

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.concordstationcdd.com

December 1, 2021

**Board of Supervisors
Concord Station Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Concord Station Community Development District will be held on **Thursday, December 9, 2021 at 6:30 p.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638**. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Deputy Update
 - B. District Engineer
 - C. District Counsel
 - D. Field Operations Manager
 - i. Aquatics Report Tab 1
 - ii. Field Inspection Report Tab 2
 - iii. Greenview Weekly Reports..... Tab 3
 - iv. Consideration of Landscape Proposals..... Tab 4
 - E. Clubhouse Manager
 - i. Review Monthly Clubhouse Report..... Tab 5
 - F. District Manager Tab 6
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 11, 2021..... Tab 7
 - B. Consideration of Operation and Maintenance Expenditures for October 2021..... Tab 8
- 5. BUSINESS ITEMS**
 - A. Consideration of Fish Stocking for Ponds W18 & W8 Proposals. Tab 9
 - B. Consideration of Final Plans for Solar Structure Pond W33 Tab 10
 - C. Consideration of Janitorial Services Proposals Tab 11
 - D. Discussion of Fitness Center
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Debby Wallace
Debby Wallace
District Manager

Tab 7

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
November 11, 2021 Minutes of Meeting
Page 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Concord Station Community Development District was held on **Thursday, November 11, 2021 at 10:05 a.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

Steven Christie	Board Supervisor, Chairman
Fred Berdeguez	Board Supervisor, Vice Chairman
Karen Hillis	Board Supervisor, Assistant Secretary (via conference call)
Donna Matthias-Gorman	Board Supervisor, Assistant Secretary

Also present were:

Debby Wallace	District Manager, Rizzetta & Co., Inc.
John Vericker	District Counsel, Straley Robin Vericker
Stephen Brletic	District Engineer, JMT Engineering
Michael Speidel	Clubhouse Mgr., Rizzetta Amenity Services
Deputy Phillips	Representative, Pasco County Sheriff's Office

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Wallace called the meeting to order and performed the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members present.

THIRD ORDER OF BUSINESS

Staff Reports

A. Deputy Update

Deputy Phillips provided his report to the Board.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
October 14, 2021**

The Board approved the Minutes from the Board of Supervisors' Meeting held on October 14, 2021 with minor changes.

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on October 14, 2021, as amended, for the Concord Station Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
September 2021**

On a Motion by Mr. Berdeguez, seconded by Mr. Christie, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for September 2021 (\$162,795.38), for the Concord Station Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Regarding Fitness Center

This was tabled to the December 9, 2021 CDD meeting.

SEVENTH ORDER OF BUSINESS

**Discussion of Janitorial Services
Proposals**

This was tabled to the December 9, 2021 CDD meeting.

EIGHTH ORDER OF BUSINESS

**Consideration of Contractual
Assignment of RTS Contract**

On a Motion by Ms. Hillis, seconded by Mr. Christie, with all in favor, the Board of Supervisors approved the Contractual Assignment of RTS Technology Contract, for the Concord Station Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Contractual
Assignment of RASI Contract**

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved the Contractual Assignment of RASI Amenity Contract, for the Concord Station Community Development District.

TENTH ORDER OF BUSINESS

Presentation of EGIS Site Visit Report

Mr. Speidel distributed his response to the Board. Mr. Speidel will implement the recommendations from EGIS.

ELEVENTH ORDER OF BUSINESS

Staff Reports (Continued)

A. District Engineer

Mr. Brletic provided an update on the Amenities. Mr. Brletic will provide pricing on 2 size soccer goals (6x12 and 5x10). Mr. Brletic stated the final plans for the Solar Structure at Pond W33 will be completed soon for the Board's approval and also provided an update on the ponds, requirements of the Stormwater Bill and the new Clubhouse parking lot streetlights.

B. District Counsel

No report.

C. Field Operations Manager

i. Aquatics Report

Ms. Wallace presented the aquatic report to the Board.

ii. Field Inspection Report

Ms. Wallace presented the field inspection report to the Board.

iii. Greenview weekly reports

The Board reviewed the weekly reports from Greenview.

D. Clubhouse Manager

Mr. Speidel presented the monthly Clubhouse Report to the Board.

E. District Manager

Ms. Wallace reminded the Board that the next meeting is scheduled for December 9, 2021 at 6:30 p.m.

TWELFTH ORDER OF BUSINESS

Audience Comments

No audience members present.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Christie asked staff to check the electric at Waterford monument and the holiday lighting at Waterford entrance.

Ms. Matthias-Gorman requested three (3) foldable picnic tables and three (3) portable trash cans for Food Truck days.

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Christie, with all in favor, the Board of Supervisors approved three (3) foldable picnic tables and three (3) portable trash cans for Food Truck days with a not-to-exceed amount of \$1,200.00, for the Concord Station Community Development District.

The Board directed staff to move forward with the purchase of an electric pressure washer.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Berdeguez, the Board of Supervisors adjourned the meeting at 12:05 p.m., for the Concord Station Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 8

Concord Station Community Development District

District Office · Wesley Chapel, Florida · (813)-994-1001

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.concordstationcdd.com

Operations and Maintenance Expenditures October 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2021 through October 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$99,939.07**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clean Sweep Supply Co., Inc.	004113	1777	Janitorial Supplies 09/21	\$ 625.40
Clean Sweep Supply Co., Inc.	004113	1794	Janitorial Supplies 10/21	\$ 47.95
Concord Station CDD	CD130	CD130	Debit Card Replenishment	\$ 1,387.17
Concord Station CDD	CD131	CD131	Debit Card Replenishment	\$ 613.46
Concord Station CDD	CD132	CD132	Debit Card Replenishment	\$ 492.84
DCSI, Inc.	004126	29083	Monthly Monitoring 10/21	\$ 49.99
Donna Matthias-Gorman	004129	DM101421	Board Of Supervisors Meeting 10/14/21	\$ 200.00
Duke Energy	004138	55585 50570 09/21	0000 Trinity Cottage Drive Light 09/21	\$ 954.91
Duke Energy	004131	62120 25142 09/21	10920 State Road 54 Lite 09/21	\$ 4,793.30
Duke Energy	004119	Summary Bill 09/21	Summary Bill 09/21	\$ 4,075.34
Fitness Logic	004134	103085	Fitness Equipment Repairs 09/21	\$ 123.99

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Fitness Logic	004104	103490	QRTLY Maintenance & Cleaning Labor 09/21	\$ 165.00
Fitness Logic	004114	103535	Fitness Equipment 10/21	\$ 606.14
Fred Berdeguez	004124	FB101421	Board Of Supervisors Meeting 10/14/21	\$ 200.00
Frontier Communications of Florida	004105	813-909-4569-121718-5	Account #813-909-4569-121718-5 10/21	\$ 600.95
Greenview Landscaping, Inc.	004135	10CCLUBH21	Monthly Landscape Maintenance 10/21	\$ 1,100.00
Greenview Landscaping, Inc.	004135	10CCSFIRR21	Irrigation Repairs 10/21	\$ 500.00
Greenview Landscaping, Inc.	004135	10CCSMO21	Monthly Landscape Maintenance 10/21	\$ 19,000.00
Greenview Landscaping, Inc.	004106	9CCSIRR21	Irrigation Repairs 09/21	\$ 460.00
Innersync Studio, Ltd	004115	19766	Annual Website Fees & Maintenance FY21/22	\$ 1,537.50
Jerica Ramirez	004132	JR101421	Board Of Supervisors Meeting 10/14/21	\$ 200.00
Johnson, Mirmiran & Thompson, Inc.	004136	25-182330	Engineer Services 09/21	\$ 7,967.18

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Karen Hillis	004127	KH101421	Board Of Supervisors Meeting 10/14/21	\$ 200.00
Karins Engineering Group, Inc.	004128	212471	Engineering Services 09/21	\$ 968.34
Let's Plan A Party	004116	Let's Plan 101721	Event Entertainment for Halloween	\$ 2,100.00
LLS Tax Solutions Inc.	004107	2439	Arbitrage Series 2016 A1/A2 PE 08/28/19	\$ 500.00
Metcalf Enterprises, LLC	004117	21-049	Electrical Services 09/21	\$ 8,200.00
Michael Speidel	004123	101721 Speidel	Reimbursement for Purchases for Halloween Event 10/21	\$ 311.34
Pasco County	004130	15579623	18636 Mentmore Blvd 09/21	\$ 508.94
Pasco County	004130	15579624	19322 Umberland Place 09/21	\$ 9.99
Pasco County BUCC	004137	102121 Pasco BUCC	Engineering Fees - Buckinghamshire Row-2021- 00633	\$ 300.00
Piper Fire Protection, Inc.	004070	93554	Sprinkler Repairs Per Quote #35572 09/21	\$ 205.00
Rizzetta & Company, Inc.	004109	INV0000061853	District Management Fees 10/21	\$ 6,126.34

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services	004139	INV00000000009199	Amenity Management Services 10/15/21	\$ 6,856.90
Rizzetta Technology Services, LLC	004110	INV0000007990	Email Accounts, Admin & Maintenance 10/21	\$ 175.00
Simply NUC, Inc.	004140	102121 Simply	Simply NUC Game Projection System 10/21	\$ 1,519.60
Sitex Aquatics LLC	4094	5354A	Deposit For Fountain Pump 09/21	\$ 3,803.00
Solitude Lake Management LLC	004141	PI-A00686109	Lake & Pond Maintenance 10/21	\$ 6,247.00
Solitude Lake Management LLC	004141	PI-A00686110	Monthly Lake & Wetland Service 10/21	\$ 513.00
Solitude Lake Management LLC	004141	PI-A00686111	Monthly Lake & Wetland Service 10/21	\$ 2,595.00
Solitude Lake Management LLC	004111	SMOR-511757	Pond W8 Aerator Installation - 50% Deposit 09/21	\$ 2,774.00
Steven A. Christie	004125	SC101421	Board Of Supervisors Meeting 10/14/21	\$ 200.00
Suncoast Pool Service	004142	7635	Monthly Pool Service 10/21	\$ 2,000.00
Suncoast Rust Control, Inc.	004120	3840	Rust Control 09/21	\$ 1,035.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Swine Solutions LLC	004112	955001096	Monthly Trapping Service 09/21	\$ 1,650.00
US Bank	004121	6272367	Trustee Fees Account #266820000 09/01/21 - 08/31/22	\$ 5,387.50
Waste Management Inc. of Florida	004133	0686700-1568-1	Waste Disposal Services 10/21	<u>\$ 52.00</u>
Report Total				<u>\$ 99,939.07</u>

Tab 10

**EVALUATION REPORT OF
UNION CORRUGATING COMPANY
'26 GA. MASTERRIB PANEL'**

**FLORIDA BUILDING CODE 7TH EDITION (2020)
FLORIDA PRODUCT APPROVAL
FL 7271.7-R5
ROOFING
METAL ROOFING**

**Prepared For:
Union Corrugating Company
701 S. King St.
Fayetteville, NC 28301
Telephone: (910) 483-0479
Fax: (910) 483-1091**

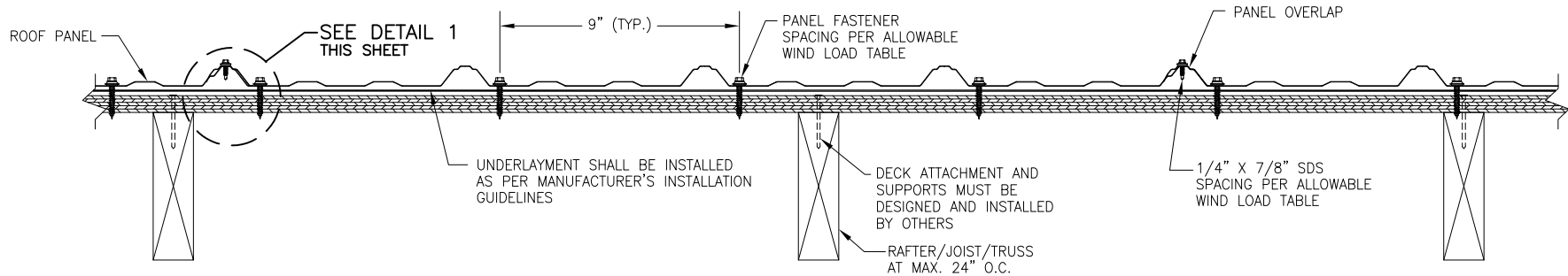
**Prepared By:
Bala Sockalingam, Ph.D., P.E.
Florida Professional Engineer #62240
1216 N Lansing Ave., Suite C
Tulsa, OK 74106
Telephone: (918) 492-5992
FAX: (866) 366-1543**

**This report consists of
Evaluation Report (2 Pages including cover)
Installation Details (1 Page)**

**Report No. C2400-7
Date: 10.9.2020**



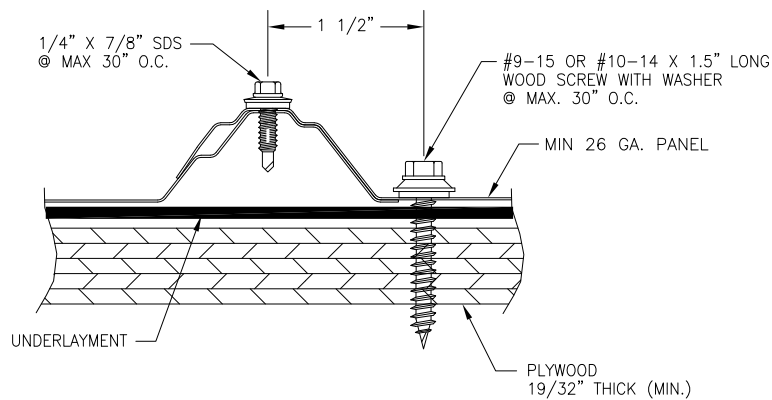
Manufacturer:	Union Corrugating Company
Product Name:	MasterRib Panel
Panel Description:	36" wide coverage with 3/4" high ribs at 9" o.c.
Materials:	Minimum 26 ga., 80 ksi steel. Galvanized coated steel (ASTM A653) or Galvalume coated steel (ASTM A792) or painted steel (ASTM A755). Corrosion resistant as per FBC 2020 Section 1507.4.3.
Deck Description:	Min. 19/32" thick APA rated plywood or min. 3/4" thick wood plank (min SG of 0.42) for new and existing constructions. Designed by others and installed as per FBC 2020.
Underlayment:	Minimum underlayment as per FBC 2020 Section 1507.4.5.1
Slope:	1/2:12 or greater in accordance with FBC 2020 Section 1507.4.2
Design Uplift Pressure: (Factor of Safety = 2)	61.8 psf at fastener spacing of 30" o.c. 114.3 psf at fastener spacing of 24" o.c.
Panel Attachment:	#9-15 or #10-14 x 1.5" long wood screw with washer. Fasteners are corrosion resistant as per FBC 2020 Section 1507.4.4.
At panel ends	5.5"-3.5"-5.5" o.c. across panel width
At interior	9" o.c. across panel width
Sidelap Attachment:	1/4"-14 x 7/8" long SDS with washer at max 30" o.c. Fasteners are corrosion resistant as per FBC 2020 Section 1507.4.4.
Test Standards:	Roof assembly tested in accordance with TAS 125-03 'Standard Requirements for Metal Roofing Systems'.
Code Compliance:	The product described herein has demonstrated compliance with FBC 2020 Section 1507.4.
Product Limitations:	Design wind loads shall be determined for each project in accordance with FBC 2020 Section 1609 or ASCE 7-16 using allowable stress design. The maximum fastener spacing listed herein shall not be exceeded. This evaluation report is not applicable in High Velocity Hurricane Zone. Refer to current NOA for use of this product in High Velocity Hurricane Zone. Fire classification is not within scope of this Evaluation Report. Refer to FBC 2020 Section 1505 and current approved roofing materials directory or ASTM E108/UL790 report from an accredited laboratory for fire ratings of this product.
Supporting Documents:	TAS 125-03 Test Reports Hurricane Test Laboratory Report No. 0293-0611-05, Reporting Date 8/31/05



TYPICAL PANEL INSTALLATION X-SECTION

ALLOWABLE UPLIFT PRESSURE

OVERLAP FASTENERS SPACING ALONG RIB	PANEL FASTENERS SPACING ALONG RIB	PRESSURE (PSF)
30"	30"	61.8
24"	24"	114.3



DETAIL 1

GENERAL NOTES:

1. ARCHITECTURAL ROOF PANEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC).
2. ROOF PANELS SHALL BE MINIMUM 26 GA. EFFECTIVE COVERING WIDTH OF PANEL = 36".
3. THE ROOF PANELS SHALL BE INSTALLED OVER SHEATHING & STRUCTURE AS SPECIFIED ON THIS DRAWING.
4. REQUIRED DESIGN WIND LOADS SHALL BE DETERMINED FOR EACH PROJECT. THIS PANEL SYSTEM MAY NOT BE INSTALLED WHEN THE REQUIRED DESIGN WIND LOADS ARE GREATER THAN THE ALLOWABLE WIND LOAD TABLE.
5. ALL FASTENERS MUST BE IN ACCORDANCE WITH THIS DRAWING & THE FLORIDA BUILDING CODE. IF A DIFFERENCE OCCURS BETWEEN THE MINIMUM REQUIREMENTS OF THIS DRAWING & THE CODE, THE CODE SHALL CONTROL.
6. RAFTERS/JOISTS/TRUSSES MUST BE DESIGNED TO WITHSTAND WIND LOADS AS REQUIRED FOR EACH APPLICATION AND ARE THE RESPONSIBILITY OF OTHERS.

DRAWN BY: B.S.		CHECKED BY:	
PLOT:		DATE: 3/19/15	
NO.	REVISION	DATE	BY
DRAWING TITLE MASTERRIB PANEL		MANUFACTURER UNION CORRUGATING CO. 701 S. KING STREET FAYETTEVILLE, NC 28301 910-483-2195	
CONSULTANTS BALA SOCKALINGAM, PH.D., P.E. 1216 N. LANSING AVE., SUITE C FAYETTEVILLE, NC 28301 PHONE: 918-492-5992 FAX: 866-366-1543		DRAWING NO. C2400-7	
SHEET NO. 1		REV. 1	

NOTES:

A. GENERAL

1. THIS IS A RENOVATION PROJECT AND THE MAJORITY OF THE STRUCTURAL SYSTEMS ARE NOT AFFECTED BY THE SCOPE OF WORK WHERE ITEMS ARE AFFECTED, THEY WILL BE REPLACED WITH ITEMS THAT ARE IN CONFORMANCE WITH CODES REFERENCED BELOW.

B. CODES

1. FLORIDA BUILDING CODE 7TH EDITION (2020)

C. DESIGN CRITERIA:

1. WIND SPEED
ULTIMATE WIND SPEED 140.0 MPH
NOMINAL DESIGN WIND SPEED 108.4 MPH
RISK CATEGORY "II"
EXPOSURE CATEGORY "B"
DESIGN PRESSURES +26.0/-18.8 PSF
2. SLAB ON GRADE LIVE LOAD 100 PSF
3. SOIL ALLOWABLE BEARING PRESSURE 2000 PSF
4. ROOF LIVE LOAD 20 PSF

D. SCOPE OF WORK

SCOPE OF WORK INCLUDES CONSTRUCTION OF A NEW WOODEN PERGOLA. THE PERGOLA WILL ALSO ACT TO SUPPORT EXISTING SOLAR PANELS. ALL WORK RELATED TO THE SOLAR PANELS THEMSELVES AND ANY OTHER MEP ASPECTS BY OTHERS

E. DRAWINGS AND SPECIFICATIONS

1. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS NOT GIVEN
2. ADVISE OF DIMENSIONAL DISCREPANCIES
3. VERIFY ALL EXISTING FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING
4. DIMENSION SHOWN ON DRAWINGS ARE A COMBINATION OF THOSE MEASURED IN FIELD AND AVAILABLE DRAWINGS. SOME DIMENSIONS MAY BE DIFFERENT THAN THOSE SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.

F. CONSTRUCTION SAFETY

1. THESE DRAWINGS DO NOT INCLUDE PROVISIONS TO SATISFY SAFETY REQUIREMENTS. CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING SAFETY DURING CONSTRUCTION, AND FOR CONFORMANCE TO ALL APPLICABLE OSHA STANDARDS. JOBSITE VISITS BY ENGINEER SHALL NOT CONSTITUTE APPROVAL, AWARENESS OR LIABILITY FOR ANY HAZARDOUS CONDITIONS.

G. DESIGN

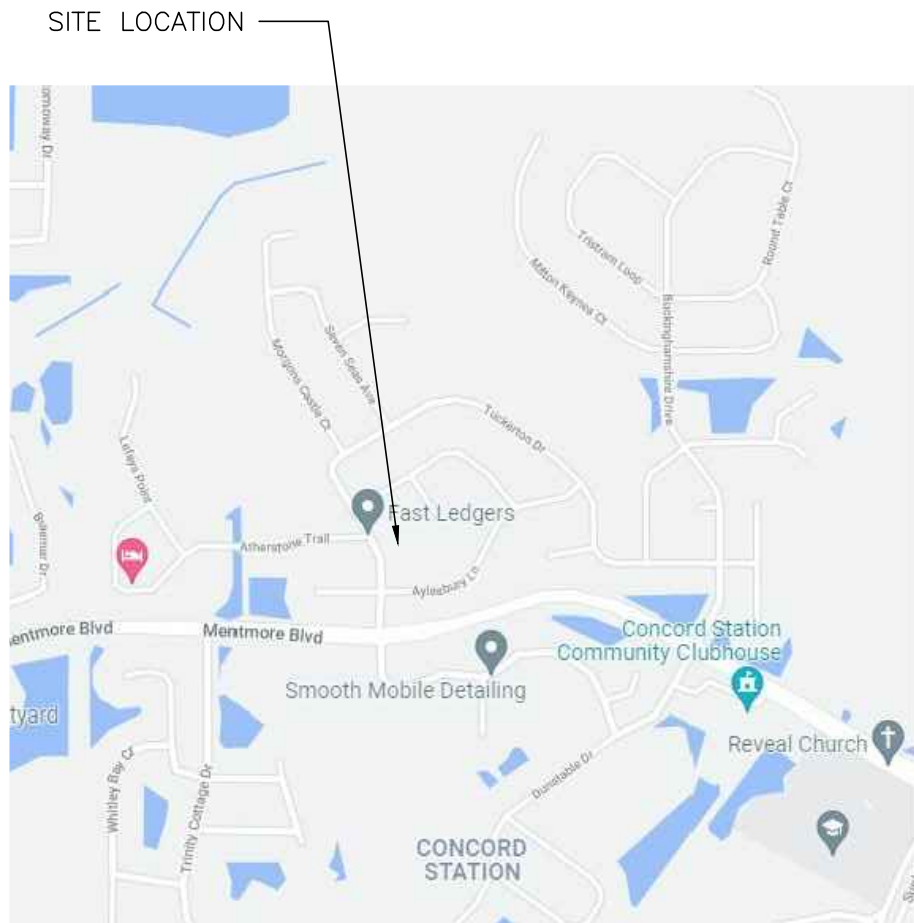
ALL MODIFICATIONS WILL BE MADE IN ACCORDANCE WITH THE BUILDING CODES AND SPECIFICATIONS ABOVE. KARINS ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ORIGINAL ENGINEERS DESIGN OF BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO WALLS, FLOOR, ROOF, ETC.

H. CONSTRUCTION MATERIALS

1. REINFORCING STEEL ASTM A-615, GRADE 60
2. CONCRETE 4,000 PSI MINIMUM W/ W/C < 0.48
3. LUMBER NO.2 SYP PRESSURE TREATED
4. CLIPS AND TIES SIMPSON BRAND ZMAX FINISH
5. FASTENERS AISI 316 STAINLESS STEEL
6. ENGINEERED LUMBER PARALLAM PLUS PSL BY WEYERHAEUSER
7. METAL ROOFING 26 GAGE MASTERRIB PANEL (FL APPROVAL #7271.7-R5)
8. ROOF UNDERLAYMENT POLYSTICK MTS PLUS
9. SEALANT BASF MASTERSEAL NP-100
10. MISCELLANEOUS FLASHING .. PRE-FINISHED 0.032" ALUMINUM

I. CONCRETE FORMWORK AND SHORING

ALL FORMWORK AND RELATED SHORING IS RESPONSIBILITY OF THE CONTRACTOR. FORMWORK TO BE CONSTRUCTED TO SUFFICIENTLY RETAIN WET CONCRETE WITHOUT DEFORMING. ALL FORMWORK AND RELATED SHORING TO REMAIN IN PLACE FOR AT LEAST 7 DAYS OR UNTIL CONCRETE HAS REACHED DESIGN STRENGTH (F'C=4000 PSI). DO NOT INSTALL CLIPS INTO CONCRETE UNTIL SUFFICIENTLY CURED.

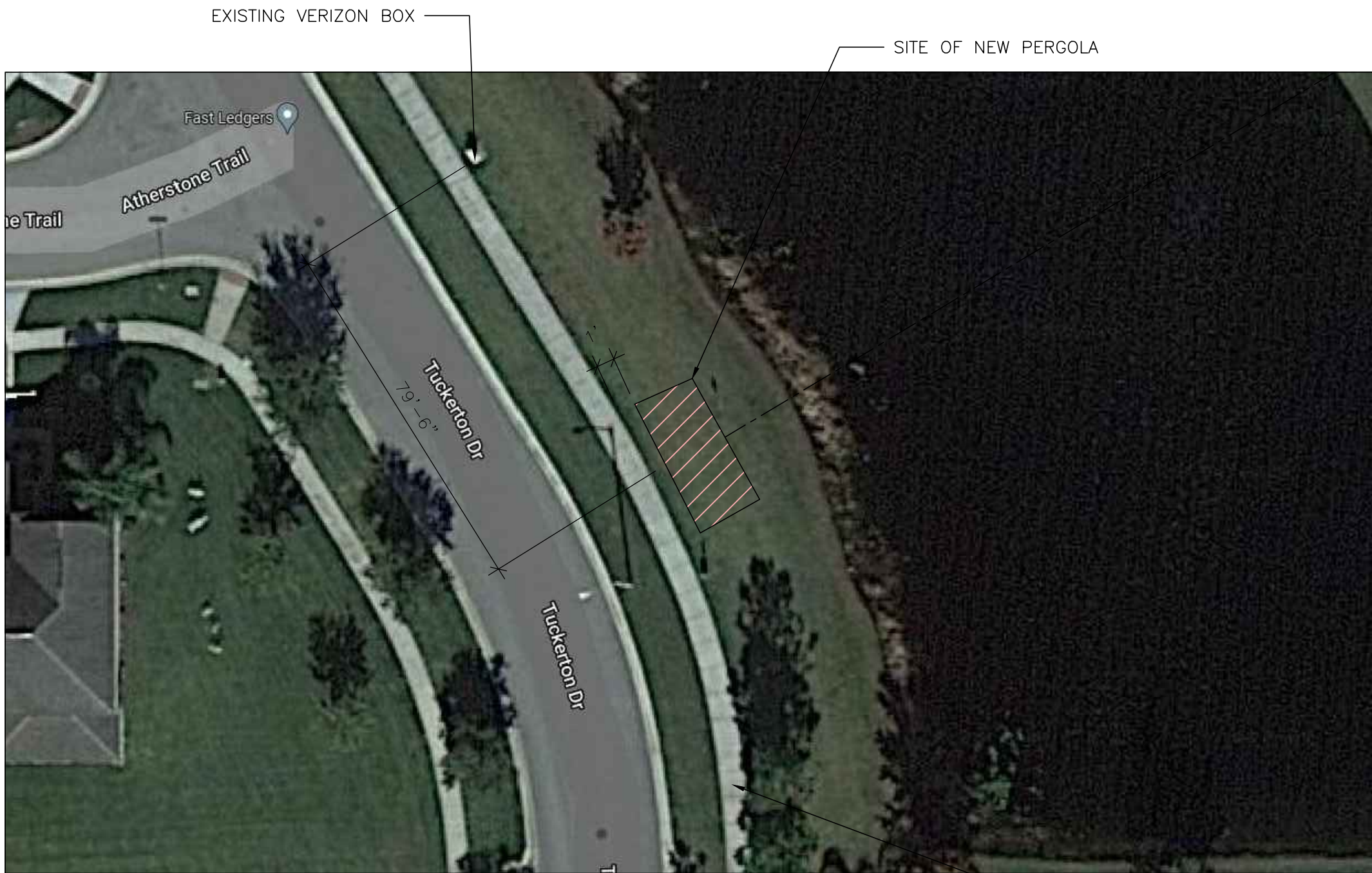


1 SITE LOCATION
S-1 SCALE: N.T.S.



NOTE: LOCATION OF NEW PERGOLA TO BE COORDINATED AND APPROVED BY THE ASSOCIATION

2 WORK MAP
S-1 SCALE: N.T.S.



3 LOCATION OF NEW PERGOLA
S-1 SCALE: N.T.S.

CONCORD STATION CDD
NEW PERGOLA
18636 MENTMORE BLVD,
LAND O' LAKES, FL 34638

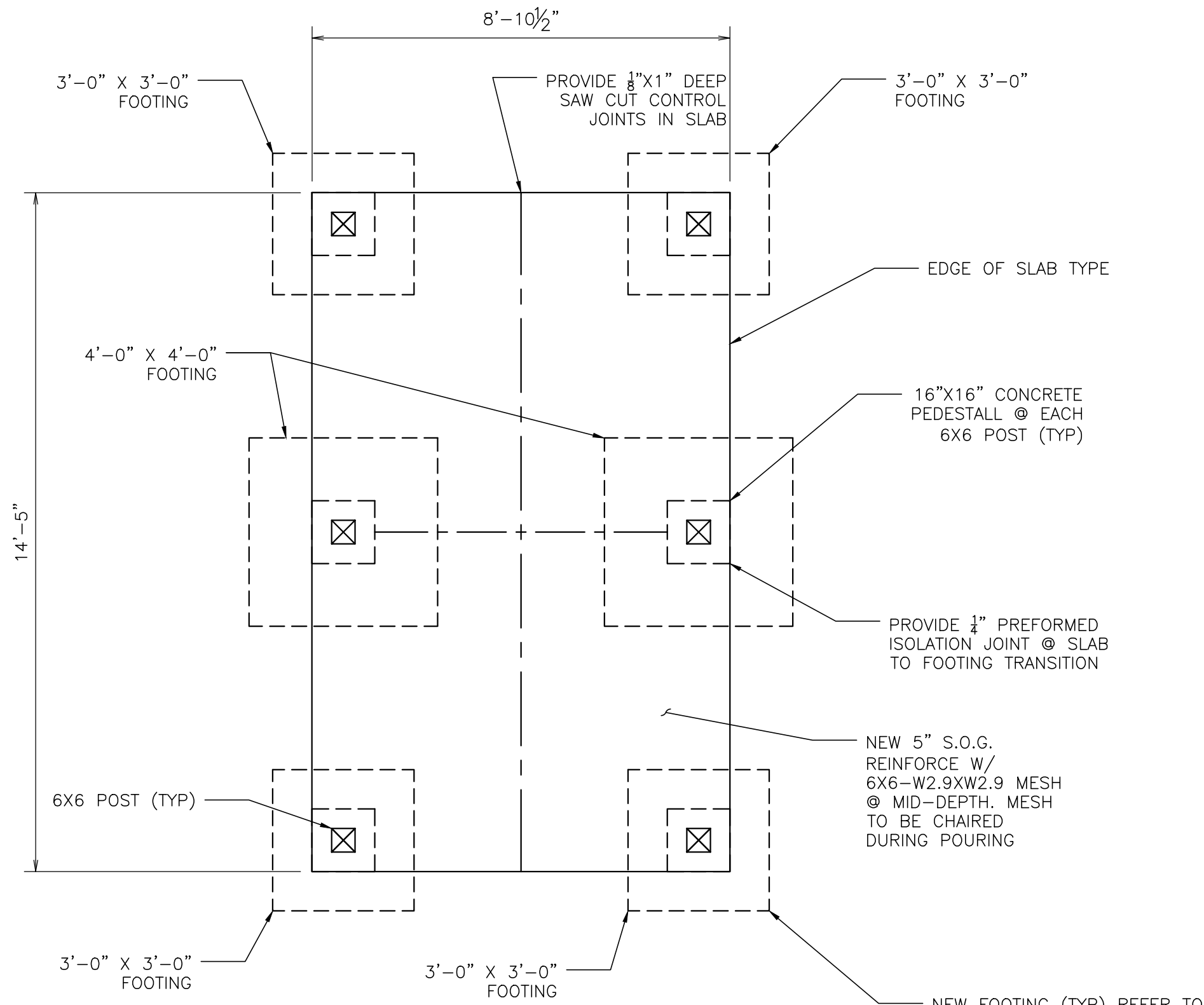
STRUCTURAL NOTES AND
LOCATION

Draw: BM
Check: JPM
Asb File: 21RT-0472
Scale: N.T.S.
Date: 9/15/21

KARINS
ENGINEERING
Cert. of Auth. #003871
1111 N. Westshore Blvd.
Suite 502
Tampa, FL 33607
(813) 228-8212/ Fax (813) 223-9864
Joshua P. Mannix, PE
Registration # 76874

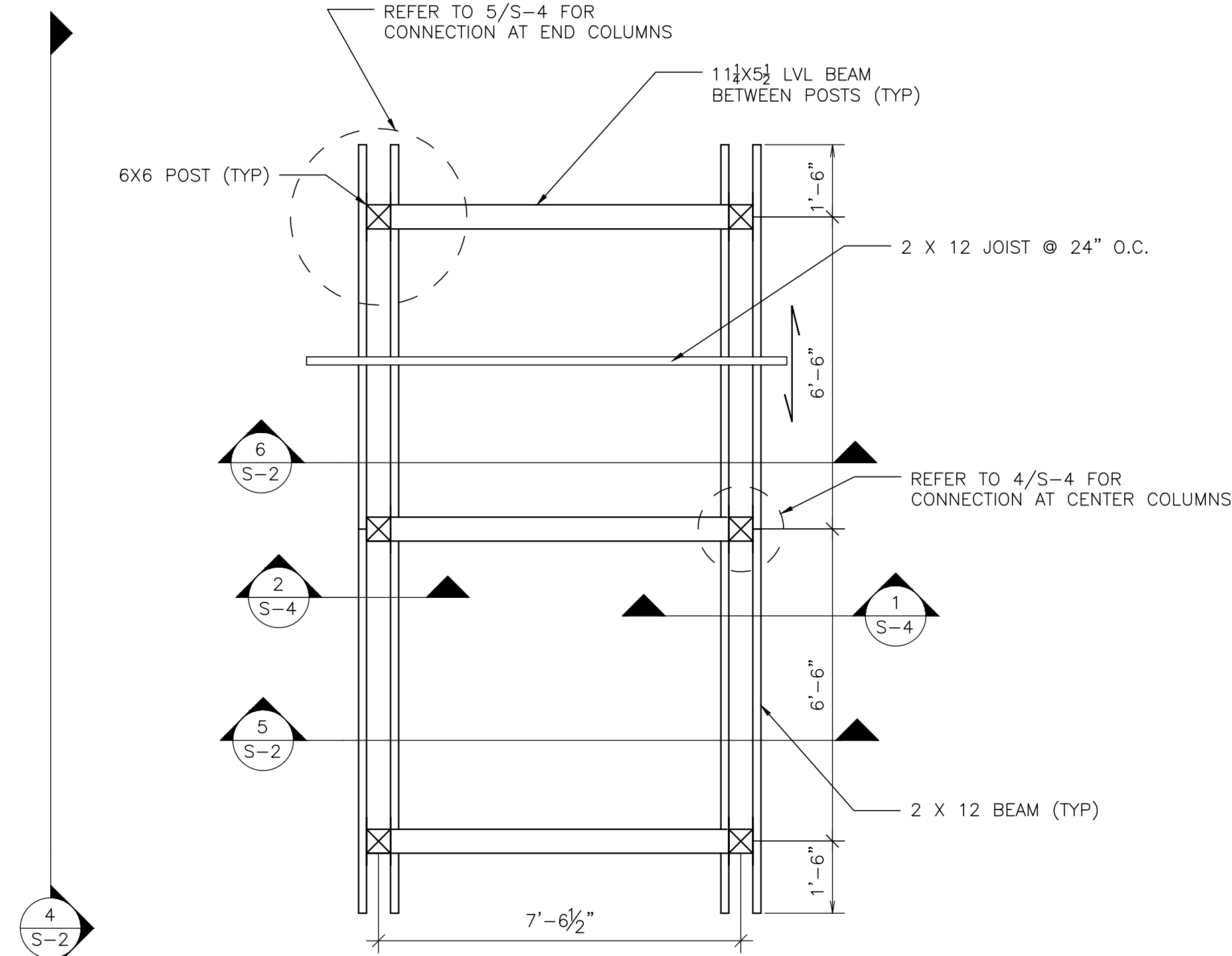
FOR REVIEW
ONLY

Sheet No:
S-1

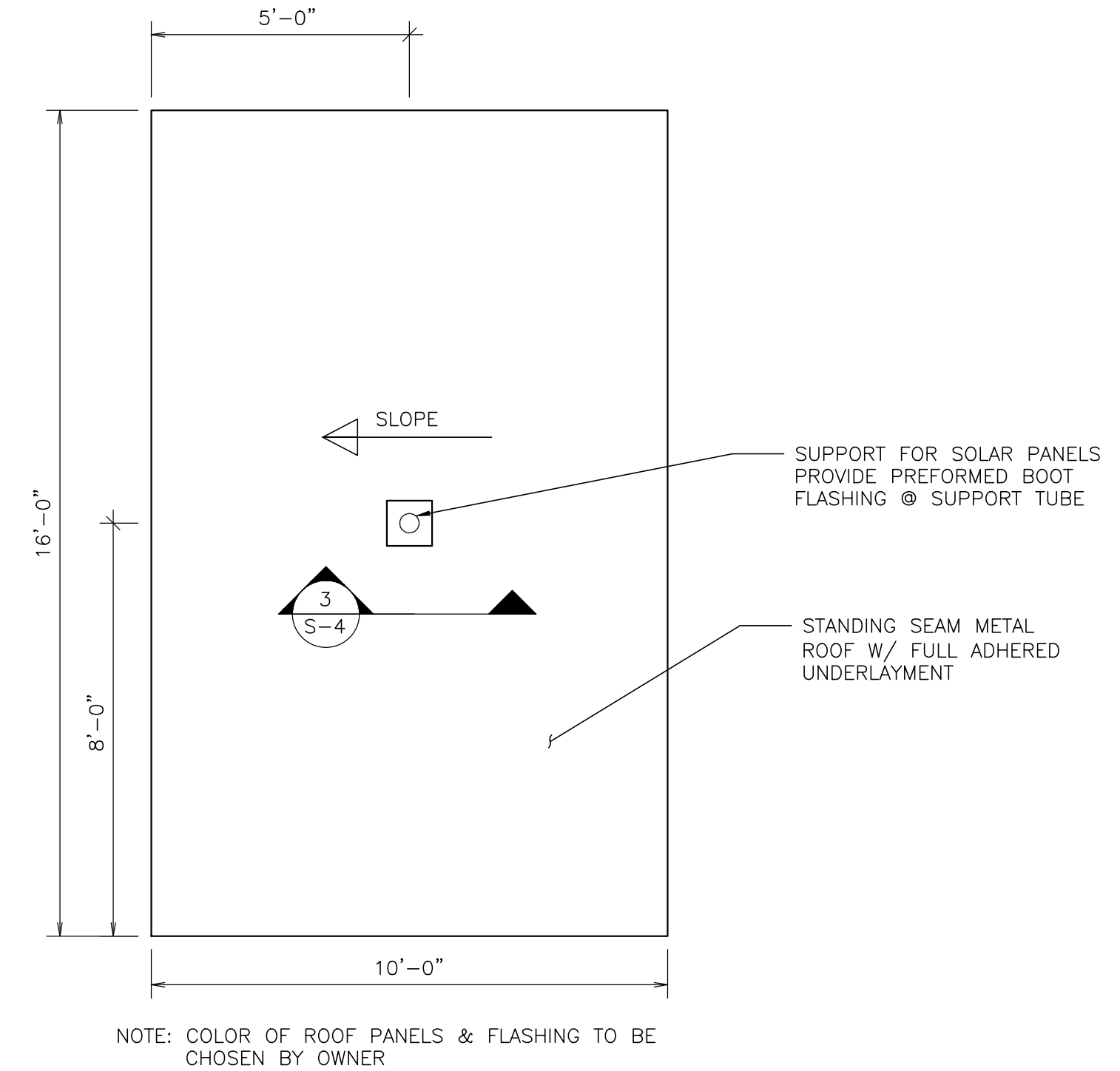


- NOTES: 1. REFER TO S-1 FOR APPROXIMATE LOCATION OF NEW PERGOLA
2. SLAB ON GRADE TO HAVE LIGHT BROOM FINISH
3. SLAB TO BE MOISTURE CURED FOR 5 DAYS

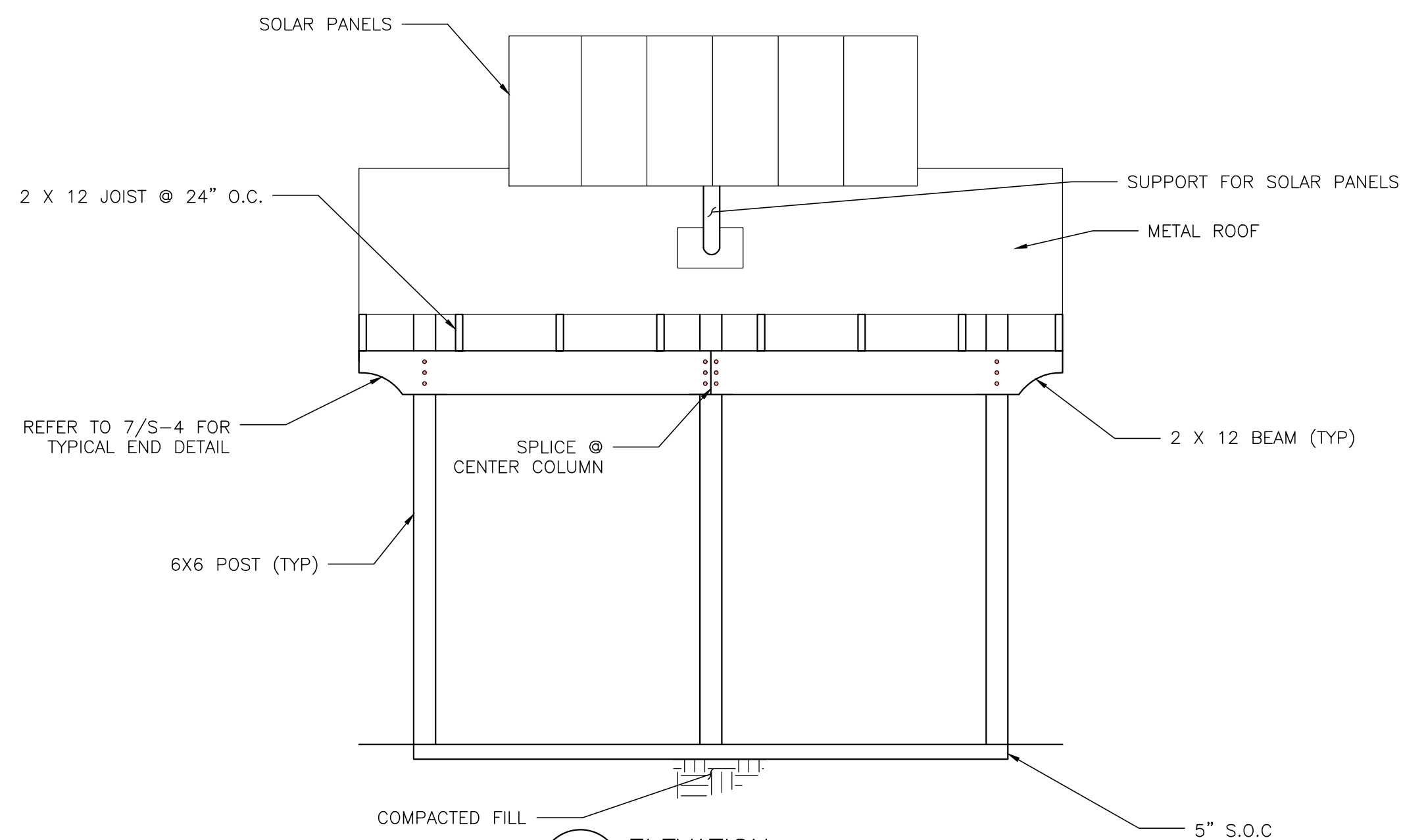
1 FOUNDATION/SLAB PLAN
S-2 SCALE: N.T.S.



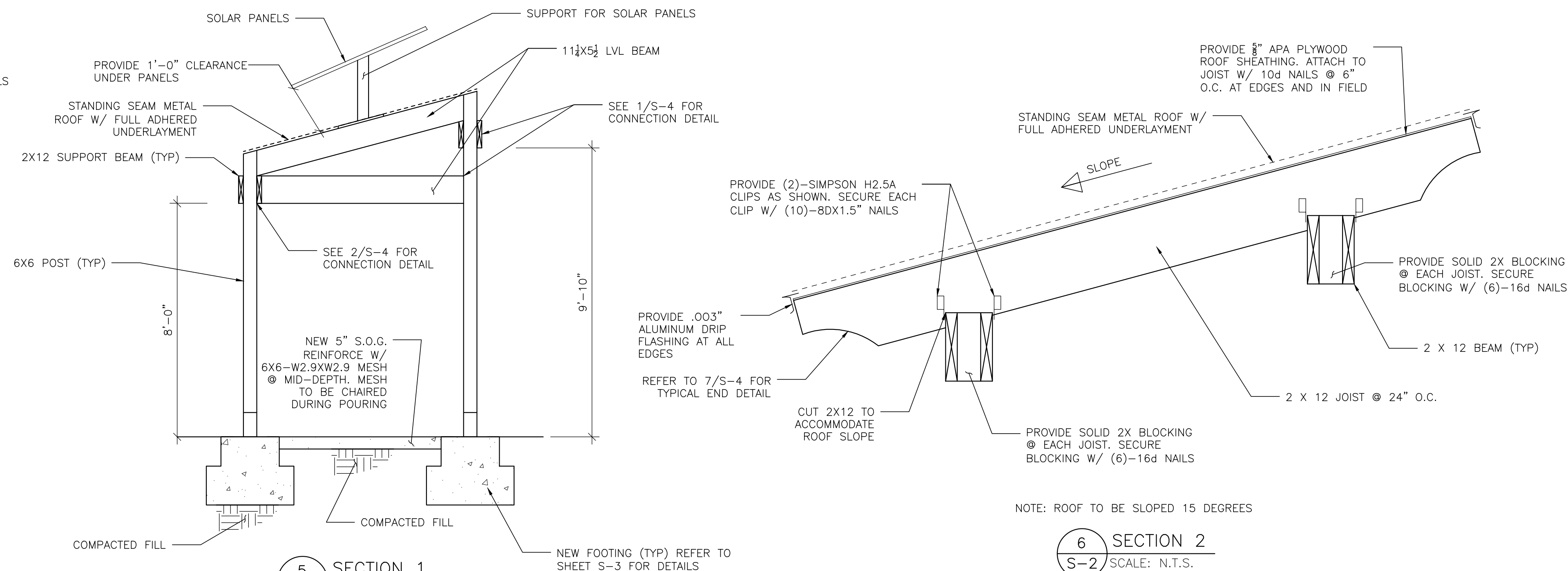
2 BEAM PLAN
S-2 SCALE: N.T.S.



3 ROOF PLAN
S-2 SCALE: N.T.S.



4 ELEVATION
S-2 SCALE: N.T.S.



6 SECTION 2
S-2 SCALE: N.T.S.

CONCORD STATION CDD
NEW PERGOLA
18636 MENTMORE BLVD,
LAND O' LAKES, FL 34638

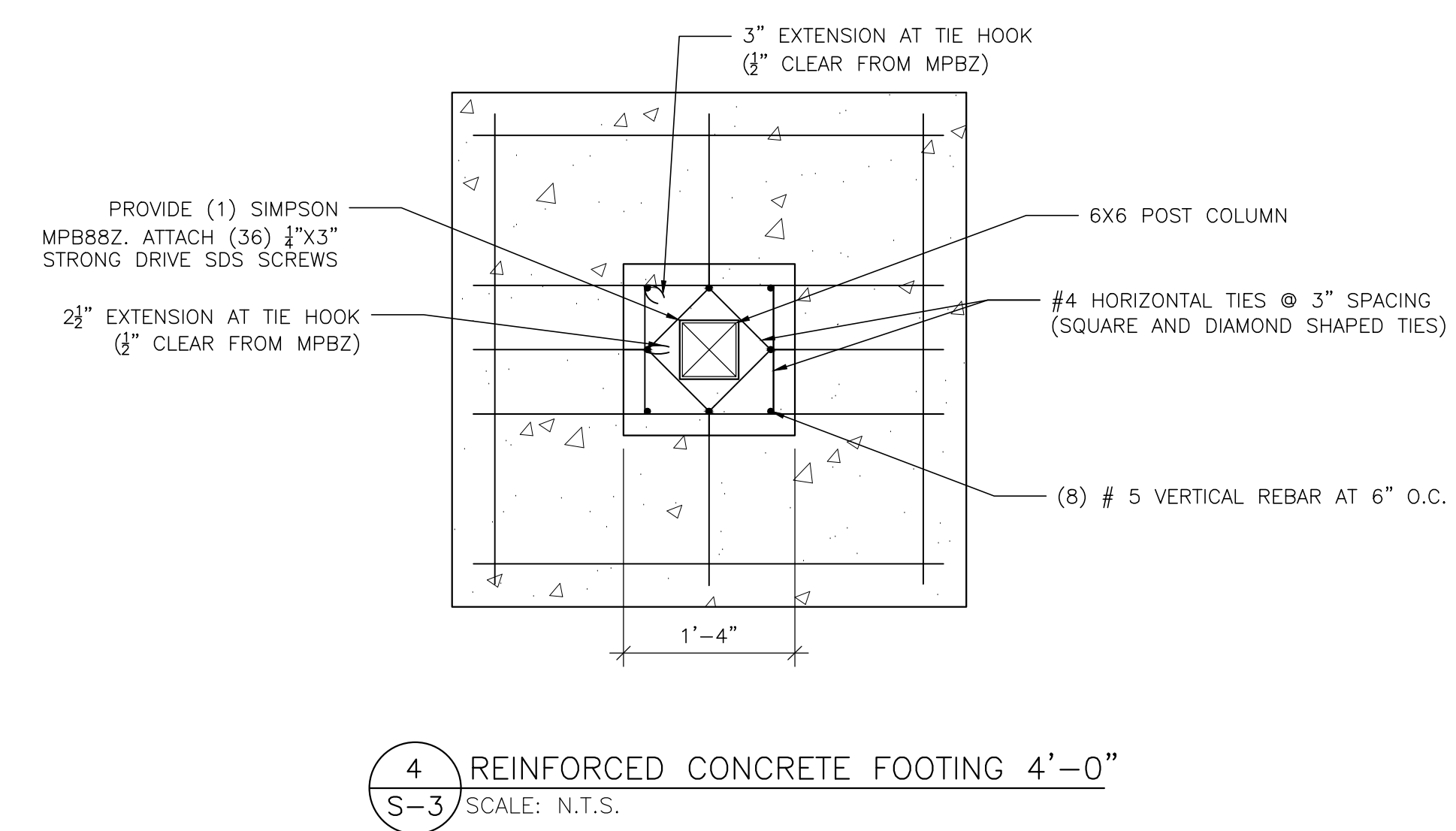
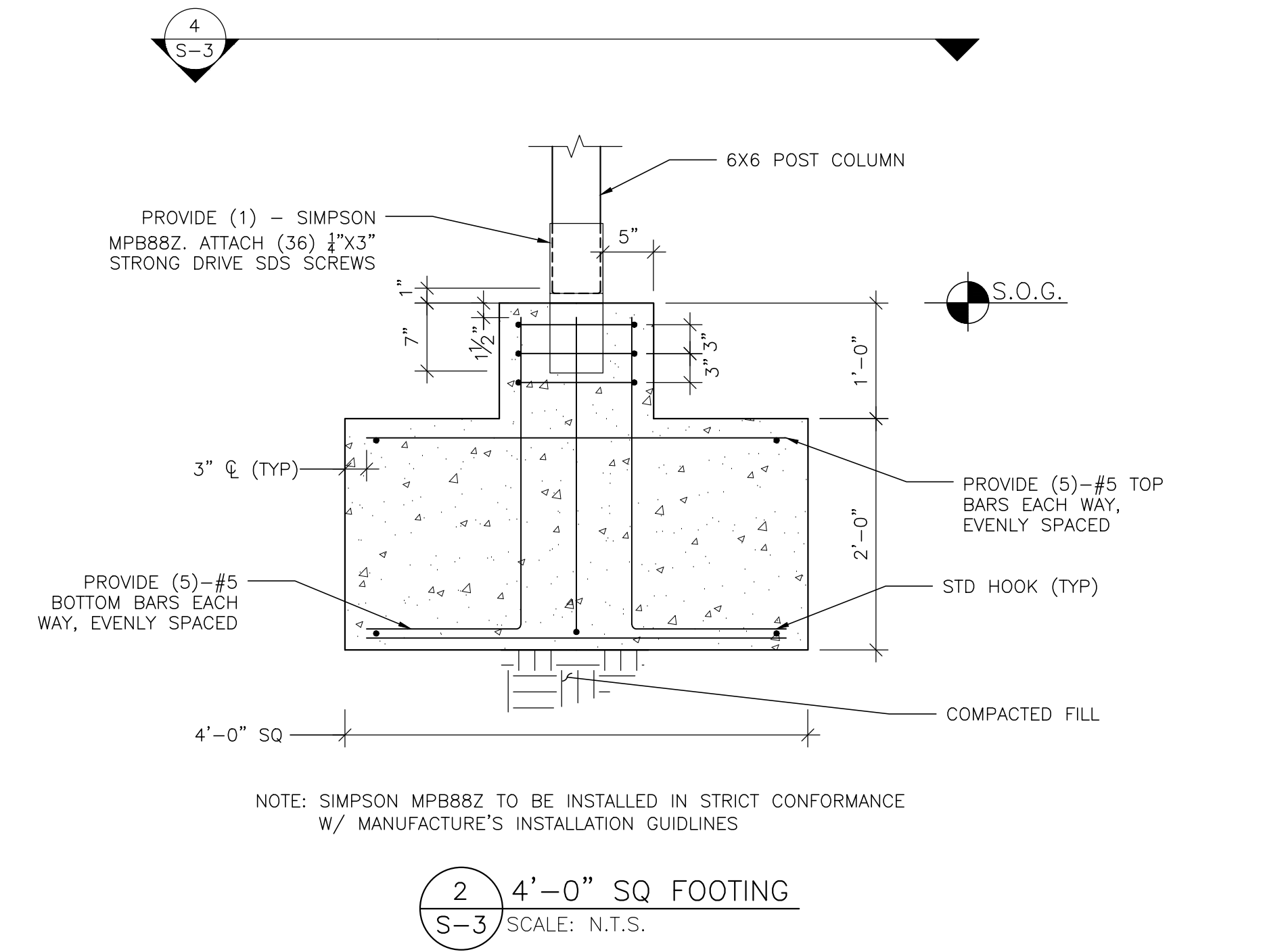
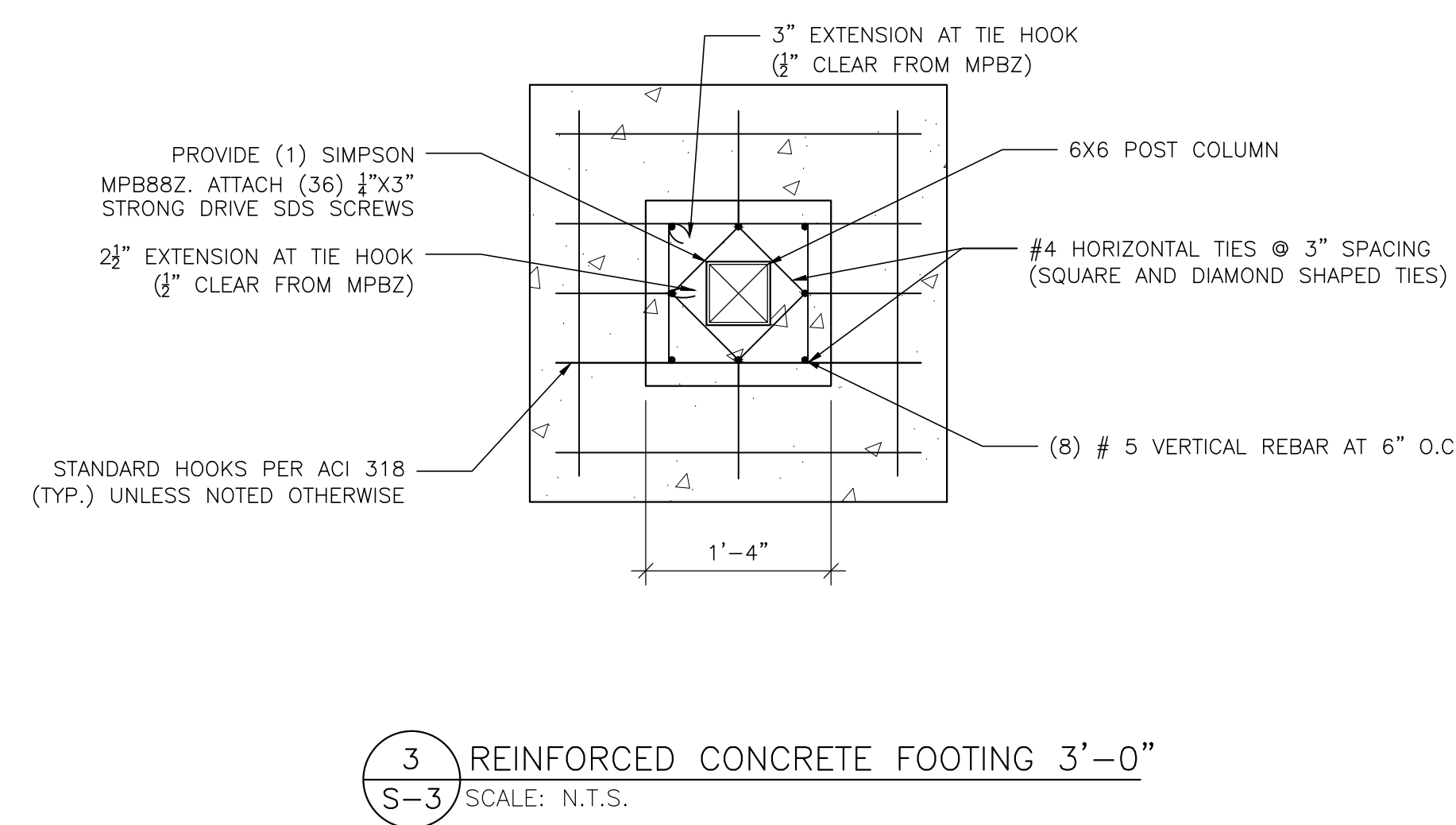
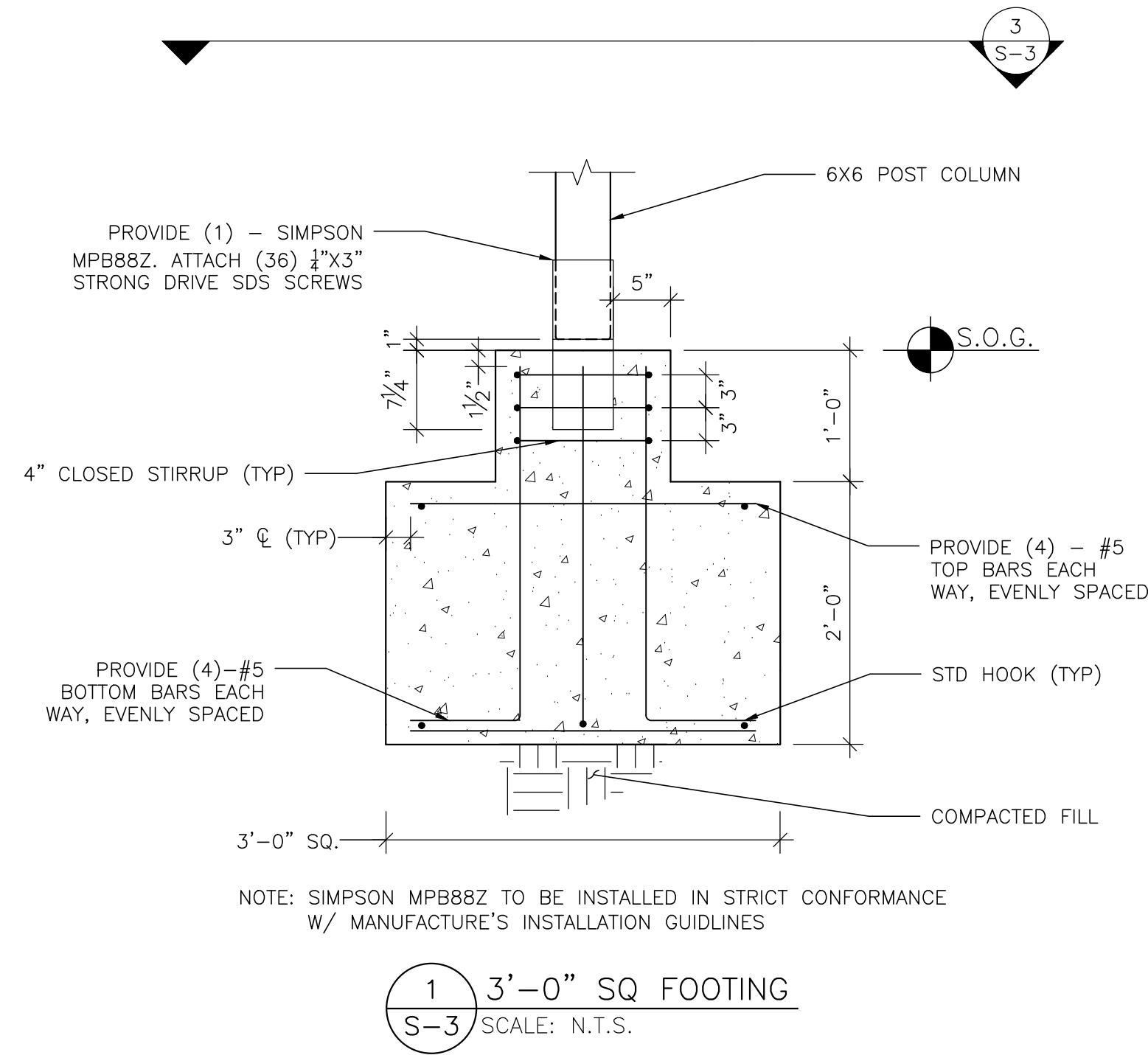
FOUNDATION PLAN, BEAM
PLAN, ROOF PLAN, ELEVATION,
w/ DETAILS

Drawn: BM
Checked: JPM
Date: 21RT-0472
Scale: N.T.S.
Date: 9/15/21

KARINS ENGINEERING
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1111 N. Westshore Blvd.
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Tampa, FL 33607
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Joshua P. Marnix, PE
Registration # 76874

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Sheet No: S-2



CONCORD STATION CDD
NEW PERGOLA
18636 MENTMORE BLVD,
LAND O' LAKES, FL 34638

CONNECTION AND FOOTING
DETAILS

Drawn:	BM
Checked:	JPM
Rev:	21RT-0472
Scale:	N.T.S.
Date:	9/15/21

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REV.	DESCRIPTION
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CONCORD STATION CDD
NEW PERGOLA
18636 MENTMORE BLVD,
LAND O' LAKES, FL 34638

Sheet Description: _____ Project Name: _____

CONNECTION DETAILS

Drawn:	BM
Checked:	JPM
KEG File#:	21RT-0472
Scale:	N.T.S.
Date:	9/15/21



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S-4