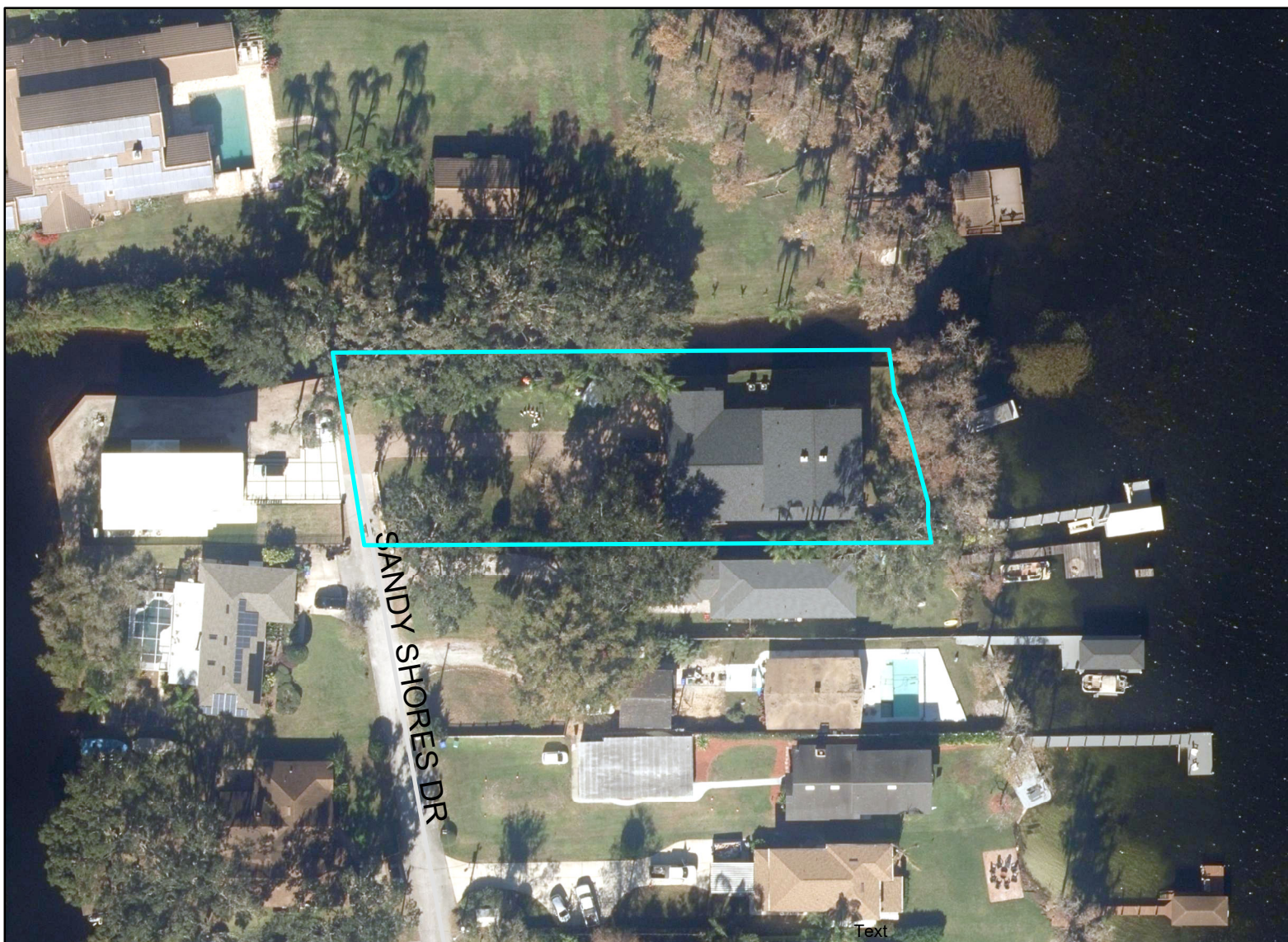


# Shoreline Alteration/Dredge and Fill Permit Request



## Shoreline Alteration / Dredge and Fill Permit Request SADF-25-02-004

District #1

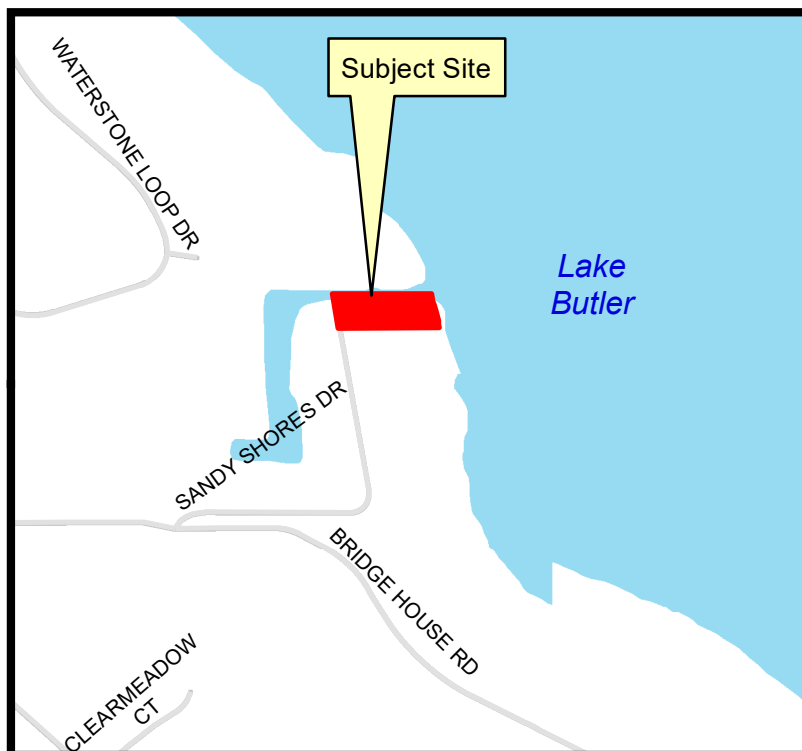
Applicants: David W. Brasch  
Cindi R. S. Brasch

Address: 12024 Sandy Shores Drive

Parcel ID: 24-23-27-7808-00-061

Project Site 

Property Location 



received  
3/26/2026

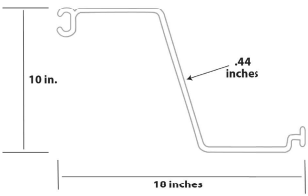
THIS DOCUMENT SHALL GOVERN THE CONTRACT. IF THERE ARE ANY DISCREPANCIES BETWEEN THE SHEETS, THE LATEST REVISION SHALL GOVERN. THIS SHEET IS PART OF THE DOCUMENT AND SHOULD NOT BE SEPARATED, ALWAYS REFER TO THE LATEST REVISIONS.

| Revisions |                      |          |             |
|-----------|----------------------|----------|-------------|
| Mark      | Revision / Submitted | Date     | Description |
| 1-A       | Base Design          | 2/2/2026 | Base Design |



TECHNICAL DATA SHEET

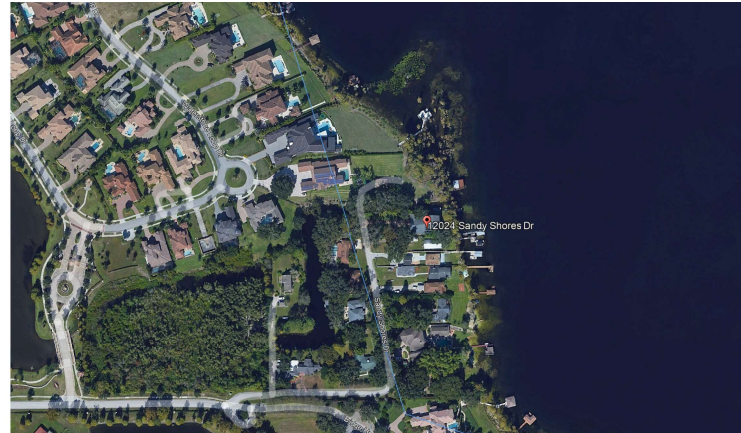
VANGUARD HD



| Constituent Material        | PVC, Exterior Grade Ridd only          | PVC, Exterior Grade Ridd only |
|-----------------------------|--|-------------------------------|
| Section Width (W)           | 18 inches                              | 457 mm                        |
| Section Depth (D)           | 10 inches                              | 254 mm                        |
| Section Thickness (t)       | .440 inches                            | 11.18 mm                      |
| Moment of Inertia           | 166.3 in <sup>4</sup> /ft              | 22,799 cm <sup>4</sup> /m     |
| Section Modulus             | 31.93 in <sup>3</sup> /ft              | 1717 cm <sup>3</sup> /m       |
| Ultimate Moment             | 17,306 ft-lbs/ft                       | 7,948 kg-m/m                  |
| Allowable Moment            | 8,653 ft-lbs/ft                        | 3,980 kg-m/m                  |
| Tensile Strength            | ASTM-D638<br>6,500 lbs/in <sup>2</sup> | 44.8 Mpa                      |
| Flexural Strength           | ASTM-D790<br>10,200 Psi                | 70.3 Mpa                      |
| Modulus of Elasticity       | STM-D790<br>380,000 Psi                | 2,620 Mpa                     |
| Notched Izod Impact         | ASTM-D256<br>13.75 lbs/in              | 2.46 kg/cm                    |
| Heat Deflection Temperature | ASTM-D698<br>159 degrees F             | 70 degrees C                  |

The values shown in this document are average and may vary. No warranties of any kind are made as to the suitability of Vanguard Vinyl Seawall for any particular application or results obtained therefrom.

WWW.VANGUARDSEAWALL.COM PHONE: 352-546-2500 EMAIL: info@vanguardseawall.com



10 SITE LOCATION SCALE: N.T.S.

**DESIGN STATEMENT**

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES:

- 2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION
- 2021 IRC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, EXISTING BUILDING, 8TH EDITION
- 2021 IEBC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8TH EDITION
- 2021 IEBC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, FUEL GAS, 8TH EDITION
- 2021 IFBC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, TEST PROCEDURES, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION
- 2021 IRC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, MECHANICAL, 8TH EDITION
- 2021 IMC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION
- 2021 IPC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA FIRE PREVENTION CODE, 8TH EDITION
- 2021 - NFPA-1 - UNIFORM FIRE CODE w/ FLORIDA AMENDMENTS
- 2021 - NFPA-101 - LIFE SAFETY CODE w/ FLORIDA AMENDMENTS
- NFPA-10 - STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- NFPA-70 - NATIONAL ELECTRIC CODE - NEC 2020
- ASCE 7-22
- ANSI/AWC NDS 2024

**DESIGN LOADS - FBC 2023, 8TH EDITION, SECTION 1607.1 (MINIMUM U.N.O.)**

**A. ROOF LOADS**

- ROOF LIVE LOAD 20 PSF
- ROOF DEAD LOAD 20 PSF

**B. LIVE LOADS**

- MAIN FLOOR 40 PSF
- UPPER FLOORS 30 PSF
- UNINHABITABLE ATTICS WITHOUT STORAGE 10 PSF
- UNINHABITABLE ATTICS WITH LIMITED STORAGE 20 PSF
- HABITABLE ATTICS AND SLEEPING AREAS 30 PSF
- ALL OTHER AREAS 40 PSF
- GUARD RAIL AND HAND RAILING 200 LBS (POINT LOAD)
- GUARD RAIL AND HAND RAILING 50 PLF
- INTERMEDIATE RAILS & BALUSTERS 50 LBS
- STAIRS 40 PSF
- STAIRS (CONCENTRATED LOAD) 300 LBS (POINT LOAD)
- RESIDENTIAL GARAGES 50 PSF
- ROOMS OTHER THAN SLEEPING ROOMS 40 PSF
- BALCONIES AND DECKS 60 PSF

**C. DEAD LOADS**

- MAIN FLOOR 30 PSF
- UPPER FLOORS 30 PSF
- UNINHABITABLE ATTICS WITHOUT STORAGE 15 PSF
- UNINHABITABLE ATTICS WITH LIMITED STORAGE 25 PSF
- HABITABLE ATTICS AND SLEEPING AREAS 25 PSF
- ALL OTHER AREAS 15 PSF

**DEFLECTIONS:**

- ROOF LL = L/960 TL = L/240
- UPPER FLOORS LL = L/480 TL = L/960
- MAIN FLOOR LL = L/480 TL = L/960
- EXTERIOR WALLS (W or S) (W/S) = L/960

PROJECT INFO  
PROPOSED ±139'-0"  
SEAWALL

**DESIGN PARAMETERS**

| RISK CATEGORY                     | CATEGORY II             |
|-----------------------------------|-------------------------|
| EXPOSURE CATEGORY                 | D                       |
| ULTIMATE DESIGN WIND SPEED (Vult) | 140 mph (3-second Gust) |
| NOMINAL DESIGN WIND SPEED (Vnd)   | 100 mph                 |
| BUILDING CLASSIFICATION           | ENCLOSED                |
| INT. PRESSURE COEFF.              | +/- 0.18                |

**TABLE R301.2(2) COMPONENT AND CLADDING LOADS (ASD)(psf)**

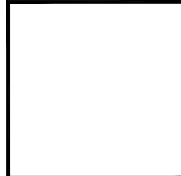
| COMPONENT AND CLADDING LOADS (ASD)(psf)              |            |  |       |                        |      |  |       |        |
|--|------------|--|-------|------------------------|------|--|-------|--------|
| Wind Zone 140 mph                                    |            |  |       | Mean Roof Height 30 FT |      |  |       |        |
| ASCE/SEI 7-22 Interpolated Wind Speed 137 mph        |            |  |       | Exposure D             |      |  |       |        |
| Location   | Zone       | Effective Wind Area (ft <sup>2</sup> ) | Pos   | Neg                    | Zone | Effective Wind Area (ft <sup>2</sup> ) | Pos   | Neg    |
| Gable Roof<br>> 7 to 20 degrees<br>2:12 = 4:12 Pitch | 1, 2e      | 10                                     | 26.23 | -64.91                 | 4    | 10                                     | 33.53 | -58.01 |
|  |            |  | 22.58 | -61.91                 |      |  | 31.54 | -54.36 |
|  | 1, 2e      | 50                                     | 17.93 | -26.51                 | 4    | 35                                     | 31.54 | -54.36 |
|  |            |  | 16.60 | -20.25                 |      |  | 29.88 | -52.87 |
|  | 2h, 2l, 3e | 10                                     | 26.23 | -60.62                 | 4    | 100                                    | 26.23 | -29.23 |
|  |            |  | 22.58 | -61.67                 |      |  | 25.19 | -48.68 |
|  | 2h, 2l, 3e | 50                                     | 17.93 | -64.41                 | 5    | 20                                     | 33.53 | +43.82 |
|  |            |  | 16.60 | -51.46                 |      |  | 31.54 | +39.67 |
|  | 3i         | 10                                     | 26.23 | -112.55                | 5    | 100                                    | 29.88 | +38.52 |
|  |            |  | 22.58 | -96.45                 |      |  | 26.23 | -20.22 |
|  | 3i         | 50                                     | 17.93 | -75.03                 | 5    | 500                                    | 26.23 | -20.22 |
|  |            |  | 16.60 | -58.93                 |      |  |       |        |

**TABLE R301.2(4) NOMINAL GARAGE DOOR WIND LOADS (ASD)(psf)**

| Minimum Design Pressures for Windows & Exterior Doors |       |        |           |
|---|-------|--------|-----------|
| Door Size   | Pos   | Neg    | DP Rating |
| Width(H) Height(B)                                    |       |        |           |
| 0 7   | 30.71 | -34.69 | DP50      |
| 16 7  | 29.38 | -32.70 | DP50      |

**SHEET INDEX**

| Sheet # | Sheet Description            | Current Revision | Revision Date |
|---------|------------------------------|------------------|---------------|
| CO-1    | Cover Sheet                  | Main             | 2/11/26       |
| GN-1    | General Notes                | Main             | 2/2/26        |
| SP-11   | Site Plan - Proposed Seawall | Main             | 2/10/26       |
| SP-12   | Seawall Layout & Section     | Main             | 2/11/26       |



ENGINEER: MICHAEL HOWELLER  
PE NO. 61556  
ADDRESS: 25144-5445  
WINDERMERE, FL 32093

DESIGNER: PAIGE DRAFTING SERVICE  
PHONE: 352-546-2500  
ADDRESS: 470 OXFORD AVE  
WINDERMERE, FL 32093

CLIENT  
12024 Sandy Shores Dr  
Windermere, FL 34786

**SUBMISSIONS**

| # | DATE   | DESCRIPTION   |
|---|--------|---------------|
| 1 | 2/2/26 | Issue for RFP |

10 SCALE: N.T.S.

Michael E. Howeller  
Digitally signed by Michael E. Howeller  
Date: 2026.03.25 22:53:22 -0400

The user has been digitally signed and sealed by Michael E. Howeller on the date shown to the left.

Please verify the document content against the original content and the signature of the sender.

NOT VALID WITHOUT SEAL AND SIGNATURE

**SUBMITTAL**

PROPOSED SEAWALL  
12024 SANDY SHORES DR  
WINDERMERE, FL 34786

PROJECT # 26-0202-12024  
DRAWN BY: EJP  
CHECKED BY: EJP

COVER SHEET

CO-1

DESIGN STATEMENT SCALE: N.T.S.

WIND CHART SCALE: N.T.S.

GENERAL PROJECT NOTES

- 1. STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE...
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE...
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE...
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10. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE...

FOUNDATION - GENERAL NOTES

- 1. DESIGN ALL PRESSURE TREATED MINIMUM ALLOWABLE ESOIL BEARING CAPACITY OF 2000 PSF...
2. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...
3. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...
4. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...
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10. ALL FOUNDATIONS SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...

CAST-IN-PLACE CONCRETE - GENERAL NOTES

- 1. ALL CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS...
2. CAST-IN-PLACE CONCRETE SHALL MEET THE FOLLOWING MATERIAL REQUIREMENTS...
3. ALL CONCRETE SHALL HAVE A SLUMP OF 8 IN. PLUS OR MINUS 1 IN. AND HAVE 2% TO 4% AIR ENTRAINMENT...
4. ALL CONCRETE SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...
5. ALL CONCRETE SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...
6. ALL CONCRETE SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...
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10. ALL CONCRETE SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...

CAST-IN-PLACE CONCRETE - GENERAL NOTES

- 7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE...
8. ALL REINFORCING DETAILS SHALL CONFORM TO MANUAL OF STANDARD PRACTICE...
9. ALL REINFORCING DETAILS SHALL CONFORM TO MANUAL OF STANDARD PRACTICE...
10. ALL REINFORCING DETAILS SHALL CONFORM TO MANUAL OF STANDARD PRACTICE...
11. ALL REINFORCING DETAILS SHALL CONFORM TO MANUAL OF STANDARD PRACTICE...
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16. ALL REINFORCING DETAILS SHALL CONFORM TO MANUAL OF STANDARD PRACTICE...
17. ALL REINFORCING DETAILS SHALL CONFORM TO MANUAL OF STANDARD PRACTICE...

CAST-IN-PLACE CONCRETE - GENERAL NOTES

- 1. ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACT BUILDING CODE...
2. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90...
3. ALL MASONRY SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...
4. ALL MASONRY SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...
5. ALL MASONRY SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...
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9. ALL MASONRY SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...
10. ALL MASONRY SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...

MASONRY - GENERAL NOTES

- 16. PROVIDE MASONRY CONTROL JOINTS (CMJ) FOR CMU WALLS...
17. REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE...
18. PROVIDE MASONRY CONTROL JOINTS (CMJ) FOR CMU WALLS...
19. REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE...
20. PROVIDE MASONRY CONTROL JOINTS (CMJ) FOR CMU WALLS...
21. REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE...
22. PROVIDE MASONRY CONTROL JOINTS (CMJ) FOR CMU WALLS...
23. REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE...
24. PROVIDE MASONRY CONTROL JOINTS (CMJ) FOR CMU WALLS...
25. REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE...

MASONRY - GENERAL NOTES

- 1. ANCHORING ADHESIVE SHALL BE A TWO-COMPONENT SOLID EPOXY-BASED SYSTEM...
2. ADHESIVE SHALL BE EPOXY-BE TEST PER SIMPSON STRONG-TIE...
3. ANCHORING ADHESIVE SHALL BE A TWO-COMPONENT SOLID EPOXY-BASED SYSTEM...
4. ADHESIVE SHALL BE EPOXY-BE TEST PER SIMPSON STRONG-TIE...
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8. ADHESIVE SHALL BE EPOXY-BE TEST PER SIMPSON STRONG-TIE...
9. ANCHORING ADHESIVE SHALL BE A TWO-COMPONENT SOLID EPOXY-BASED SYSTEM...
10. ADHESIVE SHALL BE EPOXY-BE TEST PER SIMPSON STRONG-TIE...

STRUCTURAL STEEL - GENERAL NOTES

- 1. STEEL WORK SHALL CONFORM TO THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL...
2. ALL WELDS SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...
3. ALL WELDS SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...
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10. ALL WELDS SHALL BE CONSTRUCTED TO REMAIN ABOVE FINISHED GRADE...

STEEL DECK - GENERAL NOTES

- 1. PROVIDE A MINIMUM END BEARING AND END LAPS 24" ON OVER SUPPORTS...
2. METAL DECK SHALL BE ERECTED CONTINUOUS FOR A MINIMUM OF THREE (3) SPANS...
3. METAL DECK SHALL BE ERECTED CONTINUOUS FOR A MINIMUM OF THREE (3) SPANS...
4. METAL DECK SHALL BE ERECTED CONTINUOUS FOR A MINIMUM OF THREE (3) SPANS...
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10. METAL DECK SHALL BE ERECTED CONTINUOUS FOR A MINIMUM OF THREE (3) SPANS...

STEEL JOISTS & STEEL GIRDDERS - GENERAL NOTES

- 1. JOIST MANUFACTURER SHALL PROVIDE CERTIFICATIONS, SIGNED AND SEALED BY THEIR SPECIALTY ENGINEER...
2. THE MANUFACTURER IS AN ACCREDITED MEMBER OF THE STEEL JOIST INSTITUTE...
3. ALL JOISTS ARE MANUFACTURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS AND LONG SPAN STEEL JOISTS...
4. ALL JOISTS ARE MANUFACTURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS AND LONG SPAN STEEL JOISTS...
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STEEL JOISTS & STEEL GIRDDERS - GENERAL NOTES

- 1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER THE AIA AND NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION...
2. ALL WOOD MEMBERS SHALL BE GRADE SELECTED AND TREATED TO RESIST DECAY...
3. ALL WOOD MEMBERS SHALL BE GRADE SELECTED AND TREATED TO RESIST DECAY...
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WOOD FRAMING - GENERAL NOTES

- 1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER THE AIA AND NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION...
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WOOD FRAMING - GENERAL NOTES

- 1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER THE AIA AND NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION...
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10. ALL WOOD MEMBERS SHALL BE GRADE SELECTED AND TREATED TO RESIST DECAY...

WOOD FRAMING - GENERAL NOTES

- 1. TRUSS MANUFACTURER SHALL FURNISH THE SERVICES OF A SPECIALTY ENGINEER...
2. THE SPECIALTY ENGINEER SHALL SUPERVISE THE CUSTOM DESIGN OF TRUSSES...
3. THE SPECIALTY ENGINEER SHALL SUPERVISE THE CUSTOM DESIGN OF TRUSSES...
4. THE SPECIALTY ENGINEER SHALL SUPERVISE THE CUSTOM DESIGN OF TRUSSES...
5. THE SPECIALTY ENGINEER SHALL SUPERVISE THE CUSTOM DESIGN OF TRUSSES...
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10. THE SPECIALTY ENGINEER SHALL SUPERVISE THE CUSTOM DESIGN OF TRUSSES...

WOOD TRUSSES - GENERAL NOTES

- 5. SUBMITTALS SHALL INCLUDE DESIGN WIND SPEED, HEIGHT ABOVE GRADE, AMOUNT OF SOIL AND GRAVITY LOADS AT BEARING LOCATION...
6. ALL CONNECTIONS SPECIFIED SHALL BE CHECKED AND MODIFIED AS REQUIRED TO COMPLY WITH ALL REQUIREMENTS OF THE SHOP DRAWINGS...
7. ALL CONNECTIONS SPECIFIED SHALL BE CHECKED AND MODIFIED AS REQUIRED TO COMPLY WITH ALL REQUIREMENTS OF THE SHOP DRAWINGS...
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10. ALL CONNECTIONS SPECIFIED SHALL BE CHECKED AND MODIFIED AS REQUIRED TO COMPLY WITH ALL REQUIREMENTS OF THE SHOP DRAWINGS...

WOOD TRUSSES - GENERAL NOTES

- 1. APPROVAL OF SHOP DRAWINGS DOES NOT INDICATE ACCEPTANCE OF DEVIATIONS FROM CONTRACT DOCUMENTS...
2. SUBMITTALS SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS...
3. SUBMITTALS SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS...
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WOOD TRUSSES - GENERAL NOTES

- 1. APPROVAL OF SHOP DRAWINGS DOES NOT INDICATE ACCEPTANCE OF DEVIATIONS FROM CONTRACT DOCUMENTS...
2. SUBMITTALS SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS...
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WOOD TRUSSES - GENERAL NOTES

- 1. CONTRACTOR SHALL BE FAMILIAR WITH JOB SITE CONDITIONS, THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITIES...
2. PRIOR TO EXECUTING CONSTRUCTION CONTRACT, GENERAL CONTRACTOR MAY BE REQUESTED TO VISIT THE JOB SITE...
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WOOD TRUSSES - GENERAL NOTES

- 1. TRUSS MANUFACTURER SHALL FURNISH THE SERVICES OF A SPECIALTY ENGINEER...
2. THE SPECIALTY ENGINEER SHALL SUPERVISE THE CUSTOM DESIGN OF TRUSSES...
3. THE SPECIALTY ENGINEER SHALL SUPERVISE THE CUSTOM DESIGN OF TRUSSES...
4. THE SPECIALTY ENGINEER SHALL SUPERVISE THE CUSTOM DESIGN OF TRUSSES...
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9. THE SPECIALTY ENGINEER SHALL SUPERVISE THE CUSTOM DESIGN OF TRUSSES...
10. THE SPECIALTY ENGINEER SHALL SUPERVISE THE CUSTOM DESIGN OF TRUSSES...

ENGINEER: MICHAEL HOWELL
12024 SANDY SHORES DR
WINDERMERE, FL 34786
DESIGNER: PAIGE DRAFTING SERVICE
14000 WINDERMERE BLVD
ADDRESS: 4700 OXFORD AVE
MERRITTS ISLAND, FL 32953

Table with columns: CLIENT, ADDRESS, PHONE, FAX, WEBSITE

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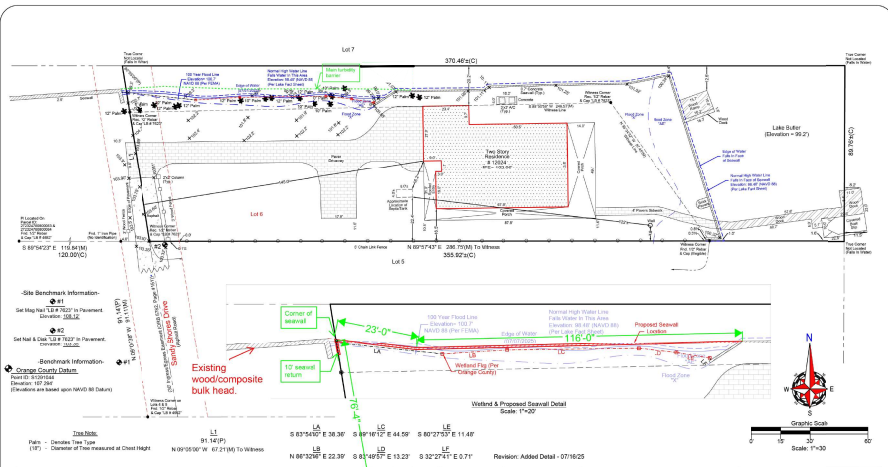
PROPOSED SEAWALL
12024 SANDY SHORES DR
WINDERMERE, FL 34786
MICHAEL E HOWELL
Digitally signed by Michael E Howell
Date: 2026.03.25 10:10:00 -0400

GENERAL NOTES
GN-1

received  
3/26/2026

THIS CONTRACTOR SHALL SUBMIT THIS PLAN TO THE OTHER TRADES. IF THE SHEET DOES NOT REFLECT ANY CHANGES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LATEST REVISIONS. THIS IS PART OF THE DOCUMENT SET AND SHOULD NOT BE SEPARATED, ADDED, DELETED TO THE LATEST REVISIONS.

- 22 EROSION & SEDIMENTATION CONTROL (SEED MANAGEMENT PROTOCOLS (SEMP))
  - ALL SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED TO MEET THE CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON ANY PART OF SITE.
  - PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TOXIC FLOWING OFF SITE.
  - PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE EXTENDED PRACTICES ARE ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROL MEASURES. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
  - PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENEGATED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENEGATED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
  - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
  - CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
  - CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
  - THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
- 23 BMP MAINTENANCE
  - MUST BE INSPECTED WEEKLY AND AFTER EVERY 1-2" RAIN EVENT. EXCESS SEDIMENT MUST BE REMOVED AND ALL REPAIRS MUST BE COMPLETED IMMEDIATELY. SITES SUBJECT TO WINDS OVER 15 MPH MUST KEEP A RECORD LOG OF EROSION CONTROL EFFORTS.
- 24 FENCE FABRIC
  - BY CONFORMANCE w/ FDOT INDEX NO 199, 200 SPECIFICATIONS AND FDOT SECTION 950
- 25 PERIMETER CONTROLS - TO BE INSTALLED WITHIN 24 HRS OF LAND DISTURBANCE
  - 1/2" FENCE POST 2" x 4" O.C., 38" HIGH MIN w/ 12" MIN EMBEDMENT - 2 1/2" DIA OR 2" x 4" OR 1 1/2" x 1 1/2" STEEL.
  - 5/8" FENCE FABRIC (SEE SCHEDULE ABOVE), 4" BELOW GRADE, 15'-18" ABOVE GRADE.
  - SYNTHETIC SALES, BIRMEAL, 500 BUFFER, WOODS, TURBOFIT BANNERS, ETC. MAY ALSO BE USED.
- 26 STORMWATER SYSTEM PROTECTION
  - ALL OUTLET AND OFFSET INLETS, GRATES, DITCHES, SWALES, RETENTION/DETENTION PONDS, CANALS, LAKES, ETC. MUST ALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION.
  - APPROVED PROTECTION ITEMS INCLUDE SYNTHETIC SALES, 5/8" FENCE FABRIC, FILTER FABRIC (SEE SCHEDULE ABOVE), SOCK-COVERED PERFORATED PIPE AND OTHER INLET PROTECTION DEVICES.
- 27 OFFSITE TRAFFIC
  - CONSTRUCTION SITE ENTRANCES MUST BE PROTECTED FROM OFFSITE TRAFFIC. APPROVED METHODS INCLUDE A 50 FOOT GRAVEL ENTRANCE w/ A GEO-FABRIC UNDERLAY, THE WASH AREA, ETC.
  - ALL SOIL TRACKED ONTO THE STREET MUST BE SWEEP & SHOVELLED DAILY. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THE MANNER, THE PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
- 28 SOIL STOCKPILES
  - STOCKPILES MUST BE LOCATED AWAY FROM DOWN-SLOPE STREETS, DRIVEWAYS, STREAMS, LAKES, WETLANDS, DITCHES OR DRAINWAYS.
  - STOCKPILES LOCATED NEAR THE PERIMETER OF THE PROPERTY MUST BE COVERED WITH PLASTIC SHEETING.
  - PERIMETER CONTROLS MUST BE INSTALLED AT THE BASE OF THE STOCKPILE.
  - EXPOSED SOIL SHOULD BE WET DOWN DAILY TO CONTROL DUST.
- 29 STABLE AREAS
  - WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS AND OTHER VEGETATION TO MINIMIZE EXPOSED AREAS.
  - AREAS TO BE STABILIZED AT THE START OF THE PROJECT AND MAINTAINED THROUGHOUT PROJECT COMPLETION.
  - STABILIZER w/ SOIL, SEEDS, MULCH, EROSION CONTROL BLANKETS, ETC. HARD ARMOR (RIP-RAP, NETTING, CONCRETE ROCK, ETC) MAY BE USED IN CHANNELS, FLUMES, STEEP SLOPES, SWIFT MOVING WATER, ETC.
  - PROTECT EXISTING TREES. DO NOT GRADE PLACES STOCKPILES OR PARK NEAR EXISTING TREES FOR REMOVAL.
  - ANCHOR DOWN AND STAPLES ESPECIALLY ON SLOPES.
  - SEED AND SOIL MUST BE WATERED AND MAINTAINED TO ESTABLISH EFFECTIVE COVER.
- 30 DEWATERING OPERATIONS
  - DEWATERING REQUIRES PERMITTING THRU THE LOCAL JURISDICTION.
  - DEWATERING INCLUDES PERMITS, SOCK FILTERS, SUMP PUMPS, ETC.
  - WATER DUMPED OFFSITE REQUIRES THE DISCHARGE TO MEET FDOT SURFACE WATER QUALITY CLASIFICATION TO EXCEED. THIS WATER WILL REQUIRE TESTING FOR ALL ILLICIT.
  - WATER DISCHARGED SHALL NOT EXCEED 25 N.T.U.'S ABOVE THE RECEIVING WATERBODY. THE LHM SHALL BE ACHIEVED THROUGH SOFT AND SOCK FILTER METHODS, VELOCITY CONTROLS, ARMORED SPILLWAYS, SEDIMENT BASINS, CHEMICAL CLARIFIERS, ETC.
  - FLOATING TURBIDITY CURTAINS SHALL BE INSTALLED IN THE RECEIVING WATERBODY. CURTAINS MUST EXTEND TO THE BOTTOM OF WATERBODY AND ATTACHED TO SIDES OF BANK.



**Boundary & Topographic Survey**  
 Legal Description:  
 LOT 6, SANDY SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 57, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**Field Data: 07/01/25 Date Completed: 07/06/25**

|                      |                         |
|----------------------|-------------------------|
| Client: [Redacted]   | Project: [Redacted]     |
| Surveyor: [Redacted] | Station: [Redacted]     |
| Scale: 1"=30'        | North Arrow: True North |

**Irland & Associates Surveying, Inc.**  
 801 Curran Creek, Suite 102, Lake Mary, Florida 32747  
 www.irlandsurveying.com  
 Office: 407-678-3366 Fax: 407-320-8165

- 31 Maintenance of Traffic (MOT) Operator's Manual
  - UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) AND REVISIONS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS (LATEST EDITION) AND REVISIONS.
  - THE CONTRACTOR SHALL CALL THE LOCAL JURISDICTION 72 HOURS PRIOR TO THE START OF ANY PHASE OF WORK TO REQUEST STREET LANE OR SIDEWALK CLOSURE AUTHORIZATION.
  - LOCAL RESIDENTIAL BUSINESS ACCESS SHALL BE MAINTAINED AT ALL TIMES.
  - NO LANE CLOSURES WILL OCCUR BETWEEN 8 A.M. AND 5 P.M. OR 9 A.M. OR BETWEEN THE HOURS OF 3:30 P.M. AND 6:30 P.M. MONDAY THROUGH FRIDAY WITH PRIOR APPROVAL.
  - THE USE OF TRAFFIC CONES WILL BE RESTRICTED TO ACTIVE WORK PERIODS ONLY. CHANGING DEVICES (TYPE I) OR BARRIERS SHALL BE USED DURING INACTIVE WORK PERIODS UNLESS OTHERWISE SPECIFIED.
  - THE LOCAL JURISDICTION RESERVES THE RIGHT TO REQUIRE ADDITIONAL DEVICES AND/OR CHANGES TO THE TRAFFIC CONTROL PLAN BASED UPON CHANGING TRAFFIC CONDITIONS.
  - TRAFFIC CONTROL SHALL BE MAINTAINED ON ONE SIDE OF THE ROAD AT ALL TIMES IF UNABLE TO DO SO, THE CONTRACTOR SHALL PROVIDE TEMPORARY WALKWAYS, BOARDWALKS AND/OR TEMPORARY CONCRETE SIDEWALKS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING EACH EMPLOYEE SUPERVISOR THE SELECTION AND PLACEMENT OF MAINTENANCE OF TRAFFIC (MOT) CONTROL DEVICES SHALL BE PROPERLY TRAINED BY ATTENDING AND SUCCESSFULLY COMPLETING A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) APPROVED MOT COURSE. THE TRAINING SHALL BE AT A LEVEL APPLICABLE TO THE EMPLOYEE'S LEVEL OF INVOLVEMENT. COPIES OF CERTIFICATIONS SHALL BE PROVIDED TO THE LOCAL JURISDICTION ENGINEERING DIVISION PRIOR TO IMPLEMENTING ANY PHASE OF MOT.
  - THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL SUPERVISOR (TCS) WHO IS RESPONSIBLE FOR INITIATING, INSTALLING AND MAINTAINING ALL TRAFFIC CONTROL DEVICES.
  - THE TCS SHALL BE AVAILABLE ON A 24 HOUR PER DAY BASIS, PARTICIPATE IN ALL CHANGES TO TRAFFIC CONTROL AND BE PRESENT ON A 24 HOUR DAY BASIS.
  - THE TCS SHALL BE PRESENT DURING THE INITIAL SETUP OF THE TRAFFIC CONTROL PLAN AND ALL SUBSEQUENT PHASES OR CHANGES TO THE TRAFFIC CONTROL PLAN.
  - THE TCS SHALL IMMEDIATELY CORRECT ALL DEFICIENCIES.
  - THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE WITHIN 45 MINUTES OF NOTIFICATION OF AN EMERGENCY SITUATION AND IS PREPARED TO RESPOND TO AND CORRECT THE TRAFFIC CONTROL OR PROVIDE ALTERNATE ARRANGEMENTS FOR CORRECTIVE ACTIONS.
  - THE TCS SHALL BE CONDUCTING WEEKLY DAYTIME AND NON-TIME INSPECTIONS OF ALL TRAFFIC CONTROL DEVICES, TRAFFIC FLOW, AND PEDESTRIAN MOVEMENT THROUGH THE WORK AREA AND BUSINESS ACCOMMODATIONS.
  - THE LOCAL JURISDICTION MAY REQUALIFY AND REMOVE FROM THE PROJECT A TRAFFIC CONTROL SUPERVISOR THAT FAILS TO COMPLY WITH THESE PROVISIONS. THE LOCAL JURISDICTION MAY ALSO SUSPEND ALL WORK ACTIVITIES UNTIL CORRECTIVE ACTIONS HAVE BEEN COMPLETED.

**SITE PLAN - PROPOSED** SCALE: 1"=30'

| ROW INFORMATION |  |
|-----------------|--|
| ROW 1           | ANY CURB, GUTTER OR SIDEWALK DISTURBED BY THE CONSTRUCTION SHALL BE RESTORED TO THE LOCAL JURISDICTION STANDARDS AT NO COST TO THE JURISDICTION. |
| ROW 2           | ANY SIDEWALK REMOVAL / REPLACEMENT SHALL BE RESTORED TO FULL PANEL WIDTH AND LENGTH. PARTIAL PATCHING IS NOT ACCEPTABLE.                         |
| ROW 3           | CONTRACTOR TO VERIFY WITH LOCAL JURISDICTION A SPECIAL PERMIT IS REQUIRED FOR CURB CUTS WITHIN THE ROW.  |
| ROW 4           | SEWALKS WITHIN CURB CUTS WITHIN THE ROW SHALL BE 3'-0" WIDE CLASS 1 CONCRETE SLAB.   |
| ROW 5           | DRIVEWAY APRONS AND SIDEWALKS WITHIN THE ROW SHALL BE 6" THICK 3,000 PSI CLASS 1 CONCRETE SLAB.  |
| ROW 6           | ANY DISTURBED AREAS WITHIN THE ROW SHALL BE RESTORED TO THE LOCAL JURISDICTION STANDARDS AT THE CONTRACTOR'S EXPENSE.                            |
| ROW 7           | ALL BARE LAND WITHIN THE ROW SHALL BE SOGGED AT THE CONTRACTOR'S EXPENSE.  |
| ROW 8           | ALL WORK WITHIN THE ROW MUST HAVE PROTECTION TO PREVENT REESTRIMING FROM ENTERING THE WORK AREA.   |

ENGINEER: MICHAEL HOWELLER  
 PE NO. 61566  
 ADDRESS: 201 S. GARDEN  
 MERRITT ISLAND, FL 32953

DESIGNER: PAIGE DRAFTING SERVICE  
 PHONE: 321-545-6464  
 ADDRESS: 470 OXFORD AVE  
 MERRITT ISLAND, FL 32953

CLIENT  
 12024 Sandy Shores Dr  
 Windermere, FL 34786

| SUBMISSIONS |         |             |
|-------------|---------|-------------|
| #           | DATE    | DESCRIPTION |
| 1           | 2/20/26 | FOR REVIEW  |
|             |         |             |
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Digitally signed by Michael E. Howeller  
 Date: 2026.03.25 22:52:43 -0400

PREPARED BY: [Redacted]  
 CHECKED BY: [Redacted]  
 DESIGN: [Redacted]

**SUBMITTAL**

**PROPOSED SEAWALL**  
 12024 SANDY SHORES DR  
 WINDERMERE, FL 34786

**SITE PLAN - PROPOSED SEAWALL**

**SP-11**



