

**1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL**

1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA

Revisions:

- 1
- 2
- 3
- 4
- 5

Project Number
160412

**1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL
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VERO BEACH, FLORIDA**

Project Name
NEW RETAIL BUILDING

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STATE OF FLORIDA
REGISTRATION No. AR12239
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AS ISSUED FOR PERMIT 7-29-16 (NOT FOR CONSTRUCTION)

Drawn By: **RSS** Checked By: **STB**
Scale: **SHOWN** Date: **7-29-16**

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160412

Sheet:

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GENERAL CONSTRUCTION NOTES

1. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) AS INDICATED ON THIS SET OF DRAWINGS UNLESS NOTED OTHERWISE.
2. DEPOSITS AND FEES: DEPOSITS FOR UTILITIES INCLUDING WATER METER, TELEPHONE AND ELECTRICAL SERVICE TO BE MADE BY THE GENERAL CONTRACTOR. PERMIT FEES, AS REQUIRED, SHALL BE PAID BY THE CONTRACTOR FOR THAT PORTION OF THE WORK.
3. GENERAL CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER, AND SANITARY FACILITIES AS REQUIRED FOR THE DURATION OF CONSTRUCTION.
4. PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS. WRITTEN FIGURES INDICATING DIMENSIONS SHALL BE USED INSTEAD OF SCALING THE DRAWINGS. MEASUREMENTS BY SCALING SHALL NOT BE USED AS DIMENSIONS TO WORK BY. FIELD MEASUREMENTS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SHOP DRAWINGS MUST BE FIELD VERIFIED.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OR RESTRICTIONS HAVING JURISDICTION. GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT UPON THE OBSERVANCE OF ANY VARIATION BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES OR ORDINANCES.
6. ALL CONSTRUCTION MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABELS WHERE APPLICABLE.
7. ALL PIERS, SUPPORTS, SHELVING, FOUNDATIONS, ANCHOR BOLTS, HANGERS, WHICH ARE REQUIRED BY A SUBCONTRACTOR FOR THE SUPPORT OR HANGING OF THEIR EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR REQUIRING SAME.
8. FOR CONVENIENCE IN DESCRIPTION & AS A STANDARD FOR GRADE, TYPE, QUALITY AND PERFORMANCE CHARACTERISTICS, PROPRIETARY NAMES ARE INCLUDED WITH SOME DESCRIPTIONS. THIS DOES NOT IMPLY ANY PREFERENCE TO A PARTICULAR MANUFACTURER, BUT MINIMUM REQUIREMENTS, WITH FINAL DECISIONS BEING MADE BY THE OWNER AND ARCHITECT.
9. ARRANGE FOR SUITABLE STORAGE SPACE FOR MATERIALS TO PREVENT INCLUSION OF FOREIGN MATERIALS AND DELIVER AT SUCH TIMES AS NOT TO INTERFERE WITH OTHER OPERATIONS. MATERIALS ON SITE SHALL BE KEPT IN UNOPENED, ORIGINAL CONTAINERS OR PACKAGES THAT BEAR IDENTIFYING LABELS WHICH ARE NOT TO BE REMOVED UNTIL THEIR IMMEDIATE USE. PROTECT ALL MATERIALS FROM MINOR ABRASIONS AND HANDLE MASONRY PRODUCTS WITH CARE TO PREVENT CHIPPING AND DAMAGE.
10. GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE & LEAVE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF WORK. ANY PAINT SPECKS & OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.
11. GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE OF DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF DEFECTS SHALL BE COMPLETED IN A TIMELY MANNER WITHOUT ADDITIONAL CHARGE. THIS SHALL INCLUDE ELEMENTS WHICH ARE DAMAGED BY SAID DEFECTS.
12. ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1,000 PSI, OR NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
13. ALL METAL USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED. ALL NAILS, BOLTS OR OTHER METAL CONNECTORS SHALL BE GALVANIZED OR SHALL BE CORROSION RESISTANT.

GENERAL NOTES

GOVERNING CODE: FLORIDA BUILDING CODE (FBC 2014), LATEST EDITION. ANSI / ASCE 7-10 FOR WIND LOADS. (110 MPH WIDESPREAD EXPOSURE "D")

REFERENCE STANDARDS: REFERENCE TO ASTM AND OTHER STANDARDS SHALL MEAN THE LATEST EDITION IN EFFECT ON THE BID DATE OR DATE OF OWNER-CONTRACTOR AGREEMENT UNLESS NOTED IN THESE DOCUMENTS OR DESIGNATED BY THE GOVERNING CODE.

NOTES: NOTES ON THE INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER STRUCTURAL NOTES ON THIS SHEET.

SPECIFICATIONS: REFER TO THE SPECIFICATIONS FOR INFORMATION IN ADDITION TO THESE NOTES AND THE STRUCTURAL DRAWINGS

ARCHITECTURAL: REFER TO THE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, DOORS, WINDOWS, NONBEARING WALLS, CURTAIN WALLS, ELEVATORS, STAIRS, SLOPES, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THE PLANS, SPECIFICATIONS, REFERENCE STANDARDS & GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK AND THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.

OMISSIONS/CONFLICTS: IN CASE OF OMISSIONS AND CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS AND SITE CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE SITE AND FOR THE STRENGTH AND STABILITY OF ALL PARTLY COMPLETED STRUCTURES.

LOAD LIMITS: LOADS ON THE STRUCTURE SHALL NOT EXCEED THE DESIGN LOADS SHOWN UNDER "DESIGN CRITERIA".

SUBMITTALS: WHERE SHOP DRAWINGS, MILL TESTS, OR OTHER ITEMS ARE REQUESTED, SUBMITTAL SHALL BE MADE TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION IN THE STRUCTURE, UNLESS SPECIFICALLY NOTED.

ALTERNATES: ALTERNATES FOR SPECIFIED ITEMS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. CONTRACTOR SHALL BUDGET FOR ARCHITECTURAL/ENGINEERING FEES ASSOCIATED WITH THE REVIEW OF THESE MATERIALS.

FIRE EXTINGUISHER SPECIFICATION

INSTALL MINIMUM CLASS 3A-40BC CERTIFIED DRY CHEMICAL TYPE 5 POUND MANUAL FIRE EXTINGUISHER RATED TO COMPLY WITH ANSI/UL299 ULC-8504 AND TO MEET ALL REQUIREMENTS OF NFPA10 AND ALL APPLICABLE CODES. INSTALL SUCH THAT TOP OF UNIT IS NO HIGHER THAN 5'-0" AND BOTTOM IS NOT LOWER THAN 4". COORDINATE INSTALLATION WITH FIRE DEPARTMENT.

THE NEW SPRINKLER SYSTEM SHALL BE BY A LICENSED CONTRACTOR UNDER A SEPARATE PERMIT, INCLUDING SHOP DRAWINGS AND CALCULATIONS.

THE NEW FIRE ALARM SYSTEM SHALL BE BY A LICENSED CONTRACTOR UNDER A SEPARATE PERMIT, INCLUDING SHOP DRAWINGS AND CALCULATIONS.

GOVERNING CODE

FLORIDA BUILDING CODE 2014 FIFTH EDITION.

BUILDING DATA SUMMARY

BUILDING CONSTRUCTION: TYPE III, B UNPROTECTED
BUILDING HEIGHT : 30'-0" (ONE STORY)

SIGNAGE

SIGNAGE IS NOT IN THIS SCOPE OF WORK.

OCCUPANCY SUMMARY

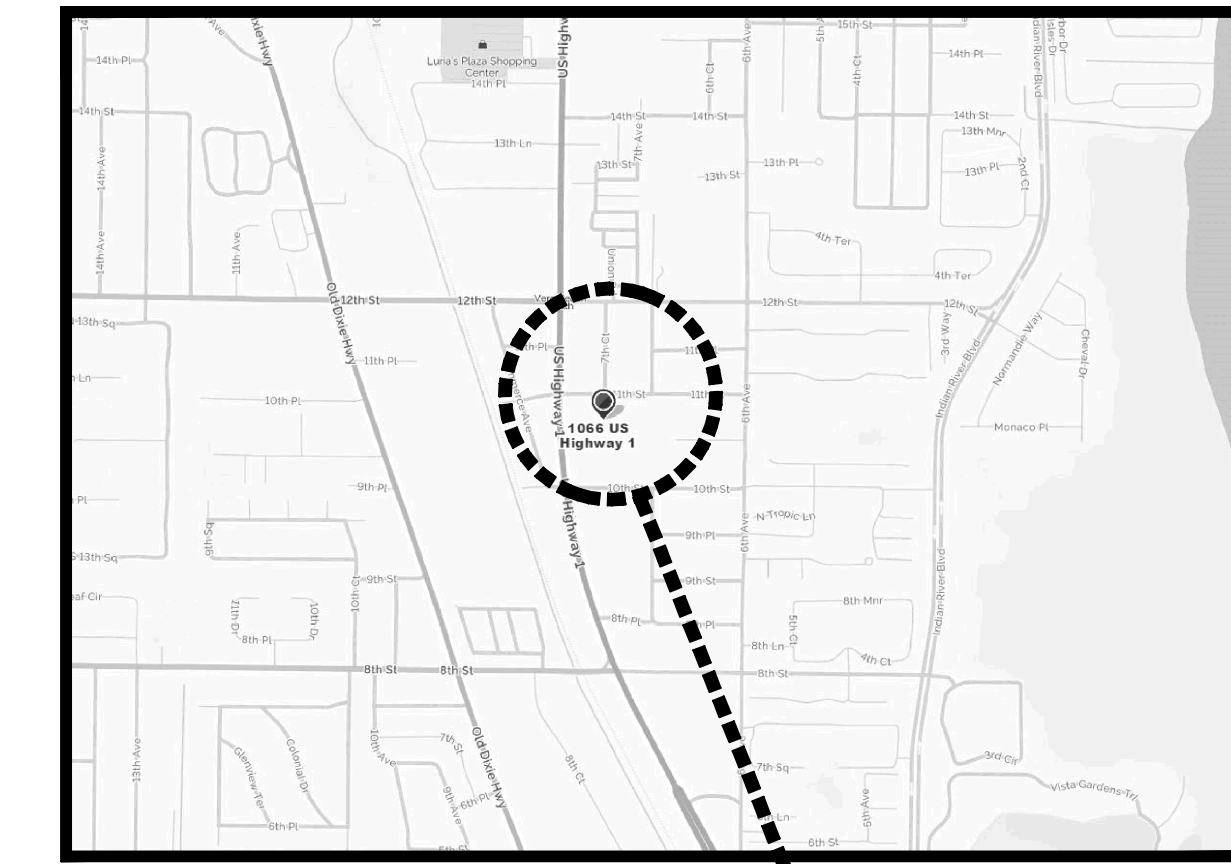
USE	AREA S. F.	SF. / PERSON	OCCUPANTS
STORAGE	5,000	500 (GROSS)	10
MERCANTILE	10,000	30 (GROSS)	334
TOTAL LEASABLE AREA 15,000 SQ FT			
TOTAL OCCUPANTS :			344

LIFE SAFETY CRITERIA

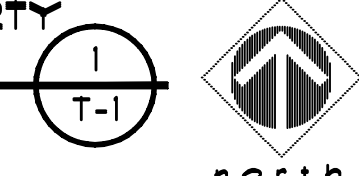
OCCUPANCY: (TABLE - 1004.12 OF F.B.C.-2014) 344 PERSONS
MEANS OF EGRESS REQUIRED: 2 INCHES PER PERSON x 344 = 668" (SECTION-1005.3.2 OF F.B.C.-2014)
MEANS OF EGRESS PROVIDED: 4 @ 36" = 144" AT FRONT
3 @ 36" = 108" AT REAR
252" TOTAL

REQUIRED PLUMBING FIXTURES

ACCORDING TO THE ABOVE CHART, MAXIMUM OCCUPANCY IS 112 MALES 112 FEMALES
AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2014 SECTION (F403) MINIMUM PLUMBING FACILITIES
FACILITIES REQUIRED: FEMALE: (1) WATER CLOSETS, (1) LAVATORY
MALE: (1) WATER CLOSETS, (1) LAVATORY
GENERAL: (1) DRINKING FOUNTAIN, (1) SERVICE SINK
FACILITIES PROVIDED: FEMALE: (2) WATER CLOSETS, (2) LAVATORY
MALE: (2) WATER CLOSETS, (2) LAVATORY
GENERAL: (2) DRINKING FOUNTAIN, (1) SERVICE SINK
THE ABOVE REQUIREMENTS ARE BASED ON THE FLORIDA BUILDING CODE PLUMBING SECTION TABLE 403.1 FOR MERCANTILE



SITE LOCATION PLAN
SCALE: NOT TO SCALE

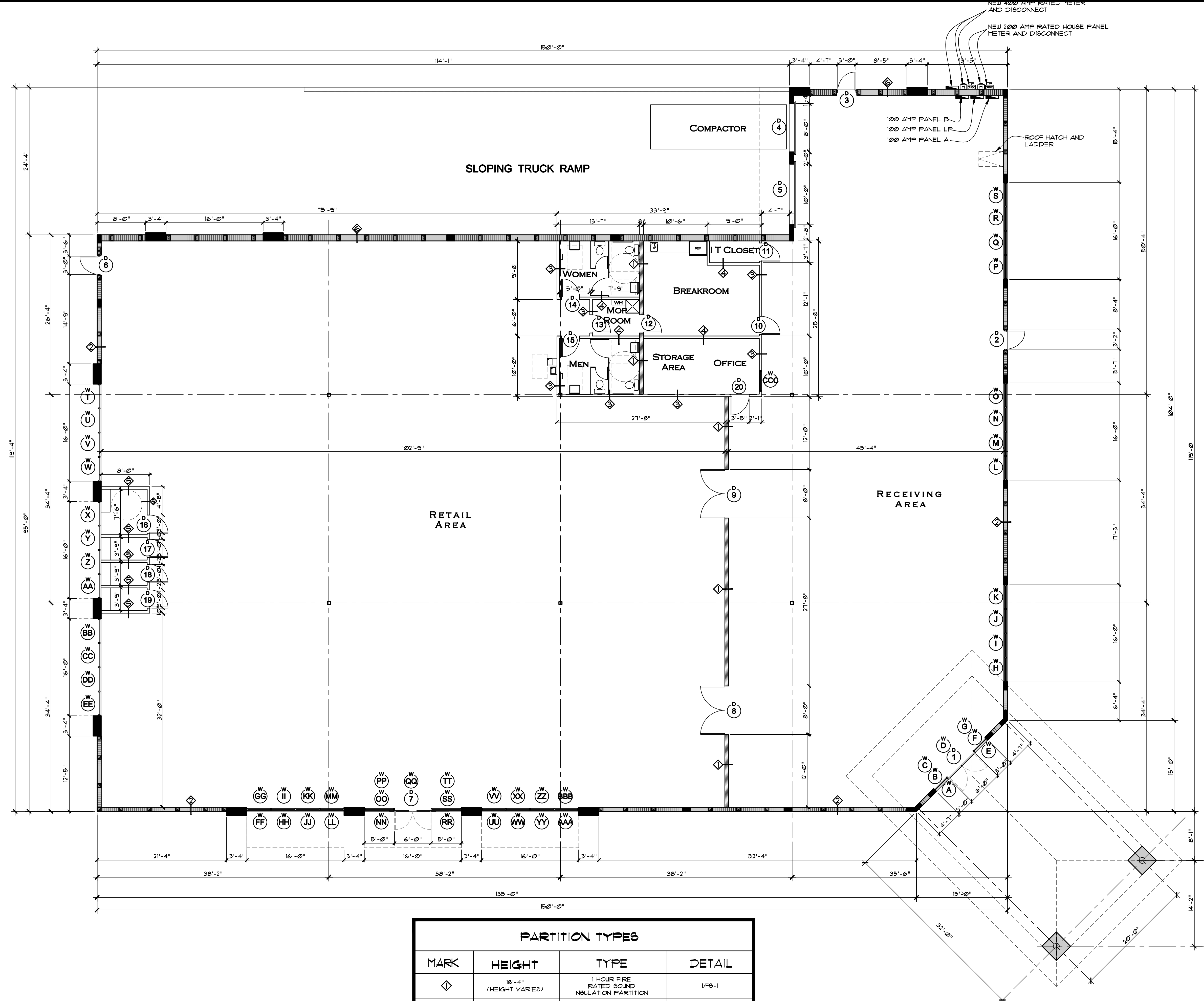


INDEX OF DRAWINGS

- T-1 TITLE SHEET / SITE PLAN AND NOTES
- A-1 FLOOR PLAN
- A-2 REFLECTED CEILING PLAN,
- A-3 ELEVATIONS
- A-4 DOOR SCHEDULE, DETAILS AND NOTES
- A-5 WINDOW SCHEDULES
- A-6 ACCESSIBILITY DETAILS AND NOTES
- A-7 ROOF PLAN AND DETAILS
- A-8 WALL SECTION DETAIL
- A-9 WALL SECTION DETAIL
- S-0 STRUCTURAL NOTES
- S-1 FOUNDATION PLAN
- S-2 ROOF FRAMING PLAN
- S-3 STRUCTURAL DETAILS
- S-4 STRUCTURAL DETAILS
- S-4.1 STRUCTURAL DETAILS
- S-4.2 STRUCTURAL DETAILS
- S-5 STRUCTURAL DETAILS AND NOTES
- S-6 STRUCTURAL DETAILS AND NOTES
- S-6.1 STRUCTURAL DETAILS AND NOTES AND SCHEDULES
- F-1 FINISH PLAN
- LS-1 LIFE SAFETY PLAN
- FA-1 FIRE ALARM PLAN
- M-1 MECHANICAL PLAN
- M-2 OFFICE MECHANICAL PLAN, DETAILS, SCHEDULES AND NOTES
- E-1 ELECTRICAL PLAN AND NOTES
- E-2 LIGHTING PLAN AND NOTES
- E-3 RISER DIAGRAM AND PANEL SCHEDULE
- LV-1 LOW VOLTAGE PLAN AND NOTES
- P-1 PLUMBING PLAN, RISER DIAGRAMS AND PANEL SCHEDULE
- FP-1 FIRE PROTECTION PLAN AND NOTES
- FS-1 U.L. FIRE RATED DETAILS

SCOPE OF WORK

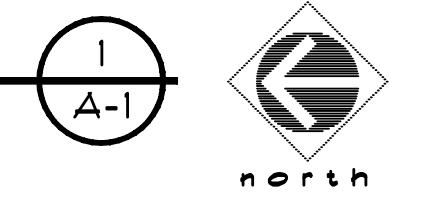
THIS IS A NEW CONSTRUCTION, ONE STORY MASONRY BUILDING IN THE CITY OF VERO BEACH, FLORIDA.
THE PROPOSED RETAIL TENANT IS GOODWILL.
NEW ELECTRICAL SERVICE FROM A PAD-MOUNTED TRANSFORMER SHALL BE PROVIDED AS SHOWN.
SEE CIVIL PLANS BY OTHERS FOR ALL DEVELOPMENT COMPONENTS WITHIN 5'-0" OF THE BUILDING PERIMETER AND BEYOND.
EXTERIOR COLORS AND FINISHES SHALL BE AS ACCORDING TO THE FINAL SITE PLAN APPROVAL DOCUMENTS AND SPECIFICATIONS.



WALL LEGEND		
	NEW MASONRY WALL FILLED CELLS	
	NEW INTERIOR PARTITION	
	NEW ONE HOUR FIRE RATED INTERIOR DEMISING PARTITION	

PARTITION TYPES			
MARK	HEIGHT	TYPE	DETAIL
	10'-4" (HEIGHT VARIES)	1 HOUR FIRE RATED SOUND INSULATION PARTITION	1/F5-1
	26'-0"	8" MASONRY WALL WITH FILLED CELLS	2/A-8
	10'-4"	INTERIOR PARTITION	2/A-4
	9'-0"	INTERIOR PARTITION	5/A-4
	8'-0"	INTERIOR PARTITION	6/A-4
	26'-0"	12" MASONRY WALL WITH FILLED CELLS	1/A-8

FLOOR PLAN
SCALE: 1/8" = 1'-0"



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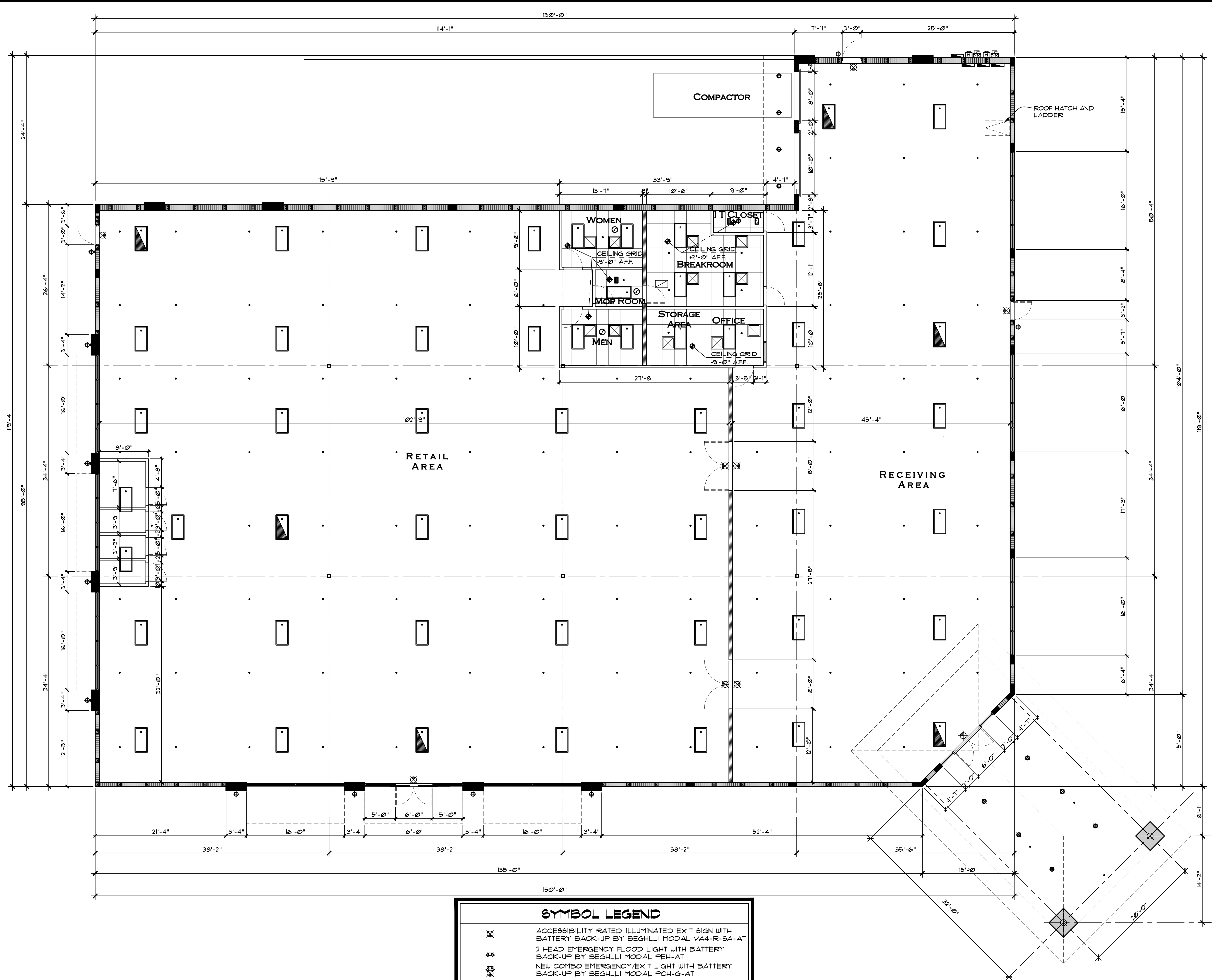
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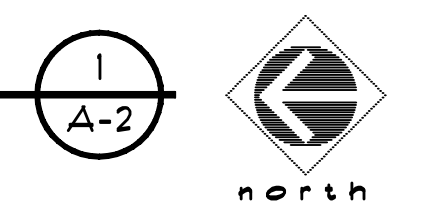
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A - 1



SYMBOL LEGEND	
	ACCESSIBILITY RATED ILLUMINATED EXIT SIGN WITH BATTERY BACK-UP BY BEGHLLI MODAL VA4-R-SA-AT
	2 HEAD EMERGENCY FLOOD LIGHT WITH BATTERY BACK-UP BY BEGHLLI MODAL FEH-AT
	NEW COMBO EMERGENCY/EXIT LIGHT WITH BATTERY BACK-UP BY BEGHLLI MODAL FCH-G-AT
	INDICATES HE WILLIAMS MODAL GL-4-54T5H-UD-HUB/HOOK MT-EB4 4' T5 HIGH OUTPUT 4 LAMP FIXTURE
	INDICATES HIGH CAPACITY EXHAUST FAN
	INDICATES HE WILLIAMS MODAL GL-4-54T5H-UD-HUB/HOOK MT-EB4 4' T5 HIGH OUTPUT 4 LAMP FIXTURE CIRCUITED FOR CONTINUOUS OPERATION ON LOCKED CIRCUIT
	INDICATES LITON RECESSED LED DOWNLIGHT WET LOCATION
	INDICATES HVAC SUPPLY DIFFUSER
	INDICATES HVAC RETURN AIR GRILLE
	INDICATES ELECTRICAL DISTRIBUTION PANEL

REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



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Sheet:
A - 2

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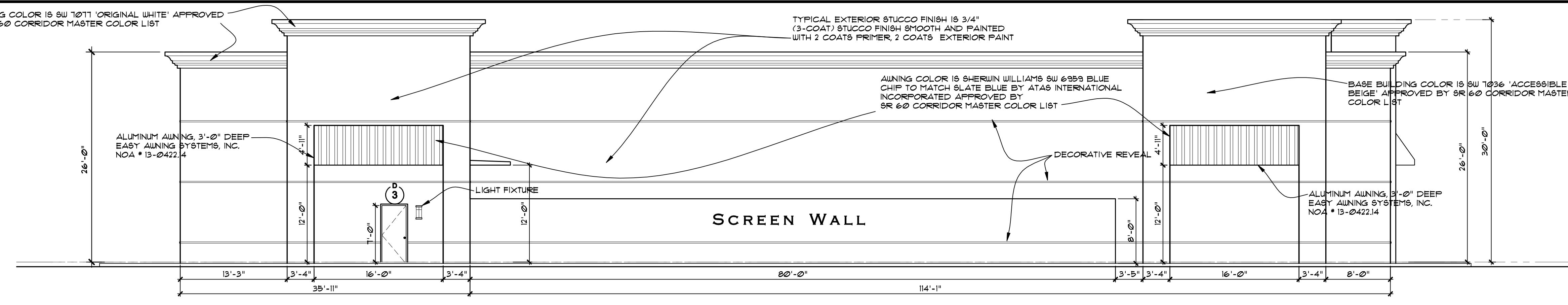
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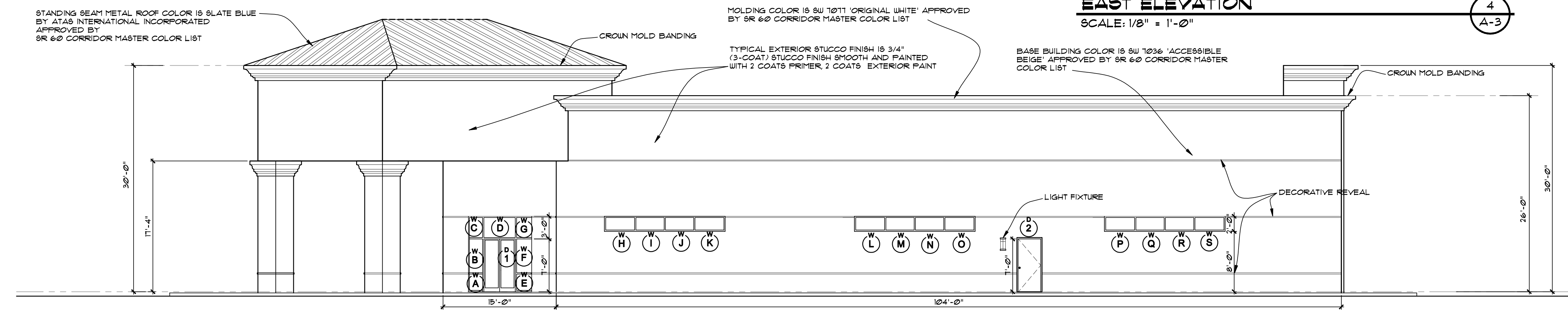
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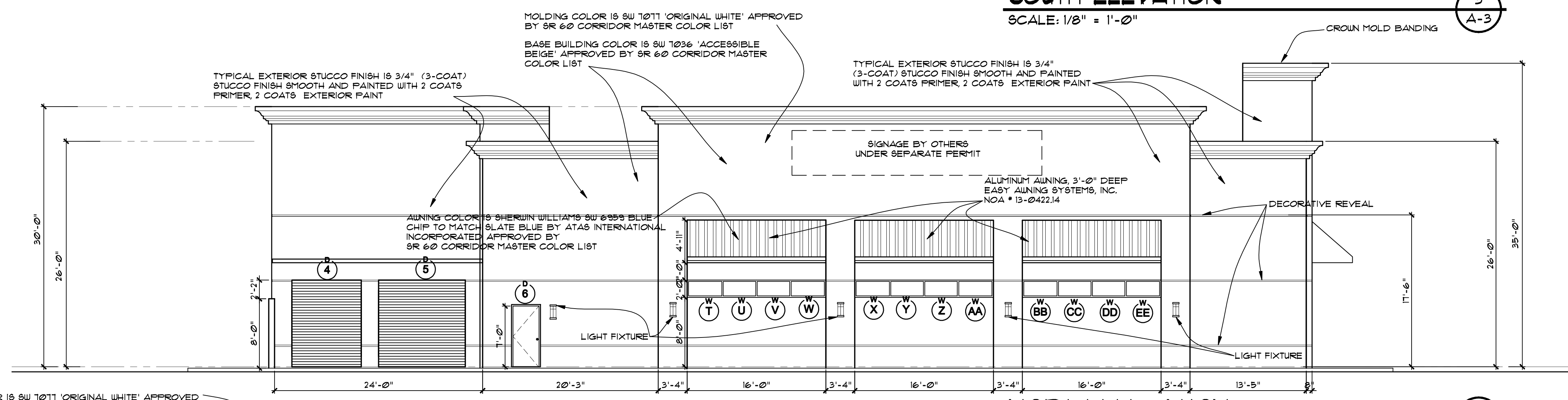
A - 3



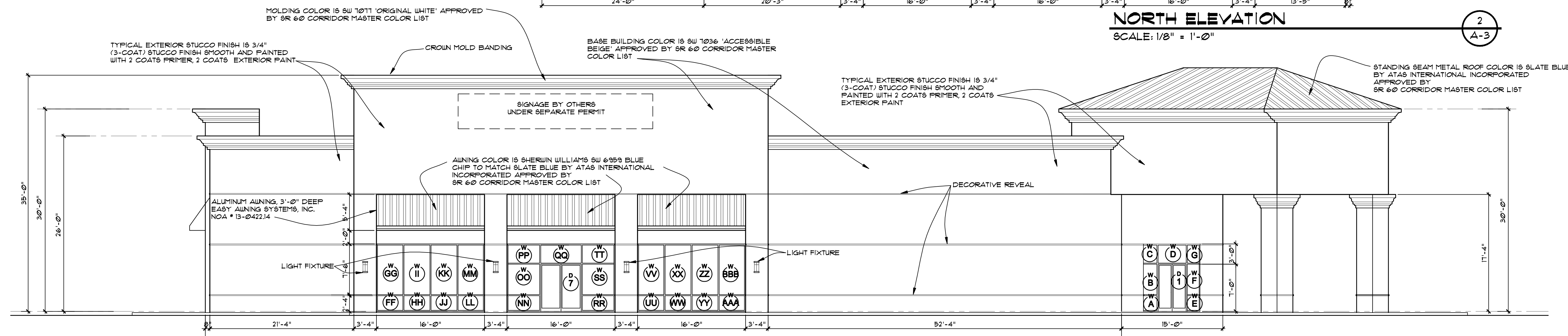
EAST ELEVATION
SCALE: 1/8" = 1'-0" 4
A-3



SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 3
A-3



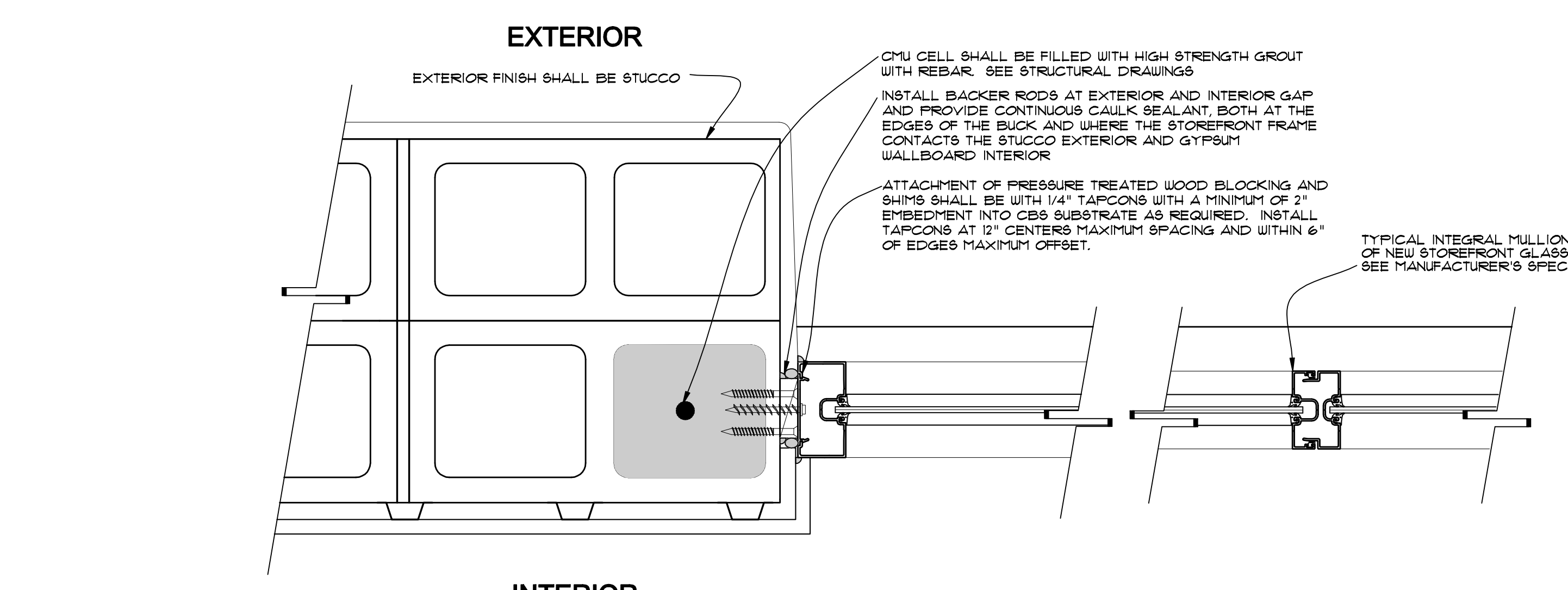
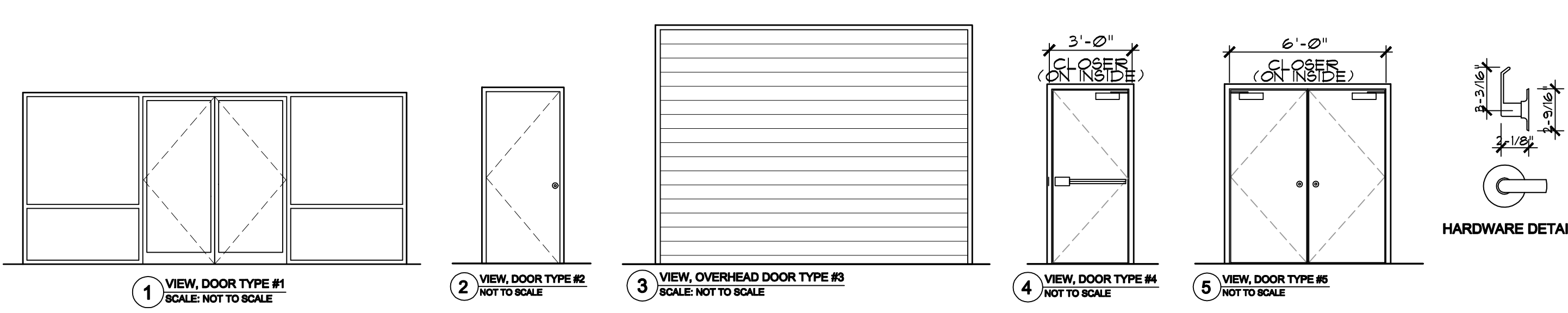
NORTH ELEVATION
SCALE: 1/8" = 1'-0" 2
A-3



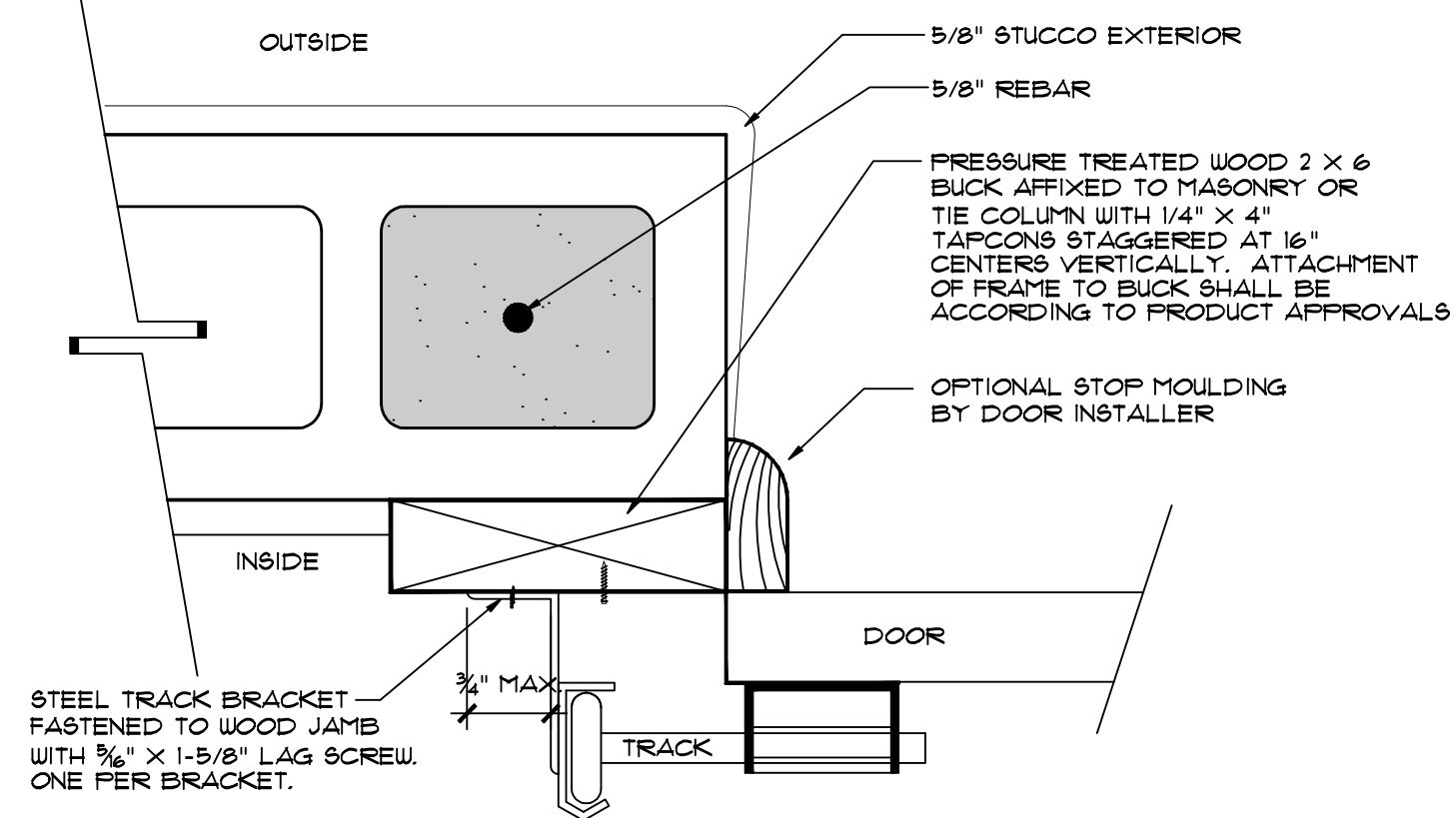
WEST ELEVATION
SCALE: 1/8" = 1'-0" 1
A-3

DOOR SCHEDULE

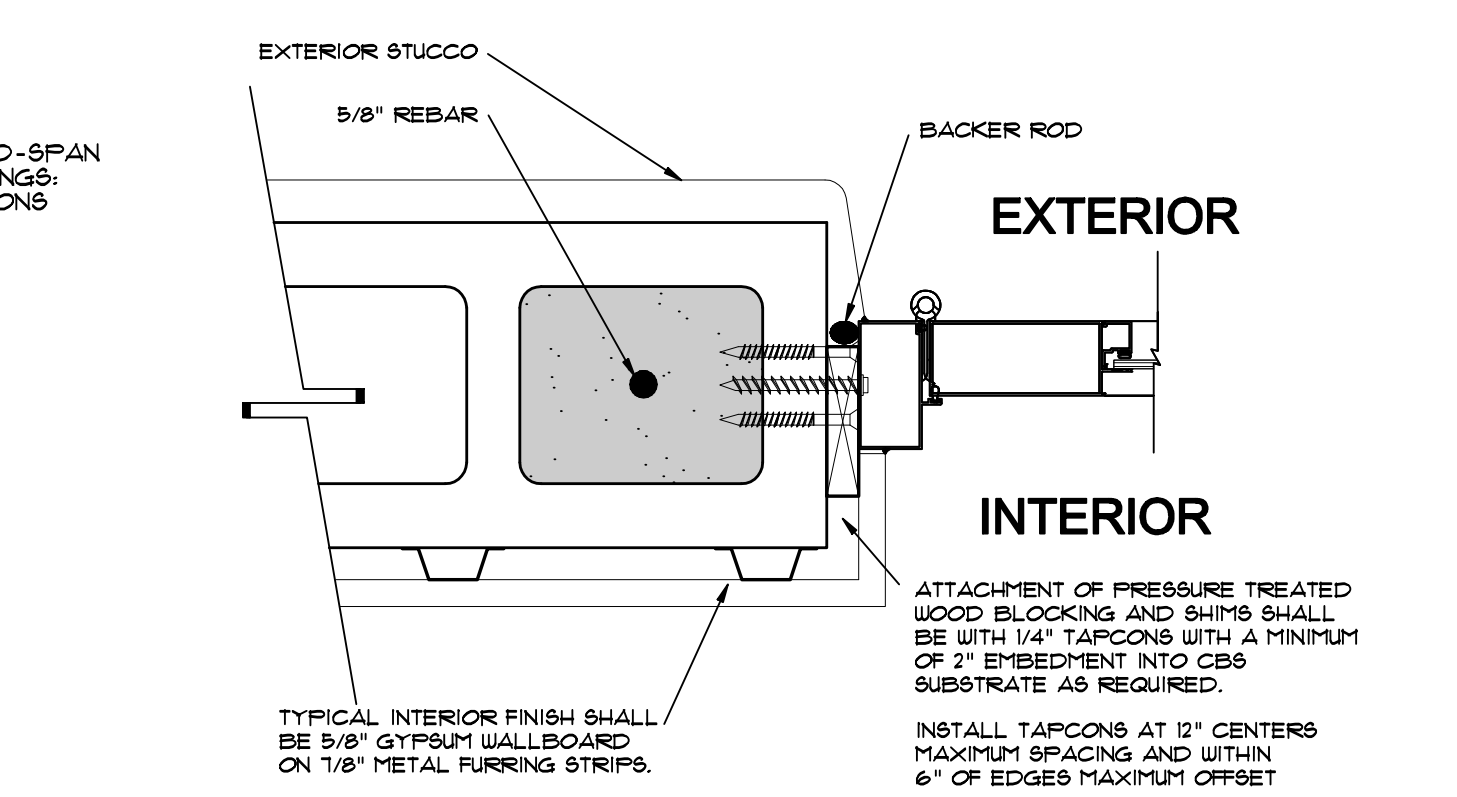
MARK	NOMINAL SIZE	TYPE	MATERIAL	FRAME	FINISH	PROPRIETARY SPECIFICATION	PROPRIETARY APPROVAL	ZONE	NET DESIGN WIND PRESSURE	REMARKS
D1	(2) 3'-0" X 7'-0"	1	ALUMINUM AND GLASS	INTEGRAL	FACTORY	ASSA ABLOY INC. SERIES "RESILIENCE"	14-0529.11	5	+41.8 P5F -54.6 P5F	NEW AUTOMATIC DOORS WITH ADA COMPLIANT HARDWARE AND PRIVACY LOCKSET
D2	3'-0" X 7'-0"	4	METAL	METAL	FACTORY	MESKER DOOR INC SERIES "N"	10-1202.10	4	+41.8 P5F -45.5 P5F	NEW INSULATED HOLLOW METAL EGRESS DOOR WITH PANIC BARS
D3	3'-0" X 7'-0"	4	METAL	METAL	FACTORY	MESKER DOOR INC SERIES "N"	10-1202.10	5	+41.8 P5F -54.6 P5F	NEW INSULATED HOLLOW METAL EGRESS DOOR WITH PANIC BARS
D4	8'-0" X 10'-0"	3	METAL	METAL	FACTORY	OVERHEAD DOOR CORP. SERIES "D-408116"	14-0825.09	5	+41.8 P5F -54.6 P5F	NEW OVERHEAD DOOR
D5	10'-0" X 10'-0"	3	METAL	METAL	FACTORY	OVERHEAD DOOR CORP. SERIES "D-408116"	14-0825.09	5	+41.8 P5F -54.6 P5F	NEW OVERHEAD DOOR
D6	3'-0" X 7'-0"	4	METAL	METAL	FACTORY	MESKER DOOR INC SERIES "N"	10-1202.10	5	+41.8 P5F -54.6 P5F	NEW INSULATED HOLLOW METAL EGRESS DOOR WITH PANIC BARS
D7	(2) 3'-0" X 7'-0"	1	ALUMINUM AND GLASS	INTEGRAL	FACTORY	ASSA ABLOY INC. SERIES "RESILIENCE"	14-0529.11	4	+41.8 P5F -45.5 P5F	NEW AUTOMATIC DOORS WITH ADA COMPLIANT HARDWARE AND PRIVACY LOCKSET
D8	(2) 4'-0" X 7'-0"	5	WOOD	WOOD	PAINT	ELIASON CFR-9000 CORROSION RESISTANT FIRE DOOR	--	--	--	NEW 45 MINUTE FIRE RATED DOOR WITH ADA COMPLIANT HARDWARE AND PRIVACY LOCKSET
D9	(2) 4'-0" X 7'-0"	5	WOOD	WOOD	PAINT	ELIASON CFR-9000 CORROSION RESISTANT FIRE DOOR	--	--	--	NEW 45 MINUTE FIRE RATED DOOR WITH ADA COMPLIANT HARDWARE AND PRIVACY LOCKSET
D10	3'-0" X 7'-0"	2	WOOD	WOOD	PAINT	JELD-WEN CAMBRIDGE SMOOTH SOLID CORE INTERIOR DOOR	--	--	--	NEW INTERIOR DOOR/PRIVACY LOCK AND ADA HARDWARE
D11	3'-0" X 7'-0"	2	WOOD	WOOD	PAINT	JELD-WEN CAMBRIDGE SMOOTH SOLID CORE INTERIOR DOOR	--	--	--	NEW INTERIOR DOOR/PRIVACY LOCK AND ADA HARDWARE
D12	3'-0" X 7'-0"	2	WOOD	WOOD	PAINT	ELIASON CFR-9000 CORROSION RESISTANT FIRE DOOR	--	--	--	NEW 45 MINUTE FIRE RATED DOOR WITH PRIVACY LOCKSET
D13	3'-0" X 7'-0"	2	WOOD	WOOD	PAINT	JELD-WEN CAMBRIDGE SMOOTH SOLID CORE INTERIOR DOOR	--	--	--	NEW INTERIOR DOOR/PRIVACY LOCK AND ADA HARDWARE
D14	3'-0" X 7'-0"	2	WOOD	WOOD	PAINT	JELD-WEN CAMBRIDGE SMOOTH SOLID CORE INTERIOR DOOR	--	--	--	NEW INTERIOR DOOR/PRIVACY LOCK AND ADA HARDWARE
D15	3'-0" X 7'-0"	2	WOOD	WOOD	PAINT	JELD-WEN CAMBRIDGE SMOOTH SOLID CORE INTERIOR DOOR	--	--	--	NEW INTERIOR DOOR/PRIVACY LOCK AND ADA HARDWARE
D16	3'-0" X 7'-0"	2	WOOD	WOOD	PAINT	--	--	--	--	NEW DRESSING ROOM DOOR WITH PRIVACY LOCK AND ADA HARDWARE
D17	3'-0" X 7'-0"	2	WOOD	WOOD	PAINT	--	--	--	--	NEW DRESSING ROOM DOOR WITH PRIVACY LOCK AND ADA HARDWARE
D18	3'-0" X 7'-0"	2	WOOD	WOOD	PAINT	--	--	--	--	NEW DRESSING ROOM DOOR WITH PRIVACY LOCK AND ADA HARDWARE
D19	3'-0" X 7'-0"	2	WOOD	WOOD	PAINT	--	--	--	--	NEW DRESSING ROOM DOOR WITH PRIVACY LOCK AND ADA HARDWARE



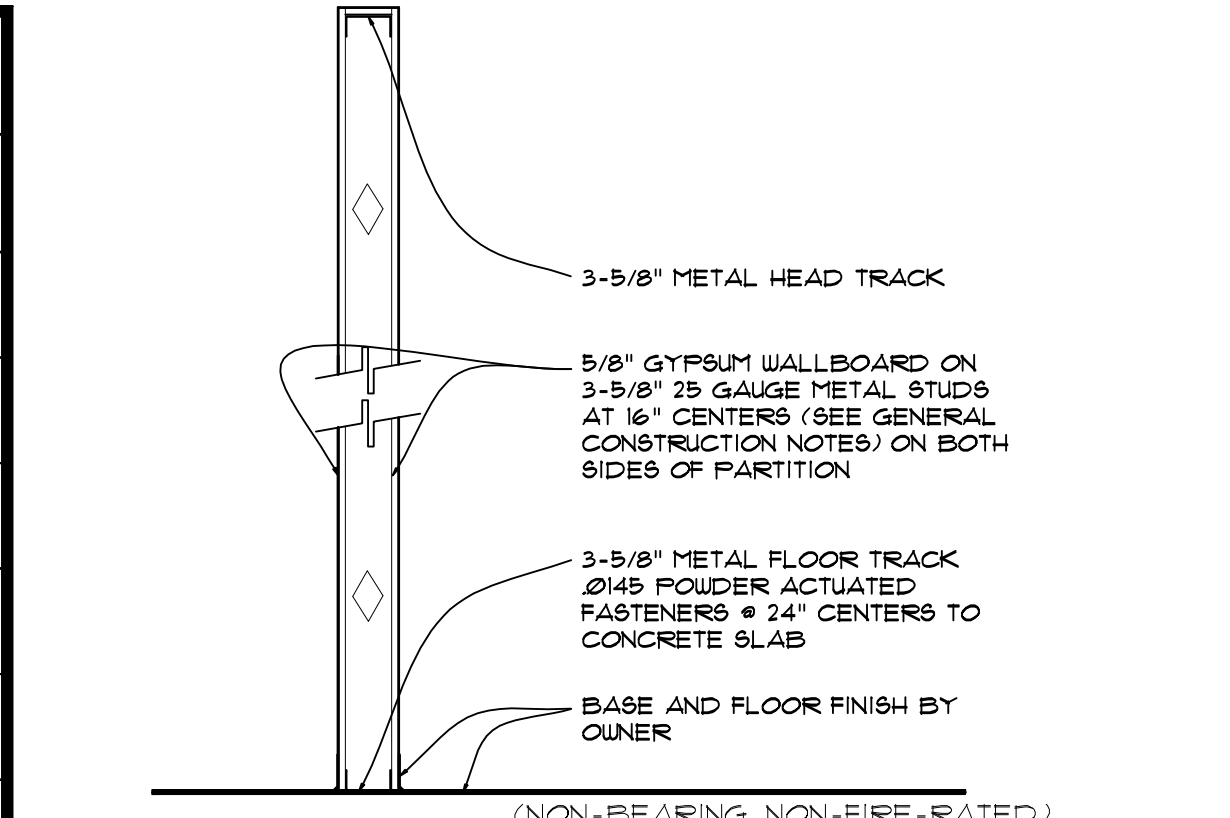
STOREFRONT JAMB DETAIL
SCALE: NOT TO SCALE



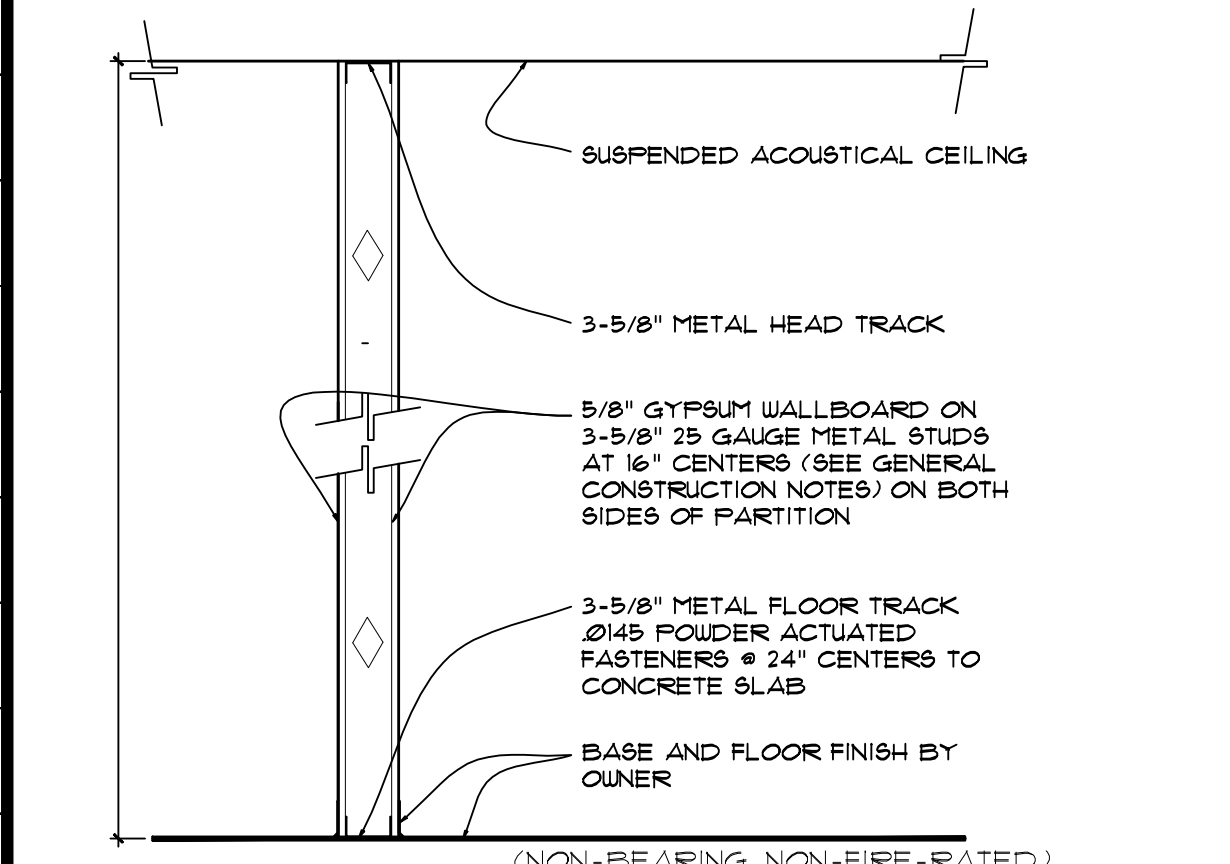
TYPICAL GARAGE BUCK DETAILS
SCALE: NOT TO SCALE



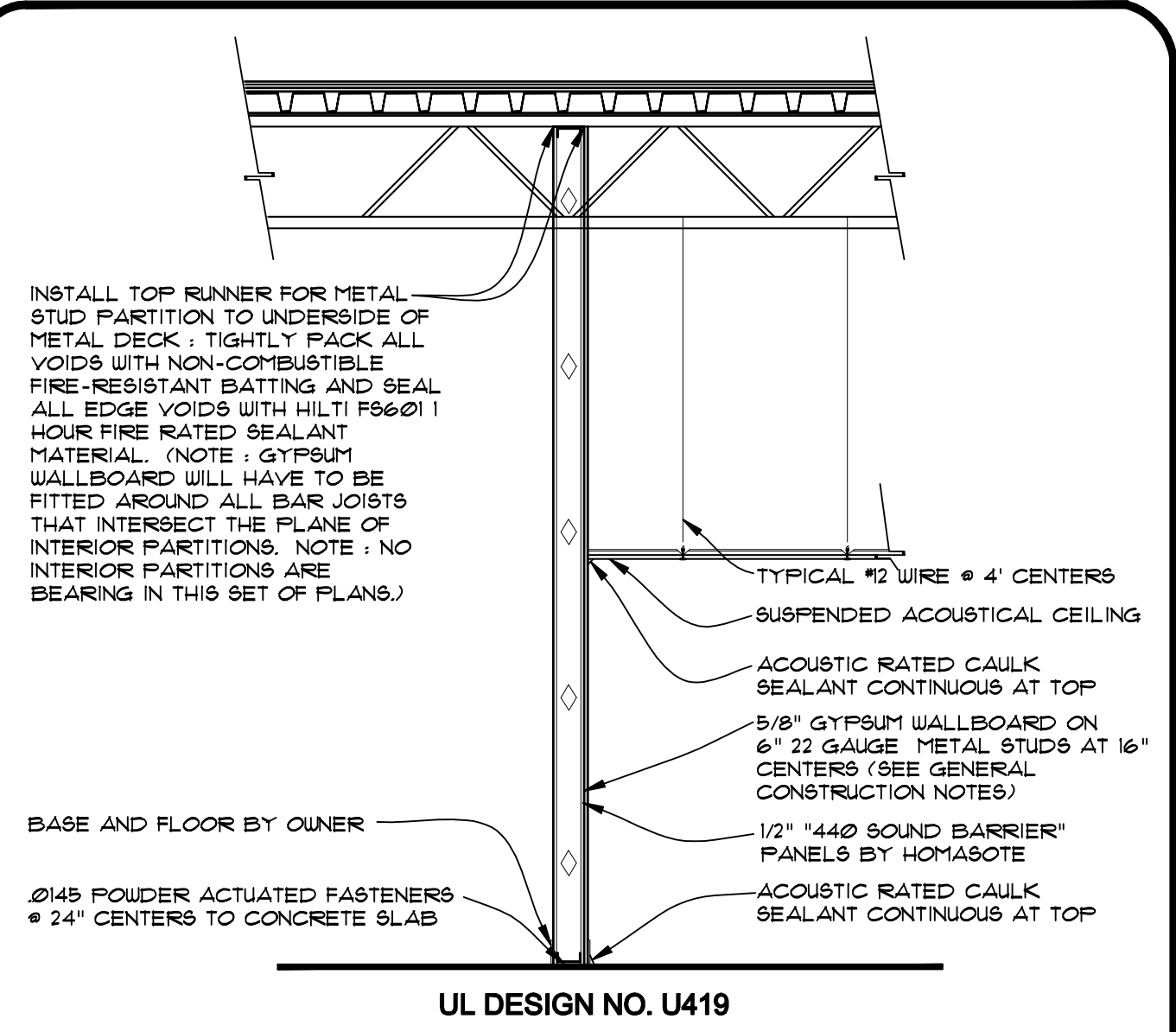
DOOR BUCK DETAIL
SCALE: NOT TO SCALE



TYPICAL INTERIOR PARTITION 6
SCALE: NOT TO SCALE

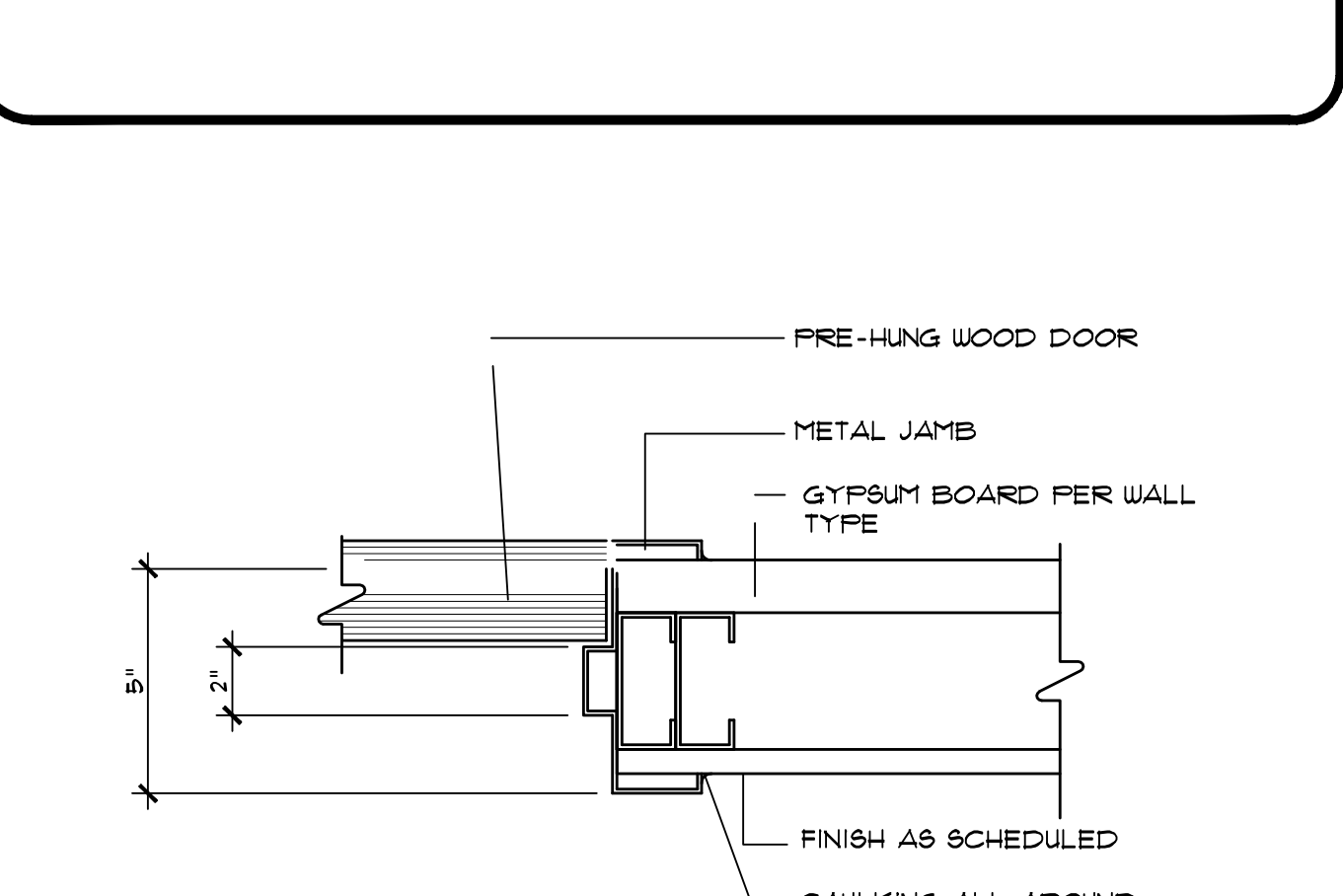


TYPICAL INTERIOR PARTITION 5
SCALE: NOT TO SCALE



1 HOUR FIRE RATED PARTITION 2
SCALE: 1/2" = 1'-0"

- PRESCRIPTIVES FOR U.L. DESIGN NO. U419**
- FLOOR AND CEILING RUNNERS** -- CHANNEL SHAPED, FABRICATED FROM MINIMUM 22 M5G CORROSION-PROTECTED STEEL, MINIMUM DEPTH TO ACCOMMODATE STUD SIZE, WITH MINIMUM 1-1/4 INCH LONG LEGS, ATTACHED TO FLOOR AND CEILING WITH FASTENERS 16 INCH ON CENTER MAXIMUM.
 - STEEL STUDS** -- CHANNEL SHAPED, FABRICATED FROM MINIMUM 22 M5G CORROSION-PROTECTED STEEL, SPACED A MAXIMUM OF 16 INCHES ON CENTER. STUDS TO BE CUT 3/8 TO 3/4 INCH LESS THAN ASSEMBLY HEIGHT.
 - BATTS AND BLANKETS** -- (OPTIONAL NOT USED)
 - GYPSON BOARD** -- GYPSON PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. VERTICAL JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED ONE STUD CAVITY. HORIZONTAL JOINTS NEED NOT BE BACKED BY STEEL FRAMING. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED A MINIMUM OF 12 INCHES.
 - FASTENERS** -- TYPE 8 OR 8-1/2 STEEL SCREWS USED TO ATTACH PANELS TO STUDS OR FURRING CHANNELS. SINGLE LAYER SYSTEMS: 1 INCH LONG FOR 1/2 AND 5/8 INCH THICK PANELS OR 1-1/4 INCH LONG FOR 3/4 INCH THICK PANELS, SPACED 8 INCHES ON CENTER WHEN PANELS ARE APPLIED HORIZONTALLY, OR 8 INCHES ON CENTER ALONG VERTICAL AND BOTTOM EDGES AND 12 INCHES ON CENTER IN THE FIELD WHEN PANELS ARE APPLIED VERTICALLY. TWO LAYER SYSTEMS: FIRST LAYER - 1 INCH LONG FOR 1/2 AND 5/8 INCH THICK PANELS OR 1-1/4 INCH LONG FOR 3/4 INCH THICK PANELS, SPACED 16 INCHES ON CENTER. SECOND LAYER - 1-5/8 INCH LONG FOR 1/2 INCH, 5/8 INCH THICK PANELS OR 2-1/4 INCH LONG FOR 3/4 INCH THICK PANELS, SPACED 16 INCHES ON CENTER WITH SCREWS OFFSET 8 INCHES FROM FIRST LAYER. THREE LAYER SYSTEMS: FIRST LAYER - 1 INCH LONG FOR 1/2 INCH, 5/8 INCH THICK PANELS, SPACED 24 INCHES ON CENTER. SECOND LAYER - 1-5/8 INCH LONG FOR 1/2 INCH, 5/8 INCH THICK PANELS, SPACED 24 INCHES ON CENTER. THIRD LAYER - 2-1/4 INCH LONG FOR 1/2 INCH, 5/8 INCH THICK PANELS OR 2-5/8 INCH LONG FOR 3/4 INCH THICK PANELS, SPACED 12 INCHES ON CENTER. SCREWS OFFSET MINIMUM 6 INCHES FROM LAYER BELOW. FOUR LAYER SYSTEMS: FIRST LAYER - 1 INCH LONG FOR 1/2 INCH, 5/8 INCH THICK PANELS, SPACED 24 INCHES ON CENTER. SECOND LAYER - 1-5/8 INCH LONG FOR 1/2 INCH, 5/8 INCH THICK PANELS, SPACED 24 INCHES ON CENTER. THIRD LAYER - 2-1/4 INCH LONG FOR 1/2 INCH, 5/8 INCH THICK PANELS OR 2-5/8 INCH LONG FOR 3/4 INCH THICK PANELS, SPACED 24 INCHES ON CENTER. FOURTH LAYER - 2-5/8 INCH LONG FOR 1/2 INCH THICK PANELS OR 3 INCHES LONG FOR 5/8 INCH THICK PANELS, SPACED 12 INCHES ON CENTER. SCREWS OFFSET MINIMUM 6 INCHES FROM LAYER BELOW.
 - FURRING CHANNELS** -- (OPTIONAL FOR SINGLE OR DOUBLE LAYER SYSTEMS) -- RESILIENT FURRING CHANNELS FABRICATED FROM MINIMUM 22 M5G CORROSION-PROTECTED STEEL, SPACED VERTICALLY A MAXIMUM OF 16 INCHES ON CENTER. FLANGE PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1/2 INCH LONG TYPE 8-1/2 STEEL SCREWS.
 - JOINT TAPE AND COMPOUND** -- VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOMINAL 2 INCHES WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYER PANELS. PAPER TAPE AND JOINT COMPOUND MAY BE OMITTED WHEN GYPSON PANELS ARE SUPPLIED WITH A SQUARE EDGE.
 - SIDING, BRICK OR STUCCO** -- (OPTIONAL) -- ALUMINUM, VINYL OR STEEL SIDING, BRICK VENEER OR STUCCO, MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES, INSTALLED OVER GYPSON PANELS. BRICK VENEER ATTACHED TO STUDS WITH CORRUGATED METAL WALL TIES ATTACHED TO EACH STUD WITH STEEL SCREWS, NOT MORE THAN EACH SIXTH COURSE OF BRICK.
 - CAULKING AND SEALANTS** -- (OPTIONAL) -- A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.



INTERIOR DOOR DETAIL
SCALE: NOT TO SCALE

Revisions:
1
2
3
4
5

Project Number
160412

1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL
1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA

Project Name
NEW RETAIL BUILDING

STEPHEN BRASGALLA, ARCHITECT
STATE OF FLORIDA
REGISTRATION No. AR12239
6901 WEST BROWARD BOULEVARD
SUITE 100
PLANTATION, FLORIDA 33317
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AS ISSUED FOR PERMIT 7-29-16 (NOT FOR CONSTRUCTION)

Drawn By: **RSS** Checked By: **STB**
 Scale: **SHOWN** Date: **7-29-16**

Project Number
160412
 Sheet:

A - 4

STOREFRONT SCHEDULE EXPOSURE: 'D' 170 MPH WINDSPEED

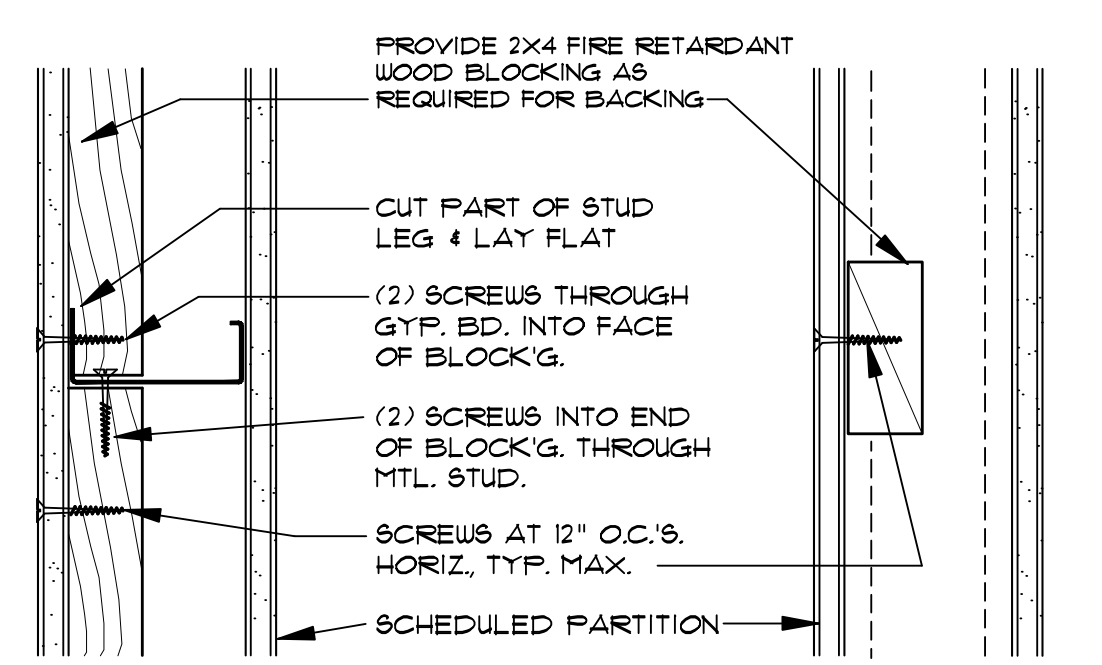
MARK	NOMINAL SIZE	TYPE	MATERIAL	EGRESS	PRODUCT APPROVAL	ZONE	NET DESIGN WIND PRESSURE		REMARKS
(WK)	3'-10" X 7'-4"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WL)	3'-10" X 7'-2"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WM)	3'-10" X 7'-4"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WN)	4'-8" X 2'-2"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WO)	4'-8" X 4'-6"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WP)	4'-8" X 2'-8"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WQ)	6'-0" X 2'-8"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WR)	4'-8" X 2'-2"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WS)	4'-8" X 4'-6"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WT)	4'-8" X 2'-8"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WU)	3'-9" X 2'-2"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WV)	3'-9" X 1'-4"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 41.8	-45.5	NEW FGT SERIES 66-3500
(WW)	3'-10" X 7'-4"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 41.8	-45.5	NEW FGT SERIES 66-3500
(WX)	3'-10" X 2'-2"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WY)	3'-10" X 7'-4"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WZ)	3'-10" X 2'-2"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 41.8	-45.5	NEW FGT SERIES 66-3500
(WAA)	3'-9" X 2'-2"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 41.8	-45.5	NEW FGT SERIES 66-3500
(WBB)	3'-9" X 1'-4"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WCC)	3'-2" X 3'-0"	FIXED	ALUMINUM	NO	--	--	--	--	ONE-WAY GLASS

STOREFRONT SCHEDULE EXPOSURE: 'D' 170 MPH WINDSPEED

MARK	NOMINAL SIZE	TYPE	MATERIAL	EGRESS	PRODUCT APPROVAL	ZONE	NET DESIGN WIND PRESSURE		REMARKS
(WA)	2'-8" X 2'-2"	FIXED	ALUMINUM	NO	16.0505.04	5	+ 43.1	-58.6	NEW FGT SERIES 66-3500
(WB)	2'-8" X 4'-6"	FIXED	ALUMINUM	NO	16.0505.04	5	+ 41.8	-54.6	NEW FGT SERIES 66-3500
(WC)	2'-8" X 2'-8"	FIXED	ALUMINUM	NO	16.0505.04	5	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WD)	6'-0" X 2'-8"	FIXED	ALUMINUM	NO	16.0505.04	5	+ 41.8	-54.6	NEW FGT SERIES 66-3500
(WE)	2'-8" X 2'-2"	FIXED	ALUMINUM	NO	16.0505.04	5	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WF)	2'-8" X 4'-6"	FIXED	ALUMINUM	NO	16.0505.04	5	+ 41.8	-54.6	NEW FGT SERIES 66-3500
(WG)	2'-8" X 2'-8"	FIXED	ALUMINUM	NO	16.0505.04	5	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WH)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	5	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WI)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	5	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WJ)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	5	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WK)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	5	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WL)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 41.8	-45.5	NEW FGT SERIES 66-101
(WM)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 41.8	-45.5	NEW FGT SERIES 66-101
(WN)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WO)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WP)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	5	+ 41.8	-45.5	NEW FGT SERIES 66-101
(WQ)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	5	+ 41.8	-45.5	NEW FGT SERIES 66-101
(WR)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	5	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WS)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	5	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WT)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WU)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WV)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WW)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WX)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WY)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WZ)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WAA)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WBB)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WCC)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WDD)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WEE)	3'-10" X 1'-8"	FIXED	ALUMINUM	NO	15-0528.26	4	+ 43.1	-41.4	NEW FGT SERIES 66-101
(WFF)	3'-9" X 2'-2"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WGG)	3'-9" X 7'-4"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WHH)	3'-10" X 2'-2"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WHI)	3'-10" X 7'-4"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500
(WJI)	3'-10" X 2'-2"	FIXED	ALUMINUM	NO	16.0505.04	4	+ 43.1	-41.4	NEW FGT SERIES 66-3500

GENERAL NOTE

WHERE BACKING/BLOCKING IS REQUIRED WITHIN THE PROPOSED FIRE RATED PARTITIONS, DO NOT USE WOOD OR ANY COMBUSTIBLE MATERIALS. SUBSTITUTE 3-5/8" 20 GAUGE STUDS INSTALLED BETWEEN THE TYPICAL 72 GAUGE 6" VERTICAL STUDS AT 16" CENTERS. AFFIX THE BLOCKING STUD TO THE VERTICALS WITH MINIMUM (3) DRYWALL SCREWS EACH END.



TYPICAL BLOCKING
SCALE: NOT TO SCALE

- Revisions:
- 1
 - 2
 - 3
 - 4
 - 5

Project Number
160412

**1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL
1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA**

Project Name
NEW RETAIL BUILDING

STEPHEN BRASGALLA, ARCHITECT
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REGISTRATION NO. AR12239
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Drawn By: **RSS** Checked By: **STB**

Scale: **SHOWN** Date: **7-29-16**

Project Number
160412

Sheet:

- 1
- 2
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- 4
- 5

160412

1066 U.S. HIGHWAY 1
 NEW RETAIL BUILDING - GOODWILL
 1066 U.S. HIGHWAY 1
 VERO BEACH, FLORIDA

NEW RETAIL BUILDING

STEPHEN BRASGALLA, ARCHITECT
 STATE OF FLORIDA
 REGISTRATION No. AR12239

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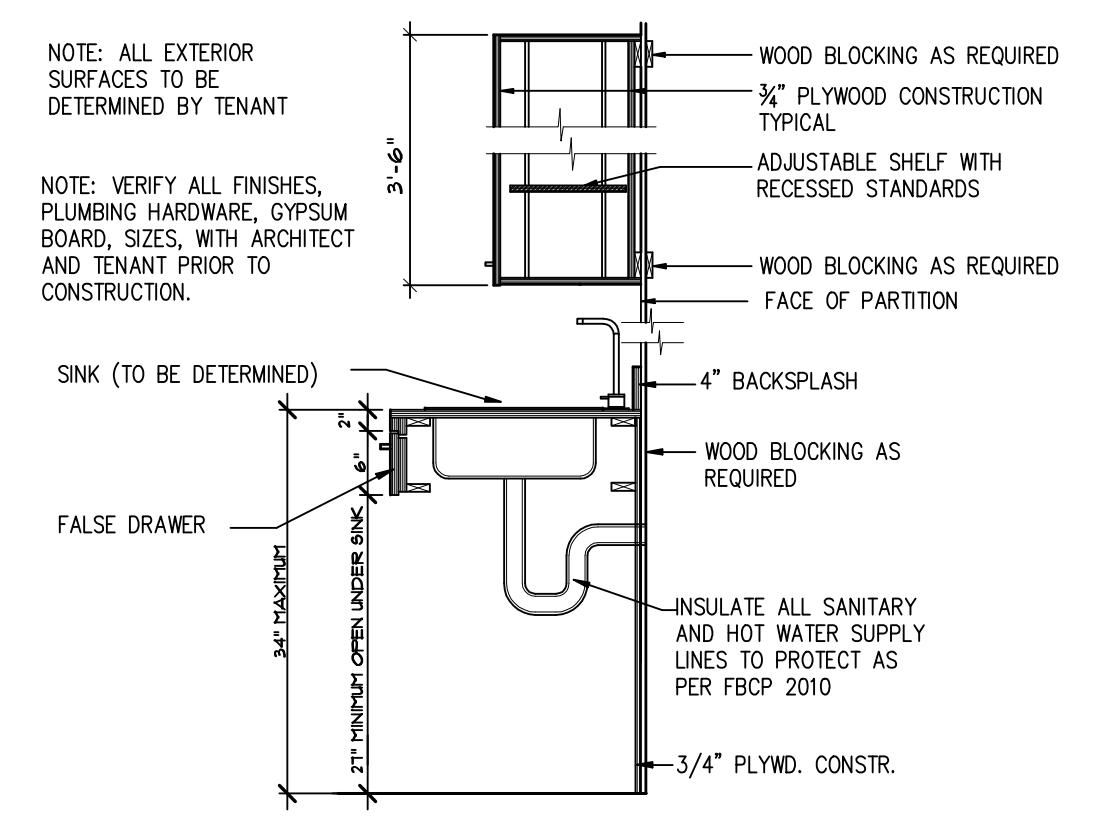
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Scale: SHOWN	Date: 7-29-16

Project Number

160412

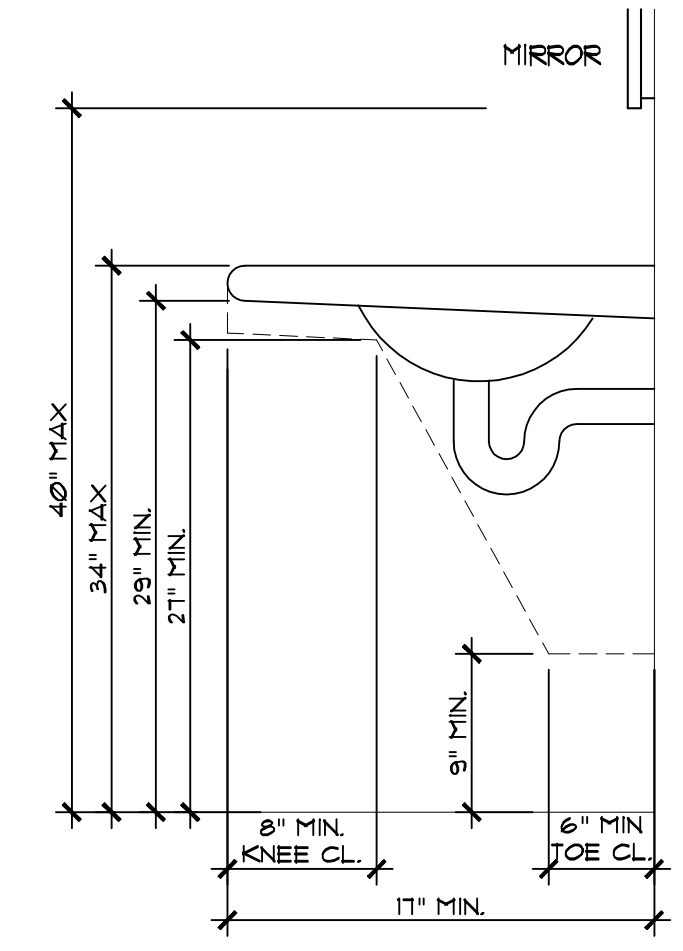
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A - 6



ACCESSIBLE BREAK ROOM SINK DETAIL
 SCALE: NOT TO SCALE

5
A-6



ACCESSIBLE SINK DETAIL
 SCALE: NOT TO SCALE

3
A-6

LAVATORY CLEARANCE

GENERAL: THE FOLLOWING REQUIREMENTS SHALL APPLY TO LAVATORY FIXTURES, VANITY, AND BUILT IN LAVS.

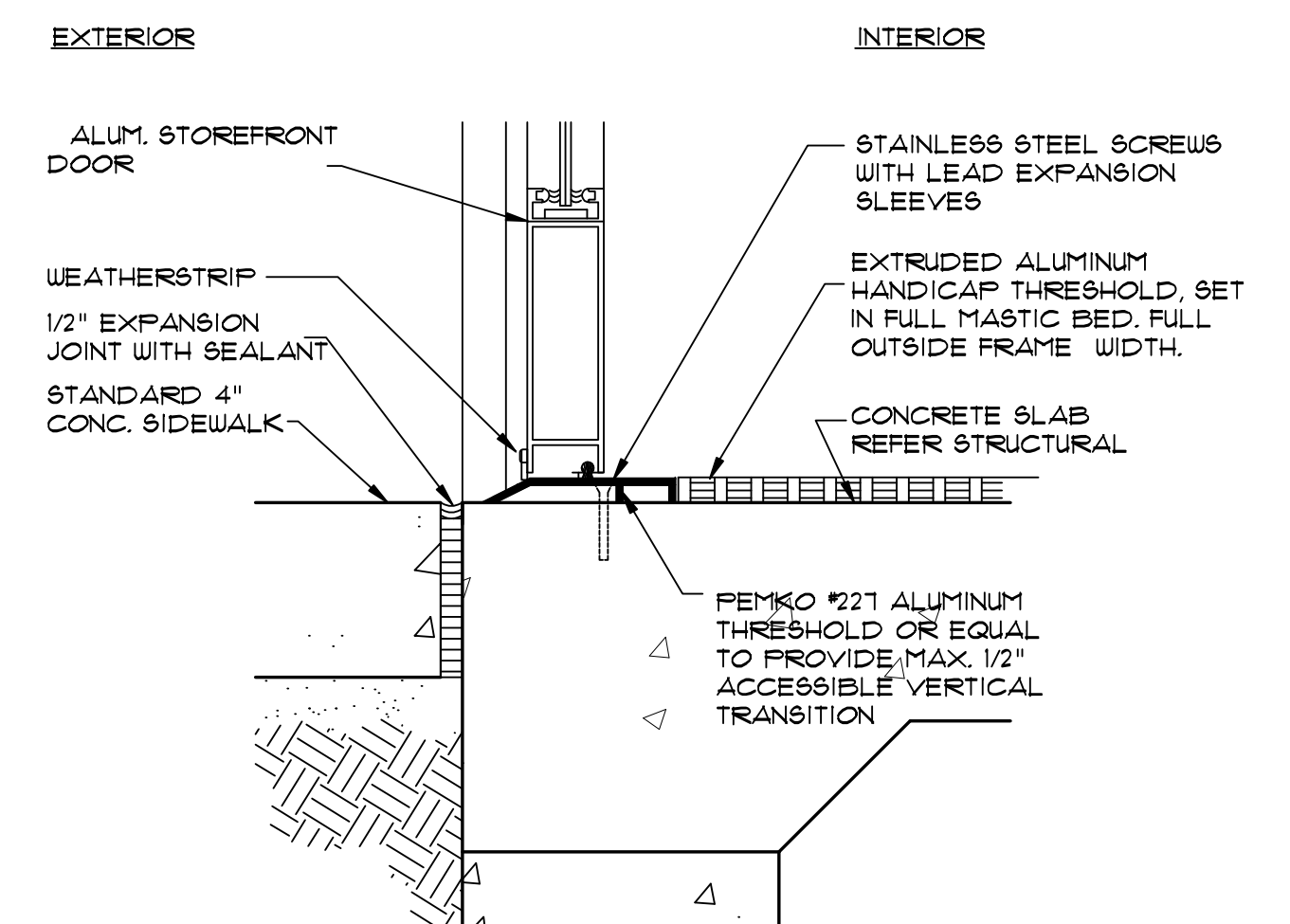
HEIGHT AND CLEARANCES: LAVS SHALL BE MOUNTED WITH THE RIM OR THE COUNTER SURFACE NO HIGHER THAN 34" AFF. PROVIDE A CLEARANCE OF AT LEAST 29" AFF. TO THE BOTTOM OF THE APRON.

CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE 30" X 48" IN FRONT OF A LAV TO ALLOW FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND A MAX. OF 19" UNDERNEATH THE LAV.

EXPOSED PIPES AND SURFACES: HOT WATER AND DRAIN PIPES UNDER LAVS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

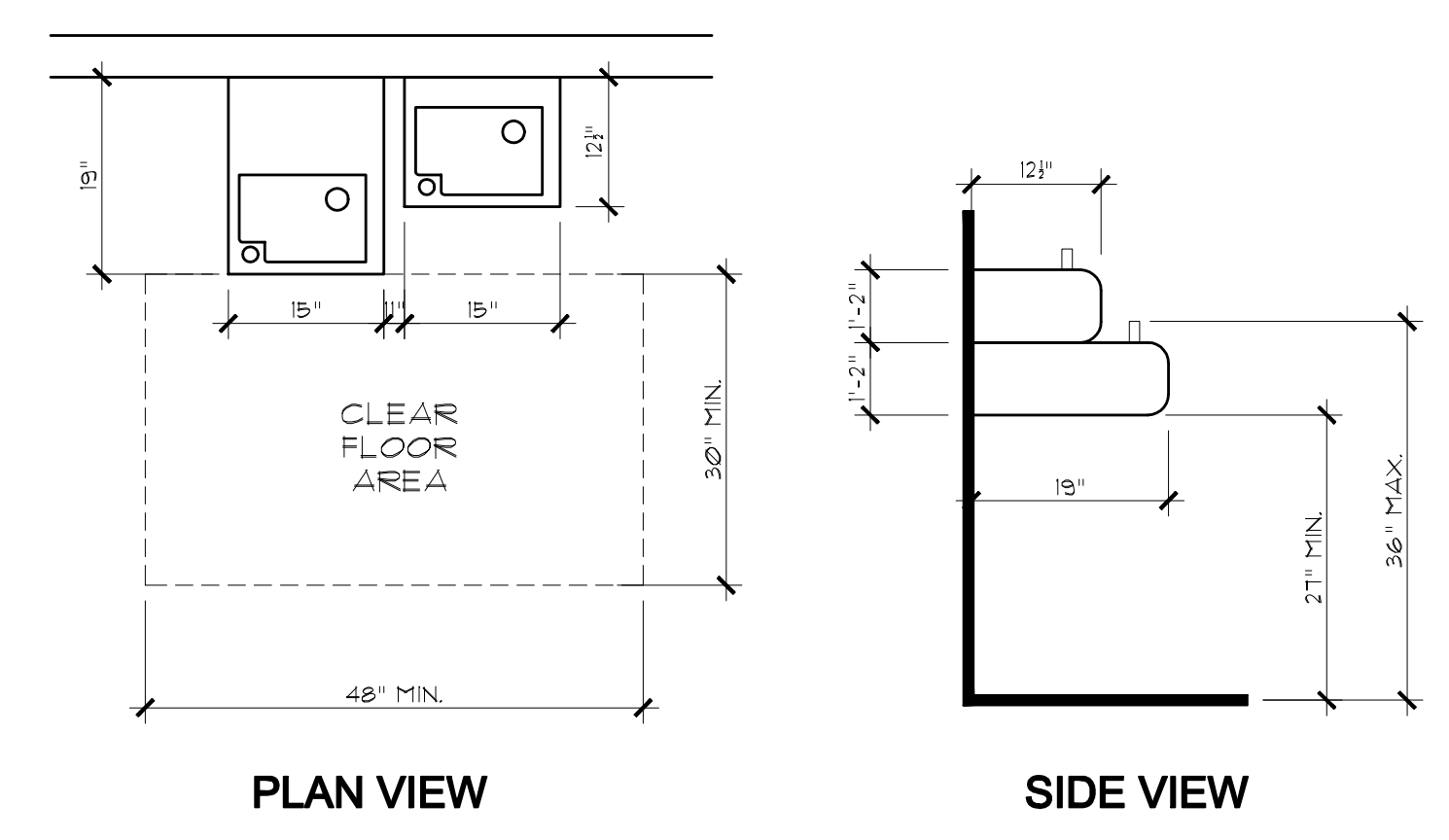
FAUCETS: FAUCETS SHALL COMPLY WITH FAC 4214. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.

MIRRORS: MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40" AFF.



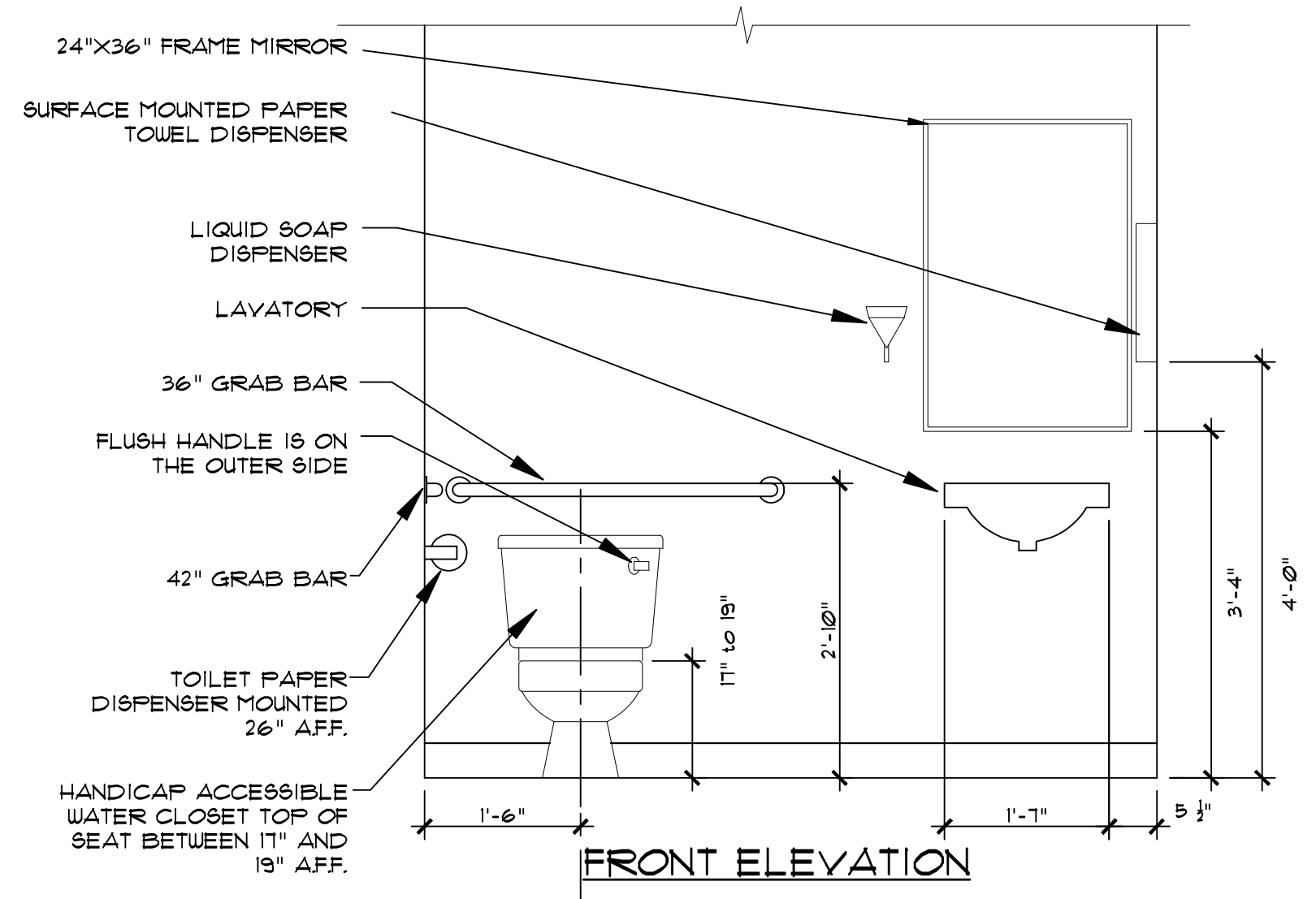
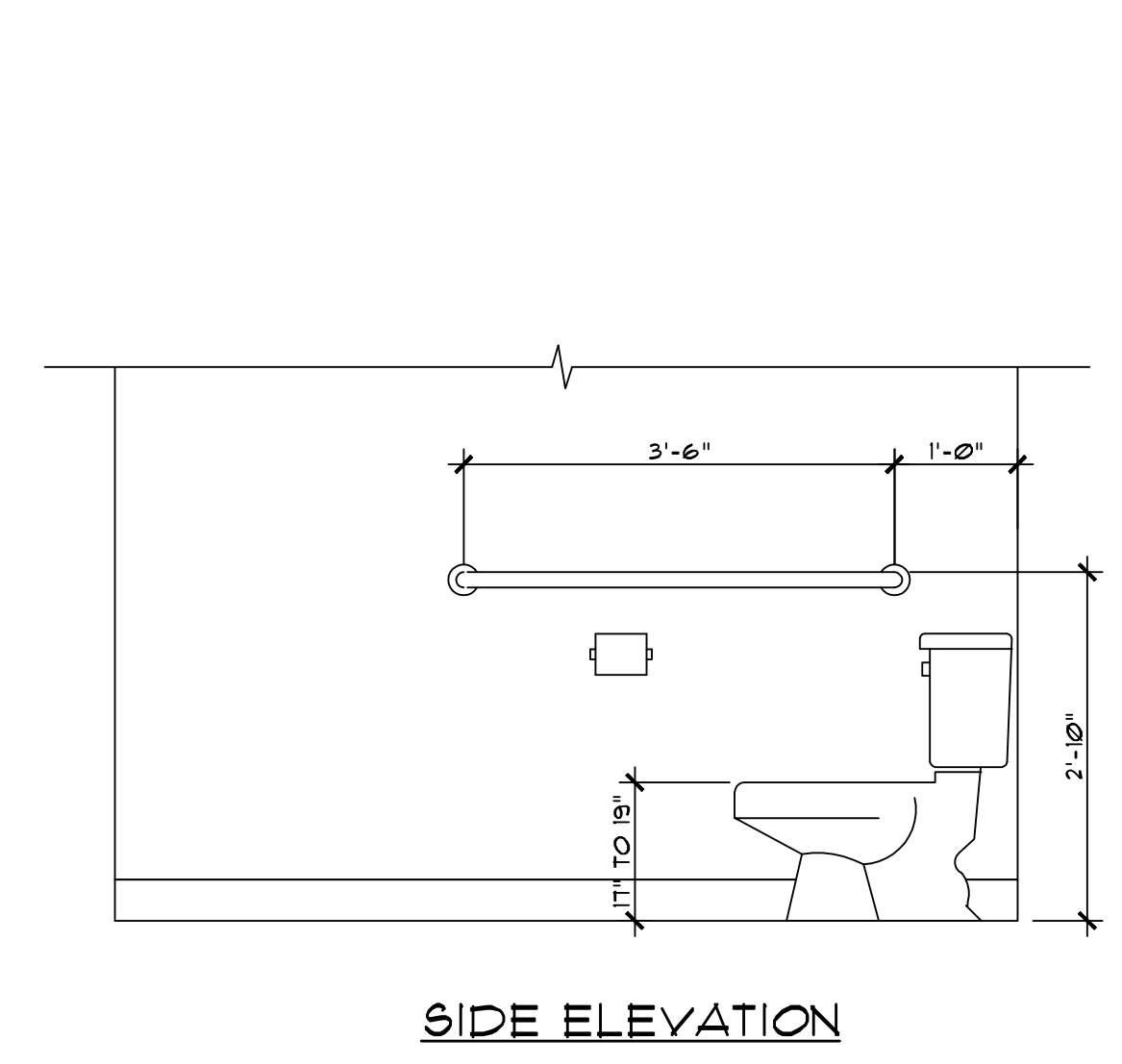
ACCESSIBLE THRESHOLD
 SCALE: NOT TO SCALE

4
A-6



WATER FOUNTAIN DETAILS
 SCALE: NOT TO SCALE

2
A-6



ACCESSIBLE RESTROOM
 SCALE: NOT TO SCALE

1
A-6

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- 2
- 3
- 4
- 5

Project Number
160412

1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL
1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA

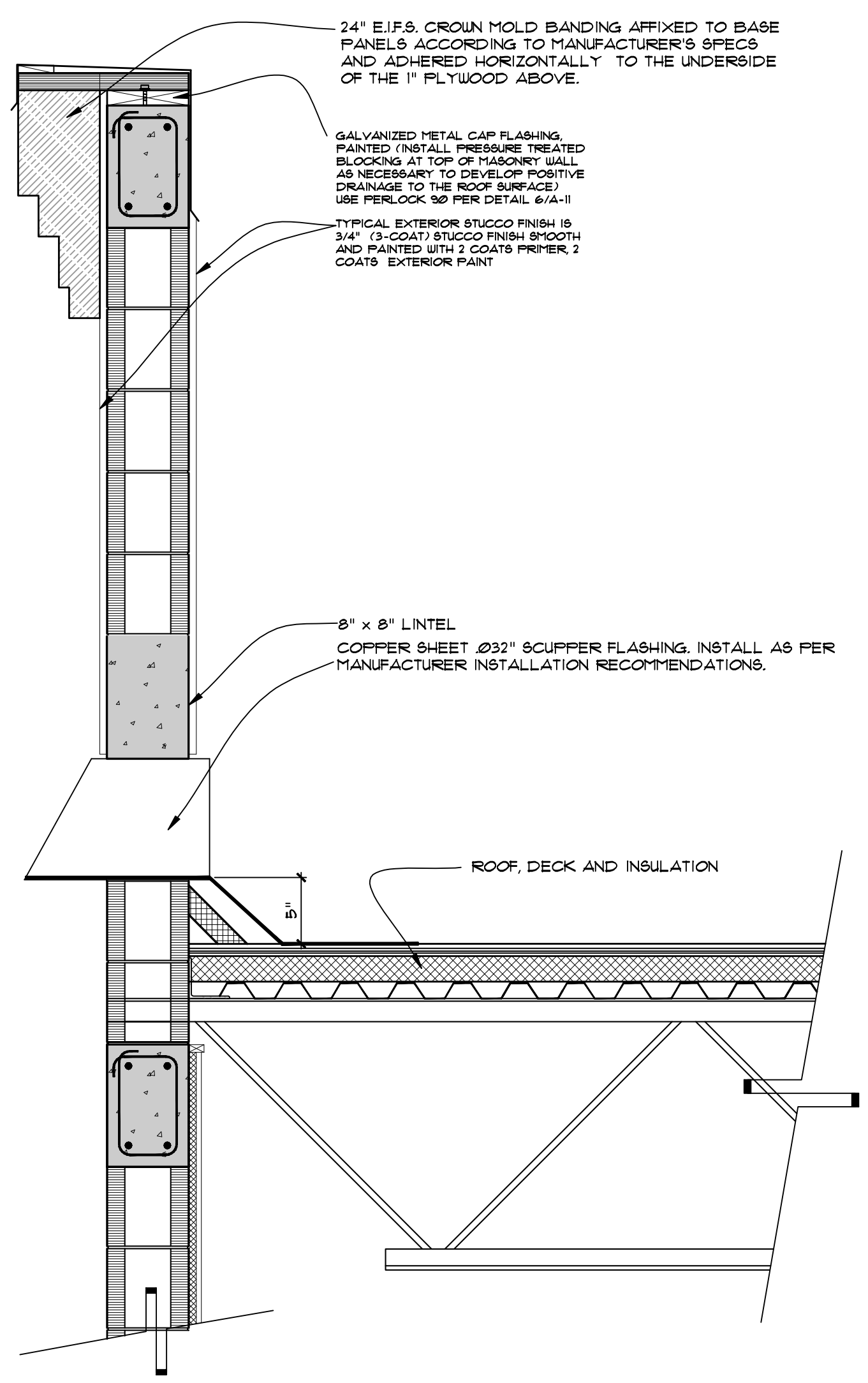
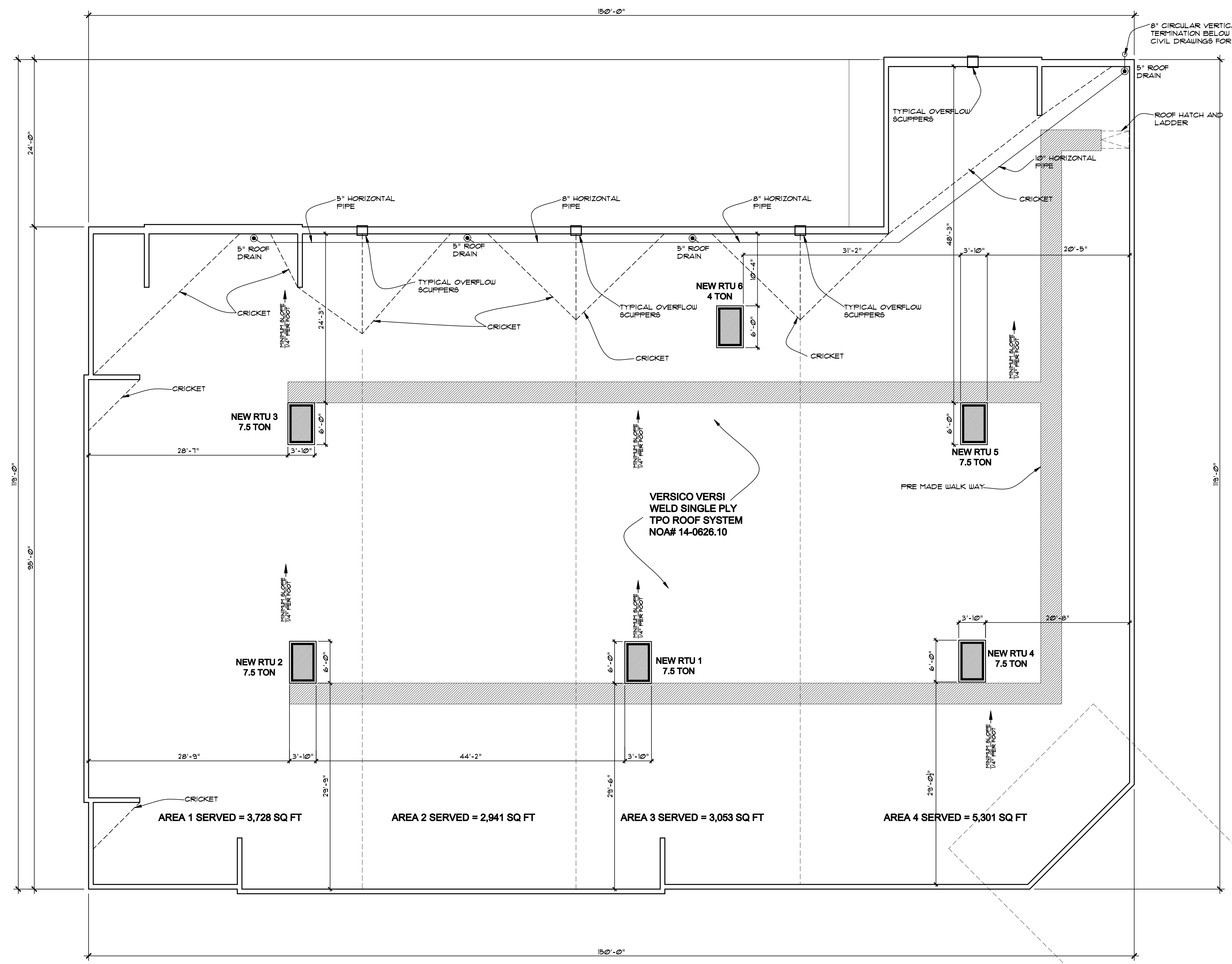
Project Name
NEW RETAIL BUILDING

STEPHEN BRASGALLA, ARCHITECT
STATE OF FLORIDA
REGISTRATION NO. AR12239
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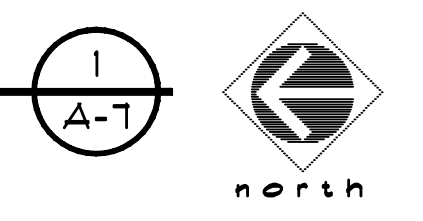
A - 7



TYPICAL OVERFLOW SCUPPER
SCALE: 3" = 1'-0"

ROOF DRAIN CALCULATIONS				
THE FOLLOWING IS BASED ON THE FBC 2014 F1105, TOTAL ROOF AREA = 2,416 SF				
CODE	TYPE OF DRAIN	RAINFALL RATE	ROOF AREA	SIZE OF PIPE REQUIRED
F1106.3	HORIZONTAL STORM DRAINAGE PIPING 1/4" SLOPE	5" PER HOUR	AREA 1 (3,728 SF)	5"
F1106.3	HORIZONTAL STORM DRAINAGE PIPING 1/4" SLOPE	5" PER HOUR	AREA 1 (3,728 SF) + AREA 2 (2,941 SF)	8"
F1106.3	HORIZONTAL STORM DRAINAGE PIPING 1/4" SLOPE	5" PER HOUR	AREA 1 (3,728 SF) + AREA 2 (2,941 SF) + AREA 3 (3,053 SF)	8"
F1106.3	HORIZONTAL STORM DRAINAGE PIPING 1/4" SLOPE	5" PER HOUR	AREA 1 (3,728 SF) + AREA 2 (2,941 SF) + AREA 3 (3,053 SF) + AREA 4 (5,301 SF)	10"
F1106.2(1)	CIRCULAR VERTICAL LEADER	5" PER HOUR	TOTAL ROOF AREA 2,416 SF	8"

ROOF PLAN
SCALE: 1/8" = 1'-0"



2
A-7

- 1
- 2
- 3
- 4
- 5

Project Number
160412

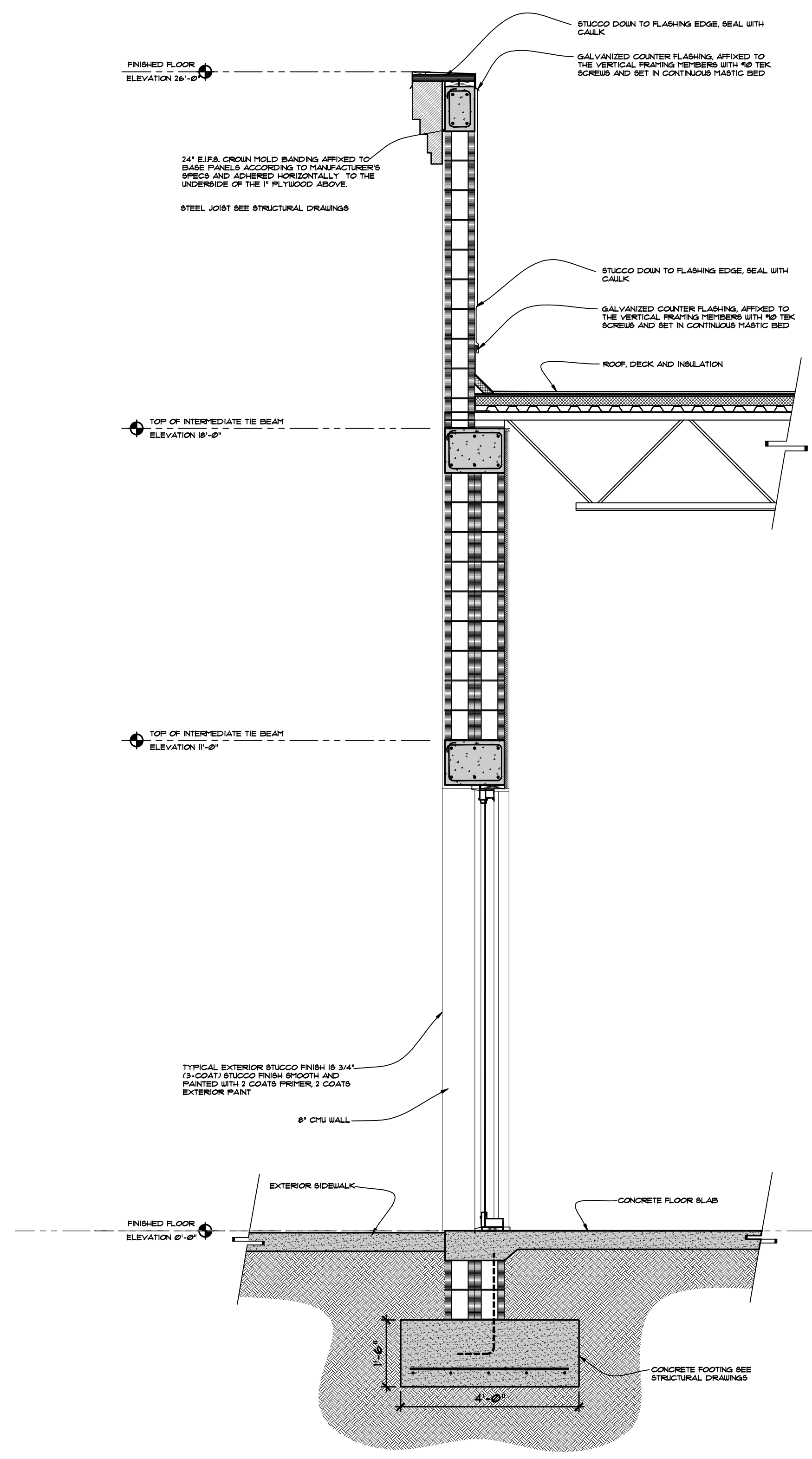
1066 U.S. HIGHWAY 1
 NEW RETAIL BUILDING - GOODWILL
 1066 U.S. HIGHWAY 1
 VERO BEACH, FLORIDA

Project Name
NEW RETAIL BUILDING

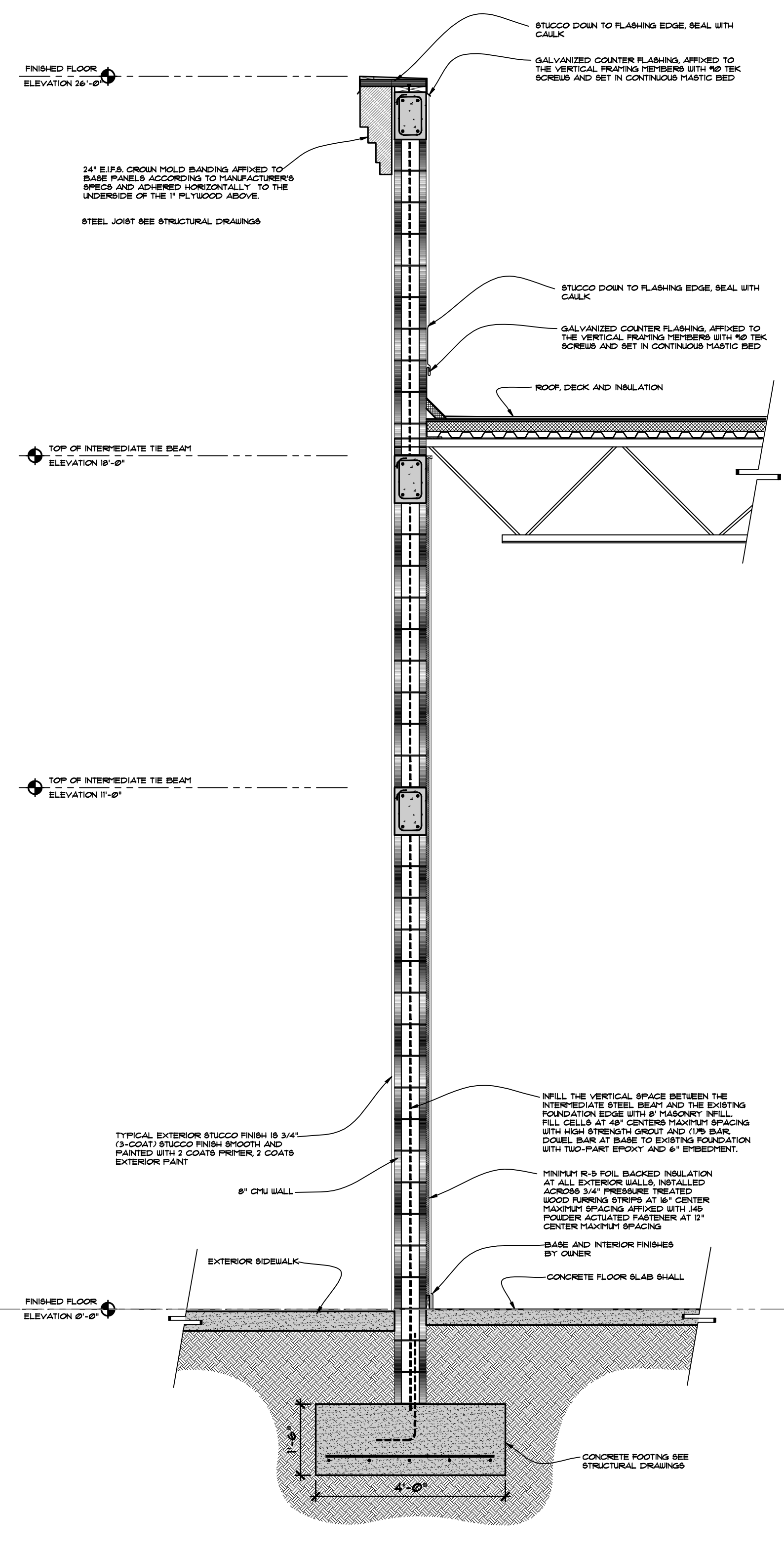
STEPHEN BRASGALLA, ARCHITECT
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 6991 WEST BROWARD BOULEVARD
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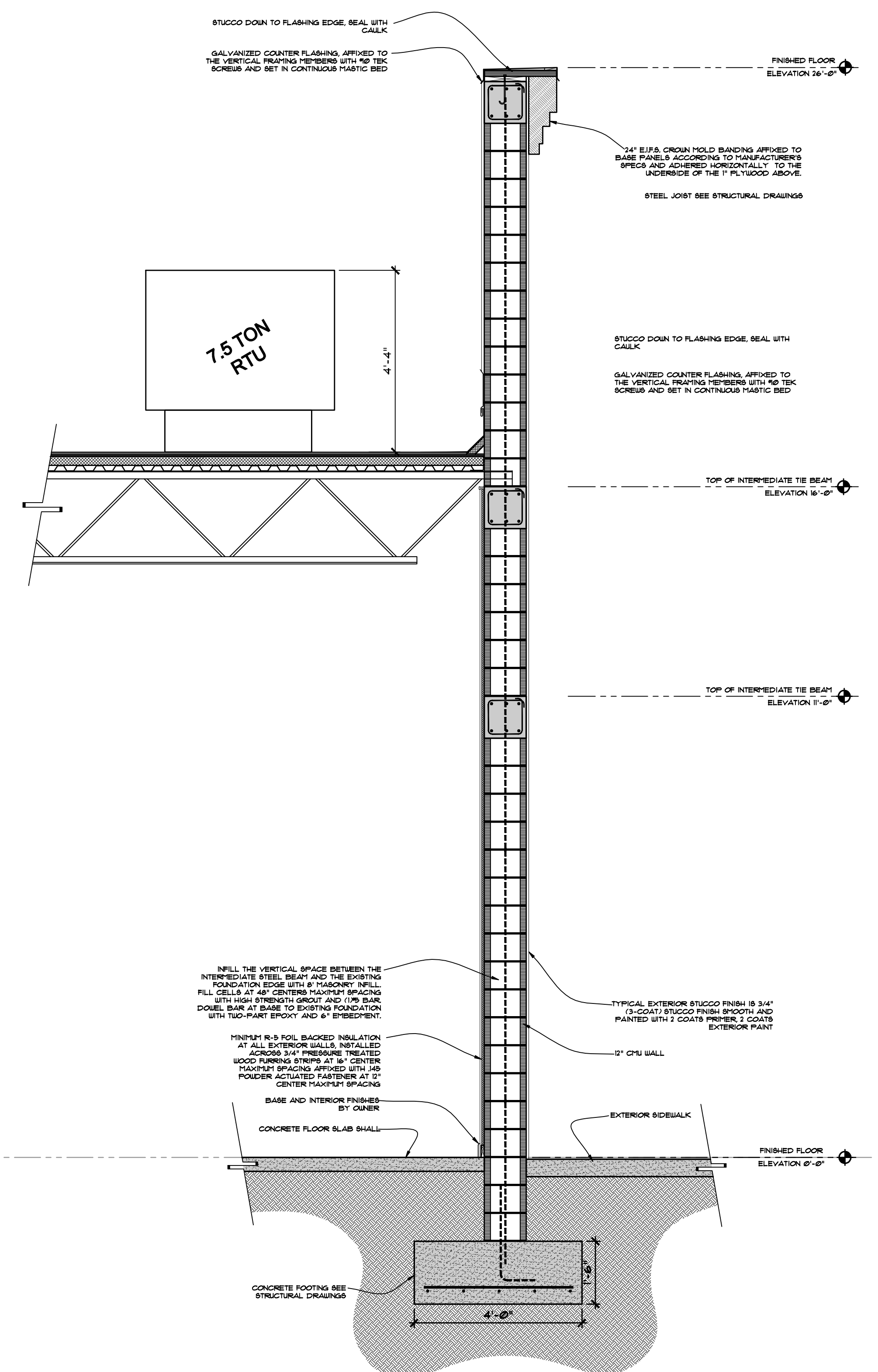
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Scale: SHOWN	Date: 7-29-16
Project Number 160412	
Sheet: A-8	



WALL SECTION 3
 SCALE: 3/4" = 1'-0"
 A-8



WALL SECTION 2
 SCALE: 3/4" = 1'-0"
 A-8



WALL SECTION 1
 SCALE: 3/4" = 1'-0"
 A-8

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Project Number
160412

1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL
1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA

Project Name
NEW RETAIL BUILDING

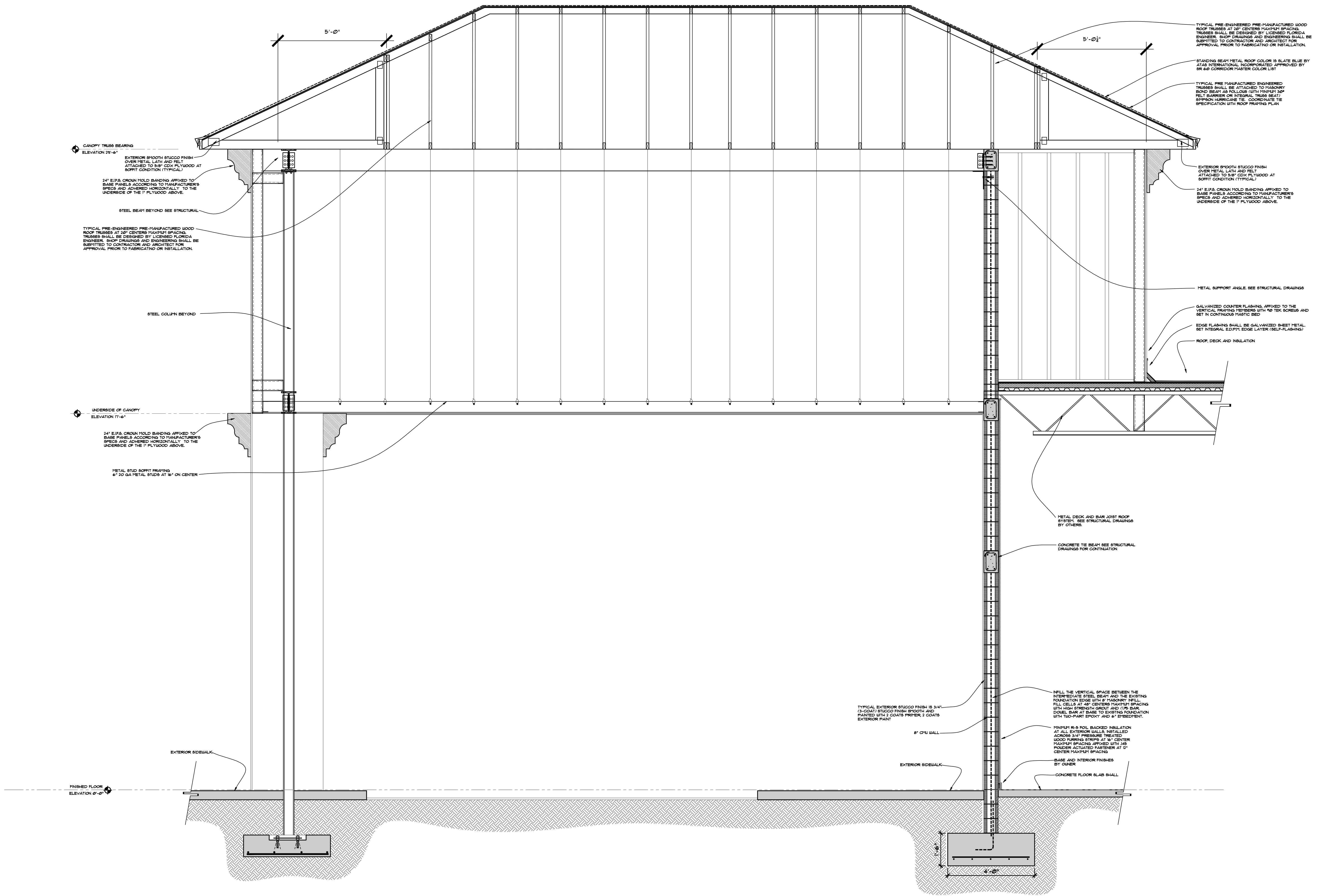
STEPHEN BRASGALLA, ARCHITECT
 STATE OF FLORIDA
 REGISTRATION No. AR12239
 6991 WEST BROWARD BOULEVARD
 SUITE 100
 PLANTATION, FLORIDA 33317
 TELEPHONE 954.614.3801
 TELEFAX 954.208.0800
 ARCHITECT & DESIGNER, INC.

AS ISSUED FOR PERMIT 7-29-16 (NOT FOR CONSTRUCTION)

Drawn By: RSS	Checked By: STB
Scale: SHOWN	Date: 7-29-16

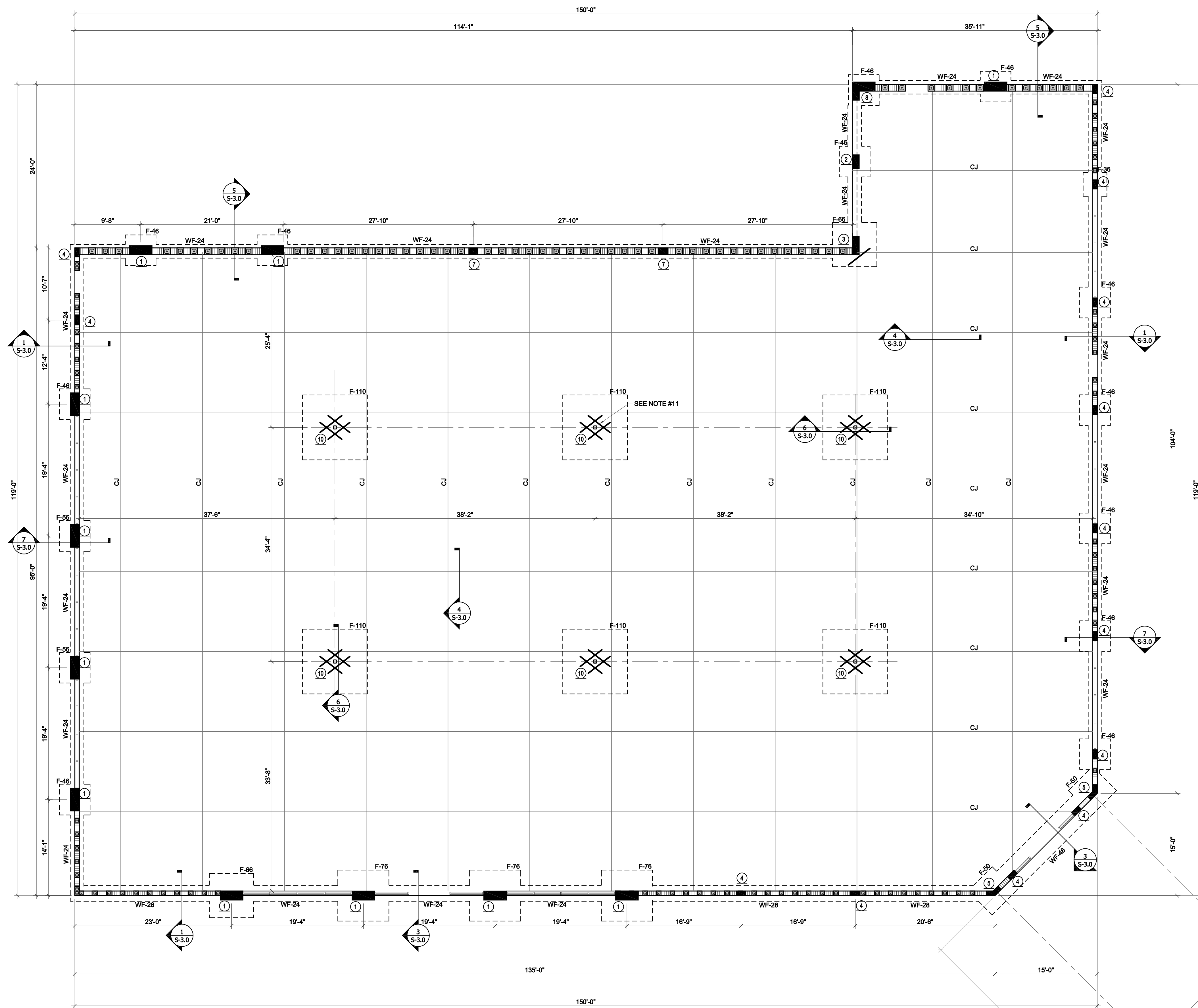
Project Number
160412

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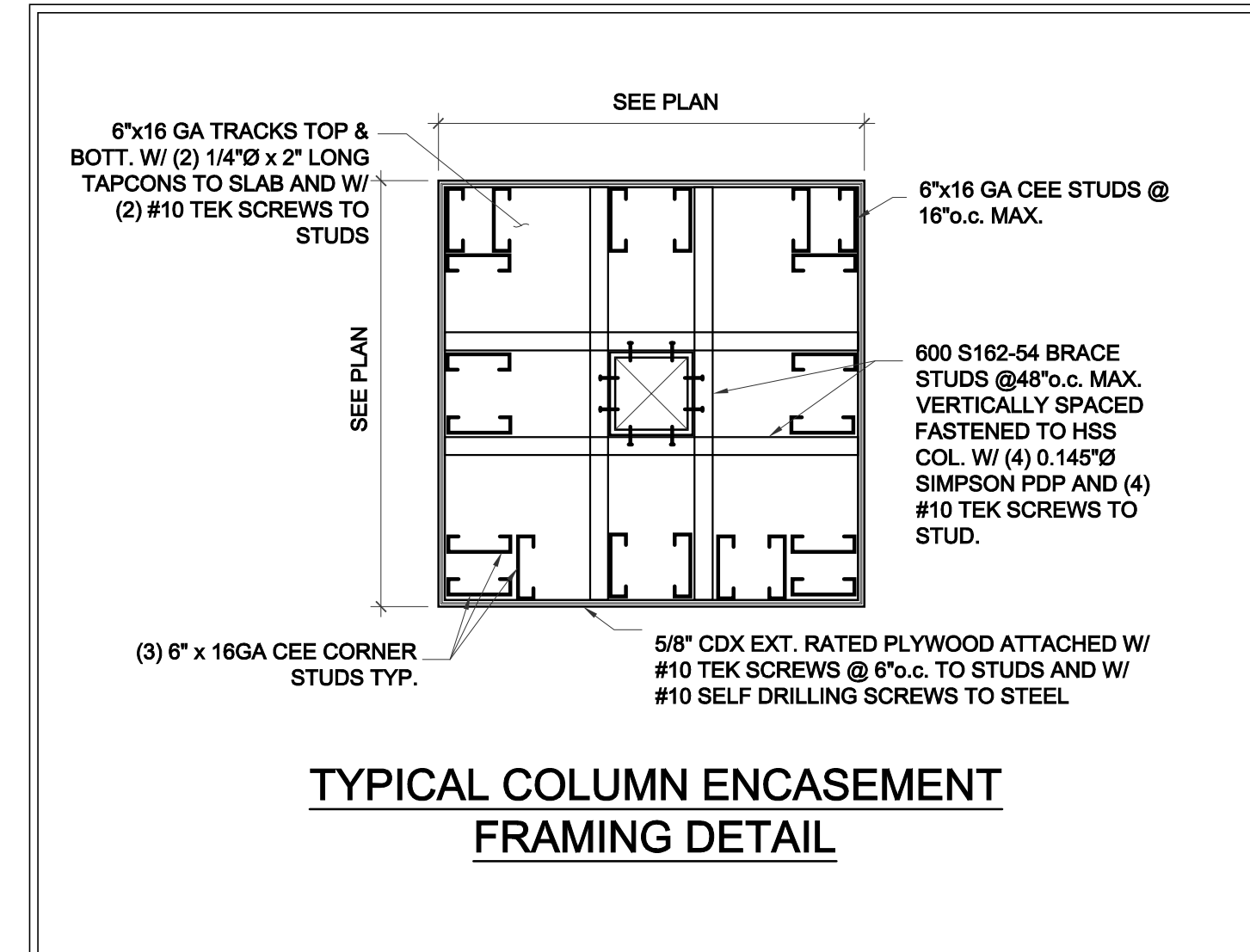


WALL SECTION
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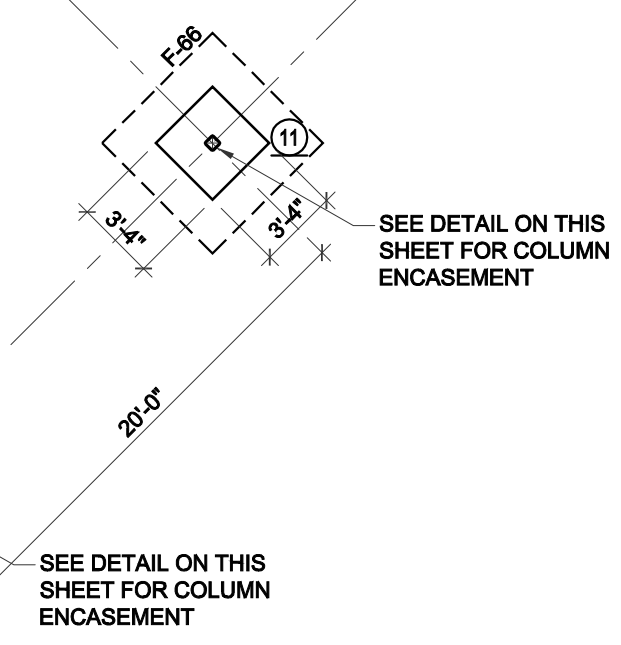
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FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



- FOUNDATION PLAN NOTES:**
1. THE NEW FLOOR SLAB SHALL BE 4" CONCRETE SLAB w/ 6x6 W1.4xW1.4 W.W.F. ON 10 MIL VAPOR BARRIER OVER CLEAN COMPACTED, TERMITTE TREATED, SUB GRADE (TYP.)
 2. TOP OF FOOTING SHALL BE MIN. 12" BELOW ADJACENT FINISHED GRADE AND BOTTOM OF FOOTING LEVEL. SOIL BEARING CAPACITY = 2,500 PSF. SEE GEOTECHNICAL SOIL REPORT.
 3. PROVIDE CONSTRUCTION / CONTRACTION JOINTS IN THE SLAB AT INTERVALS NOT TO EXCEED 12'-0" o.c. IN EACH DIRECTION. SEE DETAIL "4/8-3.0".
 4. ALL FOOTINGS ARE CENTERED BENEATH BEARING WALLS AND COLUMNS, TYPICAL OR UNLESS NOTED OTHERWISE.
 5. COORDINATE TOP OF SLAB WITH FINAL FLOOR FINISHES, SLAB RECESSES, AND FLOOR SLOPES. SEE ARCHITECTURAL PLAN FOR FINISH ELEVATIONS.
 6. [Symbol] INDICATES 8" NOMINAL CONCRETE MASONRY UNITS w/ (1) #6 @ 24" o.c. (MAX.) IN GROUT FILLED CELL, UNLESS NOTED OTHERWISE.
 - 6a. [Symbol] INDICATES 12" NOMINAL CONCRETE MASONRY UNITS w/ (1) #6 @ 24" o.c. (MAX.) IN GROUT FILLED CELL, UNLESS NOTED OTHERWISE.
 7. PROVIDE #9 LADDER TYPE JOINT REINFORCING @ 18" o.c. (EVERY 2nd. COURSE) FOR CONCRETE MASONRY UNIT WALL.
 8. COORDINATE THIS DRAWING w/ ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW.
 9. ALL MASONRY WALLS AND PILASTER SHALL BE RUNNING BOND - INTERLOCK - CONSTRUCTION.
 10. PROVIDE CORNER BARS AT FOOTINGS AT ALL CHANGE OF DIRECTION. SEE DETAIL 5/83.0.
 11. PROVIDE (2) #4 x 4'-0" CRACK BAR AT SLAB MID-DEPTH AT ALL RE-ENTRANT CORNERS.



Revisions:
 1
 2
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 4
 5

Project Number
 160412

1066 U.S. HIGHWAY 1
 New Retail Building - Goodwill
 1066 U.S. HIGHWAY 1
 Vero Beach, Florida

Project Name
 New Retail Building

Stephen Brascaglia,
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 architect@design23.net

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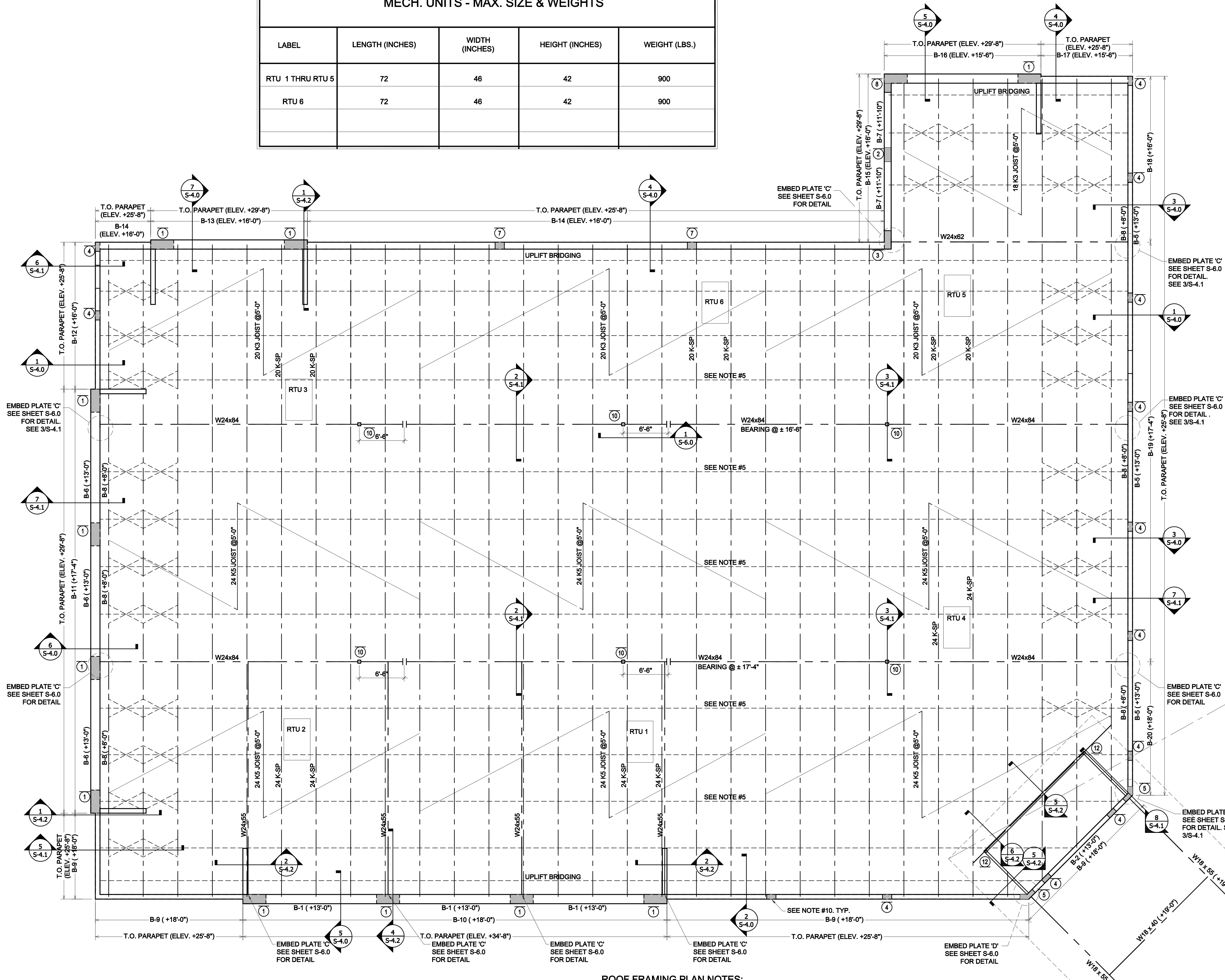
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Sheet:
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PERMIT SET 07-29-2016

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 Structural Design LLC
 KERVIN VENTURA
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 3000 N. STATE ROAD 7, SUITE 200, MIAMI, FL 33183
 UNISONSTRUCTURALDESIGN.COM - TEL: (305) 298-2467
 KERVIN VENTURA, P.E. 74148

MECH. UNITS - MAX. SIZE & WEIGHTS				
LABEL	LENGTH (INCHES)	WIDTH (INCHES)	HEIGHT (INCHES)	WEIGHT (LBS.)
RTU 1 THRU RTU 5	72	46	42	900
RTU 6	72	46	42	900



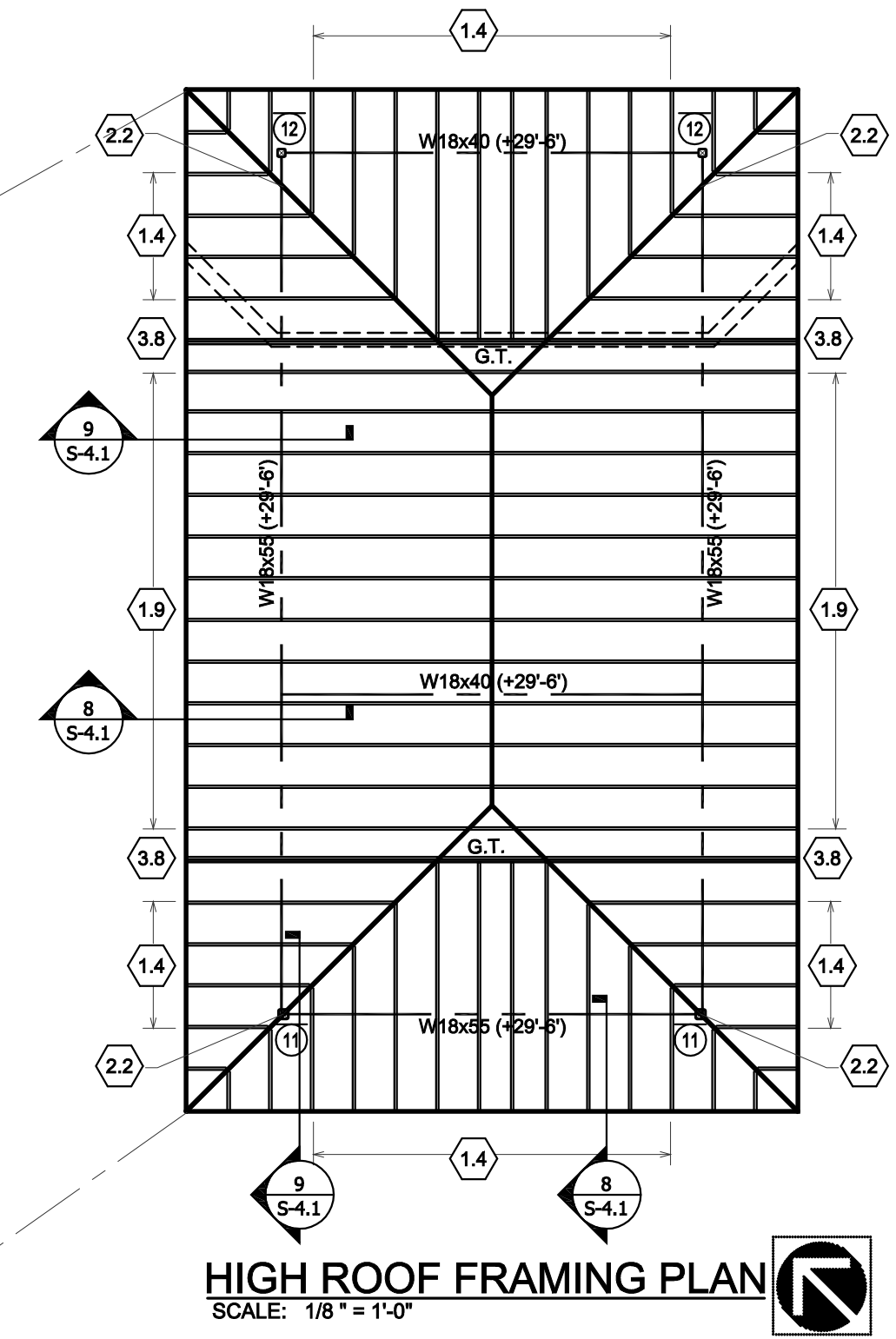
ROOF FRAMING PLAN:

- ROOF STRUCTURE SHALL BE METAL DECK 1.58 - 18GA. GALVANIZED G90 TYPE "B" METAL DECK ON STEEL JOISTS WITH THE FOLLOWING DECK FASTENING PATTERN: 5/8"Ø PUDDLE WELDS AT ALL EDGE & PERIMETER OF DISCONTINUITIES @ 6"o.c. AND 3/8" - PATTERN AT SIDELAPS. SEE ROOF ATTACHMENT DIAGRAM FOR ADDITIONAL INFORMATION ON S-4.1. SEE ARCHITECTURAL PLAN FOR INSULATION SPECIFICATIONS ON SELECTION OF VENTED OR NON VENTED METAL DECK.
- PROVIDE CONTINUOUS L 4"x4"x1/4" AT ALL STEEL ROOF DECK PERIMETER, FASTENED WITH 5/8"Ø X 6 1/2" LONG SIMPSON TITEN HD SPACED @ 24"o.c. MAX.
- STEEL JOISTS DESIGN CRITERIA: LL = 30 lbs/sqft., DL = 25 lbs/sqft. WHERE "SP" IS DESIGNATED, JOIST DESIGNER SHALL INCLUDE THE INDICATED SUPERIMPOSED LOAD IN THE JOIST DESIGN.
 - RTU LOADS:
D + W = 210 PLF (DOWNWARD)
0.8D + W = 320 PLF (UPLIFT)
- ALL STEEL JOISTS SHALL ALSO BE DESIGNED FOR UPLIFT AND POSITIVE WIND LOADS. REDUCE BY 5 PSF GROSS UPLIFT SHOWN ON S-5.0 TO OBTAIN NET UPLIFT.
- ROWS OF PERMANENT JOIST BRIDGING SHALL BE INSTALLED FOR ALL JOISTS. BRIDGING SHALL BE 1 1/2" x 1 1/2" x 7/8" STEEL ANGLES. ADDITIONALLY, UPLIFT BRIDGING SHALL BE PROVIDED NEAR THE FIRST BOTTOM CHORD PANEL POINT AT EACH END OF EACH JOIST. THE SECOND AND THIRD SPACES FROM WALL / BEAM SHALL BE BRIDGING "X" TYPE. ALL BRIDGING SHALL BE FURNISHED AND INSTALLED TO MEET THE SIZE AND SPACING REQUIREMENTS OF THE SJI STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOIST. ALL BRIDGING AND BRIDGING ANCHORS SHALL BE COMPLETELY INSTALLED BEFORE CONSTRUCTION LOADS ARE PLACED ON THE JOIST.
- COORDINATE ROOF TOP OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION.
- SEE ARCHITECTURAL DRAWINGS FOR LIGHT WEIGHT TOPPING SPECS IF REQUIRED.
- ALL STEEL JOIST SHALL BE DESIGNED FOR AN AXIAL SERVICE WIND LOAD, IN KIPS (1000 lbs = 1 KIP), OF 9 KIPS TO BE INCLUDED IN THE DESIGN BY THE ROOF JOIST MANUFACTURER.
- TOP OF CONC. COL = TOP OF PARAPET - TYP U.N.O.
- PROVIDE PRE CAST LINTEL OR REINFORCED CONCRETE LINTEL WHERE BEAMS ARE NOT DESIGNATED OVER OPENINGS. SEE REINFORCED CONCRETE LINTEL SCHEDULE ON SHEET S-6.0.
- SEE DETAIL 3/S5.0 FOR ADDITIONAL FRAME AT OPENINGS ON STEEL JOIST ROOF SYSTEM.
- SEE DETAIL 4/S-5.0 FOR RTU ATTACHMENT DETAIL.

ROOF FRAMING PLAN NOTES:

- THE ROOF STRUCTURE IS 5/8" C.D.X. PLYWOOD ON PRE ENG. WOOD TRUSSES AT 24"o.c. PLYWOOD NAILING: 8d RING SHANK NAILS SPACED @ 4"o.c. AT ALL PERIMETER AND EDGES, AND AT 6"o.c. OVER INTERMEDIATE SUPPORTS.
- PRE ENG. WOOD TRUSSES SHALL BE DESIGNED FOR A SUPERIMPOSED LIVE LOAD OF 30 lbs/sqft AND A DEAD LOAD OF 25 lbs/sqft. AT ATTIC TRUSSES, DESIGN TRUSS BOTTOM CHORD FOR ADDITIONAL DEAD LOAD OF 10 lbs/sqft AND LIVE LOAD OF 20 lbs/sqft (UNINHABITABLE ATTIC w/ STORAGE). TRUSS DESIGN AND INSTALLATION SHALL COMPLY WITH THE FLORIDA BUILDING CODE. TRUSS DESIGNER SHALL SUBMIT SHOP DRAWINGS. TRUSS MANUFACTURER MUST SUPPLY ON TRUSS CALCULATIONS COMPONENTS AND CLADDING UPLIFT VALUES. INDICATE ALL REQUIRED CONNECTIONS, BRIDGING, CROSS BRACING AND LAY OUT AND SHALL BEAR THE SEAL OF A FLORIDA REGISTERED ENGINEER. ALL TRUSS TO TRUSS CONNECTIONS ARE THE RESPONSIBILITY OF THE TRUSS SPECIALTY ENGINEER.
- PROVIDE PERMANENT BRACING OF TRUSSES IN ACCORDANCE WITH THE REQUIREMENTS OF 'BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS' PREPARED BY 'TRUSS PLATE INSTITUTE, INC.'
- THE TRUSS FRAMING LAYOUT SHOWN IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING STRUCTURE HAS BEEN DESIGNED FOR THE TRUSS ENGINEER TO CLOSELY MATCH FINAL TRUSS DESIGN, WITHOUT ALTERING LOAD PATHS. IF TRUSS ENGINEER ENCOUNTERS PROBLEMS WITH OUR ROOF TRUSS LAYOUT, PLEASE CONTACT UNISON STRUCTURAL DESIGN, LLC. IMMEDIATELY TO DISCUSS POSSIBLE SOLUTIONS.
- TRUSS MANUFACTURER TO COORDINATE VAULTED CEILING AND ATTIC SPACE WITH ARCHITECTURAL DWGS.
- (U) DESIGNATES UPLIFT IN KIPS (1.0k = 1,000 lbs), (L) = 1.0 kip OF UPLIFT. SEE UPLIFT TIE-DOWN SCHEDULE ON SHEET 'S5.1' FOR APPROPRIATE TIE DOWNS.

ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



HIGH ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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- 1
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1066 U.S. HIGHWAY 1
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1066 U.S. HIGHWAY 1
Vero Beach, Florida

Project Name
New Retail Building

Stephen Brasgalla, Architect
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Drawn By: **RSS** Checked By: **STB**

Scale: **SHOWN** Date: **7-13-16**

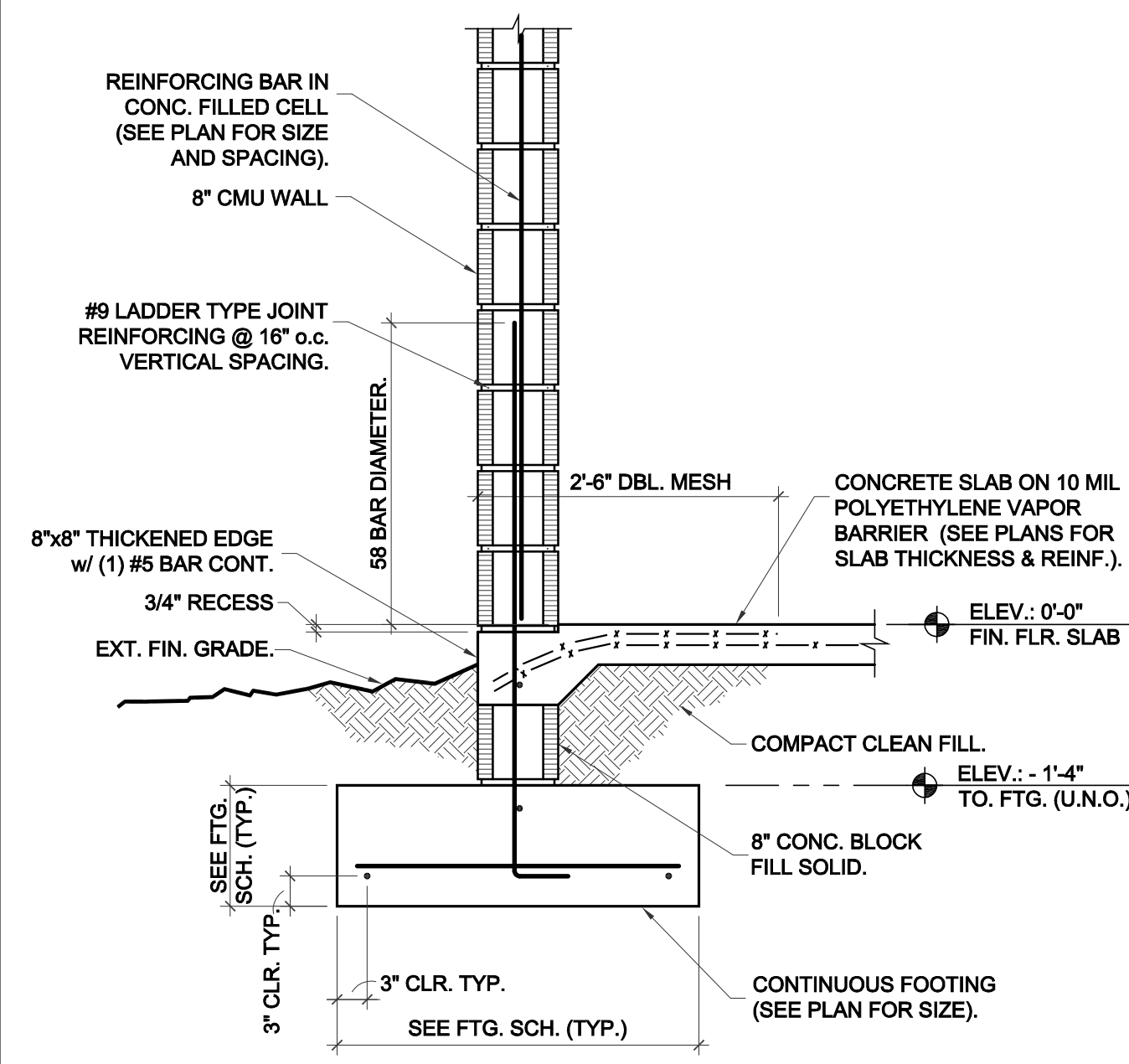
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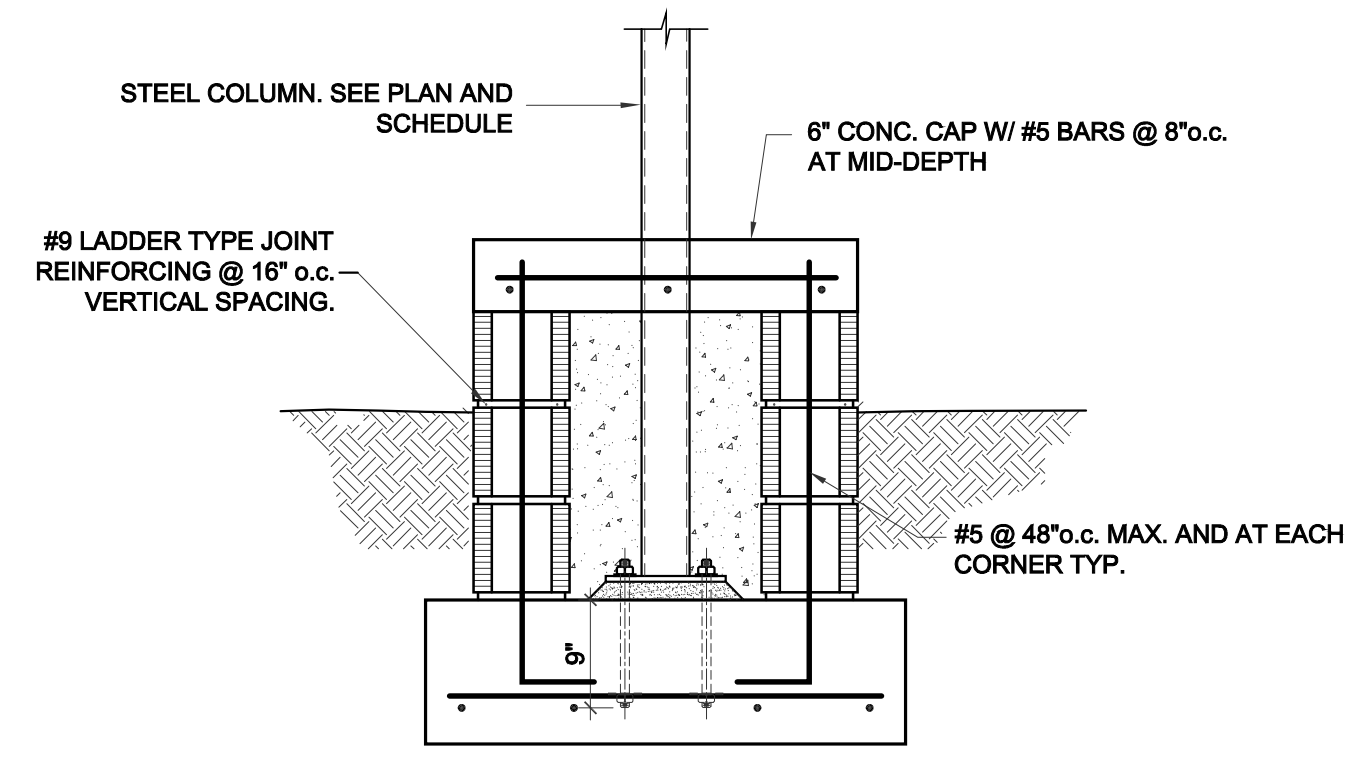
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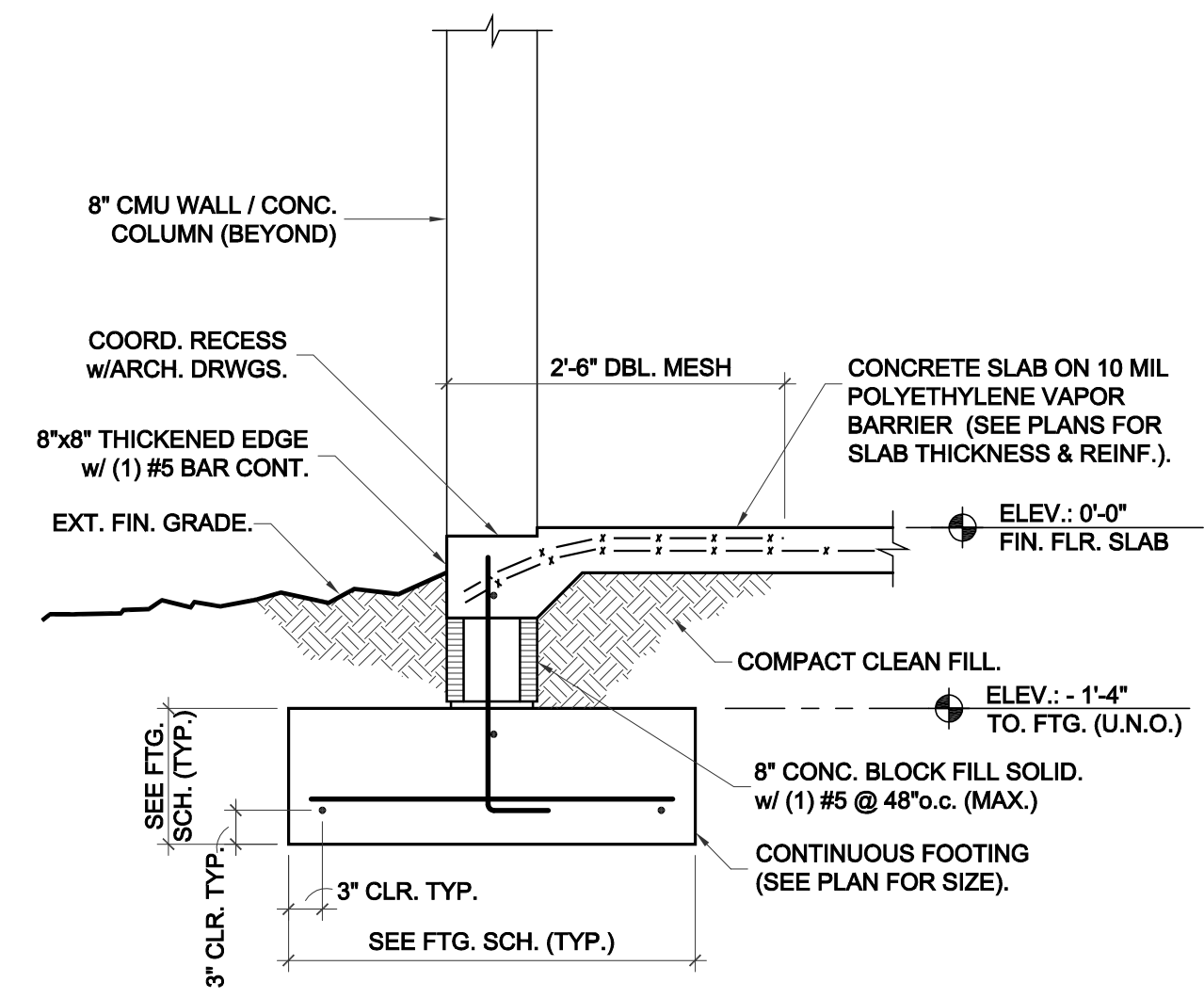
PERMIT SET 07-29-2016



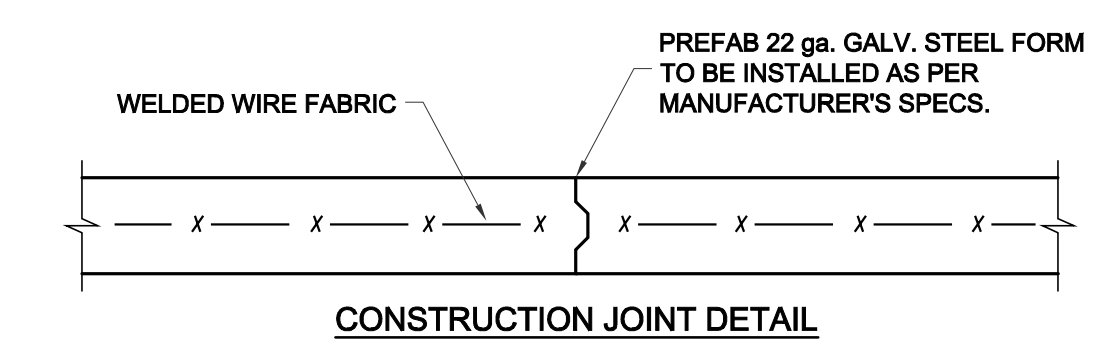
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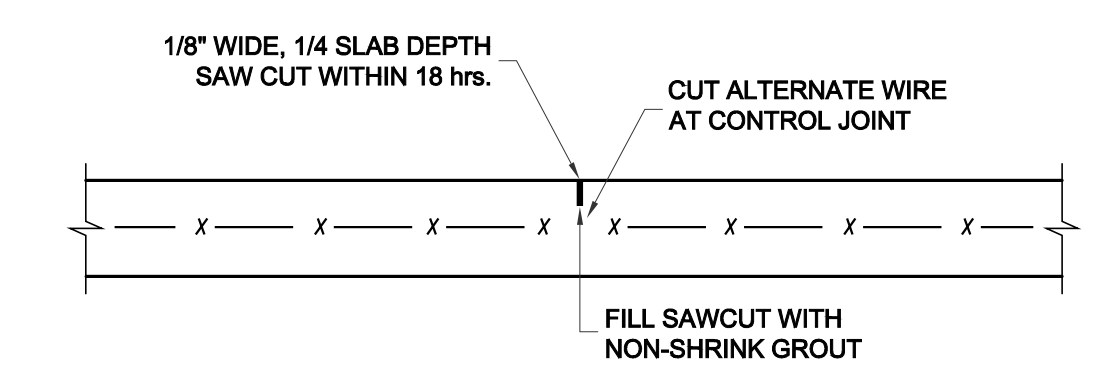
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SECTION 3
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S-3.0

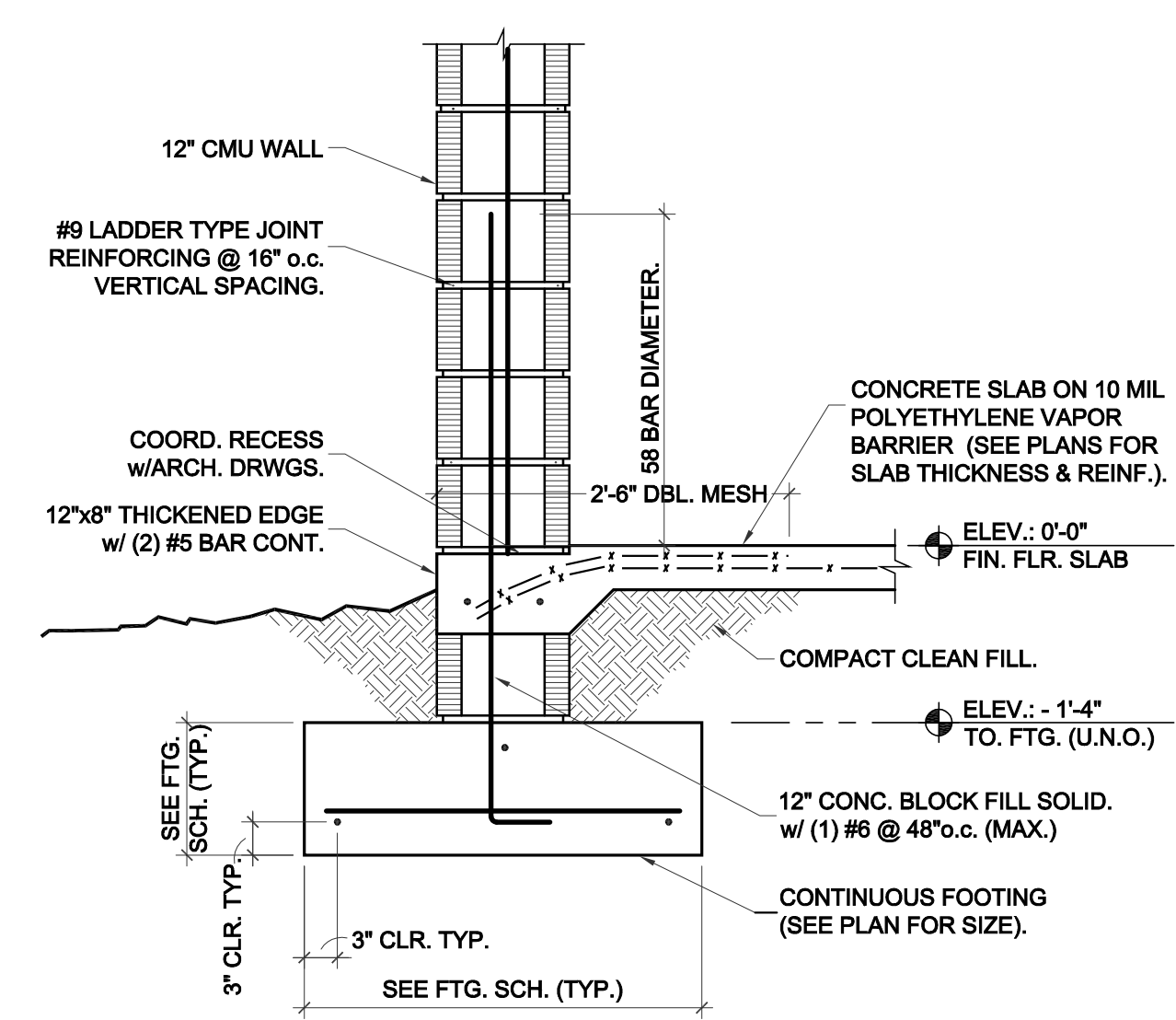


CONSTRUCTION JOINT DETAIL

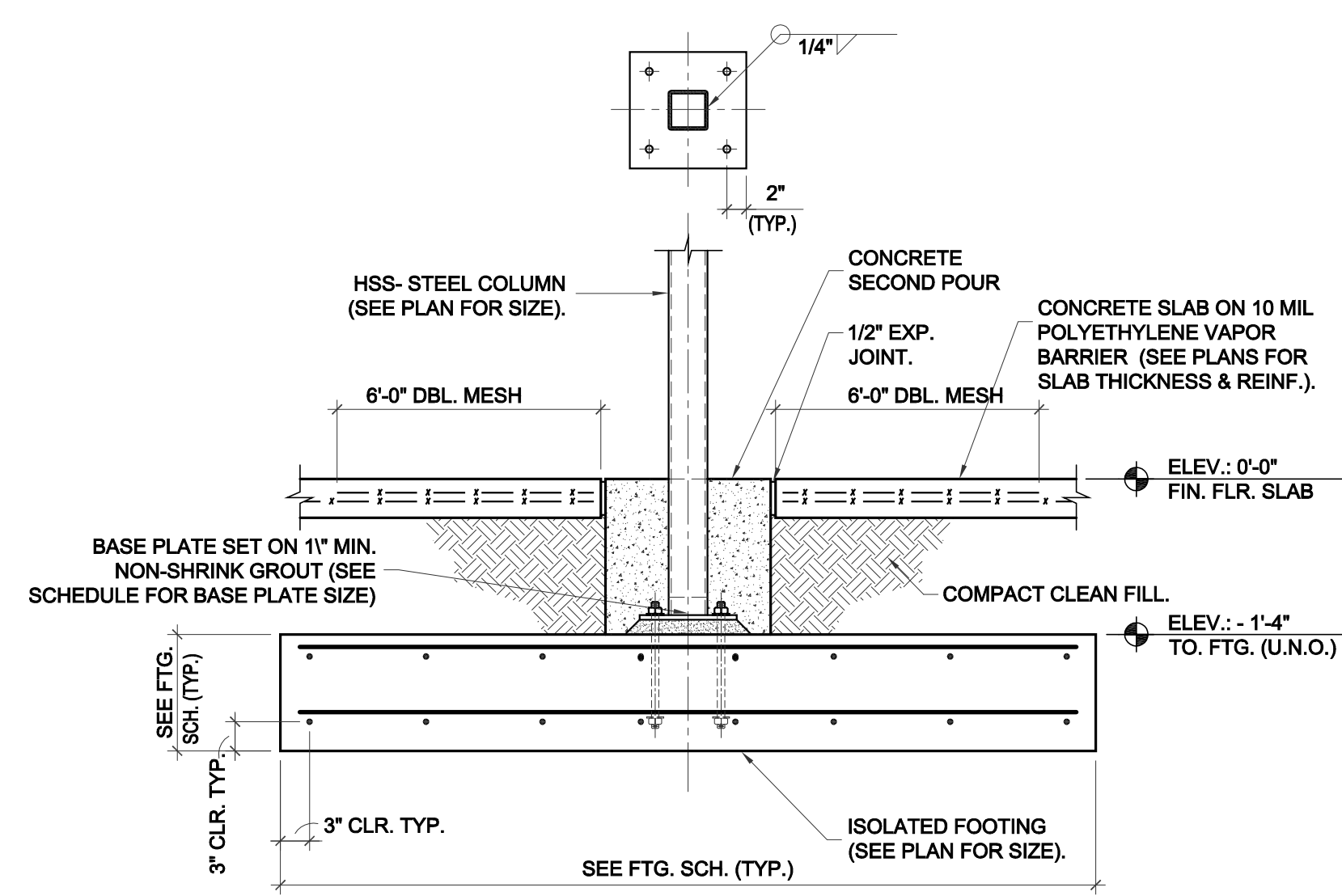


CONTRACTION JOINT DETAIL

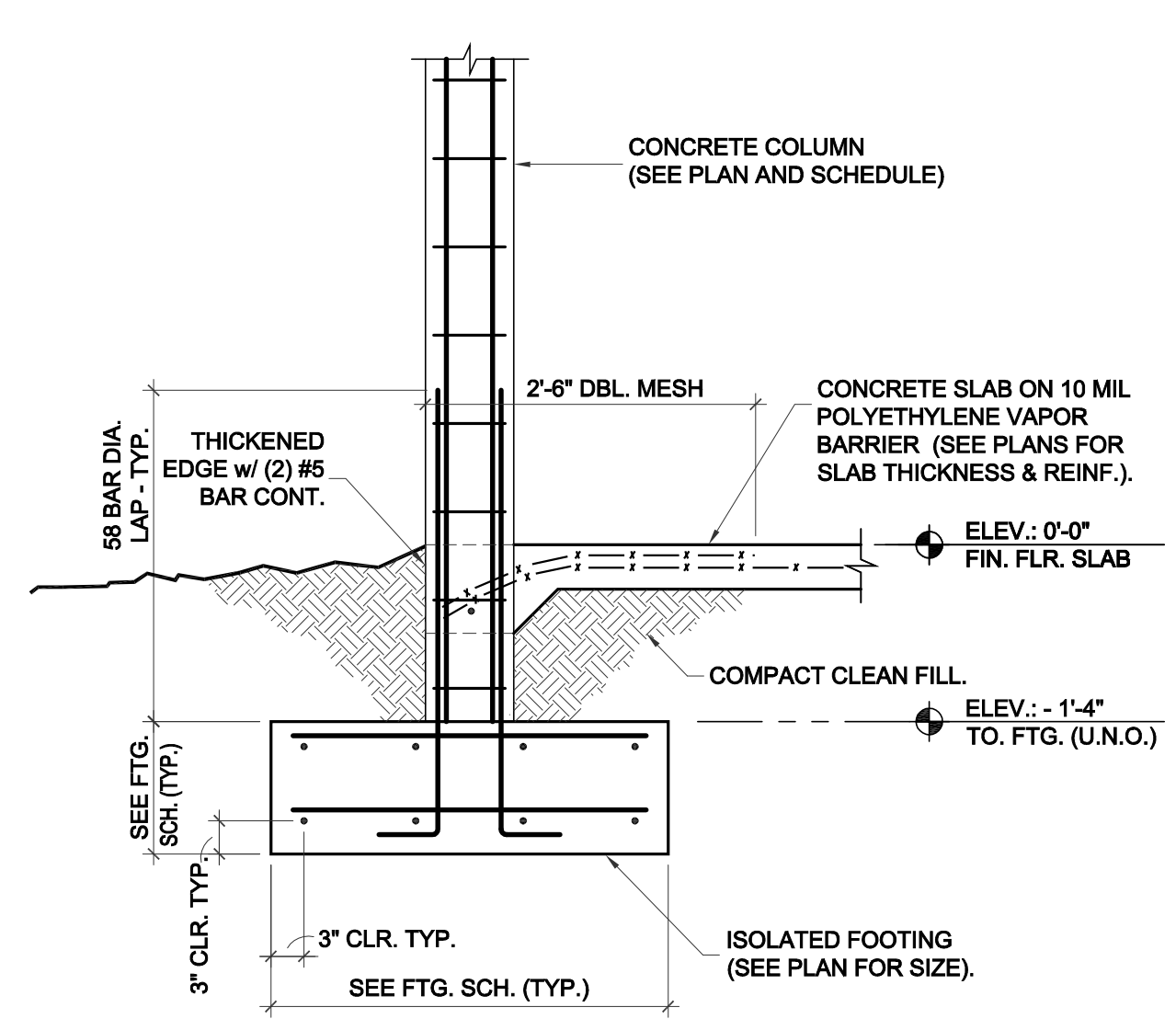
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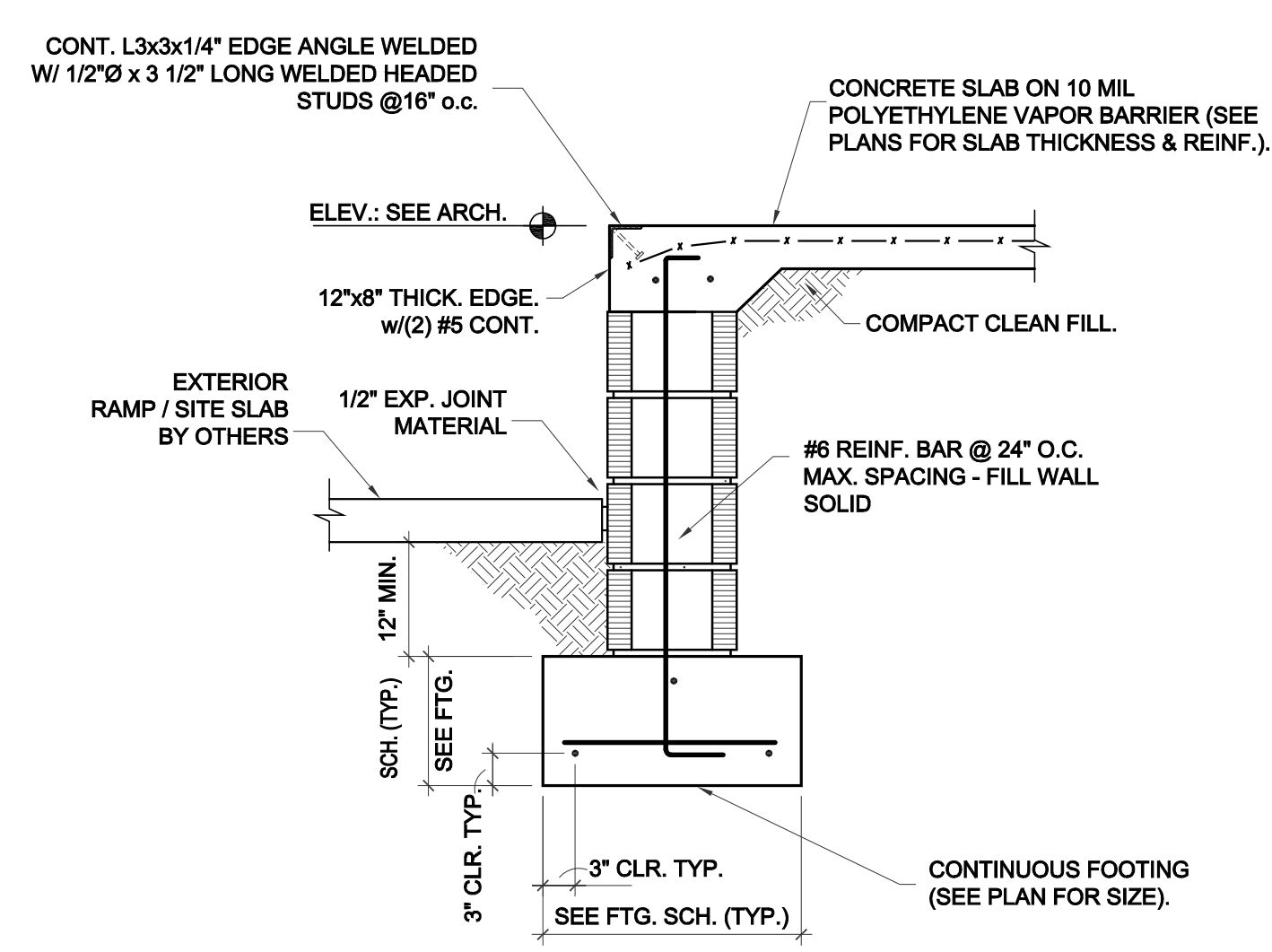
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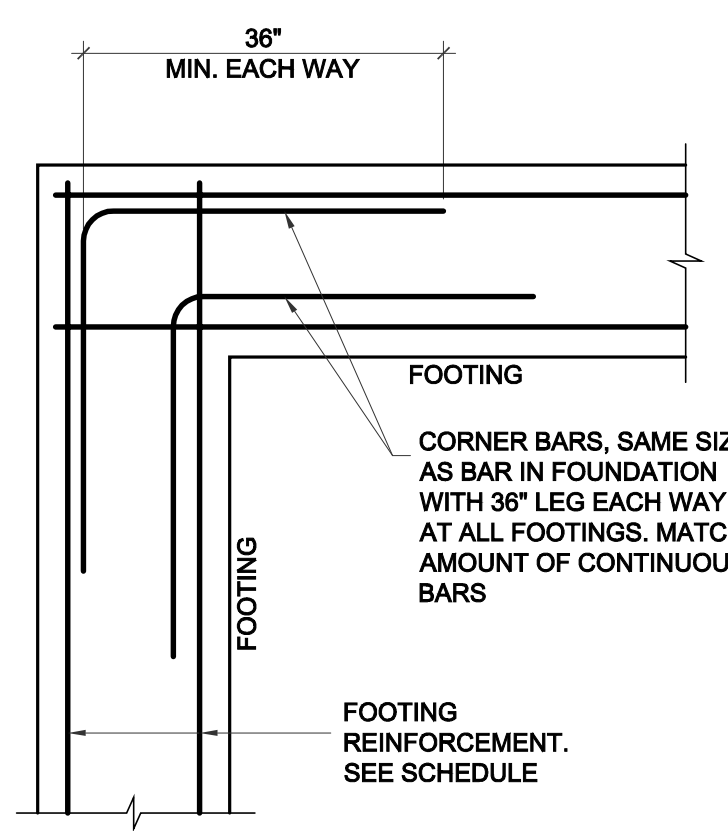
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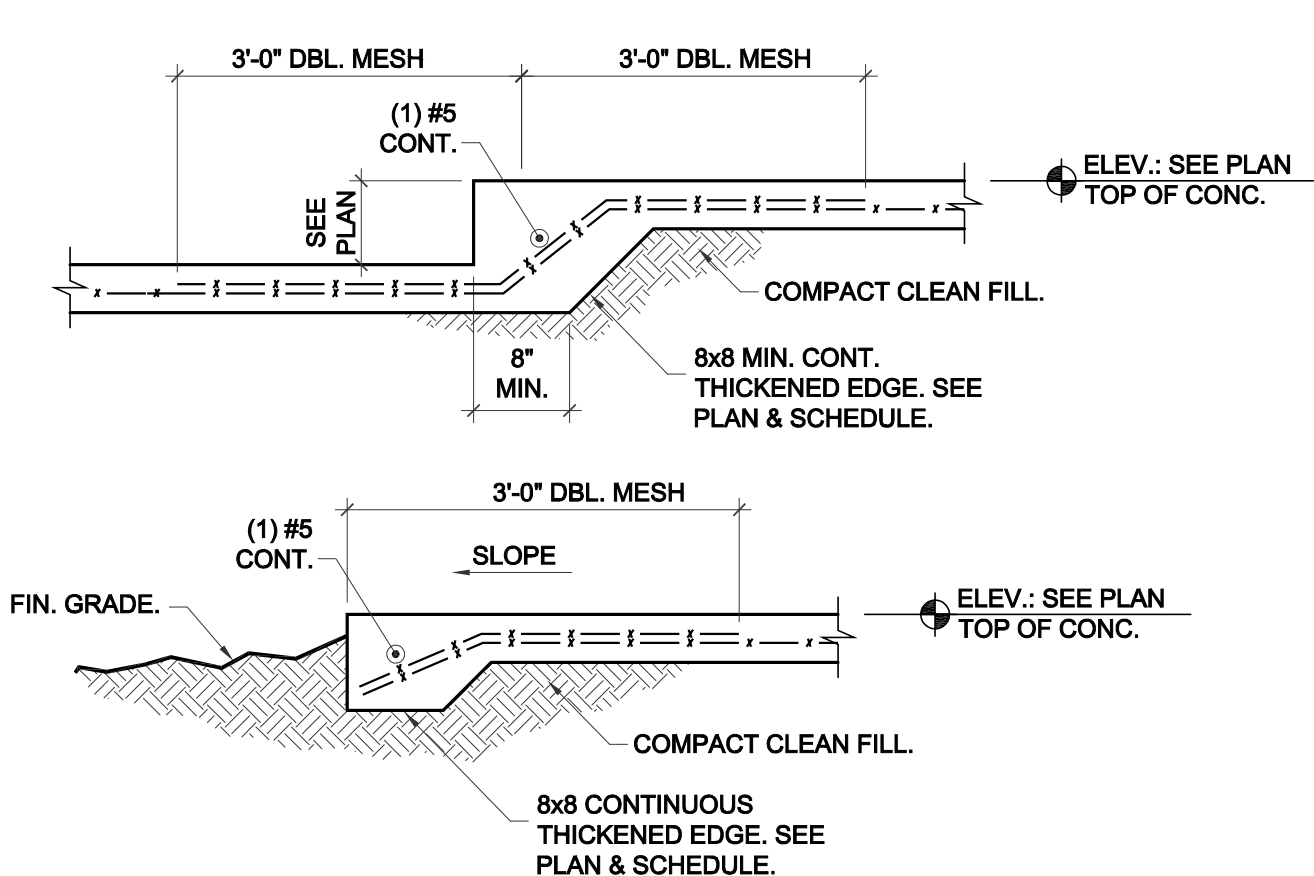
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SECTION 8
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S-3.0



SECTION 9
SCALE: 3/4"=1'-0"
S-3.0



SECTION 10
SCALE: 3/4"=1'-0"
S-3.0

Revisions:

- 1
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Project Number
160412

1066 U.S. HIGHWAY 1
 New Retail Building - Goodwill
 1066 U.S. HIGHWAY 1
 Vero Beach, Florida

Project Name
New Retail Building

Stephen Brascaglia, Architect
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 Registration No. AR12239
 6991 West Broward Boulevard
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 Telefax 954.208.0600
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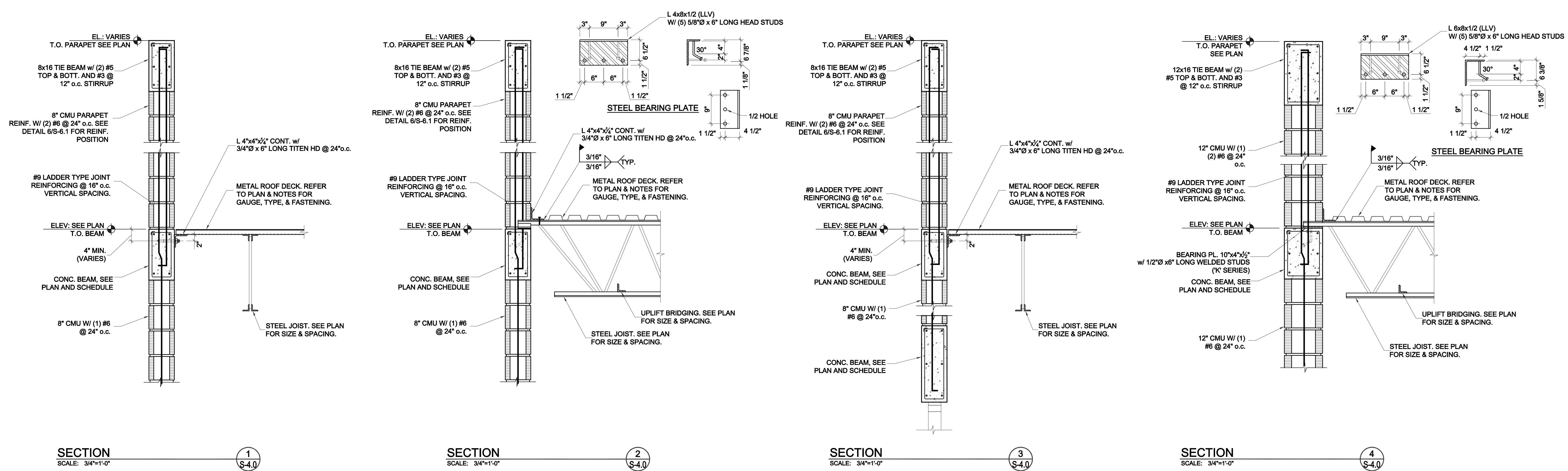
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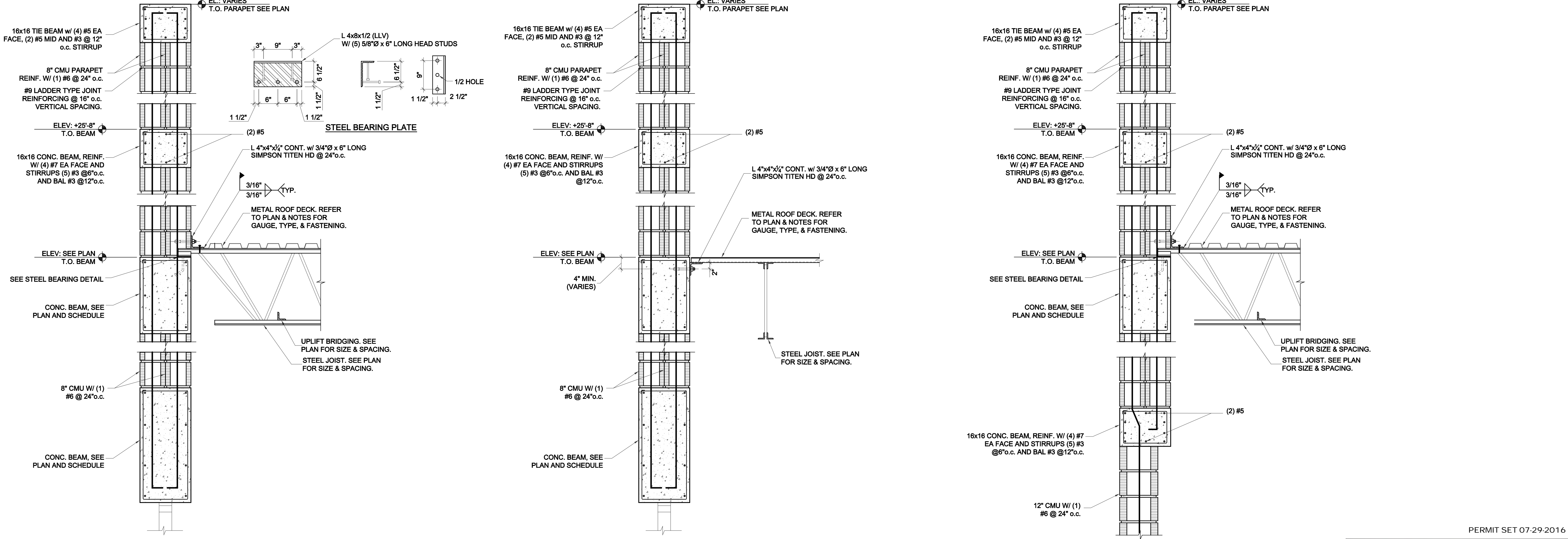
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SECTION 5 SCALE: 3/4"=1'-0" SECTION 6 SCALE: 3/4"=1'-0" SECTION 7 SCALE: 3/4"=1'-0"

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 Vero Beach, Florida

Project Name
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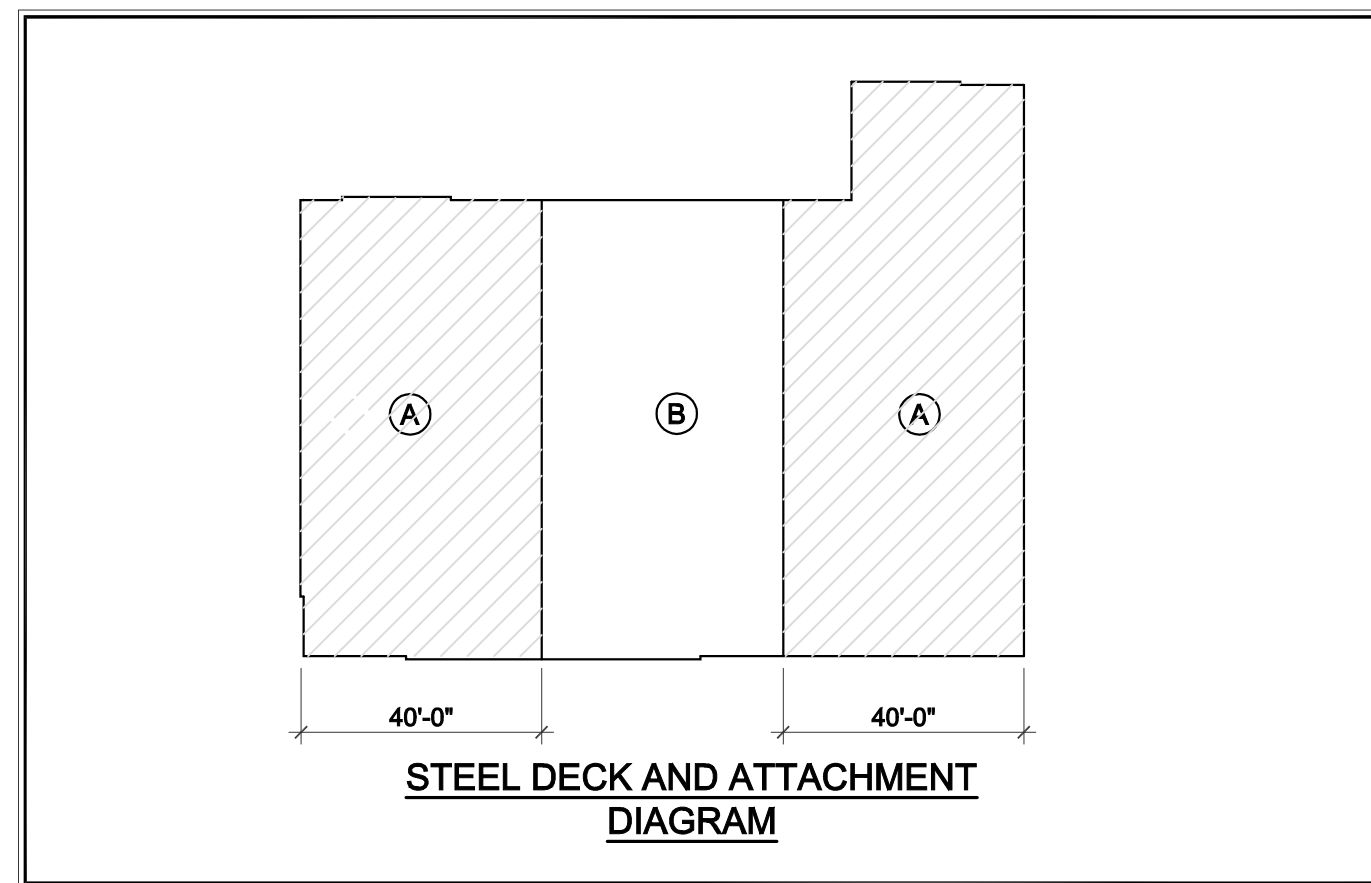
Stephen Brascaglia, Architect
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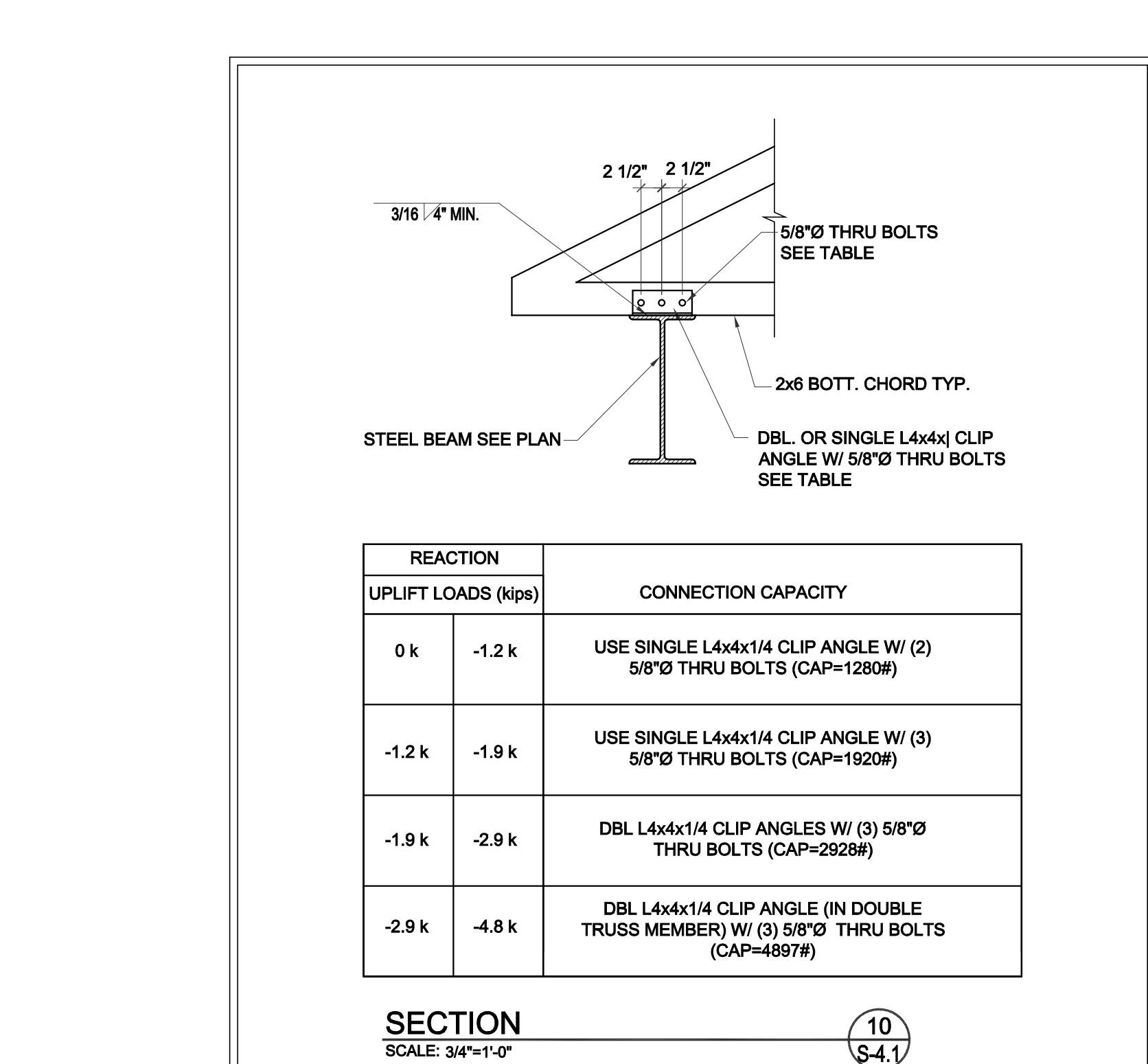
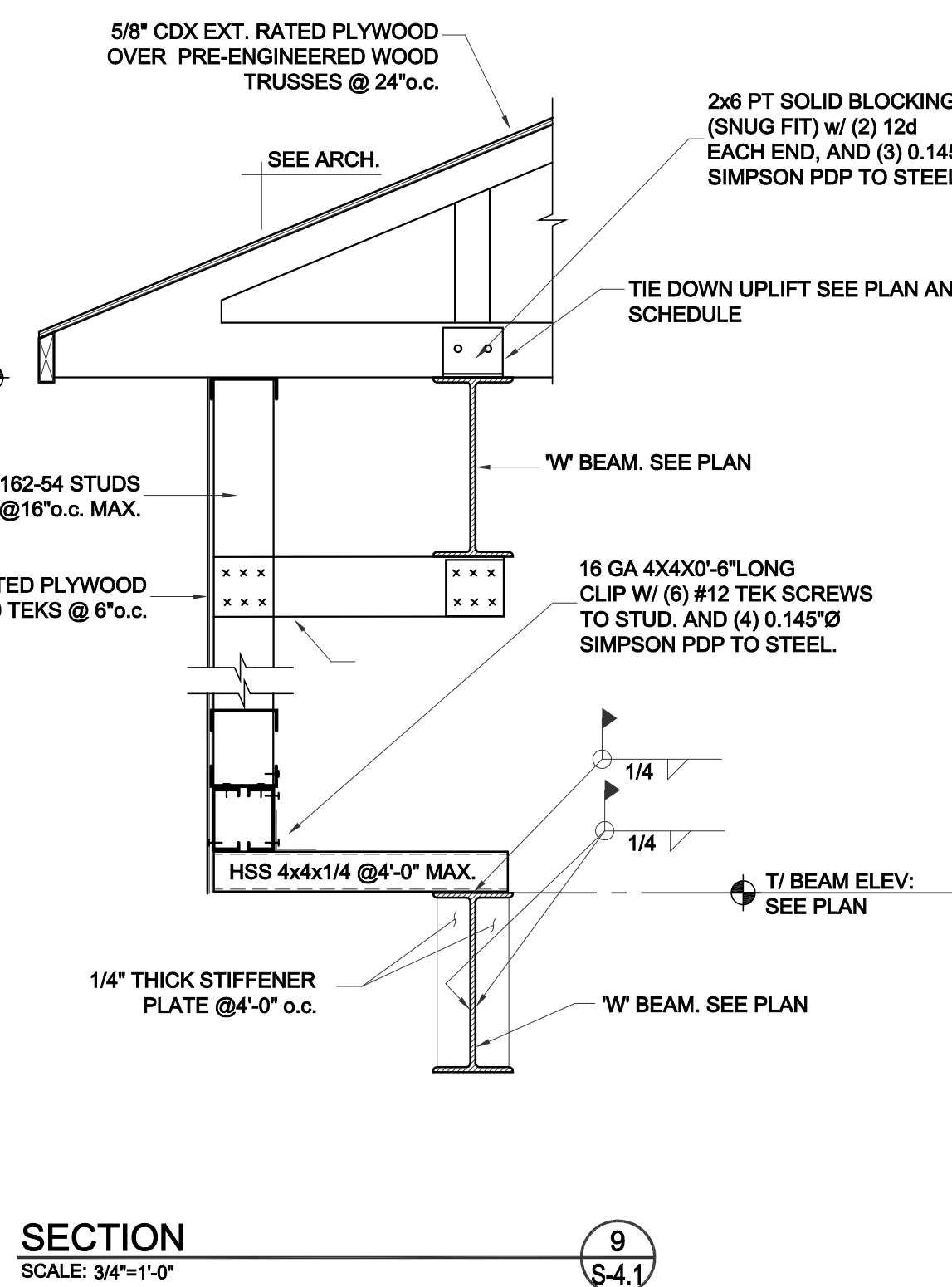
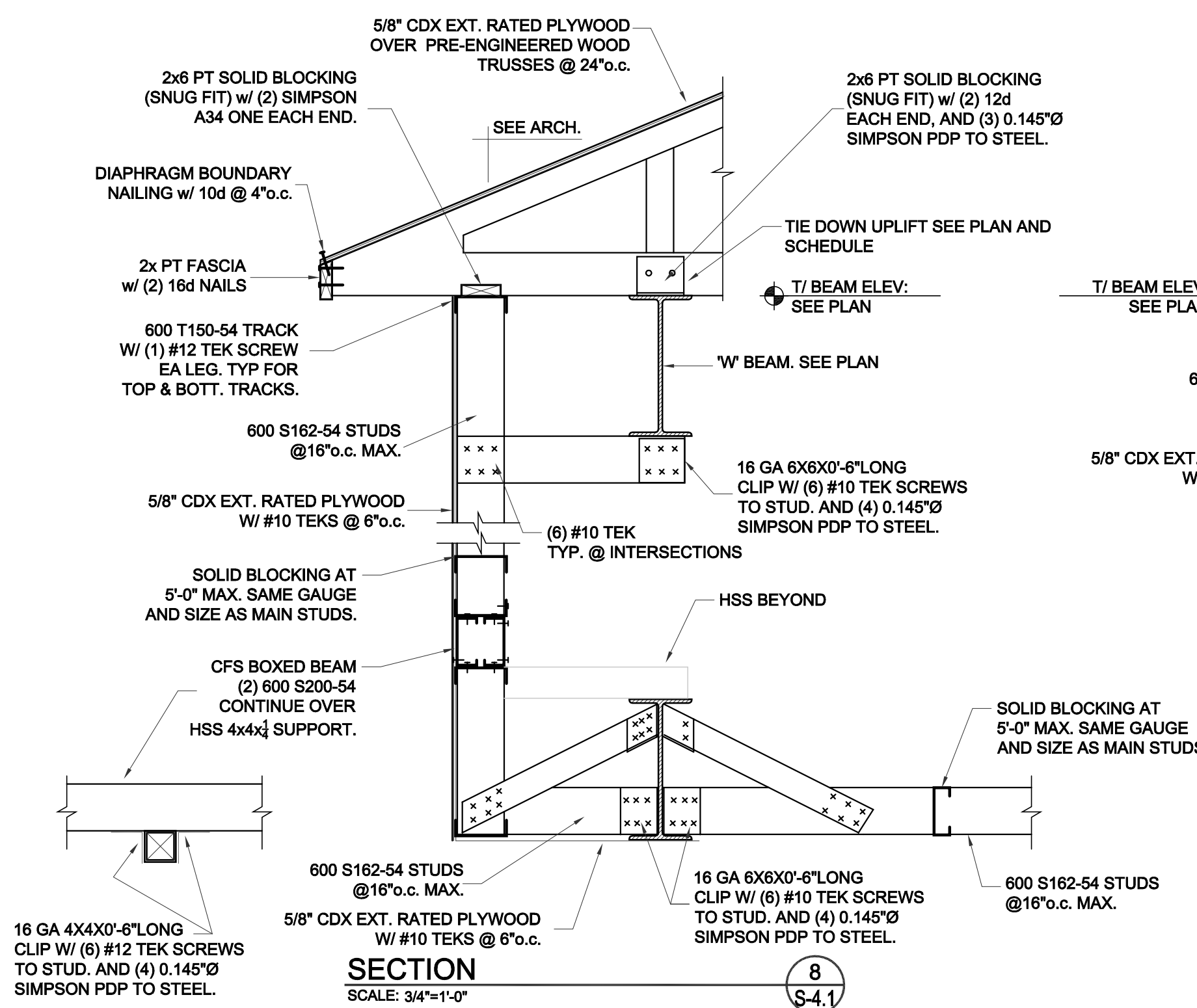
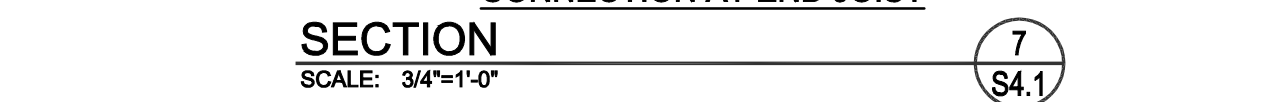
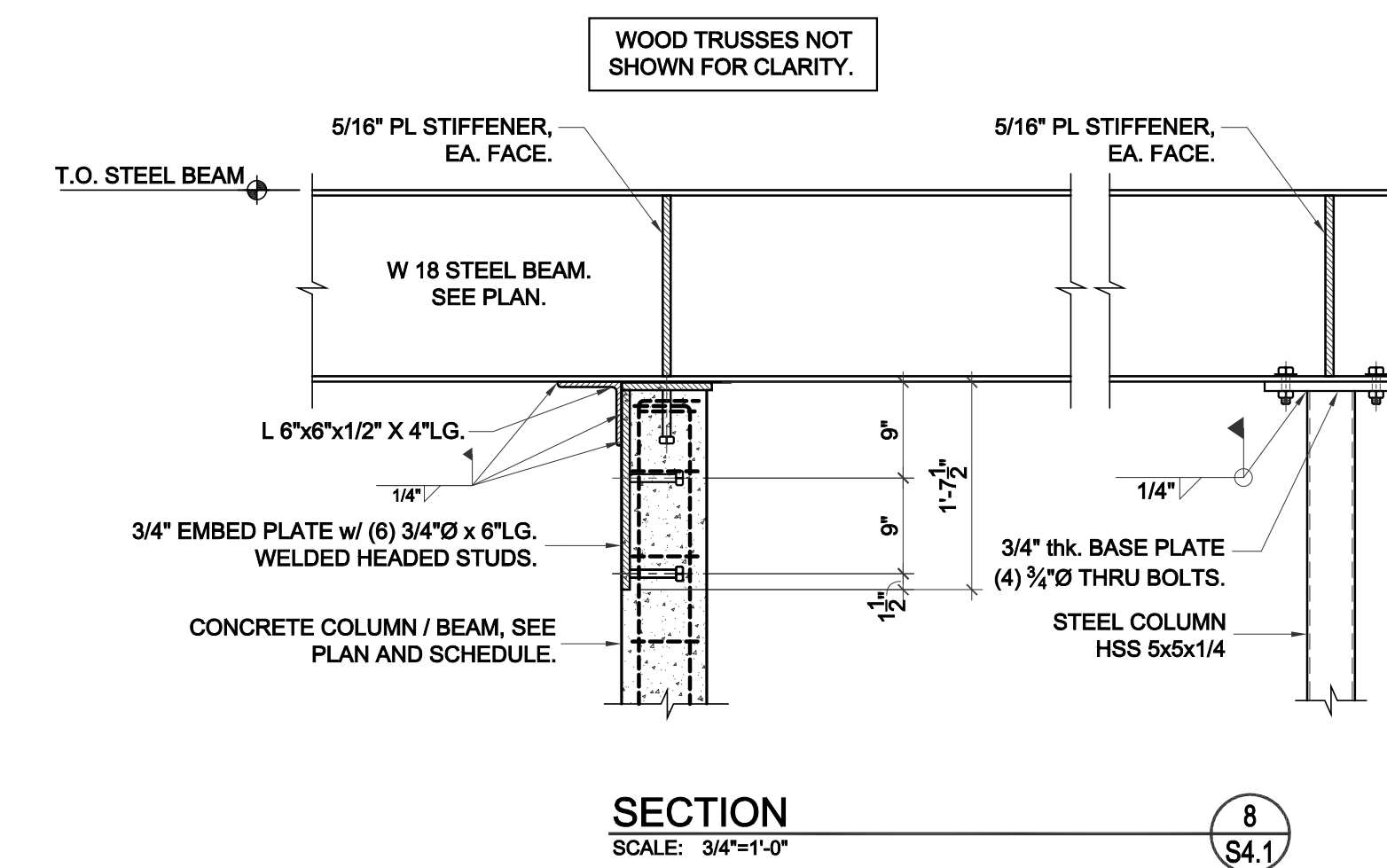
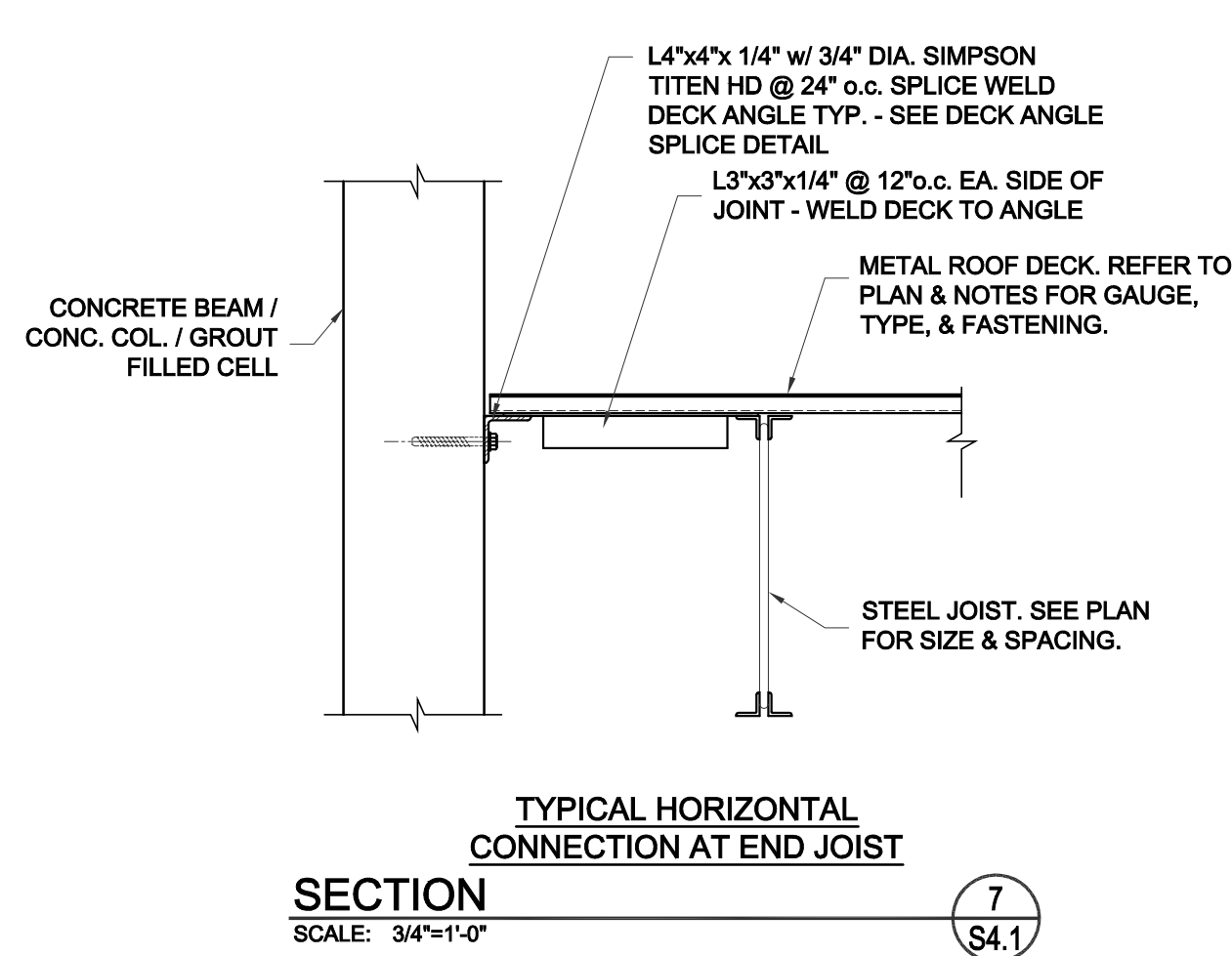
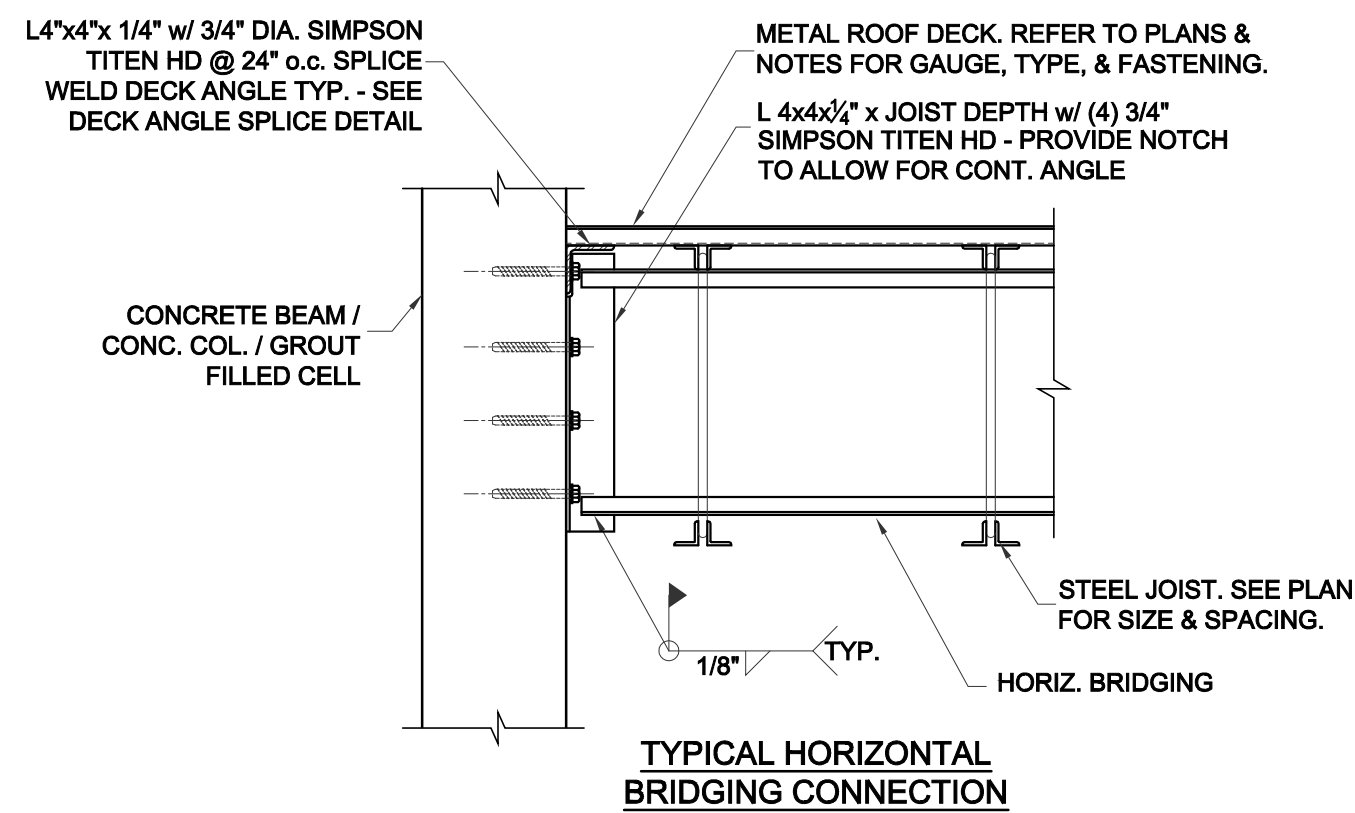
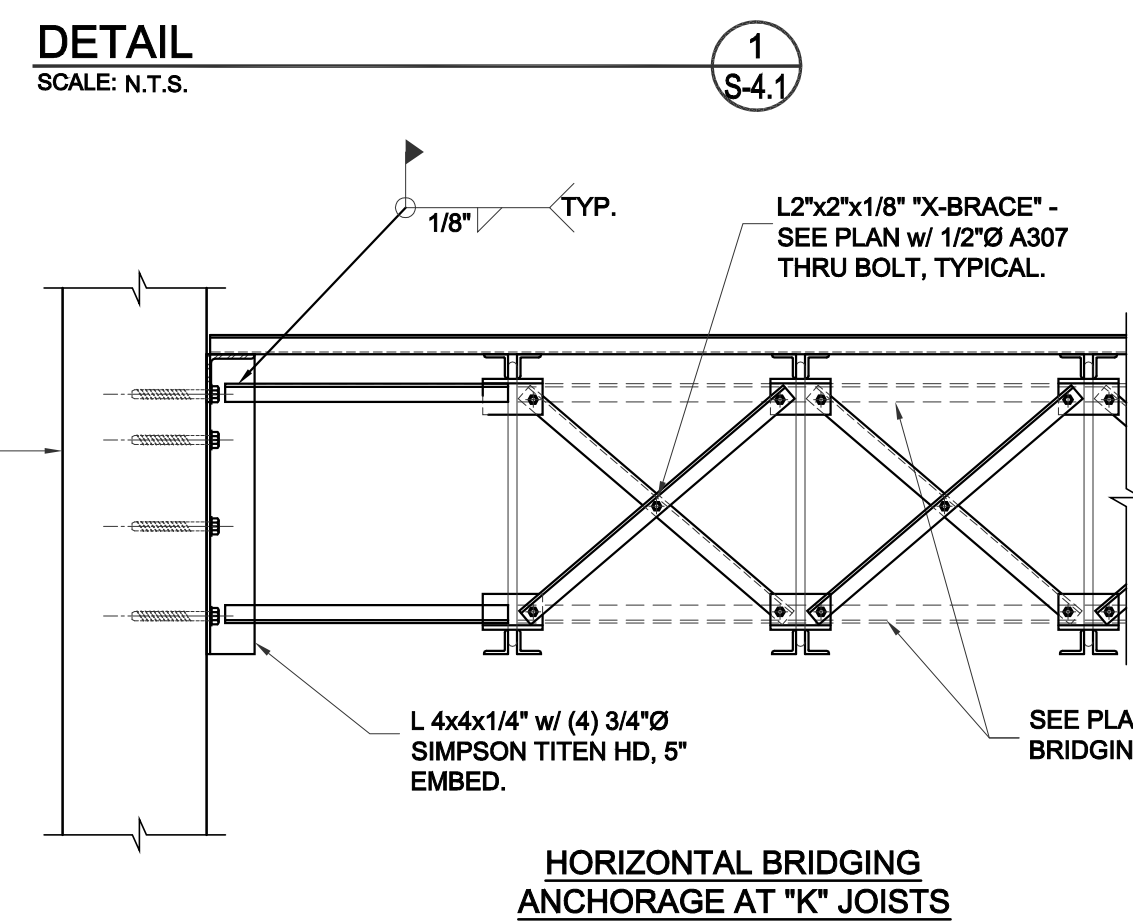
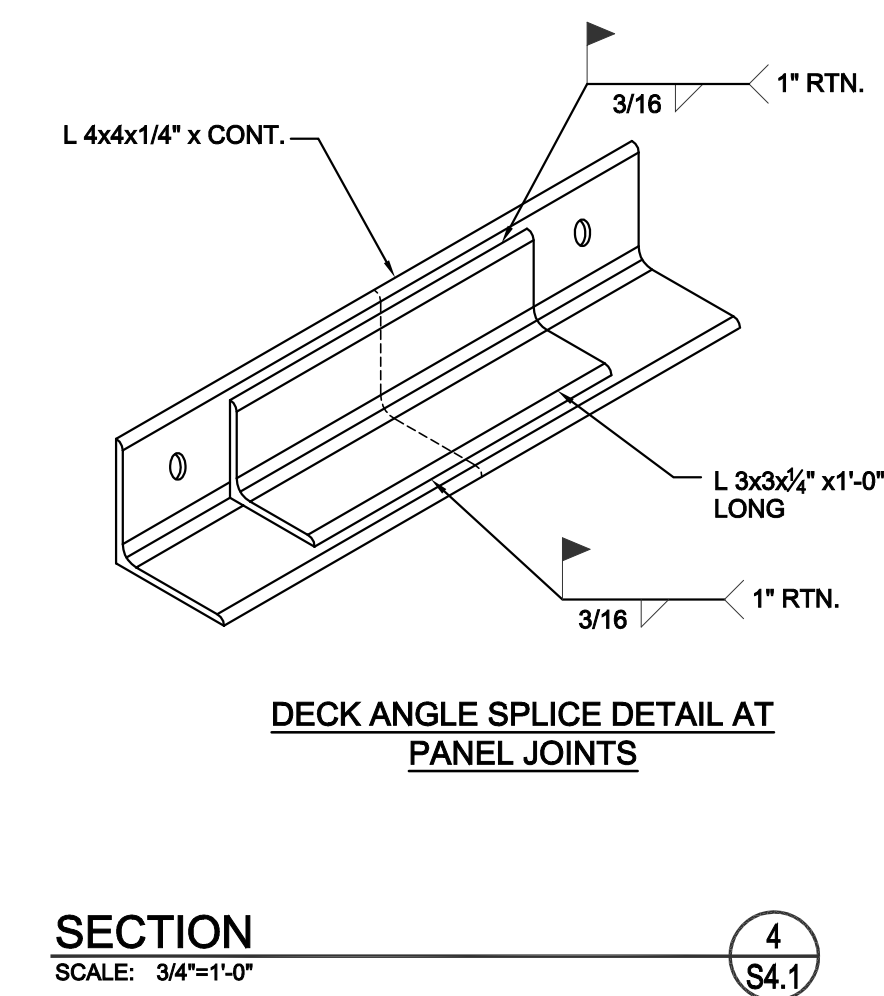
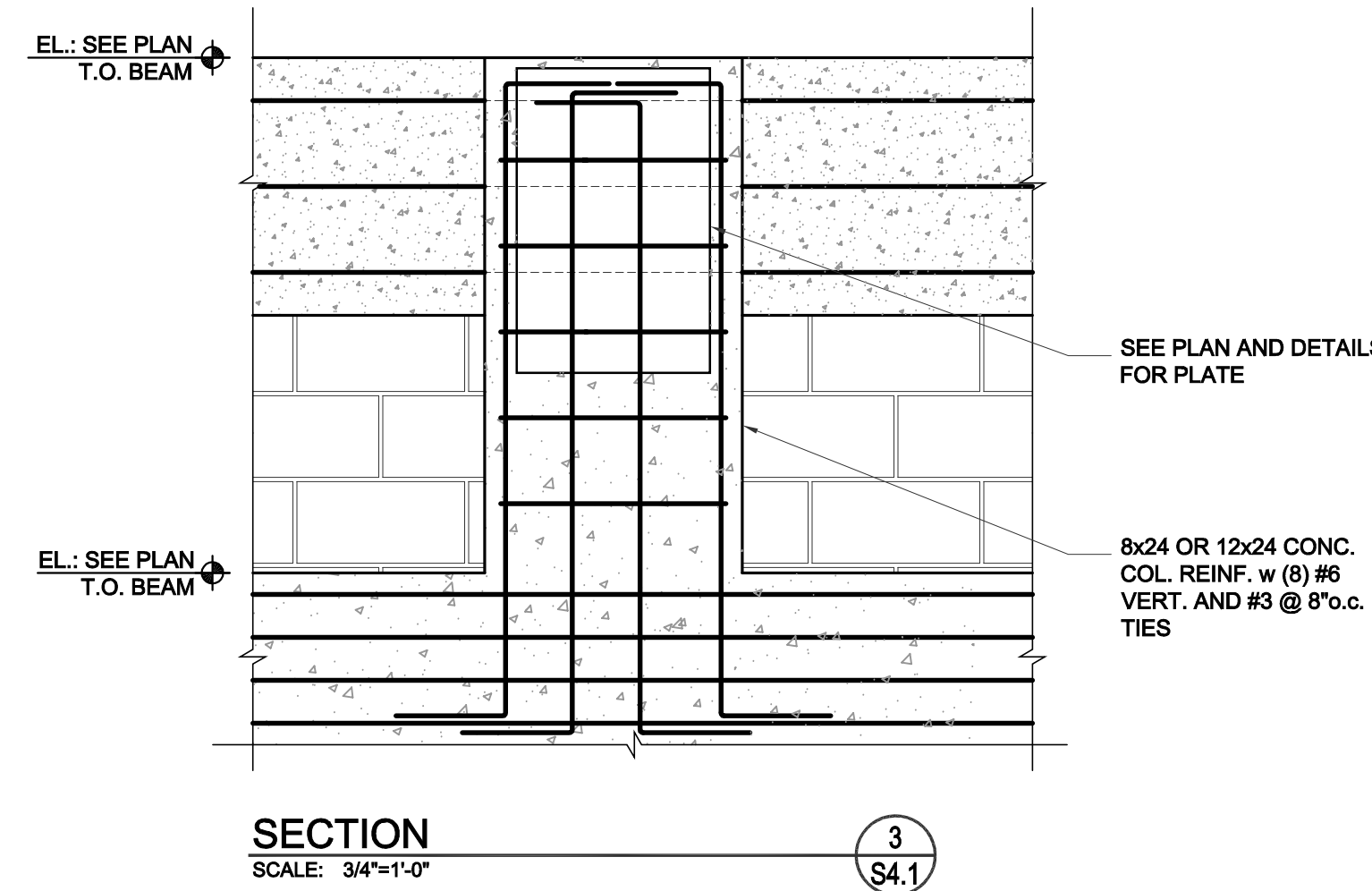
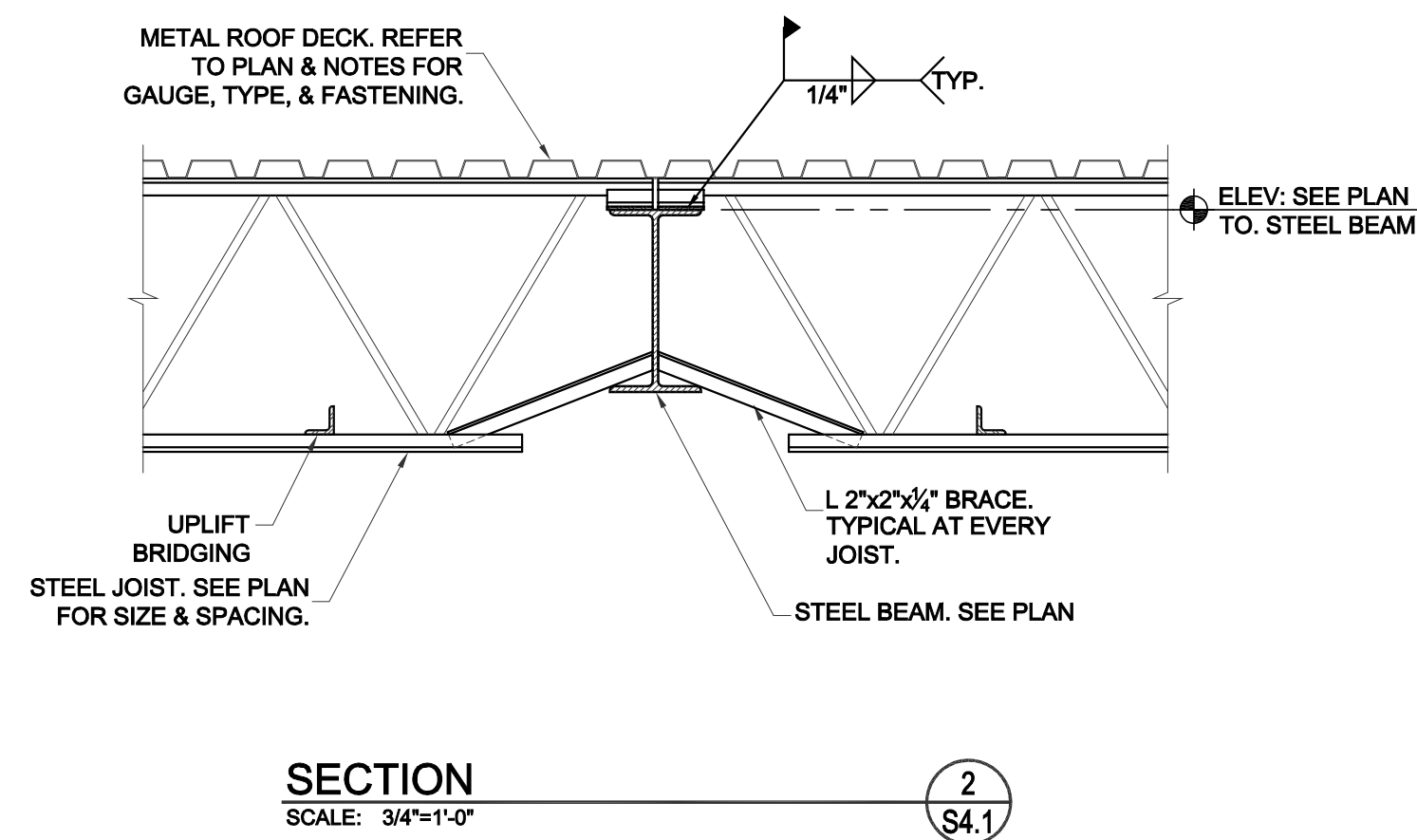




TYPICAL ROOF DECK ATTACHMENT

TYPE	DECK SIZE	ATTACHMENT 5/8"Ø WELDS TYPICAL
A	1.5Bx18GA	38/7 PATTERN w/ (11) 5/8"Ø PUDDLE WELDS AT SIDELAPS.
B	1.5Bx20GA	38/7 PATTERN w/ (11) #10 TEK SCREWS AT SIDELAPS.

NOTE: ATTACH DECK TO SUPPORTING STRUCTURE AT PERIMETER DISCONTINUITIES, AND END OF SHEETS w/ 5/8"Ø PUDDLE WELDS @ 8" o.c. (MAX).



REACTION	UPLIFT LOADS (kips)	CONNECTION CAPACITY
0 k	-1.2 k	USE SINGLE L4x4x1/4 CLIP ANGLE W/ (2) 5/8"Ø THRU BOLTS (CAP=1280#)
-1.2 k	-1.9 k	USE SINGLE L4x4x1/4 CLIP ANGLE W/ (3) 5/8"Ø THRU BOLTS (CAP=1920#)
-1.9 k	-2.9 k	DBL L4x4x1/4 CLIP ANGLES W/ (3) 5/8"Ø THRU BOLTS (CAP=2928#)
-2.9 k	-4.8 k	DBL L4x4x1/4 CLIP ANGLE (IN DOUBLE TRUSS MEMBER) W/ (3) 5/8"Ø THRU BOLTS (CAP=4897#)

PERMIT SET 07-29-2016

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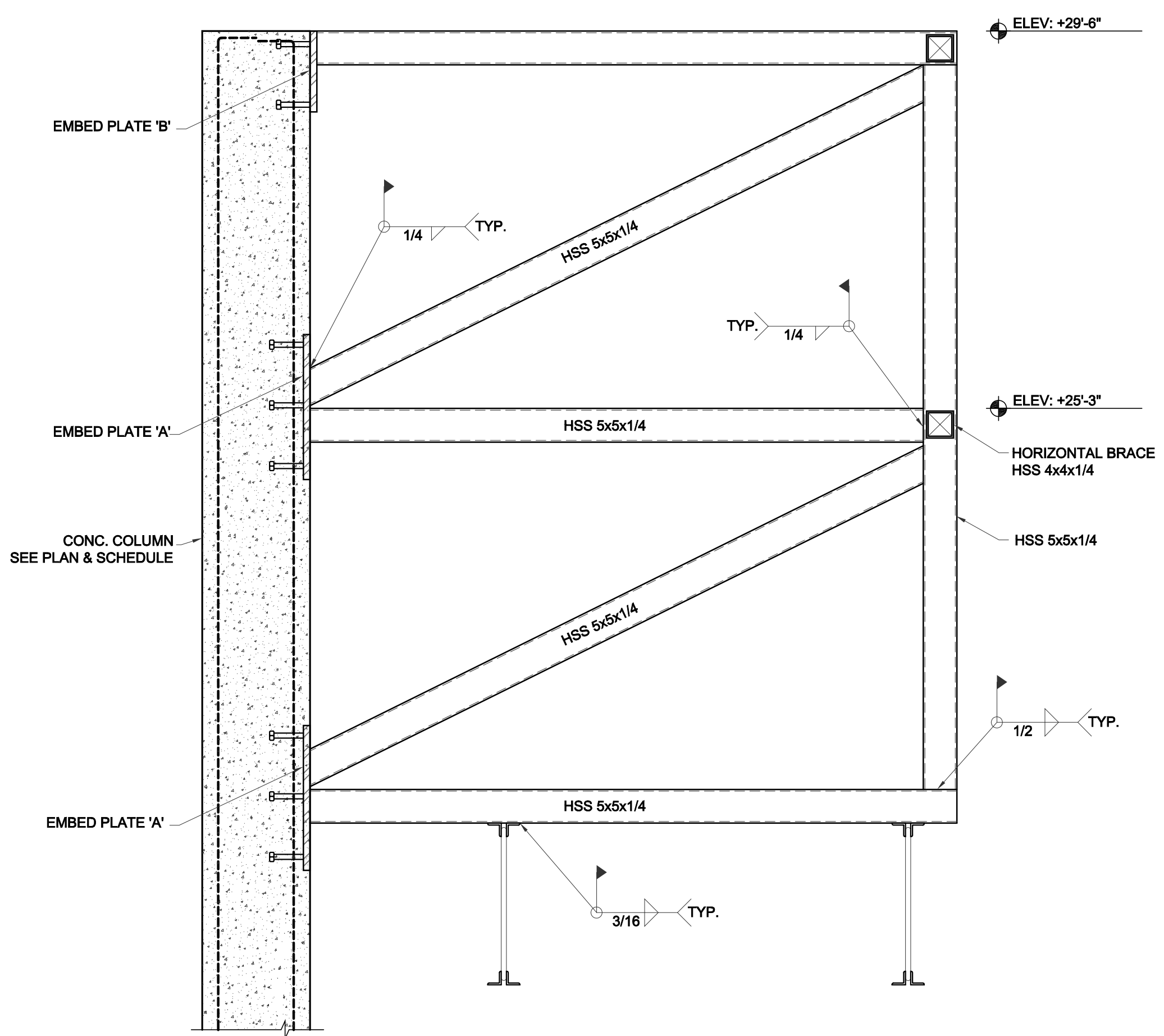
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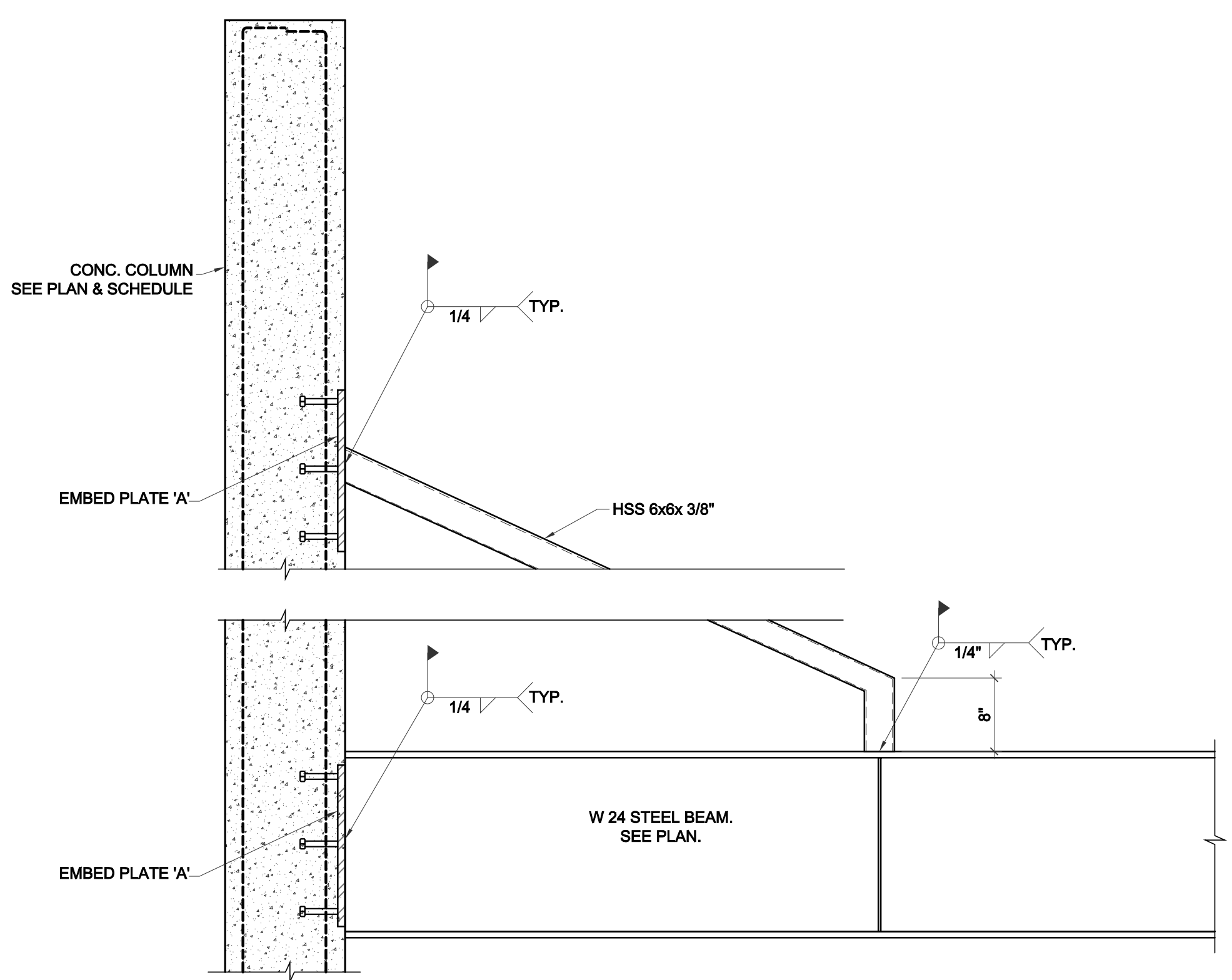
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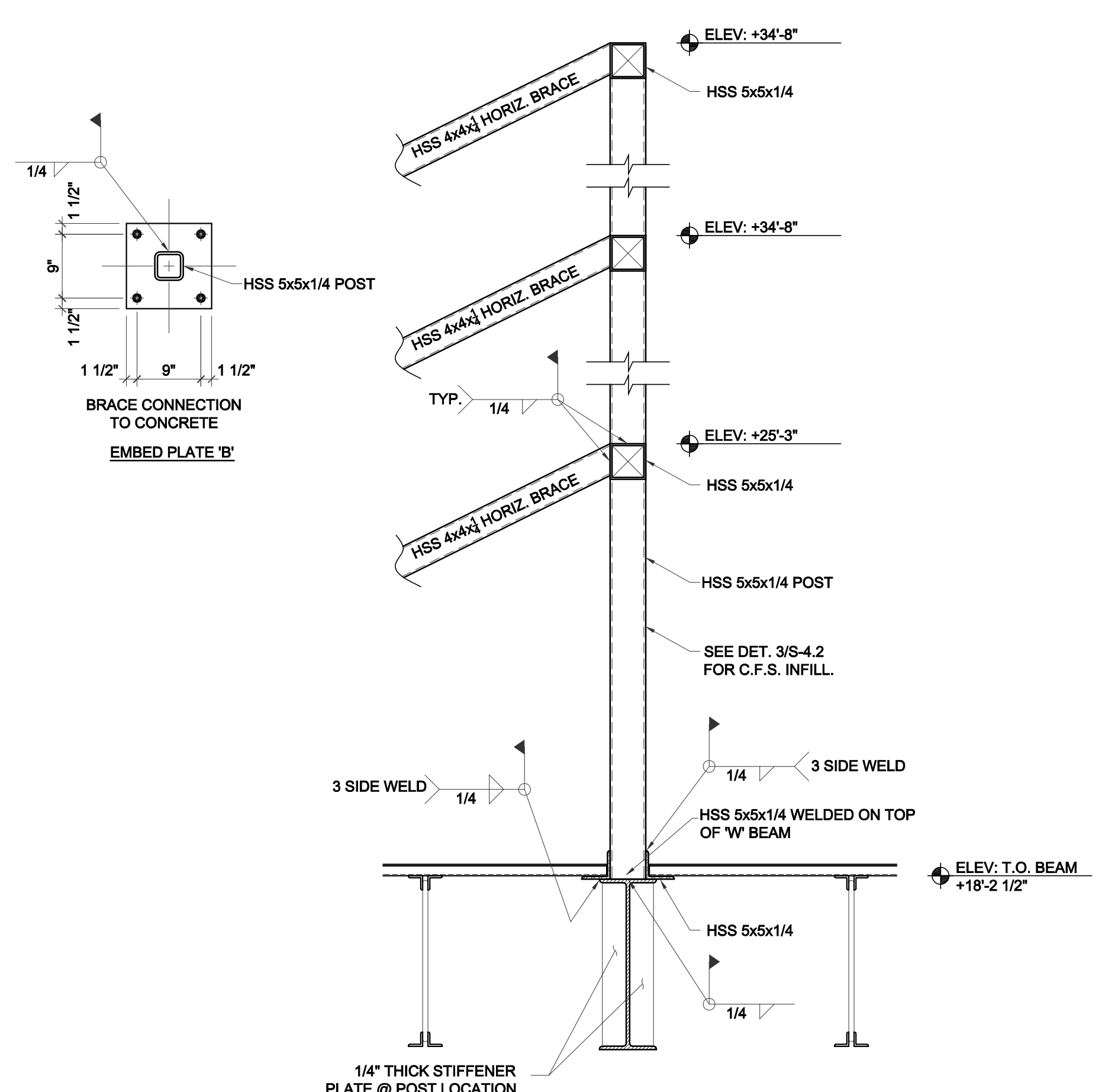
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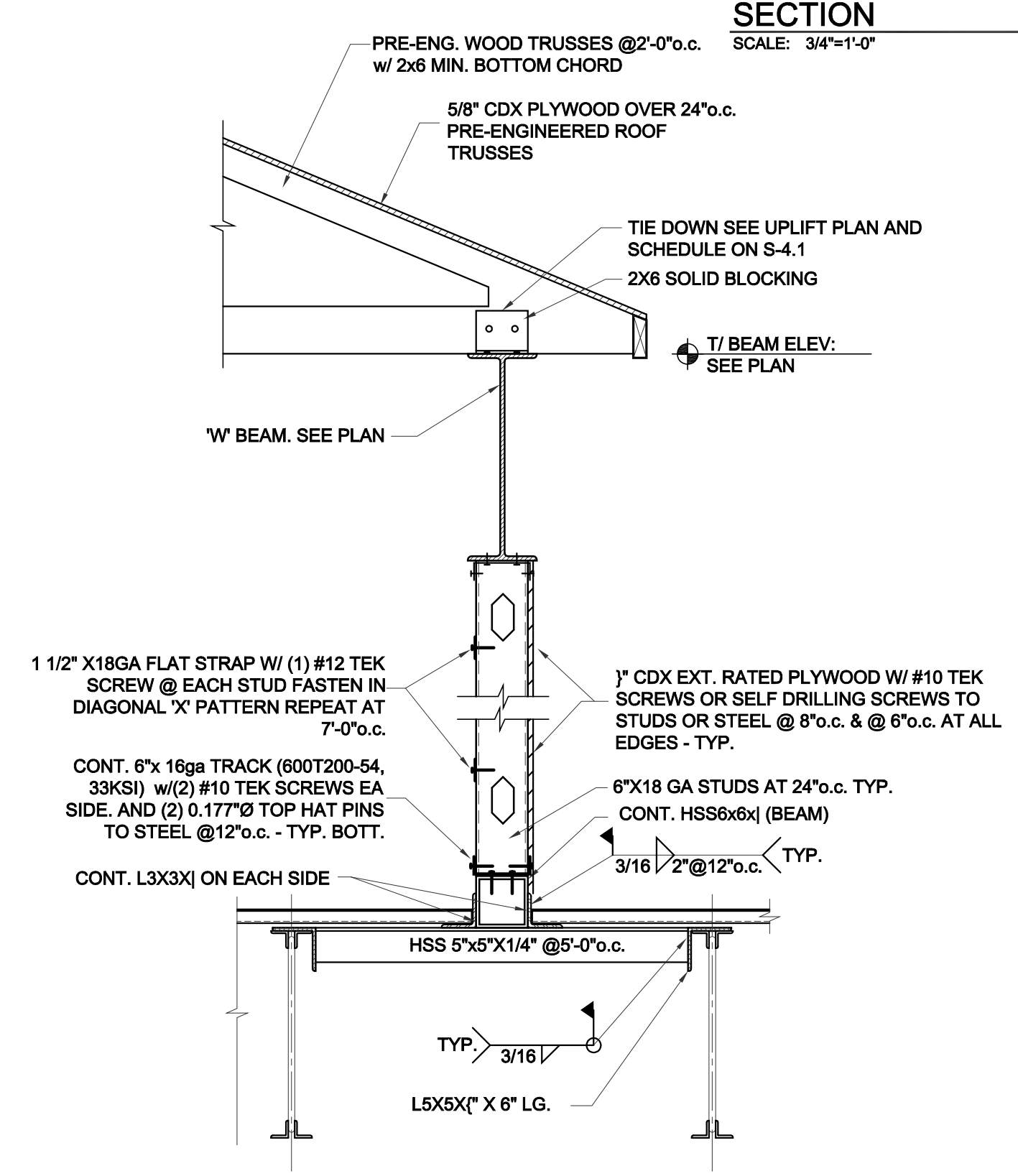
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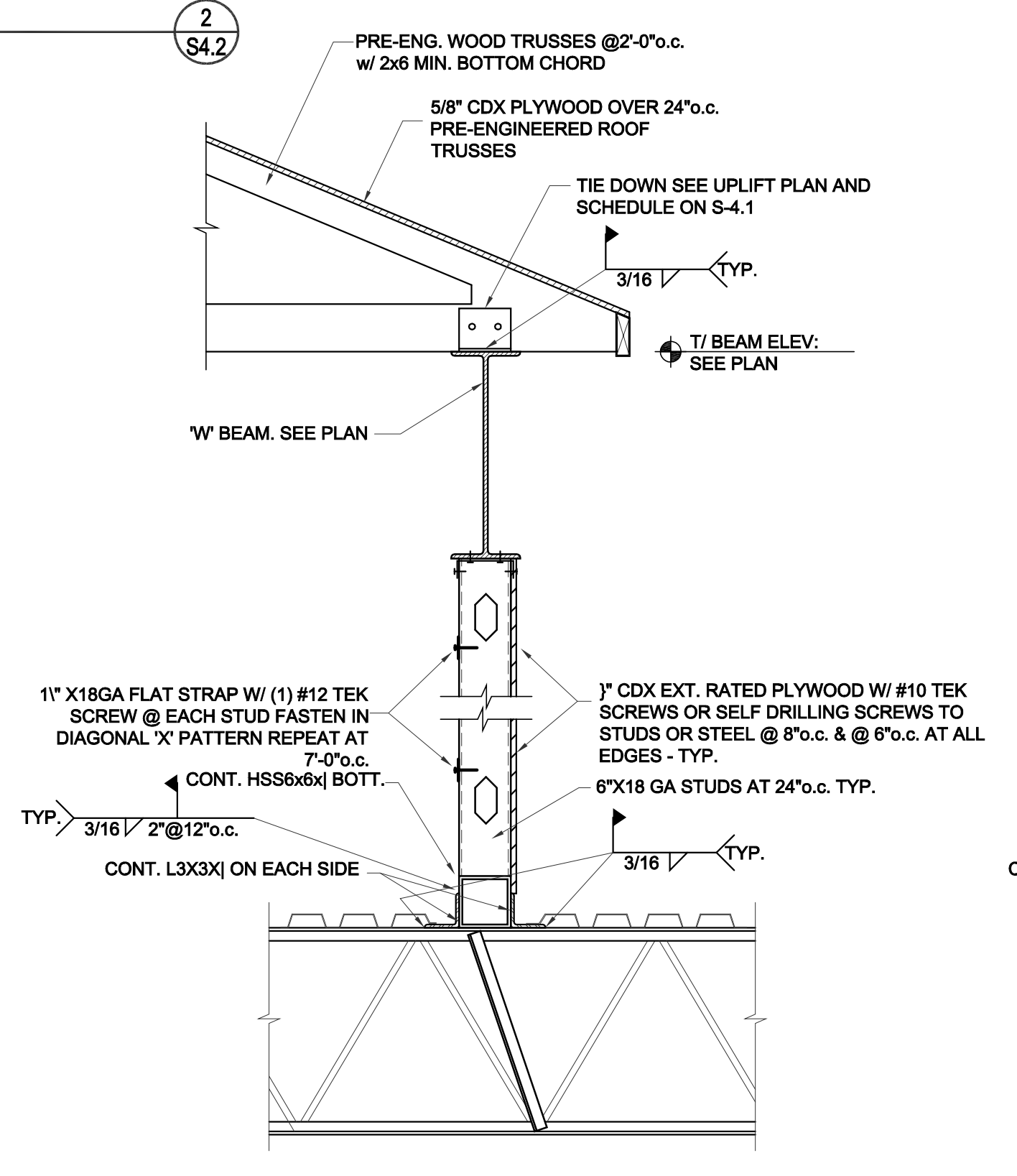
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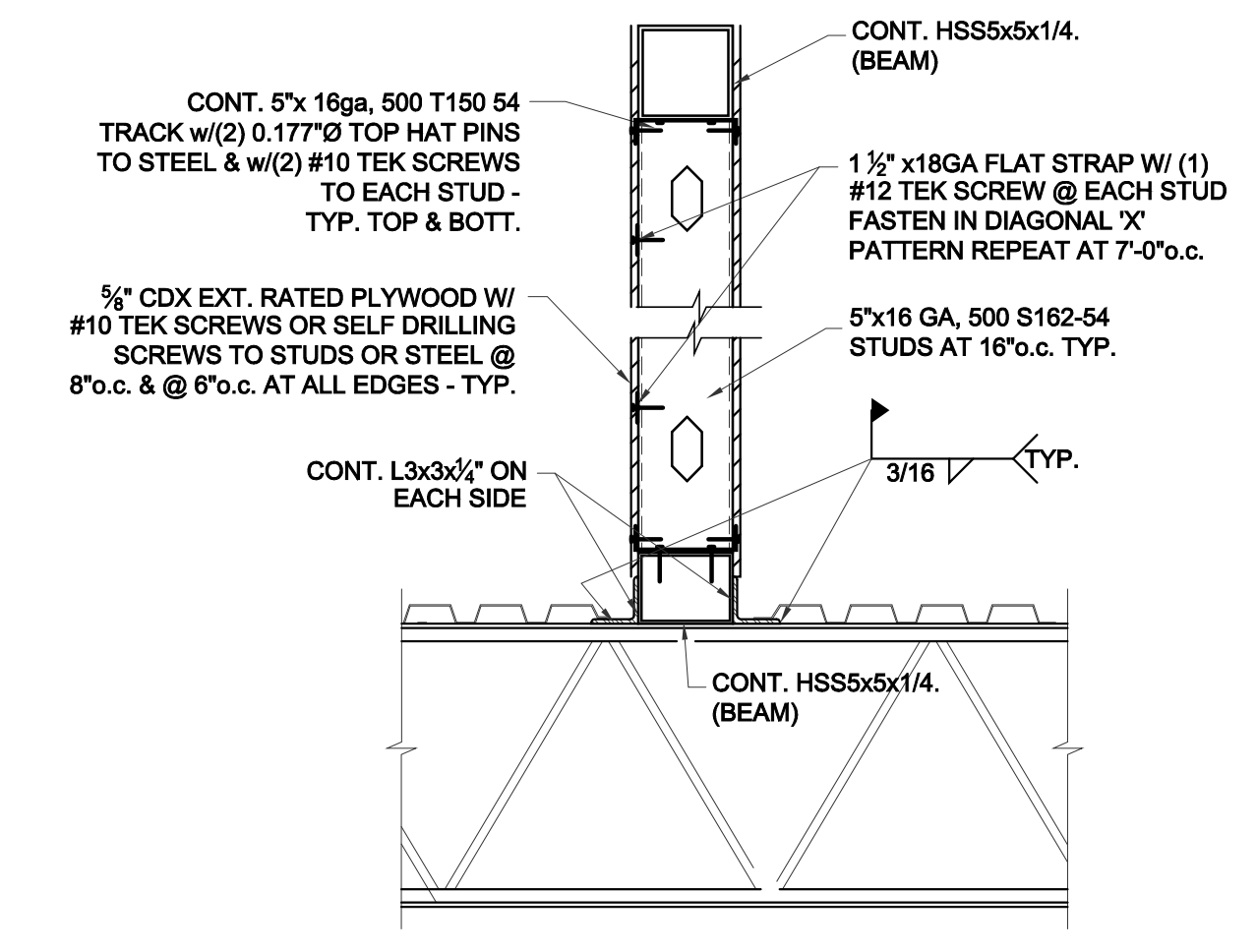
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S4.2



SECTION 5
SCALE: 3/4"=1'-0"
S4.2



SECTION 6
SCALE: 3/4"=1'-0"
S4.2



DETAIL 3
SCALE: 3/4"=1'-0"
S4.2

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architect @ design23.net

Drawn By: R.S.S. Checked By: S.T.B.

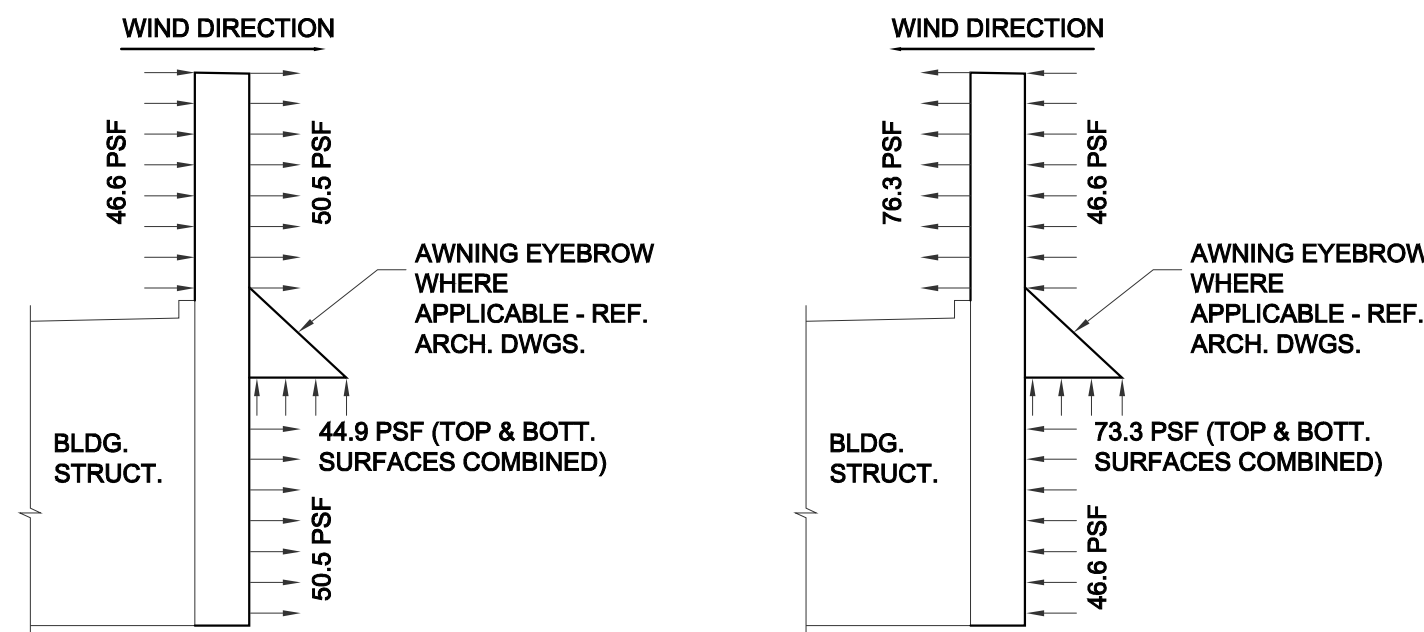
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Project Number
160412

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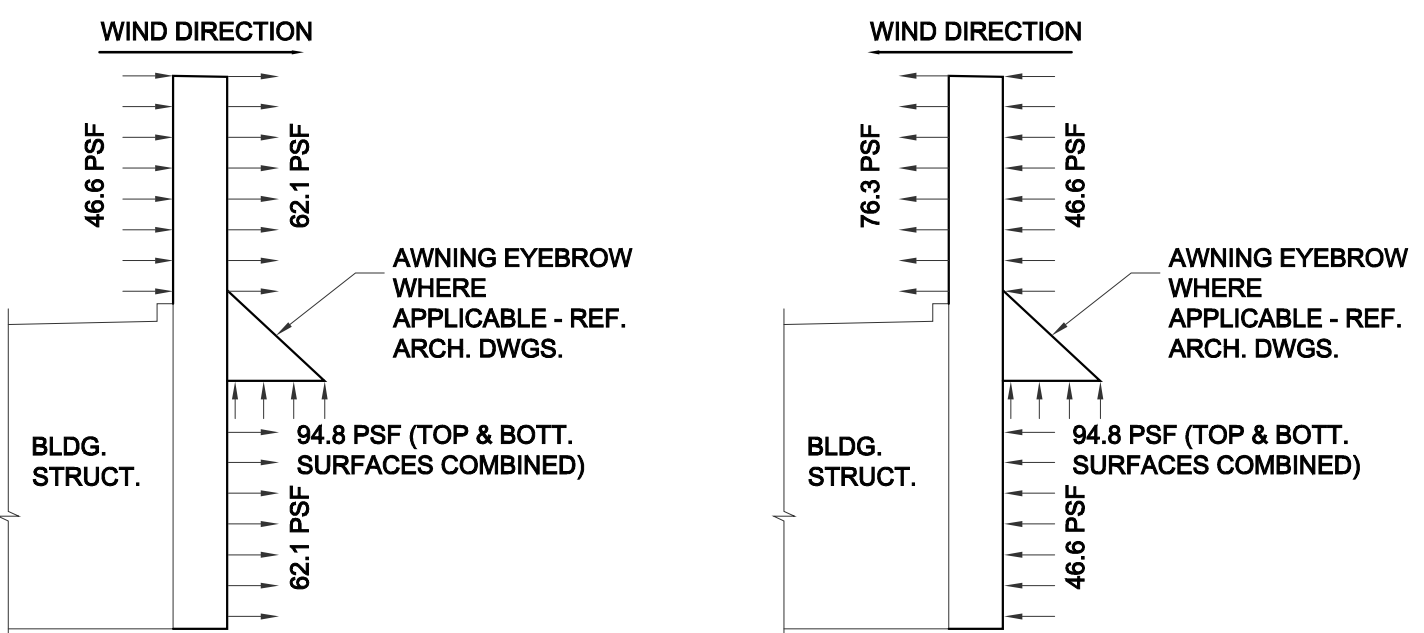
PERMIT SET 07-29-2016



ZONE 4
SOFFITS TO BE DESIGNED FOR:
(+) 46.6 PSF PRESSURE
(-) 50.5 PSF SUCTION

SECTION
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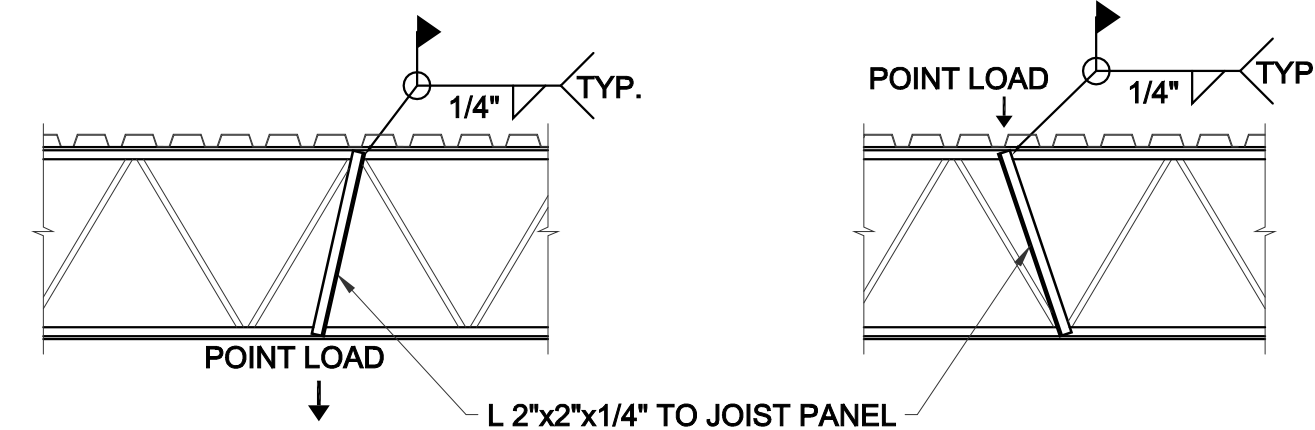
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ZONE 5
SOFFITS TO BE DESIGNED FOR:
(+) 46.6 PSF PRESSURE
(-) 62.1 PSF SUCTION

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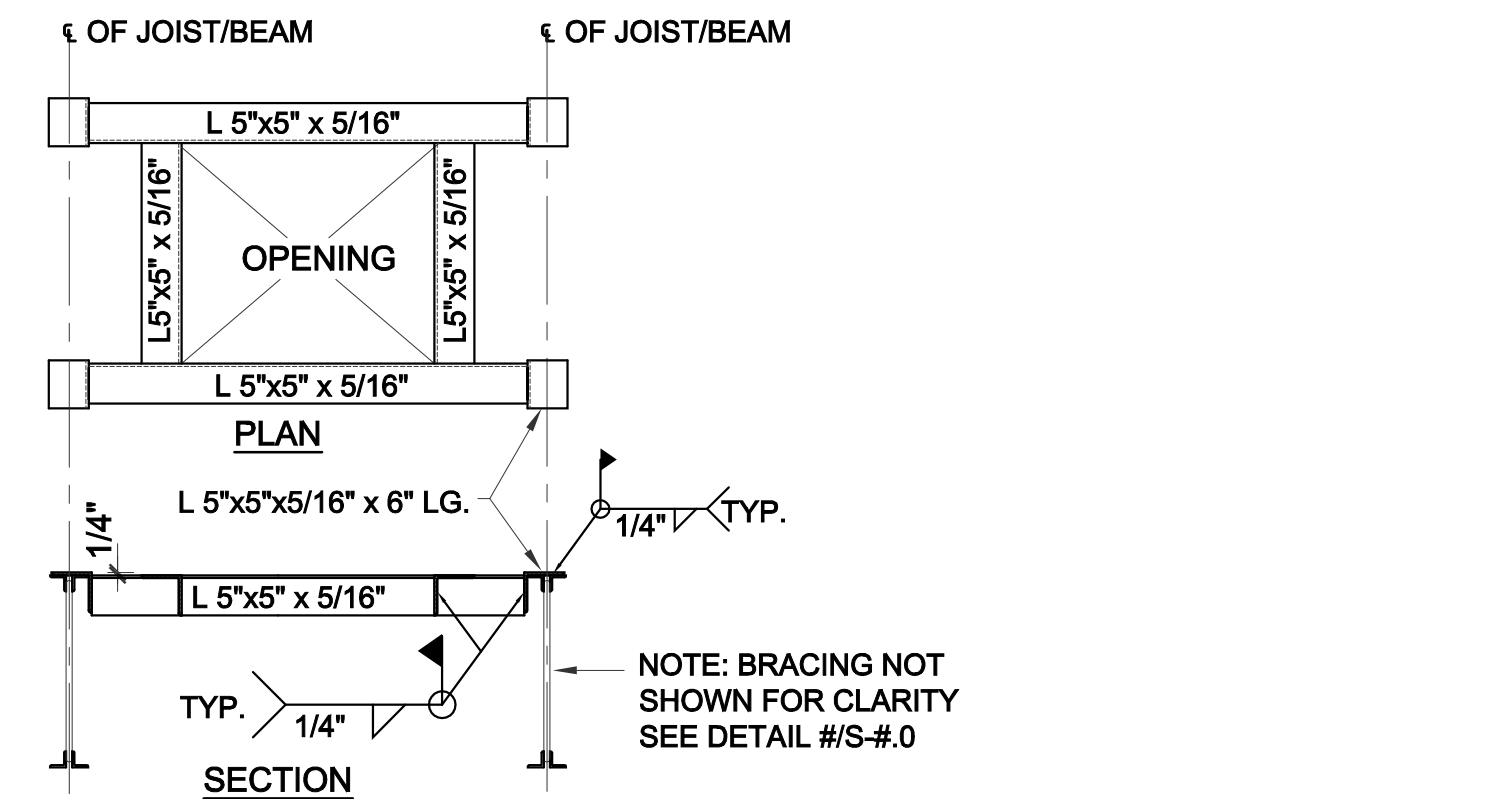
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NOTE:
WHEN POINT LOAD DOES NOT BEAR ON A JOIST PANEL POINT INSTALL (2) L 2"x2"x1/4" STRUTS FROM BEARING POINT TO TWO NEAREST PANEL POINTS ON TOP CHORD OF EXIST. JOIST. (ONE EACH SIDE OF JOIST)

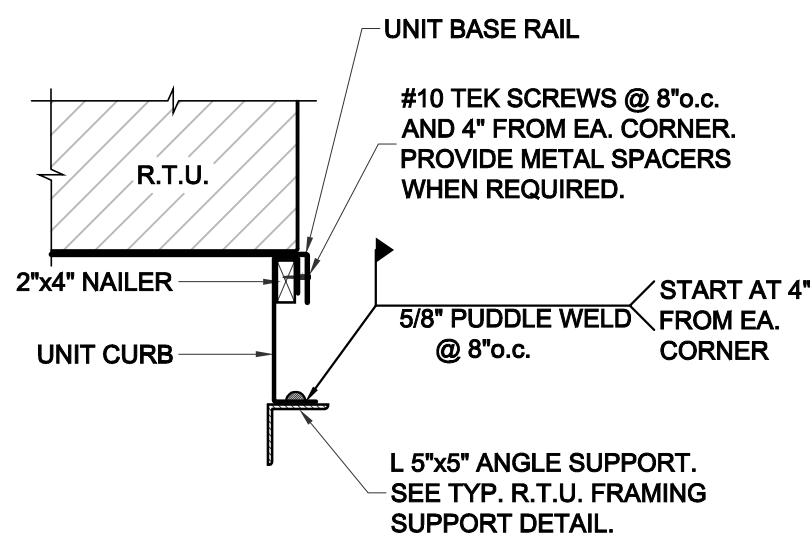
NOTE:
WHEN POINT LOAD DOES NOT BEAR ON A JOIST PANEL POINT INSTALL (2) L 2"x2"x1/4" STRUTS FROM BEARING POINT TO TWO NEAREST PANEL POINTS ON BOTTOM CHORD OF JOIST. (ONE EACH SIDE OF JOIST)

NOTE:
1. ROOF OPENING - SEE ARCHITECTURAL AND MECHANICAL DWGS. FOR SIZE AND LOCATION. COORDINATE FRAME DIMENSIONS W/ ACTUAL EQUIPMENT PURCHASED FOR INSTALLATION.
2. FOR MISC. ROOF OPENINGS - 12" OR SMALLER (EXAMPLE: PIPING CHASE, ETC. FRAME WITH L2 1/2 x 2 1/2 x 3/16 IN LIEU OF L5x5x 5/16 - SEE BELOW FOR DETAIL)
3. WHEN JOIST BRIDGING INTERFERES W/ ROOF OPENING FRAMES STOP BRIDGING AT EACH SIDE OF OPENING AND REPLACE W/ TWO RUNS OF BRIDGING EACH SIDE OF OPENING EXTEND ADDITIONAL BRIDGING ONE SPACE EACH SIDE OF OPENING.



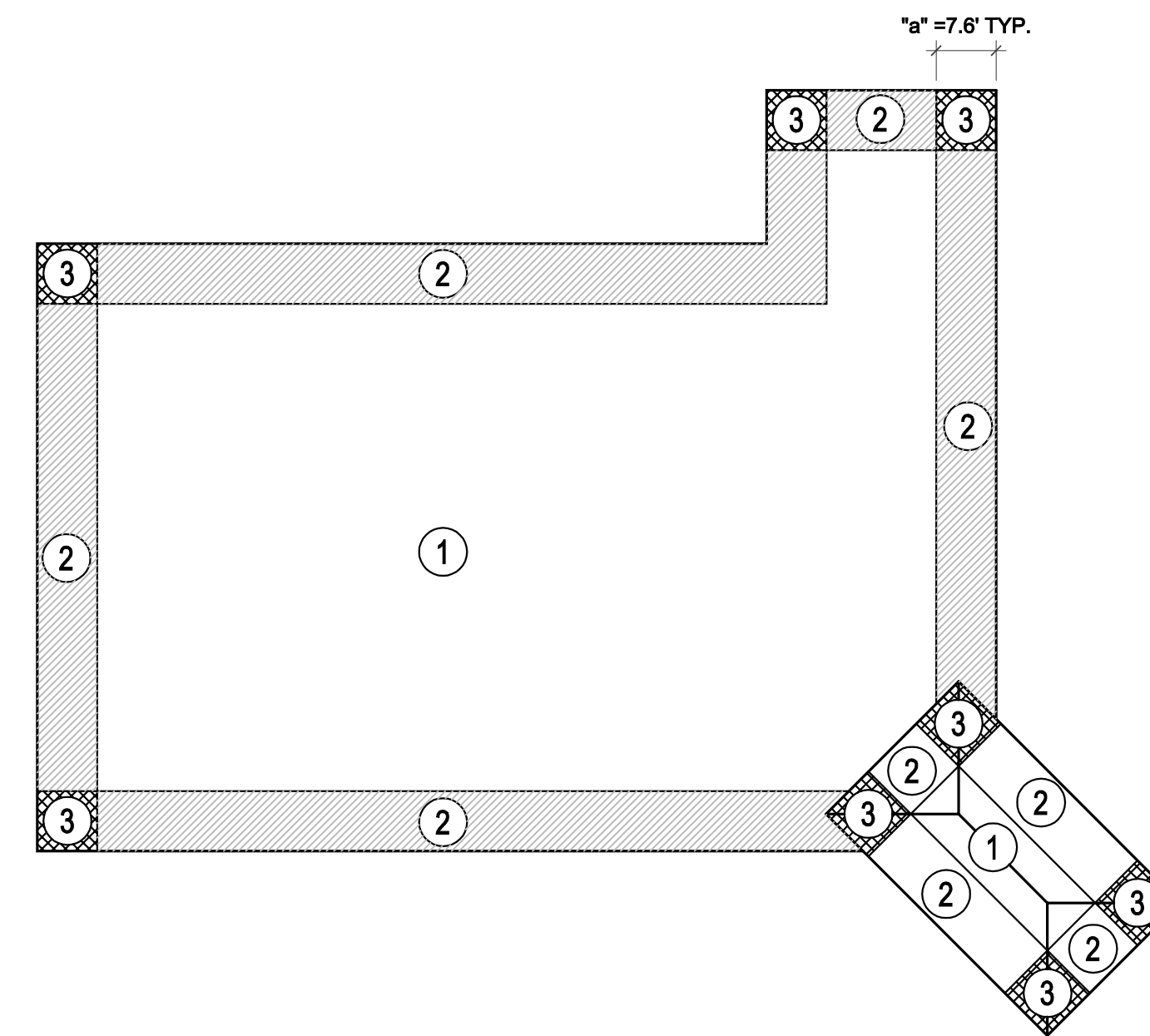
FRAMING DETAIL AT OPENINGS
SCALE: N.T.S.

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

4
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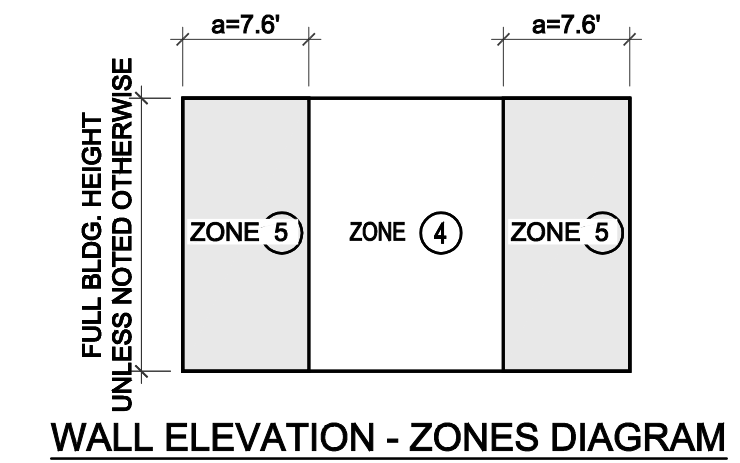
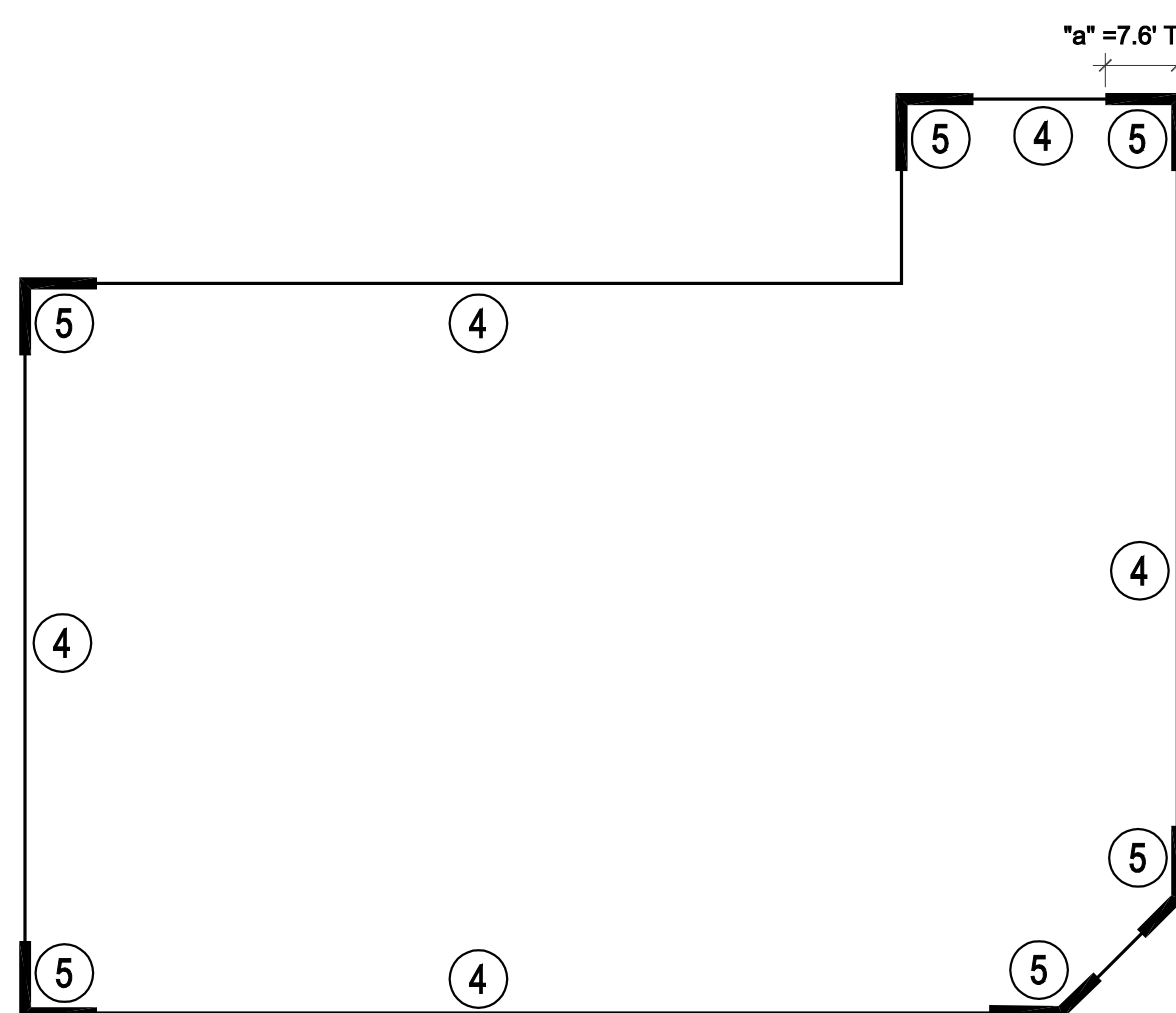


NOTE:
• TRUSSES SHALL BE DESIGNED WITH THE APPROPRIATE ZONES, COMPONENTS AND CLADDING, IN ACCORDANCE WITH ASCE 7-10 WIND LOADS, AND SHALL BE DESIGNED ACCORDINGLY.
• PRESSURES INDICATED IN TABLES ARE CALCULATED SERVICE PRESSURES (0.6W) IN ACCORDANCE WITH ASCE 7-10

SERVICE WIND PRESSURES (ASD) AS PER ASCE 7-10			
Kd = 1.0			
AREA	ZONE 1	ZONE 2	ZONE 3
≤ 19 sqft	+22.87	+51.46	+51.46
	-56.23	-94.35	-94.35
20 sqft < A ≤ 49 sqft	+21.44	+49.19	+49.19
	-54.8	-84.32	-84.32
50 sqft < A ≤ 99 sqft	+19.54	+46.17	+46.17
	-52.9	-71.04	-71.04
100 sqft < A	+18.11	+43.89	+43.89
	-51.46	-60.99	-60.99

SERVICE WIND PRESSURES (ASD) AS PER ASCE 7-10			
Kd = 0.85			
AREA	ZONE 1	ZONE 2	ZONE 3
≤ 19 sqft	+19.44	+43.74	+43.74
	-47.79	-80.20	-80.20
20 sqft < A ≤ 49 sqft	+18.22	+41.81	+41.81
	-46.58	-71.67	-71.67
50 sqft < A ≤ 99 sqft	+16.81	+39.25	+39.25
	-44.96	-60.38	-60.38
100 sqft < A	+15.39	+37.31	+37.31
	-43.74	-51.84	-51.84

ROOF UPLIFT DIAGRAM



WIND CRITERIA:
V = 170 MPH
EXPOSURE "D"

NOTE:
INTERNAL PRESSURE COEFFICIENT = -0.18
• PRESSURES INDICATED IN TABLES ARE CALCULATED SERVICE PRESSURES (0.6W) IN ACCORDANCE WITH ASCE 7-10

SERVICE WIND PRESSURES (ASD) AS PER ASCE 7-10		
Kd = 1.0		
WINDOW / DOOR AREA	ZONE 4	ZONE 5
≤ 19 sqft	+51.46	+51.46
	-55.75	-68.62
20 sqft < A ≤ 49 sqft	+49.19	+49.19
	-53.48	-64.06
50 sqft < A ≤ 99 sqft	+46.17	+46.17
	-50.46	-58.03
100 sqft < A	+43.89	+43.89
	-48.18	-53.47

SERVICE WIND PRESSURES (ASD) AS PER ASCE 7-10		
Kd = 0.85		
WINDOW / DOOR AREA	ZONE 4	ZONE 5
≤ 19 sqft	+43.74	+43.74
	-47.39	-58.33
20 sqft < A ≤ 49 sqft	+41.81	+41.81
	-45.45	-54.46
50 sqft < A ≤ 99 sqft	+39.25	+39.25
	-42.89	-49.33
100 sqft < A	+37.31	+37.31
	-40.95	-45.45

WINDOW & DOOR PRESSURE ZONES

Revisions:

- 1
- 2
- 3
- 4
- 5

Project Number
160412

1066 U.S. HIGHWAY 1
New Retail Building - Goodwill
1066 U.S. HIGHWAY 1
Vero Beach, Florida

Project Name
New Retail Building

Stephen Brascaglia, Architect

State Of Florida
Registration No. AR12239

6991 West Broward Boulevard
Suite 100
Plantation, Florida 33317

Telephone 954.614.3801
Telefax 954.208.0600
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WIND PRESSURES & FRAMING DETAILS

Drawn By: R.S.S.
Checked By: S.T.B.

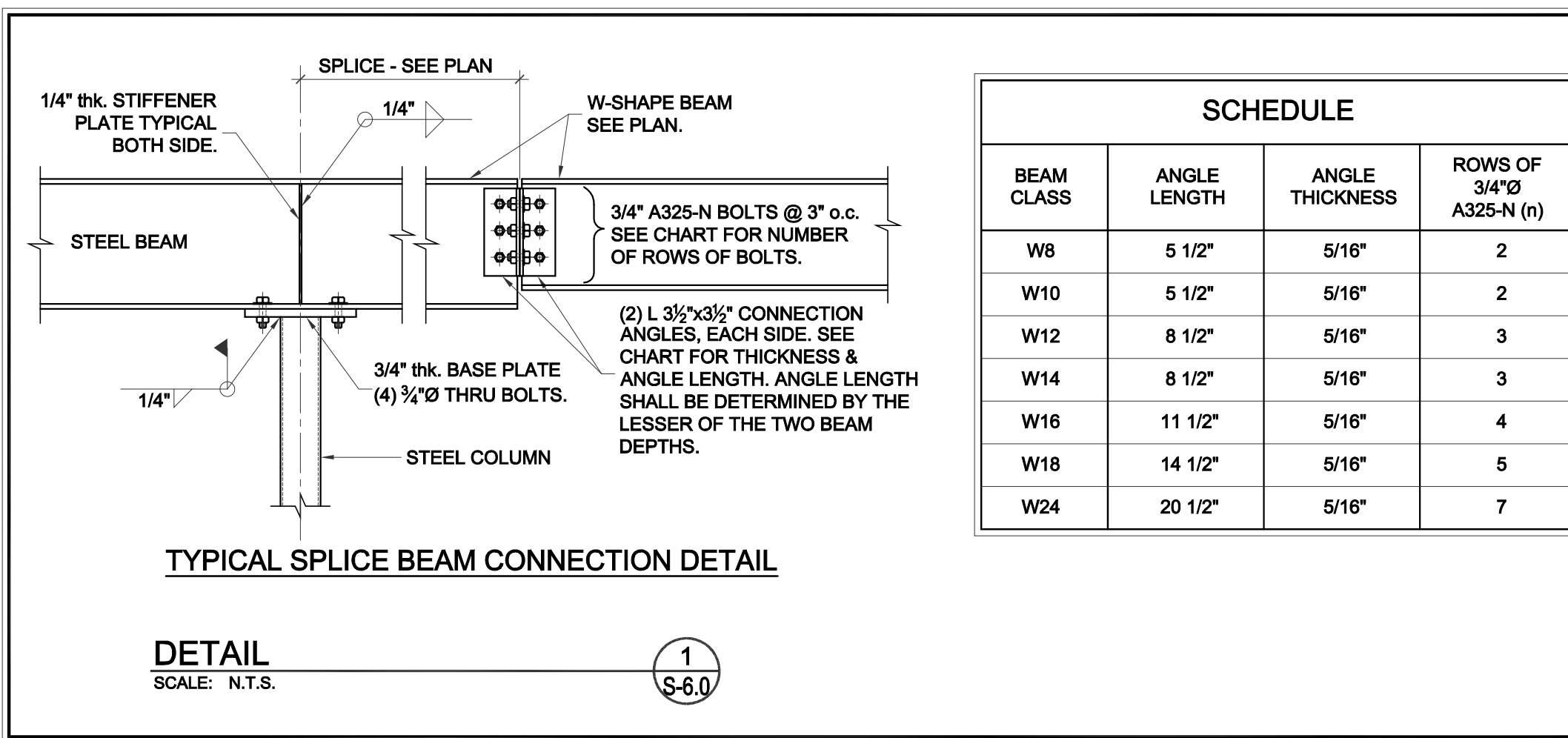
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Project Number
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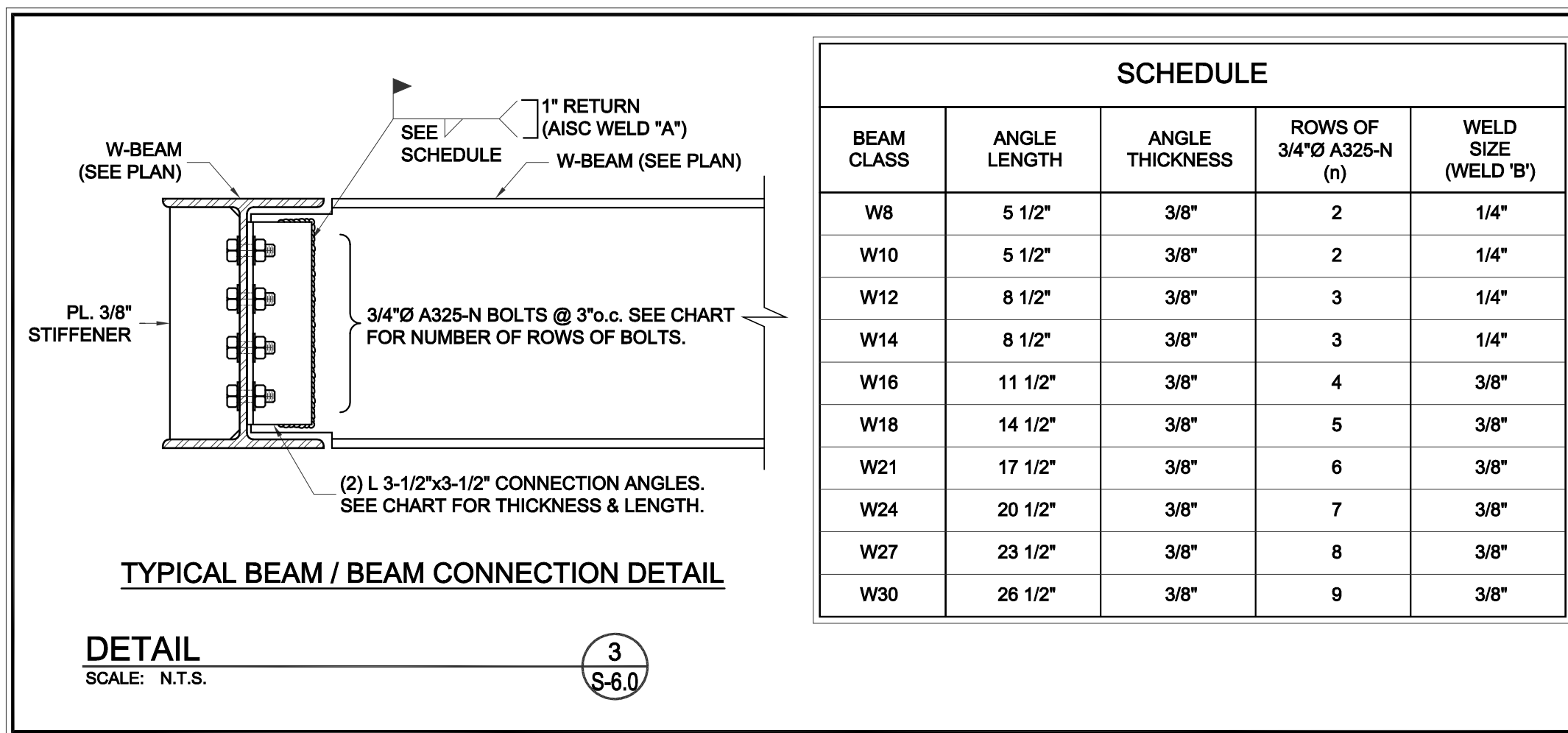
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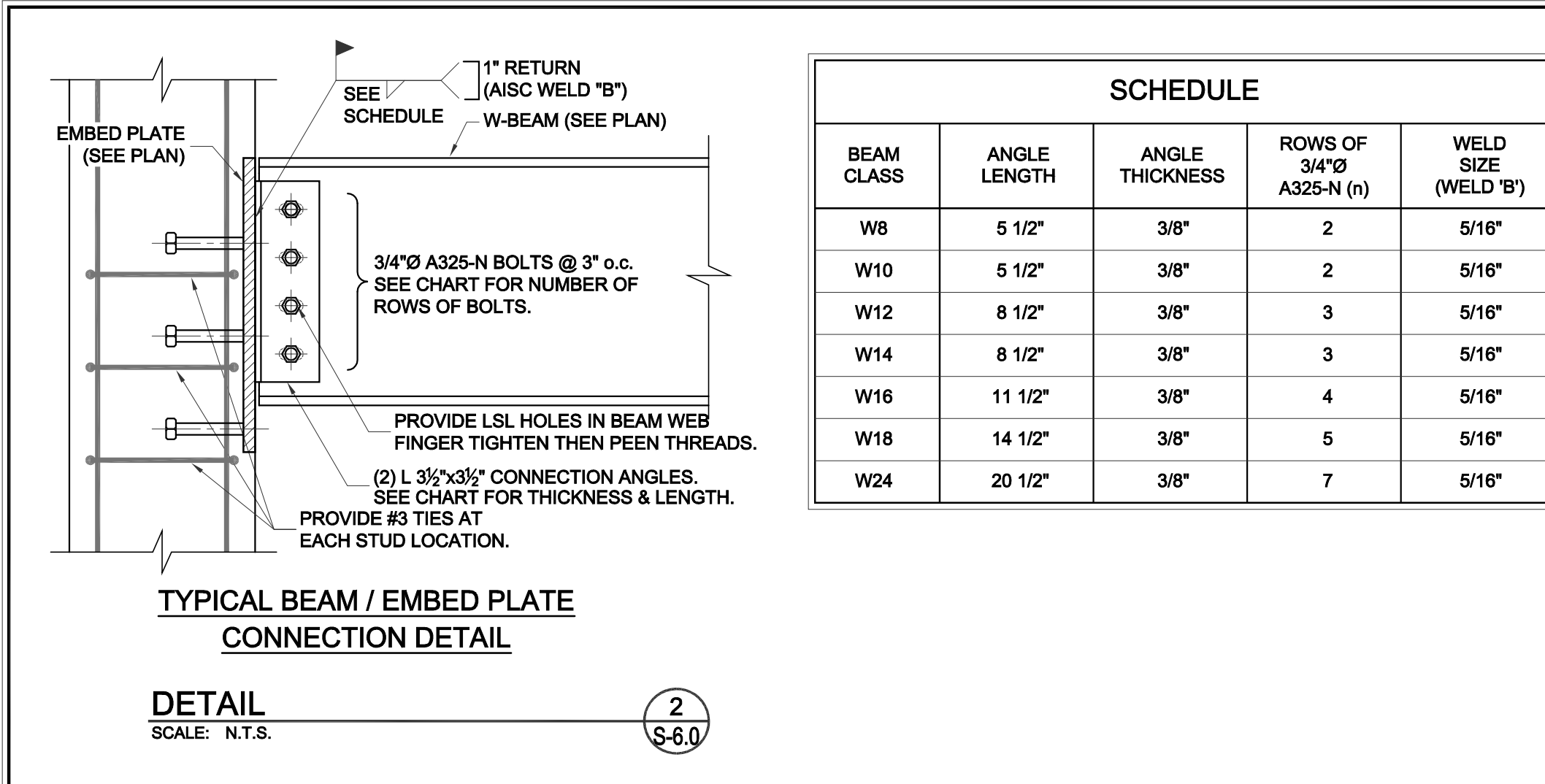
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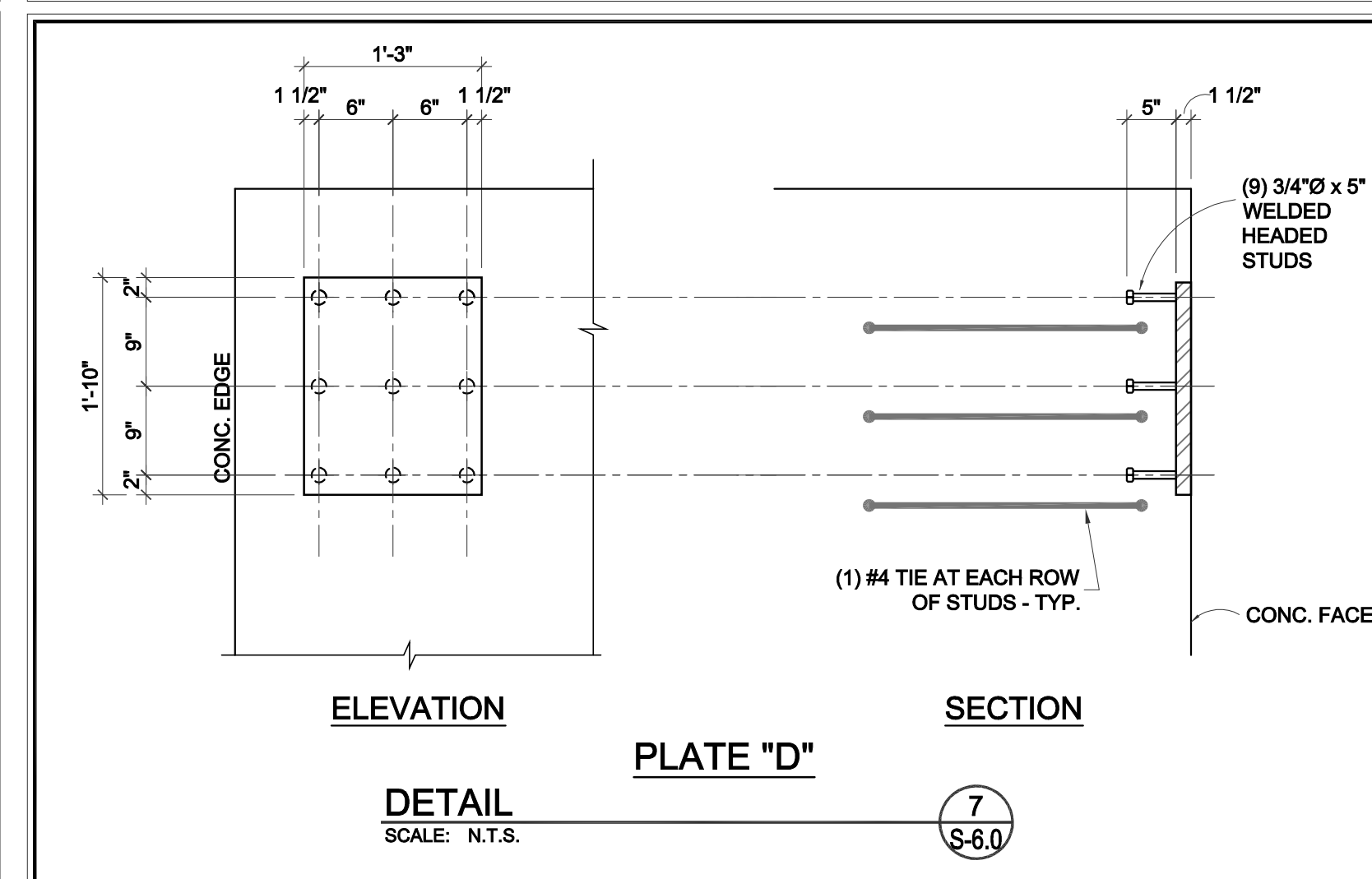
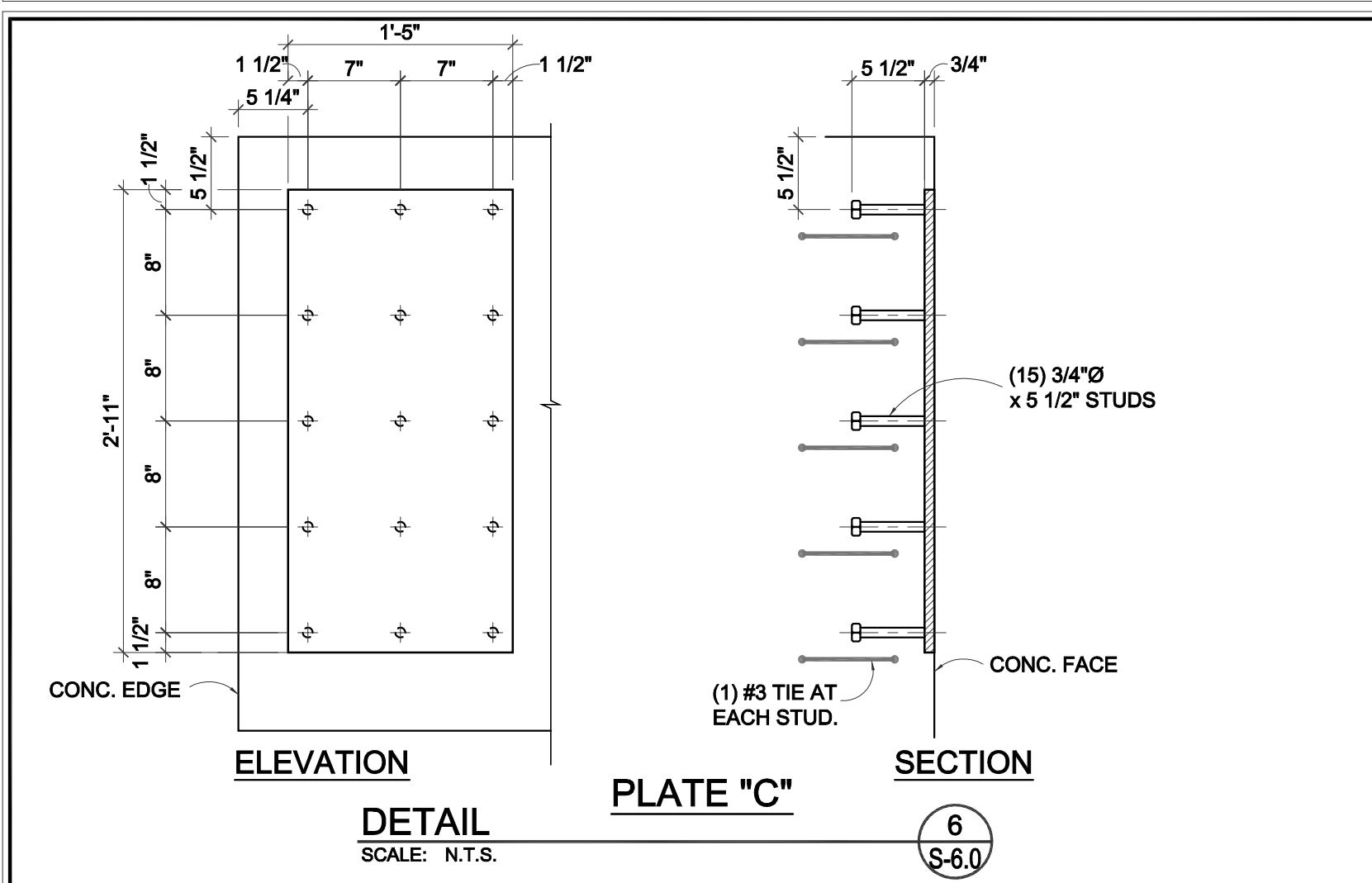
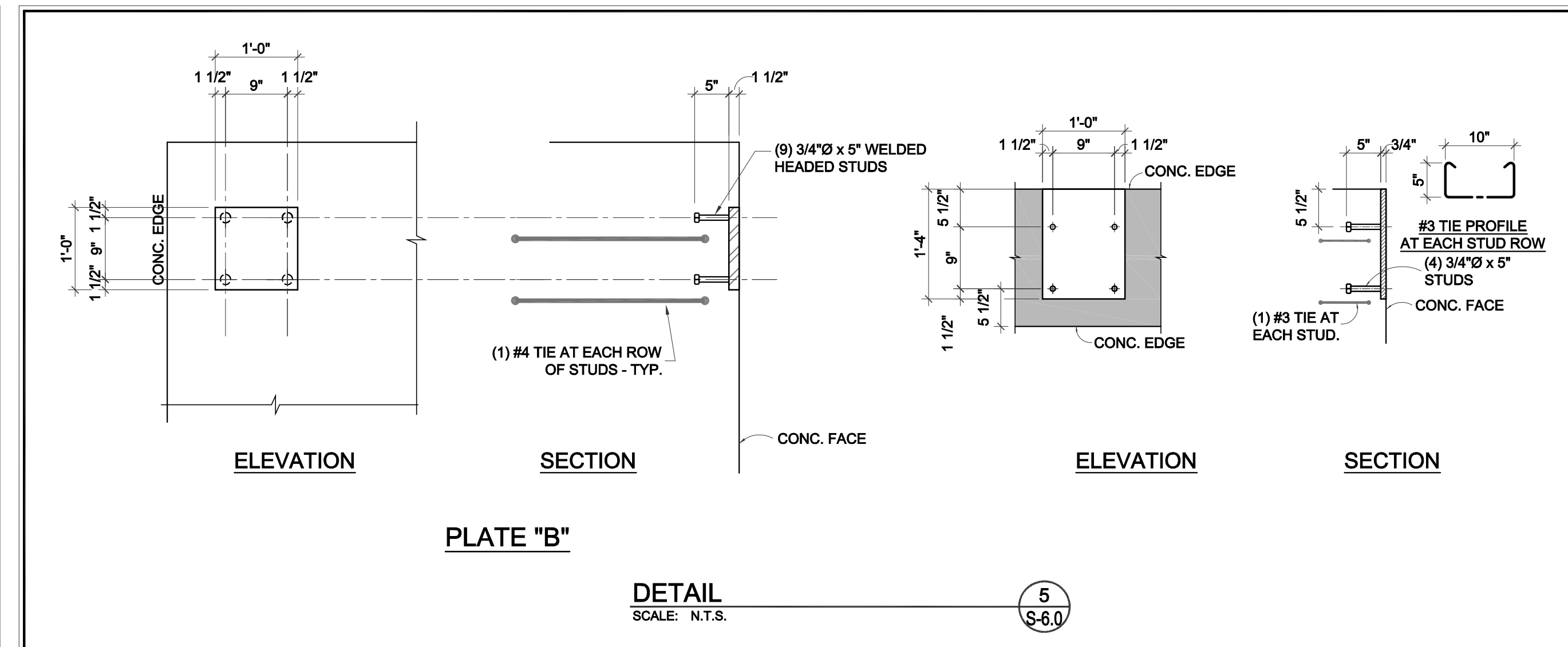
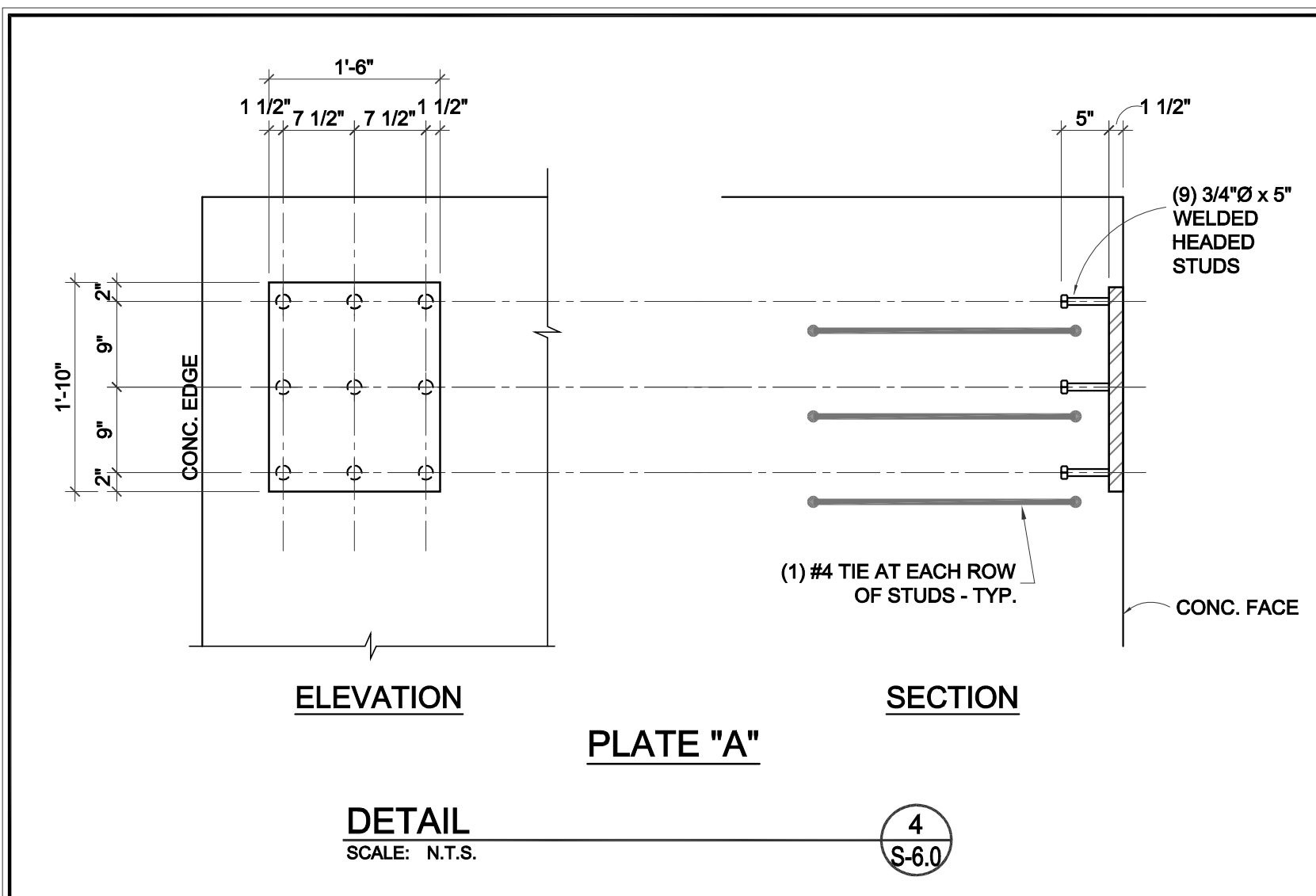
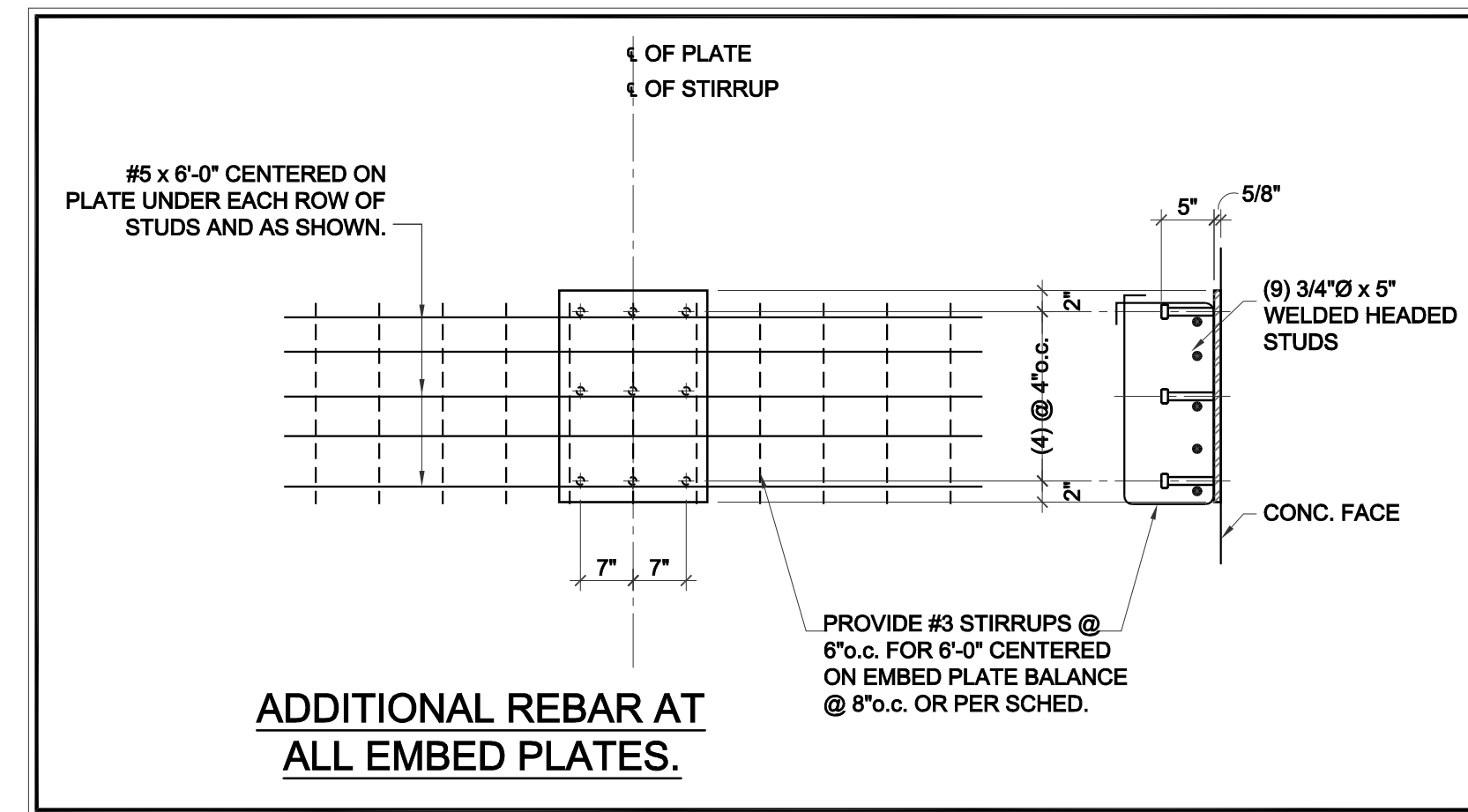
SCHEDULE			
BEAM CLASS	ANGLE LENGTH	ANGLE THICKNESS	ROWS OF 3/4" A325-N (n)
W8	5 1/2"	5/16"	2
W10	5 1/2"	5/16"	2
W12	8 1/2"	5/16"	3
W14	8 1/2"	5/16"	3
W16	11 1/2"	5/16"	4
W18	14 1/2"	5/16"	5
W24	20 1/2"	5/16"	7



SCHEDULE				
BEAM CLASS	ANGLE LENGTH	ANGLE THICKNESS	ROWS OF 3/4" A325-N (n)	WELD SIZE (WELD 'B')
W8	5 1/2"	3/8"	2	1/4"
W10	5 1/2"	3/8"	2	1/4"
W12	8 1/2"	3/8"	3	1/4"
W14	8 1/2"	3/8"	3	1/4"
W16	11 1/2"	3/8"	4	3/8"
W18	14 1/2"	3/8"	5	3/8"
W21	17 1/2"	3/8"	6	3/8"
W24	20 1/2"	3/8"	7	3/8"
W27	23 1/2"	3/8"	8	3/8"
W30	26 1/2"	3/8"	9	3/8"



SCHEDULE				
BEAM CLASS	ANGLE LENGTH	ANGLE THICKNESS	ROWS OF 3/4" A325-N (n)	WELD SIZE (WELD 'B')
W8	5 1/2"	3/8"	2	5/16"
W10	5 1/2"	3/8"	2	5/16"
W12	8 1/2"	3/8"	3	5/16"
W14	8 1/2"	3/8"	3	5/16"
W16	11 1/2"	3/8"	4	5/16"
W18	14 1/2"	3/8"	5	5/16"
W24	20 1/2"	3/8"	7	5/16"



Revisions:

- 1
- 2
- 3
- 4
- 5

Project Number
160412

1066 U.S. HIGHWAY 1
New Retail Building - Goodwill
1066 U.S. HIGHWAY 1
Vero Beach, Florida

Project Name
New Retail Building

Stephen Brascaglia,
Architect

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Registration No. AR12239
6991 West Broward Boulevard
Suite 100
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architect # design23.net

Drawn By: RSS
Checked By: STB

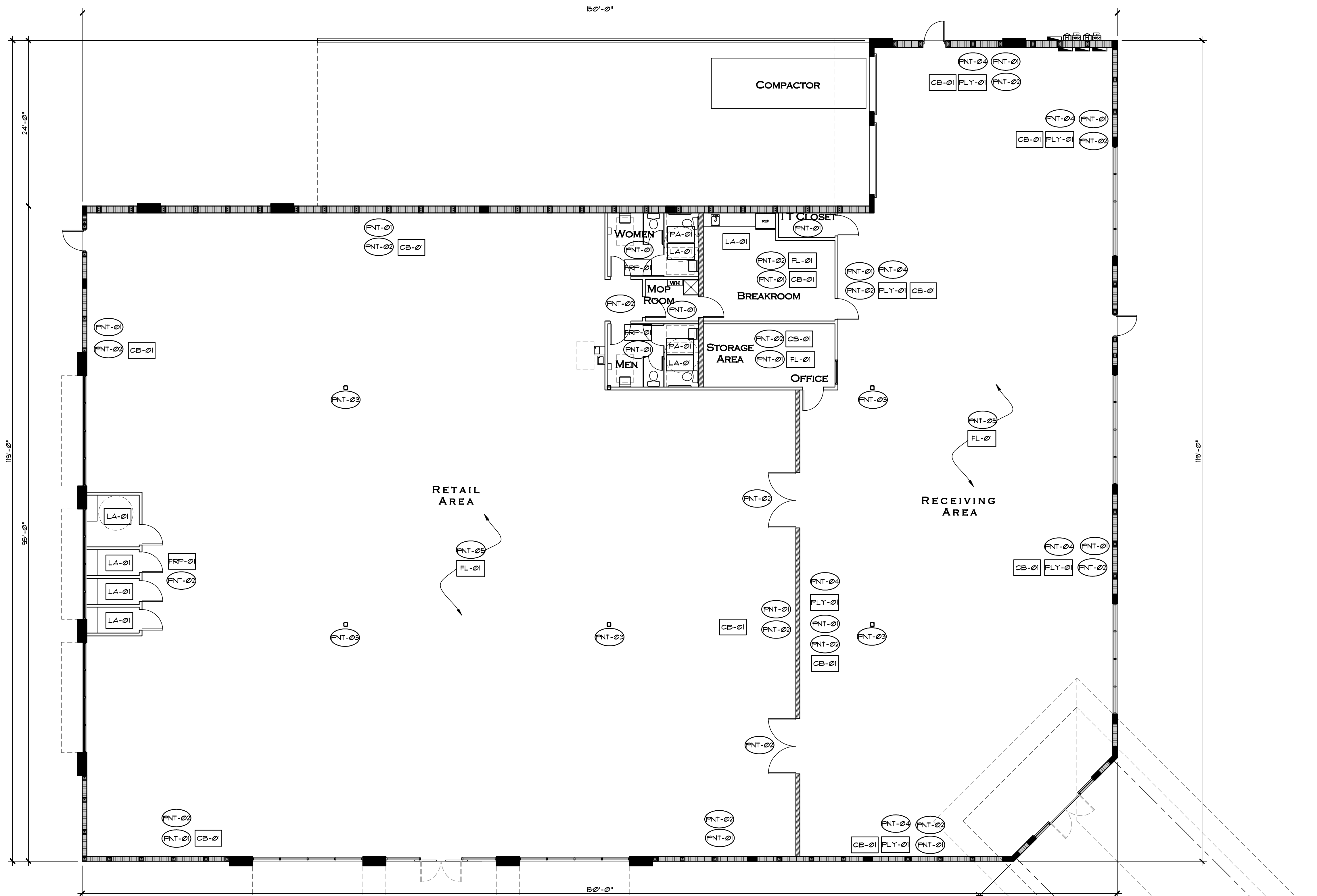
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Project Number
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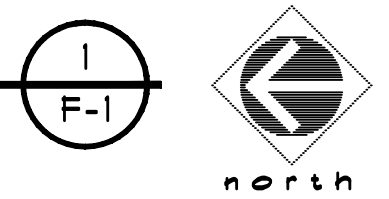


PERMIT SET 07-29-2016



GRAPHIC LEGEND/ ROOM FINISH SCHEDULE					
SYMBOL	FINISH	DESCRIPTION	FINISH SPECIFICATIONS	LOCATION:	SUPPLIED BY:
FNT-01	PAINT	WALL PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 1006 EXTRA WHITE FINISH: SEMI-GLOSS	RETAIL AREA, OFFICE, BREAKROOM, IT ROOM, JANITOR CLOSET RECEIVING AREA, BATHROOM	GC.
FNT-02	PAINT	DOOR/TRIM PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 6996 BLUEBLOOD FINISH: SEMI-GLOSS	ALL DOORS AND TRIM	GC.
FNT-03	PAINT	WALL PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 6996 BLUEBLOOD FINISH: SEMI-GLOSS	STRUCTURAL STEEL COLUMNS	GC.
FNT-04	PAINT	WOOD PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 6996 BLUEBLOOD FINISH: SEMI-GLOSS	PLYWOOD SURROUNDING RECEIVING AREA	GC.
FNT-05	PAINT	CEILING PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 1006 EXTRA WHITE FINISH: SEMI-GLOSS	OPEN CEILING PAINT	GC.
FL-01	FLOORING	POLISHED CONCRETE	MANUFACTURER: QUESTMARK DESCRIPTION: POLISHED CONCRETE	ENTIRE FLOOR AREA	GC.
FLY-01	PLYWOOD	4' HIGH PLYWOOD	MANUFACTURER: ROSEBURG DESCRIPTION: 4' X 8' PLYWOOD	WALLS IN RECEIVING AREA	GC.
LA-01	LAMINATE	BENCH AND CABINETS	MANUFACTURER: FORMICA DESCRIPTION: WILSONART D319-60 COLOR: INDIGO	DRESSING ROOM BENCH, BREAK ROOM CABINETS AND COUNTERS	GC.
PA-01	PARTITIONS	SOLID PLASTIC	MANUFACTURER: GLOBAL PARTITIONS DESCRIPTION: SOLID PLASTIC COLOR: BLUE 9903	TOILET ROOM	GC.
CB-01	COVER BASE	--	MANUFACTURER: ROPPE COLOR: 133 DEEP NAVY	ALL LOCATIONS	GC.
FRP-01	FIBERGLASS REINFORCE PLASTIC	FROM FLOOR TO 8' HIGH	MANUFACTURER: FANOLAM SURFACE SYSTEMS DESCRIPTION: TEXTURED COLOR: WHITE	DRESSING ROOM AND TOILET ROOM	GC.

FINISH PLAN
SCALE: 1/8" = 1'-0"



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Project Number
160412

1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL
1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA

Project Name
NEW RETAIL BUILDING

STEPHEN BRASGALLA, ARCHITECT
STATE OF FLORIDA
REGISTRATION NO. AR12239
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SUITE 100
PLANTATION, FLORIDA 33317
TELEPHONE 954.614.3801
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AS ISSUED FOR PERMIT 7-29-16 (NOT FOR CONSTRUCTION)

Drawn By: **RSS** Checked By: **STB**
Scale: **SHOWN** Date: **7-29-16**

Project Number
160412

Sheet:
F - 1

SYMBOL LEGEND	
	ACCESSIBILITY RATED ILLUMINATED EXIT SIGN WITH BATTERY BACK-UP BY BEGHELLI MODAL VA4-R-SA-AT
	2 HEAD EMERGENCY FLOOD LIGHT WITH BATTERY BACK-UP BY BEGHELLI MODAL FEH-AT
	NEW COMBO EMERGENCY/EXIT LIGHT WITH BATTERY BACK-UP BY BEGHELLI MODAL PCH-G-AT

INTERIOR FINISHES CLASSIFICATION NOTE
 ALL INTERIOR FINISHES TO BE MINIMUM CLASS "C" (FLAMESPREAD 76-200, SMOKE DEVELOPED 0-450 AS NFPA TABLE A.102.2).

GOVERNING CODE
 FLORIDA BUILDING CODE 2014.

SIGNAGE
 SIGNAGE IS NOT IN THIS SCOPE OF WORK.

OCCUPANCY SUMMARY

USE	AREA S. F.	S.F. / PERSON	OCCUPANTS
STORAGE	5,000	500 (GROSS)	10
MERCANTILE	10,000	30 (GROSS)	334
TOTAL LEASABLE AREA 15,000 SQ FT			TOTAL OCCUPANTS: 344

LIFE SAFETY CRITERIA

OCCUPANCY: (TABLE - 1004.12 OF F.B.C.-2014) 344 PERSONS

MEANS OF EGRESS REQUIRED: (SECTION 1009.3.2 OF F.B.C.-2014) 2 INCHES PER PERSON x 344 = 688"

MEANS OF EGRESS PROVIDED: 4 @ 36" = 144" AT FRONT
 3 @ 36" = 108" AT REAR
 252" TOTAL

FIRE EXTINGUISHER SPECIFICATION

INSTALL MINIMUM CLASS 3A-40BC CERTIFIED DRY CHEMICAL TYPE B 5 POUND MANUAL FIRE EXTINGUISHER RATED TO COMPLY WITH ANSI/UL299 ULC-8904 AND TO MEET ALL REQUIREMENTS OF NFPA10 AND ALL APPLICABLE CODES. INSTALL SUCH THAT TOP OF UNIT IS NO HIGHER THAN 5'-0" AND BOTTOM IS NOT LOWER THAN 4". COORDINATE INSTALLATION WITH FIRE DEPARTMENT.

EMERGENCY LIGHTING

THE SHADED AREAS INDICATE A ZONE OF LIGHTING ALONG THE PATH OF EGRESS SHOWN WHICH PROVIDES A MINIMUM OF ONE FOOT-CANDLE OF LIGHTING AT THE FLOOR LEVEL. THIS LIGHTING PATTERN IS FOR THE SPECIFICATIONS PROVIDED BY THE MANUFACTURER OF THE EMERGENCY LIGHTING FIXTURE SPECIFIED. ADJUST HEADS DIRECTIONALLY TO INSURE A CENTERED FOCUS ALONG THE VARIOUS PATHS OF EGRESS SHOWN.

EGRESS DOORS HARDWARE

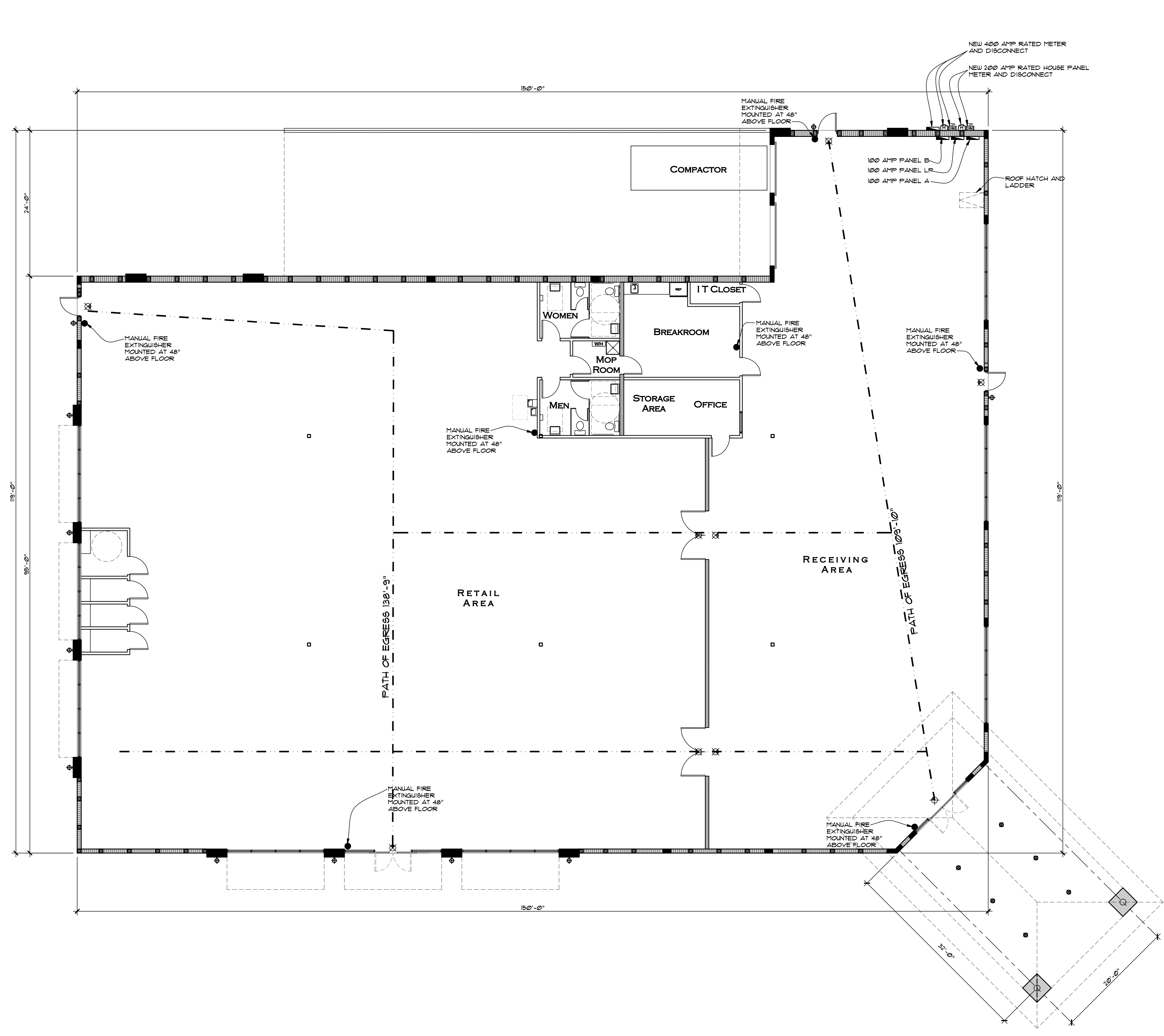
EGRESS EXTERIOR DOORS SHALL COMPLY WITH FLORIDA BUILDING CODE 2014 - BUILDING, 1008.1.3 DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SECTION 1008.1.3.1 DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. SECTION 1008.1.3.4 MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. ALL HARDWARE MUST BE DIRECT ACTING REQUIRING NO MORE THAN ONE OPERATION. CONTRACTOR WILL VERIFY THAT THE LOCKS ON THE EGRESS DOORS COMPLY WITH THESE CODE. IF NOT, CONTRACTOR WILL INSTALL LOCKS PER THESE CODE.

EGRESS DOORS REQUIREMENTS

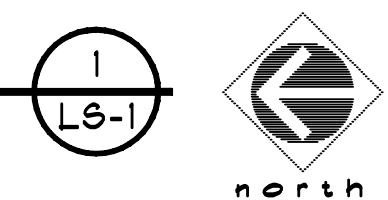
DOORS THAT ARE UTILIZED AS A MEANS OF EGRESS SHALL MEET THE REQUIREMENTS OF NFPA 101, 7.2.1.3. NOTE: SECURITY ACCESS MECHANISMS ARE ONLY LOCATED ON THE FULL SIDE OF THE DOOR FOR SECURITY ACCESS TO AREAS. CONTINUOUS EXIT ACCESS WITHOUT SECURITY SWIPE IS PROVIDED ON EGRESS (PUSH) SIDE.

THE SPRINKLER SYSTEM SHALL BE BY A LICENSED CONTRACTOR UNDER A SEPARATE PERMIT, INCLUDING SHOP DRAWINGS AND CALCULATIONS.

THE FIRE ALARM SYSTEM SHALL BE BY A LICENSED CONTRACTOR UNDER A SEPARATE PERMIT, INCLUDING SHOP DRAWINGS AND CALCULATIONS.



LIFE SAFETY PLAN
 SCALE: 1/8" = 1'-0"



Revisions:

1
2
3
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Project Number
160412

1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL
1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA





Project Name
NEW RETAIL BUILDING

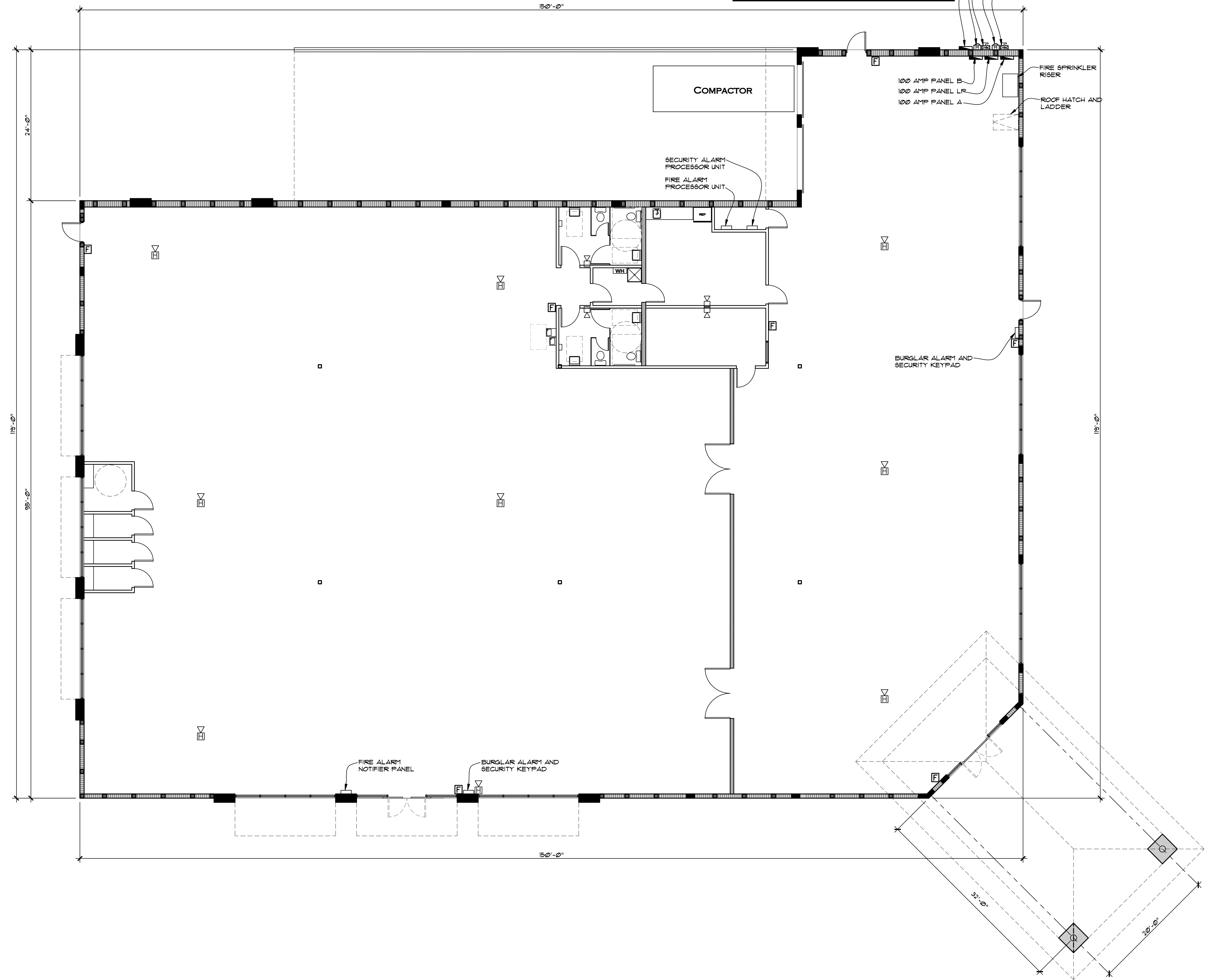
STEPHEN BRASGALLA, ARCHITECT
 STATE OF FLORIDA
 REGISTRATION NO. AR12239
 6901 WEST BROWARD BOULEVARD SUITE 100
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Drawn By: RSS	Checked By: STB
Scale: SHOWN	Date: 7-29-16
Project Number 160412	
Sheet: LS - 1	

THE FIRE ALARM SYSTEM SHALL BE BY A LICENSED CONTRACTOR UNDER A SEPARATE PERMIT, INCLUDING SHOP DRAWINGS AND CALCULATIONS.

SYMBOL LEGEND	
	HORN WITH STROBE LIGHT, MOUNTED, 400"
	STROBE LIGHT, MOUNTED, 400"
	FIRE ALARM MAN. FULL STATION 441"
	INDICATES ELECTRICAL PANEL



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Project Number
160412

Project Name
**1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL
1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA**

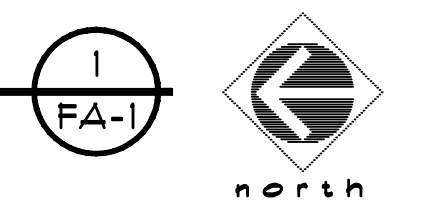
Project Name
NEW RETAIL BUILDING

STEPHEN BRASGALLA, ARCHITECT
STATE OF FLORIDA
REGISTRATION No. AR12239
6991 WEST BROWARD BOULEVARD
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Project Number 160412	
Sheet: FA-1	















FIRE ALARM PLAN
SCALE: 1/8" = 1'-0"



GENERAL MECHANICAL NOTES

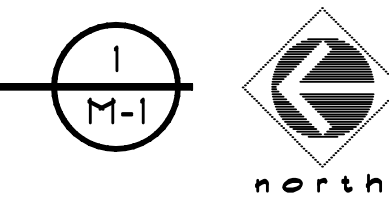
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SYSTEM IN ACCORDANCE WITH THESE DRAWINGS, THE APPLICABLE BUILDING CODE AND ALL OTHER APPLICABLE STATE, COUNTY AND LOCAL ORDINANCES AND THE LATEST ADDITION OF THE FOLLOWING PUBLICATIONS: SMACNA, ASHRAE, NFPA 90A, 90B, 91 & ANSI B-91 MECHANICAL REFRIGERATION. ALL DUCTWORK SHALL BE FABRICATED, INSTALLED AND SUPPORTED AS PER SMACNA STANDARDS.
2. THE CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
3. THE CONTRACTOR SHALL VISIT THE SITE AND COORDINATE WORK WITH OTHER TRADES TO INSURE AN ORDERLY PROGRESS OF THIS WORK.
4. ALL MATERIAL SHALL BE NEW OF GOOD QUALITY. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY SKILLED WORKMAN.
5. ALL NON-EXPOSED SUPPLY AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-6 FIELD FABRICATED FIBERBOARD DUCT OR INSULATED ROUND SPIRAL DUCT AS SHOWN.
6. ALL EXHAUST DUCTS AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL WITH SEALED SEAMS AND JOINTS.
7. DUCT SIZES SHOWN ARE INSIDE DIMENSIONS.
8. ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE OFF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE TITUS, METALAIR, AIRGUIDE. PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS.
9. THERMOSTAT SHALL BE COMBINATION COOLING/HEATING, WITH SYSTEM "COOL-AUTO-HEAT-OFF" AND FAN "ON-AUTO" SELECTOR SWITCHES. PROVIDE PROGRAMMABLE TYPE THERMOSTAT. CONTRACTOR SHALL FULLY INSTRUCT OWNER ON HOW TO PROPERLY PROGRAM INSTALLED THERMOSTATS. PROGRAMMABLE THERMOSTAT SHALL BE BY MANUFACTURER OF INSTALLED AIR HANDLING UNIT. IT IS RECOMMENDED THAT DURING OCCUPIED HOURS, THE FANS BE SET TO "ON" IN LIEU OF "AUTO".
10. PROVIDE NEW FILTERS FOR ALL AIR CONDITIONING EQUIPMENT BEFORE STARTING THEM, REPLACE THEM PRIOR TO FINAL ACCEPTANCE BY OWNER.
11. MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCH. PLUMBING, ELECTRICAL AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL INSTALL ALL OUTDOOR EQUIPMENT TO WITHSTAND WIND LOADING FORCES AS REQUIRED BY LOCAL CODES, REFER TO STRUCTURAL PLANS BY OTHERS FOR STRUCTURAL DETAILS.
13. PROVIDE ALL NECESSARY CONTRACTORS, RELAYS, ETC. FOR A COMPLETE OPERATING A/C UNIT.
14. IF ANY ERRORS, DISCREPANCIES OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH ERROR OR OMISSION. IN THE EVENT OF THE CONTRACTOR FAILING TO GIVE SUCH NOTICE BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK, HE WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS, DISCREPANCIES OR OMISSIONS AND THE COST OF RECTIFYING SAME.

SYMBOL LEGEND

-  2 HEAD EMERGENCY FLOOD LIGHT WITH BATTERY BACK-UP BY BEGHLLI MODAL FEH-AT
-  NEW COMBO EMERGENCY/EXIT LIGHT WITH BATTERY BACK-UP BY BEGHLLI MODAL FCH-G-AT
-  INDICATES WILLIAMS MODAL GL-4-84TSH-UD-HUB/HOOK MT-EB4 4' T5 HIGH OUTPUT 4 LAMP FIXTURE
-  FIBERGLASS RETURN DUCT WORK
-  FIBERGLASS SUPPLY DUCT WORK
-  SMOKE DETECTOR
-  INDICATES ELECTRICAL PANEL
-  TYPICAL SPRINKLER HEAD
-  CEILING MOUNTED SHOW WINDOW RECEPTACLE
-  INDICATES THERMOSTAT -MOUNT BOTTOM AT 48"
-  INDICATES 80 CFM EXHAUST FAN
-  SUPPLY AIR DIFFUSER
-  FLEXIBLE SUPPLY AIR DUCT
-  TEST AND RESET SWITCH



MECHANICAL PLAN
SCALE: 1/8" = 1'-0"



- Revisions:
- 1
 - 2
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 - 5

Project Number
160412

1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL
1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA

Project Name
NEW RETAIL BUILDING

STEPHEN BRASGALLA, ARCHITECT
STATE OF FLORIDA
REGISTRATION No. AR12239
6991 WEST BROWARD BOULEVARD
SUITE 100
PLANTATION, FLORIDA 33317
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Project Number 160412	
Sheet: M - 1	

SYMBOL LEGEND

- 2 HEAD EMERGENCY FLOOD LIGHT WITH BATTERY BACK-UP BY BEGHILLI MODAL FEH-AT
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- FIBERGLASS SUPPLY DUCT WORK
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- INDICATES ELECTRICAL PANEL
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- INDICATES THERMOSTAT -MOUNT BOTTOM AT 48"
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- FLEXIBLE SUPPLY AIR DUCT
- TEST AND RESET SWITCH

OUTSIDE AIR CALCULATIONS

THE FOLLOWING IS BASED ON FLORIDA MECHANICAL CODE 2014 TABLE 403.3

OCCUPANCY CLASSIFICATION	ESTIMATED OUTSIDE AIR REQUIRED (CFM)
RETAIL AREA: (RTU 1, RTU2, RTU3)	9,118 SF/1000 SF = 9.118 X 15 PEOPLE = 137 PEOPLE X 7.5 CFM = 1021.5 CFM
RETAIL STORES (SALES)	REQUIRED MAKEUP AIR = 1028 CFM
RECEIVING AREA: (RTU 4, RTU 5)	4,998 SF X .12 CFM/SF = 599.76 CFM
RETAIL STORES (SALES)	REQUIRED MAKEUP AIR = 600 CFM
ZONE 3: (RTU 6)	882 SF/1000 SF = .882 X 5 PEOPLE = 5 PEOPLE X 5 CFM = 25 CFM
OFFICES	REQUIRED MAKEUP AIR = 25 CFM
GRAND TOTAL OF REQUIRED MAKE UP AIR FOR RTU #1 THRU RTU #6 = 1653 CFM	

HVAC DESIGN REQUIREMENTS:

	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER(S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF, FLOOR, CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

NEW ROOF TOP UNIT SCHEDULE

UNIT DESIG. RTU/HP	ROOF TOP PACKAGE UNIT DATA										COOLING CAPACITY			FILTER DATA	
	MANUFACTURER & MODEL #	NOM. TONS	MIN. O.A. CFM	TOTAL CFM	FAN RPM	FAN HP	FAN VOLT/PH	VOLT/PH	MCA	MAX FUSE	POWER KW	GROSS CAPACITY	EER/SEER	SIZE	TYPE
NEW RTU-1	TRANE #YHC0902F3	7.5	343	3,000	1100	0.75	208/3	208-230/60/3	53.6	60	10.2 KW	92,000	12.6	(4) 28x26x2	THROWAWAY
NEW RTU-2	TRANE #YHC0902F3	7.5	343	3,000	1100	0.75	208/3	208-230/60/3	53.6	60	10.2 KW	92,000	12.6	(4) 28x26x2	THROWAWAY
NEW RTU-3	TRANE #YHC0902F3	7.5	343	3,000	1100	0.75	208/3	208-230/60/3	53.6	60	10.2 KW	92,000	12.6	(4) 20x25x2	THROWAWAY
NEW RTU-4	TRANE #YHC0902F3	7.5	300	3,000	1100	0.75	208/3	208-230/60/3	53.6	60	10.2 KW	92,000	12.6	(4) 20x25x2	THROWAWAY
NEW RTU-5	TRANE #YHC0902F3	7.5	300	3,000	1100	0.75	208/3	208-230/60/3	53.6	60	10.2 KW	92,000	12.6	(4) 20x25x2	THROWAWAY
NEW RTU-6	TRANE #YHC048E3	4.0	25	1,600	800	0.75	208/3	208-230/60/3	53.6	60	10.2 KW	48,000	14.2	(4) 20x25x2	THROWAWAY

SUPPLY DIFFUSER SCHEDULE

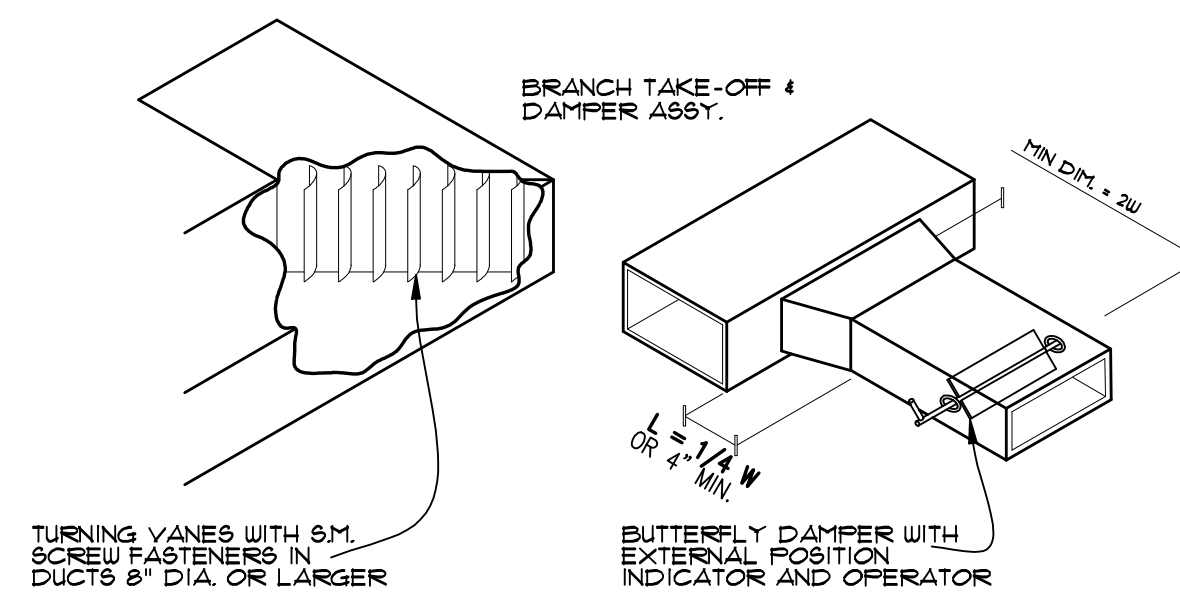
DESIGNATES CFM QUANTITY FOR DIFFUSER
DESIGNATES LABEL FOR DIFFUSER TYPE

ALL DIFFUSERS ARE TO BE PROVIDED WITH OPPOSED BLADE DAMPERS UNLESS OTHERWISE SPECIFIED ON PLANS.

LABEL	MANUFACTURER & MODEL NO.	NECK SIZE	CFM RANGE	REMARKS
A	TITUS TMS-AA OR EQUIVALENT	6"	100	24"x24" LOUVERED FACE
B	TITUS TMS-AA OR EQUIVALENT	8"	200	24"x24" LOUVERED FACE

EXHAUST FAN SCHEDULE

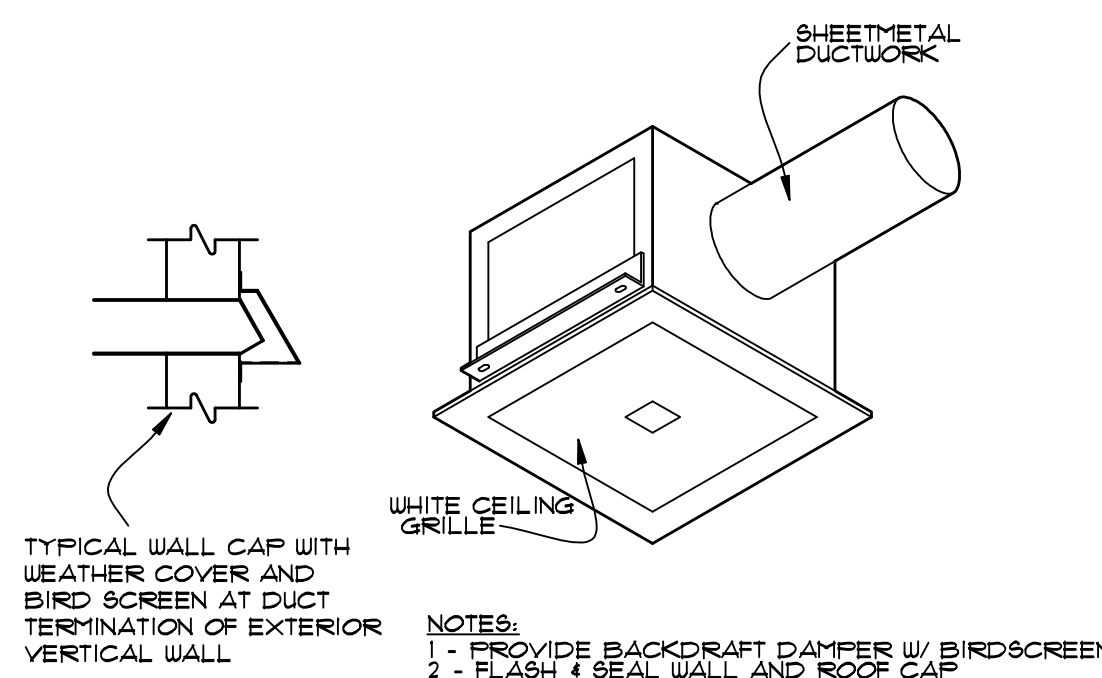
LABEL	MANUFACTURER AND MODEL NUMBER	CFM	MOUNTING	HP	DRIVE
EF-1	BROAN 684 EXHAUST FAN	100	CEILING	---	DIRECT
EF-2	BROAN 684 EXHAUST FAN	200	CEILING	---	DIRECT



TYPICAL DUCT DETAIL

SCALE: NOT TO SCALE

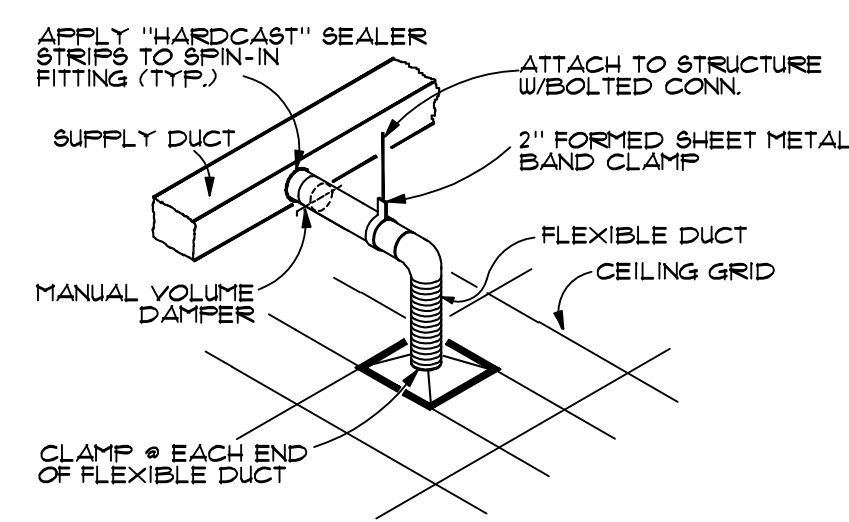
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EXHAUST FAN DETAIL

SCALE: NOT TO SCALE

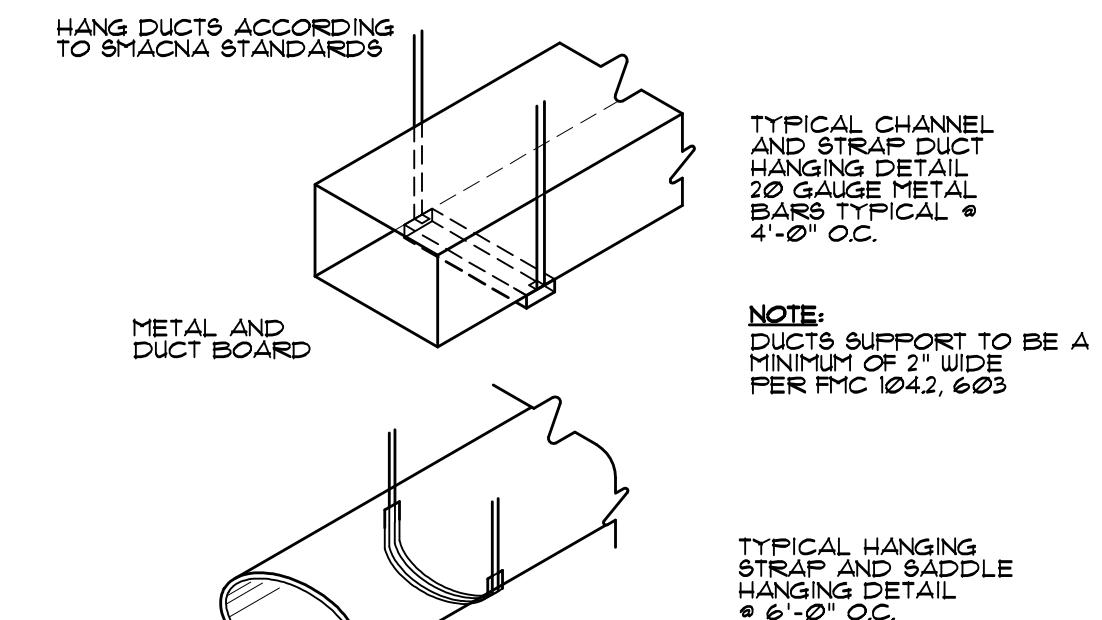
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M-2



DIFFUSER RUN OUT DETAIL

SCALE: NOT TO SCALE

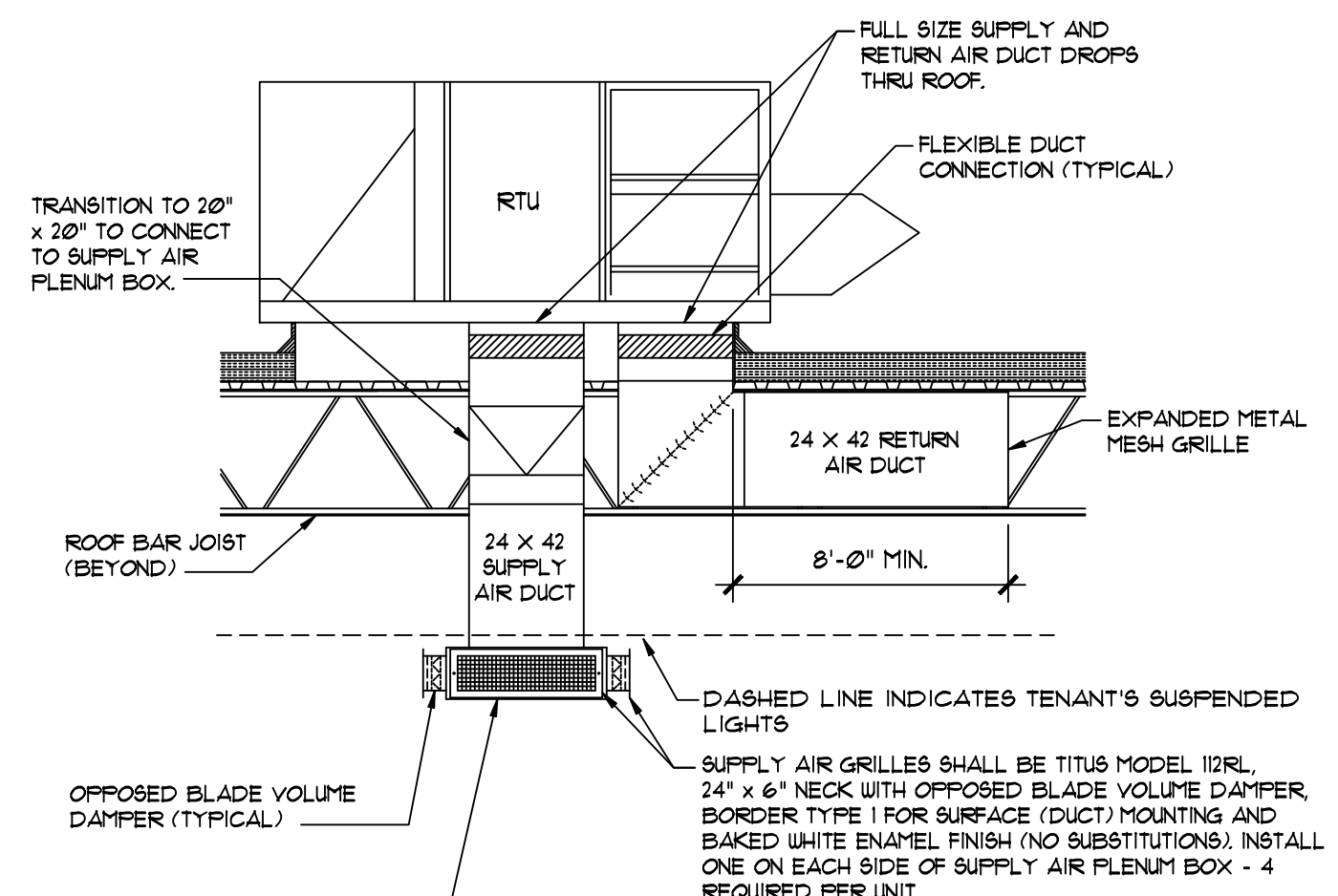
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M-2



DUCT SUSPENSION DETAIL

SCALE: NOT TO SCALE

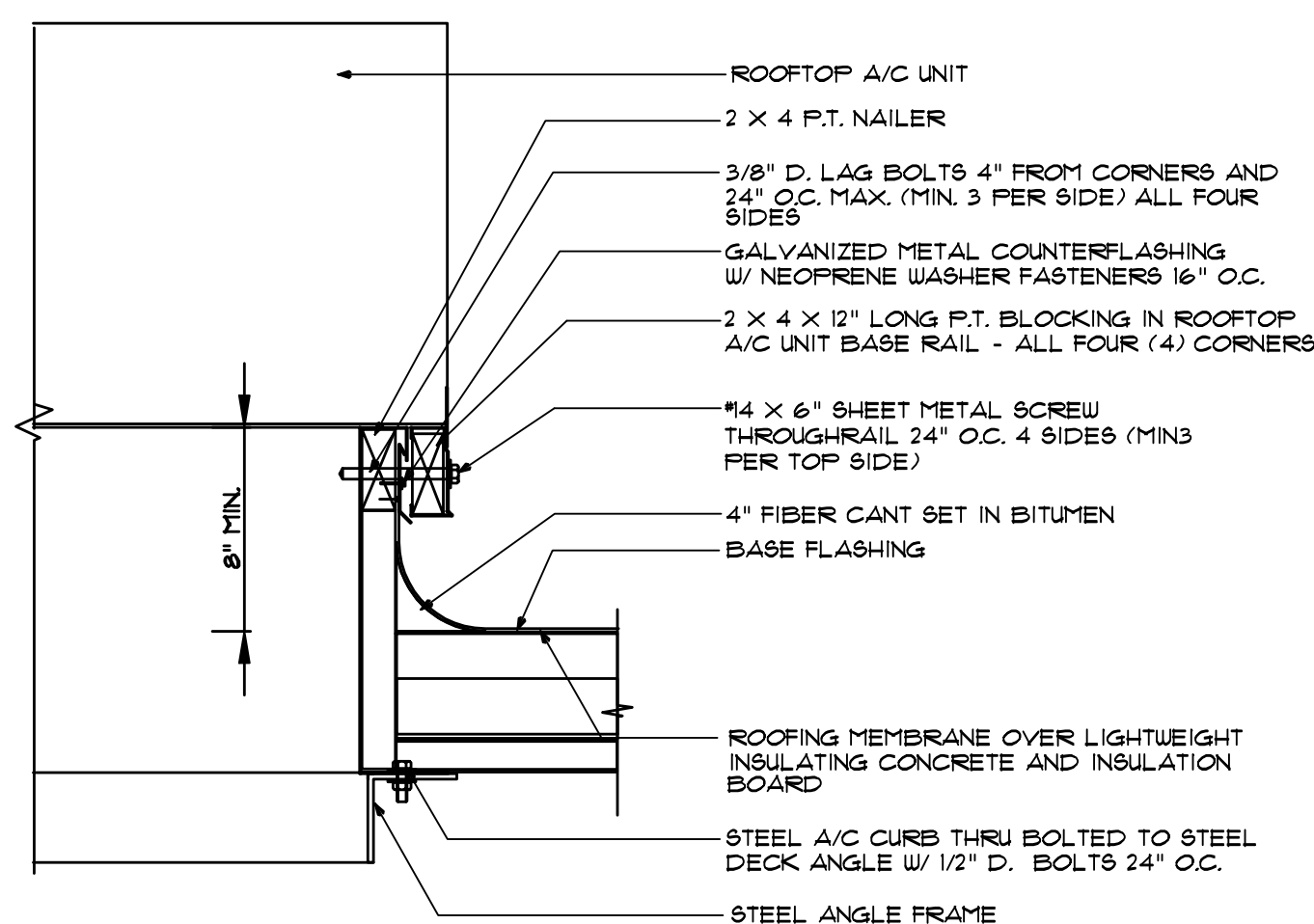
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M-2



RTU DUCT INSTALLATION DETAIL

SCALE: NOT TO SCALE

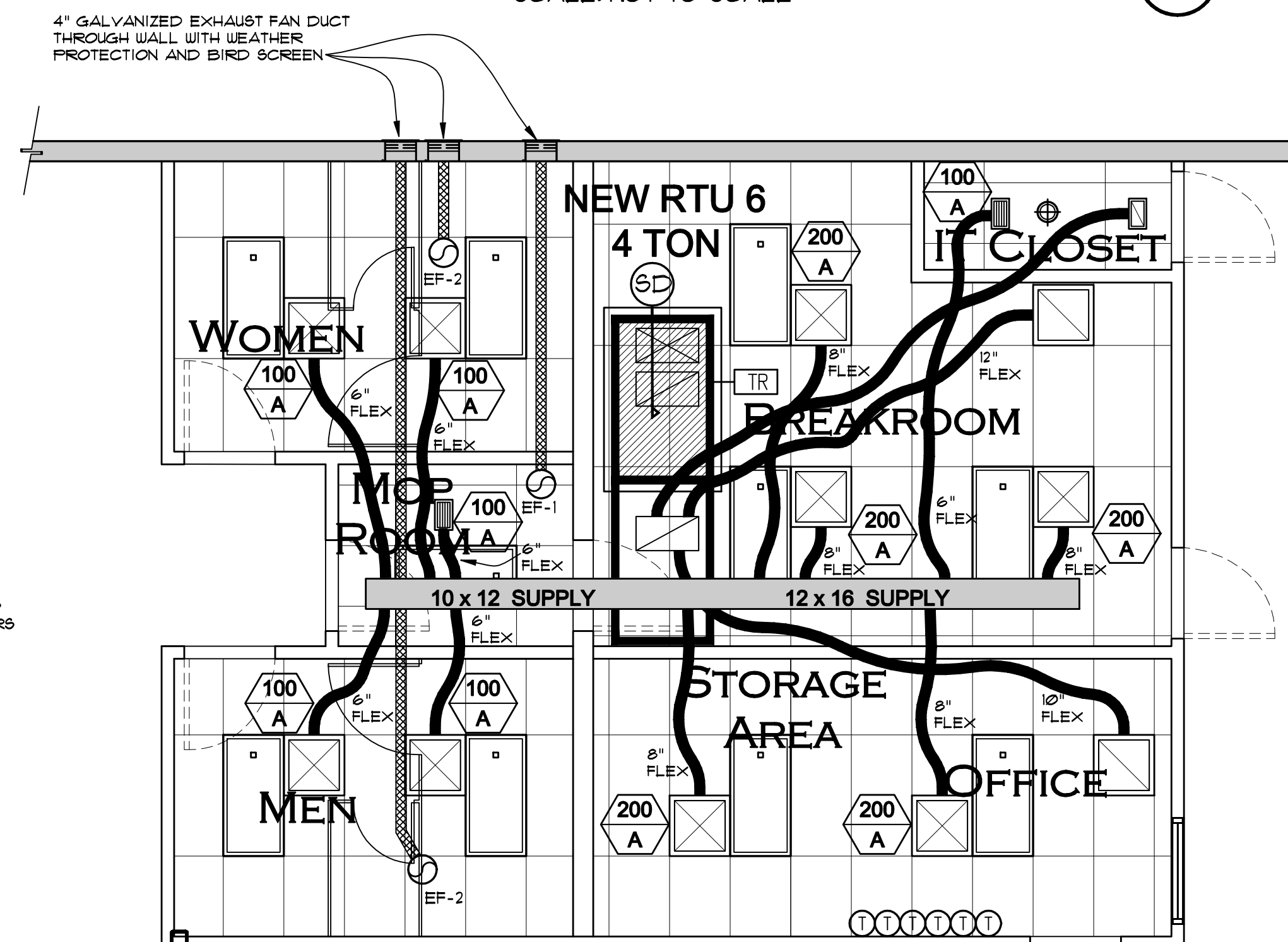
6
M-2



ROOF CURB DETAIL

SCALE: NOT TO SCALE

3
M-2



OFFICE MECHANICAL PLAN

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

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Revisions:
1
2
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4
5

Project Number
160412

1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL
1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA

Project Name
NEW RETAIL BUILDING

STEPHEN BRASGALLA, ARCHITECT
STATE OF FLORIDA REGISTRATION NO. AR12239
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M-2

ELECTRICAL NOTES

1. GENERAL: ALL WORK SHALL CONFORM TO THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL JURISDICTIONAL CODES.

THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND ANY APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, THE CONTRACTOR SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM, AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL THE OWNER HAS DIRECTED THE CORRECTIVE ACTION TO BE TAKEN.

THE CONTRACTOR SHALL COORDINATE THE PROPOSED LOCATIONS OF ALL ELECTRICAL MATERIALS AND EQUIPMENT WITH THE REPRESENTATIVES OF THE OTHER TRADES INVOLVED BEFORE STARTING INSTALLATION OF THOSE ITEMS.

COORDINATE THE INSTALLATION OF REQUIRED SUPPORTING DEVICES, CONDUIT, AND SLEEVES TO BE SET IN CAST-IN-PLACE CONCRETE AND OTHER STRUCTURAL COMPONENTS, AS THEY ARE CONSTRUCTED.

UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL SPECS ARE NOT INTENDED TO BE PROPRIETARY. SUBSTITUTIONS WILL BE ACCEPTABLE FOR EQUAL RATED AND LISTED UNITS.

2. SCOPE: EXCEPT WHERE OTHERWISE SPECIFICALLY INDICATED ON THE DRAWINGS BY "FUTURE", "BY OTHERS" OR BY A SIMILAR NOTATION, IT IS THE INTENT THAT THE CONTRACTOR FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND TOOLS NECESSARY TO PROVIDE ALL SYSTEMS IN COMPLETE AND OPERATING CONDITION.

3. EXCAVATE AS NECESSARY FOR THE INSTALLATION OF ELECTRICAL MATERIALS AND EQUIPMENT. VERIFY THE LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES BEFORE EXCAVATING AND EXERCISE CARE TO AVOID DAMAGE TO SUCH ITEMS DURING EXCAVATION. BACKFILL WITH EARTH FREE OF LARGE CLODS, LARGE STONES AND FOREIGN DEBRIS, DEPOSITED IN 6" LAYERS AND COMPACTED TO A DENSITY OF NOT LESS THAN THAT OF THE SURROUNDING UNDISTURBED MATERIAL.

4. MATERIALS: THE MATERIALS AND EQUIPMENT FURNISHED SHALL BE AS INDICATED ON THE DRAWINGS; SUBSTITUTIONS SHALL NOT BE MADE EXCEPT WHERE EXPRESSLY APPROVED BY THE OWNER OR HIS REPRESENTATIVE PRIOR TO STARTING INSTALLATION OF THE ITEMS. THE ELECTRICAL MATERIALS AND EQUIPMENT FURNISHED SHALL BE LISTED OR LABELED BY UNDERWRITERS LABORATORIES OR OTHER RECOGNIZED TESTING ORGANIZATION, AND SHALL BE ACCEPTABLE TO THE LOCAL BUILDING AUTHORITY.

5. GROUNDING: GROUNDING SHALL BE IN ACCORDANCE WITH ARTICLE 250, NEC.

6. CONDUITS: PROVIDE CONDUITS WHERE CALLED FOR ON PANEL SCHEDULES; ELECTRICAL METALLIC TUBING (EMT) SHALL BE INSTALLED ONLY IN DRY LOCATIONS, IN CONCRETE ABOVE GRADE, AND WHERE NOT SUBJECT TO PHYSICAL DAMAGE.

CONDUITS INSTALLED UNDERGROUND SHALL BE POLYVINYLCHLORIDE (PVC) AND SHALL NOT BE SMALLER THAN 3/4" TRADE SIZE. WHERE PVC CONDUIT IS INSTALLED UNDERGROUND, ELBOWS TURNING UP AND CONDUIT EMERGING ABOVE GRADE SHALL BE RSC. THE TOPS OF CONDUITS SHALL NOT BE LESS THAN 24" BELOW FINISHED GRADE. PVC CONDUIT INSTALLED ABOVE GRADE OR DIRECT-BURIED IN EARTH SHALL BE NEMA TC2 TYPE EPC-40-PVC (SCHEDULE 40) EXCEPT THAT WHERE UNDER AREAS SUBJECT TO HEAVY VEHICULAR TRAFFIC, IT SHALL BE NEMA TC2 TYPE EPC-80-PVC (SCHEDULE 80).

ALL ARMOR CLAD CABLE (AC CABLE) WIRING SHALL MEET OR EXCEED ALL NEC, OSHA AND HUD STANDARDS.

7. CONDUCTORS: CONDUCTORS SHALL BE AS SCHEDULED ON PANEL SCHEDULES. ALL POWER CONDUCTORS SHALL NOT BE SMALLER THAN #14 AWG (CU) OR #12 AWG (AL). CONTROL CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN #18 AWG CU. CONDUCTORS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET WITHOUT SPLICES EXCEPT WITHIN WIREWAY OR JUNCTION BOXES. MARK CONDUCTORS IN PANELS, FULL BOXES OR WIREWAYS AND TERMINAL STRIP TERMINALS FOR IDENTIFICATION OF CIRCUITS. CONDUCTORS SHALL BE JOINED USING COMPRESSION SPLICES, EXCEPT THAT CONDUCTORS #10 AND SMALLER MAY BE JOINED USING WIRE NUT TYPE CONNECTORS. CONDUCTORS SHALL BE TERMINATED USING COMPRESSION OR PRESSURE TYPE TERMINAL LUGS, OR IN PRESSURE TERMINALS. COMPRESSION SPLICES USED ON CONDUCTORS #10 AWG AND SMALLER, SHALL BE THE SELF-INSULATED TYPE; OTHER SPLICES SHALL BE INSULATED USING 3M #33+ OR #88 PLASTIC TAPE. SPLICES IN WET LOCATIONS SHALL BE INSULATED WITH ELECTRICAL TAPE AND ENCAPSULATED WITH SCOTCHCAST OR EQUAL POTTING COMPOUND.

8. PROVIDE AND INSTALL JUNCTION AND FULL BOXES WHERE INDICATED AND WHERE NECESSARY TO TERMINATE, TAP OFF, OR REDIRECT MULTIPLE CONDUIT RUNS, OF SIZE INDICATED OR AS REQUIRED BY NEC. WHERE FEEDER SPLICES ARE TO BE MADE, INSTALL BOXES LARGE ENOUGH TO PROVIDE AMPLE WORK SPACE.

9. LIGHTING FIXTURES: LIGHTING FIXTURES SHALL BE AS INDICATED ON THE DRAWINGS, AND SHALL BE INSTALLED COMPLETE WITH LAMPS.

FIXTURES WITH ADJUSTMENTS AFFECTING LIGHT DISTRIBUTION SHALL BE SET TO PROVIDE THE REQUIRED LIGHT PATTERNS PRIOR TO THE FINAL DEMONSTRATION TEST.

10. TESTS: AFTER EACH SYSTEM HAS BEEN COMPLETED, A FUNCTIONAL TEST SHALL BE PERFORMED TO DEMONSTRATE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWINGS. THE TEST SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE.

11. TERMINALS: ALL ELECTRICAL EQUIPMENT FURNISHED ON THIS PROJECT IS TO HAVE TERMINALS RATED FOR 15" C. OPERATION.

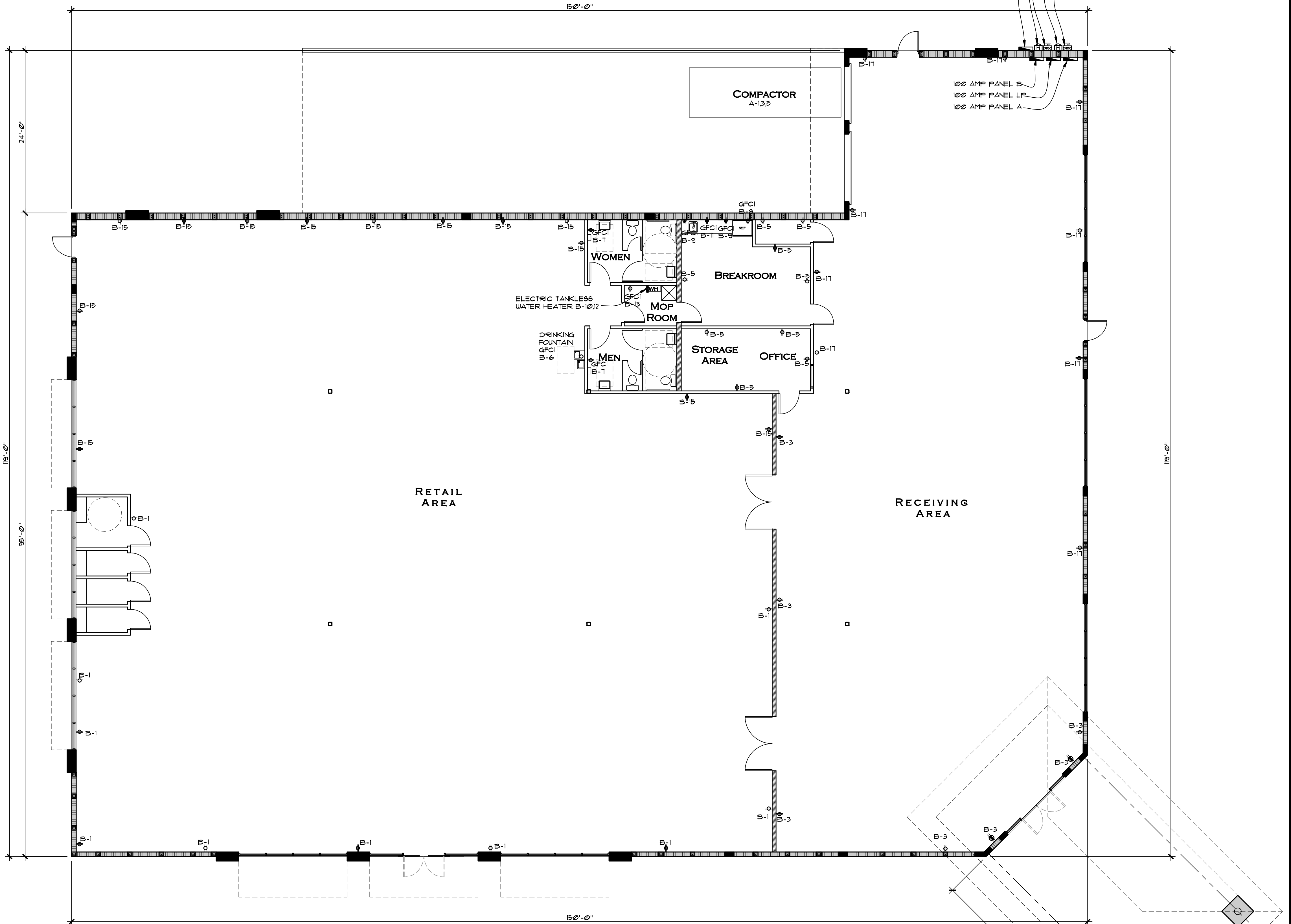
NOTE
ELECTRICAL INSTALLATION SHALL COMPLY WITH NEC 2011 EDITION ARTICLE 220.84 (A) THRU (C).

NOTE
EXTERIOR SIGNAGE J-BOX SHALL BE ON A 20 AMP CIRCUIT WITH NO OTHER LOADS.

NOTE
ALL RECEPTACLES SHALL COMPLY WITH NEC 2011 EDITION ARTICLE 406.11 REGARDING TAMPER PROOF RECEPTACLES.

NOTE
PROVIDE ARC-FLASH HAZARD WARNING MARKING ON ALL ELECTRICAL AND MECHANICAL EQUIPMENT. LOCATE WARNING IN CLEARLY VISIBLE AREA.

SYMBOL LEGEND	
⊕	INDICATES TYPICAL DUPLEX 110 VOLT RECEPTACLE
⊕	INDICATES TYPICAL DUPLEX 110 VOLT RECEPTACLE MOUNTED 96" AFF.
⊕	INDICATES SPECIALTY HIGH VOLTAGE APPLIANCE RECEPTACLE
▬	INDICATES ELECTRICAL DISTRIBUTION PANEL
▼	INDICATES TYPICAL TELEPHONE OUTLET BY OTHERS
▼	INDICATES TYPICAL DATA OUTLET BY OTHERS



ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



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Project Number
160412

1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL
1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA

Project Name
NEW RETAIL BUILDING

STEPHEN BRASGALLA, ARCHITECT
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E - 1

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NOTE
ANY BREAKER THAT CONTROLS AN EXIT SIGN AND/OR EMERGENCY LIGHT SHALL BE IDENTIFIED. EMERGENCY LIGHTS SHALL BE ON THE NEAREST LIGHTING CIRCUIT.

NOTE
75% OF ALL LIGHTS MUST BE HIGH EFFICIENCY LIGHTING, FBCE 404

NOTE
ACCULITE BRAND "DWIS0FS-GT EXTERIOR LIGHTING FIXTURE WALL PACK MOUNTED ADJACENT TO EGRESS DOOR SHALL PROVIDE A MINIMUM OF 1 FOOTCANDLE OF ILLUMINATION AT THE FLOOR LEVEL OF THE EXIT DISCHARGE.

NOTE
OFFICE LIGHTING FIXTURES WILL HAVE AUTOMATIC LIGHTING SHUT OFF OCCUPANCY SENSOR PER FBC ENERGY CONSERVATION CODE SECTION 506.2.2

NOTE
RETAIL AND RECEIVING AREA LIGHTING FIXTURES SHALL BE ON A TIMECLOCK.

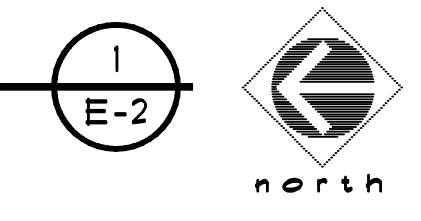
SYMBOL LEGEND

	ACCESSIBILITY RATED ILLUMINATED EXIT SIGN WITH BATTERY BACK-UP BY BEGHLLI MODAL YA4-R-SA-AT
	2 HEAD EMERGENCY FLOOD LIGHT WITH BATTERY BACK-UP BY BEGHLLI MODAL FEH-AT
	NEW COMBO EMERGENCY/EXIT LIGHT WITH BATTERY BACK-UP BY BEGHLLI MODAL FCH-G-AT
	INDICATES HE WILLIAMS MODAL GL-4-54TSH-UD-HUB/HOOK MT-EB4 4' T5 HIGH OUTPUT 4 LAMP FIXTURE
	INDICATES TYPICAL SWITCH
	INDICATES 3 WAY SWITCH
	INDICATES PHILIPS GARDCO WALL MOUNT WITH EMERGENCY BATTERY BACKUP
	INDICATES HIGH CAPACITY EXHAUST FAN
	INDICATES HE WILLIAMS MODAL GL-4-54TSH-UD-HUB/HOOK MT-EB4 4' T5 HIGH OUTPUT 4 LAMP FIXTURE CIRCUITED FOR CONTINUOUS OPERATION ON LOCKED CIRCUIT
	INDICATES LITON RECESSED LED DOWNLIGHT WET LOCATION
	INDICATES HVAC SUPPLY DIFFUSER
	INDICATES HVAC RETURN AIR GRILLE
	INDICATES ELECTRICAL DISTRIBUTION PANEL



LIGHTING SWITCHES NOTE:
RETAIL AREA AND RECEIVING AREA FLOOR LIGHTING NEEDS TO BE CONTROLLED BY A CONTACTOR SWITCH.

LIGHTING PLAN
SCALE: 1/8" = 1'-0"



Revisions:

1
2
3
4
5

Project Number
160412

1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL
1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA

Project Name
NEW RETAIL BUILDING

STEPHEN BRASGALLA, ARCHITECT
STATE OF FLORIDA
REGISTRATION NO. AR12239
6991 WEST BROWARD BOULEVARD
SUITE 100
PLANTATION, FLORIDA 33317
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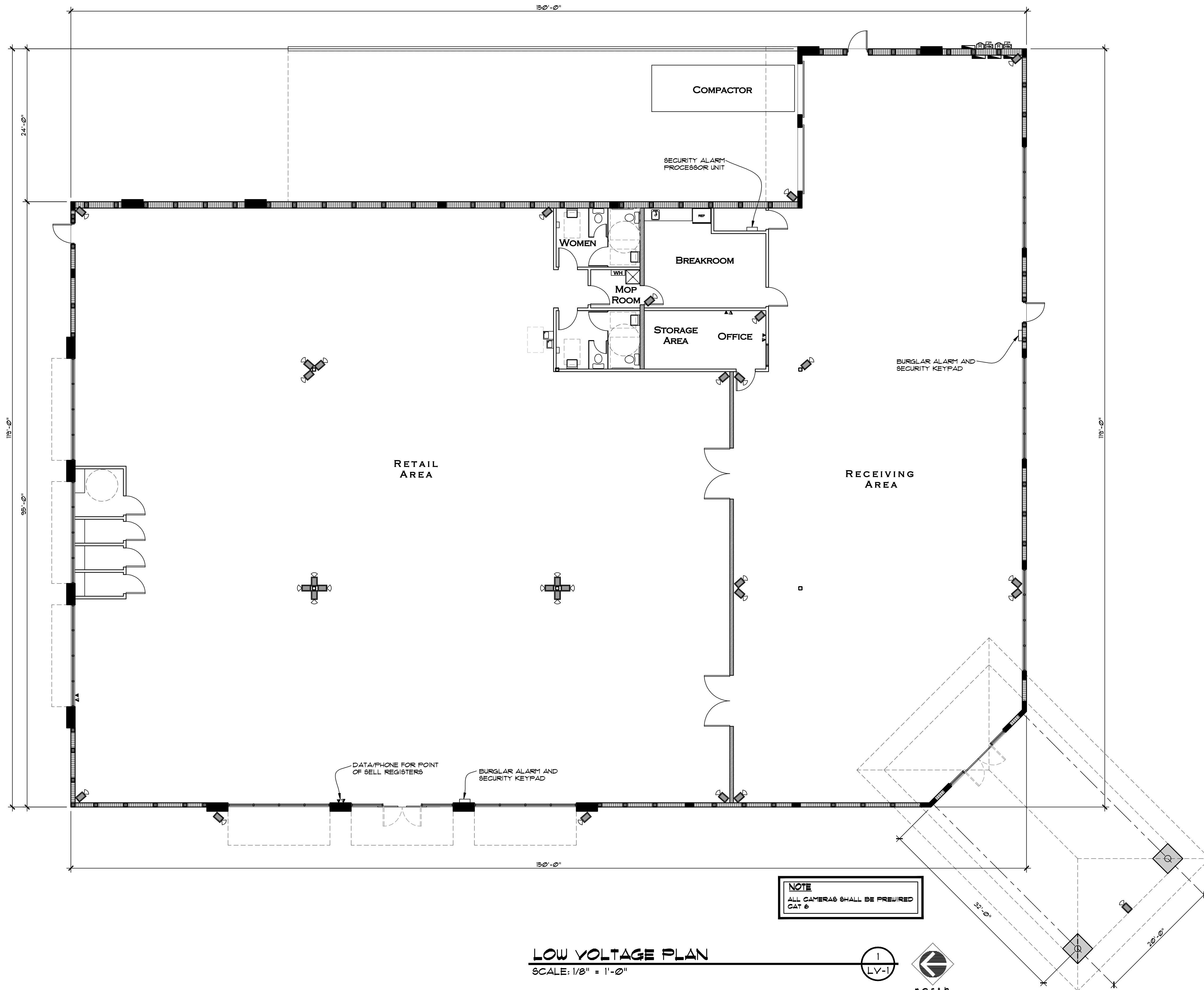
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ELECTRICAL NOTES

- GENERAL: ALL WORK SHALL CONFORM TO THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL JURISDICTIONAL CODES.
THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND ANY APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, THE CONTRACTOR SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM, AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL THE OWNER HAS DIRECTED THE CORRECTIVE ACTION TO BE TAKEN.
THE CONTRACTOR SHALL COORDINATE THE PROPOSED LOCATIONS OF ALL ELECTRICAL MATERIALS AND EQUIPMENT WITH THE REPRESENTATIVES OF THE OTHER TRADES INVOLVED BEFORE STARTING INSTALLATION OF THOSE ITEMS.
COORDINATE THE INSTALLATION OF REQUIRED SUPPORTING DEVICES, CONDUIT, AND SLEEVES TO BE SET IN CAST-IN-PLACE CONCRETE AND OTHER STRUCTURAL COMPONENTS, AS THEY ARE CONSTRUCTED.
UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL SPECS ARE NOT INTENDED TO BE PROPRIETARY, SUBSTITUTIONS WILL BE ACCEPTABLE FOR EQUAL RATED AND LISTED UNITS.
- SCOPE: EXCEPT WHERE OTHERWISE SPECIFICALLY INDICATED ON THE DRAWINGS BY "FUTURE", "BY OTHERS", OR BY A SIMILAR NOTATION, IT IS THE INTENT THAT THE CONTRACTOR FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND TOOLS NECESSARY TO PROVIDE ALL SYSTEMS IN COMPLETE AND OPERATING CONDITION.
- EXCAVATE AS NECESSARY FOR THE INSTALLATION OF ELECTRICAL MATERIALS AND EQUIPMENT. VERIFY THE LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES BEFORE EXCAVATING AND EXERCISE CARE TO AVOID DAMAGE TO SUCH ITEMS DURING EXCAVATION. BACKFILL WITH EARTH FREE OF LARGE STONES OR FOREIGN DEBRIS, DEPOSITED IN 6" LAYERS AND COMPACTED TO A DENSITY OF NOT LESS THAN THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
- MATERIALS: THE MATERIALS AND EQUIPMENT FURNISHED SHALL BE AS INDICATED ON THE DRAWINGS. SUBSTITUTIONS SHALL NOT BE MADE EXCEPT WHERE EXPRESSLY APPROVED BY THE OWNER OR HIS REPRESENTATIVE PRIOR TO STARTING INSTALLATION OF THE ITEMS. THE ELECTRICAL MATERIALS AND EQUIPMENT FURNISHED SHALL BE LISTED OR LABELED BY UNDERWRITERS LABORATORIES OR OTHER RECOGNIZED TESTING ORGANIZATION, AND SHALL BE ACCEPTABLE TO THE LOCAL BUILDING AUTHORITY.
- GROUNDING: GROUNDING SHALL BE IN ACCORDANCE WITH ARTICLE 250, NEC.
- CONDUITS: PROVIDE CONDUITS WHERE CALLED FOR ON PANEL SCHEDULES. ELECTRICAL METALLIC TUBING (EMT) SHALL BE INSTALLED ONLY IN DRY LOCATIONS, IN CONCRETE ABOVE GRADE, AND WHERE NOT SUBJECT TO PHYSICAL DAMAGE.
CONDUITS INSTALLED UNDERGROUND SHALL BE POLYVINYLCHLORIDE (PVC) AND SHALL NOT BE SMALLER THAN 3/4" TRADE SIZE. WHERE PVC CONDUIT IS INSTALLED UNDERGROUND, ELBOWS TURNING UP AND CONDUIT EMERGING ABOVE GRADE SHALL BE RSC. THE TOPS OF CONDUITS SHALL NOT BE LESS THAN 24" BELOW FINISHED GRADE. PVC CONDUIT INSTALLED ABOVE GRADE OR DIRECT-BURIED IN EARTH SHALL BE NEMA TC2 TYPE EPC-40-PVC (SCHEDULE 40) EXCEPT THAT WHERE UNDER AREAS SUBJECT TO HEAVY VEHICULAR TRAFFIC, IT SHALL BE NEMA TC2 TYPE EPC-80-PVC (SCHEDULE 80).
ALL ARMOR CLAD CABLE (AC CABLE) WIRING SHALL MEET OR EXCEED ALL NEC, OSHA AND HUD STANDARDS.
- CONDUCTORS: CONDUCTORS SHALL BE AS SCHEDULED ON PANEL SCHEDULES. ALL POWER CONDUCTORS SHALL NOT BE SMALLER THAN #4 AWG (CU), OR #2 AWG (AL). CONTROL CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN #8 AWG CU. CONDUCTORS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET WITHOUT SPLICES EXCEPT WITHIN WIREWAY OR JUNCTION BOXES. MARK CONDUCTORS IN PANELS, PULL BOXES OR WIREWAYS AND TERMINAL STRIP TERMINALS FOR IDENTIFICATION OF CIRCUITS. CONDUCTORS SHALL BE JOINED USING COMPRESSION SPLICES, EXCEPT THAT CONDUCTORS #10 AND SMALLER MAY BE JOINED USING WIRE NUT TYPE CONNECTORS. CONDUCTORS SHALL BE TERMINATED USING COMPRESSION OR PRESSURE TYPE TERMINAL LUGS, OR IN PRESSURE TERMINALS. COMPRESSION SPLICES USED ON CONDUCTORS #10 AWG. AND SMALLER SHALL BE THE SELF-INSULATED TYPE. OTHER SPLICES SHALL BE INSULATED USING 3M #33+ OR #88 PLASTIC TAPE. SPLICES IN WET LOCATIONS SHALL BE INSULATED WITH ELECTRICAL TAPE AND ENCAPSULATED WITH SCOTCHCAST OR EQUAL POTTING COMPOUND.
- PROVIDE AND INSTALL JUNCTION AND PULL BOXES WHERE INDICATED AND WHERE NECESSARY TO TERMINATE, TAP OFF, OR REDIRECT MULTIPLE CONDUIT RUNS, OF SIZE INDICATED OR AS REQUIRED BY NEC. WHERE FEEDER SPLICES ARE TO BE MADE, INSTALL BOXES LARGE ENOUGH TO PROVIDE AMPLE WORK SPACE.
- LIGHTING FIXTURES: LIGHTING FIXTURES SHALL BE AS INDICATED ON THE DRAWINGS, AND SHALL BE INSTALLED COMPLETE WITH LAMPS.
FIXTURES WITH ADJUSTMENTS AFFECTING LIGHT DISTRIBUTION SHALL BE SET TO PROVIDE THE REQUIRED LIGHT PATTERNS PRIOR TO THE FINAL DEMONSTRATION TEST.
- TESTS: AFTER EACH SYSTEM HAS BEEN COMPLETED, A FUNCTIONAL TEST SHALL BE PERFORMED TO DEMONSTRATE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWINGS. THE TEST SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE.
- TERMINALS: ALL ELECTRICAL EQUIPMENT FURNISHED ON THIS PROJECT IS TO HAVE TERMINALS RATED FOR 15° C. OPERATION.

SYMBOL LEGEND

	INDICATES TYPICAL DUPLEX 110 VOLT RECEPTACLE
	INDICATES TYPICAL DUPLEX 110 VOLT RECEPTACLE MOUNTED 42" AFF.
	INDICATES SPECIALTY HIGH VOLTAGE APPLIANCE RECEPTACLE
	INDICATES ELECTRICAL DISTRIBUTION PANEL
	INDICATES TYPICAL TELEPHONE OUTLET BY OTHERS
	INDICATES TYPICAL DATA OUTLET BY OTHERS
	INDICATES SECURITY CAMERA



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2
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5

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NEW RETAIL BUILDING - GOODWILL
1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA

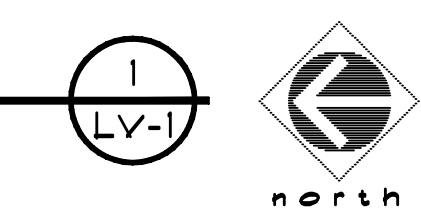
Project Name
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STEPHEN BRASGALLA, ARCHITECT
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Sheet: LV-1	

LOW VOLTAGE PLAN
SCALE: 1/8" = 1'-0"



GENERAL PLUMBING NOTES

- Drawings are diagrammatic and shall not be scaled. Refer to architectural plans and elevations for exact location of all plumbing fixtures, equipment, etc. Plumbing contractor shall furnish and install all items required for a complete and acceptable working installation.
- All work and materials shall comply with the latest edition of the National, State, and all local codes and Ordinances having jurisdiction.
- The plumbing contractor shall visit the site and thoroughly familiarize himself with all existing conditions. All execution and backfill as required for this phase of construction shall be a part of this contract.
- All material shall be new.
- All work shall be performed by a licensed plumbing contractor in a first class workmanlike manner. The completed system shall be fully operative and accepted by engineer/architect.
- All required insurance shall be provided for protection against public liability or property damage for the duration of the work.
- The plumbing contractor shall secure and pay all permit fees, inspections, and tests.
- All work shall be coordinated with other trades to avoid interference with the progress of construction.
- The plumbing contractor shall guarantee all materials and workmanship free from defects for a period of not less than (1) one year from date of acceptance. Correction of any defects shall be completed without additional charge and shall include replacement or repair of any other phase of the installation which may have been damaged thereby.
- Verify location, size and inverts of all existing utilities prior to start of construction. Advise architect/engineer of any discrepancies.
- All fixtures shall be provided with readily accessible stops.
- Water piping shall be type "L" copper for up to and including 2" and shall be type "K" for 2 1/2" and larger. PEX, Polyvinyl Chloride, or other approved polyvinyl and composite piping may be used in lieu of copper.
- Soil, wastes and vent piping shall be PVC #40 DMV. Waste and vent piping above slab shall be PVC, if approved by local authorities having jurisdiction, otherwise cast iron. PVC shall not be installed in A/C return air plenum or penetrate fire rated walls or floors.
- Air conditioning condensate drain piping shall be PVC #40 or copper drain waste and bent pipe and fittings. Insulate all condensate piping except exterior piping. Install all condensate piping for air conditioning units as required per local codes, and PDI approved shock arresters on main lines and risers. Furnish and install approved air chambers at each plumbing fixture.
- Provide chrome plated combination covered plate and cleanout plug for all wall cleanouts. Josam 58992.
- Insulate lines as follows:
a) Hot and Cold water supply and return: 1" thick fiberglass.
b) Condensate piping: 1/2" thick armaflox preformed.

PLUMBING SYMBOL LEGEND

CO	CLEAN OUT
CW	DOMESTIC COLD WATER
VTR	VENT THRU ROOF
---	SEWER AND WASTE WATER PIPING
---	VENT PIPING
---	DOMESTIC COLD WATER PIPING
— —	P-TRAP

PLUMBING FIXTURE SCHEDULE

HWC (HANDICAPPED WATER CLOSET)
SHALL BE AN AMERICAN STANDARD MODEL CADET 2998.02 ELONGATED 18" HIGH, 16 GPF, VITREOUS CHINA, SIPHON ACTION BOIL, CLOSE-COUPLED TANK, SPEED CONNECT TANK/BOUL COUPLING SYSTEM TOILET AND AN OLSONITE #35 OPEN FRONT SEAT LESS COVER CONTRACTOR TO ORDER LEFT OR RIGHT HAND ACTUATOR LEVER PLACEMENT TO ALLOW LEVER PLACEMENT TO BE ON THE OPEN SIDE OF THE TOILET TO MEET HANDICAP CODE REQUIREMENTS.

HLAV (HANDICAPPED WALL HUNG WITH CARRIER 4 RECEIVERS LAVATORY)
SHALL BE A DELTA, AMERICAN STANDARD, KOHLER OR EQUAL ENAMELED CAST IRON ACID RESISTING LAVATORY. PROVIDE CHICAGO FAUCET #85-317E2005-5VPHCP, DECK MOUNTED 4" FIXED CENTER HOT AND COLD SINK FAUCET TO INCLUDE AN OMNI PRESSURE COMPENSATING 0.5 GPM FLOW RESTRICTOR, AQUASEAL VALVES AND CHROME FINISH. GRID DRAIN, OFFSET PERFORATED WHEELCHAIR LAVATORY DRAIN ASSEMBLY WITH 1-1/2" TAILPIECE, MCGUIRE #95UC, PROVIDE PROTECTIVE INSULATION ON DRAIN AND HOT WATERLINE TO MEET HANDICAP CODE REQUIREMENTS ON ALL INSTALLATIONS WITH EXPOSED PIPING.

DRINKING FOUNTAIN (HI-LO ACCESSIBLE)
HI-LO ACCESSIBLE DRINKING FOUNTAIN SHALL BE HALSEY TAYLOR 4540 DRINKING FOUNTAIN - BY TENANT OR EQUAL.

TANKLESS ELECTRICAL WATER HEATER RHEEM MODAL RTE 9

NOTES:
1) ALL PLUMBING FIXTURES SHALL BE AS SPECIFIED OR APPROVED EQUAL.
2) PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUT-OFF.

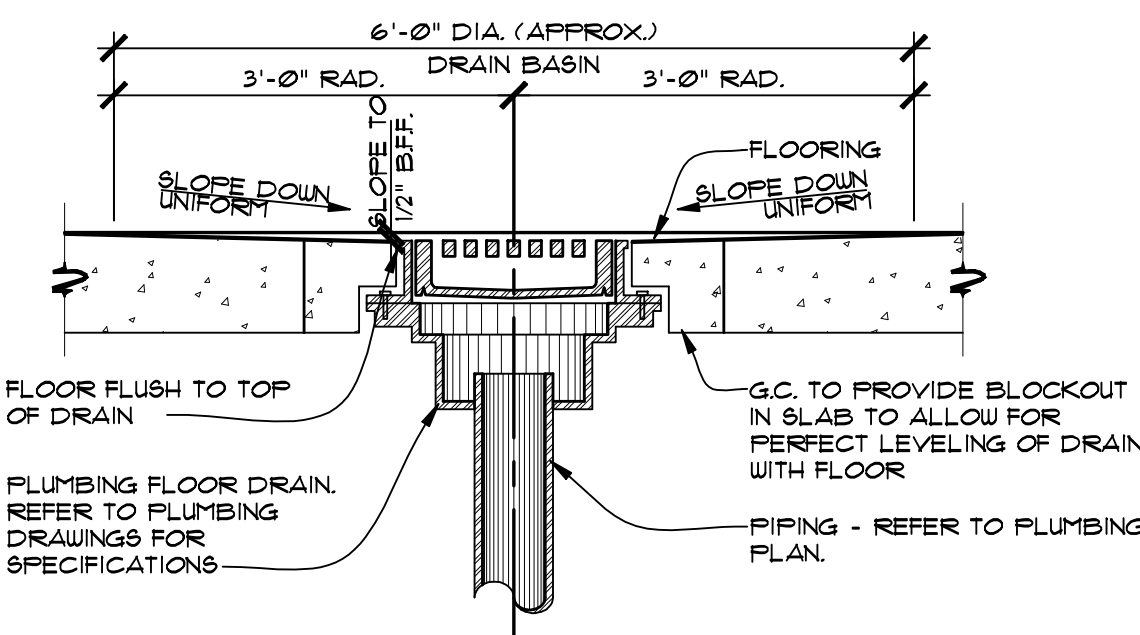
CONTRACTOR'S RESPONSIBILITY

CONTRACTOR SHALL COORDINATE WITH LANDLORD TO LOCATE UNDERGROUND PLUMBING UTILITIES, CONDUITS OR ANY OTHER CONCEIVABLE COMPONENTS LOCATED UNDERGROUND. IF SPECIFIC DIMENSIONS ARE NOT AVAILABLE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO EXAMINE THE SLAB COMPOSITION OR OTHER AREAS WITH GROUND PENETRATING RADAR TO IDENTIFY UNDERGROUND COMPONENTS.

IMPORTANT: THE ARCHITECT, THE OWNER, AND THE LANDLORD SHALL NOT BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES. DAMAGE CAUSED BY SLAB CUTTING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE.

SOIL TREATMENT NOTE

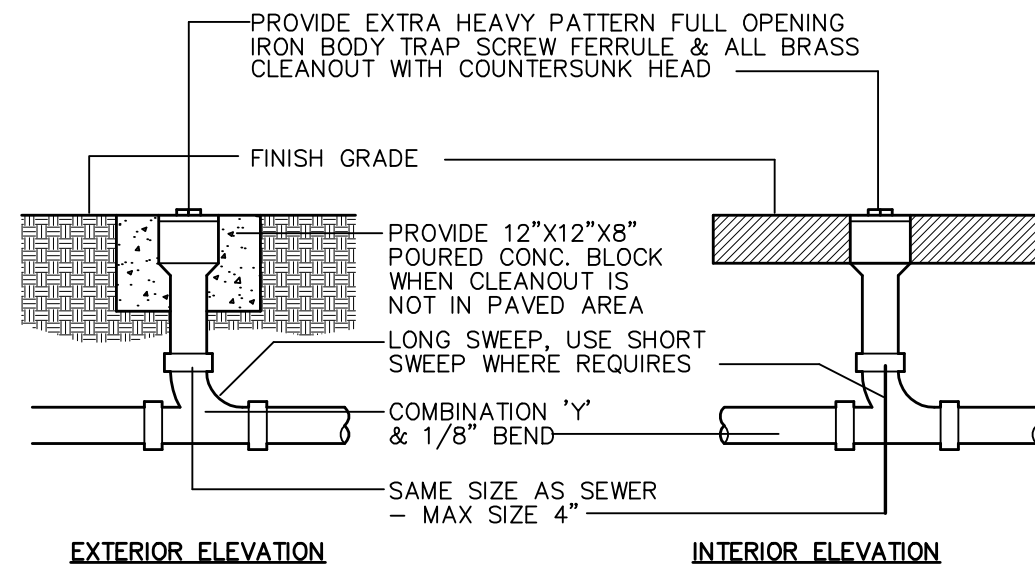
ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
FBC 1816.111



NOTE: INLET OF DRAIN TO BE 1/2" BELOW FINISH FLOOR ELEVATION. REFER TO FINISH FLOOR PLAN (A3) FOR SLOPE TO DRAIN AREA.

NOTE: NO SLOPE TO DRAIN IN TOILET ROOMS DUE TO TILE SPEC. ADJUST HEIGHT OF DRAIN TO MATCH MATERIAL THICKNESS.

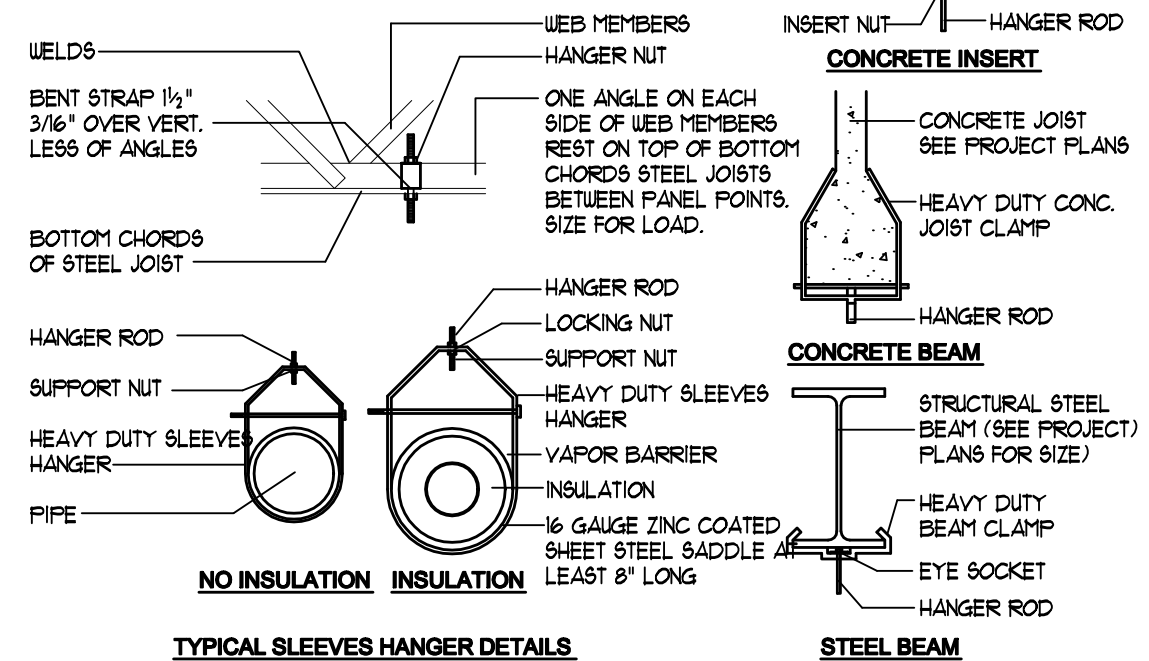
TYPICAL FLOOR DRAIN
SCALE: NOT TO SCALE



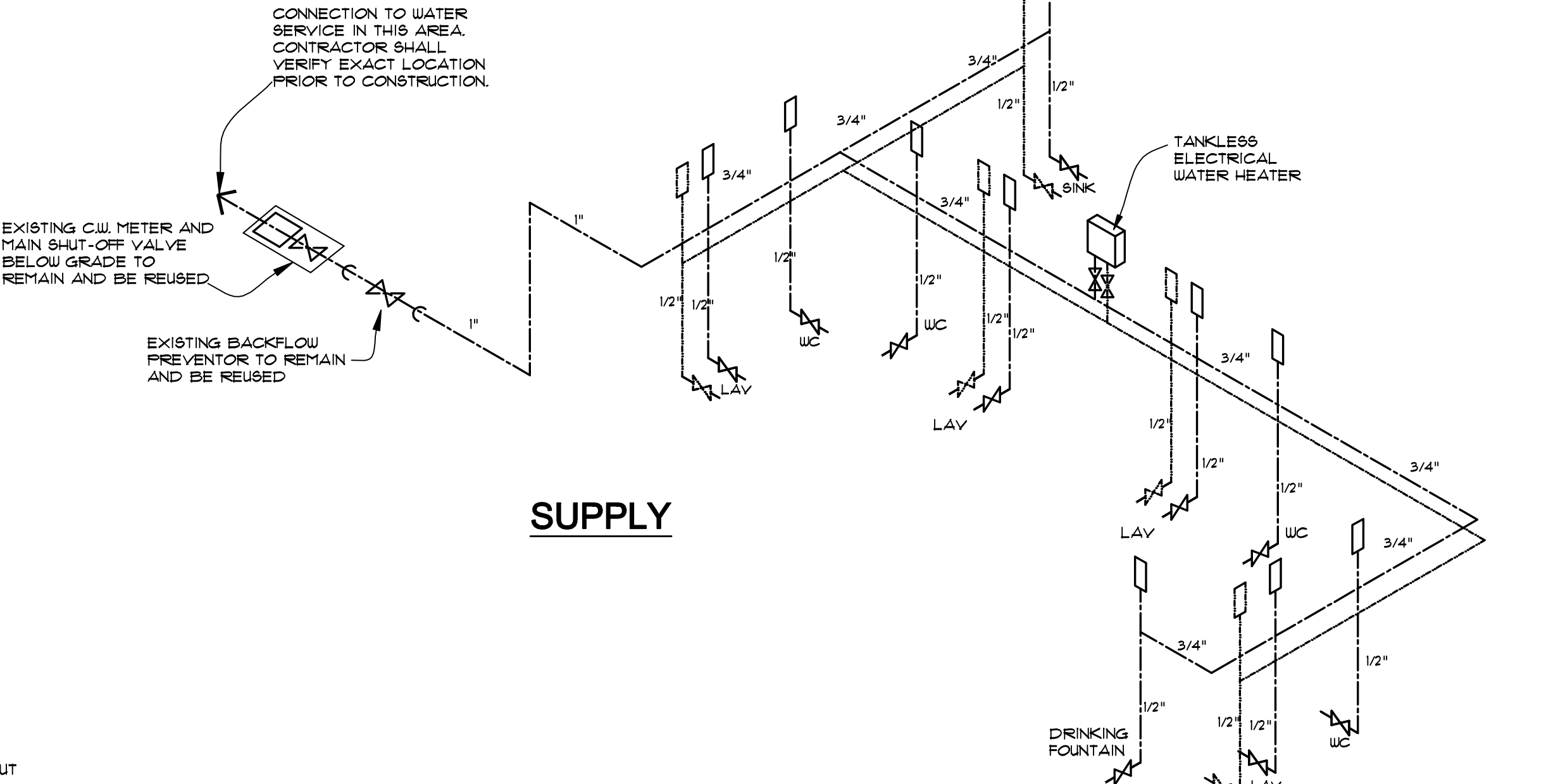
CLEANOUT DETAIL
SCALE: NOT TO SCALE

HANGING ROD SCHEDULE

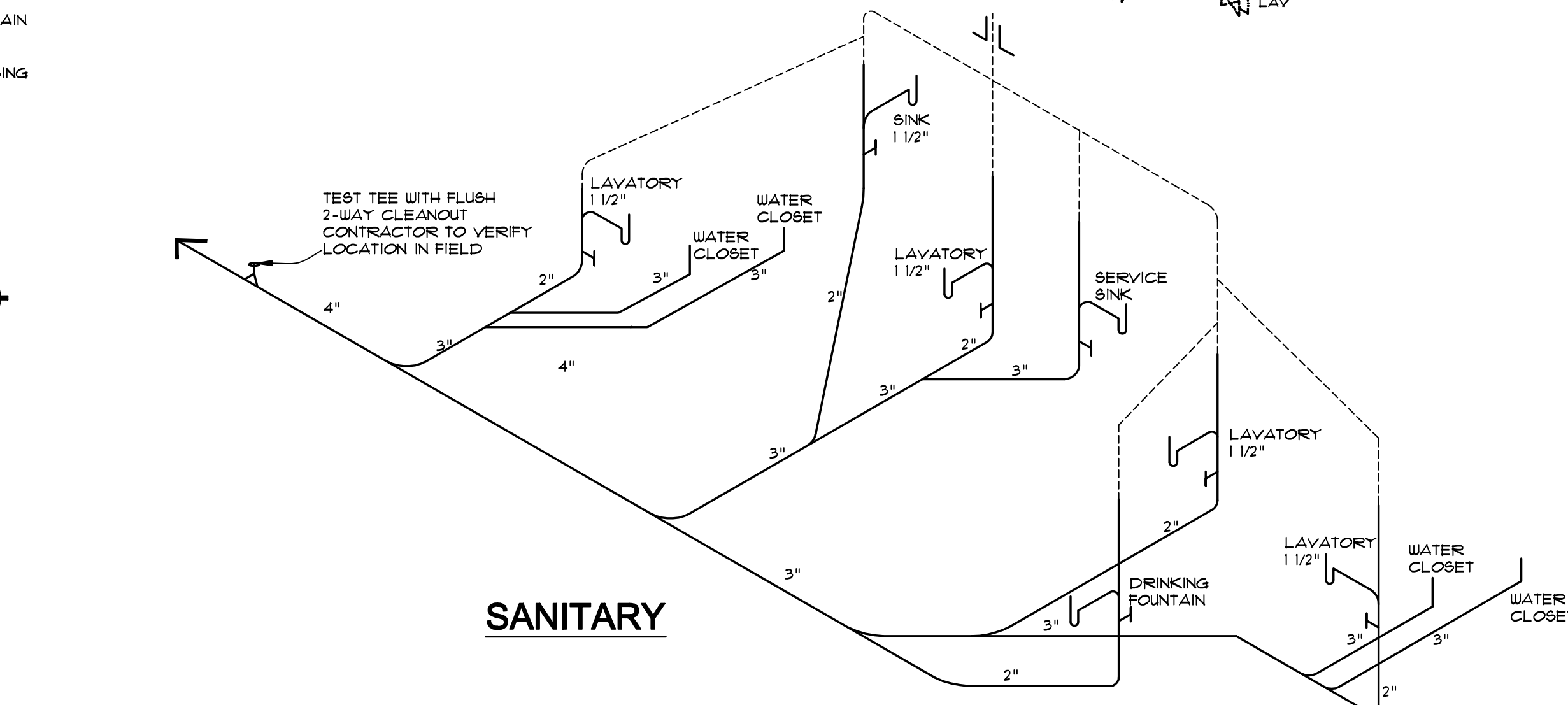
PIPE SIZE	ROD SIZE	PIPE SIZE	ROD SIZE
UP TO 2"	3/8" DIA.	4" THRU 6"	5/8" DIA.
2 1/2" TO 3"	1/2"	6" THRU 12"	3/4" DIA.



PIPE SUPPORT DETAIL
SCALE: NOT TO SCALE



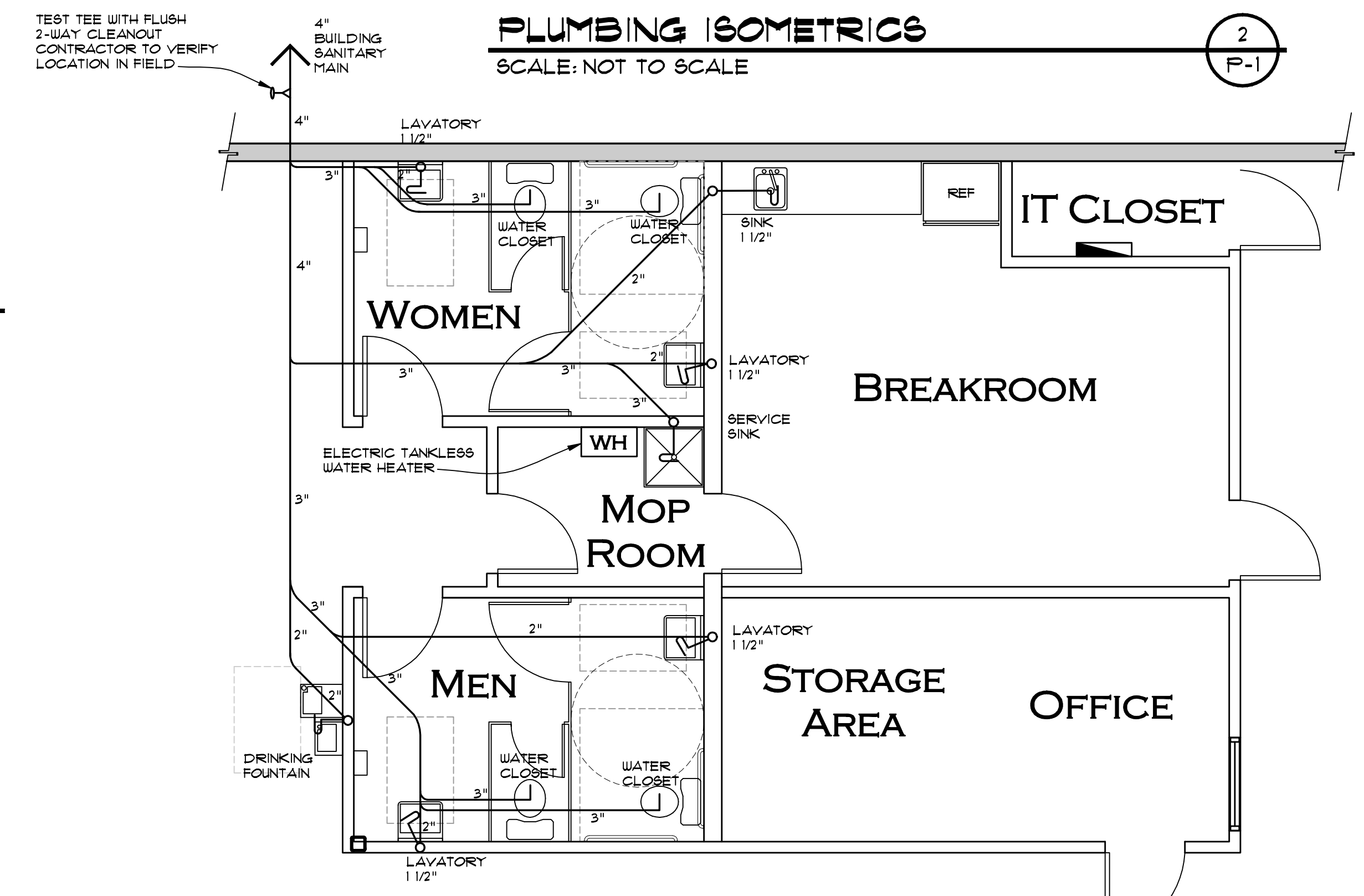
SUPPLY



SANITARY

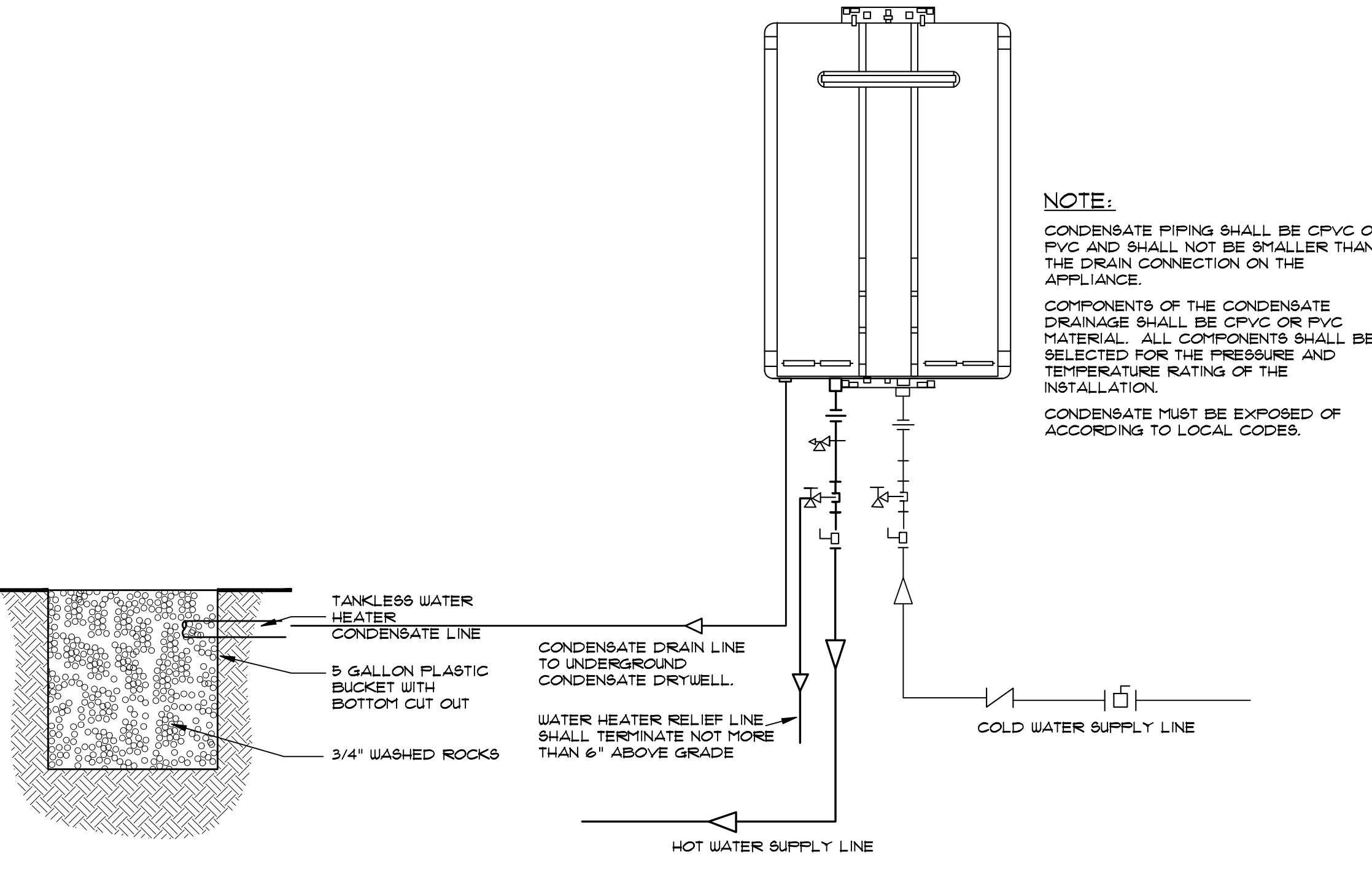
PLUMBING ISOMETRICS

SCALE: NOT TO SCALE



PLUMBING PLAN

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



TANKLESS WATER HEATER

SCALE: NOT TO SCALE

- Revisions:
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 - 2
 - 3
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 - 5

Project Number
160412

1066 U.S. HIGHWAY 1
NEW RETAIL BUILDING - GOODWILL

1066 U.S. HIGHWAY 1
VERO BEACH, FLORIDA

Project Name
NEW RETAIL BUILDING

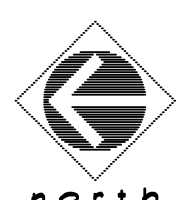
STEPHEN BRASGALLA, ARCHITECT
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P - 1



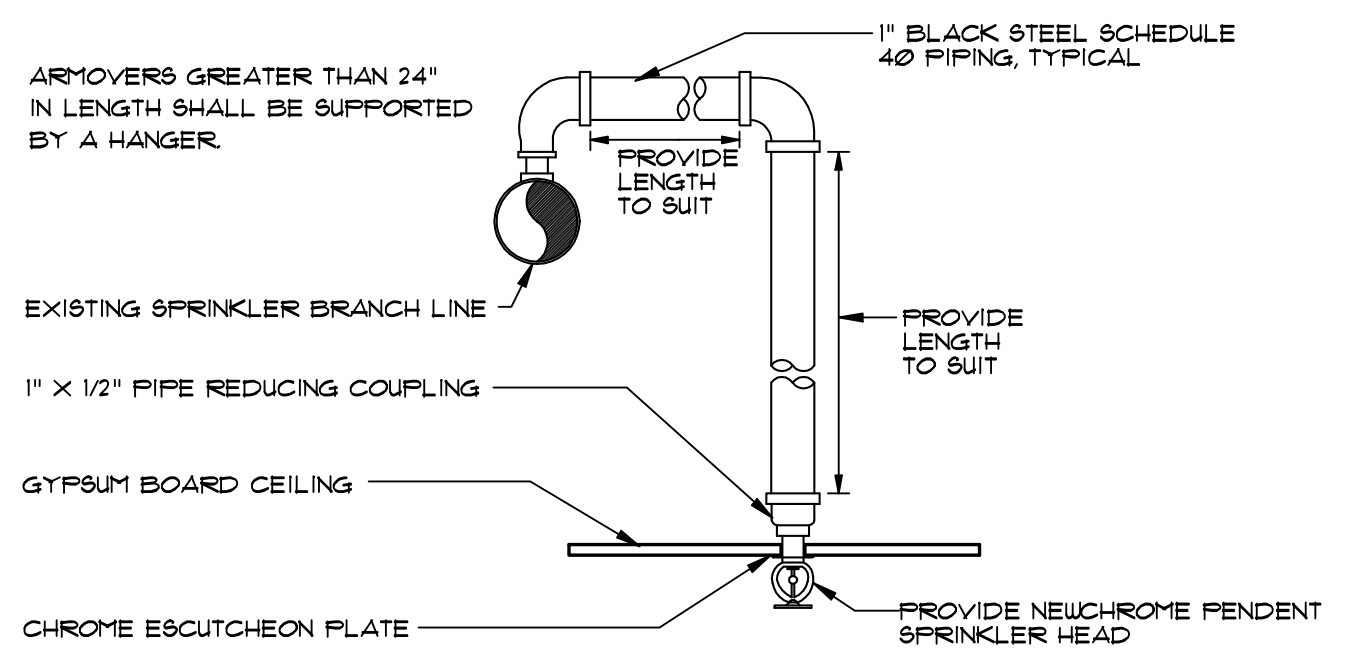
FIRE SPRINKLER SPECIFICATIONS

1. THE DRAWINGS ARE DIAGRAMMATIC AND REQUIRE COORDINATION WITH ARCHITECTURAL, AIR CONDITIONING AND ELECTRICAL PLANS.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE ENGINEER'S REVIEW FOR ALL SPECIFIED MATERIALS AND EQUIPMENT PRIOR TO ORDERING OR INSTALLATION.
3. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND INSTALLED SPRINKLER SYSTEMS FOR A PERIOD OF ONE YEAR FROM DATE OF "CERTIFICATE OF OCCUPANCY".
4. THIS BUILDING IS TOTALLY SPRINKLED PER NFPA 13 AND CONTAINS A STANDPIPE SYSTEM CONFORMING TO NFPA 14.
5. CONTRACTOR MAY SUBMIT AN ALTERNATE HYDRAULICALLY DESIGNED FIRE SPRINKLER SYSTEM, DESIGNED AND SIGNED AND SEALED BY AN OHIO REGISTERED PROFESSIONAL ENGINEER.
6. SUBMIT 6 SETS OF 1/4" SCALE DIMENSIONED SHOP DRAWINGS AND HYDRAULIC CALCULATIONS FOR THE ENGINEER'S REVIEW PRIOR TO ORDERING EQUIPMENT AND MATERIALS AND INSTALLING PIPING.
7. DESIGN DENSITY, HEAD TEMPERATURE AND SPACE CLASSIFICATION SHALL BE AS NOTED ON THE PLANS.
8. ALL VALVES SHALL BE "UL" FM LISTED VALVES WITH TAMPER SWITCHES 084Y CAST IRON BODY.
9. UNDERGROUND PIPING SHALL BE DUCTILE IRON PIPE. ALL ABOVE GROUND PIPING 2 1/2" AND LARGER SHALL BE SCHEDULE 40 BLACK STEEL WITH VICTAULIC FITTINGS. INTERIOR PIPE 2" AND SMALLER SHALL SCHEDULE 10 THIN WALL WITH VICTAULIC FITTINGS. ALL EXPOSED FIRE SPRINKLER PIPING AND FITTINGS, GARAGE AND EXTERIOR, SHALL BE GALVANIZED STEEL WITH (2) COATS OF EPOXY PAINT.
10. SPRINKLER PIPING SHALL BE PRESSURE TESTED AT 200 PSI FOR 24 HOURS.

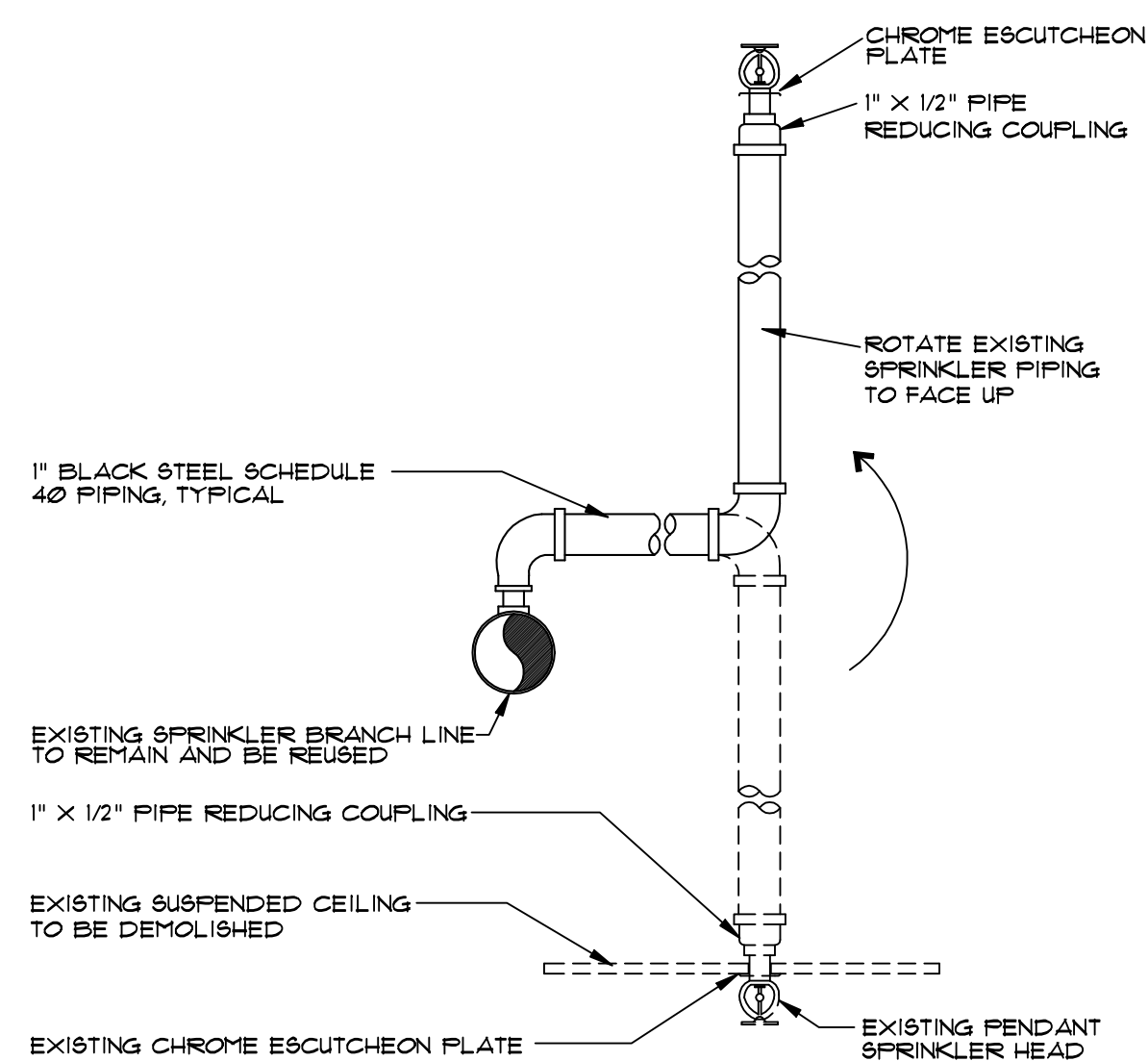
NOTE TO INSTALLING CONTRACTOR

INSTALLING CONTRACTOR SHALL PROVIDE OWNER WITH THE FOLLOWING: (1) ALL LITERATURE AND INSTRUCTIONS PROVIDED BY THE MANUFACTURER DESCRIBING PROPER OPERATION AND MAINTENANCE OF ANY EQUIPMENT AND DEVICES INSTALLED. (2) NFPA 25, STANDARD FOR THE INSPECTION, TESTING, AND MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS.

THE SPRINKLER SYSTEM SHALL BE BY A LICENSED CONTRACTOR UNDER A SEPARATE PERMIT, INCLUDING SHOP DRAWINGS AND CALCULATIONS.



- NOTES:**
1. ADJUST SPRINKLER DROPS AS NECESSARY TO CLEAR OBSTRUCTIONS SUCH AS THE CEILING, LIGHT FIXTURES, ETC. PROVIDE A PIPE HANGER IF THE HORIZONTAL OFFSET LENGTH EXCEEDS 24 INCHES.
 2. THIS SPRINKLER HEAD DROP IS APPLICABLE ONLY WHERE IT IS NOT NECESSARY TO RETAIN AN UPRIGHT SPRINKLER FOR PROTECTION OF COMBUSTIBLE CONSTRUCTION ABOVE THE CEILING.



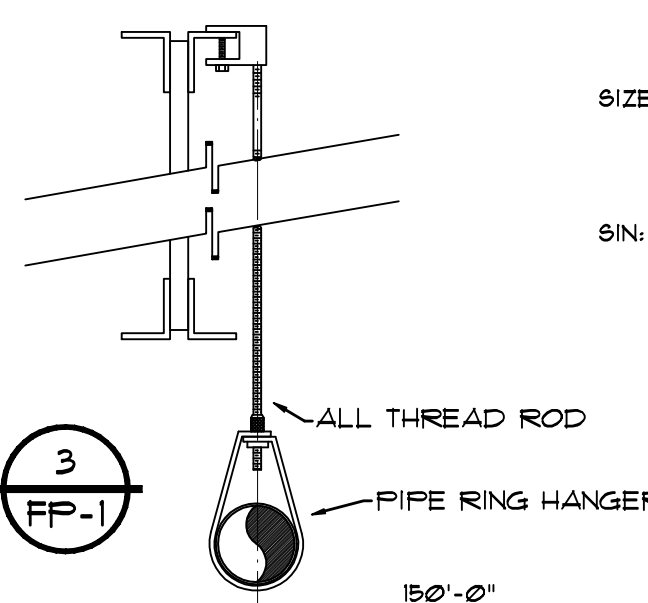
HEAD RELOCATION DETAILS

SCALE: NOT TO SCALE

4
FP-1

TOP BEAM CLAMP & ALL THREAD ROD SIZES

- FOR 1" THROUGH 4" PIPE SIZES
3/8" IS TO BE USED
- FOR 6" THROUGH 8" PIPE SIZES
1/2" IS TO BE USED

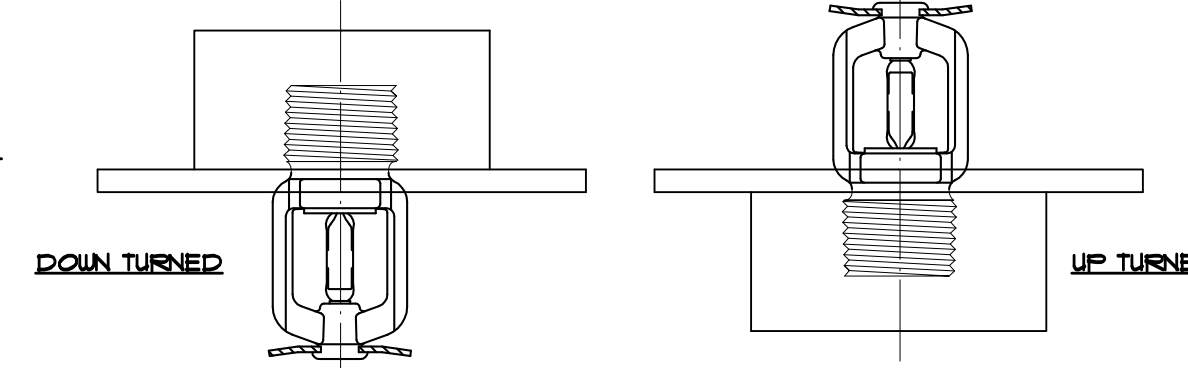


PIPE SUSPENSION DETAILS

SCALE: NOT TO SCALE

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FP-1

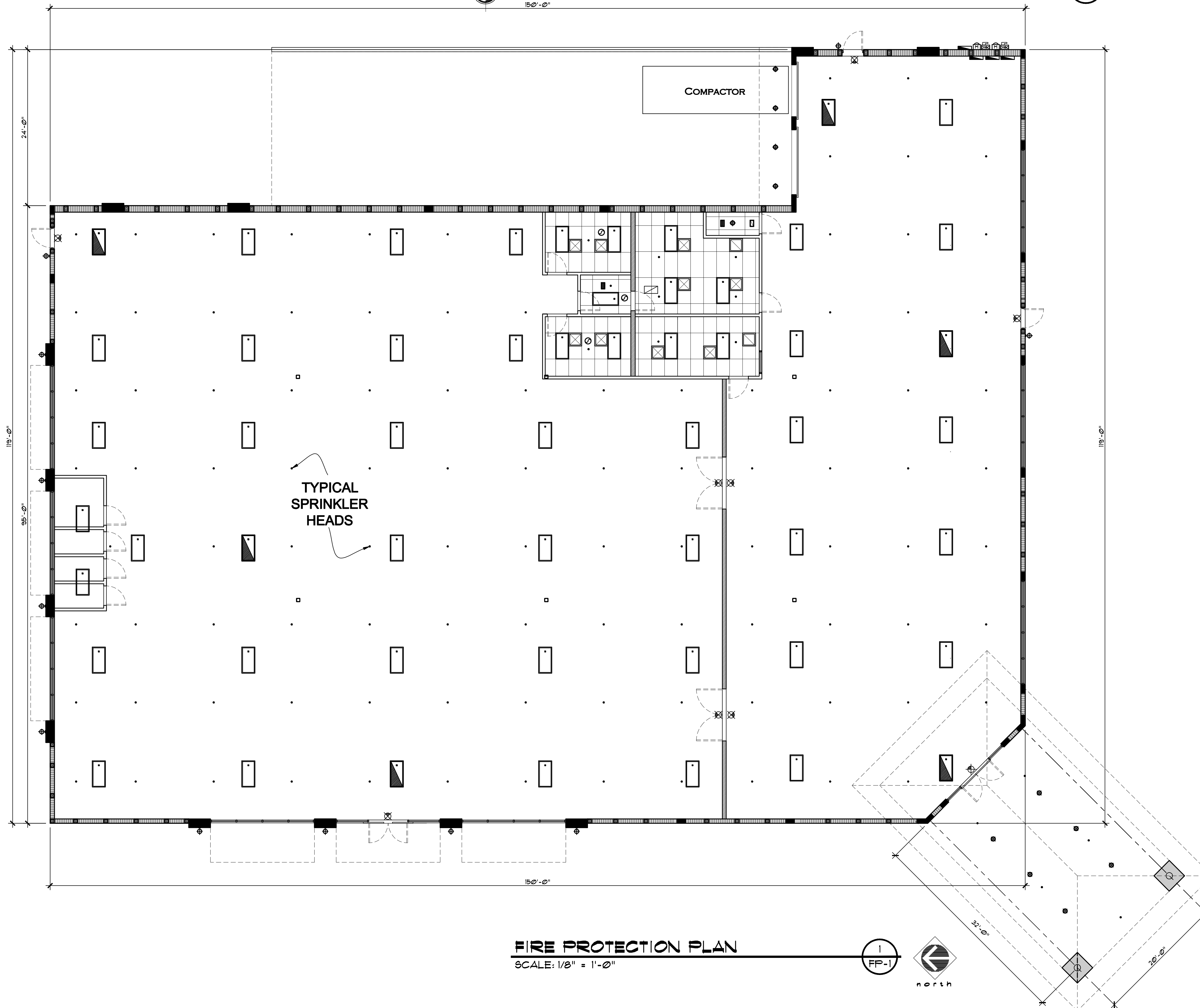
- SPRINKLERS / SPACING**
- 1/2"
K-VALUE: 5.6
TEMPERATURE: 155°
DESCRIPTION: TYCO "TY-FRB" CHROME PENDENT (TY323)
- MAXIMUM: 15' X 15'
MINIMUM: 6' X 6'



TYPICAL HEAD DETAIL

SCALE: NOT TO SCALE

2
FP-1



FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"

1
FP-1



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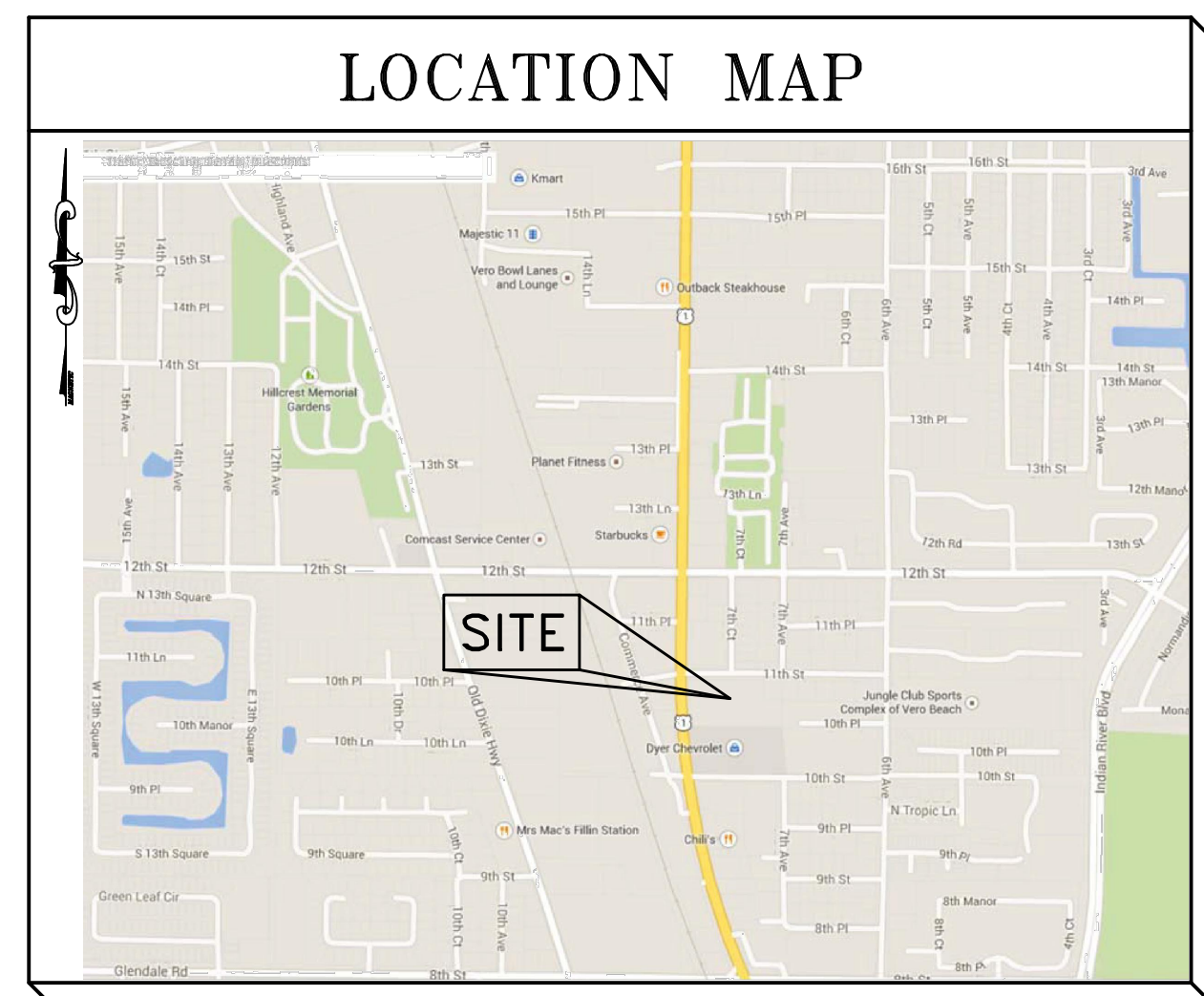
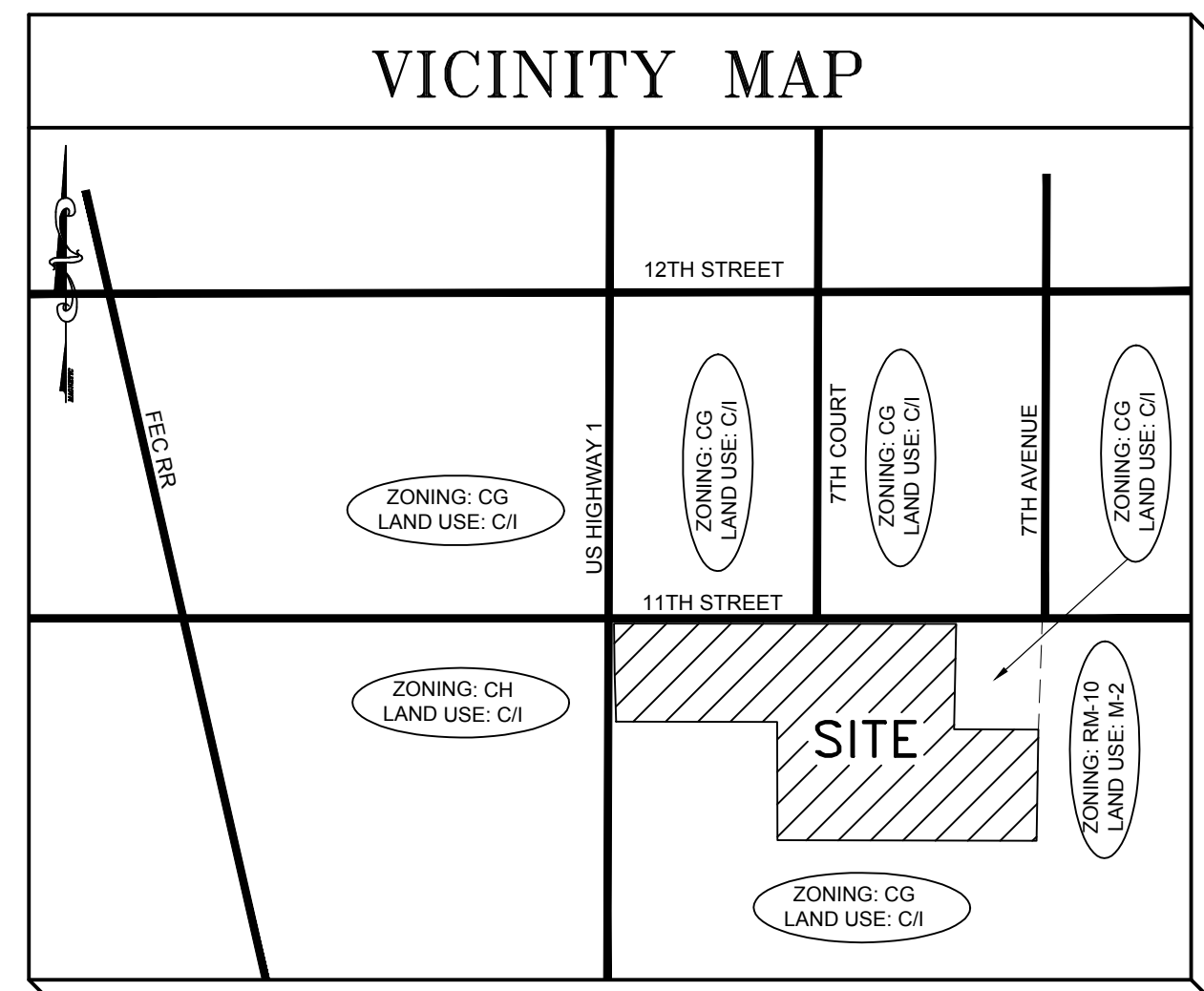
FP - 1

CONSTRUCTION PLANS

FOR

SHOPPES AT 11TH

SECTION 12, TOWNSHIP 33 S, RANGE 39 E
VERO BEACH, FLORIDA



LEGAL DESCRIPTION

THE WEST ONE-HALF (1/2) OF LOT 3, OF VERO LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PART OF THE WEST ONE-HALF (1/2) OF SAID LOT 3 TO WIT:

FROM THE NORTHEAST CORNER OF THE NE1/4 OF THE SW1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST; RUN WEST A DISTANCE OF 663.80 FEET TO A POINT BEING IN THE CENTERLINE OF 10th STREET; THENCE RUN A DEFLECTION ANGLE TO THE RIGHT 90 DEGREES 10' A DISTANCE OF 404.93 FEET TO THE POINT OF BEGINNING; THENCE, RUN A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 13' RUN A DISTANCE OF 124.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 13' RUN A DISTANCE OF 156.41 FEET TO A POINT BEING 12 FEET SOUTH OF THE NORTH LINE OF LOT 3 OF THE VERO LAND COMPANY SUBDIVISION; THENCE RUN EASTERLY PARALLEL TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 123.85 FEET TO A POINT; THENCE RUN SOUTH 155.68 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 5.

LESS THE FOLLOWING DESCRIBED PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 2890, PAGE 545, INDIAN RIVER COUNTY PUBLIC RECORDS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL & DISC FOUND (LB 7056) AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF 11TH STREET (47' APPARENT R/W) AND THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 1 (A.K.A. STATE ROAD NO. 5, 80' R/W), THENCE ALONG SAID RIGHT OF WAY OF U.S. HIGHWAY 1, ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 144.24 FEET, SAID CURVE HAVING A RADIUS OF 4871.15 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY S. 89°48'58" EAST, A DISTANCE OF 236.60 FEET TO A POINT; THENCE SOUTH 00°05'01" EAST, A DISTANCE OF 173.82 FEET TO A POINT; THENCE NORTH 89°51'48" WEST, A DISTANCE OF 227.08 FEET TO A 5/8 INCH REBAR AND CAP FOUND (LB 4659) ON THE AFORESAID EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 1; THENCE ALONG SAID RIGHT OF WAY, ALONG A CURVE HAVING A RADIUS OF 4871.15 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 03°12'55" WEST, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS/DEMOLITION PLAN AND POLLUTION PREVENTION PLAN
3	POLLUTION PREVENTION DETAILS
4	SOIL BORINGS
5A & 5B	SITE PLAN - (PHASE 1 AND 2)
6A & 6B	PAVING, GRADING, DRAINAGE AND UTILITY PLAN - (PHASE 1 AND 2)
7A & 7B	LANDSCAPE PLAN - (PHASE 1 & 2)
8A & 8B	IRRIGATION PLAN - (PHASE 1 & 2)
9	CROSS SECTIONS & UTILITY PROFILES
10 - 12	MISCELLANEOUS DETAILS
13	AERIAL
14	SURVEY

SITE DATA

OWNER/DEVELOPER	1066 US HWY 1, LLC 8903 GLADES ROAD, #A-14 BOCA RATON, FL 33434 (561) 571-6086	AVERAGE DAILY TRIPS: EXISTING USE: 22,765 SF AUTO SALES BUILDING = 735 TRIPS 22,765 SF X 32.30 TRIPS PER 1,000 SF
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-9622	PROPOSED USE: 15,000 SF RETAIL BUILDING = 641 TRIPS 15,000 SF X 42.7 TRIPS PER 1,000 SF 2,730 SF RETAIL BUILDING = 117 TRIPS 2,730 SF X 42.7 TRIPS PER 1,000 SF 1,300 SF FAST FOOD RESTAURANT WITH DRIVE THRU = 645 TRIPS 1,300 SF X 496.12 TRIPS PER 1,000 SF TOTAL PROPOSED PHASE 1 AND 2 = 1,403 TRIPS
SURVEYOR	BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. ROBERT BLOOMSTER, JR., PSM #4134 641 NORTHEAST SPENCER STREET VERO BEACH, FL 32967 PH: (772) 334-0866	GENERAL NOTES: 1. PROPOSED PUBLIC WATER SUPPLY - IRC WATER MAIN 2. PROPOSED PUBLIC SEWER - IRC SEWER MAIN 3. GARBAGE IS HANDLED WITH A DUMPSTER AS DEPICTED ON SITE. 4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #120610357 H, DATED DECEMBER 4, 2012. 5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL I.R.C.C. STANDARDS AND SPECIFICATIONS. 6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER I.R.C.C. UTILITY STANDARDS AND SPECIFICATIONS AS ADOPTED 1/95. 7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND INDIAN RIVER COUNTY TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC. 8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE. 9. THE EXISTING SPEED LIMIT FOR US 1 IS 35 M.P.H., 7TH COURT IS 25 M.P.H., AND 11TH STREET IS 25 M.P.H. 10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE. 12. ANY INVASIVE PLANTS ON SITE WILL BE REMOVED. 13. PERMITS REQUIRED: - IRC TYPE 'A' STORMWATER PERMIT - IRC SITE PLAN - IRC LAND CLEARING AND TREE REMOVAL - IRC RIGHT-OF-WAY PERMIT - S.R.W.M./FDEP STORMWATER PERMIT - FDEP NOTICE OF INTENT (Stormwater) - FDOT DRAINAGE PERMIT - IRC INITIAL/FINAL CONCURRENCY - FDEP DRINKING WATER PERMIT OR EXEMPTION - FDEP WASTEWATER PERMIT OR EXEMPTION 14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SOODED WITHIN THREE (3) DAYS. 15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM. 16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA: - ALL POLES MUST BE BLACK OR BRONZE - ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG CUT-OFF - LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES. 17. ALL STOP SIGNS (R1-1) SHALL BE 30" 18. NO DEWATERING BETWEEN 8 PM AND 6 AM 19. NO ENTRANCE GATE IS PROPOSED FOR THIS SITE. 20. COMMERCIAL BUILDINGS SHALL POST A 6 INCH MINIMUM NUMERICAL ADDRESS. 21. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED. 22. THE BEARING BASE FOR THIS SURVEY IS S001°34'44"W ALONG THE EAST LINE OF BLOCK 2 RELATIVE TO THE FLORIDA EAST MERCATOR PROJECTION. 23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS INDIAN RIVER COUNTY BENCHMARK BM344002, ELEVATION = 5.63' NAVD'88. SITE BENCHMARK AS IS SHOWN HEREON, ON-SITE BENCHMARKS ARE AS SHOWN. THE CONVERSION FACTOR FOR NAVD 1929 TO NAVD 1988 IS 1.47 FEET. THIS WAS DETERMINED USING CORPSPCON FOR WINDOWS, VERSION 6.0.1. 24. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304. 25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND S.J.R. REGULATIONS. 26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKID BASE THERMOPLASTIC. 27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION. 28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVITY 29. ALL UTILITIES MUST BE PLACED UNDERGROUND PURSUANT TO SECTION 10(H) OF THE INDIAN RIVER LAND DEVELOPMENT REGULATION (LDR). 30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION. 31. INDIAN RIVER COUNTY TRAFFIC ENGINEERING HAS UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. 32. DUMPSTER ENCLOSURES TO BE CONSISTENT WITH THE BUILDING'S STYLE OF ARCHITECTURE AND MATERIALS/COLORS/FINISHES.
EXISTING USE	-16,565 SF AUTO SALES -6,200 SF AUTO REPAIR	
PROPOSED USE	PHASE 1: 15,000 SF RETAIL BUILDING PHASE 2: 2,730 SF RETAIL BUILDING 1,300 SF RESTAURANT WITH DRIVE THRU	
PROJECT LOCATION	SOUTHEAST CORNER OF US 1 AND 11TH STREET	
SITE ADDRESS	PHASE 1: 1066 US HIGHWAY 1 PHASE 2: 1050 US HIGHWAY 1	
TAX ID NUMBER	3339120001500000003.9	
ZONING	CG - COMMERCIAL GENERAL	
LAND - USE	C/1 - COMMERCIAL/INDUSTRIAL	
LAND DESCRIPTION:	SECT. 12 - TOWN. 33S - RANGE 39E	
OWNERSHIP:	FEE SIMPLE	
ZONING DISTRICT REQUIREMENTS:	REQUIRED CG 10,000 SF PROPOSED DEVELOPMENT 137,461 SF	
MIN LOT SIZE:	10,000 SF	
MIN SETBACKS:	FRONT (NORTH): 25 FT 63.5 FT FRONT (WEST): 25 FT 107.5 FT REAR (EAST): 10 FT 117.9 FT SIDE (SOUTH): 10 FT 76.3 FT MAX BLDG HEIGHT: 35 FT 25 FT MAX BLDG COVERAGE: 40% 13.8% MIN OPEN SPACE: 25% 38.9%	
OPEN SPACE REQUIRED:	3.16 AC x 0.25 = 0.79 AC	
OPEN SPACE PROPOSED:	1.23 AC	
DEVELOPABLE AREA CALCULATION:	TOTAL AREA: 145,123 SF = 3.33 AC MINUS R-O-W DEDICATION: 7,662 SF = 0.17 AC TOTAL DEVELOPABLE AREA: 137,461 SF = 3.16 AC	
AREA CALCULATIONS:	EXISTING 137,461 SF 3.16 AC PROPOSED 137,461 SF 3.16 AC 100.0%	
SITE AREAS:	IMPERVIOUS AREA: 77,806 SF 1.79 AC 84,069 SF 1.93 AC 100.0% BUILDING AREA: (PH 1) 22,765 SF 0.52 AC 15,000 SF 0.34 AC 10.9% BUILDING AREA: (PH 2) 0 SF 0.00 AC 4,030 SF 0.09 AC 2.9% PAVEMENT AREA: (PH 1) 28,776 SF 0.66 AC 47,315 SF 1.09 AC 34.4% PAVEMENT AREA: (PH 2) 0 SF 0.00 AC 11,368 SF 0.26 AC 8.3% CONCRETE AREA: (PH 1) 26,265 SF 0.60 AC 5,124 SF 0.12 AC 3.7% CONCRETE AREA: (PH 2) 0 SF 0.00 AC 1,234 SF 0.03 AC 0.9% PERVIOUS AREA: 59,655 SF 1.37 AC 53,392 SF 1.23 AC 38.9% GREEN SPACE: 59,655 SF 1.37 AC 53,392 SF 1.23 AC 38.9%	
NOTE: PROJECT REQUIRES PAVING 5,966 SF OF AREA ON OUT-PARCEL PROPERTY IN SOUTHWEST CORNER OF THE DEVELOPMENT AREA NOT INCLUDED IN ABOVE CALCULATIONS.		
NATIVE VEGETATION/PRESERVATION:	N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING	
PARKING CALCULATIONS:	PHASE 1: REQUIRED: A) RETAIL: 1 SPACE PER 200 SF OF FLOOR AREA = 75 SPACES 15,000 SF X 1 SPACE/200 SF PHASE 2: REQUIRED: A) RESTAURANT: 1 SPACE PER 75 SF OF FLOOR AREA = 18 SPACES 1,300 SF X 1 SPACE/75 SF B) RETAIL: 1 SPACE PER 200 SF OF FLOOR AREA = 14 SPACES 2,730 SF X 1 SPACE/200 SF PROVIDED: PHASE 1: 95 STANDARD PARKING STALLS 3 HANDICAPPED PARKING STALLS 98 TOTAL SPACES IN PHASE 1 PHASE 2: 22 STANDARD PARKING STALLS 2 HANDICAPPED PARKING STALLS 24 TOTAL SPACES IN PHASE 2 122 TOTAL PARKING SPACES IN BOTH PHASES	
CONSTRUCTION SCHEDULE:	DATE OF COMMENCEMENT DATE OF COMPLETION PHASE 1: 11/16 12/17 PHASE 2: 11/20 12/21	

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

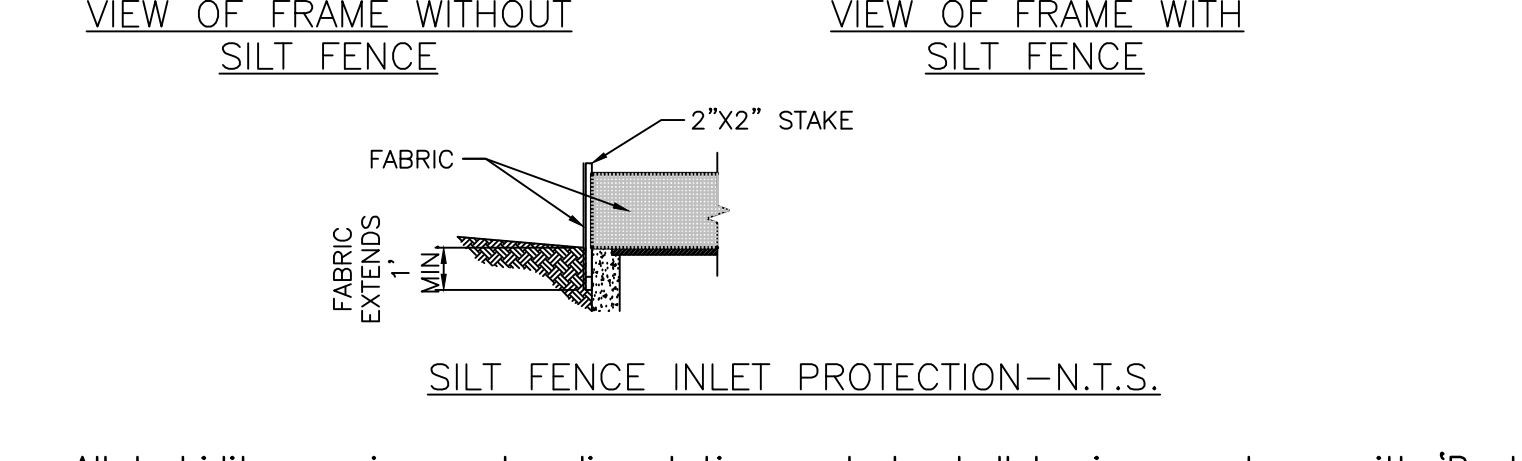
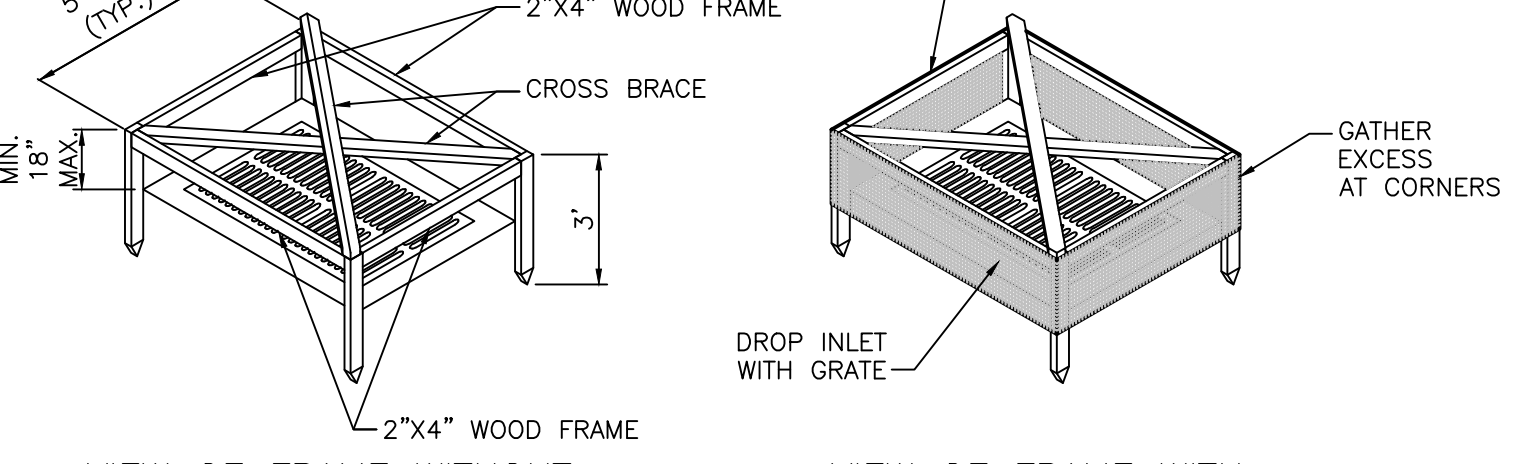
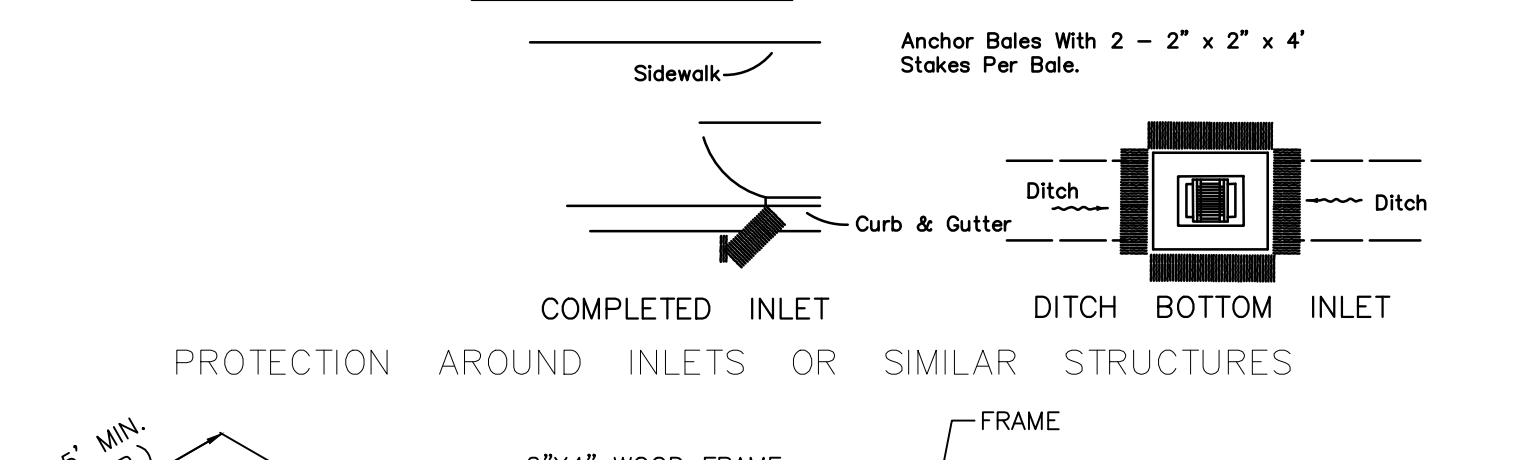
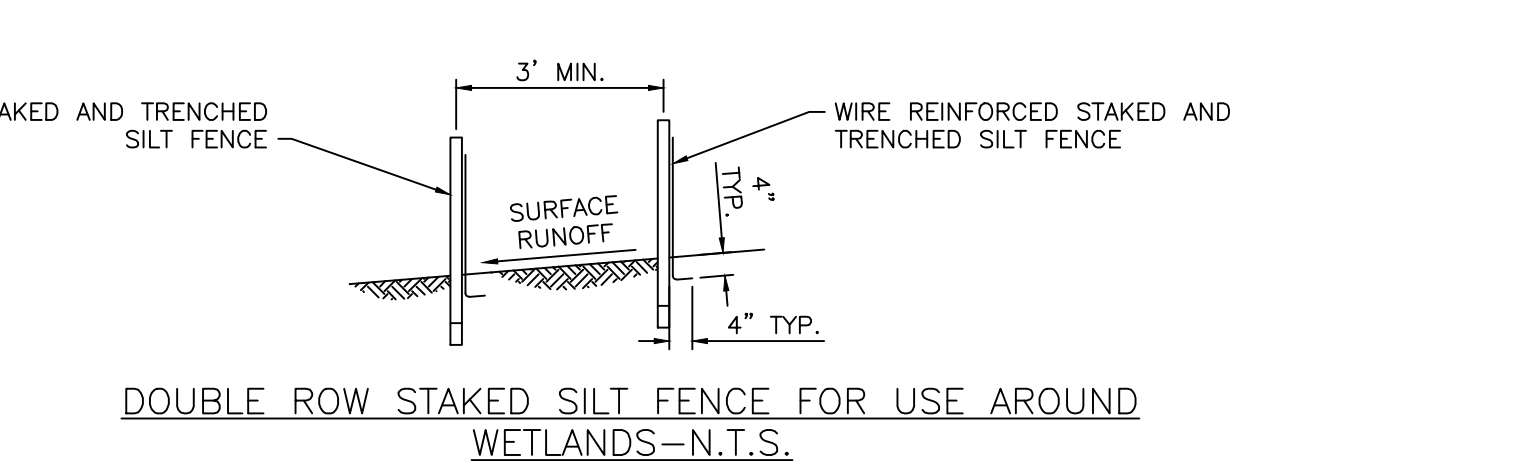
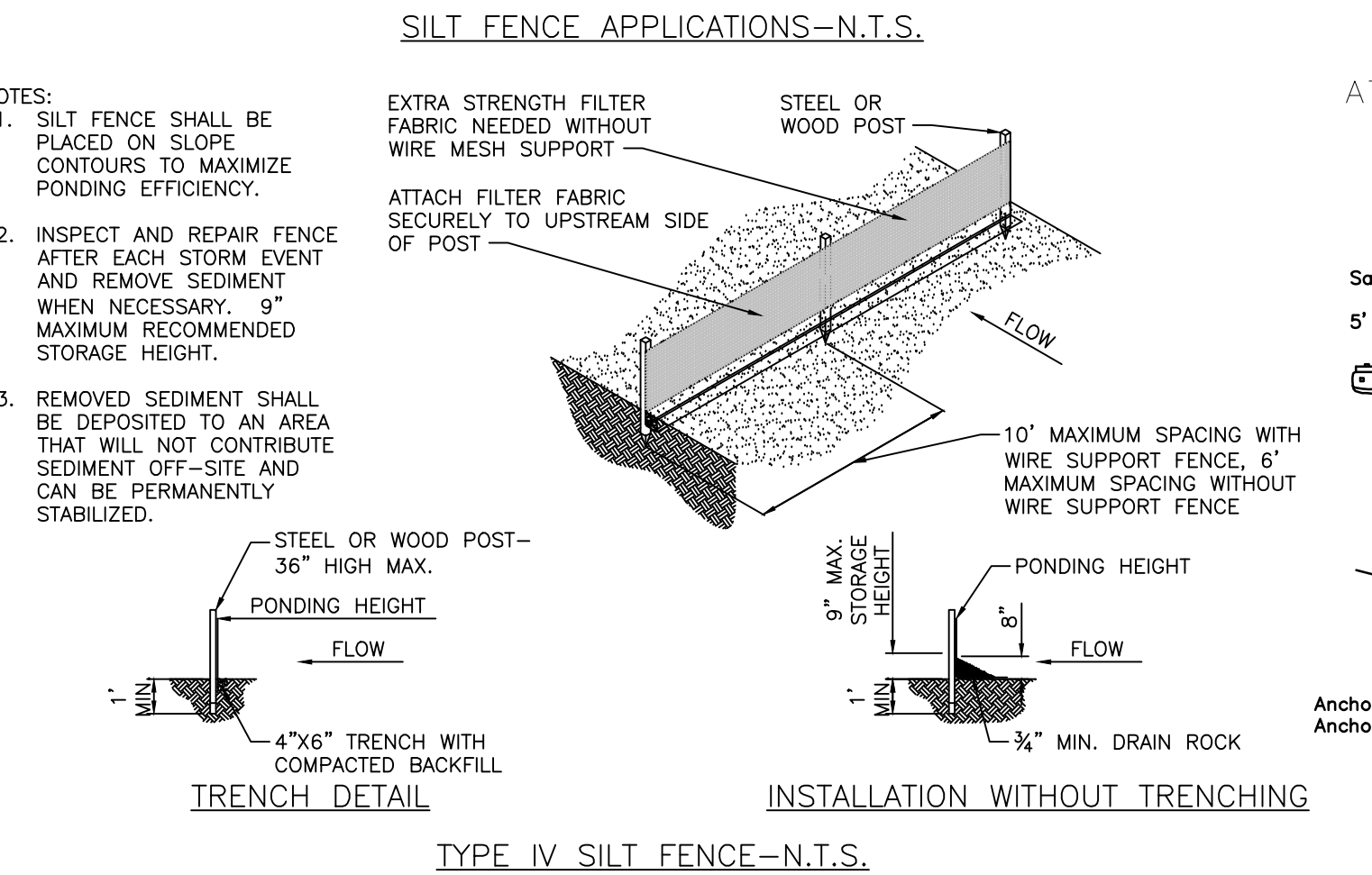
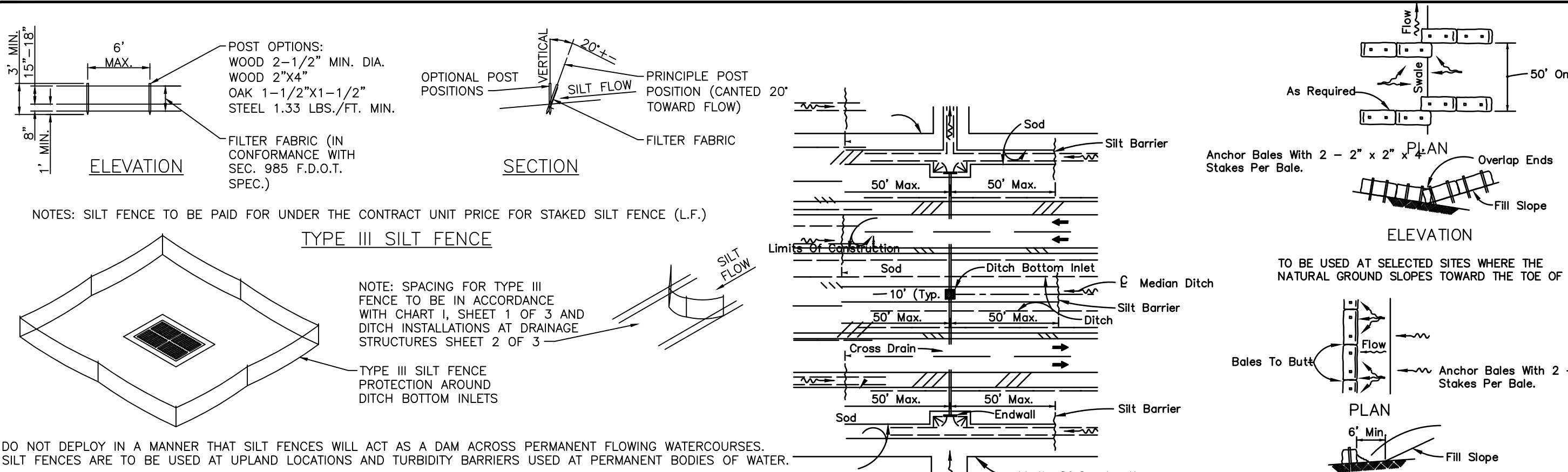
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1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

MARK	REVISION	DATE
1	REVISED PER IRC COMMENTS	8/1/16

ENGINEER CERTIFICATION:

DATE:
 JOSEPH W. SCHULKE, P.E. REG. No 47048
 JODAH B. BITTLE, P.E. REG. No 57396
 WILLIAM P. STODDARD, Ph.D., P.E. REG. No 57665



EROSION CONTROL DETAILS N.T.S.

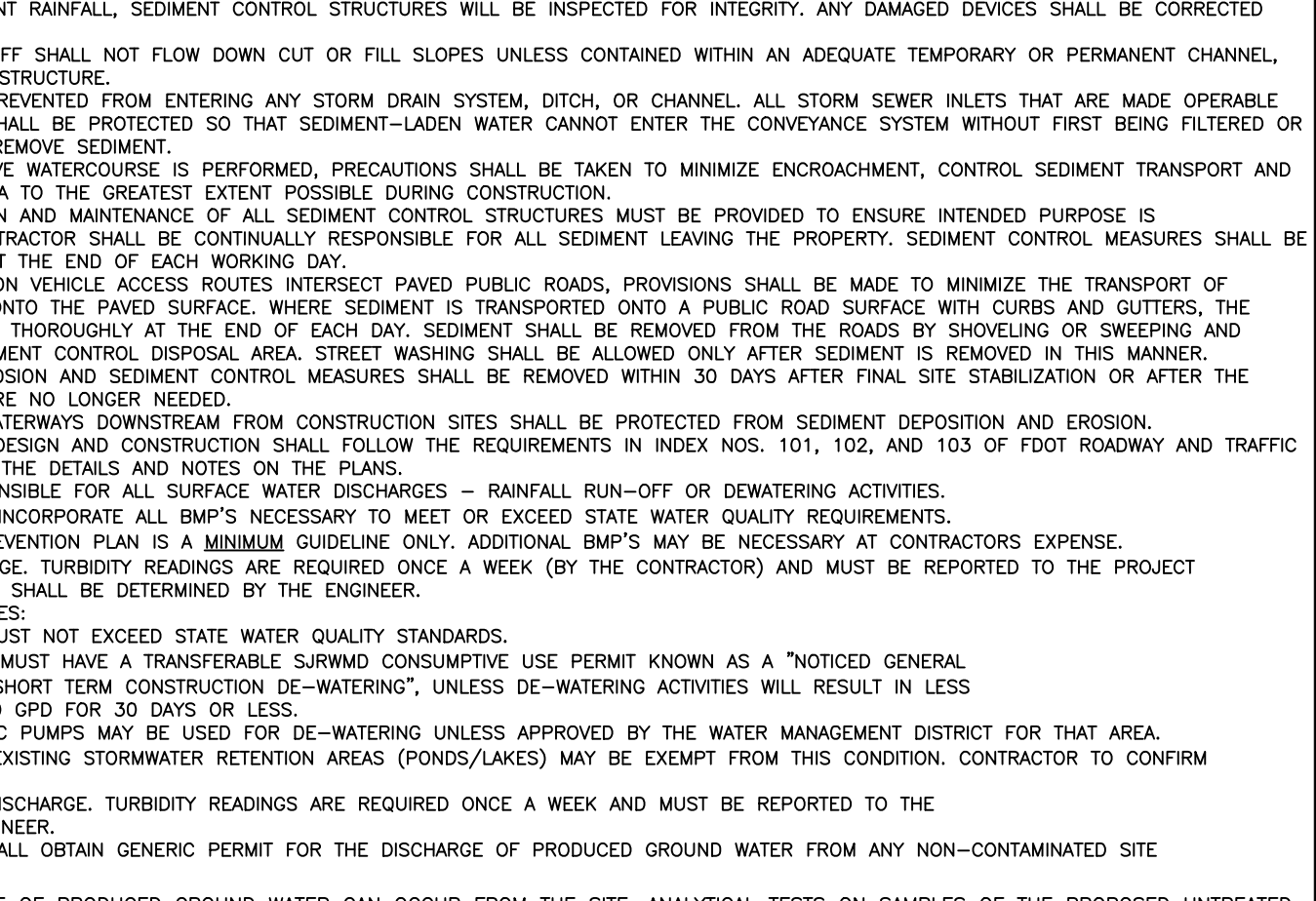
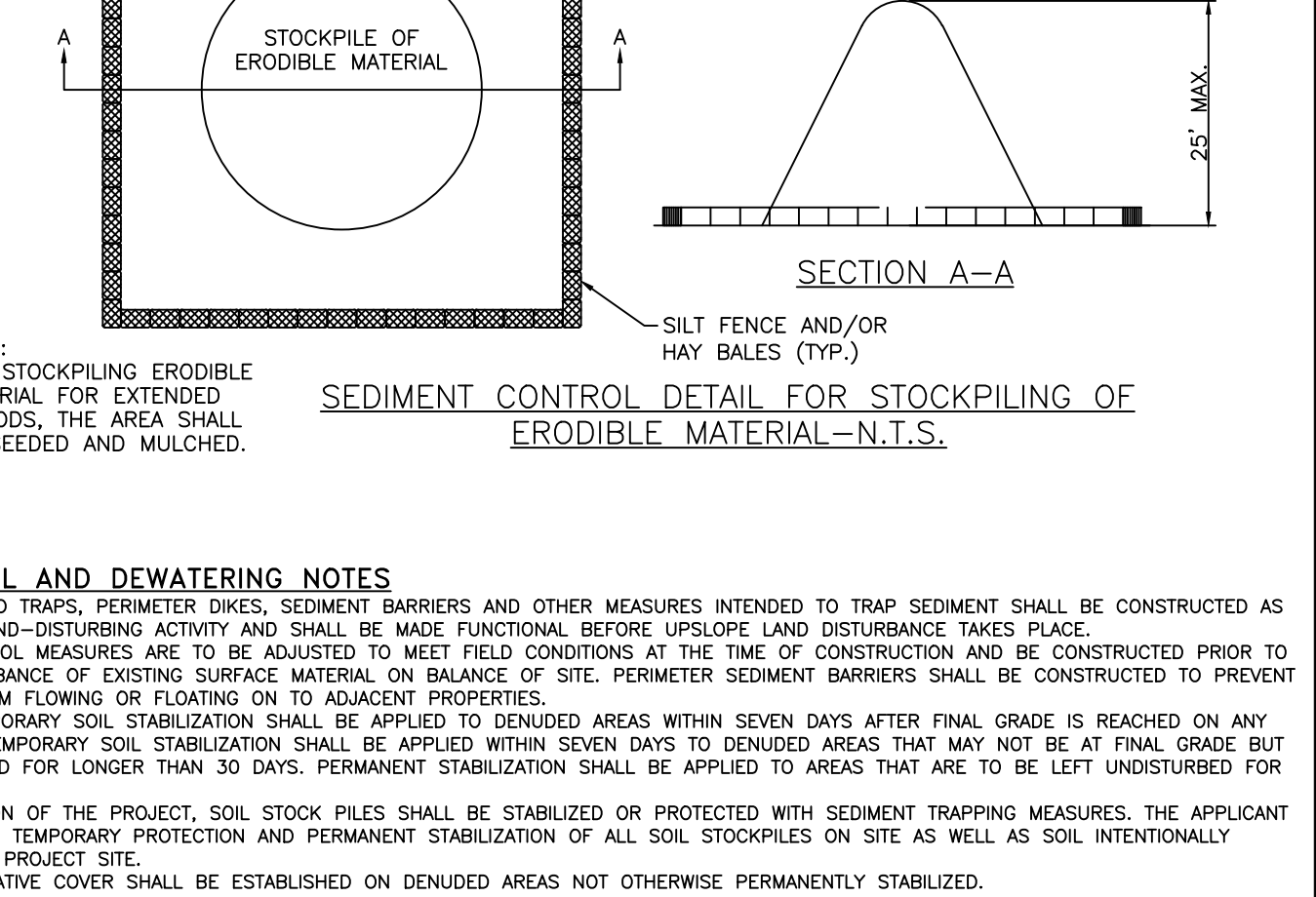
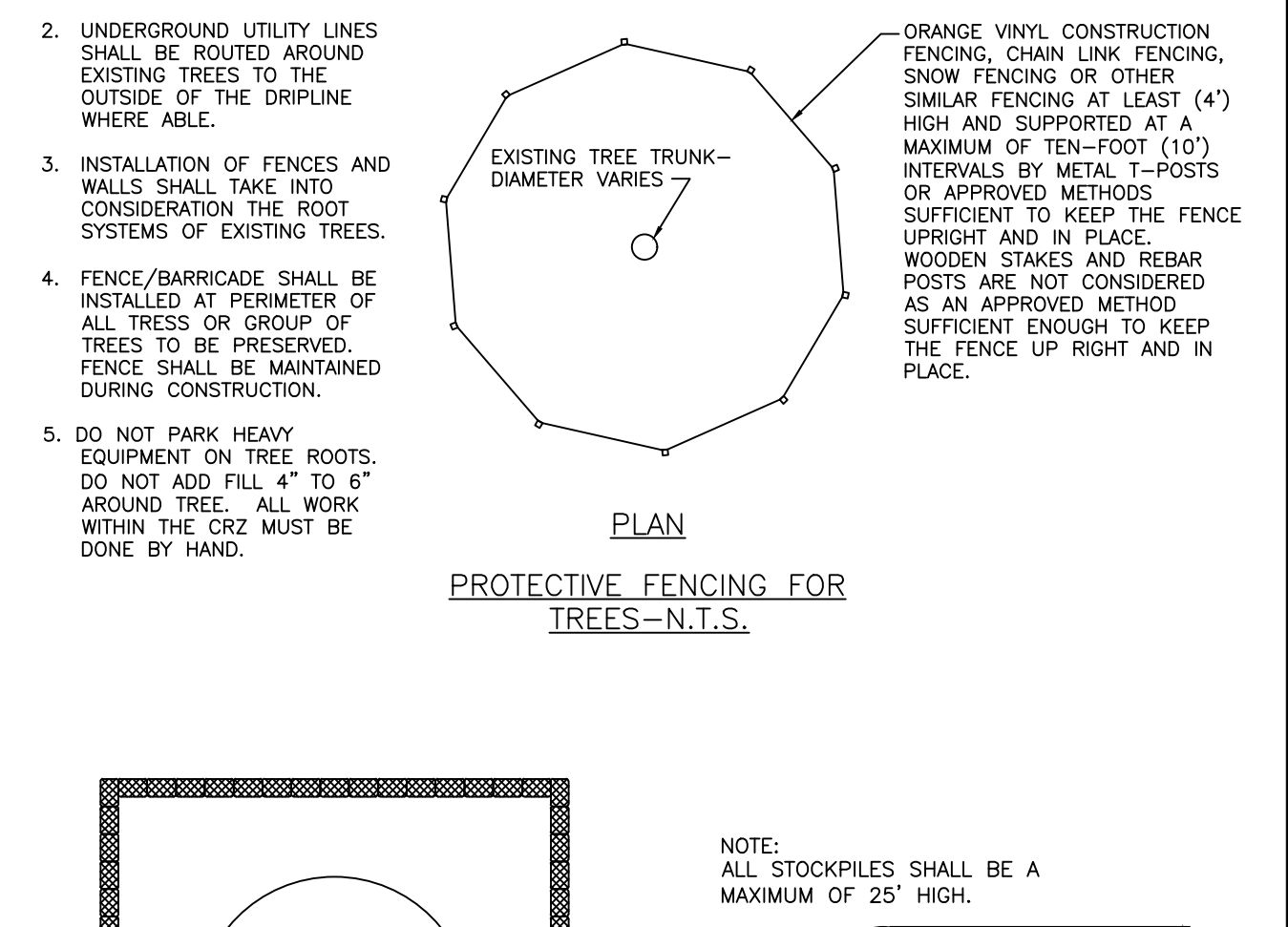
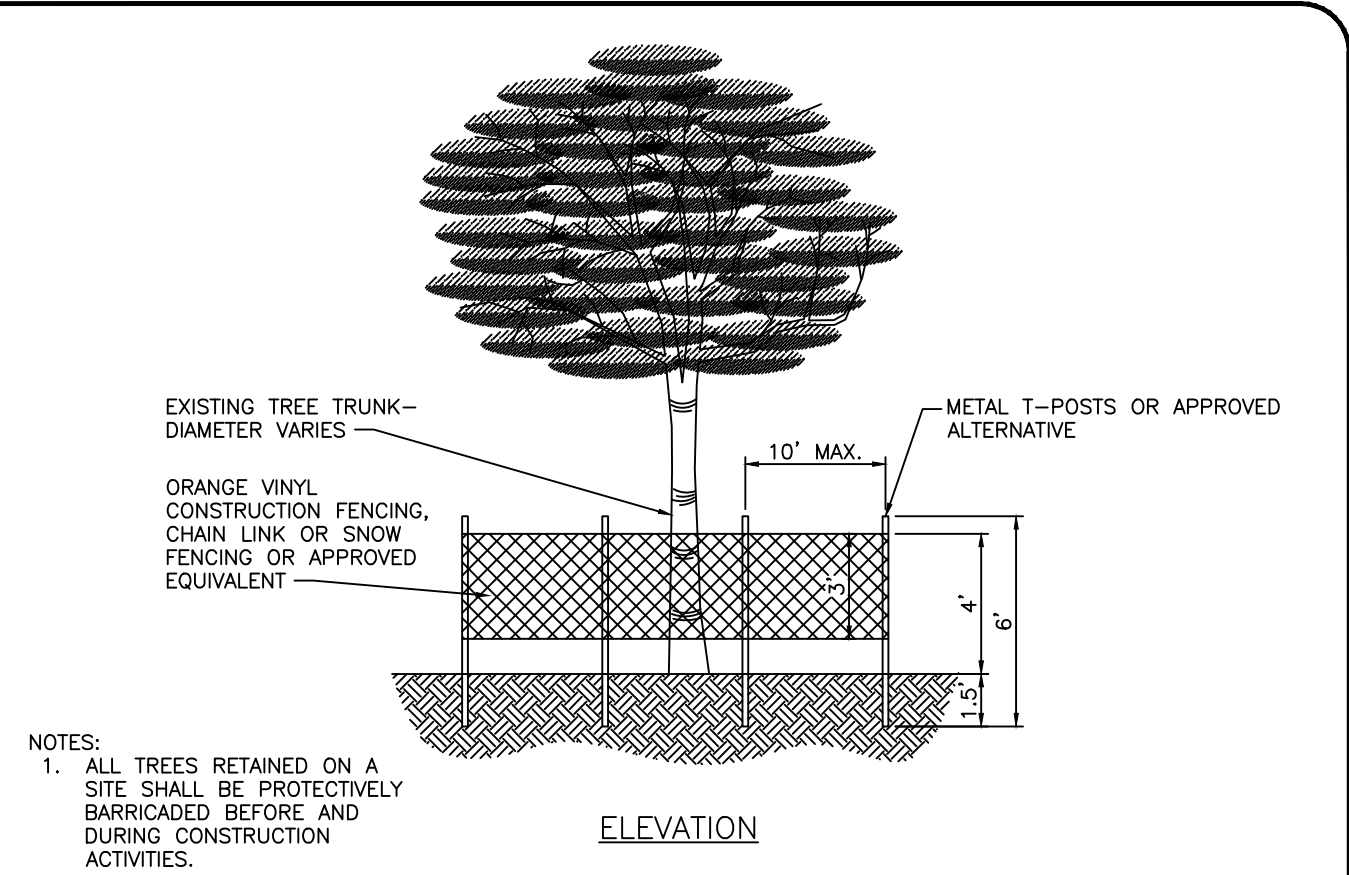
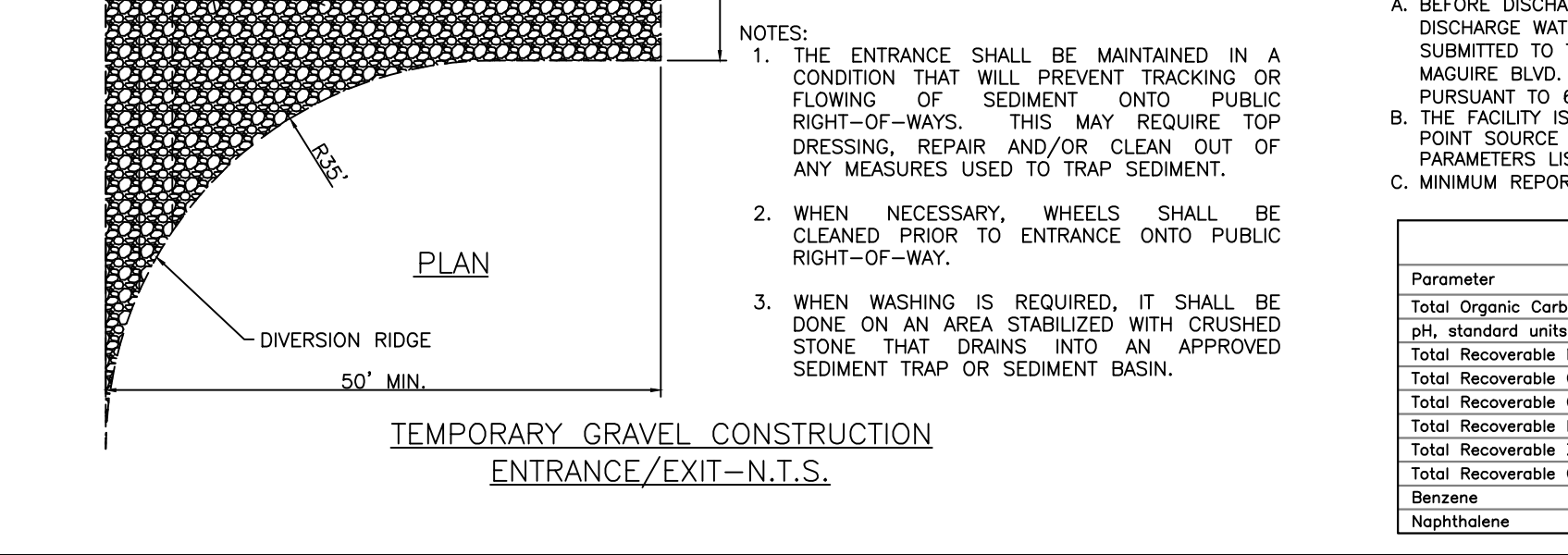
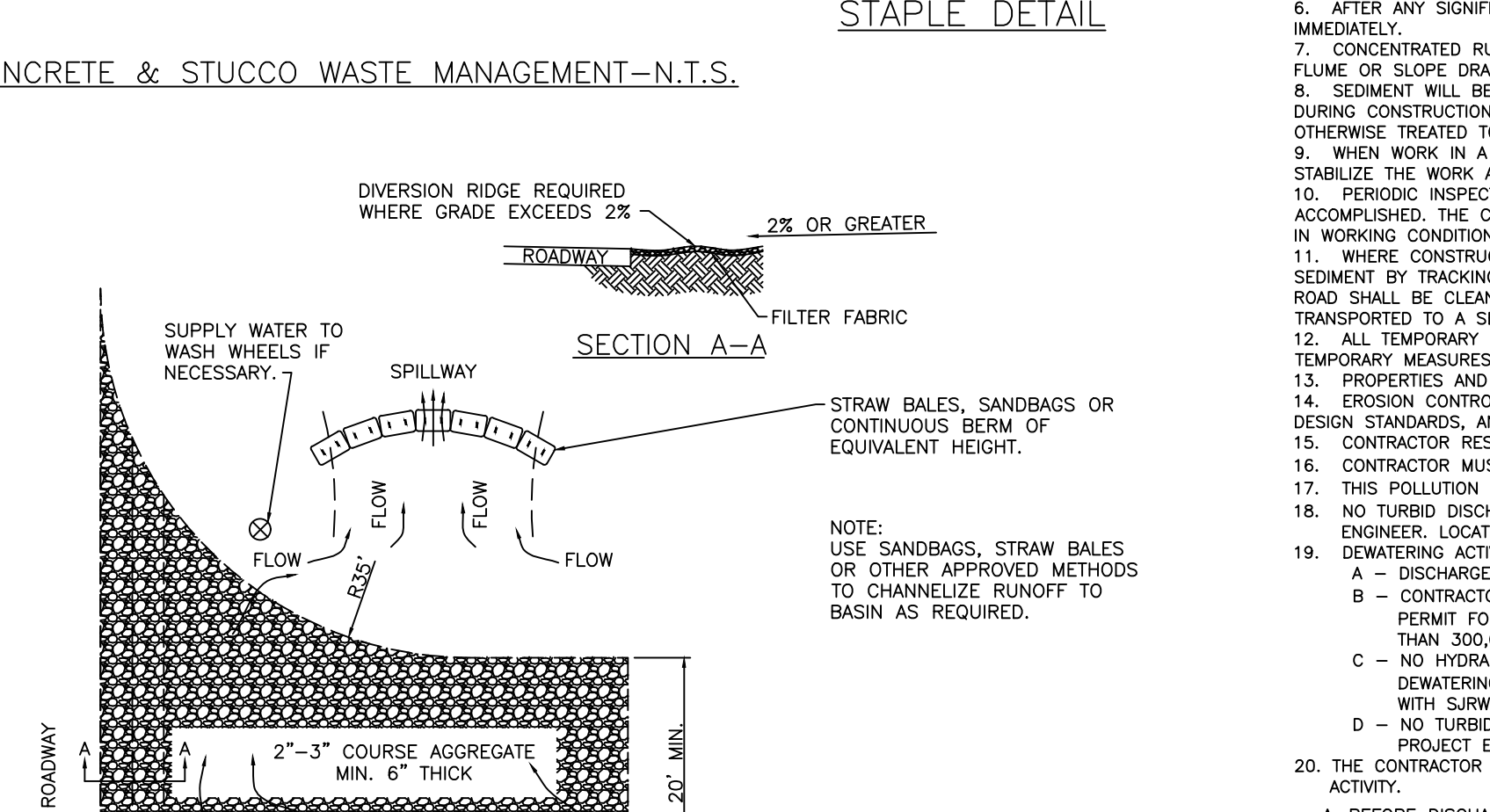
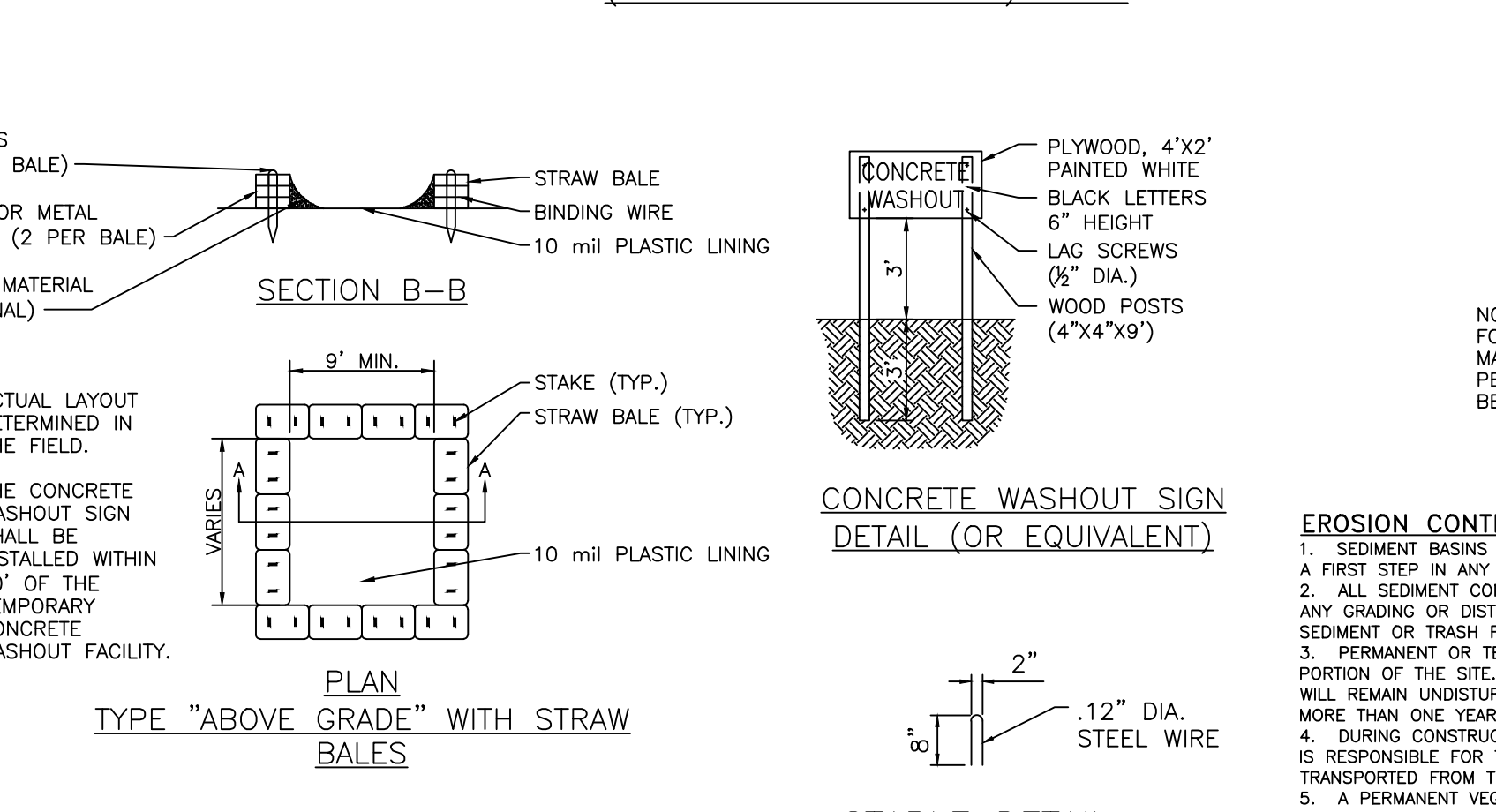
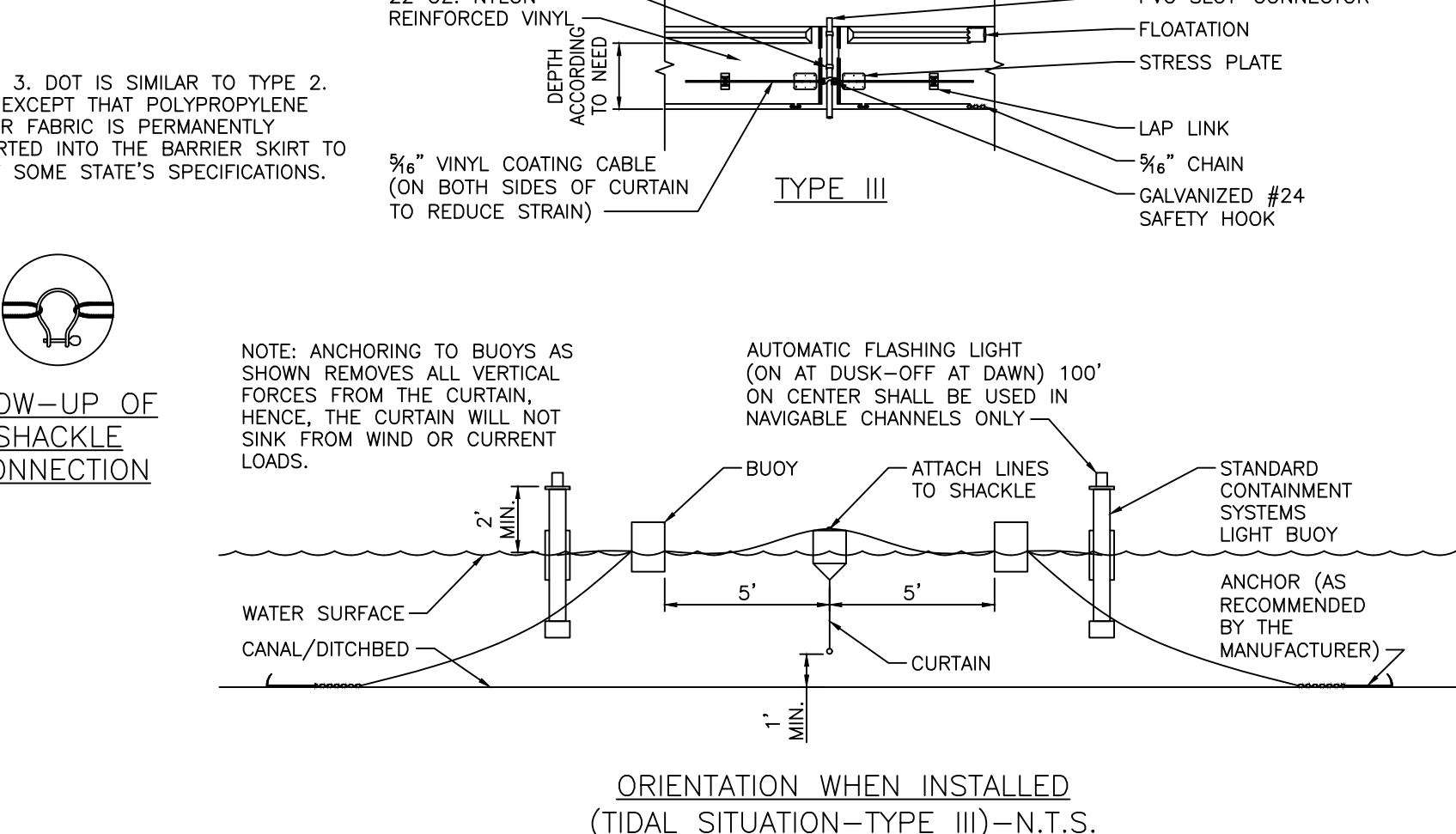
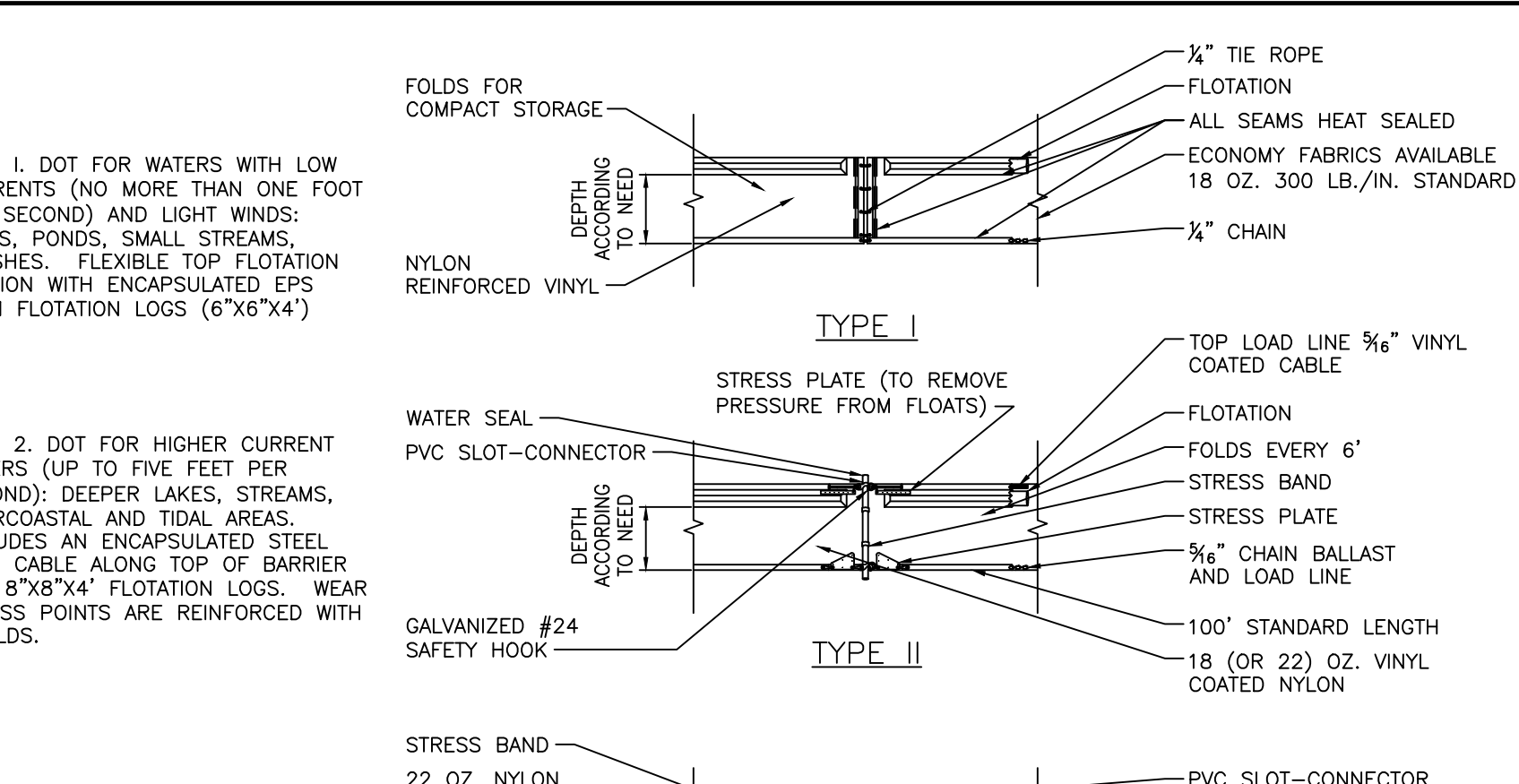
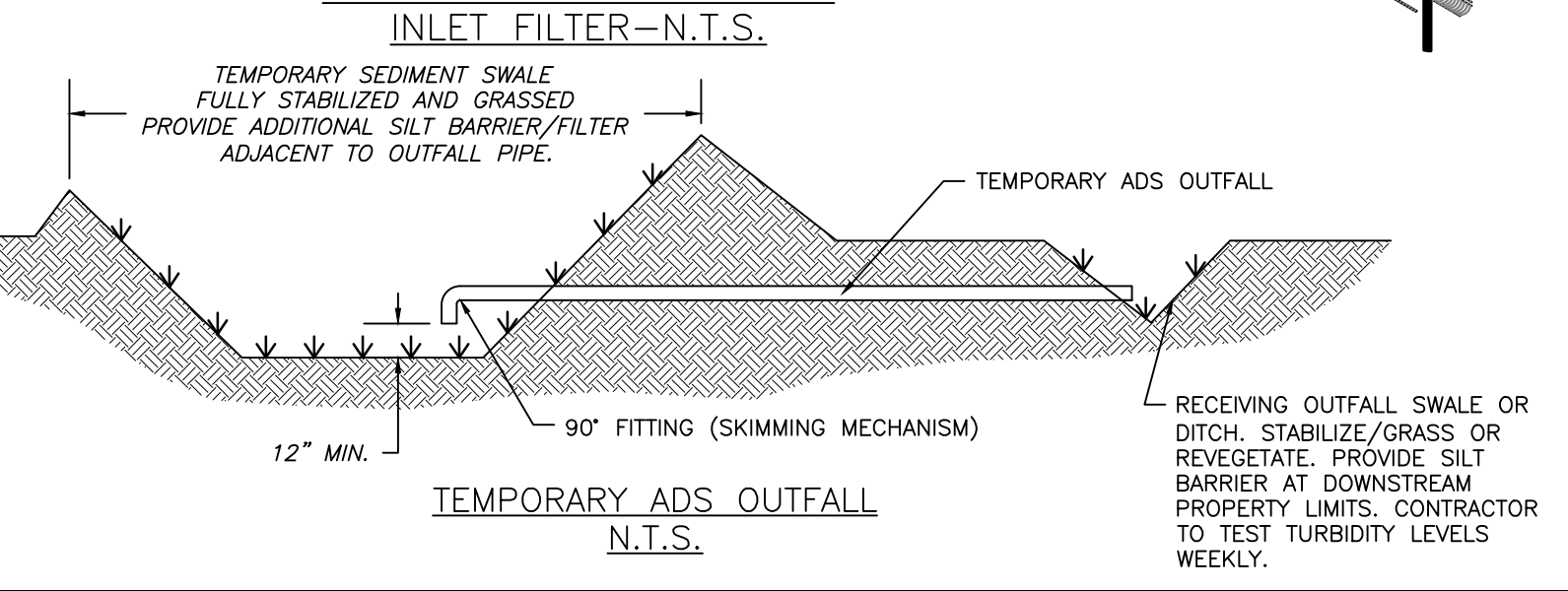
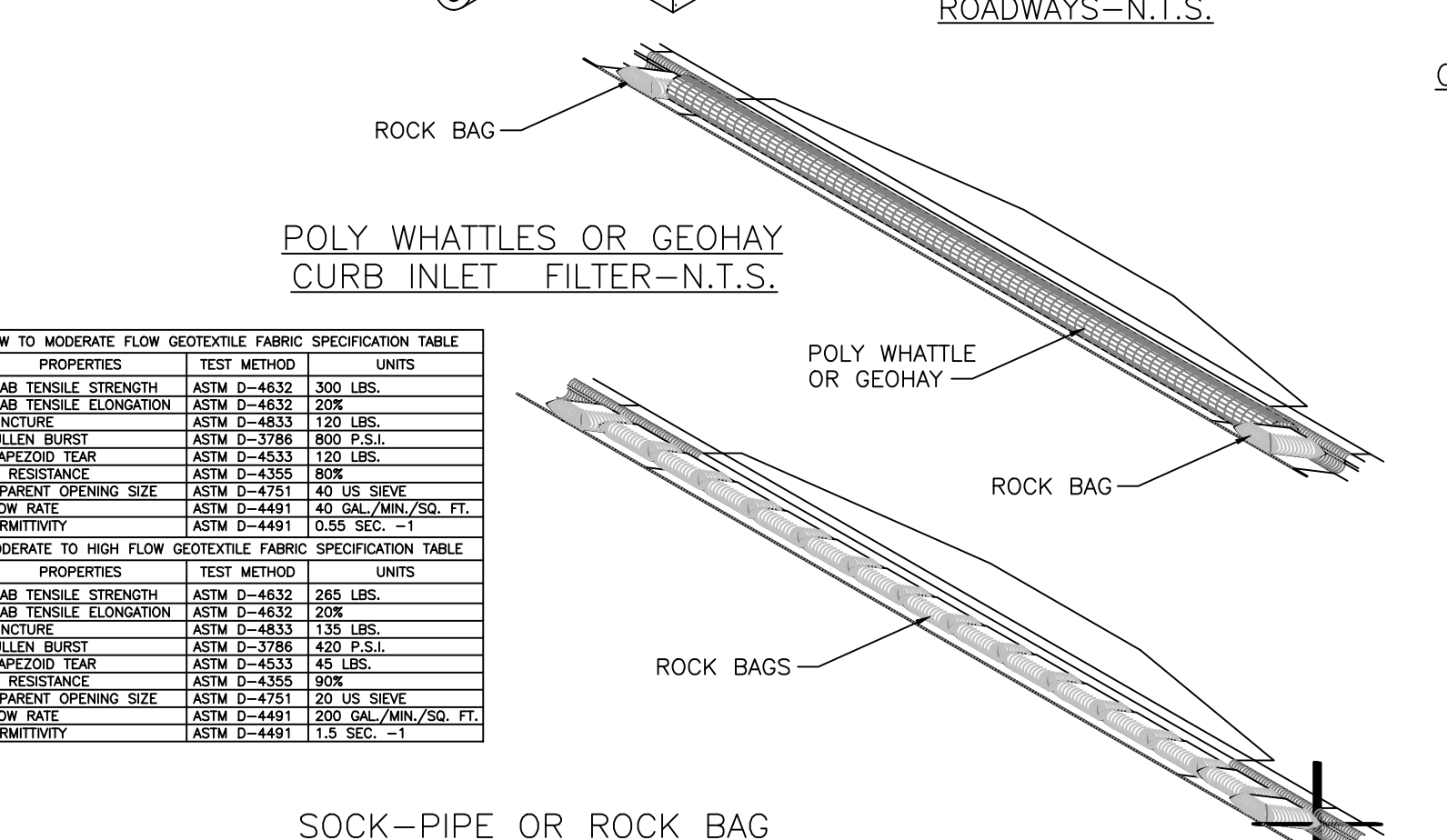
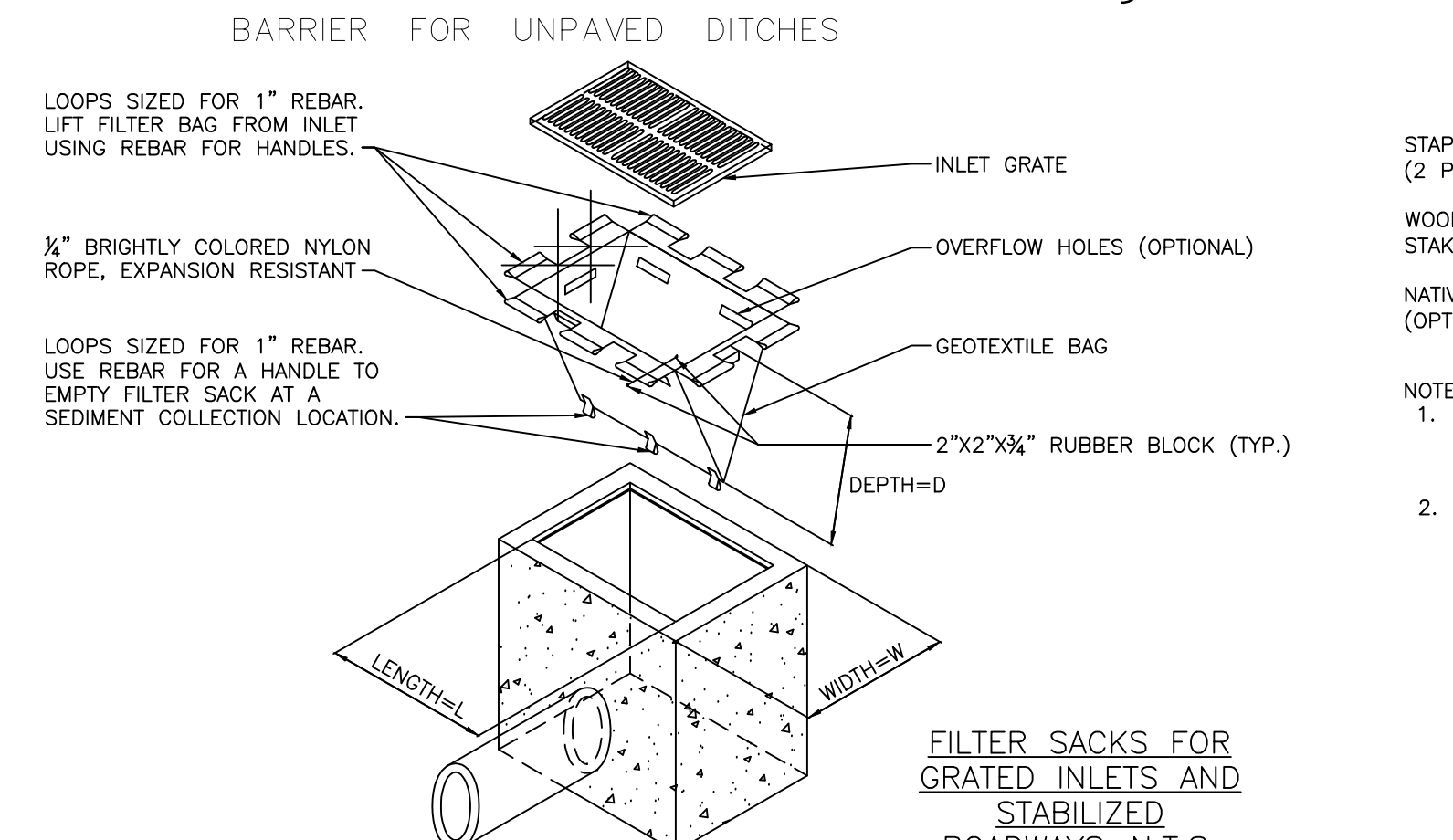
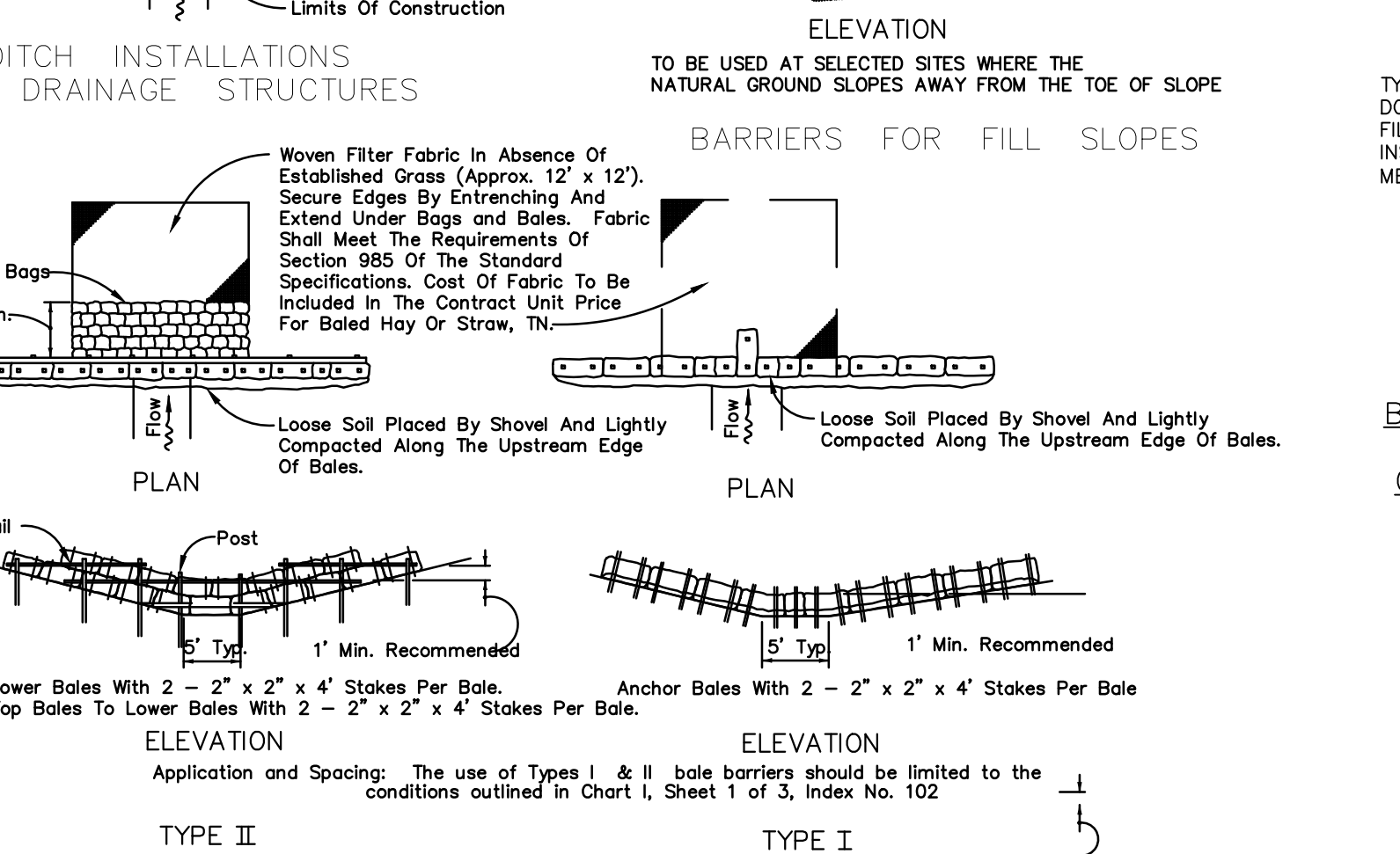
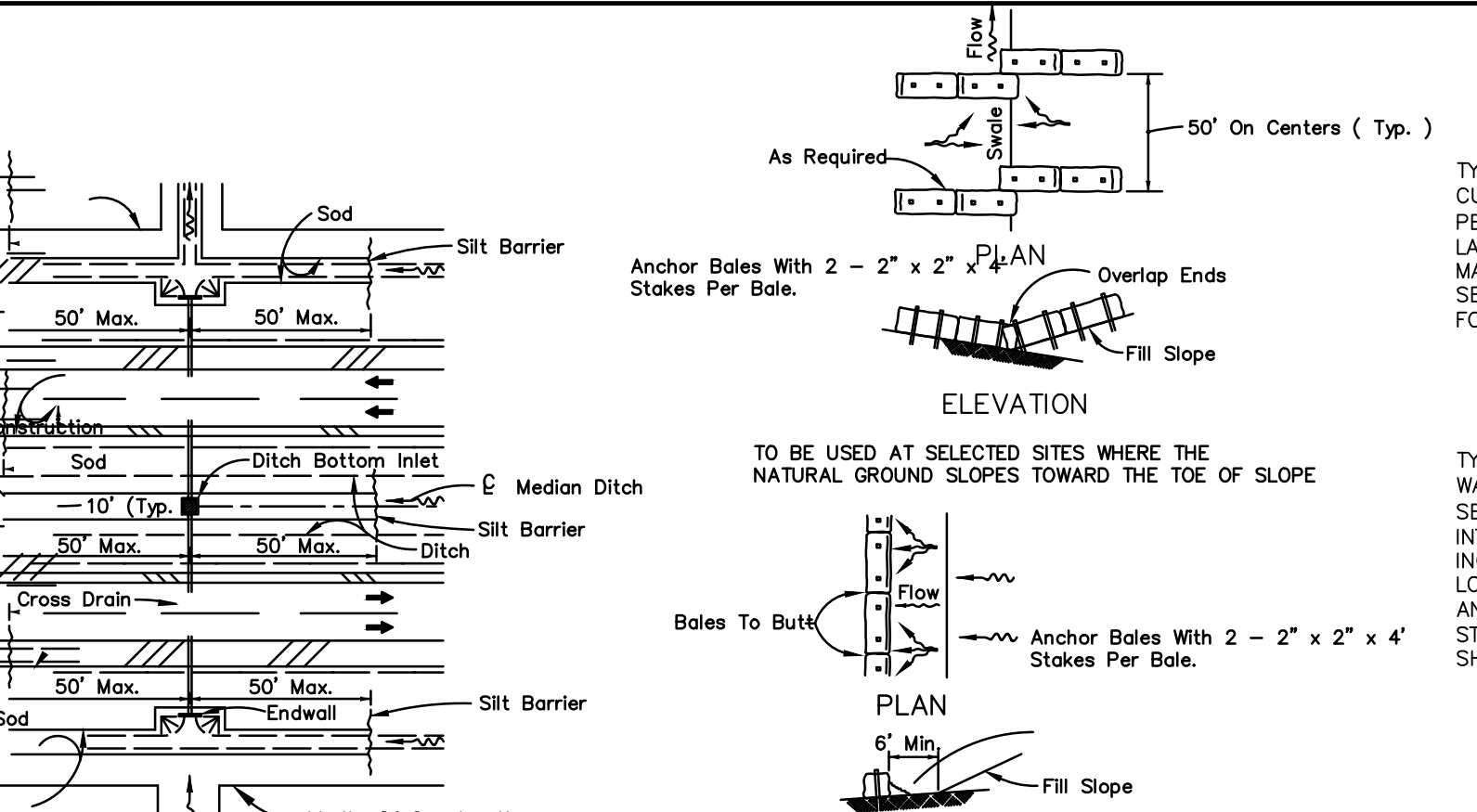
NOTES:

WETLAND PROTECTION PLAN

a. SILT FENCE MUST BE INSTALLED BY HAND ALONG SURVEYED CONSERVATION EASEMENT BOUNDARIES (AT TOE OF SLOPE-SEE SECTIONS EE,N,O) PRIOR TO CONSTRUCTION.

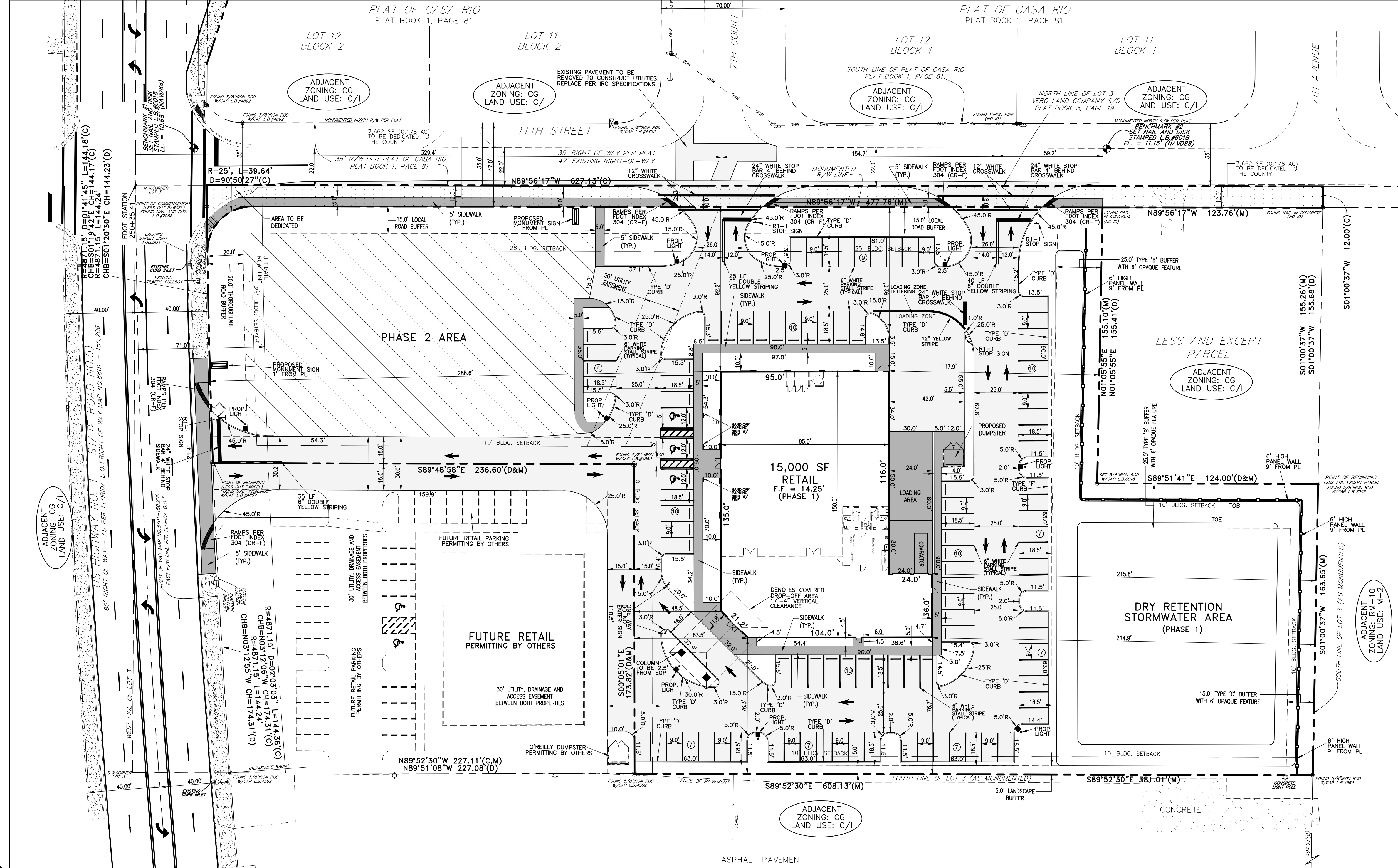
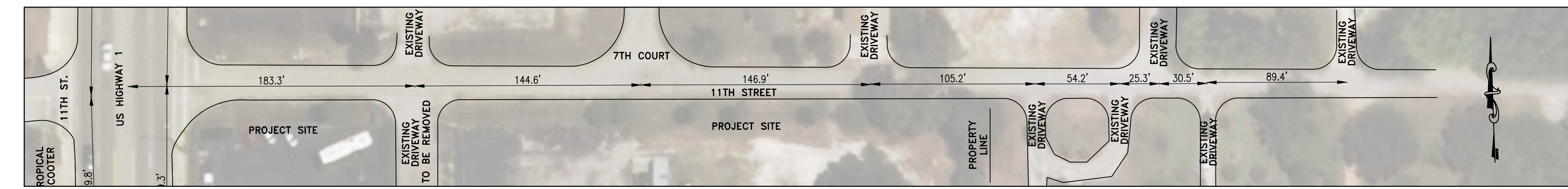
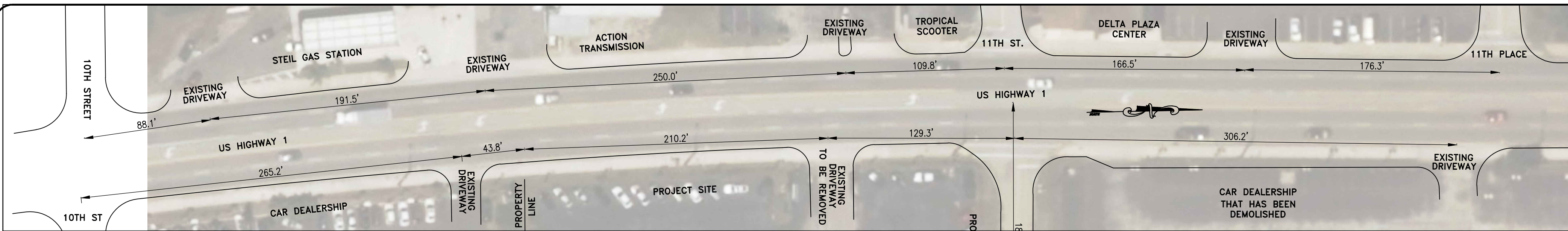
b. NO TURBID DISCHARGE TO WETLANDS IS PERMITTED.

c. ALL STOCKPILE AND/OR CONSTRUCTION STAGING AREAS MUST BE LOCATED 100 FT. FROM WETLANDS.



SCREENING VALUES FOR DISCHARGE INTO:

Parameter	Fresh Waters	Coastal Waters
Total Organic Carbon (TOC)	10.0 mg/L	10.0 mg/L
pH, standard units	6.0-8.5	6.5-8.5
Total Recoverable Mercury	0.012 µg/L	0.025 µg/L
Total Recoverable Cadmium	9.3 µg/L	9.3 µg/L
Total Recoverable Copper	2.8 µg/L	2.8 µg/L
Total Recoverable Lead	0.03 mg/L	5.8 mg/L
Total Recoverable Zinc	86.0 µg/L	86.0 µg/L
Total Recoverable Chromium (hex.)	11.0 µg/L	50.0 µg/L
Benzene	1.0 µg/L	1.0 µg/L
Naphthalene	100.0 µg/L	100.0 µg/L



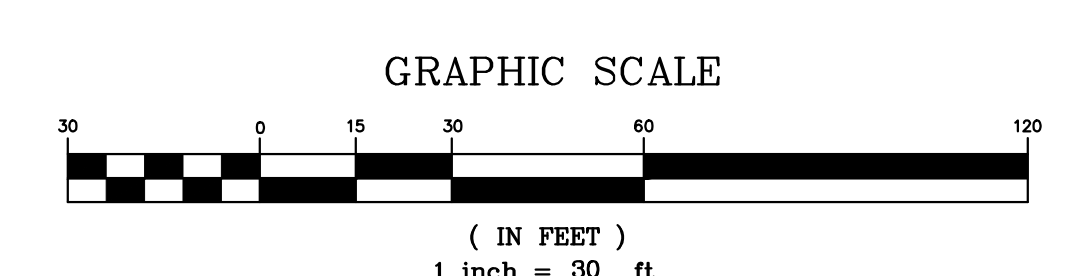
LEGEND

---	EXISTING SANITARY SEWER LINE	☆	STREET LIGHT
---	PROPOSED SANITARY SEWER LINE	□	PROPOSED LIGHT ON-SITE
---	EXISTING DRAINAGE PIPE	○	TYPE '6' INLET
---	PROPOSED DRAINAGE PIPE	□	TYPE 'C' OR TYPE 'F' INLET
---	EXISTING WATER MAIN	⊗	JUNCTION MANHOLE
---	PROPOSED WATER MAIN	⊗	DRAINAGE STRUCTURE LABEL
---	FILTER FENCE/SEDIMENT BARRIER	⊗	PROPOSED FIRE HYDRANT
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	⊗	PROPOSED SIGN
9.0'R	PROPOSED EOP RADIUS	⊗	SEWER MANHOLE
25.0	PROPOSED GRADE / CONTOUR		
---	PROPOSED DRAINAGE FLOW DIRECTION		

Legend & Abbreviations: (symbols not scaleable for size)

PLS	PROFESSIONAL LAND SURVEYOR	---	GUY WIRE
PSM	PROFESSIONAL SURVEYOR & MAPPER	---	WOOD UTILITY POLE
LB	LAND SURVEYING BUSINESS	---	TELEPHONE SERVICE
CL	CENTERLINE	---	CABLE TV BOX
R	RADIUS	---	ELECTRIC BOX
L	LENGTH	---	LIGHT POST
Δ	DELTA ANGLE	---	WELL
EP	EDGE OF PAVEMENT	---	HYDRANT
BC	BACK OF CURB	---	GATE VALVE
B.M.	BENCHMARK	---	IRRIGATION VALVE
POC	POINT OF COMMENCEMENT	---	WATER METER
POB	POINT OF BEGINNING	---	SANITARY MANHOLE
PCP	PERMANENT CONTROL POINT	---	SANITARY SERVICE
PRM	PERMANENT REFERENCE MONUMENT	---	SEPTIC TANK
IP	IRON PIPE	---	DRAINAGE MANHOLE
IR	IRON ROD & CAP	---	CURB INLET
IR(C)	IRON ROD & CAP	---	SURFACE INLET
CM	CONCRETE MONUMENT	---	MITERED END SECTION
FOUN	FOUND	---	CONCEPTUAL DRAINAGE
(M)	MEASURED	---	STREET SIGN
(P)	PLAT	---	PROPOSED GRADE
(C)	CALCULATED	---	NORTH AMERICAN VERTICAL DATUM
---	TRAFFIC CONTROL BOX	---	---

- NOTES**
- ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SOODED, SEED AND MULCH IS NOT ACCEPTABLE.
 - ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
 - CURB RAMPS MUST MEET THE REQUIREMENTS OF FOOT STANDARD INDEX 304.
 - ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAY BE REQUIRED.
 - THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
 - INDIAN RIVER COUNTY TRAFFIC ENGINEERING HAS UNDERGOUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
 - CONSTRUCT GREASE TRAP IN ACCORDANCE WITH CHAPTER 646-6 OF THE FLORIDA ADMINISTRATIVE CODE FOR ANY FOOD PREPARATION FACILITY AND SUBMIT TO THE ENVIRONMENTAL HEALTH DEPARTMENT FOR APPROVAL. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.
 - ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
 - SIGNS AND PAVEMENT MARKINGS ARE TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE INDIAN RIVER COUNTY TYPICAL DRAWINGS FOR ROADWAY SIGNING, STRIPING AND GEOMETRICS.
 - ALL PAVEMENT MARKINGS ARE TO CONSIST OF 90 MIL EXTRUDED THERMOPLASTIC.
 - RAISED REFLECTIVE PAVEMENT MARKERS (RPM'S) ARE TO CONSIST OF 4-INCH SQUARE MONO-DIRECTIONAL WHITE AND BI-DIRECTIONAL YELLOW.
 - LANE LINE RPM'S ON THE 4 (OR MORE) LANE PORTION OF ANY DIVIDED ROADWAY SHALL BE BI-DIRECTIONAL WHITE/RED.
 - RPM'S SHALL BE POSITIONED IN ACCORDANCE WITH FOOT INDEX 12352 AND THIS PLAN, BUT INSTALLED ON-THE-STRIPES IN ACCORDANCE WITH INDIAN RIVER COUNTY STANDARD.
 - DUMPSTER ENCLOSURES TO BE CONSISTENT WITH THE BUILDING'S STYLE OF ARCHITECTURE AND MATERIALS/COLORS/FINISHES.



HATCH LEGEND

---	PROPOSED PAVEMENT
---	PROPOSED CONCRETE
---	EXISTING CONCRETE TO REMAIN

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 0000988
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REVISIONS

MARK	REVISION	DATE
1	REVISED PER IRC COMMENTS	8/7/16

DESIGNED BY: J.B.B.
DRAWN BY: J.B.B.
CHECKED BY: J.B.B.
SCALE: 1"=30'
DATE: 5/5/16

ENGINEER CERTIFICATION

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 FL. REG. NO. 47048
 □ JUDITH B. BITTLE
 FL. REG. NO. 57396
 □ WILLIAM P. STODDARD
 FL. REG. NO. 57605

DATE: SHEET
 5A
PROJECT NO.: 16-096

LEGEND

	EXISTING SANITARY SEWERLINE		STREET LIGHT
	PROPOSED SANITARY SEWERLINE		PROPOSED LIGHT ON-SITE
	EXISTING DRAINAGE PIPE		TYPE '6' INLET
	PROPOSED DRAINAGE PIPE		TYPE 'C' OR TYPE 'F' INLET
	EXISTING WATER MAIN		JUNCTION MANHOLE
	PROPOSED WATER MAIN		05-1 DRAINAGE STRUCTURE LABEL
	FILTER FENCE/SEDIMENT BARRIER		PROPOSED FIRE HYDRANT
	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK		PROPOSED SIGN
	PROPOSED EOP RADIUS		SEWER MANHOLE
	PROPOSED GRADE / CONTOUR		
	PROPOSED DRAINAGE FLOW DIRECTION		

HATCH LEGEND

	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	EXISTING CONCRETE TO REMAIN

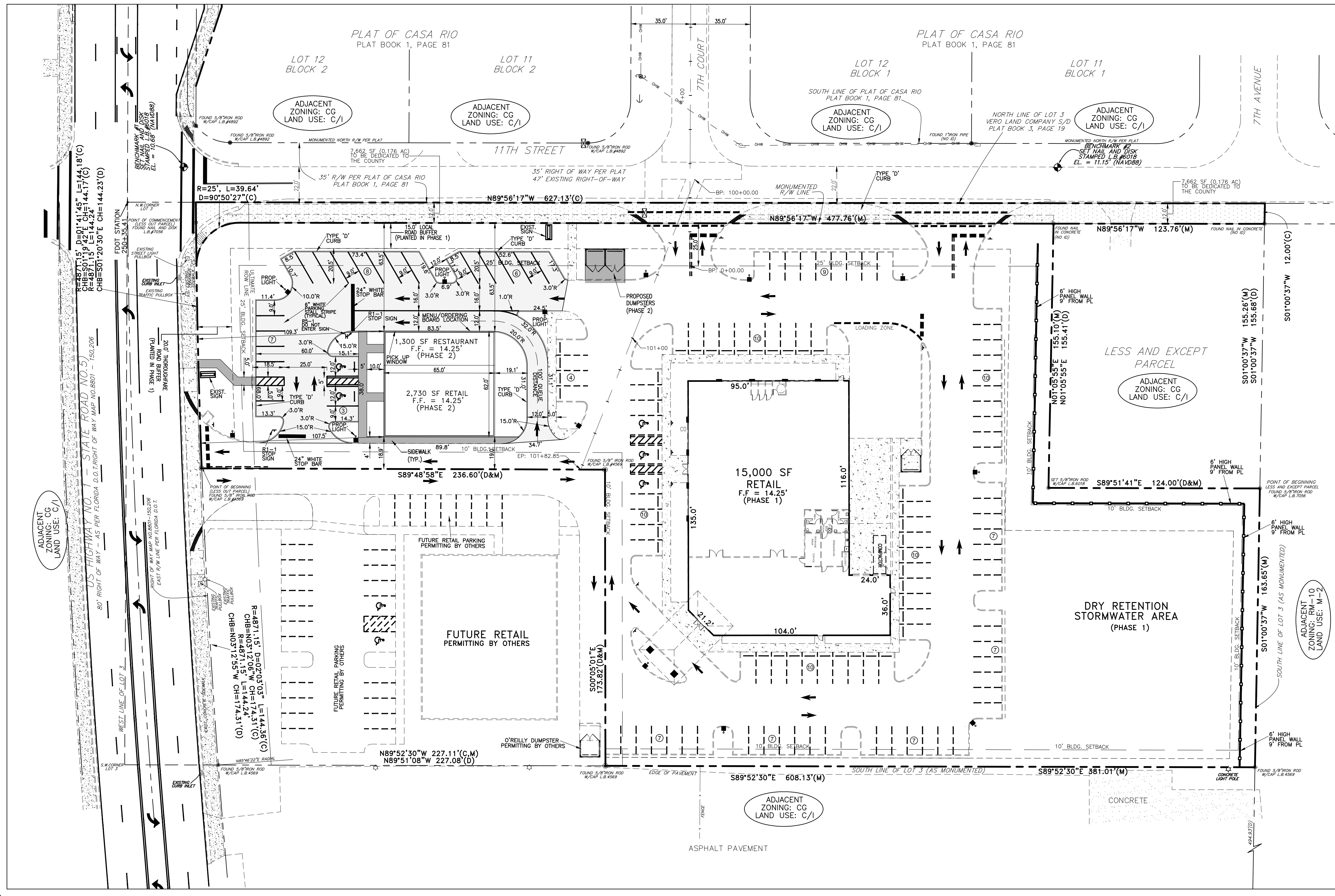
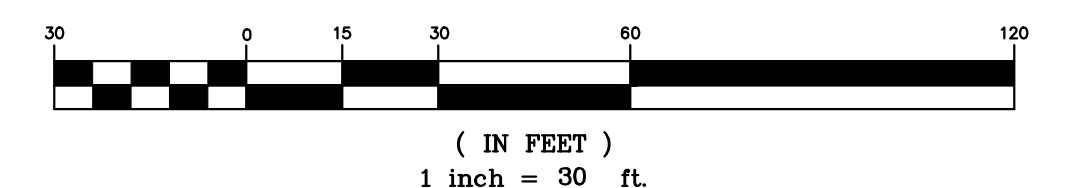
Legend & Abbreviations: (symbols not scaleable for size)

PLS	PROFESSIONAL LAND SURVEYOR		GUY WIRE
PSM	PROFESSIONAL SURVEYOR & MAPPER		WOOD UTILITY POLE
LB	LAND SURVEYING BUSINESS		TELEPHONE SERVICE
C	CENTERLINE		CABLE T.V. BOX
R	RADIUS		ELECTRIC BOX
L	LENGTH		LIGHT POST
Δ	DELTA ANGLE		WELL
EP	EDGE OF PAVEMENT		HYDRANT
B/C	BACK OF CURB		GATE VALVE
B.M.	BENCHMARK		IRRIGATION VALVE
POC	POINT OF COMMENCEMENT		WATER METER
POB	POINT OF BEGINNING		SANITARY MANHOLE
○	(PCP) PERMANENT CONTROL POINT		SEPTIC TANK
PCP	PERMANENT CONTROL POINT		DRAINAGE MANHOLE
IB	(PRM) PERMANENT REFERENCE MONUMENT		CURB INLET
IB	PERMANENT REFERENCE MONUMENT		SURFACE INLET
IP	(IP) IRON PIPE		MITERED END SECTION
IP	IRON PIPE		CONCEPTUAL DRAINAGE
IR	(IRC) IRON ROD & CAP		STREET SIGN
IR	IRON ROD & CAP		PROPOSED GRADE
CM	CONCRETE MONUMENT		NAVD NORTH AMERICAN VERTICAL DATUM
FD	FOUND		TYPICAL ELEVATION
M	MEASURED		A/C AIR CONDITIONER
(P)	PLAT		CONC CONCRETE
(C)	CALCULATED		F.F. FINISH FLOOR
☒	TRAFFIC CONTROL BOX		BSB BUILDING SETBACK LINE
			ELEVATION
			R/W RIGHT OF WAY
			AS-BUILT
			PK PARKER-KALON

NOTES

- ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODED. SEED AND MULCH IS NOT ACCEPTABLE.
- ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
- CURB RAMPS MUST MEET THE REQUIREMENTS OF FOOT STANDARD INDEX 304.
- ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAY BE REQUIRED.
- THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
- INDIAN RIVER COUNTY TRAFFIC ENGINEERING HAS UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
- CONSTRUCT GREASE TRAP IN ACCORDANCE WITH CHAPTER 64E-6 OF THE FLORIDA ADMINISTRATIVE CODE FOR ANY FOOD PREPARATION FACILITY AND SUBMIT TO THE ENVIRONMENTAL HEALTH DEPARTMENT FOR APPROVAL.
- CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.
- ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
- SIGNS AND PAVEMENT MARKINGS ARE TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE INDIAN RIVER COUNTY TYPICAL DRAWINGS FOR ROADWAY SIGNING, STRIPING AND GEOMETRICS.
- ALL PAVEMENT MARKINGS ARE TO CONSIST OF 90 MIL EXTRUDED THERMOPLASTIC.
- RAISED REFLECTIVE PAVEMENT MARKERS (RPM'S) ARE TO CONSIST OF 4-INCH SQUARE MONO-DIRECTIONAL WHITE AND BI-DIRECTIONAL YELLOW.
- LANE LINE RPM'S ON THE 4 (OR MORE) LANE PORTION OF ANY DIVIDED ROADWAY SHALL BE BI-DIRECTIONAL WHITE/RED.
- RPM'S SHALL BE POSITIONED IN ACCORDANCE WITH FOOT INDEX 17352 AND THIS PLAN, BUT INSTALLED ON-THE-STRIPES IN ACCORDANCE WITH INDIAN RIVER COUNTY STANDARD.
- DUMPSTER ENCLOSURES TO BE CONSISTENT WITH THE BUILDING'S STYLE OF ARCHITECTURE AND MATERIALS/COLORS/FINISHES.

GRAPHIC SCALE



DESIGNED J.B.B.	REVISION	DATE
DRAWN J.B.B.	1	8/7/16
CHECKED J.B.B.		
SCALE 1:30		
DATE 5/5/16		

SCHULKE, BITTLE & STODDARD, L.L.C.
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SITE PLAN (PHASE 2)

SHOPPES AT 11TH

DATE: SHEET 5B PROJECT NO. 16-096

NOTES

- 1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODED, SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FOOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. INDIAN RIVER COUNTY TRAFFIC ENGINEERING HAS UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. CONSTRUCT GROUND TRAP IN ACCORDANCE WITH CHAPTER 646-6 OF THE FLORIDA ADMINISTRATIVE CODE FOR ANY FOOD PREPARATION FACILITY AND SUBMIT TO THE ENVIRONMENTAL HEALTH DEPARTMENT FOR APPROVAL.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.
10. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
11. SIGNS AND PAVEMENT MARKINGS ARE TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE INDIAN RIVER COUNTY TYPICAL DRAWINGS FOR ROADWAY SIGNING, STRIPING AND GEOMETRICS.
12. ALL PAVEMENT MARKINGS ARE TO CONSIST OF 90 MIL EXTRUDED THERMOPLASTIC.
13. RAISED REFLECTIVE PAVEMENT MARKINGS (RPM'S) ARE TO CONSIST OF 4-INCH SQUARE MONO-DIRECTIONAL WHITE AND BI-DIRECTIONAL YELLOW.
14. LANE LINE RPM'S ON THE 4 (OR MORE) LANE PORTION OF ANY DIVIDED ROADWAY SHALL BE BI-DIRECTIONAL WHITE/RED.
15. RPM'S SHALL BE POSITIONED IN ACCORDANCE WITH FOOT INDEX 17352 AND THIS PLAN, BUT INSTALLED ON THE STRIPE IN ACCORDANCE WITH INDIAN RIVER COUNTY STANDARD.
16. TRIMMER ENCLOSURES TO BE CONSTRUCTED WITH THE BUILDINGS. STYLE OF ARCHITECTURE AND MATERIALS TO BE DETERMINED BY ARCHITECT.

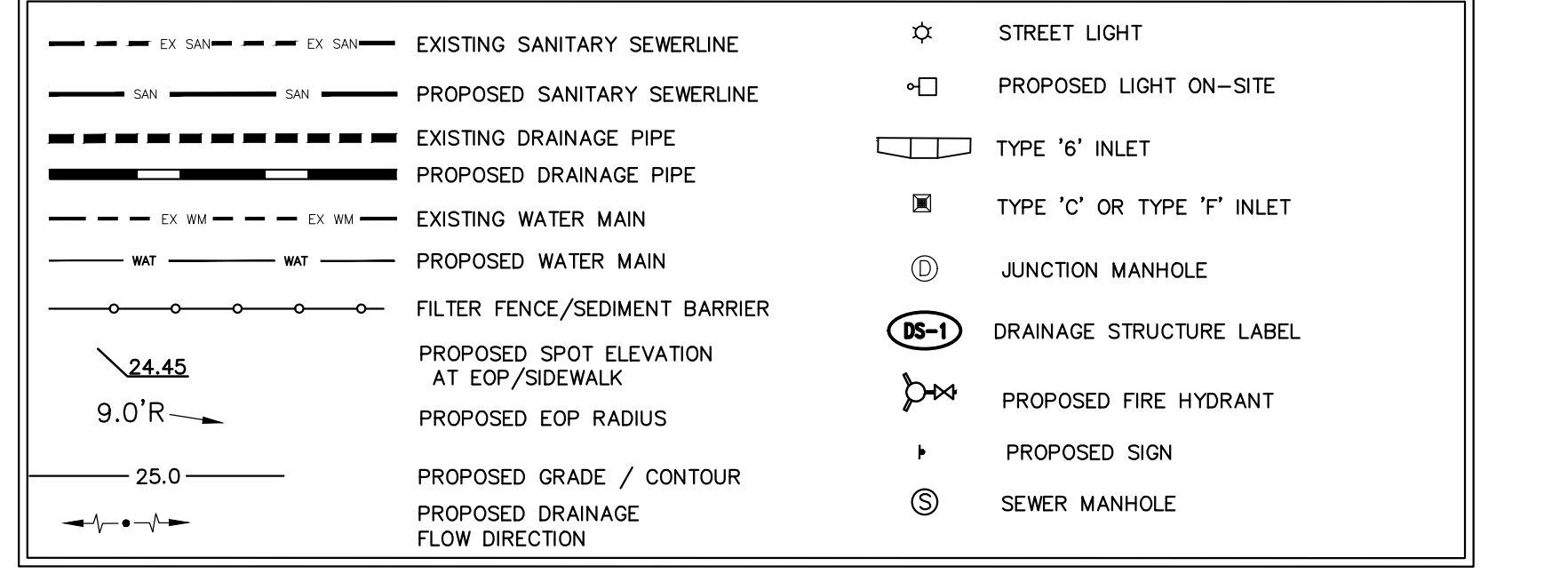
PROPOSED DRAINAGE STRUCTURES

- DS-1 CONTROL STRUCTURE SEE SHEET 10
DS-1A TYPE 'C' INLET TOP = 11.55' E. INV = 7.50' BOTTOM = 7.00'
DS-2 MODIFIED TYPE 'C' INLET TOP = 13.00' N. INV = 9.25' S. INV = 9.25' E. INV = 9.25' NW. INV = 9.50' SE. INV = 9.50' BOTTOM = 8.25'
DS-3 MODIFIED TYPE 'C' INLET TOP = 13.00' W. INV = 8.95' N. INV = 8.95' E. INV = 7.95' BOTTOM = 7.95'
DS-4 MODIFIED TYPE 'C' INLET TOP = 13.00' W. INV = 8.70' N. INV = 8.70' E. INV = 7.70' BOTTOM = 7.70'
DS-5 MODIFIED TYPE 'C' INLET TOP = 13.00' W. INV = 8.45' N. INV = 8.45' E. INV = 8.45' BOTTOM = 6.45'
DS-6 MODIFIED TYPE 'C' INLET TOP = 13.00' N. INV = 9.05' S. INV = 9.05' E. INV = 9.05' NW. INV = 9.25' SE. INV = 9.25' BOTTOM = 8.05'
DS-7 MODIFIED TYPE 'C' INLET TOP = 13.00' N. INV = 9.25' S. INV = 9.25' E. INV = 9.25' NW. INV = 9.50' SE. INV = 9.50' BOTTOM = 8.25'
DS-8 MODIFIED TYPE 'C' INLET TOP = 13.00' N. INV = 9.25' S. INV = 9.25' E. INV = 9.25' NW. INV = 9.50' SE. INV = 9.50' BOTTOM = 8.50'
DS-9 MODIFIED TYPE 'C' INLET TOP = 13.00' N. INV = 10.00' S. INV = 10.00' E. INV = 8.00' NW. INV = 8.00' SE. INV = 8.00' BOTTOM = 6.00'
DS-10 MODIFIED TYPE 'C' INLET (PHASE 2) TOP = 10.00' N. INV = 10.00' S. INV = 8.50' E. INV = 8.50' BOTTOM = 8.50'

EXISTING & PROPOSED SEWER STRUCTURES

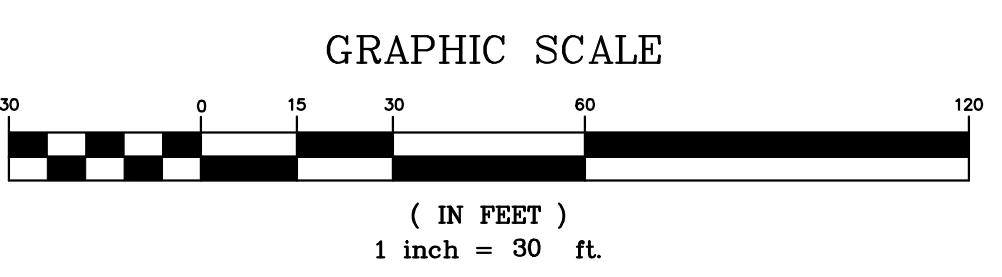
- ES-1 EXISTING SEWER MANHOLE TOP = 11.56' EX. N. INV = 3.53' EX. E. INV = 3.53' EX. S. INV = 8.25' EX. W. INV = 8.25'
PS-1 PROPOSED SEWER MANHOLE TOP = 13.10' S. INV = 9.00'

LEGEND

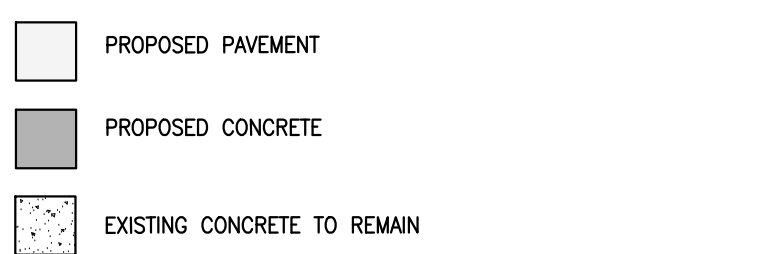


Legend & Abbreviations: (symbols not scaleable for size)

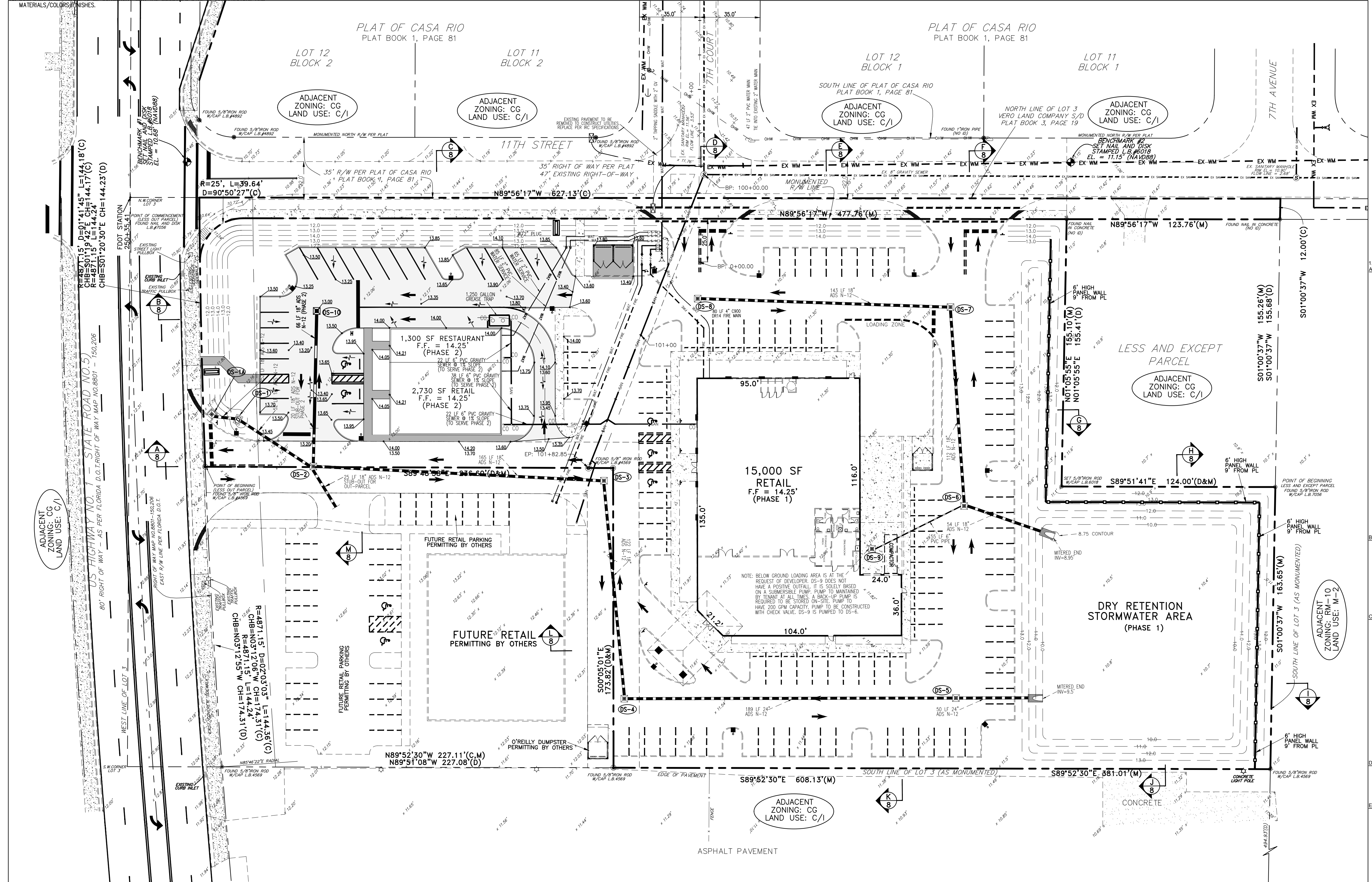
Table listing symbols for Professional Land Surveyor, Professional Surveyor & Mapper, Length, Delta Angle, Edge of Pavement, Back of Curb, Benchmark, Point of Commencement, Point of Beginning, Permanent Control Point, Permanent Reference Monument, Iron Pipe, Iron Rod & Cap, Iron Rod & Cap (Concrete Monument), Concrete Monument, Measured, Plat, Calculated, Traffic Control Box, Guy Wire, Wood Utility Pole, Telephone Service, Cable TV Box, Electric Box, Light Post, Well, Hydrant, Gate Valve, Irrigation Valve, Water Meter, Sanitary Manhole, Sanitary Service, Septic Tank, Drainage Manhole, Curb Inlet, Surface Inlet, Mitered End Section, Conceptual Drainage, Street Sign, Proposed Grade, North American Vertical Datum, Typical Elevation, Air Conditioner, Concrete, Finish Floor, Finish Floor, Building Setback Line, Elevation, Right of Way, As-Built, Parker-Kalon.



HATCH LEGEND



- 1. SUBMITTALS
A. PRODUCT DATA AND SHOP DRAWINGS
1. FOR ALL SITE WORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS' CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL AND EQUIPMENT CLEARLY INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBERS FOR APPROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS AND EQUIPMENT REQUIRED TO BE FABRICATED, OR WHEN STANDARD PUBLISHED PRODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 COPIES OF REQUESTED INFORMATION, NEATLY BOUND AND INDEXED PER CATEGORY FOR THE FOLLOWING:
A. UTILITIES: ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.
B. DRAINAGE: ALL PIPE, FITTINGS, AND COMPONENTS THEREOF, STRUCTURES, FRAMES, GRATES, LIDS, GASKETS AND SIMILAR, AND ALL OTHER DRAINAGE SYSTEM PRODUCTS, MATERIALS, AND COMPONENTS AND SIMILAR CONTROLS.
C. PAVING AND GRADING: ALL CERTIFICATIONS AND LAB ANALYSIS RESULTS FOR PAVEMENT, BASE, SUBGRADE, AND FILL MATERIALS. INCLUDE EVIDENCE (CERTIFICATIONS) THAT THE MATERIALS PROPOSED TO BE USED MEET OR EXCEED FOOT SPECIFICATIONS AND THE CONTRACT DOCUMENTS.
D. SIGNING AND PAVEMENT MARKING: SIGN AND PAVEMENT MARKING PRODUCTS AND MATERIALS, AND EVIDENCE THAT THE PRODUCTS AND MATERIALS PROPOSED TO BE USED MEET OR EXCEED REQUIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS, LOCAL ENGINEERING DEPARTMENT, MUTCO AND FOOT SPECIFICATIONS, AND/OR MANUFACTURER.
E. IRRIGATION: ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS, S. WELLS, AND/OR OTHER IRRIGATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRIGATION COORDINATION DRAWING, INDICATING CONTRACTOR'S PROPOSED LOCATION OF MAIN LINES, SECONDARY LINES, HEAD LOCATIONS, PANEL, SENSOR, CONTROL VALVE AND VALVE LOCATIONS. THIS DRAWING SHOULD CLEARLY DEPICT ADJUSTMENTS OR CHANGES THE CONTRACTOR PROPOSES. THE DRAWINGS SHALL INDICATE ALL PROPOSED SUBSTITUTIONS OF SIZE, MATERIAL, AND/OR MANUFACTURER.
4. ALLOW TWO WEEKS FOR THE ENGINEER TO COMPLETE REVIEW OF PRODUCT DATA AND SHOP DRAWINGS. ENGINEER CERTIFICATION, AND AS PER PROJECT SPECIFICATIONS, LOCAL UTILITIES DEPARTMENT, AND FIELD REQUIREMENTS. ONCE INFORMATION HAS LEFT ENGINEER'S OFFICE, ITEMS REQUIRING A LONG LEAD TIME SHOULD BE SUBMITTED AS SOON AS POSSIBLE.
5. THE CONTRACTOR SHALL PROVIDE A STAMP INDICATING HIS REVIEW AND APPROVAL, INITIALED OR SIGNED, CERTIFYING TO REVIEW OF SUBMITTAL, VERIFICATION OF PRODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION WITHIN THE SUBMITTAL WITH THE REQUIREMENTS OF THE WORK AND OF CONTRACT DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS OF OTHER DESIGN PROFESSIONALS (I.E., ARCHITECT, MECHANICAL, ELECTRICAL AND STRUCTURAL ENGINEERS).
B. TESTING
1. WATER, PRESSURE (MAIN AND TAPS), BACTERIOLOGICAL, BACKFLOW PREVENTOR TESTS AND CERTIFICATION, AND AS PER PROJECT SPECIFICATIONS, LOCAL UTILITIES DEPARTMENT, AND FIELD REQUIREMENTS.
2. SEWER, EXFL, TV, AND BACKFLOW TESTS: PRESSURE TEST (MAINS AND TAPS) LIFT STATION START-UP, ALL PER PROJECT SPECIFICATIONS, COVS AND FEED REQUIREMENTS.
3. DRAINAGE, EXFL, LAUNCHING FIELD, AND BACKFLOW TESTS: PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
4. EXISTING WORK & PAVING: DENSITIES, LBR'S AND FBV'S AS PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
5. SUBMIT ALL TEST RESULTS FOR ENGINEERING REVIEW WITHIN 3 DAYS OF TESTING. FAILURE TO PROVIDE TEST RESULTS, OR PROVIDING FAILING TEST RESULTS WILL BE GROUNDS FOR DELAY AND/OR REJECTION OF PAY REQUEST APPLICATIONS.
C. AS-BUILTS
1. GRADING: LOCATION AND ELEVATION OF ALL CONCRETE AND PAVEMENT (VEHICLE USE AND PEDESTRIAN USE IMPROVEMENTS) AT HILLOW POINTS, EDGE OF PAVEMENT, AND CENTERLINE AT 50' ON CENTER AND AT CHANGE OF DIRECTION, GRADE BREAKS, PROPERTY LINES (CROSS SECTIONS 50' ON CENTER), TOP OF BANK AND T.O.E. OF SLOPE AND/OR CENTERLINE OF SWALES AND RETENTION AREAS; CROSS SECTIONS 50' ON CENTER ON STORMWATER LAKES FROM TOP TO BOTTOM, MECHANICAL PADS AND FINISHED FLOOR ELEVATIONS; DETAILED LOCATION AND TOPOGRAPHY OF DRIVEWAY TURNOUTS.
2. WATER AND SEWER FORCE MAINS: LOCATION, TOP ELEVATION AND STATE PLANE COORDINATES AT ALL FITTINGS, VALVES, CHANGES OF DIRECTION AND AT 100' ON CENTER.
3. GRAVITY SEWER: SEWER STRUCTURES: DIAMETER OR SIZE, AND LOCATION AND ELEVATION OF STRUCTURES, TOP, BOTTOMS, AND SEWER INVERTS; MAINS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTINGS, AND TERMINATION; LIFT STATIONS: HORIZONTAL LAYOUT AND LOCATION OF ALL EQUIPMENT, PANELS, VAULTS, WET WELL, VALVES; LOCATION OF CONDUIT RUNS AND WATER SERVICE HOSE BIBB; LOCATION AND INVERT ELEVATIONS OF GRANITY AND FORCE MAINS TO AND FROM LIFT STATION; WET WELL DIAMETER, TOP AND BOTTOM ELEVATIONS, PUMP(S) SIZE, TYPE, DISCHARGE DIAMETER, MANUFACTURER AND MODEL #.
4. DRAINAGE: ALL STRUCTURES DIAMETER OR SIZE, LOCATION, AND ELEVATION OF TOP, BOTTOM, AND INVERT ELEVATIONS; ALL PIPES, DIAMETER, TYPE, MATERIAL, LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTINGS, AND TERMINATION POINTS.
5. IRRIGATION: ALL PIPES, SYSTEM EQUIPMENT COMPONENTS, MATERIALS INCLUDING PIPES, VALVES, FITTINGS, SPRINKLER HEADS AND MISCELLANEOUS APPURTENANCES.
D. OPERATION AND MAINTENANCE MANUALS
1. CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS FOR ALL OPERABLE EQUIPMENT (PUMP STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED EQUIPMENT, CONTROL PANELS, ETC.).
2. OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A PRE-REQUISITE TO THE PROJECT BEING DEEMED SUBSTANTIALLY COMPLETE.
E. WARRANTY
1. THE CONTRACTOR SHALL PROVIDE ALL WARRANTIES, CERTIFICATIONS, GUARANTEES, AND WARRANTY BONDS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND PERMIT CONDITIONS INCLUDING:
- UTILITY MAINTENANCE BOND - FOR ALL PUBLIC WATER AND SEWER UTILITIES INFRASTRUCTURE (25% OF CONTRACT VALUE)
- ENGINEERING MAINTENANCE BOND - FOR ALL PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND INFRASTRUCTURE (25% OF CONTRACT VALUE)
4. OWNER TRAINING
THE CONTRACTOR SHALL INCLUDE 2 HOURS OF OWNER TRAINING FOR EACH WATER, SEWER, DRAINAGE, AND IRRIGATION SYSTEMS FOR ALL OPERABLE EQUIPMENT AND SHALL INCLUDE THE TIME FOR INITIAL ADJUSTMENTS OF EQUIPMENT AND TIME FOR ONE FOLLOW-UP VISIT AND ADJUSTMENTS OF EQUIPMENT 60 DAYS AFTER END OPERATIONAL TIME WITH THE EQUIPMENT.

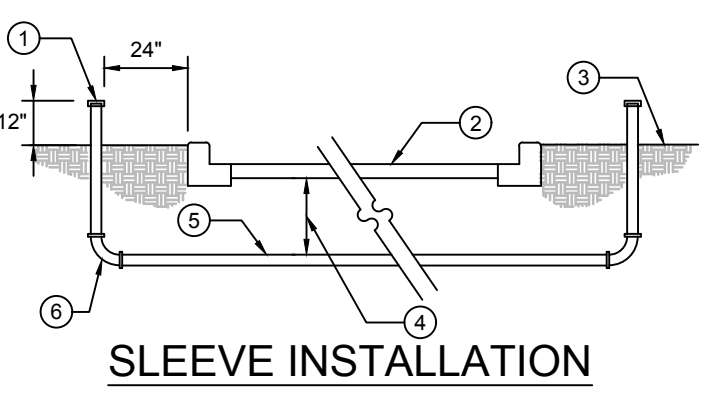


Vertical sidebar containing drawing information: DRAWING NO. 201-V-1770-9496, SHEET 6B, PROJECT NO. 201-V-1770-9496, and contact information for SCHULKE, BITTLE & STODDARD, L.L.C.

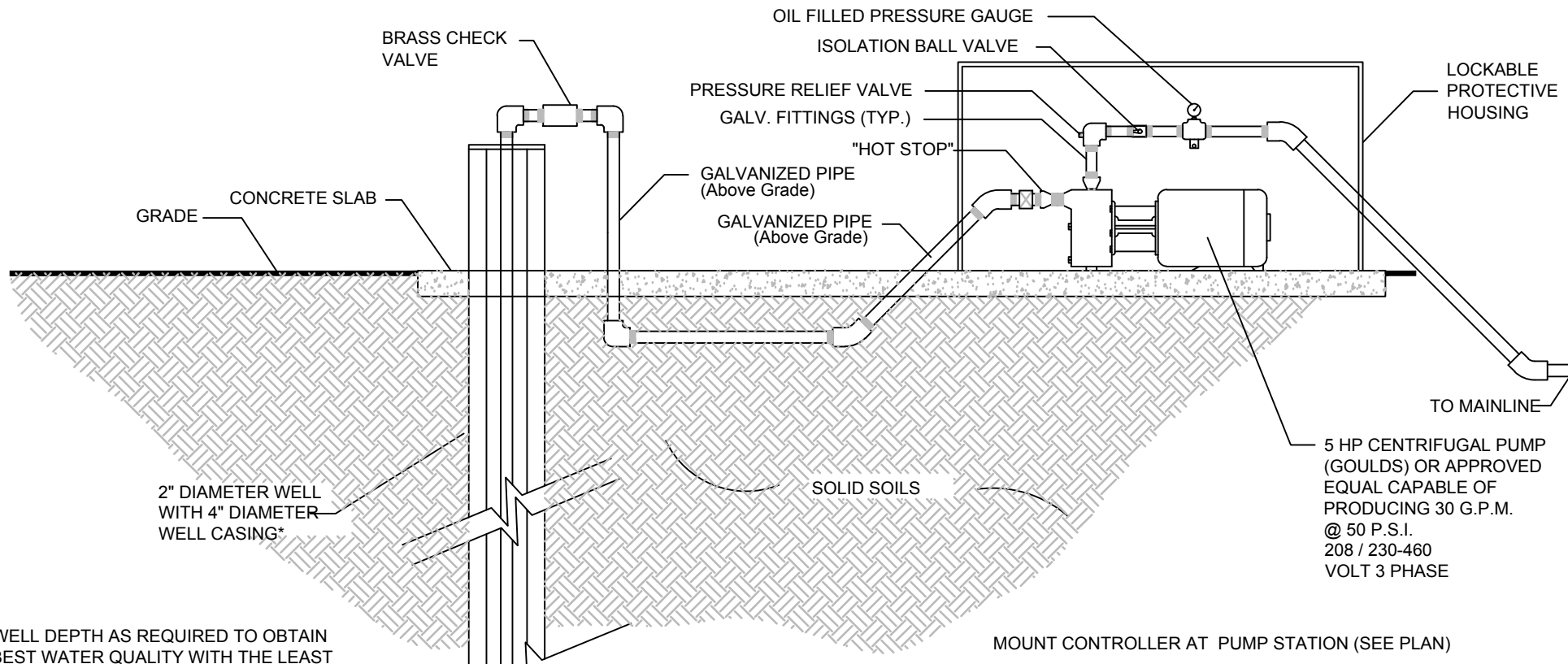
IRRIGATION NOTES

- DO NOT SCALE PLAN FOR EXACT HEAD LOCATION.
- SPRINKLER HEADS SHALL BE PLACED ON RISERS IN SHRUB AREAS. RISERS SHALL BE PAINTED FLAT BLACK.
- THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.
- THE CONTRACTOR SHALL RUN 3 ADDITIONAL SETS OF WIRES IN EACH DIRECTION TO EACH END OF THE MAIN FOR FUTURE USE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING THE ELECTRICAL SERVICE CONNECTIONS.
- THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
- ALL MAIN LINE SLEEVE LOCATIONS ARE ACCOMPANIED WITH A 2" ELECTRICAL CHASE FOR THE CONTROL WIRING.
- VELOCITY SHALL NOT EXCEED A FLOW RATE OF 5' PER SECOND.
- 4" POP-UP HEADS SHALL BE USED IN SODDED AREAS AND 12" POP-UP HEADS SHALL BE USED IN LANDSCAPED AREAS.
- LOCATION OF IRRIGATION MAIN LINE AND VALVES IS FOR CLARITY ONLY. ACTUAL LOCATION OF MAIN LINE SHALL BE 6" OFF BACK OF CURB WHERE POSSIBLE. ACTUAL LOCATION OF VALVES SHALL BE IN THE NEAREST LANDSCAPE AREA.
- SPRINKLER HEADS SHALL BE 12" MIN. FROM THE EDGE OF THE SIDEWALKS AND WALKWAYS.
- IRRIGATION SYSTEM DESIGN PARAMETERS: 30GPM @ 30PSI

- TEMPORARY RISER AND CAP SOLVENT WELD CAP TO RISER
- PAVEMENT
- FINISHED GRADE
- 18" FOR NON-PRESSURIZED LATERAL 2" FOR MAINLINE
- SLEEVE AS SPECIFIED (PROVIDE SEPARATE 2" CHASE FOR CONTROL WIRING.)
- 90° ELL (TYP)



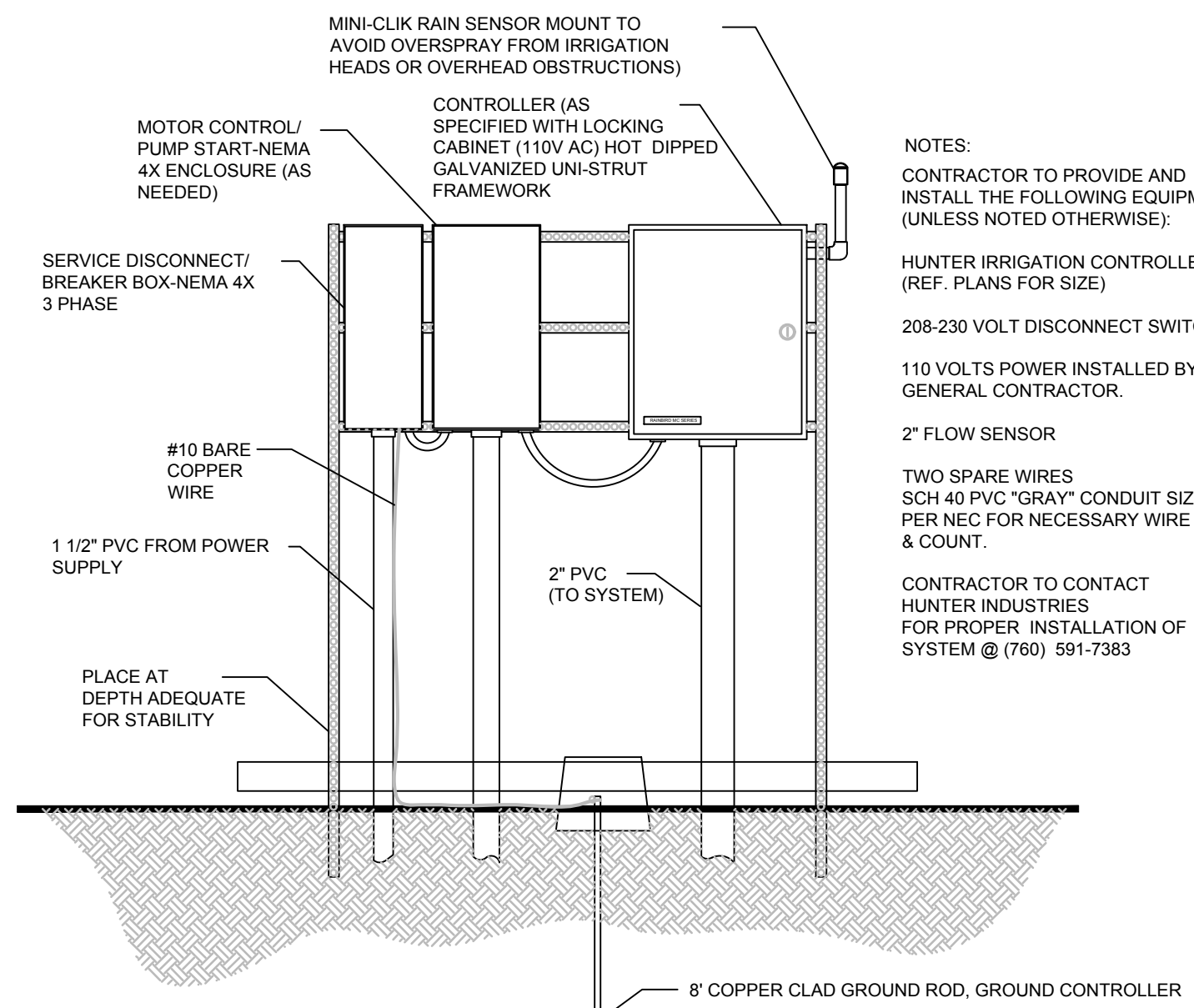
SLEEVE INSTALLATION



*WELL DEPTH AS REQUIRED TO OBTAIN BEST WATER QUALITY WITH THE LEAST AMOUNT OF IRON OBTAINABLE. WELL CASING TO BE USED ONLY IF NEEDED.

CENTRIFUGAL PUMP STATION DETAIL WITH WELL POINT

GRAPHIC SCALE



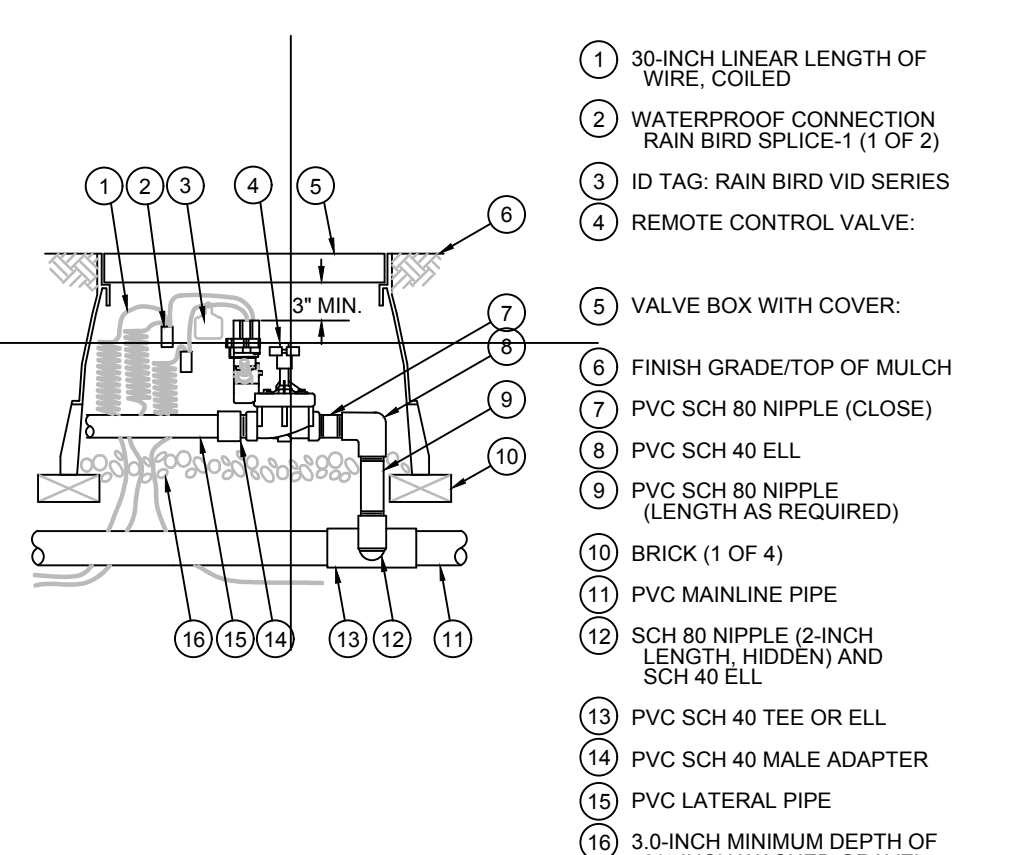
CONTROLLER DETAIL

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	QTY.
A	HUNTER RZWS-18-25-CV 18" ROOT ZONE WATERING SYSTEM WITH CHECK VALVE, 0.25 GPM	7
B	HUNTER PROS-04-CV-LCS-515 PRO SPRAY 4" POP-UP WITH CHECK VALVE LEFT CORNER STRIP 5'x15" PATTERN	6
C	HUNTER PROS-04-CV-10-H PRO SPRAY 4" POP-UP WITH CHECK VALVE 10' R. 180° PATTERN	18
D	HUNTER PROS-04-CV-10-F PRO SPRAY 4" POP-UP WITH CHECK VALVE 10' R. 360° PATTERN	7
E	HUNTER PROS-04-CV-12-H PRO SPRAY 4" POP-UP WITH CHECK VALVE 12' R. 180° PATTERN	10
	HUNTER PLD-10-24-1000 PROFESSIONAL LANDSCAPE DRIP LINE, 1.0 GPH EMITTERS SPACED AT 24" O.C.	TBD
	HUNTER PGV-100G ELECTRIC REMOTE CONTROL VALVE, 1" PLASTIC GLOBE VALVE	12
	HUNTER PC-1200 ELECTROMECHANICAL CONTROLLER, 12 STATIONS, OUTDOOR MODEL	1
	HUNTER MINI-CLIK RAIN SENSOR, MOUNT AS NOTED	1
	FABCO 785 1" PRESSURE VACUUM BREAKER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS	1
	HUNTER FLOW-CLIK-200 FLOW SENSOR WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED	1
	IRRIGATION MAIN LINE, PVC SCHEDULE 40	
	IRRIGATION LATERAL LINE, PVC CLASS 200 SDR 21 ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE AS INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE	
	PIPE SLEEVE, PVC SCHEDULE 40, TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE, PIPE SLEEVE SHALL ALLOW FOR IRRIGATION PIPING AND RELATED COUPLING TO EASILY SLIDE THROUGH SLEEVE. EXTEND SLEEVE 18" BEYOND EDGES OF PAVING OR CONSTRUCTION	
	IRRIGATION WELL (2"). CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS FOR WELL INSTALLATION AND USE	

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

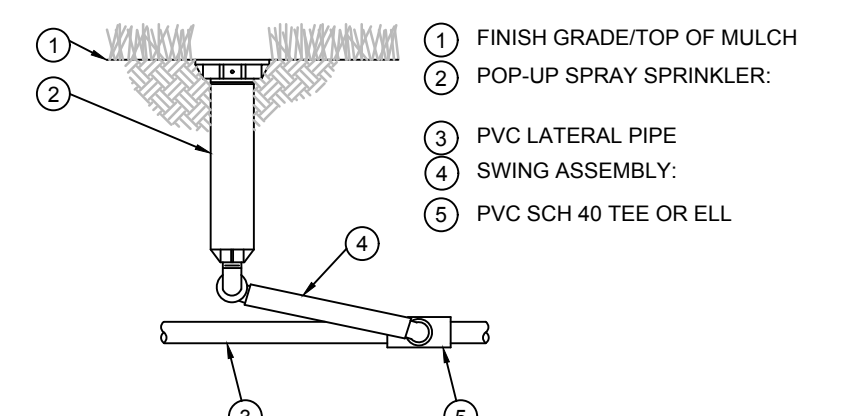
- A. EXTENT:**
- INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT FOR THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: (1) TRENCHING AND BACKFILL; (2) AUTOMATICALLY CONTROLLED IRRIGATION SYSTEMS; (3) TEST ALL SYSTEMS AND MAKE OPERATIVE; (4) "AS-BUILT" DRAWINGS.
- B. GENERAL:**
- PERMITS AND FEES: OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING THE COURSE OF CONSTRUCTION SHALL BE ARRANGED AS REQUIRED. ON COMPLETION OF THE WORK, SATISFACTORY EVIDENCE SHALL BE FURNISHED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE TO SHOW THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, PLUMBING APPENDIX "I" AND CODE REQUIREMENTS.
 - APPROVAL: WHEREVER THE TERMS "APPROVE" OR "APPROVED" ARE USED IN THE SPECIFICATIONS THEY SHALL MEAN THE APPROVAL OF THE OWNER'S CONSTRUCTION REPRESENTATIVE IN WRITING.
 - BEFORE ANY WORK IS STARTED, A CONFERENCE SHALL BE HELD BETWEEN THE CONTRACTOR AND THE OWNER'S CONSTRUCTION REPRESENTATIVE CONCERNING THE WORK UNDER THIS CONTRACT.
 - COORDINATION: COORDINATE AND COOPERATE WITH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE
 - INSPECTION OF SITE:
 - CONTRACTOR SHALL ACCUANT HANSEL WITH ALL SITE CONDITIONS. SUBMISSION OF HIS PROPOSAL SHALL BE CONSIDERED EVIDENCE THAT THE EXAMINATION HAS BEEN CONDUCTED. SHOULD UTILITIES NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S CONSTRUCTION REPRESENTATIVE FOR INSTRUCTIONS AS TO FURTHER ACTION. FAILURES TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE THERE TO ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN IN PLANS.
 - CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS IN THE LAYOUT AS MAY BE REQUIRED TO AVOID UTILITIES NOT SHOWN ON THE PLANS. SUCH UTILITIES NOT BE LOCATED EXACTLY AS SHOWN, AND AS MAY BE REQUIRED TO WORK AROUND EXISTING WORK AT INCREASED COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.
 - PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS: THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS TO REMAIN. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 - THE OWNER RESERVES THE RIGHT TO SUBSTITUTE, ADD, OR DELETE ANY MATERIAL OR WORK AS THE WORK PROGRESSES. ADJUSTMENTS TO THE CONTRACT PRICE SHALL BE NEGOTIATED IF DEEMED NECESSARY BY THE OWNER ON A PER UNIT BASIS.
 - THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT THE EARLIEST TIME POSSIBLE.
 - WORK SCHEDULE: WITHIN 10 DAYS AFTER AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A WORK SCHEDULE.
 - "AS-BUILT" IRRIGATION DRAWINGS: PREPARE AN "AS-BUILT" DRAWING ON A BLUEPRINT WHICH SHALL SHOW DEVIATIONS FROM THE BID DOCUMENTS MADE DURING CONSTRUCTION. THE DRAWINGS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP TO THE SATISFACTORY REPAIR OF THE OWNER'S CONSTRUCTION REPRESENTATIVE. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE OWNER.
 - FINAL ACCEPTANCE: FINAL ACCEPTANCE OF THE WORK MAY BE OBTAINED FROM THE OWNER'S CONSTRUCTION REPRESENTATIVE UPON THE SATISFACTORY COMPLETION OF ALL WORK.
 - GENERAL: L-ALLOWABLE LEAKAGE IN GALLONS PER HOUR N = NUMBER OF JOINTS D = PIPE DIAMETER IN INCHES P = PRESSURE IN PSI GAUGE F = REPAIR LEAKS RESULTING FROM TESTS.
 - AUTOMATIC CONTROLLERS:
 - CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN A CLOCKWISE SEQUENCE TO CORRESPOND WITH STATION SETTING BEGINNING WITH STATIONS 1, 2, 3, ETC.
 - AUTOMATIC CONTROL WIRING:
 - INSTALL CONTROL WIRING, SPRINKLER MAINS AND LATERALS IN COMMON TRENCHES WHEREVER POSSIBLE.
 - INSTALL CONTROL WIRES AT LEAST 18" BELOW FINISH GRADE AND LAY TO THE SIDE AND BELOW THE MAIN LINE. PROVIDE LOOPED BACK AT VALVES AND SHANKS AT INTERVALS.
 - CONTROL WIRES SHALL BE ALLOWED ONLY RUNS OVER 1000 FT. CONNECTIONS SHALL BE AS DETAILLED.
 - ALL WIRING HANGING UNDER EXISTING OR FUTURE PAVING, CONSTRUCTION, ETC., SHALL BE ENCASED IN PLASTIC OR GALVANIZED STEEL CONDUIT EXTENDING AT LEAST 12" BEYOND EDGES OF PAVING OR CONSTRUCTION.
 - BACKFILL AND COMPACTING:
 - AFTER SYSTEM IS OPERATING AND REQUIRED TESTS AND INSPECTIONS HAVE BEEN MADE, BACKFILL EXCAVATIONS AND TRENCHES WITH CLEAN SOIL, FREE OF RUBBISH. INITIAL BACKFILL MATERIAL TO 6 INCHES ABOVE THE TOP OF PIPE SHALL BE FREE OF ROCKS OR STONES LARGER THAN ONE INCH IN DIAMETER. FINAL BACKFILL MATERIAL SHALL BE FREE OF ROCKS OR STONES LARGER THAN 3 INCHES IN DIAMETER.
 - BACKFILL FOR ALL TRENCHES, REGARDLESS OF THE TYPE OF PIPE COVERED, SHALL BE COMPACTED TO MINIMUM 95% DENSITY.
 - CONTRACT TRENCHES IN AREAS TO BE PLANTED BY THOROUGHLY FLOODING THE BACKFILL. JETTING PROCESS MAY BE USED IN THOSE AREAS.
 - DRESS OFF ALL AREAS TO FINISH GRADES.
 - CLEAN-UP: REMOVE FROM THE SITE ALL DEBRIS RESULTING FROM WORK OF THIS SECTION.
 - SUBMITTALS:
 - FOR ALL SITE WORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS' CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL, AND EQUIPMENT CLEARLY INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBERS) FOR APPROVAL.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS AND EQUIPMENT REQUIRED TO BE FABRICATED, OR WHEN STANDARD PUBLISHED PRODUCT DATA IS NOT SUITABLE FOR THE FOLLOWING:
 - SUBMIT 8 COPIES OF REQUESTED INFORMATION, NEATLY BOUND AND INDEXED PER CATEGORY FOR IRRIGATION:
 - ALL IRRIGATION SYSTEM EQUIPMENT COMPONENTS, MATERIALS INCLUDING PIPES, VALVES, FITTINGS, SPRINKLER HEADS, AND MISCELLANEOUS APPURTENANCES.
 - ALLOW TWO WEEKS FOR THE ENGINEER TO COMPLETE REVIEW AND APPROVAL OF PRODUCT DATA. COORDINATION DRAWINGS AND SHOP DRAWINGS, ENGINEER WILL NOT BE RESPONSIBLE FOR PROJECT DELAYS RELATED TO DELIVERY AND TRANSMISSION OF THE INFORMATION AND DOCUMENTATION ONCE INFORMATION HAS LEFT ENGINEERS OFFICE. ITEMS REQUIRING A LONG LEAD TIME SHOULD BE SUBMITTED AS SOON AS POSSIBLE.
 - CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS FOR ALL IRRIGATION EQUIPMENT (PUMP STATIONS AND CONTROLS, AUTOMATIC CONTROLLERS, CONTROL VALVES, AND ALL OTHER IRRIGATION SYSTEM COMPONENTS, ETC.).
 - OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A PRE-REQUISITE TO THE PROJECT BEING DEEMED SUBSTANTIALLY COMPLETE.



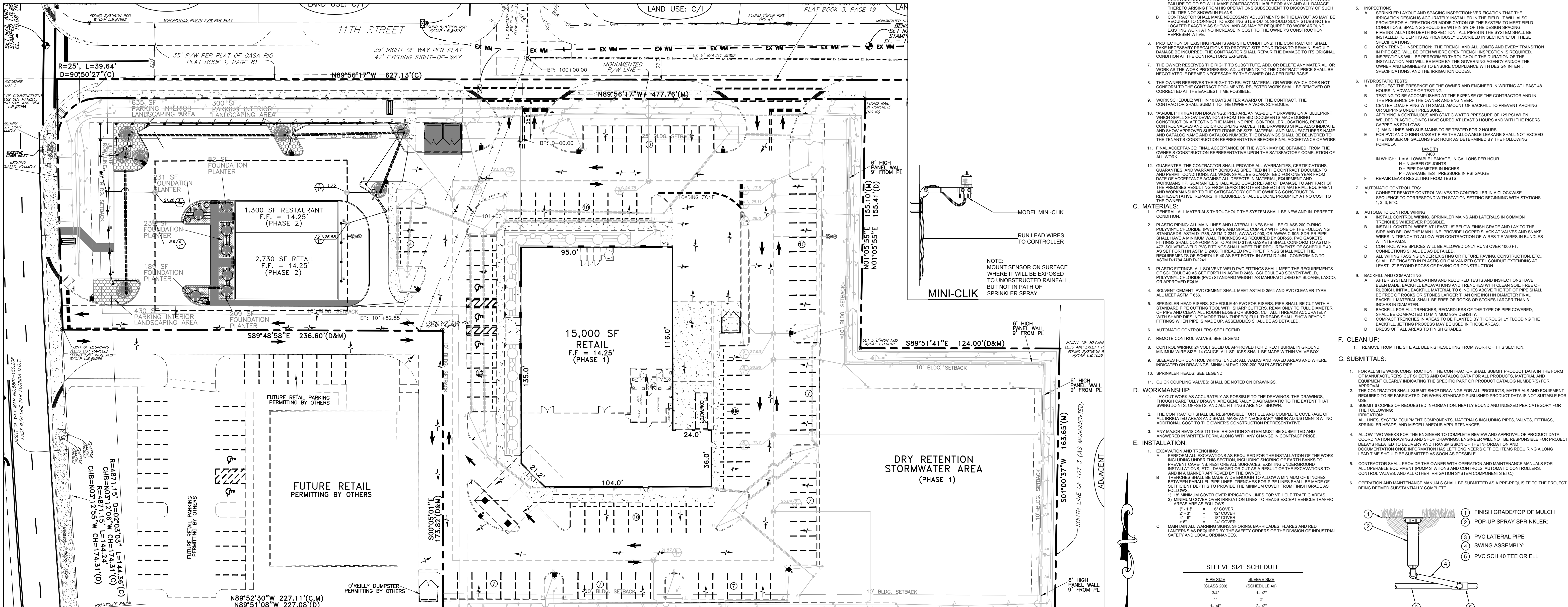
HUNTER PGV ZONE VALVE

SLEEVE SIZE SCHEDULE

PIPE SIZE (CLASS 200)	SLEEVE SIZE (SCHEDULE 40)
3/4"	1-1/2"
1"	2"
1-1/4"	2-1/2"
1-1/2"	3"
2"	4"
2-1/2"	5"
3"	6"
3-1/2"	7"



HUNTER PROS-4Z 4" POP-UP



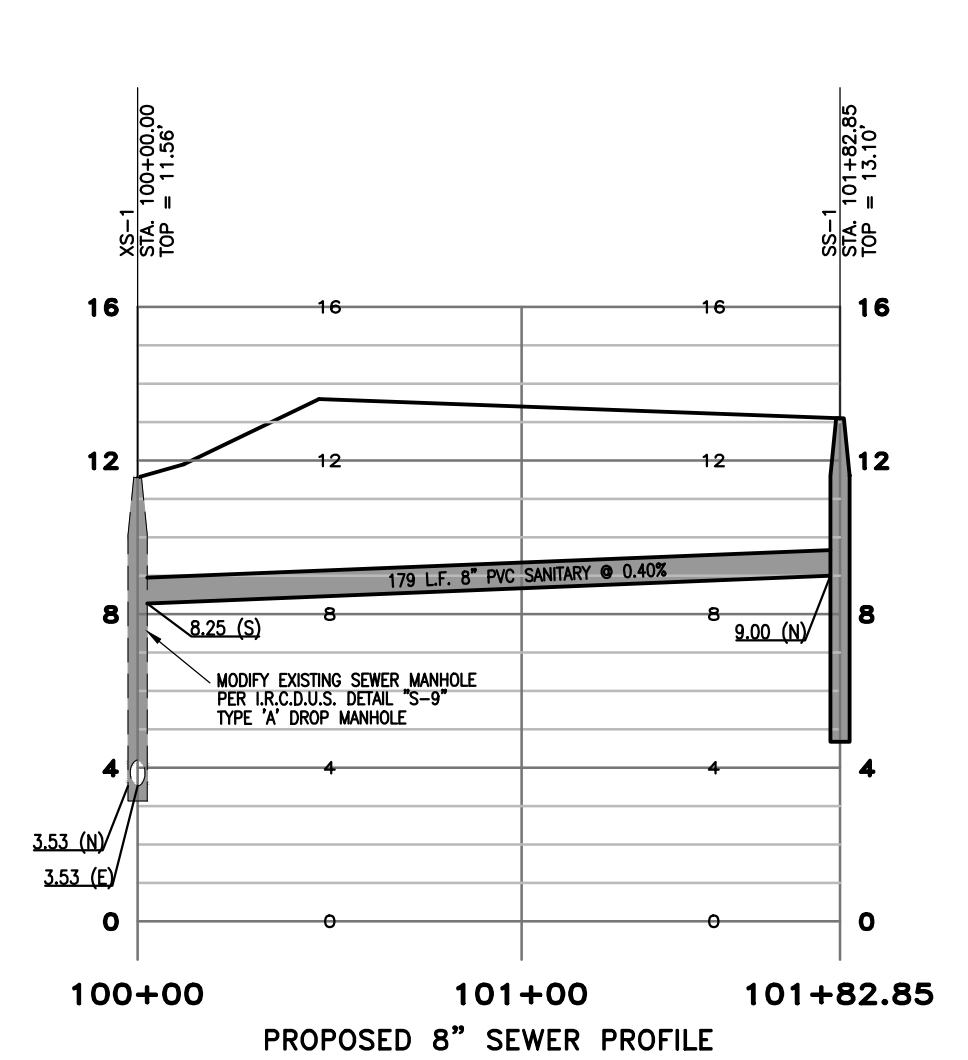
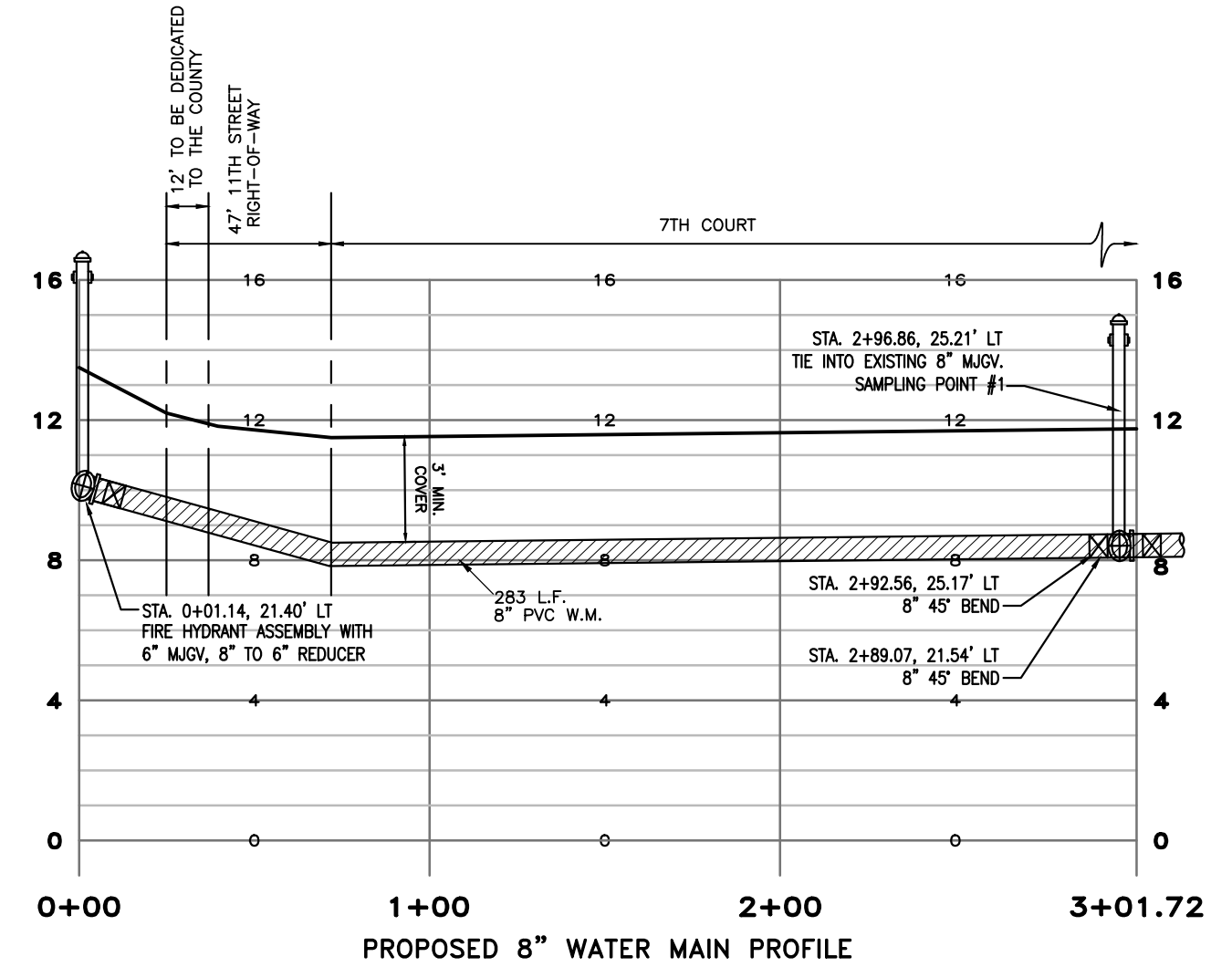
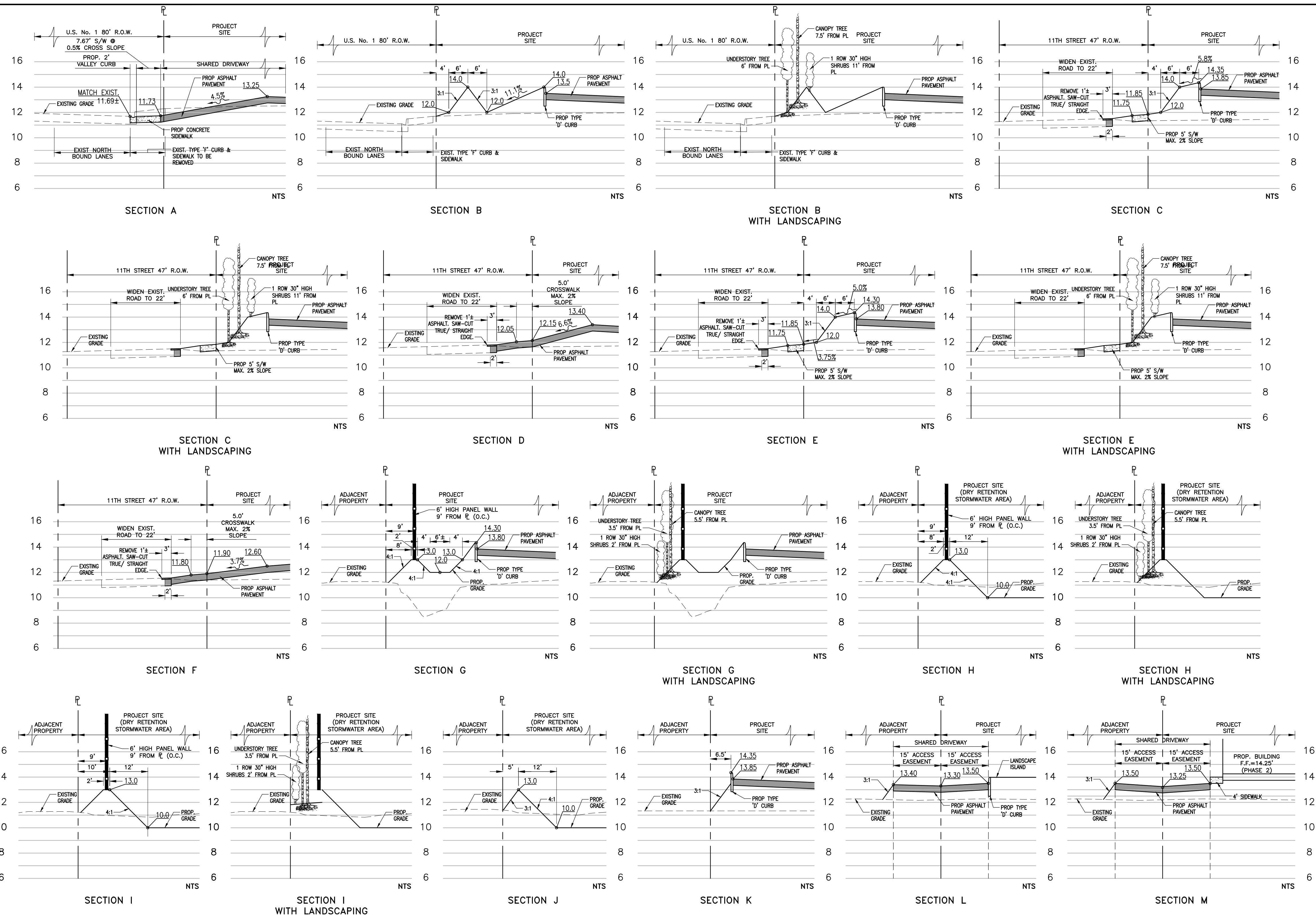
SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 0000868
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL: 772 / 770-9622 FAX: 772 / 770-9496 EMAIL: info@sbeng.com

IRRIGATION PLAN (PHASE 2)

SHOPS AT 11TH

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 JOHN B. BITTLE
 WILLIAM P. STODDARD

DATE: _____ SHEET: **8B**
 PROJECT NO: 16-096



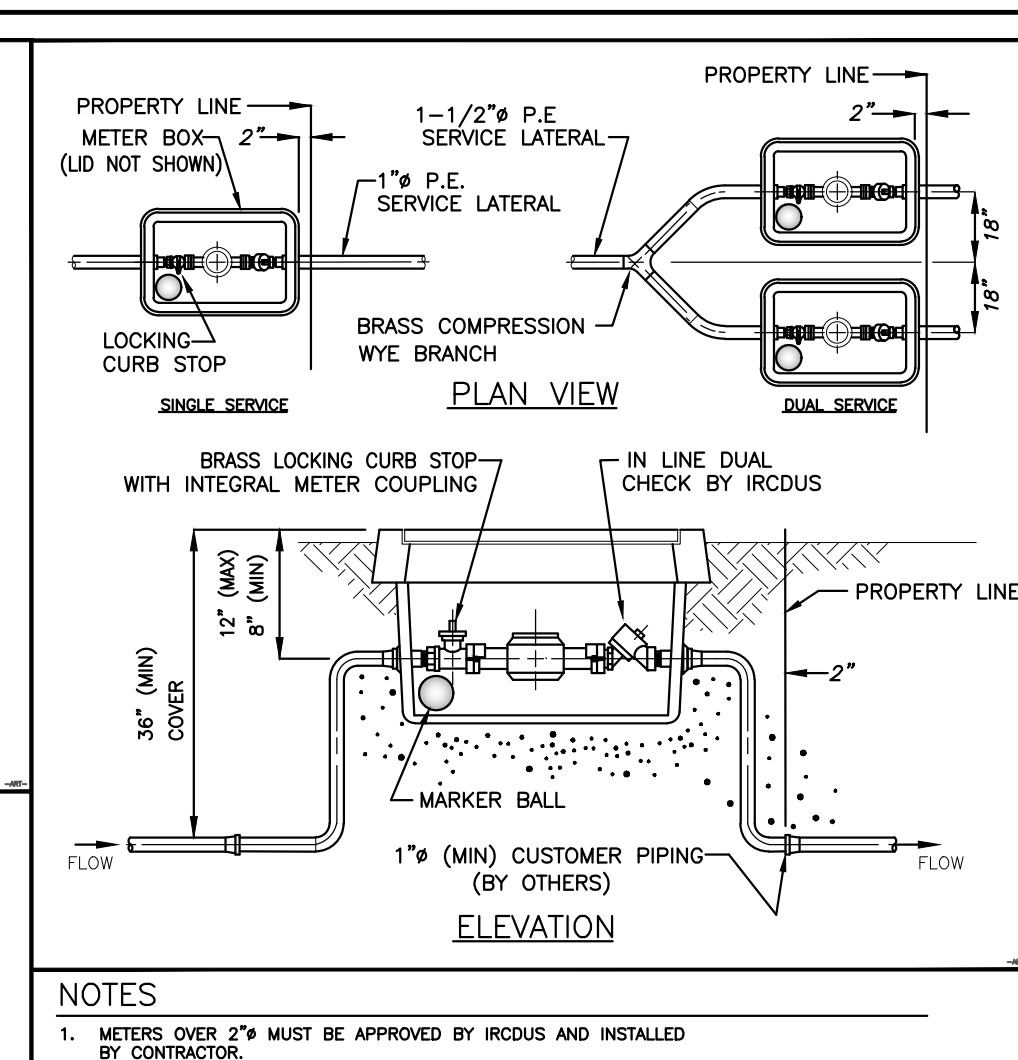
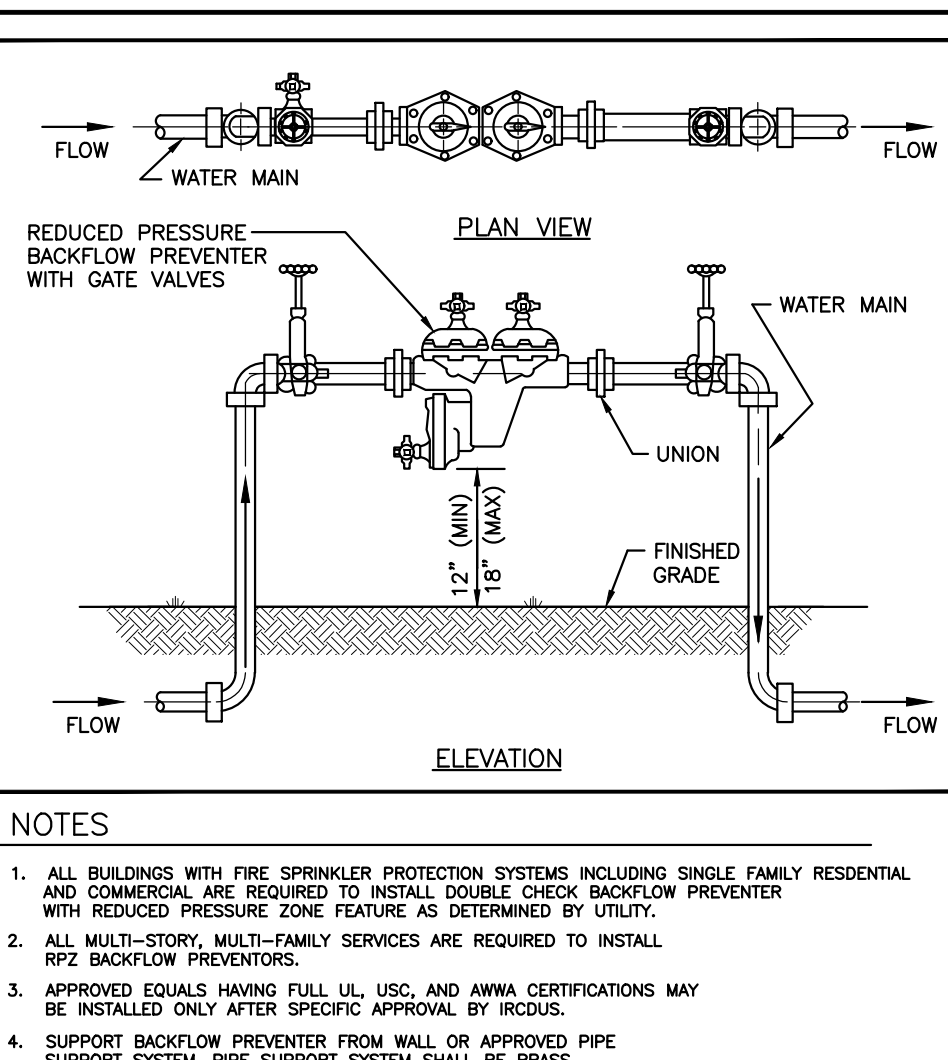
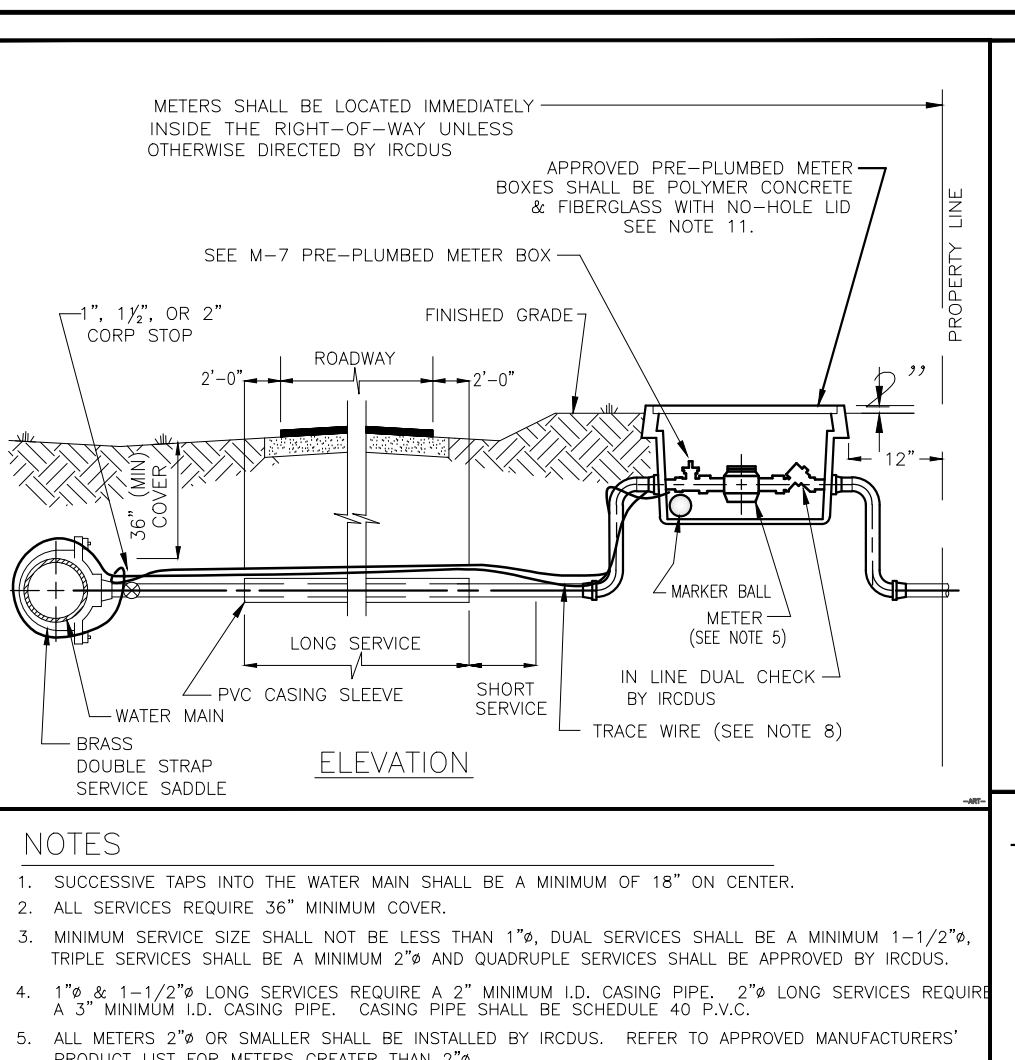
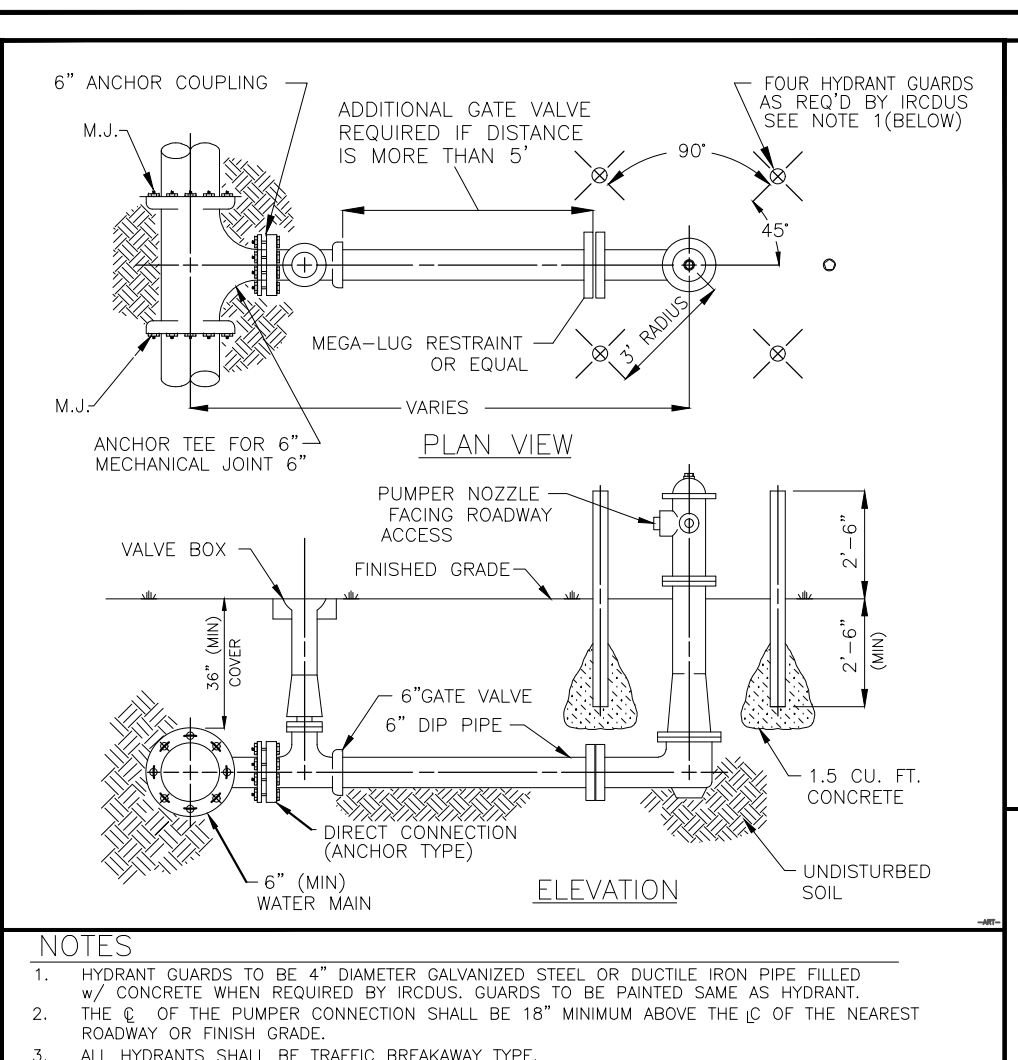
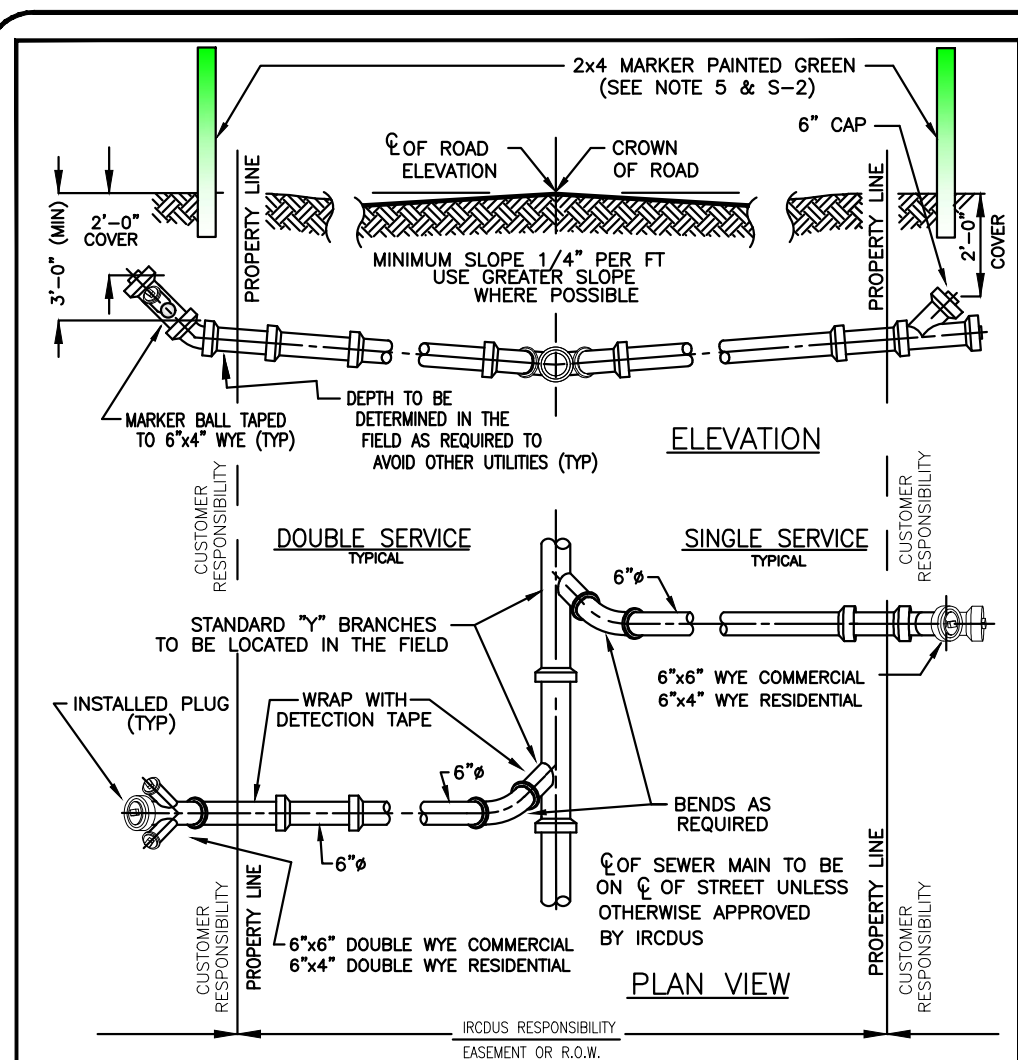
MARK	REASON	DATE
1	REVISED PER IRC COMMENTS	8/7/16

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 CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
 1140 7th COURT, SUITE F VERO BEACH, FLORIDA 32980
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CROSS SECTIONS
& UTILITY PROFILES

SHOPPES AT 11TH

ENGINEER CERTIFICATION
<input type="checkbox"/> JOSEPH W. SCHULKE FL. REG. NO. 47048
<input type="checkbox"/> ADAM B. BITTLE FL. REG. NO. 57396
<input type="checkbox"/> WILLIAM P. STODDARD FL. REG. NO. 57605
DATE:
SHEET 9
PROJECT NO. 16-096

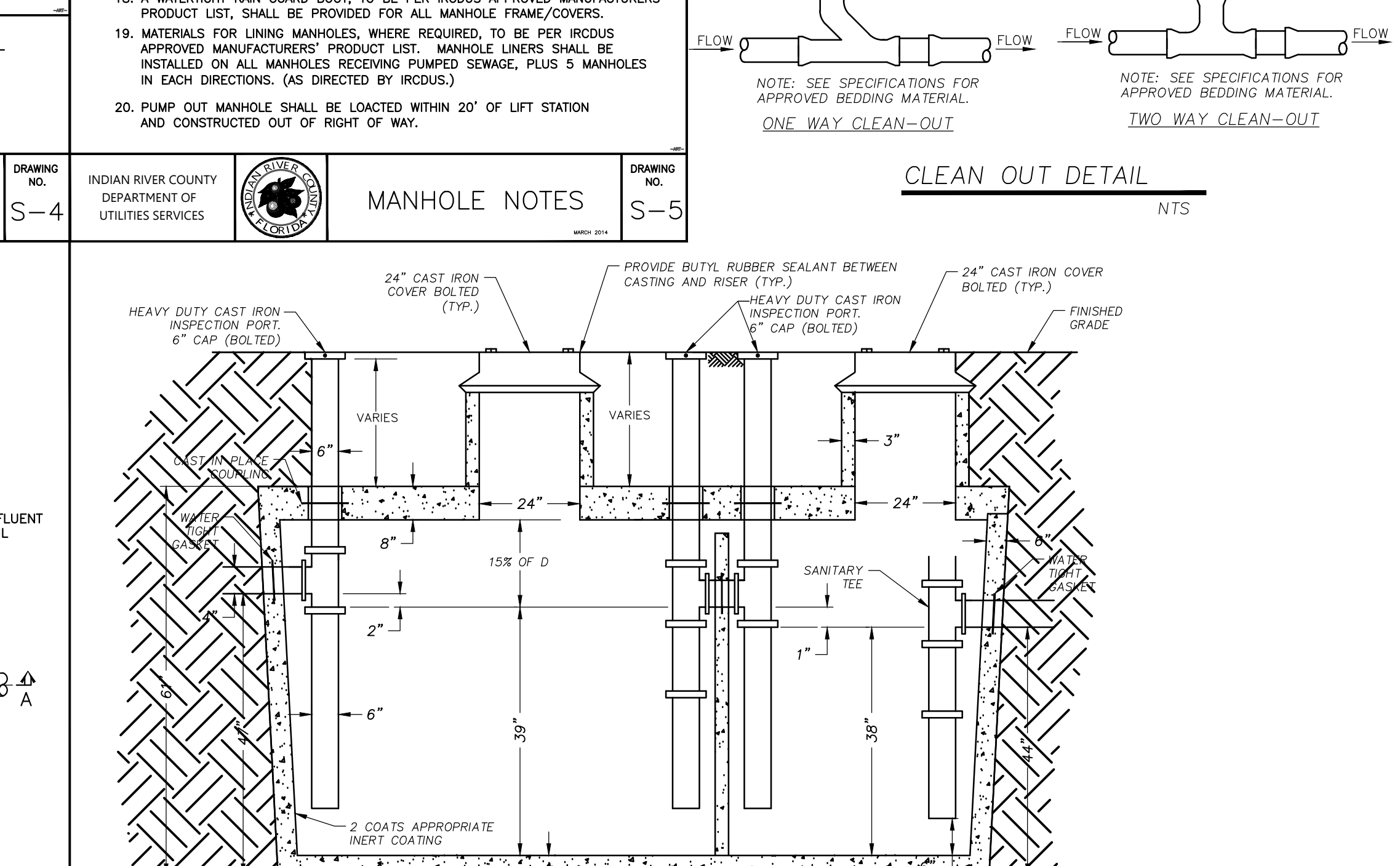
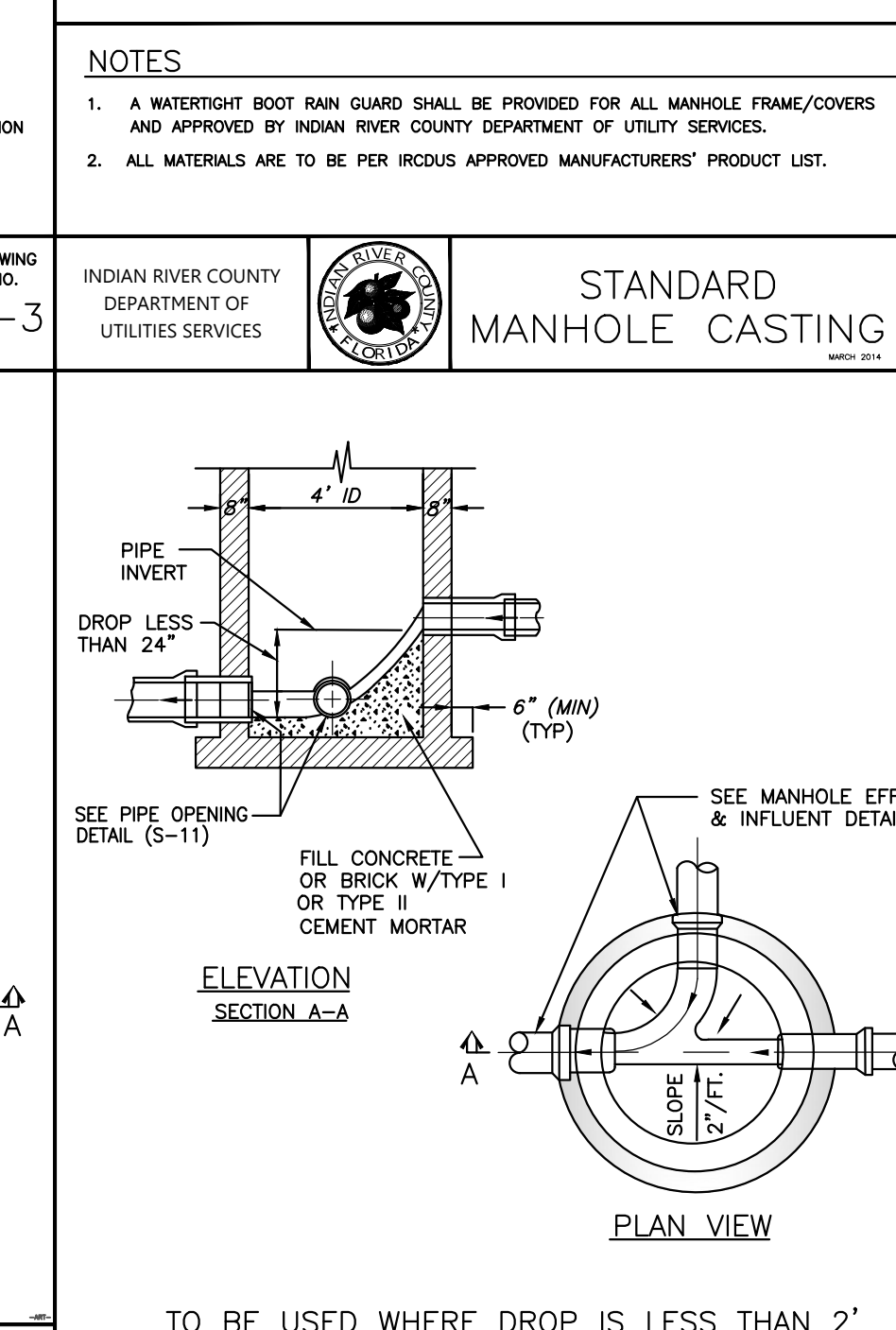
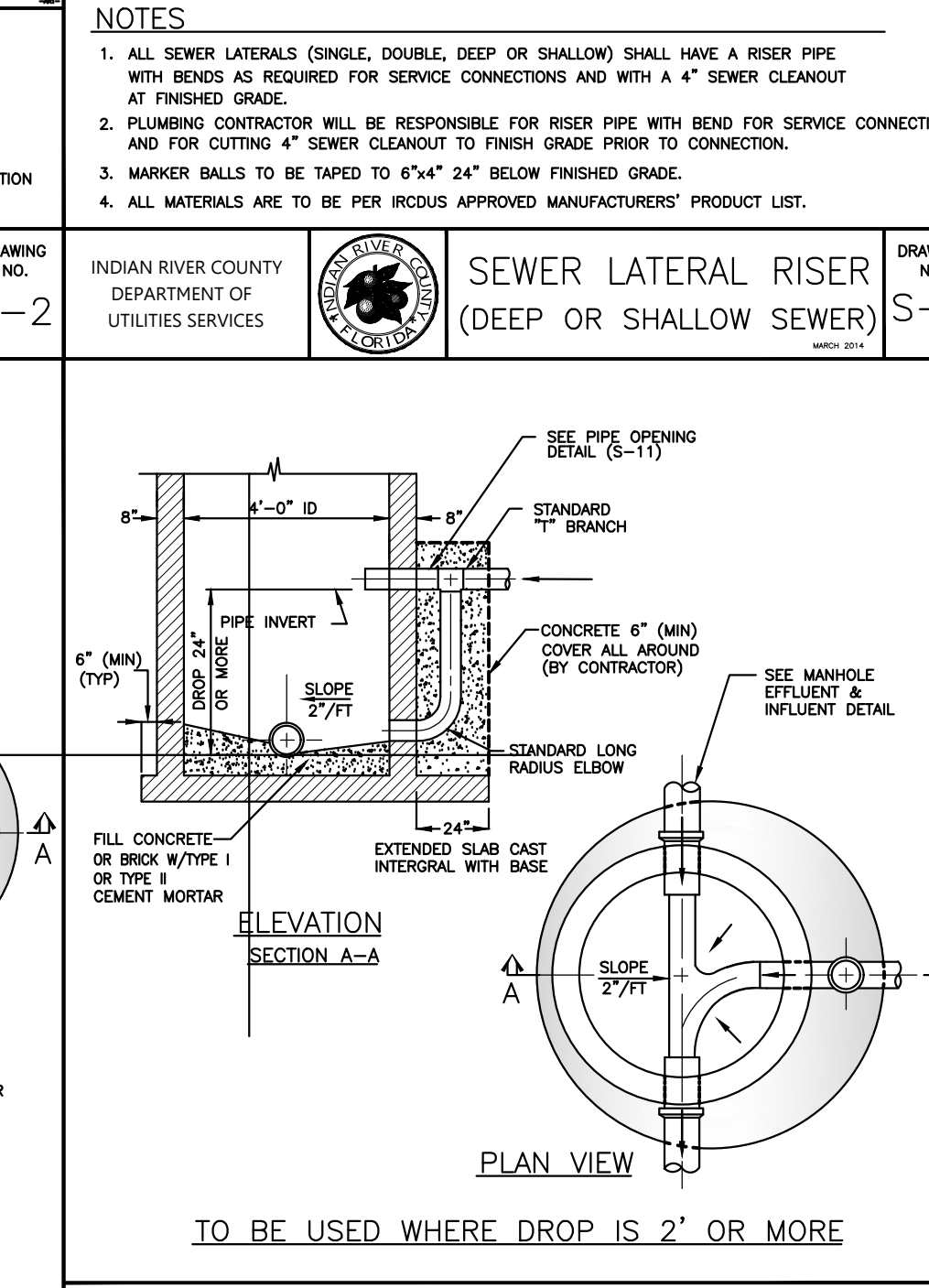
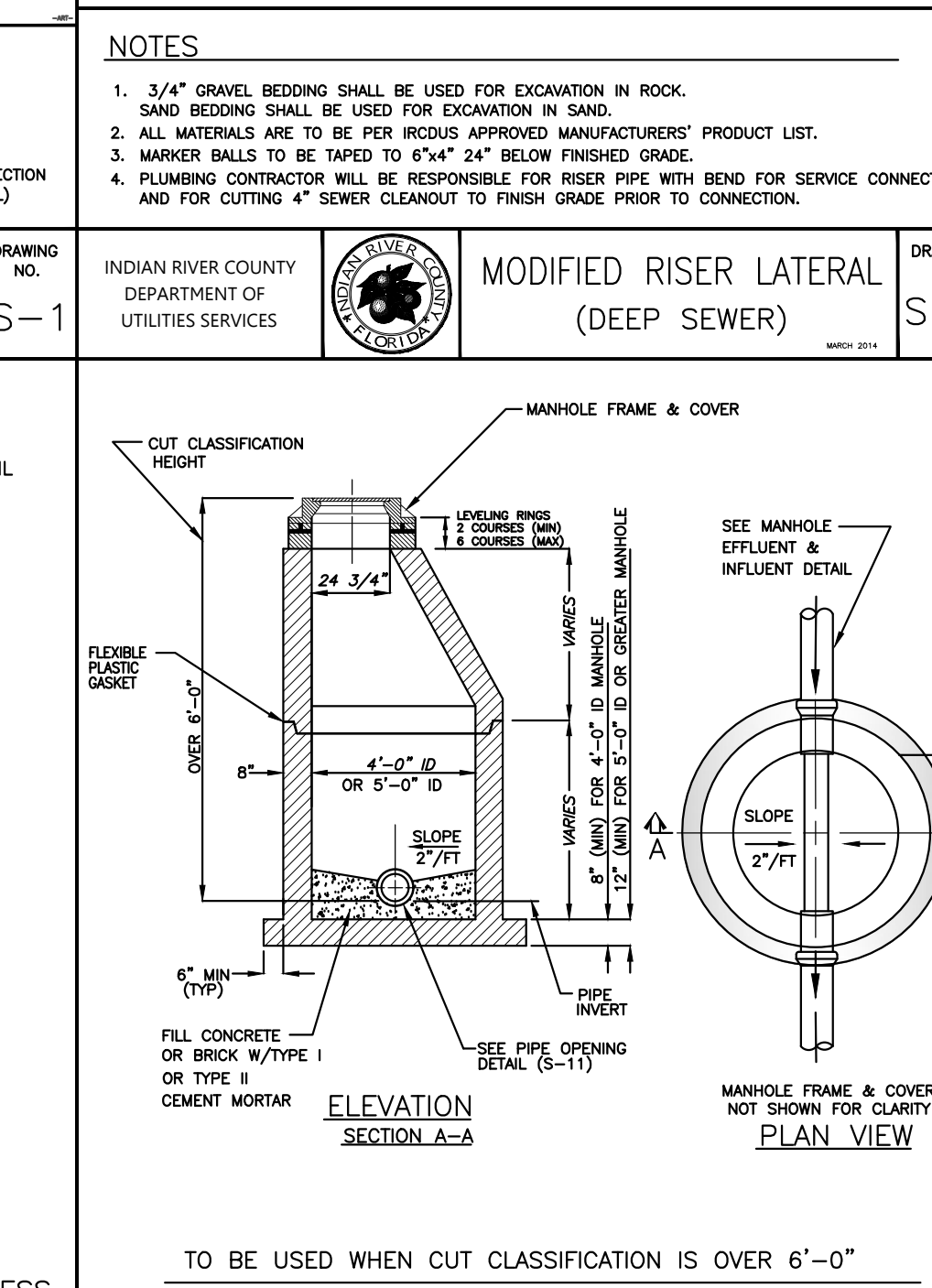
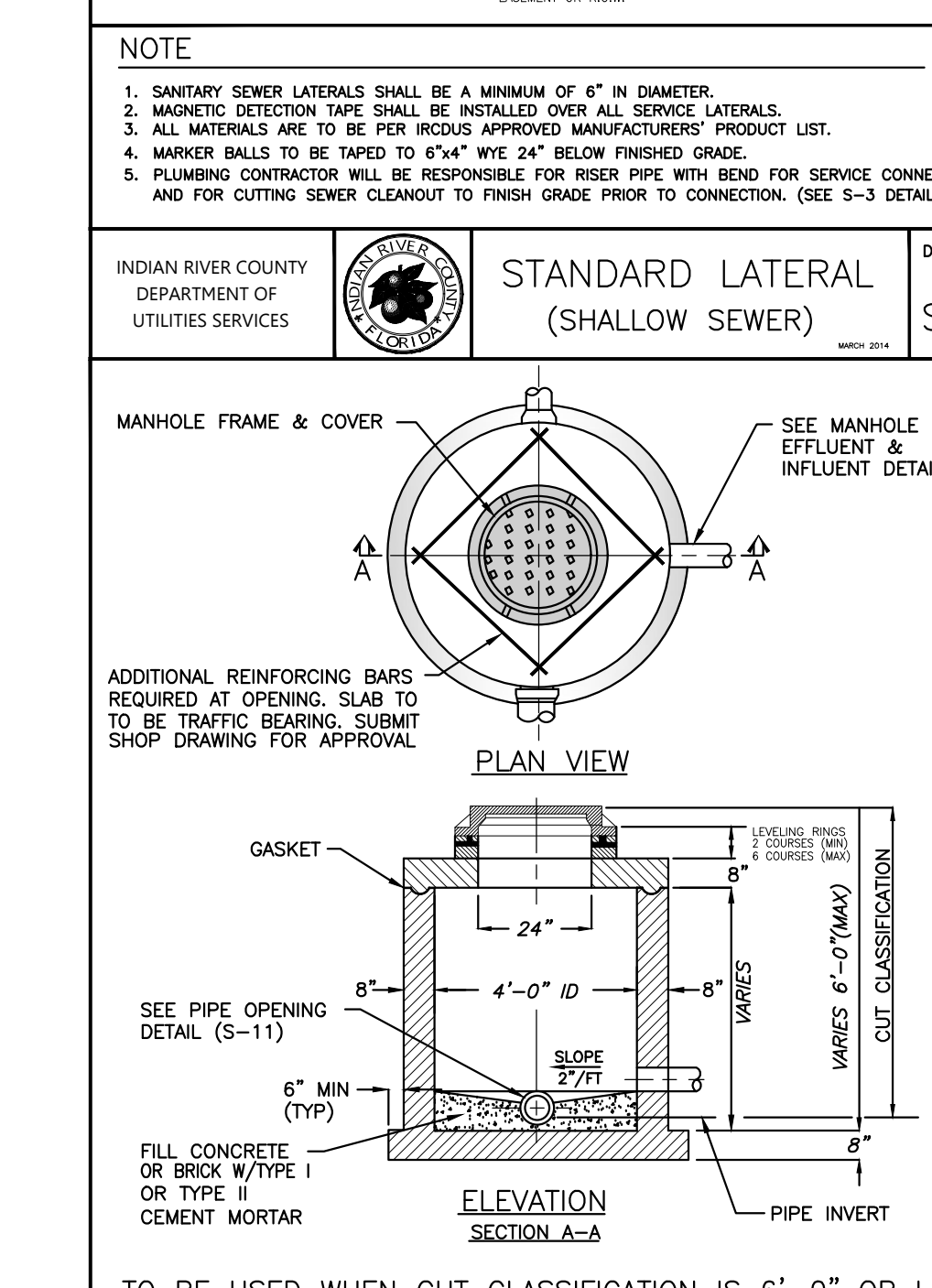
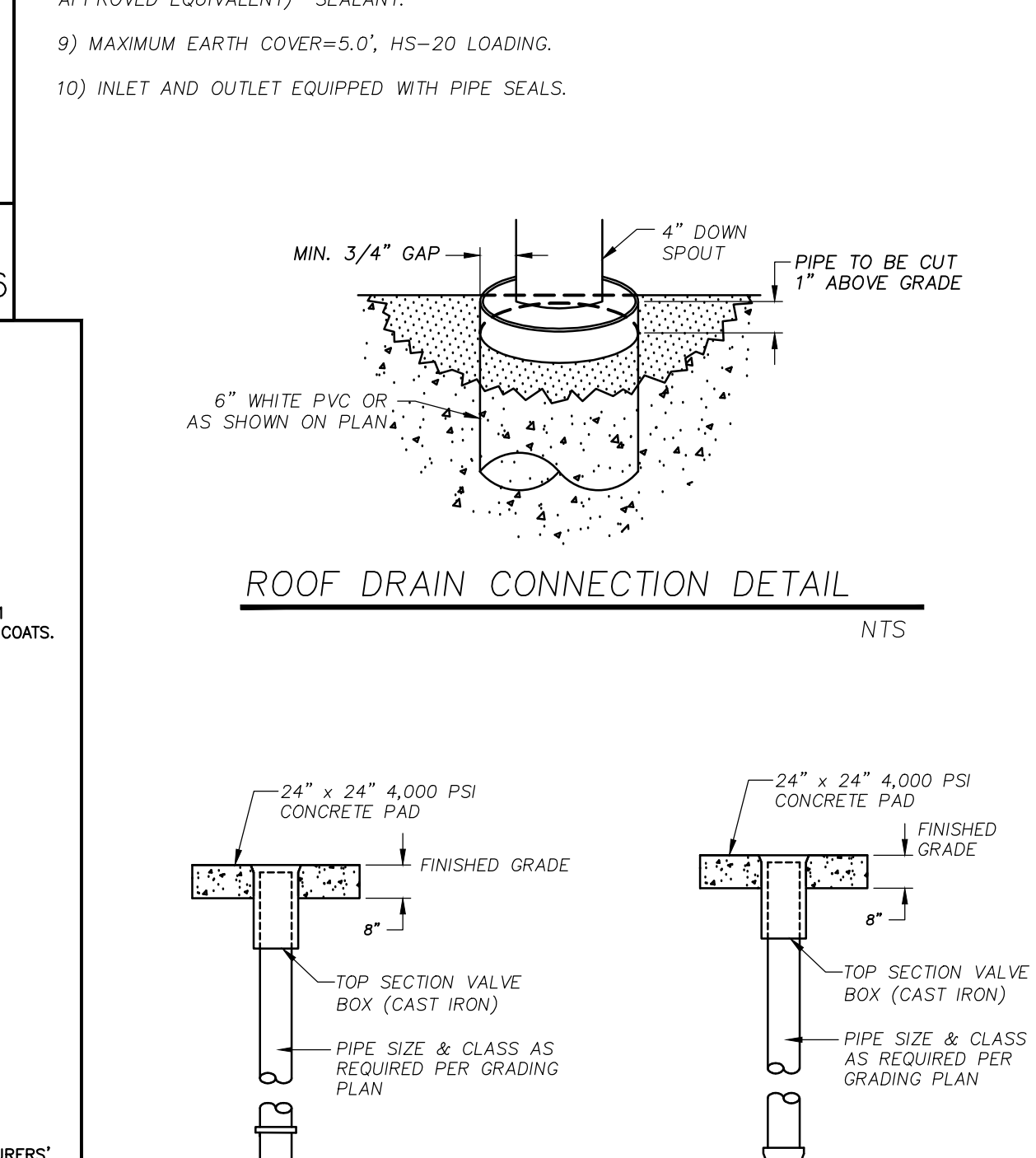
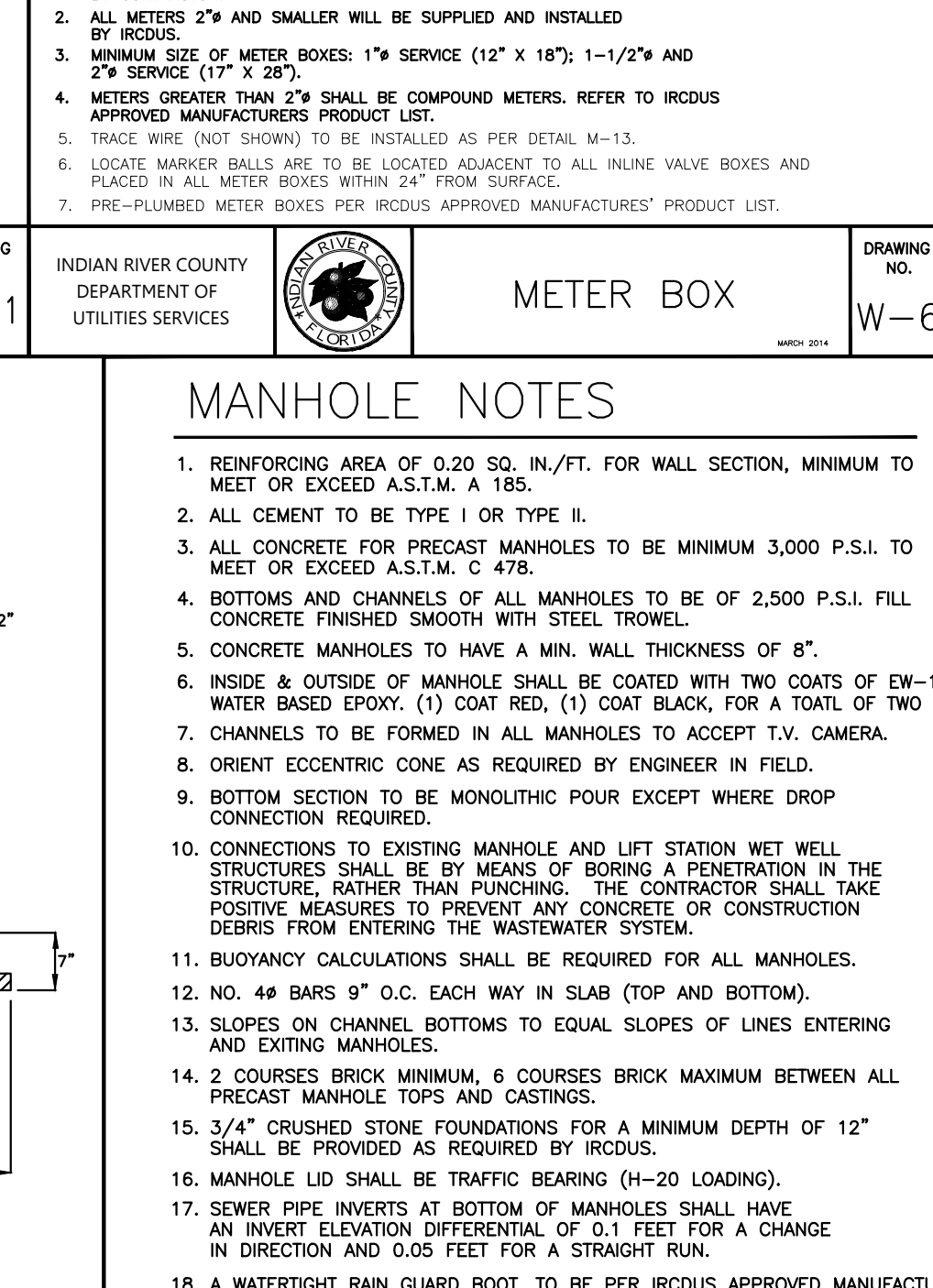
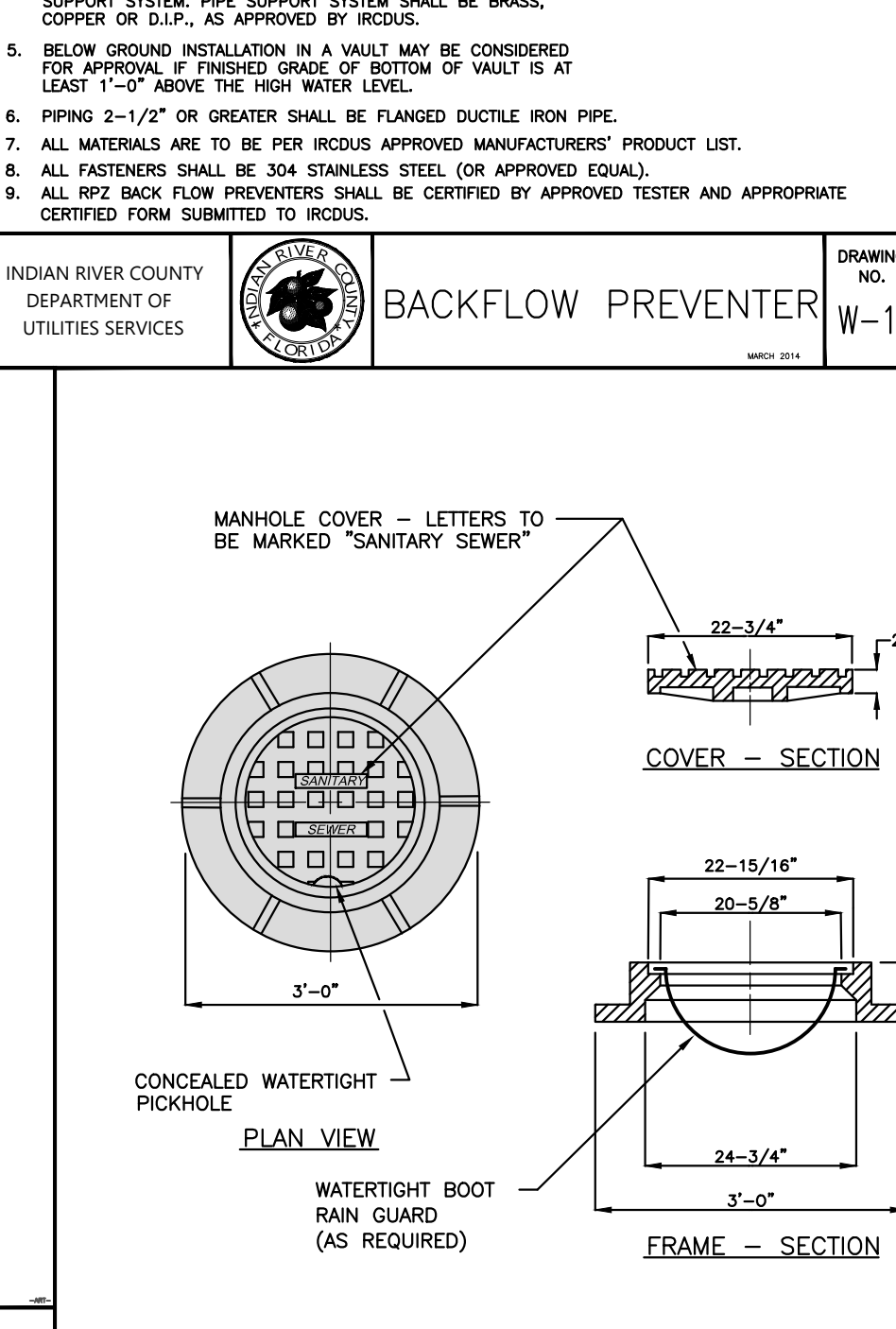
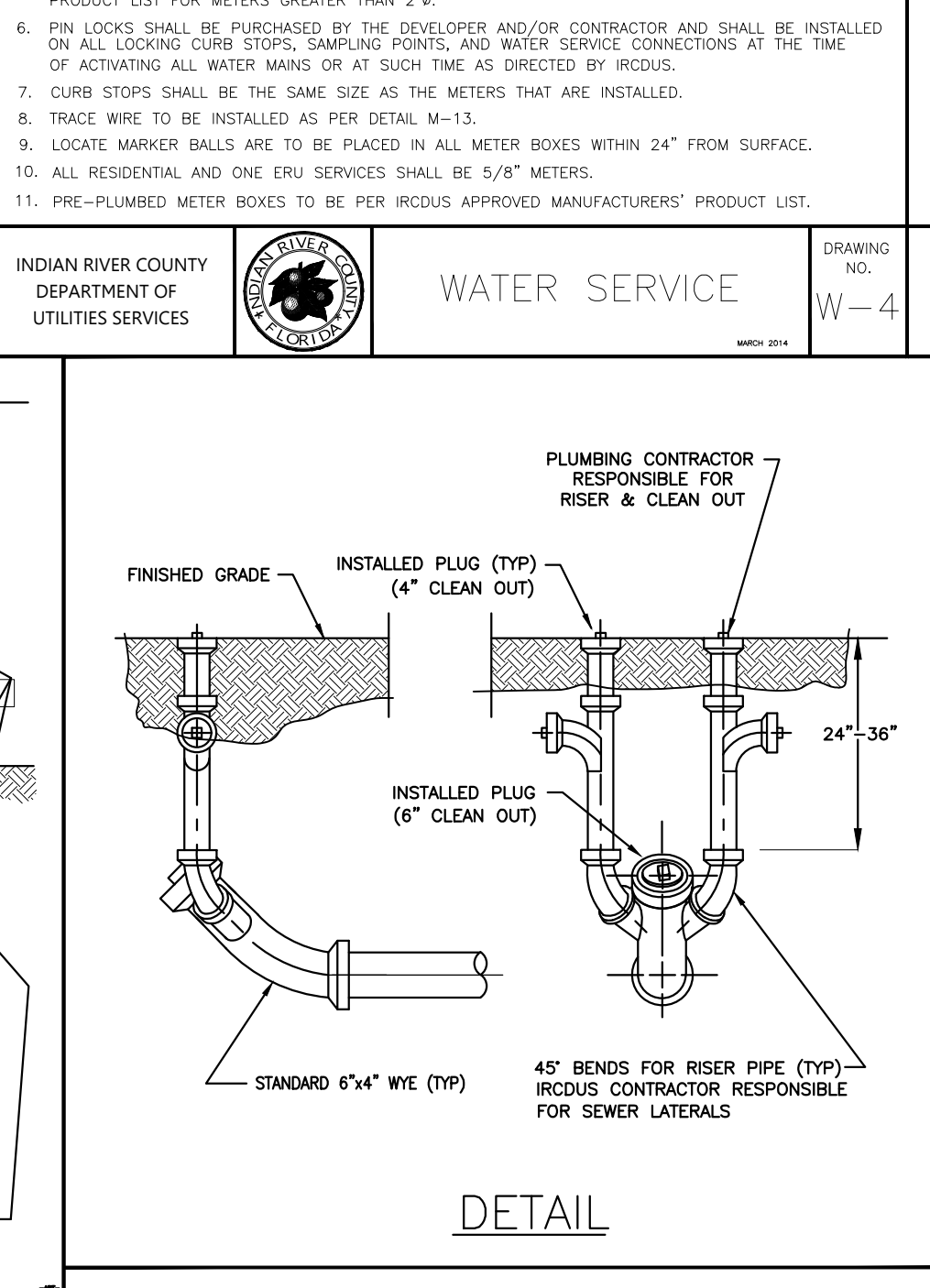
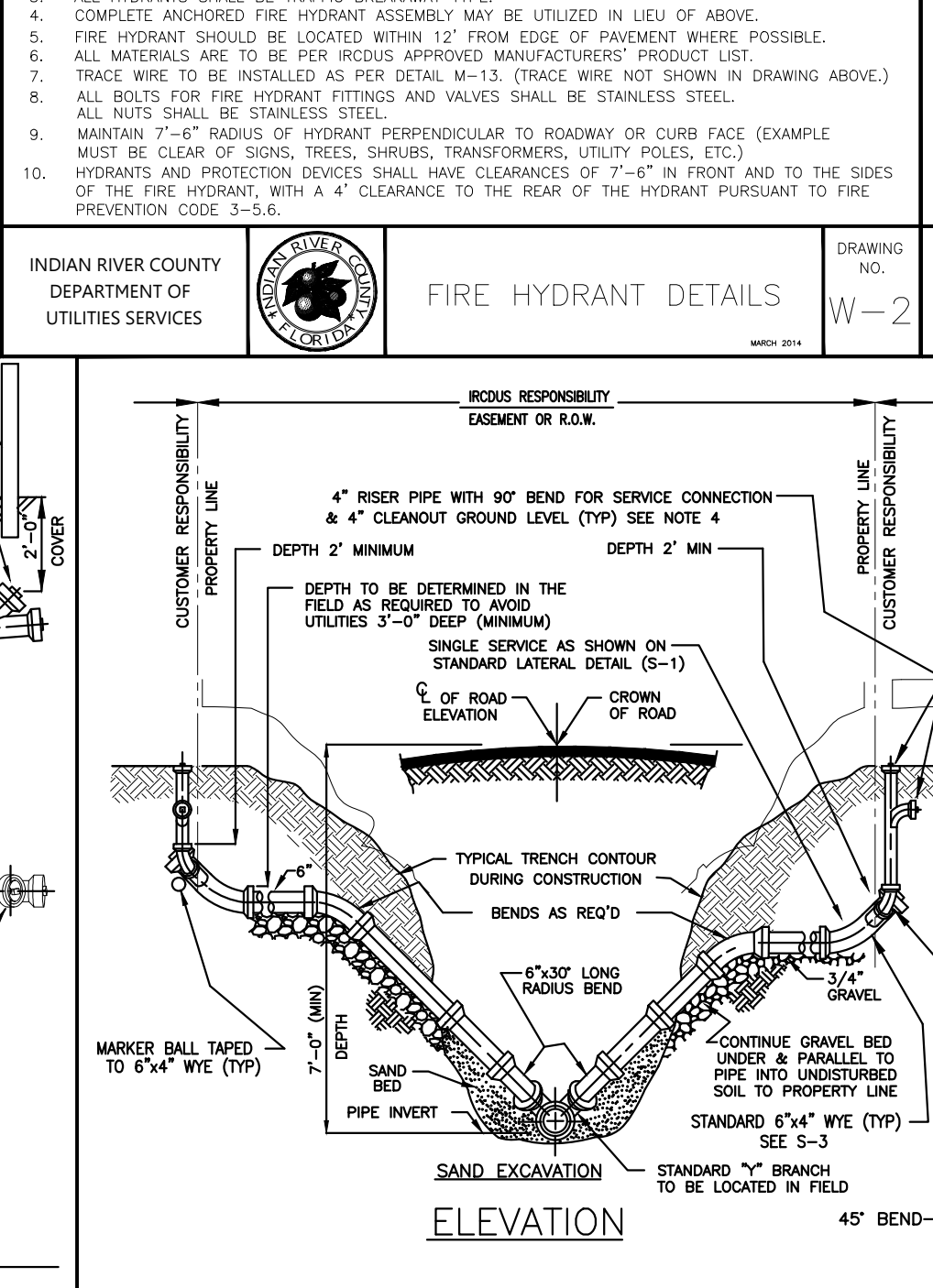
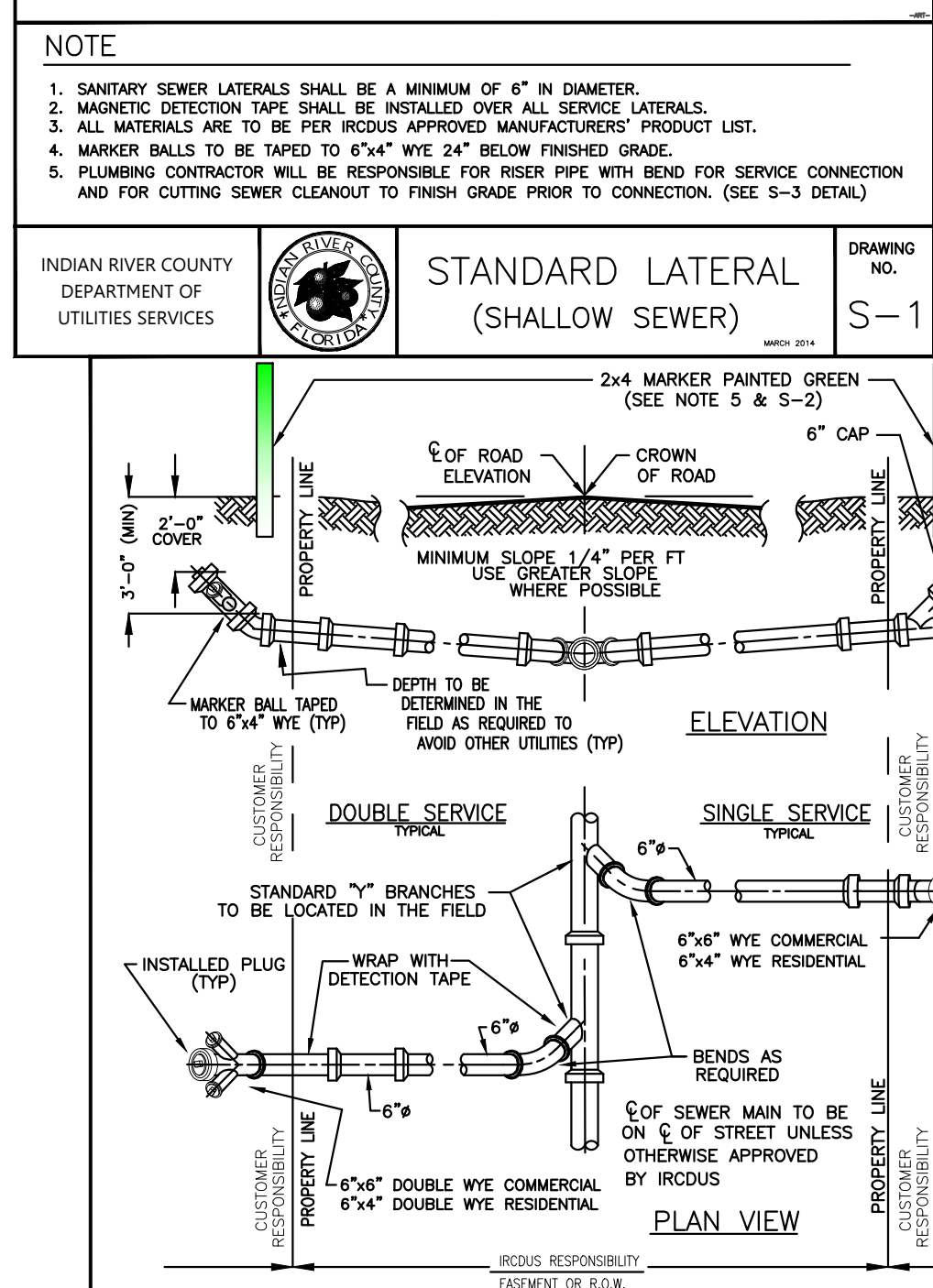


ALL INLET AND OUTLET PIPES SHALL BE INSTALLED NO MORE THAN 6" FROM THE BOTTOM OF THE GREASE TRAP. TANK TAPERS TOP TO BOTTOM AND IS TRAPEZOIDAL IN CROSS SECTION. TANK IS 5000 PSI CONCRETE-STEEL REINFORCED (@ 28 DAYS) CONCRETE CONFORMS TO ACI 318-16-4.5.1 AND 318-16-4.5.2, ASTM A615 AND A185

-DIMENSION: 10'7" INTERIOR/ 11'7" EXTERIOR LENGTH X 5'2" INTERIOR/ 6'2" EXTERIOR WIDTH

NOTES:

- WHEN LOCATED IN DRIVEWAYS OR PAVED AREAS, GREASE TRAP TO BE DESIGNED FOR APPROPRIATE LOAD BEARING CONDITIONS. GREASE TRAP SHALL BE CAPABLE OF WITHSTANDING HS-20 LOADING.
- ALL PIPE PENETRATIONS SHALL BE WATER TIGHT.
- GREASE TRAP SHALL BE PROVIDED WITH GAS-TIGHT MANHOLE COVERS, IN ACCORDANCE WITH TOWNSHIP STANDARD SPECIFICATIONS.
- PRECAST CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH 5000 PSI.
- EXTERIOR CONCRETE SURFACES BELOW GRADE SHALL HAVE 2 COATS OF COAL TAR EPOXY.
- SPECIFIC SEALANT DETAIL AT CONCRETE RISER TO CONCRETE VAULT INTERFACE SHALL BE WATER TIGHT. AT A MINIMUM THE JOINT SHALL BE SEALED WITH BUTYL RUBBER SEALANT (KENT SEAL #2 OR APPROVED EQUIVALENT) AND THE EXTERIOR OF THE JOINT SHALL BE SEALED WITH NON-SHRINK GROUT IN CONFORMANCE WITH THE TOWNSHIP STANDARD GREASE TRAP DETAIL.
- TANK SHALL BE TESTED FOR WATER TIGHTNESS BY FILLING FOR 24 HRS. TO SOAK, THEN TOPPED OFF, AND THEN WATCHED FOR 24 HRS. NO DROP IN WATER IS ALLOWED.
- CAST IRON SHALL BE BOLTED TO CONCRETE WITH MASTIC TAPE (KENT SEAL OR APPROVED EQUIVALENT) SEALANT.
- MAXIMUM EARTH COVER=5.0', HS-20 LOADING.
- INLET AND OUTLET EQUIPPED WITH PIPE SEALS.



DATE	REVISION	MARK	DRAWING 16-096
8/17/16 <td></td> <td></td> <td>DESIGNED J.B.B. DRAWN J.B.B. CHECKED J.B.B. SCALE NTS DATE 5/5/16</td>			DESIGNED J.B.B. DRAWN J.B.B. CHECKED J.B.B. SCALE NTS DATE 5/5/16

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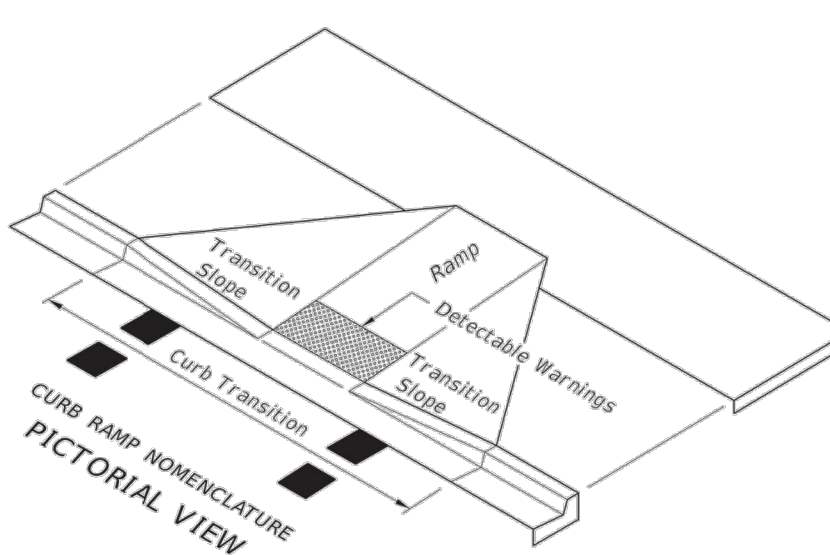
MISCELLANEOUS DETAILS

SHOPPES AT 11TH

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE FL REG. NO. 47048
 JOHNN B. BITTLE FL REG. NO. 57396
 WILLIAM P. STODDARD FL REG. NO. 57605

DATE: SHEET 11 PROJECT NO. 16-096

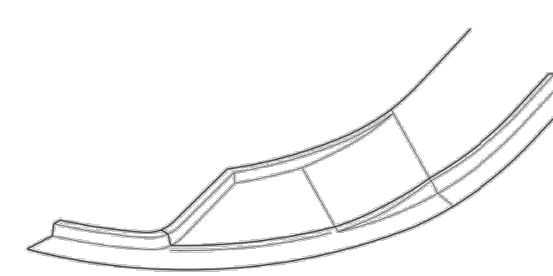
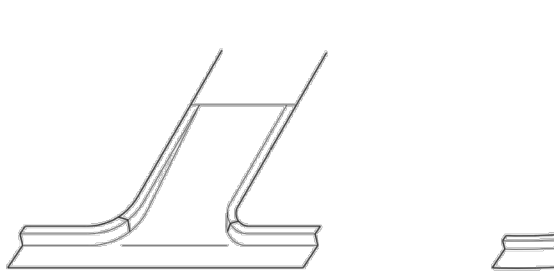
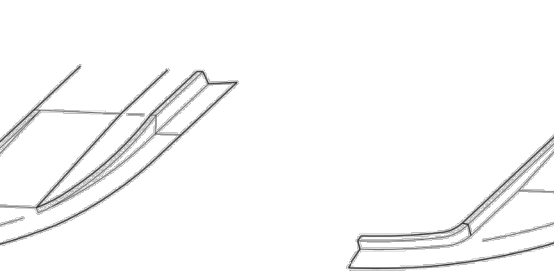
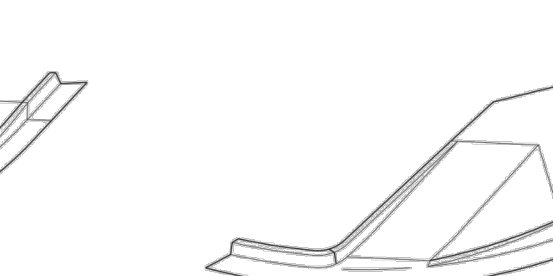
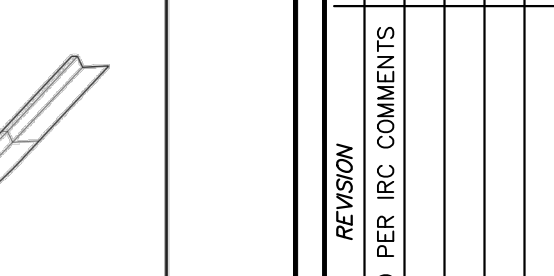
GENERAL NOTES



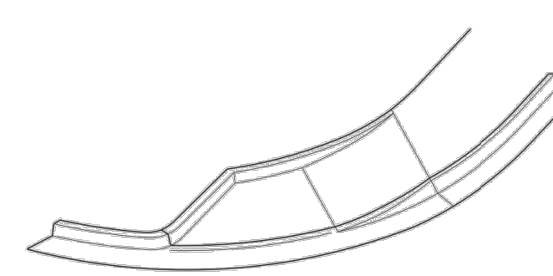
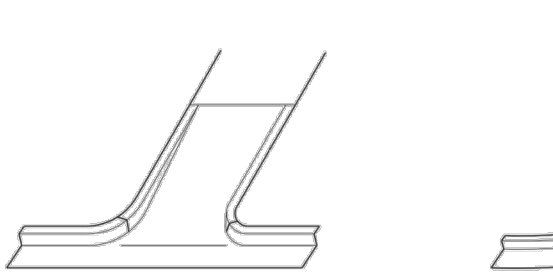
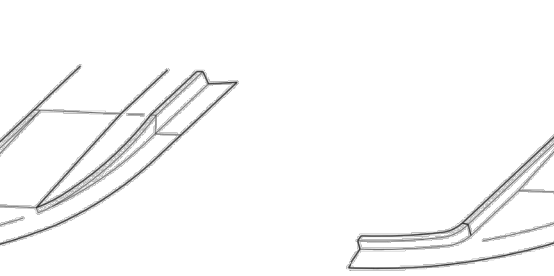
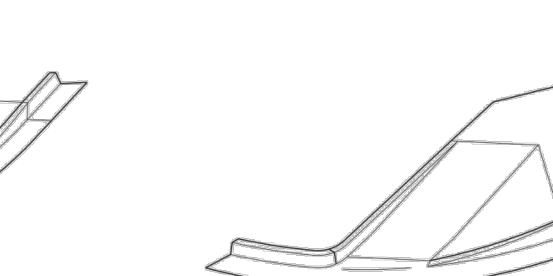
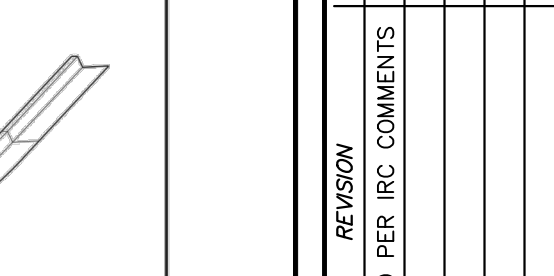
- Sidewalk curb ramps shall be constructed at locations that will provide continuous unobstructed pedestrian circulation path to pedestrian areas, elements and facilities within the right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed for all intersections and turnouts with curbed returns. To accommodate curb ramps, partial curb returns are to extend to the limits prescribed in Index No. 515. Ramps constructed at locations without sidewalks are to have a landing constructed at the top of each ramp, see LANDINGS FOR CURB RAMP WITHOUT SIDEWALKS.
- When altering existing pedestrian facilities, where existing restricted conditions preclude the accommodation of a ramp slope of 1:12, a ramp slope between 1:12 and 1:10 is permitted for a rise of 6' maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided. Ramp slopes are not required to exceed 15' in length.
- If sidewalk curb ramps are located where pedestrians must walk across the ramp, then provide transition slopes to the ramp; otherwise a sidewalk curb may be required.
- All sidewalks, ramps, and landings with a cross slope of 0.02 shown in this Index are 0.02 maximum. All ramp slopes shown in this Index as 1:12 are 1:12 maximum. Landings shall have slopes less than or equal to 0.02 in any direction.
- Grade breaks at the top and bottom of ramps shall be parallel to each other and perpendicular to the direction of the ramp slope.
- Where a sidewalk curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest joint beyond the curb transition or to the extent that no remaining section of curb or curb and gutter is less than 5' long. Existing sidewalks shall be removed to the nearest joint beyond the transition slope or to the extent that no remaining section of sidewalk is less than 5' long. For CONCRETE SIDEWALK details refer to Index 310.
- Sidewalk curb ramp alpha-identifications are for reference purposes (plans, permits, etc.). Alpha-identifications CR-1 and CR-J were intentionally omitted.
- Detectable warnings shall extend the full width of the ramp and to a depth of 2'. Detectable warnings shall be constructed in accordance with Specification Section 527. For the layout of detectable warnings, refer to the TYPICAL PLACEMENT OF DETECTABLE WARNINGS details. Detectable warnings shall not be provided on transition slopes.
- When detectable warnings are placed on a slope greater than 5%, domes shall be aligned with the centerline of the ramp; otherwise domes are not required to be aligned.
- Detectable warnings shall be required on sidewalks and shared use paths at:
 - Intersecting roads,
 - Median Crossings greater than or equal to 6' in width,
 - Railroad Crossings,
 - Signalized driveways.
- Detectable Warnings - Acceptance Criteria:
 - Color and texture shall be complete and uniform.
 - 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
 - There shall be no more than 4 non-compliant domes in any one square foot.
 - Non-compliant domes shall not be adjacent to other non-compliant domes.
 - Surfaces shall not deviate more than 0.10" from a true plane.
- Detectable warnings shall be installed no greater than 5' from the back of curb or edge of pavement.
- Detectable warnings shall not be installed over grade breaks.

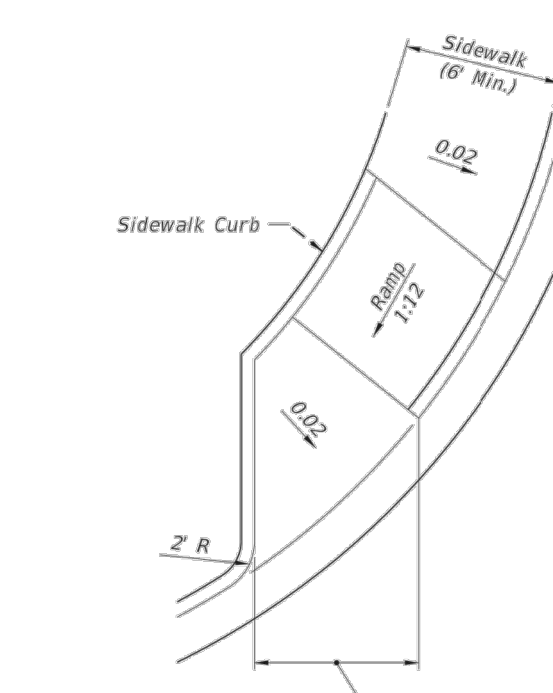
LEGEND

Detectable Warnings

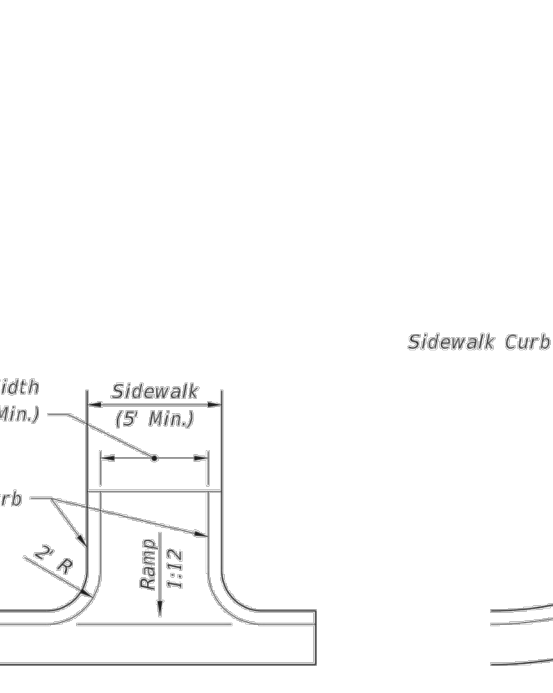






LAST REVISION	DESCRIPTION:	2016 FDOT DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 1 of 7
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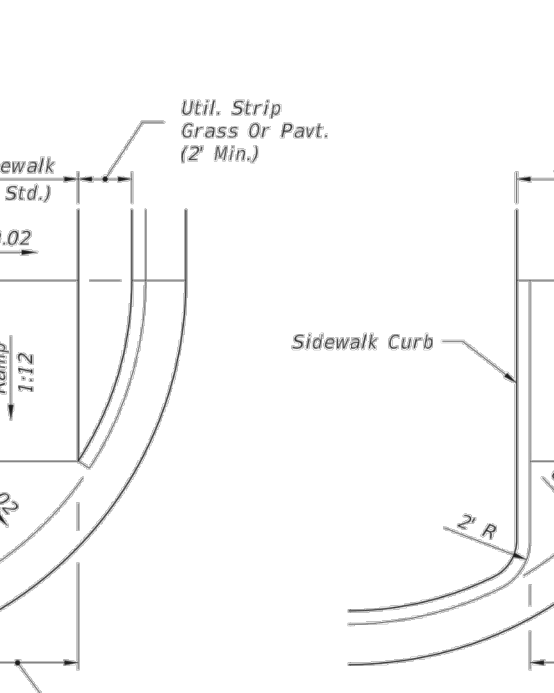








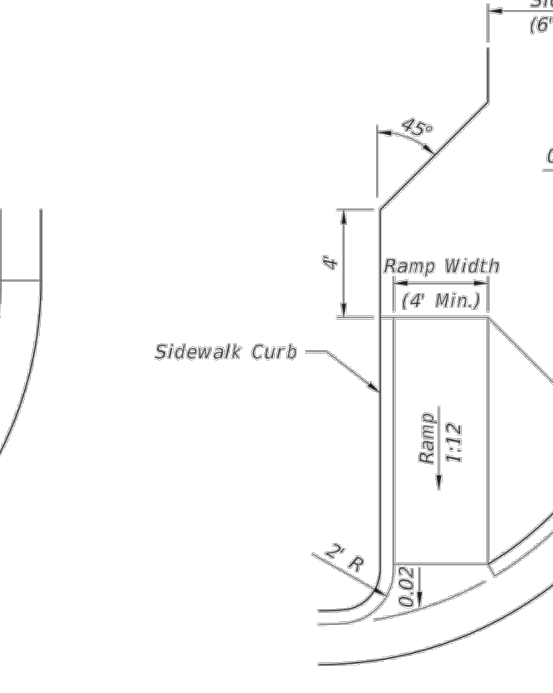
PLAN VIEW
CR-D



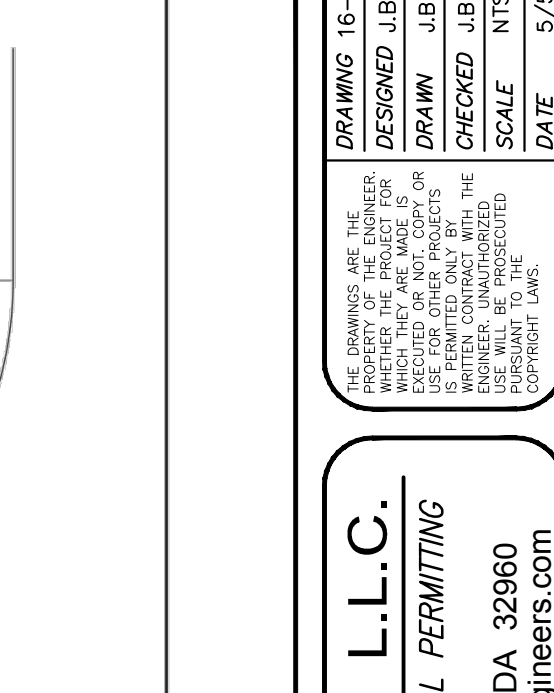
PLAN VIEW
CR-E



PLAN VIEW
CR-F



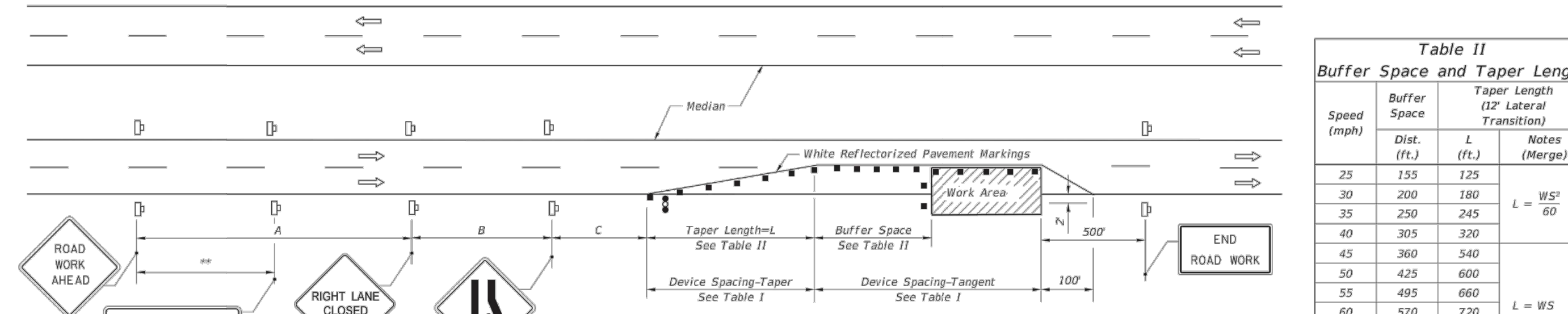
PLAN VIEW
CR-G



PLAN VIEW
CR-H

DIMENSIONAL FEATURES OF SIDEWALK CURB RAMPS FOR LINEAR PEDESTRIAN TRAFFIC

LAST REVISION	DESCRIPTION:	2016 FDOT DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 3 of 7
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Speed (mph)	Buffer Space (ft.)	Taper Length (ft.)		Notes (Merge)
		Dist. (ft.)	L (ft.)	
25	155	125		L = WS ² 60
30	200	180		
35	250	245		
40	305	320		
45	360	400		
50	425	500		L = WS
55	495	600		
60	570	720		
65	645	880		
70	730	1040		

Speed (mph)	Max. Distance Between Devices (ft.)			
	Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

GENERAL NOTES

- Work operations shall be confined to one traffic lane, leaving the adjacent lane open to traffic.
- On undivided highways the median signs as shown are to be omitted.
- When work is performed in the median lane on divided highways, the channelizing device plan is inverted and left lane closed and lane ends signs substituted for the right lane closed and lane end signs.

DURATION NOTES

- Temporary white edgeline may be omitted for work operations less than 3 consecutive calendar days.
- For work operations up to approximately 15 minutes, signs, channelizing devices, arrow board, and buffer space may be omitted if all of the following conditions are met:
 - Speed limit is 45 mph or less.
 - No sight obstructions to vehicles approaching the work area for a distance equal to the buffer space and the taper length combined.
 - Volume and complexity of the roadway has been considered.
 - The closed lane is occupied by a class 5 or larger, medium duty truck(s) with a minimum gross weight vehicle rating (GVWR) of 16,001 lb with high-intensity, rotating, flashing, oscillating, or strobe lights mounted above the cab height and operating.
- For work operations up to 60 minutes, arrow board and buffer space may be omitted if conditions a, b, and c in DURATION NOTE 2 are met, and vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

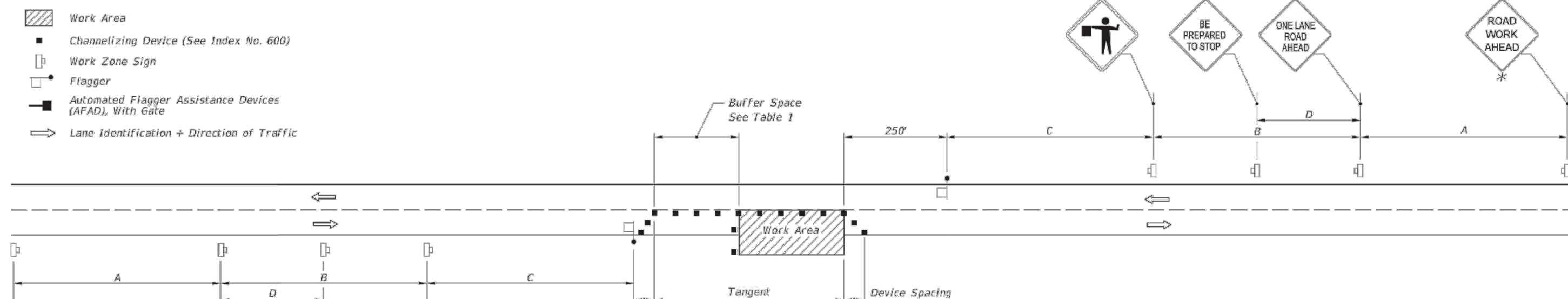
CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCRoACH ON THE LANE ADJACENT TO EITHER SHOULDER AND THE AREA 2' OUTSIDE THE EDGE OF TRAVEL WAY.

LAST REVISION	DESCRIPTION:	2016 FDOT DESIGN STANDARDS	MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE	INDEX NO. 613	SHEET NO. 1 of 2
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SYMBOLS:

- Work Area
- Channelizing Device (See Index No. 600)
- Work Zone Sign
- Flagger
- Automated Flagger Assistance Devices (AFAD), With Gate
- Lane Identification + Direction of Traffic



GENERAL NOTES:

- Special Conditions may be required in accordance with these notes and the following sheets.
 - Existing Posted Speed is 50 mph or greater.
 - Work duration is greater than 60 minutes.
- Temporary Raised Rumble Strips:
 - Use when both of the following conditions are met concurrently:
 - Existing Posted Speed is 50 mph or greater.
 - Work duration is greater than 60 minutes.
 - Use a consistent Strip color throughout the work zone.
 - Place each Rumble Strip Set transversely across the lane at locations shown.
 - Use Option 1 or Option 2 as shown on Sheet 2. Use only one option throughout work zone.
- Additional one-way control may be provided by the following means:
 - Flag-carrying vehicles;
 - Official vehicle;
 - Pilee vehicles;
 - Traffic signals.
- When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
- When a side road intersects the highway within the TTC zone, place additional TTC devices in accordance with other applicable TCZ indexes.
- The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
- When Buffer Space cannot be attained due to geometric constraints, use the greatest attainable length, not less than 200 ft.
- Railroad Crossings:
 - If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
 - If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.
- Raised Rumble Strips:
 - Work operations are 60 minutes or less.
 - Speed limit is 45 mph or less.
 - There are no sight obstructions to vehicles approaching the work area for a distance equal to the Buffer Space shown in Table 1.
 - Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.
 - Volume and complexity of the roadway has been considered.
 - If a railroad crossing is present, vehicles will not queue across rail tracks.
 - AFADs are not in use.
- See Index 600 for general TCZ requirements and additional information.
- Automated Flagger Assistance Devices (AFADs) may be used in accordance with the Notes on Sheet 3.

Posted Speed	DEVICE SPACING				Distance Between Signs				Buffer Space
	Maximum Spacing of Cones or Tubular Markers		Maximum Spacing of Type I or Type II Barricades/Panels/Drums		A	B	C	D	
	On a Taper	On a Tangent	On a Taper	On a Tangent					
25	20'	50'	20'	50'	200'	200'	200'	100'	155'
30	20'	50'	20'	50'	200'	200'	200'	100'	200'
35	20'	50'	20'	50'	200'	200'	200'	100'	250'
40	20'	50'	20'	50'	200'	200'	200'	100'	305'
45	20'	50'	20'	50'	350'	350'	350'	175'	360'
50	20'	50'	20'	100'	500'	500'	500'	250'	425'
55	20'	50'	20'	100'	2640'	1500'	1000'	500'	495'
60	20'	50'	20'	100'	2640'	1500'	1000'	500'	570'
65	20'	50'	20'	100'	2640'	1500'	1000'	500'	645'
70	20'	50'	20'	100'	2640'	1500'	1000'	500'	730'

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCRoACH THE AREA BETWEEN THE CENTERLINE AND A LINE 2' OUTSIDE THE EDGE OF TRAVEL WAY.

LAST REVISION	DESCRIPTION:	2016 FDOT DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX NO. 603	SHEET NO. 1 of 3
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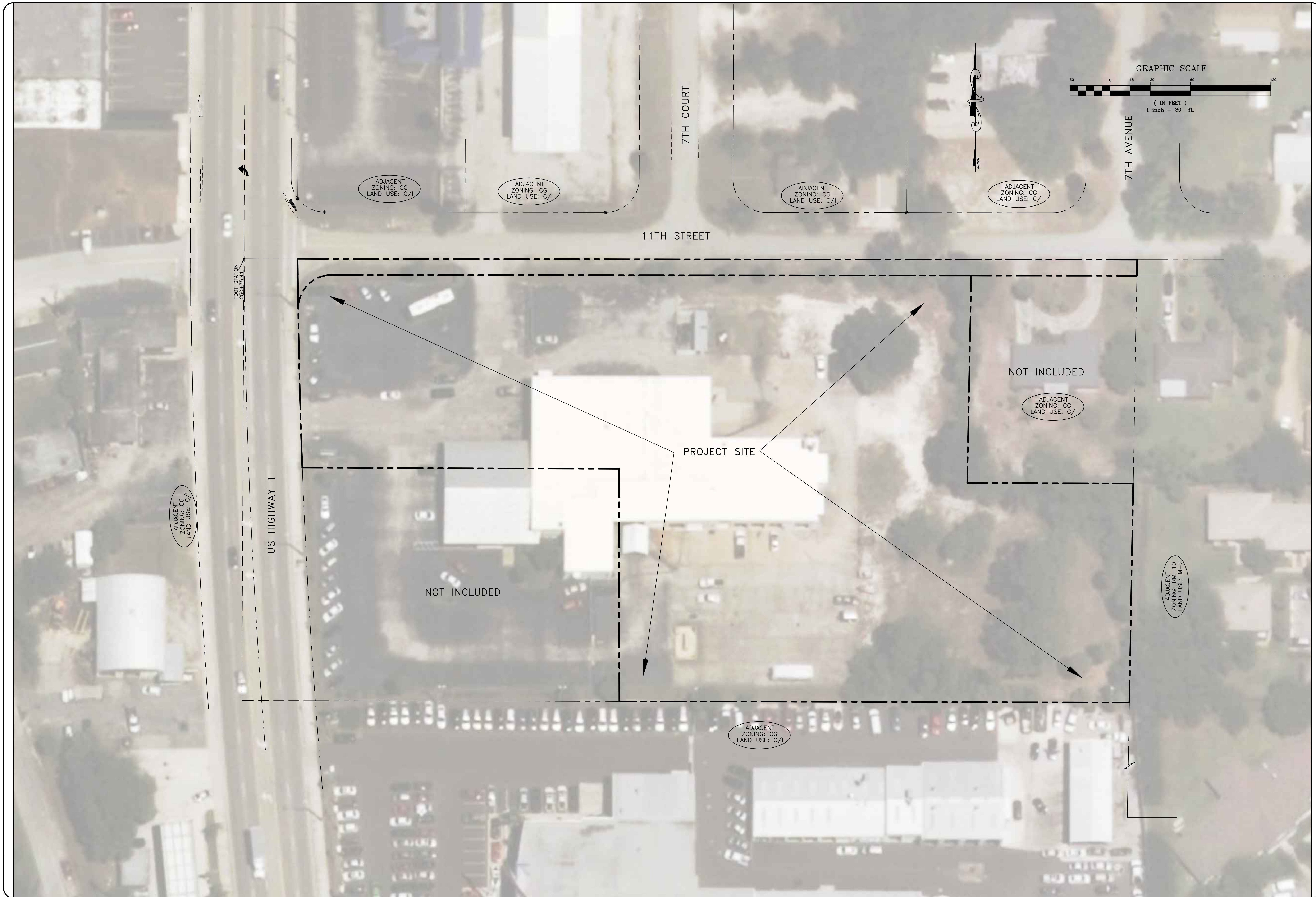
DATE	8/7/16	REVISION	1	REVISED PER IRC COMMENTS	
DRAWING 16-096	DESIGNED J.B.B.	DRAWN J.B.B.	CHECKED J.B.B.	SCALE	DATE 5/5/16

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SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING LAND PLANNING ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00008968
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL: 772 / 770-9622 FAX: 772 / 770-9496 EMAIL: info@sbsengineers.com

MISCELLANEOUS DETAILS
SHOPPES AT 11TH

DATE:	SHEET	12	PROJECT NO.	16-096
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MARK	REVISION	DATE
1	REVISED PER IRC COMMENTS	8/1/16

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 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772/770-9622 FAX 772/770-9496 EMAIL info@ssengineers.com

AERIAL

SHOPPES AT 11TH

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL. REG. NO. 47048
 JODAH B. BITTLE
 FL. REG. NO. 57396
 WILLIAM P. STODDARD
 FL. REG. NO. 52665

DATE: _____
 SHEET: **13**
 PROJECT NO.: **16-096**

PLAT OF CASA RIO
PLAT BOOK 1, PAGE 81

PLAT OF CASA RIO
PLAT BOOK 1, PAGE 81

LOCATION MAP: NOT TO SCALE
ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE WEST 1/2 OF LOT 3
VERO LAND COMPANY SUBDIVISION
PLAT BOOK 3, PAGE 19
INDIAN RIVER COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE WEST ONE-HALF (1/2) OF LOT 3, OF VERO LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.
LESS AND EXCEPT THE FOLLOWING DESCRIBED PART OF THE WEST ONE-HALF (1/2) OF SAID LOT 3 TO WIT:
FROM THE NORTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST; RUN WEST A DISTANCE OF 663.80 FEET TO A POINT BEING IN THE CENTERLINE OF 10th STREET; THENCE RUN A DEFLECTION ANGLE TO THE RIGHT 90 DEGREES 10' A DISTANCE OF 494.93 FEET TO THE POINT OF BEGINNING; THENCE, RUN A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 13' RUN A DISTANCE OF 124.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF WAY 90 DEGREES 13' RUN A DISTANCE OF 155.41 FEET TO A POINT BEING 12 FEET SOUTH OF THE NORTH LINE OF LOT 3 OF THE VERO LAND COMPANY SUBDIVISION; THENCE RUN EASTERLY PARALLEL TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 123.85 FEET TO A POINT; THENCE RUN SOUTH 155.68 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 5.
LESS THE FOLLOWING DESCRIBED PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 2890, PAGE 545, INDIAN RIVER COUNTY PUBLIC RECORDS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A NAIL & DISC FOUND (LB 7056) AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF 11TH STREET (47' APPARENT R/W) AND THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 1 (A.K.A. STATE ROAD NO. 5, 80' R/W), THENCE ALONG SAID RIGHT OF WAY OF U.S. HIGHWAY 1 ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 144.24 FEET, SAID CURVE HAVING A RADIUS OF 4871.15 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY S.89°48'58" EAST, A DISTANCE OF 236.60 FEET TO A POINT; THENCE SOUTH 00°05'01" EAST, A DISTANCE OF 173.82 FEET TO A POINT; THENCE NORTH 89°51'48" WEST, A DISTANCE OF 227.08 FEET TO A 5/8" INCH REBAR AND CAP FOUND (LB 4659) ON THE AFORESAID EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 1; THENCE ALONG SAID RIGHT OF WAY, ALONG A CURVE HAVING A RADIUS OF 4871.15 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 03°12'55" WEST, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

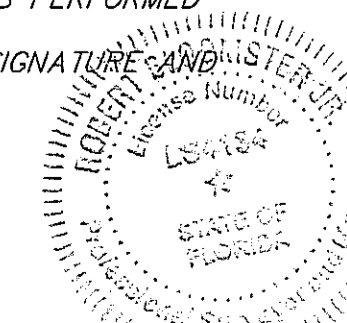
SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO.: 4784793, EFFECTIVE DATE: APRIL 14, 2014 AT 8AM SCHEDULE B - SECTION II.
4. EXCEPTION #6: PLAT BOOK 3, PAGE 19 - AFFECTS PROPERTY, NO PLOTTABLE EXCEPTIONS.
5. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N89°52'30"W ALONG SOUTH LINE OF THE WEST 1/2 OF LOT 3, VERO LAND COMPANY SUBDIVISION.
6. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
7. INDIAN RIVER COUNTY BENCHMARK: REFERENCE NO. 294004 (ELEVATION 8.17' NAVD 88).
8. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADD 1.49'.
9. LEGAL DESCRIPTION FURNISHED IN TITLE COMMITMENT.
10. SITE AREA: 145123.01 SQUARE FEET OR 3.33 ACRES MORE OR LESS.
11. SITE AREA AFTER R/W DEDICATION: 137461.03 SQUARE FEET OR 3.16 ACRES ±.
12. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 12061C-0357-H, DATED: DECEMBER 4, 2012.
13. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
14. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
15. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
16. THERE WAS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATION:

TO: ROBERTS EQUITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; GONANO & HARRELL; AND COMMONWEALTH LAND TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 11(a), 13, 16 AND 18 OF TABLE 'A' THEREOF. THE FIELD WORK WAS PERFORMED ON APRIL 10, 2015.
SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Robert Bloomster
ROBERT BLOOMSTER, JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA



BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
L.B. #0018

641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

1066 US HWY 1, LLC
1066 U.S. HIGHWAY NO. 1
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

SHEET 1 OF 1		
DRAWN BY:	DPK	
SCALE:	1" = 30'	
FIELD WORK COMPLETED:	5/10/15	
FIELD BOOK:	SKETCH	
JOB NO.	13016	
REVISIONS		
DATE:	DESCRIPTION:	BY:
7/18/16	IRC COMMENTS	DPK

- LEGEND**
- POWER POLE
 - LIGHT POST
 - INVERT
 - INVERT
 - ELEV. ELEVATION
 - R. RADIUS
 - L. LENGTH
 - DELTA
 - D.O.T. DEPARTMENT OF TRANSPORTATION
 - L.B. LICENSED BUSINESS
 - NO. NUMBER
 - M = MEASURED
 - C = CALCULATED
 - SPOT ELEVATIONS