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

October 13, 2020

Regulatory Division
South Permits Branch
Miami Permits Section

PUBLIC NOTICE

Permit Application No. SAJ-2014-01187 (SP-MLC)

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 to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below:

APPLICANT: Joseph Murton

WATERWAY AND LOCATION: The project would affect waters of the United States associated with the Atlantic Ocean. The project site is located at 27344 St. Lucie Lane legally described as Book 6, part of lot 16 and all of lot 17, Breezeswept Beach Estates, in Section 32, Township 66 South, Range 29 East, Little Torch Key, Monroe County, FL (RE# 00203760-000200).

Directions to the site are as follows: From US-1, otherwise known as Overseas Hwy, turn onto W Indies Dr and then turn left to stay on W Indies Dr. Turn right on to St. Lucie Ln and the destination is on the left.

APPROXIMATE CENTRAL COORDINATES: Latitude 24.655956°
Longitude -81.406138°

PROJECT PURPOSE:

Basic: The basic project purpose is for residential housing and boating access.

Overall: The overall project purpose residential housing and boating access in Ramrod Key, Monroe County, FL.

EXISTING CONDITIONS: The subject property is a vacant lot which received a 3.08 ADID score. The south property line abuts a manmade canal which provides access to the Atlantic Ocean. Onsite vegetation includes mature green buttonwoods, sea oxeye daisy, sea purslane, cord-grass, needle-rush, and Brazilian pepper; as well as signs of inundation. The vegetative cover is continuous across the entire lot and a narrow mangrove/buttonwood fringe is present along the canal shoreline.

PROPOSED WORK: The applicant seeks authorization to construct a single family residence, and a 300 sq ft dock with a 32 sq ft access ramp and 15K boat lift.

Specifically the applicant wants to place 625 cubic yards of fill in a wetland to construct a single family residence and to build a T-dock with a 4 ft by 8 ft access walkway with a 6 ft by 60 ft terminal platform and a 15k boatlift and to install temporary floating turbidity barriers around all work areas that are in/over U.S. navigable waters.

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. These will remain in place until all construction induced turbidity has subsided and water quality has returned to pre-construction conditions.

COMPENSATORY MITIGATION – The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: If mitigation is required by the Army Corps of Engineers the appropriate mitigation will be determined with a UMAM and payment made to Keys Restoration Fund.

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 U.S. Army Corps of Engineers (Corps) has determined the project may affect, but is not likely to adversely affect the West Indian manatee (*Trichechus manatus*) or its designated critical habitat. Use of the Key resulted in the sequence A-B-C-G-H-I-J-L-N-O-P *may affect, not likely to adversely affect*. This determination partially was based on the implementation of the *Standard Manatee Conditions for In-Water Work*. The Corps has concurrence with this determination pursuant to the Effect Determination Key for the manatee dated April 2013 and addendum dated May 13, 2019.

The real estate parcel number is 00217730-000000 and **is** on the U.S. Fish and Wildlife Service Suitable Habitat List, dated August 2010, for Monroe County for the following species: Eastern Indigo Snake (*Drymarchon corais couperi*), the Lower Keys marsh rabbit (*Sylvilagus palustris hefneri*), and the Silver rice rat (*Oryzomys palustris natator*).

The subject parcel is listed on the FWS 2011 Suitable Habitat List for the Eastern Indigo snake (*Drymarchon corais couperi*). Since critical habitat has not been designated for the indigo snake, potential impacts to *D. c. couperi* were evaluated using the Eastern Indigo Snake Programmatic Effect Determination Key dated August 1, 2017 (Snake Key). Due to the permit being conditioned for use of the Service's *Standard Protection*

Measures for The Eastern Indigo Snake during site preparation and project construction, use of the Snake Key resulted in the following sequential determination: A….Project is located solely in open water or salt marsh, “no effect.” Therefore, pursuant to the Snake Key, no further consultation with the FWS is required.

Potential impacts to the Lower Keys Marsh Rabbit were evaluated using the Lower Keys marsh rabbit (*Sylvilagus palustris hefneri*) Species Key, dated July 29, 2013, and resulted in the following sequential determination: A > B > C > D > F “*may affect, but not likely to adversely affect*.” This determination is partially based on the applicant being provided the cat brochure. The Corps received programmatic concurrence from the FWS for projects that have a “NLAA determination; therefore, no incidental take will occur and no further consultation with the FWS is required.”

Potential impacts to the silver rice rat were evaluated using the Silver Rice Rat (*Oryzomys palustris natator*) Species Key, dated July 29. 2013, and resulted in the following sequential determination: A > B > C, “*may affect.*” Further consultation with the FWS is required.

The Corps has determined the proposed project *may affect, but is not likely to adversely affect* (“MANLAA”) the swimming green sea turtles (*Chelonia mydas*), loggerhead sea turtles (*Caretta caretta*) and their designated critical habitat, hawksbill sea turtles (*Eretmochelys imbricata*), Kemp’s ridley sea turtles (*Lepidochelys kempii*), leatherback sea turtles (*Dermochelys coriacea*), the smalltooth sawfish (*Pristis pectinata*), and Nassau grouper (*Epinephelus striatus*) species. A *no effect* determination was reached on *Acorpora sp*. and its designated critical habitat and corals species; *(Dendrogyra cylindrus, Orbicella annularis, Orbicella faveolata, Orbicella franksi, Mycetophyllia ferox*). The Corps will request 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 5600 square feet of a submerged wetland lot, a wetland shoreline and submerged bottom in the canal utilized by various life stages of marine 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 SW 107th Avenue, Suite 203, Miami, FL 33176 within 30 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, Megan Clouser, in writing at the Miami Permits Section, 9900 SW 107th Avenue, Suite 203, Miami, FL 33176; by electronic mail at Megan.L.Clouser@usace.army.mil; or, by telephone at (305)526-7182.

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.

27344 ST LUCIE LN, RAMROD KEY, FL

SITE DATA

SITE ADDRESS: 27344 ST LUCIE LN, RAMROD KEY, FL 33042

LEGAL DESC.: BK 9 PART LT 16 AND ALL LT 17 BREEZESWEPT BEACH ESTATES PB4-143
RAMROD KEY PT ST LUCIE LANE BCC-1971

FLOOD ZONE: AE (EL 9')

LOT AREA: 7,840 SQFT

SETBACKS: FRONT 25', SIDE 10'/5', BACK 20'

MAX BUILDING COVERAGE: 6,272 SQFT

MIN. OPEN SPACE: 20%

F.L.U.M.: RESIDENTIAL MEDIUM

ZONING: IMPROVED SUBDIVISION

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-B
C.	OCCUPANCY CLASSIFICATION	RESIDENTIAL
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	

NORTH

SITE KEY PLAN
N.T.S.

PROPOSED SCOPE OF WORK

NEW CONSTRUCTION

- INSTALL 300sqft MARINE GRADE WOOD DOCK W/ 32sqft ACCESS RAMP PER PLAN. TOTAL DOCK AREA IS 332 SQFT
- INSTALL (10) 10" DIA. & (4) 12" DIA P.T. WOOD PILES PER PLAN.
- INSTALL 15K SIDE ELEVATOR BOAT LIFT PER PLAN
- SUBJECT PROPERTY CONTAINS APPROX. 1,106+ SQFT OF SHORELINE MANGROVES; 683+ TO BE TRIMMED.
- MITIGATE, CLEAR, AND FILL UPLAND SITE PER PLAN.

DRAWING INDEX

COVER SHEET

ABBREVIATIONS

A.B.	Anchor Bolt	F.G.	Fixed Glass	Plt Ht.	Plate Height
Abv.	Above	Flr.	Floor	Plt Sh.	Plant Shelf
A/C	Air-Conditioner	Fnd.	Foundation	PSF	Pounds per square foot
Adj.	Adjustable	Flr. Sys.	Floor System	P.T.	Pressure Treated
A.F.F.	Above Finished Floor	F/P	Fireplace	Pwd.	Powder Room
A.H.U.	Air Handler Unit	Ft.	Foot / Feet	Rad.	Radius
ALT.	Alternate	Ftg.	Footing	Ref.	Refrigerator
B.C.	Base Cabinet	F.V.	Field Verify	Req'd.	Required
B.F.	Bifold Door	FX	Fixed	Rm.	Room
B.F.F.	Below Finished Floor	Galv.	Galvanized	Rnd.	Round
Bk Sh	Book Shelf	G.C.	General Contractor	R & SH	Rod and Shelf
Bm.	Beam	G.F.I.	Ground Fault Interrupter	SD.	Smoke Detector
BOT.	Bottom	G.T.	Girder Truss	S.F.	Square Ft.
B.P.	Bypass door	Hdr.	Header	Sh.	Shelves
Brg.	Bearing	Hgt.	Height	SHT	Sheet
Cir.	Circle	HB	Hose Bibb	S.L.	Side Lights
Clg.	Ceiling	Int.	Interior	S.P.F.	Spruce Pine Fir
Col.	Column	K/Wall	Kneewall	Sq.	Square
Comp.	A/C Compressor	K.S.	Knee Space	S.Y.P.	Southern Yellow Pine
C.T.	Ceramic Tile	Laun.	Laundry	Temp.	Tempered
D	Dryer	Lav.	Lavatory	Thik'n.	Thicken
Dec.	Decorative	L.F.	Linear Ft.	T.O.B.	Top of Block
Ded.	Dedicated Outlet	L.T.	Laundry Tub	T.O.M.	Top of Masonry
Dbl.	Double	Mas.	Masonry	T.O.P.	Top of Plate
Dia.	Diameter	Max	Maximum	Trans.	Transom Window
Disp.	Disposal	M.C.	Medicine Cabinet	Typ.	Typical
Dist.	Distance	Mfgr.	Manufacturer	UCL	Under Cabinet Lighting
D.S.	Drawer Stack	Micro.	Microwave	U.N.O.	Unless Noted Otherwise
D.V.	Dryer Vent	Min.	Minimum	VB	Vanity Base
D.W.	Dishwasher	M.L.	Microlam	Vert.	Vertical
Ea.	Each	Mir.	Mirror	V.L.	Versalam
E.W.	Each Way	Mono	Monolithic	VP	Vapor Protected
Elec.	Electrical	N.T.S.	Not to Scale	VTR	Vent through Roof
Elev.	Elevation	Opn'g.	Opening	W	Washer
Ext.	Exterior	Opt.	Optional	w/	With
Exp.	Expansion	Pc.	Piece	W.C.	Water Closet
F.B.C.	Florida Bldg. Code	Ped.	Pedestal	W.A.	Wedge Anchor
F.B.C.R.	Florida Bldg. Code Resid.	P.L.	Parallam	Wd.	Wood
F.F.	Finished Floor	PLF	Pounds per linear foot	WP	Water Proof

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:

27344 ST. LUCIE LANE
RAMROD KEY, FL

CAMPBELL ENGINEERING
CONSULTANTS LLC
William R. Campbell, P.E. License #: 73269
Email: will@cecflk.com
Phone #: 305-735-4626

PLANS ARE NOT VALID UNLESS SIGNED AND DATED

PROJECT #:
1835

Date:
JULY 16, 2020

SHEET 1 of 5

SHEET #
CS

General Notes

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

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.

Roof System:

1. Type of Roof System: Pre-Engineered truss with standing seam metal pan
2. Materials: Standing seam over 3/4" CDX Plywood min. or approved equal
3. Fastening Requirements: Per manufacturer's recomendations
4. Flashing Requirements: Min. 26 Guage Galvanized Flashing
5. Hurricane Anchoring shall be selected, located, and secured to withstand 180MPH min. wind live load and associated uplift per ASCE 7-10 and Chapter 18 of the 2017 FBC Fifth Addition.

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.
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. Wire shall conform with ASTM A 64 1/A 64 1M, Class 1 Zinc Coating, soft temper, not less than .0475 inches in diameter, unless otherwise noted.
17. Portland cement shall conform with ASTM C 150 Type I
18. Masonry cement shall conform with ASTM C 91 Type N
19. Lime shall comply with ASTM C 206 Type S or ASTM C 207
20. Sand aggregate shall comply with ASTM C 897
21. Perlite aggregate shall comply with ASTM C 35
22. Plaster mixes shall comply with ASTM C 926
23. Comply with fiber manufacturers recommendations for quantity of fiber and mixing procedure.
24. 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 $2\frac{1}{2}$:1.
25. Distances between control joints shall not exceed 18 FT.
26. Install control joints at locations where control joints occur in the main wall behind the plaster.
27. Install control joints where the areas change dimensions.
28. The plaster application shall conform with ASTM C 926.
29. The plaster application shall not deviate more than $\frac{1}{4}$" in 10 FT.
30. 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. Roof Framing Construction: Use min 8d nails at 6" O.C. TYP. and 4" O.C. TYP. at edge.
14. 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
15. The minimum fasteners for a top buck is 2 and the minimum fasteners for a side buck is 3.
16. 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.
17. 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 (Standard 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.

Electrical Notes

1. The Contractor shall perform all work in conformance with the 2017 Florida Building Code and the latest edition of the National Electric Code.
2. Electrical service shall be performed by licensed Florida electrician
3. Electrical embeds or pipes shall not be located within any structural members unless otherwise specified. Structural members shall not be modified for installation of electrical works unless approved by the Engineer of Record.
4. It is the responsibility of the Contractor to coordinate all works including but not limited to new service additions with the local utility company as required.
5. Conductors shall be copper and shall be THW if #6 or greater in size.
6. Wire shall be #12 THHN/THWN unless specified otherwise.
7. All materials shall be UL approved.
8. Descriptions of all additions shall be typewritten and fixed to the electrical panel door.
9. All branch circuits shall be equiped with a green equipment grounding conductor sized in accordance with NEC 250.95
10. All fuses shall be dual element, time delay unless otherwise noted
11. All lights shall be installed as per the manufacturers recommendations as well in accordance with the ceiling manufactures recommendations and loccal regulations.
12. All outlets located in the garage and on the exterior of the house shall be GFCI protected.
13. All outlets located on the exterior of the house shall be water proof protected.

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:

27344 ST. LUCIE LANE
RAMROD KEY, FL

CAMPBELL ENGINEERING
CONSULTANTS LLC
William R. Campbell, P.E. License #: 73269
Email: will@cecflk.com
Phone #: 305-735-4626

PLANS ARE NOT VALID UNLESS SIGNED AND DATED

PROJECT #:
1835
Date:
JULY 16, 2020

SHEET 2 of 5

SHEET #
GN

SOUTH 100' (P)

(97.03'(M) TO MHWL)

LOT 18 BLOCK 9

25' RWCL

SET NAIL
LB 7846

3.17

2.41

FND ¾" IP
W/ ½" IR

FND ½" IR & CAP
LB #2863
AT 93.9'

2.26

44.1'±

11.0'±

EAST-WEST 80.0'(DEED)(M)

ST. LUCIE LANE

10' SETBACK

20' SETBACK

20' SETBACK

5' SETBACK

4.3'

FUTURE
1-STORY
ELEVATED
RESIDENTIAL
STRUCTURE

(NOT IN THIS SCOPE)

49.0'

30.0'

4.3'

2.58

PROPOSED LOCATION OF 300sqft
MARINE GRADE WOOD DOCK

9.8'

PROPOSED LOCATION OF
32sqft MARINE GRADE
WOOD ACCESS RAMP

8.0'

4.0'

10"DIA. P.T. WOOD PILE
DRIVEN TO REFUSAL
(TYPICAL OF 15)

MANGROVES

CANAL

3.26

2.83

2.94

FND ½" IR
LB 2863

FND ½" IR
LB 2863
@ 90.0'

(E 20' LOT 16)

SET NAIL
LB 7846

S.I.R.
LB 7846

2.82

25' RWCL

(98.7'(M) TO MHWL)

NORTH 100' (DEED)

W/ 40' LOT 16 BLOCK 9

2.69

SIR
@88.0'

CALC. P/C

10.6'±

42.5'±

PROPOSED SCOPE OF WORK

NEW CONSTRUCTION

- INSTALL 300sqft MARINE GRADE WOOD DOCK W/ 32sqft ACCESS RAMP PER PLAN. TOTAL DOCK AREA IS 332 SQFT
- INSTALL (10) 10" DIA. & (4) 12" DIA P.T. WOOD PILES PER PLAN.
- INSTALL 15K SIDE ELEVATOR BOAT LIFT PER PLAN
- SUBJECT PROPERTY CONTAINS APPROX. 1,106+ SQFT OF SHORELINE MANGROVES; 683+ TO BE TRIMMED.
- MITIGATE, CLEAR, AND FILL UPLAND SITE PER PLAN.

SITE PLAN

GRAPHIC SCALE: 1" = 10'

10' 5' 0 5' 15'

NORTH

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:

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RAMROD KEY, FL

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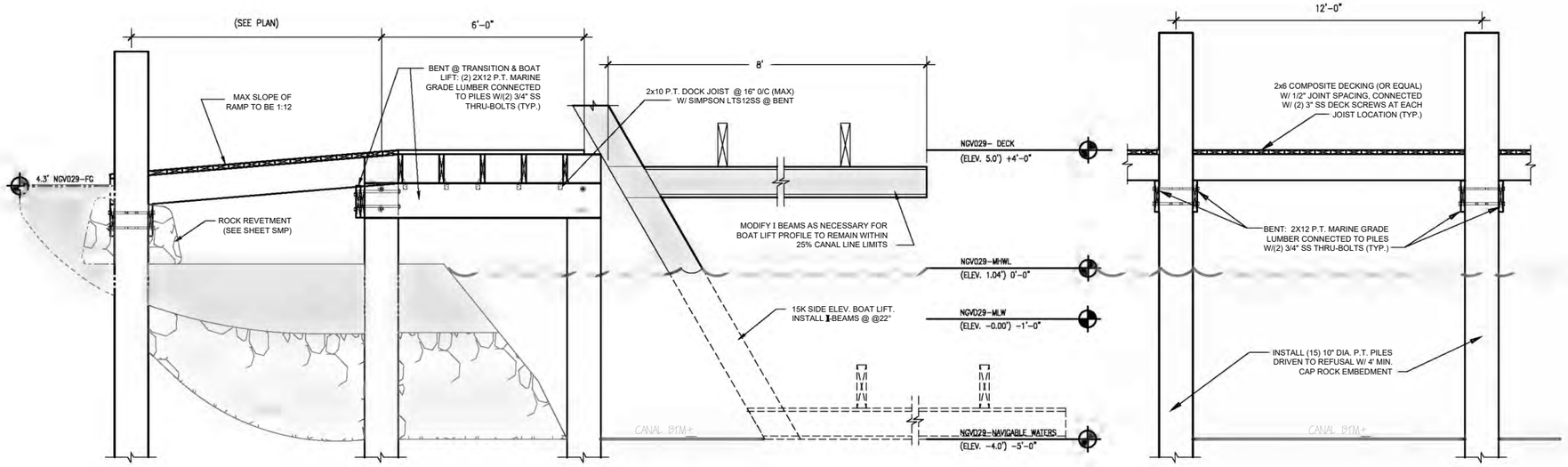
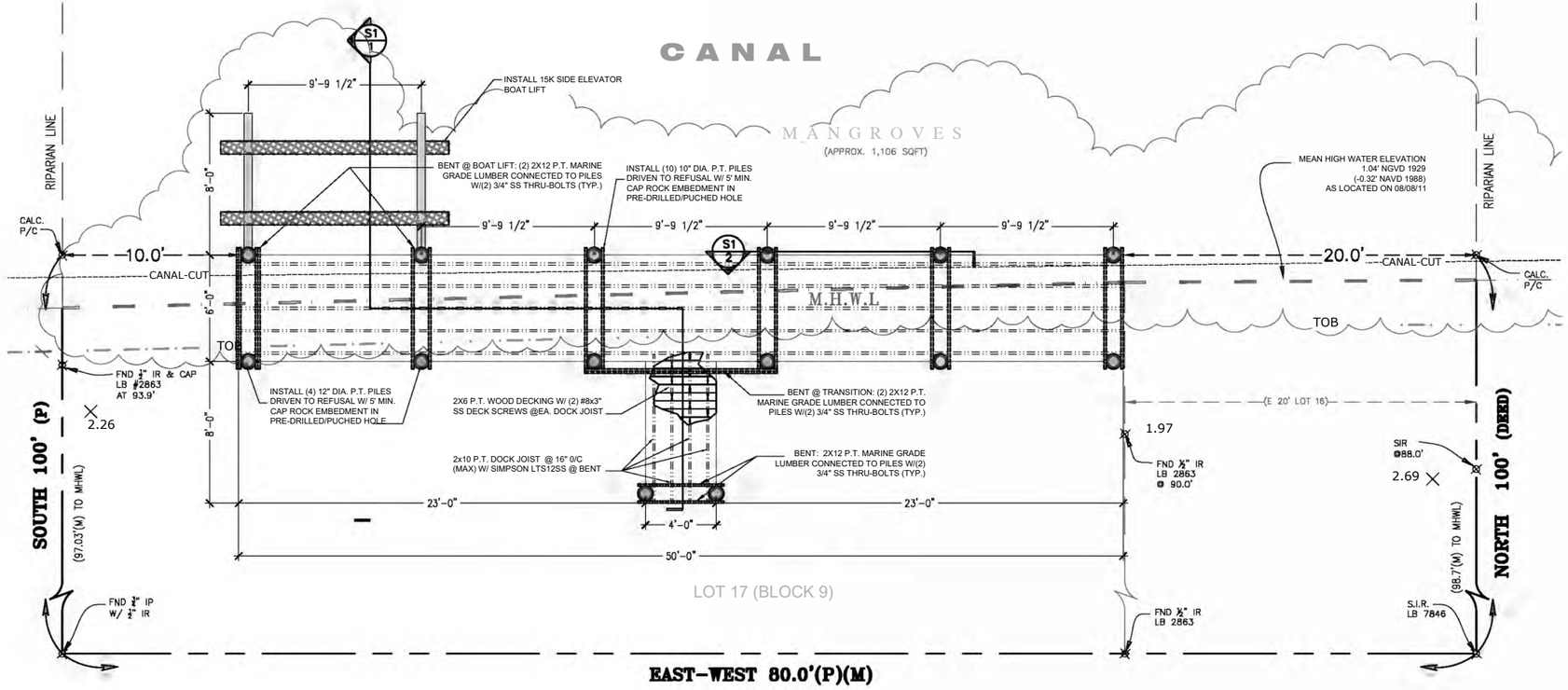
SHEET 3 of 5

SHEET #
SP



SECTION DETAIL 1/S2
1/4"=1'

SECTION DETAIL 2/S2
1/4"=1'



6'

DOCK PLAN / SECTIONS

SCALE 1/8"=1'

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SHEET 4 of 5

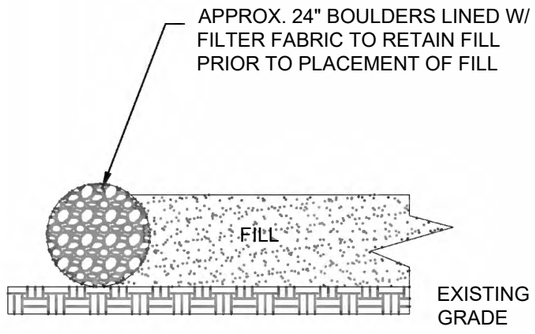
SHEET #
S1

NORTH

LOCATION MAP
NOT TO SCALE

SITE DATA

SITE ADDRESS:	LOT 23 CALLE LIMON, MARATHON, FL 33050
LEGAL DESC.:	BK K LT 23 WALORISS SUBD PB3-113 BOOT KEY
FLOOD ZONE:	AE 7' MAP # 12087C 1379K EFFECTIVE - 02/18/2005
LOT AREA:	TOTAL = 7,125 SQ. FT.
ZONING:	RESIDENTIAL RM
F.L.U.M.:	IMPROVED SUBDIVISION I.S.
SETBACKS:	FRONT 20', SIDES 5', REAR 20'
MAX BUILDING HEIGHT:	37'
MIN. OPEN SPACE:	20%



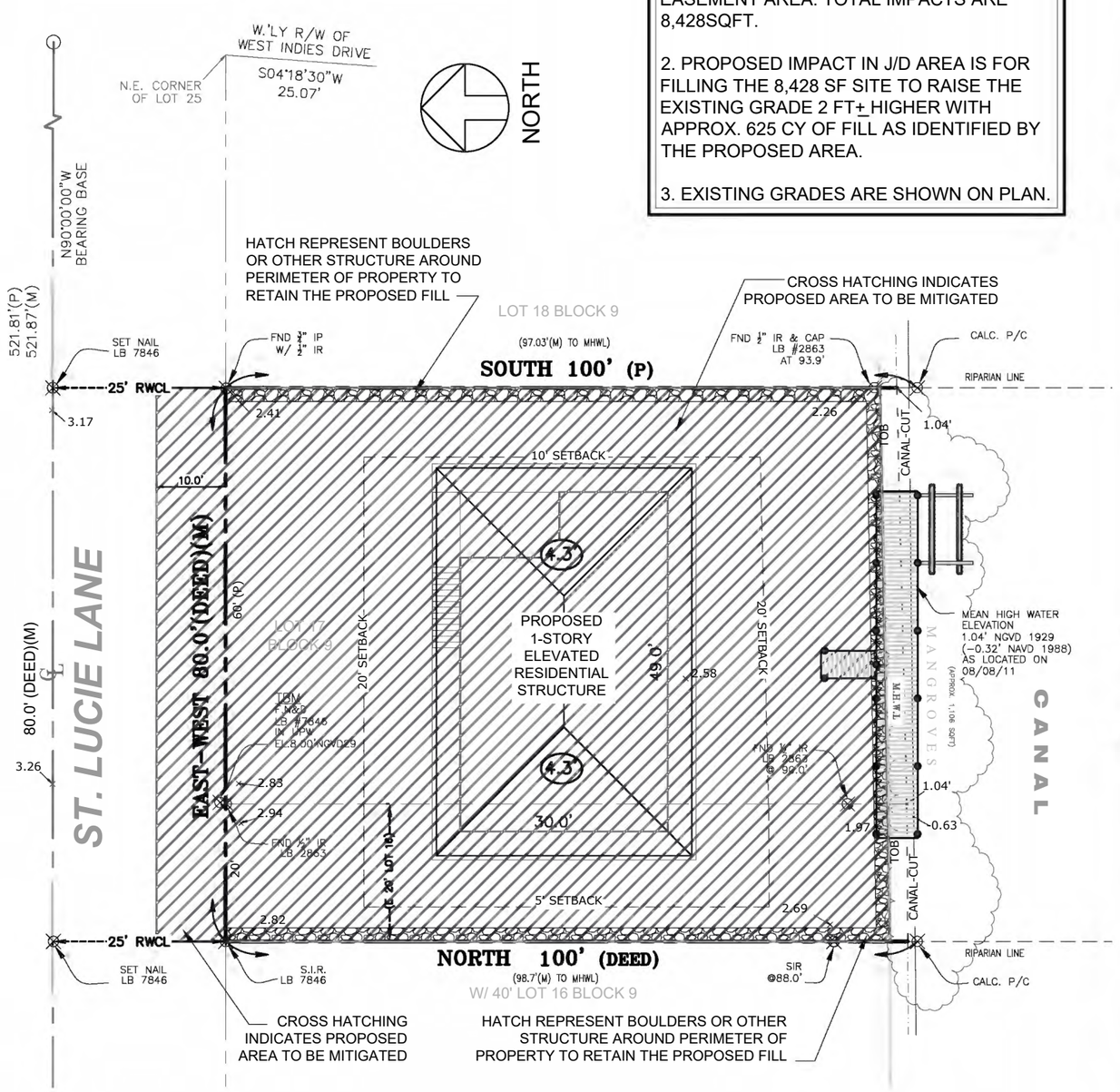
DETAIL
NTS

NOTES

1. PROPOSED IMPACTS WITHIN THE J/D AREA CONTAINED WITHIN THE PROPERTY LINE ARE 7,628 SF & 800 SF IN THE FRONT EASEMENT AREA. TOTAL IMPACTS ARE 8,428SQFT.

2. PROPOSED IMPACT IN J/D AREA IS FOR FILLING THE 8,428 SF SITE TO RAISE THE EXISTING GRADE 2 FT+ HIGHER WITH APPROX. 625 CY OF FILL AS IDENTIFIED BY THE PROPOSED AREA.

3. EXISTING GRADES ARE SHOWN ON PLAN.



SITE MITIGATION PLAN

GRAPHIC SCALE: 1" = 20'

10' 5' 0' 5' 15'

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:

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SHEET 5 of 5

SHEET #
SMP