



AGENDA

Niceville Community Redevelopment Agency (CRA) Board Meeting

February 11, 2025

5:00 PM

- 1. Call to Order**
- 2. Approval of Minutes**
 - a. November 12, 2024 Regular Board Meeting**
- 3. Agenda Modifications**
- 4. Presentations – Action Requested**
 - a. AVCON- Old Town Landing Phase 2 (Bayside Park) Conceptual Design**
 - b. KG Development Services, LLC– Old Town Landing Phase I Construction Plans**
- 5. Public Comment on Agenda Items**
- 6. Next Meeting – March 10, 2025**
- 7. Adjournment**



2.a

MINUTES
NICEVILLE COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD
MEETING
CITY OF NICEVILLE, FLORIDA
NOVEMBER 12, 2024

CALL TO ORDER

CRA Chairman Henkel called the meeting to order at 5 PM. All CRA Commissioners were present. Also present were Niceville City Manager, David Deitch; CRA Manager, Kristen Shell; City Clerk, Dan Doucet; City Attorney Steven Hall, and Deputy City Clerk Wendy Farmer.

1. CRA Manager Call to Order
2. Approval of Minutes
 - a. October 8, 2024 Regular Board Meeting

Commissioner Nodjomian moved approval of the minutes and Commissioner Stauffer seconded.

Commission Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Henkel-yes; Donahoo-yes; Stauffer-yes. Motion passed

3. Agenda Modifications

Ms. Shell stated there were no modifications to the agenda.

4. CRA Manager Updates – Discussion Only, No Action Requested

- a. Landing Phase I Permitting

Ms. Shell explained that they were not able to get the setback waiver for the riparian rights to have the kayak and canoe launch on the west side of the dock facility, so that is being removed in order to obtain the permit. The adjacent property owner on the west side would not agree to the setback. Discussion followed regarding the setback. Commissioner Henkel asked if there was an approval needed for this and Ms. Shell replied it was an update only.

- b. Landing Phase I Deck and Shade Color Update

Ms. Shell explained that Commissioner Alley had stopped by and selected white for the color for the shade facility on the dock and pier, and a sort of beige gray for the decking material, which is a composite concrete.

c. CRA Plan Update

Ms. Shell stated that if there is money left over, they might want to go out for a Request for Proposal (RFP), to update the CRA plan document. Discussion followed regarding funds, the vision looking forward, and having RFP document language written for the next meeting.

5. Presentations – Action Requested

a. Staff - Old Town Landing Logo and CRA Logo Design

Commissioner Alley moved approval of the logo designs and Commissioner Stauffer seconded. Commissioner Alley stated the logos are hard to see in the email due to the shadowing. Discussion followed regarding the differences in the printer version and electronic version, making it stand out more, and making it more 3D rather than shadowed. The Commission voted included the modifications.

Commission Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Henkel-yes; Donahoo-yes; Stauffer-yes. Motion passed

b. Staff – Request approval of the of Old Town Landing Phase 3 RFP

Ms. Shell stated she wanted to get an okay for the selection process and the selection timeline. She explained that Mr. Deitch and her would be the selection committee, and they would shortlist and bring forward recommendations for the CRA Board to make the final decision. Commissioner Henkel asked if something should be added regarding the event center and Ms. Shell replied that could be done. Discussion then followed regarding scoring of the applicants. It was determined that when the finalists come in for the interviews, they would start with a clean slate. Ms. Shell went over the timeline: issue the RFP after December 16th, the submittal for proposals would be March 28th, then approximately two weeks to review, and do interviews on April 8th. Commissioner Nodjomian asked what the logic was for three months? He stated if you wait, you will have two new members. If you want the experience from this Commission, you need it done by March. Discussion followed regarding time line, with the determination to have a January proposal deadline and February review. Discussion followed regarding leasing or selling property, and the language in the RFP gives the maximum flexibility.

Commission Nodjomian moved approval with the two modifications and Commissioner Stauffer seconded.

Commission Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Henkel-yes; Donahoo-yes; Stauffer-yes. Motion passed

c. Public Comment on Agenda Items

d. Next Meeting – January 15, 2025

e. Adjournment

Commissioner Schaetzle moved approval and Commissioner Stauffer seconded.

Commission Vote: Nodjomian-yes; Schaetzle-yes; Alley-yes; Henkel-yes; Donahoo-yes; Stauffer-yes. Motion passed

There being no further discussion, the meeting adjourned at 5:36 PM.

COMMISSION CHAIRMAN

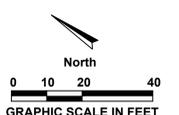
ATTEST:

RECORDING SECRETARY

MinutesCRA11122024



4.a



CONCEPTUAL SITE PLAN-BAYSIDE

NICEVILLE HISTORIC OLD TOWN LANDING AND COMMERCIAL VILLAGE
NOVEMBER 05, 2024

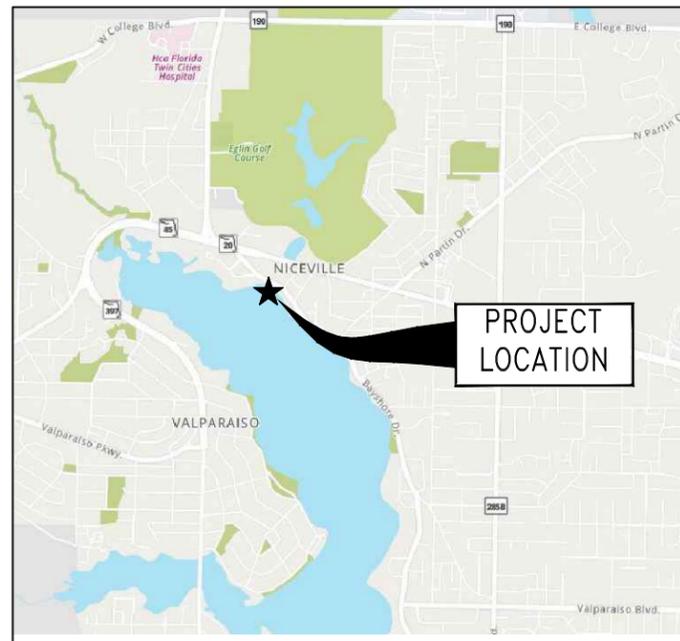




4.b

CONSTRUCTION PLANS FOR NICEVILLE LANDING CITY OF NICEVILLE, FL

DANIEL HENKEL - MAYOR
CATHY ALLEY
CARL DONAHOO
SAL NADJOMIAN
BILL SCHAEZLE
DOUG STAUFFER
DAVID DEITCH - CITY MANAGER
KRISTEN SHELL - CITY PROJECT MANAGER



VICINITY MAP
NOT TO SCALE



JANUARY 2025

PREPARED BY



SITE-CIVIL ENGINEERS

KG DEVELOPMENT SERVICES, LLC
1550 CREIGHTON RD, SUITE 1
PENSACOLA, FL 32504
850-332-6288

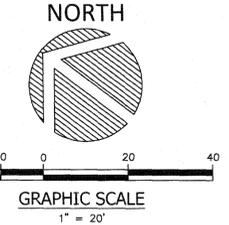
FL Certificate of Auth. # 32274

KG PROJECT No. 2305-2

SHEET INDEX

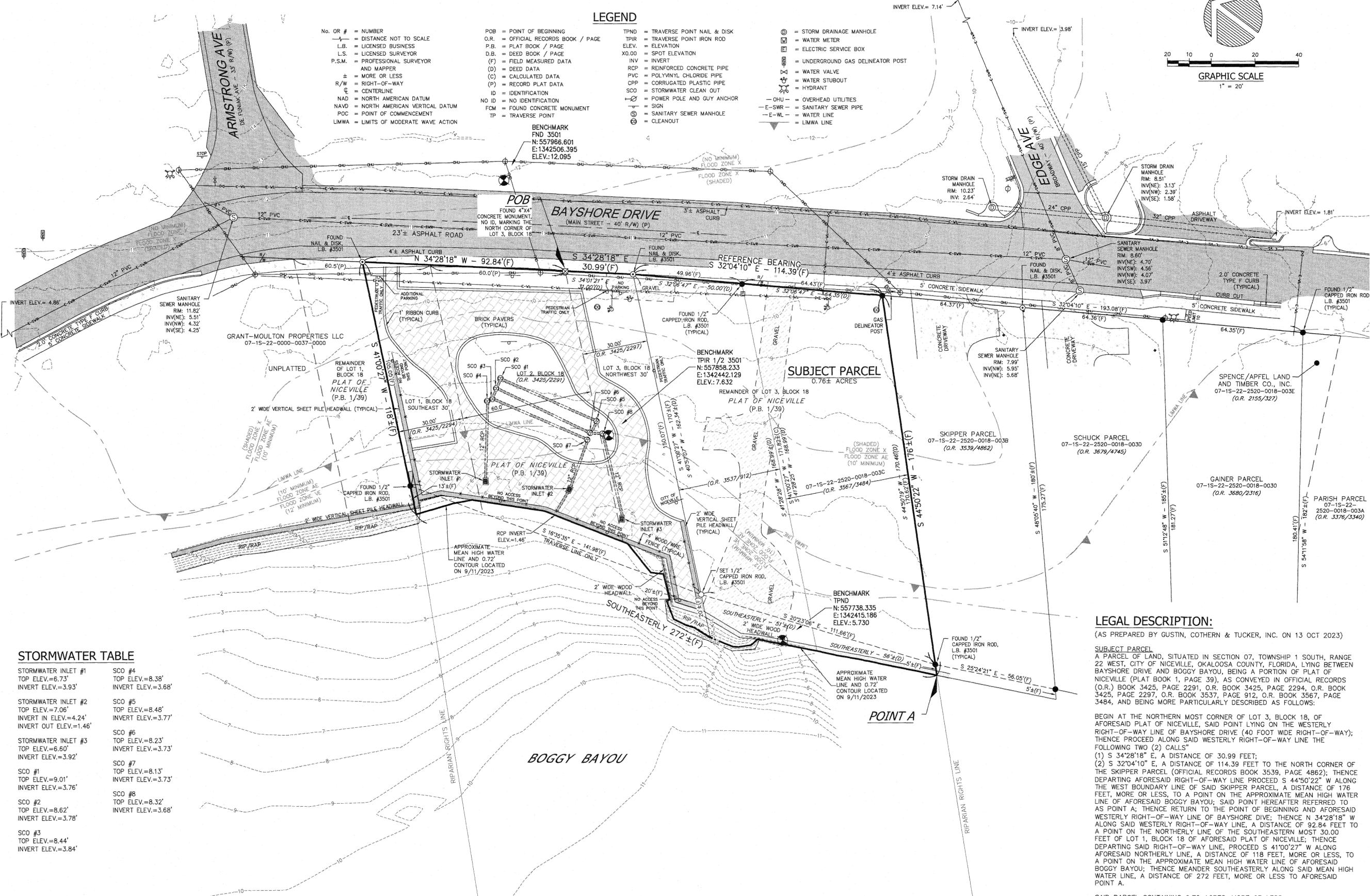
SHEET	CONTENT
G-000	COVER SHEET
X-01	SURVEY
X-02	SURVEY
C-101	SITE PLAN
C-102	PILE AND BEAM LOCATION PLAN
C-103	JOIST AND DECKING PLAN
C-900	DETAILS
A-000	SHADE STRUCTURE
A-101	INDEX, KEY NOTES
A-102	CONCRETE PILE LAYOUT
A-103	CONCRETE BEAM LAYOUT
A-104	PLAN - MAIN STRUCTURE
A-105	BUNP-OUT SHADE STRUCTURE
A-200	SHADE STRUCTURE ELEVATIONS
A-300	SECTION - MAIN SHADE
A-301	SECTION - MAIN SHADE
A-302	SECTION - BUMP-OUT SHADE
A-400	RAILING DETAILS
A-500	

NICEVILLE LANDING BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY



LEGEND

- | | | | |
|---------------------------------------|-------------------------------------|-----------------------------------|-------------------------------------|
| No. OR # = NUMBER | POB = POINT OF BEGINNING | TPND = TRAVERSE POINT NAIL & DISK | ⊙ = STORM DRAINAGE MANHOLE |
| — = DISTANCE NOT TO SCALE | O.R. = OFFICIAL RECORDS BOOK / PAGE | TPIR = TRAVERSE POINT IRON ROD | ⊠ = WATER METER |
| L.B. = LICENSED BUSINESS | P.B. = PLAT BOOK / PAGE | ELEV. = ELEVATION | ⊞ = ELECTRIC SERVICE BOX |
| L.S. = LICENSED SURVEYOR | D.B. = DEED BOOK / PAGE | X0.00 = SPOT ELEVATION | ⊞ = UNDERGROUND GAS DELINEATOR POST |
| P.S.M. = PROFESSIONAL SURVEYOR | (F) = FIELD MEASURED DATA | INV = INVERT | ⊞ = WATER VALVE |
| AND MAPPER | (D) = DEED DATA | RCP = REINFORCED CONCRETE PIPE | ⊞ = WATER STUBOUT |
| ± = MORE OR LESS | (C) = CALCULATED DATA | PVC = POLYVINYL CHLORIDE PIPE | ⊞ = HYDRANT |
| R/W = RIGHT-OF-WAY | (P) = RECORD PLAT DATA | CPP = CORRUGATED PLASTIC PIPE | — OHU = OVERHEAD UTILITIES |
| ⊞ = CENTERLINE | ID = IDENTIFICATION | SCO = STORMWATER CLEAN OUT | — E-SWR = SANITARY SEWER PIPE |
| NAD = NORTH AMERICAN DATUM | NO ID = NO IDENTIFICATION | ⊞ = POWER POLE AND GUY ANCHOR | — E-WL = WATER LINE |
| NAVD = NORTH AMERICAN VERTICAL DATUM | NO ID = NO IDENTIFICATION | ⊞ = SIGN | — = LMWA LINE |
| POC = POINT OF COMMENCEMENT | FCM = FOUND CONCRETE MONUMENT | ⊞ = SANITARY SEWER MANHOLE | |
| LMWA = LIMITS OF MODERATE WAVE ACTION | TP = TRAVERSE POINT | ⊞ = CLEANOUT | |



STORMWATER TABLE

STORMWATER INLET #1 TOP ELEV.=6.73' INVERT ELEV.=3.93'	SCO #4 TOP ELEV.=8.38' INVERT ELEV.=3.68'
STORMWATER INLET #2 TOP ELEV.=7.06' INVERT IN ELEV.=4.24' INVERT OUT ELEV.=1.46'	SCO #5 TOP ELEV.=8.48' INVERT ELEV.=3.77'
STORMWATER INLET #3 TOP ELEV.=6.60' INVERT ELEV.=3.92'	SCO #6 TOP ELEV.=8.23' INVERT ELEV.=3.73'
SCO #1 TOP ELEV.=9.01' INVERT ELEV.=3.76'	SCO #7 TOP ELEV.=8.13' INVERT ELEV.=3.73'
SCO #2 TOP ELEV.=8.62' INVERT ELEV.=3.78'	SCO #8 TOP ELEV.=8.32' INVERT ELEV.=3.68'
SCO #3 TOP ELEV.=8.44' INVERT ELEV.=3.84'	

LEGAL DESCRIPTION:

(AS PREPARED BY GUSTIN, COTHERN & TUCKER, INC. ON 13 OCT 2023)

SUBJECT PARCEL
A PARCEL OF LAND, SITUATED IN SECTION 07, TOWNSHIP 1 SOUTH, RANGE 22 WEST, CITY OF NICEVILLE, OKALOOSA COUNTY, FLORIDA, LYING BETWEEN BAYSHORE DRIVE AND BOGGY BAYOU, BEING A PORTION OF PLAT OF NICEVILLE (PLAT BOOK 1, PAGE 39), AS CONVEYED IN OFFICIAL RECORDS (O.R.) BOOK 3425, PAGE 2291, O.R. BOOK 3425, PAGE 2294, O.R. BOOK 3425, PAGE 2297, O.R. BOOK 3537, PAGE 912, O.R. BOOK 3567, PAGE 3484, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERN MOST CORNER OF LOT 3, BLOCK 18, OF AFORESAID PLAT OF NICEVILLE, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF BAYSHORE DRIVE (40 FOOT WIDE RIGHT-OF-WAY); THENCE PROCEED ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CALLS"
 (1) S 34°28'18" E, A DISTANCE OF 30.99 FEET;
 (2) S 32°04'10" E, A DISTANCE OF 114.39 FEET TO THE NORTH CORNER OF THE SKIPPER PARCEL (OFFICIAL RECORDS BOOK 3539, PAGE 4862); THENCE DEPARTING AFORESAID RIGHT-OF-WAY LINE PROCEED S 44°50'22" W ALONG THE WEST BOUNDARY LINE OF SAID SKIPPER PARCEL, A DISTANCE OF 176 FEET, MORE OR LESS, TO A POINT ON THE APPROXIMATE MEAN HIGH WATER LINE OF AFORESAID BOGGY BAYOU; SAID POINT HEREAFTER REFERRED TO AS POINT A; THENCE RETURN TO THE POINT OF BEGINNING AND AFORESAID WESTERLY RIGHT-OF-WAY LINE OF BAYSHORE DRIVE, THENCE N 34°28'18" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 92.84 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHEASTERN MOST 30.00 FEET OF LOT 1, BLOCK 18 OF AFORESAID PLAT OF NICEVILLE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S 41°00'27" W ALONG AFORESAID NORTHERLY LINE, A DISTANCE OF 118 FEET, MORE OR LESS, TO A POINT ON THE APPROXIMATE MEAN HIGH WATER LINE OF AFORESAID BOGGY BAYOU; THENCE MEANDER SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 272 FEET, MORE OR LESS TO AFORESAID POINT A.

SAID PARCEL CONTAINING 0.76 ACRES, MORE OR LESS.

SEE SHEET 2 OF 2 FOR RIPARIAN RIGHTS

Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LIDAR

Gustin, Cothorn & Tucker, Inc.
G.C.T. LAND SURVEYING & MAPPING

www.gctsurveying.com L.B. No. 3501
121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

NOT A PUBLIC RECORD
GUSTIN, COTHERN & TUCKER, INC.
ALLEN E. TUCKER, P.S.M. No. 4984
DOUGLAS A. WARDEN HEUVEL, P.S.M. No. 4585
DATE 14 NOV 2023
© G.C.T., INC. 2023

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
NICEVILLE LANDING

LOT 2, PLAT OF NICEVILLE (PLAT BOOK 1, PAGE 39) IN SECTION 07, TOWNSHIP 1 SOUTH, RANGE 22 WEST, CITY OF NICEVILLE, OKALOOSA COUNTY, FLORIDA

PARCEL ID: 07-15-22-2520-0018-0020

DATE	DRAWN BY	REVISION
10/13/2023	B. WISE	INITIAL RELEASE
11/14/2023	B. WISE	REVISED RIPARIAN LINE

SURVEY TYPE:
BOUNDARY & TOPOGRAPHIC

FIELD DATE:
11 SEP 2023

FIELD BOOK:
23-16, PP. 60-61 (2G)

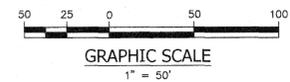
DATUM: (HORIZONTAL/VERTICAL)
NAD 83 NAVD 88

CITY OF NICEVILLE

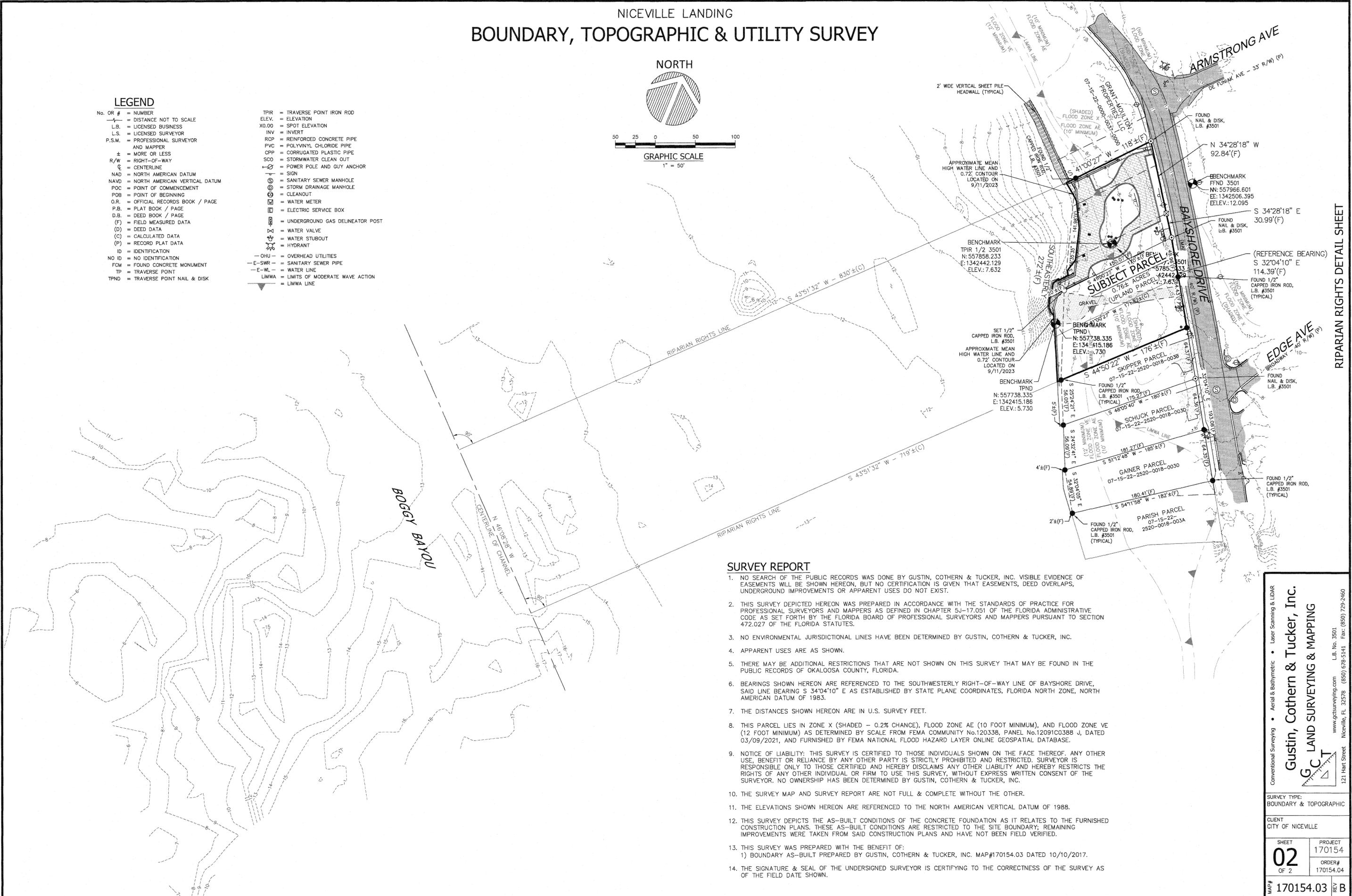
SHEET 01 OF 2 PROJECT 170154 ORDER# 170154.04

MAP# 170154.03 REV B

NICEVILLE LANDING BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY



LEGEND	
No. OR #	= NUMBER
—	= DISTANCE NOT TO SCALE
L.B.	= LICENSED BUSINESS
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⊙	= STORM DRAINAGE MANHOLE
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⊙	= WATER METER
⊙	= ELECTRIC SERVICE BOX
⊙	= UNDERGROUND GAS DELINEATOR POST
⊙	= WATER VALVE
⊙	= WATER STUBOUT
⊙	= HYDRANT
—	= OVERHEAD UTILITIES
—	= SANITARY SEWER PIPE
—	= WATER LINE
—	= LIMITS OF MODERATE WAVE ACTION
—	= LIMWA LINE



SURVEY REPORT

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BAYSHORE DRIVE, SAID LINE BEARING S 34°04'10" E AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS PARCEL LIES IN ZONE X (SHADED - 0.2% CHANCE), FLOOD ZONE AE (10 FOOT MINIMUM), AND FLOOD ZONE VE (12 FOOT MINIMUM) AS DETERMINED BY SCALE FROM FEMA COMMUNITY No.120338, PANEL No.1209100388 J, DATED 03/09/2021, AND FURNISHED BY FEMA NATIONAL FLOOD HAZARD LAYER ONLINE GEOSPATIAL DATABASE.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THE SURVEY MAP AND SURVEY REPORT ARE NOT FULL & COMPLETE WITHOUT THE OTHER.
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THIS SURVEY DEPICTS THE AS-BUILT CONDITIONS OF THE CONCRETE FOUNDATION AS IT RELATES TO THE FURNISHED CONSTRUCTION PLANS. THESE AS-BUILT CONDITIONS ARE RESTRICTED TO THE SITE BOUNDARY; REMAINING IMPROVEMENTS WERE TAKEN FROM SAID CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF:
1) BOUNDARY AS-BUILT PREPARED BY GUSTIN, COTHERN & TUCKER, INC. MAP#170154.03 DATED 10/10/2017.
- THE SIGNATURE & SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE FIELD DATE SHOWN.

RIPARIAN RIGHTS DETAIL SHEET

Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LIDAR

Gustin, Cothern & Tucker, Inc.

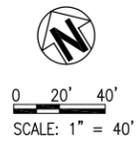
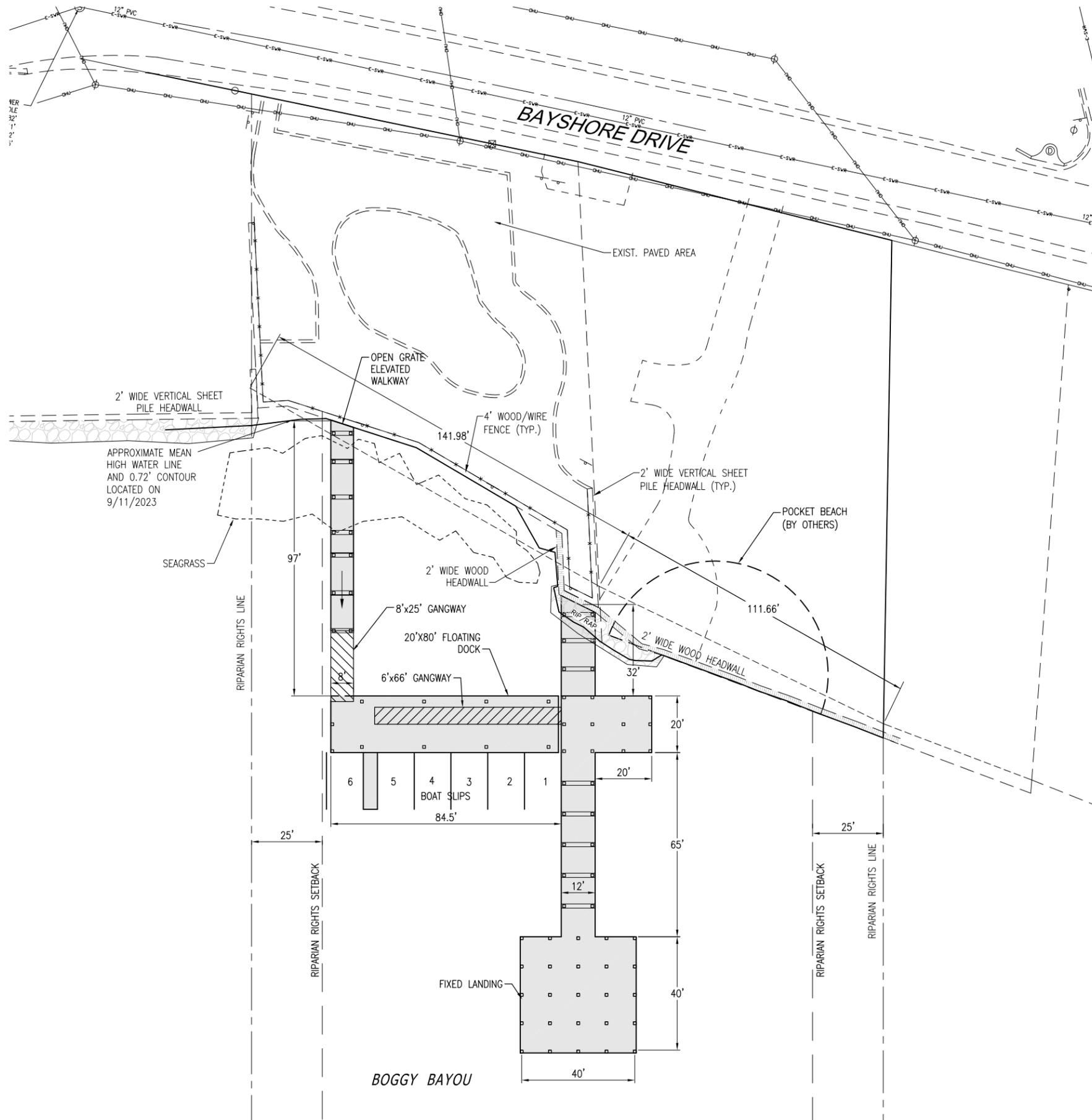
GC LAND SURVEYING & MAPPING

www.gcsurveying.com L.B. No. 3501
121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

SURVEY TYPE:
BOUNDARY & TOPOGRAPHIC

CLIENT
CITY OF NICEVILLE

SHEET 02 OF 2	PROJECT 170154 ORDER# 170154.04
MAP# 170154.03	REV B



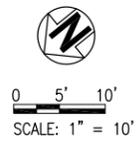
DAVID K. HEMPHILL
FL Reg. Landscape Architect #502

**NICEVILLE LANDING
NICEVILLE, FL**

NO.	DATE	APPR.	REVISION / ACTION TAKEN

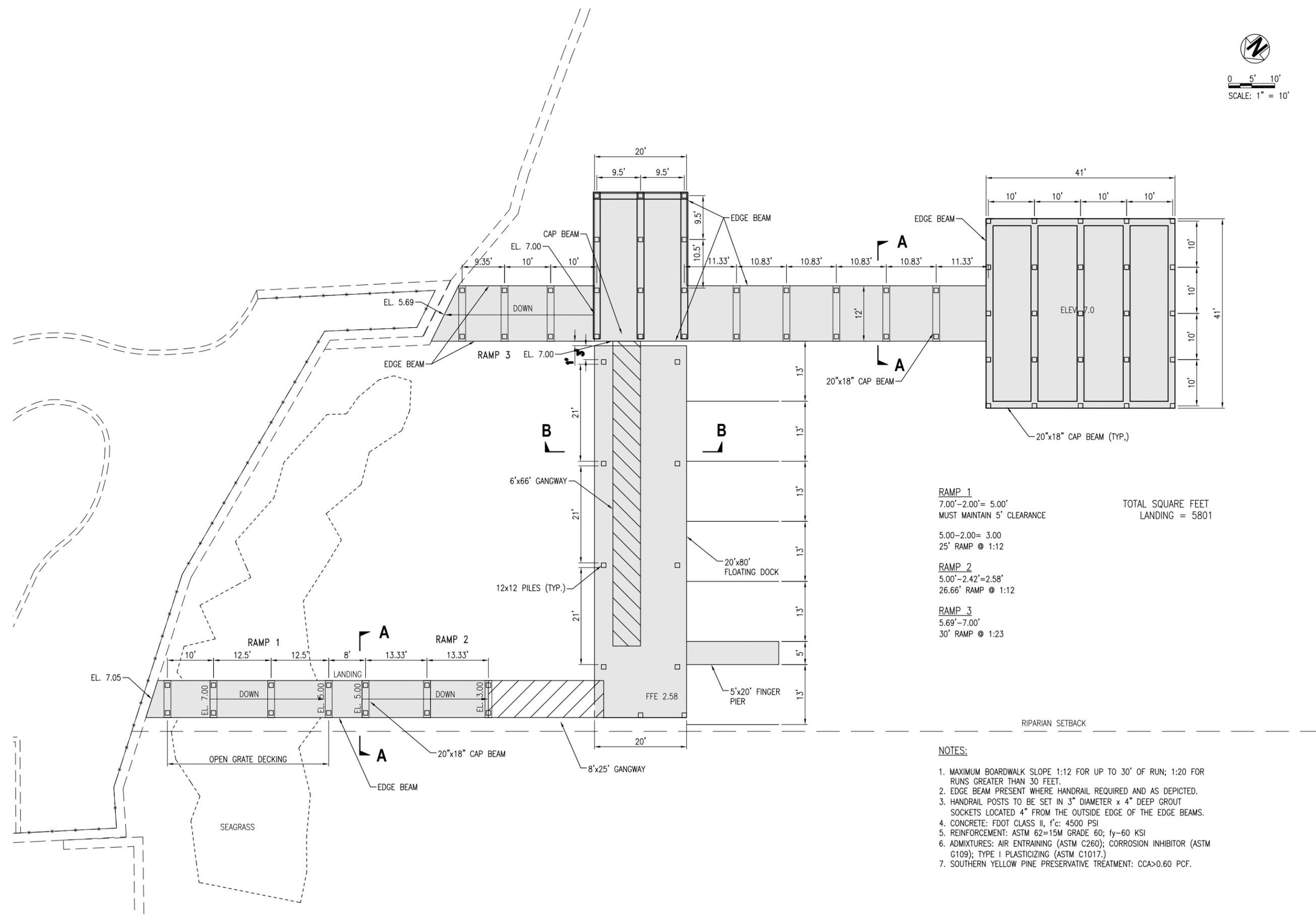
PROJECT NO: 2305-2
DATE: SEPT 2024
PROJECT MGR: D HEMPHILL
SCALE: AS SHOWN

SITE PLAN
NOT RELEASED FOR CONSTRUCTION



DAVID K. HEMPHILL
FL Reg. Landscape
Architect #502

NICEVILLE LANDING
NICEVILLE, FL



RAMP 1
7.00'-2.00'= 5.00'
MUST MAINTAIN 5' CLEARANCE

5.00'-2.00= 3.00
25' RAMP @ 1:12

RAMP 2
5.00'-2.42'=2.58'
26.66' RAMP @ 1:12

RAMP 3
5.69'-7.00'
30' RAMP @ 1:23

TOTAL SQUARE FEET
LANDING = 5801

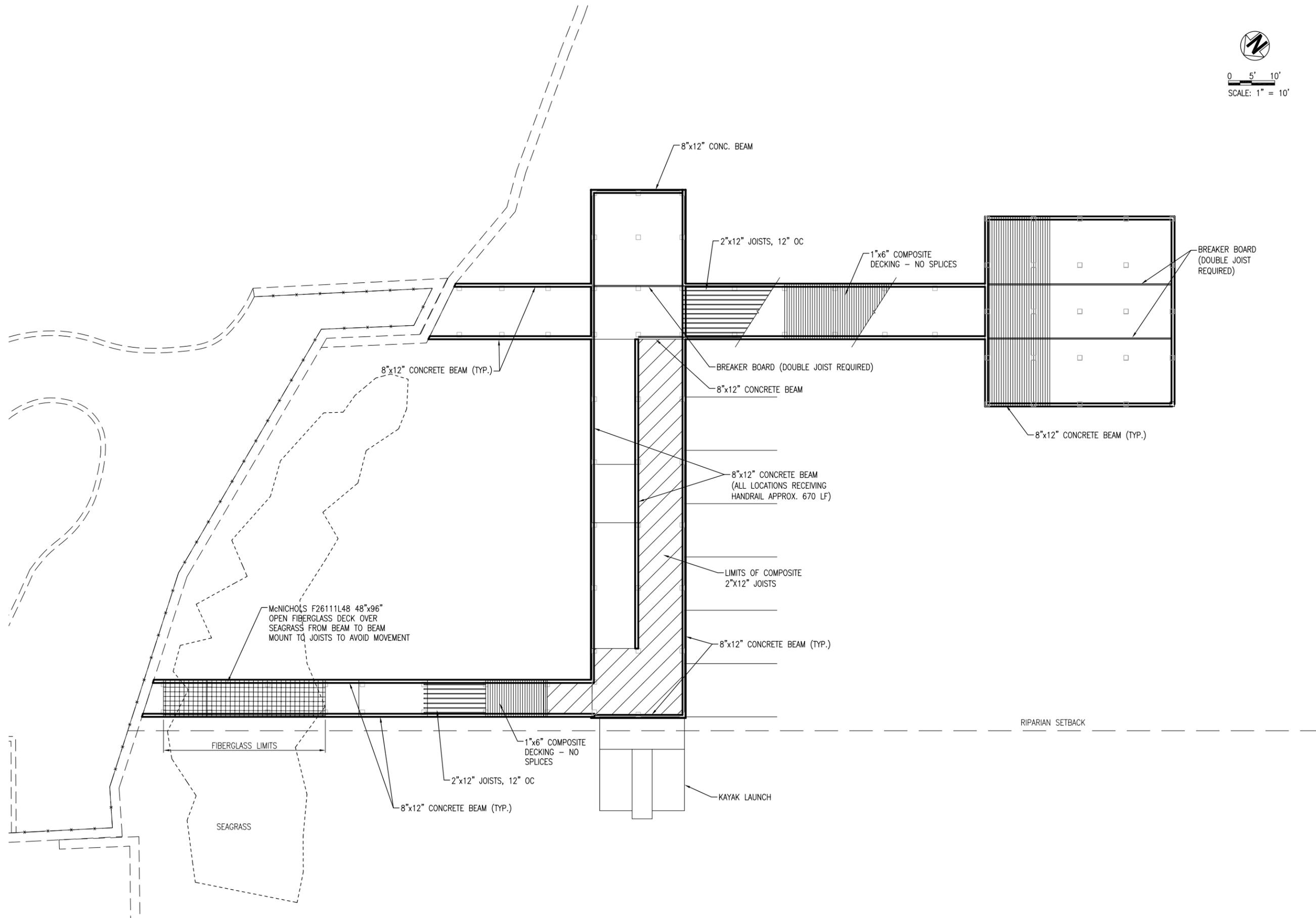
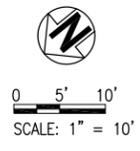
- NOTES:**
1. MAXIMUM BOARDWALK SLOPE 1:12 FOR UP TO 30' OF RUN; 1:20 FOR RUNS GREATER THAN 30 FEET.
 2. EDGE BEAM PRESENT WHERE HANDRAIL REQUIRED AND AS DEPICTED.
 3. HANDRAIL POSTS TO BE SET IN 3" DIAMETER x 4" DEEP GROUT SOCKETS LOCATED 4" FROM THE OUTSIDE EDGE OF THE EDGE BEAMS.
 4. CONCRETE: FDOT CLASS II, f'c: 4500 PSI
 5. REINFORCEMENT: ASTM 62=15M GRADE 60; fy=60 KSI
 6. ADMIXTURES: AIR ENTRAINING (ASTM C260); CORROSION INHIBITOR (ASTM G109); TYPE I PLASTICIZING (ASTM C1017.)
 7. SOUTHERN YELLOW PINE PRESERVATIVE TREATMENT: CCA>0.60 PCF.

NO.	DATE	APPR.	REVISION / ACTION TAKEN

PROJECT NO: 2305-2	PROJECT MGR: D HEMPHILL
DATE: SEPT 2024	SCALE: AS SHOWN

**PILE AND BEAM
LOCATION PLAN**

**NOT RELEASED
FOR CONSTRUCTION**



DAVID K. HEMPHILL
FL Reg. Landscape
Architect #502

NICEVILLE LANDING
NICEVILLE, FL

NO.	DATE	APPR.	REVISION / ACTION TAKEN

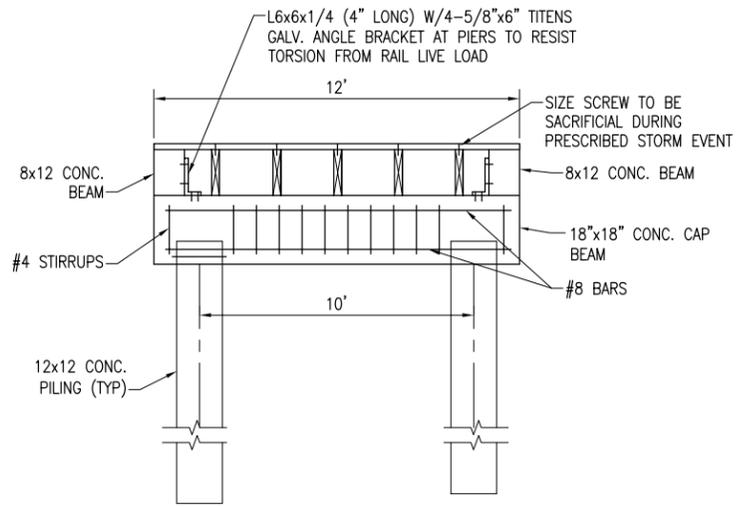
PROJECT NO: 2305-2	DATE: SEPT 2024	PROJECT MGR: D HEMPHILL
		SCALE: AS SHOWN

**JOIST AND DECKING
PLAN**

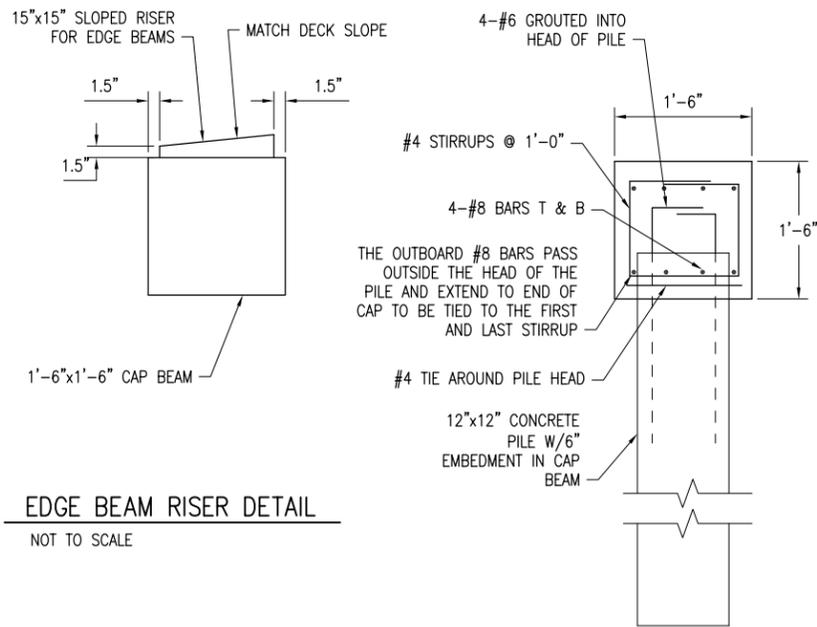
**NOT RELEASED
FOR CONSTRUCTION**

NOTES:

1. ALL WOOD PRODUCTS ARE TO BE PRESSURE-TREATED TO MARINE LEVEL.
2. ALL HARDWARE (EXCEPT STRAPS) SHALL BE HOT-DIPPED GALVANIZED.
3. JOISTS SHALL BE 12- FEET LONG TO PROVIDE AN OVERLAP AT EACH CAP BEAM W/6 FASTENERS ON EITHER SIDE OF OVERLAP.
4. STAINLESS STEEL TIE-DOWN STRAP SHALL BE SANDWICHED IN THE OVERLAP WITH 4 FASTENERS ON UPPER SIDE OF THE TIE-DOWN.

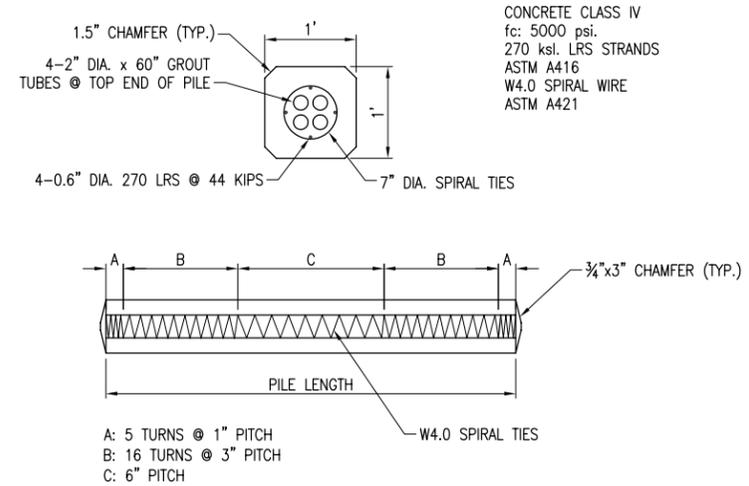


SECTION A - A (PIER SECTION)
NOT TO SCALE

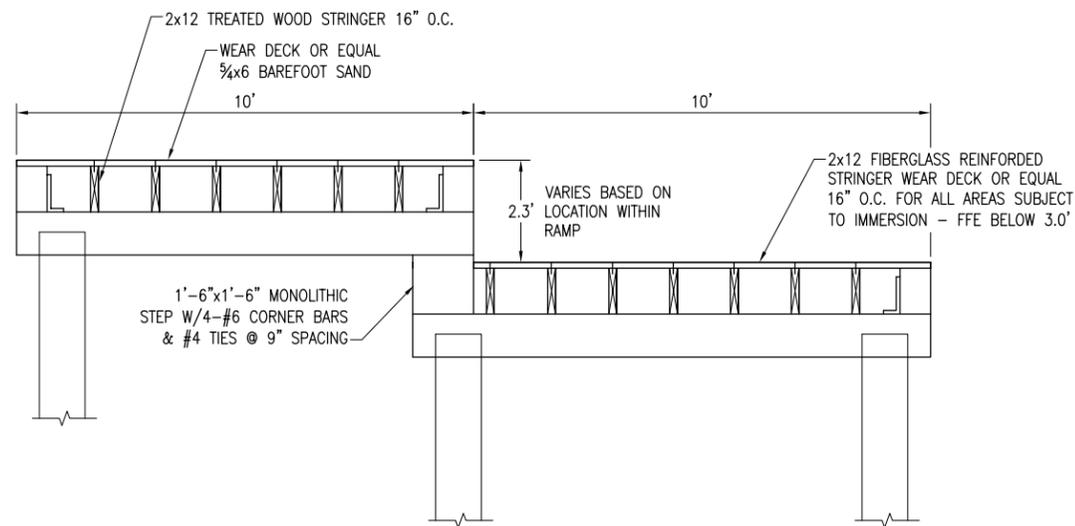


EDGE BEAM RISER DETAIL
NOT TO SCALE

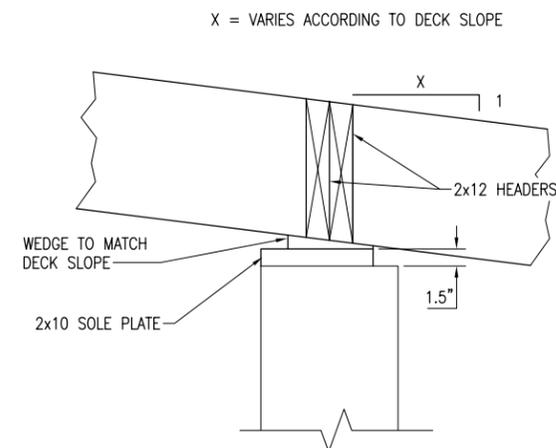
PILE AND BEAM CONNECTION
NOT TO SCALE



PRESTRESSED PILE DETAILS
NOT TO SCALE



SECTION B - B
NOT TO SCALE



SECTION C - C
NOT TO SCALE



DAVID K. HEMPHILL
FL Reg. Landscape
Architect #502

NICEVILLE LANDING
NICEVILLE, FL

NO. DATE APPR. REVISION / ACTION TAKEN

PROJECT NO: 2305-2
DATE: SEPT 2024
PROJECT MGR: D HEMPHILL
SCALE: AS SHOWN

DETAILS

NOT RELEASED
FOR CONSTRUCTION

C-900

NICEVILLE LANDING SHADE STRUCTURES & RAILINGS

PROGRESS CHECK SET - 12-20-2024



SAM MARSHALL ARCHITECTS

AA C000293

SAM MARSHALL ARCHITECTS
325 S. PALAFOX STREET
PENSACOLA, FL 32502
T (850) 433-7842
F (850) 433-0510

www.sammarshallarch.com



SHADE STRUCTURES & RAILINGS

NICEVILLE LANDING

No.	Description	Date

COVER SHEET

Date 12/20/2024
Drawn By Author
Checked By Checker

A000

ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS

CONDITIONS AND REQUIREMENTS:

- 1.1. The Contractor shall furnish all labor, equipment, and perform all work and services for the aluminum shade structures and aluminum railings. The work shall be coordinated with work of all other trades.
- 1.2. Although such work is not specifically indicated, furnish and install all supplementary and miscellaneous items, appurtenances and devices incidental to or necessary for a sound, secured and complete installation.
- 1.3. Verify dimensions by field measurements before fabrication, wherever possible without delaying project.

SUBMITTALS:

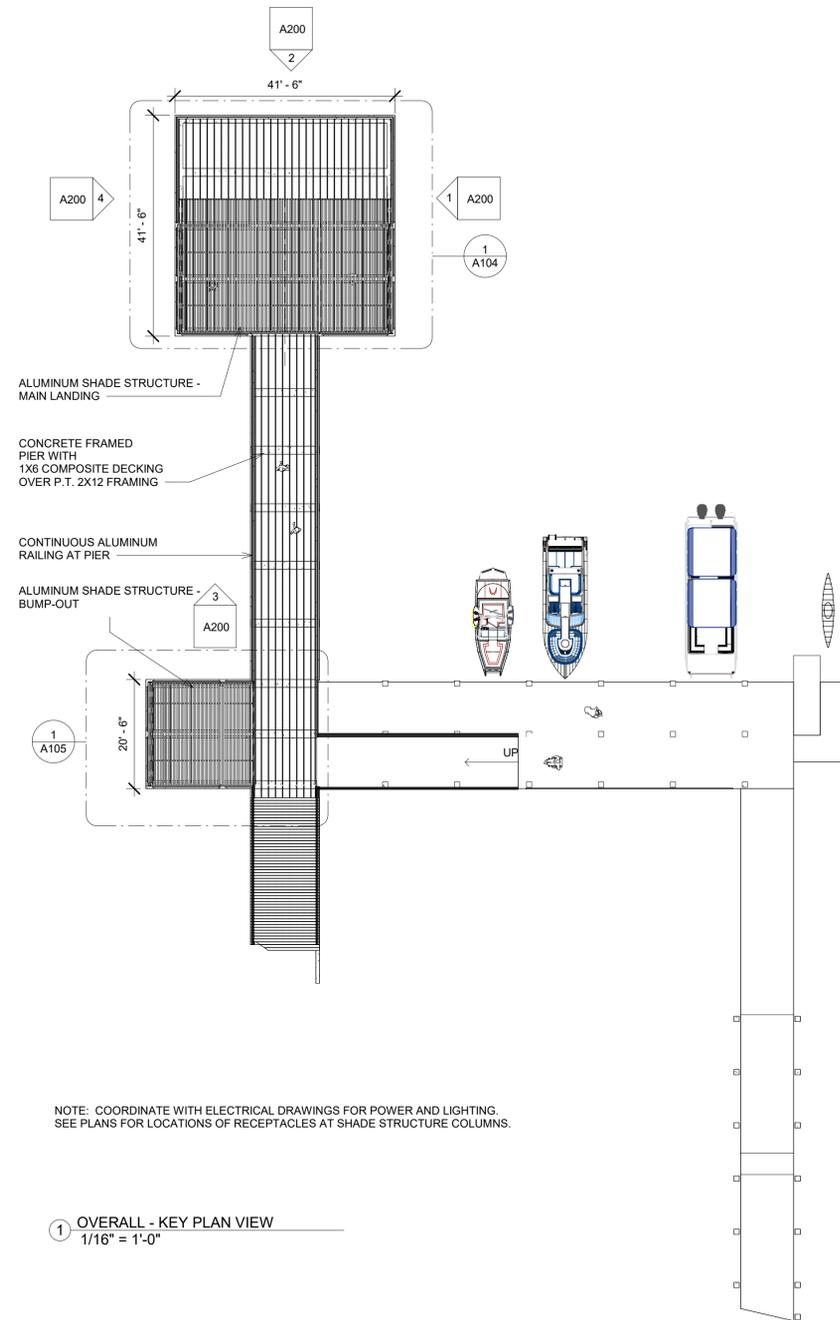
- 2.1 Provide shop drawings for fabrication and erection. Include plans, elevations and details. Show all anchorage and accessory items and finishes. Field verify all dimensions. All shop drawings shall be signed and sealed by a Registered Professional Engineer. Provide samples of aluminum railing components and finishes of the shade structures and railings.



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NOTE: COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER AND LIGHTING.
SEE PLANS FOR LOCATIONS OF RECEPTACLES AT SHADE STRUCTURE COLUMNS.

1 OVERALL - KEY PLAN VIEW
1/16" = 1'-0"

Sheet List	
Sheet Number	Sheet Name
A101	INDEX, KEY PLAN, NOTES
A200	SHADE STRUCTURE ELEVATIONS
A000	COVER SHEET
A104	PLAN - MAIN STRUCTURE
A105	BUMP-OUT SHADE STRUCTURE
A300	SECTION - MAIN SHADE
A102	LANDING CONC PILES
A103	CONCRETE BEAM LAYOUT
A302	SECTION - BUMP-OUT SHADE
A301	SECTION - MAIN SHADE
A400	RAILING DETAILS
A500	VIEWS

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

SHADE STRUCTURES & RAILINGS
NICEVILLE LANDING

No.	Description	Date

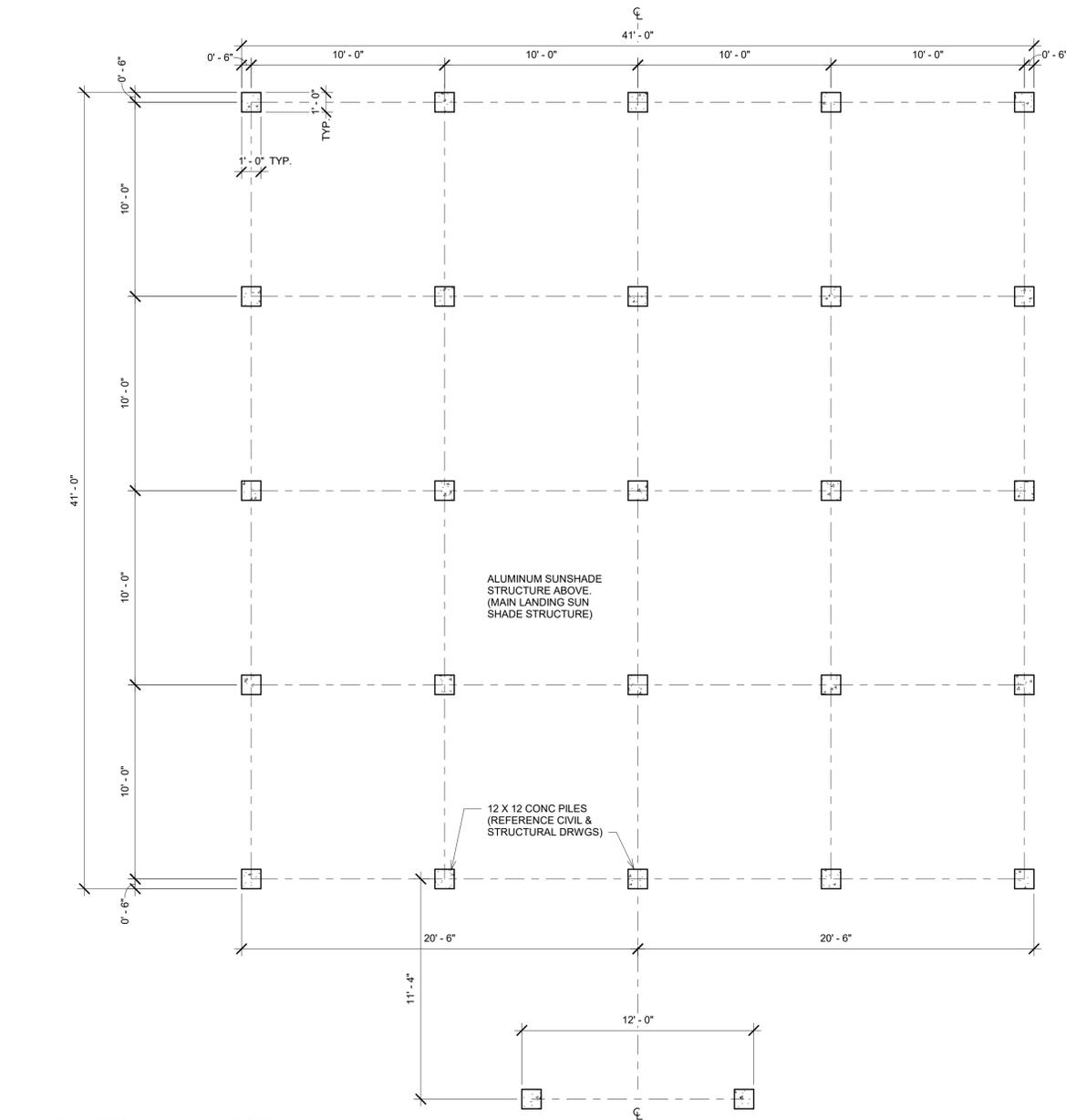
**INDEX,
KEY PLAN,
NOTES**

Date 12/20/2024
Drawn By Author
Checked By Checker

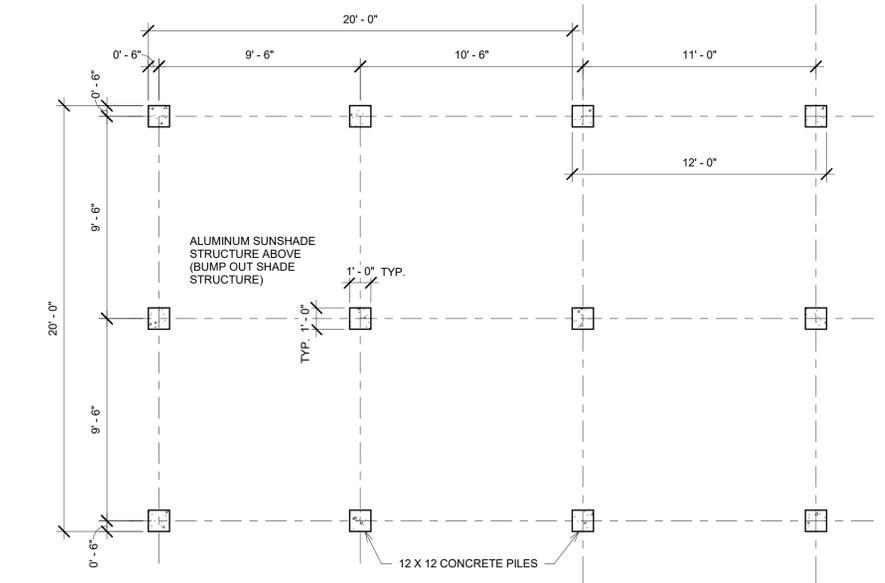
A101

SHADE STRUCTURES & RAILINGS

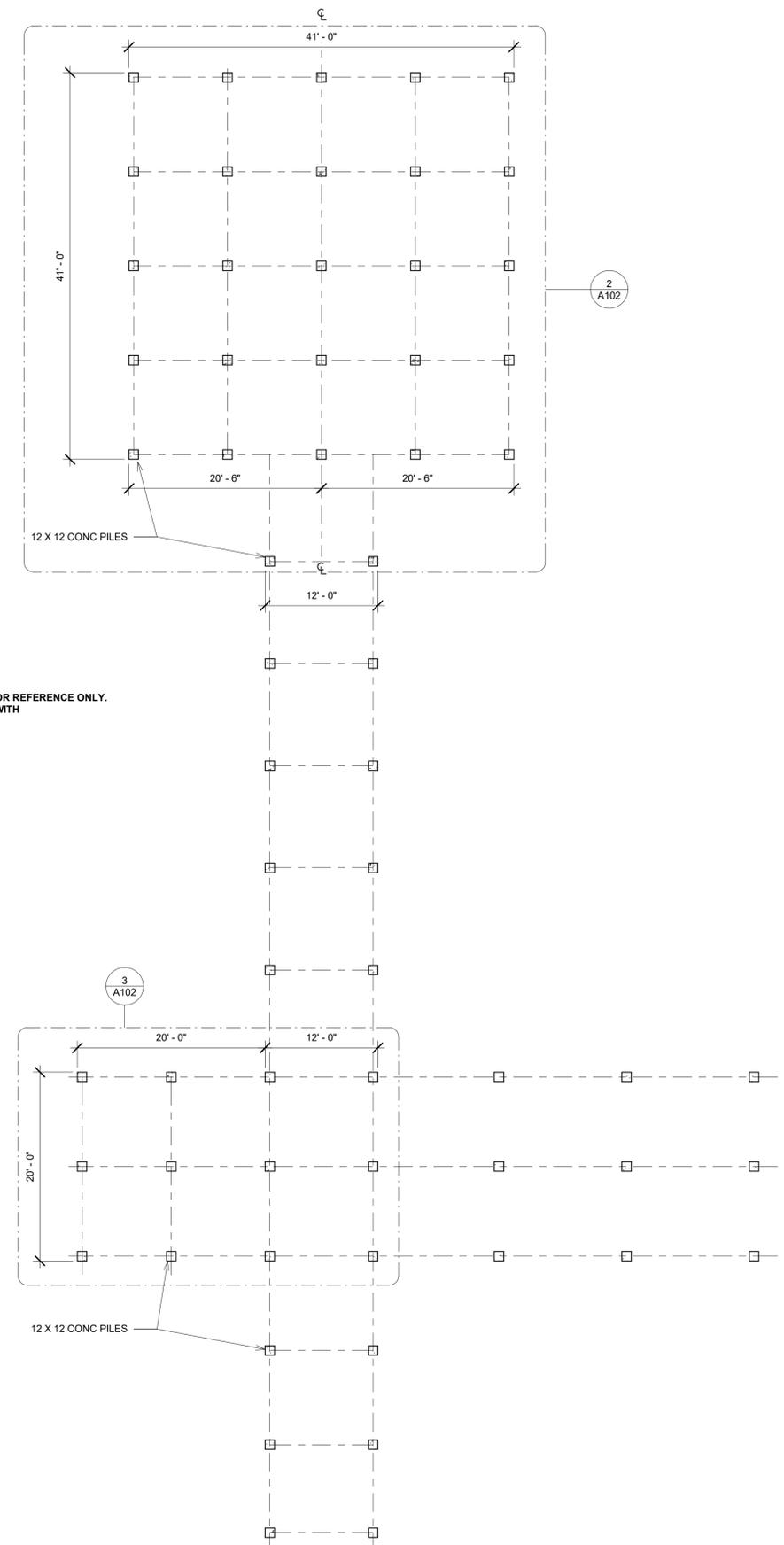
NICEVILLE LANDING



② BAYOU BOTTOM LEVEL - ENLARGED
LANDING CONC PILES
1/4" = 1'-0"



③ BAYOU BOTTOM LEVEL - ENLARGED
BUMP OUT CONC PILES
1/4" = 1'-0"



NOTE: CONCRETE PILING LAYOUT IS FOR REFERENCE ONLY.
COORDINATE LOCATIONS OF PILING WITH
CIVIL AND STRUCTURAL DRAWINGS.

① BAYOU BOTTOM LEVEL
1/8" = 1'-0"

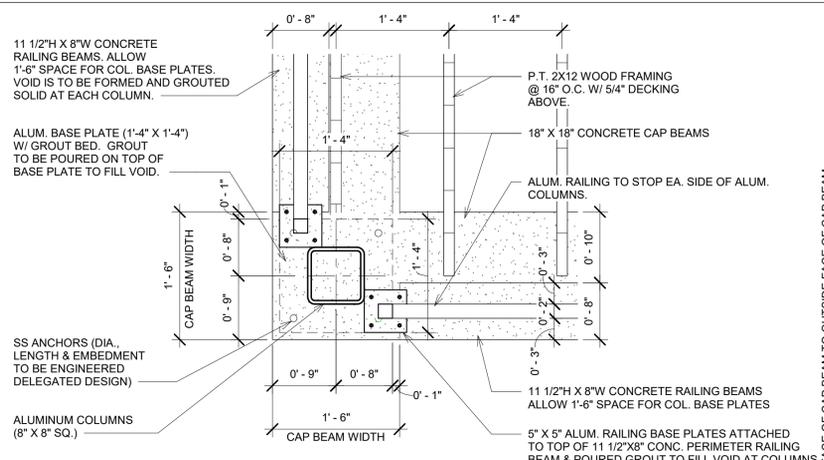
No.	Description	Date

LANDING
CONC
PILES

Date 12/20/2024
Drawn By Author
Checked By Checker

A102

SHADE STRUCTURES & RAILINGS
NICEVILLE LANDING



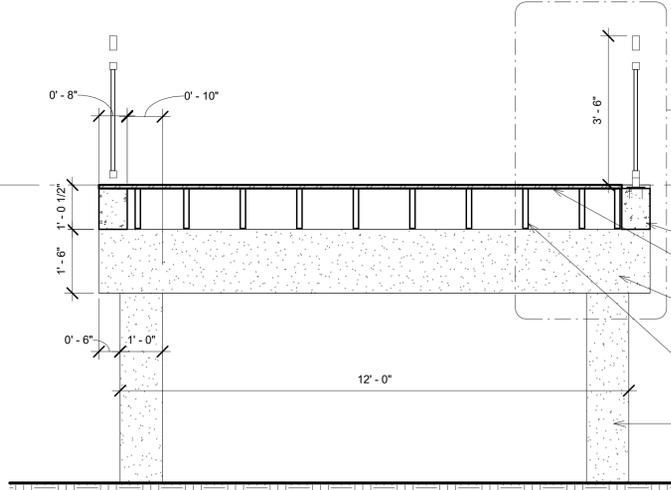
WATER LEVEL - ENLARGED LANDING CONCRETE STRUCTURE - COL BASE PLATE - PLAN DETAIL
⑤ 1" = 1'-0"

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

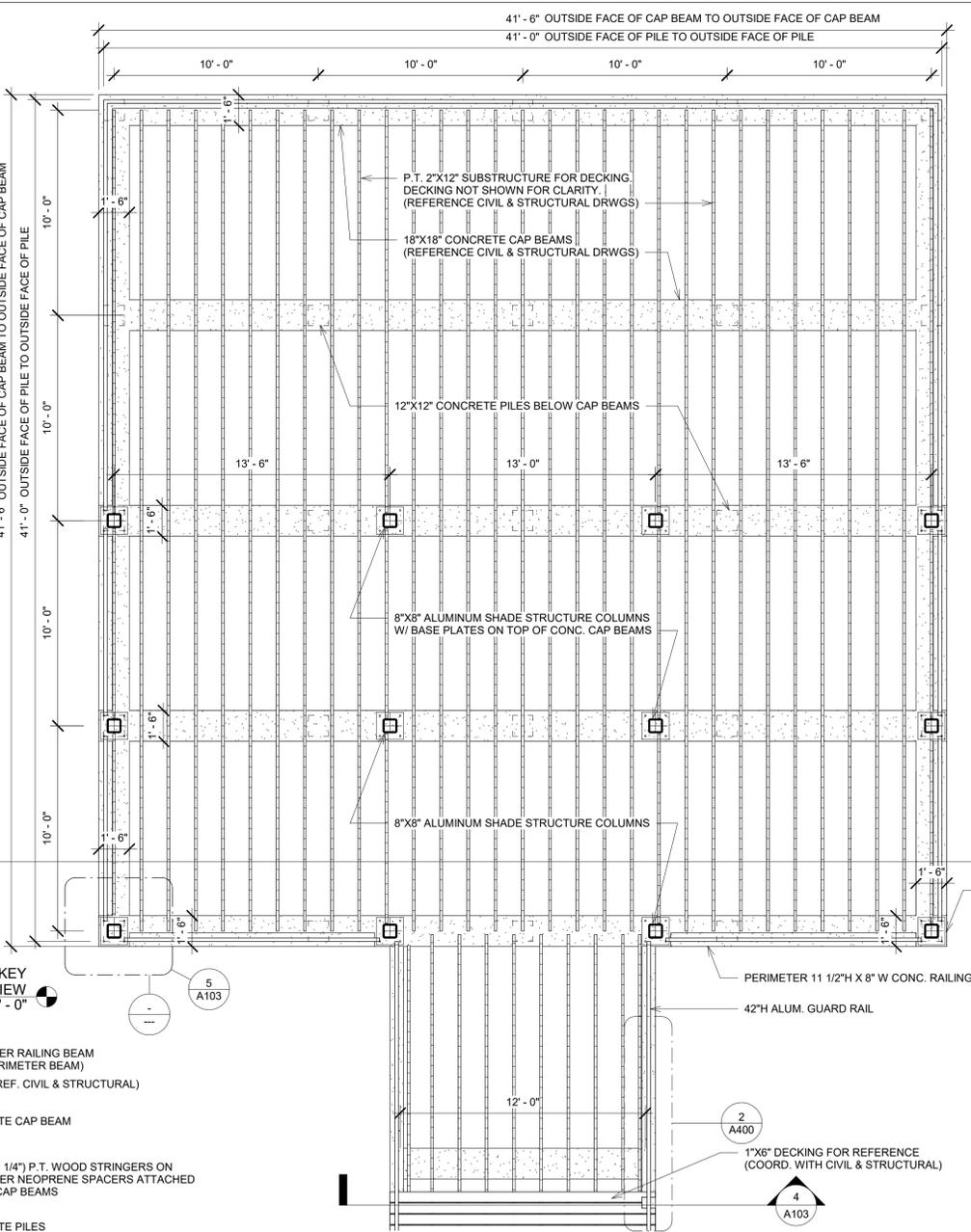


THE VOID AT EACH ALUMINUM SHADE STRUCTURE COLUMN IS TO BE FORMED AND GROUT FILLED.

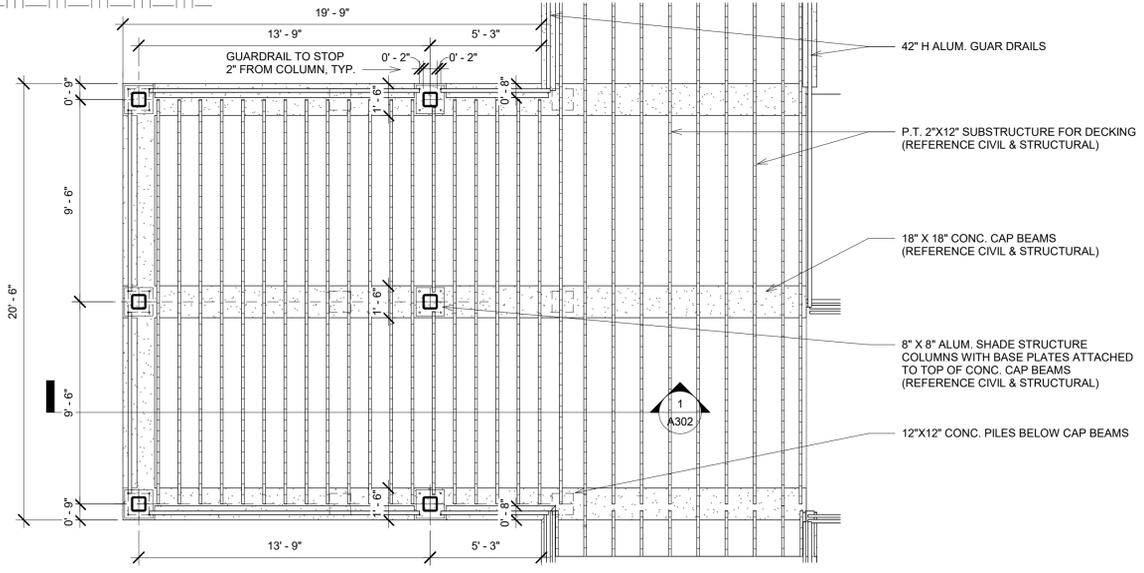
3D VIEW - CORNER COLUMN



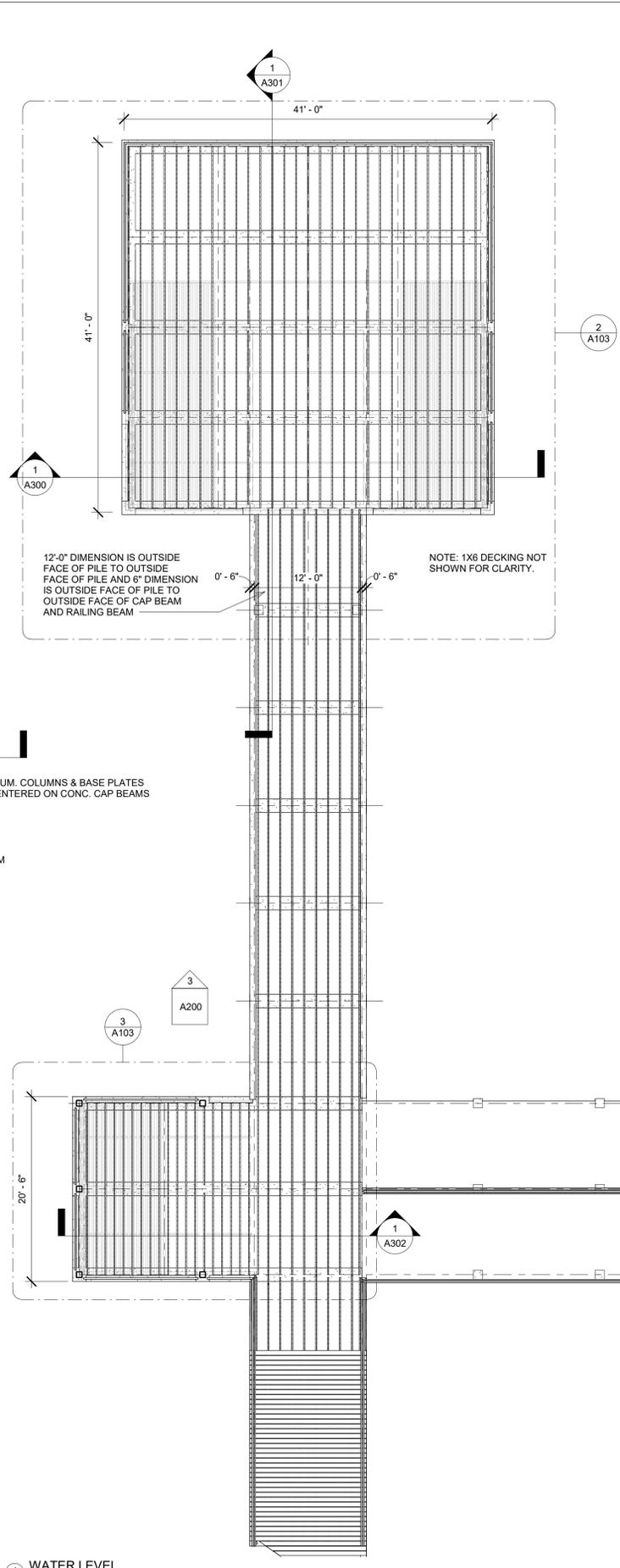
WALK WAY SECTION
④ 1/2" = 1'-0"



WATER LEVEL - ENLARGED LANDING CONCRETE STRUCTURE
② 1/4" = 1'-0"



WATER LEVEL - ENLARGED BUMP-OUT
③ 1/4" = 1'-0"



WATER LEVEL
① 1/8" = 1'-0"

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

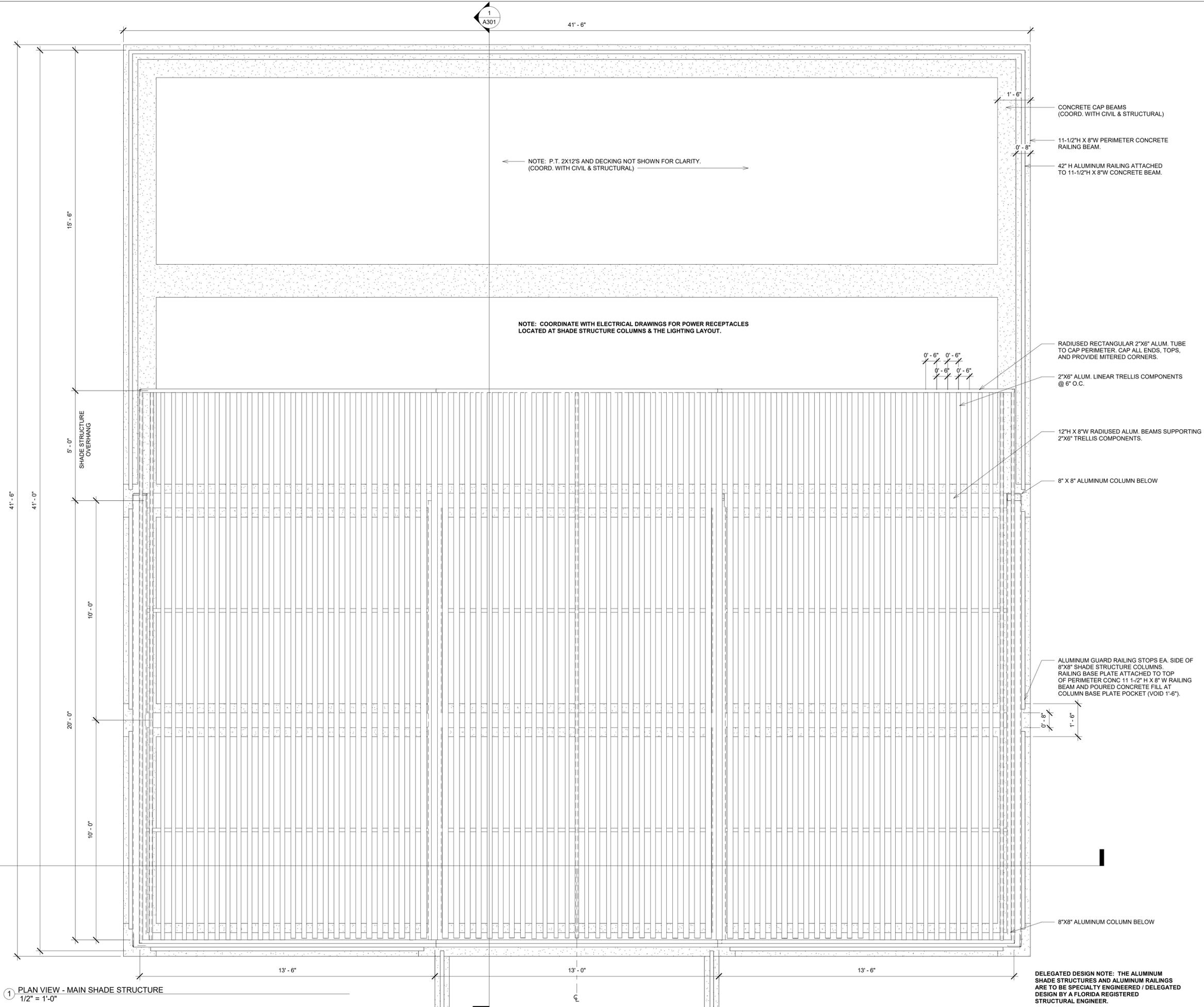
No.	Description	Date

CONCRETE BEAM LAYOUT

Date 12/20/2024
Drawn By Author
Checked By Checker

A103

SHADE STRUCTURES & RAILINGS
NICEVILLE LANDING



1 PLAN VIEW - MAIN SHADE STRUCTURE
1/2" = 1'-0"

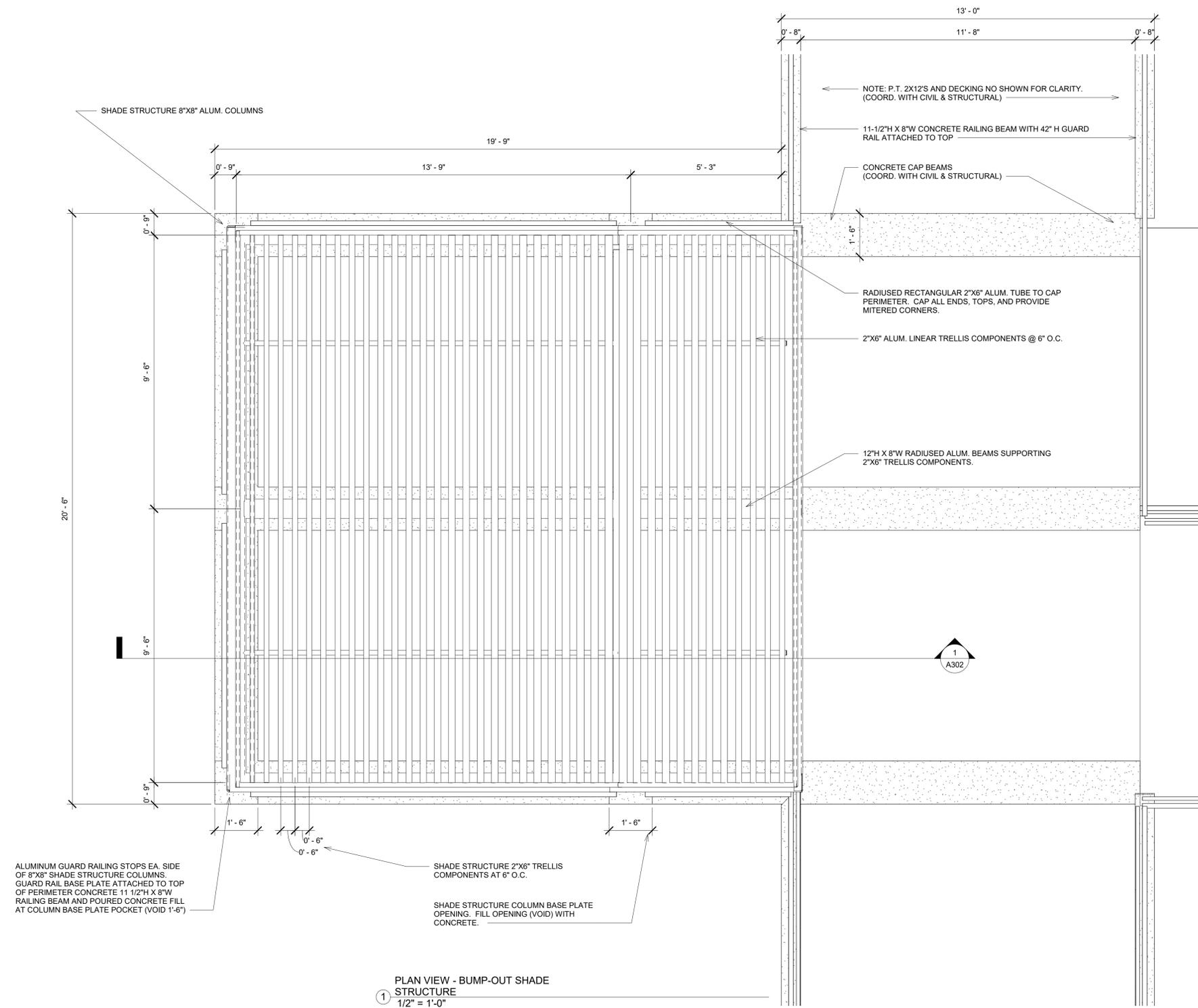
No.	Description	Date

PLAN -
MAIN
STRUCTURE

Date 12/20/2024
Drawn By Author
Checked By Checker

A104

SHADE STRUCTURES & RAILINGS
NICEVILLE LANDING



1 PLAN VIEW - BUMP-OUT SHADE STRUCTURE
1/2" = 1'-0"

NOTE: COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER RECEPTACLES LOCATED AT SHADE STRUCTURE COLUMNS & THE LIGHTING LAYOUT.

NOTE: DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

No.	Description	Date

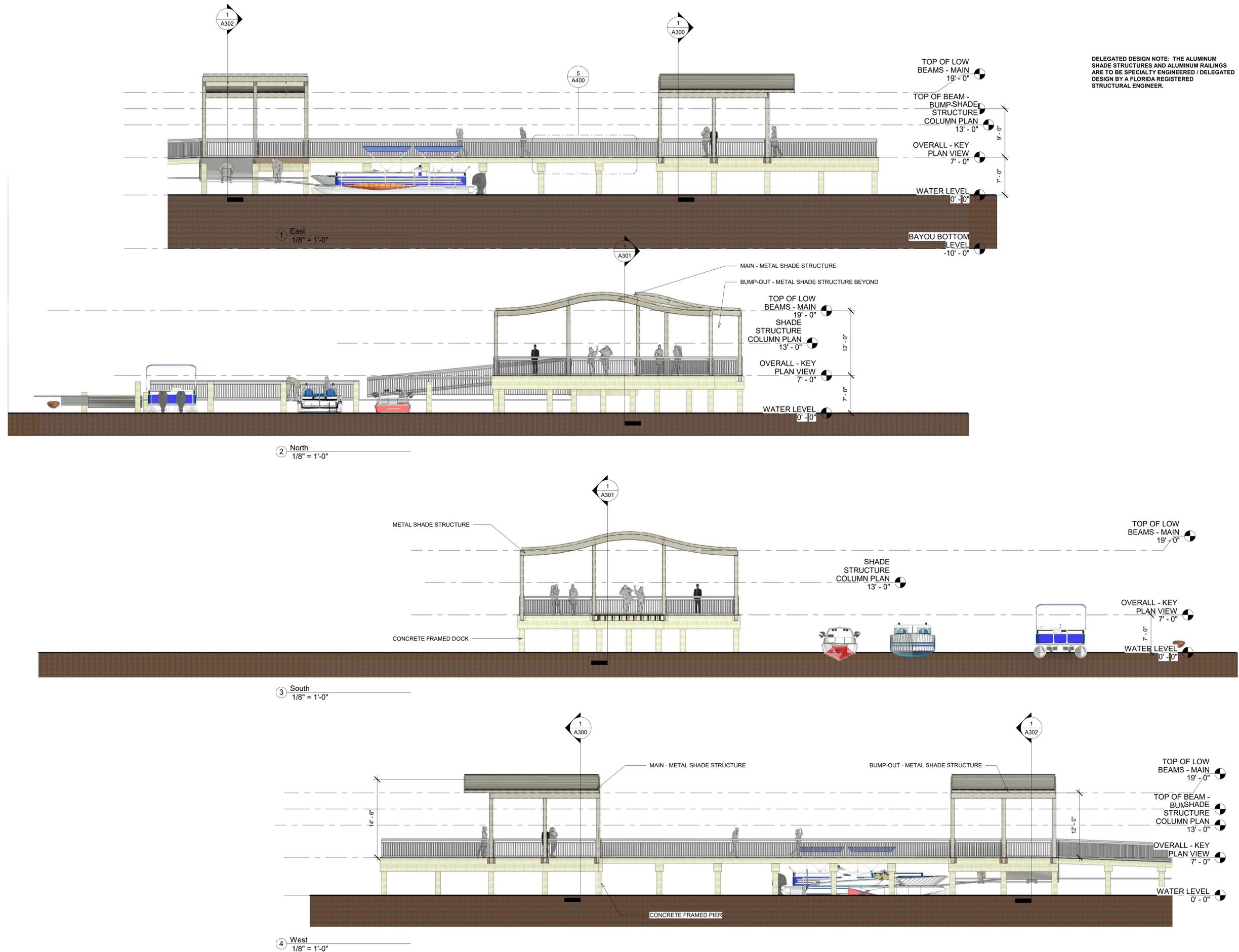
BUMP-OUT SHADE STRUCTURE

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A105

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALLY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

SHADE STRUCTURES & RAILINGS
NICEVILLE LANDING



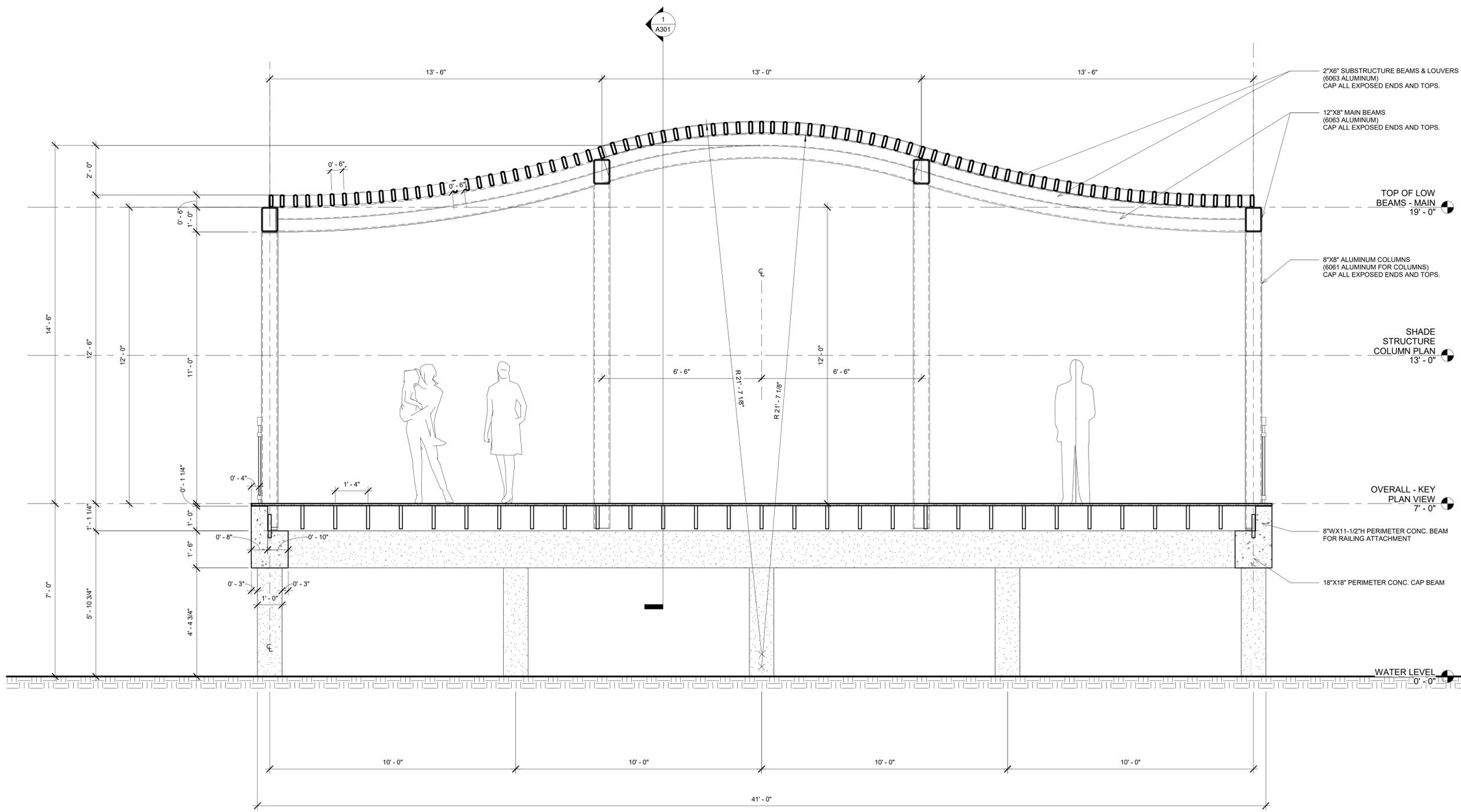
No.	Description	Date

SHADE STRUCTURE ELEVATIONS

Date 12/20/2024
Drawn By Author
Checked By Checker

A200

SHADE STRUCTURES & RAILINGS
NICEVILLE LANDING



1 MAIN SHADE STRUCTURE - NS
1/2" = 1'-0"

NOTE: COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER RECEPTACLES LOCATED AT SHADE STRUCTURE COLUMNS & THE LIGHTING LAYOUT.

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

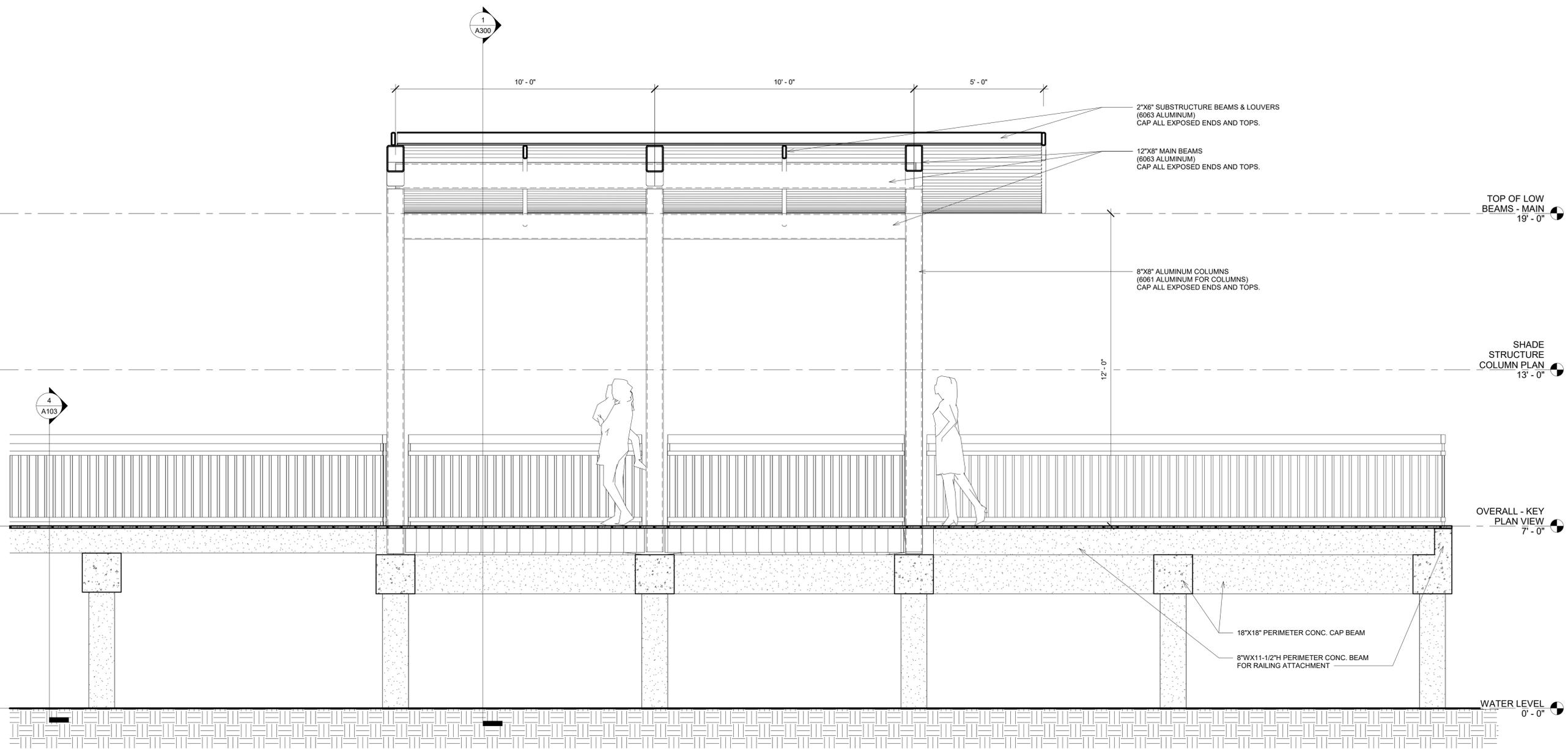
No.	Description	Date

**SECTION -
MAIN
SHADE**

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A300

SHADE STRUCTURES & RAILINGS
NICEVILLE LANDING



① MAIN SHADE STRUCTURE - EW
1/2" = 1'-0"

NOTE: COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER RECEPTACLES LOCATED AT SHADE STRUCTURE COLUMNS & THE LIGHTING LAYOUT.

DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

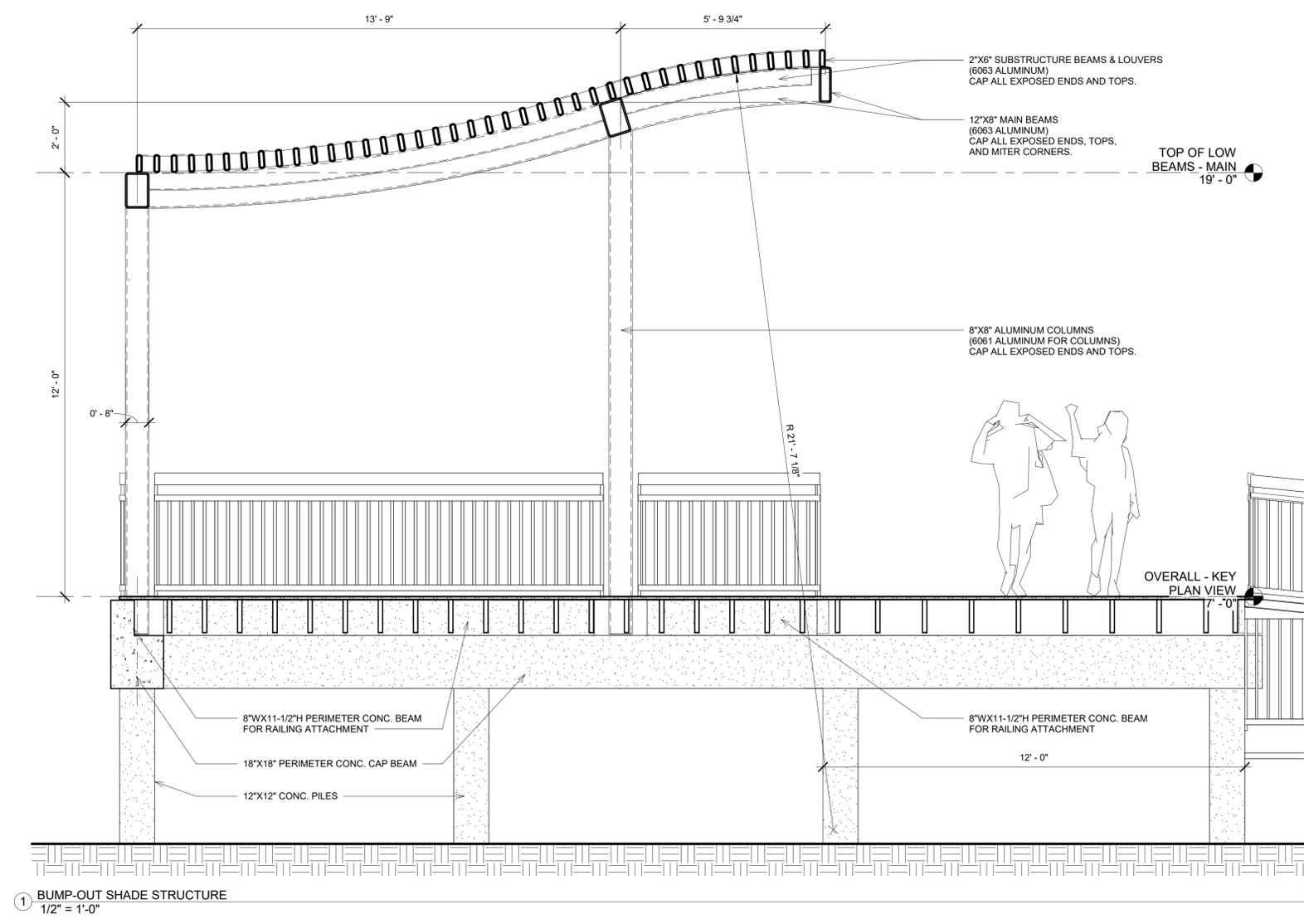
No.	Description	Date

SECTION -
MAIN
SHADE

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A301

SHADE STRUCTURES & RAILINGS
NICEVILLE LANDING



① BUMP-OUT SHADE STRUCTURE
1/2" = 1'-0"

NOTE: COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER RECEPTACLES LOCATED AT SHADE STRUCTURE COLUMNS & THE LIGHTING LAYOUT.

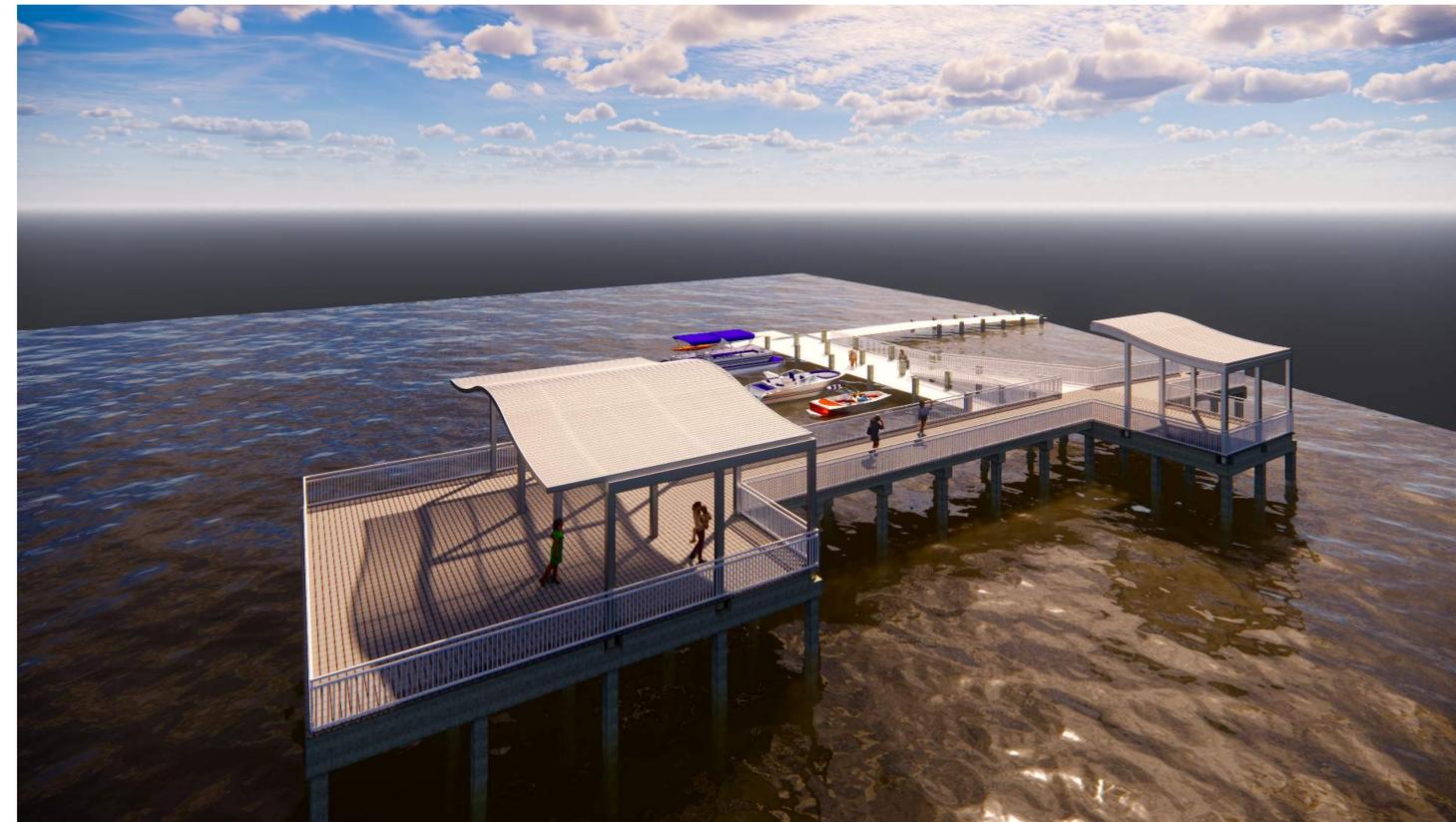
DELEGATED DESIGN NOTE: THE ALUMINUM SHADE STRUCTURES AND ALUMINUM RAILINGS ARE TO BE SPECIALTY ENGINEERED / DELEGATED DESIGN BY A FLORIDA REGISTERED STRUCTURAL ENGINEER.

No.	Description	Date

SECTION -
BUMP-OUT
SHADE

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A302



SHADE STRUCTURES & RAILINGS

NICEVILLE LANDING

No.	Description	Date

IEWS

Date	12/20/2024
Drawn By	Author
Checked By	Checker

A500