DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
9900 SW 107TH AVENUE, SUITE 203
MIAMI, FLORIDA 33176

April 13, 2020

Regulatory Division
South Branch
Miami Permits Section

PUBLIC NOTICE

Permit Application No. SAJ-2007-00828 (SP-MIB)

TO WHOM IT MAY CONCERN: The Jacksonville District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below:

APPLICANT: Ocean Front Apartments Condominiums, Inc.
C/o Mary Ann Royse, Treasurer
5800 Overseas Highway, #17
Marathon, Florida 33050

WATERWAY AND LOCATION: The project would affect waters of the United States associated with the Atlantic Ocean. The project site is located at 721 W Ocean Drive in Section 8, Township 66 South, Range 33 East; Key Colony Beach, Monroe County, Florida (RE#00078380-000000).

Directions to the site are as follows: Take U.S. 1 South to Overseas Highway; Turn left onto Sadowski Causeway; Turn right onto W Ocean Drive; Project located at Ocean Front Condominiums at 721 W Ocean Drive.

APPROXIMATE CENTRAL COORDINATES: Latitude 24.719423°
Longitude -81.019141°

PROJECT PURPOSE:

Basic: To stabilize the shoreline and to improve recreational access.

Overall: To stabilize the shoreline and to improve recreational access in Key Colony Beach, Monroe County, Florida.

EXISTING CONDITIONS: The property is located within a developed mixed use subdivision of Key Colony Beach. The property is situated between two developed lots, a paved road, and the Atlantic Ocean. The majority of the shoreline is armored with the aforementioned seawall. A portion of the shoreline to the east of the dock is unarmored and consists of a sandy beach. No in-water work is proposed on the unarmored portion of the shoreline. There is an existing dilapidated, concrete jetty that consisted of solid concrete walls and a concrete deck with rock rubble under the deck damaged by

Hurricane Irma. The sides and deck have both begun to collapse and pose an extreme hazard. In some areas, portions of the slab walls have collapsed. The existing seawall and concrete dock to the west of the jetty has also suffered significant damage. The dock has fallen completely into the water. The benthos consisted of a mix of sand and muck and supported macroalgae. No seagrasses were present. Corals were located both in the proposed construction footprint on the existing structures and on fallen debris. *Siderastrea sp. & Solenastrea bournoni* were the only species observed.

PROPOSED WORK: The applicant seeks authorization to create a sandy beach area along the western section of the shoreline by excavating 10.4 cubic yards of existing concrete deck and seawall with associated backfill in order to accommodate the placement of 22.6 cubic yards of sand within a 888 square foot area (from the mean high water line up to the annual highest tide line), to excavate 667 cubic yards of dilapidated concrete seawall jetty and deck to be replaced with a riprap jetty within the same profile and location resulting in the placement of 405 cubic yards of fill within a 2,000 a square foot area, and to install temporary floating turbidity barriers around all work areas that are in/over U.S. navigable waters. The proposed sand shall be placed above the mean high water line and sloped to match the adjacent sandy beach areas.

AVOIDANCE AND MINIMIZATION INFORMATION – The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: Prior to the start of construction, turbidity curtains will be deployed to isolate the construction site from ambient waters.

COMPENSATORY MITIGATION – The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: If it is determined that the issuance of a DA permit is appropriate, mitigation will be required. The applicant has indicated that the mitigation proposal will be based on the Keys Restoration Fund (KRF). Time lag and risk will be a required component of any mitigation requirement.

CULTURAL RESOURCES:

The Corps is not aware of any known historic properties within the permit area. By copy of this public notice, the Corps is providing information for review. Our final determination relative to historic resource impacts is subject to review by and coordination with the State Historic Preservation Officer and those federally recognized tribes with concerns in Florida and the Permit Area.

ENDANGERED SPECIES:

The real estate parcel number is 00078380-000000 and **is** on the U.S. Fish and Wildlife Service Suitable Habitat List, dated August 2010, for Monroe County for the Eastern indigo snake, Keys tree cactus, and Keys tree snail.

The Corps has determined the proposed project may affect, but is not likely to adversely affect the Keys tree cactus (*Pilosocereus robinii)*, Keys tree snail (*Orthalicus reses)*, Loggerhead sea turtle (*Caretta caretta*), Green sea turtle (*Chelonia mydas*), Leatherback sea turtle (*Dermochelys coriacea*), Hawksbill sea turtle (*Eretmochelys imbricata*), Kemp's Ridley sea turtle (*Lepidochelys kempii*), Smalltooth sawfish (*Pristis pectinata*), Piping Plover (*Charadrius melodus*), American crocodile (*Crocodylus acutus*), Roseate tern (*Sterna dougallii*), Red knot *(Calidris canutus rufa),* West Indian manatee *(Trichechus manatus latirostris),* or its designated critical habitat. A no effect determination was reached on Eastern indigo snake *(Drymarchon couperi),* Acorpora sp. and its designated critical habitat and corals species; (*Dendrogyra cylindrus, Orbicella annularis, Orbicella faveolata, Orbicella franksi,* and *Mycetophyllia ferox*). The Corps will request U.S. Fish and Wildlife and the National Marine Fisheries Service concurrence with this determination pursuant to Section 7 of the Endangered Species Act.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996. The proposal would impact approximately 2,888 square feet of submerged bottom utilized by various life stages of marina species. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in the Florida Keys. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The jurisdictional line has not been verified by Corps personnel.

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.

COMMENTS regarding the potential authorization of the work proposed should be submitted in writing to the attention of the District Engineer through the Miami Permits Section, 9900 Southwest 107th Avenue, Suite 203, Miami, Florida 33176 within 21 days from the date of this notice.

The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as the compensatory mitigation proposed.

QUESTIONS concerning this application should be directed to the project manager, Maria Bezanilla, in writing at the Miami Permits Section, 9900 Southwest 107th Avenue, Suite 203, Miami, Florida 33176; by electronic mail at Maria.I.Bezanilla@usace.army.mil; or, by telephone at (305) 779-6057.

IMPACT ON NATURAL RESOURCES: Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The US Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with the Coastal Zone Management Plan.

REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.

OCEAN FRONT APARTMENTS
721 W OCEAN DR., KEY COLONY BEACH, FL

SITE DATA

SITE ADDRESS: 721 W OCEAN DR., KEY COLONY BEACH, FL 33051

LEGAL DESC.: BK LT 6 AMENDED & EXTENDED PLAT OF STEVENS SUBDIVISION SHELTER KEY PB4-8

FLOOD ZONE: AE (EL 8')

LOT AREA: N/A

SETBACKS: FRONT 20', SIDE 5', BACK 20'

MAX BUILDING COVERAGE: N/A

MIN. OPEN SPACE: 20%

F.L.U.M.: COMMERCIAL WATERFRONT

ZONING: CONDOMINIUM

DESIGN CODE

- 2017 FLORIDA BUILDING CODE, 6th EDITION, BUILDING, FBC
- 2017 FLORIDA BUILDING CODE, 6th EDITION, RESIDENTIAL, FBC-R
- 2017 FLORIDA MECHANICAL CODE FBC-M
- 2014 NATIONAL ELECTRICAL CODE, NEC 2014
- 2017 FLORIDA PLUMBING CODE, FBC-P
- 2017 FLORIDA FUEL GAS CODE, 6th EDITION, FFPC
- FLORIDA FIRE PREVENTION CODE, FBC-FG
- NATIONAL FIRE PROTECTION ASSOCIATION, NEBA

DESIGN DATA

DESIGN LOADS (MINIMUM):

A.	ROOF DEAD LOAD	17 PSF (METAL)
B.	ROOF LIVE LOAD	20 PSF
C.	DEAD LOAD FOR UPLIFT CALCULATION	7PSF
D.	FLOOR DEAD LOAD (WOOD FRAMING)	20 PSF
E.	FLOOR DEAD LOAD (12" CONCRETE)	150 PSF
F.	FLOOR LIVE LOAD (LIVING AREAS)	40 PSF
G.	FLOOR LIVE LOAD (BALCONY AREAS)	60 PSF
H.	STAIRS LIVE LOAD	60 PSF AND 300 LBS NON-CONCURRENT
I.	GUARD RAILS/HANDRAILS	200 LBS

WIND DESIGN SPECIFICATIONS:

A.	BUILDING OCCUPANCY CATEGORY	II
B.	CONSTRUCTION TYPE	V-8
C.	OCCUPANCY CLASSIFICATION	R-3
D.	WIND SPEED	
	a.) ULTIMATE (LRFD) =	180 MPH
	b.) ALLOWABLE (ASD)=	140 MPH
E.	WIND EXPOSURE CATEGORY	D
F.	ENCLOSURE CLASSIFICATION	ENCLOSED
G.	INTERNAL PRESSURE COEFFICIENT	+/- 0.18
H.	WIND-BORNE DEBRIS AREA	YES
I.	REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA	
J.	STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE	

PROPOSED SCOPE OF WORK

R&R CONCRETE DOCK / SHORELINE

- REMOVE 2,000 SQFT CONCRETE DOCK AND REPLACE W/ ROCK REVETMENT @ 2:1 SLOPE MAX. APPROX. ROCK VOLUME TO BE PLACED IS 405CYDS
- REMOVE APPROX. 3,500 SQFT OF BROKEN CONCRETE SLAB / WALL AND RESTORE BEACH PER PLAN
- INSTALL 2'x2' ROCK WALL, GROUT WITH ARCH. CONCRETE

SITE KEY PLAN
N.T.S.
NORTH

DRAWING INDEX

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COVER SHEET

ABBREVIATIONS

A.B.	Anchor Bolt	F.G.	Fixed Glass	Plt Ht.
Abv.	Above	Flr.	Floor	Plt Sh.
A/C	Air-Conditioner	Fnd.	Foundation	PSF
Adj.	Adjustable	Flr. Sys.	Floor System	P.T.
A.F.F.	Above Finished Floor	F/P	Fireplace	Pwd.
A.H.U.	Air Handler Unit	Ft.	Foot / Feet	Rad.
ALT.	Alternate	Ftg.	Footing	Ref.
B.C.	Base Cabinet	F.V.	Field Verify	Req'd.
B.F.	Bifold Door	FX	Fixed	Rm.
B.F.F.	Below Finished Floor	Galv.	Galvanized	Rnd.
Bk Sh	Book Shelf	G.C.	General Contractor	R & SH
Bm.	Beam	G.F.I.	Ground Fault Interrupter	SD.
BOT.	Bottom	G.T.	Girder Truss	S.F.
B.P.	Bypass door	Hdr.	Header	Sh.
Brg.	Bearing	Hgt.	Height	SHT
Cir.	Circle	HB	Hose Bibb	S.L.
Clg.	Ceiling	Int.	Interior	S.P.F.
Col.	Column	K/Wall	Kneewall	Sq.
Comp.	A/C Compressor	K.S.	Knee Space	S.Y.P.
C.T.	Ceramic Tile	Laun.	Laundry	Temp.
D	Dryer	Lav.	Lavatory	Thik'n.
Dec.	Decorative	L.F.	Linear Ft.	T.O.B.
Ded.	Dedicated Outlet	L.T.	Laundry Tub	T.O.M.
Dbl.	Double	Mas.	Masonry	T.O.P.
Dia.	Diameter	Max	Maximum	Trans.
Disp.	Disposal	M.C.	Medicine Cabinet	Typ.
Dist.	Distance	Mfgr.	Manufacturer	UCL
D.S.	Drawer Stack	Micro.	Microwave	U.N.O.
D.V.	Dryer Vent	Min.	Minimum	VB
D.W.	Dishwasher	M.L.	Microlam	Vert.
Ea.	Each	Mir.	Mirror	V.L.
E.W.	Each Way	Mono	Monolithic	VP
Elec.	Electrical	N.T.S.	Not to Scale	VTR
Elev.	Elevation	Opn'g.	Opening	W
Ext.	Exterior	Opt.	Optional	w/
Exp.	Expansion	Pc.	Piece	W.C.
F.B.C.	Florida Bldg. Code	Ped.	Pedestal	W.A.
F.B.C.R.	Florida Bldg. Code Resid.	P.L.	Parallam	Wd.
F.F.	Finished Floor	PLF	Pounds per linear foot	WP

Structural Lumber

1. All wood members shall meet or exceed requirements stated in "ANSI/AF&PA National Design Specification for Wood Construction" and all referenced standards.
2. All wood members shall be Southern Pine #2, MC 19%, NO. 2 Dense or greater kiln dried as referenced in the Standards.
3. All wood members exposed to the exterior or directly contacting concrete or steel shall be Pressure Treated (PT) UC3B grade per AWPA Standards and treated with chemicals to protect from insects and decay. Allow wood to dry after treatement.
4. All field cuts in Pressure Treated lumber shall be treated on site.
5. Nailing shall be in accordance with FBC 2017. Nails and other fasteners for Pressure Treated wood shall be Stainless Steel or ACQ Approved treated.
6. Sheathing shall be $\frac{19}{32}$" CDX Plywood Sheathing Grade, unless otherwise stated specified in the plans.
7. Use 10d ring-shank nails with spacing of 4" o.c. on all edges and 6" o.c. in the field with all edges blocked.
8. Cutting and notching of wood members including but not limited to floor joist shall not exceed one-sixth of the depth of the member and cannot be located in the middle one-third of the span.
9. The depth of the notching at the ends of the wood members shall not exceed one-fourth of the depth of the member.
10. Beams, joist, and rafters with a thickness equal or greater than 4" shall only be notched at the ends of the members and shall not be notched on the tension side of the member.
11. Holes cut into wood members shall have a diameter less than one-third of the depth of the member and shall not be located closer than two inches to the top or bottom of the member.
12. Blocking shall be placed between all joist at a spacing not to exceed 8' on center.
13. Install Simpson LUS Series Galvanized Joist Hangers at locations where structural wood members including but not limited to joist and beams connect into other members

Hardware

1. Hardware shall meet or exceed 304 Stainless Steel properties or be Zmax galvanized for non exposed Simpson products, unless otherwise specified.
2. All connectors shall have stainless steel screws and fasteners or ACQ Approved treated for non exposed areas.
3. All connectors and fasteners shall be applicable for use and compatible with pressure treated wood.
4. Apply a bond breaker between the wood surface an any connector or fastener that is not compatible with pressure treated wood.
5. All connectors and fasteners shall be manufactured by Simpson Strong Tie or an approved equal and installed as per the manufactures recommendations prior to loading the connected wood member.
6. All structural members shall have a connector or fastener securing and anchoring the member for hurricane protection.

Cast In Place Concrete

1. The concrete shall have the following properties:
   1. Compressive strength at 28 days equal to or greater than 4000PSI
   2. Ready Mix as per ASTM C94
   3. Type 1 Portland Cement shall adhere to ASTM C 150
   4. Normal weight aggregates shall adhere to ASTM C33
   5. Light weight aggregates shall adhere to ASTM C330
   6. No calcium chloride
   7. Air entraining shall adhere to ASTM C260
   8. Water reducing shall adhere to ASTM C494
   9. Water used shall be fresh water which is clean and potable
   10. Concrete slump range shall be within the range of 3" to 5" unless otherwise stated.
   11. Applicable code is ACI 318 latest addition and ACI 301.

Foundation and Concrete

1. All footings including shall be placed on firm, undisturbed, natural rock unless otherwise noted.
2. All footings shall be centered under the walls, columns, or specified line unless otherwise noted
3. Auger piles shall be drilled no less than 3' into the cap rock and must be 16" in diameter unless otherwise noted.
4. All exposed concrete edges shall be constructed and finished with a $\frac{1}{2}$" chamfer edge.
5. All concrete works including but not limited to mixing, placing, and curing shall conform with ACI 305R Hot Weather Concrete.
6. Concrete shall be water cured with a continuous flow of water over the surface of the concrete for 7 days or until 75% concrete compressive strength has been achieved. At this time, a concrete curing compound shall be applied to the surface of the concrete while the concrete is still damp or moist from the prior water curing event.
7. All soil below the concrete slab on grade shall be treated and covered with a 10MIL vapor barrier.

Reinforcing Steel

1. The reinforcing steel shall be ASTM A615 Grade 60.
2. The splicing length shall be 45 times the bar diameter unless otherwise noted.
3. The rebar shall have a minimum clear cover of 3" for concrete placed at the existing grade elevation and a 2" minimum clear cover for concrete placed above the referenced elevation unless otherwise noted.
4. The welded wire fabric shall be in conformance with ASTM A-185.
5. The splice length of the welded wire fabric shall be one full mesh section with the ends and sides connected by tie wire.
6. All rebar accessories including but not limited to rebar chairs shall be installed in accordance with ACI 318.

General Requirements

1. Prior to starting any work the Contractor shall review these plans and site conditions and notify the Engineer if any discrepancies are discovered or conflicts with these plans, specifications, or dimensions which affect the execution of construction or safety .
2. This set of plans is solely intended to be utilized for construction at the specified location.
3. The Contractor shall not scale the drawings and shall request additional information required for construction from the Engineer of Record.
4. The Contractor shall be responsible for calling Sunshine Utility Locate Service prior to performing any construction activities in any areas which underground utilities may be present. The Engineer of Record shall not be responsible for providing the location of utilities.
5. The Engineer of Record is not responsible for the supervision of the Contractor nor their employees during the construction.
6. The Contractor is responsible for providing and implementing the means and methods for the construction process and perform all works in conformance with the standards and requirements of the 2017 Florida Building Code, manufacturer's recommendations, local county and city codes and ordinances, and specifications referenced within these plans.
7. The Contractor must complete the construction in accordance with the Building Envelope Energy Requirements of the Florida Model Energy Code.
8. Quality of the work must meet or exceed the industry standard practices.
9. Any deviations from these plans shall be reviewed and approved by the Engineer of Record.
10. Install shoring as required for all structural members of the existing structure.
11. Contractor is responsible for all means and methods as required to improve or maintain the existing condition, structural integrity, and safety of the structure including but not limited to the design and installation of structural shoring or tie-downs and diligently performing works. The contractor is responsible for the safety of all personnel entering the designated working area.
12. The Contractor shall coordinate their work with all other trades in order to avoid scheduling conflicts.
13. The Engineer of Record certifying this document shall not be held liable for any financial or time related damages including but not limited to damages to the structure, personnel, time related delays, and structural issues that result from the construction in accordance with the applicable specifications of this certified document. The Contractor shall notify the Engineer of Record if any conditions or issues arise that do not adhere to the details specified.

PORTLAND CEMENT PLASTERING STUCCO NOTES

1. The Contractor shall perform all work in conformance with the 2017 Florida Building Code.
2. Comply with ASTM C 926 in regards to project conditions while performing plastering/stucco works.
3. PVC Lath shall be fabricated from PVC, paper backed, and self furring. The product shall be Plastic Components, Inc. Ultra Plastic Lath or approved equal.
4. All accessories shall comply with ASTM C 1063
5. Plastic accessories shall be high impact PVC.
6. Corner beads shall be small nose corner beads with perforated flanges.
7. Casing beads shall be bull nose style.
8. Control joints shall be one piece, M-shaped configuration, with perforated flanges and removable protective tape on plaster face of control joint.

PORTLAND CEMENT PLASTERING STUCCO NOTES (cont'd)

9. Expansion joints shall be two piece, formed with a slip joint and square edge 1 -1/2" wide reveal with perforated concealed flanges.
10. Water for mixing shall be potable and free of any contaminants.
11. Fiber for base coat shall be alkaline resistant glass or polypropylene fibers 1 /2 inch long, free of contaminants, manufactured for use in portland cement plaster.
12. The bonding compound shall conform with ASTM C 932
13. Steel drill screws shall comply with ASTM C 1002 or ASTM C 954
14. Fasteners used for attaching the PVC lath to the substrates shall comply with the lath manufacturers requirements.
15. Fasteners used for attaching metal lath to substrates shall comply with ASTM C 1063
16. The Contractor shall perform all work in conformance with the 2017 Florida Building Code.
17. Masonry cement shall conform with ASTM C 91 Type N
18. Lime shall comply with ASTM C 206 Type S or ASTM C 207
19. Sand aggregate shall comply with ASTM C 897
20. Perlite aggregate shall comply with ASTM C 35
21. Plaster mixes shall comply with ASTM C 926
22. Comply with fiber manufacturers recommendations for quantity of fiber and mixing procedure.
23. Control joints shall be delineated into areas with the maximum sizes for vertical surfaces at 144 SQ. FT. and non vertical surfaces at 100 SQ. FT. with length to width ratios of 2_
24. Distances between control joints shall not exceed 18 FT.
25. Install control joints at locations where control joints occur in the main wall behind the plaster.
26. The plaster application shall conform with ASTM C 926.
27. The plaster application shall not deviate more than $\frac{1}{4}$" in 10 FT.
28. Three coat plaster work shall contain base coat mixes for over PVC lath with scratch and brown coats.

FRAMING NOTES

1. Unless stated otherwise, all framing lumber shall be Southern Pine #2, MC 19%, NO. 2 Dense
2. All timber construction shall conform to the latest edition of AFTC, T.P.I, and National Design Specifications for Wood Construction.
3. All wood shall be PT(Pressure Treated) to prevent decay and protect from insects and must be dry prior to use.
4. All wood fasteners and connectors shall be compatible with PT wood.
5. For all non-compatible members with PT wood, building paper or an approved equal material must be used as a barrier between the referenced members.
6. All PT wood framing connections must utilize a products manufactured by Simpson Strong Tie or an approved equal and must be installed as per the manufacturers recommendations.
7. Blocking must be placed between all joist with a spacing not to exceed 8' O.C.
8. Simpson LUS Type Joist Hangars must be used at intersection points of all structural wood members including but not limited to joist and beams.
9. All structural wood members shall have a fiber stress of at least 1200PSI
10. Wood Studs shall be stress graded standard American Lumber (Fb=625 PSI, Fv=400PSI Minimum, E=1,000,000 PSI) #2 Southern Yellow Pine
11. General Sheathing Notes: 10d Ring Shank Nails, 4" O.C. for Short Side, 6" O.C. Long Side, 6" O.C. Field
12. General Bucking Notes: Exterior Windows: 1"x6" PT Buck on Jambs and Head, Exterior Doors: 2"x6" PT Buck on Jambs and Head, Install sufficient fasteners of specified type in order to meet or exceed stated loads.
13. Fasteners shall be spaced in equal distance across the length of the buck and shall be no closer than 2" or further than 4" from the end of the buck
14. The minimum fasteners for a top buck is 2 and the minimum fasteners for a side buck is 3.
15. The approved fasteners are as follows: $\frac{3}{16}$ Tapcon with $1\frac{3}{4}$" Penetration and 230LBS of Connection Strength Capacity; $\frac{1}{4}$" Tapcon with 2" Penetration and 380LBS of Connection Strength Capacity.
16. Refer to manufacturers installation recommendations and specifications for the fasteners required for entry doors and windows

STRUCTURAL NOTES

1. The design and applicable scope of work is intended to comply with the 2017 Florida Building Code and ASCE 7-10.
2. The structure referenced in these documents is designed to withstand the applicable forces from 180MPH wind load and a floor live load of 40PSF in accordance with ASCE 7-10.
3. The soil bearing capacity must meet or exceed 2,000LBS per SQ. FT. Compaction required (Modified Proctor) typical under slabs, pile caps, grade beams, and foundation or where concrete is in contact with the soils at 98%.
4. The engineer must be notified and submit a written approval for all modifications or deviations from the specified design.
5. The contractor shall provide all temporary shoring as required to resist all loads generated from wind or the construction sequence until all structural members, connectors, and fasteners are installed including shear walls and decking.
6. The contractor must submit material certifications/specifications, shop drawings and erection plans/drawings for all components and construction methods required for the structure to be constructed.
7. All major structural shop drawings must be submitted with calculations and the seal of a Florida Professional Engineer.

GENERAL NOTES

PROPOSED CUT/EXCATED VOLUME FROM AHTL TO TOE OF SLOPE 2.53 SQFT/LF X 111LF = 10.4 CYDS , AREA = 888SQFT, LENGTH =111LF

PROPOSED SAND FILL VOLUME FROM AHTL TO TOE OF SLOPE 5.5 SQFT/LF X 111LF = 22.6 CYDS , AREA = 888SQFT, LENGTH =111LF

PROPOSED TOTAL TURTLE NESTING SAND FILL VOLUME 64 SQFT/LF X 111LF = 263.11 CYDS , AREA = 5,661 SQFT, LENGTH =111LF

PROPOSED SCOPE OF WORK

R&R CONCRETE DOCK / SHORELINE

- REMOVE 2,000 SQFT CONCRETE DOCK AND REPLACE W/ ROCK REVETMENT @ 2:1 SLOPE MAX. APPROX. ROCK VOLUME TO BE PLACED IS 405CYDS
- REMOVE APPROX. 3,500 SQFT OF BROKEN CONCRETE SLAB / WALL AND RESTORE BEACH PER PLAN
- INSTALL 2'x2' ROCK WALL, GROUT WITH ARCH. CONCRETE

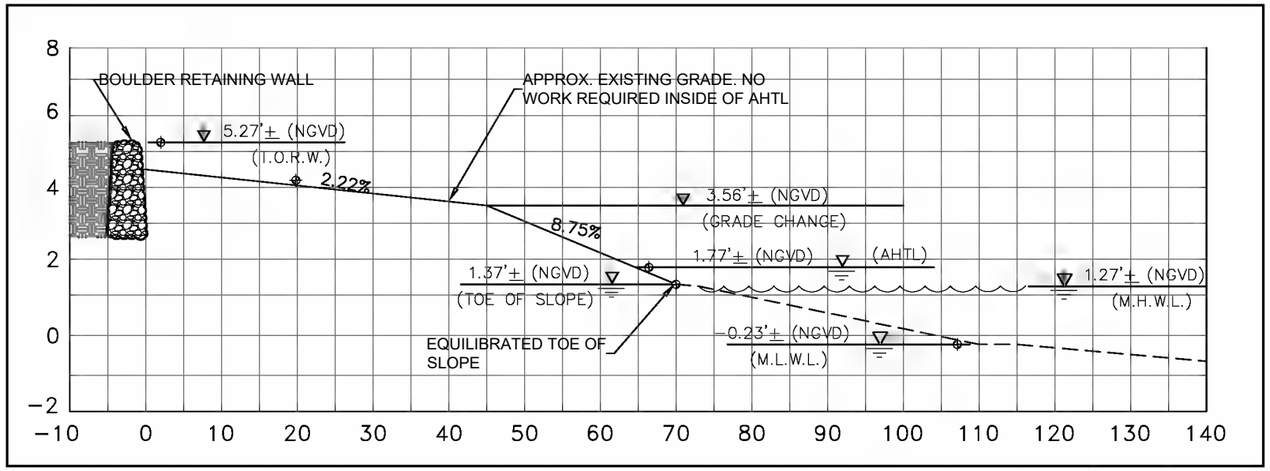
NOTE: CONTRACTOR TO INSTALL FULL DEPTH TURBIDITY BARRIER AROUND PERIMETER OF WORK AREA FOR THE DURATION OF THE WORKS.

NOTE: CONTRACTOR TO REMOVE EXISTING CONC. SEA WALL, CUT MATERIAL, AND DOCK WITH LAND BASED CRANE AND/OR EXCAVATOR WHICH WILL BE PLACED INTO A DUMPSTER AND DISPOSED OF AT APPROVED ACOE LOCATION.

SITE PLAN

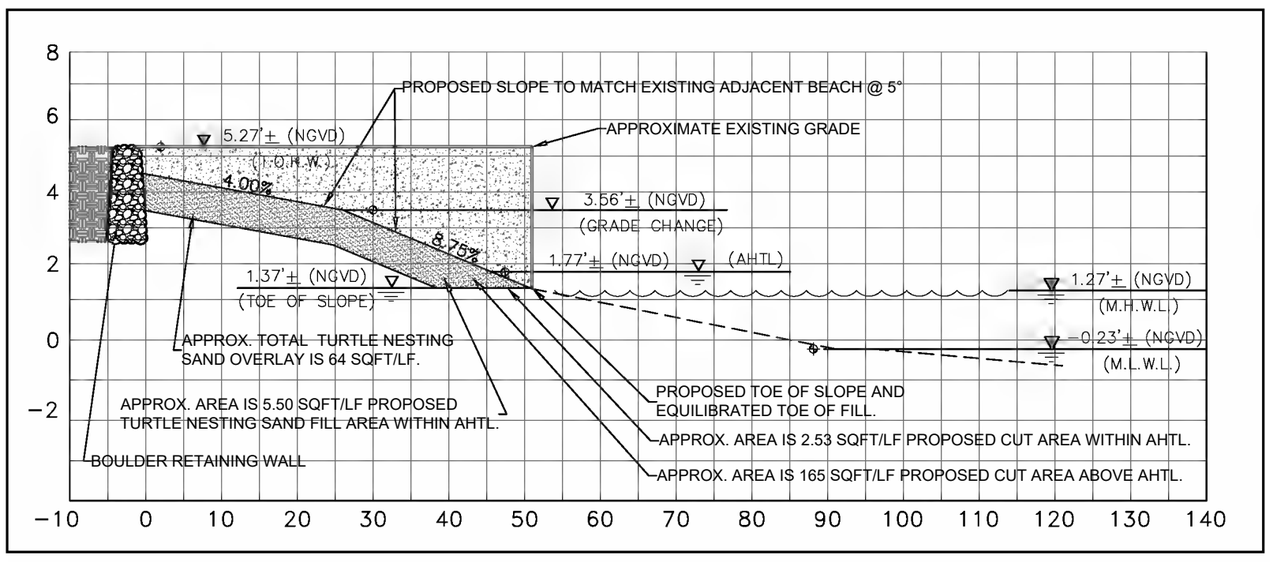
30' 15' 0' 15' 45'

SCALE: 1" = 30'



SECTION B-B

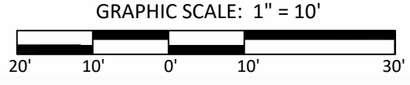
SCALE: 1" = 20' HORIZ.
SCALE: 1" = 2' VERTICAL

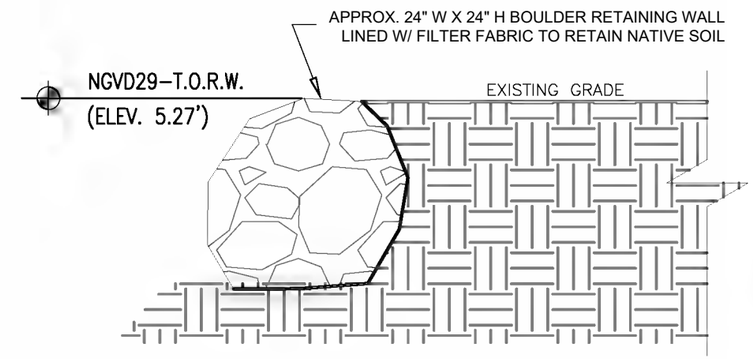


SECTION C-C

SCALE: 1" = 20' HORIZ.
SCALE: 1" = 2' VERTICAL

GRAPHIC SCALE: 1" = 10'



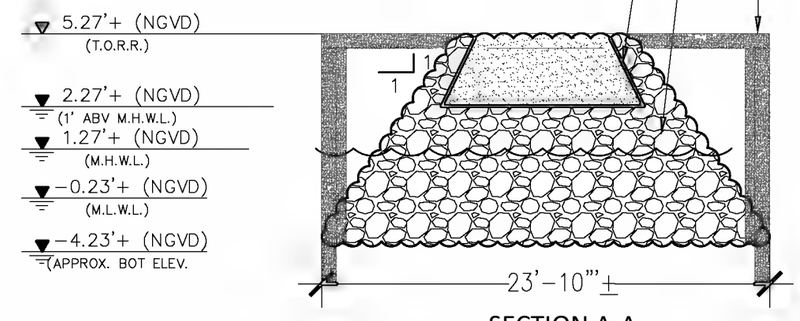


BOULDER RETAINING WALL SECTION DETAIL

APPROX. PROFILE OF EXISTING 2,000SQFT CONC. DOCK & DEBRIS TO BE REMOVED. DOCK VOLUME TO BE REMOVED IS 667CYDS(7.95CYDS/FT)

PROPOSED 2,000SQFT ROCK REVETMENT W/ 24" DIA BOULDERS W/ ALL INTERLOCKING VOIDS FILLED WITH ANTI–WASHOUT CONC. THE PROPOSED ROCK VOLUME IS 405CYDS(4.82CYDS/FT). CONTRACTOR TO FIELD VERIFY THAT PROPOSED ROCK REVETMENT WIDTH MATCHES THE WIDTH OF THE EXISTING CONC. DOCK @ SEA FLOOR

LINE INSIDE OF ROCK/CONC. FACE WITH GEOTEXTILE FABRIC AND BACKFILL WITH SAND



SECTION A-A

N.T.S

ROCK REVETMENT SECTION DETAIL