

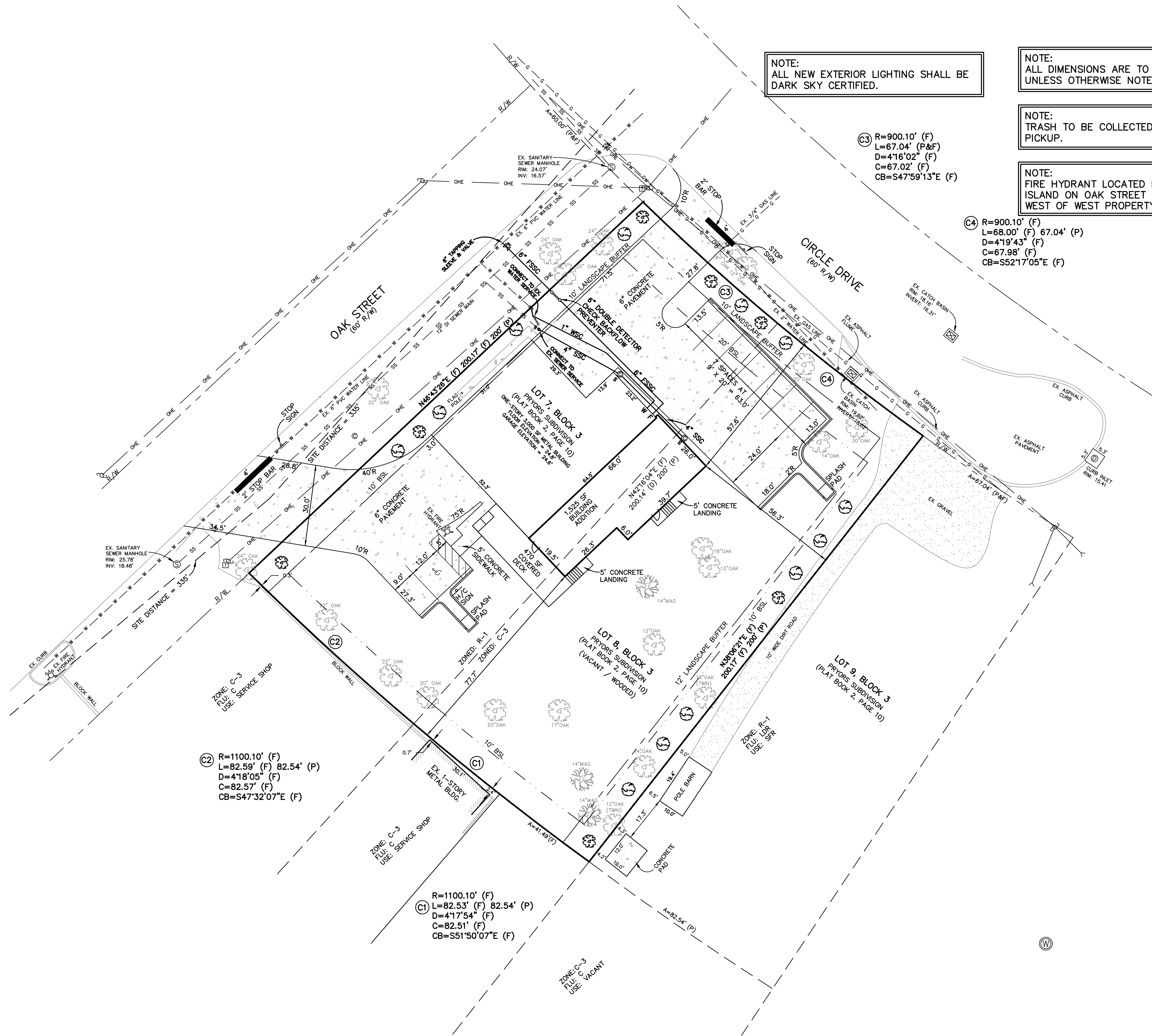
Addendum #1

Date: May 21, 2024

Project: ITB 2024-01
Ocean City-Wright Fire Control District
Station 3 Renovations and Additions

QUESTIONS AND ANSWERS:

1. The Plumbing drawings refer to civil drawings once extended outside the building. Please provide Site Utility & Detail drawings for locations, sizing, and other requirements pertaining to underground utilities.
[See attached updated civil and Fire Protection plan.](#)
2. The Dayroom - Carpet (Rm 100) and The Kitchen - LVP (Rm 101) are connected, and they call for 2 different kinds of flooring. Where is the cutoff for each one or where do they meet? Please advise
[See attached floor plan designating flooring transition location.](#)



NOTE:
ALL NEW EXTERIOR LIGHTING SHALL BE
DARK SKY CERTIFIED.

NOTE:
ALL DIMENSIONS ARE TO FACE OF CURB
UNLESS OTHERWISE NOTED.

NOTE:
TRASH TO BE COLLECTED VIA CURBSIDE
PICKUP.

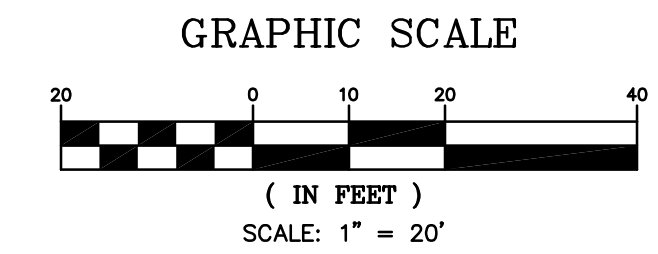
NOTE:
FIRE HYDRANT LOCATED IN GRASSED
ISLAND ON OAK STREET 80± FEET
WEST OF WEST PROPERTY CORNER.

ⓐ R=900.10' (F)
L=67.04' (P&F)
D=4'16'02" (F)
C=67.02' (F)
CB=S47°59'13"E (F)

ⓑ R=900.10' (F)
L=68.00' (F) 67.04' (P)
D=4'19'43" (F)
C=67.98' (F)
CB=S52°17'05"E (F)

Ⓒ R=1100.10' (F)
L=82.59' (F) 82.54' (P)
D=4'18'05" (F)
C=82.57' (F)
CB=S47°32'07"E (F)

Ⓓ R=1100.10' (F)
L=82.53' (F) 82.54' (P)
D=4'17'54" (F)
C=82.51' (F)
CB=S51°50'07"E (F)



LEGEND

- ASPHALT
- CONCRETE
- SETBACK LINE
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- OVERHEAD UTILITY LINE
- ELECTRICAL BOX
- TELEVISION BOX
- TRAFFIC SIGNAL BOX
- TELEPHONE BOX
- FENCE
- TRAFFIC ARROW
- CENTERLINE
- SINGLE POLE SIGN
- DOUBLE POLE SIGN
- MONITORING WELL
- MAGNOLIA TREE
- MAPLE TREE
- MARSH / WETLANDS
- OAK TREE
- PALM TREE
- PINE TREE
- CEDAR TREE
- DOGWOOD TREE
- PECAN TREE
- SHRUB / BUSH

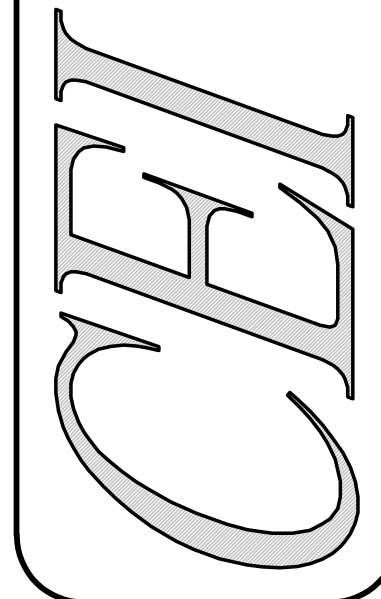
SITE DATA TABLE:

ZONED: R-1 / C-3
 FUTURE LAND USE: LDR / C
 FLOOD ZONE: X*
 PARCEL ID #: 10-25-24-2110-0003-0080, 10-25-24-2110-0003-0070
 TOTAL SITE AREA: 30,015 SF = 0.69 ACRES (R-1: 14,965 SF, C-3: 15,050 SF)
 BUILDING SETBACKS:
 REQUIRED: FRONT = 20'
 SIDE = 10'
 REAR = 10'
 BUILDING INFORMATION:
 BUILDING HEIGHT: 24'
 GROSS FLOOR AREA: 3,000 SF (EXISTING) + 1,525 SF (PROPOSED) = 4,525 SF
 FLOOR AREA RATIO: 4,525 SF / 30,015 SF = 0.15
 MAXIMUM FLOOR AREA ALLOWED: 75% = 12,785 SF
 IMPERVIOUS AREA ALLOWED: 55% = 16,508 SF
 IMPERVIOUS AREA PROVIDED: 12,395 SF = 41.2%
 LANDSCAPE AREA REQUIRED: 15% = 4,502 SF
 LANDSCAPE AREA PROVIDED: 17,640 SF = 58.8%
 PARKING SPACES REQUIRED: 2 / 1000 SF GFA = 9 SPACES
 PARKING SPACES PROVIDED: 9 SPACES (INCLUDES 1 H/C SPACE)
 *FLOOD ZONE INFORMATION PER FLOOD INSURANCE RATE MAP OF OKALOOSA COUNTY, FLORIDA, COMMUNITY PANEL NO. 12091C0442J, DATED 9 MARCH 2021.

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	PLANTING REQUIREMENTS	SITE INFORMATION	PLANTS REQUIRED	PROPOSED VEGETATION
FRONT BUFFER	1 TREE PER 25 LINEAR FEET	OAK ST (200 LF)	8 TREES	2 CANOPY TREES 4 UNDERSTORY TREES 2 EX. CANOPY TREES
FRONT BUFFER	1 TREE PER 25 LINEAR FEET	CIRCLE DR (135 LF)	6 TREES	3 CANOPY TREES 2 UNDERSTORY TREES 1 EX. CANOPY TREE
LEVEL 3 BUFFER	3 CANOPY/100 LF 3 UNDERSTORY/100 LF 20 SHRUBS/100 LF	EAST BUFFER (200 LF)	6 CANOPY 6 UNDERSTORY 40 SHRUBS	6 UNDERSTORY TREES 2 CANOPY TREES 40 SHRUBS 4 EX. CANOPY TREES
TREE REPLACEMENT	1 TREE PER 1 TREE REMOVED	3 EXISTING TREE TO BE REMOVED	3 TREES	3 CANOPY TREES
	PROPOSED LIVE OAK (CANOPY)		TOTAL REQUIRED:	17 CANOPY TREES 12 UNDERSTORY TREES 40 SHRUBS
	PROPOSED GREPE MYRTLE OAK TREE (UNDERSTORY)		TOTAL PROPOSED:	10 CANOPY TREES 12 UNDERSTORY TREES 40 SHRUBS 7 EX. CANOPY TREES
	PROPOSED AZALEA BUSH (SHURB)			

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Revisions:
 20 MAY 24 - ADDED WATER, SEWER & FIRE SERVICES

**OCWFD STATION 8 REMODEL
 SITE & LANDSCAPE PLAN**
 Not valid unless bearing Engineer's embossed seal.
 MARK C. SNIER, P.E.
 FL. REG. NO. 48631

Job No.: 2018-125-A
 Date: 12 DEC 2023
 Flid. Vol.: N/A
 Scale: 1"=20'
 Disk No.: 18125A-ENG
 Designed: MCS
 Drawn: CRG
 Checked: MCS
 Sheet

THIS SHEET IS THE PROPERTY OF CEI & IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM CEI.

Z:\CAD\Jason Floyd\Ocean City Wright Fire Station #3\2312_FP1_10.dwg, 2/2/2024, 5:11:33 PM, Johnson, Peaden Engineering, Inc.



FIRE PROTECTION NOTES
THE FIRE SPRINKLER CONTRACTOR SHALL PROVIDE COMPLETE FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS THOROUGHLY COORDINATED WITH THE CONSTRUCTION DOCUMENTS AND THE OTHER TRADES. ALL LAYOUT WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING;

1. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) PAMPHLET NO. 13 (CURRENT EDITION) THE "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS".
2. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) PAMPHLET NO. 14 (CURRENT EDITION) THE "STANDARD FOR THE INSTALLATION OF STANDPIPES AND HOSE SYSTEMS".
3. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) PAMPHLET NO. 20 (CURRENT EDITION) THE "STANDARD FOR THE INSTALLATION OF CENTRIFUGAL PUMPS".
4. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) PAMPHLET NO. 24 (CURRENT EDITION) THE "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAIN AND THEIR APPURTENANCES".
5. INTERNATIONAL BUILDING CODE (CURRENT EDITION) AND THE LIFE SAFETY CODE (NFPA 101 (CURRENT EDITION))
6. WHERE ADDITIONAL OR MORE STRINGENT REQUIREMENTS ARE NOTED ON THE DRAWINGS OR SPECIFIED BY LOCAL ORDINANCES, THE MORE STRINGENT REQUIREMENTS SHALL APPLY. PARTICULAR ATTENTION SHOULD BE GIVEN TO LOCAL ORDINANCES PERTAINING TO STANDPIPE REQUIREMENTS.
7. THE FIRE SPRINKLER CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD TWO SETS OF THE FIRE SPRINKLER LAYOUT DRAWINGS, PRODUCT SUBMITTAL AND HYDRAULIC CALCULATIONS FOR REVIEW. THE FIRE SPRINKLER LAYOUT DRAWINGS AND CALCULATIONS SHALL REQUIRE THE OVERSIGHT AND SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER AS A CONTRACTUAL REQUIREMENT. NO INSTALLATION SHALL PROCEED WITHOUT PRIOR APPROVAL OF THE ABOVE REFERENCED.
8. THE FIRE SPRINKLER CONTRACTOR SHALL SUBMIT THE REQUIRED FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS TO THE LOCAL AUTHORITY HAVING JURISDICTION FOR APPROVAL AND PERMITTING. THE FIRE PROTECTION SYSTEM LAYOUT DOCUMENTS SHALL REQUIRE THE OVERSIGHT AND SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER AS A CONTRACTUAL REQUIREMENT. NO INSTALLATION SHALL PROCEED WITHOUT PRIOR APPROVAL OF THE ABOVE REFERENCED.
9. THE PRIVATE FIRE SERVICE MAIN SHALL BE INSTALLED BY A FLORIDA CERTIFIED FIRE SPRINKLER CONTRACTOR. THIS CONTRACTOR'S WORK SHALL BEGIN AT THE POINT OF CONNECTION WHERE THE UNDERGROUND IS SOLELY DEDICATED TO THE SPRINKLER SYSTEM.
10. THE FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING A CURRENT FIRE FLOW TEST. THE FIRE FLOW TEST SHALL BE WITNESSED AND APPROVED BY THE LOCAL FIRE INSPECTOR.

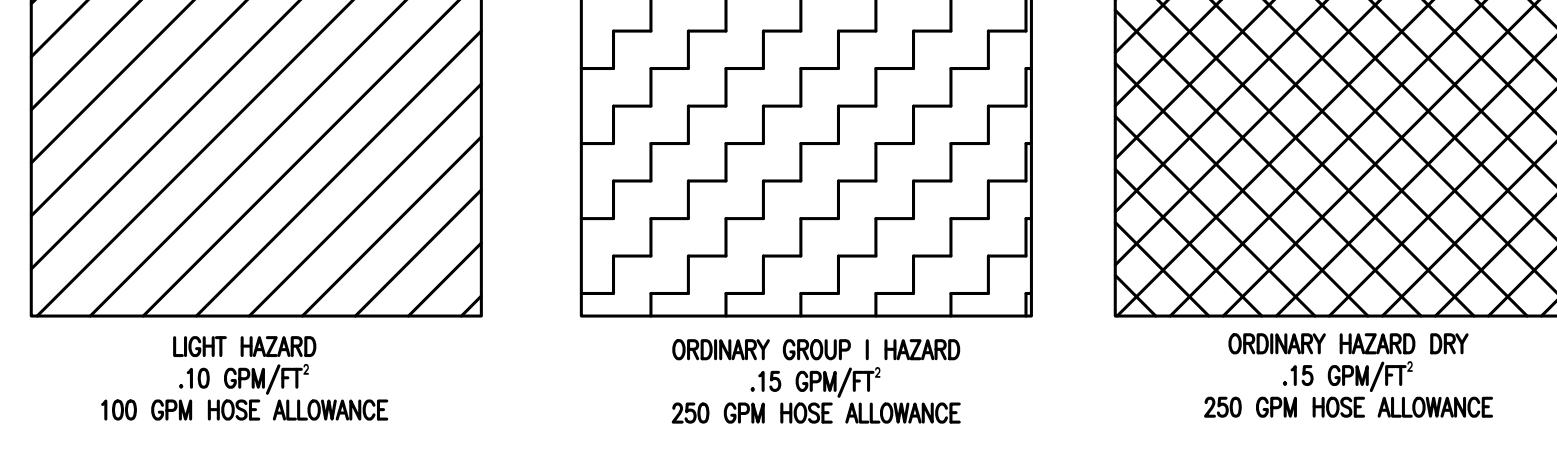
LIGHT HAZARD DESIGN APPROACH DATA
SYSTEM(S) TYPE: WET PIPE
REMOTE AREA: MOST HYDRAULICALLY DEMANDING 1500 SQ. FT.
LIGHT HAZARD DENSITY: 0.10 GPM/ SQ. FT.
HEAD SPACING: 225 SQ. FT. PER HEAD (MAX.)

ORDINARY HAZARD GROUP 1 DESIGN APPROACH DATA
SYSTEM(S) TYPE: WET PIPE
REMOTE AREA: MOST HYDRAULICALLY DEMANDING 1500 SQ. FT.
ORDINARY HAZARD DENSITY: 0.15 GPM/ SQ. FT.
HEAD SPACING: 130 SQ. FT. PER HEAD (MAX.)

ORDINARY DRY HAZARD DESIGN APPROACH DATA
SYSTEM(S) TYPE: DRY PIPE
REMOTE AREA: MOST HYDRAULICALLY DEMANDING 1500 SQ. FT.
ORDINARY HAZARD DENSITY: 0.15 GPM/ SQ. FT.
HEAD SPACING: 130 SQ. FT. PER HEAD (MAX.)

FIRE FLOW DATA
NO CURRENT FLOW TEST DATA. CONTRACTOR TO PERFORM FLOW TEST AND SIZE FIRE PUMP IF REQUIRED PER HYDRAULIC CALCULATIONS, APPROVING AUTHORITY AND ALL ADDITIONAL REQUIRED STANDARDS AND CODES

HAZARD CLASSIFICATIONS



EXISTING TRUCK BAY EX-001 (NO WORK)

1 FIRE PROTECTION PLAN
SCALE: 1/4" = 1'-0"

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Mississippi #E-00000862
Missouri #2018035834
South Carolina #7058
Tennessee #7417
Texas #F-16637

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JPE Job Number: 2349

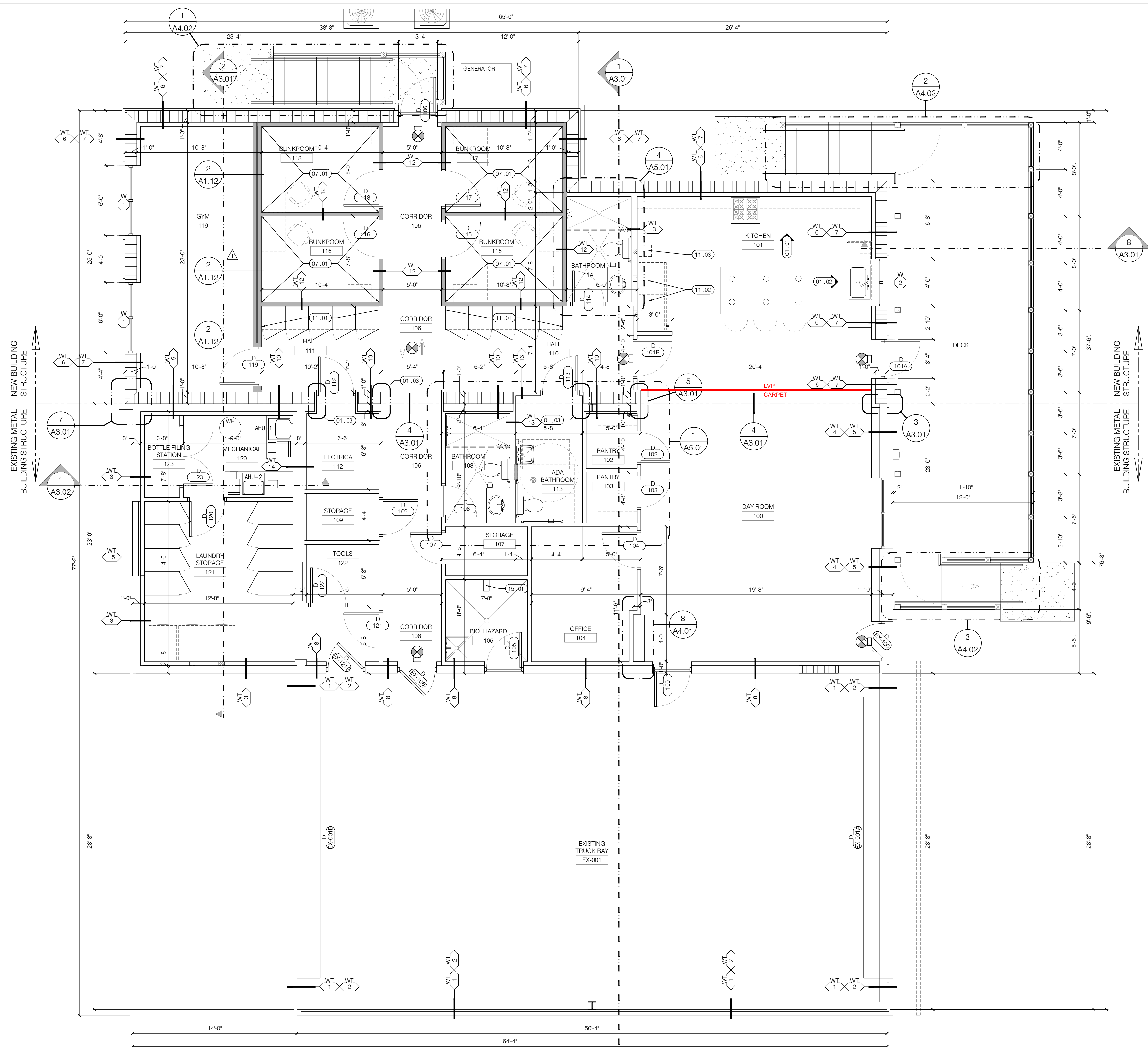
THIS WILL BE PHASED DEMOLITION AND CONSTRUCTION PROJECT.

A PRE-CONSTRUCTION PLANNING AND COORDINATION MEETING BETWEEN THE GENERAL CONTRACTOR, STATION CHIEF AND ALL SUB-CONTRACTORS IS REQUIRED. PHASING AND THE CONSTRUCTION SCHEDULE WILL BE DEFINED AT THIS MEETING.

KEYNOTES: SHEET A1.10 ONLY

- 01 GENERAL:
 - 01.01 SEE INTERIOR ELEVATION 4/A5.01.
 - 01.02 SEE INTERIOR ELEVATION 3/A5.01.
 - 01.03 EXPANSION JOINT DETAIL SEE 5/A3.01 SIMILAR, TYPICAL.
- 07 THERMAL & MOISTURE PROTECTION:
 - 07.01 SOUND RATED BATT INSULATION, R-19, ON TOP OF ACOUSTIC CEILING.
- 11 EQUIPMENT:
 - 11.01 LOCKERS, N.I.C.
 - 11.02 REFRIGERATOR, N.I.C.
 - 11.03 WATER COOLER, N.I.C.
- 15 MECHANICAL:
 - 15.01 HOSE REAL AND HOSE PIPE FOR BIO-HAZARD ROOM, SEE PLUMBING.

WALL TYPES: SEE SHEET A5.01



1 BUILDING PLAN: FLOOR PLAN; WITH LIFE SAFETY NOTES
SCALE: 1/4" = 1'-0"

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**BUILDING PLAN:
FLOOR PLAN**

A1.10

OCWFC Station 3 Renovation

24 OAK ST.
FORT WALTON BEACH, FLORIDA

DATE: 22 Dec 2023

DRAWN BY: mtd

PROJECT NO: 2312

REVISIONS: 23 JAN 2024

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