THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location 4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981

Parcel ID #(s) 2431-506-0005-000-8

Project description BOBCAT TREASURE COAST

SMITH BROS CONTRACTING EQUIPMENT INC.
Property Owner(s)
5731 N MILITARY TRL
Street Address
WEST PALM BEACH FL 33407-1839
City State Zip
561-827-9880
Phone Number
SIMON@SMITHB.COM
Email Address

ALEJANDRA MOLINA-JACKSON, AIA, AHRENS COMPANIES INC.
Applicant/Representative, Title, Company
1461 KINETIC RD
Street Address
LAKE PARK FL 33403
City State Zip
561-839-2837
Phone Number
AMJ@AHRENSCOMPANIES.COM
Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

PRESIDENT
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 18 day of November, 2020, by Simon Smith who is personally known to me or has produced as identification.

Signature of Notary

STACEY L. THIES
MY COMMISSION # GG 348667
EXPIRES: June 25, 2023
Bonded Thru Notary Public Underwriters
(seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
■ Site Plan	❑ Conditional Use with New Const.	■ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

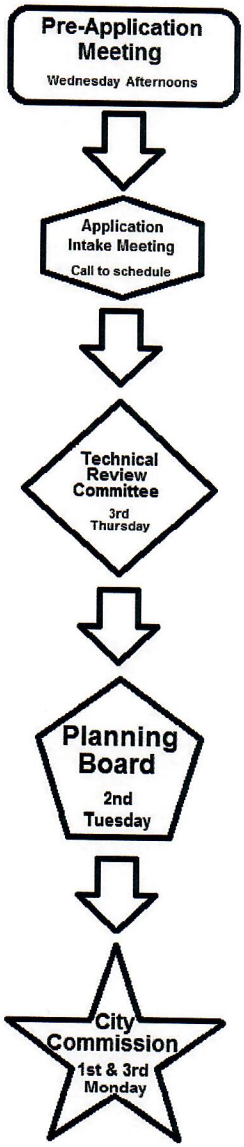
Non-Residential: Proposed Sq. Ft.: 5,400 sf

Residential: Proposed Units: n/a

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
light manufacturer		light manufacturer	light manufacturer

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- x Complete notarized application
- x Warranty Deed
- x SLC Property Record Card
- x Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- x General location map (see Section 22-58.d.2)
- x Survey (see Section 22-58.d.3)
- x Site Plan (see Section 22-58.d.4)
- x Landscaping Plan (see Section 22-187)
- x Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- x Lighting Plan (see Section 22-58.d.8)
- x Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981
Parcel ID #(s) 2431-506-0005-000-8
Project Description BOBCAT TREASURE COAST

SMITH BROS CONTRACTING EQUIPMENT INC.
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Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

This Instrument Prepared By / Return To:
Jennifer L. Williamson, Esquire
CRARY BUCHANAN, P.A.
759 SW Federal Hwy., Suite 106
Stuart, FL 34994
(772) 287-2600

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4524753 01/25/2019 03:19:18 PM
OR BOOK 4226 PAGE 2077 - 2077 Doc Type: DEED
RECORDING: $10.00
Doc Tax: $3850.00

WARRANTY DEED (from Corporation)

THIS WARRANTY DEED, Made and executed the 22nd day of January, 2019, by **TB Prosperity, Inc., a Florida corporation,** existing under the laws of Florida, and having its principal place of business at 419 NE Baker Road, Stuart, Florida 34994, hereinafter called the Grantor, to **Smith Bros. Contracting Equipment, Inc., a Florida corporation**, whose address is 5731 North Military Trail, West Palm Beach, Florida 33407, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of **$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in St. Lucie County, Florida, to-wit:

Lot 4, FT. PIERCE BUSINESS PARK PHASE II, according to the map or plat thereof, as recorded in Plat Book 28, Page(s) 23, of the Public Records of St. Lucie County, Florida.

Parcel I.D. No.: 2431-506-0005-000/8

Subject to: restrictions, reservations, covenants, conditions, and easements of record; taxes for 2019 and the years subsequent thereto, and all applicable laws, ordinances and governmental regulations, including without limitation, zoning and building codes and ordinances.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

_____, Witness
[Print Name of Witness]

_____, Witness
[Print Name of Witness]

TB Prosperity, Inc., a Florida Corporation

By: Marshall B. Waddell
Its: President

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	4405 PROSPERITY DR
Parcel ID:	2431-506-0005-000-8
Account #:	130877
Map ID:	24/31N
Use Type:	4100
Zoning:	Light Indu
City/County:	Fort Pierce

Ownership

Smith Bros Contracting Equipment Inc
5731 N Military TRL
West Palm Beach, FL 33407

Legal Description

FT PIERCE BUSINESS PARK PHASE IILOT 4 (1.96 AC)

Current Values

Just/Market Value:	$401,500
Assessed Value:	$401,500
Exemptions:	$0
Taxable Value:	$401,500

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**



Total Areas

Finished/Under Air (SF):	5,625
Gross Sketched Area (SF):	5,625
Land Size (acres):	1.96
Land Size (SF):	85,377.6

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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AHRENS SINCE 1902
DESIGN/BUILD • GENERAL CONSTRUCTION

November 24th, 2020

STATEMENT OF OWNERSHIP AND SITE PLAN – BUILDINGS NARRATIVE

Ref: Bobcat – Treasure Coast - 4405 Prosperity Drive- Fort Pierce, FL 34981

1. Statement of Ownership:

The site was acquired by Smith Brothers (refer to warranty deed) to use as a branch of Bobcat in Treasure Coast. The owners have other similar facilities in Florida.

The site has 85,300 square feet (1.95 acres) with an existing pre-engineered metal building covering 5,667 square feet.

South side of the site has a 70 feet drainage easement and ditches running west and east side of property line. There are two easements running west and east side of the site with 17.5 feet width and one 5 feet north of the property.

2. Site plan and building character and intents:

Bobcat Company is an American-based manufacturer of construction equipment. This branch will sale, rent and maintain this kind of machinery. Also offers parts related to the mentioned equipment. The company sells skid steer loaders, compact excavators, and other small hydraulic equipment under the Bobcat brand name.

The site land use is Heavy Industrial (HI) and the zoning district is light Industrial (I-1). Per Fort Pierce Code of Ordinance (sec. 125-187 g) the proposed use is allowed under Heavy equipment sales, rentals, and service.

We propose to provide one access to the site aligned with the crossing street neighbor existing entrance. This access will have a gate for security reasons to enclose the property.

Circulation proposed inside the site will work as a rotunda. The core area of the rotunda will be used to display machinery. There will be 17 parking spaces, included one ADA.

Will be provided 2 loading areas, one for trucks, in front of a mobile dock loading ramp, west side of the property and a 12 feet x 35 feet additional loading area on the west side.

A drainage system and landscaping were coordinated with the easements and ditches to comply with codes.

The existing building will be partially renovated within the 5,667 square feet. Several partitions will be built to provide a breakroom and an office. The existing Parts Department will be reduced in area. The

existing bathrooms will remain as well as the electrical panels area, that will be completed with new panels for the addition.

An additional 1,875 square feet will be added for the sales and rentals room, with 2 more offices, and 1,125 square feet front porch – canopy as space of transition between exterior and interior to provide a seating area for customers and some products display.

Another 2,400 square feet canopy separate from the main building as additional structure will be built to install a wash equipment to clean the machines returned rentals.

This structure is supported by metal frames, with no exterior wall enclosure.

All the existing building area (5,667 sf) and proposed addition (5,400sf), a total of 11,067 sf will be mercantile (M) occupancy as defined by FBC – 2017 and 2020 (309.1):

"Mercantile Group M occupancy includes, among others, the use of a building or structure or a portion thereof for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public."

The occupancy was calculated per FBC Chapter 10, table 1004.5, under mercantile, 60 sf gross area per occupant and 300 sf gross area per occupant for storage, stock, shipping areas.

The building façade was treated to give a commercial-industrial aesthetic and consistent with the existing building. The materials will match the existing metal wall panels, with a different color palette and an accent wainscot stone veneer will be applied in the front to upgrade the image of the building.

Please feel free to contact us to provide additional information of the project. On behalf of the Applicant, Ahrens Companies request approval of the Site Plan, demonstrated we comply with all Fort Pierce City and Port St Lucie County requirements.

Alejandra Molina-Jackson, AIA NCARB LEED AP BD+C

Florida license AR 96626

Ahrens Companies

BOBCAT TREASURE COAST

4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981

BUILDING PERMIT

PROPOSED ADDITION AND NEW WASH AREA



SITE MAP



SITE

PROJECT TEAM

OWNER: SMITH BROS CONTRACTING EQUIPMENT INC.
5731 N MILITARY TRL.
WEST PALM BEACH, FL 33407
(954)783-7700

AGENT / ARCHITECT: AHRENS COMPANIES CBC-006515
1461 KINETIC ROAD,
LAKE PARK, FL 33403
(561)863-9004

SURVEYOR: ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET,
PORT ST. LUCIE, FL 34983
(772)340-7770

CIVIL ENGINEER: ENGENUITY GROUP, INC.
1280 NORTH CONGRESS AVE.
SUITE 101
WEST PALM BEACH, FL 33409
(561)655-1151

LANDSCAPE ARCHITECT: LBLA, INC.
5610 ADAIR WAY
LAKE PARK, FL 33467
(561)644-3237

STRUCTURAL ENGINEER: ANDREW MORGAN SERVICES
513 US HWY, I
NORTH PALM BEACH, FL 33408
(561)881-8999

PRE-ENGINEERED BUILDING: METALLIC BUILDING SYSTEMS
5244 BEAR CREEK COURT,
IRVING, FL 75061
(214)687-9999

MEP ENGINEER: FORMICA ASSOCIATES, INC.
980 N. FEDERAL HWY., #110
BOCA RATON, FL 33432
(561)368-3611

DATE:3/4/2021 8:58:57 AM

AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION
PH:(561) 863-9004 LIC. #CBC006515 #AA26000894
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

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NO.	REVISION	DATE
1	TECH. REVIEW PROJ. COMMENTS	01/22/21
2	ST LUCIE COUNTY COMMENTS	02/17/21
3	COUNTY COMMTS	02/19/21
4	BD COMMENTS	03/01/21

PROPOSED ADITTION AND NEW WASH AREA
BOBCAT
TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

Seal :
LIC. INTERIOR DESIGNER ID6108
ALEJANDRA MOLINA-JACKSON
STATE OF FLORIDA
REGISTERED ARCHITECT AR96626

NAME: AJEJANDRA MOLINA-JACKSON
LICENSE # : AR96626
DATE: 12/15/2020
SCALE: As indicated
DRAWN: -
JOB 20-000035
SHEET TILE: COVER SHEET
SHEET # : G-001

GENERAL NOTES

1. CONSTRUCTION SHALL FOLLOW CURRENT 2017 6th EDITION OF THE "FLORIDA BUILDING CODE" AS ADOPTED BY SAINT LUCIE COUNTY AS APPLICABLE AND ALL APPLICABLE AMENDMENTS, AS APPLIES TO A TYPE II B CONSTRUCTION.
2. BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES. ALL TRADES SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
3. ALL DIMENSIONS FOR NEW WORK ARE TO FACE OF STUDS, FACE OF CMU OR CONCRETE, CENTERLINES OF COLUMNS, UNLESS OTHERWISE INDICATED. ALL DIMENSIONS TO EXISTING ARE TO FACE OF FINISH UNLESS OTHERWISE INDICATED. DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OR THE BUILDER SHALL ACCEPT ALL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS.
4. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
5. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
A. PRE-ENGINEERED METAL BUILDING
B. DOORS AND HARDWARE
C. STOREFRONT, DOORS AND WINDOWS
D. FLOORING
E. PLUMBING FIXTURES
F. ELECTRICAL EQUIPMENT, LIGHTING FIXTURES, & CONTROLS.
G. H.V.A.C. EQUIPMENT
H. TOILET ACCESSORIES
I. EXHAUST FANS & LOUVERS
J. CHAIN LINK FENCING
K. WATER/SEWER UTILITIES
L. DRAINAGE STRUCTURES
M. IRRIGATION SYSTEM
N. SPECIALTIES
O. ANY OTHER ITEMS REQUIRED FOR CONTRACT MODIFICATIONS TO CONTRACT SPECIFICATIONS.
6. THE BUILDER MAY SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITH PRIOR NOTICE AND APPROVAL BY THE OWNER & ARCHITECT. ITEMS WHICH WHEN SUBSTITUTED, REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL.
7. IN ADDITION: THIS CONSTRUCTION SHALL CONFORM TO THE CONSTRUCTION REQUIREMENTS FOR PASSIVE CONTROLS FOR RADON-RESISTANT NEW BUILDING CONSTRUCTION PER CHAPTER 9B-67 FL. STD, APPENDIX E, FBC 2017 & FS PART X, CHAPTER 553. THIS STRUCTURE SHALL BE ISOLATED FROM THE SOIL BY AN APPROVED STRUCTURAL BARRIER AS DEFINED IN CHAPTER E301 DURING CONSTRUCTION.
8. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER AND OWNER FOR APPROVAL. WINDOW, DOOR AND GLASS SUPPLIER/MANUFACTURER SHALL PROVIDE CERTIFICATION ON ALL WINDOWS, DOORS STOREFRONT AND OVERHEAD DOORS PER FLORIDA BUILDING CODE 2017 AND HURRICANE MISSILE IMPACT PROTECTION AND WIND LOADS, SSTD 12, ASTM E 1886-02 & PA 201,202 & 203 (AS APPLICABLE).
10. ALL WINDOWS AND DOORS SHALL BE SEALED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA STATE ENERGY CODE, FBC 2017, CHPT. 13 & 24 GLASS & GLAZING.
11. PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.S. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (A.C.I. 315 LATEST EDITION).
12. DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
13. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE.

14. SEE FOUNDATION NOTES FOR ADDITIONAL STRUCTURAL SPECIFICATIONS.
15. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS OR RESTRICTIONS, WHETHER INDICATED ON THE DRAWINGS OR NOT. ALL CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS TO BE PROPERLY LICENSED AND INSURED AS REQUIRED BY LAW BEFORE PERFORMING ANY WORK ON THE PROJECT.
16. EXTERIOR DOOR LOCKS SHALL NOT REQUIRE ANY KEY TO OPERATE FROM THE INSIDE.
17. USE 'J' BEAD OR METAL CORNER BEAD AT ALL LOCATIONS WHERE EDGE FORMS A REVEAL OR MEETS DISSIMILAR MATERIAL.
18. CONTRACTOR SHALL PROVIDE FINAL CLEANING OF ALL GLASS, FLOORS, CABINETS, FIXTURES, ETC. SO BUILDING IS CLEAN AND READY TO MOVE INTO.
19. WINDOW AND DOOR SIZES ARE NOMINAL. VERIFY ACTUAL AND ROUGH OPENING DIMENSIONS IN FIELD BEFORE FRAMING OR FORMING OPENINGS.
20. CONTRACTOR SHALL MAINTAIN ALL WARRANTIES, INSTRUCTION BOOKS, OPERATIONAL GUIDES, ETC. IN A SINGLE NOTEBOOK FORMAT TO BE PRESENTED TO THE OWNER UPON COMPLETION OF THE CONSTRUCTION AND FINAL PAYMENT.
21. ALL EXTERIOR CAULKING TO BE AS SPECIFIED. SEAL ALL WINDOWS, SLIDING GLASS DOORS, EXTERIOR DOORS, BUILDING CORNERS/BUILDING JOINTS OF DIFFERENT PLANES OR MATERIALS.
22. SEE PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ALL CONNECTION AND STRUCTURAL DETAILS RELATED TO METAL BUILDING. MANUFACTURED METAL BUILDING SHALL COMPLY WITH CHAPTER 9B-1 FLORIDA ADMINISTRATIVE CODE.
23. SEE PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ANCHOR BOLT SIZES, QUANTITIES AND PLACEMENT.
24. FIRE EXTINGUISHERS SHALL BE PROVIDED PER FLOOR PLANS BUT SHALL BE FIELD VERIFIED BY THE FIRE MARSHALL HAVING JURISDICTION.
25. SEE CODE REFERENCE AND LIFE SAFETY NOTES ON SHEET LS-1.
26. TERMITE SOIL POISONING PER FBC CHAPT. 18, SECTION 1816 THRU. 1816.2; UNDER MAIN BUILDING SLAB. PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDE(S), FURNISH A CERTIFICATE OF COMPLIANCE, BE ISSUED TO THE BUILDING DEPARTMENT BY THE APPLICANT, AND PROVIDE A WRITTEN ONE (1) YEAR WARRANTY. APPLICANT SHALL PAY PARTICULAR ATTENTION TO FBC'S SECT'S. 1816.1.1 THRU 1816.1.8; SLAB PENETRATIONS SHALL COMPLY WITH SECT. 1816.2.

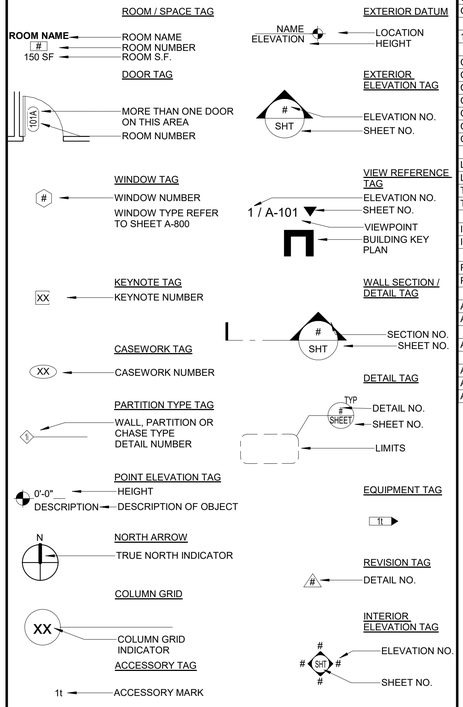
APPLICABLE CODES

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE COMPLETE, AND COMPLY WITH ALL APPLICABLE CODES.

2. THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS. SHOULD THERE BE A CONFLICT BETWEEN ANY CODE REQUIREMENTS, COMPLY WITH THE REQUIREMENT THAT PROVIDES THE GREATEST DEGREE OF LIFE SAFETY.

A. FBC (FLORIDA BUILDING CODE), 6th Edition (2017) including:
1) FBC-BUILDING
2) FBC-ACCESSABILITY
3) FBC-MECHANICAL
4) FBC-PLUMBING
5) FBC-FUEL GAS
6) NEC-2017
B. FLORIDA FIRE PREVENTION CODE FAC, 6TH Edition (2017) including:
1) NFPA 1-2017
2) NFPA 101-2017
3) NFPA CODES LISTED IN FAC 69A-60.005
C. ASCE 7-10: AMERICAN SOCIETY OF CIVIL ENGINEERS
D. UL FIRE RESISTANCE DIRECTORY AS VERIFIED AT WWW.UL.COM
E. OSHA (OCCUPATIONAL SAFETY & HEALTH ADMINSTRATION) US DEPT. OF LABOR, CFR 29 AS CURRENTLY REVISED
F. FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) RULES & REGULATIONS, 44 CFR, PARTS 59 & 60, CURRENT REVISION FOR FLOOD PLAIN CRITERIA GOVERNINING INSURABILITY OF FACILITIES CONSTRUCTED IN FLOOD PLAINS
G. FLORIDA STATUTES AND RULES INCLUDING, BUT NOT LIMITED TO, CHAPTERS 1013, 240, 255, 468, 471, 481, 489, 553, 633, AND SECTION 287.055, FLORIDA STATUTES, AND VARIOUS RULES AS APPLICABLE TO SPECIFIC PROJECTS.

DRAWING SYMBOLS AND INDICATORS



ARCHITECTURAL ABBREVIATIONS

&	AND	±	PLUS OR MINUS
∠	ANGLE	℄	PLATE OR PROPERTY LINE
℄	CENTER LINE	☐	SQUARE
∅	DIAMETER OR ROUND	C/C	CENTER TO CENTER
@	AT	#	POUND OR NUMBER
AC	AIR CONDITIONING	INT	INTERIOR
ACC	ACCESSIBLE	JB	JOIST BEARING
ACT	ACOUSTICAL CEILING TILE	JT	JOINT
AD	AREA DRAIN	MAX	MAXIMUM
ADJ	ADJUSTABLE	MIN	MINIMUM
AFF	ABOVE FINISH FLOOR	MISC	MISCELLANEOUS
A.L.	ARC LENGTH	MO	MASONRY OPENING
ALUM	ALUMINUM	MTL	METAL
BD	BOARD	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO/ #	NUMBER
BLK	BLOCK	NTS	NOT TO SCALE
BM	BEAM	OH	OVERHEAD
BOB	BOTTOM OF BEAM	OC	ON OUTSIDE
BUR	BUILT-UP ROOF	OD	DIAMETE R
CIP	CAST IN PLACE	OPP	PPOSITE
CJ	CONTROL JOINT	PLAS	PLASTER
CL	CHAIN LINK	PLYWD	PLYWOOD
CLR	CLEAR	POB	POINT OF BEGINNING
CLG	CEILING	PREFAB	PREFABRICATED
CMU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT
COL	COLUMN	PSI	POUNDS PER SQUARE INCH
CONC	CONCRETE	PT	PRESSURE TREATED
CONT	CONTINUOUS/CONTINUE	R	RISE
D	DEPTH	RA	RETURN AIR
DWG	DRAWING	RAD/ R	RADIUS
EA	EACH	RD	ROOF DRAIN
EC	EASED CORNER	REINF	REINFORCING
EJ	EXPANSION JOINT	REQ'D	REQUIRED
ELEV	ELEVATION/ ELEVATOR	RM	ROOM
EQ	EQUAL	SCHED	SCHEDULE
EQUIP	EQUIPMENT	SHT	SHEET
EXP	EXPANSION	SIM	SIMILAR
EWC	ELECTRIC WATER COOLER	SP	SPACE
EXT	EXTERIOR	SPEC(S)	SPECIFICATION(S)
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	STL	STEEL
FEC	FIRE EXTINGUISHER CABINET	SUSP	SUSPENDED
FDN	FOUNDATION	SW	SIDEWALK
FHC	FIRE HOSE CABINET	T	THICKNESS/TREAD
FIN	FINISH	TOB	TOP OF BEAM
F.F.	FINISH FLOOR	TOC	TOP OF CONCRETE
FLR	FLOOR	TOF	TOP OF FOOTING
FT	FEET / FOOT	TOI	TOP OF INSULATION
GA	GAUGE	TOM	TOP OF MASONRY
GALV	GALVANIZED	TOP	TOP OF PARAPET
GEN	GENERAL	TOS	TOP OF SLAB
GL	GLASS	TOW	TOP OF WALL
GUM	GLASS UNIT MASONRY	TYP	TYPICAL
GWB	GYPSUM WALLBOARD	UNO	UNLESS NOTED OTHERWISE
GYP	GYPSUM	VERT	VERTICAL
H/HT	HEIGHT	VCT	VINYL COMPOSITION TILE
ID	INSIDE DIAMETER	W	WIDTH
IN	INCH / INCHES	W/	WITH
INSUL	INSULATION	WD	WOOD

DRAWING INDEX

SHEET NO.	SHEET TITLE	ISSUE DATE	REVISION NO.	LASTEST REVISION DATE
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G-002	DRAWING INDEX, APPLICABLE CODES & GENERAL NOTES	12/15/2020	4,3,2,1	03/01/2021
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C-1	COVER	11/23/2020		
C-2	DEMOLITION & EROSION CONTROL PLAN	11/23/2020	1	01/22/2021
C-3	PRELIMINARY ENGINEERING PLAN	11/23/2020	4,2,1	03/09/2021
C-4	CROSS SECTIONS	11/23/2020	2,1	02/17/2021
C-5	DETAILS	11/23/2020	4	03/09/2021
C-6	DETAILS	11/23/2020	4,1	03/09/2021
C-7	NOTES	01/21/21		
LP1	LANDSCAPE PLAN	11/24/2020	2,1	02/17/2021
LP2	LANDSCAPE DETAILS & SPECIFICATIONS	11/24/2020	2,1	02/17/2021
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TDP2	EXISTING TREES WITH PROPOSED SITE PLAN OVERLAY	11/24/2020	2,1	02/17/2021
IR-1	PROPOSED IRRIGATION PLAN	11/24/2020	2,1	02/17/2021
IR-2	IRRIGATION DETAILS & SPECIFICATIONS	11/24/2020	2,1	02/17/2021
PH-001	SITE PHOTOMETRIC PLAN	11/25/2020		
PH-002	SITE PHOTOMETRIC DETAILS	11/25/2020		
AS-001	SITE PLAN	11/25/2020	2,1	0217/2021
AS-002	SITE DETAILS	11/25/2020	1	01/22/2021
A-001	LIFE SAFETY PLAN - CODE INFORMATION	12/15/2020		
A-101	FIRST FLOOR PLAN	12/15/2020	4	03/01/2021
A-200	EXTERIOR ELEVATIONS	12/15/2020	1	01/22/2021
A-201	RENDERING & EXISTING PHOTOS	12/15/2020	1	01/22/2021

SHEET NO.	SHEET TITLE	ISSUE DATE	REVISION NO.	LASTEST REVISION DATE

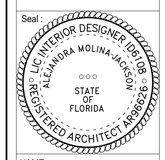
AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION
PH:(561) 863-9004 LIC. #CBC006515 #AA26000894
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

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NO.	REVISION	DATE
1	TECH. REVIEW PROJ. COMMENTS	01/22/21
2	ST LUCIE COUNTY COMMENTS	02/17/21
3	COUNTY COMMTS	02/19/21
4	BD COMMENTS	03/01/21

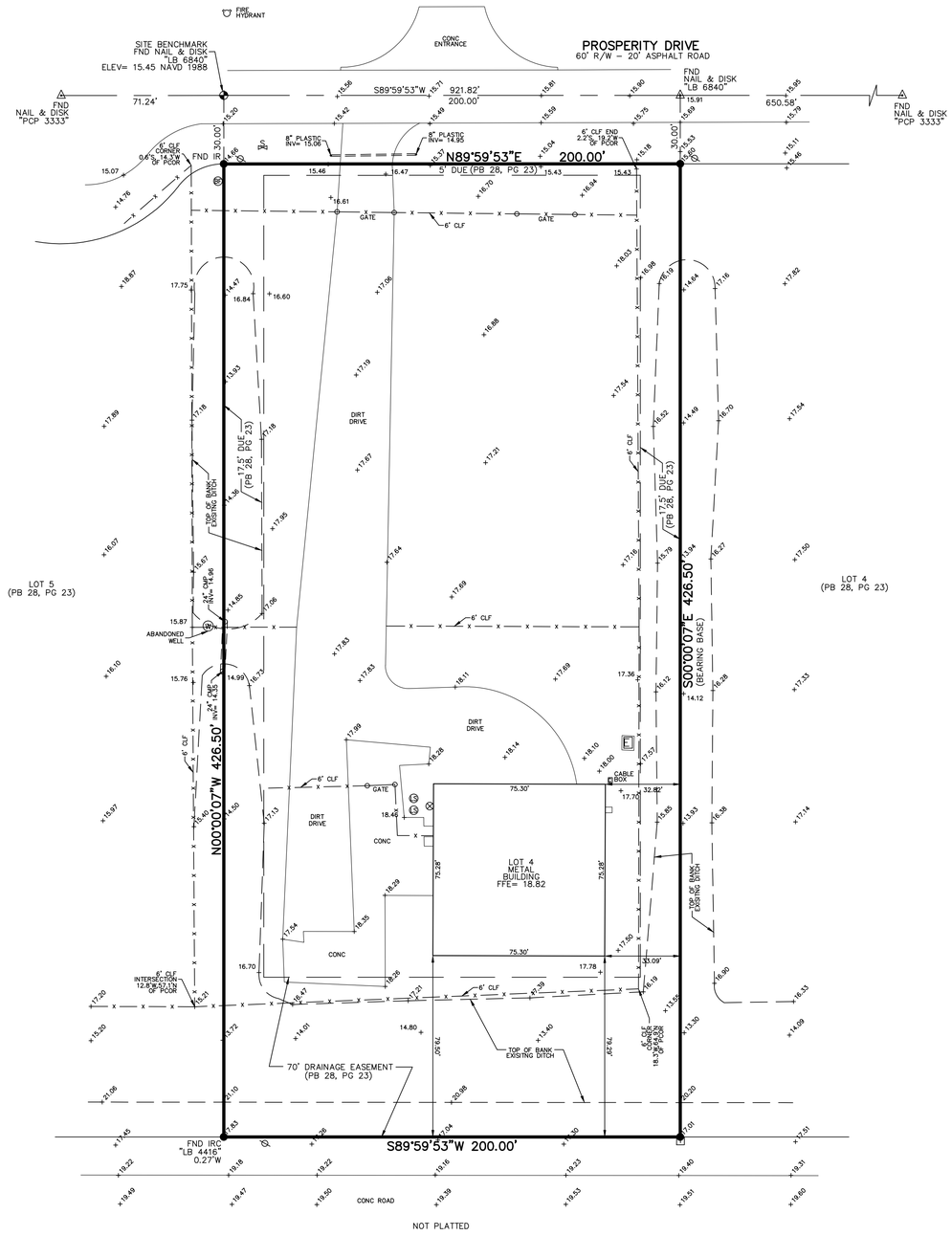
PROPOSED ADITTION AND NEW WASH AREA
BOBCAT
TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

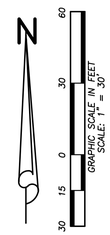
Seal :



NAME: AJEJANDRA MOLINA-JACKSON
LICENSE # : AR96626
DATE: 12/15/2020
SCALE: 12" = 1'-0"
DRAWN: WA
JOB 20-000035
SHEET TILE: DRAWING INDEX, APPLICABLE CODES & GENERAL NOTES
SHEET # : G-002

DATE: 3/4/2021 8:24:50 AM





SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CATCH BASIN INLET
- = CLEANOUT
- = ELECTRIC BOX
- = TELEPHONE BOX
- = SIGN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = LIFT STATION
- = FIRE HYDRANT
- = LIGHT POLE
- = CONCRETE POWER POLE
- = BACKFLOW PREVENTOR
- = MAIL BOX
- = IRRIGATION VALVE
- = GAS VALVE
- = SEWER VALVE
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CMB = COMMISSIONERS' MINUTES BOOK
CONC = CONCRETE
CLF = CHAIN LINK FENCE
(D) = DEED
DE = DRAINAGE EASEMENT
DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
DB = DEED BOOK
DIP = DUCTILE IRON PIPE
FFE = FINISHED FLOOR ELEVATION
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IR = #5 IRON ROD
IRC = #5 IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
MON = MONUMENT
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PCOR = PROPERTY CORNER
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
R = RADIUS OF CURVE
L = LENGTH OF CURVE
Δ = DELTA OF CURVE

LEGAL DESCRIPTION:

LOT 4, FT. PIERCE BUSINESS PARK PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 85,300 SQUARE FEET OR 1.958 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON THE PLAT OF FT. PIERCE BUSINESS PARK PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 7357291, COMMITMENT DATE: 11/19/18 AT 11:00 PM.
4. BEARING BASIS: A "GRID NORTH" BEARING OF S00°00'07"E ALONG THE EAST PROPERTY LINE.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0188 K, EFFECTIVE DATE 2-19-2020.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR FUTURE COMMERCIAL DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
10. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES. PRIMARY BENCHMARK: NGS C-640: ELEVATION = 9.85 NAVD88 LOCATED 380' SOUTH OF MIDWAY ROAD ON 25TH STREET, 60' NORTH OF GREY TWIG LANE, 14' SOUTH OF THE BULLNOSE IN MEDIAN.
14. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    CERTIFIED TO: SMITH BROS. CONTRACTING EQUIPMENT, INC., A FLORIDA CORPORATION
    CHICAGO TITLE INSURANCE COMPANY
    CRARY BUCHANAN, PA
15. © COPYRIGHT 2021 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

LAST DATE OF FIELD SURVEY: 11-05-20

DATE OF SURVEY: 12-18-18

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

DATE:	REVISIONS:	BY:
2-17-21	REVISE PER COUNTY COMMENTS	AJP
11-10-20	UPDATE SURVEY	AJP
7-22-20	UPDATE SURVEY	AMP

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY & TOPOGRAPHIC SURVEY
4405 PROSPERITY DRIVE
AS PREPARED FOR
SMITH BROS. CONTRACTING EQUIPMENT, INC.

CAD	K:\BUILDERS\DWG2018\18-4332.DWG		
REF	K:\		
FLD	CJM / RP	FB.	PG.
OFF	CJM		
CKD	AJP	SHEET 1 OF 1	
JOB	18-4332		
DATE	12-18-18		
DWG	D-844		

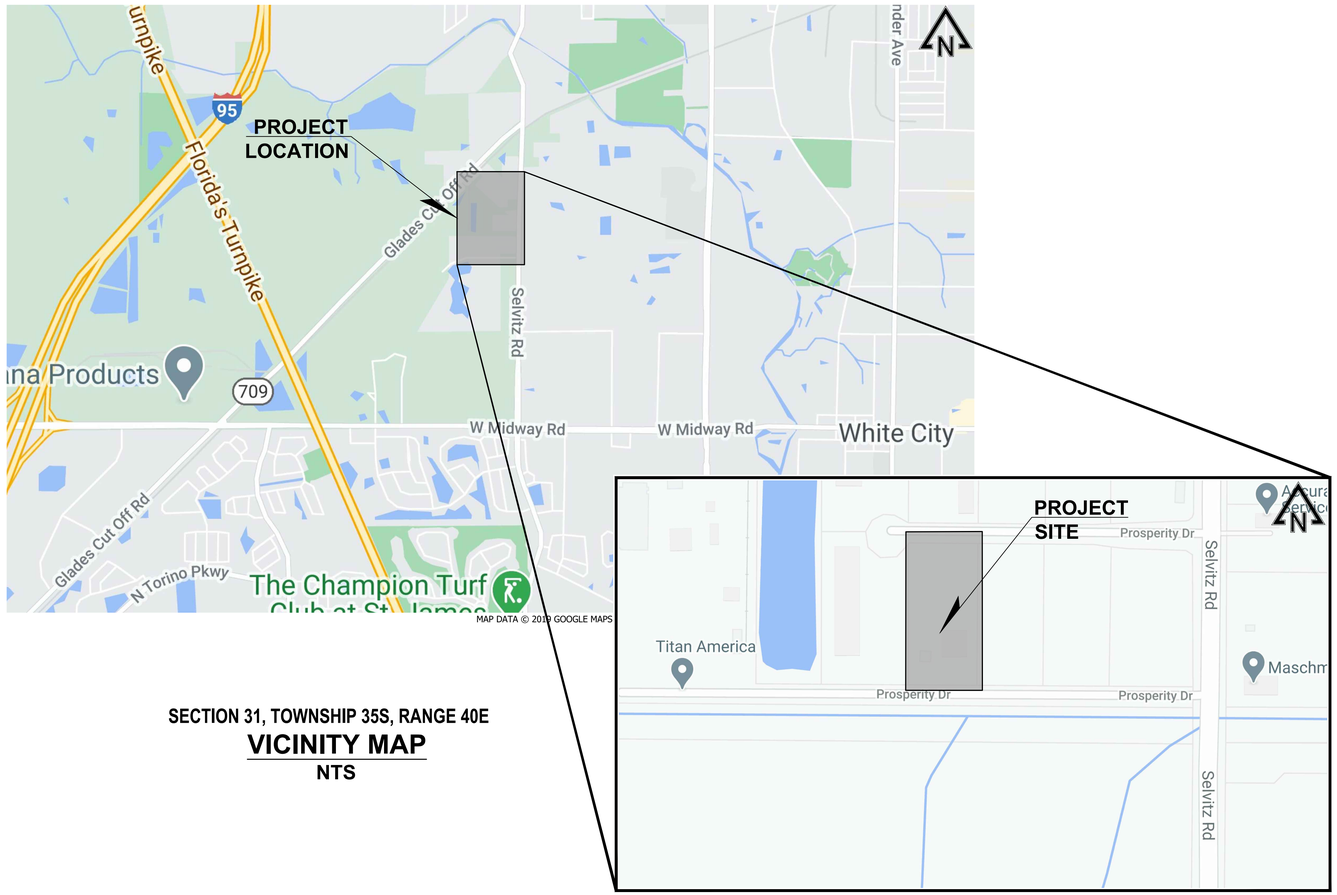
K:\BUILDERS\DWG2018\18-4332.dwg, 2/17/2021 8:51:30 AM

PROPOSED FACILITY FOR
BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981

PREPARED FOR

CITY OF FORT PIERCE

MARCH 2021



SECTION 31, TOWNSHIP 35S, RANGE 40E

VICINITY MAP

NTS

SHEET INDEX

SHEET NO	SHEET TITLE
1	COVER
2	DEMOLITION AND EROSION CONTROL PLAN
3	ENGINEERING PLAN
4	CROSS SECTIONS
5	DETAILS
6	DETAILS
7	NOTES

TOTAL NO OF SHEETS - 7

PERMIT SUBMITTAL

ADAM SWANEY, P.E., PROFESSIONAL ENGINEER LICENSE NO. 72235. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM SWANEY, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Know what's below. Call before you dig.

SUBMITTAL, PERMIT

REVISIONS

NO.	DATE	REMARKS	BY

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR
BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981
COVER

A Higher Standard of Excellence
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WEST PALM BEACH, FLORIDA 33409
PH (561)855-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

J:\Land Projects R2\20182.01 Smith Bros\DWG\20182.01 COVER.dwg DATE: 3/8/2021 4:54 PM

DATE	MARCH 2021
DRAWN	KL
PROJECT ENGINEER	RB
PROJECT MANAGER	RB
CHECKED	ACS

SHT. NO. 1 / 7

JOB NO. 20182.01

PLOT: 3/8/2021 4:57:15 PM



LEGEND:

PROPOSED

DEMOLITION

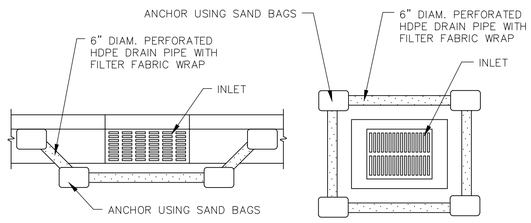
GRAPHIC SCALE
0 10' 20' 40'
SCALE: 1" = 20'

GENERAL NOTES:

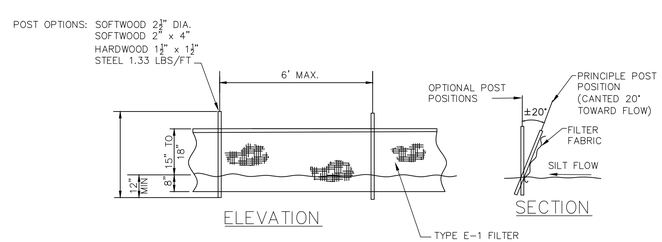
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD.88) AND REFERENCE TO PRIMARY BENCHMARK: NGS C-640:
   ELEVATION = 9.85 NAVD 1988
   LOCATED 80' SOUTH OF MIDWAY ROAD ON 25TH STREET, 60' NORTH OF GREY TWIG LANE, 14' SOUTH OF THE BULLNOSE IN MEDIAN.
2. ALL AREAS DISTURBED BY CONSTRUCTION WHICH INCLUDES ALL DRIVEWAYS, PAVERS,ASPHALT, CONCRETE AND VEGETATION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
3. TOPOGRAPHIC SURVEY PERFORMED BY ALEXANDER J. PIAZZA PSM, INC , DATED 12/17/18 AND 07/21/20 RESPECTIVELY.
4. ALL REMOVED DEBRIS & DEMOLISHED MATERIAL TO BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.

POLLUTION PREVENTION NOTES:

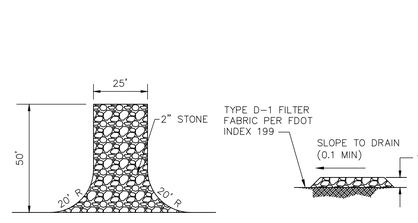
1. ALL POLLUTION PREVENTION MEASURES SHALL BE STRICTLY ENFORCED.
2. PROVISIONS FOR CONTROL OF POLLUTION:
   - A. SUFFICIENT PRECAUTIONS SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT THE RUN-OFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMEN'S OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO THE SUPPLIES AND SURFACE WATERS OF THE STATE OF FLORIDA. CONTROL MEASURES MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED MORE THAN 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND UNLESS OTHERWISE PERMITTED. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION. EROSION EVIDENT WITHIN THE LIMITS OF CONSTRUCTION OR OTHER AREAS AFFECTED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
   - B. FILL OUT A NOTICE OF INTENT FORM (FDEP FORM 62-621.300(4)(B) AND SUBMIT IT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
   - C. EXCAVATION OF WATER MANAGEMENT FACILITIES SHOULD OCCUR IMMEDIATELY AFTER CLEARING AND GRUBBING TO SERVE AS A SEDIMENT TRAP OR CATCHMENT FOR STORMWATER RUNOFF FROM EXPOSED SOILS.
   - D. CONSTRUCT PERIMETER BERM OR GRADE SITE TO PREVENT OFF-SITE DISCHARGE OF STORMWATER RUNOFF.
   - E. PLACE SILT FENCES OR HAY BALES TO CONTAIN EROSION IN AREAS PRONE TO STORMWATER RUNOFF EROSIVE VELOCITIES.
   - F. PROTECT EACH INLET THAT MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE WITH SILT FENCE/FILTER FABRIC STAKED IN PLACE.
   - G. TAKE ALL REASONABLE PRECAUTIONS TO CONTROL DUST AND UNCONFINED PARTICULATE MATTER. THE APPLICATION OF WATER IS AN ACCEPTABLE DUST SUPPRESSANT ON ROADWAYS, STOCKPILES, AND ANY OTHER AREAS WITHIN THE PROJECT BOUNDARIES. DUST SUPPRESSANT WATER SHALL BE APPLIED IN SUCH A MANNER SO AS NOT TO PRODUCE EXCESS RUNOFF AND EROSION.
   - H. TAKE PRECAUTIONS IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
3. OTHER CONTROLS AND MATERIAL MANAGEMENT PRACTICES:
   - A. HAZARDOUS WASTE - DISPOSE OF IN A MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS.
   - B. NOISE - MINIMIZE NOISE CAUSED BY THE OPERATION OF EQUIPMENT. ABIDE BY ALL LOCAL REGULATIONS COVERING NOISE CONTROL.
   - C. ODORS - DO NOT CAUSE OBJECTIONABLE ODORS TO BE GENERATED.
   - D. OFFSITE VEHICLE TRACKING - PROVIDE A ROCK CONSTRUCTION ENTRANCE TO REDUCE VEHICLE TRACKING OF SEDIMENTS. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPAULIN.
   - E. OPEN BURNING - NO OPEN FIRES OR BURNING OF MATERIALS.
   - F. PAINTS - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM, BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO THE PAINT MANUFACTURER'S INSTRUCTIONS AND STATE OR LOCAL REGULATIONS.
   - G. PETROLEUM PRODUCTS - MONITOR ONSITE VEHICLES AND TANKS FOR LEAKS. THEY SHALL RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. STORE PETROLEUM PRODUCTS IN TIGHTLY SEALED CONTAINERS, WHICH ARE CLEARLY LABELED. USE ASPHALT SUBSTANCES ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE SECONDARY CONTAINMENT FOR ALL ABOVE GROUND FUEL TANKS.
   - H. SANITARY WASTE - COLLECT ALL SANITARY WASTE FROM THE PORTABLE UNITS AT LEAST TWICE PER WEEK.
   - I. WASTE MATERIALS - COLLECT AND STORE ALL WASTE MATERIALS IN A SECURELY COVERED METAL DUMPSTER PROVIDED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. DEPOSIT ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE IN THE DUMPSTER. THE DUMPSTER IS TO BE EMPTIED AS NEEDED SO THERE IS NO OVERFLOW. HAUL TRASH TO A STATE APPROVED LANDFILL FACILITY.
4. MAINTENANCE / INSPECTION PROCEDURES:
   - A. INSPECT ALL CONTROL MEASURES AT LEAST ONCE PER WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
   - B. MAINTAIN ALL MEASURES IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT MUST BE INITIATED WITHIN 24 HOURS OF THE ONSITE INSPECTION REPORT.
   - C. REMOVE BUILT UP SEDIMENT FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE
   - D. INSPECT SILT FENCE FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
   - E. PREPARE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS FOUND AT THE END OF THIS SECTION.
   - F. THE CONTRACTOR SHALL DESIGNATE A QUALIFIED PERSON TO BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND COMPLETING THE INSPECTION AND MAINTENANCE REPORTS.
   - G. NON-STORMWATER DISCHARGES ARE PERMISSIBLE PROVIDED THAT DISCHARGE DOES NOT CAUSE EROSION OR CREATE TURBIDITY WITHIN THE RECEIVING BODY AND ARE IN COMPLIANCE WITH REGULATORY REQUIREMENTS. THESE DISCHARGES MAY INCLUDE WATER LINE FLUSHING, FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, DUST CONTROL, IRRIGATION DRAINAGE, AIR CONDITIONING CONDENSATION,
     AND WATER USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
5. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
6. AUTHORIZATION FOR INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, IT'S LOCATION SHOWN ELSEWHERE ON THIS PAGE.
7. PRIOR TO SCHEDULING A FINAL ENVIRONMENTAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
8. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL. STABILIZATION TO CONSIST OF PLACEMENT OF SOD OF ALL DISTURBED AREAS.



STORM DRAIN INLET PROTECTION



SILT FENCE



TEMPORARY GRAVEL ENTRANCE

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REVISIONS			
NO.	DATE	REMARKS	BY
1	1/22/2021	TECH REVIEW PROJECT COMMENTS	KL

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981
DEMOLITION AND EROSION CONTROL PLAN

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1280 N. CONGRESS AVE. SUITE 101
WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-3390 •
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

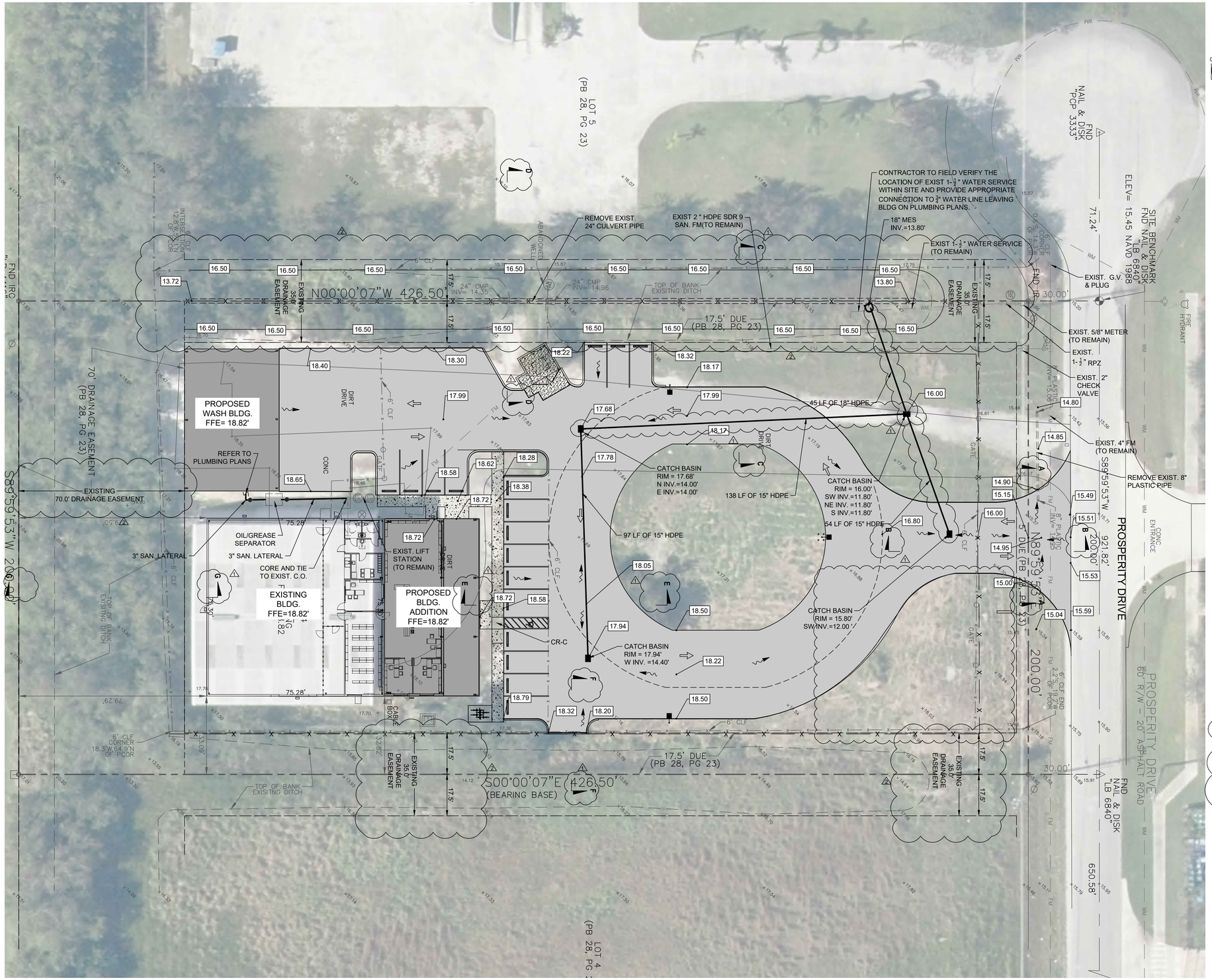
J:\Land Projects\R2\20182.01 Smith Bros\DWG\20182.01 ENG.dwg DATE: 3/8/2021 4:54 PM

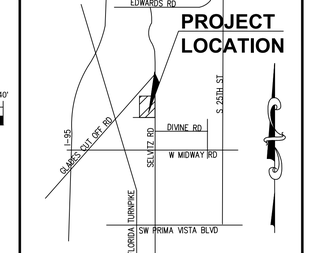
DATE	MARCH 2021
DRAWN	KL
PROJECT ENGINEER	RB
PROJECT MANAGER	RB
CHECKED	ACS

SHEET NO. OF SHEETS: 2 of 7

JOB NO. 20182.01

PLOT: 3/8/2021 4:57:28 PM





SECTION 31, TOWNSHIP 35S, RANGE 40E

LOCATION MAP

N.T.S.

GRAPHIC SCALE

0 10' 20' 40'

SCALE: 1" = 20'

LEGEND:

PROPOSED

- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE
- PAVEMENT ASPHALT
- 00.00 PROPOSED ELEVATION
- DRAINAGE FLOW DIRECTION

GENERAL NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD.88) AND REFERENCE TO PRIMARY BENCHMARK: NGS C-640:
   ELEVATION = 9.85 NAVD 1988
   LOCATED 80' SOUTH OF MIDWAY ROAD ON 25TH STREET, 60' NORTH OF GREY TWIG LANE, 14' SOUTH OF THE BULLNOSE IN MEDIAN.
2. ALL AREAS DISTURBED BY CONSTRUCTION WHICH INCLUDES ALL DRIVEWAYS, PAVERS,ASPHALT, CONCRETE AND VEGETATION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
3. TOPOGRAPHIC SURVEY PERFORMED BY ALEXANDER J. PIAZZA PSM, INC , DATED 12/17/18 AND 07/21/20 RESPECTIVELY.
4. ALL REMOVED DEBRIS & DEMOLISHED MATERIAL TO BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
5. CONTRACTOR TO RESTORE DITCH ON WEST SIDE OF PROPERTY WITHIN EXISTING DRAINAGE EASEMENT TO THEIR ORIGINAL CONDITION.
6. CONTRACTOR TO SAW CUT/BUTT JOINT FOR THE DRIVEWAY AT THE EXISTING PAVEMENT . PLEASE REFER TO ST. LUCIE COUNTY DETAIL LD-4 ON THE DETAIL SHEET.
7. CONTRACTOR TO ENSURE THAT UPON CONSTRUCTION OF THE PAVEMENT DRIVEWAY, THE EXISTING DRIVEWAY AND CONSTRUCTION ACCESS SHALL BE REMOVED AND THE RIGHT OF WAY RESTORED.

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REVISIONS			
NO.	DATE	REMARKS	BY
4	3/09/2021	TRC REVIEW & BLDG DEPT COMMENTS	RB
3	2/17/2021	ST. LUCIE COUNTY COMMENTS	RB
2	1/22/2021	TECH REVIEW PROJECT COMMENTS	KL
1			

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981
ENGINEERING PLAN

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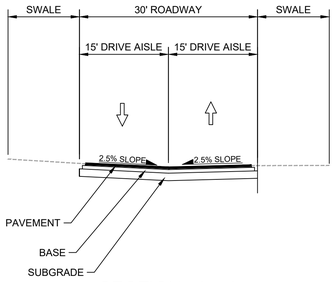
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PROJECT ENGINEER	RB	
PROJECT MANAGER	RB	
CHECKED	ACS	

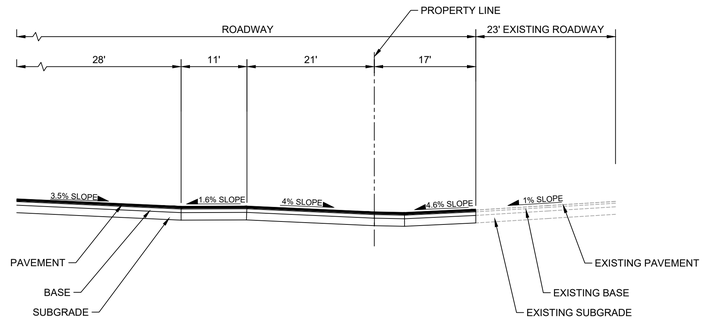
SHEET NO. 3 / 7

JOB NO. 20182.01

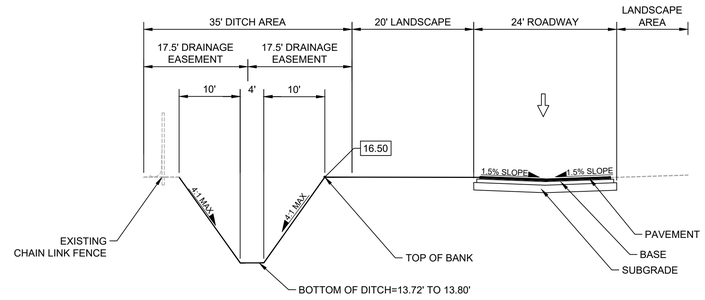
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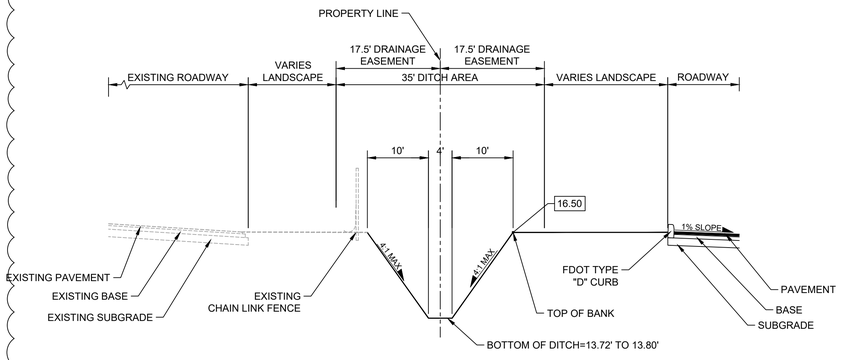
SECTION A–A



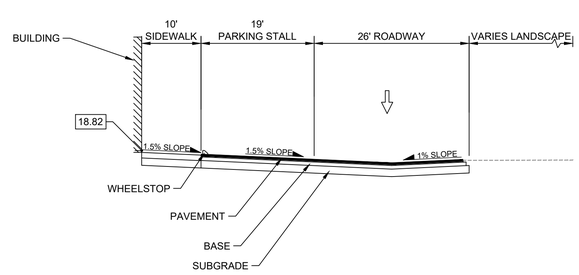
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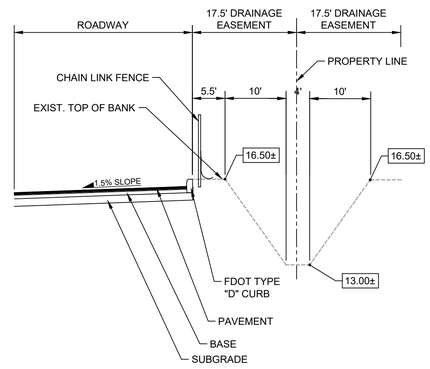
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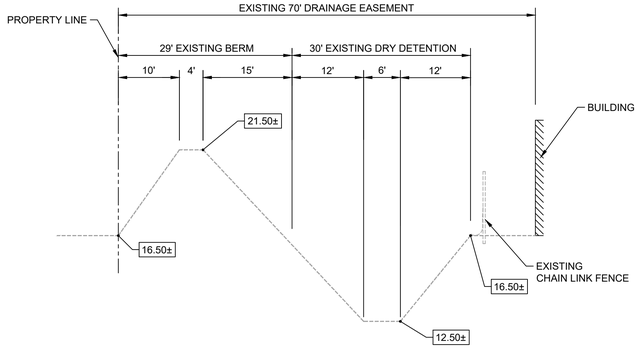
SECTION D–D



SECTION E–E



SECTION F–F



SECTION G–G

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2	2/17/2021	ST. LUCIE COUNTY COMMENTS	RB
1	1/22/2021	TECH REVIEW PROJECT COMMENTS	KL

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981
CROSS SECTIONS

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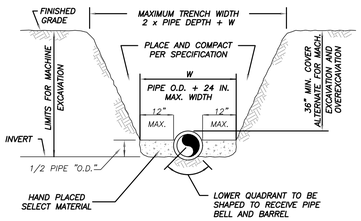
DATE	MARCH 2021
DRAWN	KL
PROJECT ENGINEER	RB
PROJECT MANAGER	RB
CHECKED	ACS

SHEET NO. 4 / 7

JOB NO. 20182.01

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PLOT: 3/8/2021 4:57:57 PM



NOTES:

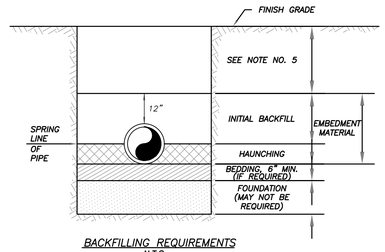
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL

N.T.S.

TYPICAL TRENCH DETAILS		M-1
DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



BACKFILLING REQUIREMENTS

N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.

2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.

3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.

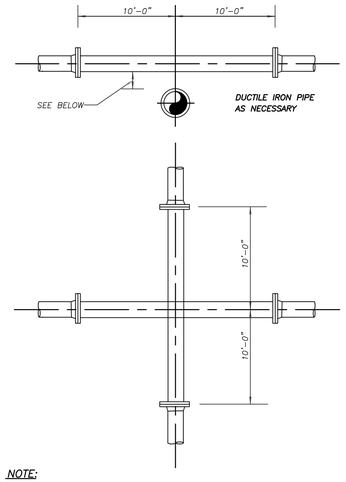
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.

6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS		M-2
03-09 NOTES	SLL JLC	
DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



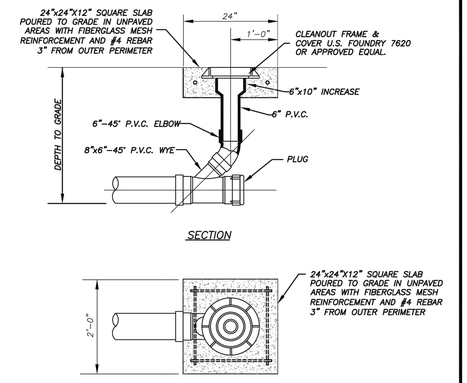
NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL

N.T.S.

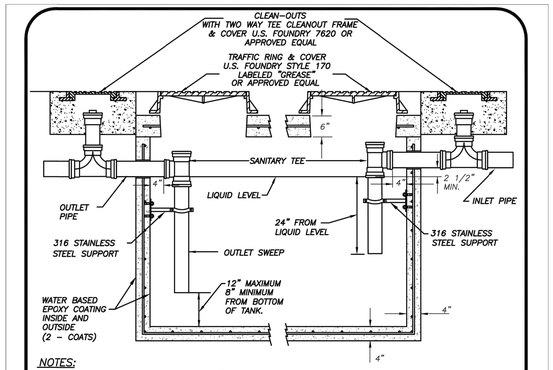
UTILITY CROSSING DETAIL		M-5
DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



TERMINAL CLEANOUT DETAIL (COMMERCIAL)

(N.T.S.)

FPUA COMMUNITY PROUD	TERMINAL CLEANOUT DETAIL WASTEWATER	S-4B
10-06	RBC	
DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 2 OF 3



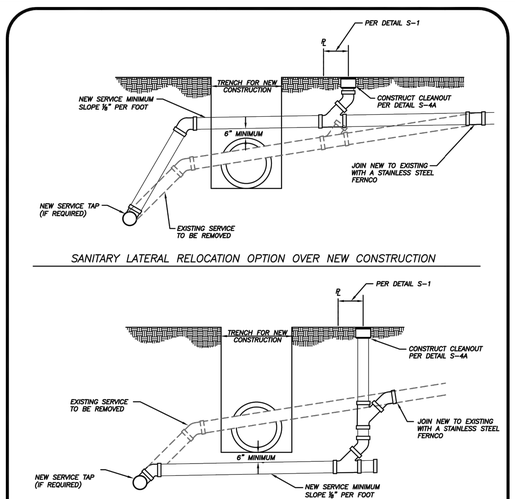
NOTES:

1. ALL PIPING SHALL BE A MINIMUM OF 4".
2. PIPING SHALL BE INSTALLED USING PRESSED-IN BOOTS OR CONCRETE MANHOLE ADAPTERS (ONLY).
3. INLET AND OUTLET TEES MUST BE INSTALLED A MINIMUM OF 4" FROM INSIDE THE STRUCTURE WALLS. ACTUAL DIMENSION SHOULD BE ADJUSTED TO ENSURE THAT AN UNOBSTRUCTED VERTICAL VIEW OF THE TEES CAN BE SEEN THROUGH THE GREASE INTERCEPTOR'S ACCESS OPENINGS.
4. FPUA'S SEWER USE ORDINANCE WILL DICTATE GREASE INTERCEPTOR(S) SIZE. ALL INTERCEPTORS SHALL BE A MINIMUM OF 1,000 GALLONS AND A MAXIMUM OF 1,250 GALLONS.
5. TANK MUST BE TRAFFIC BEARING (SHALL MEET H-20 LOADING REQUIREMENTS).
6. TANK WALLS AND BOTTOM SLAB MUST BE A MINIMUM 4" THICK AND THE TOP SLAB A MINIMUM 6" THICK; ALL WITH #4 REBAR REINFORCEMENT.
7. TANK SEAMS SHALL BE JOINED AND SEALED WITH MINIMUM 1-3/4" "RAM-NEK" SEALER OR EQUIVALENT TO FORM A WATER TIGHT SEAL.
8. ALL INTERNAL AND EXTERNAL CONCRETE SURFACES SHALL RECEIVE 2 COATS OF A WATER BASED EPOXY COATING.
9. GREASE INTERCEPTORS MUST BE INSTALLED ON DRY, STABLE AND UNDISTURBED SOIL. IF THESE CONDITIONS CAN NOT BE MET, EXCAVATION SHALL BE EXTENDED TO SIX INCHES BELOW THE STRUCTURE AND A CUSHION OF 3/4 STONE SHALL BE PROVIDED.
10. PRECAST CONCRETE RINGS SHALL BE UTILIZED FOR RING & COVER ADJUSTMENTS.

SPECIAL NOTE: IF INTERCEPTOR IS REPLACING AN EXISTING INTERCEPTOR THAT WILL BE ABANDONED IN PLACE, PERFORM THE FOLLOWING: (1) STRUCTURE MUST BE PRESSURE WASHED TO ENSURE ALL GREASE AND FOREIGN MATERIAL IS REMOVED, (2) REMOVE PORTION OF STRUCTURE WITHIN 3 FEET OF FINISH GRADE AND (3) INSTALL A MINIMUM 6 INCH DIAMETER HOLE IN THE BOTTOM SLAB OF THE STRUCTURE.

STANDARD DETAIL FOR GREASE, OIL, AND SAND INTERCEPTORS (N.T.S.)

FPUA COMMUNITY PROUD	STANDARD DETAIL FOR GREASE, OIL, AND SAND INTERCEPTORS	S-14
2018 LABEL UPDATE	SLL JLC	
DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2016	SHEET 1 OF 1



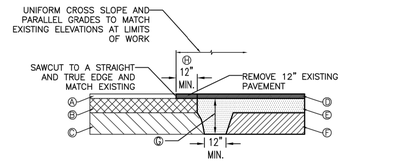
SANITARY LATERAL RELOCATION OPTION OVER NEW CONSTRUCTION

SANITARY LATERAL RELOCATION OPTION UNDER NEW CONSTRUCTION

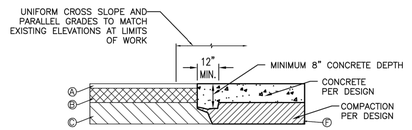
NOTES:

1. ALL PIPING SHALL BE SDR-26 WITH SDR-26 FITTINGS.

FPUA COMMUNITY PROUD	SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION	S-17
03-09 DESIGN	SLL JLC	
DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # COMPUTER#	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S. SCALE	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



PAVEMENT



CONCRETE

NOTES:

Ⓐ EXISTING ASPHALT

Ⓑ EXISTING BASE

Ⓒ EXISTING SUBGRADE

Ⓓ PROPOSED ASPHALT PER PLANS.

Ⓔ PROPOSED BASE PER PLANS.

Ⓕ PROPOSED SUBGRADE/SUBBASE PER PLANS.

Ⓖ BASE BUTT JOINT TO BE COMPACTED IN 6" LIFTS TO 98% MAXIMUM DENSITY PER A.A.S.H.T.O. T-180 WITH A MINIMUM DEPTH OF 12".

Ⓗ 12" PAVEMENT EXTENSION NOT TO EXTEND INTO TRAVEL WAY.

St Lucie County FLORIDA	LAND DEVELOPMENT DETAILS	DETAIL LD-4
	NON RESIDENTIAL DRIVEWAY CONNECTION	DATE: 10/12/20

REVISIONS

NO.	DATE	REMARKS	BY
4	3/09/2021	TRC REVIEW & BLDG DEPT. COMMENTS	RB

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR
BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981

DETAILS

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1280 N. CONGRESS AVE. SUITE 101
WEST PALM BEACH, FLORIDA 33409
PH: (561)655-1151 • FAX: (561)832-3390
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DATE	MARCH 2021
DRAWN	KL
PROJECT ENGINEER	RB
PROJECT MANAGER	RB
CHECKED	ACS

SHEET NO. 5 / 7

JOB NO. 20182.01

J:\Land Projects R2\20182.01 Smith Brod\DWG\20182.01_D11.S.dwg DATE: 3/8/2021 4:54 PM

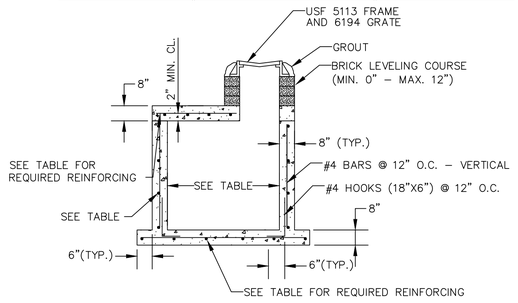
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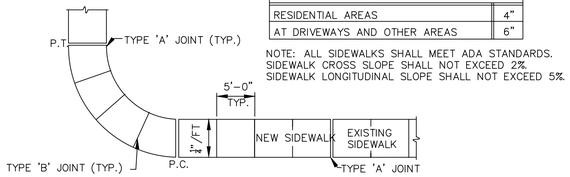
INLET TYPE	STRUCTURE SIZE	SLAB REINFORCING REQUIRED	HORIZ. REINFORCING REQ.
3	36" X 36"	#4 BARS @ 10" O.C. – EW	#4 BARS @ 10" O.C.
4	48" X 48"	#5 BARS @ 10" O.C. – EW	#5 BARS @ 10" O.C.
5	54" X 54"	#5 BARS @ 10" O.C. – EW	#5 BARS @ 10" O.C.
6	60" X 60"	#6 BARS @ 10" O.C. – EW	#5 BARS @ 10" O.C.
7	66" X 66"	#6 BARS @ 10" O.C. – EW	#6 BARS @ 10" O.C.
8	72" X 72"	#6 BARS @ 10" O.C. – EW	#6 BARS @ 10" O.C.



DRAINAGE INLET

TABLE OF SIDEWALK THICKNESS	
LOCATION	
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

NOTE: ALL SIDEWALKS SHALL MEET ADA STANDARDS.
SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
SIDEWALK LONGITUDINAL SLOPE SHALL NOT EXCEED 5%

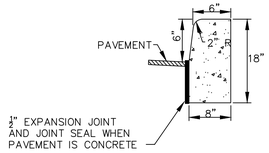


PLAN

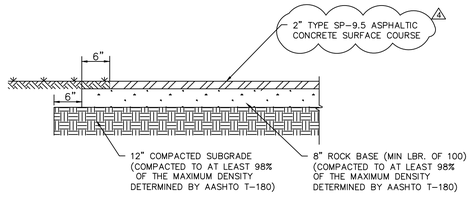


TYPE 'A' JOINT TYPE 'B' JOINT

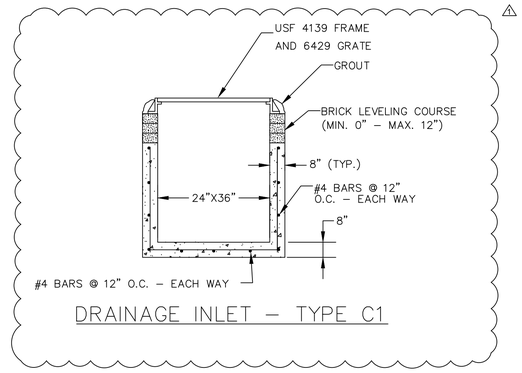
CONCRETE SIDEWALK



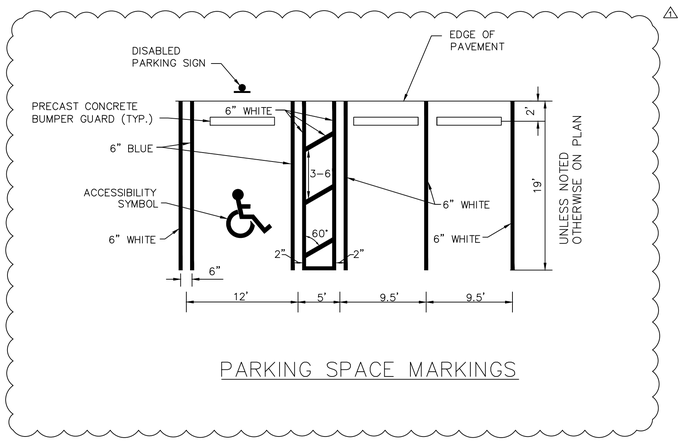
TYPE "D" CURB



ASPHALT PAVEMENT SECTION



DRAINAGE INLET – TYPE C1



PARKING SPACE MARKINGS

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REVISIONS

NO.	DATE	REMARKS	BY
4	3/09/2021	TRC REVIEW & BLDG DEPT COMMENTS	RB
3	2/22/2021	TECH REVIEW PROJECT COMMENTS	KL

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR
BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981

DETAILS

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS + SURVEYORS + GIS MAPPERS
1280 N. CONGRESS AVE. SUITE 101
WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

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DATE	MARCH 2021
DRAWN	KL
PROJECT ENGINEER	RB
PROJECT MANAGER	RB
CHECKED	ACS

SHT. NO. 6 OF 7

JOB NO. 20182.01

PLOT: 3/8/2021 4:58:11 PM

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION		G-1 NOTES
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DRAWN BY: JJM / SCALE: N.T.S.		
APPROVED: JLC / DATE: 2010	SHEET 1 OF 2	

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY. AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION		G-1 NOTES
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DESIGNED: JJM / COMPUTER FILE #: DETAIL NOTES 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
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APPROVED: JLC / DATE: 2010	SHEET 2 OF 2	

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
2. ALL UNSUITABLE MATERIAL SUCH AS MUCK, MARL, AND DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF WITHIN THE LIMITS OF CONSTRUCTION. CLEAN GRANULAR MATERIAL SHALL BE USED AS BACKFILL AND PLACED IN 12 INCH LIFTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT SHOW ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DE-ENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.
7. ALL ELEVATIONS REFER TO N.A.V.D 88. MINIMUM FINISHED FLOOR ELEVATION(S) SHALL BE N.A.V.D 88, OR 18 INCHES ABOVE MINIMUM ROAD CROWN ELEVATION, WHICHEVER IS GREATER.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY APPROPRIATE GOVERNING AGENCIES.
9. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
12. ALL CONCRETE SHALL BE 3,000 p.s.i. UNLESS OTHERWISE SPECIFIED.
13. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
14. ENGENUITY GROUP, INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND FOR THE SAFETY OF THE GENERAL PUBLIC.
15. ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LOCAL UTILITY STANDARDS AND SPECIFICATIONS.
16. CONTRACTOR SHALL ASSURE THAT ALL TRENCHES MORE THAN FIVE FEET DEEP WILL HAVE TRENCH PROTECTION PER THE TRENCH SAFETY ACT. THE METHOD OF TRENCH PROTECTION THE CONTRACTOR SELECTS MUST BE IN COMPLIANCE WITH OSHA REGULATIONS.
17. UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR IS TO INCLUDE IN THEIR BID PACKAGE, PER THE TRENCH SAFETY ACT, ONE ITEM OF COST PERTAINING TO TRENCH PROTECTION.
18. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS. COMPLIANCE INCLUDES SUBMITTAL OF A NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITIES WITH AN ATTACHED STORM WATER POLLUTION PREVENTION (SWPPP). THE NOI AND SWPPP SHALL BE SUBMITTED TO APPLICABLE AGENCIES.

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIRE-MENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS		G-2 CONSTRUCTION NOTES
02-06 DATE: / REVISION: / BY: / APPD:		WATER/WASTEWATER ENGINEERING
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DRAWN BY: JJM / SCALE: N.T.S.		
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1	

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT		G-3 WATER/SEWER CONFLICT
02-06 DATE: / REVISION: / BY: / APPD:		WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE #: DETAIL NOTES 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.		
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1	

REVISIONS			
NO.	DATE	REMARKS	BY

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR
BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981
NOTES

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1280 N. CONGRESS AVE. SUITE 101
WEST PALM BEACH, FLORIDA 33409
PH: (561)655-1151 • FAX: (561)832-3390
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

J:\Land Projects 8\20182.01 Smith Blvd\DWG\20182.01 Notes.dwg DATE: 1/20/2021 12:53 PM

DATE	MARCH 2021
DRAWN	KL
PROJECT ENGINEER	RB
PROJECT MANAGER	RB
CHECKED	ACS

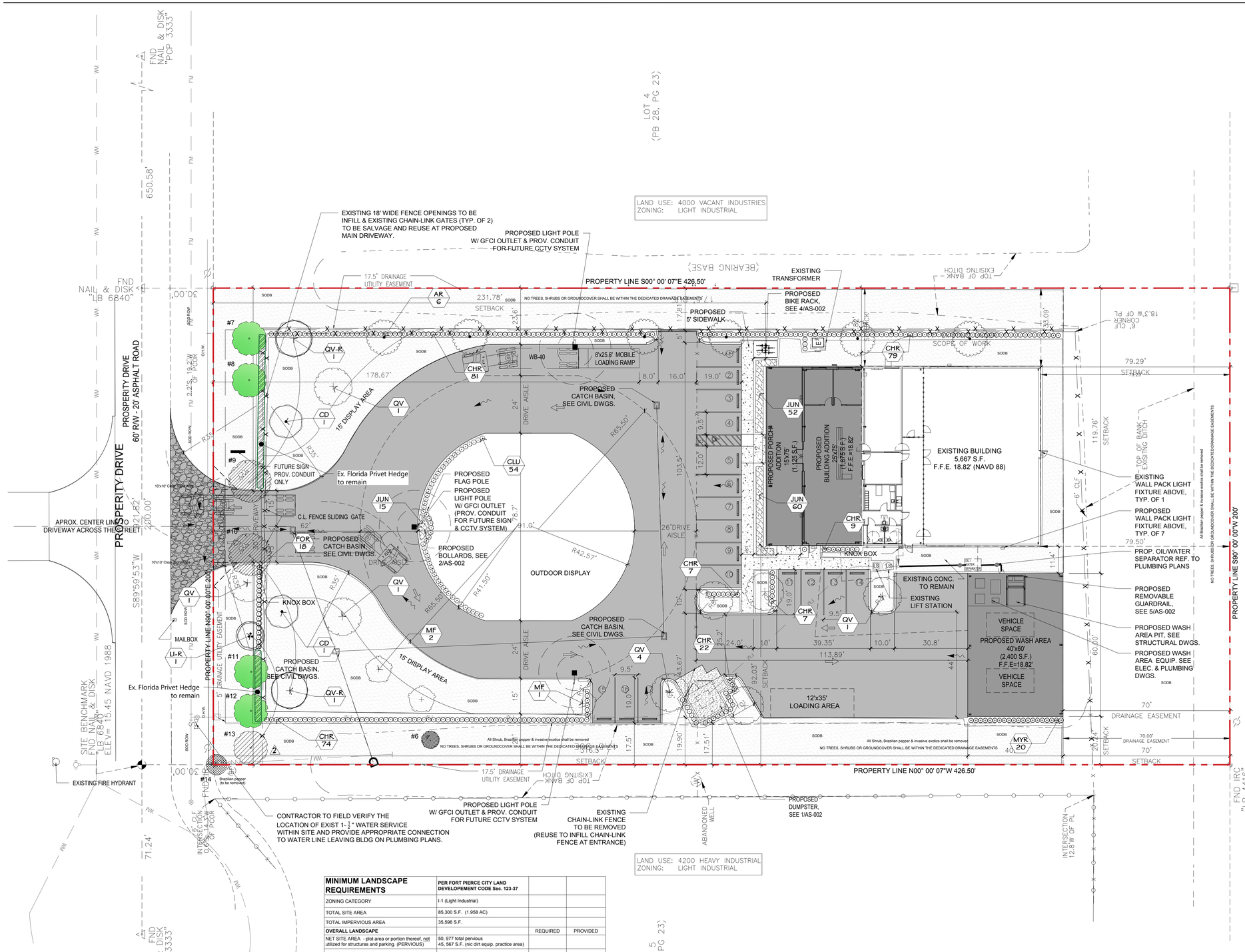
SHEET NO. 7 OF 7
JOB NO. 20182.01

ADAM SWANEY, P.E., PROFESSIONAL ENGINEER LICENSE NO. 72235.
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM SWANEY, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

811 Know what's below. Call before you dig.

SUBMITTAL, PERMIT

PLOT: 3/8/2021 4:58:22 PM



MINIMUM LANDSCAPE REQUIREMENTS	PER FORT PIERCE CITY LAND DEVELOPEMENT CODE Sec. 123-37		
ZONING CATEGORY	I-1 (Light Industrial)		
TOTAL SITE AREA	85,300 S.F. (1.958 AC)		
TOTAL IMPERVIOUS AREA	35,596 S.F.		
OVERALL LANDSCAPE		REQUIRED	PROVIDED
NET SITE AREA - plot area or portion thereof, not utilized for structures and parking. (PERVIOUS)	50, 977 total pervious 45, 567 S.F. (nic dirt equip. practice area)		
LANDSCAPED AREAS			
Interior VUA	One (1) SF of interior landscaping/30 SF of VUA, one (1) tree/100 SF of required landscape area. 23,387 sf / 30 sf = 780 sf / 100 = 8 trees	8 trees	8 trees
Screening of refuse collection areas	6' masonry wall or fence, one (1) shrub or hedge continuous along perimeter 2' oc		yes
LANDSCAPE BUFFERS	Adjacent to street ROW &/or VUA's		
North (Prosperity Drive street row)	One (1) tree /300 SF required landscape : 6' wide x 300 ft street frontage = 1800 sf / 300 sf = 6 trees.	6 trees	6 trees
South (ex. 70' drainage easment)	n/a - adjacent to industrial	0 trees	0 trees
West	One (1) tree /200 SF required landscape : 10' wide x 120 LF where adj to VUA = 1200 sf / 200 sf = 6 trees.	6 trees	6 trees
East	One (1) tree /200 SF required landscape : 10' wide x 114 LF where adj to VUA = 1140 sf / 200 sf = 6 trees.	6 trees	6 trees
			26 trees total (19 proposed & 5 existing)

All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.

Base information provided by Ahrens Companies Site Plan via electronic file. These plans are to be used for proposed planting installation purposes only. Field verification of existing conditions shall be performed prior to material installation. All hardscape and site drainage shall be by others.

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

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Scale in Feet
1" = 20' – 0"
20' 0 10' 20' 40'

Project Site Planners / Contractors

AHRENS COMPANIES
DESIGN/BUILD • GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	6	Acer rubrum Red Maple
	CD	2	Coccoloba diversifolia Pigeon Plum
2	LI-R	1	Lagerstroemia spp. Crape Myrtle Multi-Trunk
	MF	3	Myrcianthes fragrans Simpson`s Stopper
	QV	8	Quercus virginiana Southern Live Oak
	QV-R	2	Quercus virginiana Southern Live Oak

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHR	279	Chrysobalanus icaco Coco Plum
	CLU	54	Clusia guttifera Small Leaf Clusia
	FOR	18	Forestiera segregata Florida Privet
	MYR	20	Myrica cerifera Wax Myrtle

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	JUN	127	Juniperus horizontalis Creeping Juniper

TURF	CODE	QTY	BOTANICAL / COMMON NAME
	SOD-B	25,886 sf	Paspalum notatum Bahia Grass

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FL-LA6666715
lbenderlarch@gmail.com

REVISIONS		
1	tech. review project comments	1/22/21
2	st lucie county comments	2/17/21

PROPOSED FACILITY FOR
BOBCAT - TREASURE COAST
4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981
PROPOSED LANDSCAPE PLAN

Designed: LMB
Drawn: LMB
Date: 10-23-2020
Job No.: #20-538

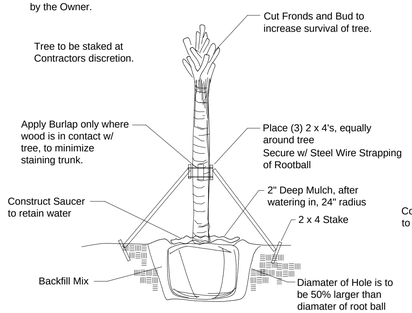
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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

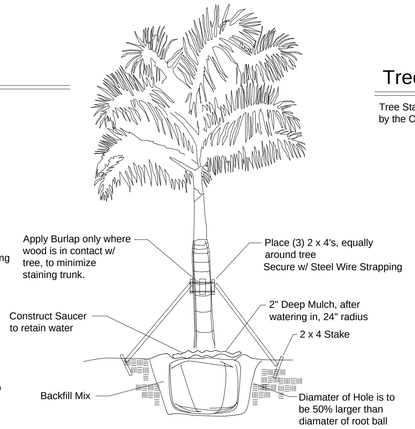
LYNN M. BENDER
FL. REG. LANDSCAPE ARCHITECT
REGISTRATION NUMBER 666715
REGISTERED LANDSCAPE ARCHITECT LYNN M. BENDER NUMBER 666715 STATE OF FLORIDA SEAL
2/17/21

Sheet No.
LP1
of 2

Palm Tree Staking Detail

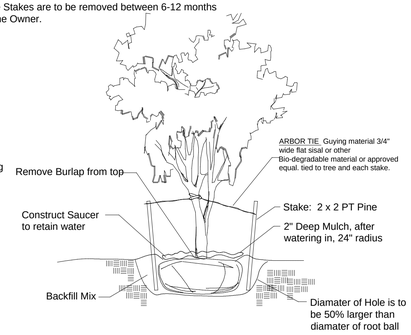
Tree Stakes are to be removed between 6-12 months by the Owner.





Tree Staking Detail

Tree Stakes are to be removed between 6-12 months by the Owner.



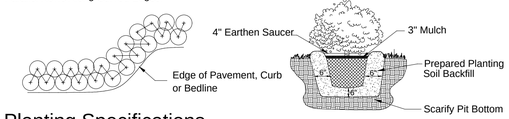
Shrub & Groundcover Planting Detail

NTS

Note: All Shrubs And Groundcovers Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.

SHRUB DETAIL

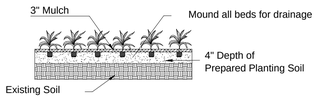
NTS



Groundcover & Annual Detail

NTS

NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.



Notes

All Plants shall be Florida No.1 or better.

Contractor Shall be familiar w/ the Landscape code and shall comply with all of its applicable requirements.

Contractor shall verify all quantities indicated at time of bid. Contractor shall provide unit prices at time of bid.

All contractors working on the project shall be licensed and fully insured as required.

Tree and palm staking shall be removed between 6 and 12 months after planting.

Planting Specifications

QUALITY: All plants shall be Florida No.1 or better as given in Grades & Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Consumer Services.

RESEARCH : Contractor shall research plans and site to determine present location of utilities and obstructions before commencing work. Contractor shall ensure that before he commences work that all necessary permits have been obtained.

The contractor shall personally examine the project site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may occur.

No Additional compensation will be granted, after bid has been let for any hardships the contractor may encounter in the performance of his duty. Any discrepencies or errors not addressed at the time of bid.

DRAWINGS : Drawings are part of thris contract. Any discrepencies between the drawings and specifications shall be brought to the attention of the owner at time of bid.

SCOPE : Under this contract, the work consists of furnishing all labor, material, equipment, transportation, etc., to complete all landscaping work as shown on the Drawings, as included in the Plant List and as herein specified. Work shall include all construction and maintenance/watering of all planting areas of this Contract until accepted by the Owner.

The contractor shall be responsible for all planting/ maintenance of plants until acceptance by Owner. Contractor shall protect all existing structure, plants etc., from damage during the construction process.

All damage shall be repaired at the contractors expense

WARRANTY: All trees shall be warrantied for a period of 1 year. All shrubs and groundcovers shall be warrantied for a period of 90 days, and sod shall be warrantied for a period of 30 days. Warranty begins at time of acceptance. All warranties shall be provided to the owner.

REPLACEMENT: All plant replacements shall be done with the same size and species of plant that was specified.

SAMPLES: Samples of any landscape material may be required for approval on the site or as otherwise determined by the Owner. Upon approval of samples (i.e. mulch, planting soil, plant varieties, etc.) by the Owner, delivery of material may begin. Approved samples shall be stored on the site and protected until furnishing of materials is completed. Plant samples be planted in permanent positions, but labeled as samples.

SUBSTITUTIONS : Any substitutions made for any reason must be approved by the owner.

WATER : It is the contractors responsibility to obtain and adequately water the plants during the duration of the installation phase. All plants shall be freshly dug,healthy and be well branched, free form disease and insects.

CONTAINER GROWN MATERIAL : All container grown materials shall be healthy vigorous, well rooted plants, and established in the container so that the root mass will retain its shape and hold together when removed from the container.

PALMS : Only a minimum numer of fronds shall be removed from the crown of palm trees to facilitate moving and handling. Cabbage palm heads shall be tied with a burlap strip per the following procedure: The first (inside) row of fronds contiguous to bud shall be removed. The next 3-4 rows shall be tied to bud for support. The remaining (lower) fronds shall be removed. Tied fronds and bud tip shall not be clipped. Burlap strip shall be left in place until the tree is well established.

PALMS : Clear trunk (c.t.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature green portion of the tree. Caliper shall be measured at breast height. Overall height (OA) shall be measured from the ground at the time of installation to a point one-quarter the length of the unopened bud below the bud tip.

SHADE TREES : Height shall be measured from the gorund to the avg. height of canopy. Spread shall be measured to the average outer edge. Single trunk trees shall be free from low-crotches.

SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass. Measurements are not to include any terminal growth.

SOD: Sod shall be measured on the basis of square footage. Contractor shall be responsible for coverage of the square footage shown on the plans.

SOD: Time delivery so that sod will be placed within 24 hours after.

MULCH: Apply 3" NON-CYPRESS mulch to all planting areas. Keep mulch from piling up along the base of the tree and shrubs. Mulch to be measured after compaction.

FINE GRADING
The landscape contractor shall be responsible for fine grading of the site. This means that the site shall be brought within 1" of final grade so that the landscape contractor will be able to perform final grading. All landscape areas, sod areas, are to be fine graded.

PLANT LAYOUT: All bed areas shall have planting laid out prior to planting.
The Landscape Architect shall review all layout prior to planting. If the bed and shrub layout is not inspected prior to planting, the Landscape Architect reserves the right to relocate the plants.

SOIL

Planting beds shall contain good soil, complete with organic sand mix. There shall be no construction debris, rock larger than 1" within bed areas. Soil shall be dark grey-brown in organic color and shall have good drainage characteristics.
Soil within planting beds shall not be compacted.
All compacted sub-base/ shell is to be removed from all landscape areas.

BACKFILL/SOIL MIX	ANNUALS
50% decomposed organic matter (muck)	100% Potting Soil
50% existing soil	
pH: 5.5 - 7.0	

FERTILIZER : Two fertilizers shall be used in all types of plantings except palms. Granular fertilizer shall be uniform in composition, dry and free flowing.
This fertilizer shall be 6-6-6 Nitrogen-Phosphorous-Potassium. Tablet Fertilizer (Agriform or equal) in 21 gr size, shall meet the following requirements: 20% Nitrogen, 10% Phosphorous, 10% Potassium.
The two fertilizers will be applied at the following rates:

1. PLANT SIZE	6-6-6 "AGRIFORM" TABLET (21 GRAM)
1 gal.	1/4 lb. 1
3 gal.	1/3 lb. 2
7-15 gal.	1/2 lb. 4
1"-6" caliper	2 lbs./1" cal. 2/1" caliper
6" and larger	3 lbs./1" cal. 2/1" caliper

2. Magnesium sulfate or "Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper.

PRUNING: Each plant shll be pruned to complement the natural character of the tree. All dead and brown fronds, leaves, branches shall be removed.

TREE GUYING AND BRACING : Firmly stake or guy all trees in accordance with the plans and planting details immediately after planting to prevent wind damage.

WEED CONTROL: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds.

PLANT MAINTENANCE: Contractor shall maintain all plants until final acceptance by owner.

CLEAN-UP: Contractor shall clean site area every day. The site shall be devoid of all rubbish, landscape debris, containers.

LANDSCAPE NOTES:

FDOT Type D or F curb shall be provided along the perimeter of all landscaped, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.

Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.

Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.

Landscape shall not be placed around structures in a manner so as to impede accessibility for fire rescue operations..

All new landscape areas shall be provided with 100 % automatic irrigation coverage.
A Functioning rain sensor/shut-off device shall be required on all irrigation systems.

Mulch all plant beds as specified in details using hardwood, non-cypress to 3" depth.

The soil utilized within the parking island areas MUST be a minimum of 36" in depth of natural soil NOT consisting of road rock, imported fill or other miscellaneous debris..

FOR ALL TREE PLANTINGS :
Synthetic burlap ball covering materials shall be completely remover.
Wire baskets shall be cut off to a depth of 1/2 (half) the depth f the root ball.
Burlap coverings shall be removed to a depth of 1/3 (third) of the root ball.

Any tree support materials shall be removed from each tree once it is established.

All Canopy trees shall be planted no closer than 10' to any underground utilities UNLESS a root barrier is used.

Root Barrier to be installed shall be a min 36" depth

Install as per Manufacture specs:
Root Solutions (800)554-0914
Biobarrier (800)257-6687 Or Equal

If any proposed Trees/Palms are adjacent to exiting overhead utility lines, then principles of FPL "Plant the Right Tree in the Right Place" shall be adhered to. Alteration of proposed material shall be reviewed by Project LA for approval & notification to City.

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Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

The Client agrees to indemnify and hold harmless LBLA INC. from any liability arising from acts or omissions in the performance of said services during construction by the Client, and his/her agents, employees, or subcontractors. where LBLA INC. does not provide landscape architectural services during construction (as the term is generally understood), including on-site monitoring, site visits, shop drawing review, design clarification, etc.

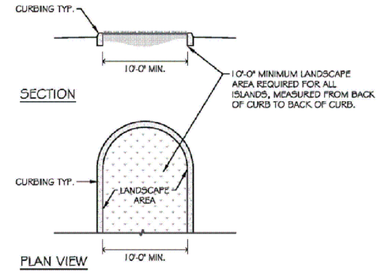


Figure 1. Landscape Island Details

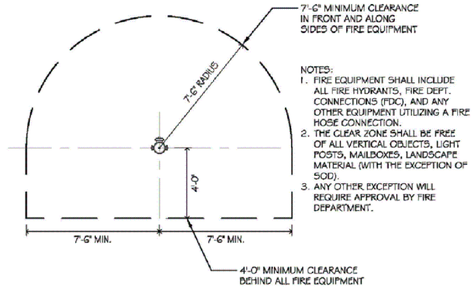


Figure 3. Fire Hydrant Separation Detail

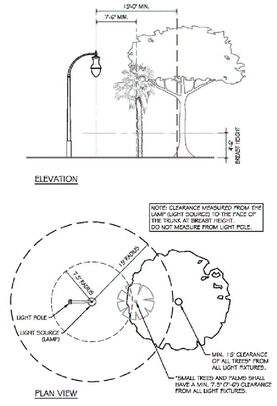


Figure 2. Site Lighting Separation Details

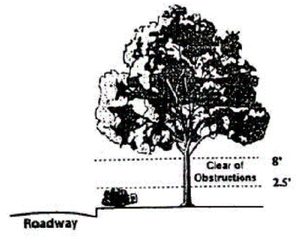


FIGURE 4 CLEAR VISIBILITY REQUIREMENTS

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	CT	DROUGHT TOLERANCE	NATIVE	SPECIFICATION
AR	6	Acer rubrum	Red Maple	12` ht x 5` spr	2.5" DBH	NATIVE	High	Native	B and B
CD	2	Coccoloba diversifolia	Pigeon Plum	12` ht x 5` spr	2.5" DBH	5` ct	High	Native	B&B, FULL CANOPY
LI-R 2	1	Lagerstroemia spp.	Crape Myrtle Multi-Trunk	12`-14` ht x 7`-8` spr	mulit	6`-7` C.T.	High	Non Native	EXISTING RELOCATED
MF	3	Myrcianthes fragrans	Simpson`s Stopper	12` ht x 5` spr	2.5" DBH	5` ct	High	Native	single trunk, B&B
QV	8	Quercus virginiana	Southern Live Oak	12` ht x 5` spr	2.5" DBH	5` ct	High	Native	B&B, FULL CANOPY
QV-R	2	Quercus virginiana	Southern Live Oak	14` oa	3\" dbh	5` ct	High	Native	EXISTING RELOCATED
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
CHR	279	Chrysobalanus icaco	Coco Plum	24\" x 18\"	fully rooted pot to meet size	18\" oc	High	Native	Full to base
CLU	54	Clusia guttifera	Small Leaf Clusia	24\" x 24\"	fully rooted pot to meet size	24\" oc	High	Non Native	Full
FOR	18	Forestiera segregata	Florida Privet	24\" min @ install	3 Gallon	24\" oc	High	Native	Full to base
MYR	20	Myrica cerifera	Wax Myrtle	24\" x 18\"	3 Gallon	24\" oc	High	Native	Full to base
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
JUN	127	Juniperus horizontalis	Creeping Juniper	15\"x15\"	3 gallon	15\" oc	High	Non Native	Fully rooted
TURF	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
SOD-B	25,886 sf	Paspalum notatum	Bahia Grass	sod					Laid tight solid

*Estimated sod total based on if all new for overall site. Final qty TBD in field by contractor depending on existing sodded areas to remain & unaffected during construction operations.

NOTE:
Finished grades of landscape areas. Finished grade of landscape areas shall be at or below the grade of adjacent VUA or public sidewalks, except for mounding or other surface aesthetics. Grade shall be designed to receive roof and surface runoff and to assist irrigation of plantings and then any overflow routed as necessary underground. Mounding or other surface aesthetics shall not inhibit or defeat intended rainwater capture, retention or percolation from a VUA.

Root barriers. A root barrier system shall be installed in situations where a tree or palm is planted within ten (10) feet of a sidewalk or parking area, unless other special provisions have been designed to accommodate tree roots.

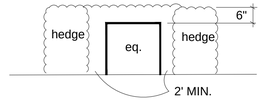
IRRIGATION NOTE: (Water source - CITY METER)
An automatic properly functioning underground irrigation system with a rain sensing cutoff device shall be in compliance with the South Florida Building Code and city Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the operation of the device. The irrigation system shall be rust free & properly maintained in good working order and provide a minimum coverage of 100% with 50% overlap.

Adequate irrigation of all newly proposed landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Irrigation systems shall conform to following standards:
a. Irrigation systems shall be continuously maintained in working order and shall be designed so not to overlap water zones or to water impervious areas.
b. No irrigation system shall be installed or maintained abutting any public street which causes water from the system to spurt onto the roadway or to strike passing vehicular traffic.

UTILITY SCREENING NOTE:
MECHANICAL & SERVICE EQUIPMENT SCREENING DETAIL

All air conditioners, pumps, transformers, back-flow preventers, and other site utilities shall receive a landscape hedge screen of plant material as required by Code. All hedges shall be maintained 6" above equipment.

provide screening on 3 sides as applicable



Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

LA CONSULTANT

LBLA, Inc.
Lynn Bender Landscape Architecture
5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
lbenderlarch@gmail.com

REVISIONS		
1	tech. review project comments	1/22/21
2	st lucie county comments	2/17/21

PROPOSED FACILITY FOR
BOBCAT - TREASURE COAST
4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981
LANDSCAPE DETAILS & SPECIFICATIONS

Designed: LMB
Drawn: LMB
Date: 10-23-2020
Job No.: #20-538

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

LYNN M. BENDER — LICENSED LANDSCAPE ARCHITECT — FL. REGISTRATION NO. LA6666715 — STATE OF FLORIDA — 2/17/21

Sheet No.
LP2
of 2

All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.

Project Site Planners / Contractors

AHRENS COMPANIES
DESIGN/BUILD • GENERAL CONSTRUCTION

OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

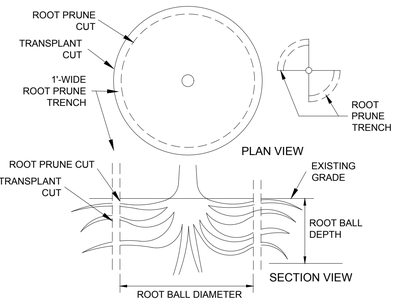
NOTES FOR TREE PROTECTION BARRICADES:

1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. NO GRADE CHANGES, TRAFFIC, STORAGE, TRENCHING OR ROOT CUTTING ALLOWED IN "TREE PROTECTION ZONE". CONTRACTOR TO REPLACE OR MITIGATE DAMAGED TREES OR VEGETATION AT CONTRACTOR'S EXPENSE PER LOCAL GOVERNMENT CODE REQUIREMENTS.
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EXISTING TREE DISPOSITION CHART

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	HT (FT)	CANOPY SPREAD (FT)	CONDITION	DISPOSITION	NOTES
1	Quercus virginiana	LIVE OAK	14"	26	17	FAIR	REMOVE	MULTI CO-DOMINANT @ 3', POOR STRUCTURE
2	Acer rubrum	RED MAPLE	6"	20	8	FAIR	REMOVE	
3	Acer rubrum	RED MAPLE	7"	15	8	POOR	REMOVE	MULTI CO-DOMINANT, POOR STRUCTURE, SUCKER GROWTH
4	Quercus virginiana	LIVE OAK	3"	12	6	POOR	REMOVE	NO VALUE, FALLEN, THEN GROWTH FROM HORZ. BRANCH
5	Quercus spp.	SCRUB OAK	2"	8	5	POOR	REMOVE	MULTI @ BASE, SUCKERS
6	Quercus spp.	SCRUB OAK	2 @ 2"	6	5	POOR	REMOVE	NO VALUE, MULTI @ BASE, VOLUNTEER, SHRUB LIKE
7	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	REMAIN	MULTI
8	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	REMAIN	MULTI
9	Quercus virginiana	LIVE OAK	2.5"	14	4	GOOD	RELOCATE	
10	Quercus virginiana	LIVE OAK	2.5"	14	4	GOOD	RELOCATE	
11	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	REMAIN	MULTI
12	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	REMAIN	MULTI
13	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	RELOCATE	MULTI
14	Schinus terebinthifolia	BRAZILIAN PEPPER	-	-	-		REMOVE	FLEPPC CAT 1 EXOTIC INVASIVE
15	Schinus terebinthifolia	BRAZILIAN PEPPER	-	-	-		REMOVE	FLEPPC CAT 1 EXOTIC INVASIVE
16		CARROTWOOD	2 @ 2.5"	15	8	-	REMOVE	FLEPPC CAT 1 EXOTIC INVASIVE
			29"					= TOTAL DBH NCHES REMOVED

29" of DBH to mitigate for - Refer to LP1 & LP2 for mitigation credits.



NOTES:

1. MARK AND CUT A 12"-WIDE 'ROOT PRUNE TRENCH' AROUND THE TREE TO PROVIDE A ROOT BALL SIZE PER THE APPROPRIATE TABLE IN ITEM 3 (REFER TO SHEET LA-3, TREE RELOCATION SPEC.) USE SHARPENED SPADES FOR ROOT PRUNING. DO NOT CUT UNDER THE ROOT BALL, NOR REMOVE OLD ROOTS ON TOP OF ROOT BALL.
2. CUT THE 'ROOT PRUNE TRENCH' INITIALLY ON TWO SIDES (QUARTERS) OPPOSITE EACH OTHER. THEN AFTER $\frac{1}{3}$ OF TOTAL 'WAIT TIME' HAS PASSED, CUT THE 'ROOT PRUNE TRENCH' FOR THE REMAINING TWO QUARTERS.
3. FILL THE 'ROOT PRUNE TRENCH' WITH A MIXTURE OF $\frac{2}{3}$ EXISTING SOIL AND $\frac{1}{3}$ PEAT HUMUS. LEAVE A DEPRESSION TO HOLD WATER AND THEN IRRIGATE THE ROOT BALL AREA AND TRENCH TO PROMOTE FEEDER ROOT GROWTH.
4. REFER TO "TREE RELOCATION SPECIFICATIONS" ON SHEET LA-3 FOR COMPLETE SPECIFICATIONS.

TREE & PALM ROOT PRUNING
NOT TO SCALE

TREE RELOCATION SPECIFICATIONS *(IF APPLICABLE)*

A. DEFINITIONS FOR TERMS USED HEREIN

TREE - THE TERM 'TREE' SHALL MEAN ALL TREE AND PALM SPECIES, EXCEPT WHERE UNIQUE SPECIFICATIONS ARE INDICATED FOR PALM SPECIES.
PALM - THE TERM 'PALM' SHALL APPLY TO ALL PALM SPECIES.

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C. ROOT PRUNING AND TRANSPLANTING PROCEDURE (REFER TO GRAPHIC ROOT PRUNING DETAIL)

A TREE DESIGNATED TO BE RELOCATED OR TRANSPLANTED SHALL BE ROOT PRUNED WITH ADEQUATE 'WAIT TIME' IN ADVANCE OF TRANSPLANTING TO ALLOW A NEW ROOT SYSTEM TO GROW BEFORE MOVING THE TREE. THE TIME TYPICALLY REQUIRED FOR A ROOT SYSTEM TO DEVELOP BEFORE TRANSPLANTING DEPENDS ON THE SPECIE, SIZE, HEALTH, AND SOIL MOISTURE CONTENT. REFER TO ITEM 7 FOR AN ESTIMATED 'WAIT TIME'.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL UNDERGROUND UTILITIES OR OBSTRUCTIONS PRIOR TO COMMENCING WORK AND PROTECTING SAME FROM DAMAGE. IN CASE OF CONFLICT WITH PROPOSED WORK, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCE-MENT OF WORK.
2. REMOVE ALL ROCK AND DEBRIS AROUND THE TREE TO BE ROOT PRUNED.
3. DETERMINE THE SIZE OF THE ROOT BALL THAT IS BEING PREPARED BASED ON THE TRUNK CALIPER SIZE OF THE TREE (SEE TABLE BELOW). THE ROOT BALL DEPTH TYPICALLY SHALL BE AT LEAST 2/3 OF THE ROOT BALL DIAMETER SHOWN. TREES GROWN ABOVE A HIGH WATER TABLE CAN HAVE SHALLOWER ROOT BALLS PROVIDED THE ROOT BALL DIAMETER IS INCREASED AT LEAST ONE SIZE LARGER PER THE TABLE BELOW.

TREE CALIPER	MIN. ROOT BALL DIAMETER	MIN. ROOT BALL DEPTH
2"-4" CAL.	36"-42" DIA.	24"-28" DEPTH
4"-6" CAL.	42"-48" DIA.	28"-32" DEPTH
6"-8" CAL.	48"-60" DIA.	32"-40" DEPTH
8"-10" CAL.	60"-72" DIA.	40"-48" DEPTH
10"-12" CAL.	72"-84" DIA.	48"-56" DEPTH
12"-14" CAL.	84"-96" DIA.	56"-64" DEPTH
14"-16" CAL.	96"-108" DIA.	64"-72" DEPTH
16"-18" CAL.	108"-120" DIA.	72"-80" DEPTH
18"-20" CAL.	120"-132" DIA.	80"-88" DEPTH
20"-24" CAL.	132"-144" DIA.	88"-96" DEPTH
28"-32" CAL.	156"-168" DIA.	96"-104" DEPTH
32"-36" CAL.	168"-180" DIA.	104"-112" DEPTH

PALM TYPE	MIN. ROOT BALL DIAMETER	GENERAL PALM HEIGHT OVERALL	MIN. ROOT BALL DEPTH
SABAL PALM	48"	< 15 FT. HT.	12" DEPTH
COCONUT PALM	48"	15-25 FT. HT.	18" DEPTH
QUEEN PALM	48"	26-30 FT. HT.	24" DEPTH
SAGO PALM	48"	> 30 FT. HT.	24" DEPTH
DATE PALM	60"		
ROYAL PALM	60"		
RECLINATA PALM	72"		
PAUROTIS PALM	72"		

4. MARK AND CUT A 12"-WIDE 'ROOT PRUNE TRENCH' AROUND THE TREE TO PROVIDE A ROOT BALL SIZE PER THE APPROPRIATE TABLE IN ITEM 3. USE SHARPENED SPADES FOR ROOT PRUNING. DO NOT CUT UNDER THE ROOT BALL, NOR REMOVE OLD ROOTS ON TOP OF ROOT BALL.
5. CUT THE 'ROOT PRUNE TRENCH' INITIALLY ON TWO SIDES (QUARTERS) OPPOSITE EACH OTHER. THEN, AFTER 1/3 OF TOTAL 'WAIT TIME' HAS PASSED, CUT THE 'ROOT PRUNE TRENCH' FOR THE REMAINING TWO

ROOT PRUNING AND TRANSPLANTING PROCEDURE (REFER TO GRAPHIC ROOT PRUNING DETAIL) (CONT.)

6. FILL THE 'ROOT PRUNE TRENCH' WITH A MIXTURE OF 2/3 EXISTING SOIL AND 1/3 PEAT HUMUS. LEAVE A DEPRESSION TO HOLD WATER AND THEN IRRIGATE THE ROOT BALL AREA AND TRENCH TO PROMOTE FEEDER ROOT GROWTH.
7. THE RECOMMENDED 'WAIT TIME' TO TRANSPLANT AFTER ROOT PRUNING IS:

CALIPER SIZE	WAIT TIME
TREES:	
6" AND LESS	45-90 DAYS
6"-12"	90-180 DAYS
12" AND MORE	180-360 DAYS
PALMS (EXCEPT SABAL PALMS):	
6" AND LESS	21-45 DAYS
6" AND MORE	45-90 DAYS

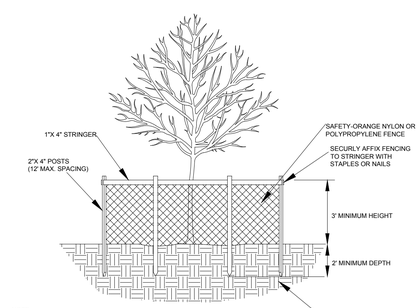
8. BEFORE TRANSPLANTING, PRUNE LIMBS OR FRONDS (AS APPLICABLE) TO FACILITATE RELOCATION AND SURVIVAL. PRUNE TO ENHANCE THE NATURAL SHAPE AND CHARACTER OF THE TREE.
9. RE-GRADE RECIPIENT LOCATION BEFORE TRANSPLANTING THE TREE SO THE TOP OF THE ROOT BALL IS LEVEL WITH THE PROPOSED FINISH GRADE AFTER RELOCATION AND SETTLEMENT.
10. BEFORE MOVING THE TREE, DIG A TRANSPLANT TRENCH/CUT JUST BEYOND THE OUTSIDE PERIMETER OF THE 'ROOT PRUNE TRENCH' TO MINIMIZE DAMAGE TO NEW FEEDER ROOTS DURING TRANSPLANTING.
11. AFTER COMPLETING THE 'TRANSPLANT TRENCH/CUT', LIFT TREE FROM ONE SIDE TO BREAK SUCTION. DIG UNDER THE ROOT BALL TO SEVER ANY REMAINING ROOTS AT A ROOT BALL DEPTH INDICATED IN THE TABLE IN ITEM 3 ABOVE. WRAP THE ROOT BALL WITH SYNTHETIC MATERIAL OR NATURAL BURLAP PRIOR TO MOVING HAND DUG TREES; NOT NECESSARY FOR MOVING BY TREE SPADE TRUCK. REMOVE ALL SYNTHETIC MATERIALS PRIOR TO PLANTING. REMOVE BIODEGRADABLE MATERIALS FROM TOP OF ROOT BALL. CUT BACK WIRE BASKETS BELOW THE TOP HALF OF THE ROOTBALL.
12. THE CONTRACTOR SHALL PROTECT TREES AND ASSOCIATED UNDERSTORY PLANTS FROM BREAKAGE, SCRAPES, AND SCARS BEFORE, DURING, AND AFTER TRANSPLANT OPERATIONS BY METHODS SUCH AS BURLAP WRAPPING, SOFT SLINGS, SUPPORT ARMATURES, TREE BARRICADES, ETC.
13. ALL PLANT MATERIALS SHALL BE RELOCATED TO HOLES EXCAVATED IMMEDIATELY BEFORE TRANSPLANT OPERATIONS. FILL RECIPIENT TREE HOLES 1/3 WITH WATER, INSERT TREE, BACK-FILL AND WATER-IN THOROUGHLY, BEING SURE TO REMOVE ALL AIR POCKETS. PROVIDE 6"-HIGH BERM AROUND PERIMETER OF THE ROOT BALL OF THE NEWLY INSTALLED TREE OR PLANT MATERIAL TO RETAIN WATER. APPLY WATER THOROUGHLY AFTER INSTALLATION AND THEREAFTER USING APPLICATIONS RATES THAT MAXIMIZE TREE/PLANT ESTABLISHMENT. TOP OF ROOTBALL TO BE 3" ABOVE EXISTING SOIL AFTER PLANTING.
14. ALL TREES SHALL BE STAKED TO MAXIMIZE STABILITY AFTER ROOT PRUNING AND AFTER TRANSPLANTING. MAINTAIN AND WARRANTY RELOCATED TREE/PLANT MATERIALS FOR THE SAME PERIOD(S) AS APPLICABLE TO NEW LANDSCAPE PLANTINGS (PER RELATED LANDSCAPE SPECIFICATIONS), INCLUDING THE REMOVAL OF EXOTIC VEGETATION AND WEEDS, AND THE APPLICATION OF ADEQUATE WATER, FERTILIZER, INSECTICIDES, AND MULCH TO MAXIMIZE TREE HEALTH AND ESTABLISHMENT.

TREE PRUNING SPECIFICATIONS
THE CONTRACTOR SHALL PROTECT ALL TREE CANOPIES TO PREVENT LIMB BREAKAGE AND OTHER DAMAGE DURING ALL CONSTRUCTION OPERATIONS AT ALL TIMES. THE CONTRACTOR SHALL HIRE AN ISA CERTIFIED ARBORIST TO PERFORM TREE CROWN REDUCTION FOR ANY TREE CANOPY THAT WILL CONFLICT WITH CONSTRUCTION OPERATIONS. THE REQUIRED CLEARANCE PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 - STANDARD PRACTICES FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE, PART 1: PRUNING. NO MORE THAN ONE-FOURTH OF A TREE'S LEAF BEARING CANOPY SHALL BE REMOVED. ALL PRUNING CUTS SHALL BE MADE BACK TO STRONG LATERALS OR PARENT LIMBS THAT CAN ASSUME APICAL DOMINANCE. ALL PRUNING SHALL ALSO CLEAN OUT DEAD, DISEASED, BROKEN OR WEAKLY ATTACHED BRANCHES; AND SHALL MAINTAIN THE NATURAL SHAPE AND STRUCTURE OF THE TREE. THE ARBORIST HIRED FOR THIS PROJECT MUST HAVE A LOCAL COUNTY TREE TRIMMER'S LICENSE.

ALL TREE ROOTS THAT MUST BE CUT TO INSTALL ADJACENT CONCRETE CURBS, UTILITIES, AND FOOTERS, ETC., OR FOR ROOT PRUNING BEFORE RELOCATION, SHALL BE CUT CLEANLY WITH SHARP BLADES TO PREVENT UNNECESSARY ROOT SHREDDING AND DAMAGE.

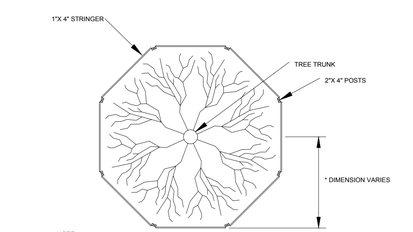
EXISTING TREES WITH AERIAL OVERLAY





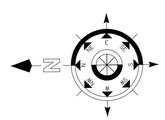
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NOTE:
FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

TREE PROTECTION BARRICADE DETAIL



Scale in Feet
1" = 20' - 0"

20' 0 10' 20' 40'

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

LA CONSULTANT

LBLA, Inc.
Lynn Bender Landscape Architecture

5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
lbenderlarch@gmail.com

REVISIONS		
1	tech. review project comments	1/22/21
2	st lucie county comments	2/17/21

PROPOSED FACILITY FOR
BOBCAT - TREASURE COAST
4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981
EXISTING TREES WITH AERIAL OVERLAY

Designed: LMB
Drawn: LMB
Date: 09-02-2020
Job No.: #20-126

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REGISTERED LANDSCAPE ARCHITECT LYNN M. BENDER No. 6666715 STATE OF FLORIDA 2/17/21 SEAL

Sheet No.
TDP1
of 2

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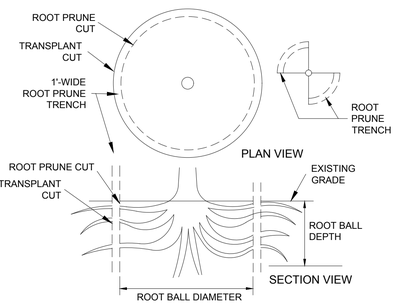
Base information provided by Ahrens Companies Site Plan via electronic file. These plans are to be used for proposed planting installation purposes only. Field verification of existing conditions shall be performed prior to material installation. All hardscape and site drainage shall be by others.

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ROYAL PALM	60"		
RECLINATA PALM	72"		
PAUROTIS PALM	72"		

4. MARK AND CUT A 12"-WIDE 'ROOT PRUNE TRENCH' AROUND THE TREE TO PROVIDE A ROOT BALL SIZE PER THE APPROPRIATE TABLE IN ITEM 3. USE SHARPENED SPADES FOR ROOT PRUNING. DO NOT CUT UNDER THE ROOT BALL, NOR REMOVE OLD ROOTS ON TOP OF ROOT BALL.
5. CUT THE 'ROOT PRUNE TRENCH' INITIALLY ON TWO SIDES (QUARTERS) OPPOSITE EACH OTHER. THEN, AFTER 1/3 OF TOTAL 'WAIT TIME' HAS PASSED, CUT THE 'ROOT PRUNE TRENCH' FOR THE REMAINING TWO

ROOT PRUNING AND TRANSPLANTING PROCEDURE (REFER TO GRAPHIC ROOT PRUNING DETAIL) (CONT.)

6. FILL THE 'ROOT PRUNE TRENCH' WITH A MIXTURE OF 2/3 EXISTING SOIL AND 1/3 PEAT HUMUS. LEAVE A DEPRESSION TO HOLD WATER AND THEN IRRIGATE THE ROOT BALL AREA AND TRENCH TO PROMOTE FEEDER ROOT GROWTH.
7. THE RECOMMENDED 'WAIT TIME' TO TRANSPLANT AFTER ROOT PRUNING IS:

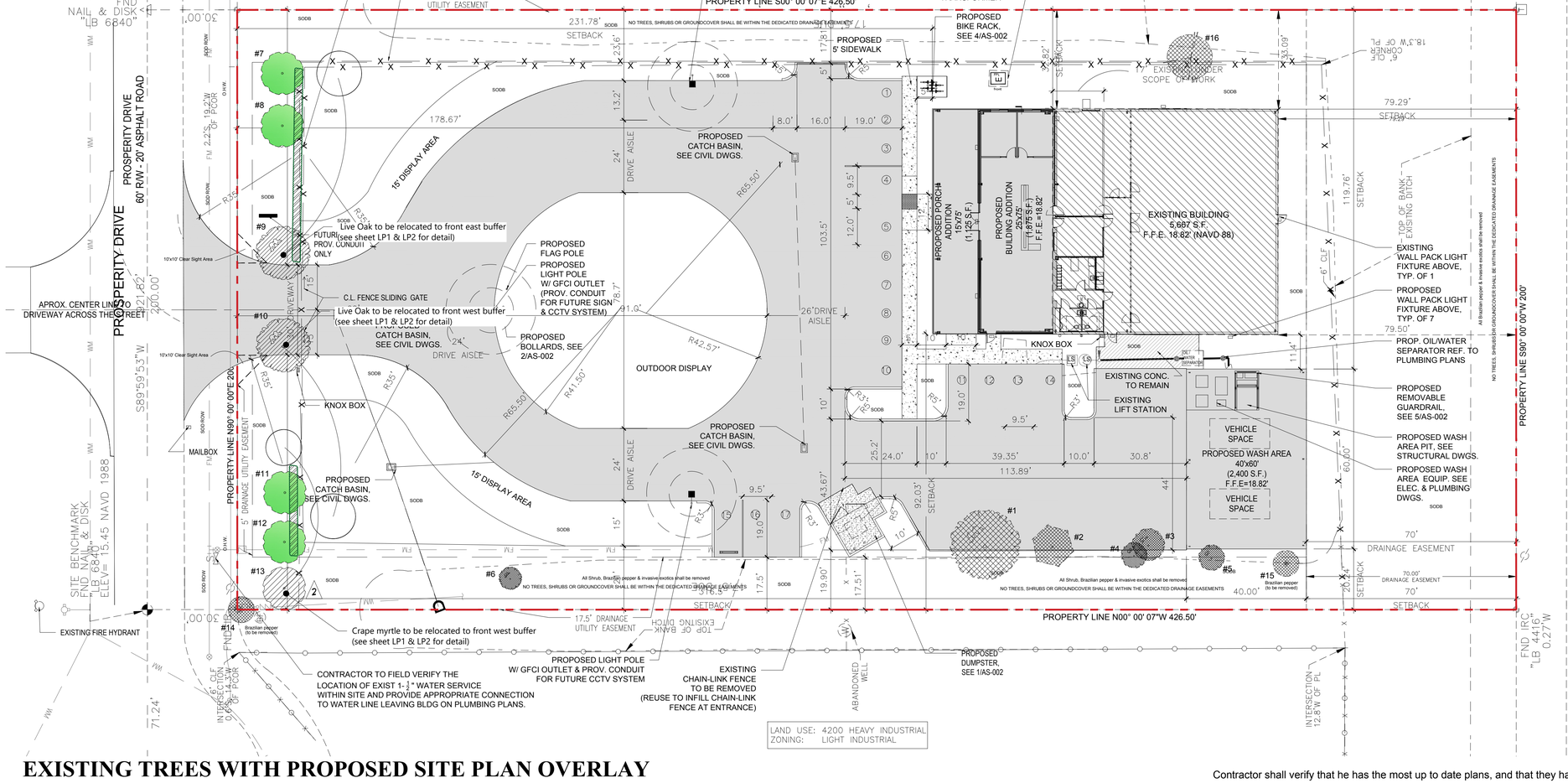
CALIPER SIZE	WAIT TIME
TREES:	
6" AND LESS	45-90 DAYS
6"-12"	90-180 DAYS
12" AND MORE	180-360 DAYS
PALMS (EXCEPT SABAL PALMS):	
6" AND LESS	21-45 DAYS
6" AND MORE	45-90 DAYS

8. BEFORE TRANSPLANTING, PRUNE LIMBS OR FRONDS (AS APPLICABLE) TO FACILITATE RELOCATION AND SURVIVA. PRUNE TO ENHANCE THE NATURAL SHAPE AND CHARACTER OF THE TREE.
9. RE-GRADE RECIPIENT LOCATION BEFORE TRANSPLANTING THE TREE SO THE TOP OF THE ROOT BALL IS LEVEL WITH THE PROPOSED FINISH GRADE AFTER RELOCATION AND SETTLEMENT.
10. BEFORE MOVING THE TREE, DIG A "TRANSPLANT TRENCH/CUT" JUST BEYOND THE OUTSIDE PERIMETER OF THE 'ROOT PRUNE TRENCH' TO MINIMIZE DAMAGE TO NEW FEEDER ROOTS DURING TRANSPLANTING.
11. AFTER COMPLETING THE 'TRANSPLANT TRENCH/CUT', LIFT TREE FROM ONE SIDE TO BREAK SUCTION. DIG UNDER THE ROOT BALL TO SEVER ANY REMAINING ROOTS AT A ROOT BALL DEPTH INDICATED IN THE TABLE IN ITEM 3 ABOVE. WRAP THE ROOT BALL WITH SYNTHETIC MATERIAL OR NATURAL BURLAP PRIOR TO MOVING HAND DUG TREES; NOT NECESSARY FOR MOVING BY TREE SPADE TRUCK. REMOVE ALL SYNTHETIC MATERIALS PRIOR TO PLANTING. REMOVE BIODEGRADABLE MATERIALS FROM TOP OF ROOT BALL. CUT BACK WIRE BASKETS BELOW THE TOP HALF OF THE ROOTBALL.
12. THE CONTRACTOR SHALL PROTECT TREES AND ASSOCIATED UNDERSTORY PLANTS FROM BREAKAGE, SCRAPES, AND SCARS BEFORE, DURING, AND AFTER TRANSPLANT OPERATIONS BY METHODS SUCH AS BURLAP WRAPPING, SOFT SLINGS, SUPPORT ARMATURES, TREE BARRICADES, ETC.
13. ALL PLANT MATERIALS SHALL BE RELOCATED TO HOLES EXCAVATED IMMEDIATELY BEFORE TRANSPLANT OPERATIONS. FILL RECEIPIENT TREE HOLES 1/3 WITH WATER, INSERT TREE, BACK-FILL AND WATER-IN THOROUGHLY, BEING SURE TO REMOVE ALL AIR POCKETS. PROVIDE 6"-HIGH BERM AROUND PERIMETER OF THE ROOT BALL OF THE NEWLY INSTALLED TREE OR PLANT MATERIAL TO RETAIN WATER. APPLY WATER THOROUGHLY AFTER INSTALLATION AND THEREAFTER USING APPLICATIONS RATES THAT MAXIMIZE TREE/PLANT ESTABLISHMENT. TOP OF ROOTBALL TO BE 3" ABOVE EXISTING SOIL AFTER PLANTING.
14. ALL TREES SHALL BE STAKED TO MAXIMIZE STABILITY AFTER ROOT PRUNING AND AFTER TRANSPLANTING. MAINTAIN AND WARRANTY RELOCATED TREE/PLANT MATERIALS FOR THE SAME PERIOD(S) AS APPLICABLE TO NEW LANDSCAPE PLANTINGS (PER RELATED LANDSCAPE SPECIFICATIONS), INCLUDING THE REMOVAL OF EXOTIC VEGETATION AND WEEDS, AND THE APPLICATION OF ADEQUATE WATER, FERTILIZER, INSECTICIDES, AND MULCH TO MAXIMIZE TREE HEALTH AND ESTABLISHMENT.

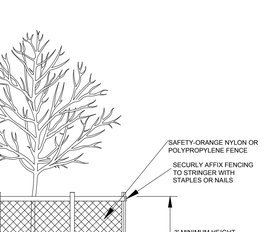
TREE PRUNING SPECIFICATIONS

THE CONTRACTOR SHALL PROTECT ALL TREE CANOPIES TO PREVENT LIMB BREAKAGE AND OTHER DAMAGE DURING ALL CONSTRUCTION OPERATIONS AT ALL TIMES. THE CONTRACTOR SHALL HIRE AN ISA CERTIFIED ARBORIST TO PERFORM TREE CROWN REDUCTION FOR ANY TREE CANOPY THAT WILL CONFLICT WITH CONSTRUCTION OPERATIONS. THE REQUIRED CLEARANCE PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 - STANDARD PRACTICES FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE, PART 1: PRUNING. NO MORE THAN ONE-FOURTH OF A TREE'S LEAF BEARING CANOPY SHALL BE REMOVED. ALL PRUNING CUTS SHALL BE MADE BACK TO STRONG LATERALS OR PARENT LIMBS THAT CAN ASSUME APICAL DOMINANCE. ALL PRUNING SHALL ALSO CLEAN OUT DEAD, DISEASED, BROKEN OR WEAKLY ATTACHED BRANCHES; AND SHALL MAINTAIN THE NATURAL SHAPE AND STRUCTURE OF THE TREE. THE ARBORIST HIRED FOR THIS PROJECT MUST HAVE A LOCAL COUNTY TREE TRIMMER'S LICENSE.

ALL TREE ROOTS THAT MUST BE CUT TO INSTALL ADJACENT CONCRETE CURBS, UTILITIES, AND FOOTERS, ETC., OR FOR ROOT PRUNING BEFORE RELOCATION, SHALL BE CUT CLEANLY WITH SHARP BLADES TO PREVENT UNNECESSARY ROOT SHREDDING AND DAMAGE.

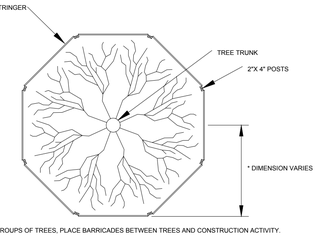


EXISTING TREES WITH PROPOSED SITE PLAN OVERLAY



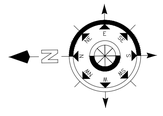
NOTE:
BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

* TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN..



NOTE:
FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

TREE PROTECTION BARRICADE DETAIL



Scale in Feet
1" = 20' - 0"
20' 0 10' 20' 40'

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

LA CONSULTANT



LBLA, Inc.
Lynn Bender Landscape Architecture

5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
lbenderlarch@gmail.com

REVISIONS		
1	tech. review project comments	1/22/21
2	st. lucie county comments	2/17/21

PROPOSED FACILITY FOR
BOBCAT - TREASURE COAST
4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981
EXISTING TREES WITH AERIAL OVERLAY

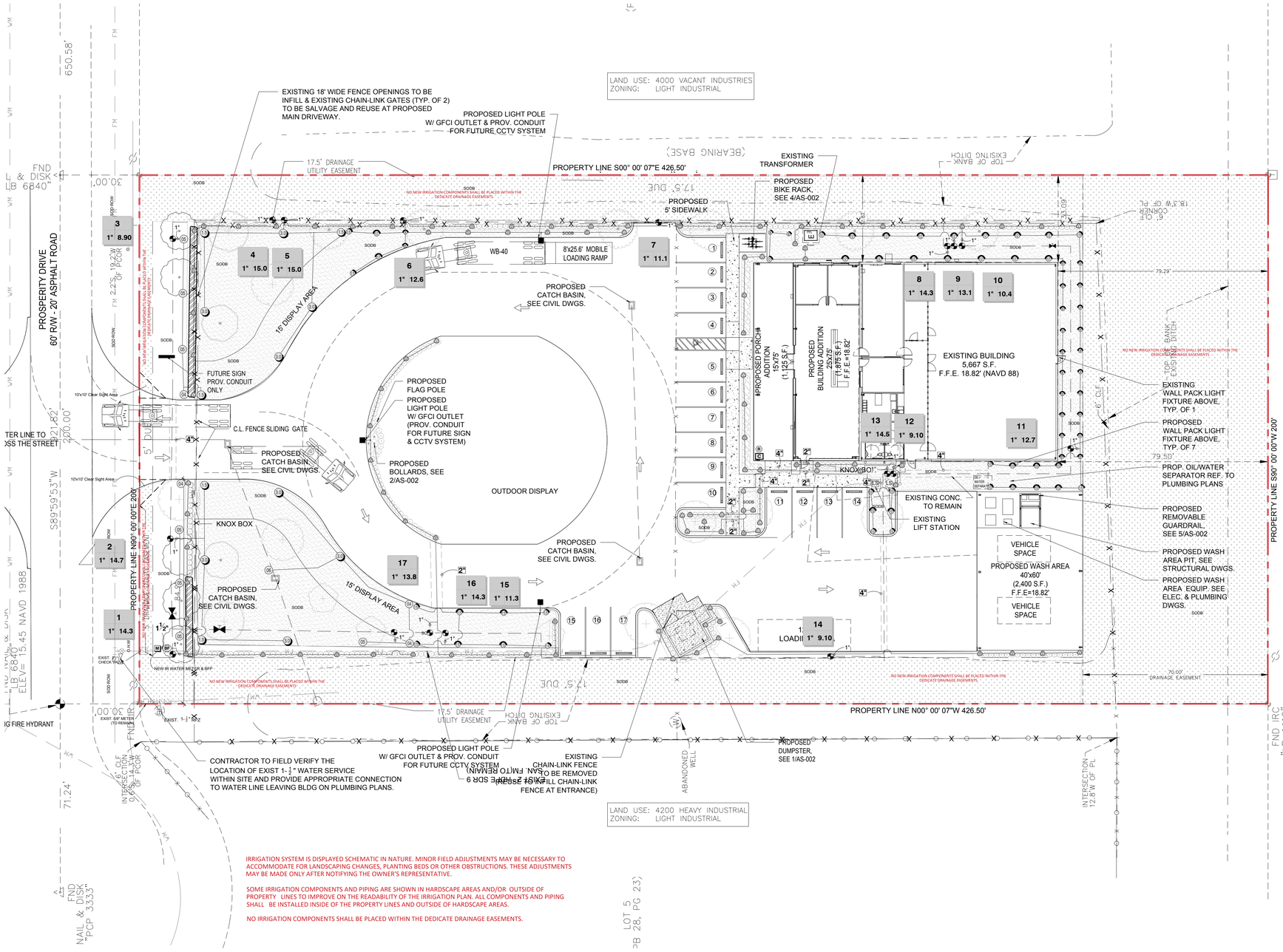
Designed: LMB
Drawn: LMB
Date: 09-02-2020
Job No.: #20-126

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

FL REGISTERED LANDSCAPE ARCHITECT LYNN M. BENDER LA #6666715 STATE OF FLORIDA 2/17/21
SEAL

Sheet No.
TDP2
of 2



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI	RADIUS
	Hunter PROS-04 5' strip spray	8	30	5'x15'
	Hunter PROS-04 5' strip spray	2	30	5'x15'
	Hunter PROS-04 5' strip spray	11	30	5'x30'
	Hunter PROS-04 8' radius	22	30	8'
	Hunter PROS-04 8' radius	2	30	8'
	Hunter PROS-04 10' radius	8	30	10'
	Hunter PROS-04 10' radius	6	30	10'
	Hunter PROS-04 12' radius	16	30	12'
	Hunter PROS-04 12' radius	2	30	12'
	Hunter PROS-04 15' radius	4	30	15'
	Hunter PROS-04 15' radius	8	30	15'
	Hunter PROS-12 5' strip spray	16	30	5'x15'
	Hunter PROS-12 5' strip spray	18	30	5'x15'
	Hunter PROS-12 5' strip spray	47	30	5'x30'

SYMBOL	MANUFACTURER/MODEL	QTY	PSI	RADIUS
	Hunter PGP-ADJ-B	5	45	31'
	Hunter PGP-ADJ-B	8	45	38'
	Hunter PGP-ADJ-LA	4	40	24'
	Hunter PGP-ADJ-LA	7	40	27'
	Hunter PGP-ADJ-LA	1	40	30'

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-101G 1"	17
	Matco-Norca 514TX 11/2"	3
BF	Febco 860 1-1/2" (Existing)	1
C	Hunter IC-0600-PL	1
R	Hunter RAIN-CLIK	1
M	Water Meter 5/8" (NEW SEPARATE IR METER)	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	2,644 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/2"	1,045 l.f.
	Pipe Sleeve: PVC Schedule 40 2"	45.6 l.f.
	Pipe Sleeve: PVC Schedule 40 4"	126.4 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. Its free. Its the law
www.callsunshine.com

N
Scale in Feet
1" = 20' - 0"
20' 0 10' 20' 40'

LA CONSULTANT

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REVISIONS		
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3	st lucie county comments	2/24/21

PROPOSED FACILITY FOR BOBCAT - TREASURE COAST
4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981
PROPOSED IRRIGATION PLAN

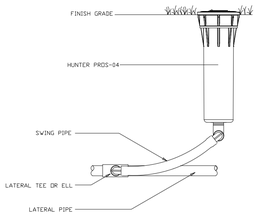
Designed: LMB
Drawn: LMB
Date: 10-23-2020
Job No.: #20-538

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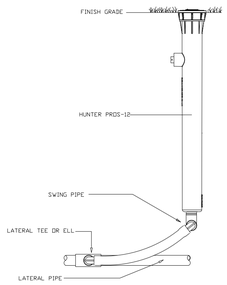
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LYNN M. BENDER — REGISTERED LANDSCAPE ARCHITECT — LA6666715 — STATE OF FLORIDA — 2/24/21 — SEAL

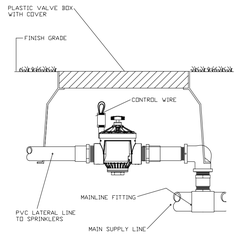
Sheet No.
IR-1
1 of 2



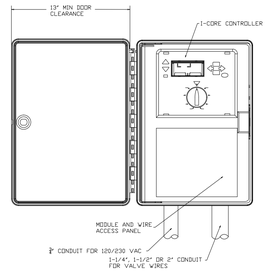
POP-UP SPRAY SPRINKLER



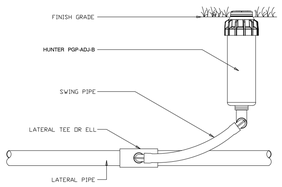
POP-UP SPRAY SPRINKLER



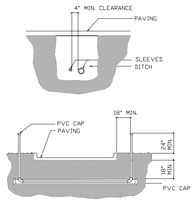
REMOTE CONTROL VALVE



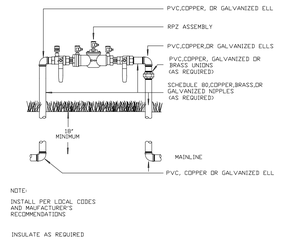
HUNTER I-CORE CONTROLLER



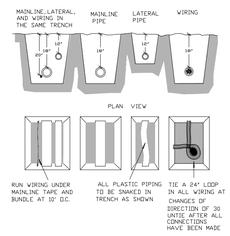
ROTOR



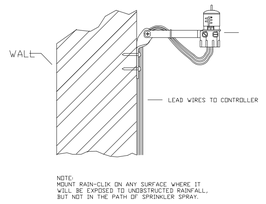
IRRIGATION SLEEVING



RPZ BACKFLOW PREVENTER



PIPE AND WIRE TRENCH



HUNTER RAIN-CLIK RAIN SENSOR

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Hunter PGV-101G	1"	Shrub Spray	14.30	12	157.5	30	0.46	1.64	32.11	51.14	1.59 in/h
2	Hunter PGV-101G	1"	Turf Rotor	14.70	7	147.8	45	0.44	1.62	47.06	66.76	0.80 in/h
3	Hunter PGV-101G	1"	Turf Rotor	8.90	5	76.3	40	0.33	1.90	42.23	56.42	1.24 in/h
4	Hunter PGV-101G	1"	Shrub Spray	14.95	13	172.1	30	0.40	1.60	32.00	52.47	1.56 in/h
5	Hunter PGV-101G	1"	Turf Rotor	15.00	6	142.1	45	0.46	1.60	47.07	67.61	0.71 in/h
6	Hunter PGV-101G	1"	Turf Spray	12.63	12	141.2	30	0.36	1.74	32.10	49.74	1.61 in/h
7	Hunter PGV-101G	1"	Shrub Spray	11.05	11	152.8	30	0.30	1.84	32.14	48.20	1.44 in/h
8	Hunter PGV-101G	1"	Turf Spray	14.26	15	162.6	30	0.44	1.64	32.09	51.81	0.94 in/h
9	Hunter PGV-101G	1"	Turf Spray	13.09	14	148.9	30	0.36	1.71	32.08	50.32	0.87 in/h
10	Hunter PGV-101G	1"	Shrub Spray	10.40	9	123.9	30	0.30	1.88	32.18	47.65	1.53 in/h
11	Hunter PGV-101G	1"	Turf Spray	12.73	21	170.3	30	0.22	1.74	31.95	49.76	1.41 in/h
12	Hunter PGV-101G	1"	Shrub Spray	9.10	12	148.0	30	0.60	1.90	32.50	46.95	1.47 in/h
13	Hunter PGV-101G	1"	Turf Spray	14.49	19	200.3	30	0.87	1.63	32.50	52.54	1.67 in/h
14	Hunter PGV-101G	1"	Shrub Spray	9.10	11	198.6	30	0.24	1.90	32.15	46.57	1.45 in/h
15	Hunter PGV-101G	1"	Turf Spray	11.32	8	121.4	30	0.25	1.82	32.08	48.15	1.40 in/h
16	Hunter PGV-101G	1"	Shrub Spray	14.30	13	209.5	30	0.97	1.64	32.61	52.05	1.40 in/h
17	Hunter PGV-101G	1"	Turf Rotor	13.80	6	136.5	45	0.89	1.67	47.56	66.35	1.16 in/h

CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE	
Water Meter Size:	5/8" PROPOSED NEW SEPARATE IRRIGATION ONLY METER
Flow Available:	15.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	80.00 psi
Elevation Change:	5.00 ft
Service Line Size:	3"
Length of Service Line:	20.00 ft
Pressure Available:	77.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	15.00 gpm
Flow Available at POC:	15.00 gpm
Residual Flow Available:	0.00 gpm
Pressure Req. at Critical Station:	47.18 psi
Loss for Fittings:	0.07 psi
Loss for Main Line:	0.68 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	11.45 psi
Loss for Water Meter:	8.30 psi
Critical Station Pressure at POC:	67.68 psi
Pressure Available:	77.00 psi
Residual Pressure Available:	9.32 psi

IRRIGATION SPECIFICATIONS

1. IRRIGATION POINT OF CONNECTION SHALL BE CAPABLE OF DELIVERING A VARIABLE FLOW RATE OF 15 GPM AT A CONSTANT PRESSURE OF 77 PSI DOWNSTREAM OF BACKFLOW PREVENTION DEVICE.POINT OF CONNECTION SHELL BE ABLE TO MAINTAIN THE MAXIMUM FLOW RATE AND PRESSURE FOR THE DURATION OF AN IRRIGATION CYCLE. CONTRACTOR SHALL VERIFY THESE PARAMETERS PRIOR TO CONSTRUCTION, AND NOTIFY OWNER'S REPRESENTATIVE AND IRRIGATION CONSULTANT IF THEY CANNOT BE MET.
2. IF THE POINT OF CONNECTION EXCEEDS THE ABOVE PRESSURE REQUIREMENTS, A PRESSURE REGULATOR SHALL BE INSTALLED AT THE OWNER'S EXPENSE. PRESSURE REGULATOR SHALL BE SET AT THE PRESSURE RECOMMENED ABOVE.
3. AN RPZ TYPE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED IN A MANNER SATISFYING LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
4. POWER FOR THE IRRIGATION CONTROLLER, PUMP AND OTHER ELECTRICAL COMPONENTS SHALL BE PROVIDED BY OTHER. CONTRACTOR SHALL VERIFY POWER AVAILABLE MEETS THS REQUIREMENTS OF THE COMPONENT'S MANUFACTURER. IF POWER AVAILABLE IS INADQUATE, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. IRRIGATION SYSTEM IS DISPLAYED SCHEMATIC IN NATURE. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE FOR LANDSCAPING CHANGES, PLANTING BEDS OR OTHER OBSTRUCTIONS. THESE ADJUSTMENTS MAY BE MADE ONLY AFTER NOTIFYING THE OWNER'S REPRESENTATIVE.
6. SOME IRRIGATION COMPONENTS AND PIPING ARE SHOWN IN HARDSCAPE AREAS AND OUTSIDE OF PROPERTY LINES TO IMPROVE ON THE READABILITY OF THE IRRIGATION PLAN. ALL COMPONENTS AND PIPING SHALL BE INSTALLED INSIDE OF THE PROPERTY LINES AND OUTSIDE OF HARDSCAPE AREAS.
7. MAINLINE, LATERALS AND CONTROL WIRES SHALL BE INSTALLED INSIDE THE SAME TRENCH WHENEVER POSSIBLE..
8. SYSTEM TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
9. CONTROLER SHALL BE GROUNDED PER MANUFACTURER'S SPECIFICATIONS.
10. ALL CONTROLLER/VALVE WIRE SHALL BE #14 GAUGE. THE COMMON WIRE SHALL BE COLORED WHITE, WHILE THE STATION WIRES SHALL BE OF AT LEAST ONE COLOR OTHER THAN WHITE.
11. ALL FIELD WIRE ABOVE GRADE OR WITHIN STRUCTURE TO BE INSTALLED IN CONDUIT PER LOCAL CODE.
12. ALL UNDERGROUND SPLICES TO UTILIZE 3M DBY, OR KING WATER PROOF SPLICE KITS, DEPENDING ON NUMBER AND SIZE OF WIRES. ALL SPLICES SHALL BE MADE INSIDE A VALVE BOX.
13. DEPTH OF IRRIGATION PIPING;18" ON MAINLINE; 12" ON LATERALS.
14. SLEEVING UNDER PAVED AREAS SHALL BE INSTALLED AT A DEPTH OF 24".

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LA CONSULTANT
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lbenderlarch@gmail.com

REVISIONS		
1	tech. review project comments	1/22/21
2	st lucie county comments (no changes this sheet)	2/17/21
3	st lucie county comments	2/24/21

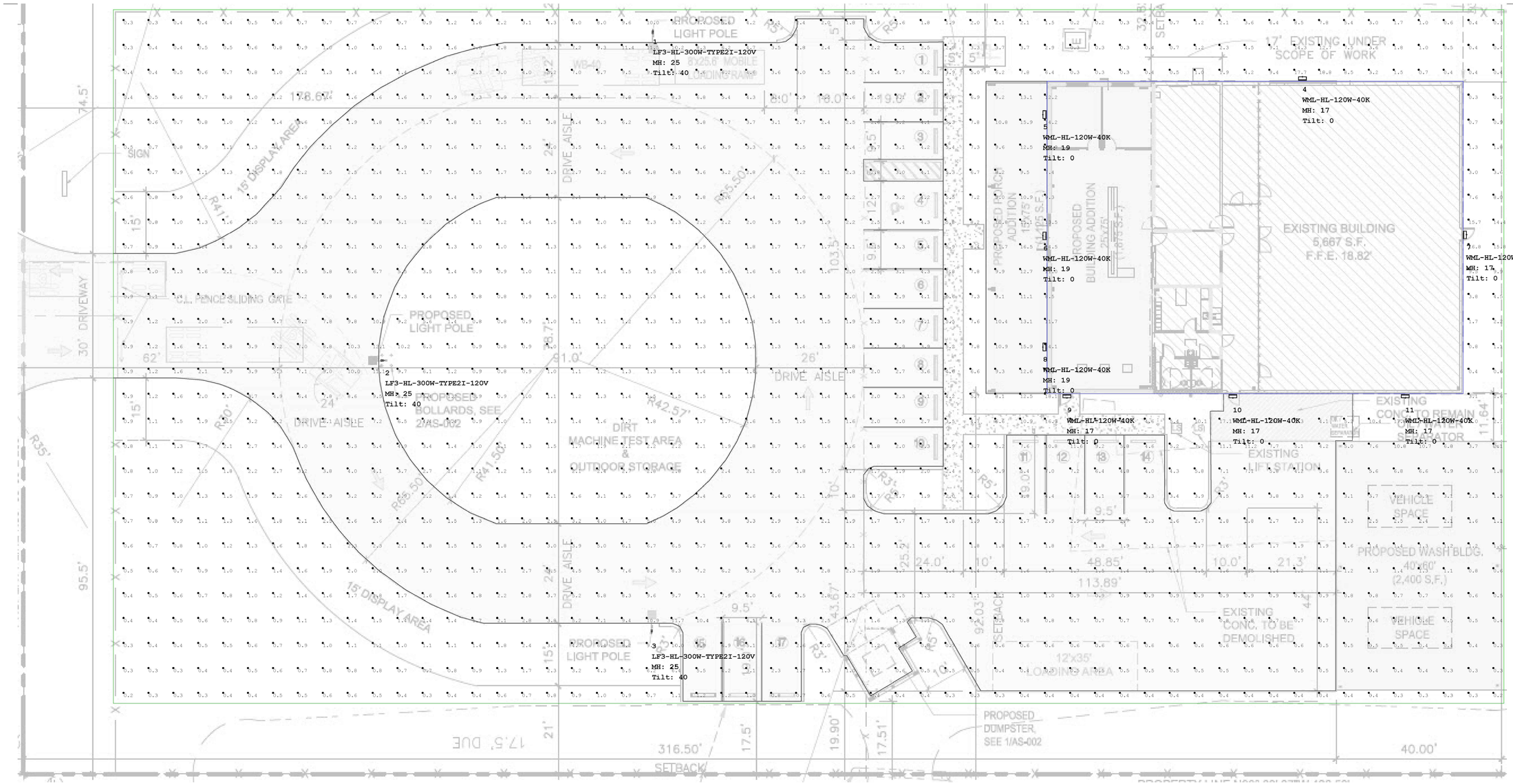
PROPOSED FACILITY FOR
BOBCAT - TREASURE COAST
4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981
IRRIGATION DETAILS & SPECIFICATIONS

Designed: LMB
Drawn: LMB
Date: 10-23-2020
Job No.: #20-538

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REGISTERED LANDSCAPE ARCHITECT LYNN M. BENDER LICENSE NUMBER 666715 STATE OF FLORIDA 2/17/2021
SEAL

Sheet No.
IR-DETAILS
2 of 2



1 SITE PHOTOMETRICS

SCALE: N.T.S.

AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION
PH: (561) 863-9004 LIC. #CBC008535 FAA26000894
1461 KIETZ ROAD, LAKE PARK, FL 33403-1911

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REVISIONS

PROPOSED FACILITY RENOVATION FOR
BOBCAT
TREASURE COAST
4405 PROSPERITY DR, FORT PIERCE, FL 34981

Seal:
FLC INTERIOR DESIGNER ID6108
ALEJANDRA MOLINA-JACKSON
STATE OF FLORIDA
REGISTERED ARCHITECT AR96626

ALEJANDRA MOLINA-JACKSON
LICENSE #: AR96626

DATE
11-25-20

SCALE
AS SHOWN

DRAWN
KIM

JOB
20-000035

SHEET NAME:
SITE PHOTOMETRICS

SHEET #:
PH-001

LF3-HL SERIES

Outdoor Lighting

WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

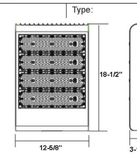
LF3-HL-300W-30K
LF3-HL-300W-40K
LF3-HL-300W-50K



Selection:

Custom:

Customer Name:
Project Name:
Note: Type:



18-1/2"(H) x 12-5/8"(W) x 3-1/2"(D)

Ideal for general site lighting, alleys, loading docks, doorway, pathway, and parking areas.

Features

- DLC Premium & LED High-Lumen Floor lights
- Solid State Lighting Technology for Long Life
- No Maintenance Needed and High-Efficiency
- 70,000 Hours Rated Life
- 7-Year Warranty
- Lens: TYPE II, III and IV Optic Lens

Technical Specifications

Electrical:

- Voltage: 120~277VAC/50~60 Hz
- Wattage: 300W
- Power Factor: >0.9
- Efficacy: 124~130 LPW

Mechanical:

- With Snap-on & Bolt Mounting Options for One-Person Installations. Select a Mounting Option (Sold Separately)
- Die-cast Aluminum Housing with Powder Coat Finish (Dark Bronze)
- IP Rating: IP65
- Effective Projected Areas (EPA's) are: Front = 0.38 ft ², Side = 0.50 ft ², Face = 1.75 ft ²
- Operating temperature: -40°F to 104°F
- Suitable for Wet Locations

Lighting:

- Dimming: 0~10V dimmable
- Optic Lens Type: III (Type II with "U" Bracket)
- LED: Philips Lumileds Luxeon 3030 High Flux LED
- Cord Type: 6' SJTW 18/3 AWG cable
- Total Lumens: 37000LM/ 39000LM
- Color Temperature: 3000K/ 4000K/ 5000K
- Color Rendering Index: ≥ 82
- Beam Angle: Type 2=120°X90° | Type 3=140° x80° | Type 4=140°x10

Applications:

- Ideal for general site lighting, alleys, loading docks, doorway, pathway and parking areas.
- Replace existing HID flood lights/ wall packs

Other Models:

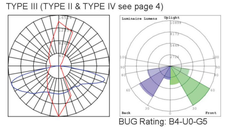
• 30W | 10400LM | LF3-HL-80W-30K	• 30W | 13000LM | LF3-HL-100W-30K	• 30W | 19700LM | LF3-HL-150W-30K	• 30W | 37000LM | LF3-HL-230W-30K
• 40W | 10700LM | LF3-HL-80W-40K	• 40W | 13200LM | LF3-HL-100W-40K	• 40W | 20680LM | LF3-HL-150W-40K	• 40W | 39000LM | LF3-HL-230W-40K
• 50W | 11200LM | LF3-HL-80W-50K	• 50W | 13200LM | LF3-HL-100W-50K	• 50W | 20680LM | LF3-HL-150W-50K	• 50W | 39000LM | LF3-HL-230W-50K

UL LISTED · DLC · WET LOCATION · IP65 · DIMMING

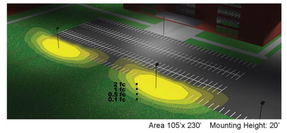
Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com | www.westgatecontrols.co

Photometrics: LF3-HL-300W

TYPE III (TYPE II & TYPE IV see page 4)



BUG Rating: B4-U0-G5



Area 105'x 230' Mounting Height: 20'

Other Views:



Front View

Side View



Back View

Performance Table: LF3-HL-300W

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
LF3-HL-300W-30K	300W	120~277V	37000LM	3000K	B4-U0-G5	123
LF3-HL-300W-40K	300W	120~277V	39000LM	4000K	B4-U0-G5	130
LF3-HL-300W-50K	300W	120~277V	39000LM	5000K	B4-U0-G5	130

Sample Ordering

Model		Wattage		Color Temp.
LF3	–	HL	– 300W –	

30K = 3000K
40K = 4000K
50K = 6000K

Accessories Options

Blank = No Option for Accessories
WEC-7RC =Remote Control for OPT-SEN-3MR-4
*REFER TO PAGE 3 FOR MOUNTING OPTIONS

Factory Installed Options

Blank = No Factory Installed Options
OPT-LF3-PCK = Twist Lock Photocell
OPT-SEN-3MR-3 = Programmable Microwave Bi-Level
OPT-TLSOC7P = 7-Pin Receptacle Kit to accept Smart Control Twist-Lock Photocell (Photocell not incl.) (Shorting Cap incl.)
OPT-CLR-95 = Color Paint

Example:

1. LF3-HL-300W-30K (For LF3 300W 3000K fixture 120V-277V)
2. LF3-HL-300W-30K (For LF3 300W 3000K fixture 120V-277V) WEC-7RC (For Remote Control)
3. LF3-HL-300W-30K (For LF3 300W 3000K fixture 120V-277V) WEC-7RC (For Remote Control) OPT-SEN-3MR-3 (For Programmable Microwave Bi-Level Motion Sensor)

SENSOR AND REMOTE CONTROL OPTIONS



LF3-HL-PCK
Twist-Lock
Photocell + Receptacle Kit



OPT-SEN-3MR-3
Bi-Level Motion
Sensor



WEC-7RC
Remote control



OPT-TLSOC7P
Smart Control
7-Pin Receptacle Kit
(Photocell not incl.)
(Shorting Cap incl.)



Smart Control
7-Pin Receptacle Kit
for
OPT-TLSOC7P

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WML-HL SERIES

LED Outdoor

WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

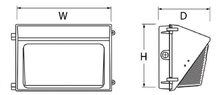
WML-HL-120W



Customer Name:
Project Name:
Note: Type:

Selection:

Custom:



18-1/4"(W) X 9" (H) X 9-1/4" (D)

Die cast aluminum factory sealed housing LED light engine for a water resistant IP54 rated outdoor luminaire for general site lighting, alleys, loading docks, doorways, pathways and parking areas.

Features

- Die-cast aluminum with powder coat finish (dark bronze and custom colors), optimized for LED
- Same footprint as traditional HID wall packs
- Factory-installed Options: Photocell, Sensor, Custom Finishing, Emergency Battery Backup
- 120~277V driver inside of fixture
- CRI > 80
- 70,000 hour rated life
- 7-year warranty

Technical Specifications

Electrical:

- Input Wattage: 120W
- Input Current: 0.35A
- Input Voltage: 120-277VAC 50/60Hz
- Power factor: >0.9
- THD: <20%
- Efficacy: 140 LM/W

Lighting:

- Dimming: 0~10V dimmable
- LED type/brand: Philips Lumileds LEDs
- Total lumens: 17100 LM
- Color temperatures: 3000K, 4000K and 5000K
- Color rendering index: >80

Mechanical:

- Aluminum with (dark bronze and custom colors) powder coat finish
- High Conductive Aluminum LED board
- Optical Lens: High boron glass
- Four 1/2" hubs: 1 top. 1 on each side, 1 rear
- Operating temperature: -4°F ~ 104°F
- Lifespan: 70000 Hrs.
- IP rating: IP54, Wet Locations

Applications:

- General site Lighting
- Alleys
- Loading docks
- Doorways
- Pathways
- Parking areas

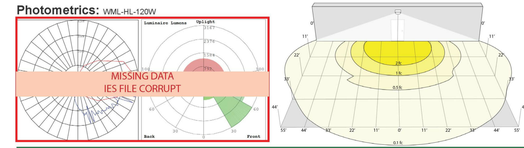
Other Models:

- 30W | 4200 LM | WML-HL-30W
- 50W | 7100 LM | WML-HL-50W
- 60W | 8700 LM | WML-HL-60W
- 80W | 11600 LM | WML-HL-80W
- 100W | 14800 LM | WML-HL-120W

UL LISTED · DLC · WET LOCATION · DIMMING

Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com | www.westgatecontrols.co

Photometrics: WML-HL-120W



Other Views:



Front View



Side View



Back View

Performance Table: WML-HL-120W | Available in bronze and custom colors

MODEL NO.	Wattage	Voltage	Lumens	Color Temp	BUG Rating	LPW
WML-HL-100W-30K	100W	120~277V	14800 LM	3000K	1-3-3	140
WML-HL-100W-40K	100W	120~277V	14800 LM	4000K	1-3-3	140
WML-HL-100W-50K	100W	120~277V	14800 LM	5000K	1-3-3	140

Sample Ordering

Model		Performance	Wattage		Color Temp.
WML	–	HL	– 120W	–	

30K = 3000K
40K = 4000K
50K = 5000K

Accessory

Blank = No Option
WEC-7RC = REMOTE CONTROL (WORK WITH PT-SEN-3MRLV-S)

Factory-Installed Options

Blank = No Option
OPT-EM-OD1EXT = EMERGENCY BATTERY BACKUP WITH IP65 BOX
OPT-PC-B = BUTTON PHOTOCELL
OPT-CLR-BS = CUSTOM FINISH
OPT-SEN-3MRLV-S = PROGRAMMABLE MICROWAVE BI-LEVEL (Optional Remote Control Available)

Example:

1. WML-HL-30W-30K (For WML 120W 3000K fixture 120V-277V)
2. WML-HL-30W-30K (For WML 120W 3000K fixture 120V-277V) WEC-7RC (For Remote Control)
3. WML-HL-30W-30K (For WML 120W 3000K fixture 120V-277V) WEC-7RC (For Remote Control) OPT-SEN-3MRL-S (For Factory-Installed Sensor)



OPT-SEN-3MRLV-S



OPT-PC-B



OPT-EM-OD1EXT



WEC-7RC

WESTGATE

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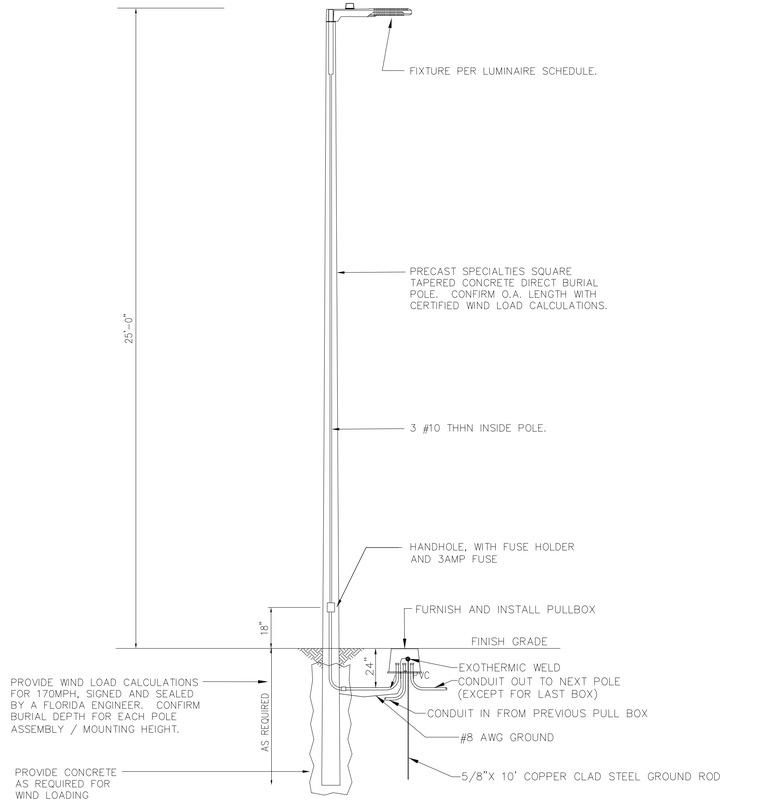
2 FLOOD LIGHT SPECIFICATIONS

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens LLF	
	8	WML-HL-120W-40K	SINGLE	16042	0.900
	3	LF3-HL-300W-TYPE2I-120V	SINGLE	37906	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bobcat Treasure Coast_Workplane Illuminance		Fc	3.06	18.8	0.2	15.30	94.00

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	LF3-HL-300W-TYPE2I-120V	153	181.25	25	270	40
2	LF3-HL-300W-TYPE2I-120V	88.5	101.5	25	180	40
3	LF3-HL-300W-TYPE2I-120V	152.75	35.75	25	90	40
4	WML-HL-120W-40K	309.5	169.75	17	90	0
5	WML-HL-120W-40K	247	160.75	19	180	0
6	WML-HL-120W-40K	247	131.5	19	180	0
7	WML-HL-120W-40K	349	131.75	17	0	0
8	WML-HL-120W-40K	247	104.75	19	180	0
9	WML-HL-120W-40K	252.75	92.5	17	270	0
10	WML-HL-120W-40K	292.75	92.5	17	270	0
11	WML-HL-120W-40K	334.25	92.5	17	270	0

1 SITE PHOTOMETRICS LUMINAIRE SCHEDULE



3 LIGHT POLE DETAIL

SCALE: N.T.S.

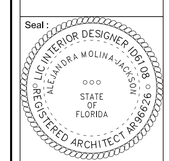
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REVISIONS

PROPOSED FACILITY RENOVATION FOR
BOBCAT
TREASURE COAST
4405 PROSPERITY DR, FORT PIERCE, FL 34981

Seal:



ALEJANDRA MOLINA-JACKSON
LICENSE #: AR96626

DATE
11-25-20

SCALE
AS SHOWN

DRAWN
WA

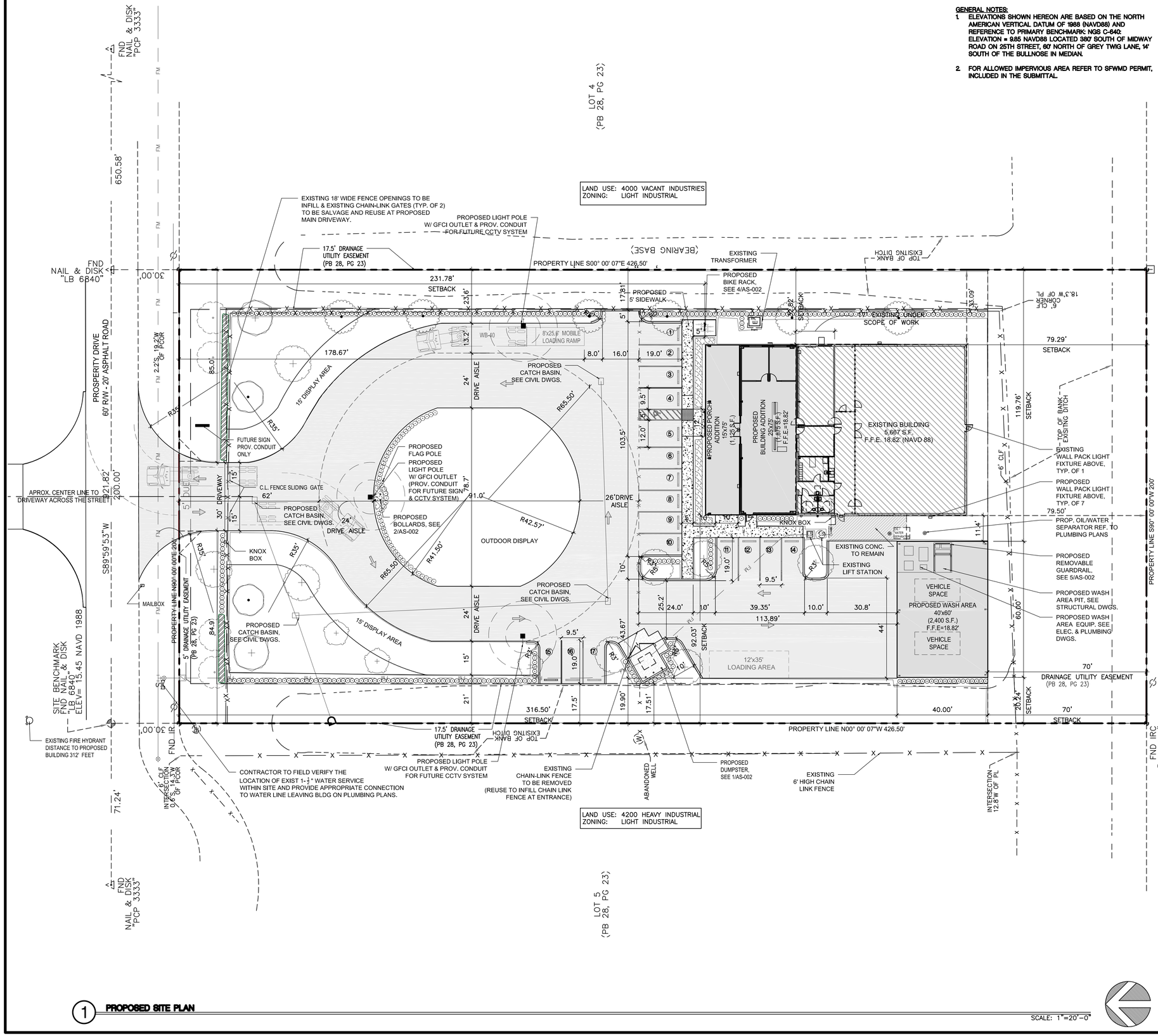
JOB
20-000035

SHEET NAME:
SITE PHOTOMETRICS DETAILS

SHEET #:
PH-002

GENERAL NOTES:

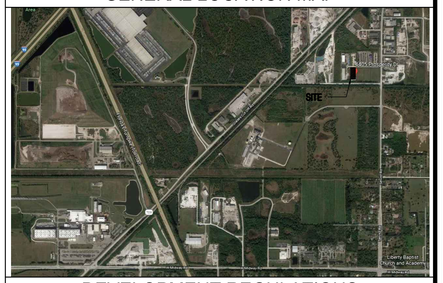
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCE TO PRIMARY BENCHMARK: NGS C-640: ELEVATION = 9.85 NAVD88 LOCATED 380' SOUTH OF MIDWAY ROAD ON 25TH STREET, 60' NORTH OF GREY TWIG LANE, 14' SOUTH OF THE BULLNOSE IN MEDIAN.
2. FOR ALLOWED IMPERVIOUS AREA REFER TO SFWMD PERMIT, INCLUDED IN THE SUBMITTAL.



1 **PROPOSED SITE PLAN**

SCALE: 1"=20'-0"

GENERAL LOCATION MAP



DEVELOPMENT REGULATIONS

SITE ADDRESS:	4405 PROSPERITY DR, FORT PIERCE, FLORIDA
PARCEL ID:	2431-506-0005-000-8
PROPERTY OWNER:	SMITH BROS CONTRACTING EQUIPMENT INC.
LEGAL DESCRIPTION:	FT PIERCE BUSINESS PARK PHASE II LOT 4 (1.96 AC)
ZONING DISTRICT:	LIGHT INDUSTRIAL (I-1)
LAND USE CODE:	4100 LIGHT MANUFACTURING
FUTURE LAND USE:	4200 HEAVY INDUSTRIAL (HI)
JURISDICTION:	CITY OF FORT PIERCE, FLORIDA
SUBDIVISION:	PORT PIERCE BUSINESS PARK PHASE II

BUILDING HEIGHT:	**ALLOWED**	**PROVIDED**
	–	23'-1-1/2"

SITE DATA BREAKDOWN

	SQ. FT.	ACRES	ALLOWED PERCENT (2)	PROPOSED PERCENT
TOTAL SITE	= 85,300 S.F.	= 1.958 AC		100.00%
IMPERVIOUS AREAS:				
BUILDING AREA	= 11,067 S.F.			= 12.97%
TOTAL PAVED AREA	= 22,895 S.F.			
CONC. SIDEWALK	= 958 S.F.			
DUMPSTER/CONCRETE APRON	= 323 S.F.			
A/C PAD	= 7 S.F.			
TYPE "D" CURB				
TYPE "F" CURB				
TOTAL IMPERVIOUS AREA:	= 35,250 S.F.		= 58.88%	= 41.32%
PERVIOUS AREAS:				
LANDSCAPE AREA	= 50,050 S.F.			
TOTAL PERVIOUS AREA:	= 50,050 S.F.			= 58.68%

BUILDING SETBACKS

BUILDING SETBACKS:	**MIN. REQ.**	**ADDITION TO EXIST. BLDG PROVIDED**	**PROPOSED WASH AREA PROVIDED**
FRONT(NORTH)	0'	231.78'	316.50'
SIDE (WEST)	0'	92.03'	20.24'
SIDE (EAST)	0'	32.82'	119.76'
REAR (SOUTH)	0'	79.29'	70.00'

TOTAL BUILDING AREA

DESCRIPTION	**SUBTOTAL**	**TOTAL**
EXISTING BUILDING AREA		5,667 S.F.
PROPOSED BUILDING ADDITION AREA		1,875 S.F.
PROPOSED FRONT CANOPY AREA		1,125 S.F.
PROPOSED WASH AREA		2,400 S.F.
TOTAL AREA		11,067 S.F.

PARKING CALCULATIONS

PER SEC. 125.315 - OFF-STREET PARKING REQUIRED

DESCRIPTION	**REQUIRED**	**PROVIDED**
SECTION125.315 (d)(2)(4)and(c) 1,875 S.F./200 S.F. = 9.37	19 SPACES	17 SPACES
SECTION 125.315 (d) (3) (a) 5,667 S.F./600 S.F. = 9.4 (-2)=7.4 (WITH REDUCTION OF 1200 S.F. PER CITY CODE 125.315, SECTION (a) (4) (a) EXCEPTION)	– 2 SPACES W/ REDUCTION	
	17 SPACES	
HANDICAP SPACES (1 PER 25 PARKING SPACES)	1 SPACES	1 SPACES
TOTAL SPACES PROVIDED:		17 SPACES

LOADING REQUIREMENTS

PER SEC. 125-315 (e)- OFF-STREET LOADING REQUIRED

DESCRIPTION	**REQUIRED**	**PROVIDED**
LOADING SPACE = 12' WIDE AND 35' DEEP	1 SPACE	1 SPACE

BICYCLE PARKING

PER SEC. 125-315 (f)(a)

DESCRIPTION	**REQUIRED**	**PROVIDED**
COMMERCIAL REQUIREMENTS: 1 PER 10 PARKING SPACES, 2 MININUM	2 SPACE	2 SPACE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 INCH = 20 FEET

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REVISIONS

1 01/22/2021 TECH. REVIEW PROJ. COMMENTS
2 02/17/2021 ST LUCIE COUNTY COMMENTS

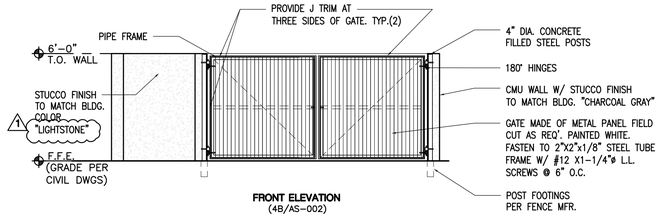
PROPOSED FACILITY RENOVATION FOR BOBCAT TREASURE COAST

4405 PROSPERITY DR, FORT PIERCE, FL 34981

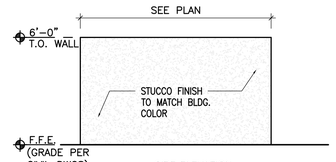
Seal:
LIC. INTERIOR DESIGNER (IDC) FOR ALEJANDRA MOLINA-JACKSON
STATE OF FLORIDA
REGISTERED ARCHITECT AR 96626

ALEJANDRA MOLINA-JACKSON
LICENSE #: AR96626

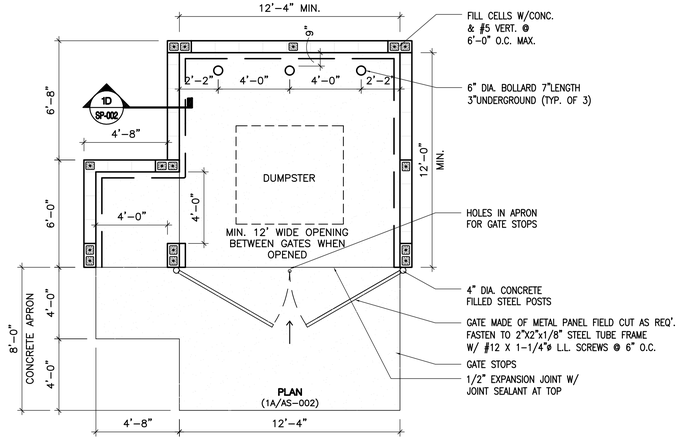
DATE 11-25-20
SCALE AS SHOWN
DRAWN –
JOB 20-000035
SHEET NAME: PROPOSED SITE PLAN
SHEET #: AS-001



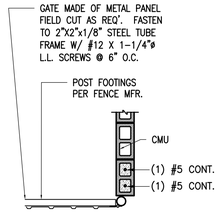
FRONT ELEVATION
(4B/AS-002)



SIDE ELEVATION
(REAR SIMILAR)
(4C/AS-002)



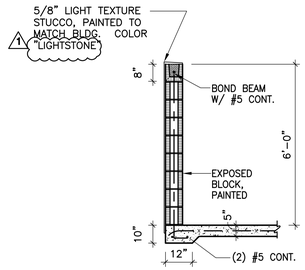
PLAN
(1A/AS-002)



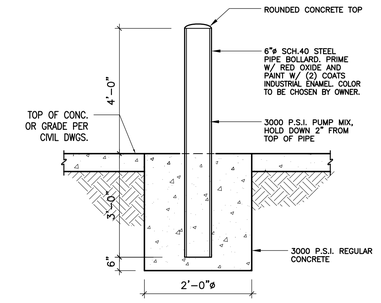
PLAN DETAIL
(1E/AS-002)

1 AS-002 DUMPSTER ENCLOSURE DETAIL

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



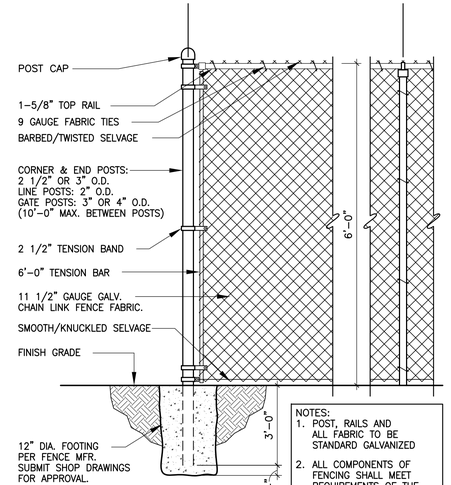
WALL SECTION DETAIL
(1D/AS-002)



NOTES:
1. THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188"
2. ALL POST SHALL HAVE 2 COASTS OF PRIMER AND 2 COAST OF YELLOW TOP COAT. U.N.O.
3. THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
4. ALL CONCRETE SHALL BE FDOT CLASS 1.

2 AS-002 BOLLARD PROFILE DETAIL

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

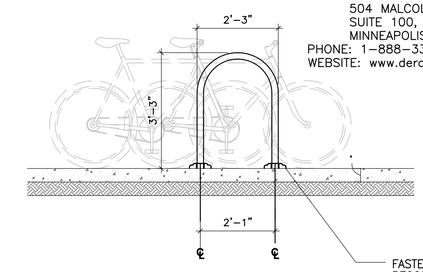


NOTE:
BRACE CORNERS AS REQ'D. BY CODE.

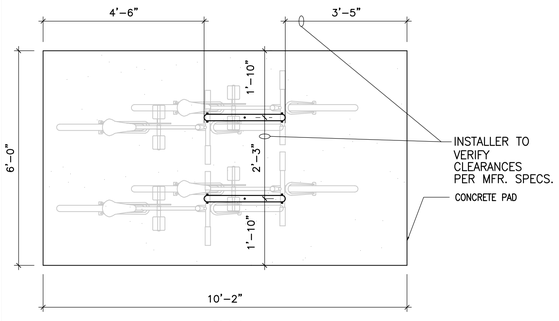
NOTES:
1. POST, RAILS AND ALL FABRIC TO BE STANDARD GALVANIZED
2. ALL COMPONENTS OF FENCING SHALL MEET REQUIREMENTS OF THE INTERNATIONAL FENCE INDUSTRY ASSOC. (I.F.I.A.)
3. FENCE SHALL BE IN ACCORDANCE WITH LOCAL CODE ORDINANCE.

3 AS-002 CHAIN LINK FENCE DETAIL

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



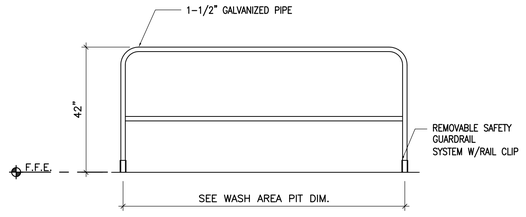
ELEVATION



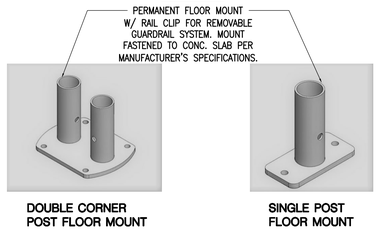
PLAN

4 AS-002 BIKE RACK DETAIL

SCALE: 1/2"=1'-0"



ELEVATION



DOUBLE CORNER POST FLOOR MOUNT

SINGLE POST FLOOR MOUNT

ISOMETRIC POST VIEW
SCALE: N.T.S.

5 AS-002 FL MOUNT REMOVABLE SAFETY GUARDRAIL SYSTEM

SCALE: 1/2"=1'-0"

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REVISIONS

1 01/22/2021 TECH. REVIEW PROJ. COMMENTS

PROPOSED FACILITY RENOVATION FOR BOBCAT TREASURE COAST

4405 PROSPERITY DR, FORT PIERCE, FL 34981

Seal:

ALEJANDRA MOLINA-JACKSON LIC. INTERIOR DESIGNER IDEC1006 REGISTERED ARCHITECT AR96626 STATE OF FLORIDA

ALEJANDRA MOLINA-JACKSON
LICENSE #: AR96626

DATE 11-25-20

SCALE AS SHOWN

DRAWN --

JOB 20-000035

SHEET NAME: SITE DETAILS

SHEET #: AS-002

PLUMBING FIXTURES SCHEDULE REQUIRED PER PLUMBING CODE TABLE 403.1								
LEVEL	OCC. TYPE	OCCUPANTS	WC REQUIRED	WC/URINAL PROVIDED	LAVATORIES REQUIRED	LAVATORIES PROVIDED	D.F. REQUIRED/PROVIDED	S. SINK REQUIRED/PROVIDED
1ST	MERCANTILE M	51	1 PER 500 =1 MEN:1 WOMEN:1	WOMEN: 1 MEN: 1URINAL 1	1 PER 750= 1MEN:1 WOMEN:1	MEN:1 WOMEN:1	1 PER 1000=1 / PROV=1	REQUIRED=1 PROV=1

CODE INFORMATION TABLE					
KEY NAME	FBC	REQUIRED/ALLOWED	NFPA101	PROVIDED/CLASSIFICATION	COMMENTS
	FBC TABLE 602	M =0HR		PROVIDED 0HR	
	FBC TABLE 1020.1	NON-SPRINKLERED: 0 HR		PROVIDED 0HR	
1. OCCUPANCY CLASSIFICATION	CHAPTER 3 SEC 309	MERCANTILE		MERCANTILE	
2. HEIGHT AND AREA	TABLE 504.3	NON-SPRINKLERED TYPE IIB - M: MAX HEIGHT 55'-0"		23'-1 1/2"	
2. NUMBER OF STORIES	SEC 504.4	NON-SPRINKLERED -TYPE IIB: M: 2 STORY		1 STORIES	
3. ALLOWABLE AREA	SEC 506	NON-SPRINKLERED TYPE IIB M: 12,500 SF		6,640 SF	
4. SEPARATION OF OCCUPANCIES	508.4	M = 0HR		0HR	
5. CONSTRUCTION TYPE	TABLE 601	II B		IIB	
6. EGRESS WIDTH PER OCCUPANT	SEC 1005.1	51X0.2= 10.2"	32" MIN.	33"(X4) + 66"	
7. EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	NON-SPRINKLERED M:200 FEET	200 FEET	<200'	
8. COMMON PATH OF EGRESS	FBC 1006.2.1	M: 75 FEET	75 FEET	<75'	
9. DEAD ENDS CORRIDORS	FBC 1020.4	NON-SPRINKLERED M=20 FEET	20 FEET	< 20'	
10. NUMBER OF EXITS AND EXIT ACCESS DOORWAYS	FBC TABLE 1006.3.2	2 EXIT		4 EXIT	

PER FBC TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:

BUILDING ELEMENT	TYPE IIB
STRUCTURAL FRAME	0HR
BEARING WALLS EXTERIOR	0HR
BEARING WALLS INTERIOR	0HR
NONBEARING WALLS AND PARTITIONS EXTERIOR	0HR
NONBEARING WALLS AND PARTITIONS INTERIOR	0HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0HR

REQUIRED EXTINGUISHERS:

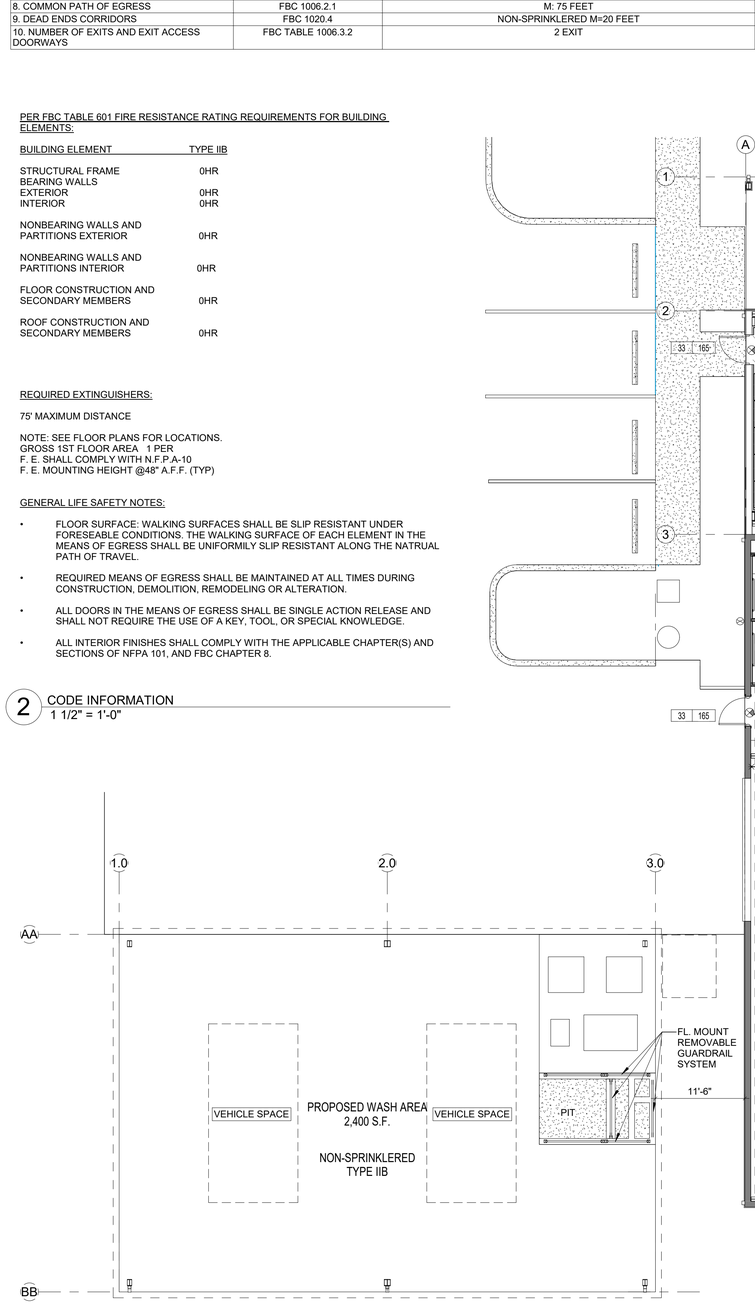
75' MAXIMUM DISTANCE

NOTE: SEE FLOOR PLANS FOR LOCATIONS.
GROSS 1ST FLOOR AREA 1 PER
F. E. SHALL COMPLY WITH N.F.P.A-10
F. E. MOUNTING HEIGHT @48" A.F.F. (TYP)

GENERAL LIFE SAFETY NOTES:

- FLOOR SURFACE: WALKING SURFACES SHALL BE SLIP RESISTANT UNDER FORESEABLE CONDITIONS. THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMILY SLIP RESISTANT ALONG THE NATRUAL PATH OF TRAVEL.
- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATION.
- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE.
- ALL INTERIOR FINISHES SHALL COMPLY WITH THE APPLICABLE CHAPTER(S) AND SECTIONS OF NFPA 101, AND FBC CHAPTER 8.

2 CODE INFORMATION
1 1/2" = 1'-0"



OCCUPANCY CALCULATION					
NAME	NUMBER	DEPARTMENT	AREA	OCCUPANT - LS CODE	OCCUPANCY
MERCANTILE					
SALES & RENTAL ROOM	60	MERCANTILE	1399 SF	60	23
OFFICE	101	MERCANTILE	175 SF	60	3
OFFICE	102	MERCANTILE	174 SF	60	3
OFFICE	104	MERCANTILE	202 SF	60	3
BREAKROOM	106	MERCANTILE	135 SF	60	2
MERCANTILE:STOCK OF GOODS					
EXISTING PARTS DEPARTMENT	103	MERCANTILE:STOCK OF GOODS	539 SF	300	2
STOCK OF GOODS (RENTAL MACHINES)	109	MERCANTILE:STOCK OF GOODS	4287 SF	300	14

OCCUPANCY BY CODE
TOTAL MERCANTILE OCCUPANCY: 34
TOTAL MERCANTILE: STOCK OF GOODS OCCUPANCY: 16
TOTAL : 50 OCCUPANTS

OCCUPANCY BY CURRENT EMPLOYEES
OFFICE: 3
STOCK OF GOODS: 2

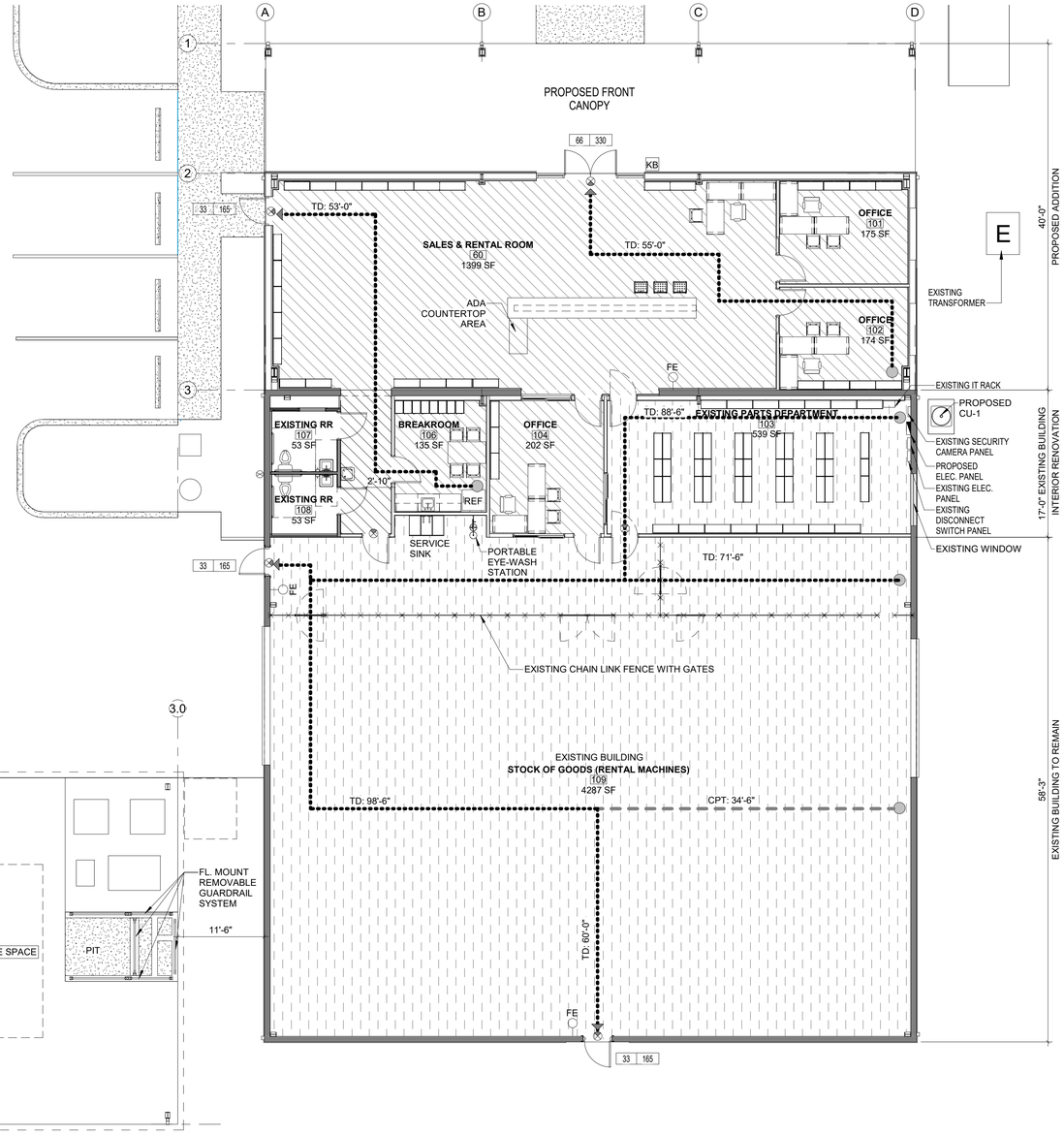
BUILDING AREAS:

- EXISTING BUILDING AREA	5,667 SF
- PROPOSED BUILDING ADDITION AREA	1,875 SF
- PROPOSED FRONT CANOPY :	1,125 SF
- PRPOSED WASH AREA (NOT INCLUDED IN CALS)	2,400 SF
TOTAL NEW BUILDING AREA:	5,400 SF
TOTAL BUILDING AREA:	11,067 SF

OCCUPANCY

MERCANTILE

MERCANTILE:STOCK OF GOODS



1 LIFE SAFETY FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. SEAL ALL OPENINGS AND PENETRATIONS TO RESIST THE MIGRATION OR PASSAGE OF SMOKE AND GASES.
2. SPECIFIC EXCEPTIONS TO THE LISTED RATINGS MAY BE PERMITTED WHERE INDICATED.
3. FIRE RESISTANT ASSEMBLIES, MATERIALS, PROPERTIES AND THICKNESS REQUIRED, SHALL COMPLY WITH THOSE WHICH HAVE SUCCESSFULLY BEEN PERFORMED UNDER TESTS MADE BY A RECOGNIZED LABORATORY PER ASTM E119 OR BASED ON CALCULATIONS PERMITTED BY THE FBC AND BUILDING OFFICIAL.
4. SEE REFLECTED CEILING PLANS FOR REMAINDER OF LIGHTING
5. INSULATION DESIGN VALUES:
   - EXTERIOR WALL ASSEMBLY R14.
   - ROOF PANEL INSULATION: R-30 AT OFFICE AREA

LIFE SAFETY LEGEND

ROOM / SPACE TAG
ROOM NAME
— ROOM NUMBER
150 SF — ROOM S.F.

DOOR TAG
FR — DOOR FIRE RATING IN MINUTES

FIRE EXTINGUISHERS
FEC — FIRE EXTIGUISHER CABINET WITH CLASS 2-A:10B:C EXTINGUISHER UNLESS OTHERWISE INDICATED OR SPECIFIED, LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSEST UNIT DOES NOT EXCEED 75' UNLESS OTHERWISE INDICATED.
FEC/B — FIRE EXTIGUISHER CABINET WITH CLASS 2-A:10B:C EXTINGUISHER AND FIRE BLANKET. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSET UNIT DOES NOT EXCEED 50' UNLESS OTHERWISE INDICATED.
FEC/K — FIRE EXTIGUISHER CABINET WITH CLASS K FIRE EXTIGUISHER AND FIRE BLANKET. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSET UNIT DOES NOT EXCEED 30' UNLESS OTHERWISE INDICATED.
FE — FIRE EXTIGUISHER ON WALL-MOUNTED BRACKET CLASS 2-A:10-B:C UNLESS OTHERWISE INDICATED OR SPECIFIED AS A, B, B:C OR K. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSEST UNIT DOES NOT EXCEED 75' UNLESS OTHERWISE INDICATED.
FACP — FIRE ALARM CONTROL PANEL
FAAP — FIRE ALARM ANNUNCIATOR PANEL
GMP — GENERATOR MONITORING PANEL
FD — FIRE DEPARMENT ACCESS

EGRESS
OPNG. #OCC — CLEAR DOOR & EXIT OPENING PROVIDED; PROVIDED EGRESS CAPACITY OF DOORS & EXIT (# OF OCCUPANTS)
TD: # — DISTANCE IN FEET FROM AN OCCUPIABLE POINT 12" FROM WALL TO THE NEAREST EXIST
P — PRIMARY MEANS OF EGRESS (NOT SHOWN FOR SPACES WITH ONLY A PRIMARY EGRESS REQUIREMENT)
S — SECONDARY MEANS OF EGRESS, IF REQUIRED

LIGHTED EXIT SIGN - SINGLE FACED DARKEND AREA INDICATES FACE OF SIGN VIEWED.
LIGHTED EXIT SIGN - DOUBLE FACED DARKEND AREA INDICATES FACE OF SIGN VIEWED
LIGHTED DIRECTIONAL EXIT SIGN - SINGLE FACED ARROW INDICATES DIRECTION(S) TO EXIT
LIGHTED DIRECTIONAL EXIT SIGN - DOUBLE FACED ARROW INDICATES DIRECTION(S) TO EXIT
LIGHTED WALL MOUNTED EXIT SIGN - SINGLE FACED DARKENED AREA INDICATES FACE OF SIGN VIEWED
EMERGENCY DUAL HEAD LIGHTING UNIT WITH BATTERY PACK

2'X4' LAY-IN EMERGENCY FIXTURE - SEE ELECTRICAL PALNS FOR EXACT LOCATIONS
NO EXIT SIGN - WALL MOUNTED - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS.
RECESSED EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS
SURFACE MOUNTED EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS
SUSPENDED EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS
SUSPENDED PENDANT EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS

FIRE ALARM & PROTECTION DEVICES (VERIFY LOCATIONS WITH ELECTRICAL DRAWINGS)
H — FIRE ALARM HORN
L — FIRE ALARM STROBE
F — FIRE ALARM PULL STATION
A — ANSUL FIRE PROTECTION SYSTEM PULL STATION
(F) — MASTER CONTROL SWITCH
HD — HEAT DETECTOR
SD — SMOKE DETETOR
KB — KNOX BOX

GRAPHIC LEGEND — DESCRIPTION: WALL AND PARTITIONS

NON-FIRE RATED

1 HR FIRE RATED HAZARD SEPARATION ALL DOORS AND PENETRATIONS HORIZONTALLY THRU SEPARATION SHALL HAVE A 45-MINUTE FIRE RESISTANCE RATING EXCEPT AT STAIRS& SHAFTS. ALL DOORS AND PENETRATIONS INTO STAIRS AND SHAFTS SHALL HAVE A 60-MINUTE FIRE RESISTANCE RATING. ADDITIONAL PENETRATION OF STAIR SHAFTS IS NOT PERMITED EXCEPT AS SPECIFICALLY EXCEPTED.

T.D. - TRAVEL DISTANCE FROM MOST REMOTE POINT
C.P. - COMMON PATH OF TRAVEL

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NO.	REVISION	DATE

PROPOSED ADITTION AND NEW WASH AREA
BOBCAT
TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

Seal :
LIC INTERIOR DESIGNER ID6108
ALEJANDRA MOLINA-JACKSON
STATE OF FLORIDA
REGISTERED ARCHITECT AR96626

NAME:	AJEJANDRA MOLINA-JACKSON
LICENSE # :	AR96626
DATE:	12/15/2020
SCALE:	As indicated
DRAWN:	AMJ
JOB	20-000035
SHEET TILE:	LIFE SAFETY PLAN - CODE INFORMATION
SHEET # :	A-001

DATE 3/5/2021 9:58:09 AM

PROPERTY LINE N00° 00' 07"W 426.50'

PROPERTY LINE S00° 00' 07"E 426.50'

REFER TO AS-001 SHEET FOR ALL SITE PLAN DIMENSIONS

LEGEND:

- EXISTING NOT IN SCOPE OF WORK
- EXISTING TO RENOVATE
- ADDITION & NEW AREA

PROPOSED FRONT CANOPY 15'X75'

BIKE RACK, SEE 4/AS-002

SALES

X-BRACING

DISPLAYS

SALES & RENTAL ROOM 60 1399 SF F.F.E. = 18.82'

SERVICE / RENTALS COUNTERTOP (NIC)

ADA COUNTERTOP, 28" MIN. AND 34" MAX HEIGHT

OFFICE 101 175 SF

OFFICE 102 174 SF

PROPOSED RIDGE LINE ABOVE

LOCKERS

EX. COLUMN

EXISTING IT RACK

EXISTING RR 107 53 SF

BREAKROOM 106 135 SF

OFFICE 104 202 SF

EXISTING PARTS DEPARTMENT 103 539 SF

EXISTING RR 108 53 SF

EWC

REF.

CU-1, SEE MECH. DWGS.

EXISTING SECURITY CAMERA PANEL

PROPOSED ELEC. PANEL

EXISTING ELEC. PANEL

EXISTING LIFT STATION

RELOCATED COMMERCIAL SERVICE SINK

PORTABLE EYE-WASH STATION

EXISTING DISCONNECT SWITCH PANEL

EXISTING CHAINLINK FENCE/GATE TO REMAIN

EXISTING RIDGE LINE ABOVE

EXISTING BUILDING 5,667 S.F. F.F.E. = 18.82' (NAVD 88)

EXISTING TRANSFORMER

PROPOSED ADDITION

17'-0" EXISTING BUILDING INTERIOR RENOVATION

58'-3" EXISTING BUILDING TO REMAIN

PROPOSED OIL / WATER SEPARATOR LOCATION

11'-6" SETBACK

WATER RECLAIM EQUIP. BY OTHERS

PRESSURE WASH EQUIPMENT BY OTHERS

FL. MOUNT REMOVABLE GUARDRAIL SYSTEM

PROPOSED WASH AREA 40'X60' F.F.E.=18.82' (NAVD 88)

PIT 7'-6"

WASH AREA PIT, REF. TO STRUCT. DWGS.

1/8"/12" SLOPE

EX. DS

70' DRAINAGE EASEMENT

1 FIRST FLOOR PLAN
1/8" = 1'-0"

DATE: 3/8/2021 10:17:10 AM

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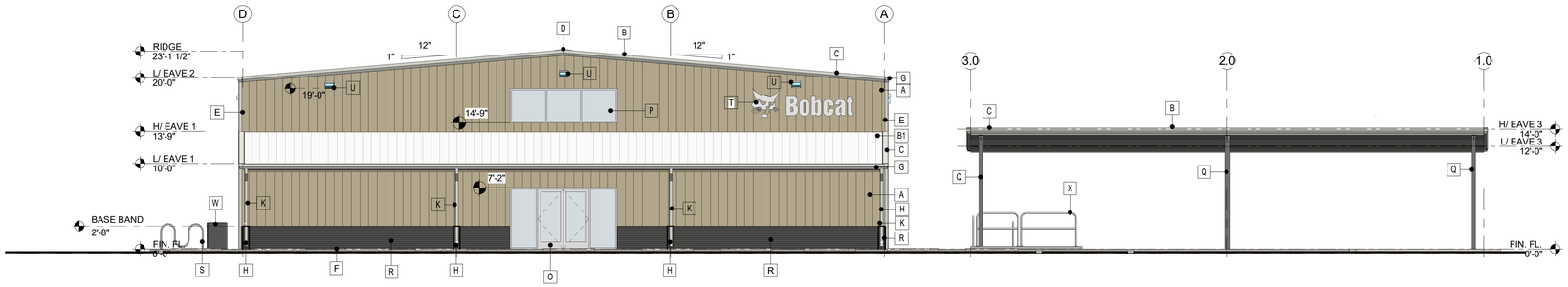
NO.	REVISION	DATE
4	BD COMMENTS	03/01/21

PROPOSED ADITTION AND NEW WASH AREA
BOBCAT
TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

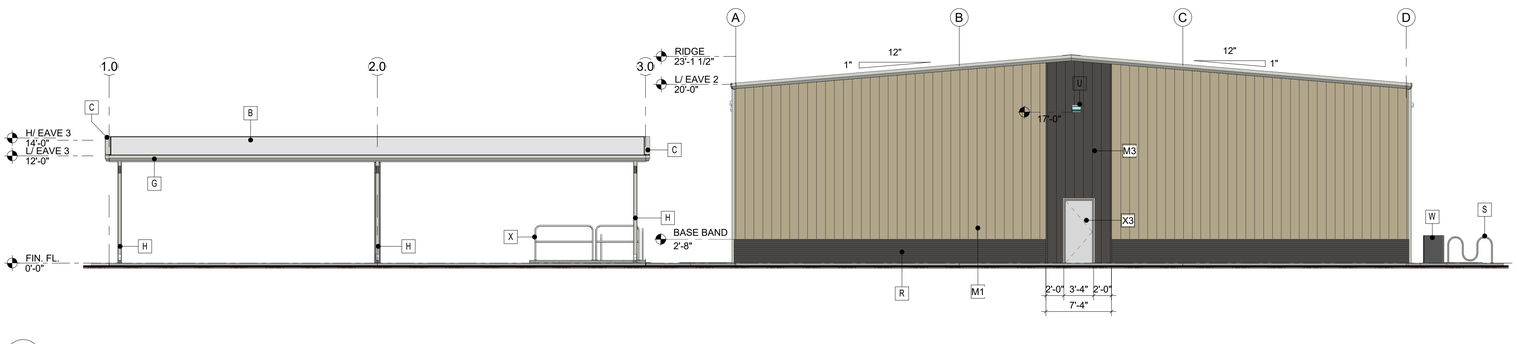
Seal :

ALEJANDRA MOLINA-JACKSON · LIC. INTERIOR DESIGNER ID0108 · REGISTERED ARCHITECT AR96626 · STATE OF FLORIDA

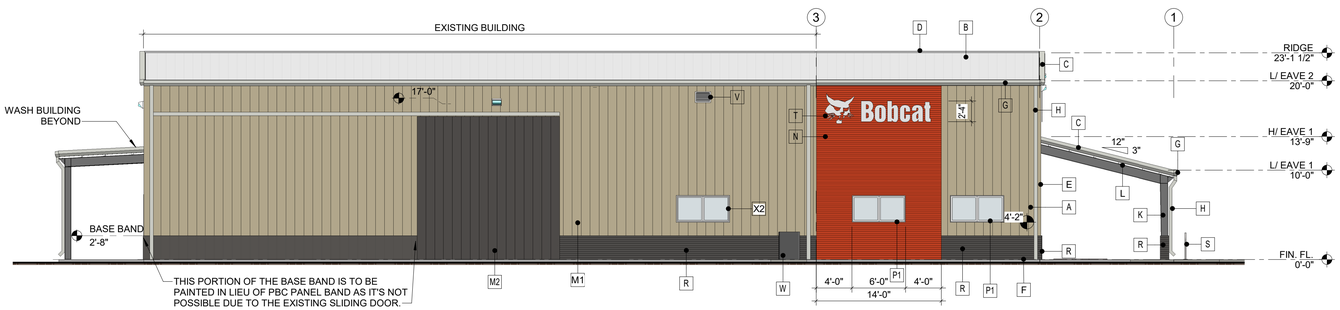
NAME:	AJEJANDRA MOLINA-JACKSON
LICENSE # :	AR96626
DATE:	12/15/2020
SCALE:	1/8" = 1'-0"
DRAWN:	
JOB	20-000035
SHEET TILE:	FIRST FLOOR PLAN
SHEET # :	A-101



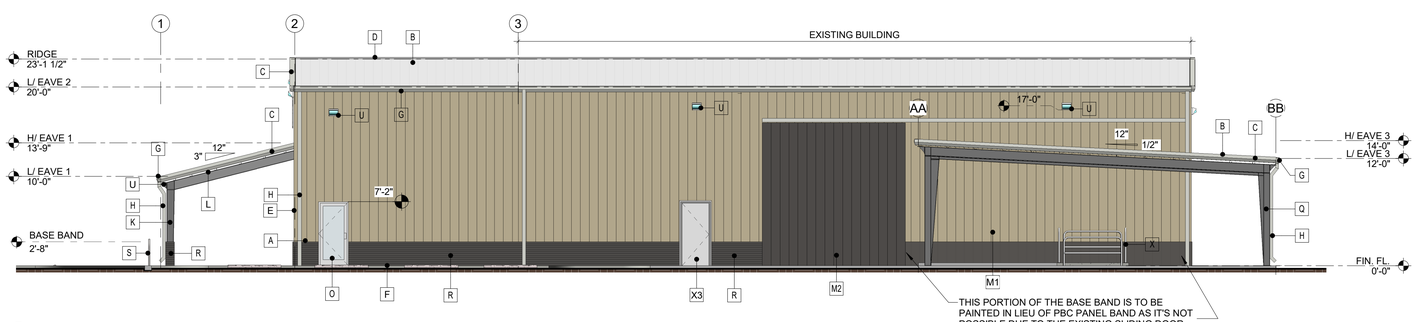
1 NORTH BUILDING ELEVATION
1/8" = 1'-0"



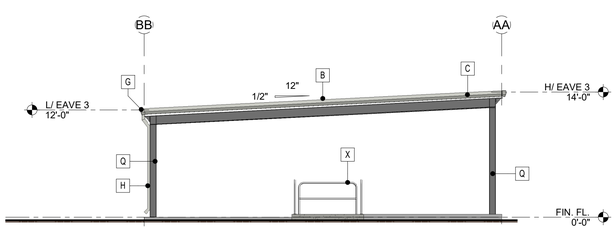
2 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



3 EAST BUILDING ELEVATION
1/8" = 1'-0"



4 WEST BUILDING ELEVATION
1/8" = 1'-0"



5 EAST WASH AREA ELEVATION
1/8" = 1'-0"

MATERIAL AND COLOR LEGEND

MARK	DESCRIPTION	MATERIAL	COLOR
A	PBR WALL PANEL	METAL - 26 GA.	"LIGHTSTONE" MFR. SIG-200 FINISH
B	PBR ROOF PANEL	METAL - 26 GA.	" SOLAR WHITE" MFR. SIG-200 FINISH
B1	PBR ROOF PANEL	METAL - 26 GA.	GALVALUME PLUS
C	RAKE TRIM	METAL	" POLAR WHITE" MFR. SIG-200 FINISH
D	RIDGE FLASHING	METAL - 26 GA.	" SOLAR WHITE" MFR. SIG-200 FINISH
E	CORNER TRIM	METAL	" LIGHTSTONE" MFR. SIG-200 FINISH
F	BASE TRIM	ALUMINUM	" CHARCOAL GRAY" MFR. SIG-200 FINISH
G	GUTTERS	METAL	" POLAR WHITE" MFR. SIG-200 FINISH
H	DOWNSPOUTS	METAL	" POLAR WHITE" MFR. SIG-200 FINISH
I	METAL WALK DOOR	METAL	MFR. STANDARD WHITE
J	CLERESTORY WINDOWS 4'x12'-6'	STEEL	MFR. STANDARD WHITE
K	EXPOSED STEEL STRUCTURE	STEEL	MFR. GRAY PRIMER. PAINTED BY G.C. CHARCOAL GRAY
L	PBR SOFFIT PANEL	METAL	"POLAR WHITE" MFR. SIG-200 FINISH
M1	EXISTING WALL PANELS	-	EXISTING TO REMAIN FIELD PAINTED TO MATCH "LIGHTSTONE"
M2	EXISTING SLIDING DOORS	METAL	EXISTING TO REMAIN FIELD PAINTED TO MATCH "CHARCOAL GRAY"
M3	EXISTING WALL PANELS	METAL	EXISTING TO REMAIN FIELD PAINTED TO MATCH "CHARCOAL GRAY"
N	FEATURE WALL: PBC WALL PANEL (HORIZONTAL)	METAL - 26 GA.	"CHARCOAL GRAY" MFR. SIG-200 FINISH.FIELD PAINTED TO MATCH PANTONE 179C OR BENJAMIN MOORE 'OUTRAGEOUS ORANGE' COLOR
O	STOREFRONT FRAME / DOOR	GLASS/ALUM.	MFR. STD. GRAY TINT GLASS / CLEAR ANODIZED FRAME
P	CLERESTORY WINDOW 4'x12'-6'	GLASS/ALUM.	MFR. STD. GRAY TINT GLASS / CLEAR ANODIZED FRAME
P1	IMPACT RATED WINDOWS	GLASS/ALUM.	MFR. STD. GRAY TINT GLASS / CLEAR ANODIZED FRAME
Q	EXPOSED STEEL STRUCTURE: PRIMARY STRUCTURE IS GALVANIZED & SECONDARY IS PRE-GALVANIZED	STEEL	PRIMARY STRUCTURE IS GALVANIZED & SECONDARY IS PRE-GALVANIZED
R	BASE: PBC WALL PANEL (HORIZONTAL)	METAL - 26 GA.	"CHARCOAL GRAY" MFR. SIG-200 FINISH
S	BIKE RACK	GALV.	GALVANIZED
T	SIGNAGE N.I.C.	-	-
U	WALLPACK LIGHTING		PER SITE PHOTOMETRICS, SEE PH-001
V	18"X12" LOUVER	-	MFR. STANDARD WHTIE. SEE MECH. DWGS.
W	CONSENSING UNIT 1	-	SEE MECH. DWGS.
X	REMOVABLE GUARDRAIL AT WASH AREA PIT	GALV.	GALVANIZED
x2	EXISTING WINDOW TO REMAIN		
X3	EXISTING HM DOOR TO REMAIN		

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NO.	REVISION	DATE
1	TECH. REVIEW PROJ. COMMENTS	01/22/21

PROPOSED ADITTION AND NEW WASH AREA
BOBCAT
TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

Seal :
LIC. INTERIOR DESIGNER IDB1408 ALEJANDRA MOLINA-JACKSON REGISTERED ARCHITECT AR96626 STATE OF FLORIDA

NAME:	AJEJANDRA MOLINA-JACKSON
LICENSE # :	AR96626
DATE:	12/15/2020
SCALE:	As indicated
DRAWN:	
JOB	20-000035
SHEET TILE:	EXTERIOR ELEVATIONS
SHEET # :	A-200

DATE:3/4/2021 8:58:46 AM





1 RENDERINGS
12" = 1'-0"







2 EXISTING PHOTOS
1 1/2" = 1'-0"

WALL PANELS - 'LIGHTSTONE' & EXISTING FIELD PAINTED
A E M1

ROOF PANELS - SOLAR WHITE
B

B1 ROOF PANELS - FRONT CANOPY - GALVALUME PLUS
Q PRIMARY STR. - GALVANIZED & SECONDARY - PRE-GALVANIZED

TRIMS - POLAR WHITE
C G H L

FEATURE WALL: PBC WALL PANELS -FIELD PAINTED TO MATCH PANTONE 179C OR BENJAMIN MOORE 'OUTRAGEOUS ORANGE' COLOR
N

F K R
PBC BASE WALL PANELS, EXPOSED STRUCTRURE AND EXISTING FIELD PAINTED TO MATCH - CHARCOAL GRAY

3 PROPOSED COLOR SAMPLES
3/4" = 1'-0"

DATE: 3/4/2021 9:00:32 AM

AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION
PH:(561) 863-9004 LIC. #CBC006515 #AA26000894
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

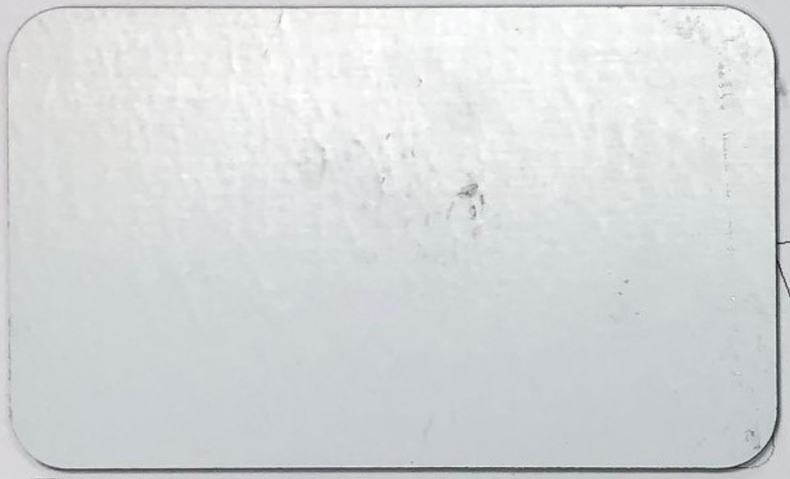
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NO.	REVISION	DATE
1	TECH. REVIEW PROJ. COMMENTS	01/22/21

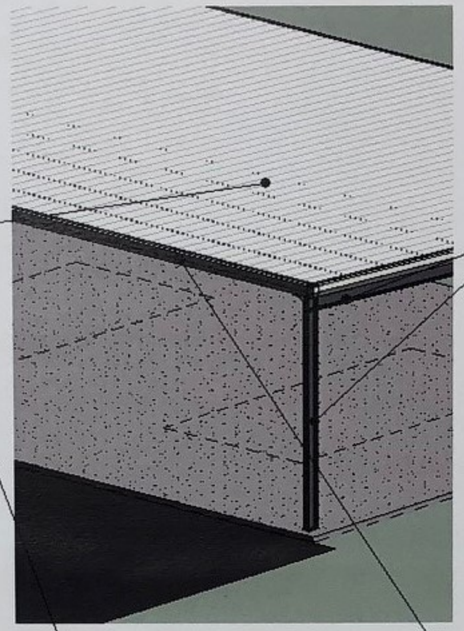
PROPOSED ADITTION AND NEW WASH AREA
BOBCAT
TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

Seal :
LIC. INTERIOR DESIGNER IDE0108 · ALEJANDRA MOLINA-JACKSON · STATE OF FLORIDA · REGISTERED ARCHITECT AR96626

NAME:	AJEJANDRA MOLINA-JACKSON
LICENSE # :	AR96626
DATE:	12/15/2020
SCALE:	As indicated
DRAWN:	Author
JOB	20-000035
SHEET TILE:	RENDERING & EXISTING PHOTOS
SHEET # :	A-201

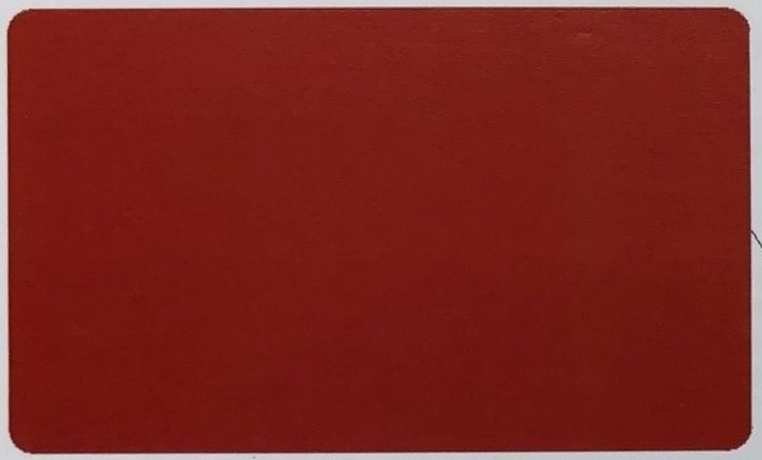


B ROOF PANELS - 'SOLAR WHITE'



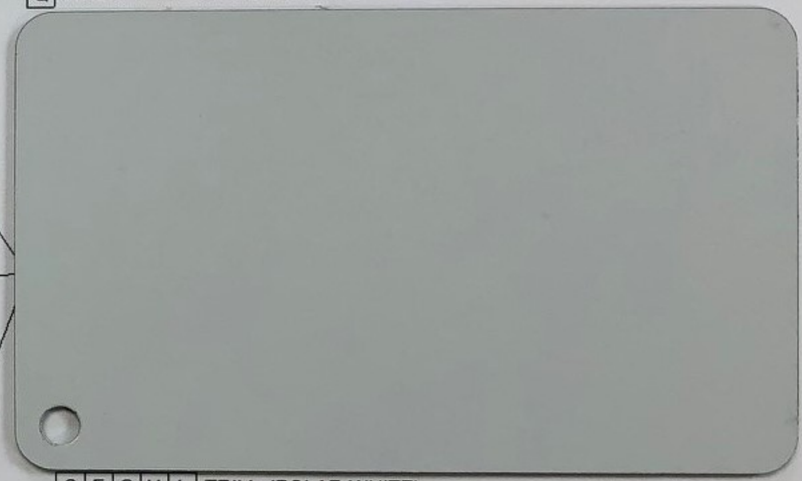


B1 ROOF PANELS FRONT CANOPY- 'GALVALUME PLUS'
Q WASH AREA - EXPOSED STRUCTURE - 'PRE-GALVANIZED' & 'GALVANIZED'

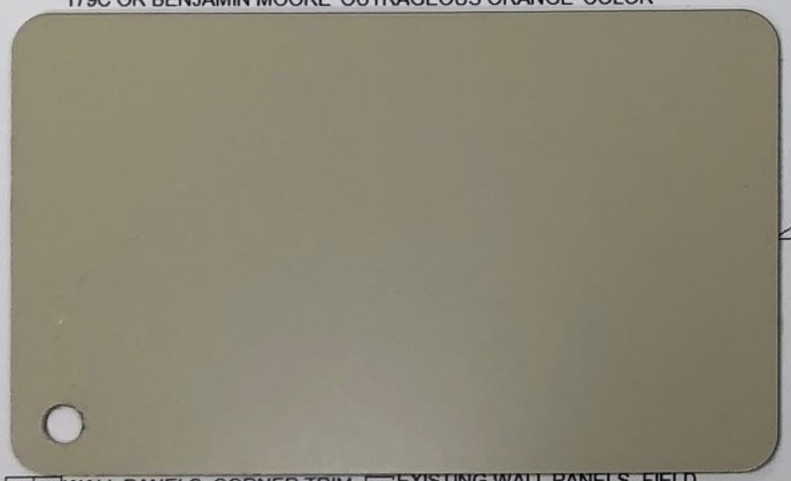


N FEATURE WALL: BOBCAT BRAND - FIELD PAINTED TO MATCH PANTONE 179C OR BENJAMIN MOORE 'OUTRAGEOUS ORANGE' COLOR

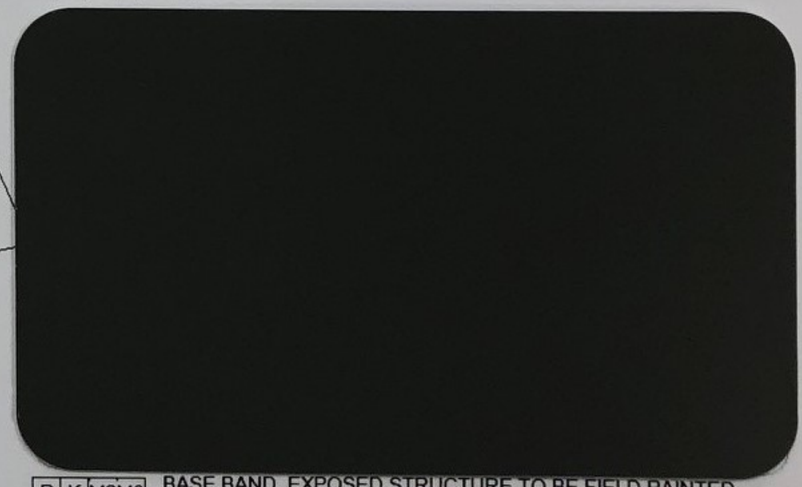




C F G H L TRIM - 'POLAR WHITE'



A E WALL PANELS, CORNER TRIM - 'LIGHTSTONE'
M1 EXISTING WALL PANELS -FIELD PAINTED TO MATCH 'LIGHTSTONE'



R K M2M3 BASE BAND, EXPOSED STRUCTURE TO BE FIELD PAINTED AND, EXISTING TO BE FIELD PAINTED - 'CHARCOAL GRAY'

DATE: 3/5/2021 9:30:07 AM

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TREASURE COAST BOBCAT

4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

NAME:	AJEJANDRA MOLINA-JACKSON
LICENSE #:	AR96626
DATE:	12/15/2020
DRAWN:	
JOB:	20-000035
SHEET TILE:	COLOR BOARD
SHEET #:	11X17

SINCE 1902
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DESIGN / BUILD • GENERAL CONSTRUCTION

01-21-2021

SUBJECT: Bobcat of Treasure Coast – 4405 Prosperity Drive
TECHNICAL REVIEW PROJECT: # 20 07000020

FORT PIERCE PLANNING REVIEW

1. To satisfy Design Review requirements the building should be of the same color, but accent colors are ok. Considering the new portion of the building will be charcoal gray, staff is recommending that the building be painted charcoal gray in its entirety. The light gray stone veneer should also extend around the perimeter of the building.

RESPONSE: ELEVATIONS WERE UPDATED PER REVIEW COMMENTS AND PRE-REVIEWED BY PLANNING REVIEWER.

2. There is too much blank/open space on the two sides of the building as well as the rear of the building. Add some architectural features to break up the blank space. Waste Pro on the corner of Selvitz Road and Prosperity Drive is a good example of a building that was heavily designed to conform to the Cities Design Review code.

RESPONSE: ELEVATIONS WERE UPDATED PER REVIEW COMMENTS AND PRE-REVIEWED BY PLANNING REVIEWER.

3. The two parking spaces that are noted in the canopy wash area cannot count towards the parking requirements of the property as this area is intended to be for washing equipment. With that said, City Code 125-315 does allow for a parking reduction of 1,200 square feet and as such the site appears to meet the parking requirements.

RESPONSE: PARKING CALCULATIONS UPDATED PER REDUCTION OF 1,200 S.F. - CITY CODE 125-315. VEHICULAR SPACES UNDER WASHAREA CANOPY ARE NOT INCLUDED IN THE CALCULATION.

4. Describe in detail the area on the plans that is noted as the “Dirt Machine Test Area & Outdoor Storage”. Any outdoor storage of materials would need to follow the requirements of City Code 125-322(e)(5). It would be noted that all storage of materials should be contained in the building with the exception of sales merchandise that may be outside for display purposes.

Staff would encourage the applicant to utilize the dirt machine test & outdoor storage area or a portion of it as more of an entrance feature that could utilized more enhanced landscaping, a water feature, or space for public art.

RESPONSE: THAT AREA WILL BE USED FOR OUTDOOR DISPLAY ONLY AND PARTIAL LANDSCAPE. SEE UPDATED SITE PLAN AS-001.

5. Staff would encourage the applicant to utilize the dirt machine test & outdoor storage area or a portion of it as more of an entrance feature that could utilized more enhanced landscaping, a water feature, or space for public art.

RESPONSE: THAT AREA WILL BE USED FOR OUTDOOR DISPLAY ONLY AND PARTIAL LANDSCAPE. IN ADDITION, IT WAS LOCATED A FLAGPOLE. SEE UPDATED SITE PLAN AS-001.

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ENGINEERING

1. Relocate the detention/retention areas to the rear of the property as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-0(c).

RESPONSE: PROPOSED DETENTION AREAS AT THE FRONT OF THE PROPERTY HAS BEEN ELIMINATED. PLEASE REVIEW REVISED PLANS FOR FURTHER DETAILS.

2. Prosperity Drive is a St. Lucie County roadway and therefore the applicant shall confer with SLC staff as to what type of improvements are required within the Prosperity Road R/W.

RESPONSE: UNDERSTOOD. COORDINATION WILL BE CONDUCTED WITH SLC STAFF AND A DETERMINATION WILL BE REACH AS TO WHAT IMPROVEMENTS ARE ALLOWED WITHIN THEIR R/W.

3. Remove all irrigation and landscaping materials, except sod, from the limits of the dedicated drainage easements. These easements are dedicated to St. Lucie County for the strict use of installation and maintenance of drainage facilities.

RESPONSE: PROPOSED PLANTINGS & IRRIGATION HAVE BEEN MOVED OUTSIDE OF ALL DEDICATED EASEMENTS.

FPUA W/WW ENGINEERING

Please submit 2 complete sets of utility construction plan along with a completed plan review application to Water and Wastewater Engineering, at 1701 S 37th Street Fort Pierce Florida. Please include projected water use including irrigation needs. For more information, please contact Shane Ostrander at 772 466 1600 ext. 3468 or click on the following link: https://staging4.fpua.com/water-and-wastewater-engineering-downloads/

RESPONSE: WE CONCUR. SUBMITTAL IN PROGRESS

FPUA ELECTRIC & GAS ENGINEERING:

Approved.
Presently there is existing electric service to the site (from Prosperity Drive) at 4405 Prosperity Drive. Please provide electric load information and AutoCAD drawing, if additional service is needed. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

RESPONSE: WE CONCUR

Gas service is available to the site (from the north side of Prosperity Drive). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

RESPONSE: WE CONCUR

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FIRE DEPARTMENT REVIEW

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

RESPONSE: NO SPRINKLER SYSTEM IS REQUIRED FOR THIS SITE.

5. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

RESPONSE: NOT APPLICABLE. NO FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT.

6. Fire hydrants (shall be) are provided for buildings other than detached one-and- two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

Response: The existing fire hydrants meet the criteria set forth in these comments. No fire flow calculations will be provided since there is no fire protection system is required for this site.

RESPONSE: THE EXISTING FIRE HYDRANT IS LOCATED 312 FEET TO THE PROPOSED BUILDING. NO FIRE FLOW CALCULATIONS WILL BE PROVIDED SINCE THERE IS NO SPRINKLERS SYSTEM REQUIRED FOR THIS SITE.

7. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

RESPONSE: COMMENT NOTED. NO FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT.

8. The Fire District reserves the right for future comments at the site plan & building construction phase.

RESPONSE: COMMENT NOTED.

PUBLIC WORKS DEPARTMENT TECHNICAL REVIEW COMMITTEE

1. Provide a note on the site plan indicating the elevations are confirmed by use of the published benchmark utilized for site elevations, and provide the published benchmark reference.

RESPONSE: THE ELEVATIONS WERE TAKEN FROM THE SURVEY PROVIDED BY ALEXANDER PIAZZA SURVEYOR. PLEASE REFER TO NOTE 13 IN THE SURVEY PLAN REGARDING THE BENCHMARK REFERENCE AND ALSO NOTED IN CIVIL ENGINEERING PLAN UNDER NOTE 1. SHEET 3/6. THE FOLLOWING NOTE TAKEN FROM CIVIL PLANS WERE COPIED IN SITE PLAN.

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GENERAL NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD.88) AND REFERNCE TO SITE BENCHMARK FND NAIL & DISK "LB 6840"
ELEVATION = 15.45 NAVD 1988

2. The site plan should include the recorded filing for the easements, ORB & PG or Plat, PB and PG.
RESPONSE: WE CONCUR. INFORMATION UPDATED IN SURVEY AND SITE PLAN.

3. The property line (side and rear) drainage easements shall be restored to original permitted conditions. The plans indicate the buffers to be installed within the drainage easements, including across the easement along the roadway. Drainage shall not be impeded. Trees may be considered; the remaining landscape shall be designed outside of the easement or may be specifically allowed based on a detailed plan approved by the County.

RESPONSE: PROPOSED PLANTING HAVE BEEN MOVED OUTSIDE OF ALL THE DEDICATED EASEMENT. THIS WILL BE RESTORED TO ORIGINAL CONDITIONS.

4. Provide on the site plan, a table identifying the permitted allowable impervious area and the sites proposed impervious area. Per SFWMD and SLC drainage standards of review, the display areas may be considered impervious.

RESPONSE: SQUARE FOOTAGE OF IMPERVIOUS AND PERVIOUS AREAS, AND PERCENTAGE OF BUILDINGS COVERAGE REGARDING THE SITE WAS NOTED IN THE SITE DATA (REFER TO SITE PLAN AS-001). INCLUDED ALLOWED PERCENTAGE PER SFWMD PERMIT ATTACHED IN THE SUBMITTAL.

5. Provide cross sections to demonstrate the paved, display area and landscaping.

RESPONSE: CROSS SECTIONS TO DEMONSTRATE THE PAVED, DISPLAY AREA AND LANDSCAPING HAS BEEN PROVIDED. PLEASE REFER TO REVISED PLANS FOR FURTHER DETAILS.

6. Provide cross sections of the buildings and grading into the drainage easement.

RESPONSE: CROSS SECTIONS OF THE BUILDINGS AND GRADING INTO THE DRAINAGE EASEMENT HAS BEEN PROVIDED. PLEASE REFER TO REVISED PLANS FOR FURTHER DETAILS.

7. The existing driveway is not permitted and does not meet standards. A driveway permit issued by the County is required for site access and improvements. The existing driveway may be utilized for construction access if identified as such on the plans and permitted in accordance with County and erosion control standards. If permitted as such, it shall be removed, and the right-of-way restored prior to final inspection.

RESPONSE: A DRIVEWAY PERMIT WILL BE ACQUIRED FROM THE COUNTY BASED ON THE NEW SITE ACCESS AND IMPROVEMENTS.

8. A Permit is required from the County to outfall into the County's system.

RESPONSE: A PERMITTED WILL BE APPLIED FOR AND ACQUIRED IN THE FINAL SUBMITTAL PHASE OF PROJECT.

Please, do not hesitate to contact me if you have any further questions.

Best Regards,

Alejandra Molina-Jackson, AIA
NCARB NCIDQ LEED AP BD+C

Director of Architecture – Interior Design

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Email: amj@ahrenscompanies.com