



# **BELLEAIR CAUSEWAY BAIT HOUSE DESIGN CRITERIA PACKAGE**

**April 12, 2013**

# **BELLEAIR CAUSEWAY BAIT HOUSE DESIGN CRITERIA PACKAGE 4-12-13**

## **JURISDICTIONAL AUTHORITIES**

- The Design/Build Team will be responsible for reviewing the Project with all authorities having jurisdiction and for obtaining all required permits & approvals.
- Authorities having jurisdiction over the Project include, but are not limited to, the following:
  - Southwest Florida Water Management District (SWFWMD)
  - Pinellas County Development Review Services Department (DRS)
  - Pinellas County Building Department
  - City of Belleair Bluffs Department of Public Works
  - City of Largo Fire Marshall
  - Pinellas County Department of Environment and Infrastructure (DEI)
  - Pinellas County Department of Parks & Conservation Resources (PCR)

## **JURISDICTIONAL CODES**

The Design/Build Team shall design and construct the new additions and alterations in accordance with the following codes:

- FBC Florida Building Code - 2010 Edition
- ADA Title III (28 CFR Part 36), Latest Edition
- ASHRAE Handbook, Latest Edition
- NFPA 10 – 2002 Edition, Standard for Portable Fire Extinguishers
- NFPA 70 – 2005 Edition, National Electrical Code
- NFPA 72 – 2002 Edition, National Fire Alarm Code
- NFPA 90A – 2002 Edition, Standard for the Installation of Air Conditioning and Ventilating Systems
- NFPA 90B – 2006 Edition, Standard for the Installation of Warm Air Heating and Air Conditioning Systems
- NFPA 101, Life Safety Code, 2006 Edition and Chapter 32 for Additional Standards
- NFPA 101A – 2004 Edition, Guide on Alternative Approaches to Life Safety
- NFPA 101B – 2002 Edition, Standard on Means of Egress for Buildings and Structures
- NFPA 241 – 2004 Edition, Standard for Safeguarding Construction, Alteration, and Demolition Operations
- NFPA 703 – 2006 Edition, Standard for Fire Retardant-treated Wood and Fire Retardant Coatings for Building Materials
- SMACNA Fire, Smoke, and Radiation Damper Guide, 1993 Edition
- Florida Fire Prevention Code – 2010 Edition (reference F.A.C. Chapter 69A-60)
- UL, Inc. Fire Resistance Directory – Latest Edition
- UL, Inc. Building Materials Directory – Latest Edition

## PROJECT NARRATIVE

The selected Design Build (DB) team will program, design, and construct a new bait house in Belleair Bluffs, Florida. The new bait house will be located on County owned property at 3900 West Bay Drive on the north side of the Belleair Causeway Bridge.

Following meetings and interviews with the appropriate users and authorities and after thorough research, the DB team shall prepare a complete program incorporating all project requirements identified during the process. Once the County has approved the program, the DB team shall proceed with design and construction documents, obtaining County approval at the end of each phase. Also, at each stage of development, the DB team shall assure the project design is within the established total budget of \$600,000. Once 50% complete construction documents have been developed, the DB team shall prepare a firm stipulated sum for construction through a structured subcontractor bidding process with qualified subcontractors.

The base project shall include the design and construction of a bait house/concession structure at the minimum required height above the designated VE zone. An accessible lift and stair will be provided. The basic space will be provided with infrastructure for a private concessionaire to lease the space and install their equipment and furniture. An accessible rest room will be included. Provision will be made at grade for an ice machine and bait well to be provided and installed by the concessionaire. A very general idea of the base project structure is outlined as a starting point for the selected design build team on the attached drawings. Its location is indicated on an attached site plan.

## PROJECT SCOPE

### • Existing Site

- Preliminary site planning was conducted with SWFWMD during construction of the Belleair Causeway Bridge. Refer to the attached plans. The selected design build team will be required to complete a permit modification with SWFWMD and handle all the SWFWMD requirements for the County. The design build team must demonstrate that the pond for the bridge can accommodate the run-off from the new bait house roof.
- Site work will include access, walkways, trash storage, equipment pads, landscaping, screening, and all other site features as required by jurisdictional authorities.
- The site is located in a VE13(+1 foot of freeboard) zone. The elevation of the lowest horizontal building structural member must be a minimum of 14.0' NAVD.
- The elevation of the top of the adjacent seawall is at 5' above sea level.

### • New Facilities

- Design and construct a new bait house facility on the site in accordance with all applicable codes.
- Following are some key FBC code requirements relative to this facility:
  - The occupancy is Group M Mercantile.
  - Construction Type is VB, not fire sprinkled
  - Egress/exits shall comply with FBC 2010, Section 1021.
  - A single exit is allowed per Table 1021.2 with a maximum of 29 occupants and 75 feet travel distance. Provide a single lift in compliance with FBC 2010 Accessibility, Section 207.2 & Sections 1007 & 1007.8 of the IBC. An alternate source of power shall be provided for the lift in the event the main power goes down. Provide and designate an area of rescue assistance if possible.

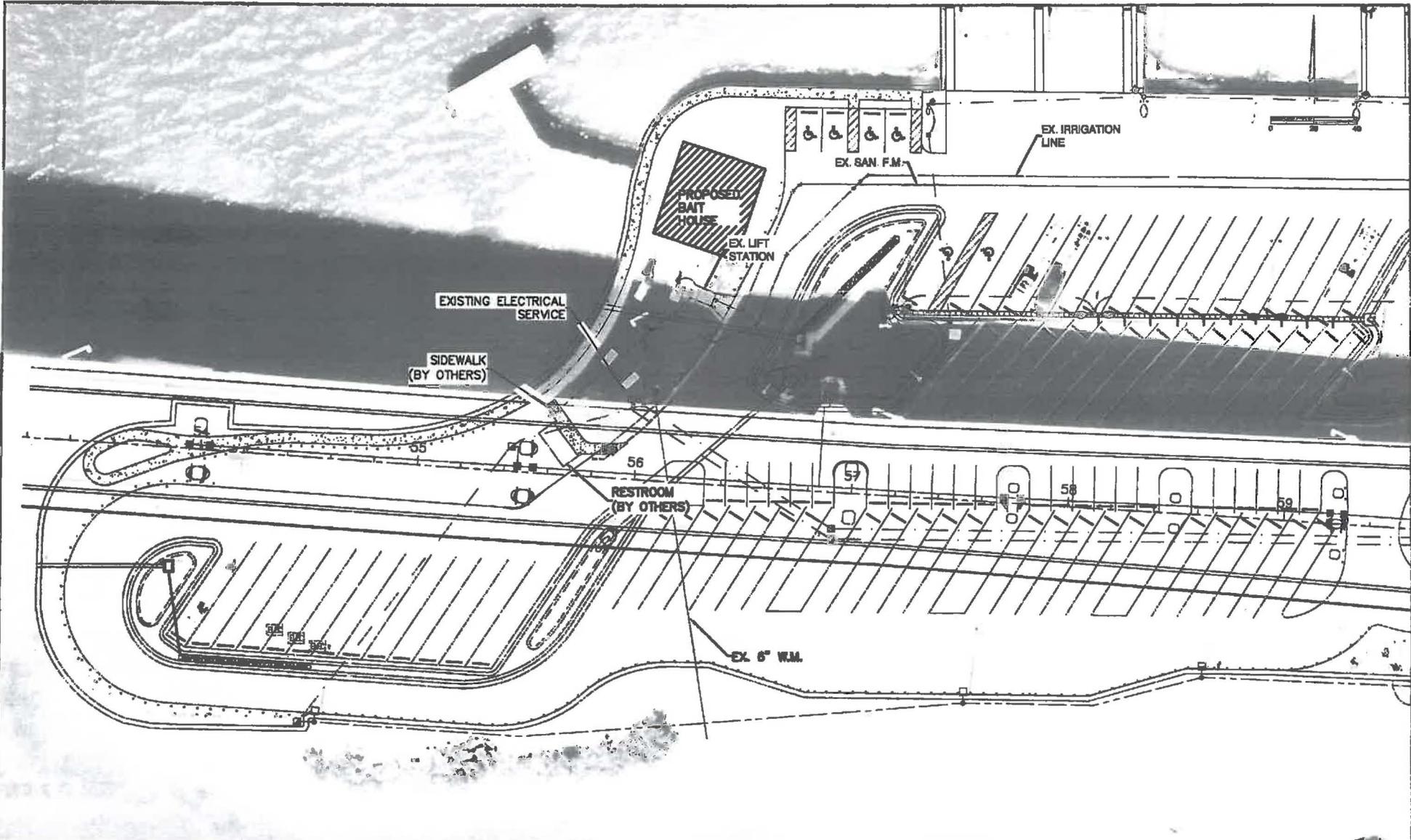
- The minimum design wind speed is: 145 mph (ultimate velocity, 3-second gust), Risk Category II Building, Wind Exposure D. The V zone building shall be designed with a pile foundation system.
- Provide an ADA high-low type Electric water cooler (EWC).
- The facilities shall be constructed to allow a concessionaire to lease the space and install and operate their own equipment and furnishings.
- A basic floor plan and elevation are attached to outline a general representation of the bait house. The selected design build team is encouraged to investigate meaningful and cost effective options, alternatives, and revisions with the County.
- Concrete pads, plumbing, and electrical service shall be provided as required at grade to allow the concessionaire to install an ice machine and bait well. The bait well and ice machine, as well as a janitorial service sink area, shall be installed within a secured enclosed area below the rest room at grade. Provide a rolling door access to the area.
- Provisions shall be made in the main concession space as required to allow the concessionaire to install a drink cooler, hot dog warmer, pizza warmer, hand sink, coffee machine, cappuccino machine, 3 compartment sink, ice cream dipping cabinet, microwave, convection oven, display shelves, tank less water heater, and vending machines.
- Provide and install a split air heating and air conditioning system.
- Provide and install an accessible rest room as shown.
- Provide and install a metal roof on engineered pressure preservative treated wood trusses. The wood trusses shall be exposed on the front and rear decks. A kemlite ceiling shall be installed at the underside of the wood trusses in the concession area.
- Ceiling fans shall be provided throughout the bait house both inside and on the outside decks.
- Pendant LED light fixtures shall be provided on the exterior decks and recessed LED lighting in the concession area.
- Provide a minimum of R-38 roof insulation, a minimum of R-20 floor insulation, and a minimum of R-11 wall insulation.
- The selected DB Team will research and assess the feasibility and cost effectiveness of various alternative building structure options to include, but not necessarily be limited to, the following:
  - Wood pilings, wood support structure, composite decking, and 2x wood framed and plywood sheathed exterior walls.
  - Precast concrete pilings, hollow core or cast in place concrete flooring and decking, and reinforced concrete masonry exterior walls.
  - Reinforced concrete masonry piers on cast in place concrete footings, hollow core or cast in place concrete flooring and decking, and reinforced concrete masonry exterior walls.
- Provide and install hardiplank cementitious siding on the exterior walls.
- Research and assess the feasibility and cost effectiveness of alternative exterior railing systems such as wood, pvc, and precast concrete.
- Mercantile building occupancy shall be calculated as follows:
 

• Rest Room	1
• 212 SF Work Area @ 1 occupant/200SF =	1
• 429 SF Store Area @ 1 occupant/ 60SF =	7
• Rear Deck fixed seating by CEL Department meeting all egress requirements for a total of 19	19
• Front Deck – no occupancy	0
<b>TOTAL</b>	<b>28 Occupants</b>

## ATTACHMENTS

- Site Plan/Aerial Overlay
- Conceptual Floor Plan
- Conceptual Elevation

C:\Users\jcampbell\Documents\Year Master\DWG\Bell Causeway Bait House Plan.dwg, Apr 10, 2013



REV. NO.	DATE	DESCRIPTION	REV. BY



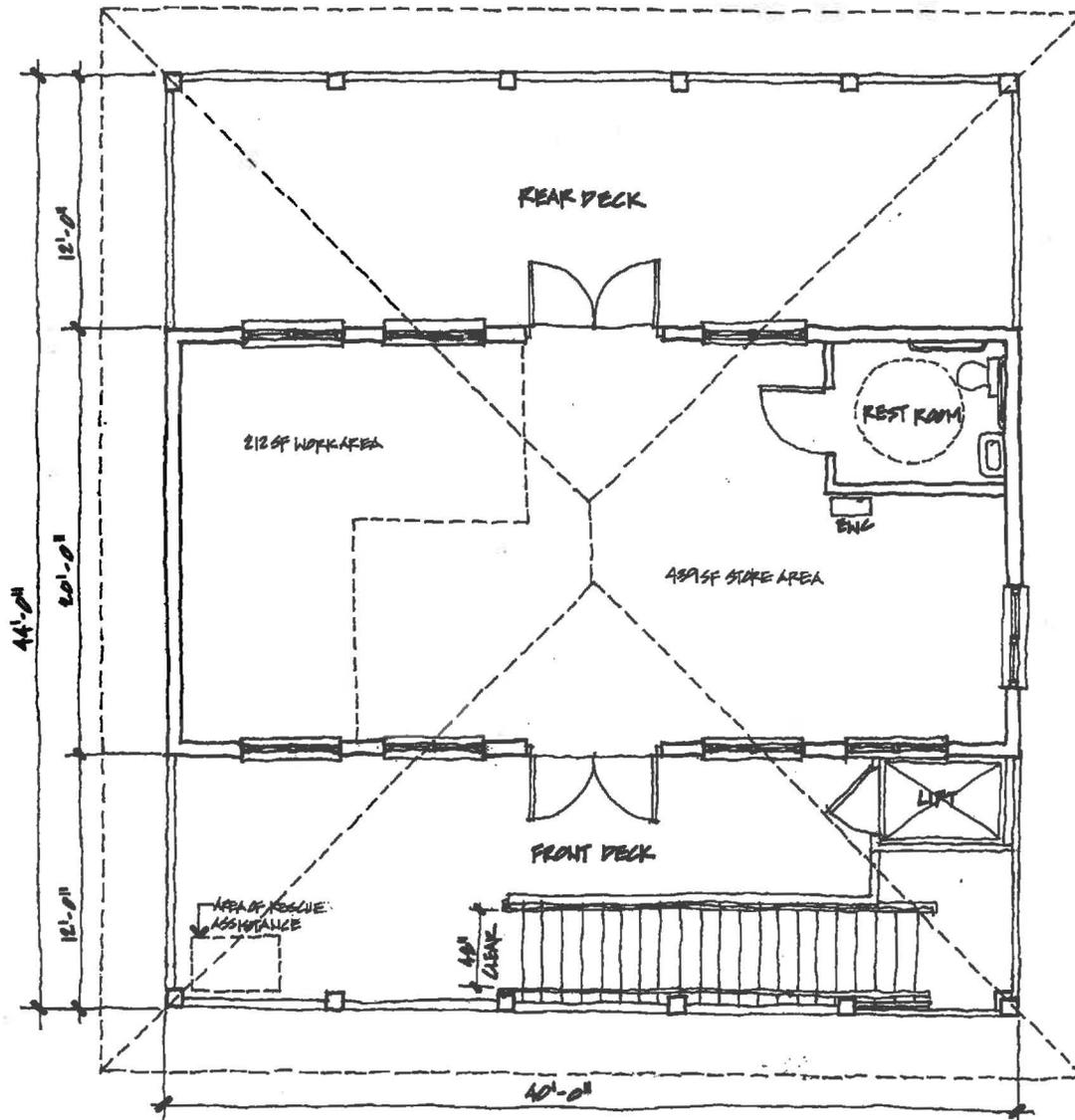
**DIVISION OF ENGINEERING  
AND TECHNICAL SUPPORT**  
14 S. FT. HARRISON AVE., CLEARWATER, FL 33756

PROJECT: **BELLEAIR CAUSEWAY  
BAITHOUSE**

DESCRIPTION: **SITE LAYOUT**

APPROVED BY: **THOMAS H. MERRILL, P.E.**  
DATE: \_\_\_\_\_  
P.L.A. REG. NO. 80118

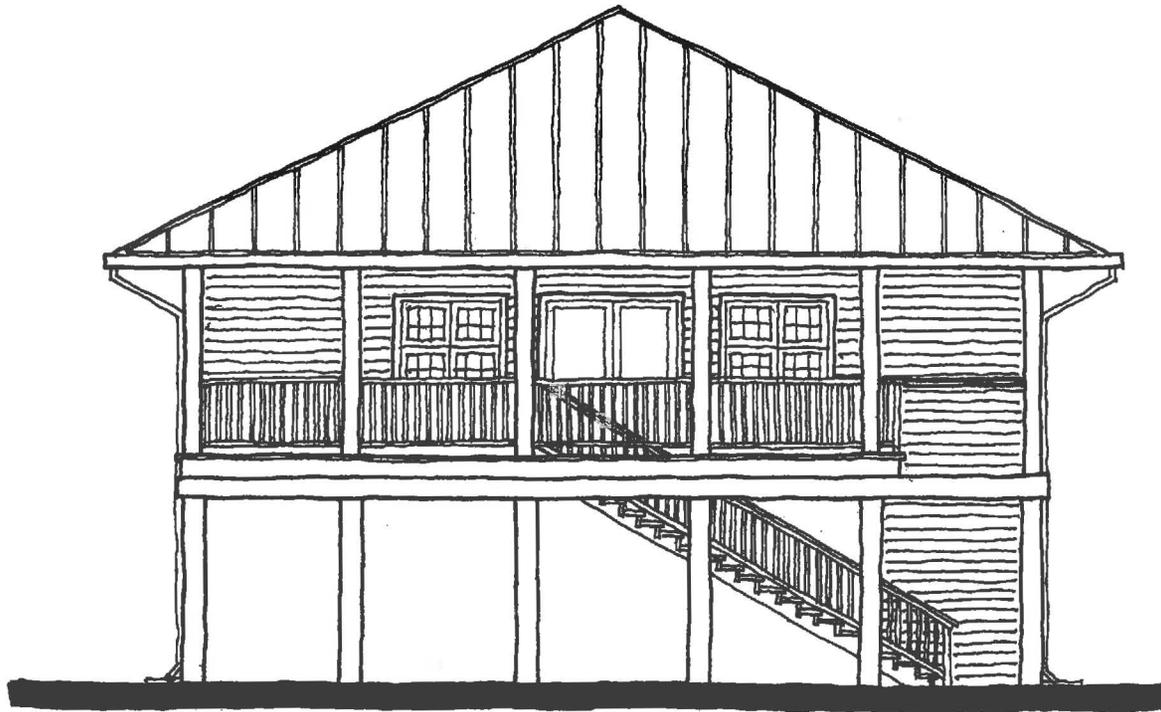
DATE: **APRIL 2013**  
PROJECT NO.: **00058A**  
SHEET: **1 OF 1**



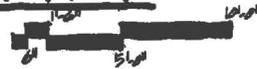
**FLOOR PLAN**



BELLEAIR BOAT HOUSE  
 APRIL, 2013 TJB



FRONT ELEVATION



BELLEAIR BATH HOUSE  
APRIL 12, 2019 TJB