

NEW DOCK & DECK CONSTRUCTION

REDACTED FOR PORTFOLIO USE

PARCEL ID: REDACTED FOR PORTFOLIO USE



AERIAL MAP

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LEGAL DESCRIPTION
REDACTED FOR PORTFOLIO USE
PROPERTY OWNER
REDACTED FOR PORTFOLIO USE

SCOPE OF WORK
CONSTRUCTION OF NEW DOCK & DECK

FBC 2020, 7TH EDITION:
DESIGN IS PER FBC 7TH EDITION
2020 WITH WIND LOADS PER
ASCE 7-10 150 MPH, EXPOSURE
"D"

DATE: August 27, 2026	PROJECT NO.:		
	DRAWN BY:	SHEET:	1 OF 6
	CHKD BY:	REV:	
	SCALE:	AS SHOWN	
REDACTED FOR PORTFOLIO USE		REDACTED FOR PORTFOLIO USE	

SITE PLAN

SCALE = 1"

SCOPE OF WORK:
CONSTRUCTION OF NEW DOCK
& DECK

FBC 2020, 7TH EDITION:
DESIGN IS PER FBC 7TH
EDITION 2020 WITH WIND
LOADS PER ASCE 7-10 140 MPH,
EXPOSURE "D"

PROJECT NO.:			
SHEET:			2 OF 6
REV:			
DATE:	August 27, 2026	DRAWN BY:	
CHKD BY:		SCALE:	AS SHOWN

REDACTED FOR PORTFOLIO
USE

REDACTED FOR PORTFOLIO USE

GENERAL NOTES

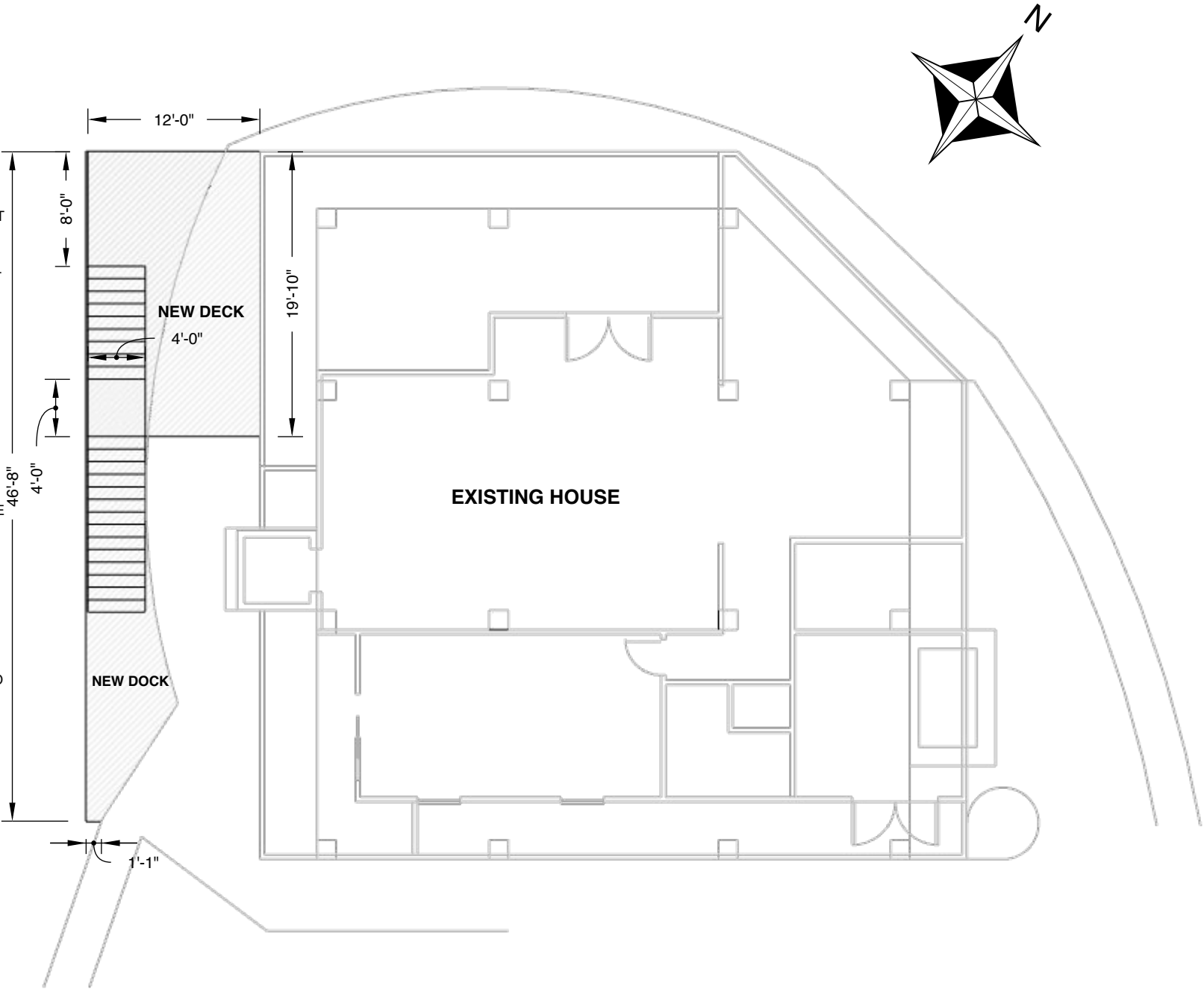
1. ALL WORK TO BE PERFORMED IN THE COMPLETION OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BESTPRACTICES OF THE INDUSTRY AND ALL APPLICABLE FEDERAL, STATE, CONUTY AND CITY CODES, ORDINANCES, STANDARDS AND PERMIT CONDITIONS.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION
3. JOB SAFETY PRACTICES SHALL BE IN ACCORDANCE WITH OSHA AND ALL OTHER LOCAL, STATE, AND FEDERAL REGULATIONS.
4. 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.
5. THE CONTRACTOR SHALL VERIFY AND BECOME FAMILIAR WITH THE LOCATION, DEPTH AND EXTENT OF UNDERGROUND FACILITIES ON EACH STREET/LOT PRIOR TO PROCEEDING WITH ANY CONSTRUCTION ACTIVITY WHICH MAY AFFECT SUCH FACILITIES. THE CONTRACTOR IS HEREBY ADVISED THAT SOME EXISTING UTILITIES MAY BE HAZARDOUS IF DAMAGED.
6. GAS, POWER, TELEPHONE AND CABLE TELEVISION UTILITIES TO BE ADJUSTED BY THE RESPECTIVE UTILITY PROVIDER.
7. THE CONTRACTOR SHALL NOTIFY AND CALL 811 PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS TO RESOLVE CONFLICTS WHICH MAY ARISE IN THE FIELD DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO AFFECTED UTILITIES COMPANIES IN ORDER TO PERMIT THE LOCATION OF THE EXISTINGUNDERGROUND UTILITIES TO BE CLEARLY ESTABLISHED IN ADVANCE OF CONSTRUCTION.
8. BACKFILL, BEDDING AND COMPACTION: BACKFILLING AND COMPACTION SHALL BE CONDUCTED IN A MANNER TO PRECLUDE SUBSEQUENT SETTLEMENT AND SHALL PROVIDE ADEQUATE SUPPORT FOR THE SURFACE TREATMENT, PAVEMENT, PIPELINES OR STRUCTURES TO BE PLACED THEREON. EXCAVATIONS SHALL BE FREE OF DEBRIS PRIOR TO BACKFILLING. BACKFILL MATERIAL SHALL BE COMMON FILL MATERIAL, FREE FROM ORGANIC MATTER, MUCH OR MARL, AND ROCKS EXCEEDING 2 1/2" INCHES IN DIAMETER. COMMON FILL SHALL NOT CONTAIN BROKEN CONCRETE, MASONRY, RUBBLE OR OTHER SIMILAR MATERIALS.
9. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS FROM THE JOB SITE. UNSUITABLE MATERIAL FROM WITHIN THE PROJECT SHALL BE DISPOSED OF OFFSITE BY THE CONTRACTOR. SUITABLE MATERIAL FROM WITHIN THE PROJECT MAY BE USD FOR FILL IN COMPLIANCE WITH APPLICABLE CODES AND STANDARDS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL AND PREVENT EROSION AND THE TRANSPORTATION OF SEDIMENT TO SURFACE WATERS, DRAINS AND OUTFALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, INSTALLING, MAINTAINING AND REMOVING EROSION / SILT CONTROL BARRIER AS MAY BE REQUIRED BY THE STATE OF FLORIDA OR LOCAL AGENCIES DURING CONSTRUCTION.
11. 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.

TECHNICAL SPECIFICATIONS FOR DECK

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (28 DAY STRENGTH), UNLESS OTHERWISE NOTED.
2. WOOD FRAMING TO BE #2 SOUTHERN YELLOW PINE (SYP), PRESSURE TREATED (PT) 0.40 CCA.
3. ALTERNATE POST ANCHORING METHOD & HANDRAIL TYPE MAY BE SUBJECT TO APPROVAL BY ENGINEER (EOR).
4. ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. HARDWARE INCLUDING MECHANICAL FASTENERS, NAILS, SCREWS, AND BOLTS SHALL BE CORROSION RESISTANT, GALVANIZED (HOT DIPPED, G-185 COATING), EPOXY COATED STEEL, STAINLESS STEEL, OR EQUAL. FRAME FASTENERS TO BE 3.5" STAINLESS STEEL 16D RINGSHANK NAILS. USE SCREWS IN LIEU OF NAILS WHEREVER POSSIBLE.
6. ALL CONNECTORS AND FASTENERS SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS.
7. JOISTS SHALL BE 2" X 10" AT 16" O/C.
8. LEDGERS SHALL BE 2" X 10".
9. BEAMS FOR DECK TO BE (2) 2" X 10".
10. ALL POSTS SHALL BE EITHER 8" X 8" OR 6" X 6".

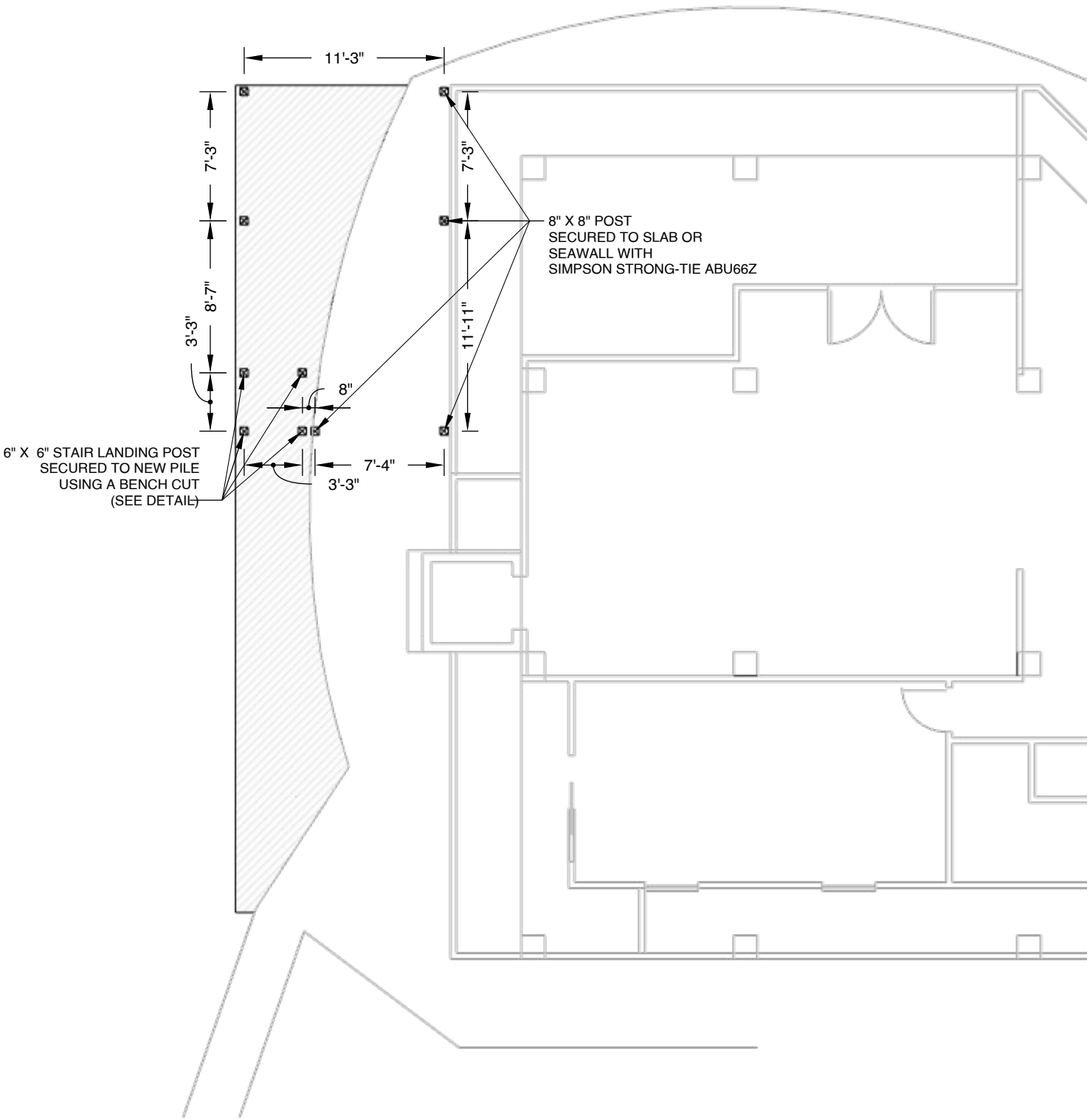
TECHNICAL SPECIFICATIONS FOR DECK

1. LEDGER BOARD: (2) 2" X 10" 0.60 CCA PT WOOD SECURED TO EXISTING SEAWALL WITH 1/2" HDG ANCHOR.
2. PILE CAPS: (2) 2" X 8" 0.60 CCA PT WOOD OR 2"X10" 0.60 CCA PT WOOD (ONE EACH SIDE)
3. STRINGERS: 2 "X 8" 0.60 CCA PT WOOD @ 16" OC (MAX)
4. PILES: 10"Ø OR 8"Ø CCA PT WOOD PILES DRILLED OR JETTED @ 4' (MIN) INTO ROCK
5. BOLTS: (1) 5/8"Ø BOLT @ PILE TO OUTSIDE STRINGER, AND (2) 5/8"Ø BOLTS @ PILE TO PILE CAP. ALL BOLTS SHALL BE HOT DIPPED GALVANIZED (HDG) UNLESS NOTED OTHERWISE.
6. DECKING BOARDS: 2" X 6", #1 GRADE, .40 A.C.Q. MARINE DECK. ALL SCREWS TO BE STAINLESS STEEL UNLESS NOTED OTHERWISE.



FOUNDATION PLAN

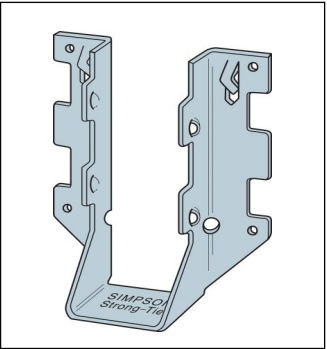
SCALE = 1/8"



SCOPE OF WORK:
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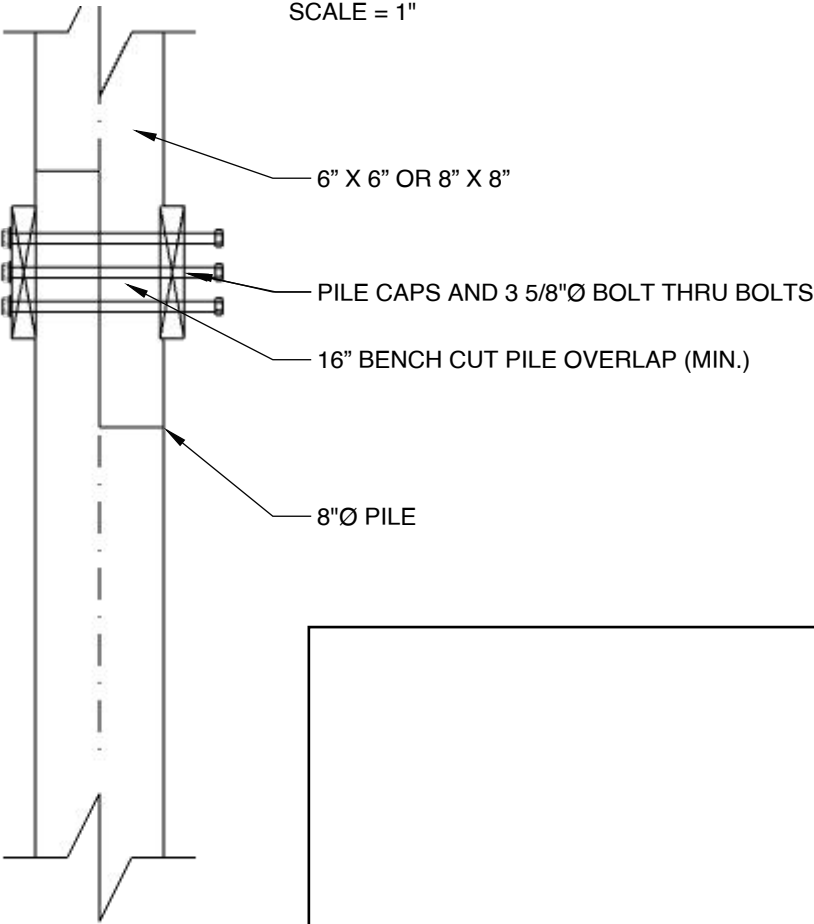
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EXPOSURE "D"

SIMPSON STRONG-TIE LUS26



BENCH CUT DETAIL

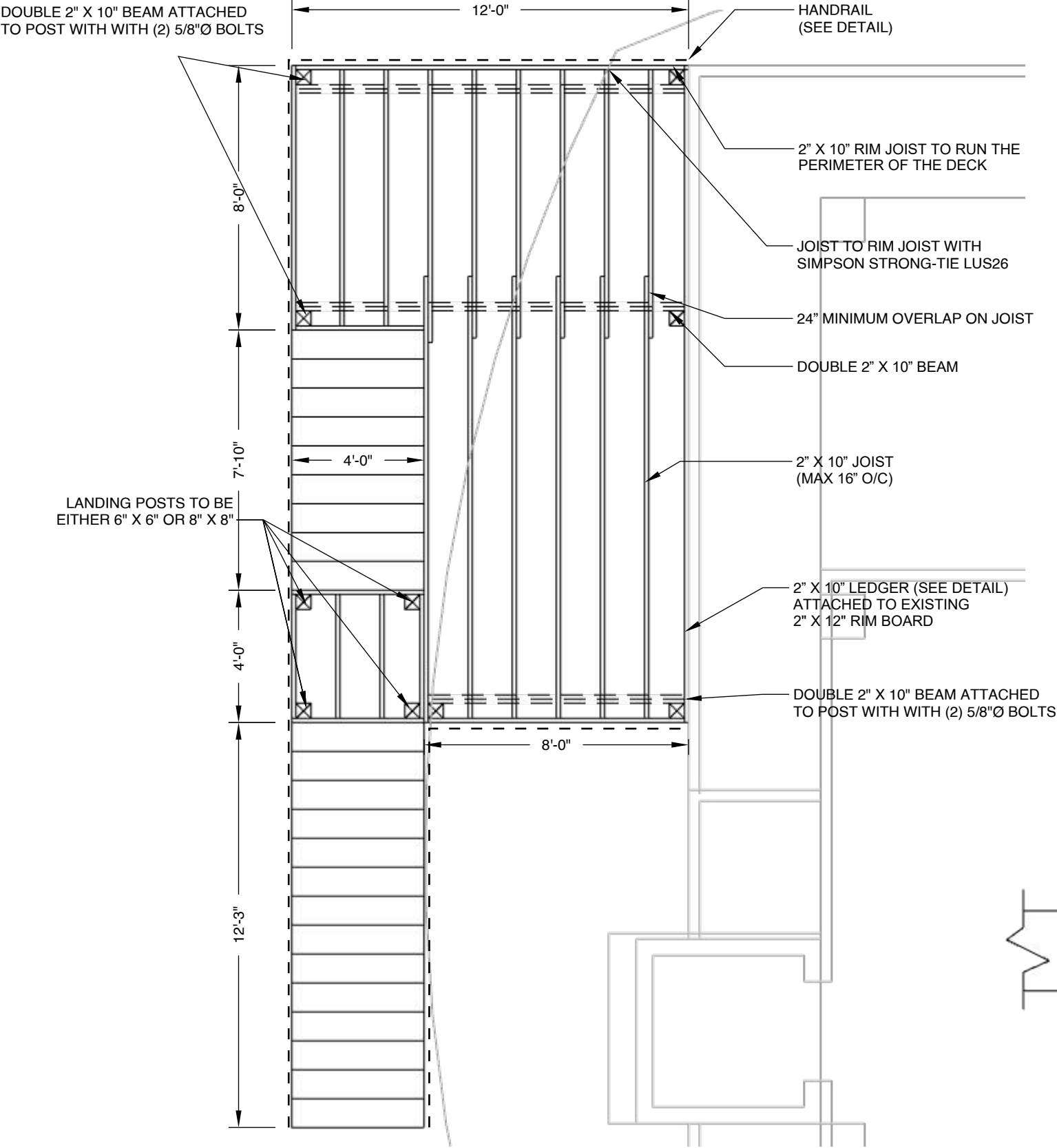
SCALE = 1"



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DECK FRAMING PLAN

SCALE = 1/4"

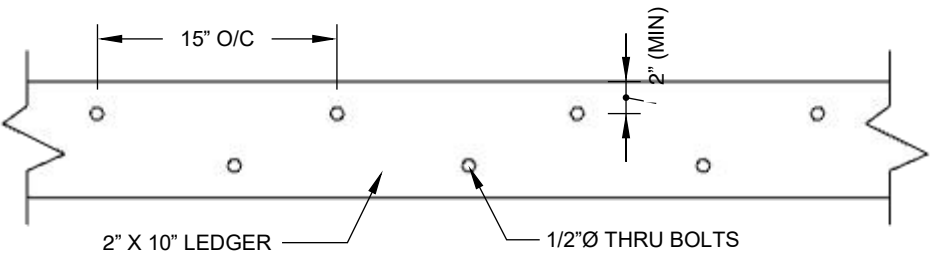
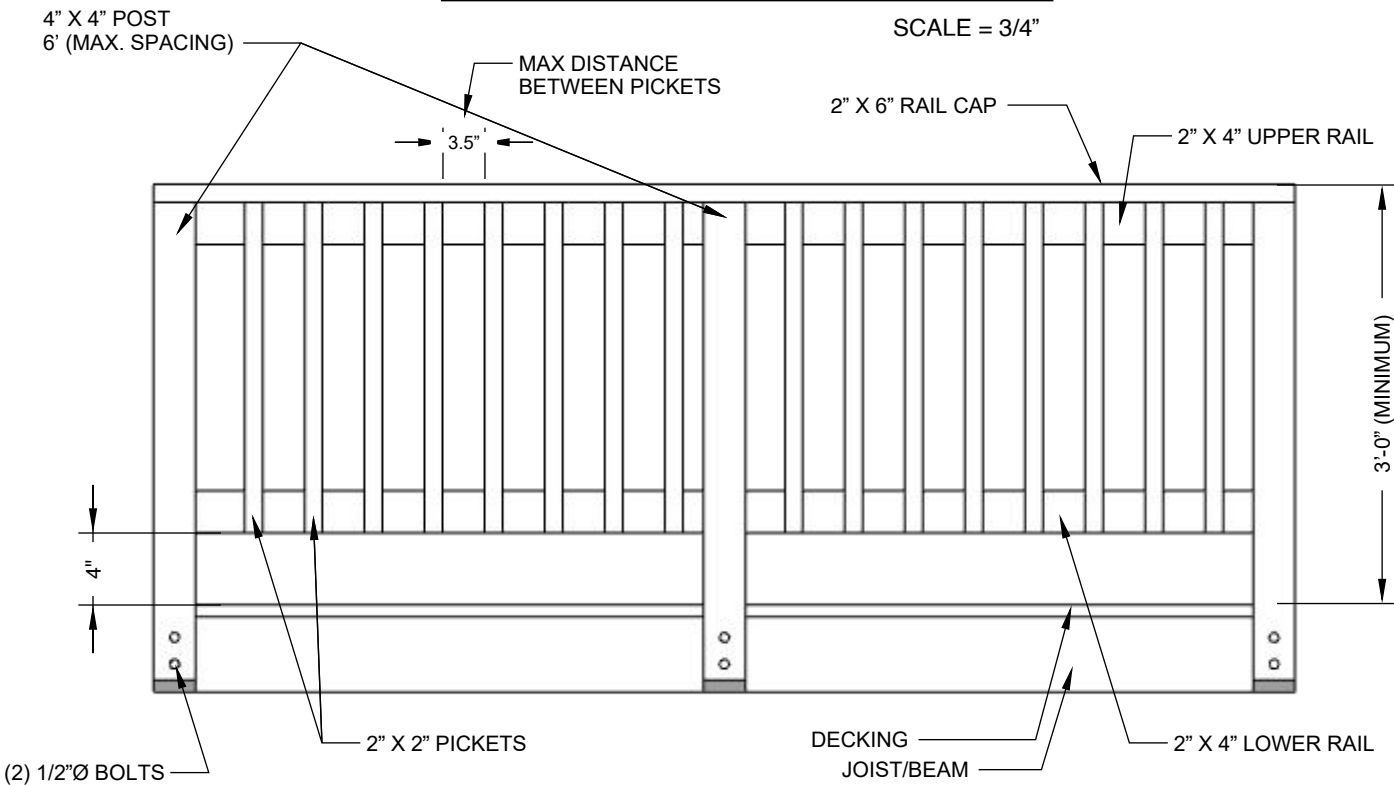


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HANDRAIL DETAIL

SCALE = 3/4"



LEDGER DETAIL

SCALE = 1"

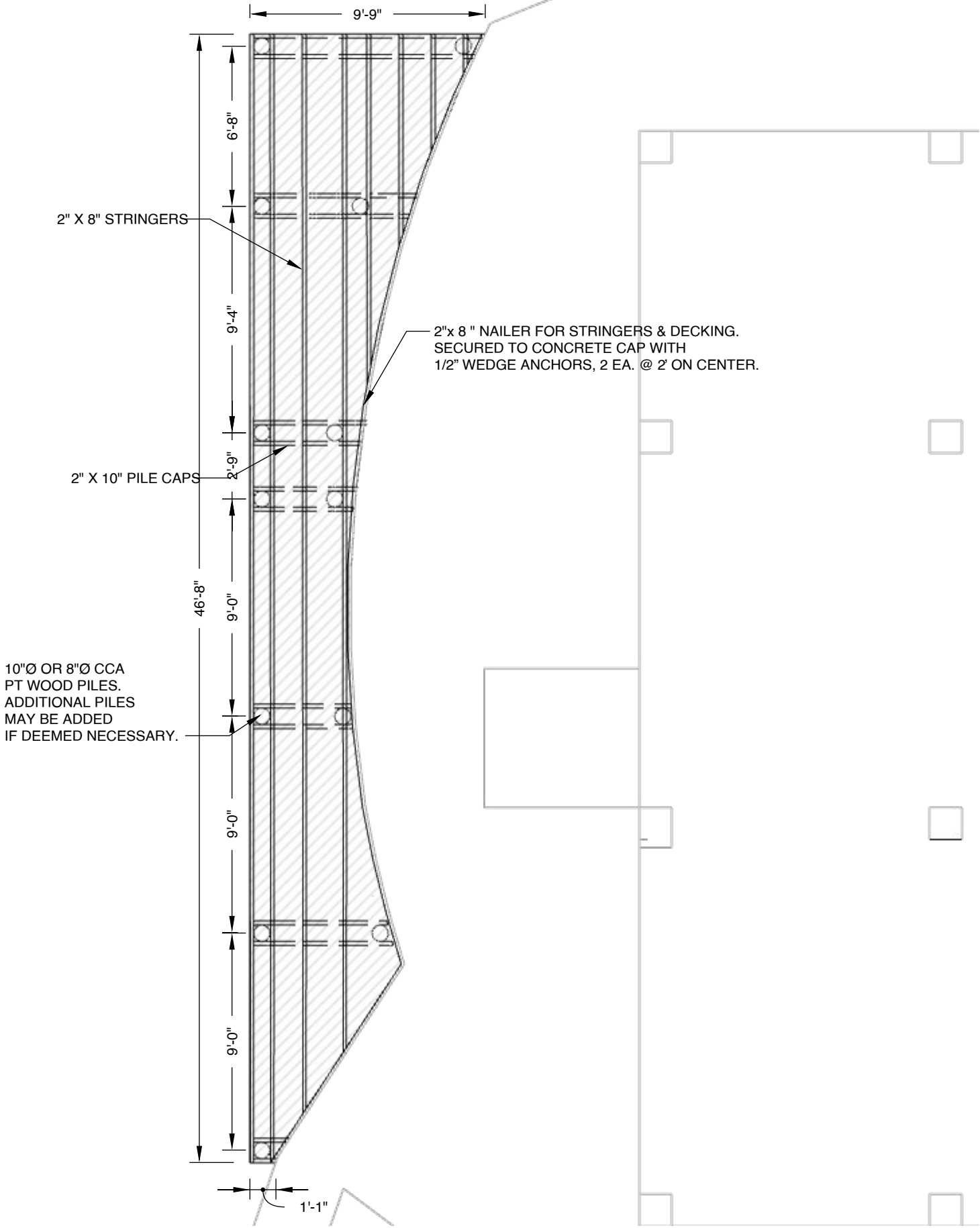
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DOCK FRAMING PLAN

SCALE = 3/16"

SCOPE OF WORK:
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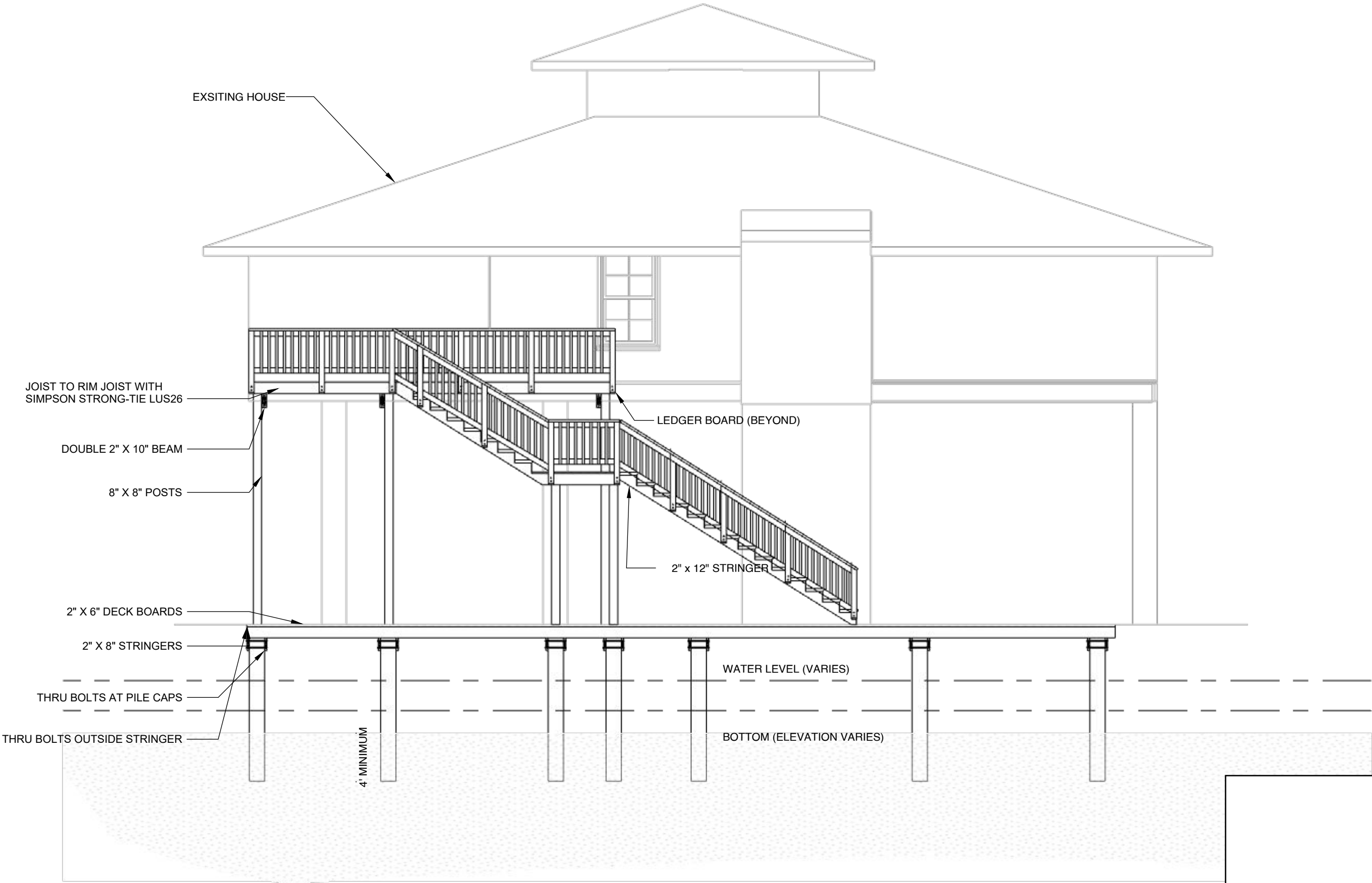
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SCALE:	AS SHOWN
SHEET:	5 OF 6
REV:	

REDACTED FOR PORTFOLIO
USE

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DECK ELEVATION

SCALE = 3/16"



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