

NEW DECK CONSTRUCTION

REDACTED FOR PORTFOLIO USE

PARCEL ID: REDACTED FOR PORTFOLIO USE

PROPERTY OWNER
REDACTED FOR PORTFOLIO USE

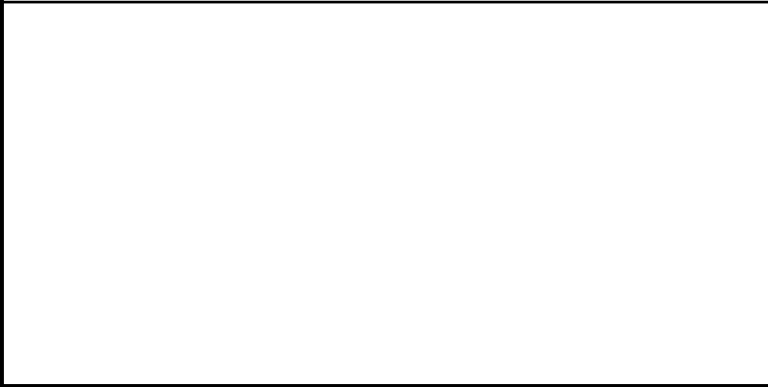
LEGAL DESCRIPTION
REDACTED FOR PORTFOLIO USE



AERIAL MAP

DESIGN PER
2023 FBC 8TH EDITION WIND LOADS PER ASCE 7-10 150MPH EXPOSURE “D”

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REDACTED FOR PORTFOLIO USE	REDACTED FOR PORTFOLIO USE	DATE: August 27, 2026	PROJECT NO.:
		DRAWN BY:	SHEET: 1 OF 7
		CHKD BY:	REV: 11.22.2023
		SCALE: AS SHOWN	7.18.2024

1.

ALL WORK TO BE PERFORMED IN THE COMPLETION OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BEST PRACTICES OF THE INDUSTRY AND ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY CODES, ORDINANCES, STANDARDS AND PERMIT CONDITIONS.
2.

ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION.
3.

ALL DETAILS, SECTIONS AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE.
4.

THE DIMENSIONS AND LOCATIONS OF THE PROPOSED IMPROVEMENTS SHOWN HEREIN ARE APPROXIMATE.
5.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLANS REGARDING UNDERGROUND UTILITIES PRIOR TO CONDUCTING CONSTRUCTION ACTIVITY IN ANY PART OF THE PROJECT AREA.
6.

PRIOR TO BIDDING THE PROJECT, THE CONTRACTOR SHALL APPRISE HIMSELF AS TO ALL ABOVE AND BELOW GROUND FEATURES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE CONSIDERATIONS IN THE OVERALL BID ALL ASSOCIATED COSTS FOR SPECIFIC METHODS AND MATERIALS REQUIRED TO WORK AROUND THE APPURTENANCES.
7.

THE CONTRACTOR AND SUBCONTRACTORS ARE REQUIRED TO PROMPTLY NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES OR CONFLICTS FOUND IN THE PLANS OR SPECIFICATIONS. PRIOR TO CONSTRUCTION, ANY NEED FOR CLARIFICATION OF PROPOSED IMPROVEMENTS OR FOR RESOLUTION OF DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
8.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING BUILDING PERMIT.
9.

CONSTRUCTION OF LANDING AND RAMP SHALL MEET LATEST ADA REQUIREMENTS.

- SITE ACCESS & USE
1.

ACCESS TO THE JOB SITE AND LOCATION OF STAGING AREAS FOR CONSTRUCTION PURPOSES AND RELATED ACTIVITIES SHALL BE AS DESIGNATED BY GUEST SERVICES &/OR PARK OFFICIALS.
2.

SECURITY OF MATERIALS AND EQUIPMENT STORED ONSITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3.

PROTECT ALL VEGETATION LOCATED INSIDE AND OUTSIDE THE PROJECT AREA.
4.

ALL CONSTRUCTION DEBRIS AND REFUSE FROM SITE OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

- SAFETY
1.

THE CONTRACTOR IS REQUIRED TO HAVE A JOB SAFETY PROGRAM IN PLACE AND IMPLEMENT IT AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
2.

JOB SAFETY PRACTICES SHALL BE IN ACCORDANCE WITH OSHA AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS.
3.

THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES DURING THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL, AT ALL TIMES, MAINTAIN SAFE VEHICULAR ACCESS TO ALL PROPERTIES THAT ARE IMPACTED BY THE CONSTRUCTION ACTIVITIES OF THIS PROJECT.

- UTILITIES
1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY COORDINATION AND DAMAGE TO UTILITIES.
2.

THE CONTRACTOR IS RESPONSIBLE FOR BRACING, SHORING OR PROVIDING OTHER MEANS NECESSARY TO PROTECT AND SUPPORT EXISTING UTILITIES EXPOSED DURING CONSTRUCTION UNTIL THE RESPONSIBLE UTILITY ARRIVES ON SITE.

- RESTORATION
1.

ALL AREAS INSIDE AND OUTSIDE THE PROJECT LIMITS, WHICH ARE DISTURBED AS A RESULT OF THE PROJECT CONSTRUCTION, SHALL BE RESTORED TO ORIGINAL OR DESIGN GRADE AS APPLICABLE.

- ENVIRONMENTAL
1.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL AND PREVENT EROSION AND THE TRANSPORTATION OF SEDIMENT TO SURFACE DRAINS AND OUTFALLS.
2.

CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED IN WETLAND OR NATIVE VEGETATION AREAS.
3.

TEMPORARY STOCKPILES SHALL NOT BE LOCATED ADJACENT TO WETLANDS WHERE SEDIMENTATION FROM STOCKPILES MAY CAUSE DAMAGE TO WETLANDS.
4.

EMBANKMENTS SHALL BE PROTECTED FROM EROSION OR COLLAPSE DURING CONSTRUCTION.

- ADA LANDING AND RAMP
1.

REMOVE AND REPLACE EXISTING DECK ACCESS LANDING AND RAMP. EXTEND LANDING 2 TO EXISTING EAST WALL
2.

REBUILD RAMP IN-KIND USING #2 SYP PT AND COMPOSITE DECKING.
3.

PROVIDE ADA COMPLIANT GUIDE-RAIL PRESSURE TREATED WOOD, WITH GRAB RAIL ON BOTH SIDES OF RAMP.
4.

MAXIMUM RAMP SLOPE OF 8.33% OR 8" RISE IN 8' RUN.

- ELECTRICAL
1.

ELECTRICAL AND LIGHTING NOT PART OF THIS SCOPE.

- TECHNICAL SPECIFICATIONS
1.

TREATED WOODS:

A.

ALL WOOD SHALL BE PRESERVATIVE TREATED (PT).

B.

SUPPORT POSTS SHALL BE MARINE GRADE PT.

C.

SPECIES: SOUTHERN YELLOW PINE .#2 MINIMUM.

D.

TREATMENT RETENTION:

a.

.60 LB/CF FOR GROUND CONTACT MATERIALS AND .40 LB/CF FOR NON-GROUND MATERIALS (SALTWATER OR SALT SPRAY).

b.

.40 LB/CF FOR GROUND CONTACT MATERIALS AND .25 LB/CF FOR NON-GROUND MATERIALS (FRESHWATER).

E.

JOB SITE FABRICATION CUTS AND BORINGS IN TREATED LUMBER SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE HAVING A MINIMUM OF 2% METALLIC SOLUTION IN ACCORDANCE WITH AWWA STANDARD M4.

2.

LUMBER AND TIMBER GRADES AND STANDARDS:

A.

BEAMS, JOISTS AND EXISTING FRAMING TO REMAIN, UNLESS OTHERWISE NOTED ON PLANS.

B.

NO. 2 BOARDS SHALL CONFORM TO THE SOUTHERN PINE INSPECTION BUREAU "STANDARD GRADING RULES", CURRENT EDITION WITH THE FOLLOWING EXCEPTIONS:

a.

RAILING MATERIALS INSTALLED ON EDGE SHALL NOT EXCEED BOW AND CROOK ALLOWANCES GREATER THAN ESTABLISHED FOR NO. 1 BOARDS.

b.

ALL LUMBER AND TIMBER SHALL BE DRESSED, PROVIDE NOMINAL SIZES AS INDICATED ON DESIGN PLANS.

3.

CONSTRUCTION TOLERANCES:

A.

ALIGNMENT AND GRADE – POSTS SHALL BE SET TO ACHIEVE CONTINUOUS, STRAIGHT CENTERLINE ALIGNMENT AS INDICATED ON DESIGN PLANS, OR AS DIRECTED BY THE PROJECT ENGINEER/ARCHITECT. INDIVIDUAL POSTS WITHIN THE ALIGNMENT SHALL BE PLUMB ABOUT THEIR CENTERLINE WHEN CHECKED WITH A PLUMB BOB. CENTERS OF POSTS IN CONTINUOUS STRAIGHT RUNS SHALL BE WITHIN 1" OF EITHER SIDE OF THE CENTERLINE ALIGNMENT WHEN CHECKED WITH A TAUT STRING LINE. POSTS SHALL BE SPACED AT INTERVALS AND SET TO GRADE AS REQUIRED TO CONFORM WITH EXISTING POSTS AND CONDITIONS OR TYPICAL.

4.

MOUNTING HARDWARE AND FASTENERS:

A.

ALL HARDWARE INCLUDING MECHANICAL FASTENERS, NAILS, AND SCREWS SHALL BE CORROSION RESISTANT - STAINLESS STEEL.

B.

BOLTS SHALL BE TYPE 316 STAINLESS STEEL (SS) UNLESS OTHERWISE SPECIFIED IN PLANS. BOLTS AND BOLTING: BOLT HEADS AND NUT SHALL BE DRAWN DOWN SECURELY TO THE FACE OF THE MEMBER BEING SECURED. ALL MACHINE BOLTS SHALL INCLUDE ONE WASHER AT HEAD AND THREADED ENDS. CARRIAGE BOLTS, WHEN SPECIFIED, SHALL UTILIZE A SINGLE WASHER AT THE THREADED ENDS. GENERALLY, NO BOLT END SHALL PROTRUDE FROM THE WOOD CONNECTION GREATER THAN THREE TIMES ITS DIAMETER.

C.

SCREWS: USE SCREWS IN LIEU OF NAILS WHEREVER POSSIBLE. FOR COMPOSITE DECKING, USE "SIMPSON" COMPOSITE DECK SCREWS. SCREWS SHALL BE SELF COUNTERSINKING WITH HEAVY SHANK AND MEDIUM PITCH THREADS. SCREWS FOR EXTERIOR TRIM AND PAINTED TRIM SURFACES SHALL BE STAINLESS STEEL, TYPE 316 WITH SELF COUNTERSINKING HEADS.

D.

EXECUTION: WHERE NAILING IS SPECIFIED FOR WOOD CONNECTIONS, PRE-DRILLING IS REQUIRED TO MINIMIZE SPLITTING. THIS SPECIFICALLY APPLIES TO HANDRAIL COMPONENTS AND WOOD DECKING. PRE-DRILL ONLY THE MEMBER TO BE SECURED. WHERE SCREWS ARE SPECIFIED FOR WOOD CONNECTIONS, PRE-DRILLING IS REQUIRED. DRILL SIZE SHALL BE GAUGED TO ALLOW FULL THREAD PENETRATION.

E.

HOLES FOR BOLTS AND LAGS: HOLES FOR MACHINE BOLTS SHALL BE BORED WITH A BIT OF THE SAME DIAMETER AS THE BOLT. HOLES FOR LAGS SHALL BE BORED WITH A BIT NOT LARGER THAN THE BODY OF THE SCREW AT THE BASE OF THE THREAD.

F.

UTILIZATION OF MECHANICAL NAIL GUNS: CONTRACTOR SHALL REMOVE ANY FEEDER WIRE CHIPS THAT LODGE AND PROTRUDE FROM THE FINISHED DECK SURFACE.

5.

ADA HANDRAILS:

A.

HANDRAIL SHALL BE ANCHORED TO PROVIDE CLEAR SPACE OF 1-1/2" FROM BACK OF HANDRAIL TO FACE OF RAILING - INLAY BRACKET AS REQUIRED TO ACHIEVE 1-1/2" CLEARANCE. INLAYS SHALL BE CONSTRUCTED UTILIZING ROUTER TEMPLATES TO ENSURE STRUCTURAL AND VISUAL QUALITY. HANDRAIL HEIGHT SHALL BE +36" A.F.F. TO TOP OF HANDRAIL (TYP.) ACCESSIBLE HANDRAIL HEIGHT MUST BE BETWEEN +34" AND +38 AFF.

B.

WHERE RAMP SECTION TERMINATES, ADA HANDRAIL SHALL EXTEND 12" BEYOND THE TOP AND THE TOE OF THE RAMP, PARALLEL WITH THE WALKING SURFACE.

C.

NO SAW CUTS. ALL FASTENERS SHALL BE TYPE 316 STAINLESS STEEL.

6.

COMPOSITE MATERIALS:

A.

COMPOSITE MATERIALS USED FOR RAIL CAPS SHALL HAVE SOLID WOOD CONTINUOUS BELOW.

B.

COMPOSITE MATERIALS USED FOR RAIL CAPS SHOULD INCLUDE VERTICAL CAP PIECES AT END LOCATIONS TO PROVIDE FINISHED LOOK.

C.

WHEN USED IN DECKING, COMPOSITE LUMBER MATERIAL SHOULD CONSISTENT THROUGHOUT - NOT WRAPPED IN A PLASTIC CAP. ("LUMBEROCK" OR EQUIVALENT)

1.

WIRE MESH RAIL INFILL:

A.

SHALL BE EQUAL TO 2"x2" WELDED WIRE MESH WITH PVC COATING - MADE OF 10-1/2 GA. WIRE W/ BLACK PVC COATING AS MANUFACTURED BY "RIVERDALE MILLS CORP." 130 RIVERDALE ST., NORTHBRIDGE, MA 01534, 800- 762-6374.

ABBREVIATIONS

DIA.

DIAMETER

EL.

ELEVATION

HWL

HIGH WATER LEVEL

INV.

INVERT

LBS

POUNDS

NTS

NOT TO SCALE

NWL

NORMAL WATER LEVEL

SQFT

SQUARE FEET

TBD

TO BE DETERMINED

TBM

TEMPORARY BENCHMARK

TYP

TYPICAL

OE

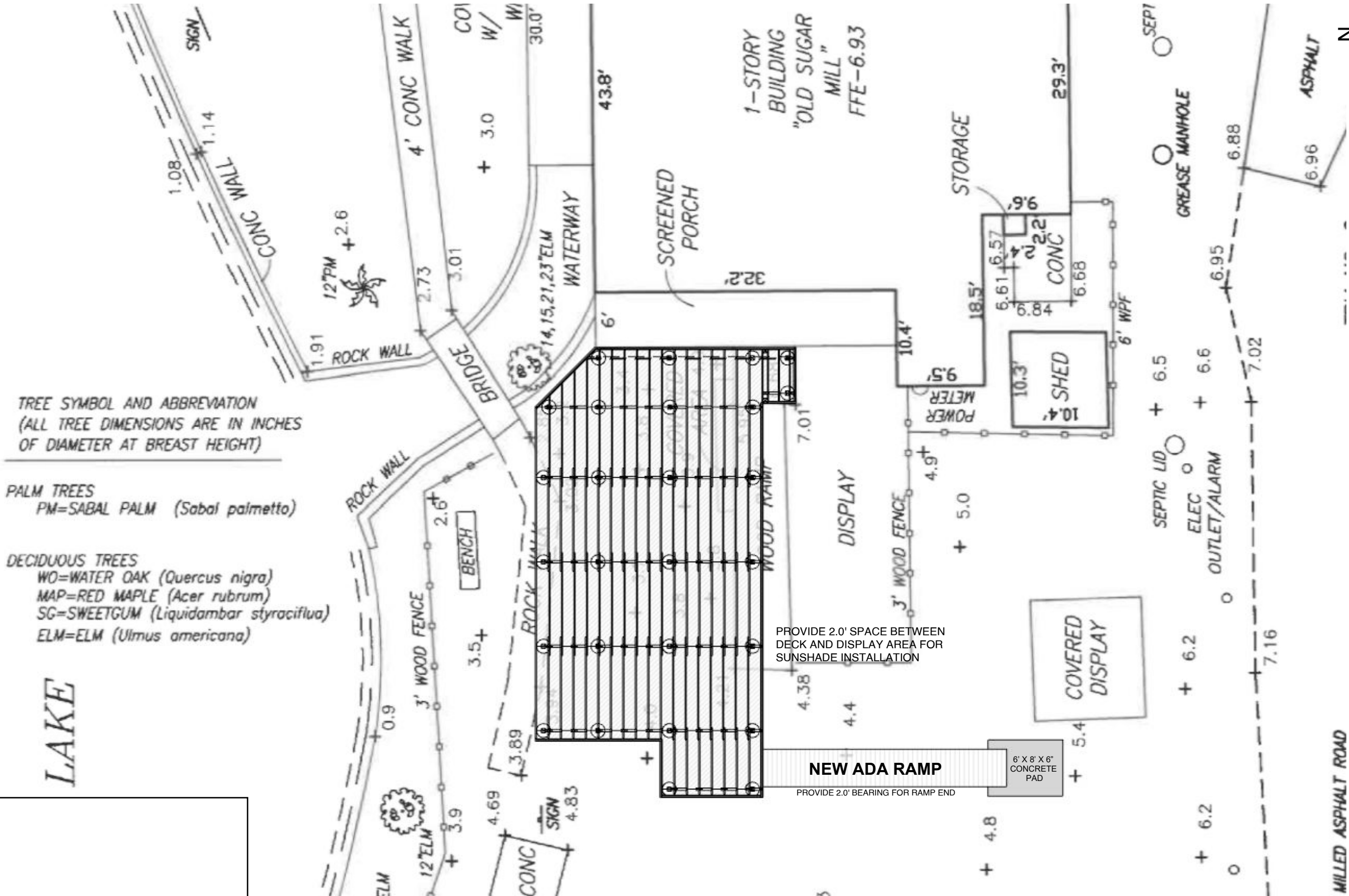
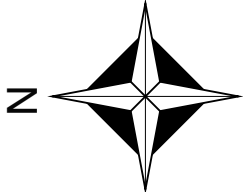
OVERHEAD ELECTRIC

OC

ON CENTER

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SITE PLAN / SURVEY

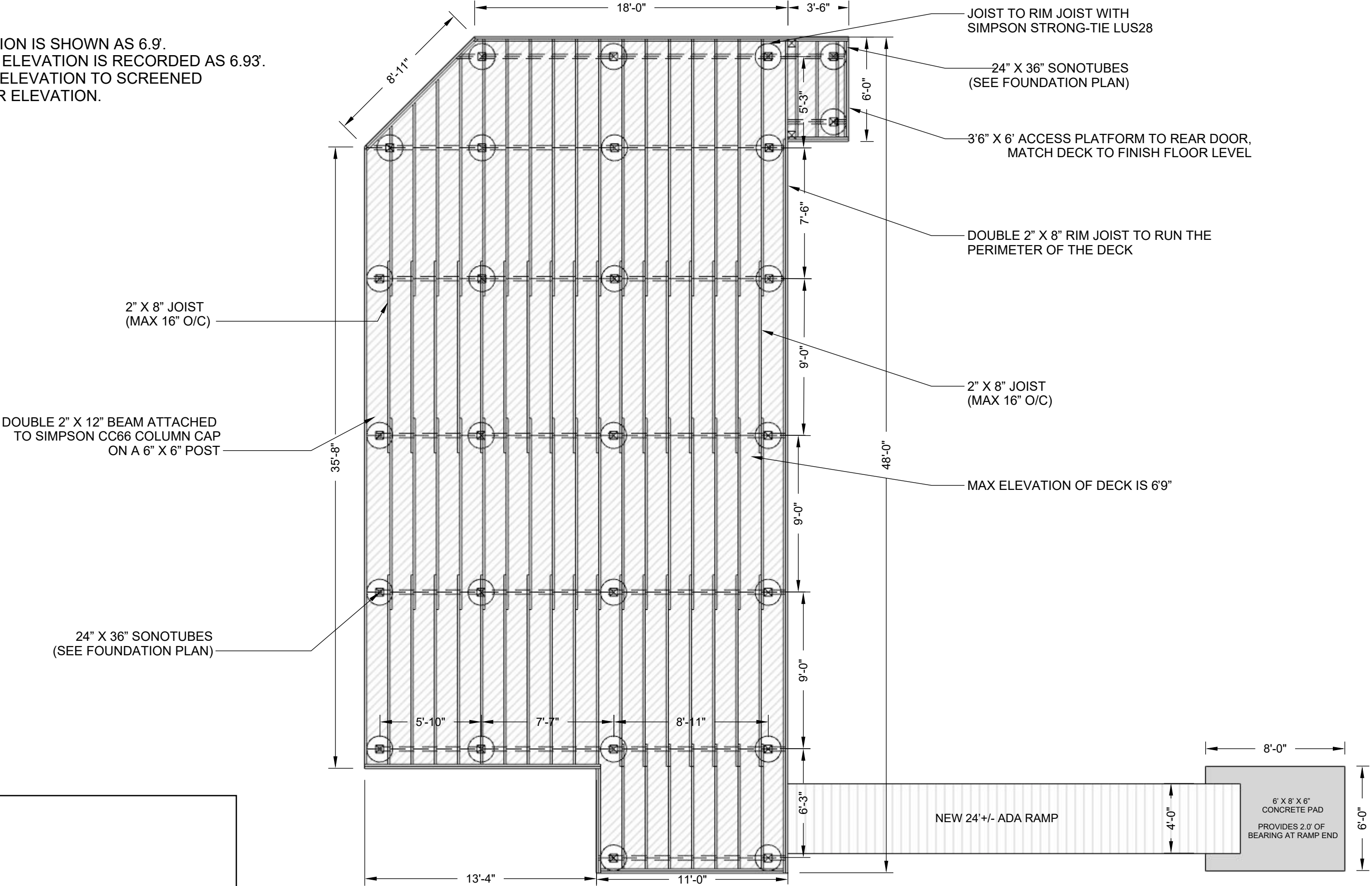


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NOTE:
DECK ELEVATION IS SHOWN AS 6.9'.
RESTAURANT ELEVATION IS RECORDED AS 6.93'.
MATCH DECK ELEVATION TO SCREENED
PORCH FLOOR ELEVATION.



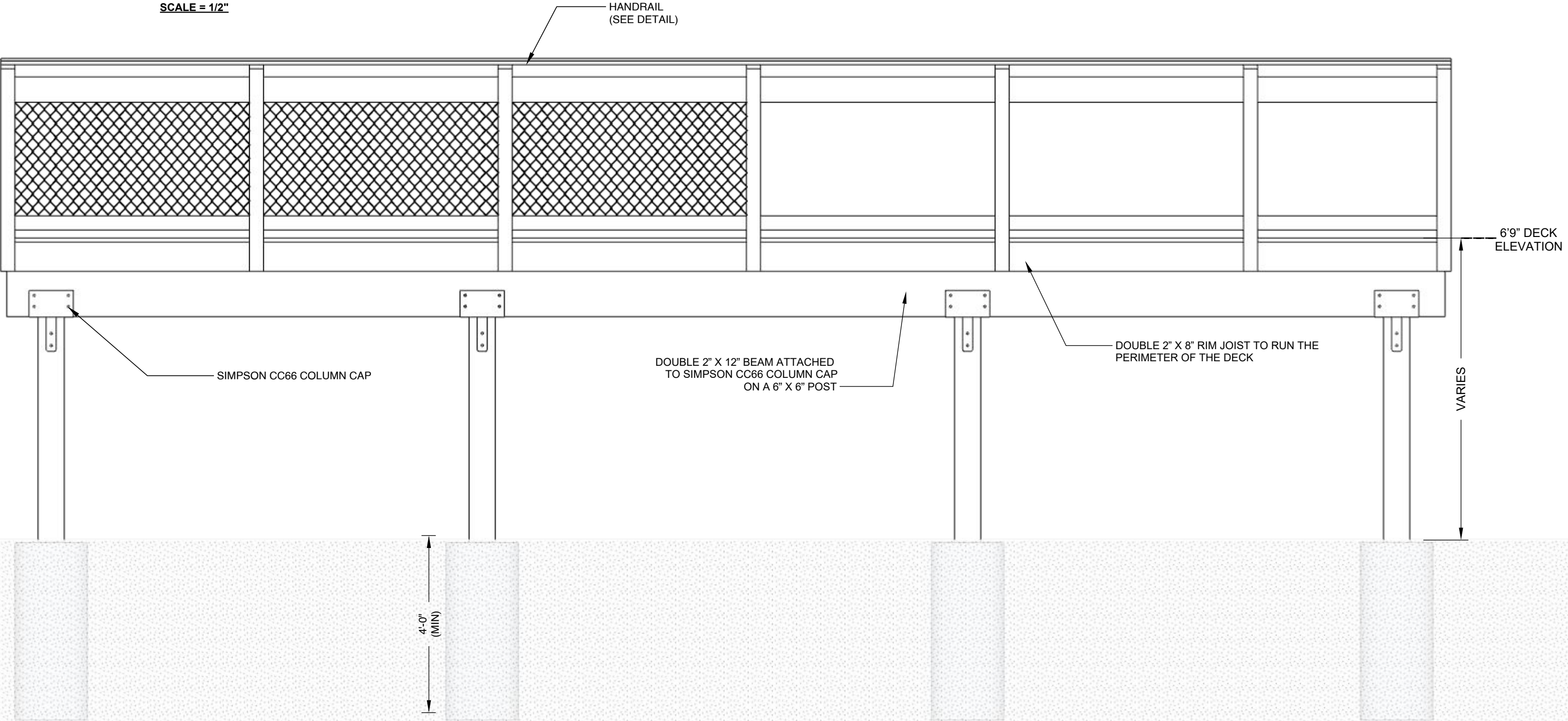
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ELEVATION

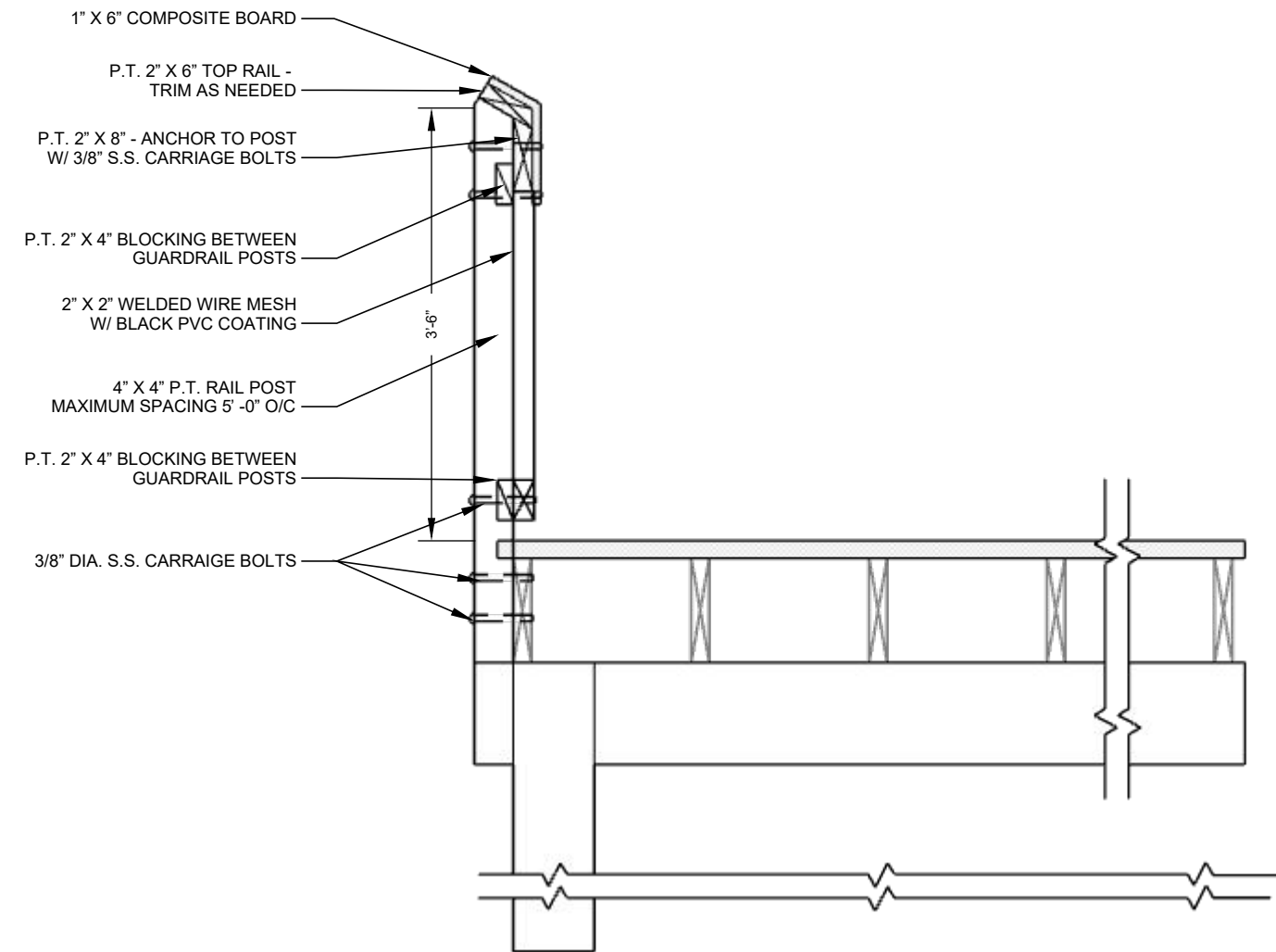
SCALE = 1/2"



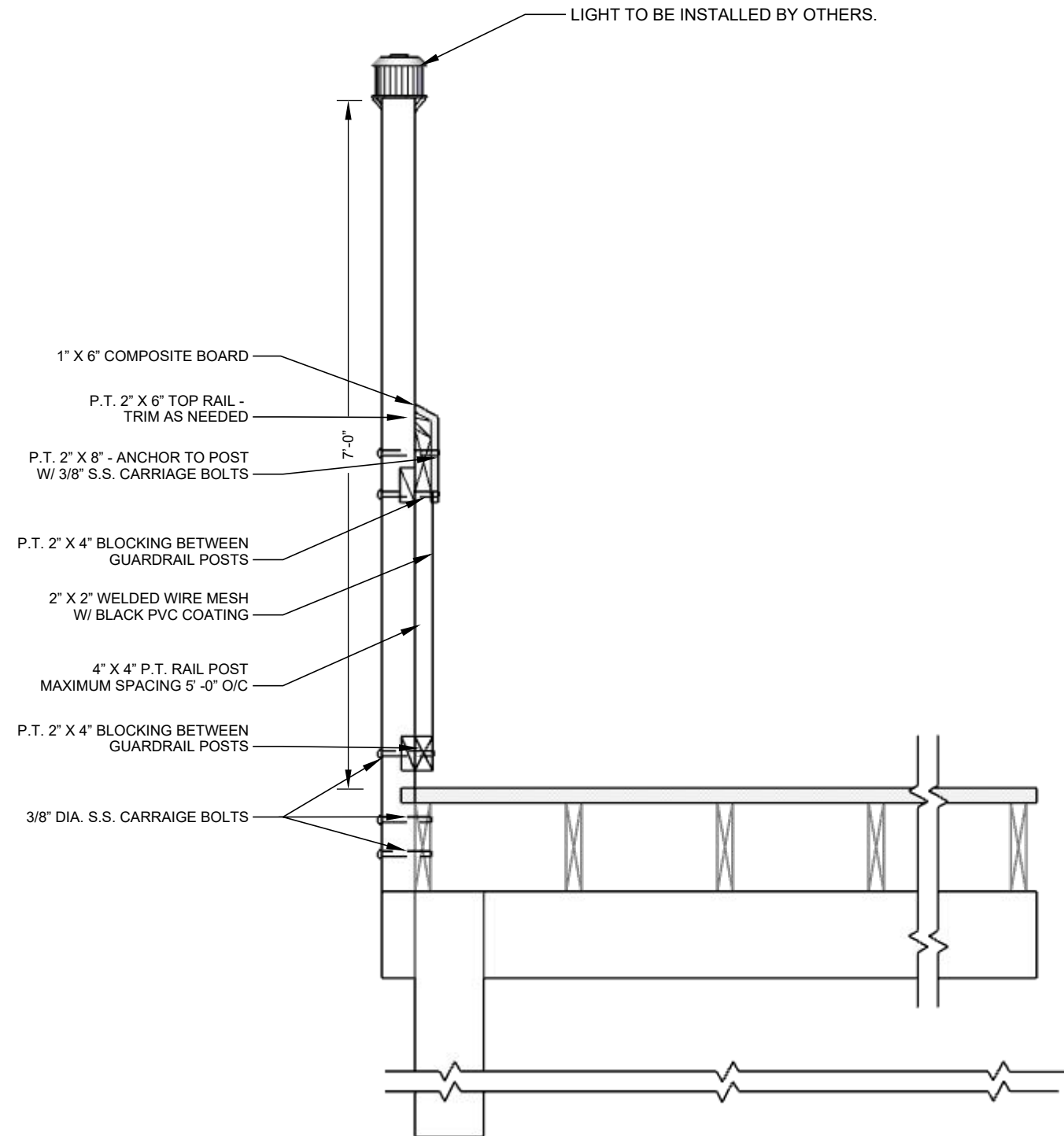
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DECK HANDRAIL DETAIL



TALL POST DECK HANDRAIL DETAIL

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