

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

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VERO BEACH, FLORIDA

Revisions:

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Project Number  
**160412**

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VERO BEACH, FLORIDA**

Project Name  
**NEW RETAIL BUILDING**

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

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

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**160412**

Sheet:

**T - 1**

**GENERAL CONSTRUCTION NOTES**

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

**GENERAL NOTES**

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

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

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

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

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

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

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

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

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

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

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

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

**FIRE EXTINGUISHER SPECIFICATION**

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

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

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

**GOVERNING CODE**

FLORIDA BUILDING CODE 2014 FIFTH EDITION.

**BUILDING DATA SUMMARY**

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

**SIGNAGE**

SIGNAGE IS NOT IN THIS SCOPE OF WORK.

**OCCUPANCY SUMMARY**

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

**LIFE SAFETY CRITERIA**

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

**MEANS OF EGRESS REQUIRED:** 2 INCHES PER PERSON x 344 = 668" (SECTION-1005.3.2 OF F.B.C.-2014)

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

**REQUIRED PLUMBING FIXTURES**

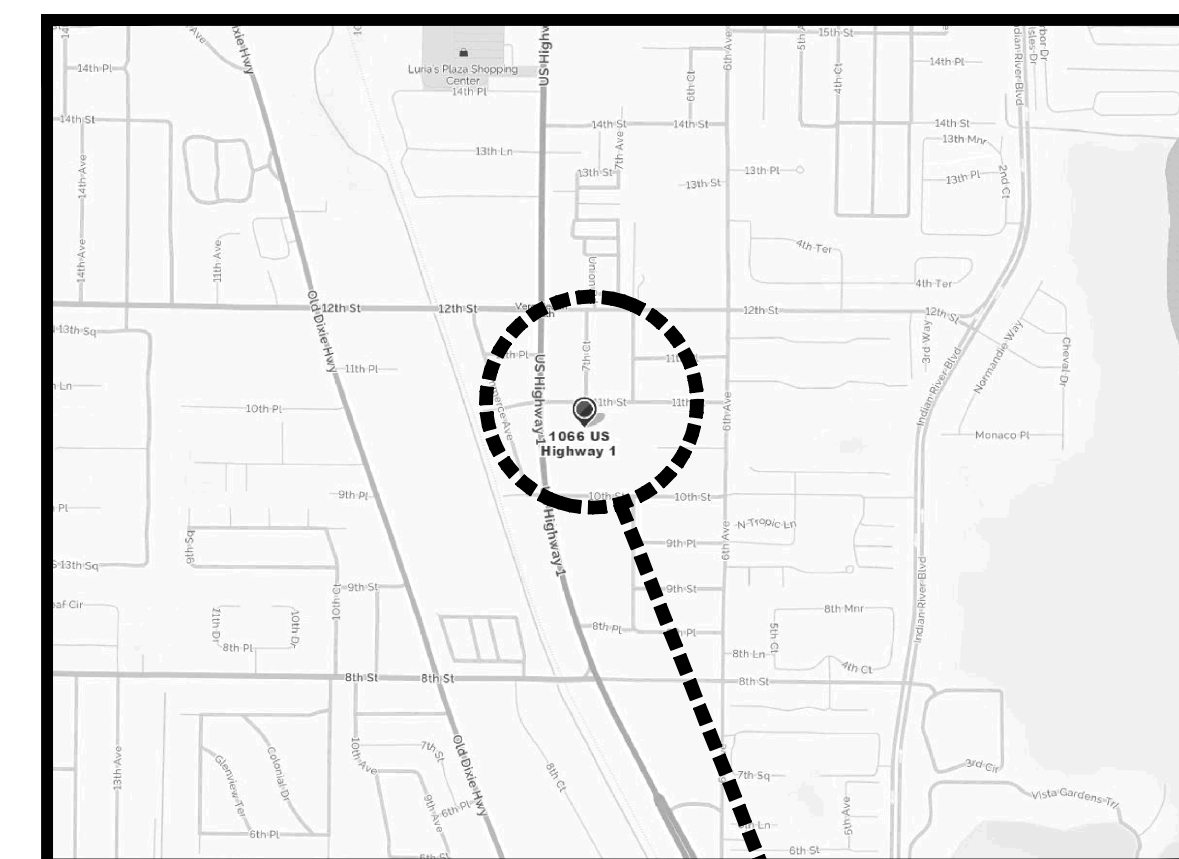
ACCORDING TO THE ABOVE CHART, MAXIMUM OCCUPANCY IS 112 MALES 112 FEMALES

AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2014 SECTION (F403) MINIMUM PLUMBING FACILITIES

**FACILITIES REQUIRED:** FEMALE: (1) WATER CLOSETS, (1) LAVATORY  
MALE: (1) WATER CLOSETS, (1) LAVATORY  
GENERAL: (1) DRINKING FOUNTAIN, (1) SERVICE SINK

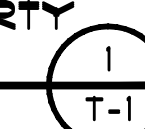
**FACILITIES PROVIDED:** FEMALE: (2) WATER CLOSETS, (2) LAVATORY  
MALE: (2) WATER CLOSETS, (2) LAVATORY  
GENERAL: (2) DRINKING FOUNTAIN, (1) SERVICE SINK

THE ABOVE REQUIREMENTS ARE BASED ON THE FLORIDA BUILDING CODE PLUMBING SECTION TABLE 403.1 FOR MERCANTILE



**SITE LOCATION PLAN**  
SCALE: NOT TO SCALE

LOCATION OF PROPERTY



**INDEX OF DRAWINGS**

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

**SCOPE OF WORK**

THIS IS A NEW CONSTRUCTION, ONE STORY MASONRY BUILDING IN THE CITY OF VERO BEACH, FLORIDA.

THE PROPOSED RETAIL TENANT IS GOODWILL.

NEW ELECTRICAL SERVICE FROM A PAD-MOUNTED TRANSFORMER SHALL BE PROVIDED AS SHOWN.

SEE CIVIL PLANS BY OTHERS FOR ALL DEVELOPMENT COMPONENTS WITHIN 5'-0" OF THE BUILDING PERIMETER AND BEYOND.

EXTERIOR COLORS AND FINISHES SHALL BE AS ACCORDING TO THE FINAL SITE PLAN APPROVAL DOCUMENTS AND SPECIFICATIONS.