



PROPOSED BUILDING

INDEX OF DRAWINGS

**BUILDING ARCHITECTURE**  
 RICK BRAUTIGAN ARCHITECTURE, INC.  
 1025 South Dixie Highway  
 Delray Beach, Florida, 33483

**MECHANICAL/ELECTRICAL/PLUMBING**  
 FORMICA AND ASSOCIATES  
 3100 Boca Raton Blvd. Suite 711  
 Boca Raton, FL 33431

No.	Title	Issued	Revisions	No.	Title	Issued	Revisions
A1.	Cover Sheet/Data.....	2-3-16		SL1	Site Photometric Plan .....	2-3-16	
A2.	Proposed Site Plan /Data.....	2-3-16		SL2	Site Lighting Plan.....	2-3-16	
A3.	Proposed Foundation Plan & Details .....	2-3-16		M1	Mechanical Plan.....	2-3-16	
A4.	Proposed Floor Plan.....	2-3-16		M2	Mechanical Data, Details & Specs... ..	2-3-16	
A5.	Proposed Life Safety Plan & Reflected Ceiling Plan.....	2-3-16		P1	Plumbing Plan.....	2-3-16	
A6.	Proposed Attic Floor Framing Plan & Isometric Plan.....	2-3-16		P2	Plumbing Data, Details & Risers.....	2-3-16	
A7.	Proposed Roof Framing Plan & Details.....	2-3-16		E1	Power Plan .....	2-3-16	
A8.	Enhanced Restroom Plans & Details.....	2-3-16		E2	Lighting Plan .....	2-3-16	
A9.	Proposed Door/Window Schedules & Details.....	2-3-16					
A10.	Structural Notes & Fire Rated Penetration Details....	2-3-16					
A11.	Proposed Elevations .....	2-3-16					
A12.	Proposed Elevations.....	2-3-16					
A13.	Proposed Section .....	2-3-16					
A14.	Proposed Section .....	2-3-16					

Kelly Building for:  
 Schmidt  
 Investment  
 Properties, LLC

1302 Wallace Drive  
 Delray Beach, FL 33444

RBA.PN.13714.09

Issued Date

- ⊙ :Permit Set
- ⊙ :G.C. Bid Set
- 2-27-16:Owner Review Plan Set

"Kelly Building"  
 for  
 Schmidt Investment Properties, L.L.C.  
 1302 Wallace Drive · Delray Beach · FL

Cover Sheet

SEE SHEETS A11 & A12 FOR ELEVATIONS & SHEET SL1 FOR PHOTOMETRICS PLAN, INDICATING THE LOCATION OF LIGHT FIXTURES ON BLDG'S EXTERIOR FACADES

SEE SHEET A11 - FRONT ELEVATION FOR LOCATION/NOTES ON KNOX BOX & TYPE OF CONSTRUCTION SIGN

ALL UTILITIES TO BE UNDERGROUND

**BICYCLE PARKING:**  
Per LDR Section 4.4.13(I)(4) and Table 4.4.13(L):  
-Bicycle Parking Required:  
2 spaces per 1,000 SF of gross floor area:  
2,433 SF = 5 spaces  
-Bicycle Parking Provided: 7 spaces

**APPLICABLE CODES**

- Florida Building Code 2010 Edition
- Florida Fire Prevention Code 5th Edition 2012
- NFPA 1 & 101 Life Safety Code Florida specific editions
- Chapter 11 Florida Accessibility Code for Building Construction in Florida Building Code 2010 Edition.

**OCCUPANCY:** Proposed: B (Business) / S (Storage)

**TYPE OF CONSTRUCTION:** V UNPROTECTED

**STRUCTURAL DATA:**

- Basic Wind Speed 170  
3 sec gust
- Wind Importance Factor 1.0
- Category 2
- Wind Exposure C
- Internal Pressure Coefficient See Elevation
- Building design Enclosed  
+/- 0.18
- Soil Bearing Cap. Min. 2,500 PSF

**PROJECT DATA**

**BUILDING SETBACKS:**  
Building data provided pursuant to LDR Section 4.3.4(K), Development Standard Matrix:  
Setbacks:  
Front: 25 feet Rear: 10 feet  
Interior side: 10 feet Street side: N/A  
HEIGHT: 48 FEET MAX. FLOORS: 2

**ZONING:** MIC - Mixed Industrial & Commercial  
Future Land use designation: CMR

**LEGAL DESCRIPTION**  
Lot 2, "Platt's Acres", according to the plat thereof, as recorded in plat book 21, page 47 of the public records of Palm Beach County, Florida, less ultimate right-of-way, containing 24,537 square feet / 0.56 acres, more or less.  
Said lands situate in Palm Beach County, Florida, containing 25,674 square feet / 0.5894 acres, more or less.  
Subject to easements, restrictions, reservations, covenants, and rights-of-way of record.

**PROJECT DATA**

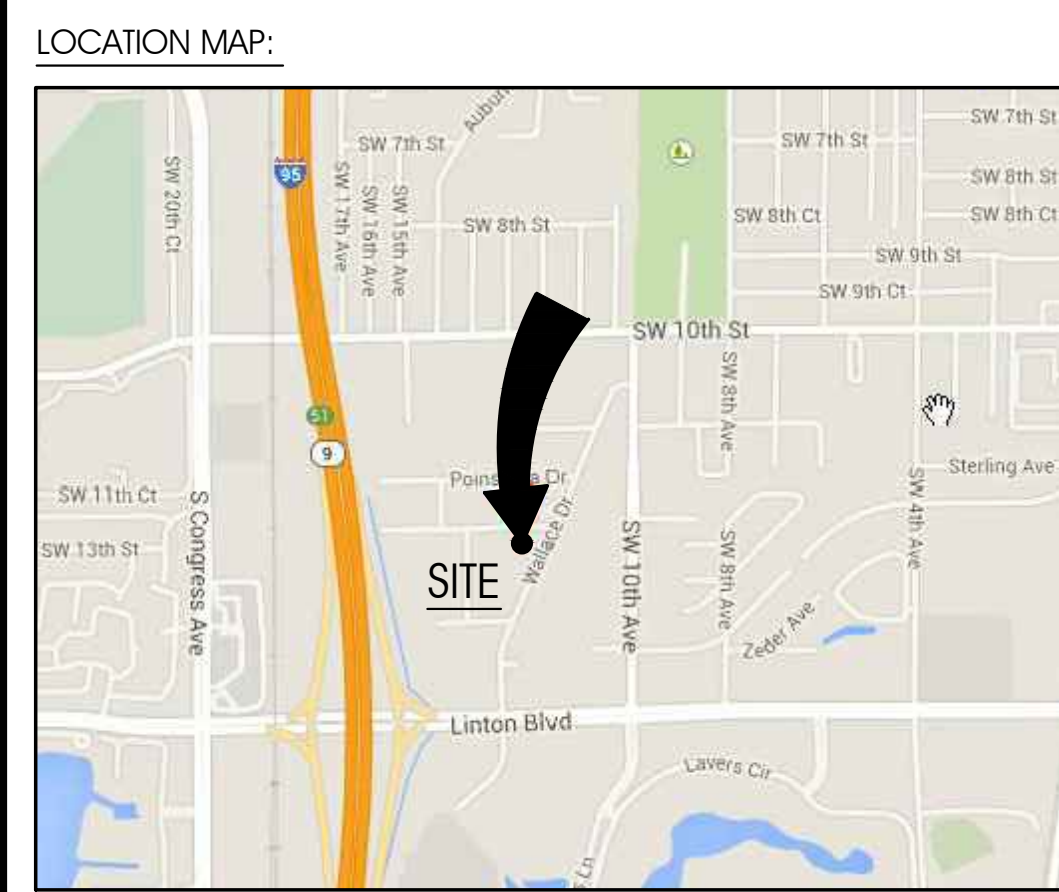
**AREAS:**  
Ground floor area: Office.....1,310 s.f.  
Warehouse.....1,123 s.f.  
Total floor area: 2,433 s.f. 9.48% of site

Parking/paved area:.....15,414 s.f. 63% of site  
Open(landscape)space (25%min.Non-vehicular): 6,690 s.f. 27% of site

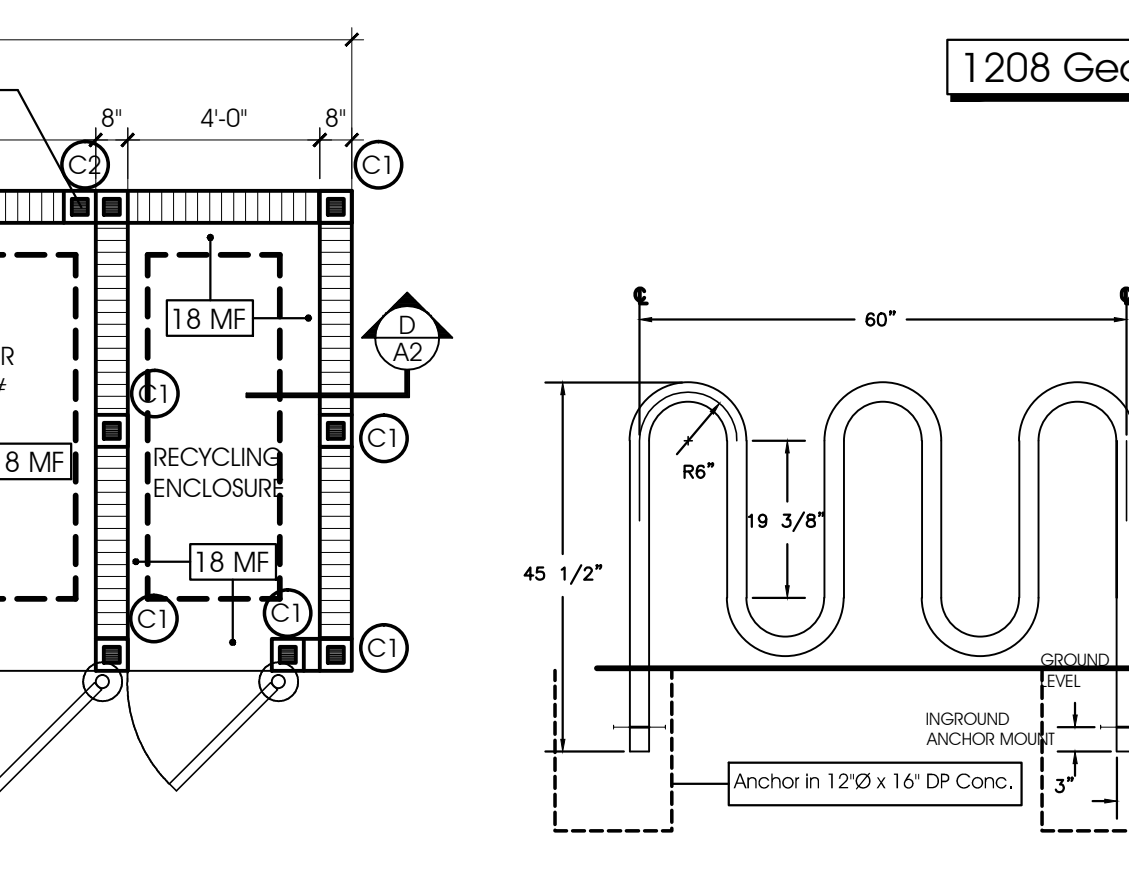
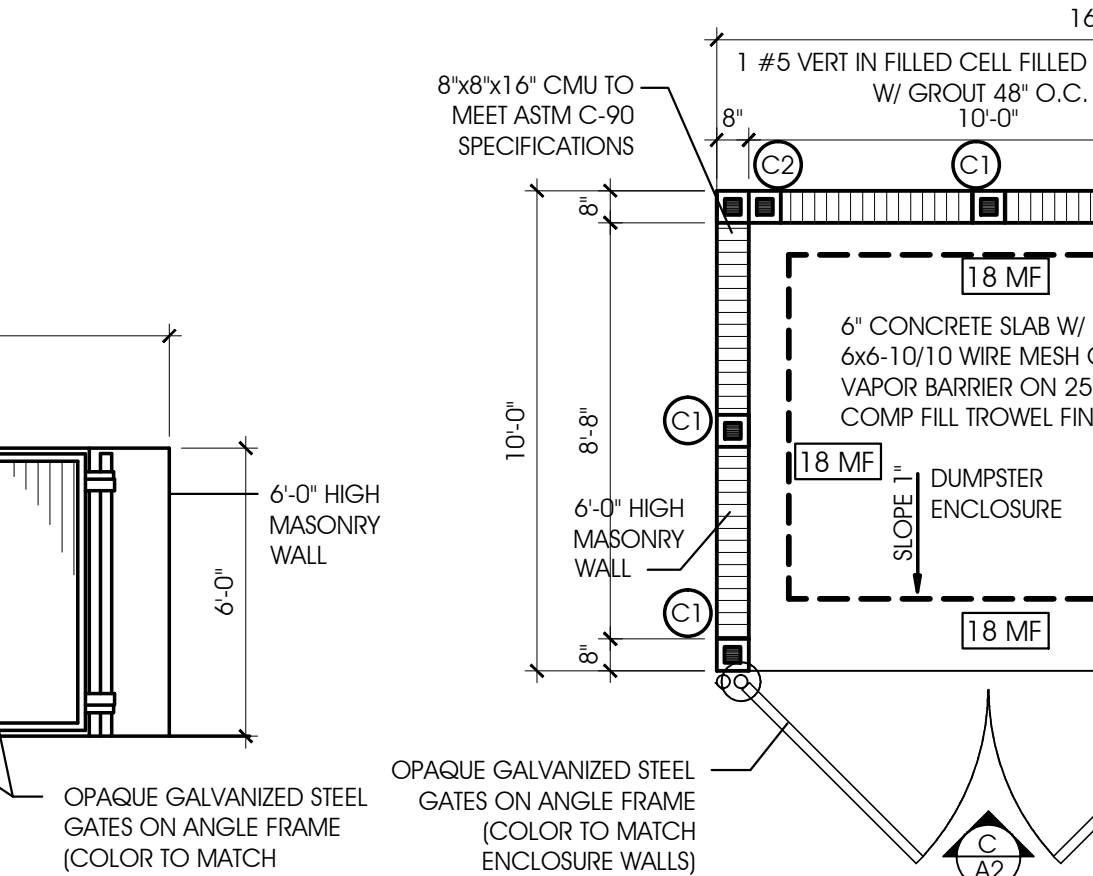
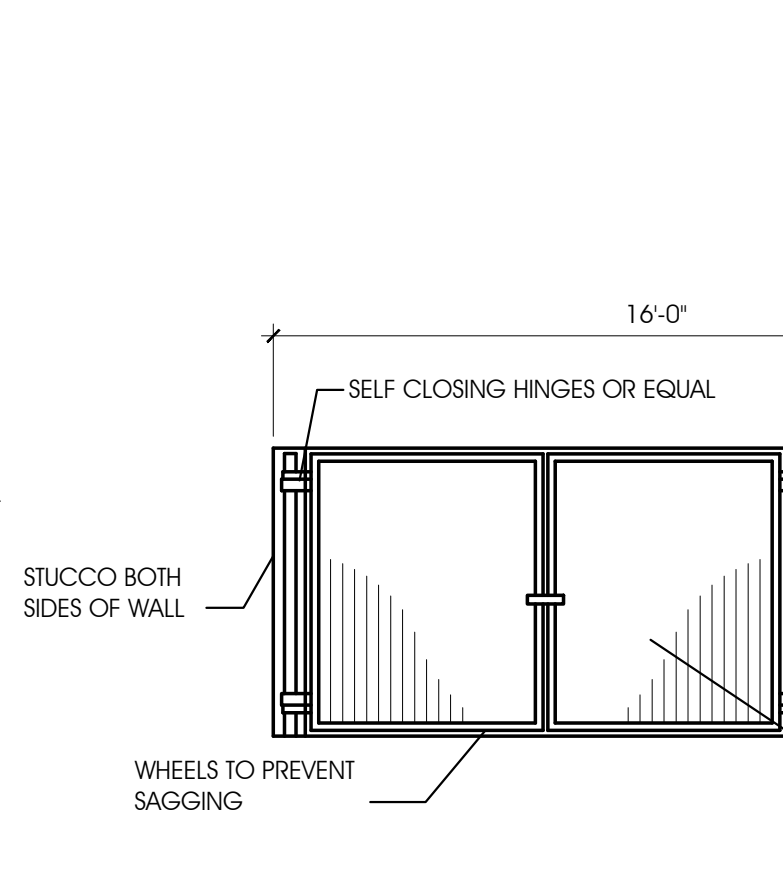
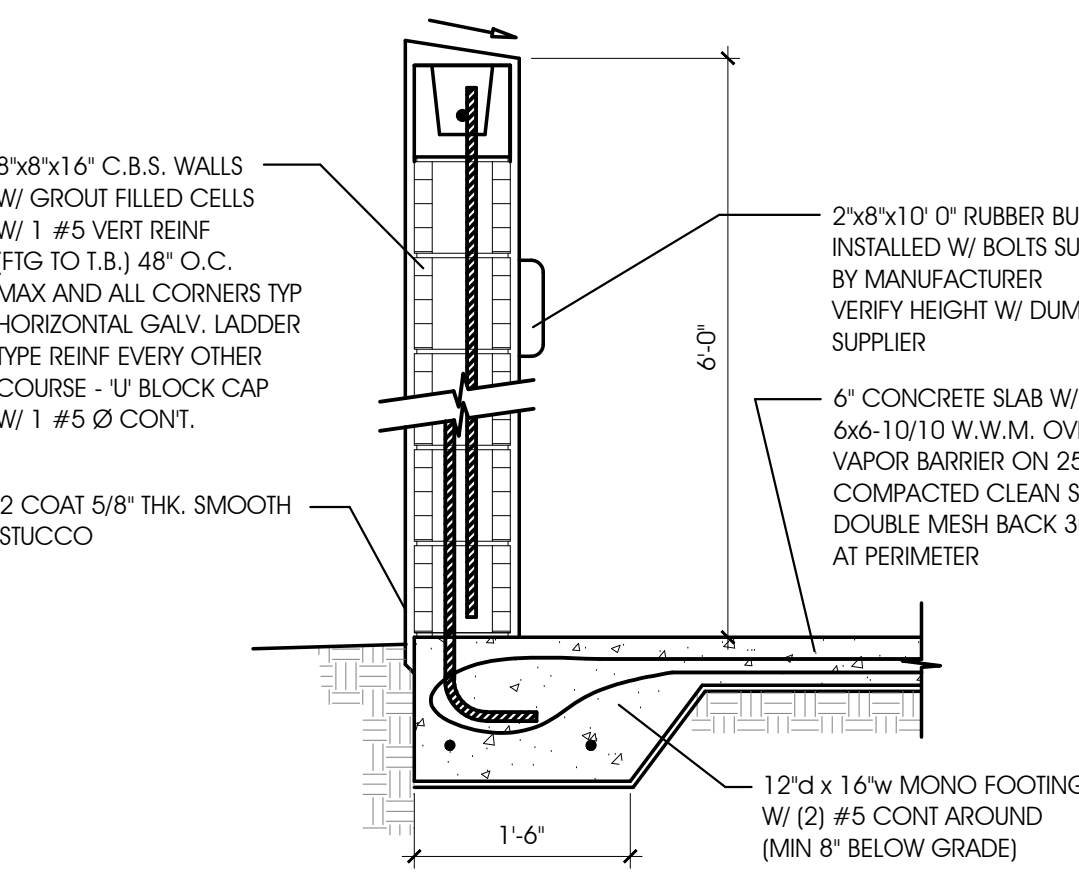
Total Site area:.....24,537 s.f. (0.56 acres)

**PARKING:**  
Parking spaces required pursuant to LDR Section 4.6.9:  
Use: Warehouse Calculated at 1 spaces per 1,000 = 2 spaces  
Use: Office Calculated at 4 spaces per 1,000 = 6 spaces  
Total: 8 spaces

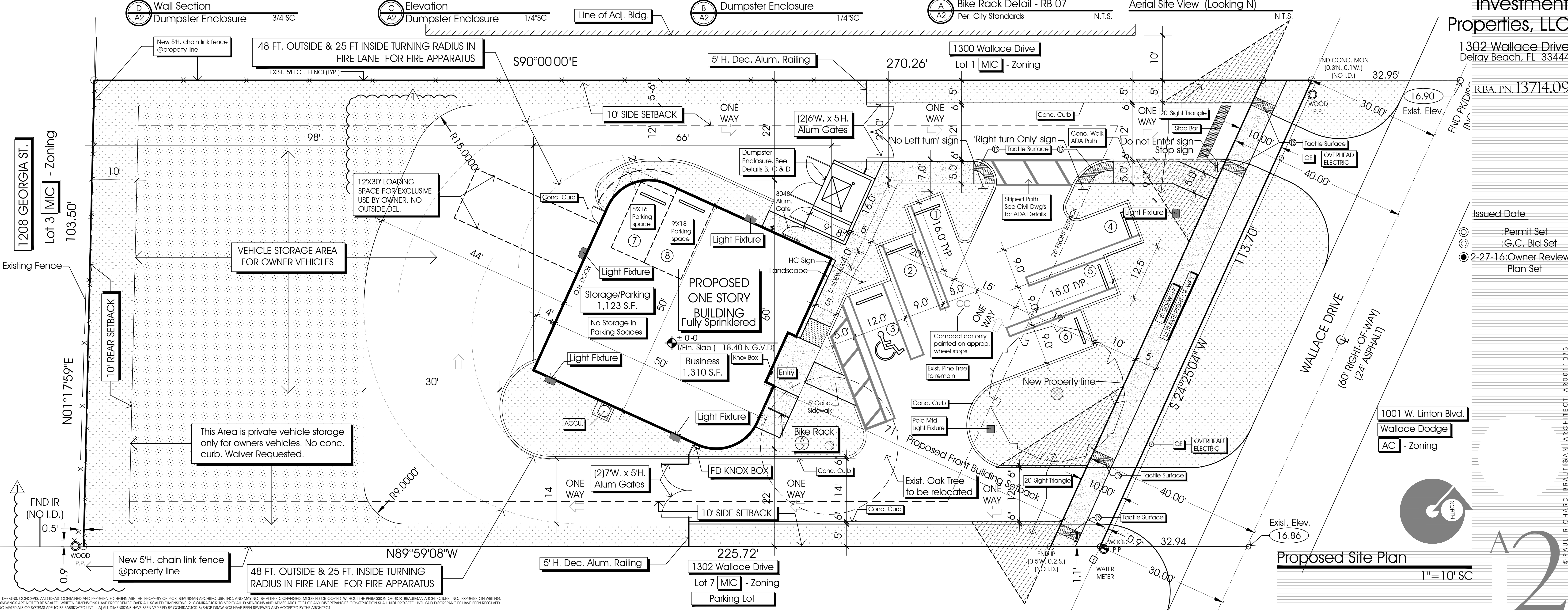
Parking spaces Provided:  
Regular 5 spaces  
Compact 2 space  
Handicapped 1 space  
Total: 8 spaces



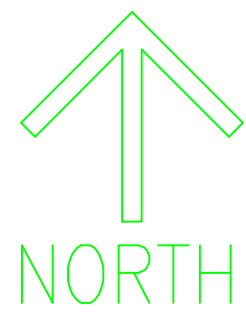
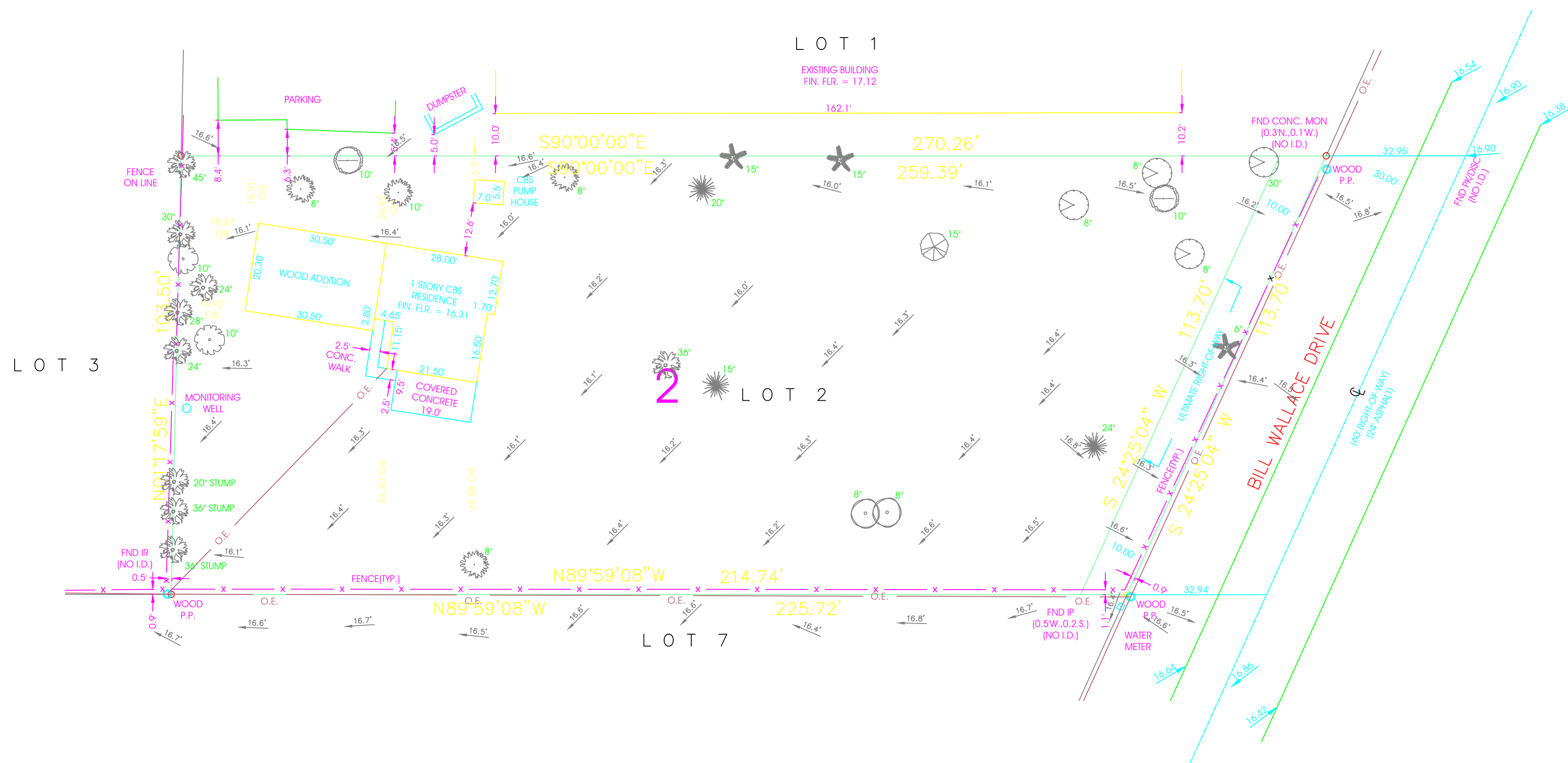
**ARCHITECTURE**  
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Ph: 561.272.9086  
F: 561.272.6366  
AAC002029



Kelly Building for:  
**Schmidt Investment Properties, LLC**  
1302 Wallace Drive  
Delray Beach, FL 33444  
RBA.PN.13714.09



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3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL ALL DIMENSIONS HAVE BEEN VERIFIED BY CONTRACTOR. SHOP DRAWINGS HAVE BEEN REVIEWED AND ACCEPTED BY THE ARCHITECT.



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

- TYPICAL LEGEND NOTES**
- A/C - AIR CONDITIONER
  - L - ARC LENGTH
  - ASPH - ASPHALT
  - ALUM - ALUMINUM
  - B/D/S - BUILDING
  - B/K - BLOCK
  - C & G - CURB AND GUTTER
  - C.B. - CATCH BASIN
  - C.M.P. - CORRUGATED METAL PIPE
  - C.O. - CLEANOUT
  - CALC. - CALCULATED
  - CTV - CABLE TELEVISION RISER
  - CBS-CONCRETE BLOCK & STUCCO
  - CONC. - CONCRETE
  - COR. - CORNER
  - COV. COVERED
  - D.E. - DRAINAGE EASEMENT
  - E.O.P. - EDGE OF PAVEMENT
  - E.O.W. - EDGE OF WATER
  - ELEC. - ELECTRIC
  - ELEV. - ELEVATION
  - ESMT. - EASEMENT
  - EXIST. - EXISTING
  - F.H. - FIRE HYDRANT
  - F.P.L. - FLORIDA POWER & LIGHT
  - FIN. - FINISHED
  - FLR. - FLOOR
  - FND. - FOUNDING
  - G.V. - GATE VALVE
  - I.P. - IRON PIPE
  - I.R./CAP - IRON ROD & CAP
  - INT. - INTERSECTION
  - INV. - INVERT
  - L.P. - LIGHT POLE
  - CHATT. - CHATEAUCHOCHEE
  - L.W.D. - LAKE WORTH
  - DRAINAGE DISTRICT
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - LOW. - LOWEST
  - M.H. - MANHOLE
  - MEAS-MEASURED
  - MON. - MONUMENT
  - N/T - NAIL & TAG
  - NO. - NUMBER
  - O.E. - OVERHEAD ELECTRIC
  - O.L. - ON LINE
  - O/S - BUILDING OFFSET
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.B. - PLAT BOOK
  - P.C. - POINT OF CURVATURE
  - P.C.P. - PERMANENT CONTROL POINT
  - P.I. - POINT OF INTERSECTION
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.P. - POWER POLE
  - PRCP. - PROPOSED
  - P.T. - POINT OF TANGENCY
  - R - RADIUS
  - R.R. - RAILROAD
  - R/W - RIGHT-OF-WAY
  - RES. - RESIDENTIAL
  - RGE. - RANGE
  - S.B.T. - SOUTHERN BELL TELEPHONE
  - SAN. - SANITARY
  - SEC. - SECTION
  - SQ. FT. - SQUARE FEET
  - T.O.B. - TOP OF BANK
  - T.V. - TELEVISION
  - TWP. - TOWNSHIP
  - U.E. - UTILITY EASEMENT
  - W.M. - WATER METER
  - DELTA (CENTRAL ANGLE)
  - ALUM. - ALUMINUM
  - 3/8" 5/8" IR/CAP LB 3591
  - DESIGNATES PROPOSED ELEVATION
  - DIRECTION OF FLOW

**SUBJECT TO:**  
OFFICIAL RECORDS BOOK 5798, PAGE 1205.

**CERTIFIED TO:**  
SOUTHERN DEVELOPMENT SERVICES, INC.;  
CITY NATIONAL BANK OF FLORIDA;  
AKERMAN SENTERFITT;  
FIRST AMERICAN TITLE INSURANCE COMPANY.

- ORANGE
- FICUS
- SCHEFFLERA
- SLASH PINE
- CARROT WOOD
- PALM
- SEAGRAPE
- OAK
- NORFOLK PINE

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY ATTORNEYS' TITLE INSURANCE FUND, INC. COMMITMENT NO. CF-7078729; DATED: JANUARY 27, 2004.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM.
5. THE "LAND DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. FLOOD ZONE: "B"; COMMUNITY PANEL NO. 120192 0220 B; DATE: OCTOBER 15, 1982.
8. PROPERTY ADDRESS: 1302 WALLACE DRIVE, DELRAY BEACH, FLORIDA.

**DESCRIPTION:**

LOT 2, "PLATT'S ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 25,674 SQUARE FEET / 0.5894 ACRES, MORE OR LESS.  
LESS NEW RIGHT-OF-WAY, CONTAINING 24,537 SQUARE FEET / 0.56 ACRES, MORE OR LESS.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON FEBRUARY 10, 2004. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

JEFFREY R. WAGNER, P.L.S.  
REG. LAND SURVEYOR #5302  
STATE OF FLORIDA - LB #3591

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

PLATT'S ACRES  
LOT 2  
BOUNDARY SURVEY

REVISIONS	DATE	BY
ADDED ADDITIONAL TREES	2/7/06	HK
ADDED TREES AND TOPO	1/16/06	APZ
ADD CERTIFICATION	9/29/04	JJ

DATE	4/27/04	SCALE	1"=20'
FLD.BK.	N/A	CHECKED BY	JRW
PAGE	N/A		
FILE NAME	4598/4598L2.dwg		

4598

SHT. NO. 1

OF 1 SHEETS

**Foundation Notes:**

1. Provide concrete curb under masonry wall to provide a level base for cmu in accordance with ACI 530.1. If curb height exceeds 3", provide (2) #4 @ cont. All vertical reinforcing shall be set in footing and be continuous thru curb.
2. 'Chairs' are required for w.w.f. in concrete slab per: FBC.
3. Side forms shall be used in all footing unless soil is stable to maintain vertical integrity during construction.
4. Double w.w.f. 60" (5'-0") at perimeter of concrete slab.

**Foundation Notes:**

1. Indicates 8" reinforced masonry walls. Contractor shall reinforce walls with #5 vertical reinforcing bars in grouted cells at ends, corners, intersections and at 32" c/c maximum spacing. The location of reinforced cells at ends and corners only is shown on plan.
2. Indicates 8" stemwall under window openings. The top of the stemwall bottom of window opening shall be a minimum concrete cap reinforced with 2#4 horizontal; extend these bars into columns/filled cells at ends. For openings wider than 6'-6", the contractor shall provide #5 vertical reinforcing bars under openings @ 24" c/c maximum spacing in grouted cells.
3. Slab on grade contraction joints shall be tooled or sawcut (within 6 hours of pouring). Joint pattern shall be approximately square with no dimension exceeding 20'-0" in any direction and shall intersect at all re-entrant corners.
4. All steel members to be hot dipped galvanized (prior to welding). Field touch up welds and scratches with zinc-rich paint.
5. Refer to sheet A10 for structural notes.
6. Provide Isolation Joints (Exp.) at all Exterior slabs against concrete block, min. of 1/2" felt paper.

**Column Schedule:**

MARK	TYPE	REINFORCING	CLOSED # 3 TIES
C1	Filled Cell Cell in 8' x 16' x 8' Block @ 48" OC.	1#5 Ø VERTICAL (see foundation notes for spacing)	
C2	Filled Cell in 8' x 16' x 8" Block per plan	2#5 Ø VERTICAL	Use 2#6Ø in lieu of 2#5Ø
C3	Poured Concrete	6#5 Ø VERTICAL	#3 Ø 12" o.c.
C4	T.S. 3 1/2" x 3 1/2" x 3/8"	ASTM 500 TYPICAL GRADE B	

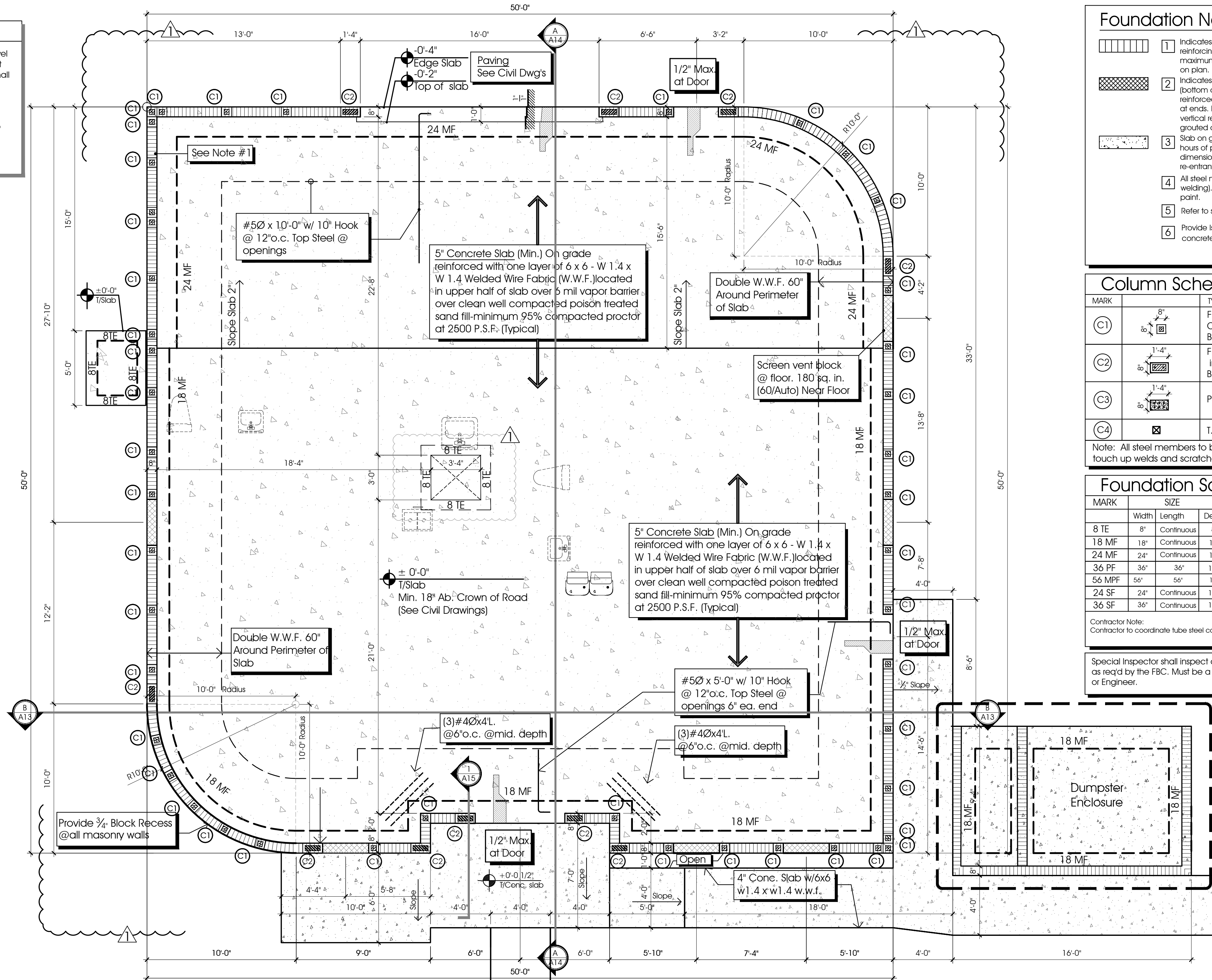
Note: All steel members to be hot dipped galvanized (prior to welding). Field touch up welds and scratches with zinc-rich paint.

**Foundation Schedule:**

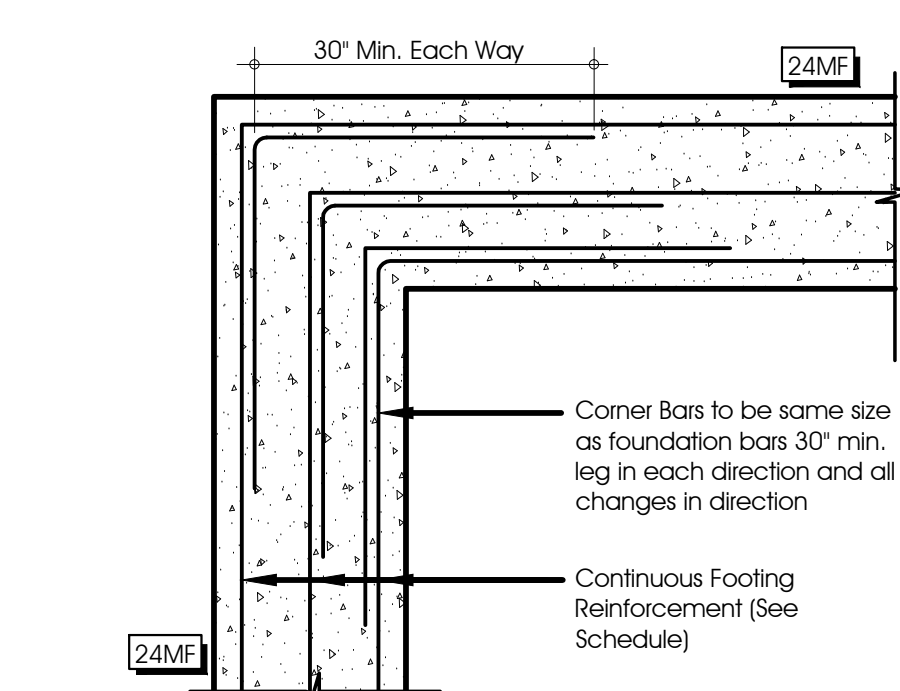
MARK	SIZE		TYPE	REINFORCING (CONTINUOUS : C)			REMARKS
	Width	Length		Bottom	Middle	Top	
8 TE	8"	Continuous	8"	Mono	1 #5Ø		Provide #5Ø Corner Bars @ All Corners, 48Ø Lap
18 MF	18"	Continuous	12"	Mono	2 #5Ø	1 #5Ø	#4Ø @ 24" o.c. trans.
24 MF	24"	Continuous	16"	Mono	3 #5Ø		#5Ø @ 48" o.c. trans.
36 PF	36"	36"	16"	Pad	4 #5Ø each way		Top of footing -2'-0"
56 MPF	56"	56"	16"	Pad	6 #5Ø EACH WAY		6 #4Ø EACH WAY
24 SF	24"	Continuous	14"	Spread	3 #5Ø (C)		Top of footing -2'-0"
36 SF	36"	Continuous	16"	Spread	4 #5Ø (C)		#5Ø @ 24" o.c. trans.

Contractor Note: Contractor to coordinate tube steel column locations and sizes with foundation and floor plans.

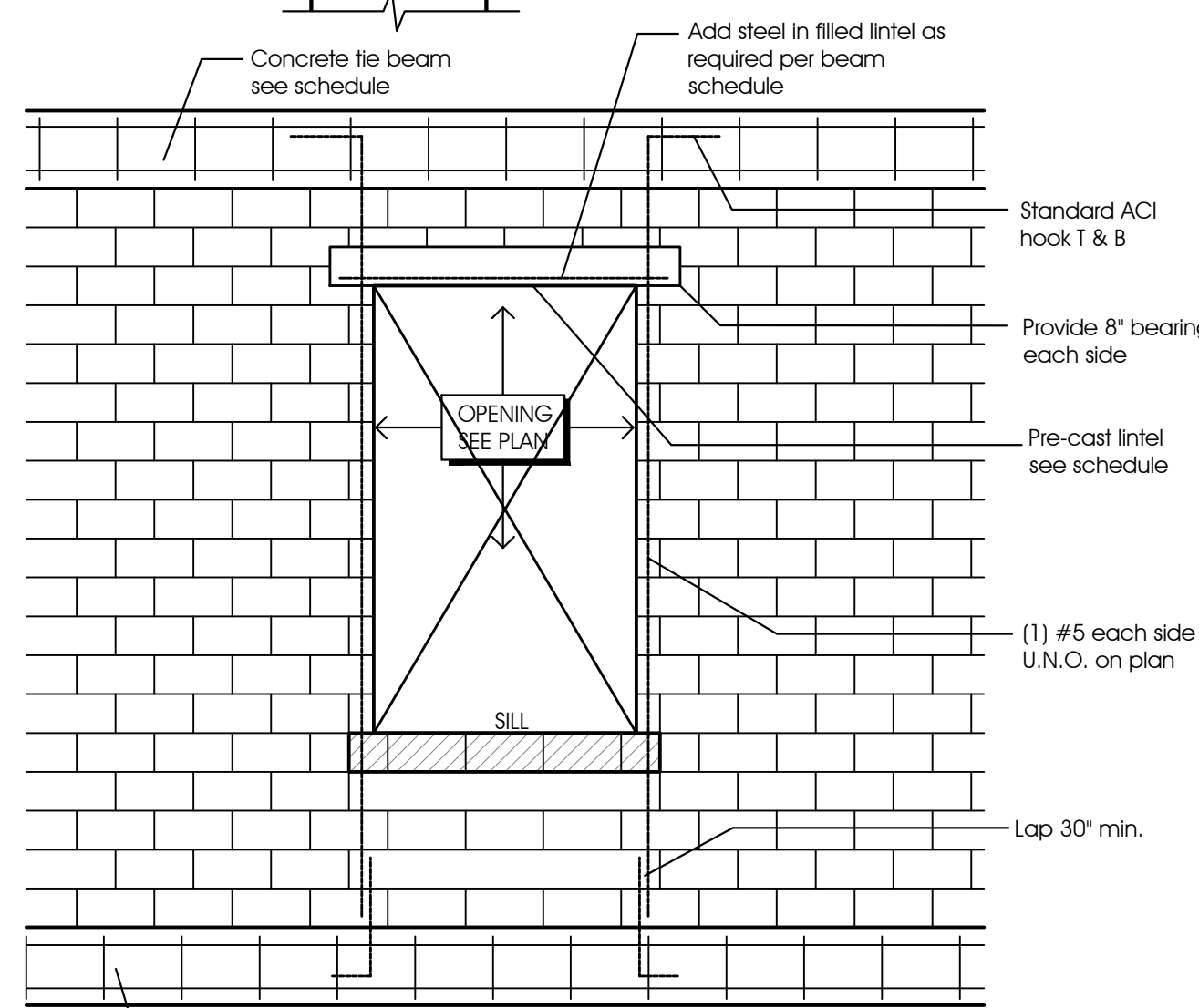
Special Inspector shall inspect all reinforced masonry as read by the FBC. Must be a Registered Architect or Engineer.



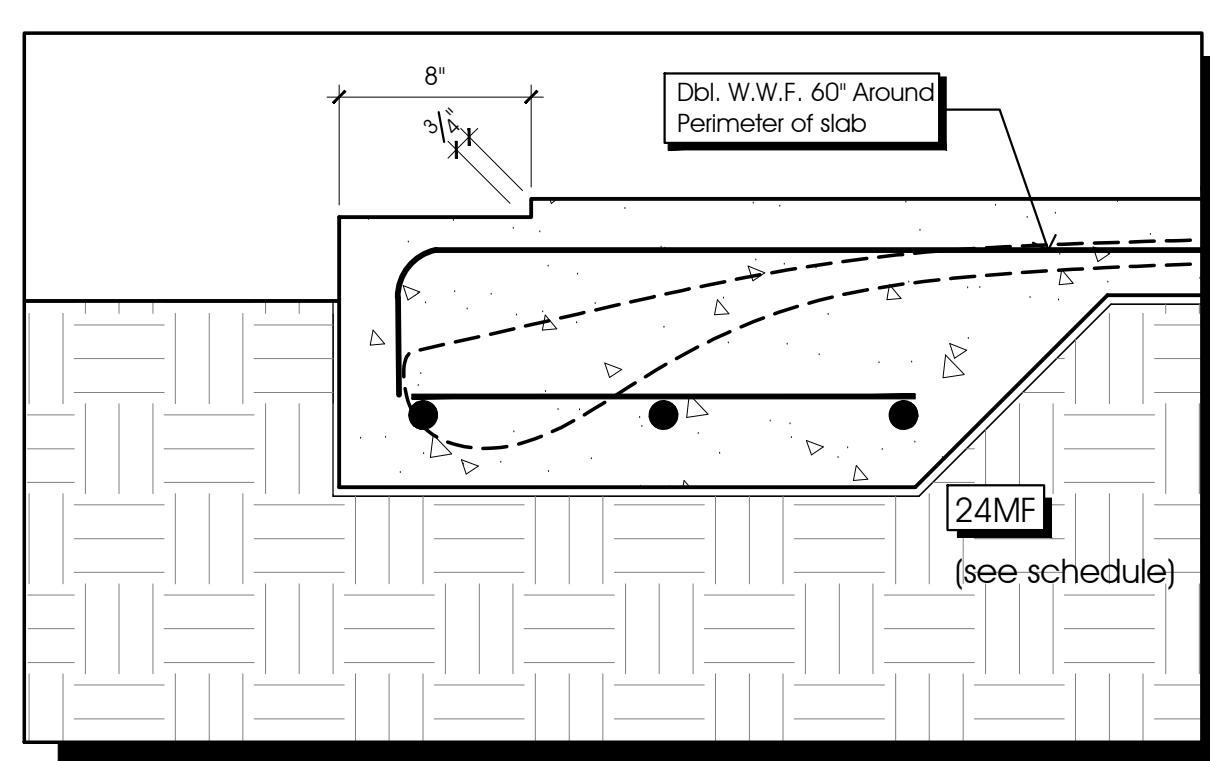
SEE CIVIL ENG. DWGS FOR EXT. CONCRETE SIDEWALK SLAB DETAILS  
SEE CIVIL ENG. DWGS FOR EXT. SLAB ELEVATIONS & GRADES



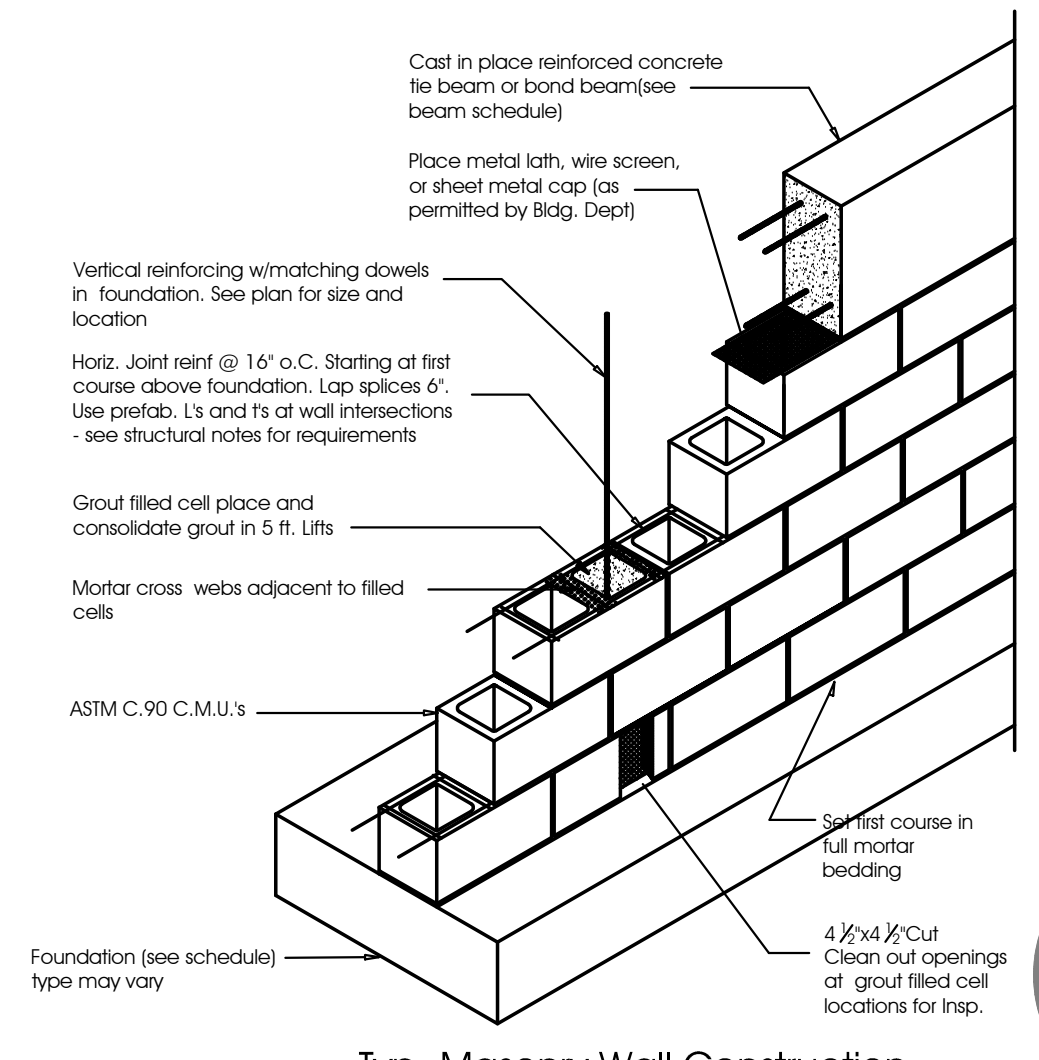
**Typ. MF Corner Bar Detail**  
N.T.S.



**Typ. Wall Opening @ Precast Lintel**  
N.T.S.



**Typical Slab Recess**  
1 1/2" SC



**Typ. Masonry Wall Construction**  
N.T.S.

**Foundation Plan**  
1/4" SC

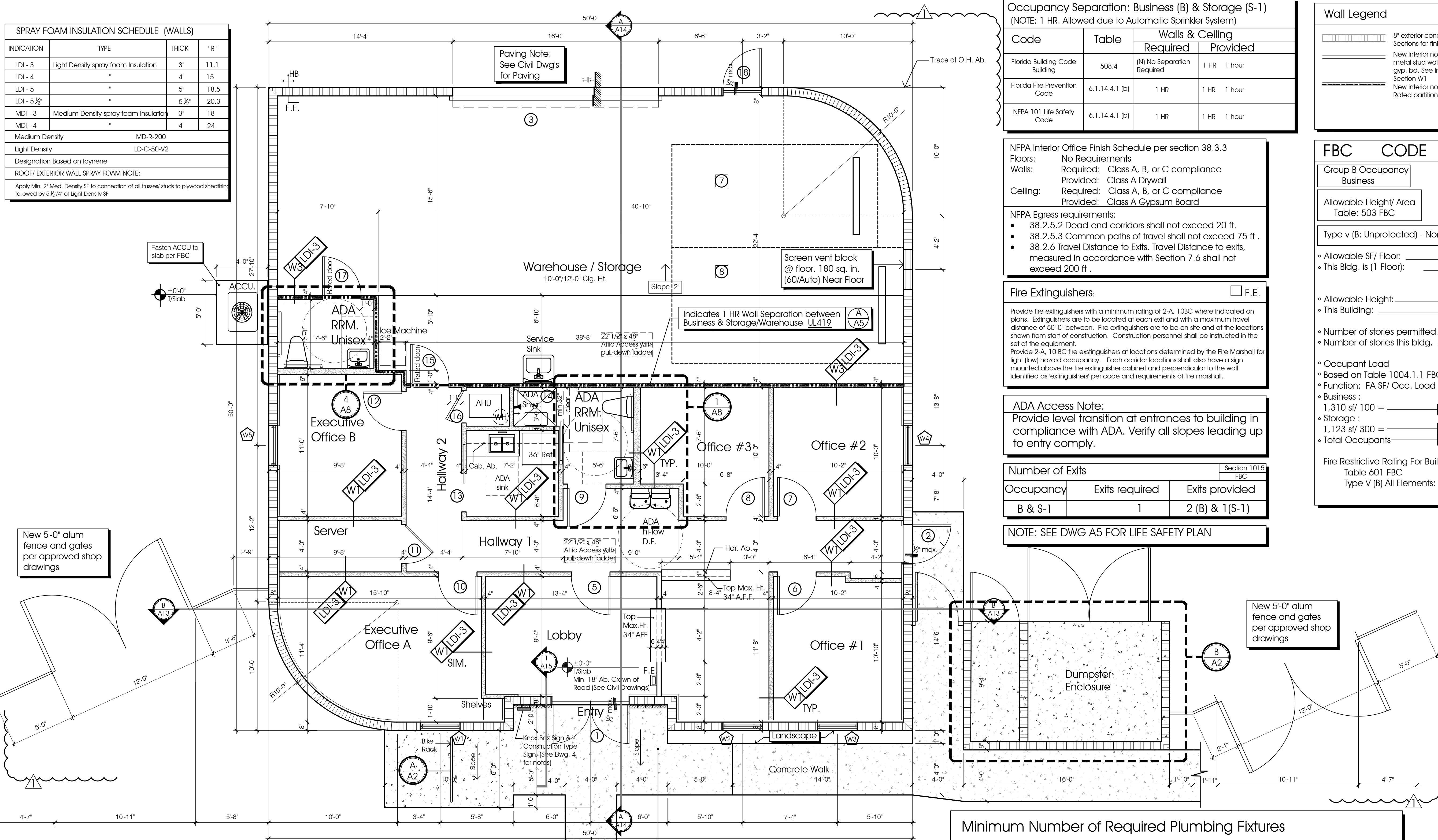
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SPRAY FOAM INSULATION SCHEDULE (WALLS)			
INDICATION	TYPE	THICK	'R'
LDI - 3	Light Density spray foam Insulation	3"	11.1
LDI - 4	"	4"	15
LDI - 5	"	5"	18.5
LDI - 5 1/2	"	5 1/2"	20.3
MDI - 3	Medium Density spray foam Insulation	3"	18
MDI - 4	"	4"	24
Medium Density		MD-R-200	
Light Density		LD-C-50-V2	
Designation Based on Icynene			
ROOF/ EXTERIOR WALL SPRAY FOAM NOTE:			
Apply Min. 2" Med. Density SF to connection of all trusses/ studs to plywood sheathing followed by 5 1/2" of Light Density SF			



Occupancy Separation: Business (B) & Storage (S-1)  
(NOTE: 1 HR. Allowed due to Automatic Sprinkler System)

Code	Table	Walls & Ceiling	
		Required	Provided
Florida Building Code Building	508.4	(N) No Separation Required	1 HR 1 hour
Florida Fire Prevention Code	6.1.14.4.1 (b)	1 HR	1 HR 1 hour
NFPA 101 Life Safety Code	6.1.14.4.1 (b)	1 HR	1 HR 1 hour

Wall Legend

	8" exterior concrete block wall. See Sections for finishes
	New interior non-bearing 3-5/8" metal stud wall partition with 5/8" gyp. bd. See Interior Wall Type Section W1
	New interior non-bearing 1-HR Rated partition.

NFPA Interior Office Finish Schedule per section 38.3.3  
Floors: No Requirements  
Walls: Required: Class A, B, or C compliance  
Provided: Class A Drywall  
Ceiling: Required: Class A, B, or C compliance  
Provided: Class A Gypsum Board

NFPA Egress requirements:  
• 38.2.5.2 Dead-end corridors shall not exceed 20 ft.  
• 38.2.5.3 Common paths of travel shall not exceed 75 ft.  
• 38.2.6 Travel Distance to Exits. Travel Distance to exits, measured in accordance with Section 7.6 shall not exceed 200 ft.

Fire Extinguishers:  F.E.  
Provide fire extinguishers with a minimum rating of 2-A, 10BC where indicated on plans. Extinguishers are to be located at each exit and with a maximum travel distance of 50'-0" between. Fire extinguishers are to be on site and at the locations shown from start of construction. Construction personnel shall be instructed in the set of the equipment.  
Provide 2-A, 10 BC fire extinguishers at locations determined by the Fire Marshall for light (low) hazard occupancy. Each corridor location shall also have a sign mounted above the fire extinguisher cabinet and perpendicular to the wall identified as 'extinguishers' per code and requirements of fire marshal.

ADA Access Note:  
Provide level transition at entrances to building in compliance with ADA. Verify all slopes leading up to entry comply.

Number of Exits		
Occupancy	Exits required	Exits provided
B & S-1	1	2 (B) & 1(S-1)

NOTE: SEE DWG A5 FOR LIFE SAFETY PLAN

FBC CODE DATA

Group B Occupancy Business	
Allowable Height/ Area Table: 503 FBC	
Type v (B: Unprotected) - Non Sprinklered	
• Allowable SF/ Floor:	9,000
• This Bldg. is (1 Floor):	2,433
• Allowable Height:	40
• This Building:	21'-1"
• Number of stories permitted:	2
• Number of stories this bldg.:	1
• Occupant Load	
• Based on Table 1004.1.1 FBC	
• Function: FA SF/ Occ. Load	
• Business :	100 Gross
1,310 sf/ 100 =	14 occupants
• Storage :	300 Gross
1,123 sf/ 300 =	4 occupants
• Total Occupants:	18 Occupants
Fire Restrictive Rating For Building Elements Table 601 FBC	
Type V (B) All Elements:	O-HRS

Minimum Number of Required Plumbing Fixtures

Classification	Occupancy	Water Closets	Lavatories	Bathtubs/ Showers	Drinking Fountain	Other
Business	B	1 Per 25 per the 1st 50	1 Per 40 per the 1st 80	—	1 Per 100	—
Storage	S-1	1 Per 100	1 Per 100	—	1 Per 1,000	1 Service Sink

Toilet Room Calculations: Total of Occupants

Required Plumbing Fixtures for Business Use (1,310 SF) under FBC Plumbing Table 403.1: **14 Total Occupants**

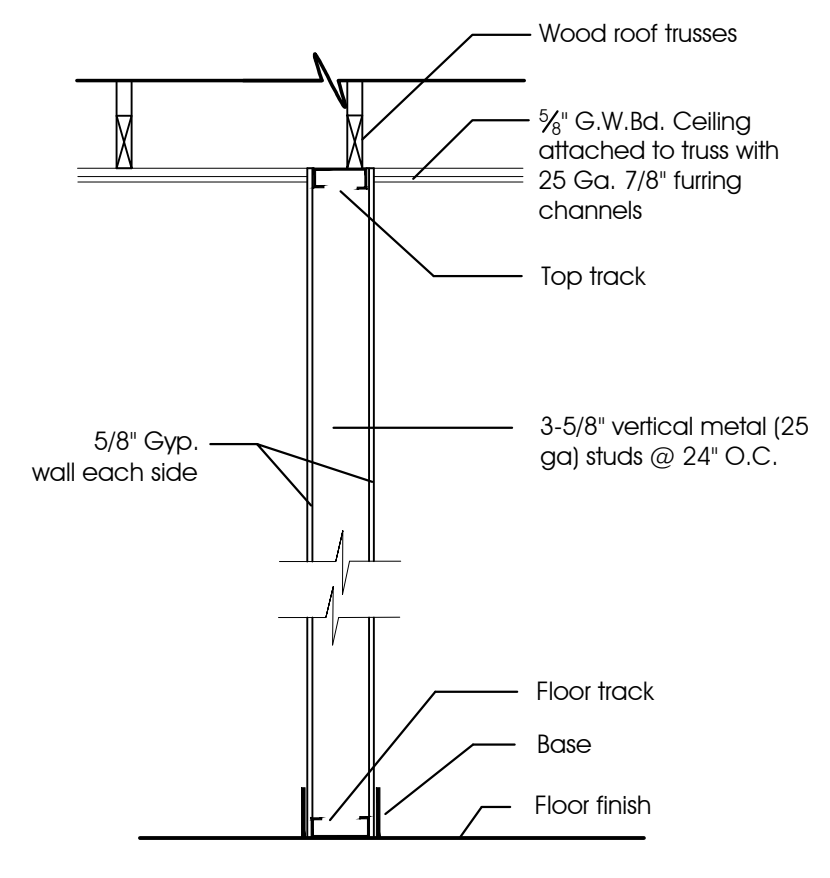
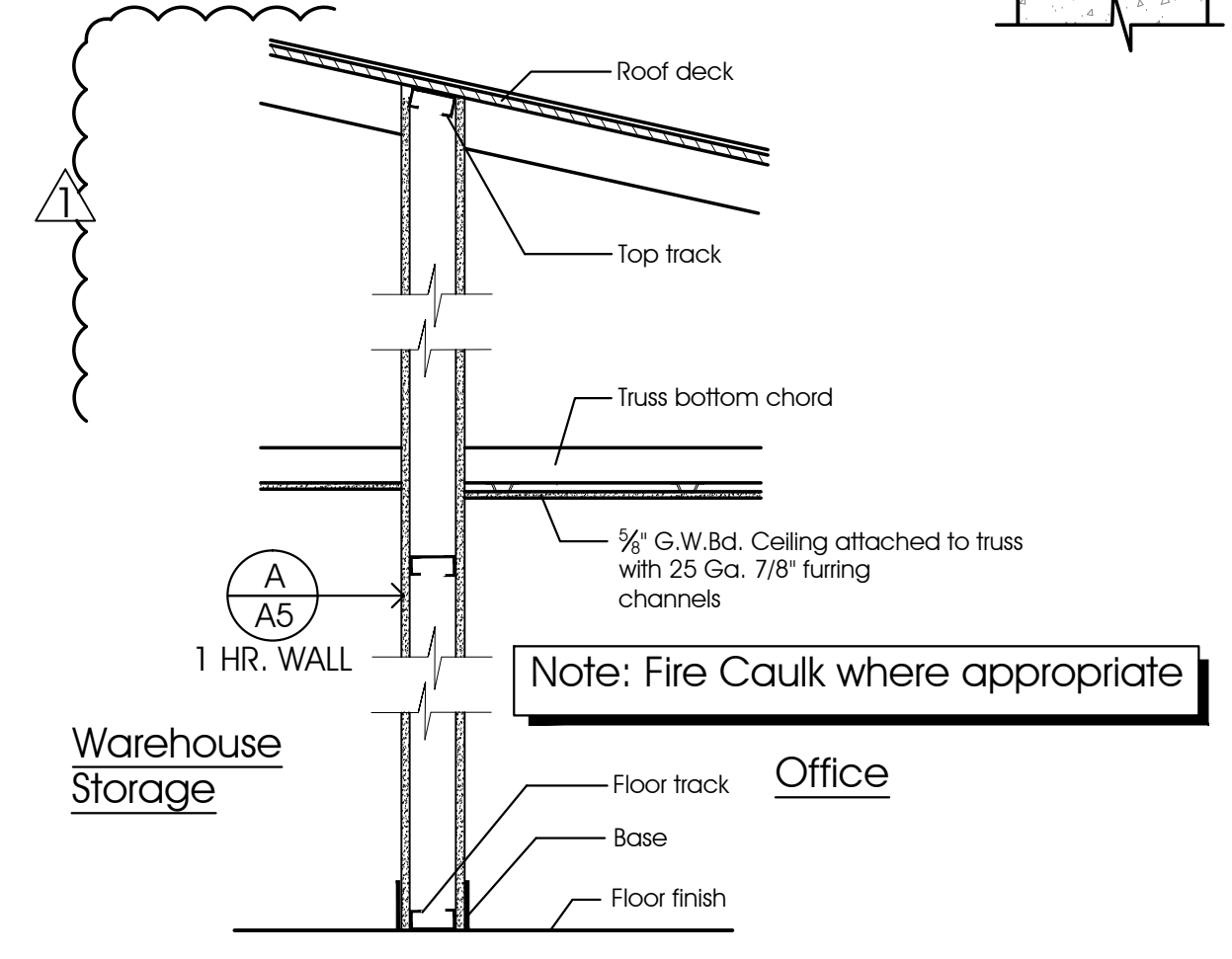
1 Water closet/  
1 Lavatory  
1 drinking fountain per 100 people. (H/L0)

Provided:  
1 Unisex Restrooms with 1 WC & 1 Lav. each  
As a Business under FBC Plumbing 403.2 Exception 2 separate facilities not required in Tenant space with less than 15 Occupants

Required Plumbing Fixtures for Storage Use (1,123 SF) under FBC Plumbing Table 400.1: **4 Total Occupants**

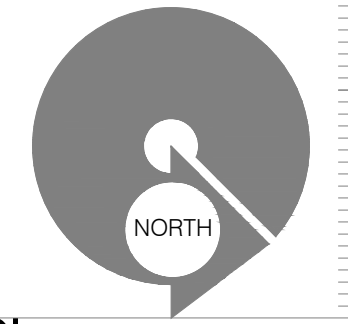
1 Water closet  
1 Lavatory  
1 drinking fountain per 1,000 people.  
1 Service sink

Provided:  
1 Unisex Restroom with 1 WC & 1 Lav. each, One service sink

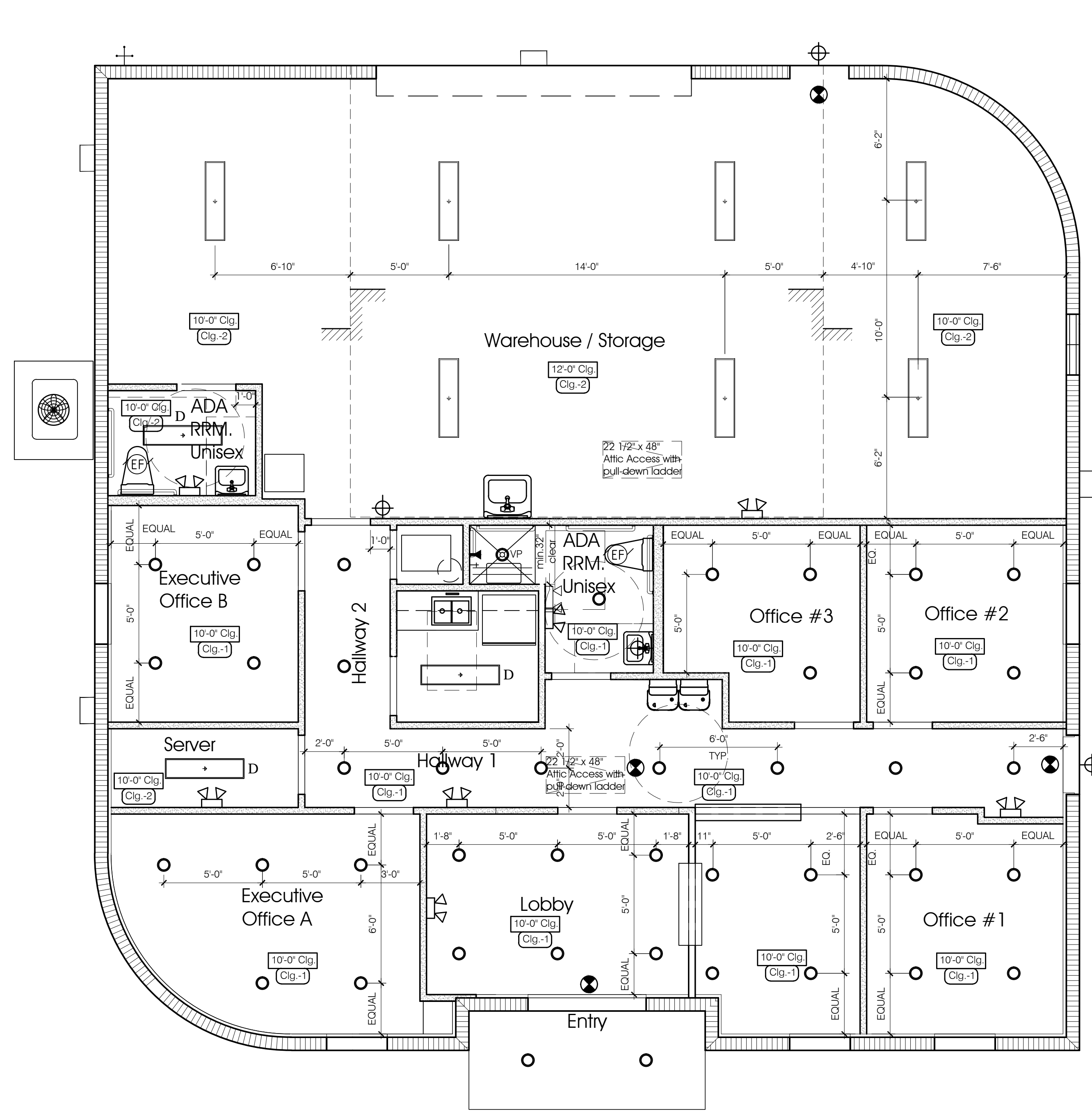


\* Attach track runners in accordance with 2510.5 and 2510.6.  
1 Hour Rated Wall Assembly  
UL - [U419]

\* Attach track runners in accordance with 2510.5 and 2510.6.



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3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL ALL DIMENSIONS HAVE BEEN VERIFIED BY CONTRACTOR. SHOP DRAWINGS HAVE BEEN REVIEWED AND ACCEPTED BY THE ARCHITECT.

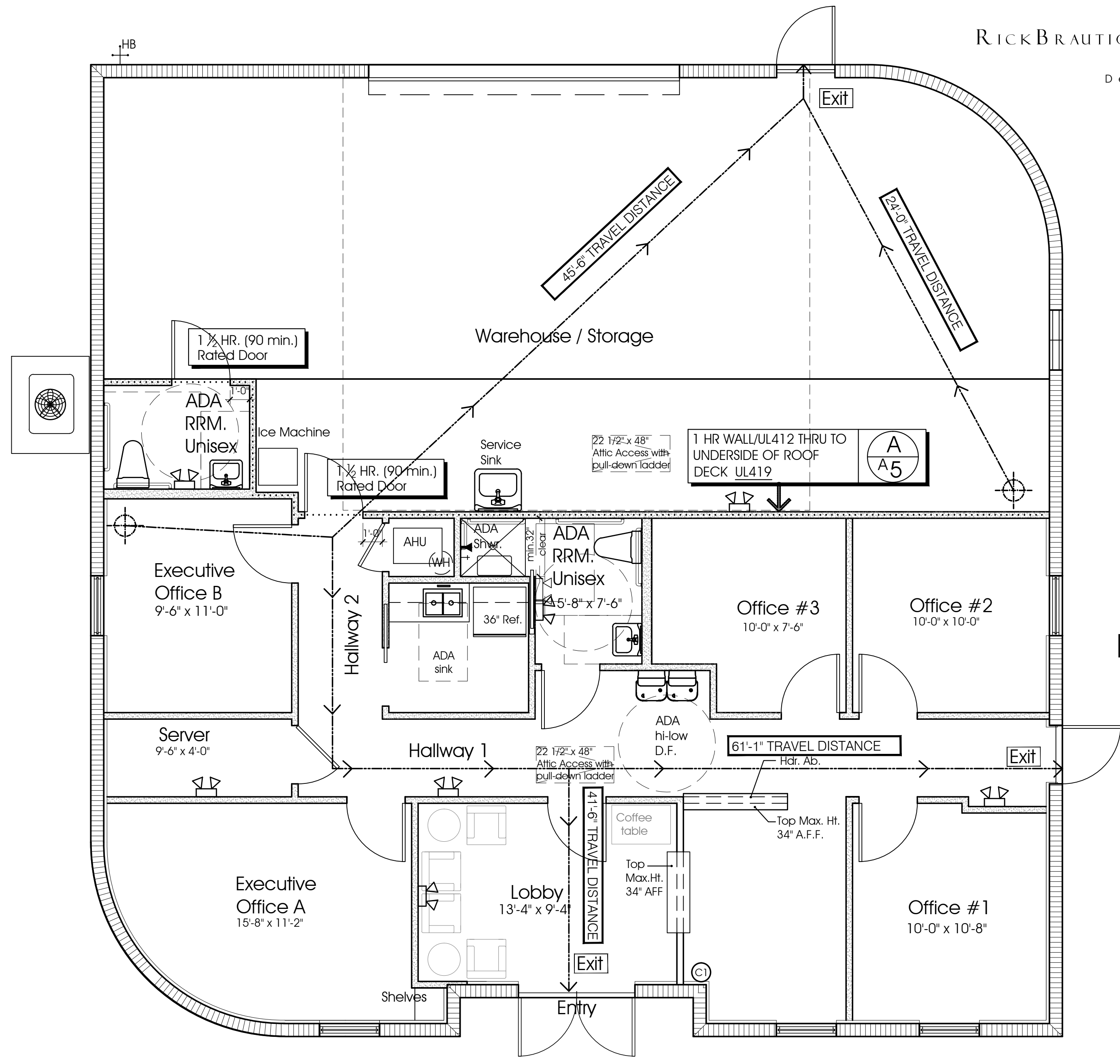


Reflected Ceiling Plan  
 1/4" SC

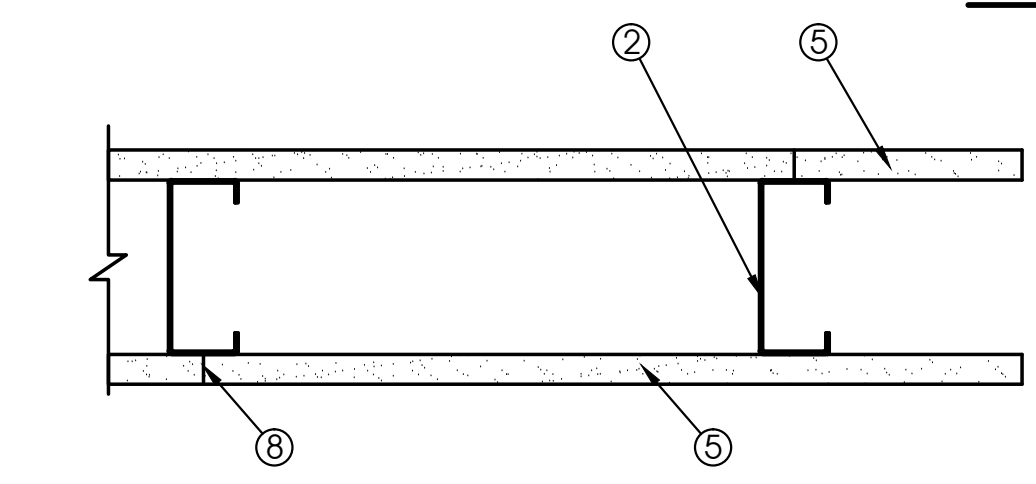
MARK	CEILING TYPE SCHEDULE	Finish
Clg-1	5/8" G.W.Bd. on 7/8" x 2 9/16" x 20 Ga. Furring "HAT" channels spaced at 16" o.c. perpendicular to Trusses.	Level IX
Clg-2	5/8" G.W.Bd. on Wood Roof Trusses	Level IX

**Legend:**

- Recessed light fixture (see electrical drawings for specifications).
- ⊕ Surface mounted light fixture (see electrical drawings for specifications).
- ⊕ Exterior wall sconce (see electrical drawings for specifications).
- Wall pack light - See Photometrics Plan for specifications
- ⊕ Surface mounted exit sign (see electrical drawings for specifications).
- ⊕ Surface mounted exhaust fan (see electrical drawings for specifications).
- ⊕ Emergency Lighting
- ⊕ Surf Mtd. fluorescent (see electrical drawings for specifications).



Life Safety Plan  
 1/4" SC



**System Description:**

- 2 Steel Studs - Channel shaped, fabricated from min 25 MSG corrosion - protected steel, min depth as indicated under item 5, spaced a max of 24 in. oc. studs to be cut 1/8" to 1/2" in. less than assembly height.
- 3 Gypsum 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 min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings
- 4 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, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

Fire System Rated UL Design (U419)  
 N.T.S.

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Kelly Building for:  
**Schmidt Investment Properties, LLC**

1302 Wallace Drive  
 Delray Beach, FL 33444

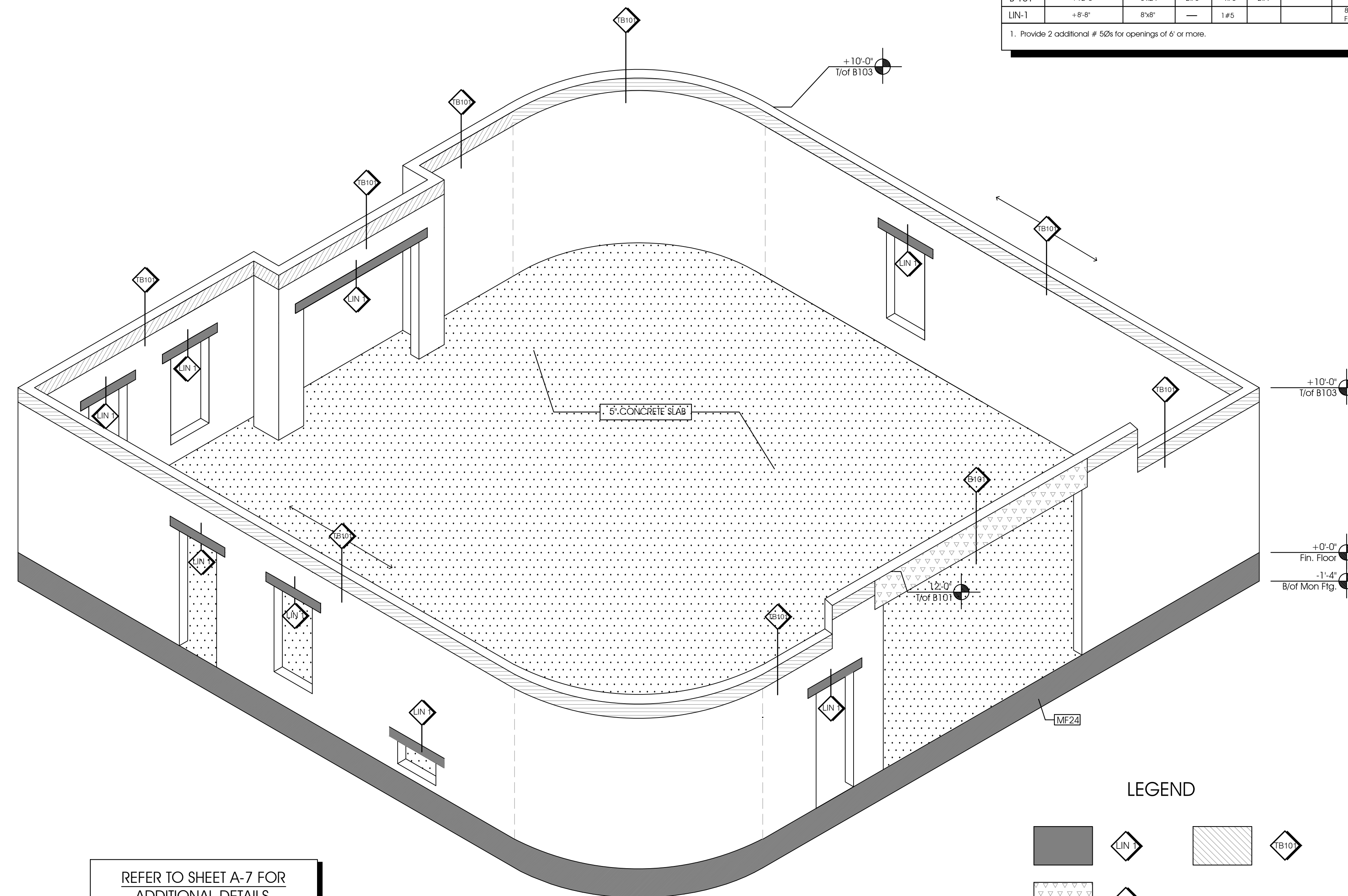
R.B.A. PN. 13714.09

Issued Date

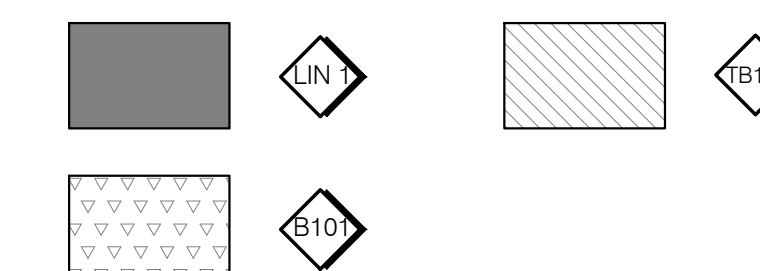
- ⊙ : Permit Set
- ⊙ : G.C. Bid Set
- 2-27-16: Owner Review Plan Set

BEAM	T/BEAM ELEV.	SIZE	REINFORCEMENT (CONT.)				Remarks
			TOP	MIDDLE	BOTTOM	#3 STRIPS SPACING	
TB-101	+10'-0"	8"x12"	2#5	---	2#5	48" o.c.	
B-101	+12'-0"	8"x24"	2#5	4#6	2#7	8" o.c.	
LIN-1	+8'-8"	8"x8"	---	1#5	---	---	8"x8" P.C. LINTEL FILL WITH 3000 P.S.I. GROUT

1. Provide 2 additional #50s for openings 6' or more.



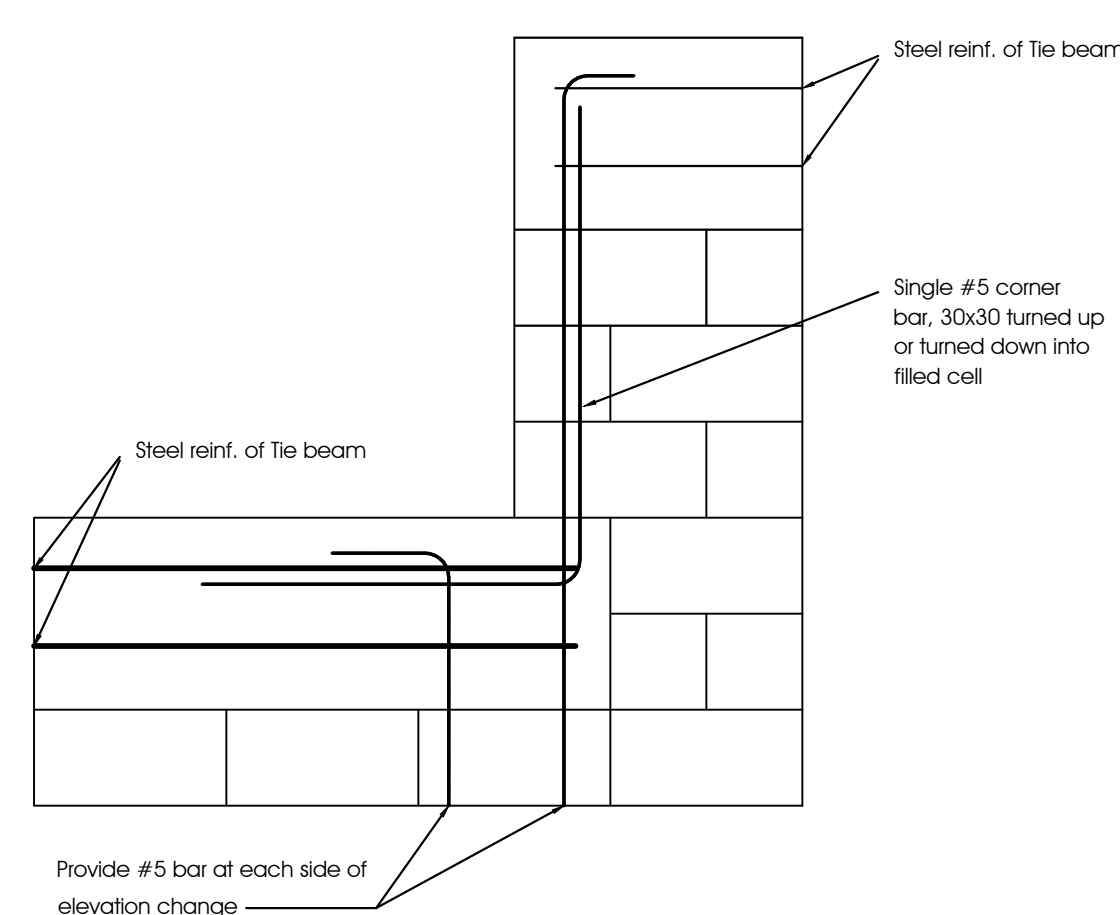
**LEGEND**



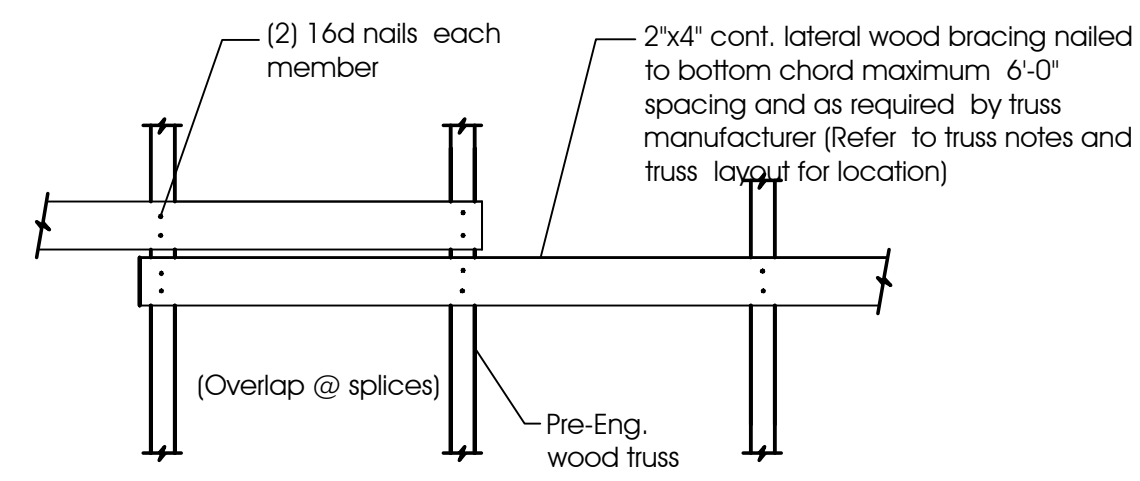
REFER TO SHEET A-7 FOR  
 ADDITIONAL DETAILS,  
 NOTES AND SCHEDULES

THIS DRAWING IS ILLUSTRATIVE. REFER  
 TO STRUCTURAL DWG'S. FOR SPECIFIC  
 INFORMATION.

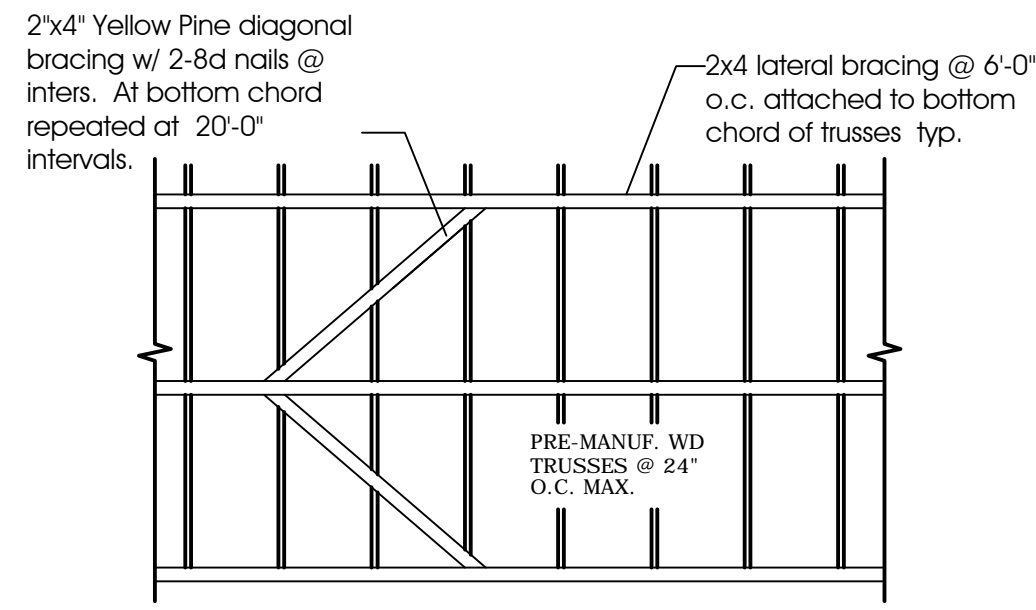
CONCEPTUAL CONCRETE BEAM ISOMETRIC



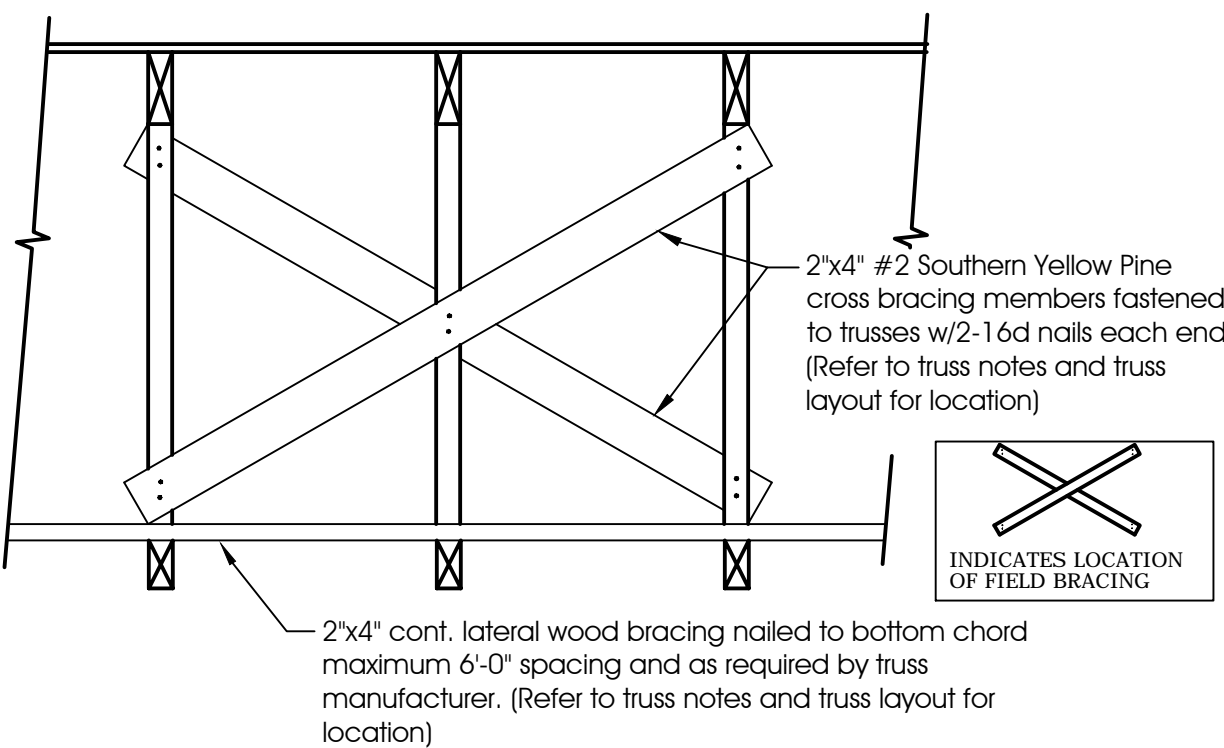
1  
6 Change of Elevation of Tie Beam



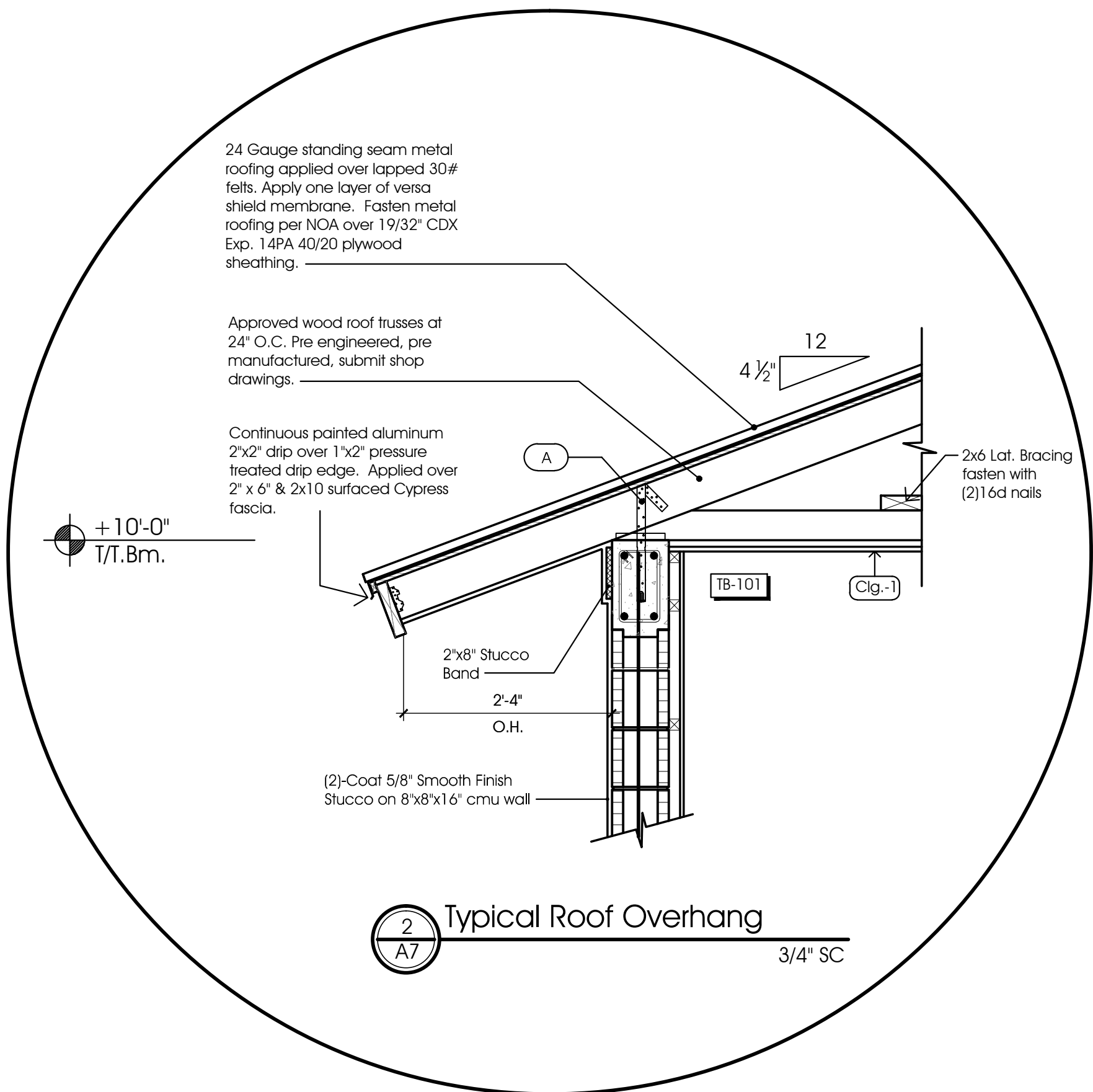
**Typical Lateral Brace Splice**  
N.T.S.



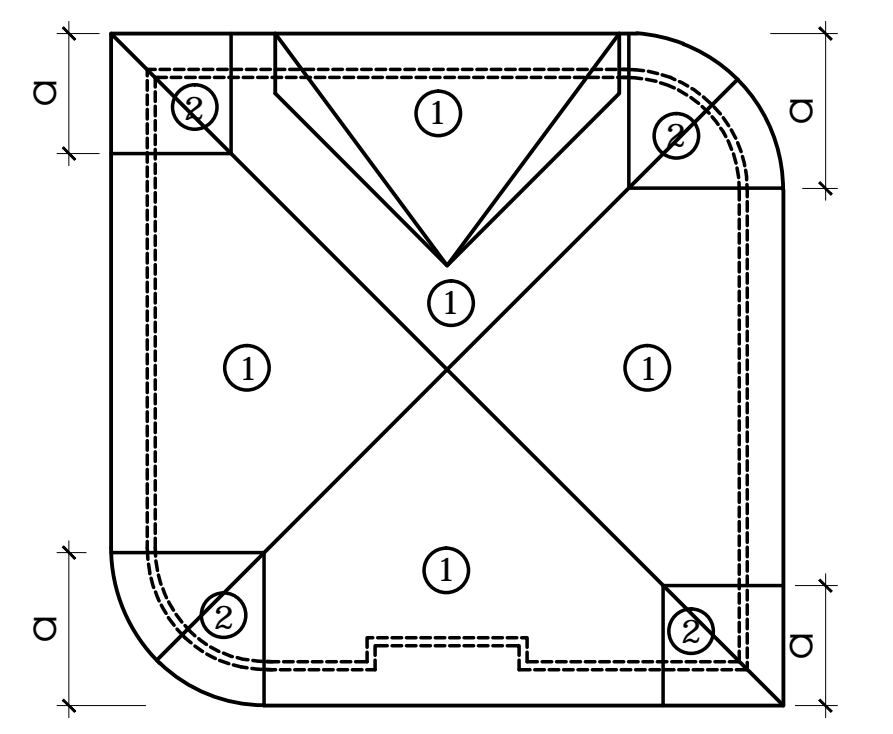
**Lateral Brace Detail**  
N.T.S.



**Typical X-Brace**  
N.T.S.



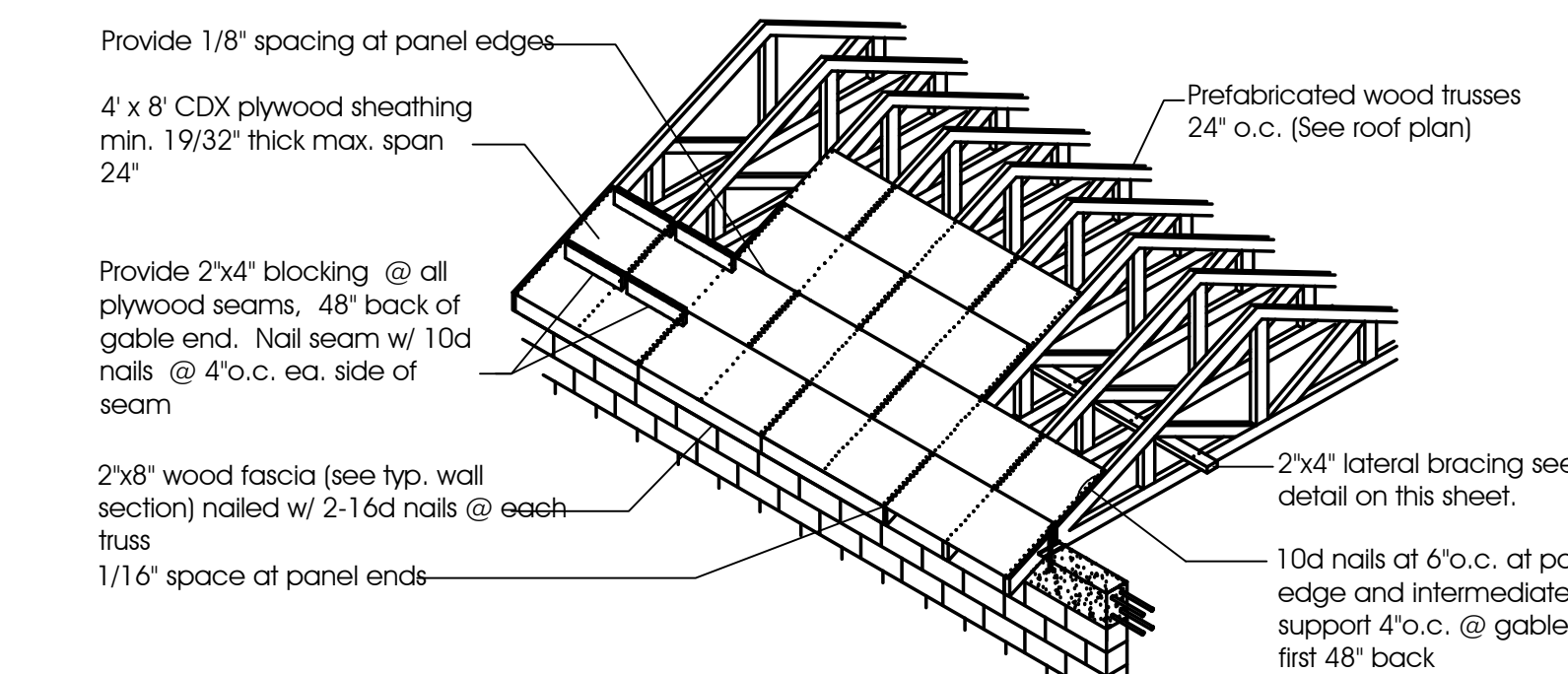
**Typical Roof Overhang**  
3/4" SC



**Roof Pressure Zones**  
a = 10 feet  
MRH = 31.5 feet  
1/16" SC

**PLYWOOD SHEATHING FASTENER SCHEDULE**

TYPE	PRESSURE ZONE LOCATION	DESCRIPTION
ROOF SHEATHING - APA 40/20, 19/32" EXP. 1	ZONE 1	10d COMMON OR #d RING SHANK NAILS OR 0.1310 x 2 1/2" POWER DRIVEN NAILS AT 4" O.C. SEAMS & EDGES INCL. FASCIA, & 6" O.C. FIELD
	ZONE 2	10d COMMON OR #d RING SHANK NAILS OR 0.1310 x 2 1/2" POWER DRIVEN NAILS AT 4" O.C. SEAMS & EDGES INCL. FASCIA, & 4" O.C. FIELD
FLOOR SHEATHING - APA STURD 23/32" T & G EXP. 1		EXTERIOR GRADE GLUE & #8 x 1 1/2" WOOD SCREWS AT 6" O.C. PERIMETER EDGES & SEAMS, 8" O.C. FIELD.

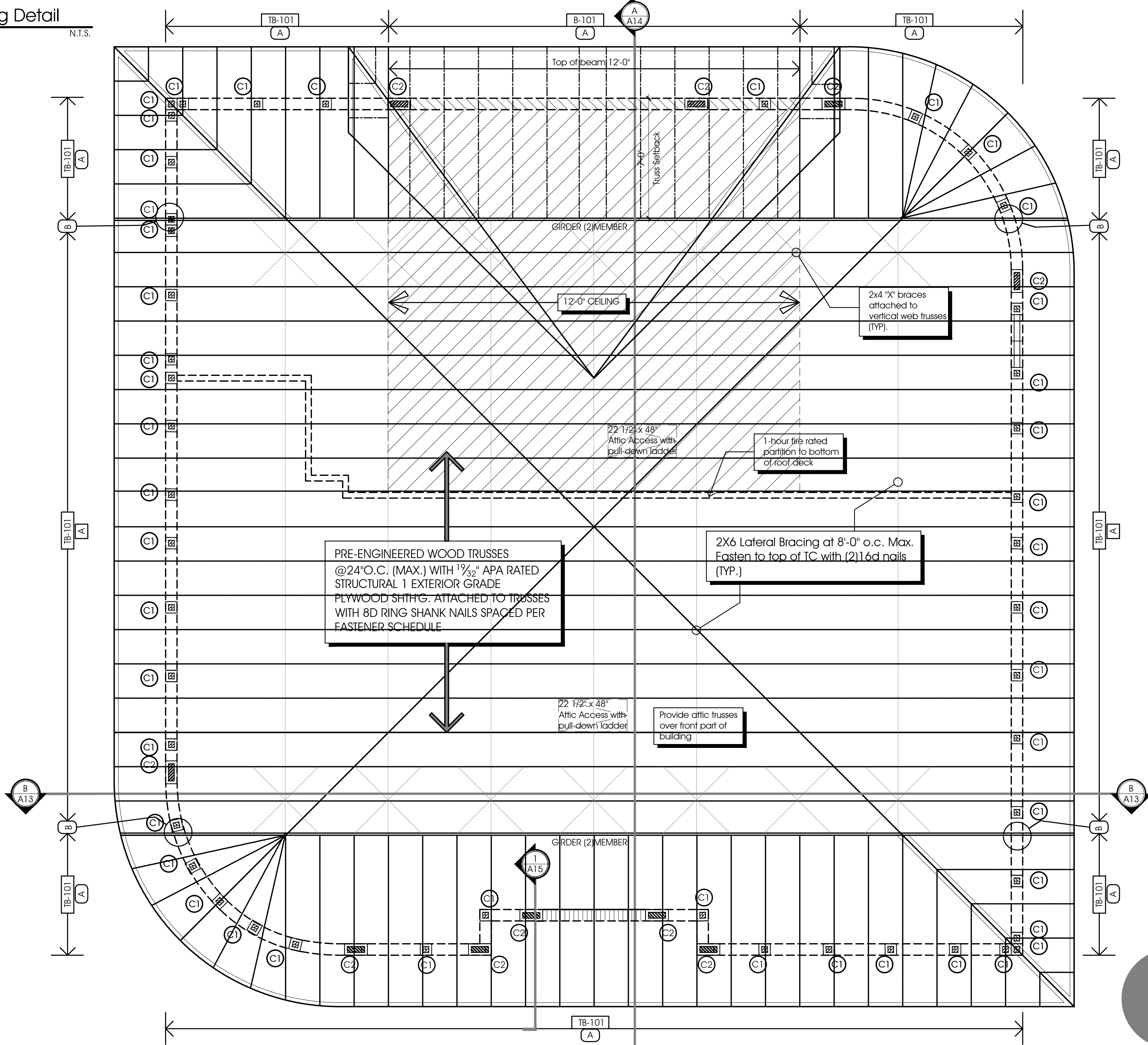


**GENERAL TRUSS NOTES:**  
Refer to truss engineering plans for exact truss locations. All girder trusses shall have a minimum 1 #5 filled cell directly beneath the girder truss. Should there be a discrepancy between the truss engineering drawing and architectural drawings, the truss engineering drawings govern and immediately notify the architect. It is the GC's responsibility to notify the architect in writing and in graphic form of any changes and modifications from the architectural layout. Failure to do so shall void the truss engineering package. Truss manufacturer shall also label all loads and uplifts on preliminary truss drawings sent to Architects office.

**TRUSS BRACING NOTES:**  
1. Cross bracing should be located at no more than 6'-0" o.c. repeated at each end of building and at 20'-0" intervals.  
2. Bottom chord lateral bracing should be located at no more than 6'-0" o.c. Bottom chord lateral bracing should be close to the bottom chord panel points wherever required brace spacing permits.  
3. Continuous bottom chord, lateral bracing should be continuous from one end of the building to the other and should overlap at least one truss space for continuity. Use min. 2x4 grade marked lumber, nailed with a min. two 16d nails in accordance with nds criteria at each connection including intermediate trusses.  
4. All structural lumber to be southern pine no. 2 or better. Bending stress, Fb=1,200 psi (minimum)

**Plywood Nailing Detail**  
N.T.S.

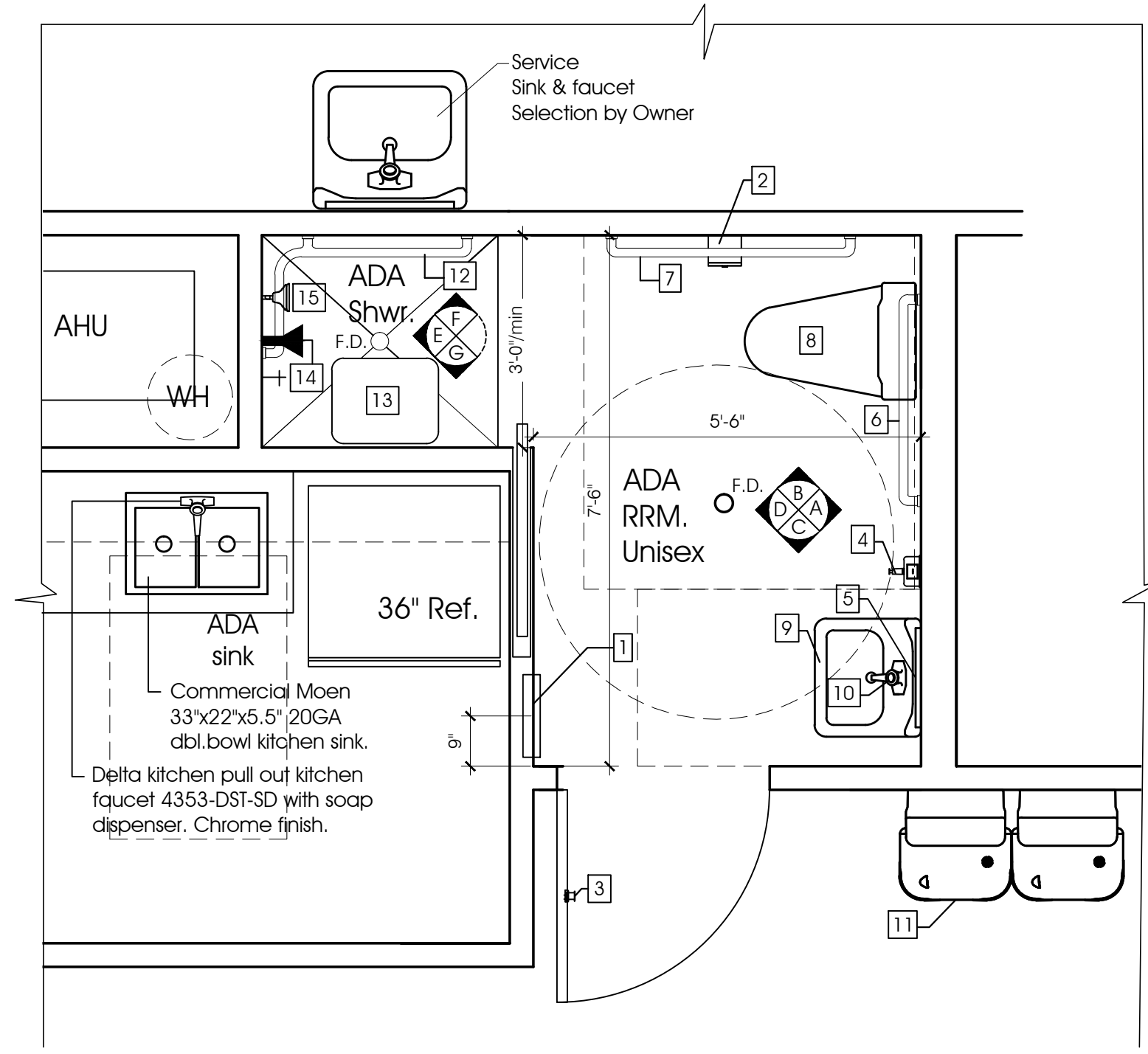
- TRUSS NOTES**
- Roof shall consist of 5/8" nominal plywood sheathing attached to pre-fabricated, pre-engineered wood trusses at 24" O.C maximum spacing, attach plywood sheathing to all supports with 10d ring-shank nails at 4" c/c of all ledgers and all panel edges; 6' elsewhere. See sheet 2.5/2.6 for truss framing plan and truss profiles.
  - Trusses 35' or over 6' high are to be erected under the supervision of a special inspector. The special inspector shall be an architect or engineer (fla. reg.) or an authorized representative of either; or personally by general contractor or building contractor.
  - Three copies of each of the following letters are required for the building department; prior to issuance of the building permit.  
A) Three notarized letters from the owner indicating the firm retained to supervise the truss erection.  
B) Three sealed letters from the firm indicating their acceptance and the name of the person who will supervise the truss erection.  
C) Three notarized letters from the general contractor, indicating their acceptance.
  - Builder shall verify all beam heights (shown on beam schedule) and shall coordinate with truss manufacturer and any other related trades and shall notify RICK BRAUTIGAN ARCHITECTURE, INC. (in writing only) of any discrepancies. Otherwise, RICK BRAUTIGAN ARCHITECTURE will accept no responsibility for any discrepancies. Written notification to rick brautigian architecture must be made within ten (10) calendar days from the builders receipt of these plans.
  - Builders truss manufacturer shall provide three complete sets of fully engineered shop drawings (signed and sealed by truss company's registered professional engineer) to RICK BRAUTIGAN ARCHITECTURE, INC.
  - Builder shall provide and be responsible for proper and adequate shoring and bracing of all structurally related components for the duration of the project as per latest edition of "T.P.I. bracing wood trusses: Commentary and Recommendations". Truss manufacturer shall provide adequate permanent bracing and support for air handler units in attic area and coordinate same with H.V.A.C. subcontractor. Truss manufacturer shall also provide permanent adequate support for chandeliers and coordinate with the owner, and/or builder and electrical contractor.
  - Architect shall not be held responsible for design of trusses as indicated on truss drawings until plans are verified by builder/developer and truss manufacturer as to feasibility of layout.
  - Unless shown or noted otherwise on these plans, all girder trusses & wood girders bearing on masonry or concrete wall shall have minimum bearing of 3 inches & secured to wall below w/approved hurricane strap w/seat, per plans.
  - It shall be the responsibility of the truss designer to review all top chord bracing conditions shown on these plans. Trusses are to be designed, accordingly, or bracing details and requirements shall be provided to architect by truss designer.



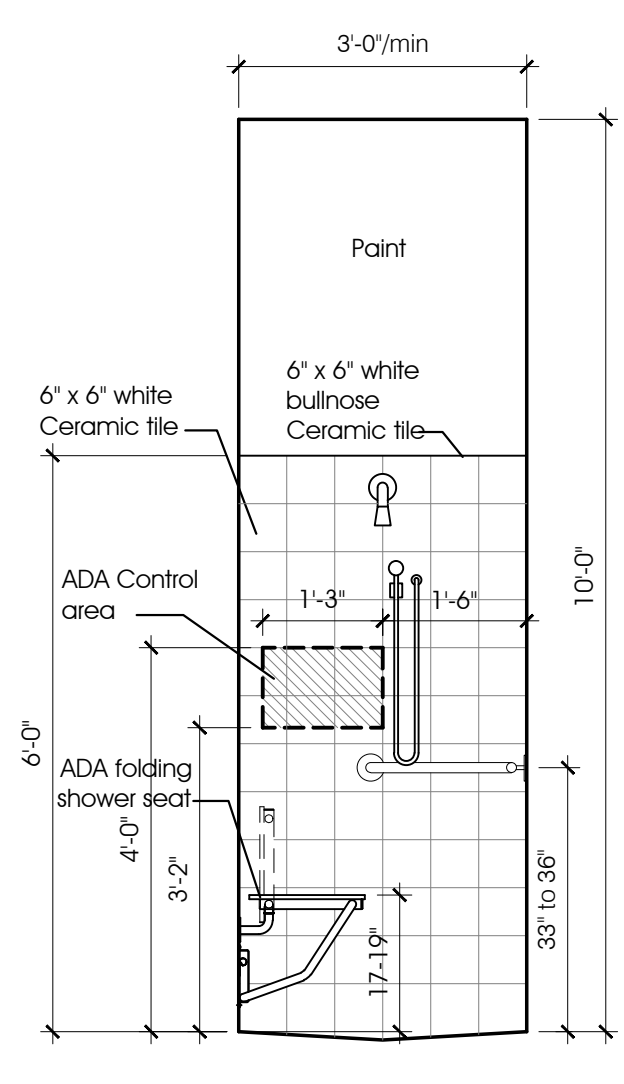
**Roof Framing Plan**  
1/4" SC

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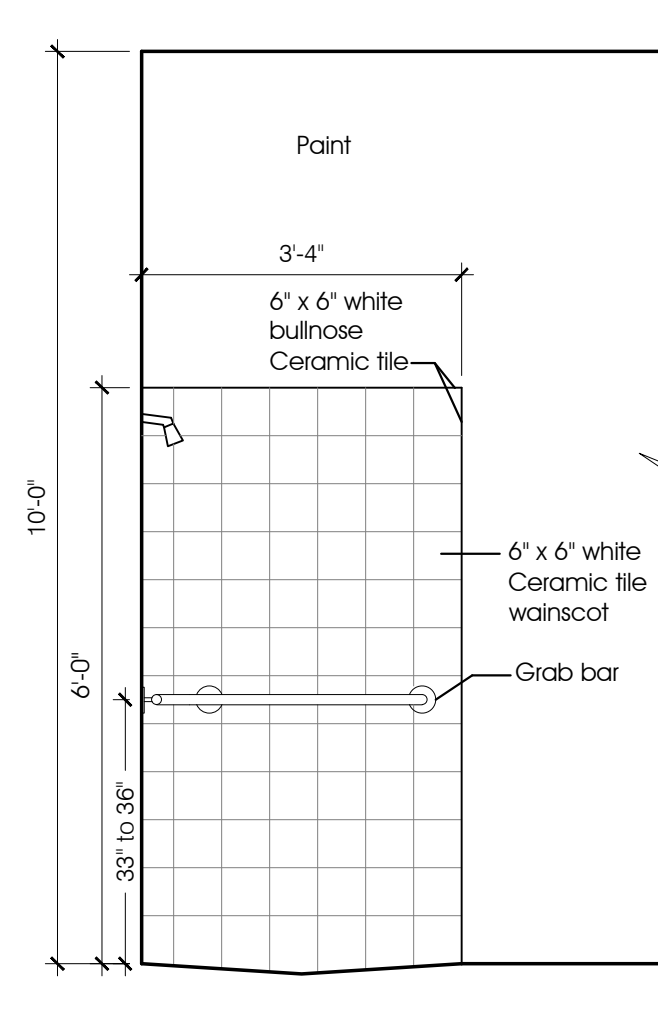




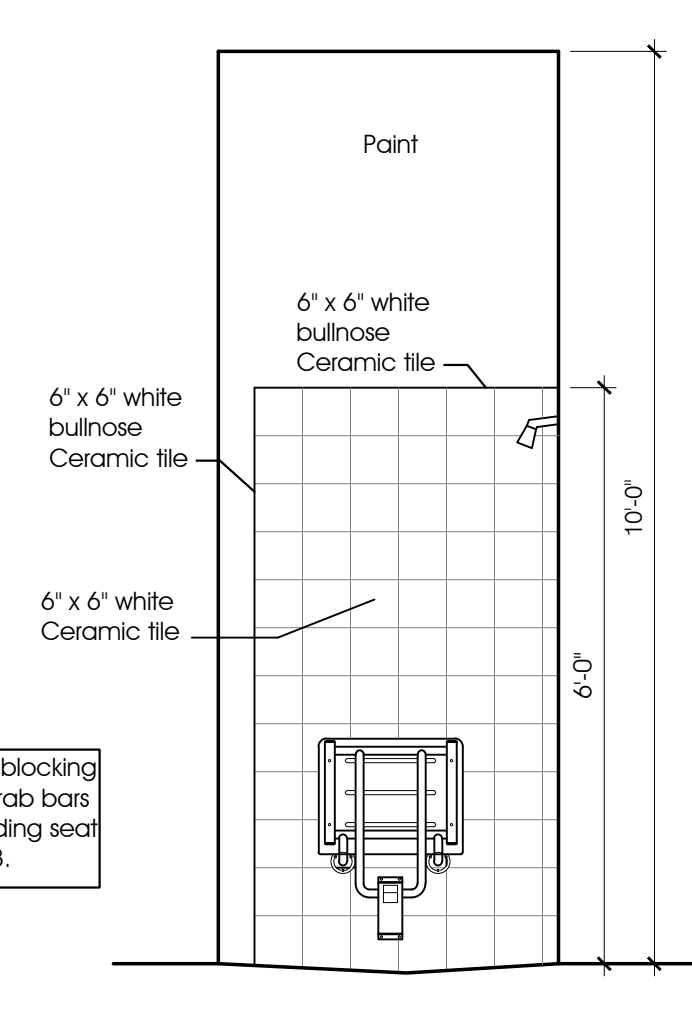
**1**  
**A8** ADA Enhanced Restroom Plan  
 (Office) 1/2" SC



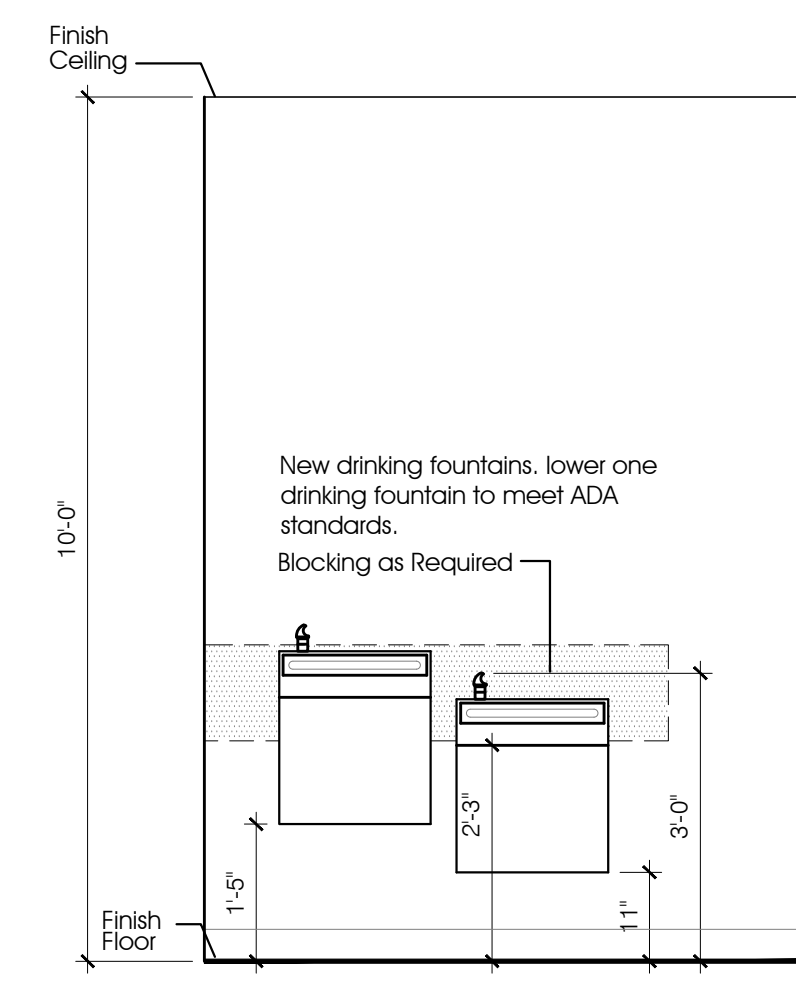
**E**  
**A8** ADA Roll-in shower  
 Elevation 1/2" SC



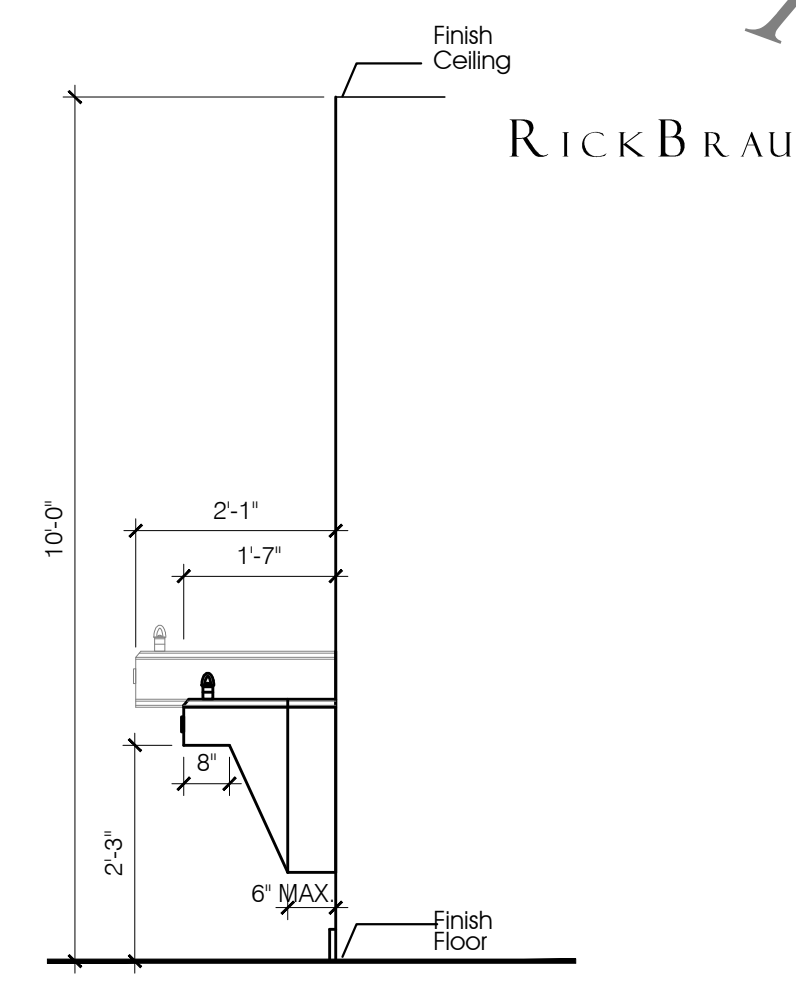
**F**  
**A8** ADA Roll-in shower  
 Elevation 1/2" SC



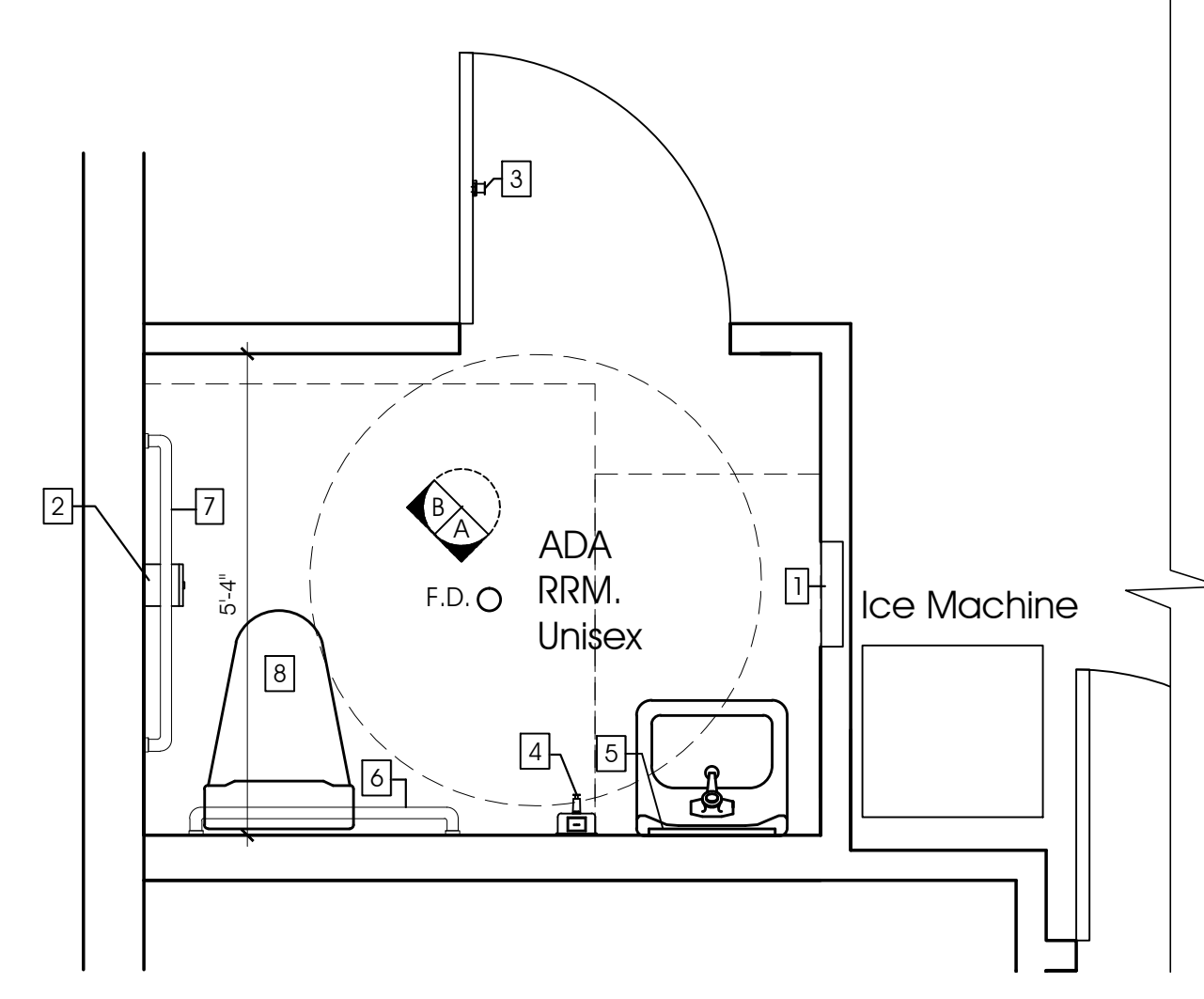
**G**  
**A8** ADA Roll-in shower  
 Elevation 1/2" SC



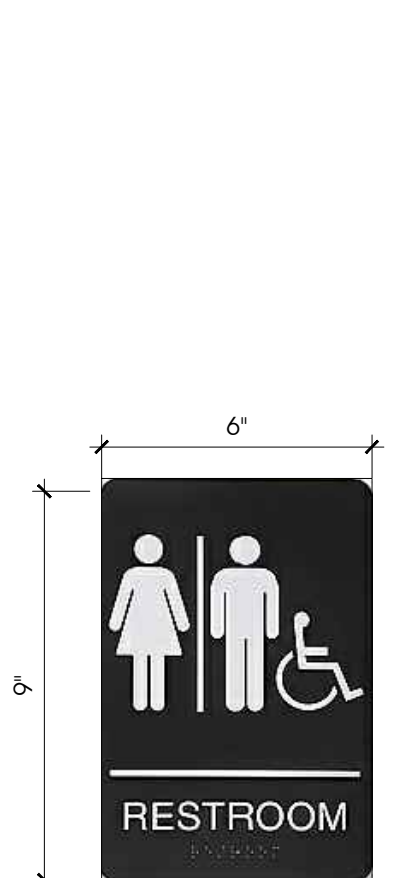
**2**  
**A8** Drinking Fountain Front Elevation  
 1/2" SC



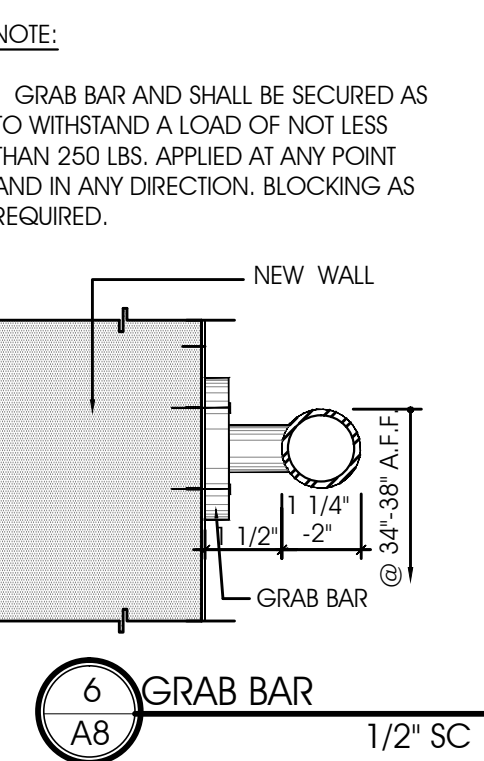
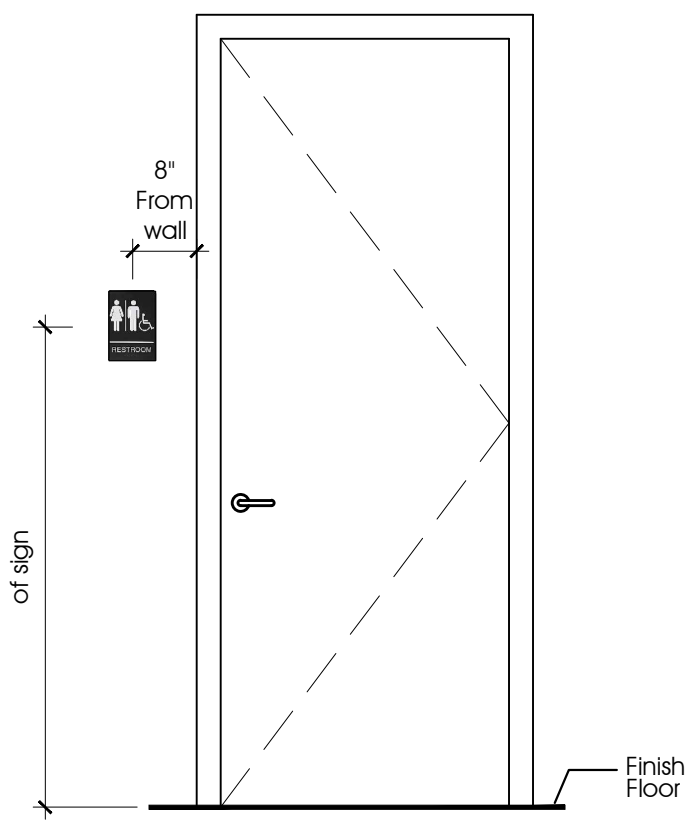
**3**  
**A8** Drinking Fountain Side Elevation  
 1/2" SC



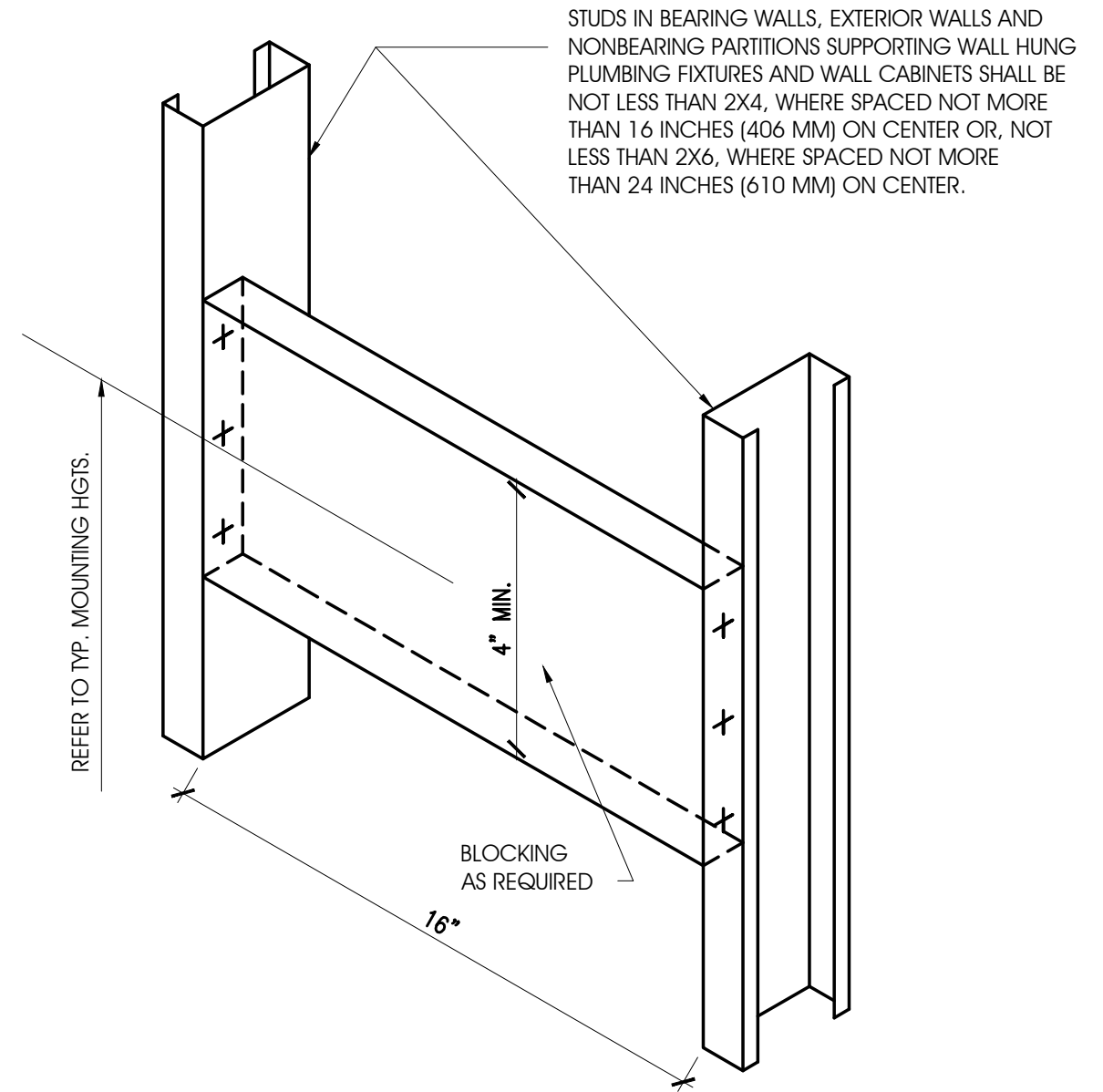
**4**  
**A8** ADA Enhanced Restroom  
 (Warehouse) 1/2" SC



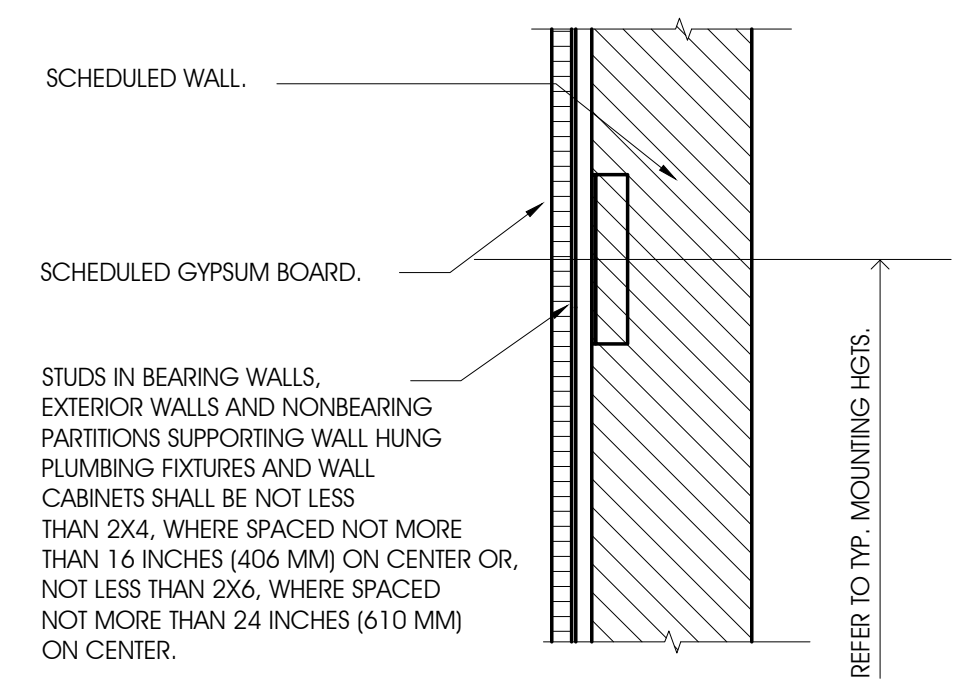
**5**  
**A8** ADA Compliant Tactile Restroom Sign  
 N.T.S.



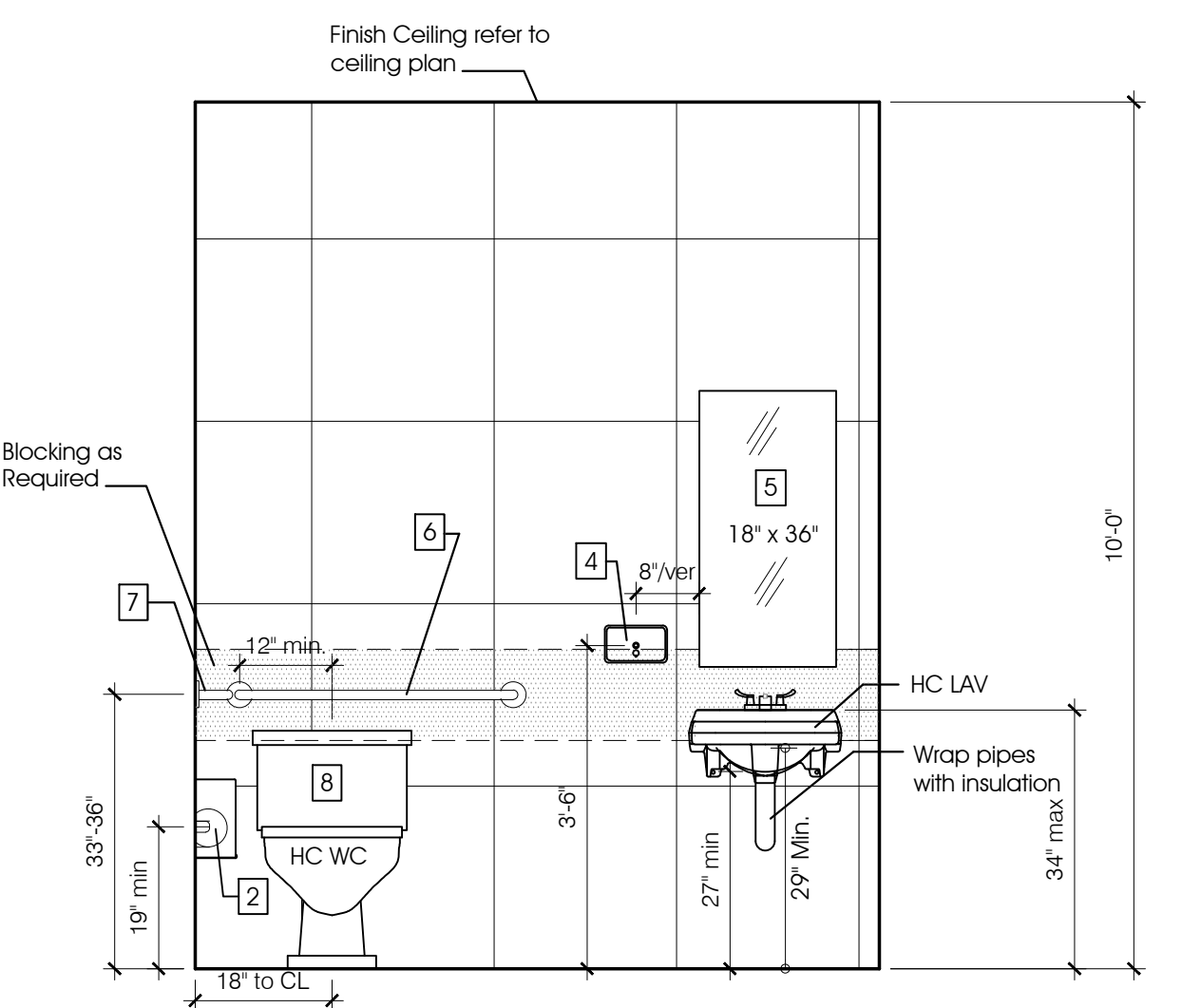
**6**  
**A8** GRAB BAR  
 1/2" SC



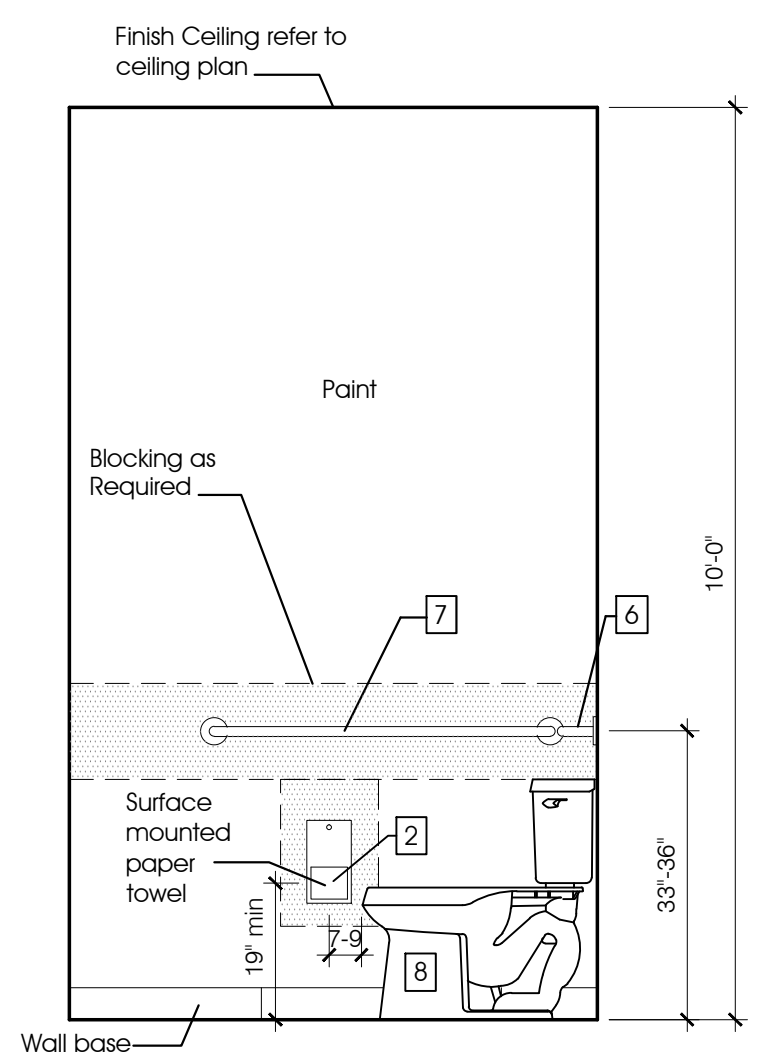
**7**  
**A8** Isometric Backing Partitions  
 N.T.S.



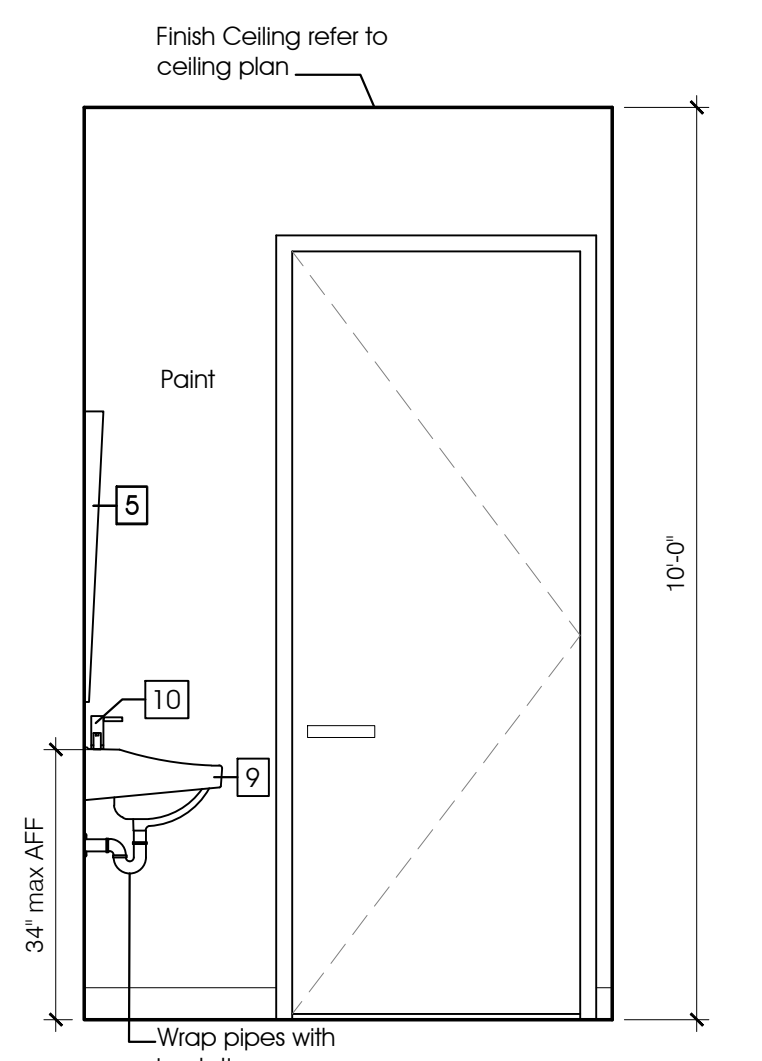
**8**  
**A8** Section Backing Partitions  
 N.T.S.



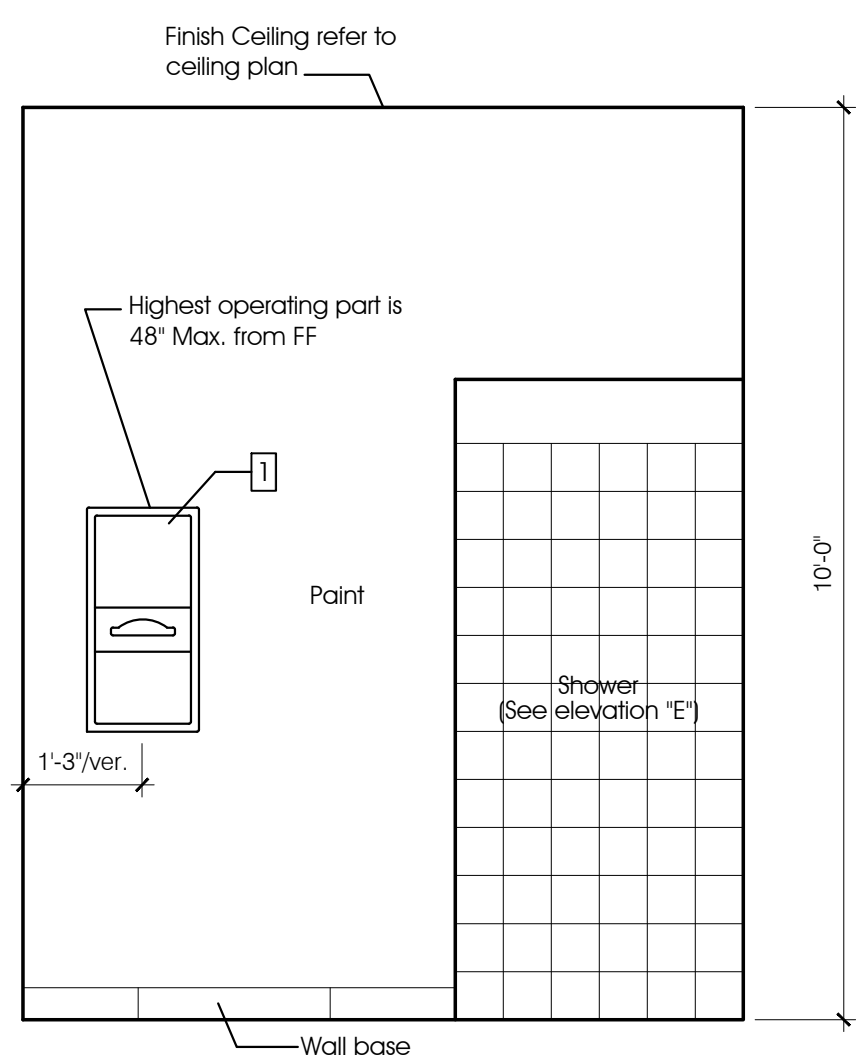
**A**  
**A8** ADA Restroom Elevation  
 1/2" SC



**B**  
**A8** ADA Restroom Elevation  
 1/2" SC



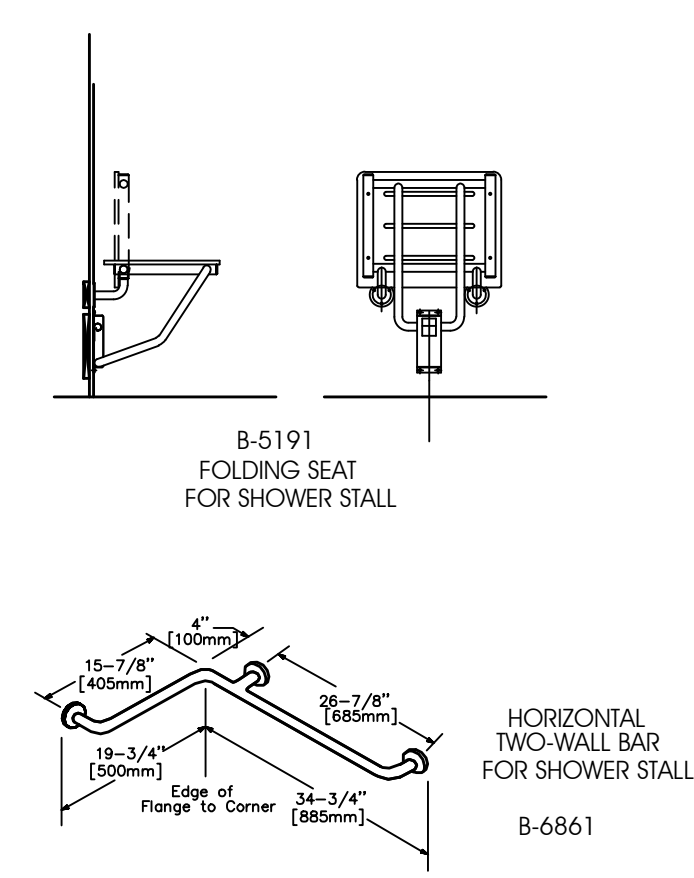
**C**  
**A8** ADA Restroom Elevation  
 1/2" SC



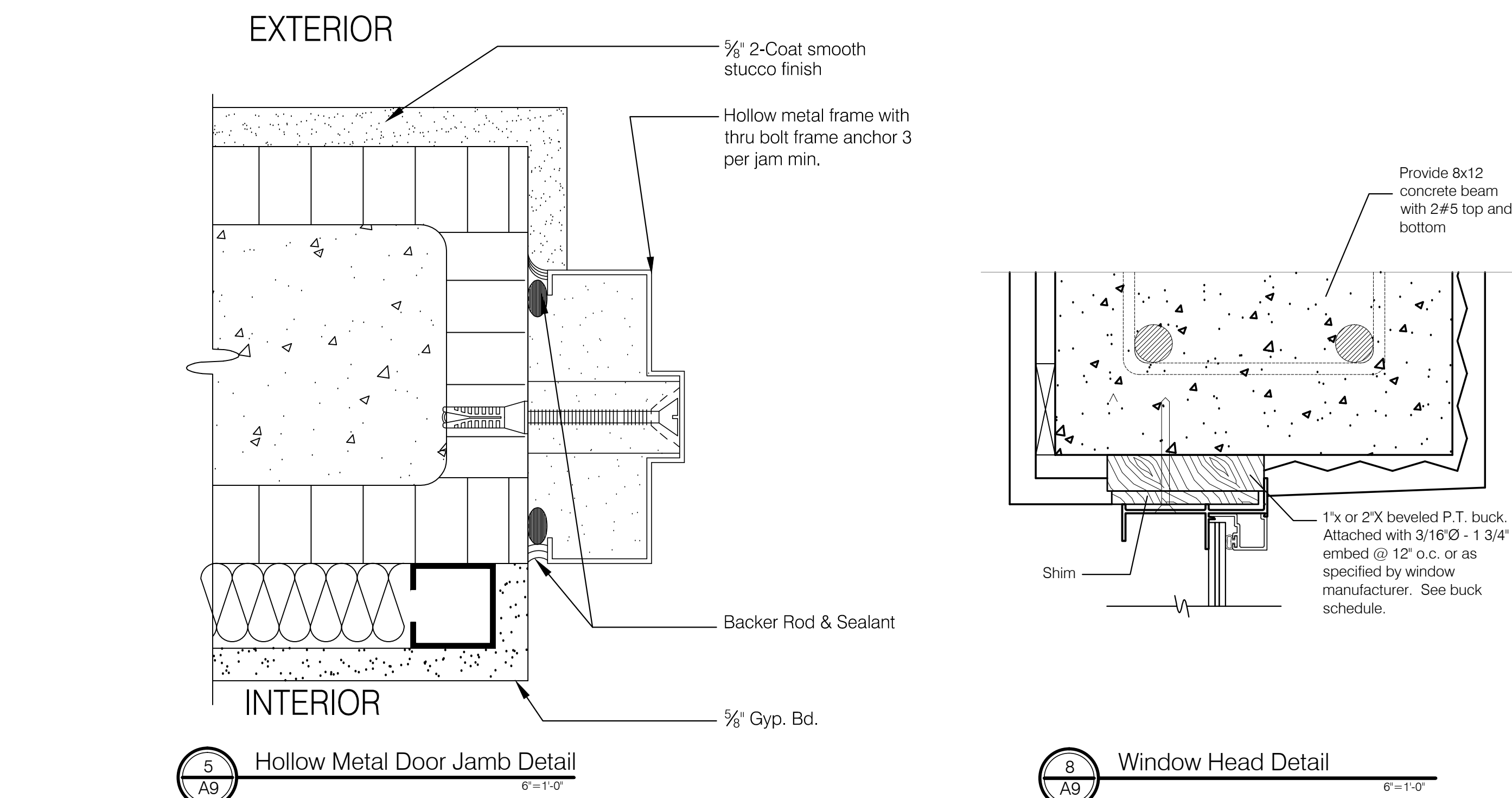
**D**  
**A8** ADA Restroom Elevation  
 1/2" SC

ITEM	MFR.	MFR. NO.	ITEM DESCRIPTION	REMARKS
1	Bobrick	B-369	Classic series, recessed paper towel dispenser and waste receptacle.	Satin finish.
2	Bobrick	B-2888	Surface mounted multi-roll toilet tissue dispenser.	Satin finish.
3	Bobrick	B-76717	Single Robe Hook	Satin finish.
4	Bobrick	B-4112	Contura Series Surface-Mounted Soap dispenser	Satin finish.
5	Bobrick	B-293-1836	Tilt mirror with stainless steel frame.	18" x 36"
6	Bobrick	B-6806 x 36	1-1/2" dia. stainless steel grab bars w/snap flange.	Satin finish.
7	Bobrick	B-6806 x 42	1-1/2" dia. stainless steel grab bars w/snap flange.	Satin finish.
8	Kohler	K-3658	Higline class five toilet. ADA compliant include elongated open seat for code compliance.	White
9	American Standard	"Declyn"	Wall hung sink to comply with ADA. Grid drain. Include trap and concealed arms support (for 4" centerset)	White
10	American Standard	5502.145	Monterrey 4" centerset Lavatory Faucet with Lever Handles. Use grid drain.	Chrome.
11	Elkay	LVRGRNTL8C	Filtered Vandal-Resistant Wall mount Bi-level Green ADA cooler.	Stainless Steel
12	Bobrick	B-6861	Horizontal two-wall bar for shower stall.	Satin finish.
13	Bobrick	B-5191	Solid phenolic folding shower/dressing area seat.	18" x 14-7/16"
14	American Standard	1430.501	Berwick Shower trim package with single function rain shower. Provide rough in valve.	Chrome.
15	American Standard	1662.600	Shower system kit for hand shower. Provide valve and trim as required.	Chrome.

**NOTE:**  
 1. For installation details and backing requirements, refer to Mfr. cut sheets and specs recommendations.  
 2. For installation heights requirements, refer to Restrooms Elev., specially for the ADA required heights and clearances.  
 3. Contractor to notify the Architect in case of any discrepancy, before ordering the product.  
 4. G.C. to request shopdrawings from vendor for toilet partitions, for approval before ordering them.



**Enhanced Restroom Plans/  
 Elevations** 1/2" SC

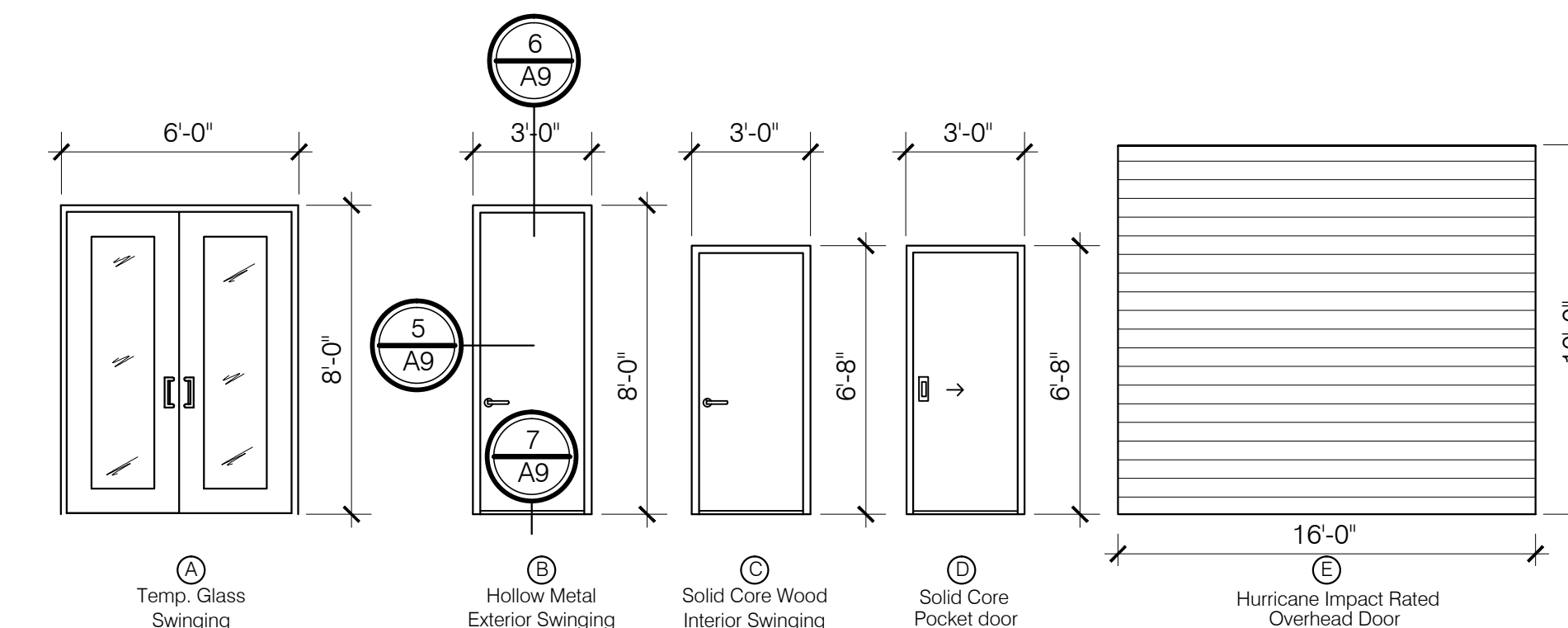
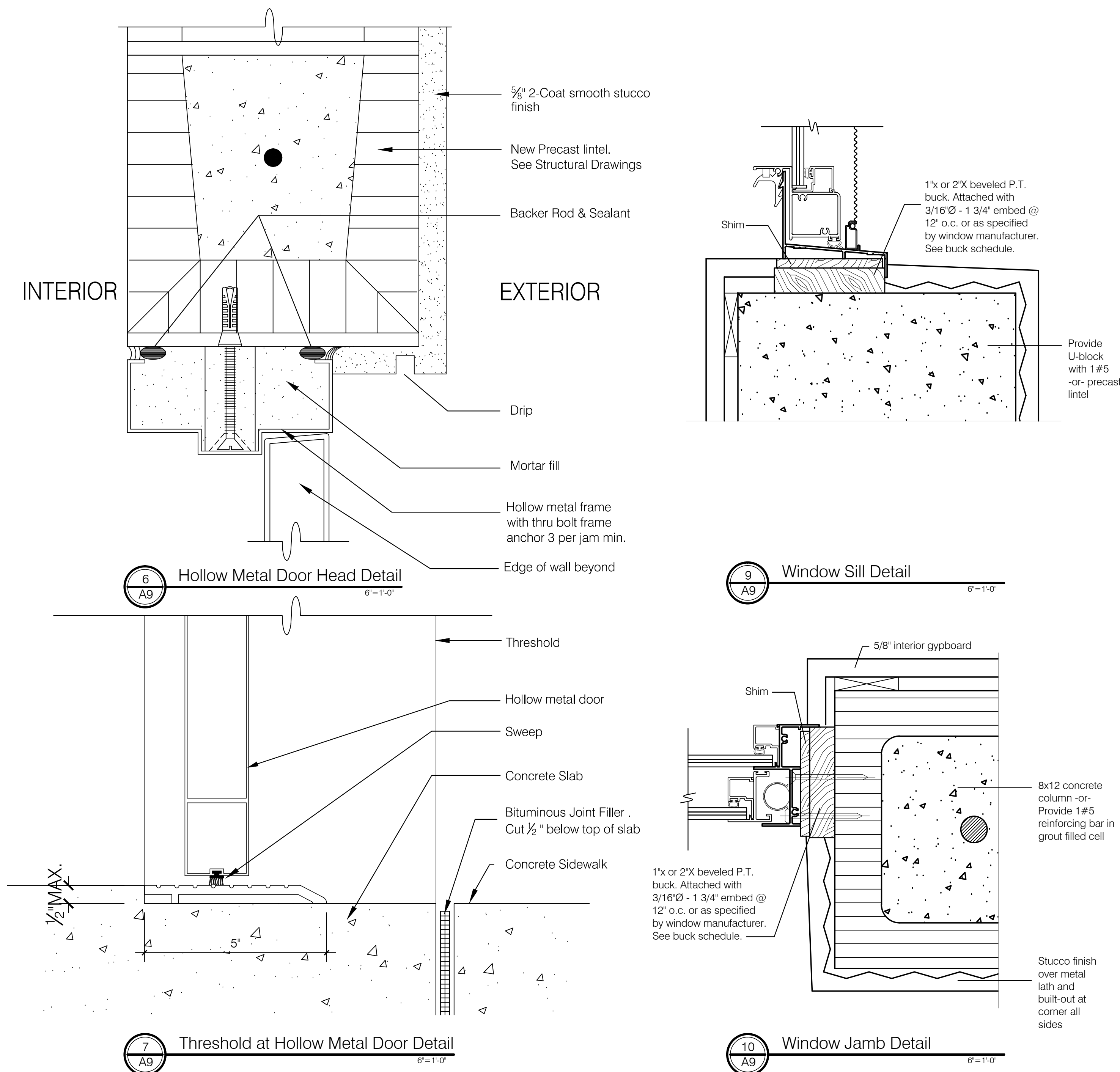


DOOR SCHEDULE (sizes in feet and inches)													
CIRCLE MARK	SIZE	THK.	TYPE	Des.	DOOR MAT.	FINISH	FRAME MAT.	FINISH	UL LABEL	WIND PRESSURES		NOA required	REMARKS
										POSITIVE	NEGATIVE		
1	(2) 3080	2"	Glass	A	ALUM.	ANOD.	ALUM.	BRONZE	-	+52.2	-57.1	Yes	NOA, Panic hardware
2	3080	1-3/4"	FLUSH	B	METAL	PAINT	HM	PAINT	-	+52.2	-57.1	Yes	NOA, Panic hardware
3	160100	1-3/4"	O.H. DOOR	D	STEEL	PAINT	TRACK	PAINT	-	+43.5	-48.4	Yes	NOA
4	NOT USED												
5	3080	1-3/4"	SOLID CORE	C	WOOD	BO	WOOD	PAINT	-			No	
6	3068	1-3/4"	SOLID CORE	C	WOOD	BO	WOOD	PAINT	-				
7	3068	1-3/4"	SOLID CORE	C	WOOD	BO	WOOD	PAINT	-				
8	3068	1-3/4"	SOLID CORE	C	WOOD	BO	WOOD	PAINT	-				
9	3068	1-3/4"	SOLID CORE	C	WOOD	BO	WOOD	PAINT	-				
10	3068	1-3/4"	SOLID CORE	C	WOOD	BO	WOOD	PAINT	-				
11	3068	1-3/4"	SOLID CORE	C	WOOD	BO	WOOD	PAINT	-				
12	3068	1-3/4"	SOLID CORE	C	WOOD	BO	WOOD	PAINT	-				
13	3068	1-3/4"	SOLID CORE	D	WOOD	BO	WOOD	PAINT	-				Pocket
14	3068	1-3/4"	SOLID CORE	D	WOOD	BO	WOOD	PAINT	-				Pocket
15	3068	1-3/4"	90 Min rated	-	-	BO	-	PAINT	-				Auto closer
16	3068	1-3/4"	90 Min rated	-	-	BO	-	PAINT	-				Auto closer
17	3068	1-3/4"	SOLID CORE	C	WOOD	BO	WOOD	PAINT	-				
18	3080	1-3/4"	FLUSH	B	METAL	BO	HM	PAINT	-	+52.2	-57.1		

**Notes:**  
 1. All exterior doors shall have current Dade County Product Approval NOA  
 2. All closer & hardware to comply with Florida Accessibility Code.  
 3. Contractor to verify masonry / rough openings for all windows and doors and adjust columns as required.  
 4. B Label Door Note: Frames must be rated with door. Hinges must be Steel Ball Brg. Door must be self closing/ self latching

**BUCK SCHEDULE**  
 Impact: 1x4 P.T. buck  
 Wood frame doors: 2x4 P.T. buck  
 Metal frame doors: 1x4 P.T. buck

**NOA:** Designate Miami-Dade Co Product control approval required.

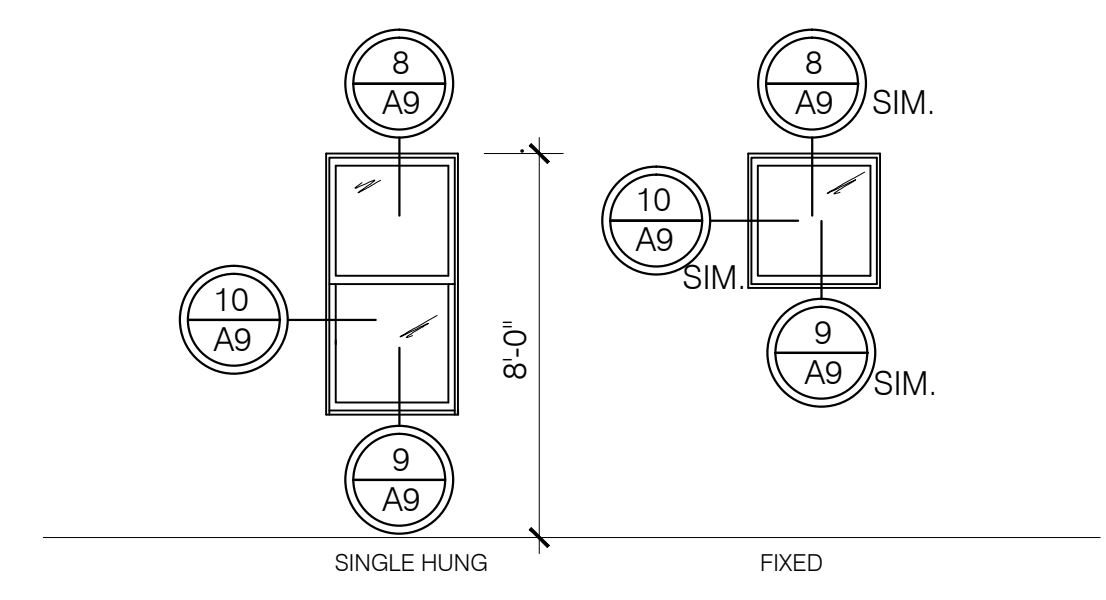


Door Types

BUCK SCHEDULE					
Type	Buck size	Fastener	Min. Embed	Min. Edge dist.	Spacing
Garage doors	2x8 P.T.	1/2" Ø exp. bolts	3-1/2"	3-1/2"	12" o.c.

**Notes:**  
 1. \* - provide 6" c/c from each mullion and/or corners.  
 2. Connections are indicated above unless specified otherwise by product approval.

WINDOW SCHEDULE										
MARK	SIZE	TYPE	FRAME		PCA	Top of Window (Ref 0'-0")	Wind Pressures		Sill Height	REMARKS
			Frame	Glass			Pos.	Neg.		
W1	3'-1" x 6'-0"	SINGLE HUNG	ALUMINUM	BRONZE	YES	+8'-0"	+52.2	-57.1	+0'-0"	Eng Shop Dwg's Req'd. PGT or Equal
W2	3'-1" x 6'-0"	SINGLE HUNG	ALUMINUM	BRONZE	YES	+8'-0"	+52.2	-57.1	+0'-0"	
W3	3'-1" x 6'-0"	SINGLE HUNG	ALUMINUM	BRONZE	YES	+8'-0"	+55.7	-60.6	+2'-0"	
W4	3'-1" x 6'-0"	SINGLE HUNG	ALUMINUM	BRONZE	YES	+8'-0"	+55.7	-72.8	+2'-0"	
W5	3'-1" x 6'-0"	SINGLE HUNG	ALUMINUM	BRONZE	YES	+8'-0"	+55.7	-60.6	+2'-0"	



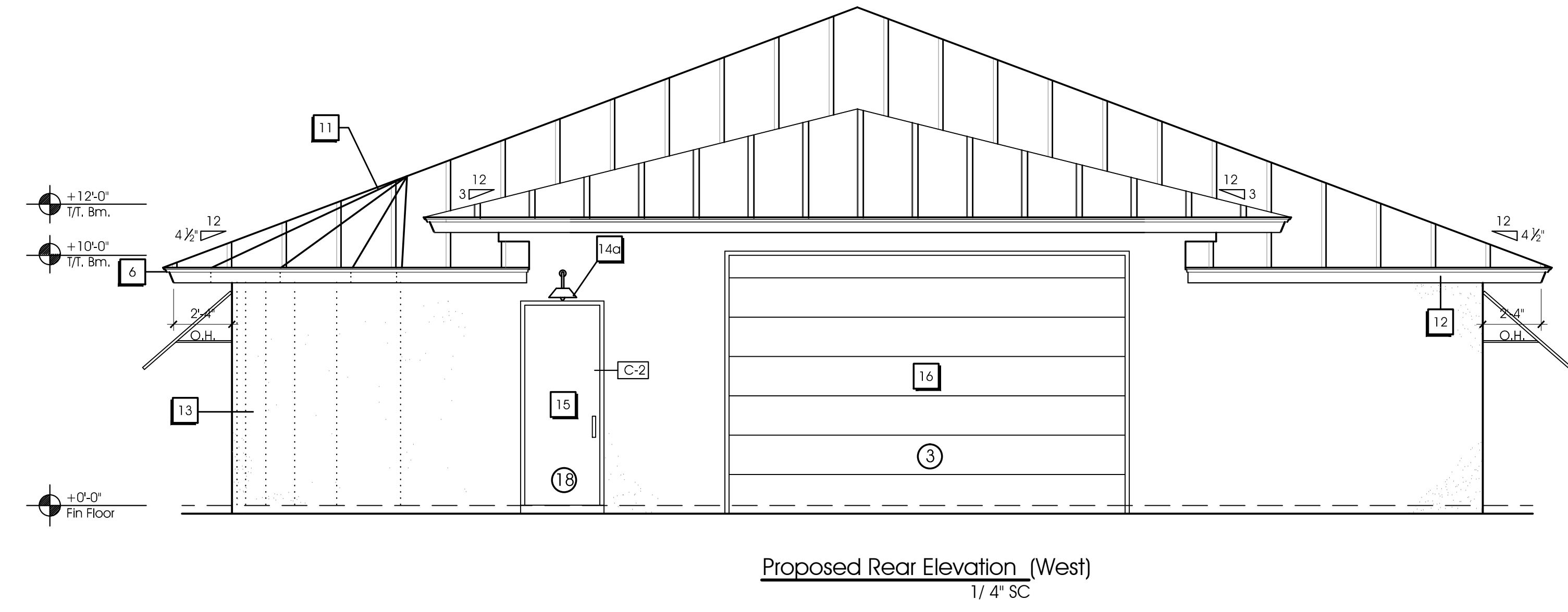
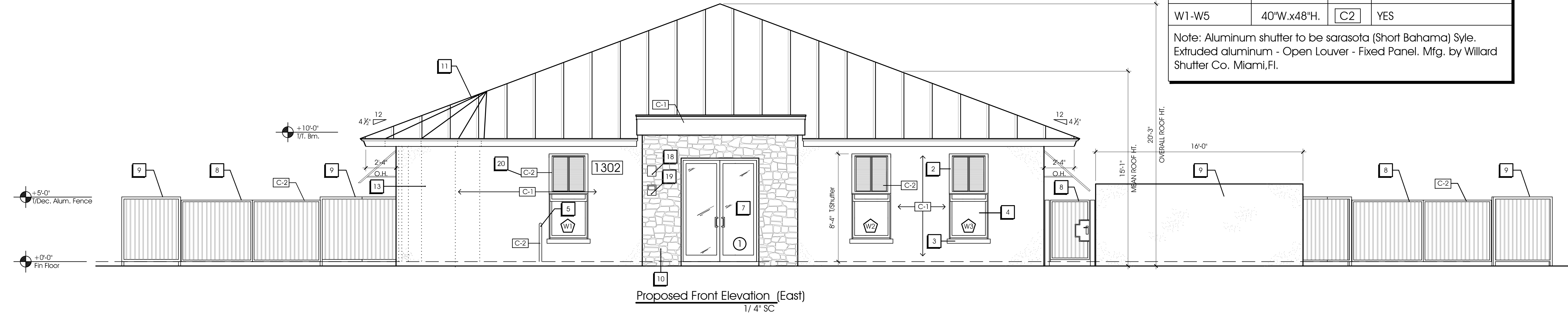
Exterior Window Elevation



COLOR LEGEND	
<b>C-1</b> Color 1/ Base Benjamin Moore OC-67 - Ice Mist	<b>C-2</b> Color 2/ Accent Benjamin Moore 007 - Piñata

ALUMINUM SHUTTER SCHEDULE			
Location	Size	Color	NOA
W1-W5	40"W.x48"H.	<b>C-2</b>	YES

Note: Aluminum shutter to be sarasota (Short Bahama) Style. Extruded aluminum - Open Louver - Fixed Panel. Mfg. by Willard Shutter Co. Miami, FL.



**METAL ROOFING NOTES**

**Panel Profile:**  
1. 15/16" high rib x 16" wide panel.

**Panel Style:**  
1. Narrow rib, vertical leg, concealed fastener flange, positive snap lock standing seam, utilizing male and female rib configurations.

**Gauge:**  
1. 24 gauge (# UL-580 Class 90 rated - Miami Dade County Product Approved).

**Substrate:**  
1. Galvalume steel sheet, AZ50, conforming to ASTM A792 for painted and unpainted panels.

**Texture:**  
1. Flat

**Finish:**  
1. Bare Galvalume (#25-year warranty).

**Acceptable manufacture:**  
1. SOUTHEASTERN METALS MFG. CO., FL, GA, (800) 874-0335

**FINISH NOTES:**

- 1 Smooth stucco over CMU
- 2 Sarasota Shutter
- 3 4"H x 2" Stucco Window Sill/Band
- 4 Impact window system
- 5 Bicycle rack
- 6 Cantilevered Roof @ Entry
- 7 Hurricane impact storefront system
- 8 Dec. Alum. Picket Railing Gate per approved shop drawings
- 9 Dec. Alum. Picket Railing w/1" Sq. Pickets @4' o.c. per approved shop drawings
- 10 Ledge stone finish
- 11 24 GA standing seam metal roof
- 12 2x8" stucco band
- 13 Radius wall
- 14a New light fixture. See Specification on Dwg. A11 (Photometrics Plan)
- 14b New light fixture. See Specification on Dwg. A11 (Photometrics Plan)
- 14c New light fixture. See Specification on Dwg. A11 (Photometrics Plan)
- 15 Painted steel door
- 16 Overhead door (Steel)
- 17 A/C

**Fire Department Info.:**

- 18 8' x 8' roof/floor const. sign per FL Statute 633.027
- 19 Knox Box Location UL App - Series 3200
- 20 8"H. Numbers on Orange 12"x28" Plexiglass Back
- 21 Screen Vent Block. (See Floor plan Dwg. A4)



**14c** Light Fixture  
MFR: Barnlight Electric  
Style: Emblem Shade - Gooseneck Sign Lighting  
Model: HL-H Goosneck  
Size: 16"  
Color: Silver

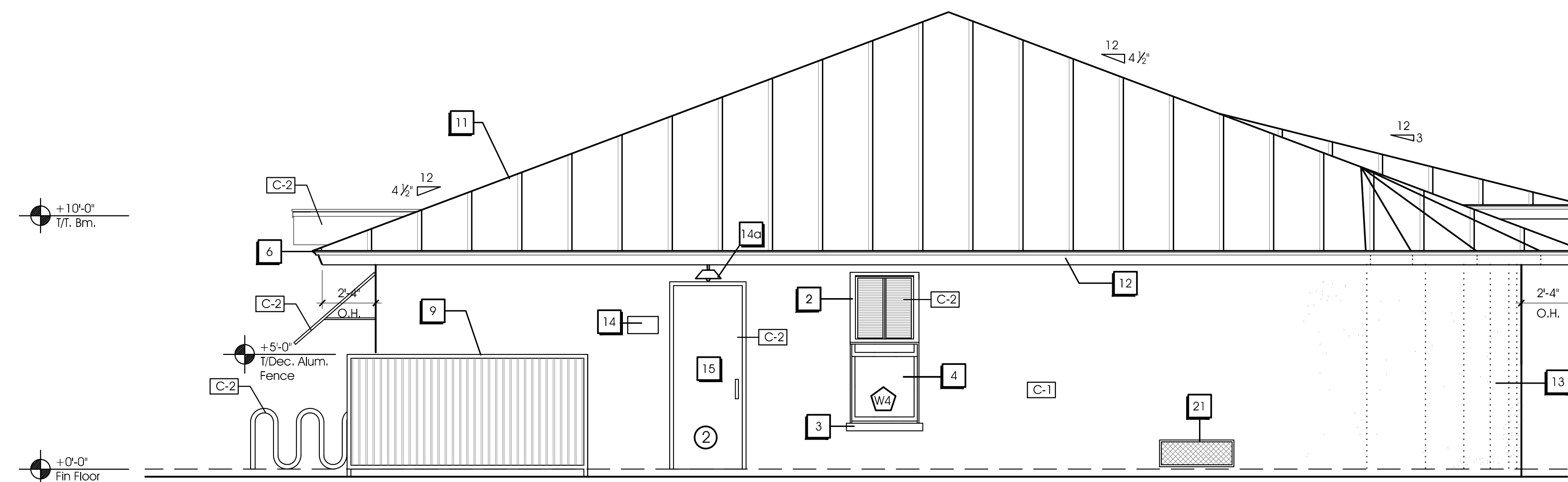
Kelly Building for:  
**Schmidt Investment Properties, LLC**  
1302 Wallace Drive  
Delray Beach, FL 33444

R.B.A. PN. 13714.09

Issued Date  
 :Permit Set  
 :G.C. Bid Set  
 2-27-16:Owner Review Plan Set

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COLOR LEGEND	
<b>C-1</b> Color 1/ Base Benjamin Moore OC-67 - Ice Mist	<b>C-2</b> Color 2/ Accent Benjamin Moore 007 - Piñata



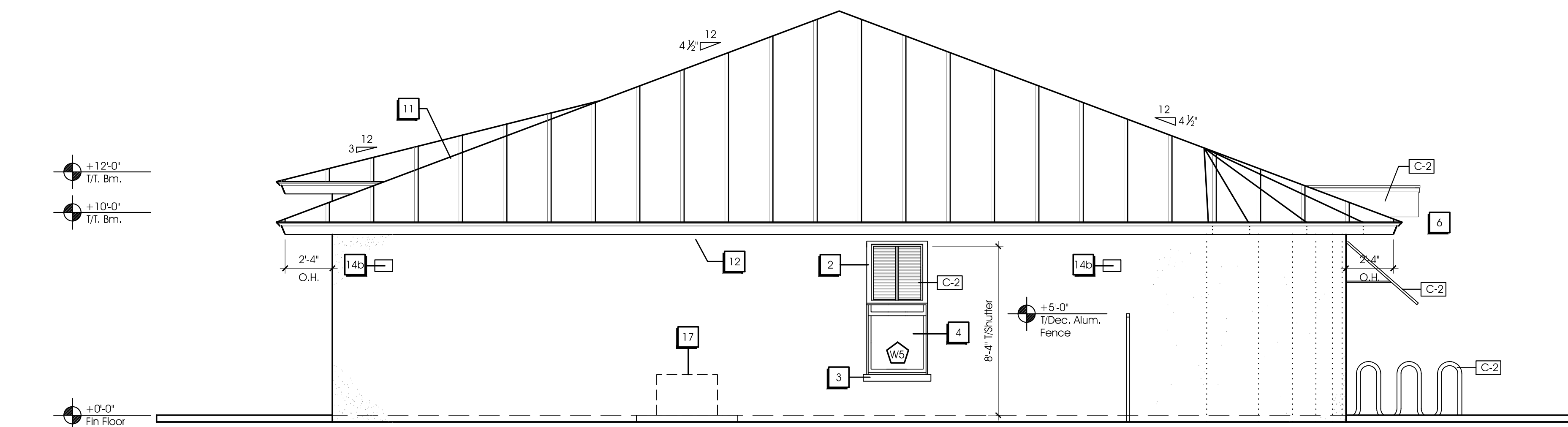
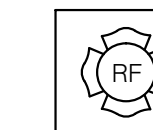
Proposed Elevation (North)  
1/4" SC

**FINISH NOTES:**

- 1 Smooth stucco over CMU
- 2 Sarasota Shutter
- 3 4"H x 2" Stucco Window Sill/Band
- 4 Impact window system
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**Fire Department Info.:**

- 18 8' x 8' roof/floor const. sign per FL Statute 653.027
- 19 Knox Box Location UL App - Series 3200
- 20 8"H. Numbers on Orange 12"x28" Plexiglass Back
- 21 Screen Vent Block. (See Floor plan Dwg. A4)



Proposed Side Elevation (South)  
1/4" SC

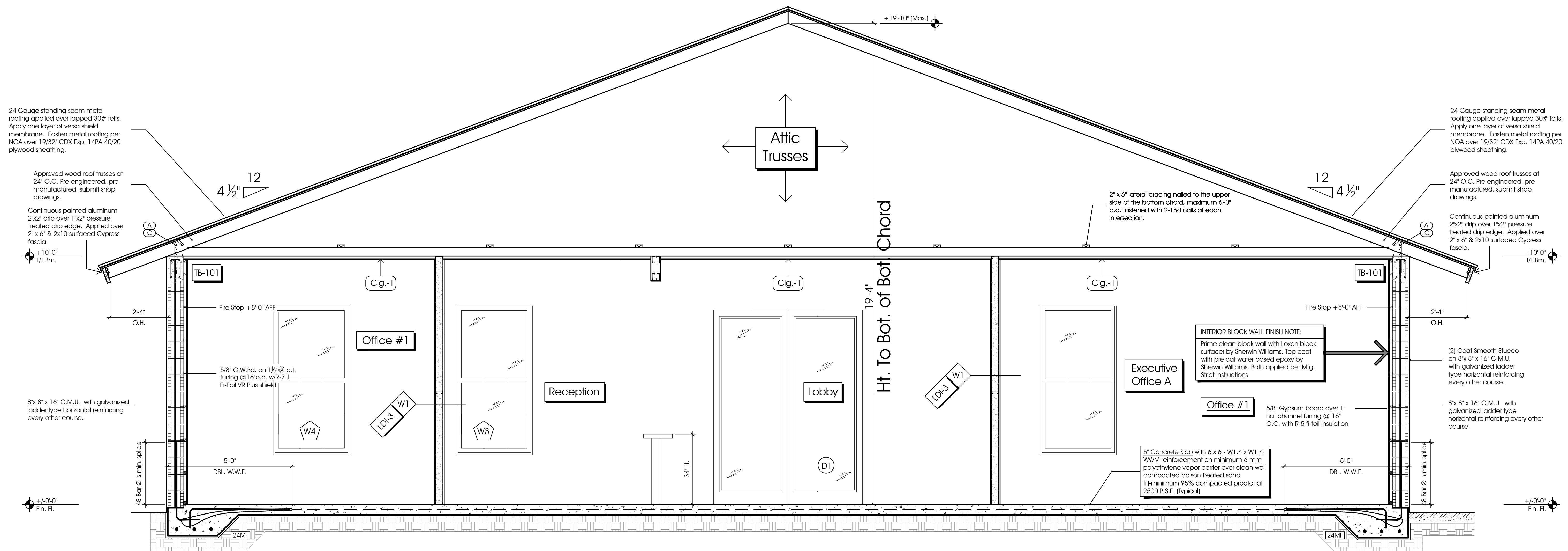
Kelly Building for:  
**Schmidt Investment Properties, LLC**

1302 Wallace Drive  
 Delray Beach, FL 33444

R.B.A. PN. 13714.09

**Issued Date**

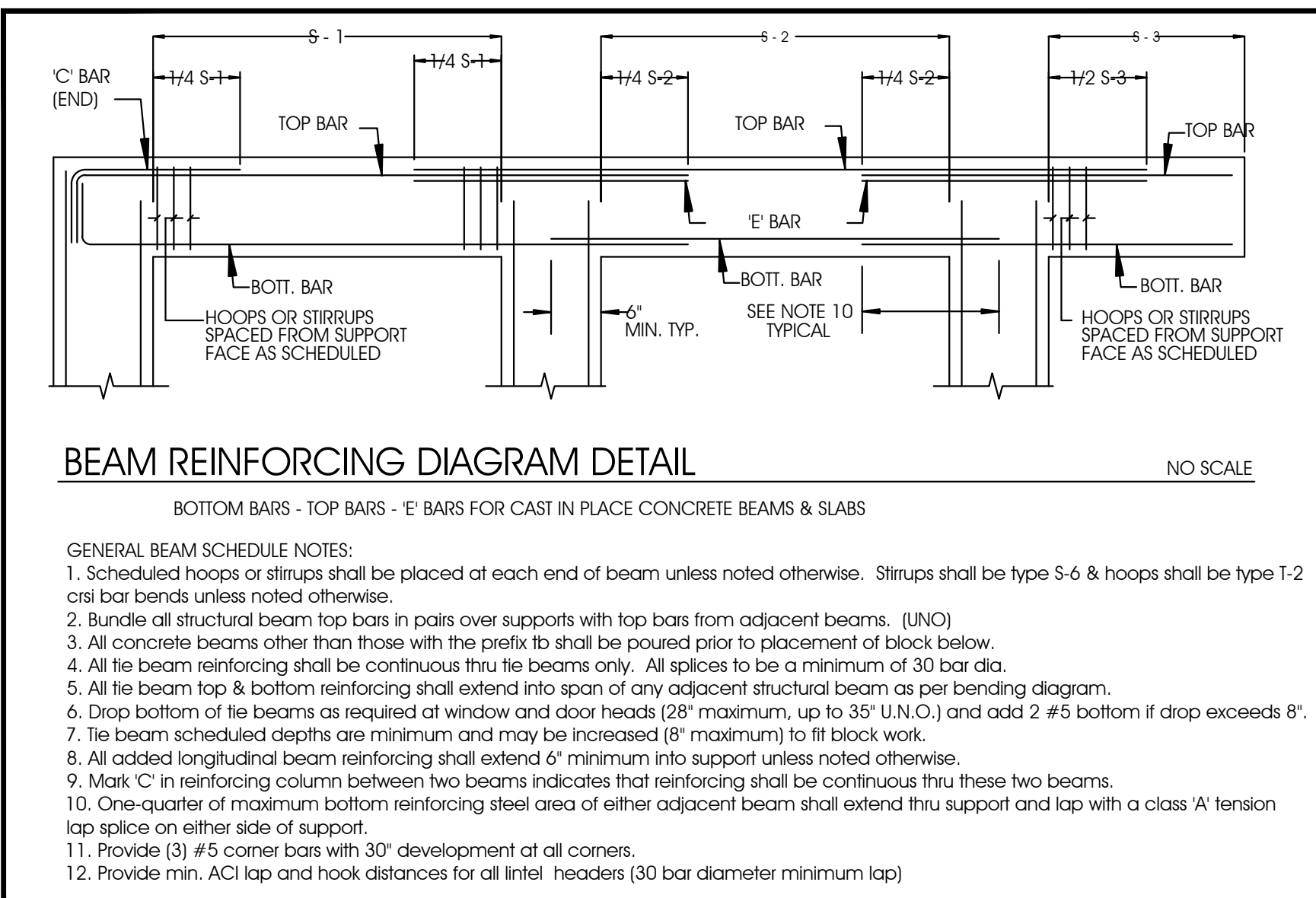
- ⊙ :Permit Set
- ⊙ :G.C. Bid Set
- 2-27-16:Owner Review Plan Set



**B**  
**A13** Building Section  
 1/2" SC

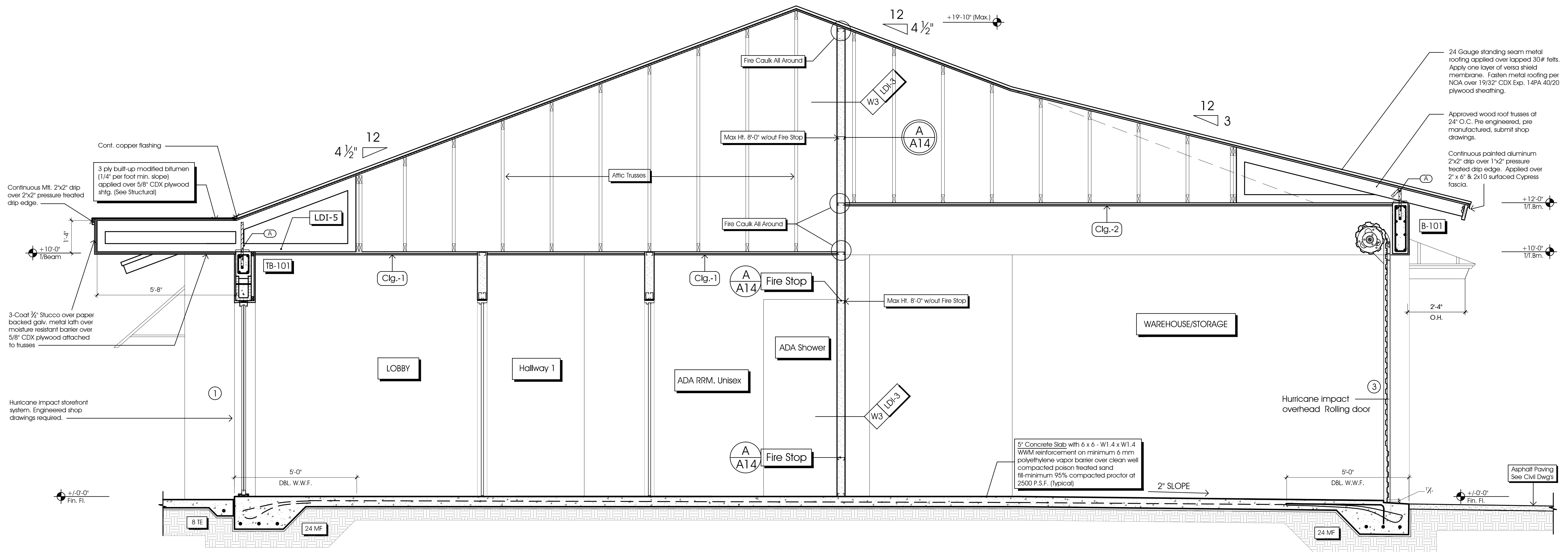
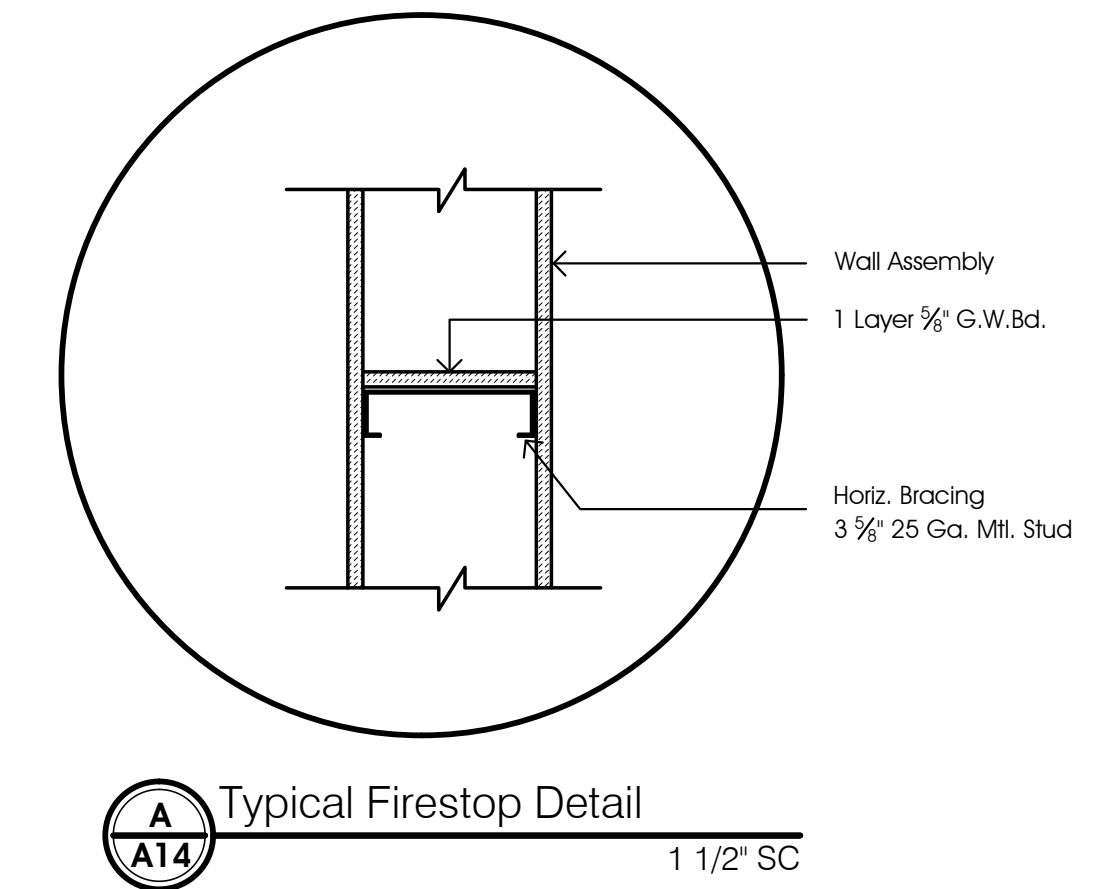
Sections  
 1/2" SC

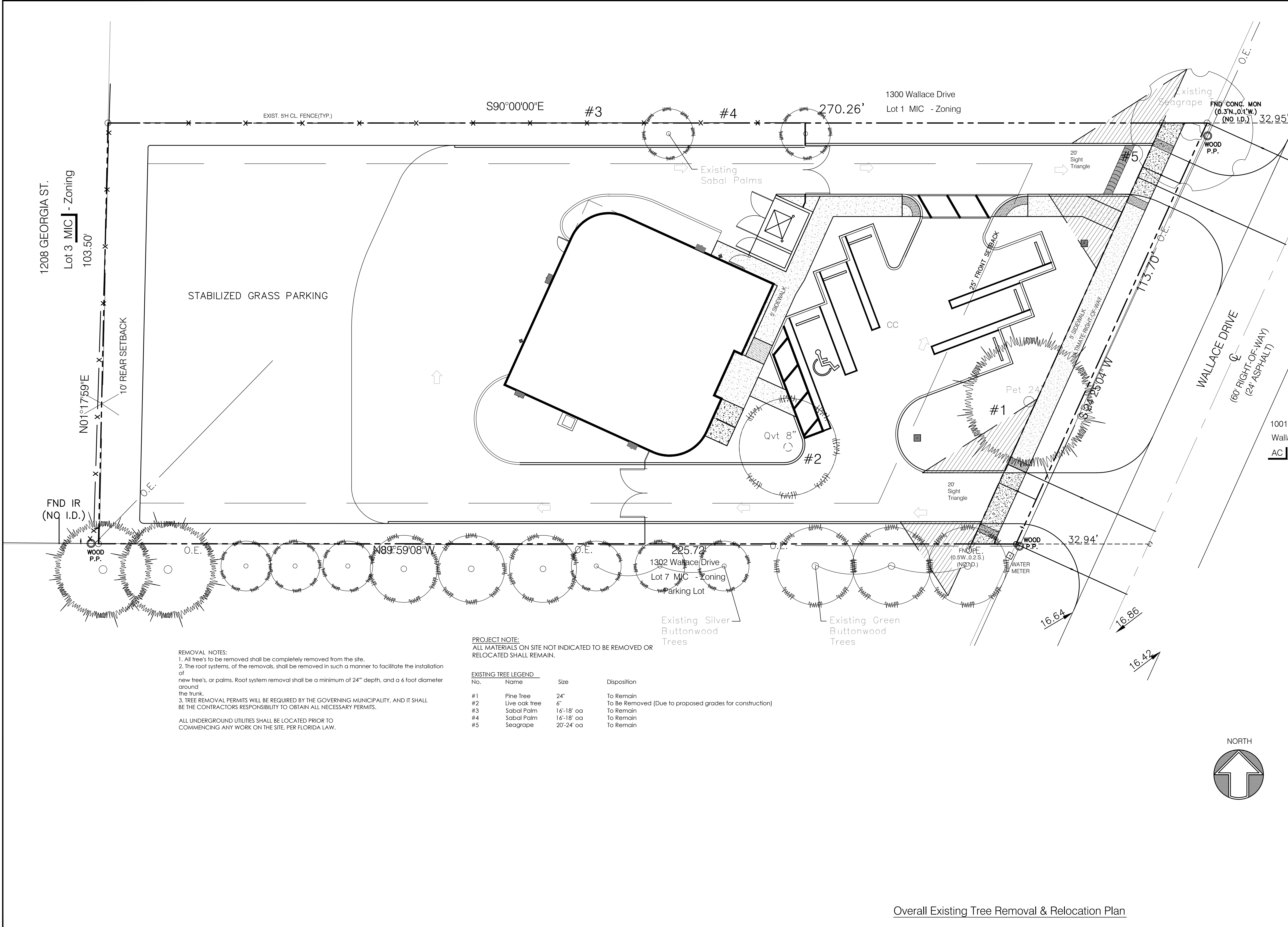
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MARK	ANCHOR I.D.	SEAT PLATE	TRUSS/ RAFTER	STRUCTURE CONCRETE/CMU/WOOD	ALLOWABLE LOADS (LBS.)			NOTE	DADE CO. NOA # OR FL. APPROVAL #	
					LATERAL LOADS		UPLIFT			
					F1	F2				
(A)	SIMPSON META12	N/A	(7) 106x 1-1/2"	4" MIN. EMBED.	340	725	1,450	SINGLE PLY TRUSS	FL11473	TSS
(B)	SIMPSON HHETA(2)	N/A	(14) 16d	4" MIN. EMBED.	1225	1520	3,350	(2) PLY TRUSS	FL11473	
(C)	SIMPSON DETAL20	N/A	(18) 10dx 1-1/2"	4" MIN. EMBED.	2,000	1,505	2,480	SINGLE PLY TRUSS	FL11473	
(D)	SIMPSON HGAM10 (KTA3)	N/A	(4) SDS 3/4" x 1-1/2"	(5) 3/4" x 1 1/2" TITEN	1,005	1,105	850		FL13904	
(E)	SIMPSON H10S	N/A	(8) 8dx 1-1/2"	(2) 3/4" x 4" TITEN	1,065	-	-		FL11478	
(F)	Simpson A35	N/A	(12) 8d x 1-1/2"	N/A	595	595	-		FL10446	

**TRUSS ANCHOR NOTES:**  
1. THE UPLIFT FOR EACH TRUSS/GIRDER IS LESS THAN OR EQUAL TO THE UPLIFT CAPACITY FOR THE SPECIFIED ANCHOR.  
2. DESIGN LOADS ARE BASED ON SOUTHERN YELLOW PINE LUMBER, SG - 0.55  
3. ALL UPLIFT CONNECTORS SPECIFIED CAN BE SUBSTITUTED WITH AN APPROVED EQUAL WHERE FASTENING SPECS MUST MEET OR EXCEED THE UPLIFT SHOWN.  
4. CONNECTORS TO CONCRETE MAY VARY THE TITEN SCREW EMBEDMENT. SEE MANUFACTURER SPECS.





REMOVAL NOTES:  
 1. All tree's to be removed shall be completely removed from the site.  
 2. The root systems, of the removals, shall be removed in such a manner to facilitate the installation of new tree's, or palms. Root system removal shall be a minimum of 24" depth, and a 6 foot diameter around the trunk.  
 3. TREE REMOVAL PERMITS WILL BE REQUIRED BY THE GOVERNING MUNICIPALITY, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS.

ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO COMMENCING ANY WORK ON THE SITE, PER FLORIDA LAW.

PROJECT NOTE:  
 ALL MATERIALS ON SITE NOT INDICATED TO BE REMOVED OR RELOCATED SHALL REMAIN.

EXISTING TREE LEGEND			
No.	Name	Size	Disposition
#1	Pine Tree	24"	To Remain
#2	Live oak tree	6"	To Be Removed (Due to proposed grades for construction)
#3	Sabal Palm	16'-18' oa	To Remain
#4	Sabal Palm	16'-18' oa	To Remain
#5	Seagrape	20'-24' oa	To Remain

REVISIONS	BY
REVISED 7-14-15 PER REVISED SITE PLAN (CITY COMMENTS)	
REVISED 1-11-16 PER REVISED SITE PLAN	
REVISED 3-9-16 PER REVISED SITE PLAN	

DESIGNED BY:  
**CARTER & ASSOCIATES**  
**LANDSCAPE ARCHITECTS INC.**  
 74 N.E. 5th AVE. Delray Beach, FL 33483  
 L.A. 831  
 561-272-9621

Landscape for:  
**Schmidt Ivestment Properties**  
 1302 Wallace Drive, Delray Beach, Florida

DRAWN	SKP
CHECKED	D.H.C.
DATE	1.07.15
SCALE	1" = 10'
JOB NO.	1.15.15
SHEET	
<b>L-1</b>	
OF	6 SHEETS

Overall Existing Tree Removal & Relocation Plan



REVISIONS	BY
REVISED 7-14-15 PER REVISED SITE PLAN (CITY COMMENTS)	
REVISED 1-11-16 PER REVISED SITE PLAN	
REVISED 3-9-16 PER REVISED SITE PLAN	

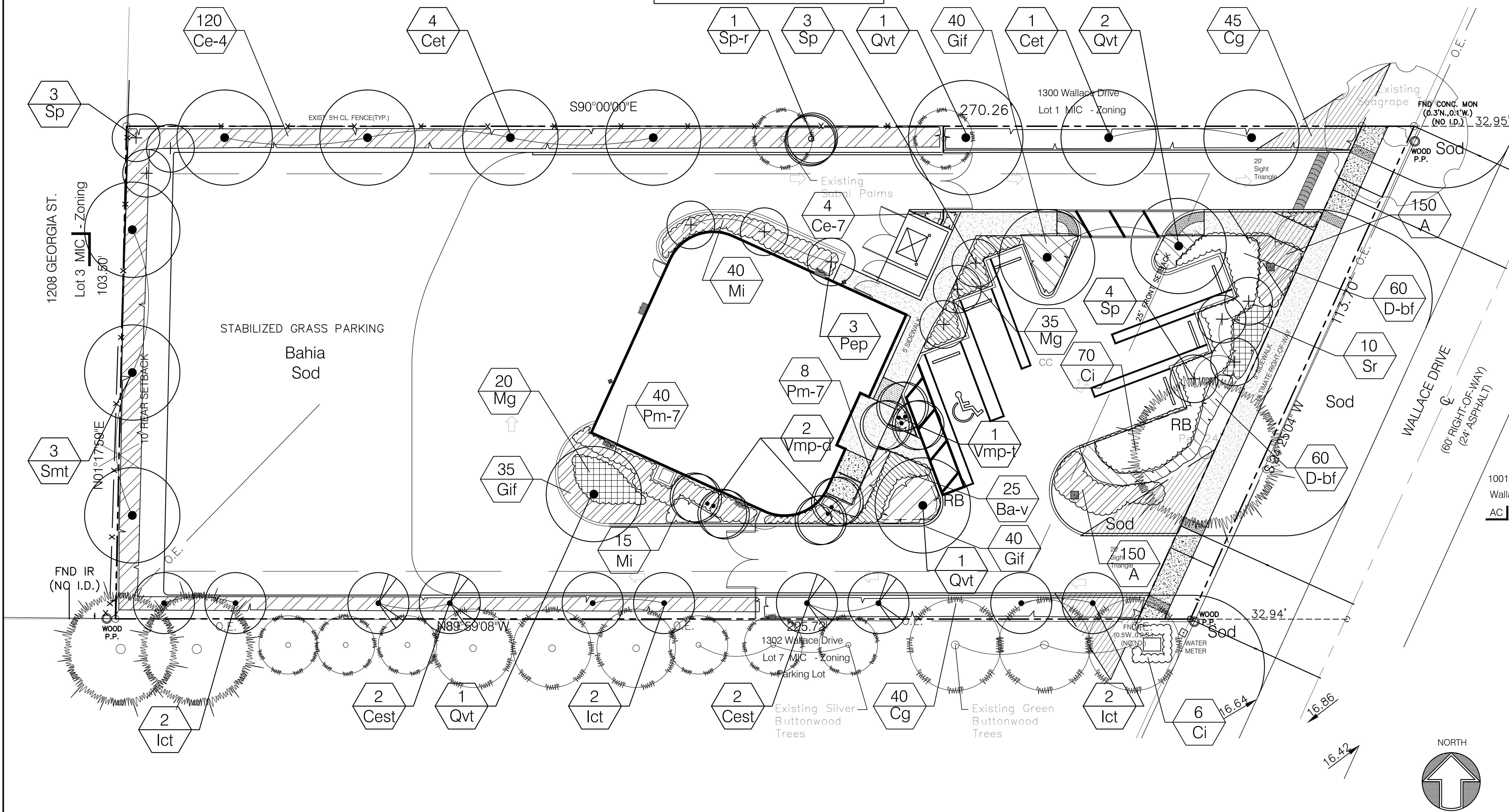
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<b>L-2</b>	
OF	6 SHEETS

Automatic Irrigation system to provide 100% irrigation coverage, with 100% overlap minimum, with a programmable controller and rain sensor. Shrub & Turf zones are to be separated. THERE SHALL BE NO TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS

NOTE: All Landscape Within Sight Triangles Shall Provide Unobstructed Cross-visibility At A Horizontal Level Between 36 Inches And 6 Feet, Including Trunks From Pavement.



Landscape Plan

- NOTES:**
1. All Trees, Shrubs & Plants used on this site shall conform to the requirements of "Low watering needs" materials as specified in the South Florida Water Management District's "Waterwise" publication.
  2. All proposed utility structures shall be planted on three sides with "Waterwise" Cocoplum hedges
  3. All landscape areas containing trees and vegetation shall be first filled with city inspected clean fill soil.
  4. Clean fill. All planted areas on the site shall first be filled with clean fill to a depth of one foot from the surface along the entire length of the green space, island, or landscape buffer.
  5. Inspection. The city shall inspect all clean fill, irrigation systems and landscape improvements prior to installation.

**Note:**  
All Above Ground Mechanical Equipment Such As, But Not Limited To, Exterior Utility Boxes, Meters, And Transformers Shall Be Depicted On All Plans And Shall Be Visually Screened. Backflow Preventers Shall Be Painted To Match Principle Structure.

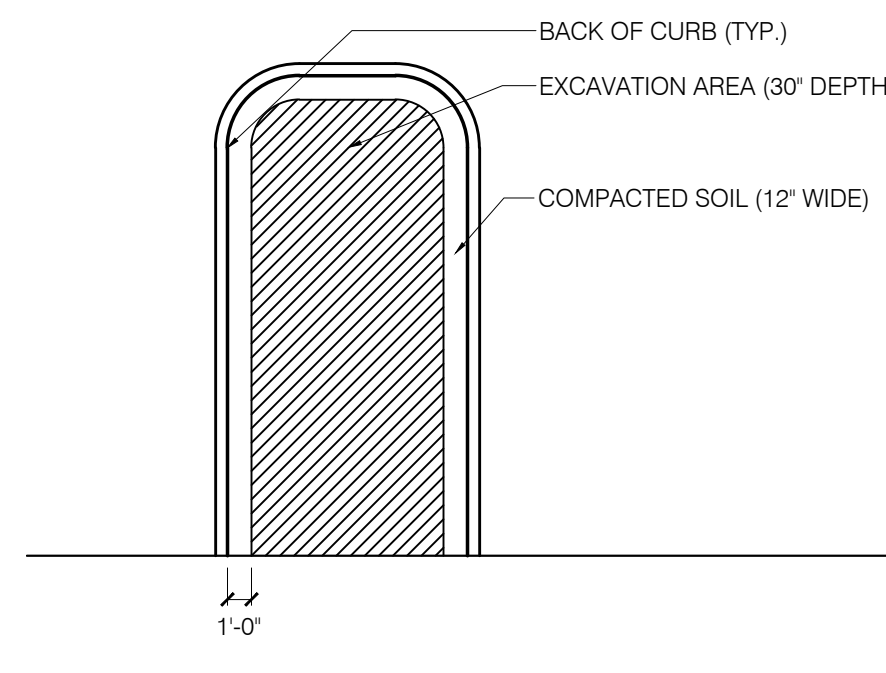
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**NOTE:** All Landscape Within Sight Triangles Shall Provide Unobstructed Cross-visibility At A Horizontal Level Between 30 Inches And 8 Feet, Including Trunks From Pavement.

MATERIAL SCHEDULE			
Qty.	Key	Botanical / common name	Size
4	Cest*	Conocarpus E. Serectus /Silver buttonwood tree	14-16'x7' B&B
4	Qvt*	Quercus virginiana/ Live oak tree	16'x8' 7" caliper
3	Smt*	Swietenia mahogany/ Mahogany tree	16'x7' B&B
2	Vmp-d*	Veitchia Montgomeryana/ Montgomery Palm, double	16' oa mtchg. hvy. calip. dble.
1	Vmp-t*	Veitchia Montgomeryana/ Montgomery Palm, triple	16' oa mtchg. hvy. calip. trple.
10	Sp*	Sabal Palm	16-18'oa.
1	Sp-t*	Sabal Palm Relocate	16-18'oa. Relocated
3	Pep*	Ptychosperma elegans / Alexander palm	16' oa
6	Cef	Conocarpus erectus/green buttonwood tree	16'x7' B&B
6	Ict*	Ilex Cassine/ Dahoon Holly	14-17'x7' B&B
300	A*	Annuals	4" pol@6"oc
76	Ct*	Chrysobalanus icaco/ Cocoplum	24"3g.@24"oc.
48	Pm-7	Podocarpus maki/ Yew	5-6'oa. columnar form
55	Mg	Muhly Grass	15"3gal.@15"oc.
115	Gif*	Ficus microcarpa/ Green island ficus	18"3g.@15" oc.
3	Ce-7*	Conocarpus erectus/ Grn btnwood	4.5-5' oa @30"oc.
120	Ce-4*	Conocarpus erectus/ Grn btnwood	4'x2' @48"oc.
120	D-bf	Dianella tasmanica/Blue flax lily	15-18"3g.@20"oc.
25	Ba-v	Brassia Arbocola /Varigated trinet	18"3g.@20"oc.
85	Cg*	Clusia guttifera/ Small leaf clusia	24"3g.@24"oc.
55	Mi	Moraea iridioides/ White african iris	24"3g.@24"oc.
10	Sr*	Serenoa repens/ Saw palmetto	15"3g.@30"oc.

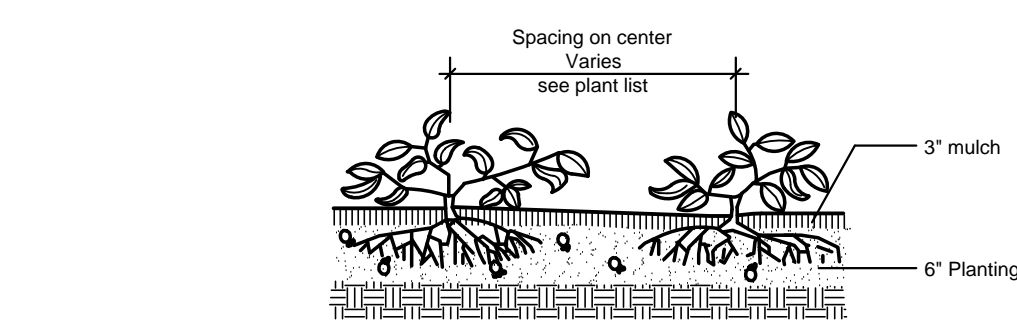
\* - Denotes native, or highly drought tolerant plant materials, per SFWMD, "Waterwise Manual".

Planting soils: see specs. & details  
Mulch: see specs. & details  
Sod Solid Floratam and Bahia as noted  
77% Native plant materials used.

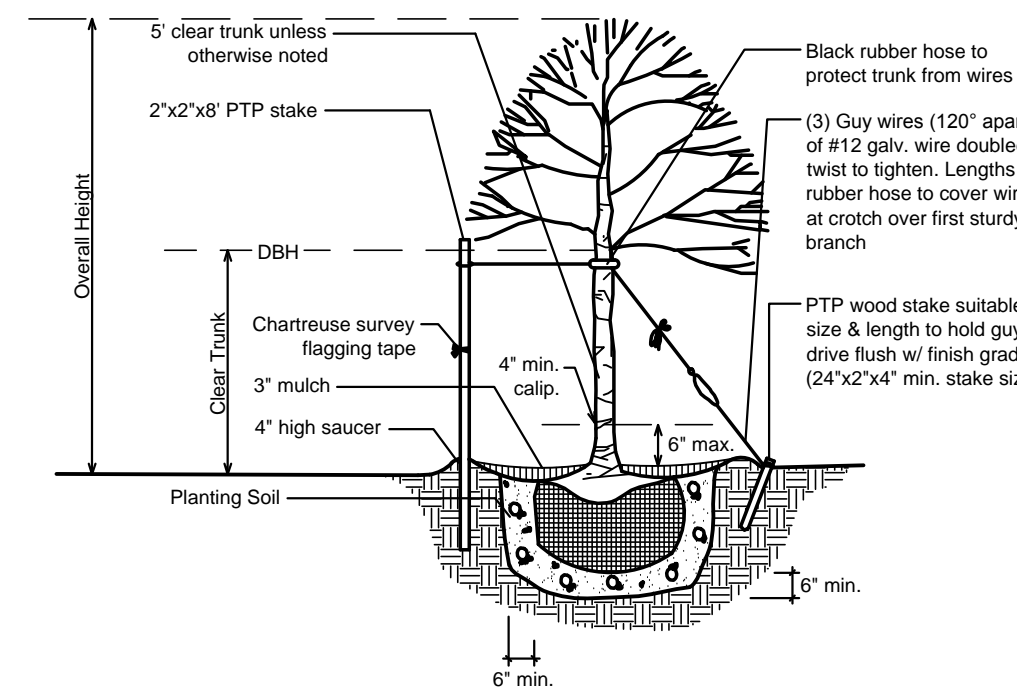


**Parking Area Soil Replacement Detail**

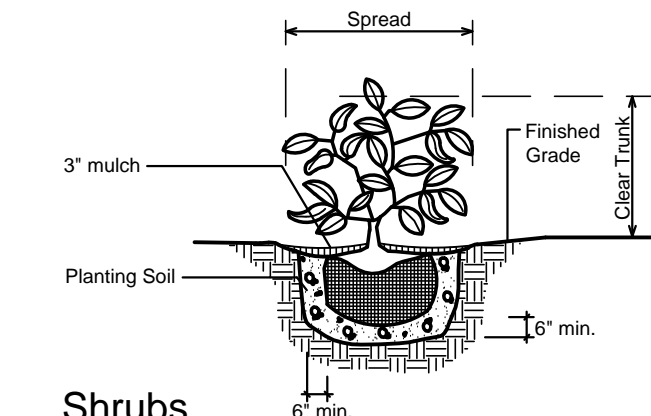
**NOTE:**  
Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement (see detail). A suitable planting soil mixture of fifty/fifty (50/50), sixty/forty (60/40) (sand / planting soil) shall either be backfilled in place of the native soil or efficiently mixed with the native soil create an optimum environment for successful root development. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half (1/2) inch in diameter prior to mixing. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met.



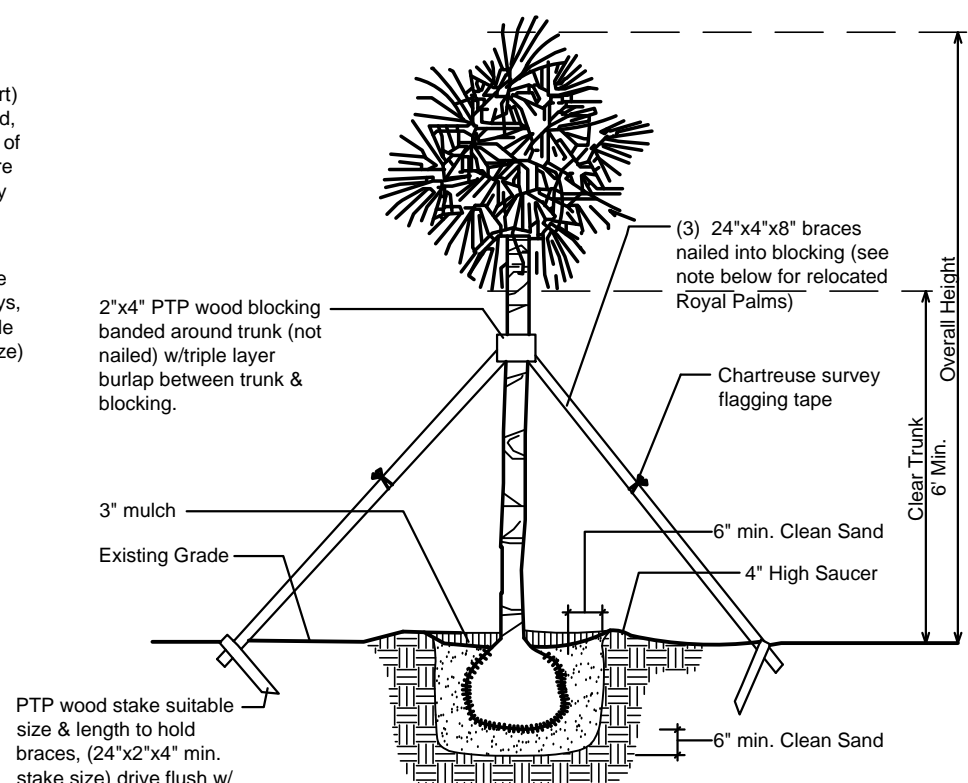
**Groundcovers**



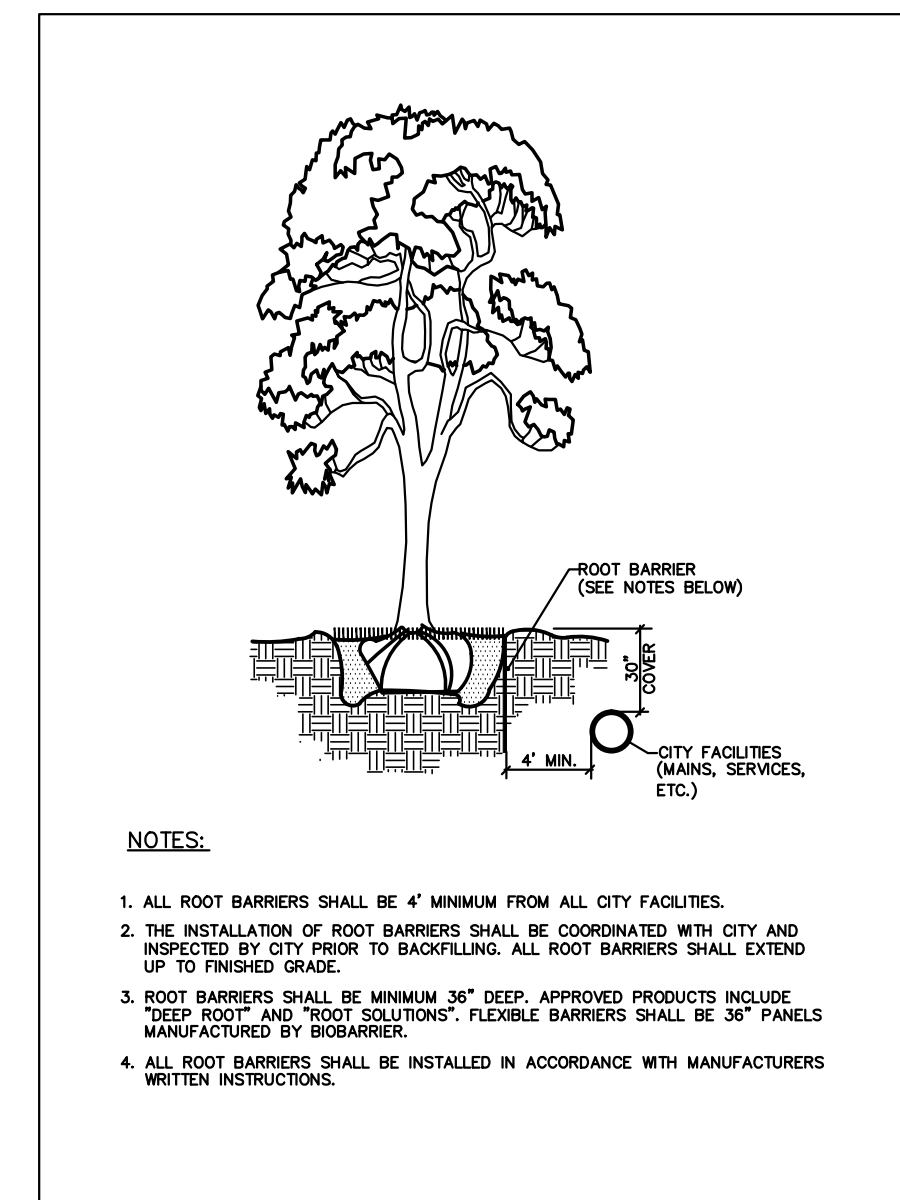
**Trees**  
NOTE: Stake all trees up to 2' cal. @ 2 per tree. Guy all trees larger than 2' cal. Pull burlap from top of root ball. Remove all non-biodegradable materials such as wire, twine, etc. on rootball



**Shrubs**



**Straight Trunk Palms**



- NOTES:**
1. ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL CITY FACILITIES.
  2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
  3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT AND ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
  4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Any Trees or shrubs placed within water, sewer or drainage easements shall conform to the City Standard Detail requirements.

**GENERAL LANDSCAPE NOTES:**

1. All plant material shall be F1, #1, or better, as per the latest addition of F1, Grades & standards. All "specimen" quality materials shall be F, Fancy, and shall be pre-approved by the Landscape Architect.
2. All plant materials shall be true to name & size, as per F1, Grades & Standards. Plant materials which do not meet, or exceed these standards will not be accepted.
3. Quantities, sizes, and locations of plants will be determined by the plan and material schedule. Sizes of the specified plants shall take precedence over the container size. Spacing of the ground covers will be determined by the material schedule. Quantities shown on the material schedule are to be used as a guideline. The landscape contractor shall be responsible for the actual quantities shown on the plan. The plans will take precedence over the material schedule. Discrepancies shall be brought to the attention of the Landscape Architect, prior to commencing.
4. No substitutions shall be accepted without the Landscape Architect's written approval. All substitution requests shall be made in writing.
5. Planting soils shall be clean, sterile, and free of debris. Soil shall consist of 40% Fl. muck, 60% existing native soils, mixed thoroughly together, clean sand. Tree's shall be installed with a minimum of 6" on sides & bottom of root balls. Shrubs, plants & ground covers shall be installed with a minimum of 6" on sides & bottom of root balls. Rooted cuttings shall be installed with a minimum of 4" of planting soils worked into the top 6" of the existing soils. Sabal palms and Phoenix specie shall be installed with a clean well drained sand.
6. Milorganite, or equal, fertilizer shall be applied to all plantings, per manufactures recommendations. In addition, "Agriform" tablets (20-10-5) shall also be applied to all plants 1 gal. and above, per manufactures recommendations.
7. All tree's & palms shall be mulched with a 3ft. diameter circle. 3" minimum depth. All planting beds shall receive 3" finished depth, mulch upon completion of planting process. Mulch shall "Eucalyptus", or approved equal. NO CYPRESS MULCH SHALL BE UTILIZED ON THE PROJECT.
8. All plants shall be planted at soil levels which they were previously grown. Shrubs and hedges are to be planted 2ft. away from any wall, or structures. Materials with a six greater than overhangs shall be planted so as not to impede the natural growth habit of the plant.
9. All materials are to be watered-in immediately after planting, so as to remove all air pockets. B&B materials are to be hand-watered for a minimum of 1 week after installation, and there-after as required. Contractor shall advise the owner of any additional hand-watering requirements.
10. All tree's 8ft., or larger, are to be staked, or guyed, to provide ample support such that materials remain straight & true in an up-right position through the guarantee period. Staking & guying shall be performed at the option of the landscape contractor, except where required by code. However, the landscape contractor shall be responsible for all tree's & palms remaining straight & true through the guarantee period. In the event that a material shifts after it has been properly staked, or guyed, the landscape contractor shall not be held responsible.
11. All sod shall be "Floratom", unless otherwise specified. Sod shall be dense, green, well-rooted, and free of debris, weeds, disease, or insects. A complete 6-6-6 fertilizer shall be applied at a rate of 10lbs. per 1,000sq.ft.. Sod is to be watered to a depth of 3" immediately after installation. Grades are to be raked smooth, and all debris removed, prior to installation.
12. All tree's, plants & ground-covers shall be guaranteed for a period of 120 days, and all palms are for a period of one year, after the date of substantial completion. Phoenix canariensis & dactylifera palms are to be maintained, per growers/suppliers recommendations, by a qualified person, or firm. Said maintenance program shall be the responsibility of the owner.
13. The landscape invoice will be deemed as rejection of the plant materials. The landscape contractor shall remove any, or all of the rejected materials from the site as their discretion.
14. The removal of "base rock" is not included in the landscape contract.
15. All grades are to be within 2" of finished grades, prior to the landscape contractor commencing work.

REVISIONS	BY
REVISED 7-14-15 PER REVISED SITE PLAN (CITY COMMENTS)	
REVISED 1-11-16 PER REVISED SITE PLAN	
REVISED 3-9-16 PER REVISED SITE PLAN	

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<b>L-3</b>	
OF	6 SHEETS

**IRRIGATION LEGEND**

- Bubbler Head
- Rain bird 6 Pop-up 1800 Series w/PCP pattern as shown
- Rain bird Adjustable Rotary 3500 Series pattern as shown
- Irritrol Valves
- Rain bird Controller ESP Series/ Mini Click Rain Sensor  
Water Source: City Water Meter

NOTE: Main line & valve locations are shown for graphic clarity only. All main lines & valves are to be located within landscape area's on-site. IRRIGATION NOTES:

Notes:  
Automatic Irrigation System  
Water demand/ zone  
Pressure required (refer to plan)

GENERAL  
System shall be installed in accordance with a Federal, State, and local codes, Contract drawings and Contract Specifications. Irrigation design is based on "Planting Plan" dated 01.11.16. Contractor shall refer to this plan to coordinate sprinkler locations and pipe routing with plant locations. The water source for this system shall be City Water source. The master shut-off valve shall be activated via the automatic controller, and shall be used to depressurize the zone lines when the system is not operational. Contractor shall adjust the irrigation, where noted on the plans for actual field conditions, and shall install the system in accordance with South Florida Irrigation Society Standards and specifications.

To insure proper operation of this system, pump size, pressure required, pipe and wire sizes, sprinkler spacing, installation details, and specifications shall be followed as shown on the drawings and in the specifications.

Irrigation system shall provide 100% coverage, with a 50% overlap minimum, utilizing "rust-free" water source. If a well & pump system is to be utilized, the contractor shall provide a "chemical injection system" to inhibit rust stains, if water sample testing indicates that there will be "rust" staining from the well water.

**PIPING**

ALL PIPING SHALL BE PURPLE PIPE FOR FUTURE AVAILABILITY OF RECLAIMED WATER

Pipe routing is schematic only, and shall be field adjusted for on-site conditions. All pipe shall be installed in accordance with local codes, and per manufactures recommendations. Pipe routed under paver surfaces, and through planter walls shall be sleeved in SCH 40 PVC. Sleeves shall be of adequate size to allow for 1/2" clearance for pipe & wire. Contractor shall verify the location, depth & size of all existing sleeves, as required. Pipe installed above grade for the backflow preventer shall be SCH 40 Galvanized pipe. All other piping shall be PVC. The main line shall be SCH 40 PVC, laterals sized from 1" to 2" shall be SDR 26, Class 160, and laterals sized from 1" to 3/4" shall be SDR 21, Class 200 PVC pipe.

Pipe shall be installed so the backfill depths are maintained at 18", for main lines and all lateral lines routed beneath pavement, and at 12" for all other lines. The depths from 1" to 2" shall be SDR 26, Class 160, and laterals sized from 1" to 3/4" shall be SDR 21, Class 200 PVC pipe. Backfill material shall be suitable material, free of rocks, stones, or other debris that could damage components of the irrigation system.

**SPRINKLERS**

Sprinkler locations are schematic only, and shall be adjusted for wind, landscape materials, hardscape elements, etc., to provide 100% coverage with a no overthrow onto paved surfaces, or building facades. Pop-up spray heads shall be Toro series 6", and 12" type, which are to be installed on flexible swing joints of Toro thick-walled poly pipe with 1/2" insert elbows. THERE SHALL BE NO 4" POP-UP HEADS UTILIZED FOR THE PROJECT. Shrub heads shall be installed at a uniform height of 6" above the plantings, and are to be located within planting masses so as to be concealed from view. Shrub type spray heads shall be Toro 570 series, and are to be installed on a 1/2" SCH 40 PVC risers. Bubblers are to be installed on a SCH 40 PVC risers at the base of the plant material, for low-level watering. All SCH 40 PVC risers are to be painted "Forest green", or Brown, to be less conspicuous. Toro 12" pop-up sprinklers shall be installed in ground-cover areas at the parking-lot islands, and at other critical locations, as determined in the field by the Landscape Architect.

Sprinklers located adjacent to pavement, sidewalks, decks, patios, buildings, etc., shall be installed 8" from the edge. Unless other-wise noted on the plans, pop-up sprinklers shall be installed 6" from the edge, and shrub sprinklers shall be installed 18" from the edge. Shrub risers are not to be installed at walk-way intersections, or where-ever a "trip & fall" hazard may occur. Adjustment feature of sprinklers specified shall be utilized to insure proper coverage, while minimizing undesirable overthrow. Contractor shall use precaution in locating, and setting sprinkler heads in planting areas adjacent to parking spaces to minimize the damage to sprinklers by overhanging car bumpers. Pop-up sprinklers with "low angle" nozzles shall be installed amid masses of tall shrubs, for low level watering. Contractor shall install sprinklers at optimum locations for the most effective coverage.

**CONTROL SYSTEM**

Rainbird control system shall be installed, per manufactures recommendations, to activate in-line valves, and the master shut-off valve. Proper grounding equipment shall be installed, for the controller. Controller location shall be approved by the Landscape Architect, and project supervisor. The irrigation contractor shall supply the controller, however the physical installation there-of, and the electrical hook-up shall be by others.

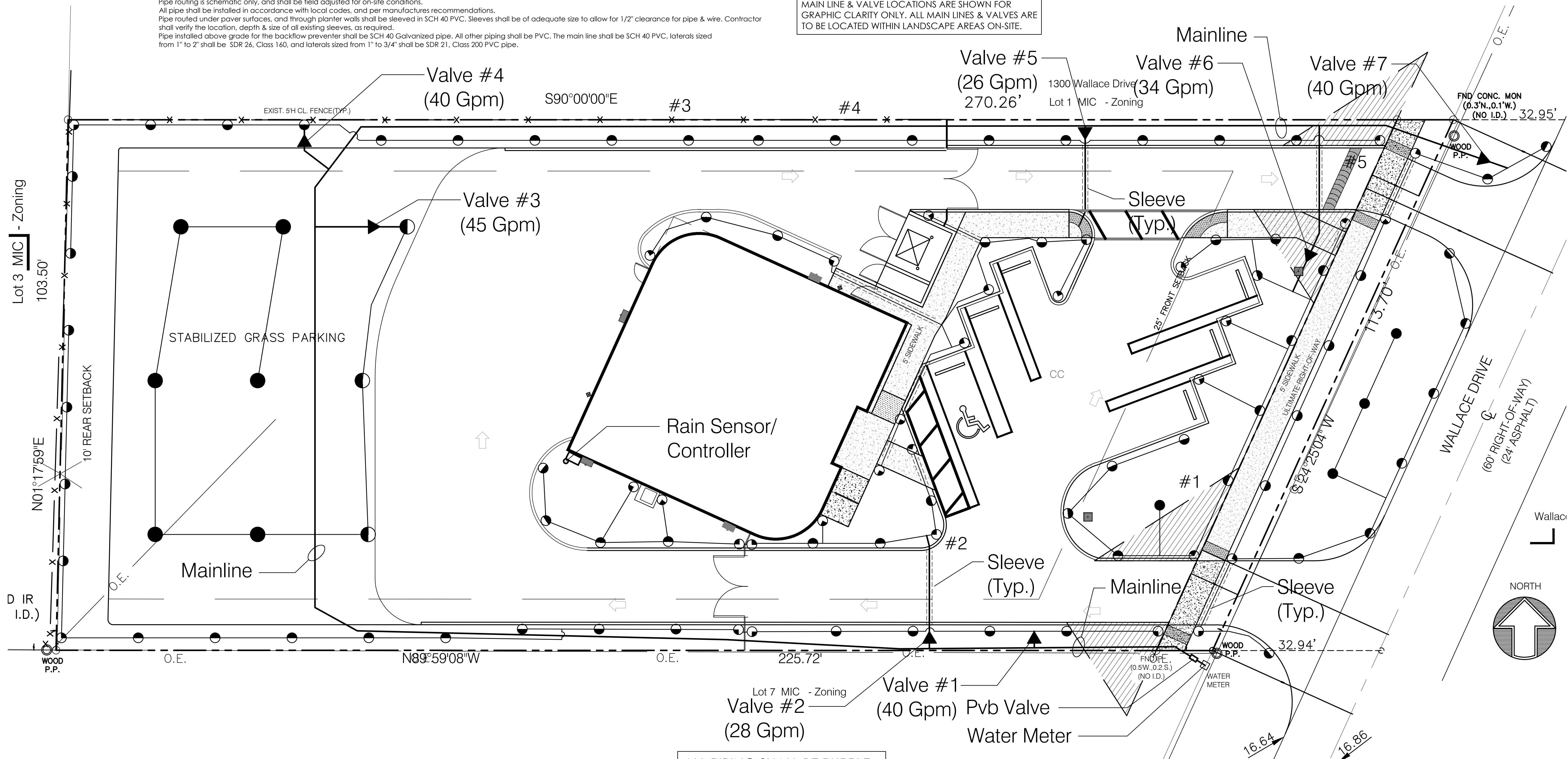
**VALVES**

Richardale, or approved equal, electric valves shall be installed per manufactures recommendations, and as per details. All valves are to be installed in a 10" Armetex valve box, see details.

**RAIN SENSOR**

Mini-click" rain sensor shall be installed, per manufactures recommendations. Rain sensor location shall be approved by the Landscape Architect.

**IRRIGATION MAIN LINE NOTE:**  
MAIN LINE & VALVE LOCATIONS ARE SHOWN FOR GRAPHIC CLARITY ONLY. ALL MAIN LINES & VALVES ARE TO BE LOCATED WITHIN LANDSCAPE AREAS ON-SITE.



ALL PIPING SHALL BE PURPLE PIPE FOR FUTURE AVAILABILITY OF RECLAIMED WATER

Irrigation Plan

REVISIONS	BY
REVISED 7-14-15 PER REVISED SITE PLAN (CITY COMMENTS)	
REVISED 1-11-16 PER REVISED SITE PLAN	
REVISED 3-9-16 PER REVISED SITE PLAN	

DESIGNED BY:  
**CARTER & ASSOCIATES**  
**LANDSCAPE ARCHITECTS INC.**  
74 N.E. 5th AVE. Delray Beach, FL 33483  
LA. 831  
561-272-9621

Landscape for:  
**Schmidt Investment Properties**  
1302 Wallace Drive, Delray Beach, Florida

DRAWN	SKP
CHECKED	D.H.C.
DATE	1.07.15
SCALE	1" = 10'
JOB NO.	1.15.15
SHEET	




REVISIONS	BY
REVISED 7-14-15 PER REVISED SITE PLAN (CITY COMMENTS)	
REVISED 1-11-16 PER REVISED SITE PLAN	
REVISED 3-9-16 PER REVISED SITE PLAN	

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Landscape for:  
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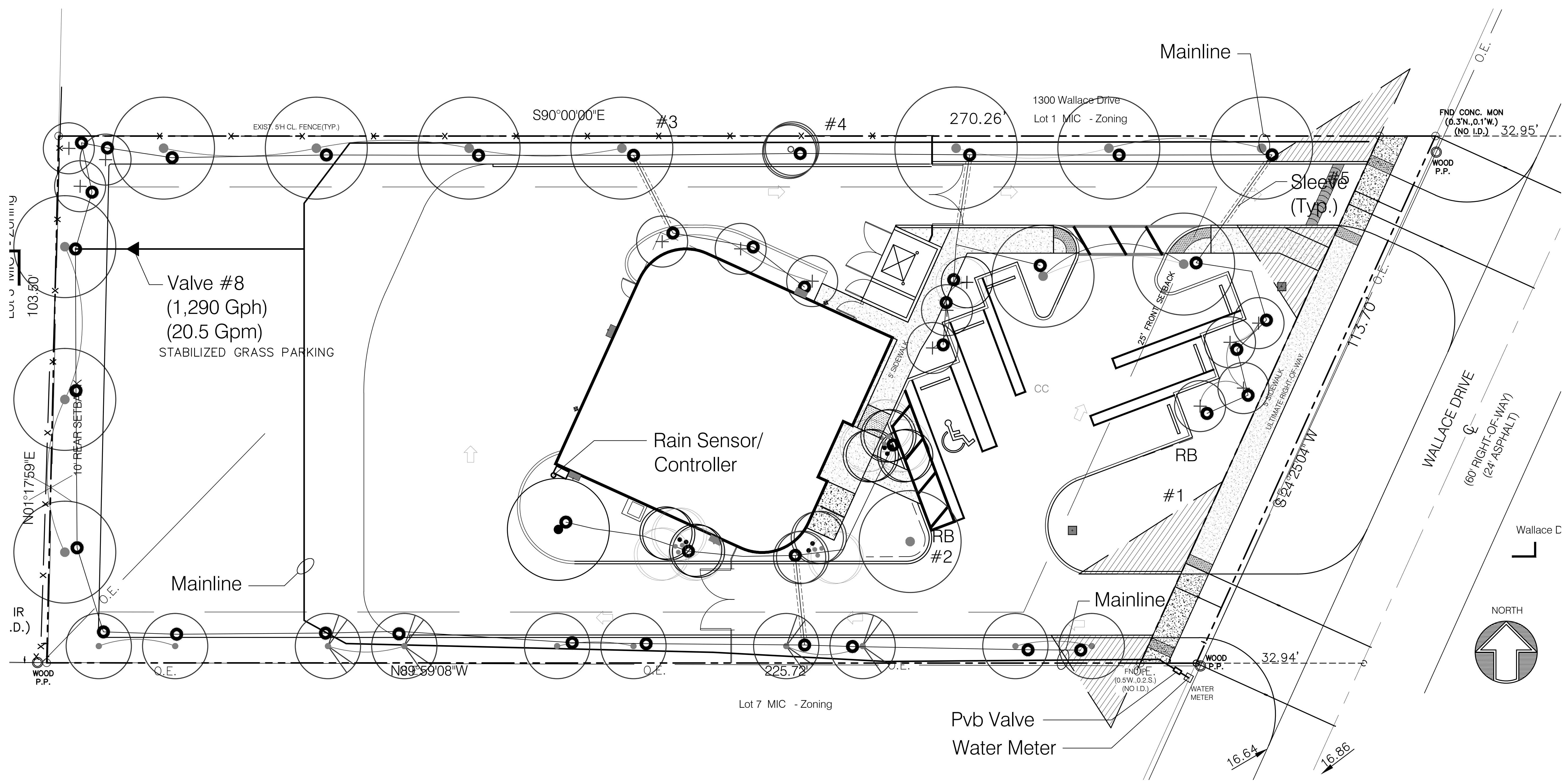
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DATE	1.07.15
SCALE	1" = 10'
JOB NO.	1.15.15
SHEET	
<b>L-5</b>	
OF	6 SHEETS

**IRRIGATION LEGEND**

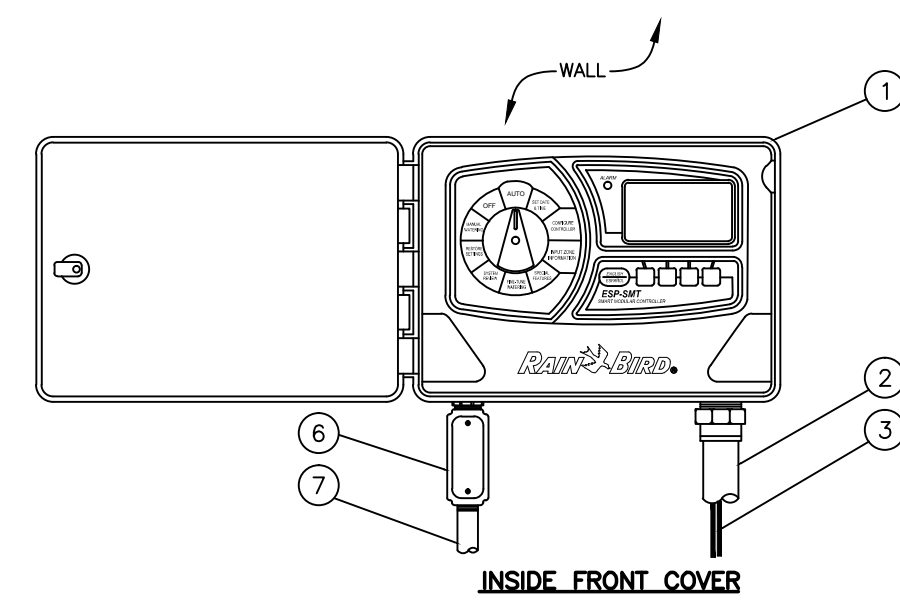
-  Bubbler Head
  -  Irritrol Valves
  -  Rain bird Controller/ Mini Click Rain Sensor
- Water Source: Well & Pump System

**IRRIGATION NOTE:**  
 ALL LANDSCAPE AREAS TO RECEIVE 100% IRRIGATION COVERAGE WITH 50% OVERLAP MIN. SYSTEM TO BE FULLY AUTOMATIC WITH A "PROGRAMMABLE" CONTROLLER, LOW VOLTAGE VALVES AND RAIN SENSOR.

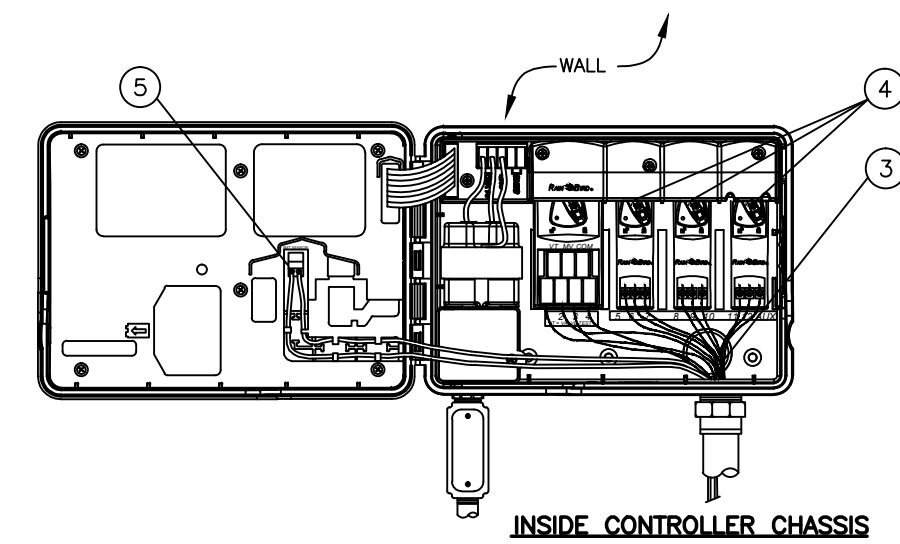
**IRRIGATION MAIN LINE NOTE:**  
 MAIN LINE & VALVE LOCATIONS ARE SHOWN FOR GRAPHIC CLARITY ONLY. ALL MAIN LINES & VALVES ARE TO BE LOCATED WITHIN LANDSCAPE AREAS ON-SITE.



Bubbler Plan

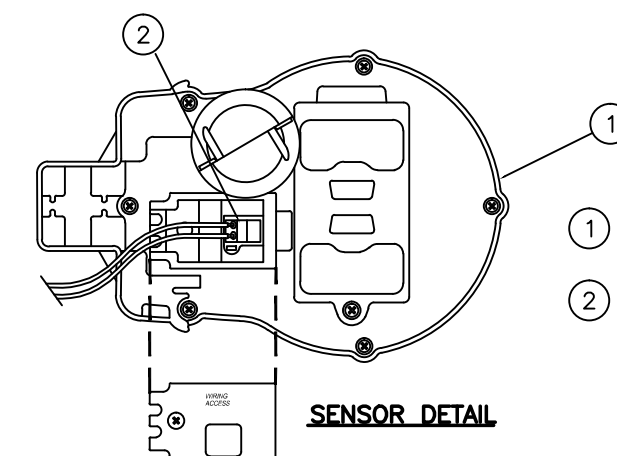


- 1 RAIN BIRD ESP-SMT4 OUTSIDE WALL MOUNT
- 2 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
- 3 WIRES TO REMOTE CONTROL VALVES AND SENSOR
- 4 OPTIONAL MODULES FOR 13-STATION CONTROLLER
- 5 CONNECTION FOR WIRES FROM SENSOR
- 6 JUNCTION BOX
- 7 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY



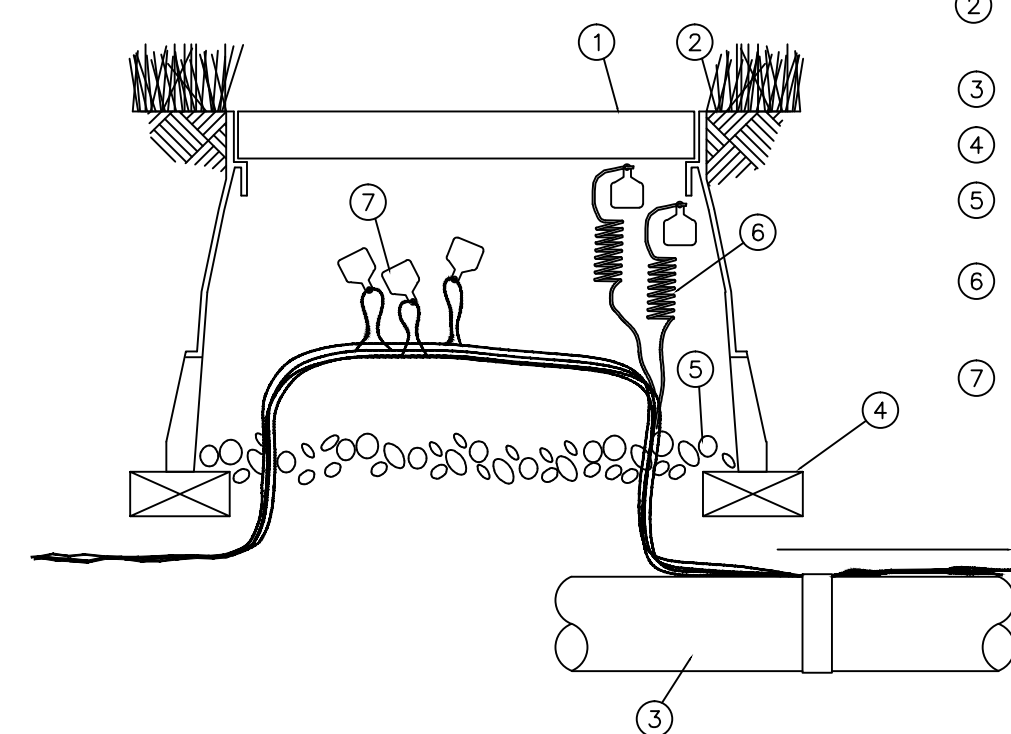
INSIDE CONTROLLER CHASSIS

NOTE:  
WIRE LENGTH FROM CONTROLLER TO SENSOR NOT TO EXCEED 200 FEET.



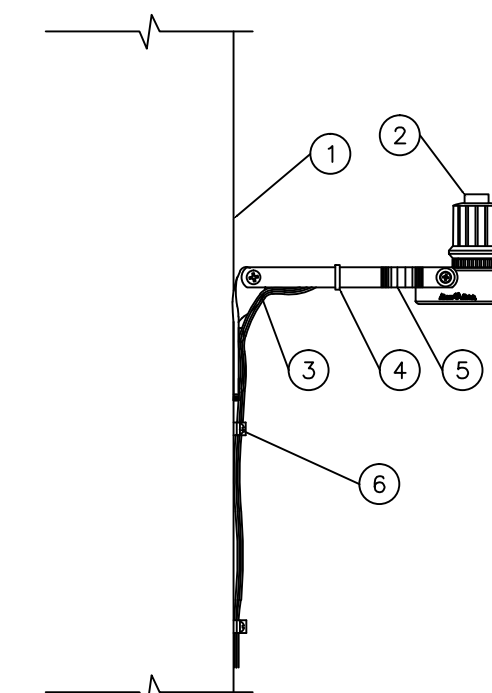
- 1 ESP-SMT SENSOR (BOTTOM VIEW)
- 2 CONNECTION FOR WIRES FROM CONTROLLER

1 ESP-SMT SMART CONTROL SYSTEM  
N.T.S.



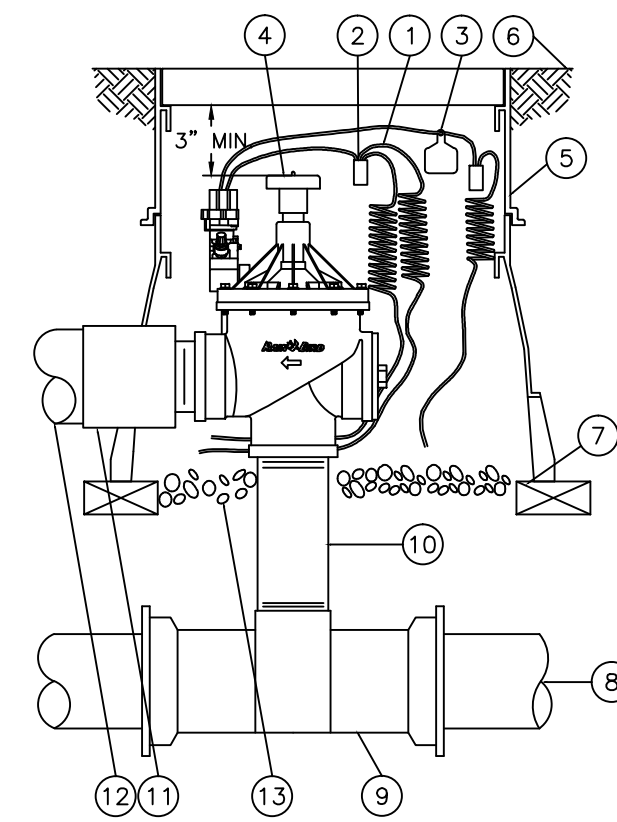
- 1 STANDARD VALVE BOX WITH COVER: 12-INCH SIZE
- 2 FINISH GRADE / TOP OF MULCH
- 3 PVC MAINLINE PIPE
- 4 BRICK (1 OF 4)
- 5 3.0 - INCH MIN. DEPTH OF 3/4 - INCH WASHED GRAVEL
- 6 SPARE WIRES THAT ARE TO TERMINATE AT THIS BOX COIL 30" ID TAG.
- 7 LOOP BUNDLE AND LABEL WIRES THAT ARE TO CONTINUE AS OCCURS

2 WIRE BUNDLE JUNCTION BOX  
N.T.S.



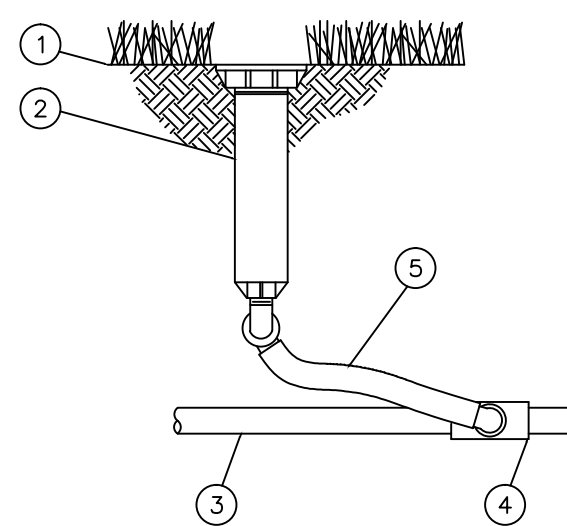
- 1 EAVE OF BUILDING
- 2 RAIN SENSOR: RAIN BIRD RSD-BE
- 3 WIRE TO IRRIGATION CONTROLLER
- 4 PLASTIC TIE DOWN STRAP
- 5 MOUNTING BRACKET
- 6 SECURE WIRE WITH CABLE TIE BRACKET (1 OF 2)

3 RAIN SENSOR- RSD-BEx WALL BRACKET  
N.T.S.



- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
- 3 ID TAG: RAIN BIRD VID SERIES
- 4 REMOTE CONTROL VALVE: RAIN BIRD 300-BPES-PRS-D WITH BSP THREADS
- 5 VALVE BOX WITH COVER: RAIN BIRD VB-STD WITH 6-INCH EXTENSION
- 6 FINISH GRADE/TOP OF MULCH
- 7 BRICK (1 OF 4)
- 8 MAINLINE PIPE
- 9 DUCTILE IRON SERVICE TEE
- 10 DUCTILE IRON NIPPLE (6-INCH LENGTH)
- 11 PVC REDUCING MALE ADAPTER
- 12 PVC LATERAL PIPE
- 13 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

4 ELECTRIC REMOTE CONTROL VALVE  
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER: RAIN BIRD 1802 WITH 1800 NP COVER WITH RAIN BIRD ROTARY NOZZLE
- 3 PVC LATERAL PIPE
- 4 PVC SCH 40 TEE OR ELL
- 5 POLYETHYLENE FLEXIBLE TUBING LENGTH AS REQUIRED

5 ROTARY SPRAY ASSEMBLY  
N.T.S.

REVISIONS	BY
REVISED 7-14-15 PER REVISED SITE PLAN (CITY COMMENTS)	
REVISED 1-11-16 PER REVISED SITE PLAN	
REVISED 3-9-16 PER REVISED SITE PLAN	

DESIGNED BY:  
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74 N.E. 5th AVE. Delray Beach, FL 33483  
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Landscape for:  
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1302 Wallace Drive, Delray Beach, Florida

DRAWN	SKP
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DATE	1.07.15
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SHEET	
<b>L-6</b>	
OF	6 SHEETS

# CIVIL IMPROVEMENT PLANS: PAVING, GRADING & DRAINAGE IMPROVEMENTS WITH WATER & SEWER SERVICES

## 1302 WALLLAGE DRIVE DELRAY BEACH, FLORIDA 33444

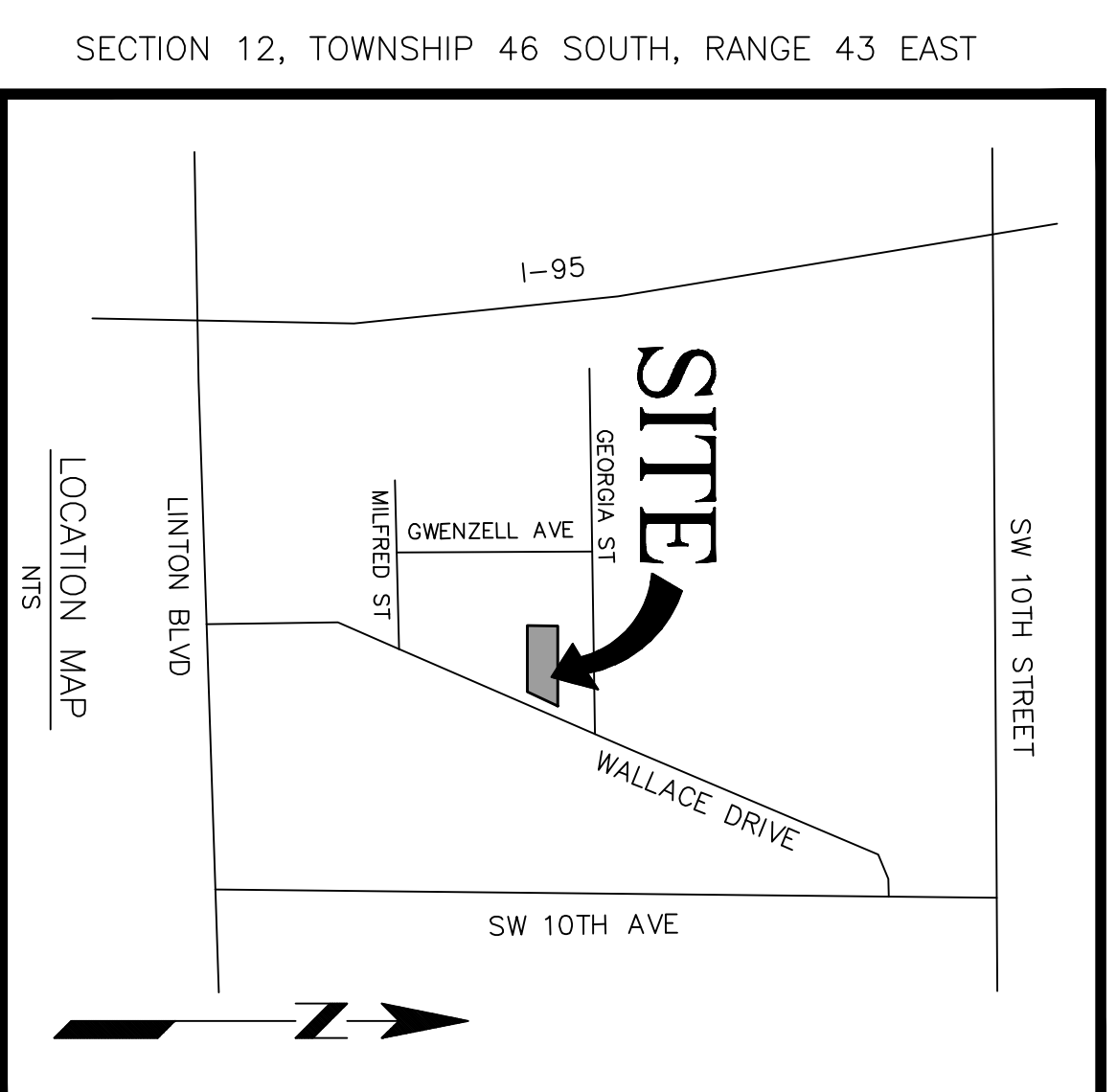
FOR

SCHMIDT INVESTMENT PROPERTIES, LLC  
990 NW 8TH STREET  
BOCA RATON, FLORIDA 33486

BY

JOHN A. GRANT, JR., INC.  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA  
561-395-3333

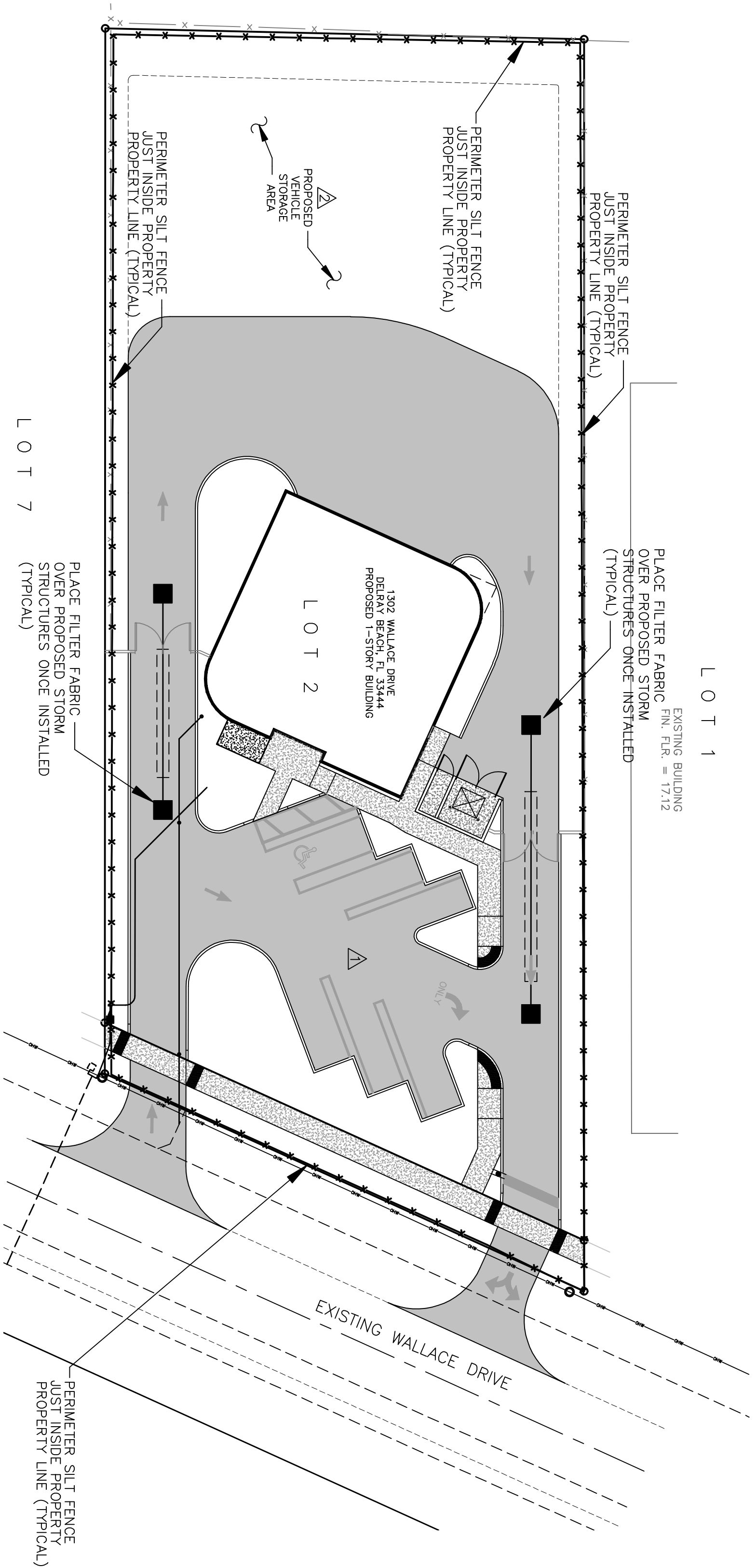
FOR PERMIT PURPOSES ONLY



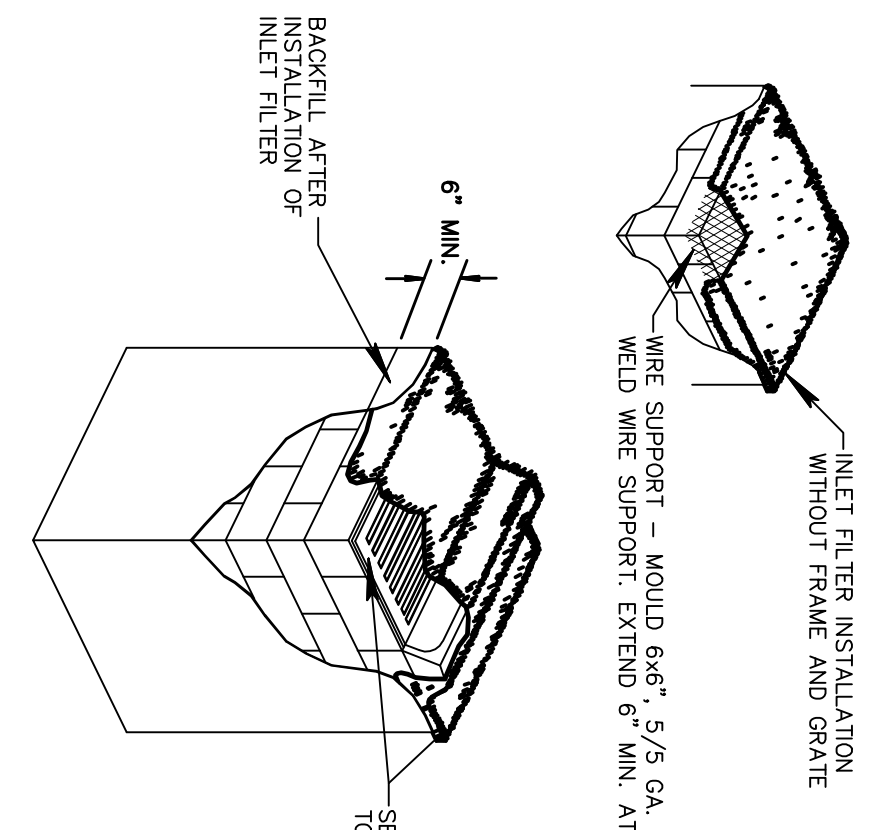
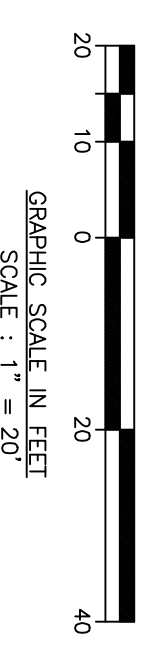
PROJECT NO. JG100-9632

- 1 COVER SHEET
- 2 STORMWATER EROSION CONTROL NOTES & DETAILS
- 3 GENERAL NOTES, TYPICAL CROSS SECTIONS & DRAINAGE DETAILS
- 4 PAVING DETAILS & SPECIFICATIONS
- 5 WATER AND SEWER DETAILS
- 6 PAVING, GRADING & DRAINAGE IMPROVEMENTS WITH WATER & SEWER SERVICES
- 7 STRIPING AND SIGNAGE PLAN

THOMAS F. LUBANOVIC  
Professional Engineer No. 56659  
State of Florida

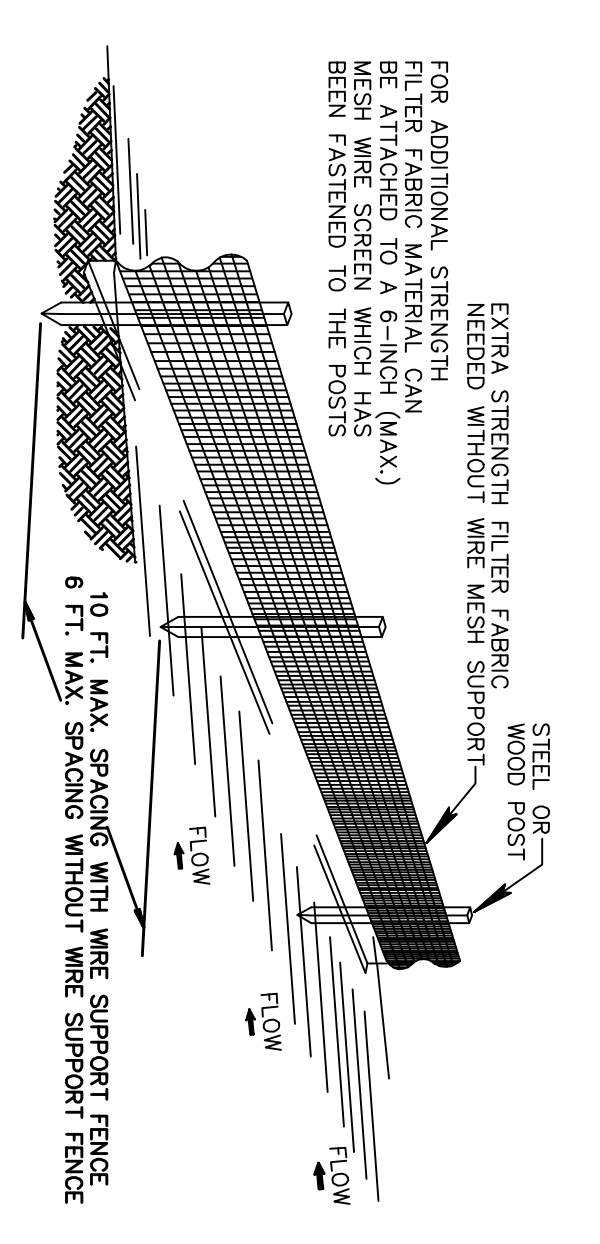


- EROSION CONTROL NOTES:**
1. PROPOSED ON-SITE PAVING IMPROVEMENTS ARE SHOWN ABOVE.
  2. CONTRACTOR TO REMOVE EXISTING LANDSCAPING VEGETATION (TREES, SHRUBS & GRASS) AS NEEDED TO CONSTRUCT PAVING MODIFICATIONS SHOWN. REFER TO LANDSCAPE PLANS FOR LANDSCAPING INFORMATION.
  3. ALL EXISTING UNDERGROUND UTILITIES TO BE LEFT UNDISTURBED EXCEPT WHERE NOTED.
  4. PERIMETER SILT FENCE SHOWN ABOVE IS ATOP THE PROPERTY LINE. SILT FENCE LOCATIONS MAY CHANGE BASED UPON CONSTRUCTION PHASING, SITE ACCESS AND MAINTENANCE OF TRAFFIC BUT SHALL ALWAYS BE INSTALLED ALONG ALL LIMITS OF ACTIVE CONSTRUCTION AREAS PRIOR TO BEGINNING THE CONSTRUCTION ACTIVITIES.



- NOTES**
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
  2. A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.
  3. STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL D 8.1

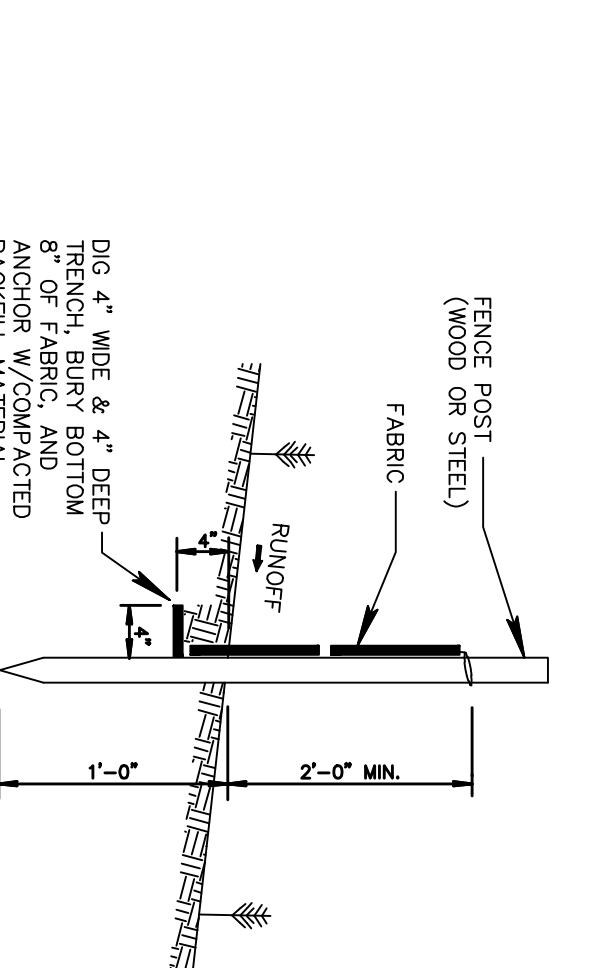


- NOTES**
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
  2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
  3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM) WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE. POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
  4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
  5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE EPLAS (AT LEAST 1/4 INCH (25 MM) LONG), THE WIRE SHALL BE FASTENED TO THE TRENCH AND THE WIRE SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
  6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRDED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH, THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
  7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
  8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
  9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO DEP.

SILT FENCE INSTALLATION DETAIL D 9.1a  
Sheet 1 of 2

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROPERTY AND PREVENT IT FROM BEING TRANSPORTED TO ADJACENT AREAS OR TO BE DETERMINED BY AGREEMENT TO THE PERMISSIBLE SET FORTH ON THE FORM BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE NECESSARY AND OTHER DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL EROSION CONTROL MEASURES.
3. OPERATION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, AND THE MEASURES SHALL BE MAINTAINED AS NECESSARY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL BE CONSIDERED A VIOLATION OF THE PERMITS AND REGULATIONS SET FORTH BY THE CITY OF DELRAY BEACH.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH GRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISTURBANCE FROM DEMONSTRATING OPERATIONS SHALL BE REMOVED ON-SITE IN A TIMELY MANNER.

EROSION CONTROL NOTES DETAIL D9.1



- ATTACHING TWO SILT FENCES**
- NOT TO SCALE
1. PLACE THE END POST INSIDE THE END POST OF THE FIRST FENCE.
  2. ROTATE BOTH POSTS AT CIRCUMFERENTIAL DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
  3. DRIVE BOTH POSTS ABOUT 18 INCHES INTO THE GROUND AND BURY FLAP GROUND AND BURY FLAP.

SILT FENCE INSTALLATION DETAIL D 9.1b  
Sheet 2 of 2

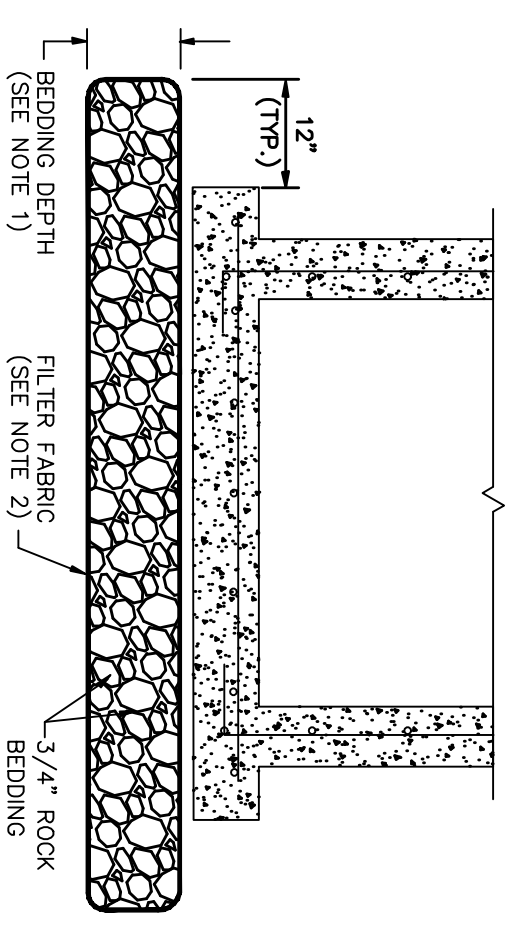
**THOMAS F. LUBANOVIC**  
CONSULTING ENGINEERS  
Professional Engineer No. 566559  
John A. Grant, Jr., Inc.  
3333 N. Federal Hwy., Ste. 3  
Boca Raton, FL 33431  
Certificate of Authorization No. LB 50

**JOHN A. GRANT, JR., INC.**  
CONSULTING ENGINEERS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PH. NO. 561-3955-3315  
LICENSED BUSINESS NO. LB 50

**1302 WALLACE DRIVE**  
**DELRAY BEACH, FLORIDA 33444**

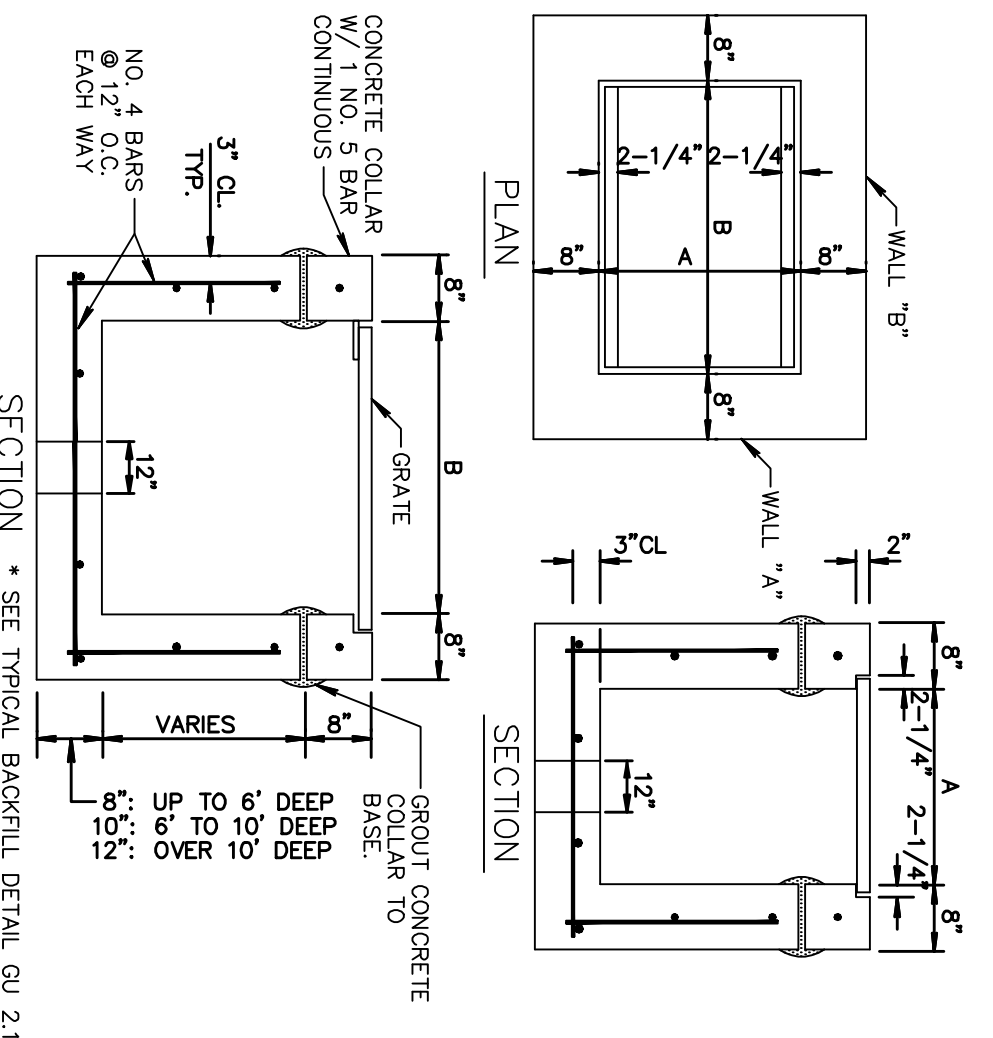
**STORMWATER EROSION CONTROL NOTES & DETAILS**

REVISIONS PER REVISED SITE PLAN LAYOUT	CBK	JAN 2016
REVISIONS PER REVISED SITE PLAN LAYOUT	CBK	AUG 2015
NO. REVISION	BY	DATE
MADE	DATE	SCALE
CHECKED	DATE	SCALE
JOB NO.	DATE	SHEET



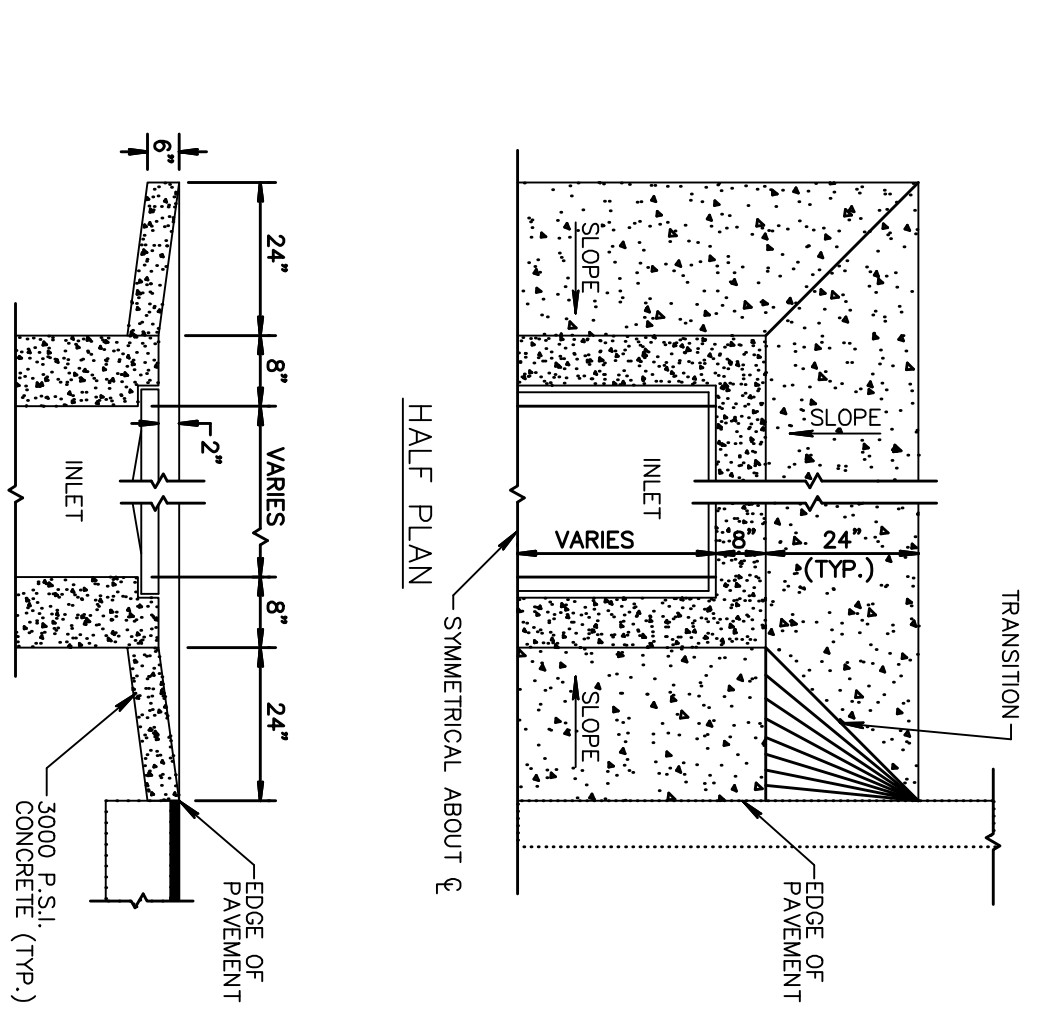
- NOTES:
1. BEDDING DEPTH SHALL BE 10" UNDER DRAINAGE STRUCTURES AND 18" UNDER SANITARY STRUCTURES.
  2. ROCK SHALL BE WRAPPED IN FILTER FABRIC THAT MEETS THE REQUIREMENTS OF F.O.D.T. SPECIFICATION SECTION 985.

STANDARD BEDDING D 3.1

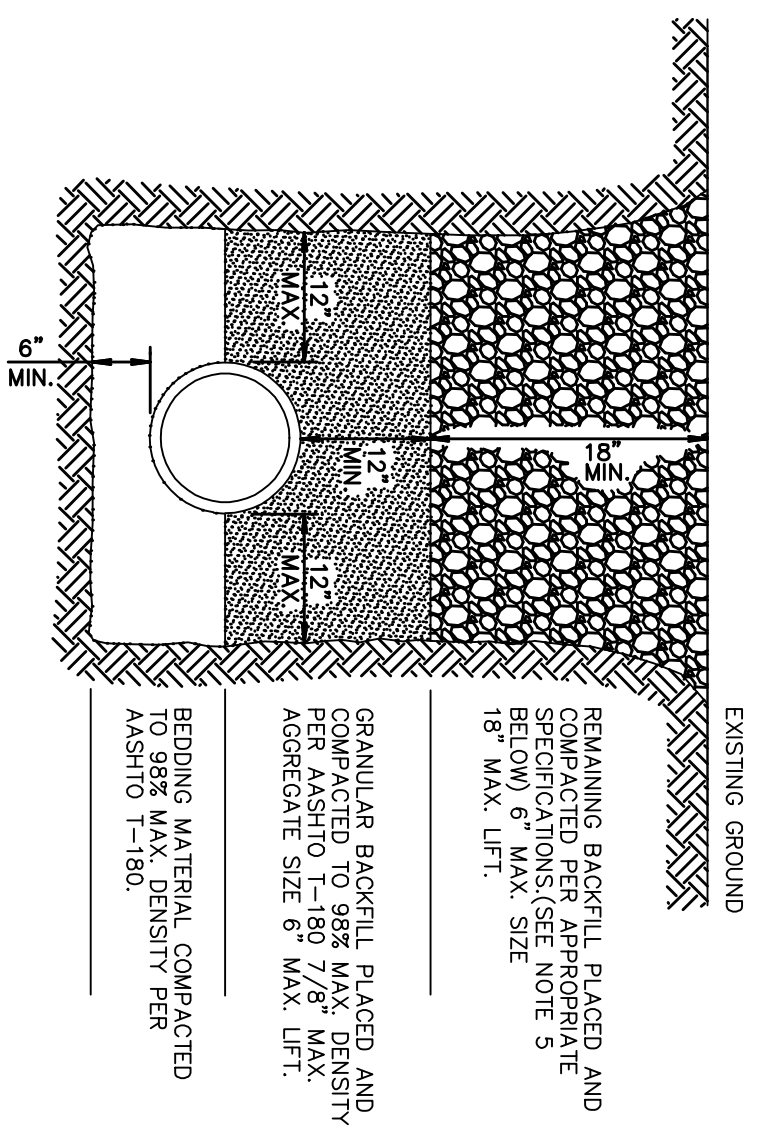


- NOTES:
1. INLET TO BE PRECAST WITH CLASS 'A' 4000 P.S.I. CONCRETE.
  2. 12" DIA. WEED HOLE REQUIRED ON ALL STRUCTURES WHICH HAVE A BOTTOM ELEVATION ABOVE THE WATER TABLE.
  3. 12" DIA. WEED HOLE REQUIRED ON ALL STRUCTURES WHICH HAVE A BOTTOM ELEVATION ABOVE THE WATER TABLE.
  4. 18" SWAMP REQUIRED IN ALL DRAINAGE STRUCTURES.
  5. SEE BEDDING DETAIL.

TYPE C & E INLET DETAIL D 2.1



INLET APRON DETAIL D 5.1



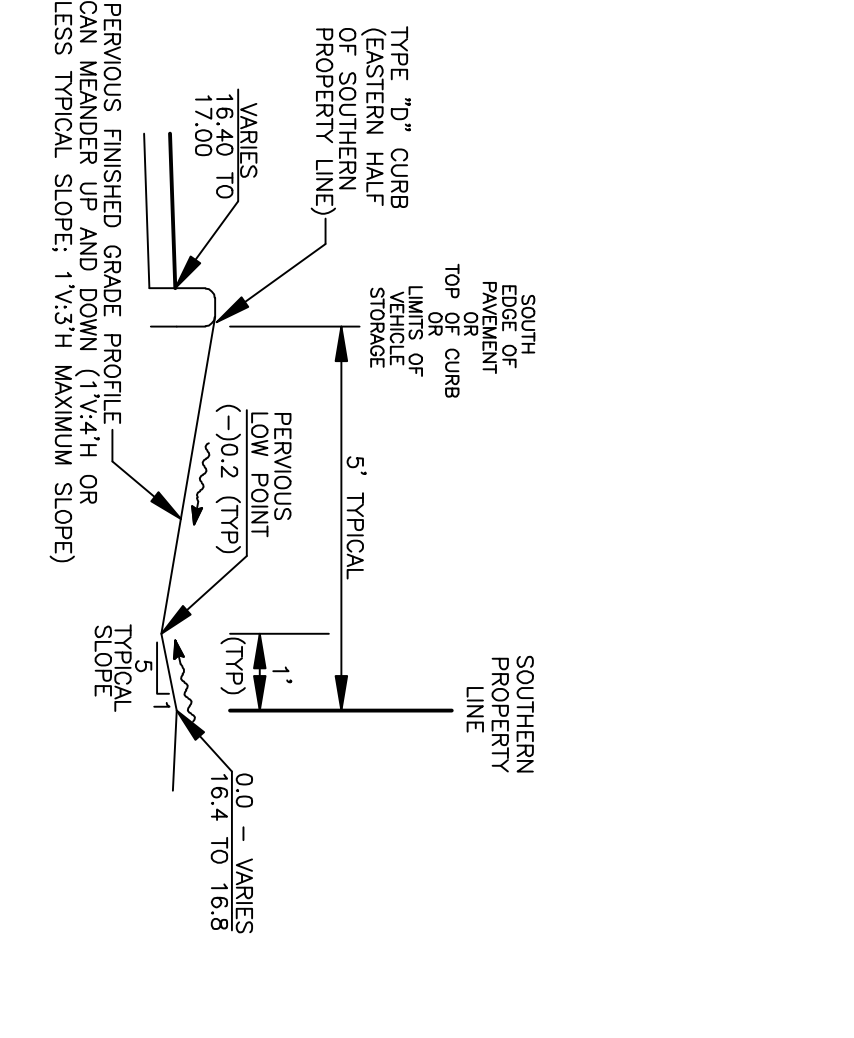
- NOTES:
1. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS, AND LARGE ROCKS SHALL BE REMOVED. BEDDING MATERIAL AND LARGE ROCKS SHALL BE WASHED AND GRASSED UNDER 3/8" - 7/8" SIZING.
  2. THE PIPE AND/OR STRUCTURE SHALL BE FULLY SUPPORTED FOR ITS LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
  3. THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A DRY TRENCH.
  4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
  5. COMPACT BACKFILL TO 98% DENSITY UNDER PAVEMENT AND TO 92% DENSITY ELSEWHERE (ASHITO T-180).
  6. COMPACTION AND DENSITY TESTS SHALL BE COMPLETED DURING BACKFILL OPERATIONS. CONTRACTORS NOT FOLLOWING THIS PROCEDURE, FOR WHATEVER REASONS, SHALL BE REQUIRED TO MATERIAL, THEN BACKFILL FOLLOWING THE ABOVE PROCEDURES.

TYPICAL BACKFILL DETAIL D 2.1

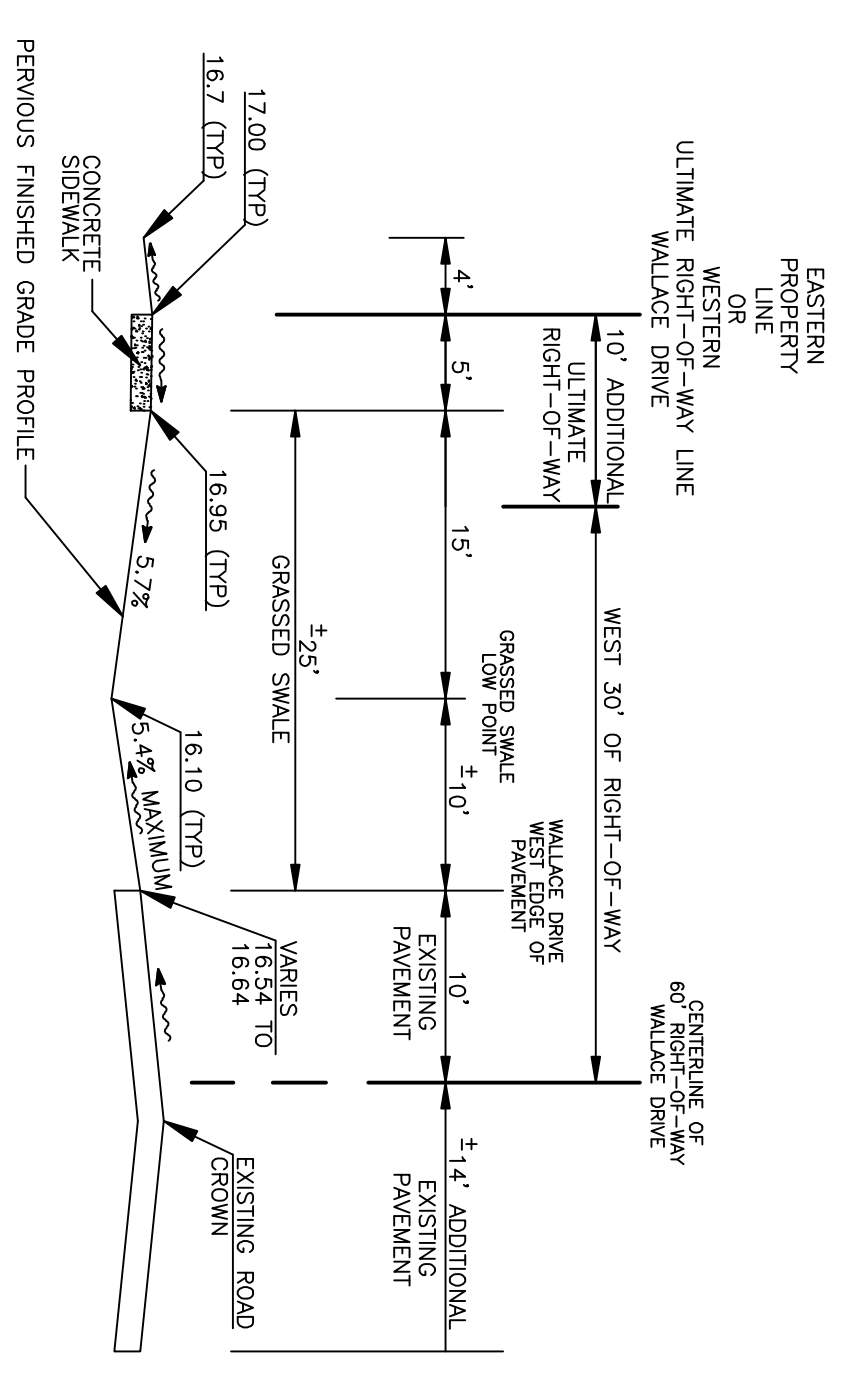
INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
C	2'-0"	3'-1"	U.S. FOUNDRY No. 6212	15" R.C.P.	24" R.C.P.
E	3'-0"	4'-6"	U.S. FOUNDRY No. 6290	24" R.C.P.	36" R.C.P.

- NOTES:
1. ALL GRATES SHALL BE SUITABLE FOR H-20 LOADING (HIGHWAY TRAFFIC LOADS)
  2. WHEN INSTALLED IN PAVEMENT OR WITHIN 6" OF PAVEMENT USE U.S.I. #180-0210

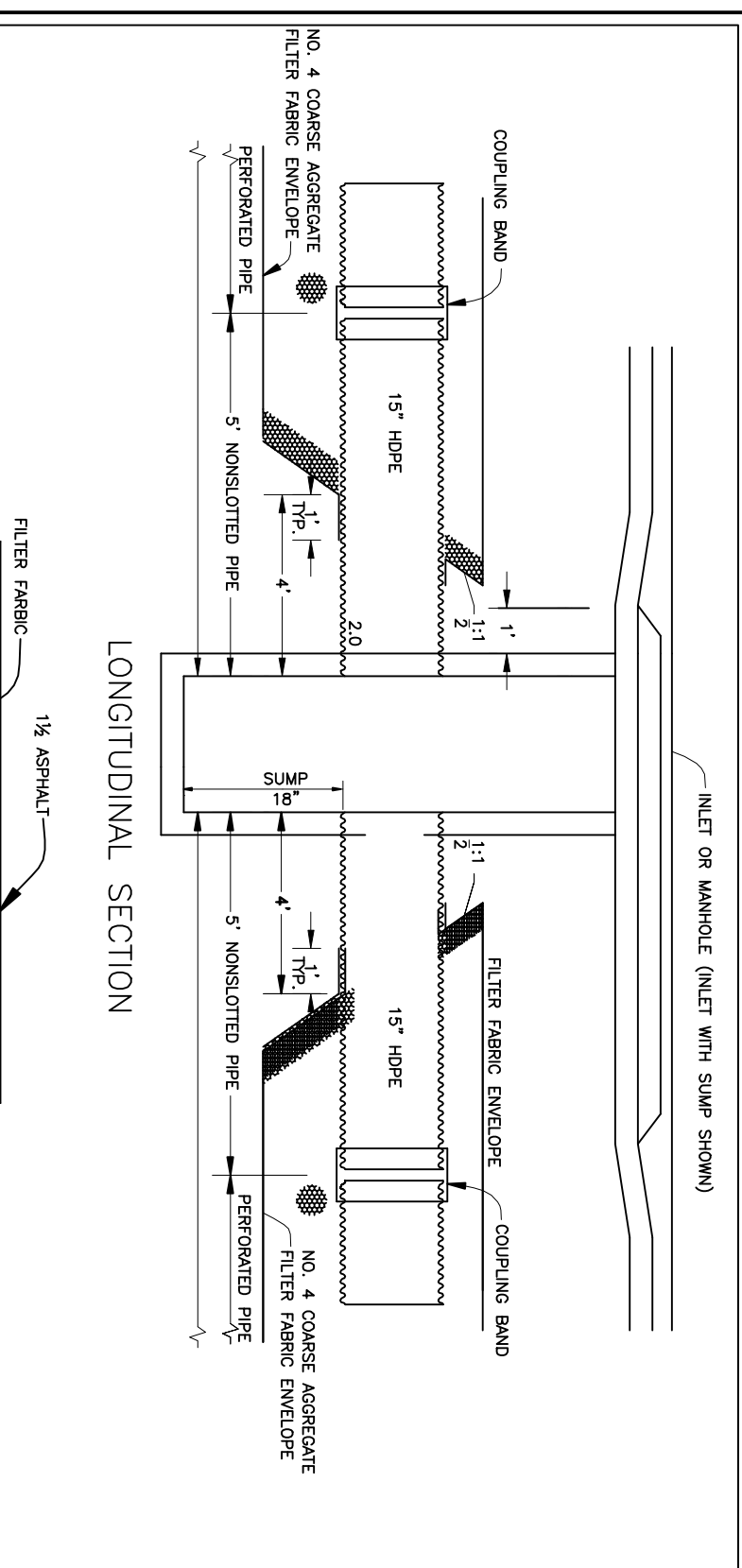
TYPE C & E INLET GRATE DETAIL D 6.1



CROSS SECTION A-A



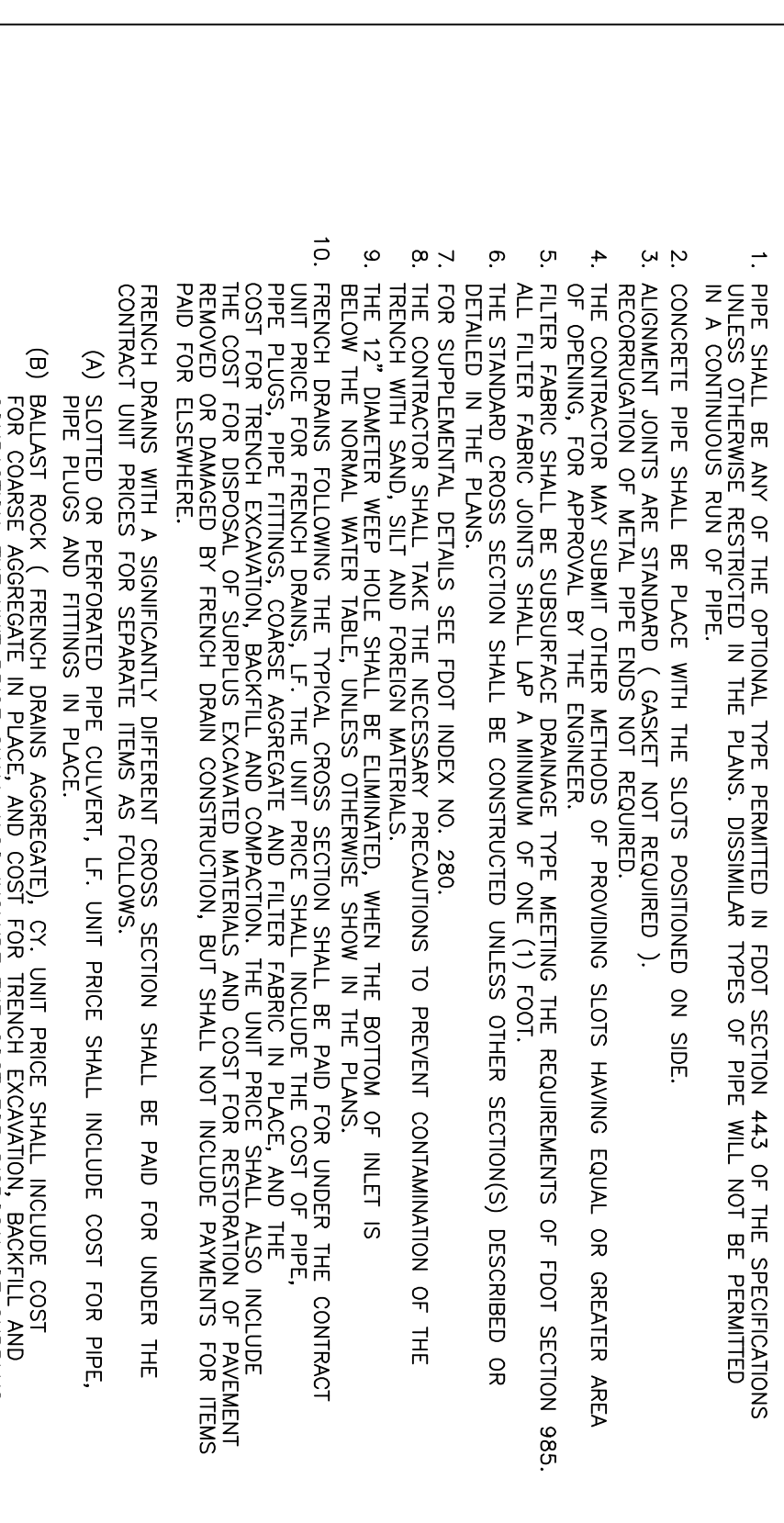
CROSS SECTION B-B



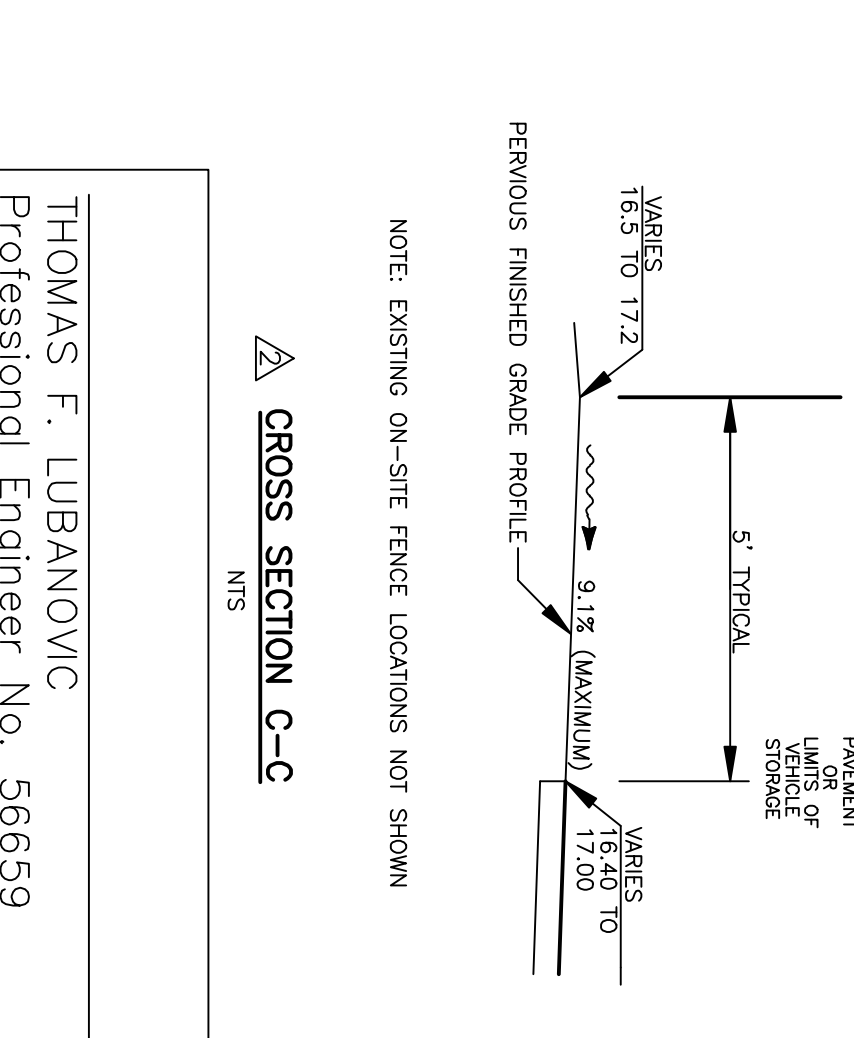
FRENCH DRAIN

- FRENCH DRAIN GENERAL NOTES
1. PIPE SHALL BE ANY OF THE OPTIONAL TYPE PERMITTED IN FOOT SECTION 443 OF THE SPECIFICATIONS UNLESS OTHERWISE RESTRICTED IN THE PLANS. DISSIMILAR TYPES OF PIPE WILL NOT BE PERMITTED.
  2. CONCRETE PIPE SHALL BE PLACED WITH THE SLOTS POSITIVED ON SIDE.
  3. ALIGNMENT JOINTS ARE STANDARD (GASKET NOT REQUIRED).
  4. THE CONTRACTOR MAY SUBMIT OTHER METHODS OF PROVIDING SLOTS HAVING EQUAL OR GREATER AREA.
  5. FILTER FABRIC SHALL BE SINGLIFACE DRAINAGE TYPE MEETING THE REQUIREMENTS OF FOOT SECTION 985.
  6. ALL FILTER FABRIC JOINTS SHALL LAP A MINIMUM OF ONE (1) FOOT.
  7. THE STANDARD CROSS SECTION SHALL BE CONSTRUCTED UNLESS OTHER SECTION(S) DESCRIBED OR DETAIL(S) IN THE PLANS SHALL SET FOOT INDEX NO. 280.
  8. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
  9. THE 12" DIA. WEED HOLE SHALL BE ELIMINATED WHEN THE BOTTOM OF INLET IS BELOW FINISHED GRADE.
  10. FRENCH DRAINS FOLLOWING THE TYPICAL CROSS SECTION SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR FRENCH DRAINS, I.F. THE UNIT PRICE SHALL INCLUDE THE COST OF PIPE, BACKFILL, FILTER FABRIC, COMPACTED BEDDING, AND ROCK. THE UNIT PRICE SHALL ALSO INCLUDE THE COST FOR FRENCH EXCAVATION, BACKFILL, COMPACTED BEDDING, AND ROCK. THE UNIT PRICE SHALL ALSO INCLUDE THE COST FOR DISPOSAL OF SURPLUS EXCAVATED MATERIALS AND COST FOR RESTORATION OF PAVEMENT REMOVED OR DAMAGED BY FRENCH DRAIN CONSTRUCTION, BUT SHALL NOT INCLUDE PAVEMENTS FOR TRENCHES.
  11. FRENCH DRAINS WITH A SIGNIFICANTLY DIFFERENT CROSS SECTION SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICES FOR SEPARATE ITEMS AS FOLLOWS:
    - (A) SLOTTED OR PERFORATED PIPE CULVERT, I.F. UNIT PRICE SHALL INCLUDE COST FOR PIPE, PIPE PLUGS AND FITTINGS IN PLACE.
    - (B) BALLAST ROCK (FRENCH DRAINS AGGREGATE) OR UNIT PRICE SHALL INCLUDE COST FOR EXCAVATION, BACKFILL, COMPACTED BEDDING, AND ROCK. THE UNIT PRICE SHALL ALSO INCLUDE THE COST FOR DISPOSAL OF SURPLUS EXCAVATED MATERIALS AND COST FOR RESTORATION OF PAVEMENT REMOVED OR DAMAGED BY FRENCH DRAIN CONSTRUCTION, BUT SHALL NOT INCLUDE PAVEMENTS FOR TRENCHES ELSEWHERE.
    - (C) PLASTIC FILTER FABRIC (SUBSURFACE), I.F. UNIT PRICE SHALL BE FOR COST OF FABRIC IN PLACE. QUANTITY SHALL BE DETERMINED BY PLAN NEAT DIMENSIONS OF THE FABRIC ENVELOPE.

STANDARD CROSS SECTION (ENLARGED)



CROSS SECTION C-C



CROSS SECTION D-D

- GENERAL NOTES:
1. SCOPE: WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL MATERIALS, EQUIPMENT AND LABOR FOR ALL GRADING, PAVING AND DRAINAGE. COMPLETE AND READY FOR USE AS PER DRAWINGS AND AS SPECIFIED HEREIN. ALL WORK SHALL BE CONSTRUCTED IN A WORKMAN LIKE MANNER AND IN ACCORDANCE WITH THE REGULATIONS AND PERMITS OF THE CITY OF DELRAY BEACH/PALM BEACH COUNTY, THE FLORIDA STATE DEPARTMENT OF TRANSPORTATION, ALL LOCAL CODES AND ALL OTHER GOVERNING AGENCIES HAVING JURISDICTION WITHIN THE LIMITS OF THE WORK.
  2. THE CONTRACTOR SHALL PROVIDE FACILITIES AND BE RESPONSIBLE FOR THE PROTECTION OF ALL STRUCTURES, BUILDINGS AND UTILITIES UNDER GROUND, ON THE SURFACE, OR ABOVE GROUND, AGAINST TRENCHING, DRAINING OR ANY OTHER ACTIVITY CONNECTED WITH THE CONSTRUCTION OF THIS PROJECT DURING THE CONSTRUCTION PERIOD AND PROTECT AND PRESERVE THE OWNER HARMLESS AGAINST ALL CLAIMS FOR SUCH DAMAGE.
  3. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
  4. GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
  5. ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
  6. WRITTEN DIMENSIONS SHALL HAVE PREFERENCE OVER SCALED DIMENSION.
  7. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI, UNLESS OTHERWISE NOTED.
  8. ALL REINFORCING SHALL BE DEFORMED STEEL.
  9. PAVING AND GRADING
    - A. SUBGRADE SHALL BE COMPACTED TO 98% DRY DENSITY AS DETERMINED BY ASHTO T-180.
    - B. BASE SHALL CONSIST OF APPROVED LOCAL LIMESTONE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASHTO T-180.
  - C. PRIME COAT SHALL BE CUT BACK ASPHALT OR TAR APPLIED AT A RATE OF NOT LESS THAN 0.10 GAL. PER SQUARE YARD OVER COMPLETE AND DRY BASE COVERED WITH CLEAN SAND AND ALLOWED TO CURE FOR A MINIMUM OF 72 HOURS.
  - D. GRADING SHALL CONFORM TO THE GRADES ON THE PLANS.
  - E. MUCK OR PEAT SHALL BE COMPLETELY REMOVED AS DIRECTED BY THE ENGINEER
  10. DRAINAGE
    - A. EXCAVATION AND BACKFILL
    - AA. THE CONTRACTOR SHALL DO ALL EXCAVATION OF WATERBORNE SUBSTANCES ENCOUNTERED TO A DEPTH SHOWN ON DRAWINGS.
    - AB. EXCAVATED MATERIALS NOT REQUIRED FOR BACKFILL SHALL BE DISPOSED OF BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
    - AC. TRENCH EXCAVATION FOR MANHOLES AND INLETS SHALL BE DEWATERED. DEWATERING SHALL BE A CONTINUOUS OPERATION AND SHALL NOT BE INTERRUPTED OR DISCONTINUED UNTIL BACKFILLING IS COMPLETED.
    - AD. AFTER PIPE HAVE BEEN Laid AND APPROVED THE TRENCHES SHALL BE BACKFILLED AND COMPACTED WITH CLEAN SAND FREE OF ORGANIC MATERIAL.
    - AE. UNSUITABLE SUBGRADE: IN CASE THE SOIL CONDITIONS ENCOUNTERED AT GRADE LINE OF THE PIPE TRENCH ARE FOUND TO BE UNSUITABLE FOR THE PIPE, THE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED SUITABLE BEDDING MATERIALS AND STABILIZED BY THE ENGINEER. MATERIAL USED FOR REPLACEMENT SHALL BE SUITABLE EARTH, SAND, GRAVEL, CRUSHED LIMESTONE OR OTHER MATERIAL SPECIFICALLY APPROVED BY THE ENGINEER. THE ENGINEER SHALL DETERMINE THE DEPTH, WIDTH, AND LENGTH OF EXCAVATION REQUIRED FOR PROVIDING SUITABLE BEDDING.
    - 11. PIPE MATERIALS
      - A. HOPE TO BE INSTALLED PURSUANT TO APPLICABLE REQUIREMENT INCLUDING, BUT NOT LIMITED TO FOOT SECTION 430, ASTM F-477, ASHTO M-294 AND MANUFACTURERS RECOMMENDATIONS, STANDARDS AND SPECIFICATIONS.
    - 12. IT IS THE INTENT OF THESE PLANS TO PROVIDE THE DEVELOPER WITH CONSTRUCTION IMPROVEMENTS THAT ARE ACCEPTABLE TO THE CITY OF DELRAY BEACH, PALM BEACH COUNTY AND/OR OTHER GOVERNMENTAL AGENCIES. ALL WORK PERFORMED SHALL CONFORM TO THE APPLICABLE GOVERNMENTAL STANDARDS.
    - 13. SILT FENCE TO BE PLACED AS REQUIRED ADJACENT TO ALL PROPERTY LINES FOR EROSION CONTROL AND TO CONTRAIN SILT.

GENERAL NOTES, TYPICAL CROSS SECTIONS & DRAINAGE DETAILS

1302 WALLACE DRIVE  
DELRAY BEACH, FLORIDA 33444

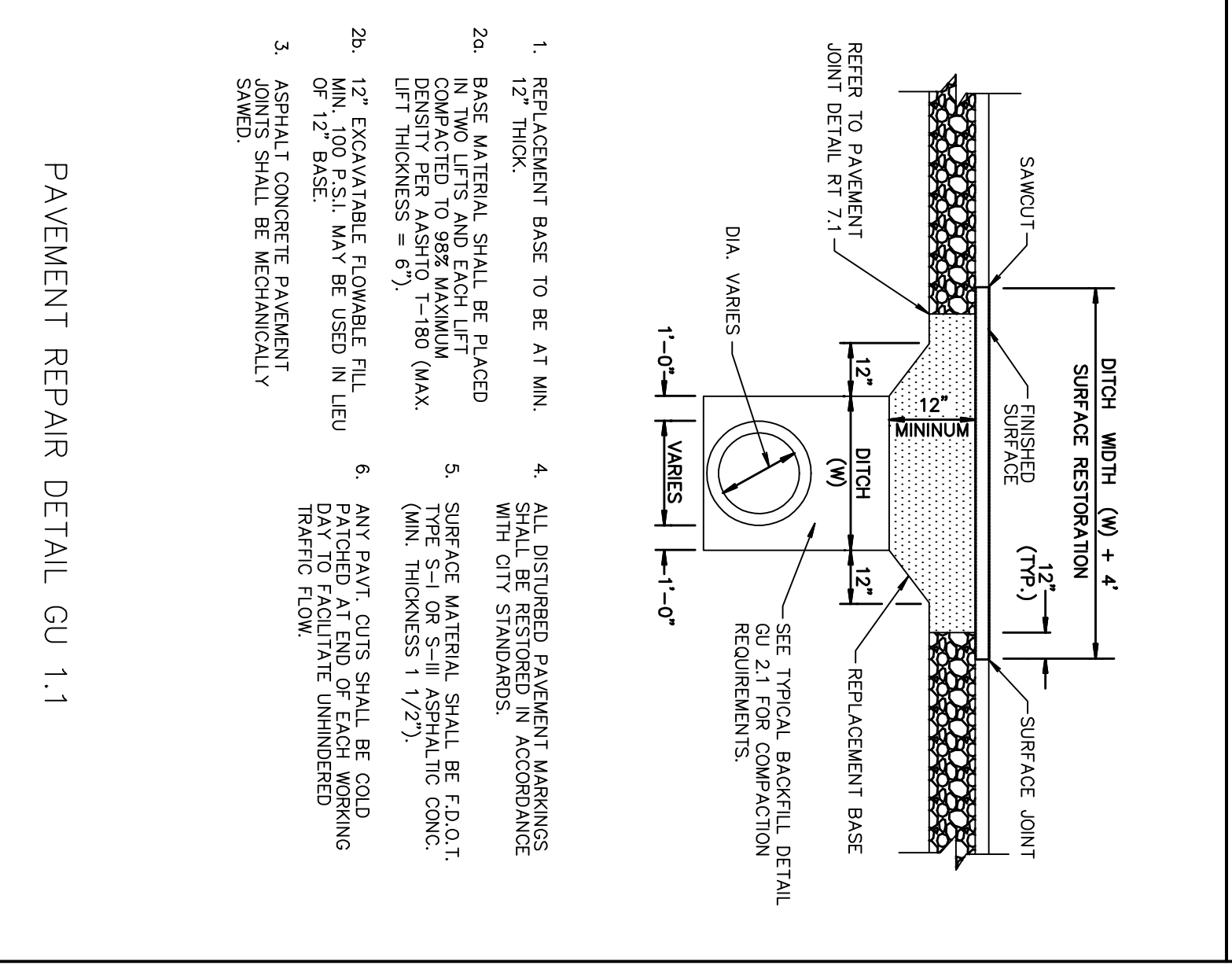
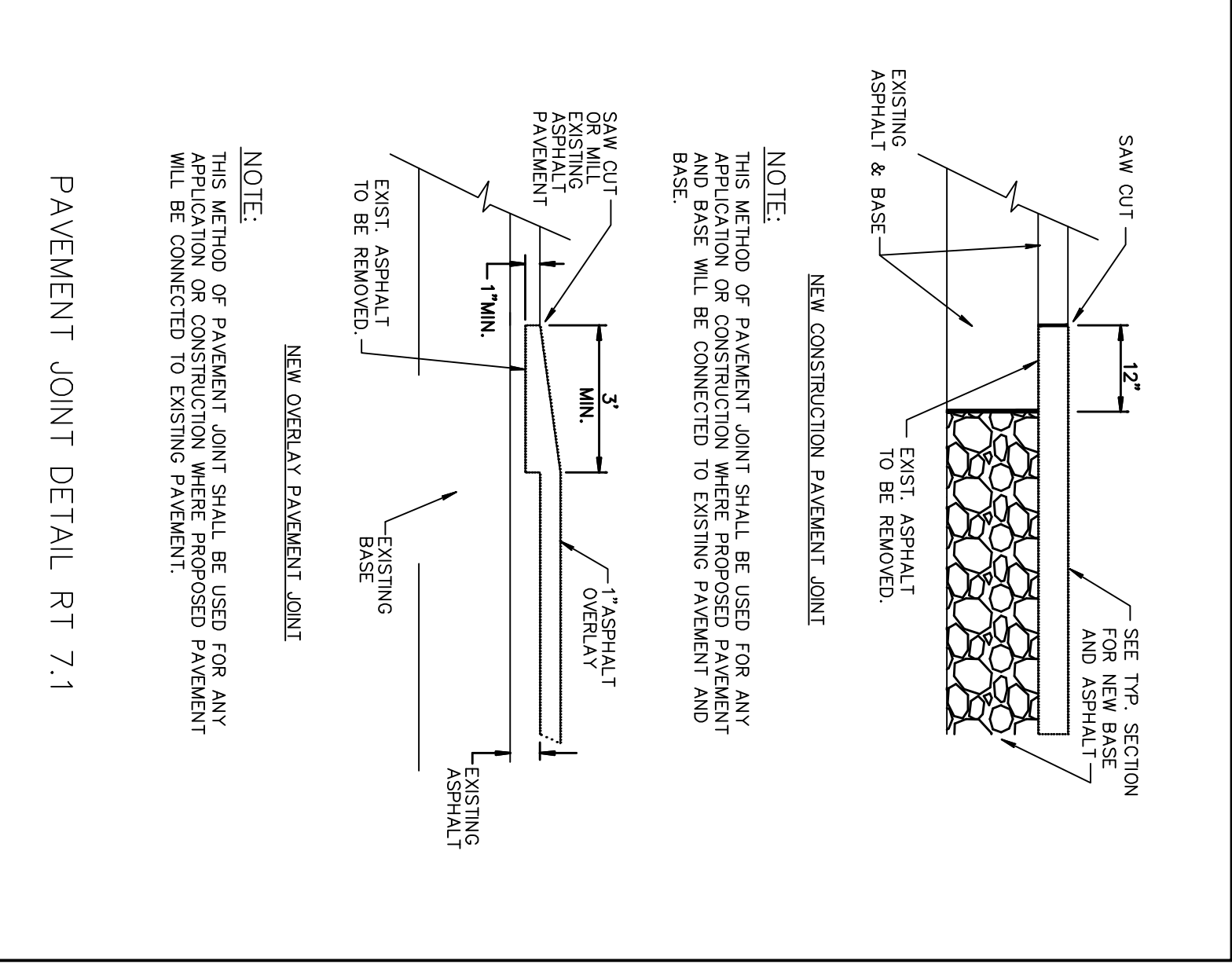
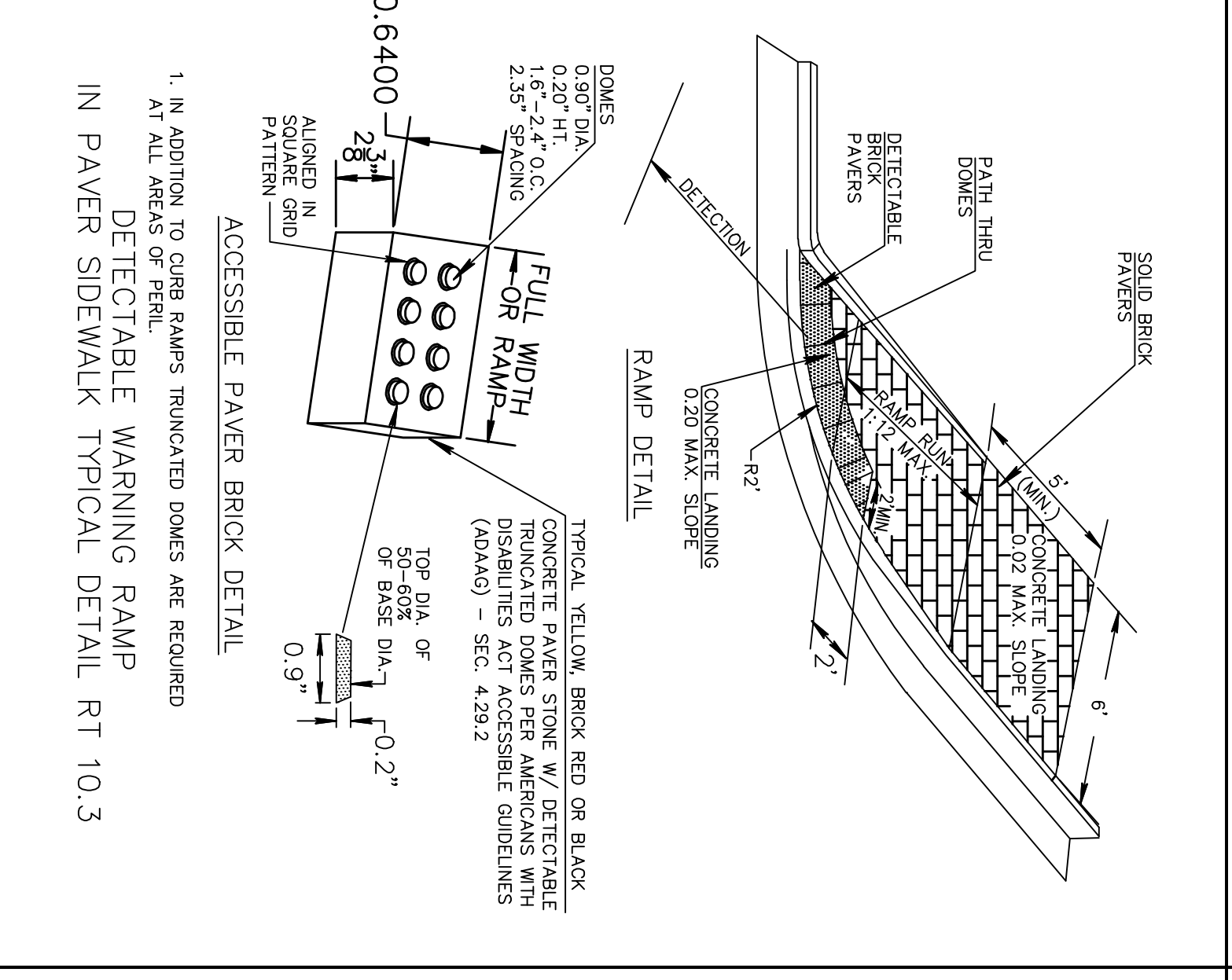
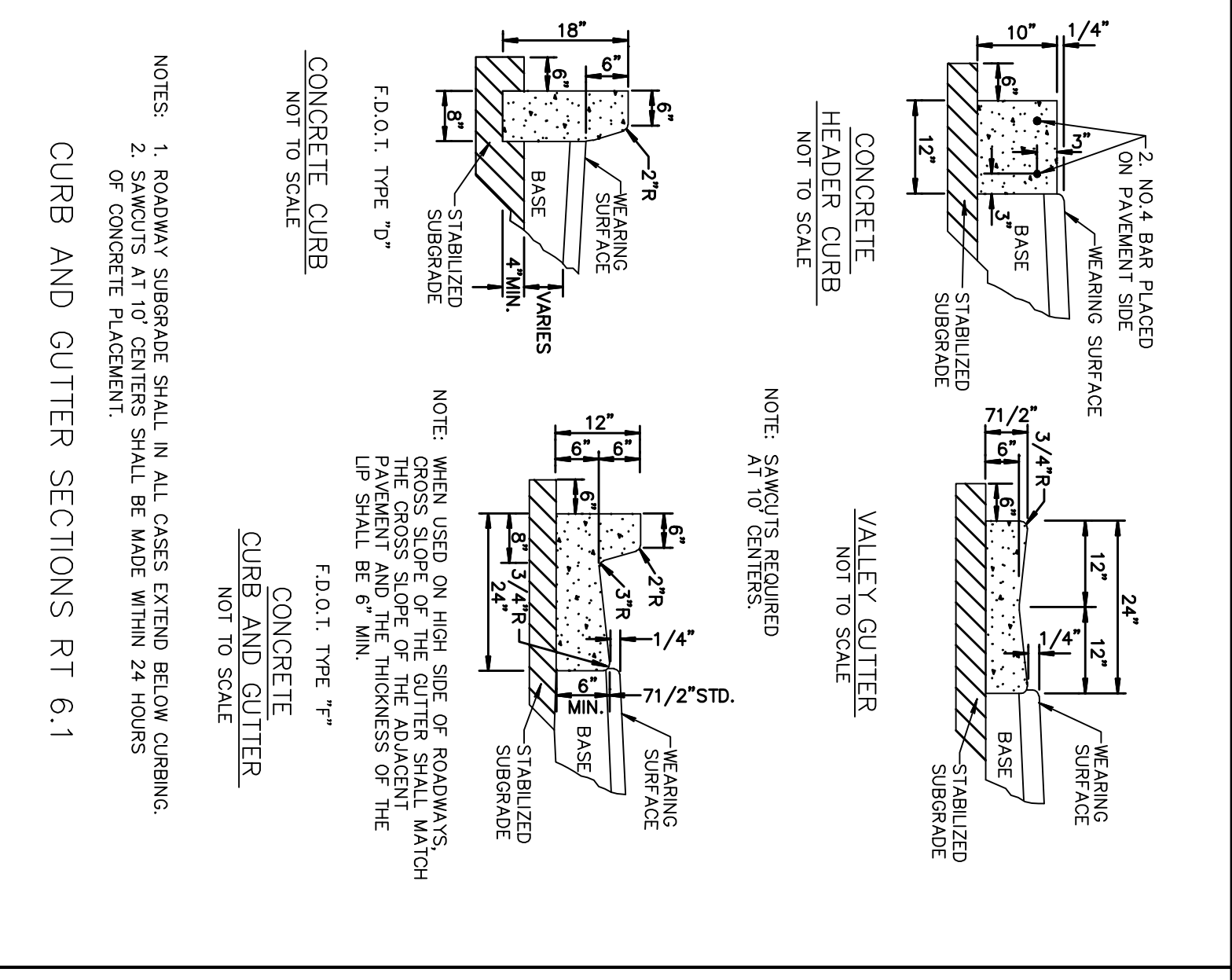
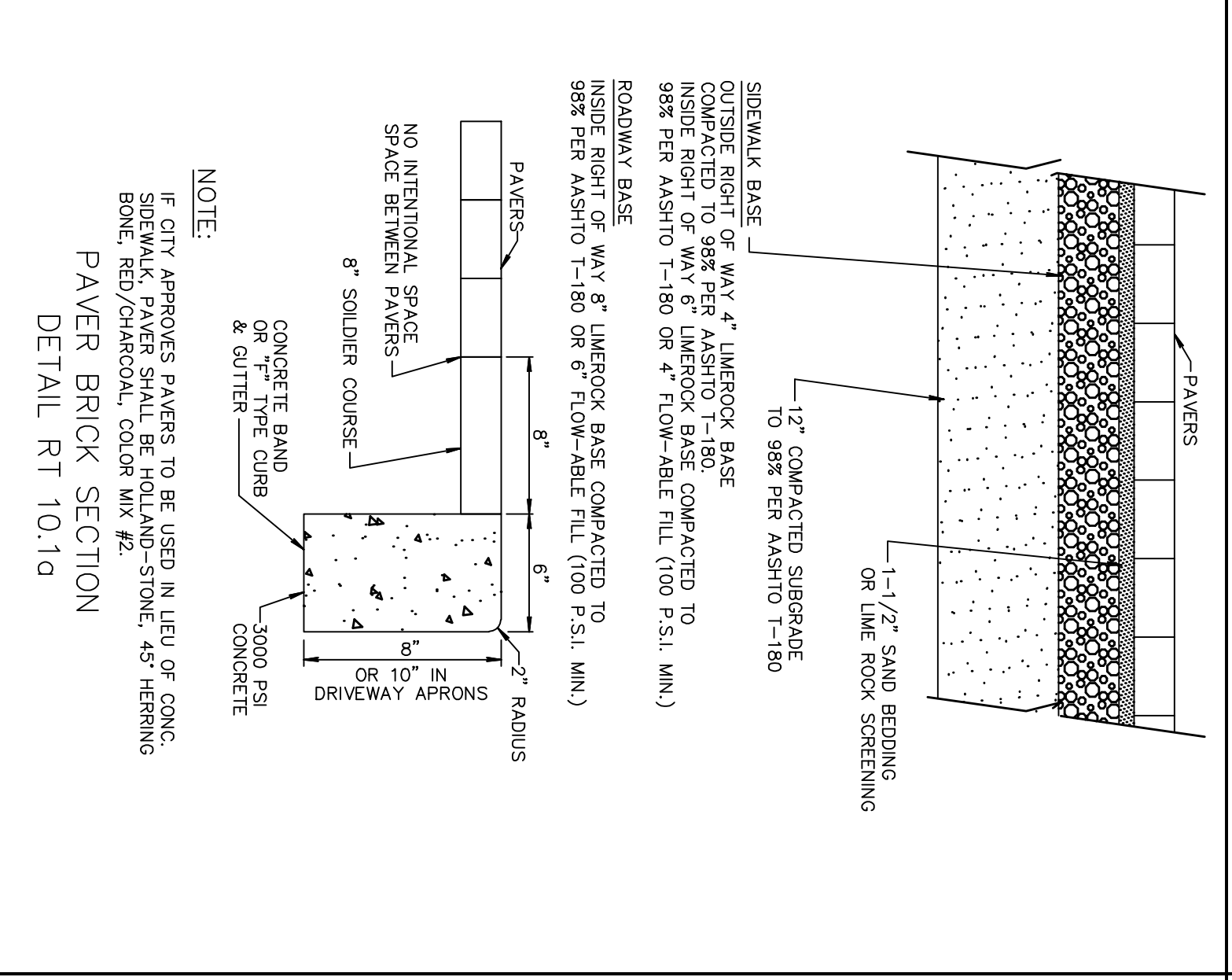
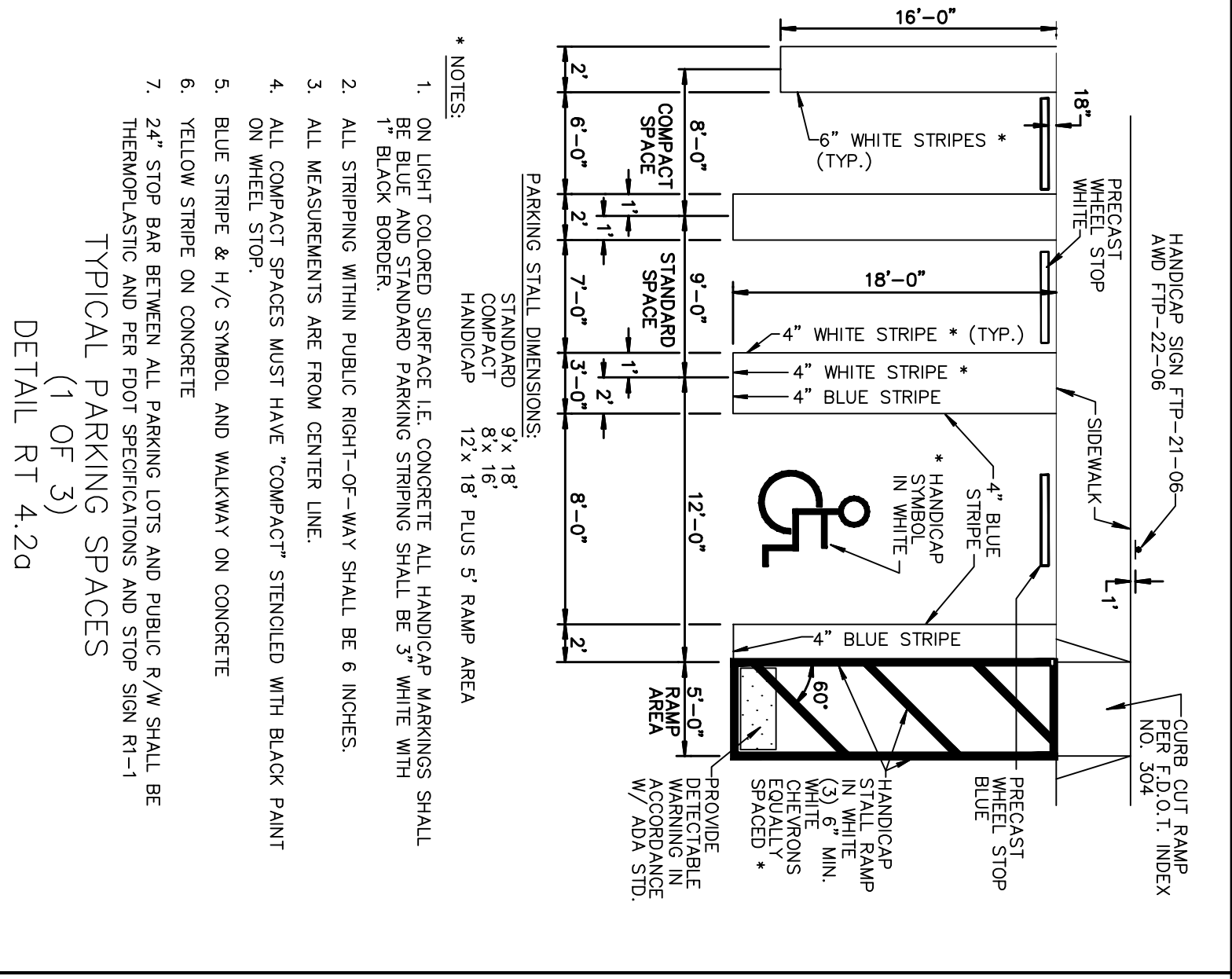
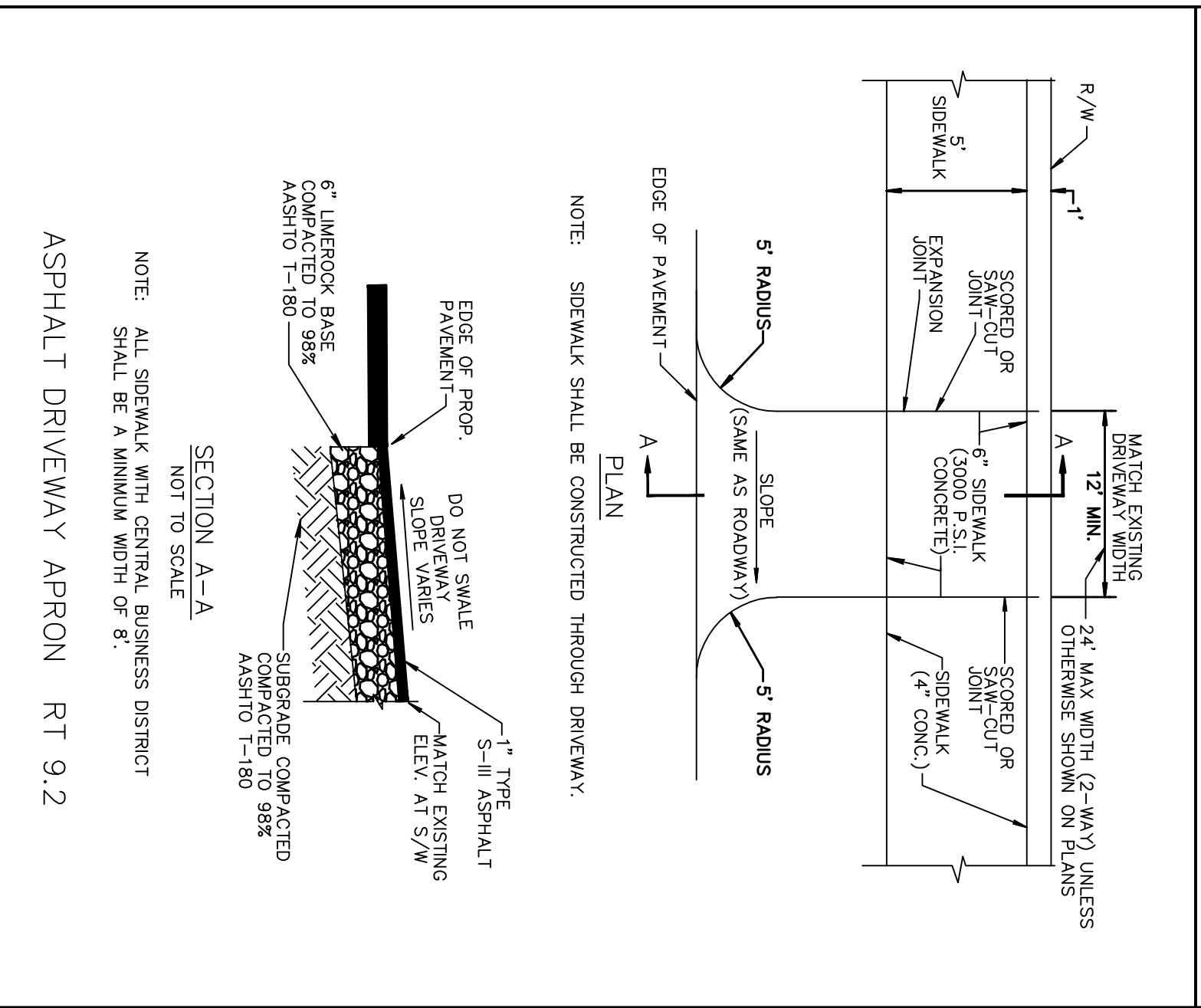
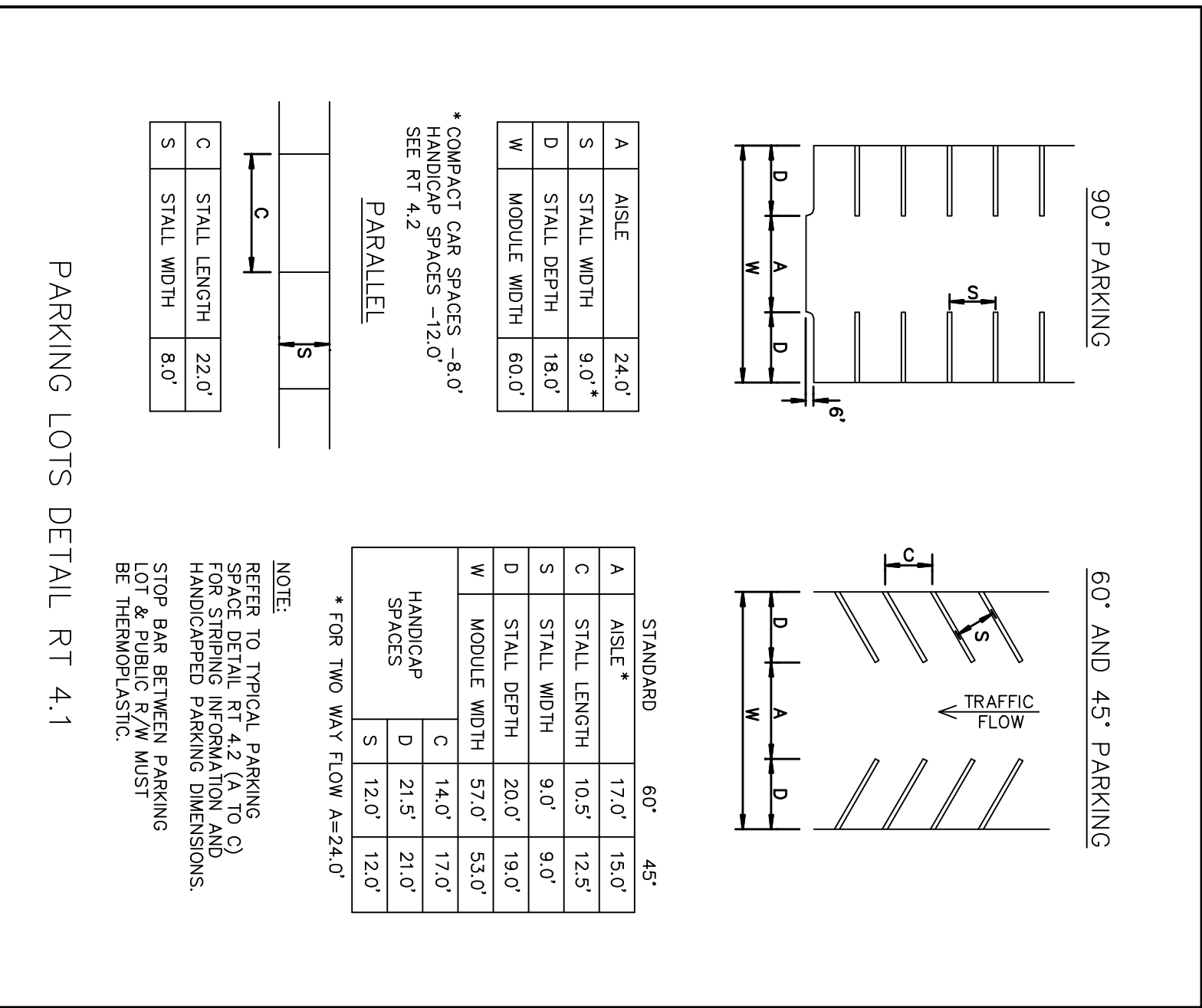
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS  
3333 NORTH FEDERAL HIGHWAY  
SUITE 500, DELRAY BEACH, FLORIDA 33433  
PH. NO. 561-3333, TOLL FREE 1-800-561-3955-3315  
LICENSED BUSINESS NO. LB 50

NO.	REVISION	BY	DATE
1	REVISIONS PER REVISED SITE PLAN LAYOUT	CBK	JAN 2016
2	REVISIONS PER REVISED SITE PLAN LAYOUT	CBK	AUG 2015

THOMAS F. LUBANOVIC  
Professional Engineer No. 56659  
John A. Grant, Jr., Inc.  
3333 N. Federal Hwy., Ste. 3  
Boca Raton, FL 33431  
Certificate of Authorization No. LB 50

MADE \_\_\_\_\_ DATE \_\_\_\_\_ FEB 2015  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_ SCALE \_\_\_\_\_  
JOB NO. \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_





TYPE	WEARING SURFACE	BASE	SUB-GRADE
PROPOSED ON-SITE PAVED AREAS (PARKING LOTS & DRIVE CONNECTIONS)	1-1/2" THICK, TYPE S-III	9" THICK, FOOT APPROVED BASE ROCK, MIN. I.B.R. 100% COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180; PRIMED (0.1 GAL PER SY)	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180
PROPOSED DUMPS/STER ENCLOSEURE SLAB	6" THICK, CLASS 1 CONCRETE WITH MINIMUM STRENGTH @ 28 DAYS	N/A	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180
PROPOSED SIDEWALK & BIKE RACK AREA	4" THICK, CLASS 1 CONCRETE WITH MINIMUM STRENGTH @ 28 DAYS	N/A	12" THICK, COMPACTED TO 93% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180

REQUIRED PAVEMENT & SIDEWALK SPECIFICATIONS

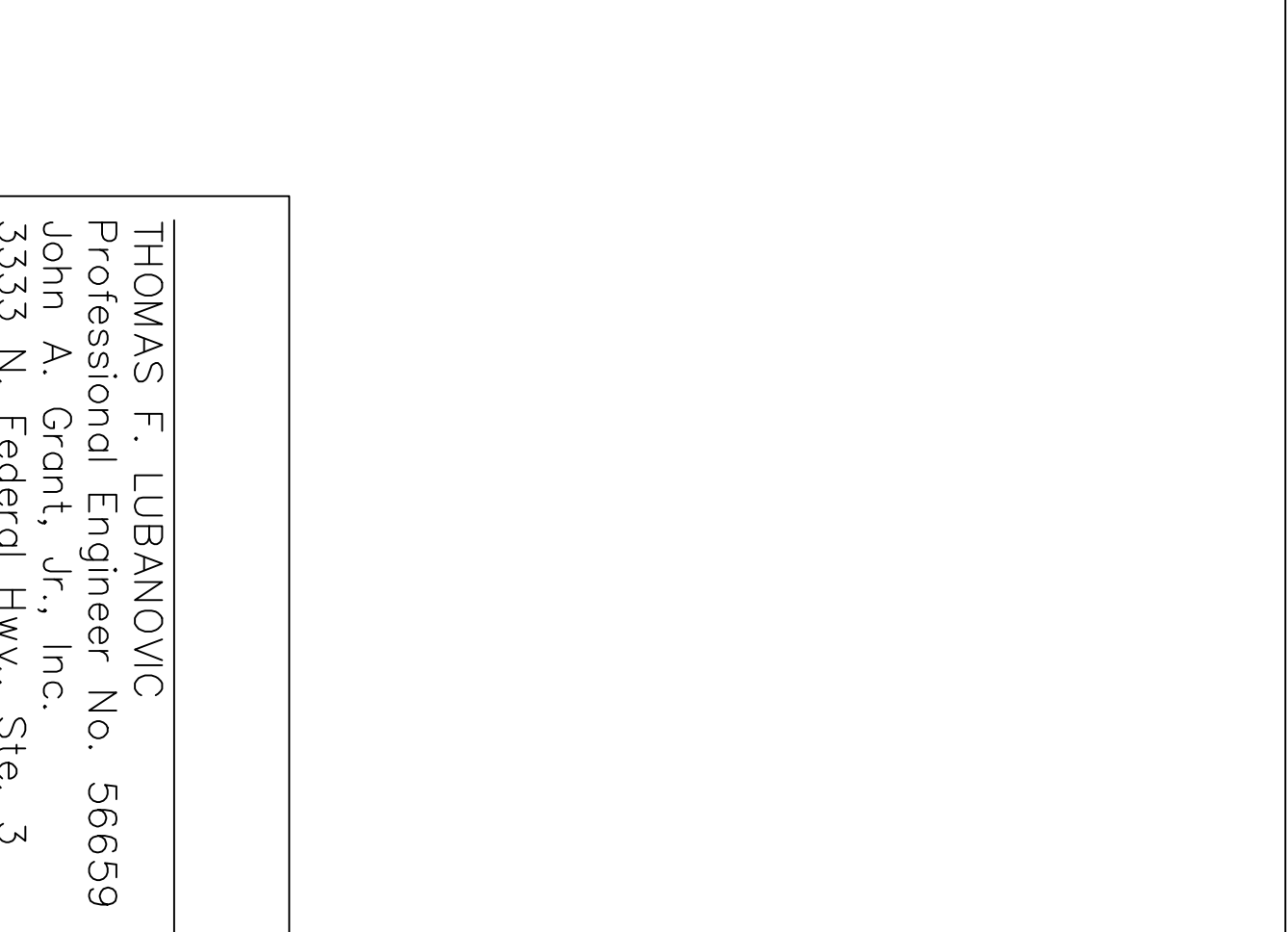
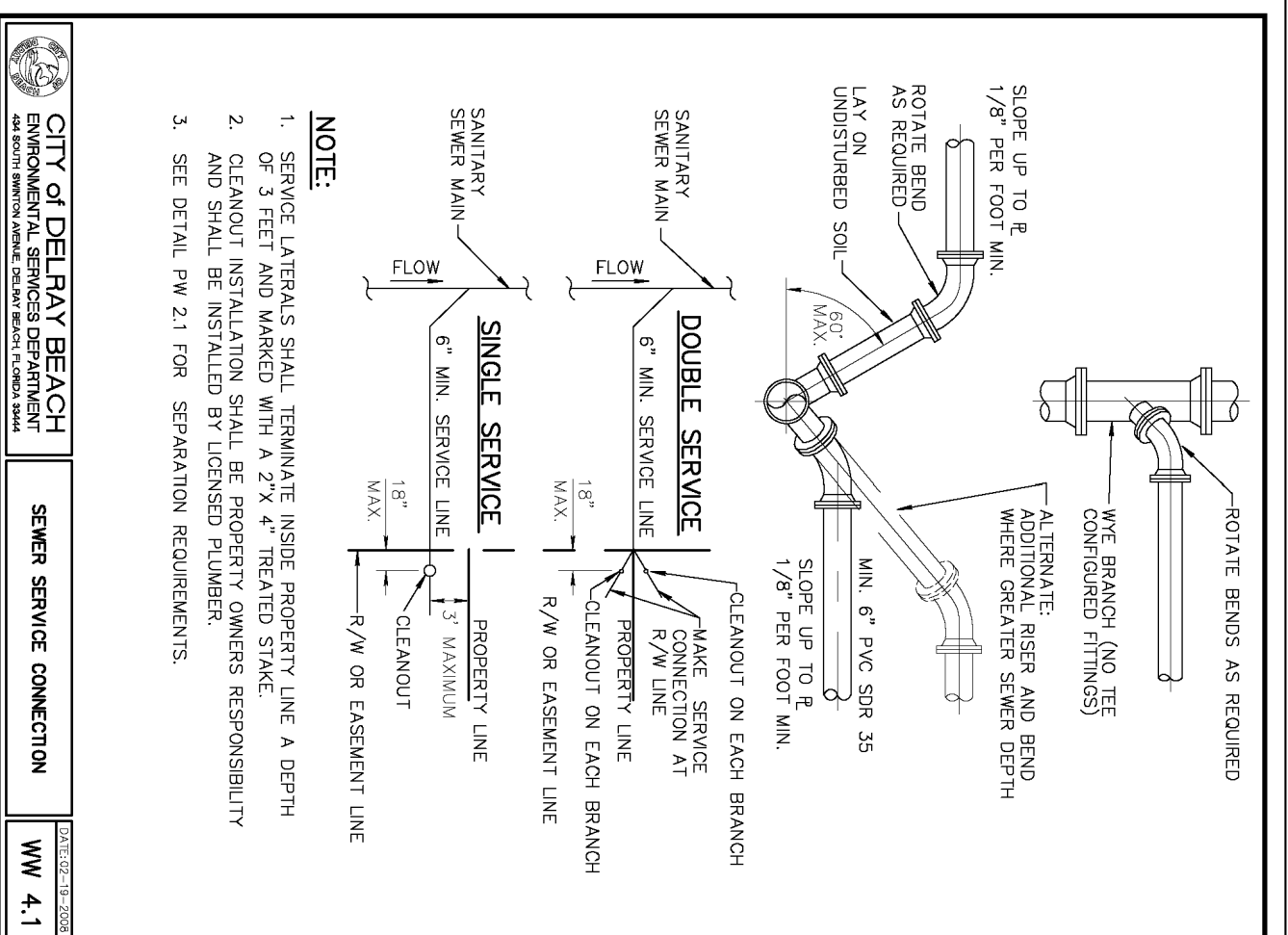
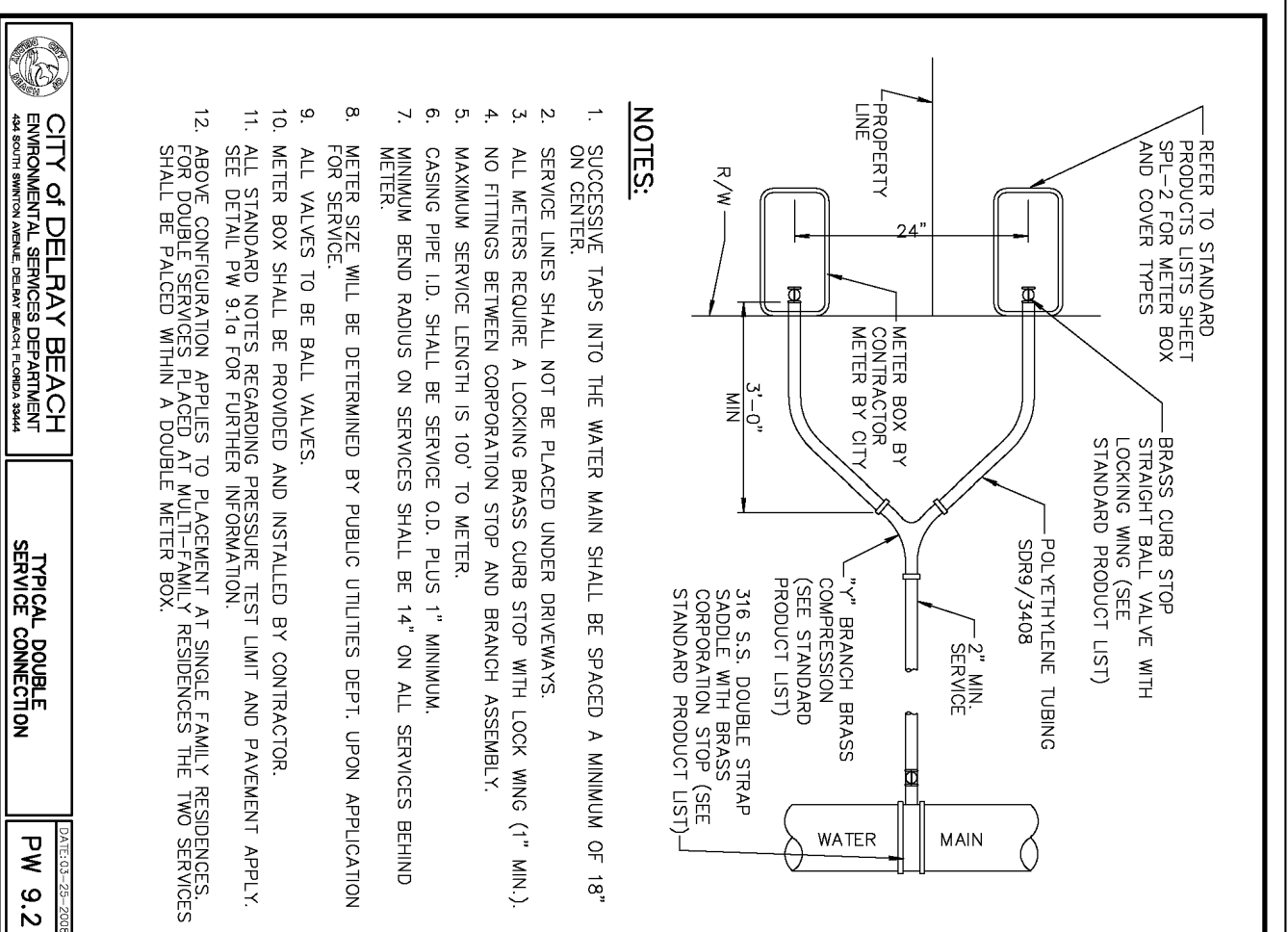
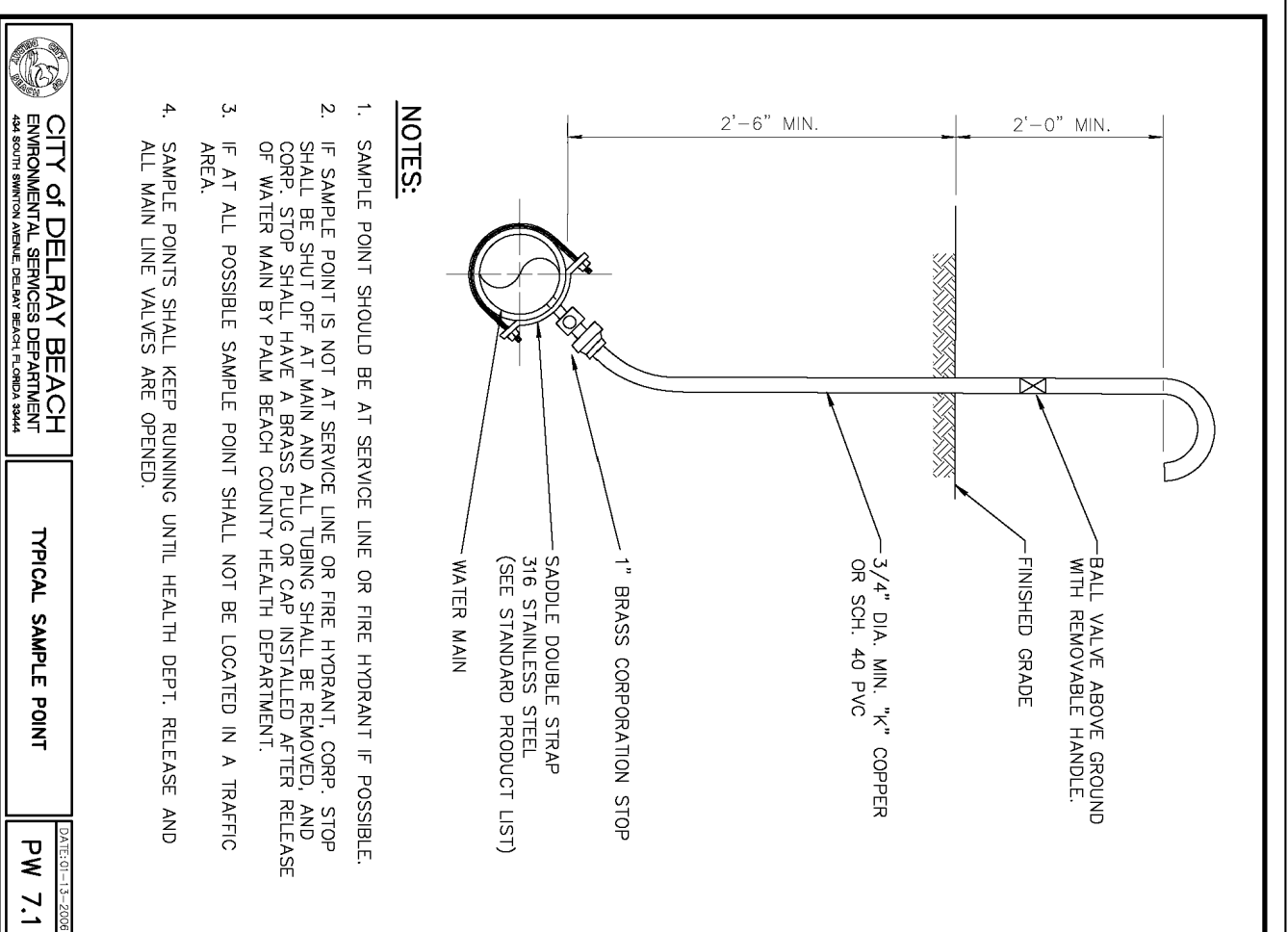
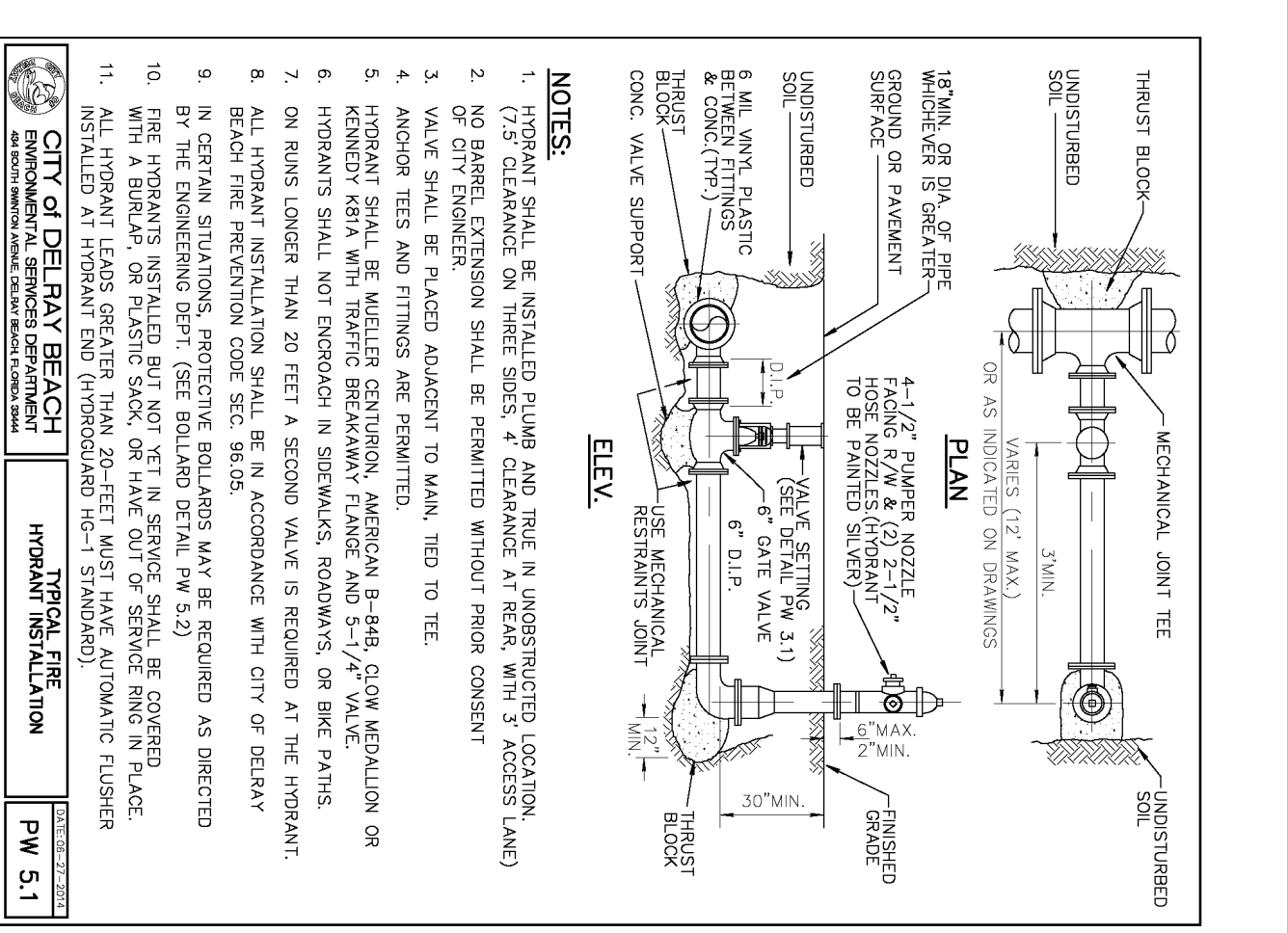
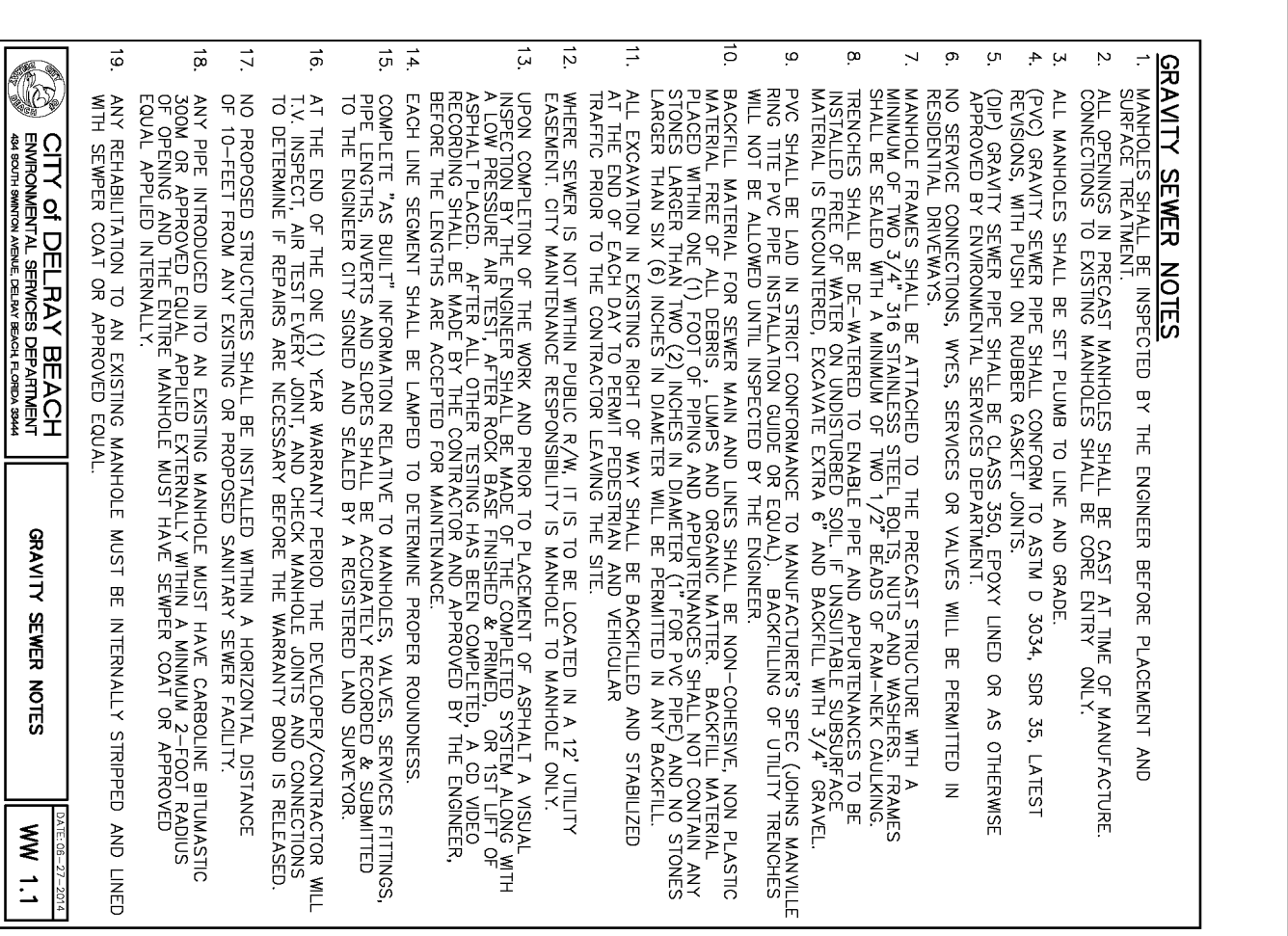
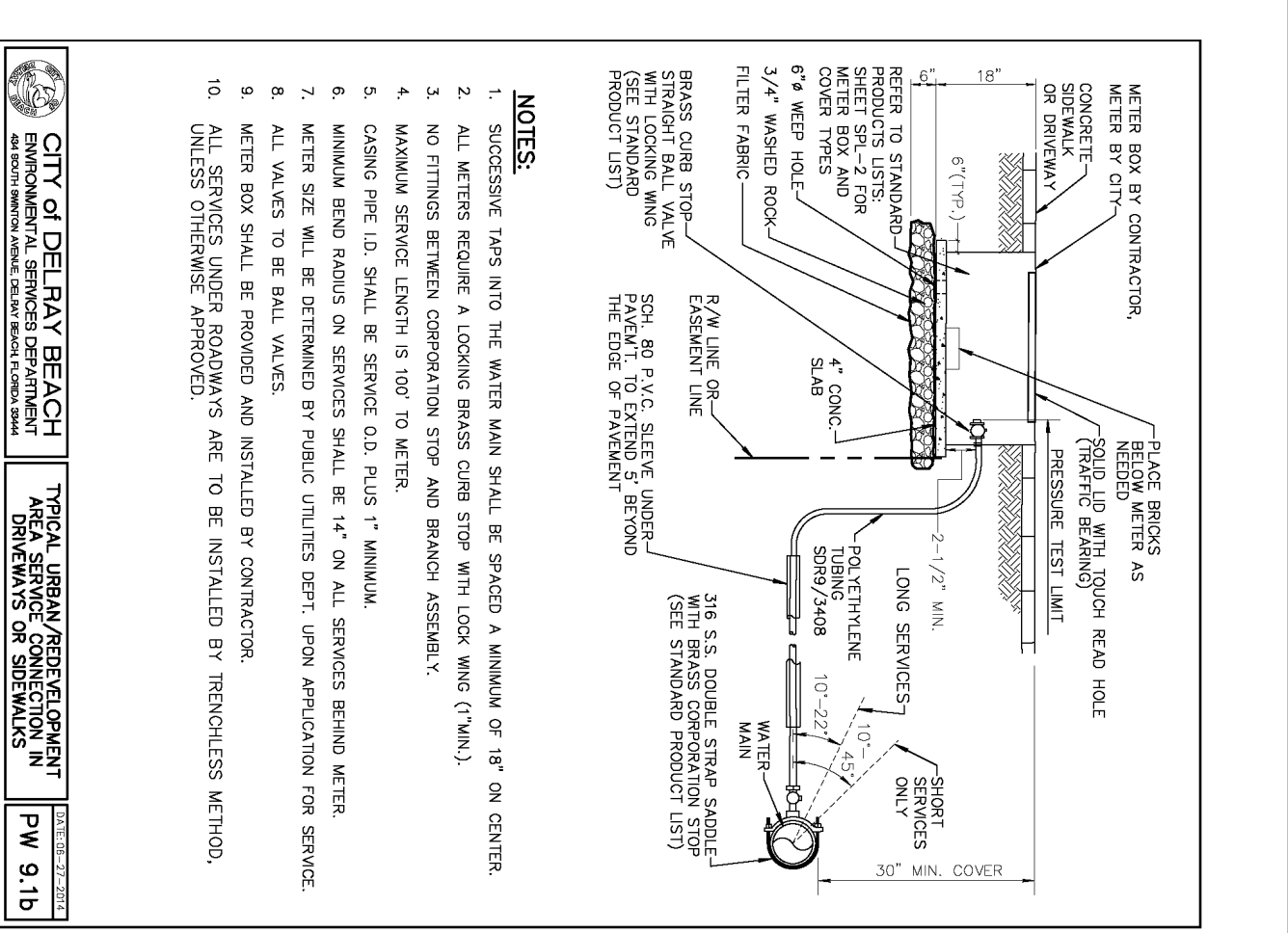
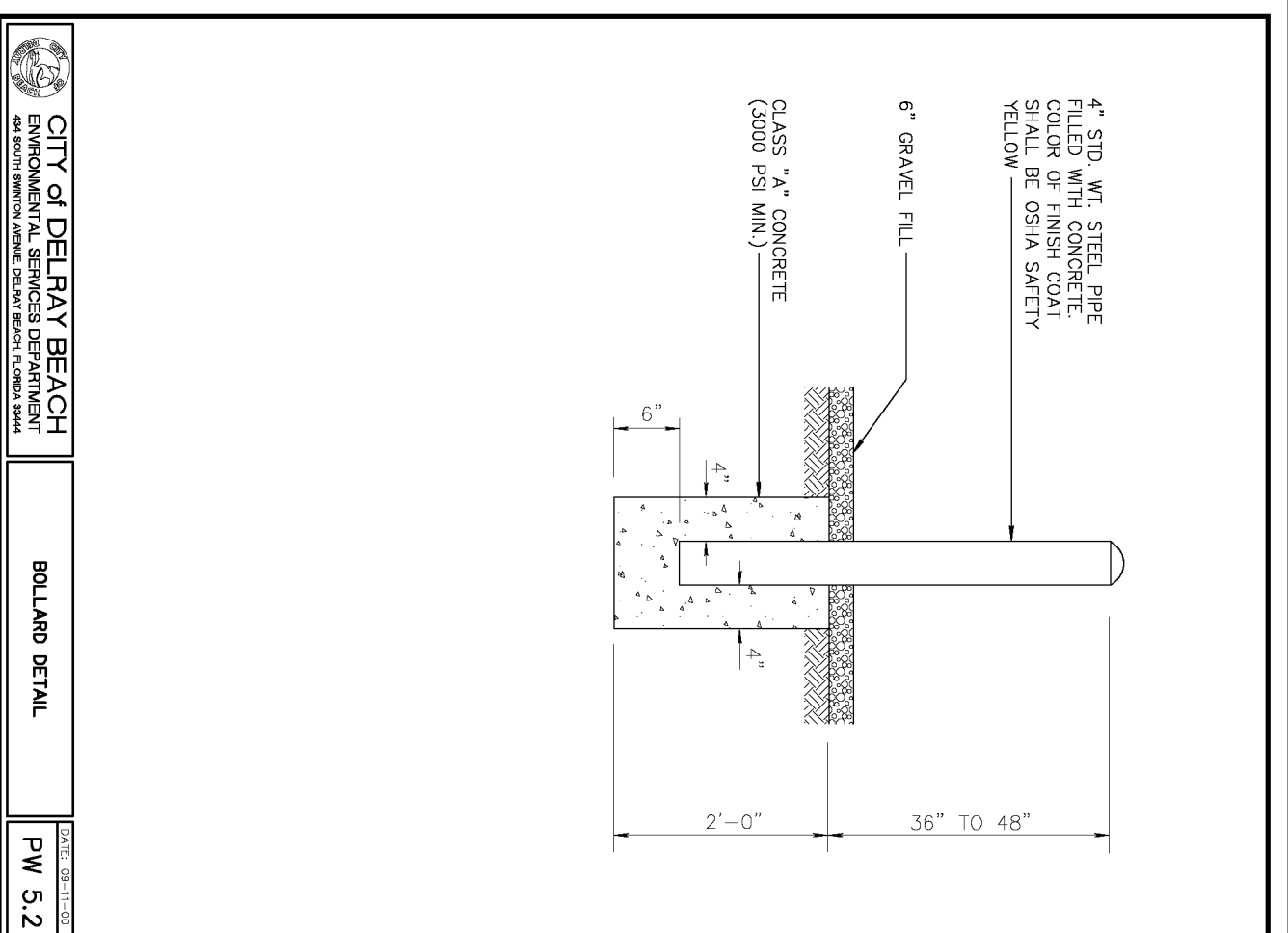
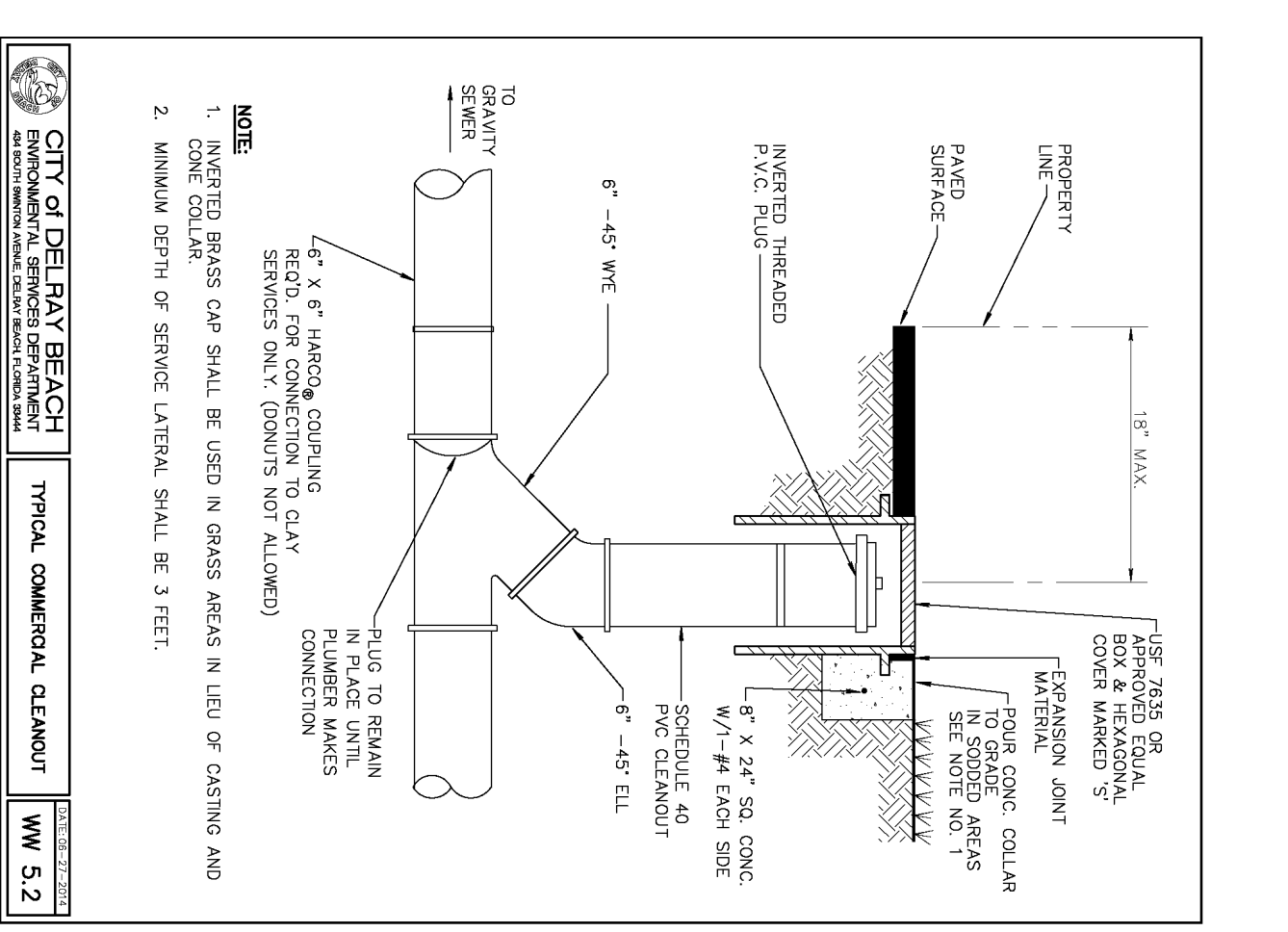
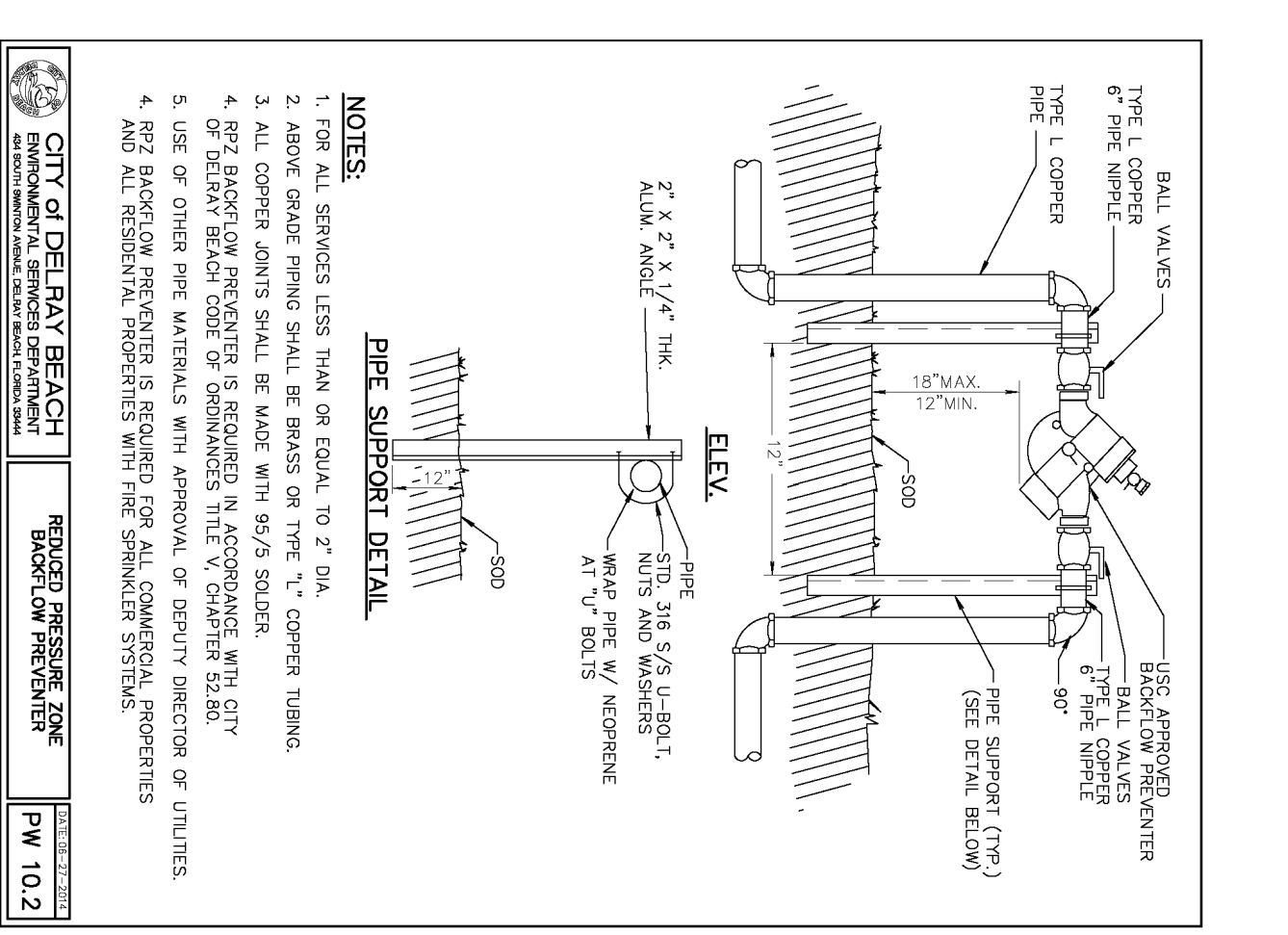
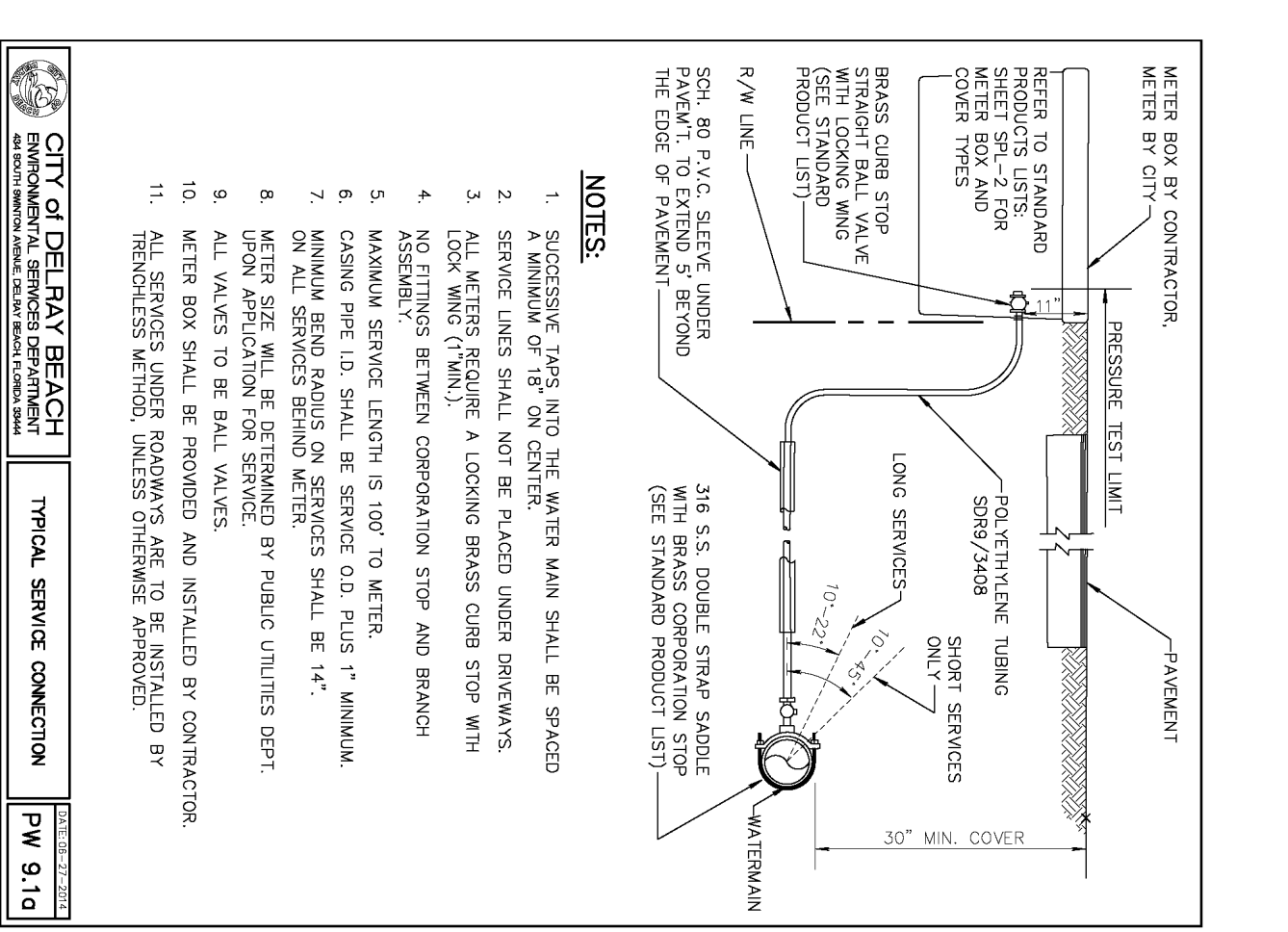
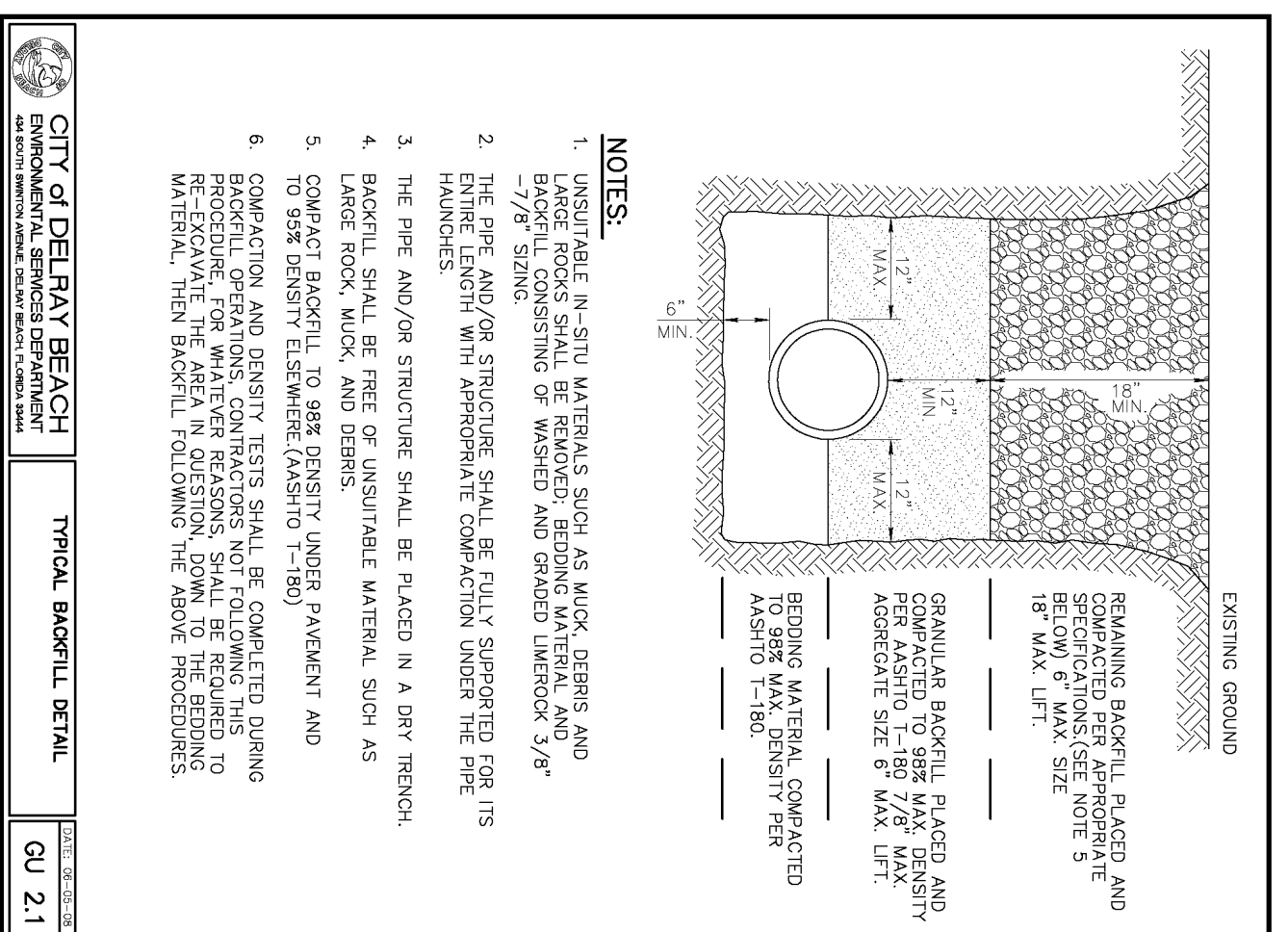
THOMAS F. LUBANOVIC  
 3333 NORTH FEDERAL HIGHWAY  
 Professional Engineer No. 56659  
 John A. Grant, Jr., Inc.  
 3333 N. Federal Hwy., Ste. 3  
 Boca Raton, FL 33431

JOHN A. GRANT, JR., INC.  
 CONSULTING ENGINEERS  
 3333 NORTH FEDERAL HIGHWAY  
 BOCA RATON, FLORIDA 33431  
 PH. NO. 561-3333 FAX NO. 561-395-3315  
 LICENSED BUSINESS NO. LB 50

1302 WALLACE DRIVE  
 DELRAY BEACH, FLORIDA 33444

NO.	REVISION	BY	DATE

MADE \_\_\_\_\_ DATE FEB 2015 F.B. N/A N.T.S. PG \_\_\_\_\_  
 CHECKED \_\_\_\_\_ DATE \_\_\_\_\_ SCALE \_\_\_\_\_ OF \_\_\_\_\_  
 JOB NO. 35-100-962 SHEET 4 OF 7



**1302 WALLACE DRIVE**  
**DELRAY BEACH, FLORIDA 33444**

**JOHN A. GRANT, JR., INC.**  
CONSULTING ENGINEERS  
3333 NORTH FEDERAL HIGHWAY  
SUITE 500  
FORT LAUDERDALE, FLORIDA 33309  
PHONE: 352-351-3951  
FAX: 352-351-3315  
LICENSED BUSINESS NO. LB 50

NO.	REVISION	BY	DATE
1	ADD FIRE HYDRANT INSTALLATION DETAIL PW 5.1	CBK	JAN 2016

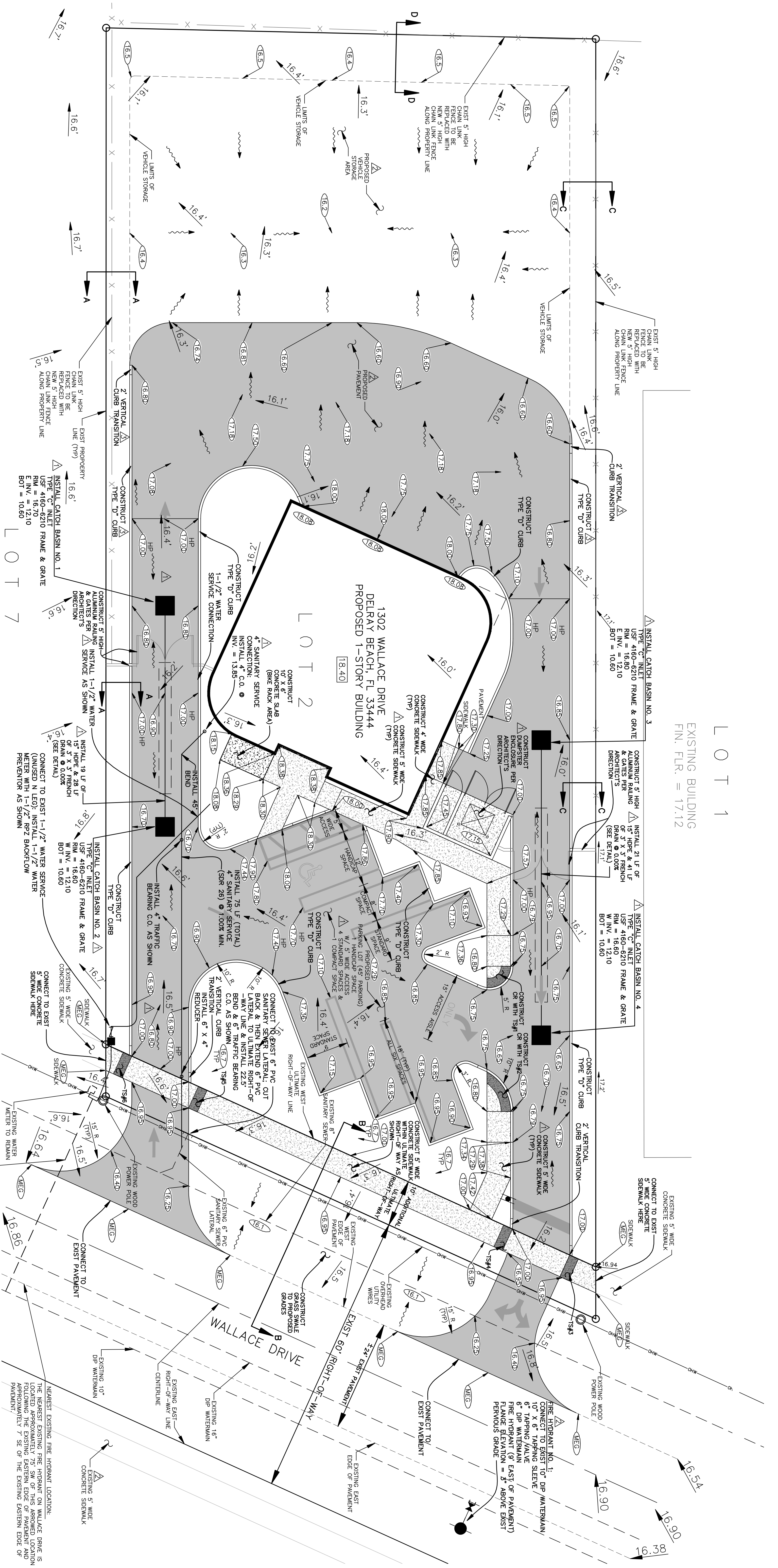
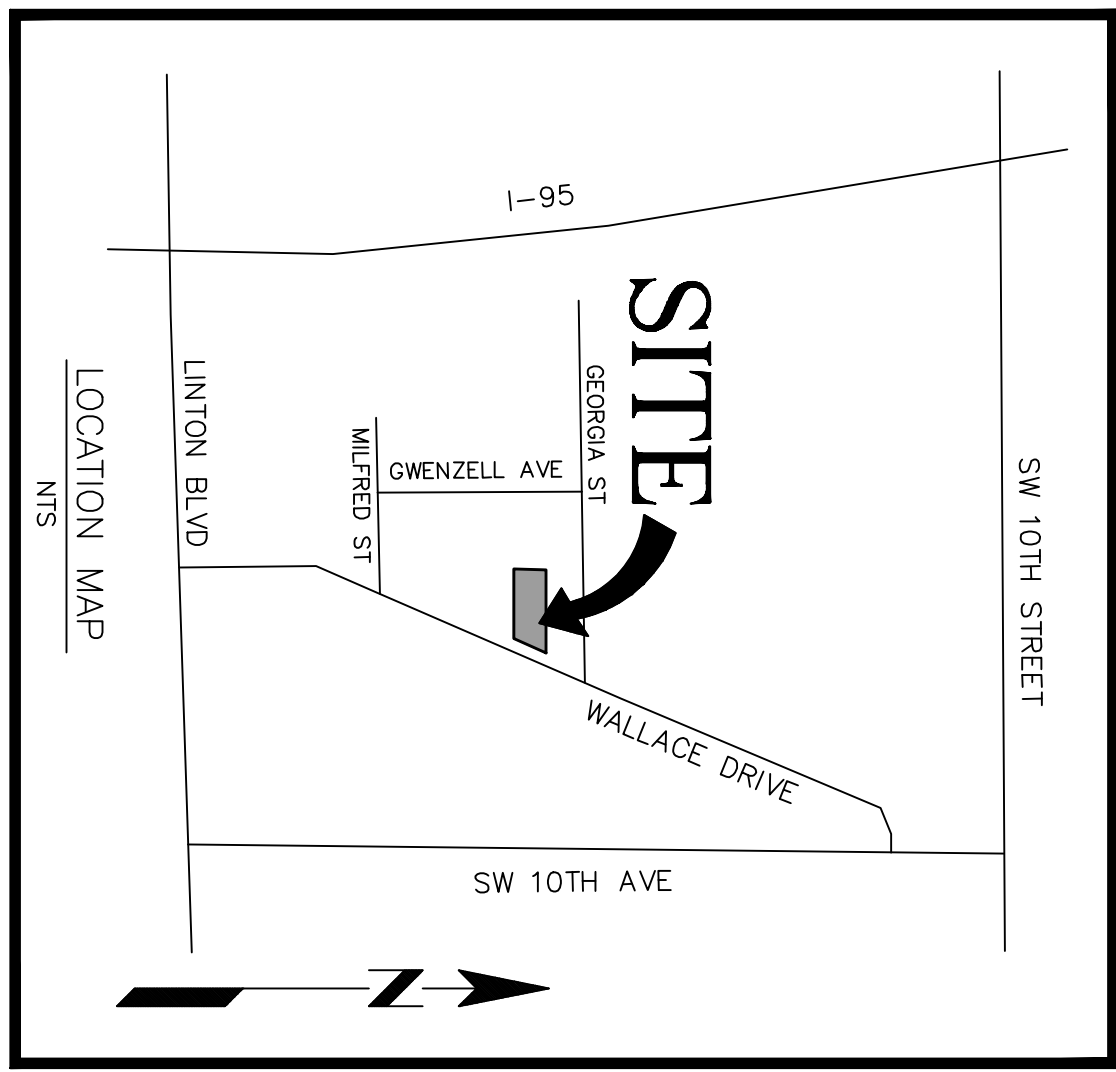
**THOMAS F. LUBANOVIC**  
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Certificate of Authorization No. LB 50

MADE \_\_\_\_\_ DATE FEB 2015  
CHECKED \_\_\_\_\_ DATE FEB 2015  
JOB NO. 05-100-962

SCALE \_\_\_\_\_ OF \_\_\_\_\_  
SHEET \_\_\_\_\_ OF \_\_\_\_\_

SECTION 12, TOWNSHIP 46 SOUTH, RANGE 43 EAST



LOT 1  
EXISTING BUILDING  
FIN. FLR. = 17.12

1302 WALLACE DRIVE  
DELRAY BEACH, FL 33444  
PROPOSED 1-STORY BUILDING

LOT 2

LEGEND:

- PROPOSED GRADE
- EXISTING ELEVATION
- DRAINAGE SHEET FLOW DIRECTION ARROW
- DEMOTES PROPOSED PAVEMENT
- DEMOTES PROPOSED CONCRETE SIDEWALK
- LINEAR FEET
- HIGH POINT
- EXISTING
- PROPOSED FINISHED FLOOR ELEVATION
- RADIUS
- TYPICAL
- SANITARY EXISTING GRADE
- C.O. SANITARY CLEAN OUT
- MIN. MINIMUM
- DIP DUCTILE IRON PIPE
- RP2 REDUCED PRESSURE ZONE
- TS# TACTILE SURFACE LOCATION & NUMBER
- CR CURB RAMP LOCATION

NOTES:

1. CONTRACTOR TO CONTACT SUNSHINE STATE ONE CALL (811) FOR UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONSTRUCTION CONCRETE SIDEWALK & CURB RAMPS PER FOOT INDEX 304 AND 310.
3. CONTRACTOR TO REMOVE EXISTING LANDSCAPING VEGETATION (TREES, SHRUBS & GRASS) AS NEEDED TO CONSTRUCT PAVING MODIFICATIONS SHOWN.
4. ALL EXISTING UNDERGROUND UTILITIES TO BE LEFT UNDISTURBED EXCEPT AS NOTED.
5. ALL TYPE "D" CURB TO BE CONSTRUCTED PER FOOT INDEX NO. 300.
6. REFER TO SHEET 2 THROUGH 4 FOR STORMWATER EROSION CONTROL DETAILS, GENERAL NOTES, CROSS SECTIONS, DRAINAGE DETAILS, PAVING DETAILS AND PAVING SPECIFICATIONS.
7. REFER TO SHEET 5 FOR APPLICABLE WATER AND SEWER DETAILS.
7. REFER TO SHEET 7 FOR STRIPING AND SIGNAGE INFORMATION. REFER TO SHEET 8 FOR STRIPING AND SIGNAGE INFORMATION.
8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).



THOMAS F. LUBANOVIC  
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NO.	REVISION	BY	DATE
1	REVISIONS PER REVISED SITE PLAN LAYOUT	CBK	MAR 2016
2	REVISIONS PER REVISED SITE PLAN LAYOUT	CBK	JAN 2016
3	REVISIONS PER REVISED SITE PLAN LAYOUT	CBK	AUG 2015

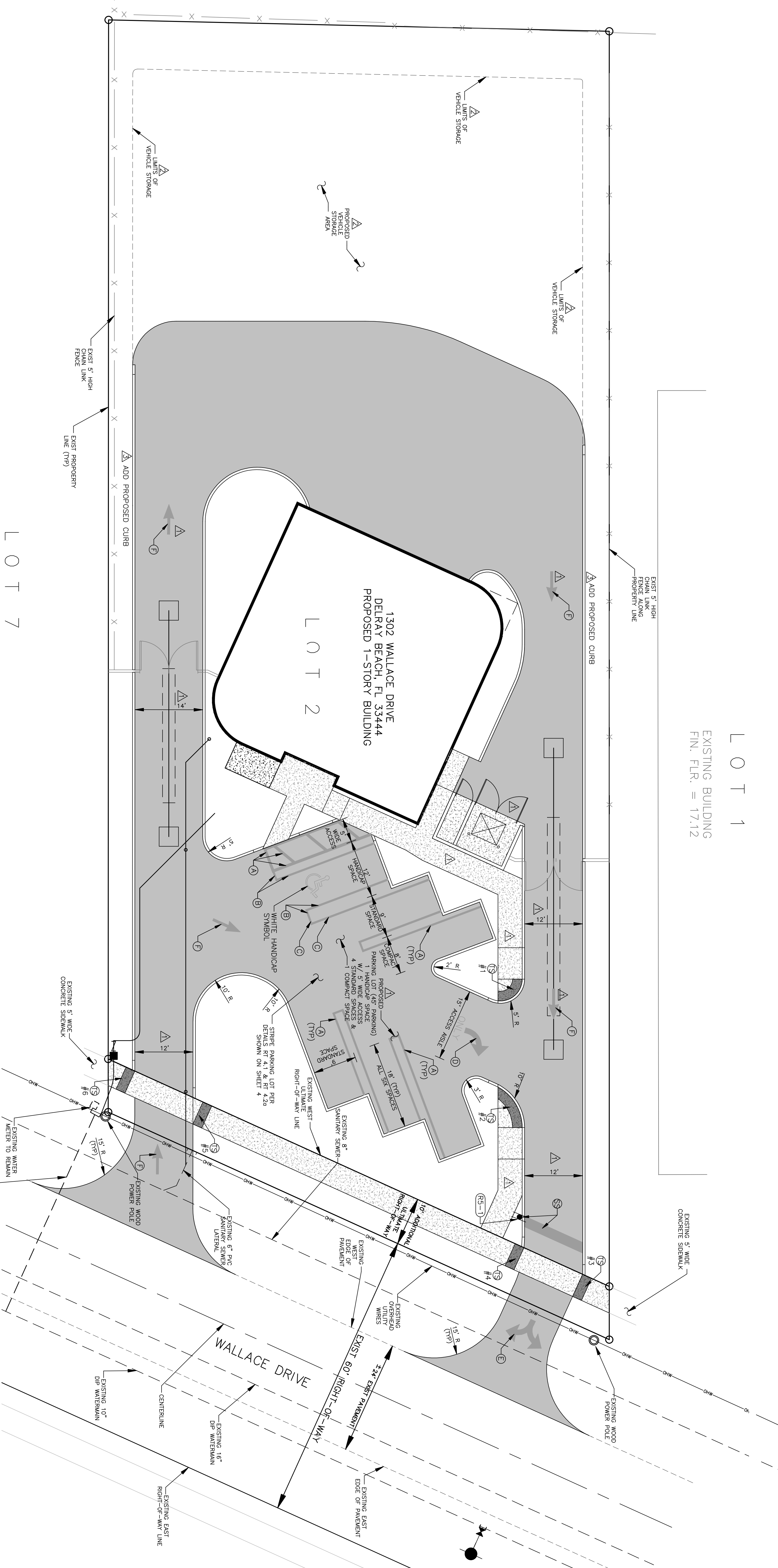
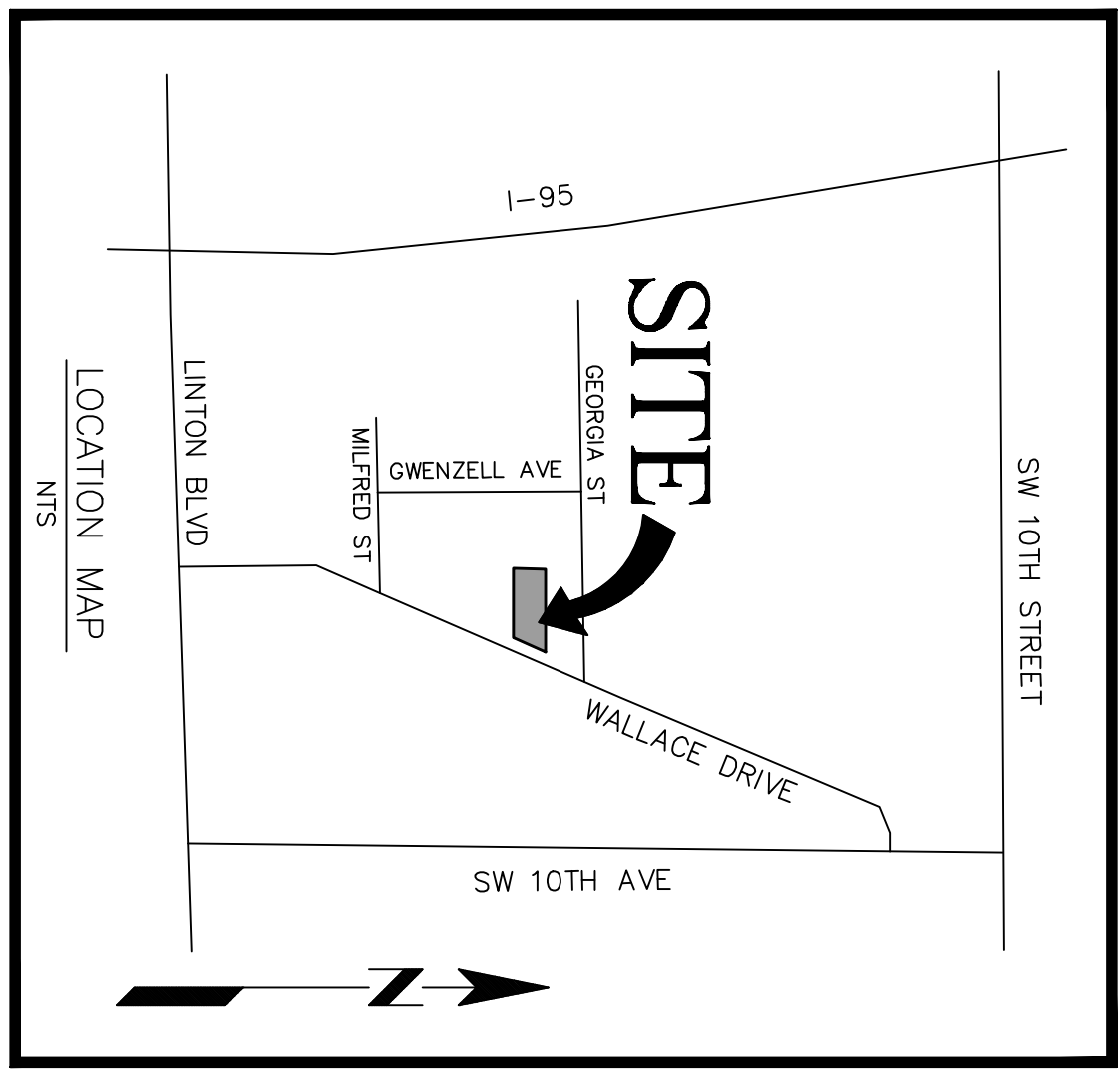
**PAVING, GRADING & DRAINAGE IMPROVEMENTS WITH WATER & SEWER SERVICES**

**1302 WALLACE DRIVE  
DELRAY BEACH, FLORIDA 33444**

**JOHN A. GRANT, JR., INC.**  
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PH. NO. 561-3333, TOLL FREE 1-800-561-3955-3315  
LICENSED BUSINESS NO. LB 50

MADE \_\_\_\_\_ DATE FEB 2015 F.B. N/A SCALE 1" = 10' OF 7  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_ SCALE \_\_\_\_\_ SHEET \_\_\_\_\_ OF 7

SECTION 12, TOWNSHIP 46 SOUTH, RANGE 43 EAST



LOT 1  
EXISTING BUILDING  
FIN. FLR. = 17.12

1302 WALLACE DRIVE  
DELRAY BEACH, FL 33444  
PROPOSED 1-STORY BUILDING

LOT 2

PAVING AND FLATWORK LEGEND:

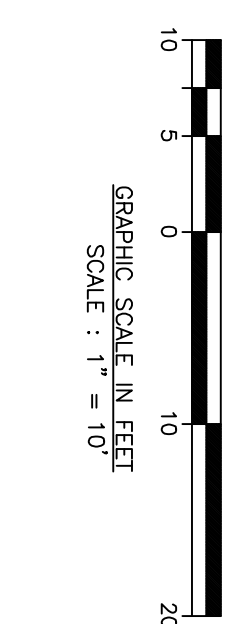
- DENOTES PROPOSED PAVEMENT
- DENOTES PROPOSED CONCRETE SIDEWALK
- R DENOTES PROPOSED CONCRETE SIDEWALK RADIUS
- EXIST DENOTES EXISTING MINIMUM TYPICAL

STRIPING & SIGNAGE LEGEND

- DENOTES PROPOSED STOP SIGN (R1-1) WITH 24" SOLID WHITE STOP BAR
- DENOTES PROPOSED "DO NOT ENTER" SIGN (RS-1, 24" X 24")
- DENOTES PROPOSED 6" SOLID WHITE STRIPE
- DENOTES PROPOSED 4" SOLID BLUE STRIPE
- DENOTES PROPOSED 4" SOLID WHITE STRIPE
- DENOTES PROPOSED WHITE RIGHT TURN ARROW & "ONLY"
- DENOTES PROPOSED WHITE STRAIGHT ARROW
- DENOTES PROPOSED WHITE STRAIGHT ARROW
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NOTES:

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2. CONSTRUCT CONCRETE SIDEWALK & CURB RAMPS PER FOOT INDEX 304 AND 310.
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4. ALL EXISTING UNDERGROUND UTILITIES TO BE LEFT UNDISTURBED.
5. ALL TYPE "D" CURB TO BE CONSTRUCTED PER FOOT INDEX NO. 300.
6. REFER TO SHEET 2 THROUGH 4 FOR STORMWATER FROSION CONTROL DETAILS, GENERAL NOTES, CROSS SECTIONS, DRAINAGE DETAILS, PAVING DETAILS AND PAVING SPECIFICATIONS.
7. REFER TO SHEET 5 FOR APPLICABLE WATER AND SEWER DETAILS.
8. REFER TO SHEET 7 FOR STRIPING AND SIGNAGE INFORMATION. REFER TO PAVING AND SIGNAGE DETAILS ON SHEET 4 FOR SIGNAGE.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).



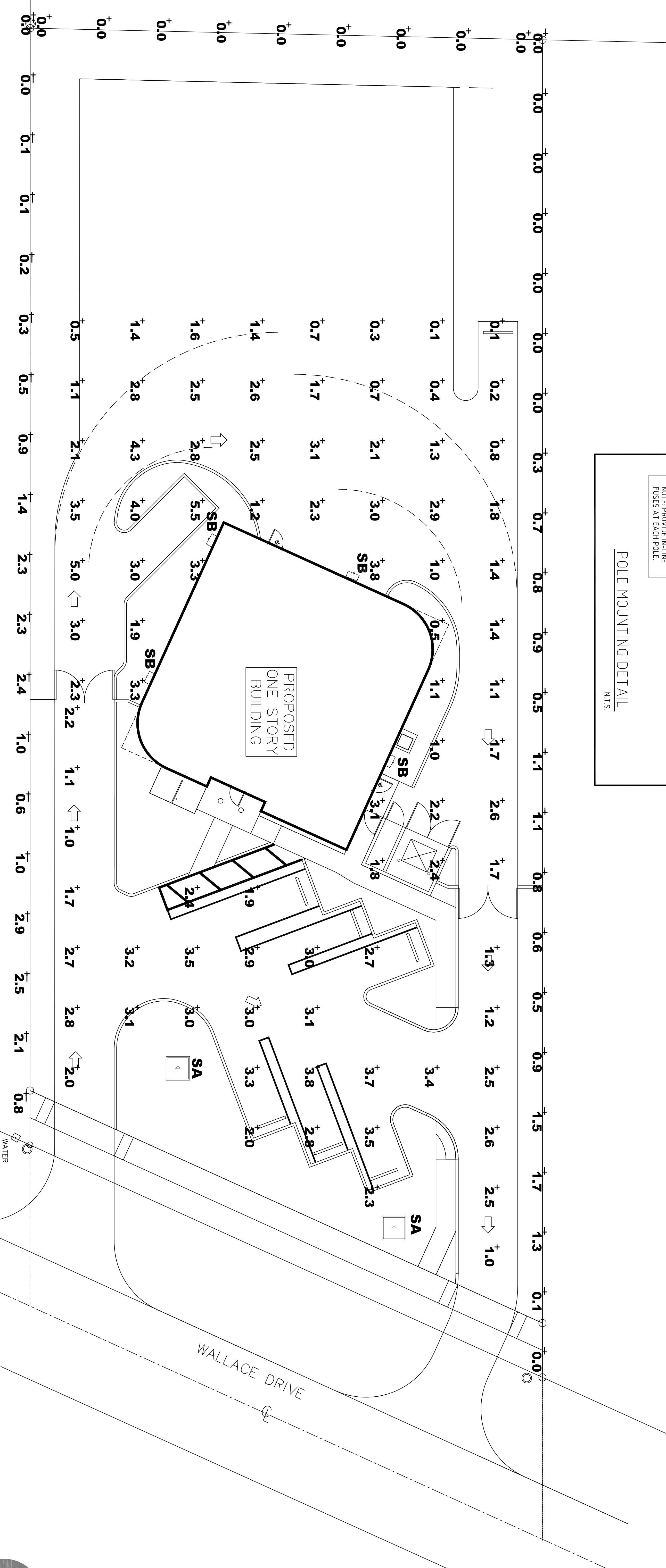
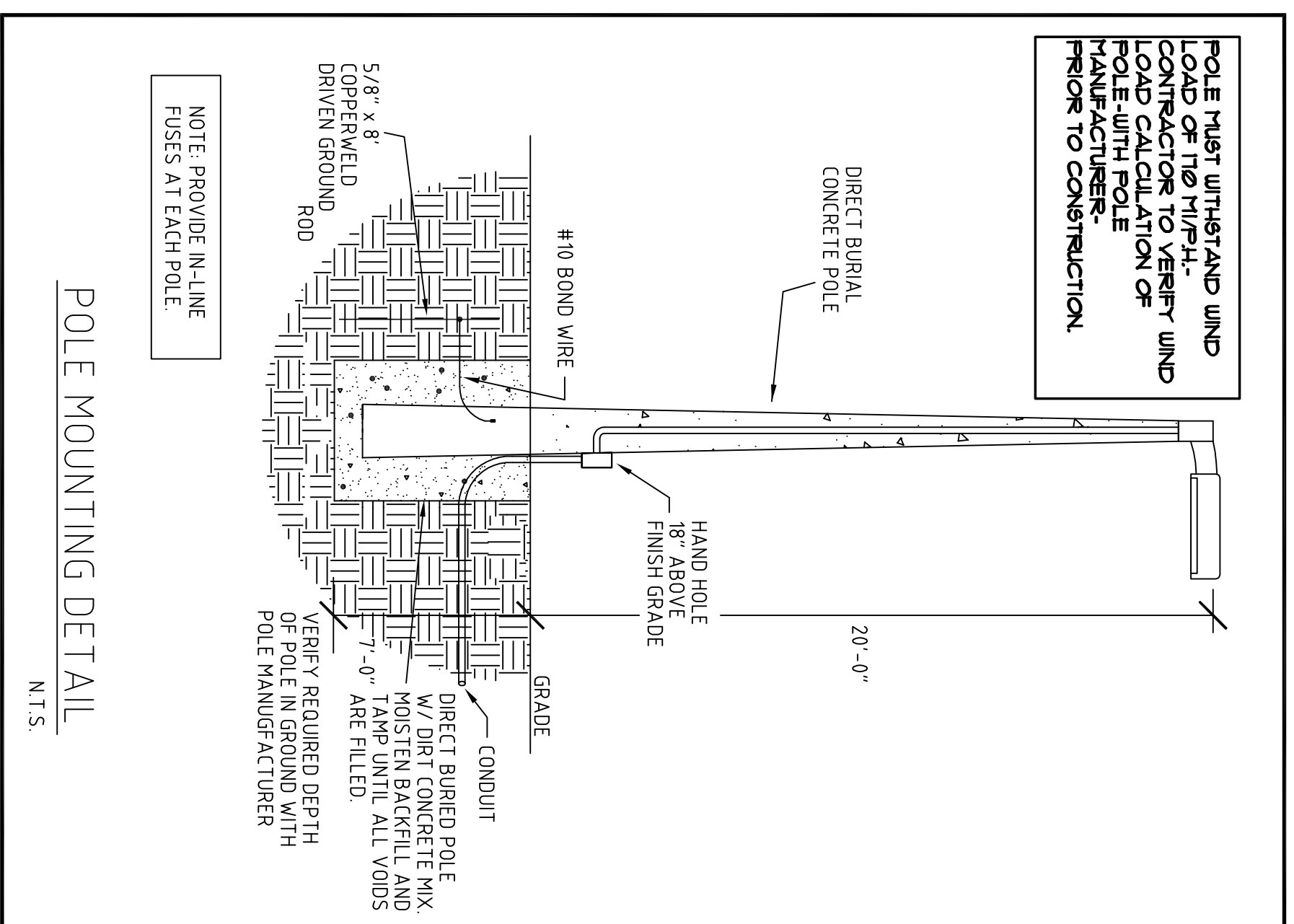
THOMAS F. LUBANOVIC  
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3333 N. Federal Hwy., Ste. 3  
Boca Raton, FL 33431  
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STRIPING & SIGNAGE PLAN	
1302 WALLACE DRIVE DELRAY BEACH, FLORIDA 33444	
JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS 3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431 PH. NO. 561-3333, FLORIDA N.O. 561-395-3315 LICENSED BUSINESS NO. LB 50	
NO.	REVISION
DATE	BY
DATE	DATE

REVISIONS PER REVISED SITE PLAN LAYOUT	DATE
REVISIONS PER REVISED SITE PLAN LAYOUT	CBK JAN 2016
REVISIONS PER REVISED SITE PLAN LAYOUT	CBK AUG 2015

Symbol	Qty	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
SA	2	SINGLE	N.A.	0.900	SPAULDING CL1-x-60L-1-5K-3-8C POLE MTD. - 20' A.G.	140.6
SB	4	SINGLE	N.A.	0.900	HUBBELL LMC-30LU 5K 3 XX BLDG. MTD. - 15' A.G.	71

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Maximum
ENTRY & PARKING	FC	FC	2.54	3.8	1.0	2.54	3.80
PROPERTY LINE LOWER	FC	FC	1.3	2.9	0.0	N.A.	N.A.
PROPERTY LINE REAR	FC	FC	0.00	0.0	0.0	N.A.	N.A.
PROPERTY LINE UPPER	FC	FC	0.58	1.7	0.0	N.A.	N.A.
REAR & SIDES	FC	FC	2.04	5.5	0.1	20.40	59.00



**RICK BRAUTIGAN**  
ARCHITECTURE  
10255 DIXIE HIGHWAY  
Delroy Beach, FL 33483  
PH: 561.272.9086  
FX: 561.272.5636  
ARC0020229

**PRELIMINARY SET: 06/20/25**

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Kelly Building for:  
**Schmidt Investment Properties, LLC**  
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Delroy Beach, FL 33444  
RBA.PN.13714.09

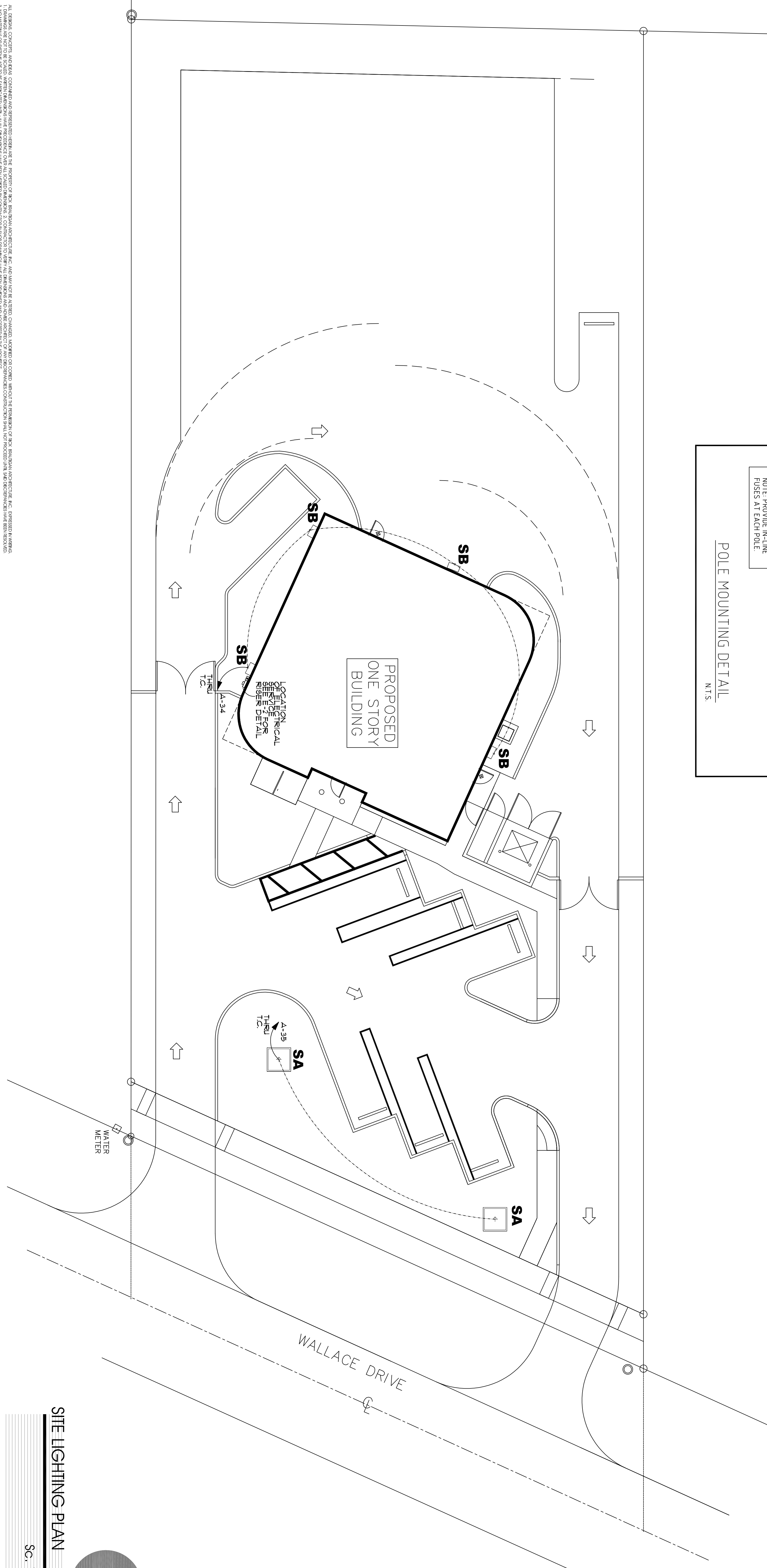
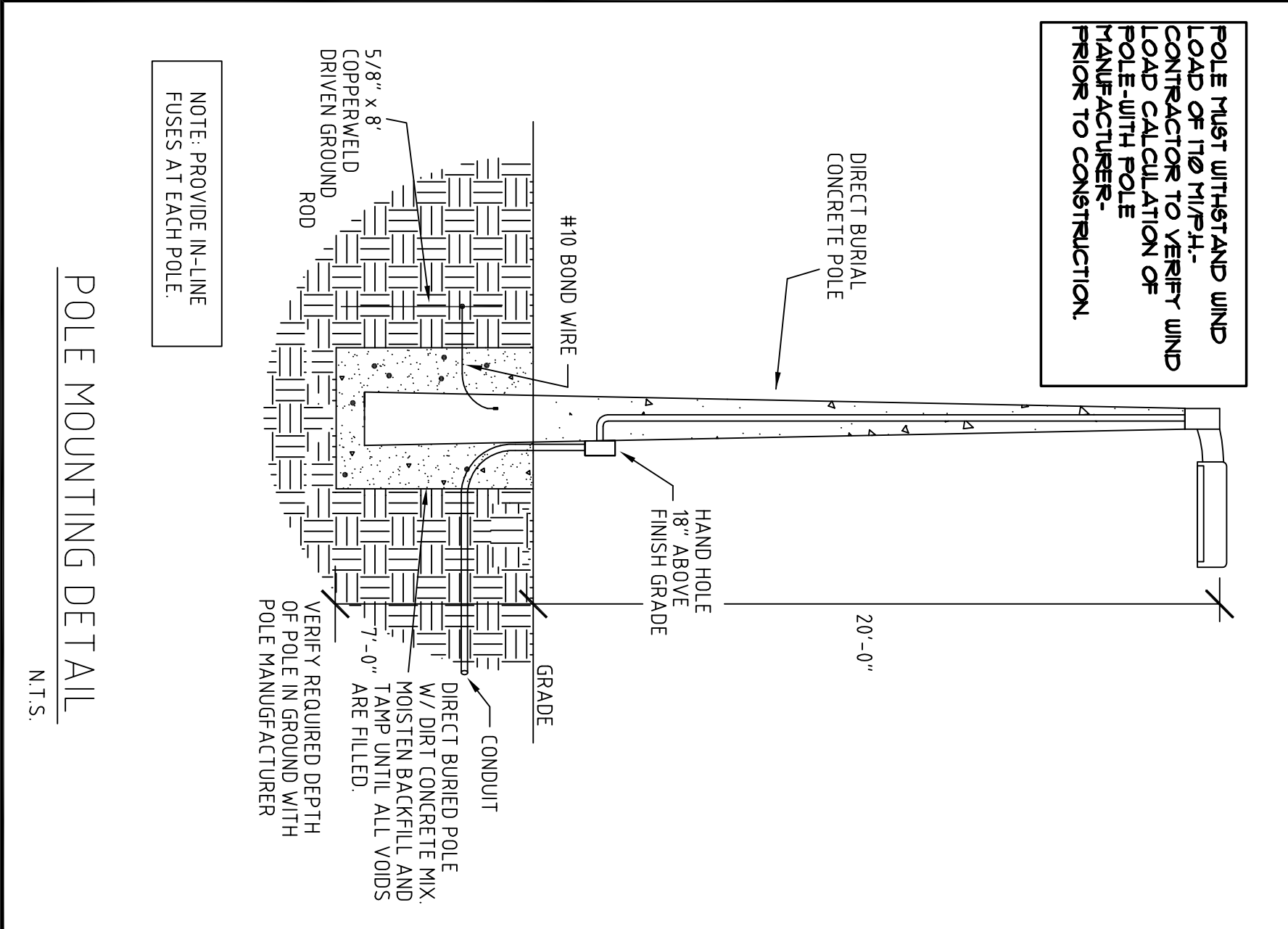
**SL1**  
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**SITE PHOTOMETRIC PLAN**  
SC - 1" = 10'-0"

1. THESE CONCEPT DRAWINGS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS SHALL BE VERIFIED BY THE USER PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Symbol	Qty	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
1	2	SA	N.A.	0.900	SFAULDING CL1-x-60L-1-3K-3-8C POLE MTD. - 20' A.G.	140.6
4	SB	SINGLE	N.A.	0.900	HUBBELL LMC-30LU 5K 3 XX BLDG. MTD. - 15' A.G.	71

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Maximum		
ENTRY & PARKING	Fc		2.54	3.8	1.0	2.54	3.80		
PROPERTY LINE LOWER	Fc		1.13	2.9	0.0	N.A.	N.A.		
PROPERTY LINE REAR	Fc		0.00	0.0	0.0	N.A.	N.A.		
PROPERTY LINE UPPER	Fc		0.58	1.7	0.0	N.A.	N.A.		
REAR & SIDES	Fc		2.04	5.5	0.1	20.40	59.00		



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**PRELIMINARY SET: 06/20/15**

NOTE: ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MAKE ADJUSTMENTS TO THE ORIGINAL DESIGN AS NECESSARY. THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND MAKE ADJUSTMENTS TO THE ORIGINAL DESIGN SHALL BE THE CONTRACTOR'S PRIOR TO CONSTRUCTION.

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REVISIONS

**SITE LIGHTING PLAN**  
SC. 1" = 10'-0"

**SL2**  
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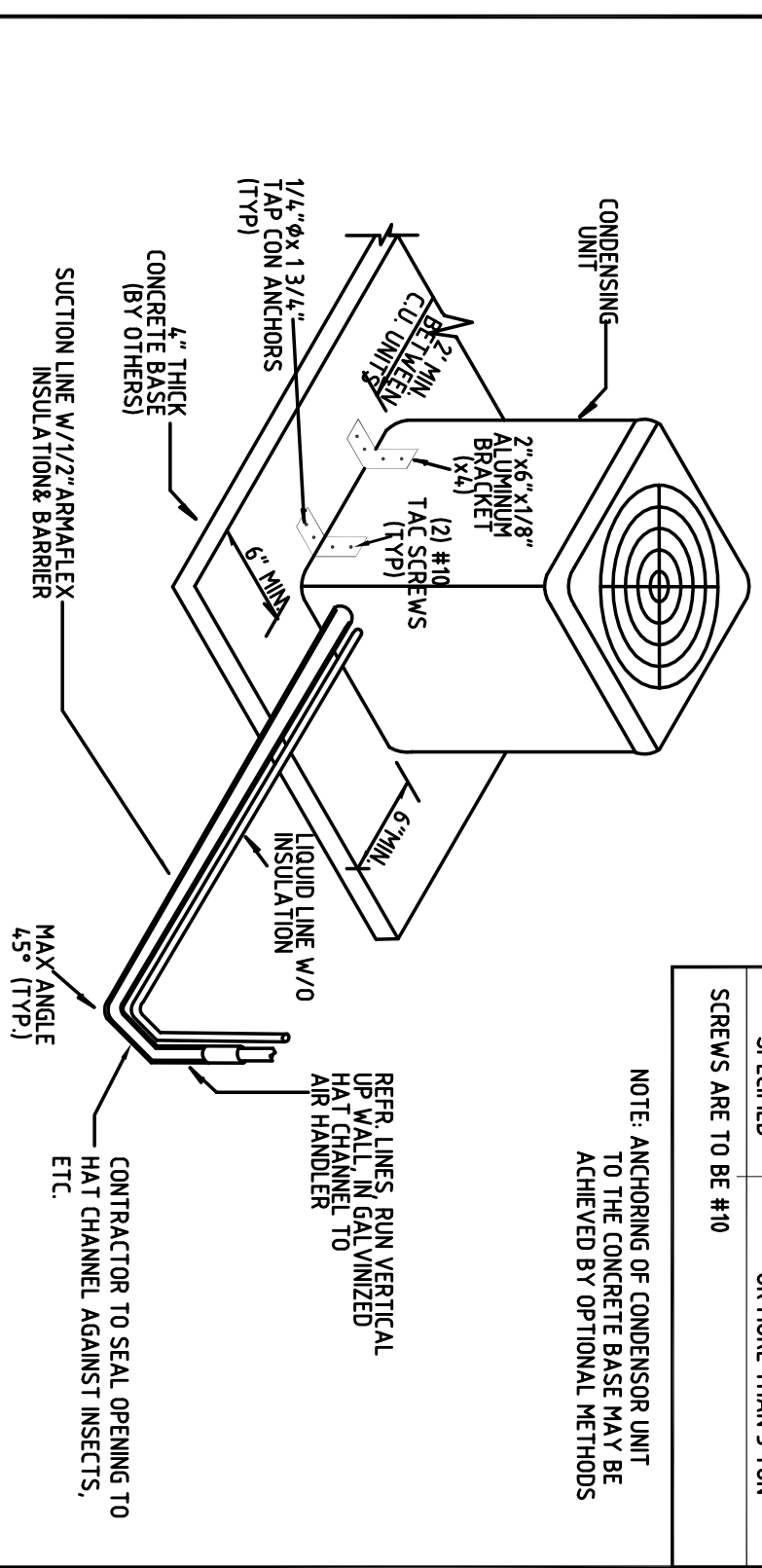
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NOTES:  
 1) TO BE LOCATED ON 4" THICK FLOOR ABOVE THE AREA FLOOD PLANE. CONTRACTOR SHALL VERIFY REQUIRED ELEVATIONS WITH REQUIRED ELEVATIONS WITH NONCITY OFFICIAL.

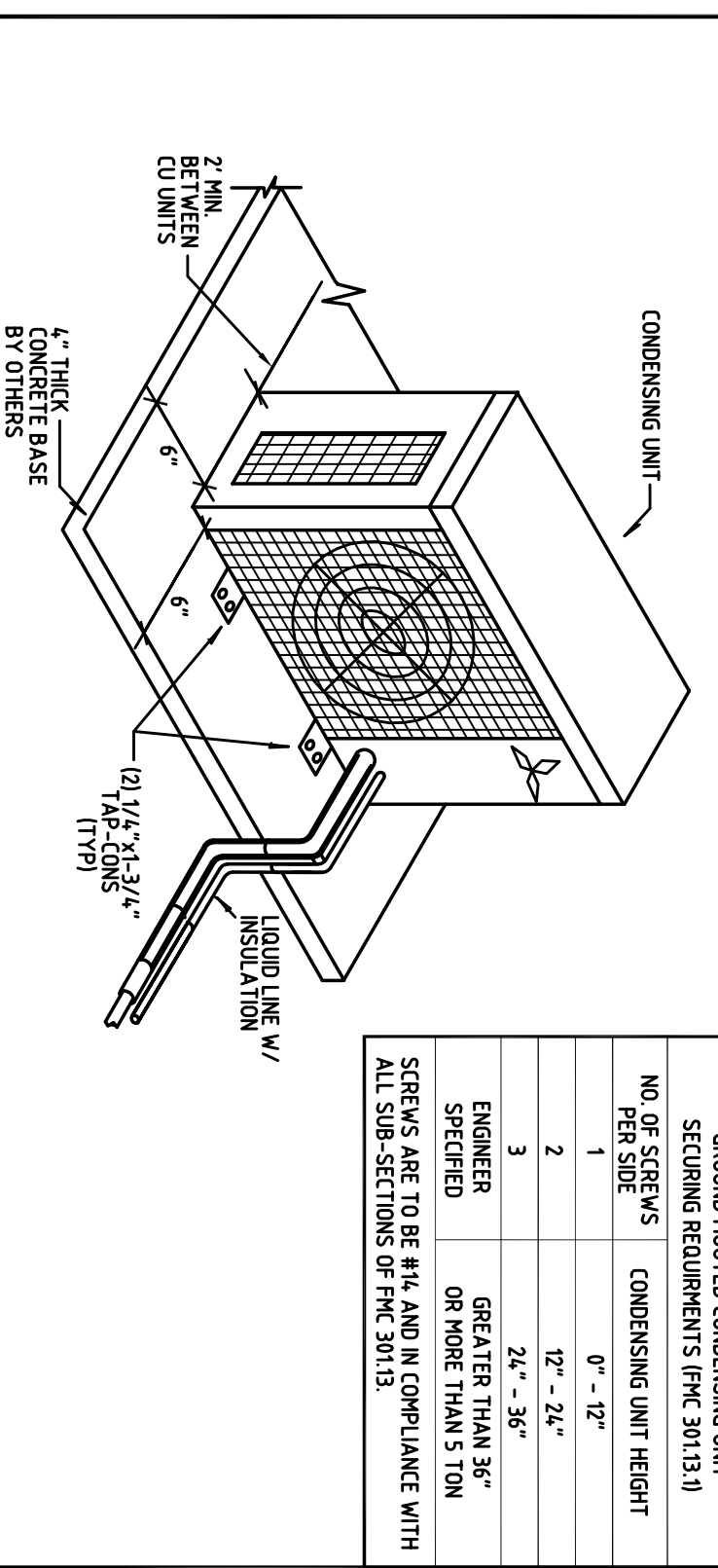
GROUND MOUNTED CONDENSING UNIT	
NO. OF SCREWS PER SIDE	CONDENSING UNIT HEIGHT
1	0' - 12"
2	12' - 24"
3	24' - 36" OR MORE THAN 36"
ENGINEER SPECIFIED	OR MORE THAN 5 TON
SCREWS ARE TO BE #10	

NOTE: ANCHORING OF CONDENSING UNIT SHALL BE AS APPROVED BY CITY AND ACHIEVED BY OPTIONAL METHODS



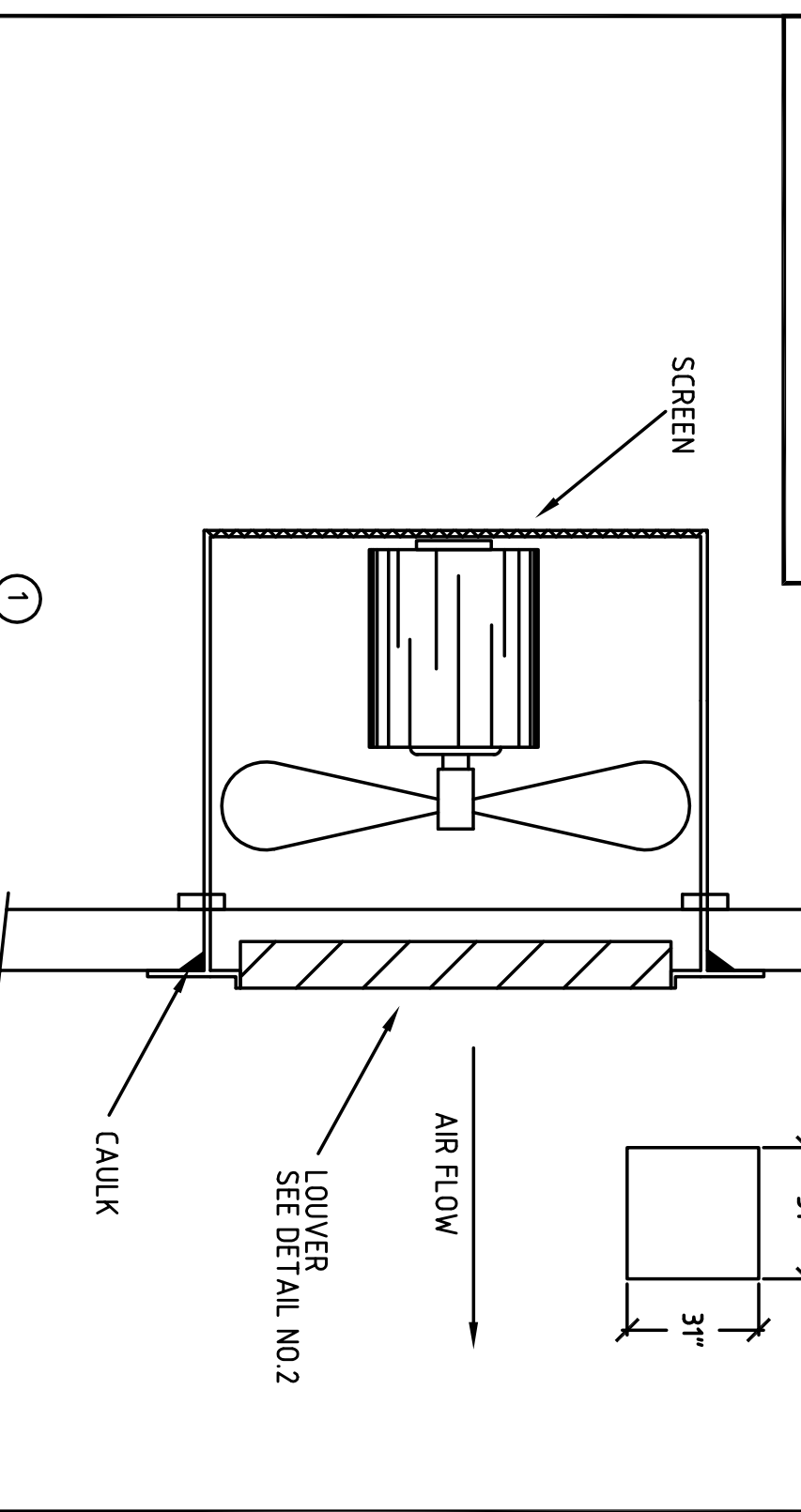
DETAIL NO. 1  
 CONDENSING UNIT DETAIL  
 NOT TO SCALE

NOTES:  
 1) TO BE LOCATED ON 4" THICK FLOOR ABOVE THE AREA FLOOD PLANE. CONTRACTOR SHALL VERIFY REQUIRED ELEVATIONS WITH REQUIRED ELEVATIONS WITH NONCITY OFFICIAL.

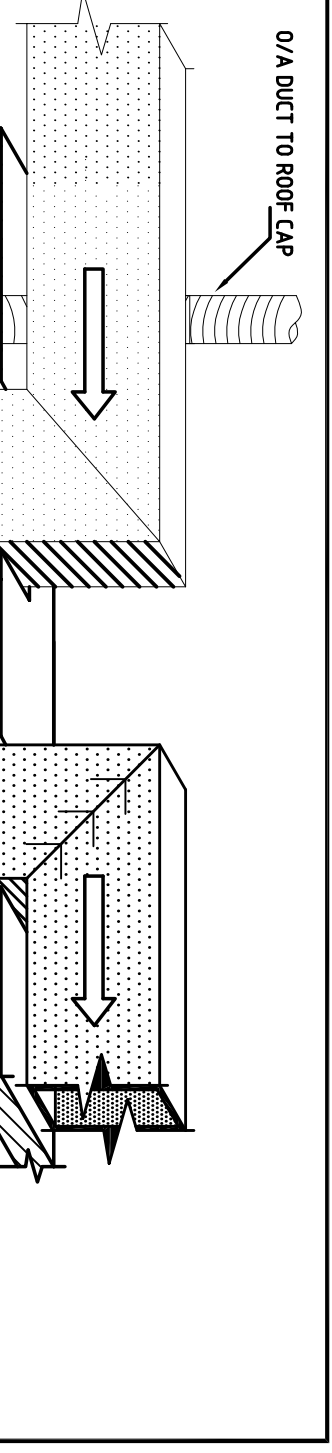


DETAIL NO. 3  
 CONDENSING UNIT DETAIL  
 NOT TO SCALE

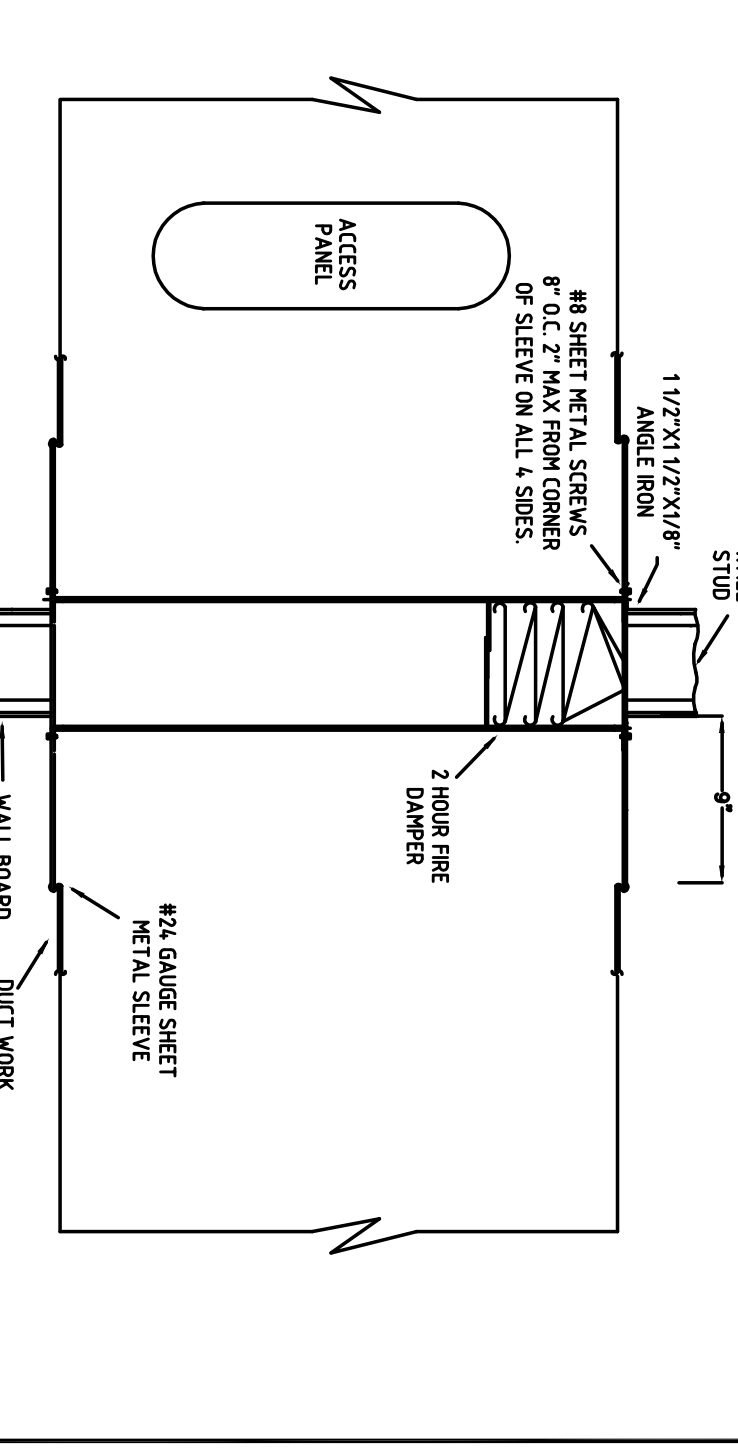
1) INSTALL EXHAUST FANS AND LOUVERS PER MANUFACTURER SPECS.



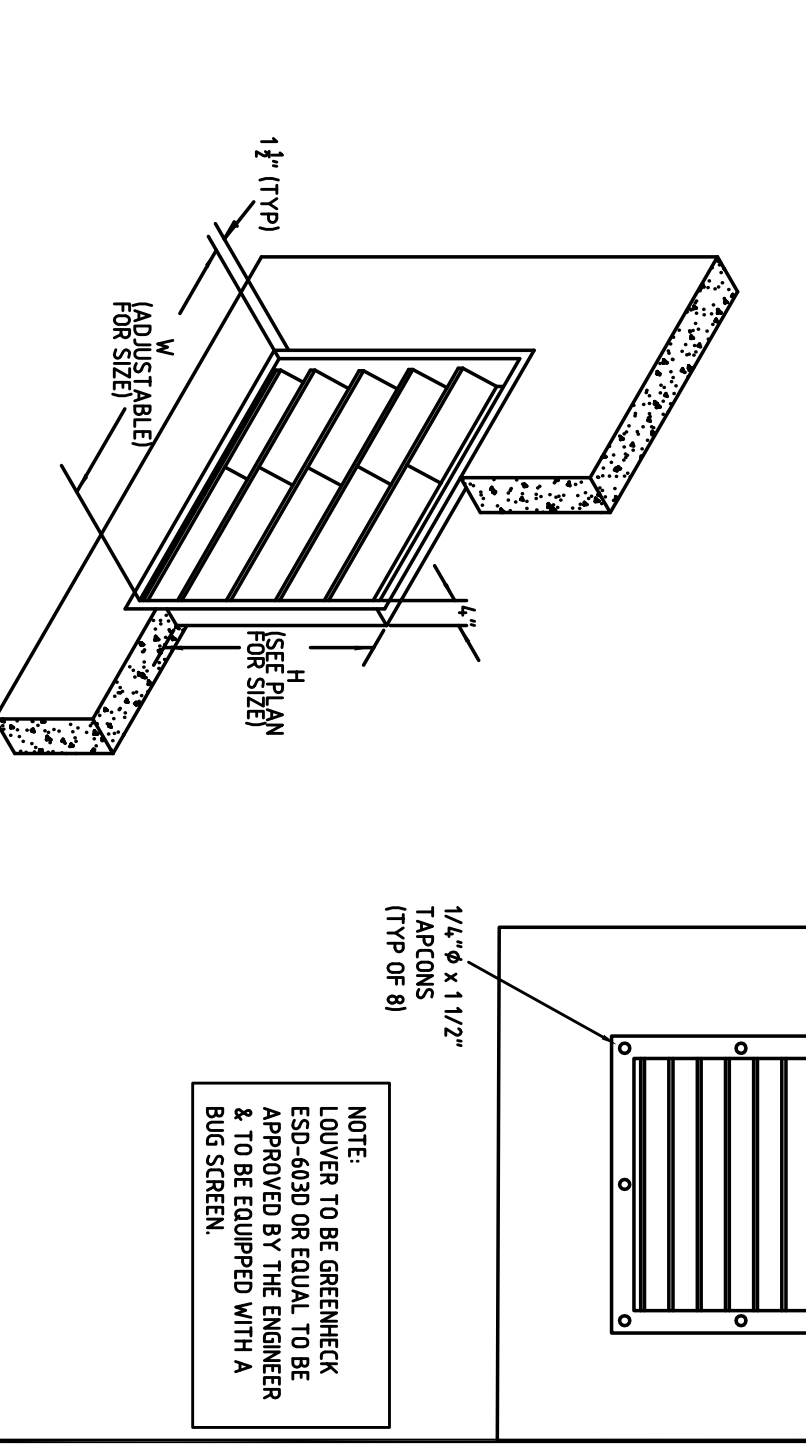
DETAIL NO. 5  
 EXHAUST FAN DETAIL  
 NOT TO SCALE



DETAIL NO. 2  
 VERTICAL AIR HANDLER DETAIL  
 NOT TO SCALE



DETAIL NO. 4  
 FIRE DAMPER MOUNTING DETAIL  
 NOT TO SCALE



DETAIL NO. 6  
 WALL LOUVER MOUNTING DETAIL  
 NOT TO SCALE

AIR CONDITIONING DATA

QTY.	UNIT NO.	HPG.	CONDENSING UNIT MODEL NO.	AIR HANDLER UNIT MODEL NO.	TOTAL BTUH	SENSIBLE BTUH	SEER	TOTAL CH	O/A FAN E.S.P. - IN	ELECTRIC CH	SECTION & LIQUID LINES
5 TON	1	AHU-1	CARRIER 24AB36AA03	F40KMF61100	58,300	43,400	13.5	2000	-	34,200 BTUH	1-1/8" x 3/8"

A/C EQUIPMENT NOTES:  
 1) VERIFY ALL A/C ELECTRICAL REQUIREMENTS WITH MANUFACTURERS SPEC. PRIOR TO  
 2) PROVIDE R-4.0/A REFRIGERANT  
 3) PROVIDE PULL DISCONNECTS.  
 4) REFRIGERANT LINE SIZE BASED ON 4-80 FT. TOTAL EQUIVALENT LENGTH

ELECTRICAL DATA

UNIT NO.	V/PHz	COMPRESSOR QTY	FLA	LRA	QTY	FLA	HP	EP	ELECTRIC SEER	CONDENSING UNIT HML CAPACITY	MAX FUSE	AIR HANDLER UNIT HML CAPACITY	MAX FUSE
AHU-1	240/1/60	1	26.4	134	1	12	3/4	6.0	10 MW	34.2A	50A	538A	60A

AIR TERMINAL SCHEDULE

SYSTEM	SERVICE	LOCATION	ACCESSORIES	MANUFACTURER	MODEL	REMARKS
A	SUPPLY	CEILING	O.B.D.	METAL-ABE	MODEL NO. 5100-MS-210	24" x 24" SURFACE
B	SUPPLY	CEILING	O.B.D.	METAL-ABE	MODEL NO. 5100-MS-210	8" x 8" SURFACE
R.A.G.	RETURN	CEILING	O.B.D.	METAL-ABE	MODEL NO. RH-1	SEE PLANS FOR SIZE

AIR TERMINAL NOTES:  
 1) STANDARD FINISH TO BE WHITE FOR ALL DEVICES.

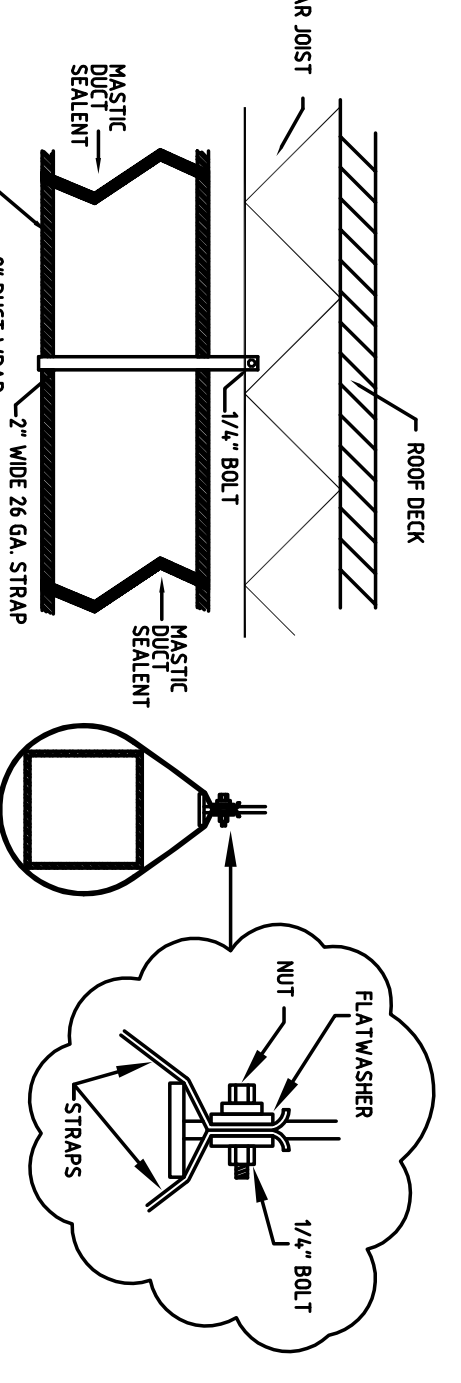
AIR CONDITIONING DATA [SERVER ROOM]

UNIT NO.	HPG.	QTY.	CONDENSING UNIT MODEL NO.	AIR HANDLER UNIT MODEL NO.	TOTAL BTUH	SENSIBLE BTUH	SEER	TOTAL CH	O/A FAN E.S.P. - IN	ELECTRIC CH	SECTION & LIQUID LINES
AHU-1	MISTUBISHI	1	MHZSH0NA	MZSH0NA	9,000	-	30.5	-	-	10,900 BTUH	-

A/C EQUIPMENT NOTES:  
 1) VERIFY ALL A/C ELECTRICAL REQUIREMENTS WITH MANUFACTURERS SPEC. PRIOR TO  
 2) PROVIDE R-4.0/A REFRIGERANT  
 3) PROVIDE PULL DISCONNECTS.  
 4) REFRIGERANT LINE SIZE BASED ON 0-80 FT. TOTAL EQUIVALENT LENGTH

ELECTRICAL DATA [SERVER ROOM]

UNIT NO.	V/PHz	COMPRESSOR QTY	FLA	LRA	QTY	FLA	HP	EP	ELECTRIC SEER	CONDENSING UNIT HML CAPACITY	MAX FUSE	AIR HANDLER UNIT HML CAPACITY	MAX FUSE
AHU-1	208/1/60	1	8.2	10.3	1	5.9	-	4.7	-	11A	15A	1A	-



DETAIL NO. 7  
 DUCT MOUNTING DETAIL  
 NOT TO SCALE

NOTE:  
 X NIN. ONE STRAP PER 5' OF DUCT.  
 Y ALL COMPONENTS OF INST. ALTIMETER SHALL BE IN CONTACT WITH SHIMON BRACKETS.

REVISIONS

RBA, P.N. 13714/09

Kelly Building for:  
 Schmidt Investment Properties, LLC  
 1302 Wallace Drive  
 Delroy Beach, FL 33444

**PRELIMINARY SET 06/02/15**

NOTE:  
 ALL PROJECTS MUST BE IN ACCORDANCE WITH THE CITY OF DELROY BEACH, FLORIDA. ALL PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.

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 P.O. 5612729086  
 F.O. 5612725636  
 A/C 002029

**MECHANICAL PLAN**  
 N.T.S.

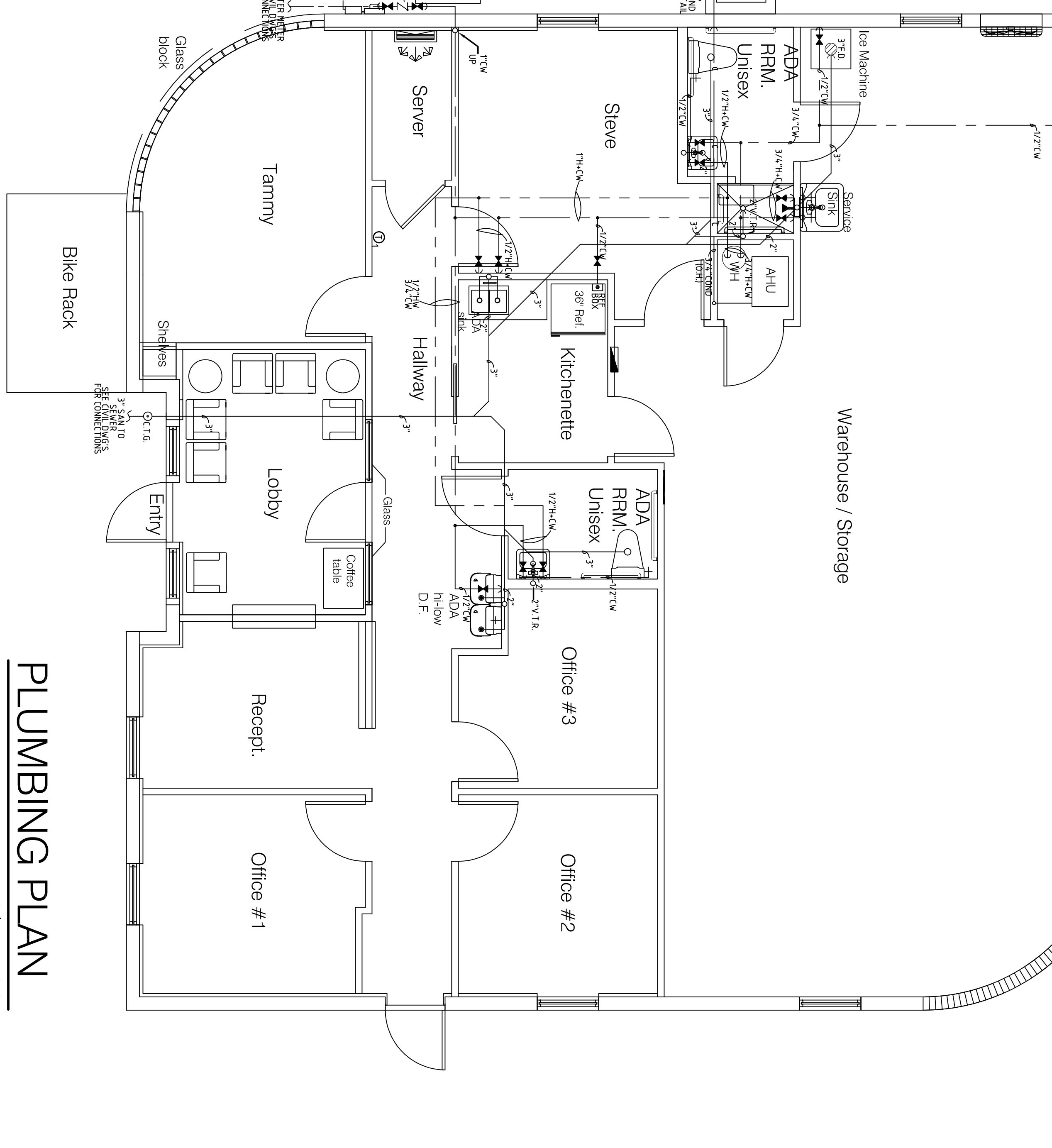
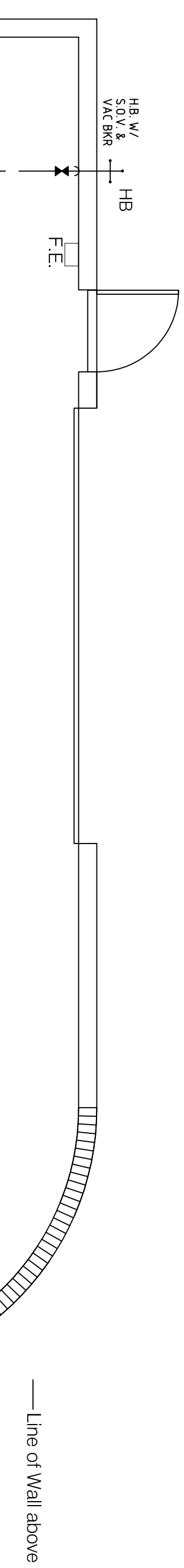
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PLUMBING LEGEND	
---	COLD WATER LINE
---	100° HOT WATER LINE
---	140° HOT WATER LINE
---	HOT WATER RETURN LINE
---	SANITARY LINE
---	GAS LINE
---	CONDENSATE LINE
---	DOMESTIC LINE
---	WASTE LINE
---	RAIN WATER LEADER LINE (R.W.L.)
---	VENT LINE
---	FLOOR DRAIN
---	SHUT-OFF VALVE
---	HOSE BIBB WITH S.O.V. & VACUUM BREAKER
---	A.A.V.
---	AIR ADMITTANCE CHAMBER

- PLUMBING**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010 EDITION, AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
  - ALL WORKMANSHIP & MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE, LOCAL CODES, RULES & ORDINANCES.
  - CONTRACTOR SHALL VISIT THE JOB SITE & THOROUGHLY EXAMINE & IDENTIFY ALL EXISTING CONDITIONS.
  - ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE.
  - ALL EXCAVATION & BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
  - REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE DURATION OF WORK.
  - CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS & TESTS. SUBSTITUTIONS BY THE CONTRACTOR SHALL HAVE PRIOR APPROVAL. ANY CHANGES MADE WITHOUT PRIOR APPROVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETURN TO THE ORIGINAL DESIGN.
  - REPAIRS TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETURN TO ORIGINAL CONDITION. DO NOT SCALE FOR THE EXACT LOCATION OF FITTINGS, PIPING, EQUIPMENT, ETC.
  - ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
  - VERIFY LOCATION, SIZE, TRAPS, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES. ANY COST RESULTING FROM DISCREPANCIES NOT REPORTED AT THIS TIME SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
  - WATER PIPING TO BE TYPE "C" OR TYPE "L" COPPER ABOVE OR BELOW GRADE.
  - SOC. WASTE IS NOT PIPING TO BE PVC 440 D.W.N.
  - ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS.
  - N/A
  - WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNIONS SHALL BE USED.
  - INSULATE HOT WATER AND HOT WATER RETURN LINES WITH 1" THICK SWAP ON INSULATION FROM WATER HEATER.
  - CONDENSATE LINES TO BE COPPER/PVC DEPENDING ON PROJECT REQUIREMENTS.
  - INSULATE WITH 1/2" THICK RADIANT INSULATION.
  - CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS. DEFECTS SHALL BE IDENTIFIED AND REPAIRED IMMEDIATELY. ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPAIR, LABOR, MATERIALS, PERMITS, FEES, INSPECTIONS & TESTS. THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
  - NO PVC PIPING TO BE USED IN COMMON PLUMBING AREAS.
  - SEE PLUMBING PLANS FOR ADDITIONAL REQUIREMENTS.



# PLUMBING PLAN

1/4" = 10'

## SPECIFICATIONS

PROJECT: KELLY SCHMIDT				
SANITARY SIZING				
FIXTURE TYPE	NO.	EAU/EAH	TOTAL	MIN. TRAP SIZE
WATER CLOSET	2	4.0	8.0	3"
LAVATORY	1	2.0	2.0	1 1/2"
SHOWER	1	2.0	2.0	1 1/2"
SEWER SINK	1	2.0	2.0	3"
KITCHEN SINK	1	2.0	2.0	2"
DRINKING FOUNTAIN	2	0.5	1.0	1 1/2"
FLOOR DRAIN	1	2.0	2.0	2"
TOTAL	10	-	19	-
TOTAL SANITARY FIXTURE UNITS: 19.0				
MINIMUM SIZE SANITARY LINE @ 1/8" SLOPE: 3"				
HOT & COLD WATER SIZING				
FIXTURE TYPE	NO.	EAU/EAU	TOTAL	MIN. TRAP SIZE
WATER CLOSET	2	5.0	10.0	1"
SHOWER	2	3.0	6.0	3/4"
SINK	3	3.0	9.0	3/4"
SERVICE SINK	1	2.25	2.25	2/2"
KITCHEN SINK	1	2.25	2.25	2/2"
DRINKING FOUNTAIN	2	0.25	0.50	-
HOSE BIBB	1	3.0	3.0	-
TOTAL	10	-	24.0	3/4"
TOTAL C.W.E.U. (24.0 * .85) = 20.4				
MINIMUM SIZE WATER SERVICE: 1"				
MINIMUM SIZE WATER METER: 1"				

**ARCHITECTURE**  
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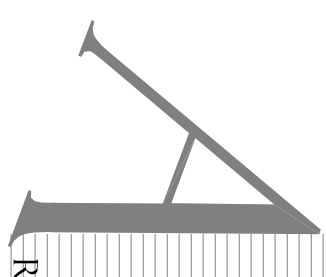
**PRELIMINARY SET 06/2015**

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 Email: info@fornica.com  
 Project: Kelly Schmidt

Kelly Building for:  
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 1302 Wallace Drive  
 Delroy Beach, FL 33474  
 RBA.PN.1371409

**PLUMBING PLAN**  
 Scale: 1/4"  
 NORTH  
**1**  
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RICK BRAUTIGAN ARCHITECTURE

10255 DIXIE HIGHWAY  
DAIRY BEACH, FL 33483  
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A/C: 002029

PRELIMINARY SET: 06/07/15

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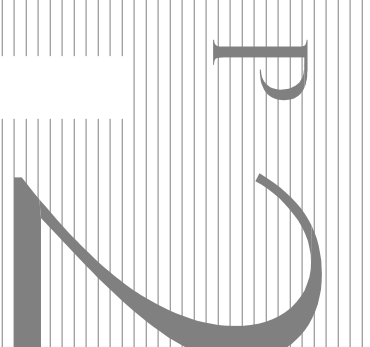
Kelly Building for:  
**Schmidt  
Investment  
Properties, LLC**  
1302 Wallace Drive  
Dairy Beach, FL 33444

RBA: PN 1371409

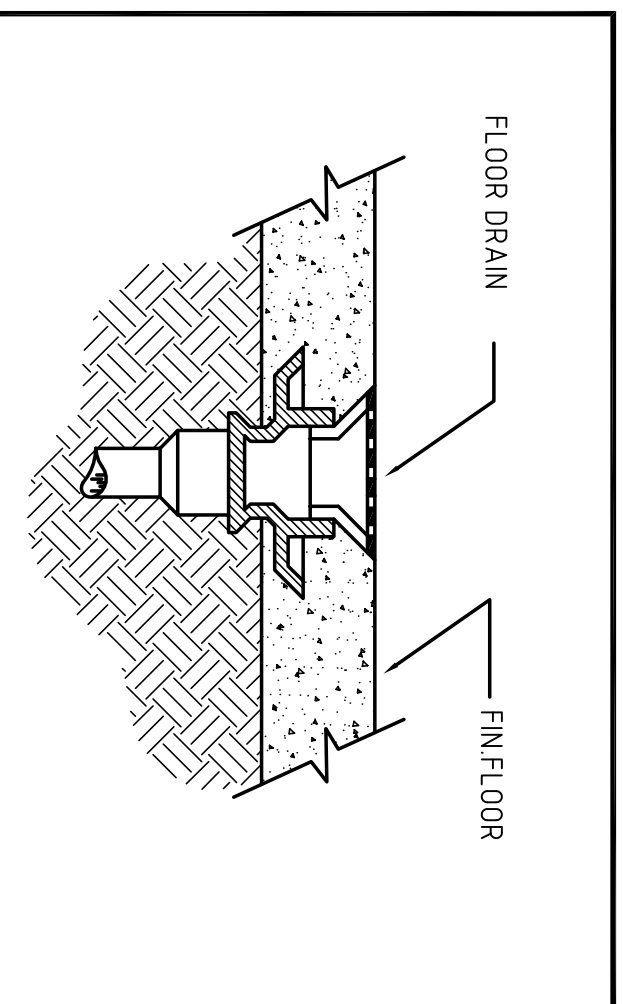
REVISIONS

DETAILS AND RISERS

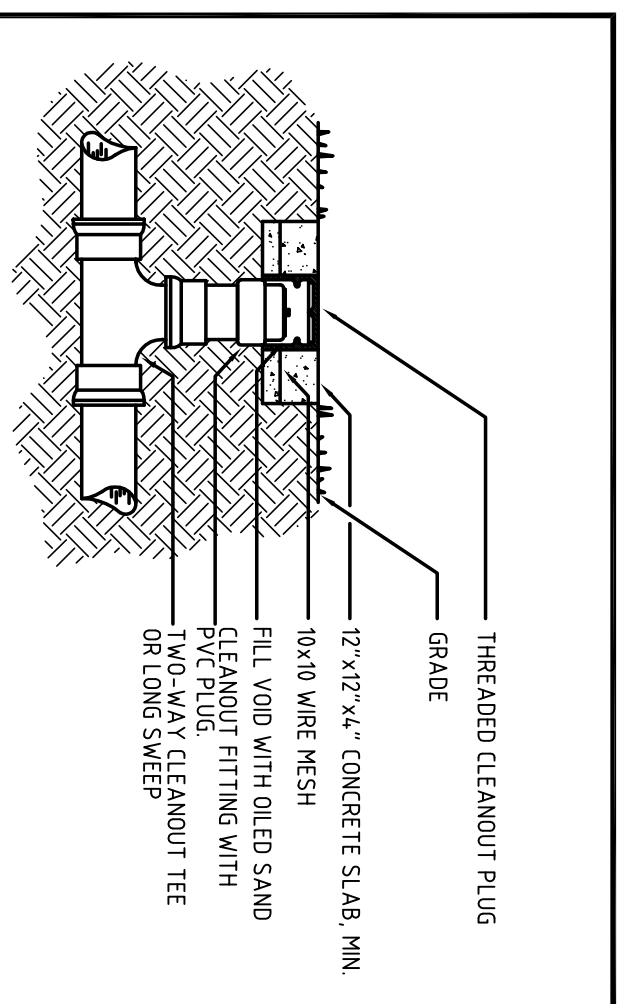
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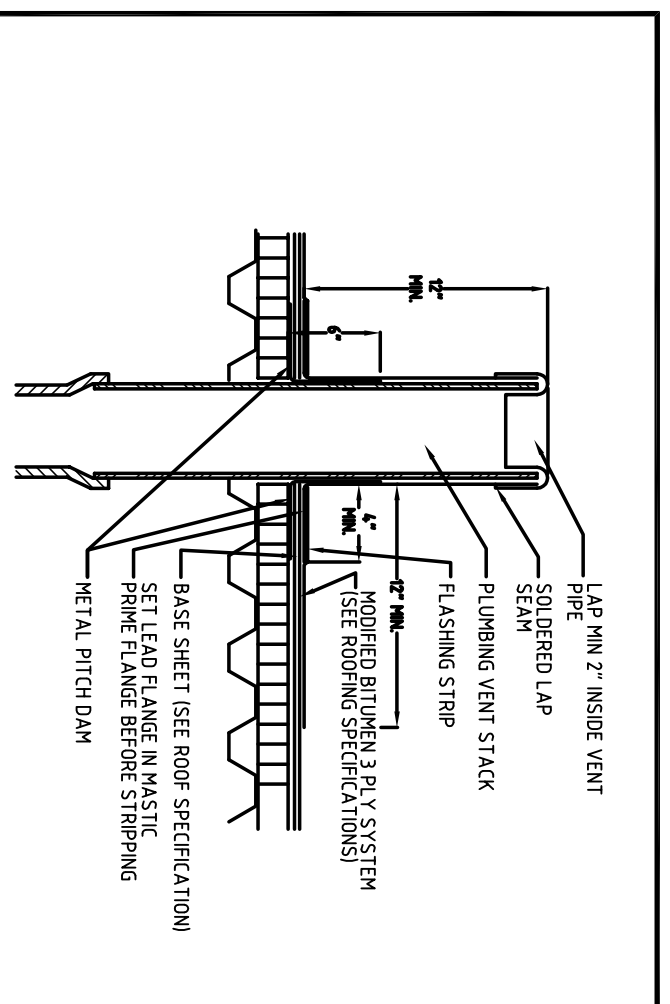
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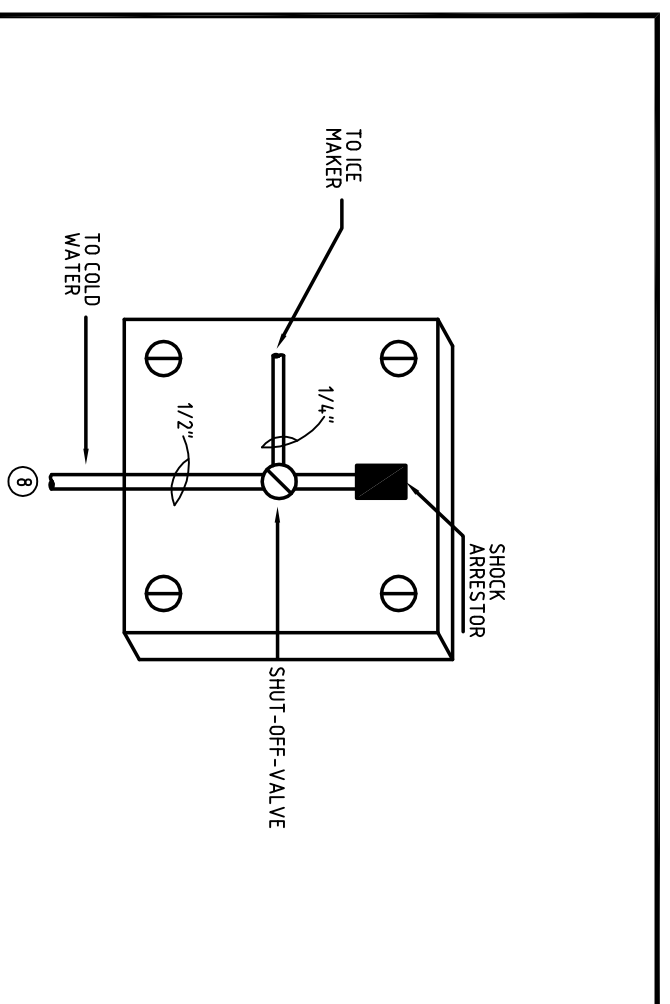
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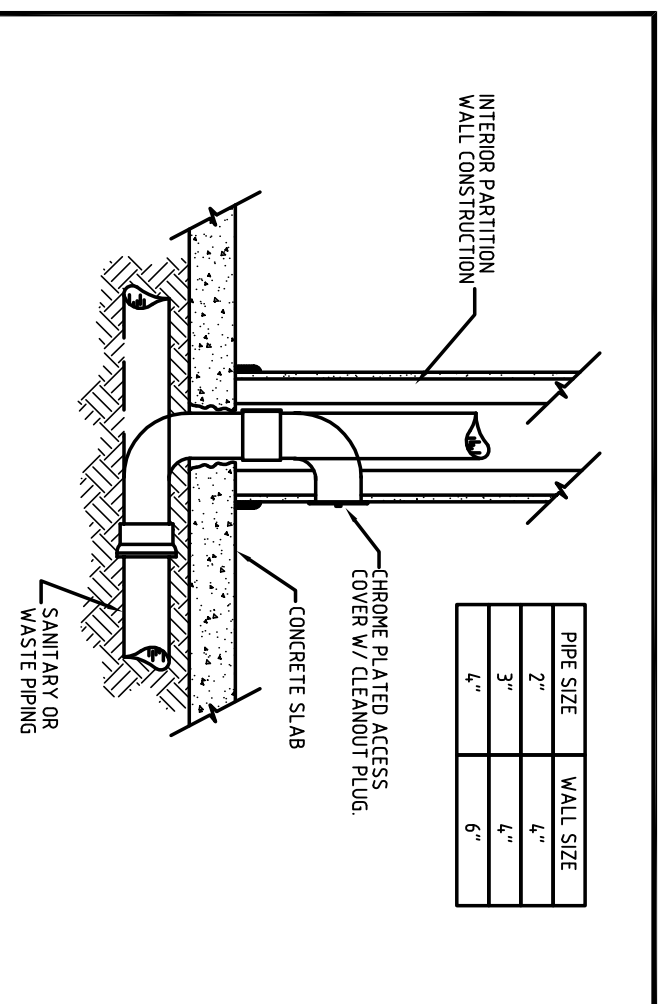
DETAIL NO. 2 CLEAN-OUT TO GRADE NOT TO SCALE



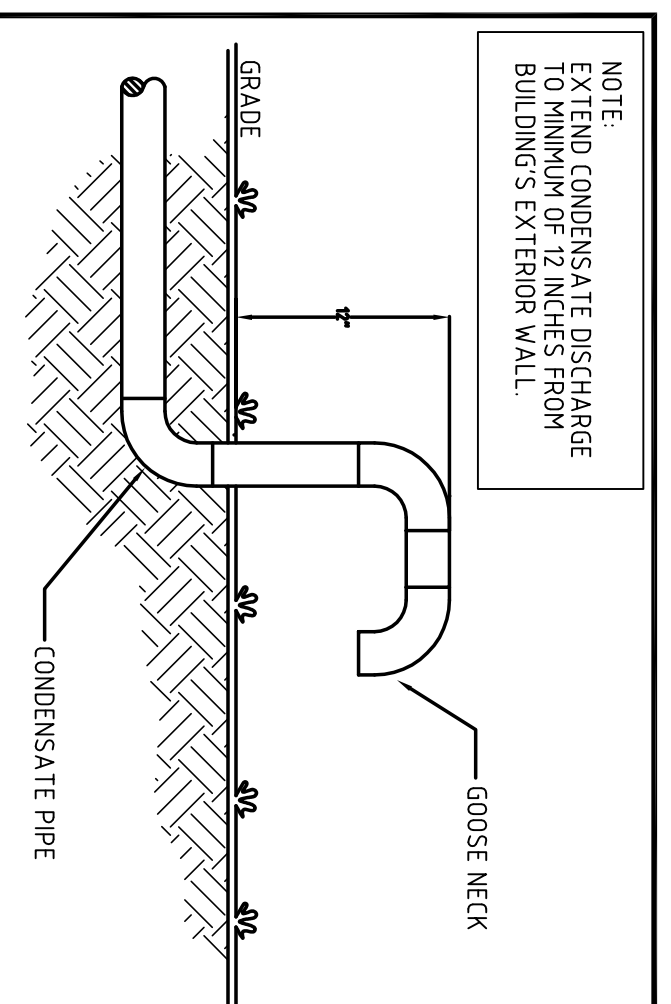
DETAIL NO. 3 VENT THROUGH ROOF NOT TO SCALE



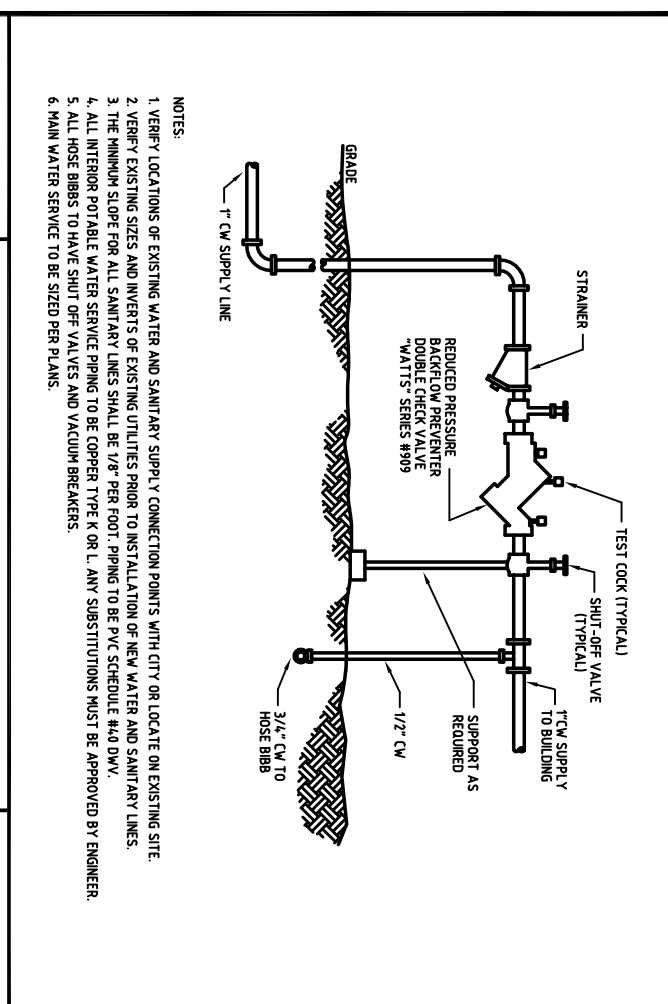
DETAIL NO. 4 ICE MAKER BOX DETAIL NOT TO SCALE



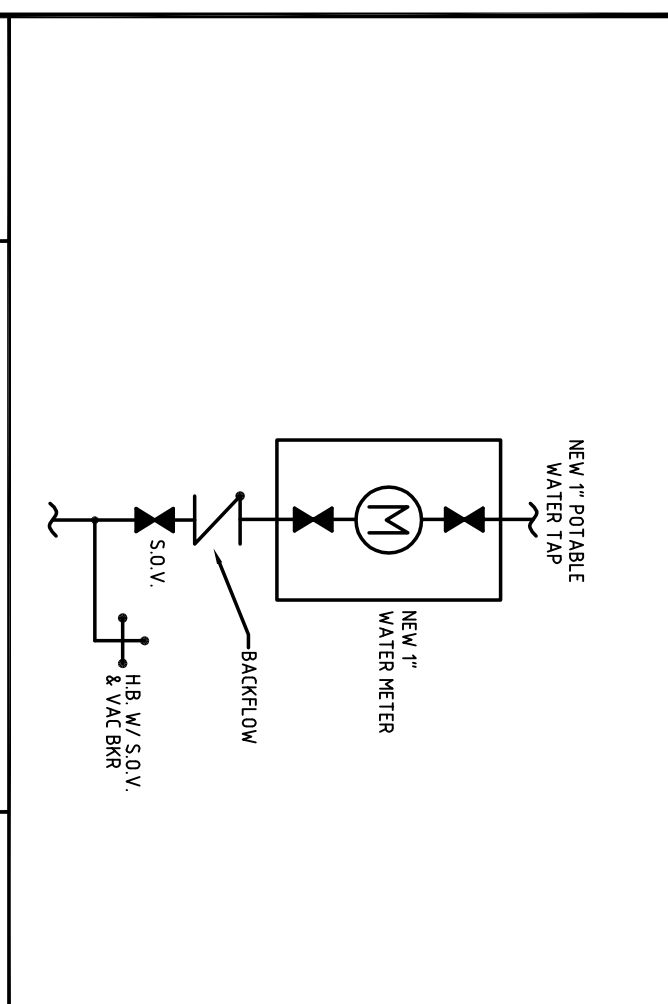
DETAIL NO. 5 WALL CLEAN-OUT NOT TO SCALE



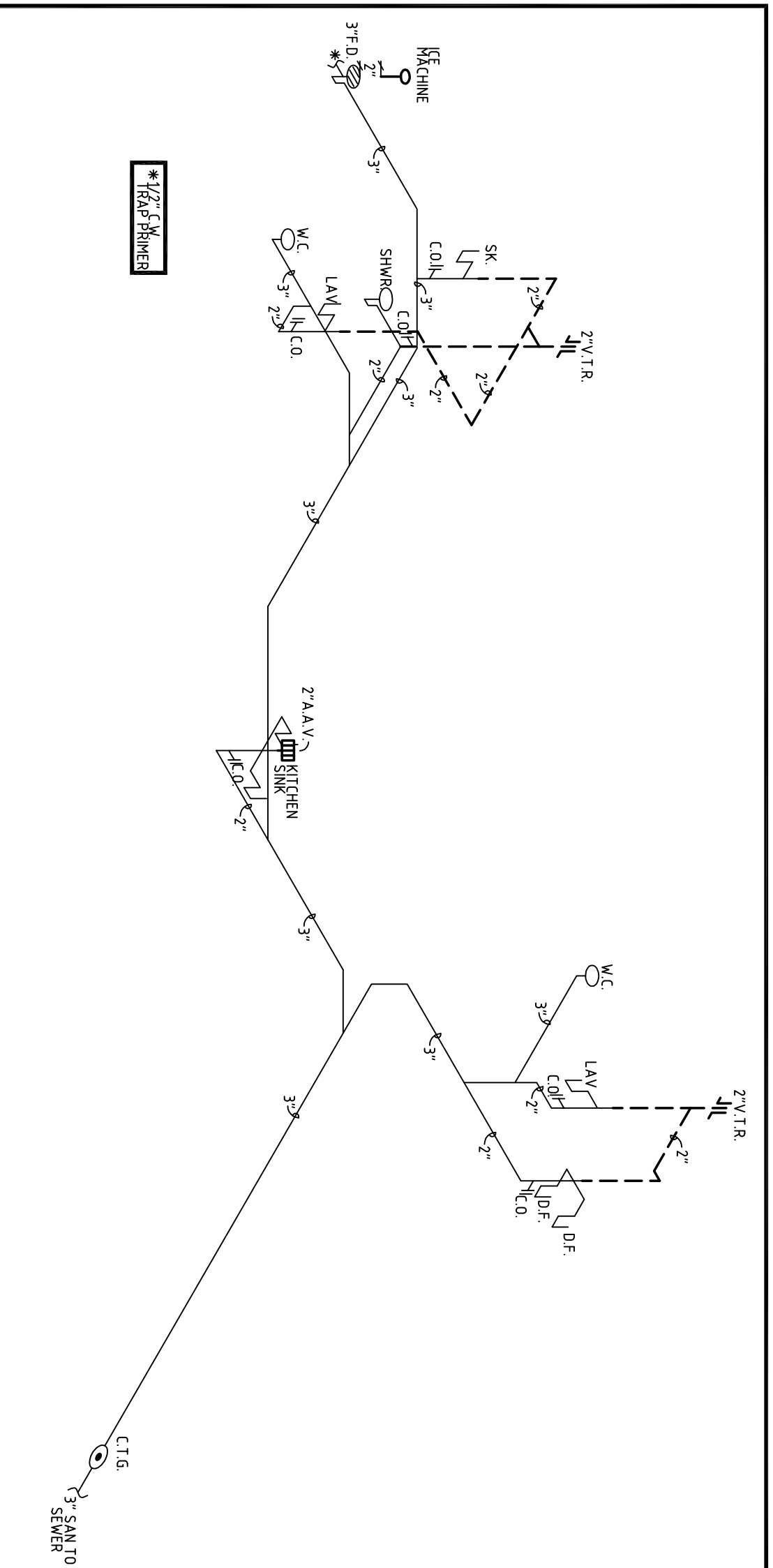
DETAIL NO. 6 CONDENSATE DISCHARGE NOT TO SCALE



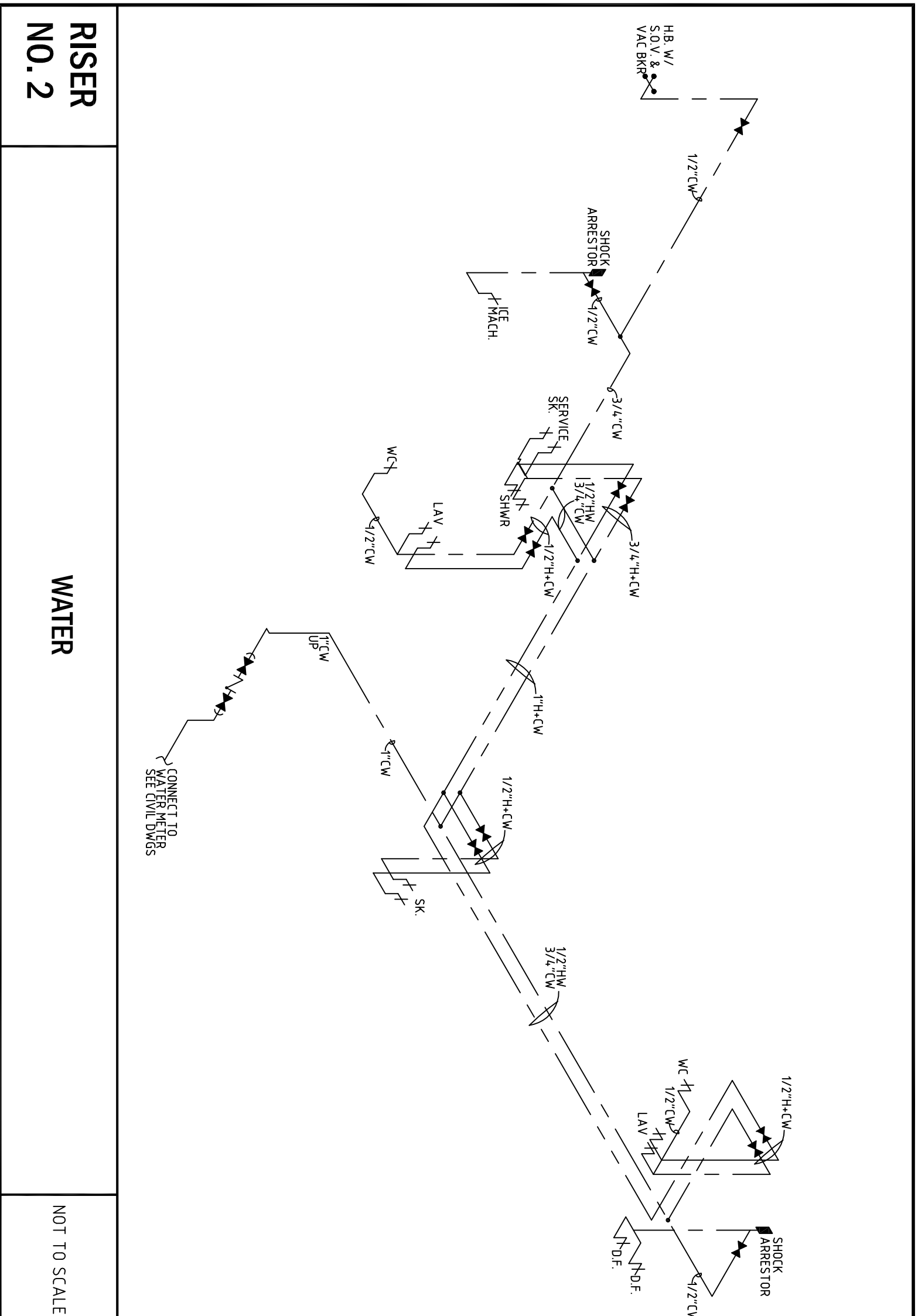
DETAIL NO. 7 BACKFLOW PREVENTOR ASSEMBLY NOT TO SCALE



DETAIL NO. 8 WATER SERVICE CONNECTION NOT TO SCALE



RISER NO. 1 SANITARY NOT TO SCALE



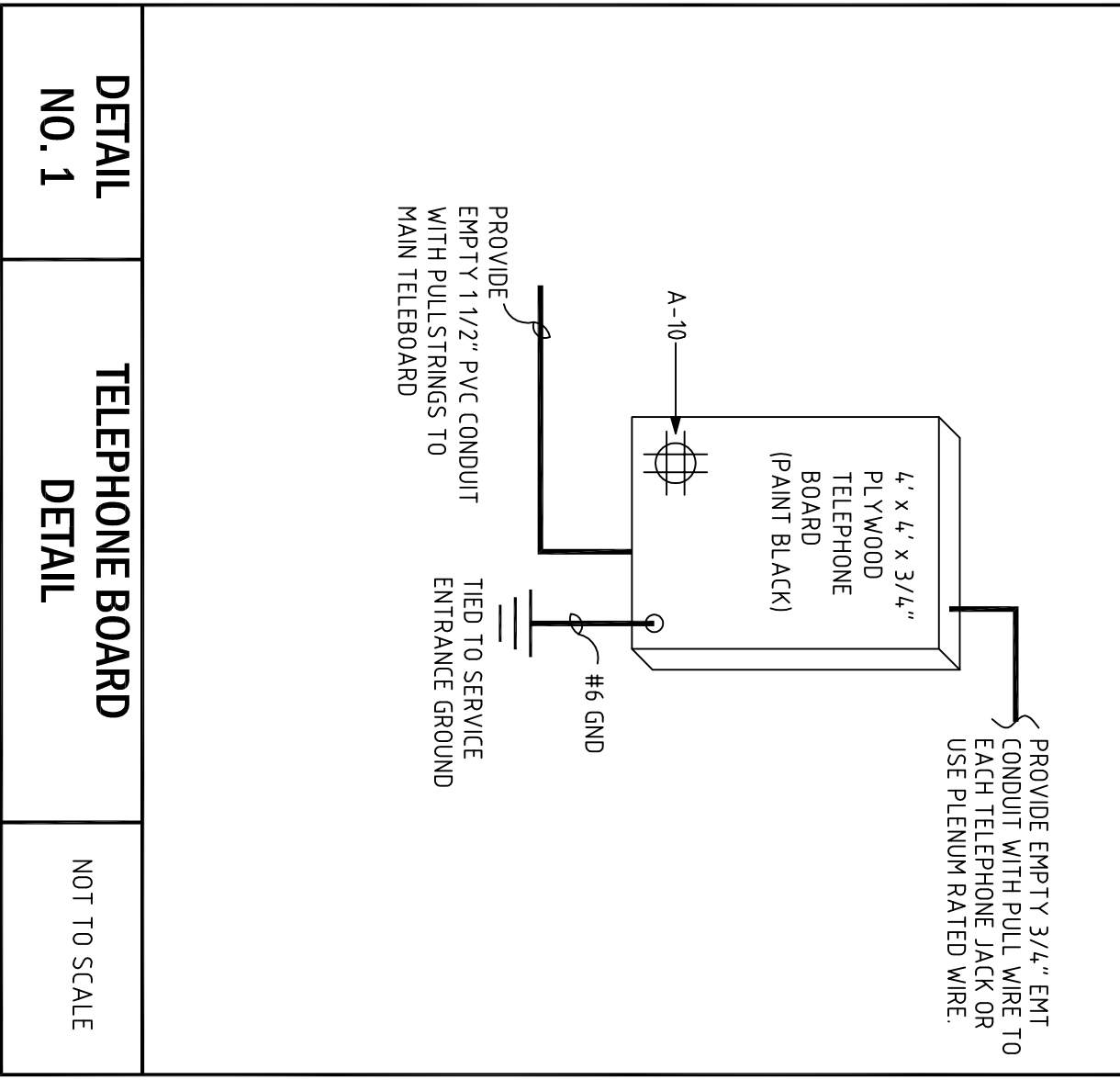
RISER NO. 2 WATER NOT TO SCALE

DETAILS AND RISERS  
N.T.S.

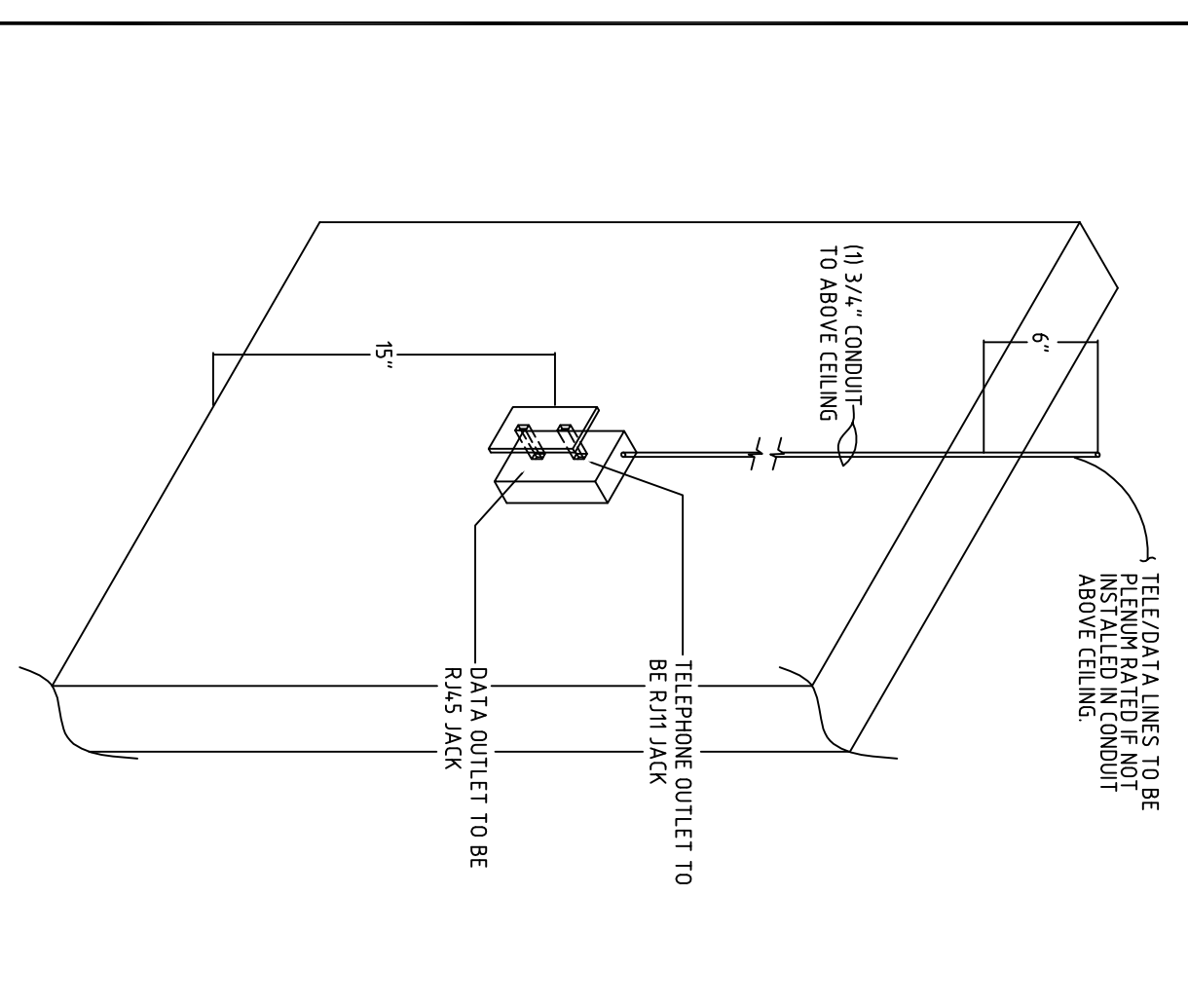
**ELECTRICAL SYMBOL LEGEND**

	120V RECEPTACLE
	120V SWITCHED RECEPTACLE
	208V RECEPTACLE
	208V SWITCHED RECEPTACLE
	WATER PROOF RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTER
	FLOOR RECEPTACLE
	JUNCTION BOX
	COLLECTION BOX FOR CONDUCTORS ABOVE CEILING - NO ACCESS IS REQUIRED ABOVE CEILING
	TELEPHONE/DATA PORT ***
	TELEPHONE JACK ***
	DATA PORT ***
	FUSE DISCONNECT
	ELECTRICAL CIRCUIT BREAKER
	ELECTRICAL PANEL
	MAIN DISTRIBUTION PANEL
	ELECTRICAL METER
	EXHAUST FAN
	TELEPHONE BOARD
	THERMOSTAT
	THERMOSTAT W/ REMOTE CONTROL STATION
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	TELEVISION JACK
	UNDER COUNTER CEILING MOUNTED
	ABOVE FINISHED FLOOR
	3/4" PULL WIRE STUB ABOVE CEILING

NOTE: RECEPTACLES ARE TO BE INSTALLED AT THE PROPERTY'S DISCRETION. ALL SWITCHES ARE TO BE MOUNTED AT AN ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.

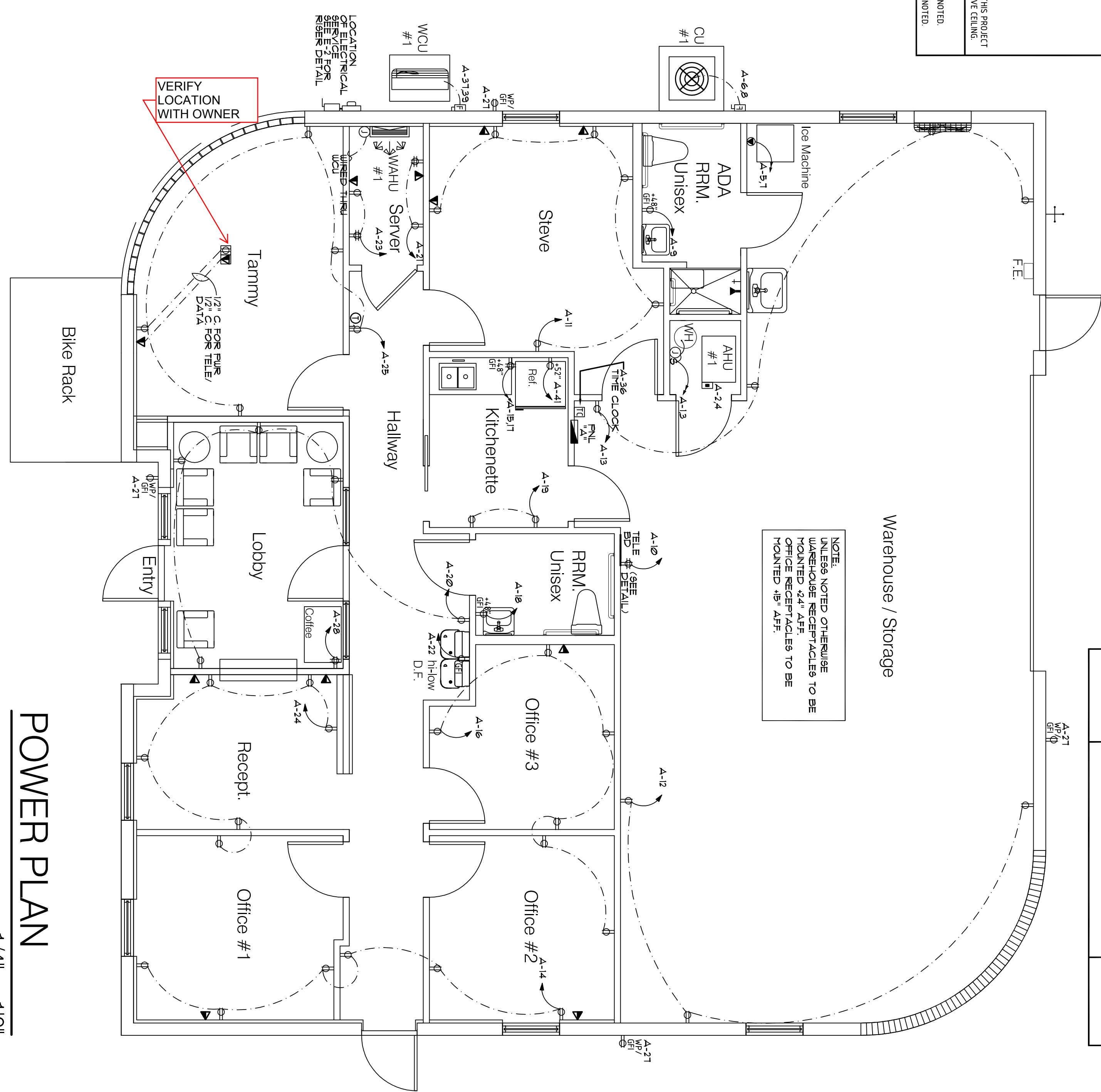


DETAIL NO. 1 TELEPHONE BOARD DETAIL NOT TO SCALE



DETAIL NO. 2 DATA/TELEPHONE OUTLET NOT TO SCALE

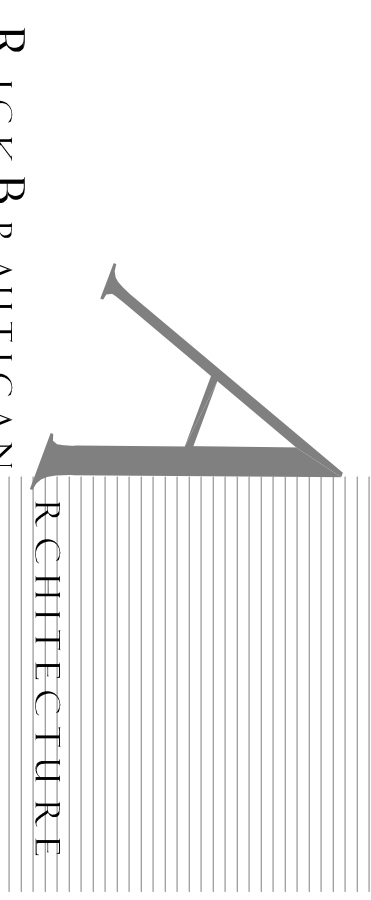
NOTE: UNLESS NOTED OTHERWISE, ALL RECEPTACLES TO BE MOUNTED "18" AFF.



**POWER PLAN**  
1/4" = 10'

**ELECTRICAL SPECIFICATIONS**

- DO NOT SCALE THE ELECTRICAL DRAWING. REFER TO THE ARCHITECTURAL PLAN AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND CONFORM WITH OWNERS REPRESENTATIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH NEC 2011 CHAP. 27 AND NEC 2008 AND GOVERNING MUNICIPAL, STATE AND LOCAL CODES. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE U.L. LABEL, WHERE APPLICABLE.
- UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER, WITH "THIN" INSULATION FOR SIZE #10 AND SMALLER CONDUCTORS LARGER THAN #10 SHALL HAVE "THIN" INSULATION STRANDED. ALL CONDUCTORS MUST COMPLY WITH ARTICLE 310 OF THE 2008 NEC.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- PRECONNECT CABLES SHALL BE 1/2" PLATED, HEAVY DUTY, ANGLE HAKE, QUICK BREAK ALL MOTORS EXCEEDING 1HP.
- THESE PLANS DO NOT SHOW EXISTING WIRING DETAIL OR CONDUIT RUNS. CONTRACTOR IS EXPECTED TO FINISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND MEET ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDING AS REQUIRED IN ARTICLE 250, NATIONAL ELECTRICAL CODE.
- ALL MATERIALS SHALL BE NEW AND SHALL BEAR U.L. LABELS WHERE APPLICABLE.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUBCONTRACTOR.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER, LIGHT COMPANY AND TELEPHONE COMPANY. MOTORS OVER 1HP TO HAVE STARTERS AND HEATERS.
- CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS TO SUIT JOB CONDITIONS.
- SEE NOTES ON PLANS FOR OTHER REQUIREMENTS.
- FINISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON PLANS, OR AS SELECTED BY OWNER.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND WITHOUT DELAY TO THE SCHEDULE OR REPAIR OF ANY PHASE OF THE INSTALLATION WHICH MAY BE DAMAGED.
- ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE, AND CURRENT BEFORE CONNECTION TO CIRCUITS.
- ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY EQUIPMENT RATED AGAINST THOSE SPECIFIED OR INTENDED AND REVISE BRANDED CIRCUITS AS MAY BE REQUIRED WITH PRIOR APPROVAL OF ENGINEER/ARCHITECT.
- ALL CONDITIONING EQUIPMENT AND CONTROLS SPECIFICATION.
- ELECTRICAL CONTRACTOR SHALL INSTALL ALL CONTROL RACEWAY (CONDUIT), WIRE INSTALLATION, CONNECTIONS ETC. IN ACCORDANCE WITH WIRING DIAGRAMS ON AIR.
- A/C / ELECTRICAL PLANS OR DIAGRAMS FINISHED BY MANUFACTURER OF THE EQUIPMENT.
- ALL POWER WIRING FOR THE AIR CONDITIONING EQUIPMENT SHALL BE FINISHED, INSTALLED AND CONNECTED UNDER THE SECTION OF THE SPECIFICATION.
- MECHANICAL CONTRACTOR SHALL PROVIDE MOTOR STARTERS FOR ALL AIR CONDITIONING EQUIPMENT. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONNECTIONS TO AIR CONDITIONING EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.
- AIR CONDITIONING EQUIPMENT INCLUDES COMPRESSOR, COMPRESSOR AND FAN, FAN COIL UNITS, ELECTRICAL STRIP HEATER, THERMOSTAT, ETC.



**PRELIMINARY SET 06/2015**

NOTE: ALL PROJECT OWNERS, THE SYSTEMS ENGINEER AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND MATERIALS.

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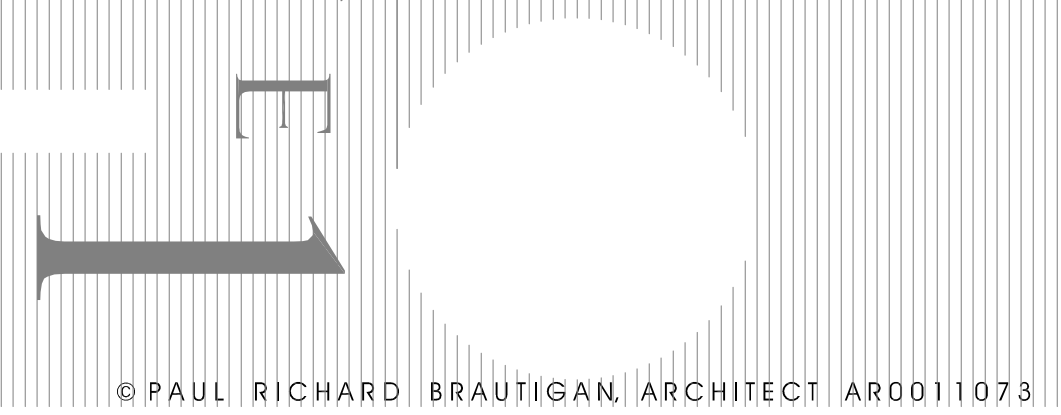
Kelly Building for:  
**Schmidt Investment Properties, LLC**  
1302 Wallace Drive  
Delroy Beach, FL 33474

RBA, PN, 1371409

REVISIONS

**POWER PLAN**

Sc. 1/4"



1. THESE CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO THE REVISIONS AND/OR COMMENTS OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND MATERIALS.

- KEYNOTES:**
- ① WIRE CIRCUIT THRU TIMELOCK FOR COMPLIANCE W/ THE FLORIDA BUILDING CODE 2010 - ENERGY CONSERVATION, SECTION 505.2.2.
  - ② PER SEC. 505.2.1 ALL ENCLOSED ROOMS BY WALLS OR FLOOR-TO-CEILING PARTITIONS SHALL HAVE AT LEAST ONE CONTROL DEVICE TO INDEPENDENTLY CONTROL THE SPACE'S LIGHTING WITHIN THAT SPACE.

- LIGHTING CONTROL SYMBOL LEGEND**
- ④ OCCUPANCY SENSOR SWITCH
  - ⑤ HUBBELL LHM-10-CLOCK TO BE SELECTED FOR THIS PROJECT
  - ⑥ 3-WAY SWITCH
  - ⑦ INTERMATIC TIME CLOCK
  - ⑧ OVERBID SWITCH THRU TIMELOCK
  - ⑨ OVERBID SWITCH THRU TIMELOCK
  - ⑩ HUBBELL LHM-10-CLOCK TO BE SELECTED FOR THIS PROJECT

**LED LIGHTING NOTE:**  
\* LED LIGHT CIRCUITS TO HAVE SEPARATE NEUTRAL

**INTERIOR LIGHTING POWER ALLOWANCE**

PER FLORIDA BUILDING CODE SECTION 2008.5.3.3 INTERIOR LIGHTING POWER DENSITIES USING THE SPACE-BY-SPACE METHOD.

FIXTURE TYPE	QUANTITY	WATTS PER FIXTURE	TOTAL WATTS PER TYPE
A	33	14	312
B	4	28	56
C	1	252	252
D	4	252	1008
F	6	28	168
G	1	28	28
H	1	28	28
<b>TOTAL TRIMM WATTS USED</b>			<b>1662</b>

SPACE	TOTAL SPACE SQ. FT.	WATTS/SQ. FT. ALLOWED	TOTAL WATTS PER SPACE
TRIMM	279	11	3069
RECEPT	23	11	252
OFFICE #1	111	11	1221
HALLWAY	86	4.5	387
SERVER	30	15	450
STOVE	55	3	165
STOVE	44	6.9	303
OFFICE #2	22	11	242
OFFICE #3	81	11	891
WAREHOUSE	284	1.5	426
CLOSET W/HD	5	15	75
UNSEX	44	4.9	215
<b>TOTAL TRIMM WATTS ALLOWED</b>			<b>2643</b>



**LIGHTING PLAN**  
1/4" = 10'

**Luminaire Schedule**

Label	Arrangement	Description	Lum. Watts
A	SINGLE	DMF DDB2M7930 5INCH ROUND SMOOTH	11.4
B	SINGLE	PRESCOLITE LCGLED120-6LCELED735K8	26
C	SINGLE	DMF DDB2M7930 5INCH ROUND SMOOTHWET	11.4
D	SINGLE	COLUMBIA LHM4-40LW-EU	25.2
F	SINGLE	COLUMBIA LHM4-254G-GW15-EHL-WGB	110
G	SINGLE	TECH 700BCLUN245	28
H	SINGLE	PROGRESS P5511 WITH LED LAMP	28
EM	N/A	EVENLITE-TLTEM120W (W/ MIN. 90 MINUTE BATTERYBACK-UP)	28
X	N/A	EVENLITE-TLTEM120W (W/ MIN. 90 MINUTE BATTERYBACK-UP)	28

BUS NO.	TYPE	LOAD CENTER	POLE		BUS		POLE		BUS		WIRE COND.	WIRE COND.	LOAD	BUS VOL.	
			SIZE	AMPS	CRT.	AMPS	SIZE	AMPS	SIZE	AMPS					
2.25	A	WATER HEATER	1/2"	10	2	25	1	4	60	2	6	3/2"	AHL-1	5.0	A
2.0	B	ICE MAKING	1/2"	10	2	20	5	8	20	2	3/2"	CU-1	4.1	B	
0.4	10	RESTROOM RECEIPT	1/2"	12	1	20	9	10	20	1	1/2"	TELE-BO	0.4	A, B	
0.8	15	STEVES OFF RECEIPTS	1/2"	12	1	20	11	12	20	1	1/2"	WASHES RECEIPTS	1.2	0.6	
1.2	12	WASHES RECEIPTS	1/2"	12	1	20	13	14	20	1	1/2"	OFF-1-ZHALL RECEIPTS	0.4	1.2	
0.6	0.6	SERVER RM RECEIPTS	1/2"	12	1	20	21	22	20	1	1/2"	HALL/LOBBY RECEIPTS	0.5	1.8	
0.6	0.6	SERVER RM RECEIPTS	1/2"	12	1	20	23	24	20	1	1/2"	DRINK FOUNTAIN	0.5	1.2	
0.6	0.6	SERVER RM RECEIPTS	1/2"	12	1	20	25	26	20	1	1/2"	COFFEE RECEIPT	0.4	0.8	
0.3	12	HALLWAY OFF RECEIPTS	1/2"	12	1	20	20	20	20	1	1/2"	OFF-1-ZHALL RECEIPTS	0.3	0.6	
0.5	0.5	EXT. BLDG. T.L.G.	1/2"	12	1	20	33	34	20	1	1/2"	KB/STEVES/EXT. T.L.G.	0.2	0.2	
1.3	1.3	STIFF T.L.G.	1/2"	12	1	20	35	36	20	1	1/2"	STIFF BLDG. T.L.G.	0.3	0.4	
1.2	1.2	REFRIG.	1/2"	12	1	20	41	42	20	1	1/2"	SPACE	-	-	

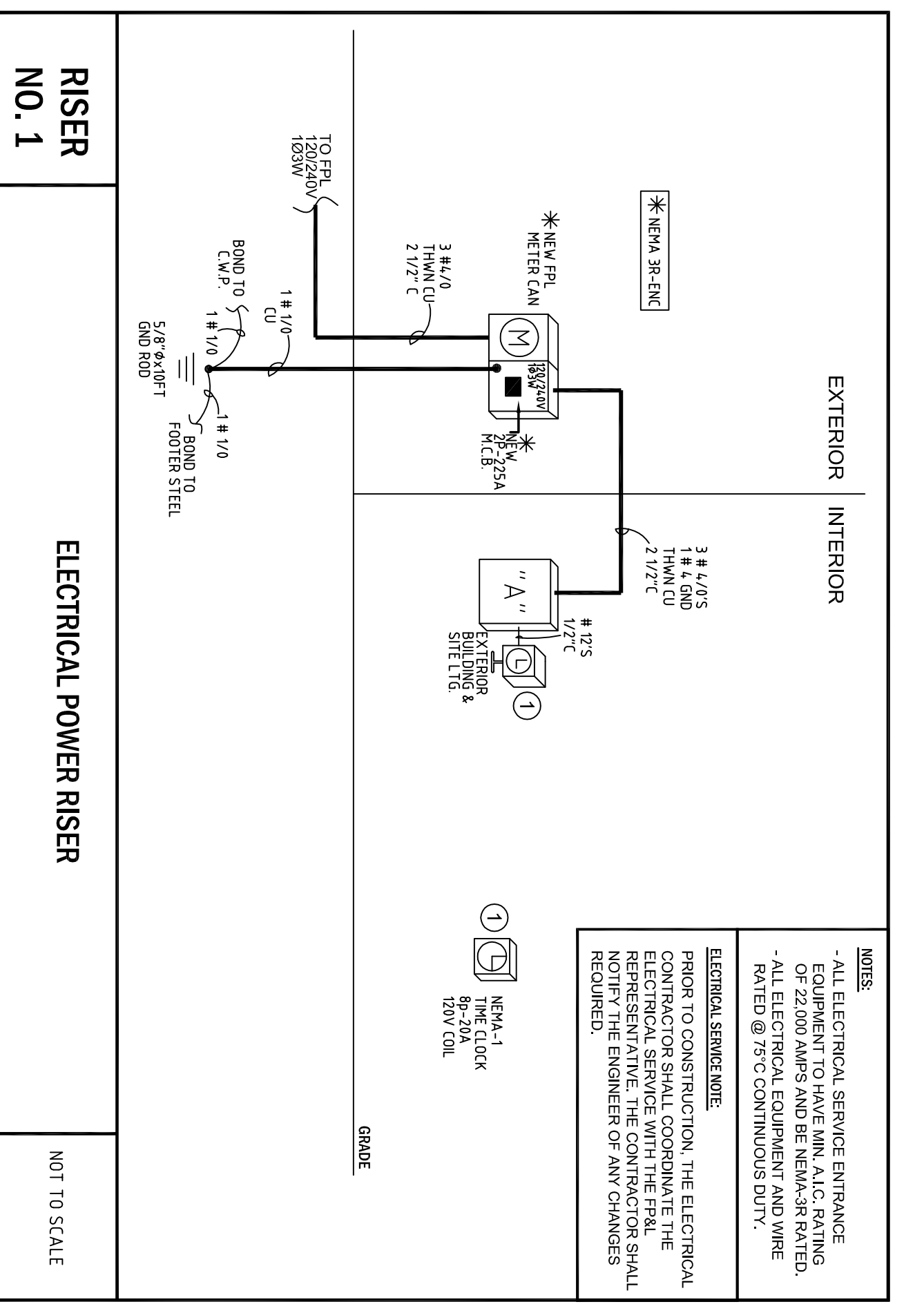
**REVISIONS & KEY NOTES:**

- ① MAIN USES ONLY
- ② WIRE THRU THE CLOCK TO COMPLY WITH FLORIDA BUILDING CODE 2010 SECTION 502.2
- ③ SEPARATE NEUTRAL PROVIDE "MAY" PLATE PER WIRE
- ④ VERIFY ELECTRICAL REQUIREMENTS PRIOR TO INSTALLATION
- ⑤ LED CIRCUIT TO HAVE SEPARATE NEUTRAL

**FEEDER SIZE:** 3 # 4/LV'S THIMN CONDUIT SIZE 2 1/2"

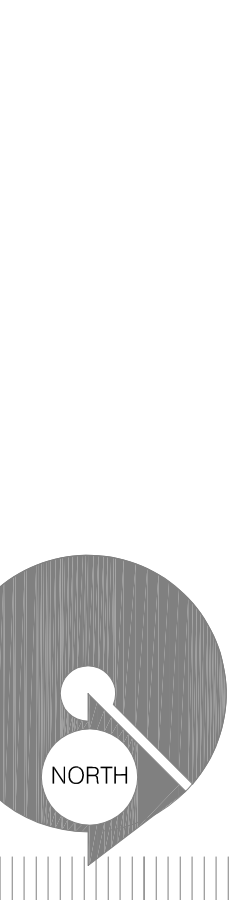
**FEEDER SIZE:** 1 # 4 GND CU CONDUIT SIZE 2 1/2"

**MONITOR RECESSED MIN. ALC. 2200 AMP**



**ELECTRICAL A/C EQUIPMENT LEGEND**

UNIT NO.	PANEL	FEED	V/PHz	FEEDERS	CONDENSING UNIT	AIR HANDLER UNIT
AHL-1	A	240/V/60	2 # 6S THIMN CU	2 # 6S THIMN CU	2 # 6S THIMN CU	2 # 6S THIMN CU
CU-1	A	240/V/60	2 # 6S THIMN CU	2 # 6S THIMN CU	2 # 6S THIMN CU	2 # 6S THIMN CU
WHL-1	A	240/V/60	2 # 6S THIMN CU	2 # 6S THIMN CU	2 # 6S THIMN CU	2 # 6S THIMN CU



**LIGHTING PLAN**  
SC. 1/4"

**ARCHITECTURE**  
RICK BRAUTIGAN  
10255 DIXIE HIGHWAY  
DETOIT, MICHIGAN, FL 33483  
PH: 561.272.9086  
FX: 561.272.5636  
A/C: 002029

**PRELIMINARY SET: 06/07/15**

NOTE: ALL SPECIFICATIONS, THE SYSTEMS ENGINEER'S NOTES AND PERMITTED FIELD NOTES SHALL BE USED TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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REVISIONS

