.17'

TYPICAL WALL CONSTRUCTION:
EIFS SYSTEM
CAST-IN-PLACE CONCRETE WALL,
SEE STRUCTURAL DRAWINGS

SECOND FLOOR
EL 18.83'

FIRST FLOOR
EL 6.50'

2 SECTION
A-4 SCALE: 1/4" = 1'-0"

REV. NO.	DATE	DESCRIPTION

DESIGNED	E.SHIELDS
DRAWN	E.SHIELDS
CHECKED	



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
ARCHITECTURAL SECTIONS

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APPROVED BY:	DATE

DATE:	03-2024
PROJECT NO.	002150A
DRAWING:	A-9

DOOR AND FRAME SCHEDULE												X APPLICABLE - NON APPLICABLE
NO	DOOR			GLASS	TYPE	MATERIAL	RATING	FRAME			HARDWARE SET	REMARKS
	W	H	THK					HEAD	JAMB	SILL		
101a	6' - 0"	7' - 2"	1 3/4"	-	PFD	HM		A/A-8	B/A-8	D/A-8	-	HARDWARE SECTION 083920
102a	3' - 0"	7' - 2"	1 3/4"	-	PFD	HM		A/A-8	C/A-8	D/A-8	-	HARDWARE SECTION 083920
102b	3' - 0"	7' - 2"	1 3/4"	FRG	HG	HM	60 MIN	C/A-10	D/A-10	-	5	
104a	3' - 0"	7' - 2"	1 3/4"	-	PFD	HM		A/A-8	C/A-8	D/A-8	-	HARDWARE SECTION 083920
104b	3' - 0"	7' - 2"	1 3/4"	FRG	HG	HM	60 MIN	C/A-10	D/A-10	-	5	
105a	3' - 0"	7' - 2"	1 3/4"	-	PFD	HM		A/A-8	B/A-8	D/A-8	-	HARDWARE SECTION 083920
201a	6' - 0"	7' - 2"	1 3/4"	-	DFG	AL		A/A-11	B/A-11	D/A-11	2	
201b	6' - 0"	7' - 2"	1 3/4"	FRG	HG	AL	60 MIN	C/A-10	D/A-10	D/A-11	6	
202a	3' - 0"	7' - 2"	1 3/4"	TEMP	HG	HM		C/A-10	D/A-10	-	3	
202b	3' - 6"	7' - 2"	1 3/4"	-	F	HM		C/A-10	D/A-10	-	3	
203	3' - 0"	7' - 2"	1 3/4"	-	F	HM		C/A-10	D/A-10	-	7	
204	3' - 0"	7' - 2"	1 3/4"	FRG	HG	HM	60 MIN	C/A-10	D/A-10	-	5	
206	3' - 0"	7' - 2"	1 3/4"	FRG	HG	HM	60 MIN	C/A-10	D/A-10	-	5	
207	3' - 0"	7' - 2"	1 3/4"	-	F	HM		C/A-10	D/A-10	-	3	
208	6' - 0"	7' - 2"	1 3/4"	TEMP	HG	AL		C/A-10	D/A-10	-	4	
304a	3' - 0"	7' - 2"	1 3/4"	INSUL	HG	AL		A/A-10	B/A-10	D/A-11	1	
304b	3' - 0"	7' - 2"	1 3/4"	INSUL	HG	AL		A/A-10	B/A-10	D/A-11	1	
306a	3' - 0"	7' - 2"	1 3/4"	INSUL	HG	AL		A/A-10	B/A-10	D/A-11	1	
306b	3' - 0"	7' - 2"	1 3/4"	INSUL	HG	AL		A/A-10	B/A-10	D/A-11	1	

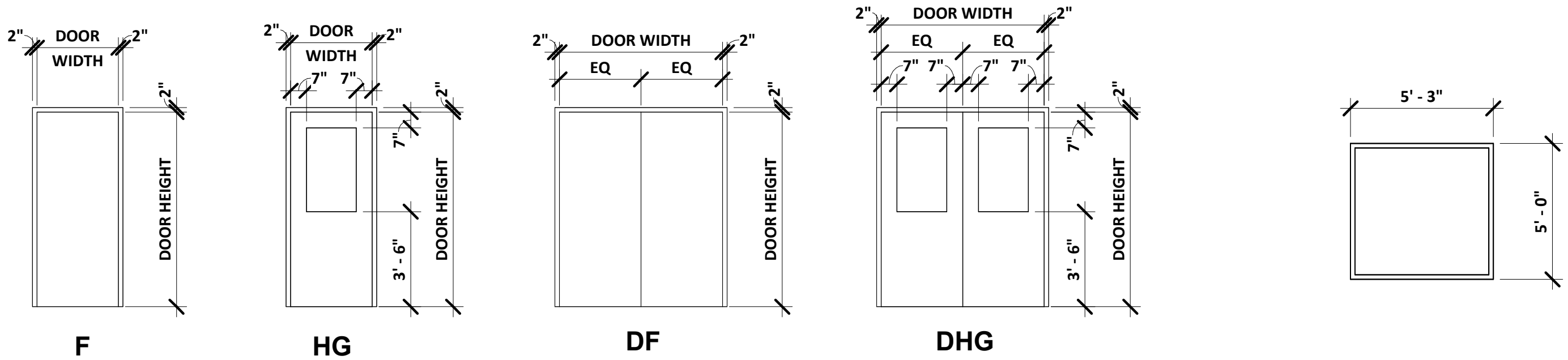
ROOM FINISH SCHEDULE														
RM NO	ROOM NAME	FLOOR MATL	BASE MATL	WALLS								CEILING		REMARKS
				NORTH		SOUTH		EAST		WEST		MATL	FIN.	
				MATL.	FIN.	MATL.	FIN.	MATL.	FIN.	MATL.	FIN.			
101	PIPE GALLERY	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
102	STAIRWELL	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
103	PUMP ROOM	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
104	STAIRWELL	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
106	STORAGE	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
107	EQUIPMENT YARD	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
201	SODIUM HYPOCHLORITE STORAGE	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
202	MECHANICAL ROOM	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
203	TOILET	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
204	STAIRWELL	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
205	UPPER PUMP ROOM	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
206	STAIRWELL	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
207	GENERATOR ROOM	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	
208	ELECTRICAL ROOM	S CONC	-	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	

FINISHES KEY:

CMU	CONCRETE MASONRY UNITS
CONC	CONCRETE
GWB	GYPSUM WALL BOARD
PLAST	PLASTER
PT	PAINT
RR	RADIAL RUBBER
S CONC	SEALED CONCRETE

GENERAL FINISH NOTES:

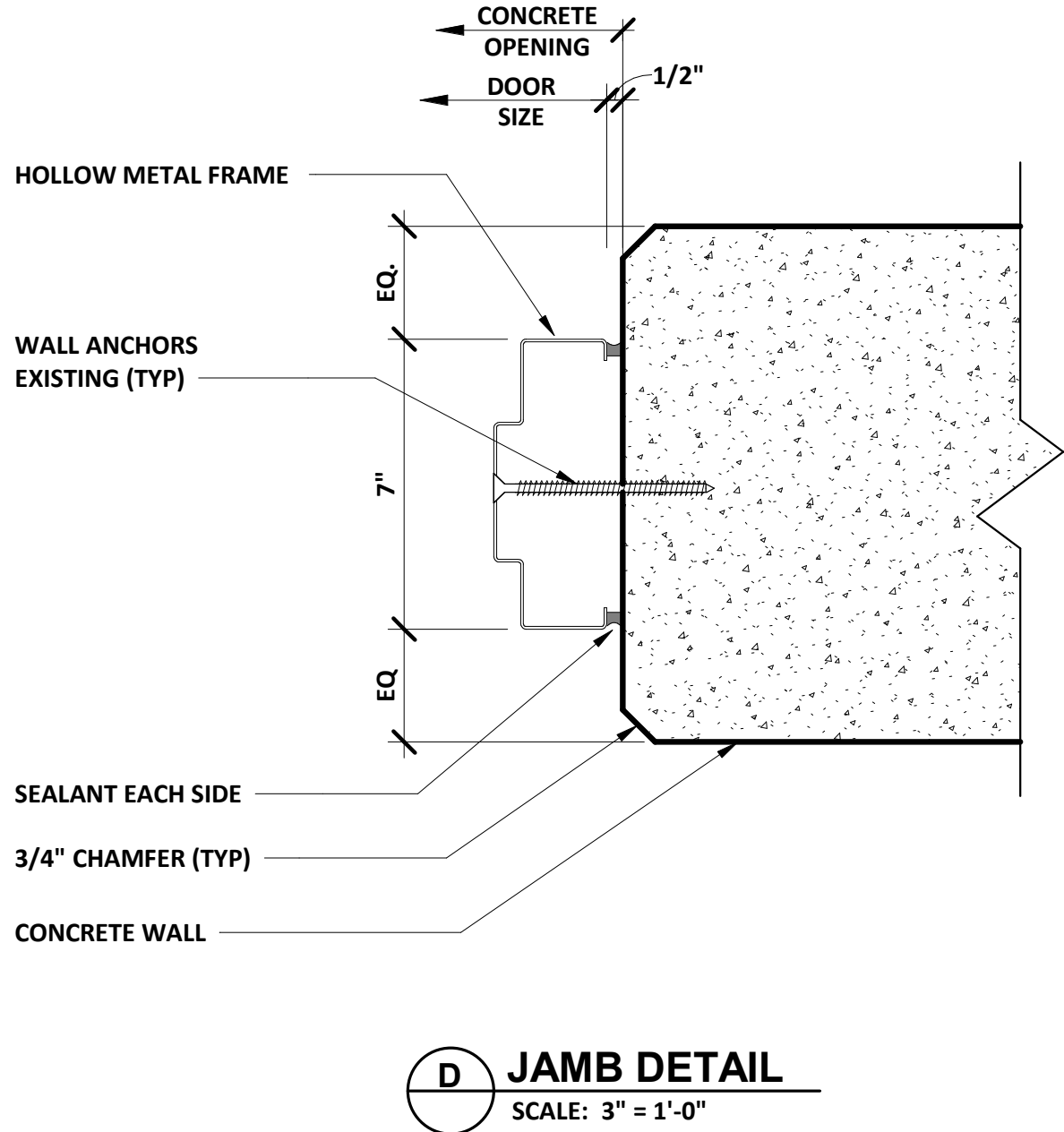
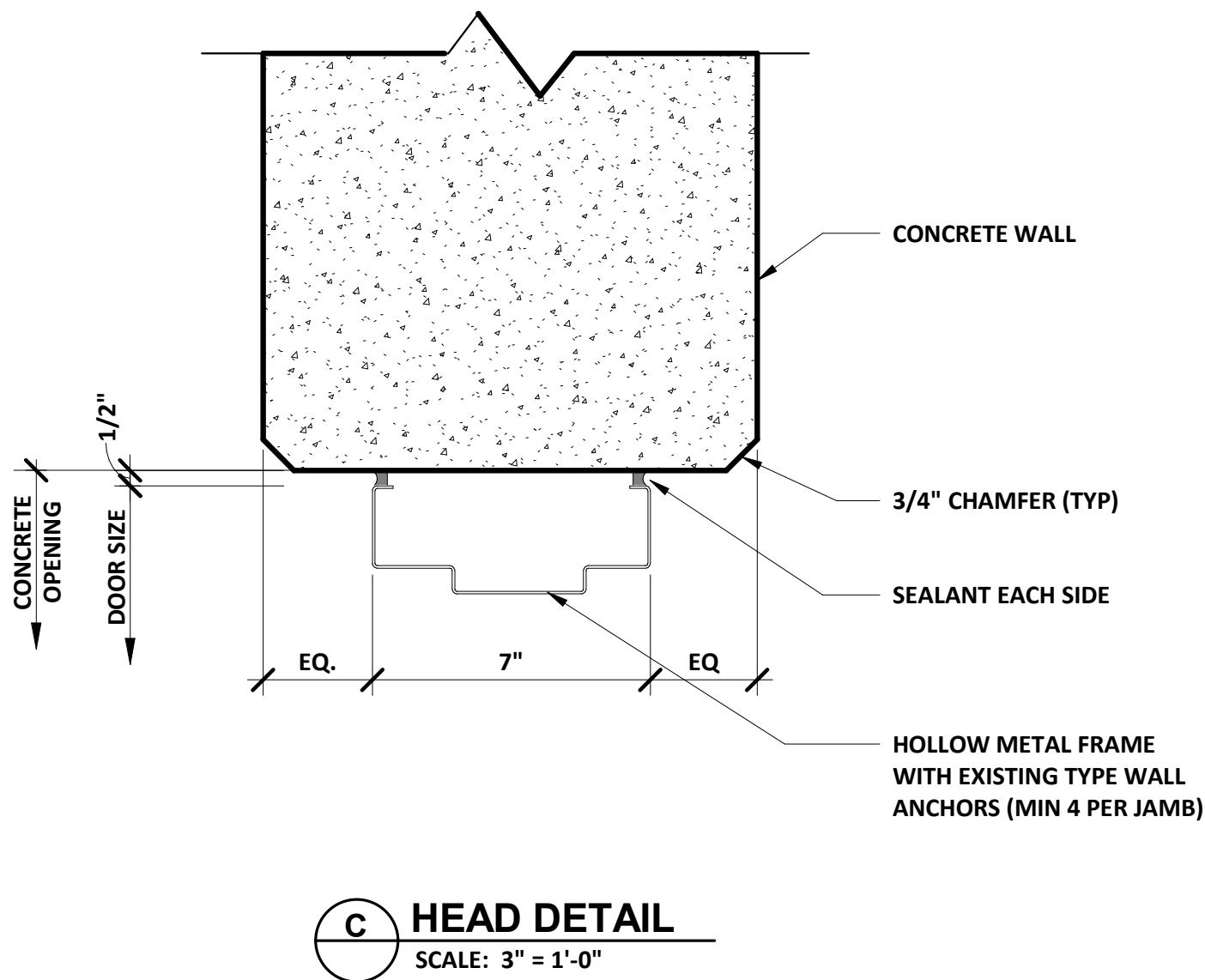
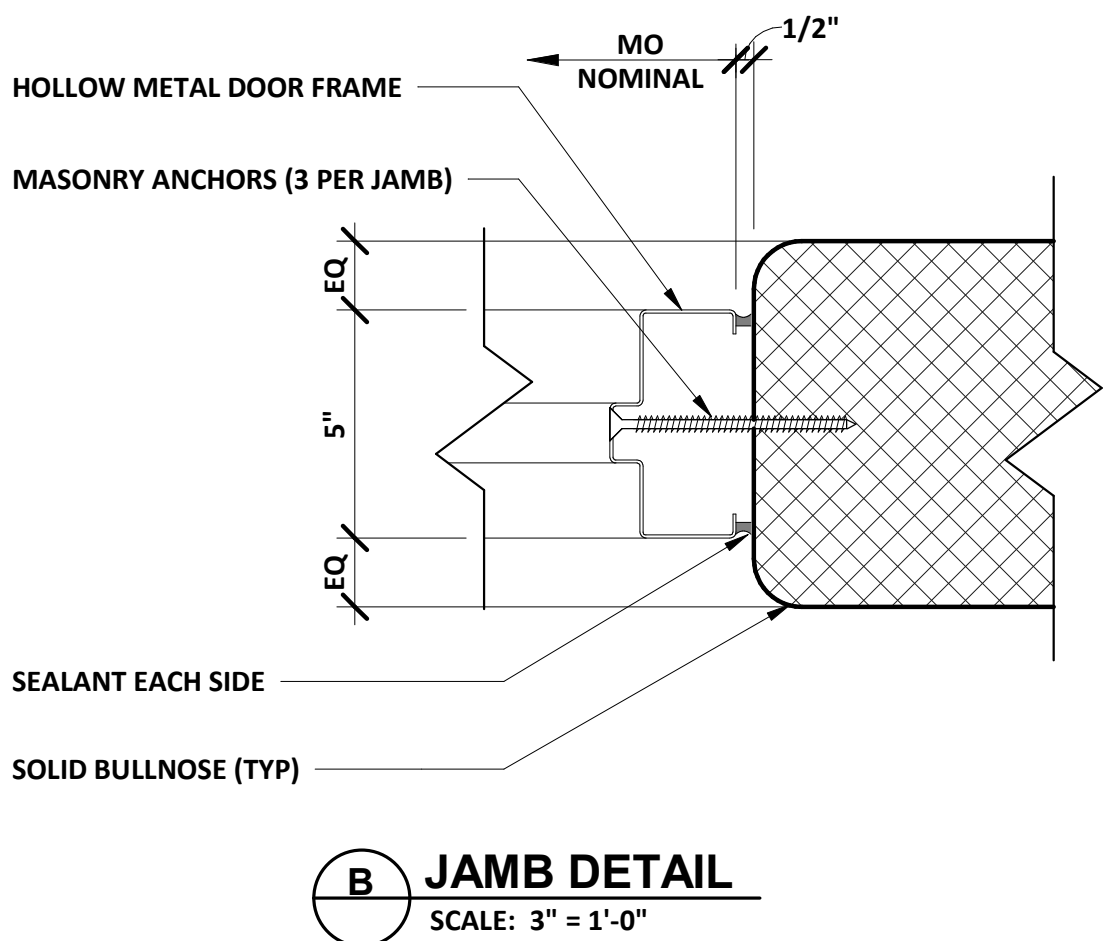
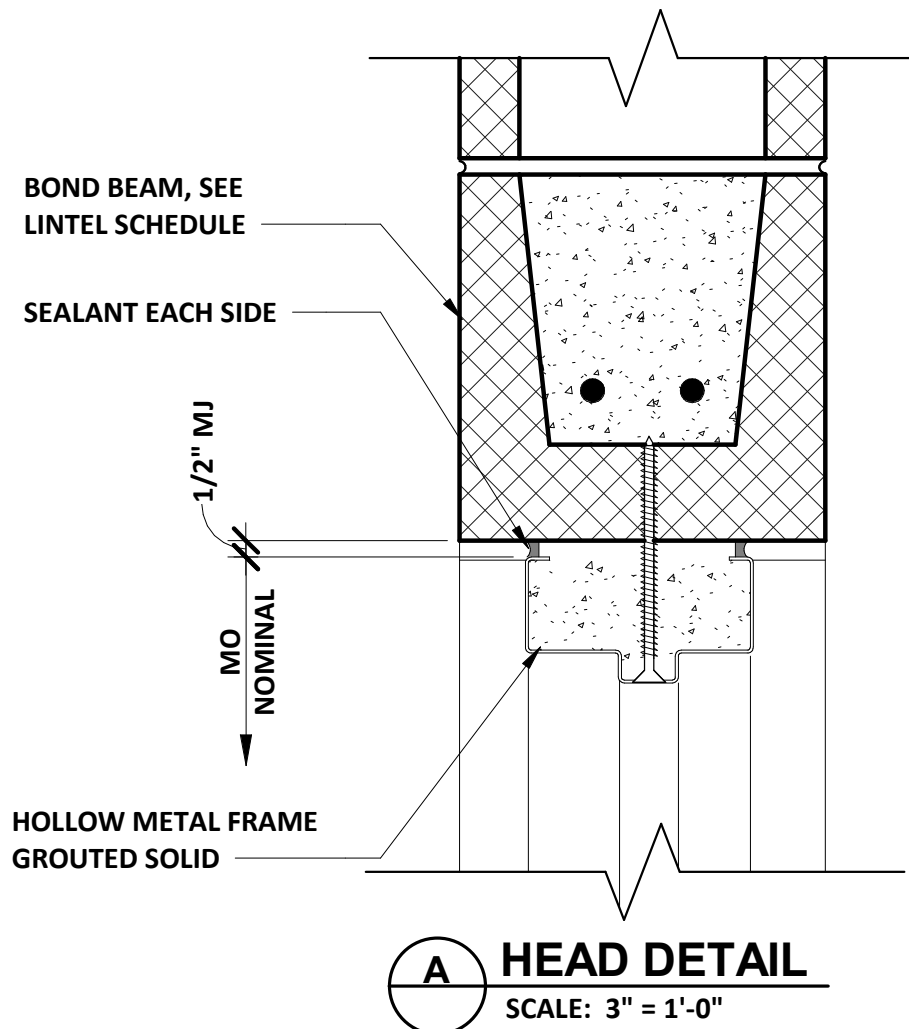
1. MATERIALS AND FINISHES WITH A 'R' DENOTE EXISTING MATERIALS AND FINISHES.



WINDOW TYPE

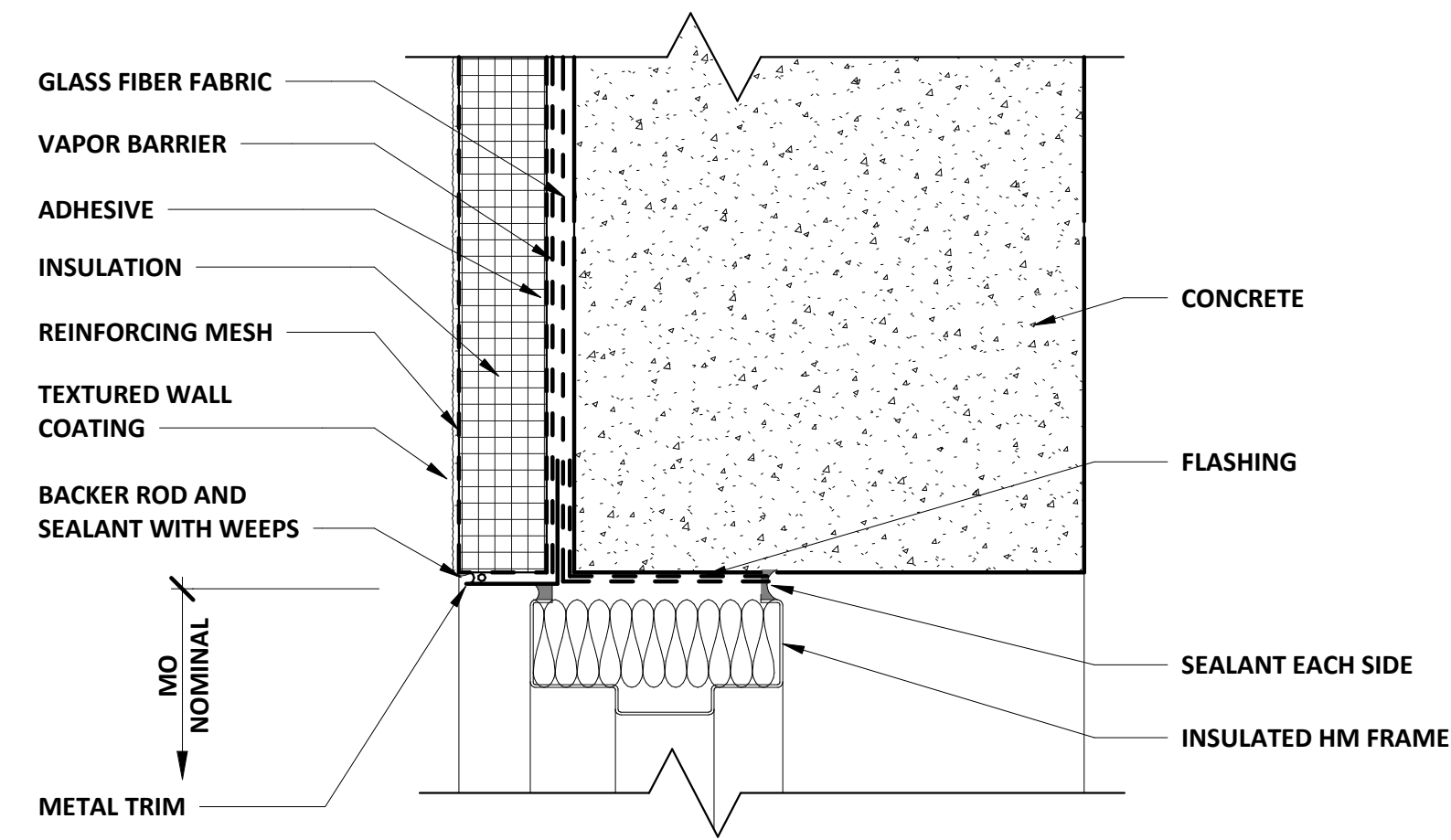
DOORS AND FRAMES KEY:

AL	ALUMINUM
FRG	FIRE RATED GLAZING
HM	HOLLOW METAL
INSUL	INSULATED GLAZING
PFD	PEDESTRIAN FLOOD DOOR AND FRAME
ST	STEEL
TEMP	TEMPERED GLAZING
THRES	THRESHOLD
WD	WOOD

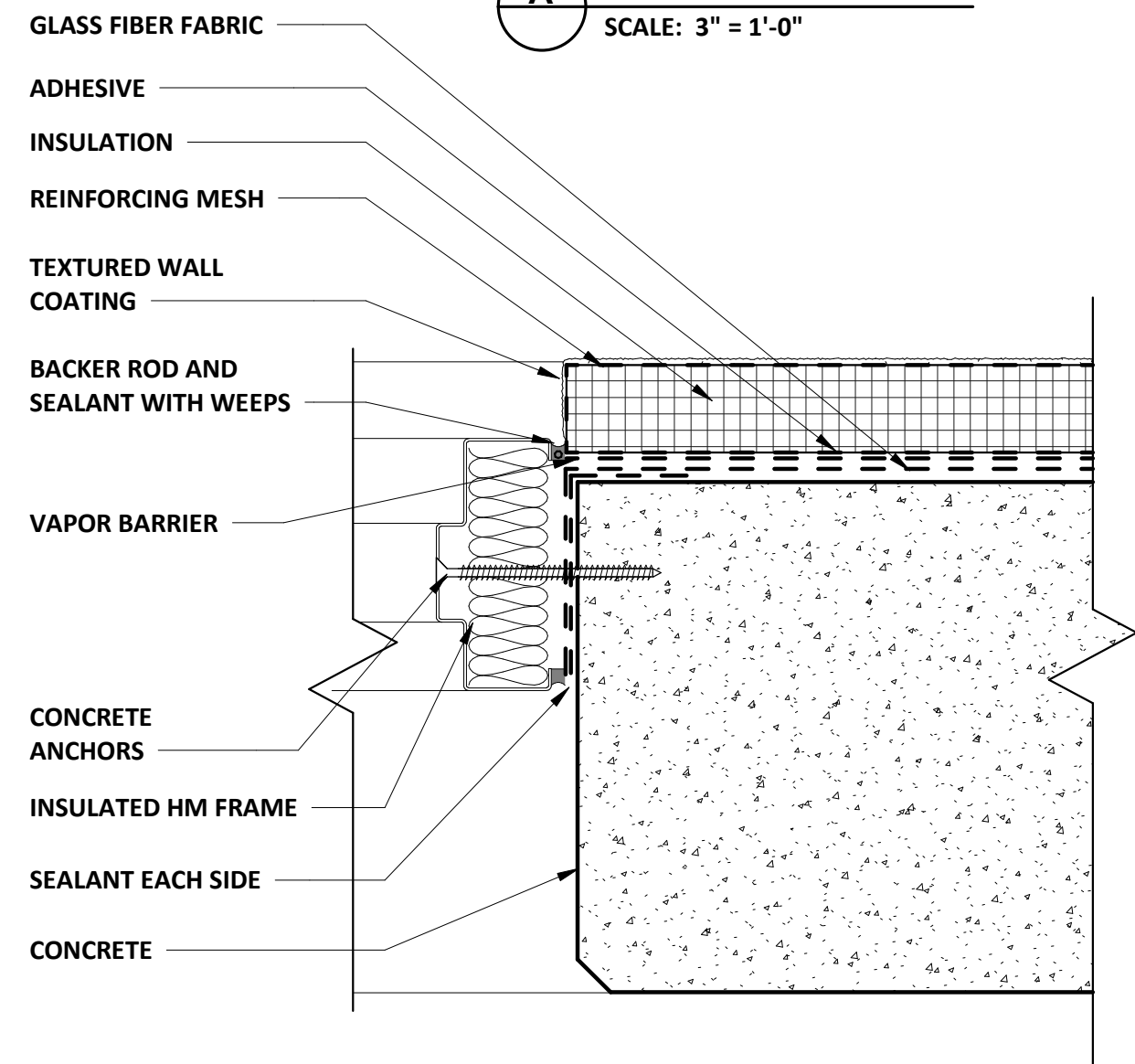


				DESIGNED E.SHIELDS		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: ARCHITECTURAL SCHEDULES AND DETAILS	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03-2024
				DRAWN E.SHIELDS						PROJECT NO. 002150A
				CHECKED						DRAWING: A-10
REV. NO.	DATE	DESCRIPTION		REV. BY						

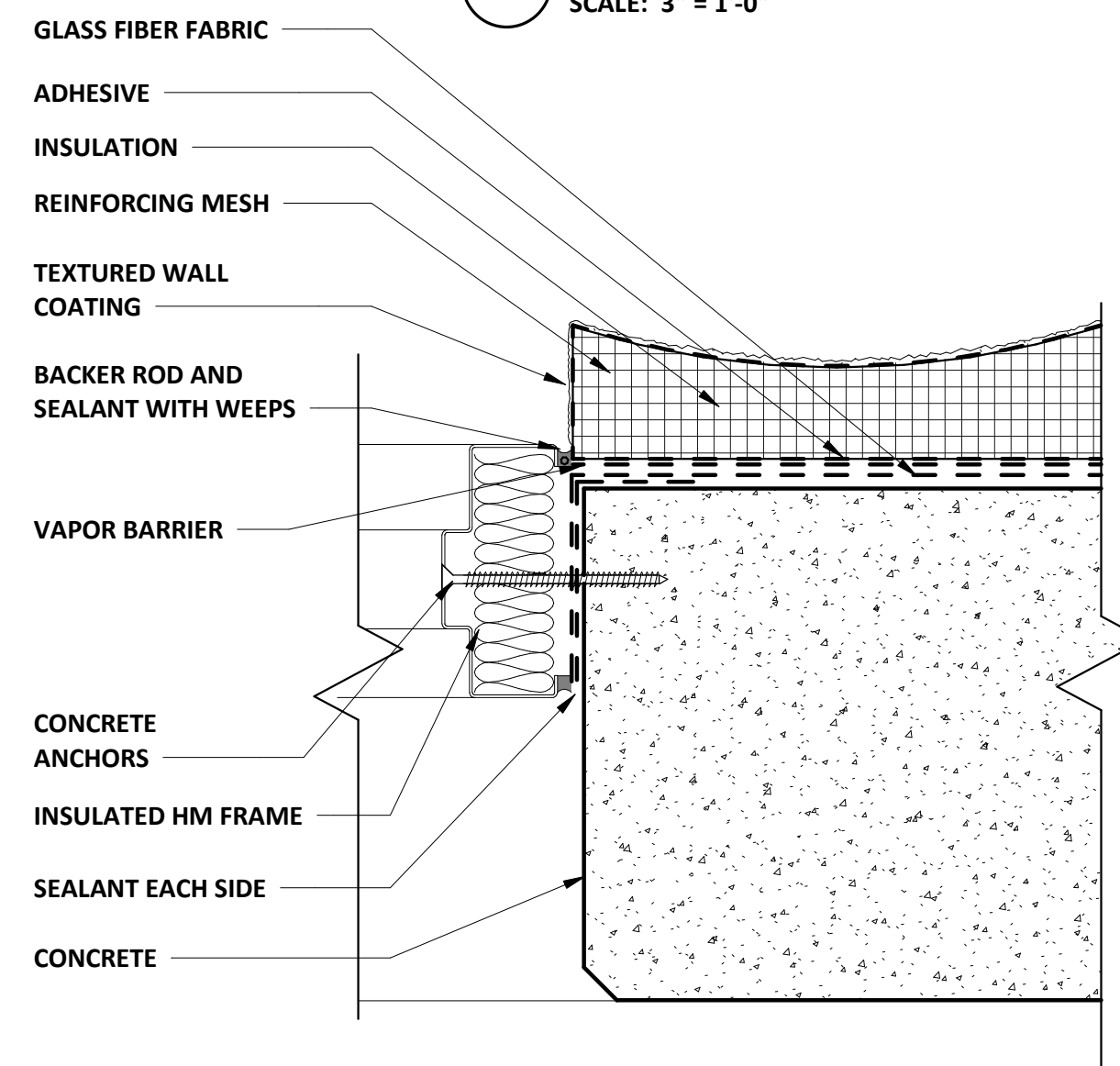
Autodesk Docs / FL - PinellasCounty - 21464 - Gulf Beach Water Booster Station.rvt



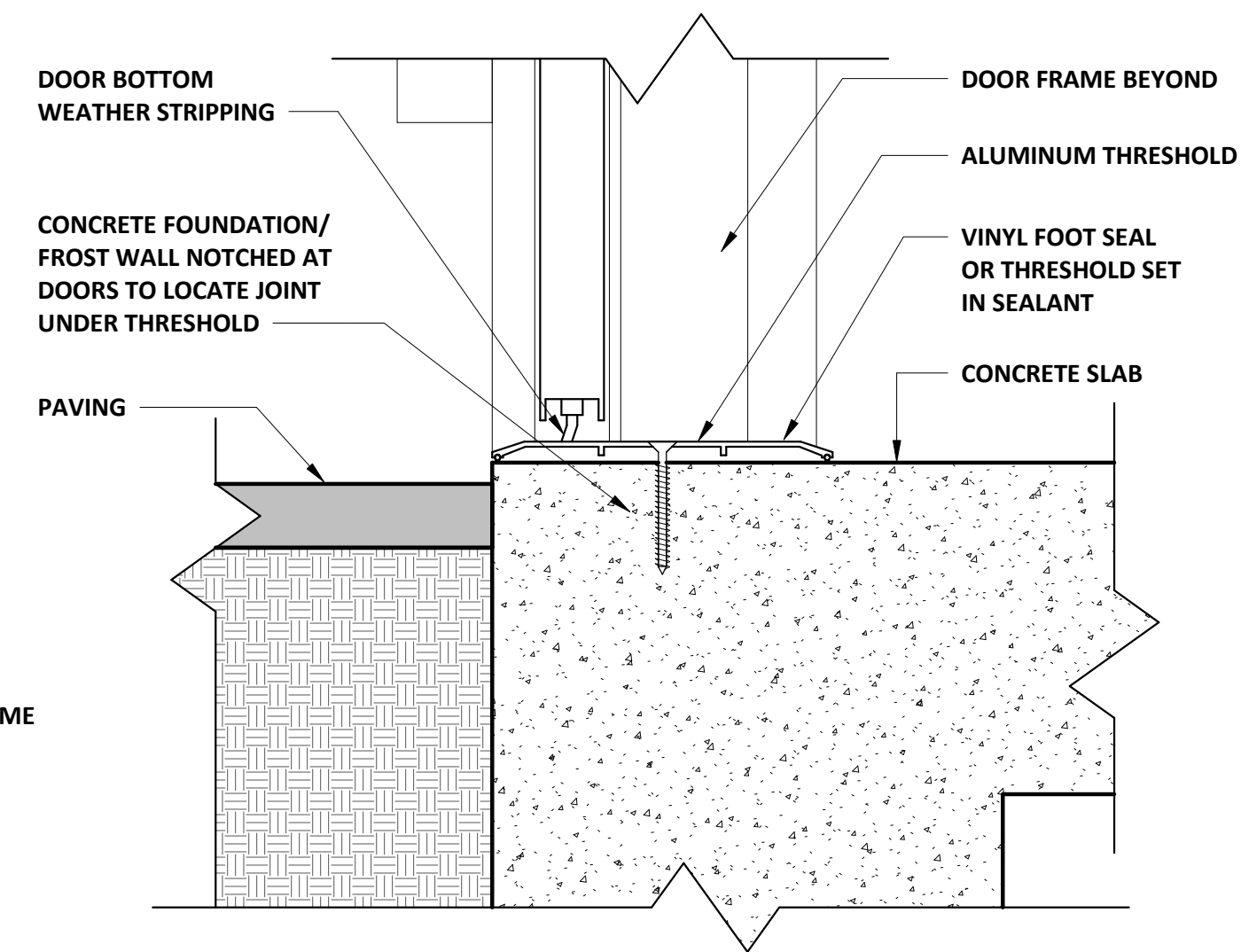
A HEAD DETAIL
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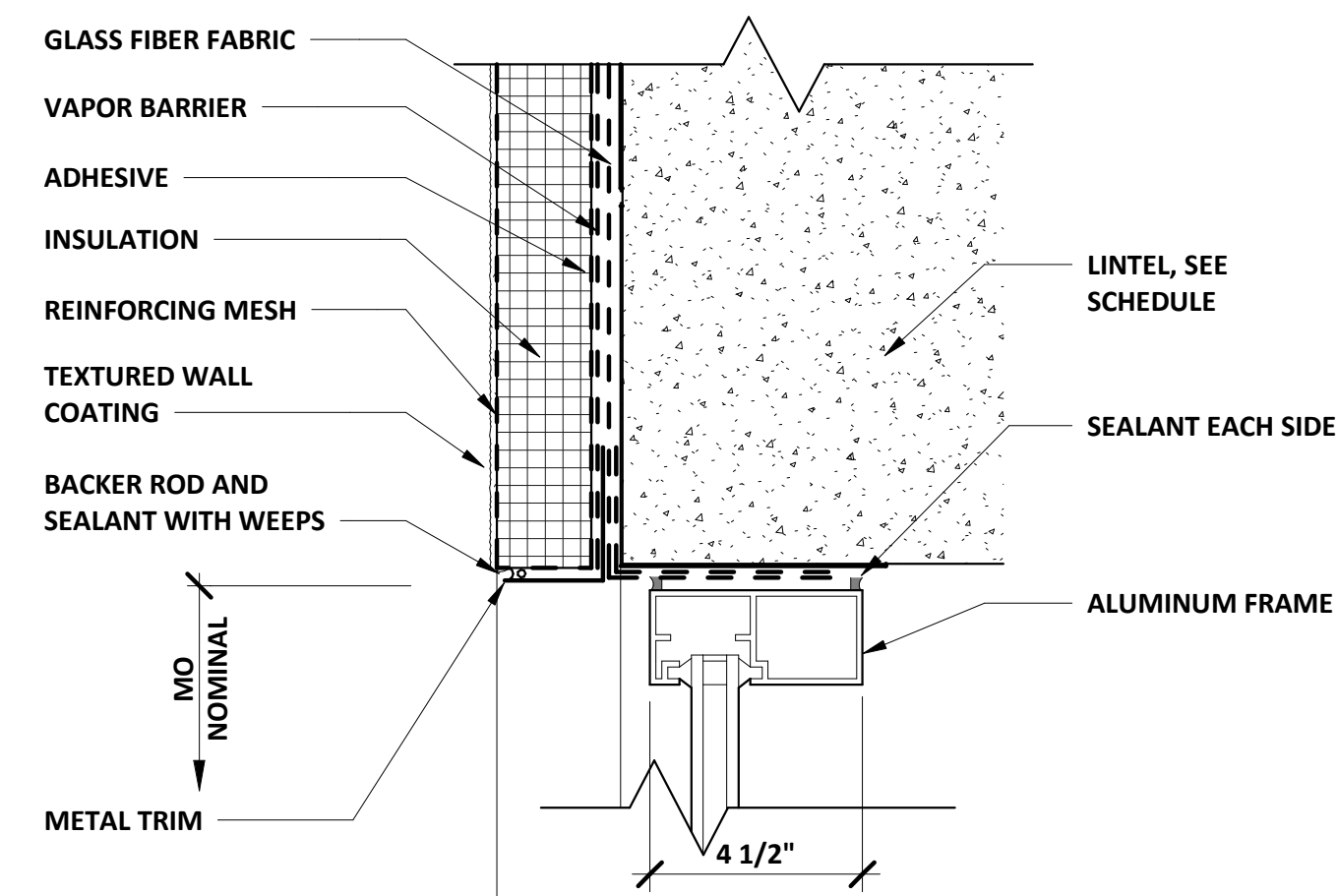
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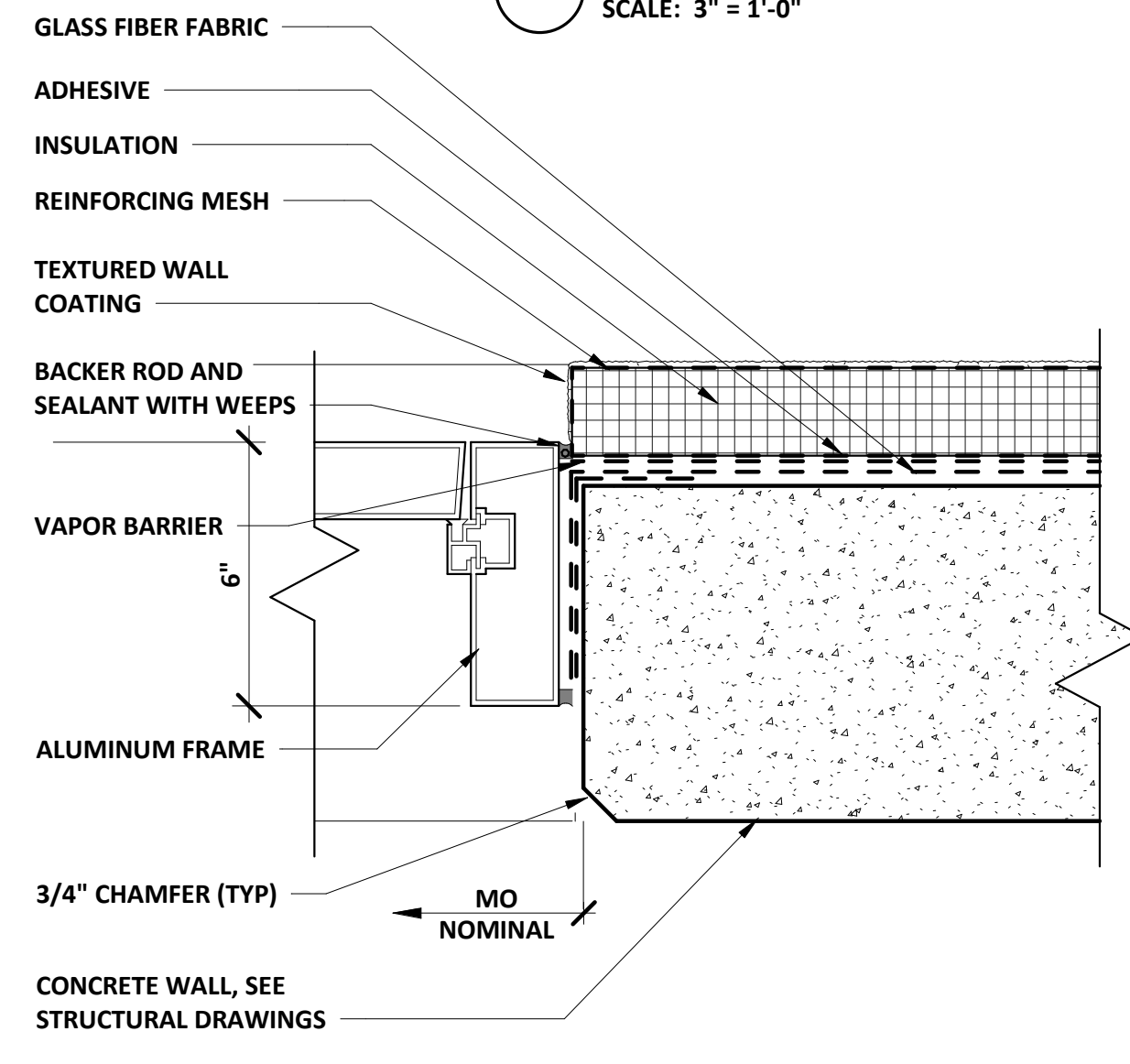
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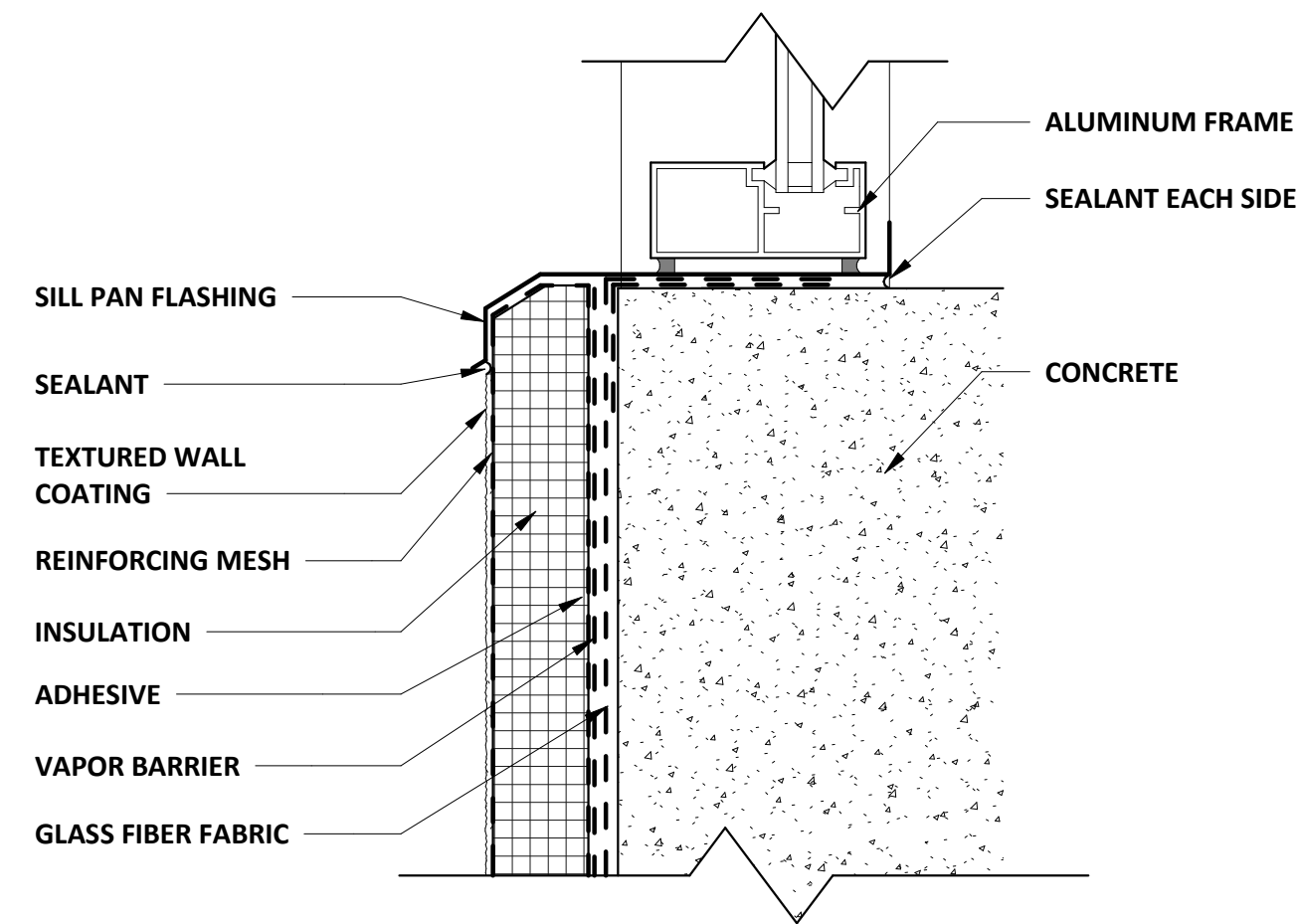
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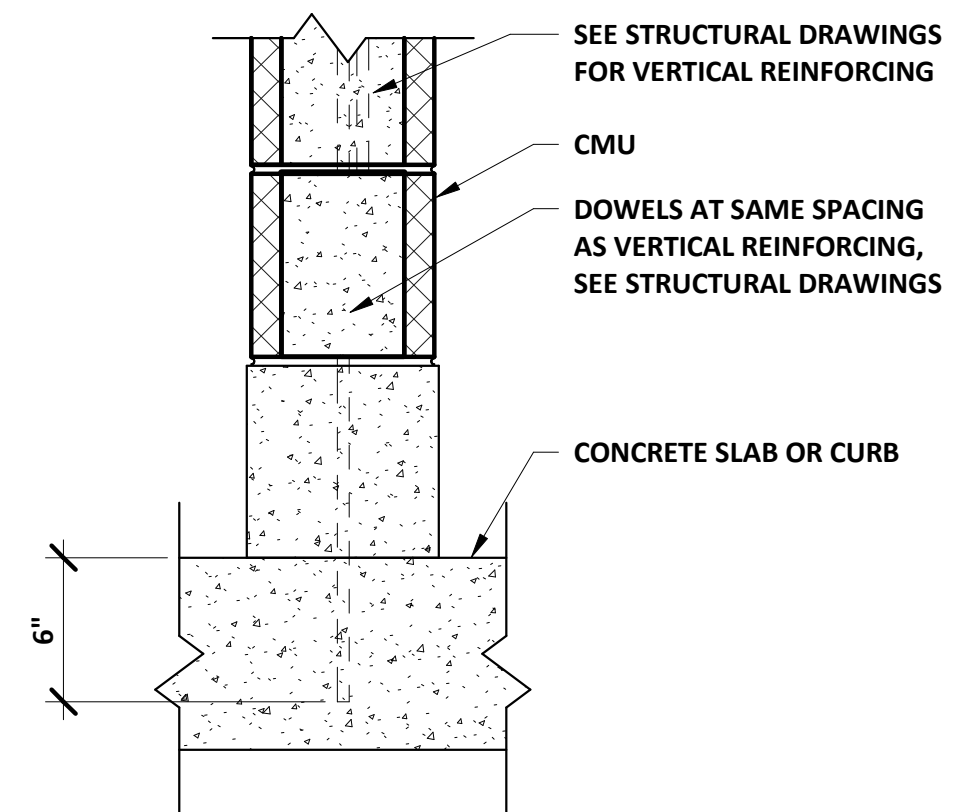
E HEAD DETAIL
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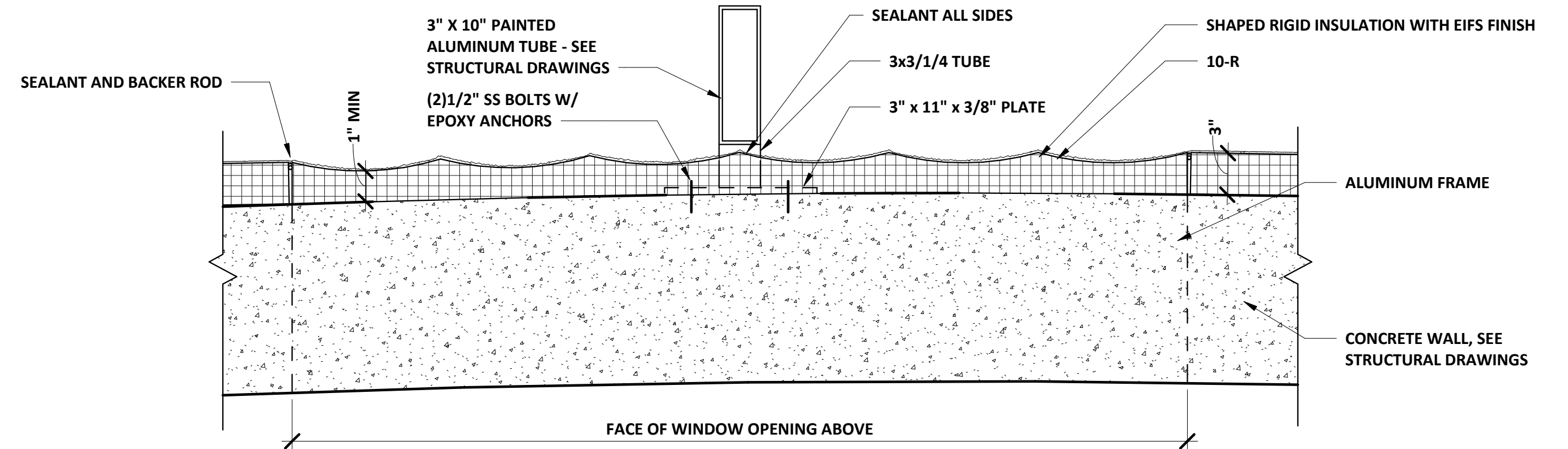
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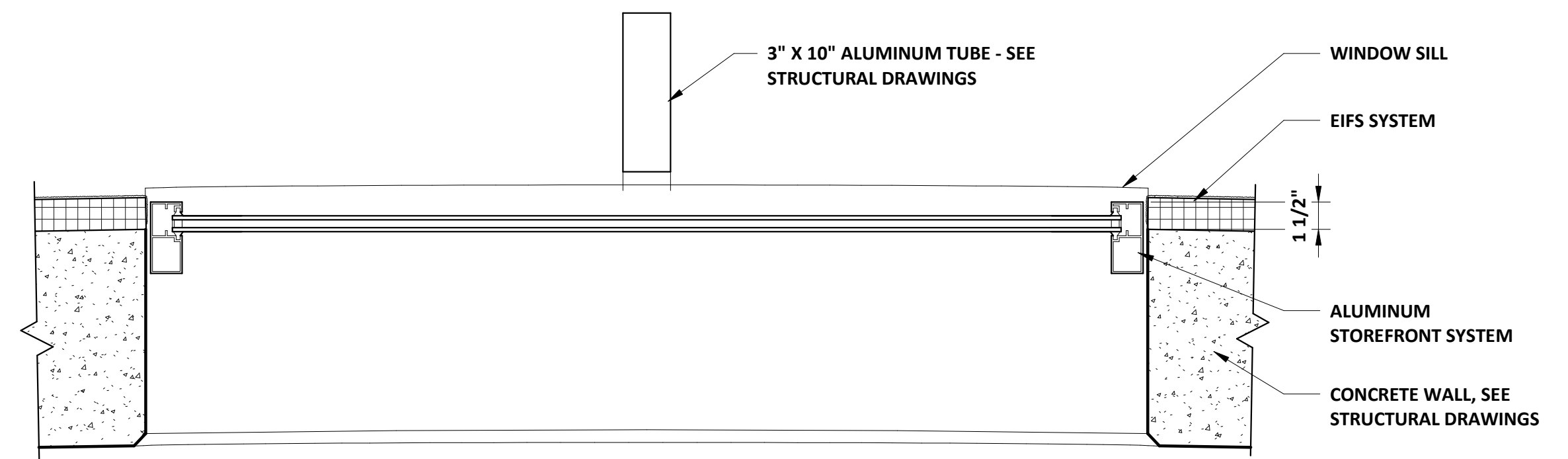
G SILL DETAIL
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K BASE OF WALL DETAIL
SCALE: 1 1/2" = 1'-0"



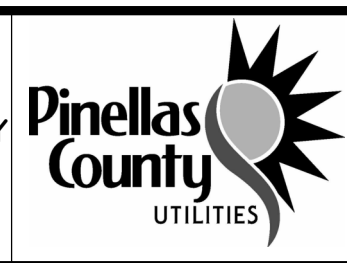
2 WALL MOUNT DETAIL
SCALE: 1 1/2" = 1'-0"



1 WINDOW MOUNT DETAIL
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REV. NO.	DATE	DESCRIPTION

DESIGNED	E.SHIELDS
DRAWN	H.DOHERTY
CHECKED	



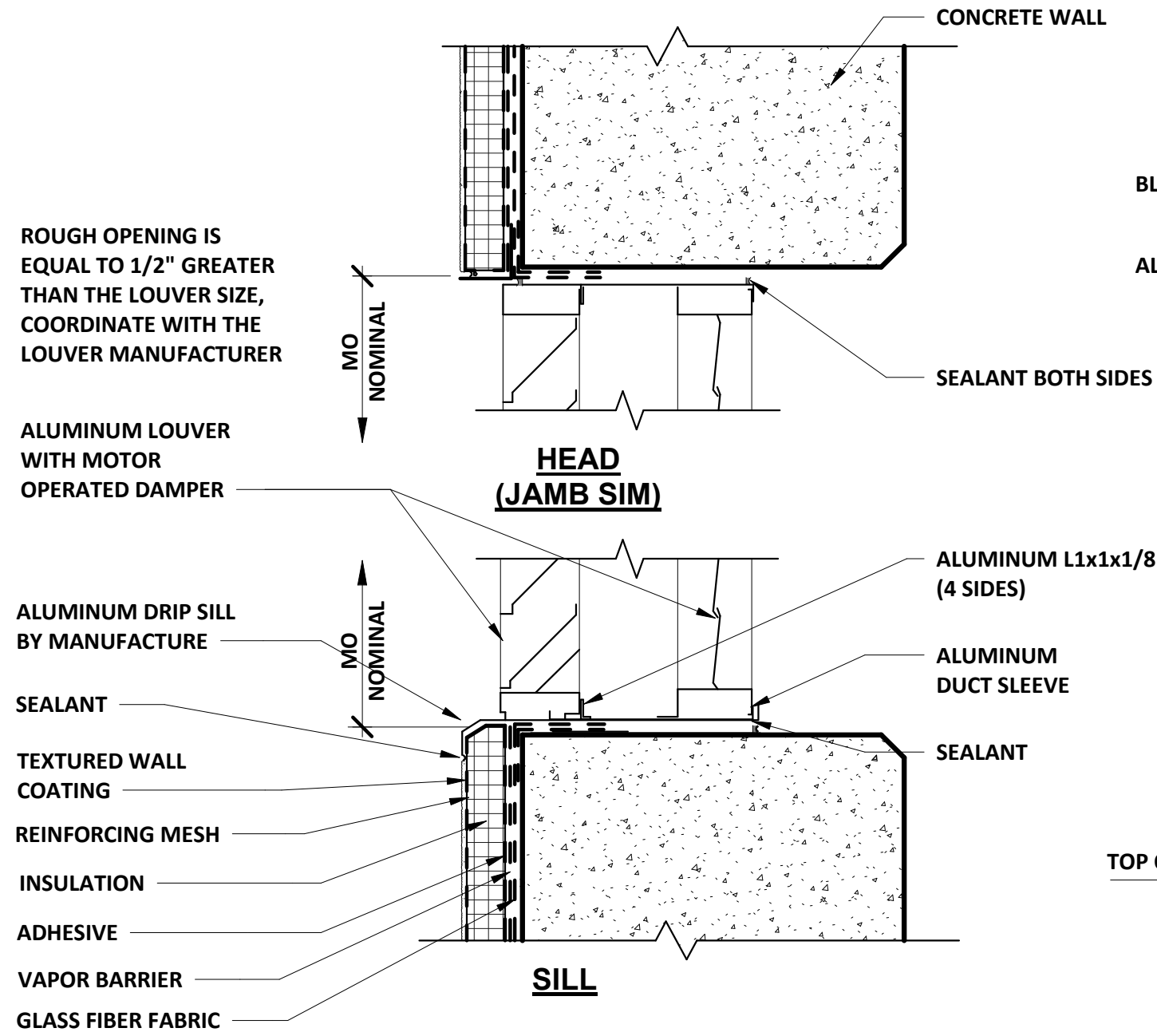
PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
ARCHITECTURAL DETAILS I

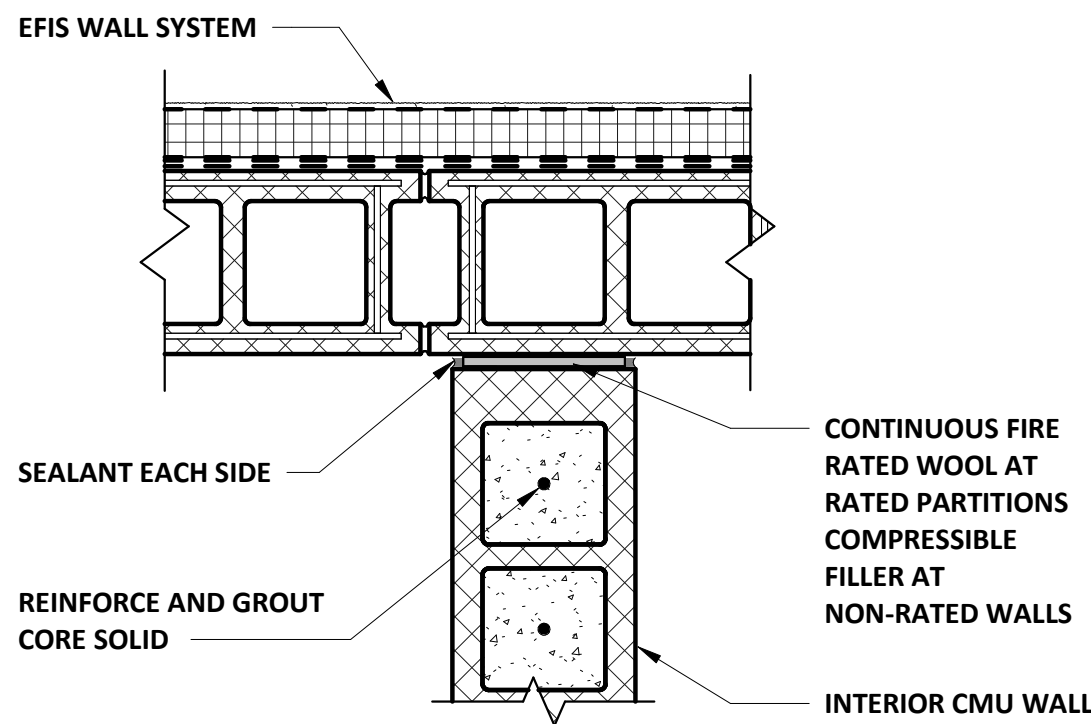
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APPROVED BY:	DATE

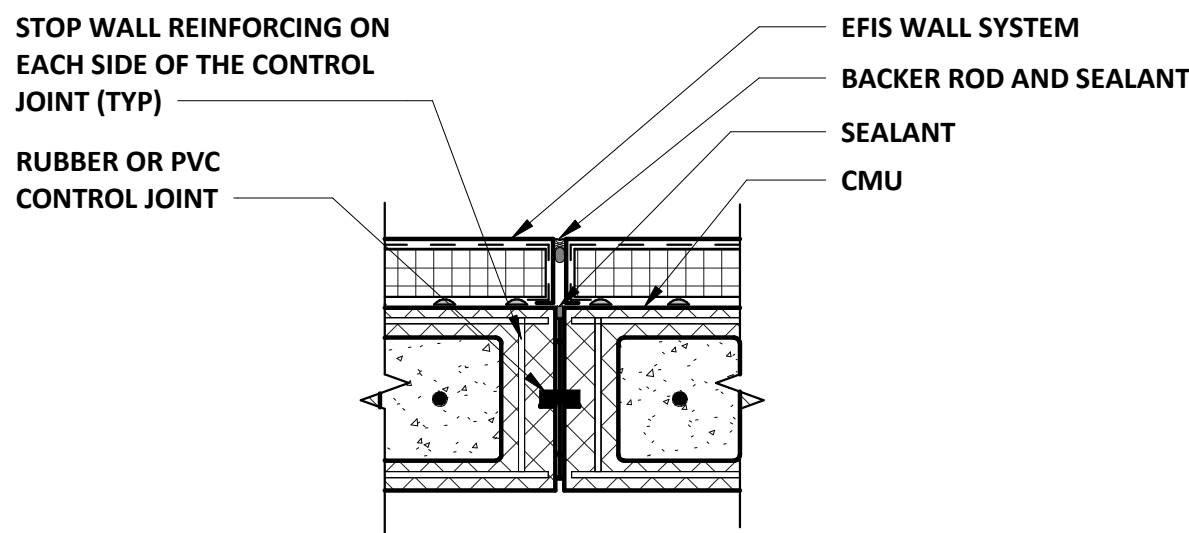
DATE:	03-2024
PROJECT NO.	002150A
DRAWING:	A-11



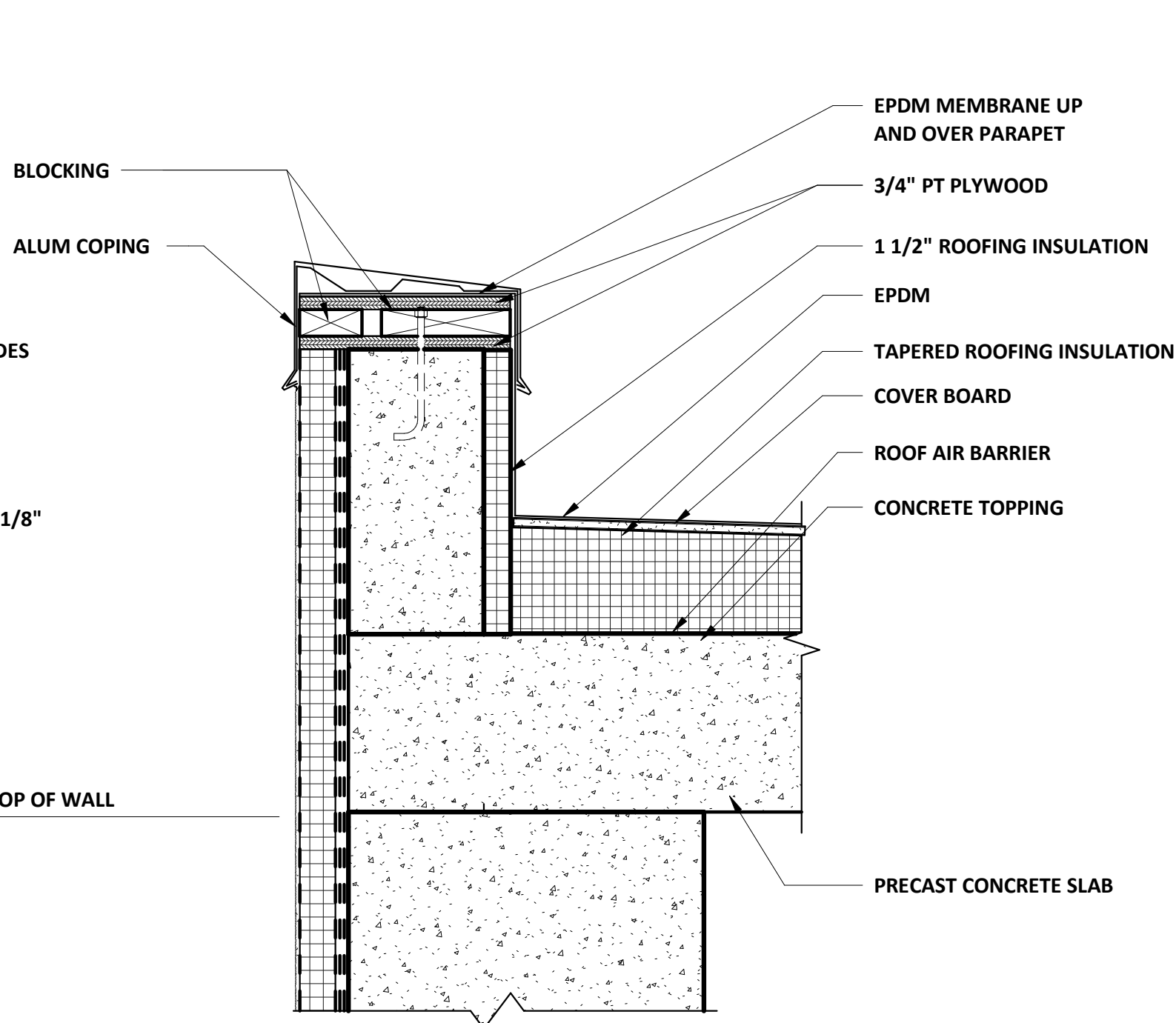
A LOUVER DETAIL
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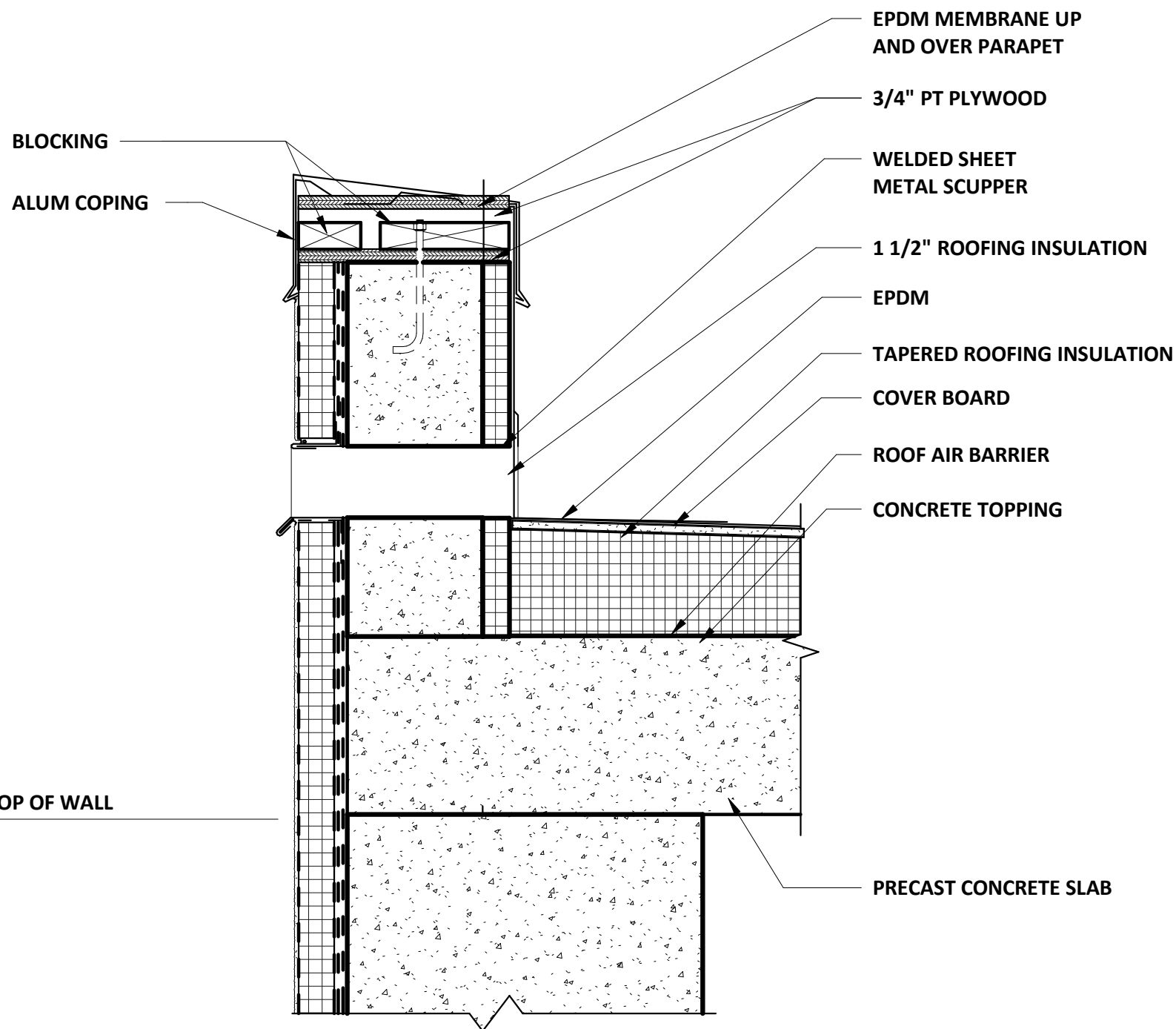
B PARTITION WALL ISOLATION JOINT DETAIL
SCALE: 1 1/2" = 1'-0"



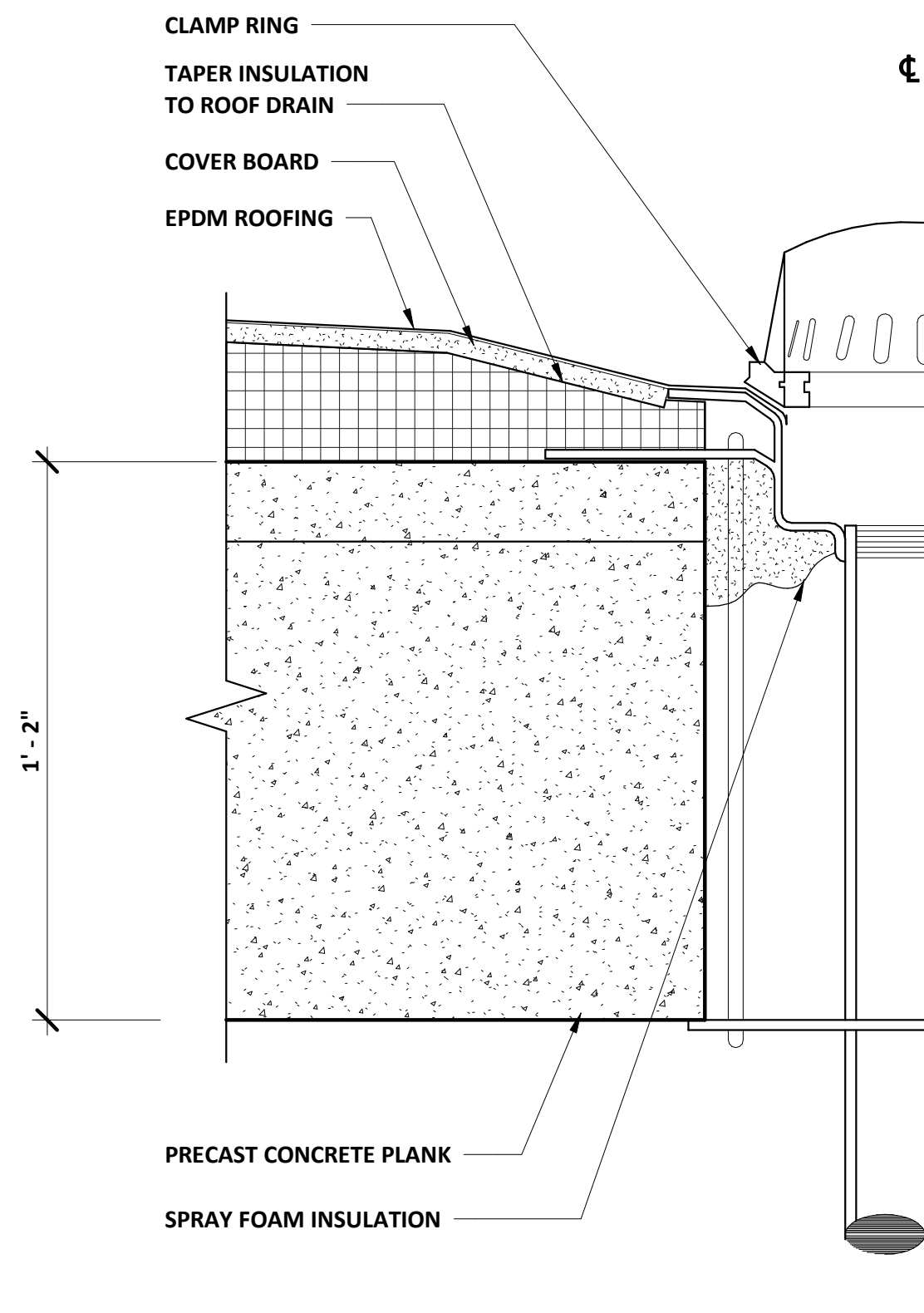
C CONTROL JOINT DETAIL
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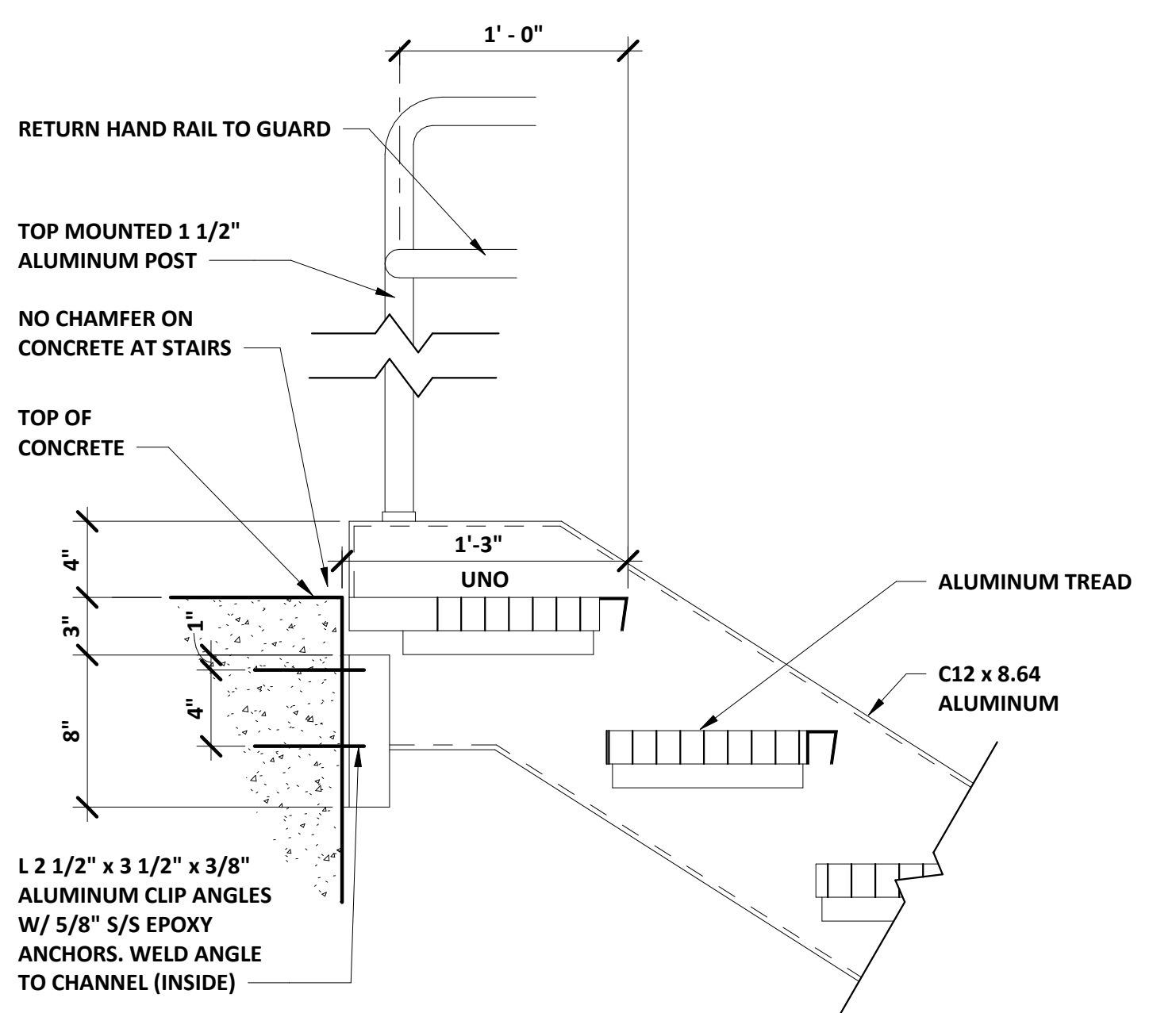
D PARAPET DETAIL
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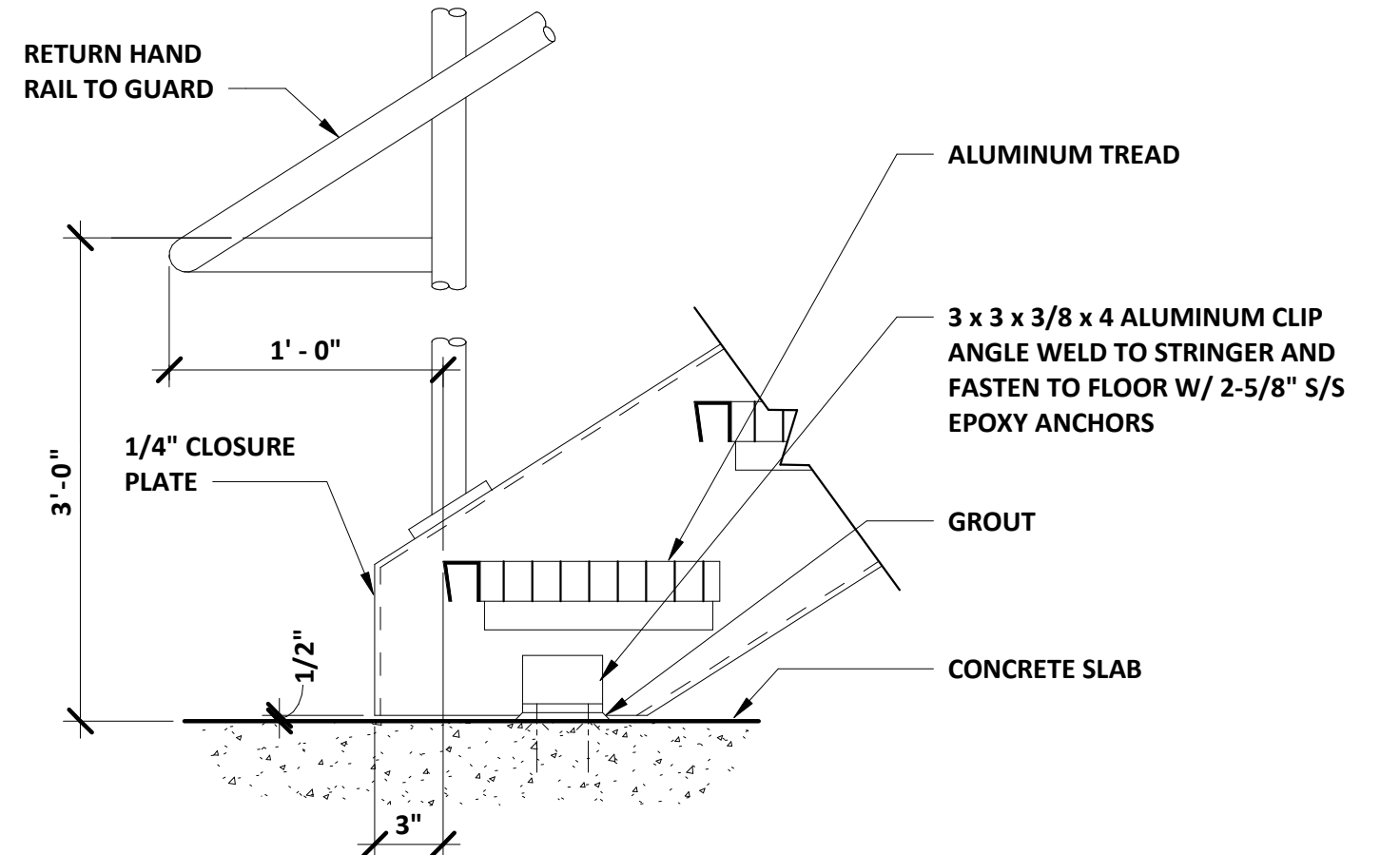
E SCUPPER DETAIL
SCALE: 1 1/2" = 1'-0"



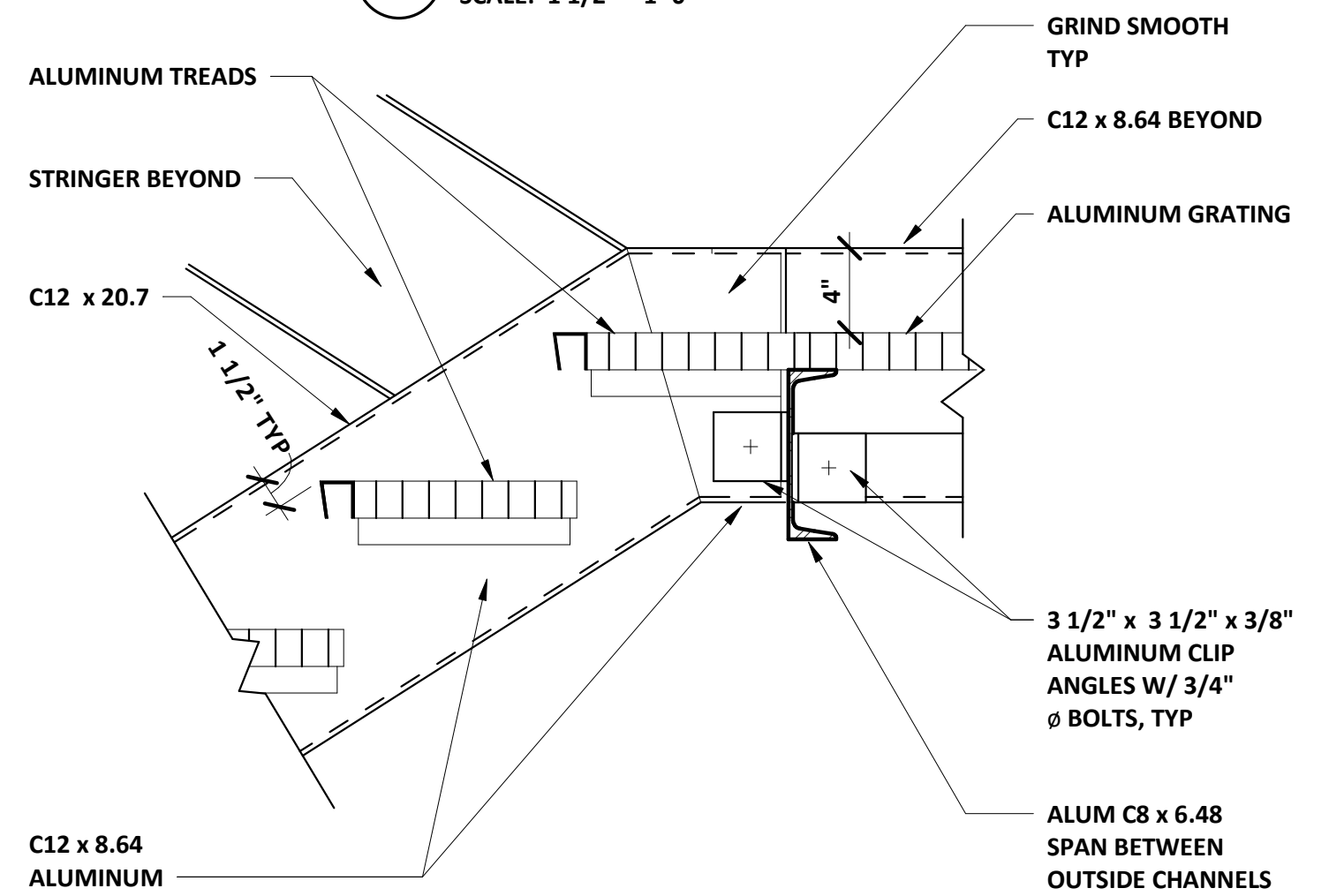
F ROOF DRAIN DETAIL
SCALE: 3" = 1'-0"



G TOP OF STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



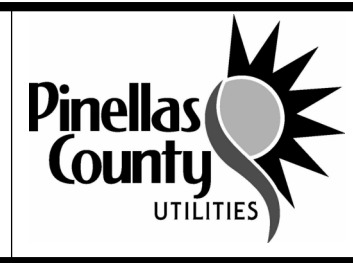
H BOTTOM OF STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



J STAIR LANDING DETAIL
SCALE: 1 1/2" = 1'-0"

REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED	E.SHIELDS
DRAWN	E.SHIELDS
CHECKED	



PROJECT: PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION: ARCHITECTURAL DETAILS II



APPROVED BY:	DATE

DATE:	03-2024
PROJECT NO.	002150A
DRAWING:	A-12

STRUCTURAL NOTES

- GENERAL NOTES:
- EXISTING DIMENSIONS AND/OR ELEVATIONS TAKEN FROM THE FOLLOWING RECORD DRAWINGS:
 - "PINELLAS COUNTY WATER SYSTEM, GULF BEACH RESERVOIR AND PUMPING STATION", BY SHAVER WE 8094-6, REDRAWN FROM B.C.&E DRAWINGS JOB #272-67-3.
 - GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - * INDICATES THAT THE GENERAL CONTRACTOR SHALL COORDINATE EXACT DIMENSION AND/OR ELEVATION BASED ON EQUIPMENT SUPPLIED. ALL PROPOSED CHANGES SHALL BE REVIEWED WITH NO EXCEPTIONS TAKEN BY THE ENGINEER PRIOR TO CONSTRUCTION.
 - DO NOT SCALE DISTANCES OR DIMENSIONS FROM THE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
 - ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS, SHOP DRAWINGS (REVIEWED WITH NO EXCEPTIONS TAKEN) AND SPECIFICATIONS. SEE ARCHITECTURAL, PROCESS, MECHANICAL AND ELECTRICAL DRAWINGS FOR DOVETAIL SLOTS, PIPES, PIPE SLEEVES, CONDUITS OR OTHER ITEMS TO BE EMBEDDED OR PASSED THROUGH THE CONCRETE.
 - THE CONTRACTOR SHALL COORDINATE OPENING SIZES AND LOCATIONS WITH THE VARIOUS CONSTRUCTION TRADES AND EQUIPMENT MANUFACTURERS.
 - THE DETAILS, STRUCTURAL NOTES, ABBREVIATIONS AND LEGEND SHOWN ON DRAWINGS S-1, S-2 AND S-13 THROUGH S-16 SHOULD BE USED WHOLLY OR IN PART WHERE THEY APPLY EXCEPT WHERE MODIFIED BY THE DETAILED DRAWINGS OR SPECIFICATIONS.

- CONCRETE DEMOLITION NOTES:
- REFERENCE SPECIFICATION - 02 41 00
 - STRUCTURAL DEMOLITION INCLUDES THAT SHOWN ON ALL OTHER DISCIPLINE DRAWINGS INCLUDING CIVIL, ARCHITECTURAL, PROCESS, MECHANICAL, PLUMBING AND ELECTRICAL, WHETHER OR NOT SHOWN ON STRUCTURAL DRAWINGS.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL CONCRETE, EQUIPMENT AND MATERIALS INDICATED TO BE DEMOLISHED UNLESS OTHERWISE INDICATED. DETAILS AND SECTIONS SHOWN FOR REMOVING OR MODIFYING CONCRETE ARE BASED ON EXISTING REFERENCED DRAWINGS. IF CONDITIONS DIFFER FROM THOSE AS SHOWN ON THE REFERENCED DRAWINGS, GENERAL CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO BEGINNING THE DEMOLITION WORK. GENERAL CONTRACTOR SHALL USE CAUTION TO AVOID DAMAGING EXISTING CONCRETE STRUCTURES TO REMAIN.
 - WHERE LIMIT OF CONCRETE DEMOLITION PROVIDES INTERFACE WITH NEW CONCRETE, USE OF SCABBLERS, SCARIFIERS, BUSH HAMMERS, AND PNEUMATIC HAMMERS GREATER THAN 15 POUNDS IS NOT PERMITTED UNLESS FOLLOWED BY STEEL SHOT-BLASTING, ABRASIVE BLASTING, OR HIGH-PRESSURE WATER-JETTING. PNEUMATIC HAMMERS GREATER 15 POUNDS ARE PERMITTED FOR REMOVAL OF CONCRETE FROM AROUND REINFORCEMENT TO REMAIN, WITH THE CONCRETE SURFACE PREPARED AS DESCRIBED ABOVE.
 - GENERAL CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF CONTRACTOR ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
 - GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN EXISTING CONCRETE TO BE MODIFIED PRIOR TO STARTING WORK.
 - AT ALL CUT REINFORCEMENT WHERE SURFACES ARE TO REMAIN EXPOSED, AND EXCEPT WHERE BURIED, CHIP BACK SURROUNDING CONCRETE AS NECESSARY TO BURN BACK REINFORCEMENT 2", APPLY 2 COATS OF 20 MILS EPOXY PAINT AND PATCH WITH NON-SHRINK GROUT OR CONCRETE REPAIR MATERIAL.

- FOUNDATION NOTES:
- BACKFILLING OF ALL FOUNDATION WALLS SHALL NOT COMMENCE UNTIL:
 - THEY HAVE BEEN IN PLACE FOR A MINIMUM OF 14 DAYS,
 - THEY HAVE ATTAINED THE SPECIFIED 28-DAY COMPRESSIVE STRENGTH AS VERIFIED BY FIELD-CURED CYLINDERS OR OTHER METHOD PRE-APPROVED BY THE ENGINEER,
 - EXCEPT WHERE NOTED OTHERWISE, THE CONTRACTOR SHALL MAINTAIN A CONTINUOUS DEWATERING SYSTEM TO ENSURE AGAINST FLOTATION OF EACH NEW STRUCTURE UNTIL CONSTRUCTION OF THE FOUNDATION AND BACKFILLING IS COMPLETE.
 - EXISTING SOIL CONDITIONS CONSIST OF APPROXIMATELY 37 FEET OF LOOSE TO MEDIUM DENSE SAND WITH CLAYEY SAND AND SOFT SILT AND CLAY, OVERLYING INTERBEDDED LAYERS OF CLAYEY SAND, CLAY, AND HIGH PLASTICITY SILT TO APPROXIMATELY 52 BELOW GROUND SURFACE. ORGANIC MATERIAL WAS ENCOUNTERED BETWEEN 47 FEET AND 55 FEET BELOW GROUND SURFACE. REFER TO THE SPECIFICATION APPENDIX FOR ADDITIONAL GEOTECHNICAL INFORMATION.
 - PROOFROLLING SHALL BE REQUIRED OUT TO 10 FEET HORIZONTALLY BEYOND BUILDING PLAN LIMITS. COMPACT TO AT LEAST 98 PERCENT OF MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557. IF UNSUITABLE MATERIAL IS ENCOUNTERED, REMOVE AND REPLACE WITH COMPACTED STRUCTURAL FILL. SEE ARCHITECTURAL DRAWINGS FOR LIMITS OF FOUNDATION INSULATION AND VAPOR RETARDERS.
 - GENERAL CONTRACTOR SHALL PROVIDE SUPPORT BELOW EXISTING FOUNDATIONS WHEN EXCAVATION FOR NEW WORK MAY OTHERWISE UNDERMINE OR CAUSE INSTABILITY OF THE EXISTING FOUNDATIONS.

- MASONRY NOTES:
- REFERENCE SPECIFICATION - 04 20 00
 - DESIGN COMPRESSIVE STRENGTH OF GROUTED MASONRY WALLS: f'm = 2500 PSI
 - MORTAR SHALL CONFORM TO ASTM C270 TYPE S WITH 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
 - CMU BLOCK - ASTM C90 (NORMAL WEIGHT), MIN COMPRESSIVE STRENGTH OF 3250 PSI.
 - GROUT - ASTM C476 FINE GROUT, MIN 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
 - GROUTED REINFORCEMENT SHALL BE NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A615 GRADE 60 DEFORMED BARS. FABRICATION SHALL BE IN ACCORDANCE WITH THE CRSI CODE OF STANDARD PRACTICE.
 - GROUT CMU CELLS SOLID AT THE FOLLOWING LOCATIONS:
 - EXPANSION AND EPOXY ANCHORS
 - REINFORCED CELLS
 - CELLS BELOW LINTELS AND BEAMS BEARING ON CMU.

- LEAKAGE TEST NOTES:
- REFERENCE SPECIFICATION - 03 30 00.20
 - LEAKAGE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH ACI SPEC-350.1 TIGHTNESS TESTING OF ENVIRONMENTAL ENGINEERING CONCRETE STRUCTURES - SPECIFICATION, SECTION 2 - "HYDROSTATIC TIGHTNESS TEST FOR OPEN OR COVERED CONTAINMENT STRUCTURES".
 - LEAK TESTING SHALL NOT COMMENCE UNTIL:
 - THE WALLS HAVE BEEN IN PLACE FOR A MINIMUM OF 14 DAYS, AND
 - THE WALLS HAVE ATTAINED THE SPECIFIED 28-DAY COMPRESSIVE STRENGTH AS VERIFIED BY FIELD-CURED CYLINDERS OR OTHER METHOD PRE-APPROVED BY THE ENGINEER, AND
 - LEAKAGE TESTS SHALL BE PERFORMED PRIOR TO INSTALLATION OF ANY COATINGS, MEMBRANES, FINISHING MATERIALS, EQUIPMENT, ETC.
 - LEAKAGE TESTS SHALL BE PERFORMED FOR THE FOLLOWING STRUCTURES: PUMP ROOM

- CAST-IN-PLACE REINFORCED CONCRETE NOTES:
- REFERENCE SPECIFICATIONS - DIVISION 3
 - REINFORCED CONCRETE WAS DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
 - ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - ACI 350 - CODE REQUIREMENTS FOR ENVIRONMENTAL ENGINEERING CONCRETE STRUCTURES
 - DESIGN CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS: STRUCTURAL CONCRETE - f'c = 5,000 PSI MAXIMUM w/cm = 0.40
 - INDEPENDENT TESTING LABORATORY WILL PERFORM TESTS FOR ALL CONCRETE TRUCKS IN ACCORDANCE WITH THE SPECIFICATIONS.
 - REINFORCEMENT SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615/A615M OR A706/A706M, GRADE 60 DEFORMED BARS. FABRICATE IN ACCORDANCE WITH THE CRSI CODE OF STANDARD PRACTICE.
 - REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE CLEAR COVER UNLESS OTHERWISE NOTED:
 - CONCRETE CAST AGAINST OR EXPOSED TO EARTH: 3 INCHES
 - WHERE REQUIRED TO CLEAR 6" WATERSTOP: 3 INCHES
 - ALL OTHER CONCRETE SURFACES: 2 INCHES
 - PROVIDE ADDITIONAL REINFORCEMENT AT SLAB AND WALL OPENINGS AS INDICATED ON THE TYPICAL STRUCTURAL DETAILS.
 - CONSTRUCTION JOINTS SHALL NOT BE PLACED AT LOCATIONS OTHER THAN SHOWN ON THE DRAWINGS UNLESS REVIEWED WITH NO EXCEPTIONS TAKEN BY THE ENGINEER.
 - PVC WATERSTOPS SHALL BE INSTALLED IN ALL EXTERIOR CONSTRUCTION JOINTS OF BELOW GRADE SPACES, AND IN ALL LOCATIONS AS SHOWN ON THE DRAWINGS.
 - FORM TIES IN ALL PERIMETER CONCRETE WALLS AND FIRST FLOOR PUMP ROOM WALLS SHALL INCLUDE WATERSTOP WASHERS BELOW ELEVATION 24.00.
 - NOT ALL CONCRETE PENETRATIONS ARE SHOWN ON THE STRUCTURAL DRAWINGS. SEE ALL INDIVIDUAL DISCIPLINE DRAWINGS FOR ALL REQUIRED PENETRATIONS, INCLUDING PIPE AND DUCT PENETRATIONS.
 - PROVIDE CHAMFERS AT ALL EXPOSED CORNERS AND EDGES, EXCEPT THOSE DIRECTLY BELOW MASONRY WALLS.
 - SEE ALL INDIVIDUAL DISCIPLINE DRAWINGS FOR REQUIRED EQUIPMENT PADS AND PROVIDE A MINIMUM 4 INCH THICK REINFORCED CONCRETE PAD BELOW ALL EQUIPMENT, PIPE SUPPORTS, STANCHIONS, CONTROL PANELS, CHEMICAL TANKS, ETC., AS APPLICABLE, UNLESS OTHERWISE NOTED. SIZE AND LOCATION OF EQUIPMENT PADS AND ANCHOR BOLTS SHALL BE AS REQUIRED BY THE EQUIPMENT MANUFACTURER UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - ALL PIPING INSTALLED BELOW SLABS ON GROUND SHALL BE ENCASED IN CONCRETE.
 - SPLICED BARS SHALL HAVE THE FOLLOWING MINIMUM SPLICE LENGTHS REGARDLESS OF LOCATION (UNLESS OTHERWISE INDICATED ON THE DRAWINGS):
#4 -1'-8" #5 -2'-0" #6 -2'-5" #7 -3'-6"
#8 -4'-0" #9 -4'-8" #10 -5'-9" #11 -6'-11"
 - EMBEDDED HOOKED BARS SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS UNO:
#4 -7" EMBEDMENT WITH 9" HOOK
#5 -8" EMBEDMENT WITH 10" HOOK
#6 -10" EMBEDMENT WITH 12" HOOK
#7 -11" EMBEDMENT WITH 14" HOOK
#8 -13" EMBEDMENT WITH 15" HOOK
#9 -15" EMBEDMENT WITH 19" HOOK
#10 -16" EMBEDMENT WITH 21" HOOK

- METALS NOTES:
- REFERENCE SPECIFICATION - 05500
 - STRUCTURAL STEEL AND STEEL LINTELS SHALL CONFORM TO THE FOLLOWING:
 - WIDE FLANGE BEAM ("W" SHAPES), STANDARD BEAMS ("S" SHAPES) - ASTM A992
 - CHANNELS AND ANGLES - ASTM A36
 - PLATES - ASTM A572
 - UNLESS OTHERWISE INDICATED, ALL METAL FABRICATIONS SHALL BE STRUCTURAL STEEL.
 - ALUMINUM SHAPES SHALL CONFORM TO ASTM 8308 ALLOY 6061-T6 UNLESS OTHERWISE NOTED.
 - STAINLESS STEEL FASTENERS SHALL CONFORM TO ASTM F593 AND ASTM F594 (TYPE 316).
 - EPOXY AND EXPANSION ANCHORS SHALL BE TYPE 316 STAINLESS STEEL. EMBEDMENT DEPTH OF THESE ANCHORS SHALL BE NOT LESS THAN 6 INCHES UNLESS OTHERWISE NOTED.
 - ALL STRUCTURAL STEEL, HIGH STRENGTH BOLTS AND ANCHOR RODS SHALL BE HOT-DIPPED GALVANIZED AND/OR PAINTED AS SPECIFIED. GALVANIZE STEEL PRIOR TO ASSEMBLY IF POSSIBLE AND AFTER ALL WELDING.
 - ALL SURFACES OF UNCOATED STEEL (EXCEPT REINFORCING STEEL) AND ALUMINUM SHAPES AND FASTENERS THAT ARE IN CONTACT WITH OR EMBEDDED IN CONCRETE, GROUT, OR MASONRY SHALL BE COATED WITH EPOXY PAINT (MIN 5 MIL DFT).
 - ALL SURFACES OF DISSIMILAR METALS IN CONTACT SHALL BE COATED WITH EPOXY PAINT (MIN 5 MIL DFT).

- PIPE SUPPORT NOTES:
- THE FOLLOWING RESTRICTIONS FOR SUPPORTING PIPES FROM NEW AND EXISTING STRUCTURES IN THE TABLE BELOW SHALL APPLY TO ALL PIPE SUPPORTS:

AREA	EXISTING STRUCTURES	NEW STRUCTURES
FLOOR SYSTEMS		
REINFORCED CONCRETE SLAB:		
ELEVATED SLAB	NO	YES
MAT SLAB/ BASE SLAB	NO	YES
SLAB-ON-GRADE	NO	YES
ROOF SYSTEMS		
REINFORCED CONCRETE SLAB	NO	YES
OTHER SYSTEMS		
METAL AND CONCRETE STAIRS	NO	NO
CONCRETE WALLS	NO	YES
EXISTING WATER STORAGE TANK OR FOUNDATION	NO	NO

NOTE: "NO" INDICATES THAT PIPES MAY NOT BE SUPPORTED FROM THE INDICATED STRUCTURE AND "YES" INDICATES THAT PIPES MAY BE SUPPORTED FROM THE INDICATED STRUCTURE. THE RESTRICTIONS APPLY TO BEARING THE PIPE SUPPORT ABOVE, HANGING BELOW, OR HANGING THE PIPE FROM THE SIDE OF THE INDICATED STRUCTURAL ELEMENT. ALL PIPE SUPPORTS SUPPORTED FROM STRUCTURES SHALL BE SUBJECTED TO REVIEW WITH NO EXCEPTIONS TAKEN BY THE ENGINEER.

STRUCTURAL DESIGN CRITERIA:

GEOTECHNICAL:
LATERAL EARTH PRESSURES (BELOW GRADE STRUCTURES):
ABOVE GROUNDWATER = 65 PSF/FT (UNIFORM VARYING)
BELOW GROUNDWATER = 95 PSF/FT (UNIFORM VARYING)
SURCHARGE = 75 PSF/FT (BASED ON 300 PSF UNIFORM LOAD)
NET ALLOWABLE SUBGRADE BEARING CAPACITY = 1150 PSF

LIVE LOADS:
FLORIDA BUILDING CODE - 8TH EDITION 2023
ASCE 7-22 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ASCE 7-22 SUPPLEMENT 2
2021 INTERNATIONAL BUILDING CODE
ASCE 24-14 - FLOOD RESISTANT DESIGN AND CONSTRUCTION
FEMA P-55 COASTAL CONSTRUCTION MANUAL

RISK CATEGORY IV

WIND LOADS
HURRICANE-PRONE REGION
WIND-BORNE DEBRIS REGION
BASIC WIND SPEED (V):
Vult = ULTIMATE (BASIC) WIND SPEED, Vult (3 SEC GUST) = 160 MPH
Vasd = NOMINAL DESIGN WIND SPEED, Vasd = 124 MPH
SURFACE ROUGHNESS D
EXPOSURE CATEGORY D
INTERNAL PRESSURE COEFFICIENT (GCpi) = +/- 0.55
TOPOGRAPHIC FACTOR (Kzt) = 1.135
DIRECTIONALITY FACTOR Kd = 1.0 (MWFRS & C&C)
GUST EFFECT FACTOR, G = .85 (RIGID BUILDING)

FLOOD LOADS
PRIOR TO A FLOODING EVENT, THE EXISTING WATER STORAGE TANK SHOULD BE FILLED TO THE GREATEST EXTENT POSSIBLE
ALL ELEVATIONS IN NAVD88 DATUM
SPECIAL FLOOD HAZARD AREA
ASCE 24 FLOOD CATEGORY IV
FEMA FLOOD ZONE AE
STRUCTURE IS DRY FLOODPROOFED TO ELEVATION 18.8

DESIGN LOWEST ERODED GROUND ELEVATION = 5.5 (NO EROSION ANTICIPATED)

WAVE DYNAMIC PRESSURE COEFFICIENT (Cp)= 3.5 (CATEGORY IV)

BASE FLOOD LOAD CASE 1
FEMA 100 YR BFE = 10.00
STILLWATER DEPTH = 2.93
STILLWATER ELEVATION = 8.43
CREST OF INCIDENT WAVE ELEVATION = 10.03
CREST OF REFLECTED WAVE ELEVATION = 11.94
BREAKING WAVE HEIGHT = 2.28
FLOOD VELOCITY = 2.93 FT/S
SCOUR DEPTH = 3.51 FT
DESIGN DEBRIS WEIGHT = 2000 LB
DEBRIS IMPACT FORCE = 1801 LB

BASE FLOOD LOAD CASE 2
FEMA 500 YR BFE = 14.6
STILLWATER DEPTH = 5.92
STILLWATER ELEVATION = 11.42
CREST OF INCIDENT WAVE ELEVATION = 14.67
CREST OF REFLECTED WAVE ELEVATION = 18.51
BREAKING WAVE HEIGHT = 4.61
FLOOD VELOCITY = 5.9 FT/S (ASSUME LOWER BOUND)
SCOUR DEPTH = 6.34 FT
DESIGN DEBRIS WEIGHT = 4000 LB
DEBRIS IMPACT FORCE = 7329 LB

DESIGN FLOOD LOAD CASE (DFE = 18.80)
PINELLAS COUNTY 500 YR 2020 BFE = 16.3 FT
SEA LEVEL RISE ABOVE COUNTY 500 YR = 2.5 FT
DESIGN FLOOD ELEVATION = 18.80 FT
STILLWATER DEPTH = 8.64
STILLWATER ELEVATION = 14.14
CREST OF INCIDENT WAVE ELEVATION = 18.89
CREST OF REFLECTED WAVE ELEVATION = 24.51
BREAKING WAVE HEIGHT = 6.74
FLOOD VELOCITY = 12.7 FT/S
SCOUR DEPTH = 12.31 FT
DESIGN DEBRIS WEIGHT = 8400 LB
DEBRIS IMPACT FORCE = 33038 LB

SEISMIC LOADS
EQUIVALENT LATERAL FORCE ANALYSIS
IMPORTANCE FACTOR (Ih) = 1.5
SITE CLASSIFICATION D
SEISMIC DESIGN CATEGORY A
0.2s SPECTRAL RESPONSE ACCELERATION (Ss) = 0.062
1.0s SPECTRAL RESPONSE ACCELERATION (S1) = 0.029
SEISMIC RESPONSE COEFFICIENT (Cs) = 0.00
RESPONSE MODIFICATION COEFFICIENT (Rw):
ORDINARY REINFORCED CONCRETE SHEAR WALLS Rw = 5.0

ABBREVIATIONS

RAIN LOADS
100 YEAR, 1 HOUR RAINFALL = 4.5 INCHES
100 YEAR, 24 HOUR RAINFALL = 14 INCHES
15 MINUTE PRECIPITATION INTENSITY = 9.03 IN/HR

FLOOR LIVE LOADS: AS INDICATED ON THE DRAWINGS

ROOF LIVE LOADS: AS INDICATED ON THE DRAWINGS

COMPONENT AND CLADDING WIND PRESSURES (PSF)
(LOAD INCLUDES 0.6 LOAD FACTOR FOR WIND)

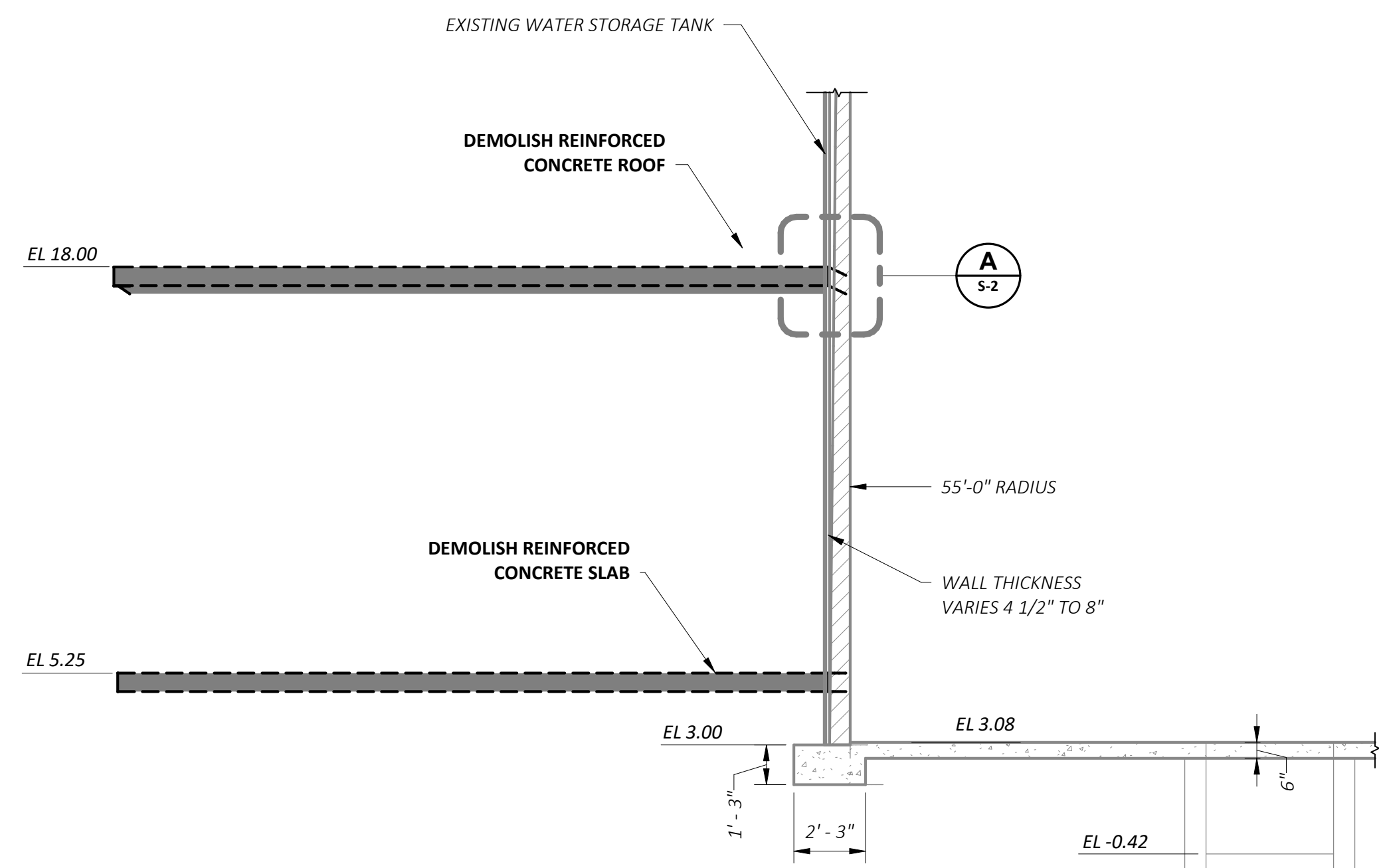
	ZONE 4	ZONE 5	ROOF
CASE 1	68	79	41
CASE 2	-74	-90	-106

PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE PROJECTED SURFACES, RESPECTIVELY.
ALL WALL AND ROOF CLADDING MATERIAL SHALL BE FASTENED WITH A MINIMUM FACTOR OF SAFETY OF 2 APPLIED TO PRESSURES NOTED ABOVE.

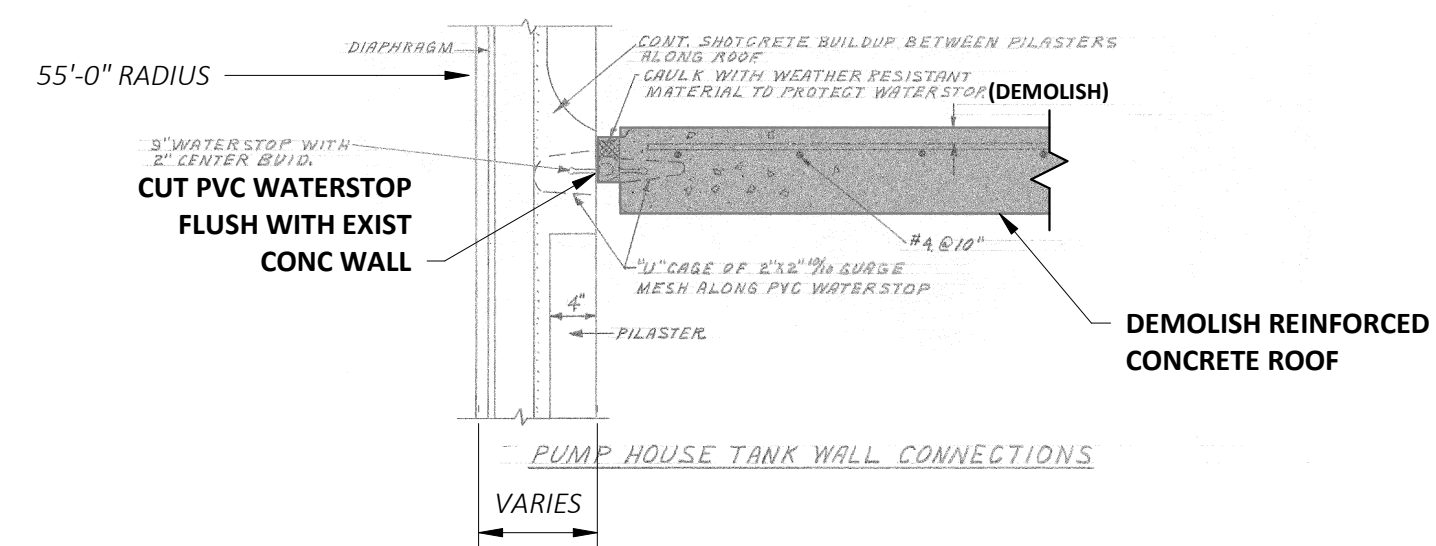
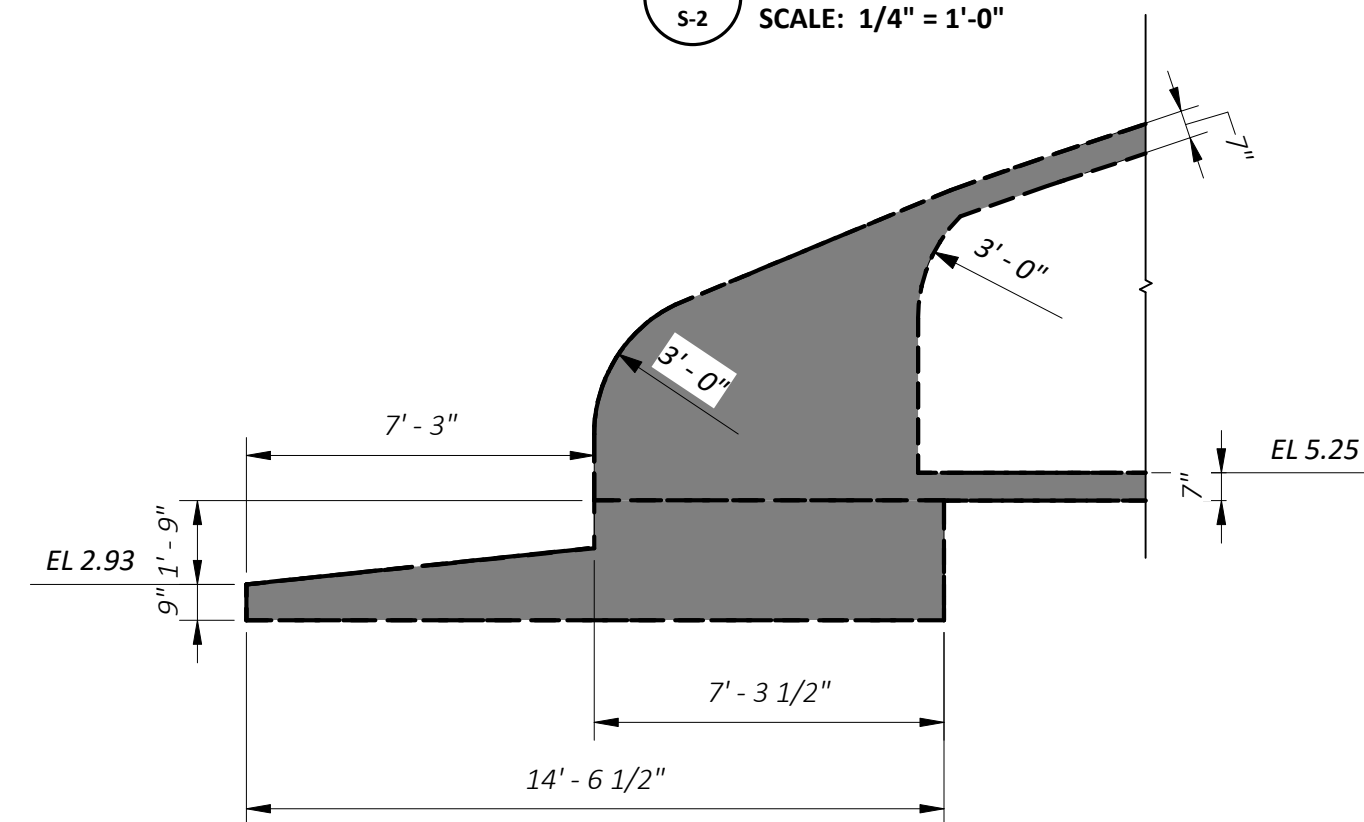
ALUMINUM AND ARCHITECTURAL AT BOTTOM CENTER CENTERLINE CLEAR COLUMN CONCRETE CONCRETE MASONRY UNIT CONTINUOUS CONTROL JOINT CONSTRUCTION JOINT DIAMETER DOWEL BAR SPLICERS DOWEL EACH END EACH FACE EACH WAY ELEVATION EXPANSION FEET FLOOR DRAIN GALVANIZED GRATING HIGH HIGH POINT HIGH STRENGTH HORIZONTAL HOT DIPPED GALVANIZED INSULATION JOINT LOW POINT MANUFACTURER MAXIMUM MINIMUM NOT TO SCALE ON CENTER OPENING POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PROCESS RADIUS REINFORCING REQUIRED RISER SCHEDULE SECTION SIMILAR SLOPE SPACE(ING) SQUARE STAINLESS STEEL THICKNESS TOP TOP & BOTTOM TOP OF CONCRETE TREAD TYPICAL UNLESS OTHERWISE NOTED WIDE WITH WITHOUT	ALUM, AL & ARCH @ BOT, B/ CTR CL CLR COL CONC CMU CONT CJ CNJ DIA, Ø DBS DWL EE EF EW ELEV, EL EXP FT FD GALV GRGTG H HP HS HOR HDG INSUL JT LP MFR MAX MIN NTS OC OPNG PSF PSI PROC RAD REINF REQ'D R SCH SECT SIM SL SP SQ SS THK T, T/ T & B T/ CONC, TOC TR TYP UON W W/ W/O
---	--

LEGEND					
PLAN		SECTION		TEXT	
	EXISTING STRUCTURE		EXISTING CAST-IN-PLACE CONCRETE		EXISTING STRUCTURE
	EXISTING STRUCTURE TO BE DEMOLISHED		CAST-IN-PLACE CONCRETE		PROPOSED WORK
	STRUCTURE		STRUCTURAL ALUMINUM		DIMENSION OF EXISTING STRUCTURE
	GUARD		CONCRETE MASONRY		DIMENSION OF PROPOSED STRUCTURE
	GRATING		CONCRETE FILL/ SAND		
	HIDDEN OBJECT		FINISH GRADE		
	CONSTRUCTION JOINT		RIGID INSULATION		
	CONTROL JOINT				
	OPENING				

				DESIGNED J.POWELL		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: TYPICAL STRUCTURAL NOTES	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 06-2024
				DRAWN M.DOLAN						PROJECT NO. 002150A
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED						SHEET: S-1



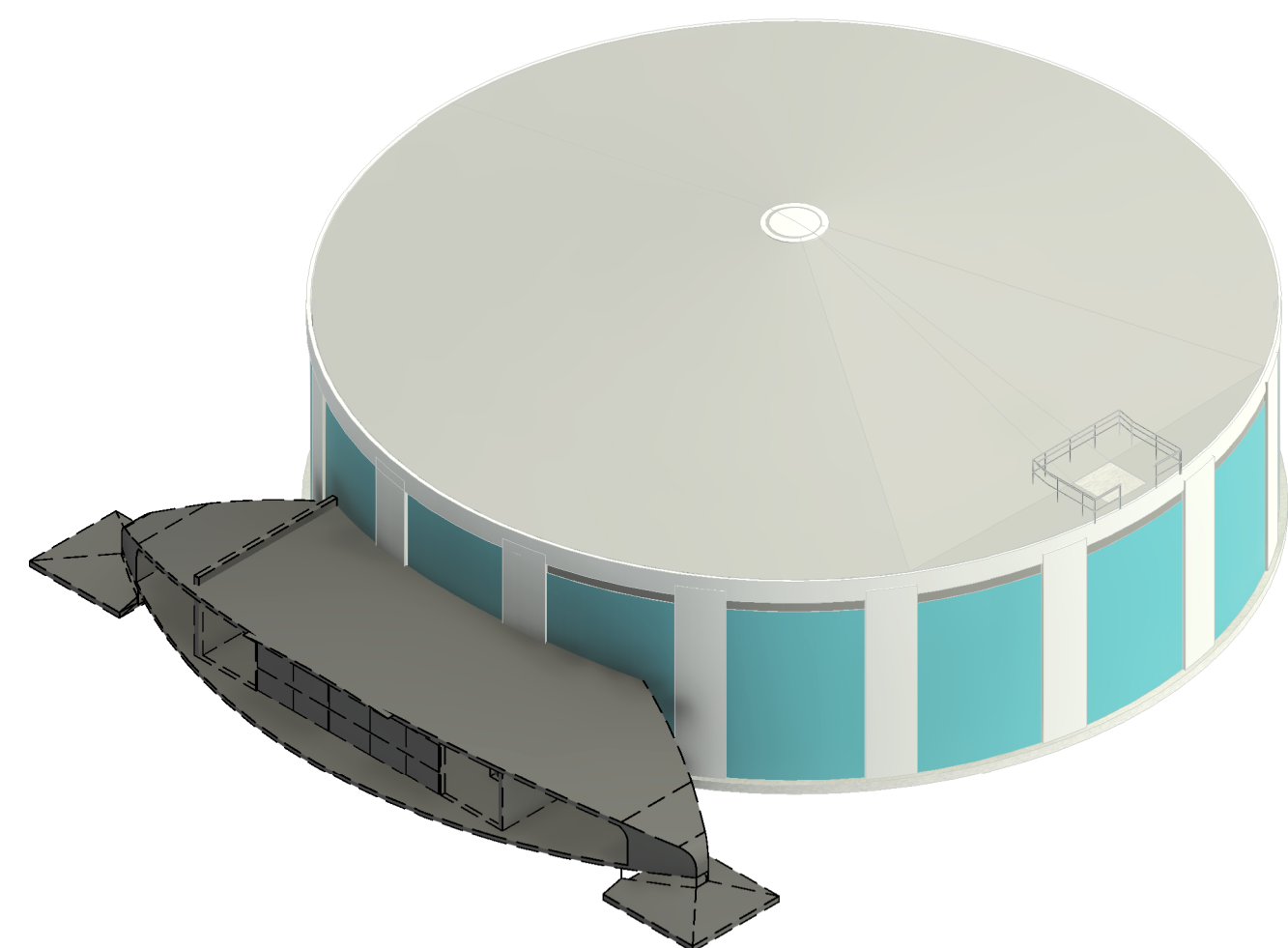
2 SECTION
S-2 SCALE: 1/4" = 1'-0"



DETAIL A
NTS

NOTES:

1. THESE DRAWINGS PROVIDE MINIMUM REQUIREMENTS FOR GROUND STORAGE BIDDING PURPOSES. GROUND STORAGE TANK MANUFACTURER SHALL ASSUME FULL RESPONSIBILITY FOR THE ENGINEERING, DESIGN, AND CONSTRUCTION OF THE GROUND STORAGE TANK MODIFICATIONS AND PROTECTION SYSTEMS.
2. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S-1. FOR TYPICAL STRUCTURAL DETAILS, SEE DRAWINGS S-12 THROUGH S-15.

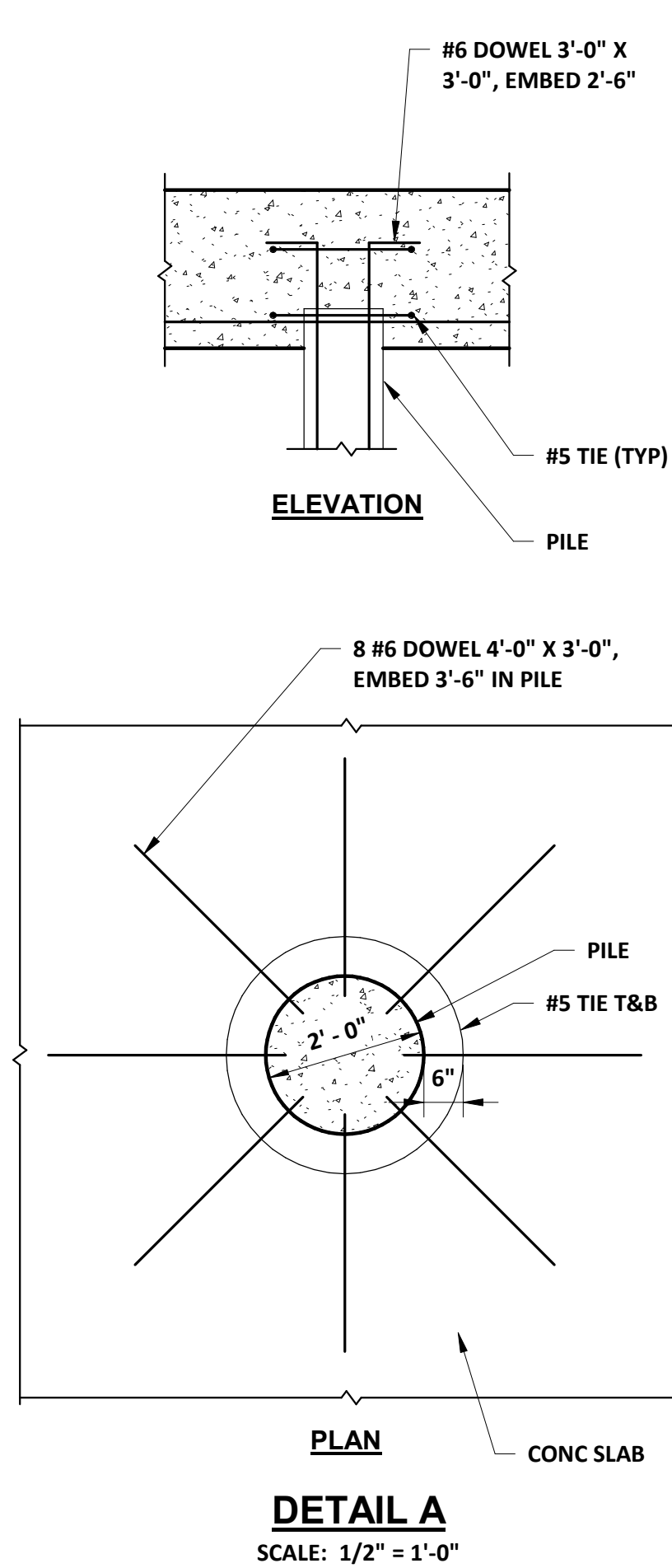
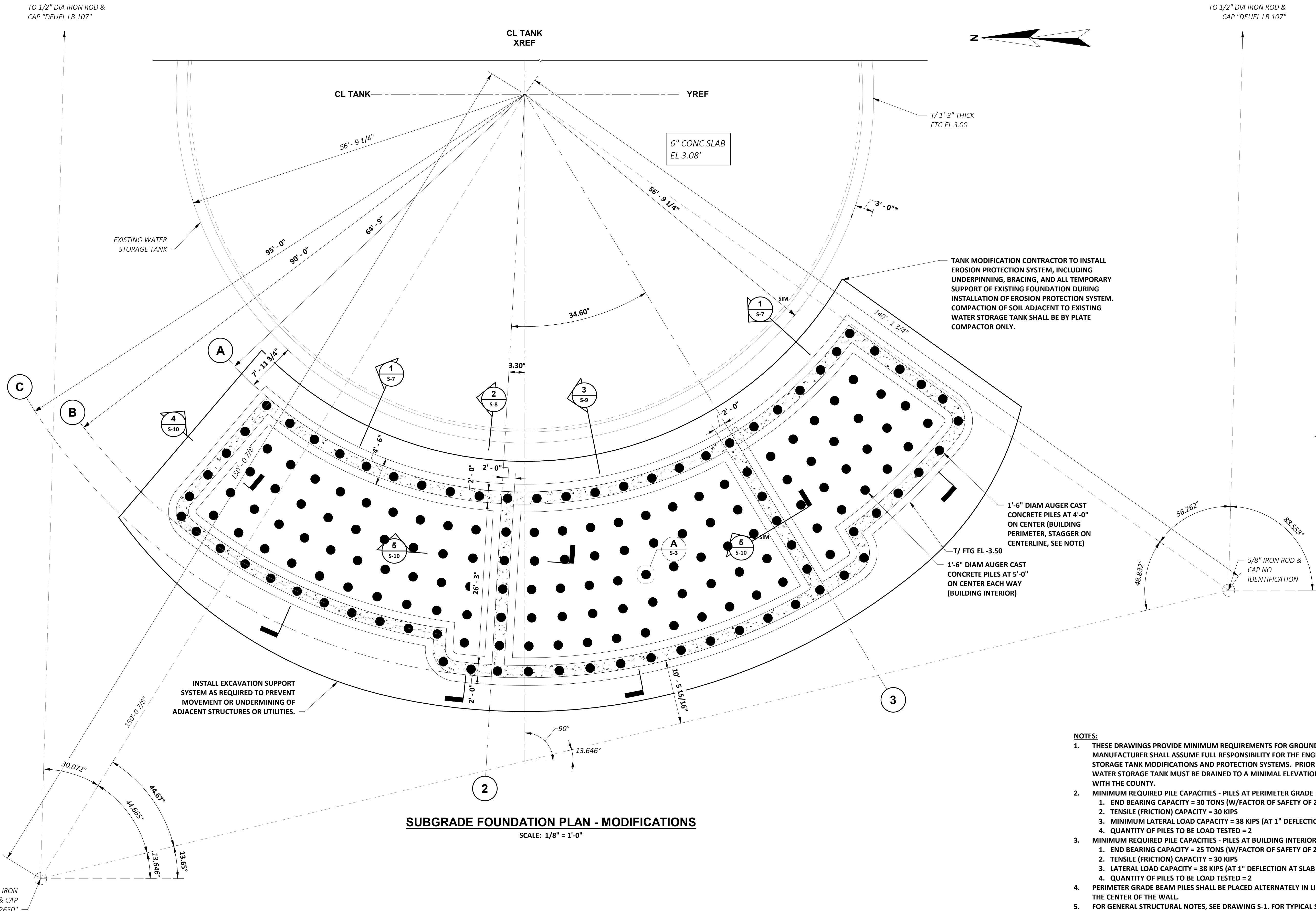


BASE DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

NOTE: THREE-DIMENSIONAL MODELS INTENDED TO SUPPLEMENT VISUALIZING DESIGN INTENT. IN THE EVENT OF DISCREPANCIES OR DIFFERENCES, DIMENSIONS AND DETAILS SHOWN IN TWO-DIMENSIONAL ORTHOGRAPHIC DRAWINGS SHALL SUPERSEDE THOSE SHOWN OR INTERPRETED FROM THE THREE-DIMENSIONAL MODELS

			DESIGNED <u>J.POWELL</u>		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: STRUCTURAL BASE DEMOLITION PLAN		APPROVED BY: _____ DATE _____	DATE: 03-2024
			DRAWN <u>M.DOLAN</u>						PROJECT NO. 002150A
			CHECKED _____						DRAWING: S-2
REV. NO.	DATE	DESCRIPTION	REV. BY						

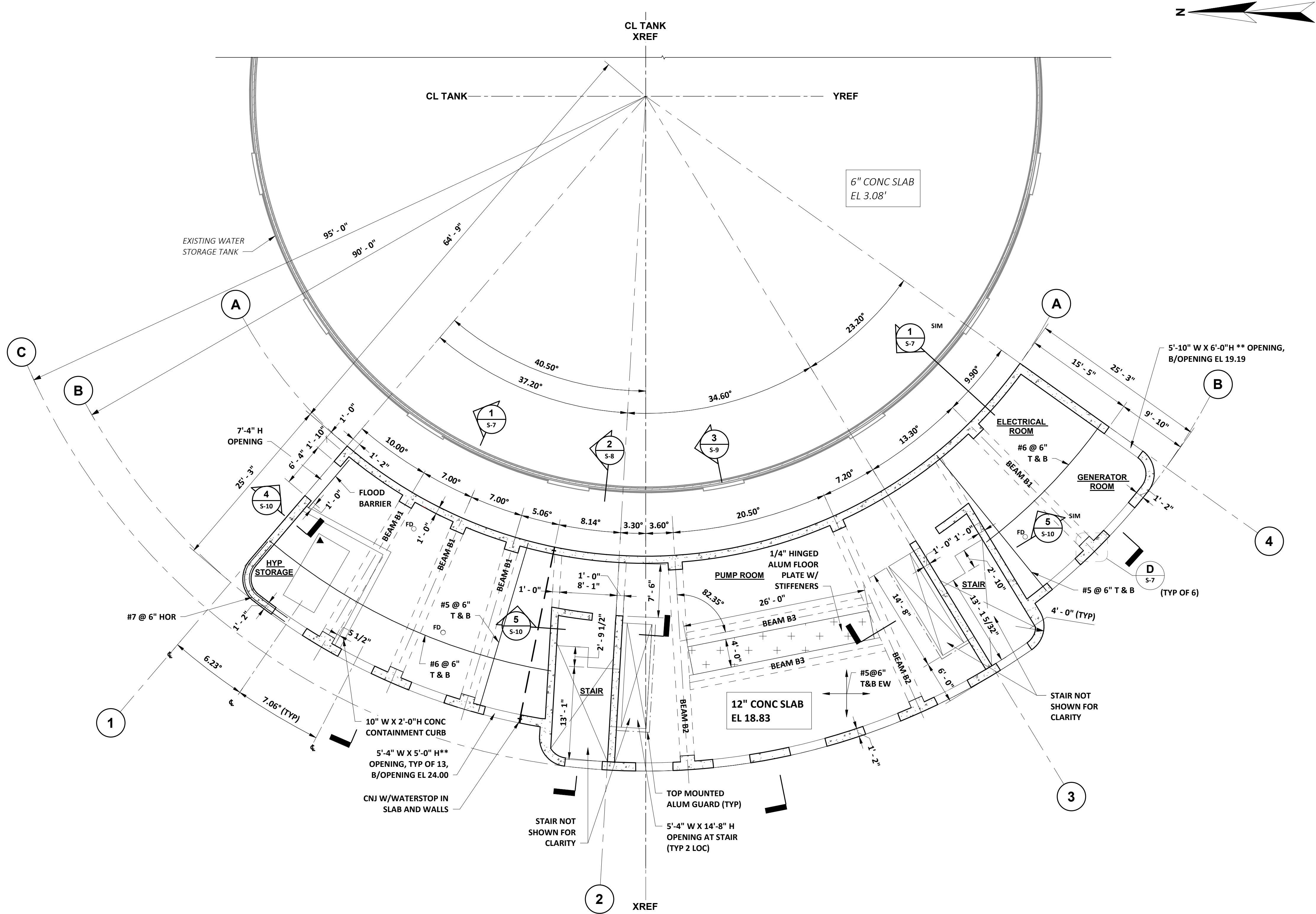
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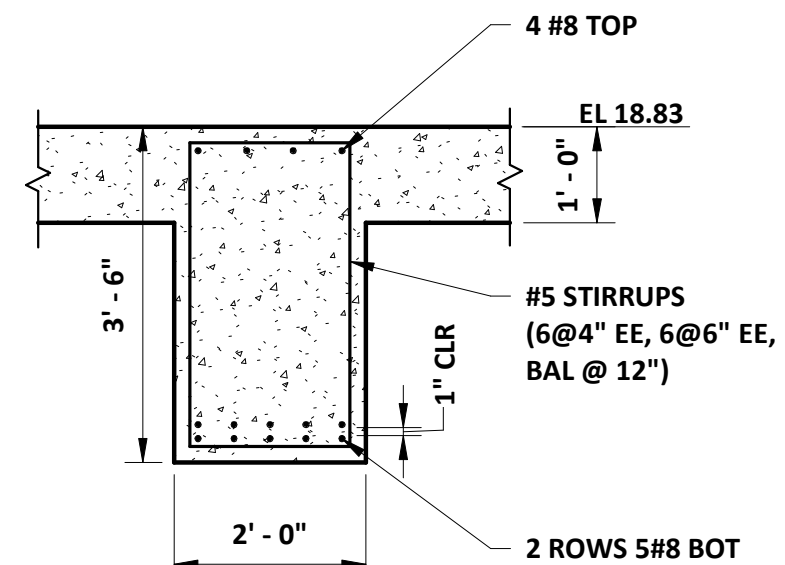
- NOTES:**
- THESE DRAWINGS PROVIDE MINIMUM REQUIREMENTS FOR GROUND STORAGE TANK BIDDING PURPOSES. GROUND STORAGE TANK MANUFACTURER SHALL ASSUME FULL RESPONSIBILITY FOR THE ENGINEERING, DESIGN, AND CONSTRUCTION OF THE GROUND STORAGE TANK MODIFICATIONS AND PROTECTION SYSTEMS. PRIOR TO INSTALLATION OF SHEETING/EXCAVATION BRACING, THE WATER STORAGE TANK MUST BE DRAINED TO A MINIMAL ELEVATION AS REQUIRED BY THE TANK MANUFACTURER AND COORDINATED WITH THE COUNTY.
 - MINIMUM REQUIRED PILE CAPACITIES - PILES AT PERIMETER GRADE BEAM (T/PILE EL 5.25):
 - END BEARING CAPACITY = 30 TONS (W/FACTOR OF SAFETY OF 2)
 - TENSILE (FRICTION) CAPACITY = 30 KIPS
 - MINIMUM LATERAL LOAD CAPACITY = 38 KIPS (AT 1" DEFLECTION AT GRADE BEAM LEVEL)
 - QUANTITY OF PILES TO BE LOAD TESTED = 2
 - MINIMUM REQUIRED PILE CAPACITIES - PILES AT BUILDING INTERIOR (T/PILE EL -5.25):
 - END BEARING CAPACITY = 25 TONS (W/FACTOR OF SAFETY OF 2)
 - TENSILE (FRICTION) CAPACITY = 30 KIPS
 - LATERAL LOAD CAPACITY = 38 KIPS (AT 1" DEFLECTION AT SLAB LEVEL)
 - QUANTITY OF PILES TO BE LOAD TESTED = 2
 - PERIMETER GRADE BEAM PILES SHALL BE PLACED ALTERNATELY IN LINES SPACED 1' APART AND LOCATED SYMMETRICALLY UNDER THE CENTER OF THE WALL.
 - FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S-1. FOR TYPICAL STRUCTURAL DETAILS, SEE DRAWINGS S-12 THROUGH S-15.

			DESIGNED J.POWELL		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: SUBGRADE FOUNDATION PLAN MODIFICATIONS	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03-2024 PROJECT NO. 002150A DRAWING: S-3
			DRAWN M.DOLAN						
			CHECKED						
REV. NO.	DATE	DESCRIPTION	REV. BY						

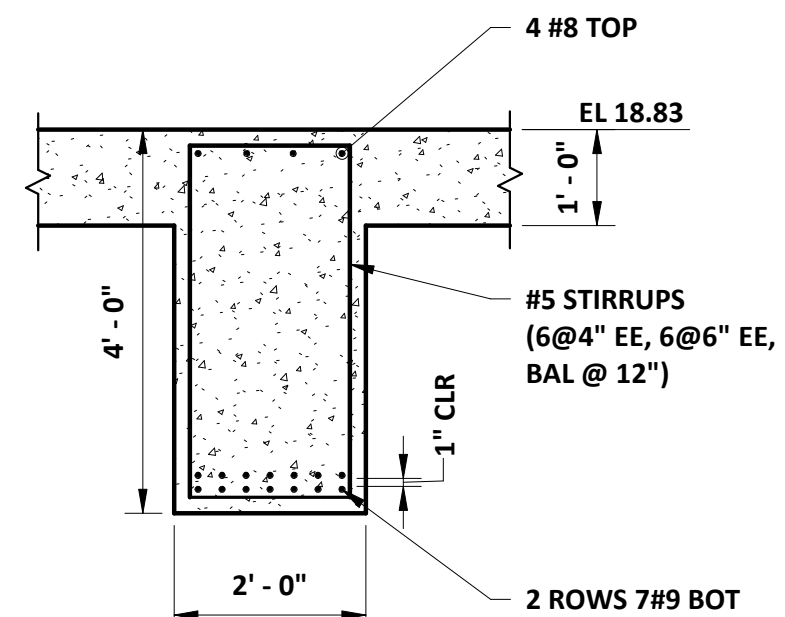
Autodesk Docs / FL - PinellasCounty-21464-GulfBeachWaterBoosterStation.rvt



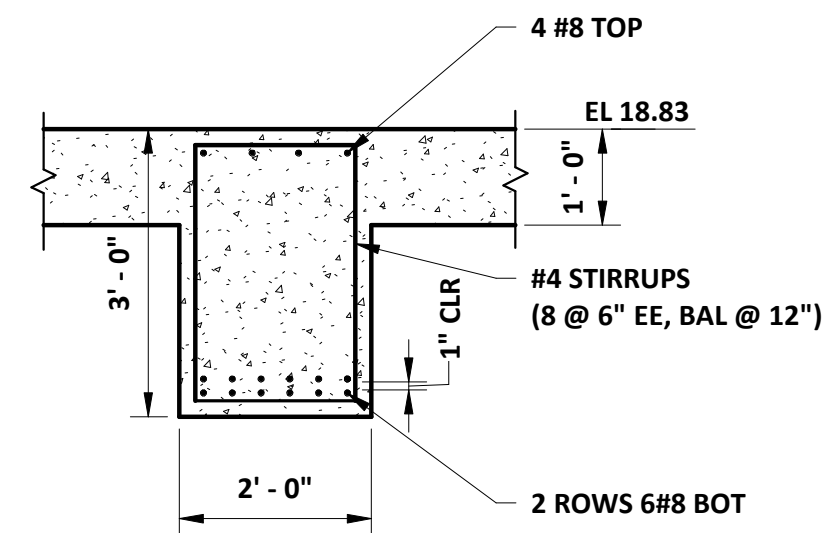
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



BEAM B1
SCALE: 1/2" = 1'-0"



BEAM B2
SCALE: 1/2" = 1'-0"



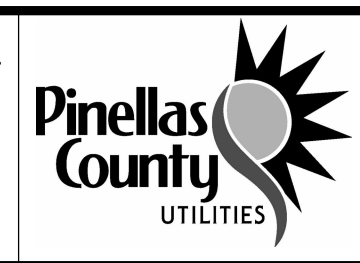
BEAM B3
SCALE: 1/2" = 1'-0"

NOTES:

- DESIGN SLAB LIVE LOADS:
ELECTRICAL AND GENERATOR ROOMS = 300 PSF
PUMP ROOM MEZZANINE = 200 PSF
CHEM STORAGE AND MECHANICAL = 300 PSF
- MAIN REINFORCING STEEL (OUTER LAYERS) SHALL RUN IN THE TANGENTIAL (NORTH-SOUTH) DIRECTION.
- FINAL CLEAR OPENING DIMENSIONS FOR DOORS AND WINDOWS SHALL BE COORDINATED WITH THE DOORS AND WINDOWS SUPPLIED.
- FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S-1. FOR TYPICAL STRUCTURAL DETAILS, SEE DRAWINGS S-12 THROUGH S-15.

REV. NO.	DATE	DESCRIPTION

DESIGNED	J. POWELL
DRAWN	M. DOLAN
CHECKED	

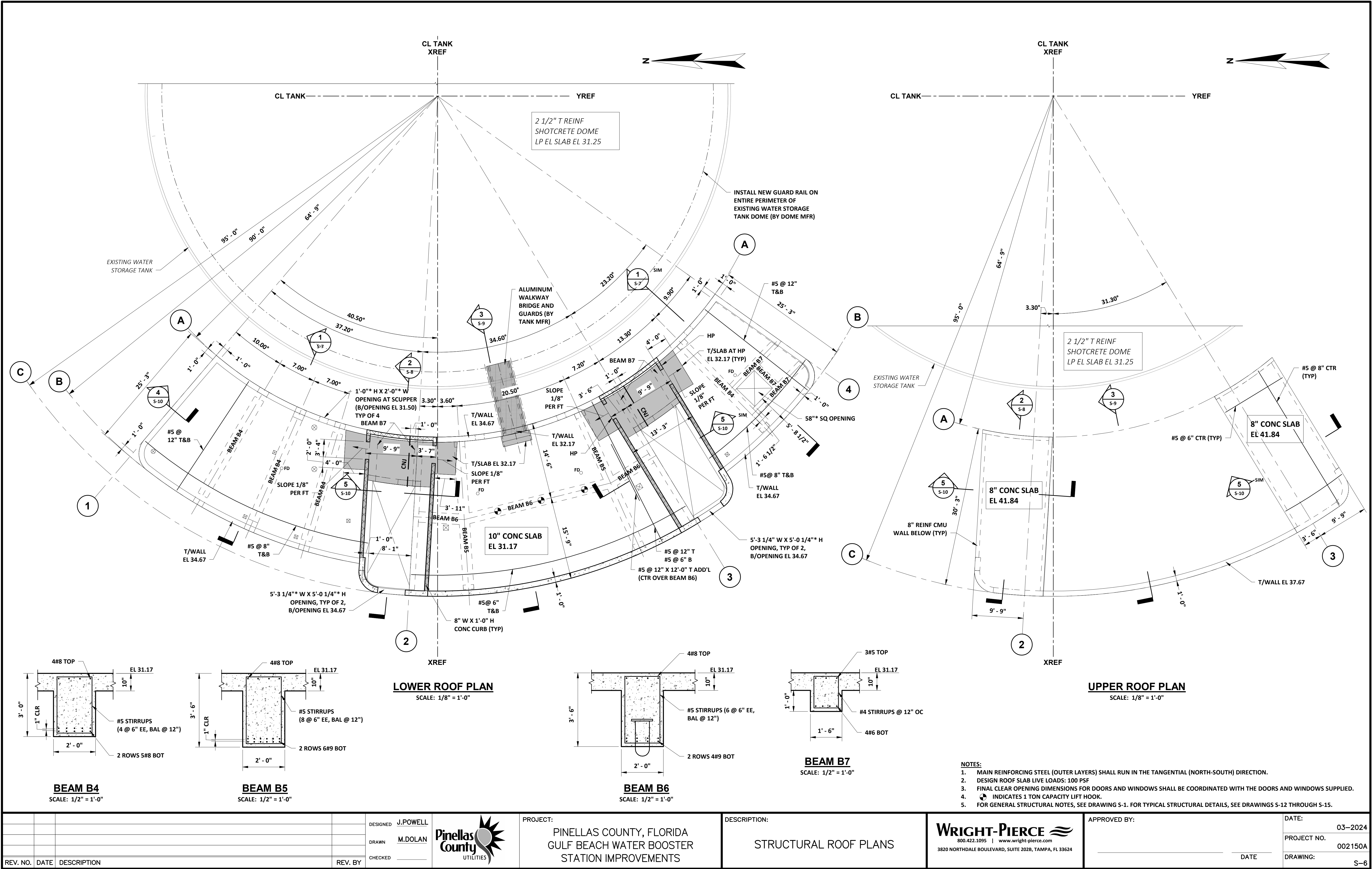


PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

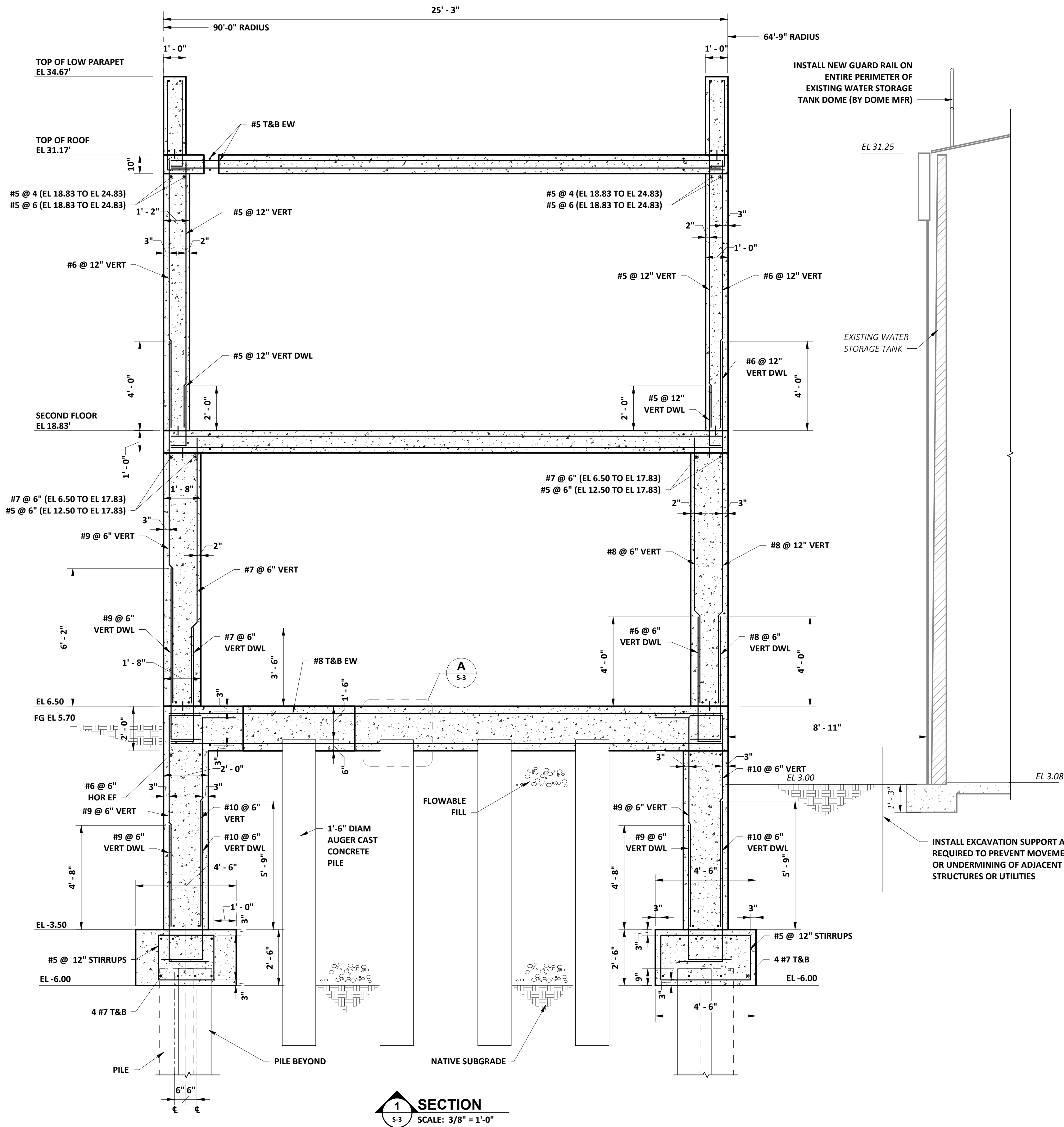
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STRUCTURAL SECOND FLOOR PLAN



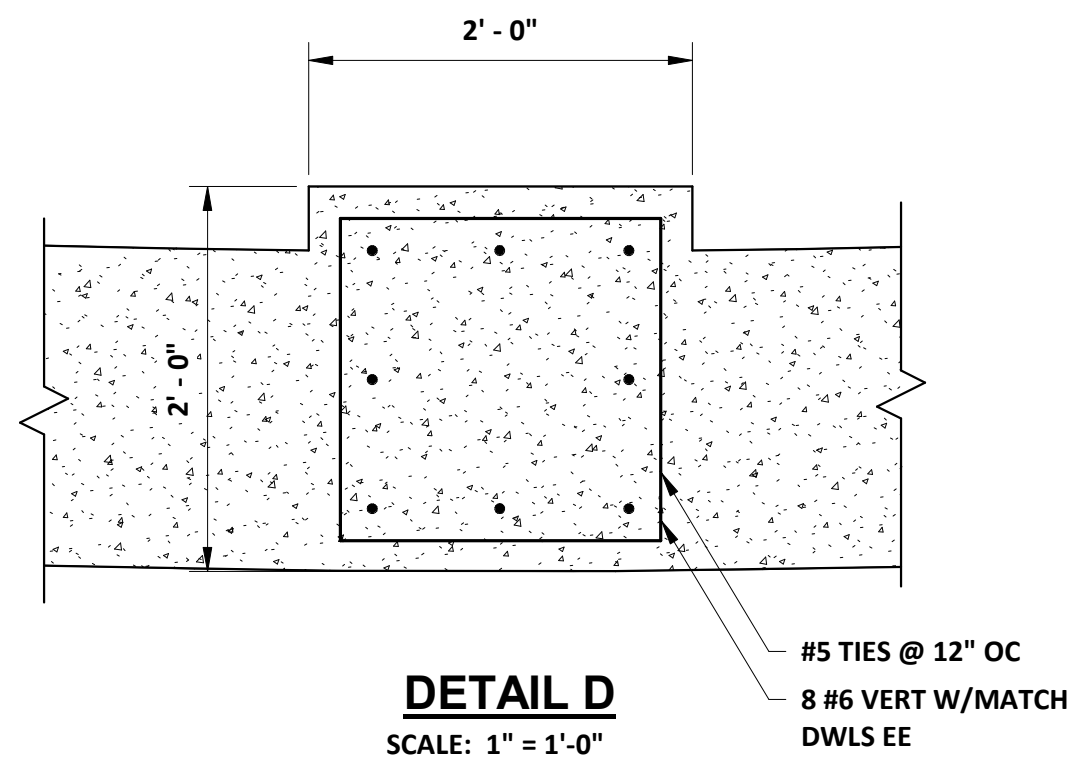
APPROVED BY:	DATE:
	03-2024
	PROJECT NO.
	002150A
	DRAWING:
	S-5



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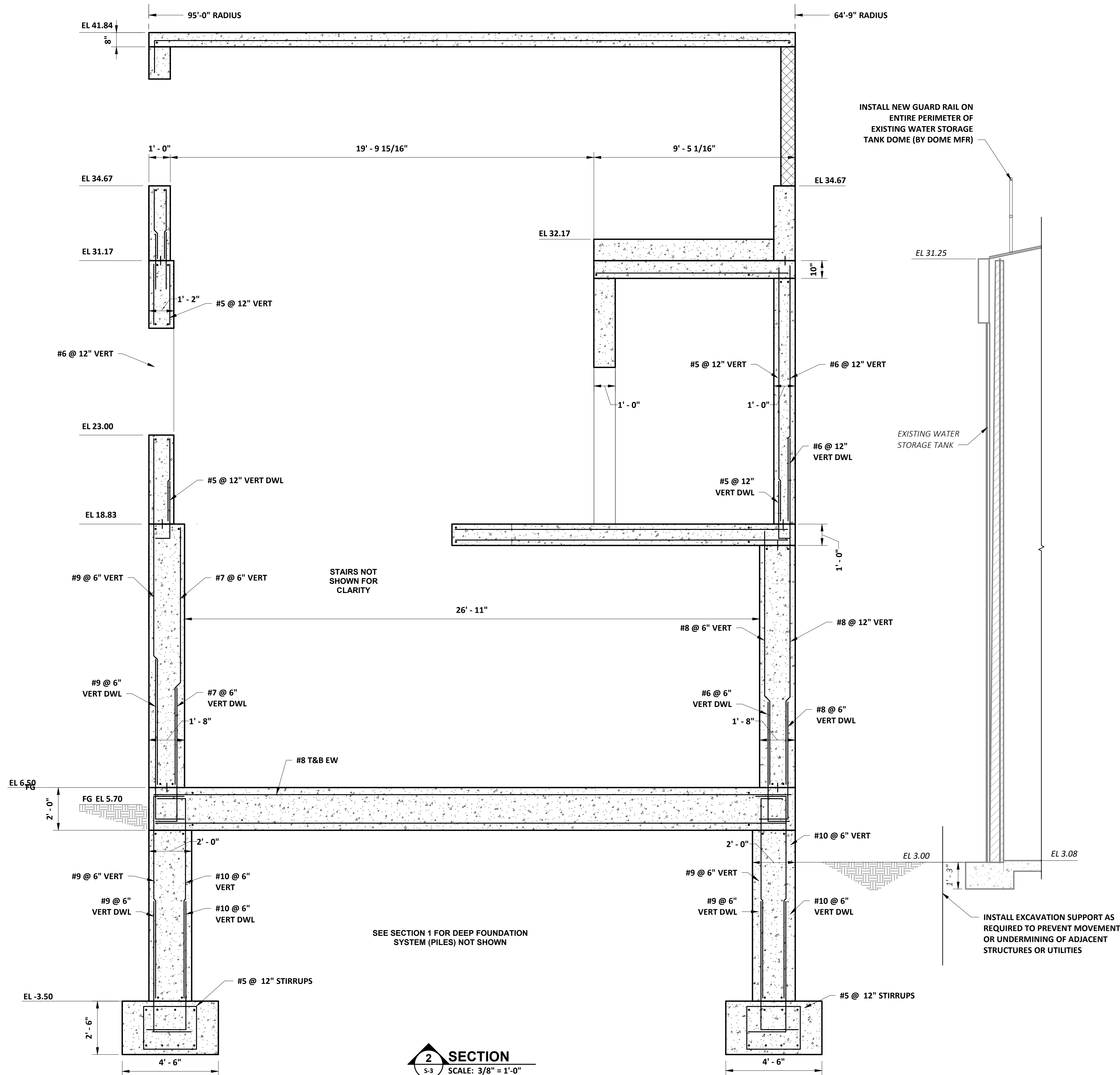
1 SECTION
S-3
SCALE: 3/8" = 1'-0"



NOTES:
1. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S-1. FOR TYPICAL STRUCTURAL DETAILS, SEE DRAWINGS S-12 THROUGH S-15.

				DESIGNED J. POWELL		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: STRUCTURAL SECTIONS I	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03-2024
				DRAWN M. DOLAN						PROJECT NO. 002150A
				CHECKED						DRAWING: S-7
REV. NO.	DATE	DESCRIPTION		REV. BY						

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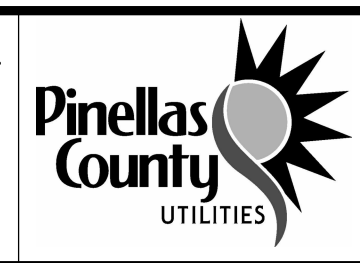


NOTES:

1. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S-1. FOR TYPICAL STRUCTURAL DETAILS, SEE DRAWINGS S-12 THROUGH S-15.

REV. NO.	DATE	DESCRIPTION

DESIGNED	J.POWELL
DRAWN	M.DOLAN
CHECKED	



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

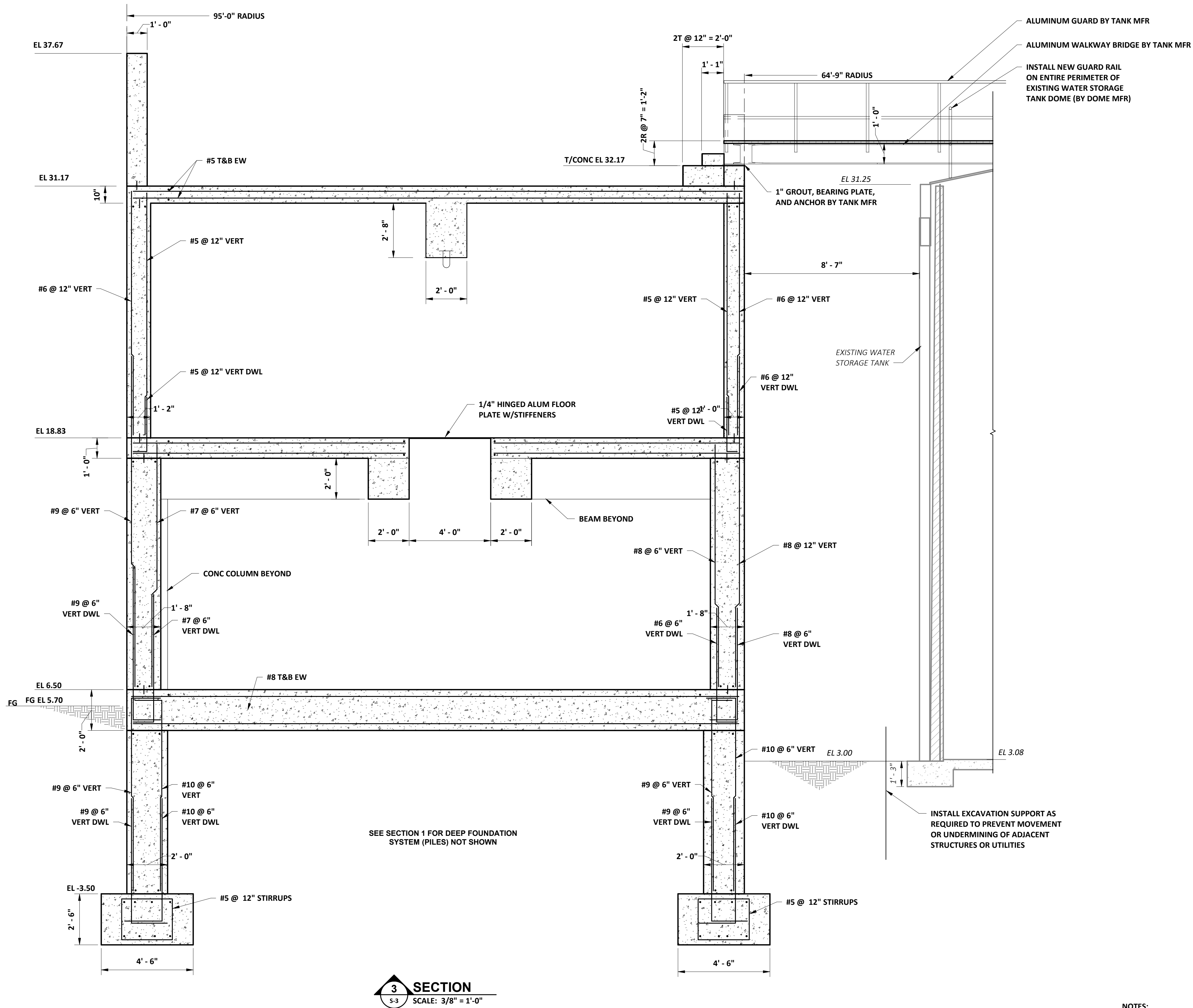
DESCRIPTION:
STRUCTURAL SECTIONS II

WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:	
DATE	

DATE:	03-2024
PROJECT NO.	002150A
DRAWING:	S-8

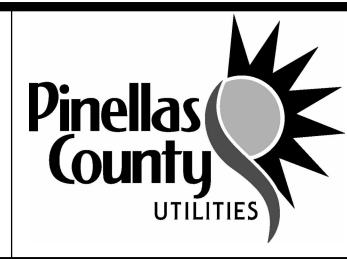
Autodesk Docs / FL - PinellasCounty-21464-GulfBeachBoosterStation.rvt



NOTES:
1. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S-1. FOR TYPICAL STRUCTURAL DETAILS, SEE DRAWINGS S-12 THROUGH S-15.

REV. NO.	DATE	DESCRIPTION

DESIGNED	J.POWELL
DRAWN	M.DOLAN
CHECKED	



PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS
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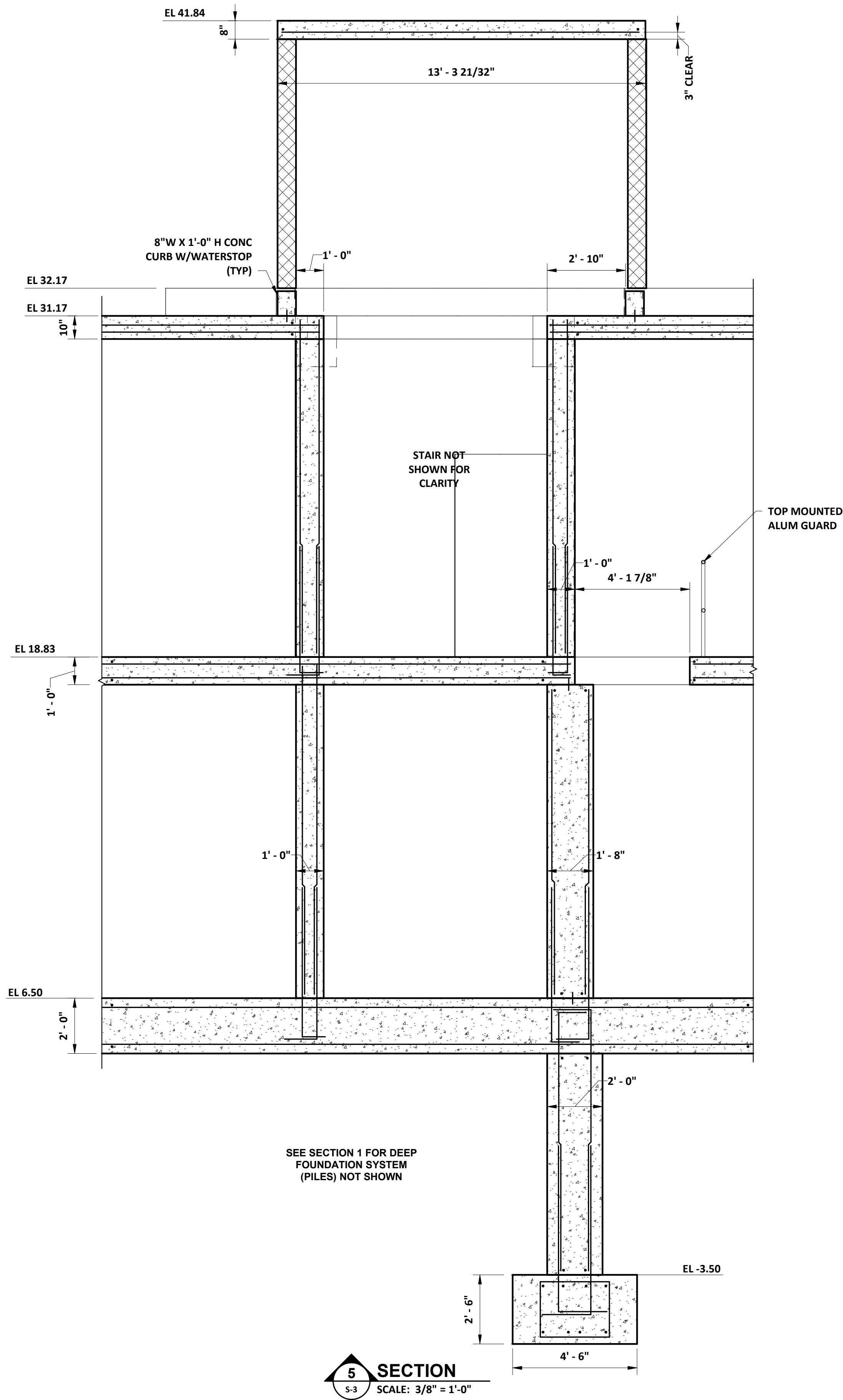
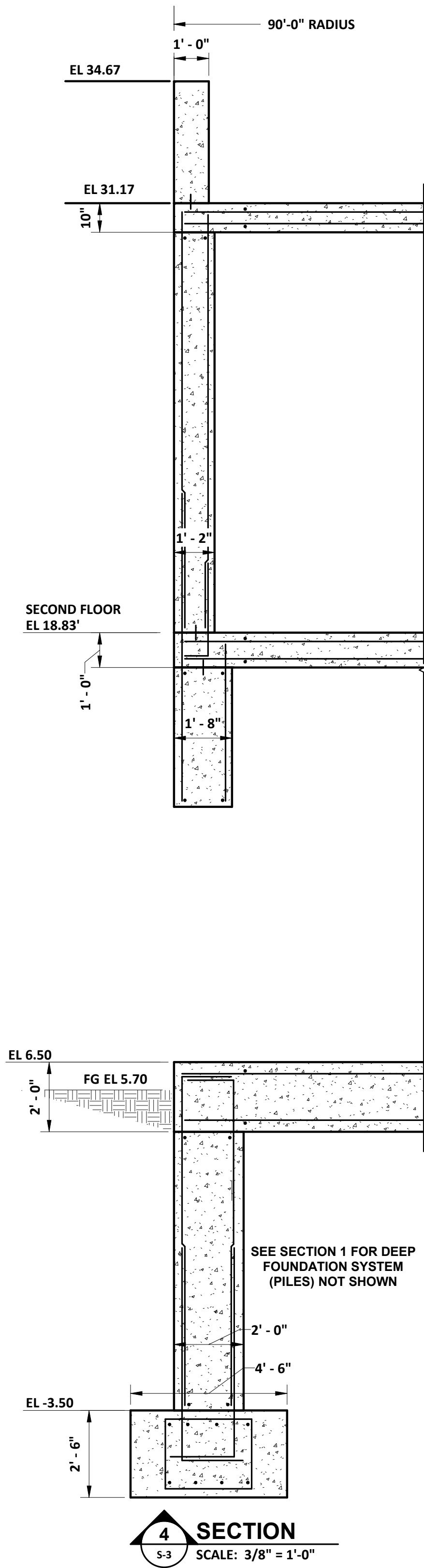
DESCRIPTION:	STRUCUTRAL SECTIONS III
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WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624

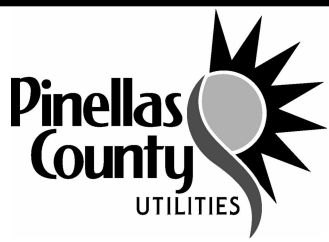
APPROVED BY:	
DATE	

DATE:	03-2024
PROJECT NO.	002150A
DRAWING:	S-9

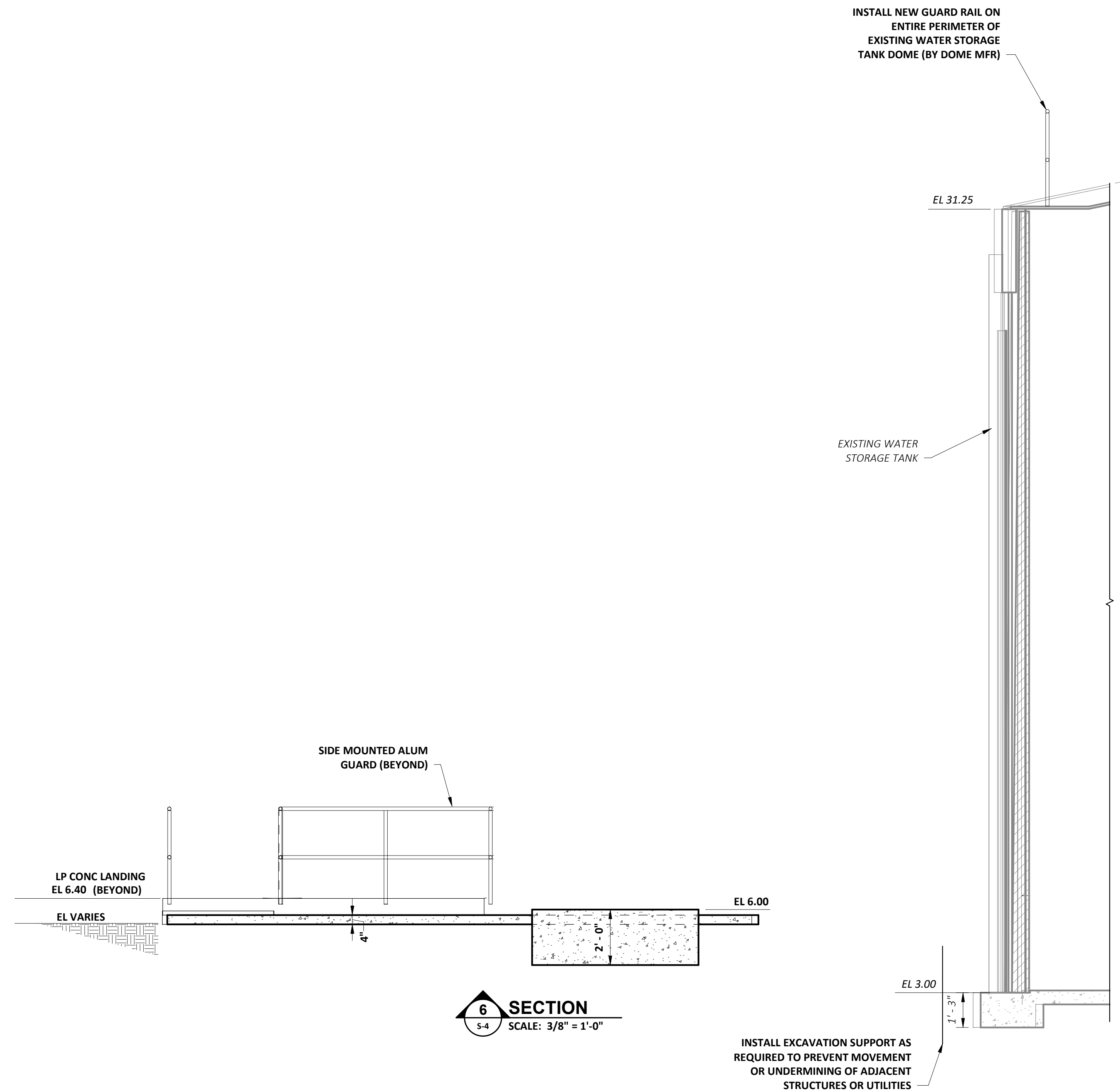
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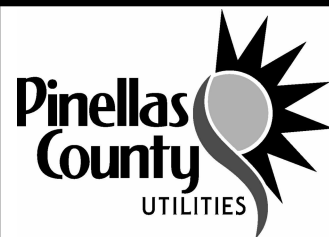
- NOTES:**
1. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S-1. FOR TYPICAL STRUCTURAL DETAILS, SEE DRAWINGS S-12 THROUGH S-15.

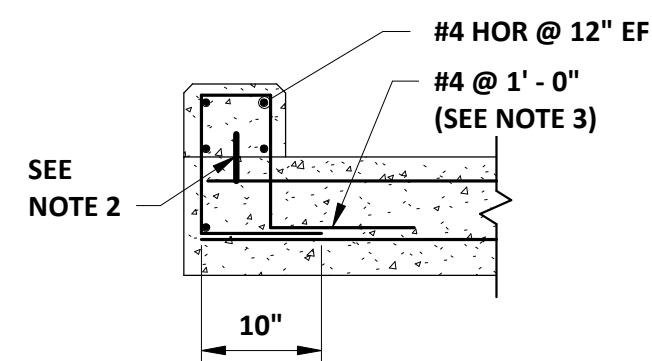
				DESIGNED	J.POWELL		PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION:	STRUCUTRAL SECTIONS IV	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:	DATE:
				DRAWN	M.DOLAN								03-2024
				CHECKED									PROJECT NO.
				REV. BY									002150A
REV. NO.	DATE	DESCRIPTION		REV. BY								DATE	DRAWING:
													S-10

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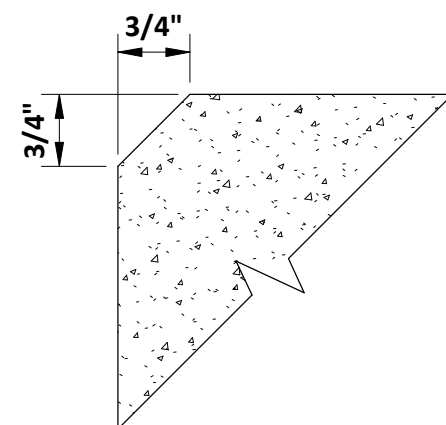


- NOTES:
- FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S-1. FOR TYPICAL STRUCTURAL DETAILS, SEE DRAWINGS S-12 THROUGH S-15.

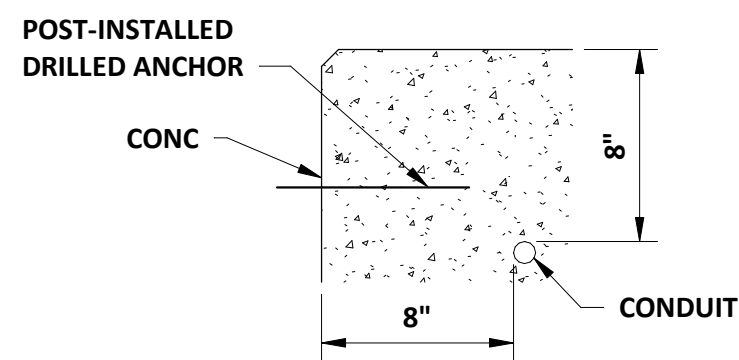
			DESIGNED <u>J.POWELL</u>		PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION:	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:	DATE:
			DRAWN <u>M.DOLAN</u>		03-2024					
			CHECKED _____		PROJECT NO.					
					002150A					
REV. NO.	DATE	DESCRIPTION	REV. BY							DRAWING:
										S-11



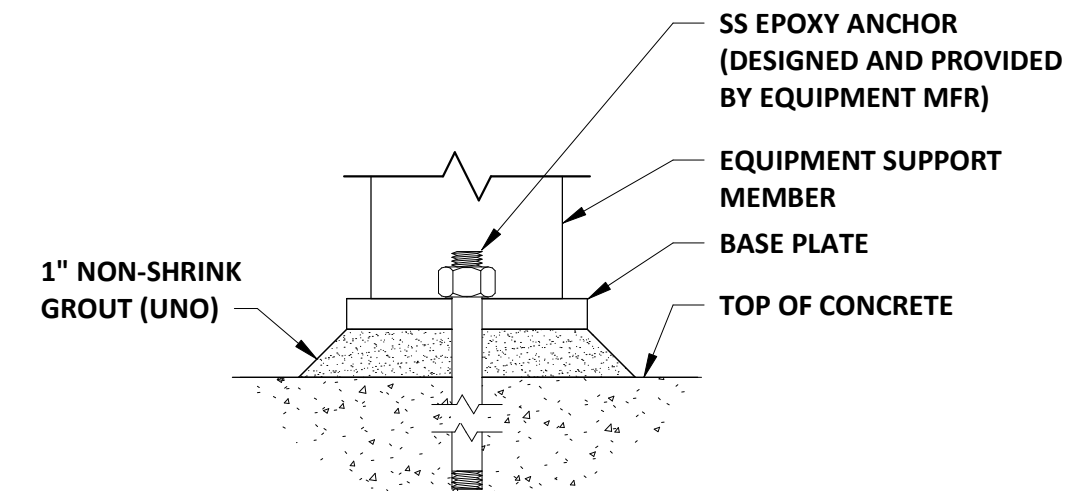
- NOTES:**
1. FOR CURB CORNER REINFORCING, SEE WALL REINFORCEMENT DETAIL THIS SHEET.
 2. ADD WATERSTOP IN CONTAINMENT CURBS AND CURBS EXPOSED TO THE EXTERIOR. (UNLESS OTHERWISE NOTED)



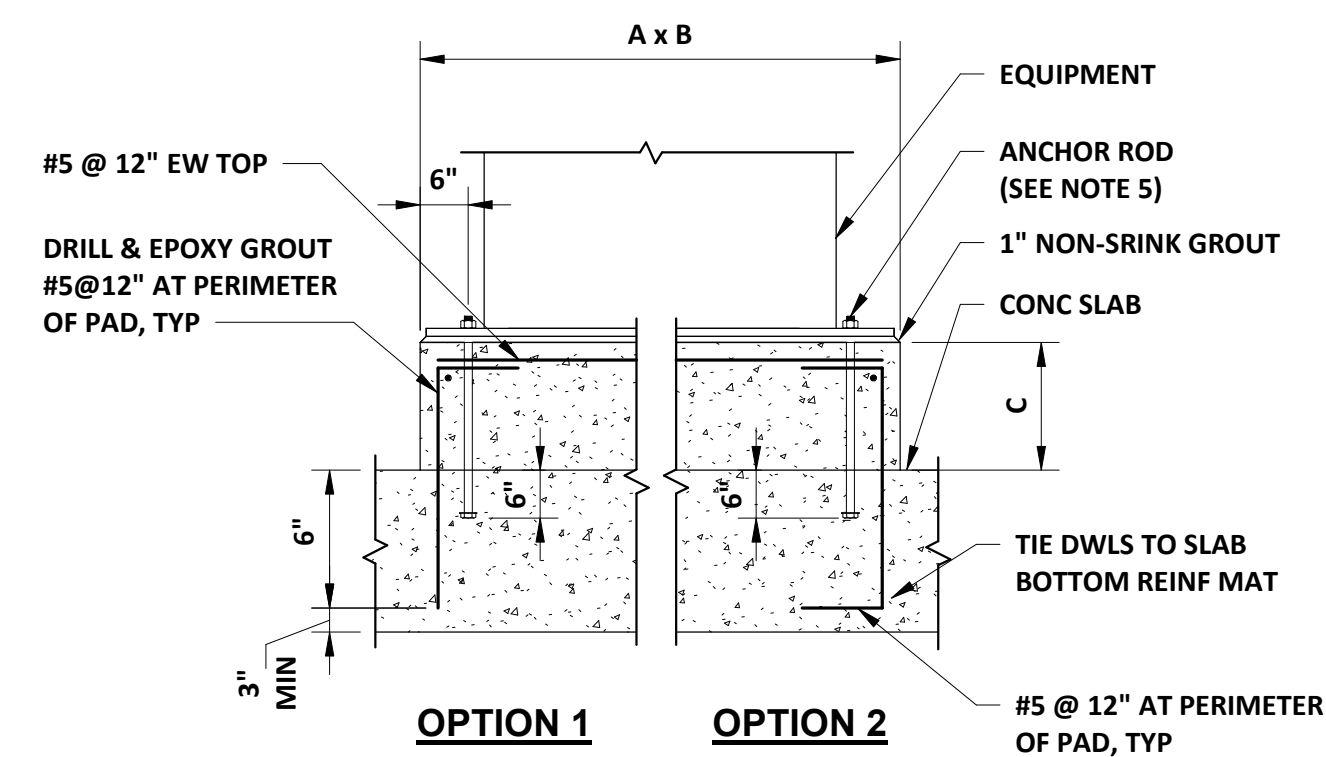
NOTE: CHAMFER ALL CORNERS AND EDGES, EXCEPT THOSE DIRECTLY BELOW MASONRY WALLS, AT WALL-MOUNTED ANGLES SUPPORTING GRATING OR PLATE AND WHERE COVERED BY BACKFILL.



- NOTES:**
1. REINFORCEMENT NOT SHOWN FOR CLARITY.
 2. CLEARANCE REQUIREMENTS ARE IN AREAS WHERE POST-INSTALLED DRILLED ANCHORS WILL BE INSTALLED. INDICATED CLEARANCES ARE MINIMUMS UNLESS OTHERWISE INDICATED. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS OF CONDUIT W/ DRILLED ANCHORS.



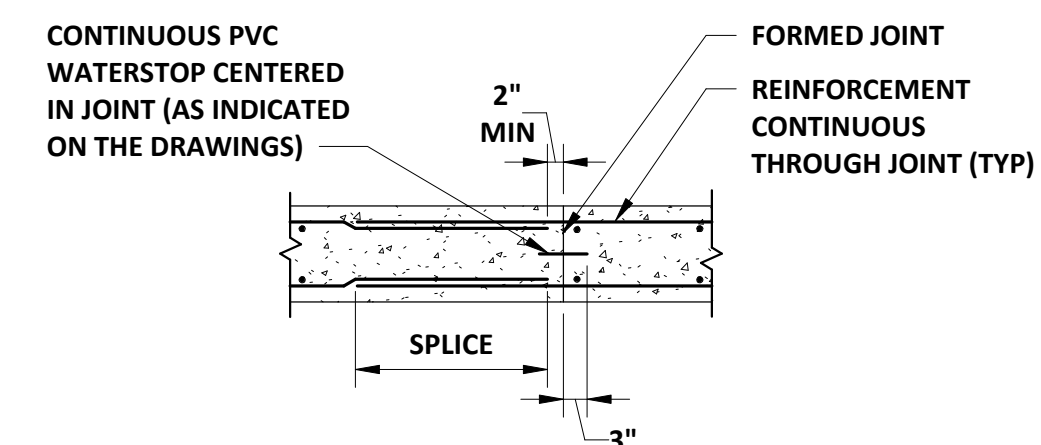
**NOTE: THIS DETAIL APPLIES TO VERTICAL SUPPORTS BEARING ON A SLAB.
REFER TO EQUIPMENT PAD DETAIL FOR SUPPORT OF ALL OTHER EQUIPMENT.**



- NOTES:**
1. PROVIDE A MINIMUM 4" THICK REINFORCED CONCRETE PAD BELOW ALL EQUIPMENT, PIPE SUPPORTS, STANCHIONS, CONTROL PANELS, CHEMICAL STORAGE TANKS, ETC. UNLESS OTHERWISE NOTED.
 2. A, B AND C DIMENSIONS SHALL BE DETERMINED BY THE GENERAL CONTRACTOR BASED ON EQUIPMENT SUPPLIED.
 3. CONCRETE PAD SHALL ATTAIN THE DESIGN COMPRESSIVE STRENGTH PRIOR TO STARTUP OF EQUIPMENT.
 4. FOR CONCRETE PADS PLACED ON EXISTING CONCRETE, DRILL & EPOXY GROUT #5 @ 12" AT PERIMETER OF PAD.
 5. FOR CONCRETE PADS PLACED ON EXISTING CONCRETE, USE SS EPOXY ANCHORS.
 6. PREPARE SUBSTRATE AND APPLY BONDING AGENT AS SPECIFIED PRIOR TO PLACING CONCRETE PAD.

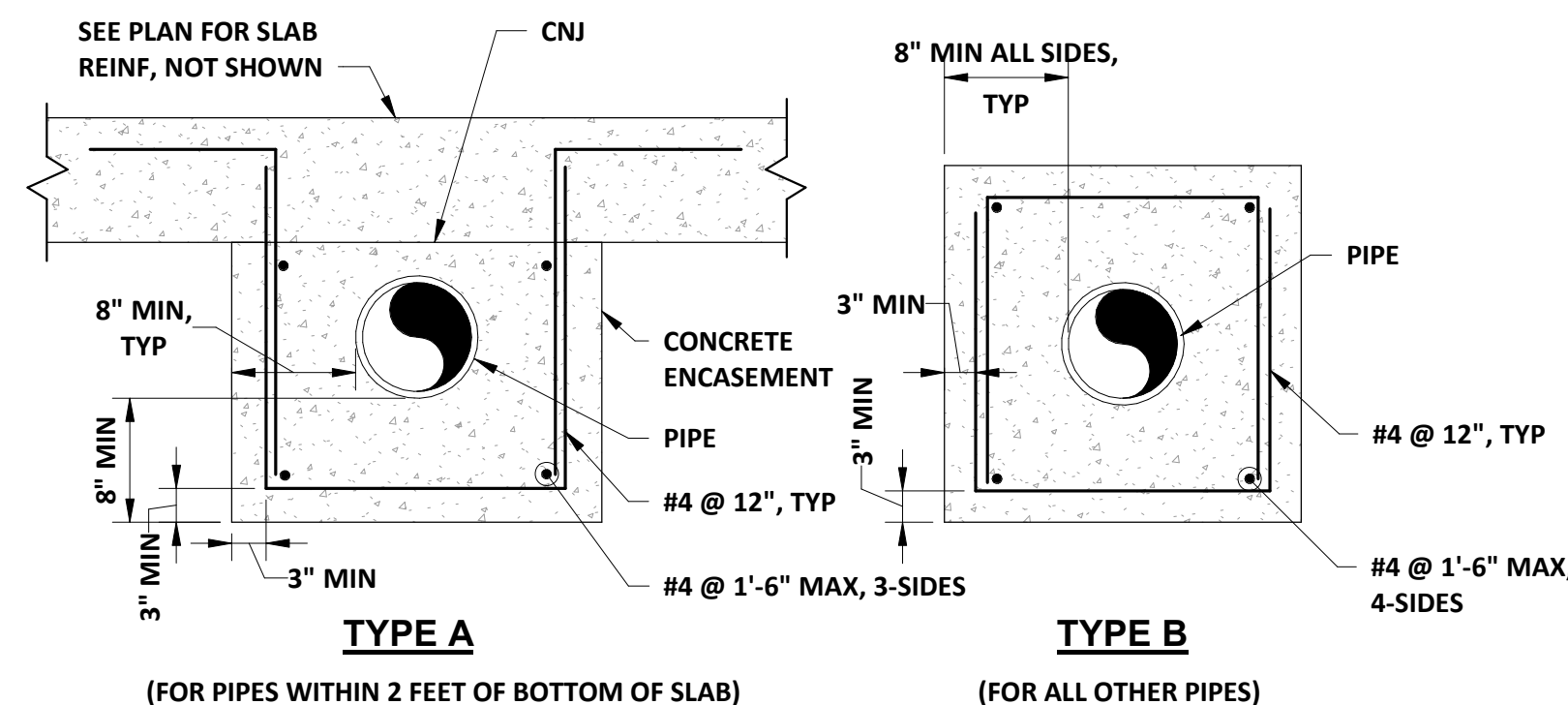
EQUIPMENT PAD

NTS



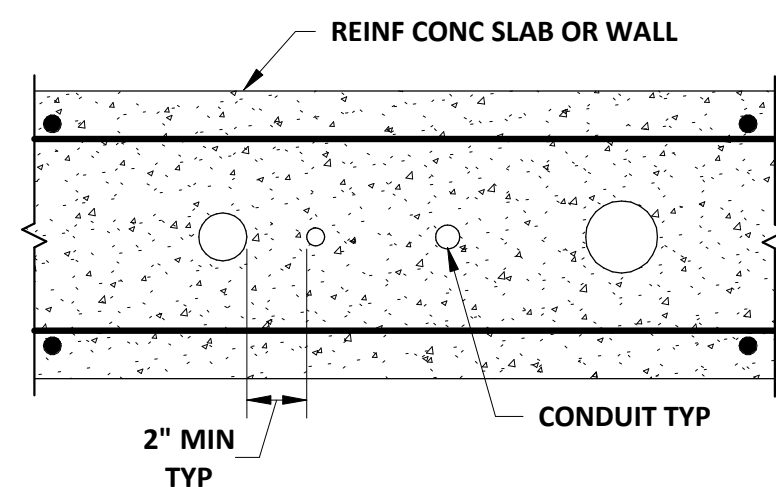
CONSTRUCTION JOINT

NTS



CONCRETE PIPE ENCASEMENT

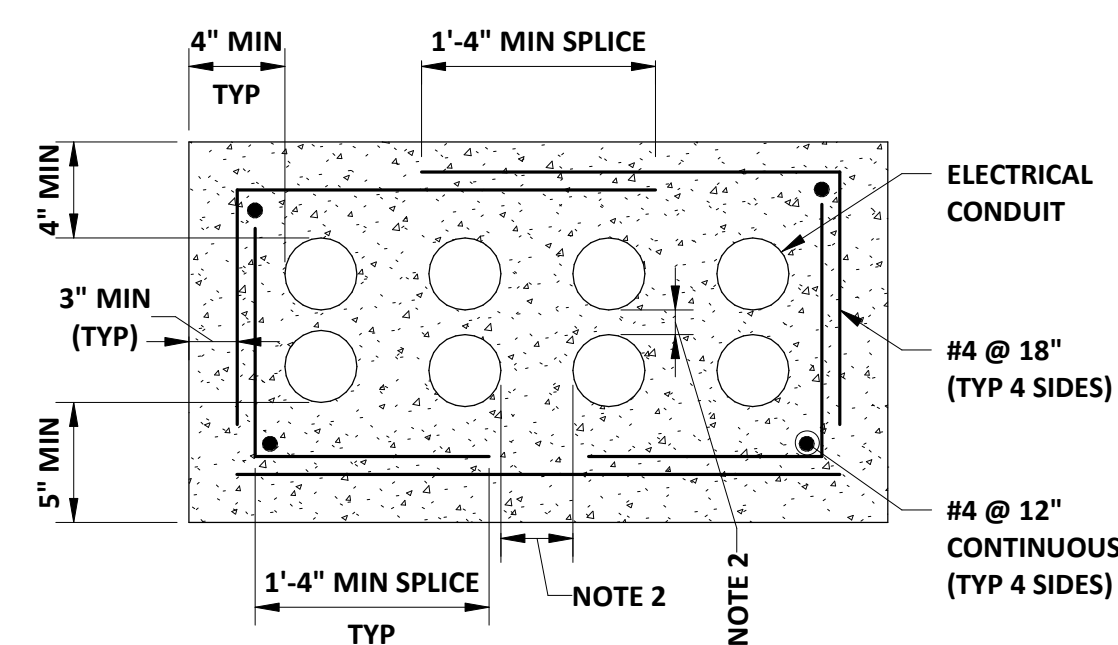
NTS



- NOTES:**
1. PIPES AND CONDUITS EMBEDDED IN A SLAB OR WALL, OTHER THAN THOSE PASSING THROUGH, SHALL:
 - A. BE LOCATED BETWEEN THE REINFORCEMENT MATS EXCEPT WHERE REINFORCED PIPE ENCASEMENTS ARE LOCATED BELOW THE BOTTOM MAT,
 - B. NOT REQUIRE REINFORCEMENT OR WATERSTOP TO BE CUT, BENT, OR OTHERWISE DISPLACED FROM ITS PROPER LOCATION,
 - C. NOT BE LARGER IN OUTSIDE DIAMETER THAN ONE-THIRD (1/3) THE THICKNESS OF THE WALL OR SLAB,
 - D. NOT EXCEED TWO CROSSING AT ANY POINT AND WITH THE SUM OF THE OUTSIDE DIAMETERS NOT EXCEEDING ONE-THIRD THE THICKNESS OF THE WALL OR SLAB,
 - E. NOT BE SPACED CLOSER THAN THREE DIAMETERS (OF THE LARGER DIAMETER) ON CENTER.
 - F. BE LOCATED WITH AT LEAST 2" CLEAR BETWEEN ADJACENT CONDUIT.
 2. GC SHALL ALSO COORDINATE WITH CONDUIT PLACEMENT REQUIREMENTS OF SPECIFICATION SECTION 1605.0.

CONDUIT PLACEMENT IN SLAB OR WALL

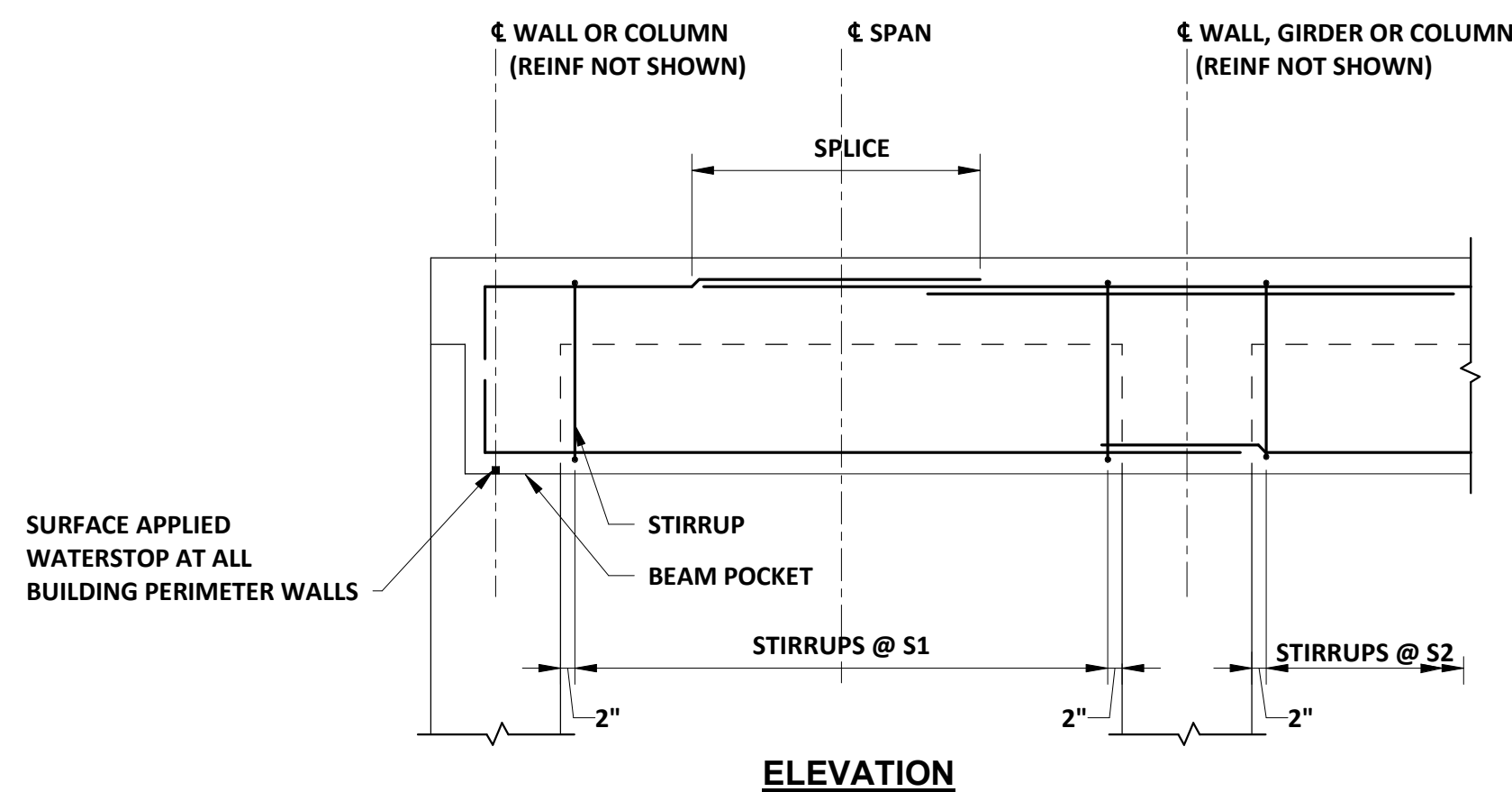
NTS



- NOTES:**
1. SEE ALL ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS.
 2. THE FOLLOWING MINIMUM SPACING REQUIREMENTS ARE REQUIRED BY THE ELECTRICAL CONTRACT DOCUMENTS: 3" CLEAR SPACING BETWEEN CONDUIT AND 12" CLEAR SPACING BETWEEN POWER AND SIGNAL/CONTROL CONDUIT.

ELECTRICAL DUCT BANK REINFORCEMENT

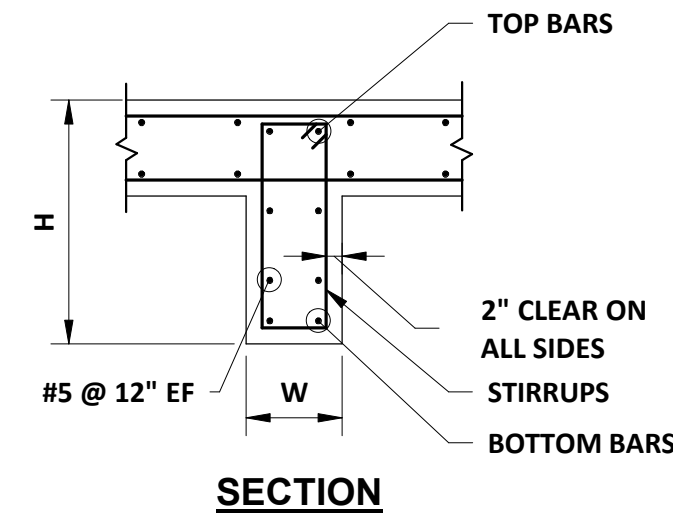
NTS



- NOTES:**
1. SLAB REINFORCEMENT NOT SHOWN FOR CLARITY.
 2. SKIN REINFORCEMENT NOT SHOWN ON ELEVATION, SEE SECTION.

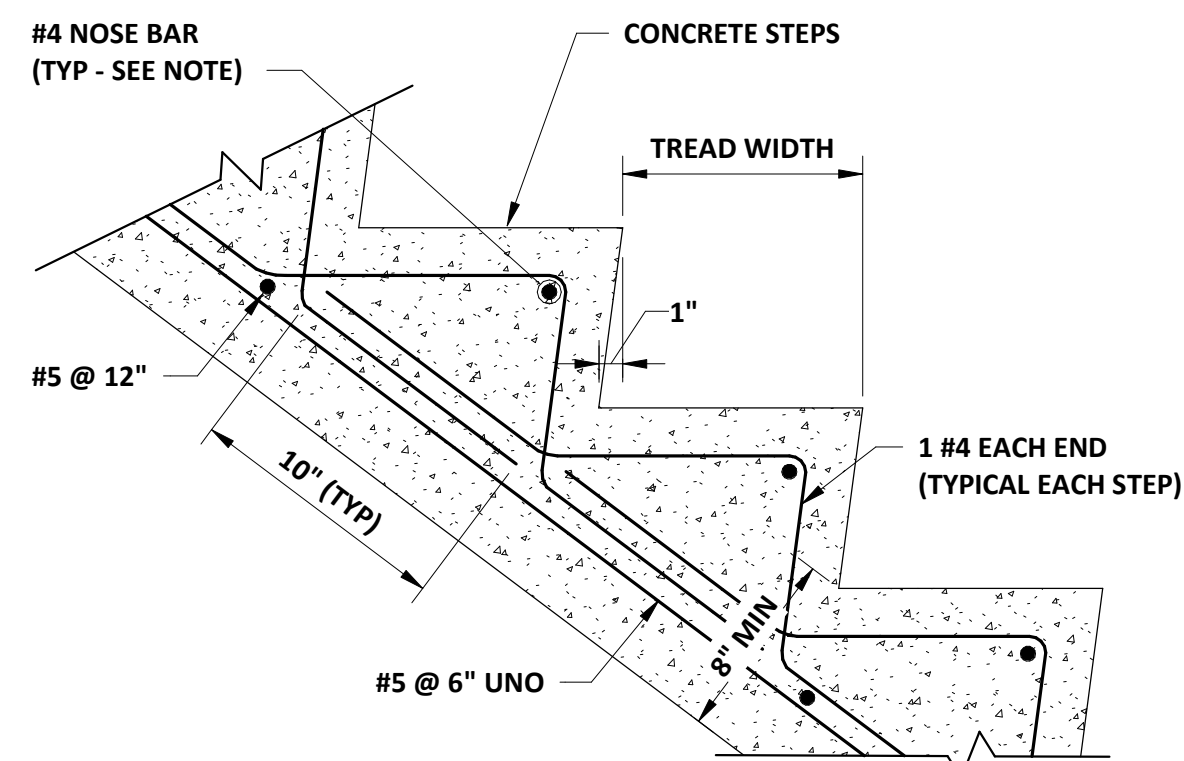
BEAM REINFORCING DETAIL

NTS

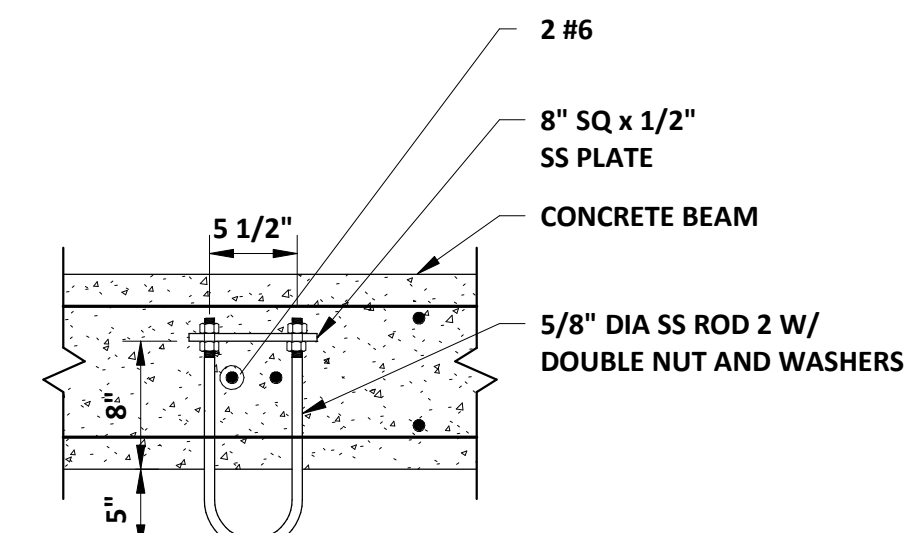


CONCRETE STAIR STEP

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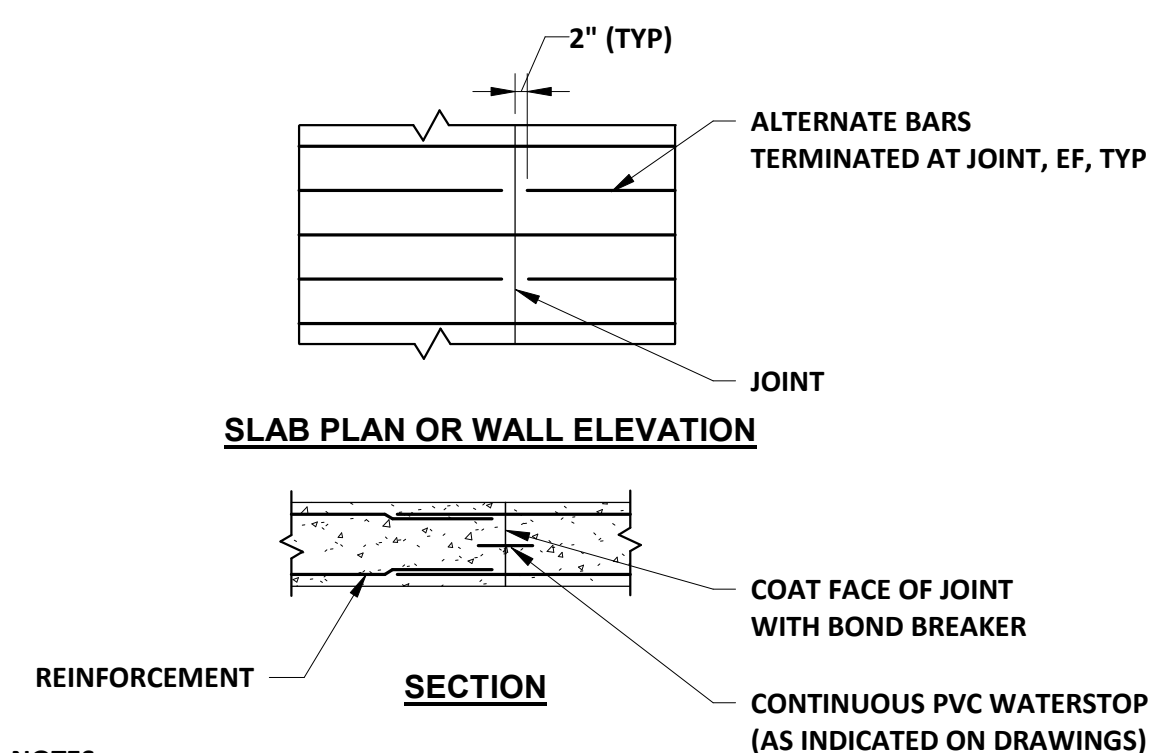


**NOTE: PROVIDE MATCHING DOWELS INTO
ADJACENT WALLS FOR ALL NOSE BARS**



LIFT HOOKS CONCRETE

NTS



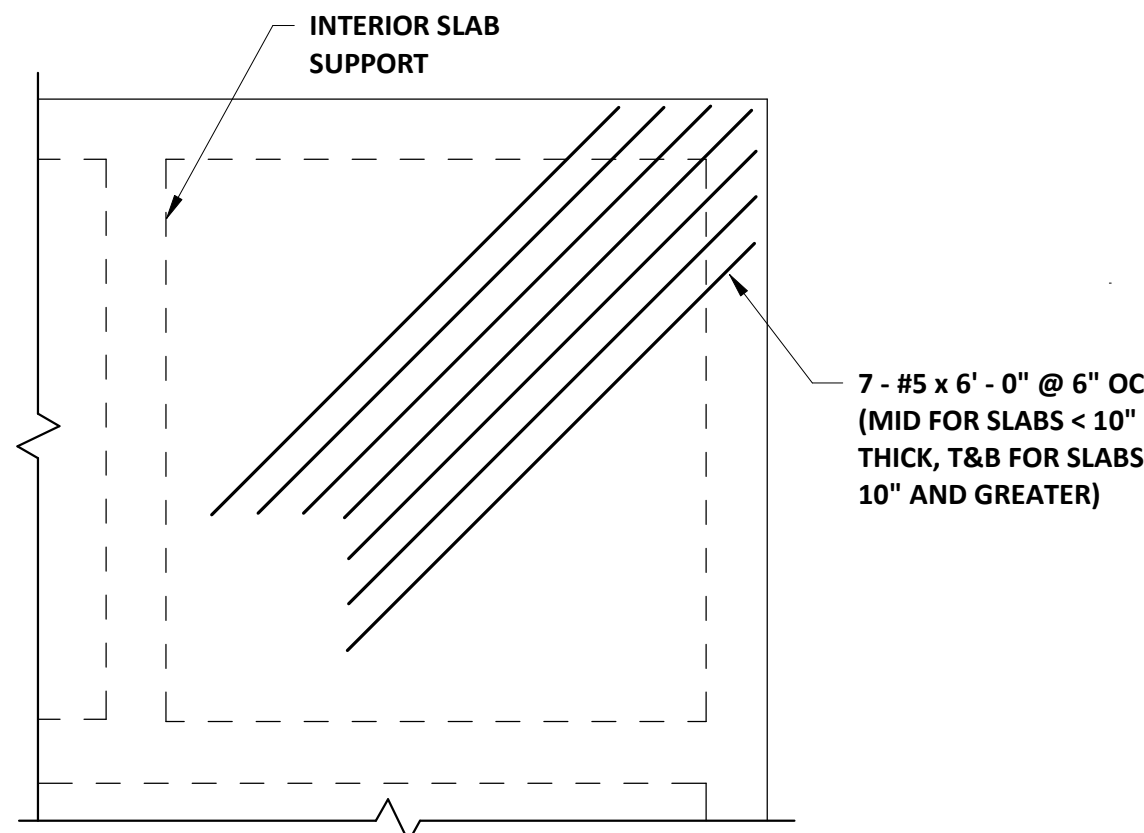
- NOTES:**
1. REFER TO "CONSTRUCTION JOINT" DETAIL FOR INFORMATION NOT SHOWN.
 2. REINFORCEMENT PARALLEL WITH THE JOINT NOT SHOWN FOR CLARITY.

PARTIAL CONTRACTION JOINT (HOR AND VERT JOINTS)

NTS

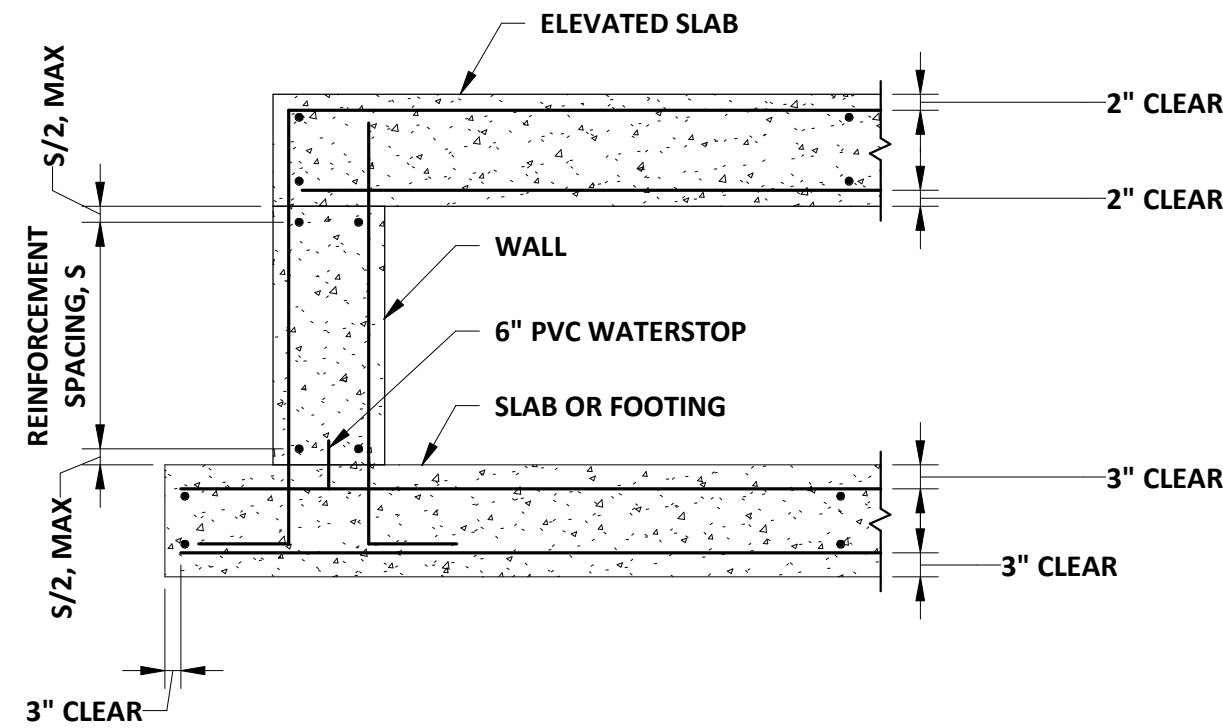
				DESIGNED	J.POWELL		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: TYPICAL STRUCTURAL DETAILS I	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE:	03-2024
				DRAWN	M.DOLAN						PROJECT NO.	002150A
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED							SHEET:	S-12

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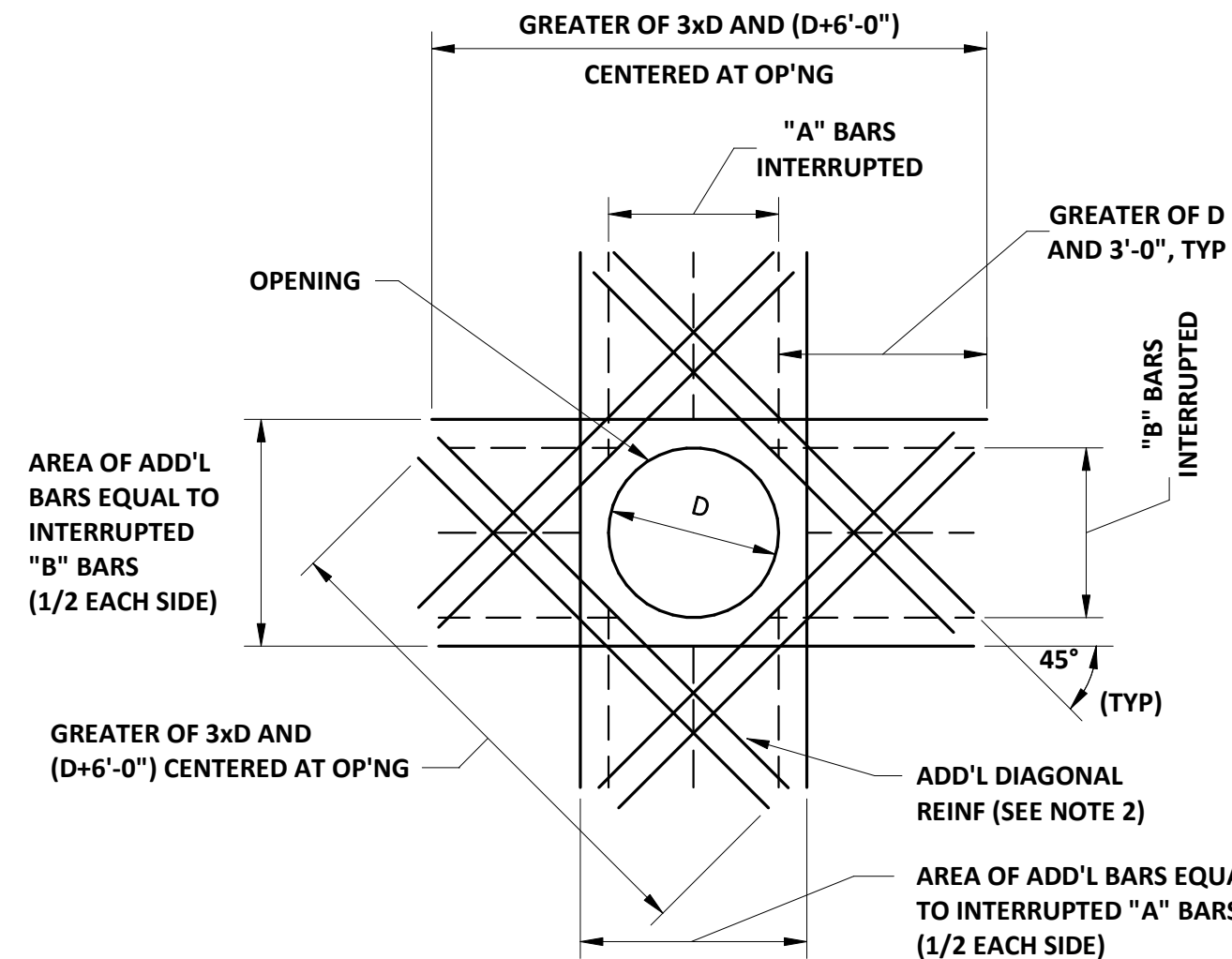
**ELEVATED STRUCTURAL
SLAB EXTERIOR CORNER**

NTS



REINFORCING POSITIONING

NTS

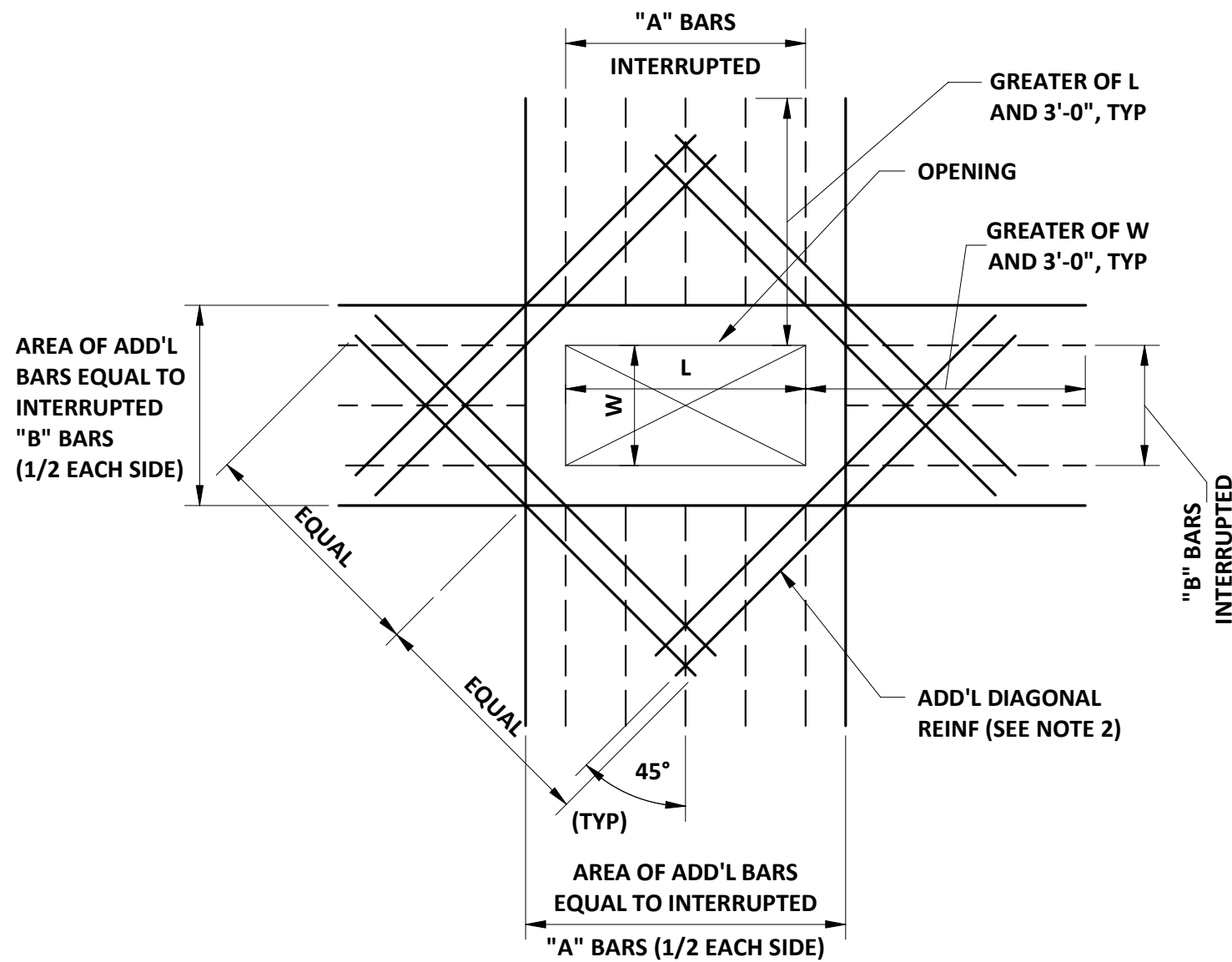


NOTES:

- DETAILS ARE FOR OPENINGS 12" AND LARGER. SPREAD NORMAL REINFORCEMENT AT SMALLER OPENINGS AND OMIT DIAGONAL BARS.
- PROVIDE ADDITIONAL DIAGONAL BARS 3" OC AS FOLLOWS:
 - CONCRETE LESS THAN 12" THICK: 2-#5 MID
 - CONCRETE GREATER THAN OR EQUAL TO 12" THICK: 2-#5 EACH FACE
- SPACE ADDITIONAL BARS AT SIDES OF OPENING 3" OC.
- ADDITIONAL BARS NOT REQUIRED AT EDGE OF OPENING WITHIN 6 INCHES OF BEAM OR WALL.
- PROVIDE STANDARD END HOOKS WHERE EXTENSION OF ADDITIONAL BARS SHOWN IS NOT POSSIBLE.
- WHERE DOWELS FROM FOUNDATION ARE INTERRUPTED AT OPENING NEAR BASE OF WALL, ADDITIONAL FOUNDATION DOWELS ARE SIMILARLY REQUIRED AT EACH SIDE OF OPENING AT EACH FACE OF WALL.

**REINFORCEMENT AT
ROUND OPENING IN STRUCTURAL SLAB/WALL**

NTS

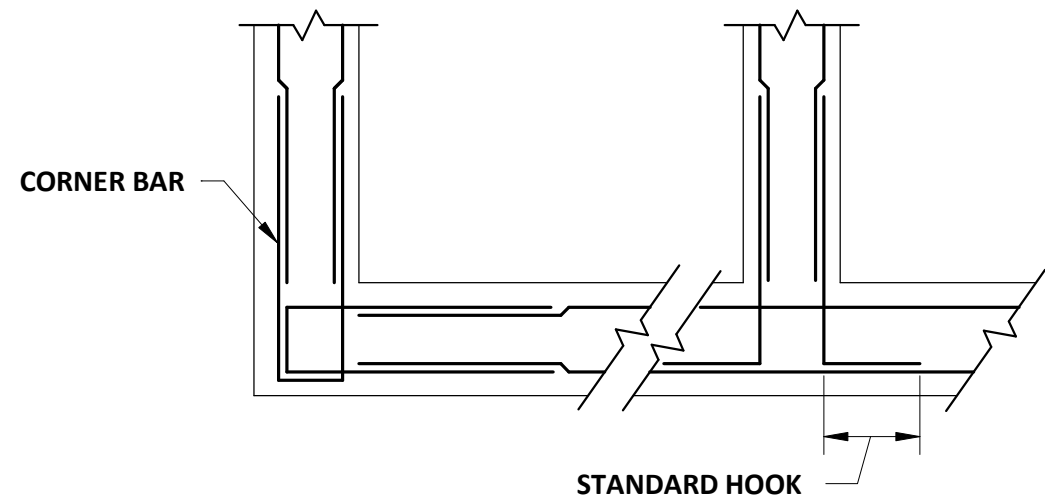


NOTES:

- DETAILS ARE FOR OPENINGS 12" OR LARGER. SPREAD NORMAL REINFORCEMENT AT SMALLER OPENINGS AND OMIT DIAGONAL BARS.
- PROVIDE ADDITIONAL DIAGONAL BARS 3" OC AS FOLLOWS:
 - CONCRETE LESS THAN 12" THICK: 2-#5 x 4'-0", MID
 - CONCRETE GREATER THAN OR EQUAL TO 12" THICK: 2 - #5 x 4'-0" EACH FACE
- SPACE ADDITIONAL BARS AT SIDES OF OPENING 3" OC.
- ADDITIONAL BARS NOT REQUIRED AT EDGE OF OPENING WITHIN 6 INCHES OF PARALLEL BEAM OR WALL.
- PROVIDE STANDARD END HOOKS WHERE EXTENSION OF ADDITIONAL BARS SHOWN IS NOT POSSIBLE.
- WHERE DOWELS FROM FOUNDATION ARE INTERRUPTED AT OPENING NEAR BASE OF WALL, ADDITIONAL FOUNDATION DOWELS ARE SIMILARLY REQUIRED AT EACH SIDE OF OPENING AT EACH FACE OF WALL.

**REINFORCEMENT AT
RECTANGULAR OPENING
IN STRUCTURAL SLAB/WALL**

NTS

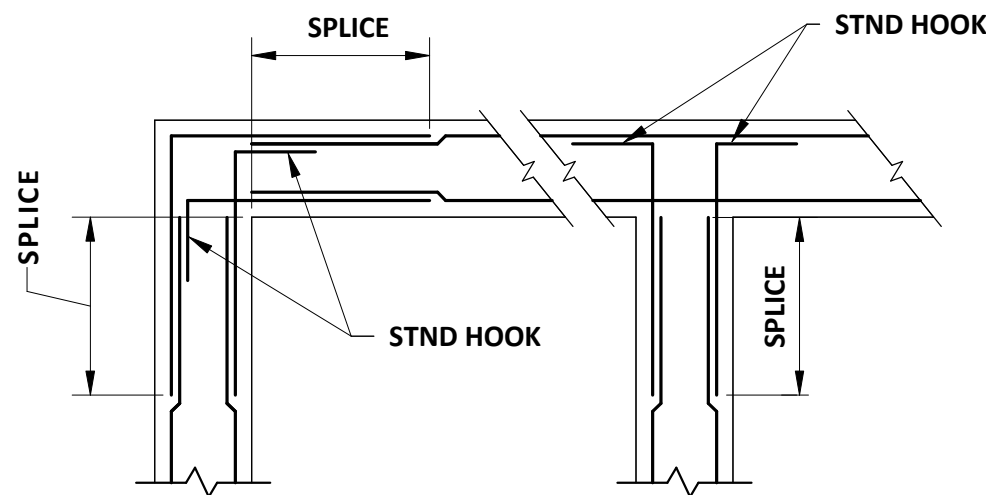


NOTES:

- PROVIDE REQUIRED SPLICE LENGTHS.
- VERTICAL REINFORCEMENT NOT SHOWN.
- CORNER BARS SHALL MATCH HORIZONTAL BARS IN SIZE AND SPACING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- FOR SIZE AND SPACING OF REINFORCEMENT, SEE APPLICABLE WALL SECTIONS.

**WALL HORIZONTAL
CORNER REINFORCEMENT I**

NTS



CORNER

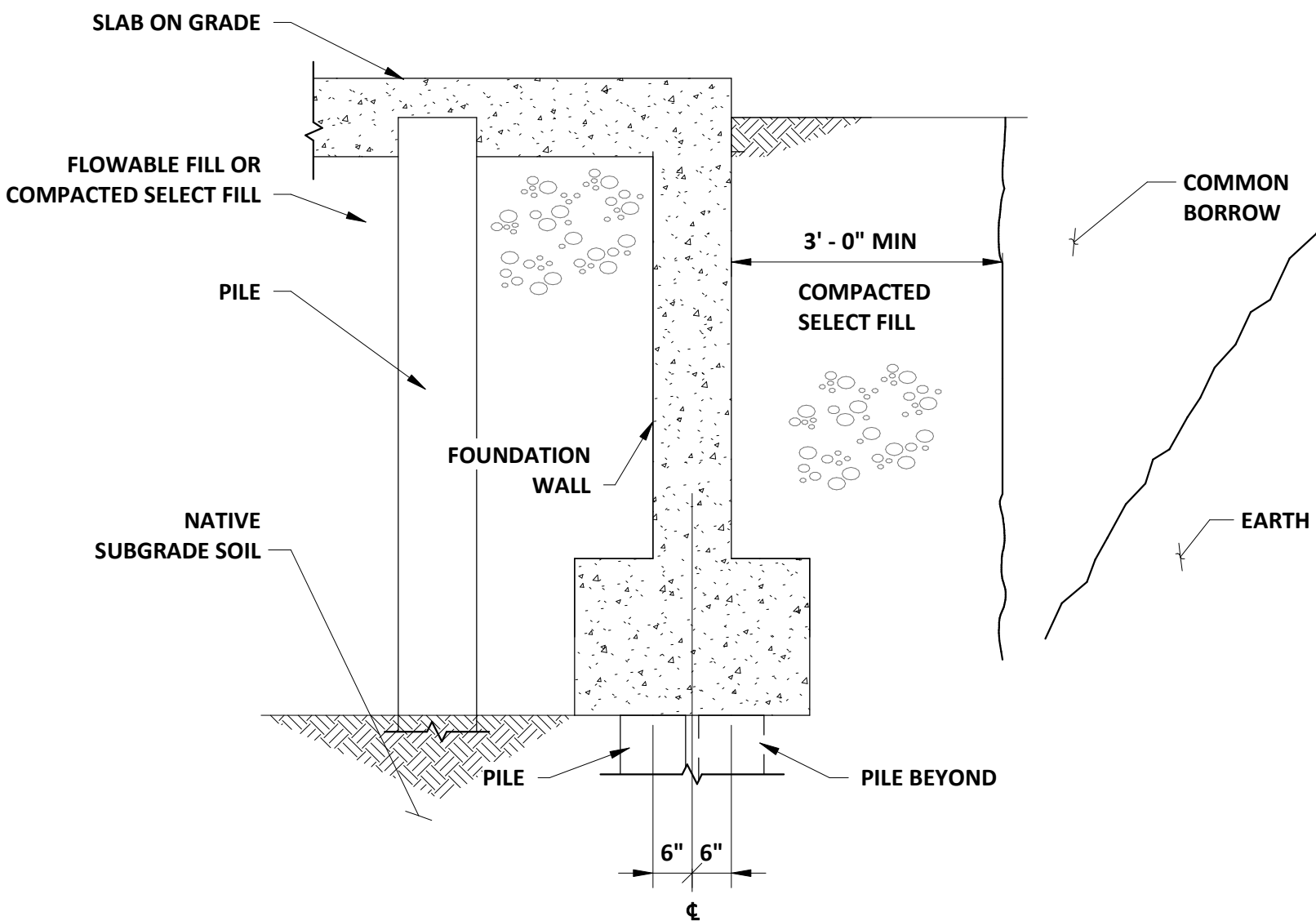
INTERSECTION

NOTES:

- DETAILS APPLY UNLESS OTHERWISE NOTED.
- VERTICAL REINFORCEMENT NOT SHOWN.
- CORNER BARS SHALL MATCH HORIZONTAL BARS IN SIZE AND SPACING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- FOR SIZE AND SPACING OF REINFORCEMENT, SEE APPLICABLE WALL SECTIONS.

**WALL HORIZONTAL
CORNER REINFORCEMENT II**

NTS



NOTE: INSULATION AND VAPOR RETARDER, AS APPLICABLE, NOT SHOWN. SEE ARCHITECTURAL DRAWINGS.

NOTES:

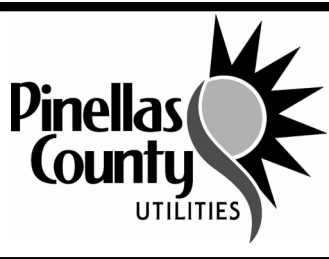
- THE BASE OF ALL EXCAVATIONS SHALL BE PROOFROLL COMPACTED TO 98% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
- SELECT FILL SHALL BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY. SCREENED STONE SHALL BE COMPACTED TO 100% OF ITS MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557.
- ALL EXCAVATIONS SHALL BE DRY (NO STANDING WATER) PRIOR TO PLACING BASE MATERIAL BELOW CONCRETE SLABS.
- REFER TO FOUNDATION NOTES ON DRAWING S-1 FOR ADDITIONAL EXCAVATION AND BACKFILL IN DETAILS.
- ALL FINAL EXCAVATIONS JUST ABOVE SUBGRADE LEVEL SHALL BE WITH A SMOOTH EDGE BUCKET TO MINIMIZE DISTURBANCE OF THE SUBGRADE.
- SEE CIVIL DRAWINGS FOR SIZE AND LIMITS OF FOUNDATION DRAINS.
- PERIMETER GRADE BEAM PILES SHALL BE PLACED ALTERNATELY IN LINES SPACED 1' APART AND LOCATED SYMMETRICALLY UNDER THE CENTER OF THE WALL.

FOUNDATION BACKFILL

NTS

REV. NO.	DATE	DESCRIPTION	REV. BY		

DESIGNED	J.POWELL
DRAWN	M.DOLAN
CHECKED	



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

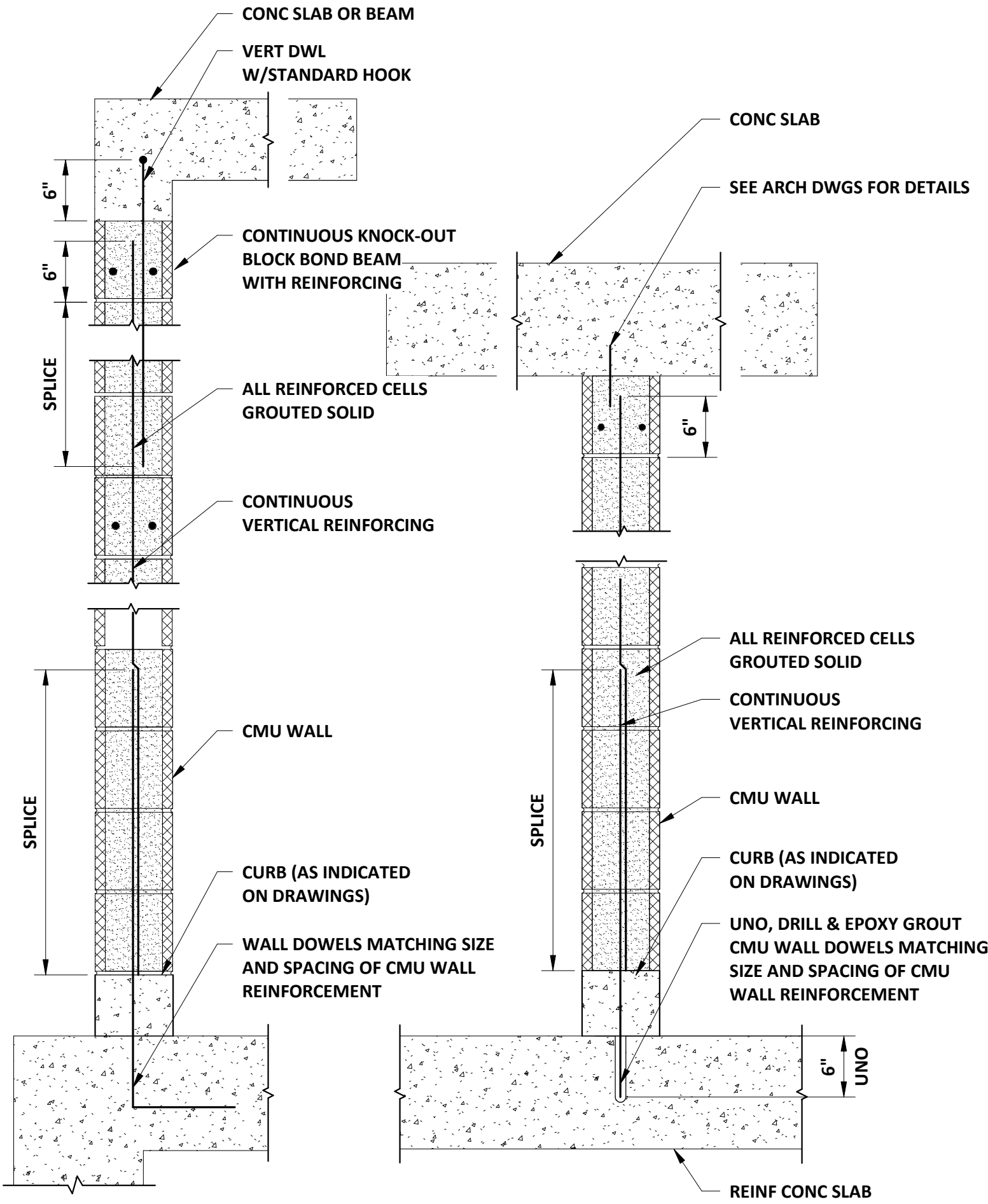
DESCRIPTION:
TYPICAL STRUCTURAL DETAILS II

WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:	DATE

DATE:	03-2024
PROJECT NO.	002150A
SHEET:	S-13

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STRUCTURAL WALL

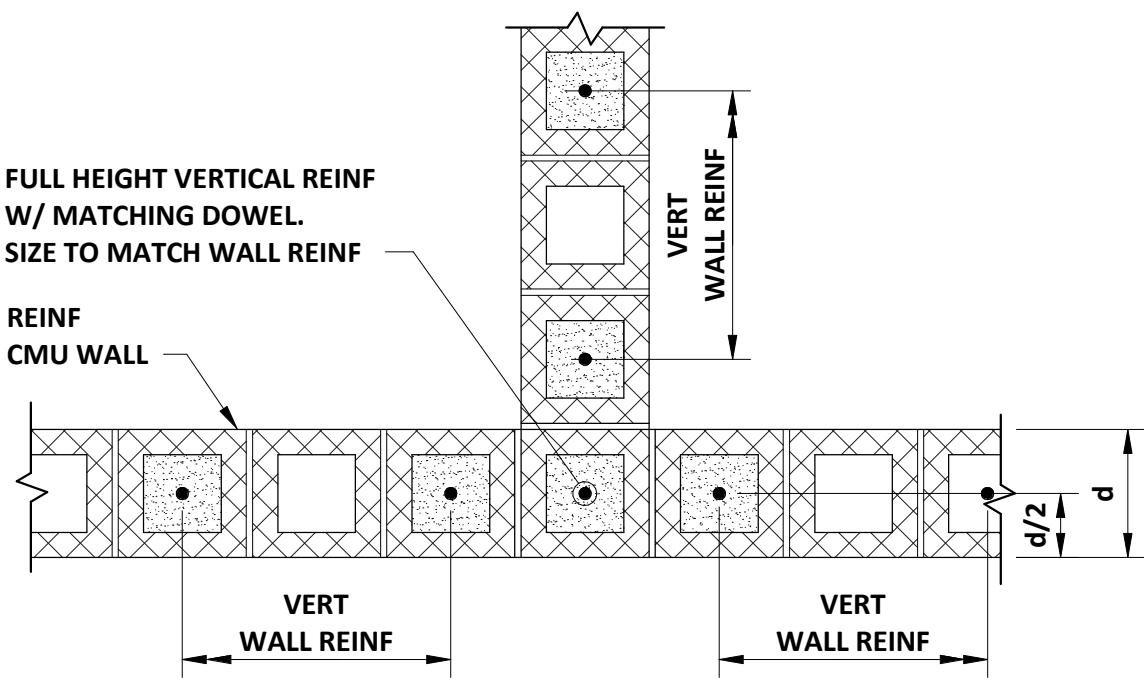
PARTITION WALL

NOTES:

1. SEE CMU WALL REINFORCEMENT SCHEDULE OR STRUCTURAL WALL SECTIONS FOR SPECIFIC BUILDING REINFORCEMENT SIZE AND SPACING.
2. DETAIL SHOWN FOR WALL REINFORCED WITH SINGLE ROW OF VERTICAL REINFORCEMENT.
3. SEE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT SHOWN, INCLUDING JOINT REINFORCEMENT, VENEER, CAVITY INSULATION, TOP OF WALL SUPPORT, ETC.
4. G.C. SHALL COORDINATE LOCATIONS OF ALL SPLICED BARS WITH MASONRY SUBCONTRACTOR PRIOR TO SUBMISSION OF REINFORCEMENT SHOP DRAWINGS.
5. REFER TO TYPICAL CONCRETE CURB DETAIL FOR REINFORCEMENT NOT SHOWN.

TYPICAL CMU WALL REINFORCEMENT - SECTIONS

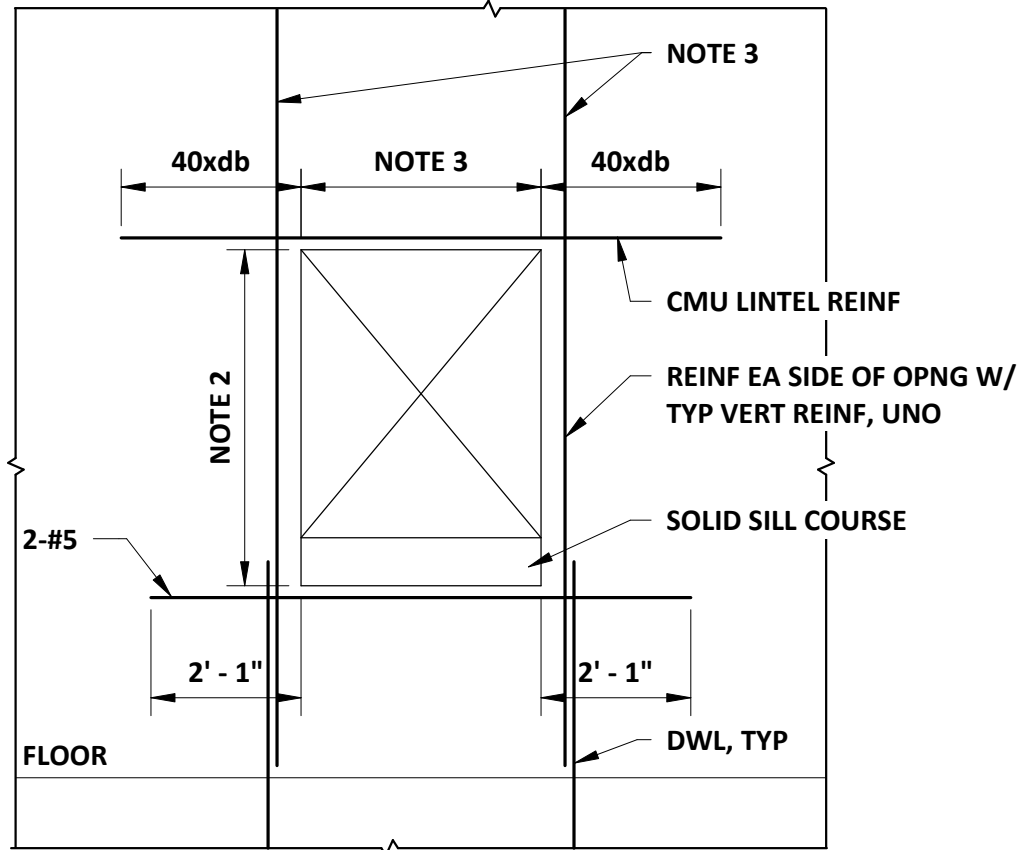
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NOTE: REFER TO CMU WALL REINFORCING SCHEDULE FOR VERTICAL REINFORCEMENT.

REINFORCING AT CMU WALL INTERSECTION

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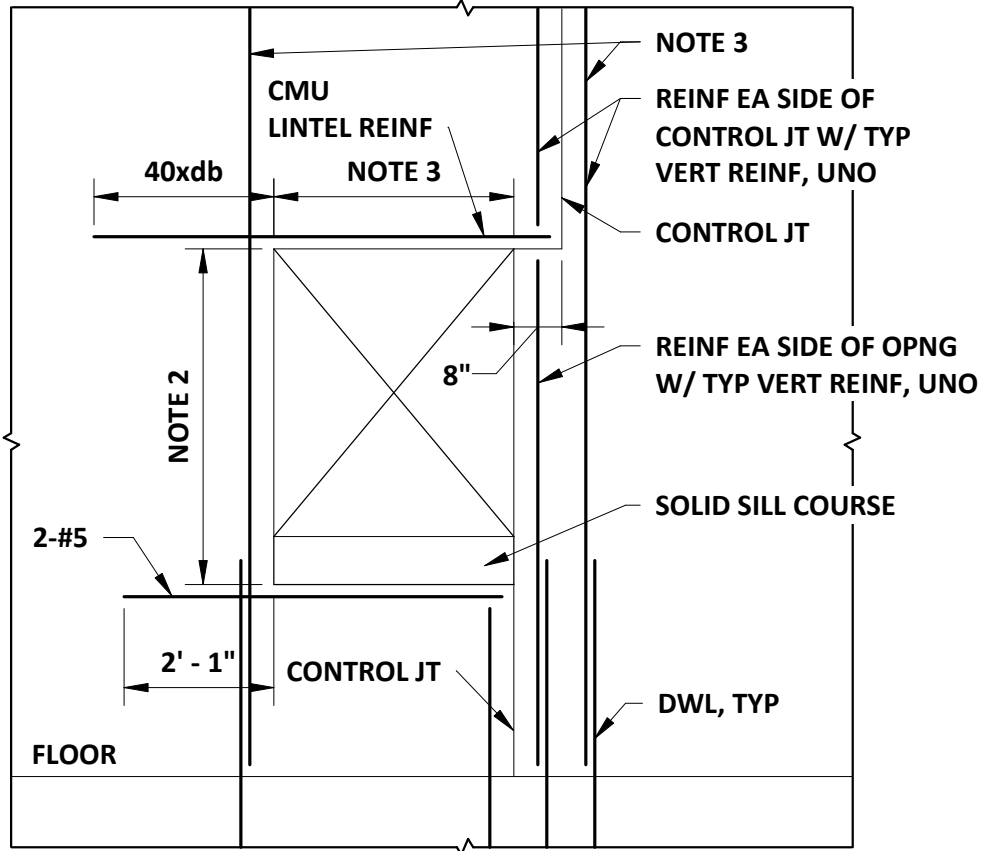


NOTES:

1. SIMILAR DETAIL APPLICABLE AT DOOR OPENINGS.
2. 2-#5 BOT BARS REQ'D WHEN DIMENSION EXCEEDS 16".
3. REINFORCE SIDES OF OPNG WHEN DIMENSION EXCEEDS 16". WHEN DIMENSION EXCEEDS 4'-0" REINFORCE TWO ADJACENT CELLS W/ TYPICAL VERTICAL REINFORCEMENT EACH SIDE OF OPNG.
4. VERTICAL REINFORCEMENT AT SPECIFIED SPACING ABOVE AND BELOW OPENINGS 4'-0" AND GREATER IN WIDTH IS NOT SHOWN.

CMU WALL REINF @ OPENING - CMU LINTEL

NTS

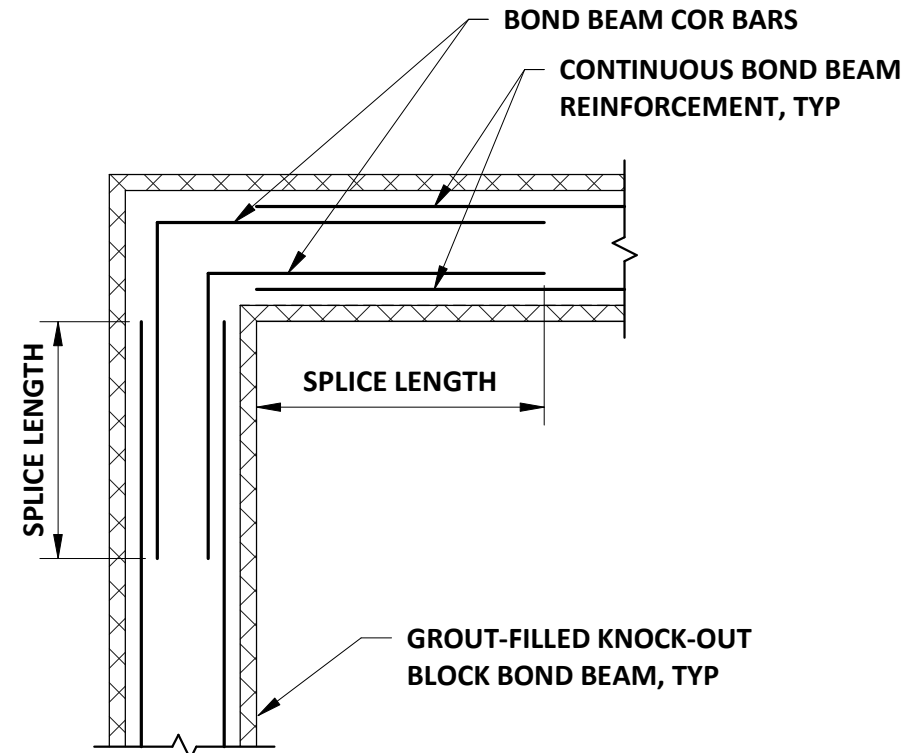


NOTES:

1. SIMILAR DETAIL APPLICABLE AT DOOR OPENINGS.
2. 2-#5 BOT BARS REQ'D WHEN DIMENSION EXCEEDS 16".
3. REINFORCE SIDES OF OPNG WHEN DIMENSION EXCEEDS 16". WHEN DIMENSION EXCEEDS 4'-0" REINFORCE TWO ADJACENT CELLS W/ TYPICAL VERTICAL REINFORCEMENT EACH SIDE OF OPNG.
4. VERTICAL REINFORCEMENT AT SPECIFIED SPACING ABOVE AND BELOW OPENINGS 4'-0" AND GREATER IN WIDTH IS NOT SHOWN.
5. SEE PLAN FOR ACTUAL CONTROL JOINT LOCATIONS.
6. RAKE CONTROL JOINT, AND PROVIDE BACKER ROD & SEALANT.

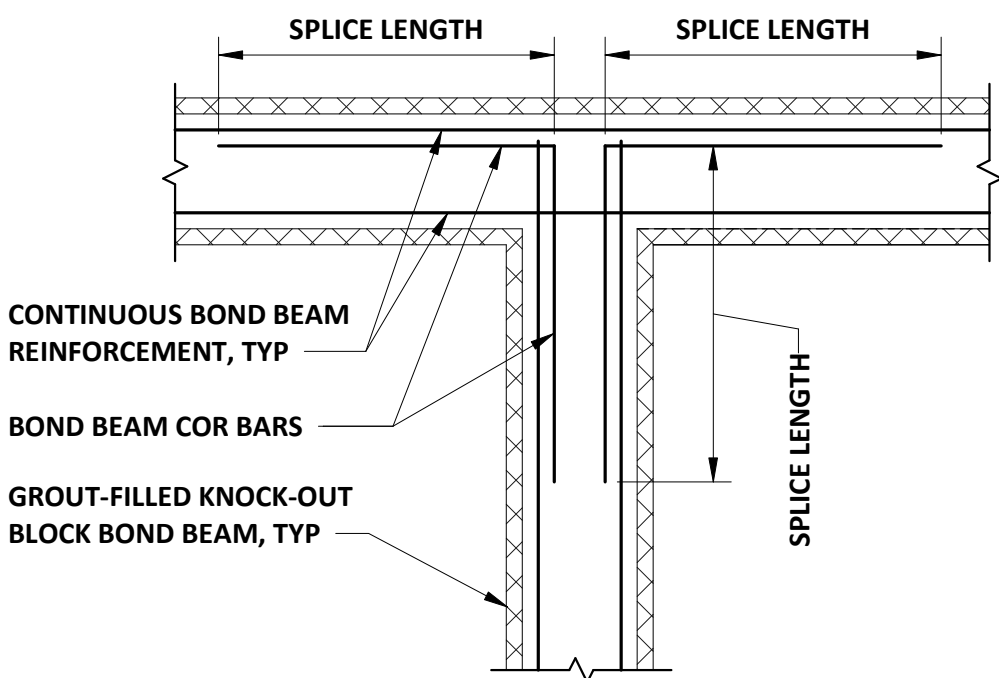
CMU WALL REINF @ OPNG/CJ - CMU LINTEL

NTS



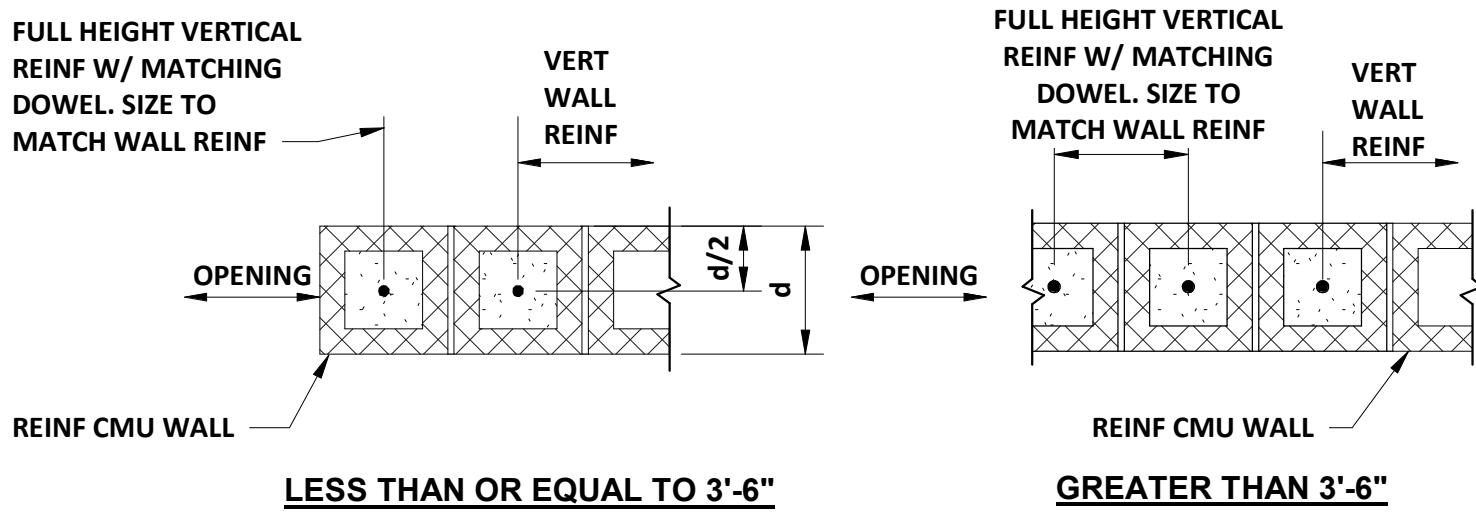
BOND BEAM CORNER REINFORCEMENT

NTS



BOND BEAM INTERSECTION REINFORCEMENT

NTS



LESS THAN OR EQUAL TO 3'-6"

GREATER THAN 3'-6"

NOTE: REFER TO CMU WALL REINFORCING SCHEDULE FOR VERTICAL REINFORCEMENT.

REINFORCING AT CMU WALL OPENINGS

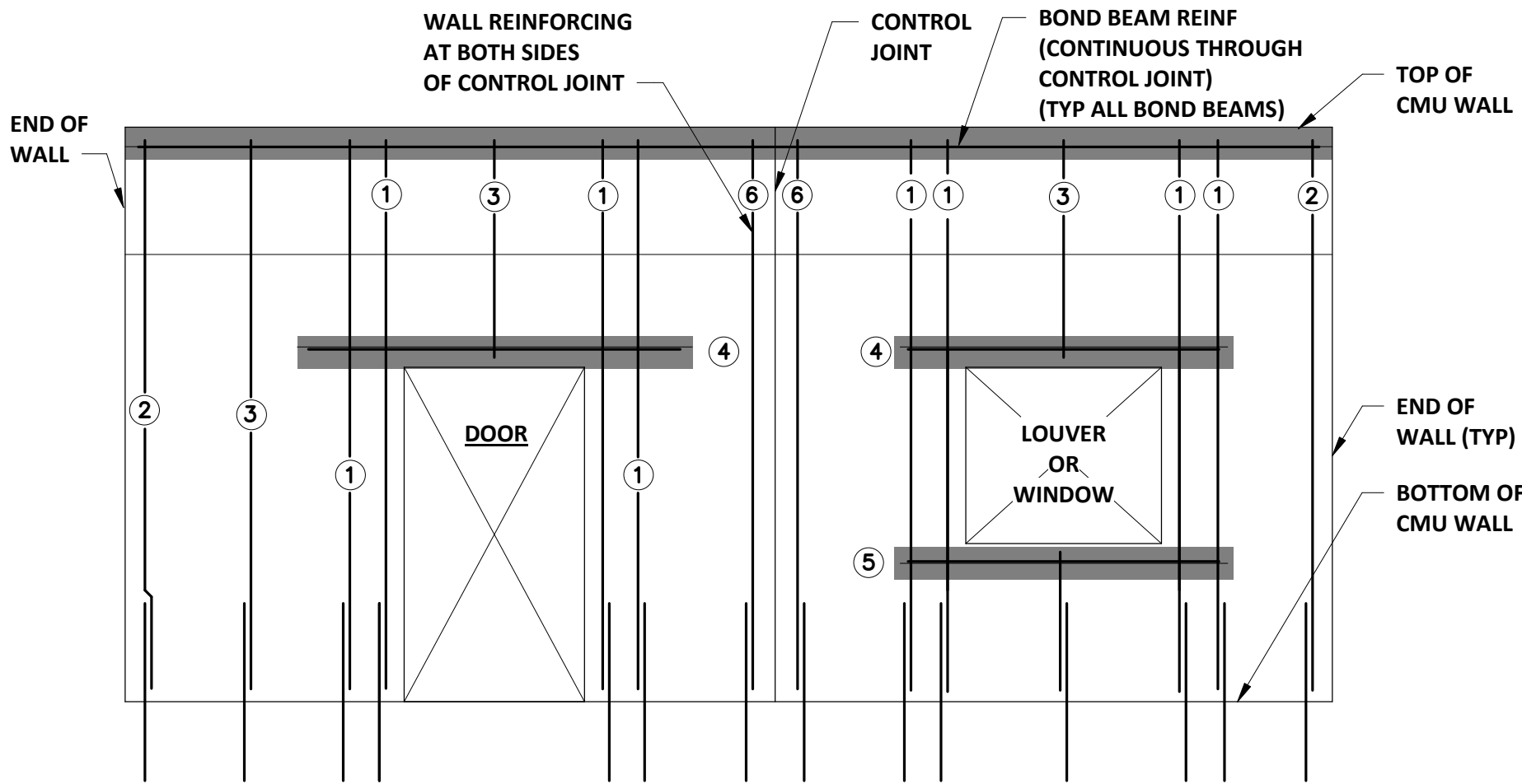
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NOTES:

1. REINFORCE ALL CMU WALLS IN ACCORDANCE WITH SCHEDULE AND DETAILS BELOW.
2. ALL HORIZONTAL LADDER TYPE REINFORCING STEEL TO BE TERMINATED AT VERTICAL CONTROL JOINTS IN MASONRY. ALL BOND BEAM REINFORCING STEEL SHALL BE CONTINUOUS THROUGH CONTROL JOINTS.
3. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF BOND BEAMS, ANCHORAGE DETAILS FOR THE TOP AND BOTTOM OF MASONRY PARTITION WALLS.
4. UNLESS NOTED OTHERWISE, ALL HORIZONTAL JOINT REINFORCING SHALL CONSIST OF 9 GAUGE LADDER TYPE @ 16" OC.
5. ALL CELLS WITH REINFORCING SHALL BE GROUTED THE FULL HEIGHT OF THE CELL.

CMU WALL REINFORCING SCHEDULE

WALL	CMU SIZE	VERTICAL REINFORCING	BOND BEAMS
STAIR ENCLOSURE AT ROOF LEVEL	8"	#5 @ 16"	1 @ TOP 2#5 BOT
ALL INTERIOR NON LOAD-BEARING WALLS	8"	#5 @ 48"	1 @ TOP 2#5 BOT



LEGEND

- 1 VERT REINF @ OPENING. SEE TYPICAL CMU OPENING DETAIL
- 2 VERT REINF @ CORNER. SEE TYPICAL CMU WALL CORNER REINFORCING DETAIL
- 3 VERT WALL REINFORCING PER CMU WALL REINFORCING SCHEDULE
- 4 LINTEL. SEE ARCHITECTURAL DRAWINGS FOR CMU AND/OR STEEL LINTELS
- 5 SILL REINF. SEE CMU SILL DETAILS ON ARCHITECTURAL SHEETS
- 6 VERT REINF EACH SIDE OF CONTROL JOINT

CMU WALL REINFORCING ELEVATION

NTS

REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED	J.POWELL
DRAWN	M.DOLAN
CHECKED	



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
TYPICAL STRUCTURAL DETAILS III

WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:	DATE:
	03-2024
	PROJECT NO.
	002150A
	SHEET:
	S-14

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PROCESS GENERAL NOTES

1. ALL EQUIPMENT AND PIPING LAYOUT DIMENSIONS SHALL BE FIELD VERIFIED AND COORDINATED WITH EQUIPMENT SUPPLIED, AND/OR EXISTING CONDITIONS. SOME INFORMATION ASSOCIATED WITH EXISTING STRUCTURES, PIPING AND EQUIPMENT LOCATIONS, ELEVATIONS AND SIZES, WERE TAKEN FROM THE RECORD DRAWINGS ("PINELLAS COUNTY WATER SYSTEM, GULF BEACH RESERVOIR AND PUMPING STATION" BY SHAVER WE 8094-6, REDRAWN FROM B.C.&E. DRAWINGS JOB #272-67-3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AS REQUIRED PRIOR TO BEGINNING CONSTRUCTION OF NEW FACILITIES, EQUIPMENT OR PIPING THAT MAY BE AFFECTED. IN SOME SPECIFIC INSTANCES, WHERE SPECIAL ATTENTION MAY BE REQUIRED BY THE CONTRACTOR, SOME DIMENSIONS, ELEVATIONS, ETC. HAVE BEEN NOTED WITH AN " * ". THIS DOES NOT HOWEVER, LIMIT THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL NECESSARY INFORMATION FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DIMENSIONS, LAYOUT OR ELEVATION CHANGES REQUIRED TO SUIT THE SPECIFIC EQUIPMENT BEING PROVIDED UNDER THIS CONTRACT. WHEN SUCH EQUIPMENT REQUIRES PADS, PIERS, CURBING, ETC., THAT DIFFERS FROM THAT SHOWN ON THE CONSTRUCTION DRAWINGS, THE CONTRACTOR SHALL COORDINATE THE STEEL REINFORCING SHOP DRAWINGS ACCORDINGLY.
3. ALL BURIED CONNECTIONS TO STRUCTURES SHALL HAVE SLEEVE TYPE FLEXIBLE CONNECTIONS APPROXIMATELY 4-FEET FROM THE STRUCTURES. ALL SLEEVE TYPE COUPLINGS AND EXPANSION JOINTS ON PRESSURE LINES SHALL BE RESTRAINED (SOLID SLEEVE TYPE). REFER TO SPECIFICATION SECTION 40 05 06.
4. ALL PIPING INSTALLED BELOW SLABS-ON-GROUND SHALL BE ENCASED IN CONCRETE (EXCLUDING DRAINS/SEWERS UNDER NON-STRUCTURAL SLABS-ON-GROUND), UNLESS OTHERWISE NOTED. PROCESS DRAWINGS DO NOT SHOW CONCRETE ENCASEMENT FOR CLARITY. SEE STRUCTURAL DRAWINGS FOR DETAILS.
5. PROVIDE CAST OR DUCTILE IRON WALL PIPE CASTINGS OR GALVANIZED STEEL PIPE SLEEVES FOR ALL PIPE PENETRATIONS MADE THROUGH CONCRETE WALLS AND SLABS, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL WALL SLEEVES AND WALL PIPE CASTINGS SHALL HAVE SEALING/ANCHORING COLLARS. SEE PROCESS, MECHANICAL, PLUMBING AND STRUCTURAL DRAWINGS FOR LOCATIONS OF PENETRATIONS. NOTE THAT NOT ALL PIPE PENETRATIONS ARE SHOWN ON THE STRUCTURAL DRAWINGS. NEW PENETRATIONS THROUGH EXISTING STRUCTURE WALLS AND SLABS SHALL BE BY CORING MACHINE AND LINK TYPE COMPRESSION SEALS, UNLESS OTHERWISE INDICATED. OPENINGS TO BE COMPATIBLE WITH REQUIRED PIPING AND STANDARD LINK TYPE COMPRESSION SEAL SIZES. FOR ADDITIONAL INFORMATION, REFER TO SPECIFICATION SECTION 40 50 09.
6. FOR PIPING MATERIAL, SEE THE PIPE SCHEDULE ON SHEET G-3.
7. INSTALL CORPORATION COCKS ON ALL BUILDING AND STRUCTURE INTERIOR PIPING HIGH POINTS TO PREVENT AIR BINDING. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT NUMBER AND LOCATIONS OF THESE CORPORATION COCKS BASED UPON INFORMATION DEPICTED ON DRAWINGS AND ACTUAL FIELD ROUTING OF PIPING. REVIEW LOCATIONS WITH ENGINEER BEFORE INSTALLATION. THESE MANUAL AIR RELEASES SHALL INCLUDE A 1/2-INCH BRASS CORPORATION COCK WITH 1/2-INCH COPPER TUBING ADEQUATELY SUPPORTED, EXTENDING TO A LOCAL AREA DRAIN. ROUTING OF TUBING AND SELECTED DRAIN TO BE REVIEWED WITH, AND ACCEPTED BY, ENGINEER.
8. PIPES 3-INCH IN DIAMETER AND UNDER SHALL HAVE UNIONS INSTALLED ADJACENT TO EQUIPMENT AND TANKS, UNLESS OTHERWISE NOTED ON DRAWINGS. FLANGES ARE ACCEPTABLE ON 3-INCH DIAMETER PIPING.
9. ALL PIPES SHALL BE RESTRAINED AND SUPPORTED IN ACCORDANCE WITH THE PIPE SCHEDULE ON G-3 AND SPECIFICATION SECTION 40 05 10.
10. AFTER INSTALLATION, ALL PIPELINES SHALL BE PRESSURE TESTED FOR TIGHTNESS IN ACCORDANCE WITH SPECIFICATION SECTIONS 40 05 00 AND 33 01 30.70. ALL LEAKS SHALL BE CORRECTED AND RETESTED UNTIL PRESSURE TEST IS SATISFACTORILY COMPLETED.
11. PROVIDE 4-INCH HIGH (MIN.) REINFORCED CONCRETE PAD UNDER ALL EQUIPMENT, CONTROL PANELS, PIPE AND EQUIPMENT SUPPORTS, TANKS, ETC. UNLESS OTHERWISE INDICATED.
12. REFER TO SPECIFICATION SECTION 01 42 13 AND THIS DRAWING FOR A LISTING OF COMMONLY USED ABBREVIATIONS.
13. ALL REDUCERS SHALL BE CONCENTRIC TYPE UNLESS DESIGNATED AS ECCENTRIC (ECC) ON THE DRAWINGS. ECCENTRIC REDUCERS SHALL BE INSTALLED WITH FLAT SIDE UP UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
14. ALL PENETRATIONS BETWEEN CLASS 1, DIVISION 1 AREAS AND UNCLASSIFIED AREAS SHALL BE GAS TIGHT.
15. WHERE NEW PIPING IS TO BE CONNECTED TO EXISTING PIPING, THE CONTRACTOR SHALL FURNISH, AND INSTALL ADAPTERS, FITTINGS AND ADDITIONAL PIPE AS REQUIRED TO COMPLETE THE INSTALLATION. THE USE OF UNI-FLANGES WILL NOT BE ALLOWED UNLESS INDICATED ON THE DRAWINGS.
16. ALL STAINLESS-STEEL FASTENERS FOR PIPING, EQUIPMENT, SUPPORTS, ETC., SHALL BE HAND TIGHTENED IN ORDER TO LIMIT THE POTENTIAL FOR GALLING.
17. CONTRACTOR TO NOTE THAT ALL EXISTING INFORMATION ON THE DRAWINGS IS SHOWN WITH A LIGHTER LINE WEIGHT AND INDICATED WITH A SLANTED TYPE TEXT. THE EXCEPTION IS WHEN SCANNED IMAGES ARE UTILIZED FROM THE PREVIOUS CONSTRUCTION PROJECTS NOTED IN GENERAL NOTE NO. 1, ABOVE. WHEN REVIEWING DRAWINGS NOTED AS "SCANNED" UNDER DRAWING TITLE, THE CONTRACTOR SHALL IGNORE ANY REFERENCE TO PREVIOUS CONTRACT WORK. SCANNED IMAGES ARE NOT TO SCALE; HOWEVER, AN APPROXIMATE SCALE MAY BE GIVEN FOR CONVENIENCE.
18. CONTRACTOR SHALL COORDINATE INSTRUMENTATION MOUNTING DETAILS WITH THE INSTRUMENTATION SUPPLIER AND THE ELECTRICAL CONTRACTOR. REFER TO DETAILS ON THE INSTRUMENTATION DRAWINGS, AND/OR EQUIPMENT MANUFACTURER MOUNT DETAILS AND REQUIREMENTS.
19. PHOTO TAGS, AS SHOWN ON THE PLAN, INDICATE THE LOCATION AND DIRECTION FROM WHICH THE PHOTO WAS TAKEN.
20. ALL LUBRICATION FITTINGS SHALL BE BROUGHT TO LOCATIONS THAT ARE READILY ACCESSIBLE TO OPERATORS. REFER TO SPECIFICATION SECTION 43 05 00 FOR ADDITIONAL REQUIREMENTS.



21. DO NOT SCALE DISTANCES OR DIMENSIONS FROM THE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.

GENERAL DEMOLITION NOTES

1. REFER TO INDIVIDUAL DRAWINGS FOR SPECIFIC DEMOLITION NOTES.
2. INDICATES EXISTING PIPING/EQUIPMENT TO REMAIN FOR RE-USE.
 INDICATES EXISTING PIPING/EQUIPMENT TO BE DEMOLISHED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEMOLISHED PIPING, EQUIPMENT AND MATERIALS. THE OWNER RESERVES THE RIGHT TO RETAIN PIPING, EQUIPMENT AND/OR MATERIALS ON SITE FOR THEIR USE AS SPECIFIED IN SPECIFICATION SECTION 02 41 00. SUCH MATERIAL TO BE RETAINED SHALL BE PLACED IN AN ON-SITE STORAGE AREA, REVIEWED/COORDINATED WITH, AND ACCEPTABLE TO THE OWNER AND ENGINEER. RETAINED EQUIPMENT SHALL BE REMOVED IN SUCH A WAY AS NECESSARY TO MAINTAIN ITS FUNCTIONAL AND PHYSICAL INTEGRITY.
4. THE CONTRACTOR SHALL KEEP A RECORD OF DEMOLITION AND LOCATION OF UTILITIES FOUND AS PART OF THE PROJECT RECORD DOCUMENTS, AS SPECIFIED IN SPECIFICATION SECTION 01 78 39.
5. REFER TO THE DEMOLITION SPECIFICATION SECTION 02 41 00, SUMMARY OF WORK SPECIFICATION SECTION 01010, AND SITE DEMOLITION DRAWING FOR ADDITIONAL INFORMATION REGARDING DEMOLITION REQUIREMENTS AND CONSTRUCTION SEQUENCING.
6. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING EXISTING UTILITIES. THE SIZES, LOCATIONS, AND MATERIALS OF CONSTRUCTION INDICATED ARE FROM THE BEST AVAILABLE INFORMATION AND MAY NOT BE COMPLETE OR ACCURATE. ALL SIZES, LOCATIONS, AND MATERIALS OF CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD AS REQUIRED. ALL EXISTING UTILITIES THAT ARE TO REMAIN, AND ARE DAMAGED BY THE CONTRACTORS ACTIVITIES, SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. SEVERING THE EXISTING UTILITIES FOR ABANDONMENT, OR REMOVAL OF A SEGMENT FROM SERVICE, SHALL BE PERFORMED IN SUCH A MANNER AS TO ALLOW THE REMAINING ACTIVE SEGMENT TO CONTINUE IN ITS INTENDED SERVICE. CAP ACTIVE SEGMENTS WITH APPROPRIATE FITTING, JOINT RESTRAINT, ETC. TO ENSURE THEIR INTEGRITY. THE METHOD OF CAPPING SHALL BE REVIEWED WITH, AND ACCEPTABLE TO, THE ENGINEER.
8. ALL PIPING, EQUIPMENT AND MATERIALS TO BE DEMOLISHED AND/OR REMOVED FROM SERVICE MUST BE COORDINATED WITH THE OWNER AND ENGINEER BEFOREHAND.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ENSURE THAT ALL FLOWS, FLOW METERING AND LEVEL CONTROLS ARE MAINTAINED DURING CONSTRUCTION. GRAVITY, PUMPED BYPASSES OR OTHER MEANS OF FLOW MAINTENANCE SHALL BE REVIEWED WITH, AND ACCEPTABLE TO, THE ENGINEER. THE CONTRACTOR SHALL COORDINATE ANY TEMPORARY STOPPAGES WITH THE OWNER AND ENGINEER. CONTRACTOR SHALL VERIFY WITH OWNER/ENGINEER ALL VALVES, GATES, EQUIPMENT, ETC., ARE FUNCTIONAL PRIOR TO ASSUMING UTILIZATION FOR FLOW ISOLATION.
10. WHERE PIPING OR CONDUIT THAT IS TO BE REMOVED PASSES THROUGH THE WALL OF THE STRUCTURE, IT SHALL BE CUT OFF AS NEAR TO THE WALL AS PRACTICAL AND PROPERLY SEALED ON EACH SIDE OF THE WALL, OR AS SHOWN ON THE DRAWINGS. SEAL METHOD SHALL BE SUBJECT TO REVIEW AND ACCEPTANCE OF THE ENGINEER.
11. ALL WALL AND/OR FLOOR PENETRATIONS REMAINING AFTER THE REMOVAL OF PIPING OR CONDUIT ARE TO BE PATCHED AND FINISHED FLUSH TO MATCH EXISTING SURFACES.
12. REMOVE ALL PUMP AND EQUIPMENT PADS NOT BEING RE-USED AND FINISH FLUSH TO FLOOR LEVEL.
13. REMOVE ALL WALL BRACKETS, PIPE HANGERS AND PIPE SUPPORTS NOT BEING RE-USED. PATCH BOLT HOLES TO MATCH THE EXISTING SURFACE.
14. ALL WALL AND FLOOR SURFACES DAMAGED OR DISTURBED AS A RESULT OF DEMOLITION BY THE CONTRACTOR OR ITS SUB-CONTRACTORS, SHALL BE PATCHED AND PAINTED PER SPECIFICATION SECTION 09 90 00.
15. WHERE PIPING AND/OR EQUIPMENT THAT IS NOTED AS ABANDONED INTERFERES WITH THE CONTRACTOR'S CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REMOVE AND DISPOSE OF AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
16. ALL ANCHOR BOLTS TO BE REMOVED SHALL BE CUT/MELTED TO A MINIMUM OF 3/4-INCH BELOW EXISTING CONCRETE OR MASONRY SURFACES AND PATCHED/FILLED FLUSH TO SURFACE WITH NON-SHRINK GROUT.

PROCESS ABBREVIATIONS - GENERAL

AE	ANALYZING ELEMENT	FLR	FLOOR	ODOR	ODOR CONTROL DUCT
AL	ALUMINUM	FOT	FLAT ON TOP	OH	OVERHEAD
ALT	ALTERNATE	FP	FIRE PROTECTION	OUT	OUTLET
BFV	BUTTERFLY VALVE	FRP	FIBERGLASS REINFORCED PLASTIC	PE	POLYETHYLENE OR PRESSURE ELEMENT
BV	BALL VALVE	FS	FLOW SWITCH	PP	POLYPROPYLENE
BF	BLIND FLANGE	GA	GAUGE	PS	PRESSURE SWITCH
BLDG	BUILDING	GAL	GALLON	PV	PLUG VALVE
BOT	BOTTOM	GALV	GALVANIZED	PVC	POLYVINYL CHLORIDE
CI	CAST IRON	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
CKV	CHECK VALVE	HB	HOSE BIBB	RED	REDUCER
CO	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE	REQ'D	REQUIRED
CON	CONTAINMENT PIPE	HP	HIGH POINT	RD	ROOF DRAIN
CONC	CONCRETE	HYD	HYDRANT	SAM	SAMPLE LINE
CONT	CONTINUED	ID	INSIDE DIAMETER	SCH	SCHEDULE
CPL	COUPLING	IFG/INFG	INFLUENT GRINDER	SECT	SECTION
DET	DETAIL	INL	INLET	SEW	SEWER
DI	DUCTILE IRON	INV	INVERT	SHT	SHEET
DIA (Ø)	DIAMETER	JT	JOINT	SMH	SANITARY SEWER MANHOLE
DIM	DIMENSION	LE	LEVEL ELEMENT	SP	SUMP PUMP
DMH	DRAIN MANHOLE	LR	LONG RADIUS	SQ	SQUARE
DN	DOWN	MAX	MAXIMUM	SS	STAINLESS STEEL
DWG	DRAWING	MECH	MECHANICAL	STD	STANDARD
ECC	ECCENTRIC	MFG	MANUFACTURER	STL	STEEL
EL (ELEV)	ELEVATION	MH	MANHOLE	TGS	THREADED GALVANIZED STEEL
ELL	ELBOW	MIN	MINIMUM	THD	THREAD
EQUIP	EQUIPMENT	MJ	MECHANICAL JOINT	THK	THICKNESS
EXIST (EX)	EXISTING	MTD	MOUNTED	TK	TANK
EXP	EXPANSION	NIC	NOT IN CONTRACT	TYP	TYPICAL
FC	FLUSHING CONNECTION	NO	NUMBER	VD	VOLUME DAMPER
FCA	FLEXIBLE COUPLING ADAPTER	NPT	NATIONAL PIPE THREAD	VERT	VERTICAL
FD	FLOOR DRAIN	NTS	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
FE	FLOW ELEMENT	OC	ON CENTER	XP	EXPLOSION PROOF
FFE	FINISHED FLOOR ELEVATION	OCs	ODOR CONTROL SYSTEM	YH	YARD HYDRANT
FLG	FLANGE	OD	OUTSIDE DIAMETER		

VALVES

SCHEMATIC

ORTHOGRAPHIC

BALL VALVE (BV)		
BUTTERFLY VALVE (BFV)		
CHECK VALVE (CKV)		
GATE VALVE (GV)		
PLUG VALVE (PV)		
VOLUME DAMPER (VD)		
DEGASSING VALVE (DV)		

FITTINGS/APPURTENANCES

EXPANSION JOINT (<i>air or liquid</i>)	
REDUCER (CONCENTRIC)	
REDUCER (ECCENTRIC)	
SLEEVE COUPLING	

EQUIPMENT

CENTRIFUGAL PUMP	
SUBMERSIBLE PUMP	
GRINDER	
BLOWER - CENTRIFUGAL	
MOTOR	

SCHEMATIC FLOW METER

MAGNETIC FLOW METER



FIELD INSTRUMENTS

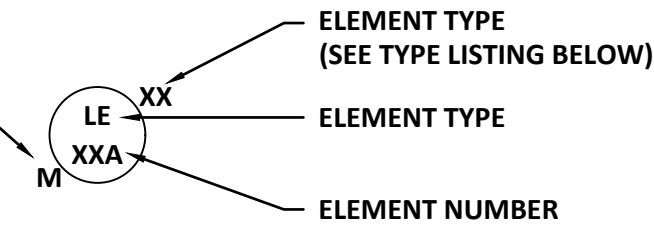
FOR ADDITIONAL INFORMATION REFER TO INSTRUMENTATION DWG I-1

FIELD PIPE MOUNTED DEVICE

FLOAT SWITCH

SUBMERSIBLE PRESSURE TRANSDUCER

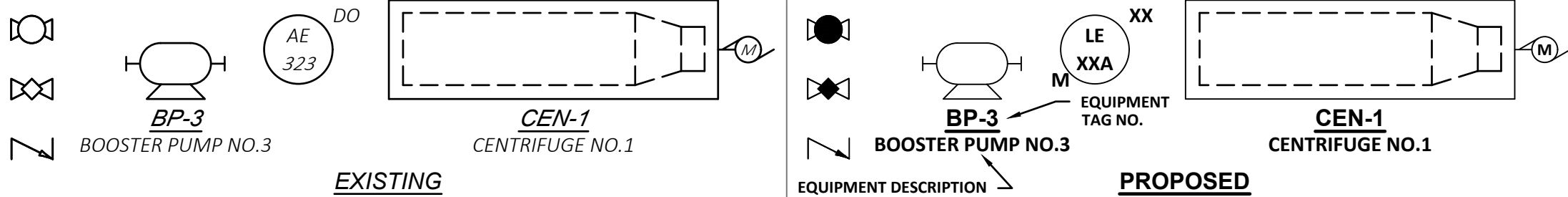
PROVIDED BY
EQUIPMENT
MANUFACTURER



TYPICAL INSTRUMENTATION SYMBOL DESCRIPTION

TYPE LIST IDENTIFICATION			
DO	DISSOLVED OXYGEN PROBE	P	PHOSPHORUS PROBE
NH3	AMMONIA PROBE	PC	PULL CHORD
NO2	NITRITE PROBE	PH	pH
NO3	NITRATE PROBE	TSS	TOTAL SUSPENDED SOLIDS PROBE

EXISTING VS. PROPOSED IDENTIFICATION



AS IDENTIFIED IN THE PROCESS GENERAL NOTES, CONTRACTOR TO NOTE THAT ALL EXISTING INFORMATION ON THE DRAWINGS IS SHOWN WITH A LIGHTER LINE WEIGHT AND INDICATED WITH A SLANTED TYPE TEXT. EXISTING VALVES DO NOT HAVE A FILL ASSOCIATED WITH THEM. REFER TO EXAMPLES IN THIS BOX.

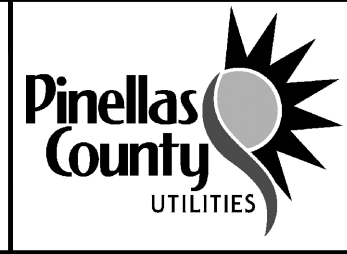
				DESIGNED C.BAGGETT		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: PROCESS NOTES, LEGENDS, AND ABBREVIATIONS	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: _____	DATE: 06/2024
				DRAWN C.MERRICK						PROJECT NO. 002150A
				CHECKED XXXX						SHEET: PR-1
REV. NO.	DATE	DESCRIPTION		REV. BY					DATE	

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REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED	C.BAGGETT
DRAWN	C.MERRICK
CHECKED	XXXX

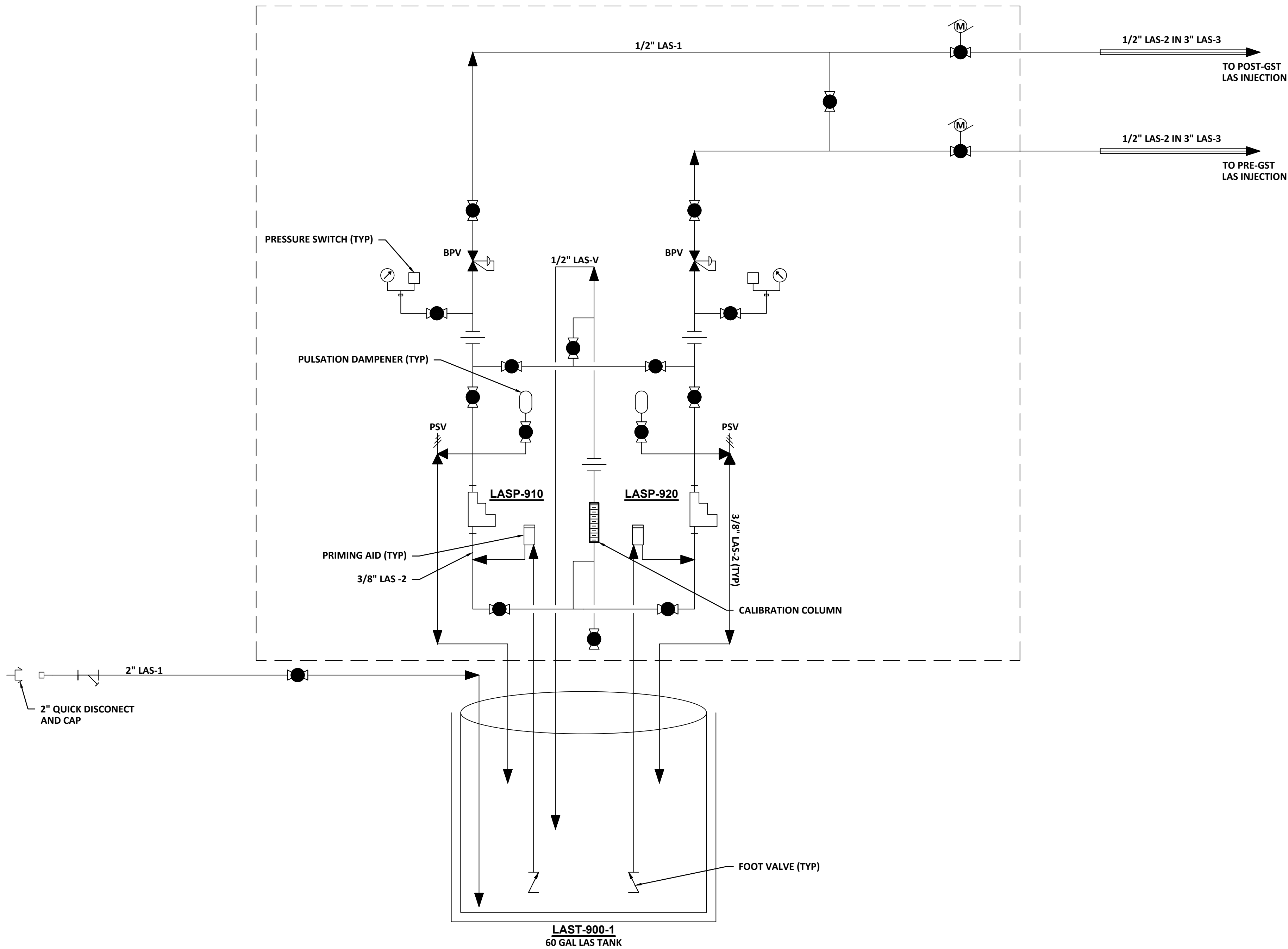


PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS
DESCRIPTION:	HYP PROCESS FLOW DIAGRAM

WRIGHT-PIERCE 800.422.1095 www.wright-pierce.com 3820 NORTHDALÉ BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:	DATE:
	_____	06/2024
	DATE	PROJECT NO. 002150A
		SHEET: PR-2

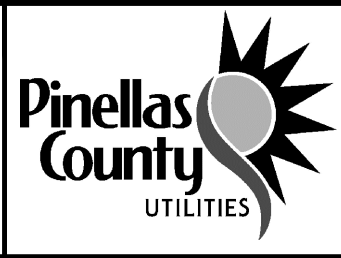
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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REV. NO.	DATE	DESCRIPTION

DESIGNED	C.BAGGETT
DRAWN	C.MERRICK
CHECKED	XXXX



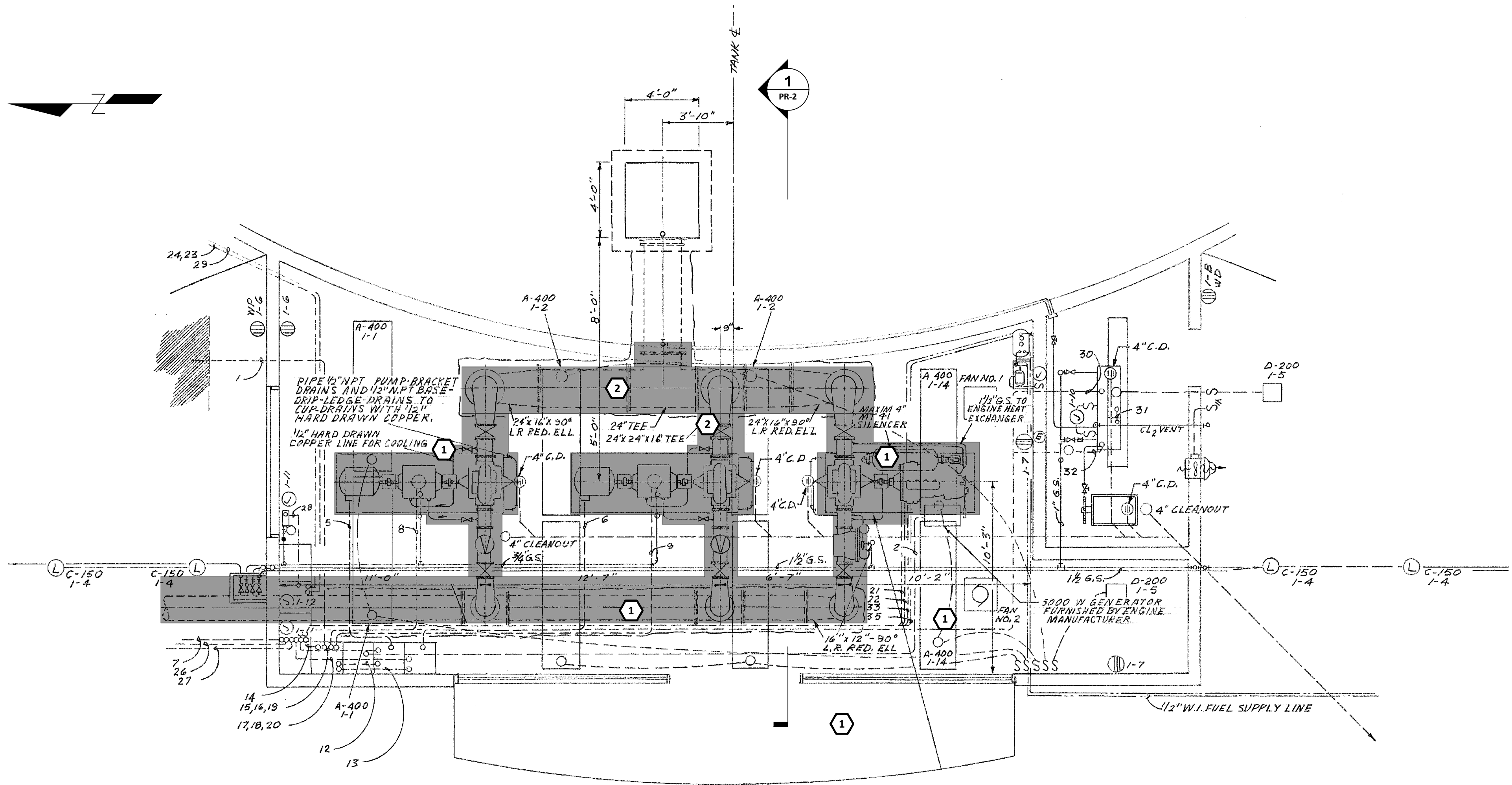
PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS
DESCRIPTION:	LAS PROCESS FLOW DIAGRAM

WRIGHT-PIERCE
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3820 NORTHDALÉ BOULEVARD, SUITE 202B, TAMPA, FL 33624

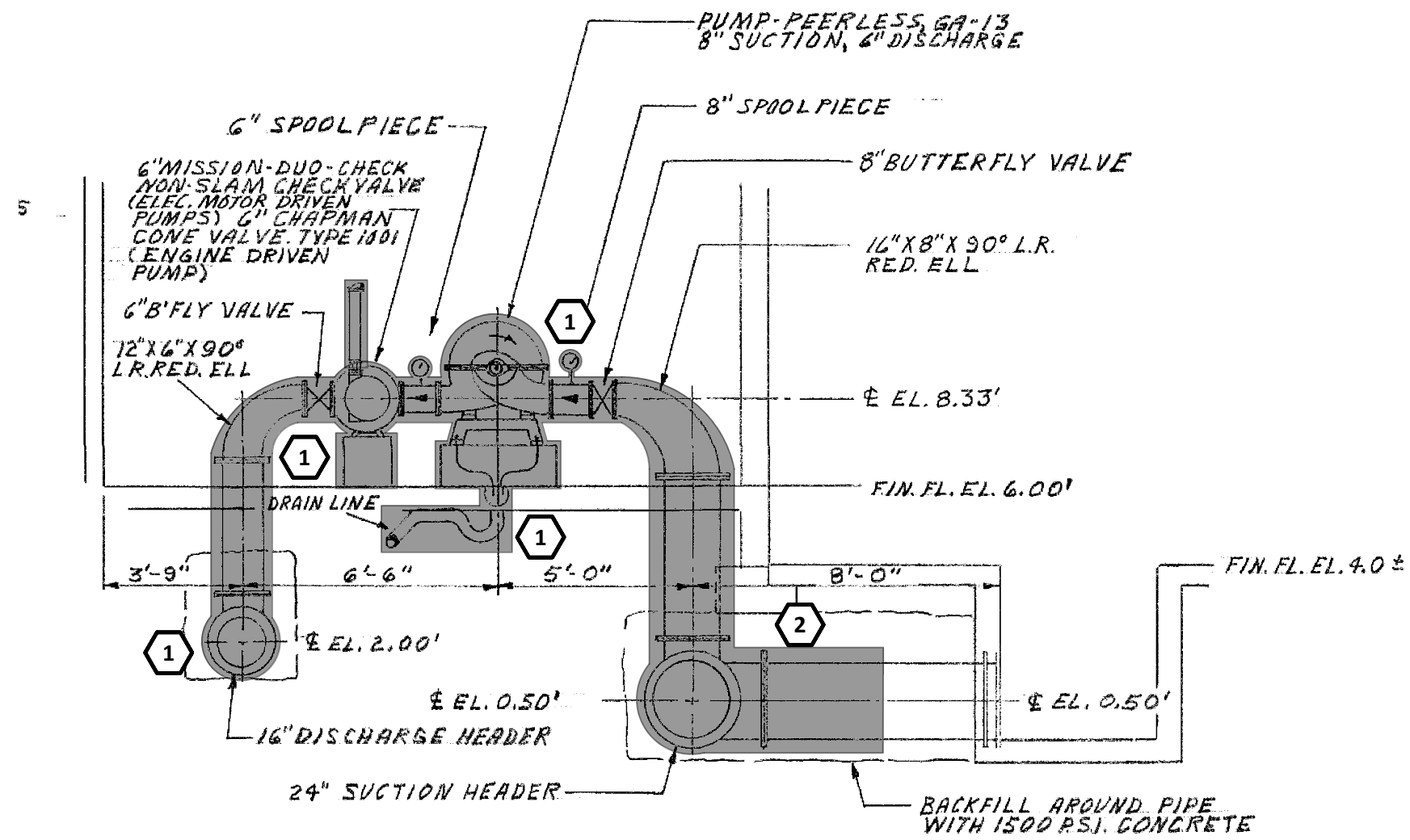
APPROVED BY:	DATE

DATE:	06/2024
PROJECT NO.	002150A
SHEET:	PR-3

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DEMOLITION FLOOR PLAN
SCALE: SCANNED APPROX. 1/4"=1'



1 **PUMP ROOM DEMOLITION SECTION**
PR-2 SCALE: SCANNED APPROX. 1/4"=1'

DEMOLITION NOTES:

- 1** REMOVE/DEMOLISH EXISTING EQUIPMENT AND PIPING TO THE EXTENTS SHOWN INCLUDING, BUT NOT LIMITED TO ALL SUCTION AND DISCHARGE PIPING, FITTINGS, VALVES AND SUPPORTS, BOOSTER PUMPS, CONDUIT AND WIRING, SUPPORTS, AND CONTROLS, AND ALL ASSOCIATED APPURTENANCES.
- 2** SPECIAL ATTENTION AND CAUTION IS REQUIRED TO CHIP AWAY CONCRETE ENCASEMENT 24" CI PIPING AND FITTINGS TO SUMP IN TANK. PIPE IS TO REMAIN INTACT AND SERVICEABLE AND SHALL BE REUSED TO CONNECT NEW PIPING.

REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED C.BAGGETT
DRAWN C.MERRICK
CHECKED XXXX



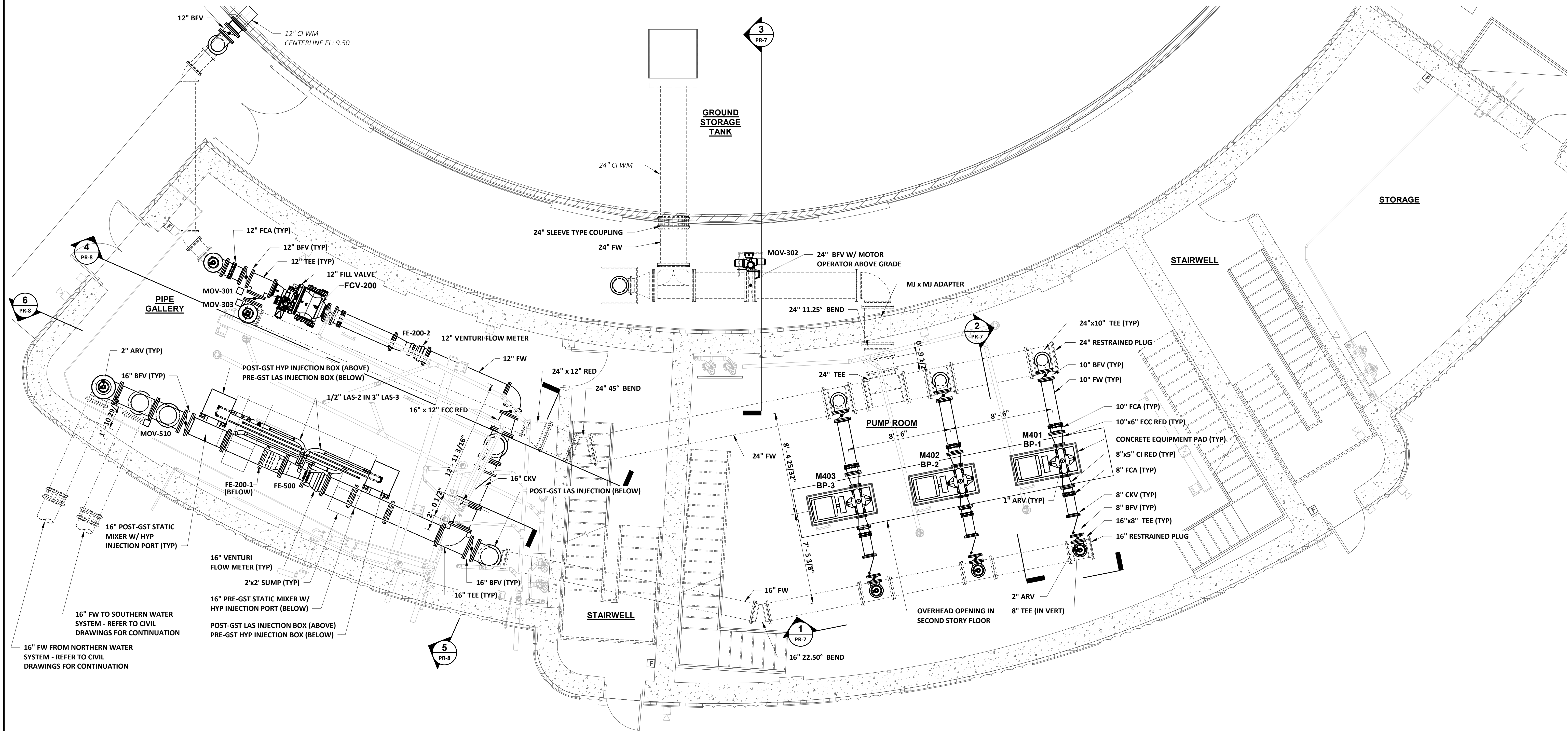
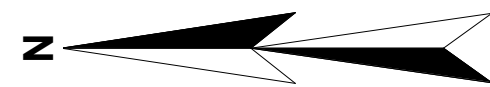
PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
PROCESS
DEMOLITION PLAN
AND SECTION



APPROVED BY: _____
DATE: _____

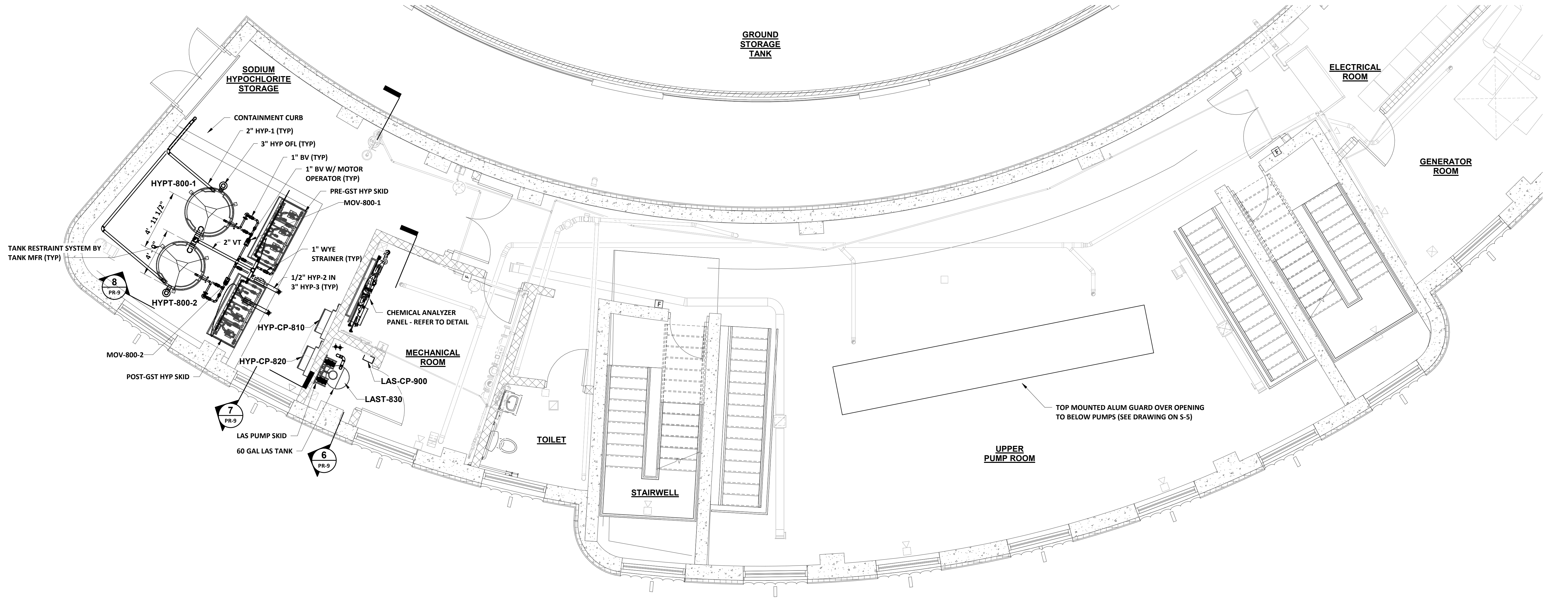
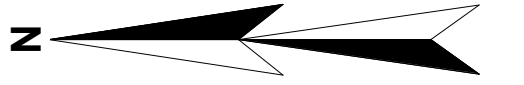
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PROJECT NO. 002150A
SHEET: PR-4



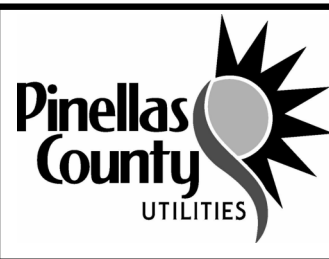
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

			DESIGNED C.BAGGETT		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: PROCESS FIRST FLOOR PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 06-2024 PROJECT NO. 002150A SHEET: PR-5
			DRAWN C.MERRICK						
			CHECKED						
REV. NO.	DATE	DESCRIPTION	REV. BY						

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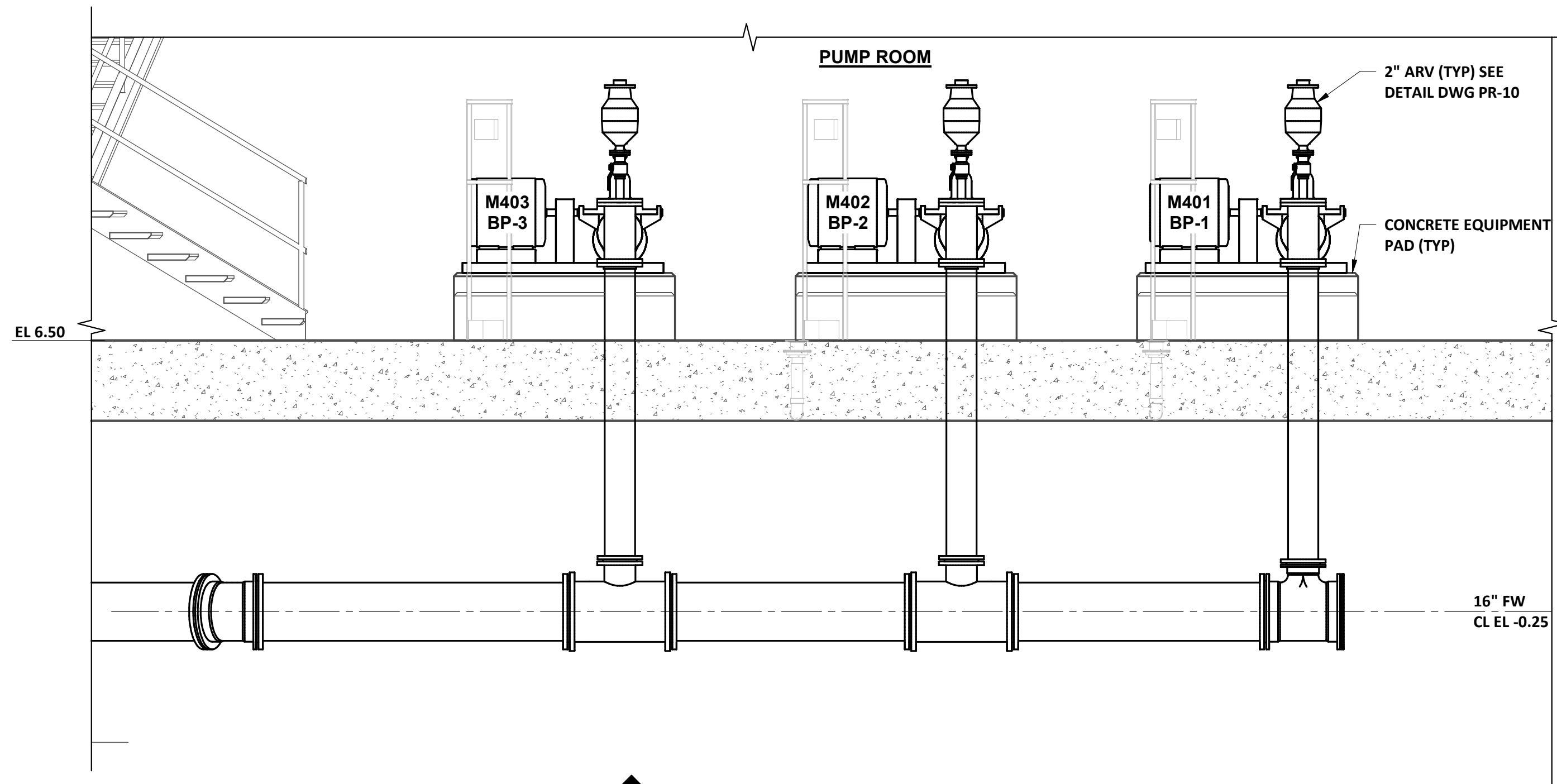


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

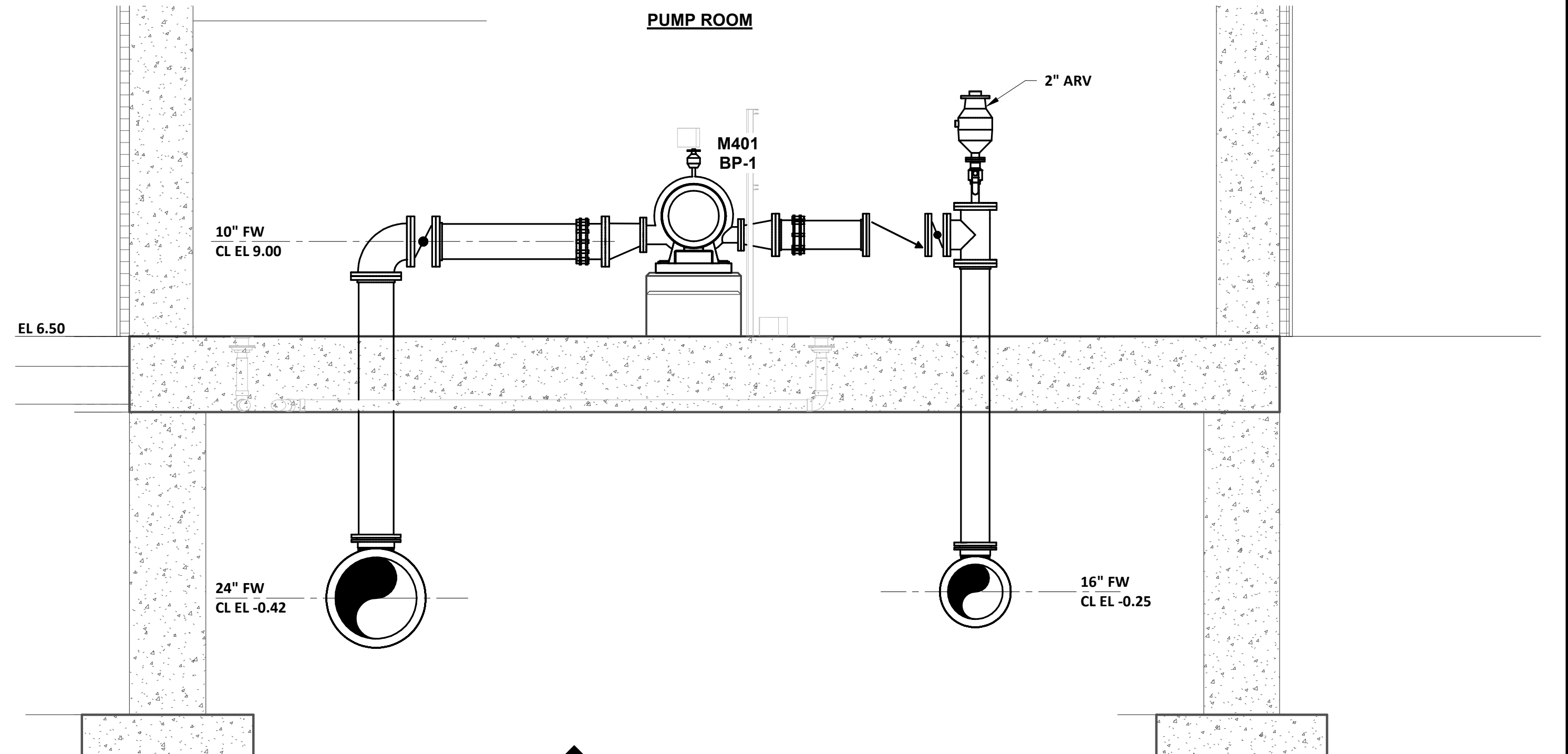
			DESIGNED C.BAGGETT			PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: PROCESS SECOND FLOOR PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 06-2024
			DRAWN C.MERRICK							PROJECT NO. 002150A
			CHECKED							SHEET: PR-6
REV. NO.	DATE	DESCRIPTION	REV. BY							

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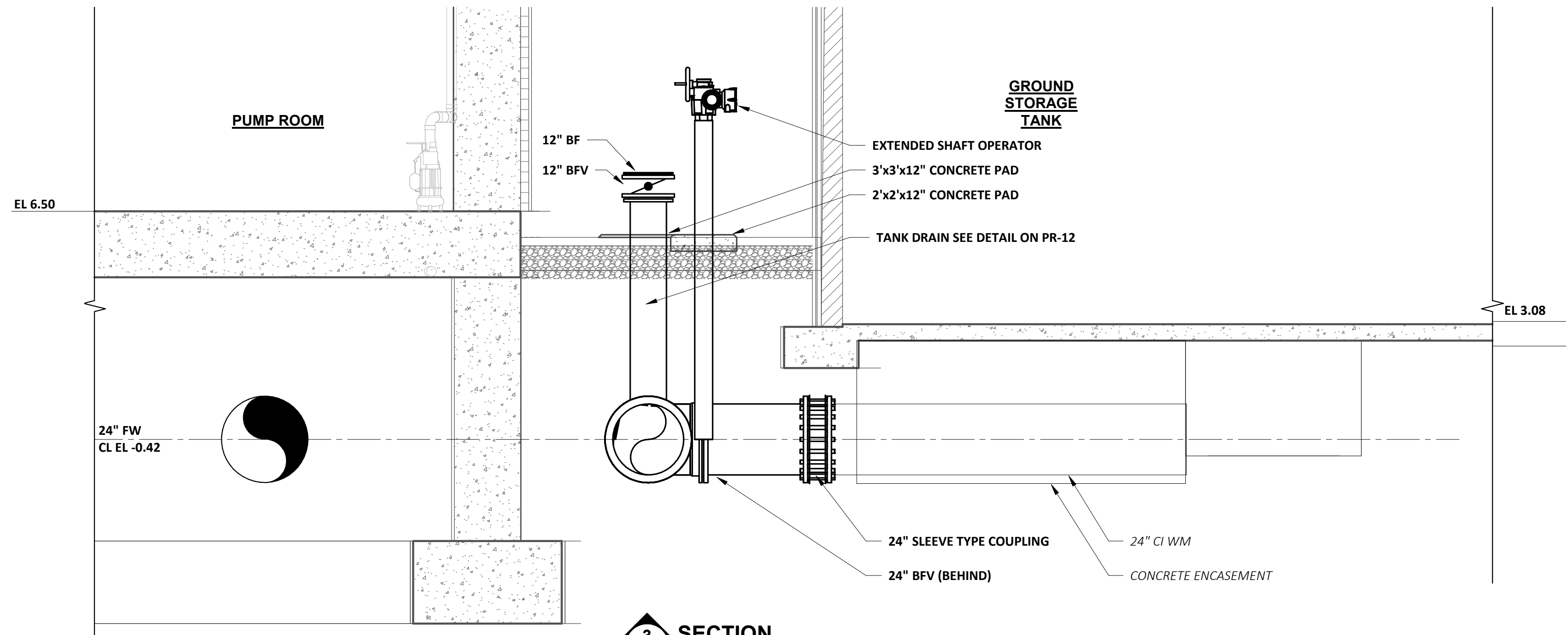
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1 SECTION
PR-5 SCALE: 3/8" = 1'-0"



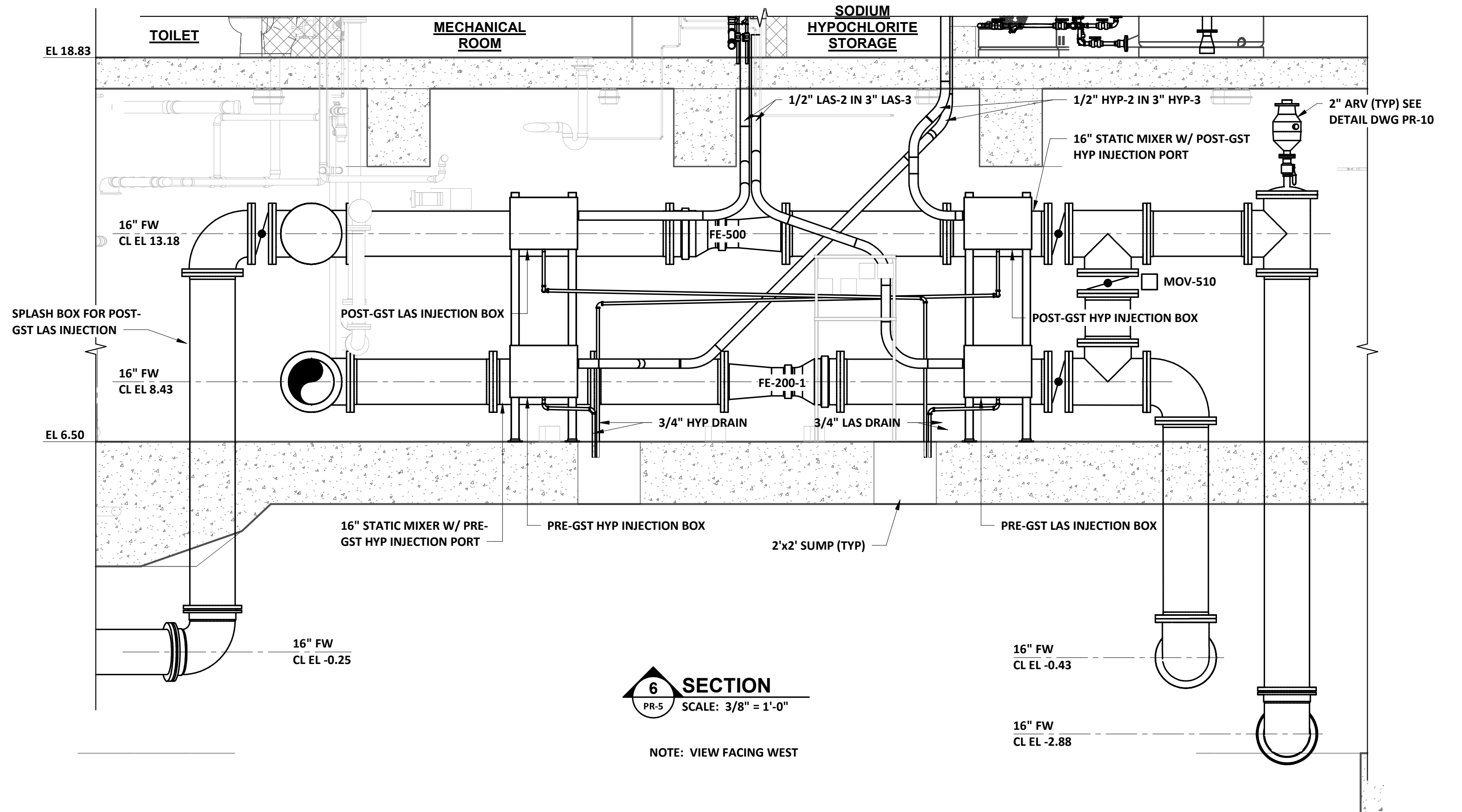
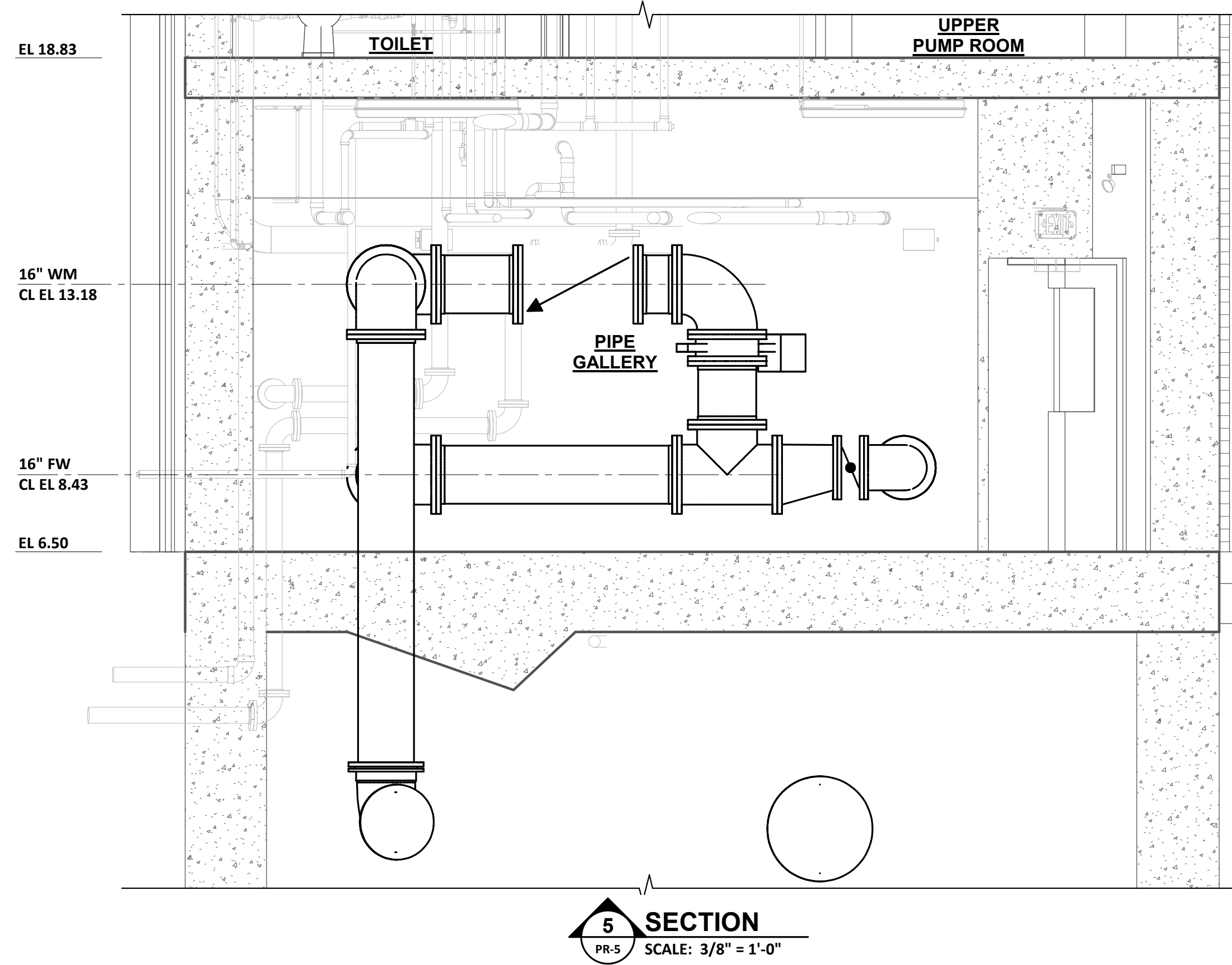
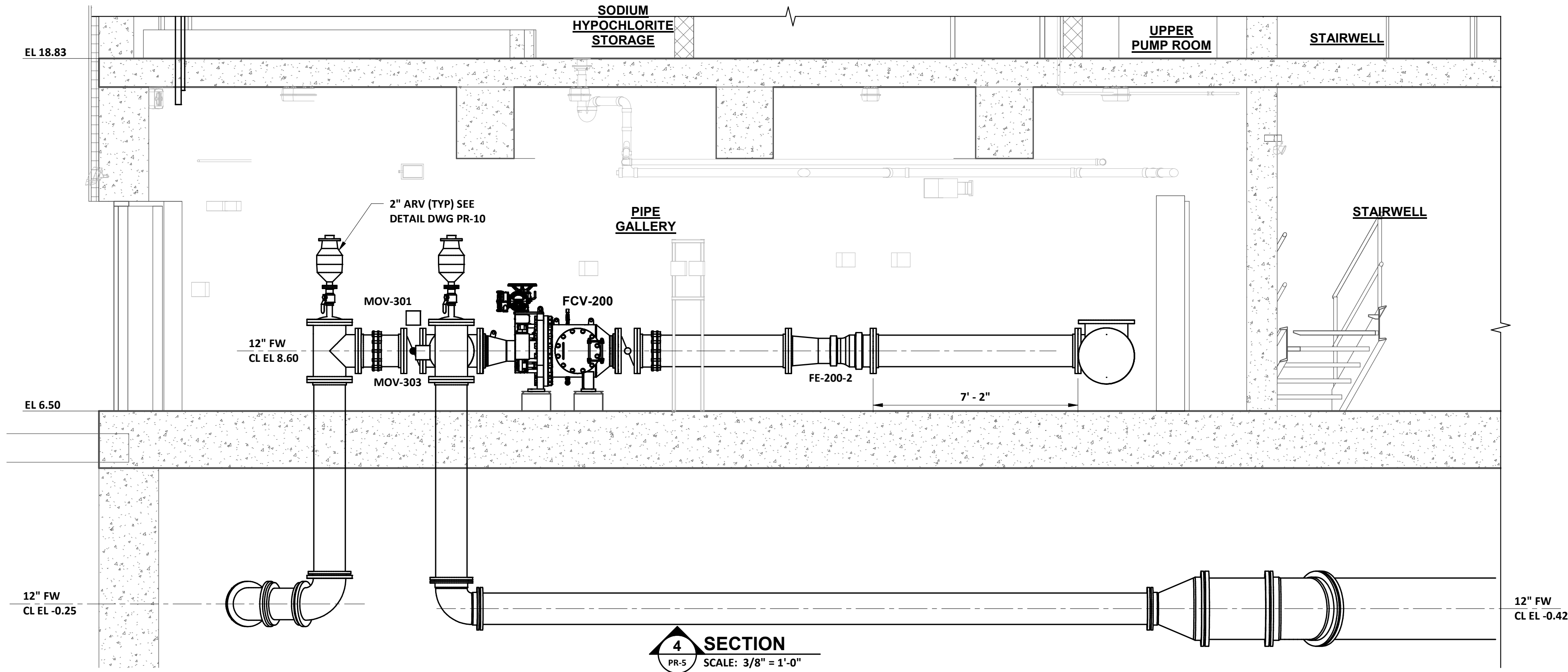
2 SECTION
PR-5 SCALE: 3/8" = 1'-0"



3 SECTION
PR-5 SCALE: 3/8" = 1'-0"

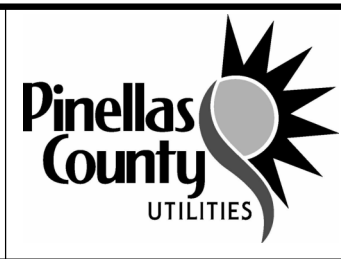
			DESIGNED C.BAGGETT			PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: PROCESS BOOSTER PUMP STATION PROCESS SECTIONS I	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 06-2024
			DRAWN C.MERRICK							PROJECT NO. 002150A
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED						SHEET: PR-7

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REV. NO.	DATE	DESCRIPTION

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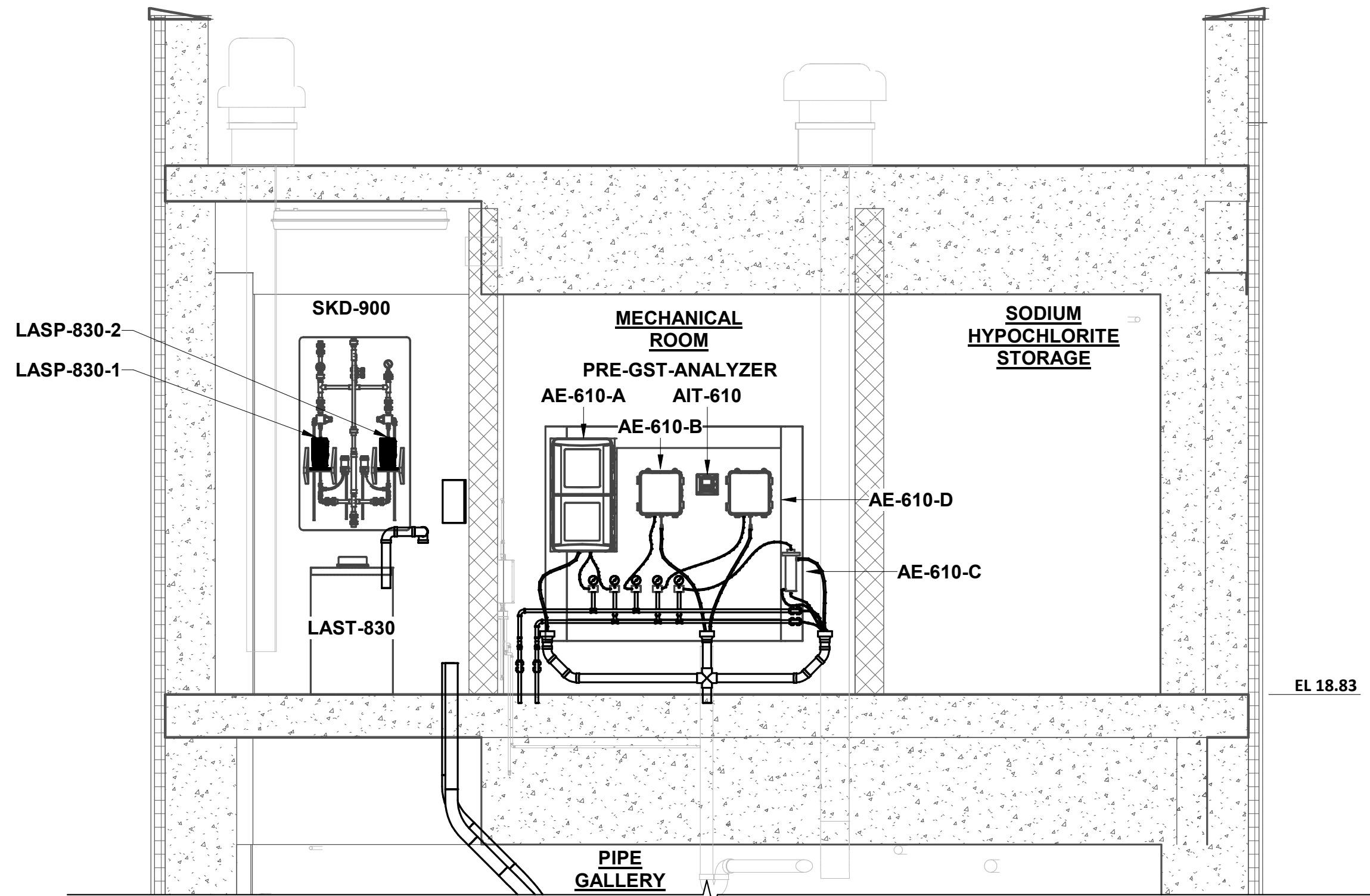
PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
PROCESS
BOOSTER PUMP STATION
PROCESS SECTIONS II

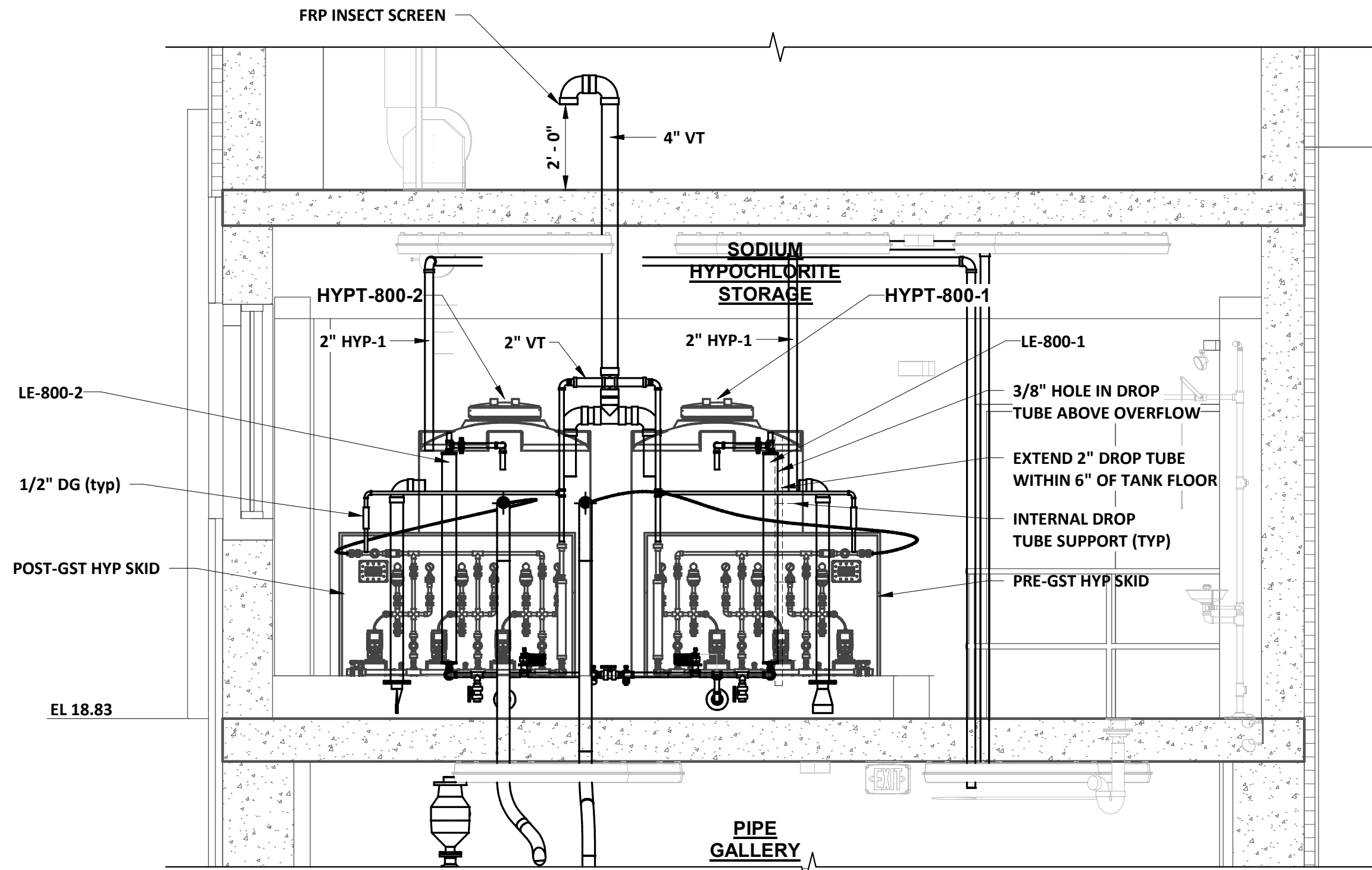
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APPROVED BY:	DATE

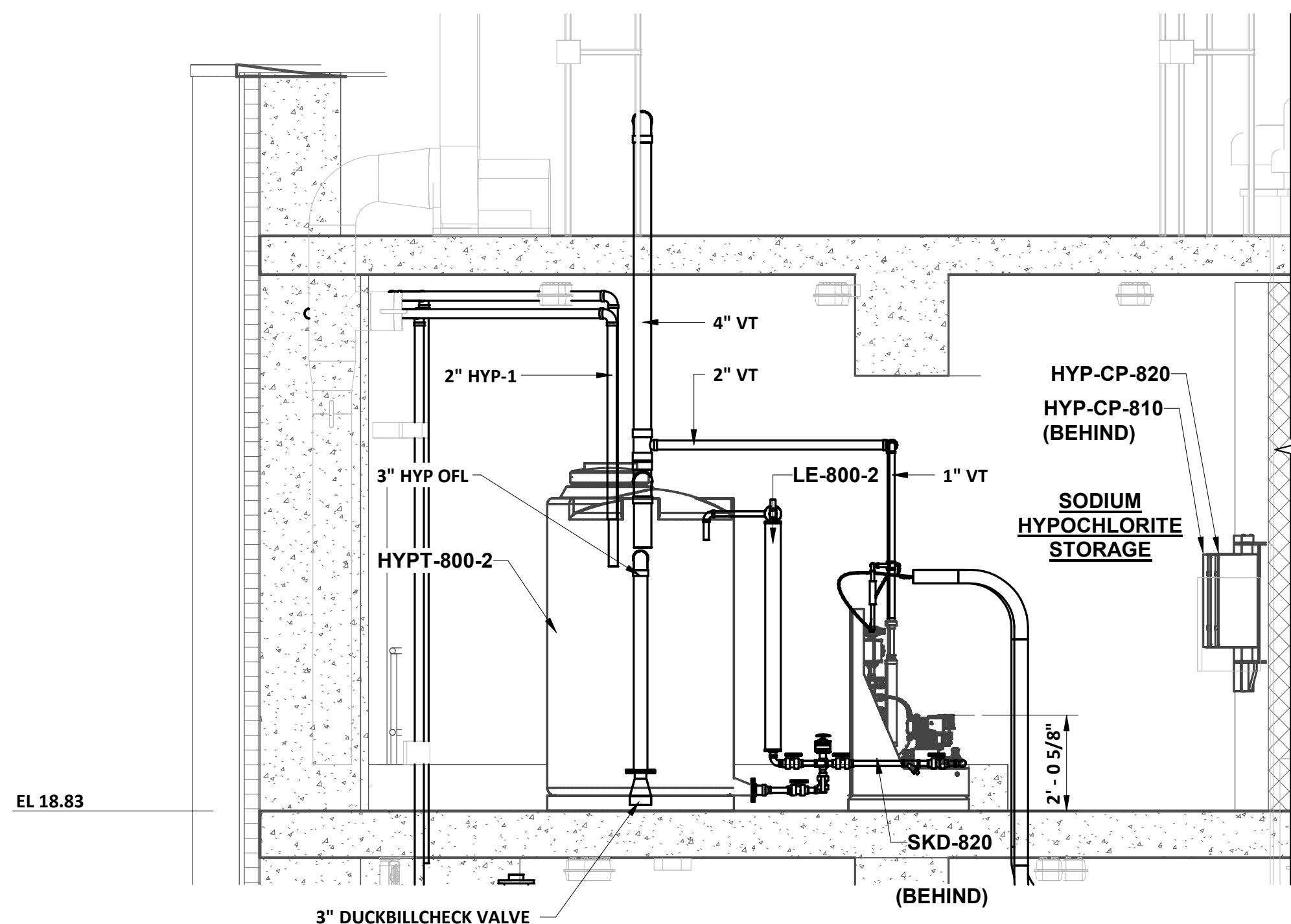
DATE:	06-2024
PROJECT NO.	002150A
SHEET:	PR-8



6 SECTION
PR-6 SCALE: 3/8" = 1'-0"



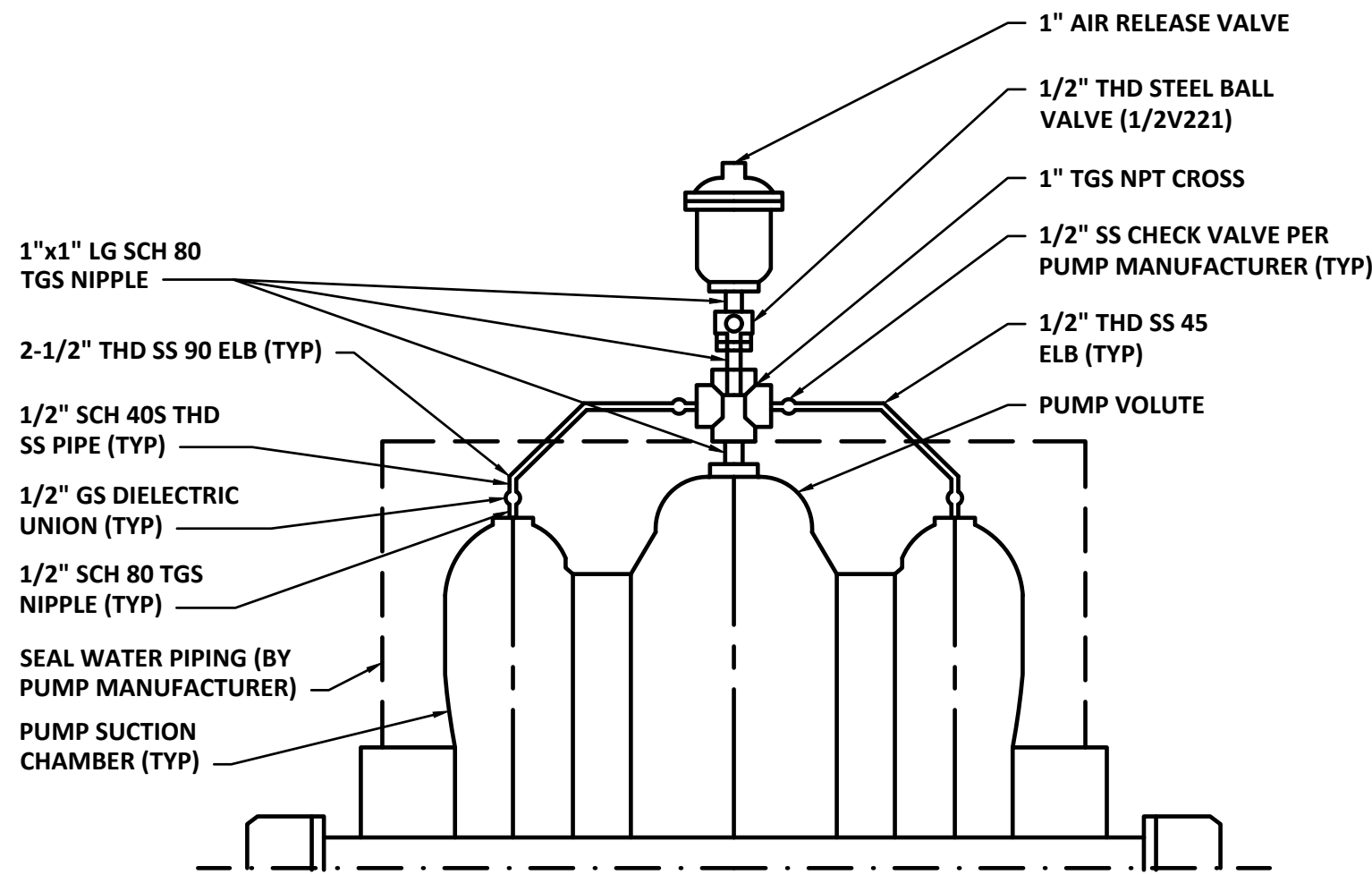
7 SECTION
PR-6 SCALE: 3/8" = 1'-0"



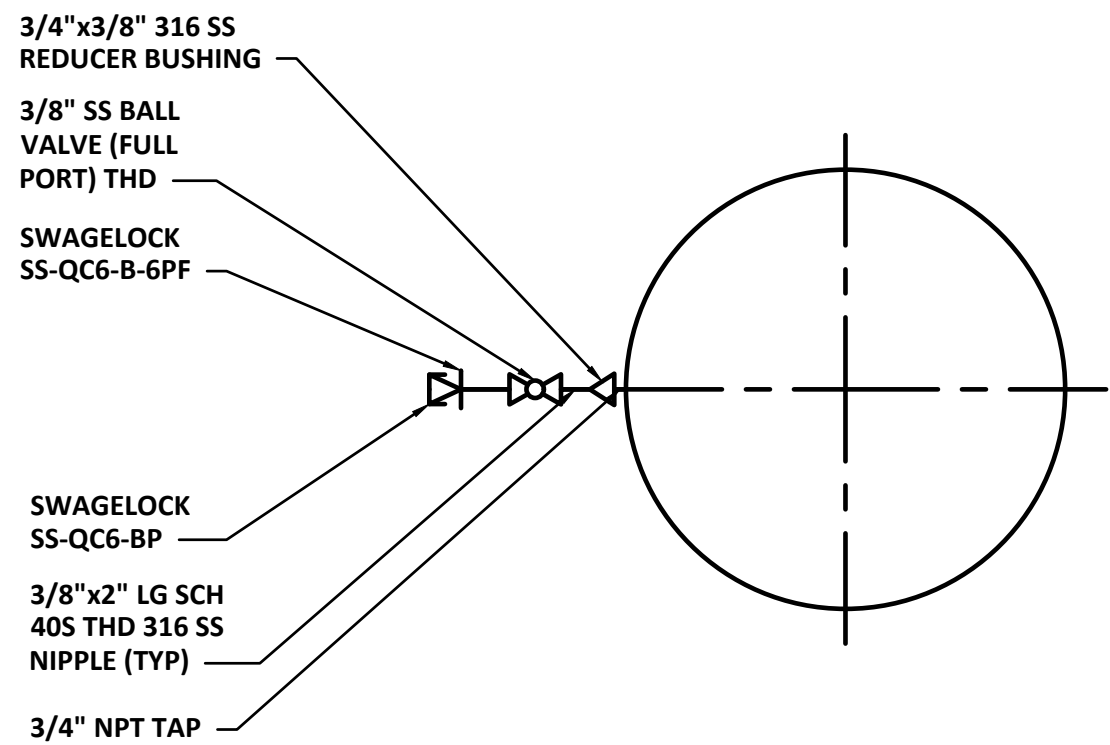
8 SECTION
PR-6 SCALE: 3/8" = 1'-0"

				DESIGNED <u>C.BAGGETT</u>		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: PROCESS BOOSTER PUMP STATION PROCESS SECTIONS III	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: _____ DATE	DATE: 06-2024
				DRAWN <u>C.MERRICK</u>						PROJECT NO. 002150A
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED _____						SHEET: PR-9

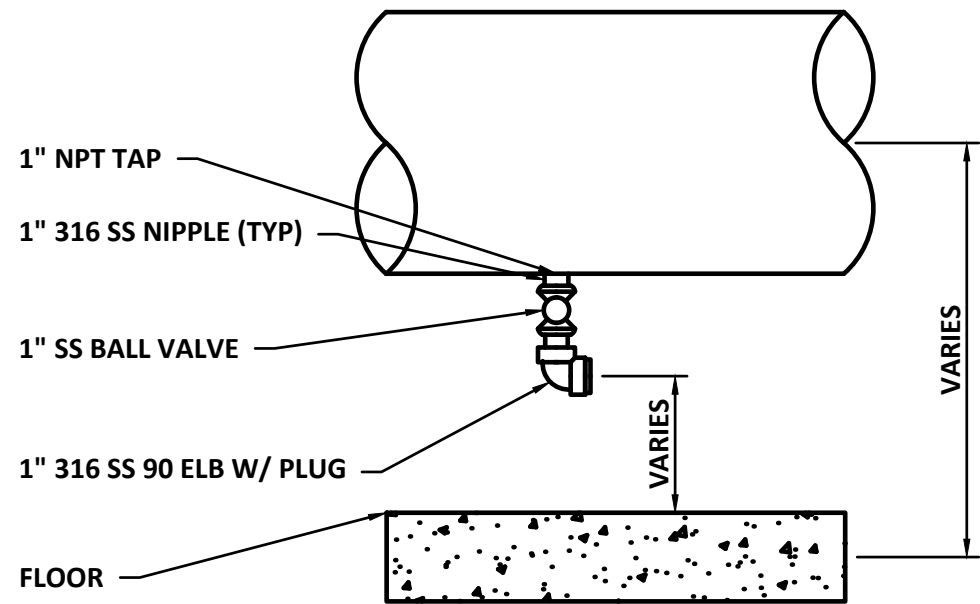
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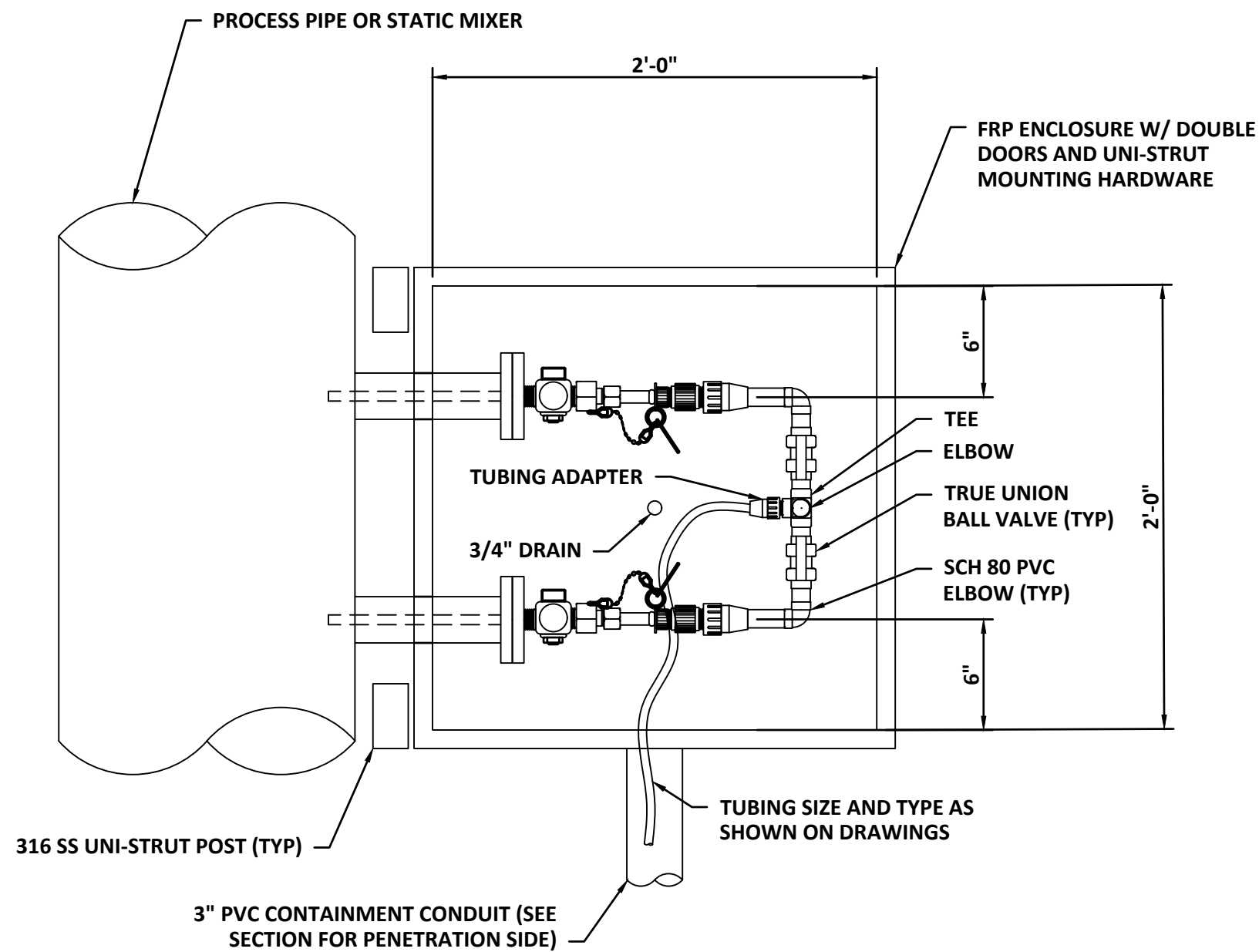
PUMP AIR RELEASE DETAIL
SCALE: NTS



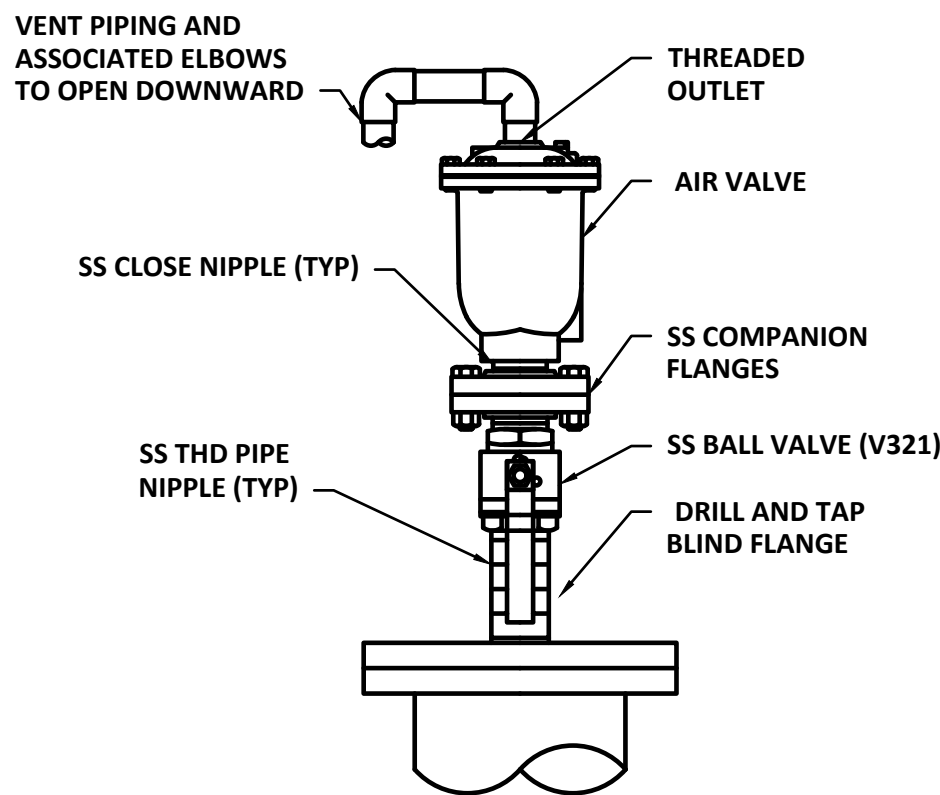
SAMPLING QUICK CONNECTION DETAIL
SCALE: NTS



DRAIN ASSEMBLY DETAIL
SCALE: NTS

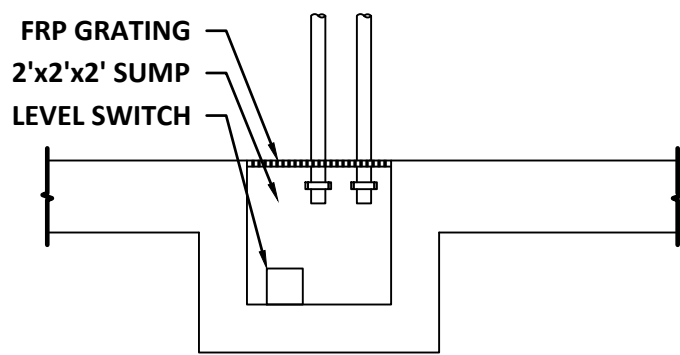


CHEMICAL SPLASH BOX DETAIL
SCALE: 1-1/2"=1'-0"

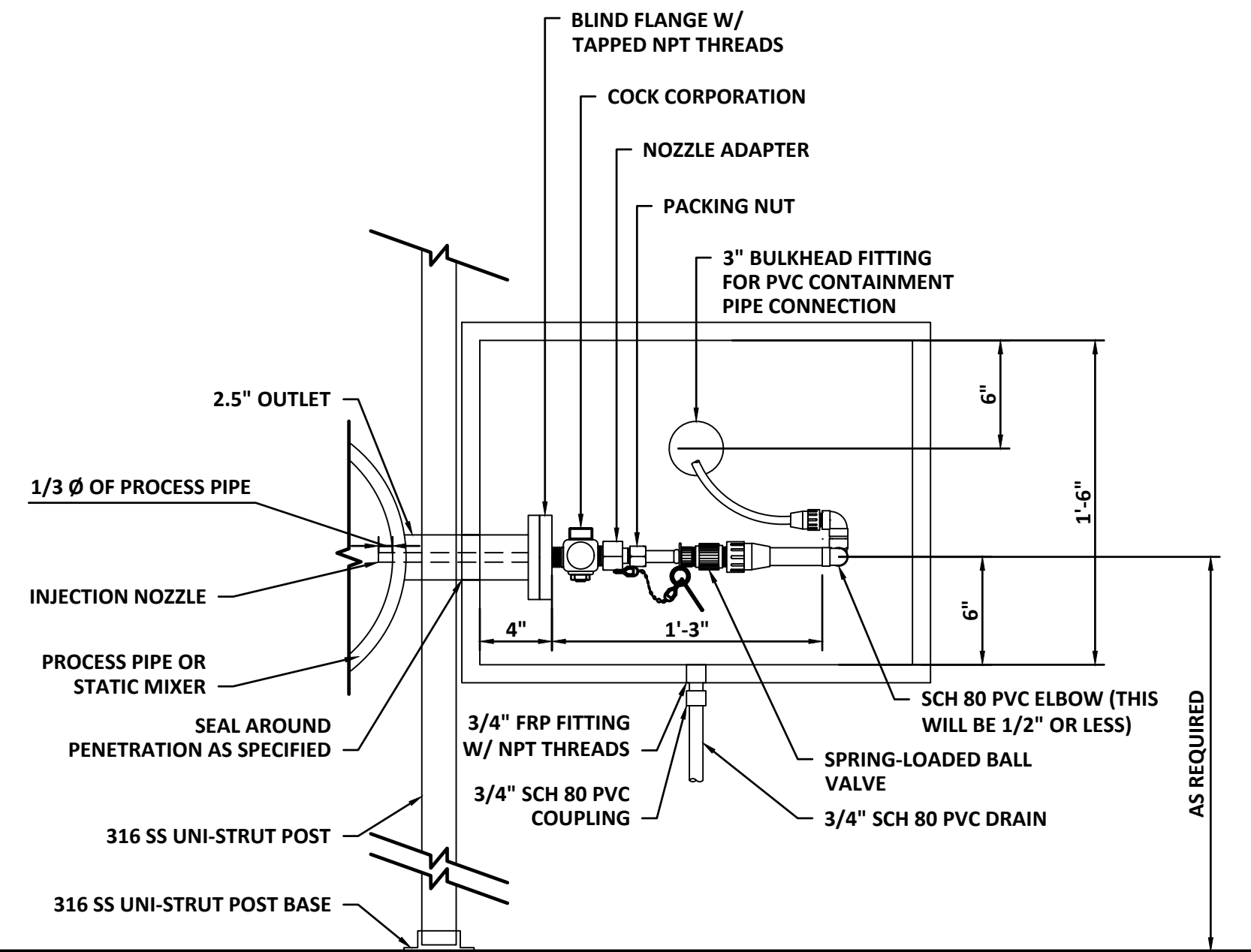


- NOTE:**
- AIR VALVE INLET DIAMETER IS SPECIFIED ON THE DRAWINGS.
 - BALL VALVE AND NIPPLES SHALL HAVE THE SAME DIAMETER AS THE AIR VALVE INLET.
 - SEE PLANS FOR VALVE SIZE.
 - VERIFY SIZE OF VALVE PRIOR TO ORDERING ANCILLARY PARTS, DRILLING OR TAPPING.
 - FOR WATER SERVICE EXTEND VENT TO 6" AFF, PROVIDE BUG SCREEN, AND UNI-STRUT SUPPORT.

AIR RELEASE VALVE DETAIL
SCALE: NTS

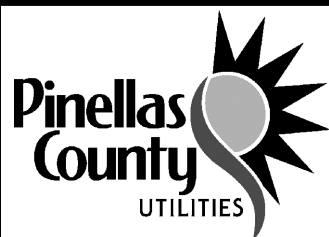


CHEMICAL SUMP DETAIL
SCALE: NTS



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PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

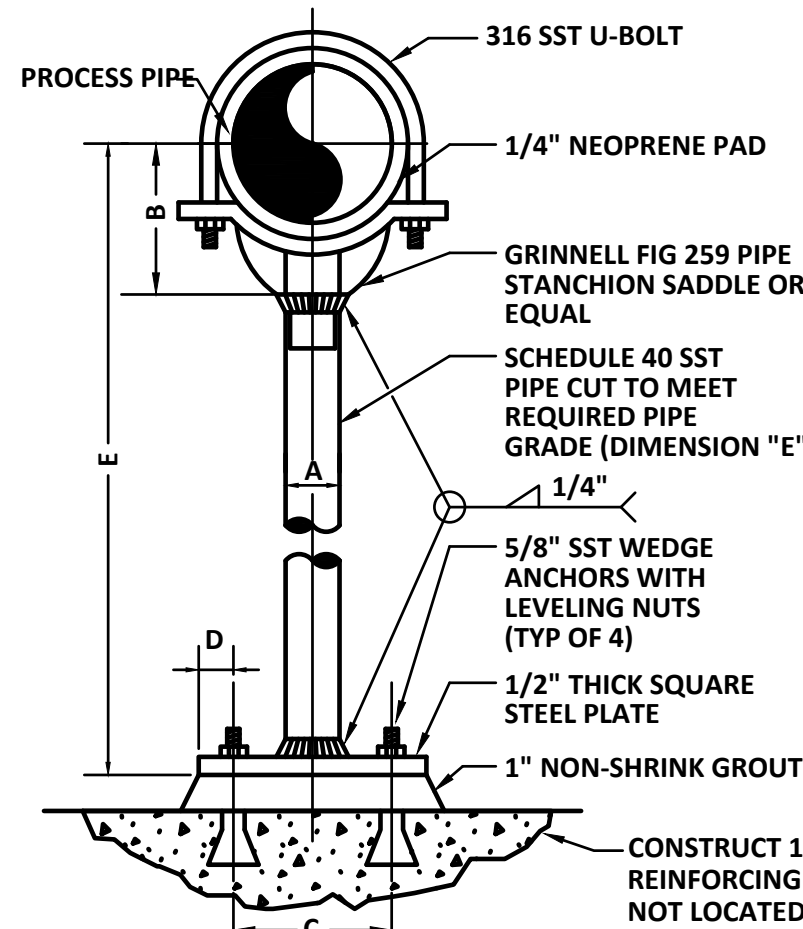
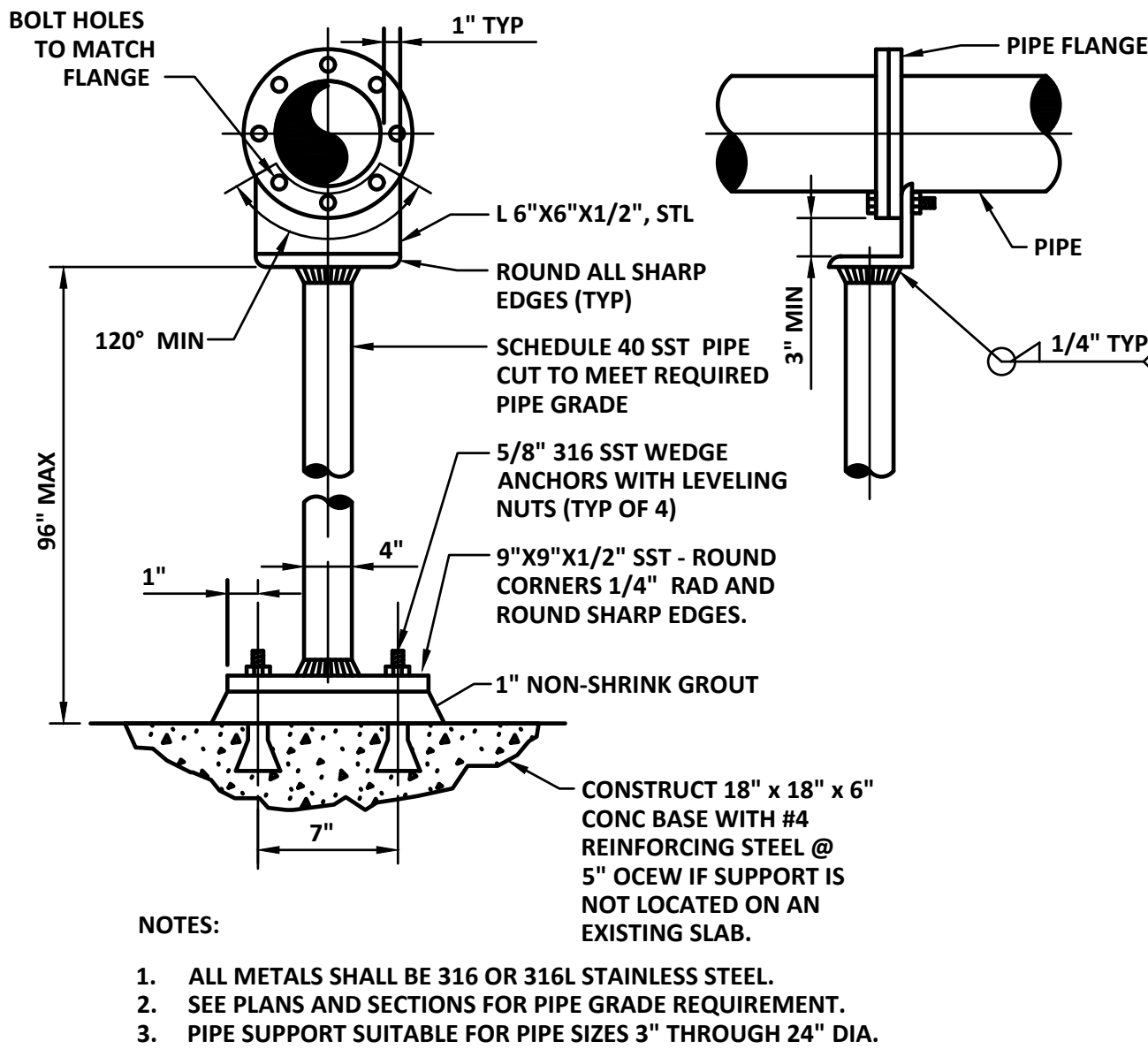
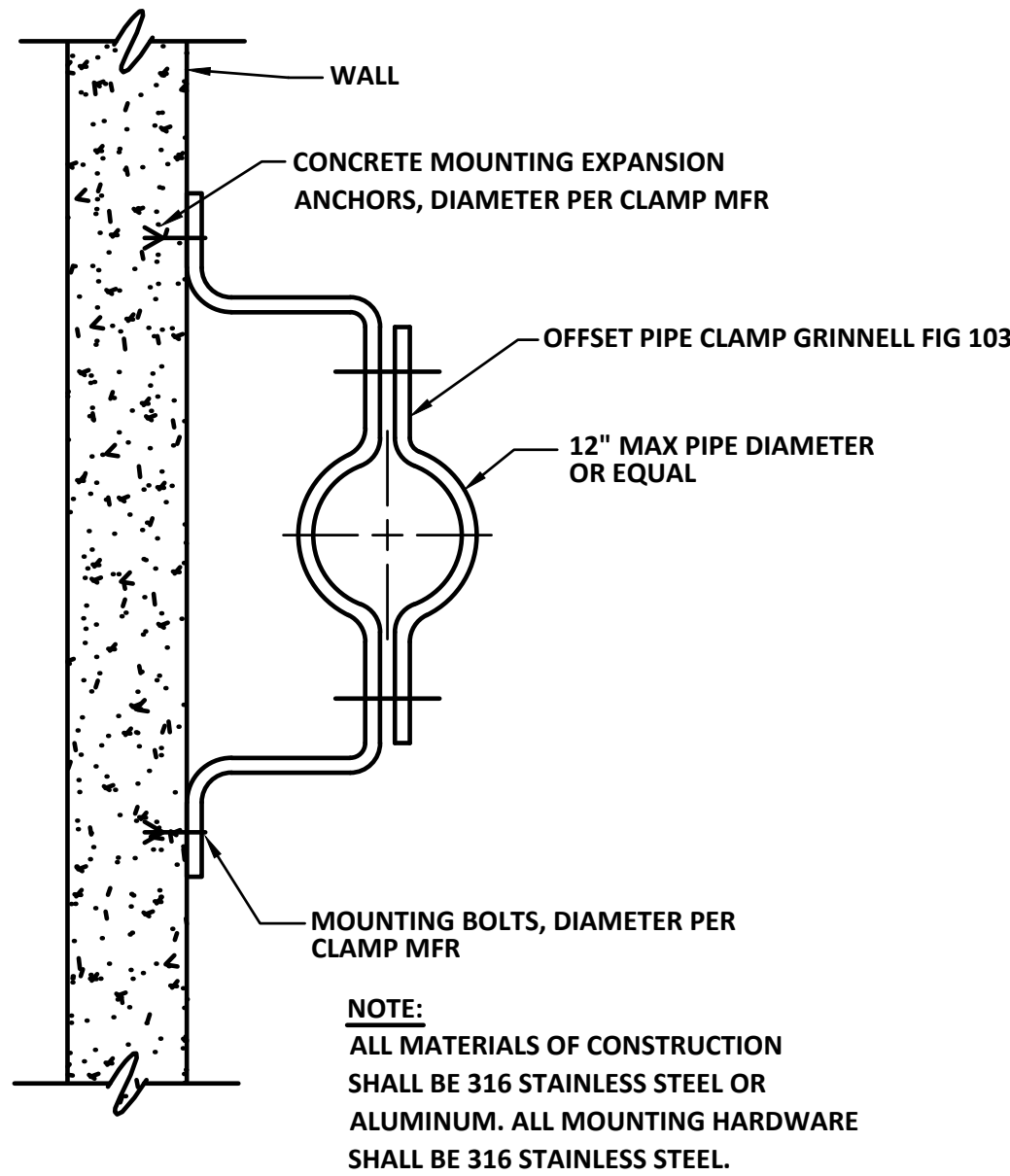
DESCRIPTION:
PROCESS DETAILS I



APPROVED BY:	

DATE:	06/2024
PROJECT NO.	002150A
SHEET:	PR-10

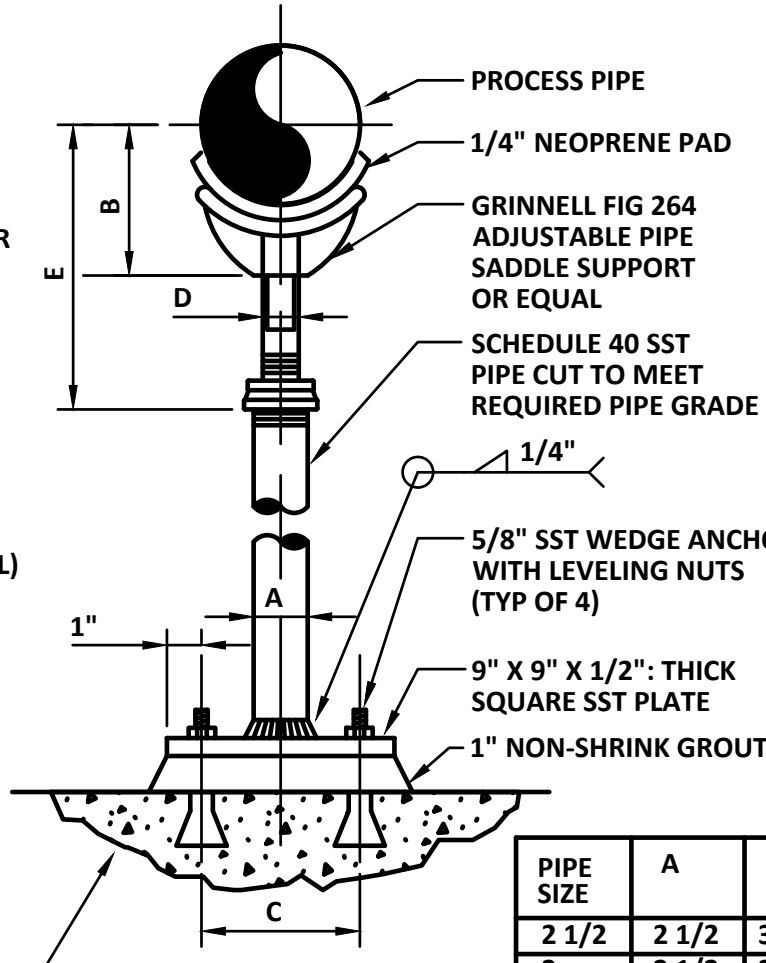
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- NOTES:
1. ALL METALS SHALL BE 316 OR 316L STAINLESS STEEL
 2. SEE PLANS AND SECTIONS FOR PIPE GRADE REQUIREMENT (DIMENSION "E")
 3. PROVIDE INSULATION PROTECTION SHIELD (GRINNELL FIG 167 OR EQUAL) WHEN PIPING IS INSULATED

PIPE SIZE	A	B	C	D	E	
					MIN	MAX
4	3	4 3/16	7	1	6	60
5	3	4 13/16	7	1	6	60
6	3	5 7/16	7	1	8	60
8	3	6 15/16	7	1	8	60
10	3	8 7/16	7	1	10	60
12	3	9 15/16	7	1	12	60

* ALL DIMENSIONS IN INCHES.



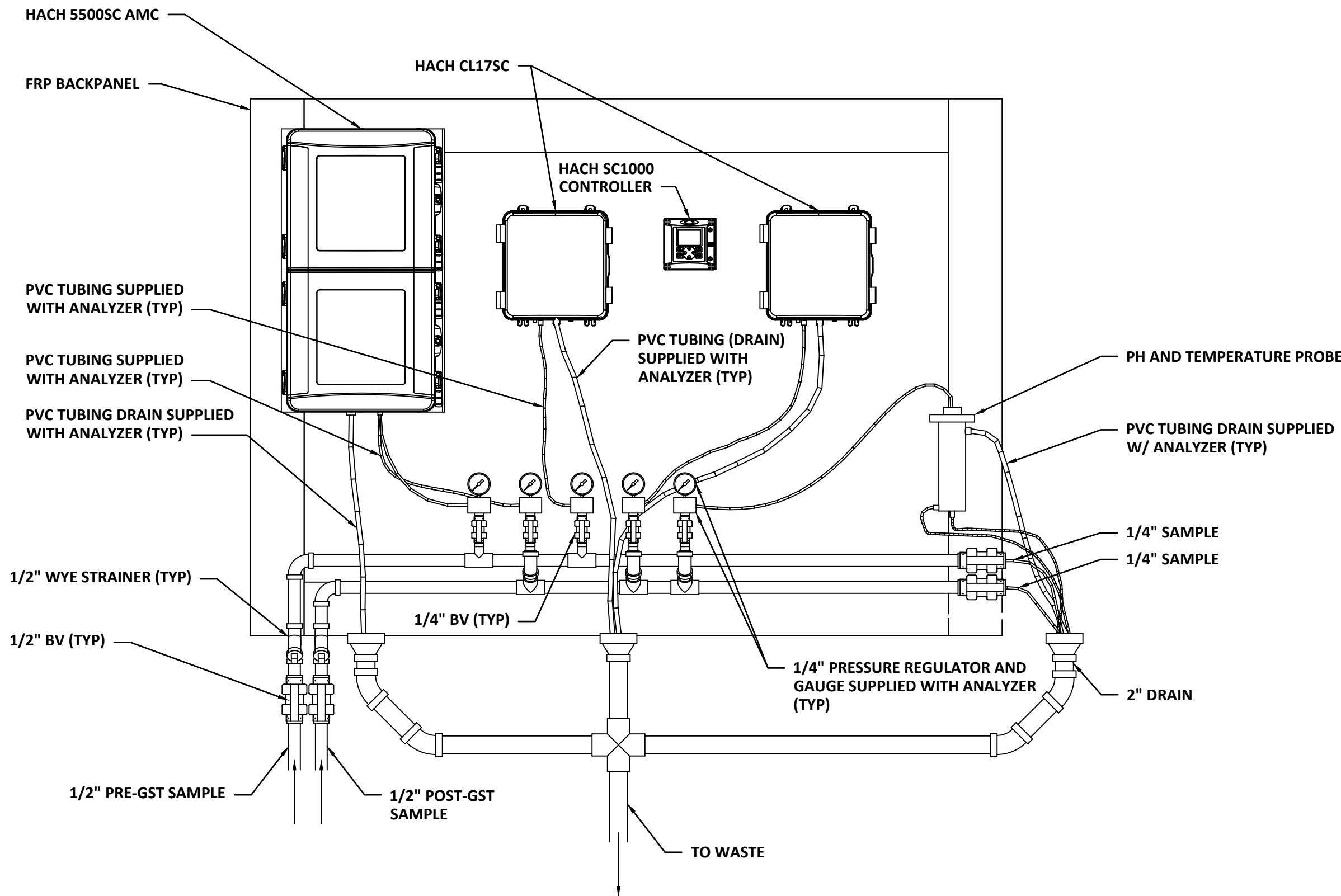
- NOTES:
1. ALL METALS SHALL BE 316 OR 316L STAINLESS STEEL
 2. SEE PLANS AND SECTIONS FOR PIPE GRADE REQUIREMENT (DIMENSION "E")
 3. PROVIDE INSULATION PROTECTION SHIELD (GRINNELL FIG 167 OR EQUAL) WHEN PIPING IS INSULATED

PIPE SIZE	A	B	C	D	E	
					MIN	MAX
2 1/2	2 1/2	3 1/2	7	1 1/2	8	13
3	2 1/2	3 3/4	7	1 1/2	8 1/4	13 1/4
3 1/2	2 1/2	4	7	1 1/2	8 1/2	13 1/2
4	3	4 1/4	7	2 1/2	9 1/4	14
5	3	4 7/8	7	2 1/2	10	14 3/4
6	3	5 1/2	7	2 1/2	10 1/2	15 1/4
8	3	6 7/8	7	2 1/2	11 3/4	16 1/2
10	3	8 1/2	7	2 1/2	13 1/2	18 1/4
12	3	9 15/16	7	2 1/2	15	19 3/4
14	4	10 15/16	7	3	16 1/4	20 3/4
16	4	12 3/8	7	3	17 3/4	22 1/4
18	6	13 7/8	9	3 1/2	19 1/2	24
20	6	15 3/8	9	3 1/2	21	25 1/2
24	6	17 15/16	9	4	23 1/4	28 1/4

* ALL DIMENSIONS IN INCHES.

PIPE SUPPORT DETAILS

SCALE: NTS



NOTE:

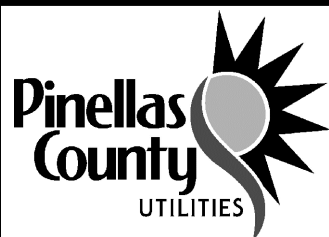
1. EQUIPMENT TO BE MOUNTED TO FRP BACK PANEL. FRP BACK PANEL TO BE MOUNTED TO WALL USING UNISTRUT.

ANALYZER PANEL DETAILS

SCALE: NTS

REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED C.BAGGETT
DRAWN C.MERRICK
CHECKED XXXX



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
PROCESS DETAILS II

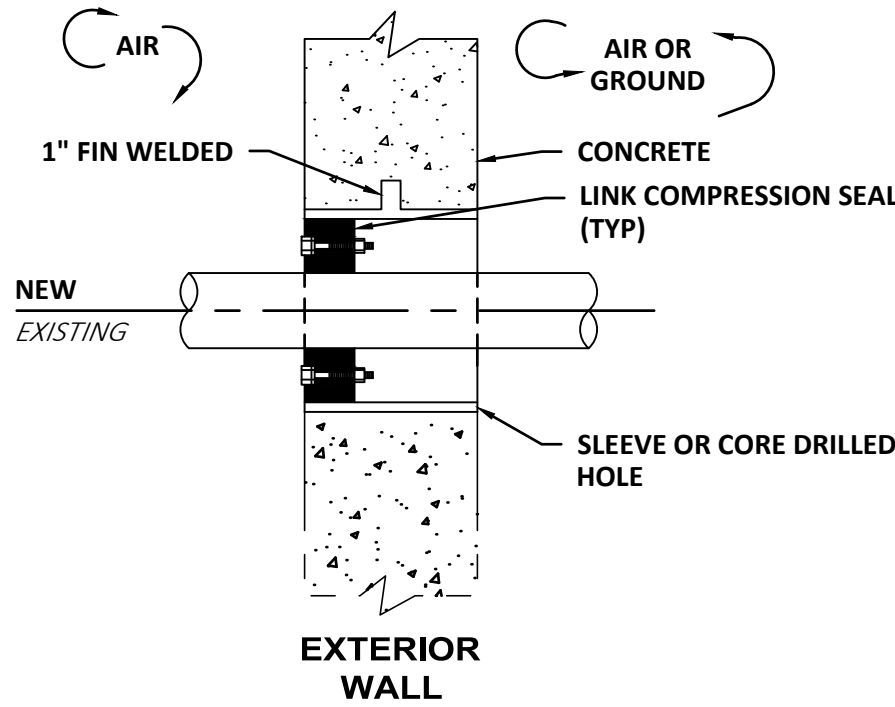
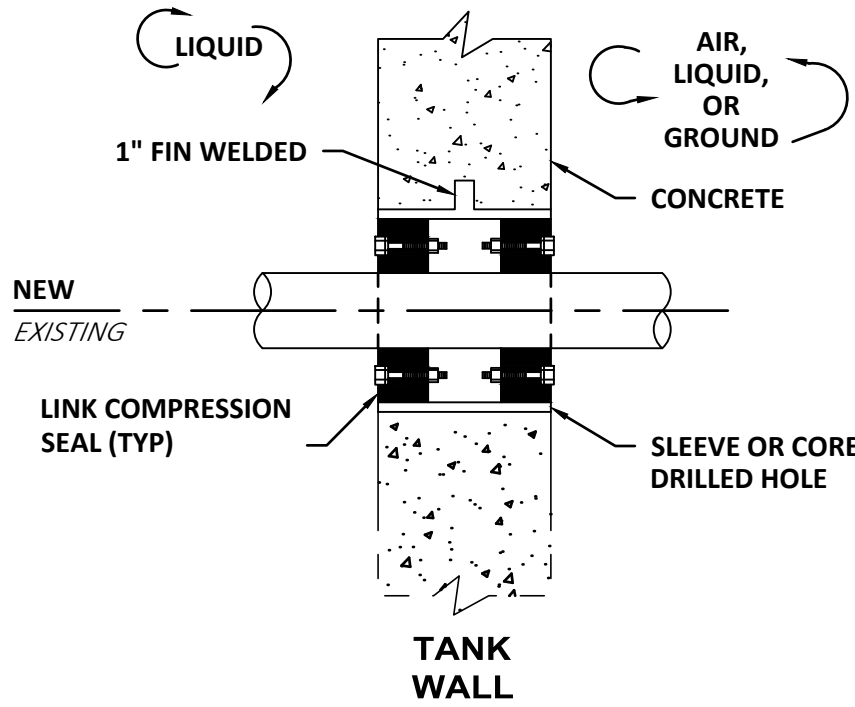
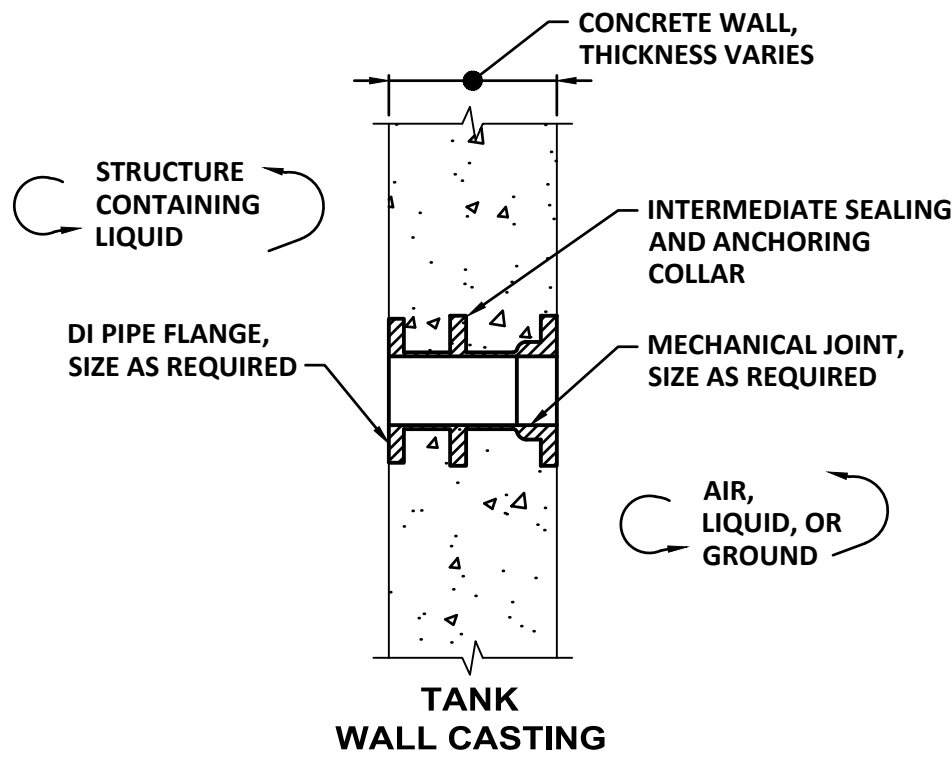
WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:

DATE

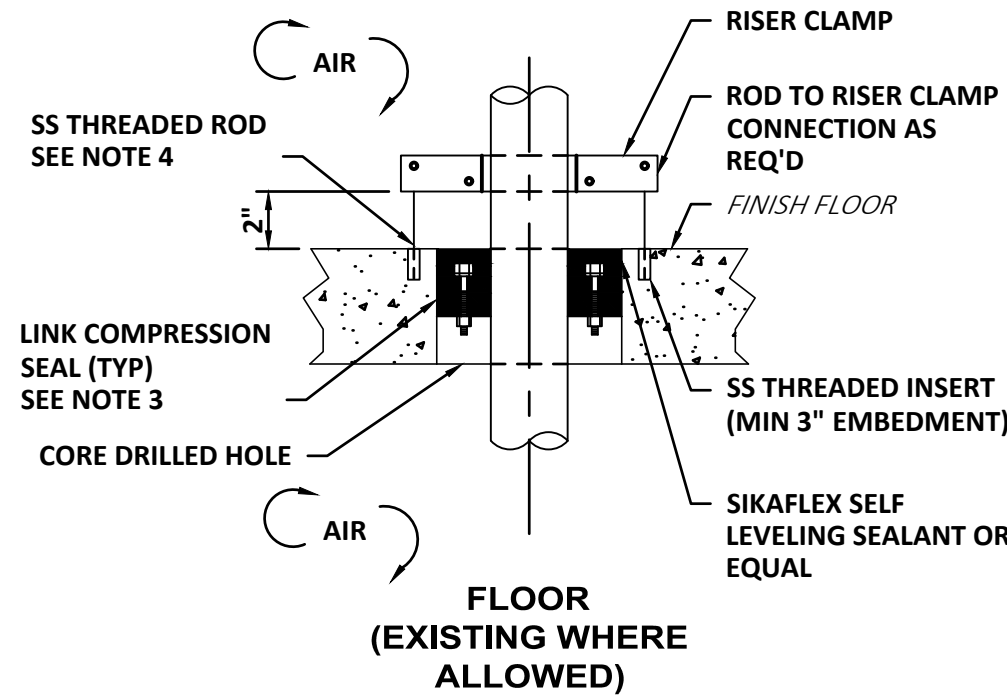
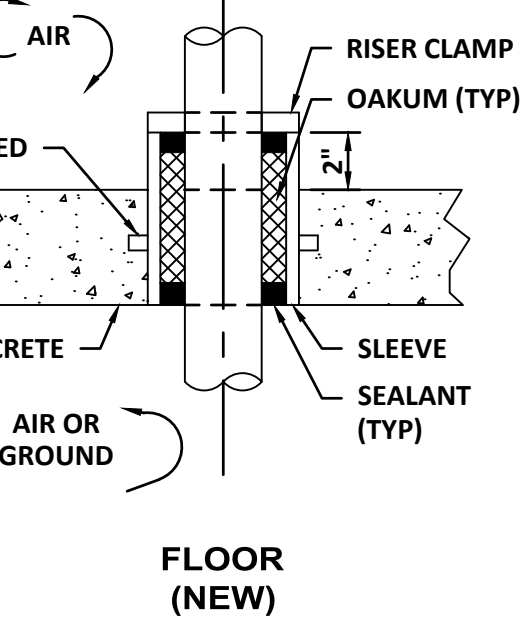
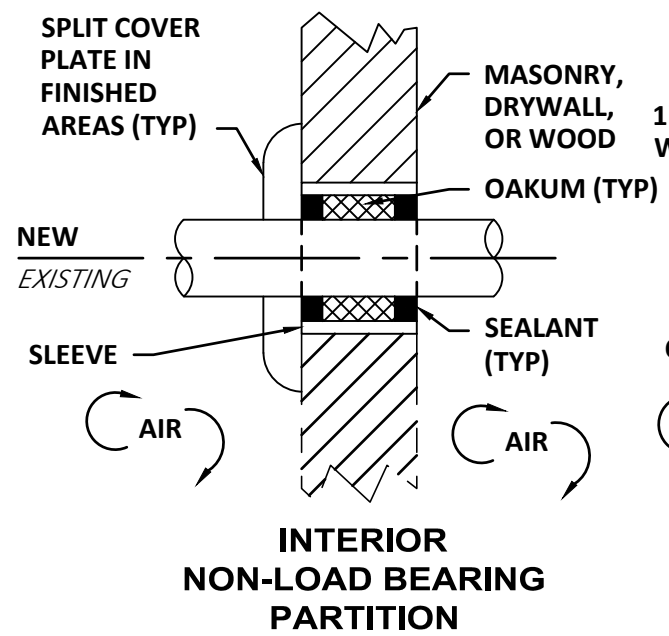
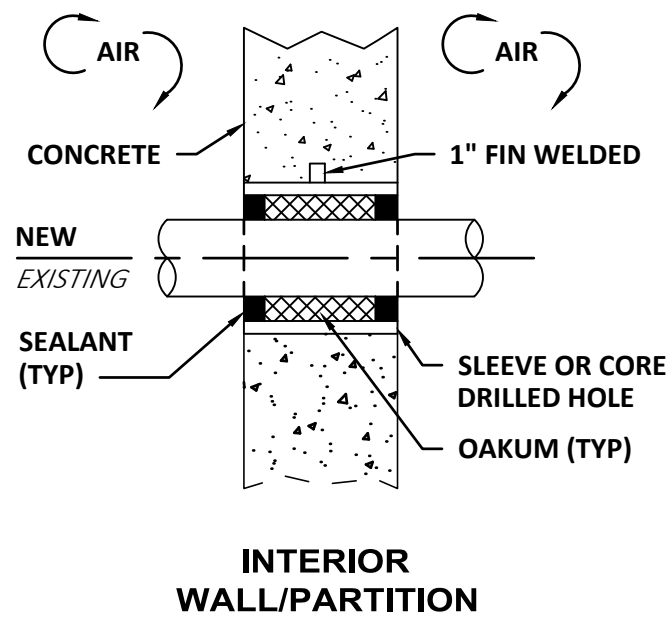
DATE: 06/2024
PROJECT NO. 002150A
SHEET: PR-11

J:\ENG\FL\PinellasCounty\21464-GulfBeachWaterBoosterStation\Drawings\PROJ\21464-PRS-Details.dwg, Jun 27, 2024 - 4:03pm



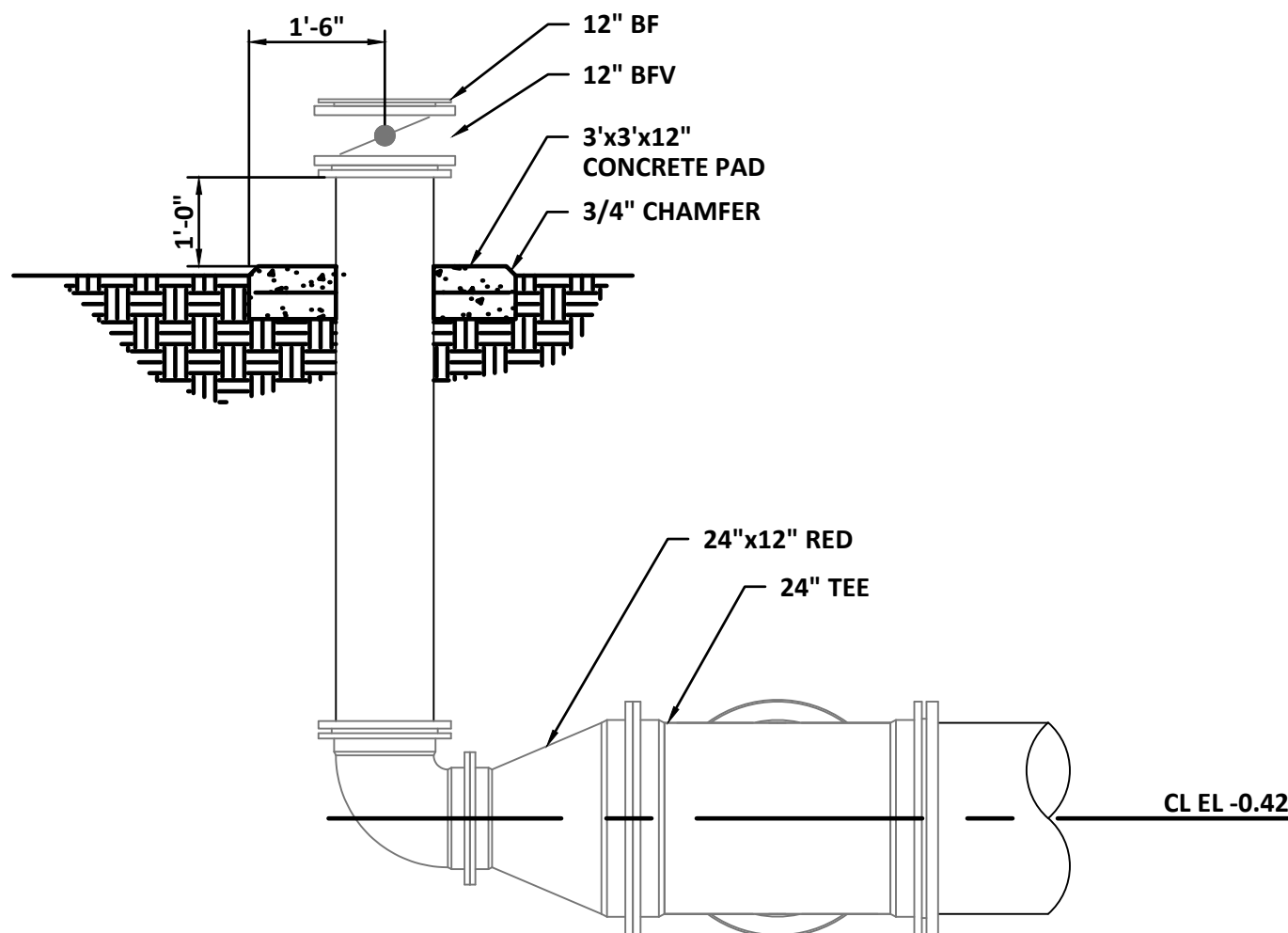
NOTES:

1. REFER TO SPECIFICATION SECTION 40 05 09 FOR REQUIREMENTS AND INFORMATION.
2. WALL CASTING CONNECTION SHOWN IS FLG TO MJ. PROVIDE TYPE OF WALL CASTING AS REQUIRED.
3. SET TOP OF LINK TYPE SEAL APPROXIMATE 1/2" TO 3/4" BELOW FINISH FLOOR.
4. LINK SEAL SHALL NOT BE USED TO SUPPORT PIPE. THREADED ROD SHALL BE SIZED AS REQUIRED TO SUPPORT PIPE BOTH VERTICALLY AND HORIZONTALLY.



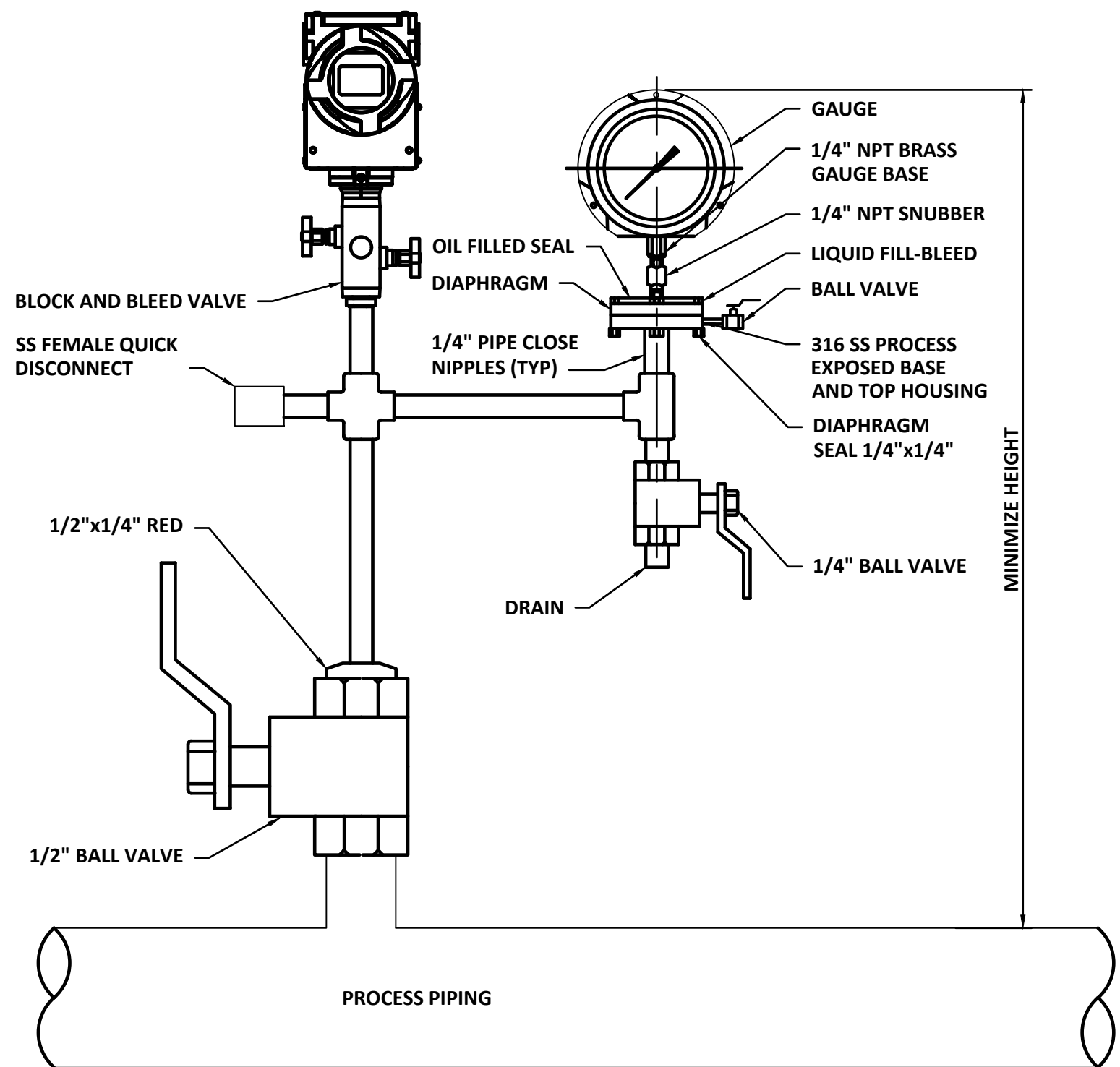
CONSTRUCTION PIPING PENETRATION DETAILS

SCALE: NTS



TANK DRAIN DETAIL

NTS



NOTE:

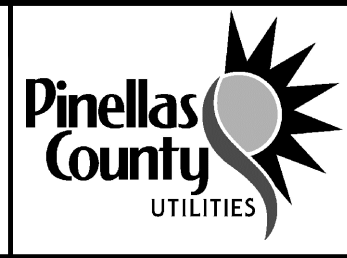
1. SYSTEM INTEGRATOR SCOPE IS TO PROVIDE EQUIPMENT FROM THE BLOCK AND BLEED VALVE UP (INCLUDING BLOCK AND BLEED VALVE).
2. GENERAL CONTRACTOR SCOPE IS TO PROVIDE EQUIPMENT FROM THE ISOLATOR TO THE PROCESS PIPING.
3. CONNECTION TO PROCESS PIPING SHALL NOT FROM THE TOP.
4. PROVIDE ONE SUCTION GAUGE ASSEMBLY AND ONE DISCHARGE GAUGE ASSEMBLY PER PROCESS PUMP UNLESS OTHERWISE SPECIFIED. GAUGES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 43 05 00.

PIT AND GAUGE ASSEMBLY

SCALE: NTS

REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED	C.BAGGETT
DRAWN	C.MERRICK
CHECKED	XXXX



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
PROCESS DETAILS III

WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:	DATE

DATE:	06/2024
PROJECT NO.	002150A
SHEET:	PR-12

Autodesk Docs / FL - PinellasCounty-21464-GulfBeachWaterBoosterPS.rvt

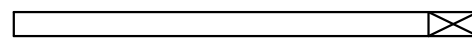
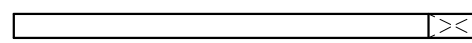
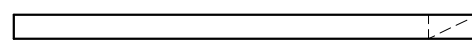
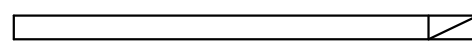
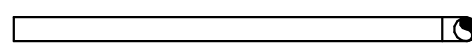
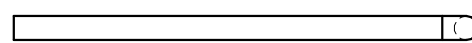
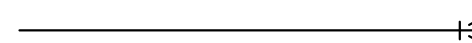
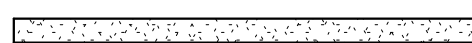
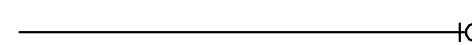
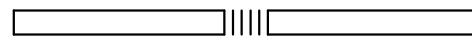
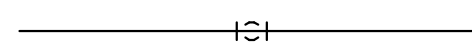
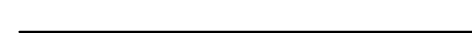
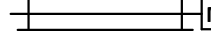
DESIGN CRITERIA

OUTSIDE DESIGN TEMPERATURE	
WINTER (ASHRAE 99.6%)	44.9°F
SUMMER (ASHRAE 0.4%)	91.9°F DB/77.4°F WB
INSIDE DESIGN TEMPERATURE WINTER/SUMMER	
ELECTRICAL ROOM	85°F/55°F
GENERATOR ROOM	AMBIENT/55°F
MECHANICAL ROOM	AMBIENT/55°F
STAIRS	AMBIENT/55°F
PUMP ROOM	AMBIENT/55°F
PUMP GALLERY	AMBIENT/55°F
CHEMICAL STORAGE	AMBIENT/55°F
OFFICE/STORAGE	74°F/70°F
RESTROOM	AMBIENT/55°F

VENTILATION RATES - REFER TO DRAWINGS

RELATIVE HUMIDITY - REFER TO DRAWINGS

SCHEMATIC / LEGEND

EXISTING	NEW			
		BALL VALVE		RECTANGULAR SUPPLY AIR DUCT UP
		CHECK VALVE		RECTANGULAR SUPPLY AIR DUCT DOWN
		UNION		RECTANGULAR RETURN OR EXHAUST AIR DUCT UP
		CONCENTRIC REDUCER		RECTANGULAR RETURN OR EXHAUST AIR DUCT DOWN
		ECCENTRIC REDUCER		SPIRAL AIR DUCT UP
		FLOW ARROW		SPIRAL AIR DUCT DOWN
		WYE STRAINER		RECTANGULAR-TO-SPIRAL DUCT TRANSITION
		PIPE TURNING DOWN		INSULATED DUCTWORK
		PIPE TURNING UP		FLEXIBLE DUCT CONNECTION
		PIPE TEE DOWN		SUPPLY DIFFUSER, REGISTER OR GRILLE
		PIPE CAP		RETURN REGISTER OR GRILLE
		SHUT OFF VALVE		SIDEWALL REGISTER
		THERMOSTAT		DIRECTION OF AIR FLOW (S/OA)
		AUTOMATIC TEMPERATURE CONTROL PANEL		DIRECTION OF AIR FLOW (R/E)
				MOTOR OPERATED DAMPER (MOD)
				VOLUME DAMPER
				MITERED ELBOW WITH TURNING VANES
				DIFFUSER DESIGNATION PER SCHEDULE AIRFLOW IN CFM
				EQUIPMENT DESIGNATION & SEQUENCE NUMBER
				MODIFICATIONS NOTE TAG

MECHANICAL GENERAL NOTES

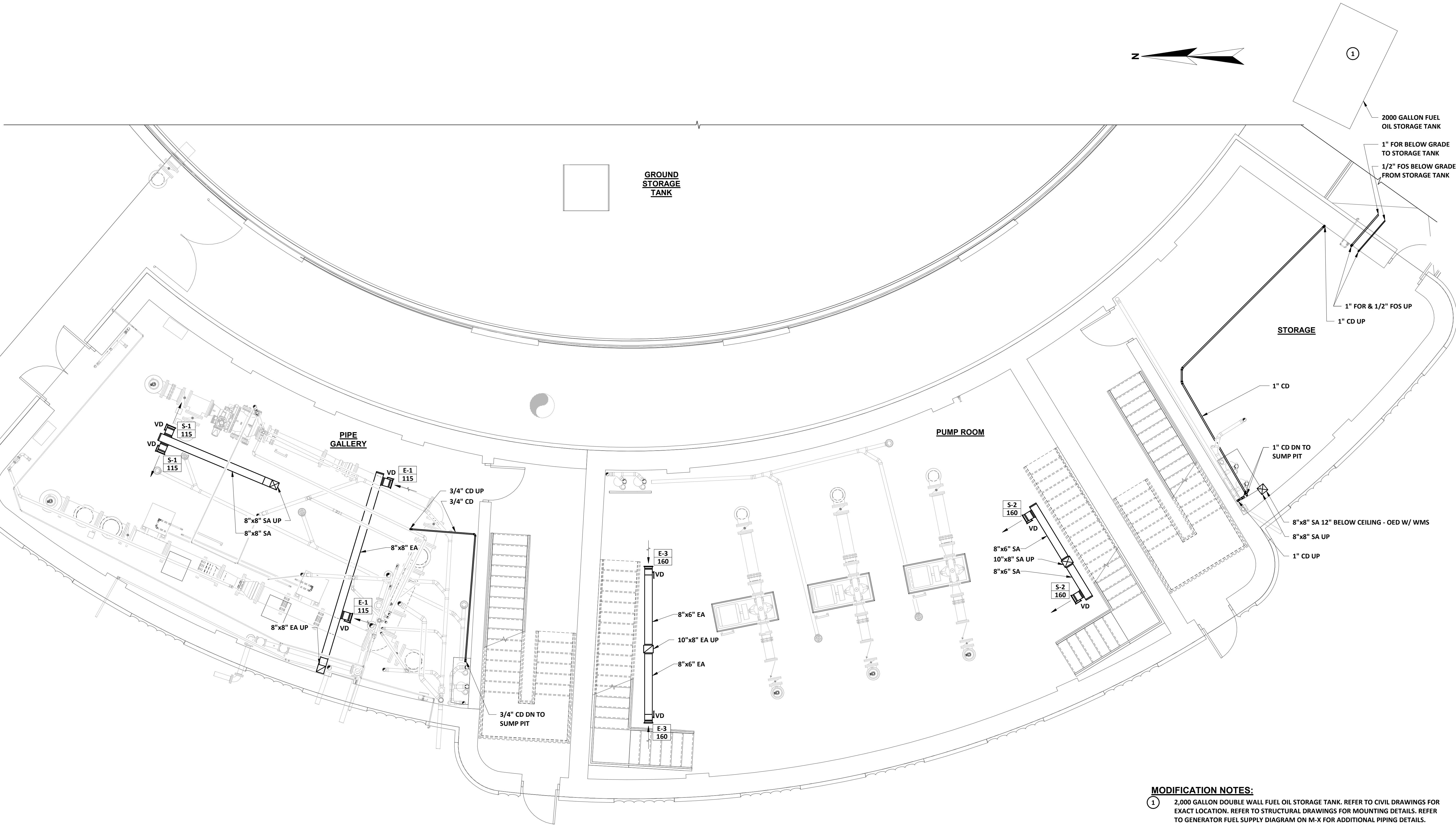
- THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DIMENSIONS, LAYOUT OR ELEVATION CHANGES REQUIRED TO SUIT THE SPECIFIC EQUIPMENT BEING PROVIDED UNDER THIS CONTRACT. WHEN SUCH EQUIPMENT REQUIRES PADS, PIERS, CURBING, ETC., THAT DIFFERS FROM THAT SHOWN ON THE CONSTRUCTION DRAWINGS, THE CONTRACTOR SHALL COORDINATE THE STEEL REINFORCING SHOP DRAWINGS ACCORDINGLY.
- ALL COMPONENTS OF THE AUTOMATIC TEMPERATURE CONTROL SYSTEM SHALL MEET THE ELECTRICAL CLASSIFICATION OF THE SPACE IN WHICH THEY ARE INSTALLED UNLESS NOTED OTHERWISE IN THE SPECIFICATIONS.
- ALL DUCTWORK AND DEVICES SHALL BE FABRICATED, REINFORCED AND INSTALLED IN ACCORDANCE WITH SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION) DOCUMENT "HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE". SEAL ALL DUCT JOINTS TO SEAL CLASS "B".
- ALL PIPES SHALL BE ADEQUATELY RESTRAINED AND SUPPORTED IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL CODE.
- ALL PIPING SYSTEMS SHALL BE PRESSURE TESTED FOR TIGHTNESS IN ACCORDANCE WITH SPECIFICATION SECTION 15601. ALL LEAKS SHALL BE CORRECTED AND RETESTED UNTIL PRESSURE TEST IS SATISFACTORY PRIOR TO THE INSTALLATION OF PIPE INSULATION.
- TEST REFRIGERANT PIPING IN ACCORDANCE WITH 2015 IMC, CHAPTER 11.
- DO NOT SCALE DISTANCES OR DIMENSIONS FROM THE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- ALL MITERED ELBOWS, AND RADIUS ELBOWS HAVING RAD<1.0xDUCT WIDTH SHALL HAVE TURNING VANES INSTALLED.

ABBREVIATIONS

A	AMPERE	FFE	FINISH FLOOR ELEVATION	OAT	OUTSIDE AIR TEMPERATURE
ABV	ABOVE	FLA	FULL-LOAD AMPS	OED	OPEN END DRAIN, OPEN END DUCT
AC	AIR CONDITIONER, AIR CONDITIONING	FOR	FUEL OIL RETURN	PD	PRESSURE DROP
ACH	AIR CHANGES PER HOUR	FOS	FUEL OIL SUPPLY	PS	PRESSURE SENSOR
AD	ACCESS DOOR	FOV	FUEL OIL VENT	QTY	QUANTITY
AFF	ABOVE FINISH FLOOR	FPF	FINS PER FOOT	RA	RETURN AIR
AFG	ABOVE FINISH GRADE	GEV	GRAVITY EXHAUST VENTILATOR	RAD	RADIUS
APD	AIR PRESSURE DROP	GIV	GRAVITY INTAKE VENTILATOR	RED	REDUCING FITTING
ATC	AUTOMATIC TEMPERATURE CONTROL	GPH	GALLONS PER HOUR	RG	RETURN GRILLE
BDD	BACKDRAFT DAMPER	GPM	GALLONS PER MINUTE	RL	REFRIGERANT LIQUID
BHP	BRAKE HORSEPOWER	GUH	GAS-FIRED UNIT HEATER	RLA	RUNNING LOAD AMPS
BOD	BOTTOM OF DUCT	H	HEIGHT	RPM	REVOLUTIONS PER MINUTE
BOE	BOTTOM OF EQUIPMENT	HP	HEAT PUMP (DRAWINGS)	RS	REFRIGERANT SUCTION
BTU	BRITISH THERMAL UNIT	HP	HORSEPOWER (SCHEDULES)	SA	SUPPLY AIR
BTUH	BRITISH THERMAL UNITS PER HOUR	HR	HOUR	SC	SENSIBLE COOLING
CD	CONDENSATE DRAIN	HW	DOMESTIC HOT WATER	SCH	SCHEDULE
CFM	CUBIC FEET PER MINUTE	IN	INCHES	SD	SUPPLY DIFFUSER
CL	CENTERLINE	INV EL	INVERT ELEVATION	SEER	SEASONAL ENERGY EFFICIENCY RATIO
D	DAMPER	kW	KILOWATT	SF	SUPPLY FAN
DB	DRY BULB	L	LOUVER	SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
DIA, Ø	DIAMETER	LAT	LEAVING AIR TEMPERATURE	SP	STATIC PRESSURE
DIW	DOWN IN WALL	LF	LINEAR FOOT	SR	SUPPLY REGISTER
DN	DOWN	LRA	LOCKED ROTOR AMPS	SS	STAINLESS STEEL
DS	DUCTLESS SPLIT AIR CONDITIONER	LWT	LEAVING WATER TEMPERATURE	SST	SATURATED SUCTION TEMPERATURE
DX	DIRECT EXPANSION	MAX	MAXIMUM	TC	TOTAL COOLING
EA	EXHAUST AIR	MBH	BTUH x 1000	TG	TRANSFER GRILLE
EAT	ENTERING AIR TEMPERATURE	MCA	MINIMUM CIRCUIT AMPS	TOD	TOP OF DUCT
EER	ENERGY EFFICIENCY RATIO	MFR	MANUFACTURER	TOE	TOP OF EQUIPMENT
EF	EXHAUST FAN	MIN	MINIMUM	TRANS	TRANSITION
EFF	EFFICIENCY	MOC	MAXIMUM OVERCURRENT PROTECTION	TS	TEMPERATURE SENSOR
EG	EXHAUST GRILLE	MOD	MOTOR OPERATED DAMPER	TSP	TOTAL STATIC PRESSURE
EL	ELEVATION	MNT	MOUNT	TSTAT	THERMOSTAT
ESP	EXTERNAL STATIC PRESSURE	N/A	NOT APPLICABLE	TV	TURNING VANES
EWT	ENTERING WATER TEMPERATURE	NC	NOISE CRITERION	TYP	TYPICAL
°F	DEGREES FAHRENHEIT	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION	V	VOLTS
F	FILTER RACK	NO.	NUMBER	VAV	VARIABLE AIR VOLUME
FAT	FINAL AIR TEMPERATURE	NTS	NOT TO SCALE	VD	VOLUME DAMPER
FC	FLEXIBLE CONNECTION	OA	OUTSIDE AIR	VFD	VARIABLE FREQUENCY DRIVE
				W/	WITH
				W	WIDTH
				WB	WET BULB
				WC	WATER COLUMN
				WG	WATER GAUGE
				WPD	WATER PRESSURE DROP

				DESIGNED E.CARLMAN		PROJECT:	DESCRIPTION:	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:	DATE:
				DRAWN K.TURNER		PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	MECHANICAL GENERAL NOTES, LEGEND, DESIGN DATA, AND ABBREVIATIONS			03/2024
				CHECKED _____						PROJECT NO. 002150A
REV. NO.	DATE	DESCRIPTION	REV. BY						DATE	SHEET: M-1

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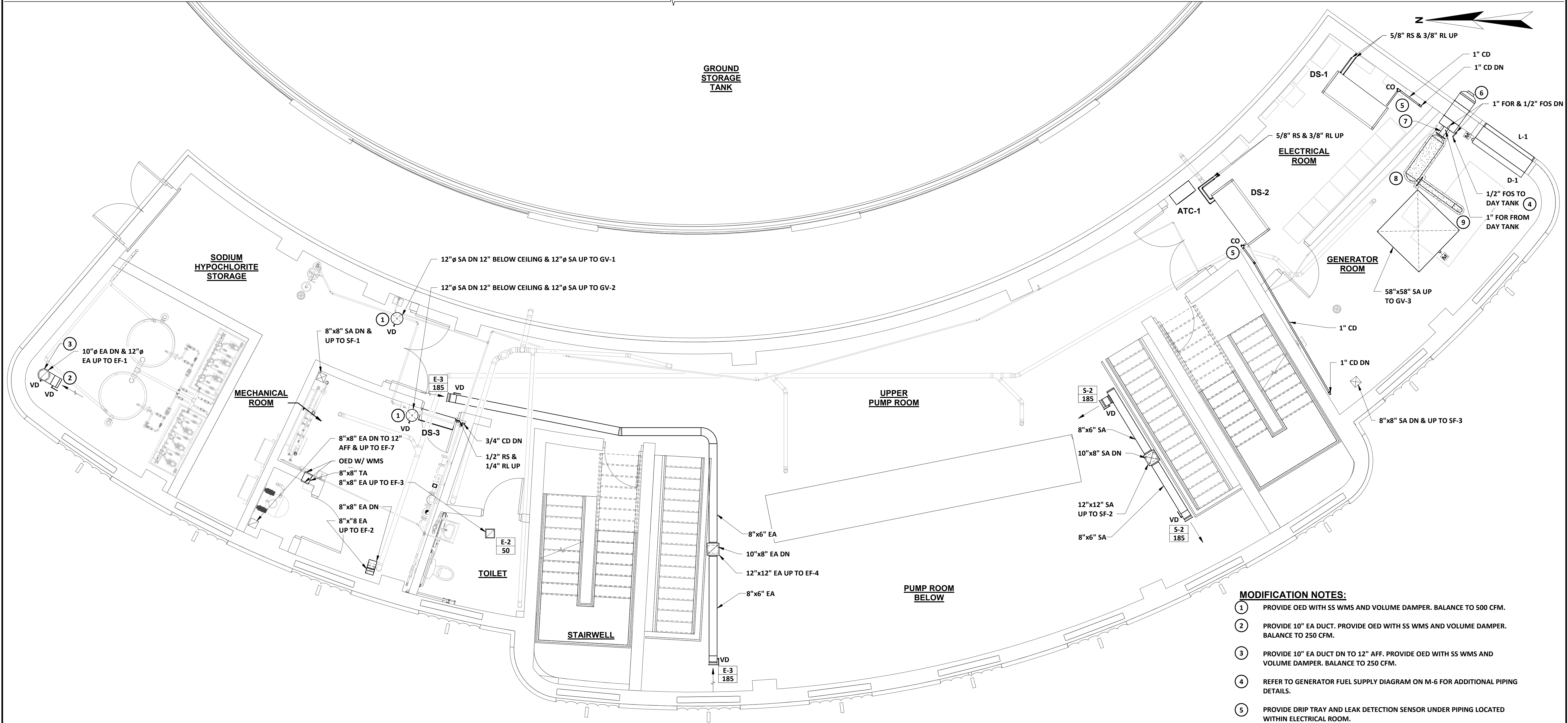
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

MODIFICATION NOTES:
① 2,000 GALLON DOUBLE WALL FUEL OIL STORAGE TANK. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION. REFER TO STRUCTURAL DRAWINGS FOR MOUNTING DETAILS. REFER TO GENERATOR FUEL SUPPLY DIAGRAM ON M-X FOR ADDITIONAL PIPING DETAILS.

NOTES:
1. FOR MECHANICAL GENERAL NOTES, LEGEND, AND ABBREVIATIONS REFER TO DRAWING M-1.

			DESIGNED E.CARLMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: MECHANICAL FIRST FLOOR PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03/2024
			DRAWN K.TURNER						PROJECT NO. 002150A
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED					SHEET: M-2

Autodesk Docx/FL-PinellasCounty-21464-GulfBeachBoosterPS/002150A-MM-GulfBeachBoosterPS.rvt



SECOND FLOOR PLAN

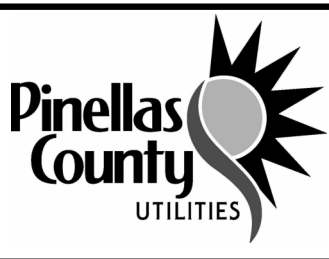
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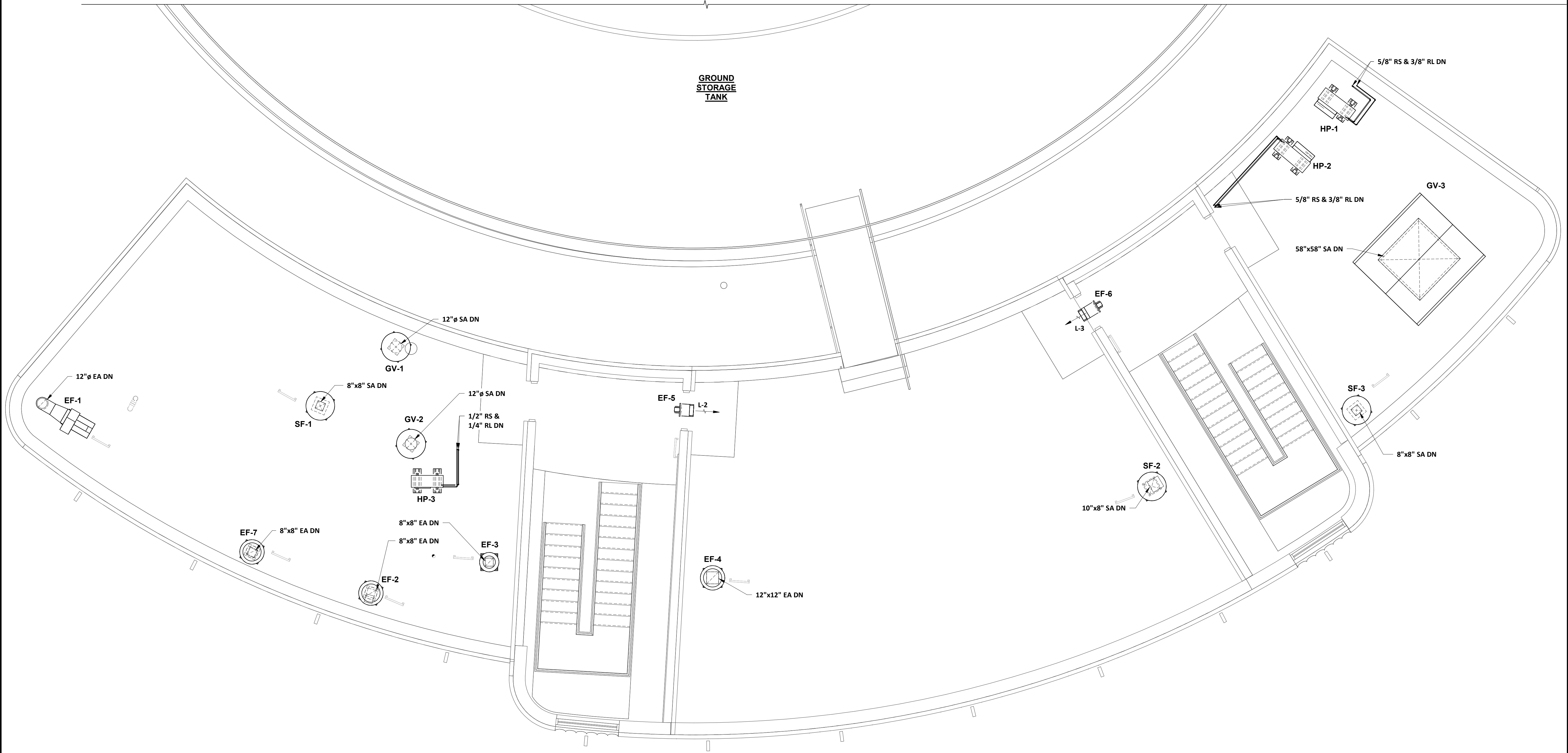
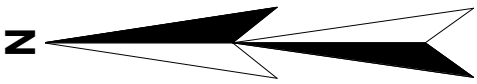
MODIFICATION NOTES:

1. PROVIDE OED WITH SS WMS AND VOLUME DAMPER. BALANCE TO 500 CFM.
2. PROVIDE 10" EA DUCT. PROVIDE OED WITH SS WMS AND VOLUME DAMPER. BALANCE TO 250 CFM.
3. PROVIDE 10" EA DUCT DN TO 12" AFF. PROVIDE OED WITH SS WMS AND VOLUME DAMPER. BALANCE TO 250 CFM.
4. REFER TO GENERATOR FUEL SUPPLY DIAGRAM ON M-6 FOR ADDITIONAL PIPING DETAILS.
5. PROVIDE DRIP TRAY AND LEAK DETECTION SENSOR UNDER PIPING LOCATED WITHIN ELECTRICAL ROOM.
6. 5" EXHAUST PIPE TO VENTIALTED THIMBLE THROUGH WALL. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR. REFER TO DETAIL ON DRAWING M-5.
7. CONTRACTOR SHALL PROVIDE 5" EXHAUST PIPE WITH 2" THICK HIGH TEMPERATURE INSULATION AND PROVIDE ALUMINUM JACKET.
8. GENERATOR MUFFLER PROVIDED BY GENERATOR MANUFACTURER WITH 2" THICK HIGH TEMPERATURE INSULATION AND ALUMINUM JACKET.
9. 5" EXHAUST PIPE TO GENERATOR. VERIFY EXHAUST PIPE DIAMETER WITH GENERATOR MANUFACTURER.

NOTES:

1. FOR MECHANICAL GENERAL NOTES, LEGEND, AND ABBREVIATIONS REFER TO DRAWING M-1.

			DESIGNED E.CARLMAN			PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: MECHANICAL SECOND FLOOR PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03/2024
			DRAWN K.TURNER							PROJECT NO. 002150A
			CHECKED _____							SHEET: M-3
REV. NO.	DATE	DESCRIPTION	REV. BY							

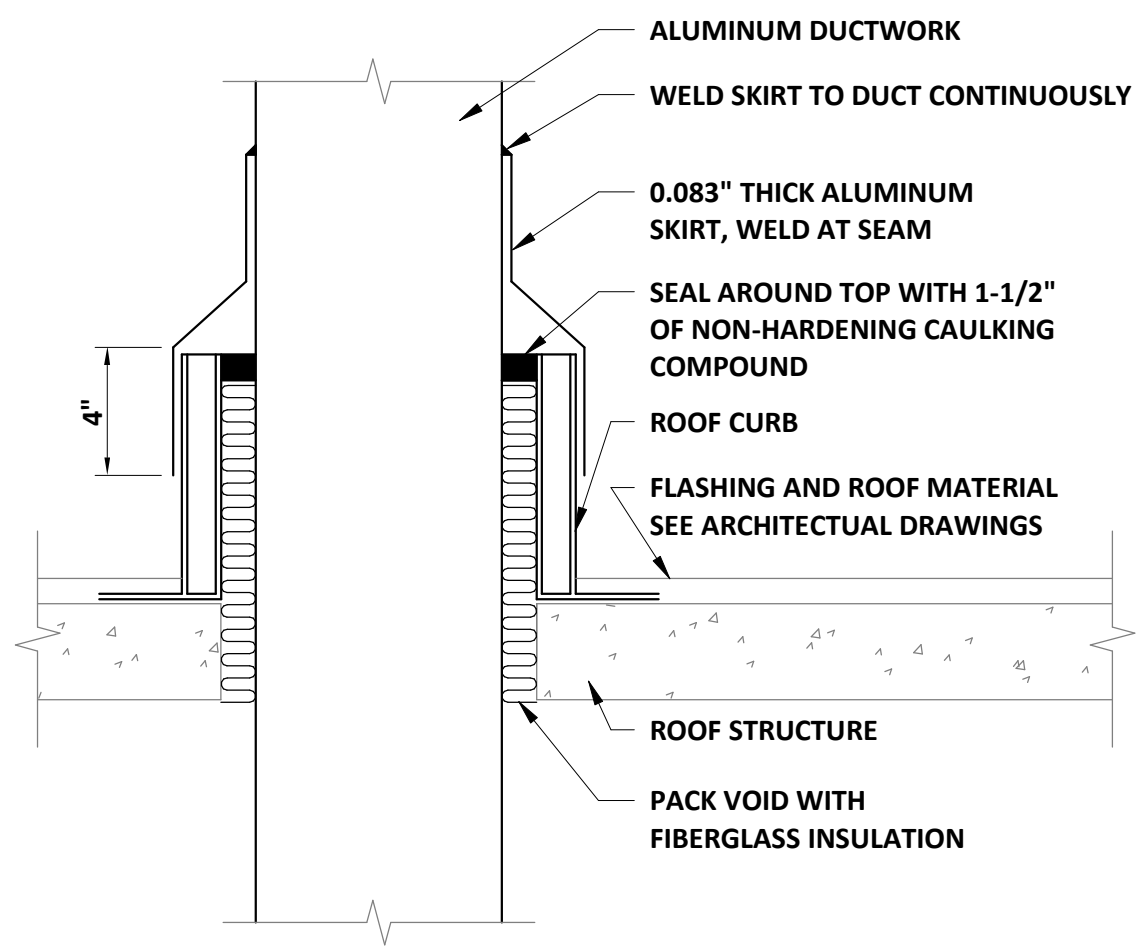


ROOF PLAN
SCALE: 1/4" = 1'-0"

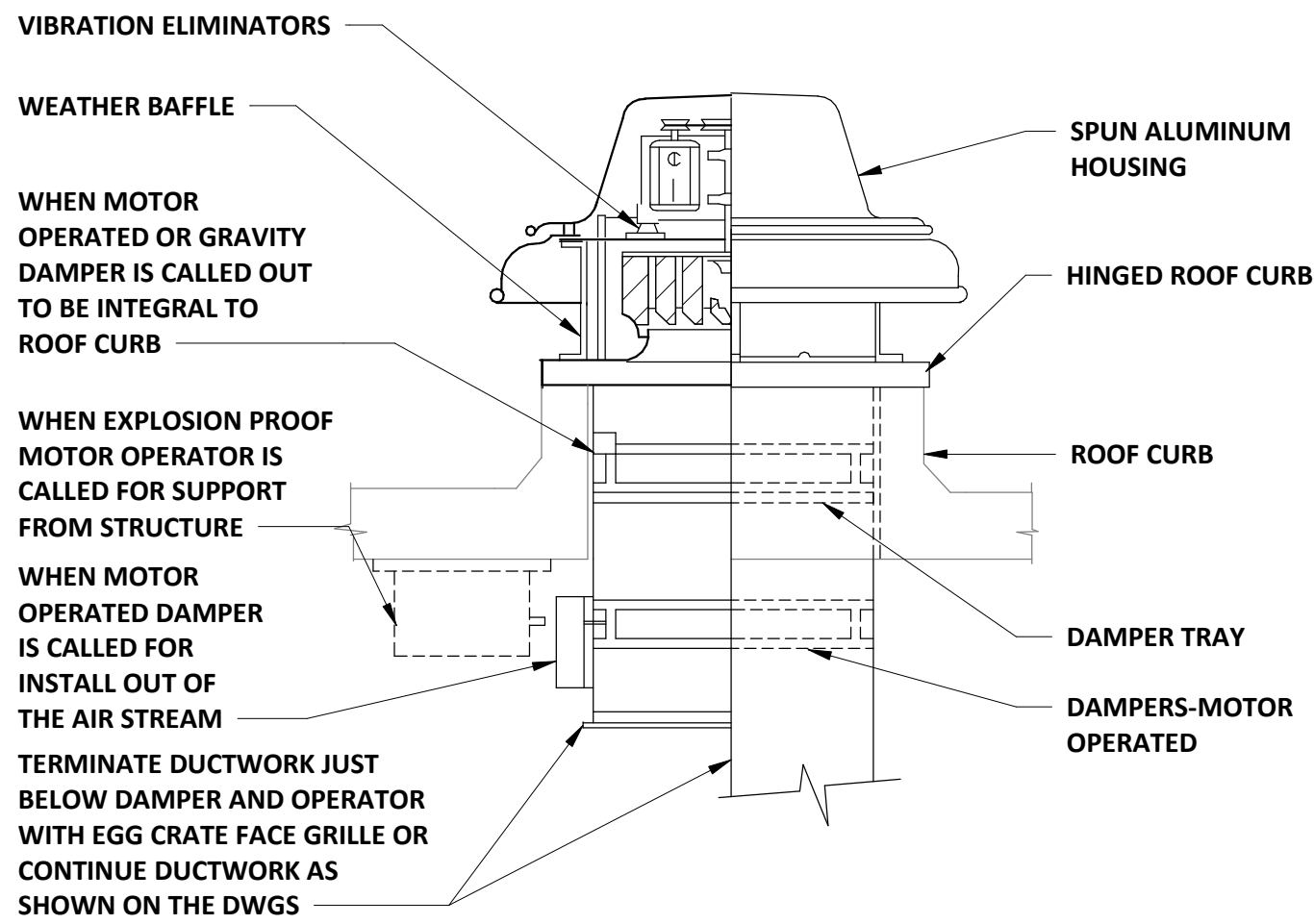
NOTES:
1. FOR MECHANICAL GENERAL NOTES, LEGEND, AND ABBREVIATIONS REFER TO DRAWING M-1.

				DESIGNED E.CARLMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: MECHANICAL ROOF PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03/2024
				DRAWN K.TURNER						PROJECT NO. 002150A
				CHECKED						SHEET: M-4
REV. NO.	DATE	DESCRIPTION		REV. BY						

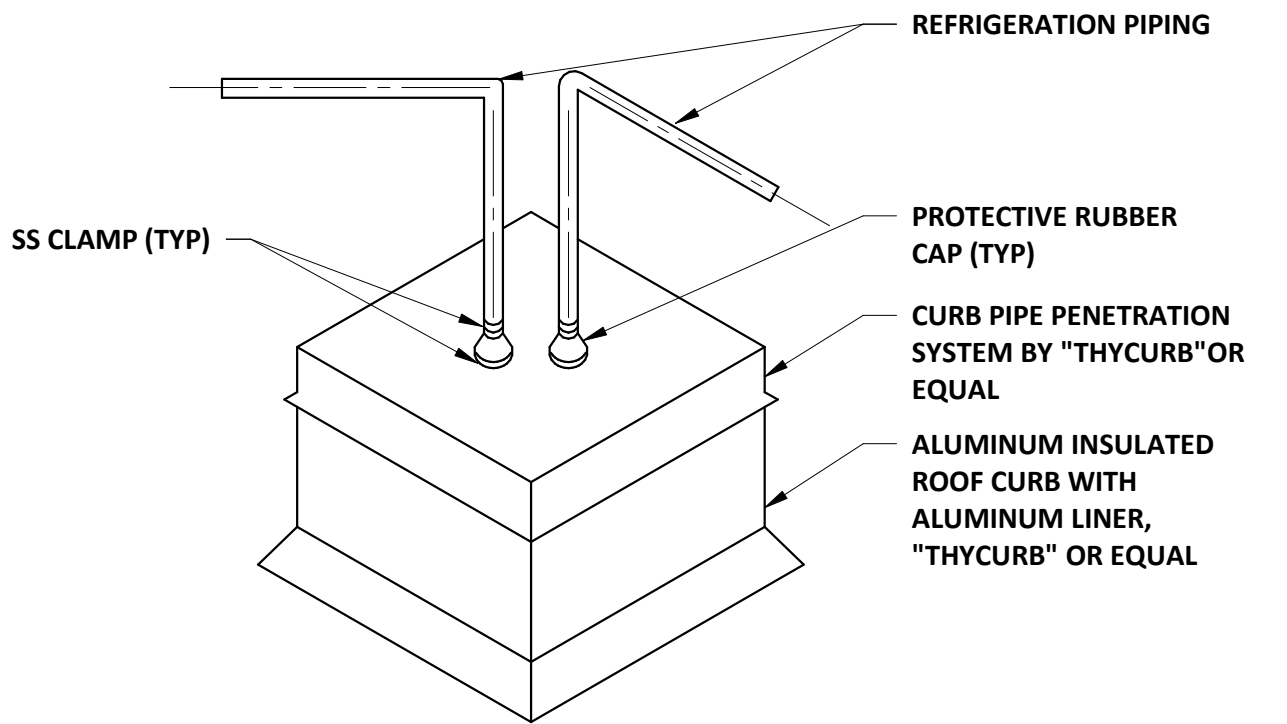
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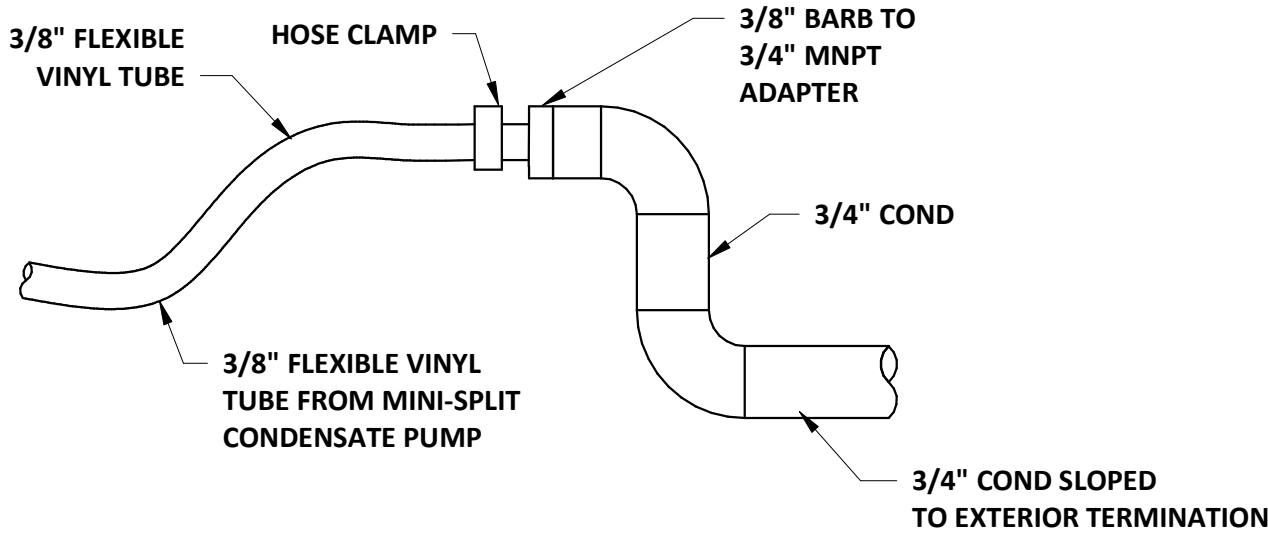
ALUMINUM DUCT ROOF PENETRATION DETAIL
SCALE: NTS



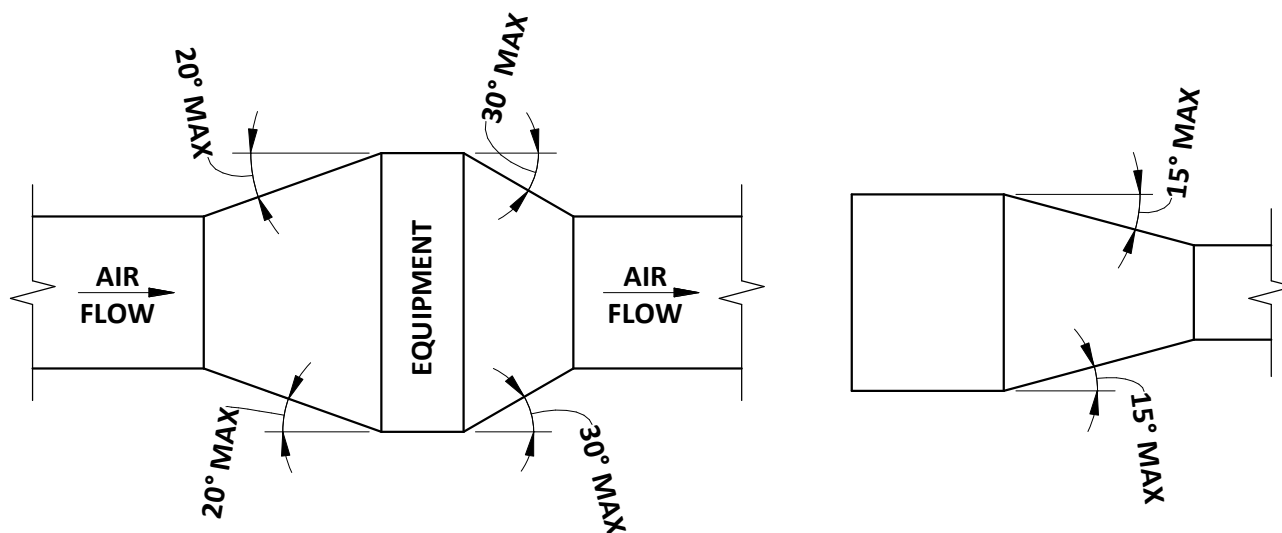
CENTRIFIGAL ROOF VENTILATOR DETAIL
SCALE: NTS



ROOF PIPE PENETRATION DETAIL (PRE-FAB CURB)
SCALE: NTS



CONDENSATE DRAIN PIPING TRANSITION DETAIL
SCALE: NTS

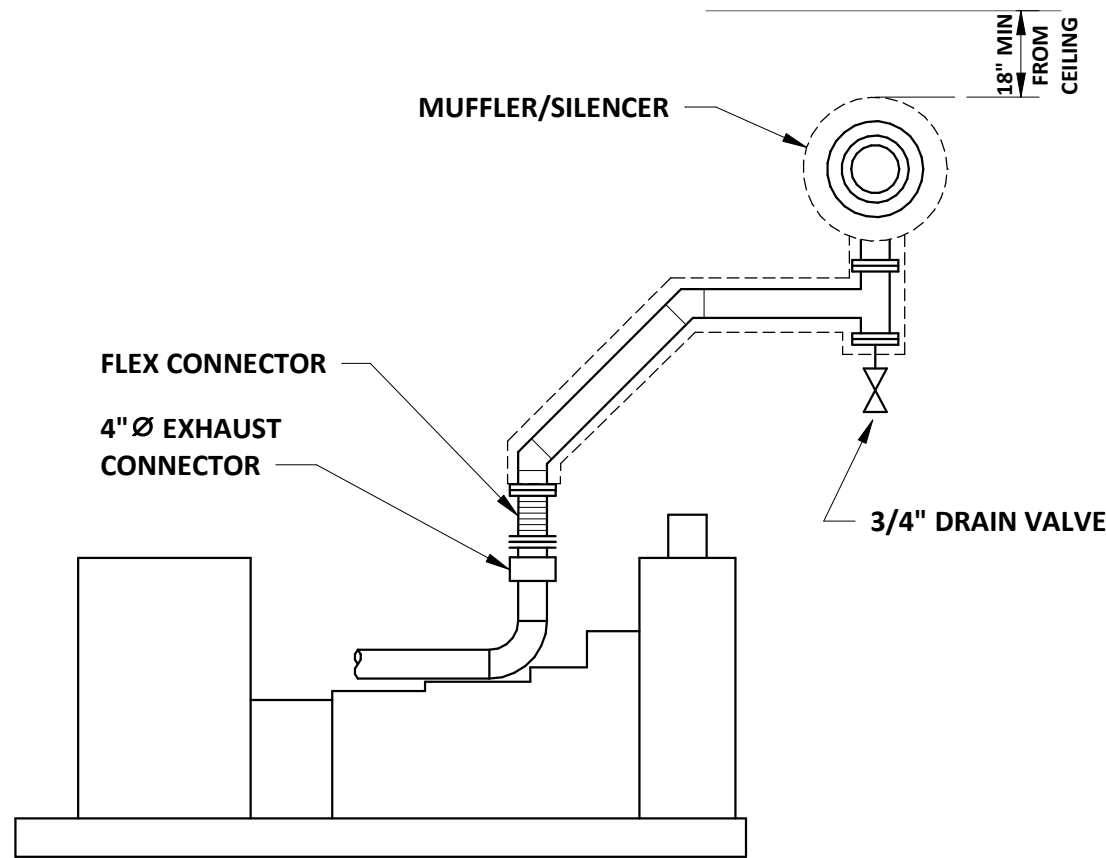


TYPICAL DUCTWORK TRANSITION WITH
EQUIPMENT MOUNTED IN DUCT
PLAN OR SIDE VIEW

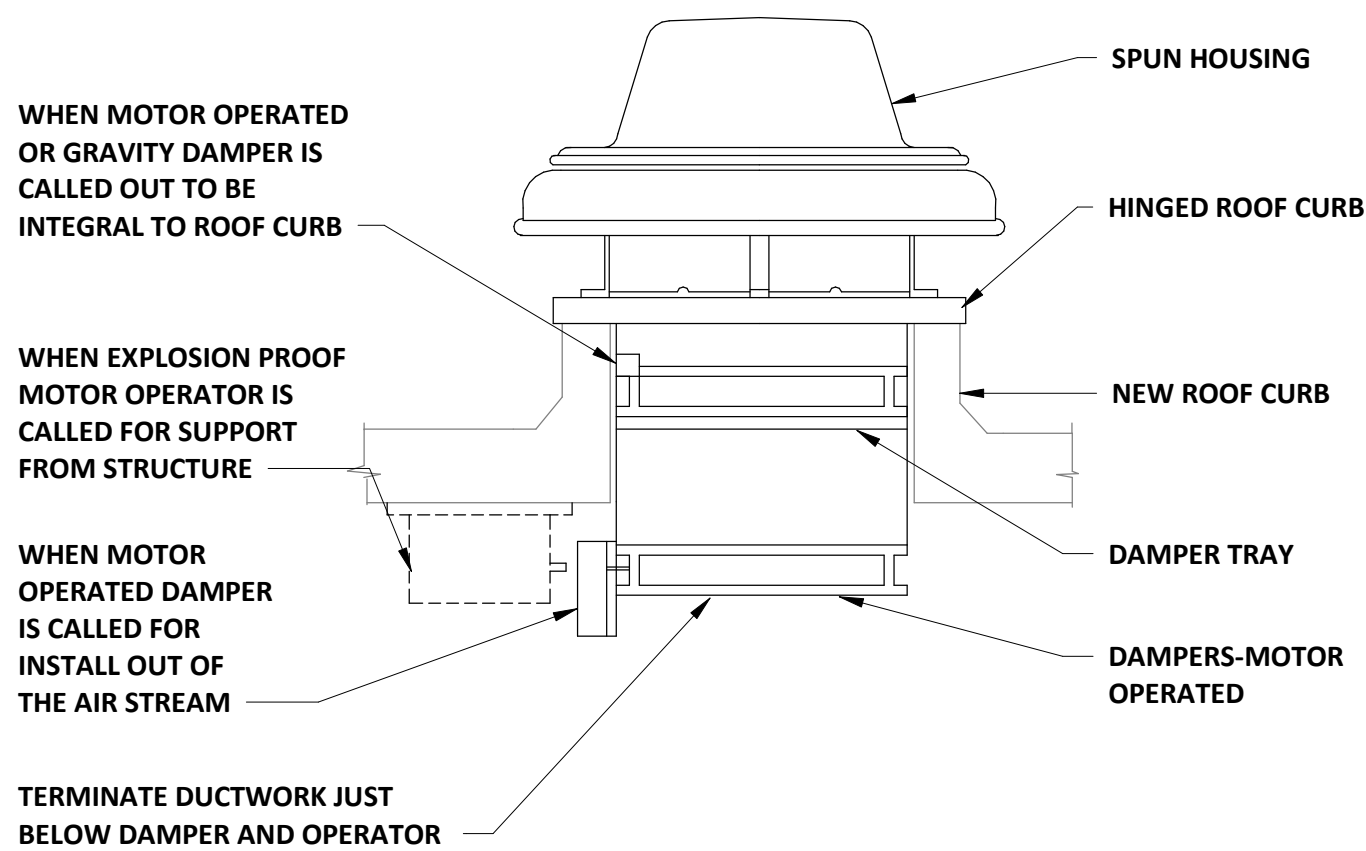
TYPICAL DUCTWORK TRANSITION
PLAN OR SIDE VIEW

NOTE: UNLESS OTHERWISE INDICATED ON PLANS, MAXIMUM
ANGLES SHOWN SHALL APPLY

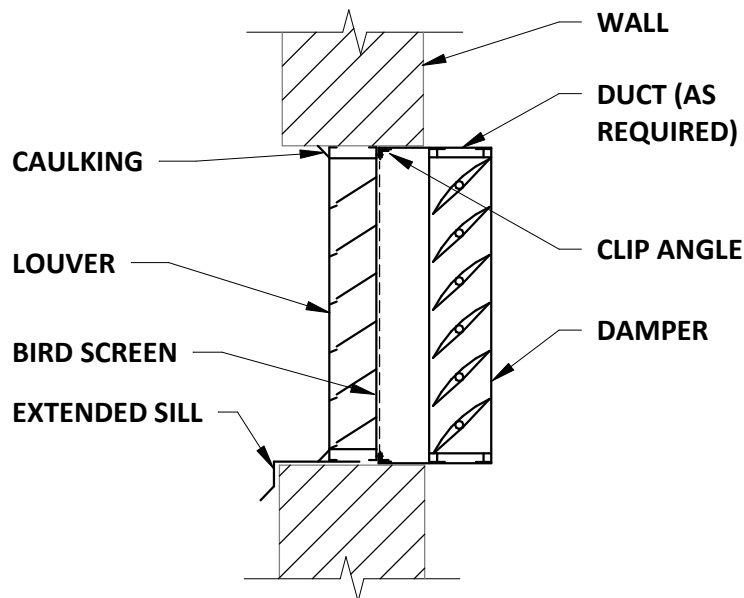
TYPICAL DUCTWORK TRANSITION
SCALE: NTS



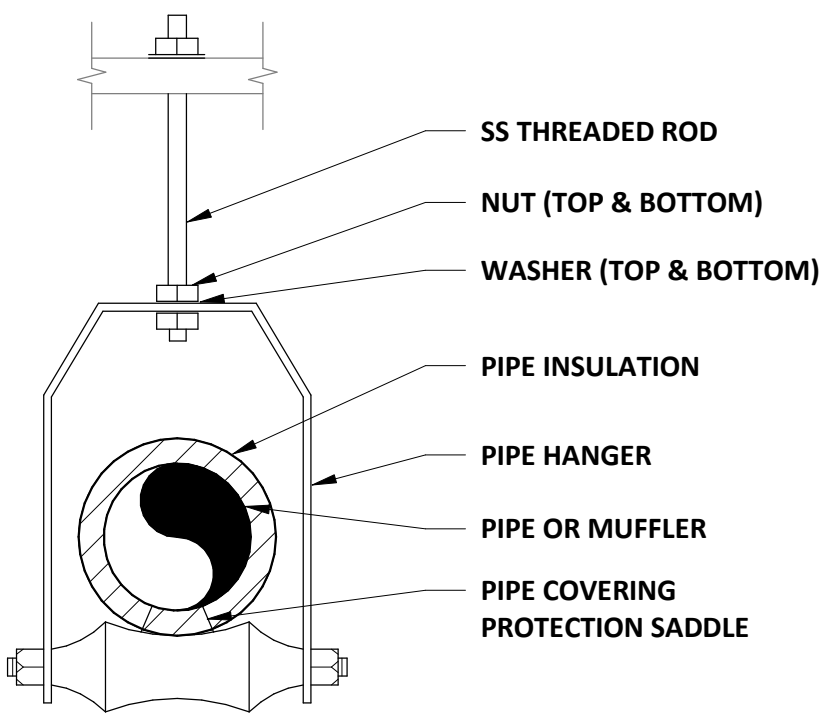
GENSET EXHAUST SCHEMATIC
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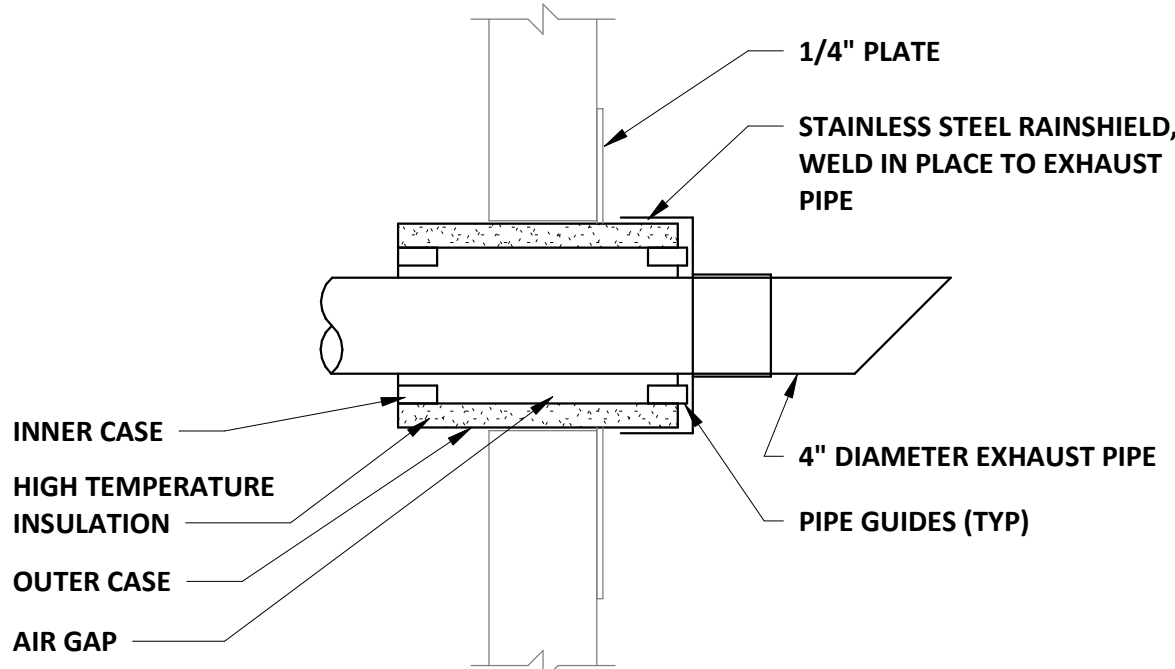
GRAVITY VENTILATOR DETAIL
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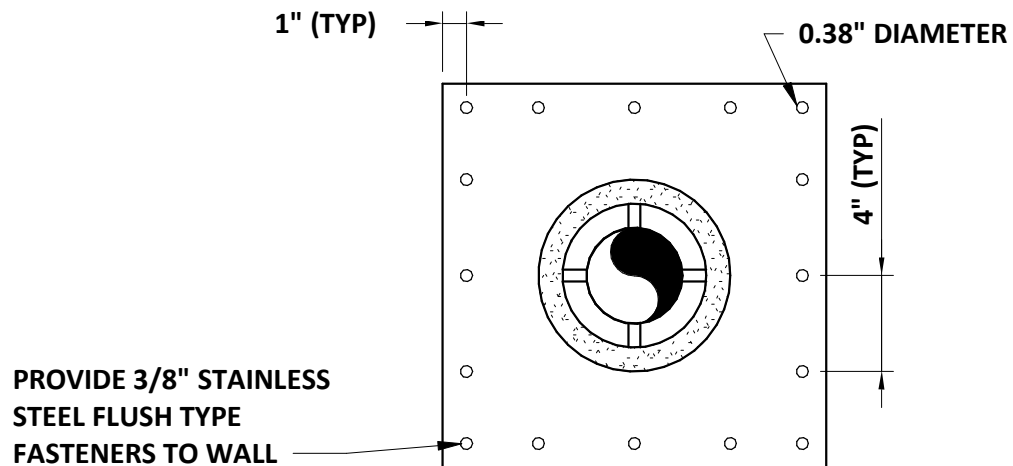
LOUVER & DAMPER DETAIL
SCALE: NTS



INSULATED EXHAUST SUPPORT DETAIL
SCALE: NTS



PROFILE VIEW

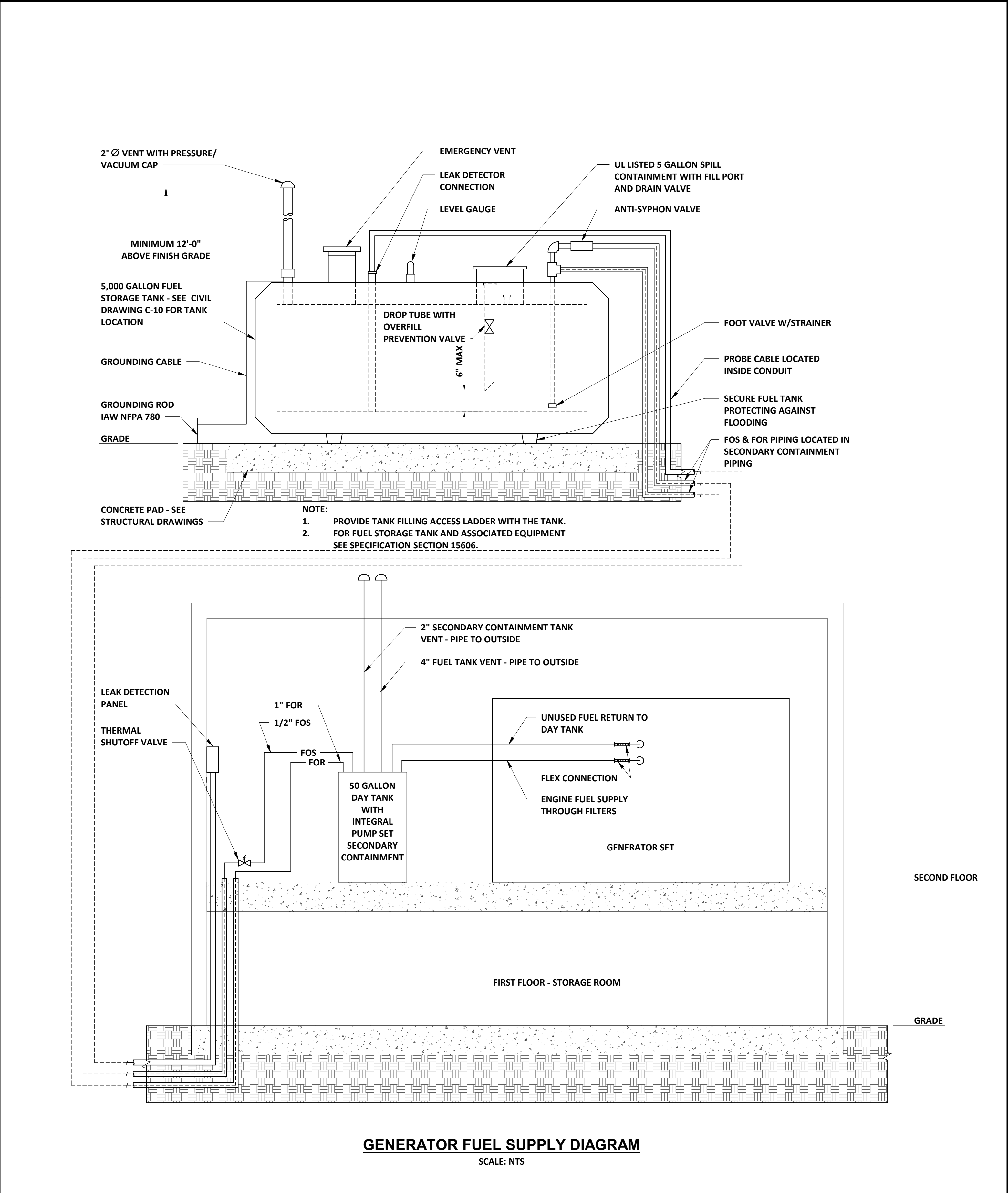
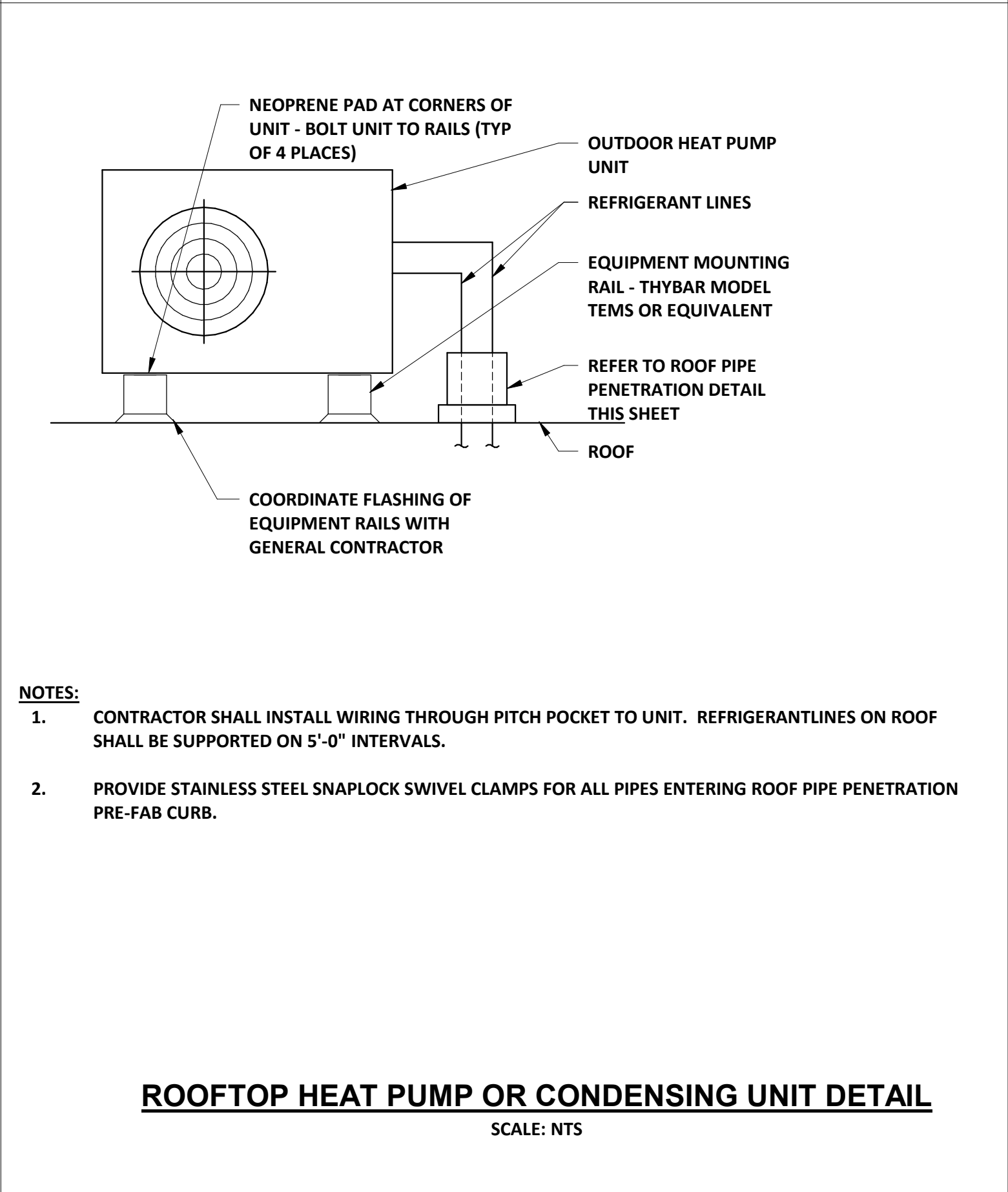
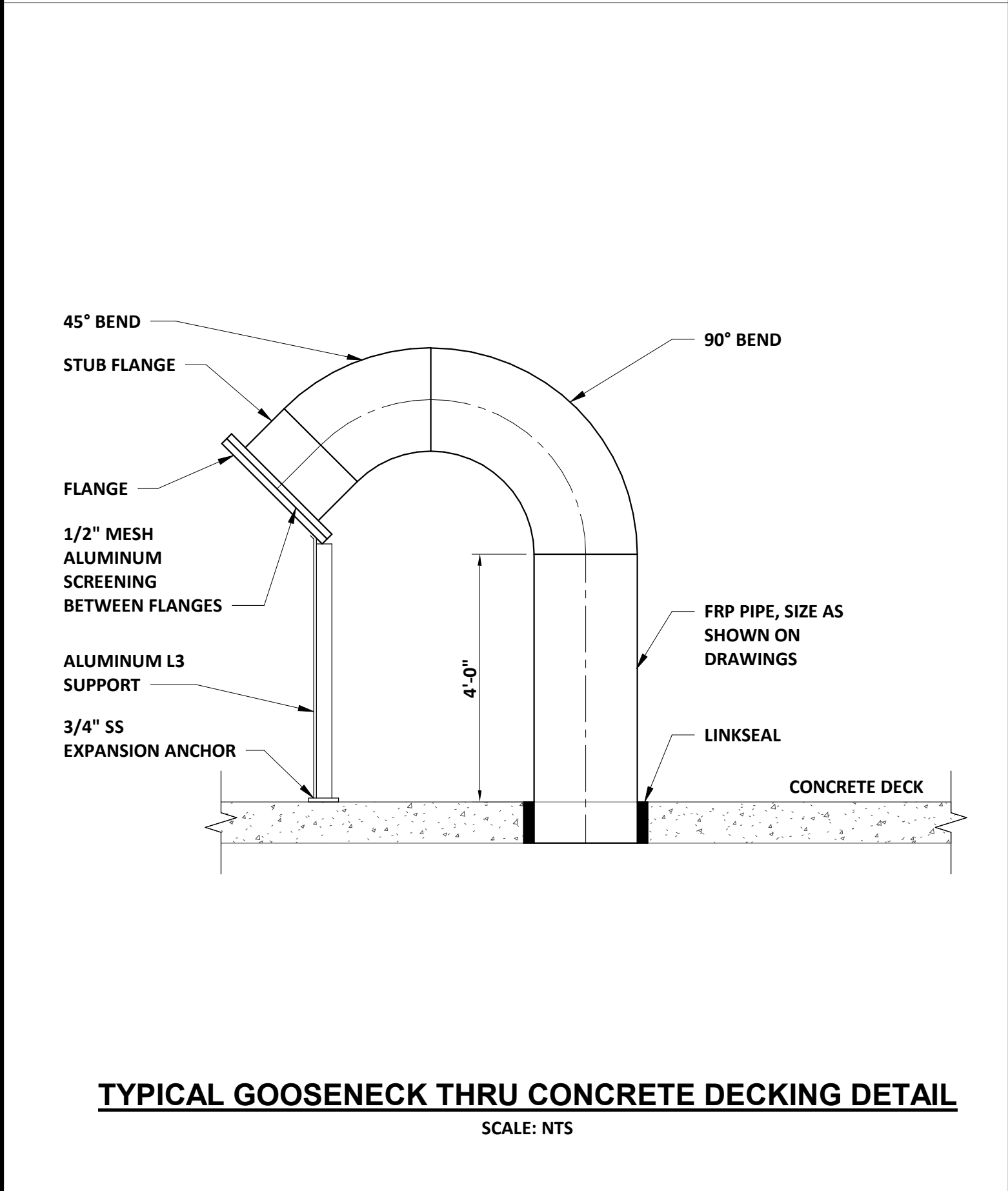
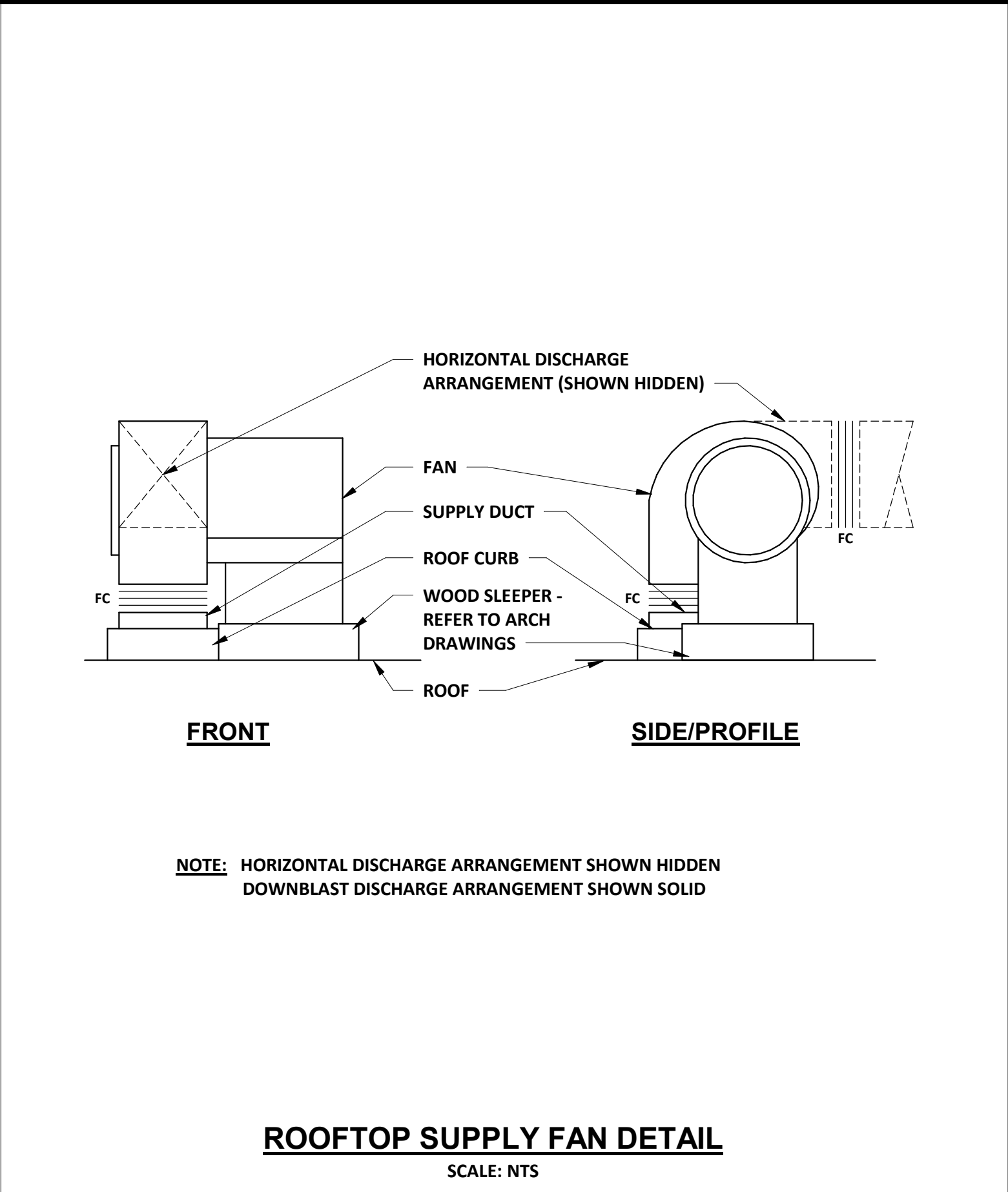
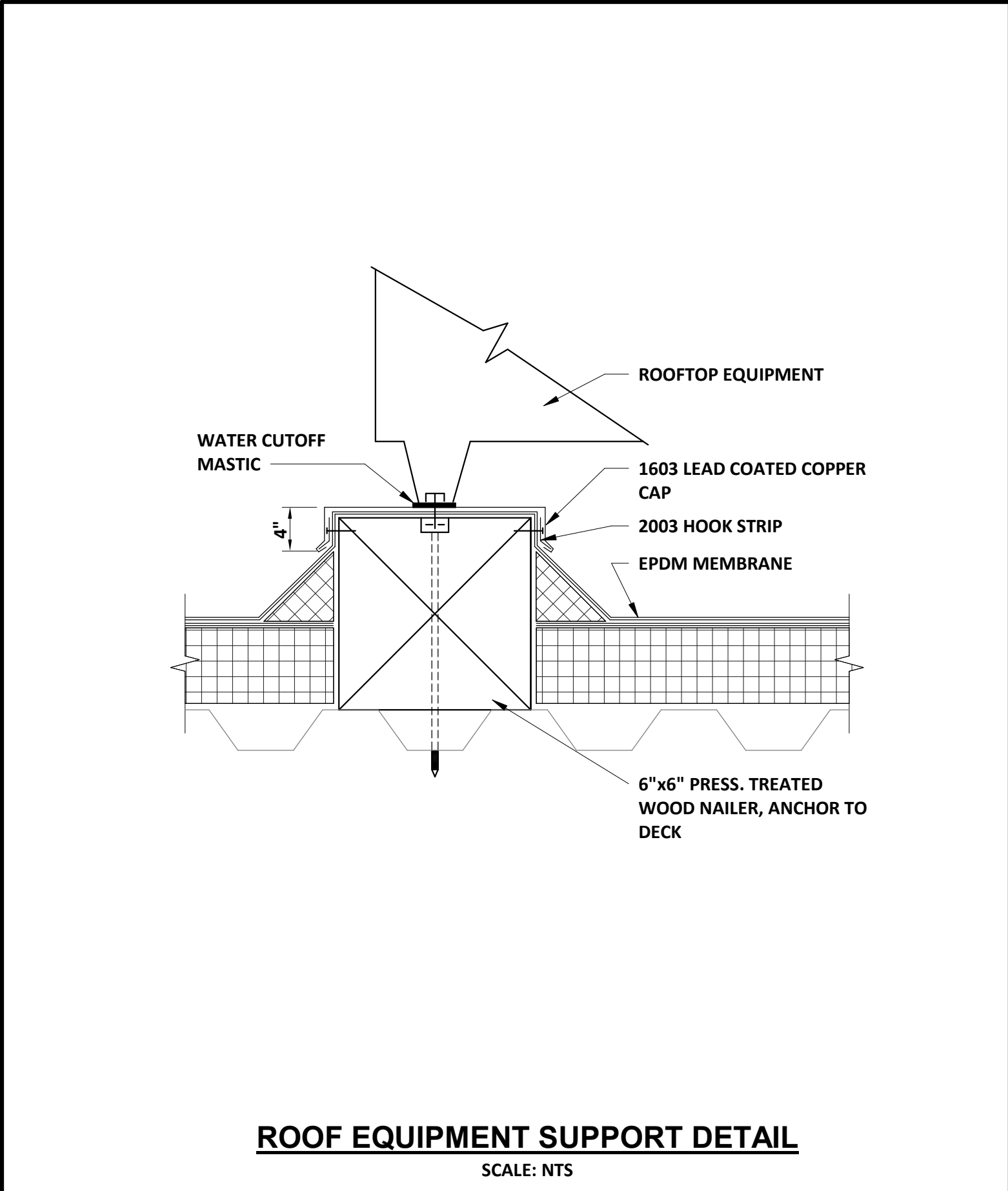


ELEVATION VIEW

NOTE: 304 STAINLESS STEEL INSULATED WALL THIMBLE
REFER TO SPECIFICATION SECTION 15070

WALL THIMBLE DETAIL
SCALE: NTS

				DESIGNED: E.CARLMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: MECHANICAL DETAILS I	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:	DATE:
				DRAWN: K.TURNER						03/2024
				CHECKED:						PROJECT NO. 002150A
REV. NO.	DATE	DESCRIPTION	REV. BY						DATE	SHEET: M-5



				DESIGNED E.CARLMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: MECHANICAL DETAILS II	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: _____ DATE	DATE: 03/2024
				DRAWN K.TURNER						PROJECT NO. 002150A
				CHECKED _____						SHEET: M-6
REV. NO.	DATE	DESCRIPTION	REV. BY							

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DUCTLESS SPLIT SYSTEM HEAT PUMP SCHEDULE																			
UNIT NO.	LOCATION	REFRIGERANT	DX COOLING						DX HEATING			MOUNTING TYPE	CFM	VOLTS	PHASE	FLA	MCA	REMARKS	NOTES
			TC MBH	SC MBH	EAT DB	EAT WB	LAT DB	LAT WB	MBH	EAT	LAT								
DS-1	ELECTRICAL ROOM	R-410A	42	29.5	80	67	58	57	N/A	N/A	N/A	CEILING SUSPENDED	955	208	1	0.97	2	mitsubishi PCA-A42KA7 OR EQUIVALENT	1,2
DS-2	ELECTRICAL ROOM	R-410A	42	29.5	80	67	58	57	N/A	N/A	N/A	CEILING SUSPENDED	955	208	1	0.97	2	mitsubishi PCA-A42KA7 OR EQUIVALENT	1,2
DS-3	MECHANICAL ROOM	R-410A	12	8.9	80	67	58	57	N/A	N/A	N/A	WALL	335	208	1	0.36	1	mitsubishi PKA-A12KA7 OR EQUIVALENT	1,2

- NOTES:
- USE MANUFACTURER RECOMMENDED REFRIGERANT TUBING. INSULATE SUCTION & LIQUID LINES. PROVIDE PVC JACKETS.
 - PROVIDE INTEGRAL CONDENSATE PUMP.

FAN SCHEDULE														
UNIT NO.	LOCATION SERVED	CFM	E.S.P IN WC	FAN RPM	SONES	DRIVE TYPE	TYPE	MOTOR DATA				NEMA	REMARKS	NOTES
								HP	RPM	VOLTS	PHASE			
EF-1	SODIUM HYPOCHLORITE ROOM	500	0.5	1196	6	DIRECT	CENTIFUGAL	1/4	1725	115	1	4X	GREENHECK CUE-099-VG OR EQUIVALENT	1,3,4,5,6
EF-2	PIPE GALLERY	230	0.5	1111	5.3	DIRECT	CENTIFUGAL	1/4	1725	115	1	4X	GREENHECK G-098-VG OR EQUIVALENT	2,3,4,5,6
EF-3	TOILET ROOM	50	0.2	1189	2.1	DIRECT	CENTIFUGAL	1/15	1725	115	1	4X	GREENHECK G-060-VG OR EQUIVALENT	2,3,4,5,6
EF-4	PUMP ROOM	690	0.5	1002	5.3	DIRECT	CENTIFUGAL	1/4	1725	115	1	4X	GREENHECK CUE-120-VG OR EQUIVALENT	2,3,4,5,6
EF-5	NORTH STAIRWELL	850	0.125	1550	13.6	DIRECT	SIDEWALL	1/20	1725	115	1	12	GREENHECK SDPE-D-16G-1-DS OR EQUIVALENT	4,5,6,7
EF-6	SOUTH STAIRWELL	850	0.125	1550	13.6	DIRECT	SIDEWALL	1/20	1725	115	1	12	GREENHECK SDPE-D-16G-1-DS OR EQUIVALENT	4,5,6,7
EF-7	MECHANICAL ROOM	50	0.1	763	15	DIRECT	CENTIFUGAL	1/15	1725	115	1	4X	GREENHECK CUE-070-VG OR EQUIVALENT	1,3,4,5,6
SF-1	PIPE GALLERY	230	0.5	1750	10.5	DIRECT	CENTIFUGAL	1/8	1725	115	1	4X	GREENHECK AS-10-428-A8 OR EQUIVALENT	2,3,4,5,6
SF-2	PUMP ROOM	690	0.5	1379	10	DIRECT	CENTIFUGAL	1/4	1725	115	1	4X	GREENHECK AS-14-428-A4 OR EQUIVALENT	2,3,4,5,6
SF-3	STORAGE ROOM	120	0.25	1221	4.4	DIRECT	CENTIFUGAL	1/8	1750	115	1	4X	GREENHECK AS-10-420-A8 OR EQUIVALENT	2,3,4,5,6

- NOTES:
- HIGH PERFORMANCE POLYESTER POWDER COAT FINISH (HI-PRO POLY OR EQUIVALENT).
 - CORROSION RESISTANT COATING (GREENHECK PERMATECTOR OR EQUIVALENT).
 - PROVIDE ALL OPTIONS AND ACCESSORIES FOR HIGH WIND RATING.
 - FACTORY MOUNTED AND WIRED DISCONNECT SWITCH.
 - MOTOR OPERATED DAMPER (FINISH SAME AS FAN).
 - ELECTRONICALLY COMMUTATED MOTOR.
 - WIRED THERMOSTAT CONTROL.

AIR COOLED HEAT PUMP SCHEDULE														
UNIT NO.	LOCATION SERVED	REFRIGERANT	TOTAL MBH		SEER	COMPRESSOR		CONDENSER					REMARKS	NOTES
			COOL	HEAT		RLA	LRA	CFM	VOLTS	PHASE	MCA	MOCP		
HP-1	ELECTRICAL ROOM	R-410A	42	N/A	17.6	8	13	3880	208	1	25	30	mitsubishi PUY-A42NKA7 OR EQUIVALENT	1,2,3
HP-2	ELECTRICAL ROOM	R-410A	42	N/A	17.6	8	13	3880	208	1	25	30	mitsubishi PUY-A42NKA7 OR EQUIVALENT	1,2,3
HP-3	MECHANICAL ROOM	R-410A	12	N/A	20.8	7	12	1590	208	1	11	25	mitsubishi PUY-A12NKA7 OR EQUIVALENT	1,2,3

- NOTES:
- PROVIDE STAINLESS STEELHURRICANE PROOF BRACKETS FOR ROOF MOUNTING. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR.
 - PROVIDE WITH SEACOAST PROTECTION.
 - PROVIDE ALL OPTIONS AND ACCESSORIES FOR HIGH WIND RATING.

REGISTERS AND GRILLES SCHEDULE								
TAG	FACE SIZE WxH (IN)	NECK SIZE WxH (IN)	CFM	MAX ΔP IN WC	NC RATING	TYPE	REMARKS	NOTES
E-1	8"x6"	8"x6"	0-200	0.016	-	SIDEWALL	PRICE 600 OR EQUIVALENT	1,2
E-2	8"x8"	8"x8"	0-200	0.006	-	CEILING	PRICE 600 OR EQUIVALENT	1,2
E-3	8"x6"	8"x6"	0-200	0.03	17	SIDEWALL	PRICE 600 OR EQUIVALENT	1,2
S-1	8"x6"	8"x6"	0-200	0.016	-	SIDEWALL	PRICE 600 OR EQUIVALENT	1,2
S-2	8"x6"	8"x6"	0-200	0.03	17	SIDEWALL	PRICE 600 OR EQUIVALENT	1,2

- NOTES:
- ALUMINUM CONSTRUCTION.
 - PROVIDE WITH INTEGRAL VOLUME DAMPER.

GRAVITY VENTILATOR SCHEDULE							
UNIT NO.	SERVES	CFM	MAX PRESS DROP IN H2O	THROAT DIM	CURB CAP DIM	REMARKS	NOTES
GV-1	SODIUM HYPOCHLORITE ROOM	500	0.062	12"	20"	GREENHECK GRSI OR EQUIVALENT	1,3,4,5
GV-2	MECHANICAL ROOM	50	0.003	12"	20"	GREENHECK GRSI OR EQUIVALENT	2,3,4,5
GV-3	GENERATOR ROOM	8000	0.042	48"x48"	84"x82"	GREENHECK FGI OR EQUIVALENT	2,3,4,5

- NOTES:
- HIGH PERFORMANCE POLYESTER POWDER COAT FINISH (HI-PRO POLY OR EQUIVALENT).
 - CORROSION RESISTANT COATING (GREENHECK PERMATECTOR OR EQUIVALENT).
 - PROVIDE ALL OPTIONS AND ACCESSORIES FOR HIGH WIND RATING.
 - MOTOR OPERATED DAMPER (FINISH SAME AS FAN).
 - PROVIDE ALL OPTIONS AND ACCESSORIES FOR HIGH WIND RATING.

LOUVER AND DAMPER SCHEDULE									
UNIT NO.	LOCATION SERVED	DIMENSIONS (IN)			MIN. FREE AREA SQFT.	BLADES	TYPE	REMARKS	NOTES
		WIDTH	HEIGHT	DEPTH					
D-1	GENERATOR EXHAUST								
L-1	GENERATOR EXHAUST	60	60	6	10.77	-	-	GREENHECK EHH-501X OR EQUIVALENT	1
L-2	NORTH STAIRWELL	22	22	6	1.1	-	-	GREENHECK EHH-501X OR EQUIVALENT	1
L-3	SOUTH STAIRWELL	22	22	6	1.1	-	-	GREENHECK EHH-501X OR EQUIVALENT	1

- NOTES:
- PROVIDE WITH 1/2" MESH ALUMINUM BIRDSCREEN.

				DESIGNED E.CARLMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: MECHANICAL SCHEDULES	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03/2024
				DRAWN K.TURNER						PROJECT NO. 002150A
				CHECKED						SHEET: M-7
REV. NO.	DATE	DESCRIPTION		REV. BY						

ELECTRIC WATER HEATER SCHEDULE								
UNIT NO.	LOCATION	SERVES	SIZE	kW	ELECTRICAL		REMARKS	NOTES
					VOLTS	PHASE		
WH-1	TOILET ROOM	F-1	0.5	3	120	1	RHEEM MODEL RTEX-04	-

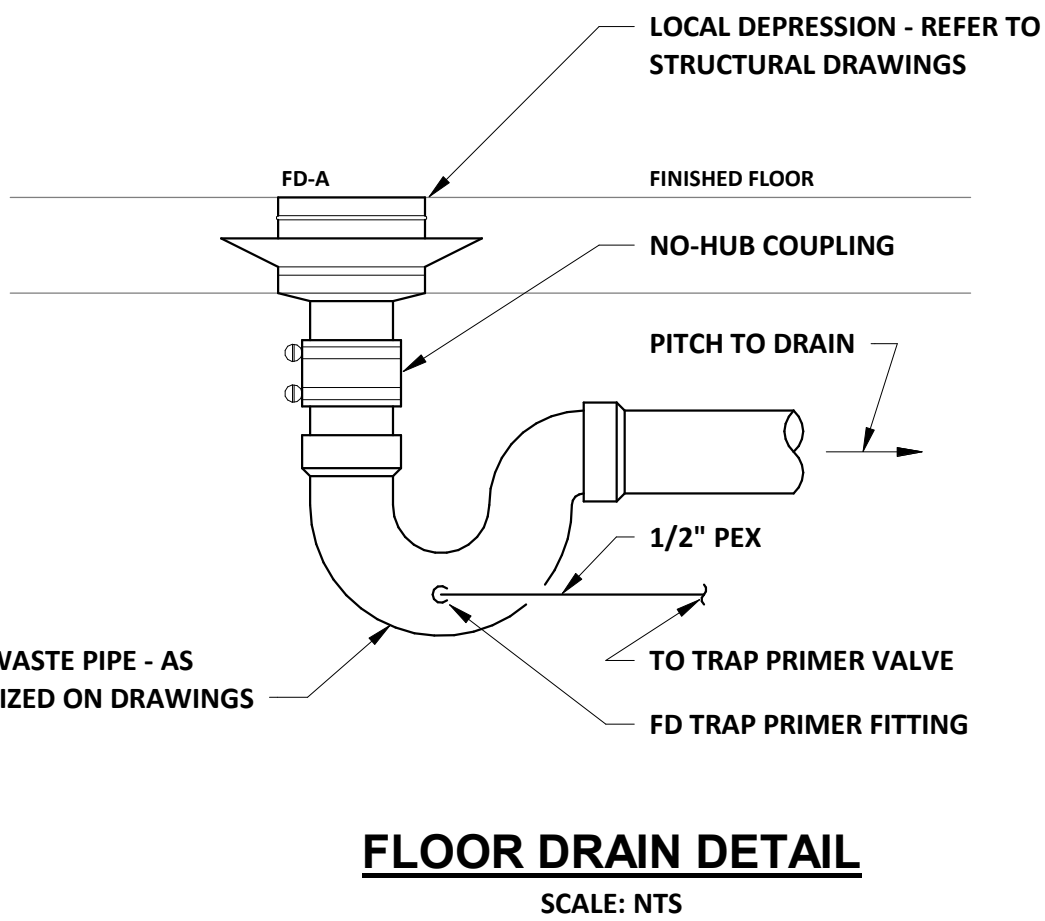
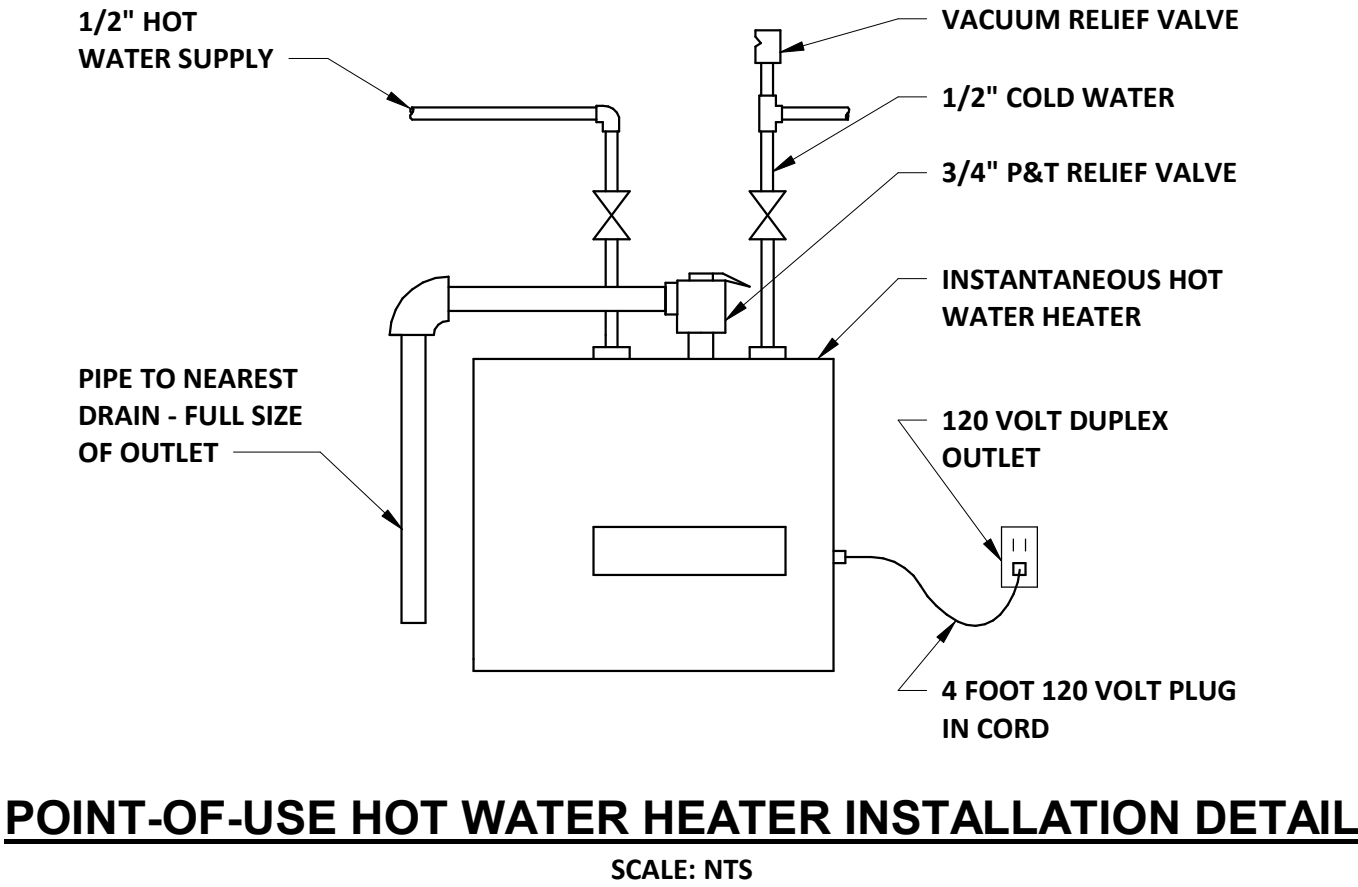
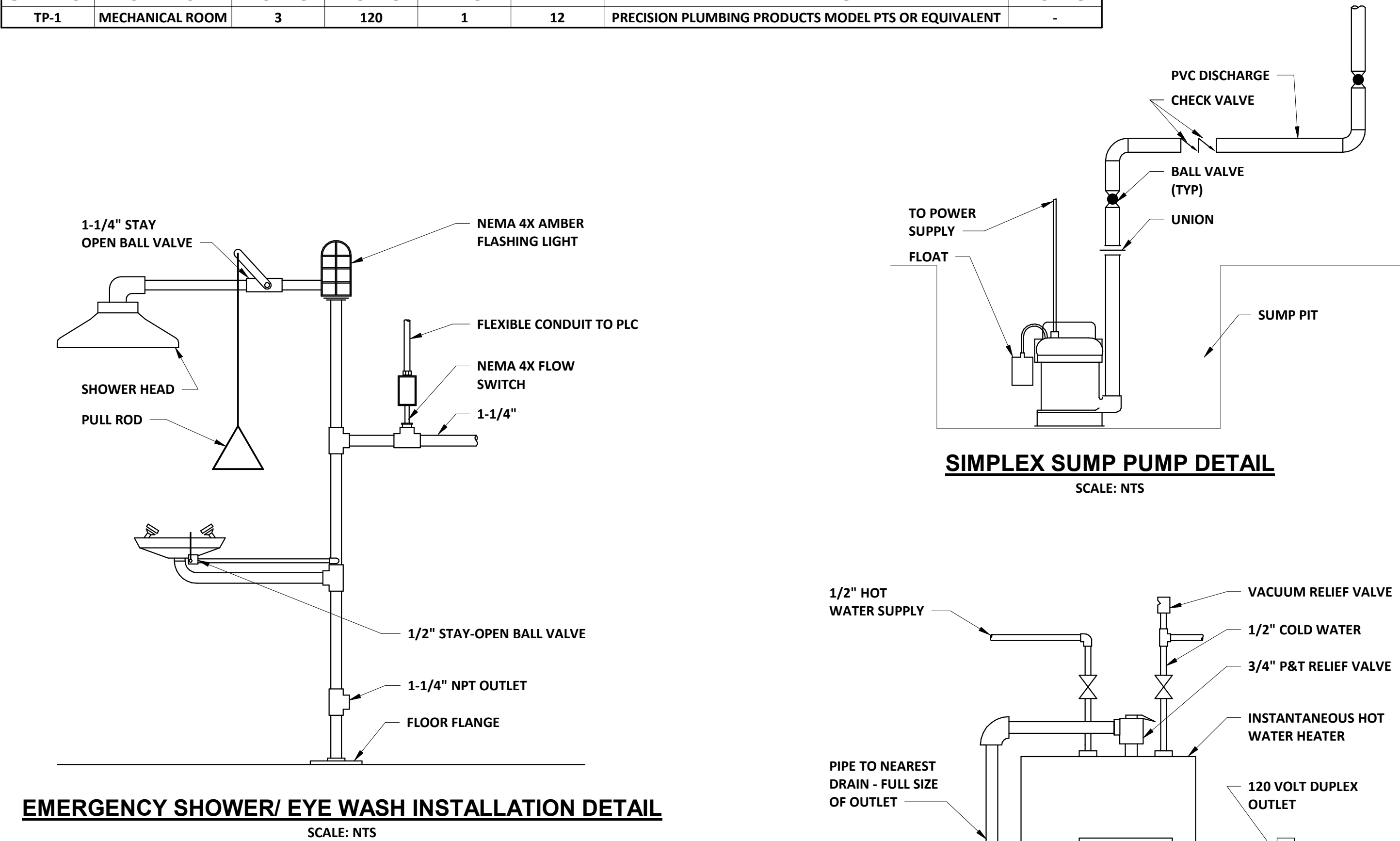
PLUMBING FIXTURE SCHEDULE										
FIXTURE NUMBER	TYPE OF FIXTURE		CW(IN)	HW(IN)	TW(IN)	S(IN)	W(IN)	V(IN)	REMARKS	NOTES
F-1	LAVATORY		1/2	1/2	-	-	1-1/2	1-1/2	REFER TO SPECIFICATIONS	-
F-2	WATER CLOSET		1/2	-	-	-	3	2	REFER TO SPECIFICATIONS	-
F-3	EMERGENCY SHOWER/EYEWASH UNIT		-	-	1-1/4	-	-	-	REFER TO SPECIFICATIONS	-

SUMP PUMP SCHEDULE											
PUMP NO.	LOCATION	GPM	FOOT HEAD	TYPE	DISCHARGE (IN)	MOTOR TEFC				REMARKS	NOTES
						NOM HP	VOLTS	PHASE	RPM		
SP-1A	PIPE GALLERY	50	30	SIMPLEX	3"	1	120	1	1750	ZOELLER MODEL X284 OR EQUIVALENT	1
SP-1B	PIPE GALLERY	50	30	SIMPLEX	3"	1	120	1	1750	ZOELLER MODEL X284 OR EQUIVALENT	1
SP-2A	PUMP ROOM	50	30	SIMPLEX	3"	1	120	1	1750	ZOELLER MODEL X284 OR EQUIVALENT	1
SP-2B	PUMP ROOM	50	30	SIMPLEX	3"	1	120	1	1750	ZOELLER MODEL X284 OR EQUIVALENT	1
SP-3A	STORAGE ROOM	50	30	SIMPLEX	3"	1	120	1	1750	ZOELLER MODEL X284 OR EQUIVALENT	1
SP-3B	STORAGE ROOM	50	30	SIMPLEX	3"	1	120	1	1750	ZOELLER MODEL X284 OR EQUIVALENT	1

NOTES:

1. PIGGYBACK FLOAT CONTROLS.

TRAP PRIMER SCHEDULE							
UNIT NO.	LOCATION	PORTS	VOLTS	PHASE	NEMA	REMARKS	NOTES
TP-1	MECHANICAL ROOM	3	120	1	12	PRECISION PLUMBING PRODUCTS MODEL PTS OR EQUIVALENT	-



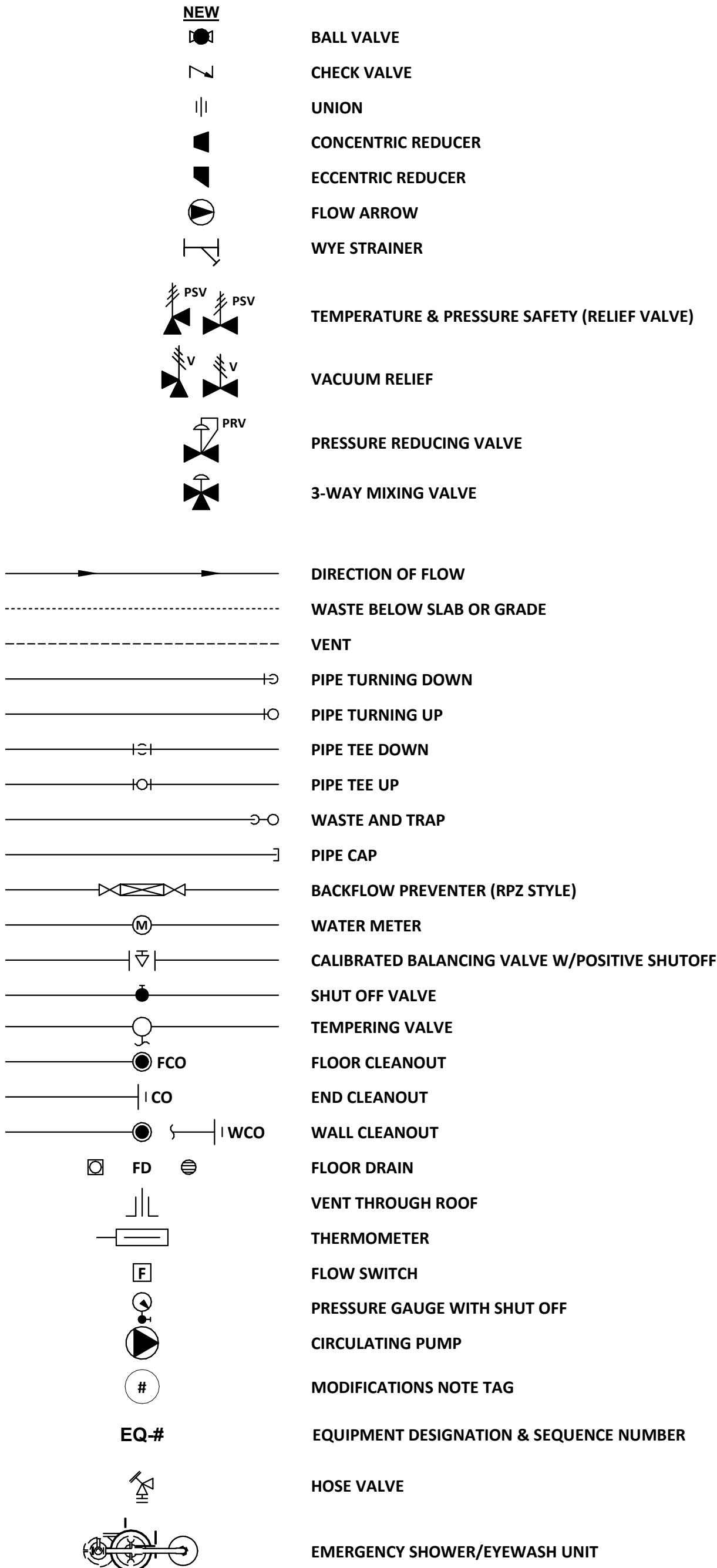
GENERAL NOTES

- THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DIMENSIONS, LAYOUT OR ELEVATION CHANGES REQUIRED TO SUIT THE SPECIFIC EQUIPMENT BEING PROVIDED UNDER THIS CONTRACT. WHEN SUCH EQUIPMENT REQUIRES PADS, PIERS, CURBING, ETC., THAT DIFFERS FROM THAT SHOWN ON THE CONSTRUCTION DRAWINGS, THE CONTRACTOR SHALL COORDINATE THE STEEL REINFORCING SHOP DRAWINGS ACCORDINGLY.
- ALL PIPES SHALL BE ADEQUATELY RESTRAINED AND SUPPORTED IN ACCORDANCE WITH SPECIFICATION SECTION 15094.
- ALL PIPING SYSTEMS SHALL BE PRESSURE TESTED FOR TIGHTNESS IN ACCORDANCE WITH SPECIFICATION SECTION 15050. ALL LEAKS SHALL BE CORRECTED AND RETESTED UNTIL PRESSURE TEST IS SATISFACTORY PRIOR TO THE INSTALLATION OF PIPE INSULATION.
- DO NOT SCALE DISTANCES OR DIMENSIONS FROM THE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.

ABBREVIATIONS

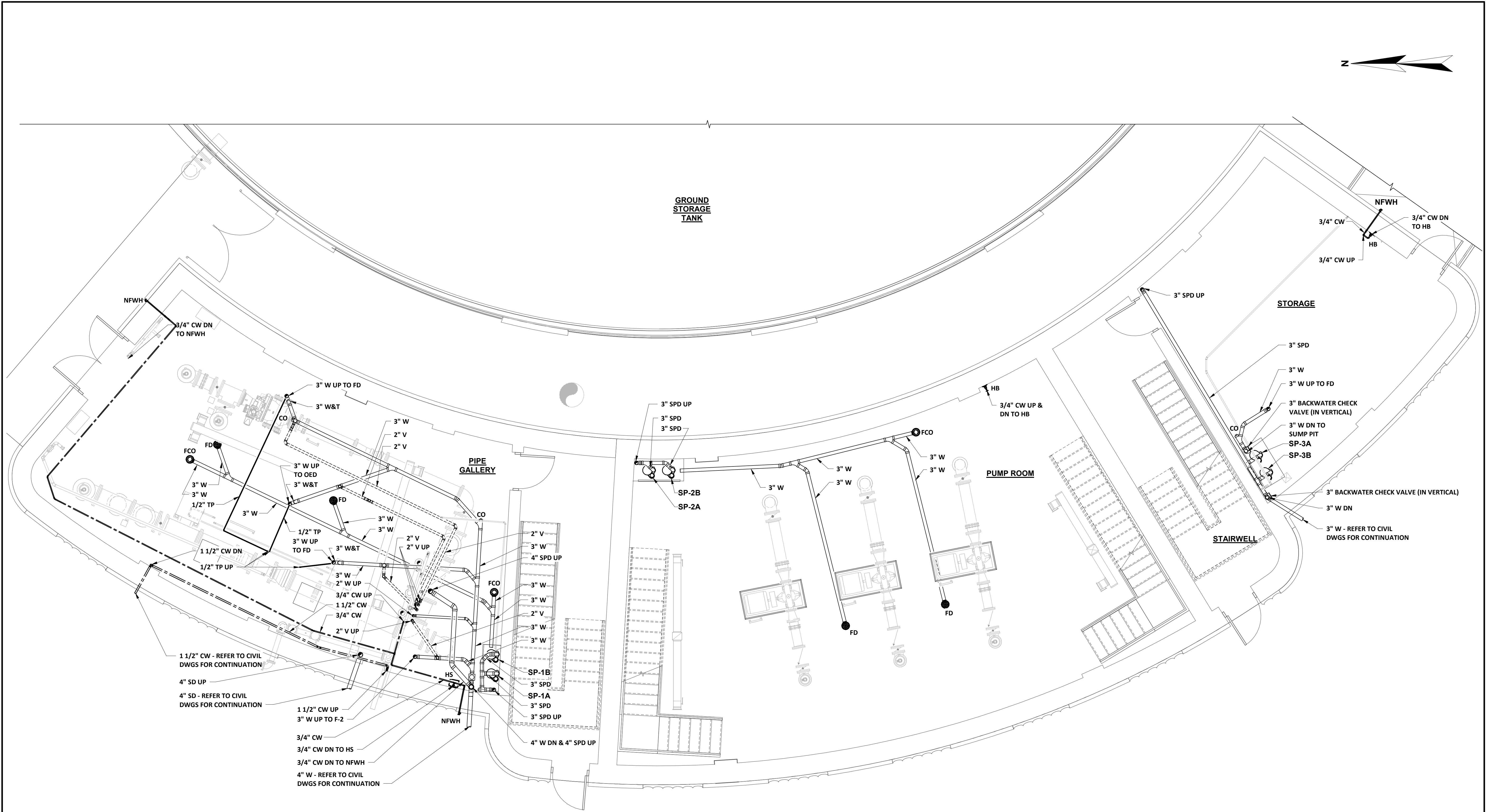
AFF	ABOVE FINISH FLOOR	GUH	GAS UNIT HEATER
AFG	ABOVE FINISH GRADE	HB	HOSE BIBB
AV	ACID RESISTANT VENT PIPE	HP	HORSEPOWER
AVTR	ACID RESISTANT VENT PIPE THRU ROOF	HS	HOSE STATION
		HW	DOMESTIC HOT WATER
AW	ACID RESISTANT WASTE PIPE	HWRC	DOMESTIC HOT WATER RECIRCULATION
BFP	BACKFLOW PREVENTER	INV EL	INVERT ELEVATION
BHP	BRAKE HORSEPOWER	LB	POUND
BOE	BOTTOM OF EQUIPMENT	MAX	MAXIMUM
BTU	BRITISH THERMAL UNIT	MBH	BTUH x 1000
BTUH	BRITISH THERMAL UNITS PER HOUR	MFG	MANUFACTURER
BV	BALL VALVE	MIN	MINIMUM
CA	COMPRESSED AIR	MNT	MOUNT
CD	CONDENSATE DRAIN	N/A	NOT APPLICABLE
CHB	COMBINATION HOSE BIBB	NFWH	NON-FREEZE WALL HYDRANT
CI	CAST IRON	NTS	NOT TO SCALE
CL	CENTERLINE	OED	OPEN END DRAIN
CO	CLEANOUT	P	PUMP
CP	CIRCULATING PUMP	PRV	PRESSURE REDUCING VALVE
CV	CHECK VALVE	PRW	PROCESS WATER
CW	DOMESTIC COLD WATER	PSIG	POUND PER SQUARE INCH
DCFE	DRY CHEMICAL FIRE EXTINGUISHER	RCP	RECIRCULATION PUMP
DCVA	DOUBLE CHECK VALVE ASSEMBLY	RD	ROOF DRAIN
DIA, Ø	DIAMETER	RPM	REVOLUTIONS PER MINUTE
DN	DOWN	RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
DR	DRAIN	S	SOIL PIPE
ECO	END CLEANOUT	SCH	SCHEDULE
EFF	EFFICIENCY	SD	STORM DRAINAGE PIPING
EL	ELEVATION	SP	SUMP PUMP
EPV	ELECTRIC PROPANE VAPORIZOR	SPD	SUMP PUMP DISCHARGE
ET	EXPANSION TANK	SS	STAINLESS STEEL
*F	DEGREES FAHRENHEIT	TP	TRAP PRIMER
F	FIXTURE	T&P	TEMPERATURE AND PRESSURE
FCO	FLOOR CLEANOUT	TW	TEPID WATER (70°F)
FD	FLOOR DRAIN	TWR	TEPID WATER (70°F) RECIRCULATION
FFE	FINISH FLOOR ELEVATION	TYP	TYPICAL
FM	FORCE MAIN	V	SANITARY VENT PIPE
FPWH	FROST PROOF WALL HYDRANT	VTR	SANITARY VENT PIPE THRU ROOF
G	GAS (PROPANE OR NATURAL GAS)	W	SANITARY WASTE PIPE
GPH	GALLONS PER HOUR	W/	WITH
GPM	GALLONS PER MINUTE	W&T	WASTE & TRAP
		WH	WATER HEATER

SCHEMATIC / LEGEND



				DESIGNED: E.CARLMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: PLUMBING GENERAL NOTES, LEGEND, ABBREVIATIONS, DETAILS, AND SCHEDULES	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03/2024
				DRAWN: K.TURNER						PROJECT NO. 002150A
REV. NO.	DATE	DESCRIPTION		REV. BY						SHEET: P-1

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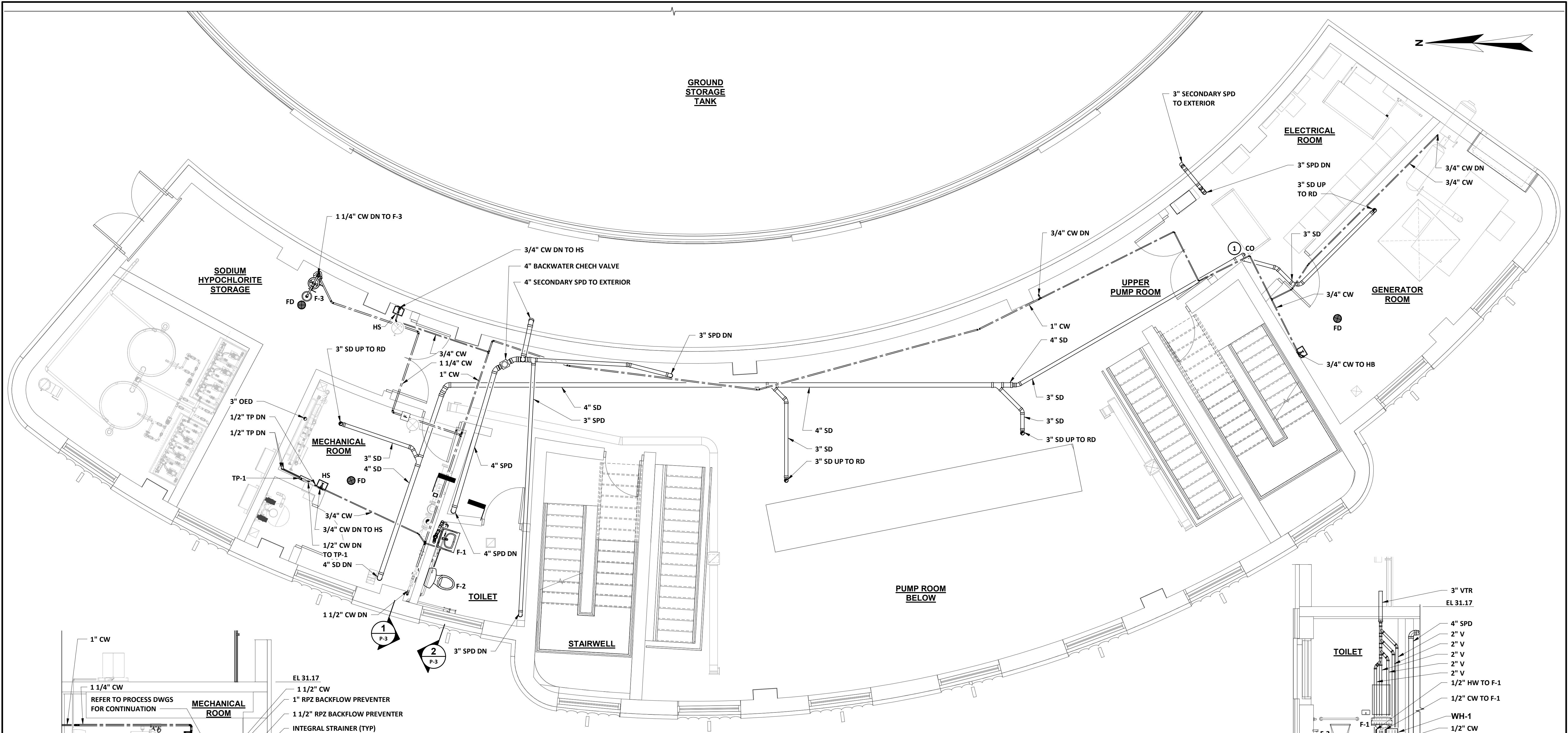


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

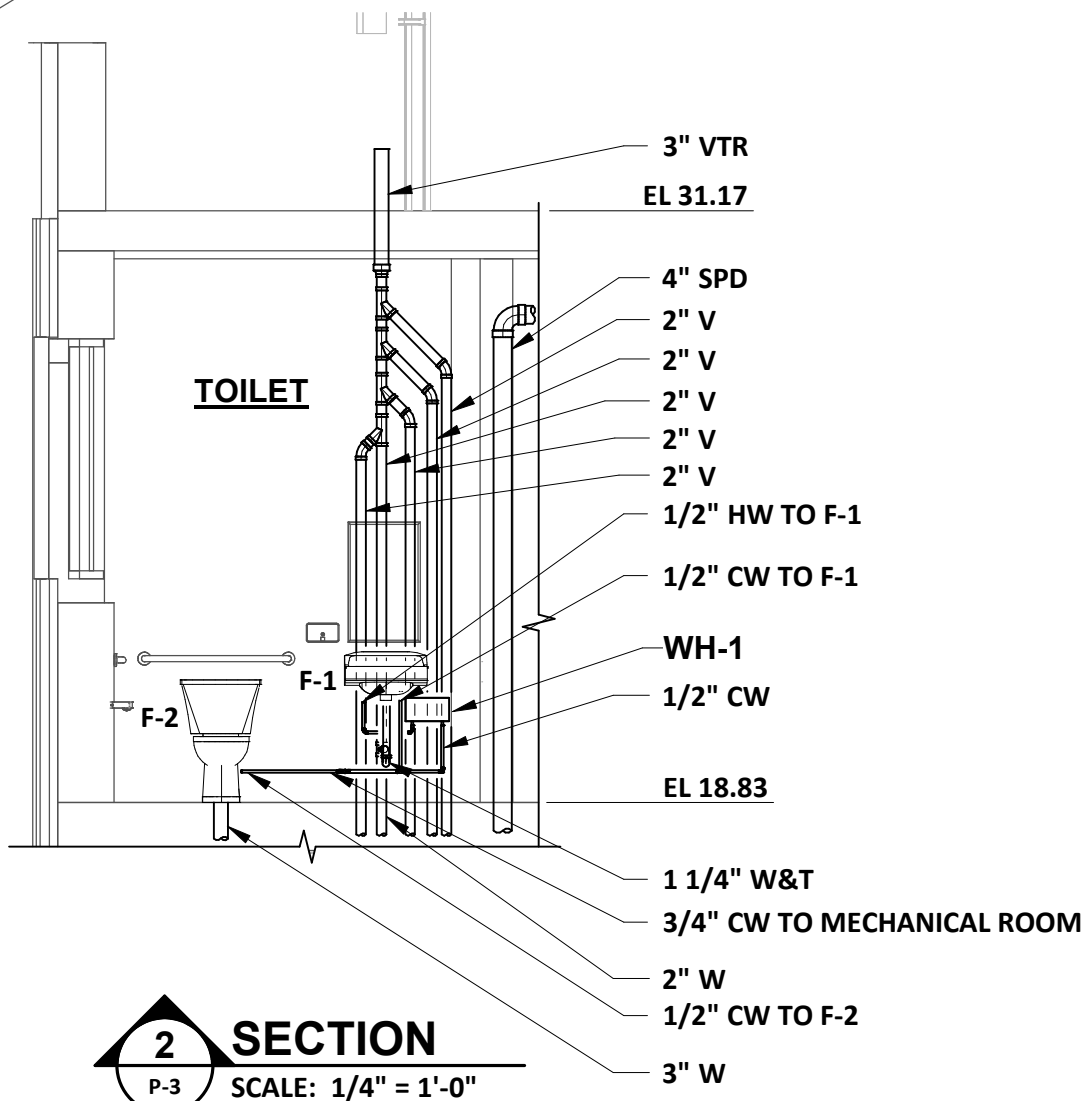
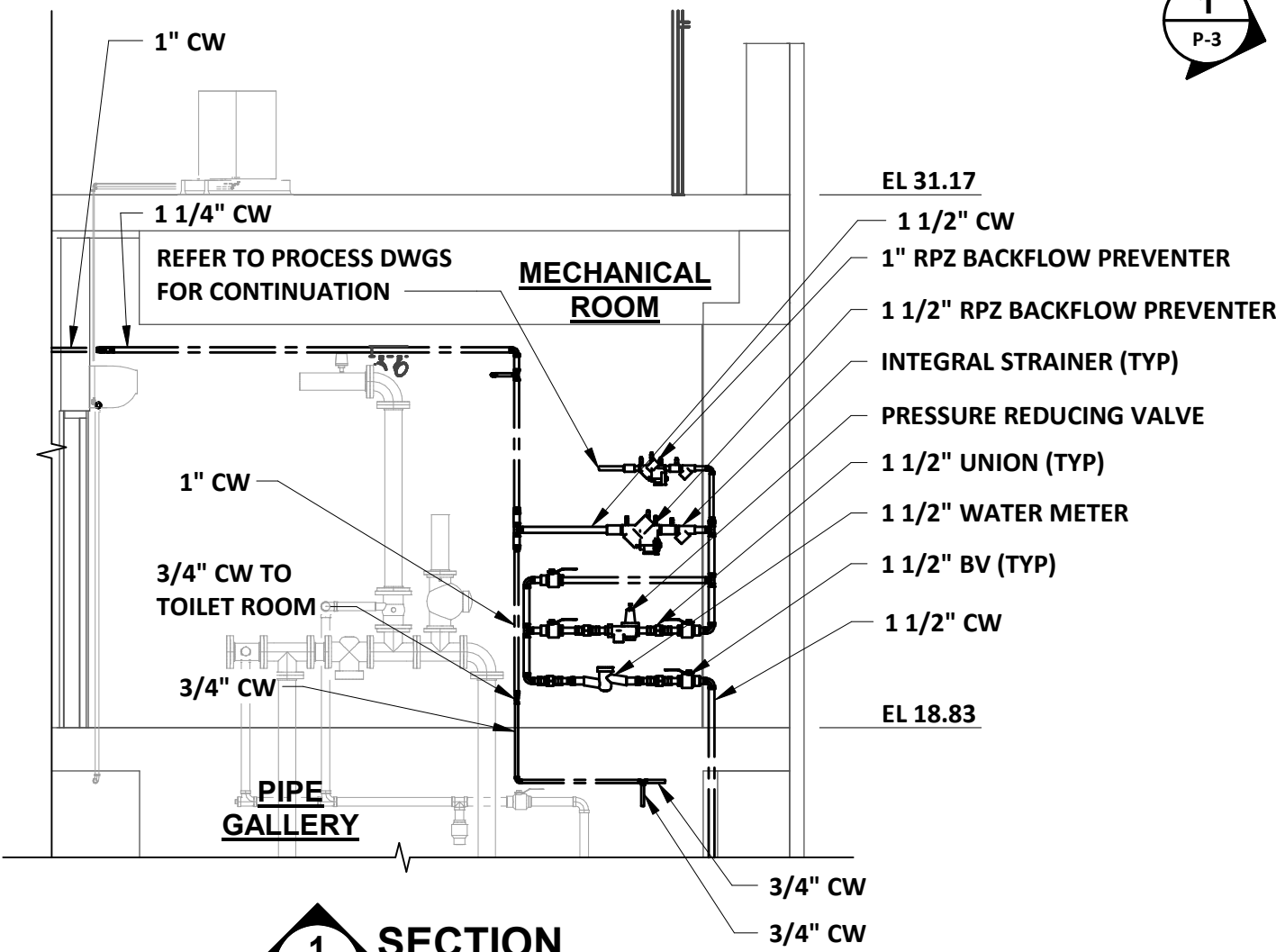
NOTES:
1. FOR PLUMBING GENERAL NOTES, LEGEND, AND ABBREVIATIONS REFER TO DRAWING P-1.

			DESIGNED E.CARLMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: PLUMBING FIRST FLOOR PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03/2024 PROJECT NO. 002150A SHEET: P-2
			DRAWN K.TURNER						
REV. NO.	DATE	DESCRIPTION	REV. BY						

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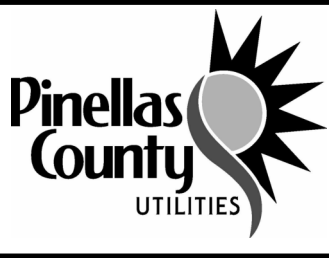


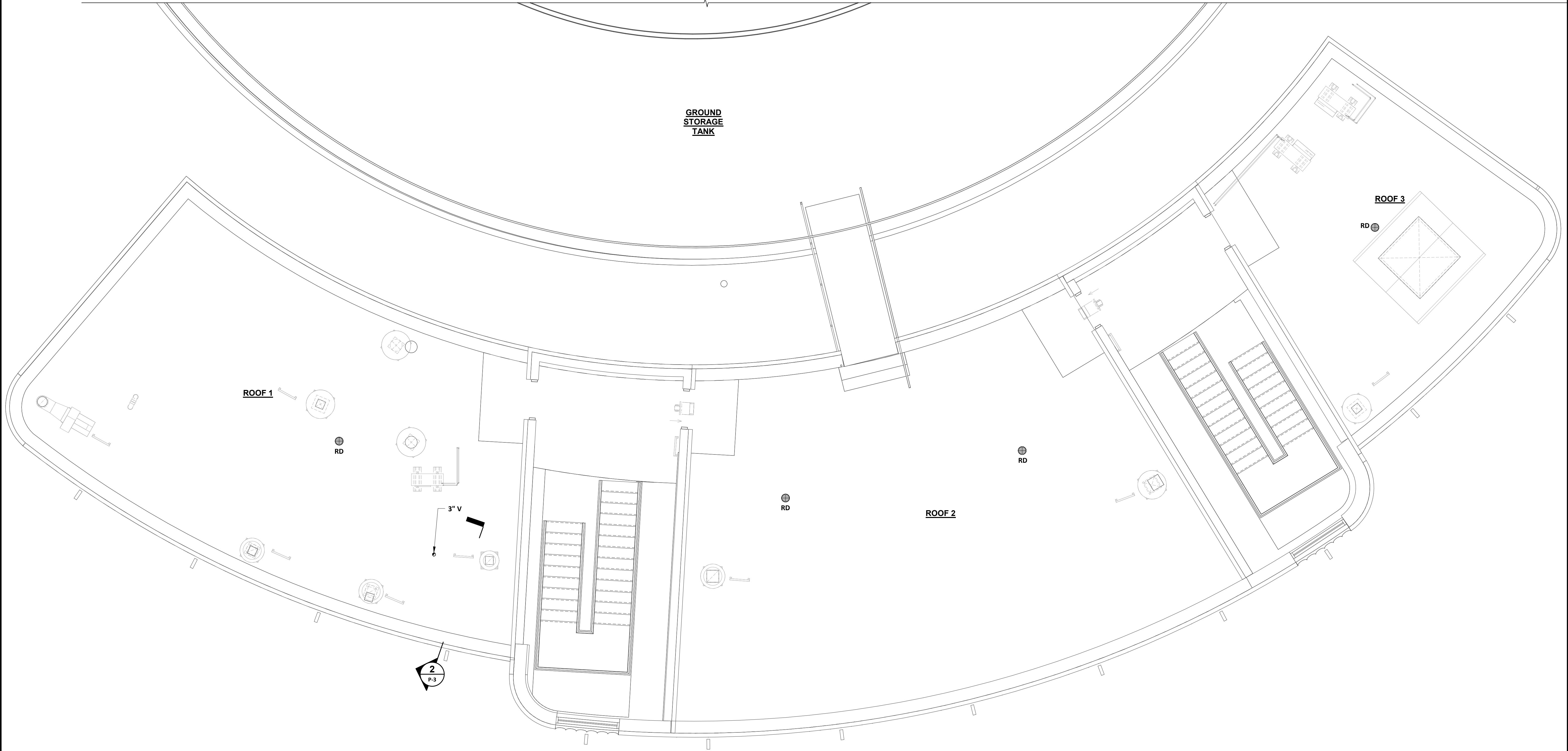
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



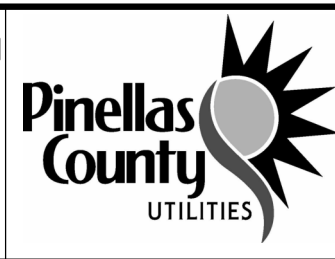
MODIFICATION NOTES:
1. PROVIDE DRIP TRAY AND LEAK DETECTION SENSOR UNDER PIPING LOCATED WITHIN ELECTRICAL ROOM.

NOTES:
1. FOR PLUMBING GENERAL NOTES, LEGEND, AND ABBREVIATIONS REFER TO DRAWING P-1.

			DESIGNED: E.CARLMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: PLUMBING SECOND FLOOR PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03/2024 PROJECT NO. 002150A SHEET: P-3
			DRAWN: K.TURNER						
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED					



ROOF PLAN
SCALE: 1/4" = 1'-0"

				DESIGNED E.CARLMAN		PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION:	PLUMBING ROOF PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:		DATE:	03/2024	
				DRAWN K.TURNER		CHECKED _____								PROJECT NO.	002150A
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED _____								DATE	SHEET:	P—4	

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GENERAL NOTES

1. THE FOLLOWING HYDRANT DATA ARE FOR BIDDING PURPOSES ONLY:

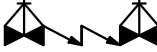
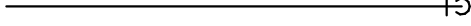
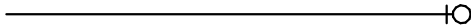
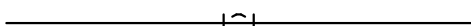
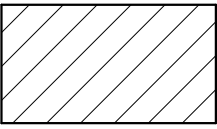
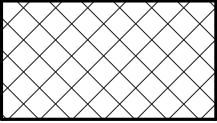
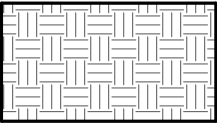
STATIC PRESSURE: 90 PSI
RESIDUAL PRESSURE: 75 PSI
FLOW: 1266 GPM
DATE: 4-2015
2. PROVIDE PREACTION SPRINKLER SYSTEM FOR ELECTRICAL ROOM AND WET SPRINKLER SYSTEM FOR THE AREAS AS INDICATED IN ACCORDANCE WITH NFPA 13, CURRENT EDITION, FM GLOBAL STANDARDS, AND STATE AND LOCAL CODES. PROVIDE LIMITED AREA SPRINKLER SYSTEMS IN CHEMICAL STORAGE AREAS INDICATED IN ACCORDANCE WITH 2009 INTERNATIONAL FIRE CODE, SECTION 903.3.5.1.1.
3. DESIGN SPRINKLER SYSTEM AND PERFORM HYDRAULIC CALCULATIONS IN ACCORDANCE WITH NFPA 13. SUBMIT SAME FOR APPROVAL WITH LOCAL AUTHORITY HAVING JURISDICTION.
4. PERFORM HYDRANT FLOW TEST IN ACCORDANCE WITH NFPA 291 PRIOR TO COMMENCING DESIGN WORK. BASE SPRINKLER SYSTEM FLOW ON THE HYDRANT FLOW TEST RESULTS.
5. FIRE PROTECTION FOR AREAS WITHIN THIS FACILITY SHALL BE IN ACCORDANCE WITH CRITERIA FOR ORDINARY GROUP I HAZARD OCCUPANCY (SHOWN SHADED) AND LIGHT HAZARD OCCUPANCY (SHOWN CROSS HATCHED).
6. DO NOT INSTALL FIRE SUPPRESSION SYSTEM PIPING IN ELECTRICAL ROOM. INSTALL PREACTION FIRE SUPPRESSION SYSTEMS TO PROTECT ELECTRICAL ROOM AND CONTROL BUILDING LOWER LEVEL.
7. DESIGN AND INSTALL SPRINKLER SYSTEM TO PROVIDE THE FOLLOWING MINIMUM DENSITIES ACCORDING TO OCCUPANCY.

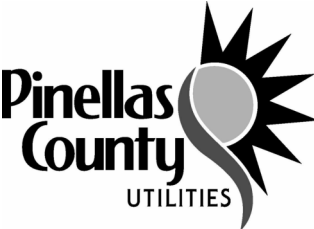
A. LIGHT HAZARD: 0.10 GPM/SF
B. ORDINARY GROUP I OCCUPANCY: 0.15 GPM/SF
C. ORDINARY GROUP II OCCUPANCY: 0.20 GPM/SF
D. EXTRA HAZARD GROUP 1 OCCUPANCY: 0.30 GPM/SF
8. PROVIDE WAX-COATED SPRINKLERS FOR USE IN THE CHEMICAL STORAGE AREAS.
9. COORDINATE INSTALLATION W/FIRE ALARM CONTRACTOR.
10. COORDINATE INSTALLATION OF DCVA, SYSTEM RISER, PREACTION SYSTEM RISER, AND 4" LINE TO STORTZ CONNECTION WITH HVAC PLANS TO AVOID CONFLICTS.
11. PROVIDE A CHECK VALVE IN THE 4" PIPING FROM THE FIRE DEPARTMENT CONNECTION.
12. SPRINKLER SYSTEM PIPING SHALL BE A53 SCHEDULE 40 STEEL THROUGHOUT.
13. COORDINATE INSTALLATION OF DCVA WITH PLUMBING CONTRACTOR TO ACCOMMODATE WATER SERVICE RENOVATIONS. REFER TO WATER SERVICE ENTRANCE DETAIL ON DRAWING P-2.
14. PROVIDE SUPERVISORY SWITCHES ON SHUTOFF VALVES.

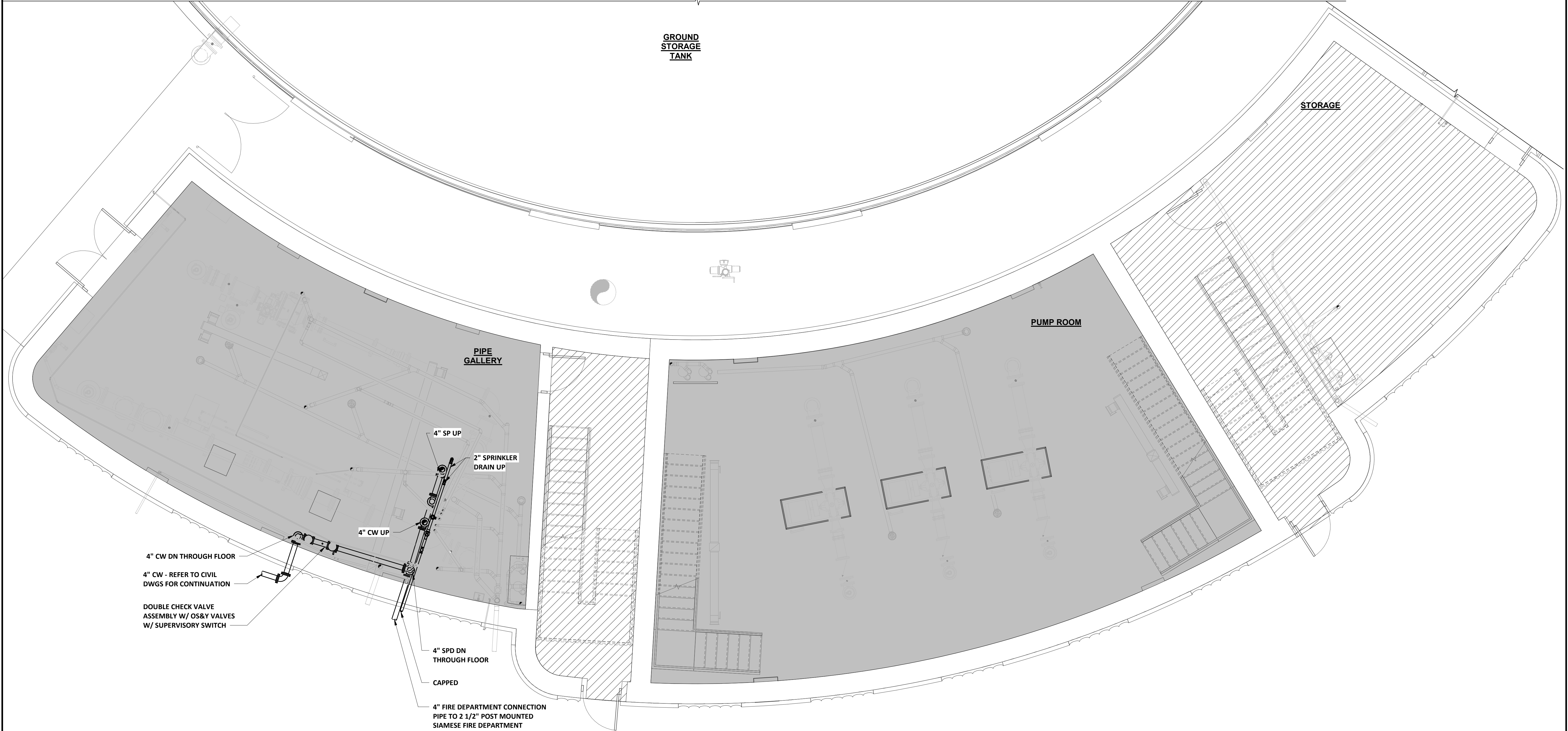
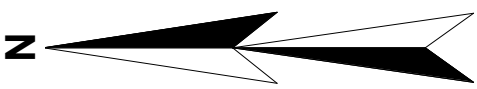
ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
CW	DOMESTIC COLD WATER
CWX	DOMESTIC COLD WATER (BURIED)
DCFE	DRY CHEMICAL FIRE EXTINGUISHER
DCVA	DOUBLE CHECK VALVE ASSEMBLY (W/OS&Y VALVES)
DN	DOWN
EAB	ELECTRIC ALARM BELL
FD	FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FS	FLOW ALARM SWITCH
GPM	GALLONS PER MINUTE
LB	POUND
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
OS&Y	OUTSIDE SCREW & YOKE
PFE	PORTABLE FIRE EXTINGUISHER
PRW	PROCESS WATER
PSI	POUNDS PER SQUARE INCH
SF	SQUARE FOOT
SP	SPRINKLER
TYP	TYPICAL

LEGEND

	DOUBLE CHECK VALVE ASSEMBLY (W/OS&Y VALVES)
	POINT OF CONNECTION BETWEEN EXISTING AND NEW
	APPROX. EXTENTS OF DEMOLITION
	DEMOLITION NOTE TAG
	MODIFICATIONS NOTE TAG
	PIPE TURNING DOWN
	PIPE TURNING UP
	PIPE TEE DOWN
	STORTZ-TYPE FIRE DEPARTMENT CONNECTION
	LIGHT HAZARD OCCUPANCY
	ORDINARY GROUP I HAZARD OCCUPANCY
	ORDINARY GROUP II HAZARD OCCUPANCY
	EXTRA HAZARD GROUP 1 HAZARD OCCUPANCY

				DESIGNED E.CARLMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: FIRE PROTECTION GENERAL NOTES, LEGEND, AND ABBREVIATIONS	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03/2024
				DRAWN K.TURNER						PROJECT NO. 002150A
				CHECKED						SHEET: FP-1
REV. NO.	DATE	DESCRIPTION	REV. BY							

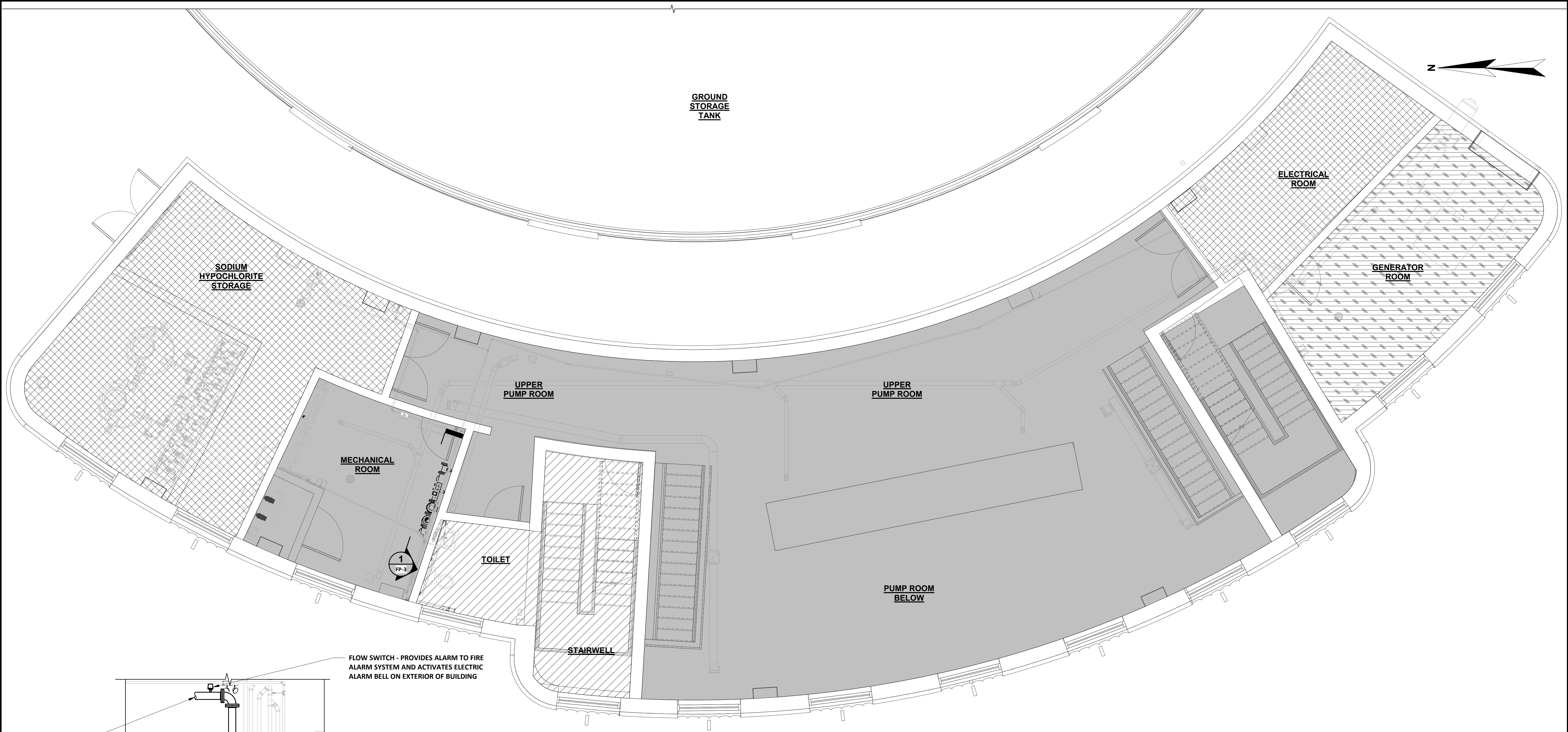


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

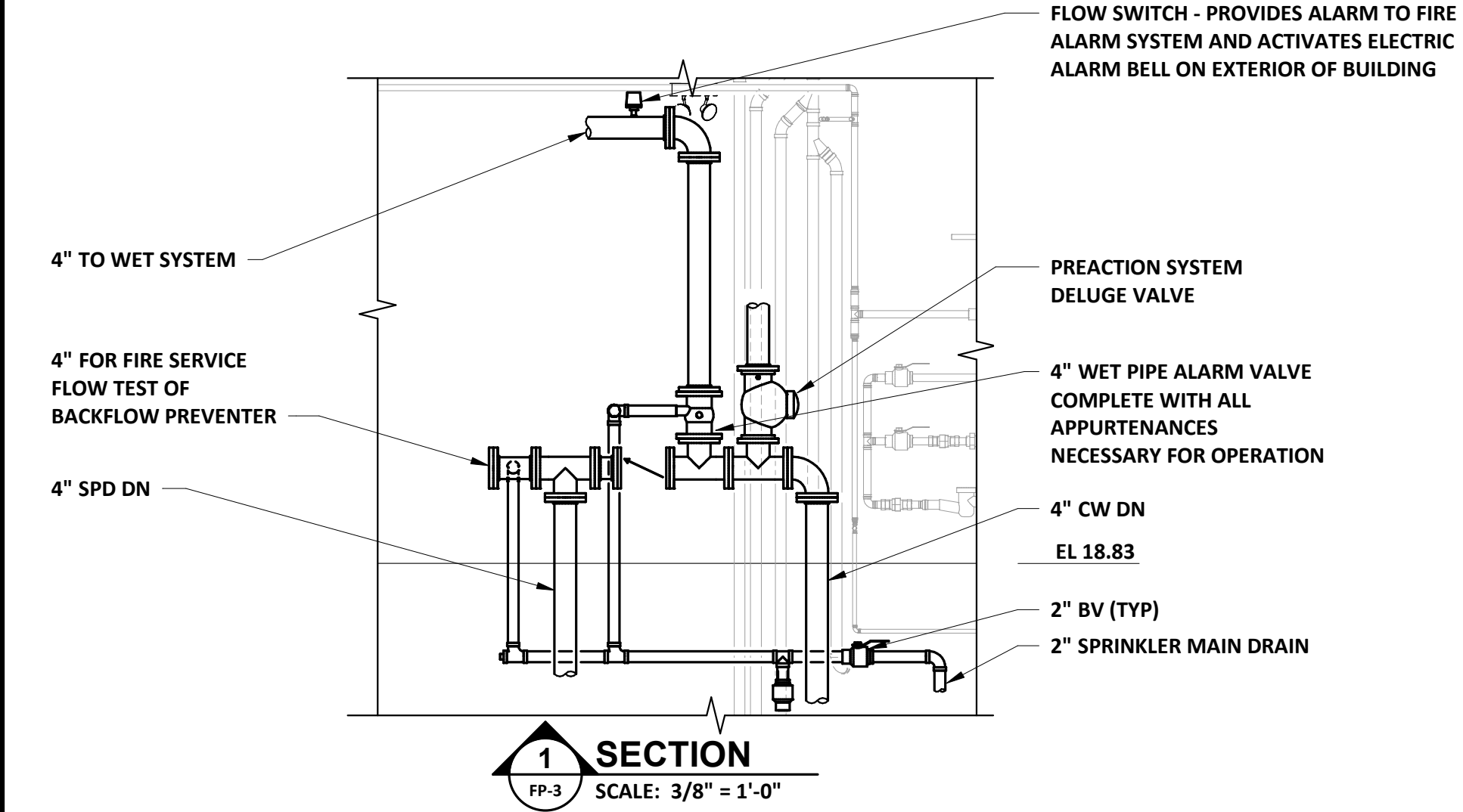
- NOTES:**
- FOR FIRE PROTECTION GENERAL NOTES, LEGEND, AND ABBREVIATIONS REFER TO DRAWING FP-1.

			DESIGNED E.CARLMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: FIRE PROTECTION FIRST FLOOR PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03/2024
			DRAWN K.TURNER						PROJECT NO. 002150A
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED					SHEET: FP-2

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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

NOTES:
1. FOR FIRE PROTECTION GENERAL NOTES, LEGEND, AND ABBREVIATIONS REFER TO DRAWING FP-1.

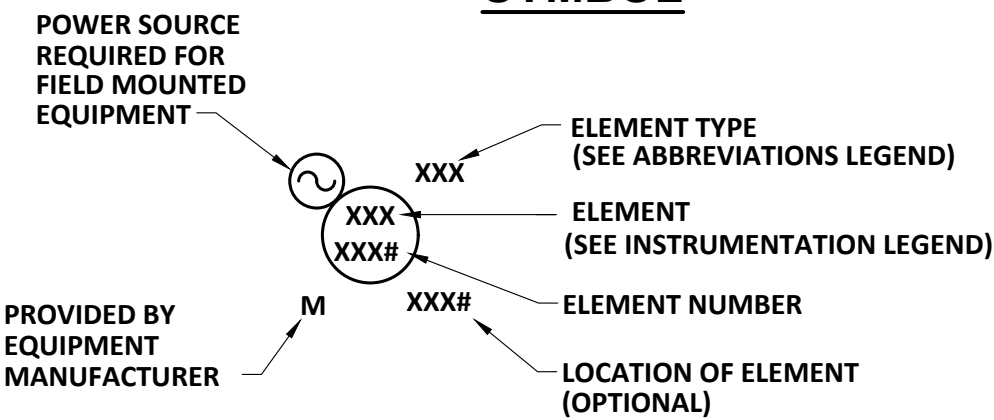
			DESIGNED: E.CARLMAN		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: FIRE PROTECTION SECOND FLOOR PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: DATE	DATE: 03/2024 PROJECT NO. 002150A SHEET: FP-3
			DRAWN: K.TURNER						
REV. NO.	DATE	DESCRIPTION	REV. BY	CHECKED					

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INSTRUMENTATION SYMBOL LEGEND

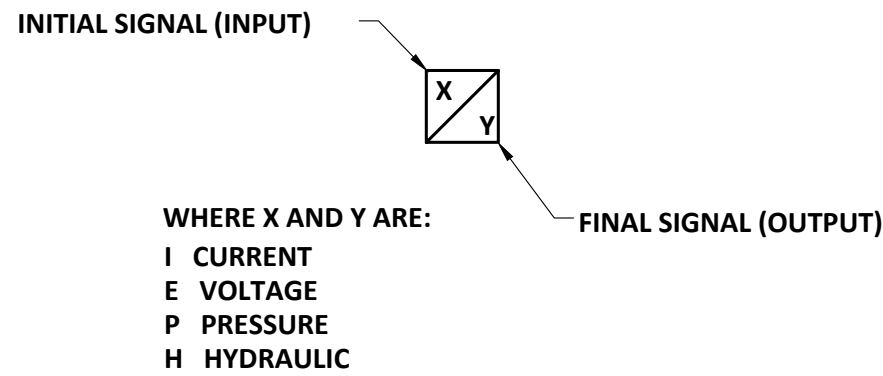
DESCRIPTION	EXISTING	NEW
PROCESS FLOW		
ELECTRICAL POWER OR PROCESS CONNECTION		
ELECTRICAL SIGNAL		
DATA LINK		
PLC INPUT/OUTPUT		
PNEUMATIC SIGNAL		
HYDRAULIC SIGNAL		
DISCRETE OUTPUT SIGNAL		
ANALOG OUTPUT SIGNAL		
DISCRETE INPUT SIGNAL		
ANALOG INPUT SIGNAL		
HARDWARE INTERLOCK		
PROGRAMMABLE LOGIC CONTROLLER		
OPERATOR TERMINAL INTERFACE		
LOCAL (FIELD MOUNTED)		
FRONT PANEL MOUNTED		
REAR PANEL MOUNTED		
INTEGRAL EQUIPMENT		
SIGNAL SPLITTER CONVERTER/ BOOSTER (SEE BELOW)		
MOTOR		
ALARM/ STATUS LIGHT		
STROBE LIGHT		

TYPICAL INSTRUMENTATION SYMBOL



* ALSO USED AS A MODIFIER AFTER FIRST LETTER (i.e. PDIT: PRESSURE DIFFERENTIAL INDICATING TRANSMITTER)
** ALSO USED AS A MODIFIER AFTER LAST LETTER (i.e. LSHH: LEVEL SWITCH HIGH HIGH)

TYPICAL SIGNAL CONVERTER SYMBOL



VALVES AND FITTINGS

DESCRIPTION	EXISTING	NEW
GATE VALVE		
BALL VALVE		
GLOBE VALVE		
BUTTERFLY VALVE		
CHECK VALVE		
DOUBLE DISC CHECK VALVE		
DIAPHRAGM VALVE		
NEEDLE VALVE		
PLUG VALVE		
3-WAY VALVE		
CONCENTRIC REDUCER		
ECCENTRIC REDUCER		
FLOW ARROW		
PULSATION DAMPENER		
PRESSURE SAFETY VALVE		
BACKPRESSURE VALVE		
PRESSURE REDUCING VALVE		
DUPLEX STRAINER		
SIMPLEX STRAINER		
WYE STRAINER		
IN-LINE MIXER		
EXPANSION JOINT		

ACTUATORS

CONTROL ACTUATOR		
SOLENOID ACTUATOR		
PNEUMATIC DIAPHRAGM ACTUATOR		

INSTRUMENTATION LEGEND

FIRST LETTER	SUCCEEDING LETTER	
1	2	3
A	ANALYSIS	ALARM
B	-	-
C	CONTROL	CONTROL
D	DIFFERENTIAL*	DETECT
E	-	ELEMENT
F	FLOW	-
G	GAS	GLASS
H	HAND (MANUAL)	HIGH**
I	CURRENT	INDICATE
J	POWER	-
K	TIME*	-
L	LEVEL	LIGHT
M	MOTOR	LOW**
O	-	INTERMEDIATE
P	PRESSURE	OPEN
Q	QUANTITY OR TOTALIZE*	-
R	RADIATION	RECORD
S	SPEED OR FREQUENCY	SIGNAL
T	TEMPERATURE	TRANSMIT
V	VIBRATION	VALVE
W	TORQUE, WEIGHT, FORCE	-
X	-	-
Y	STATUS	RELAY, COMPUTE, OR CONVERT
Z	POSITION	RELAY, COMPUTE OR CONVERT

PUMPS

DESCRIPTION	EXISTING	NEW
POSITIVE DISPLACEMENT		
PROGRESSIVE CAVITY		
SCREW PUMP		
CENTRIFUGAL		
SUBMERSIBLE PUMP		
HOSE		
DIAPHRAGM METERING		
CHEMICAL TRANSFER		

MISCELLANEOUS SYMBOLS

MIXER		
IN-LINE STATIC MIXER		
CHEMICAL INJECTION NOZZLE		

INDICATOR LIGHT COLOR LEGEND

RUN	RED
STOP/SAFE	GREEN
TRANSITION	YELLOW
FAULT/ALARM	AMBER
POWER	WHITE

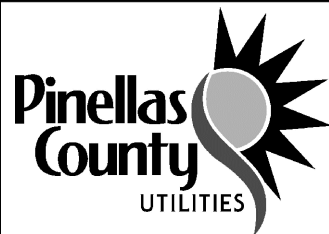
NOTES:

- REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE SIGNAL REPEATERS/CONVERTERS/BOOSTERS AS REQUIRED BASED UPON EQUIPMENT SELECTED BY INSTRUMENTATION SUPPLIER, DISTANCE AND LOCATION.
- PROVIDE DRIP SHIELDS TO PROTECT ALL PANELS LOCATED UNDERNEATH PIPES OR OTHER LIQUID-CONTAINING STRUCTURES.
- REFERENCE PROCESS AND ELECTRICAL DRAWINGS FOR LOCATION OF PANELS AND FIELD INSTRUMENTATION.
- CONTRACTOR TO COORDINATE NEEDED VOLTAGE BASED UPON EQUIPMENT SUPPLIED.
- ALL FLOOR MOUNTED CONTROL PANELS SHALL BE INSTALLED ON 4" HIGH CONCRETE EQUIPMENT PADS.
- WHERE INPUT AND OUTPUT SIGNALS TO A PLC IS REQUIRED, PROVIDE PROPER TYPE AND QUANTITY OF INPUT/OUTPUT MODULES (I/O).
- CONTRACTOR SHALL COORDINATE THE TYPE OF ANALOG SIGNAL PROVIDED BY THE EQUIPMENT OR FIELD DEVICES WITH THE PROPER TYPE PLC I/O.
- ALL ANALOG SIGNALS WILL BE 4-20mA, UNLESS OTHERWISE INDICATED OR REQUIRED.

ABBREVIATIONS LEGEND

AMD	ADMITTANCE	MBS	MAINTENANCE BY-PASS SWITCH
CAP	CAPACITANCE	MCC	MOTOR CONTROL CENTER
CL	CHLORINE	OCR	OPEN-CLOSE-REMOTE
CP	CONTROL PANEL	OSC	OPEN-STOP-CLOSE
CR	CONTROL RELAY	OPT	OPERATOR TERMINAL
DO	DISSOLVED OXYGEN	PB	PUSH BUTTON
ESTOP	EMERGENCY STOP	PLC	PROGRAMMABLE LOGIC CONTROLLER
FOR	FORWARD-OFF-REVERSE	RESET	RESET ALARM
FSR	FORWARD-STOP-REVERSE	ROL	RAISE OFF LOWER
FRSA	FORWARD-STOP-REVERSE-AUTO	ROR	RUN-OFF-REMOTE
HOA	HAND-OFF-AUTO	SCR	SPEED CONTROL RECTIFIER
I	CURRENT	SS	SELECTOR SWITCH
INF	INFLUENT	TR	TIMER RELAY
LOE	LOSS OF ECHO	TURB	TURBIDITY
LOR	LOCAL-OFF-REMOTE	ULT	ULTRASONIC
LT	PILOT LIGHT	UPS	UNINTERRUPTIBLE POWER SUPPLY
		VFD	VARIABLE FREQUENCY DRIVE

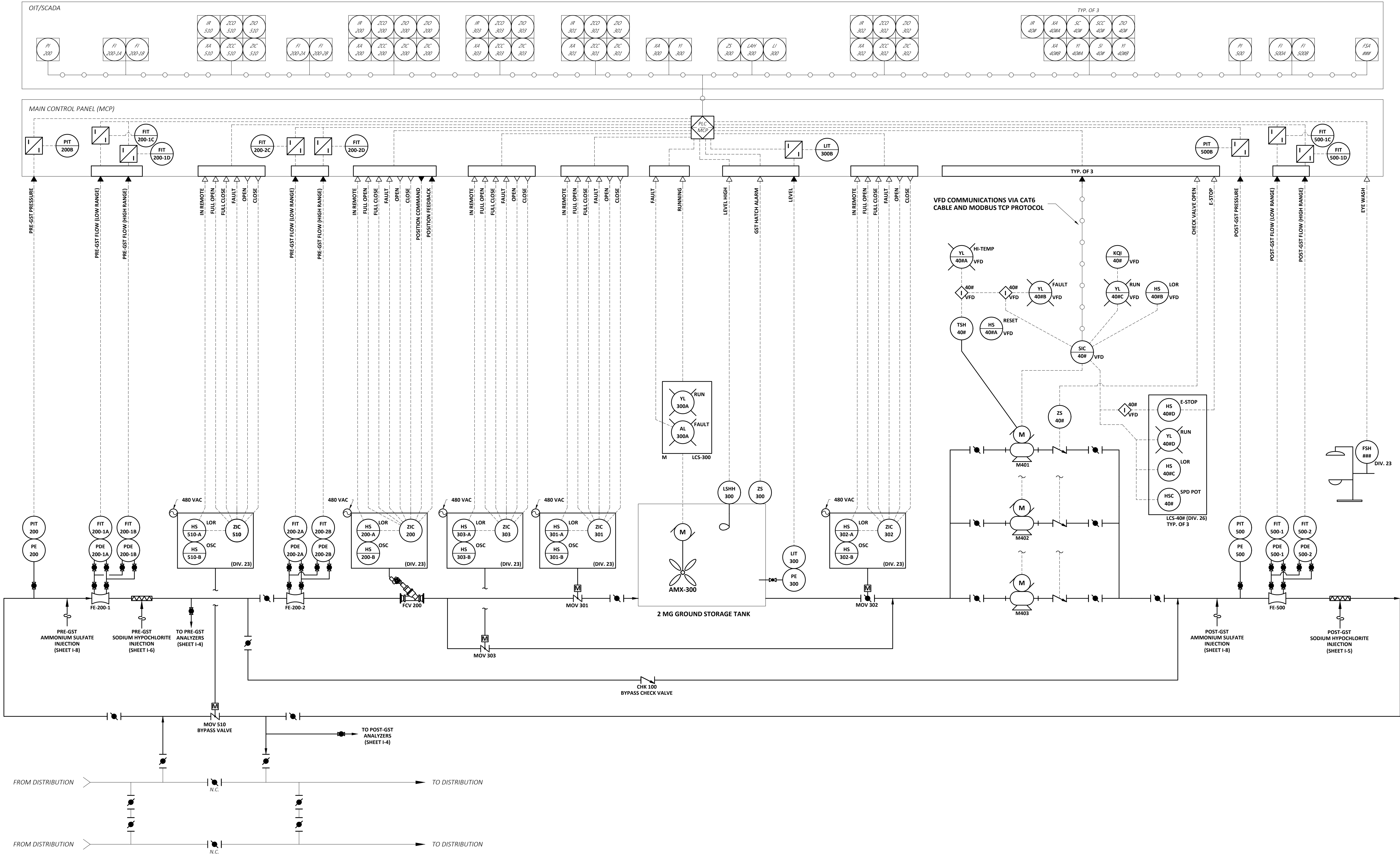
DESIGNED	S.BUCKLEY	PROJECT:	PINELLAS COUNTY UTILITIES GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION:	INSTRUMENTATION NOTES, LEGENDS, AND ABBREVIATIONS	APPROVED BY:	DATE:	06-2024
DRAWN	S.BUCKLEY						PROJECT NO.	002150A
CHECKED	----						SHEET:	I-1
REV. NO.	DATE	DESCRIPTION	REV. BY				DATE	



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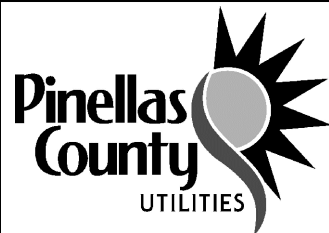
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DESIGNED **S.BUCKLEY**
DRAWN **S.BUCKLEY**
CHECKED **---**



PROJECT:
**PINELLAS COUNTY UTILITIES
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS**

DESCRIPTION:
INSTRUMENTATION LOOPS I

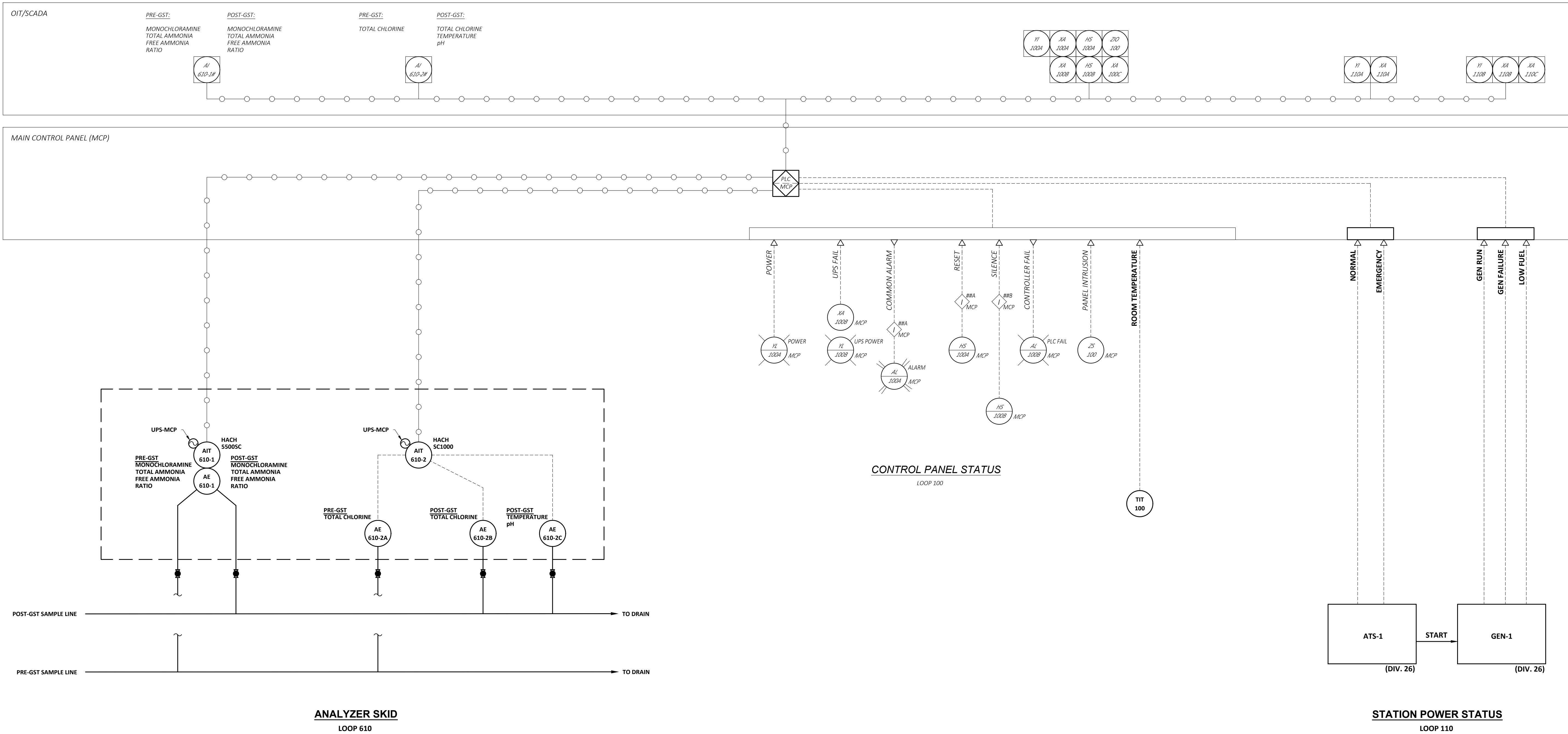
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DATE _____

DATE: **06-2024**
PROJECT NO. **002150A**
SHEET: **I-3**

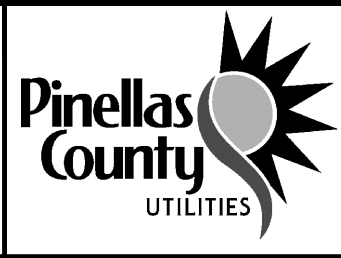
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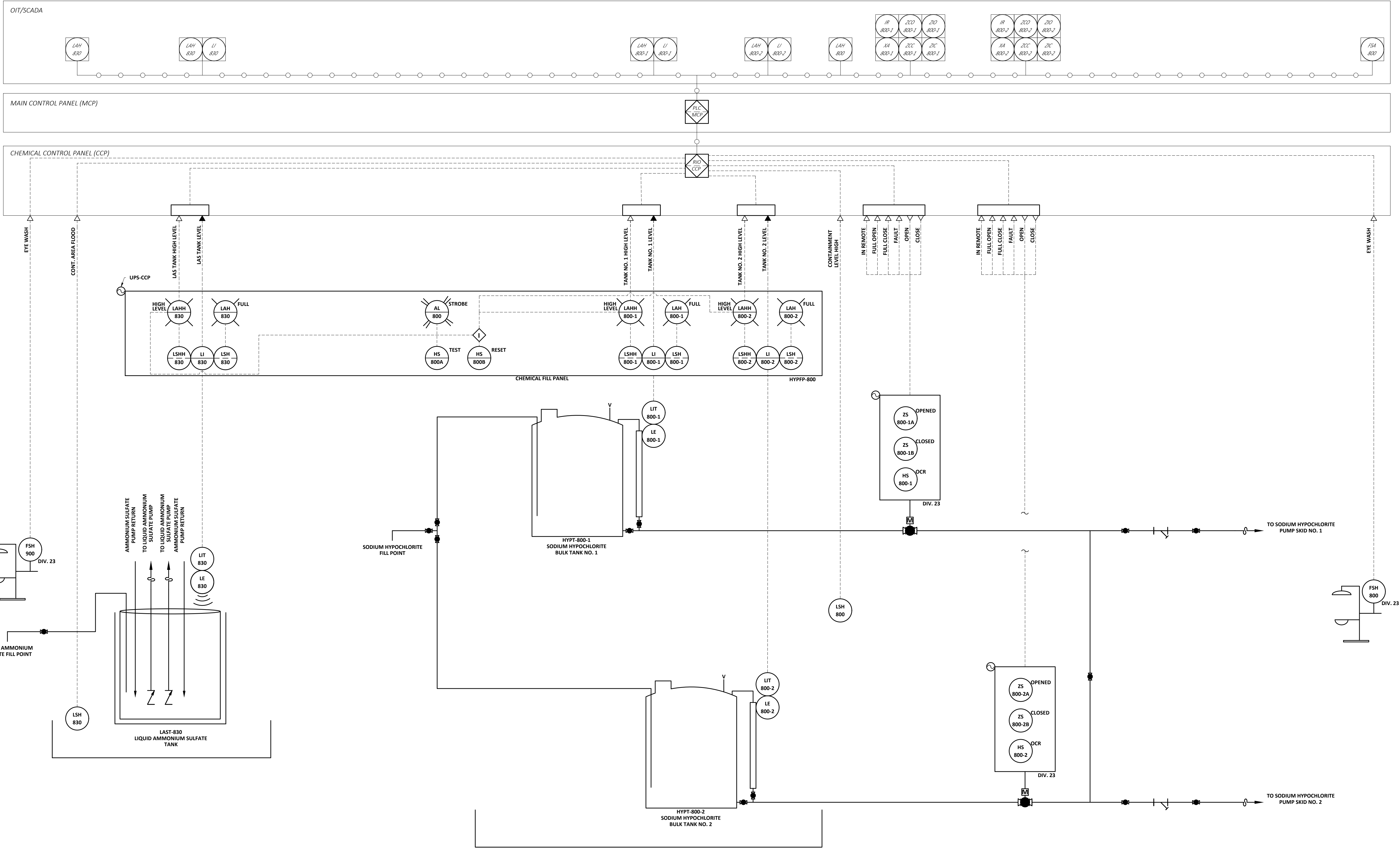
DESIGNED	S.BUCKLEY
DRAWN	S.BUCKLEY
CHECKED	---



PROJECT:	PINELLAS COUNTY UTILITIES GULF BEACH WATER BOOSTER STATION IMPROVEMENTS
DESCRIPTION:	INSTRUMENTATION LOOPS II

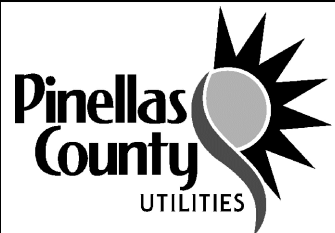
WRIGHT-PIERCE 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:	DATE:
	_____	06-2024
	DATE	PROJECT NO.
		002150A
		SHEET:
		I-4

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DESIGNED S.BUCKLEY
DRAWN S.BUCKLEY
CHECKED ----



PROJECT:
PINELLAS COUNTY UTILITIES
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
INSTRUMENTATION LOOPS III



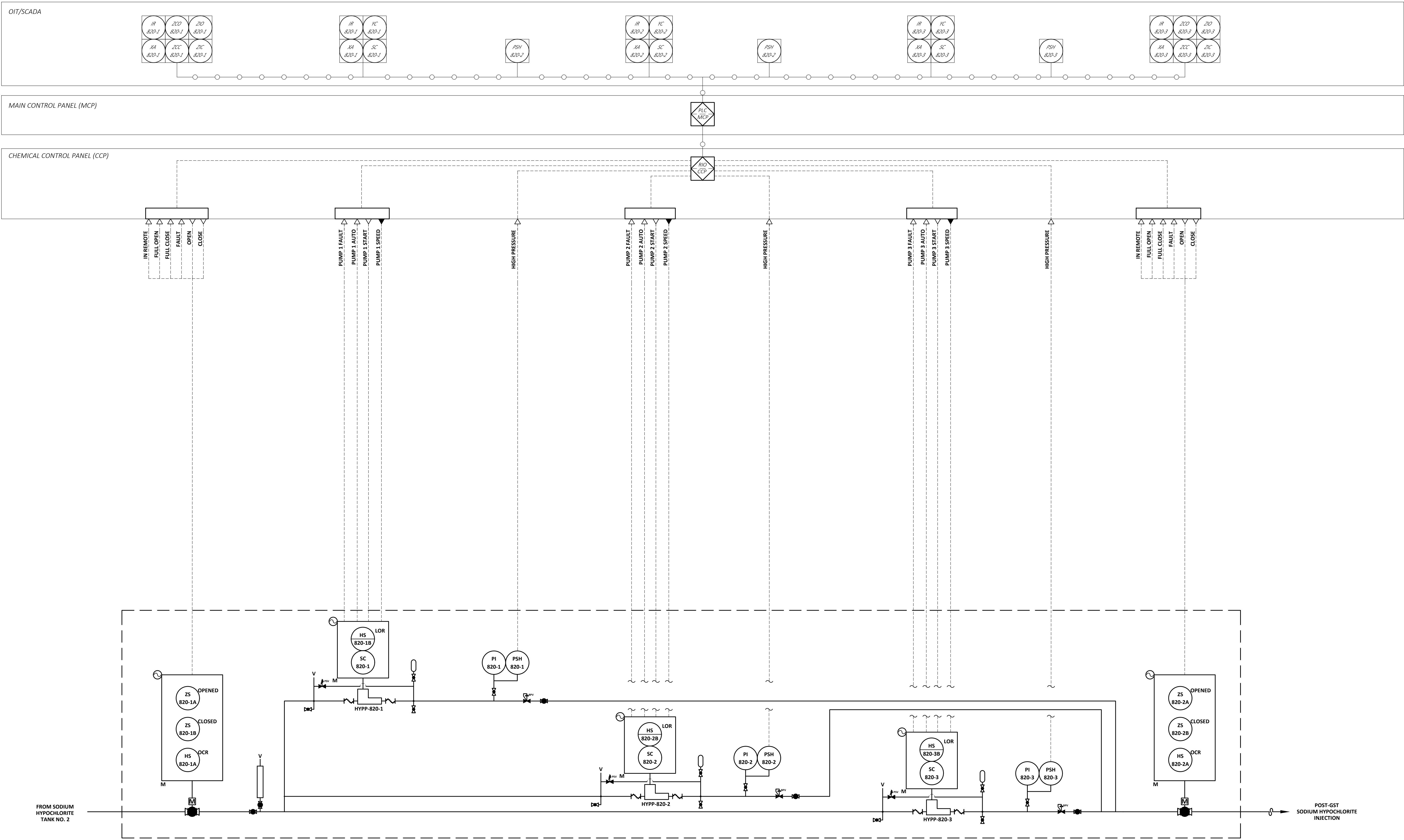
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DATE _____

DATE:	06-2024
PROJECT NO.	002150A
SHEET:	I-5

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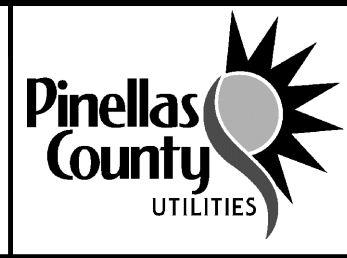


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DESIGNED	S.BUCKLEY
DRAWN	S.BUCKLEY
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PROJECT:
PINELLAS COUNTY UTILITIES
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
INSTRUMENTATION LOOPS V

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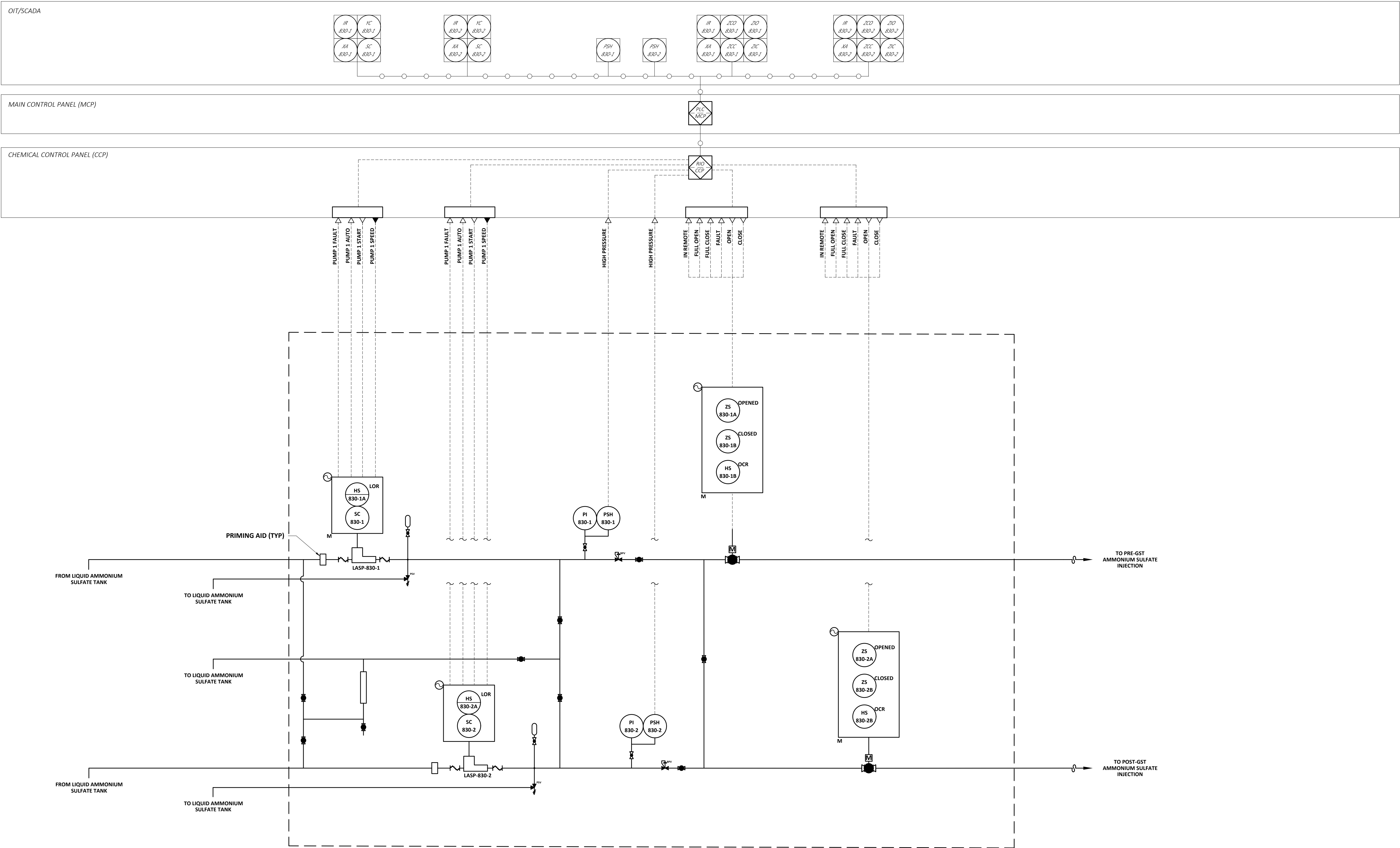
APPROVED BY:

DATE

DATE: 06-2024
PROJECT NO. 002150A
SHEET: 1-7

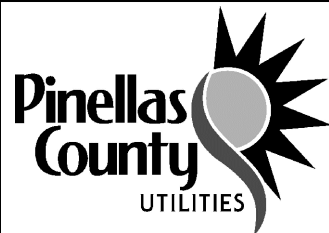
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DESIGNED **S.BUCKLEY**
DRAWN **S.BUCKLEY**
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PROJECT:
PINELLAS COUNTY UTILITIES
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
INSTRUMENTATION LOOPS VI

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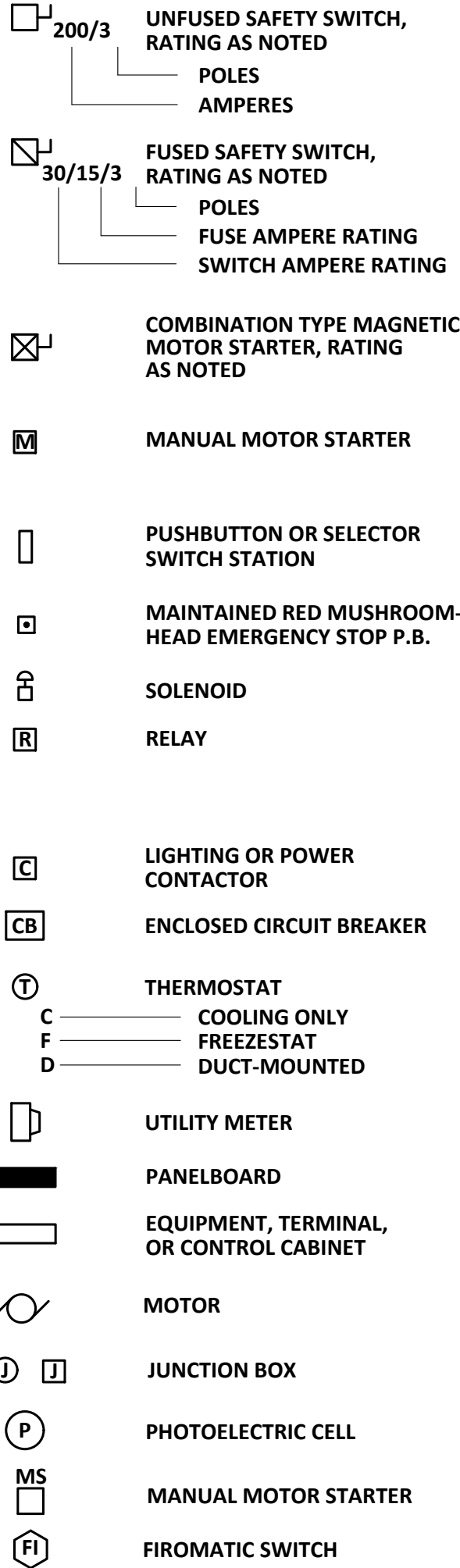
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DATE _____

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PROJECT NO. 002150A
SHEET: I-8

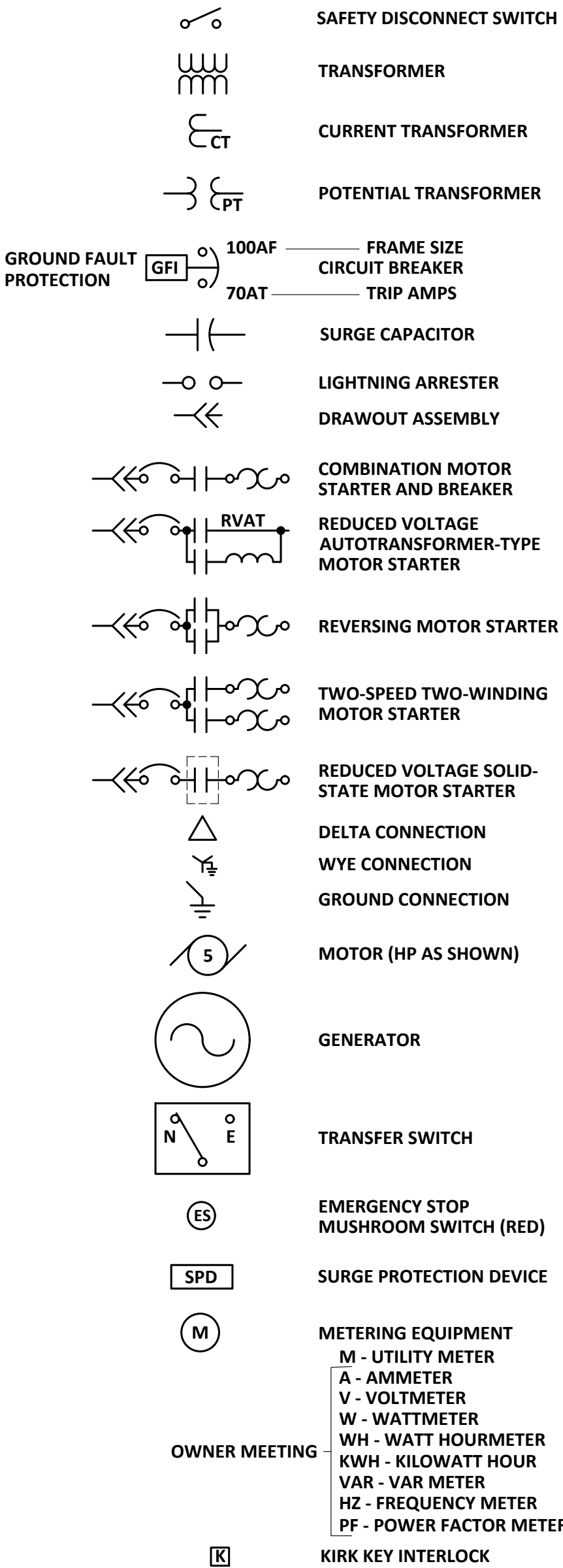
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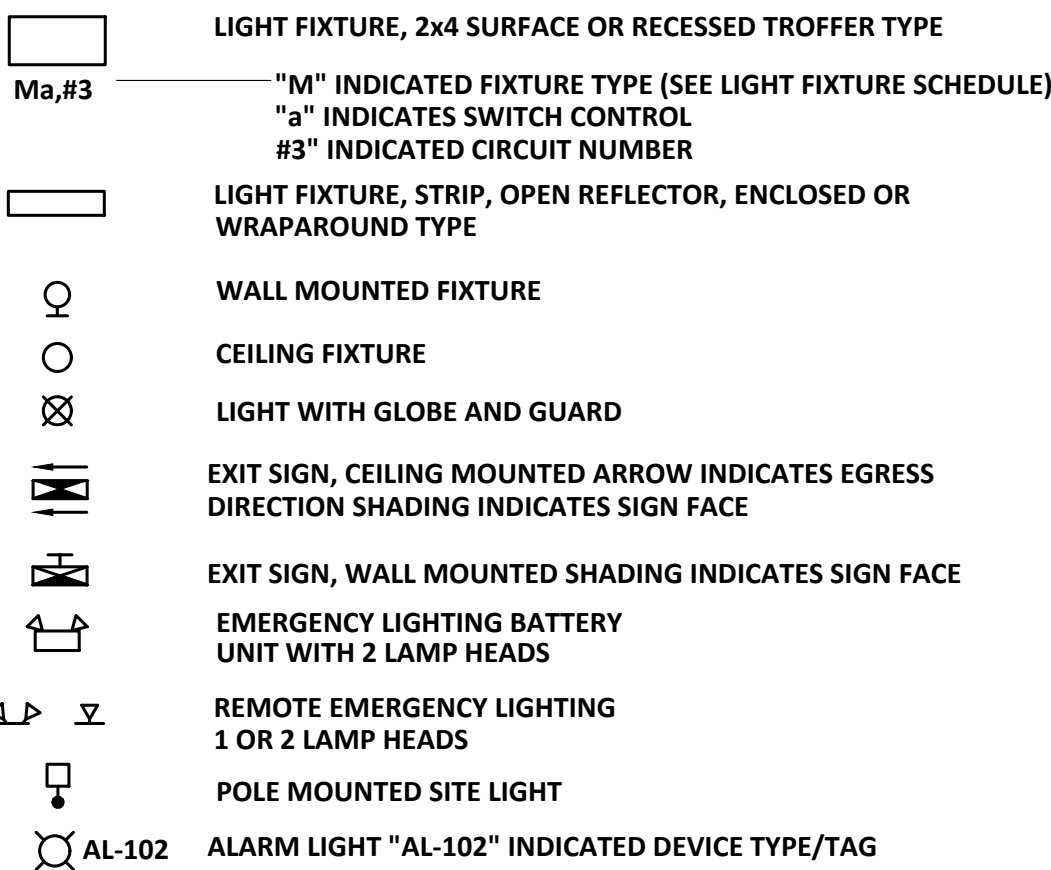
POWER



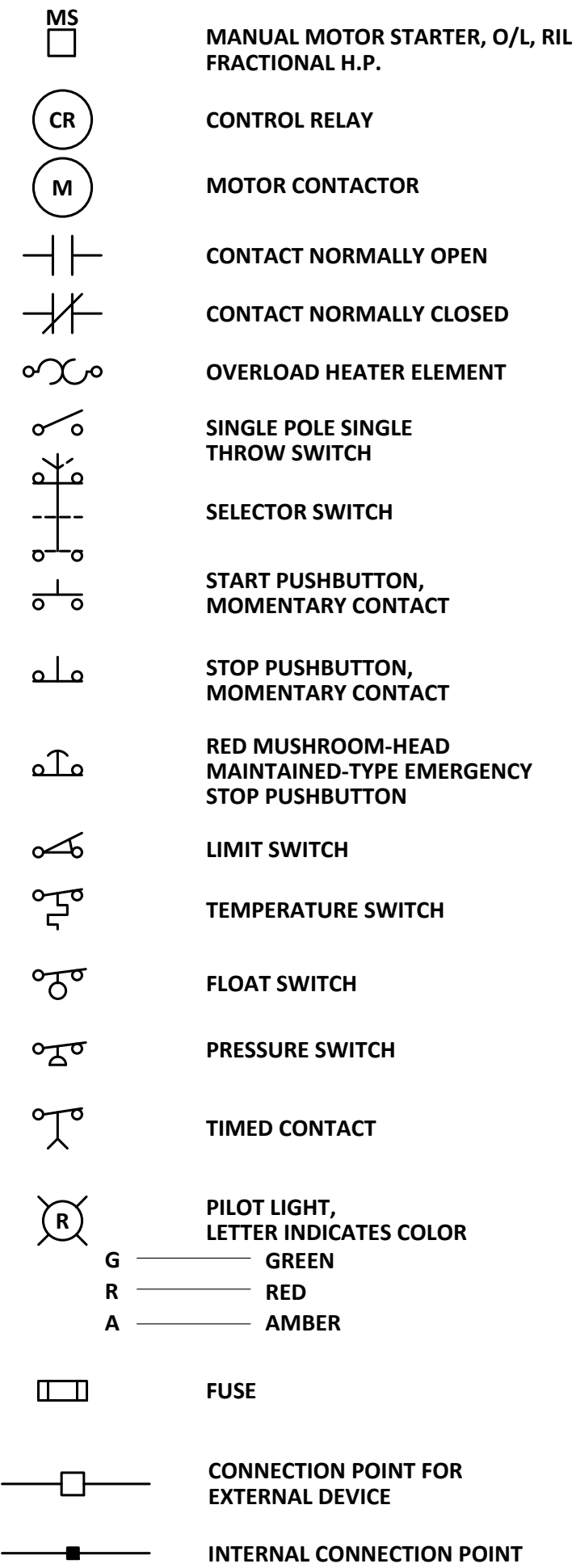
SINGLE LINE DIAGRAM



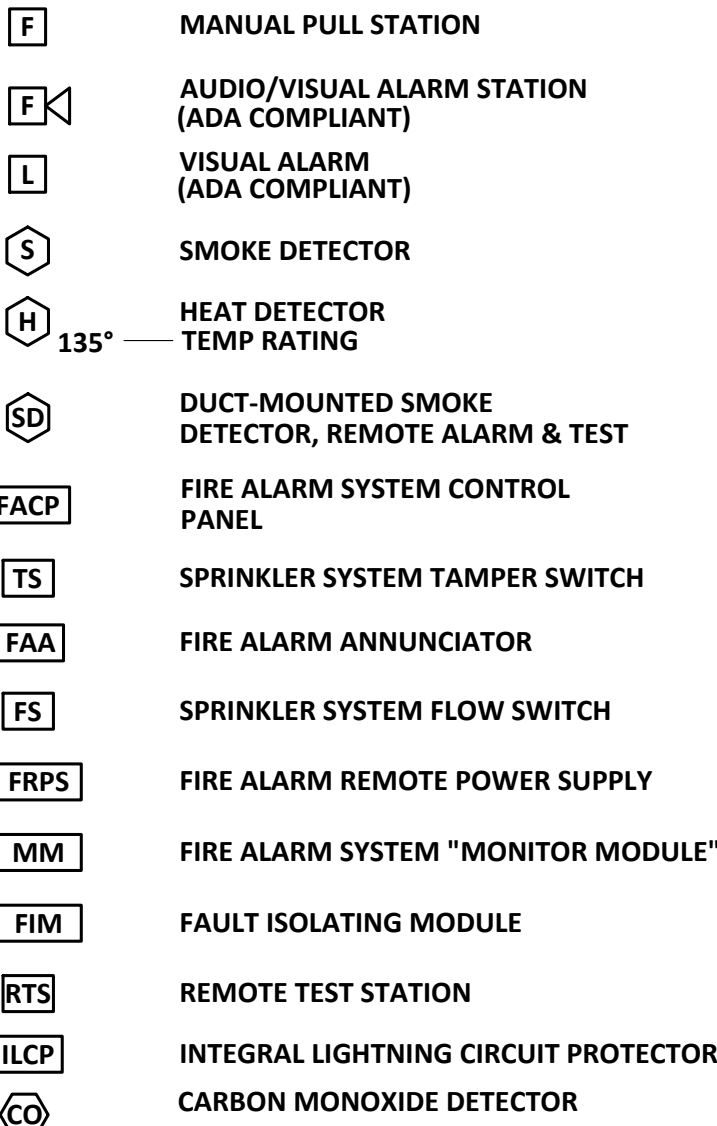
LIGHTING FIXTURES



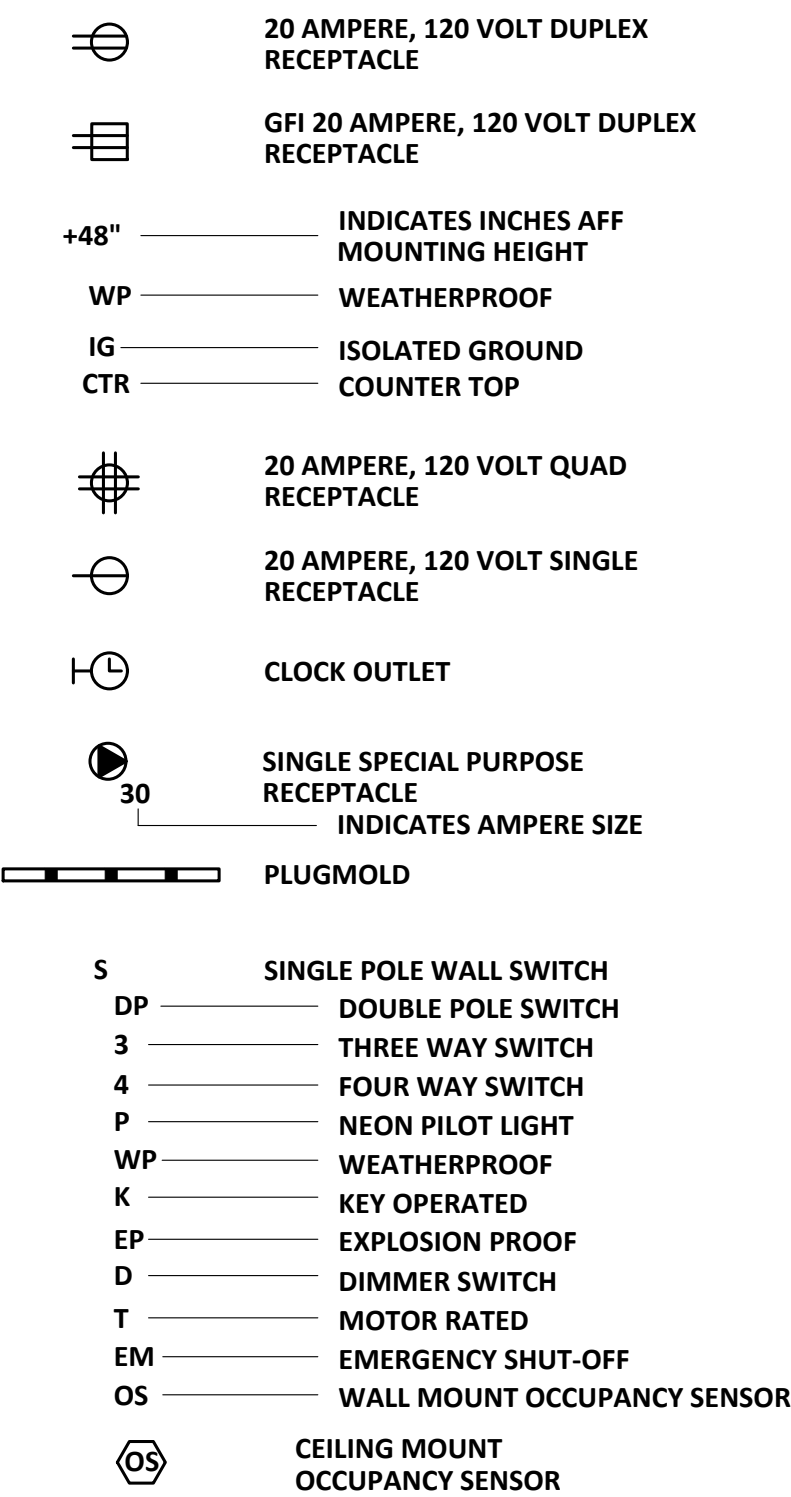
SCHEMATIC DIAGRAM



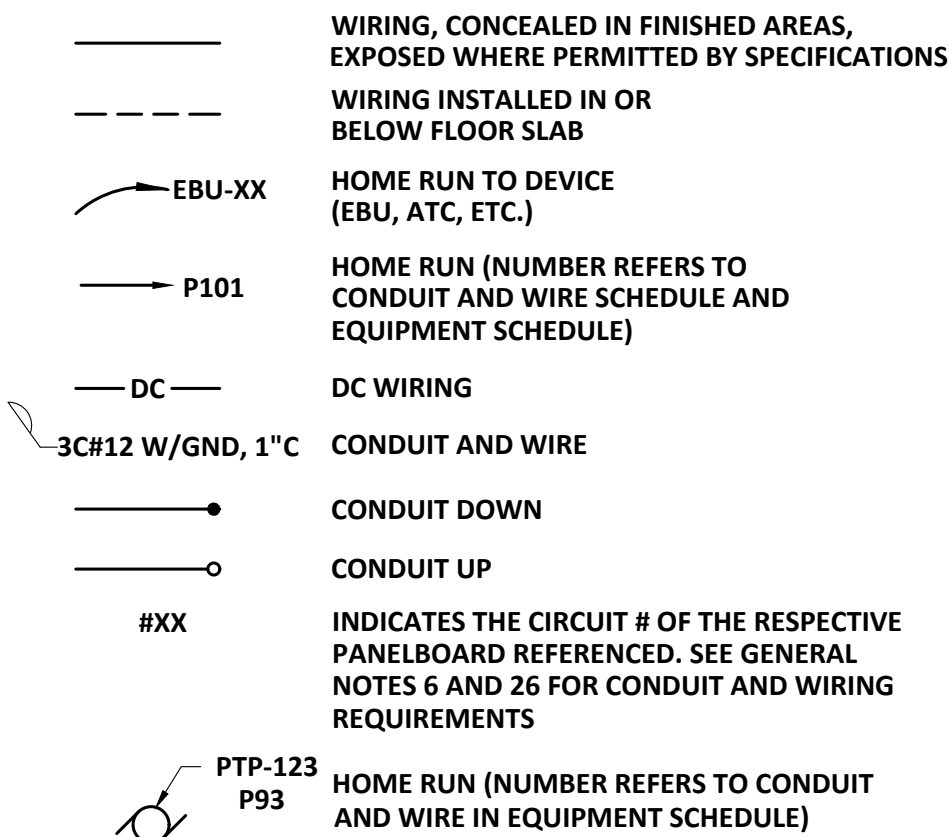
FIRE ALARM SYSTEM



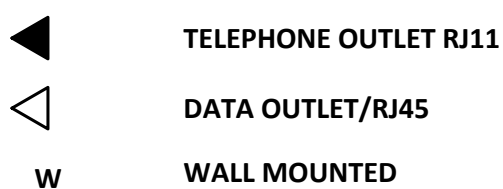
WIRING DEVICES



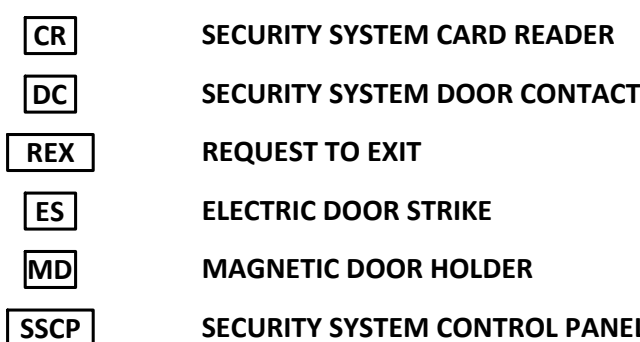
WIRING



TELECOMMUNICATION SYSTEM



SECURITY SYSTEM



NEMA CLASSIFICATIONS FOR ELECTRICAL EQUIPMENT AND ENCLOSURES

(UNLESS OTHERWISE NOTED - SEE NOTE BELOW)

ROOM NO.	ROOM NAME	NEMA RATING
101	PIPE GALLERY	4X
102	STAIR	4X
103	PUMP ROOM	4X
104	STAIR	12
105	OFFICE	12
106	STORAGE	12
107	EQUIPMENT YARD	4X
201	HYP STORAGE	4X
202	MECHANICAL ROOM	4X
203	TOILET	12
204	STAIR	4X
206	STAIR	4X
207	GENERATOR ROOM	12
208	ELECTRICAL ROOM	12

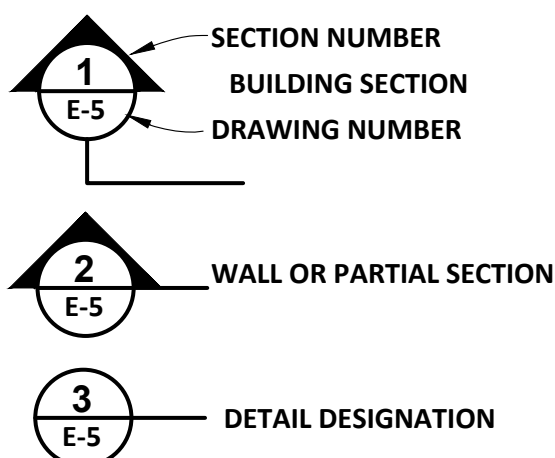
GENERAL OUTDOORS

4X

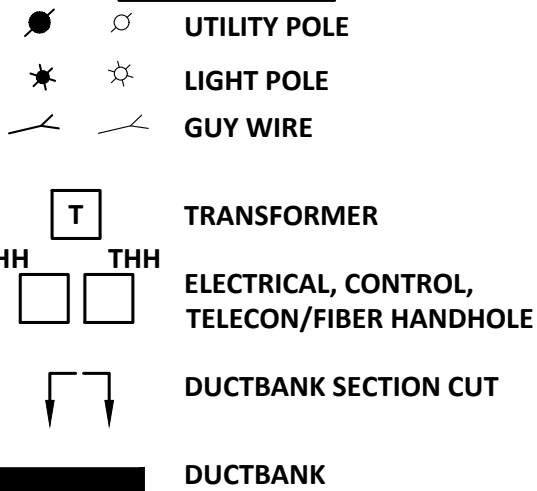
NOTE:

1. THE AREAS NOTED SHALL BE RATED AS INDICATED, EXCEPT THAT EQUIPMENT SUCH AS MOTOR CONTROL CENTERS, SWITCHBOARDS, AND TRANSFORMERS SHALL BE RATED AS SPECIFIED. PANELBOARDS AND TRANSFORMERS SHALL BE, AT A MINIMUM, RATED NEMA 12 IF NOT SPECIFIED.

SYMBOLS LEGEND



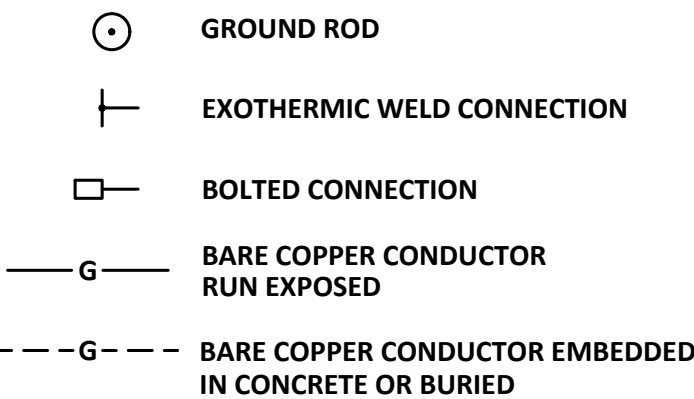
SITE PLAN



LIGHTNING PROTECTION



GROUNDING

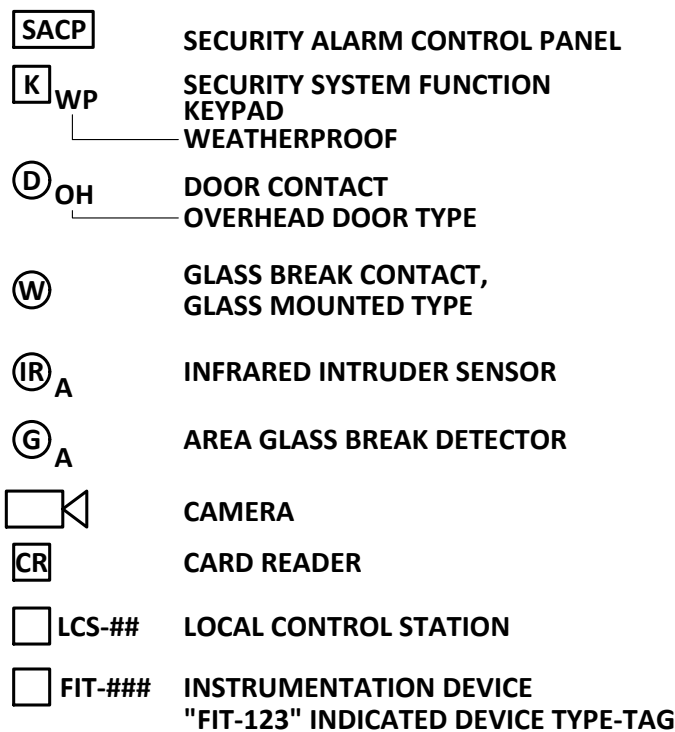


** CONDUIT INSTALLATION SCHEDULE

AREA NEMA RATING PER E-1	CONDUIT REQUIRED IN EXPOSED AREAS	CONDUIT REQUIRED IN NON EXPOSED AREAS	CONDUITS EMERGING FROM GRADE OR SLAB 12" AFF
1/12	* ALUMINUM	EMT	RGS PVC COATED
3R	* ALUMINUM	RGS	RGS PVC COATED
4	* ALUMINUM	RGS	RGS PVC COATED
4X	* ALUMINUM	RGS	RGS PVC COATED
4X CORROSIVE	RGS PVC COATED	RGS	RGS PVC COATED
4X CORROSIVE ABOVE 8'	PVC SCHEDULE 80	RGS	N/A
7	RGS PVC COATED	RGS	RGS PVC COATED
* IN CONCRETE SLAB	N/A	PVC SCHEDULE 40	RGS PVC COATED
* BELOW GRADE DUCT ENCASED IN CONCRETE	N/A	PVC SCHEDULE 40	RGS PVC COATED
* BELOW GRADE DUCT NON ENCASED	N/A	PVC SCHEDULE 80	RGS PVC COATED

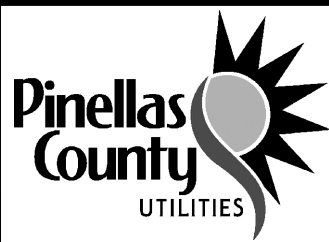
** SEE SPECIFICATIONS FOR FURTHER INFORMATION
* SIGNAL CONDUITS SHALL BE RGS

SECURITY SYSTEM



NOTE:

1. ALL SYMBOL LISTS SHALL BE CONSIDERED AS APPLICABLE TO ALL ELECTRICAL DRAWINGS FOR THIS PROJECT. SYMBOLS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY AND DO NOT INDICATE THEIR INCORPORATION IN THE DESIGN.

				DESIGNED	S.CONWAY		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: ELECTRICAL LEGEND, NEMA AND CONDUIT INSTALLATION SCHEDULES	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:	DATE:	03/2024				
				DRAWN	S.MAURO						PROJECT NO.	002150A				
				CHECKED	XXXX										SHEET:	E-1
REV. NO.	DATE	DESCRIPTION	REV. BY													

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ABBREVIATIONS

A	AMPERE	LPS	LOW PRESSURE SODIUM
AC	ALTERNATING CURRENT	LSW	LIGHT SWITCH
ACR	CONTROL RELAY "A" (TYP)	LS	LEVEL SWITCH
AFF	ABOVE FINISHED FLOOR	LT	LEVEL TRANSMITTER
AFG	ABOVE FINISHED GRADE	LTG	LIGHTING
AI	ANALOG INPUT (PLC)	LV	LOW VOLTAGE
AIC	AMPERE INTERRUPTING CAPACITY	MC	METAL CLAD
AL	ALUMINUM	MCB	MAIN CIRCUIT BREAKER
AO	ANALOG OUTPUT (PLC)	MCC	MOTOR CONTROL CENTER
ASYM	ASYMMETRICAL	MCP	MOTOR CIRCUIT PROTECTOR
ATC	AUTOMATIC TEMPERATURE CONTROL	MFR	MANUFACTURER
ATS	AUTOMATIC TRANSFER SWITCH	MI	MINERAL INSULATED
AUX	AUXILIARY	MH	MANHOLE
AWG	AMERICAN WIRE GAUGE	MLO	MAIN LUG ONLY
BFG	BELOW FINISHED GRADE	MO	MECHANICALLY OPERATED
BKR	BREAKER	MOD	MOTOR OPERATED DAMPER
BOS	BOTTOM OF STEEL	MOV	MOTOR OPERATED VALVE
C	CONDUIT	MS	MOTOR STARTER
CATV	CABLE TELEVISION	MTD	MOUNTED
CB	CIRCUIT BREAKER	MTS	MANUAL TRANSFER SWITCH
CCF	CARBON CANISTER FILTER	MVA	MEGAVOLT-AMPERE
CI	CONTROL INTERLOCK	MV	MEDIUM VOLTAGE
CKT	CIRCUIT	NC	NORMALLY CLOSED
CP	CONTROL PANEL	NEG	NEGATIVE
CR	CONTROL RELAY	NEU	NEUTRAL
CPT	CONTROL POWER TRANSFORMER	NIC	NOT IN CONTRACT
CT	CURRENT TRANSFORMER	NO	NORMALLY OPEN
CU	COPPER	NTS	NOT TO SCALE
DACT	DIGITAL ALARM COMMUNICATOR TRANSMITTER	CEM	FURNISHED BY MANUFACTURER
DB	DIRECT BURIED	OH	OVERHEAD
DBH	DIESEL BLOCK HEATER	OL	OVERLOAD
DC	DIRECT CURRENT	OOA	ON-OFF-AUTOMATIC
DI	DIGITAL INPUT (PLC)	OSY	OUTSIDE STEM AND YOKE VALVE (FA SYSTEM)
DISC	DISCONNECT	P	POLE
DN	DOWN	PB	PUSHBUTTON
DO	DIGITAL OUTPUT (PLC)	PC	PERSONAL COMPUTER
EBU	EMERGENCY BATTERY UNIT	PE	PRESSURE ELEMENT
EC	ELECTRICAL CONTRACTOR	PF	POWER FACTOR
EF	EXHAUST FAN	PH	PHASE
EG	EQUIPMENT GROUND	PIT	PRESSURE INDICATOR TRANSMITTER
EH	ELECTRICALLY HELD	PLC	PROGRAMMABLE LOGIC CONTROLLER
EHH	ELECTRICAL HANDHOLE	PNL	PANEL
EM	EMERGENCY	PRI	PRIMARY
EMT	ELECTRICAL METALLIC TUBING	PT	POTENTIAL TRANSFORMER
EO	ELECTRICALLY OPERATED	PT	PRESSURE TRANSMITTER
EP	EXPLOSION PROOF CL I DIV 1 GR D	PVC	POLYVINYL CHLORIDE
EPR	ETHYLENE PROPYLENE RUBBER	QI	LOAD KW INDICATOR
EQUIP	EQUIPMENT	R	REMOTE
ES	EMERGENCY STOP	RGS	RIGID GALVANIZED STEEL CONDUIT
EWC	ELECTRIC WATER COOLER	RIL	RED INDICATING LIGHT (TYP)
EWH	ELECTRIC WATER HEATER	RSC	RIGID STEEL CONDUIT
EX	EXTERIOR	RTD	RESISTANCE TEMPERATURE DETECTOR
EXIT	EXISTING	RVS	REDUCED VOLTAGE SOLID STATE
F	FIELD	S	SURFACE
FA	FIRE ALARM	SEC	SECONDARY
FAA	FIRE ALARM ANNUNCIATOR	SF	SUPPLY FAN
FACP	FIRE ALARM CONTROL PANEL	SHLD	SHIELDED CABLE
FBO	FURNISHED BY OTHERS	SI	SPEED INDICATOR
FC	FOOTCANDLE	SN	SOLID NEUTRAL
FE	FLOW ELEMENT	SP	SPARE
FIT	FLOW INDICATOR TRANSMITTER	SPD	SURGE PROTECTIVE DEVICE
FLUOR	FLUORESCENT	SS	SURGE SUPPRESSOR
FNR	FORWARD NEUTRAL REVERSE	STP	SHIELDED TWISTED PAIR
FS	FLOW SWITCH	STT	SHIELDED TWISTED TRIPLET
FTR	FIN TUBE RADIATOR	SV3	3 WAY VALVE
FU	FUSE	SW	SWITCH
FWE	FURNISHED WITH EQUIPMENT	SWBD	SWITCHBOARD
FVNR	FULL VOLTAGE NON-REVERSING	SWGR	SWITCHGEAR
FVR	FULL VOLTAGE REVERSING	SYM	SYMMETRICAL
GCP	GENERATOR CONTROL PANEL	T	TRANSFORMER
GEN	GENERATOR	TB	TERMINAL BLOCKS
GF	GROUND FAULT	TOS	TOP OF STEEL
GFI	GROUND FAULT CIRCUIT INTERRUPTER	TS	THERMOSTAT
GND	GROUND	TC	COOLING THERMOSTAT
HH	HANDHOLE	TD	TEL DIALER
HID	HIGH INTENSITY DISCHARGE	TDR	TIME DELAY RELAY
HIT	HIGH INTENSITY TUNGSTEN	TE	TEMPERATURE ELEMENT
HOA	HAND-OFF-AUTOMATIC	TEL	TELEPHONE
HP	HORSEPOWER	TF	FREEZE STAT
HPS	HIGH PRESSURE SODIUM	TIT	HUMIDISTAT
HTR	HEATER	TL	TEMPERATURE INDICATING TRANSMITTER
HV	HIGH VOLTAGE	TL	TEMPERATURE LOW
HVAC	HEATING VENTILATING AIR CONDITIONING	TOA	THERMOSTAT OUTSIDE AIR
HVV	HOT WATER VALVE	TRANSF	TRANSFORMER
HZ	HERTZ	TS	THERMOSTAT
IG	ISOLATED GROUND	TS	TEMPERATURE SWITCH
IMC	INTERMEDIATE METAL CONDUIT	TWS	TWISTED SHIELDED CABLE
INCAND	INCANDESCENT	UG	UNDERGROUND
ISR	INTRINSICALLY SAFE RELAY	UH	UNIT HEATER
JB	JUNCTION BOX	UPS	UNINTERRUPTIBLE POWER SUPPLY
JU	JUMPER WIRE	V	VOLT
K	KILO	VA	VOLT-AMPERE
KCMIL	THOUSAND CIRCULAR MILS	VAR	VOLT-AMPERE REACTIVE
KV	KILOVOLT	VFD	VARIABLE FREQUENCY DRIVE
KVA	KILOVOLT-AMPERE	VPS	VACUUM PRESSURE SWITCH
KVAR	KILOVOLT-AMPERE REACTIVE	W	WIRE
KW	KILOWATT	WH	WATT HOUR
KWH	KILOWATT-HOUR	WM	WATT METER
L	LOCAL	WP	WEATHERPROOF
LA	LIGHTNING ARRESTER	XLP	CROSS LINKED POLYETHYLENE
LCP	LOCAL CONTROL PANEL	XFMR	TRANSFORMER
LCS	LOCAL CONTROL STATION	ZSC	LIMIT SWITCH CLOSED
LE	LEVEL ELEMENT	ZSO	LIMIT SWITCH OPEN
LI	LEVEL INDICATOR		
LIT	LEVEL INDICATOR TRANSMITTER		
LP	LIGHTING PANEL		

NOTE:
1. ALL GENERAL NOTES, AND ABBREVIATIONS SHALL BE CONSIDERED AS APPLICABLE TO ALL ELECTRICAL DRAWINGS FOR THIS PROJECT. ABBREVIATIONS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY AND DO NOT INDICATE THEIR INCORPORATION IN THE DESIGN.

GENERAL DEMOLITION NOTES:

- THE EXISTING ELECTRICAL DRAWINGS FOR THIS PROJECT ARE BASED ON INFORMATION PRESENTED IN THE AS-BUILT CONTRACT DRAWINGS PROVIDED FOR THIS PROJECT. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- FIELD VERIFY ALL CONDITIONS AFFECTING THE WORK PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- PROTECT ALL EXISTING ITEMS AND EQUIPMENT ADJACENT TO THE WORK AREA. ALL EXISTING ITEMS, EQUIPMENT AND MATERIALS DAMAGED OR AFFECTED BY THE WORK SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- THE FACILITY WILL REMAIN IN OPERATION DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR WILL COORDINATE THE DEMOLITION AND CONSTRUCTION WITH THE OWNER'S REQUIREMENTS TO MAINTAIN PLANT OPERATION.
- PROVIDE ALL TEMPORARY BRACING REQUIRED AND SUPPORT ALL ITEMS AND EQUIPMENT MOUNTED TO THE WALLS WHICH ARE DESIGNATED TO BE REMOVED. REINSTALL ALL ITEMS AFTER THE NEW WALLS ARE COMPLETED.
- PATCH, REPAIR AND REFINISH ALL EXISTING SURFACES AFFECTED BY THE WORK, TO THE SATISFACTION OF THE ENGINEER.
- REMOVE, REINSTALL OR REPLACE ALL MISCELLANEOUS ITEMS MOUNTED TO THE WALLS DESIGNATED TO BE REMOVED OR RENOVATED.
- ALL ITEMS SHOWN ON THE PLANS WITH SHADING ARE TO BE REMOVED AND DISPOSED OF, UNLESS OTHERWISE INDICATED. THIS SHALL INCLUDE ALL ASSOCIATED CONDUIT, WIRING, BOXES, DEVICES, CONTROLS, ETC. UNLESS OTHERWISE NOTED. THE OWNER RESERVES THE RIGHT TO RETAIN ANY EQUIPMENT OR MATERIALS. THE CONTRACTOR WILL STORE ON SITE AND PROTECT SUCH ITEMS IN A MANNER ACCEPTABLE TO THE OWNER AND ENGINEER. ALSO REFER TO THE STRUCTURAL, MECHANICAL, PROCESS AND ELECTRICAL DRAWINGS FOR A COMPLETE REQUIREMENT OF DEMOLITION WORK FOR THIS PROJECT.
- ALL 120/208V ELECTRICAL EQUIPMENT TO REMAIN WHICH IS FED FROM PANELBOARDS OR EQUIPMENT DESIGNATED AS BEING REMOVED OR RELOCATED, SHALL REMAIN AND BE WIRED FROM NEW OR RELOCATED PANELBOARDS OR EQUIPMENT AS NOTED ON THE MODIFIED DRAWINGS OR AS REQUIRED BY THE INTENDED OVERALL DEMOLITION OF THIS WORK. REMOVE EXISTING CONDUIT AND WIRING FROM THE APPLICABLE EXISTING PANELBOARD OR EQUIPMENT BACK TO THE CIRCUITS NEAREST PULLBOX, CONTROLLING DEVICE OR FIXTURE LOCATED OUTSIDE THE AREA BEING DEMOLISHED AND RE-FEED AS NOTED ON THE MODIFIED DRAWINGS. RE-FEED THE EXISTING EQUIPMENT WITH NEW CONDUIT AND WIRING FOR A COMPLETE INSTALLATION. SPlicing OF WIRING SHALL NOT BE ALLOWED.
- THE EXISTING PANELBOARD CIRCUIT DESCRIPTIONS SHOWN WERE TAKEN FROM EXISTING PANELBOARD DIRECTORIES OBTAINED IN THE FIELD AND/OR BY EXISTING RECORD DRAWING PANELBOARD SCHEDULES. THE ACCURACY OF THESE DESCRIPTIONS HAS NOT BEEN FIELD VERIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL CIRCUITRY, AS APPLICABLE FOR THIS PROJECT, ASSOCIATED WITH THE PANEL, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

GENERAL NOTES

- ALL CONDUIT AND EQUIPMENT SHALL BE INSTALLED AND GROUNDED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CURRENT NATIONAL ELECTRICAL CODE.
- CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY ONLY AND SHALL BE INSTALLED IN A MANNER TO PREVENT CONFLICTS WITH EQUIPMENT AND STRUCTURES. CONDUITS SHALL BE CONCEALED IN WALLS, AND ABOVE ANY SUSPENDED CEILINGS WHERE APPLICABLE. EXPOSED CEILING CONDUITS SHALL BE PERMITTED WHERE SUSPENDED CEILINGS ARE NOT USED. EXPOSED CONDUITS SHALL BE INSTALLED PARALLEL TO BEAMS AND WALLS.
- CONDUITS SHALL BE PROPERLY TERMINATED WITH NEAT CONNECTIONS TO ALL ASSOCIATED EQUIPMENT.
- CONTROL AND INSTRUMENTATION CONDUIT SIZES AND NUMBER OF CONDUCTORS ARE TO BE DETERMINED FROM SCHEMATIC DIAGRAMS, INSTRUMENTATION DIAGRAMS, AND/OR SPECIFICATIONS, IF NOT DIRECTLY SHOWN ON POWER PLANS. THE WIRING DIAGRAMS, QUANTITY AND SIZE OF WIRES AND CONDUIT REPRESENT A SUGGESTED ARRANGEMENT BASED UPON SELECTED STANDARD COMPONENTS OF ELECTRICAL AND INSTRUMENTATION EQUIPMENT. MODIFICATIONS REVIEWED BY THE ENGINEER WITH NO EXCEPTIONS TAKEN, MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE EQUIPMENT ACTUALLY PURCHASED. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. EACH CONTROL AND INSTRUMENTATION CONDUIT SHALL ALSO CONTAIN 10 PERCENT SPARE CONDUCTORS, WITH A MINIMUM OF TWO SPARES, UP TO THE LIMIT OF CONDUIT FILL AS SPECIFIED BY THE NATIONAL ELECTRICAL CODE. INSTRUMENTATION SHIELDED CABLES SHALL BE INSTALLED IN RGS CONDUIT. SEPARATE FROM OTHER POWER WIRING.
- EACH CONDUIT TO CARRY GROUND WIRE(S) ACCORDING TO SPECIFICATION #16450, IN ADDITION TO NUMBER OF CONDUCTORS SHOWN ON DRAWINGS OR PER NOTE 4 ABOVE. ALL GROUNDING MUST CONFORM TO ARTICLE 250 OF CURRENT NATIONAL ELECTRICAL CODE.
- MINIMUM CONDUIT SIZE SHALL BE 3/4" TRADE SIZE, UNLESS OTHERWISE NOTED ON THE ELECTRICAL DRAWINGS. GENERAL LIGHTING, RECEPTACLE AND HVAC POWER CIRCUITS MAY BE 1/2" TRADE SIZE CONDUIT INSTALLED PER NEC. MINIMUM POWER WIRING SHALL BE 2C#12 AWG WITH GROUND AND 2C#14 AWG FOR CONTROL. MINIMUM INSTRUMENTATION CABLE SHALL BE 2/C#16 AWG TWS AND 3C#16 AWG TWS FOR SPEED POTENTIOMETERS AND RTD'S. PROVIDE CONDUIT AND WIRING AS INDICATED.
- ALL PANELBOARDS SHALL BE MOUNTED SO THAT THE DISTANCE FROM THE TOP CIRCUIT BREAKER OPERATING HANDLE TO FINISHED FLOOR SHALL NOT EXCEED 6'-6".
- ALL SURFACE MOUNTED PANELS AND PANELBOARDS ON THE INSIDE OF EXTERIOR WALLS ABOVE GRADE, OR IN OTHER LOCATIONS CONSIDERED AS DAMP, SHALL BE MOUNTED TO MAINTAIN A 1/4" AIR SPACE BETWEEN THE ENCLOSURE AND THE WALL.
- ELECTRICAL EQUIPMENT LOCATIONS ARE APPROXIMATE ONLY. COORDINATE LOCATIONS WITH PROCESS PIPING, ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS. CONTRACTOR SHALL COORDINATE MANUFACTURERS EQUIPMENT REQUIREMENTS WITH SPACE AVAILABLE. FINAL CONTROL PANEL LOCATIONS SHALL BE FIELD COORDINATED.
- ALL FIELD CONTROL CONDUCTORS WILL TERMINATE AT INDIVIDUAL TERMINAL BLOCKS WITHIN THE CONTROL ENCLOSURE. SERIES AND PARALLEL CONNECTION OF FIELD CONTROL CONDUCTORS WILL BE MADE ONLY AT CONTROL PANEL OR MOTOR CONTROL CENTER TERMINAL BLOCKS.
- GROUND ALL CONDUCTOR SHIELDS AT PANEL ONLY - DO NOT GROUND SHIELDS AT BOTH ENDS.
- AT THE FOLLOWING LOCATIONS, UNLESS OTHERWISE NOTED, PULL, JUNCTION, TERMINAL, SWITCH, AND OUTLET BOXES SHALL BE CAST IRON WHERE STEEL CONDUIT IS TERMINATED; OR SHALL BE CAST ALUMINUM WHERE ALUMINUM CONDUIT IS TERMINATED:

A - AT LOCATIONS WHERE VAPORTIGHT LIGHTING FIXTURES AND/OR WATERTIGHT RECEPTACLES ARE INDICATED.

B - AT LOCATIONS ON OR IN ALL OUTSIDE WALLS.

C - OUTDOORS
- NAMEPLATES SHALL CONFORM STRICTLY TO INSTRUCTIONS IN THE ELECTRICAL SPECIFICATIONS AND ON THE DRAWINGS. THE FOLLOWING SHALL HAVE NAMEPLATES:

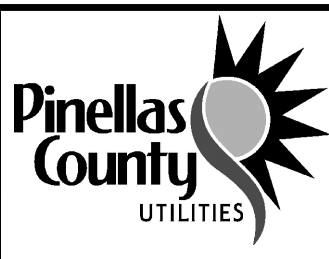
A - ALL MAIN BREAKERS AND TIE BREAKERS.

B - ALL COMPARTMENTS OF MOTOR CONTROL CENTERS EXCLUDING UNUSED COMPARTMENTS.

C - ALL LOCAL CONTROL STATIONS AT OR NEAR EQUIPMENT.

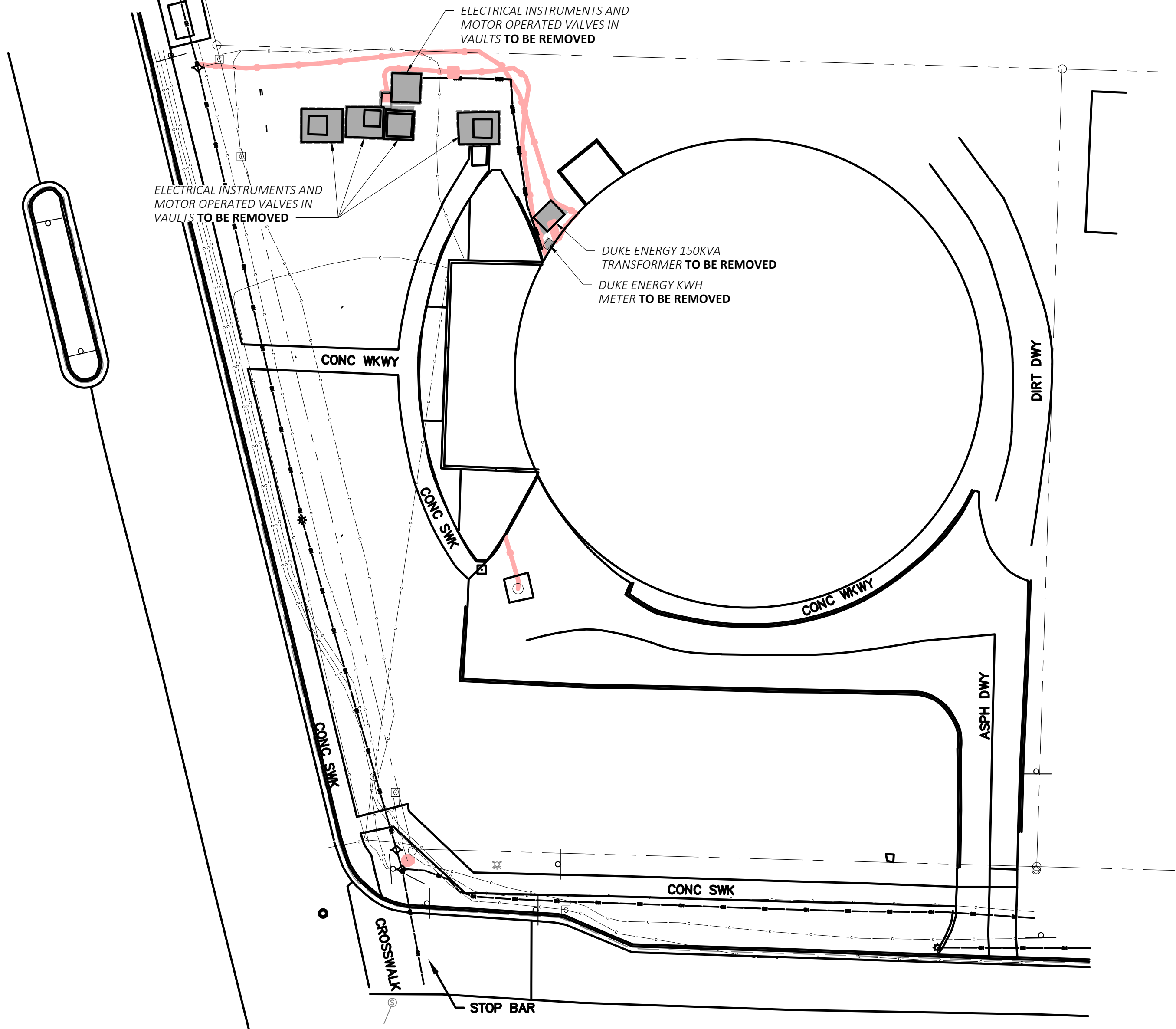
D - ALL PANELBOARDS.

E - GANGED LIGHT SWITCHES.
- PIPE SLEEVES FOR CONDUITS PASSING FROM NON-HAZARDOUS AREAS TO HAZARDOUS AREAS SHALL HAVE CAULKING APPLIED TO MAKE THE INSTALLATION GASTIGHT.
- COORDINATE ELECTRICAL DEVICES WITH LAB EQUIPMENT AND FURNITURE ARRANGEMENT, WHERE APPLICABLE.
- COORDINATE ELECTRICAL DEVICES WITH OFFICE/KITCHEN EQUIPMENT ARRANGEMENT, WHERE APPLICABLE.
- CONTRACTOR SHALL PROVIDE ALL DISCONNECTS AND SERVICE RECEPTACLES FOR HVAC AS REQUIRED BY NEC.
- CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRING, EQUIPMENT, AND CONTROL DEVICES AS INDICATED BY SCHEMATICS, SINGLE LINE DIAGRAMS, SCHEDULES, PLANS, SPECIFICATIONS, AND VENDOR DOCUMENTATION TO PROVIDE A COMPLETE WORKING SYSTEM. SINCE NOT ALL HOME RUNS ARE SHOWN ON PLANS, THE CONTRACTOR SHALL REFERENCE ALL SINGLE LINE AND SCHEMATIC DIAGRAMS, SCHEDULES, AND VENDOR DOCUMENTATION TO DETERMINE CONDUIT AND WIRING REQUIREMENTS.
- PROVIDE CONDUIT EXPANSION FITTINGS FOR ALL EXTERIOR CONDUIT SYSTEMS.
- EXACT NUMBER, LOCATION, HORSEPOWER, VOLTAGE, AND PHASE OF ALL MOTORS AND DEVICES ASSOCIATED WITH THE ODOR CONTROL SYSTEM, CHEMICAL FEED SYSTEM, GRIT, SCREENING AND PLANT WATER, AND OTHER EQUIPMENT SYSTEMS AS APPLICABLE, PROVIDED UNDER THIS CONTRACT SHALL BE COORDINATED WITH THE ACTUAL EQUIPMENT SUPPLIER. CONDUIT AND WIRING TO BE PROVIDED SHALL BE ADJUSTED ACCORDINGLY AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE CONCRETE HOUSEKEEPING PADS (4" HIGH) UNDER FLOOR MOUNTED ELECTRICAL AND INSTRUMENTATION EQUIPMENT. PROVIDE SUBMITTAL SKETCH FOR ENGINEER REVIEW.
- COORDINATE ELECTRICAL EMBEDMENTS WITH STRUCTURAL.

				DESIGNED	S.CONWAY		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: ELECTRICAL ABBREVIATIONS AND NOTES	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:	DATE:	
				DRAWN	S.MAURO						03/2024	
				CHECKED	XXXX						PROJECT NO.	
											002150A	
REV. NO.	DATE	DESCRIPTION	REV. BY							XXXX XXXX, P.E. FLA. LIC. NO XXXX	DATE	SHEET:
												E-2

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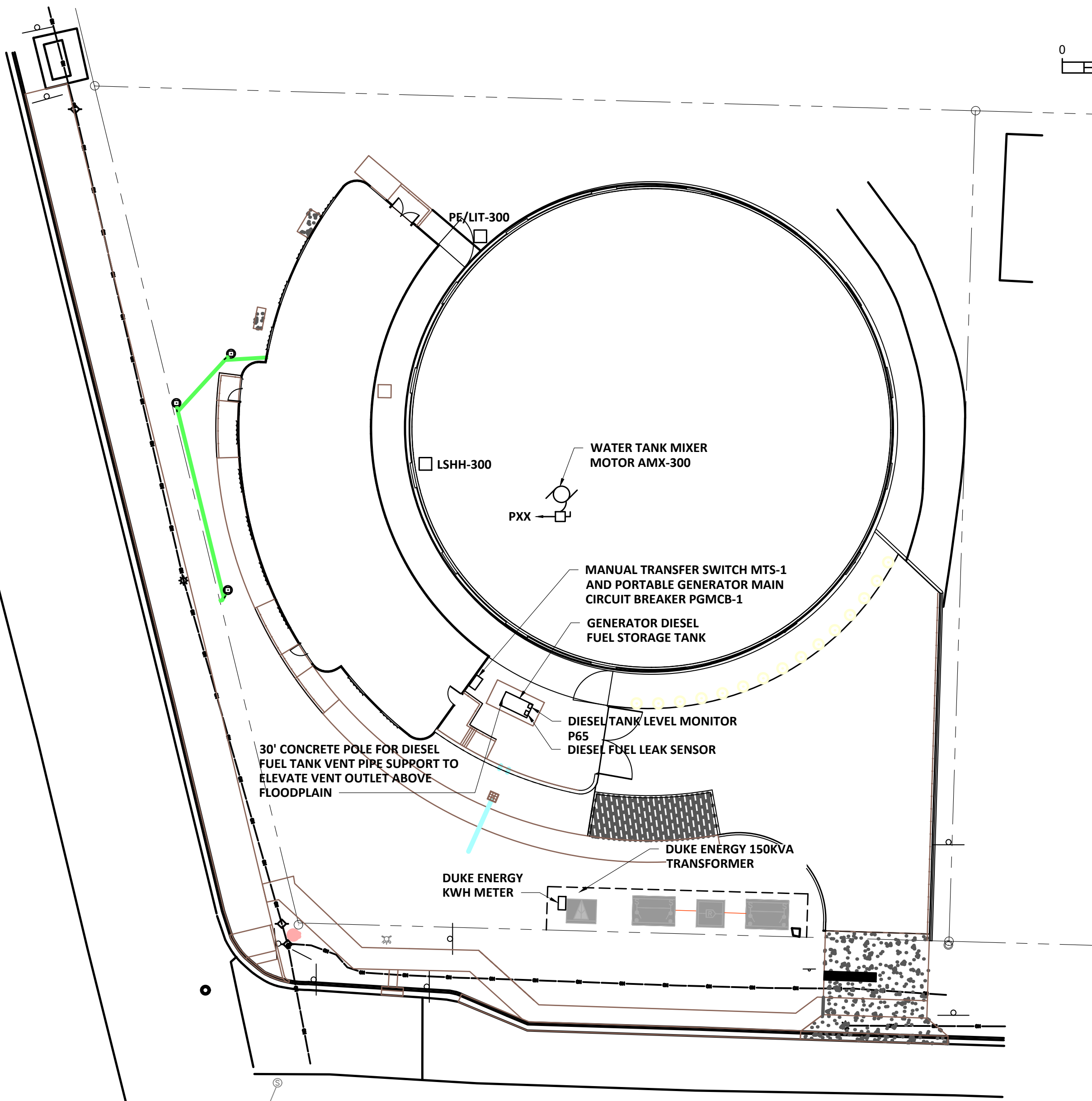
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ELECTRICAL SITE DEMOLITION PLAN
SCALE: 1" = 20'

DEMOLITION NOTES:

- 1 ELECTRICAL EQUIPMENT INDICATED WITH SHADING SHALL BE DISCONNECTED AND REMOVED ALONG WITH ALL OF THE ASSOCIATED CONDUIT, WIRE, PULLBOXES, ETC. IN IT'S ENTIRETY FOR A COMPLETE DEMOLITION, UNLESS OTHERWISE NOTED. ALL ABANDONED BELOW GRADE CONDUIT SHALL BE CUT AND CAPPED AT GRADE LEVEL. REFER TO TO NOTE 1 ON THIS DRAWING FOR ADDITIONAL DEMOLITION NOTES.
- 2 INFORMATION CONTAINED IN THESE PLANS AND DIAGRAMS HAS BEEN OBTAINED IN PART FROM EXISTING PLANT ELECTRICAL DRAWINGS, SITE CONDITIONS AND SHOP DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION AND CIRCUITRY AFFECTING HIS OR HER WORK PRIOR TO COMMENCING THE WORK FOR THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.



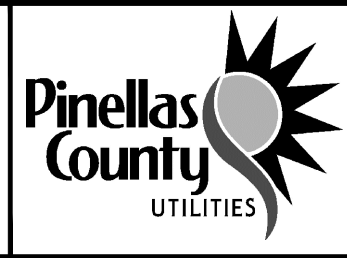
ELECTRICAL SITE MODIFICATIONS PLAN
SCALE: 1" = 20'

NOTES:

1. FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWINGS E-1 AND E-2.
2. FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 27 AND 28 ON DRAWING E-2.

REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED	S.CONWAY
DRAWN	S.MAURO
CHECKED	XXXX



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
ELECTRICAL SITE DEMOLITION
AND MODIFICATIONS PLANS

WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALIE BOULEVARD, SUITE 202B, TAMPA, FL 33624

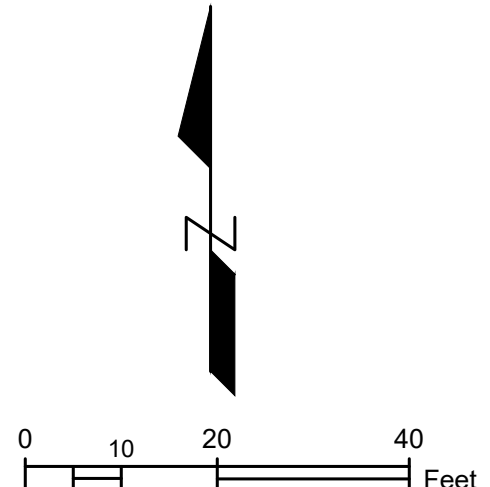
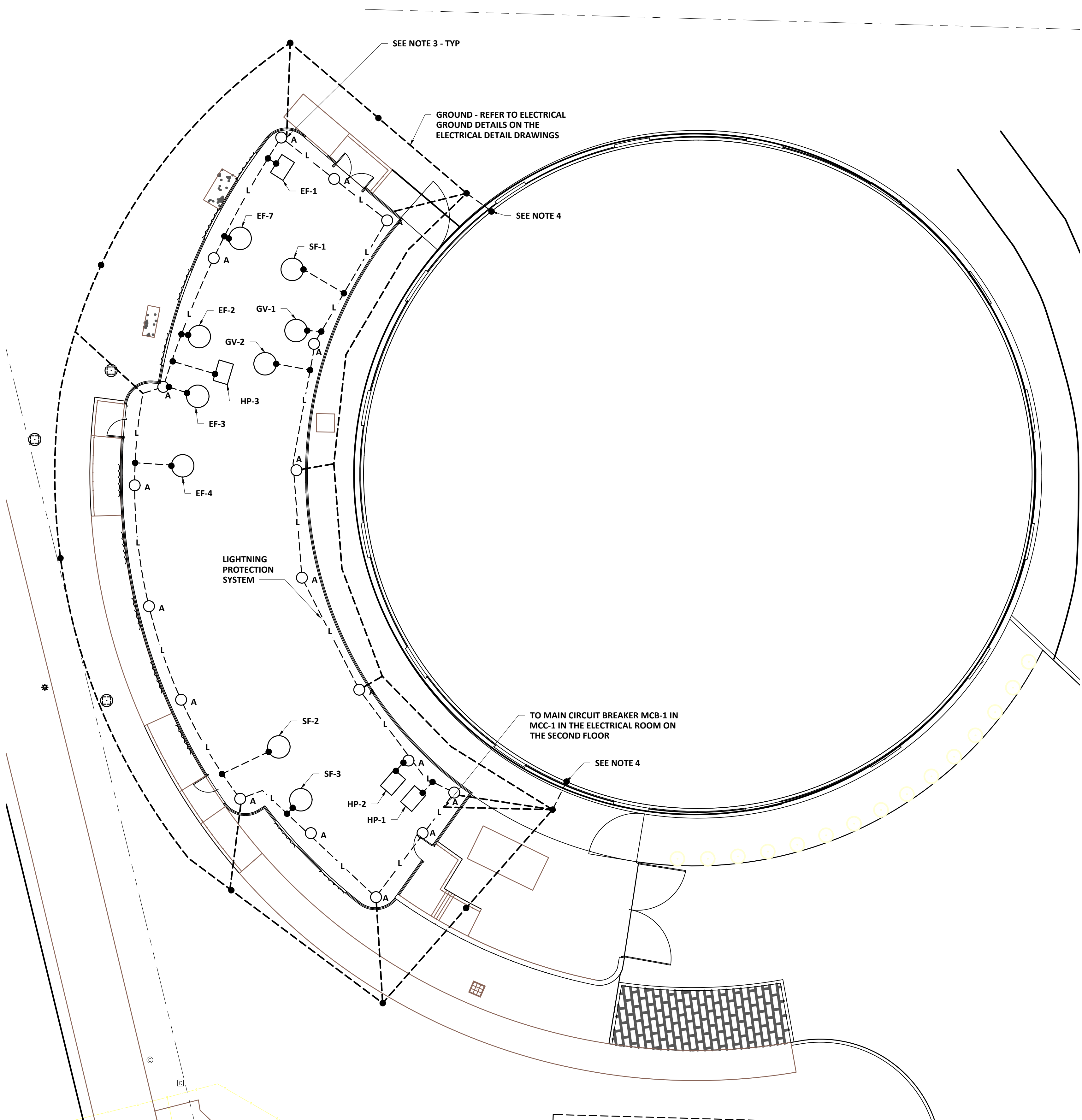
APPROVED BY:

XXXX XXXX, P.E.
FLA. LIC. NO XXXX

DATE

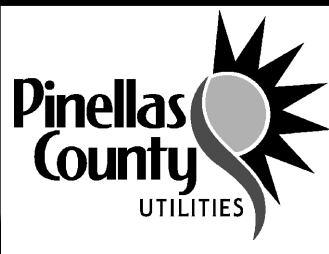
DATE: 03/2024
PROJECT NO. 002150A
SHEET: E-3

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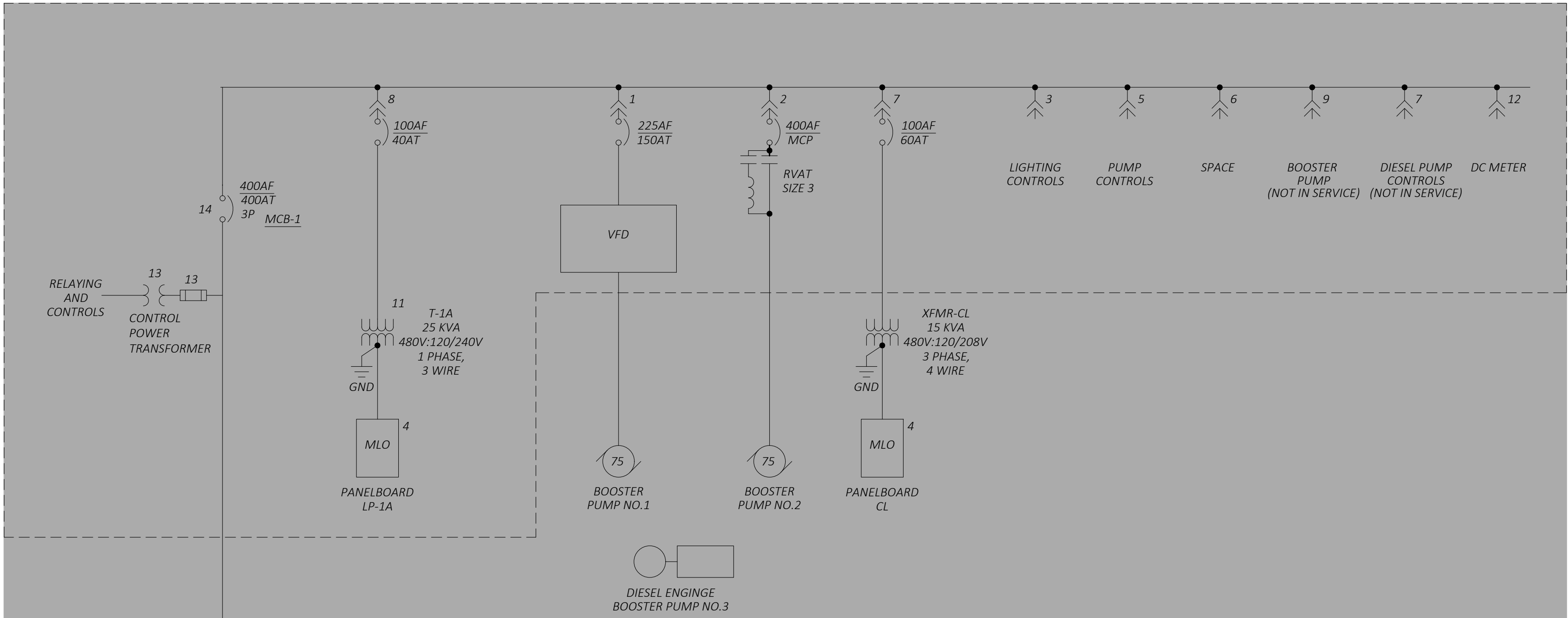
- NOTES:**
- 1. FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWINGS E-1 AND E-2.
 - 2. FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 27 AND 28 ON DRAWING E-2.
 - 3. CALD WELD TO BUILDING REBAR.
 - 4. BOND THE GROUND STORAGE TANK (GST) RAILING TO THE STATION GROUND SYSTEM.
 - 5. INSTALL BONDING STRAPS ON ALL SEPARATIONS OF THE GST TANK RAILING SYSTEM TO INSURE EQUAL ELECTRICAL POTENTIAL AT ALL POINTS ALONG THE RAILING.

ELECTRICAL SITE GROUNDING PLAN
SCALE: 1" = 10'

				DESIGNED	S.CONWAY		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: ELECTRICAL SITE GROUNDING PLAN	 800.422.1095 www.wright-pierce.com 3820 NORTHDALÉ BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: XXXX XXXX, P.E. FLA. LIC. NO XXXX	DATE:	03/2024
				DRAWN	S.MAURO						PROJECT NO.	002150A
				CHECKED	XXXX							
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**MOTOR CONTROL CENTER MCC
SINGLE LINE DIAGRAM - DEMOLITION**
NTS

1	2	3	8	12
		4	9	
			10	13
		5	11	14
		6		
		7		

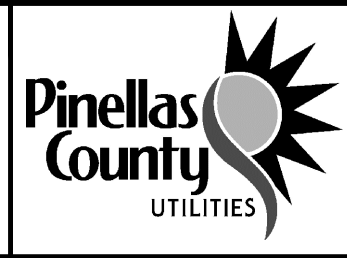
**MOTOR CONTROL CENTER MCC
FRONT ELEVATION - DEMOLITION**
NTS

DEMOLITION NOTES:

- 1 ELECTRICAL EQUIPMENT INDICATED WITH SHADING SHALL BE DISCONNECTED AND REMOVED ALONG WITH ALL OF THE ASSOCIATED CONDUIT, WIRE, PULLBOXES, ETC. IN IT'S ENTIRETY FOR A COMPLETE DEMOLITION, UNLESS OTHERWISE NOTED. ALL ABANDONED BELOW GRADE CONDUIT SHALL BE CUT AND CAPPED AT GRADE LEVEL. REFER TO NOTE 1 ON THIS DRAWING FOR ADDITIONAL DEMOLITION NOTES.
- 2 INFORMATION CONTAINED IN THESE PLANS AND DIAGRAMS HAS BEEN OBTAINED IN PART FROM EXISTING LIFT STATION ELECTRICAL DRAWINGS, SITE CONDITIONS AND SHOP DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION AND CIRCUITRY AFFECTING HIS OR HER WORK PRIOR TO COMMENCING THE WORK FOR THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED	S.CONWAY
DRAWN	S.MAURO
CHECKED	XXXX

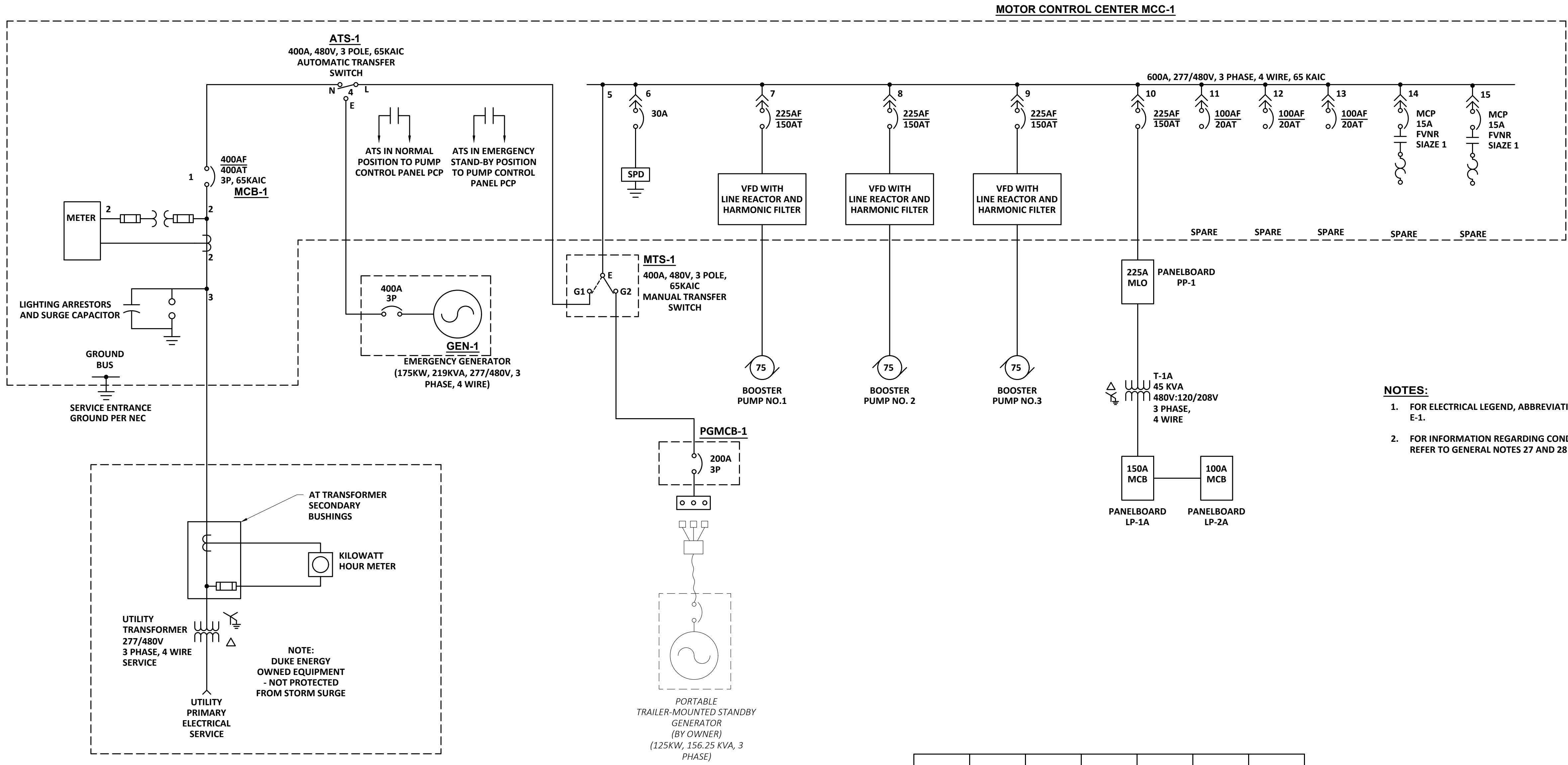


PROJECT:	DESCRIPTION:
PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	SINGLE LINE DEMOLITION

WRIGHT-PIERCE 800.422.1095 www.wright-pierce.com 3820 NORTHDALÉ BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:	DATE:
	XXXX XXXX, P.E. FLA. LIC. NO XXXX	03/2024
	DATE	PROJECT NO. 002150A
		SHEET: E-5

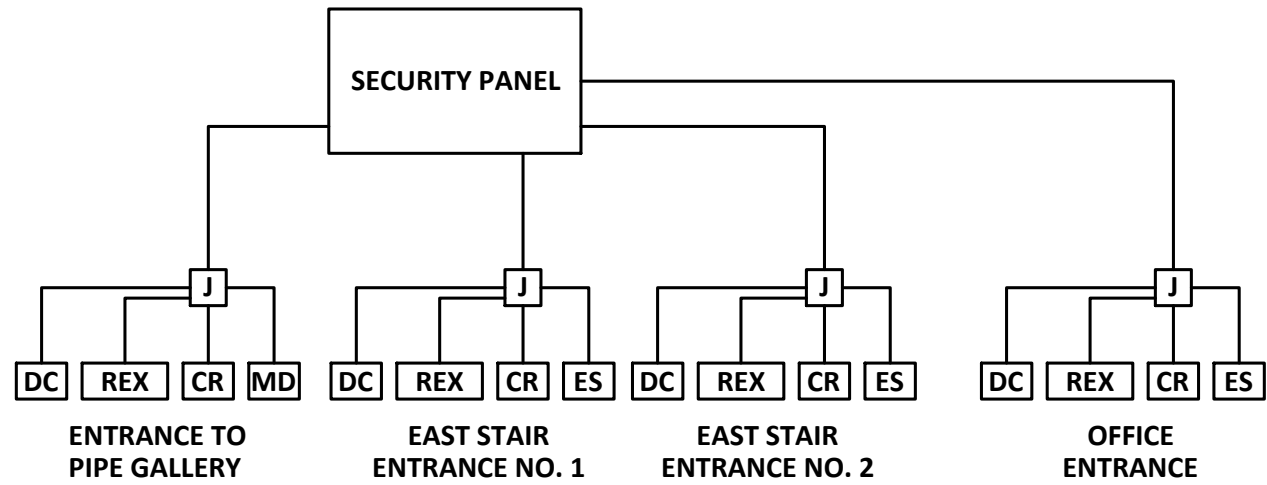
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J:\ENG\FL\PinellasCounty\21464-GulfBeachWaterBoosterStation\Drawings\ELE\21018-ES-SingleLine.dwg, Jun 28, 2024 - 8:57am



- NOTES:**
- FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWING E-1.
 - FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 27 AND 28 ON DRAWING E-2.

**MOTOR CONTROL CENTER MCC-1
SINGLE LINE DIAGRAM - MODIFICATIONS**
NTS



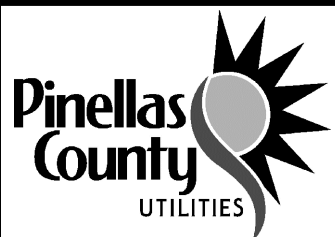
SECURITY SYSTEM RISER DIAGRAM
NTS

1	4	5	7	8	9	10
		6				11
2		SPACE				12
						13
3						14
						15
						SPACE

**MOTOR CONTROL CENTER MCC-1
FRONT ELEVATION - MODIFICATIONS**
NTS

REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED S.CONWAY
DRAWN S.MAURO
CHECKED XXXX



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
SINGLE LINE MODIFICATIONS

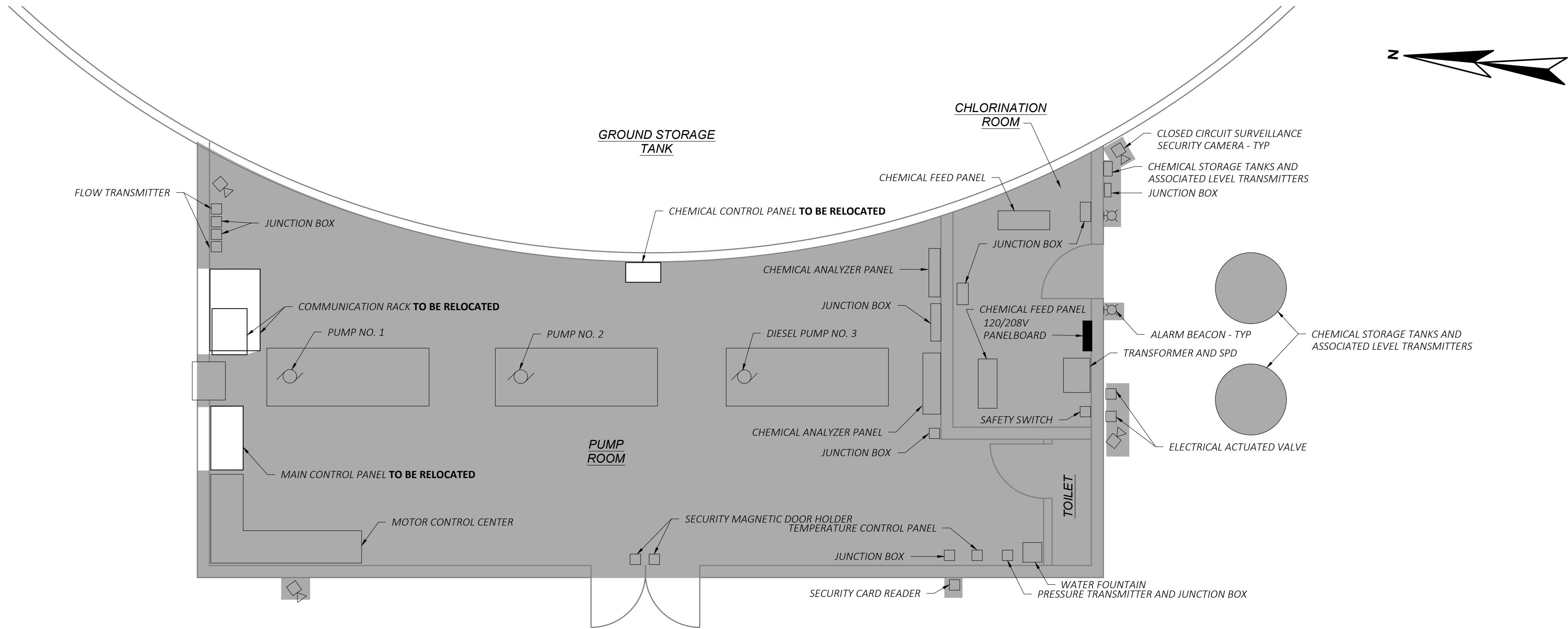


APPROVED BY:
XXXX XXXX, P.E.
FLA. LIC. NO XXXX
DATE

DATE: 03/2024
PROJECT NO. 002150A
SHEET: E-6

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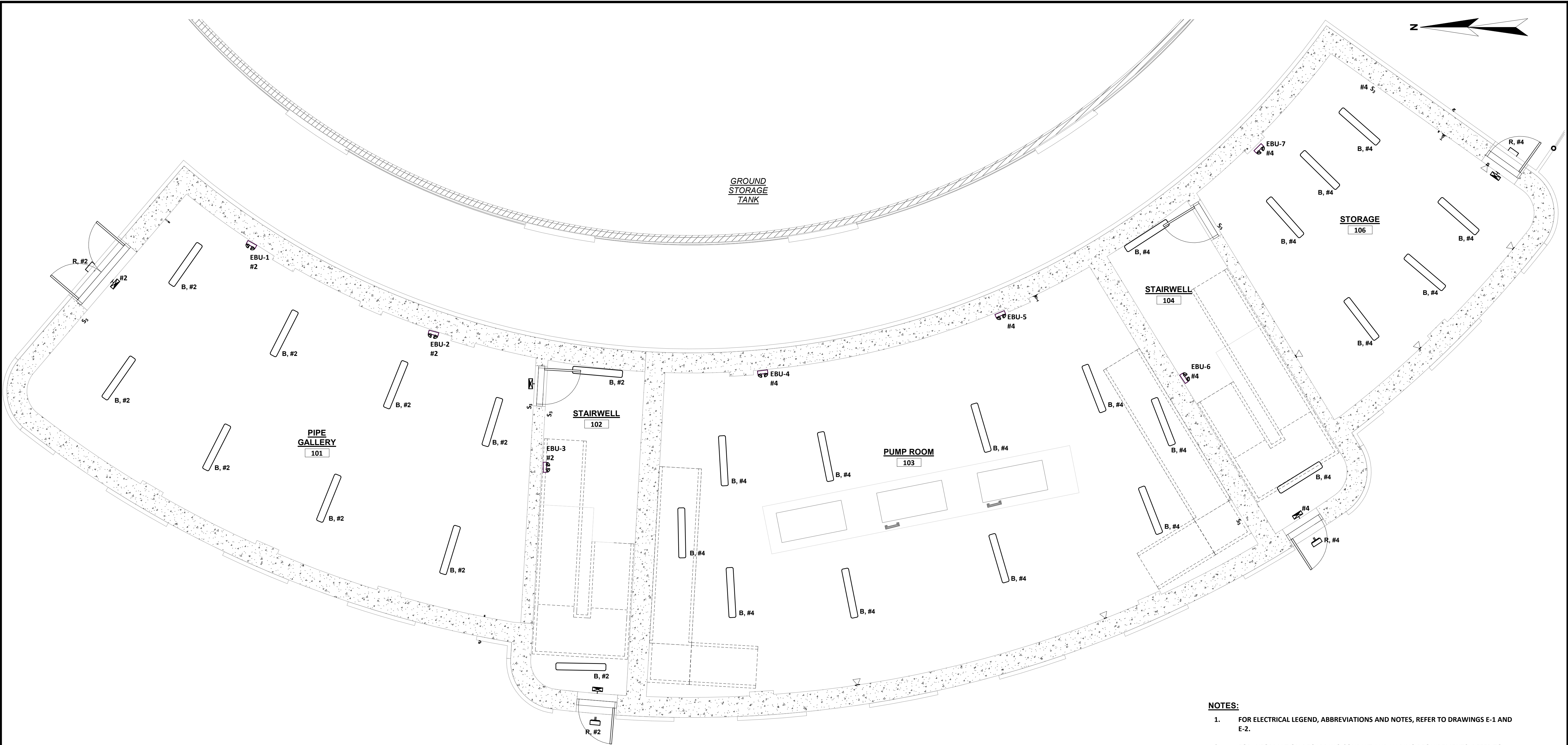
**PUMPING STATION
ELECTRICAL DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"

- NOTES:**
- FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWINGS E-1 AND E-2.
 - FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 27 AND 28 ON DRAWING E-2.

- DEMOLITION NOTES:**
- ELECTRICAL EQUIPMENT INDICATED WITH SHADING SHALL BE DISCONNECTED AND REMOVED ALONG WITH ALL OF THE ASSOCIATED CONDUIT, WIRE, PULLBOXES, ETC. IN IT'S ENTIRETY FOR A COMPLETE DEMOLITION, UNLESS OTHERWISE NOTED. ALL ABANDONED BELOW GRADE CONDUIT SHALL BE CUT AND CAPPED AT GRADE LEVEL. REFER TO NOTE 1 ON THIS DRAWING FOR ADDITIONAL DEMOLITION NOTES.
 - INFORMATION CONTAINED IN THESE PLANS AND DIAGRAMS HAS BEEN OBTAINED IN PART FROM EXISTING PLANT ELECTRICAL DRAWINGS, SITE CONDITIONS AND SHOP DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION AND CIRCUITRY AFFECTING HIS OR HER WORK PRIOR TO COMMENCING THE WORK FOR THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - REMOVE ALL EXISTING LIGHT FIXTURES, RECEPTACLES AND ALL ASSOCIATED WIRING AND CONDUITS IN THE BUILDING FOR A COMPLETE DEMOLITION.

				DESIGNED	S.CONWAY		PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION:	ELECTRICAL DETAILS	WRIGHT-PIERCE 800.422.1095 www.wright-pierce.com 3820 NORTHDALÉ BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY:		DATE:	03/2024
				DRAWN	S.MAURO									PROJECT NO.	002150A
				CHECKED	XXXX									SHEET:	E-7
REV. NO.	DATE	DESCRIPTION	REV. BY												

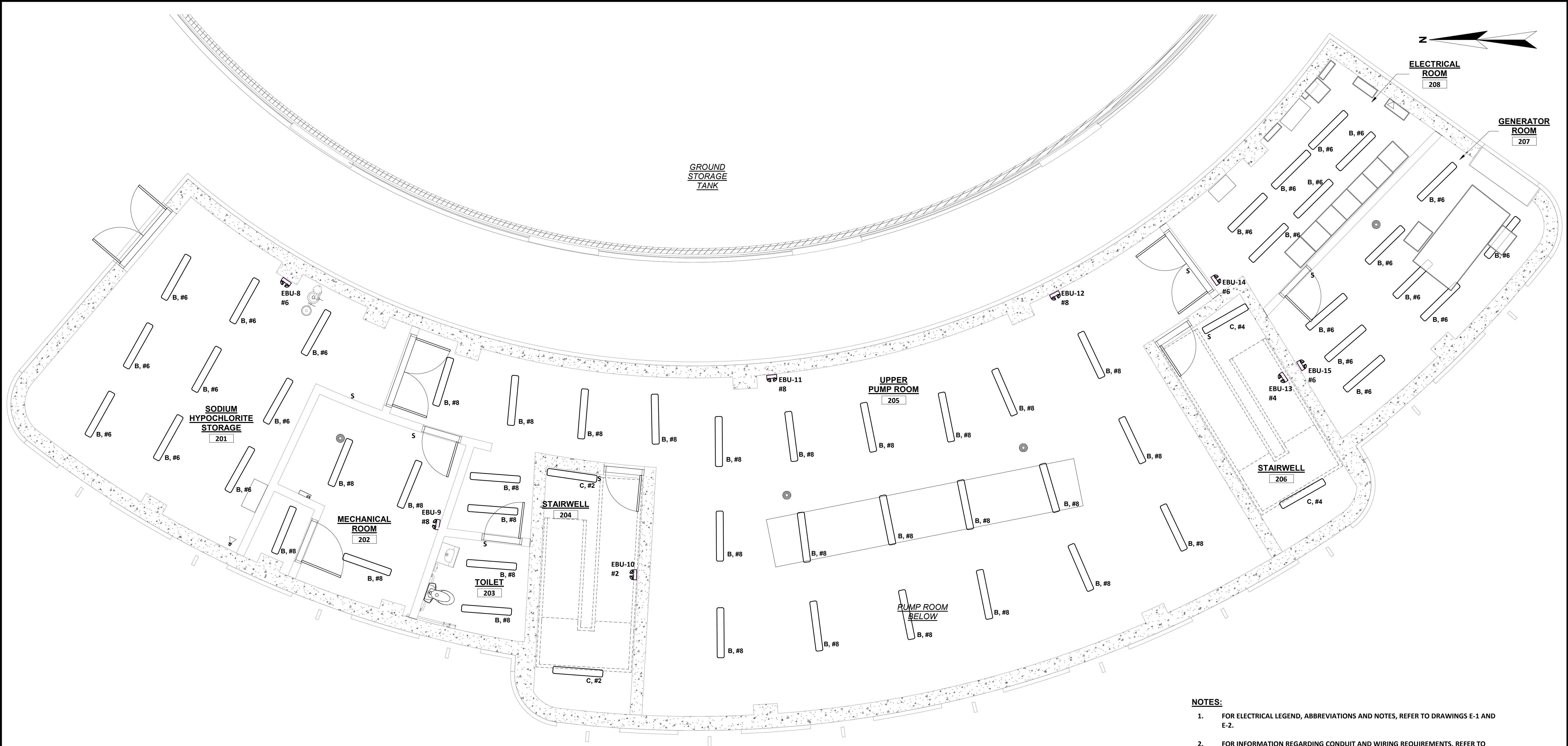
Autodesk Docx//FL-PinellasCounty-21464-GulfBeachBoosterPS/21464-D1-GulfBeachBoosterStation.rvt



FIRST FLOOR
LIGHTING PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
- FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWINGS E-1 AND E-2.
 - FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 27 AND 28 ON DRAWING E-2.
 - CIRCUIT NUMBERS INDICATED ON THIS DRAWING REFER TO PANELBOARD 1A2, UNLESS OTHERWISE NOTED.
 - REFER TO THE ELECTRICAL EQUIPMENT SCHEDULE FOR CIRCUIT, WIRING, CONDUIT AND ADDITIONAL INFORMATION.
 - PROVIDE ELECTRICAL MOUNTING STRUCTURE FOR A COMPLETE INSTALLATION. REFER TO DETAIL ON THE ELECTRICAL DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFER TO CONTROL AND INSTRUMENTATION WIRING DIAGRAMS FOR ADDITIONAL CONDUIT AND WIRING REQUIREMENTS.
 - NOT ALL PIPING AND DUCT WORK IS SHOWN FOR CLARITY.

			DESIGNED S.CONWAY		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS – PHASE 1	DESCRIPTION: FIRST FLOOR LIGHTING PLAN	 800.422.1095 www.wright-pierce.com 122 E MAIN STREET, LAKELAND, FL 33801 CERTIFICATE OF AUTHORIZATION#: 91267540	APPROVED BY: DATE	DATE: 03/2024
			DRAWN S.MAURO						PROJECT NO. 002150A
			CHECKED						SHEET: E-8
REV. NO.	DATE	DESCRIPTION	REV. BY						

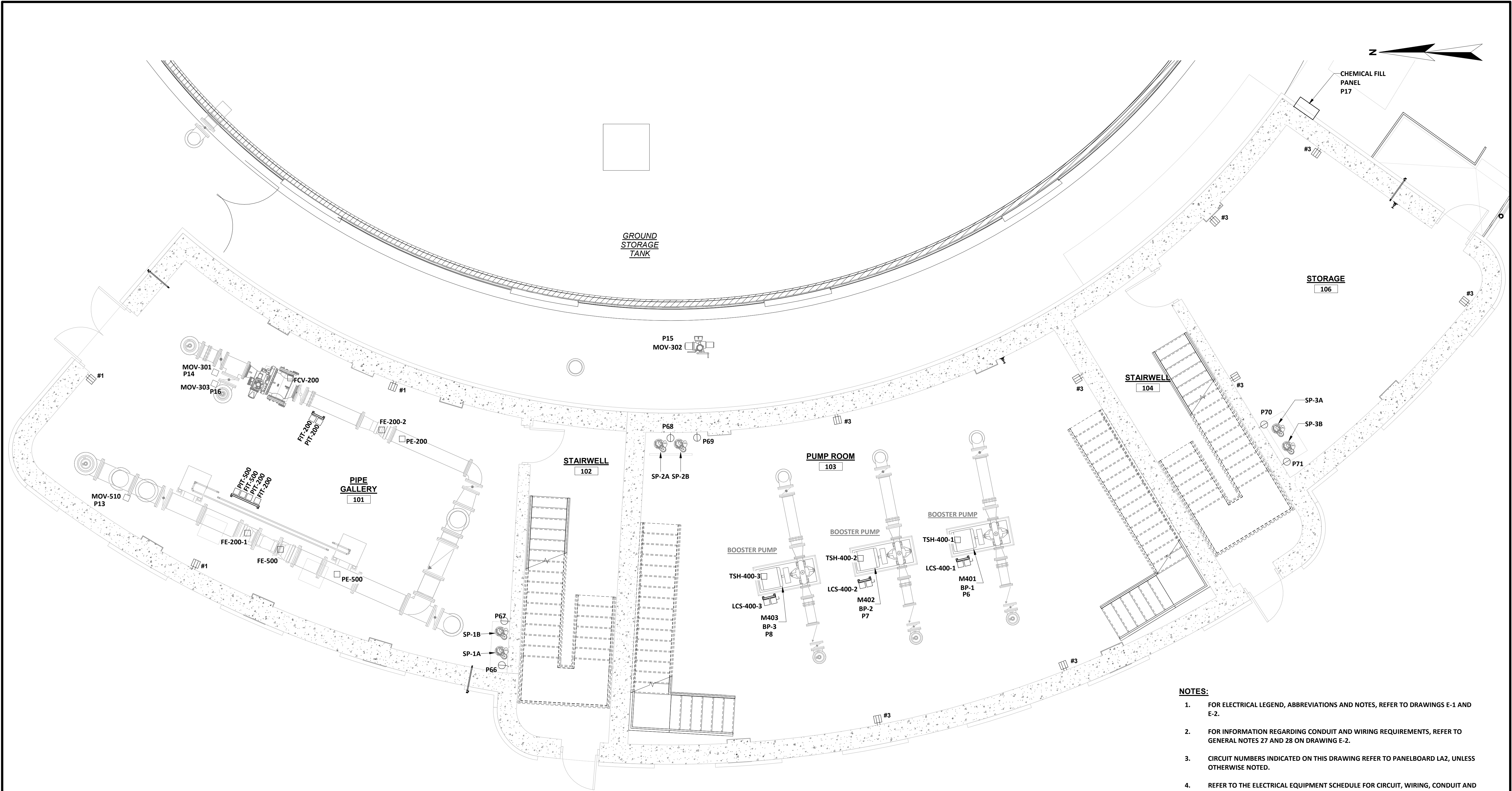


**SECOND FLOOR
LIGHTING PLAN**
SCALE: 1/4" = 1'-0"

- NOTES:**
- FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWINGS E-1 AND E-2.
 - FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 27 AND 28 ON DRAWING E-2.
 - CIRCUIT NUMBERS INDICATED ON THIS DRAWING REFER TO PANELBOARD LA2, UNLESS OTHERWISE NOTED.
 - REFER TO THE ELECTRICAL EQUIPMENT SCHEDULE FOR CIRCUIT, WIRING, CONDUIT AND ADDITIONAL INFORMATION.
 - PROVIDE ELECTRICAL MOUNTING STRUCTURE FOR A COMPLETE INSTALLATION. REFER TO DETAIL ON THE ELECTRICAL DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFER TO CONTROL AND INSTRUMENTATION WIRING DIAGRAMS FOR ADDITIONAL CONDUIT AND WIRING REQUIREMENTS.
 - NOT ALL PIPING AND DUCT WORK IS SHOWN FOR CLARITY.

			DESIGNED S.CONWAY		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS – PHASE 1	DESCRIPTION: SECOND FLOOR LIGHTING PLAN	 800.422.1095 www.wright-pierce.com 122 E MAIN STREET, LAKELAND, FL 33801 CERTIFICATE OF AUTHORIZATION#: 91267540	APPROVED BY: DATE	DATE: 03/2024 PROJECT NO. 002150A SHEET: E-9
			DRAWN S.MAURO						
			CHECKED						
REV. NO.	DATE	DESCRIPTION	REV. BY						

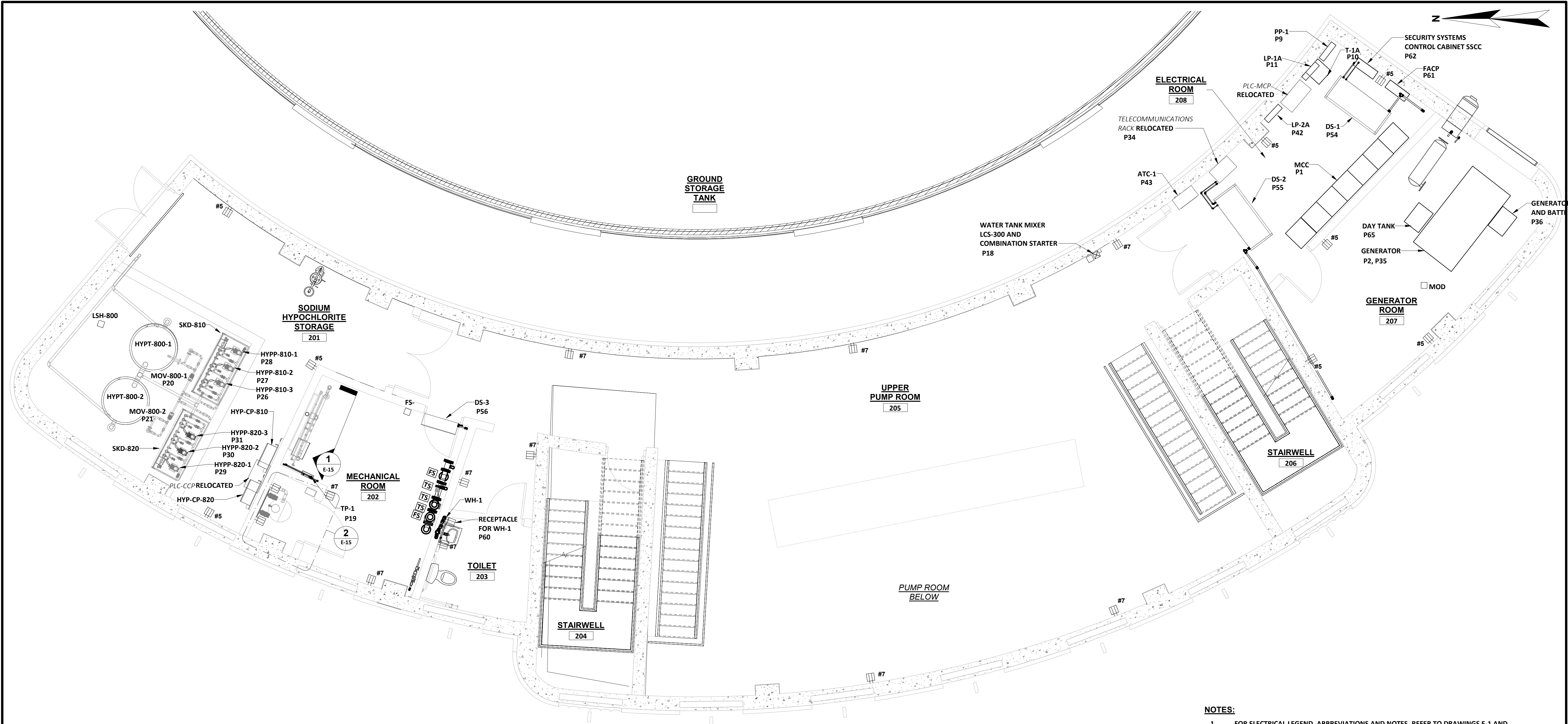
Autodesk Docx / FL - PinellasCounty - 21464-GulfBeachBoosterStation.rvt



- NOTES:**
- FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWINGS E-1 AND E-2.
 - FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 27 AND 28 ON DRAWING E-2.
 - CIRCUIT NUMBERS INDICATED ON THIS DRAWING REFER TO PANELBOARD LA2, UNLESS OTHERWISE NOTED.
 - REFER TO THE ELECTRICAL EQUIPMENT SCHEDULE FOR CIRCUIT, WIRING, CONDUIT AND ADDITIONAL INFORMATION.
 - PROVIDE ELECTRICAL MOUNTING STRUCTURE FOR A COMPLETE INSTALLATION. REFER TO DETAIL ON THE ELECTRICAL DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFER TO CONTROL AND INSTRUMENTATION WIRING DIAGRAMS FOR ADDITIONAL CONDUIT AND WIRING REQUIREMENTS.
 - NOT ALL PIPING AND DUCT WORK IS SHOWN FOR CLARITY.

			DESIGNED S.CONWAY		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS – PHASE 1	DESCRIPTION: FIRST FLOOR POWER PLAN	 800.422.1095 www.wright-pierce.com 122 E MAIN STREET, LAKELAND, FL 33801 CERTIFICATE OF AUTHORIZATION#: 91267540	APPROVED BY: DATE	DATE: 03/2024 PROJECT NO. 002150A SHEET: E-10
			DRAWN S.MAURO						
			CHECKED						
REV. NO.	DATE	DESCRIPTION	REV. BY						

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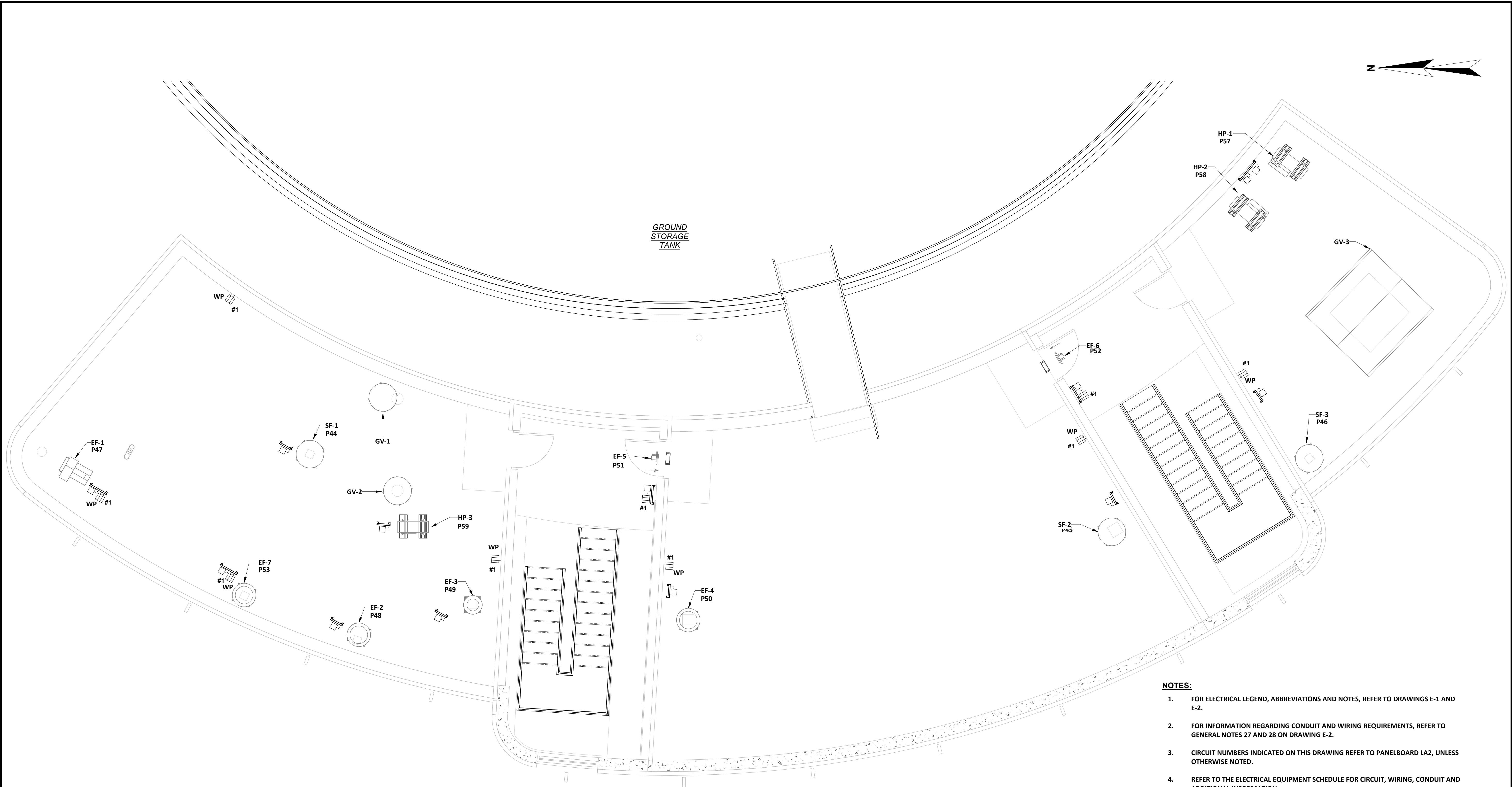


**SECOND FLOOR
POWER PLAN**
SCALE: 1/4" = 1'-0"

- NOTES:**
- FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWINGS E-1 AND E-2.
 - FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 27 AND 28 ON DRAWING E-2.
 - CIRCUIT NUMBERS INDICATED ON THIS DRAWING REFER TO PANELBOARD LA2, UNLESS OTHERWISE NOTED.
 - REFER TO THE ELECTRICAL EQUIPMENT SCHEDULE FOR CIRCUIT, WIRING, CONDUIT AND ADDITIONAL INFORMATION.
 - PROVIDE ELECTRICAL MOUNTING STRUCTURE FOR A COMPLETE INSTALLATION. REFER TO DETAIL ON THE ELECTRICAL DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFER TO CONTROL AND INSTRUMENTATION WIRING DIAGRAMS FOR ADDITIONAL CONDUIT AND WIRING REQUIREMENTS.
 - NOT ALL PIPING AND DUCT WORK IS SHOWN FOR CLARITY.

			DESIGNED S.CONWAY		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS – PHASE 1	DESCRIPTION: SECOND FLOOR POWER PLAN	 800.422.1095 www.wright-pierce.com 122 E MAIN STREET, LAKELAND, FL 33801 CERTIFICATE OF AUTHORIZATION#: 91267540	APPROVED BY: DATE	DATE: 03/2024
			DRAWN S.MAURO						PROJECT NO. 002150A
			CHECKED						SHEET: E-11
REV. NO.	DATE	DESCRIPTION	REV. BY						

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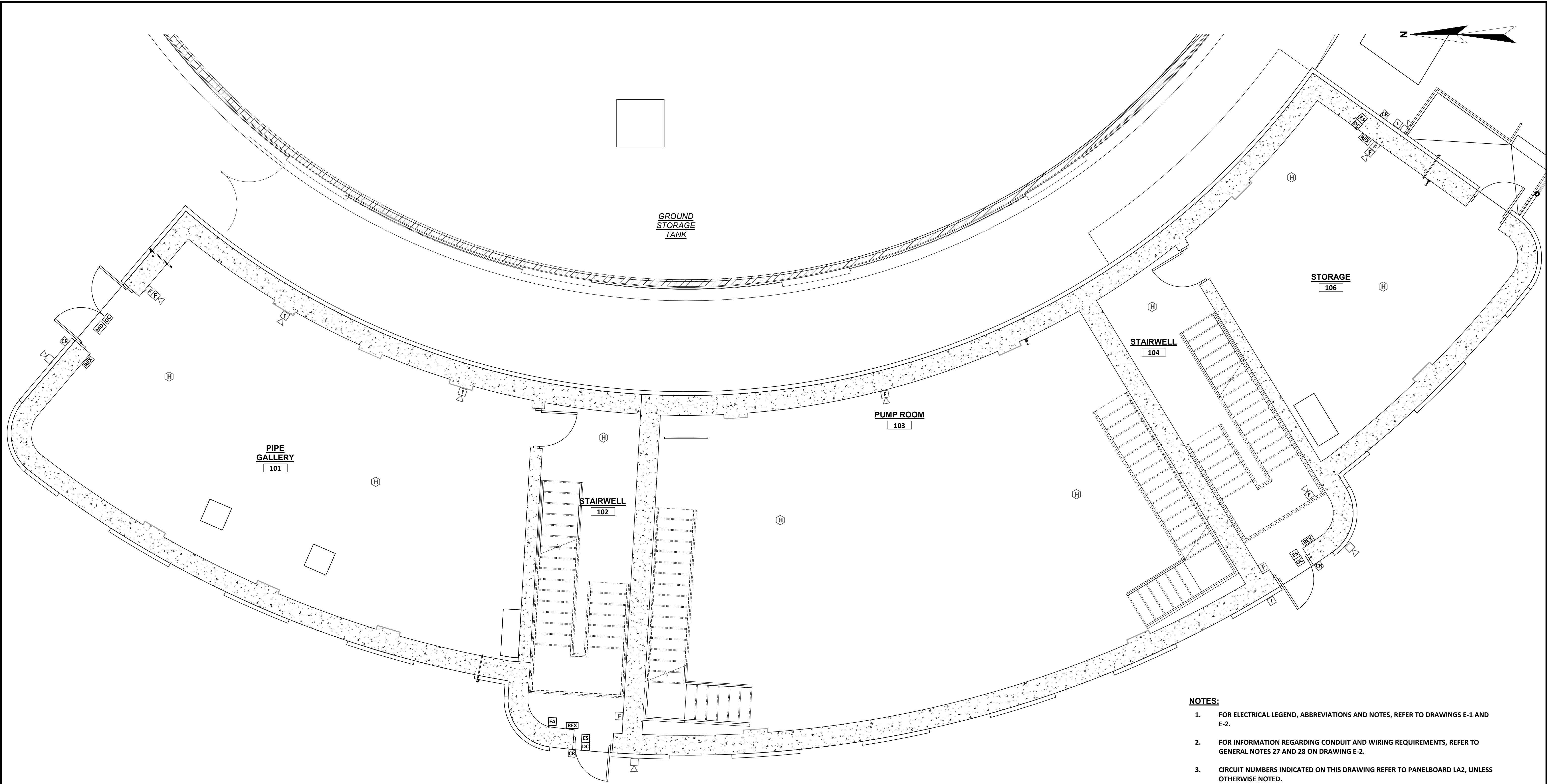


ROOF POWER PLAN
SCALE: 1/4" = 1'-0"

- NOTES:**
- FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWINGS E-1 AND E-2.
 - FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 27 AND 28 ON DRAWING E-2.
 - CIRCUIT NUMBERS INDICATED ON THIS DRAWING REFER TO PANELBOARD LA2, UNLESS OTHERWISE NOTED.
 - REFER TO THE ELECTRICAL EQUIPMENT SCHEDULE FOR CIRCUIT, WIRING, CONDUIT AND ADDITIONAL INFORMATION.
 - PROVIDE ELECTRICAL MOUNTING STRUCTURE FOR A COMPLETE INSTALLATION. REFER TO DETAIL ON THE ELECTRICAL DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFER TO CONTROL AND INSTRUMENTATION WIRING DIAGRAMS FOR ADDITIONAL CONDUIT AND WIRING REQUIREMENTS.
 - NOT ALL PIPING AND DUCT WORK IS SHOWN FOR CLARITY.

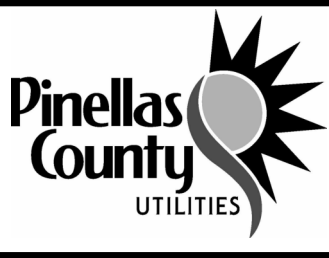
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			DRAWN S.MAURO						PROJECT NO. 002150A
			CHECKED						SHEET: E-12
REV. NO.	DATE	DESCRIPTION	REV. BY						

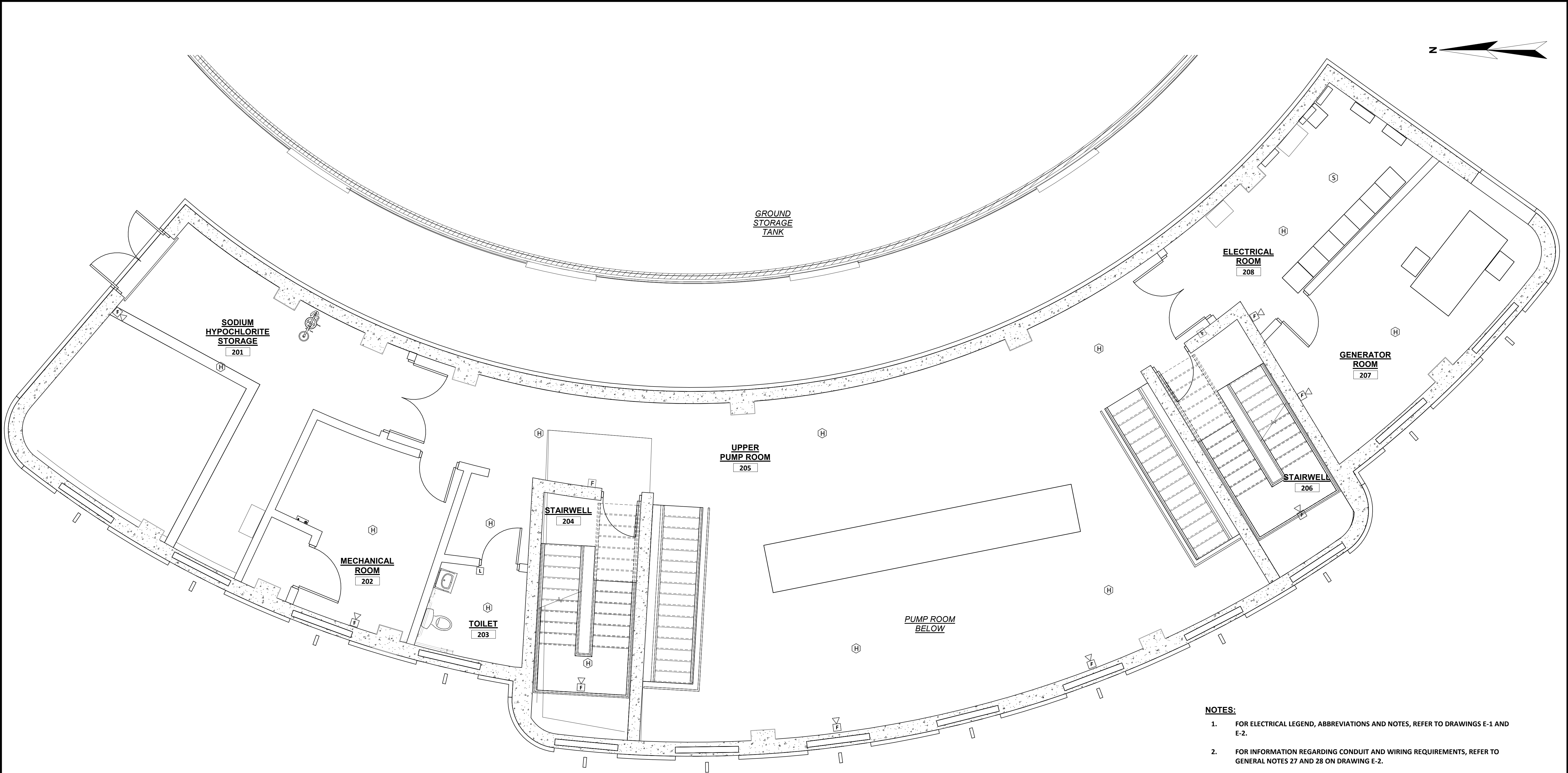
Autodesk Docx / FL - PinellasCounty-21464-GulfBeachBoosterPS/21464-31-GulfBeachBoosterStation.rvt



**FIRST FLOOR
SYSTEMS PLAN**
SCALE: 1/4" = 1'-0"

- NOTES:**
- FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWINGS E-1 AND E-2.
 - FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 27 AND 28 ON DRAWING E-2.
 - CIRCUIT NUMBERS INDICATED ON THIS DRAWING REFER TO PANELBOARD LA2, UNLESS OTHERWISE NOTED.
 - REFER TO THE ELECTRICAL EQUIPMENT SCHEDULE FOR CIRCUIT, WIRING, CONDUIT AND ADDITIONAL INFORMATION.
 - PROVIDE ELECTRICAL MOUNTING STRUCTURE FOR A COMPLETE INSTALLATION. REFER TO DETAIL ON THE ELECTRICAL DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFER TO CONTROL AND INSTRUMENTATION WIRING DIAGRAMS FOR ADDITIONAL CONDUIT AND WIRING REQUIREMENTS.
 - NOT ALL PIPING AND DUCT WORK IS SHOWN FOR CLARITY.

			DESIGNED S.CONWAY		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS – PHASE 1	DESCRIPTION: FIRST FLOOR SYSTEMS PLAN	 800.422.1095 www.wright-pierce.com 122 E MAIN STREET, LAKELAND, FL 33801 CERTIFICATE OF AUTHORIZATION#: 91267540	APPROVED BY: DATE	DATE: 03/2024
			DRAWN S.CONWAY						PROJECT NO. 002150A
			CHECKED						SHEET: E-13
REV. NO.	DATE	DESCRIPTION	REV. BY						



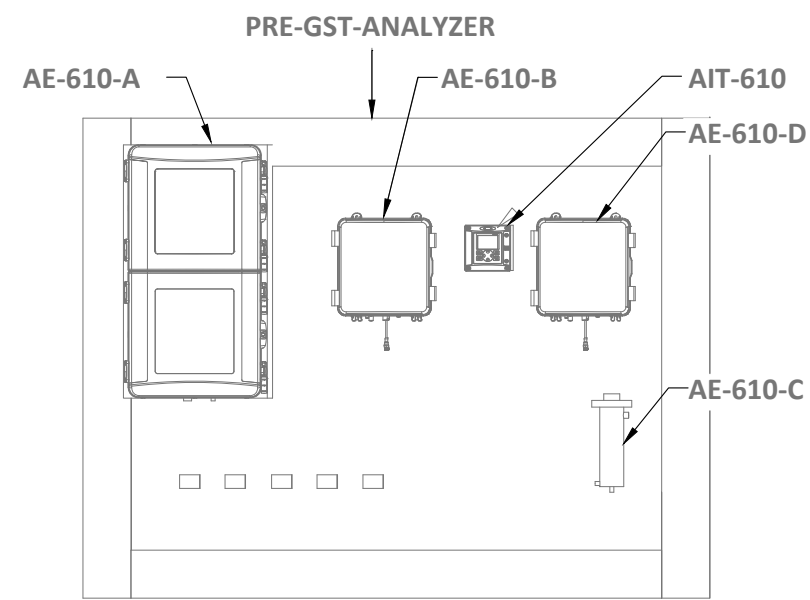
**SECOND FLOOR
SYSTEMS PLAN**
SCALE: 1/4" = 1'-0"

- NOTES:**
- FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWINGS E-1 AND E-2.
 - FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 27 AND 28 ON DRAWING E-2.
 - CIRCUIT NUMBERS INDICATED ON THIS DRAWING REFER TO PANELBOARD LA2, UNLESS OTHERWISE NOTED.
 - REFER TO THE ELECTRICAL EQUIPMENT SCHEDULE FOR CIRCUIT, WIRING, CONDUIT AND ADDITIONAL INFORMATION.
 - PROVIDE ELECTRICAL MOUNTING STRUCTURE FOR A COMPLETE INSTALLATION. REFER TO DETAIL ON THE ELECTRICAL DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFER TO CONTROL AND INSTRUMENTATION WIRING DIAGRAMS FOR ADDITIONAL CONDUIT AND WIRING REQUIREMENTS.
 - NOT ALL PIPING AND DUCT WORK IS SHOWN FOR CLARITY.

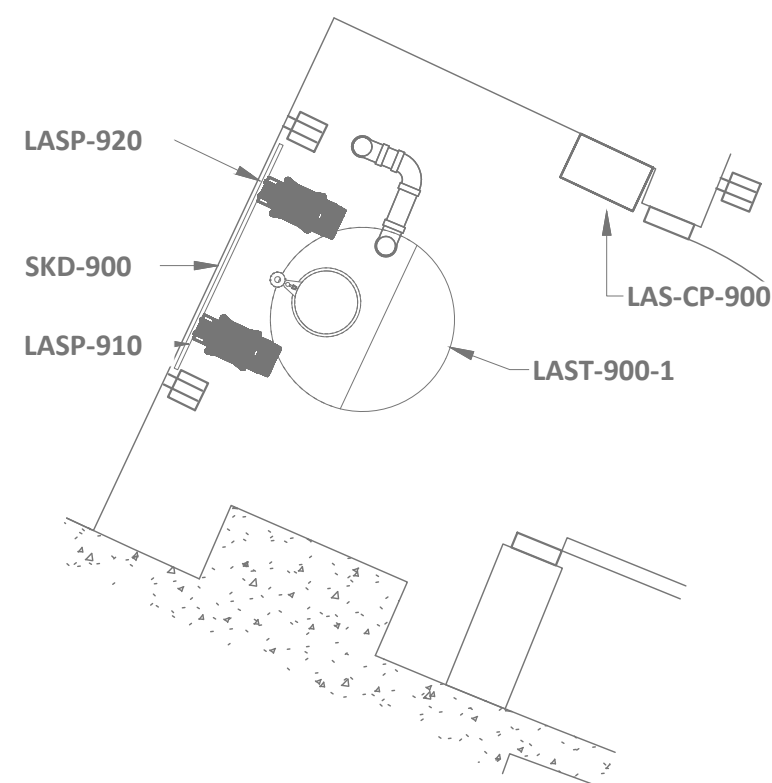
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			DRAWN S.MAURO						PROJECT NO. 002150A
			CHECKED						SHEET: E-14
REV. NO.	DATE	DESCRIPTION	REV. BY						

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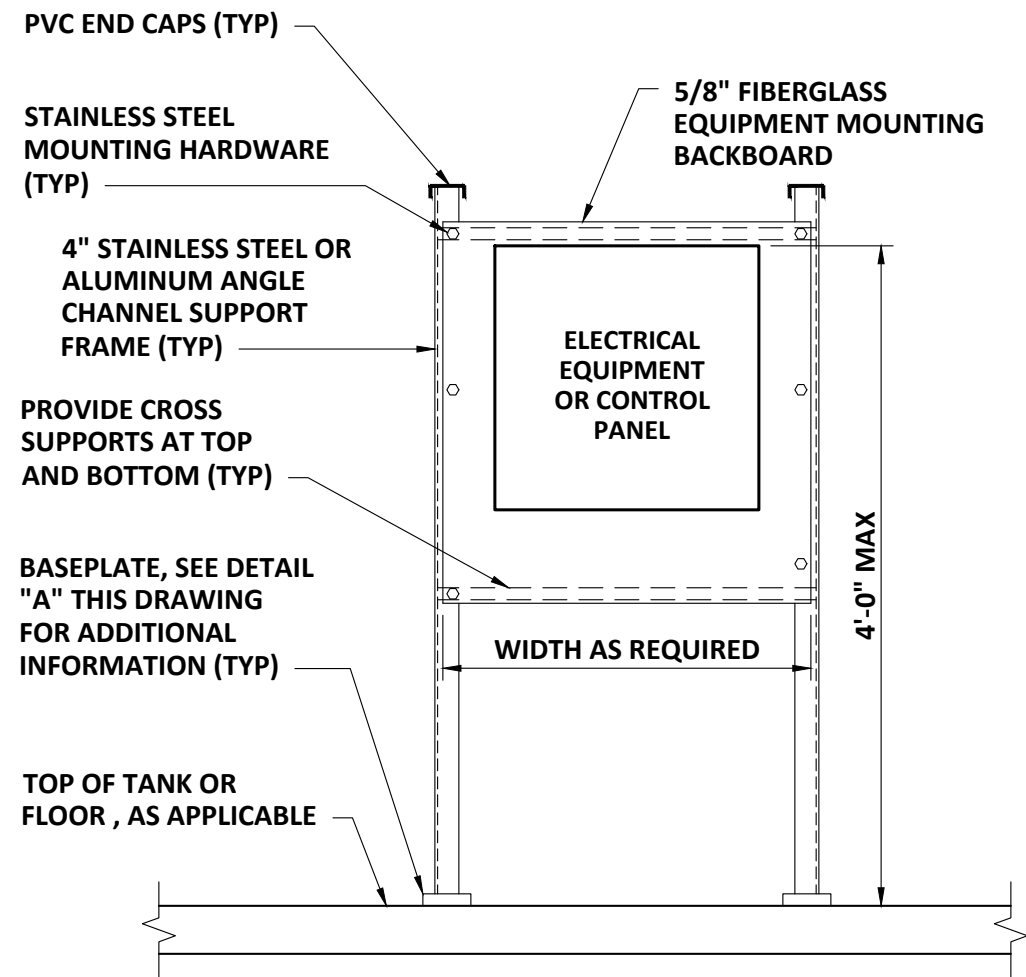
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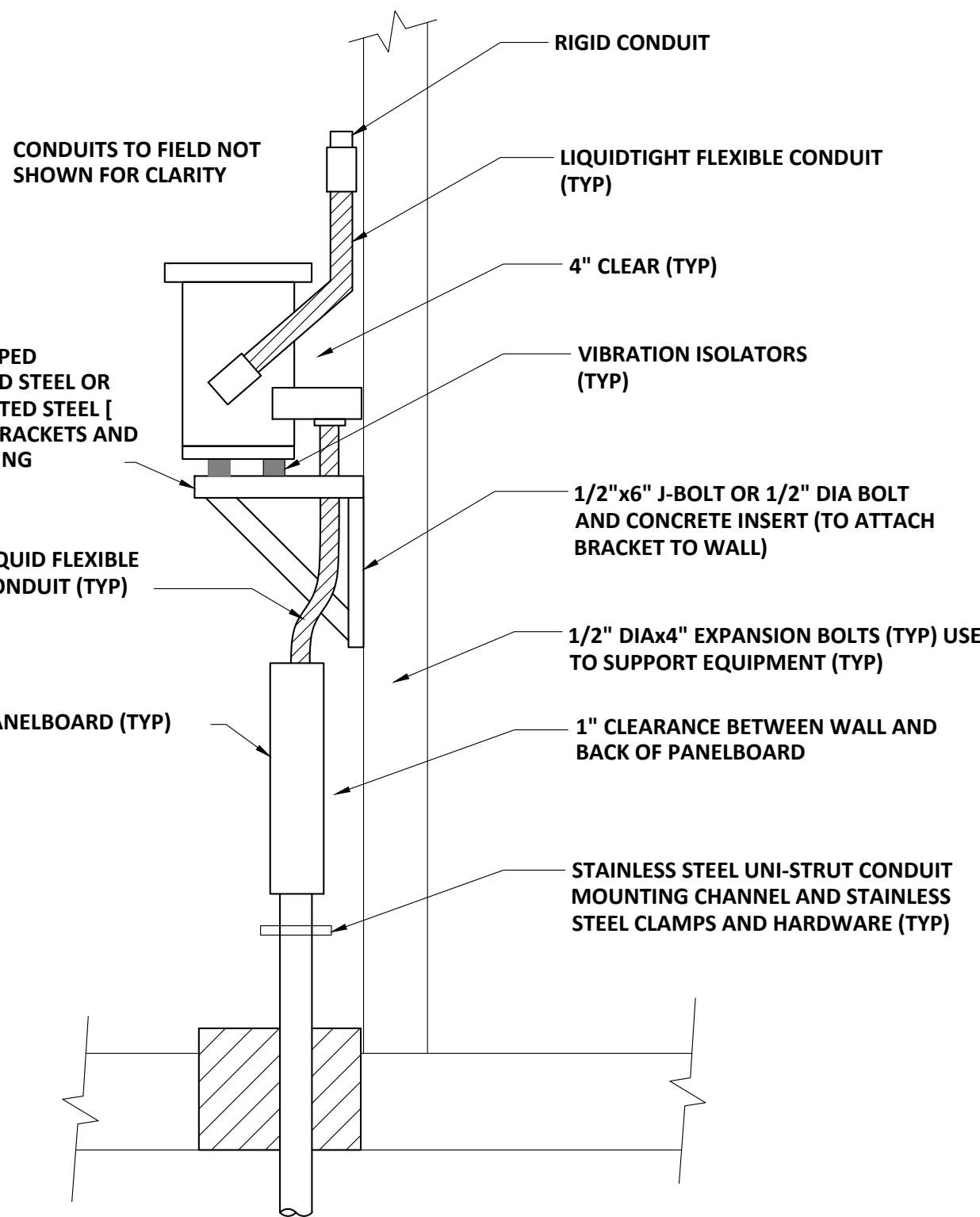
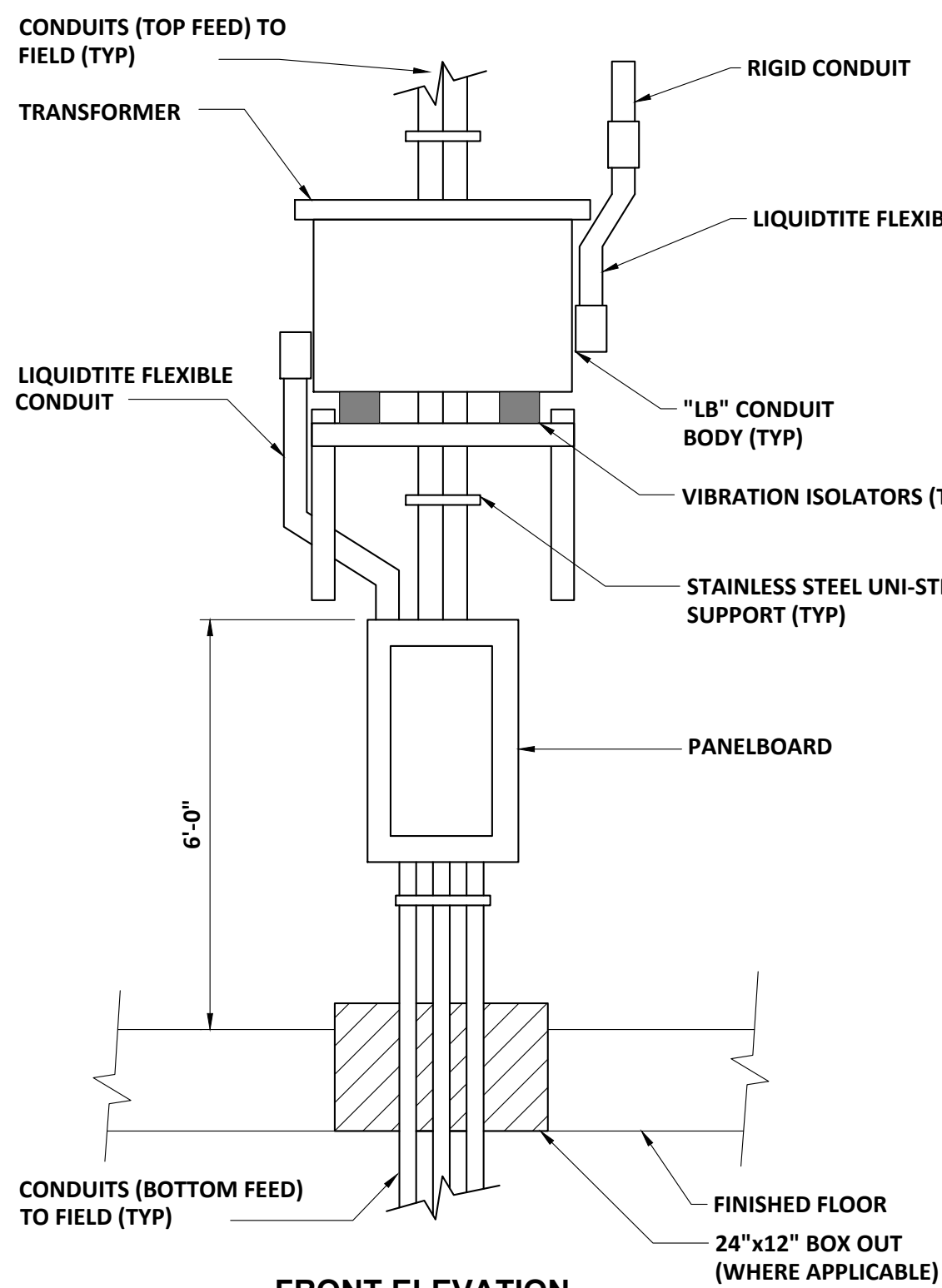
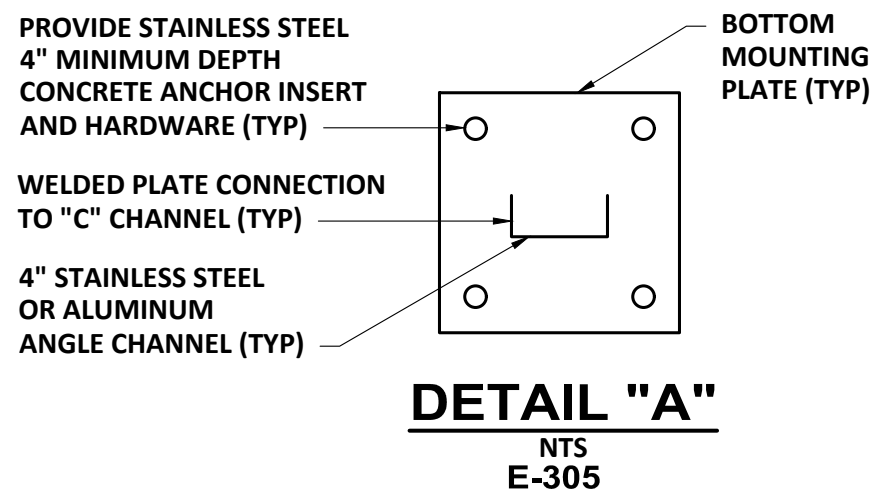
ANALYZER WALL
NTS



2 MECHANICAL ROOM PARTIAL ELECTRICAL PLAN
E-11
SCALE: 1/2" = 1'-0"



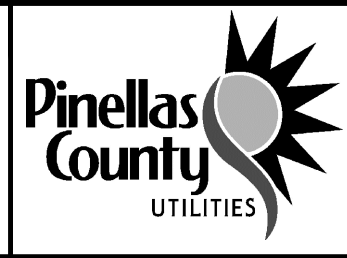
EQUIPMENT MOUNTING STRUCTURE
TYPICAL
NTS
E-308



TRANSFORMER MOUNTING DETAILS
NTS
E-709

REV. NO.	DATE	DESCRIPTION	REV. BY

DESIGNED	S.CONWAY
DRAWN	S.CONWAY
CHECKED	XXXX



PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS
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DESCRIPTION:	ELECTRICAL PLANS, SECTIONS AND DETAILS
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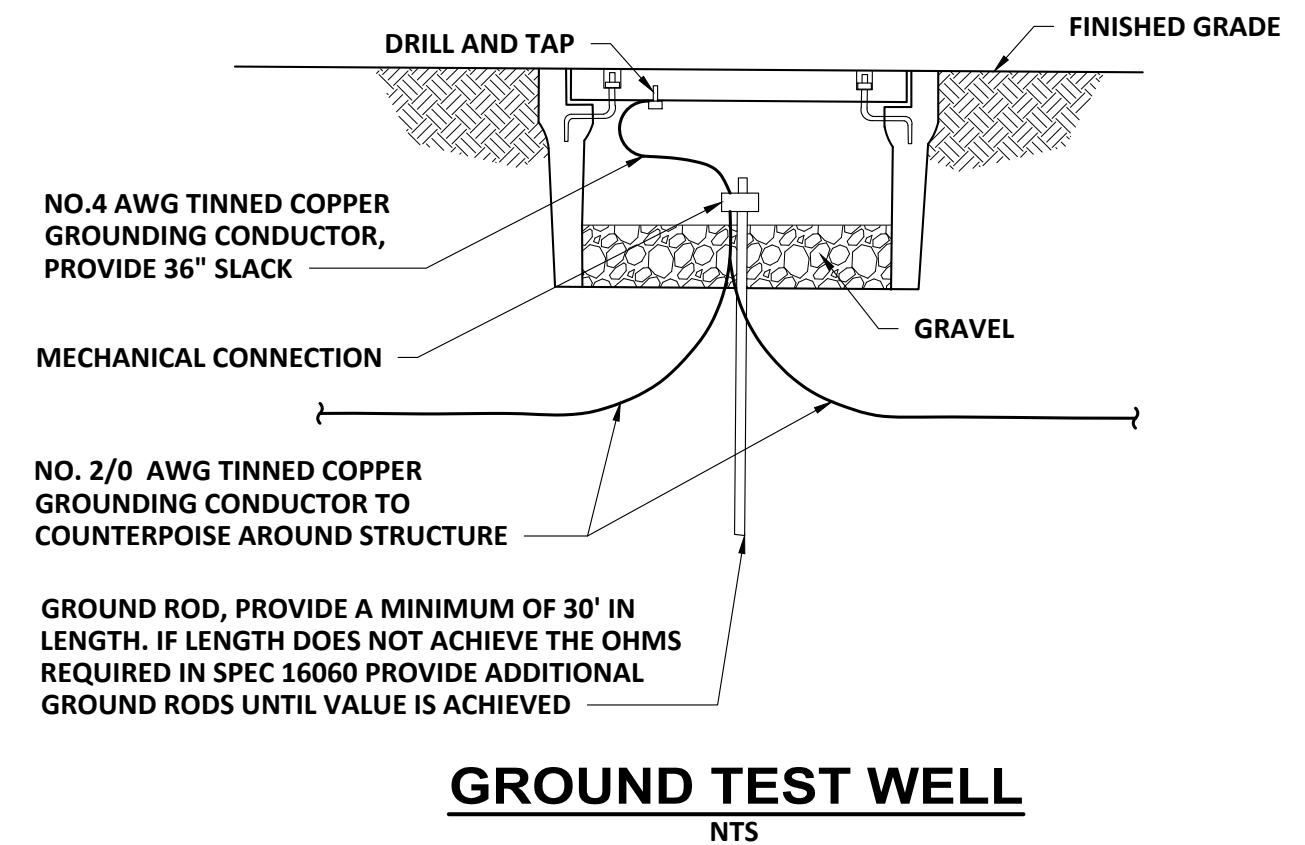
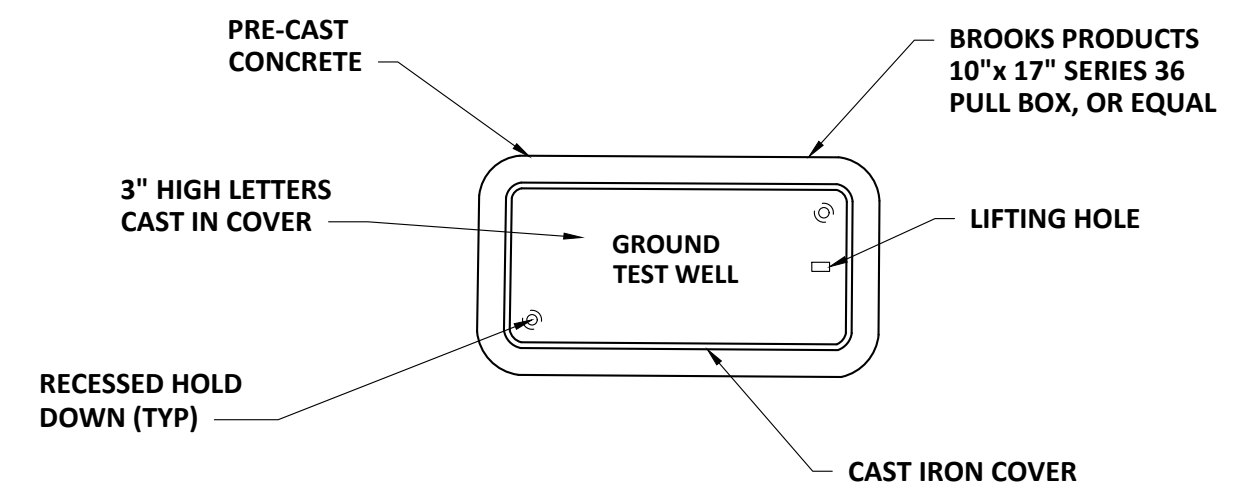
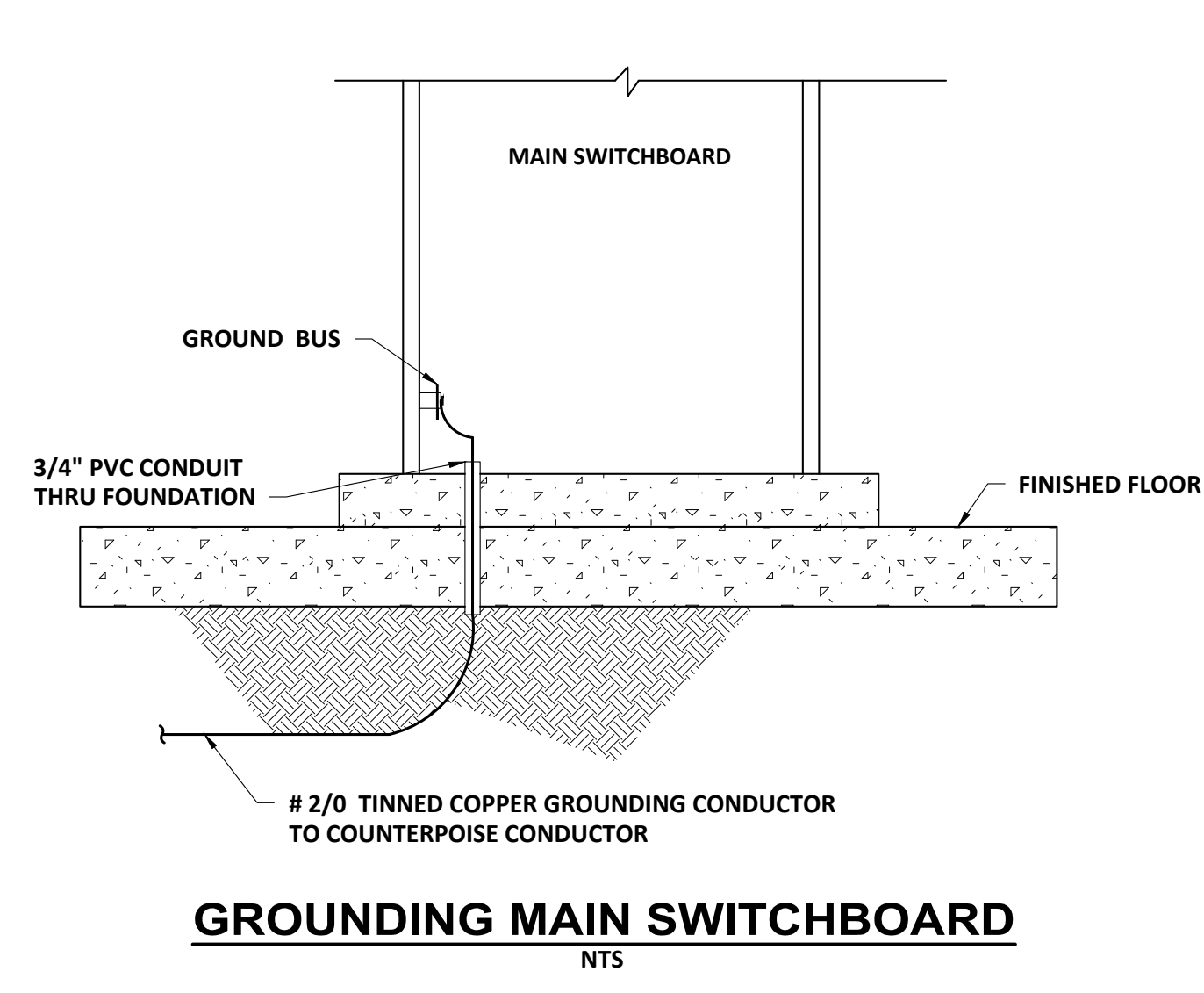
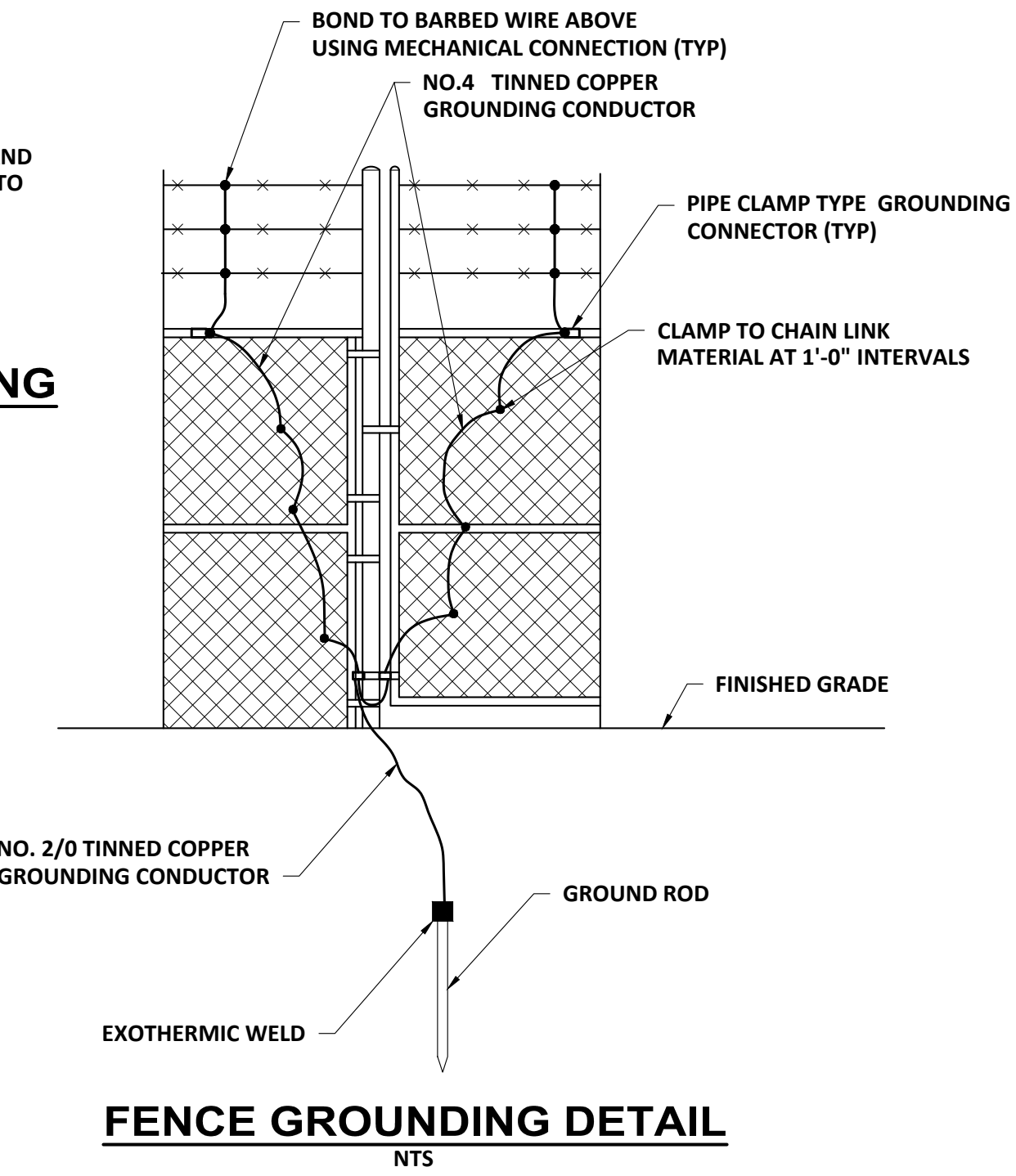
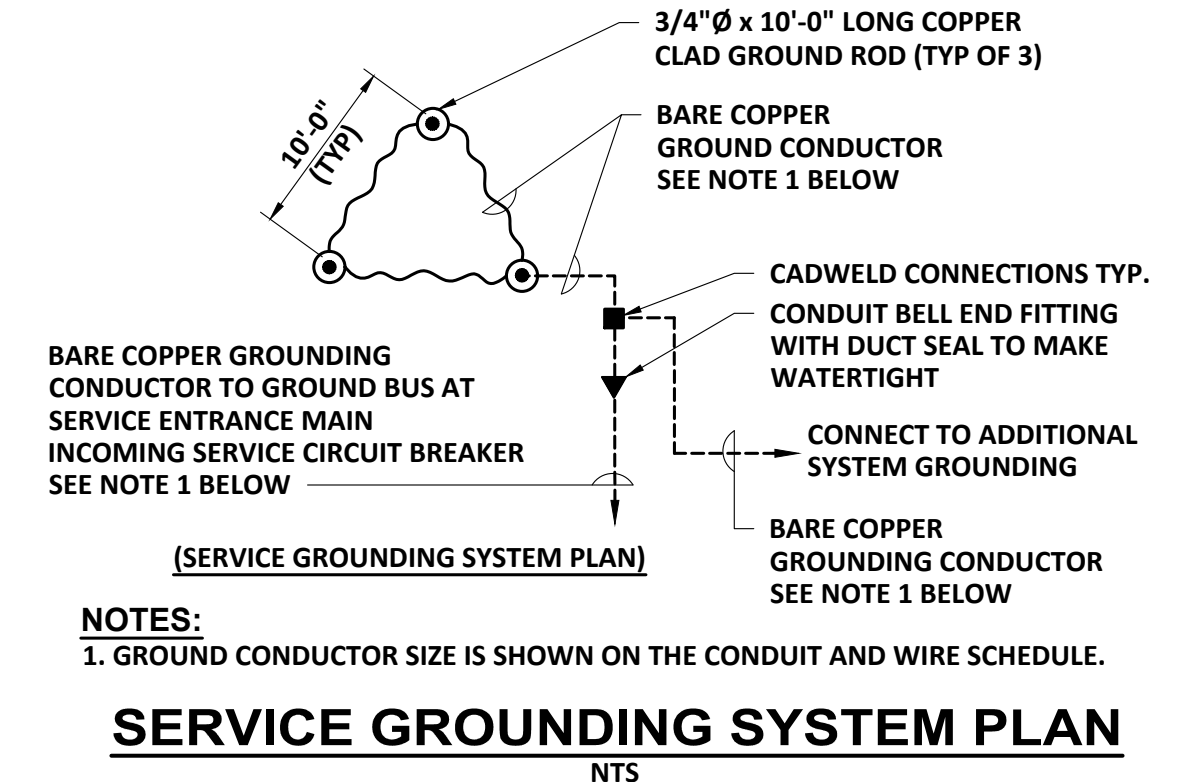
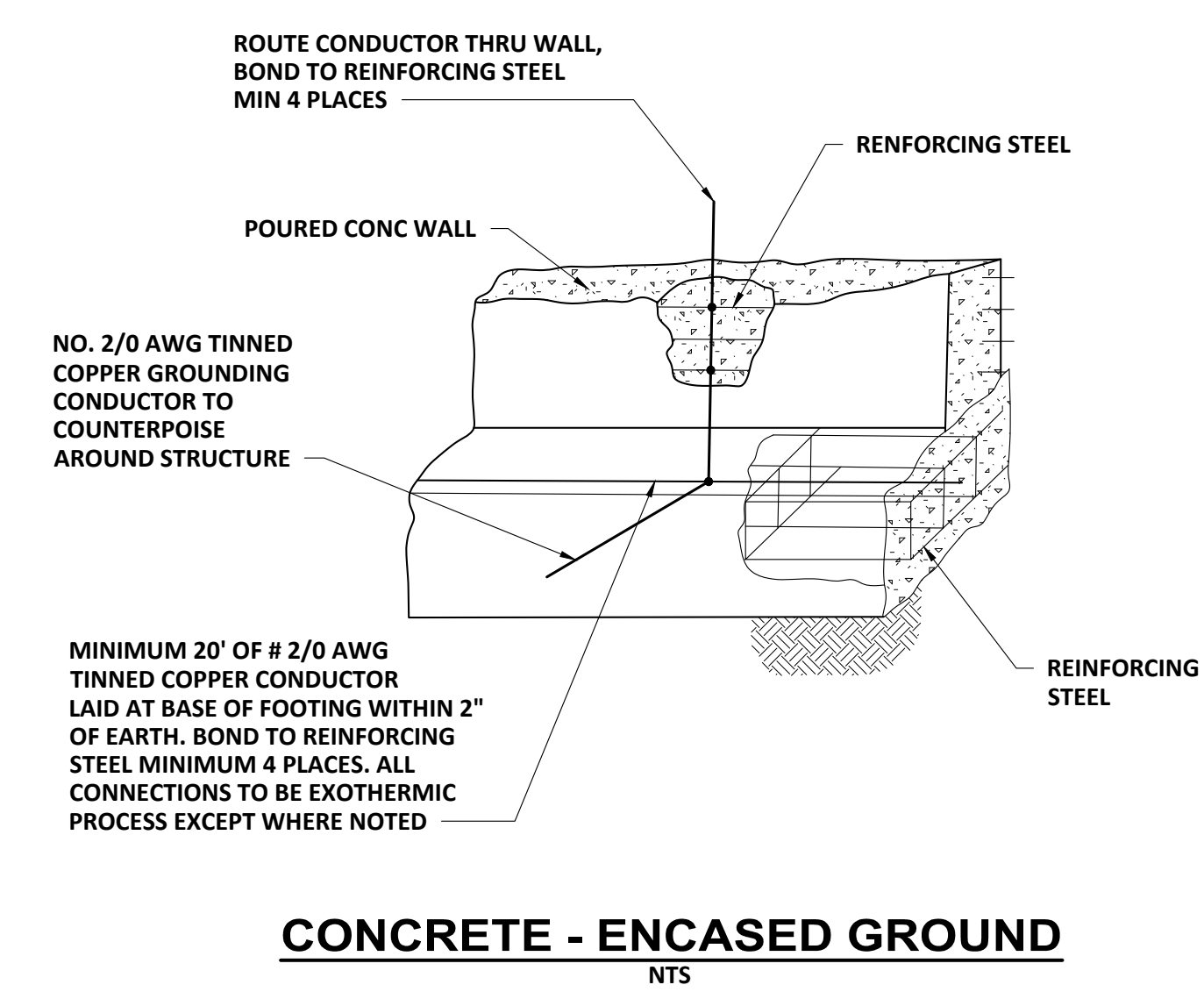
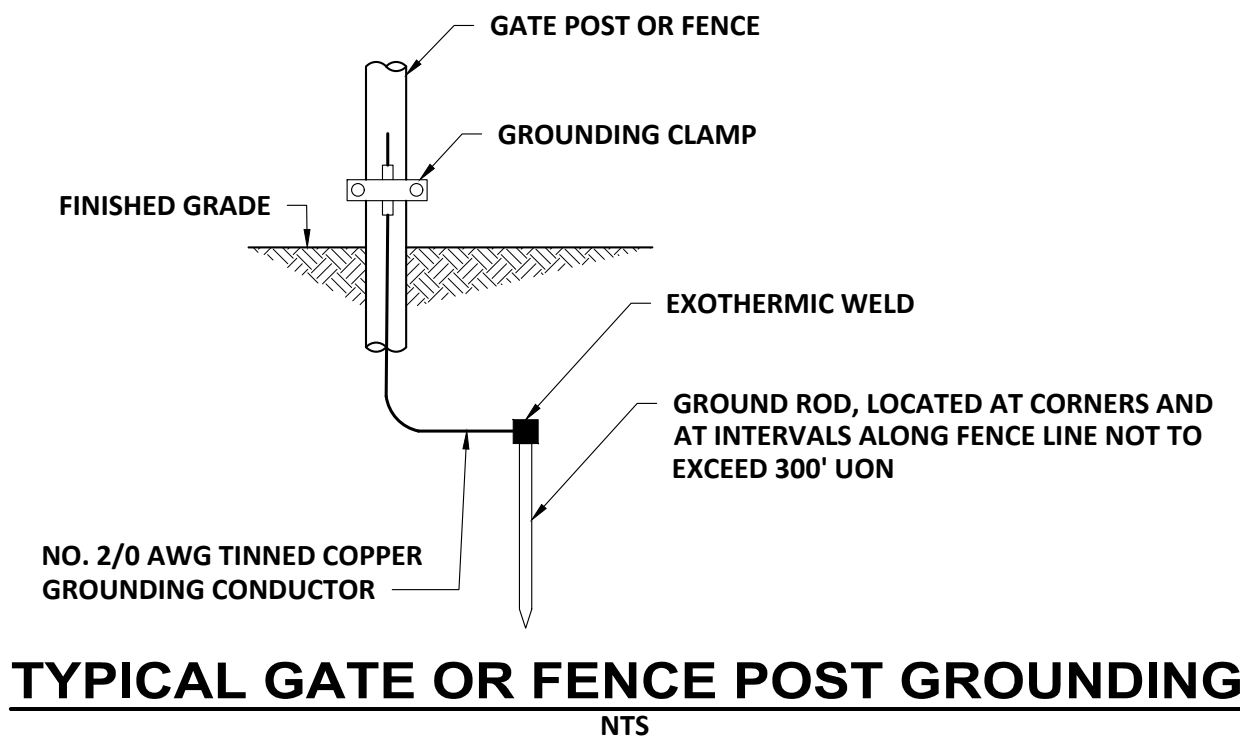
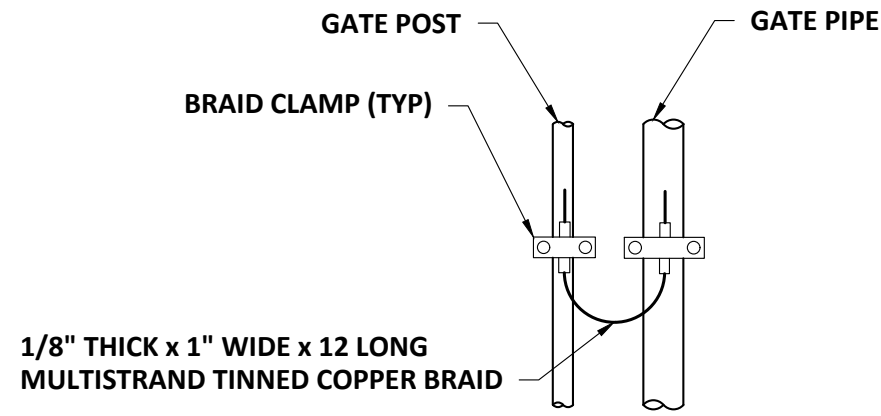
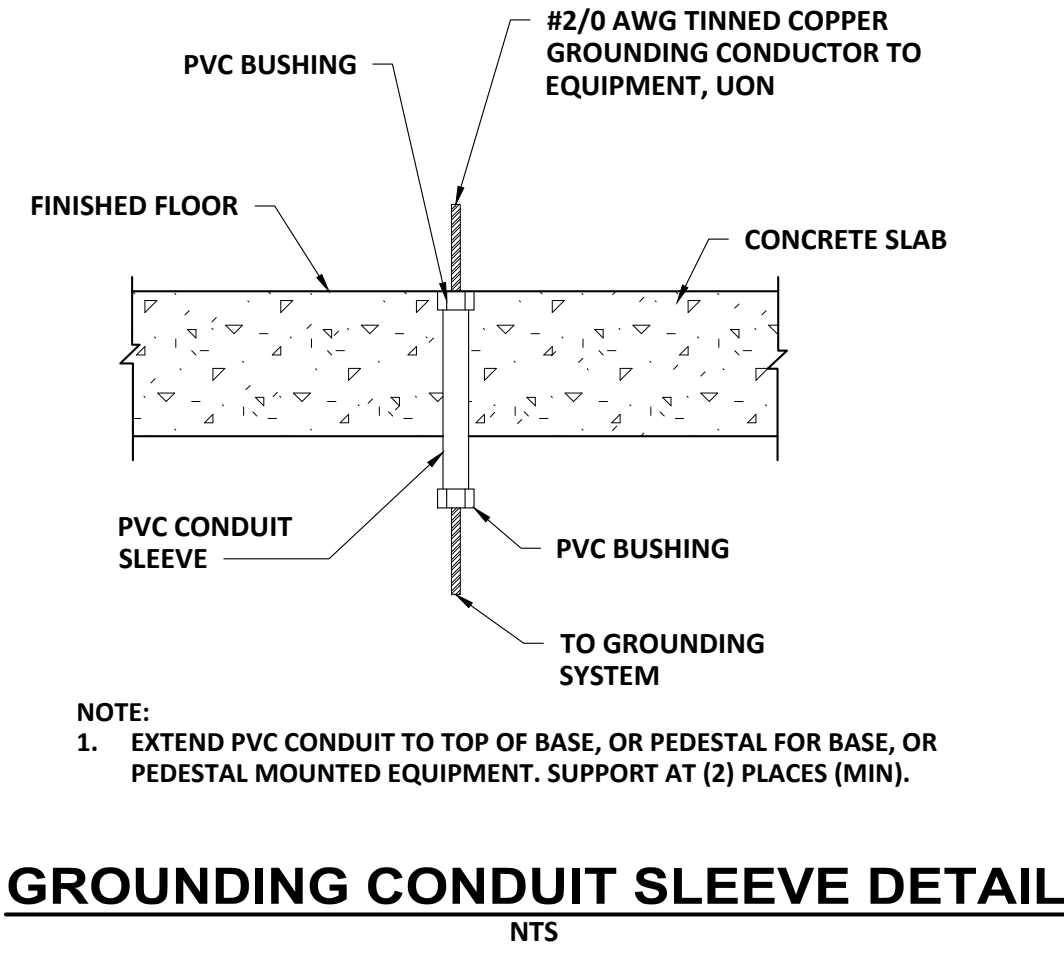
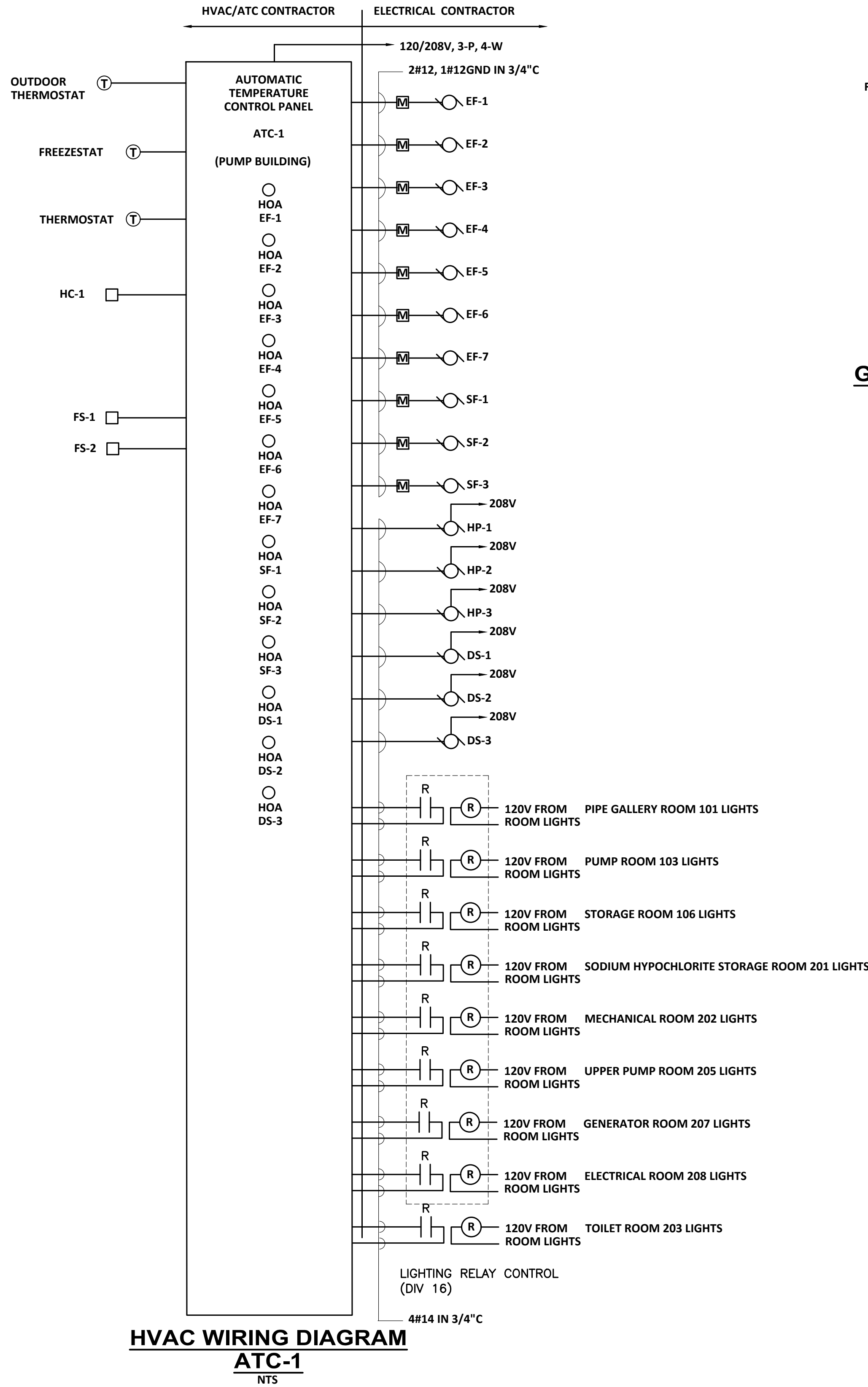
WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALÉ BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:	
XXXX XXXX, P.E. FLA. LIC. NO XXXX	DATE

DATE:	03/2024
PROJECT NO.	002150A
SHEET:	E-15

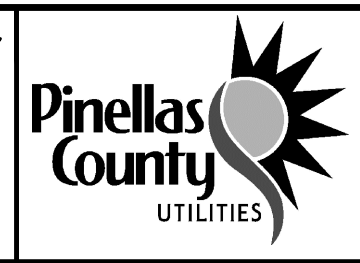
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REV. NO.	DATE	DESCRIPTION	REV. BY		

DESIGNED	S.CONWAY
DRAWN	S.MAURO
CHECKED	XXXX



PROJECT:	PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS
DESCRIPTION:	ELECTRICAL DETAILS

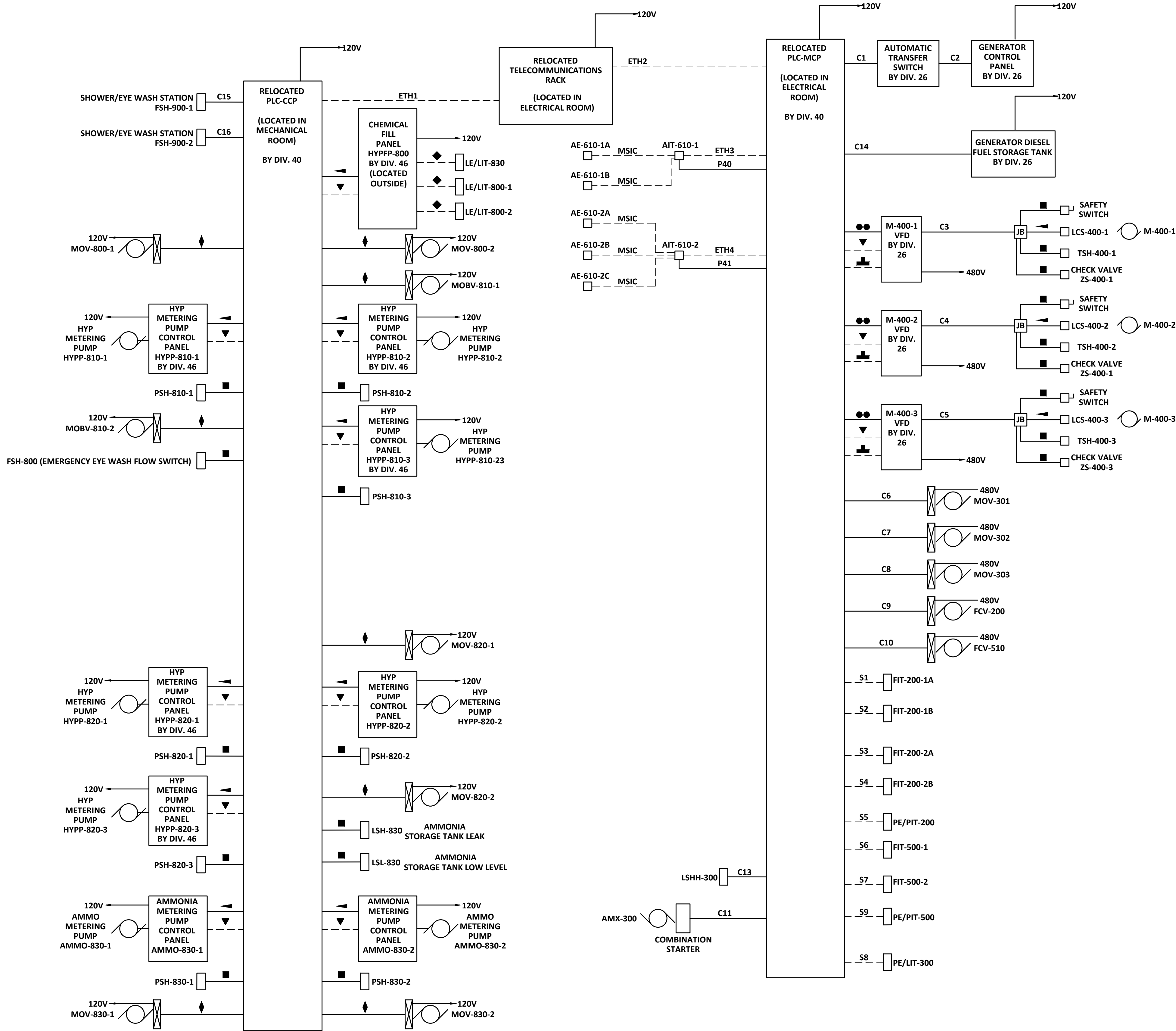
WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:	
XXXX XXXX, P.E. FLA. LIC. NO XXXX	DATE

DATE:	03/2024
PROJECT NO.	002150A
SHEET:	E-16

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INSTRUMENTATION AND CONTROL DIAGRAM

NTS

LEGEND:

- THE FOLLOWING SYMBOLS SHOWN ON THE CONTROL AND INSTRUMENTATION DIAGRAMS SHALL BE NOTED AS FOLLOWS:
 - ▲ MANUFACTURER SUPPLIED CABLE, PROVIDE CONDUIT SIZED AS REQUIRED
 - PROVIDE 3/4" C, 4#14
 - ▬ PROVIDE 3/4" C, 6#14
 - ◄ PROVIDE 3/4" C, 8#14
 - + PROVIDE 3/4" C, 10#14
 - * PROVIDE 3/4" C, 12#14
 - ◆ PROVIDE 3/4" C, 14#14
 - ++ PROVIDE 1" C, 16#14
 - PROVIDE 1" C, 18#14
 - PROVIDE 3/4" C, 2#12 & 1#12 GND (POWER SUPPLY)
 - ◆ PROVIDE 3/4" C, (1)-2C #16 TWS
 - X PROVIDE 3/4" C, (2)-2C #16 TWS
 - ▼ PROVIDE 1" C, (3)-2C #16 TWS
 - PROVIDE 1" C, (2)-3/C #16 TWS
 - ▬ PROVIDE 3/4" C, CAT 6 ETHERNET CABLE

NOTES:

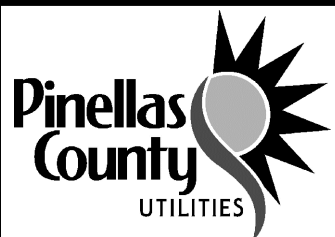
- FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWING E-1.
- FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 19 AND 20 ON DRAWING E-1.

SCHEMATIC NOTES:

- THE SCHEMATICS ARE REPRESENTATIVE OF DESIGN INTENT AND SHALL NOT BE INTERPRETED AS A WIRING DIAGRAM. THE GENERAL CONTRACTOR, EQUIPMENT MANUFACTURER, ELECTRICAL CONTRACTOR, VFD MANUFACTURER, AND MCC MANUFACTURER ARE RESPONSIBLE FOR MAKING THE NECESSARY ADJUSTMENTS TO THE SCHEMATICS FOR SPECIFIC REQUIREMENTS OF THE PROVIDED EQUIPMENT.
- EQUIPMENT WITH PUMP MOTOR PROTECTION RELAYS (MPR):
 - CONTRACTOR SHALL COORDINATE SPECIFIC WIRING REQUIREMENTS OF THE PUMP MOTOR PROTECTION RELAYS (MPR) WITH PUMP MANUFACTURERS AND MAKE NECESSARY CORRECTIONS.
 - FOR EQUIPMENT WITH PUMP MOTOR PROTECTION RELAYS (MPR), CONTRACTOR MAY FRONT PANEL MOUNT MOTOR PROTECTION RELAY, AND ELIMINATE RESET SWITCH, SEAL LEAK, AND HIGH MOTOR TEMPERATURE LIGHTS IF MPR MAY BE PANEL MOUNTED.

REV. NO.	DATE	DESCRIPTION	REV. BY		

DESIGNED S.CONWAY
DRAWN S.CONWAY
CHECKED XXXX



PROJECT:
PINELLAS COUNTY, FLORIDA
GULF BEACH WATER BOOSTER
STATION IMPROVEMENTS

DESCRIPTION:
ELECTRICAL SCHEMATICS

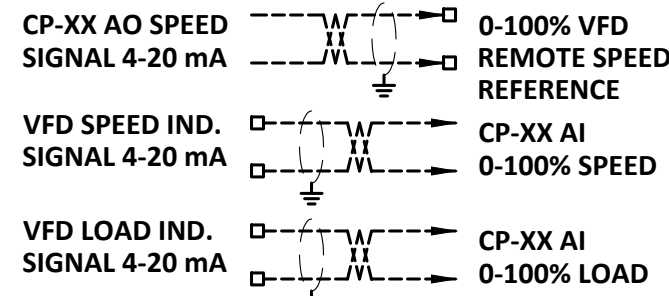
WRIGHT-PIERCE
800.422.1095 | www.wright-pierce.com
3820 NORTHDAL BOULEVARD, SUITE 202B, TAMPA, FL 33624

APPROVED BY:	DATE:
XXXX XXXX, P.E. FLA. LIC. NO XXXX	03/2024
DATE	PROJECT NO.
	002150A
	SHEET:
	E-17

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



NTS



1. FOR ELECTRICAL LEGEND, ABBREVIATIONS AND NOTES, REFER TO DRAWING E-1.
2. FOR INFORMATION REGARDING CONDUIT AND WIRING REQUIREMENTS, REFER TO GENERAL NOTES 19 AND 20 ON DRAWING E-1.

1. THE SCHEMATICS ARE REPRESENTATIVE OF DESIGN INTENT AND SHALL NOT BE INTERPRETED AS A WIRING DIAGRAM. THE GENERAL CONTRACTOR, EQUIPMENT MANUFACTURER, ELECTRICAL CONTRACTOR, VFD MANUFACTURER, AND MCC MANUFACTURER ARE RESPONSIBLE FOR MAKING THE NECESSARY ADJUSTMENTS TO THE SCHEMATICS FOR SPECIFIC REQUIREMENTS OF THE PROVIDED EQUIPMENT.
2. EQUIPMENT WITH PUMP MOTOR PROTECTION RELAYS (MPR):
 - 2.1. CONTRACTOR SHALL COORDINATE SPECIFIC WIRING REQUIREMENTS OF THE PUMP MOTOR PROTECTION RELAYS (MPR) WITH PUMP MANUFACTURERS AND MAKE NECESSARY CORRECTIONS.
 - 2.2. FOR EQUIPMENT WITH PUMP MOTOR PROTECTION RELAYS (MPR), CONTRACTOR MAY FRONT PANEL MOUNT MOTOR PROTECTION RELAY, AND ELIMINATE RESET SWITCH, SEAL LEAK, AND HIGH MOTOR TEMPERATURE LIGHTS IF MPR MAY BE PANEL MOUNTED.

DATE:	03/2024
PROJECT NO.	002150A
SHEET:	E-18

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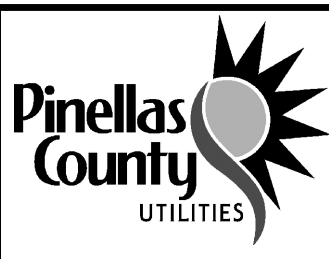
PANEL PP-1											
VOLTAGE: 480 / 277 PHASE: 3 WIRE: 4 AIC: 65 KAIC BUS RATING: 225 AMPS				PANEL LOCATION: ELECTRICAL ROOM FEEDER POINT: MCC MOUNTING: SURFACE MAIN TYPE: ☒ MLO ☐ MCB ☐ TRIP AMPS							
CKT NO.	AMPS	NO. POLES	DESCRIPTION	PHASE (VA)			DESCRIPTION	NO. POLES	AMPS	CKT NO.	
				A	B	C					
1	20	1	SPARE	13800			45 KVA TRANSFORMER - PANEL LP1	3	70	2	
3	20	1	SPARE		13800					4	
5	20	1	SPARE			13800				6	
7	20	1	SPARE	100			FILL VALVE FCV-200	3	15	8	
9	20	1	SPARE		100					10	
11	20	1	SPARE			100				12	
13	15	3	EMERGENCY VALVE MOV-510	100			GST INLET VALVE MOV-301	3	15	14	
15				100	100					16	
17						100		100		18	
19	60	3	SPARE	0			GST OUTLET VALVE MOV-302	3	15	20	
21				100	0					22	
23					100	0				24	
25	20	1	SPARE		100		GST OUTLET VALVE MOV-303	3	15	26	
27	20	1	SPARE			100				28	
29	20	1	SPARE					100		30	
31	20	1	SPARE				SPARE	1	20	32	
33	20	1	SPARE				SPARE	1	20	34	
35	20	1	SPARE				SPARE	1	20	36	
37	20	1	SPARE				SPARE	1	20	38	
39	20	1	SPARE				SPARE	1	20	40	
41	20	1	SPARE				SPARE	1	20	42	
SUB-TOTAL:				14300	14300	14300					
TOTAL:					42900						
ESTIMATED DEM AND LOAD:				100%	42.9	KVA					
DEM AND LINE CURRENT:					119.1	AMPS					

PANEL LP-1A											
VOLTAGE: 208 / 120 PHASE: 3 WIRE: 4 AIC: 10 KAIC BUS RATING: 100 AMPS			PANEL LOCATION: ELECTRICAL ROOM FEEDER POINT: MCC-DW MOUNTING: SURFACE MLO MAIN TYPE: ☒ MCB ☐ 150 TRIP AMPS								
CKT NO.	AMPS	NO. POLES	DESCRIPTION	PHASE (VA)			DESCRIPTION	NO. POLES	AMPS	CKT NO.	
				A	B	C					
1	30	3	ATC CONTROL PANEL ATC-1	500			TRAP PRIMER TP-1	1	20	2	
250											
3				500			TRAP PRIMER TP-2	1	20	4	
5	250										
					500		LIGHTS	1	15	6	
					40						
7	20	1	RECEPTACLES UPER FLOOR	1800			LIGHTS	1	15	8	
				40							
9	20	1	RECEPTACLES UPER FLOOR		100		WATER HEATER WH-1	1	40	10	
					3000						
11	21	1	SECURITY SYSTEMS CONTROL CABINET SSCC			0	CONROL PANEL PLC-CCP	1	30	12	
						750					
13	40	1	CHEMICAL FILL PANEL HYPPF-800-1	3600			CONROL PANEL PLC-MCP	1	30	14	
				750							
15	20	1	CHEMICAL FILL PANEL HYPPF-800-2		150		COMMUNICATIONS RACK	1	30	16	
					750						
17	20	1	SPARE				GENERATOR JACKET WATER HEATER	2	20	18	
						750					
19	20	1	MOTOR OPERATED VALVE MOV-800-1C	100						20	
				750							
21	20	1	MOTOR OPERATED VALVE MOV-810		100		GENERATOR BATTERY CHARGER	1	20	22	
					250						
23	20	1	MOTOR OPERATED VALVE MOV-810-2				ATC CONTROL PANEL (ATC CCONTROL CIRCUITS)	1	20	24	
						200					
25	20	1	MOTOR OPERATED VALVE MOV-800-2C	100			GENERATOR DIESEL FUEL STORAGE TANK	1	20	26	
27	20	1	MOTOR OPERATED VALVE MOV-820		100		AMMONIA METERING PUMP NO. 1	1	20	28	
					250						
29	20	1	MOTOR OPERATED VALVE MOV-820-2			100	AMMONIA METERING PUMP NO. 2	1	20	30	
						250					
31	20	1	NaOCL METERING PUMP CP HYPPF-810-1	250			PRE-GST AMMONIA INJECTION VALVE MOV-830-1	1	20	32	
33	20	1	NaOCL METERING PUMP CP HYPPF-810-2		250		PRE-GST AMMONIA INJECTION VALVE MOV-830-2	1	20	34	
35	20	1	NaOCL METERING PUMP CP HYPPF-810-3			250	FIRE ALARM CONTROL PANEL	1	20	36	
						100					
37	20	1	NaOCL METERING PUMP CP HYPPF-820-1	250			PANEL LP-2A	3	100	38	
				6834							
39	20	1	NaOCL METERING PUMP CP HYPPF-820-2		250						
					9272						
41	20	1	NaOCL METERING PUMP CP HYPPF-820-3			250				42	
						7764					
SUB-TOTAL:				15224	15222	10954					
TOTAL:					41400						
ESTIMATED DEMAND LOAD:				100%	41.4	KVA					
DEMAND LINE CURRENT:					114.9	AMPS					

PANEL LP-2A											
VOLTAGE: 208 / 120 PHASE: 3 WIRE: 4 AIC: 10 KAIC BUS RATING: 100 AMPS			PANEL LOCATION: UPPER PUMP ROOM FEEDER POINT: MCC-DW MOUNTING: SURFACE MLO MAIN TYPE: ☒ MCB ☐ 100 TRIP AMPS								
CKT NO.	AMPS	NO. POLES	DESCRIPTION	PHASE (VA)			DESCRIPTION	NO. POLES	AMPS	CKT NO.	
				A	B	C					
1	20	1	RECEPTACLES PIPE GALLERY	540			LIGHTS PIPE GALLERY/STAIR 102	1	20	2	
				450							
3	20	1	RECEPTACLES PUMP ROOM/STORAGE/STAIR 104/STORAGE		1440		LIGHTS PUMP ROOM/STAIR 104/STORAGE 106	1	20	4	
					712						
5	20	1	HYP CHEMICAL FILL PANEL			180	SUMP PUMP SP-2A	1	20	6	
						1920					
7	20	1	LAS CHEMICAL FILL PANEL	180			SUMP PUMP SP-2B	1	20	8	
				1920							
9	20	1	SUMP PUMP SP-1A		1920		DUCTLESS SPLIT SYSTEM DS-1/HP-1	2	30	10	
					2600					12	
11	20	1	SUMP PUMP SP-1B			1920	DUCTLESS SPLIT SYSTEM DS-2/HP-2	2	30	14	
						2600				16	
13	20	1	SUMP PUMP SP-3A	1920			DUCTLESS SPLIT SYSTEM DS-2/HP-2	2	30	18	
				2600						20	
15	20	1	SUMP PUMP SP-3B		1920		DUCTLESS SPLIT SYSTEM DS-3/HP-3	2	25	22	
					2600					24	
17	20	1	RECEPTACLES ROOF				DUCTLESS SPLIT SYSTEM DS-3/HP-3	2	25	26	
						1144				28	
19	20	1	MIXER AMX-300				DUCTLESS SPLIT SYSTEM DS-3/HP-3	2	25	30	
				1144						32	
21	20	1	SPARE				DUCTLESS SPLIT SYSTEM DS-3/HP-3	1	20	34	
										36	
23	20	1	SPARE				DUCTLESS SPLIT SYSTEM DS-3/HP-3	1	20	38	
										40	
25	20	1	SPARE				DUCTLESS SPLIT SYSTEM DS-3/HP-3	1	20	42	
										44	
27	20	1	SPARE				DUCTLESS SPLIT SYSTEM DS-3/HP-3	1	20	46	
										48	
29	20	1	SPARE				DUCTLESS SPLIT SYSTEM DS-3/HP-3	1	20	50	
										52	
31	20	1	SPARE				DUCTLESS SPLIT SYSTEM DS-3/HP-3	1	20	54	
										56	
33	20	1	SPARE				DUCTLESS SPLIT SYSTEM DS-3/HP-3	1	20	58	
										60	
35	20	1	SPARE				DUCTLESS SPLIT SYSTEM DS-3/HP-3	1	20	62	
										64	
37	20	1	SPARE				DUCTLESS SPLIT SYSTEM DS-3/HP-3	1	20	66	
										68	
39	20	1	SPARE				DUCTLESS SPLIT SYSTEM DS-3/HP-3	3	30	70	
										72	
41	20	1	SPARE				DUCTLESS SPLIT SYSTEM DS-3/HP-3			74	
										76	
SUB-TOTAL:				8754	11192	7764					
TOTAL:					27710						
ESTIMATED DEMAND LOAD:				100%	27.7	KVA					
DEMAND LINE CURRENT:					76.9	AMPS					

CODE	LIGHT SOURCE		MOUNTING	MANUFACTURER	CATALOG NO.	VOLTS	DESCRIPTION
	TYPE	LAMPING					
A	LED	39W	CHAIN PENDANT, SEE DRAWINGS FOR MOUNTING HEIGHT	HYDREL	W6348 LED 120 40K 24 VWFL	120	4 FT. IP68 RATED LINEAR SUBMERSIBLE SUITABLE FOR INSTALLATION UP TO 9 FEET DEEP, 2600 LUMENS
B	LED	40W	CEILING	LITHONIA OR EQUAL	FEM L48 6000LMPLAFL MD MVOLT 40K 90CRI	24	4 FT. LOW-PROFILE ENCLOSED AND GASKETED INDUSTRIAL WITH WHITE FROSTED LENS, 6000 LUMENS
C	LED	(2) 10W, 30VDC	WALL *	LITHONIA OR EQUAL	WL4 40L EZ1 LP840 DIM50	MVOLT	WALL BRACKET & SURFACE MOUNT LED, 4000 LUMENS, 4000K, FIXTURE DIMS TO 50% LIGHT OUTPUT WHEN UNOCCUPIED
	LED	(2) 1.5W, 3.6VDC	WALL *	LITHONIA OR EQUAL	ELM2-LED-HO	277	LED EMERG. BATTERY UNIT W/2 LAMPS, NI-CAD BATTERY, FOR DRY LOCATIONS, 6W REMOTE OUTPUT CAPABILITY
W	LED	72W	WALL *	LITHONIA OR EQUAL	TWH LED 20C 1000 50K T3M MVOLTDLBLXD	277	LED WALL LUMINAIRE FOR OUTDOOR WET LOCATIONS
R	LED	58W LED	WALL *	LITHONIA OR EQUAL	AFF PEL DBLBXD UVOLT LTP SDRT FCT	120	LED COMPACT WALLPACK, UL WET LOCATION, BLACK TEXTURED. PHOTOCELL, NORMALLY ON WITH INTERNAL BATTERY

REFER TO ARCHITECTURAL BUILDING ELEVATIONS FOR FIXTURE MOUNTING HEIGHT

				DESIGNED	S.CONWAY		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: ELECTRICAL SCHEDULES I	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: XXXX XXXX, P.E. FLA. LIC. NO XXXX	DATE:	03/2024
				DRAWN	S.MAURO						PROJECT NO.	002150A
				CHECKED	XXXX						SHEET:	E-19
REV. NO.	DATE	DESCRIPTION	REV. BY									

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CONDUIT NO	SIZE		DESTINATION		REMARKS
	CONDUIT	CONDUCTOR	FROM	TO	
P1	4"	4#500KCMIL, 1#1/0 GND.	UTILITY TRANSFORMER	MAIN CIRCUIT BREAKER MCB-1 IN MCC-1	
P2	4"	4#500KCMIL, 1#1/0 GND.	EMERGENCY GENERATOR GEN-1	AUTOMATIC TRANSFER SWITCH ATS-1 IN MCC-1	
P3	4"	4#500KCMIL, 1#1/0 GND.	AUTOMATIC TRANSFER SWITCH ATS-1 IN MCC-1	MANUAL TRANSFER SWITCH MTS-1	
P4	4"	4#500KCMIL, 1#1/0 GND.	MANUAL TRANSFER SWITCH MTS-1	MOTOR CONTROL CENTER MCC-1	
P5	4"	4#500KCMIL, 1#1/0 GND.	PORTABLE GENERATOR CONNECTION PGMCB-1	MANUAL TRANSFER SWITCH MTS-1	
P6	1 1/2"	3#1, 1#6 GND.	BOOSTER PUMP NO. 1 VFD IN MCC-1	BOOSTER PUMP MOTOR BP-1	
P7	1 1/2"	3#1, 1#6 GND.	BOOSTER PUMP NO. 1 VFD IN MCC-2	BOOSTER PUMP MOTOR BP-2	
P8	1 1/2"	4#1, 1#6 GND.	BOOSTER PUMP NO. 1 VFD IN MCC-3	BOOSTER PUMP MOTOR BP-3	
P9	2 1/2"	4#2/0, 1#2 GND.	150A BREAKER IN MCC-1	PANELBOARD PP-1	
P10	1"	3#4, 1#4 GND.	PANELBOARD HP-1	45 KVA TRANSFORMER T-1A	
P11	1 1/2"	4#3/0, 1#4 GND.	45 KVA TRANSFORMER T-1A	PANELBOARD LP-1A	
P12	3/4"	3#12, 1#12 GND.	PANELBOARD PP-1	FILL VALVE FCV-200	
P13	3/4"	3#12, 1#12 GND.	PANELBOARD PP-1	EMERGENCY VALVE MOV-510	
P14	3/4"	3#12, 1#12 GND.	PANELBOARD PP-1	GST INLET VALVE MOV-301	
P15	3/4"	3#12, 1#12 GND.	PANELBOARD PP-1	GST OUTLET VALVE MOV-302	
P16	3/4"	3#12, 1#12 GND.	PANELBOARD PP-1	GST OUTLET VALVE MOV-303	
P17	3/4"	2#12, 1#12 GND.	MAIN CONTROL PANEL PLC-MCP	CHEMICAL FILL PANEL	UPS POWER
P18	3/4"	2#12, 1#12 GND.	PANELBOARD LP-2A	COMBINATION STARTER AMX-300	
P19	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	TRAP PRIMER TP-1	
P20	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	MOTOR OPERATED VALVE MOV-800-1	
P21	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	MOTOR OPERATED VALVE MOV-800-2	
P22	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	MOTOR OPERATED VALVE MOV-810-1	
P23	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	MOTOR OPERATED VALVE MOV-810-2	
P24	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	MOTOR OPERATED VALVE MOV-820-1	
P25	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	MOTOR OPERATED VALVE MOV-820-2	
P26	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	NaOCI METERING PUMP CP HYPP-810-1	
P27	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	NaOCI METERING PUMP CP HYPP-810-2	
P28	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	NaOCI METERING PUMP CP HYPP-810-3	
P29	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	NaOCI METERING PUMP CP HYPP-820-1	
P30	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	NaOCI METERING PUMP CP HYPP-820-2	
P31	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	NaOCI METERING PUMP CP HYPP-820-3	
P32	3/4"	2#10, 1#10 GND.	PANELBOARD LP-1A	CONTROL PANEL PLC-CCP	
P33	3/4"	2#10, 1#10 GND.	PANELBOARD LP-1A	CONTROL PANEL PLC-MCP	
P34	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	RELOCATED COMMUNICATIONS RACK	
P35	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	GENERATOR JACKET WATER HEATER	
P36	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	GENERATOR BATTERY CHARGER	
P37	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	ATC CONTROL PANEL	
P38	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	GENERAOR DIESEL FUEL STORAGE TANK	
P39	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	EXHAUST FAN	
P40	3/4"	2#12, 1#12 GND.	MAIN CONTROL PANEL PLC-MCP	ANALYSIS TRANSMITTER AIT-600-1	UPS POWER
P41	3/4"	2#12, 1#12 GND.	MAIN CONTROL PANEL PLC-MCP	ANALYSIS TRANSMITTER AIT-600-2	UPS POWER
P42	2"	4#1, 6 GND.	PANEL LP-1A	PANEL LP-2A	
P43	1"	3#10, 1#10 GND.	AUTOMATIC TEMPERATURE CONTROL PANEL ATC-1	PANEL LP-1A	
P44	3/4"	2#12, 1#12 GND.	AUTOMATIC TEMPERATURE CONTROL PANEL ATC-1	SUPPLY FAN SF-1	
P45	3/4"	2#12, 1#12 GND.	AUTOMATIC TEMPERATURE CONTROL PANEL ATC-1	SUPPLY FAN SF-2	
P46	3/4"	2#12, 1#12 GND.	AUTOMATIC TEMPERATURE CONTROL PANEL ATC-1	SUPPLY FAN SF-3	
P47	3/4"	2#12, 1#12 GND.	AUTOMATIC TEMPERATURE CONTROL PANEL ATC-1	EXHAUST FAN EF-1	
P48	3/4"	2#12, 1#12 GND.	AUTOMATIC TEMPERATURE CONTROL PANEL ATC-1	EXHAUST FAN EF-2	
P49	3/4"	2#12, 1#12 GND.	AUTOMATIC TEMPERATURE CONTROL PANEL ATC-1	EXHAUST FAN EF-3	
P50	3/4"	2#12, 1#12 GND.	AUTOMATIC TEMPERATURE CONTROL PANEL ATC-1	EXHAUST FAN EF-4	
P51	3/4"	2#12, 1#12 GND.	AUTOMATIC TEMPERATURE CONTROL PANEL ATC-1	EXHAUST FAN EF-5	
P52	3/4"	2#12, 1#12 GND.	AUTOMATIC TEMPERATURE CONTROL PANEL ATC-1	EXHAUST FAN EF-6	
P53	3/4"	2#12, 1#12 GND.	AUTOMATIC TEMPERATURE CONTROL PANEL ATC-1	EXHAUST FAN EF-7	
P54	1"	2#10, 1#10 GND.	HEAT PUMP NO. 1	DUCTLESS SPLIT HEAT PUMP NO. 1	
P55	1"	2#10, 1#10 GND.	HEAT PUMP NO. 2	DUCTLESS SPLIT HEAT PUMP NO. 2	
P56	1"	2#10, 1#10 GND.	HEAT PUMP NO. 3	DUCTLESS SPLIT HEAT PUMP NO. 3	
P57	1"	2#10, 1#10 GND.	PANELBOARD LP-2A	HEAT PUMP NO. 1	
P58	1"	2#10, 1#10 GND.	PANELBOARD LP-2A	HEAT PUMP NO. 2	
P59	3/4"	2#10, 1#10 GND.	PANELBOARD LP-2A	HEAT PUMP NO. 3	
P60	3/4"	2#10, 1#10 GND.	PANELBOARD LP-1A	WATER HEATER WH-1	
P61	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	FIRE ALARM CONTROL PANEL FACP	
P62	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	SECURITY SYSTEMS CONTROL CABINET SSCP	
P63	3/4"	2#12, 1#12 GND.	PANELBOARD LP-2A	AMMONIA METERING PUMP LASP-1	
P64	3/4"	2#12, 1#12 GND.	PANELBOARD LP-2A	AMMONIA METERING PUMP LASP-2	
P65	3/4"	2#10, 1#10 GND.	PANELBOARD LP-1A	GENERATOR DAY TANK	
P66	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	SUMP PUMP SP-1A	

P67	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	SUMP PUMP SP-1B	
P68	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	SUMP PUMP SP-2A	
P69	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	SUMP PUMP SP-2B	
P70	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	SUMP PUMP SP-3A	
P71	3/4"	2#12, 1#12 GND.	PANELBOARD LP-1A	SUMP PUMP SP-3B	

CONDUIT NO	SIZE		DESTINATION		REMARKS
	CONDUIT	CONDUCTOR	FROM	TO	
C1	1"	20#14	MAIN CONTROL PANEL PLC-MCP	AUTOMATIC TRANSFER SWITCH ATS-1 IN MCC-1	
C2	1"	20#14	AUTOMATIC TRANSFER SWITCH ATS-1 IN MCC-1	EMERGENCY GENERATOR GEN-1	
C3	1"	20#14	M-400-1 VFD IN MCC-1	CONTROL JUNCTION BOX AT M-400-1	
C4	1"	20#14	M-400-2 VFD IN MCC-1	CONTROL JUNCTION BOX AT M-400-2	
C5	1"	20#14	M-400-3 VFD IN MCC-1	CONTROL JUNCTION BOX AT M-400-3	
C6	3/4"	14#14	MAIN CONTROL PANEL PLC-MCP	MOTOR OPERATED VALVE MOV-301	
C7	3/4"	14#14	MAIN CONTROL PANEL PLC-MCP	MOTOR OPERATED VALVE MOV-302	
C8	3/4"	14#14	MAIN CONTROL PANEL PLC-MCP	MOTOR OPERATED VALVE MOV-303	
C9	3/4"	14#14	MAIN CONTROL PANEL PLC-MCP	MOTOR OPERATED FLOW CONTROL VALVE FCV-200	
C10	3/4"	14#14	MAIN CONTROL PANEL PLC-MCP	MOTOR OPERATED FLOW CONTROL VALVE FCV-510	
C11	3/4"	6#14	MAIN CONTROL PANEL PLC-MCP	TANK MIXER AMX-300 STARTER	
C12	NOT USED				
C13	3/4"	4#14	MAIN CONTROL PANEL PLC-MCP	WATER STORAGE TANK HIGH LEVEL SWITCH LSHH-30	
C14	1"	6#14	MAIN CONTROL PANEL PLC-MCP	GENERATOR DIESEL FUEL STORAGE TANK	TANK LOW LEVEL / LEAK
C15	3/4"	4#14	CHEMICAL CONTROL PANEL PLC-CCP	EMERGENCY SHOWER/EYE WASH STATION	HYPP AREA
C16	3/4"	4#14	CHEMICAL CONTROL PANEL PLC-CCP	EMERGENCY SHOWER/EYE WASH STATION	PIPE GALLERY
C17	NOT USED				

CONDUIT NO	SIZE		DESTINATION		REMARKS
	CONDUIT	CONDUCTOR	FROM	TO	
S1	3/4"	1#16 TWISTED SHIELDED PAIR	MAIN CONTROL PANEL PLC-MCP	FLOW TRANSMITTER FIT-200-1A	
S2	3/4"	1#16 TWISTED SHIELDED PAIR	MAIN CONTROL PANEL PLC-MCP	FLOW TRANSMITTER FIT-200-1B	
S3	3/4"	1#16 TWISTED SHIELDED PAIR	MAIN CONTROL PANEL PLC-MCP	FLOW TRANSMITTER FIT-200-2A	
S4	3/4"	1#16 TWISTED SHIELDED PAIR	MAIN CONTROL PANEL PLC-MCP	FLOW TRANSMITTER FIT-200-2B	
S5	3/4"	1#16 TWISTED SHIELDED PAIR	MAIN CONTROL PANEL PLC-MCP	PRESSURE TRANSMITTER PIT-200	
S6	3/4"	1#16 TWISTED SHIELDED PAIR	MAIN CONTROL PANEL PLC-MCP	FLOW TRANSMITTER FIT-500-1	
S7	3/4"	1#16 TWISTED SHIELDED PAIR	MAIN CONTROL PANEL PLC-MCP	FLOW TRANSMITTER FIT-500-2	
S8	3/4"	1#16 TWISTED SHIELDED PAIR	MAIN CONTROL PANEL PLC-MCP	LEVEL TRANSMITTER LIT-300	
S9	3/4"	1#16 TWISTED SHIELDED PAIR	MAIN CONTROL PANEL PLC-MCP	PRESSURE TRANSMITTER PIT-500	

CONDUIT NO	SIZE		DESTINATION		REMARKS
	CONDUIT	CONDUCTOR	FROM	TO	
ETH1	1"	CAT-6 LAN CABLE	CHEMICAL CONTROL PANEL PLC-CCP	RELOCATED TELECOMMUNICATIONS RACK	
ETH2	1"	CAT-6 LAN CABLE	PUMP BP-1 VARIABLE FREQUENCY DRIVE	MAIN CONTROL PANEL PLC-MCP	VFD CONTROL
ETH3	1"	CAT-6 LAN CABLE	PUMP BP-2 VARIABLE FREQUENCY DRIVE	MAIN CONTROL PANEL PLC-MCP	VFD CONTROL
ETH4	1"	CAT-6 LAN CABLE	PUMP BP-3 VARIABLE FREQUENCY DRIVE	MAIN CONTROL PANEL PLC-MCP	VFD CONTROL
ETH3	1"	CAT-6 LAN CABLE	ANALYSIS TRANSMITTER AIT-610-1	MAIN CONTROL PANEL PLC-MCP	
ETH4	1"	CAT-6 LAN CABLE	ANALYSIS TRANSMITTER AIT-610-2	MAIN CONTROL PANEL PLC-MCP	

				DESIGNED <u>S.CONWAY</u>		PROJECT: PINELLAS COUNTY, FLORIDA GULF BEACH WATER BOOSTER STATION IMPROVEMENTS	DESCRIPTION: ELECTRICAL SCHEDULES II	 800.422.1095 www.wright-pierce.com 3820 NORTHDALE BOULEVARD, SUITE 202B, TAMPA, FL 33624	APPROVED BY: _____ XXXX XXXX, P.E. FLA. LIC. NO XXXX	DATE: 03/2024
				DRAWN <u>S.MAURO</u>						PROJECT NO. 002150A
				CHECKED <u>XXXX</u>						SHEET: E-20
REV. NO.	DATE	DESCRIPTION	REV. BY							

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request:

Strategic Objective:

Date: August 7, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: Applicant requests an Unnecessary and Undue Hardship Variance to construct a new building in the Community Redevelopment District without providing either of the two required energy and environmental design standards (LDC Sec. 39.9).

Funding:

Attachments:

1. Application
2. Narrative
3. Survey

CASE #: _____

PARCEL #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following items are to be submitted, along with this application, **at least 30 days prior to the public hearing:**

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	PINELLAS COUNTY UTILITIES	14 SOUTH FORT HARRISON BLVD, 6TH FL CLEARWATER FL 33756	727.453.3343
Applicant/Agent	CHRISTOPHER BAGGETT	3820 Northdale Blvd, Suite 202 TAMPA FL 33624	407.720.5395
Owner Email Address: mcook@pinellas.gov		Applicant/Agent Email Address: christopher.baggett@wright-pierce.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
AC	AC	0.78 ACRES
Legal Description: THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2556, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN GOVERNMENT LOT 1 IN SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT A, LESS THE NORTH 120 FEET, LESS THE EAST 113.62 FEET, LIDO BEACH SUBDIVISION, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 34, PAGE 7, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA		
Address: GULF BLVD, ST PETE BEACH		
Explanation of Request: _____ SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCE AND FINDINGS" _____ _____ _____		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCE AND FINDINGS"

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCE AND FINDINGS"

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCE AND FINDINGS"

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCE AND FINDINGS"

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCE AND FINDINGS"

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

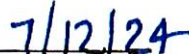
SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCE AND FINDINGS"

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCE AND FINDINGS"

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

SEE ATTACHED DOCUMENT TITLED "REQUESTED VARIANCE AND FINDINGS"

			
Signature of Applicant	Date	Signature of Authorized Agent	Date

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

MC I understand that the City will not accept or process an incomplete application.

MC I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

MC On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

MC I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

MC I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

MC I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

MC I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.

Margaret Cook
Signature of Applicant

7/12/2024
Date

Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE MARGARET COOK
(print name of property owner)

hereby authorize CHRISTOPHER BAGGETT
(print name of agent)

to represent me/us in an application for VARIANCE
(type of application: variance, conditional use, zoning, etc.)

Margaret Cook
Signature of Owner

Chris Baggett
Signature of Agent

MARGARET COOK
Print Name of Owner

CHRISTOPHER BAGGETT
Print Name of Agent

The forgoing instrument was acknowledged before me this 12th day of
July 2024 by margaret Cook or who is
personally known _____ produced
_____ as identification.

Colleen Whitham
(Notary Signature)

7/12/24
(Date)

My Commission Expires



Colleen Whitham
Comm.: HH 342109
Expires: December 15, 2026
Notary Public - State of Florida



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, MARGARET COOK, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): MARGARET COOK

Address: 14 SOUTH FORT HARRISON BLVD, 6TH FL, CLEARWATER, FL 33756

Margaret Cook
Signature

7/12/2024
Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 12th day of July, 2024 by:
Margaret Cook who appeared before me, and is personally known to me, or has produced
as identification, and did take an oath.

My commission Expires:

NOTARY:

Print Name: Colleen Whitham Notary

Public, State of Florida

(Notarial Seal)



Colleen Whitham
Comm.: HH 342109
Expires: December 15, 2026
Notary Public - State of Florida

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN FINAL DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing for unnecessary and undue hardship variances or final administrative decision for administrative variances. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, City Manager, or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, or City Manager.

A Notary Public is available in City Hall; 155 Corey Avenue.

Requested Variance and Findings

Requested Site Plan Land Development Code Variances

1. This project is required to comply with two of the eight listed green building standards in LDC Sec. 39.9. Based upon the building classification, of the eight it appears only LEED-NC, LEED for interiors, and FGBC certification are available to the structure. While this certification will not be required until the building permit stage, please be aware of this requirement. Alternative certifications or best practices can only be considered under a variance, as staff has no discretion to waive these requirements.

Green Building Standards Background

The United States Green Building Council (USGBC) was founded in 1993 and created the Leadership in Energy and Environmental Design (LEED) certification program. The Florida Green Building Coalition (FGBC) was founded in 2000 and created the FGBC certification program. These organizations were founded to promote the inclusion of sustainability/green building practices into building design. During this era, the Florida Building Commission did not focus on the inclusion of sustainability/green building practices into the Florida Building Code (FBC).

The City of St. Pete Beach (City) appears to have originally adopted Land Development Code (LDC) Section 39.9 – Energy and environmental design – New construction and major renovation in 2008. The current version of LDC Section 39.9 requires new and major renovation projects within the City’s community redevelopment district to comply with two of the eight listed green building standards. According to City’s Comprehensive Plan, LDC 39.9 was developed in response to the below citizen input:

Residents have expressed a need and desire to create a more environmentally friendly sustainable community that will improve the quality of life for residents and visitors by requiring the City to initiate an application with the Florida Green Building Coalition for certification as a Florida Green City and establishing goals, objectives and policies promoting Green practices and strategies for redevelopment that will be implemented through the City’s land development and building regulation..(Comprehensive Plan, Section I, Item 7)

Due to the increased focus on green building practices in the industry, the Florida Building Commission began incorporating green building practices into the FBC around 2012. The most notable modifications occurred in the 2017 and the 2020 editions of the FBC. The 2017 edition of the FBC incorporated principals emphasizing energy efficiency, indoor air quality, and the use of sustainable building materials. The 2020 edition of the FBC focused on increased energy efficiency requirements, improved water conservation measures, and the promotion of renewable energy sources. These modifications were developed to support Florida’s unique environmental needs while promoting sustainability in new construction and major renovations.

Gulf Beach Water Booster Station Improvements Project

The Gulf Beach Water Booster Station (GBWBS) provides potable water to its service area for drinking and fire protection purposes. Its service area extends from the City of St. Pete Beach to Fort De Soto Park. The GBWBS is owned and operated by Pinellas County (County) and was originally placed in service around 1968. The County is currently upgrading the GBWBS. The upgrades will increase pump and power reliability, which will minimize the likelihood and duration of temporary reduced potable water service. This will be accomplished by replacing deteriorated pumps and equipment, providing a standby pump, and providing a standby emergency generator. The upgrades will also increase the facility's resiliency to major disaster events (e.g., a major flood event), which will minimize the likelihood and duration of long-term reduced potable water service. This will be accomplished by replacing the existing pump building with a new pump building that is designed for current code requirements including wind and flood loads.

Since the new pump building will house critical equipment needed to maintain full potable water service within its service area, it is considered an essential building that must remain operational during and after a major disaster event (e.g., a major flood event). Consequently, the new pump building must be designed to meet more stringent code related wind and flood load requirements than most commercial and municipal buildings in the same zoning district. For instance, the new pump must be designed to withstand flood loads associated with FEMA's 500-year flood event, at a minimum, in addition to code related wind load requirements. To provide a higher level of protection and resiliency than required by code, the County established the design flood elevation for the new pump building at 18.8' NAVD88, which exceeds FEMA's 500-year flood elevation of 14.6' NAVD88. This higher flood elevation is based on the County's more conservative 500-year flood elevation, determined through detailed watershed and coastal studies, and an allowance for sea level rise.

Due to the coastal environment and the significant wind loads and the significant flood depth and loads that the new pump building must resist, suitable construction materials and selections of exterior components are limited. The new pump building will be an unoccupied structure in which internal equipment will be monitored and controlled remotely. Its design incorporates green building practices to the extent reasonable. Furthermore, due to the limited space on the existing site and maintenance vehicle access needs, the new pump building will be located where the existing building is located.

Unlike most commercial and municipal buildings within St. Pete Beach's redevelopment district, there is little flexibility to adjust the design of the new pump building to make it more sustainable and energy efficient beyond what is included in the current design due to the above requirements and constraints. Furthermore, a significant portion of the potential credits included in the LEED-NC and the FGBC certification programs are not applicable or attainable for this project. Please note that LEED for interiors would not be applicable since the complete pump building is being replaced.

The City developed its Green Building Standards to create a more environmentally friendly sustainable community that will improve the quality of life for residents and visitors (Comprehensive Plan, Section I, Item 7). Since the GBWBS is closed to the City's residents and visitors, it will primarily improve the quality of life for the City's residents and visitors by:

- providing potable water service within its service area for drinking and fire protection purposes with increased reliability, and
- increasing potable water service resiliency to major disaster events (e.g., a major flood event).

The new pump building design meets or exceeds applicable FBC requirements and incorporates green building practices. Some of the green building practices incorporated into the design include:

- Pre-Design Activities
 - Climate-related risk management planning
 - Emergency preparedness
- Design Activities
 - Enhanced resilience to natural disasters and weather events
 - Improved pump and power reliability
- Planned Construction Activities
 - Erosion and sedimentation control plan
 - Regional materials, majority sourced within 500 miles
- Architectural and Structural Components
 - No urea formaldehyde carpeting on floor or wall coatings with VOC content
 - Roofing will meet Energy Star requirements, which includes use of reflective roof covering
 - Recycled content in concrete
 - Sound attenuation to reduce exterior noise levels associated with equipment operations
- Mechanical and Process Components
 - High efficiency water booster pumps and motors to reduce energy use and operational costs
 - High efficiency fans and motors to reduce energy use and operational costs
 - High-efficiency heat pumps are utilized for space cooling, providing an energy-efficient solution that is adaptable to the specific needs of the building
 - Control systems for the HVAC equipment allows for improved performance management and energy savings
 - Low flow plumbing fixtures to conserve water, reduce environmental impacts, and provide economic savings
- Electrical Components
 - Energy efficient LED lighting to reduce energy use and operational costs
 - Localized control of lighting to ensure lights do not remain on when maintenance workers are no longer present

As discussed previously, there is little flexibility to adjust the current design to make the building more sustainable and energy efficient. Only two (LEED-NC certification and FGBC certification) of the eight green building standards listed in LDC Section 39.9 are applicable to the new pump building. However, for reasons discussed above pursuing green building certifications will not produce additional meaningful increases in the sustainability or energy efficiency of the new pump building beyond what is included in the current design. The County has coordinated with the City in an effort to make sure that the proposed pump building aesthetics preserve the current art deco theme and the core character of the community. The project appears to satisfy the underlying intent of the citizen input summarized in Section I, Item 7 of the Comprehensive Plan (i.e., to create a more environmentally friendly sustainable community that will improve the quality of life for residents and visitors), which led to the development of LDC Section 39.9. For these reasons, the County requests a variance from having to pursue and obtain green building certifications for this project.

Findings Necessary for Granting a Request

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district:

Because the new pump building will house critical equipment needed to maintain full potable water service within its service area for drinking and fire protection purposes, it is considered an essential building that must remain operational during and after major disaster events (e.g., a major flood event). Consequently, the new pump building must be designed to meet more stringent code related wind and flood load requirements than most commercial and municipal buildings in its zoning district. The new pump building design already incorporates green building practices to the extent practical and meets design constraints and stringent requirements. Unlike most commercial and municipal buildings within the same zoning district, there is little flexibility to adjust the design of the new pump building to make it more sustainable and energy efficient beyond what is included in the current design. Pursuing green building certifications will not produce additional meaningful increases in the sustainability or energy efficiency of the new pump building. For these reasons, the County requests a variance from having to pursue and obtain green building certifications for an essential unoccupied building.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property:

The GBWBS was placed in service around 1968. The existing building houses critical equipment needed to maintain full potable water service within its service area and is not capable of withstanding a major flood event. The GBWBS requires updating to replace deteriorated equipment, to improve pump and power reliability, and to improve its resiliency to major disaster events (e.g., a major flood event).

The site constraints and the advancement of building codes for essential buildings, which limit the flexibility to adjust the design of the new pump building to make it more sustainable and energy efficient beyond what is included in the current design, have not resulted from the actions of the County.

In addition, GBWBS's increased vulnerability to flood events from increased sea level rise have not resulted from the actions of the County. Sea level rise is predominately a result of thermal expansion due to the heating of the ocean and the addition of water mass associated with ice-mass loss from the ice sheets and glaciers according to Global and Regional Sea Level Rise Scenarios for the United States, NOAA, 2022.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant:

Other buildings in the zoning district are not essential buildings that house critical equipment needed to maintain full potable water service for drinking and fire protection purposes. The design constraints and stringent requirements and the green building practices already incorporated into the design of this specific essential building effectively render pursuit of green building certifications a redundant activity that will not produce additional meaningful benefits.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density:

The hardship was not deliberately created or suffered, nor does it permit an increase in development density as the proposed impervious surface ratio and floor area ratio do not exceed the maximum allowed and the essential building is unoccupied.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship:

The County is not a for-profit entity. The County has undertaken this project to enable the GBWBS to continue to satisfy the drinking and fire protection needs of its service area with greater reliability and to be resilient to major disaster events. The variance is being requested for the following reasons:

- Due to the design constraints and stringent requirements for this normally unoccupied essential pump building, it is unlikely that the pump building will achieve certification. Furthermore, pursuing green building certification will not meaningfully increase the project's sustainability or energy efficiency beyond what is already included in the design.
- For the above reasons, investing the significant time and effort required to pursue green building certification will not yield meaningful benefits.

The below table presents the results of a high-level evaluation to determine if the pump build is likely to achieve LEED BD+C: New Construction certification. The below table includes six of the nine LEED BD+C: New Construction categories, the "Total Potential Points" and the "Not Likely Achievable Points" for the six categories, and primary reasons for the "Not Likely Achievable Points". The "Total Potential Points" for all nine categories is 110. The minimum number of points required for certification is 40. This means that the total "Not Likely Achievable Points" for all nine categories cannot exceed 70 points (110 point - 40 points). Note that the total "Not Likely Achievable Points" for the six categories presented in the below table is 71 points. This means that without considering the other three categories, the pump building would not achieve certification. Evaluation of the other three categories would yield additional "Not Likely Achievable Points". Furthermore, the difference between the "Total Potential Points" and the "Not Likely Achievable Points" only represents the "Potentially Achievable Points". It is possible that a portion of the "Potentially Achievable Points" would not be achieved.

Category	Total Potential Points	Not Likely Achievable Points	Comment(s)
Location and Transportation	16	11	Some primary reasons for the "Not Likely Achievable Points" are presented below: • High-Priority and Equitable Development Credit: This intent of this credit is to build the economic and social vitality of communities, encourage project location in areas with development constraints and promote the

			ecological, cultural, and community health of the surrounding area while understanding the needs and goals of existing residents and businesses. Due to reuse of the existing site, the purpose of this essential pump building, and the credit requirements, acquiring points under this credit is unlikely. • Access to Quality Transit and Bicycle Facilities Credits: The pump building is normally unoccupied. Maintenance staff periodically visit the site from remote locations and bring equipment/tools with them to perform work. Due to travel distances and the need to transport equipment/tools, maintenance staff must use County vehicles instead of public transit services or bicycles. • Electric Vehicle Credit: The County's maintenance vehicles are not electric.
Sustainable Sites	10	4	Primary reasons for the "not likely achievable points" are presented below: • Protect or Restore Habitat Credit: The intent of this credit is to conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity. Due to size of the essential building, the size of existing tank, access needs, stormwater needs, the size of the overall property, and the credit requirements, acquiring points under this credit is unlikely. • Open Space Credit: The intent of this credit is to create exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities. The building is normally unoccupied. Maintenance staff occasionally visit the building. When maintenance staff complete their work, they leave the site and proceed to their next assignment. Due to the credit requirements and the purpose of the building, acquiring points under this credit is unlikely. • Heat Island Reduction Credit: It is unlikely that the off-room portion of the credit would be

			achieved due to the size of property (0.7 acres), the size of the existing 2-million-gallon tank, the access needs, and design requirements.
Water Efficiency	11	10	Some primary reasons for the “Not Likely Achievable Points” are presented below: • Indoor Water Use Reduction Credit: Indoor water use consists of analyzer flow streams and domestic water. The analyzer flow streams are for monitoring water quality and will be set at their minimum required rates. The domestic water serves as the supply for a low-flow toilet, a low-flow sink, and hose bibbs for period maintenance purposes. Domestic water use will be low because it should only occur during periodic site visits by maintenance staff. For these reasons, there is virtually no opportunity to reduce indoor water use beyond a baseline value. • Outdoor Water Use Reduction Credit: Outdoor water use consists of landscape irrigation. The proposed landscaping has been coordinated with the City and is not extensive. The irrigation system design will prevent over irrigation. In addition, irrigation must comply with the applicable watering restrictions. For these reasons, there is little opportunity to reduce outdoor water use beyond a baseline value. • Optimize Process Water Use Credit: The intent of this credit is to conserve low-cost potable water resources used for mechanical processes (such as for cooling) while controlling, corrosion and scale in the condenser water system. No water is used for mechanical processes, therefore there is nothing to optimize.
Energy and Atmosphere	33	28	Some primary reasons for the “Not Likely Achievable Points” are presented below: • Renewable Energy Credit: The essential pump building must have a sufficient and reliable power supply. Power will be supplied by Duke Energy and an on-site emergency standby

			generator. Designing and constructing an on-site renewable energy system is not a viable option. • Optimize Energy Performance Credit: Energy efficient mechanical and pumping equipment and operations, which are compliant with design constraints and requirements, are already included in the project. Optimization of these energy efficient systems is unlikely to yield additional meaningful benefits. • Enhanced Commissioning Credit: Enhanced commissioning is not part of this project as it is unlikely to yield additional meaningful benefits. • Advanced Energy Metering Credit: Power will not be monitored at intervals of one hour or less.
Indoor Environmental Quality	16	13	Some primary reasons for the “Not Likely Achievable Points” are presented below: • Various Indoor Air Quality Credits: Points are typically awarded for exceeding minimum prerequisites. The intent of these credits is generally to promote the comfort, health, productivity, and wellbeing of the occupants. This pump building is normally unoccupied. The design sufficiently promotes the comfort, health, productivity, and wellbeing of the maintenance staff that periodically visit the site for short durations. Providing more robust systems would only make sense if the pump building was regularly occupied. • Daylight and Quality Views Credits: This is an essential pump building that must remain operational during major disaster events. The pump building is designed to withstand significant wind and flood load forces. For this reason, there are no windows associated with dry floodproofed room below the design flood elevation and a minimum number of windows above the design flood elevation. The pump building is normally unoccupied. Maintenance staff periodically visit the site for short

			durations. When maintenance staff complete their on-site work, they leave the site and proceed to their next work assignment. There is little time for maintenance staff to enjoy quality views. • Interior Lighting Credit: The associated criteria are for regularly occupied spaces. The pump building is normally unoccupied. • Acoustic Performance Credit: The intent of this credit is to provide workspaces and classrooms that promote occupants' well-being, productivity, and communications through effective acoustic design. This essential pump building is normally unoccupied and will house pumping equipment and generators. Maintenance staff periodically visit the site for short durations. Providing more robust systems would only make sense if the pump building was regularly occupied. Hearing protection is to be used in certain rooms (such as the generator room).
Innovation	6	5	Some primary reasons for the "Not Likely Achievable Points" are presented below: • Innovation Credit: The points under this credit typically involve going beyond LEED requirements and using cutting-edge technology, sustainability practices, or design strategies. To pursue points under this credit, comprehensive and convincing documentation must be developed. The LEED review process for this credit is rigorous and submitted documentation is scrutinized. This is not a research project. The purpose of this project is to upgrade the GBWBS to enable it to continue to satisfy the drinking and fire protection needs of its service area with greater reliability and to be resilient to major disaster events. Considering these factors, obtaining a significant amount of points for this credit is unlikely.
Total	92	71	

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district:

Requiring applicants, particular for-profit entities, to pursue green building certifications is an effective way of making sure that sustainability and energy efficiency concepts are included in the design of buildings. Essential buildings that must remain operational during and after major disaster events are held to higher standards than non-essential buildings. The specific building associated with this variance application is an essential building that houses critical equipment needed to maintain full potable water service for drinking and fire protection purposes. The level of resiliency to major disaster events, a central sustainability concept, integrated in the building design is significant. In addition, other green building practices are incorporated into the design to the extent reasonable. The design constraints and stringent requirements for this specific essential building effectively render pursuit of green building certifications a redundant activity that will not produce additional meaningful benefits. Granting the variance application will not result in a lowering of standards. Equal treatment will be maintained by other applicants either pursuing green building certifications in accordance with LDC Section 39.9 or agreeing to comply with the stringent requirements included in the design of this essential building, which is a significant capital investment.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure:

The requested variance is the minimum needed to make reasonable use of the new pump building, without undertaking a redundant activity that will not produce additional meaningful benefits.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The requested variance is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare. In addition, the requested variance does not result in a lowering of standards. The design constraints and stringent requirements for this specific essential building effectively render pursuit of green building certifications a redundant activity. The requested variance simply eliminates an activity that has been rendered redundant and will not produce additional meaningful benefits.

This project appears to satisfy the underlying intent of the citizen input summarized in Section I, Item 7 of the Comprehensive Plan (i.e., to create a more environmentally friendly sustainable community that will improve the quality of life for residents and visitors), which led to the development of LDC Section 39.9. Since the GBWBS is closed to the City's residents and visitors, it will primarily improve the quality of life for the City's residents and visitors by:

- providing potable water service for drinking and fire protection purposes with increased reliability, and
- increasing potable water service resiliency to major storm events.

This project also contributes to the City's Green Mission Statement of *protecting and conserving water resources; constructing energy efficient and healthy buildings; creating environmentally sensitive site and building design; recycling construction materials and debris; making building, planning and site design decisions that recognize the complexities and environmental sensitivities of our coastal environment and its vulnerability to storms.* (Comprehensive Plan, Future Land Use Element, Green Mission Statement).

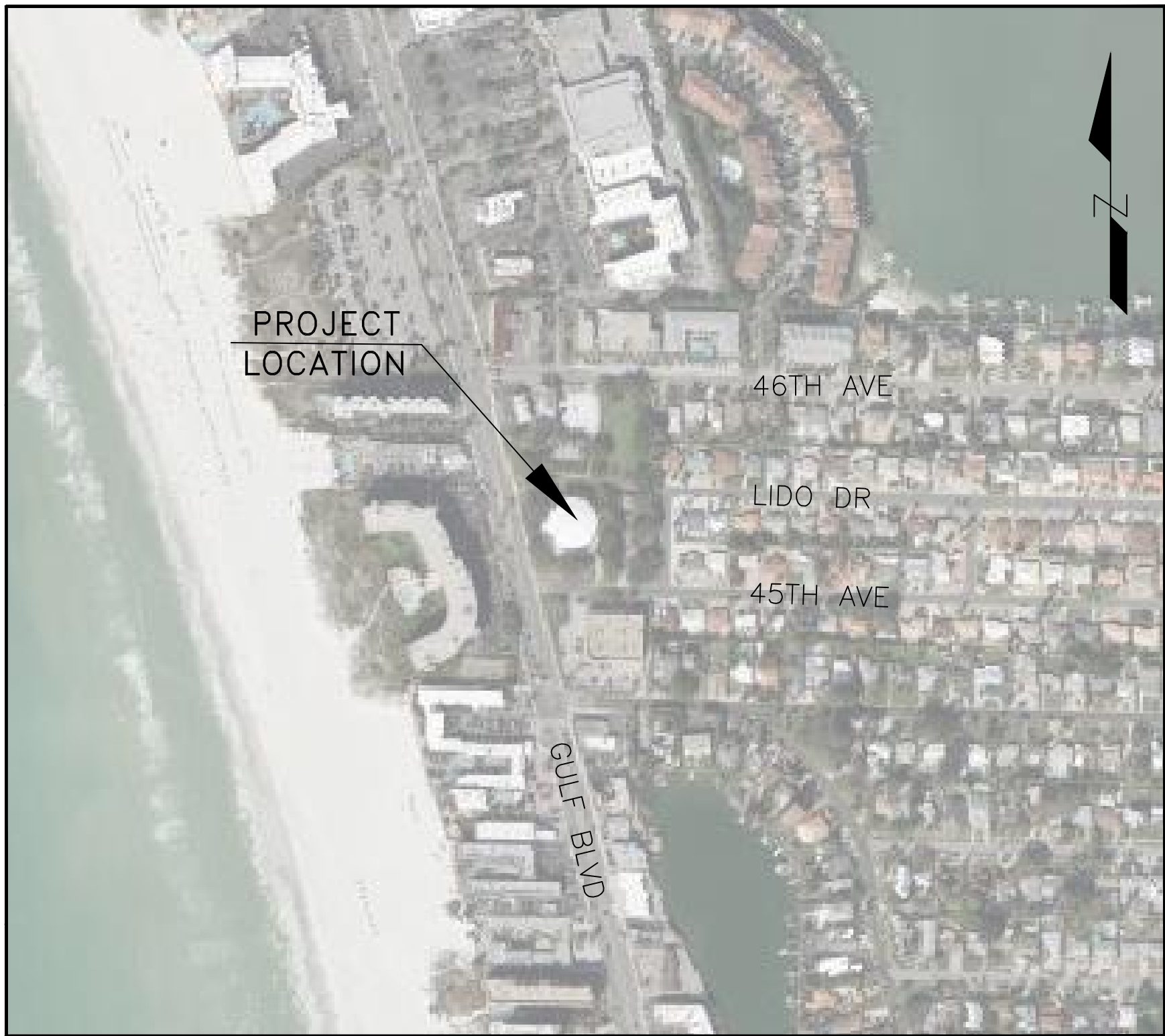
In addition, the increase in potable water service reliability and resiliency to major disaster events offered by this project helps to maximize the potential for economic benefit resulting from the tourist trade (Comprehensive Plan, Future Land Use Plan Element, Goal 2).

GULF BEACH WATER
BOOSTER STATION
4501 GULF BOULEVARD



VICINITY MAP

NOT TO SCALE



SECTION 6&7, TOWNSHIP 32 SOUTH, RANGE 16 EAST

SHEET INDEX

- 1 COVER SHEET / VICINITY MAP / GRAPHIC SYMBOLS
- 2 LAND SURVEYOR REPORT / MONUMENTATION / VERIFIED VERTICAL AND HORIZONTAL UTILITIES / ABBREVIATIONS
- 3 TOPOGRAPHIC SURVEY
- 4 BOUNDARY SURVEY / ENCROACHMENTS

ADDITIONS OR DELETIONS BY OTHER THAN THE PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE ARE PROHIBITED. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Thomas P Young Jr Digitally signed by Thomas P Young Jr
Date: 2024.03.25 11:04:39 -04'00'

THOMAS P YOUNG JR, P.S.M. DATE

PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 7044, STATE OF FLORIDA

ECHO UES, INC.
4803 GEORGE RD, SUITE 350
TAMPA, FL 33634
Phone: (727)431-1580

SURVEY REVISION DATE	SURVEY FILE NO.: 2083
	PID NO.: 002150A
	t2083-c3d-2022.dwg
	SHEET: 1 of 4

GRAPHIC SYMBOLS:

CENTERLINE	---
CONTOUR LINE	---#---
EXISTING TOPOGRAPHIC FEATURE	---
SURFACE WATER /WETLAND BOUNDARY	---
SURVEY REFERENCE LINE	---
RIGHT-OF-WAY (EXISTING)	---
RIGHT-OF-WAY LINE (PROPOSED)	---
PROPERTY OR DEED LINE	---
EASEMENT LINE	---
EASEMENT LINE (PROPOSED)	---
SECTION LINE	---
ORIGINAL LOT LINE/FORMER OWNERSHIP LINE/VACATED EASEMENTS	---
TREE LINE	---
FENCE LINE	---
DRAINAGE (STORM SEWER) PIPE	---
EXISTING TOP OF BANK AND TOE OF SLOPE	---
SANITARY SEWER GRAVITY LINE	---
COMMUNICATION LINE	---
ELECTRIC POWER LINE/CABLE	---
TRAFFIC POWER/COMMUNICATION LINE	---

FORCE MAIN (SANITARY SEWER)	---
GAS LINE	---
HOT OIL LINE	---
OVERHEAD WIRE	---
RECLAIMED WATER LINE	---
POTABLE WATER	---
UNKNOWN UTILITY	---
FOUND CONCRETE MONUMENT	---
FOUND NAIL & DISC/CAP BRASS DISC	---
FOUND IRON ROD	---
FOUND IRON PIPE	---
FOUND PINCH PIPE	---
SET CONCRETE MONUMENT	---
SET NAIL & DISC/CAP BRASS DISC	---
SET IRON ROD	---
XCUT (FOUND)	---
XCUT (SET)	---
SUB PARCEL NO.	---
BLOCK NUMBER	---
PROPERTY APPRAISER PARCEL NUMBER	---
PROPOSED PARCEL	---

FM	FM	FM
G	G	G
OIL	OIL	OIL
OH	OH	OH
R	R	R
W	W	W
UNK	UNK	UNK
1	2	00/00
P###		

BACKFLOW PREVENTER	---
BENCHMARK	---
BUSH / SHRUB	---
CENTERLINE	---
COMMUNICATIONS BOX	---
COMMUNICATIONS MANHOLE	---
DECIDUOUS TREE (OAK UNLESS OTHERWISE ANNOTATED)	---
DELTA ANGLE	---
DRAINAGE CLEAN OUT	---
DRAINAGE MANHOLE	---
ELECTRICAL EQUIPMENT	---
ELECTRICAL OUTLET	---
EVERGREEN TREE	---
FIRE HYDRANT	---
GAS METER	---
GAS VALVE	---

GRATE INLET	---
GUY WIRE	---
HOSE BIB	---
LIGHT POLE	---
MAILBOX	---
MONITOR WELL	---
PALM TREE	---
PEDESTRIAN SIGNAL	---
POLE/POST	---
POWER BOX	---
PROPERTY LINE	---
RECLAIMED WATER MANHOLE	---
RECLAIMED WATER METER	---
RECLAIMED WATER VALVE	---
SANITARY SEWER CLEANOUT	---

SEWER MANHOLE	---
SEWER VALVE	---
SIGN	---
SPRINKLER HEAD	---
SPRINKLER HEAD VALVE	---
SURVEY LINE	---
TARGET	---
TRAFFIC SIGNAL POLE	---
TRAFFIC SIGNAL PULL BOX	---
UNDERDRAIN BOX	---
UTILITY POLE	---
WATER METER	---
WATER VALVE	---

LAND SURVEYOR REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF GULF BOULEVARD (SR 699) BEING NORTH 13°41'41" WEST. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
3. MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS. DIMENSIONS ARE SHOWN IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
4. I HAVE REVIEWED THE TITLE SEARCH REPORT # 32697, DATED 10/20/2023 PERFORMED BY AMERICAN GOVERNMENT SERVICES CORPORATION AND ALL RECORDED SURVEY RELATED ENCUMBRANCES, EXCEPT LIENS, HAVE BEEN SHOWN OR NOTED ON THE SURVEY.
5. RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, RECORDED RIGHT OF WAY MAPS, AND INFORMATION OBTAINED ON THE PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE.
6. ADJACENT PROPERTY INFORMATION SHOWN HEREON THAT WAS NOT FURNISHED TO THIS SURVEYOR WAS OBTAINED BY SEARCHING THE PINELLAS COUNTY PROPERTY APPRAISER'S WEBSITE.
7. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
8. THE HORIZONTAL POSITIONS FOR ALL FEATURES SHOWN ON THE MAP ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD 83/11). ZONE 902, FLORIDA WEST. HORIZONTAL CONTROL WAS ESTABLISHED USING THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FRPN), A REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS).
9. VERTICAL CONTROL – VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ALL TOPOGRAPHIC FEATURES WERE COLLECTED CONVENTIONALLY FROM CONTROL POINTS ELEVATED FROM A CLOSED LOOP BENCH RUN FROM NATIONAL GEODETIC SURVEY (NGS) POINT "NOAA D".
10. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
11. SUBSURFACE UTILITIES DEPICTED HEREON ARE THE HORIZONTAL LOCATIONS OF PAINT MARKS AND FLAGS PLACED BY SUBSURFACE UTILITY ENGINEERING FIELD TECHNICIANS. THE MARKS WERE DETERMINED USING SURFACE GEOPHYSICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO GROUND PENETRATING RADAR (GPR) AND/OR ELECTROMAGNETIC LOCATORS. UTILITY CHARACTERISTICS, METHODS OF INSTALLATION, SOIL CONDITIONS AND THE SURROUNDING ENVIRONMENT ALL MAY ADVERSELY IMPACT THE RESULTS OF ANY UTILITY INVESTIGATION. FOR THESE REASONS THE LOCATIONS OF THE SUBSURFACE UTILITIES SHOULD BE CONSIDERED APPROXIMATE UNLESS CLEARLY EXPOSED AND VISUALLY VERIFIED AT SPECIFIC LOCATIONS. NO GUARANTEE IS MADE THAT ALL UTILITIES WILL BE FOUND AND IDENTIFIED.
12. ALL SUBSURFACE UTILITY ENGINEERING WORK PERFORMED WAS DONE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS' (ASCE) STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA (ASCE/CI 38-02). QUALITY LEVELS SHOWN IN THE SURVEY ARE REFERENCED TO ASCE/CI 38-02.
13. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN REPRESENT ALL UTILITIES IN THE AREA, WHETHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION SHOWN, BUT DOES CERTIFY THAT THEY HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
14. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
15. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
16. THIS SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20'
17. THE LAST DATE OF FIELD EFFORT WAS 2/28/2024.

MONUMENTATION/
CONTROL POINT COORDINATES:

POINT#	LATITUDE (NORTH) FT.	DEPARTURE (EAST) FT.	ELEVATION	DESCRIPTION
536870912	1231405. 01	417102. 08	3. 39	SET MAG NAIL & DISK *ECHO UES TP 8184*
536870914	1231401. 47	416973. 88	3. 92	SET MAG NAIL & DISK *ECHO UES TP 8184*
536871234	1231499. 98	417003. 27	4. 17	SET MAG NAIL & DISK *ECHO UES TP 8184*
536870913	1231562. 35	416889. 69	4. 77	SET MAG NAIL & DISK *ECHO UES TP 8184*
536870915	1231628. 59	416912. 17	3. 93	SET MAG NAIL & DISK *ECHO UES TP 8184*
536871848	1231648. 97	416976. 43	5. 25	SET 5/8" IRON ROD & CAP *ECHO UES TP LB 8184*
536871849	1231669. 74	417113. 65	4. 47	SET MAG NAIL & DISK *ECHO UES TP 8184*
55	1231450. 91	417116. 06	2. 62	FOUND 3/4" PINCHED PIPE NO ID
56	1231396. 67	416981. 32	4. 24	FOUND 5/8" IRON ROD AND CAP *JOHNSON FL PSM 5913*
57	1231388. 65	417227. 84	3. 83	FOUND 5/8" IRON ROD NO ID
58	1231302. 57	417003. 92	6. 00	FOUND 5/8" IRON ROD AND CAP *JOHNSON FL PSM 5913*
59	1231669. 50	417236. 50	4. 70	FOUND 5/8" IRON ROD NO ID
60	1231665. 31	417366. 44	4. 17	FOUND 4"x4" CONC MONUMENT NO ID
61	1231644. 68	418016. 16	4. 14	FOUND 5/8" IRON ROD NO ID
62	1231643. 20	417122. 35	4. 53	FOUND 5/8" IRON ROD AND CAP *DEUEL LB 107"
63	1231648. 93	416919. 34	4. 45	FOUND 5/8" IRON ROD AND CAP *HARNER LB 2650*
64	1231451. 77	417116. 20	3. 82	FOUND 5/8" IRON ROD AND CAP *DEUEL LB 107"
65	1231455. 56	416966. 28	3. 81	FOUND 5/8" IRON ROD NO ID
83	1231392. 00	416982. 43	4. 28	FOUND 5/8" IRON ROD AND CAP *HARNER LB 2650*
85	1231770. 72	416889. 74	2. 97	FOUND 4"x4" CONC MONUMENT NO ID

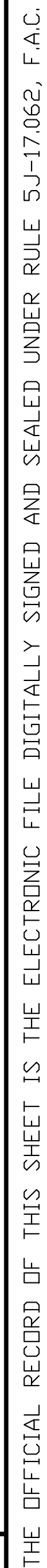
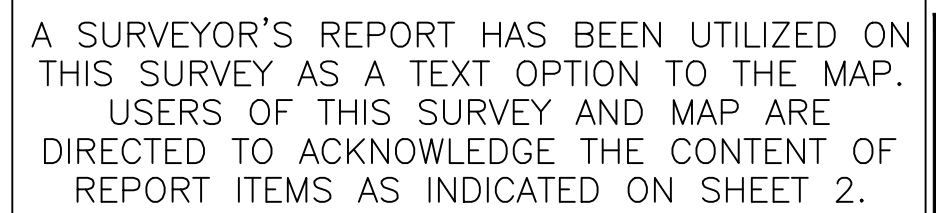
VERIFIED VERTICAL AND HORIZONTAL UTILITIES				
Vvh #	POINT #	LATITUDE (NORTH) FT.	DEPARTURE (EAST) FT.	DESCRIPTION
VVH1	536872014	1231637. 36	416929. 81	EL 0. 66 = TOP OF 16" CI
VVH2	536872011	1231628. 98	416930. 87	EL 1. 57 = TOP OF 16" CI
VVH3	536871146	1231455. 41	416992. 94	EL 1. 91 = TOP OF 6" CI
VVH4	536871114	1231451. 98	417019. 38	EL 2. 05 = TOP OF 6" CI
VVH5	536871018	1231450. 62	417095. 11	EL 1. 60 = TOP OF 6" CI
VVH6	536871551	1231537. 76	416975. 29	EL 2. 62 = TOP OF 4" CI
VVH7	536871458	1231532. 40	416955. 96	EL 0. 18 = TOP OF 4" CI
VVH8	536871151	1231456. 51	416993. 09	EL 2. 26 = TOP OF 2" PE
VVH9	536871225	1231543. 23	416949. 21	EL 0. 00 = TOP OF 1. 5" DBC
AC = TRANSITE CI = CAST IRON CP = CONCRETE PIPE DBC = DIRECT BURIED CABLE CMP = CORRUGATED METAL PIPE CONC= CONCRETE DCT = DUCT DIP = DUCTILE IRON PIPE GALV= GALVANIZED PIPE HDPE= HIGH DENSITY POLYETHYLENE PIPE PE = POLYETHYLENE PIPE PVC = POLYVINYL CHLORIDE STL = STEEL VCP = VITRIFIED CLAY PIPE PCCP= PRESTRESSED CYLINDER CONCRETE PIPE RCP = REINFORCED CONCRETE PIPE				

ABBREVIATIONS:

(C)	CALCULATED DATA	DWGRVL	DRIVEWAY, GRAVEL	HWF	HOG WIRE FENCE	RT	RIGHT
(M)	MEASURED (IN FIELD)	DWGS	DRIVEWAY, GRASS	ID	IDENTIFICATION	RTK	REAL TIME KINEMATIC
(P)	PLAT DATA	DWM	DRIVEWAY, MARL	INV	INVERT	RW	RIGHT-OF-WAY
(R)	RECORD DATA	DWS	DRIVEWAY, STONE	JBOX	JUNCTION BOX	SCM	SET CONCRETE MONUMENT
A	ARC LENGTH	ECL	EROSION CONTROL LINE	L	LENGTH	SEC	SECTION, TOWNSHIP, RANGE
AC	ACRE(S)	ECMP	ELLIPTICAL CMP	LL	LANE LINE	SFN	SURVEY FILE NUMBER
ADA	AMERICANS WITH DISABILITIES ACT	ELEC	ELECTRIC	LT	LEFT	SIR	SET IRON ROD
ASPH	ASPHALT	ELEV	ELEVATION	MES	MITERED END SECTION	SNC	SET NAIL AND CAP
AUS	AUSTRALIAN	EPA	EDGE OF PAVEMENT, ASPHALT	MH	MANHOLE	SND	SET NAIL AND DISK
BC	BACK OF CURB	EPC	EDGE OF PAVEMENT, CONCRETE	MHW	MEAN HIGH WATER	SNS	SET NAIL AND SHINER
BE	BURIED ELECTRICAL	EQ	EQUATION	MLW	MEAN LOW WATER	SDC	SET DRANGE CAP
BFP	BACKFLOW PREVENTER	EQUIP	EQUIPMENT	MTLF	METAL FENCE	SPLVY	SPILLWAY
BG	BELOW GROUND	ERCP	ELLIPTICAL RCP	NFV	NOT FIELD VERIFIED	SR	STATE ROAD
BLDG	BUILDING	ERD	EDGE OF ROAD, DIRT	NGS	NATIONAL GEODETIC SURVEY	SRC	SET RED CAP
BM	BENCHMARK	ERM	EDGE OF ROAD, GRAVEL	NTS	NOT TO SCALE	SRL#	SURVEY REFERENCE LINE
BDXC	BOX CULVERT	ERS	EDGE OF ROAD, MARL	O/A	OVERALL	SRVT	SET RIVET
BRG	BEARING	ERSH	EDGE OF ROAD, SHELL	DAK C	DAK CLUSTER	SR&D	SET RIVET AND DISK
BWF	BARBED WIRE FENCE	ES	EXISTING STORM	OH(#)	OVERHEAD UTILITY (NUMBER OF LINES)	STA	STATION
C#	CURVE NUMBER	ESMT	EASEMENT	DHW	ORDINARY HIGH WATER	STY	STORY
CALC	CALCULATED	ESS	EXISTING SANITARY SEWER	DR	OFFICIAL RECORD	SWBR	SIDEWALK, BRICK/PAVER
CB	CATCH BASIN	FAC	FLORIDA ADMINISTRATIVE CODE	D/S	OFFSET	SWK	SIDEWALK
CBS	CONCRETE BLOCK STRUCTURE	FCM	FOUND CONCRETE MONUMENT	PALM C	PALM CLUSTER	SYC	SET YELLOW CAP
CCCL	CERTIFIED CORNER RECORD NUMBER	FFE	FINISHED FLOOR ELEVATION	PB	PLAT BOOK	TB	TOP OF BANK
CH	CHORD	FIR	FOUND IRON ROD	PC	POINT OF CURVATURE	TBM	TEMPORARY BENCHMARK
CIP	CAST IRON PIPE	FIP	FOUND IRON PIPE	PCC	POINT OF COMPOUND CURVATURE	TREE C	TREE CLUSTER
CL	CENTERLINE	FL	FLOWLINE	PCED	PINELLAS COUNTY ENGINEERING DEPT	TS	TOP OF SLOPE
CLF	CHAIN LINK FENCE	FM	FORCE MAIN	PCSD	PINELLAS COUNTY SURVEY DIVISION	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	FNC	FOUND NAIL AND CAP	PG	PAGE	UDBX	UNDERDRAIN BOX
COMM	COMMUNICATIONS	FDEP	FLORIDA DEPT OF ENVIRONMENTAL PROTECTION	PI	POINT OF INTERSECTION	UNK	UNKNOWN
CONC	CONCRETE	FDOT	FLORIDA DEPT OF TRANSPORTATION	PID	PROJECT IDENTIFICATION NUMBER	UP ####	UTILITY POLE NUMBER
CONDO	CONDOMINIUM	FNDK	FOUND NAIL AND DISK	PINE C	PINE CLUSTER	VCP	VITRIFIED CLAY PIPE
CONST	CONSTRUCTION	FND	FOUND	PLNTR	PLANTER	VVH	VERIFIED VERTICAL AND HORIZONTAL
CCR	CORNER	FNS	FOUND NAIL AND SHINER	PLS	PROFESSIONAL LAND SURVEYOR	WM	WOOD FENCE
CDRR	CORRUGATED	FDC	FOUND DRANGE CAP	PNT	POINT	W/	WITH
CR	COUNTY ROAD	FDP	FOUND OPEN PIPE	PQB	POINT OF BEGINNING	WKWY	WALKWAY
CRL	CONSTRUCTION REFERENCE LINE	FPP	FOUND PINCHED PIPE	PDC	POINT ON COMMENCEMENT	W/D	WITHOUT
D	DELTA/CENTRAL ANGLE	FRG	FOUND RED CAP	PRG	POINT OF REVERSE CURVATURE	WR	WATER MAIN
DB	DEED BOOK	FRRS	FOUND RAILROAD SPIKE	PSM	PROFESSIONAL SURVEYOR AND MAPPER	WLK	CROSS WALK
DESC	DESCRIPTION	FRVT	FOUND RIVET	PT	POINT OF TANGENCY		
DIA	DIAMETER	FS	FLORIDA STATUTES	PVC	POLYVINYL CHLORIDE		
DIP	DUCTILE IRON PIPE	FYDL	FLEXIBLE DELINEATOR	PVCF	POLYVINYL CHLORIDE FENCE		
DIR	DIRECTION	FYC	FOUND YELLOW CAP	R	RADIUS		
DWA	DRIVEWAY, ASPHALT	GALV	GALVANIZED	RCP	REINFORCED CONC PIPE		
DWB	DRIVEWAY, BRICK	GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM	RCW	RECLAIMED WATER		
DWC	DRIVEWAY, CONCRETE	GPR	GROUND PENETRATING RADAR	REF	REFERENCE		
DWD	DRIVEWAY, DIRT	GRAIL	GUARD RAIL	RLS	REGISTERED LAND SURVEYOR		
HDPE	DRIVEWAY, DIRT	HDPE	HIGH DENSITY POLYETHYLENE	RPRP	RIPRAP		
DWG	DRAWING	HW	HEADWALL	RR	RAILROAD		

REVISIONS			BY	DATE	SURVEY BOOK No.: TPA-61			GULF BEACH WATER BOOSTER STATION 4501 GULF BOULEVARD	LAND SURVEYOR REPORT MONUMENTATION, VVH, ABBREVIATIONS	PINELLAS COUNTY, FLORIDA PUBLIC WORKS	PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	SURVEY FILE NO.: 2083		
					SURVEY SECTION		BY					DATE	PID NO.: 002150A	
					SURVEYED		AT					05/23	f2083-c3d-2022.dwg	
					TECHNICIAN		CM					05/23		
					CHECKED		TY					05/23	SHEET: 2 of 4	
					DESIGN SECTION									
					DESIGNED		.				.			
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SHEET: 3 of 4

SECTION 6&7, TOWNSHIP 32 SOUTH, RANGE 16 EAST

LEGAL DESCRIPTION:

THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2556, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN GOVERNMENT LOT 1 IN SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

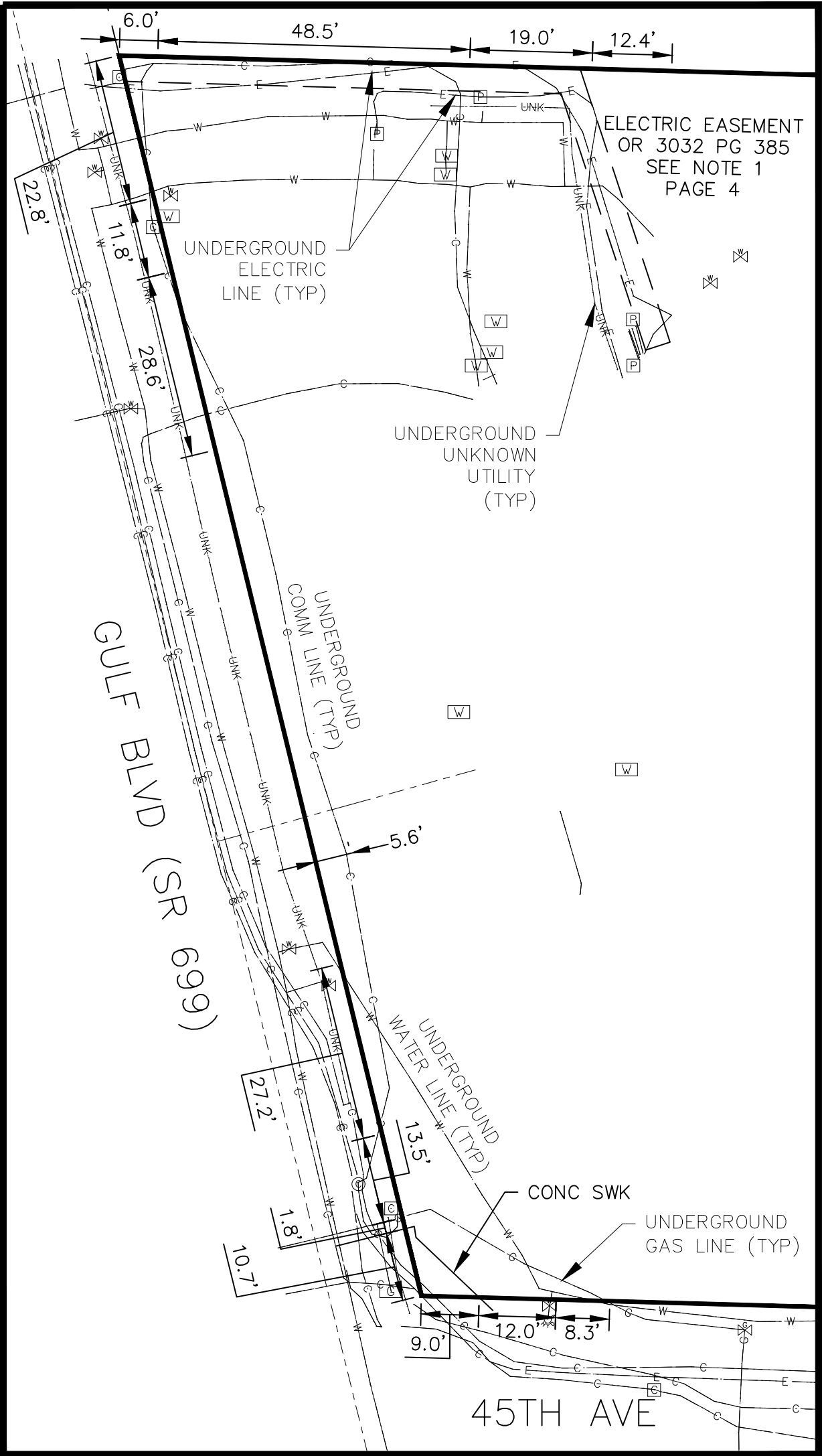
TRACT A, LESS THE NORTH 120 FEET, LESS THE EAST 113.62 FEET, LIDO BEACH SUBDIVISION, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 34, PAGE 7, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

SAID PARCEL CONTAINS 0.78, ACRES MORE OR LESS.

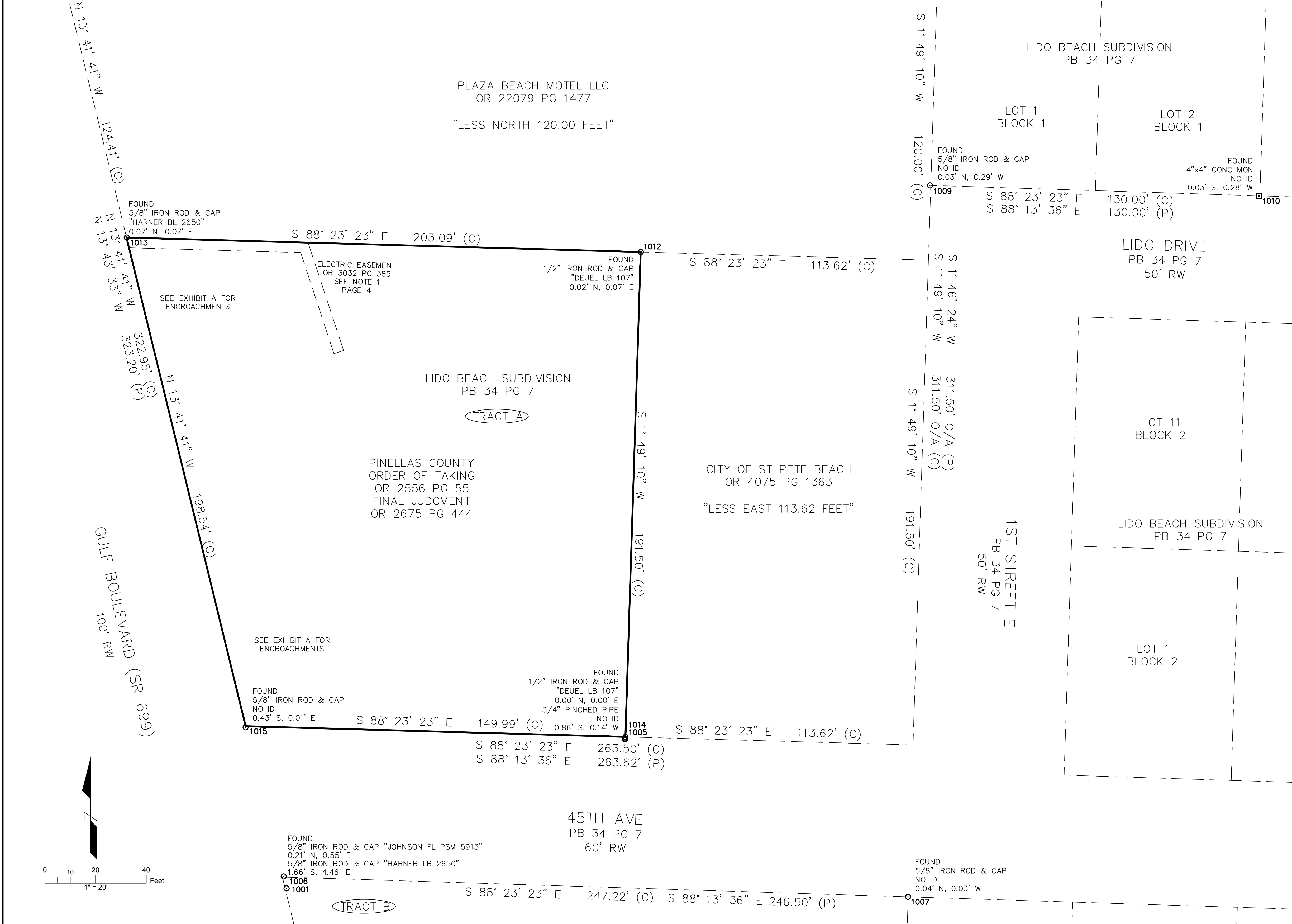
NOTE 1 - ELECTRICAL EASEMENT DESCRIBED IN OR 3032 PG 385 LOCATION APPROXIMATED BY SKETCH AND UNDERGROUND UTILITY LOCATION DUE TO RECORDING DOCUMENT BEING DIFFICULT TO READ AND NO RELEVANT LEGAL DESCRIPTION

NOTE 2 - RIGHT OF USE FOR WALKING ACCESS EASEMENT DESCRIBED IN DB 1504 PG 407 DOES NOT AFFECT SUBJECT PARCEL

EXHIBIT A
ENCROACHMENTS



A SURVEYOR'S REPORT HAS BEEN UTILIZED ON THIS SURVEY AS A TEXT OPTION TO THE MAP. USERS OF THIS SURVEY AND MAP ARE DIRECTED TO ACKNOWLEDGE THE CONTENT OF REPORT ITEMS AS INDICATED ON SHEET 2.



REVISIONS		BY	DATE	SURVEY BOOK No.: TPA-61			GULF BEACH WATER BOOSTER STATION 4501 GULF BOULEVARD	BOUNDARY SURVEY	PINELLAS COUNTY, FLORIDA PUBLIC WORKS	PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	SURVEY FILE NO.: 2083	
SURVEYED		AT	05/23	BY DATE							PID.: 002150A	
TECHNICIAN		CM	05/23								f2083-c3d-2022.dwg	
CHECKED		TY	05/23	DESIGN SECTION							SHEET: 4 of 4	
DESIGNED		.	.									
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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

Z:\Projects\Wright-Pierce\22-177_PINCL_GulfBeach_BoosterStation\4_Project\Work\ACAD\ACAD\F2083-c3d-2022.dwg, Mar 25, 2024 - 11:00am

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request:

Strategic Objective:

Date: August 7, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: Applicant requests a conditional use permit to construct a six-story temporary lodging (resort condominium) development of 54 feet in height above base flood elevation containing 104 lodging units (37.7 units per acre on 2.76 acres), which is inclusive of a request for allocation of all requested lodging units from the combined Activity Center, Bayou Residential, and Town Center - Corey Circle and Coquina West temporary lodging unit density pool (LDC Sec. 42.4.(d)). The applicant further requests approval to construct a "Class A" Commercial Dock with 12 slips (previously 30 slips) (LDC Sec. 42.4.(b)), and permit the operation of a roof dining and drinking area on the northern side of the resort on the sixth floor (LDC Sec. 42.4.(h)). This item is being returned for Technical Review Committee review due to alterations to the conceptual plan following the February 2024 TRC meeting.

Funding: N/A

Attachments:

1. Response Letter - December 2023 TRC Comments
2. Revised Architectural Plans
3. Revised Rendered Views
4. Revised Civil Plans
5. Revised Vicinity Map
6. Application [Original]
7. Application Amendments [November 2023 Submittal]
8. Property Survey

BODZIAK/HAYES ARCHITECTS

June 28, 2024

City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

ATTN: Brandon Berry, Planner
Camden Mills, City Engineer/Assistant Public Works Director
Kelly Intzes, Fire Marshall

RE: Windward Pass Resort Conditional Use Permit & Density Pool
Application #: 23085
Parcel ID: #07-32-16-07398-001-0170, 07-32-16-07398-001-0230,
07-32-16-18143-001-0010, 07-32-16-18143-001-0020] - Windward Pass Resort

Brandon Berry,

We are here-in responding to your 02/14/24 CUP Review and Submitting Plans and this Response Letter in answer to your Comments. As you know we have been respectfully holding of our resubmittal in light of the project and staff logjam. We are now submitting a significantly improved and complete resort design. We look forward to moving ahead and appreciate your assistance and co-operation.

Public Works:

----- COMMENTS DATED 02/14/2024 -----

The proposed development will need to comply with City of St. Pete Beach Code of Ordinances Chapter 106 – Flood Control. See attached Drainage Plan checklist.

Response:

It is understood per email correspondence 6/24/24 with City Engineer Camden Mills that detailed requirements of the Drainage Plan checklist are not yet required for the CUP submittal. The detailed site drainage plan and wastewater calculations may be provided at the future site plan submittal. For CUP consideration, our submittal provides anticipated wastewater flow rates to be generated from the proposed project and general location of the stormwater management facility and anticipated outfall location(s) on the Overall Site Plan.

- Project will need to comply with any Southwest Florida Water Management District stormwater treatment requirements.

Response:

Stormwater intent has been shown on the civil site plan. System design will meet the requirements of the SWFWMD, FDEP and City of St. Pete Beach.

- Please provide anticipated wastewater calculations based on the proposed use.

Response:

Wastewater calculations have been provided on sheet C-1

5665 CENTRAL AVENUE, ST. PETERSBURG, FL 33710
PHONE: (727) 327-1966 | FAX: 1 (727) 826-0968
JOHN A. BODZIAK, AIA, #AR0005065 | BRITT BROWNE HAYES, AIA, #AR102428

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ARCHITECTS

Fire:

CUP Case 23085-3815,3855,3859,3861 Gulf Blvd (6 story hotel; 3 story parking garage)

----- COMMENTS DATED 02/14/2024 -----

Fire Department Access Roads (NFPA 1 2021ed: 18.2.3.2)

- **All buildings-Reflect** dimension from fire department access road to at least one exterior door that can be opened from the outside that provides access to the interior of the building per NFPA 1, 2021ed: 18.2.3.2.1 as well as distance to any portion of the facility/portion of an exterior wall of the first story of the building per NFPA 1:

18.2.3.2.2.1.

18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).

[Response:](#)

See Fire Access Plan A1-104 for dimensioned routes. It shall be noted that building is provided with a sprinkler system, and as such the maximum distance to any portion of the building shall be less than 450 ft.

- Fire department access roads shall have an unobstructed width of not less than **20ft** (1:18.2.3.5.1.1)

[Response:](#)

Requirement is acknowledged. See Fire access plan A1-104 for dimensioned routes.

- Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1: 18.2.3.5.2)

[Response:](#)

Requirement is acknowledged. A note has been added to A1-104 to reflect this requirement.

- The turning radius of fire department access road shall be as approved by the AHJ (1:18.2.3.5.3.1)

[Response:](#)

Fire truck movement exhibit has been plotted on sheet C-2.

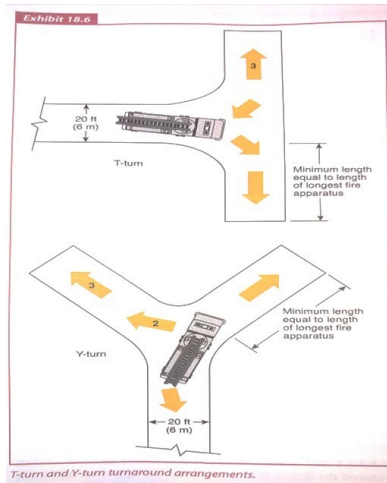
5665 CENTRAL AVENUE, ST. PETERSBURG, FL 33710

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- Dead-end fire department access roads in excess of 150ft in length shall be provided with approved provisions for the fire department apparatus to turn around. (NFPA 1: 18.2.3.5.4) Turn arounds shall comply with NFPA 1: 18.2.3.5.4, See exhibit below.



Response:

No access roads on the site are in excess of 150ft, however Y turn is accommodate at both proposed fire access road and main entry. See fire access plan A1-104 for information.

- Fire department access roads shall be designed to support the loads of the heaviest fire apparatus, which is 70,000lbs.

Response:

This requirement will be taken into account of the design of the on-grade structural slabs. A note has been added to A1-104 to reflect this requirement.

FD vehicle Movement Exhibit

- FD vehicle movement exhibit shall be provided reflect road widths, turning radii, etc. T23 specs attached.

Response:

Fire truck movement exhibit has been plotted on sheet C-2. See also Fire Access Plan A1-104 for dimensioned routes.

Fire Flow Requirements for Buildings

- Fire flow shall be in accordance with the minimum flow requirements of NFPA 1 2021ed Section 18.4.5.3 and Table 18.4.5.2.1; Provide analysis.

Response:

See Note #1, C-1 for fire flow.

Fire Hydrants

- Provide fire hydrant locations throughout the property.

Response:

Fire hydrants and FDCs are shown on C-1, A1-104 Fire Access Plan, and A1-101 Overall Site Plan.

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JOHN A. BODZIAK, AIA, #AR0005065 | BRITT BROWNE HAYES, AIA, #AR102428

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- The distances specified in Section 18.5 shall be measured along fire department access roads in accordance with 18.2.3 (1:18.5.1.4)
[Response:](#)
[See Fire Access Plan A1-104 for dimensioned routes.](#)
- FDC and Fire hydrants shall be located not more than 12ft from the fire department access road (1:18.5.1.6)
[Response:](#)
[See Fire Access Plan A1-104 for dimensioned routes.](#)
- Fire hydrant spacing shall be in accordance with the requirements of NFPA 1 2021ed Section 18.5.3.
The requirements for fire hydrant distances in 18.5.3 should be measured as the fire department would lay down hose along the fire access road. The purpose of these requirements is to ensure that fire hydrants are located close enough to buildings that they can be used for firefighting operations, therefore should be measured as hose would be laid.
NFPA 1: 18.5.3 Buildings Other than Detached One- and Two-Family Dwellings.
Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following:
The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122 m).
The maximum distance between fire hydrants shall not exceed 500 ft (152 m).
[Response:](#)
[Fire hydrants and FDCs are compliant with these requirements as located on C-1, A1-104 Fire Access Plan, and A1-101 Overall Site Plan.](#)
- Fire hydrant shall be within 100ft of FDC. NFPA 14 2019ed Section 6.4.5.4*
Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply.
[Response:](#)
[Fire hydrants and FDCs are compliant with these requirements as located on C-1, A1-104 Fire Access Plan, and A1-101 Overall Site Plan.](#)
- Fire hydrant fire flow
NFPA 1: 18.5.4 Minimum Number of Fire Hydrants for Fire Flow.
18.5.4.1 The minimum number of fire hydrants needed to deliver the required fire flow for new buildings in accordance with Section 18.4 shall be determined in accordance with Section 18.5.4.
18.5.4.2 The aggregate fire flow capacity of all fire hydrants within 1000 ft (305 m) of the building, measured in accordance with 18.5.1.4 and 18.5.1.5, shall be not less than the required fire flow determined in accordance with Section 18.4.

5665 CENTRAL AVENUE, ST. PETERSBURG, FL 33710

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18.5.4.3* The maximum fire flow capacity for which a fire hydrant shall be credited shall be as specified by Table 18.5.4.3. Capacities exceeding the values specified in Table 18.5.4.3 shall be permitted when local fire department operations have the ability to accommodate such values as determined by the fire department.

18.5.4.4 Fire hydrants required by 18.5.2 and 18.5.3 shall be included in the minimum number of fire hydrants for fire flow required by 18.5.4.

[Response:](#)

Fire hydrants and FDCs are compliant with these requirements as located on C-1, A1-104 Fire Access Plan, and A1-101 Overall Site Plan.

- A 36" clear space shall be maintained around the circumference of fire hydrants; a clear space of not less than 60" shall be provided in front of each hydrant connection having a diameter greater than 2.5" (NFPA 1: 18.5.7.1, 18.5.7.2)
Add fire hydrant location and FDC locations to landscape plans.

[Response:](#)

Fire hydrants and FDCs are compliant with these requirements as located on C-1, A1-104 Fire Access Plan, and A1-101 Overall Site Plan. Note #3 has been added to A1-104 to address this clearance requirement.

- Provide cross sectional detail of hydrant installation.

[Response:](#)

See detail 2 /A104 for information.

Fire Department Connection (FDC)

- Reflect all FDC locations.

[Response:](#)

Fire hydrants and FDCs are compliant with these requirements as located on C-1, A1-104 Fire Access Plan, and A1-101 Overall Site Plan.

- Provide FDC details. FDC's shall be a 2.5 inch Siamese connection, 30-36 inches above finished grade; detached from the building.

[Response:](#)

See details 3/A104 for information.

- Provide type and size of underground line for FDC's.

[Response:](#)

See Sheet C-1.

- High-rise buildings shall have at least two remotely located fire department connections for each zone per NFPA 14 2019ed Section 7.12.2

[Response:](#)

The proposed buildings are not a high rise.

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JOHN A. BODZIAK, AIA, #AR0005065 | BRITT BROWNE HAYES, AIA, #AR102428

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- Signage shall be provided for all FDC's. See example below.



[Response:](#)

[Note #21 on sheet A1-104 has been added to capture this requirement.](#)

Fire Mains

- Reflect fire mains on plans including size and type of pipe.

[Response:](#)

[See Sheet C-1.](#)

Fire Department Comprehensive Master Plan

- The applicant shall provide to the City a proportionate cost, not to exceed \$30,000 of future planning study/documents for the fire department to ensure a continued appropriate emergency services level for the residents and visitors of St. Pete Beach. The first such study/document, anticipated to be completed during late 2024 or early 2025, will be a **Comprehensive Master Plan**.

A Master Plan is an organizational planning document that draws from public engagement as well as a thorough assessment of the operational environment to frame resource allocation decisions. Organizations of all types utilize these documents to proactively guide decision-makers and to develop effective strategies to address challenges related to sustainability, funding, and resource allocation. This document will include specific areas such as service demand trends that will analyze items such as concurrency.

[Response:](#)

[We have allocated an initial budget of \\$30,000. for possible future Planning Study Documents for Fire Department to ensure continued appropriate emergency levels for residents and visitors to St. Pete Beach.](#)

Building Observations

- Building height termination for FD evaluation of building, if high-rise, shall terminate at grade level and not BFE for all elevations. Provide separate exhibit.

[Response:](#)

[See Sheet C-1.](#)

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JOHN A. BODZIAK, AIA, #AR0005065 | BRITT BROWNE HAYES, AIA, #AR102428

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ARCHITECTS

- Page A1-101: Stairs discharge into parking garage. Need to discharge to exterior of building.

[Response:](#)

Stair discharges have been revised to be in compliance with this requirement.

- Provide 2 exits (NFPA 101 2021ed Section 7.4.1) at the following areas:

- a. Water park
- b. Miniature Golf if surrounded by barrier
- c. Ground floor bar
- d. Game Room Level 2 (depending on occupant load)
- e. 6th floor outdoor seating
- f. Parking garage-every level

[Response:](#)

Plans have been updated accordingly. The waterpark and mini-golf areas both have an exit to the east toward Gulf Boulevard and to the promenade along the water, which provides an exit access route to the public way.

The Level 2 Game Room occupant load is not expected to exceed 49 occupants once game equipment is taken into consideration, and as such only one exit through the stairwell is provided.

- Ground floor bar; Level 2 Restaurant; Level 2 Terrace; Level 6 Outdoor seating- Doors shall outswing

[Response:](#)

Plans have been updated accordingly to provide swing in direction of path of travel.

- Dock-Dock standpipe system shall be provided tied into buildings fire protection system.
(NFPA 1 2021ed Section 28.1.2.3.1 Class I standpipe system shall be provided for piers, bulkheads and buildings where the hose lay distance from the fire apparatus exceeds 150ft)

[Response:](#)

Requirement acknowledged. A Note #1, A0-010 has been added to address this requirement.

Administrative Requirements

1. This conditional use permit request requires a companion ordinance for the requested 104 temporary lodging units. There is no permitted base lodging density allowed in this zoning district. The conditional use permit will likely be considered at the second reading of the companion variance.

[Response:](#)

Understood.

2. The owner will be required to unify all parcels in this scope through a unity of title, covenant, or other document suitable to the City Attorney's office should this use be approved. See sample declaration attached to the end of these comments.

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ARCHITECTS

Response:

Understood. This requirement will be addressed upon confirmation of CUP approval.

3. As acknowledged in your application, there are heightened local requirements for evacuation plans for all new temporary lodging uses. Staff would like to see an evacuation plan prepared and enforceable covenant recorded that requires the resort to evacuate at time of hurricane watch for our area. A similar recommendation has been made for other recent resort projects in the area.

Response:

Understood. This requirement will be addressed upon confirmation of CUP approval.

4. Concurrency will be required to be demonstrated at time of site plan approval if this use is approved. Staff recommends preparing a traffic methodology in advance to ensure that the traffic study can be reviewed in a reasonable amount of time at time of site plan submittal, and discussing gravity main and lift station connections with Public Works at your earliest convenience to determine if local upgrades are required. Below are required facilities to be certified for concurrency:
 - a. Potable water: A letter from Pinellas County certifying that service is available and the project has met minimum requirements to obtain service.
 - b. Solid waste: A letter from the receiving landfill certifying capacity for at least a 50 year time horizon.
 - c. Stormwater: City engineer certification of compliance with a 25-year, 24-hour storm event, plus any heightened requirements of the state.
 - d. Sewer: City engineer certification of compliance.
 - e. Transportation: A traffic study demonstrating compliance with the city's level of service of "D" for affected roadway segments.

Response:

Understood. Concurrency requirement will be addressed upon confirmation of CUP approval.

5. You note significant public features and spaces on the property. Are any of these intended to be provided as easements?

Response:

No, they are not.

Site Design

6. The required rear setback of 20 feet does not appear to be met, with certain elements of the structure encroaching as close as (estimated) five feet from the seawall per scaling of the Level 1 Site Plan. Staff understands that a portion of this is comprised of terrace, but the plan does not clearly show delineation between pedestrian areas and staff does not find balconies to meet the intent of "structural pedestrian areas". Are variances being requested?

Response:

Plans have been revised to comply with this setback requirement.

7. The 26-30 slips requested for this development appears to be a significant intensification of the number of slips previously approved for parcels #07-32-16-07398-001-0170 (Permit #CA31769-02: 7 slips) and # 07-32-16-18143-001-0020 (Permit #M16940-89: appears to be 5 slips). Staff was not able to locate permits, if any existed, for parcels #07-32-16-18143-001-0010 or 07-32-16-07398-001-0230.

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At 687.8 linear feet of seawall, approximately 12 slips would also be in general alignment with the number permitted for the residences in Belle Vista opposite the development, while still allowing for more slips than other commercial and condominium uses in the same zoning district. Staff is likely to recommend a reduction below requested in total number of Class A slips permitted for the project should the use be approved. Additionally, staff strongly recommends speaking with the state and county about this project to ensure that there are not significant design amendments required at a later time.

[Response:](#)

Plans have been revised to provide 12 slips per the staff recommendation.

8. The revised application notes that you are presently in contact with FDOT pertaining to drainage. Have you reached out to the Department regarding ingress and egress? Have any preliminary comments or concerns been provided?

[Response:](#)

None at this time.

9. Setbacks are shown as 60 feet on each side, but are required at 10% of the zoning lot width and the front lot line is shown as 622 feet with the rear dimension undefined. Please provide the linear width of the site at the rear property line to determine if 60 feet is the proper setback to be used.

[Response:](#)

An average of front and rear frontages were used to determine the required sideyard setbacks which have been revised to be 65'. See A1-101 for updated setbacks and front and rear frontage dimensions.

10. At least 80% of the required 15% permeable area of the site (12% of the lot area) must be comprised of vegetative greenspace. Areas around the putt-putt course are shown as green on the plan but appear to be comprised of a mixture of turf and rock. Please ensure that both the impervious surface ratio and the minimum greenspace standards will be met for the site.

[Response:](#)

Requirement is acknowledged. The project is compliant. Green space areas as calculated are indicated on A1-103 and calculations are summarized on 2-Zoning Code Summary, Sheet A0-010.

Building Design

11. This project will require compliance with the city's streetscape improvement requirements (LDC Sec. 39.10), design and layout standards (LDC Sec. 39.7, 39.8, 38.11), general operational and lodging requirements (LDC Sec. 39.5, 39.6), green building standards for new construction (LDC Sec. 39.9), and other relevant standards related to utilities and irrigation in Land Development Code Division 39, if approved. Staff strongly recommends reviewing the green building standards for this development in Sec. 39.9., as there are likely to be a limited selection of standards that can apply to your project and it is important to ensure the minimum standards can be met prior to applying for a building permit to avoid costly delays.

[Response:](#)

Requirements are acknowledged and intend to be incorporated as required prior to building permit application.

5665 CENTRAL AVENUE, ST. PETERSBURG, FL 33710

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ARCHITECTS

12. Overall this development is not in scale to the adjacent development. If the proposed project was broken into smaller mass & scale it could improve the overall intensity/density and complement the adjacent developments on the north and south side. Consideration to a smaller maximum building width should be explored. If the buildings were smaller, the active uses could be designed more internal to the site. North side of the building should have a more consistent design that integrates the overall mass and scale as the primary building. The blank area facing the adjacent development should have more articulation.



The massing facing the street is softening the overall building, however, the adjacent development is significantly smaller in scale and it would be more appropriate to break the building as identified, to provide a more balanced design for the area.

Response:

Building lengths and height are in fact in scale with several of the surrounding properties. An exhibit has been provided A1-011 documenting the scale of all adjacent structures relative to the proposed project. Additional attention has been paid to revise the building enclosure and massing of the hotel to further articulate the waterfront façade and provide a break in the plane of the building massing facing the waterfront.

It should be noted that none of the facades of this building are blank. Care has been taken to articulate the enclosure with variation in colors and fenestration details and in the case of the parking garage to provide screening to all openings to shield view of cars while maintaining openness.

Lastly, due to the large setbacks imposed on this property it is not feasible to internalize all of the active uses of the project without imposing a significant reduction in use. Outdoor functions are the only way to feasibly utilize the areas within the setbacks.

Impact Abatement

13. Bayou Residential is considered a transitional district that permits a “small bonus commercial component”. While outdoor features lack a floor area ratio and are not directly subject to the 0.3 maximum set in the district regulations, staff still needs to assess the project within its physical

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PHONE: (727) 327-1966 | FAX: 1 (727) 826-0968

JOHN A. BODZIAK, AIA, #AR0005065 | BRITT BROWNE HAYES, AIA, #AR102428

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context and district intent. Staff has the following concerns and comments related to potential nuisance abatement:

- a. Staff would like to see no bar or other alcohol commercial businesses offered at the putt-putt course. What is the capacity of users at any one time, hours of operation, and will there be any amplified music in this area? The mini golf area is considered an active use, and the northern buffer will need to be designed for significant sound and visibility mitigation.

Response:

There actually were no plans for alcoholic service at the Putt-Putt/ Game Room areas and we will abide by that request. Capacity of the Putt-Putt is probably a maximum of 40 players, and the game room is estimated at 100 patrons and the rooftop will primarily be the same people but will be limited to 30.

- b. What is the expected capacity for the game room, and is there direct access from the mini golf area?

Response:

The game room capacity is approximately 100 occupants total, both floors, and the access is not direct but primarily observant by plan.

- c. The city previously approved the rooftop bar at Hotel Zamora with significant constraints on hours of outdoor music and decibel levels. Please refer to Resolution 2020-01, available here: <https://www.stpetebeach.org/DocumentCenter/View/822/2020-01-PDF>. Similar constraints are likely to be recommended for the rooftop use at this property due to the proximity to the Belle Vista neighborhood. Additionally, please provide details on the implementation of any screening (parapet, landscaping, etc) that can be installed along the eastern side to mitigate customer noise if the use is proposed to operate from 8a-10p as noted in the application. Staff is likely to recommend that sound tests be performed before the permanent operation of the rooftop bar area if the use is to be approved. Provide information on the number of seating areas and total capacity.



Response:

The rooftop observation decks are not bars and in our design, we buffered on all sides either Parapet Style Masonry Knee Walls or Full-height Stair Walls and Divider Walls.

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PHONE: (727) 327-1966 | FAX: 1 (727) 826-0968

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The rooftop bar with food service is similarly buffered with Masonry Parapet Knee Walls, a stair tower, and service areas as well as entry doors and enclosure walls on the interior seating area.

Landscaping buffers are shown on all ground areas that are well below these areas, and we have always stated the limited hours of operation (8a.m. to 10 p.m.)

- d. Will the pool and/or pool with slide amenities be limited to guests only? Will either feature be subject to a day pass independent of guests staying at the resort? What would the hours of operation and capacity for this park be, inclusive of areas for people to sit or stand? How many guests can be in the waterpark's active versus passive area? As with the mini golf course, there should be significantly more buffering and noise reduction to ensure the neighborhood and adjacent apartments are not adversely affected.

Response:

The preliminary use of the pools will be for guests only. The water slides and lazy river will be primarily for guest use however, as the units are of longer stay design we do plan on the use of day passes for use of day visitors similar to those in place on the beach and day use of onsite facilities as are in use throughout St. Pete Beach Resorts and additional parking has also been proposed to assist in accommodation of visiting traffic and facility use. We will adequately take measures to buffer and create noise landscape noise buffers on all adjacent property lines that may be affected. Measure to respect all adjacent neighbors has always been a stated objective while making use of our property use and rights. The occupancy is intended to be restricted to 50 within the water park area.

- e. What is the function of the quiet pool, hours of operation, and will music be played in this area? Provide the capacity inclusive of a number of chairs and lounges, and the buffer design.

Response:

The function is to create a somewhat significantly quieter pool area with no outdoor music that caters to adults and families in a quieter setting, and is intended exclusively for use by hotel patrons. Hours of operation will be similar to the rooftop (8 a.m. to 10 p.m.) there will be approximately 50 exterior lounge chairs and seats, and 45 seats within the pool bar.

14. The project is introducing a significant number and total volume of water features to the site in the form of fountains, pool, and water park areas. What kinds of indoor or outdoor water-saving features will be integrated into the project? This may include reductions sought for indoor fixtures through LEED certification if pursued.

Response:

We will be providing water-saving fixtures and are studying specifying several additional outdoor water-efficient and LEED-certified elements.

15. Will all construction staging be on site? Is there an expected need to close a portion of Gulf Boulevard at any time during construction?

Response:

We will be staging all construction of the resort on the side although there may of course be very minimal occasions for short-term minimal access use of Gulf Boulevard.

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JOHN A. BODZIAK, AIA, #AR0005065 | BRITT BROWNE HAYES, AIA, #AR102428

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16. Could auger construction be used as an alternative to cast piles?

Response:

Even with a 65' sideyard setbacks minimizing impact, yes, auger piles are considered in the Final Design, especially on areas close to the property lines.

Traffic and Transportation

17. The development appears to contain approximately 7,600 sq. ft. of restaurant and meeting space, which is less than the minimum threshold for a truck loading space. However, staff is concerned that, in lieu of a dedicated on-site space for loading and unloading of large vehicles, unloading will take place along Gulf Boulevard or in suboptimal locations on the site. Where will unloading take place? Can it be guaranteed that the delivery demands of the site will allow for all unloading will take place on site?

Response:

Unloading has be accommodated in the building separation between the parking garage and hotel structures and also in the surface parking lot to the west of the proposed parking garage.

18. Has the dumpster location and maneuverability of pickup trucks in the lanes adjacent to it been shared with Waste Connections?

Response:

We have received waste connection requirements with submittals and discussed waste with prior two Building officials however with personnel changes we are not sure of the extent of the review by waste.

19. There appear to be a limited number of tandem spaces on the northern side of the hotel's ground level. The city permits tandem parking but only in conjunction with a valet plan. Will valet services be offered, and if so, will they apply to all parking on the site?

Response:

All parking areas are intended to be valet attended.

I believe we have responded correctly to all the Technical Review Committee comments and meet or exceed all Comment Requirements.

Please feel free to call on us if you have any further questions.

Thank you,



John A. Bodziak, Architect A.I.A.



Britt Hayes, Architect A.I.A.

5665 CENTRAL AVENUE, ST. PETERSBURG, FL 33710

PHONE: (727) 327-1966 | FAX: 1 (727) 826-0968

JOHN A. BODZIAK, AIA, #AR0005065 | BRITT BROWNE HAYES, AIA, #AR102428

[illegible]

ISSUE TITLE

PROJECT ADDRESS

PROJECT ADDRESS

WINDWARD PASS
RESORT
3815, 3855, 3859 & 3861 Gulf Blvd

SHEET TITLE

PROJECT

022-032

SCALE

$$1^B = 100^B - 0^B$$
DRAWN BY
H

11

DATE
06/28/24

ORIGINAL SH

ORIGINAL SH
SIZE : 24" X 3

SHEET NUMBER

A1-011

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$$1'' = 100'-0''$$

[illegible]

ISSUE TITLE

PROJECT ADDRESS
**WINDWARD PASS
RESORT**
3815, 3855, 3859 & 3861 Gulf Blvd

SHEET TITLE

PROJECT

SCALE

SCALE
1" = 30'-0"

DRAWN BY
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DATE _____

ORIGINAL SHEET

SHEET NUMBER

A1-100

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[illegible]

ISSUE TITLE

PROJECT ADDRESS

WINDOW

3815, 3855, 3859 & 3861 Gulf Blvd

SHEET TITLE

PROJECT
022-032

SCALE
As indicated

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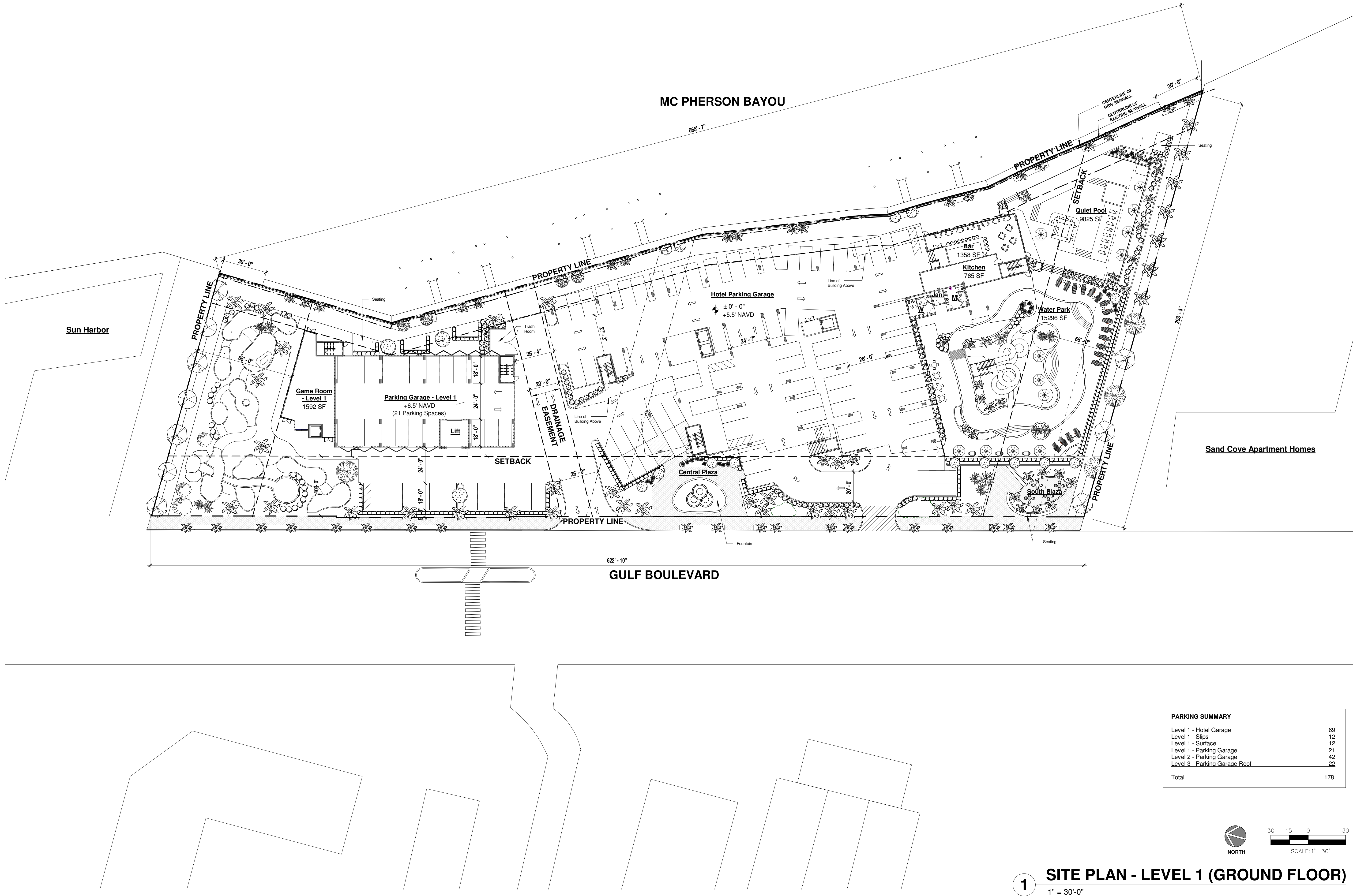
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ORIGINAL SHEET
SIZE : 24" X 36"

SHEET NUMBER

A1-101

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KEY PLAN

[illegible]

ISSUE TITLE

CONDITIONAL USE PERMIT

PROJECT ADDRESS

WINDWARD PASS
RESORT

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SHEET TITLE

LEVEL 2 SITE PLAN

PROJECT
022-032

SCALE
As indicated

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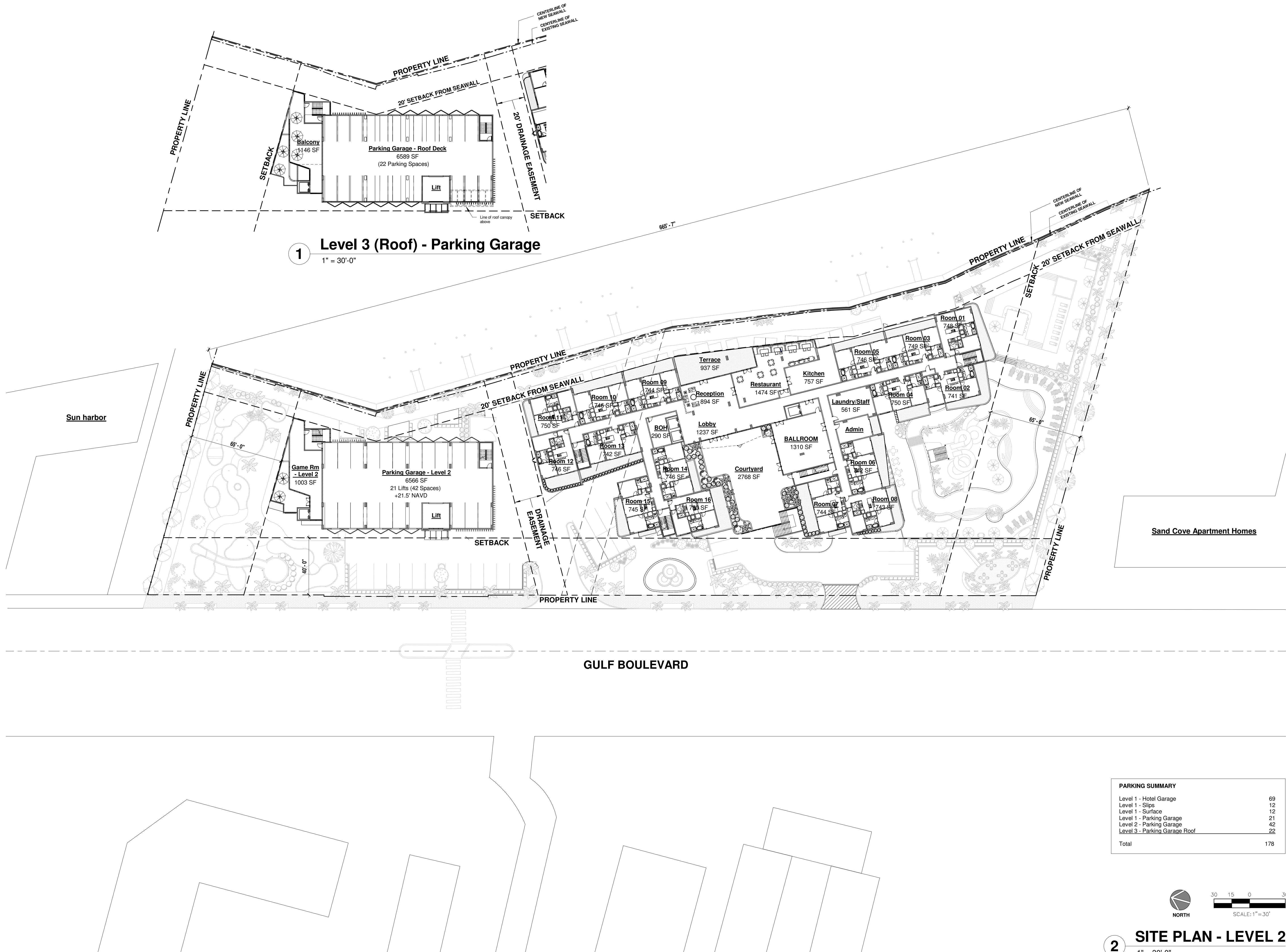
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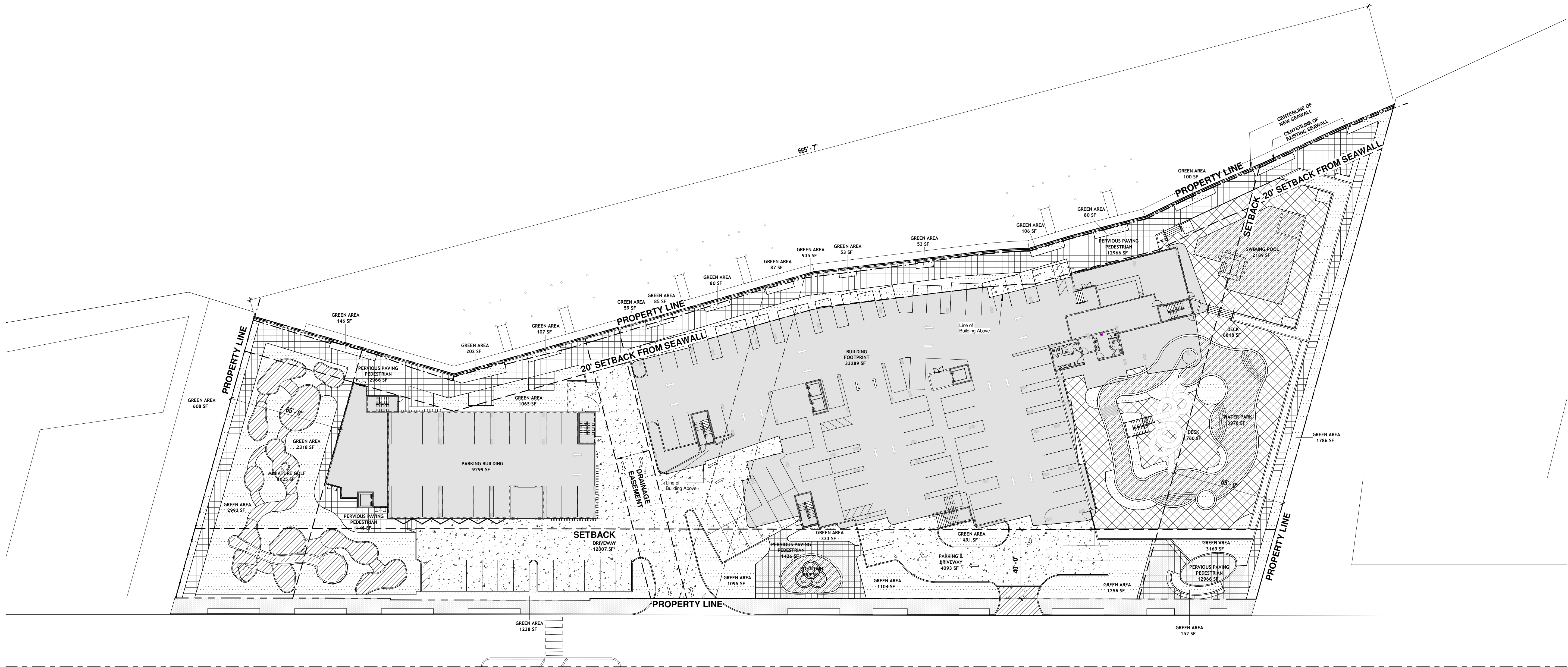
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SIZE : 24" X 3

SHEET NUMBER

A1-102

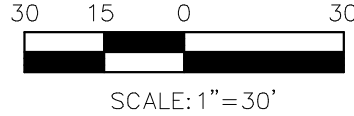
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-  BUILDING FOOTPRINT
-  DECK
-  FOUNTAIN
-  GREEN AREA
-  MINIATURE GOLF
-  PARKING & DRIVEWAY
-  PARKING BUILDING
-  PERVIOUS PAVING PEDESTRIAN
-  SWIMMING POOL
-  WATER PARK

Name	Area
BUILDING FOOTPRINT	33289 SF
DECK	8613 SF
FOUNTAIN	599 SF
GREEN AREA	21538 SF
MINIATURE GOLF	4298 SF
PARKING & DRIVEWAY	17315 SF
PARKING BUILDING	9299 SF
PERVIOUS PAVING PEDESTRIAN	15538 SF
SWIMMING POOL	2189 SF
WATER PARK	3978 SF
TOTAL	116657 SF



1 SITE CALCULATION DIAGRAM

② FIRE HYDRANT DETAIL
SCALE: N.T.S.

ISSUE TITLE

A1-104

$$1'' = 30'-0''$$

[illegible]

ISSUE TITLE

PROJECT ADDRESS
WINDWARD PASS
RESORT
3815, 3855, 3859 & 3861 Gulf Blvd

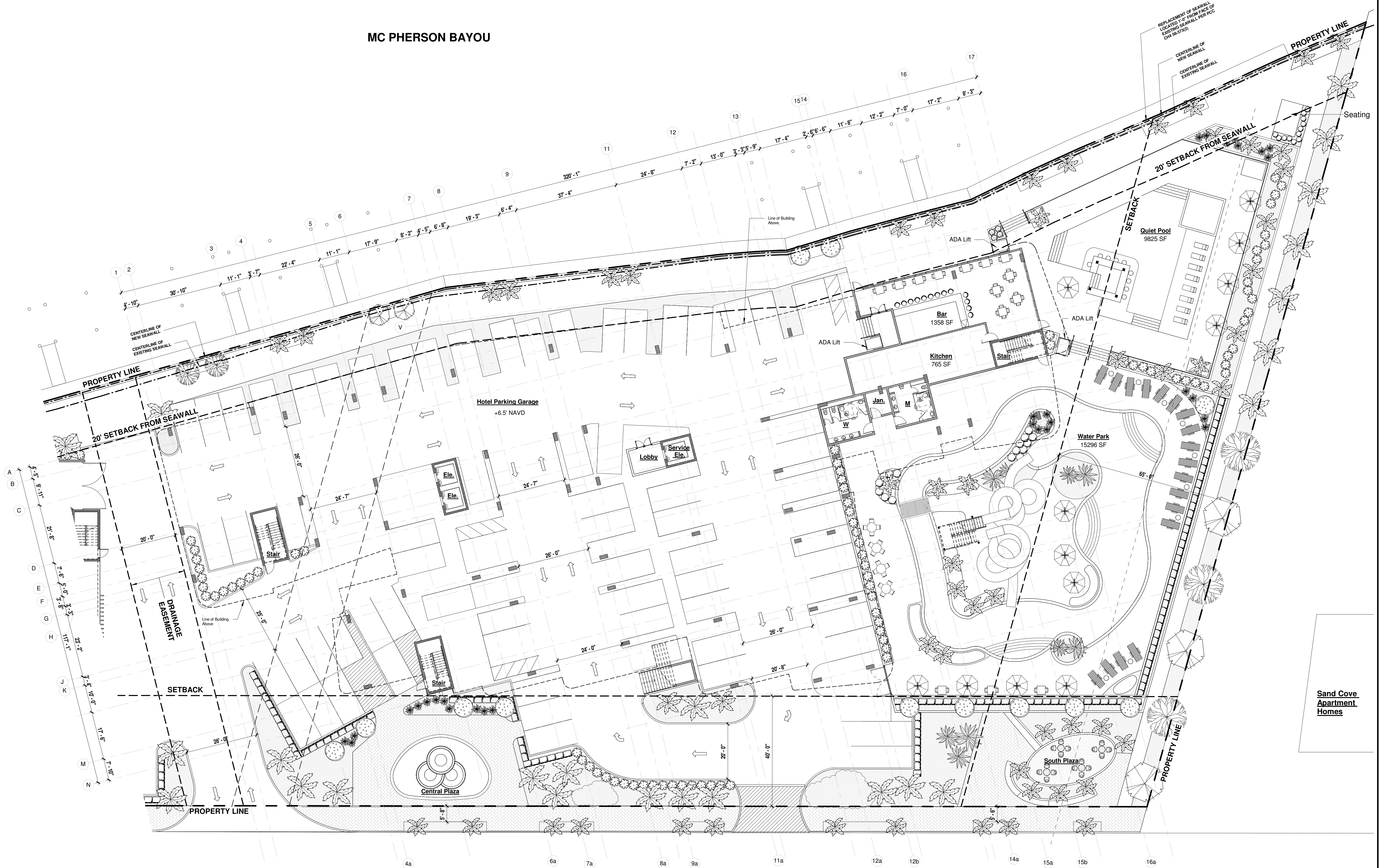
SHEET TITLE

PROJECT
022-032
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DATE
06/28/24

SHEET NUMBER

A2-201

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GULF BOULEVARD

1 LEVEL 1 FLOOR PLAN



[illegible]

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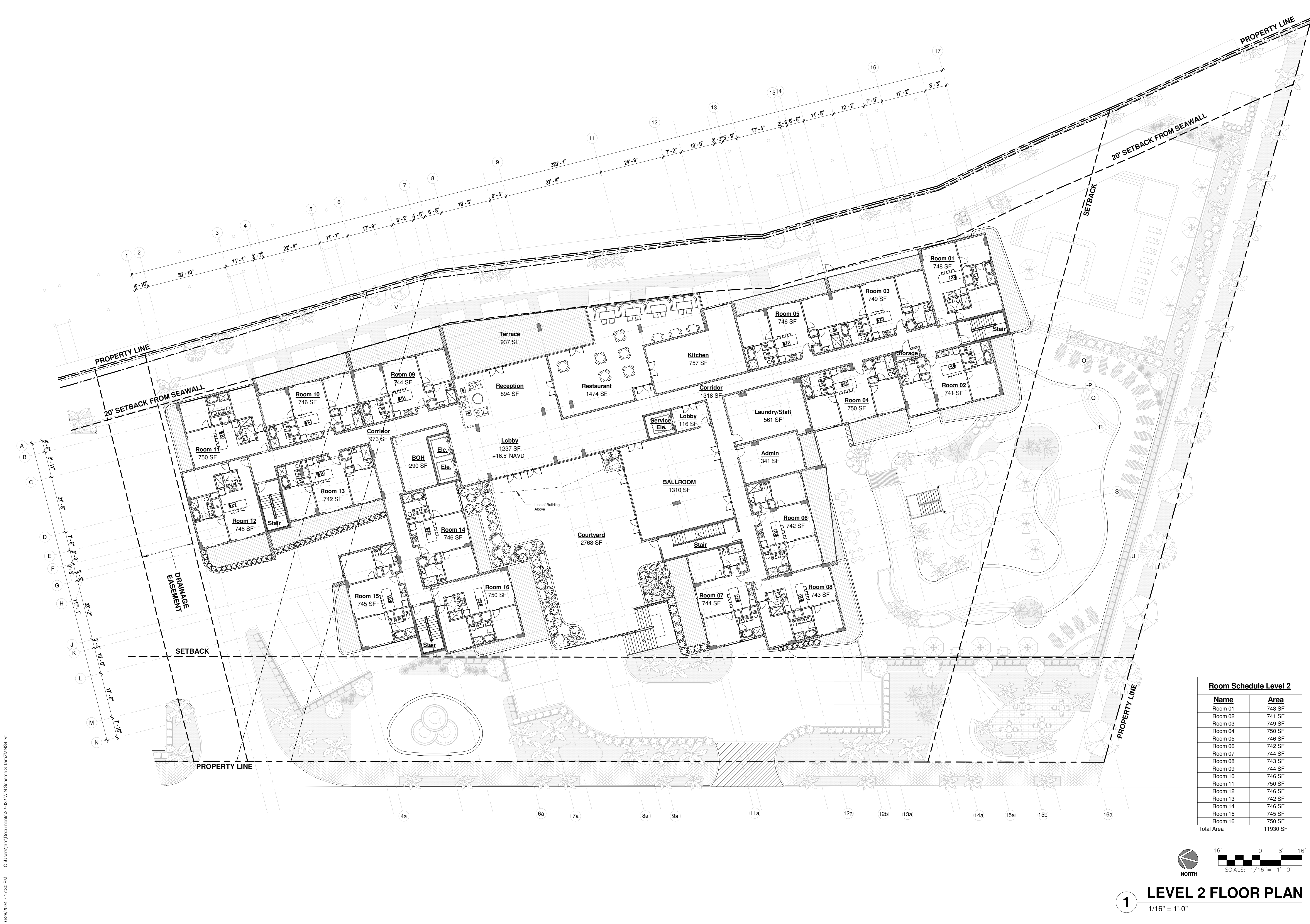
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1 LEVEL 2 FLOOR PLAN

[illegible]

ISSUE TITLE

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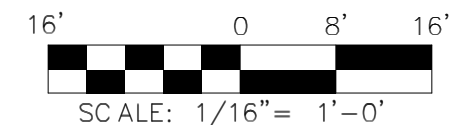
WINDW.

3815, 3855, 3859 & 3861 Gulf Blvd

SHEET TITLE

LEVEL 3 FLOOR
PLAN

<u>Room Schedule Level 3</u>	
<u>Name</u>	<u>Area</u>
Room 01	748 SF
Room 02	741 SF
Room 03	749 SF
Room 04	750 SF
Room 05	746 SF
Room 06	746 SF
Room 07	746 SF
Room 08	752 SF
Room 09	748 SF
Room 10	744 SF
Room 11	743 SF
Room 12	749 SF
Room 13	739 SF
Room 14	742 SF
Room 15	744 SF
Room 16	746 SF
Room 17	750 SF
Room 18	746 SF
Room 19	742 SF
Room 20	746 SF
Room 21	745 SF
Room 22	750 SF
Total Area	16212 SF



1

LEVEL 3 FLOOR PLAN

$$1/16'' = 1'-0''$$

PROJECT
022-032

SCALE

SCALE
1/16" = 1'-0"

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ORIGINAL SIZE : 24" X 36"

SHEET NUMBER

A2-203

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[illegible]

ISSUE TITLE

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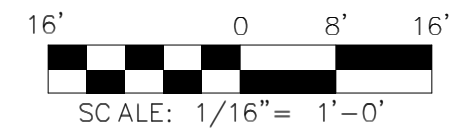
WINDW.

3815, 3855, 3859 & 3861 Gulf Blvd

SHEET TITLE

LEVEL 4 FLOOR
PLAN

Room Schedule Level 4	
<u>Name</u>	<u>Area</u>
Room 01	746 SF
Room 02	744 SF
Room 03	749 SF
Room 04	747 SF
Room 05	746 SF
Room 06	746 SF
Room 07	746 SF
Room 08	561 SF
Room 09	744 SF
Room 10	742 SF
Room 11	743 SF
Room 12	749 SF
Room 13	739 SF
Room 14	742 SF
Room 15	749 SF
Room 16	746 SF
Room 17	746 SF
Room 18	750 SF
Room 19	746 SF
Room 20	742 SF
Room 21	746 SF
Room 22	745 SF
Room 23	750 SF
Total Area	16958 SF



2

LEVEL 4 FLOOR PLAN

$$1/16'' = 1'-0''$$

[illegible]

ISSUE TITLE

PROJECT ADDRESS

WINDW.

3815, 3855, 3859 & 3861 Gulf Blvd

SHEET TITLE

PROJECT
022-032

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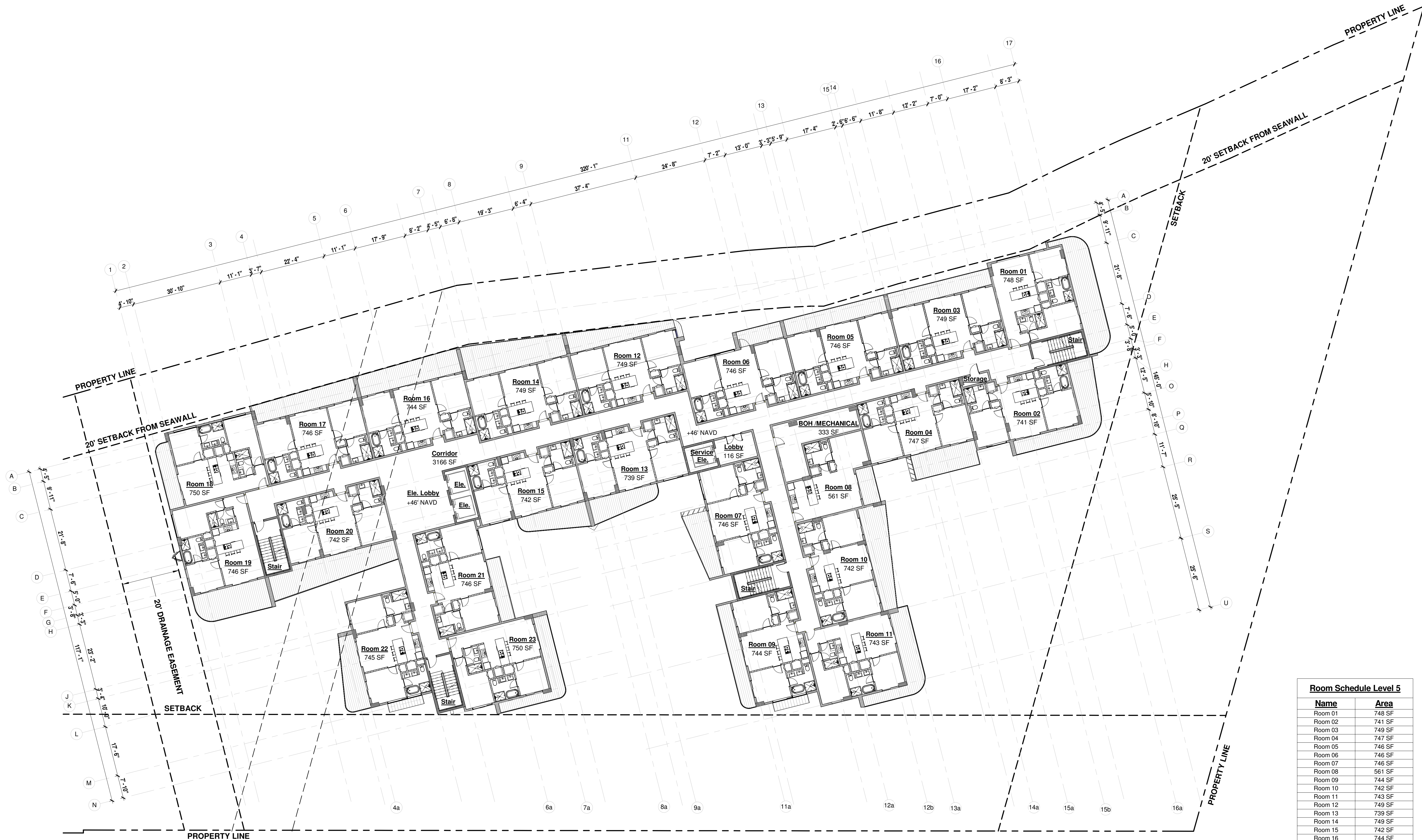
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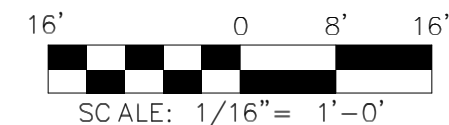
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A2-205

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Room Schedule Level 5	
Name	Area
Room 01	748 SF
Room 02	741 SF
Room 03	749 SF
Room 04	747 SF
Room 05	746 SF
Room 06	746 SF
Room 07	746 SF
Room 08	561 SF
Room 09	744 SF
Room 10	742 SF
Room 11	743 SF
Room 12	749 SF
Room 13	739 SF
Room 14	749 SF
Room 15	742 SF
Room 16	741 SF
Room 17	746 SF
Room 18	750 SF
Room 19	746 SF
Room 20	742 SF
Room 21	746 SF
Room 22	745 SF
Room 23	750 SF
Total Area	16958 SF



1

LEVEL 5 FLOOR PLAN

1/16" = 1'-0"

[illegible]

ISSUE TITLE

PROJECT ADDRESS

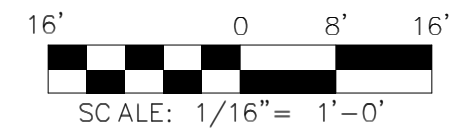
WINDW.

3815, 3855, 3859 & 3861 Gulf Blvd

SHEET TITLE

LEVEL 6 FLOOR
PLAN

<u>Room Schedule Level 6</u>	
<u>Name</u>	<u>Area</u>
Room 01	748 SF
Room 02	741 SF
Room 03	749 SF
Room 04	750 SF
Room 05	749 SF
Room 06	746 SF
Room 07	746 SF
Room 08	565 SF
Room 09	744 SF
Room 10	742 SF
Room 11	743 SF
Room 12	749 SF
Room 13	739 SF
Room 14	749 SF
Room 15	742 SF
Room 16	744 SF
Room 17	746 SF
Room 18	746 SF
Room 19	745 SF
Room 20	750 SF
Total Area	14726 SF



1

LEVEL 6 FLOOR PLAN

1/16" = 1'-0"

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ISSUE TITLE

PROJECT ADDRESS

WINDWARD PASS
RESORT

3815, 3855, 3859 & 3861 Gulf Blvd

SHEET TITLE

PROJECT
022-032

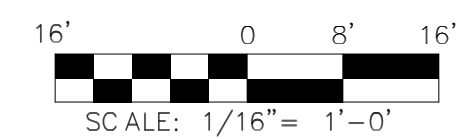
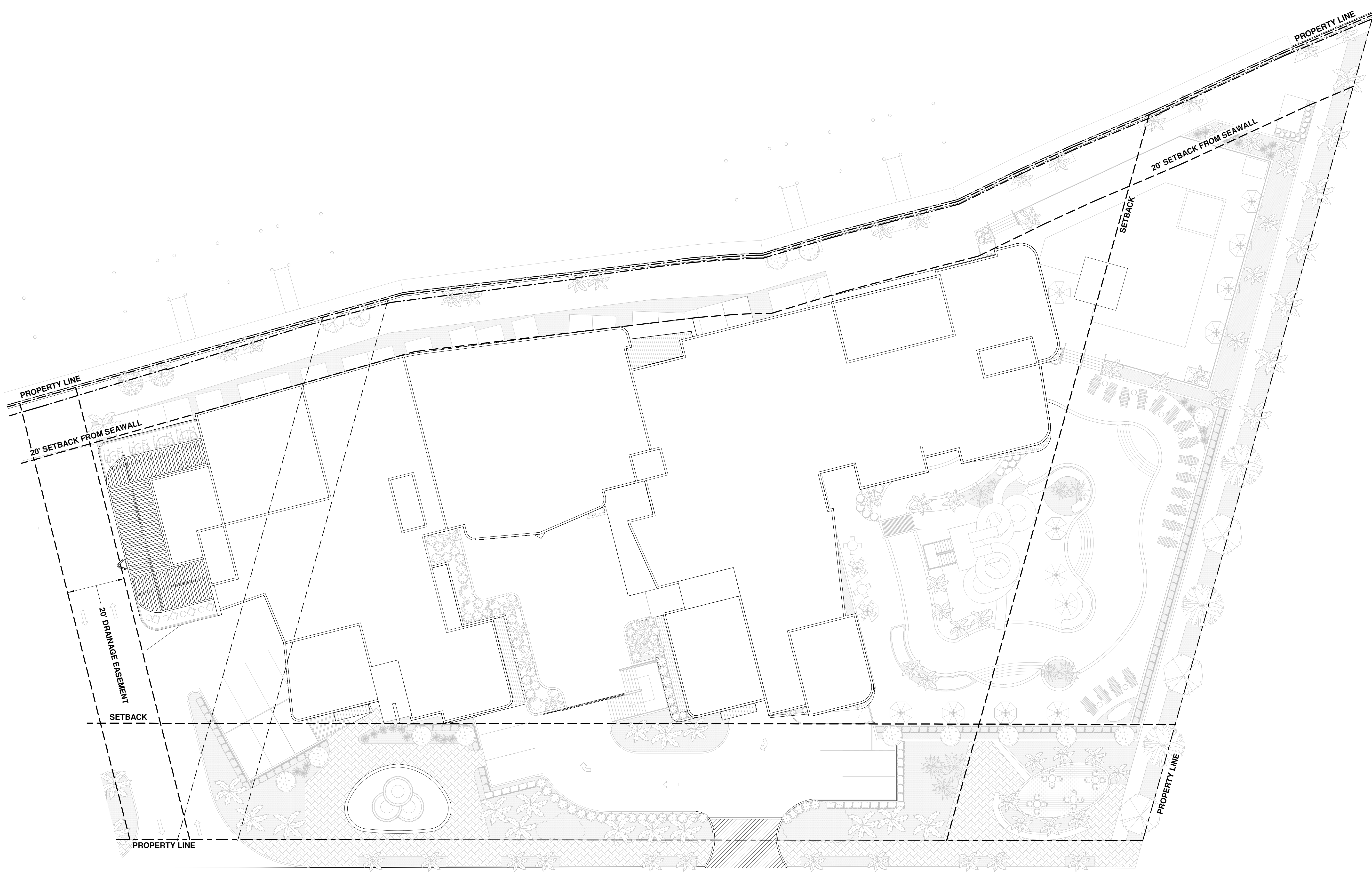
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SHEET NUMBER

A2-207



1

ROOF PLAN

$$1/16'' = 1'-0''$$

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ISSUE TITLE

PROJECT ADDRESS

3815, 3855, 3859 & 3861 Gulf Blvd

SHEET TITLE

PROJECT

022-032

SCALE

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DATE _____

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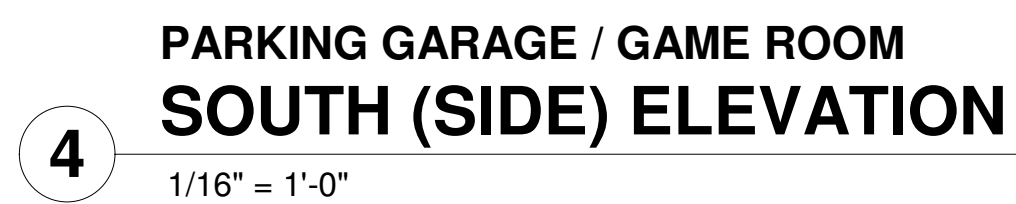
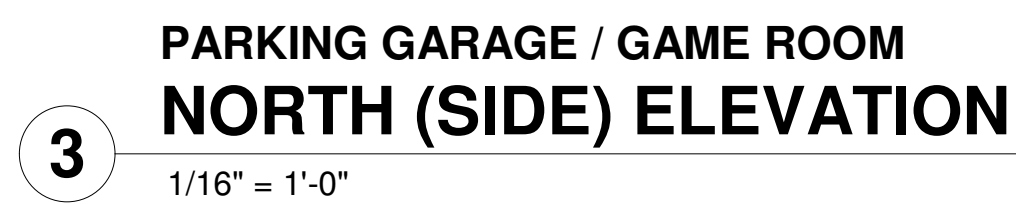
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SHEET NUMBER

A3-100

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ISSUE TITLE
CONDITIONAL USE
PERMIT

PROJECT ADDRESS

**WINDWARD PASS
RESORT**

3815, 3855, 3859 & 3861 Gulf Blvd

EXTERIOR ELEVATIONS

PROJECT
022-032

SHEET NUMBER

SCALE
1/16" = 1'-0"

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DATE
06/28/24

ORIGINAL SHEET
SIZE : 24" X 36"

A3-103

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WINDWARD PASS RESORT

Conditional Use Permit
June 28, 2024

BODZIAK/
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ARCHITECTS

WINDWARD PASS RESORT



WINDWARD PASS RESORT



WINDWARD PASS RESORT



WINDWARD PASS RESORT



WINDWARD PASS RESORT



CONDITIONAL USE PERMIT APPLICATION JUNE 28, 2024

WINDWARD PASS RESORT



WINDWARD PASS RESORT



WINDWARD PASS RESORT



WINDWARD PASS RESORT



WINDWARD PASS RESORT



WINDWARD PASS RESORT



WINDWARD PASS RESORT



WINDWARD PASS RESORT



WINDWARD PASS RESORT



WINDWARD PASS RESORT



WINDWARD PASS RESORT



NORTH
1"=30'

ARCHITECT
BODZIAK / HAYES ARCHITECTS PLLC
JOHN A. BODZIAK AIA, FL #AR0005065
BRITT HAYES AIA, FL #AR102428
5665 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966
FAX:
EMAIL: INFO@BODZIAKHAYES.COM

OWNER

NTS

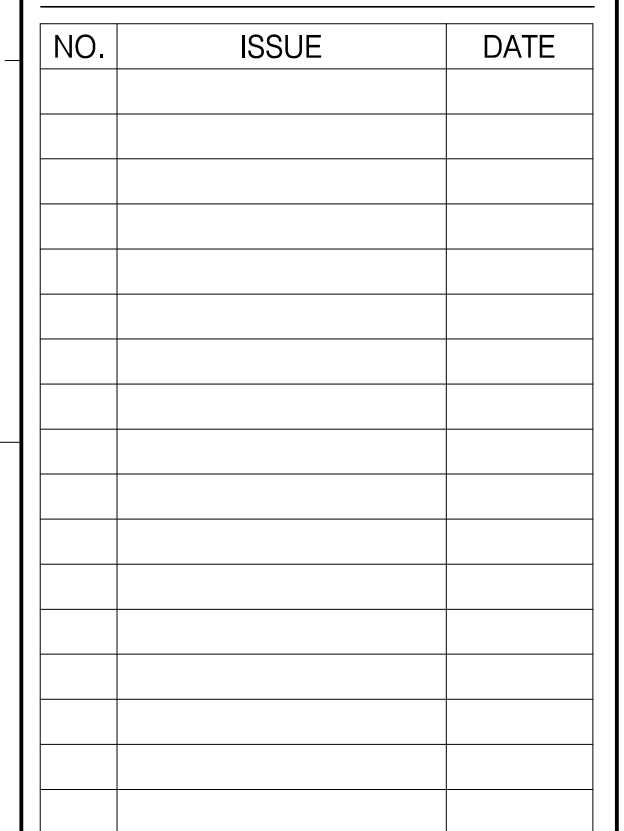


**PATRICIA
MONTECKI, P.E.**
5032 CHANCELLOR ST. NE
ST. PETERSBURG, FL
(727) 235-1650

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PATRICIA P. MONTECKI
FL NO. 54894
DATE:

KEY PLAN



CONDITIONAL USE
PERMIT

CIVIL SITE PLAN

C-1

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1. REQUIRED FIRE FLOW PER TABLE NFPA 18.4.5.2.1: 3500 GPM FOR 3 HOUR DURATION.
2. ESTIMATED SEWAGE FLOW (PER CHAPTER 62-6 TABLE I):
USE: RESORT HOTEL, 200 GPD/ROOM
ESTIMATED FLOW: 200 GPD/RM X 104 RMS = 20,800 GPD
ESTIMATED PEAK FLOW: 20,800 GPD X 3(PF) X 1DAY/24H X 1H/60 MIN = 43.44 GPM
3. STORMWATER RETENTION WILL BE PROVIDED IN ACCORDANCE WITH SWFWMD, FDEP & CITY OF ST. PETE BEACH REQUIREMENTS. RUNOFF WILL BE CONVEYED TO AN ON SITE UNDERGROUND SYSTEM AND PERCOLATE INTO THE SOIL. DISCHARGE WILL BE TO MCPHERSON BAYOU AT THE PRE-DEVELOPMENT RATE OF THE UNDEVELOPED SITE.

NORTH
1"=30'

ARCHITECT
BODZIAK / HAYES ARCHITECTS PLLC
JOHN A. BODZIAK AIA, FL #AR0005065
BRITT HAYES AIA, FL #AR102428
5665 CENTRAL AVE,
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966
FAX:
EMAIL: INFO@BODZIAKHAYES.COM

OWNER



**PATRICIA
MONTECKI, P.E.**
5032 CHANCELLOR ST NE
ST. PETERSBURG, FL
(727) 235-1650

ARCHITECTS / CONSULTANTS STAMP

KEY PLAN

ISSUE TITLE

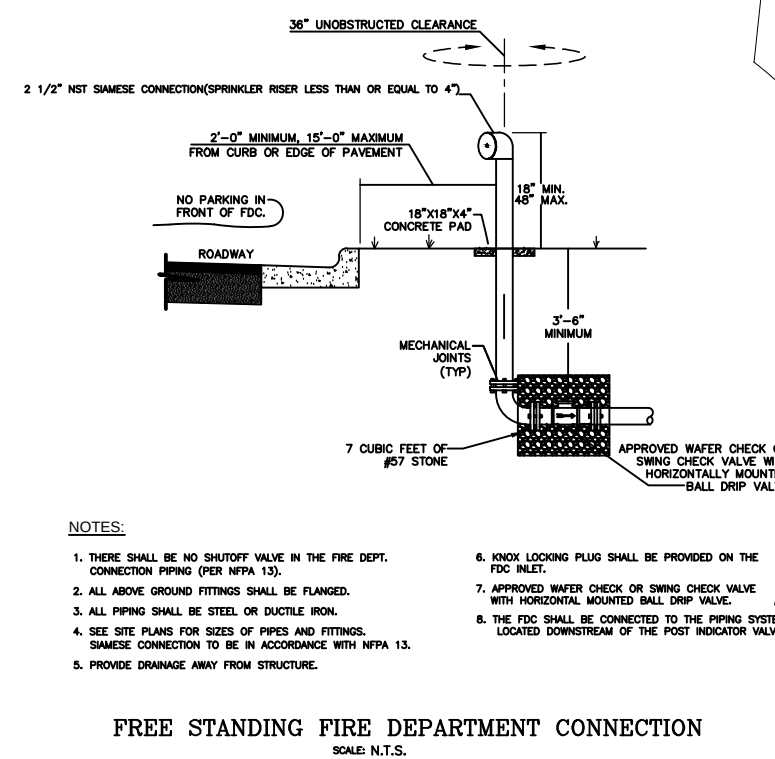
WINDWARD PASS RESORT

3815, 3855, 3859 & 3861 GULF BLVD.
ST PETE BEACH, FLORIDA

FIRE TRUCK TURNING TEMPLATE

C-2

DOZIAR/HAYES ARCHITECTS, PLLC





CONDITIONAL USE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

I understand that the City will not accept or process an incomplete application.

I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.

On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

I understand that if a conditional use is approved by the City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the City Commission becomes voided.

I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

Signature of Applicant

Date _____

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: MBT MANAGEMENT LLC (under contract)

APPLICANT/AGENT (Attach agent authorization form)

Name: Leonard Kreimer

Name: John A. Bodziak, Architect

Address: 21218 ST. ANDREWS BLVD. #627

Address: 743 49th St N

City: BOCA RATON State: FL

City: St. Petersburg State: FL

Zip: 33433 Telephone: C: 847.863.2100

Zip: 33710 Telephone: O: 727.327.1966

Email: lk@creditexp.com

Email: jack@jabodziak.com

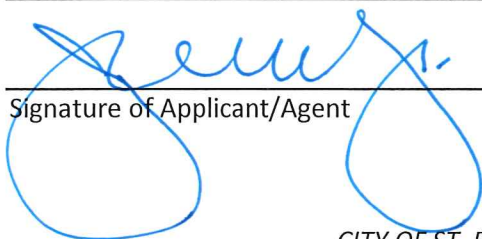
SUBJECT PROPERTY:

Address: 3815, 3855, 3859 & 3861 Gulf Blvd Current Name of Business: n/a

Parcel ID: 07-32-16-07398-001-0170
07-32-16-07398-001-0230 Name of Project: Windward Pass Resort
07-32-16-18143-001-0010
07-32-16-18143-001-0020

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

See Exhibit "B" attached hereto



Signature of Applicant/Agent

Date

10-16-2023

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

See Exhibit "B" attached hereto.

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

See Exhibit "B" attached hereto.

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:

- a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

See Exhibit "B" attached hereto.

- b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

See Exhibit "B" attached hereto.

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

- c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;

See Exhibit "B" attached hereto.

- d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

See Exhibit "B" attached hereto.

3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);

See Exhibit "B" attached hereto.

4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

See Exhibit "B" attached hereto.

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;

See Exhibit "B" attached hereto.

6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,

See Exhibit "B" attached hereto.

7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

See Exhibit "B" attached hereto.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.

See Exhibit "B" attached hereto.

2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.

See Exhibit "B" attached hereto.

3. Hydrological features and storm water management infrastructure.

See Exhibit "B" attached hereto.

4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.

See Exhibit "B" attached hereto.

5. Site landscaping, open space provision and impervious surface limitations.

See Exhibit "B" attached hereto.

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.
See Exhibit "B" attached hereto.
7. Fire suppression and facility security.
See Exhibit "B" attached hereto.
8. Emergency management and hurricane evacuation provisions.
See Exhibit "B" attached hereto.
9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:
 - a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
 - b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

See Exhibit "B" attached hereto.



Owner's Authorization for Agent

I/WE MBT MANAGEMENT LLC - Leonard Kreimer - Registered Agent (Buyer)
(print name of property owner)

hereby authorize John A. (Jack) Bodziak, Architect
(print name of agent)

to represent me/us in an application for Conditional Use Permit
(type of application: variance, conditional use, zoning, etc.)


Signature of Owner

Signature of Owner

Leonard Kreimer
- Registered Agent - MBT MANAGEMENT LLC -
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 16 day of October 2023 by Leonard Kreimer
Leonard Kreimer who is personally known _____ or produced
_____ as identification.


(Notary Signature)

My Commission Expires 10-22-2023



16-2023
(Date)

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, John A. Bodziak, Architect, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): John A. Bodziak, Architect

Address: 743 49th Street N, St. Petersburg, FL 33710

[Signature] October 16, 2023
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 16 day of October 20 23 by John A. Bodziak, who appeared before me, and is personally known to me, or has produced _____ as identification, and did take an oath.

My commission expires: 10-22-2023



[Signature]
NOTARY:
Print Name: Cynthia D. Armsden
Notary Public, State of Florida
(Notarial Seal)

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN PUBLIC HEARING DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, or Board of Adjustment, Historic Preservation Board.

A Notary Public is available in City Hall; 155 Corey Avenue.

Exhibit "A"

Resort Name	Property Owner	Property Address	City, State Zip	Parcel ID	Vesting Deed Information
Sand Cove	SD-SAND COVE LLC, an Indiana Limited Liability Company	3813 GULF BLVD	St. Pete Beach, FL 33706	07-32-16-07398-001-0240	OR 22227, Page 856
Bella Marguerite	BELLA MARGUERITE CONDOMINIUM ASSOCIATION, INC., a Florida Not for Profit Organization	3805 Gulf Blvd.	St. Pete Beach, FL 33706	07-32-16-06361-000-0001	OR 16008, Page 1428
Sanseair	SANSEAIR INC, a Florida Not for Profit Corporation	3820 Gulf Blvd.	St. Pete Beach, FL 33706	07-32-16-78651-000-0001	OR 4213, Page 1025
Long Key Beach Resort	LONG KEY BEACH RESORT INC, a Florida Profit Corporation	3828 GULF BLVD	St. Pete Beach, FL 33706	07-32-16-07380-000-0250	OR 10144, Page 1001
Beach House Suites	HHR BEACH HOUSE LLC, a Delaware Limited Liability Company	3860 GULF BLVD	St. Pete Beach, FL 33706	07-32-16-07380-000-0170	OR 19524, Page 1969
Palm Crest Resort Motel	PALM CREST RESORT MOTEL INC, a Florida Profit Corporation	3848 GULF BLVD.	St. Pete Beach, FL 33706	07-32-16-07380-000-0230	OR 10131, Page 1645
The Dunes on the Beach	THE DUNES ON THE BEACH CONDO ASSN INC, a Florida Not for Profit Corporation	3910 GULF BLVD.	St. Pete Beach, FL 33706	07-32-16-23564-000-0001	OR 13643, Page 2585
Sun Harbor	SUN HARBOR CONDO ASSN OF ST PETE BEACH INC, a Florida Not for Profit Corp	4103 Gulf Blvd.	St. Pete Beach, FL 33706	07-32-16-86485-000-0010	OR 19885, Page 0265

EXHIBIT "B"

Conditional Use Application Narrative

Property Information

The property includes parcel identification numbers:

07-32-16-07398-001-0170

07-32-16-07398-001-0230

07-32-16-18143-001-0010

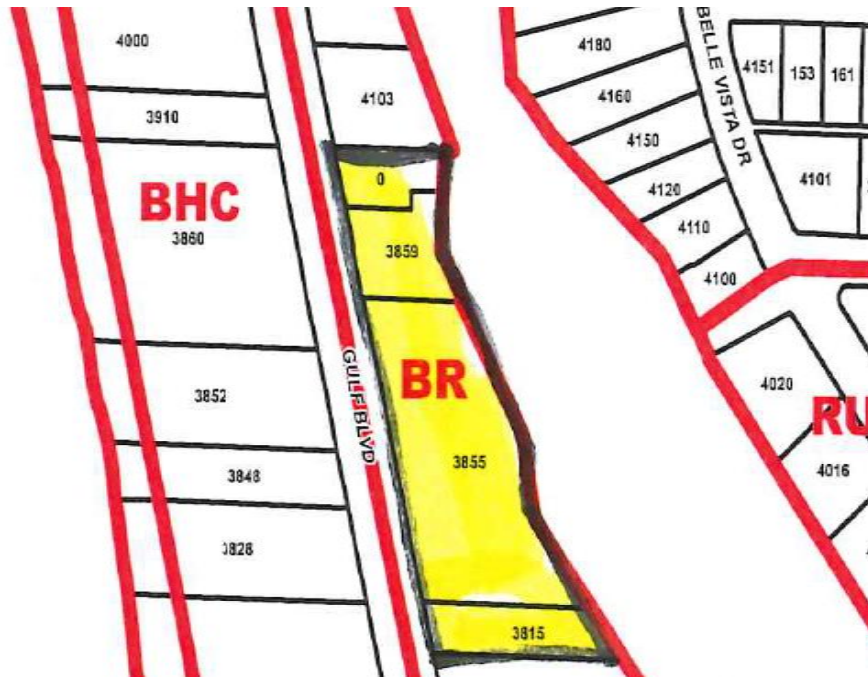
07-32-16-18143-001-0020

(collectively, the "**Property**"). The Property is comprised of +/- 2.76 acres located along Gulf Boulevard. The Property is located in the City of St. Pete Beach (the "**City**"). The Property is zoned Bayou Residential, and the Future Land Use category of the Property is also in the Bayou Residential District.

Aerial Image



Zoning Map



Future Land Use Map



Conditional Use Request

The applicant request a Conditional Use Permit ("**CUP**") as follows:

1. Permit development of 104 transient accommodation units and Twenty-six (26) to Thirty (30) Marina Slips with Jet Ski's, Paddle Boards, Pedal Boats Rentals, a small Water Park with Water Slide and Lazy River, located to sound shelter from Residential. A Quiet Pool with Sun Shelf, Sun Decks and a Poolside Swim-up Bar. Miniature Putt-Putt Golf Course, Children's Game Room, on-site premium Restaurant, and Parking Garage on the 2.76 acres of the Property located East of Gulf Boulevard in accordance with Sec. 42.4.
2. Permit development of the Property at a building height 54 feet to Roof Deck above BFE elevation with allowances for decorative features and rooftop amenities in accordance with Sec. 39.5(h).

Property

The CUP approval would permit the Development of the Windward Pass Resort with One-hundred-four (104) new one (1) and two (2) Bedroom Transient Hotel accommodation units in five stories above parking with added additional accessory uses i.e.,
a twenty-six (26) to thirty (30) Marina with Jet Ski's, Paddle Boards, Pedal Boats Rentals, small Water Park with Water Slide and Lazy River, strategically located to sound shelter from Residential, Quiet Pool with Sun Shelf, Sun Decks, and a Poolside Swim-up Bar, Miniature Putt-Putt Golf Course, a Roof Top Tiki Club, Children's Game Room, On-Site premium Restaurant, Pedestrian Promenade around the perimeter of the Property with covered Seating Pods to enjoy Waterfront Views, all having Public Access, throughout the Property (the "**Project**").

The applicant proposes to develop the Property. Currently the Property is vacant.

Conditional Use Requirements

*In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development ("**LDC**"). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):*

1. *LDC Sec 4.4(a)(I) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.*

A. Future Land Use Plan Element

- o Goal 1
 - Objective 1.2
 - Policies 1.2.2; 1.2.3; 1.2.4; 1.2.6; 1.2.8; and 1.2.9
 - Objective 1.3
 - Policies 1.3.1; 1.3.2; and 1.3.3
- o Goal 2
 - Objective 2.1
 - Policies 2.1.1; 2.1.5; 2.1.8; 2.1.9; 2.1.12; and 2.1.14
 - Objective 2.2
 - Policy 2.2.2
 - Objective 2.3
 - Policies 2.3.1; 2.3.3; 2.3.4; 2.3.5; 2.3.7; and 2.3.9
 - Objective 2.4
 - Policy 2.4.1
 - Objective 2.7
 - Policies 2.7.1; 2.7.2; 2.7.3; 2.7.4; 2.7.5; 2.7.6; 2.7.7; 2.7.9; 2.7.10; 2.7.11; and 2.7.14
 - Objective 2.8
 - Policies 2.8.1; 2.8.2; 2.8.3; 2.8.4; 2.8.5; and 2.8.6
 - Objective 2.9
 - Policies 2.9.1; 2.9.2; 2.9.3; and 2.9.6
 - Objective 2.11
 - Policies 2.11.1; 2.11.2; and 2.11.3
 - Objective 2.13
 - Policies 2.13.1; 2.13.2; and 2.13.3
- o Goal 3
 - Objective 3.1
 - Policies 3.1.2; 3.1.3; 3.1.4; 3.1.5; and 3.1.8
 - Objective 3.2
 - Policies 3.2.1 and 3.2.2
 - Objective 3.3
 - Policies 3.3.1; 3.3.2; and 3.3.3
- o Goal 4
 - Objective 4.1
 - Policy 4.1.5

B. Special Designation - Community Redevelopment District

- o Goal 1
 - Objective 1.1
- o Goal 2
 - Policies 1.1.1; 1.1.4; 1.1.5; 1.1.9; 1.1.10; 1.1.11; 1.1.12; and 1.1.13

- Objective 2.1
 - Policy 2.1.1
- Objective 2.2
 - Policies 2.2.2; 2.2.4; and 2.2.5
- o Goal 3
 - Objective 3.1
 - Policies 3.1.1 and 3.1.3

C. Gulf Boulevard Redevelopment District

- o Goal 1
 - Objective 1.1
 - Objective 1.2
 - Objective 1.3
 - Objective 1.6
 - Objective 1.7
 - Objective 1.8
- o Goal 2
 - Objective 2.1
 - Objective 2.2
 - Objective 2.5
 - Objective 2.6
- o Goal 3
 - Objective 3.2
 - Objective 3.3
- o Policies 1; 2; 3; 4; 5; 6; 9; 10; 11; 13; 14; and 15

D. Bayou Residential District

- o Policies 1; 2; 4; 5; 6; 8; 9

E. Transportation Plan Element

- o Goal 1
 - Objective 1.1
 - Policies 1.1.1; 1.1.2; and 1.1.3
 - Objective 1.3
 - Policy 1.3.1
 - Objective 1.4
 - Policies 1.4.1; 1.4.2; and 1.4.3
 - Objective 1.5
 - Policy 1.5.3

F. Infrastructure Plan Element

- o Goal 1
 - Objective 1.1
 - Policies 1.1.1; 1.1.4; and 1.1.5
- o Goal 2
 - Objective 2.1
 - Policies 2.1.1 and 2.1.6

- Objective 2.2
 - Policies 2.2.1; 2.2.2; and 2.2.5
- o Goal 3
 - Objective 3.1
 - Policy 3.1.1

G. Coastal and Conservation

- o Goal 1
 - Objective 1.1
 - Policy 1.1.4
 - Objective 1.2
 - Policies 1.2.1; 1.2.2; 1.2.3; 1.2.4; and 1.2.5
 - Objective 1.4
 - Policies 1.4.1; 1.4.2; 1.4.3; 1.4.4; 1.4.5; 1.4.6; and 1.4.7
 - Objective 1.8
 - Policies 1.8.2 and 1.8.5
 - Objective 1.9
 - Policies 1.9.1 and 1.9.3
 - Objective 1.11
 - Policy 1.11.1
- o Goal 2
 - Objective 2.1
 - Policy 2.1.3
 - Objective 2.2
 - Policies 2.2.1 and 2.2.2
 - Objective 2.4
 - Policies 2.4.2 and 2.4.4

H. Recreation and Open Space

- o Goal 1
 - Objective 1.1
 - Policies 1.1.8 and 1.1.9
 - Objective 1.3
 - Policies 1.3.1; 1.3.2; and 1.3.4

I. Capital Improvements

- o Goal 1
 - Objective 1.3
 - Policies 1.3.3; 1.3.4; 1.3.5; and 1.3.6
 - Objective 1.4
 - Policy 1.4.1
 - Objective 1.5
 - Policies 1.5.1; 1.5.2; 1.5.3; 1.5.5; 1.5.6; and 1.5.7

Narrative

Waterfront Projects typically create a barrier of Parking and/or Landscaping, inhibiting intended view corridors and denying Public Access and Use of Resort Facilities. The Windward Pass Resort project creates use of it's Side Yard and Waterfront Setbacks providing and promoting continuous path for public access with low profile Side and Waterfront Walkways and Seating Areas, as well as creating extensive Resort Facilities not found within most Beach Communities.

The Design provided creates a with public access to Features and Seating Areas. Side Yard Setbacks have low profile features with pervious surfaces to underground Drainage Retention disguised under nonstructural elements respecting Side Yard open view corridors, more commonly filled with unattractive paved Parking Lots in the intended view corridor.

The 2.76-acre Windward Pass Resort Project is located within the 7.86 acres of the Bayou Residential District, as stated, the Site is a long but moderately narrow in places with 671 feet of Frontage on Gulf Blvd and 731 feet Fronting on McPherson Bayou.

The Project proposes very closely the type of development envisioned for the Bayou Residential District in the Comprehensive Plan. Development options are limited to primarily multi-family residential as a result of the lot depths; however, to encourage parcel assembly and a more unified redevelopment opportunity because of and the district's direct access to Gulf Boulevard.

This redevelopment district was established "to encourage redevelopment in a physically constrained area that is primarily vacant" and be a "transition area between higher intensity commercial uses along Gulf Boulevard and lower density residential neighborhoods to the east". Our Project was intentionally designed with varying height in keeping with District guidelines and avoiding residential development overtaking the City's Gulf beaches "as it has in most other beach communities in the State."

The required Building setback of 40'-0" from Gulf Boulevard and all required setbacks have been maintained, as required on the proposed Plan.

The Project proposes a varying plan which the character district seeks. We have attempted to utilize the maximum allowable density as permitted for mixed use projects, since the four (4) parcels combined are greater than two acres, in order "to encourage more comprehensive and unified redevelopment, reduce trip generation, increase pedestrian linkages to neighborhood services and reduce curb cuts along Gulf Boulevard." All of which are specific stated goals of the Bayou Residential District.

The Project promotes all three policies of the Bayou Residential District as set forth below.

Policy 1: The Project includes aesthetically pleasing architectural design features that protect neighboring properties, and ensure facades are varied, are

“aesthetically pleasing and relate to the human scale at ground level” on “both the street and waterside of buildings.” The Project will include areas that shield support uses from the ground level. In addition, there are no monolithic structures or blank walls in the Project. From the street, the pedestrian experience will be greatly enhanced with a surrounding promenade, welcoming courtyard and lush landscaping.

Policy 2: Increased setbacks from Gulf Boulevard have been calculated for proposed building height.

Policy 3: Professional landscaping, designed to comply with the Land Development Code (the "LDC"), will be provided along Gulf Boulevard, within the Project, and at certain areas adjacent to the accessory uses.

The Project complies with all limitations set forth in the Bayou Residential District regulations.

The Project will comply with all impervious surface, height, buffering, and setback requirements. **No waivers or variances to the LDC are requested.** In summary, the Project is **exactly** the type of development the Bayou Residential District was designed to attract and complies with all requirements and/or limitations.

2. *LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:*

a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

The Project will significantly enhance the appearance and function of the area by developing a modern, architecturally and aesthetically pleasing mixed use “Destination Development” on a vacant lot.

The proposed Resort Facility is surrounded to the south and west with facilities that match or exceed the proposed height.

The Project will conform with the current stormwater drainage

codes. No additional access points will be required, thereby not adversely impacting the functionality of Gulf Boulevard

Walkability in the area will be improved by the pedestrian promenade, courtyard, and enhanced landscaping along Gulf Blvd. and throughout the Site. The aesthetics of the area will also be improved as the Project is designed.

The Project provides new uses on the Property which are compatible with the adjacent uses to the north and south. The scale and heights of the Project are comparable to the projects to the north, west and to the south. Through thoughtful design, the development team designed the Project to preserve the flavor of St. Pete Beach.

- b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);*

There are no historic, archaeological, or cultural resources on the Property.

- c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;*

The Site is bordered by the McPherson Bayou to the east with two and three story residential which are generally non-FEMA compliant.

The Project proposes uses and scaling compatible with adjacent development, based on thoughtful design to avoid creating incompatibilities.

This proposed development has been scaled to ensure the character of the area is enhanced/maintained. The developer will install significant screening and landscaping to ensure the street level view is welcoming and pedestrian friendly.

- d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;*

The Project will not create any significant adverse impacts on the

livability and usability of nearby land. The Project is designed to mitigate potential adverse impacts by:

- Designing acoustic systems to reduce reflection and maintain music and PA sounds on the Property;
- Locating family-oriented amenities central to the Project so that corporate and adult areas guests are noise shielded from Residential;
- Installing exhaust dampers to ensure the restaurant does not create unwanted fumes and smoke;
- Installing ground level lighting to reduce light pollution;
- Locating loading berths central to the Property;
- Providing Guest and Visitor Parking on site;
- Using staff services to control and maintain solid waste; and
- Using professional security services to ensure safety for both the guests and the public.

Vehicular traffic impacts are mitigated as discussed elsewhere in this application through the provision of no additional access points, on-site Parking for Guests and Visitors, and ample parking for accessory uses. Any late-night operations must be approved by the City and follow strict City ordinances related to noise.

3. *Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);*

The proposed Plans provide in excess of the required Parking for all proposed Uses and there are presently no factors as to street capacity, access or level of service. The Site has been licensed by the City and used in recent years as an unlandscaped, dusty and poorly provided and maintained Parking Lot with outdated Gulf Blvd access.

Through specific Project design and transportation improvements, neighborhood impacts are minimized, and pedestrian safety is improved.

4. *Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);*

Parking, loading, truck and service access meets or substantially exceed City requirements replacing an unpaved and hazardous Parking Lot with Code compliant

facilities.

5. *Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;*

Existing conditions are not in the interest or compatible with any FEMA, public health, safety, and environmentally mandated Codes, regulations or standards. The proposed facility would be compliant **to all of these** standards.

The public will also be benefitted by the Development of a vacant property, which is encouraged in the Comprehensive Plan through new businesses, which precipitate new construction, work in the trades, more tax revenues, healthier local economies, improving stormwater drainage within the City, improving pedestrian connectivity along Gulf Boulevard, maintaining access points to Gulf Boulevard.

6. *Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,*

The developer, MBT Management, LLC, is developing at least four (4) properties in the tri-city area. The team has executed many successful investments with equity partners. MBT Management, LLC has a demonstrated a history of successful development.

Additionally, any improvements, whether on the Property or adjacent right of way, will comply with all local, state, and federal requirements to ensure improvements are technically complete. Finally, the City requires that certain improvements within the public realm must be bonded.

7. *The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.*

The Project complies with the Comprehensive Plan and LDC. **No waivers or variances are requested.**

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. *Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.*

The densities and intensities established by the Comprehensive Plan are

based on infrastructure studies conducted by the City that contemplate the impacts of the maximum development contemplated by the Comprehensive Plan. For this Property, the assumption was that the Property would be developed at 40 temporary lodging units per acre mixed with commercial use. These studies ensured that proper infrastructure and services could be provided if the maximum densities and intensities set forth in the Comprehensive Plan are developed. Development throughout the City is less than the maximum permitted under the Comprehensive Plan, and the project Proposes development less than the maximum permitted by the Comprehensive Plan. Thus, the various infrastructure required for the Project is adequate and available⁴. Additionally, Sec. 29.4 of the LDC requires a certificate of concurrency as part of the Conditional Use Approval permitting process that will confirm adequate public facilities.

2. *Transportation infrastructure, including ingress and egress from public right-of way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.*

As previously stated, initial review by licensed transportation engineers suggests the level of service capacity of the impacted roadways are sufficient to support the Project in addition to existing and approved uses within the City. Preliminary traffic counts are being studied, and our transportation engineers will request a meeting with the City on the methodology for the analysis. The study will either confirm the level of service capacity is adequate or identify deficiencies. If deficiencies are identified by the study, the applicant will supplement this application to address any such deficiency.

Parking areas and structures were designed to comply with the LDC and the Florida Building Code to ensure proper function. The developer is improving pedestrian access to the Intracoastal, providing a perimeter Pedestrian Promenade and courtyard along Gulf Boulevard frontage.

3. *Hydrological features and storm water management infrastructure.*

The Project will be engineered, permitted, and approved by strict local, state, and federal agencies for stormwater management. The current site pre-dates formal stormwater codes, and as such, rain "sheet flows" off the site. Development requires an engineering professional designing the site to retain and treat storm waters. The Project must comply with the modern provisions such that the regular development process will improve the stormwater management of the City. Such a large development will have a noticeable impact on the drainage of Gulf Boulevard, which will not have to

accept as much runoff after development is completed.

4. *Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.*

The proposed building can be characterized as a contemporary take on traditional styling, with the restrained expressions of clean lines and unadorned surfaces. Finishes incorporating stucco finish with stone decorative feature panels, articulation of the fenestration using balconies with tinted colored glass and other finish treatments commonly found in traditional contemporary vernacular that add to the visual interest. Building colors mimic water tones of cool blues and whites resulting in a calming aesthetic

The Project was designed with a scale similar to adjacent properties on Gulf Boulevard. The buildings in the Project are located to ensure the height, design, and massing have a minimal, mitigated impact on neighboring properties. The thoughtful design of the Project also protects the public with enhanced building setbacks. Increased setbacks, enhanced landscaping and a perimeter Promenade will improve the pedestrian experience along Gulf Boulevard. Building facades are varied to avoid monolithic structures and high-quality building materials are proposed. Any advertising and signage must comply with the LDC through separate permitting.

5. *Site landscaping, open space provision and impervious surface limitations.*

Pursuant to Sec. 42.8. of the LDC, the Maximum impervious surface ratio (ISR) for all other uses, other than residential Uses: 0.85

The Project will comply with all Comprehensive Plan and LDC limitations regarding landscaping, open space, and impervious surface.

The proposed Development's Site landscaping and open space provision offers restorative areas and will meet or exceed the LDC.

Access to green space and open water views can assist in reducing the stress of city living. The proposed Courtyard introduces a place for pedestrians to rest and enjoy the Beach community.

6. *Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.*

The hours of operation for all outdoor Food Service will vary in openings from 9:00am to 8:00am and will end at 9:00pm. Indoor Food Service hours of operation will conform to Industry Standards, Room Service from 6:00am to 10:00pm. Typically, Food Service and Indoor Bars 11:00am to midnight.

7. *Fire suppression and facility security.*

The Building will be equipped with the latest and premium Fire Sprinkler Systems, and top of the Line Fire Alarm Systems which includes the latest Fire Communication System in Stair Towers.

8. *Emergency management and hurricane evacuation provisions.*

The proposed Building will become one of the few new FEMA-compliant Buildings designed to the most effective new Codes as to Building Elevation, Construction, Wind Mitigation, Flood Proofing, and a Storm Management plan, all of which will provide Safety and Emergency Management Plans, absent of many of the existing similar non-compliant Beach Buildings.

As noted in the Comprehensive Plan, transient accommodations have a smaller impact on hurricane evacuations than multifamily residential development. However, all properties in the City must be prepared for a storm event. The proposed resort will have a hurricane preparation plan, and the owners/managers will work with the City to provide staging and housing for emergency responders.

Development of the Project will comply with all emergency management provisions as required by FLUE Policies 2.9.1, 2.9.6, 3.2.1, and 5.1.2, as well as Transportation Element Policy 1.1.1. The new resort will also file a Hurricane Closure and Evacuation Plan with the City pursuant to FLUE Policy 4.1.5.

9. *For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:*

- a. *The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and*

As stated, the proposed structures along the north boundary of the property will have no impact to the adjacent hotel to the north. To the south the proposed structures have been specifically designed with a proper setback (both along the side and rear lot lines) to protect the existing buildings. The height and design ensure s that there is little to no impact to sunlight is expected.

- b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.*

The Project will have significant setbacks but is not located on the Beach and does not impact and is not measured to the Coastal Construction Control Line which is several hundred feet away, thus there is no impact to the waterfront from neighboring properties.

I believe we have responded fully and completely to the Conditional Use Permit requirements.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this “Agreement”) is made and entered into this 9 day of May, 2023 (the “Effective Date”), by and between SUNGOLD, LLC, a Florida limited liability company, (“Seller”); and MBT MANAGEMENT LLC, a Florida limited liability company (“Buyer”). Unless otherwise defined in this Agreement, the capitalized terms used in this Agreement have the meanings given such terms in Section 1 hereof (unless the context otherwise requires).

RECITALS:

- A. Seller is the owner of certain Real Property (as defined in Section 1 hereof).
- B. Buyer desires to purchase and Seller desires to sell the Property (hereinafter defined in Section 1 hereof) pursuant to the terms stated herein.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants, representations, warranties and agreements contained herein, and for other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged by all the parties, it is agreed as follows:

SECTION 1. Definitions. For purposes of this Agreement, the following capitalized terms used herein shall have the meanings set forth below:

Environmental Law. “Environmental Law” means any federal, state, or local law, statute, ordinance, regulation, order or rule pertaining to health, industrial hygiene or environmental conditions, including, without limitation, the Comprehensive Environmental Response, Conservation and Liability Act; the Resource Conservation and Recovery Act; the Federal Clean Water Act; the Federal Insecticide, Fungicide, and Rodenticide Act; the Federal Toxic Substances Control Act; the Federal Safe Drinking Water Act; the Federal Hazardous Materials Transportation Act; and environmental laws of the State of Florida, including, without limitation, any laws regarding (i) Hazardous Substances, (ii) drinking water, (iii) underground storage of Hazardous Substances, (iv) hazardous waste management and/or (v) the presence or treatment of mold, mildew or similar materials.

Escrow Agent. “Escrow Agent” means Old Republic National Title Insurance Company, or such other title company as shall be designated by Buyer.

Hazardous Substance. “Hazardous Substance” means (a) those substances included within the definition of “Hazardous Substances,” “Hazardous Materials,” “Toxic Substances,” “Hazardous Waste,” or “Solid Waste” in any Environmental Law or in the regulations promulgated pursuant thereto; (b) those substances listed in the United States Department of Transportation Table (9 C.F.R. 172.101 and any amendments thereto) or by the Environmental Protection Agency as hazardous substances (40 C.F.R. Part 302 and amendments thereto); (c) such other chemicals, substances, material, toxins, contaminants and wastes that are or become regulated under the applicable local, state, or federal laws or regulations; (d) oil and petroleum products, asbestos,

polychlorinated biphenyls, TCE, PCE or urea formaldehyde; and (e) mold, mildew and similar materials.

Improvements. “Improvements” means all buildings, landscaping, parking, signs and other improvements now or hereafter situated on the Real Property (not including the Personal Property), if any, and all right, title and interest appurtenant to the Improvements, including, without limitation, (a) any easement, right-of-way, license, interest, right and appurtenance of any kind relating to the Improvements, (b) any award from and after the Closing Date relating to any damage or any condemnation or other taking (whether permanent or temporary) of the Improvements or any rights related thereto, and (c) any insurance proceeds relating to any casualty loss due and owing to Seller as a result of damage or destruction of all or any portion of the Improvements to the extent not applied by Seller to restore the Improvements.

Judgment. “Judgment” means any judgment, order, award, or decree of any court, governmental authority, regulatory body or arbitrator of any kind.

Judicial Action. “Judicial Action” means any action, lawsuit, claim, proceeding, or investigation (or group of related actions, lawsuits, proceedings or investigations) brought before any court or other adjudicative body.

Personal Property. “Personal Property” means all right, title and interest of Seller in and to (i) all equipment, furniture, furnishing, fixtures, and personalty, if any, located at the Real Property and/or the Improvements or affixed to any of the Real Property or the Improvements, which is owned by Seller and used in the operation of the Improvements, including, without limitation, the personal property set forth on Schedule 3 attached hereto and incorporated herein by this reference and (ii) all governmental approvals, licenses, entitlements, trademarks, goodwill, and other intangible property owned by Seller or otherwise appurtenant or relating to the Real Property.

Property. “Property” means, collectively, the Improvements, the Real Property, and the Personal Property.

Real Property. “Real Property” means that certain tract or parcel of land located in St. Pete Beach, Florida, and having parcel identification numbers of 07-32-16-18143-001-0020, 07-32-16-18143-001-0010, 07-32-16-07398-001-0230, 07-32-16-07398-001-0170, and as further described in Exhibit “A” attached hereto and incorporated herein by this reference, together with all right, title and interest appurtenant to such land, including, without limitation, any easements, rights of way, licenses, mineral rights, water rights, water stock and all other interests, rights and appurtenances of any kind relating to the land, and Seller’s interest, if any, in any land lying in the bed of any highway, street, road, avenue, access-way or in any easement, opened or proposed, in front of, at a side or adjoining such land.

Title Company. “Title Company” means LawUS, LLC, as agent for Old Republic National Title Insurance Company.

SECTION 2. Purchase Price and Terms of Payment. The purchase price (“Purchase Price”) for the Property is Eighteen Million and No/100 Dollars (\$18,000,000.00). The Purchase Price shall be paid by Buyer as follows:

A. Within five (5) days after the Effective Date, Buyer shall deposit the sum of Three Hundred Fifty Thousand and No/100 Dollars (\$350,000.00) with the Escrow Agent (the “Earnest Money”) and the Escrow Agent shall deposit such Earnest Money in an interest bearing account. Buyer shall be entitled to all interest accumulating on the Earnest Money, unless Seller is entitled to retain the Earnest Money as liquidated damages pursuant to the terms of Section 14 herein.

B. Upon Closing, the Earnest Money (including all interest earned thereon) shall be applied against the Purchase Price, and the balance of the Purchase Price shall be paid to Seller in immediately available funds.

SECTION 3. Conveyance and Title. Subject to the terms and conditions of this Agreement and for the consideration set forth herein, Seller agrees to convey, transfer, assign, sell and deliver to Buyer at Closing all of the following:

A. Fee simple title to the Real Property and Improvements by special warranty deed, subject only to the Permitted Exceptions and the lien for ad valorem taxes which are not yet due and payable. The legal description for the Real Property to be used in the aforementioned deed may, at Buyer’s election (and to the extent applicable), be taken from the survey obtained by Buyer during the Due Diligence Period; and

B. All of Seller’s right, title and interest in and to the Personal Property, if any.

Seller agrees to deliver possession of the Property on the Closing Date to Buyer, free of any lease or other right of possession or claim of right of possession by any person or entity, except for the Permitted Exceptions.

SECTION 4. Title Review. Buyer shall cause the Title Company to issue a commitment for a policy of title insurance relative to the Property (the “Title Commitment”) and, within Seventy-five (75) days after the Effective Date, Buyer shall notify Seller, in writing, of such objections as Buyer may have to anything contained in the Title Commitment and any survey Buyer obtains of the Property (the “Survey”). Any item contained in Schedule B-2 of the Title Commitment or any matter shown on the Survey to which, in either case, Buyer does not object during the Due Diligence Period will be deemed a “Permitted Exception”; provided, however, Buyer shall be permitted to raise as title objections (within five (5) business days of Buyer being notified thereof) matters affecting title of which Buyer receives notice by an amendment, update or continuation of the Title Commitment or Survey (as applicable). In the event Buyer notifies Seller of objections to title or survey matters prior to the expiration of the Due Diligence Period (or pursuant to any amendment, update or continuation of the Title Commitment or Survey as aforesaid), Seller will have the right, but not the obligation, to cure such obligations (except that Seller shall be obligated to cure all Monetary Liens (as defined herein). Within five (5) business days after receipt of Buyer’s notice of objections, Seller shall notify Buyer in writing if Seller elects to cure such objections or if Seller elects not to cure such objections (“Seller’s Cure Notice”). If Seller provides no notice, then Seller shall be deemed to have elected not to cure. If Seller elects to cure such objections, Seller will have until the Closing Date to remove, satisfy or cure the same. If Seller elects not to cure such objections prior to the Closing, Buyer shall have the following options: (i) to accept a conveyance of the Property subject to those certain matters objected to by Buyer (not to include any Monetary Liens) which Seller is unwilling to cure, and without reduction

of the Purchase Price; or (ii) to terminate this Agreement by sending written notice thereof to Seller, and upon delivery of such notice of termination, this Agreement will terminate and the Earnest Money (including any interest earned thereon) shall be returned to Buyer, and thereafter neither party hereto will have any further rights, obligations or liabilities hereunder except with regard to any breach or default existing as of that date or to the extent that any right, obligation or liability set forth herein expressly survives termination of this Agreement. As used herein, “Monetary Lien” means and includes any deed of trust, mortgage, mechanics’ lien or other lien, claim or encumbrance which evidences or secures a fixed monetary amount, other than ad valorem real property taxes not yet delinquent. Notwithstanding anything contained herein to the contrary, Seller must satisfy all Monetary Liens in full, at Seller’s sole cost and expense, at or prior to the Closing, failing which Buyer may, in addition to and not in limitation of the exercise by Buyer of any other right or remedy provided hereunder, at its option, elect to satisfy any such Monetary Lien and reduce the Purchase Price in accordance with the amount of money expended.

SECTION 5. Inspection and Cooperation.

A. Buyer and its invitees and agents shall have the right, during the period (the “Due Diligence Period”) beginning on the Effective Date and ending on the date which is One Hundred and Fifty (150) days after the later of the Effective Date to enter upon the Real Property and the Improvements to conduct all inspections and investigations of the condition and all other aspects of the Property which it may deem necessary or desirable in its sole discretion (collectively, “Inspections”), including, but not limited to, the performance of surveys, tests, studies, inquiries, investigation and reviews relating to the Property, and the right to review and copy any other information in Seller’s possession or available to Seller regarding the Property (provided, however, Buyer may not perform any so-called “Phase II” environmental or other invasive testing without Seller’s consent (not to be unreasonably withheld, conditioned or delayed)).

B. Within five (5) days after the Effective Date, Seller shall deliver to Buyer copies of all agreements and documents in Seller’s possession which affect the Property, including, but not limited to, the following (collectively, the “Due Diligence Materials”):

- (i) Copies of any prior title commitments and title policies concerning the Property;
- (ii) Copies of any surveys of the Property;
- (iii) Copies of any Phase I and/or Phase II environmental assessments and similar environmental reports concerning the Property; and
- (iv) Copies of any geotechnical and soils reports concerning the Property.

Buyer shall also have a right to review and inspect all contracts or other agreements affecting or relating to the Property. Additionally, Seller shall cooperate in good faith with Buyer and Buyer’s invitees and agents with respect to Buyer’s Inspections. The aforementioned listing does not prohibit Buyer’s requesting of, and Buyer expressly reserves the right to request, additional materials (without affecting the timing of the Due Diligence Period) from Seller as determined by Buyer during its review of Due Diligence Materials. Seller agrees to use commercially reasonable

efforts to provide any additional materials so requested within three (3) business days of Buyer's written request therefor (which may include e-mail requests).

C. Any tests conducted in connection with such Inspections shall be conducted so as not to damage the Property and/or unreasonably interfere with the use of the Property by Seller. Buyer agrees to repair or restore promptly any damage to the Property caused by Buyer, its agents, contractors and invitees arising from Buyer's Inspections. All such entries onto the Property shall be at the risk of Buyer, and Seller shall have no liability for any injuries sustained by Buyer or any of Buyer's agents, contractors or invitees. Buyer agrees to indemnify, defend and hold Seller harmless from and against any and all loss, claim, action, demand or liability which may arise against Seller or the Property by virtue of Buyer's Inspections, which indemnity shall survive Closing or termination of this Agreement for a period of one (1) year; provided, however, that Buyer shall in no event be liable to Seller for a reduction in the value of the Property or any other costs, damages or liabilities resulting solely from the discovery of an existing condition or circumstance relating to the Property. Upon completion of Buyer's Inspections, Buyer shall restore the Property to substantially the same condition as it existed before Buyer's entry upon the Property.

D. Buyer may, at Buyer's sole discretion, extend the Due Diligence Period for up to five (5) additional and successive thirty (30) day periods by giving written notice to Seller prior to the expiration of the Due Diligence Period and immediately paying \$20,000.00 (each an "Extension Deposit") per each 30-day extension directly to Seller, which Extension Deposit(s) shall be nonrefundable but applicable to the Purchase Price in the event of a Closing. In the event that any Extension Deposit is not received by Seller or Seller's attorney within one (1) business day after the date that Seller receives the written extension notice, then such extension notice shall be deemed null and void, and the Due Diligence Period shall expire without extension as originally scheduled and any remaining extension rights shall be forfeited by Buyer.

E. If Buyer, in its sole and absolute discretion, desires not to purchase the Property for any reason or no reason, then Buyer may terminate this Agreement by providing written notice thereof to Seller prior to 5:00 P.M. Eastern time on or prior to the date of expiration of the Due Diligence Period, whereupon the Earnest Money (including any interest earned thereon) shall be returned to Buyer, the Extension Deposit(s) shall be retained by Seller, if applicable, and this Agreement shall terminate and neither party hereto shall have any liability to the other except for the obligations of Buyer set forth in Section 5.C herein. If Buyer does not timely terminate this Agreement in writing as described above, then the Earnest Money shall be nonrefundable but applicable to the Purchase Price in the event of a Closing.

F. There is no rezoning, approvals or entitlements period under this Agreement. Buyer may verify the existing entitlements for the Property but shall not seek to change the existing zoning or entitlements for the Property.

SECTION 6. Closing. The consummation of the transactions contemplated hereby shall be held at the offices of Escrow Agent or by mail, or at such other place as the parties may mutually agree. As used in this Agreement, "Closing" means the delivery of the special warranty deed to Buyer for the Real Property, the delivery of the other closing documents contemplated hereunder, and the delivery of the Purchase Price to Seller, subject to prorations as described

herein. The Closing shall occur on a date which is sixty (60) days following the expiration of the Due Diligence Period, or an earlier mutually agreeable date. The date on which the Closing occurs is referred to herein as the “Closing Date.”

SECTION 7. Expenses of Closing. Seller shall pay and be responsible for the following costs: (i) the removal of any Monetary Liens; and (ii) any curative title documents. Buyer shall pay and be responsible for the following costs: (i) all documentary stamp taxes and transfer taxes due or payable upon the deed or in connection with the transfer of the Property; (ii) all recording and filing fees for all recordable instruments executed and delivered by Seller at the Closing pursuant to the terms hereof (except for matters pertaining to the removal of any Monetary Liens or curative title documents); (iii) all escrow and closing fees; (iv) the cost of the title search and the title insurance premiums, including any special coverage or endorsements to any owner’s policies of title insurance Buyer elects to purchase and; (v) the cost of any survey and all other studies and due diligence procured by Buyer. Each party shall be responsible for its own attorney’s fees and costs, except as provided otherwise by this Agreement.

SECTION 8. Closing Documents.

A. Seller shall execute and/or deliver, as applicable, the following documents at Closing:

(i) A special warranty deed for the Real Property and Improvements as described in Section 3.A, subject only to the applicable Permitted Exceptions;

(ii) A Seller’s affidavit, in form and content reasonably acceptable to Buyer and the Title Company, affirming that no labor has been performed on the Real Property and Improvements within any applicable statutory lien period (or if work has been performed during such period, then certifying as to payment in full and/or waiving lien rights as to the Real Property and Improvements) and that there are no outstanding liens or rights to claim liens against the Real Property or Improvements; and that there are no leases or occupancy agreements in effect with respect to the Property;

(iii) An executed closing statement itemizing the dollar amount of all financial matters relating to the Closing, including the adjustments and prorations provided herein;

(iv) A FIRPTA affidavit;

(v) A bill of sale with respect to the Personal Property to be conveyed hereunder, free and clear of all liens, claims and encumbrances, but otherwise without any warranty, if applicable;

(vi) Such evidence of Seller’s authority as is reasonably requested by Buyer or the Title Company and an owner’s title affidavit in such form as reasonably requested by the Title Company to remove the so-called standard exceptions from the applicable title insurance policies;

(vii) A certification stating that the representations and warranties of Seller contained herein shall be true and correct at Closing with the same effect as though such representations and warranties had been made at and as of Closing; and

(viii) Such other documents as may be contemplated by this Agreement or otherwise reasonably necessary or desirable in consummating the transaction contemplated by this Agreement, including evidence of the authority of the person(s) executing the closing documents on behalf of Seller.

B. Buyer shall execute and/or deliver, as applicable, the following at Closing:

(i) An executed closing statement, itemizing the dollar amount of all financial matters related to the Closing, including the adjustments and prorations provided for herein; and

(ii) Such other documents as may be contemplated by this Agreement or otherwise reasonably necessary or desirable in consummating the transaction contemplated by this Agreement, including evidence of the authority of the person(s) executing the closing documents on behalf of Buyer.

SECTION 9. Prorations and Allocations. The following items shall be adjusted between Seller and Buyer as of the Closing Date (the “Adjustment Date”) so that the Buyer receives the benefit of all income from the Property prior to the Closing Date and bears the burden of all expenses and liabilities relating to the Property prior to the Closing Date:

A. Taxes. Real estate taxes, payments in lieu of real estate taxes, ad valorem and personal property taxes, and other state, county and municipal taxes, charges and assessments (special or otherwise) on the basis of the calendar or tax year in which Closing occurs (whichever is customary) and regardless of when the same become a lien or are payable. Seller and Buyer agree that (subject to any post-Closing adjustments as described in Section 9.D below) Buyer shall be responsible for the payment of all real estate taxes due with respect to the Property for the year in which Closing occurs and at Closing Buyer shall receive a credit from Seller for the pro rata portion of such taxes due based upon the number of days during the calendar year in which Closing occurs that Seller owned the Property.

B. Charges for Utilities. Charges for water, electricity, gas and other utilities. In the event the meter readings are not available at Closing, then the parties agree to notify the utility companies to read the meters as soon as possible after Closing and render a final bill to Seller and the parties will prorate at Closing based on the prior month’s invoices. At Closing, Seller shall advise Buyer whether any provider of a public utility to the Property is then holding a deposit in connection therewith. Seller shall retain the right to receive the return of such deposit.

C. Other Charges. All other expenses relating to the Property (including any service contract costs and assessments or other charges payable under restrictive covenant agreements or other documents of public record) which have been accrued but not paid by Closing and which are customarily prorated in commercial real estate closings in the area where the Property is located.

D. Errors in Computations; Estimates. Any errors or omissions in computing adjustments and apportionments at the Closing shall be corrected promptly thereafter. In addition, any prorations made at Closing based on estimates will be subject to adjustment between Buyer and Seller at such time as the actual amounts are available, provided, however, any such adjustments may only be made within one (1) year of Closing.

SECTION 10. Covenants Pending Closing. Following execution of this Agreement and at all times prior to the Closing, Seller shall:

(i) carry on Seller's operations at the Real Property and Improvements and maintain the Real Property and Improvements substantially in the same manner as heretofore conducted and existing and in all events in the ordinary course of business, if applicable;

(ii) refrain from disposing of any property, entering into any leases or other agreements which will survive the Closing with respect to the Property (unless same have been approved by Buyer), or otherwise entering into any transaction inconsistent with the terms of this Agreement;

(iii) not encumber the Property with any matter of public record or enter into any contracts affecting the Property which cannot be terminated by Seller at Closing.

SECTION 11. Conditions Precedent to Closing.

A. The obligations of Buyer under this Agreement are subject to the fulfillment on or before the Closing Date of the following conditions precedent, any one or more of which conditions may, at the option of Buyer, be waived in writing by Buyer:

(i) The representations and warranties of Seller contained in this Agreement shall be true and correct in all material respects on and as of the Closing Date, with the same force and effect as made on the Closing Date.

(ii) The execution by Seller (and all other required parties) and delivery of all documents required under Section 8 hereof, and Seller having performed all of its obligations hereunder prior to Closing.

B. If the failure of any condition precedent set forth above results in connection with a default hereunder by Seller, Buyer shall be entitled to exercise its remedies under Section 14 below). If the failure of any condition precedent set forth above does not result in connection with a default hereunder by Seller, Buyer shall be entitled to terminate this Agreement and receive a refund of the Earnest Money (and all interest earned thereon); and upon such termination, neither party hereto shall have any liability to the other except for provisions which expressly survive the termination of this Agreement.

SECTION 12. Brokerage Commission. The parties represent and warrant to each other that are no brokers involved in the transaction contemplated by this Agreement. Buyer and Seller agree that in the event of a breach of the warranties and representations set forth in this Section 12, then the breaching or defaulting party shall indemnify and hold the other harmless with

respect to any loss or claim, including all attorneys' fees and costs of litigation through appellate proceedings. This Section 12 shall survive the Closing.

SECTION 13. Establishment of Escrow.

A. The terms and conditions set forth in this Agreement shall constitute both an agreement between Seller and Buyer and instructions for Escrow Agent, which Escrow Agent shall acknowledge and agree to be bound by, as evidenced by its execution of this Agreement. Seller and Buyer shall promptly execute and deliver to Escrow Agent any separate or additional escrow instructions requested by Escrow Agent which are consistent with the terms of this Agreement. Any separate or additional instructions shall not modify or amend the provisions of this Agreement unless otherwise expressly agreed by mutual consent of Buyer and Seller. Buyer and Seller both hereby acknowledge and agree that Escrow Agent shall hold and deliver the Earnest Money and all other deposits which may be made under this Agreement in accordance with the terms and conditions of this Agreement and that Escrow Agent shall be relieved of all liability and held harmless by both Seller and Buyer in the event Escrow Agent makes any disbursement of such monies in accordance with the terms and provisions of this Agreement. Escrow Agent shall be relieved from any responsibility or liability and held harmless by both Buyer and Seller in connection with the discharge of Escrow Agent's duties hereunder provided that Escrow Agent exercises ordinary and reasonable care in the discharge of such duties.

B. The Earnest Money shall be placed in an interest-bearing account of a federally insured financial institution. All interest earned on the Earnest Money shall belong to Buyer unless Buyer fails to close as provided in Section 14.B herein, in which event all interest earned on the Earnest Money shall belong to Seller. Escrow Agent shall not be responsible for any fluctuations in interest rate paid on the deposit(s) or for penalties for early withdrawal. In the event a dispute arises between Buyer and Seller with respect to the Earnest Money and/or the proper disposition thereof, Escrow Agent shall not disburse the Earnest Money, but rather shall pay the Earnest Money into court in the context of an interpleader action. In the event that Escrow Agent requires a separate escrow agreement be executed by the parties, then, once executed, the separate escrow agreement shall control in connection with any conflict between the provisions of this Section 13 and the terms of the separate escrow agreement.

SECTION 14. Default and Remedies.

A. If Seller defaults hereunder then, as Buyer's sole and exclusive remedy hereunder, either (i) Buyer may terminate this Agreement and have the Earnest Money (including all interest earned thereon) returned to Buyer, or (ii) Buyer shall have the right to enforce specific performance (*i.e.*, to compel Seller to convey the Property and otherwise perform its obligations hereunder).

B. If Buyer defaults hereunder, then the Escrow Agent shall upon receipt of demand from Seller pay over the Earnest Money (including interest earned thereon) to Seller, as Seller's sole and exclusive remedy hereunder for such default of Buyer, the parties hereto acknowledging that it is impossible to estimate more precisely the damages which might be suffered by Seller upon Buyer's default. Seller's retention of the Earnest Money is intended not as a penalty, but as full liquidated damages. The right to receive and retain the Earnest Money as full liquidated damages is Seller's sole and exclusive remedy in the event of default hereunder by Buyer. With

respect to any default by Buyer or Seller hereunder, except for Seller's failure to deliver the deed to Title Company at Closing and Buyer's failure to deliver the Purchase Price to Title Company at Closing, the non-defaulting party shall give written notice of the default to the defaulting party, and the defaulting party shall have three (3) business days to cure the default, provided however, in no event shall this sentence cause or permit the Closing to be extended.

SECTION 15. Warranties and Representations of Buyer. Buyer represents, warrants and covenants to Seller and agrees that, at and as of the date of this Agreement and at and as of the Closing Date, the following statements shall be true:

A. Legal Capacity. Buyer has full legal capacity to execute and deliver this Agreement and to perform all of its obligations hereunder.

B. Power. This Agreement and all other agreements, instruments and documents required to be executed or delivered by Buyer pursuant hereto have been or (if and when executed) will be duly executed and delivered by Buyer, and are or will be legal, valid and binding obligations of Buyer. No governmental consents and permissions are required to be obtained by Buyer for the execution and performance of this Agreement and the other documents to be executed by Buyer hereunder. The consummation of the transactions contemplated herein and the fulfillment of the terms hereof will not result in a breach of any of the terms or provisions of, or constitute a default under, any agreement or document to which Buyer is a party or by which it is bound, or any order, rule or regulation of any court or of any federal or state regulatory body or any administrative agency or any other governmental body having jurisdiction over Buyer.

C. No proceedings. There is not now pending or, to Buyer's knowledge, threatened, any action, suit or proceeding, legal, equitable or otherwise, before any court or governmental agency or body which might adversely affect Buyer's ability to perform its obligations hereunder.

D. Patriot Act Compliance. Buyer is not acting, directly or indirectly for, or on behalf of, any person, group, entity or nation named by any Executive Order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism) or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person," or other banned or blocked person, entity, or nation pursuant to any law that is enforced or administered by the Office of Foreign Assets Control, and is not engaging in this transaction, directly or indirectly, on behalf of, or instigating or facilitating this transaction, directly or indirectly, on behalf of, any such person, group, entity or nation.

E. Survival. The above representations and warranties shall be true and correct both as of the date of this Agreement and at Closing; provided, however that if, prior to the Closing, Seller first learns of any inaccuracy or misstatement, then Seller may, at its option and as its sole remedy either (i) waive the breach and proceed with the Closing in which case Buyer will have no continuing liability with respect thereto or (ii) elect to exercise its remedies under Section 14.B hereof. If Seller learns after Closing that a representation by Buyer contained herein is not true and correct, then Seller may bring an action against Buyer for Seller's damages resulting from such untrue or incorrect representation and pursue any other remedies available to at law or in equity. All representations and warranties of Buyer in this Agreement shall survive Closing for a

period of one (1) year and Buyer shall have no liability under this Agreement for a breach of any representation or warranty contained herein if Seller fails to give written notice to Buyer (prior to the expiration of the foregoing one (1) year period) alleging a breach by Buyer of a representation or warranty contained in this Agreement.

SECTION 16. Warranties and Representations of Seller. Seller represents, warrants and covenants to Buyer and agrees that, at and as of the date of this Agreement and at and as of the Closing Date, the following statements shall be true:

A. Power. Seller has full power to own the Property and conduct the business presently being conducted by it.

B. Authority Relative to this Agreement. The execution, delivery and performance of this Agreement and the closing documents by Seller and the execution, delivery and performance by each individual and/or entity signing this Agreement on behalf of Seller, has been duly authorized and approved by all requisite action on the part of Seller.

C. FIRPTA. Seller is not a “foreign person” within the meaning of Section 1445 (f)(3) of the Internal Revenue Code.

D. Pending Litigation. Seller has received no notice of and has not been served with, and to Seller’s knowledge, there are no actions, suits or proceedings (including arbitration proceedings) pending or threatened affecting any portion of the Property or the Seller’s interest therein at law or in equity or before or by any federal, state, municipal or other governmental department, commission, board, bureau, agency or instrumentality, except as may be disclosed to Buyer in writing within five (5) days of the Effective Date.

E. Condemnation. To Seller’s knowledge, there are no condemnation actions against or relating to the Property or any portion thereof. Seller has not received any notice of any such contemplated condemnation action.

F. Violations. Seller has not received any written notice of, and has no actual knowledge of, any violation of any zoning, building, public safety ordinance or regulation pertaining to the Property or any portion thereof.

G. Leases. There are no leases or other occupancy agreements affecting the Property, except as may be disclosed to Buyer in writing within five (5) days of the Effective Date.

H. Contracts/Purchase Options. There are no existing contracts for the sale of the Property or any constituent or portion thereof, and there are no existing rights of first refusal or options to purchase the Property.

I. Bankruptcy Proceedings. Seller is not the subject of any existing, pending, threatened or contemplated bankruptcy, solvency or other debtor’s relief proceeding.

J. Patriot Act Compliance. Seller is not acting, directly or indirectly for, or on behalf of, any person, group, entity or nation named by any Executive Order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who

Commit, Threaten to Commit, or Support Terrorism) or the United States Treasury Department as a terrorist, “Specially Designated National and Blocked Person,” or other banned or blocked person, entity, or nation pursuant to any law that is enforced or administered by the Office of Foreign Assets Control, and is not engaging in this transaction, directly or indirectly, on behalf of, or instigating or facilitating this transaction, directly or indirectly, on behalf of, any such person, group, entity or nation.

K. Assumed Agreements. There will be no agreements binding upon Buyer after Closing which have been entered into by, or on behalf of Seller (subject to the terms of Section 37.A hereof) and the Permitted Exceptions.

L. Environmental Laws. Seller has no actual knowledge regarding the Property being in violation of any Environmental Laws and Seller has not used, stored, disposed of or released any Hazardous Substances on the Property in violation of any Environmental Law.

M. Survival. The above representations and warranties shall be true and correct both as of the date of this Agreement and at Closing; provided, however that if, prior to the Closing, Buyer first learns of any inaccuracy or misstatement, then Buyer may, at its option and as its sole remedy either (i) waive the breach and proceed with the Closing in which case Seller will have no continuing liability with respect thereto or (ii) elect to exercise its remedies under Section 14.A hereof. If Buyer learns after Closing that a representation by Seller contained herein is not true and correct, then Buyer may bring an action against Seller for Buyer’s damages resulting from such untrue or incorrect representation and pursue any other remedies available to at law or in equity. All representations and warranties of Seller in this Agreement shall survive Closing for a period of one (1) year and Seller shall have no liability under this Agreement for a breach of any representation or warranty contained herein if Buyer fails to give written notice to Seller (prior to the expiration of the foregoing one (1) year period) alleging a breach by Seller of a representation or warranty contained in this Agreement.

SECTION 17. Risk of Loss. For any damage or other casualty to the Property prior to Closing, Seller shall assign without recourse or warranty to Buyer any insurance proceeds payable to Seller with respect to such damage or casualty and pay Buyer the amount of any applicable insurance deductible, if applicable.

SECTION 18. Condemnation. If any authority having the right of eminent domain shall commence negotiations with Seller or shall commence legal action against Seller for the damaging, taking or acquiring of all or any part of the Property either temporarily or permanently, by condemnation or by exercise of the right of eminent domain, Seller shall promptly upon learning of the same give notice of the same to Buyer. If the nature of said legal action is such that the portion of the Property proposed to be taken interferes with the normal business operations of the Property, Buyer shall have the right, at its option, to terminate this Agreement by giving notice thereof to Seller on or before the Closing Date, in which event Buyer shall be released of all further obligations hereunder and Buyer’s Earnest Money and any other deposit(s) made by Buyer together with any interest earned thereon shall be returned to the Buyer. If Buyer does not so terminate this Agreement, the Purchase Price for the Property shall be reduced by the total of any awards, settlement proceeds, or other proceeds received by the Seller prior to date of Closing with respect to any damage or taking. At the Closing, Seller shall assign to Buyer all rights of Seller in

and to any future awards, settlement proceeds or other proceeds which are payable at or after the Closing Date. The risk of condemnation or eminent domain shall be borne by the Seller until the Closing Date as described above. In the event of any negotiations with any authority regarding the payment of any awards or other sums or regarding any settlement on account of any damaging, taking or acquiring through condemnation or eminent domain, Seller will inform Buyer of all such negotiations of which Seller has notice and will permit Buyer to take part therein.

SECTION 19. Notice. All notices required or allowed by this Agreement shall be delivered in person, by email, or by third party courier (including an overnight courier service such as Federal Express) addressed to the party or person to whom notice is to be given at the following addresses:

To Seller:	Sungold, LLC 3618 El Centro St. St. Pete Beach, FL 33706 Attn: Beth A. Morean
with a copy to:	Johnson Pope 401 E. Jackson St., Suite 3100 Tampa, FL 33602 Attn: Tom Hunt, Esq. Email: tomh@jpfirm.com
To Buyer:	MBT MANAGEMENT LLC 21218 ST. ANDREWS BLVD., #627 BOCA RATON, FL 33433 Attn: Leonard Kreimer
with a copy to:	LawUS 535 Central Avenue St. Petersburg, FL 33701 Attn: Donald J. Schutz, Esq. Email: don@LawUS.com

Notice shall be deemed to have been given upon the date of email, delivery in person or deposit with an expedited mail service, unless a response is required or contemplated hereunder, in which case same shall be deemed given upon receipt. The addresses for the purpose of this paragraph may be changed by giving notice as provided herein; provided, however, that unless and until such written notice is actually received, the last address stated herein shall be deemed to continue in effect for all purposes hereunder. Notices given to the respective counsel for each party shall be deemed given to the respective party.

SECTION 20. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the Property described herein. This Agreement may not be amended or modified orally. All understandings and agreements heretofore between the parties with respect

to the Property are merged in this Agreement which alone fully and completely expresses their understanding.

SECTION 21. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

SECTION 22. Amendments. This Agreement may not be amended, modified, altered or changed in any respect whatsoever except by further agreement in writing duly executed by the parties hereto.

SECTION 23. Captions. The captions of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement or the intent of any provision hereto.

SECTION 24. Assignment. Buyer shall have the right, subject to Seller's consent (not to be unreasonably withheld, conditioned or delayed), to assign all or any portion of its right, title and interest in and to this Agreement to any party or parties (provided, however, Buyer may assign this Agreement to one or more parties affiliated with Buyer and/or for which Buyer serves as transaction sponsor without Seller's consent, and may also without Seller's consent effect any assignments contemplated by Section 35 below). Upon such assignment(s), Buyer shall be released from all its obligations or liabilities hereunder. Seller shall not assign its rights hereunder without the prior written consent of Buyer, except in connection with a 1031 exchange.

SECTION 25. Successors. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, permitted assigns and legal representatives.

SECTION 26. Time. TIME IS OF THE ESSENCE WITH RESPECT TO ALL MATTERS CONTAINED HEREIN, except as otherwise provided in this Section 26. Whenever any time period is to be computed hereunder, the day from which the period shall begin to run is not to be included, and any period ending on a Saturday, Sunday or legal holiday will be extended to the next business day. In the event that either party hereto shall be delayed or hindered in or prevented from the performance of any act required by it hereunder by reason of strikes, lockouts, inability to procure labor or materials, riots, insurrections, wars or other reasons beyond the reasonable control of the party delayed in performing its obligations, then performance of such act shall be extended for a period equivalent to the period of such delay.

SECTION 27. Counterparts. This Agreement may be executed in one or more counterparts, all of which shall be considered one and the same agreement and shall become a binding agreement when one or more counterparts have been signed by and delivered to each of the parties. To facilitate execution of this Agreement, the parties may execute and exchange executed counterparts of the signature pages by e-mail (the parties acknowledging and agreeing that electronic signatures (including electronic copies of manual signatures) shall have the effect of original signatures relative to this Agreement).

SECTION 28. Validity. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed or deleted as such authority determines, and the remainder of this Agreement shall remain in full force and effect.

SECTION 29. No Recordation. Neither this Agreement nor any notice or memorandum thereof shall be recorded in the public records of any jurisdiction.

SECTION 30. Miscellaneous. Whenever used, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

SECTION 31. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

SECTION 32. Attorneys' Fees. If any action, suit, arbitration or other proceeding is instituted to remedy, prevent or obtain relief from a default in the performance by any party to this Agreement of its obligations under this Agreement, the prevailing party shall be reimbursed by the other party hereto for all of such party's attorneys' fees incurred in each and every such action, suit, arbitration or other proceeding, including any and all appeals or petitions therefrom. As used in this Section, attorneys' fees shall be deemed to mean the full and actual costs of any legal services actually performed in connection with the matters involved, calculated on the basis of the usual fee charged by the attorney performing such service.

SECTION 33. Termination of Agreement. It is understood and agreed that if either Buyer or Seller terminates this Agreement pursuant to a right of termination granted hereunder, such termination shall operate to relieve Seller and Buyer from all further obligations under this Agreement, except that the parties shall be entitled to exercise the rights and enforce the remedies set forth herein and except that such obligations as are specifically stated herein to survive the termination of this Agreement shall so survive.

SECTION 34. Further Assurances. Each party agrees that it will without further consideration execute and deliver such other documents and take such other action, whether prior or subsequent to Closing, as may be reasonably requested by the other party to consummate more effectively the purposes or subject matter of this Agreement. The provisions of this Section 34 shall survive Closing.

SECTION 35. Tax Deferred Exchange. Buyer may be acquiring the Property or Seller may elect to sell the Property as part of an Internal Revenue Code Section 1031 tax deferred exchange. Each party agrees to assist and cooperate in such exchange at no cost, expense or liability to the cooperating party and further agrees to execute any and all documents as are reasonably necessary, in connection with such exchange. The applicable party may be assigning, and is permitted to assign, all contract rights and obligations hereunder to a "qualified intermediary", as that term is defined in the Internal Revenue Code and relevant Treasury regulations, in connection with an exchange. In connection with any such exchange, neither Buyer nor Seller shall be obligated to acquire or convey any property other than the Property. No such permitted assignment under this Section 35 shall relieve either Buyer or Seller of any liability hereunder.

SECTION 36. Confidentiality.

A. As used herein, “Confidential Information” means information concerning the Property, Inspections, Seller’s Deliveries, and this Agreement, including any of the terms and conditions of upon which Seller has agreed to sell and Buyer has agreed to buy the Property described herein, including the Purchase Price.

B. Buyer and Seller agree, except with the prior written consent of the other party, not to directly or indirectly divulge, reveal, report, publish, transfer or disclose, for any purpose whatsoever, any of such Confidential Information to a third party, except as may be reasonably required in connection with any proposed assignment of this Agreement, and except to its attorneys, accountants and other advisors, who will be made aware of the terms of this Section 36, or as required by applicable law. Notwithstanding the foregoing, a copy of this Agreement shall be permitted to be provided to the Escrow Agent.

C. The restrictions set forth in Section 36.B above shall not apply to any part of the Confidential Information which is in or comes into the public domain other than as a result of a breach of this Agreement and shall not apply to any disclosures which are required to be made by law or pursuant to other legal requirement, such as a subpoena.

D. The obligations of confidentiality contained herein shall expire upon the Closing.

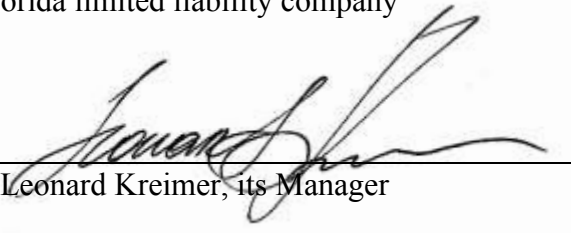
SECTION 37. Radon. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the Pinellas county health department.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have executed this Agreement on the Effective Date.

BUYER:

MBT MANAGEMENT LLC,
a Florida limited liability company

By: 
Leonard Kreimer, its Manager

SELLER:

SUNGOLD, LLC ,
a Florida limited liability company

By: 
Beth A. Morean, its Manager

Exhibit A

Legal Description of Real Property

PARCEL I

Lots 17 and 18, Block A, less the Westerly 10 feet of each Lot for State Road Department right of way taking per Official Records Book 1864, page 161, First Addition to Belle Vista Beach, according to the Plat thereof, recorded in Plat Book 8, page 28, Public Records of Pinellas County, Florida.

PARCEL II

All of Lot 19, in Block A, First Addition to Belle Vista Beach, according to the Plat thereof, as recorded in Plat Book 8, page 28, Public Records of Pinellas County, Florida, less and except that part lying within 40 feet of the centerline of Gulf Boulevard and less and except that part described as follows:

From the Northwest corner of said Lot 19, as platted, run East 10.38 feet along the North line of said Lot 19, for a Point of Beginning; thence continue East 78.92 feet along said North line; thence run South 0°03'23" East, 60.00 feet to a Point on the South line of said Lot 19; thence run West 62.30 feet along said South line; thence North 15°32'00" West, 62.27 feet along a line 40 feet Easterly of measured at right angles and parallel to the said centerline of Gulf Boulevard to the Point of Beginning.

Together with an easement for ingress and egress over and across the North 10 feet of the West 1/2 of Lot 19, less the right of way for Gulf Boulevard.

And

From the Northwest corner of said Lot 19, run East 10.38 feet along the North line of said Lot 19; continue thence East 78.92 feet along said North line; thence run South 0°03'23" East, 8.50 feet to the Point of Beginning; thence run West 1.50 feet; thence South 0°03'23" East, 15.00 feet; thence East 1.50 feet; thence North 0°03'23" West, 15.00 feet to the Point of Beginning being a portion of Lot 19 in Block A, First Addition to Belle Vista Beach, Plat Book 8, page 28, of the Public Records of Pinellas County, Florida.

And

That part of Lot 19, Block A, First Addition to Belle Vista Beach, according to the plat thereof recorded in Plat Book 8, page 28, Public Records of Pinellas County, Florida, less that part lying within 40 feet of the centerline of Gulf Boulevard described as follows:

From the Northwest corner of said Lot 19, as platted, run East 10.38 feet along the North line of said Lot 19, for a Point of Beginning; continue thence East 78.92 feet along said North line; thence run South 0°03'23" East, 8.50 feet; thence West 1.50 feet; thence South 0°03'23" East, 15.00 feet; thence East 1/50 feet; thence South 0°03'23" East, 36.50 feet to the Point on the South line of said Lot 19; thence run West 62.30 feet along said South line of said Lot 19; thence North 15°32'00" West, 62.27 feet along a line of 40 feet Easterly of measured at right angles and parallel to the said centerline of Gulf Boulevard to the Point of Beginning; together with a 10 foot easement for access to Boca Ciega Bay over and across the South 10 feet of that part of said Lot 19, lying East of the East line of the above described portion of said Lot 19.

PARCEL III

Lot 20, Block A, First Addition to Belle Vista Beach, according to the plat thereof recorded in Plat Book 8, page 28, Public Records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of State Road 699, Section 15100 as described in Order of Taking recorded in Official Records Book 1533, page 197, as Clerk's Instrument No 685B, Pinellas County Records.

PARCEL IV

Lot 21, Block A, First Addition to Belle Vista Beach, according to the plat thereof recorded in Plat Book 8, page 28, Public Records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of State Road 699, Section 15100, as described in Order of Taking recorded in Official Records Book 1533, page 197, as Clerk's Instrument No. 685B, Pinellas County Records.

PARCEL V

Lot 22, Block A, First Addition to Belle Vista Beach, according to the plat thereof as recorded in Plat Book 8, page 28, Public Records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of State Road 699, Section 15100 as described in Order of Taking recorded in Official Records Book 1533, page 197, as Clerk's Instrument No. 685B, Pinellas County Records.

PARCEL VI

Lots 1 and 2, Block 1, Corazza Subdivision, according to the map or plat thereof as recorded in Plat Book 113, page 90, Public Records of Pinellas County, Florida.

PARCEL VII

Lot 23, Block A, First Addition to Belle Vista Beach, according to the plat thereof recorded in Plat Book 8, page 28, Public Records of Pinellas County, Florida, less that part thereof lying within 40 feet of the survey line of SR 699, Section 15100, as it appears in Official Records Book 1851, page 582 and 583, Public Records of Pinellas County, Florida.

PARCEL VIII

A parcel of land lying East of the East boundary line of the following Parcels and West of the adjacent seawall:

Lots 17 and 18, Block A, less the Westerly 10 feet of each Lot for State Road Department right of way taking per Official Records Book 1864, page 161, First Addition to Belle Vista Beach, according to the Plat thereof, recorded in Plat Book 8, page 28, Public Records of Pinellas County, Florida;

AND

All of Lot 19, in Block A, First Addition to Belle Vista Beach, according to the Plat thereof, as recorded in Plat Book 8, page 28, Public Records of Pinellas County, Florida, less and except that part lying within 40 feet of the centerline of Gulf Boulevard and less and except that part described as follows:

From the Northwest corner of said Lot 19, as platted, run East 10.38 feet along the North line of said Lot 19, for a Point of Beginning; thence continue East 78.92 feet along said North line; thence run South 0°03'23" East, 60.00 feet to a Point on the South line of said Lot 19; thence run West 62.30 feet along said South line; thence North 15°32'00" West, 62.27 feet along a line 40 feet Easterly of measured at right angles and parallel to the said centerline of Gulf Boulevard to the Point of Beginning;

AND

From the Northwest corner of said Lot 19, run East 10.38 feet along the North line of said Lot 19; continue thence East 78.92 feet along said North line; thence run South 0°03'23" East, 8.50 feet to the Point of Beginning; thence run West 1.50 feet; thence South 0°03'23" East, 15.00 feet; thence East 1.50 feet; thence North 0°03'23" West, 15.00 feet to the Point of Beginning being a portion of Lot 19 in Block A, First Addition to Belle Vista Beach, Plat Book 8, page , of the Public Records of Pinellas County, Florida.

And

That part of Lot 19, Block A, First Addition to Belle Vista Beach, according to the plat thereof recorded in Plat Book 8, page 28, Public Records of Pinellas County, Florida, less that part lying within 40 feet of the centerline of Gulf Boulevard described as follows:

From the Northwest corner of said Lot 19, as platted, run East 10.38 feet along the North line of said Lot 19, for a Point of Beginning; continue thence East 78.92 feet along said North line; thence run South 0°03'23" East, 8.50 feet; thence West 1.50 feet; thence South 0°03'23" East, 15.00 feet; thence East 1/50 feet; thence South 0°03'23" East, 36.50 feet to the Point on the South line of said Lot 19; thence run West 62.30 feet along said South line of said Lot 19; thence North 15°32'00" West, 62.27 feet along a line of 40 feet Easterly of measured at right angles and parallel to the said centerline of Gulf Boulevard to the Point of Beginning; together with a 10 foot easement for access to Boca Ciega Bay over and across the South 10 feet of that part of said Lot 19, lying East of the East line of the above described portion of said Lot 19;

AND

Lot 10, Block A, First Addition to Belle Vista Beach, according to the plat thereof recorded in Plat Book 8, page 28, Public Records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of State Road 699, Section 15100 as described in Order of Taking recorded in Official Records Book 1533, page 197, as Clerk's Instrument No 685B, Pinellas County Records;

AND

Lot 21, Block A, First Addition to Belle Vista Beach, according to the plat thereof recorded in Plat Book 8, page , Public Records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of State Road 699, Section 15100, as described in Order of Taking recorded in Official Records Book 1533, page 197, as Clerk's Instrument No. 685B, Pinellas County Records;

AND

Lot 22, Block A, First Addition to Belle Vista Beach, according to the plat thereof as recorded in Plat Book 8, page , Public Records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of State Road 699, Section 15100 as described in Order of Taking recorded in Official Records Book 1533, page 197, as Clerk's Instrument No. 685B, Pinellas County Records;

AND

Lot 23, Block A, First Addition to Belle Vista Beach, according to the plat thereof recorded in Plat Book 8, page 28, Public Records of Pinellas County, Florida, less that part thereof lying within 40 feet of the survey line of SR 699, Section 15100, as it appears in Official Records Book 1851, page 582

This Instrument Prepared By:
Tiana D. Brown
Action No. 43998
Bureau of Public Land Administration
3900 Commonwealth Boulevard
Mail Station No. 125
Tallahassee, Florida 32399

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

SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL

BOT FILE NO. 520032393

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

WITNESSETH: That for and in consideration of payment of the annual lease fees hereinafter provided and the faithful and timely performance of and compliance with all terms and conditions stated herein, the Lessor does hereby lease to Sungold, LLC, a Florida limited liability company, hereinafter referred to as the Lessee, the sovereignty lands described defined in 18-21.003, Florida Administrative Code, contained within the following legal description:

A parcel of sovereignty submerged land in Section 07,
Township 32 South, Range 16 East, in McPherson Bayou/Boca Ciega Bay,
Pinellas County, Florida, containing 9,058 square feet, more or less,
as is more particularly described and shown on Attachment A,
dated April 22, 2005.

TO HAVE THE USE OF the hereinabove described premises from November 13, 2021, the effective date of this lease renewal, through November 13, 2026, the expiration date of this lease renewal. The terms and conditions on and for which this lease renewal is granted are as follows:

1. **USE OF PROPERTY:** The Lessee is hereby authorized to operate an 8-slip commercial docking facility with a fishing dock to be used exclusively for the mooring of recreational vessels and passive recreational activities in conjunction with an upland commercial vacant lot, without fueling facilities, with a sewage pumpout facility if it meets the regulatory requirements of the State of Florida Department of Environmental Protection or State of Florida Department of Health, whichever agency has jurisdiction, and without liveaboards as defined in paragraph 27, as shown and conditioned in Attachment A. All of the foregoing subject to the remaining conditions of this lease.

2. **LEASE FEES:** The Lessee hereby agrees to pay to the Lessor an initial annual lease fee of \$1,688.41, plus sales tax pursuant to Section 212.031, Florida Statutes, if applicable, within 30 days of receipt of this fully executed lease. The annual fee for the remaining years of this lease shall be adjusted pursuant to provisions of Rule 18-21.011, Florida Administrative Code. The State of Florida Department of Environmental Protection, Division of State Lands (the "Division") will notify the Lessee in writing of the amount and the due date of each subsequent annual lease payment during the remaining term of this lease. All lease fees due hereunder shall be remitted to the Division, as agent for the Lessor.

3. **WET SLIP RENTAL CERTIFICATION/SUPPLEMENTAL PAYMENT:** (A) The Lessee shall provide upon request by the Lessor any and all information in a certified form needed to calculate the lease fee specified in paragraph two (2) above, including the income, as defined in subsection 18-21.003(32), Florida Administrative Code, derived directly or indirectly from the use of sovereignty submerged lands on an annual basis. When six percent (6%) of said annual income exceeds the base fee or minimum annual fee established pursuant to Rule 18-21.011, Florida Administrative Code, for any lease year during the term of this lease, the Lessor shall send the Lessee a supplemental invoice for the difference in the amounts for that lease year. (B) The instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the docking facility to a third party shall include a provision that clearly notifies the wet slip renter/user/holder that if the wet slip renter/user/holder subsequently transfers his right to use said wet slip to another party, the instrument or agreement used to transfer said wet slip shall contain a provision that requires six percent (6%) of the annual gross income derived from said instrument or agreement for the use of said wet slip be paid to the Lessee who, upon receipt, shall report and transmit said amount to the Lessor. The instrument or agreement used by the Lessee to transfer a wet slip shall also include a provision that clearly notifies the wet slip renter/user/holder that no interest in said wet slip may be further transferred unless a substantially similar provision to the one contained in the preceding sentence is placed in each succeeding instrument or agreement used to transfer said wet slip to each new wet slip renter/user/holder. (C) The Lessee shall submit to the Lessor each instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the docking facility to a third party annually at the same time the Lessee submits the required Annual Wet Slip Revenue Report to the Lessor. Any breach of this lease condition shall constitute a default under this lease.

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

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

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

7. **AGREEMENT TO EXTENT OF USE:** This lease is given to the Lessee to use or occupy the leased premises only for those activities specified herein. The Lessee shall not (i) change or add to the approved use of the leased premises as defined herein (e.g., from commercial to multi-family residential, from temporary mooring to rental of wet slips, from rental of wet slips to contractual agreement with third party for docking of cruise ships, from rental of recreational pleasure craft to rental or temporary mooring of charter/tour boats, from loading/offloading commercial to rental of wet slips, etc.); (ii) change activities in any manner that may have an environmental impact that was not considered in the original authorization or regulatory permit; or (iii) change the type of use of the riparian uplands or as permitted by the Lessee's interest in the riparian upland property that is more particularly described in Attachment B without first obtaining a regulatory permit/modified permit, if applicable, the Lessor's written authorization in the form of a modified lease, the payment of additional fees, if applicable, and, if applicable, the removal of any structures which may no longer qualify for authorization under the modified lease.

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

9. INTEREST IN RIPARIAN UPLAND PROPERTY: During the term of this lease, the Lessee shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), Florida Administrative Code, in the riparian upland property that is more particularly described in Attachment B and by reference made a part hereof together with the riparian rights appurtenant thereto. If such interest is terminated or the Lessor determines that such interest did not exist on the effective date of this lease, this lease may be terminated at the option of the Lessor. If the Lessor terminates this lease, the Lessee agrees not to assert a claim or defense against the Lessor arising out of this lease. Prior to sale and/or termination of the Lessee's interest in the riparian upland property, the Lessee shall inform any potential buyer or transferee of the Lessee's interest in the riparian upland property and the existence of this lease and all its terms and conditions and shall complete and execute any documents required by the Lessor to effect an assignment of this lease, if consented to by the Lessor. Failure to do so will not relieve the Lessee from responsibility for full compliance with the terms and conditions of this lease which include, but are not limited to, payment of all fees and/or penalty assessments incurred prior to such act.

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

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

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

Sungold, LLC
Attention: Beth Ann Morean
3618 El Centro St
St. Pete Beach, FL 33706

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

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

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

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

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

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

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

19. RENEWAL PROVISIONS: Renewal of this lease shall be at the sole option of the Lessor. Such renewal shall be subject to the terms, conditions and provisions of management standards and applicable laws, rules and regulations in effect at that time. In the event that the Lessee is in full compliance with the terms of this lease, the Lessor will begin the renewal process. The term of any renewal granted by the Lessor shall commence on the last day of the previous lease term. In the event the Lessor does not grant a renewal, the Lessee shall vacate the leased premises and remove all structures and equipment occupying and erected thereon at its expense. The obligation to remove all structures authorized herein upon termination of this lease shall constitute an affirmative covenant upon the Lessee's interest in the riparian upland property more particularly described in Attachment B which shall run with the title to the Lessee's interest in said riparian upland property and shall be binding upon the Lessee and the Lessee's successors in title or successors in interest.

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

21. REMOVAL COSTS/LIEN ON RIPARIAN UPLAND PROPERTY: Subject to the noticing provisions of Paragraph 20 of this lease, any costs incurred by the Lessor in removal of any structures and equipment constructed or maintained on state lands shall be paid by Lessee and any unpaid costs and expenses shall constitute a lien upon the Lessee's interest in the riparian upland property that is more particularly described in Attachment B. This lien on the Lessee's interest in the riparian upland property shall be enforceable in summary proceedings as provided by law.

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

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

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

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

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

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

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

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

30. SPECIAL LEASE CONDITION: Should a field survey acceptable to the Lessor be required or obtained after the effective date of this lease, the annual lease fees due hereunder shall be adjusted to reflect the increase or decrease in the total preempted area shown by the survey. Any such adjustment shall be effective from the date of the acceptable survey and shall be prospective only. No reimbursement or credit shall be given to the Lessee by the Lessor for overages, and no charge shall be imposed by the Lessor for shortages unless the error resulted from inaccurate information supplied by the Lessee.

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

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

WITNESSES:

Kathy C. Griffin
Original Signature

Kathy C. Griffin
Print/Type Name of Witness

Tiana D. Brown
Original Signature

Tiana D. Brown
Print/Type Name of Witness

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

(SEAL)

BY:

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

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this 21st day of December, 2021, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

[Signature] 9/15/2021
DEP Attorney Date

Tiana D. Brown
Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires:

Commission/Serial No.



WITNESSES:

Dianne DeButts
Original Signature

Dianne DeButts
Typed/Printed Name of Witness

Bruce Howry
Original Signature

Bruce Howry
Typed/Printed Name of Witness

STATE OF _____

COUNTY OF _____

22 The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of November, 2021, by Beth Ann Morean, who is the Manager of Sungold, LLC, a Florida limited liability company, on behalf of the limited liability company. She is personally known to me or has produced _____ as identification.

My Commission Expires: _____

Commission/Serial No. _____

Sungold, LLC.
a Florida limited liability company (SEAL)

Beth Ann Morean
Original Signature of Executing Authority

Beth Ann Morean
Typed/Printed Name of Executing Authority

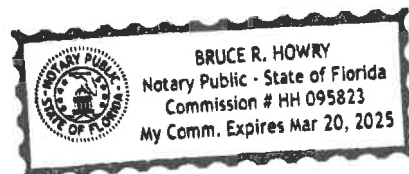
Manager
Title of Executing Authority

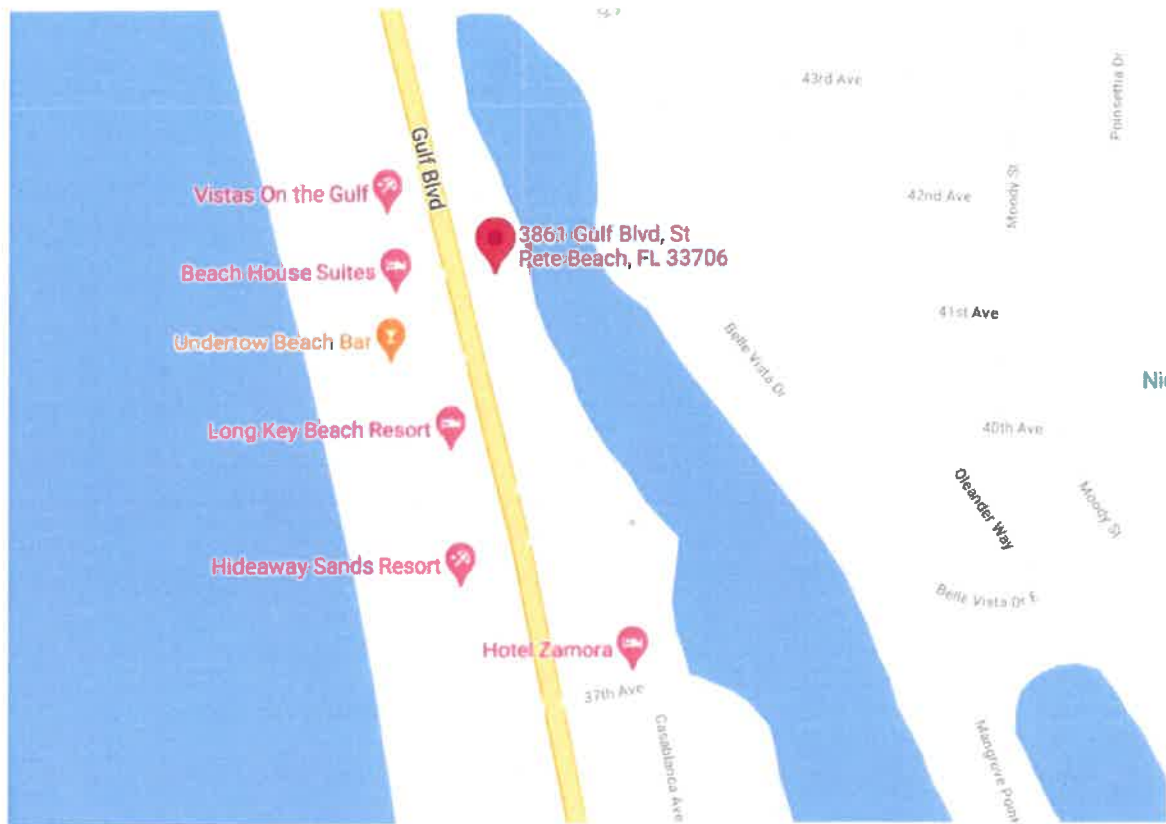
"LESSEE"

Bruce R. Howry
Signature of Notary Public

Notary Public, State of Florida

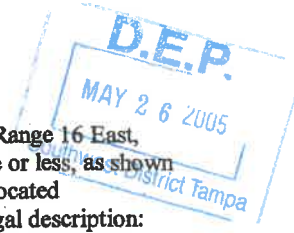
Printed, Typed or Stamped Name





Lease Area Description

A parcel of submerged land located in Section 7, Township 32 South, Range 16 East, Pinellas County, in Boca Ciega Bay containing 9,058 square feet, more or less, as shown on the attached sketch labeled as Exhibit A and dated April 22, 2005, located immediately waterward of that property with the following attached legal description:



PARCEL I

Lots 17 and 18, Block "A", Less the Westerly 10 feet of each Lot for State Road Department right of way taking per Official Records Book 1864, Page 161, FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof, recorded in Plat Book 8, Page(s) 28, Public Records of Pinellas County, Florida.

PARCEL II

All of Lot 19 in Block "A", FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof, as recorded in Plat Book 8, Page 28, Public Records of Pinellas County, Florida, less and except that part lying within 40 feet of the centerline of Gulf Boulevard and less and except that part described as follows: From the Northwest corner of said Lot 19, as platted, run East 10.38 feet along the North line of said Lot 19, for a Point of Beginning; thence continue East 78.92 feet along said North line; thence run South 0° 03'23" East, 60.00 feet to a Point on the South line of said Lot 19; thence run West 62.30 feet along said South line; thence North 15° 32'00" West, 62.27 feet along a line 40 feet Easterly of measured at right angles and parallel to the said centerline of Gulf Boulevard to the Point of Beginning.

Together with an easement for ingress and egress over and across the North 10 feet of the West 1/2 of Lot 19, less the right of way for Gulf Boulevard.

And

From the Northwest corner of said Lot 19, run East 10.38 feet along the North line of said Lot 19; continue thence East 78.92 feet along said North line; thence run South 0° 03'23" East, 8.50 feet to the Point of Beginning; thence run West 1.50 feet; thence South 0° 03'23" East, 15.00 feet; thence East 1.50 feet; thence North 0° 03'23" West, 15.00 feet to the Point of Beginning being a portion of Lot 19 in Block "A", FIRST ADDITION TO BELLE VISTA BEACH, Plat Book 8, Page 28, of the Public Records of Pinellas County, Florida.

And

That part of Lot 19, Block "A", FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof recorded in Plat Book 8, Page 28, Public Records of Pinellas County, Florida, Less that part lying within 40 feet of the centerline of Gulf Boulevard, described as follows:

From the Northwest corner of said Lot 19, as platted, run East 10.38 feet along the North line of said Lot 19, for a Point of Beginning; continue thence East 78.92 feet along said North line; thence run South 0° 03'23" East, 8.50 feet; thence West 1.50 feet; thence South 0° 03'23" East, 15.00 feet; thence East 1.50 feet; thence South 0° 03'23" East, 36.50 feet to the Point on the South line of said Lot 19; thence run West 62.30 feet along said South line of said Lot 19; thence North 15° 32'00" West, 62.27 feet along a line of 40 feet Easterly of measured at right angles and parallel to the said centerline of Gulf Boulevard to the Point of Beginning; together with a 10 foot easement for access to Boca Ciega Bay over and across the South 10 feet of that part of said Lot 19, lying East of the East line of the above described portion of said Lot 19.

PARCEL III

Lot 20, Block "A", FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof recorded in Plat Book 8, Page 28, Public Records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of State Road 699, Section 15100, as described in Order of Taking recorded in Official Records Book 1533, Page 197, as Clerk's Instrument No. 685B, Pinellas County Records.

PARCEL IV

Lot 21, Block "A", FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof recorded in Plat Book 8, Page 28, Public Records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of State Road 699, Section 15100, as described in Order of Taking recorded in Official Records Book 1533, Page 197, as Clerk's Instrument No. 685B, Pinellas County Records.

PARCEL V

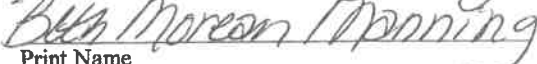
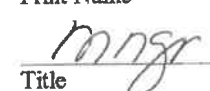
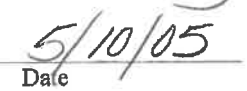
Lot 22, Block "A", FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof as recorded in Plat Book 8, Page 28, Public Records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of State Road 699, Section 15100, as described in Order of Taking recorded in Official Records Book 1533, Page 197, as Clerk's Instrument No. 685B, Pinellas County Records.

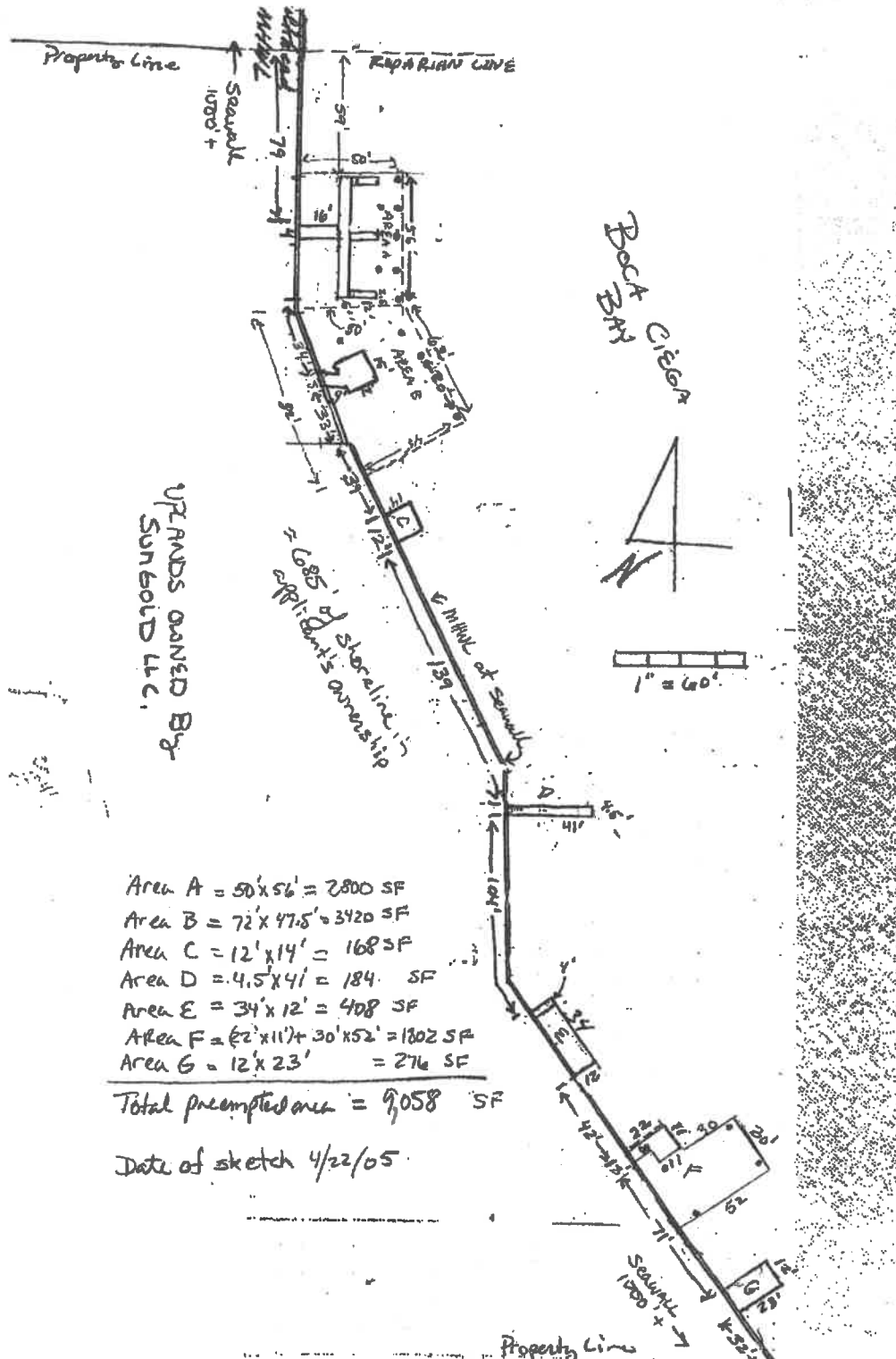
PARCEL VI

Lots 1 and 2, Block 1, CORAZZA SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 113, Page 90, of the Public Records of Pinellas County, Florida.

Lot 23, Block A, FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof recorded in Plat Book 8, Page 28, Public Records of Pinellas County, FL, LESS that part thereof lying within 40 feet of the survey line of SR 699, Section 15100, as it appears in OR Book 1851, Pages 582 and 583, Public Records of Pinellas County, FL

I certify that the above description and Exhibit A accurately represent the existing structures and the associated preempted area. I further acknowledge and agree that should a survey be required in the future that indicates the true preempted area is smaller than what has been estimated, fees would not be credited. Likewise, I acknowledge and agree that should a survey indicate that the true preempted area is larger than that which was originally estimated, fees in arrears would not be assessed unless the error resulted from inaccurate information supplied by me (applicant).


Signature of Upland Owner/ Authorized Entity

Print Name

Title

Date



**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

DENNIS E. MANELLI, ESQUIRE

Phelps Dunbar LLP
100 South Ashley Drive
Suite 1900
Tampa, Florida 33602

PARCEL ID #: 07-32-16-18143-001-0010;
07-32-16-18143-001-0020; and
07-32-16-07398-001-0170

RESERVED FOR CLERK

WARRANTY DEED

THIS INDENTURE, made this 24th day of August, 2004, between T&F REALTY LC, a Florida limited liability company, whose post office address is 11 Captain Theale Road, Bedford, New York 33706, grantor and SUNGOLD, LLC, a Florida limited liability company, whose post office address is 13618 El Centro Street, St. Pete Beach, Florida 33706, grantee.

WITNESSETH:

That said grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except current real property taxes, and all the encumbrances set forth on Exhibit "B" hereof.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Attachment B
Page 12 of 18 Pages
SSLL No. 520032393

75517-1

Signed, sealed and delivered
in the presence of:

T&F REALTY LC, a Florida limited
liability company

Dennis E. Manelli
Print Name: Dennis E. Manelli

By: Antonio Bueti
ANTONIO BUETI
Its: Member/Manager

Suzanne J. Walker
Print Name: Suzanne J. Walker

By: Francesca Bueti
FRANCESCA BUETI
Its: Member/Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 29th day of August, 2004 by ANTONIO BUETI and FRANCESCA BUETI, Manager/Member of T&F Realty LC, a Florida limited liability company, on behalf of the company, ☒ who are personally known to me, or ☐ who have produced the following identification: _____ (check one).



Suzanne J. Walker
Name: _____ (print)
NOTARY PUBLIC
Commission No.: _____
Commission Expiration Date: _____

COPY

EXHIBIT "A"**[Real Property]****PARCEL I**

Lots 17 and 18, Block "A", Less the Westerly 10 feet of each Lot for State Road Department right of way taking per Official Records Book 1864, Page 161, FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof, recorded in Plat Book 8, Page(s) 28, Public Records of Pinellas County, Florida.

PARCEL II

All of Lot 19 in Block "A", FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof, as recorded in Plat Book 8, Page 28, Public Records of Pinellas County, Florida, less and except that part lying within 40 feet of the centerline of Gulf Boulevard and less and except that part described as follows: From the Northwest corner of said Lot 19, as platted, run East 10.38 feet along the North line of said Lot 19, for a Point of Beginning; thence continue East 78.92 feet along said North line; thence run South $0^{\circ} 03'23''$ East, 60.00 feet to a Point on the South line of said Lot 19; thence run West 62.30 feet along said South line; thence North $15^{\circ} 32'00''$ West, 62.27 feet along a line 40 feet Easterly of measured at right angles and parallel to the said centerline of Gulf Boulevard to the Point of Beginning.

Together with an easement for ingress and egress over and across the North 10 feet of the West 1/2 of Lot 19, less the right of way for Gulf Boulevard.

And

From the Northwest corner of said Lot 19, run East 10.38 feet along the North line of said Lot 19; continue thence East 78.92 feet along said North line; thence run South $0^{\circ} 03'23''$ East, 8.50 feet to the Point of Beginning; thence run West 1.50 feet; thence South $0^{\circ} 03'23''$ East, 15.00 feet; thence East 1.50 feet; thence North $0^{\circ} 03'23''$ West, 15.00 feet to the Point of Beginning being a portion of Lot 19 in Block "A", FIRST ADDITION TO BELLE VISTA BEACH, Plat Book 8, Page 28, of the Public Records of Pinellas County, Florida.

And

That part of Lot 19, Block "A", FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof recorded in Plat Book 8, Page 28, Public Records of Pinellas County, Florida, Less that part lying within 40 feet of the centerline of Gulf Boulevard, described as follows:

From the Northwest corner of said Lot 19, as platted, run East 10.38 feet along the North line of said Lot 19, for a Point of Beginning; continue thence East 78.92 feet along said North line; thence run South $0^{\circ} 03'23''$ East, 8.50 feet; thence West 1.50 feet; thence South $0^{\circ} 03'23''$ East, 15.00 feet; thence East 1.50 feet; thence South $0^{\circ} 03'23''$ East, 36.50 feet to the Point on the South line of said Lot 19; thence run West 62.30 feet along said South line of said Lot 19; thence

Attachment B

Page 14 of 18 Pages

75517-1 SSL No. 520032393

North 15° 32' 00" West, 62.27 feet along a line of 40 feet Easterly of measured at right angles and parallel to the said centerline of Gulf Boulevard to the Point of Beginning; together with a 10 foot easement for access to Boca Ciega Bay over and across the South 10 feet of that part of said Lot 19, lying East of the East line of the above described portion of said Lot 19.

PARCEL III

Lot 20, Block "A", FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof recorded in Plat Book 8, Page 28, Public Records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of State Road 699, Section 15100, as described in Order of Taking recorded in Official Records Book 1533, Page 197, as Clerk's Instrument No. 685B, Pinellas County Records.

PARCEL IV

Lot 21, Block "A", FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof recorded in Plat Book 8, Page 28, Public Records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of State Road 699, Section 15100, as described in Order of Taking recorded in Official Records Book 1533, Page 197, as Clerk's Instrument No. 685B, Pinellas County Records.

PARCEL V

Lot 22, Block "A", FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof as recorded in Plat Book 8, Page 28, Public Records of Pinellas County, Florida, less that part lying within 40 feet of the survey line of State Road 699, Section 15100, as described in Order of Taking recorded in Official Records Book 1533, Page 197, as Clerk's Instrument No. 685B, Pinellas County Records.

PARCEL VI

Lots 1 and 2, Block 1, CORAZZA SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 113, Page 90, of the Public Records of Pinellas County, Florida.

EXHIBIT "B"**[Exceptions]**

1. All taxes for the year 2004 and all subsequent years, which are not yet due and payable.
2. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Deed Book 671, Page 515, as modified by Deed Book 715, Page 447, of the Public Records of Pinellas County, Florida.
3. Easement for ingress and egress, recorded in Book 7165, Page 1540, Book 4179, Page 980 and Book 6839, Page 1579, of the Public Records of Pinellas County, Florida.
4. Easement for Access to Boca Ciega Bay, recorded in Book 7165, Page 1540, Book 4341, Page 400, Book 4743, Page 1977, Book 5678, Page 889 and Book 6124, Page 1531, of the Public Records of Pinellas County, Florida.
5. Easement for drainage, recorded in Book 1533, Page 197, of the Public Records of Pinellas County, Florida.
6. Easement for drainage, recorded in Deed Book 1560, Page 609, of the Public Records of Pinellas County, Florida.
7. Easement recorded in Book 6125, Page 203, of the Public Records of Pinellas County, Florida.
8. Ordinance No. 85-18, for Parking Permits, etc. as recorded in Book 5986, Page 1528, of the Public Records of Pinellas County, Florida.
9. Easement for drainage, recorded in Book 1864, Page 161, of the Public Records of Pinellas County, Florida.
10. Terms and provisions of all agreements and franchises pertaining to the cost, installation, operation and maintenance of gas, water and/or sewer facilities.

11. All or part of the land described herein being artificially filled in land in what was formerly navigable waters, this policy is subject to the right of the United States Government and/or the State of Florida, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce and/or the inalienable right of the State of Florida in the lands and/or waters of such character.

12. Matters appearing on the plat recorded in Plat Book 8, Page(s) 28 and Plat Book 113, Page 90, of the Public Records of Pinellas County, Florida, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Exhibit "A".

13. Covenants, Conditions and Restrictions as set forth, recorded in Book 7566, Page 237, of the Public Records of Pinellas County, Florida.

Return to preparer:
Rolfe D. Duggar, Esq.
4699 Central Avenue
St. Petersburg, FL 33713

Parcel #: 07/32/16/07398/001/0230

WARRANTY DEED

THIS WARRANTY DEED made this 11th day of October 2004, by TLC INN, INC., a Florida corporation, whose address is 3815 Gulf Blvd., St Pete Beach, FL 33706, hereinafter called the Grantor, to SUNGOLD, LLC, a Florida limited liability company, whose address is 2817 Pass A Grille Way, St Pete Beach, FL 33706, hereinafter called Grantee:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Pinellas County, FL, viz:

Lot 23, Block A, FIRST ADDITION TO BELLE VISTA BEACH, according to the plat thereof recorded in Plat Book 8, Page 28, Public Records of Pinellas County, FL, LESS that part thereof lying within 40 feet of the survey lien of SR 699, Section 15100, as it appears in OR-Book 1851, Pages 582 and 583, Public Records of Pinellas County, FL

SUBJECT TO MORTGAGE - NONE

SUBJECT TO REAL ESTATE TAXES FOR THE YEAR 2004 AND YEARS SUBSEQUENT THERETO.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

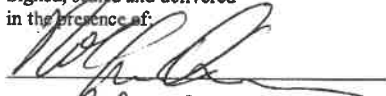
TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

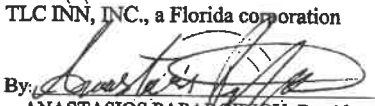
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print name: Rolfe D. Duggar

TLC INN, INC., a Florida corporation

By: 
ANASTASIOS PAPARGIROU, President


Print name: Patricia P. Hayes

By: 
CLAIRE PAPARGIROU, Vice President

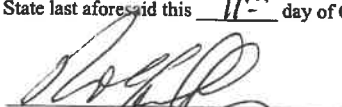
STATE OF FLORIDA
COUNTY OF PINELLAS

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ANASTASIOS PAPARGIROU and CLAIRE PAPARGIROU who are personally known to me or who produced FL Drivers Licenses as identification and who did take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11th day of October 2004.

(SEAL)




Notary Public
Print name: Rolfe D. Duggar



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MBT MANAGEMENT LLC

Filing Information

Document Number L21000171713
FEI/EIN Number 87-2236825
Date Filed 04/13/2021
Effective Date 04/13/2021
State FL
Status ACTIVE

Principal Address

21218 ST. ANDREWS BLVD.
 #627
 BOCA RATON, FL 33433

Mailing Address

21218 ST. ANDREWS BLVD.
 #627
 BOCA RATON, FL 33433

Changed: 08/17/2022

Registered Agent Name & Address

KREIMER, LEONARD
 21218 ST. ANDREWS BLVD.
 #627
 BOCA RATON, FL 33433

Authorized Person(s) Detail

Name & Address

Title MGR

KREIMER, LEONARD
 21218 ST. ANDREWS BLVD. #627
 BOCA RATON, FL 33433

Annual Reports

Report Year	Filed Date
2022	03/08/2022

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

November 6, 2023

City of St Pete Beach
155 Corey Ave.
St. Pete Beach, FL 33706
ATTN: Brandon Berry - Planner II

RE: WINDWARD PASS RESORT
3815, 3855, 3859 & 3861 Gulf Blvd
- CUP - Additional Items addressed

Brandon,

Please accept these Responses, per our discussions, regarding

Class A - commercial docks (LDC Sec. 42.4.(b))

Temporary lodging use (LDC Sec. 42.4.(d))

Roof dining and drinking (LDC Sec. 42.4.(h))

Sec. 42.4. - Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the Bayou Residential District are as follows.

(b) Docks, commercial: Class A

In keeping with:

Pinellas County, Florida - Code of Ordinances Chapter 58 -
ENVIRONMENT ARTICLE XV. - WATER AND NAVIGATION
REGULATIONS, Sec. 58-501. – Definitions:

Commercial dock, class A means any dock, pier, wharf, or mooring field used in connection with a hotel, motel or restaurant and where the slips are not rented, leased or sold, but utilized as an enhancement to the principal function of the basic facility.

Response:

The Windward Pass Resort will be implementing Commercial Class A Docks as indicated in Sec. 5-501 Definitions where the slips will not be rented, leased or sold, but utilized as an enhancement to the principal function of the basic facility. After consideration of Public Comments and from Neighborhood across McPherson Bayou, we are no longer allowing a Jet-Ski Rental Facility in the Marina Space.

(d) Temporary Lodging with or without a commercial component, awarded on a case-by-case basis, with evaluation through criteria specified in this Code, to come from the density pool established in the Comprehensive Plan (325 available units for potential use in the Town Center Core Corey Circle, Coquina West, Activity Center, and Bayou Residential Districts).

Response:

The proposed Windward Pass Resort will not be seeking additional potential Units from the Density Pool and recognize that any Approval is subject to the

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

provisions or restrictions contained within this Section and elsewhere within the Code..

- (h) Outdoor dining and/or drinking areas that provide for outdoor music, or roof dining and/or drinking areas, except as permitted in [section 39.6\(f\)](#) of this Code, subject to [section 6.24](#) of this Code as may be applicable.

Response:

See Responses to above referenced [Section 39.6\(f\)](#) and [Section 6.24](#) below.

Sec. 39.6. - Temporary lodging use operational and occupancy restrictions, limitations and prohibitions.

To ensure that temporary lodging use development authorized and approved within the Community Redevelopment District are built, function, operate, and are occupied exclusively as temporary lodging and adhere to mandatory closure and evacuation procedures, the following restrictions shall apply to temporary lodging use:

- (a) No temporary lodging unit shall be occupied as a permanent residential dwelling unit.

Response:

We Acknowledge that no Unit in the proposed Windward Pass Resort Development shall be occupied as a permanent residential dwelling unit and Units will be built, function and be occupied exclusively as temporary lodging Units and adhere to all applicable procedures and Codes.

- (b) All temporary lodging units must be offered, advertised and occupied on a temporary basis for 30 consecutive days or less for temporary lodging guests and no more than 30 days cumulatively on an annual basis for a resort condominium unit owner to ensure that any temporary lodging use does not function as a permanent residential use. The thirty days is measured beginning on the first day of any occupancy until 365 days from that date. The city may require affidavits of compliance with this requirement from each temporary lodging use and/or unit owner. Seller of temporary lodging unit shall be responsible for advising the purchaser of this requirement. Any seller of a resort condominium project or temporary lodging unit shall record a covenant in the public records of Pinellas County, Florida, agreeing to said restriction prior to conveyance.

Response:

Acknowledged and agreed that Occupancy and Use are restricted to thirty (30) days of less cumulatively an annual basis as a Resort Condominiums adhering to all temporary lodging occupancy restriction, limitations and prohibitions per Sec 39.6.

- (c) Temporary lodging units shall not qualify or be used for homesteading purposes or home occupational licensing.

Response:

Acknowledged. Units shall not qualify or be used for homesteading purposes or home occupational licensing.

- (d) All temporary lodging units must be included in the inventory of units that are available within a temporary lodging use.

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

Response:

Acknowledged. All temporary lodging units will be included in the inventory of units that are available for Occupancy and Rental within a temporary lodging use.

- (e) Conversion of a temporary lodging unit to permanent residential unit shall be prohibited unless the conversion is in compliance with the density and intensity standards and regulations applicable to the property and all other required city approvals are obtained prior to the conversion and provided said conversion does not violate any other legally enforceable agreement or restriction, law or local ordinance prohibiting such conversion.

Response:

There will be no conversion of temporary lodging units to permanent residential units.

- (f) A temporary lodging use may include accessory uses, such as recreational facilities, restaurants, bars, personal service uses, retail uses, meeting space, fitness centers, spa facilities, parking structures, affordable housing or other workforce living accommodations, and other uses commonly associated with temporary lodging uses. New outdoor dining and/or drinking areas associated with accessory restaurants and bars shall be permitted to provide for outdoor music, provided that the area meets all of the yard requirements for the property and the property does not abut a single- or two-family residential development or a residential development outside of the Community Redevelopment District, in which case any new outdoor dining and/or drinking area shall require a conditional use permit subject to Division 4 of this Code. Any new or expanded roof dining and/or drinking area shall also require a conditional use permit subject to Division 4 of this Code.

Response:

The temporary lodging accessory uses, such as recreational facilities, restaurants, bars, personal service uses, retail uses, meeting space, fitness centers, spa facilities, parking structures, including the outdoor dining and/or drinking areas associated with the accessory restaurants and bars that will provide outdoor music, will be in accordance with Sec. 6.24.

The proposed project development area meets all of the yard requirements for the property development. The property does not abut a single- or two-family residential development or a residential development outside of the Community Redevelopment District.

Applicant acknowledges that any new outdoor dining and/or drinking area shall require a conditional use permit subject to Division 4 of this Code. Any new or expanded roof dining and/or drinking area shall also require a conditional use permit subject to Division 4 of this Code and comply with all applicable regulations as to Music, Noise control, Licensing and Limits and Regulations per Division 4 of this Code.

- (g) Proper licensing, including occupational licensing, by the state, county and local government and agencies, shall be required of all temporary lodging uses through

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

all applicable agencies that license hotels and motels prior to any certificate of occupancy being issued. All licenses must be kept current.

Response:

Acknowledged. All applicable segments of the Licensing by the State, County and local Government Agencies.

- (h) Temporary lodging uses shall be subject to all applicable tourist development tax collections.

Response:

Acknowledged. Any and all temporary Uses will be subject to all applicable tourist development tax collections.

- (i) All temporary lodging uses shall include a reservation system and a lobby/front desk area that is necessary to operate the temporary lodging facility and service its guests.

Response:

The proposed temporary lodging project will include a reservation system and a 24 hour lobby/front desk area, and security as necessary to operate the temporary lodging Resort facility and properly service its guests.

- (j) Temporary lodging uses must have sufficient signage viewable by the public designating the use as a temporary lodging use that also complies with local codes.

Response:

The proposed Windward Pass Resort project will have sufficient Code compliant signage viewable by the public designating the use as a temporary lodging use which also complies with all local codes.

- (k) The applicable local government may require affidavits of compliance with this section that includes reasonable supporting documentation that does not violate privacy laws for each temporary lodging use, guests and/or unit owners.

Response:

Acknowledged. Any reasonable affidavits of compliance and/or supporting documents will be provided if required by local government.

- (l) All temporary lodging uses shall comply with all county and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents. The restrictions and procedures contained within the hurricane closure and evacuation plan shall apply to all on-site workforce living accommodations, as applicable.

Response:

The proposed Windward Pass Resort project will comply with all county and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors in compliance with all evacuation orders being issued for residents.

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

- (m) The restrictions set forth above shall be made a condition of site plan approval.

Response:

Acknowledged. All Conditions, Responses and Restrictions outlined in this Response and applicable Codes and Regulations will be a condition of Site Plan Approval.

- (n) The restrictions set forth in subsections (a), (b), and (d) relating to prohibitions on conversion or use of a temporary lodging unit as a permanent residential dwelling shall be contained in a covenant or other legally enforceable recordable instrument that shall be approved as to content, form and legality by the city and shall be recorded in the public records of Pinellas County at the time of building permit approval.

Response:

Acknowledged. The restrictions set forth in subsections (a), (b), and (d) relating to prohibitions on conversion or use of a temporary lodging unit as a permanent residential dwelling shall be contained in a covenant or other legally enforceable recordable instrument that shall be approved as to content, form and legality by the city and shall be recorded in the public records of Pinellas County at the time of building permit approval.

- (o) All large-scale development and redevelopment projects approved under scenario 2 as defined under Permitted Uses & Standards for the Large Resort character district category may be required to provide an easement to the city for unimproved public access landward of the mean high-water line to provide a continuous, uninterrupted pedestrian beach system along the Gulf of Mexico prior to a building permit being issued.

Response:

N/A. The proposed Windward Pass Resort project is not located in the Large Resort character district.

- (p) All new temporary lodging uses that exceed 50 feet in height or a density greater than 30 units per acre shall be required to obtain a conditional use permit pursuant to Division 4 of this Code.

Response:

Acknowledged. We recognize that the requested Conditional Use Permit will require obtaining a Conditional Use Permit per Division 4 of this Code.

Sec. 6.24. - Outdoor dining and outdoor drinking areas.

A full or limited-service restaurant may establish an outdoor dining area and a bar/lounge may establish an outdoor drinking area pursuant to the requirements of this section or as outlined within each zoning district. If an outdoor drinking and/or dining area is required to obtain conditional use approval as outlined in the zoning districts herein, it shall be pursuant to the review and approval procedures provided under Division 4 of this Code. If public consumption of alcohol is proposed to occur on any public street, sidewalk or private sand beach area in connection with the outdoor dining or outdoor drinking area, approval by the city commission is required pursuant to Chapter 6 of the City Code of Ordinances. Provided, however, that the regulations below shall not apply to outdoor dining or drinking approved in tandem with a City

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parklet program permit, nor shall specified regulations apply when temporarily waived by the City Commission while the City is under a state of emergency.

(a) *General requirements.*

- (1) All outdoor dining and outdoor drinking areas located on private property shall comply with the following requirements:

- a. A landscape buffer and opaque wall or fence constructed at the maximum height allowed by this Code shall be required along the lot line of any yard containing an outdoor dining or outdoor drinking area when the lot line of said yard adjoins a property that is occupied by a residential use to effectively screen and mitigate external impacts as determined through the conditional use permitting process.

Response:

A 5'-0" landscape buffer, and a Public 5'-0" promenade walkway with a 6'-0" high opaque fence is proposed along the North and South Side Yards, which adjoins property to the North and South occupied by residential use, to effectively screen and mitigate external impacts.

- b. Outside food and beverage consumption shall not extend beyond the permitted area.

Response:

Acknowledged. Outside food and beverage consumption will not extend beyond the permitted area.

- c. No outdoor food preparation is permitted.

Response:

Acknowledged. No outdoor food preparation is proposed.

- d. Suitable protective barriers shall be installed when an outdoor dining area or outdoor drinking area is located adjacent to a vehicular use area as determined by the building official.

Response:

Acknowledged. Although none appear on the Plans, Suitable protective barriers are reflected installed and will be with City Approval when and if a future outdoor dining area or outdoor drinking area is located adjacent to a vehicular use area, as determined by the building official.

- e. Upon the issuance of a tropical storm or hurricane warning, all tables, chairs and other equipment shall be securely stored inside.

Response:

Acknowledged. Upon the issuance of a tropical storm or hurricane warning, all tables, chairs and other equipment will be securely stored inside.

- (2) In addition to the above requirements, the following requirements shall be met for outdoor dining or outdoor drinking areas located within city-owned public right(s)-of-way:

- a. Outdoor dining or outdoor drinking areas shall only be authorized when adjoining sidewalk has a continuous minimum width of eight feet unless the

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FLA REG. #AR0005065

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

Technical Review Committee determines that the area can be reasonably accommodated by a narrower sidewalk width.

Response:

Acknowledged. No outdoor dining or outdoor drinking areas are proposed on City Right-of-Ways

- b. A minimum four feet of contiguous and unobstructed corridor space must be maintained at all times to ensure a clear pedestrian passageway. The pedestrian passageway shall be a straight line, parallel to the building face and curb line, for the entire length of the outdoor dining or outdoor drinking area.

Response:

Acknowledged. However, none are proposed within City Right-of-Ways.

- c. The outdoor dining or drinking area shall not extend beyond the sidewalk frontage of the associated business establishment unless otherwise approved by the city commission.

Response:

Acknowledged. None are requested or proposed.

- d. All furnishings shall be of good design and made of quality materials and be maintained in a clean and attractive appearance and shall be in good repair at all times.

Response:

Acknowledged. All of the proposed Windward Pass Resort project's furnishings will be of good design and made of quality materials and will be maintained in a clean and attractive appearance and will be in good repair at all times.

- e. In addition to suitable protective barriers being installed, the interior perimeter around the outdoor dining or outdoor drinking area may be delineated using nonpermanent fixtures such as planters, decorative chains or other fixtures no less than thirty (30) inches and no greater than forty-two (42) inches in height as may be approved by the building official.

Response:

Acknowledged. All of our Outdoor Dining Areas are located On-Site and will accordingly be Code compliant.

- f. City commission approval is required for public consumption of alcoholic beverages within public rights-of-way pursuant to [Chapter 6](#) of the City Code of Ordinances.

Response:

No public Right-of-Way drink or dining Use is a part of this Submittal.

- (b) *Required Permit.* All applicants for the establishment of an outdoor dining and/or drinking area associated with an eating and drinking establishment shall submit the following information to the City. If a conditional use permit is required for the establishment of the outdoor dining and/or drinking area as outlined in the district

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divisions herein, and for all new and expanded roof dining and/or drinking areas, a conditional use permit shall also be required in accordance with [Division 4](#) of this Code. The permit application shall include the following information:

- (1) Survey.
- (2) Site plan depicting the proposed outdoor dining area or outdoor drinking area drawn to scale. The plan shall include the following information:
 - a. Total square footage of the proposed outdoor dining area or outdoor drinking area.
 - b. Number and placement of all seating/table arrangements and other elements.
 - c. Distances between each seating/table arrangement, providing pedestrian clearance as required by the Florida Building Code and Florida Life Safety Code.
 - d. All points of egress.
 - e. Locations of signs prohibiting the removal of alcohol from the premises.
 - f. For tenants as applicants, a letter of authorization from the property owner.
- (3) Occupant load of principal business.
- (4) Number of existing men's and women's bathrooms and fixtures.
- (5) Copy of applicant's liquor license(s).
- (6) For eating and drinking establishments providing for outdoor music, the following shall be provided:
 - a. The product specifications of any permanent speakers, amplifiers and other support equipment to be installed outdoors.
 - b. An explanation of the hours of operation of the outdoor dining and/or drinking area, including any special provisions or intentions for live music.
 - c. A description of how music will be regulated in accordance with the City's noise ordinance as found in [Chapter 46](#), Article IV of the Code of Ordinances.

Response:

Acknowledged. Although no public Right-of-Way outdoor dining or drinking areas are requested, all will submit for any required Conditional Use Permits and will comply with all Sections of outdoor Use, regulations, Codes and Licensing. See below re Chapter 46 Responses.

- (c) *Insurance and indemnification.* For outdoor dining or outdoor drinking areas using public right(s)-of-way, the following is required:
 - (1) By the use of any permit granted under this section, the operator agrees to indemnify, defend, save and hold harmless the city, its officers, agents and employees from any and all claims, liability, lawsuits, damages and causes of action which may arise out of the use of the public right(s)-of-way. The operator shall enter into a written agreement with the city to evidence this indemnification. Such agreement must have the written approval of the city attorney prior to issuance of a permit.
 - (2) The operator shall show evidence of:
 - a. Comprehensive general liability insurance on an "occurrence" basis in an amount not less than \$1,000,000 combined single limit bodily injury

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

liability and property damage liability. The city is to be specifically included as additional insured on the policy.

- b. Workers Compensation insurance applicable to its employees, if any, for statutory coverage limits in compliance with Florida laws, including employers' liability which meets all state and federal laws.
- (3) The operator shall provide the city with the certificate(s) of insurance evidencing required coverages. Current certified copies of such required coverages shall be provided to the city when specifically requested in writing.
- (4) All policies of insurance must be endorsed to provide the city with 30 days of notice of cancellation or restriction.

Response:

Acknowledged and agreed.

- (d) *Revocation of permit.* The city may revoke a permit for an outdoor dining or outdoor drinking area if it is found that:

- (1) Any necessary business or health permit has been suspended or revoked; or
- (2) Changing conditions of pedestrian or vehicular traffic cause congestion necessitating removal of the outdoor dining or outdoor drinking area when located within public right(s)-of-way. Such decision shall be based on the findings of the Technical Review Committee that the existing conditions represent a danger to the health, safety or general welfare of the public and cannot be resolved through modification to the outdoor dining or outdoor drinking area layout; or
- (3) The operator fails to comply with one or more requirements of the conditional use permit.

Response:

Acknowledged and agreed, however, not applicable as no public Right-of-Way Use is requested as a part of this submittal..

- (e) *Removal or relocation of outdoor dining or outdoor drinking area and all related furnishings for right(s)-of-way repairs, emergency situations, or matters of public safety.*

- (1) As necessitated by right(s)-of-way repairs, the city may require the temporary removal of outdoor dining or outdoor drinking area and all related furnishings. The operator shall be responsible for removing all furnishings at least 24 hours prior to the date identified in writing by the city. The city shall not be responsible for any costs associated with the removal or the return and installation of such furnishings.
- (2) The city may cause the immediate removal or relocation of all or any part of the outdoor dining or outdoor drinking area occupying public right(s)-of-way in emergency situations. The city, its officers, agents and employees shall not be responsible for any damages or loss of furnishings used in association with an outdoor dining or outdoor drinking area relocated during emergency situations and shall not be responsible for any costs associated with the removal or the return and installation of any such furnishings.

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- (3) The city shall have the authority to secure or remove any furnishing(s) associated with the outdoor dining or outdoor drinking area occupying public right(s)-of-way if necessary, in the interest of public safety.

Response:

Acknowledged, but does not apply to this submittal.

Chapter 46 - ARTICLE IV. - NOISE

Sec. 46-130. - Declaration of purpose.

- (a) Excessive, unnecessary or unusually loud noise within the city limits is a condition, which has existed for some time. The amount, and intensity of such noise is increasing and is a detriment to the public health, comfort, convenience, safety, welfare and prosperity of city residents.
- (b) It is in the public interest that the regulations contained in this article be adopted as public policy to promote the public health, comfort, safety, welfare and repose of the city and its inhabitants.

(Ord. No. 02-16, § 1, 9-18-02)

Sec. 46-131. - Definitions.

The following words and terms, when used in this ordinance, shall have the following meanings:

Ambient sound level is the total sound pressure level in the area of interest including the sound source of interest.

A-weighting is the electronic filtering in sound level meters that models human hearing frequency sensitivity.

Background sound level is the total sound pressure level in the area of interest excluding the sound-source of interest.

Commercial property is any property used for the sale of merchandise, service of food or for the performance of a professional or commercial service; provided commercial property shall not be defined to include property which includes as a use within the enterprise transient sleeping quarters.

Construction is any site preparation, assembly, erection, repair, alteration or similar action, or demolition of buildings or structures.

Decibel (dB) is the accepted unit of measurement for sound pressure level at a specified location.

dBA is the A-weighted unit of sound pressure level.

Emergency is any occurrence or set of circumstances involving actual or imminent physical trauma or property damage that demands immediate action.

Emergency work is any work or action performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency or any situation deemed as dangerous.

Impulsive sound is a sound having a duration of less than one second with an abrupt onset and rapid decay.

Institutional property is any property which is used for hospitals and schools.

Loud and raucous as defined in [section 46-133\(a\)](#).

Muffler, a sound-dissipating device or system for attenuating the sound of escaping gases of an internal combustion engine

Multi-family dwelling is any building that has been divided into separate residential

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living units, but shall not include any transient or tourist lodging facility as defined in the zoning code.

Noise disturbance. See definition "Loud and raucous".

Public space is any real property or structure thereon that is owned, leased, or controlled by a governmental entity.

Real property line is the line, including its vertical extension, that separates one parcel of real property from another.

Residential property is any property in which sleeping quarters are provided. Without limiting the scope of this definition, but by way of example, residential property shall include property on which commercial services may be provided together or mixed with transient sleeping quarters.

Sound level meter (SLM) is an instrument used to measure sound pressure levels conforming to Type I or Type 2 standards as specified in ANSI Standard S 1.4-1983 or the latest version thereof.

Sound pressure level (SRL) is 20 multiplied by the logarithm, to the base 10, of the measured sound pressure divided by the sound pressure associated with the threshold of human hearing, in units of decibels.

(Ord. No. 02-16, § 1, 9-18-02)

Sec. 46-132. - Sound level limitations.

- (a) No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1, using the slow response setting of a SLM, which sound source shall constitute a noise disturbance:
- (1) When measured at or within the real property line of the receiving property; or
 - (2) For property bordering on Gulf Blvd. between 75th Ave. and Hotel Place, Blind Pass Road, and 75th Ave., when measured at or behind a line 30 feet from the property line that runs adjacent to said roadways, unless the area is occupied by a building, and in that instance, the sound level measurement shall be taken within the building that occupies the area.
- (b) To determine the sound level from the sound source to be measured, the background sound shall be subtracted from the ambient sound level.

Table I. Sound Level Limits by Receiving Property

Receiving Property Category	Time	Sound Level Limit (dBA)
Residential, Institutional, or Public Space	7:00 a.m.—10:00 p.m.	65
	10:00 p.m.—7:00 a.m.	55
Commercial	At all times	65

- (c) In a multi-family dwelling, no person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 2:

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Table 2. Sound Level Limits Within Receiving Multi-Family Dwelling Unit

Time	Sound Level Limit (dBA)
7:00 a.m.—10:00 p.m.	50
10:00 p.m.—7:00 a.m.	45

- (d) If the sound is an impulsive sound, the fast response setting shall be used and the daytime (7:00 a.m.—10:00 p.m.) limits of Table 1 shall be increased by ten dBA.
 - (e) In addition to the limits of Tables 1 and 2 for any sound source which impacts residential, public or institutional property, the maximum allowable sound level limits for the individual octave bands whose centers are 63, 125, 250 and 500 Hertz shall not exceed 65 dB.
- (Ord. No. 02-16, § 1, 9-18-02)

Response:

We acknowledge receipt and review of Sec 46-132 and all above definitions and sound limitation and will comply with all aspects which are applicable.

Sec. 46-133. - Loud and raucous/enumeration.

- (a) Prohibited generally. It shall be unlawful for any person to willfully make, continue or cause to be made or continued any loud and raucous noise. Loud and raucous shall mean any sound that, because of its volume level, duration and character, annoys, disturbs, injures or endangers the comfort, health, peace or safety of reasonable persons of ordinary sensibilities.
- (b) Noise from the following activities, if loud and raucous, are in violation of this article, unless exempt under [section 46-134](#).
 - (1) *Exhaust from engines.* The discharge into the open air of the exhaust of any steam engine or stationary internal combustion engine except through a muffler or other device that will effectively prevent loud and raucous noises therefrom.
 - (2) *Pile drivers, steam shovels.* The operation between the hours of 6:00 p.m. and 7:00 a.m. on any day or at any time on Sunday of any pile driver, steam shovel, pneumatic hammer, derrick, dredge, steam or electric hoist or other appliance.
 - (3) *Blowers, fans, engines.* The operation of any blower, power fan or any internal combustion engine, which causes loud and raucous noise, unless the noise from such equipment has a muffler device sufficient to prevent loud and raucous noise.
 - (4) *Radios, amplifiers, phonographs.* The using, operation or permitting to be placed, used or operated any radio, amplifier, musical instrument, phonograph or other device for the producing or reproducing of sound in such manner as to cause loud and raucous noise.
 - (5) *Yelling, shouting, whistling.* Yelling, shouting, whistling or singing at any time or place so as to create a loud and raucous noise between the hours of 9:00 p.m. and 7:30 a.m. on any day
 - (6) *Animals, birds.* The keeping of any animal or bird which habitually causes a loud and raucous noise.
 - (7) *Defect in vehicle or load.* The use of any motor vehicle so out of repair, so loaded or in such manner as to create loud grating, grinding, rattling or other loud and

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

raucous noise or which is not equipped with a muffler in a good working order and in constant operation as to prevent loud and raucous noise.

- (8) *Schools, public buildings, churches, hospitals.* The creation of any loud and raucous noise heard within any school, public building, church, or the grounds thereof while in use, which interferes with the workings of such institution.
- (9) *Attracting attention.* The use of any drum or other instrument or device to create a loud and raucous noise.
- (10) *Dumping.* The dumping of bottles or cans into a dumpster between the hours of 9:00 p.m. and 7:30 a.m. resulting in loud and raucous noise.
- (11) Noise from electric bass or drums either produced by a live band or through a sound system that is loud and raucous.

(Ord. No. 02-16, § 1, 9-18-02)

Response:

We acknowledge and will comply to all applicable Sections of Sec 46-133.

See 46-134. - Exemptions.

- (a) The following are exempt from the sound level limits of [section 46-132](#) and the loud and raucous regulation of [section 46-133](#):

- (1) Sound from emergency signaling devices.
- (2) Sound from church bells and chimes when a part of a religious observance or service.
- (3) Sound from landscape and yard equipment when operated between 7:30 a.m. and 9:00 p.m., provided all motorized equipment is equipped with functioning mufflers.
- (4) Sound from waste disposal activity between 7:30 a.m. and 9:00 p.m.
- (5) Sound from construction activity between 7:30 a.m. and 6:00 p.m., Monday through Saturday, provided all motorized equipment used in such activity is equipped with functioning mufflers.
- (6) The generation of sound from the performance of emergency work.
- (7) Sound generated from municipally sponsored or approved celebrations or events.
- (8) Sound associated with state, county or city emergency repair or work related to public projects (e.g., road sewer construction or repair, beach re-nourishment, etc.) The city manager may also exempt the sound associated with any state, county or city construction or repair on a planned public project where he makes a written finding that the exemption is a necessary condition for allowing the construction project to proceed.
- (9) The city manager may authorize suspension of the enforcement if these regulations would result in a violation of any life safety regulation.

(Ord. No. 02-16, § 1, 9-18-02)

Response:

Acknowledged and will comply with all applicable Sections of Sec 46-134.

Sec. 46-135. - Motor vehicle horns.

The sounding of any motor vehicle horn or signaling device, except as a danger warning, is prohibited.

(Ord. No. 02-16, § 1, 9-18-02)

Response:

Acknowledged.

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Sec. 46-136. - Construction noise.

Section [98-1](#) limits the hours of construction to prevent construction noise disturbance during certain hours.

(Ord. No. 02-16, § 1, 9-18-02)

Response:

Acknowledged and will comply with Section 98-1 to avoid Construction noise disturbances..

Sec. 46-137. - Penalty.

(a) Any person, firm or corporation that violates any provision of this chapter shall, upon conviction, be subject to a fine in accordance with the schedule set forth herein. Each instance of a violation of these regulations shall constitute a separate offense.

(1) First violation\$150.00

(2) Second violation250.00

(3) Third or subsequent violation500.00

(b) Each instance of a violation shall constitute a separate offense.

(c) In addition to the penalties provided in this section, any condition caused or permitted to exist in violation of any of section of this Code or any ordinance shall be deemed a public nuisance and shall be subject to abatement by the city. Each day that such condition continues shall be regarded as a new and separate offense.

(Ord. No. 02-16, § 1, 9-18-02)

Response:

Acknowledged.

Sec. 46-138 - Aiding and abetting

Whoever aids, abets, counsels, hires, induces or otherwise procures a violation of these regulations, and such violation is committed is subject to being charged, and punished as provided herein, whether that person is or is not actually or constructively present upon the violation of the regulations.

(Ord. No. 02-16, § 1, 9-18-02)

Response:

Acknowledged.

Sec. 46-139. - Injunctive relief.

In addition to the penalty provided for violating this article, the city commission is authorized to initiate any appropriate civil action or proceeding, including suit for injunctive relief, in order to prevent or abate violations of this article. The prevailing party shall be entitled to recover attorney fees through any appellate proceedings.

(Ord. No. 02-16, § 1, 9-18-02)

Response:

Acknowledged.

Sec. 46-140. - Enforcement.

(a) The provisions of this ordinance shall be enforced by a code enforcement officer or police officer of St. Pete Beach.

(b) In lieu of issuing a citation or notice of violation, the code enforcement officer or police officer may issue an order requiring immediate abatement of any sound source alleged to be in violation of [Chapter 46](#), Article IV.

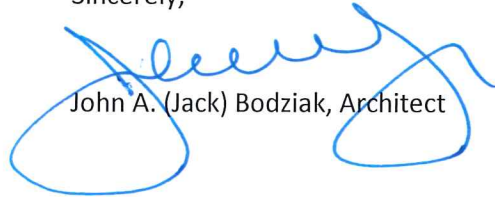
JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

Response:
Acknowledged.

I believe you will see this as a very relevant and positively addressed additional items for what could be a significant and desirable Project.

Once again, thank you for your assistance.

Sincerely,



John A. (Jack) Bodziak, Architect

W.O. 6915

ADDRESS:
VACANT LAND GULF BOULEVARD
ST. PETE BEACH, FLORIDA

LEGAL DESCRIPTION:

PARCEL I
LOTS 17 AND 18, BLOCK A, LESS THE WESTERLY 10 FEET OF EACH LOT FOR STATE ROAD DEPARTMENT RIGHT OF WAY TAKING PER OFFICIAL RECORDS BOOK 1864, PAGE 161, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL II
ALL OF LOT 19, IN BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PART LYING WITHIN 40 FEET OF THE CENTERLINE OF GULF BOULEVARD AND LESS AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID LOT 19, AS PLATTED, RUN EAST 10.38 FEET ALONG THE NORTH LINE OF SAID LOT 19, FOR A POINT OF BEGINNING; THENCE CONTINUE EAST 78.92 FEET ALONG SAID NORTH LINE; THENCE RUN SOUTH 0°03'23" EAST, 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE RUN WEST 62.30 FEET ALONG SAID SOUTH LINE; THENCE NORTH 15°32'00" WEST, 62.27 FEET ALONG A LINE 40 FEET EASTERLY OF MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SAID CENTERLINE OF GULF BOULEVARD TO THE POINT OF BEGINNING.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 10 FEET OF THE WEST 1/2 OF LOT 19, LESS THE RIGHT OF WAY FOR GULF BOULEVARD.

AND
FROM THE NORTHWEST CORNER OF SAID LOT 19, RUN EAST 10.38 FEET ALONG THE NORTH LINE OF SAID LOT 19; CONTINUE THENCE EAST 78.92 FEET ALONG SAID NORTH LINE; THENCE RUN SOUTH 0°03'23" EAST, 8.50 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 1.50 FEET; THENCE SOUTH 0°03'23" EAST, 15.00 FEET; THENCE EAST 1.50 FEET; THENCE NORTH 0°03'23" WEST, 15.00 FEET TO THE POINT OF BEGINNING BEING A PORTION OF LOT 19 IN BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, PLAT BOOK 8, PAGE 28, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND
THAT PART OF LOT 19, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE CENTERLINE OF GULF BOULEVARD DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID LOT 19, AS PLATTED, RUN EAST 10.38 FEET ALONG THE NORTH LINE OF SAID LOT 19, FOR A POINT OF BEGINNING; CONTINUE THENCE EAST 78.92 FEET ALONG SAID NORTH LINE; THENCE RUN SOUTH 0°03'23" EAST, 8.50 FEET; THENCE WEST 1.50 FEET; THENCE SOUTH 0°03'23" EAST, 15.00 FEET; THENCE EAST 1/50 FEET; THENCE SOUTH 0°03'23" EAST, 36.50 FEET TO THE POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE RUN WEST 62.30 FEET ALONG SAID SOUTH LINE OF SAID LOT 19; THENCE NORTH 15°32'00" WEST, 62.27 FEET ALONG A LINE OF 40 FEET EASTERLY OF MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SAID CENTERLINE OF GULF BOULEVARD TO THE POINT OF BEGINNING, TOGETHER WITH A 10 FOOT EASEMENT FOR ACCESS TO BOCA CIEGA BAY OVER AND ACROSS THE SOUTH 10 FEET OF THAT PART OF SAID LOT 19, LYING EAST OF THE EAST LINE OF THE ABOVE DESCRIBED PORTION OF SAID LOT 19.

PARCEL III
LOT 20, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 197, AS CLERK'S INSTRUMENT NO 685B, PINELLAS COUNTY RECORDS.

PARCEL IV
LOT 21, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 197, AS CLERK'S INSTRUMENT NO. 685B, PINELLAS COUNTY RECORDS.

PARCEL V
LOT 22, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 197, AS CLERK'S INSTRUMENT NO. 685B, PINELLAS COUNTY RECORDS.

PARCEL VI
LOTS 1 AND 2, BLOCK 1, CORAZZA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 90, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL VII
LOT 23, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART THEREOF LYING WITHIN 40 FEET OF THE SURVEY LINE OF SR 699, SECTION 15100, AS IT APPEARS IN OFFICIAL RECORDS BOOK 1851, PAGE 582 AND 583, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL VIII
A PARCEL OF LAND LYING EAST OF THE EAST BOUNDARY LINE OF THE FOLLOWING PARCELS AND WEST OF THE ADJACENT SEAWALL:
LOTS 17 AND 18, BLOCK A, LESS THE WESTERLY 10 FEET OF EACH LOT FOR STATE ROAD DEPARTMENT RIGHT OF WAY TAKING PER OFFICIAL RECORDS BOOK 1864, PAGE 161, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

AND
ALL OF LOT 19, IN BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PART LYING WITHIN 40 FEET OF THE CENTERLINE OF GULF BOULEVARD AND LESS AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID LOT 19, AS PLATTED, RUN EAST 10.38 FEET ALONG THE NORTH LINE OF SAID LOT 19, FOR A POINT OF BEGINNING; THENCE CONTINUE EAST 78.92 FEET ALONG SAID NORTH LINE; THENCE RUN SOUTH 0°03'23" EAST, 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE RUN WEST 62.30 FEET ALONG SAID SOUTH LINE OF SAID LOT 19; THENCE NORTH 15°32'00" WEST, 62.27 FEET ALONG A LINE 40 FEET EASTERLY OF MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SAID CENTERLINE OF GULF BOULEVARD TO THE POINT OF BEGINNING; TOGETHER WITH A 10 FOOT EASEMENT FOR ACCESS TO BOCA CIEGA BAY OVER AND ACROSS THE SOUTH 10 FEET OF THAT PART OF SAID LOT 19, LYING EAST OF THE EAST LINE OF THE ABOVE DESCRIBED PORTION OF SAID LOT 19;

AND
FROM THE NORTHWEST CORNER OF SAID LOT 19, RUN EAST 10.38 FEET ALONG THE NORTH LINE OF SAID LOT 19; CONTINUE THENCE EAST 78.92 FEET ALONG SAID NORTH LINE; THENCE RUN SOUTH 0°03'23" EAST, 8.50 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST 1.50 FEET; THENCE SOUTH 0°03'23" EAST, 15.00 FEET; THENCE EAST 1.50 FEET; THENCE NORTH 0°03'23" WEST, 15.00 FEET TO THE POINT OF BEGINNING BEING A PORTION OF LOT 19 IN BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, PLAT BOOK 8, PAGE , OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND
THAT PART OF LOT 19, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE CENTERLINE OF GULF BOULEVARD DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID LOT 19, AS PLATTED, RUN EAST 10.38 FEET ALONG THE NORTH LINE OF SAID LOT 19, FOR A POINT OF BEGINNING; CONTINUE THENCE EAST 78.92 FEET ALONG SAID NORTH LINE; THENCE RUN SOUTH 0°03'23" EAST, 8.50 FEET; THENCE WEST 1.50 FEET; THENCE SOUTH 0°03'23" EAST, 15.00 FEET; THENCE EAST 1/50 FEET; THENCE SOUTH 0°03'23" EAST, 36.50 FEET TO THE POINT ON THE SOUTH LINE OF SAID LOT 19; THENCE RUN WEST 62.30 FEET ALONG SAID SOUTH LINE OF SAID LOT 19; THENCE NORTH 15°32'00" WEST, 62.27 FEET ALONG A LINE 40 FEET EASTERLY OF MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SAID CENTERLINE OF GULF BOULEVARD TO THE POINT OF BEGINNING; TOGETHER WITH A 10 FOOT EASEMENT FOR ACCESS TO BOCA CIEGA BAY OVER AND ACROSS THE SOUTH 10 FEET OF THAT PART OF SAID LOT 19, LYING EAST OF THE EAST LINE OF THE ABOVE DESCRIBED PORTION OF SAID LOT 19;

AND
LOT 10, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 197, AS CLERK'S INSTRUMENT NO 685B, PINELLAS COUNTY RECORDS;

AND
LOT 21, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 197, AS CLERK'S INSTRUMENT NO. 685B, PINELLAS COUNTY RECORDS;

AND
LOT 22, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE , PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 197, AS CLERK'S INSTRUMENT NO. 685B, PINELLAS COUNTY RECORDS;

AND
LOT 23, BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART THEREOF LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100, AS IT APPEARS IN OFFICIAL RECORDS BOOK 1851, PAGE 582

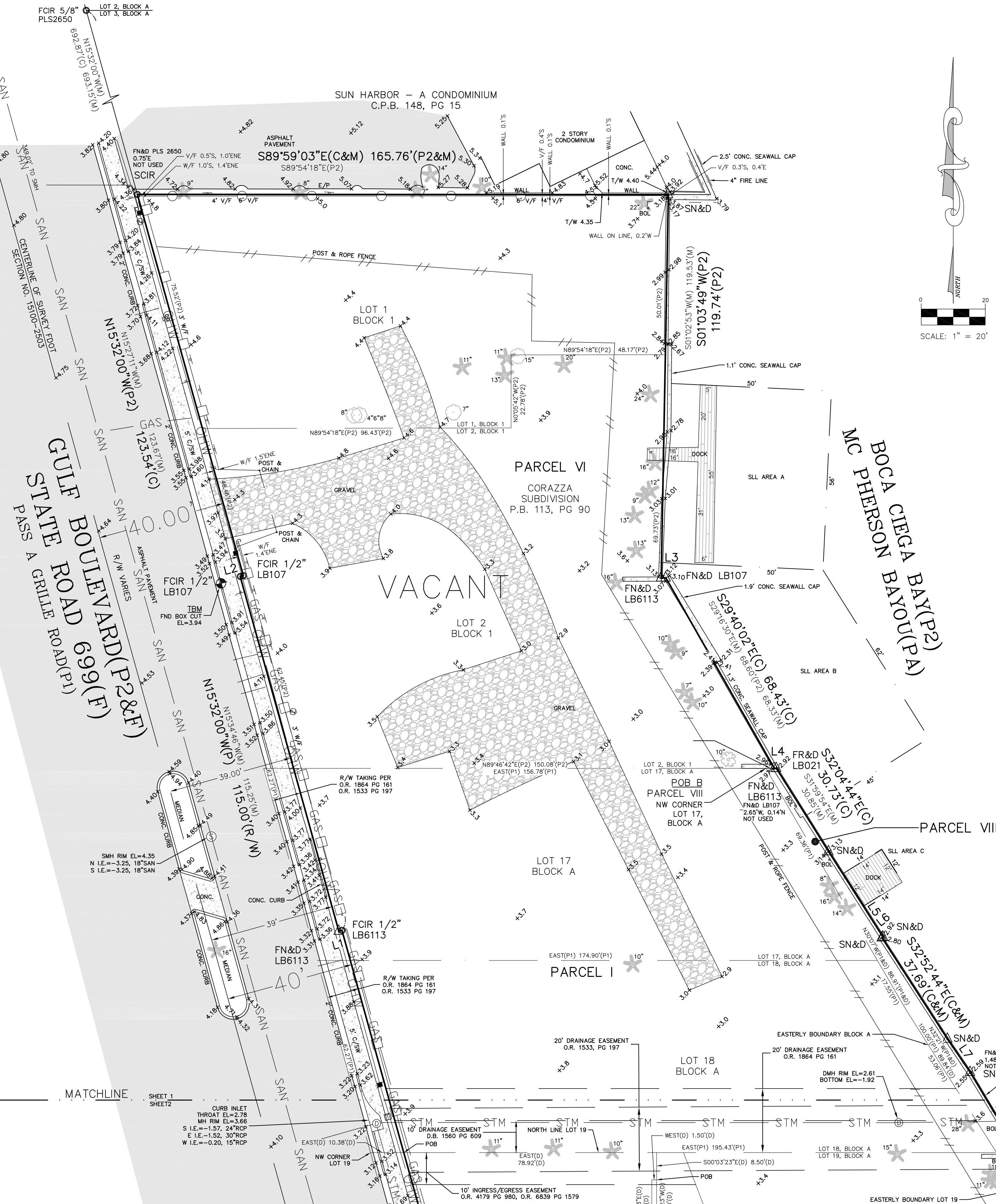
BEING FURTHER DESCRIBED AS FOLLOWS
LAND LYING EAST OF LOTS 17, 18, 19, 20, 21, 22 AND 23, ALL IN BLOCK A, FIRST ADDITION TO BELLE VISTA BEACH, AS PER PLAT BOOK 8, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND WEST OF THE ADJACENT SEAWALL BEING FURTHER DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF LOT 23, SAID BLOCK A, FOR A POINT OF BEGINNING A; THENCE ALONG THE EASTERLY BOUNDARY OF SAID BLOCK A FOR THE FOLLOWING 2 COURSES: NORTH 39°59' WEST 217.17 FEET, NORTH 11°00' WEST 87.80 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 19 ON THE SEAWALL; THENCE ALONG SAID SEAWALL FOR THE FOLLOWING 15 COURSES: SOUTH 23°05'44" EAST 15.01 FEET, NORTH 66°35'46" EAST 0.41 FEET, SOUTH 23°32'52" EAST 28.33 FEET, SOUTH 21°53'17" EAST 18.49 FEET, SOUTH 18°44'55" EAST 18.49 FEET, SOUTH 32°28'40" EAST 22.37 FEET, SOUTH 30°36'35" EAST 22.37 FEET, SOUTH 30°00'07" EAST 24.63 FEET, SOUTH 41°57'15" EAST 11.89 FEET, SOUTH 41°16'40" EAST 11.89 FEET, SOUTH 40°15'55" EAST 17.83 FEET, SOUTH 38°21'51" EAST 17.83 FEET, SOUTH 38°14'04" EAST 18.68 FEET, SOUTH 40°35'39" EAST 44.99 FEET, SOUTH 38°12'33" EAST 32.80 FEET TO A POINT ON THE SOUTH BOUNDARY LINE EXTENDED OF SAID LOT 23; THENCE LEAVING SAID SEAWALL AND ALONG SAID SOUTH BOUNDARY LINE EXTENDED, NORTH 90°00'00" WEST 9.13 FEET BACK TO THE POINT OF BEGINNING.

AND
BEGIN AT THE NORTHEAST CORNER OF LOT 17, SAID BLOCK A, FOR A POINT OF BEGINNING B; THENCE ALONG THE NORTH BOUNDARY LINE EXTENDED OF SAID LOT 17 NORTH 90°00'00" EAST 3.29 FEET TO A POINT ON THE SEAWALL; THENCE LEAVING SAID NORTH LINE EXTENDED AND ALONG THE SEAWALL FOR THE FOLLOWING 8 COURSES: SOUTH 32°04'44" EAST 30.73 FEET, SOUTH 32°29'27" EAST 31.56 FEET, SOUTH 51°05'09" WEST 0.40 FEET, SOUTH 32°52'44" EAST 37.69 FEET, SOUTH 34°19'23" EAST 12.58 FEET, SOUTH 30°49'12" EAST 30.24 FEET, SOUTH 22°40'58" EAST 30.30 FEET, SOUTH 23°05'44" EAST 3.63 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 19; THENCE LEAVING SAID SEAWALL AND ALONG THE EASTERLY BOUNDARY OF SAID BLOCK A FOR THE FOLLOWING 2 COURSES: NORTH 32°21' WEST 89.84 FEET, NORTH 30°07' WEST 86.91 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 115,233 SQUARE FEET OR 2.645 ACRES, MORE OR LESS.

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1(C)	S74°28'00"W	1.00'
L1(M)	S75°28'20"W	0.99'
L2(C)	N74°28'00"E	1.00'
L2(M)	S88°34'28"E	0.95'
L2(P2)	N89°59'51"E	1.04'
L3(P2)	N89°59'51"E	1.45'
L3(M)	S87°13'03"E	1.87'
L4(C)	N90°00'00"E	0.65'
L4(M)	N77°15'43"E	0.64'
L5(C&M)	S32°27'27"E	31.56'
L6(C&M)	S51°05'09"W	0.40'
L7(C&M)	S34°19'23"E	12.58'
L8(C&M)	S30°49'12"E	30.24'
L9(C&M)	S22°40'58"E	30.30'
L10(C)	S23°05'44"E	33.93'
L10(M)	S23°01'12"E	34.01'

LINE TABLE		
LINE	BEARING	LENGTH
L11(C)	N66°35'46"E	0.41'
L11(M)	N81°18'13"E	0.22'
L12(C)	S23°32'52"E	28.33'
L12(M)	S24°02'02"E	28.20'
L13(C&M)	S21°53'17"E	18.49'
L14(C&M)	S18°44'55"E	18.49'
L15(C&M)	S32°28'40"E	22.37'
L16(C&M)	S30°36'35"E	22.37'
L17(C)	S30°00'07"E	24.63'
L17(M)	S29°49'49"E	24.52'
L18(C)	S41°57'15"E	11.89'
L18(M)	S42°11'29"E	12.01'
L19(C&M)	S41°16'40"E	11.89'
L20(C&M)	S40°15'55"E	17.83'
L21(C&M)	S38°21'51"E	17.83'
L22(C&M)	S38°14'04"E	18.68'
L23(C&M)	S40°35'39"E	44.99'
L24(C&M)	S38°12'33"E	32.80'

TREE LEGEND

- OAK
- PALM
- SCHIFFLERIA
- UNKNOWN
- AUSTRALIAN PINE
- LONG NEEDLE PINE

ABBREVIATION LEGEND

- (C) = Calculated Data
- (D) = Data per Description
- (F) = Field Determined
- (M) = Measured Data
- (P) = Data per Both Plats
- (P2) = Data per P.B. 8, PG. 28
- (PA) = Data per Property Appraiser
- (RW) = Data per Florida RW Map
- BFE = Base Flood Elevation
- BFP = Backflow Preventor
- BOL = Bolard
- C.P.B. = Condominium Plat Book
- C/C = Covered Concrete
- CS = Concrete Slab
- CSW = Concrete Sidewalk
- COV = Covered
- CONC = Concrete
- D.B. = Deed Book
- DMH = Drainage Manhole
- EP = Edge of Pavement
- EL = Elevation
- FR = Found Iron Rod & Cap
- FCM = Found Concrete Monument
- FDOT = Florida Department of Transportation
- FFE = Finished Floor Elevation
- FIP = Found Iron Pipe
- FIR = Found Iron Rod - No Cap
- FLA = Florida
- FN&D = Found Nail & Disk
- FR&D = Found Rivet & Disk
- FRD = Found
- FPP = Found Pinned Pipe
- G.I. = Gate Inlet
- GW = Gate Valve
- HYD = Fire Hydrant
- ID = Identification
- IE = Invert Elevation
- LB = Corporate Certificate Number
- LFE = Lowest Floor Elevation
- M/F = Metal Fence
- M.O.L. = More or Less
- MH = Manhole
- N&D = Nail & Disk
- OCS = Outfall Control Structure
- OWS = Overhead Wire
- O.R. = Official Records Book
- P.B. = Plat Book
- RCP = Permanent Control Point
- PG(e) = Page(s)
- PLS = Professional Land Surveyor
- POB = Point of Beginning
- PRM = Permanent Reference Monument
- RW = Right-of-Way
- RCP = Reinforced Concrete Pipe
- RLS = Registered Land Surveyor
- SAN = Sanitary Sewer
- SCIR = Set Iron Rod & Cap 5/8" PLS #2865
- SN&D = Set Nail & Disk PLS #2865
- SMH = Sanitary Manhole
- SL = Submerged Lands Lease
- STM = Storm Pipe
- TBM = Temporary Benchmark
- TG = Top of Grate
- TW = Top of Wall Elevation
- TYP = Typical
- V/F = Vinyl Fence
- W/F = With
- W/F = Wood Fence
- W.O. = Work Order

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

Dennis J Eyre
PLS 2865
Digitally signed by
Dennis J Eyre PLS
2865
Date: 2023.10.16
13:12:49 -04'00'
DENNIS J. EYRE, P.L.S., FLA. REG. NO. 2865
DATE: OCTOBER 16, 2023

THIS SURVEY IS COMPOSED OF 2 SHEETS, SURVEY NOT COMPLETE WITHOUT BOTH SHEETS. SEE SHEET 2 FOR SURVEY NOTES.
AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.

W.O. 6915	FIELD DATE: AUGUST 9, 2023
DRAWN BY: HW	
CHECKED BY: DJE	
SCALE: 1"=20'	
FIELD BOOK / PAGE(S): 2-22/63-65	
SHEET 1 OF 2	

GEODATA SERVICES INC.

1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763

LB 7466

W.O. 6915

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

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BFP = Backflow Preventer
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C.P.B. = Condominium Plat Book
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FCM = Found Concrete Monument
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FFE = Finished Floor Elevation
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FR&D = Found Rivet & Disk
FND = Found
FPP = Found Pinned Pipe
G.I. = Gutter Inlet
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OCS = Outfall Control Structure
OHW = Overhead Wire
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P.B. = Plat Book
PCP = Permanent Control Point
POS = (Pages)
PLS = Professional Land Surveyor
POB = Point of Beginning
PRM = Permanent Reference Monument
RAW = Right-of-Way
RCP = Reinforced Concrete Pipe
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TBM = Temporary Benchmark
TIG = Top of Gutter
TW = Top of Wall Elevation
TYP = Typical
VF = Vinyl Fence
W = With
W/F = Wood Fence
W.O. = Work Order

TREE LEGEND

OAK
PALM
SCHEFFLERA
UNKNOWN
AUSTRALIAN PINE
LONG NEEDLE PINE

SYMBOL LEGEND

Backflow Preventer
Centerline
Clearcut
Crosswalk Signal
Drainage Manhole
Fire Hydrant
Fire Department Control
Gas Marker
Guy Anchor
Light Pole
Light Post
Mailbox
Power Box
Reclaimed Water Meter
Reclaimed Water Stub
Sanitary Manhole
Sign
Spot Elevation
Telecommunication Box
Utility Pole (Concrete)
Utility Box
Utility Vault
Water Meter
Water Valve

SURVEY NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.
- PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
- BEARING BASIS IS THE EASTERLY RIGHT-OF-WAY LINE OF GULF BOULEVARD BEING N15°32'00"W, PER PLATS.
- ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS PARCEL APPEARS TO BE IN FLOOD ZONE "AE (EL 10 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0278H, MAP EFFECTIVE DATE: 08/24/2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.
- ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BENCHMARK UTILIZED: "196", PID NUMBER AG0101, ELEVATION = 3.24' AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.
- LOCATIONS OF TREES SHOWN HEREON WERE LIMITED TO TREES 4" DIAMETER AT BREAST HEIGHT (DBH) OR LARGER.
GEODATA SERVICES INC. CAN ACCEPT NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON, ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON. TREE IDENTIFICATION IS OUTSIDE THE EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.
- LOCATION OF THE SUBMERGED LANDS LEASE SHOWN HEREON IS APPROXIMATE DUE TO THE SKETCH PORTION OF ATTACHMENT A IN THE SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL, BOT FILE NO. 520032393, CONSISTING OF WHOLE FOOT MEASUREMENTS ONLY WITH NO BEARINGS.
- INFORMATION FROM THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 15100-2503, ROAD NO. 699 WAS UTILIZED IN THE PREPERATION OF THIS SURVEY.
- INFORMATION FROM A SURVEY PREPARED BY POLARIS ASSOCIATES INC., JOB NO. 5436-01, DATED 03/27/23 WAS UTILIZED IN THE PREPARATION OF THIS SURVEY, INCLUDING, BUT NOT LIMITED TO, A DRAINAGE EASEMENT SUBMITTED TO THE STATE OF FLORIDA RECORDED IN DEED BOOK 1560, PAGE 609. (DOCUMENT WAS NOT PROVIDED TO THIS SURVEYOR)

THIS SURVEY IS COMPOSED OF 2 SHEETS. SURVEY NOT COMPLETE WITHOUT BOTH SHEETS.

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W.O. #6915	FIELD DATE: AUGUST 9, 2023
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SHEET 2 OF 2	

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