

## **Pinellas County Restore Act Direct Component Project Proposal: Cooper's Point Educational Observation Tower**



# **Pinellas County Restore Act Direct Component Project Proposal Submittal Form**

Based on the Transocean settlement and until the BP trial ends, it is estimated by March 31, 2015, \$1,542,888 will be available in the Gulf Coast Restoration Trust fund for distribution to Pinellas County under the Direct Component allocation.

As a guideline, Pinellas County anticipates funding 3 to 7 projects not to exceed a total of \$1,542,888 as part of the initial multiyear implementation plan (MYIP). It's anticipated that projects selected for MYIP inclusion that receive funding would not begin until after December 2015.

Please read through all the questions before beginning.

- Submitted projects must address one or more of the five Gulf Coast Ecosystem Restoration Council goals and one or more RESTORE Act-eligible activities.
- Projects submitted by FEBRUARY 6, 2015 will be eligible for inclusion in the initial Multiyear Implementation Plan (MYIP)
- The "Steps" and "Criteria" numbers in the application refer to questions that address the steps and criteria for selection and ranking projects. The selection and ranking criteria can be viewed at [www.pinellascounty.org/restore/pdf/project-selection.pdf](http://www.pinellascounty.org/restore/pdf/project-selection.pdf)
- Answer each of the 29 questions as completely as possible, but keep responses focused.
- Submit one form per project.
- Once the form is successfully submitted, you will be contacted by Pinellas County.
- Send associated maps, charts, images, and budget information along with the title of your project in a Portable Document File (PDF) to [restore@pinellascounty.org](mailto:restore@pinellascounty.org).
- Direct questions to [restore@pinellascounty.org](mailto:restore@pinellascounty.org)

**Applicant Name:** *(Include at least one Point of Contact (POC), phone number, email address, and organization name, if applicable):*

**1. POC Name:** Felicia Leonard

**2. POC Organization:** City of Clearwater Parks and Recreation

**3. POC Title:** Administrative Support Manager

**4. POC Email:** [Felicia.Leonard@myclearwater.com](mailto:Felicia.Leonard@myclearwater.com)

**5. POC Phone:** (727) 562-4852

**6. Proposed Activity Name:** Cooper's Point Educational Observation Tower

## **7. Restoration Council Goals Addressed:**

(Step 1 and Step 2 - Criteria 1 and 2)

*List which of the following goal(s) will be addressed and how each goal will be addressed.*

- A. Restore and Conserve Habitat
- B. Restore Water Quality
- C. Replenish and Protect Living Coastal and Marine Resources
- D. Enhance Community Resilience
- E. Build and Revitalize the Gulf Economy

The proposed project supports the following Restoration Council goals: A. Restore and Conserve Habitat, and E. Build and Revitalize the Gulf Economy.

### **A. Restore and conserve habitat**

The proposed project consists of the construction of an observation tower, supporting walking trails, and provides specific access points. Because the site does not presently provide designated access points, the site is being degraded by trespassers. The project will conserve critical wetlands through preserving the land use as one for conservation, and limited recreation. This project is expected to decrease vagrancy by way of defined land use, and increased foot traffic. The trespassers tend to litter, and cause damage to the mangroves. At the moment, there are people who use the lack of foot traffic in Cooper's Point to camp, build makeshift zip lines and engage in other unwanted activities. Crime Prevention through Environmental Design studies demonstrate that creating a clear purpose for land decreases criminal activity. The more threat the potential perpetrator feels about getting caught the less likely the person will commit a crime.

Building the educational observation tower and opening access to Cooper's Point will allow visitors to enjoy Florida natural beauty. The utilization this land for passive recreation will be just the start of the community's commitment to desire to preserve Cooper's Point and other wetlands in the area.

With planned educational and environmental partnerships, the community at-large will be able to not only enjoy Cooper's Point, but also understand the threats to it, and other like environments. People will be able to actively contribute to cleaning up trash that washes up and clearing out invasive species such as Brazilian Pepper, and other invasive species. Giving one's time and educational programs will further foster a connection to Cooper's Point. With an observation tower as its centerpiece, the public will be able to experience all aspects of Cooper's Point, enjoying views of the water and surrounding wildlife.

The added attention brought to Cooper's Point by building an observation tower will result in overall greater awareness of Cooper's Point and its associated issues. This in turn may result in further conservation projects.

## **E. Build and revitalize Gulf economy**

Construction of an observation tower at Cooper's Point will support the revitalization of the Gulf economy by supporting two of the main industries in the area: construction and tourism.

### **Tourism:**

Building an observation tower and walking trails at Cooper's Point will support the revitalization of the Gulf economy by creating a tourism destination, as it will provide a rare bird's eye view of Tampa Bay. It will also provide tourists with an equally rare look at natural Florida wetlands. This unique park will attract people to other surrounding tourism driven businesses (restaurants, hotels, etc.).

An observation tower and trails through wetlands and mangroves will place this project in the growing sector of ecotourism. This growing industry is a great opportunity for the Tampa Bay area. The experience of this park would be unique in the area, and would serve to increase the ecotourism.

This location will serve to make Gulf region a more desirable vacation destination, and thus help restore and grow the tourism industry.

### **Construction:**

To build the observation tower at Cooper's Point, supporting paths, parking lot, road improvements and ongoing needed maintenance will create work for local construction companies. This project requires a large construction job and will create an estimated 5 jobs (American Recovery and Reinvestment Act) for the 6-month project. The construction business has been slowly rebuilding itself in the area, and this large project will serve to further improve the comeback of this industry.

## **8. RESTORE Act Eligible Activities Addressed:**

(Step 1 and Step 2 - Criteria 3 and 4)

*List which of the following activities will be addressed and how each activity will be addressed.*

1. Restoration/protection of natural resources, ecosystems, fisheries, marine wildlife habitats, beaches, and coastal wetlands
2. Mitigation of damage to fish, wildlife, and natural resources
3. Implementation of Federally-approved marine, coastal, or comprehensive conservation management plan, including fisheries monitoring
4. Workforce development and job creation
5. Improvements to or on State parks in coastal areas affected by Deepwater Horizon oil spill
6. Infrastructure projects benefitting the economy or ecological resources, including port infrastructure

7. Coastal flood protection and related infrastructure
8. Promotion of Gulf Coast Region tourism, including recreational fishing
9. Promotion of the consumption of seafood harvesting from the Gulf Coast Region
10. Planning assistance

The following Restore Act eligible activities will be addressed by the Cooper's Point Educational Observation Tower project: 4. Workforce development and job creation, 6. Infrastructure projects benefitting the economy or ecological resources, including port infrastructure, and 8. Promotion of Gulf Coast Region tourism, including recreational fishing.

#### **4. Workforce development and job creation**

The act of building an observation tower in Cooper's Point would create an ecotourism site. The construction of the tower and supporting trails will create jobs during the construction period. There are several tourist attractions located nearby, and as an easy stop between Clearwater and Tampa this project should have an indirect impact on nearby tourist driven businesses such as hotels, restaurants, recreation rentals, and others.

#### **6. Infrastructure projects benefitting the economy or ecological resources**

Building an observation tower and supporting walking trails at Cooper's Point will benefit the tourism industry in the area. Tourism in the region was one of the industries negatively impacted hit following the BP oil spill. Projects such as an observation tower will keep tourists returning to the area, and add another reason for would-be first time Tampa Bay area visitors to choose to vacation here.

#### **8. Promotion of Gulf Coast Region tourism including recreational fishing**

An observation tower at Cooper's Point will become an area tourist attraction, as it will allow for views of Tampa Bay and natural Florida landscape and wildlife. This will appeal to many groups of tourists but will be particularly appealing to the growing numbers of Ecotourists. This area has many other tourist attractions and activities. Making Cooper's Point accessible to tourists will create more points of interest on the road from Clearwater Beach to Tampa.

#### **9. Previous Claim:**

Is the proposed activity included in any claim for compensation paid out by the Oil Spill Liability Trust Fund after July 6, 2012? If yes, this activity is not eligible for Direct Component grant.

Yes:       
No:   X  

#### **10. RESTORE Act Pinellas County priorities addressed:**

(Step 2 - Criteria 5 and 6)

*List which of the following priorities will be addressed and how each priority will be addressed.*

- a. Protect and restore native habitats
- b. Provide stormwater quality improvements
- c. Create policies, programs, and/or mechanisms to remediate environmental and/or economic damages
- d. Create policies, programs, and/or mechanisms to protect against future environmental and/or economic vulnerability
- e. Provide climate change/sea-level rise planning, adaptation and/or related community engagement
- f. Provide flood and storm protection to infrastructure and other publically owned assets that consider resilience and changing sea levels
- g. Implement or further actions in the Pinellas County Post Disaster Redevelopment Plan Link to Plan: <http://www.postdisasterplan.org/pdrp.shtml>
- h. Diversify and improve the economy including tourism
- i. Promote sustainable recreational fishing and consumption of seafood dependent on Gulf ecosystem, and/or protect or promote working waterfronts

The following Pinellas County priorities are addressed by the Cooper's Point Educational Observation Tower: a. Protect and restore native habitats, d. Create policies, programs, and/or mechanisms to protect against future environmental and/or economic vulnerability, and h. Diversify and improve the economy including tourism/

#### **a. Restore and protect natural habitat**

The observation tower at Cooper's Point will increase the traffic in Cooper's Point thus decreasing the amount of vagrancy that occurs in its current state. Converting the area into a park will preserve Cooper's Point as a nature preserve, thus preventing any future land use changes. The paths, which exist in a basic form, do not impact the wetland and mangrove area.

#### **d. Create policies, programs, and/or mechanisms to protect against future environmental and/or economic vulnerability**

Along with building the observation tower, the City of Clearwater plans to provide educational programs. Educating people about the importance of wetlands, and environmental sustainability will help to safeguard the area in the future.

Opening Cooper's Point to the public will also enable City of Clearwater Parks and Recreation to engage with local environmental for education programs, research studies, and cleanup programs.

#### **h. Diversify and improve the economy including tourism**

The observation tower and nature trails will allow for unique views of Tampa Bay. The nearest towers at Wall Springs Park, Boca Ciega Millennium Park look over fresh water rather than

Tampa Bay. Tourists will also be able to experience the mangrove forest that exists along the edge of the bay. This will attract ecotourism and mainstream tourism to Cooper's Point. Cooper's Point is situated close to other attractions. The observation tower at Cooper's Point will help tourists in Pinellas County longer, and thus more revenue for area businesses.

## **11. Project Location**

(Step 1)

*As applicable, describe the location, attach a map and indicate the address, city, zip code, longitude/latitude, and watershed:*

Address: This project is accessible from 3411 Gulf to Bay Boulevard, Clearwater Florida,

GPS Coordinates: Latitude – 27.973227 Longitude - -82.688030

Watershed: Coastal Zone 3

Map: See Appendix A

## **12. Region or Geographic Area Impacted by Project**

(Step 1 and Step 2 - Criterion 7)

*Provide a description of the project area or region in which environmental or economic benefits will be realized. Be as specific as possible by listing cities or geographical boundaries and why.*

This project will impact the economy, environment and communities across the Tampa Bay region. The tourism industry will benefit from the addition of this tourist attraction. Ensuring the preservation of Cooper's Point by opening it as a park will help conserve this pivotal environment. Cooper's Point is situated on Tampa Bay, and thus what happens to this wetland and mangrove forest will impact the Tampa Bay region at-large. These communities will also be benefitted on the economic and environmental level, and additionally by the enjoyment they will get from a park. The ability to experience nature in an urban area relieves stress, and increases satisfaction for those living in Clearwater as well as though living across Pinellas County.

Cooper's Point has the capacity to impact nationwide and internationally through education. The educational programming through static signs, interactive exhibits, and presentations will teach guests about Cooper's Point, Tampa Bay ecosystems, and the challenges facing both.

## **Discussion of Specific Activity**

*Describe the project by responding to each of the following topics.*

## **13. Project Description – Discuss the essential elements of the project. Include what is proposed, clearly list major project tasks or program milestones, the project duration, and why it should be done.**

City of Clearwater Parks and Recreation is proposing to build an educational 3-story wooden observation tower on Cooper's Point. As part of the project, the City will build walking trails to the observation tower as well as a parking lot. The proposed observation tower is situated on the uplands in Cooper's Point, and provides views of the Bay and surrounding area. Building the

tower will provide access to an area previously unavailable to the community, and tourists. It will provide opportunities for passive recreation and education. Environmental stewardship and educational program will result from collaborations with area groups such as Keep Pinellas Beautiful, Clearwater Audubon Society, and area schools.

**Project Tasks and Milestones/Project Duration:**

<b>Project Task</b>	<b>Organization</b>	<b>Timeline</b>
Engineering Design		90 days
Permits	U.S. Army Corps of Engineers, and Southwest Florida Water Management District (SWFWMD)	90 days
Construction		180 days
	<b>Total:</b>	<b>360 days</b>

**Why it should be done:**

Cooper's Point is an underutilized park in Clearwater. Opening access, and building the observation tower will create educational and recreational opportunities as well as improve the economy through construction, and tourism. The Cooper's Point Educational Observation Tower will preserve Cooper's Point as open space, while educating the public on local environmental issues. This education is fundamental to having informed visitors who will conserve what makes Pinellas County beautiful for generations to come.

Currently, this park attracts unwanted visitors. The trespassers have harmed the area through making zip lines, camping and littering. Building the observation will formalize the land use, eliminating this issue, while providing a place to for locals and tourists alike to enjoy amazing views of Tampa Bay.



**14. Project Manager and Key Project Team Members - include credentials and experience doing similar work.**

Project Manager: Leroy Chin (resume Attachment B)

Project Planner: Felicia Leonard (resume found in Attachment B)

Team Member: Matthew Blansit (Attachment B)

**15. Environmental and/or Economic Benefits - Describe environmental and/or economic benefits of the project.**

The environmental benefits to converting Cooper's Point into a park are numerous. Building the tower and supporting walking trails will preserve the land as wild, open space. Building the tower and opening Cooper's Point to the public will reduce vagrancy which will then reduce environmental degradation caused by trespassers such as damage to mangroves and littering.

The economic benefits are creating construction jobs, contract work brought to area firms, and tourism. Contracts with the designers and surveyors will total about \$100,000 which provides works to area firms. Construction will take approximately 180 days and will bring approximately \$500,000 to a local construction company and will provide pivotal jobs in the area.

According to the American Recovery and Reinvestment Act formula this will create five jobs. In addition, Cooper's Point will become a tourist point of interest, increasing revenue of areas benefited directly and indirectly by tourism.

**16. Technical Feasibility** - Describe technologies and relevant past experience or proven success with similar projects.

The City of Clearwater Parks and Recreation Department consistently constructs capital projects similar to the Cooper's Point Educational Observation Tower on a regular basis. Past examples include: Ream Wilson Trail (16 miles), Kapok Park and Boardwalk (1.5 miles), Beachwalk, Lake Chautauqua Park, etc. In addition, the Parks and Recreation Department is responsible for 109 parks in 1450 acres in Clearwater including construction and maintenance of large facilities, such as BrightHouse Networks Field (\$30 million), the Long Center, Capitol Theatre, and other large scale construction projects.

**17. Public Acceptance** - Describe any known or potential public approval or opposition to the project.

Cooper's Point was addressed in both the 2002 and 2013 City of Clearwater Parks and Recreation Master Plans. It was termed as a project requiring medium term action (to be addressed between 2009 and 2014). Both plans contained robust community engagement actions, reaching over 1,000 people in Clearwater.

**18. Project Activity Budget Justification:**

*Provide the total project cost and costs by identified tasks for the following items. Provide specific justification for all that apply.*

<b>Project Activity</b>	<b>Budget</b>
Personnel and fringe	Not Applicable
Travel including the number of trips and estimated cost per trip	Not Applicable
All equipment greater than \$1,000	Not Applicable
Supplies including a list of major types of supplies	Not Applicable
Contractual costs	\$600,000. The construction cost reflects the need to embed the pilings deeply in order to support the 3-story tower.
Administrative costs not to exceed 3% of the total award	Not Applicable
Future costs related to maintaining the project, the funding source, and responsible entity	Maintenance costs will be managed through the operating budget for parks and recreation. Any needed capital improvements are scheduled in the capital improvement project budget. Currently the city allocates \$100,000 annually for boardwalks, docks and viewing platforms.

**19. Describe how the project will utilize a collaborative approach that incorporates partnerships, if applicable.**

(Step 2 - Criterion 8)

*List any project partners and briefly describe their involvement and contribution to the project.*

This project will involve collaboration with various groups.

The Clearwater Audubon Society already visits Cooper's Point to observe and study wildlife. City of Clearwater Parks and Recreation also plans to collaborate with Tampa Bay Estuary Program and Keep Pinellas Beautiful to create education and cleanup programs. The city will also collaborate with Clearwater Christian College and Pinellas County Schools for educational programs and cleanups. This engagement with the environment will foster environmental stewardship in the community.

**20. Describe how the project will support, further, or help implement one or more Pinellas County Comprehensive Plan Element goal(s) as identified in the overarching project goals, if applicable. Clearly list each Comprehensive Plan Element goal addressed.**

(Step 2 - Criterion 9)

*Link to Applicable Comprehensive Plan Element Goals:*

**[www.pinellascounty.org/restore/pdf/comp-plan-goals.pdf](http://www.pinellascounty.org/restore/pdf/comp-plan-goals.pdf)**

The Cooper's Point Educational Observation Tower will support, further, and help implement one or more Pinellas County Comprehensive Plan Element goals:

### **Element - Future Land Use and Quality Communities**

**Goal Three: Pinellas County's plan shall promote a balanced relationship between the natural environment and development.**

Building the observation tower and opening Cooper's Point to the public will help balance the relationship between natural environment and development as it will preserve Cooper's Point as natural open space thus protecting it from development. Building the observation tower, and opening Cooper's Point to the public will reinforce Pinellas County's commitment to maintain the balance between development and the environment. As Pinellas County is 98.1% developed this preservation is critically important.

**Goal Four: Pinellas County shall work toward a land use pattern that can be supported by the available community and public facilities that would be required to serve that development.**

The preservation and limited public access to Cooper's Point is essential to maintaining the balance of open space to development in Pinellas County.

### **Element - Natural Resource Conservation and Mgmt**

#### **Natural Systems and Living Resources**

**Goal Two: Pinellas County will conserve, protect, restore and appropriately manage its natural systems and living resources ensure the highest environmental quality possible.**

Cooper's Point is a major ecosystem in Tampa Bay, and preserving it as open space through building the tower will maintain the ecosystem to high environmental quality standards. Building the observation tower will enable the property to be managed and maintained which will involve the removal of trash and preventing the damage that occurs from trespassers.

### **Environmental Lands and Resource-Based Parks**

**Goal Three: Pinellas County's environmental lands and resource-based parks are the hallmark of this county's environmental commitment, and these lands are to be protected and managed in perpetuity for their contribution to the biodiversity and biological sustainability of the region, as a means of providing respite from urban life and because they instill future generations with a sense of appreciation for Florida's natural heritage.**

Building the observation tower will preserve Cooper's Point which is integral to the biodiversity, and sustainability of the region. Cooper's Point is home to delicate ecosystems found in the wetlands and mangroves. With the observation tower, environmental sustainability will provide a place for area residents to visit and learn about environmental sustainability. Through the proposed educational programming Cooper's Point Educational Observation Tower will not only provide a getaway for locals from the urban environment, but also educate the public about the environmental issues facing the Tampa Bay area, and how to sustain Florida's natural heritage for years to come.

### **Promoting Environmental Stewardship**

#### **Goal Five: Pinellas County will be a recognized leader in environmental education and local environmental stewardship.**

Completing the Cooper's Point Environmental Observation Tower will help meet Goal 5 through the preservation of the important environment, and by allocating it as a passive recreation park, collaborations with local environment groups. Cooper's Point will provide an education point for Pinellas County residents. It will also strengthen the connection residents feel to the environment through organized cleanups.

### **Element - Coastal Management**

#### **Coastal Land Use**

**Goal Four: Land use designations and decisions in the coastal planning area shall be consistent with the future land use and quality communities element of this comprehensive plan and compatible with protection of the county's natural and historic resources, reflecting the need for long-term sustainability, continued economic vitality and consideration for the vulnerability of the county's coastal location.**

This plan to build the observation tower on Cooper's Point will maintain the area as a nature preserve with limited public access will promote the long-term sustainability of the bay's ecosystems. To complete the tower many area firms will be involved from architecture firms to construction companies. This will bring jobs into the area thus reducing economic vulnerability. The tourists visiting Cooper's Point will help strengthen the county's economic vitality by way of tourists visiting surrounding points of interest and businesses (restaurants, bars, retail, etc.).

### **Element - Recreation, Open Space and Culture**

#### **The Provision of Recreation and Open Space**

**Goal One: To administer outstanding countywide recreational, open space and environmental systems that provide, through acquisition, development and maintenance,**

**sufficient resource-based regional parks and environmental lands that are environmentally sustainable, foster environmental stewardship, and enhance the county's economic vitality and the quality of life for residents and visitors.**

The Cooper's Point Nature Preserve and Educational Observation Tower will be an outstanding recreational, open space and environmental system. Building the tower and opening Cooper's Point to the public will foster environmental stewardship through educational collaborations. This park will improve the life of Pinellas County residents through allowing them to visit the park, and also through income through tourism as this park will be an ecotourism point of interest.

### **Protection and Management of Parks and Environmental Lands**

**Goal Two: to protect, in perpetuity, the open space value and countywide public purpose of the county's regional parks, environmental lands and open spaces, and to develop, implement and adhere to the individual management plans and strategies for these irreplaceable public assets.**

Building the observation tower will ensure Cooper's Point as open space, and a public park. Building this tower, an opening it to the public will be fundamental in ensuring Cooper's Point remains open space for the public to enjoy for generations to come.

### **Strengthening Connections to the Water**

**Goal Three: To strengthen public connections to Pinellas County waters and waterways through the maintenance, promotion and environmentally-sensitive expansion of recreational access.**

Opening Cooper's Point to the public will help Pinellas County reach the above Goal 3 as Cooper's Point is on Tampa Bay, and is an important estuary, and waterway. With the building of the observation tower, supporting trails and educational collaborations will strengthen the public's connection to the waterways of Pinellas County.

### **Sustainability of the County's Recreation and Open Space System**

**Goal Six: to practice and promote a sustainability ethic, ensuring that ecological limits and environmental impacts are considered in all decisions and designs affecting cultural, recreation and open space planning, and that all decisions and projects contribute incrementally to achieving and sustaining social equity, economic prosperity and a quality community for current and future residents.**

One of the main goals in building the Cooper's Point observation tower is to promote environmental sustainability in the community. Nature preserve parks provide a quality recreation area that can be enjoyed by every demographic and income level. This sustainable

recreation/tourist site will assist in the economic and social prosperity of the county for this and future generations.

## **ELEMENT - ECONOMIC**

**Goal One:** to facilitate a strong and robust local economy that provides growth opportunities for existing businesses, attracts new high-wage primary employers and promotes a diverse range of industries through innovative, sustainable methods that, in a responsible manner, enhance the county's vitality and the quality of life for residents and visitors.

This project will contribute to building the local economy through design and engineering contracts, construction, tourism and ongoing maintenance. The project will provide work for existing companies, and the nature of the project will require skilled, high- wage earners. Although this project alone may not require a firm to hire another engineer, the trend of new projects will result in this need.

### **21. Describe the benefits the project will provide, for how long, and why:**

(Step 2 - Criterion 10)

*Benefits may be economic, social, and/or environmental. Explain how the benefits will or could be identified, assessed, and/or measured. Describe and quantify environmental and/or economic benefits as applicable [e.g., area restored (acres, linear feet), improved ecosystem services, jobs created/preserved, pollutants and/or nutrients removed (e.g., kg, pounds, tons)].*

The Cooper's Point Educational Observation tower will provide economic, social and environmental benefits for the foreseeable future.

**Economic:** Five jobs will be created (according to American Recovery and Reinvestment Act formula) through construction of the tower and surrounding walking paths. The construction will take approximately 6 months. In addition, the environmental surveys, design work, permits and other contracted services will provide work to area firms for 6 months. Tourism will also be impacted positively for the foreseeable future. This project will also provide a revenue boost to ecotourism providers by providing them access to Cooper's Point.

**Social:** According to *Psychology Today*, parks decreases stress, and improves the feeling of well-being of urbanites. The social benefits of constructing the tower and opening Cooper's Point to the public can be measured through park attendance, and surveys aimed at understanding enjoyment of the park.

**Environmental:** Preserving wetlands and mangrove forest creates a long-term benefit for land and water biomes as the mangrove ecosystems provide a unique link in the system as young fish need this structure to survive. Mangroves also prevent soil erosion and reduce storm surge.

Building the observation tower will ensure that these mangroves are not pulled out to make way for more environmentally altering development. By eliminating transient traffic, the site will no longer be degraded, preserving this environmental asset.

**22. Possible material risks to implement and maintain the proposed activity:**

*List possible material risks, e.g., operational, legal, regulatory, budgetary or ecological. Include brief description of mitigation strategy to address each identified risk.*

There are no known risks.

**23. Best Available Science:**

*Only answer if proposed activity will serve to protect or restore natural resources, otherwise, indicate "Not Applicable." Briefly describe how the project will use best available science with respect to peer reviewed literature, objective(s), and methodologically sound literature sources that support the scope of work, when available.*

Not applicable

**24. Matching/Other funding**

(Step 2 - Criterion 11)

*Indicate:*

- The amount and percent of the total project cost secured and the source of each matching fund secured. Restore Act funds can be matched with other federal sources of funding.
- If matching funds are not secured, specify the amount of matching funds requested or expected.
- The date the amount of secured funds will be known.

This project is estimated to cost \$600,000. This application requests \$450,000 from Restore Act funds. The matching amount of 25%, \$150,000, will be included in the City of Clearwater's Capital Improvement Project Program in FY2015. This is scheduled to be adopted by the City of Clearwater City Council in September, 2015.

**Readiness for Implementation**

(Step 3)

*Complete the following:*

**25. Will the project be completed within 5 years from date funding is confirmed?**

Yes:   X  

No:

**26. Identify each project milestones and proposed duration (no. of months) to complete each step and the total number of months or years to complete the project.**

Project milestones

Activity	Timeline
Engineering Design	90 days
Permits	90 days
Construction	180 days
<b>Total:</b>	<b>360 days</b>

**27. How long before the project can start after funds are available (months)?**

Immediately

**28. Describe project design work, permit requirements and hurdles (federal, state, or local), and/or permitting that is in progress (*attach applicable permits or design work*).**

The general design of this structure has been completed. The plans depict a three level tower with lookouts over Tampa Bay and inland. Renderings can be found in Attachment C. When the project is funded a final design will be completed (Attachment D). The required permits will be from Southwest Florida Water Management District (SWFWMD) and U.S. Army Corps of Engineers.

Cooper's Point is already allocated parkland, and thus no permits need to be obtained to change the purpose. To make the park accessible to the public, road and trail improvements will need to be made

Soil borings were conducted on Cooper's Point to determine the location for the tower. These borings were done by the City of Clearwater environmental engineers.

**29. Describe any issues or reasons that may delay project start or completion.**

No delays are foreseen.

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**END OF QUESTIONS**



## List of Attachments

Attachment A: Location Map

Attachment B: Project Management Resumes

Attachment C: Renderings

Attachment D: Conceptual Plans

## References

Markman, Art. (2013). Do Parks Make People Happier? *Psychology Today* <https://www.psychologytoday.com/blog/ulterior-motives/201306/do-parks-make-people-happier>.

Portland-Milwaukie Light Rail Transit Project. Estimating Job Creation: American Recovery and Reinvestment Act [http://trimet.org/pdfs/pm/economicbenefits/PMLR\\_job\\_creation\\_estimate.pdf](http://trimet.org/pdfs/pm/economicbenefits/PMLR_job_creation_estimate.pdf).



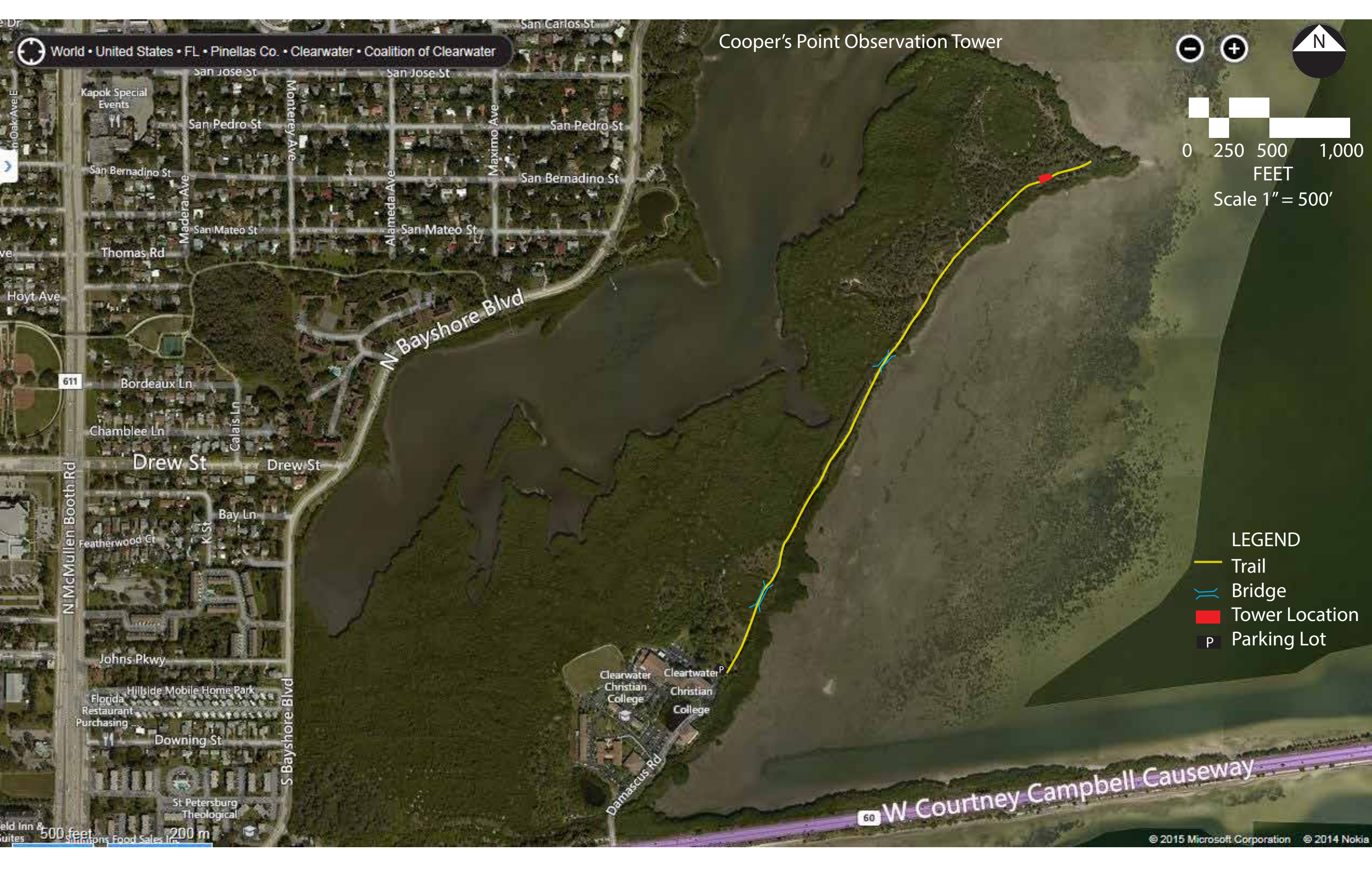
Cooper's Point Observation Tower

02505001,000

FEET

Scale 1" = 500'

- LEGEND
- Trail
  - Bridge
  - Tower Location
  - Parking Lot





## **PROFESSIONAL EXPERIENCE**

### **CITY OF CLEARWATER-PARKS AND RECREATION DEPARTMENT**

1999 to Present

Clearwater, Florida

#### **Park, Planning & Project Manager**

- As division head I am responsible for management personnel of the division along with development of all new and renovation recreational projects for the department. Duties include staff project assignments, development of conceptual site plans, preliminary construction cost estimates, development of scope of works, negotiating design contracts, management of design consultants, construction project management as well as development of in house projects. Major milestones at this position; acquiring of division staff to assist in implementation of projects within the department, conceptual design and develop construction documents in house while simultaneously managing out source design consultant contracts. In conjunction with division responsibilities construction manage projects valued over \$6 million along with other projects in various stages of design valued over \$2.5 million including developing the department's 20 year park recreation master plan.

### **ENGLEHART, HAMMER & ASSOCIATES**

Tampa, Florida

1996 to 1999

#### **Vice President of Landscape Architecture**

- Management of landscape architecture projects from projects scoping through design development and construction documentation. Team leader of firms Landscape Architectural Section and Graphic Coordinator for urban design, planning and land development and landscaping projects.

#### **Senior Landscape Architect**

- Team lead designer of firms Landscape Architecture Section and Graphic Coordinator for landscape architecture and urban planning projects through design development and construction documents. Responsible for all phases of project development, for a variety of projects and coordination of personnel involved either as the lead designer of team or providing support services for other design disciplines.

### **AL-BASATEEN LANDSCAPING COMPANY LTD.**

1994 to 1996

Jeddah, Saudi Arabia

#### **General Manager**

- Reengineered the company whose financial losses were \$40,000 per month to a positive cash flow of \$10,000 per month. Positive cash flow occurred within a 16-month period. Transformed the company's positive cash flow by establishing accounting reporting procedures and analyzing reports to determine which services need to be expanded or streamlined to provide additional financial revenue. Also renegotiated inadequately written contracts, developed annual budget goals, and identifying realistic material and equipment needs for the company's daily operations. Established closer working relationships with employees to determine mechanized equipment requirements for labor intensive tasks, capitalized on employee strengths, coordinated logistic of equipment and material distributions, consolidated and streamlined unproductive departments, developed marketing strategies and client positioning. Company restructuring programs occurred over a twelve-month period.
- Developed responsible business programs for landscape architectural design services, landscape construction implementation, landscape maintenance operations, plant nursery operation, and operation of three commercial outlets, in conjunction with management of ninety employee's daily activities.
- Wrote, established and initiated standard operation procedures to increase profits in the following areas by renegotiating employee contracts, client contacts, employee housing contracts, office leasing contracts, equipment lease agreements. Developed standard operating procedures for the following: equipment maintenance, office administrative operations and functions landscape construction activities, landscape maintenance programs, plant nursery operations commercial retail operations, revamping of all company insurance policies and company wide inventory procedures.

### **FLUOR DANIEL CORPORATION**

1988 to 1994

Jeddah, Saudi Arabia

#### **Head of Landscape Architecture Department**

- Identified procedures required to develop and organize programs in a limited time frame to revise the site master plan and site specific conceptualization of the hardscape and softscape systems. These revised concepts were utilized for the design development drawings and prior to the development of the construction drawings for: detailed civil engineering drawings, hardscape drawings, irrigation drawings and landscaping drawings of the King Abdulaziz University-Health Sciences Center and in response to the Saudi environment, economic, cultural and religious needs. The Health Sciences Center is a comprehensive major medical training facility for academic research and patient care. This fast track construction project value is over \$750 million at its completion. The Health Sciences Center is situated on approximately 127 hectares (313.7 acres).
- Maintained daily on site construction supervision and provided design drawings to resolve design issues on 10 major projects at various construction stages. In addition developed programs in providing contact documents of two major hardscape/landscaping projects to be issued for construction proposals. Directly coordinated revised design information with the client, projects director, construction manager, operation/maintenance manager and disseminated the redesigned construction drawings to six project managers.

## **Leroy Chin, Jr.**

- Managed, supervised, evaluated, and coordinated work loads for a staff of eight design professionals on: conceptual design, design development, value engineering, construction drawing documents and technical specifications, rough order of magnitude construction estimates, detailed cost estimates, liaison between contractor and owner, construction supervision, materials submittal review, shop drawing review, as-built drawing review, project handover committees, development of project punch list, operation and maintenance supervision.
- Developed eight hundred-page contract drawing documents issued for construction on civil, hardscape landscape, and irrigation systems. This tender package valued over \$30 million was created in a limited time frame of six months. Organized and wrote the tender package on the operation and maintenance services for a three year contact duration that included a plant nursery operation, twenty-seven separate multi-level interior atriums, landscaping and irrigation systems of the Health Sciences Center. This landscape and irrigation system operation and maintenance services contact value over \$3.5 million.
- Established close working relationship with a complex client. Gained respect and confidence from the client in providing all aspects of landscape architectural discipline services. Received a substantial monetary bonus from Fluor Daniel Corporation special fund program in acknowledgement for exceptional work ethics, client focus and delivering quality service of unmatched value. Dedication of the landscape department and being client focus was one of the contributing factors for the King Abdulaziz University in allowing the company to provide a proposal and awarding Fluor Daniel Corporation an additional construction management contract.
- Streamlined drawing review process by two weeks for each submittal by directly coordinating with the general contractor and sub-contractors by developing a preliminary review process of shop drawings prior to formal submission.

### **PROCTOR AND REDFERN, INC.**

1988 to 1988

Tampa, Florida

#### **Director of Landscape Architecture**

- Developed and marketed new product line for planning and landscape architecture services. Initiated client and project positioning in the Central Florida market. Designed new company marketing brochures of all company services. Major area of concentration for marketing planning and landscape architectural services were office parks, commercial centers, residential communities, industrial facilities, theme parks, destination resorts, and recreational facilities.
- Achieved several major clients and projects during tenure with the company. Wrote service contracts with the client and other design professional as subcontractors of design work.
- In conjunction with marketing and sales, was held accountable for project management of the design team, distribution of project assignments, review, evaluate and critique designs, and presentations to the clients.

### **POST, BUCKLEY, SCHUH & JERIGAN, INC.**

1983 to 1988

Tampa, Florida

#### **Senior Landscape Architect II**

- Establish personal strength in manage several major projects simultaneously and developed close working relationships with the clients and other discipline professionals within the firm while providing employer profitability in a wide range of project types.
- Design project types were in the area of urban planing, commercial centers, office parks, residential communities, light industrial and manufacturing, recreational and destination resorts, and institutional projects.
- This position demonstrated my superior knowledge and design skills in site inventory, land planning, conceptual design, rezoning, contract document preparation, writing technical specifications, project budgeting, construction implementation, cost analysis, horticulture, graphic presentations, and construction management.
- Received employee of the month award on several occasions for acknowledgement of exceptional work ethics and client focus.

### **KATER & GRINA INTERNATIONAL**

1978 to 1983

Doha, Qatar – Arabian Gulf

#### **Associate Landscape Architect**

- Manage a design team staff in developing conceptual designs, presentation drawings and design development drawings, developed preliminary construction cost estimates, construction drawings documents, technical specifications, and construction supervision.
- While in Qatar, I was assigned as a consultant to Urban and Rural Development Company a Saudi Arabian firm performing a design/build operation. Consultative responsibilities included providing design services and construction management for: support family housing communities, labor camps, airport facilities, regional and neighborhood park expansion programs, primary and secondary school expansion programs, palaces of the royal family, and Doha Corniche development linear park system Doha, Qatar

## **Leroy Chin, Jr.**

### **REGISTRATIONS**

- Registered Landscape Architect
- Florida – 1206
- New Jersey – AS00344

### **PROFESSIONAL AFFILIATIONS**

- Member, American Society of Landscape Architects
- Member, Florida Chapter of Landscape Architects

### **EDUCATION**

- University of Illinois, Bachelor of Landscape Architecture
- Word Perfect 6.1 Erwin Technical Center 12
- AutoCAD R13 & R-14, Erwin Technical Center
- Microsoft Excel – Erwin Technical Center
- Computer literate and AutoCAD version 2005

### **AWARDS AND RECOGNITION**

- Florida Parks and Recreation Association – 2004 Project Recognition – Eddie C. Moore Softball Complex Fields 8 & 9 – Clearwater, Florida
- Florida Parks and Recreation Association – 2003 Project Recognition – Crest Lake Dog Park – Clearwater, Florida
- Florida Parks and Recreation Association – 2002 Project Recognition – North Greenwood Recreation & Aquatic Complex – Clearwater, Florida
- Florida Parks and Recreation Association – 2002 Project Recognition – Allen's Creek Park Playground – Clearwater, Florida
- Florida Parks and Recreation Association – 2002 Project Recognition – Eddie C. Moore Softball Complex – Fields 1,2, 3, & 4 Clearwater, Florida
- Florida Parks and Recreation Association – 2001 Project Recognition – Countryside Family Recreation Center Renovations – Clearwater, Florida
- Florida Society of Landscape Architects – 2001 Merit Award – McMullen Tennis Complex – Clearwater, Florida
- Florida Parks and Recreation Association – 2001 Project Recognition – McMullen Tennis Complex – Clearwater, Florida
- Florida Society of Landscape Architects – 2001 Merit Award – Sunset Sam Park – Clearwater, Florida
- Florida Parks and Recreation Association – 2001 Project Recognition – Sunset Sam Park – Clearwater, Florida
- Florida Parks and Recreation Association – 2000 Project Recognition – Eddie C. Moore Softball Complex Field 5, 6, & 7 - Clearwater, Florida
- Florida Parks and Recreation Association – 2000 Project Recognition – Aquatic Center – Clearwater Beach Family Recreation Complex – Clearwater, Florida
- Award of Excellence – Florida Nurserymen & Growers Association Landscape Awards – Tropic North – Montreal, Quebec, Canada
- Honorable Mention in Site Development – The Champaign County Community Improvement Recognition Program – Jos. Kuhn & Co.
- Honorable Mention in Site Development – The Champaign County Community Improvement Recognition Program – Sea Merchant Restaurant

# Felicia Leonard, AICP

Felicia.Leonard@myclearwater.com  
727-562-4852

Parks and recreation professional with over 20 years experience in administration, operations and strategic planning. Innovator in strategic direction development & implementation. Leader in master planning, community engagement and construction management. Accomplished grant writer and administrator. Highly skilled in personnel management.

## Professional Experience

City of Clearwater, Florida

April, 2003 to present

Parks and Recreation Manager

- Responsible for multiple functions within a larger Parks and Recreation Department with 212 employees and a \$20M annual operating budget including:
  - Oversee the Environmental Lands Division consisting of 754 acres of park land, environmental programming and an Environmental Education Center.
  - Spearhead urban planning efforts including system-wide master planning, park planning, environmental planning and land use planning.
  - Supervise all fiscal operations including budget preparation and compliance, accounts receivables, accounts payable and payroll.
  - Manage department's human resources unit including hiring, training, development and disciplinary process.
  - Direct administrative operations such as the development of departmental policies and procedures, and compliance to city and union policies.
  - Secured and/or administered over \$50+million in alternative funding sources including private, state and federal grants.
  - Developed a contract management system and oversee compliance of 60+ agreements for various services such as operation of recreation services, concessions, golf courses, performing arts centers and a the Philadelphia Phillies Spring Training Facility.
  - Coordinate the volunteer program which realizes an annual average of 45,000 volunteer hours.
  - Oversee public relations, marketing and promotion activities.
  - Manage technology efficiencies including asset management , GIS and recreation software.
  - Develop planning strategies including visioning, long-range planning and oversee their subsequent implementation.
  - Create and conduct department's community engagement programs.
  - Direct the Cultural Affairs Division including the implementation of the Public Art Plan, Cultural Plan and the Sister Cities Program.
- Designated as the department's representative at Parks and Recreation Advisory Board, Sister Cities Advisory Board, Public Art and Design Board, City Council, other governmental jurisdictions, neighborhood associations and many other community organizations.
- Appointed as the City's Bicycle and Pedestrian Coordinator overseeing the planning, development of the City's bicycle, pedestrian and trail networks.

## Professional Experience Continued

Sprinkle Consulting, Inc., Florida  
Senior Project Planner/Manager

2002-2003

Served as Project Manager and/or Sr. Project Planner for the following projects:

- St. Petersburg Bicycle and Pedestrian Master Plan
- Chicago Area Transportation Study Soles and Spokes Master Plan
- Indian River County Bicycle and Pedestrian Master Plan
- Hillsborough County ADA Curb Ramp Transition Plan
- FDOT Bicycle Facility Selection and Sidepath Facility Guidelines

San Mateo County, Redwood City, California  
Administrative Services Manager

2000-2002

- Managed daily administrative operations of Parks Division including fiscal administration (budget development/compliance, accounts payable, accounts receivable and payroll), parks reservation staff (marina and camping), marketing and long range planning efforts.
- Developed/implemented the Capital Improvement Program for the Parks Division. Secured and implemented grant program funding equating to over \$5 million in two years.
- Assisted the City/County Association of Governments in all aspects of local, state and federal transportation programs including fund programming, developing/implementing projects, administering contracts and preparing regional transportation projects.
- Implemented special projects including an EPA award winning Transit Oriented Development program, a regional Intelligent Transportation System, and other regional programs such as Transportation Demand Management, Transportation Fund for Clean Air, Bicycle/Pedestrian and Congestion Management programs.

## Education

University of New Orleans, New Orleans, Louisiana  
Master of Urban and Regional Planning

Southwestern University, Georgetown, Texas  
B.A., International Studies and Spanish

National Recreation and Parks Association  
Director's School Graduate, 2011

Florida Recreation and Parks Association  
Joe Abrahams Leadership Academy Graduate, 2009

## Professional Affiliations

- Member, American Institute of Certified Planners
- State-wide Instructor, Florida Recreation and Parks Association
- Director, Florida Recreation and Parks Association's Emerging Leadership Academy, (2012 - present)
- Member, Leadership Pinellas

# Matthew D. Blansit

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## education

### Masters of Landscape Architecture

2012-2014

Auburn University--Auburn, AL

GPA 3.79

### B.A. of Mathematics, Minor: Outdoor Leadership

2004-2009

Western Kentucky University--Bowling Green, KY

Magna Cum Laude GPA 3.77

## awards

ASLA Honorable Mention Research Participant	Auburn University	2014
Creative Scholarship Showcase	Auburn University	2014
Sigma Lambda Alpha Honor Society	Auburn University	2013-present
Jack Williams Scholarship	Auburn University	2013
MRED Capstone Design Winner	Auburn University	2013-14
Regents Scholar	Western Kentucky University	2004-09
Ogden Scholar	Western Kentucky University	2004-09
Dr. James H. Stutville Scholar	Western Kentucky University	2005-06
President's or Dean's List every semester	Western Kentucky University	2004-2009
Pi Mu Epsilon Mathematics Honor Fraternity	Western Kentucky University	2005-2009

## professional experience

### Project Manager/Landscape Architect In Training

August 2014 - Present

City of Clearwater - Parks & Recreation Dept. | Supervisor Leroy Chin, (727) 224-7101

*Managed City of Clearwater projects by developing and negotiating contract documents, on-site construction administration, developing projects from concept through close-out, walking projects through the permitting process with the planning department, and navigating through the political waters that come with working in government.*

### Intern- Cahaba River Blueway

January 2014-May 2014

Alabama Innovation Engine | Supervisor Matt Leavell, (205) 307-6519

*Developed standards for access points along the Cahaba River in collaboration with leaders from the National Park Service, Alabama Innovation Engine, the Nature Conservancy, and the Cahaba River Society. Analyze strategic points along the river based on economic, ecologic, and social impact potential and inventory the points based on the developed standards. Communicate and present the documented information to the panel of leaders.*

### Intern- Doe Mountain Recreation Area

November 3-9, 2013

Farmer-Morgan | Supervisor Ben Farmer, (334) 444-2893

*Coordinated a private-public partnership to develop a management plan for the newly designated 8,600 acre Doe Mountain Recreation Area. This project was the first in Tennessee to utilize the Tennessee Adventure Tourism and Rural Development Act. Conducted visioning sessions with citizens to understand the area, its history, economy, and unique features. These sessions combined with ecologic system analysis informed the planning of the area for designated uses.*

### Charrette- Pepper Place Market

September 13-14, 2013

Auburn University Urban Studio | Supervisor David Hill, (334) 844-5434

*Developed a master plan for the development of the Lakeview neighborhood of Birmingham, AL in a team with architects, planners, marketing specialists, and landscape architects. Through ecologic, economic, and social analysis our team developed a plan to established an identity for the Pepper Place Market, connect the neighborhood to nearby points of interest, and allow room for the return of residential development.*

### Intern- Cumberland Byway

August 19-23, 2013

Farmer-Morgan | Supervisor Ben Farmer (334) 444-2893

*Collaborated with local residents to develop and showcase the unique stops along this 180-mile byway through northern Tennessee. Geologic, ecologic, economic, historic, and hydrologic analysis provided the framework for the master plan. Our team of landscape architects, historians, engineers, marketing specialists, planners, and economists worked together to inform each others decisions and deliver a comprehensive development plan to the residents and businesses along the Cumberland Byway.*

### Student Landscape Architecture Consultant

Spring 2013-2014

Masters of Real Estate Development (MRED) Capstone | Supervisor Michael Robinson (334) 559-5686

*Consulted two classes from the MRED program with the spatial, ecological, and circulation planning of their capstone projects. One project was a winning design of the development of a retirement and independent living community over a 98-acre site that had to integrate with the surrounding community of Reynolds Plantation. The other project studied a high-rise, infill development in Midtown Atlanta that is combining public open space, office, retail, residential, and parking, and tying that into the cultural fabric of the nearby arts district.*



# Matthew D. Blansit

## work history

### Graduate Research Assistant

Auburn University- College of Architecture, Design, and Construction

August 2012-May 2014

Auburn, AL

Worked as Professor Michael Robinson's Research Assistant. Primary tasks included coordinating a team of MLA students to act as Landscape Architecture consultants to the Master of Real Estate Development program's capstone project, and researching discussion topics for the History of Landscape Architecture Prehistory - 1890's course.

### Sea Kayak Guide/ Naturalist

Kayak Adventures Worldwide

May-September 2010; May-June 2011

Seward, AK

Prepared and guided trips into the fjords on the Kenai Peninsula of south central Alaska. Interpreted information of the natural history, ecology, anthropology, and geology of the area. Improvised conversations based on what was available.

### Beach Attendant

Bolongo Bay Beach Resort

January-March 2011

Bolongo Bay, St. Thomas, USVI

Customer service was the main focus of this position, being part of the guests' vacation memorable experience, supervising the beach area, and leading beach side activities.

### Field Instructor/Backpacking Guide

Second Nature Entrada

June 2009-April 2010

St. George, UT

Backpacking guide and interventionist for a backcountry, wilderness therapy company. Collaborated with clients' therapists to develop psychological intervention plans and implementations. Developed an emotionally safe environment among the group of 5-13 clients ages ranging from 13-44.

### Trail Construction

Student Conservation Association- US Forest Service Petersburg District

May-August 2008

Petersburg, AK

Designed on site and built step-and-run trail on Petersburg Mountain with a team of 14 other volunteers. Revegetated disturbed areas with selectively harvested plants from the surrounding environment. Planned supply drops, meals, and maintained clean campsite.

### Outdoor Adventure Director

Aldersgate Camp and Retreat Center

Summer (May-August) 2004-2007

Ravenna, KY

Wore many hats at the camp including cook, counselor, maintenance, dean, and Outdoor Adventure Director. The main duties were to develop and implement curriculum for the leadership and teamwork development courses (high ropes and low ropes) and maintain their facilities, plan hiking, camping, and canoe trips, and maintain and inventory all outdoor equipment.

### Teacher Assistant

Western Kentucky University- Department of Recreation and Sport Management

January-May 2009

Bowling Green, KY

Developed curriculum and taught REC 200 at Western Kentucky University. Planned and ran overnight instructional camping trips and canoeing trips.

### Resident Assistant

Western Kentucky University- Housing and Residence Life: Barnes-Campbell Hall

August 2005-May 2006

Bowling Green, KY

Developed and maintained a positive community for my floor in an all-freshman, male dormitory, aiding in the transition from high school to college. Created many programs and activities for students to learn and/or relax.

## professional groups/involvement

### American Society of Landscape Architects

Student Member

2012-present

2012 and 2013 ASLA Expo

### Auburn University ASLA

Event Planning Coordinator, Alumni Relations Coordinator

2012-present

### Graduate Student Council

Senator

2012-present

### Urban Stream Restoration Workshop

Participant

March 2013

### Resurrection Bay Conservation Alliance

Volunteer

2011

### Wilderness Education Association

Outdoor Leader

Attended 2008 & 2009 National Conference

2008-2012

## trainings

Proficient Visual Basic Programming

Bacterial Monitoring Certification

Wilderness Education Association Outdoor Instructor

Project WET/WILD outdoor education curriculum

American Canoe Association Level III instructor

Wilderness First Responder

Professional Backpacking Excursion Planning

Land, River, and Sea Navigation

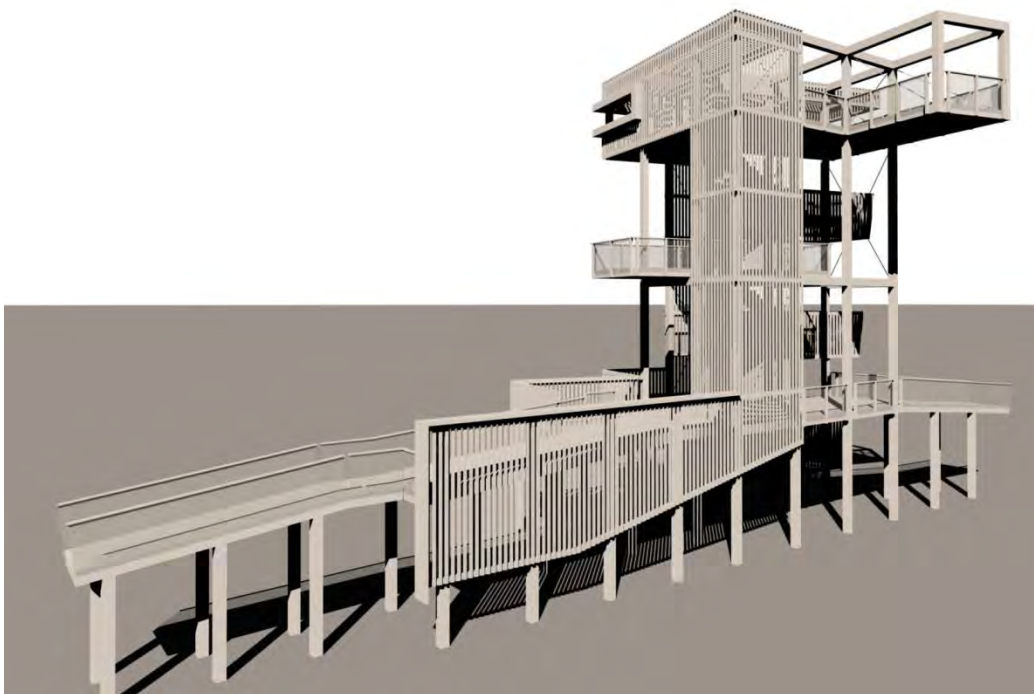
Trail Construction

Amateur rock climbing, mountaineering, and sailing

## Cooper's Point Educational Observation Tower Elevation Renderings



Close-Up View



Side View

## Cooper's Point Educational Observation Tower Elevation Renderings



# Coopers Point Observation Tower

City of Clearwater / Pinellas County

ARCHITECT

Wannemacher Russell Architects, Inc.  
180 Mirror Lake Drive, St. Petersburg, Florida 33701

STRUCTURAL ENGINEER

Master Consulting Engineers, Inc.  
5523 W. Cypress Street, Suite 200

100% CONSTRUCTION DOCUMENTS

April 20, 2007



BUILDING CODE DATA

SCOPE OF PROJECT  
THIS SET OF DOCUMENTS DESCRIBES NEW CONSTRUCTION OF AN OBSERVATION TOWER INCLUDING STRUCTURE AND EXTERIOR FINISHES.  
THIS PROJECT HAS NO INTERIOR SPACE. NO NON-PERMEABLE ROOF. NO ELECTRICAL, AND NO PLUMBING.

PROJECT LOCATION  
COOPER'S POINT PARK, CLEARWATER, FL

APPLICABLE CODES AND REGULATIONS  
BUILDING CODE 2004 FLORIDA BUILDING CODE  
FIRE CODE 2004 FLORIDA FIRE PREVENTION CODE  
STATE/CITY AMENDMENTS YESPER LOCAL BUILDING CODES  
LIFE SAFETY CODE 2003 NFPA 101  
ENERGY CODE 2004 F.E.E.C.

BUILDING DESCRIPTION  
NEW OBSERVATION TOWER, WOOD FRAME DECK CONSTRUCTION, WOOD BEAMS, AND WOOD COLUMNS.

OCCUPANCY GROUP A - ASSEMBLY  
TYPE OF CONSTRUCTION TYPE IV  
FIRE PROTECTION SYSTEMS NONE  
FLOOR AREA THREE FLOORS ABOVE GRADE- 2650 SQ. FT. DECK  
TOTAL NO INTERIOR SPACE

BUILDING HEIGHT 68'-0" ABOVE GRADE

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.  
2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INDICATED WITHIN THESE DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATION. PRIOR TO THE PURCHASING OF MATERIALS, STARTING FABRICATION OR BEGINNING CONSTRUCTION.  
3. "TYPICAL" MEANS THE REFERENCED DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.  
4. EXISTING FIELD CONDITIONS: THE CONTRACT DOCUMENTS INDICATE THE DESIGN INTENT USING AVAILABLE INFORMATION. THE CONTRACTOR IS TO ADVISE THE ARCHITECT IF CODE OR SAFETY CONFLICTS EXIST. THE CONTRACTOR IS REQUIRED TO INSPECT THE SITE PRIOR TO BID TO BECOME FAMILIAR WITH CONDITIONS AND INSTALLATION DETAILS THAT WILL AFFECT THIS WORK.  
5. THE GENERAL CONTRACTOR SHALL AT ALL TIMES MAINTAIN ON THE JOB SITE - A COMPLETE SET OF CONSTRUCTION DOCUMENTS, ADDENDA, ARCHITECTS SUPPLEMENTAL INSTRUCTIONS, SUPPLEMENTAL DRAWINGS, MEETING NOTES, ETC.

ABBREVIATIONS

AC AIR CONDITIONING  
AFF ABOVE FINISHED FLOOR  
ALUM ALUMINUM  
BW BELTWAY  
CER CERAMIC  
CT CERAMIC TILE  
COMP COMPOSITE  
CONC CONCRETE  
CONU CONCRETE MASONRY UNIT  
CONT CONTINUOUS  
CONU CONCRETE JOINT  
DR DOOR  
ELEV ELEVATION  
EW EACH WAY  
EWC ELECTRIC WATER COOLER  
EQ EQUIPMENT  
EXT EXTERIOR  
FIN FINISH  
FAC FIRE ALARM CONTROL PANEL  
FEZ FIRE EXTINGUISHER  
FEC FIRE EXTINGUISHER CABINET  
FIB FIBERGLASS  
GALV GALVANIZED  
GC GENERAL CONTRACTOR  
GWB GYPSUM WALLBOARD  
HC HANDICAPPED  
HMD HANDICAPPED MEN  
HSC HORIZONTAL SECTION  
ISX INTERNATIONAL SYMBOL OF ACCESSIBILITY  
LAV LAVATORY  
LAVI LAVATORY  
MAX MAXIMUM  
MNL METAL  
MND MINIMUM  
MNO MINOR  
NO NUMBER  
NOM NOMINAL  
NTS NOT TO SCALE  
NIC NOT IN CONTRACT  
OC OUT CENTER  
OCG OUT CENTER GROUND  
PLM PLASTIC LAMINATE  
PL PLATE  
PREFAB PREFABRICATED  
PREFN PRESSURE TREATED  
REFN REFINISHED  
SS STAINLESS STEEL  
THK THICK  
THR THRESHOLD  
T&B TOP AND BOTTOM  
T&C TOP AND BOTTOM COMPOSITION  
VERT VERTICAL  
WC WATER CLOSET  
WD WOOD  
WME WELDED WIRE FABRIC  
WTR WITH  
XTR EXISTING TO REMAIN

SHEET INDEX

GENERAL  
COVER  
A0 SITE SURVEY (NOT INCLUDED)  
DRAWING LEGEND, BUILDING CODE DATA & SHEET INDEX

ARCHITECTURAL  
A1 LOCATION PLAN  
A2 GROUND AND SECOND FLOOR PLANS  
A3 THIRD AND FOURTH FLOOR PLANS  
A4 ROOF PLAN  
A5 EXTERIOR ELEVATIONS  
A6 EXTERIOR ELEVATIONS  
A7 EXTERIOR ELEVATIONS  
A8 STAIR SECTIONS  
A9 DETAILS  
A10 DETAILS  
A11 DETAILS

STRUCTURAL  
S101 TYPICAL DETAILS AND GENERAL NOTES  
S102 TYPICAL DETAILS  
S201 FOUNDATION PLAN  
S202 FIRST FLOOR FRAMING PLAN  
S203 SECOND FLOOR FRAMING PLAN  
S204 THIRD FLOOR FRAMING PLAN  
S205 ROOF FRAMING PLAN  
S206 TYPICAL RAMP AND LANDING SECTIONS  
S301 BRACING ELEVATIONS  
S302 BRACING ELEVATIONS  
S401 DETAILS  
S402 DETAILS

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COOPER'S POINT OBSERVATION TOWER

City of Clearwater

Project Number: 2638

Distribution:

PHASE	DATE
100% CDS	4/20/07

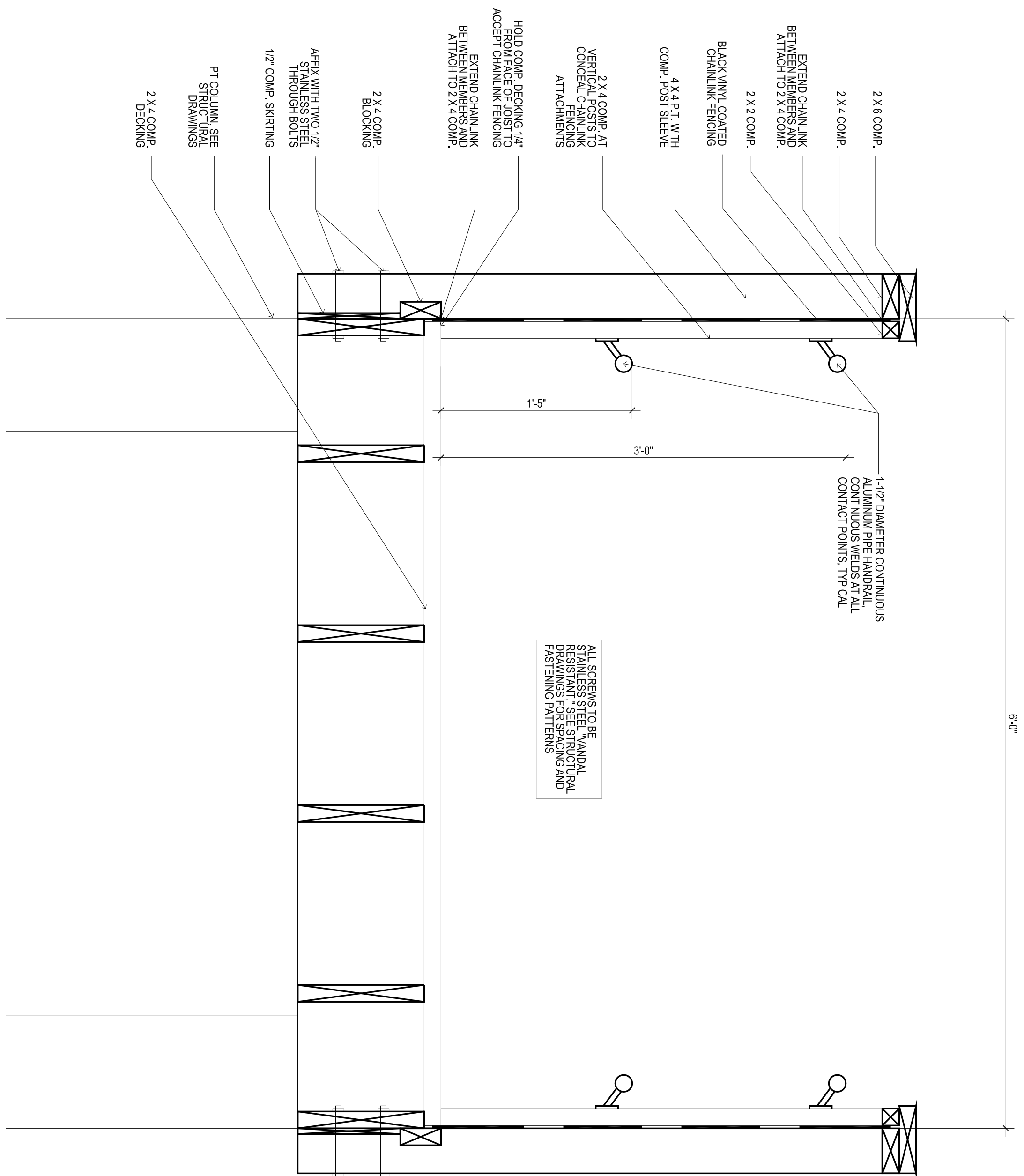
Drawing Legend,  
Bldg. Code Data  
& Sheet Index

A0

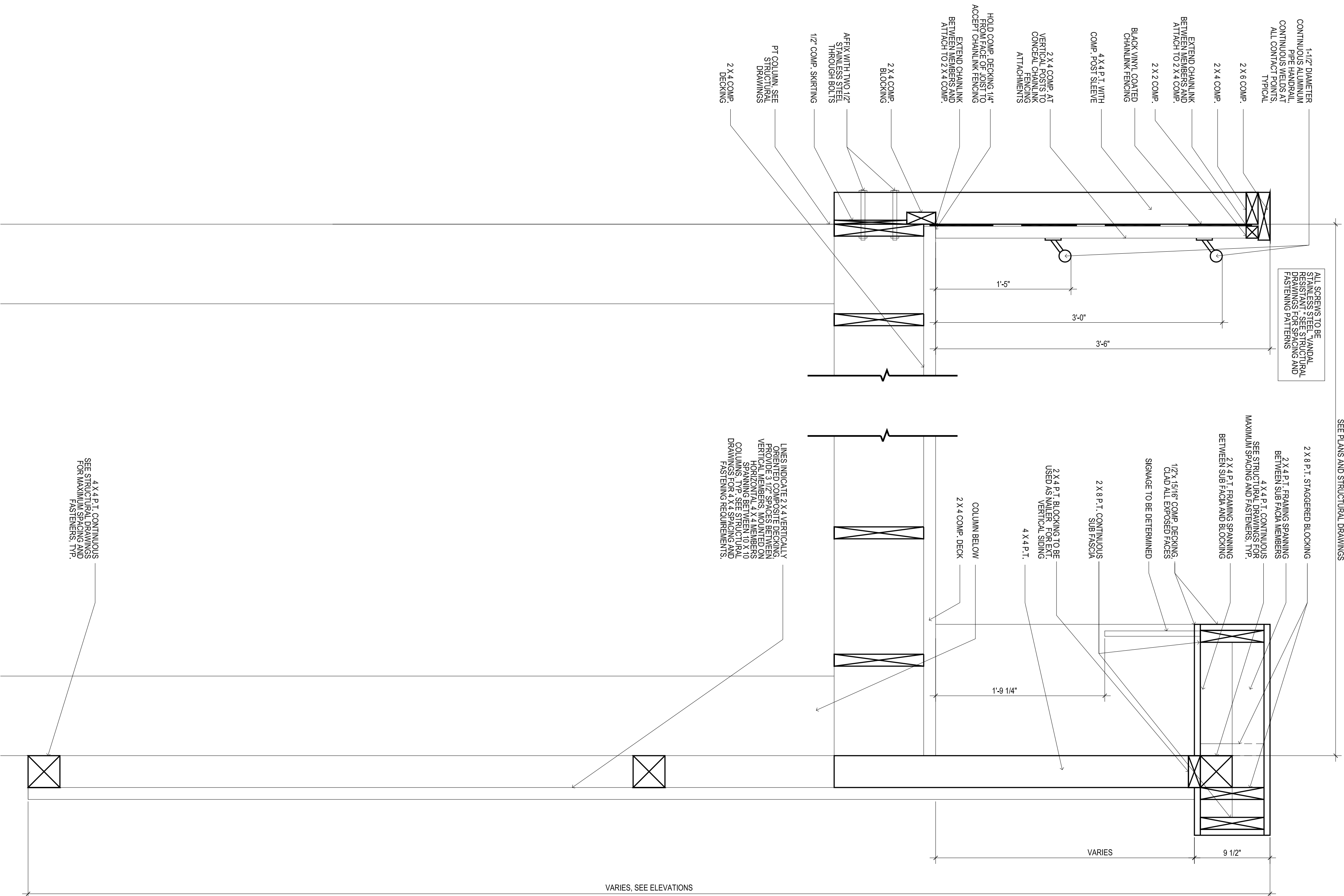
1 LOCATOR AERIAL

2 LOCATOR MAP



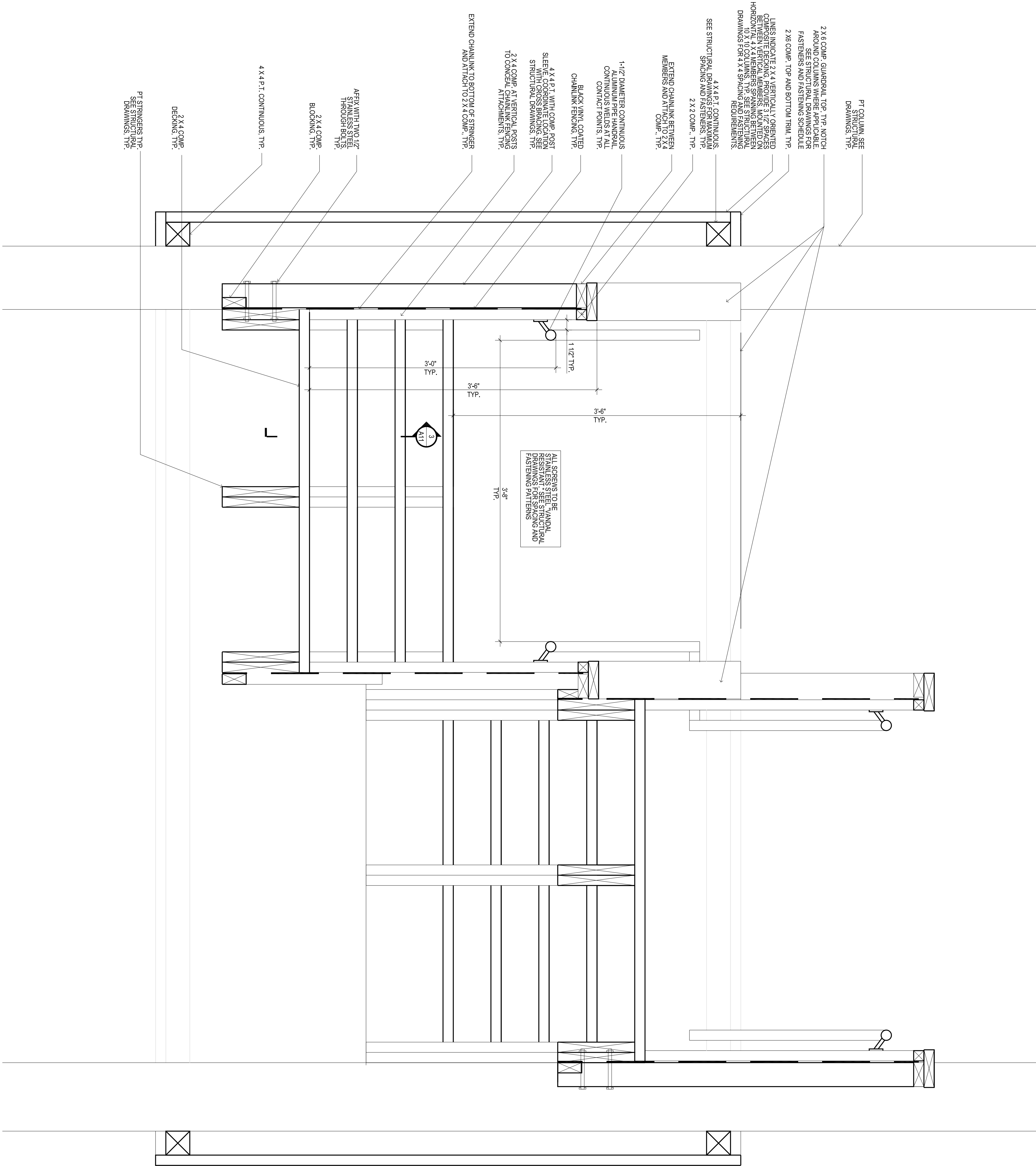


1 TYP RAMP SECTION  
SCALE: 1-1/2" = 1'-0"



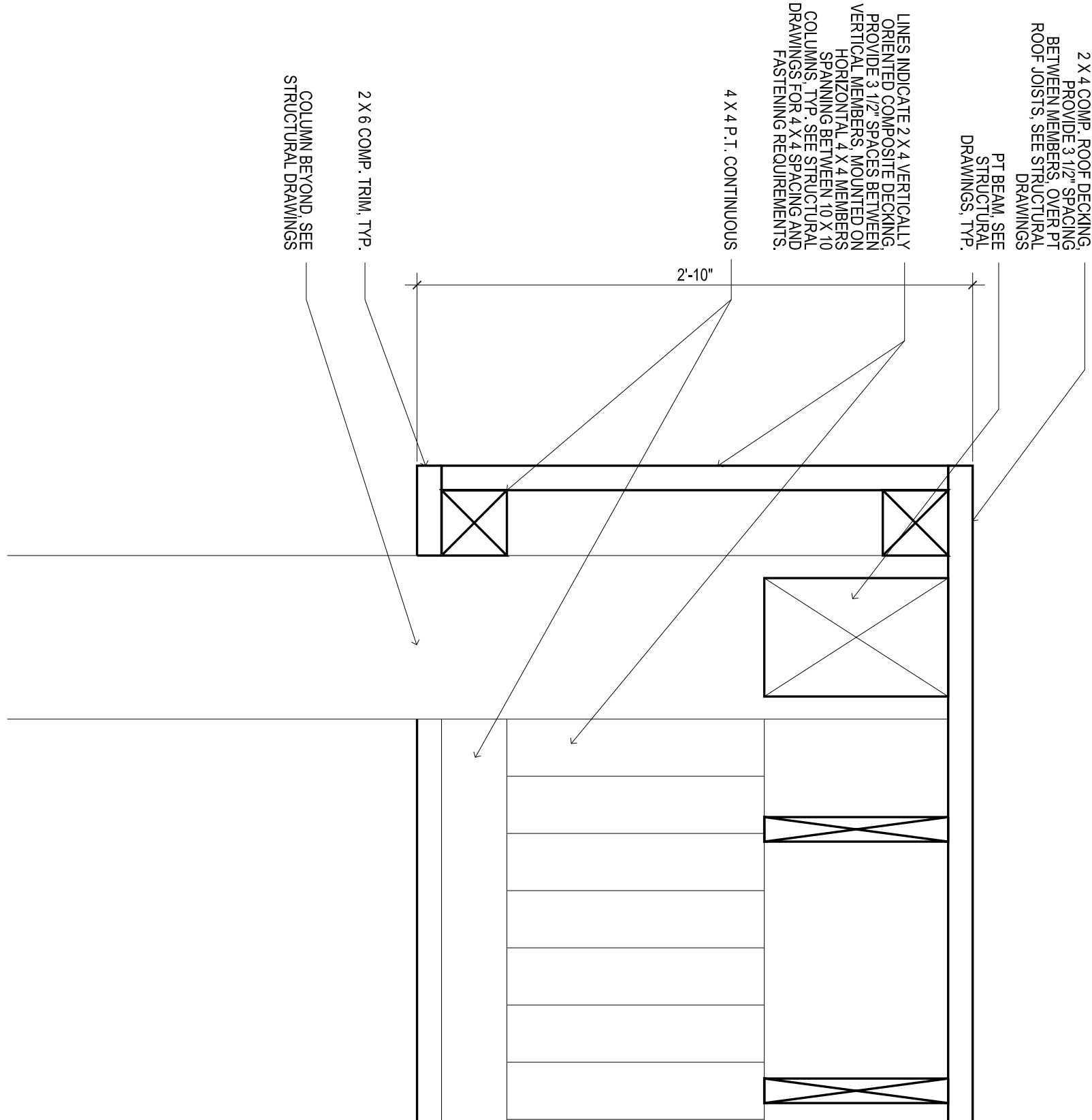
2 RAMP SECTION AT INFORMATION WALL  
SCALE: 1'-1/2" = 1'-0"





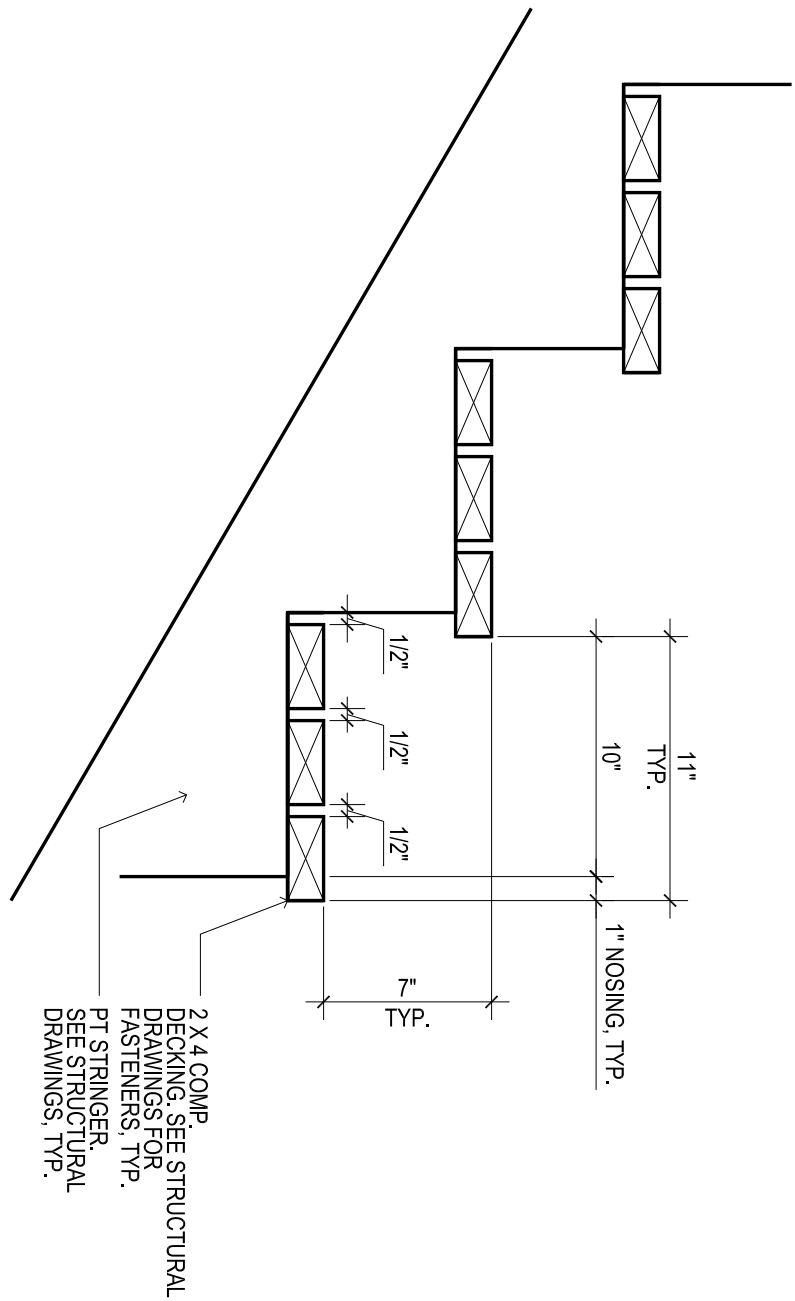
1 TYPICAL STAIR SECTION

SCALE: 1/16" = 1'-0"



2 ROOF SECTION

SCALE: 1/16" = 1'-0"



3 STAR SECTION

SCALE: 1/16" = 1'-0"

# COOPER'S POINT OBSERVATION TOWER

City of Clearwater

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PHASE	DATE
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Details

A11

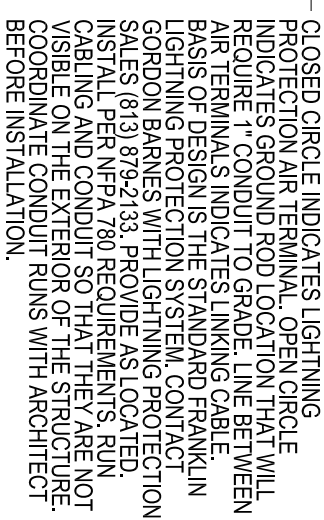
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## City of Clearwater

263

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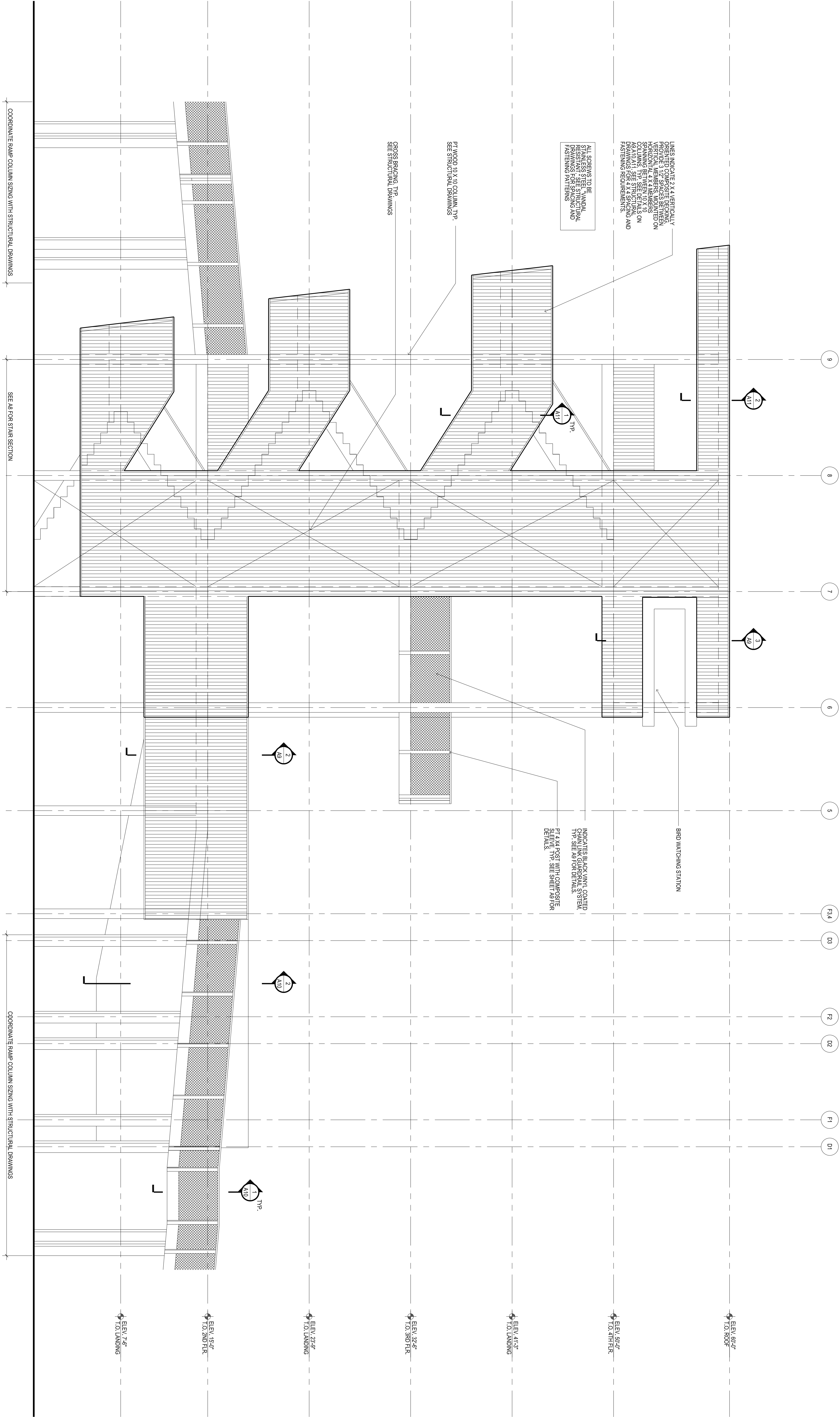
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## Roof Plan

# A4

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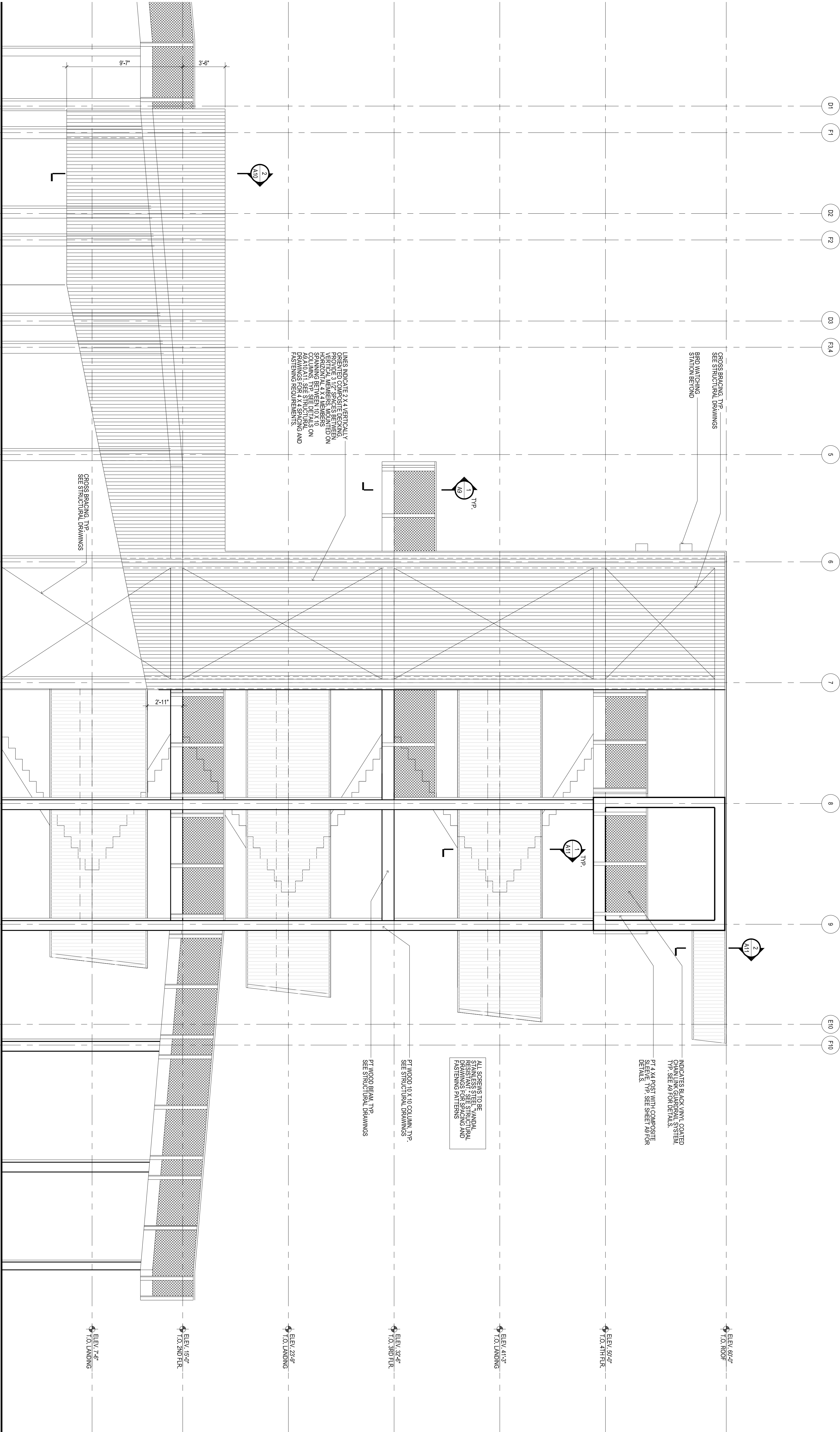
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Exterior Elevations

A5

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PHASE	DATE
100% CDS	4/20/07

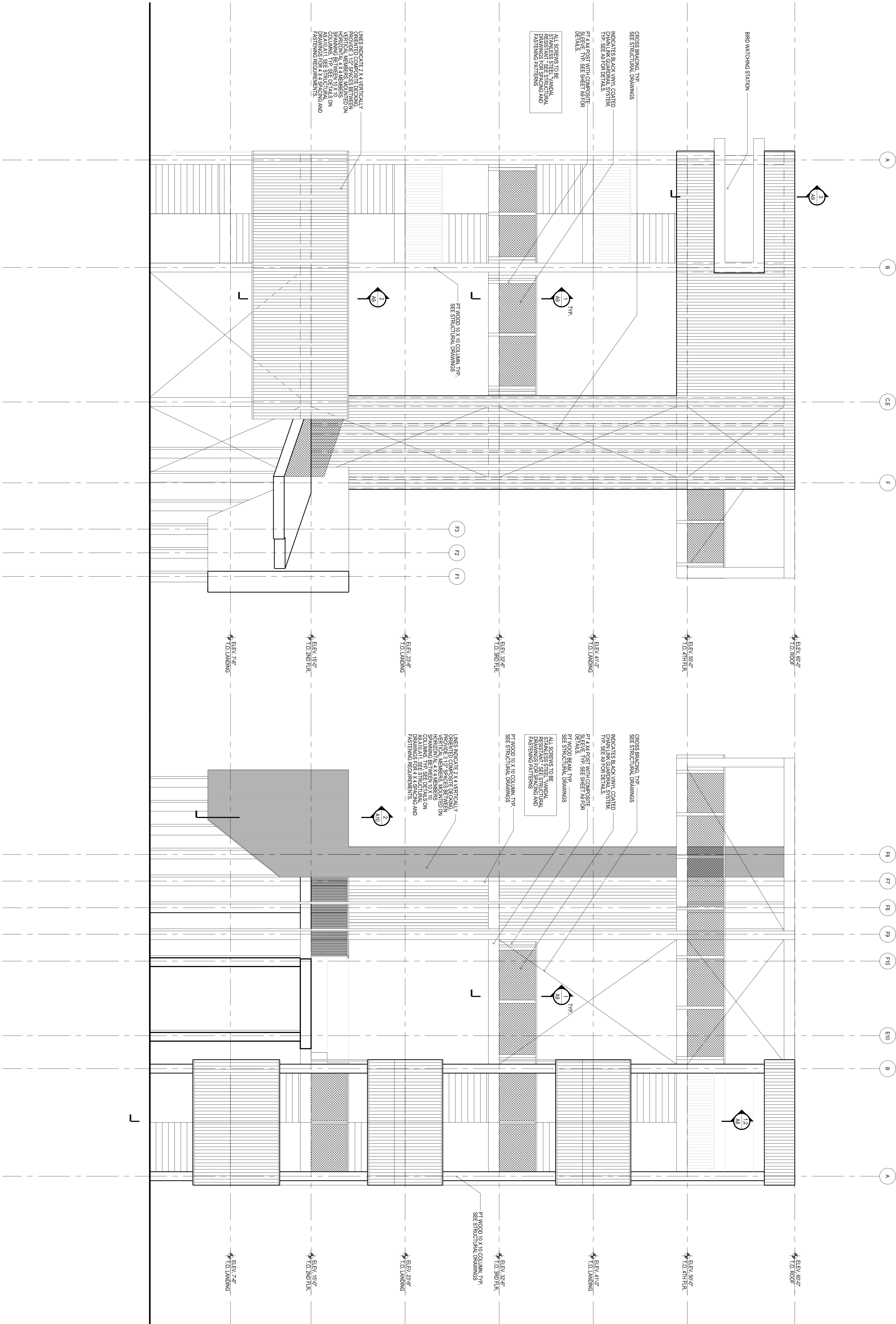
Exterior Elevations



## City of Clearwater

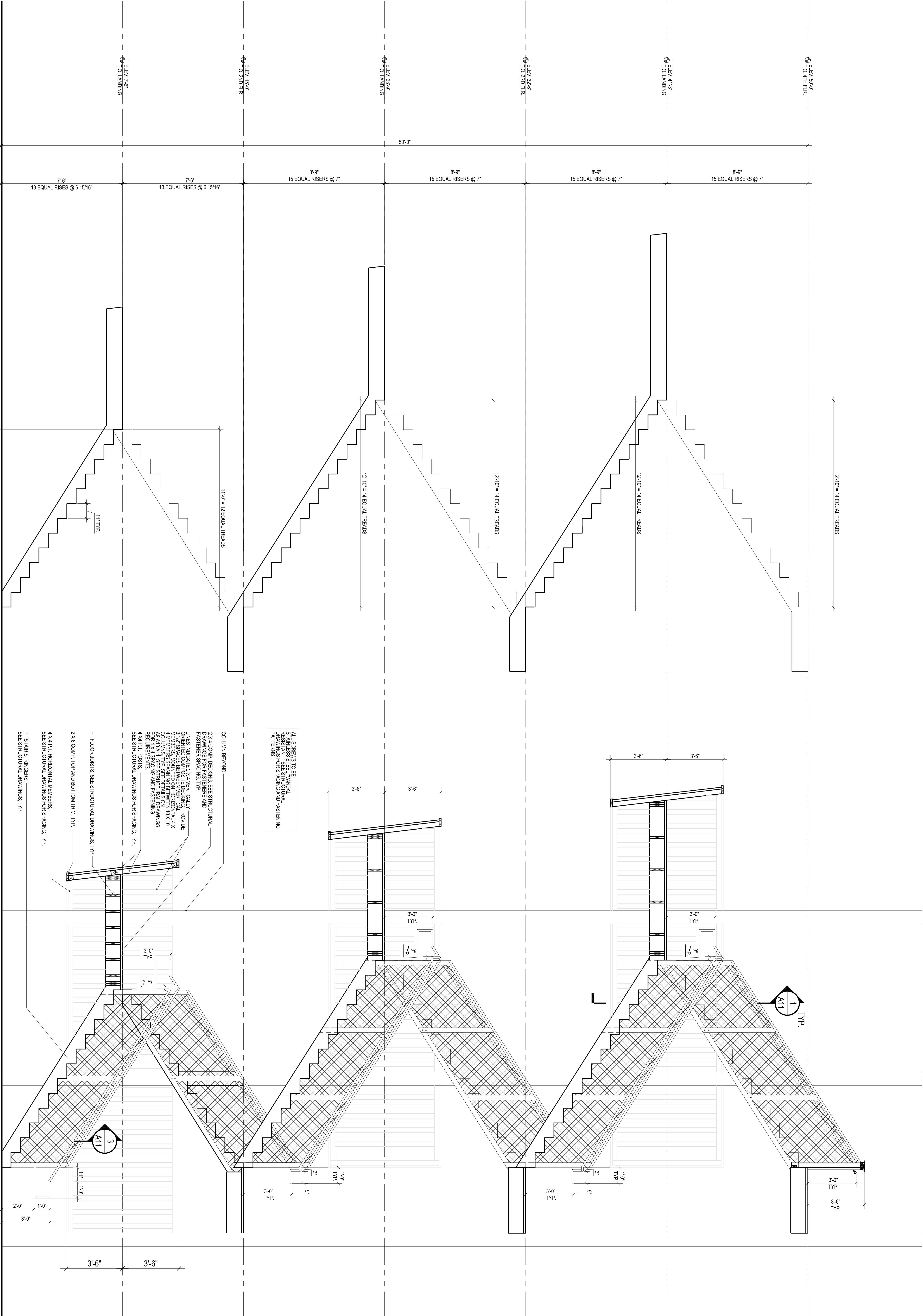
Project Number:	2638
Distribution:	
PHASE	DATE
100% CDS	4/20/07

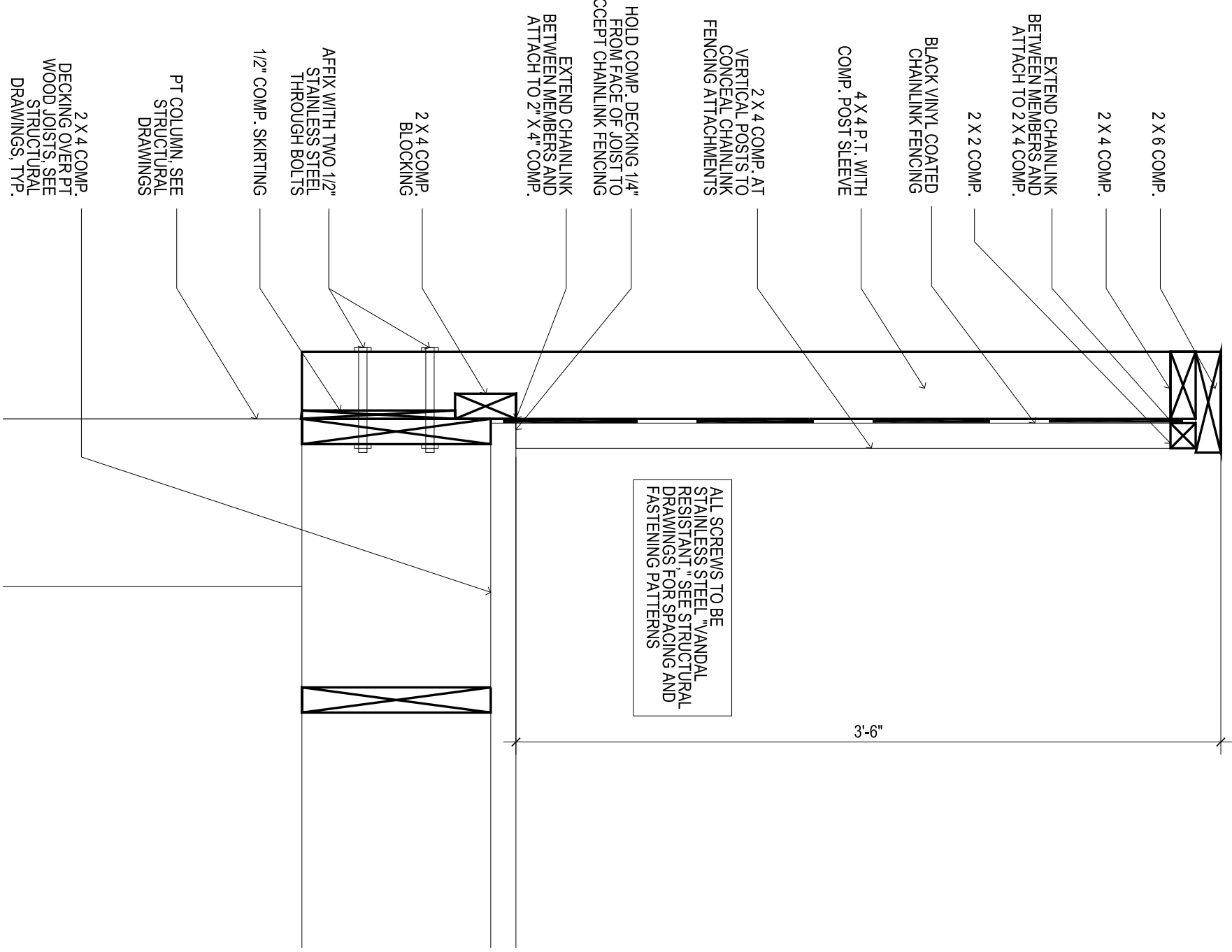
## Exterior Elevations



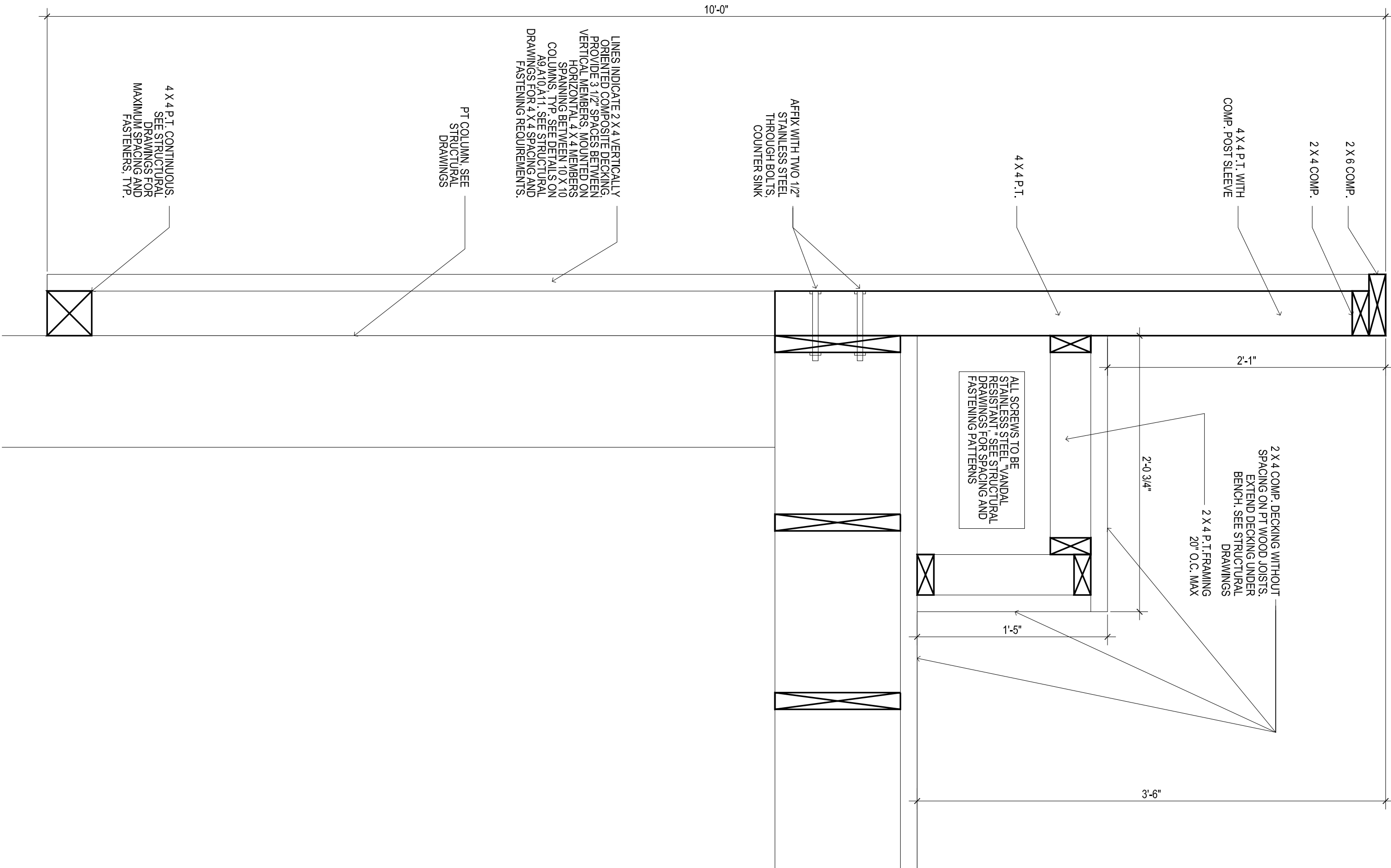
1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

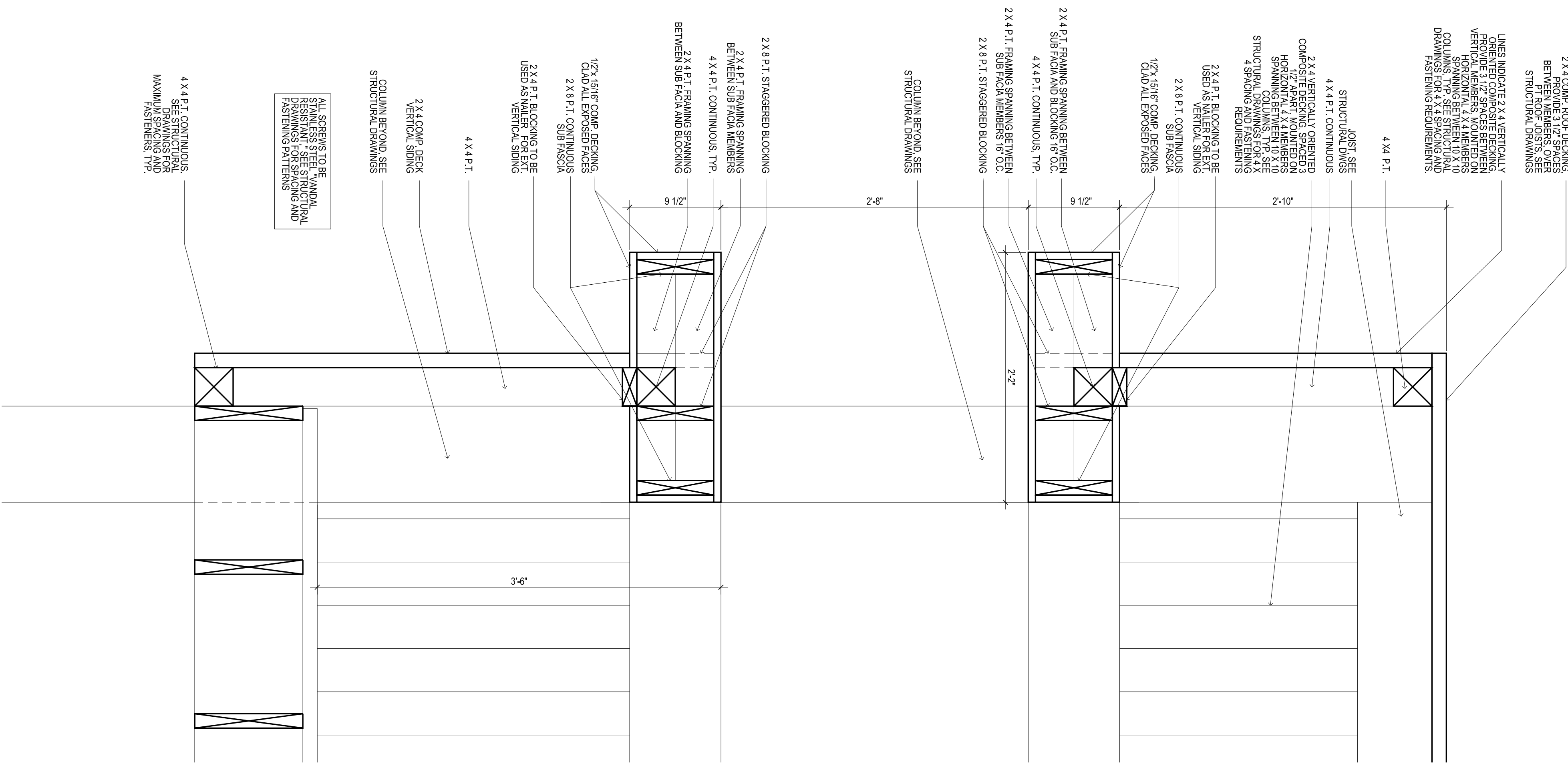




1 TYP SECTION AT CHAINLINK RAILING  
SCALE: 1/4" = 1'-0"



2 TYP SECTION AT BENCH  
SCALE: 1/4" = 1'-0"



3 WALL SECTION AT BIRDING STATION  
SCALE: 1/4" = 1'-0"

# COOPER'S POINT OBSERVATION TOWER

City of Clearwater

Wannemacher Russell Architects, Inc.  
180 Mirror Lake Drive North  
St. Petersburg, Florida 33701-3214  
(727) 822-5566 fax (727) 822-5475  
AA0002277

Project Number:	2638
Distribution:	
PHASE	DATE
100% CDS	4/20/07
Details	



GENERAL STRUCTURAL NOTES

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND ENGINEERS.
- DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS AND CONDITIONS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE BUILDING IS COMPLETED.
- ALL STRUCTURAL ITEMS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROPRIATE PROVISIONS OF EACH OF THE FOLLOWING:
  - THE FLORIDA BUILDING CODE, 2004 EDITION WITH 2005 AND 2006 REVISIONS.
  - ACI STANDARD 318-02 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
  - BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02/ASCE 5-02).
  - AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" NINTH EDITION.
  - AMERICAN FOREST AND PAPER ASSOCIATION, NATIONAL DESIGN SPECIFICATION 2001 EDITION.
- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING WORK. IN CASE OF CONFLICT THE MOST STRINGENT CONDITION SHALL APPLY.
- DIMENSIONS SHOWN SHOULD BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND WITH WINDOW & DOOR MANUFACTURER. CONTRACTOR MUST OBTAIN AN ARCHITECTURAL DIRECTIVE IN CASE OF ANY CONFLICT.

CONCRETE AND REINFORCING:

- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318".
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTHS AS INDICATED BELOW:

CONCRETE STRENGTH	MAX WATER CEMENT RATIO	TYPE AGGREGATE	LOCATION USED
3000 PSI	0.52	STONE	CONCRETE U.N.O.
- ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL BARS SHALL BE SECURELY SUPPORTED AND WRED IN PLACE. PRIOR TO POURING CONCRETE, ALL REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A-706.
- ALL WELDED WIRE FABRIC (W.W.F.) IN FLAT SHEETS ONLY AND SHALL CONFORM TO ASTM A-185.
- UNLESS NOTED, ALL BARS MARKED CONTINUOUS SHALL BE SPLICED AT ALL LAP POINTS AND CORNERS AND DEVELOPED AT NON-CONTINUOUS ENDS AS PER TYPICAL DETAILS. SPICE CONTINUOUS TOPS BARS AT CENTER BETWEEN SUPPORTS AND SPUCE CONTINUOUS BOTTOM BARS AT SUPPORTS.
- CONCRETE COVER FOR REINFORCING BARS SHOWN IN TYPICAL DETAILS.
- UNLESS NOTED, TEMPERATURE REINFORING (ASTM A-615-60) TO BE 0.0018 X CONCRETE AREA.
- PROVIDE #4 @ 12" O.C., WITH STANDARD HOOK, TOP BARS IN ALL SLABS AT DISCONTINUOUS ENDS UNLESS OTHERWISE NOTED ON PLANS. LENGTH OF BARS 1/4 OF SPAN, MINIMUM 3'-0", UNLESS OTHERWISE NOTED. PROVIDE #4 @ 12" O.C. IN ALL CANTILEVERS. BAR LENGTH SHALL BE CANTILEVER SPAN PLUS 10'-0" PLUS STANDARD HOOK AT CANTILEVER ENDS.
- WHERE PIPE SLEEVES (UP TO 2" IN DIAMETER) PASS THROUGH CONCRETE BEAMS, PROVIDE ADDITIONAL STIRRUP EACH SIDE OF SLEEVE. SLEEVES FOR PIPES 2" IN DIAMETER OR LARGER MUST BE STEEL OR CAST IRON, AND THE LOCATION MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
- ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED JUST BEFORE PLACING NEW CONCRETE IN ACCORDANCE WITH THE BUILDING CODE.
- FOR CHAMFER OF EXPOSED CORNERS OF BEAMS AND/OR COLUMNS, SEE ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL COORDINATE PLACEMENT OF, OR BOX OUT FOR, ALL PIPE SLEEVES, OPENINGS, ETC, REQUIRED FOR VARIOUS TRADES.
- CONTRACTOR SHALL COORDINATE AND NOTIFY OTHER TRADES IN SUFFICIENT TIME TO ALLOW THEM TO SET ANCHORS, INSERTS, BOLTS, HANGERS, ETC., AS REQUIRED FOR THEIR USE.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF FLASHING REGULATES, FASCIA DETAILS, ETC.
- UNDER NO CIRCUMSTANCES SHALL CONCRETE BE PUMPED THROUGH ALUMINUM PIPES. CONCRETE SHALL NOT BE PLACED IN CONTACT WITH ALUMINUM, ALUMINUM MIXING DRUMS, TRUCK MIXERS, BUGGIES, CHUTES, CONVEYORS, TREMIE PIPES, AND OTHER EQUIPMENT MADE OF ALUMINUM SHALL NOT BE USED ON THIS PROJECT.
- SLUMPS OF OVER 4 INCHES WILL NOT BE PERMITTED UNLESS THE HRWR ADMIXTURE (SUPER PLASTICIZER) IS USED. MAXIMUM SLUMP IS THEN 8 INCHES UNLESS OTHERWISE DIRECTED BY THE ENGINEER. NO ADMIXTURE SHALL BE USED IN CONCRETE EXCEPT WITH THE PERMISSION OF THE ENGINEERS AND AFTER LABORATORY DESIGN MIX APPROVAL. ALL ADMIXTURES SHALL CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER.
- WATER REDUCING ADMIXTURE SHALL CONFORM TO THE ASTM C-494, TYPE A, AND SHALL BE USED IN ALL CONCRETE.
- AIR ENTRAINING ADMIXTURE SHALL CONFORM TO ASTM C260. AIR CONTENT OF CONCRETE SHALL BE USED AS FOLLOWS:
  - FOR CONCRETE EXPOSED TO SOIL AND/OR WEATHER, 5%.
  - FOR INTERIOR WALLS, COLUMNS, AND SLABS, 3%.
- FLY ASH - ASTM C618, TYPE C OR TYPE F SHOULD BE USED BUT NOT TO EXCEED 20%.
- ALL EXPOSED CONCRETE SLABS SHALL RECEIVE A CURING COMPOUND. THE CURING COMPOUND SHALL CONFORM TO ASTM C309 AND SHALL HAVE 30% SOLIDS MINIMUM. WATER/BLANKET CURING AS PER ACI RECOMMENDATION MAY BE USED AS ALTERNATE.

FOUNDATION NOTES:

- SITE SOIL FOR THIS PROJECT HAS BEEN INVESTIGATED BY THE FIRM OF DRINGERS ENGINEERS AND FOUND AS PRESENTED IN THEIR REPORT DATED MARCH 20, 2007, SUITABLE TO SUPPORT 1.5 KSF SPREAD FOOTINGS. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE ABOVE STATED CRITERIA.
- FILL AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATION AS CONTAINED IN THEIR REPORT STATED IN ITEM 1.
- ALL COLUMN FOOTINGS SHALL BE CENTERED UNDER COLUMN/CENTERLINES UNLESS OTHERWISE NOTED.
- BACKFILLING AGAINST FOUNDATION WALLS SHALL BE DONE CAREFULLY WITH SMALL COMPACTION EQUIPMENT, AFTER SLABS ON GROUND ARE IN PLACE AND CONCRETE HAS SET. NO TRUCKS, BULLDOZERS, ETC. SHALL BE ALLOWED CLOSER THAN 6'-0" TO ANY FOUNDATION WALL. ANY WALL 3'-0" OR HIGHER MUST BE BRACED DURING THE CONSTRUCTION PROCESS.
- NO FOUNDATIONS SHALL BE PLACED ABOVE 1 VERTICAL ON 2 HORIZONTAL SLOPES EXTENDED FROM THE CLOSEST EDGE OF ANY UNDISTURBED SOIL OR OTHER FOUNDATION STRUCTURE. BOTTOM OF FOOTINGS SHALL NOT BE LESS THAN 1'-0" BELOW EXISTING GRADE (U.N.O.).
- FOR FOUNDATIONS SIZE AND REINFORCING SEE SCHEDULE.
- TREAT SOIL FOR TERMITES.

STRUCTURAL STEEL:

- ALL STRUCTURAL STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO:

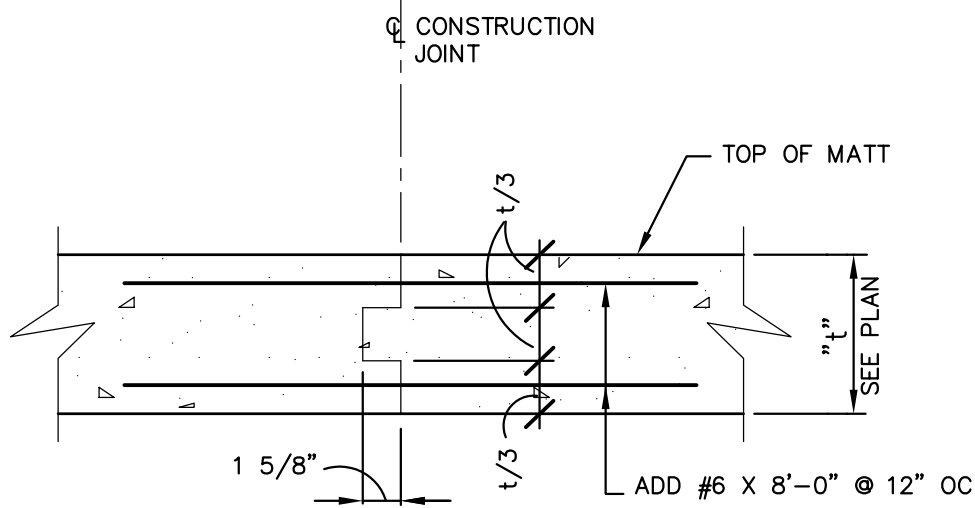
SHAPES (L,T,C,PL)	ASTM A36
ANCHOR BOLTS AND RODS	ASTM A36 U.N.O. IN PLANS, OR SECTIONS, ASTM A307 S.S. E70XX
FRAMING BOLTS	
WELDING ELECTRODES	E70XX
- ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE, AWS D1.1. ALL WELDING SHALL BE PERFORMED USING E70XX U.N.O.
- CUTS, HOLES, COPINGS, ETC. REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN IN THE STRUCTURAL STEEL SHOP DRAWINGS AND SHALL BE MADE IN THE SHOP. HOLES SHALL BE REINFORCED AS REQUIRED BY THE ENGINEER. BURNING OF HOLES, CUTS, ETC. IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED, EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER.
- ALL STEEL MEMBERS EXPOSED TO WEATHER SHALL BE GALVANIZED. FOR MISCELLANEOUS STEEL, SEE ARCHITECTURAL DRAWINGS.
- ANY STEEL MEMBERS REQUIRED BY THE ELECTRICAL OR MECHANICAL TRADES FOR THE SUPPORT OF THEIR EQUIPMENT, WHICH ARE NOT SHOWN ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, SHALL BE PROVIDED BY THE TRADE REQUIRING SUCH SUPPORT.
- SEE SPECIFICATIONS FOR PAINTING OF STRUCTURAL STEEL. ALL FABRICATION AND ERECTION MARKS SHALL BE COVERED DURING FIELD TOUCH-UP PAINTING.

WOOD FRAMING NOTES:

- ALL WOOD FRAMING SHALL BE IN COMPLIANCE WITH THE LATEST NDS EDITION FOR WOOD CONSTRUCTION. DIMENSIONED LUMBER SHALL BE DRESSED S&S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
- ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
- ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER. MEMBERS 4" WIDE BY 10" DEEP AND LARGER SHALL BE SOUTHERN YELLOW PINE DENSE SELECT STRUCTURAL.
- ALL LUMBER SHALL BE PRESSURE TREATED.
- PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH AN APPROVED TREATMENT IN ACCORDANCE WITH F.S. 11-W-571 AND BARE THE AMERICAN WOOD PRESERVES INSTITUTE EQUALITY MARK LP-2.
- ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS. ALL NAILS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
- ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG TIE OR APPROVED EQUAL. SUBMIT CUT SHEETS FOR ALL CONNECTION HARDWARE TO ENGINEER FOR APPROVAL. ALL NAIL HOLES SHALL BE FILLED OR AS REQUIRED BY THE MANUFACTURER TO ACHIEVE LOAD CAPACITY.
- BRACING: TEMPORARY BRACING OF THE ROOF SYSTEM SHALL BE INSTALLED PER HIB-91 RECOMMENDATIONS AND SHALL BE UTILIZED FOR THE PERMANENT BRACING FOR THE ROOF SYSTEM, UNLESS NOTED OTHERWISE.
- ALL WOOD FRAMING SHALL BE IN COMPLIANCE WITH THE LATEST NDS EDITION FOR WOOD CONSTRUCTION.

SHOP DRAWINGS:

- NO STRUCTURAL DRAWINGS SHALL BE REPRODUCED FOR USE AS SHOP DRAWINGS.
- ALL DIMENSIONAL COORDINATION SHALL BE DONE BY THE CONTRACTOR AND/OR HIS DETAILER.
- DETAILER SHALL CHECK ALL ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL ATTACHMENTS, CLIPS, OPENINGS, OR DUCT WORK AFFECTING STRUCTURAL MEMBERS. ALL ITEMS SHALL BE SHOWN ON SHOP DRAWINGS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED ON TRANSPARENCIES FOR DIRECT REPRODUCTION WITH THREE PRINTS ONLY. DISTRIBUTION AS PER ARCHITECT INSTRUCTIONS.
- PROVIDE SUFFICIENT SPACE ON SHOP DRAWINGS NEAR TITLE BOX (ABOUT 40 SQUARE INCHES) FOR STAMPS AND ENGINEERS COMMENTS. THE SHOP DRAWINGS SHALL BEAR INITIALS OF DETAILER'S CHECKER AND CONTRACTOR PRIOR TO SUBMISSION.
- COMPLETED ERECTION PLANS SHALL BE SUBMITTED PRIOR TO OR IN CONJUNCTION WITH DETAIL DRAWINGS. BUT IN NO CASE SHALL DETAIL DRAWINGS BE SUBMITTED PRIOR TO ERECTION PLANS.
- DETAILER SHALL SUBMIT AN INDEX OF THE DETAL DRAWINGS WITH EACH SHOP DRAWING SUBMITTAL.
- SHOP DRAWINGS NOT COMPLYING WITH ALL THE ABOVE ITEMS SHALL BE RETURNED FOR CORRECTIONS WITHOUT PROCESSING.
- RESUBMITTED SHOP DRAWINGS SHALL HAVE THE FOLLOWING CHANGES INCORPORATED: FIRST RESUBMISSION TO HAVE LETTER "A" ADDED TO DRAWING
- NUMBER AND ANY CHANGES MARKED ON THE DRAWING MARKED 1 AT EACH ITEM CHANGED. ALL ITEMS TO BE NOTED IN REVISION BOX.
- SUBSEQUENT RESUBMISSION SHALL BEAR CHANGES "B" AND 2 AND 3 ETC. AS IN 11A.
- CONTRACTOR SHALL HAVE SHOP DRAWINGS WHICH HAVE BEEN SATISFACTORILY REVIEWED BY THE ARCHITECT AND/OR ENGINEER AND CONFIRMED BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.
- DETAILER SHALL USE THE SAME COLUMN NUMBERS IN HIS DETAILS AS THOSE SHOWN ON CONTRACT DRAWINGS.
- SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOULD BE SUBMITTED TO MCE WITH A MINIMUM TIME TO BE REVIEWED OF 10 WORKING DAYS. IN CASE OF A LARGE SUBMITTAL OR MORE THAN ONE SUBMITTAL FOR THE SAME PROJECT, AN ADDITIONAL WORKING DAY IS REQUIRED FOR EVERY 5 DRAWINGS/SHEETS OVER 30.
- DRAWINGS/SHEETS, THE TIME INDICATED ABOVE IS FOR MCE REVIEW ONLY. CONTRACTOR MUST INCLUDE ENOUGH TIME FOR DELIVERY, ARCHITECTURAL REVIEW, AND OWNERS REVIEW AND WORK THIS TIME IN THE PROJECT SCHEDULE AS NEEDED.
- THESE SHALL BE NO DEVIATION FROM THESE CONSTRUCTION DOCUMENTS. IF ANY CHANGES ARE PROPOSED BY THE CONTRACTOR OR THE PROVIDER OF THE SHOP DRAWINGS, THEY SHOULD BE CLEARLY INDICATED, SIGNED AND SEALED DRAWINGS AND CALCULATIONS BY FLORIDA PROFESSIONAL ENGINEER MUST BE PROVIDED. ANY CHANGES WITHOUT PROPER DOCUMENTATION INDICATED ABOVE WILL RESULT IN SOME REVISIONS BY THE ENGINEER OF RECORD AND/OR ARCHITECT. THE COST FOR THESE REVISIONS INCLUDING ENGINEER AND ARCHITECTURAL FEES SHALL BE PAID BY THE CONTRACTOR.



NOTES:

- ALL REINFORCING SHALL BE CONTINUOUS THRU JOINT.
- ALL CONSTRUCTION JOINTS SHALL BE LOCATED AT POINTS OF MINIMUM SHEAR, GENERALLY AT MIDSPAN UNLESS OTHERWISE NOTED.

TYPICAL CONSTRUCTION JOINT  
DETAIL IN MAT SLABS

3-214

		TENSION LAP SPLICES					COMPRESSION LAP SPLICES
		LAP LENGTH PER SPACING AND COVER CASE					
		CASE 1		CASE 2			
BAR SIZE	LAP CLASS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS		
#3	A	22	17	32	25		14
	B	28	22	42	32		
#4	A	29	22	43	33		17
	B	37	29	56	43		
#5	A	36	28	54	41		21
	B	47	36	70	54		
#6	A	43	33	64	50		27
	B	56	43	84	64		
#7	A	63	48	94	72		30
	B	81	63	122	94		
#8	A	72	72	107	82		34
	B	93	62	139	107		
#9	A	81	81	121	93		38
	B	105	62	157	121		
#10	A	91	70	136	105		44
	B	118	91	177	136		
#11	A	101	78	151	116		49
	B	131	101	196	151		

TENSION AND COMPRESSION  
LAP SPLICES WITH F'c = 3000 PSI

3-065

THE MINIMUM CLEAR COVER FOR REINFORCEMENT BARS SHALL BE ONE BAR DIAMETER OR THE VALUES TABULATED BELOW, WHICHEVER IS THE GREATER.	
SLABS (LT.WT. CONC. OR STONE CONC.)	1"
GIRDERS AND BEAMS (TO STIRRUPS)	1 1/2"
JOISTS (STONE OR LT.WT.) BOTTOM BARS	1 1/4"
TIED COLUMNS AND PIERS	
SURFACE EXPOSED TO EARTH AND WEATHER (TO TIES)	2"
OTHER SURFACES (TO TIES)	1 1/2"
FOUNDATION ELEMENTS	
FORMED SURFACES	2"
SURFACES PLACED AGAINST EARTH	3"
WALLS	
SURFACES EXPOSED TO EARTH	2"
SURFACES EXPOSED TO WEATHER	1 1/2"
OTHER SURFACES	1"

TYPICAL CONCRETE COVER  
FOR REINFORCING BARS

3-064

NOTES:

CASE 1

BEAMS AND COLUMNS:  
CONCRETE COVER >/= TO BAR DIAMETER, C-C BAR SPACING >/= TO 2X BAR DIAMETER AND WITH STIRRUPS OR TIES THROUGHOUT TENSION LAP SPICE LENGTH NOT LESS THAN THE CODE MINIMUM.

OTHER MEMBERS:  
CONCRETE COVER >/= TO THE BAR DIAMETER AND C-C BAR SPACING >/= TO 3X BAR DIAMETER.

CASE 2

BEAMS AND COLUMNS:  
CONCRETE COVER < BAR DIAMETER AND C-C BAR SPACING < 2X BAR DIAMETER.

OTHER MEMBERS:  
CONCRETE COVER < BAR DIAMETER OR C-C BAR SPACING < 3X BAR DIAMETER.

MASTER CONSULTING ENGINEERS, INC.

1801 Mirror Lake Drive North  
St. Petersburg, Florida 33701-3214  
(727) 822-5566 fax (727) 822-5475  
AA0002277

JAMES R. MEHLREITER, P.E.  
FL LIC. NO. 35860  
Signature

Date

COOPERS POINT OBSERVATION TOWER

CITY OF CLEARWATER

Project Number: 2638

Distribution:

PHASE DATE

100% CD 4/20/07

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FASTENER SCHEDULE		
CONNECTION	FASTENER	NO. OR SPACING
BAND JOIST TO SILL OR TOP PLATE, TOE NAIL	8d	6 IN. O.C.
JOIST TO BAND JOIST, FACE NAIL	16d COMMON	3
JOIST TO SILL OR GRIDER, TOE NAIL	8d COMMON	3
BRIDGING TO JOIST, TOE NAIL EACH END	8d COMMON	2
LEDGER STRIP	16d COMMON	3 @ EACH JOIST
1x6 OR LESS SUBFLOOR TO EACH JOIST, FACE NAIL	8d COMMON	2
OVER 1x6 SUBFLOOR TO EACH JOIST, FACE NAIL	8d COMMON	3
2-INCH SUBFLOOR TO JOIST OR GRIDER, BLIND & FACE NAIL	16d COMMON	2
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d COMMON	16 IN. O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	16d COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8d COMMON	4
DOUBLE STUDS, FACE NAIL	10d COMMON	24 IN. O.C.

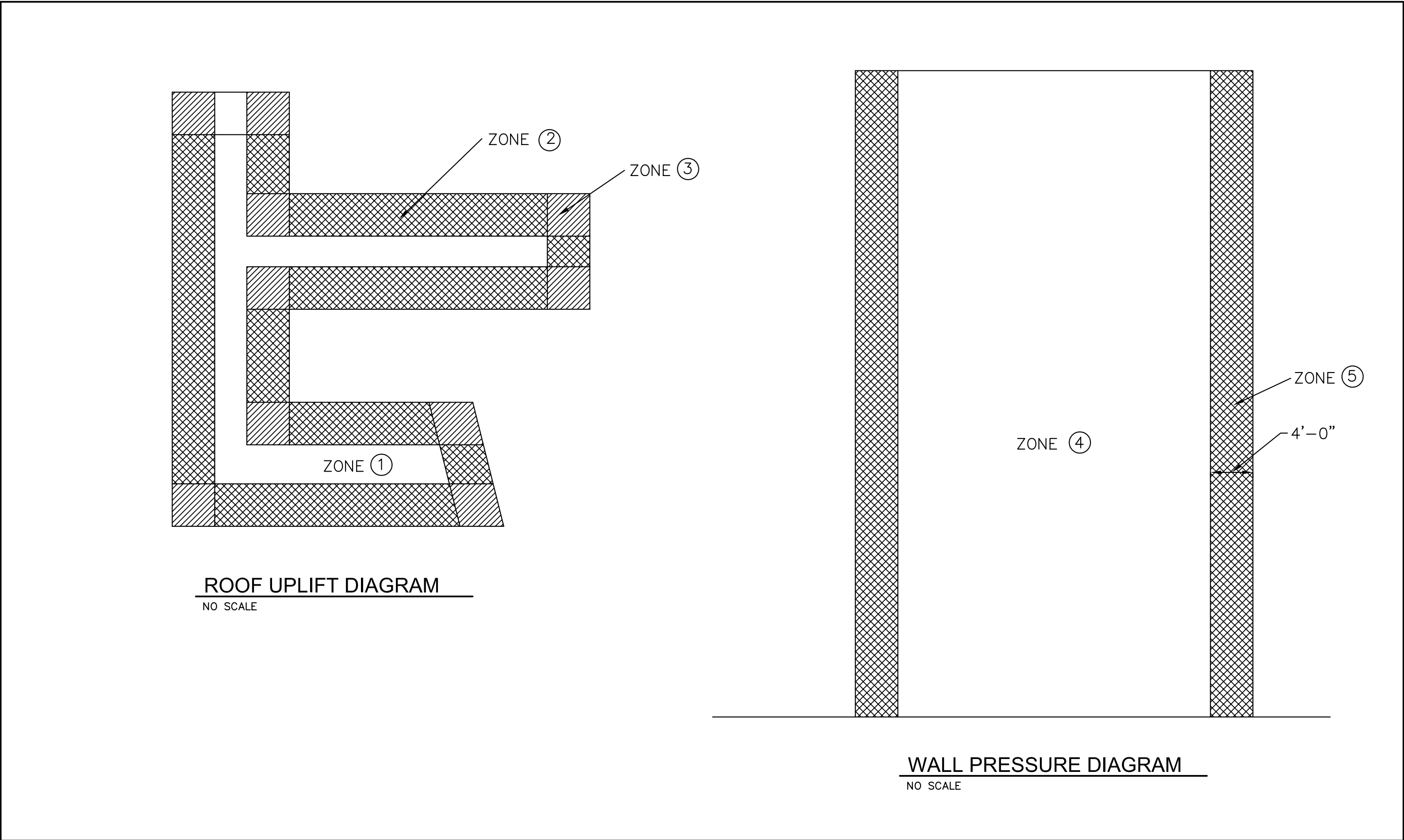
FASTENER SCHEDULE (CONT.)		
CONNECTION	FASTENER	NO. OR SPACING
DOUBLE TOP PLATES, FACE NAIL	10d COMMON	16 IN. O.C.
TOP PLATES, LAP & INTERSECTIONS FACE NAIL	--	2-16d OR 3-10d COMMON
CONTINUOUS HEADER, TWO PIECES	16d COMMON	16 IN. O.C. ALONG EA. EDGE
CEILING JOIST TO PLATE, TOE NAIL	8d COMMON	3
CONTINUOUS HEADER TO STUD, TOE NAIL	8d COMMON	3
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	--	3-16d OR 4-10d COMMON
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	--	3-16d OR 4-10d COMMON
RAFTER TO PLATE, TOE NAIL	8d COMMON	3
1-INCH BRACE TO EACH STUD & PLATE, FACE NAIL	8d COMMON	2
5:1 RATIO PROVIDE BLOCKING AT END BAYS. TYPICAL	--	--
OVER 1x8 SHEATHING TO EACH BEARING, FACE NAIL	8d COMMON	3
BUILT-UP CORNER STUDS	16d COMMON	24 IN. O.C.

FASTENER SCHEDULE (CONT.)		
CONNECTION	FASTENER	NO. OR SPACING
BUILT-UP GRIDERS & BEAMS OF THREE MEMBERS	20d COMMON	32 IN. O.C. @ TOP & BOTTOM AND STAGGERED 2 ENDS & @ EACH SPLICE
LAP JOIST 3" ON BEAMS	--	--
STUDS TO SOLE PLATE, END NAIL	16d COMMON	2 EACH END
SHEATHING - SUBFLOORING	8d COMMON	6d OR 12d COMMON
SHEATHING - WALL	8d COMMON	6d OR 12d COMMON
SHEATHING - ROOF	8d COMMON	6d COMMON

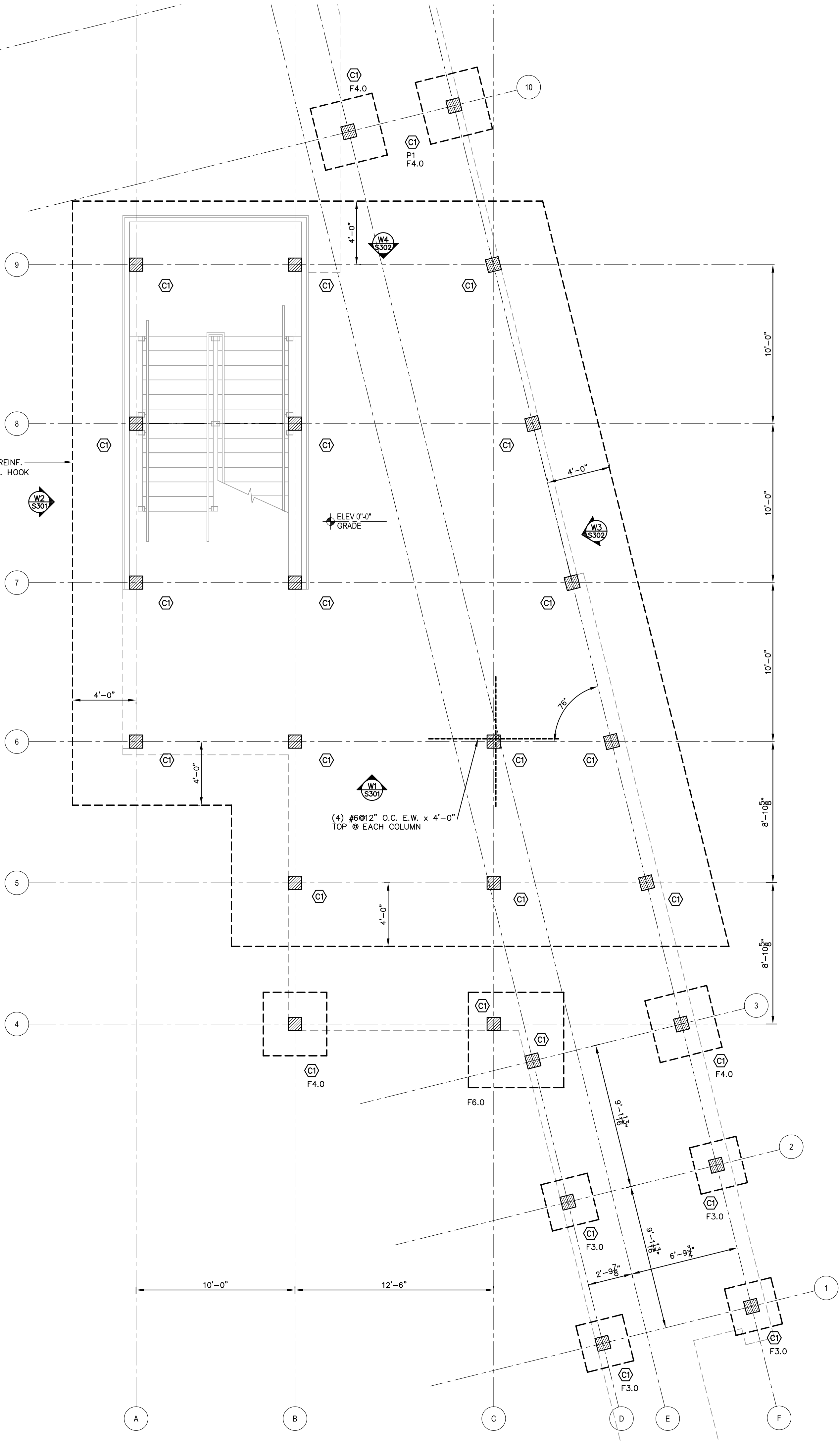
ALL FASTENERS SHALL BE STAINLESS STEEL

MISCELLANEOUS FASTENERS				
MODEL SERIES	FASTENERS			
	TOP	FACE	JOIST	COMMENTS
LBV	(6)-16d	(4)-16d	(6)-10d x 1-1/2"	
DSC	40-SDS 1/4" x 3"			
LSTA-30	22-10d			
MTS-30	14-10d			
ABU-44	12-16d			
MTS-16	14-10d x 1-1/2"			
CC-44	(2)-5/8"Ø BEAM   (2)-5/8"Ø POST			
CB-88	(2)-5/8"Ø			

WIND DESIGN DATA:	
CODE:	ASCE 7 - 02
EXPOSURE:	C
CATEGORY:	II
IMPORTANCE FACTOR	= 1.00
BASIC WIND SPEED	= 123 MPH
INTERNAL PRESSURE COEFFICIENT ±.00 OPEN	
WIND PRESSURE 10 S.F. COMPONENTS AND CLADDING	
ROOF PRESSURE	
ZONE 1	-52.2
ZONE 2	-85.8
ZONE 3	-119.4
WALL PRESSURE	
ZONE 4	-33.5
ZONE 5	-67.0
LOAD SCHEDULE:	
ROOF: DEAD LOAD	= 15 PSF
LIVE LOAD	= 20 PSF
TOTAL	= 35 PSF
FLOOR: DEAD LOAD	= 15 PSF
FLOOR: LIVE LOAD	= 60 PSF
OBSERVATION TOWER AND DECK	= 60 PSF
STAIRS	= 100 PSF



2'-6" DEEP FOUNDATION MATT REINF.  
W/ #6@12" O.C. T&B EACH WAY. HOOK  
ENDS.



- FOUNDATION PLAN NOTES:**
1. TOP OF MATT ELEVATION SHOWN THUS 1'-0" ON PLAN EQUALS REFERENCE EL., FOR ACTUAL EL., SEE CIVIL DWG'S.
  2. FOR TYPICAL FOUNDATION PLAN DETAILS, SEE DRAWING S101.
  3. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S101.
  4. FOR FOOTING SIZE AND REINFORCING SEE SCHEDULE ON DWG S201.
  5. ( ) DENOTES TOP OF FOOTING ELEVATION.
  6. COLUMN DESIGNATION SHOWN THUS C1 ON PLAN. SIZE 10"x10".

FOOTING SCHEDULE				
MARK*	SIZE	DEPTH	TOP & BOT. REINF.* EA. WAY U.N.O.	REMARKS
F2.5	2'-6" X 2'-6"	2'-6"	4-#4	
F3.0	3'-0" X 3'-0"	1'-6"	6-#4	
F3.5	3'-6" X 3'-6"	1'-6"	4-#5	
F4.0	4'-0" X 4'-0"	1'-6"	5-#5	
F4.5	4'-6" X 4'-6"	1'-6"	6-#5	
F5.0	5'-0" X 5'-0"	1'-6"	6-#5	
F5.5	5'-6" X 5'-6"	1'-6"	5-#6	
F6.0	6'-0" X 6'-0"	1'-6"	5-#6	

\* WHERE FOOTING MARK NUMBER HAS A SUFFIX B,  
I.E., WF5.0B, THE REINFORCING INDICATED SHALL BE  
APPLIED TO BOTTOM OF FOOTING ONLY.

3-032

**1**  
**S201**  
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**MASTER CONSULTING ENGINEERS, INC.**  
2003 WEST CYPRESS ST., #200  
ST. PETERSBURG, FL 33701-3214  
TEL: 813.297.2600 FAX: 813.297.2622  
DR. WESLEY W. HALL, P.E.  
JAMES R. MEHLTRETTER, P.E.  
FL. LIC. NO. 33980

**Wannemacher Russell Architects, Inc.**  
180 Mirror Lake Drive North  
St. Petersburg, Florida 33701-3214  
(727) 822-5566 fax (727) 822-5475  
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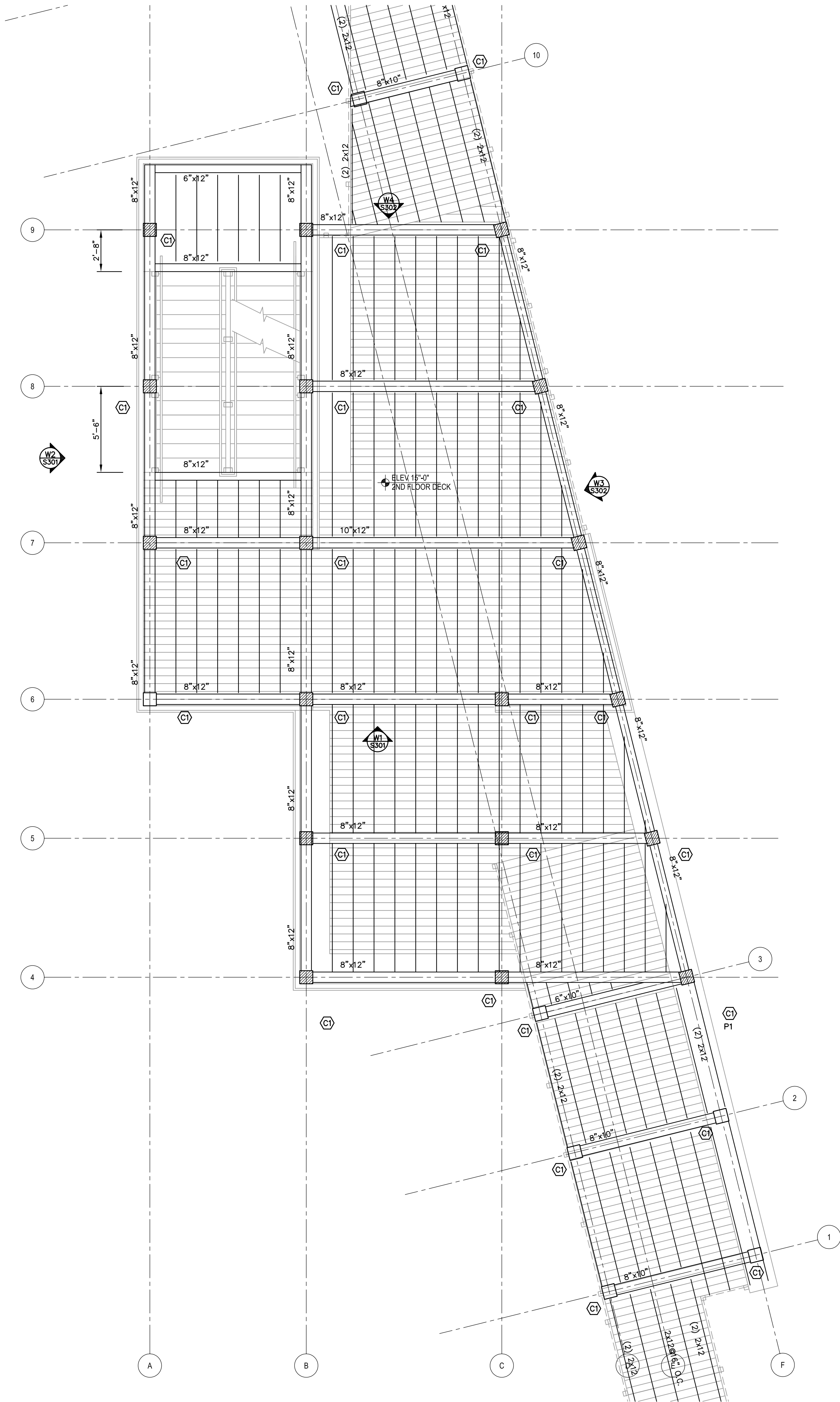
COOPERS POINT OBSERVATION TOWER

CITY OF CLEARWATER

Project Number: 2638  
Distribution:

PHASE DATE  
100% CD 4/20/07

**S201**



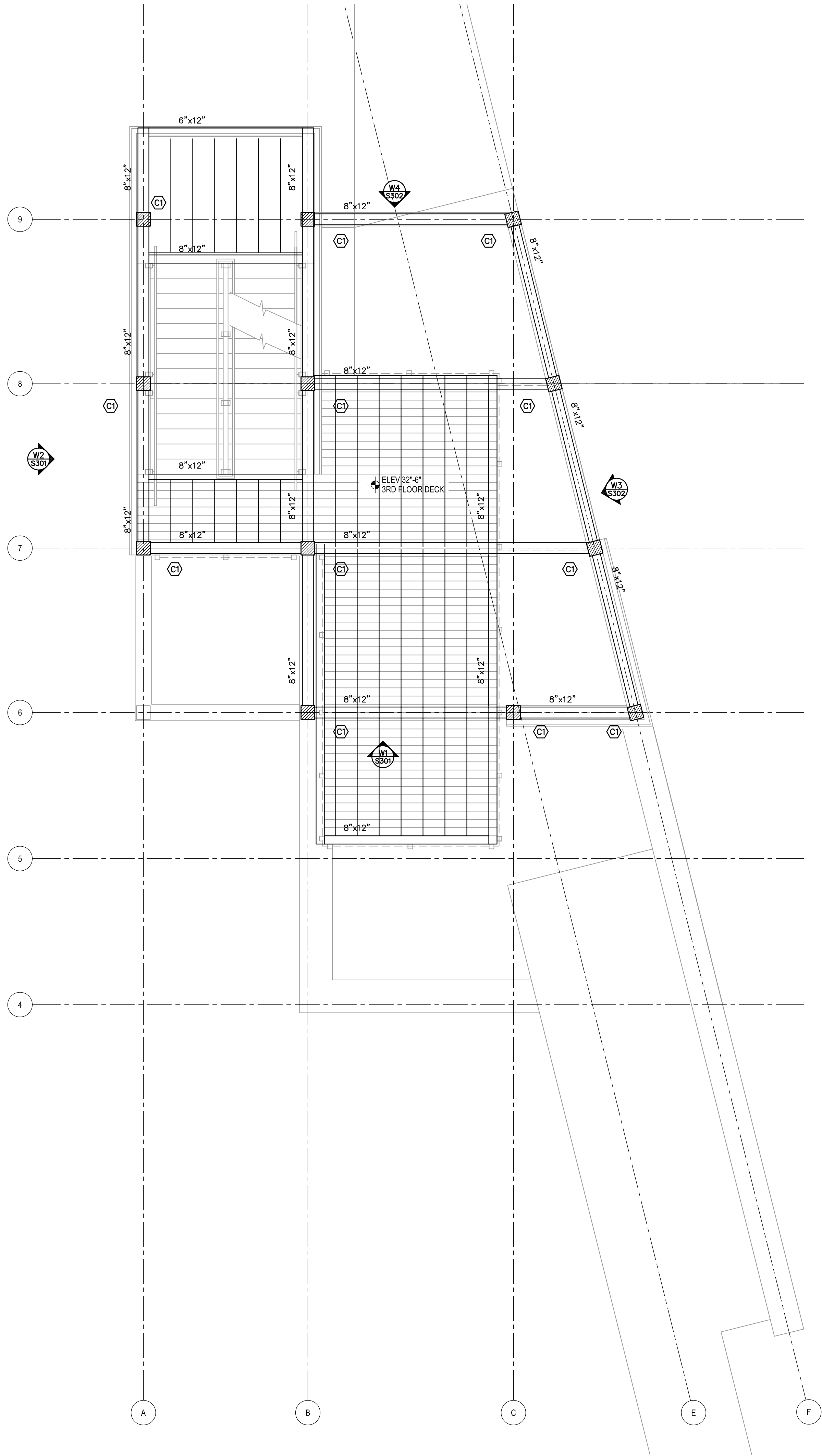
FLOOR FRAMING NOTES:

1. TOP OF WOOD DECK ELEVATION SHOWN THUS - " ON PLAN. EQUALS REFERENCE EL., FOR ACTUAL EL., SEE CIVIL DWG'S.
2. FOR TYPICAL CONNECTION DETAILS, SEE DRAWING S401.
3. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S401.
4. FLOOR CONSTRUCTION CONSISTS OF 2x12 WOOD JOISTS SPACED 16" ON CENTER SUPPORTED BY WOOD BEAMS AND WOOD COLUMNS. SEE ARCH DRAWINGS FOR DECK INFORMATION.
5. COLUMN DESIGNATION SHOWN THUS C ON PLAN. WOOD COLUMNS SHALL BE 10"x10" UNLESS NOTED.

**1 FIRST FLOOR FRAMING PLAN**  
S202 SCALE: 1/4" = 1'-0"

COOPERS POINT OBSERVATION TOWER  
CITY OF CLEARWATER

Project Number:	2638
Distribution:	
PHASE	DATE
100% CD	4/20/07



- FLOOR FRAMING NOTES:**
1. TOP OF WOOD DECK ELEVATION SHOWN THUS - ON PLAN. EQUALS REFERENCE EL., FOR ACTUAL EL., SEE CIVIL DWO'S.
  2. FOR TYPICAL CONNECTION DETAILS, SEE DRAWING S401.
  3. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S101.
  4. FLOOR CONSTRUCTION CONSISTS OF 2x12 WOOD JOISTS SPACED 16" ON CENTER SUPPORTED BY WOOD BEAMS AND WOOD COLUMNS. SEE ARCH DRAWINGS FOR DECK INFORMATION.
  5. COLUMN DESIGNATION SHOWN THUS C1 ON PLAN. WOOD COLUMNS SHALL BE 10"x10" UNLESS NOTED.

**1 SECOND FLOOR FRAMING PLAN**  
S203 SCALE: 1/4" = 1'-0"

MASTER CONSULTING ENGINEERS, INC.

523 WEST BAYVIEW AVENUE, SUITE 400  
TAMPA, FLORIDA 33607  
TEL: 813.281.1100  
FAX: 813.281.1101  
EIN: 8428 INCE. PROJ. NO.

JAMES R. MEHLTRETER, P.E.  
P.L. LIC. NO. 35580

Signature

Date

TO THE BEST OF OUR KNOWLEDGE,  
INFORMATION AND BELIEF, THESE  
STRUCTURAL PLANS CONFORM TO AND  
SATISFY THE FLORIDA BUILDING CODE  
2004 EDITION, ACI 318-02, AND LOCAL  
CODES AS APPLICABLE.

COOPERS POINT OBSERVATION TOWER  
CITY OF CLEARWATER

Project Number: 2638  
Distribution:  
PHASE DATE  
100% CD 4/20/07

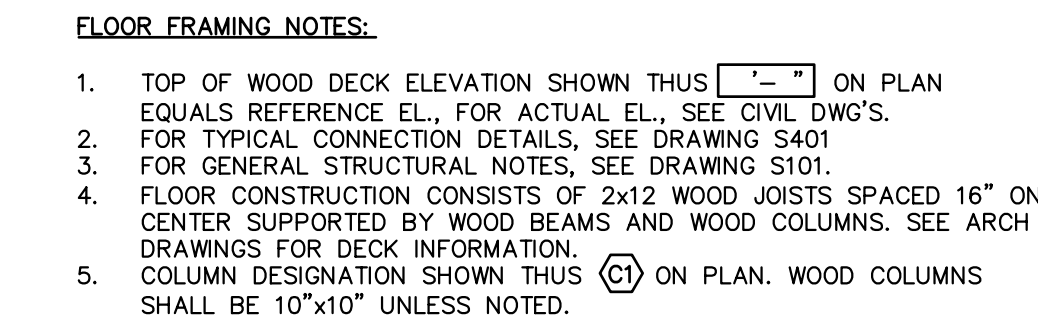
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St. Petersburg, Florida 33701-3214  
(727) 822-5566 fax (727) 822-5475  
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S203






**1 THIRD FLOOR FRAMING PLAN**  
S204 SCALE: 1/4" = 1'-0"

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A4000277

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 <b>MASTER CONSULTING ENGINEERS, INC.</b>	<b>5523 WEST CYPRESS ST., #200 TAMPA, FLORIDA 33607 813.287.3600 FAX 813.287.3622 ED: 8426 MCE PROJ. NO.</b>	<b>JAMES R. MEHLTRETTER, P.E. FL. LIC. No. 33860</b>	<b>Signature _____ Date _____</b>
	(This space is reserved for the contractor's use.)		

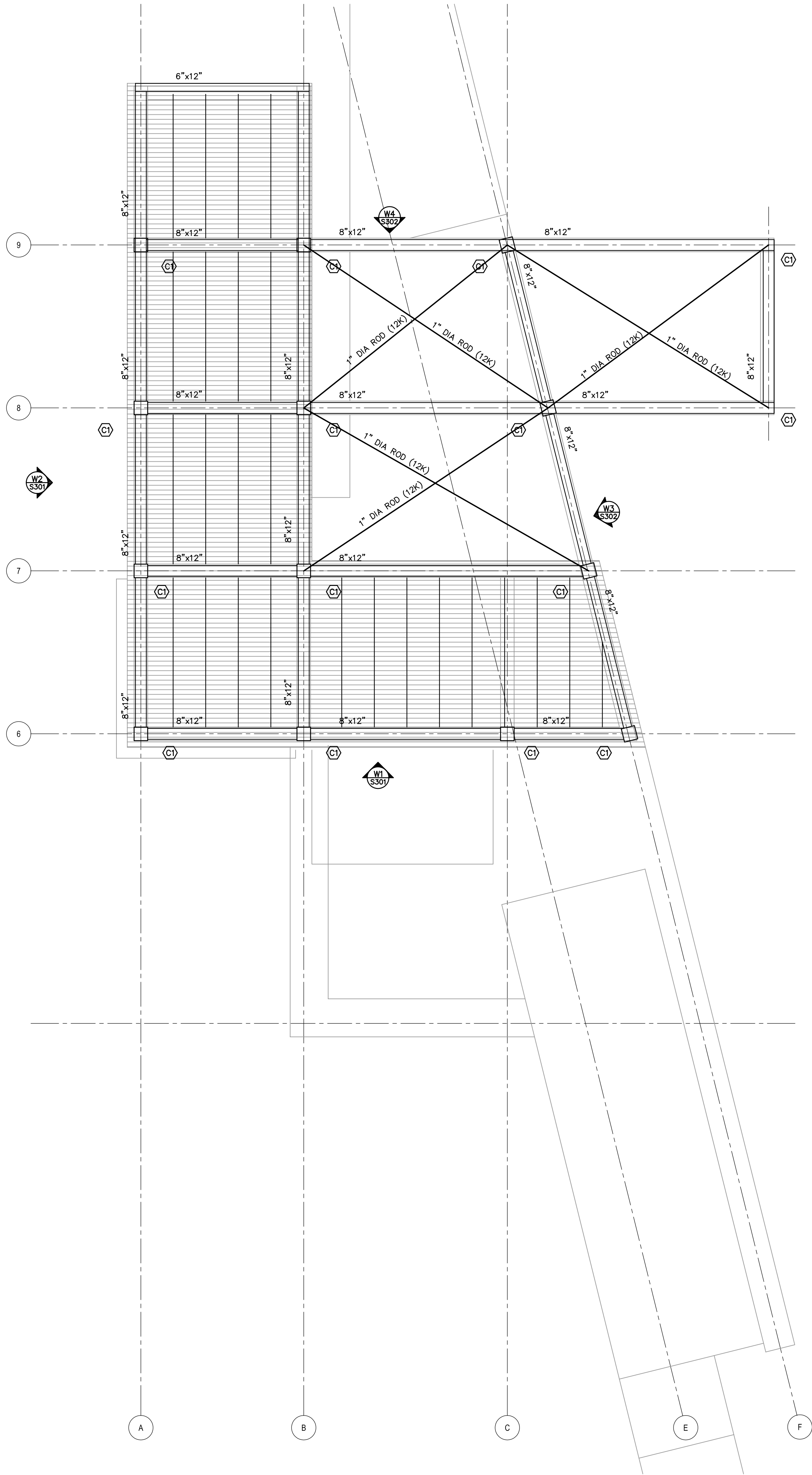
TO THE BEST OF OUR KNOWLEDGE,  
INFORMATION AND BELIEF, THESE  
STRUCTURAL PLANS CONFORM TO AND  
SATISFY THE FLORIDA BUILDING CODE,  
2004 EDITION, ACI 318-02, AND LOCAL  
CODES AS APPLICABLE

# COOPERS POINT OBSERVATION TOWER

CITY OF CLEARWATER

Project Number:	2638
Distribution:	
HASE	DATE
00% CD	4/20/07

# S204



- ROOF FRAMING NOTES:
1. TOP OF WOOD DECK ELEVATION SHOWN THUS 1 - 2 ON PLAN EQUALS REFERENCE EL., FOR ACTUAL EL., SEE CIVIL DWG'S.
  2. FOR TYPICAL CONNECTION DETAILS, SEE DRAWING S401.
  3. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S101.
  4. ROOF CONSTRUCTION CONSISTS OF 2x12 WOOD JOISTS SPACED 24" ON CENTER SUPPORTED BY WOOD BEAMS AND WOOD COLUMNS. SEE ARCH DRAWINGS FOR DECK INFORMATION.
  5. COLUMN DESIGNATION SHOWN THUS C1 ON PLAN. WOOD COLUMNS SHALL BE 10"x10" UNLESS NOTED.

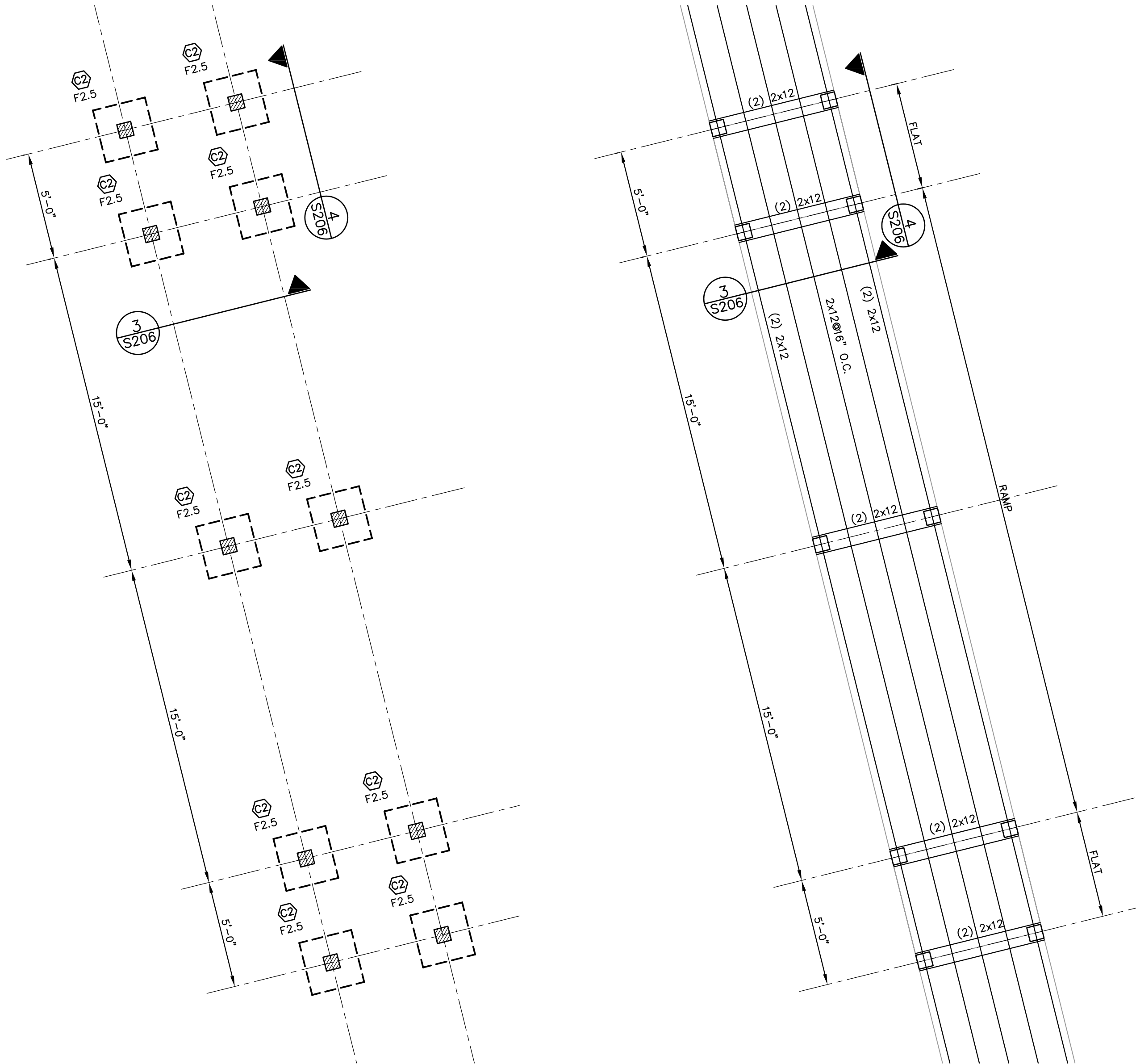
**1 ROOF FRAMING PLAN**  
S205 SCALE: 1/4" = 1'-0"

# COOPERS POINT OBSERVATION TOWER

## CITY OF CLEARWATER

Project Number: 2638  
Distribution:  
PHASE DATE  
100% CD 4/20/07

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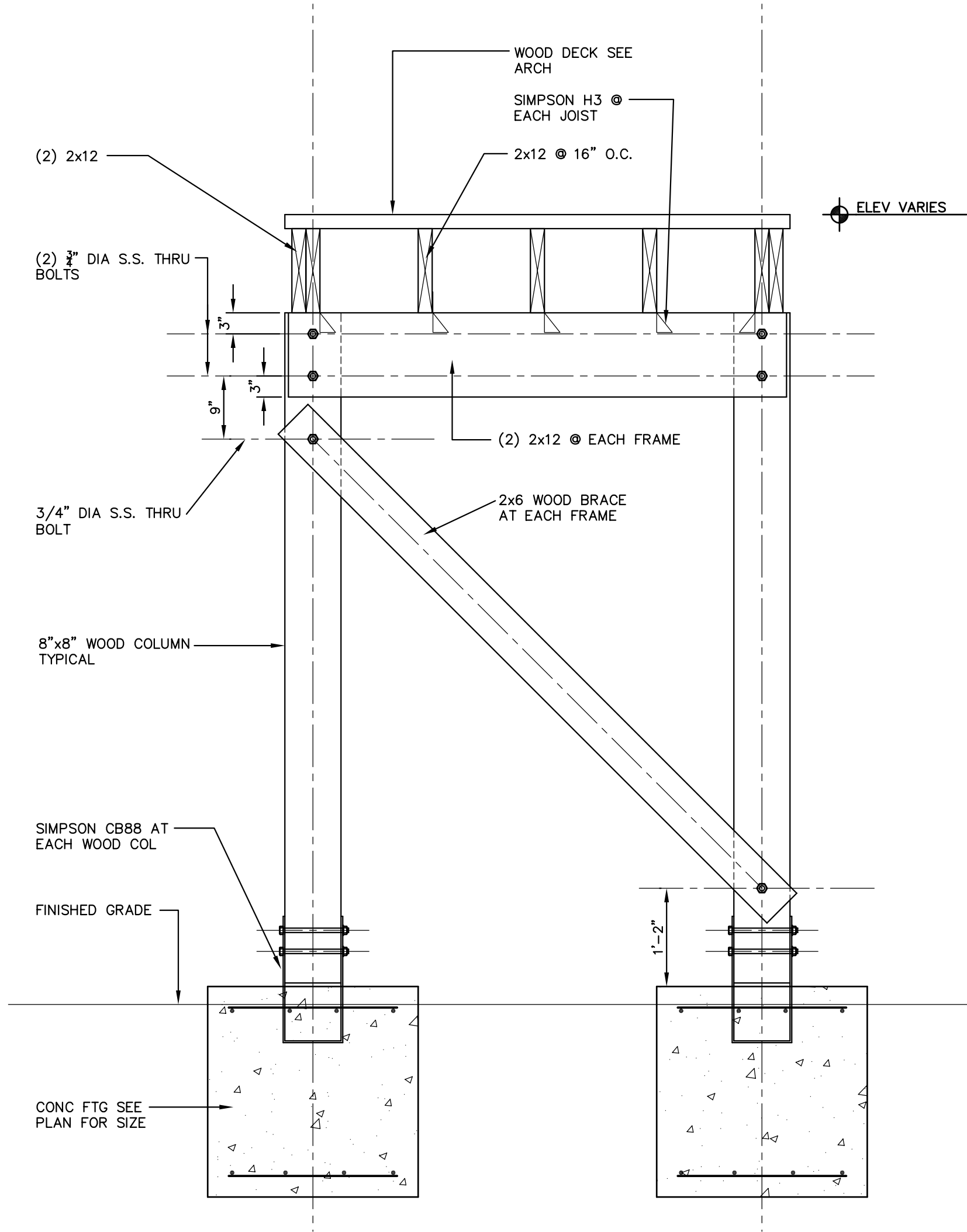


1 RAMP FOUNDATION PLAN  
S206 SCALE: 1/4" = 1'-0"

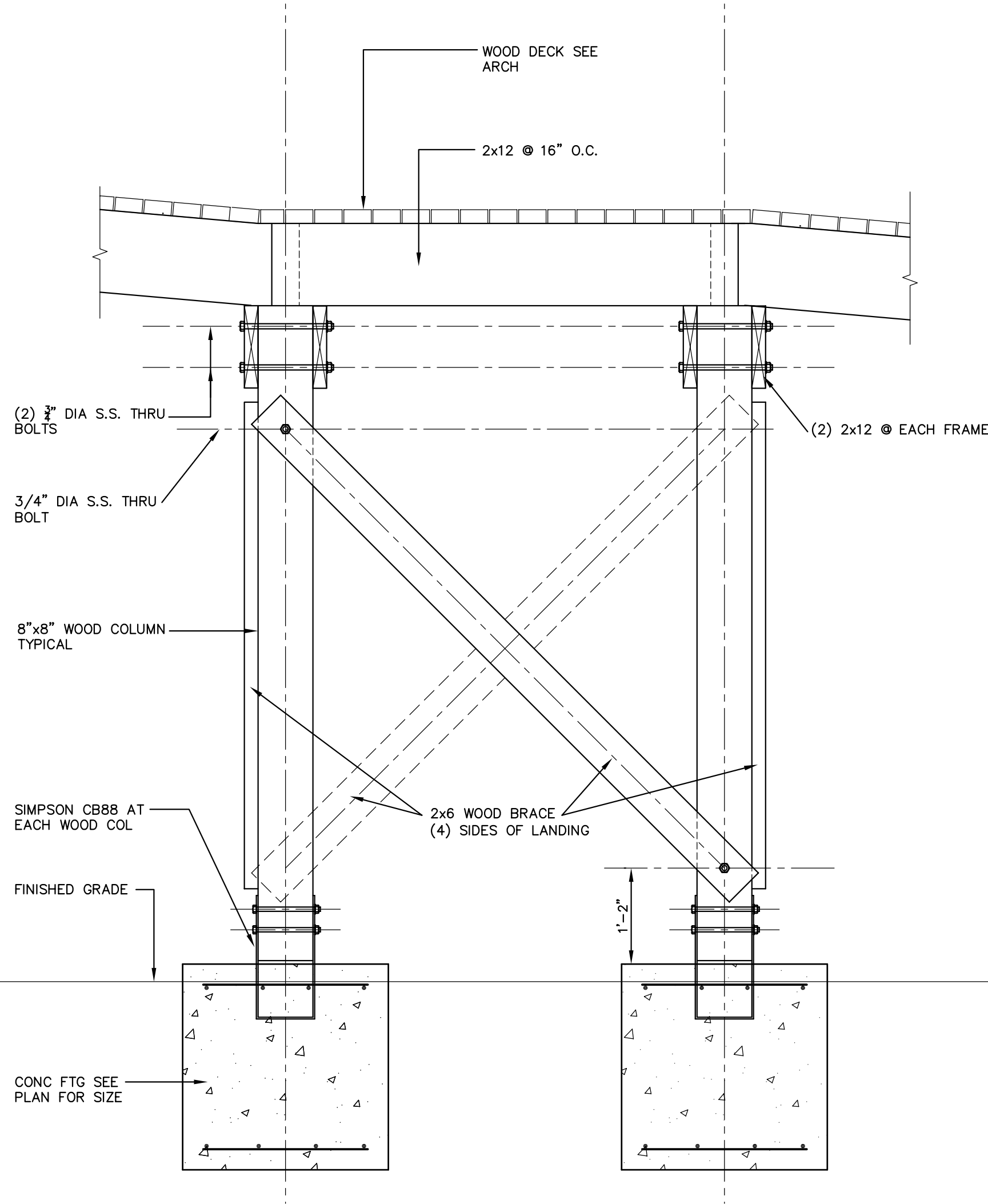
2 RAMP FRAMING PLAN  
S206 SCALE: 1/4" = 1'-0"

RAMP FRAMING NOTES:

1. TOP OF WOOD DECK ELEVATION VARIES SEE ARCH DRAWINGS.
2. FOR TYPICAL CONNECTION DETAILS, SEE DRAWING S206.
3. FOR GENERAL STRUCTURAL NOTES, SEE DRAWING S101.
4. ROOF CONSTRUCTION CONSISTS OF 2x12 WOOD JOISTS SPACED 16" ON CENTER SUPPORTED BY WOOD BEAMS AND WOOD COLUMNS. SEE ARCH DRAWINGS FOR DECK INFORMATION.
5. COLUMN DESIGNATION SHOWN THUS (C2) ON PLAN. WOOD COLUMNS SHALL BE 8"x8" UNLESS NOTED.



3 TYPICAL RAMP SECTION  
S206 SCALE: 1/4" = 1'-0"



4 TYPICAL LANDING SECTION  
S206 SCALE: 1/4" = 1'-0"

COOPERS POINT OBSERVATION TOWER

CITY OF CLEARWATER

MASTER CONSULTING ENGINEERS, INC.

JAMES R. MEHLREITER, P.E.

FL LIC. NO. 35860

Signature

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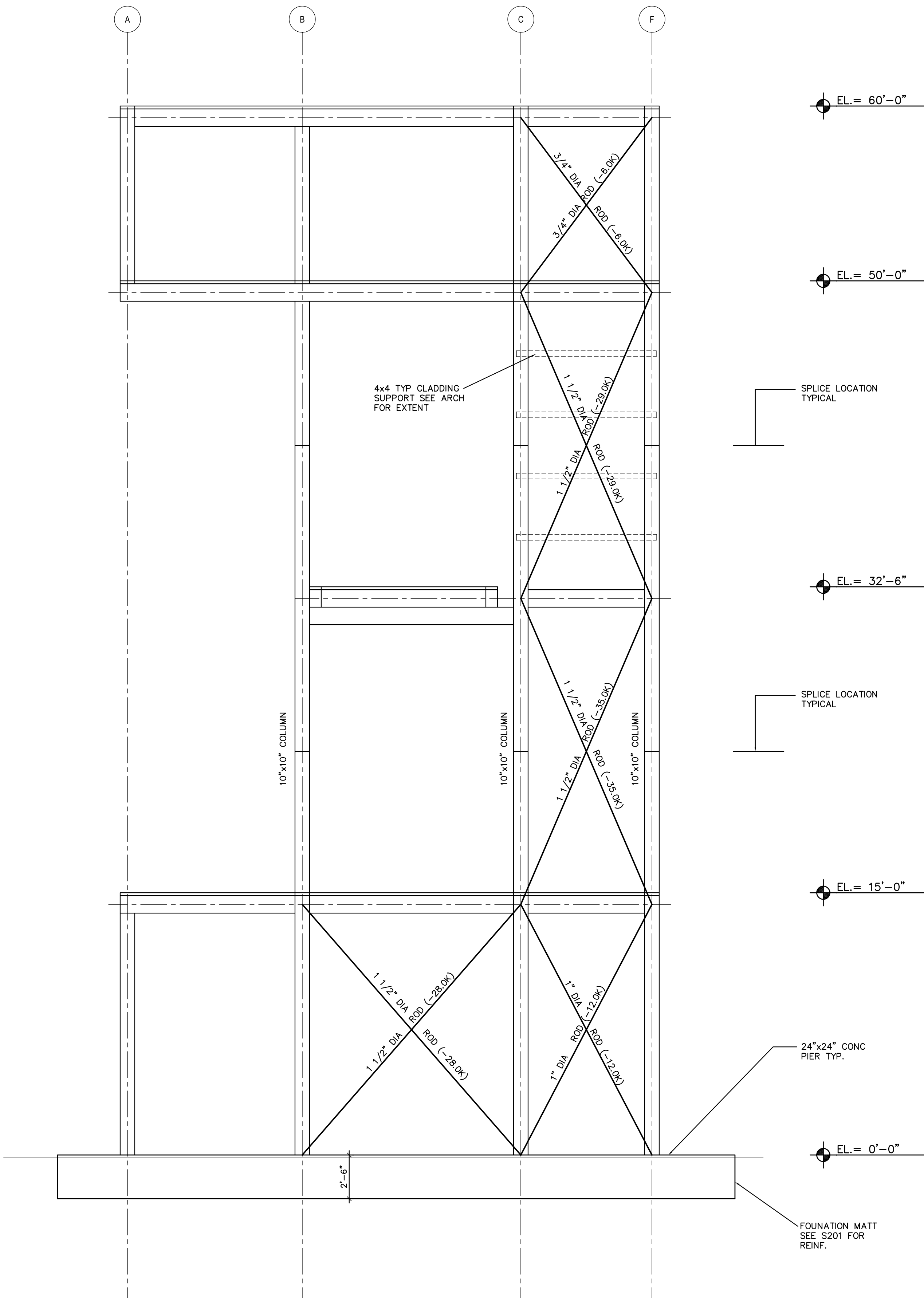
Project Number: 2638

Distribution:

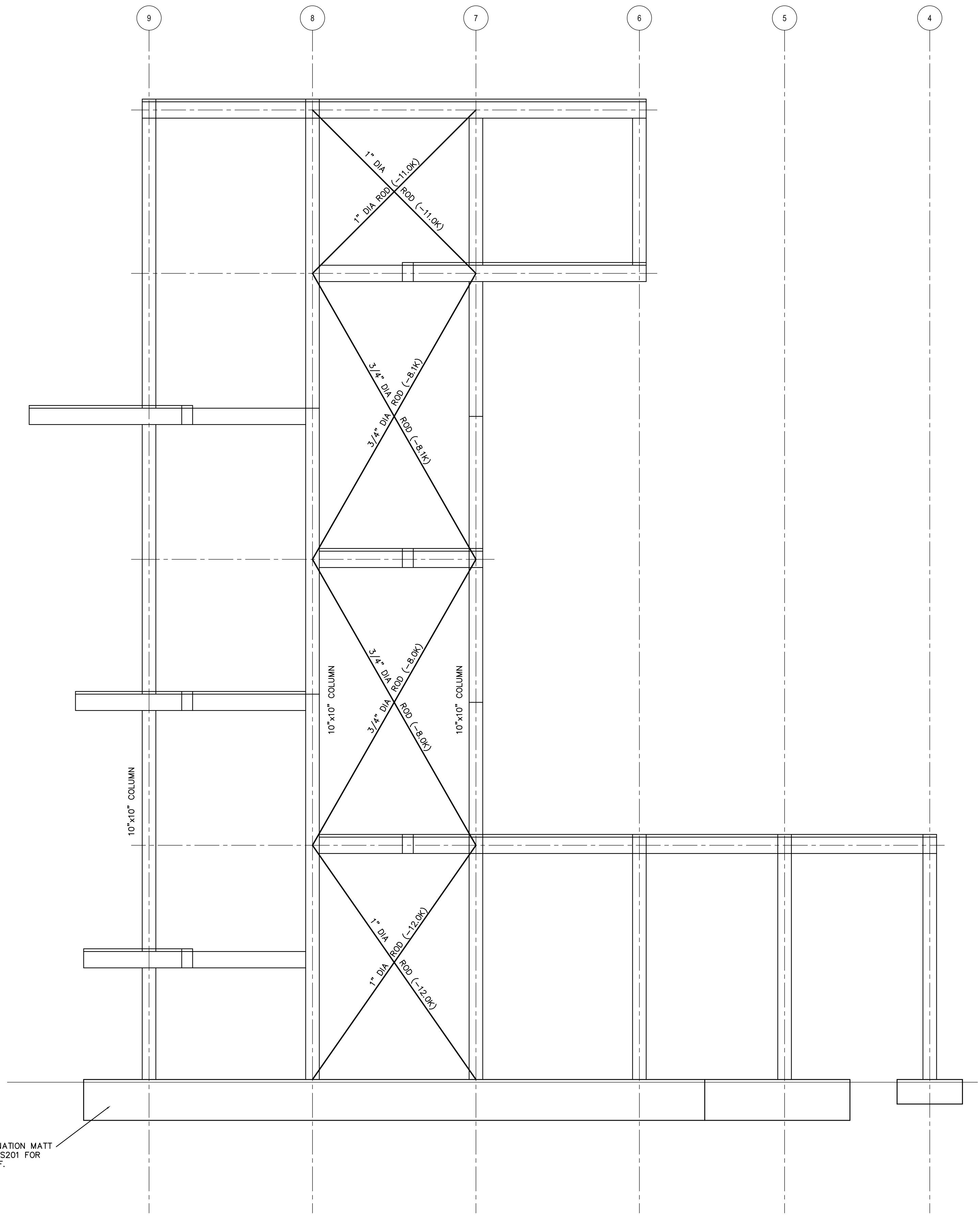
PHASE DATE

100% CD 4/20/07





1  
S301  
**ELEVATION W1**  
SCALE: 1/4" = 1'-0"



2  
S301  
**ELEVATION W2**  
SCALE: 1/4" = 1'-0"

COOPERS POINT OBSERVATION TOWER

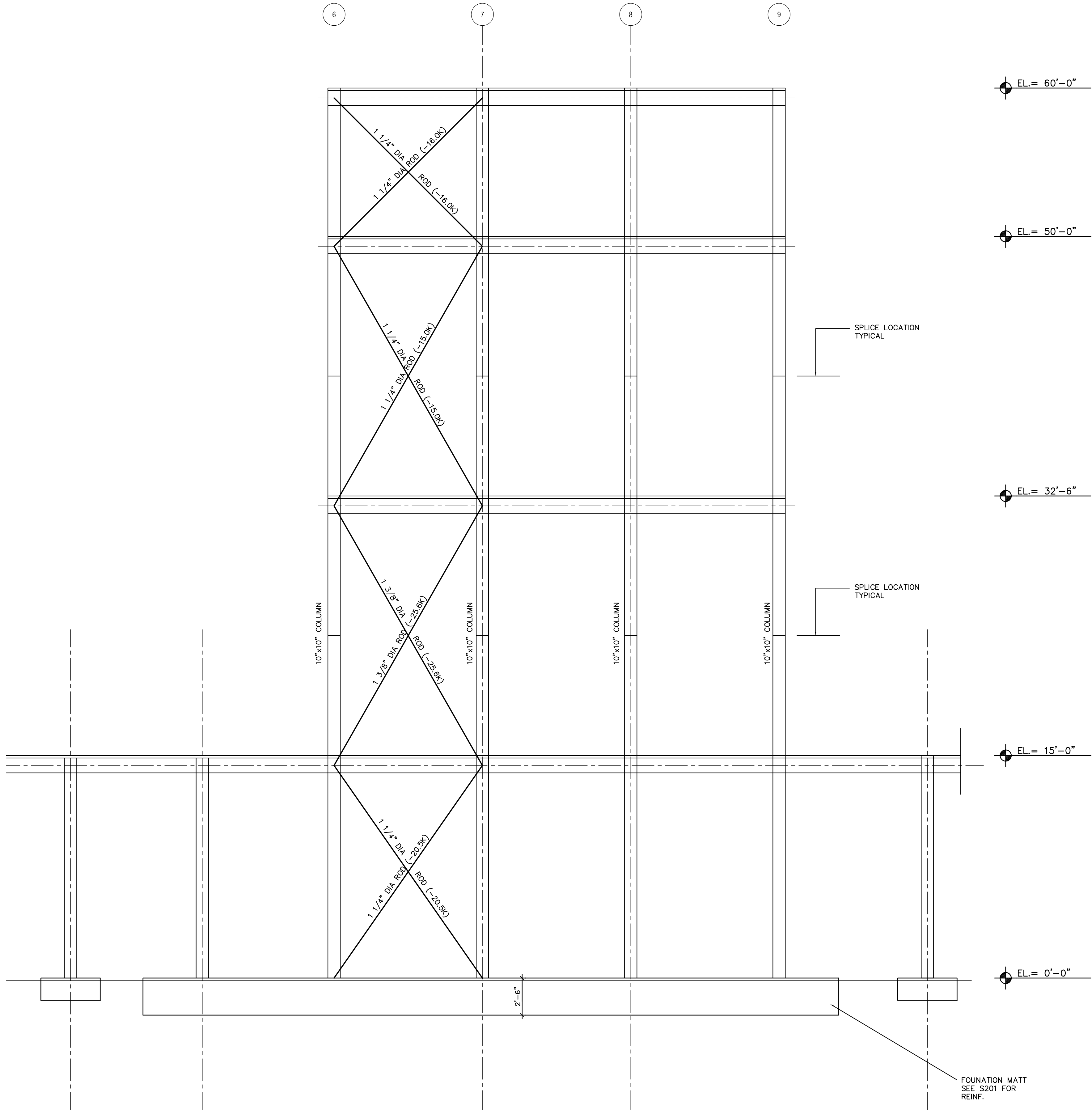
CITY OF CLEARWATER

Project Number: 2638  
Distribution:  
PHASE DATE  
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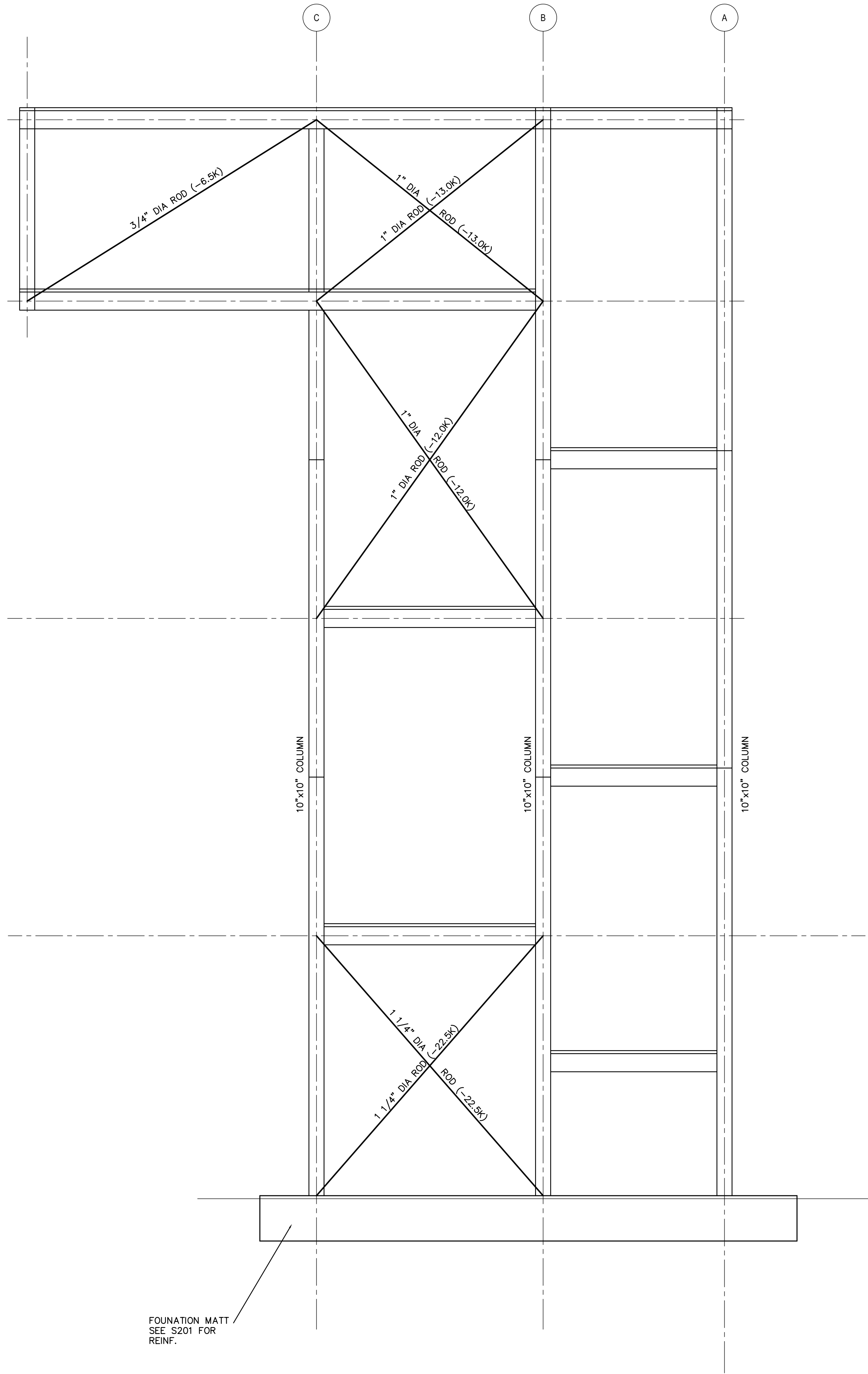
MASTER CONSULTING ENGINEERS, INC.  
5003 WEST CYPRESS ST., #200  
FORT MYERS, FL 33907  
TEL: 888.462.4622 FAX: 813.287.2622  
JAMES R. MEHLTRETTER, P.E.  
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1  
S302 **ELEVATION W3**  
SCALE: 1/4" = 1'-0"



2  
S302 **ELEVATION W4**  
SCALE: 1/4" = 1'-0"

# COOPERS POINT OBSERVATION TOWER

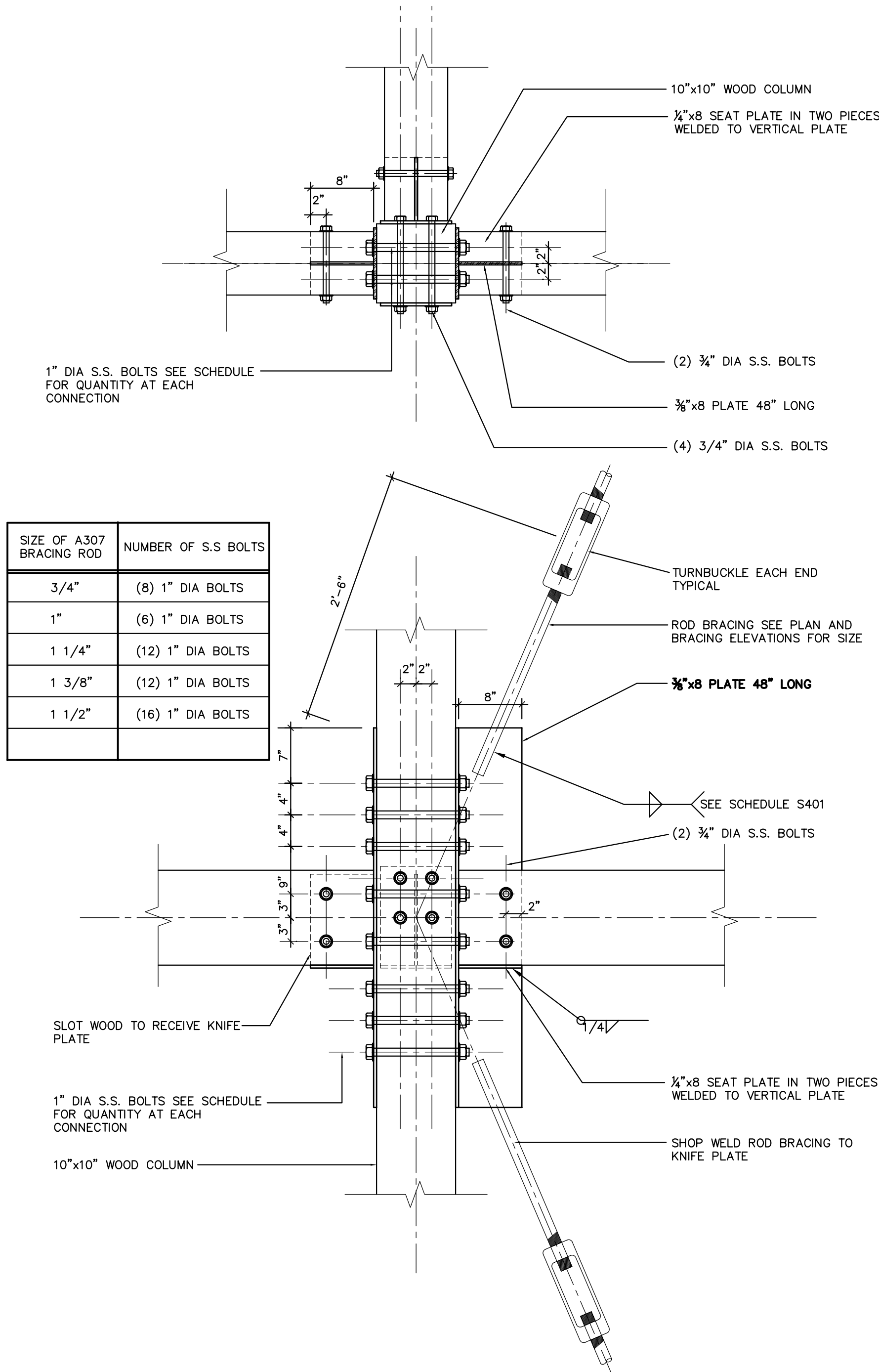
CITY OF CLEARWATER

Project Number: 2638  
Distribution:  
PHASE DATE  
100% CD 4/20/07

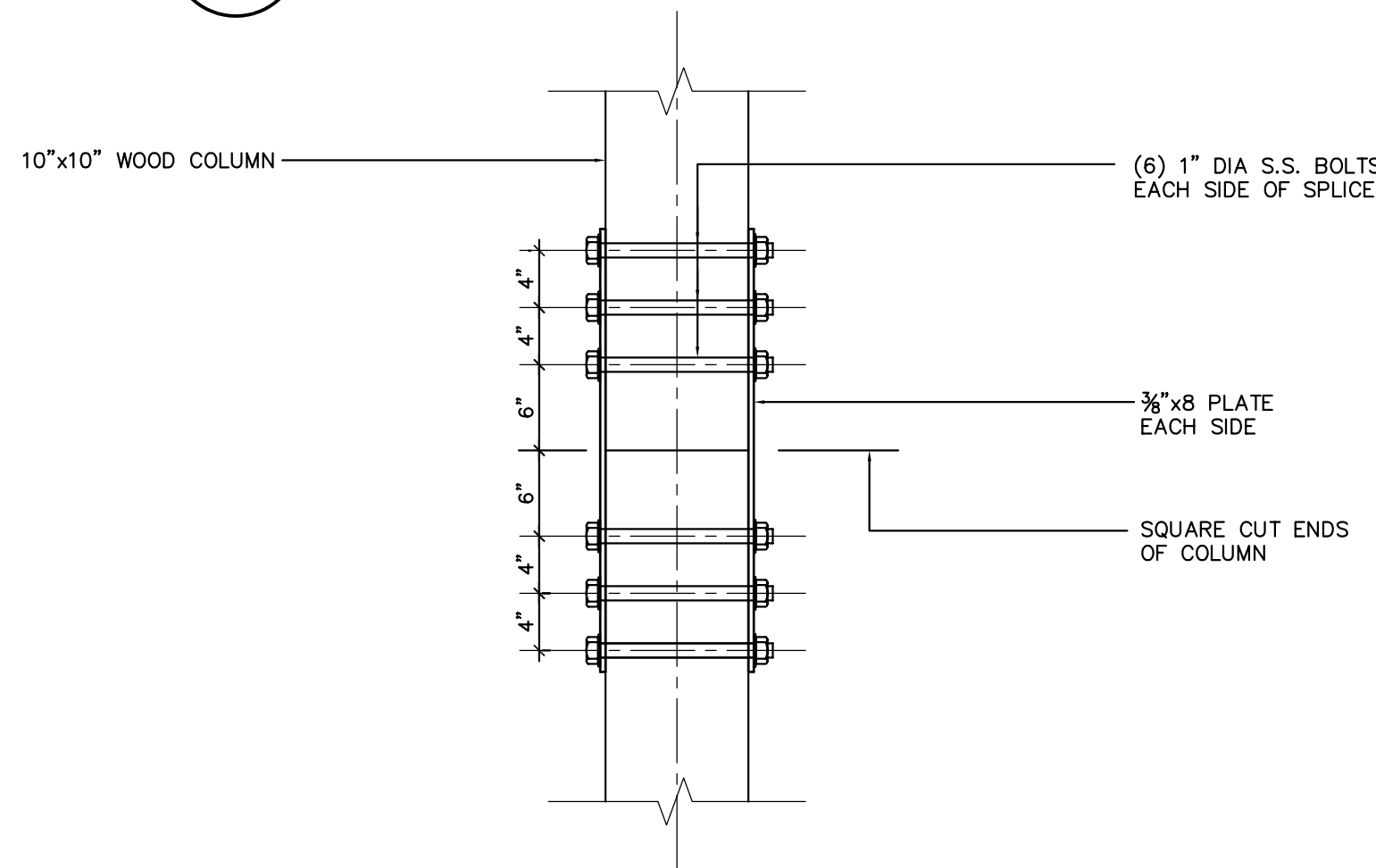
**MASTER CONSULTING ENGINEERS, INC.**  
2003 WEST EXPRESS ST., #200  
ST. PETERSBURG, FL 33701-3214  
TEL: (727) 822-5566 FAX: (727) 822-5475  
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AA0002277

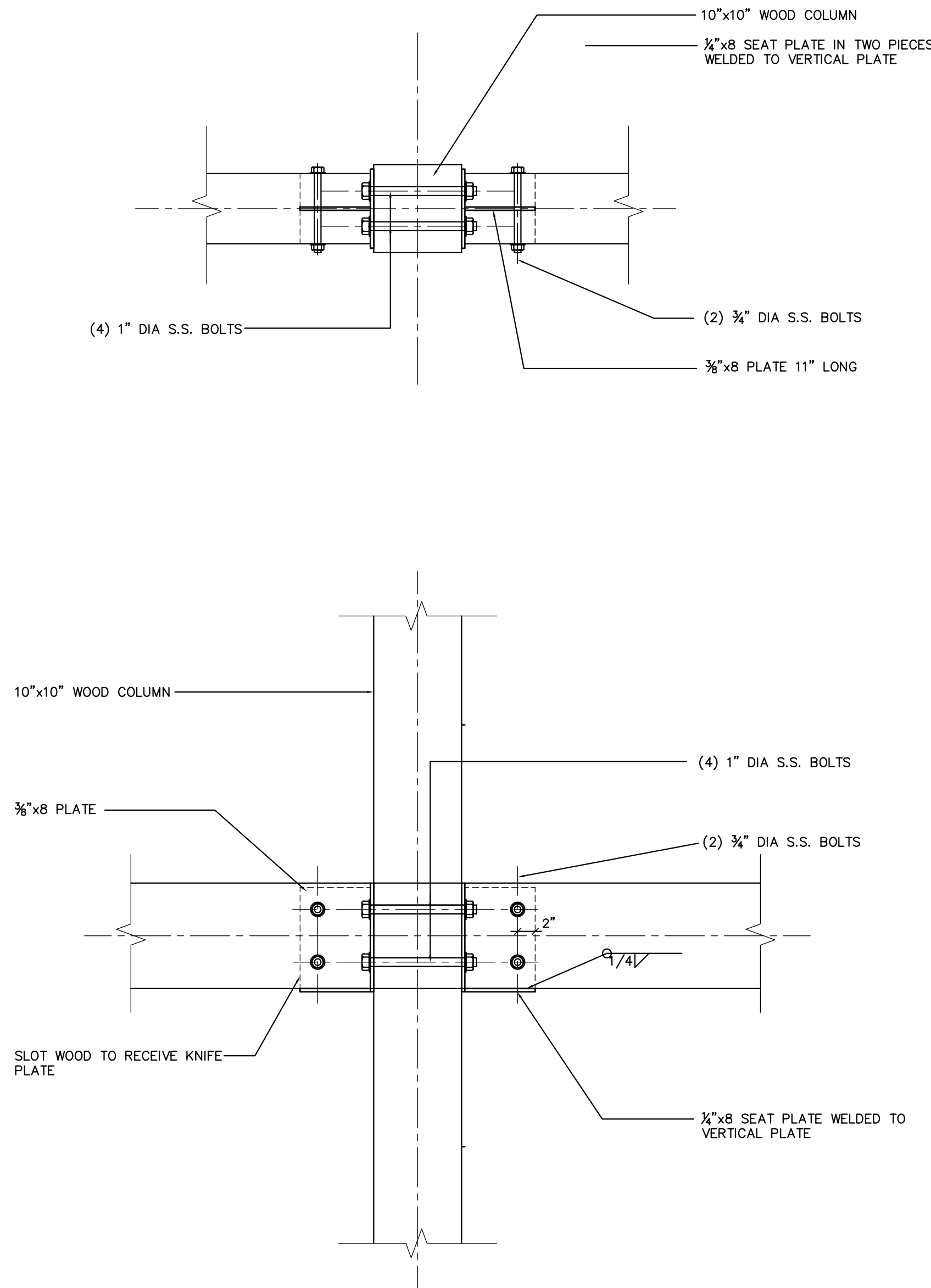
Signature \_\_\_\_\_ Date \_\_\_\_\_



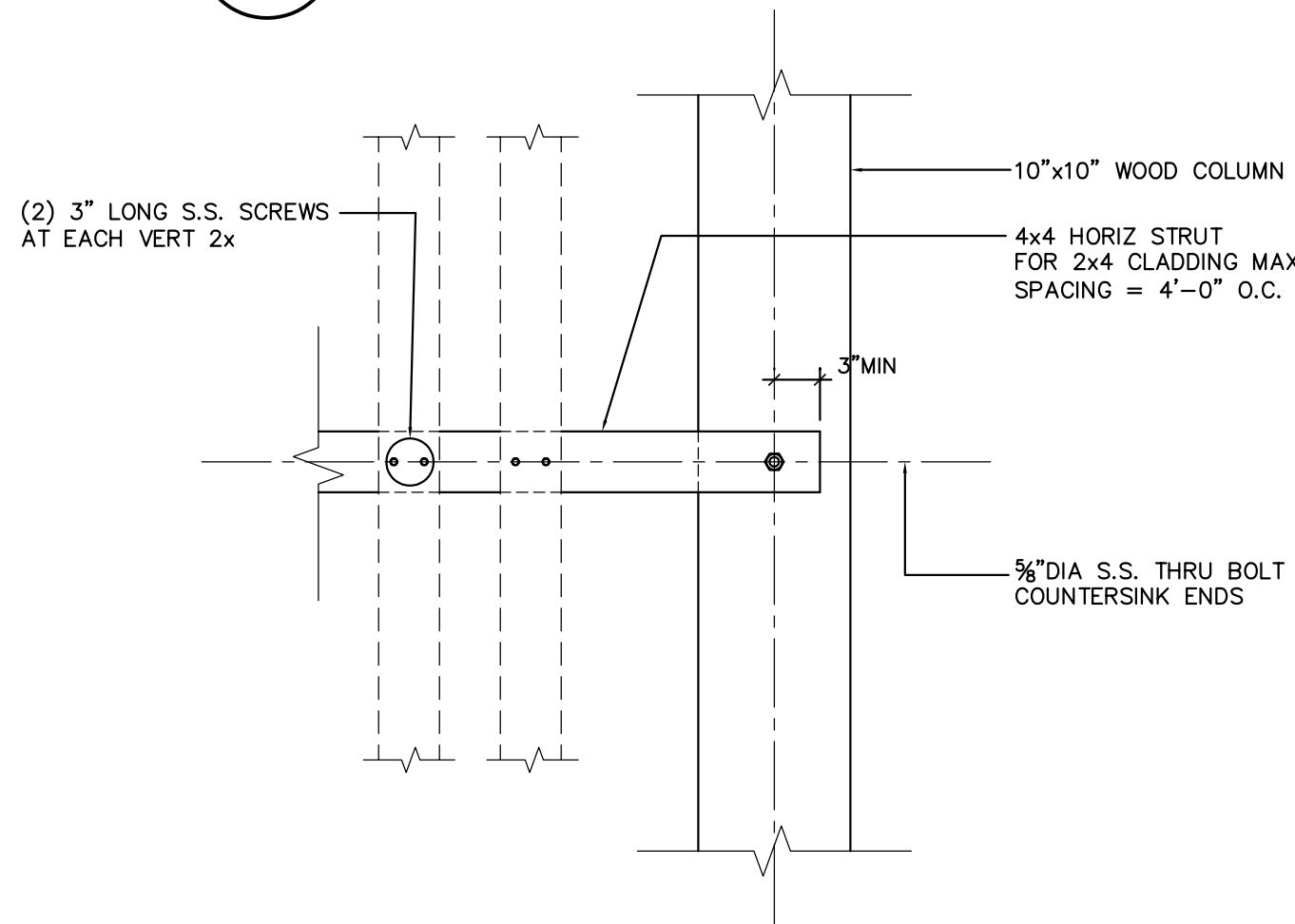
**1 TYPICAL BRACING TO COLUMN CONNECTION**  
S401 SCALE: 1" = 1'-0"



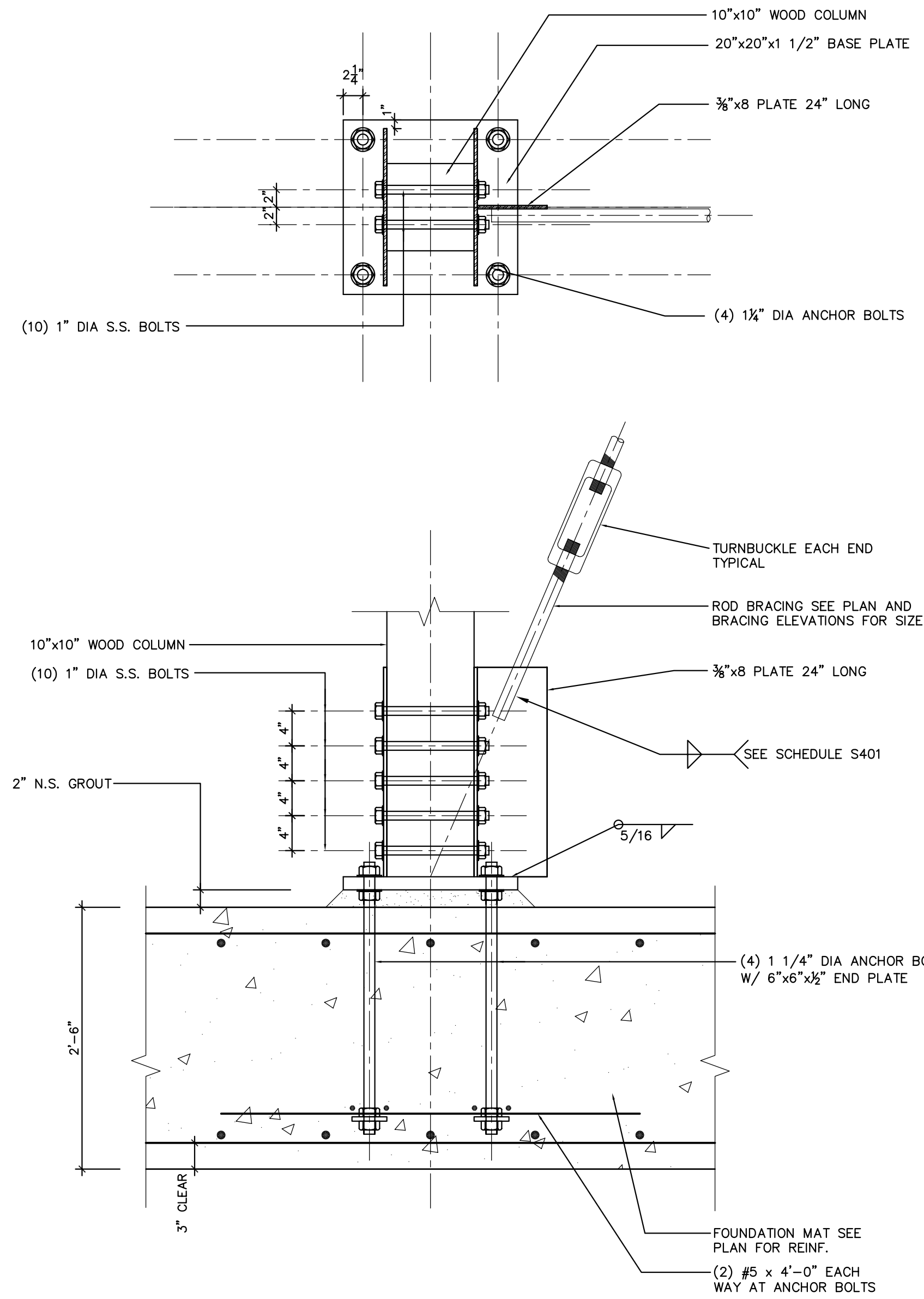
**4 TYPICAL COLUMN SPLICE**  
S401 SCALE: 1" = 1'-0"



**2 TYPICAL BEAM TO COLUMN CONNECTION**  
S401 SCALE: 1" = 1'-0"

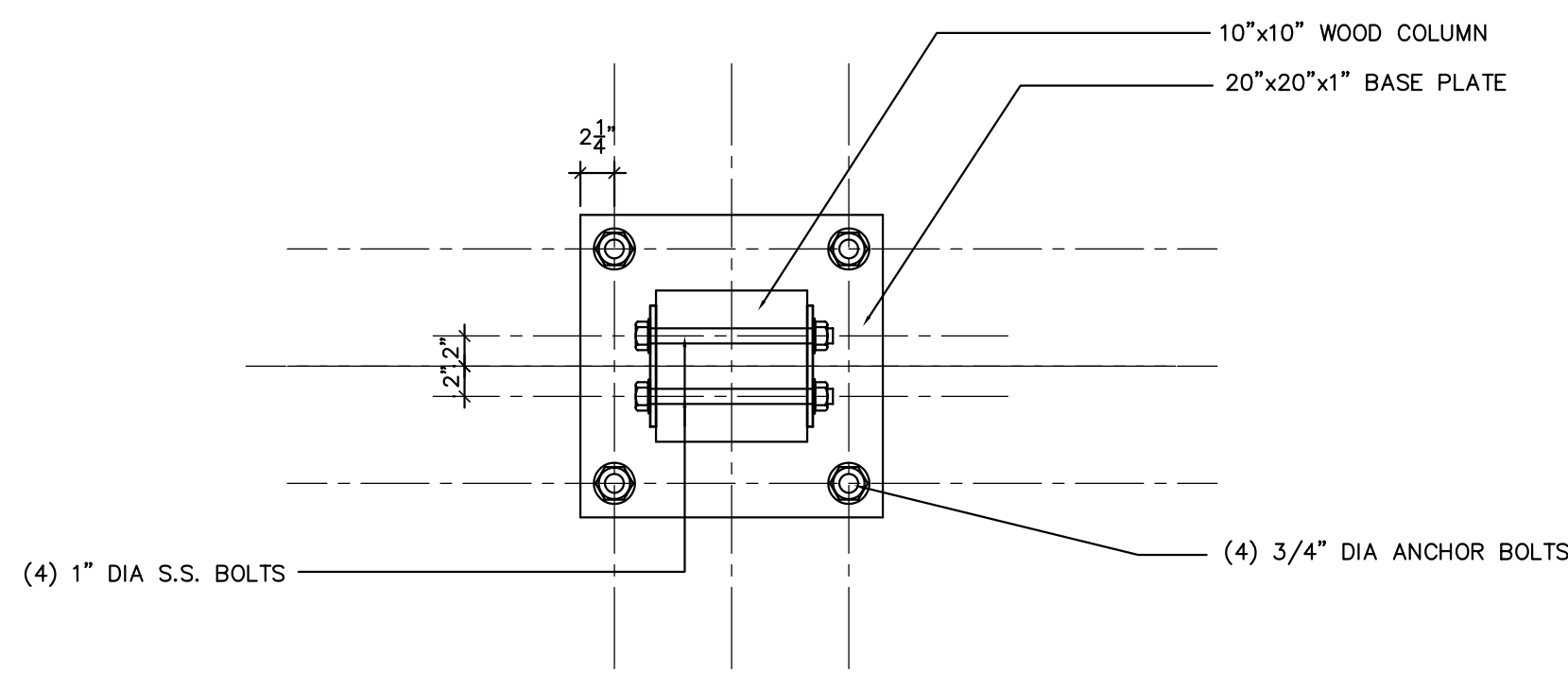


**5 TYPICAL HORIZ STRUT CONNECTION TO COLUMN**  
S401 SCALE: 1" = 1'-0"

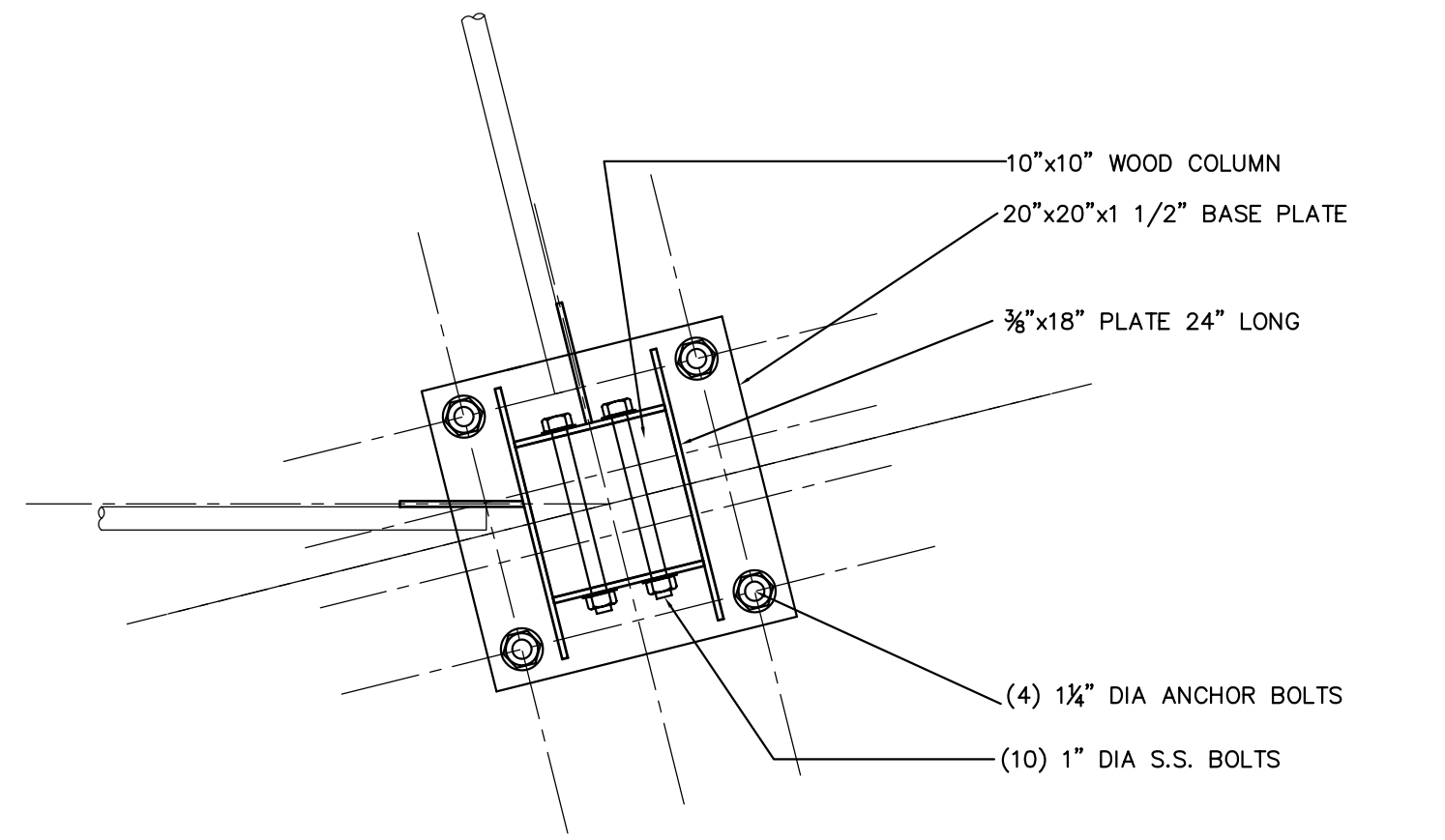


**3 TYPICAL BASE PLATE DETAIL WITH BRACING**  
S401 SCALE: 1" = 1'-0"

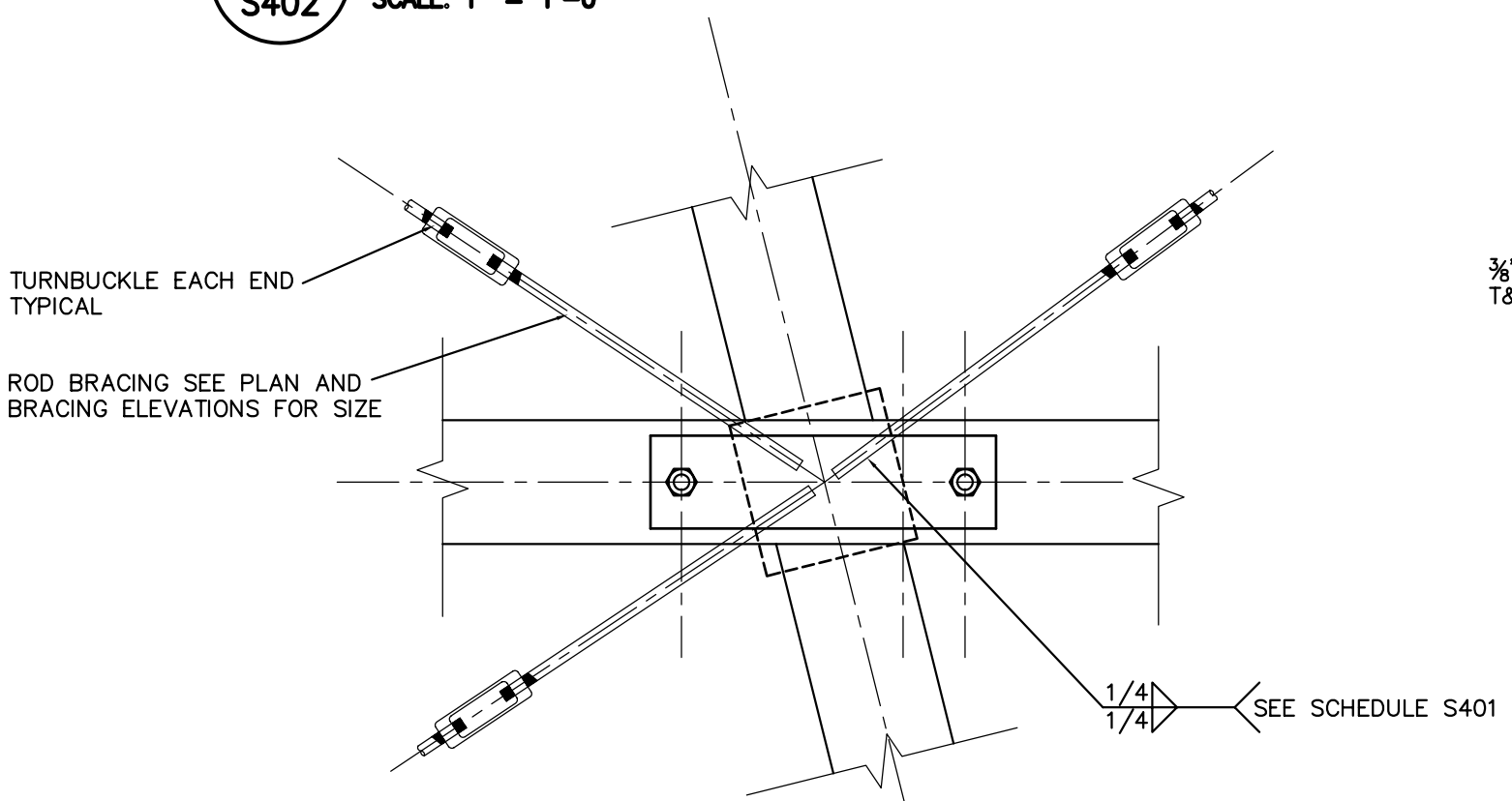
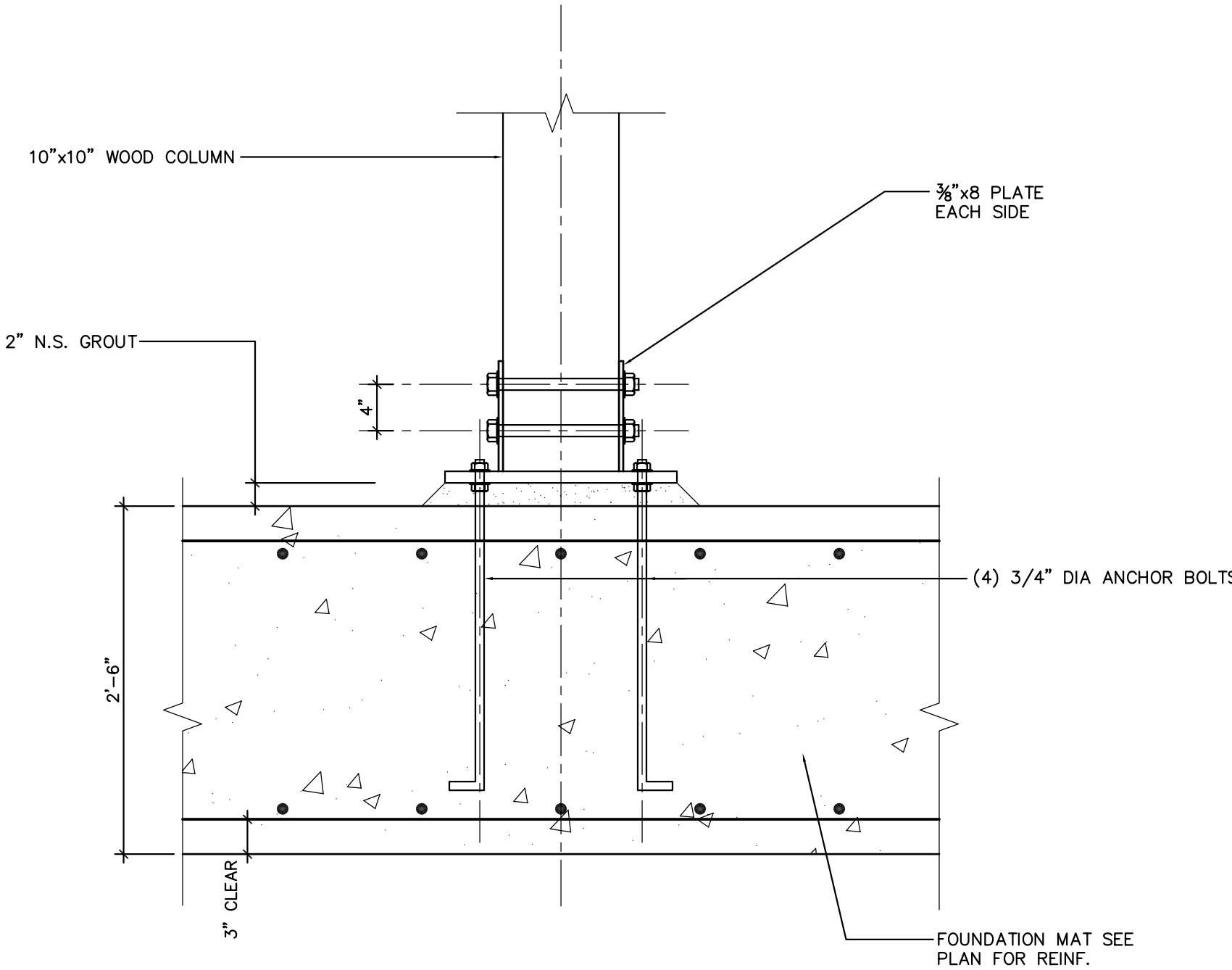
BRACING WELD SCHEDULE			
SIZE OF A307 BRACING ROD	MAXIMUM FORCE	WELD SIZE	WELD LENGTH EACH END (X2)
3/4"	8.8K	1/4"	4"
1"	15.7K	5/16"	4"
1 1/4"	24.5K	5/16"	4"
1 3/8"	29.7K	5/16"	4"
1 1/2"	35.3K	5/16"	6"



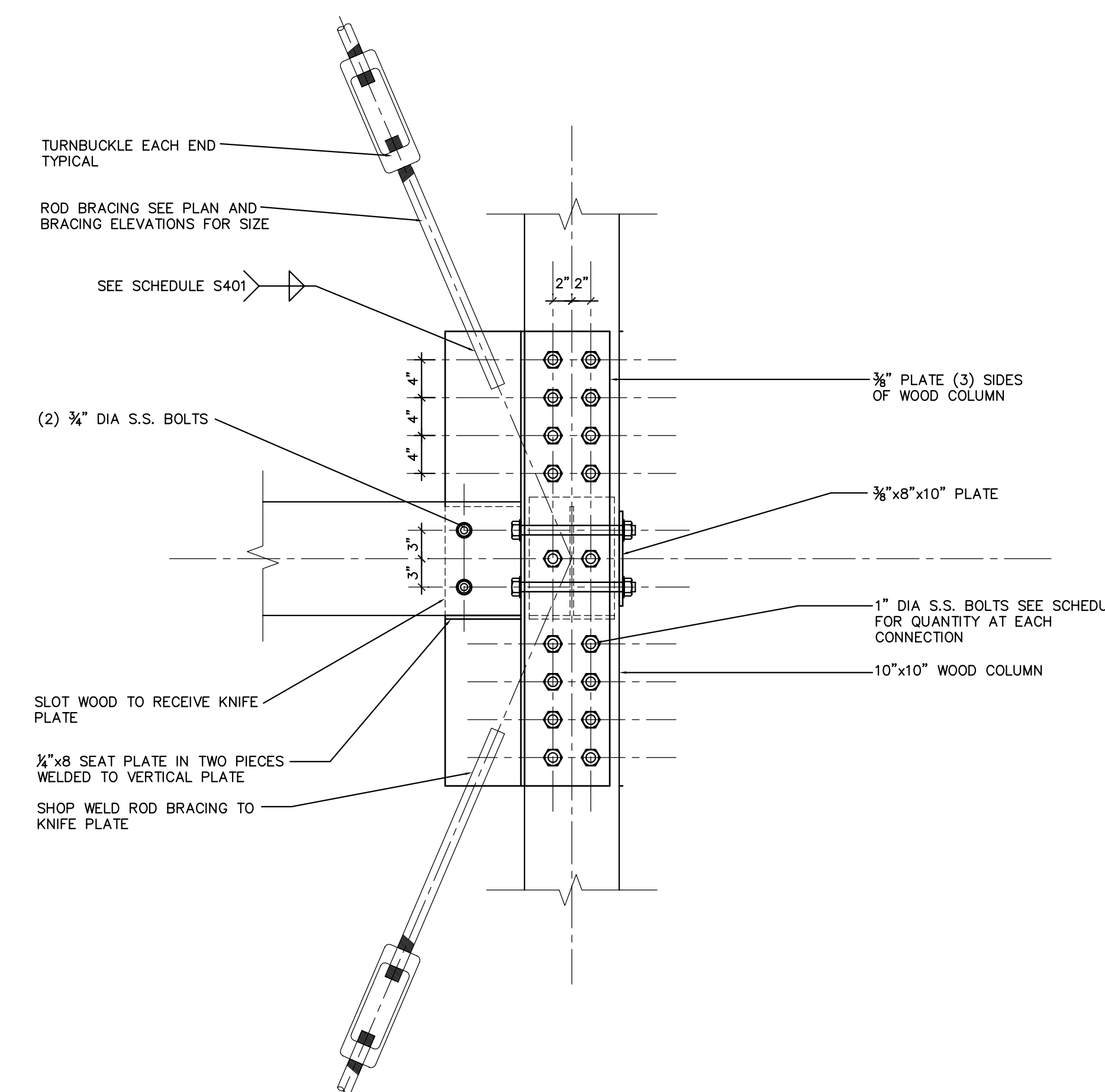
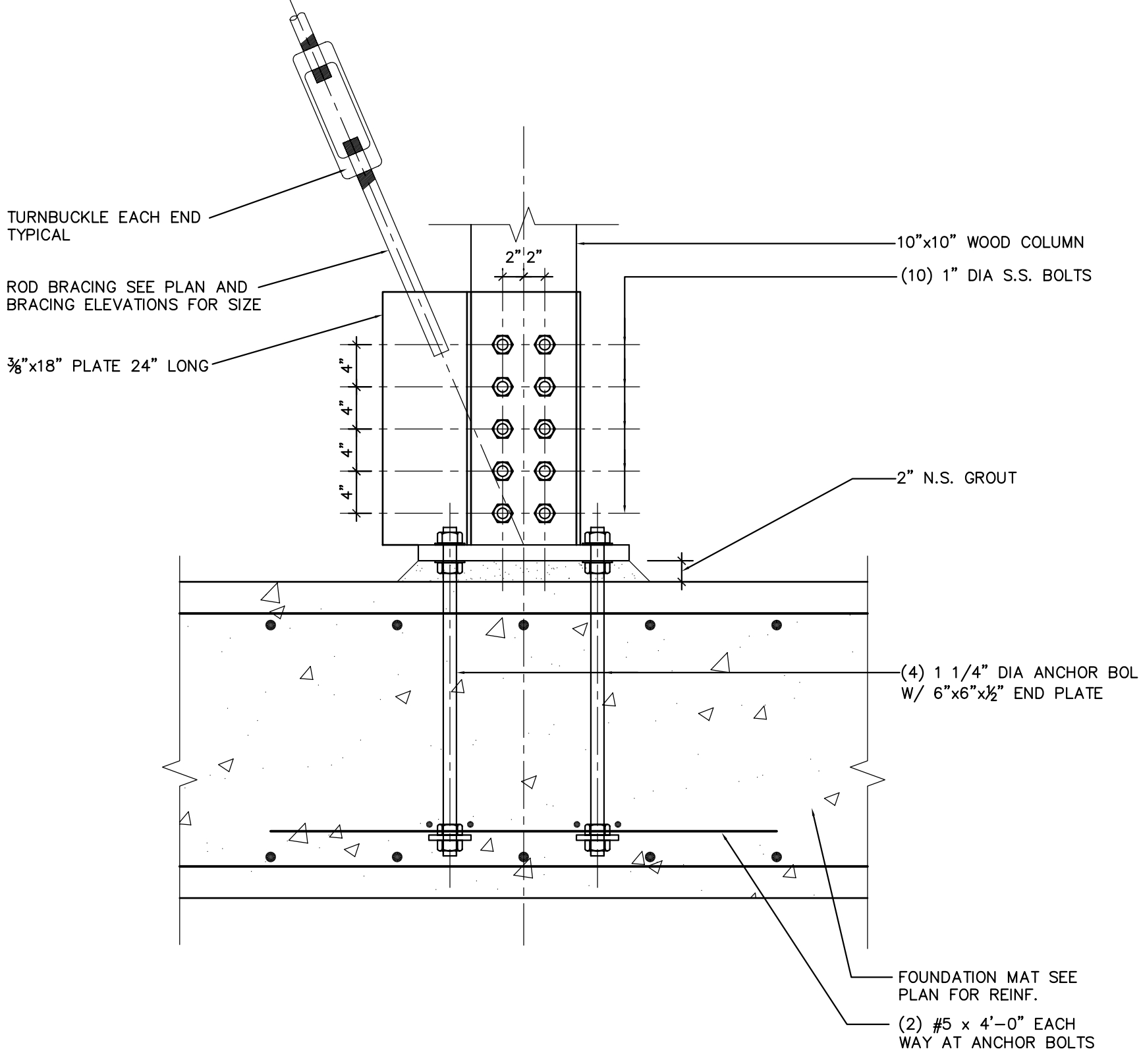
**1**  
**S402** **TYPICAL COLUMN BASE PLATE (NO BRACING)**  
SCALE: 1" = 1'-0"



**2**  
**S402** **BASE PLATE DETAIL AT COLUMN F6**  
SCALE: 1" = 1'-0"



**4**  
**S402** **HORIZONTAL BRACING DETAIL**  
SCALE: 1" = 1'-0"



**3**  
**S402** **DETAIL AT COLUMN F6**  
SCALE: 1" = 1'-0"