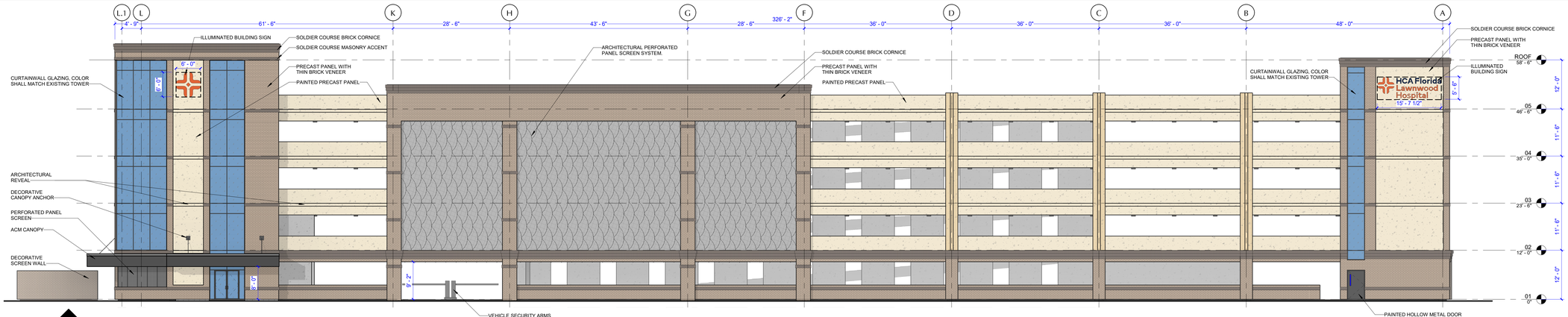
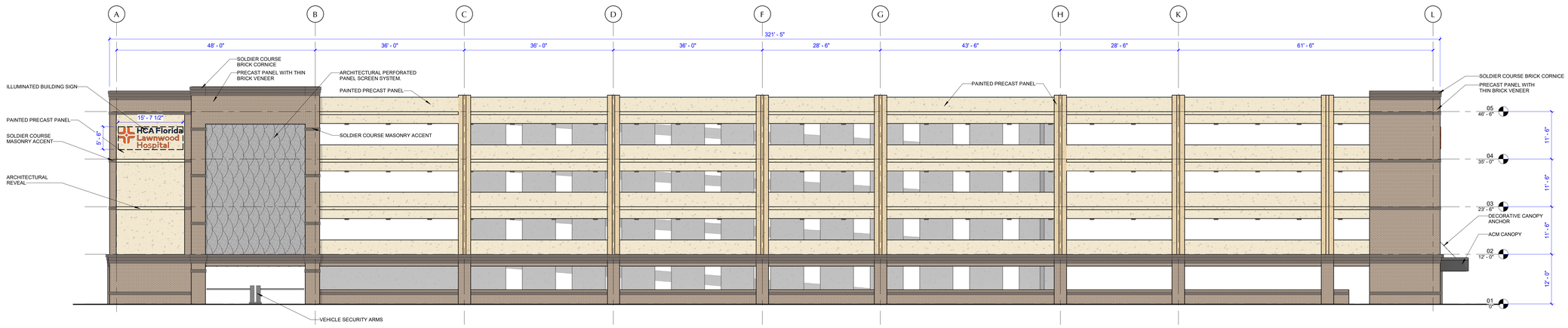


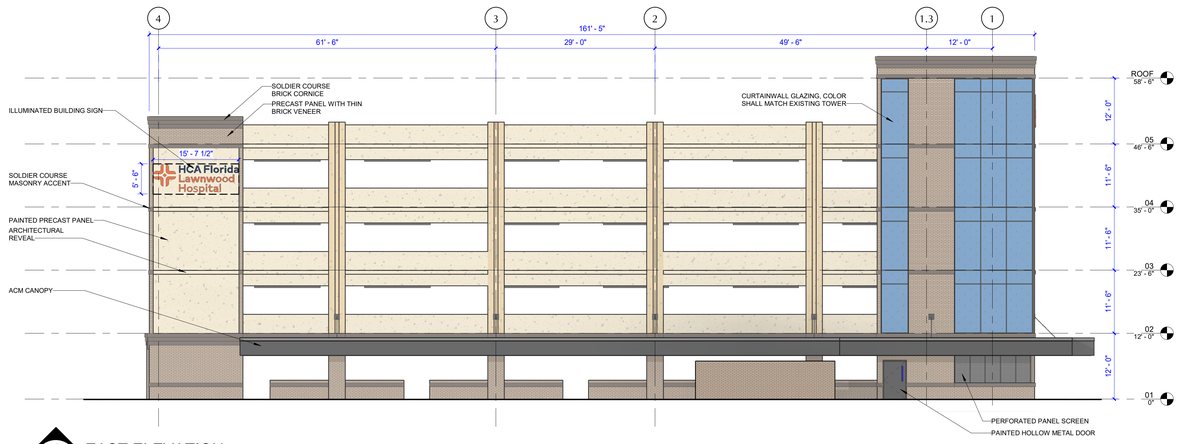
2 A1.01NA NORTH ELEVATION

0 8' 16' 32'



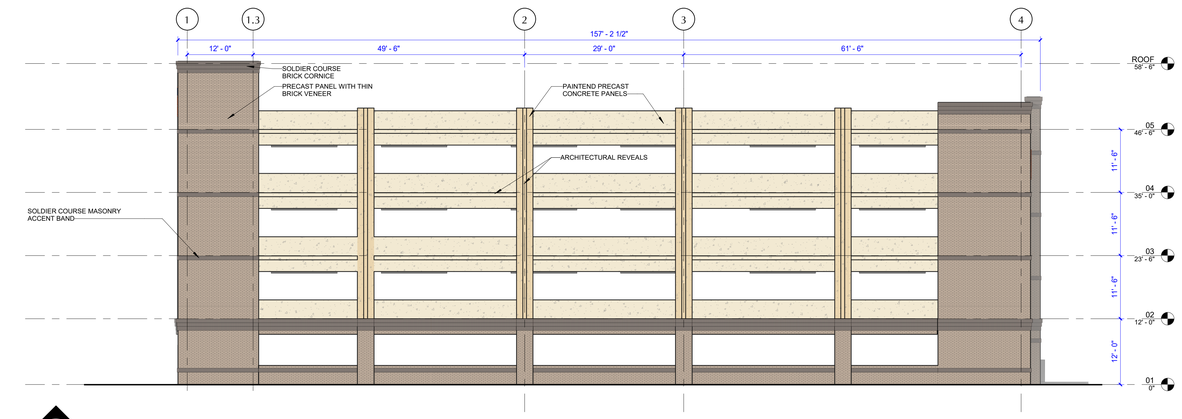
3 A1.01NA SOUTH ELEVATION

0 8' 16' 32'



1 A1.01NA EAST ELEVATION

0 8' 16' 32'



4 A1.01NB WEST ELEVATION

0 8' 16' 32'

EXTERIOR MATERIALS LEGEND
BRICK VENEER (COLOR 1)
BRICK VENEER ROWLOCK FINISH (BRICK COLOR 2)
PRECAST CONCRETE (COLOR 1)
PRECAST CONCRETE (COLOR 2)

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GENERAL CONTRACTOR

REVISIONS

DATE:
03 / 12 / 2025

BARGE DESIGN SOLUTIS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax:615.254.6572

M.P.E.& T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2964 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA Healthcare
HCA DESIGN MANAGER:
PAUL MATHIS
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

BARGE #:
3766337

HCA #:
3082200030

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

VENDOR INFORMATION

Digitally signed by MATTHEW MATTHEW GRIFFITH GRIFFITH
Date: 2025.05.06 11:17:01 -05'00'

STATE OF FLORIDA
MATTHEW G GRIFFITH
AR101992
REGISTERED ARCHITECT

EXTERIOR ELEVATIONS

A2.01

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A2.01 - EXTERIOR ELEVATIONS
Architect Docs / HCA Florida - Lawnwood Parking Garage - 3766337\3766337_Lawnwood_R24.rvt

Discipline: Sort:
Document:
File:
Print Date: 5/5/2025 9:53:38 AM



NORTH ELEVATION - PRIMARY ENTRANCE



SOUTH ELEVATION - SECONDARY ENTRANCE

NOTE:
THESE RENDERINGS ARE INTENDED TO ILLUSTRATE THE DESIGN CONCEPT AND ELEMENT RELATIONSHIPS OF THE COMPLETED PROJECT, AS INDICATED IN THE CONTRACT DOCUMENTS. THE LACK OF DETAIL AND INFORMATION CONTAINED IN THESE RENDERINGS DO NOT RELIEVE THE CONTRACTOR FROM FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATTERS RELATING TO INFORMATION NOT SHOWN ON THESE RENDERINGS.

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M.P.E.& T CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
250 VENTURE DRIVE, SUITE 500
NASHVILLE, TN 37204
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HCA Healthcare
HCA DESIGN MANAGER:
PAUL WILLIAMS
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

BARGE #:
3766337

HCA #:
3082200030

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615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
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REVISIONS

DATE:
03 / 12 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

VENDOR INFORMATION

Digitally signed by MATTHEW MATTHEW GRIFFITH GRIFFITH
Date: 2025.05.06 11:17:12-05'00'

STATE OF FLORIDA
MATTHEW G GRIFFITH
REGISTERED ARCHITECT
AR101992

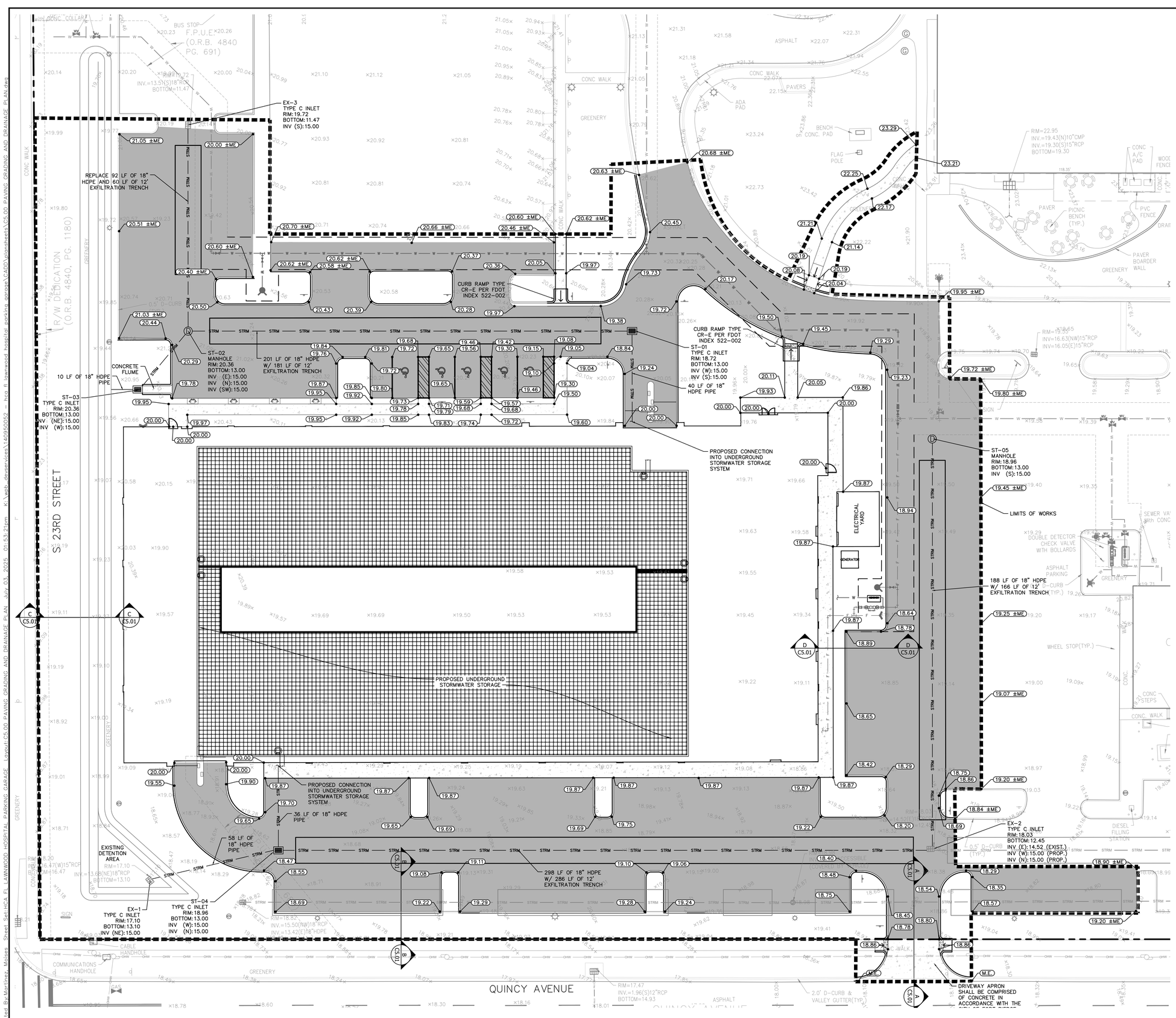
RENDERINGS

A9.00

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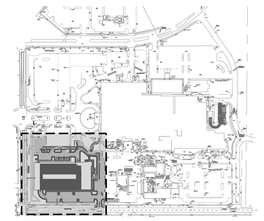
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Accdocs Docs:HCA Florida - Lawnwood Parking Garage - 3766337\3766337_Lawnwood_R24.rvt

Discipline Sort
Drawing Type
File
Print Date: 5/5/2025 9:53:38 AM



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- LIMITS OF WORK
- PROPOSED CONCRETE
- STRM — EXIST. STORM PIPE
- SS — SS — EXIST. SAN. SEWER PIPE
- W — W — EXIST. WATER MAIN
- E — E — EXIST. ELECTRIC LINE
- COM — EXIST. COMMUNICATIONS
- GAS — EXIST. GAS LINE
- OHW — OHW — EXIST. OVERHEAD WIRE
- STRM — PROP. STORM PIPE
- PROP. STORM INLET
- 16.00 — EXIST. SPOT ELEVATION
- 7.50 — PROPOSED SPOT ELEVATION
- 7.50 ±ME — MATCH EXISTING ELEVATION
- FLOW ARROW
- PROPOSED PAVEMENT

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIES
818 3rd Avenue South | Suite 200 | Nashville, Tennessee 37210
Phone: 615.255.2288 | Fax: 615.255.2299

REVISIONS

DATE:
07 / 03 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
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STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
3900 DUKE DRIVE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEST INDIANTOWN ROAD, SUITE 200
JUPITER, FL 33458
MANAGER: VANESA M. MAHONEY, P.E.

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
RYAN POPE
HCA CONSTRUCTION MANAGER:
CARLA DAVISON

BARGE #:
3766337

HCA #:
3000200030

MICHAEL FREDERICK SCHWARTZ
No. 56200
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael F. Schwartz, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 07/03/2025

PAVING GRADING AND DRAINAGE PLAN

C5.00

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Plotted By:Mortinez, Moises Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:C5.00 PAVING GRADING AND DRAINAGE PLAN July 03, 2025 01:53:21pm K:\web_deliverables\140950052 – hca fl lawnwood hospital parking garage\CADD\plotsheets\C5.00 PAVING GRADING AND DRAINAGE PLAN.dwg

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Medical and Professional Offices	Offices - Professional & Business Services	C1 / Office Comercial
South	Institutional	Institutional	OS1 / General Recreational Open Space
East	Vacant Residential	RM - Medium Density Residential	PD - Planned Development
West	Medical and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Institutional	Planned Development	601,900 sq. ft. is existing	21.02 acres	N/A
****Proposed**	Institutional	Planned Development	243,238 is proposed	21.02	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot N/A
Demand Analysis	Maximum Increase of 243,238 SF X 0.125 (Actual demand based on MEP Calculations is 1,650 GPD)
Current Zoning/FLU	Total gallons per day 30,405 GPD
**Proposed Zoning/FLU	Total gallons per day 30,405 GPD
**Change in Demand	Total gallons per day 0

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot N/A
Demand Analysis	Maximum N/A
Current Zoning/FLU	Total gallons per day N/A
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

D. Public Schools (Residential Classifications Only): N/A
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) N/A

	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	N/A	N/A

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	Not a residential project
****Proposed Zoning/FLU**	Not a residential project
***Change in Demand**	Not a residential project

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Any applicable increase in stormwater discharge due to an increase in the proposed project impervious area will meet and comply with all applicable regulatory standards and requirements.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	Planned Development	Planned Development
****Proposed Zoning/FLU**	Planned Development	Planned Development
***Change in Demand**	Trips 0	Trips 0
Impact to Capacity	See Traffic Impact Analysis	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: N/A Single Family: N/A Multifamily: N/A
Non-residential (square footage): 243,238 SF
Mixed-use (describe use): N/A
(If this is a single phase project, name it Phase I – Total) N/A

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A	N/A	N/A	N/A	N/A
Single-family, attached	N/A	N/A	N/A	N/A	N/A
Multi-family	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Parking Garage	N/A	243,238	23.0	TBD	TBD

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: N/A

** Complete section if requesting a change in zoning, future land use, or expanding


Nebraska Ave
Nebraska Ave
S Lawnwood Cir
Frist Blvd
S 23rd St
4, 5, 6
Quincy Ave
1, 2, 3
Quincy Ave
S 23rd St
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2025 Airbus


1
PARKING


2
END
SCHOOL
ZONE


3
SPEED
LIMIT
25


4
S 23rd


S 23RD
SPEED LIMIT 25
5


6
1701
Florida
HEALTH
HOSPITAL


Nebraska Ave
Nebraska Ave
S Lawnwood Cir
Frist Blvd
11, 12, 13, 14,
15, 16, 17, 18
8, 9, 10
S 23rd St
6, 7
1, 2, 3
4, 5
Quincy Ave
Quincy Ave
S 23rd St
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2025 Airbus


1


2


3


HCA Florida
4


5


6


7


8
STOP


9


10


11
SPORT
4x4


HCA Florida
Lawnwood Hospital
EMERGENCY
Main Entrance
Outpatient Services
1700 S. 23rd Street
STOP


13
HCA Florida
LAKEWOOD MEDICAL PARK


14


15
STOP
TOYOTA


STOP
EMERGENCY
Patient Registration
Outpatient Services
Shipping and Receiving
ACCESSIBLE
PARKING
ONLY


17


18
STOP

LAWNWOOD REGIONAL MEDICAL CENTER
DESIGN REVIEW NARRATIVE

Design Review Narrative for Major Site Plan Amendment Approval
Project Title: Lawnwood Medical Center Parking Garage
Project Location: 1700 S 23RD Street, Fort Pierce, FL
Applicant: Lawnwood Medical Center, Inc.
Prepared by: Barge Design Solutions
Date: May 5, 2025

ARCHITECTURAL NARRATIVE STATEMENT

The new parking garage will be constructed on an existing surface parking lot – 1700 South 23rd Steet, Fort Pierce, Florida 34950, southwest of the hospital campus. The new parking garage will be five levels above grade constructed primarily of Architectural Precast Concrete. The total garage height will be approximately 58'-6" feet +/-. The maximum building height for this parcel is 50-feet for the parapet. The elevators and stairs will go to 58'-6".

Horizontal expansion is planned for the garage to the South, taking a portion of the remaining surface parking. The new garage is not structured for vertical expansion. It is anticipated the City of Fort Pierce will expect an upgraded façade along 23rd Ave. and Quincy Ave. to include curtainwall, architectural screens, upgraded precast with thin brick or other miscellaneous detailing. In general, the aesthetics will match the newer patient tower located on the campus.

The garage will contain three (3) 3,500lb traction elevators – to be machine room-less. The elevator lobby will be constructed for adding an additional elevator in the future. Nine EV-standard parking spaces and one Accessible EV parking space are planned for the surface parking adjacent to the garage. The entire garage will be dedicated to staff and contain security gates at the ground floor entries and exits of the garage. An updated topographic survey, geotechnical report, and underground utility locator will be supplied.

LAWNWOOD REGIONAL MEDICAL CENTER
ENVIRONMENTAL IMPACT REPORT (NOT APPLICABLE)

Environmental Impact Report Narrative
Project Title: Lawnwood Medical Center Parking Garage
Project Location: 1700 S 23RD Street, Fort Pierce, FL
Applicant: Lawnwood Medical Center, Inc.
Date: May 5, 2025

The proposed parking garage will be constructed on an existing parking lot that is not in an environmentally sensitive area. Therefore, this submittal item is not applicable.

LAWNWOOD REGIONAL MEDICAL CENTER
PARKING GARAGE
PROJECT JUSTIFICATION STATEMENT
May 5, 2025

Executive Summary

The applicant, Lawnwood Medical Center, Inc., the ("Applicant"), is the fee simple owner of the subject parcel demonstrated by the Warranty Deed as recorded in the public records of St. Lucie County, FL (ORB. 247, PG. 1047). The Applicant, through its Authorized Agent, Kimley-Horn & Associates, Inc., is seeking the following approvals from the City of Ft. Pierce:

- Major Site Plan Amendment
- Concurrency Review / Certificate
- Design Review

This request is for the approval of a 243,000+ square feet parking garage over an existing surface parking lot. The garage will add 591 parking spaces, including 5 ADA spaces and 8 proposed electric vehicle spaces, as well as 110 regular spaces. Additionally, relocation of the existing site utilities outside of the garage's footprint are proposed.

Location Map

The image below shows the location of the hospital, located at 1700 S 23rd Street in Fort Pierce.



Kimley»Horn

Lawnwood Regional Medical Center History and Compliance Statement

The Lawnwood Medical Center property was originally acquired around 1976, with the initial facility constructed in approximately 1977. Over the years, numerous additions and improvements have been made to accommodate the growing needs of the campus. In response to the continued population growth along the Treasure Coast and the Medical Center's expanding service area, there is a significant and increasing demand for adequate parking infrastructure to support staff. The proposed parking garage directly addresses this need, providing a critical solution to existing and anticipated capacity challenges. Moreover, the character and design of the proposed structure are consistent with the development objectives of the City and align with the City's comprehensive plan, as well as the Planned Development.

Lawnwood Regional Medical Center Highlights

- Lawnwood Medical Center is the first and only hospital on the Treasure Coast to offer a Comprehensive Stroke Program, capable of treating the most complex stroke cases using the latest advancements in medical technology. Prior to the launch of this program, patients with severe stroke conditions had to be transferred out of the community for specialized care.
- The Lawnwood Regional Treasure Coast Trauma Center is a life-saving resource for the region, having treated over 10,000 patients with an impressive 96% survival rate.
- Home to the most experienced cardiovascular team on the Treasure Coast, the Lawnwood Heart Institute leads in heart disease treatment, offering the most advanced and innovative procedures available.
- Lawnwood is deeply committed to delivering high-quality pediatric care close to home. The hospital features a dedicated Pediatric Emergency Room, a Level III Neonatal Intensive Care Unit (NICU), a Pediatric Intensive Care Unit (PICU), and offers services in 14 pediatric specialty areas.

Lawnwood Regional Medical Center Community Services

- Birthing Center - Obstetrics
- Cancer Care
- Cardiac and Vascular Rehabilitation
- Cardiac Catheterization
- Cardiology
- Cardiopulmonary
- Cardiovascular Surgery
- Comprehensive Stroke
- Critical Care
- Emergency Medicine (Adult and Pediatric)
- ENT
- Gastroenterology
- General Surgery
- Hand Surgery
- Heart Institute
- Interventional Radiology
- Infectious Disease
- MRI
- Neonatal Intensive Care Unit (Level III)
- Neurology
- Neurosurgery
- Ophthalmology
- Oral and Maxillofacial Surgery
- Orthopedic Surgery
- Pediatric ER
- Pediatric Intensive Care Unit
- Pediatric Specialty Services
- Pediatrics
- Plastic Surgery
- Podiatry
- Radiology/Diagnostic Imaging
- Therapy - Occupational, Physical, Respiratory, Speech (Adult and Pediatric)
- Trauma Center (Level II)
- Urology
- Vascular
- Women's Services
- Wound Care

Lawnwood Regional Medical Center Mission and Values

In pursuit of the mission, Lawnwood believes the following value statements are essential and timeless to its service to the community:

- Recognize and affirm the unique and intrinsic worth of each individual patient.
- Treat all those we serve with compassion and kindness.
- Trust our colleagues as valuable members of our healthcare team and pledge to treat one another with loyalty, respect, and dignity.
- Act with absolute honesty, integrity, and fairness in the way we conduct our business and the way we live our lives.

Compliance with City of Ft. Pierce Standards for Planned Development ("PD")

1. Comprehensive plan consistency:
   The request is consistent with the goals, objectives and policies of the comprehensive plan, along with the future land use element, and the standards and criteria contained in the comprehensive plan, as adopted.

2. Perimeter setbacks:
   In general terms, the applicable setbacks will be in compliance.

3. Open space:
   At least twenty (20) per cent of the site shall be devoted to open space, regardless of project size or intended use unless referenced with the proposed site-specific amendment to the Planned Development.

4. Applicability to other code of ordinances not in conflict:
   The project will be consistent and in compliance with all building code, housing code, and other land use regulations of the City of Fort Pierce.

5. Easements:
   Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs will be provided as required for the success of the project.

6. Variances are not necessary.
   The project complies with the regulations specified in the PD development standards, therefore, no variances are hereby required and/or requested.

Demonstration of Compliance with Section 22-59 Design Review:

This project has demonstrated compliance with Section 22-59 by incorporating the architectural elements as required within said Article. This project has provided the architectural treatments which ensure that new development and redevelopment will be compatible with the surrounding area and enhance the appearance of the local community. Please see the proposed elevations which demonstrate said compliance and consistency with each Phase of the project.

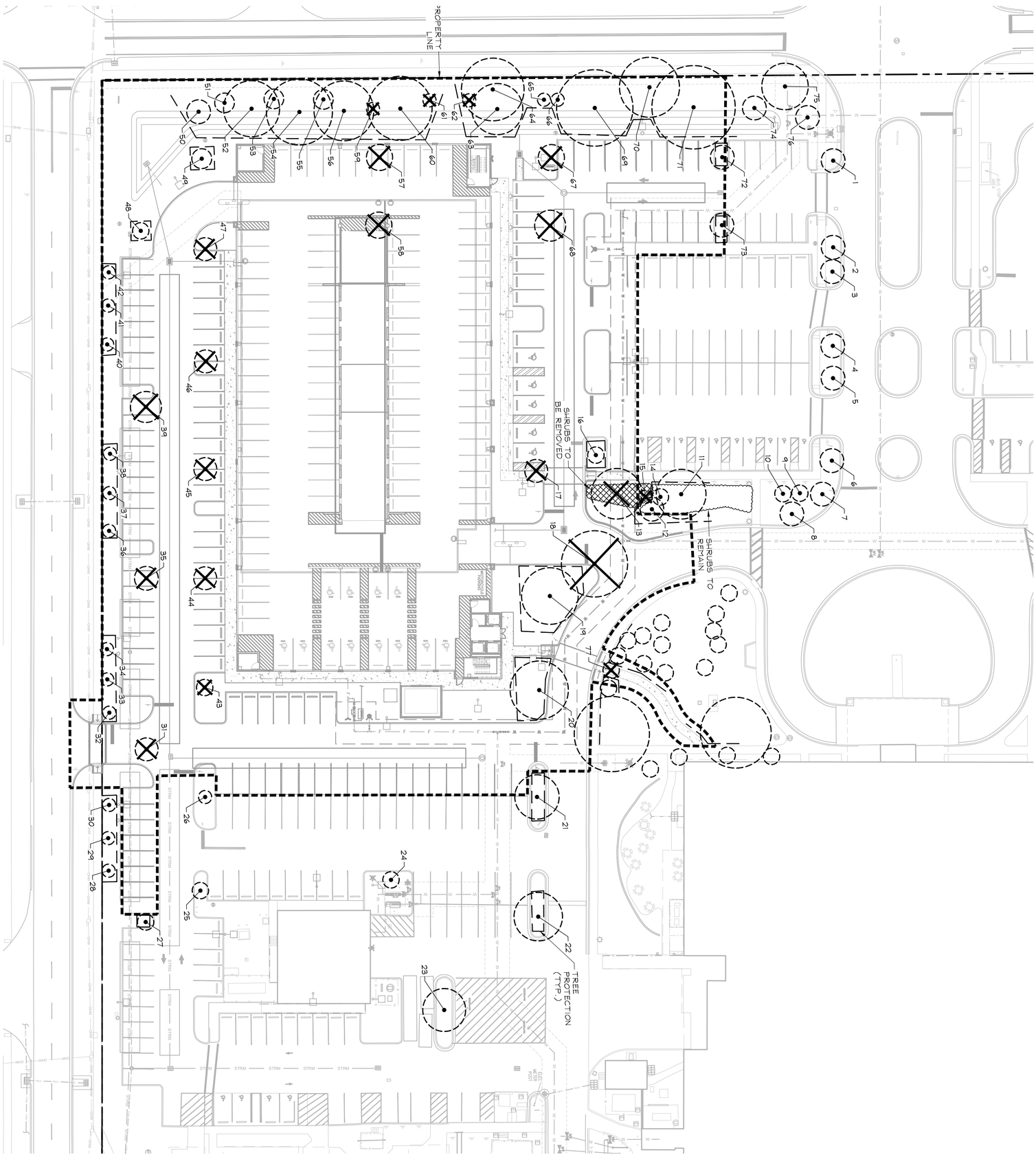
Demonstration of Compliance with Article IV – Supplementary Regulations

This project has demonstrated compliance with Article IV by incorporating the standards as required within said Article. This project has provided improvements which ensure that new development and redevelopment will be compatible with the surrounding area and enhance the appearance of the local community.

Conclusion

The applicant has provided clear justification for the requested approvals from the City of Fort Pierce, which include a Major Site Plan Amendment, Concurrency Review/Certificate, and Design Review. The proposed project entails the construction of a 243,000+ square foot parking garage on the site of an existing surface lot. The new structure will introduce 591 parking spaces, including 5 ADA-compliant spots, and 8 proposed Electric Vehicle spaces. To support the development, existing site utilities will be relocated outside the footprint of the proposed garage.

Plotted By:Webster, Brooke Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:L1.00 TREE DISPOSITION PLAN July 03, 2025 - 01:50:12pm K:\wpb_devservices\140950052 - hca fl lawnwood hospital parking garage\CADD\plansheets\L1.00 TREE DISPOSITION PLAN.dwg



KEY:

- TREE TO BE PROTECTED PER DETAIL ON L1.10 SHEET
- TREE TO BE RELOCATED
- TREE TO BE REMOVED
- TREE TO REMAIN

GRAPHIC SCALE IN FEET 0 15 30 60

NORTH

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HCA Healthcare

HCA DESIGN MANAGER:
RYAN ROHE

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

CIVIL CONSULTANT	STRUCTURAL CONSULTANT	M,P,E & T CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC. 11661 KEW GARDENS AVENUE, SUITE 200 PALM BEACH GARDENS, FL 33410 MANAGER: VANESA M. MAHONEY, P.E.	STRUCTURAL DESIGN GROUP 200 GREAT CIRCLE ROAD, SUITE 106 NASHVILLE, TN 37228 MANAGER: JEREMY SALMON	I.C. THOMASSON ASSOCIATES, INC. 2960 KRAFT DRIVE, SUITE 500 NASHVILLE, TN 37204 MANAGER: FRANK MARCO

GENERAL CONTRACTOR

FOR PERMIT - NOT FOR CONSTRUCTION

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

REVISIONS:

DATE: 07/ 03/ 2025

BARGE DESIGN SOLUTIONS

615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax 615.255.0572

L1.00 TREE DISPOSITION PLAN

NO.	BOTANICAL NAME	COMMON NAME	DBH (IN)	DISPOSITION	NOTES
1	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
2	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
3	*Roystonea regia*	Royal Palm	35' CT	REMAIN	
4	*Roystonea regia*	Royal Palm	35' CT	REMAIN	
5	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
6	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
7	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
8	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
9	*Phoenix roebelenii*	Pygmy Date Palm	6' CT	REMAIN	single
10	*Phoenix roebelenii*	Pygmy Date Palm	10' CT	REMAIN	double
11	*Quercus virginiana*	Live Oak	12"	REMAIN	
12	*Roystonea regia*	Royal Palm	30' CT	REMAIN	
13	***Quercus virginiana***	**Live Oak**	**12"**	**REMOVE**	
14	*Phoenix roebelenii*	Pygmy Date Palm	6' CT	REMAIN	single
15	***Phoenix roebelenii***	**Pygmy Date Palm**		**REMOVE**	**single; dead**
16	*Quercus virginiana*	Live Oak	2"	REMAIN	
17	***Quercus virginiana***	**Live Oak**	**2"**	**REMOVE**	
18	***Quercus virginiana***	**Live Oak**	**18"**	**REMOVE**	
19	*Quercus virginiana*	Live Oak	12"	REMAIN	
20	*Quercus virginiana*	Live Oak	24"	REMAIN	
21	*Quercus virginiana*	Live Oak	10"	REMAIN	
22	*Quercus virginiana*	Live Oak	12"	REMAIN	
23	*Quercus virginiana*	Live Oak	12"	REMAIN	
24	*Quercus virginiana*	Live Oak	4"	REMAIN	
25	*Quercus virginiana*	Live Oak	4"	REMAIN	
26	*Quercus virginiana*	Live Oak	3"	REMAIN	
27	*Quercus virginiana*	Live Oak	4"	REMAIN	
28	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
29	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
30	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
31	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
32	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
33	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
34	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
35	***Quercus virginiana***	**Live Oak**	**5"**	**REMOVE**	**poor**
36	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
37	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
38	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
39	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
40	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
41	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
42	*Ligustrum japonicum*	Ligustrum	3"	REMAIN	
43	***Quercus virginiana***	**Live Oak**	**3"**	**REMOVE**	**poor**
44	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
45	***Quercus virginiana***	**Live Oak**	**3"**	**REMOVE**	
46	***Quercus virginiana***	**Live Oak**	**4"**	**REMOVE**	
47	***Quercus virginiana***	**Live Oak**	**3"**	**REMOVE**	
48	*Quercus virginiana*	Live Oak	2"	REMAIN	
49	*Quercus virginiana*	Live Oak	5"	REMAIN	
50	*Quercus virginiana*	Live Oak	10"	REMAIN	
51	*Bursera simaruba*	Gumbo Limbo	4"	REMAIN	
52	*Quercus virginiana*	Live Oak	24"	REMAIN	
53	*Bursera simaruba*	Gumbo Limbo	3"	REMAIN	
54	*Quercus virginiana*	Live Oak	30"	REMAIN	
55	*Bursera simaruba*	Gumbo Limbo	3"	REMAIN	
56	*Quercus virginiana*	Live Oak	24"	REMAIN	
57	***Bursera simaruba***	**Gumbo Limbo**	**6"**	**REMOVE**	
58	***Bursera simaruba***	**Gumbo Limbo**	**8"**	**REMOVE**	
59	***Coccoloba diversifolia***	**Pigeon Plum**	**2"**	**REMOVE**	**poor**
60	*Quercus virginiana*	Live Oak	30"	REMAIN	
61	***Coccoloba diversifolia***	**Pigeon Plum**		**REMOVE**	**dead**
62	***Coccoloba diversifolia***	**Pigeon Plum**		**REMOVE**	**dead**
63	*Quercus virginiana*	Live Oak	18"	REMAIN	
64	*Quercus virginiana*	Live Oak	30"	REMAIN	
65	*Coccoloba diversifolia*	Pigeon Plum	2"	REMAIN	
66	*Coccoloba diversifolia*	Pigeon Plum	2"	REMAIN	
67	*Bursera simaruba*	Gumbo Limbo	6"	REMAIN	
68	***Bursera simaruba***	**Gumbo Limbo**	**8"**	**REMOVE**	
69	*Quercus virginiana*	Live Oak	32"	REMAIN	
70	*Quercus virginiana*	Live Oak	18"	REMAIN	
71	*Quercus virginiana*	Live Oak	30"	REMAIN	
72	*Bursera simaruba*	Gumbo Limbo	8"	REMAIN	
73	*Bursera simaruba*	Gumbo Limbo	10"	REMAIN	
74	*Sabal palmetto*	Cabbage Palm	25' CT	REMAIN	
75	*Swietenia mahagoni*	Mahogany	18"	REMAIN	
76	*Lagerstroemia indica*	Crepe Myrtle	12"	REMAIN	multi; over prunded
77	***Wodyetia bifurcata***	**Foxtail Palm**	**12' CT**	**REMOVE**	

TREE DISPOSITION SUMMARY:

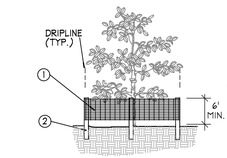
TOTAL TREES PROTECTED	46
TOTAL TREES RELOCATED	0
TOTAL TREES REMOVED	17
TOTAL PALMS PROTECTED	13
TOTAL PALMS RELOCATED	0
TOTAL PALMS REMOVED	2

TREE MITIGATION SUMMARY:

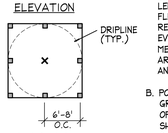
TOTAL TREE DBH PROTECTED	+510"
TOTAL TREE DBH RELOCATED	+0"
TOTAL TREE DBH REMOVED	86"
TOTAL TREE MITIGATION:	+424" CREDITS
(510 + 0") - 86" = +424"	

PALM MITIGATION SUMMARY:

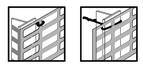
TOTAL PALMS PROTECTED	13
TOTAL PALMS RELOCATED	0
TOTAL PALMS REMOVED	2
TOTAL PALM MITIGATION:	+11 CREDITS
13 - 2 = +11	



ELEVATION



PLAN VIEW



CORNER CONNECTION | CONNECTION

1. 6'H 'PERIMETER PLUS' CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL 'T' POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL 'T' POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

A Tree/Shrub Protector
Barrier Detail

NTS

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
815 3rd Avenue South, Suite 200 | Nashville, Tennessee 37210
Phone: 615.255.2288 | www.bargedesign.com

REVISIONS

DATE:
07 / 03 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

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VENDOR INFORMATION

HCA Healthcare

HCA DESIGN MANAGER:
RYAN RIOHE

HCA CONSTRUCTION MANAGER:
ANDY LATHROP

BARGE #:
3766337

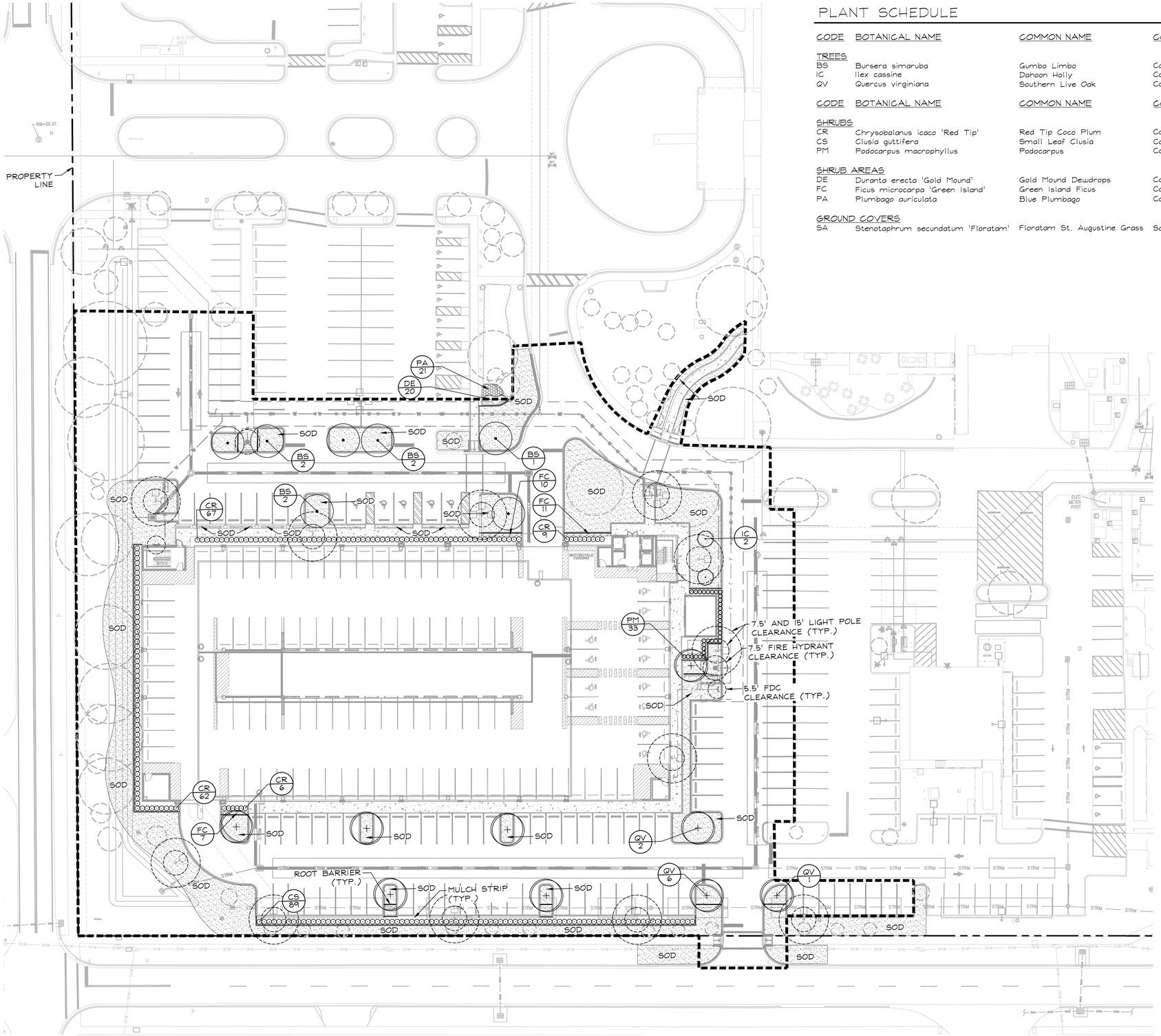
HCA #:
3093200030

TREE DISPOSITION SCHEDULE

L1.10

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Plotted By:Webster, Brooke Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:L1.10 TREE DISPOSITION SCHEDULE July 03, 2025 01:50:17pm K:\work_directories\140960052 - hca fl lawnwood hospital parking garage\CADD\sheetsets\L1.00 TREE DISPOSITION PLAN.dwg



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		QTY
TREES							
BS	Bursera simaruba	Gumbo Limbo	Cont.	2.5" DBH	12' HT x 5' SPR		7
IC	Ilex cassine	Dahoon Holly	Cont.	2" DBH	10' HT x 4' SPR		2
QV	Quercus virginiana	Southern Live Oak	Cont.	2.5" DBH	12' HT x 5' SPR		9
CODE	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**O.C.**	**SIZE**	**SPACING**	**QTY**
SHRUBS							
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Cont.	36" O.C.	24" HT" X 24" SPR.	36" o.c.	144
CS	Clusia guttifera	Small Leaf Clusia	Cont.	36" O.C.	36" HT x 36" SPR	36" o.c.	89
PM	Podocarpus macrophyllus	Podocarpus	Cont.	30" O.C.	48" HT. X 36" SPR.	30" o.c.	33
SHRUB AREAS							
DE	Duranta erecta 'Gold Mound'	Gold Mound Dewdrops	Cont.	24" O.C.	18" HT. X 18" SPR.	24" o.c.	20
FC	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	24" O.C.	15" HT. x 15" SPR.	24" o.c.	28
PA	Plumbago auriculata	Blue Plumbago	Cont.	24" O.C.	18" HT. X 18" SPR.	24" o.c.	21
GROUND COVERS							
SA	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Grass	Sod				± 20,187 sf

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIMSHERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

EXISTING TREE - PRUNING NOTES:

1. TREE PRUNING WORK MUST BE PERFORMED BY OR DIRECTLY SUPERVISED BY AN ISA CERTIFIED ARBORIST.
2. CONTRACTOR SHALL HOLD A PRE-PRUNING CONFERENCE WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING PRUNING OPERATIONS.
3. PRUNE TREES PER ANSI A300 FOR THE FOLLOWING:
   - 3.1. MAINTENANCE - TO MAINTAIN OR IMPROVE THE TREE'S HEALTH AND STRUCTURE.
   - 3.2. HAZARD REDUCTION - TO REMOVE DEAD LIMBS OR OTHER VISIBLE HAZARDS FROM THE TREE CANOPY
   - 3.3. CROWN CLEANING - TO SELECTIVELY REMOVE DEAD, DYING OR DISEASED BRANCHES, WEAK BRANCHES, AND SUCKER SPROUTS.
   - 3.4. CROWN RAISING - TO REMOVE LOWER BRANCHES TO PROVIDE VERTICAL CLEARANCE
   - 3.5. VISTA PRUNING - TO SELECTIVELY THIN FRAMEWORK LIMBS WITHIN THE CROWN TO ALLOW FOR VIEWS THROUGH THE TREE
   - 3.6. CROWN RESTORATION - TO IMPROVE THE STRUCTURE, FORM, AND APPEARANCE OF A TREE THAT HAS BEEN DAMAGED, HEADED, OR VANDALIZED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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GENERAL CONTRACTOR

BARGE DESIGN SOLUTIES
818 3rd Avenue South, Suite 200 | Nashville, Tennessee 37210
Phone: 615.255.2288 | barge-design.com

REVISIONS

DATE: 07 / 03 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

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MICKEY STOVER

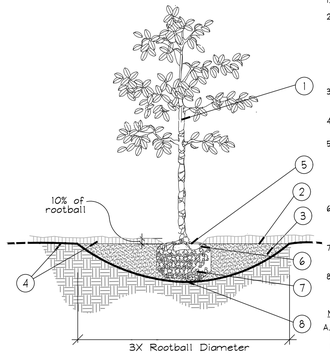
BARGE #: 3766337
HCA #: 3093200030

LANDSCAPE PLAN

L2.00

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Plotted By: Webster, Brooke Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE | Layout: L2.00 LANDSCAPE PLAN | July 03, 2025 01:50:43pm K:\mdc_drawings\1460960052_hca_fl_lawnwood_hospital_parking_garage\CAD\Volumetrics\L2.00_LANDSCAPE PLAN.dwg



1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

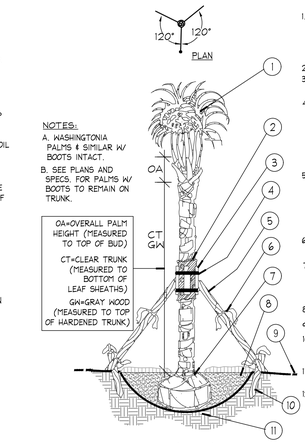
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION NTS



NOTES:

A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

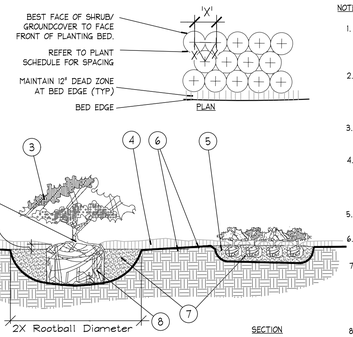
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18'L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L X 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L. (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
•BROOKS TREE BRACE SYSTEM
•ARBOR TIE TREE BRACING

B Palm Planting and Staking
SECTION NTS

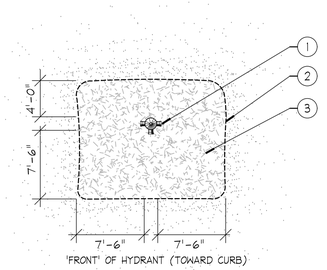


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

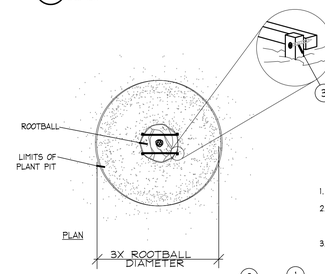
* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION NTS



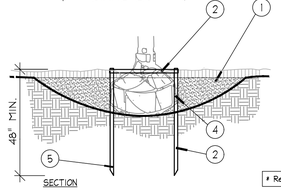
1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

D Fire Hydrant Clear Zone
PLAN NTS



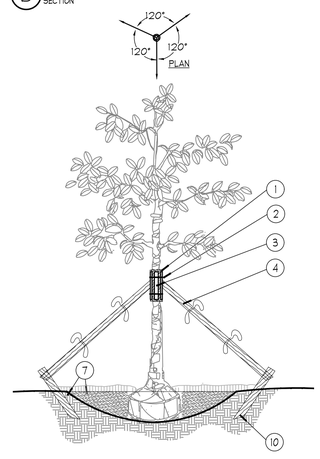
1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.



* Refer to details B and D for planting

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION NTS



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18'L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
10. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3' BELOW FINISHED GRADE.
7. FINISHED GRADE (SEE GRADING PLAN.)

NOTES:

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

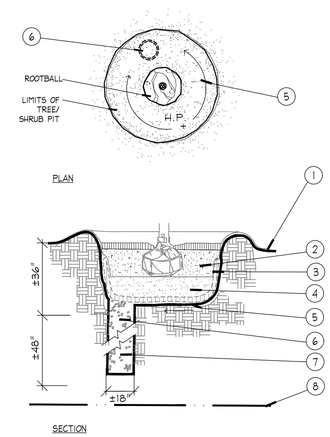
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
•BROOKS TREE BRACE SYSTEM
•ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

F Large Tree Staking - 100 Gal + or B&B 4" +
SECTION NTS

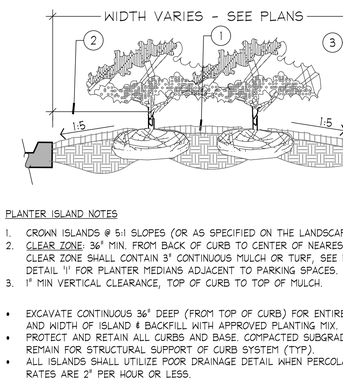


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION NTS

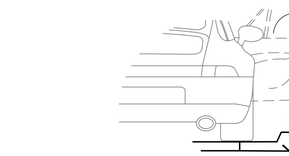


PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

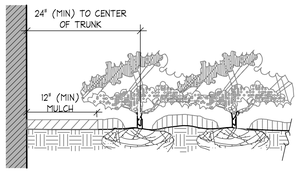
- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

H Planted Parking Lot Islands / Medians
SECTION NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

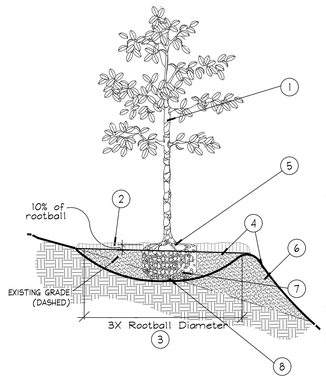
I Parking Space/Curb Planting
SECTION NTS



NOTES

* CLEAR ZONE: 24" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

J Plantings Adjacent to Buildings
SECTION NTS



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

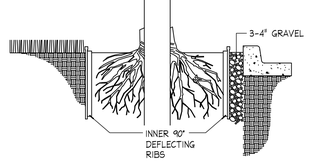
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

K Planting on a Slope
SECTION NTS



LINEAR APPLICATION

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668
(or approved equal)

SIZE: 36" D
MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS
THICKNESS: .085 IN. (min.)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. INSTALL AS REQUIRED, PER PLAN NOTES.
3. SUBMIT PRODUCT DATA FOR APPROVAL.

L Root Barrier
Barrier Detail NTS

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

REVISIONS

DATE: 07 / 03 / 2025

BARGE DESIGN SOLUTIONS
815 3rd Avenue South | Suite 300 | Nashville, Tennessee 37210
Phone: 615.255.2288 | Fax: 615.255.2299

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
T.C. THOMASSON ASSOCIATES, INC.
1020 18TH AVENUE SOUTH, SUITE 800
NASHVILLE TN 37212
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
1020 18TH AVENUE SOUTH, SUITE 105
NASHVILLE TN 37212
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
MALKEY HORN AND ASSOCIATES, INC.
2240 BELLEAIR ROAD, SUITE 200
PALM BEACH GARDENS, FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
RYAN PIOME
HCA CONSTRUCTION MANAGER:
BRUCE CONNOR

BARGE #: 3786107
HCA #: 3093200030

LANDSCAPE DETAILS

L2.10

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Plotted By: Webster, Brooke Sheet: Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:L2.10 LANDSCAPE DETAILS July 03, 2025 01:50:56pm K:\mph drawings\140850052 hca fl lawnwood hospital parking garage\CAD\sheets\L2.10 LANDSCAPE NOTES.dwg

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA
STAKING/GUYING	FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH; OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
2. MUCK (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
3. SAND FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

#WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

#FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
815 3rd Avenue South | Suite 100 | Nashville, Tennessee 37210
Phone: 615.255.2288 | Fax: 615.255.2299

REVISIONS

DATE:
07 / 03 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE
1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
JC THOMASSON ASSOCIATES, INC.
2000 CRAIGMONT ROAD, SUITE 300
NASHV

Schedule

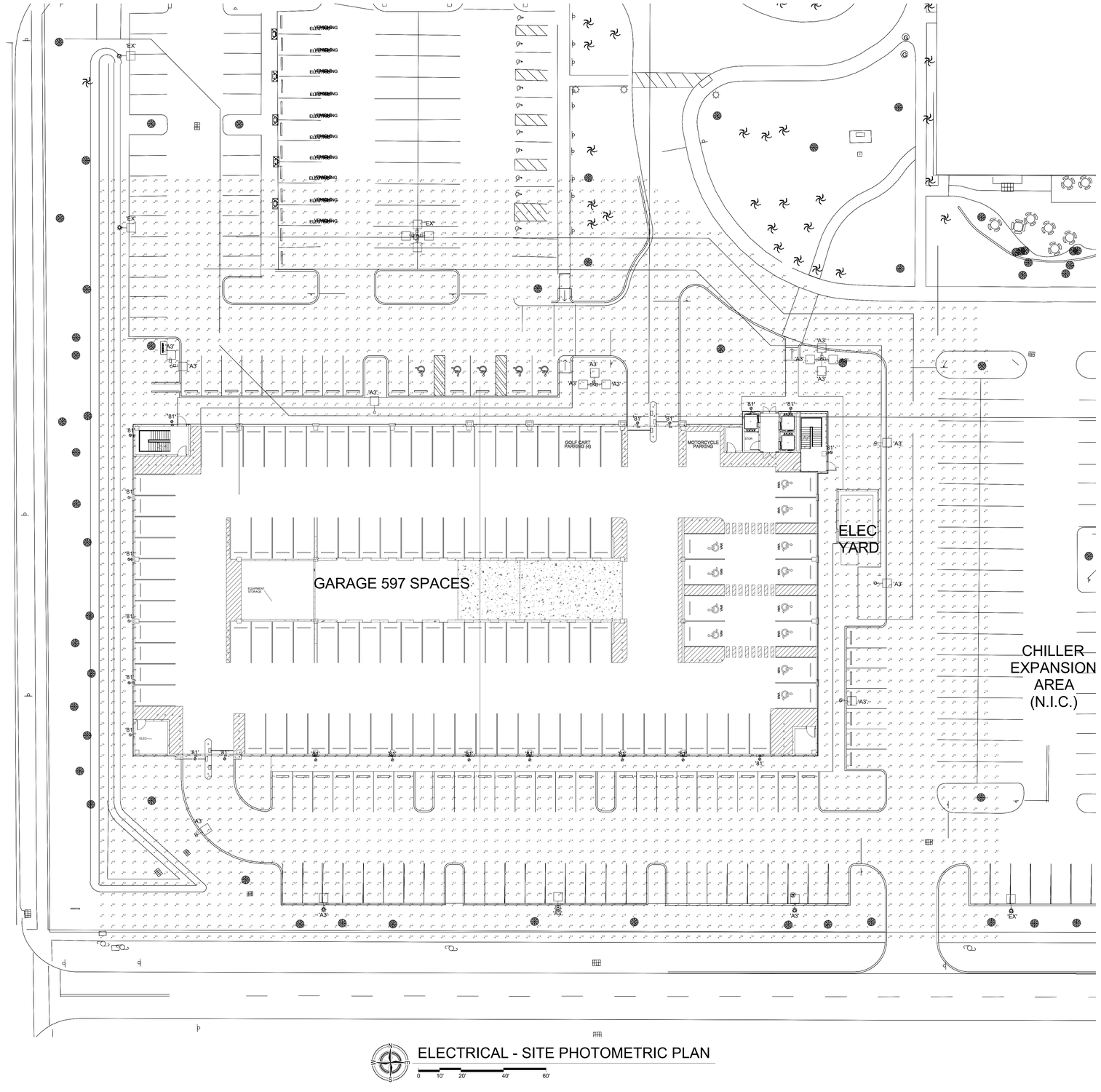
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		9	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	215.77	Max: 21526cd
	B		18	Lithonia Lighting	DSXW1 P6 40K 80CRI T3M	7000 4000K 80CRI Type 3 Medium	1	6454	1	48.25	Max: 5152cd
	C		1	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	431.54	Max: 21526cd
	D		2	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	647.31	Max: 21526cd
	E		1	Lithonia Lighting	DSX1 LED P8 40K 80CRI T3M	D-Series Size 1 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	25719	1	863.08	Max: 21526cd

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	VA	TEMP	VOLTS	LUMENS	MOUNT	REMARKS
B1	LITHONIA	DSXW1-LED-20C-1000-40K-T3M-MVOLT-PE-DDBXD	74 VA	4000K	120/277	7573	WALL	DECORATIVE WALL PACK WITH PHOTOCELL
A3	LITHONIA	DSX1-LED-P8-40K-T3M-MVOLT-(MOUNTING)-(FINISH)	207 VA	4000K	120/277	24268	25' POLE	PARKING/SITE LIGHTING TYPE 3 DISTRIBUTION

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	5.1 fc	26.6 fc	0.1 fc	266.0:1	51.0:1



ELECTRICAL - SITE PHOTOMETRIC PLAN

0 10' 20' 40' 60'



D-Series Size 1

Legacy LED Area Luminaire

Catalog Number
Notes
Type

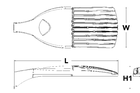
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA: 1.121 ft² (0.09 m²)
Length: 33" (838 mm)
Width: 13" (330 mm)
Height H1: 7-1/2" (191 mm)
Height H2: 3-1/2"
Weight (max): 27 lbs (12.2 kg)



Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

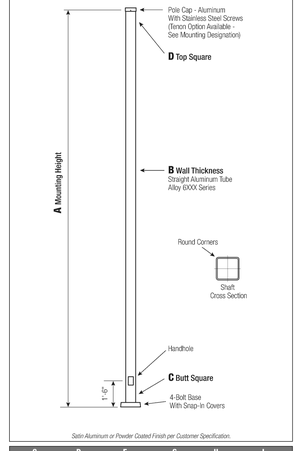
DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	Forward optics: P1 P4 P7; P2 P5 P8; P3 P6 P9. Rotated optics: P10 P12; P11 P13	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; T4W Forward throw medium; T5VS Type V very short; T5S Type V short; T5M Type V medium; T5W Type V wide; BLC Backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff		MVOLT; XVOLT (277V-480V); 120; 208; 240; 277; 347; 480	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor; RPUMBA Round pole universal mounting adaptor. Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Control options		Other options	Finish (required)	Generation (required)
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled; PIRHN Network, high/low motion/ambient sensor; PIR NEMA twist-lock receptacle only (controls ordered separately); PER5 Five-pin receptacle only (controls ordered separately); PER7 Seven-pin receptacle only (controls ordered separately); DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); DS Dual switching	PIR High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 2fc; PIRH High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 2fc; PIR1FC3V High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc; PIRH1FC3V Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc; FAO Field adjustable output	Shipped installed: HS House-side shield; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); L90 Left rotated optics; R90 Right rotated optics; HA 50°C ambient operation. Shipped separately: BS Bird spikes; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone	G1 Generation 1

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DSX1 LED G1
Rev. 11/30/23
Page 1 of 8

SSA Square Straight Aluminum Pole No Arm — 4-Bolt Base



Satin Aluminum or Powder Coated Finish per Customer Specification.

C Bott Sq.	D Top Sq.	F Bott Circ. Dia.	G Base Sq.	H Bolt Proj.	I Bolt Size
4	4	8.5 - 9.5	9.875	1.5	.75 x 17 x 3
5	5	10.5 - 11.5	11.25	2	.75 x 30 x 3
6	6	12 - 13	12.75	2.25	1 x 36 x 4
6.625	6.625	13 - 14	13.5	2.25	1 x 36 x 4

Dimensions in Inches

Pole

The pole shaft will be constructed of seamless extruded tube of 6000 Series Aluminum Alloy per the requirements of ASTM B251. The shaft assembly shall be full-length heat treated after base weld.

Base Style

4-Bolt Cast Aluminum Base Flange of Alloy 356-T6 with Aluminum Snap-In Bolt Covers.

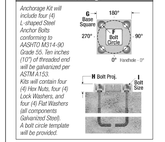
Handhole

4"x8" Bolt Square - *2" x 4" Handhole with square Lap Style Aluminum Door and two (2) Stainless Steel Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC Grounding Provision is provided opposite the Handhole.*

6"x Bolt Square - *2" x 5" Handhole with square Lap Style Aluminum Door and two (2) Stainless Steel Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC Grounding Provision is provided opposite the Handhole.*

Anchorage

Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel). A bolt circle template will be provided.

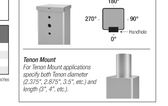


Vibration Damper

If determined necessary by Hapco, a top-mount, field installed Foot Mount Vibration Damper will be provided. Customer specification of the damper is available.

Mounting Designation

Side Drill Mount *For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.*



Tenon Mount *For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (5", 4", etc.).*

140 hapco www.hapco.com

WARNING: *Do not install light pole without luminaire.*



D-Series Size 1

LED Wall Luminaire

Catalog Number
Notes
Type

Introduction

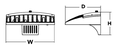
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications

Luminaire
Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)
Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.7 kg)
Depth: 4" (10.2 cm) E20WC Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)





Ordering Information EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens; P2 2200 Lumens; P3 3200 Lumens; P4 4300 Lumens; P5 5200 Lumens; P6 7200 Lumens; P7 10000 Lumens	27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K; 57K 5700K; AMBPC Amber PC; AMBLW Amber LW	70CRI 70CRI; 80CRI 80CRI; AMCRI Amber CRI	T2S Type 2 Short; T2M Type 2 Medium; T3LG Type 3 Low Glare; T3M Type 3 Medium; T4M Type 4 Medium; TFTM Forward Throw Medium; BLC3 Back-light Control Type 3; BLC4 Back-light Control Type 4	MVOLT; 120; 208; 240; 277; 347; 480; HVOLT	Shipped included: SRM Surface-mounting bracket; BBW Surface-mounted back box (for conduit entry)	Shipped installed: PE Photoelectric cell, button type; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); PIR 180° motion/ambient light sensor, <15' mtg ht; PIRH 180° motion/ambient light sensor, 15-30' mtg ht; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc; PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc; E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant; E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant

Other Options			Finish (required)			
Shipped installed: SF Single fuse (120, 277 or 347V); DF Double fuse (208, 240 or 480V); HS House-side shield; SPD Separate surge protection	Shipped separately: BSW Bird-deterrent spikes; VG Vandal guard; DDL Diffused drop lens		DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone			

Accessories Ordered and shipped separately.

DSXW0 U House-side shield (one per light engine)
DSXW0 BW Bird-deterrent spikes
DSXW1 VG Vandal guard accessory

NOTES
1 Only available with P1 and P6 Packages.
2 Only available with 70CRI.
3 Only Available with AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with PIR, PIRH, PIR1FC3V or any option with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Back-box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with any option with motion sensor (PIR or PIRH).
9 Reference Motion Sensor table on page 3. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box. Not available with E20WC or E10WH.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.

LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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COMMERCIAL OUTDOOR
DSXW1-LED
Rev. 10/1/24

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
610 3rd Avenue South | Suite 701 | Nashville, Tennessee 37210
Phone: 615.254.1000 // Fax:615.256.8878

REVISIONS

DATE:
05 | 15 | 2025

M.P.E.& T. CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
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200 GREAT CIRCLE ROAD
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

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STRUCTURAL DESIGN GROUP
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HCA Healthcare
HCA DESIGN MANAGER:
JOSH WILLIS
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

VENDOR INFORMATION

BARGE #:
3766337
HCA #:
3093200030

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

ELECTRICAL - SITE PHOTOMETRIC PLAN

ES.02

Disciplines Sort:
Discipline
Title
Plot Date:
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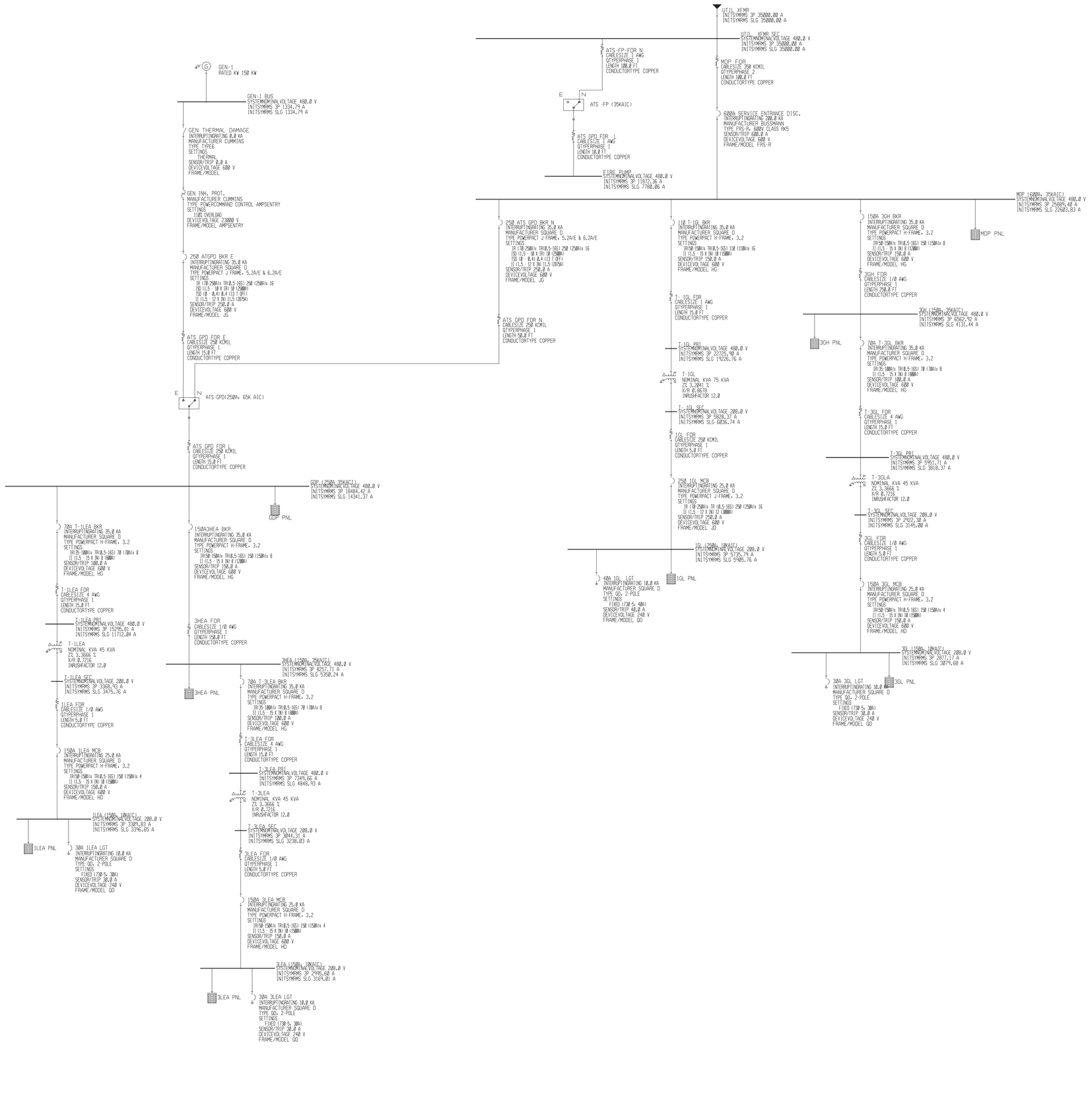
ES_02_ELECTRICAL_SITE PHOTOMETRIC PLAN
Autodesk Docs://HCA Florida - Lawnwood Parking Garage - 3766337/CT_25121_ETA_Central.rvt

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GENERAL NOTES:

A. GEAR MANUFACTURER TO SUBMIT COORDINATION STUDY FOR APPROVAL AS PART OF SUBMITTAL PACKAGE. ALL BREAKERS MUST COORDINATE FULLY AT .1S AND ABOVE PER NFPA 99 STANDARDS.

B. ALL CABLE/FEEDER LENGTHS ARE FOR ENGINEERING CALCULATIONS ONLY AND SHOULD NOT BE USED FOR PROJECT BUDGETING OR ESTIMATES OF MATERIALS TO BE USED. CONTRACTOR IS TO FIELD VERIFY ALL LENGTHS.



E3.01_ELECTRICAL - ONE LINE DIAGRAM
Autodesk Docs://HCA Florida - Lawnwood Parking Garage - 3766337/CP_260121_ETA_Central.rvt

Discipline Sort
Drawing
File
Plotted Date 7/30/2025 11:19:30 AM

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HCA
HCA DESIGN MANAGER:
ANDREW MAHONEY
HCA CONSTRUCTION MANAGER:
GREG AYONSON

CONSTRUCTION DOCUMENTS

BARGE DESIGN SOLUTIONS

REVISIONS

DATE
07/31/2025

VENDOR INFORMATION

BARGE #:
3766337

HCA #:
3082200030

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

ELECTRICAL - ONE LINE DIAGRAM

E3.01

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CONDUIT AND WIRE DESIGNATION SCHEDULE

COPPER (n)						ALUMINUM ALLOY [n]		
WIRE/BKR MAX AMPS	DESIG. #	DESCRIPTION	WIRE/BKR MAX AMPS	DESIG. #	DESCRIPTION	WIRE/BKR MAX AMPS	DESIG. #	DESCRIPTION
20	1	2#12, 1/2"C	200	32	2#3/0, 1#6G,2"C	205	32	2#250MCM, 1#2G, 2-1/2"C
20	2	2#12, 1#12G, 1/2"C	200	33	3#3/0, 1#6G, 2"C	205	33	3#250MCM, 1#2G, 2-1/2"C
20	3	3#12,1#12G, 1/2"C	200	34	4#3/0, 1#6G, 2"C	205	34	4#250MCM 1#1G, 2-1/2"C
20	4	4#12, 1#12G, 1/2"C	230	35	2#4/0, 1#4G,2"C	230	35	2#300MCM, 1#2G, 2-1/2"C
30	5	2#10, 1#10G, 3/4"C	230	36	3#4/0, 1#4G, 2"C	230	36	3#300MCM, 1#2G, 2-1/2"C
30	6	3#10, 1#10G, 3/4"C	230	37	4#4/0, 1#4G,2-1/2"C	230	37	4#300MCM 1#2G, 3"C
30	7	4#10, 1#10G, 3/4"C	255	38	3#250MCM,1#4G, 2-1/2"C	250	38	3#350MCM, 1#2G, 2-1/2"C
40	8	2#8, 1#10G, 3/4"C	255	39	4#250MCM, 1#4G,2-1/2"C	250	39	4#350MCM, 1#2G, 3"C
40	9	3#8, 1#10G, 3/4"C	285	40	3#300MCM, 1#4G,2-1/2"C	270	40	3#400MCM, 1#1G, 3"C
40	10	4#8, 1#10G, 3/4"C	285	41	4#300MCM,1#4G,3"C	270	41	4#400MCM, 1#1G, 3"C.
55	11	2#6, 1#10G, 3/4"C	310	42	3#350MCM,1#3G, 2-1/2"C	310	42	3#500MCM, 1#1G, 3"C
55	12	3#6, 1#10G, 3/4"C	310	43	4#350MCM, 1#3G, 3"C	310	43	4#500MCM, 1#1G, 3-1/2"C
55	13	4#6, 1#10G, 1"C	380	44	3#500MCM, 1#3G, 3"C	385	44	3#750MCM, 1#1G, 3-1/2"C
70	14	2#4, 1#8G, 1"C	380	45	4#500MCM,1#3G,3-1/2"C	385	45	4#750MCM, 1#1G, 3-1/2"C
70	15	3#4, 1#8G, 1"C	460	46	2 SETS,EA;4#4/0,1#2G,.2-1/2"C	460	46	2 SETS, EA: 4#300MCM, 1#1/0G, 3"C.
70	16	4#4, 1#8G, 1-1/4"C	510	47	2 SETS,EA:4#250MCM,1#1G,2-1/2"C	540	47	2 SETS, EA: 4#400MCM, 1#2/0G, 3"C
85	17	2#3, 1#8G, 1-1/4"C	620	48	2 SETS,EA: 4#350MCM,1#1/0G,3"C	620	48	2 SETS, EA: 4#500MCM, 1#3/0G, 3-1/2"C
85	18	3#3, 1#8G, 1-1/4"C	760	49	2 SETS,EA: 4#500MCM, 1#1/0G,3-1/2"C	770	49	2 SETS, EA: 4#750MCM, 1#3/0G, 4"C
85	19	4#3, 1#8G, 1-1/4"C	855	50	3 SETS, EA: 4#300MCM,1#2/0G,3"C	930	50	3 SETS, EA: 4#500MCM, 1#4/0G, 3-1/2"C.
95	20	2#2, 1#8G, 1-1/4"C	930	51	3 SETS, EA: 4#350MCM, 1#2/0G,3"C	930	51	3 SETS, EA: 4#500MCM, 1#4/0G, 3-1/2"C.
95	21	3#2, 1#8G, 1-1/4"C	1005	52	3 SETS, EA: 4#400MCM,1#3/0G,3"C	1000	52	4 SETS, EA: 4#350MCM, 1#4/0G, 3"C.
95	22	4#2, 1#8G, 1-1/4"C	1140	53	3 SETS,EA:4#500MCM,1#3/0G,3-1/2"C	1240	53	4 SETS, EA: 4#500MCM, 1#250MCMG, 3-1/2"C.
130	23	2#1, 1#6G, 1-1/4"C	1240	54	4 SETS,EA: 4#350MCM,1#4/0G,3"C	1240	54	4 SETS, EA: 4#500MCM, 1#250MCMG, 3-1/2"C.
130	24	3#1, 1#6G, 1-1/4"C	1675	55	5 SETS,EA:4#400MCM,1#250MCMG,3"C	1700	55	5 SETS, EA: 4#600MCM, 1#400MCMG, 3-1/2"C.
130	25	4#1, 1#6G, 1-1/2"C	1900	56	5 SETS,EA:4#500MCM,1#250MCMG,3-1/2"C	1860	56	6 SETS, EA: 4#500MCM, 1#400MCMG, 3-1/2"C.
150	26	2#1/0, 1#6G, 1-1/2"C	2010	57	6 SETS,EA:4#400MCM,1#350MCMG,3-1/2"C	2040	57	6 SETS, EA: 4#600MCM, 1#600MCMG, 3-1/2"C
150	27	3#1/0, 1#6G,1-1/2"C	2280	58	6 SETS,EA:4#500MCM,1#350MCMG,3-1/2"C	2310	58	6 SETS, EA: 4#750MCM, 1#600MCMG, 4"C
150	28	4#1/0, 1#6G, 2"C	2660	59	7 SETS,EA:4#500MCM,1#400MCMG,3-1/2"C	2695	59	7 SETS, EA: 4#750MCM, 1#600MCMG, 4"C
175	29	2#2/0, 1#6G, 1-1/2"C	3040	60	8 SETS, EA:4#500MCM,1#500MCMG,3-1/2"C	3080	60	8 SETS, EA: 4#750MCM, 1#750MCMG, 4"C
175	30	3#2/0, 1#6G,1-1/ 2"C	4180	61	11 SETS,EA: 4#500MCM,1#600MCMG,3 1/2"C	4235	61	11 SETS, EA: 4#750MCM, 1#750MCMG, 4"C
175	31	4#2/0, 1#6G, 2"C						
CONDUIT SIZE BASED ON THHN/THWN 40% FILL CALCULATION WIRE SIZE BASED ON NEC 110-14C WITH 60°C AMPACITY TABLES FOR 20A THRU 100 AMPS AND 75°C AMPACITY TABLES FOR VALUES > 100 AMPS.						CONDUIT SIZE BASED ON 40% FILL CALCULATION FOR TYPE XHHW INSULATION		

NOTE!
IN GENERAL, THE ACTUAL BREAKER AMPERAGE SHALL BE EQUAL TO OR NEXT STANDARD SIZE SMALLER THAN THE MAXIMUM WIRE AMPS. EXCEPTIONS SHALL BE MOTOR AND SPECIAL EQUIPMENT BREAKERS WHICH SHALL BE SIZED PER N.E.C. AND VENDOR REQUIREMENTS. OMIT GROUND CONDUCTORS ON SERVICE ENTRANCE FEEDERS (TYPICAL). USE #12 WIRE U.O.N. PRIOR TO ROUGH-IN, CONTRACTOR SHALL COORDINATE BREAKER AND WIRING WITH ACTUAL REQUIREMENTS OF EQUIPMENT BEING FURNISHED FOR THIS SPECIFIC PROJECT.

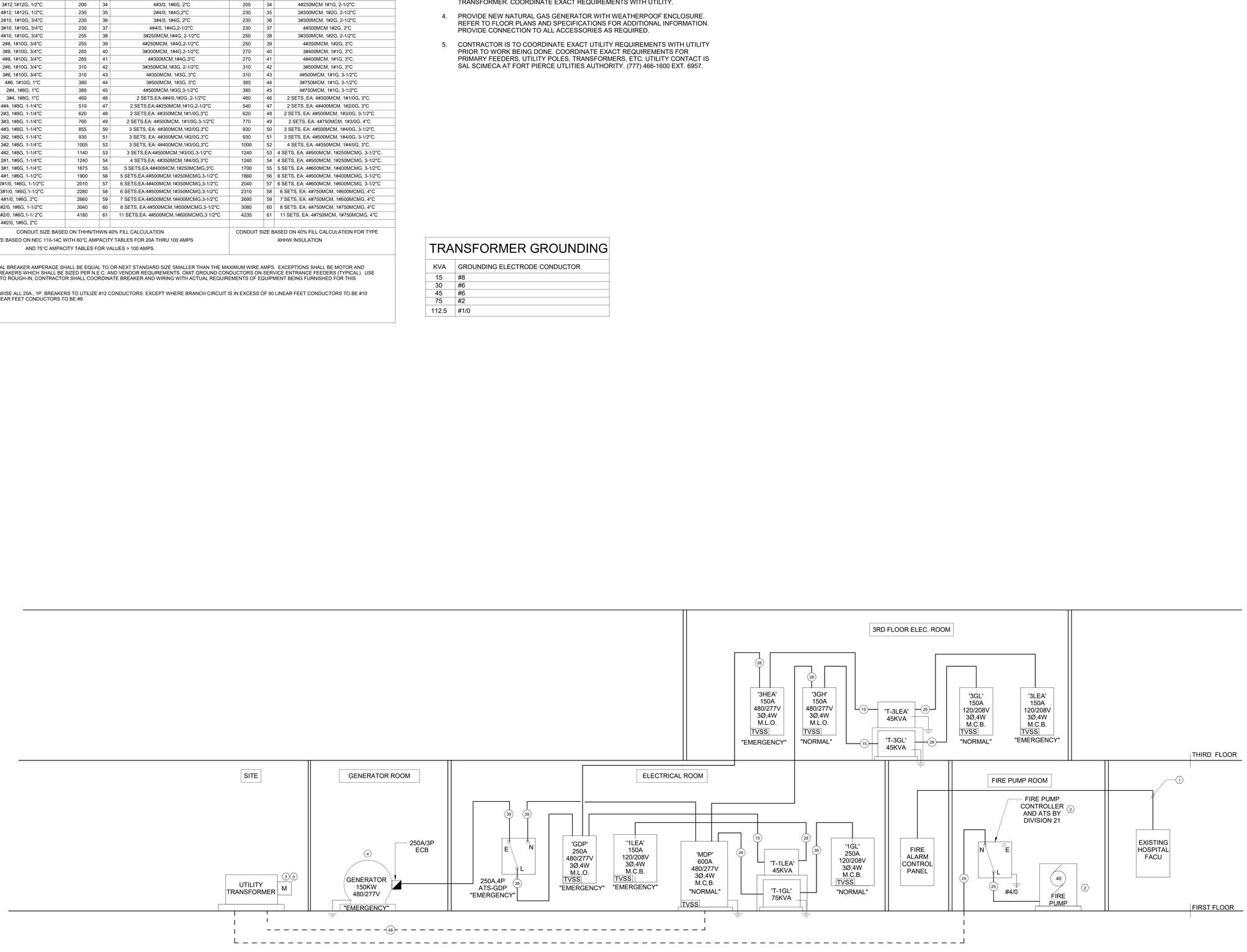
UNLESS NOTED OTHERWISE ALL 20A., 1P. BREAKERS TO UTILIZE #12 CONDUCTORS. EXCEPT WHERE BRANCH CIRCUIT IS IN EXCESS OF 90 LINEAR FEET CONDUCTORS TO BE #10 AND OVER 175 FEET LINEAR FEET CONDUCTORS TO BE #8.

NOTES: ⬡

1. PROVIDE CONDUIT AND WIRING AS REQUIRED BY FIRE ALARM VENDOR TO CONNECT NEW FIRE ALARM SYSTEM TO HOSPITAL EXISTING MAIN FIRE ALARM SYSTEM. PROVIDE SPD FOR ALL EXTERIOR CIRCUITS ROUTED TO NEW GARAGE. REFER TO TELECOMMUNICATIONS DUCT BANK FOR ROUTING.
2. COORDINATE EXACT REQUIREMENTS WITH FIRE PUMP MANUFACTURER. WIRING TO BE 2-HOUR RATED OR ROUTED UNDERGROUND TO MEET REQUIREMENTS OF NEC 695.6(A)(1)/(2), 230.6, 230.9, AND 230.6(1)(2).
3. PROVIDE METER AND CT'S AS REQUIRED PER UTILITY COMPANY FOR NEW UTILITY TRANSFORMER. COORDINATE EXACT REQUIREMENTS WITH UTILITY.
4. PROVIDE NEW NATURAL GAS GENERATOR WITH WEATHERPOOF ENCLOSURE. REFER TO FLOOR PLANS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. PROVIDE CONNECTION TO ALL ACCESSORIES AS REQUIRED.
5. CONTRACTOR IS TO COORDINATE EXACT UTILITY REQUIREMENTS WITH UTILITY PRIOR TO WORK BEING DONE. COORDINATE EXACT REQUIREMENTS FOR PRIMARY FEEDERS, UTILITY POLES, TRANSFORMERS, ETC. UTILITY CONTACT IS SAL SCIMECA AT FORT PIERCE UTLITIES AUTHORITY. (777) 466-1600 EXT. 6957.

TRANSFORMER GROUNDING

KVA	GROUNDING ELECTRODE CONDUCTOR
15	#8
30	#6
45	#6
75	#2
112.5	#1/0



PARTIAL ELECTRICAL RISER DIAGRAM

N.T.S.

E3.00 ELECTRICAL - RISER DIAGRAM
Autodesk Docs://HCA Florida - Lawnwood Parking Garage - 3766337/07_250121_ETA_Central.rvt

Discipline Sort
Drawing
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Print Date 7/3/2025 11:19:28 AM

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LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37203
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HCA DESIGN MANAGER:
HCA WEST FLORIDA MARKET
HCA CONSTRUCTION MANAGER:
GREG AYONSON

BARGE #:
3766337

HCA #:
3082200030

BARGE DESIGN SOLUTIONS

REVISIONS:

DATE:
07 / 31 / 2025

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD
PARKING GARAGE
1700 S. 23RD STREET FORT PIERCE, FL 34950

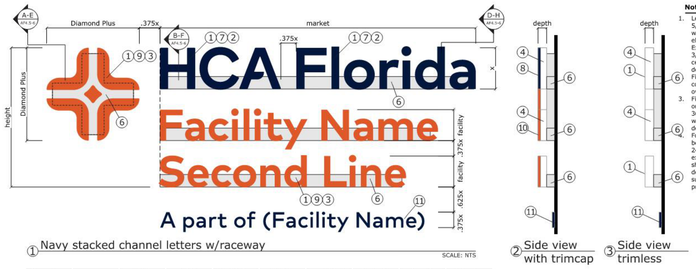
Digitally signed by Kerry D. Rice Jr.
DN: C=US,E=krice@thomasson.com, O=I.C. Thomasson Associates, L=Nashville, S=TN, CN=Kerry D. Rice Jr.
Date: 2025.07.30 12:39:40 -05'00'

ELECTRICAL - RISER DIAGRAM

E3.00

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SIGNAGE SAMPLE - NOT FOR CONSTRUCTION



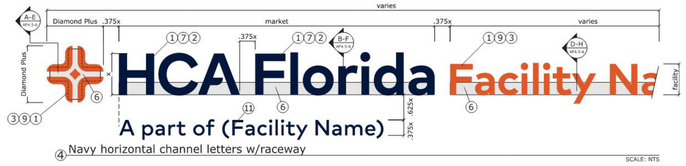
1 Navy stacked channel letters w/raceway

SCALE: NTS

2 Side view with trimcap

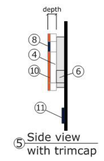
3 Side view trimless

Sign Type	x	.375x	.625x	Dmd Plus	facility	market	height	depth	Trimcap
CS.B.12.I	1'-0"	4 1/2"	7 1/4"	2'-3"	9"	7'-7 7/8"	3'-4 1/2"	3"	N
CS.B.15.I	1'-3"	5 5/8"	9 1/8"	2'-9 3/4"	11 1/4"	9'-6 7/8"	4'-2 5/8"	3"	N
CS.B.18.I	1'-6"	6 3/4"	11"	3'-4 1/2"	1'-1 1/2"	11'-5 3/4"	5'-0 3/4"	3"	N
CS.B.24.I	2'-0"	9"	1'-2 5/8"	4'-6"	1'-6"	15'-3 3/4"	6'-9"	3"	N
CS.B.30.I	2'-6"	11 1/4"	1'-6 1/4"	5'-7 1/2"	1'-10 1/2"	19'-1 3/4"	8'-5 1/4"	5"	Y
CS.B.36.I	3'-0"	1'-1 1/2"	1'-9 7/8"	6'-9"	2'-3"	22'-11 3/4"	10'-1 1/2"	5"	Y

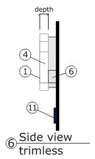


4 Navy horizontal channel letters w/raceway

SCALE: NTS



5 Side view with trimcap



6 Side view trimless

Sign Type	x	.375x	.625x	Dmd Plus	facility	market	depth	Trimcap
CH.B.18.I	1'-6"	6 3/4"	11"	2'-0 3/4"	1'-1 1/2"	11'-5 3/4"	3"	N
CH.B.24.I	2'-0"	9"	1'-2 5/8"	2'-9"	1'-6"	15'-3 3/4"	3"	N
CH.B.30.I	2'-6"	11 1/4"	1'-6 1/4"	3'-5 1/4"	1'-10 1/2"	19'-1 3/4"	5"	Y
CH.B.36.I	3'-0"	1'-1 1/2"	1'-9 7/8"	4'-1 1/2"	2'-3"	22'-11 3/4"	5"	Y
CH.B.40.I	3'-4"	1'-3"	2'-0 3/8"	4'-7"	2'-6"	25'-6 1/4"	5"	Y
CH.B.48.I	4'-0"	1'-6"	2'-5 1/4"	5'-6"	3'-0"	30'-7 5/8"	5"	Y

Notes

1. Letter face to be 1/2" Plaskolite 2406 LD acrylic. Rout 5/16" from back to front leaving a 3/16" thick by 5/32" wide "shoulder" at the face. First surface decorate per elevation call outs. Use artwork provided by designer. Exposed shoulder returns to be mill finish. Secure with 3/8" short shank flathead stainless steel screws into center of 3/8" acrylic face return. Pre-drill only to screw depth to prevent telegraphing.
2. First surface decorate "HCA Florida" letters with dual color HCA Navy film. Overlam with 3M 3660M overlaminate. Use artwork provided by designer.
3. First surface decorate acrylic face with 3M 3630-124 orange over 3635-30 diffuser film. Overlam with 3M 3660M overlaminate. Second surface decorate acrylic with 3M 3635-30 white. Use artwork provided by designer.
4. For full color letter sets, Letter/Diamond Plus returns to be .040" aluminum for letters 12"-24", .050" for letters 24"-48" and .063" for larger than 48". Paint finish exterior surfaces White. Semi-gloss finish. Form as shown. Use artwork provided by designer. Note: letter depths vary by size. See chart. Paint finish interior surfaces with light enhancement paint. Use artwork provided by designer.
5. For full color letter sets, Letter/Diamond Plus backs to be .090" aluminum up to 24" letter height, .125" aluminum for 25" and larger. Paint finish exterior surfaces White, Semi-gloss finish. Paint finish interior surface with light enhancement paint. Use artwork provided by designer.
6. Extruded aluminum raceway to meet or exceed all applicable U.L and electrical code requirements. Paint finish to match existing building. use 5 1/2" x 5 1/2" for 12", 15", and 18" sets; use 8" x 7" for 24" to 36" sets.
7. "HCA Florida" trim capped letter faces to be .177" 2406 LD. First surface decorate with dual color HCA Navy. Overlam with 3M 3660M overlaminate. Use artwork provided by designer.
8. "HCA Florida" Navy letter trim cap to be 1" Jewelite blue. Paint finish to match HCA Navy. Semi-gloss finish. Attach with pan head screws as required. Paint heads to match trim cap.
9. Diamond Plus and letters to be .177" 7328 white acrylic. First surface decorate with 3M orange 3630-124 over 3M 3635-30 white diffuser. Overlam with 3M 3660M overlaminate.
10. Orange Diamond Plus and letter trim cap to be 1" Jewelite Orange. Paint finish to match HCA orange. Semi-gloss finish. Attach with pan head screws as required. Paint heads to match trim cap.
11. Optional 'A part of (Facility Name)' to be 1/4" aluminum plate. Hydro jet cut. Paint finish HCA Navy. Semi-gloss finish. Weld threaded studs second surface for wall attachment.. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.

General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions

Pantone

HCA Navy	PMS 289c
HCA Orange	PMS 7579c
Slate	PMS 424c
Crimson red	PMS 7427c

Paints

HCA Navy	Matthews Mp62320
HCA Orange	Matthews Mp72663
Slate	Matthews Mp58477
Crimson Red	Matthews Mp83154
White	Matthews Mp11477
Black	Matthews Mp70431

Vinyls opaque

HCA Navy	3M 3630-8695 (white bkg only)
HCA Orange	3M 3630-124 (white bkg only)
Slate	3M 180c-41 dark gray
White	3M 7725-10
Black	3M 180c-12
HCA Navy (dual color)	3M DN00545

Vinyls translucent

HCA Navy	3M 3630-8695
HCA Orange	3M 3630-124 w/diffuser
Crimson Red	3M 3630-53
White	3M 3630-20
Diffuser	3M 3635-30 (41% diffusion)

Vinyls reflective

Crimson Red	3M 680-82 Ruby red
White	3M 680-10

Navy channel letters w/raceway - Florida

These documents are for design intent and shall be used only as a guide to produce the finished sizes, appearances and functions shown. Nothing contained in these documents shall be construed as a design for any engineered element. The fabricator/contractor shall be responsible for all structural, electrical, mechanical and foundation engineering. See General Specifications for additional requirements. These documents were not produced under an architectural services agreement. These drawings are part of an original unpublished design by Monigle Associates, Inc. The detailing and information contained on these pages shall not be reproduced, copied or utilized except for the specific project for which they were created, without previous written authorization from Monigle Associates, Inc. © Monigle Associates, Inc. "All Rights Reserved" 150 Adams Street - Denver, Colorado 80206

Client:	HCA	Checked By:	.	Rev No:	.	AF4.2	
Job Number:	2610	Approval:	.	Rev No:	.	monigle	
Drawn By:	JLD	.	.	Rev No:	.		
Date:	11.10.2023	Scale:	As indicated	Rev No:	.		

Notes:

1. Sign face(s) to be .125" aluminum. Form as shown. Paint finish White. Semi-gloss finish. Chemically weld to fabricated tube support frame. First surface film decorate per call outs.
2. 3"x3"x .125" aluminum tube frame. Miter cut and grind smooth at all exposed corners for a monolithic appearance. Provide horizontal member at bottom of sign face and top. Tube to be flush with sign face edge. Note: saw tooth cut and rot 3"x 1" x.125" aluminum channel to radius shown to complete top frame. Paint finish support tube frame White at sign face and Slate for the exposed legs below the sign face. Note: length of gray on legs varies by sign type. Extend support tube into a concrete foundation as required. No direct earth bury allowed.
3. All structural components including support tubes, concrete foundations, etc. to be sized by a licensed structural engineer to meet or exceed all applicable local, state and national codes
4. "HCA Florida" copy to be HCA Navy film. Use artwork provided by designer. Overlam individual letters with 3M 3660M overlaminate.
5. Diamond Plus/"Facility Name" to be HCA orange film 3630-124. Use artwork provided by designer. Overlam individual letters with 3M 3660M overlaminate.
6. Directional copy and arrows to be opaque black film 3M 180c-12. Size as shown. Typeface to be Mark for HCA medium. Verify all copy prior to fabrication.

General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions

Pantone

HCA Navy	PMS 289c
HCA Orange	PMS 7579c
Slate	PMS 424c
Crimson red	PMS 7427c

Paints

HCA Navy	Matthews Mp62320
HCA Orange	Matthews Mp72663
Slate	Matthews Mp58477
Crimson Red	Matthews Mp83154
White	Matthews Mp11477
Black	Matthews Mp70431

Vinyls opaque

HCA Navy	3M 3630-8695 (white bkg only)
HCA Orange	3M 3630-124 (white bkg only)
Slate	3M 180c-41 dark gray
White	3M 7725-10
Black	3M 180c-12
HCA Navy (dual color)	3M DN00545

Vinyls translucent

HCA Navy	3M 3630-8695
HCA Orange	3M 3630-124 w/diffuser
Crimson Red	3M 3630-53
White	3M 3630-20
Diffuser	3M 3635-30 (41% diffusion)

Vinyls reflective

Crimson Red	3M 680-82 Ruby red
White	3M 680-10

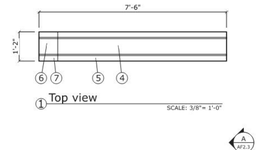
7' & 6' branded directionals (non-illuminated) - Florida

These documents are for design intent and shall be used only as a guide to produce the finished sizes, appearances and functions shown. Nothing contained in these documents shall be construed as a design for any engineered element. The fabricator/contractor shall be responsible for all structural, electrical, mechanical and foundation engineering. See General Specifications for additional requirements. These documents were not produced under an architectural services agreement. These drawings are part of an original unpublished design by Monigle Associates, Inc. The detailing and information contained on these pages shall not be reproduced, copied or utilized except for the specific project for which they were created, without previous written authorization from Monigle Associates, Inc. © Monigle Associates, Inc. "All Rights Reserved" 150 Adams Street - Denver, Colorado 80206

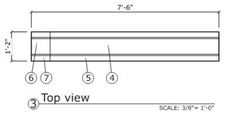
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Job Number:	2610	Approval:	.	Rev No:	.	monigle	
Drawn By:	JLD	.	.	Rev No:	.		
Date:	11.10.2023	Scale:	As indicated	Rev No:	.		

Notes:

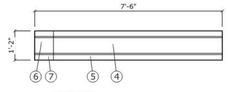
1. Sign face to be 3M Panagraphics III. First surface decorate per call outs. Overlay entire face with 3M 3660M overlaminate.
2. Film decorate HCA Florida with 3M 3630-8695 HCA Navy. Use artwork provided by designer. Verify all copy prior to fabrication.
3. Diamond Plus Mark and facility name to be 3M 3630-124 HCA orange over 3635-30 diffuser film. Use artwork provided by designer. Verify all copy prior to production.
4. Sign body filler to be SignComp medium body filler #2015. Form as shown. Paint finish all exterior exposed surfaces White. Semi-gloss finish. Paint finish interior surfaces with light enhancement paint.
5. Extrusion cover for flex face retainer to be SignComp #2095. Paint finish all exterior surfaces with White. Semi-gloss finish. Attach with countersunk flathead stainless steel screws. Paint heads to match.
6. 9" radiused filler body piece to be SignComp #4050. Paint finish all exposed surfaces White. Semi-gloss finish. Paint finish interior surfaces with light enhancement paint.
7. 9" radiused extrusion cover to be SignComp #4260P. Paint finish exterior surfaces White. Semi-gloss finish.
8. .125" aluminum cladding. Form as shown. Paint finish Slate. Semi-gloss finish.
9. .125" aluminum base cladding. Form as shown. Paint finish Slate. Semi-gloss finish. Make one side removable for bolt access.
10. Address copy to be white reflective film 3M 680-10 white. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.
11. Directional copy only if needed to be opaque black film. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.
12. Location of photocell when required.



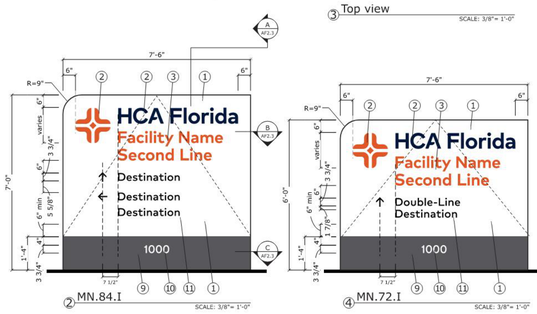
1 Top view



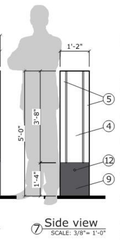
3 Top view



5 Top view



2 MN.84.I 4 MN.72.I 6 MN.60.I

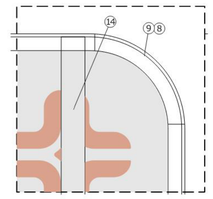


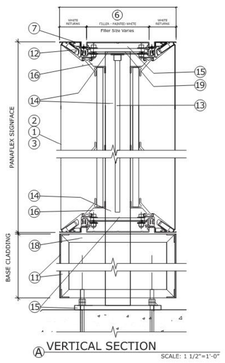
7 Side view

7', 6' & 5' monuments - Florida

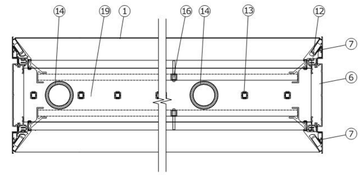
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Client:	HCA	Checked By:	.	Rev No:	.	AF2.2	
Job Number:	2610	Approval:	.	Rev No:	.	monigle	
Drawn By:	JLD	.	.	Rev No:	.		
Date:	11.10.2023	Scale:	As indicated	Rev No:	.		

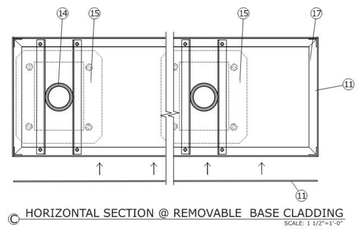




A VERTICAL SECTION



B HORIZONTAL SECTION @ PANAFLEX FACE



C HORIZONTAL SECTION @ REMOVABLE BASE CLADDING

Notes

1. Sign face to be 3M Panagraphics III. First surface decorate per call outs. Overlay entire face with 3M 3660M overlaminate.
2. Film decorate HCA Florida with 3M 3630-8695 HCA Navy. Use artwork provided by designer. Verify all copy prior to fabrication.
3. Diamond Plus Mark and facility name to be 3M 3630-124 HCA orange over 3635-30 diffuser film. Use artwork provided by designer. Verify all copy prior to production.
4. Emergency strip to be 3M 3630-53 Crimson red, copy to reverse out white. Typeface to be Mark for HCA Bold.
5. Directional copy to be opaque black film. Typeface to be Mark for HCA Medium. Verify all copy prior to fabrication.
6. Sign body filler to be SignComp medium body filler #2015. Form as shown. Paint finish all exterior exposed surfaces White. Semi-gloss finish. paint finish interior surfaces with light enhancement paint.
7. Extrusion cover for flex face retainer to be SignComp #2095. Paint finish all exterior surfaces with White. Semi-gloss finish. attach with countersunk flathead stainless steel screws. Paint heads to match.
8. 9" radiused filler body piece to be SignComp #4050. Paint finish all exposed surfaces White. Semi-gloss finish. Paint finish interior surfaces with light enhancement paint.
9. 9" radiused extrusion cover to be SignComp #4260P. Paint finish exterior surfaces White. Semi-gloss finish.
10. Provide prop rods as required to support face during servicing.
11. .125" aluminum base cladding. Form as shown. Paint finish Slate. Semi-gloss finish. Make one side removable for bolt access.
12. Flex face retention extrusion to be SignComp #2086. Miter cut at square corners for monolithic appearance. Hinge along top for access. Note: 9" radiused retention extrusion to be SignComp #4250
13. LED illumination to be Current Powerstrip DS as required to provide even illumination across sign face without hot spots or shadows. LED manufacturer to provide layouts, module specification, and power supply requirements.
14. Round steel support tube as required to be sized by a licensed structural engineer to meet or exceed all applicable local, state, and national codes. Paint finish with light enhancement paint. Weld steel match plate at bottom for foundation attachment. Weld steel top plate for bolt attachment of extrusion filler bodies. Weld additional plate as required to pick up the lower horizontal sign filler body extrusion.
15. Steel match plate, anchor bolts, concrete foundation and reinforcement to be sized by a licensed structural engineer to meet or exceed all applicable local, state and national codes.
16. Provide SignComp small face brace #5352 and 1" sq. tube supports as required to maintain face rigidity.
17. Provide aluminum angle framing as required for support of base cladding. Bolt attach to steel angles welded to steel support tubes.
18. Steel angles welded to steel support tube to provide attachment surface for bolt connection of angle frame at base.
19. SignComp raceway cover #5116.

Lighting control devices
Existing locations
For existing locations where we are replacing currently illuminated signage, determine through tech audit if circuit is currently controlled by:
a. Building mounted photocell
b. Signage mounted photocell
c. Astronomical time clock.
d. If building mounted photocell or astronomical timers exist on signage circuits, tie into existing circuit. If sign-based photocell, provide photocell for new signage on sign or side facing away from primary street at installation location.

New locations
For new locations without previous signage, provide the following:
a. For channel letter sets provide an astronomical timer at panel to control lighting from dusk till dawn.
b. For free standing signs, provide a photocell on sign on side facing away from primary street at installation location.

General notes
All paints to be two-part polyurethane by Matthews Paints. Semi-gloss finish. - All film to be 3M unless otherwise stated. - All steel components to be primed with a zinc inhibitor (Devcon-z or approved equal). - All structural components to be sized by a licensed structural engineer to meet or exceed all local, state, and national codes. - All electrical work to meet or exceed U.L. or CE requirements. - All exposed fasteners to be painted to match cabinet. - Electrical leads from the back of illuminated letters to be a minimum of 6'-0" (2 meters) long as measured from the back of the letter. All extrusions specified for this project to be by SignComp. No unapproved substitutions

Pantone

HCA Navy	PMS 289c
HCA Orange	PMS 7579c
Slate	PMS 424c
Crimson red	PMS 7427c

Paints

HCA Navy	Matthews Mp62320
HCA Orange	Matthews Mp72663
Slate	Matthews Mp58477
Crimson Red	Matthews Mp83154
White	Matthews Mp11477
Black	Matthews Mp70431

Vinyls opaque

HCA Navy	3M 3630-8695 (white bkg only)
HCA Orange	3M 3630-124 (white bkg only)
Slate	3M 180c-41 dark gray
White	3M 7725-10
Black	3M 180c-12
HCA Navy (dual color)	3M DN00545

Vinyls translucent

HCA Navy	3M 3630-8695
HCA Orange	3M 3630-124 w/diffuser
Crimson Red	3M 3630-53
White	3M 3630-20
Diffuser	3M 3635-30 (41% diffusion)

Vinyls reflective

Crimson Red	3M 680-82 Ruby red
White	3M 680-10

Monuments section detail

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Client:	HCA	Checked By:	.	Rev No:	.	AF2.3	
Job Number:	2610	Approval:	.	Rev No:	.	monigle	
Drawn By:	BRS	.	.	Rev No:	.		
Date:	11.10.2023	Scale:	As indicated	Rev No:	.		

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
410 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.7000 | Fax:615.254.6929

REVISIONS

DATE:
03 / 12 / 2025

HCA FLORIDA LAWNWOOD
PARKING GARAGE
1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E.& T. CONSULTANT
I.C. THOMASSON ASSOCIATES, INC.
2900 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
201 OPRYLAND DRIVE, ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
KIMLEY HORN AND ASSOCIATES, INC.
1920 MERIDIAN WAY, SUITE 300
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

Digitally signed by MATTHEW GRIFFITH GRIFFITH
Date: 2025.05.06 11:17:11 -05'00'

HCA Healthcare
HCA DESIGN MANAGER:
ROBERT WILSON
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
REGISTERED ARCHITECT
AR101992

BARGE #:
3766337

HCA #.:
3093200030

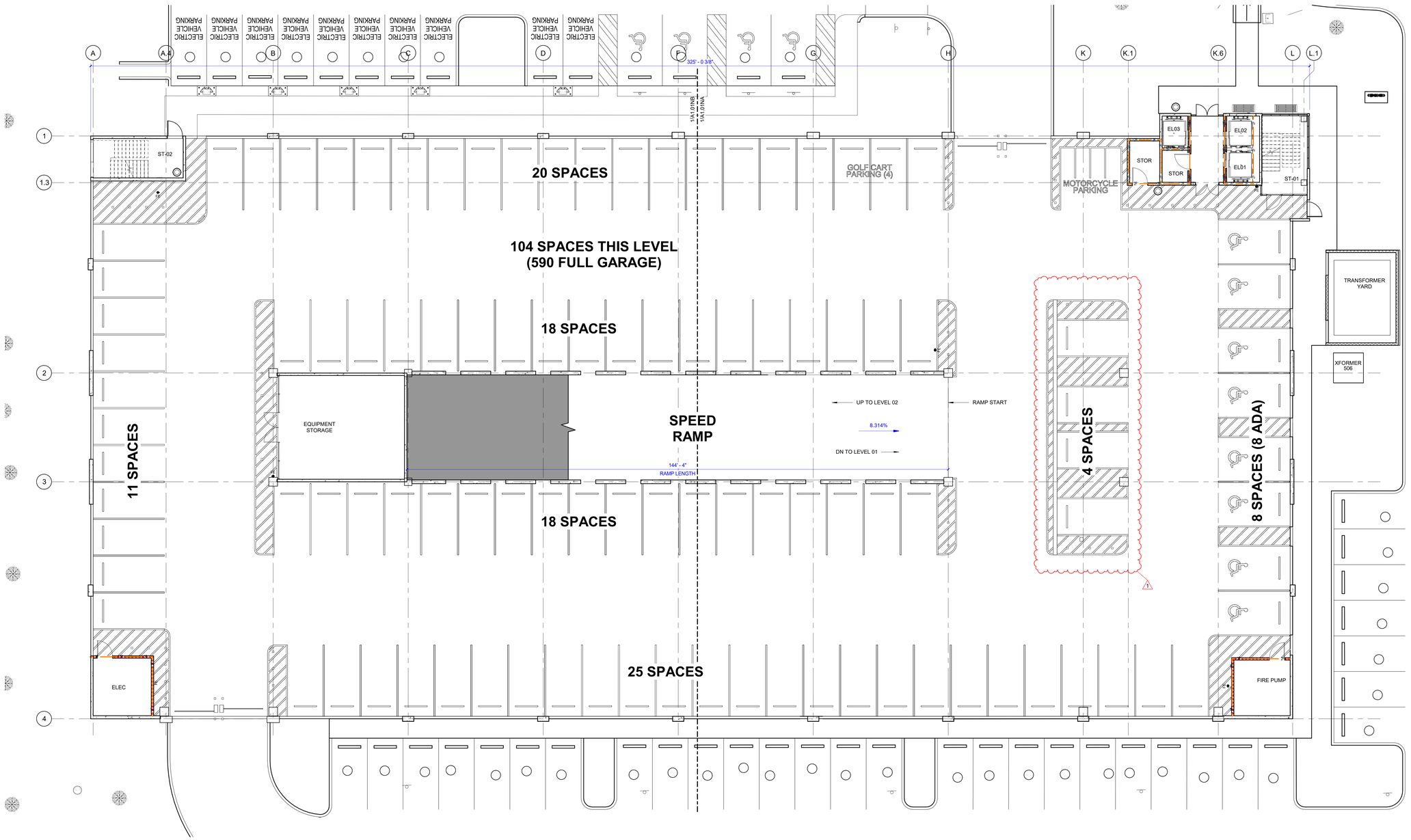
HCA SIGNAGE STANDARD

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LEVEL 01 - OVERALL PLAN

0 8' 24'

A0.1 - LEVEL 01 OVERALL PLAN
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CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 904
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
413 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1000 // Fax:615.254.6572

REVISIONS:

1	AMENDMENT 1	09/26/2025

DATE:
07.31.2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2900 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37228
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
207 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WILSON WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
ARCHITECTURE, INC.
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
REGISTERED ARCHITECT
AR101992

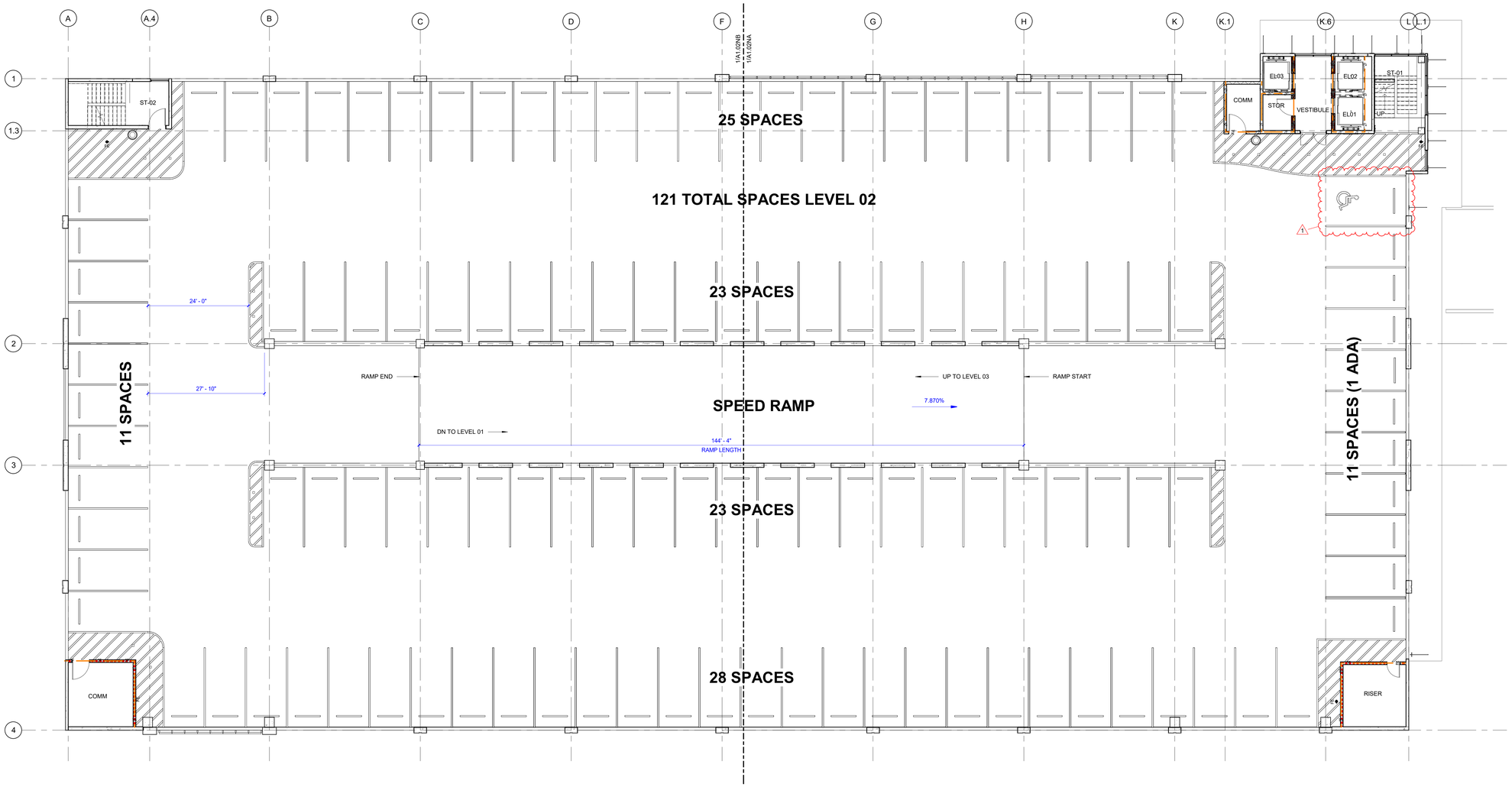
BARGE #:
3766337

HCA #.:
3093200030

LEVEL 01 OVERALL PLAN

A0.1

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LEVEL 02 - OVERALL PLAN

0 8' 24'

A0.2_LEVEL 02 OVERALL PLAN
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GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 904
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

CONSTRUCTION DOCUMENTS

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1000 // Fax:615.254.6572

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1	AMENDMENT 1	09/26/2025

DATE:
07.31.2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2906 WRAY TOWN SQUARE, SUITE 600
NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
201 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WISEMAN WAY, SUITE 200
WEST PALM BEACH, FL 33411
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VENDOR INFORMATION

HCA Healthcare

HCA DESIGN MANAGER:
MICHAEL GALLAGHER

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFIN
REGISTERED ARCHITECT
AR101992

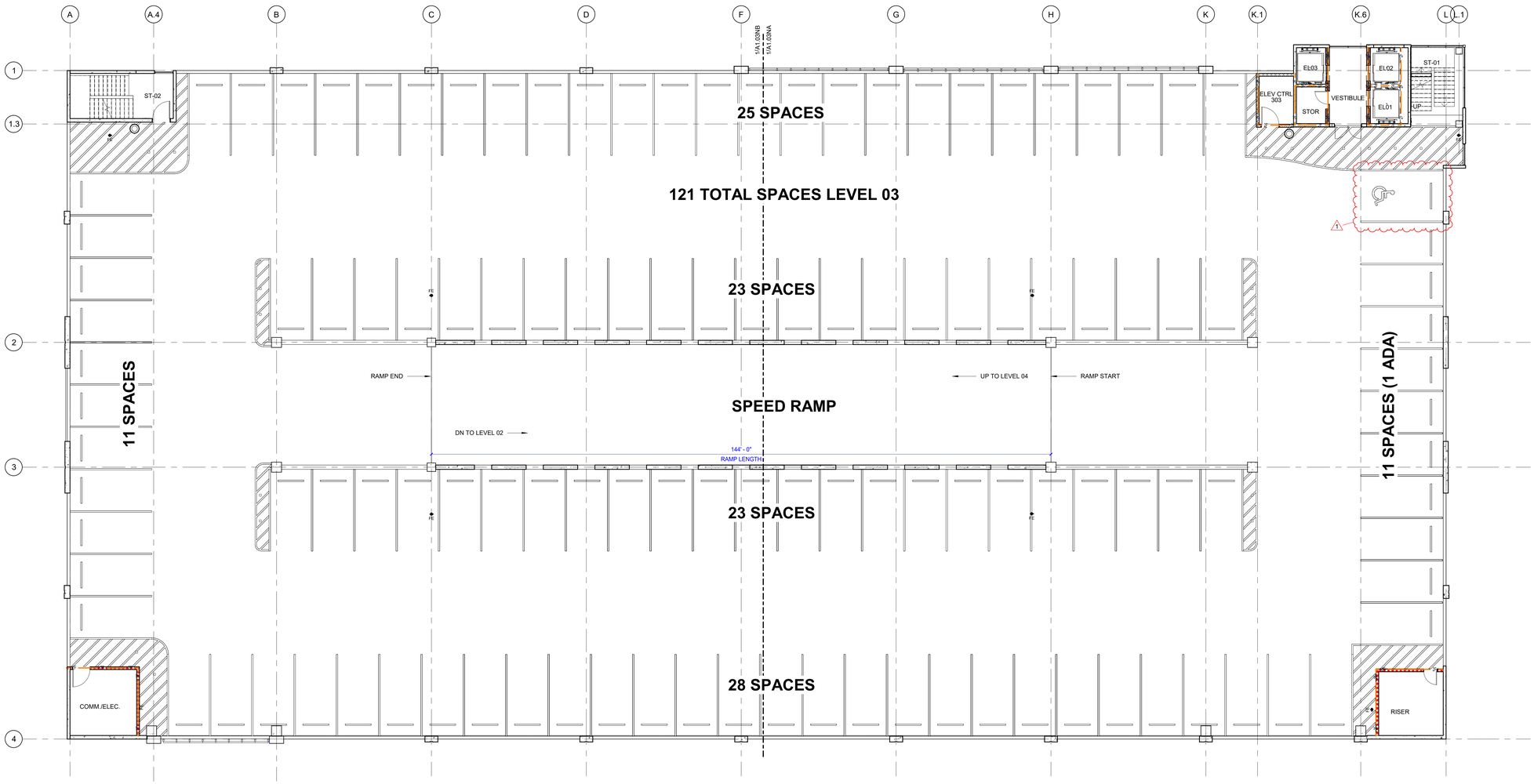
BARGE #:
3766337

HCA # :
3093200030

LEVEL 02 OVERALL PLAN

A0.2

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LEVEL 03 - OVERALL PLAN

0 8' 24'

A0.3_LEVEL 03 OVERALL PLAN
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CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1000 | Fax:615.254.6572

REVISIONS:
1 AMENDMENT 09/26/2025

DATE:
07.31.2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2600 WEMTCENTRY, SUITE 600
NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WILSON WAY, SUITE 300
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare

HCA DESIGN MANAGER:
KEVIN HUGHES

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFIN
AR101992
REGISTERED ARCHITECT

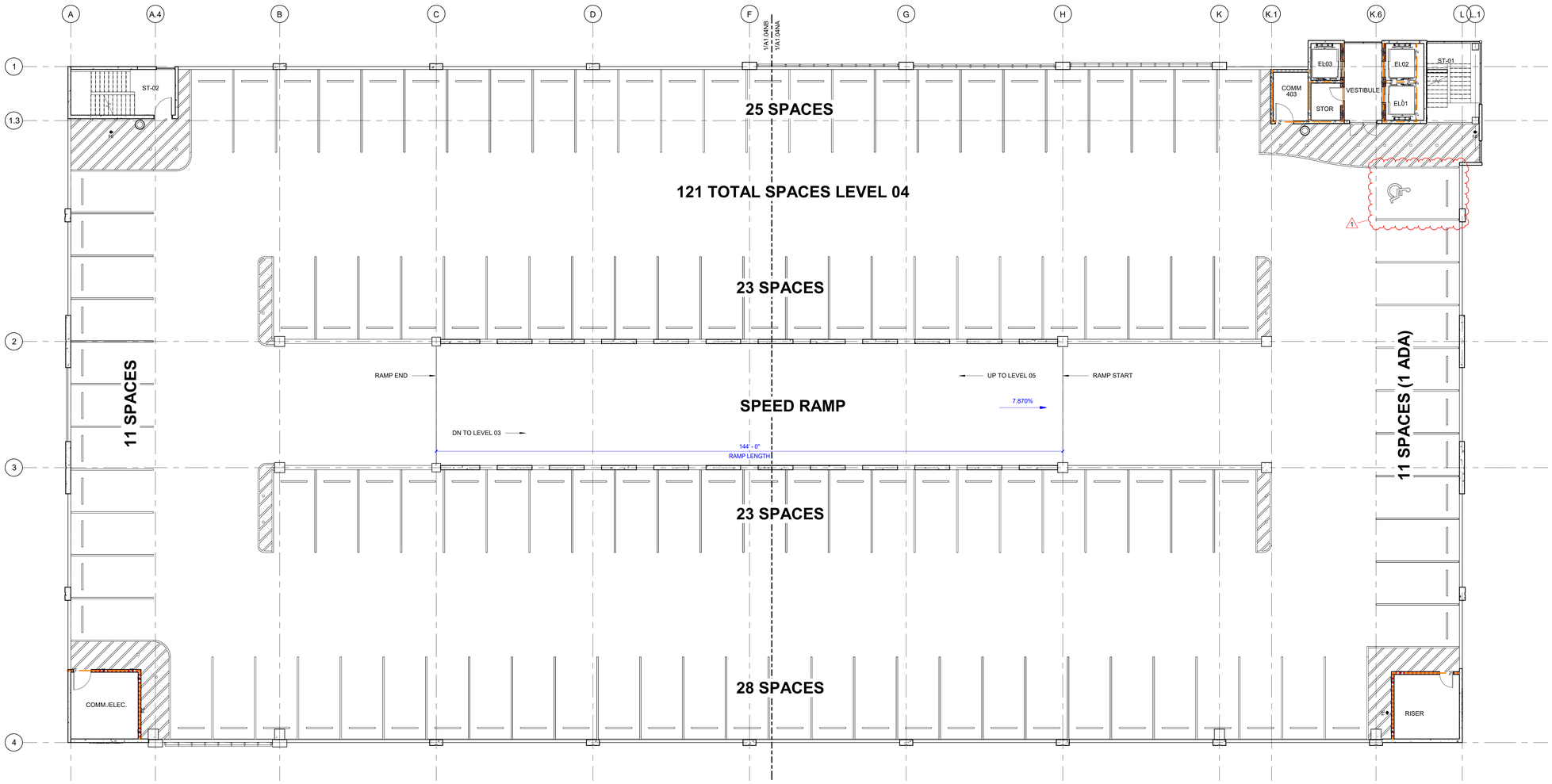
BARGE #:
3768337

HCA #.:
3093200030

LEVEL 03 OVERALL PLAN

A0.3

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LEVEL 04 - OVERALL PLAN

0 8' 24'

A0.4_LEVEL 04 OVERALL PLAN
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GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

CONSTRUCTION DOCUMENTS

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1000 // Fax:615.254.6572

REVISIONS:

		DATE:
1	AMENDMENT 1	09/26/2025

DATE:
07.31.2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2601 MAITLAND CTR. PKWY. SUITE 500
NASHVILLE, TN 37214
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WILSON WAY, SUITE 300
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
MICHAEL HARRIS
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFIN
REGISTERED ARCHITECT
AR101992

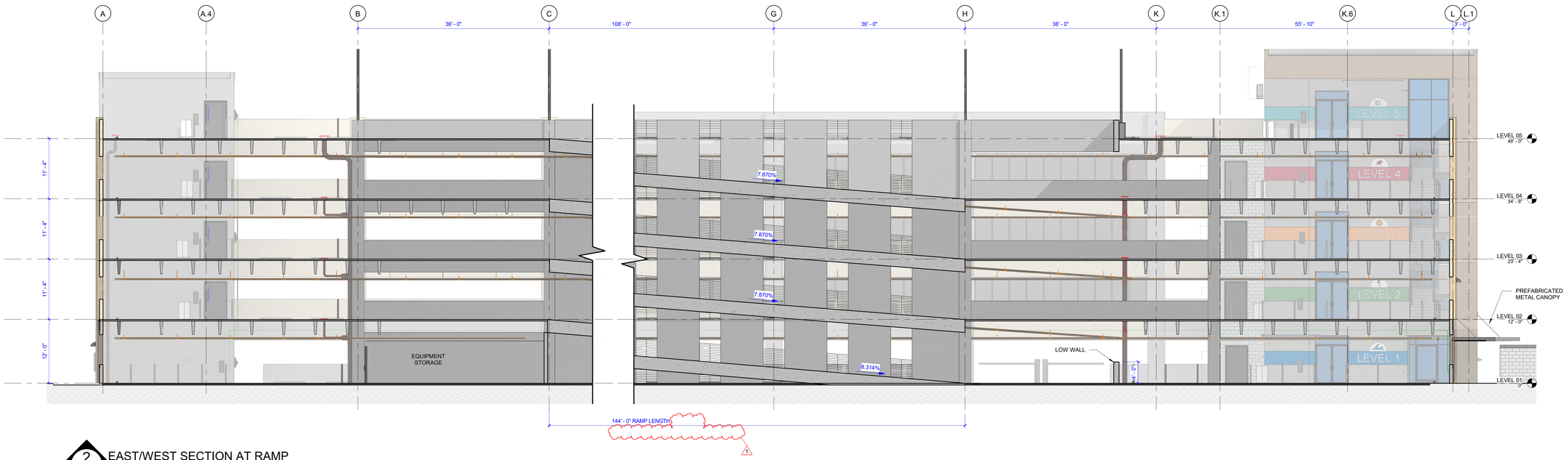
BARGE #:
3768337

HCA #.:
3093200030

LEVEL 04 OVERALL PLAN

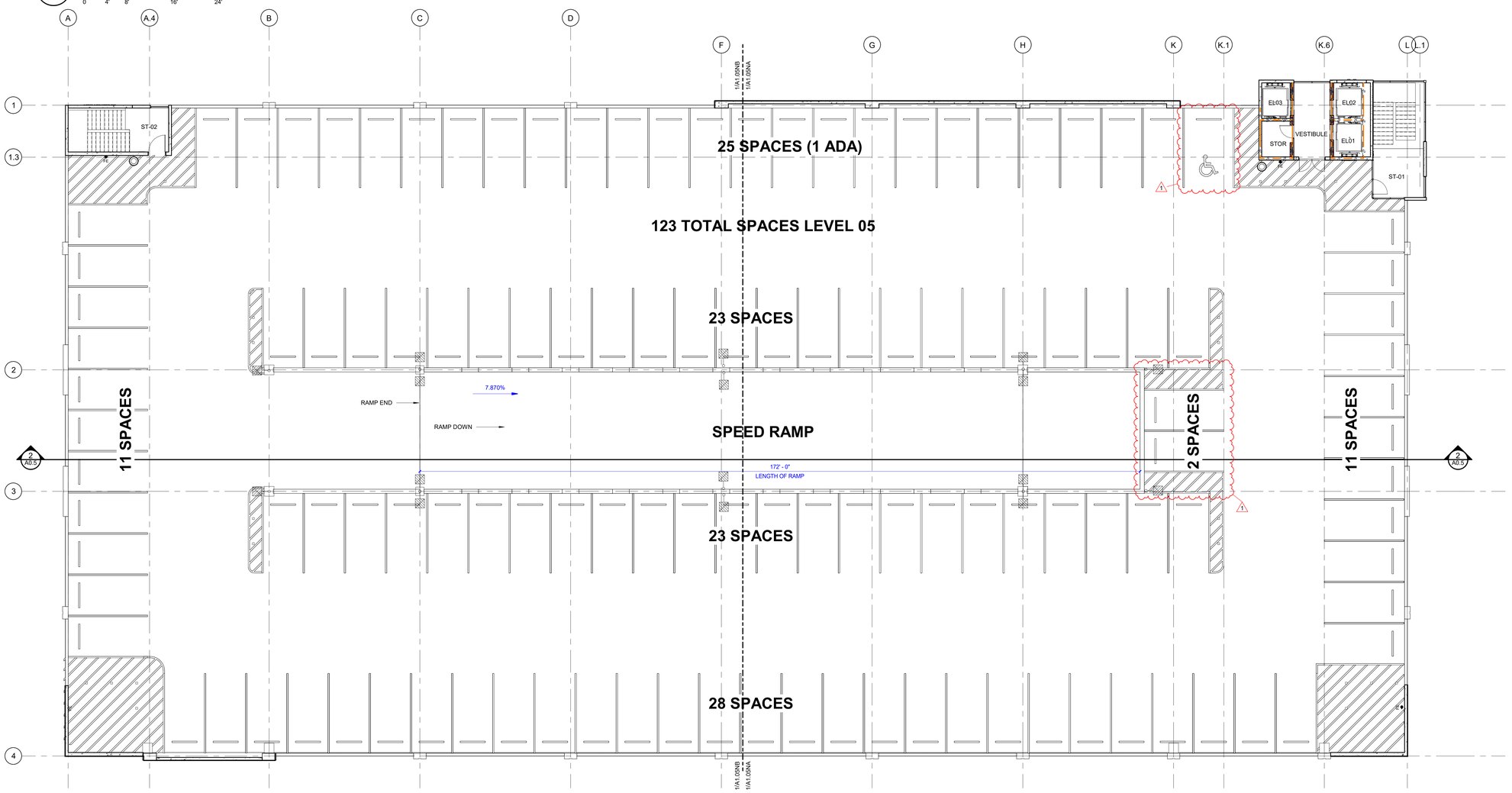
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2 A0.5 EAST/WEST SECTION AT RAMP

0 4' 8' 16' 24'



LEVEL 05 - OVERALL PLAN

0 8' 24'

A0.5_LEVEL 05 OVERALL PLAN AND SECTION
Autodesk Docs://HCA Florida / Lawnwood Parking Garage - 3766337/3766337_Lawnwood_R24.rvt

Discipline: Sort:
Drawing:
File:
Print Date: 10/16/2025 12:36:29 PM

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 904
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

M.P.E. & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2900 HYATT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
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MANAGER: JIM PARKER

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1920 WISMAN LANE, SUITE 200
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MANAGER: MIKE SCHWARTZ

HCA DESIGN MANAGER:
PETER HAGEMANN, AIA

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

CONSTRUCTION DOCUMENTS

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1500 | Fax:615.254.6572

REVISIONS:

		DATE:
1	AMENDMENT 1	09/26/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

VENDOR INFORMATION

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

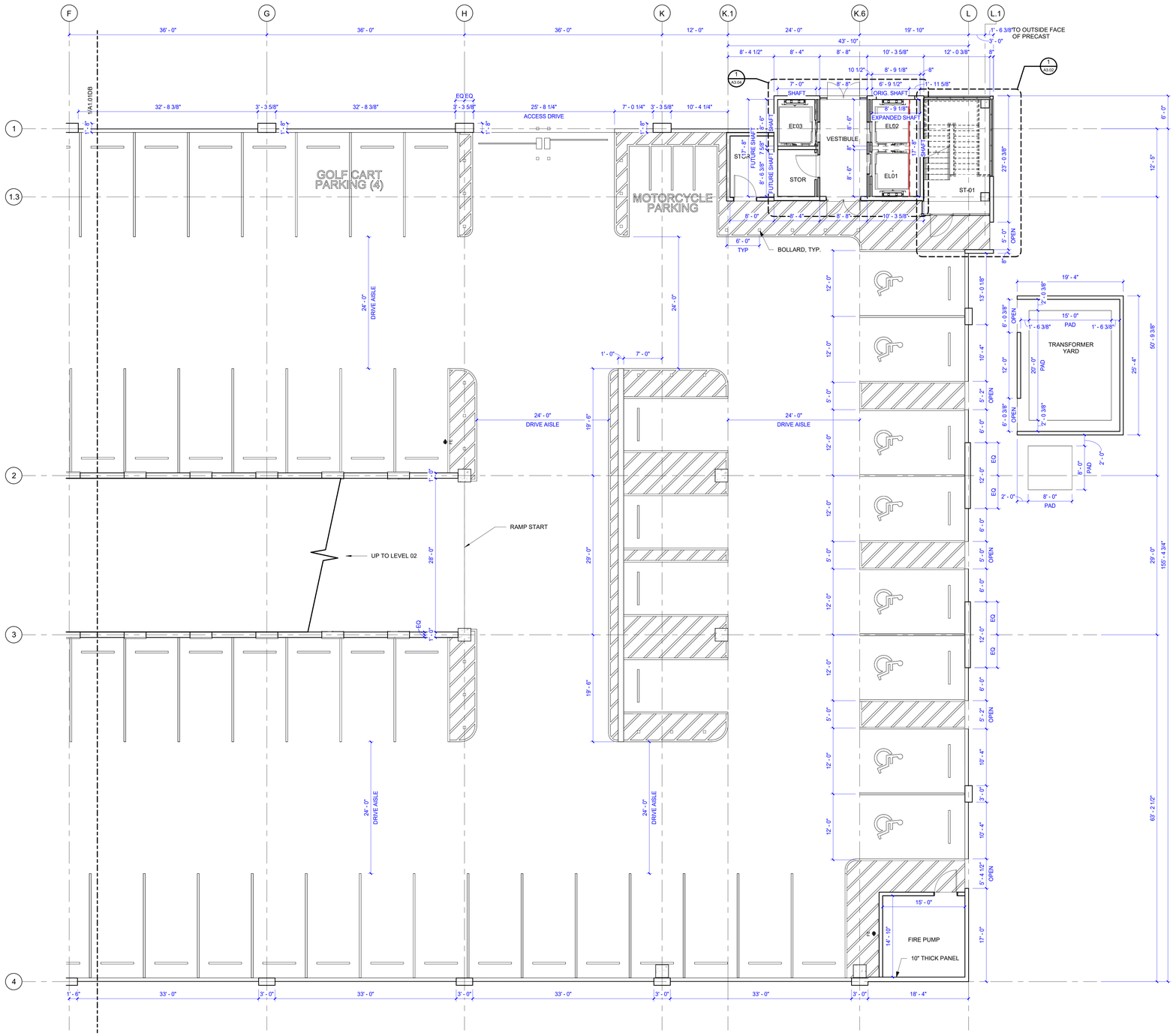
BARGE #: 3766337

HCA #.: 3093200030

LEVEL 05 OVERALL PLAN AND SECTION

A0.5

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DIMENSION 1ST FLOOR PLAN

0 4' 8' 16' 24'

WALL FRAMING LEGEND

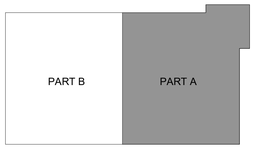
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KEYPLAN

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BARGE DESIGN SOLUTIONS
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HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T CONSULTANT
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MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
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MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 PALM VIEW, SUITE 200
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MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
PETE LUSSIER, AIA, NCARB
HCA CONSTRUCTION MANAGER:
GREG A ATKINSON

STATE OF FLORIDA — MATTHEW G. GRIFFITH — AR101992 — REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

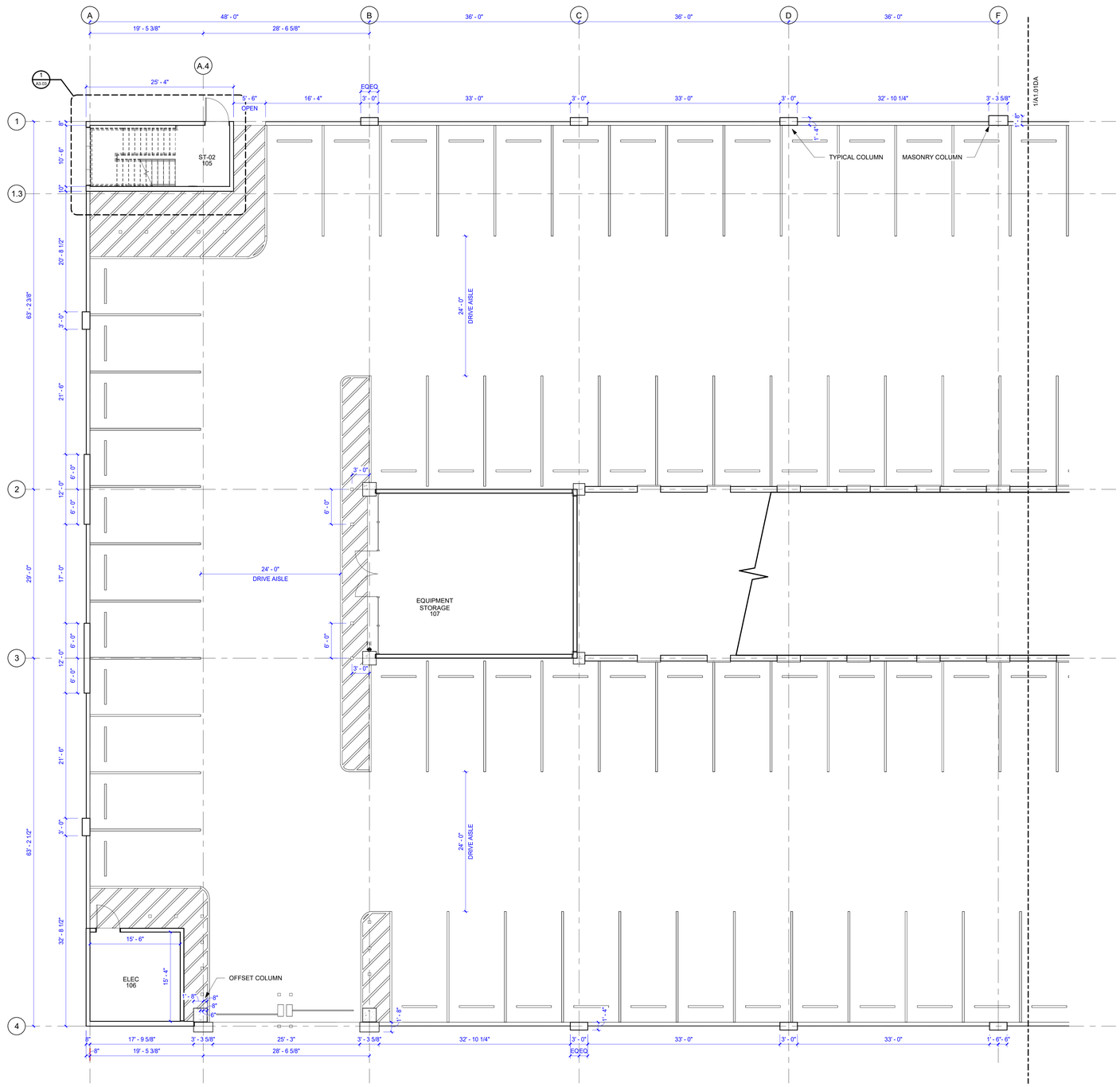
DIMENSIONED 1ST FLOOR - PART A

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DIMENSION 1ST FLOOR PART A

0 4' 8' 16' 24'

WALL FRAMING LEGEND

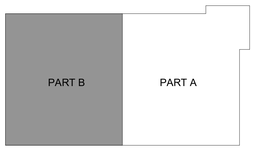
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KEYPLAN

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MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
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Phone: 615.254.1000 // Fax:615.254.6572

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MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
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NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WISMAN LANE, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

HCA Healthcare

HCA DESIGN MANAGER:
ANDREW SULLIVAN

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #:
3766337

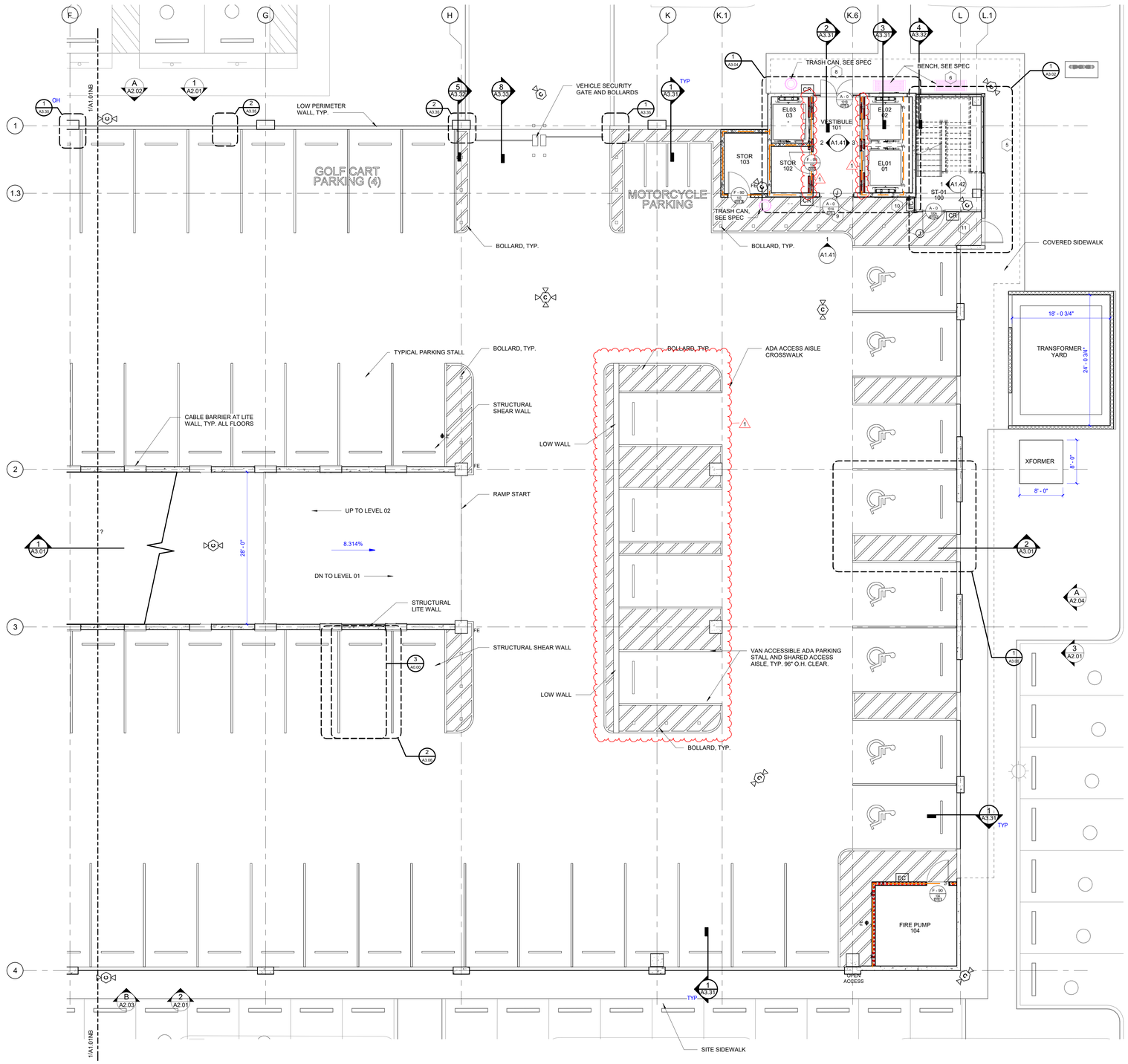
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DIMENSIONED 1ST FLOOR - PART B

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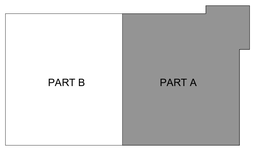
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NOTED 1ST FLOOR PART A

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY ↑ ↓ LOWEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
	NON RATED PARTITION	



KEYPLAN

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
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M.P.E. & T CONSULTANT
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NASHVILLE, TN 37204
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STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEST NEW HAVEN, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare

HCA DESIGN MANAGER:
HEATHER MCCLAIN

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #.: 3093200030

NOTED 1ST FLOOR - PART A

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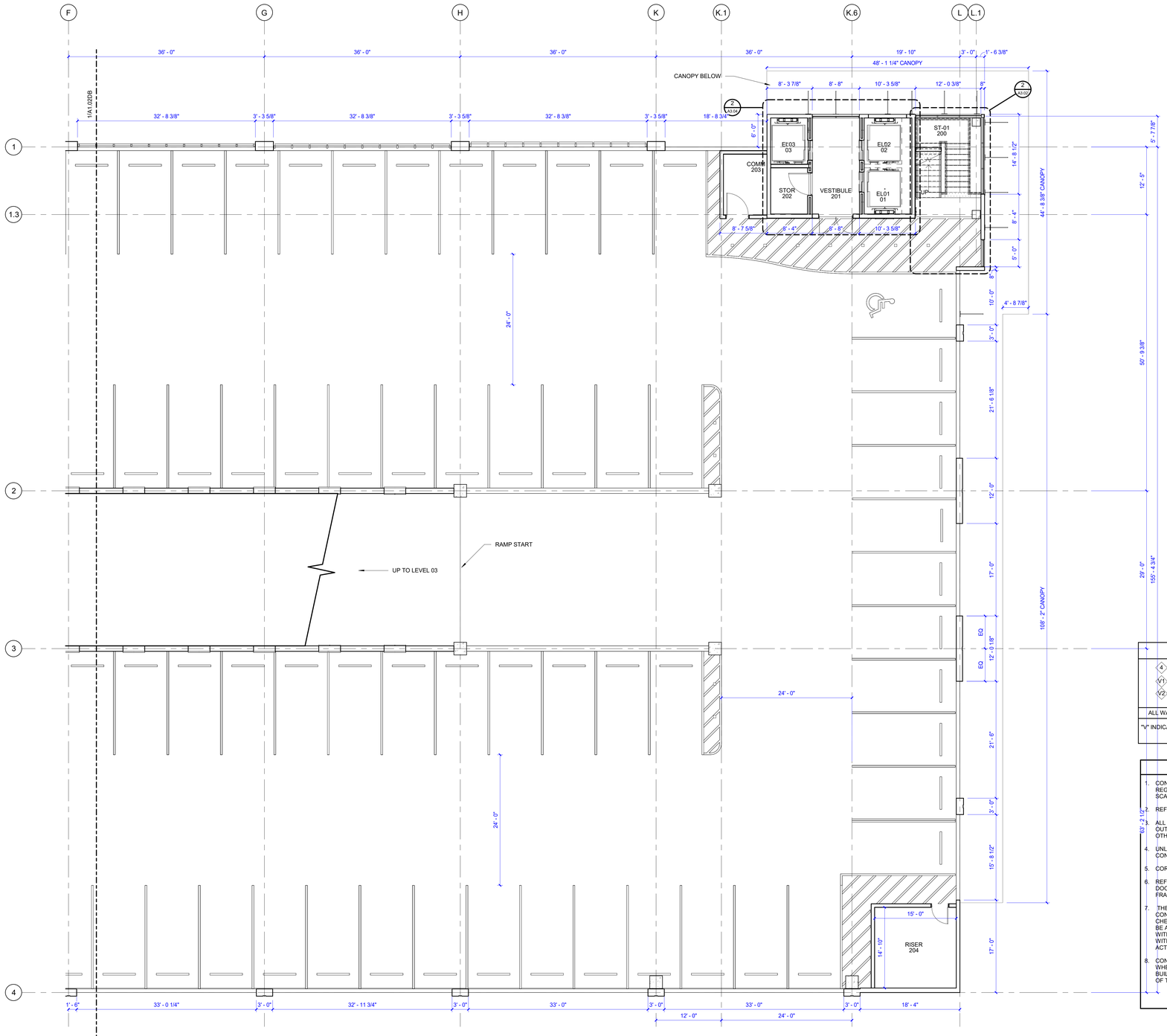
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HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

A1.01NK, NOTED 1ST FL DOOR - PART A
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LEVEL 02 DIMENSIONED PLAN PART A

0 4' 8' 16' 24'

WALL FRAMING LEGEND

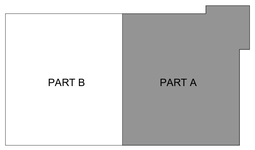
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STRUCTURAL DESIGN GROUP
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VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

HCA Healthcare

HCA DESIGN MANAGER:
JOSE MESA, AIA, NCARB

HCA CONSTRUCTION MANAGER:
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STATE OF FLORIDA
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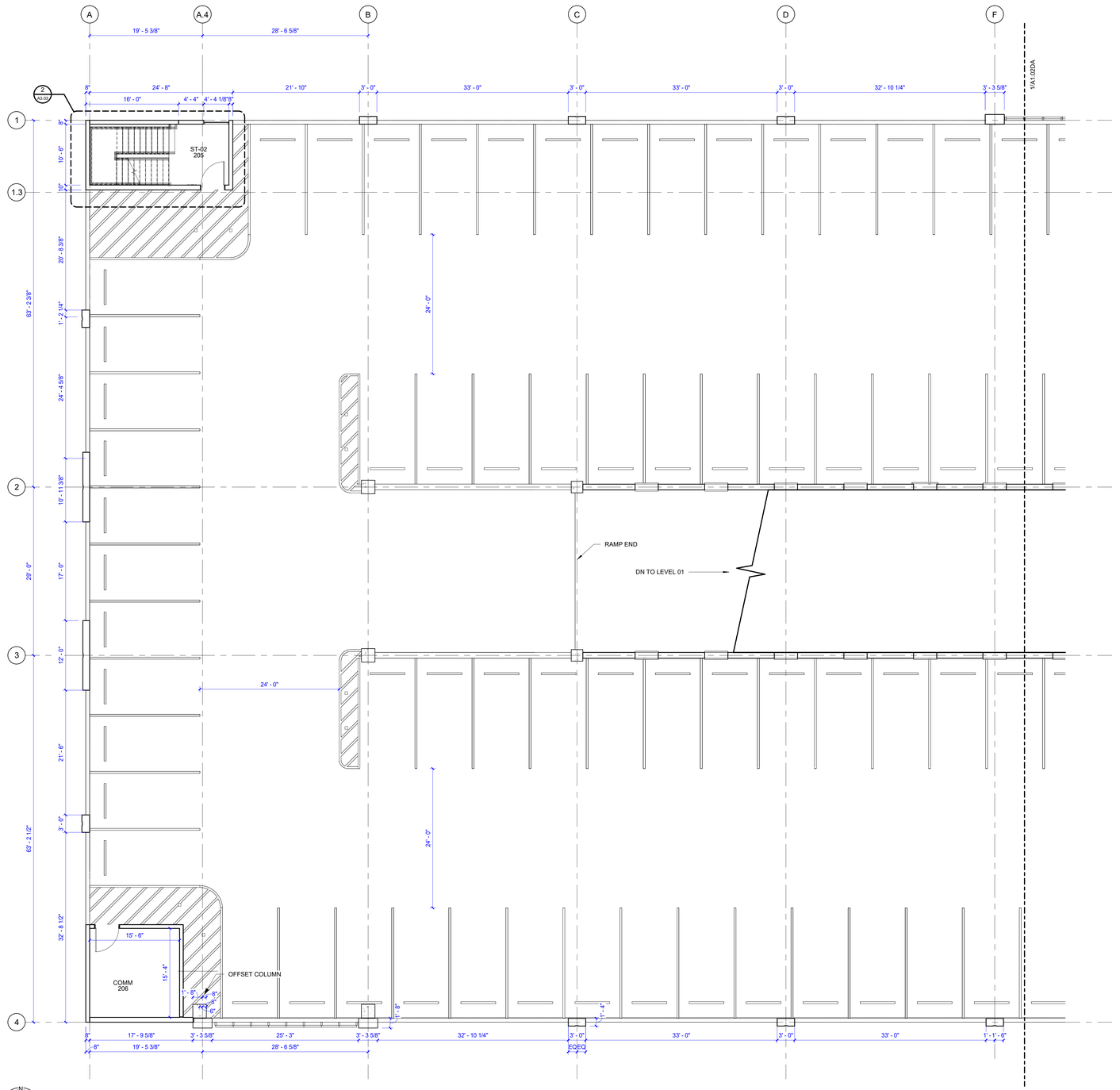
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3082200030

DIMENSIONED 2ND FLOOR - PART A

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LEVEL 02 DIMENSIONED PLAN PART B

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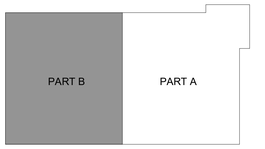
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STATE OF FLORIDA — MATTHEW G GRIFFIN — REGISTERED ARCHITECT — AR101992

BARGE #: 3766337

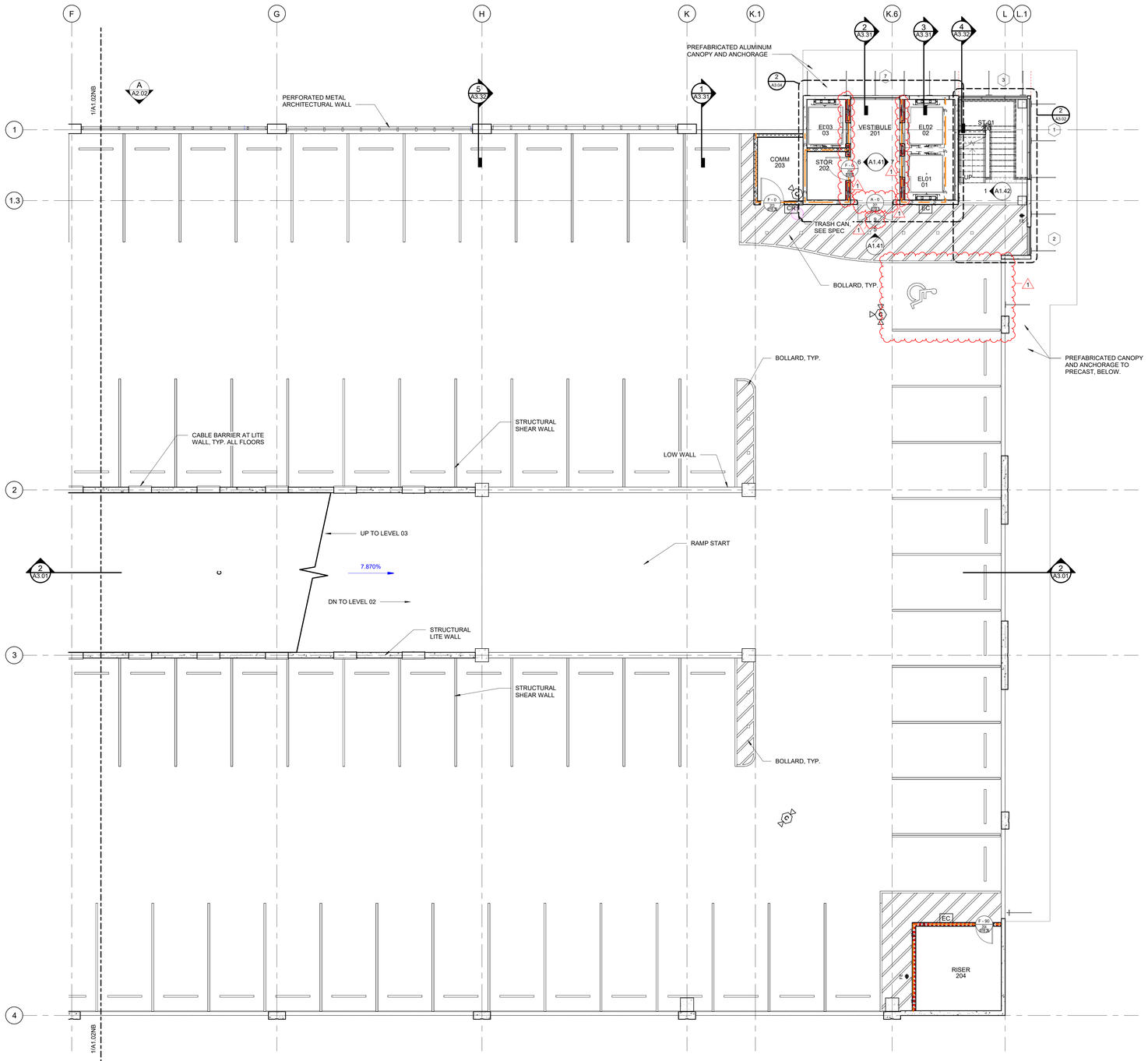
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DIMENSIONED 2ND FLOOR - PART B

A1.02DB

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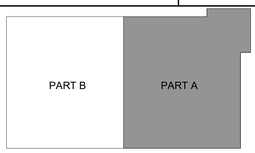
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Plotted Date: 10/15/2025 12:36:39 PM



LEVEL 02 NOTED PLAN PART A

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY ↑ LOWEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
	NON RATED PARTITION	



KEYPLAN

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

M.P.E & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2900 WEST END AVE, SUITE 500
NASHVILLE, TN 37203
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WILSON WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA DESIGN MANAGER:
KRISTIN HARRIS

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

BARGE #:
3766337

HCA #.:
3093200030

CONSTRUCTION DOCUMENTS

BARGE DESIGN SOLUTIONS
410 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1000 | Fax:615.254.6572

REVISIONS:

1	AMENDMENT 1	09/26/2025

DATE:
07.31.2025

VENDOR INFORMATION

STATE OF FLORIDA
MATTHEW G. GRIFFIN
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AR101992

HCA FLORIDA LAWNWOOD PARKING GARAGE

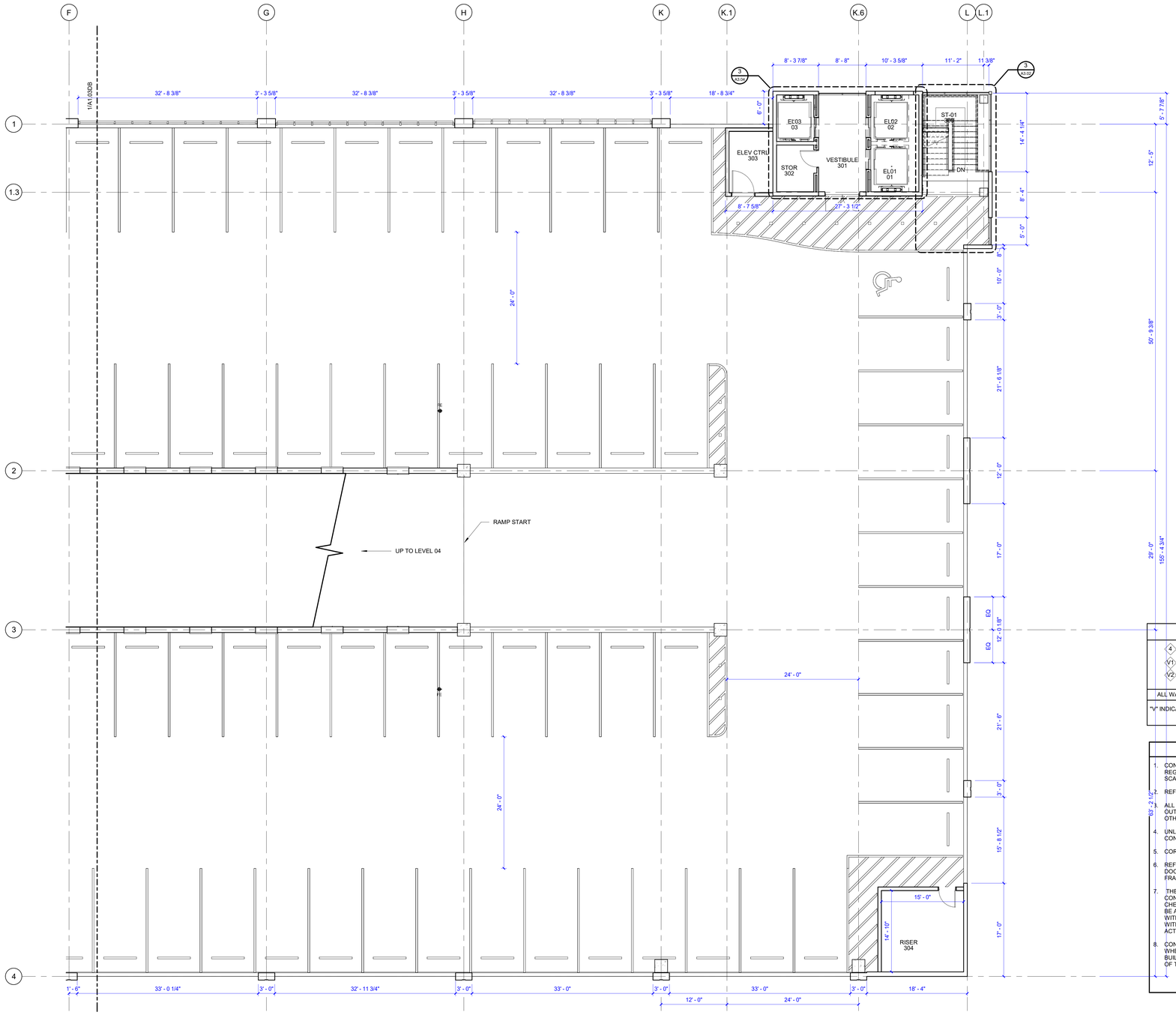
1700 S. 23RD STREET FORT PIERCE, FL 34950

NOTED 2ND FLOOR - PART A

A1.02NA

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A1.02NA_NOTED 2ND FLOOR - PART A
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File:
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LEVEL 03 DIMENSIONED PLAN PART A

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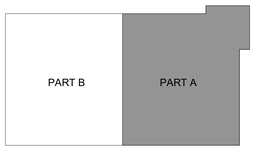
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CONSTRUCTION DOCUMENTS

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Phone: 615.254.1500 | Fax:615.254.6572

REVISIONS:

		DATE:
1	AMENDMENT 1	09/26/2025

DATE: 07.31.2025

M.P.E & T CONSULTANT
T.C. THOMASSON ASSOCIATES
2906 WYATT DRIVE, SUITE 600
NASHVILLE, TN 37204
MANAGER: KERRY RICE

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STRUCTURAL DESIGN GROUP
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MANAGER: JIM PARKER

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WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

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HCA Healthcare
HCA DESIGN MANAGER:
KEVIN SULLIVAN
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G GRIFFIN
REGISTERED ARCHITECT
AR101992

BARGE #: 3766337
HCA #: 3093200030

HCA FLORIDA LAWNWOOD PARKING GARAGE

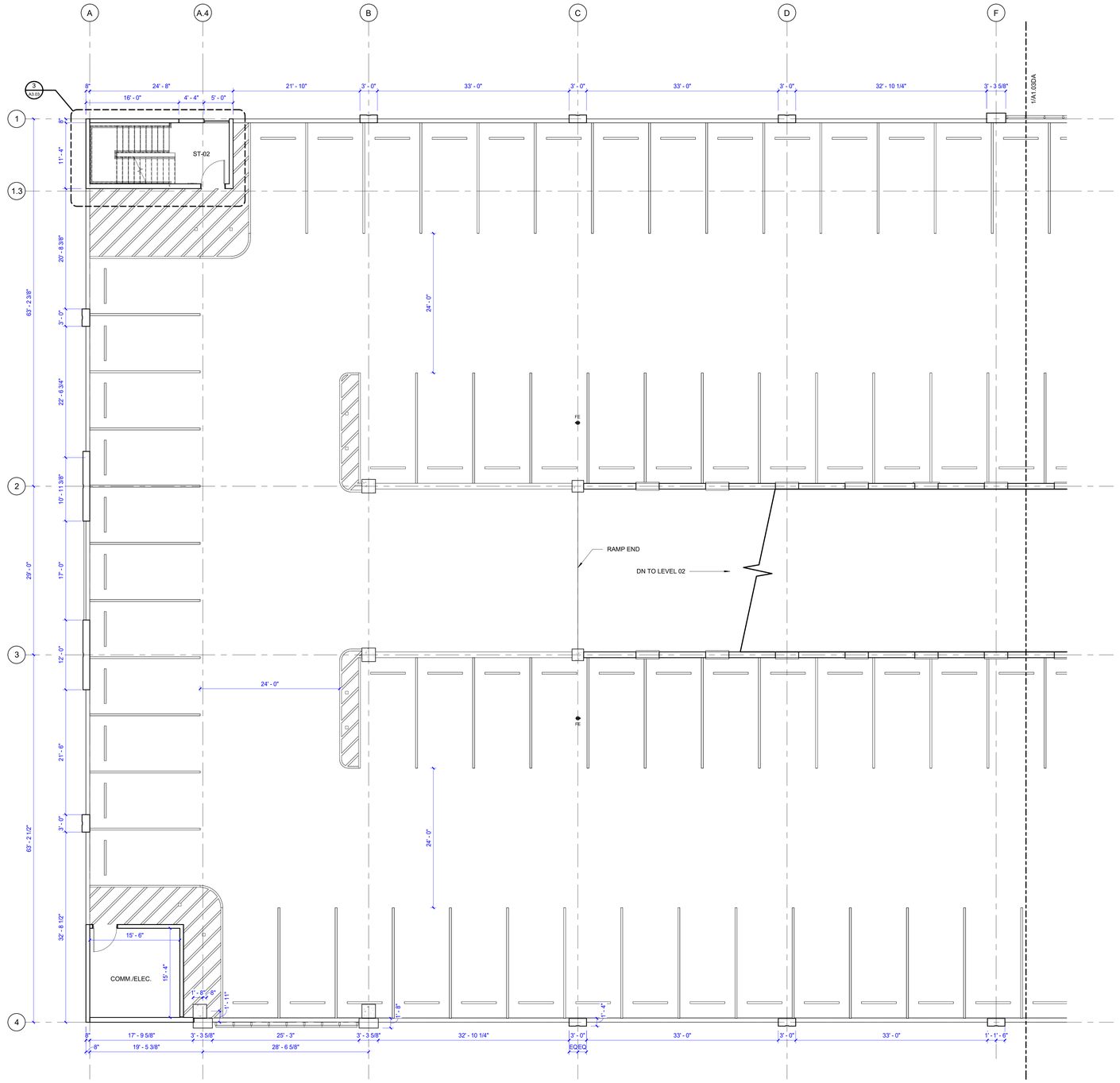
1700 S. 23RD STREET FORT PIERCE, FL 34950

DIMENSIONED 3RD FLOOR - PART A

A1.03DA

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A1.03DA_DIMENSIONED 3RD FLOOR - PART A
Autodesk Docs://HCA Florida - Lawnwood Parking Garage - 3766337/3766337_Lawnwood_R24.rvt
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Drawing Type:
Phase:
Plot Date: 10/16/2025 12:36:38 PM



LEVEL 03 DIMENSIONED PLAN PART B

0 4' 8' 16' 24'

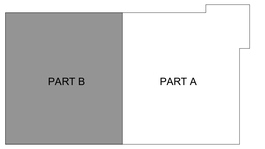
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KEYPLAN

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700 2ND AVE SOUTH, SUITE 304
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NASHVILLE TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
2210 GREAT CIRCLE ROAD, SUITE 106
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MANAGER: JIM PARKER

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MANAGER: MIKE SCHWARTZ

HCA DESIGN MANAGER:
MICHAEL SULLIVAN

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

BARGE
DESIGN SOLUTIONS
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1	AMENDMENT 1	09/26/2025

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HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

VENDOR INFORMATION

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

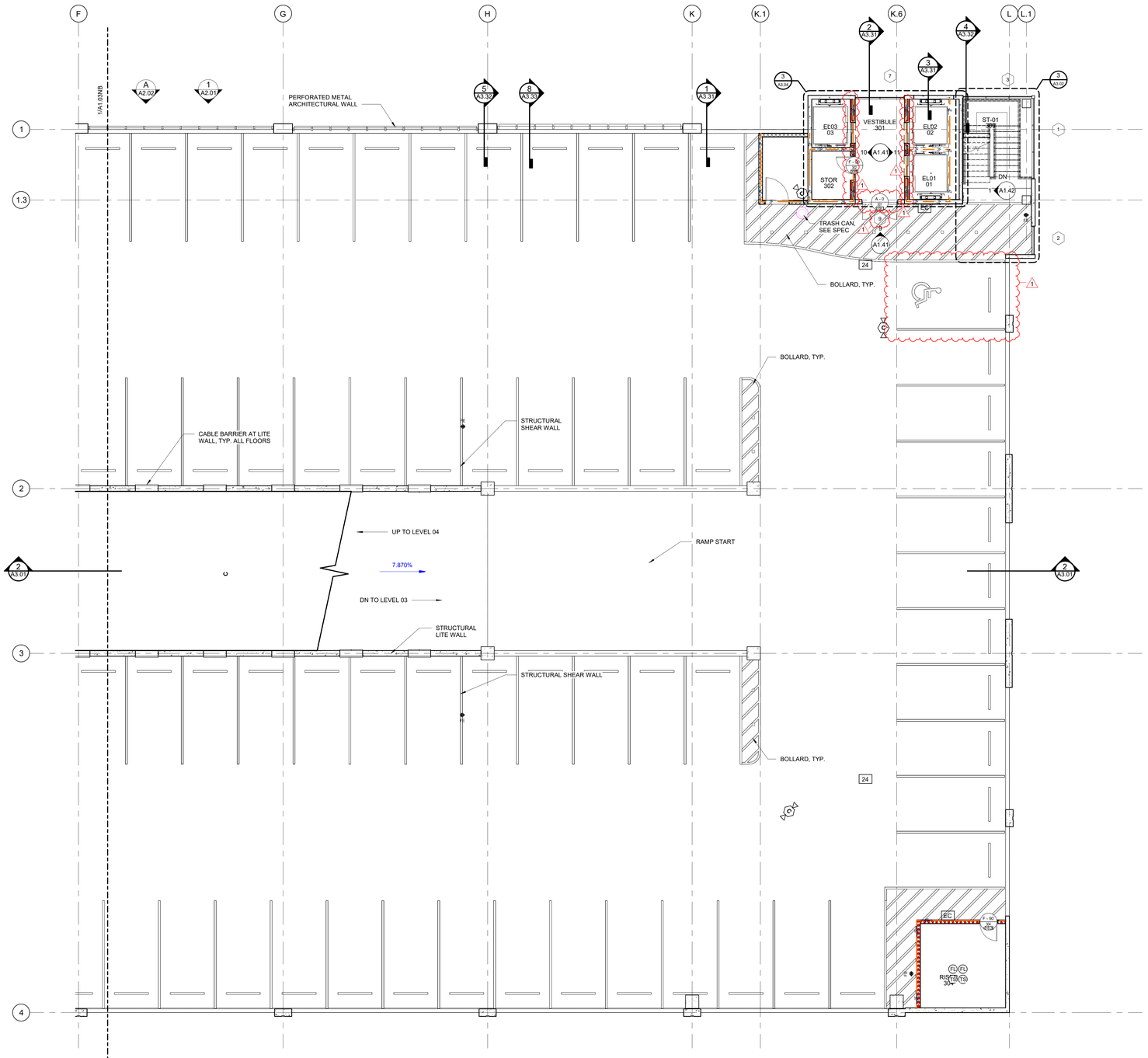
BARGE #: 3768337
HCA #: 3093200030

DIMENSIONED 3RD FLOOR - PART B

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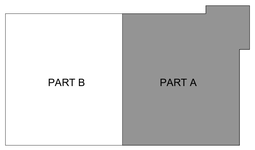
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File:
Plotted Date: 10/16/2025 12:36:38 PM



LEVEL 03 NOTED PLAN PART A

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
LOWEST PRIORITY	NON RATED PARTITION	



KEYPLAN

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M.P.E & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2900 WEST END AVE, SUITE 500
NASHVILLE, TN 37203
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STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WILSON WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
KRISTIN HUGHES
HCA CONSTRUCTION MANAGER:
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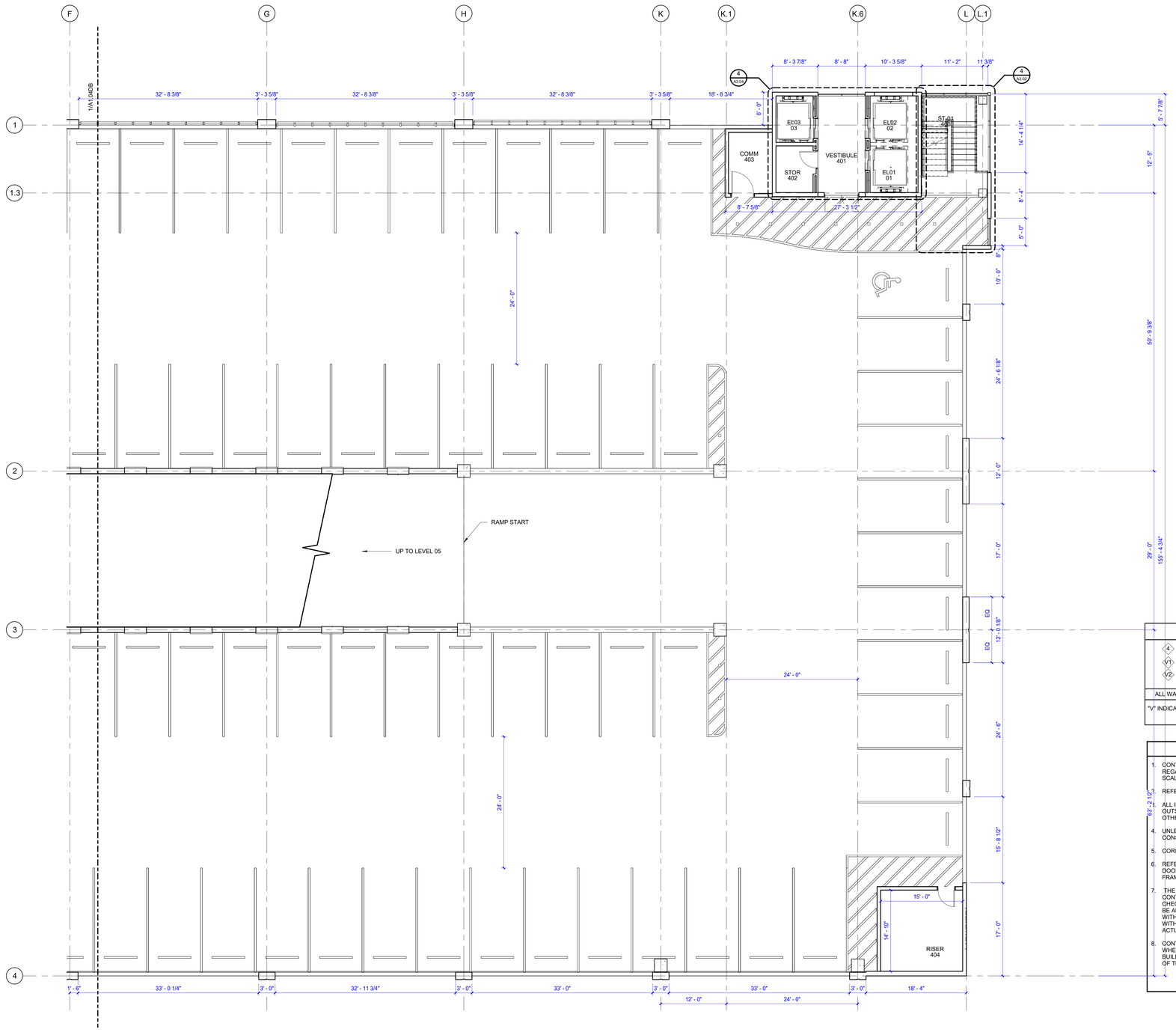
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NOTED 3RD FLOOR - PART A

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Drawing Type:
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LEVEL 04 DIMENSIONED PLAN PART A

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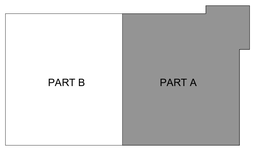
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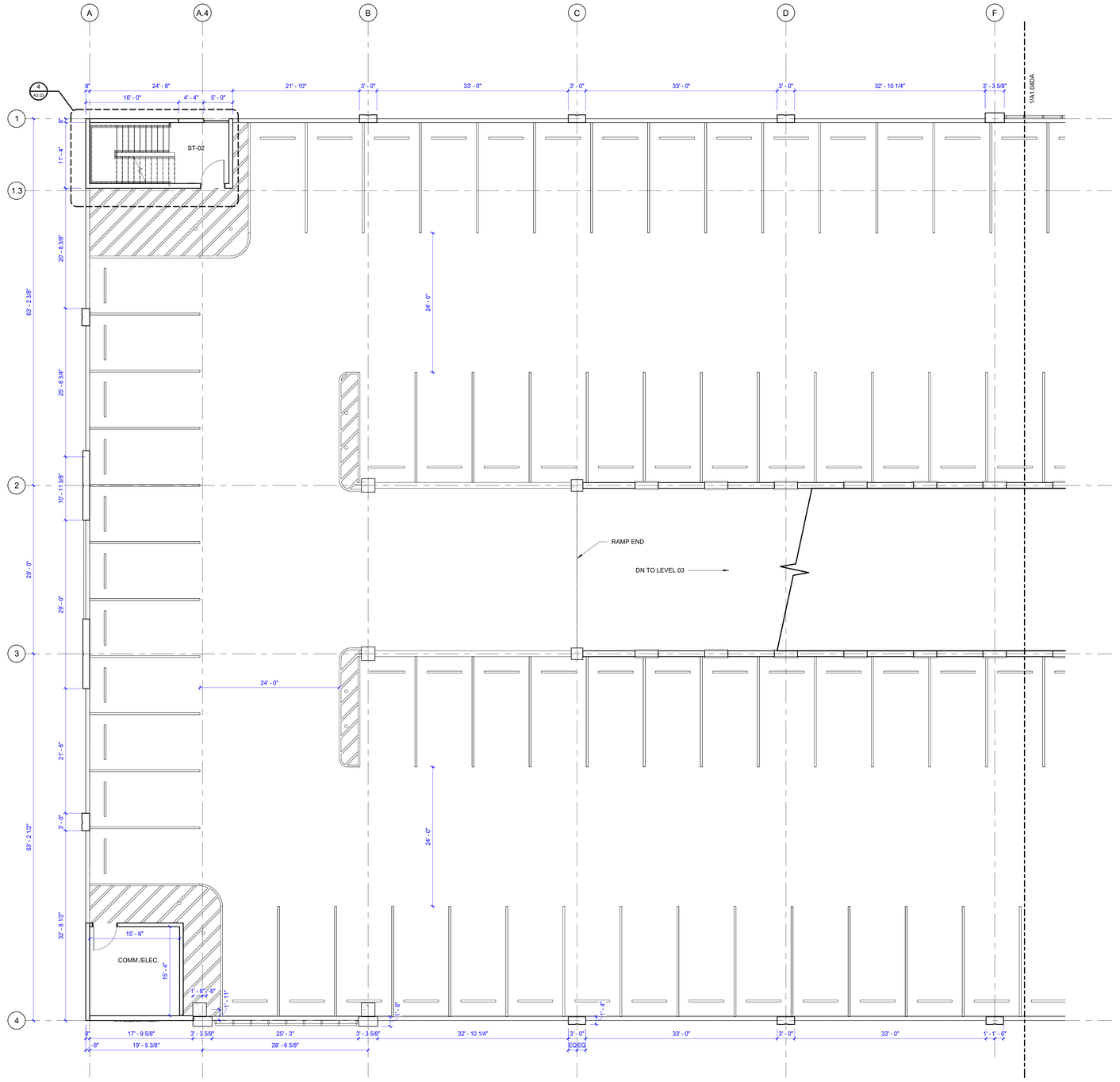
DIMENSIONED 4TH FLOOR - PART A

A1.04DA

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LEVEL 04 DIMENSIONED PLAN PART B

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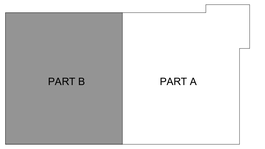
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CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WIHAN WAY, SUITE 201
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA DESIGN MANAGER:
KEVIN SULLIVAN

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

VENDOR INFORMATION

STATE OF FLORIDA
MATTHEW G. GRIFFITH
AR101992
REGISTERED ARCHITECT

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

BARGE #: 3768337

HCA #: 3093200030

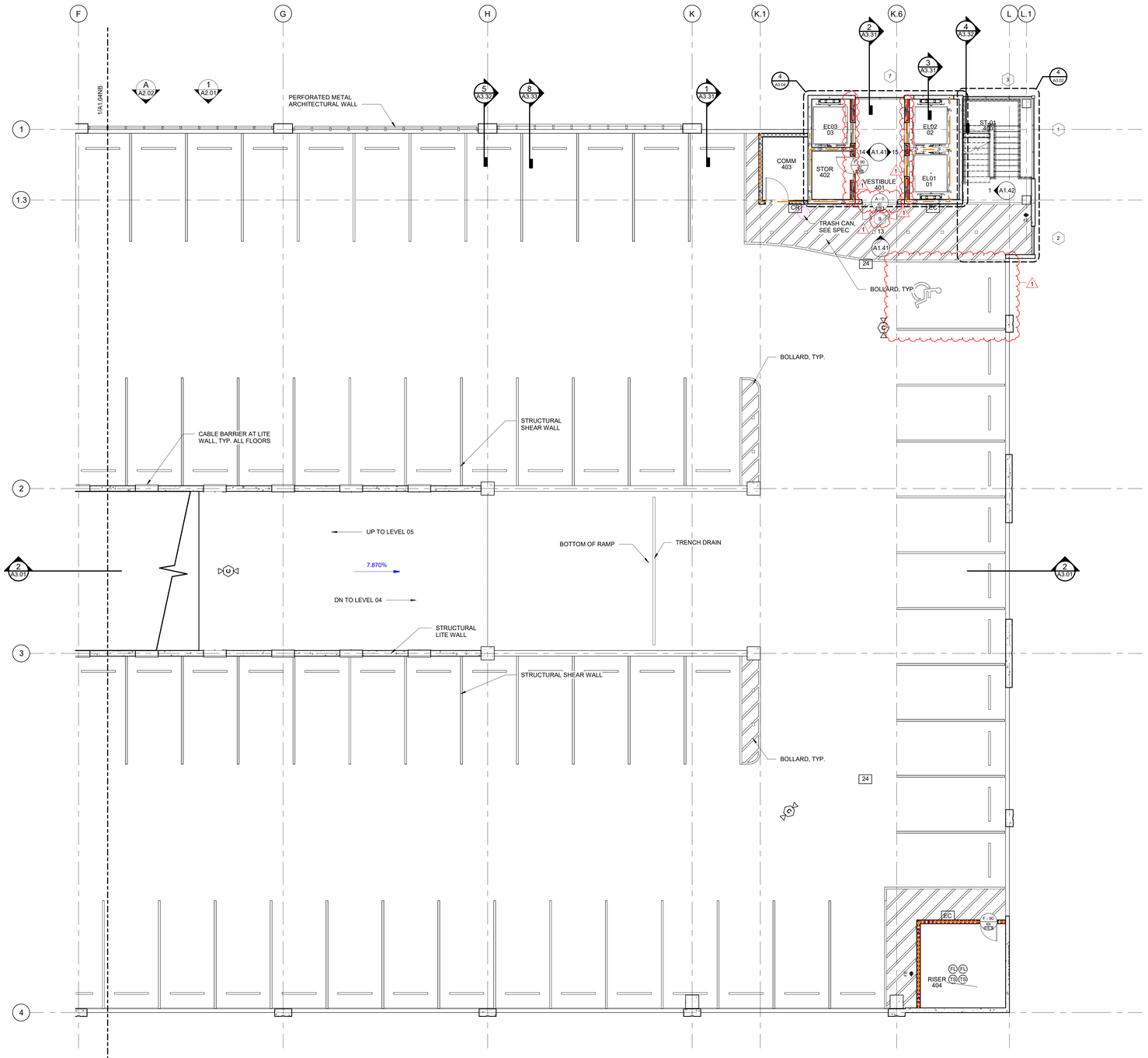
DIMENSIONED 4TH FLOOR - PART B

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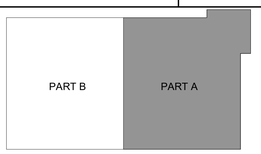
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LEVEL 04 NOTED PLAN PART A

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY ↑ LOWEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
	CMU PARTITION	
	NON RATED PARTITION	



KEYPLAN

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1500 | Fax:615.254.6572

REVISIONS:

1	AMENDMENT 1	09/26/2025

DATE: 07.31.2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2900 WEST END AVE, SUITE 500
NASHVILLE, TN 37203
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 CRIGHT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WISTARIA WAY, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
KRISTIN HUGHES
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G GRIFFIN
REGISTERED ARCHITECT
AR101992

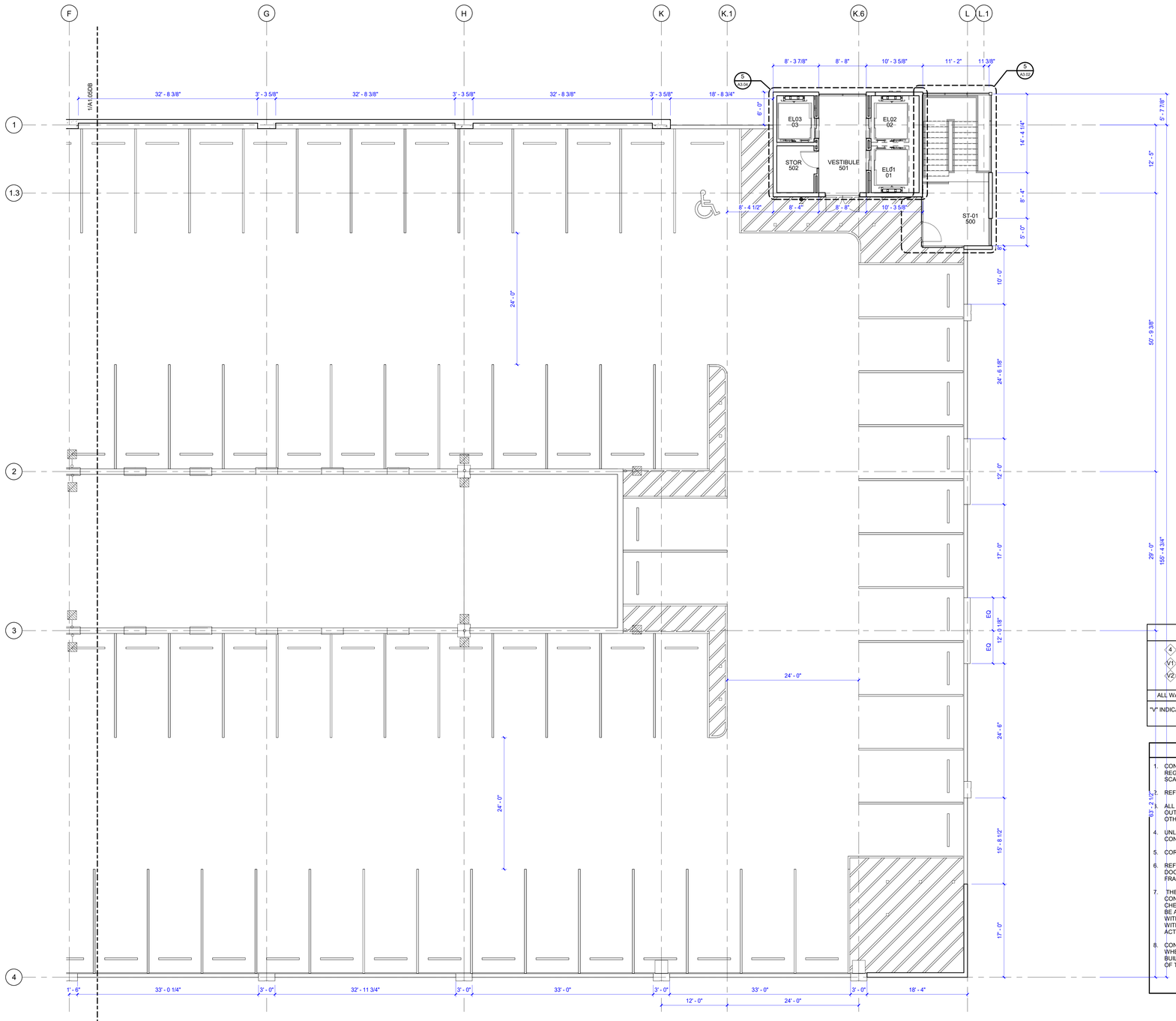
BARGE #: 3766337
HCA #.: 3093200030

NOTED 4TH FLOOR - PART A

A1.04NA

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A1.04NA_NOTED_4TH FLOOR - PART A
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LEVEL 05 DIMENSIONED PLAN PART A

0 4' 8' 16' 24'

WALL FRAMING LEGEND

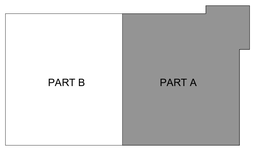
4	4" CH METAL STUDS (SHAFTWALLS)	V3	3 5/8" METAL STUD
V1	7/8" HAT CHANNEL	V6	6" METAL STUD
V2	2 1/2" METAL STUD	6	6" METAL STUD

ALL WALLS ARE CONSTRUCTED WITH 3 5/8" METAL STUDS UNLESS NOTED OTHERWISE

"V" INDICATES VENEER WALL. TYPICAL VENEER WALLS ARE STUDS (SIZE INDICATED ABOVE) WITH 5/8" GYP. BD. ON **ONE** SIDE.

DIMENSION NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. WHERE THERE IS A QUESTION REGARDING DIMENSIONS, CONSULT THE ARCHITECT BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.
2. REFER TO LARGE SCALE PLANS FOR ADDITIONAL DIMENSIONS.
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6. REFER TO ANSI/ADA DETAILS FOR ACCESSIBLE DOOR CLEARANCE REQUIREMENTS. DOORS SHALL BE MOUNTED 4 INCHES FROM FINISH FACE OF WALL TO HINGE SIDE OF FRAME, UNLESS NOTED OTHERWISE. REFER TO DETAIL 1/A6.01.
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KEYPLAN

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1500 // Fax:615.254.6572

REVISIONS:

1	AMENDMENT 1	09/26/2025

DATE:
07.31.2025

M.P.E.& T CONSULTANT
I.C. THOMASSON ASSOCIATES
250 VENTURE DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WILSON WAY, SUITE 201
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

HCA Healthcare

HCA DESIGN MANAGER:
JOSE MARTINEZ-MARIN

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA
MATTHEW G GRIFFITH
REGISTERED ARCHITECT
AR101992

BARGE #:
3766337

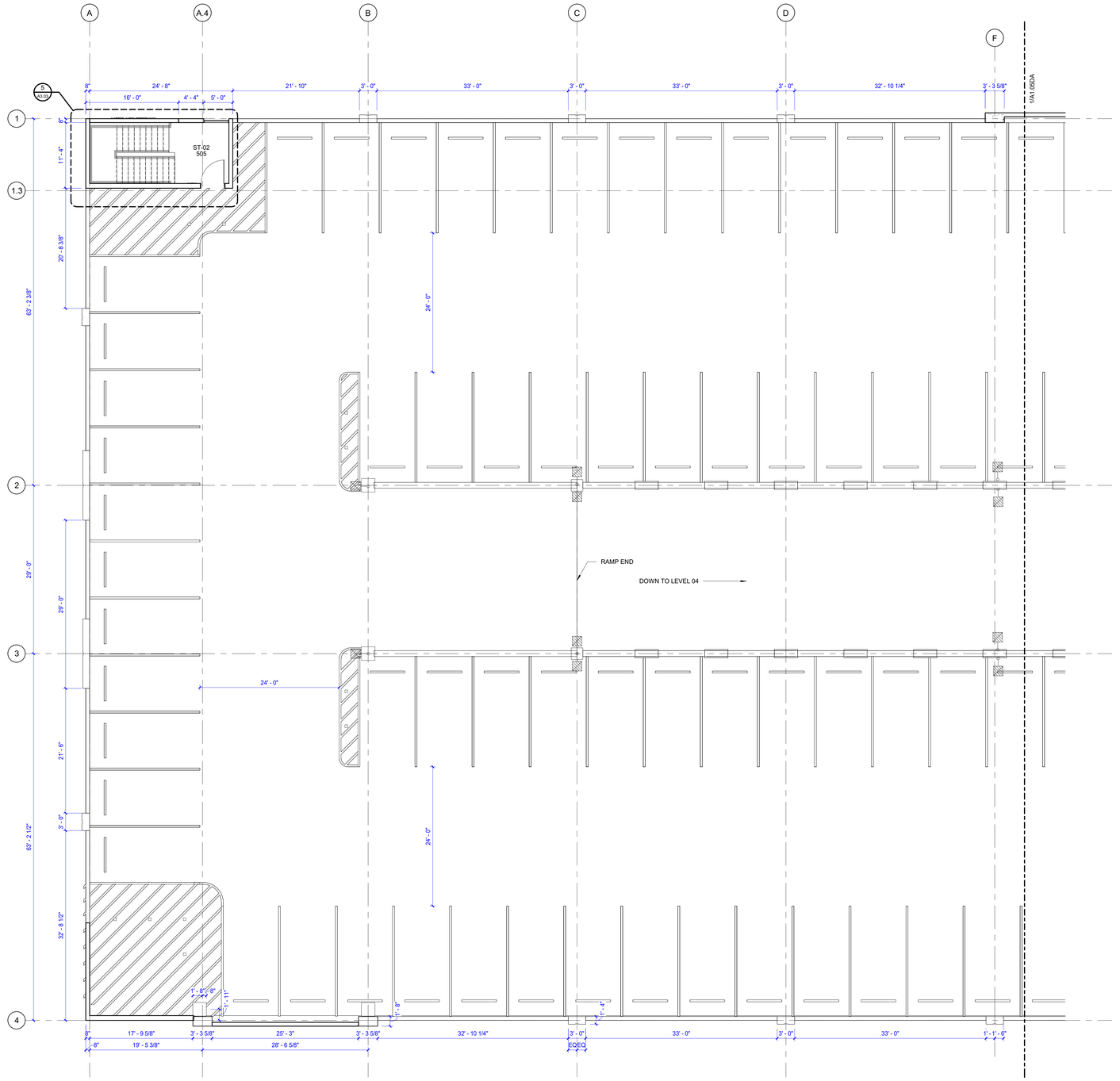
HCA #:
3082200030

DIMENSIONED 5TH FLOOR - PART A

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A1.05DA - DIMENSIONED 5TH FLOOR - PART A
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LEVEL 05 DIMENSIONED PLAN PART B

0 4' 8' 16' 24'

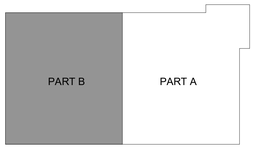
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KEYPLAN

CONSTRUCTION DOCUMENTS

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1000 | Fax:615.254.6572

REVISIONS:

1	AMENDMENT 1	09/26/2025

DATE:
07.31.2025

M.P.E. & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2900 VIGNETT DRIVE, SUITE 500
NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 MERIDIAN AVE, SUITE 200
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

VENDOR INFORMATION

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

HCA Healthcare

HCA DESIGN MANAGER:
JAMES WILLIAMS

HCA CONSTRUCTION MANAGER:
GREG ATKINSON

STATE OF FLORIDA — MATTHEW G. GRIFFITH — AR101992 — REGISTERED ARCHITECT

BARGE #:
3766337

HCA #:
3093200030

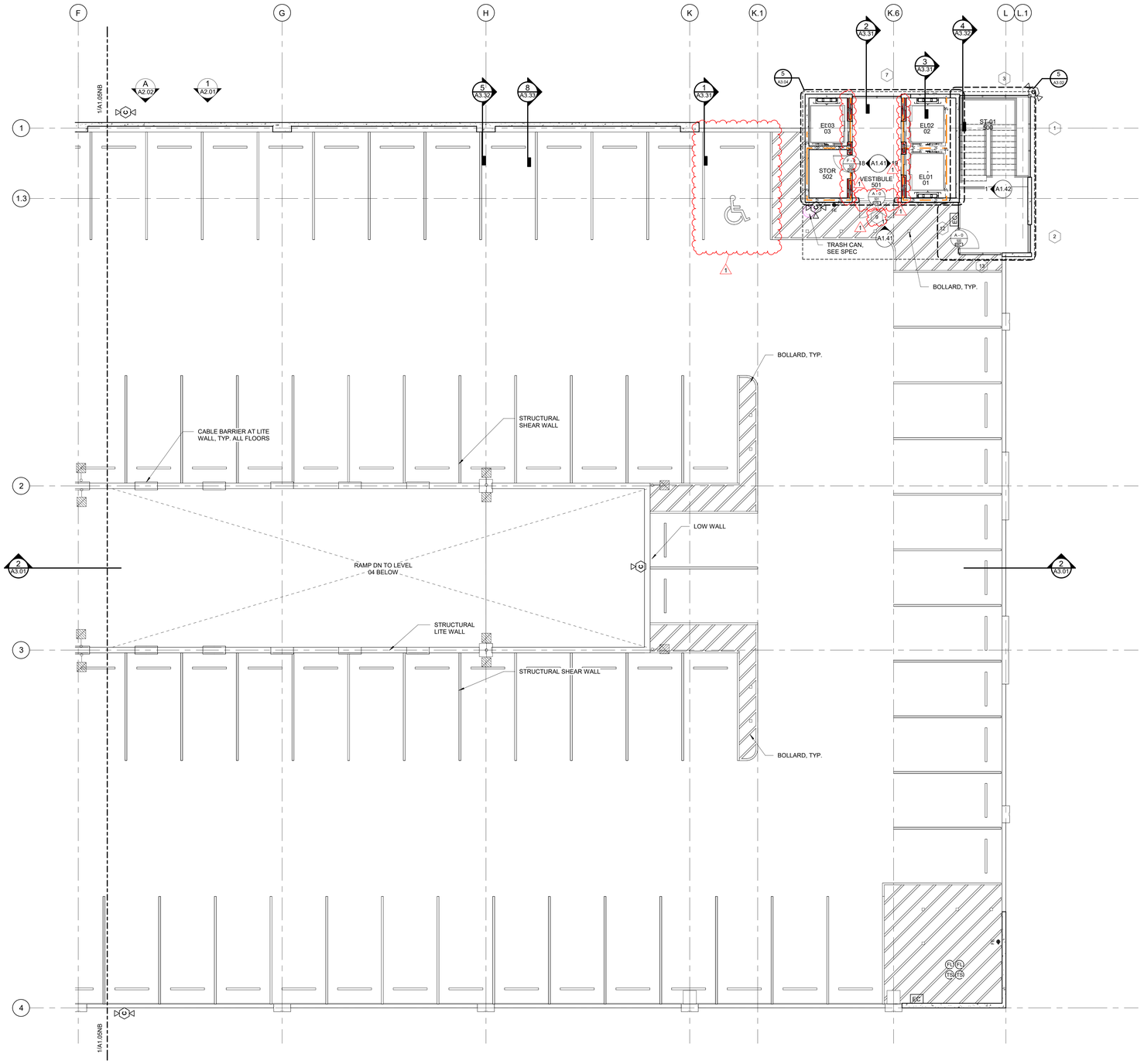
DIMENSIONED 5TH FLOOR - PART B

A1.05DB

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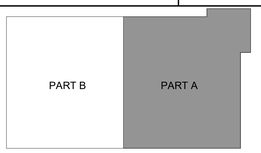
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LEVEL 05 NOTED PLAN PART A

0 4' 8' 16' 24'

PARTITION LEGEND - SEE SHEET A4.01		
HIGHEST PRIORITY ↕ LOWEST PRIORITY	TWO HOUR RATED FIRE BARRIER	2F 2F 2F
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	NON RATED PARTITION	



KEYPLAN

A1.05NA_NOTED 5TH FLOOR - PART A
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Plot Date: 10/14/2025 12:36:48 PM

GENERAL CONTRACTOR
LAYTON CONSTRUCTION
700 2ND AVE SOUTH, SUITE 304
NASHVILLE, TN 37210
MANAGER: ANDY JODWAY

CONSTRUCTION DOCUMENTS

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 700 | Nashville, Tennessee 37210
Phone: 615.254.1000 | Fax:615.254.6572

REVISIONS:

		DATE:
1	AMENDMENT 1	09/26/2025

M.P.E & T CONSULTANT
I.C. THOMASSON ASSOCIATES
2906 WRIGHT DRIVE, SUITE 600
NASHVILLE, TN 37204
MANAGER: KERRY RICE

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
320 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JIM PARKER

CIVIL CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WILSON WAY, SUITE 300
WEST PALM BEACH, FL 33411
MANAGER: MIKE SCHWARTZ

HCA DESIGN MANAGER:
KEVIN SULLIVAN
HCA CONSTRUCTION MANAGER:
GREG ATKINSON

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

VENDOR INFORMATION

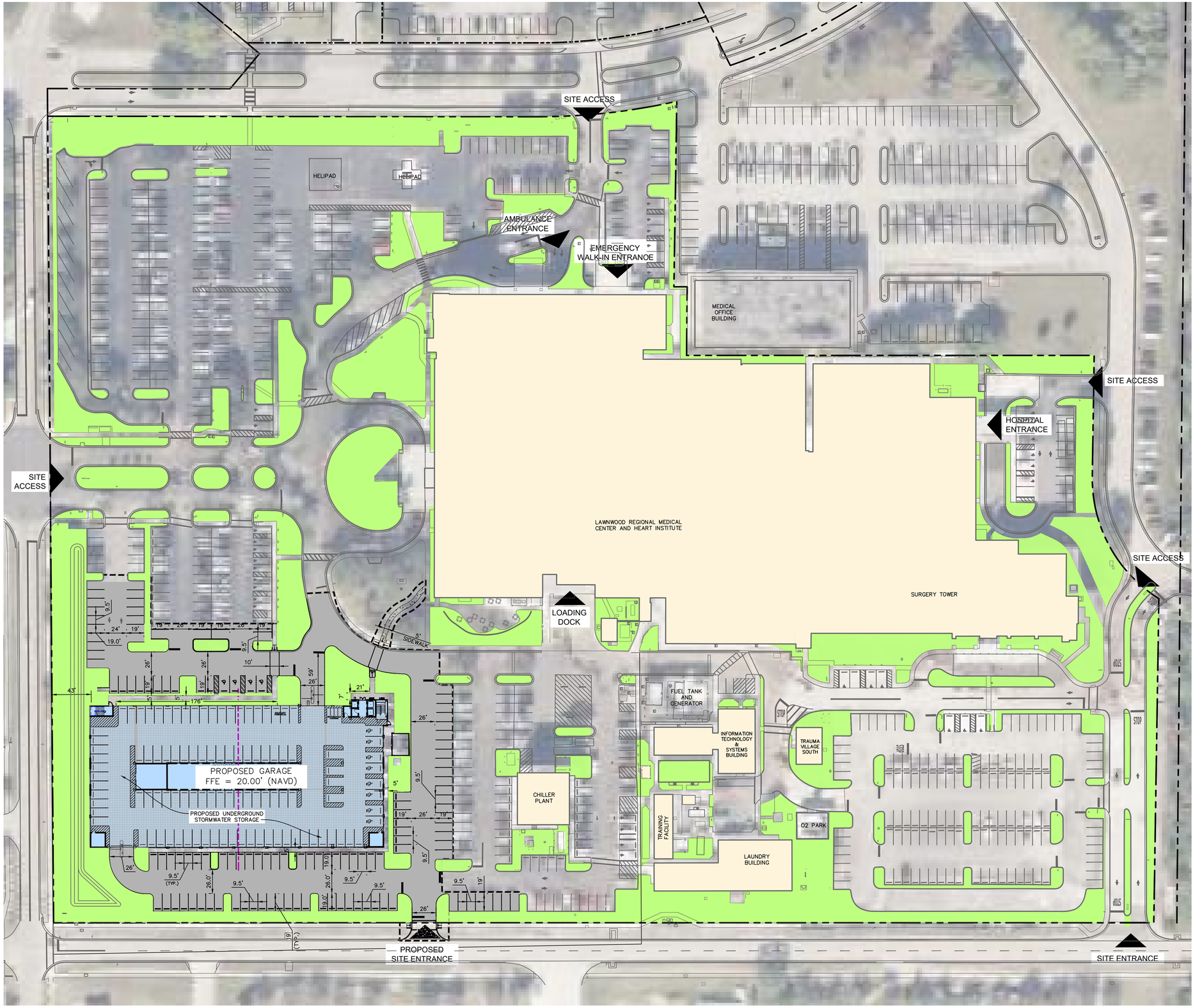
STATE OF FLORIDA
MATTHEW G GRIFFITH
AR101992
REGISTERED ARCHITECT

BARGE #: 3766337
HCA #: 3093200030

NOTED 5TH FLOOR - PART A

A1.05NA

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NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- PROPERTY LINE
- LIMITS OF WORK
- EXISTING BUILDING AREA
- LANDSCAPE AREA
- PROPOSED PAVEMENT
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK

SITE DATA

TOTAL SITE AREA: (912,922 S.F.) 20.96 AC

AFFECTED AREA: (191,736 S.F.) 4.40 AC

PROPERTY ID: 2416-504-0200-000-2

FUTURE LAND USE DESIGNATION: INSTITUTIONAL (INST)

ZONING: PLANNED DEVELOPMENT (PD)

SETBACKS

	REQUIRED	PROVIDED
FRONT (NORTH):	10 FEET	638 FEET
SIDE (WEST):	10 FEET	43 FEET
SIDE (EAST):	10 FEET	840 FEET
REAR (SOUTH):	10 FEET	82 FEET

AREA REQUIREMENTS

	REQUIRED	PROVIDED
LOT COVERAGE:	60%	35%
OPEN SPACE (AFFECTED AREA ONLY):	20%	23%

PARKING REQUIREMENTS

REQUIRED:
2 SPACES PER BED
435 BEDS x 2 SPACE/BED = 870 SPACES
HANDICAP PARKING REQUIRED = 20 SPACES

TOTAL 890 PARKING SPACES

EXISTING:
EXISTING HOSPITAL PARKING: 1,016 SPACES

DEMOLISHED SPACES TOTAL: 313 SPACES

PROPOSED SPACES TOTAL: 710 SPACES
EV SPACES: 10 SPACES
SW LOT: 109 SPACES (INCLUDES 4 ADA SPACES)
PARKING GARAGE: 591 SPACES

PROPOSED TOTAL: 1,412 SPACES

LAND USE CALCULATION

EXISTING CONDITIONS (AFFECTED AREA)			
PERVIOUS:	30,376 S.F.	0.70 AC	20%
BUILDING:	0 S.F.	0.00 AC	0%
IMPERVIOUS:	119,370 S.F.	2.74 AC	80%
TOTAL:	149,746 S.F.	3.44 AC	100%

PROPOSED CONDITIONS (AFFECTED AREA)			
PERVIOUS:	34,866 S.F.	0.80 AC	23%
BUILDING:	0 S.F.	0.00 AC	0%
GARAGE:	50,432 S.F.	1.16 AC	34%
IMPERVIOUS:	64,448 S.F.	1.48 AC	43%
TOTAL:	149,746 S.F.	3.44 AC	100%

NOTE:

THE PROPOSED SITE PLAN AMENDMENT SHALL INCLUDE THE FOLLOWING NOTE:
"ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 107, 119 AND 125."

MICHAEL FREDERICK SCHWARTZ — LICENSE — No. 56200 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael F. Schwartz, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 11/02/2025

FOR PERMIT - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
818 3rd Avenue South | Suite 201 | Nashville, Tennessee 37210
Phone: 615.254.5900 | www.bargedesign.com

REVISIONS

DATE: 10/16/2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T. CONSULTANT
CC THOMASSON ASSOCIATES, INC.
PROJECT MANAGER: JOE
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
PROJECT MANAGER: JOE
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
RILEY HORN AND ASSOCIATES, INC.
PROJECT MANAGER: JOE
PALM BEACH GARDENS, FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
RYAN FOHR
HCA CONSTRUCTION MANAGER:
CAM CONNOR

BARGE #: 3706337
HCA #: 3093200030

OVERALL SITE PLAN

C2.00

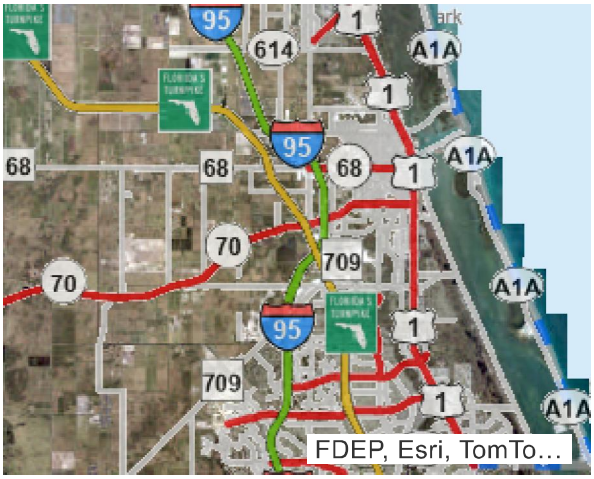
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Plotted By: Mahoney, Vanesa Sheet Set: HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout: C2.00 OVERALL SITE PLAN October 31, 2025 10:33:25am K:\WPB_Dev\Services\140950052 — HCA FL Lawnwood Hospital Parking Garage\CADD\PlanSheets\C2.00_OVERALL_SITE_PLAN.dwg

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, April 29, 2025

Parcel Report



Unable to find these features on the map.



Parcel

Parcel ID: 2416-504-0200-000-2

Property ID: 25689

Owner 1: Lawnwood Medical Center Inc

Site Address: 1700 S 23RD ST

Owner

Owner 1: Lawnwood Medical Center Inc

Owner 2:

Owner 3:

Mailing Address: HCA c/o DuCharme McMillen & Associates PO Box 80610 Indianapolis, IN 46280-0610

Overview

Primary Land Use: 7300 - PRVTE HOSP

District Group: 0022 - Fort Pierce

Subdivision: Lawnwood Addition

Just/Market Value: $60,838,100

Finished Area: 420,980

Acres: 22.36

Total Area: 974,002

Legal Description

Legal Description: LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: FROM SW COR BLK 95 RUN N 00 DEG 05 MIN 58 SEC E 88.86 FT TO EXCHANGE LI BETWEEN CE ALLEN CO AND CITY OF FT PIERCE AND POB, TH CONT N 00 DEG 05 MIN 58 SEC E 881.28 FT TO SLY R/W NEBRASKA AV, TH ELY ALG SD SLY R/W LI 1340 FT M/L TO W R/W S 19 ST CANAL, TH S 01 DEG 04 MIN 23 SEC W 1231.71 M/L FT TO AFOREMENTIONED EXCHANGE LI, TH N 89 DEG 28 MIN 42 SEC W 1201.7 FT TO POB AND ALL VAC ST RS/W LYG WITHIN AFORE MENTIONED DESC AS IN OR 247-700-LESS ST RS/W DEEDED TO CITY OF FT PIERCE AS IN OR 248 PGS 2926, 2934 AND 268-1540 AND LESS TO SUN BANK AS IN OR 290-1616 AND LESS TO LAWNWOOD MED ASSOC LTD AS IN OR 290-1624 AND LESS TO SUN BANK AS IN OR 301-2538 (22.36 AC) (OR 247-1047)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential
2024	$60,838,100	$54,975,600	$3,896,000	$1,966,500	$60,838,100	$0	$60,838,100	$0
2023	$33,724,300	$27,856,600	$3,896,000	$1,971,700	$33,724,300	$0	$33,724,300	$0
2022	$33,959,600	$28,530,900	$3,896,000	$1,532,700	$33,959,600	$0	$33,959,600	$0
2021	$29,334,600	$25,165,100	$3,896,000	$273,500	$29,334,600	$0	$29,334,600	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2012	335.5	23,149.5

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: HOSP - HOSPITALS AND MEDICAL CARE FACILITIES

Story Height: 5 Story

No of Living Units:

Total Finished Area: 294,468

Gross Sketched Area: 307,098

Year Built: 1977

Effective Year: 1977

Primary Roof Cover: Gypsum

Primary Roof Structure: Steel Conc

Primary Wall: Reinf Conc

A/C %: 100

Building Sequence: 2

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units: 1

Total Finished Area: 1,040

Gross Sketched Area: 1,672

Year Built: 1981

Effective Year: 1985

Primary Roof Cover: Metal

Primary Roof Structure: Steel Truss

Primary Wall: Frm Stucco

A/C %: 100

Building Sequence: 3

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units:

Total Finished Area: 6,172

Gross Sketched Area: 7,028

Year Built: 1989

Effective Year: 1989

Primary Roof Cover: Rolled Memb

Primary Roof Structure: Steel Truss

Primary Wall: Frm Stucco

A/C %: 100

Building Sequence: 4

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units: 1

Total Finished Area: 5,000

Gross Sketched Area: 6,500

Year Built: 1989

Effective Year: 1989

Primary Roof Cover: Sheet Metal

Primary Roof Structure: Steel Truss

Primary Wall: Frm Stucco

A/C %: 100

Building Sequence: 5

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units:

Total Finished Area: 1,120

Gross Sketched Area: 1,145

Year Built: 2013

Effective Year: 2013

Primary Roof Cover: Mod Bitimun

Primary Roof Structure: BarJst/Rigid

Primary Wall: Tilt Up

A/C %: 100

Building Sequence: 6

Bedrooms: 0

Bathrooms: 0

Building Type: Mechanical - Mechancical-Utilities

Story Height: 20 Ft Add Ht

No of Living Units:

Total Finished Area: 3,364

Gross Sketched Area: 3,364

Year Built: 2021

Effective Year: 2021

Primary Roof Cover: Roll Comp

Primary Roof Structure: BarJst/Rigid

Primary Wall: CB Stucco

A/C %:

Building Sequence: 7

Bedrooms: 0

Bathrooms: 0

Building Type: HOSP - HOSPITALS AND MEDICAL CARE FACILITIES

Story Height: 4 Story

No of Living Units:

Total Finished Area: 109,816

Gross Sketched Area: 113,350

Year Built: 2023

Effective Year: 2023

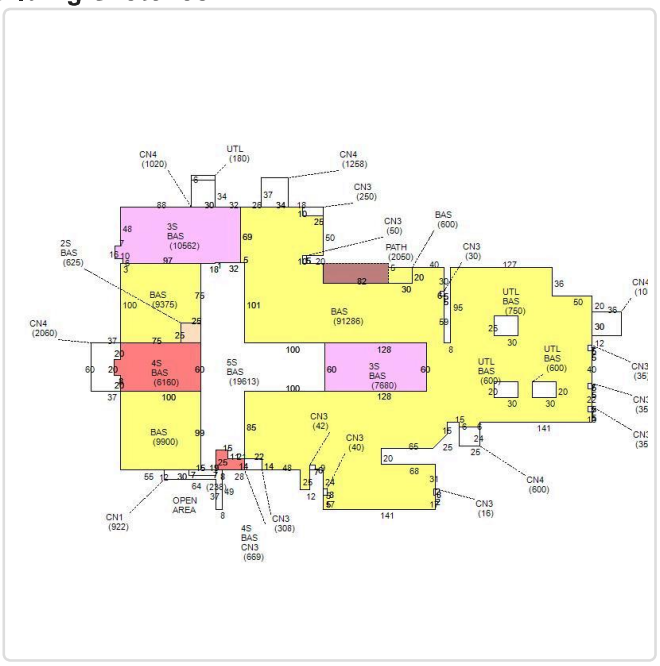
Primary Roof Cover: Mod Bitimun

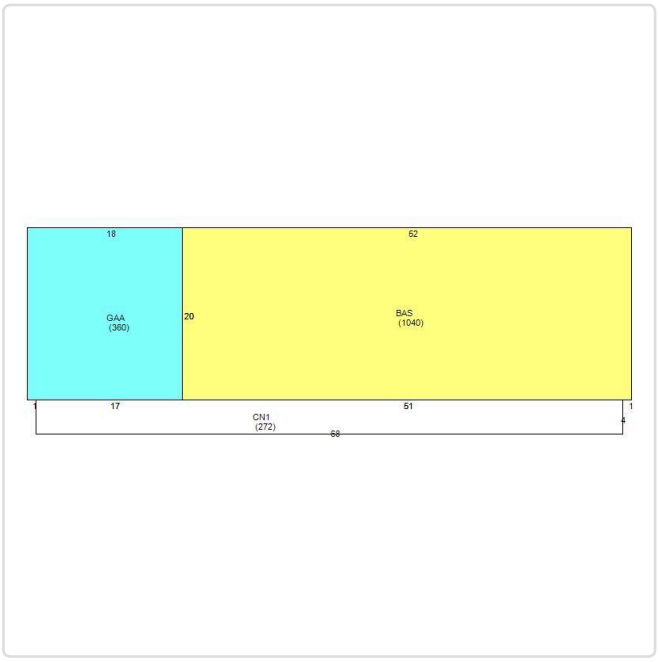
Primary Roof Structure: BarJst/Rigid

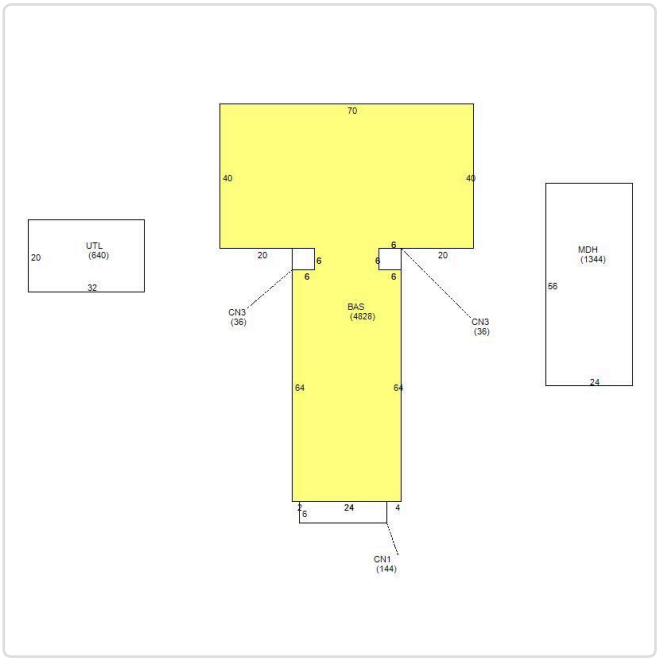
Primary Wall: Tilt Up

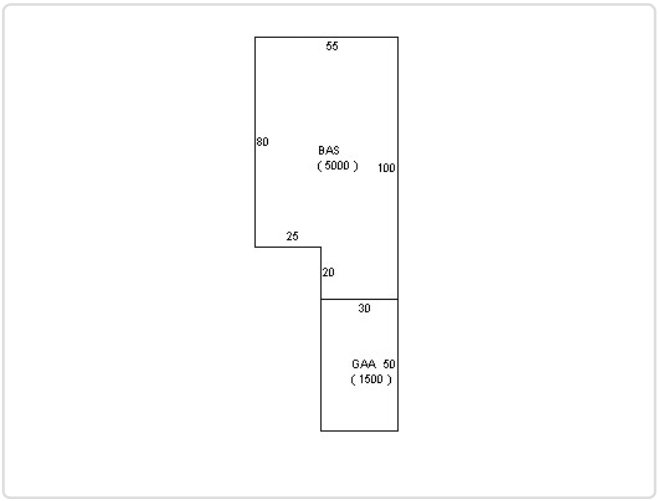
A/C %: 100

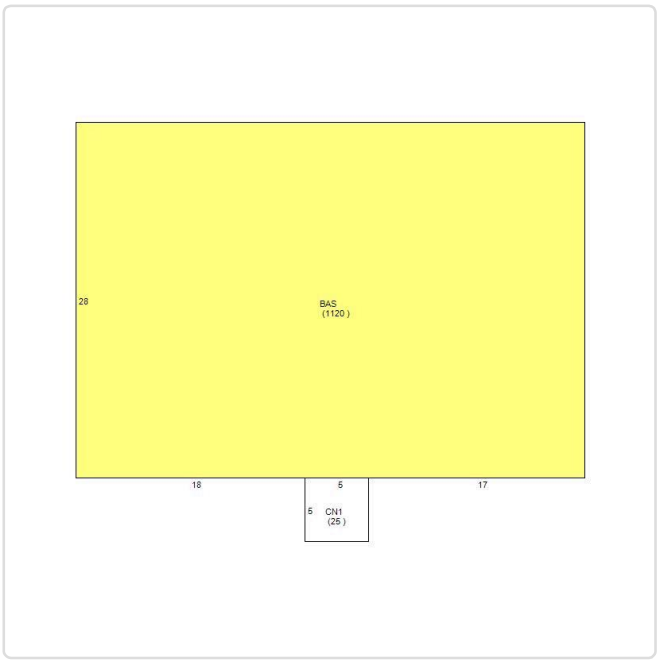
Building Sketches

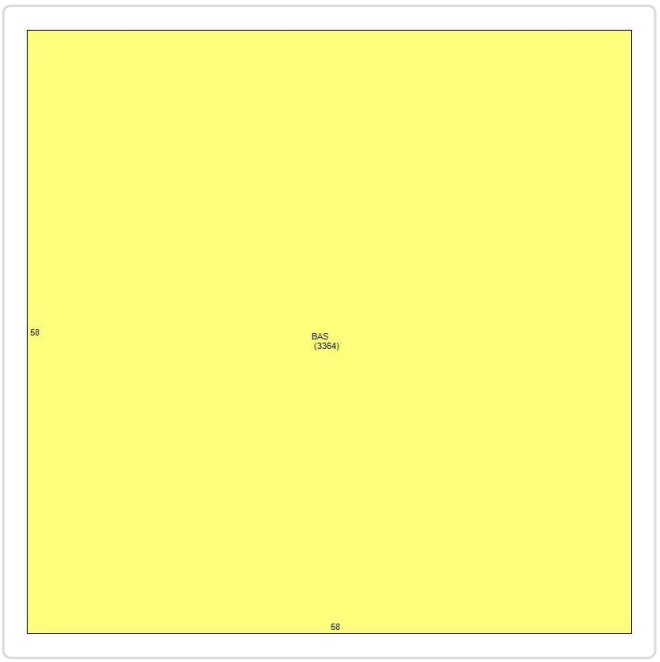


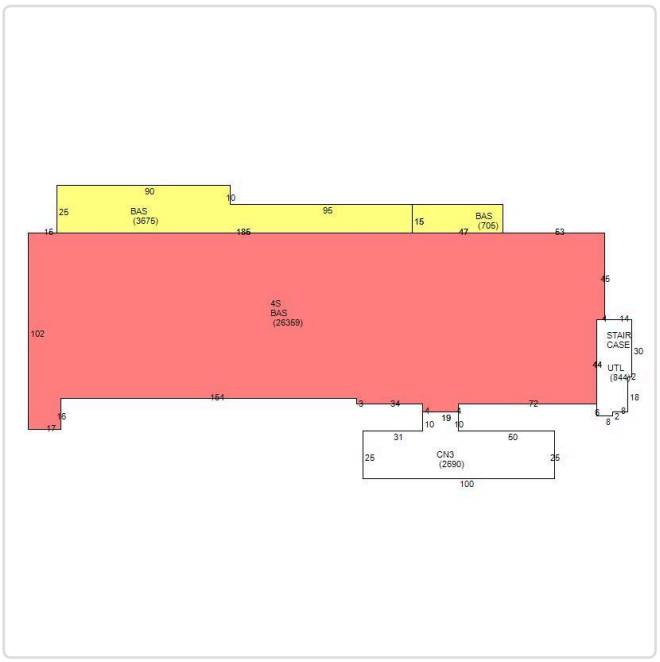







28
BAS
(1120)
18
5
17
5
CN1
(25)


58
BAS
(3364)
58


90
10
25
BAS
(3675)
95
15
BAS
(705)
15
185
47
53
45
4S
BAS
(26359)
102
14
STAIR
CASE
30
44
UTL
(844)
2
18
164
13
34
4
19
72
6
8
2
16
17
10
10
31
50
25
CN3
(2690)
25
100

Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	UTL	UTILITY ROOM	0	2,130
1	PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	0	2,050
1	CN4	CANOPY	0	6,018
1	CN3	CANOPY	0	1,510
1	CN1	CANOPY	0	922
1	BAS	BASE AREA	158,420	158,420
1	5S	FULL 4 STORIES OVER BASE (5 FLOORS TOTAL)	78,452	19,613
1	4S	3 FULL STORIES OVER BASE (TOTAL 4 FLOORS)	20,487	6,829
1	3S	TWO FULL STORIES OVER BASE (TOTAL 3 FLOORS)	36,484	18,242
1	2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	625	625
2	GAA	Garage Attached Average	0	360
2	CN1	CANOPY	0	272
2	BAS	BASE AREA	1,040	1,040
3	UTL	UTILITY ROOM	0	640
3	MDH	MODULE OFFICE BLDG	1,344	1,344
3	CN3	CANOPY	0	72
3	CN1	CANOPY	0	144
3	BAS	BASE AREA	4,828	4,828
4	GAA	Garage Attached Average	0	1,500
4	BAS	BASE AREA	5,000	5,000
5	CN1	CANOPY	0	25
5	BAS	BASE AREA	1,120	1,120
6	BAS	BASE AREA	3,364	3,364
7	UTL	UTILITY ROOM	0	844
7	CN3	CANOPY	0	2,690
7	BAS	BASE AREA	30,739	30,739
7	4S	3 FULL STORIES OVER BASE (TOTAL 4 FLOORS)	79,077	26,359

SFYI

Description	Units	Year Built
ELEVATOR	10,400	2024
COMMERCIAL LIGHT-DOUBLE	25	2022
COMMERCIAL LIGHT- SINGLE	25	2022
Asphalt	72,832	2022
CEMENT CURB	3,160	2022
8 inch block wall with stucco	72	2022
CONCRETE LOW	10,090	2022
CONCRETE LOW	2,578	2021
Asphalt	39,867	2021
CEMENT CURB	900	2021
CONCRET RAMP	780	2021
8 inch block wall with stucco	107	2011
CHAIN LINK FENCE 6' TALL	535	2001
BARB WIRE	230	1988
8 inch block wall with stucco	1,600	1988
CONCRETE LOW	800	1988
CHAIN LINK FENCE 8' TALL	230	1988
COMMERCIAL LIGHT-DOUBLE	9	1977
Asphalt	10,340	1977
COMMERCIAL LIGHT-TRIPLE	1	1977
COMMERCIAL LIGHT- SINGLE	14	1977
Asphalt	440,000	1977
CONCRETE LOW	20,232	1977
COMMERCIAL LIGHT-QUAD	9	1977
ELEVATOR	19,500	1977

Land Lines

Line Number	Units	Unit Type
1	974,002	SqFt

Permits

Permit Number	Issue Date	Description
24-2282	07/01/2024	Electric
24-751	06/20/2024	Repairs
24-1270	06/05/2024	Electric
23-2510	06/03/2024	Repairs
23-2480	05/22/2024	Roof
24-349	02/25/2024	Fence
24-112	02/20/2024	Repairs
24-111	01/30/2024	Plumbing
23-3537	10/25/2023	Electric
23-4178	10/24/2023	Electric
BP23-2510	08/30/2023	Repairs
BP23-3365	08/30/2023	Electric
23-2098	07/19/2023	Repairs
23-2833	07/14/2023	Interior Commercial
BP23-1153	06/28/2023	Repairs
BP23-2480	06/27/2023	Roof
BP23-1110	04/04/2023	Electric
BP22-4468	02/06/2023	Repairs
22-3108	09/21/2022	Additions to existing construction
BP20-3462	05/23/2022	Commercial New Construction
BP20-3463	04/08/2022	Repairs
BP22-0787	03/31/2022	Alterations/Remodeling
BP22-3119	03/30/2022	Electric
BP20-0171	03/01/2022	
BP22-0139	01/31/2022	
BP21-5230	01/30/2022	Electric
BP21-5225	01/30/2022	Electric
BP22-0116	01/26/2022	Commercial New Construction
BP19-3138	06/29/2021	Interior Office Buildout
BP21-3119	05/27/2021	Electric
BP20-3463	04/27/2021	Commercial New Construction
BP20-3462	04/27/2021	Commercial New Construction
BP20-3461	03/07/2021	Site Work
BP20-4302	01/03/2021	Fence
BP19-3138	12/21/2020	Interior Office Buildout
BP20-0783	12/09/2020	Site Work
BP20-0997	12/09/2020	Commercial New Construction
BP20-0447	09/03/2020	
BP20-2212	07/23/2020	Roof
BP19-3918	03/16/2020	
BP19-3286	01/23/2020	Interior Office Buildout
BP19-3624	11/11/2019	Awning/Shutters
BP19-2552	10/15/2019	
BP18-3054	12/16/2018	
BP15-0319	12/05/2018	

Permit Number	Issue Date	Description
BP18-1633	06/14/2018	
BP18-0328	02/08/2018	Enclosure
BP17-0970	06/09/2017	Remodel
BP17-1224	05/31/2017	Additions to existing construction
BP16-0319	10/03/2016	
BP15-3131	06/01/2016	Alterations/Remodeling
BP15-2268	09/03/2015	Electric
BP15-1272	05/27/2015	Electric
BP15-0319	05/14/2015	Alterations/Remodeling
BP15-0288	05/13/2015	Alterations/Remodeling
BP15-0287	05/13/2015	Alterations/Remodeling
BP14-2711	12/08/2014	Electric
BP14-2712	11/03/2014	Electric
BP14-2377	09/17/2014	Roof
BP14-1848	08/20/2014	Additions to existing construction
BP14-0366	03/10/2014	Electric
BP14-0123	01/16/2014	Alterations/Remodeling
BP13-2751	12/01/2013	Electric
BP13-2750	08/23/2013	Electric
BP13-1136	04/02/2013	Awning/Shutters
BP13-0927	03/14/2013	Alterations/Remodeling
BP13-0868	02/27/2013	Roof
BP12-1484	11/15/2012	Commercial New Construction
BP12-1021	06/04/2012	Electric
BP12-0090	06/01/2012	Electric
BP12-0215	02/13/2012	Concrete
BP12-0071	01/29/2012	Electric
BP12-0072	01/29/2012	Electric
BP11-3033	01/10/2012	Electric
BP11-2943	12/12/2011	Electric
BP11-2849	11/21/2011	Electric
BP11-2842	11/20/2011	Electric
BP11-2785	11/17/2011	Electric
BP11-2826	11/17/2011	Electric
BP11-2715	11/17/2011	Electric
P11-1272	09/14/2011	Alterations/Remodeling
BP11-2012	09/13/2011	Roof
BP11-1114	07/15/2011	Alterations/Remodeling
BP11-1152	07/12/2011	Demolition
BP11-1092	07/05/2011	Alterations/Remodeling
BP11-0919	06/17/2011	Electric
BP11-0510	03/28/2011	Electric
BP11-0079	01/31/2011	Electric
BP10-0900	12/12/2010	Additions to existing construction
BP10-1964	09/08/2010	Alterations/Remodeling
BP10-1963	09/08/2010	Alterations/Remodeling
BP10-1962	09/08/2010	Alterations/Remodeling
BP10-0900	08/06/2010	Alterations/Remodeling

Permit Number	Issue Date	Description
BP10-0904	07/30/2010	Alterations/Remodeling
BP10-0900	07/30/2010	Alterations/Remodeling
BP10-0438	03/24/2010	Slab
BP09-2079	12/02/2009	Alterations/Remodeling
BP09-0681	05/12/2009	Alterations/Remodeling
0800000350	06/02/2008	Unknown
0700001861	03/26/2008	Alterations/Remodeling
0700001371	11/28/2007	Unknown
0700001338	09/24/2007	Roof
CR2006137	01/18/2007	Alterations/Remodeling
MP0700001606	12/31/2006	
MP0700000733	12/31/2006	
MPCR2006103	12/31/2006	
MP0700001605	12/31/2006	
TENT200629	12/27/2006	Unknown
DI200624	12/27/2006	Demolition
TENT200524	04/17/2006	Unknown
FE2005235	01/16/2006	Chainlink Fence
CA20059	11/28/2005	Additions to existing construction
SW20059	08/18/2005	Unknown
FD200513	08/18/2005	Foundation
RF20051992	06/13/2005	Roof
TENT20053	02/23/2005	Unknown
CR2003111	01/22/2004	Alterations/Remodeling
RF2003457	01/21/2004	Roof
DI200325	12/11/2003	Demolition
FE2002-11	10/09/2002	Fence
F01-00001328	10/04/2001	Roof
F01-000619	06/07/2001	Alterations/Remodeling
F01-000108	03/28/2001	Commercial New Construction
F01-000108	03/28/2001	Heat and Air Conditioning
F01-000271	03/25/2001	Commercial New Construction
F00-00009	01/16/2001	Fence
F00-0001150	10/05/2000	Alterations/Remodeling
f00-000792	06/28/2000	Roof
F99-000297	03/22/1999	Alterations/Remodeling
F98-000803	06/25/1998	Heat and Air Conditioning
F98-000706	06/05/1998	Roof
F98-01138B	04/28/1998	Sprinkler System
F98-01138A	01/13/1998	Heat and Air Conditioning
F98-001138	01/07/1998	Additions to existing construction
F97-001284	12/02/1997	Alterations/Remodeling
F97-000957	09/05/1997	Demolition
F96-000641	06/11/1996	Sprinkler System
F96-01030A	02/11/1996	Roof
F96-001030	01/18/1996	Sprinkler System
F95-01030B	12/19/1995	Sprinkler System
F95-01030A	11/05/1995	Heat and Air Conditioning

Permit Number	Issue Date	Description
F95-001130	10/30/1995	Additions to existing construction
F95-001030	10/30/1995	Additions to existing construction
F95-000578	05/23/1995	Roof
F92-000404	08/01/1992	Roof
F92-001470	08/01/1992	Alterations/Remodeling
F91-01559I	12/12/1991	Alterations/Remodeling
F910001265	09/26/1991	Roof
F91000405A	06/13/1991	Heat and Air Conditioning
F91000405	04/09/1991	Alterations/Remodeling
F900001141	02/04/1991	Heat and Air Conditioning
F900001451	11/20/1990	Alterations/Remodeling
F89001141	10/25/1990	Commercial New Construction
F89001150A	03/22/1990	Heat and Air Conditioning
F89001150B	10/31/1989	Commercial New Construction
F89000830I	08/01/1989	Additions to existing construction

Sales History

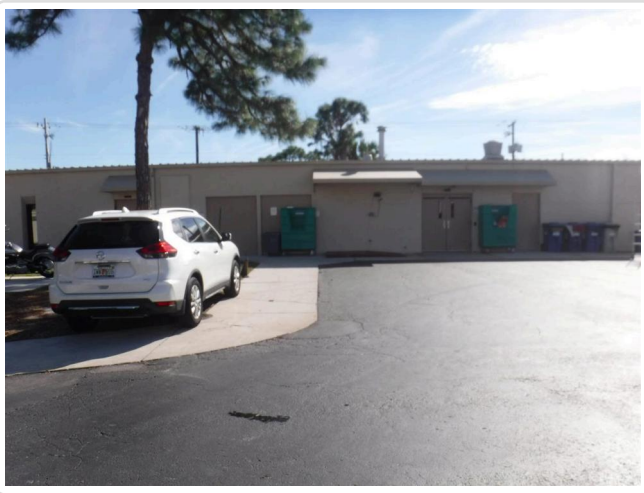
Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/31/1975	$470,900	XX00	CV		247-1047	Clerk of Courts

Photos







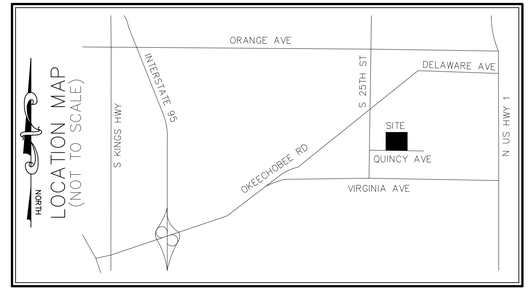








v2023-08-17



1. EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND ALL DOCUMENTS AFFECTING THE PROPERTY:

TYPE OF INSTRUMENT	BOOK & PAGE/INSTRUMENT NO.	
1. PLAT OF LAWNWOOD ADDITION	PLAT BOOK 2 16	**[AFFECTS AS SHOWN]**
2. ORDINANCE NO. E-358	150 394	**[AFFECTS NOT PLOTTABLE]**
3. ORDINANCE NO. G-260	249 700	**[AFFECTS NOT PLOTTABLE]**
4. ORDINANCE NO. G-310	265 675	**[AFFECTS NOT PLOTTABLE]**
5. QUITCLAIM DEED FOR ALL RESERVATIONS OF UTILITY EASEMENTS	289 2674	**[AFFECTS NOT PLOTTED, BLANKET]**
6. RESTRICTIVE COVENANTS AND RECIPROCAL EASEMENTS 7. EASEMENT	609 141 **898 601**	**[AFFECT AS SHOWN(PARCEL 2 & 3)]**
8. EASEMENT FROM CORPORATION	1313 2652	**[AFFECTS AS SHOWN]**
9. EASEMENT FROM CORPORATION	2670 1804	**[DOES NOT AFFECT]**
10. EASEMENT FROM CORPORATION	2704 2998	**[DOES NOT AFFECT]**
11. DECLARATION OF USE RESTRICTIONS ANDEASEMENT AGREEMENT	3041 1236	**[AFFECTS NOT PLOTTED]**
12. AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3103 699	**[AFFECTS NOT PLOTTED]**
13. FIRST AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3138 531	**[AFFECTS NOT PLOTTED]**
14. APPROVAL AND WAIVER OF RIGHT OF FIRST REFUSAL	3193 395	**[AFFECTS NOT PLOTTABLE]**
15. SECOND AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3198 183	**[AFFECTS NOT PLOTTED]**
16. AGREEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF TREASURE COAST CONNECTOR SHELTERS	3273 1000	**[AFFECTS NOT PLOTTABLE]**
17. EASEMENT FROM CORPORATION	3295 1022	**[AFFECTS AS SHOWN]**
18. THIRD AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3309 1017	**[AFFECTS NOT PLOTTED]**
19. FOURTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING . . .	3337 797	**[AFFECTS NOT PLOTTED]**

EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND ALL DOCUMENTS AFFECTING THE PROPERTY:

TYPE OF INSTRUMENT	BOOK & PAGE/INSTRUMENT NO.	
20.FIFTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3388 2122	**[AFFECTS NOT PLOTTED]**
21. SIXTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3419 768	**[AFFECTS NOT PLOTTED]**
22. SEVENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3483 1288	**[AFFECTS NOT PLOTTED]**
23. EIGHT AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3646 2755	**[AFFECTS NOT PLOTTED]**
24. NINTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3716 2676	**[AFFECTS NOT PLOTTED]**
25. TENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3781 1093	**[AFFECTS NOT PLOTTED]**
26. ELEVENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3881 678	**[AFFECTS NOT PLOTTED]**
27. TWELFTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	3938 2114	**[AFFECTS NOT PLOTTED]**
28. THIRTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4001 2225	**[AFFECTS NOT PLOTTED]**
29. FOURTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4049 851	**[AFFECTS NOT PLOTTED]**
30. FIFTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4148 1829	**[AFFECTS NOT PLOTTED]**
31. SIXTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4326 2935	**[AFFECTS NOT PLOTTED]**
32. SEVENTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4371 700	**[AFFECTS NOT PLOTTED]**
33. EIGHTEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4439 2823	**[AFFECTS NOT PLOTTED]**
34. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT 4558 100		
35. NINETEENTH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4695 2303	**[AFFECTS NOT PLOTTED]**
36. EASEMENT FROM CORPORATION TO CORPORATION	4840 684	**[AFFECTS AS SHOWN]**
37. EASEMENT FROM CORPORATION TO CORPORATION	4840 691	**[AFFECTS AS SHOWN]**
38. RIGHT-OF-WAY-DEDICATION	4840 1180	**[AFFECTS AS SHOWN]**
39. TWENTIETH AMENDMENT TO AMENDED AND RESTATED MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING	4978 2235	**[AFFECTS NOT PLOTTED]**
40. NOTICE OF COMMENCEMENT (FILED 05/13/2024)	5149 124	**[AFFECTS NOT PLOTTABLE]**
41. NOTICE OF COMMENCEMENT (FILED 05/29/2024)	5155 2923	**[AFFECTS NOT PLOTTABLE]**
42. NOTICE OF COMMENCEMENT (FILED 07/08/2024)	5174 1727	**[AFFECTS NOT PLOTTABLE]**

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON PER PROPERTY INFORMATION REPORT ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER : NCS-819306-1B-NAS, EFFECTIVE SEARCH DATE: FROM: JANUARY 06, 1976 AT 2:42 P.M. THROUGH: FEBRUARY 21, 2025 AT 8:00 A.M. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°27'01"E ALONG THE WEST LINE OF BLOCK 95, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS. BEARINGS ANNOTATED WITH (PLAT) REFER TO RECORD PLAT BEARINGS. THE ROTATION FROM GRID TO RECORD PLAT BEARINGS +0°2'57".
6. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
7. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
8. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. FLOOD ZONE:"X": FIRM PANEL NO.12111C0186J & NO.12111C0187J; COMMUNITY NO 120286; DATE: FEBRUARY 16, 2012.
11. BENCHMARK ORIGIN DESCRIPTION:FLORIDA DEPARTMENT OF TRANSPORTATION MONUMENT, "BLC2", WITH AN ELEVATION OF 16.40 FEET.
12. THE PURPOSE OF THIS SURVEY IS TO DELINEATE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING CONDITIONS ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

DESCRIPTION

FROM THE SOUTHWEST CORNER OF BLOCK 95 OF LAWNWOOD ADDITION, RUN NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 88.86 FEET TO POINT OF BEGINNING ON EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE, SAID LINE BEING THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED BY DEEDS RECORDED APRIL 3, 1974, IN OFFICIAL RECORDS BOOK 225, PAGE 2154, IN OFFICIAL RECORDS BOOK 225, PAGE 2156, AND IN OFFICIAL RECORDS BOOK 225, PAGE 2159, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 911.28 FEET TO THE NORTHWEST CORNER OF BLOCK 74, THENCE RUN SOUTH 89 DEGREES 25'32" EAST A DISTANCE OF 199.54 FEET TO THE NORTHEAST CORNER OF BLOCK 74, THENCE RUN NORTH 40 DEGREES 29'28" EAST A DISTANCE OF 50 FEET, THENCE RUN NORTH 49 DEGREES 30'32" WEST A DISTANCE OF 199.53 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 75, THENCE RUN NORTH 40 DEGREES 00'13" EAST A DISTANCE OF 425 FEET, THENCE RUN SOUTH 56 DEGREES 29'47" EAST A DISTANCE OF 286 FEET, THENCE RUN SOUTH 26 DEGREES 04' 47" EAST A DISTANCE OF 350.5 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT A DISTANCE OF 274.37 FEET, SAID CURVE HAVING A LONG CHORD LENGTH OF 272.35 FEET AND A BEARING OF NORTH 59 DEGREES 45'13" EAST, SAID CURVE HAVING A RADIUS OF 650.50 FEET AND A CENTRAL ANGLE OF 24 DEGREES 10', THENCE RUN NORTH 47 DEGREES 40'13" EAST A DISTANCE OF 161 FEET, THENCE RUN EASTERLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.33 FEET TO THE CENTERLINE OF A CANAL, SAID CURVE HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 42 DEGREES, 00', THENCE RUN SOUTH 01 DEGREES, 04'23" WEST A DISTANCE OF 1253.42 FEET TO THE AFOREMENTIONED EXCHANGE LINE, THENCE RUN NORTH 89 DEGREES 28'42" WEST A DISTANCE OF 1226.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN PLAT OF LAWNWOOD ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED FEBRUARY 20, 1976, RECORDED IN BOOK 248, PAGE 2928 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED MAY 23, 1977, RECORDED IN BOOK 268, PAGE 1540 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JULY 18, 1978, RECORDED IN BOOK 290, PAGE 1616 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JANUARY 18, 1979, RECORDED IN BOOK 301, PAGE 2538 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO HCA REALTY, INC., A TENNESSEE CORPORATION, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED SEPTEMBER 23, 1988, RECORDED IN BOOK 604, PAGE 1629 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY FORT PIERCE, ST.LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MARCH 11, 2025. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

		04/23/2025	EJS
		UPDATE TREES PER COMMENTS	
		REVISIONS	DATE
		FILE NAME 8688 SPS.dwg	BY

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

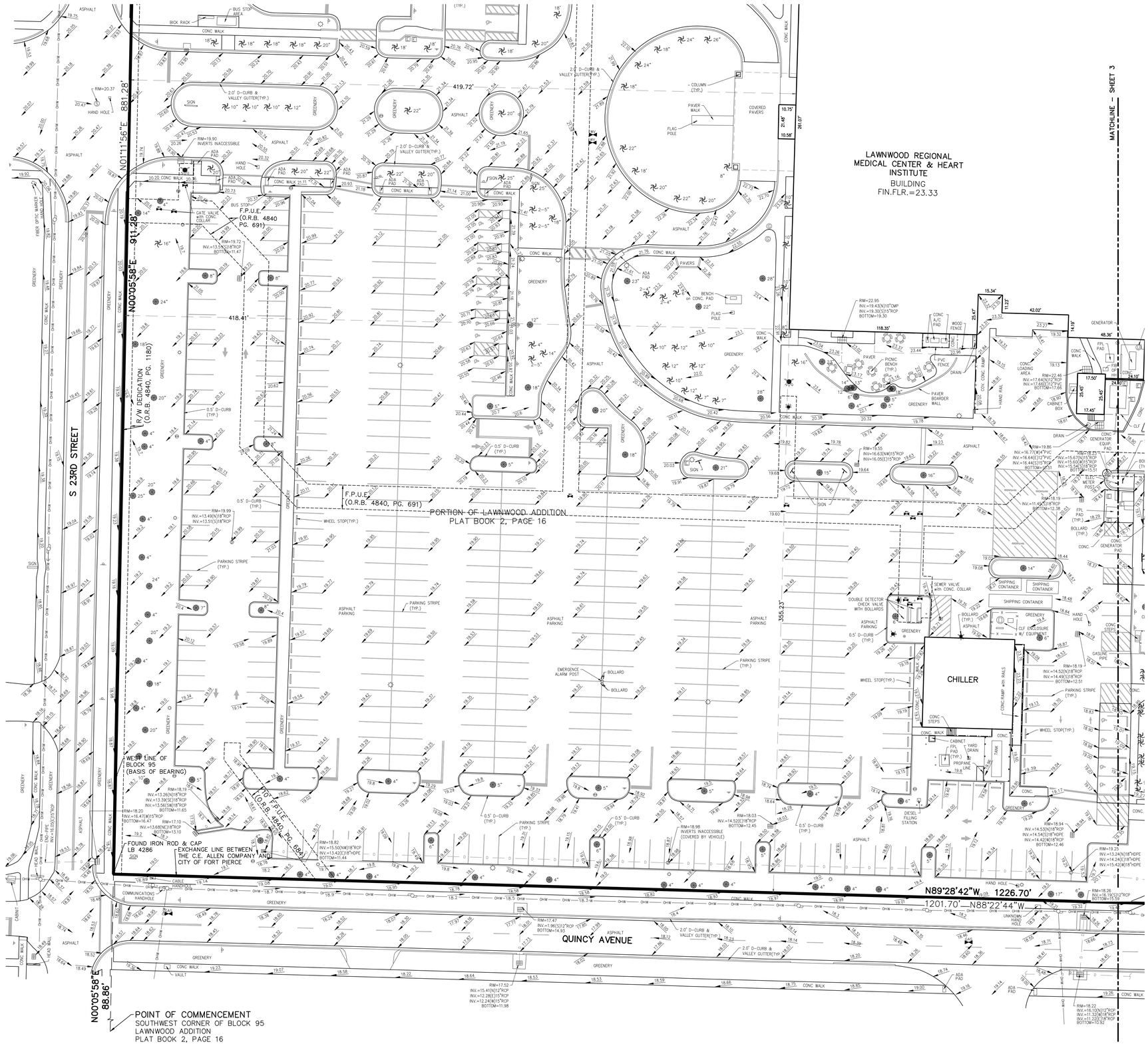
LAWNWOOD REGIONAL
MEDICAL CENTER
SPECIFIC PURPOSE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

Digitally signed by David Lindley
Date: 2025.04.23 10:27:51 -04'00'
Adobe Acrobat version: 2025.001.20435

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 8688
SHT.NO. 1
OF 5 SHEETS



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS. – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT-OF-WAY
RGE. – RANGE
SEC. – SECTION
Δ – DELTA (CENTRAL ANGLE)
P.V.C. – POLYVINL CHLORIDE
D.D.C.V. – DOUBLE DETECTOR CHECK VALVE
SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT

– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RPZ
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
F.P.U.E. – FORT PIERCE UTILITY EASEMENT

TREE LEGEND

– MISCELLANEOUS
– PALM TREE

*IMPROVEMENTS SHOWN ON THIS SHEET WERE UPDATED MARCH 2025

REVISIONS	DATE	BY
UPDATE TREES PER COMMENTS	04/23/2025	EJS

FILE NAME: 8688 SPS2.dwg

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

LAWNWOOD REGIONAL MEDICAL CENTER
SPECIFIC PURPOSE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

JOB # 8688
SHT.NO. 2
OF 5 SHEETS

MATCHLINE – SHEET 4

MATCHLINE – SHEET 2

LAWNWOOD REGIONAL MEDICAL CENTER & HEART INSTITUTE
FIN.FLR.=23.33

INFORMATION TECHNOLOGY & SYSTEMS BUILDING
FIN.FLR.=19.95

TRAILER

TRAINING FACILITY
FIN.FLR.=19.91

LAUNDRY BUILDING
FIN.FLR.=19.91

TRAUMA VILLAGE SOUTH
FIN.FLR.=20.20

PORTION OF LAWNWOOD ADDITION
PLAT BOOK 2, PAGE 16

F.P.U.E. (O.R.B. 4840, PG. 691)

EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE

FOUND IRON ROD

N88°22'44"W 1226.70'

S02°30'58"W 354.17'

S02°10'21"W 1253.42'

R=855.96'
A=36°50'17"
L=159.18'

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
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– FIRE DEPARTMENT CONNECTION
F.P.U.E. – FORT PIERCE UTILITY EASEMENT

TREE LEGEND

– MISCELLANEOUS
– PALM TREE

*IMPROVEMENTS SHOWN ON THIS SHEET WERE COLLECTED SEPTEMBER 2019 AND HAVE NOT BEEN UPDATED

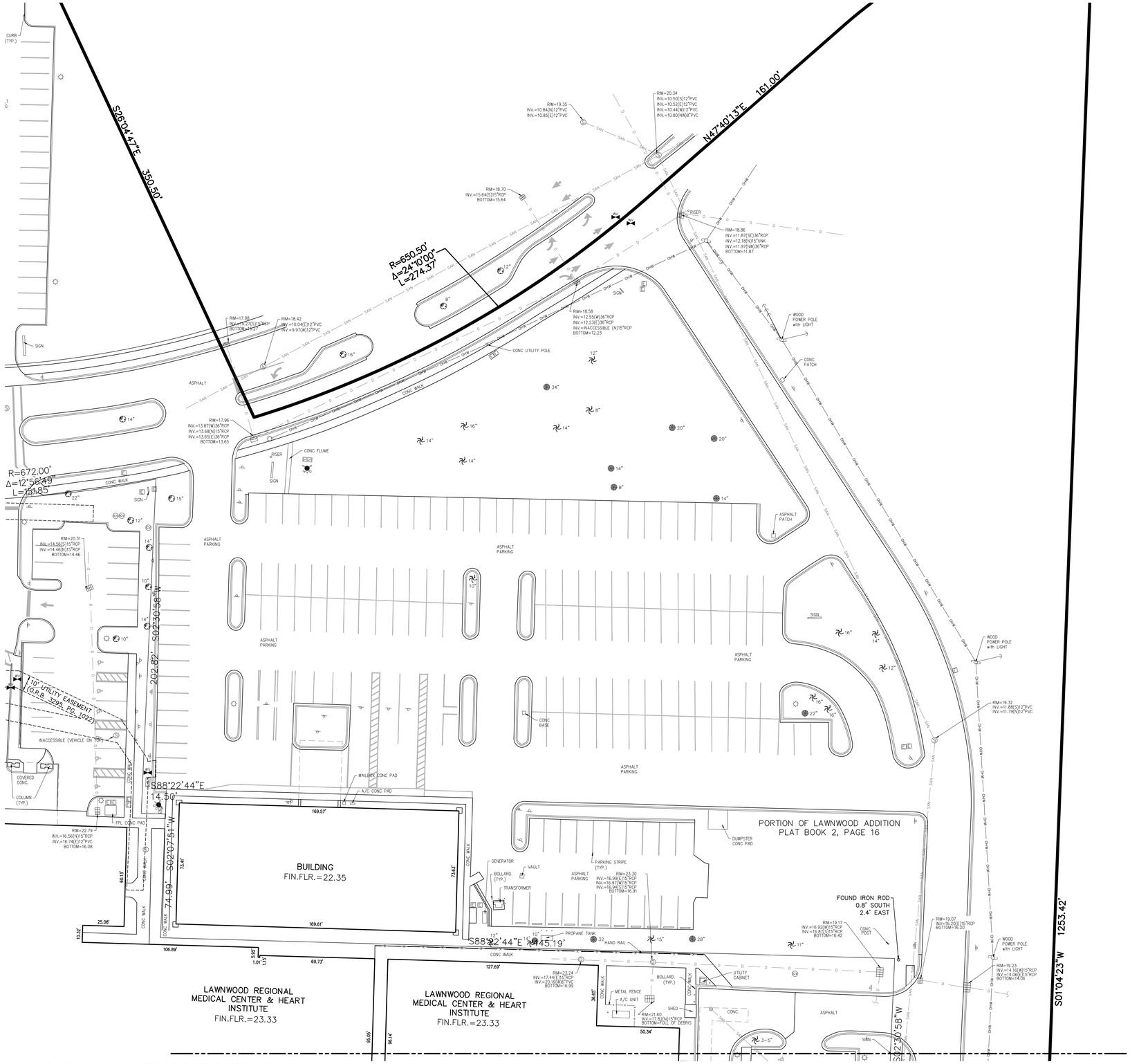
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UPDATE TREES PER COMMENTS	04/23/2025	EJS
FILE NAME 8688 SPS2.dwg		

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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LAWNWOOD REGIONAL MEDICAL CENTER
SPECIFIC PURPOSE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

JOB # 8688
SHT.NO. 3
OF 5 SHEETS



*IMPROVEMENTS SHOWN ON THIS SHEET WERE COLLECTED SEPTEMBER 2019 AND HAVE NOT BEEN UPDATED

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

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F.P.U.E. – FORT PIERCE UTILITY EASEMENT

TREE LEGEND

– MISCELLANEOUS
– PALM TREE

		04/23/2025	EJS
		DATE	BY
REVISIONS	UPDATE TREES PER COMMENTS		
FILE NAME 8688 SPS2.dwg			

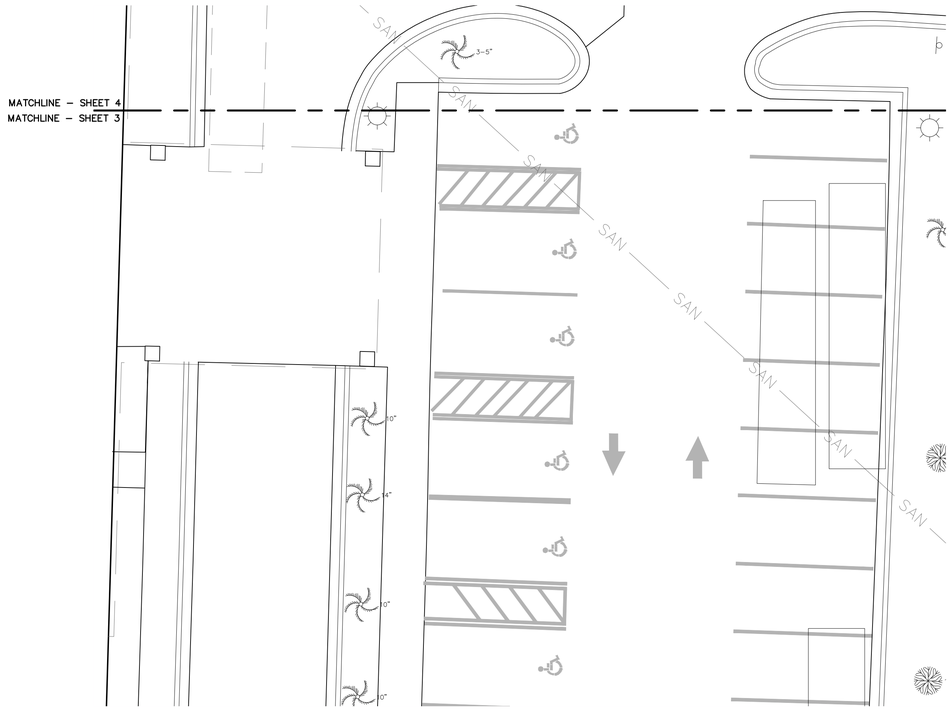
CAULFIELD & WHEELER, INC.
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LAWNWOOD REGIONAL MEDICAL CENTER SPECIFIC PURPOSE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

JOB # 8688
SHT.NO. 4
OF 5 SHEETS

DETAIL VIEW





GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 INCH = 10 FT.

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TREE LEGEND

– MISCELLANEOUS
– PALM TREE

REVISIONS	DATE	BY
UPDATE TREES PER COMMENTS	04/23/2025	EJS
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CAULFIELD & WHEELER, INC.
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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

LAWNWOOD REGIONAL MEDICAL CENTER
ALTA/NSPS LAND TITLE SURVEY

DATE	3/11/25
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=30'

JOB # 8688
SHT.NO. 5
OF 5 SHEETS

April 28, 2025

HCA Florida Lawnwood Hospital
1700 South 23rd Street
Fort Pierce, FL 34950

RE: ***Lawnwood Medical - Traffic Evaluation***
Fort Pierce, Florida
Kimley-Horn #144283016

Kimley-Horn and Associates, Inc. has prepared a traffic statement for the above-referenced project. The site is located at 1700 South 23rd Street in Fort Pierce, Florida. The proposed development includes the construction of a 564-space parking garage. No additional space is proposed to be added to the existing hospital and medical uses on site. Because the development will serve the parking demand of the existing site and no additional uses are proposed, no new trips are anticipated to be added by the garage. A new driveway is proposed to be located along Quincy Avenue to serve the site and other parking nearby. The parcel number for the project site is 2416-504-0200-000-2.

The site plan is included in the Appendix for reference.

TRIP GENERATION

The trip generation potential of the hospital was calculated in a previously submitted report. The excerpt of those calculations is included in the Appendix. The trip generation potential for the hospital is 5,026 daily trips, 416 AM peak hour trips (+283 inbound, +133 outbound), and 429 PM peak hour trips (+137 inbound, +292 outbound). No increase in trips will be generated by the proposed parking garage. These trips will be redistributed the existing driveways and to the new driveway on Quincy Avenue.

SITE ACCESS

Access to the site includes one existing full access driveway on Nebraska Avenue, one existing full access driveway on 23rd street, two full access driveways on Quincy Avenue (one existing and one proposed), and two existing full access driveways on Lawnwood Circle. Figure 1 illustrates the driveway volumes for the proposed development.

The proposed garage will shift some of the existing driveway volumes from the existing driveways to the new driveway on Quincy Avenue. However, due to the low volume of traffic on Quincy Avenue, no turn lanes are recommended as part of the garage development. Furthermore, the location of the driveway is not anticipated to interfere with the operations of the driveway serving the County site to the south based on the low volumes of vehicles utilizing that driveway.

CONCLUSION

Kimley-Horn and Associates, Inc. has prepared a traffic statement for the proposed Lawnwood Medical parking garage. Because the development is ancillary to the existing hospital and medical uses, and no new additional intensity is proposed for the hospital, no additional trips are anticipated to be added by the development. A new driveway is being proposed on Quincy Avenue. No turn lanes are recommended for this new driveway.

Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

ADAM B. KERR LICENSE No 64773 STATE OF FLORIDA PROFESSIONAL ENGINEER

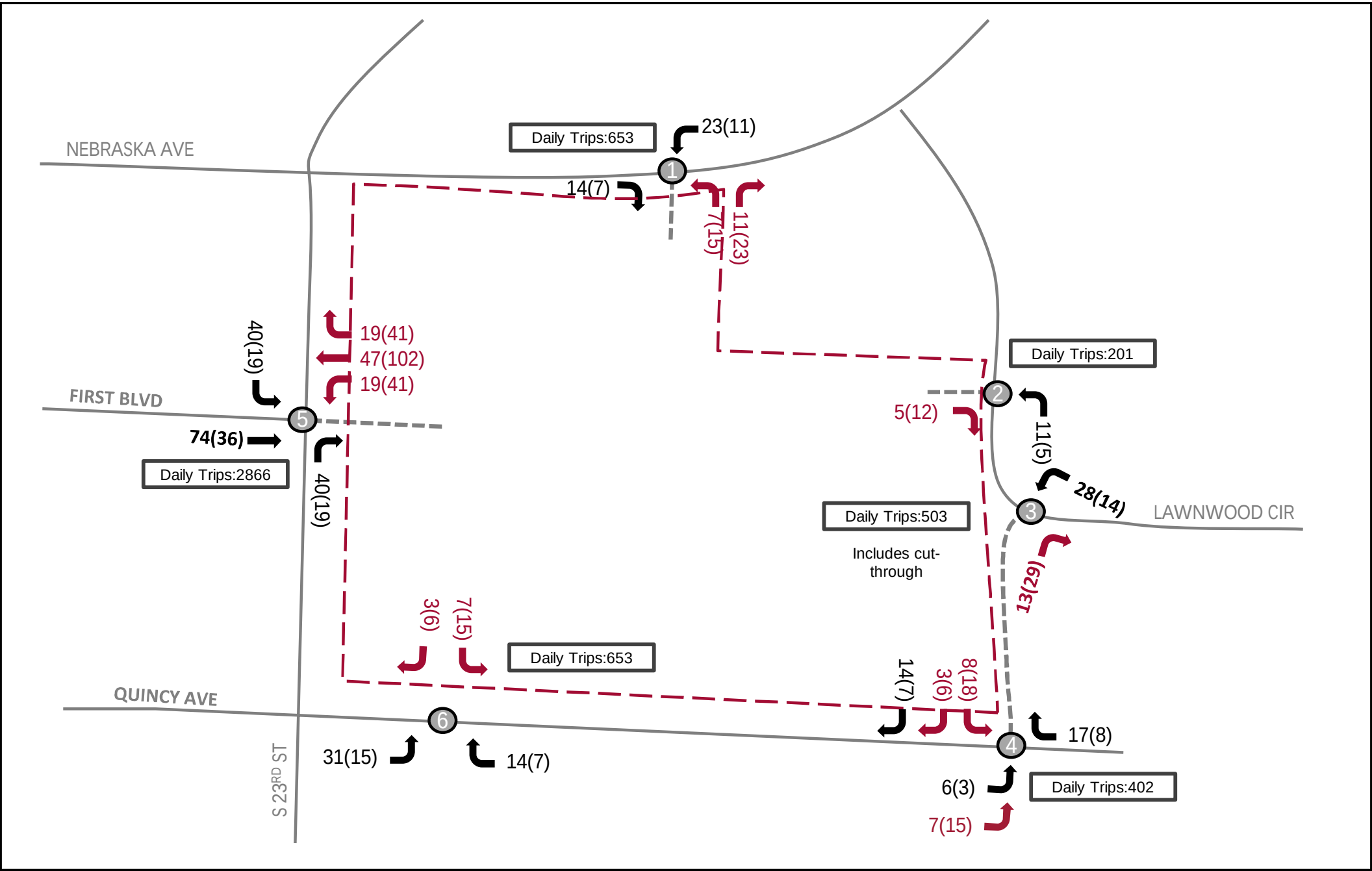
Digitally signed
by Adam B Kerr
Date: 2025.05.05
11:22:46 -04'00'

KIMLEY-HORN AND ASSOCIATES, INC.
Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration Number 64773

Attachments

kimley-horn.com | 477 S Rosemary Avenue, Suite 215, West Palm Beach, FL 33401 | 561 840 0848



NORTH

LEGEND

XX (XX) AM (PM) INBOUND VOLUME
XX (XX) AM (PM) OUTBOUND VOLUME

FIGURE 1
PROJECT DRIVEWAY VOLUMES
LAWNWOOD REGIONAL MEDICAL CENTER
KH 144283016

Kimley»Horn

APPENDIX

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The existing site currently contains 299,090 square feet of hospital use. The proposed plan of development includes expanding the existing hospital to 391,510 square feet.

Trip Generation

The trip generation potential of the development was calculated based upon the trip generation rates and equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 10th Edition*. Land Use 610 (Hospital) was used in the trip generation calculations.

Table 1 provides a summary of this calculation. As indicated in *Table 1*, the net new trip generation potential of the proposed site is an increase of 544 net external daily trips, an increase of 68 net new external AM peak hour trips (46 in, 22 out) and an increase of 77 net new external PM peak hour trips (24 in, 53 out). Based on the net new external daily trips the proposed development has a development area of influence of one-mile.

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario								
Hospital	299.09 KSF	4,482	348	237	111	352	113	239
Subtotal		*4,482*	*348*	*237*	*111*	*352*	*113*	*239*
Proposed Scenario								
Hospital	391.51 KSF	5,026	416	283	133	429	137	292
Subtotal		*5,026*	*416*	*283*	*133*	*429*	*137*	*292*
Driveway Volumes		*544*	*68*	*46*	*22*	*77*	*24*	*53*
Net Differential Trips		*544*	*68*	*46*	*22*	*77*	*24*	*53*

Trip generation was calculated using the following data:

Daily Trip Generation
Hospital [ITE 610] = T = 5.88(X)+2723.70

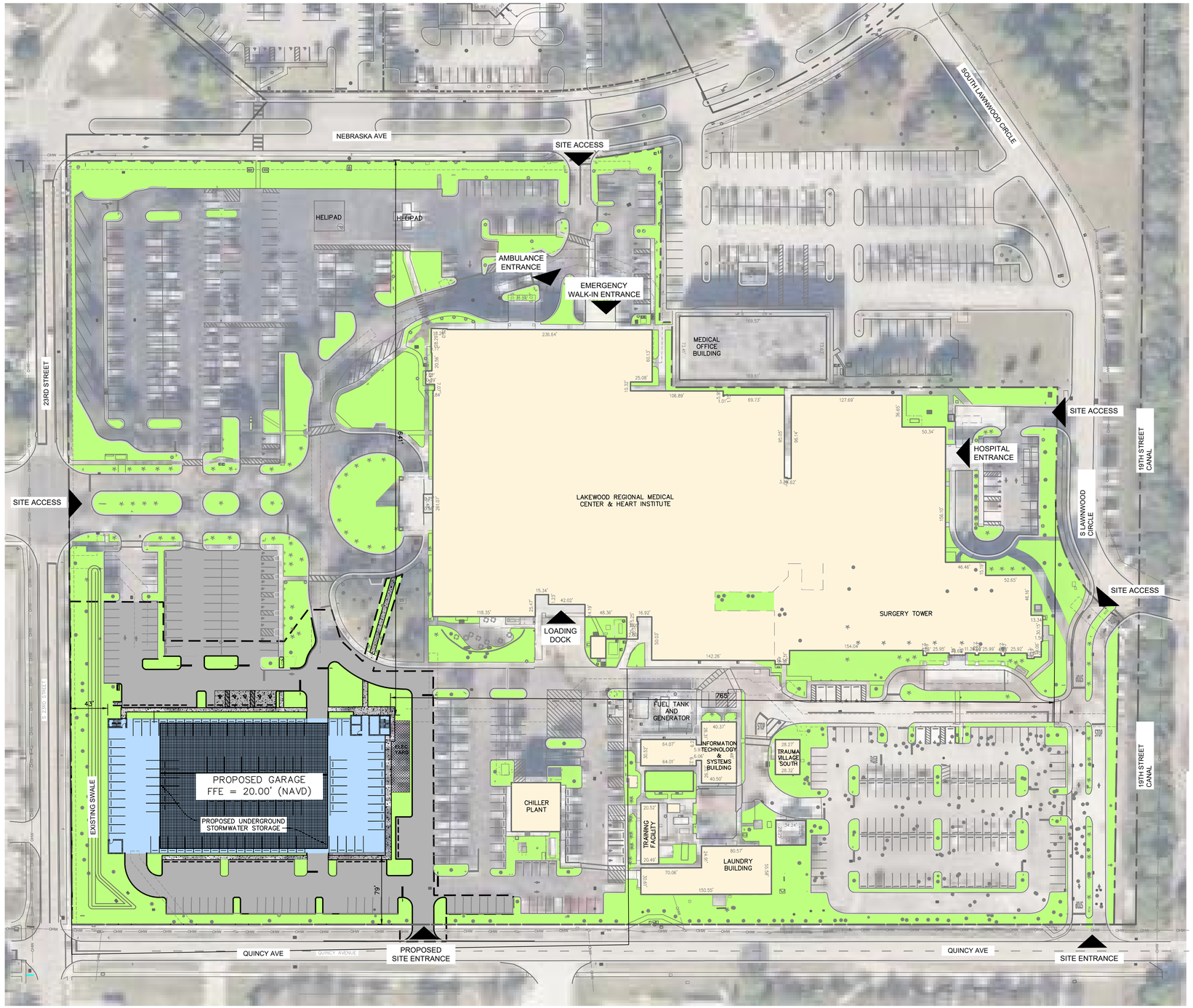
AM Peak Hour Trip Generation
Hospital [ITE 610] = T = 0.74(X)+126.36 (68% in, 32% out)

PM Peak Hour Trip Generation
Hospital [ITE 610] = T = 0.84(X)+100.56 (32% in, 68% out)

K:\WPB_TPTO\1442\144283016 - Lawnwood Medical\Excel\[2019-10-17 Tripgen.xlsx]Tripgen

Traffic Distribution

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics.



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE
- LIMITS OF WORK
- EXISTING BUILDING AREA
- LANDSCAPE AREA
- PROPOSED PAVEMENT
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK

SITE DATA

TOTAL SITE AREA: (912,922 S.F.) 20.96 AC

AFFECTED AREA: (191,736 S.F.) 4.40 AC

PROPERTY ID: 2416-504-0200-000-2

FUTURE LAND USE DESIGNATION: INSTITUTIONAL (INST)

ZONING: PLANNED DEVELOPMENT (PD)

SETBACKS

	REQUIRED	PROVIDED
FRONT (NORTH):	10 FEET	641 FEET
SIDE (WEST):	10 FEET	43 FEET
SIDE (EAST):	10 FEET	765 FEET
REAR (SOUTH):	10 FEET	79 FEET

AREA REQUIREMENTS

	REQUIRED	PROVIDED
LOT COVERAGE:	60%	35%
OPEN SPACE (AFFECTED AREA ONLY):	20%	18%

PARKING REQUIREMENTS

REQUIRED:
2 SPACES PER BED
435 BEDS x 2 SPACE/BED = 870 SPACES
HANDICAP PARKING REQUIRED = 20 SPACES

TOTAL 890 PARKING SPACES

EXISTING:
EXISTING HOSPITAL PARKING: 1,016 SPACES

DEMOLISHED SPACES TOTAL: 273 SPACES

PROPOSED SPACES TOTAL: 639 SPACES
SW LOT: 75 SPACES
PARKING GARAGE: 564 SPACES

PROPOSED TOTAL: 1,382 SPACES

LAND USE CALCULATION

EXISTING CONDITIONS			
PERVIOUS:	34,816 S.F.	0.80 AC	18%
BUILDING:	3,223 S.F.	0.07 AC	2%
SWALE BANK:	4,635 S.F.	0.11 AC	2%
SWALE BOTTOM:	523 S.F.	0.01 AC	0%
IMPERVIOUS:	148,538 S.F.	3.41 AC	78%
TOTAL:	191,736 S.F.	4.40 AC	100%

PROPOSED CONDITIONS			
PERVIOUS:	34,848 S.F.	0.80 AC	18%
BUILDING:	10,380 S.F.	0.24 AC	6%
SWALE BANK:	3,643 S.F.	0.08 AC	2%
SWALE BOTTOM:	658 S.F.	0.02 AC	0%
GARAGE:	73,188 S.F.	1.68 AC	38%
IMPERVIOUS:	69,018 S.F.	1.58 AC	36%
TOTAL:	191,736 S.F.	4.40 AC	100%

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR

BARGE DESIGN SOLUTIONS
615 3rd Avenue South | Suite 300 | Nashville, Tennessee 37210
Phone: 615.254.5900 | www.bargedesign.com

REVISIONS

DATE: 03 / 12 / 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

1700 S. 23RD STREET FORT PIERCE, FL 34950

M.P.E. & T CONSULTANT
C.H. THOMASSON ASSOCIATES, INC.
2000 RIVEREDGE PARKWAY, SUITE 500
NASHVILLE, TN 37204
MANAGER: FRANK MARCO

STRUCTURAL CONSULTANT
STRUCTURAL DESIGN GROUP
2000 RIVEREDGE ROAD, SUITE 106
NASHVILLE, TN 37228
MANAGER: JEREMY SALMON

CIVIL CONSULTANT
PINKLEY HORN AND ASSOCIATES, INC.
11211 PROSPERITY FARMS ROAD, SUITE 200
PALM BEACH GARDENS, FL 33410
MANAGER: VANESA M. MAHONEY, P.E.

VENDOR INFORMATION

HCA Healthcare
HCA DESIGN MANAGER:
RYAN ROHE
HCA CONSTRUCTION MANAGER:
SCOTT MORGAN

BARGE #: 3766337
HCA #: 3093200020

OVERALL SITE PLAN

C2.00

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Plotted By:Martinez, Moises Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:C2.00 OVERALL SITE PLAN April 17, 2025 09:51:49am K:\WPB_DevServices\1409500052 - HCA FL Lawnwood Hospital Parking Garage\CADD\PlanSheets\C2.00 OVERALL SITE PLAN.dwg

324316

STATUTORY

Warranty Deed

This instrument prepared by
William H. Beardall
BEARDALL, GRIDLEY, LEWIS, BLANKNER & LEGETTE
ATTORNEYS AT LAW
60 NORTH COURT AVENUE, ORLANDO, FLORIDA

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

This Indenture *Made this* 5th *day of* January 1976 . **Between**

GORDON S. NUTT, a single man,

of the County of Seminole , *State of* Florida , *grantor, and*

HCA-FT. PIERCE, INC., a Florida corporation,

whose post-office address is 1 Park Plaza, Nashville, Tennessee,
of the County of Davidson , *State of* Tennessee , *grantee,*

Witnesseth: *That said grantor, for and in consideration of the sum of* ------ TEN --------- *Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in* St. Lucie *County, Florida, to-wit:*

All of those certain lands described in Schedule "A" attached hereto and made a part hereof.

2416-504-0000-0010

Subject to easements reserved by the City of Fort Pierce within any vacated alleys, right of way for extension of 19th Street through Blocks 76 and 77, Lawnwood Addition, and rights of way and easements for existing roads and ditches running through said property, and subject to platted streets and alleys shown on the plat of Lawnwood Addition, Plat Book 2, page 16, St. Lucie County Public Records.

FLORIDA DEPT OF REVENUE JAN-6'76 DOCUMENTARY SURTAX 518.10

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT OF REVENUE JAN-6'76 512.70

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT OF REVENUE JAN-6'76 900.00

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, *Grantor has hereunto set grantor's hand and seal the day and year first above written.*
Signed, sealed and delivered in our presence:

William H. Beardall — Gordon S. Nutt (Seal)
Patricia S. Wang (Seal)
(Seal)
(Seal)

STATE OF FLORIDA
COUNTY OF ORANGE
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
GORDON S. NUTT, a single man,

O.R. BOOK 247 PAGE 1047

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.
WITNESS my hand and official seal in the County and State last aforesaid, this 5th *day of* January *,* 1976.

William H. Beardall
Notary Public State of Fla. at Large.
My commission expires: 6/24/78

WHB/pw

LEGAL SUPPLY ORLANDO, FLA.

LEGAL DESCRIPTION

FROM THE SOUTHWEST CORNER OF BLOCK 95 OF LAWNWOOD ADDITION, RUN NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 88.86 FEET TO POINT OF BEGINNING ON EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE, SAID LINE BEING THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED BY DEEDS RECORDED APRIL 3, 1974, IN OFFICIAL RECORDS BOOK 225, PAGE 2154, IN OFFICIAL RECORDS BOOK 225, PAGE 2156, AND IN OFFICIAL RECORDS BOOK 225, PAGE 2159, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 911.28 FEET TO THE NORTHWEST CORNER OF BLOCK 74, THENCE RUN SOUTH 89 DEGREES 25'32" EAST A DISTANCE OF 199.54 FEET TO THE NORTHEAST CORNER OF BLOCK 74, THENCE RUN NORTH 40 DEGREES 29'28" EAST A DISTANCE OF 50 FEET, THENCE RUN NORTH 49 DEGREES 30'32" WEST A DISTANCE OF 199.53 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 75, THENCE RUN NORTH 40 DEGREES 00'13" EAST A DISTANCE OF 425 FEET, THENCE RUN SOUTH 56 DEGREES 29'47" EAST A DISTANCE OF 286 FEET, THENCE RUN SOUTH 26 DEGREES 04' 47" EAST A DISTANCE OF 350.5 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT A DISTANCE OF 274.37 FEET, SAID CURVE HAVING A LONG CHORD LENGTH OF 272.35 FEET AND A BEARING OF NORTH 59 DEGREES 45'13" EAST, SAID CURVE HAVING A RADIUS OF 650.50 FEET AND A CENTRAL ANGLE OF 24 DEGREES 10', THENCE RUN NORTH 47 DEGREES 40'13" EAST A DISTANCE OF 161 FEET, THENCE RUN EASTERLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.33 FEET TO THE CENTERLINE OF A CANAL, SAID CURVE HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 42 DEGREES, 00', THENCE RUN SOUTH 01 DEGREES, 04'23" WEST A DISTANCE OF 1253.42 FEET TO THE AFOREMENTIONED EXCHANGE LINE, THENCE RUN NORTH 89 DEGREES 28'42" WEST A DISTANCE OF 1226.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN PLAT OF LAWNWOOD ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED FEBRUARY 20, 1976, RECORDED IN BOOK 248, PAGE 2928 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED MAY 23, 1977, RECORDED IN BOOK 268, PAGE 1540 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JULY 18, 1978, RECORDED IN BOOK 290, PAGE 1616 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JANUARY 18, 1979, RECORDED IN BOOK 301, PAGE 2538 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO HCA REALTY, INC., A TENNESSEE CORPORATION, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED SEPTEMBER 23, 1988, RECORDED IN BOOK 604, PAGE 1629 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY FORT PIERCE, ST.LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

LAWNWOOD REGIONAL MEDICAL CENTER
PARKING GARAGE
WRITTEN NARRATIVE

Site Plan Narrative for Major Site Plan Amendment Approval
Project Title: Lawnwood Medical Center Parking Garage
Project Location: 1700 S 23RD Street, Fort Pierce, FL
Applicant: Lawnwood Medical Center, Inc.
Prepared by: Kimley-Horn
Date: May 5, 2025

PROJECT OVERVIEW

This application is being submitted for a Major Site Plan Amdedment approval for the development of a new structured parking garage at the Lawnwood Medical Center campus, located in Fort Pierce, Florida. The proposed garage is an integral part of the hospital's strategic plan to expand its infrastructure and improve accessibility for patients, visitors, and staff.

PROJECT DESCRIPTION

The proposed multi-level parking garage will provide a total of 591 parking spaces, covering 243,238 square feet of gross floor area. This includes 5 ADA-compliant spaces and 8 dedicated Electric Vehicle (EV) charging spaces, aligning with sustainability goals and anticipated future demand.
Additionally, the project includes the construction of 110 new surface parking spaces, which will supplement the structured parking and improve access across the medical center campus.

UTILITY AND INFRASTRUCTURE IMPROVEMENTS

Key infrastructure improvements associated with this project include:

- Relocation of an existing water main that currently runs beneath the proposed garage footprint. The line will be rerouted outside of the garage limits to prevent conflicts and ensure continued service reliability.
- Rerouting of stormwater pipes located under the garage area. The site will be upgraded with a Cupolex stormwater management system (a subsurface chamber-based solution that will be installed beneath the garage). This system is designed to meet the South Florida Water Management District (SFWMD) standards for stormwater quantity and quality treatment.
- An electrical yard and emergency generator will be installed immediately east of the garage. These elements are necessary to support the increased electrical demand associated with the new garage infrastructure.

LANDSCAPING AND SITE AESTHETICS

Landscaping will be installed throughout the site in accordance with the City of Fort Pierce's landscape code requirements. Plantings will be selected to provide visual appeal, enhance the pedestrian environment, and contribute to the site's overall ecological function.

FUTURE EXPANSION

A future expansion of the parking structure is planned for the south side of the garage. While this expansion is anticipated as part of the long-term site development strategy, an exact timeline for construction has not yet been determined. The current site plan and utility layout have been designed to accommodate this future phase with minimal disruption.

COMPLIANCE AND DESIGN CONSIDERATIONS

The design of the garage and associated site improvements conforms to the applicable zoning and land development standards of the City of Fort Pierce. The site layout, circulation, and access have been planned to maximize safety, efficiency, and compatibility with the existing hospital campus. All stormwater and utility improvements are engineered to comply with regulatory standards and best practices, with coordination from SFWMD and FPUA as required.

CONCLUSION

This project represents a significant step forward in improving the infrastructure and service capacity of Lawnwood Medical Center. With the addition of structured parking, enhanced utility infrastructure, this development will serve the growing needs of the community while preparing the site for future expansion. We respectfully request the City's approval of this Major Site Plan Amendment application to proceed with this essential improvement.

Stormwater Management Calculations
May 2025

Lawnwood Parking Garage

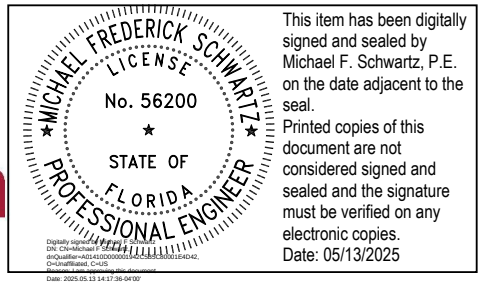
Fort Pierce, St. Lucie County, FL

Prepared for:

Lawnwood Medical Center, Inc.
City of Fort Pierce
SFWMD

Prepared by:

Kimley»Horn



Michael F. Schwartz, P.E.
FL P.E. Number 56200

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West Palm Beach, FL 33411
(561) 330-2345
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Registry No. 35106
Kimley-Horn Project #: 140950052

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TABLE OF CONTENTS

1.0 INTRODUCTION 2
2.0 EXISTING SITE CONDITIONS 2
3.0 DEVELOPMENT CRITERIA 2
3.1 Minimum Finished Floor Elevation 2
4.0 PROPOSED STORMWATER MANAGEMENT SYSTEM 3
4.1 Cupolex 3
5.0 STORMWATER MANAGEMENT CALCULATIONS 4
5.1 Water Quality 6
5.2 Stormwater Events - Maximum Stages 7
6.0 CONCLUSION 7

APPENDICES
APPENDIX A – LOCATION MAP
APPENDIX B – RAINFALL CURVES
APPENDIX C – EXISTING AND PROPOSED DRAINAGE CALCULATIONS
APPENDIX D – FEMA FLOOD INSURANCE RATE MAP
APPENDIX E – USGS SOILS MAP
APPENDIX F – GEOTECHNICAL REPORT
APPENDIX G – MASTER DRAINAGE MAP

1.0 INTRODUCTION

Lawnwood Medical Center (or "the project" or "the site") is an existing +/- 22.36-acre medical campus located at 1700 South 23rd Street in the City of Fort Pierce. The site lies within Section 28, Township 43S, Range 42E in St. Lucie County, Florida.

The proposed site improvements include the demolition of an existing parking lot and the addition of a 591-space parking garage. Additional improvements include a surface parking lot, associated utility relocations and the installation of an underground stormwater detention system called Cupolex.

The site is under the jurisdiction of the South Florida Water Management District (SFWMD) and must meet the District's criteria. The site was previously permitted through SFWMD (permit number 56-103734-P). A control water elevation of 15.50' (NAVD 1988) will be used for this project as defined in the Master Drainage permit, permit number 56-00163-S.

This analysis provides an existing versus proposed condition analysis of the affected area located in Basin 5 only. Included in this report are calculations for water quality volume and water quantity requirements. This report demonstrates that the proposed development will meet all current design standards and criteria set forth by SFWMD.

2.0 EXISTING SITE CONDITIONS

The site is bordered to the south by Quincy Avenue, to the east by the 19th Street Canal, to the north by Nebraska Avenue, and to the West by 23rd Street. The existing stormwater system lies within a 74-acre master system that is composed of 5 basins. Refer to Appendix G for the limits of the master system and corresponding basin locations.

The existing stormwater management system conveys runoff from the western portion of Basin 5 to the eastern portion through a network of inlets and underground piping. Stormwater is directed into a subsurface StormTrap system located beneath the Surgery Tower parking lot, which provides detention before discharging into a control structure adjacent to the 19th Street Canal. Additionally, a swale along the western property line offers supplemental stormwater storage and will be maintained in the proposed condition. Since the 19th Street Canal is part of the regional master drainage system, discharge from the project site is not subject to a specific release rate limitation.

3.0 DEVELOPMENT CRITERIA

3.1 Minimum Finished Floor Elevation

SFWMD's requires that all building floors be at or above the 100-year flood elevations, including Federal Flood insurance Rate Maps. The site lies within Flood Zone X per current FEMA FIRM Panel 12111C0186J dated February 16, 2012. The site is located outside of the 500-year floodplain and is determined to be outside of the 0.2% annual chance floodplain, therefore no base flood elevation is established. Refer to Appendix D for FEMA flood map. The finished floor elevation of the building per the Master Drainage Permit is established at elevation 19.51 NAVD (21.00 NGVD).

The following table compares each SFWMD finished floor elevation criteria and determines the governing criteria per the district's standards:

Criteria	Minimum Elevation (NAVD '88)
FEMA Flood Studies	Zone X
Minimum Building Floor Elevation (SFWMD Permit Number: 56-00163-S)	19.51
Base Flood Elevation + 2.00'	N/A
100 – Year Storm Event Maximum Stage (Zero Discharge)	18.38
Governing Finished Floor Elevation	19.51
Proposed Finished Floor Elevation	20.00

4.0 PROPOSED STORMWATER MANAGEMENT SYSTEM

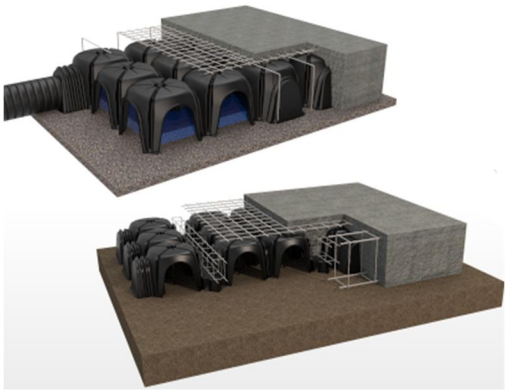
The proposed stormwater management system has been designed to address site-specific constraints using both exfiltration trenches and underground detention systems. Stormwater runoff will be collected and conveyed toward the southeastern portion of Basin 5, where it will be treated prior to discharging into the 19th Street Canal.

Due to limited available open space, traditional above-ground storage solutions were not feasible. To meet regulatory storage and water quality treatment requirements, the design incorporates a Cupolex underground detention system. This innovative, dome-structured system maximizes storage volume underground, while maintaining structural integrity. The Cupolex system provides efficient temporary storage and promotes water quality improvement through controlled release of stormwater.

4.1 CUPOLEX

FUNCTION

Cupolex is a sustainable, modular forming system made from recycled plastic that creates an open, void-forming structure for concrete slabs. In stormwater management applications, Cupolex is used to construct underground detention systems beneath parking lots or building slabs. The dome-shaped forms create void spaces that temporarily store stormwater runoff, allowing controlled release or infiltration into the subgrade. This system reduces peak flow rates, supports Low Impact Development (LID) goals, and helps meet stormwater volume reduction and water quality treatment requirements, especially in space-constrained sites.



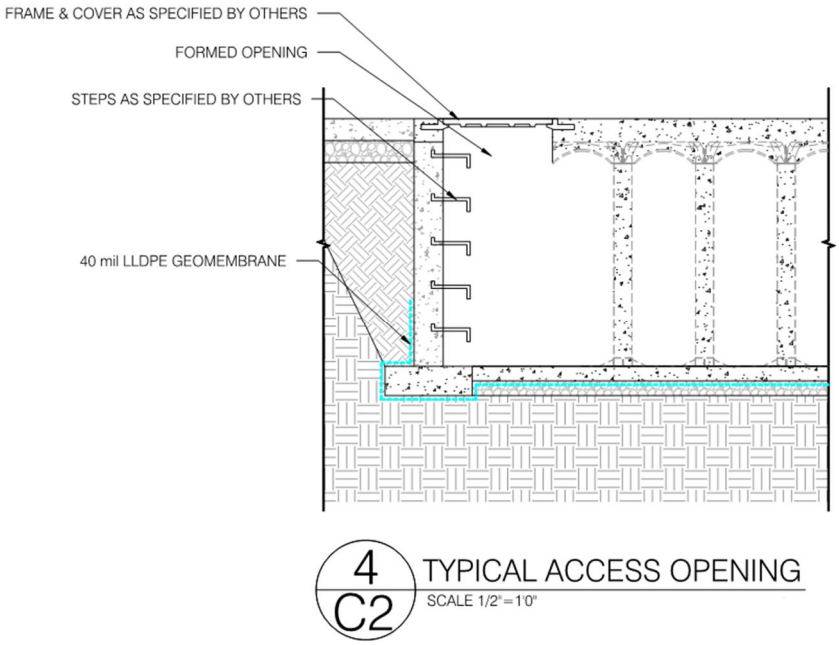
Pictured Above: Cupolex Chambers

The proposed drainage system will capture 2.233 ac-ft of stormwater. The invert of the structure is located at an elevation of 15.50 NAVD and the top of the structure is at elevation 19.50 NAVD. Details for this structure have been included with the plans.

MAINTENANCE

The Cupolex system provides substantial underground void storage through its dome-shaped, modular formwork, allowing for efficient stormwater detention and conveyance. While the system itself is not intended to function as a traditional chamber with internal walk-through access, maintenance access is provided through strategically placed manholes at key locations, such as inlet and outlet pipes.

Access points are typically designed for each Cupolex detention area to facilitate inspection and maintenance. Standard access openings are equipped with steps, if required, to allow maintenance personnel safe entry. The hospital will contract a qualified maintenance provider to service the Cupolex system annually. Maintenance activities will be performed via these access points to ensure sediment removal, pipe cleaning, and system integrity. The figure below illustrates a typical access point detail for the Cupolex system.



Pictured Above: Typical access point detail.

5.0 STORMWATER MANAGEMENT CALCULATIONS

The stormwater management calculations are based on the comparison of the existing conditions within Basin 5 versus the proposed development's stage-storage calculations. The rainfall amounts in the following table for the existing and proposed TR-55 Volume Calculations are based on SFWMD accepted rainfall curves found in Appendix B of this report:

Rainfall Data		
Storm Frequency (yr.)	Duration (hrs.)	Amount (in)
5	24	5
10	24	6
25	72	9
100	72	11

Existing and proposed land use areas and storage calculations are as follows:

PRE-DEVELOPMENT LAND USE		
Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.74
Building	0.00	
Asphalt / Sidewalk / Other Impervious	2.74	
Pervious Area		0.70
Swale Bank	0.11	
Swale Bottom	0.01	
Landscaping	0.58	
Total Area		**3.44**

POST-DEVELOPMENT LAND USE		
Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.64
Building	0.00	
Garage	1.16	
Asphalt / Sidewalk / Other Impervious	1.48	
Pervious Area		0.80
Swale Banks	0.01	
Swale Bottom	0.11	
Landscaping	0.68	
Total Area		**3.44**

PRE-DEVELOPMENT SOIL STORAGE	
Wet Season Water Table / Control Elevation	15.50
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods
Average Site Elevation (Swale Bottom)	16.50
Average Depth to Water Table (Swale Bottom)	1.00
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.45
Soil Storage (S) Over the Site (Swale Bottom)	0.01
Average Site Elevation (Swale Banks)	17.75
Average Depth to Water Table (Proposed Land Use)	2.25
Soil Storage Capability (Flatwoods, w/ 25% reduction)	1.88
Soil Storage (S) Over the Site (Proposed Land Use)	0.01
Average Site Elevation (Landscaping)	19.50
Average Depth to Water Table (Landscaping)	4.00
Soil Storage Capability (Flatwoods, w/ 25% reduction)	6.75
Soil Storage (S) Over the Site (Landscaping)	1.14
Soil Storage (S) Over the Site (Entire Site)	1.17
Curve Number (CN) Based on Soil Storage (S)	**89.6**

POST-DEVELOPMENT SOIL STORAGE	
Wet Season Water Table / Control Elevation	15.50
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods
Average Site Elevation (Swale Bottom)	16.50
Average Depth to Water Table (Swale Bottom)	1.00
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.45
Soil Storage (S) Over the Site (Swale Bottom)	0.02
Average Site Elevation (Swale Banks)	17.75
Average Depth to Water Table (Proposed Land Use)	2.25
Soil Storage Capability (Flatwoods, w/ 25% reduction)	1.88
Soil Storage (S) Over the Site (Proposed Land Use)	0.02
Average Site Elevation (Landscaping)	19.50
Average Depth to Water Table (Landscaping)	4.00
Soil Storage Capability (Flatwoods, w/ 25% reduction)	6.75
Soil Storage (S) Over the Site (Landscaping)	1.33
Soil Storage (S) Over the Site (Entire Site)	1.37
Curve Number (CN) Based on Soil Storage (S)	**88.0**

5.1 Water Quality

Water Quality Volume

Typically, SFWMD requires all projects to retain the first inch of runoff from the entire developed site or 2-1/2" times Environmental Resource Permit's (ERP) percent impervious, whichever is greater. The project is in a WNAS (Waters Not Achieving Standards) area therefore, 150% of the required water quality volume is required to be achieved prior to discharging offsite.

Water Quality Calculations				
Basin Area (ac)	1" Over Basin (ac-ft.)	2.5" x (%) Impervious (ac-ft.)	150% of required Water Quality Volume	**Governing Condition (ac-ft.)**
3.44	0.287	0.550	0.825	**0.825**

As shown in the table above, the total required water quality treatment volume is 0.825 acre-feet. Of this, 0.688 acre-feet will be treated within the Cupolex system, and the remaining 0.303 acre-feet will be treated in the exfiltration trench located south of the garage. The Cupolex system includes an internal 8-inch-thick weir wall that retains water up to elevation 18.10. Once this elevation is reached, excess stormwater overtops the weir and is directed to the adjacent exfiltration trench, providing the additional required treatment volume.

5.2 Stormwater Events – Maximum Stages

The site was analyzed for a range of frequencies up through the 100-year frequency (i.e. 5, 10, 25, 100-year) and durations from 1 to 3 days. These critical storms note that all the following criteria is met per SFWMD's standards:

- The minimum road crown elevation shall meet or exceed the 10-year, 1-day storm peak stage
- The minimum perimeter berm elevation shall meet or exceed the 25-year, 3-day storm
- The Finished Floor Elevation at a minimum shall meet the 100-year, 3-day storm peak stage (with zero discharge)

The construction plans, drainage calculations, soil storage, stage-storages and peak stages for each critical storm event are provided within this report on separate pages. The tables below summarize runoff for the pre-development and post-development conditions and respective stages in the post-development condition:

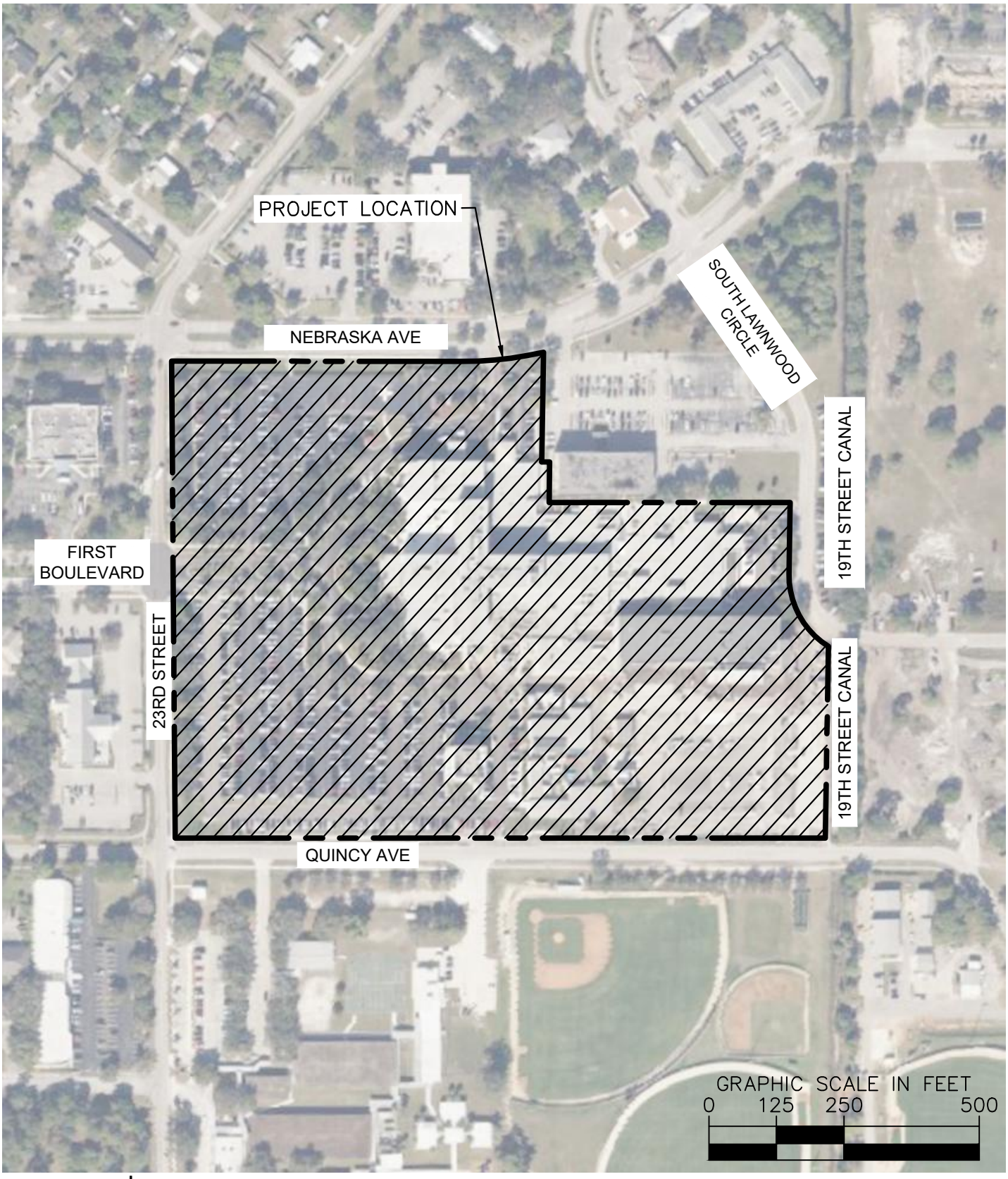
PRE-DEVELOPMENT RUNOFF				
	5-year / 1-day	10-year / 1-day	25-year / 3-day	100-year / 3-day
Potential Maximum Retention (S) (in)	1.17	1.17	1.17	1.17
Rainfall (P) (in)	5.00	6.00	9.00	11.00
Total Site Drainage Area (A) (ac)	3.44	3.44	3.44	3.44
Runoff (Q) (in)	3.83	4.80	7.74	9.71
Volume of Runoff (V_r) (ac-ft.)	1.10	1.37	2.22	2.78
TR-55 Stage (ft.)	**18.11**	**18.28**	**18.81**	**19.10**

POST-DEVELOPMENT RUNOFF				
	5-year / 1-day	10-year / 1-day	25-year / 3-day	100-year / 3-day
Potential Maximum Retention (S) (in)	1.37	1.37	1.37	1.37
Rainfall (P) (in)	5.00	6.00	9.00	11.00
Total Site Drainage Area (A) (ac)	3.44	3.44	3.44	3.44
Runoff (Q) (in)	3.667	4.624	7.546	9.515
Volume of Runoff (V_r) (ac-ft.)	1.051	1.326	2.163	2.728
TR-55 Stage (ft.)	**17.12**	**17.34**	**18.02**	**18.38**

6.0 Conclusion

The proposed stormwater improvements meet all South Florida Water Management District (SFWMD) requirements for both water quantity and quality across the required design storm events. Water quality treatment is achieved through the combined use of the Cupolex underground detention system and the proposed exfiltration trench. Stormwater quantity and attenuation standards are satisfied via a system of inlets, conveyance piping, site grading enhancements, and the Cupolex structure. The building's finished floor elevation exceeds the minimum required elevation of 19.51 feet NAVD, ensuring flood protection. As a result, the proposed development will not adversely impact adjacent properties within the 74-acre master drainage system.

Appendix A: Location Map



NORTH

LEGEND

PROPERTY LINE

HCA FLORIDA LAWNWOOD PARKING GARAGE
LOCATION MAP

1700 S. 23RD STREET FORT PIERCE, FL 34950

Appendix B: Rainfall Curves

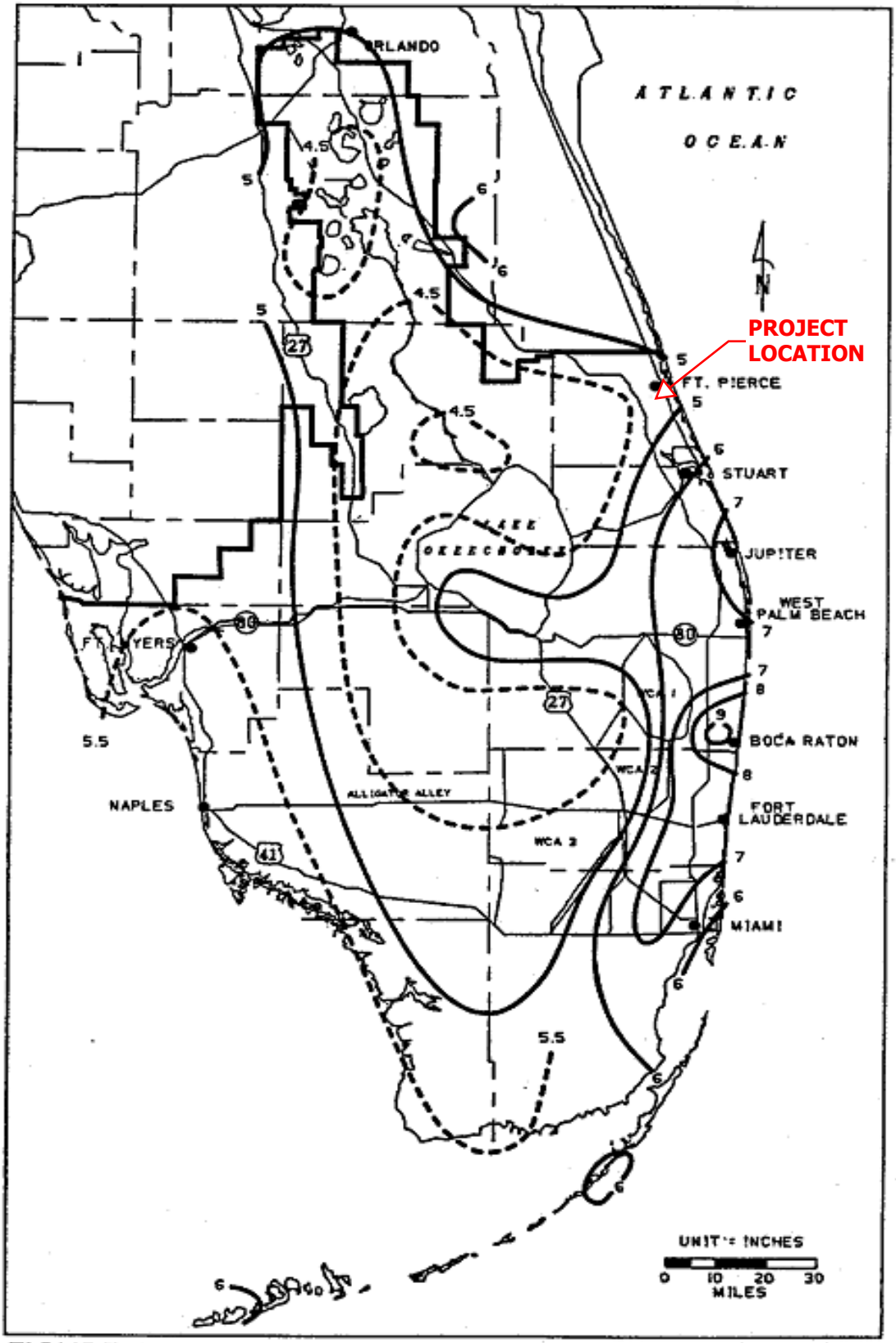


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

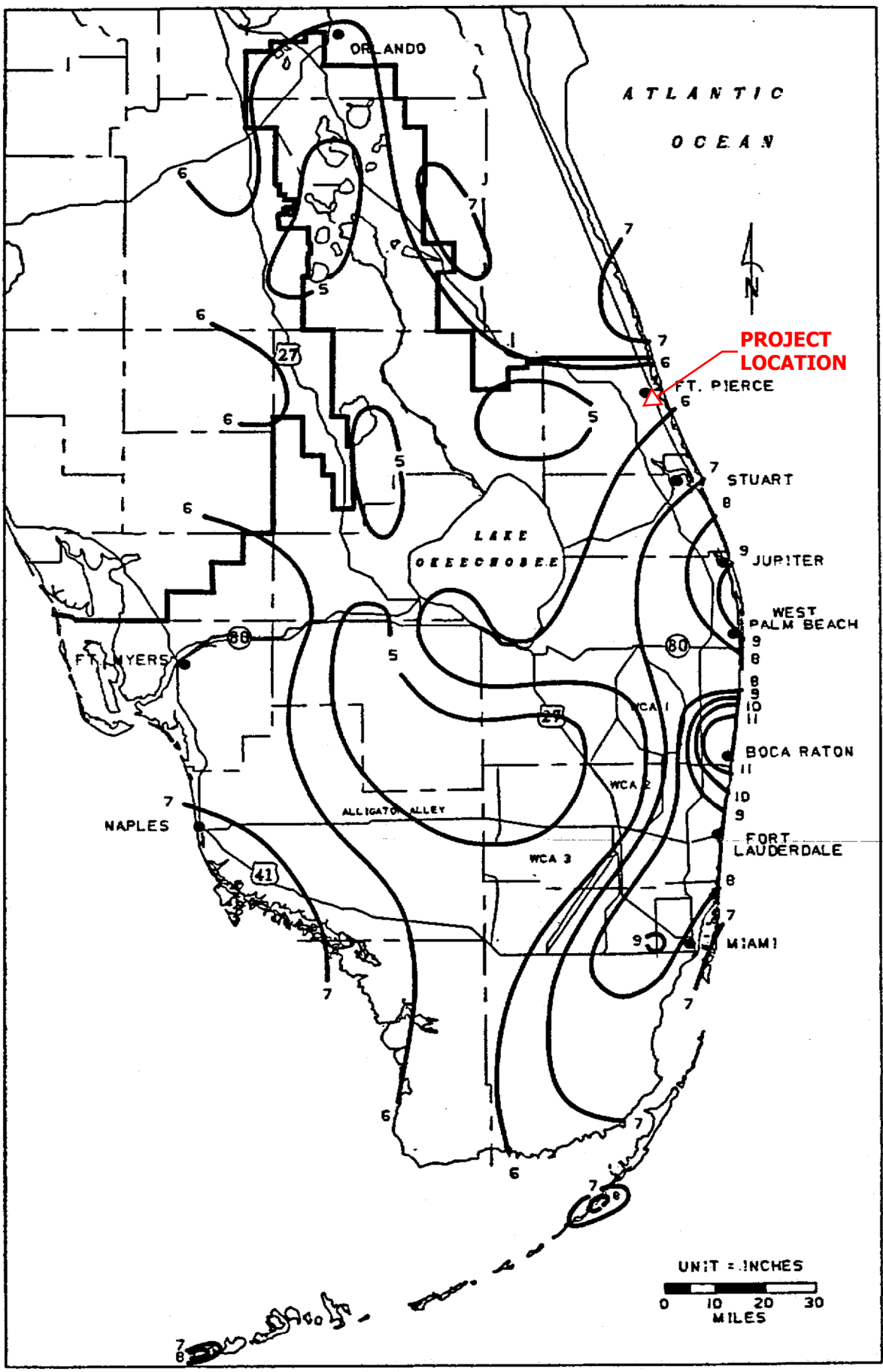


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

Figure C-4

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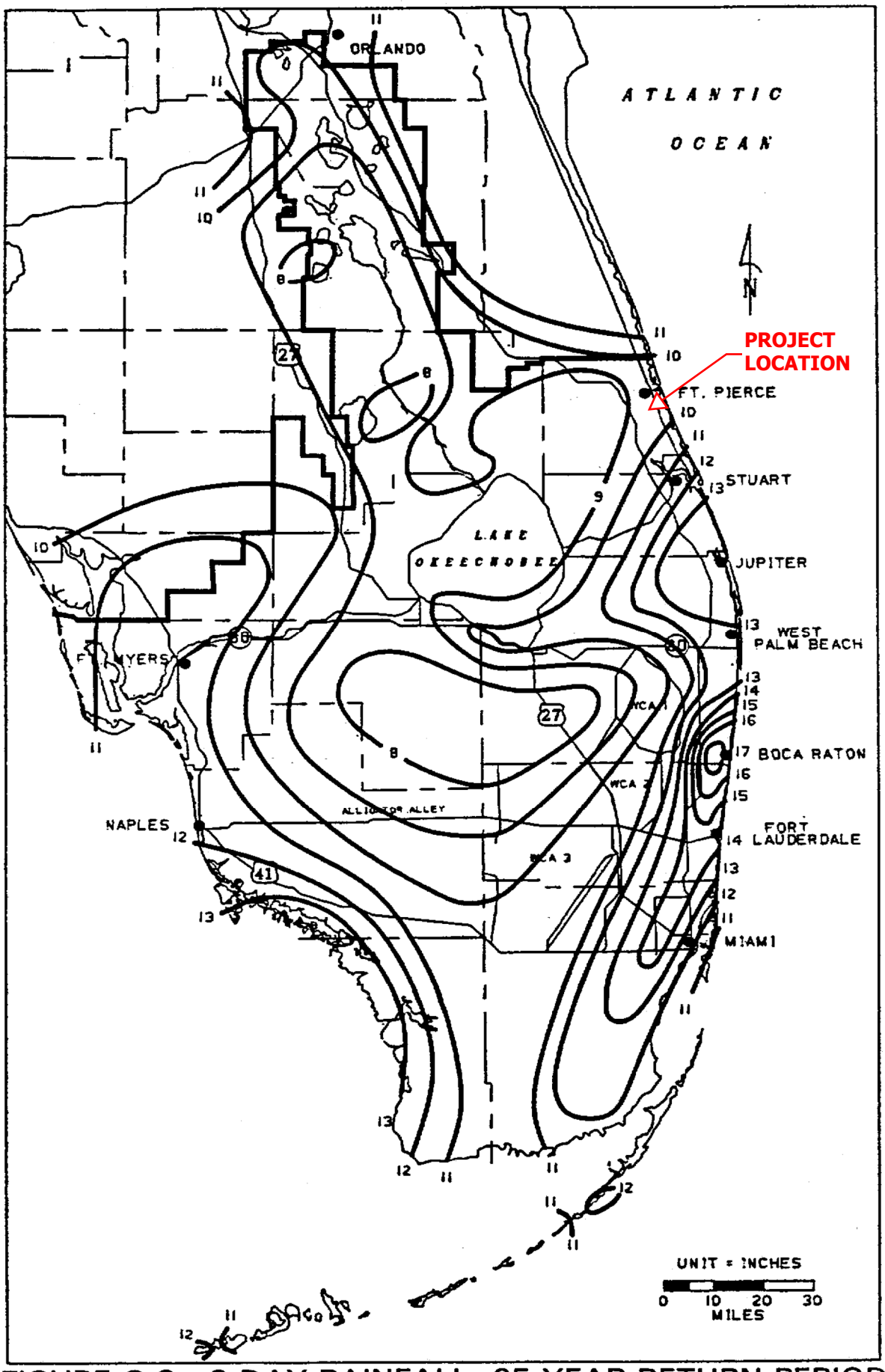


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

Figure C-8

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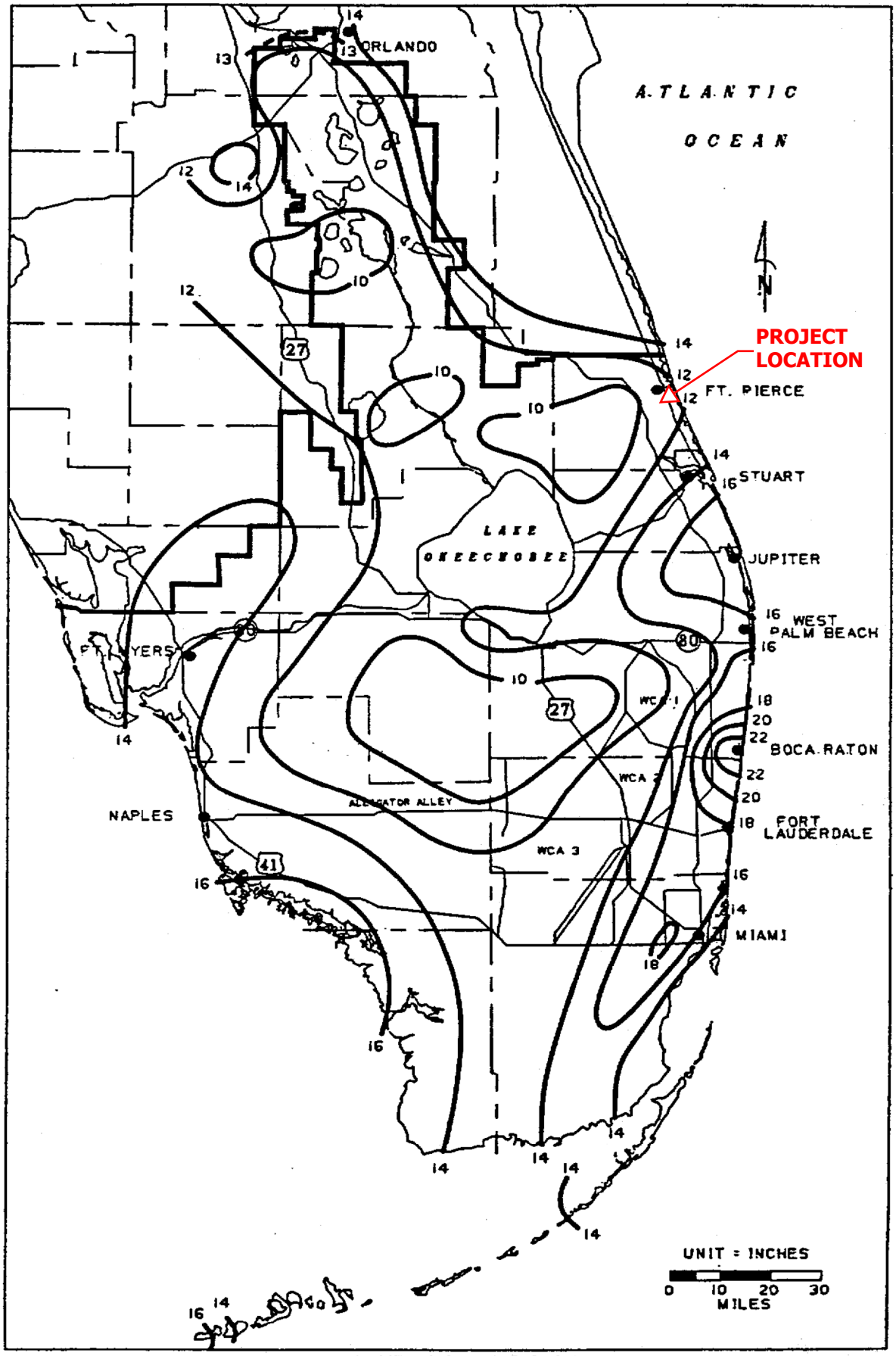


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Figure C-9

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Appendix C: Existing & Proposed Drainage Calculations

Land Use + Soil Storage Calculations

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

Lawnwood Parking Garage
Project No: 140950052

Existing Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.74
Building	0.00	
Garages	0.00	
Asphalt / Sidewalk / Other Imp.	2.74	
Pervious Area		0.70
Swale Bottom	0.11	
Swale Banks	0.01	
Landscaping	0.58	
Total Area		3.44

Proposed Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.64
Building	0.00	
Garages	1.16	
Asphalt / Sidewalk / Other Imp.	1.48	
Pervious Area		0.80
Swale Bottom	0.11	
Swale Banks	0.01	
Landscaping	0.68	
Total Area		3.44

Land Use + Soil Storage Calculations

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

Soil Storage

	Existing	Proposed	DATUM
Wet Season Water Table / Control Elevation	15.50	15.50	NAVD 1988
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods	Flatwoods	
Average Site Elevation (Swale Bottom)	16.50	16.50	NAVD 1988
Average Depth to Water Table (Swale Bottom)	1.00	1.00	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.45	0.45	in
Soil Storage (S) Over the Site (Swale Bottom)	0.01	0.02	in
Average Site Elevation (Swale Banks)	17.75	17.75	NAVD 1988
Average Depth to Water Table (Proposed Land Use)	2.25	2.25	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	1.88	1.88	in
Soil Storage (S) Over the Site (Proposed Land Use)	0.01	0.02	in
Average Site Elevation (Landscaping)	19.50	19.50	NAVD 1988
Average Depth to Water Table (Landscaping)	4.00	4.00	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	6.75	6.75	in
Soil Storage (S) Over the Site (Landscaping)	1.14	1.33	in
Soil Storage (S) Over the Site (Entire Site)	1.17	1.37	in
Curve Number (CN) Based on Soil Storage (S)	89.6	88.0	

Site Stage-Storage - Existing

Lawnwood Parking Garage VMM

Project No: 140950052 5/10/2025

Stage Step Interval:	1
Start Stage Elevation:	12.00

Storage Type	Impervious Area	Swale Bottom	Swale Banks	Landscaping	Total
	L	V	L	L	Area
Area (ac)	2.740	0.110	0.010	0.580	3.440
Avg Low Elev.	17.00	16.50	16.50	18.00	
Avg High Elev.	20.00		19.00	21.00	

					TOTAL
Stage	Impervious Area	Swale Bottom	Swale Banks	Landscaping	**CUM, AC-FT**
12.00	0.000	0.000	0.000	0.000	**0.000**
13.00	0.000	0.000	0.000	0.000	**0.000**
14.00	0.000	0.000	0.000	0.000	**0.000**
15.00	0.000	0.000	0.000	0.000	**0.000**
16.00	0.000	0.000	0.000	0.000	**0.000**
17.00	0.000	0.055	0.001	0.000	**0.056**
18.00	0.457	0.165	0.005	0.000	**0.626**
19.00	1.827	0.275	0.013	0.097	**2.211**
20.00	4.110	0.385	0.023	0.387	**4.904**
21.00	6.850	0.495	0.033	0.870	**8.248**
22.00	9.590	0.605	0.043	1.450	**11.688**
23.00	12.330	0.715	0.053	2.030	**15.128**
24.00	15.070	0.825	0.063	2.610	**18.568**
25.00	17.810	0.935	0.073	3.190	**22.008**
26.00	20.550	1.045	0.083	3.770	**25.448**
27.00	23.290	1.155	0.093	4.350	**28.888**

Water Quality Calculations - Existing

Lawnwood Parking Garage

Project No: 140950052

Designed by: VMM

Checked by: MFS

Date: 5/10/2025

I. LAND USE:

1	Building	0.00 ac.	0.00%
2	Garages	0.00 ac.	0.00%
3	Asphalt / Sidewalk / Other Imp.	2.74 ac.	79.65%
4	Swale Bottom	0.11 ac.	3.20%
5	Swale Banks	0.01 ac.	0.29%
6	Landscaping	0.58 ac.	16.86%
	Total =	**3.44 ac.**	**100%**

Total overall impervious surface with building = 79.65%

Is the site within a basin discharging to WNAS? Yes

II. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.

2. Exfiltration trench requires the volume required for the wet detention system.

3. If the site is within a basin that discharges to an Impaired Water Body (Waters Not Attaining Standards - WNAS), must provide an additional 50% of Required Water Quality Volume as reasonable assurance to not impact water quality.

III. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 3.44 acres X (1 foot / 12 inches)
   = **0.287 ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Lake Area + Buildings)
      = 3.44 acres - (0.00 acres + 0.00 acres)
      = **3.44 acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 3.44 acres - 0.70 acres
      = **2.74 acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality x 100%
      = 2.74 acres / 3.440 acres x 100%
      = **79.65 % Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 79.65 %
      = **1.99 inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Lake Area)
      = 1.99 inches X (3.44 acres - 0.000 acres) x (1 foot / 12 inches)
      = **0.57 ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.287 ac-ft
   2.5 inches times the percentage of impervious area = 0.571 ac-ft

   Additional 50% if within WNAS (0.000 ac-ft if not within WNAS) = 0.285 ac-ft

WQ volume of 0.856 ac-ft required

Exfiltration Trench Calculations - Existing

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula: L = 2*(0.5*Vwq + Vadd) / (K((2*H2*Du) - (Du^2) + (2*H2*Ds)) + (1.39x10^4*W*Du))

2. Design Information:

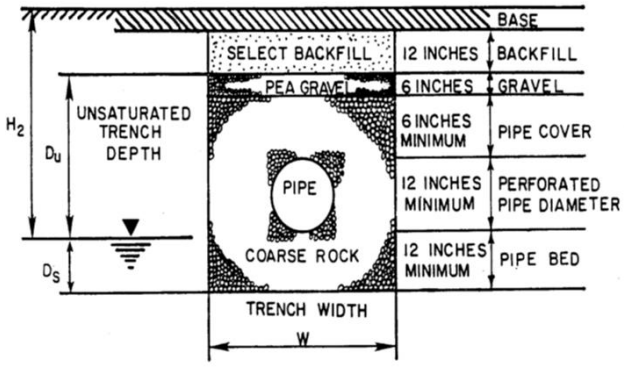
Weir Needed in ET System?	yes			
Weir Elevation	17.96	ft.		
V_{wq} = Water Quality Vol. to be Exfiltrated:	10.28	ac-in	3.28"xSite =	0.94 ac-ft
V_{add} = Add. Storage Vol. in 1 hour (up to 3.28"xSite - V_{wq}):	1.01	ac-in		11.28 ac-in
W = Trench Width:	12.00	ft.		
K = Hydraulic Conductivity:	2.510E-04	cfs/sq-ft per ft head		
H2 = Depth of Water Table:	2.46	ft.		
Du = Non-Saturated Trench Depth:	2.46	ft.		
Ds = Saturated Trench Depth:	1.05	ft.		
Total Trench Depth:	3.50	ft.		

3a.	Exfiltration Trench Required (Quality):	1488	**ft.**
3b.	Exfiltration Trench Required (Max. Additional Storage):	292	**ft.**
3c.	Total Maximum Exfiltration Trench Required:	**1780**	**ft.**

4. Exfiltration Trench Provided: **512 ft.**

5. Storage Provided:

Exfiltration Trench Vol Provided (Quality):	0.295	ac-ft
Exfiltration Trench Vol Provided (Additional Storage):	0.000	ac-ft
Total Exfiltration Trench Vol Provided:	**0.295**	**ac-ft**
50% Volume in Pipes + 50% of voids for length beyond max. ET required	**0.010**	**ac-ft**
Total Storage Volume Provided in Exfiltration Trench	**0.305**	**ac-ft**



Thickness (in)	Elev (ft)	
	18.58	Lowest Inlet
7.5		Asphalt + Base Thickness
		Select Backfill
	17.96	Top of Trench (Top of Pea Gravel)
6		Pea Gravel
6		Pipe Cover (Min. 6")
	17.96	Weir Elevation (if applicable)
	16.96	Inside Top of Pipe
18		Pipe Size (Min. 12")
	15.46	Invert of Pipe
12		Pipe Bed (Min. 12")
	14.46	Bottom of Trench
	15.50	Water Table / Control Water Elevation

TR-55 Volume Calculations - Existing

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

Existing Land Use

	5-year/24 hours	10 year/24 hours	25-year /72 hours	100-year /72 hours
Potential Maximum Retention (S) (in)	1.17	1.17	1.17	1.17
Rainfall (P) (in)	5	6	9	11
Total Site Drainage Area (A) (ac)	3.44	3.44	3.44	3.44
Runoff (Q) (in)	3.83	4.80	7.74	9.71
Volume of Runoff (V_r) (ac-ft)	1.10	1.37	2.22	2.78

Stage - Storage Existing

Stage (elev., ft)	Site Storage (ac-ft)	Total Volume Stored in Exfiltration Trench ($V_{wq}+V_{add}+V_{void}$) (ac-ft)	Total Storage (ac-ft)
12.00	0.000	0.305	0.305
13.00	0.000	0.305	0.305
14.00	0.000	0.305	0.305
15.00	0.000	0.305	0.305
16.00	0.000	0.305	0.305
17.00	0.056	0.305	0.360
18.00	0.626	0.305	0.931
19.00	2.211	0.305	2.516
20.00	4.904	0.305	5.209

Summary Stages

	Existing Stage (ft)	Criteria
5-year/24 hours	18.11	Min. Parking Elev.
10 year/24 hours	18.28	Min. Road Crown
25-year /72 hours	18.81	Min. Perim. Berm
100-year /72 hours (No Discharge)	19.10	Min. Finished Floor

Summary Discharges

	Existing Discharge (cfs) *from modeling*	Allowable Discharge (cfs)	Criteria
25-year/72 hours			

Equations Used (from Technical Release 55)

$S = (1000/CN)-10$

$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$

V_r (ac-ft) = (Q)(A)/12

Site Stage-Storage - Proposed

Lawnwood Parking Garage VMM
Project No: 140950052 5/10/2025

Stage Step Interval:	1
Start Stage Elevation:	12.00

Storage Type	Impervious Area	Swale Bottom	Swale Banks	Underground Storage	Landscaping	Total
	L	V	L	V	L	Area
Area (ac)	1.480	0.110	0.010	--	0.680	2.280
Avg Low Elev.	17.00	16.50	16.50	--	18.00	
Avg High Elev.	20.00		19.00	--	21.00	

						TOTAL
Stage	Impervious Area	Swale Bottom	Swale Banks	Underground Storage	Landscaping	**CUM, AC-FT**
12.00	0.000	0.000	0.000	0.000	0.000	**0.000**
13.00	0.000	0.000	0.000	0.000	0.000	**0.000**
14.00	0.000	0.000	0.000	0.000	0.000	**0.000**
15.00	0.000	0.000	0.000	0.000	0.000	**0.000**
16.00	0.000	0.000	0.000	0.284	0.000	**0.284**
17.00	0.000	0.055	0.001	0.851	0.000	**0.907**
18.00	0.247	0.165	0.005	1.418	0.000	**1.834**
19.00	0.987	0.275	0.013	1.986	0.113	**3.374**
20.00	2.220	0.385	0.023	2.233	0.453	**5.314**
21.00	3.700	0.495	0.033	2.233	1.020	**7.481**
22.00	5.180	0.605	0.043	2.233	1.700	**9.761**
23.00	6.660	0.715	0.053	2.233	2.380	**12.041**
24.00	8.140	0.825	0.063	2.233	3.060	**14.321**
25.00	9.620	0.935	0.073	2.233	3.740	**16.601**
26.00	11.100	1.045	0.083	2.233	4.420	**18.881**
27.00	12.580	1.155	0.093	2.233	5.100	**21.161**

Water Quality Calculations - Proposed

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

I. LAND USE:

1	Building	0.00 ac.	0.00%
2	Garages	1.16 ac.	33.72%
3	Asphalt / Sidewalk / Other Imp.	1.48 ac.	43.02%
6	Swale Bottom	0.11 ac.	3.20%
7	Swale Banks	0.01 ac.	0.29%
8	Landscaping	0.68 ac.	19.77%
	Total =	**3.44 ac.**	**100%**

Total overall impervious surface with building = 76.74%

Is the site within a basin discharging to WNAS? Yes

II. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.

2. Exfiltration trench requires the volume required for the wet detention system.

3. If the site is within a basin that discharges to an Impaired Water Body (Waters Not Attaining Standards - WNAS), must provide an additional 50% of Required Water Quality Volume as reasonable assurance to not impact water quality.

III. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 3.44 acres X (1 foot / 12 inches)
   = **0.287 ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Lake Area + Buildings)
      = 3.44 acres - (0.00 acres + 0.00 acres)
      = **3.44 acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 3.44 acres - 0.80 acres
      = **2.64 acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality x 100%
      = 2.64 acres / 3.440 acres x 100%
      = **76.74 % Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 76.74 %
      = **1.92 inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Lake Area)
      = 1.92 inches X (3.44 acres - 0.000 acres) x (1 foot / 12 inches)
      = **0.55 ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.287 ac-ft
   2.5 inches times the percentage of impervious area = 0.550 ac-ft

   Additional 50% if within WNAS (0.000 ac-ft if not within WNAS) = 0.275 ac-ft

   WQ volume of 0.825 ac-ft required

Exfiltration Trench Calculations - Proposed

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula: $L = 2*(0.5*Vwq + Vadd) / (K((2*H2*Du) - (Du^2) + (2*H2*Ds)) + (1.39x10^4*W*Du))$

2. Design Information:

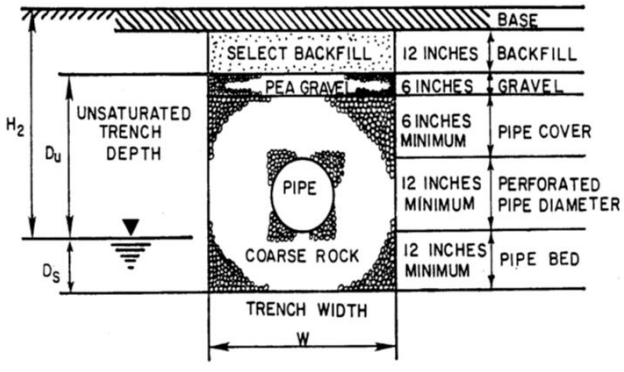
Weir Needed in ET System?	yes			
Weir Elevation	17.96	ft.		
V_{wq} = Water Quality Vol. to be Exfiltrated:	9.90	ac-in	3.28"xSite =	0.94 ac-ft
V_{add} = Add. Storage Vol. in 1 hour (up to 3.28"xSite - V_{wq}):	1.38	ac-in		11.28 ac-in
W = Trench Width:	12.00	ft.		
K = Hydraulic Conductivity:	2.510E-04	cfs/sq-ft per ft head		
H2 = Depth of Water Table:	2.46	ft.		
Du = Non-Saturated Trench Depth:	2.00	ft.		
Ds = Saturated Trench Depth:	1.51	ft.		
Total Trench Depth:	3.50	ft.		

3a.	Exfiltration Trench Required (Quality):	1489	**ft.**
3b.	Exfiltration Trench Required (Max. Additional Storage):	416	**ft.**
3c.	Total Maximum Exfiltration Trench Required:	**1904**	**ft.**

4. Exfiltration Trench Provided: **527 ft.**

5. Storage Provided:

Exfiltration Trench Vol Provided (Quality):	0.292	ac-ft
Exfiltration Trench Vol Provided (Additional Storage):	0.000	ac-ft
Total Exfiltration Trench Vol Provided:	**0.292**	**ac-ft**
50% Volume in Pipes + 50% of voids for length beyond max. ET required	**0.011**	**ac-ft**
Total Storage Volume Provided in Exfiltration Trench	**0.303**	**ac-ft**



Thickness (in)	Elev (ft)	
	18.12	Lowest Inlet
7.5		Asphalt + Base Thickness
		Select Backfill
	17.50	Top of Trench (Top of Pea Gravel)
6		Pea Gravel
6		Pipe Cover (Min. 6")
	17.96	Weir Elevation (if applicable)
	16.50	Inside Top of Pipe
18		Pipe Size (Min. 12")
	15.00	Invert of Pipe
12		Pipe Bed (Min. 12")
	14.00	Bottom of Trench
	15.50	Water Table / Control Water Elevation

TR-55 Volume Calculations - Proposed

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

Volume Required

	5-year/24 hours	10 year/24 hours	25-year /72 hours	100-year /72 hours
Potential Maximum Retention (S) (in)	1.37	1.37	1.37	1.37
Rainfall (P) (in)	5	6	9	11
Total Site Drainage Area (A) (ac)	3.44	3.44	3.44	3.44
Runoff (Q) (in)	3.667	4.624	7.546	9.515
Volume of Runoff (V_r) (ac-ft)	1.051	1.326	2.163	2.728

Stage - Storage Proposed

Stage (elev., ft)	Site Storage (Includes Underground Vault Storage) (ac-ft)	Total Volume Stored in Exfiltration Trench ($V_{wq}+V_{add}+V_{void}$) (ac-ft)	Total Storage (ac-ft)
12.00	0.000	0.000	0.000
13.00	0.000	0.000	0.000
14.00	0.000	0.000	0.000
15.00	0.000	0.000	0.000
16.00	0.284	0.000	0.284
17.00	0.907	0.000	0.907
18.00	1.834	0.303	2.137
19.00	3.374	0.303	3.677
20.00	5.314	0.303	5.617
21.00	7.481	0.303	7.784
22.00	9.761	0.303	10.064
23.00	12.041	0.303	12.344

Summary Quality

Required Min Water Quality to Meet:	0.825 ac-ft
Water Quality Volume Met at Stage:	16.87 ft

Summary Stages

	Proposed Stage (ft)	Existing Stage (ft)	Criteria
5-year/24 hours	17.12	18.11	Min. Parking Elev.
10 year/24 hours	17.34	18.28	Min. Road Crown
25-year /72 hours	18.02	18.81	Min. Perim. Berm
100-year /72 hours (No Discharge)	18.38	19.10	Min. Finished Floor

Summary Discharges

	Proposed Discharge (cfs) *from modeling*	Existing Discharge (cfs) *from modeling*	Allowable Discharge (cfs)	Criteria
25-year/72 hours		0.00	0	0

Equations Used (from Technical Release 55)

$S = (1000/CN)-10$

$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$

V_r (ac-ft) = (Q)(A)/12

Summary

Lawnwood Parking Garage
Project No: 140950052

Designed by: VMM
Checked by: MFS
Date: 5/10/2025

Stage Summary

Design Storm	Proposed Stage (ft)	Existing Stage (ft)	#REF!	Criteria
5-year/24 hours	17.12	18.11	#REF!	Min. Parking Elev.
10 year/24 hours	17.34	18.28	#REF!	Min. Road Crown
25-year /72 hours	18.02	18.81	#REF!	Min. Perim. Berm
100-year /72 hours (No Discharge)	18.38	19.10	#REF!	Min. Finished Floor

Finished Floor Elev. Summary

Criteria	Min. FF Elev.
FEMA Flood Map	
ASCE/SEI 24-05 (Cat III, BFE + 1')	1.00
100-year Flood Elev Map	
Design 100-year/3-day (No Disch) Elev	18.38
Governing Finish Floor Elevation	18.38

Quality Summary

Required Min Water Quality to Meet:	0.825 ac-ft required	
Water Quality Volume Met at Stage:	16.87 ft	
Quality Provided Through Exfiltration:	0.302769354 ac-ft	
Exfiltration Trench Used:	527 ft	
Exfiltration Trench Dimensions:	Width (ft) = 12.00	Depth (ft) = 3.50

Discharges Summary

	Proposed Discharge (cfs) *from modeling*	Existing Discharge (cfs) *from modeling*	Allowable Discharge (cfs)	Criteria
25-year/72 hours		0.00	0.00	0.00

Compensating Storage Summary

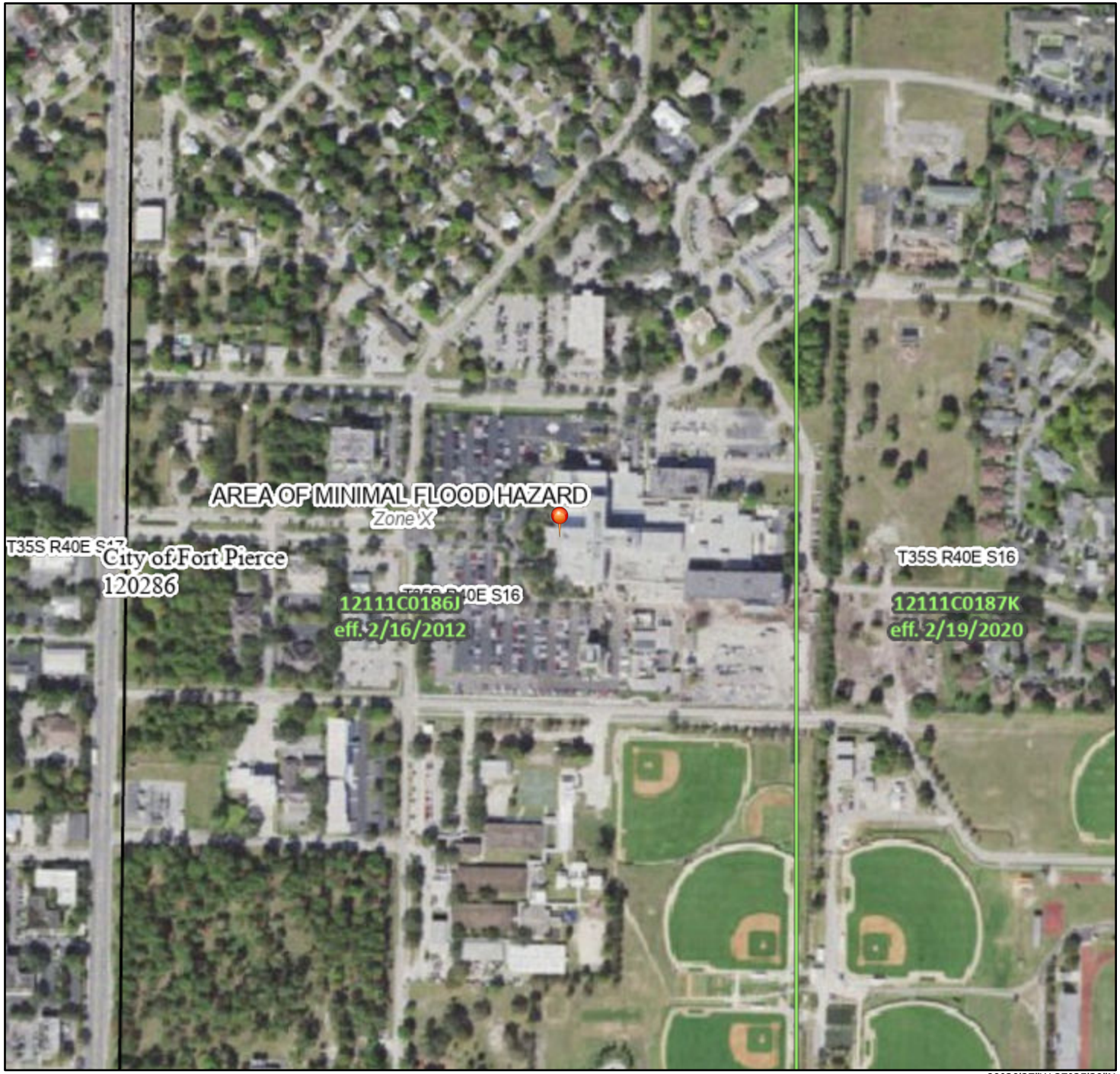
Storage Type	Existing (ac-ft)	Proposed (ac-ft)	Difference (ac-ft)
Site Storage (Grade up to 100 year stage)	0.00	0.00	0.00
Soil Storage	0.33	0.39	0.06
Exfiltration Trench Storage	512.00	0.30	-511.70
TOTAL	512.33	0.69	-511.64

Appendix D: FEMA FIRMette

National Flood Hazard Layer FIRMette

FEMA

80°21'4"W 27°26'11"N



80°20'27"W 27°25'39"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/2/2025 at 8:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix E: USGS Soils Map

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for St. Lucie County, Florida

HCA Florida Lawnwood



April 2, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
St. Lucie County, Florida.....13
21—Lawnwood and Myakka sands.....13
50—Waveland and Immokalee fine sands.....15
References.....19

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:2,540 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 18, Aug 23, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21	Lawnwood and Myakka sands	18.2	67.4%
50	Waveland and Immokalee fine sands	8.8	32.6%
Totals for Area of Interest		**27.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

21—Lawnwood and Myakka sands

Map Unit Setting

National map unit symbol: 1jpvg
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Lawnwood and similar soils: 41 percent
Myakka and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lawnwood

Setting

Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 8 inches: sand
E - 8 to 28 inches: sand
Bh1 - 28 to 52 inches: sand
Bh2 - 52 to 58 inches: sand
C - 58 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 10 to 31 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Myakka

Setting
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile
A - 0 to 7 inches: sand
E - 7 to 27 inches: sand
Bh - 27 to 38 inches: sand
C - 38 to 80 inches: sand

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Ankona
Percent of map unit: 7 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Electra

Percent of map unit: 7 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F156BY045FL - Sandy Scrubby Flatwoods on Rises and Knolls
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Waveland

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

50—Waveland and Immokalee fine sands

Map Unit Setting

National map unit symbol: 1jpwd
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Waveland and similar soils: 45 percent
Immokalee and similar soils: 43 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand

Eg - 4 to 32 inches: sand
Bh1 - 32 to 40 inches: loamy sand
Bh2 - 40 to 53 inches: sand
Cg1 - 53 to 66 inches: sand
Cg2 - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
Cg - 54 to 72 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood

Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Electra

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Jonathan

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)
Hydric soil rating: No

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Appendix F: Geotechnical Report

REPORT OF GEOTECHNICAL ENGINEERING SERVICES

For:

LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
1700 S. 23RD STREET
FORT PIERCE, FLORIDA 34950

Prepared for:

HCA MANAGEMENT SERVICES, LP
C/O STRUCTURAL DESIGN GROUP
220 GREAT CIRCLE ROAD, SUITE 106
NASHVILLE, TN 37228

Prepared by:

PROFESSIONAL SERVICE INDUSTRIES, INC.
2000 AVENUE P, SUITE 16
RIVIERA BEACH, FLORIDA 33404

PSI PROJECT NO. 0772-902

October 4, 2019

2000 Avenue P, Suite 16
Riviera Beach, FL 33404
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October 4, 2019

HCA Management Services, LP
c/o Structural Design Group
220 Great Circle Road, Suite 106
Nashville, TN 37228

Attention: Mr. Jeremy Salmon, P.E., S.E. - Principal

Re: Report of Geotechnical Engineering Services
Lawnwood Regional Medical Center Surgery Expansion
1700 S. 23rd Street, Fort Pierce, Florida 34950
PSI Project No.: 0772-902

Dear Mr. Salmon:

Professional Service Industries, Inc. (PSI), an Intertek Company, has completed a geotechnical engineering study in connection with the referenced project. Our services were provided in general accordance with PSI Proposal No. 0772-286585, dated August 12, 2019. This report provides an overview of the work completed by PSI, as well as recommendations for use in site preparation, foundation, drainage and pavement design and construction.

We trust this report is adequate for your current needs; however, should you have any questions or should additional information be required, please do not hesitate to contact our office at (561) 844-2404.

Respectfully Submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.
Certificate of Authorization No. 3684

JUAN D VILLEGAS LICENSE No. 60745 STATE OF FLORIDA PROFESSIONAL ENGINEER

Juan D. Villegas, P.E. 10/04/2019
Principal Consultant
FL License No. 60745

David Arias
Branch Manager

Cc: Addressee (1-PDF)

TABLE OF CONTENTS

1.0 PROJECT INFORMATION 1

1.1 General 1
1.2 Site Description 1
1.3 Proposed Construction 1

2.0 FIELD EXPLORATION AND SUBSURFACE CONDITIONS 1

2.1 Standard Penetration Test (SPT) Borings 1
2.2 Percolation Tests 2
2.3 Subsurface Conditions 2
2.4 Groundwater Conditions 4
2.5 General Geotechnical Engineering Parameters 4
2.6 Below Grade Walls 4

3.0 LABORATORY TESTING 5

4.0 FOUNDATION RECOMMENDATIONS 5

4.1 General 5
4.2 Option A: Shallow Foundations 6
4.3 Option B: Shallow Foundations after Deep Ground Improvement 7
4.4 Option C: Combination of Shallow Foundations with and without Deep Ground Improvement 8
4.5 Ground Floor Slab 8

5.0 SITE PREPARATION 8

5.1 General 8
5.2 In-Situ Densification 9
5.3 Structural Fill and Backfill 9
5.4 Groundwater Control 10
5.5 Shallow Foundation Construction 10

6.0 PAVEMENT SECTION RECOMMENDATIONS 11

7.0 REPORT LIMITATIONS 12

APPENDIX A
Sheet 1: Boring Location Plan
Sheet 2: Soil Profiles

APPENDIX B
Table 1: Summary of Boring Locations
Table 2: Summary of Laboratory Test Results
Grain Size Data Sheets
Table 3: Summary of Percolation Test Results
Schematic of Usual Open-Hole Percolation Tests

APPENDIX C
Boring Log Key

1.0 PROJECT INFORMATION

1.1 GENERAL

We understand that the proposed project consists of improvements within the premises of the Lawnwood Regional Medical Center in Fort Pierce, Florida. The scope of services for this project included the completion of a subsurface investigation and geotechnical engineering analyses and reporting. This report summarizes the results of the work performed and provides recommendations regarding site preparation, foundation, drainage and pavement design and construction.

1.2 SITE DESCRIPTION

The proposed project site is located at 1700 S. 23rd Street in Fort Pierce, St. Lucie County, Florida. The project site is within the premises of the Lawnwood Regional Medical Center. The proposed construction areas consists for paved parking and driveways and undeveloped land covered with trees/vegetation at the southeast and west areas of the site. The proposed boring locations were accessible with our truck-mounted drill rig except for the borings performed for the proposed parking expansion at the west area of the site.

1.3 PROPOSED CONSTRUCTION

It is our understanding that the proposed project involves the design and construction of a 3-story addition (surgery building expansion) that will be designed for two future floors. We understand that existing canopy will be demolished to accommodate the building expansion. Also, we understand that the existing O2 park building will be removed and relocated and that a new central plant building will be constructed at the south side of the site. Also, an at grade parking lot (asphalt pavement) will be constructed within the existing retention pond at the southeast area, as well as at the west area of the site.

Structural loading information for the proposed 3-story addition was provided by the Structural Engineer at the time of the preparation of this report. We understand that the building addition column loads will range from approximately 27 kips (minimum load at column line H.5/A) to 581 kips (maximum load at column line C/P). Walls loads will be in the order of 1 kip/ft. We understand that these loads include all five floors. Structural loading for the other project components (02 park and central plant building) was not available. Therefore, we have assumed that maximum column and wall loads for these components will not exceed the building addition structural loading noted above.

If any of the noted information is incorrect or has changed, please notify PSI so that we may amend the recommendations presented in this report, if appropriate.

2.0 FIELD EXPLORATION AND SUBSURFACE CONDITIONS

2.1 STANDARD PENETRATION TEST (SPT) BORINGS

To evaluate the subsurface conditions within the proposed improvements, we drilled and sampled Standard Penetration Test (SPT) borings to depths ranging from approximately 6 to 60 feet below existing site grade at the time of our field exploration. The approximate locations at which the SPT borings were performed are shown on **Sheet 1** of **Appendix A** and tabulated in **Table 1** of **Appendix B**. The SPT boring locations are summarized in **Table A** below:

Table A: SPT Boring Locations

Proposed Improvement	Corresponding Boring No.	Boring Depth (ft.)
3-story addition (surgery building expansion)	B-1, B-2, B-3, B-4	60
Central Plant	CP-1, CP-2	40
02 Park	OP-1	40
Southeast Parking Area	A-1, A-2, A-3, A-4, A-5	6, 10
West Parking Area [1]	A-6, A-7, A-8	5

Note [1]: At the west parking area, hand auger borings were performed due to access limitations to the truck mounted drill rig.

After seating the sample spoon six inches, the number of successive blows required to drive the sampler twelve inches into the soil constitutes the test result commonly referred to as the "N" value. The “N” value has been empirically correlated with various soil properties and is considered to be indicative of the relative density of cohesionless soils and the consistency of cohesive materials. The SPT borings were performed using a CME-55 truck mounted drill rig equipped with an automatic hammer. The recovered split spoon samples were visually classified in the field and transported to the laboratory for further review. Following completion of our field services, the boreholes were backfilled with excavated soil.

2.2 PERCOLATION TESTS

PSI performed two percolation tests (P-1 and P-2) at a depth of 10 feet below grade within SPT borings A-4 and A-2, respectively. The percolation tests were performed in general accordance with the South Florida Water Management District (SFWMD) procedures for the "Usual Condition Constant Head" Percolation Test. SPT sampling was performed simultaneously as the boreholes were advanced using a 6-inch diameter casing. A 4-inch diameter perforated PVC pipe was placed in the boreholes prior to retrieving the casing. Water was then pumped into the boreholes to raise the water level as close to the ground surface as possible. Once the inflow equalized with the outflow rate, the average pumping rate and level of the water for this stabilized flow rate was recorded. The hydraulic conductivity values determined from the tests are presented in **Table 3** of **Appendix B**. The values are in units of cubic feet of flow per second, per square foot of seepage area, per foot of head (cfs/ft^2-ft). The tabulated values are an ultimate values. The designer should apply an appropriate factor of safety to the reported values.

2.3 SUBSURFACE CONDITIONS

Our interpretation of the subsurface conditions is based on the SPT borings and hand auger borings performed at the approximate locations shown on **Sheet 1** of **Appendix A**. The following **Tables B** to **E** summarize the subsurface conditions at each project component. For more specific information such as layer depths, please refer to the soil profiles on **Sheet 2** of **Appendix A.** It should be noted that the stratification lines shown on the soil profiles indicate approximate transitions between soil types based on visual observation of the recovered soil samples and the interpretation of the field logs by a geotechnical engineer. In situ stratification changes could occur gradually or at different depths. Included with the soil profiles are the N-values and groundwater levels measured at the time the borings were drilled. Please note that all boring depths refer to in this report are below existing site grades at the time of our field exploration.

Table B: Generalized Subsurface Conditions (Surgery Building Expansion; B-1 to B-4)

Layer No.	General Material Description (USCS)	N_{auto} Value Range (bpf)	N_{auto} Value Average (bpf)	Relative Density
1	Asphalt Pavement	-	-	-
2	Topsoil (OL)	-	-	-
3	Light to Brown Fine to Medium Sand, Trace to Little Limerock (SP, SP-SM)	15 - 31	22	Medium Dense to Dense
4	Dark Brown to Black Fine to Medium Sand, Trace to Few Organics (SP, SP-SM)	13 - 27	19	Medium Dense to Dense
5	Brown to Dark Brown Fine to Medium Sand (SP, SP-SM)	2 - 22	12	Very Loose to Medium Dense
6	Light Brown or Light Gray Fine to Medium Sand, Trace to Few Shell Fragments (SP, SP-SM)	7 - 59	42	Loose to Very Dense

Table C: Generalized Subsurface Conditions (Central Plant; CP-1 & CP-2)

Layer No.	General Material Description (USCS)	N_{auto} Value Range (bpf)	N_{auto} Value Average (bpf)	Relative Density
1	Asphalt Pavement	-	-	-
3	Light to Brown Fine to Medium Sand, Trace to Little Limerock (SP, SP-SM)	10 - 14	12	Medium Dense
4	Dark Brown to Black Fine to Medium Sand, Trace Organics (SP, SP-SM)	10 - 14	12	Medium Dense
5	Brown to Dark Brown Fine to Medium Sand (SP, SP-SM)	5 - 18	11	Loose to Medium Dense

Table D: Generalized Subsurface Conditions (02 Park; OP-1)

Layer No.	General Material Description (USCS)	N_{auto} Value Range (bpf)	N_{auto} Value Average (bpf)	Relative Density
2	Topsoil (OL)	-	-	-
3	Light to Brown Fine to Medium Sand, Trace to Little Limerock (SP, SP-SM)	2 - 5	4	Very Loose to Loose
5	Brown to Dark Brown Fine to Medium Sand (SP, SP-SM)	7 - 15	12	Loose to Medium Dense

Table E: Generalized Subsurface Conditions (Parking; A-1 to A-8)

Layer No.	General Material Description (USCS)	N_{auto} Value Range (bpf)	N_{auto} Value Average (bpf)	Relative Density
2	Topsoil (OL)	-	-	-
5	Brown to Dark Brown Fine to Medium Sand (SP, SP-SM)	3 - 17	9	Very Loose to Medium Dense

2.4 GROUNDWATER CONDITIONS

The groundwater table was not observed in the SPT borings at the time of drilling (September 2019). It should be noted that groundwater levels fluctuate seasonally in response to rainfall and the infiltration rate of the soil. Therefore, at a time of year different from the time of drilling, there is a possibility of a change in the recorded level. We recommend that the contractor determine the actual groundwater levels at the time of construction to assess groundwater impact on the construction procedure.

2.5 GENERAL GEOTECHNICAL ENGINEERING PARAMETERS

The following geotechnical parameters were obtained based on empirical correlations between the N-value and the soil strength:

Table F: Geotechnical Engineering Parameters

Layer No.	General Material Description (USCS)	Unit Weight, γ (pcf)		Soil Friction Angle, ϕ (°)	Lateral Earth Pressure Coefficients		
		Total, γ_T	Effective, γ'		K_a	K_p	K_o
3	Sand	110	48	32	0.307	3.255	0.470
4	Sand	105	43	29	0.347	2.882	0.515
5	Sand	105	43	31	0.320	3.124	0.485
6	Sand	115	53	38	0.238	4.204	0.384

2.6 BELOW GRADE WALLS

Structures with below grade walls will be subjected to lateral at-rest, passive or active earth pressures. Walls which are restrained at the top and bottom will be subjected to at-rest soil pressures whereas those which are not restrained at the top and where sufficient movement is allowed to be mobilized will be subjected to active or passive earth pressures. Below grade walls must be designed to resist earth pressure from granular backfill, surcharge loads and unbalanced hydrostatic forces. Lateral earth pressure geotechnical design parameters for below grade walls or retaining walls are presented in **Table F** of the previous section.

3.0 LABORATORY TESTING

The soil samples recovered from the borings were visually reviewed in the laboratory by a geotechnical engineer to confirm the field classifications. The samples were classified using the Unified Soil Classification System (USCS) in general accordance with the American Society of Testing and Materials (ASTM) test designation D2487. The soil classification was based on visual observations and laboratory testing. Our laboratory program consisted of performing moisture content tests (ASTM D2216), organic content (ASTM D2974), and particle size distribution tests (ASTM D6913) including material finer than the No. 200 sieve. Please refer to **Table 2** of **Appendix B** for details on the soil laboratory testing results. The grain size data sheets are also presented in **Appendix B**.

4.0 FOUNDATION RECOMMENDATIONS

4.1 GENERAL

Based on the field data obtained from the borings and the foundation loads noted in **Section 1.3**, the proposed structures can be supported on shallow foundations bearing on compacted approved structural fill material or densified native soils after implementation of one of the options presented in this section.

It should be noted that granular soils with trace to few organics (Layer 4; organic content ranging from 0.6% to 7.4%, average 4.9%) were found in the borings performed for the building expansion and the central plant. Layer 4 material was found in these borings to depths ranging from 2 to 6 feet below the existing ground surface. It is our opinion that layer 4 should be removed below the proposed foundation (isolated and spread footings) footprints if **Options A** or **C** below are selected. Removal of layer 4 would not be required for the floor slabs.

- **Option A: Shallow Foundations (No Ground Improvement):** This option can be used for all structures provided that the structural loading is as noted in **Section 1.3**. An allowable soil bearing capacity of 2,500 psf should be used for this option.
- **Option B: Shallow Foundations after Deep Ground Improvement:** Ground improvement would be carried out using gravel columns installed using the vibro-replacement process. An allowable soil bearing capacity of 6,000 psf should be used for this option. For shallow foundations after ground improvement, removal of layer 4 would not be required.
- **Option C: Combination of Shallow Foundations with and without Ground Improvement:** This option was requested by the Structural Engineer to prevent ground improvement induced vibrations on the existing structure's shallow foundations. Shallow foundations without ground improvement may be used along columns lines Q and A (adjacent to the existing building). All other shallow foundations may be constructed after ground improvement using the vibro-replacement method.

For all three options, the floor slab can be constructed at grade. More detailed site preparation procedures associated with these foundation systems are presented hereafter.

4.2 OPTION A: SHALLOW FOUNDATIONS

After completion of site preparation procedures as noted in **Section 5.0** of this report, the proposed structure can be supported on shallow foundations that are designed using a maximum net allowable bearing pressure of 2,500 pounds per square foot (psf) bearing on compacted approved structural fill material or densified native soils.

The bottom of the footings should bear at least 24 inches below the finished exterior grade in order to provide confinement. We further recommend that the footings supporting isolated columns have a minimum width of 36 inches and that continuous footings have a minimum width of at least 24 inches, even if those dimensions produce a bearing pressure less than the allowable. The purpose of limiting the minimum footing size is to prevent a "punching" shear failure and to reduce the possibility of bearing on an isolated weak zone.

Foundations subject to transient lateral loads will resist these forces through a combination of base shearing resistance mobilized at the footing-subgrade interface and earth pressure acting on the vertical faces of the footings at right angles to the direction of applied load. Base shearing resistance may be determined using a friction factor of 0.4. Passive earth pressure resistance should be computed using an equivalent fluid pressure of 140 pounds per square foot per foot of depth, for granular material. Resistance to sliding determined in accordance with the noted parameters should be considered available/ultimate resistance. Accordingly, the design for sliding resistance should include a factor of safety. We suggest that a factor of safety of at least 1.5 be used. To calculate the resistance of a footing to uplift forces, a prismatic failure block with vertical faces should be assumed above the footing base. The resisting forces will be provided by the combination of footing weight, overburden soil weight in the failure block, and shearing resistance along the faces of the soil block. The weight of the soil above the water table should be taken as 110 pounds per cubic foot (pcf). For submerged soil, a buoyant weight of 48 pcf should be used. The factor of safety against uplift should not be less than 1.5.

The amount of settlement of a structure founded on top of compacted granular soils is primarily governed by the elastic compressibility of the material, the size and depth of its foundations, and the pressure imposed on the supporting materials by the foundations. Based on the field test data obtained, our experience with similar structures and empirical relationships for bearing capacity and settlement, we have estimated that the maximum total settlement of the foundations will be in the order of one inch. Differential settlement, between adjacent foundations, should be approximately one-half of the total settlement movement. Compacted granular soils that will provide support to the foundations have very low compressibility characteristics and any settlement due to pressure applied by the foundations is likely to occur almost immediately upon application of the loads. In this case, nearly all of the settlement of the structure foundations due to dead loads is expected to take place during construction. The portion of the settlement due to live loads will generally take place soon after the first application of this load. Our settlement estimates are contingent upon subgrade preparation being carried out as recommended herein. Total and differential settlements of the noted magnitudes are usually considered tolerable for the anticipated construction; however, the tolerance of the proposed structure to the predicted total and differential settlements should be confirmed by the structural engineer/architect. Additionally, our settlement estimates are based on the foundation loads being in the order of magnitude noted in **Section 1.3** of this report.

4.3 OPTION B: SHALLOW FOUNDATIONS AFTER DEEP GROUND IMPROVEMENT

Ground improvement would be carried out using gravel columns installed using the vibro-replacement process. Such work is typically performed by a Specialty Foundation Contractor on a performance specification basis. Therefore, it is our recommendation that the work on this project be carried out by an experienced/qualified Specialty Contractor on a performance specification basis. The performance specification requirements for the project have been developed by PSI and are as follows:

- Improve the ground at depth to provide for an allowable design bearing pressure of 6,000 pounds per square foot (psf).
- For footings sized for the design bearing pressure, provide for settlement that is one inch or less total movement with differential settlement not exceeding one half inch for the range of foundation loads noted earlier.
- Confirm the adequacy of the design/construction through the performance of a plate load test.

The Specialty Contractor that is selected to perform the ground improvement work should be experienced/qualified and have successfully completed at least ten similar projects within the past five years. Vibro-replacement performed using an H-pile driven with a hammer at its top should not be considered an acceptable ground modification technique for this project. A vibratory probe with a horsepower rating of 160 HP and 23 tons of centrifugal force should be used to construct the gravel columns.

The ground improvement program should consist of installing stone/gravel columns at the proposed spread footing locations and along continuous wall footings, to control total and differential settlement of the completed foundations. Also, the foundation specialty contractor should have experience and capabilities of using a lower horsepower vibrator to minimize vibrations during installation of stone/gravel columns adjacent to existing structures. All field work associated with the deep ground improvement should be monitored by a representative of the geotechnical engineer.

As noted earlier, the soil improvement criteria for vibro-replacement should include constructing stone columns beneath all column and load bearing wall foundations to provide an allowable soil bearing capacity of 6,000 pounds per square foot (psf) with a maximum of one inch of total settlement. The densification by vibro-replacement method should be from the bottom of the proposed footing to typically twice the width of the footing for column pads and four times the width of strip footings. The actual number and depth of the gravel columns should be determined by the Specialty Contractor with a plan and design calculations submitted prior to starting the work in the field.

The specialty foundation contractors design submittal should be signed and sealed by a Florida Professional Engineer.

The gravel for use in the vibro-replacement process should meet the gradation criteria of No. 57 Stone (ASTM C-33) as noted below.

Sieve Size	Percent Passing
1.5 inches	100
1.0 inches	95 to 100
½ inch	25 to 60
No. 4	0 to 10
No. 8	0 to 5

The adequacy of the gravel column installation should be confirmed through the performance of a full scale static load test. The load test should be completed on a minimum 10 foot by 10 foot steel plate that is loaded in increments to a top load of 1,000 kips. The plate load test should be carried out in a manner similar to the quick pile load test procedures in ASTM D1143. The installation of all gravel columns should be observed by a representative of PSI.

4.4 OPTION C: COMBINATION OF SHALLOW FOUNDATIONS WITH AND WITHOUT DEEP GROUND IMPROVEMENT

Shallow foundations without ground improvement may be used along column lines Q and A (adjacent to the existing building) and shallow foundations with ground improvement at all other shallow foundation locations. The purpose of this combined shallow foundation system is to prevent ground improvement induced vibrations on the existing structure's shallow foundations adjacent to column lines Q and A. Our settlement evaluations between shallow foundations without improvement (column lines Q and A) and with ground improvement (column lines B, P, and P.5) resulted in estimated differential settlements in the order of half an inch. Recommendations for shallow foundations without and with ground improvement were provided in **Sections 4.2** and **4.3**, respectively.

4.5 GROUND FLOOR SLAB

We recommend that the procedures described in **Section 5.0** of this report be used to prepare the floor slab subgrade. Ground floor slabs can bear directly on top of compacted structural fill material. A modulus of subgrade reaction value of 150 pounds per cubic inch (pci) may be used for design. To avoid potential moisture problems, we recommend that floor slab subgrade soils be covered with a vapor barrier (such as visqueen, normally 6 mil thick) prior to constructing the slab-on-grade floors. The floor slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of the slabs and foundation system so that a small amount of independent movement can occur without causing structural damage. An ultimate friction factor of 0.21 should be used for the vapor barrier-soil interface with an appropriate factor of safety

5.0 SITE PREPARATION

5.1 GENERAL

Based on the results of our field exploration, we anticipate site preparation procedures to include the steps listed below. All work should be carried out in accordance with current regulatory criteria. The earthwork and testing required herein should be performed under the supervision of PSI personnel.

1. Site preparation for the proposed development should include the removal of the existing pavement, topsoil, vegetation, etc., as required. All unwanted ground cover, vegetation, or other unsuitable materials should be completely removed from the site and properly disposed of.
2. The location of any existing conflicting underground utility lines within the construction area should be established. Provisions should be made to relocate any interfering utility lines within the construction area. Abandoned utilities should be removed or grouted to reduce the possibility of subsurface erosion that could result in future settlement.

3. The cleared exposed subgrade should be densified as specified in **Section 5.2.** Densification of the soils should be performed within the proposed development areas plus a 5-foot wide perimeter extending beyond the outside edges, where practical. Densification operations should continue until the subgrade soils are firm and unyielding.
4. Option A and C: Layer 4 should be completely removed below the shallow foundation (isolated and spread footings) footprints without ground improvement. Layer 4 should be removed at a ratio of 1 horizontal: 1 vertical (1H:1V) starting from the bottom of the proposed foundation bearing level downward and outward until suitable materials are reached (i.e. stratum 5 – sand). The over-excavation should then be backfilled and brought to the foundation bearing levels with structural fill as recommended in **Section 5.3** of the report. Removal of layer 4 would not be required for the ground floor slabs.
5. After densification of the existing granular soils, fill required to raise grades should conform to the recommendations in **Section 5.3** of the report.
6. It is mandated by federal regulations that all excavations, whether they be utility trenches, footings/pile caps excavations, be constructed in accordance with the OSHA guidelines. It is our understanding that these regulations are being strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

5.2 IN-SITU DENSIFICATION

Following initial site preparation and clearing activities, in-situ densification of the subgrade soils should be performed in the proposed development areas plus a five-foot-wide perimeter extending beyond the outside edges of the construction areas, where practical. Densification should be accomplished with a self-propelled vibratory roller which imparts a dynamic force of not less than 40,000 pounds. To minimize the effects of compaction induced vibrations on adjacent existing structures, the compaction operations should be limited to a distance not closer than 25 feet from existing structures (subject to field adjustment as necessary). The maximum drum roller weight to be used between 5 to 25 feet from existing structures should be limited to 4 tons.

For distances of less than 5 feet, a walk behind vibratory sled or roller should be used. Compaction of the bearing surface using this equipment should continue until no further vertical settlement of that surface is visually discernible. Any area of the exposed surface that deflects excessively under the weight of the compaction equipment should be excavated approximately 24 inches and replaced with compacted structural fill.

Density control should be exercised in the upper 12 inches of the compacted subgrade. Soils in this interval should be compacted to at least 95 percent of the Modified Proctor maximum dry density determined per ASTM D1557. Frequent wetting of the subgrade may be necessary during the rolling operations to prevent drying and loosening of the upper 6 to 12 inches of soil.

5.3 STRUCTURAL FILL AND BACKFILL

Structural fill should be free of organic matter and consist of granular material containing less than 12 percent passing by dry weight the U.S. Standard No. 200 mesh sieve. The fill material may be composed of either clean sands and/or limerock. The fill material should have no particle size in excess of three inches and have a Unified Soil Classification System (USCS) designation of GP, GW, GP-GM, GW-GM, SP, SW, SP-SM or SW-SM. Structural fill should be placed in level lifts not exceeding 12 inches in loose thickness. Each lift should be compacted to at least 95 percent of the Modified Proctor maximum dry density near the optimum moisture content as determined by ASTM D1557.

Fill to be compacted with a vibratory plate tamper or a small walk behind vibratory roller should be placed in lifts not exceeding six inches in loose thickness. In place density tests should be performed by a qualified soils technician working under the supervision of a geotechnical engineer in accordance with appropriate ASTM procedures. Any fill indicating less than the recommended relative compaction should be recompacted until the required density is obtained prior to the placement of subsequent fill lifts or pouring concrete for substructures.

Structural fill or backfill placed below the water table and to a height of one foot above it should consist of a combination of FDOT No. 57 Stone and structural fill material mixed in an approximate 50% proportion by volume. Density testing will not be required within this layer; however, the subgrade preparation work should be observed by a representative from our office to confirm that the material is in a stable and unyielding condition.

The use of a commercially available fill material by the name “Cyclone Sand” should not be permitted for the project. Cyclone sand contains large amounts of fines and is therefore very sensitive to moisture. The moisture sensitivity of the material makes it difficult to compact and achieve the desired densities.

5.4 GROUNDWATER CONTROL

Groundwater control may be required for construction excavations at this site for either excavation dewatering or removal of temporarily perched water from a rain event, such water can be controlled by pumping from sumps located in ditches or pits. Groundwater should be maintained at the following levels:

1. At least one foot below the bottom of any excavation made during construction operations and,
2. At least two feet below the surface of any vibratory compaction operations.

Dewatering with well points might be used for deeper excavations or when required to facilitate construction. Dewatering systems should be designed and operated so as not to impact adjacent construction. Additionally, the discharge from dewatering systems should be handled in accordance with current regulatory criteria as related to the same. The dewatering systems shall be evaluated and designed by a specialty dewatering contractor.

5.5 SHALLOW FOUNDATION CONSTRUCTION

Following the general site preparation recommendations in **Section 5.0**, the steps noted below will apply for preparing the foundation subgrade for areas that are to support shallow foundations.

1. If the deep ground improvement option is used, the footings should be placed on ground modified/improved by the vibro-replacement technique using gravel columns.
2. Soils exposed at the bottom of the footing excavations should be compacted to at least 95 percent of the Modified Proctor maximum dry density just before pouring concrete. If the footing bearing materials become disturbed due to surface water resulting from precipitation and runoff, the disturbed soils should be overexcavated and replaced with compacted limerock which is densified to at least 95 percent of the materials Modified Proctor maximum dry density as determined by ASTM designation D1557.
3. All open foundation excavations should be observed and approved by a licensed geotechnical engineer or his representative prior to pouring concrete.

6.0 PAVEMENT SECTION RECOMMENDATIONS

We recommend that the procedures described in **Section 5.0** of this report be used to prepare the pavement subgrade. Flexible pavement sections in this geographic area typically consist of an asphaltic concrete wearing course, a limerock base course and a stabilized subgrade (sub-base). Based on the expected traffic loading and our experience in the area, the typical pavement section thicknesses noted in **Table G** should be acceptable. The base course materials in the pavements should consist of crushed limerock having a minimum Limerock Bearing Ratio (LBR) of 100. Base materials should meet the requirements presented in the latest revisions of the Florida Department of Transportation "Specifications for Road and Bridge Construction", Section 911 (limestone). The base course should be compacted to at least 98 percent of the material's maximum dry density (ASTM D1557). The subgrade should be stabilized to a depth of 12 inches to achieve a minimum LBR of 40. This can be obtained by blending base material (limerock) with the existing subgrade soils. The required mixing ratio should be determined by laboratory testing. The stabilized subgrade should be compacted to at least 95 percent of the maximum dry density (ASTM D1557). The LBR requirement for the subgrade soils is only required for the "flexible" pavement section.

TABLE G: TYPICAL PAVEMENT SECTION SUGGESTIONS

Type of Pavement	Layer	Material Description	Layer Thickness (inches)	
			Light Duty	Medium Duty
Flexible	(A)	Florida DOT Asphalt Type S	1.5	2.5
	(B)	Crushed limerock with minimum LBR of 100, compacted to 98% of the Modified Proctor maximum dry density	6.0	8.0
	(SB)	Stabilized sub-grade (sub-base) fill with a minimum LBR of 40 compacted to 95% of the Modified Proctor maximum dry density	12.0	12.0
Rigid	(C)	Florida DOT Portland Cement Concrete	5.0	6.0
	(SB)	Stabilized sub-base compacted to 95% of the Modified Proctor maximum dry density	12.0	12.0
(A) = Asphaltic Concrete, (B) = Base Course, (SB) = Stabilized Sub-grade (Sub-base), (C) = Concrete				

Where dumpsters are to be parked on the pavement, so that considerable load is transferred from relatively small steel supports, it is recommended that rigid concrete pavement be constructed. In addition, the area utilized for unloading the dumpsters by heavy duty-trucks should also be provided with a rigid pavement. A minimum Portland cement concrete pavement thickness of 5 inches should be used in parking areas (light duty) and 6 inches in loading areas (medium duty), if rigid pavements are to be employed. The subgrade soils below concrete pavements should be compacted to a minimum density of 95% of the modified Proctor maximum dry density (ASTM D1557). Fill that may be required to raise grades in pavement areas should be compacted to at least 95 percent of the material's maximum dry density (ASTM D1557).

Actual pavement section thicknesses and the reinforcement details for the rigid pavement section should be provided by the Design Civil Engineer based on traffic loads, volume, and the owner's design life requirements. The noted sections represent minimum thicknesses for typical local construction practices and, as such, periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to FDOT, American Concrete Institute (ACI), or appropriate city/county requirements.

7.0 REPORT LIMITATIONS

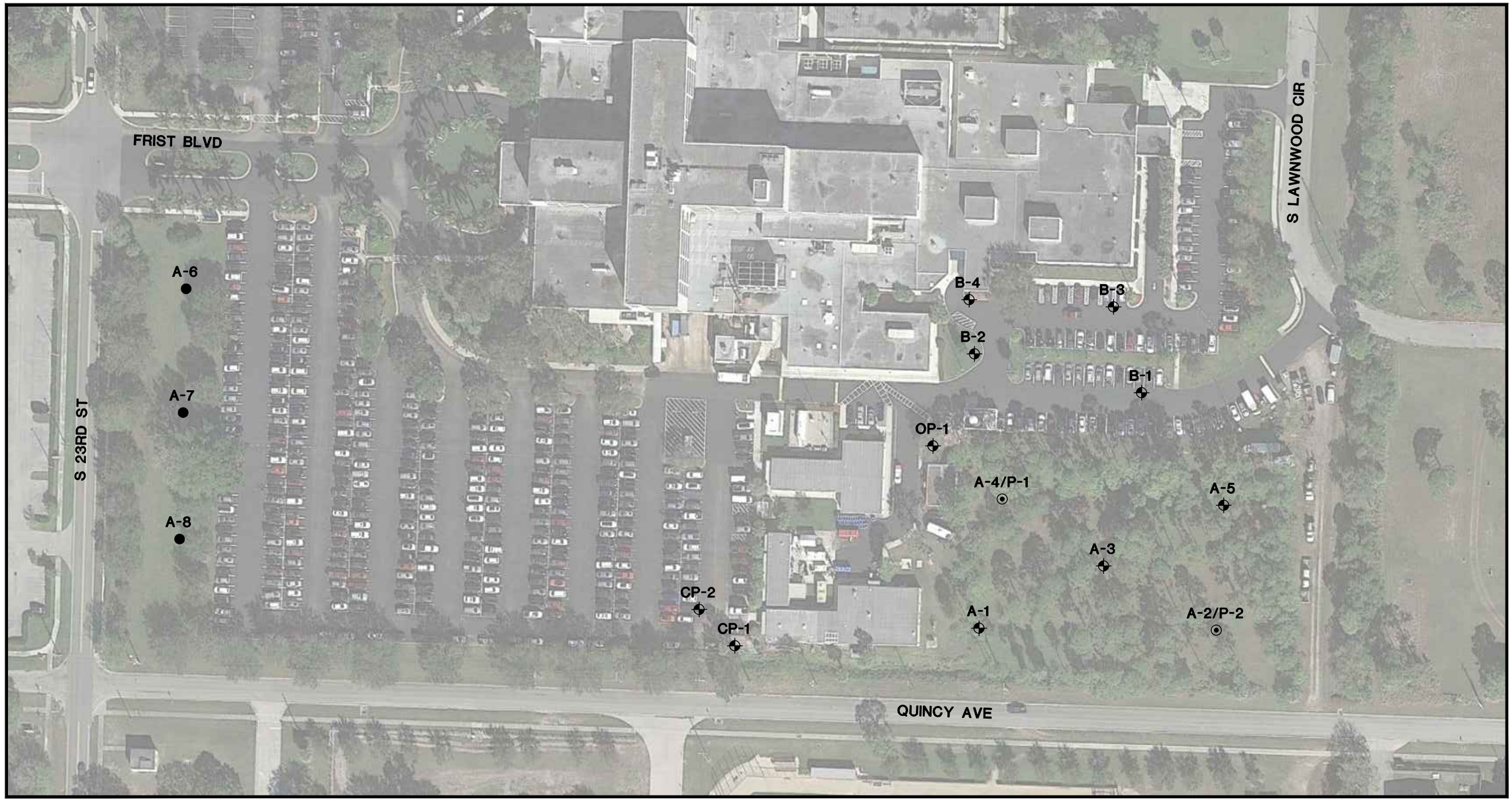
Our professional services have been performed, findings obtained, and recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at the time of this report. This company is not responsible for the conclusions, opinions or recommendations made by others based on this data. No other warranties are implied or expressed. After the plans and specifications are complete, it is recommended that PSI be provided the opportunity to review the final design and specifications, in order to verify that the earthwork and foundation recommendations are properly interpreted and implemented. At that time, it may be necessary to submit supplemental recommendations.

The scope of investigation was intended to evaluate soil conditions within the influence of the proposed development. The analyses and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design, nature or location of the proposed development.

The scope of our services did not include an environmental assessment for the presence or absence of hazardous or toxic materials in the soil and groundwater. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

This report has been prepared for the exclusive use of HCA Management Services, LP (c/o Structural Design Group) and its design consultants, for the specific application to the design and construction of the proposed Lawnwood Regional Medical Center improvements in Fort Pierce, Florida.

APPENDIX A



LEGEND

- Approximate SPT boring location
- Approximate Hand Auger boring location
- Approximate SPT boring and Percolation Test location

BORING LOCATION PLAN

0 100'

PLAN SCALE

intertek psi

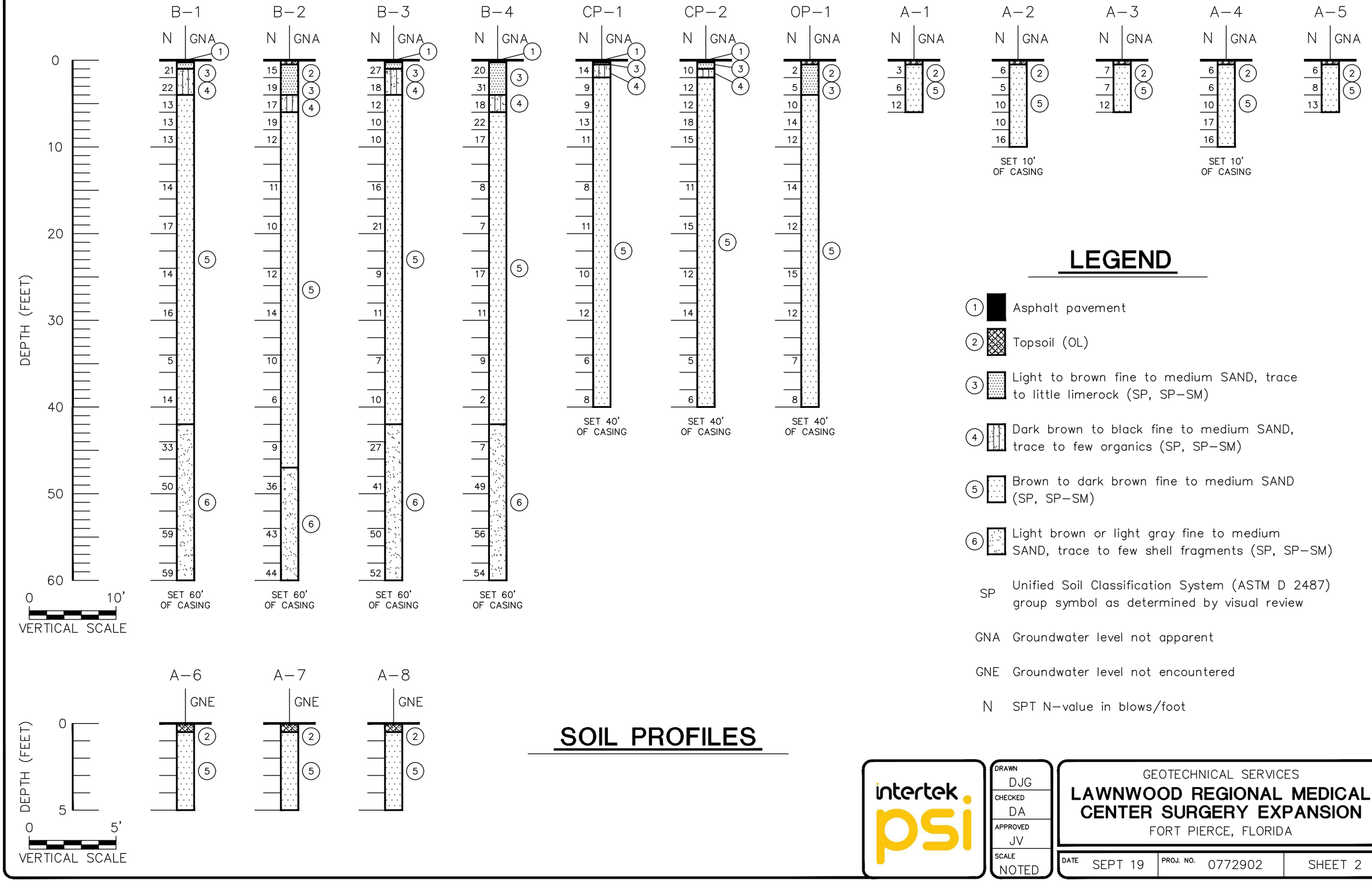
DRAWN	DJG
CHECKED	DA
APPROVED	JV
SCALE	NOTED

GEOTECHNICAL SERVICES

LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION

FORT PIERCE, FLORIDA

DATE	PROJ. NO.	SHEET
SEPT 19	0772902	1



LEGEND

1. Asphalt pavement
2. Topsoil (OL)
3. Light to brown fine to medium SAND, trace to little limerock (SP, SP–SM)
4. Dark brown to black fine to medium SAND, trace to few organics (SP, SP–SM)
5. Brown to dark brown fine to medium SAND (SP, SP–SM)
6. Light brown or light gray fine to medium SAND, trace to few shell fragments (SP, SP–SM)

SP — Unified Soil Classification System (ASTM D 2487) group symbol as determined by visual review

GNA — Groundwater level not apparent

GNE — Groundwater level not encountered

N — SPT N–value in blows/foot

SOIL PROFILES

intertek psi

DRAWN	DJG
CHECKED	DA
APPROVED	JV
SCALE	NOTED

GEOTECHNICAL SERVICES

LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION

FORT PIERCE, FLORIDA

DATE	PROJ. NO.	SHEET
SEPT 19	0772902	2

APPENDIX B

TABLE 1: SUMMARY OF BORING LOCATIONS
LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
1700 S. 23RD STREET, FORT PIERCE, FLORIDA
PROJECT NO. 0772-902

BORING NUMBER	LATITUDE [1]	LONGITUDE [1]	BORING DEPTH (FT.)	GROUNDWATER DEPTH (FT.)	DATE PERFORMED
B-1	27.431395°	-80.344142°	60.0	NE	9/14/19
B-2	27.431496°	-80.344658°	60.0	NE	9/13/19
B-3	27.431622°	-80.344231°	60.0	NE	9/14/19
B-4	27.431648°	-80.344672°	60.0	NE	9/13/19
CP-1	27.430703°	-80.345391°	40.0	NE	9/15/19
CP-2	27.430804°	-80.345498°	40.0	NE	9/15/19
OP-1	27.431247°	-80.344782°	40.0	NE	9/15/19
A-1	27.430752°	-80.344643°	6.0	NE	9/16/19
A-2/P-2	27.430745°	-80.343916°	10.0	NE	9/16/19
A-3	27.430919°	-80.344262°	6.0	NE	9/16/19
A-4/P-1	27.431100°	-80.344572°	10.0	NE	9/16/19
A-5	27.431084°	-80.343898°	6.0	NE	9/16/19
A-6	27.431652°	-80.347109°	5.0	NE	9/27/19
A-7	27.431328°	-80.347102°	5.0	NE	9/27/19
A-8	27.430984°	-80.347136°	5.0	NE	9/27/19

Notes:
1. Geographic coordinates should be considered approximate.
2. NE: Groundwater Not Encountered.

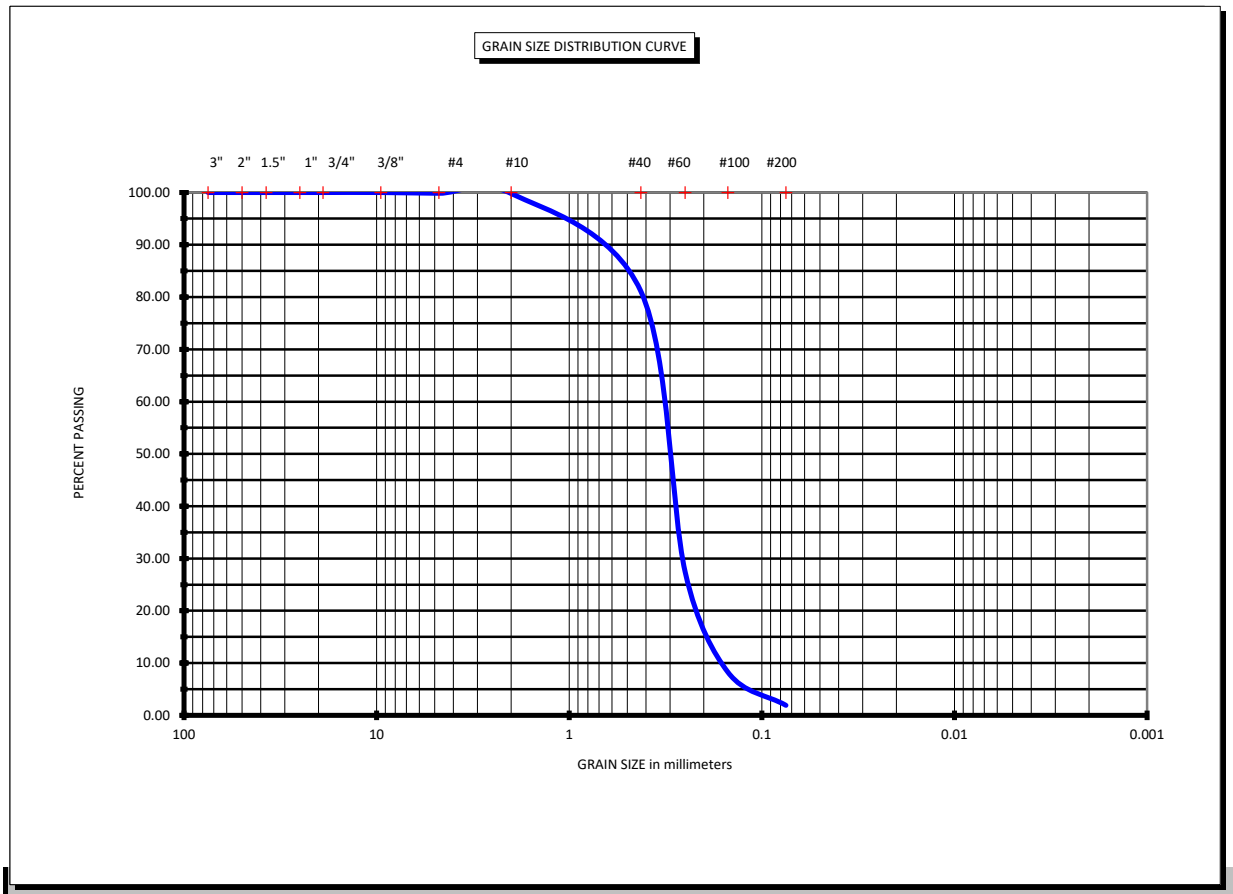
TABLE 2: SUMMARY OF LABORATORY TEST RESULTS
LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
1700 S. 23RD STREET, FORT PIERCE, FLORIDA
PROJECT NO. 0772-902

					SIEVE ANALYSES, PERCENT PASSING (%)										
BORING NUMBER	SAMPLE DEPTH INTERVAL (FEET)	STRATUM NUMBER	ORGANIC CONTENT (%)	MOISTURE CONTENT (%)	1.5"	1"	3/4"	3/8"	#4	#10	#40	#60	#100	#200	USCS CLASS.
B-1	1.0-2.0	4	0.6	5.3	100.0	100.0	100.0	100.0	99.9	99.8	81.1	27.4	8.2	1.9	SP
B-1	2.0-4.0	4	5.1	20.4	100.0	100.0	100.0	100.0	99.9	99.4	80.7	30.0	11.2	4.2	SP
B-2	4.0-6.0	4	5.5	17.7	100.0	100.0	100.0	100.0	100.0	99.9	84.5	36.3	14.4	5.0	SP-SM
B-3	2.0-4.0	4	7.4	23.3	100.0	100.0	100.0	100.0	100.0	99.2	79.7	29.7	10.7	3.8	SP
B-4	4.0-6.0	4	6.3	19.7	100.0	100.0	100.0	100.0	100.0	100.0	84.6	36.4	14.8	5.1	SP-SM
CP-2	1.0-2.0	4	4.3	12.6	100.0	100.0	100.0	100.0	100.0	99.5	83.6	34.8	13.6	4.7	SP

GRAIN SIZE DATA SHEET

DATE: 26-Sep-19

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
PSI PROJECT No. 0772-902
GENERAL LOCATION: 1700 S. 23RD STREET, FORT PIERCE, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

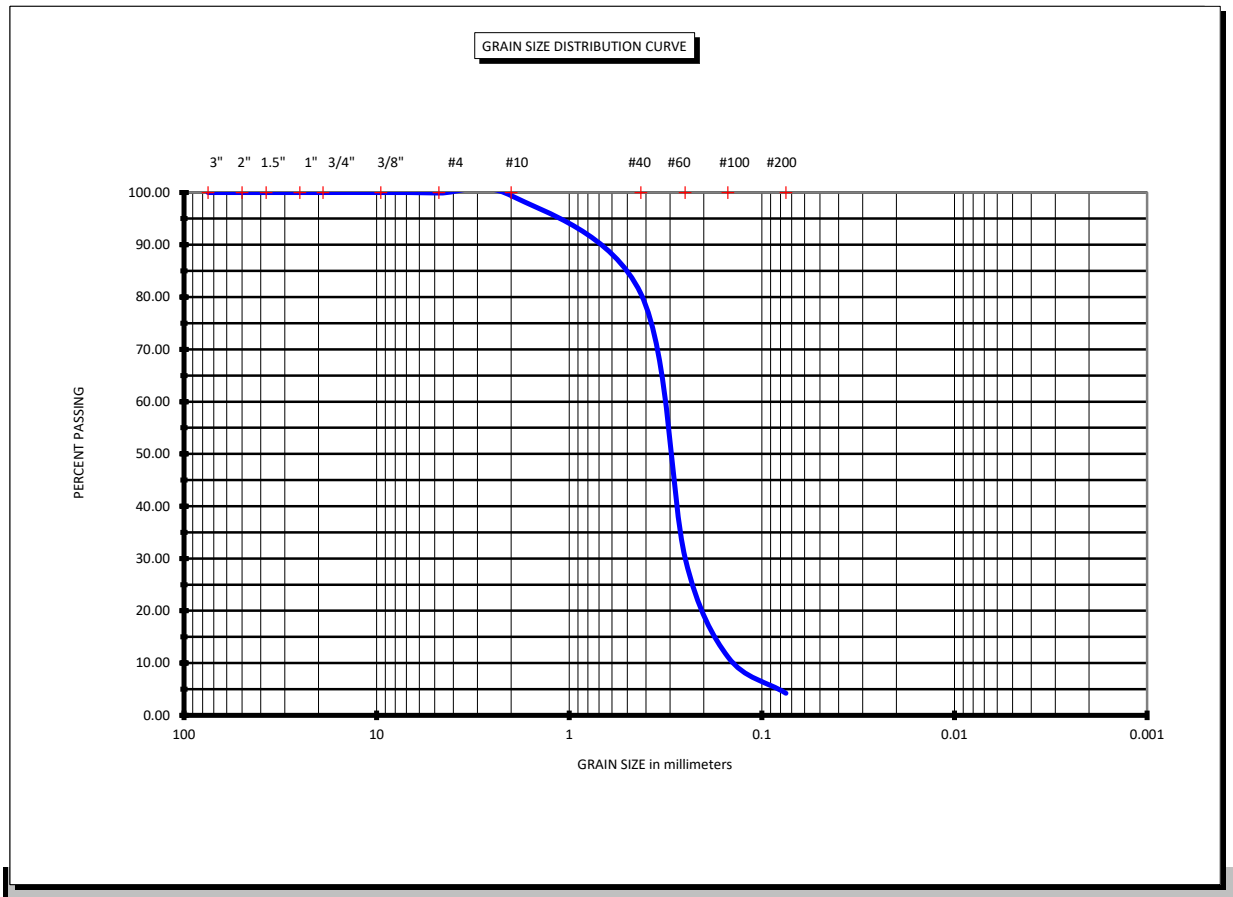
BORING # B-1 **SAMPLE #** 2 **Depth (feet)** 1.0-2.0

SOIL DESCRIPTION: Dark Brown to Black Fine to Medium Sand, Trace Organics (SP)

GRAIN SIZE DATA SHEET

DATE: 26-Sep-19

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
PSI PROJECT No. 0772-902
GENERAL LOCATION: 1700 S. 23RD STREET, FORT PIERCE, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

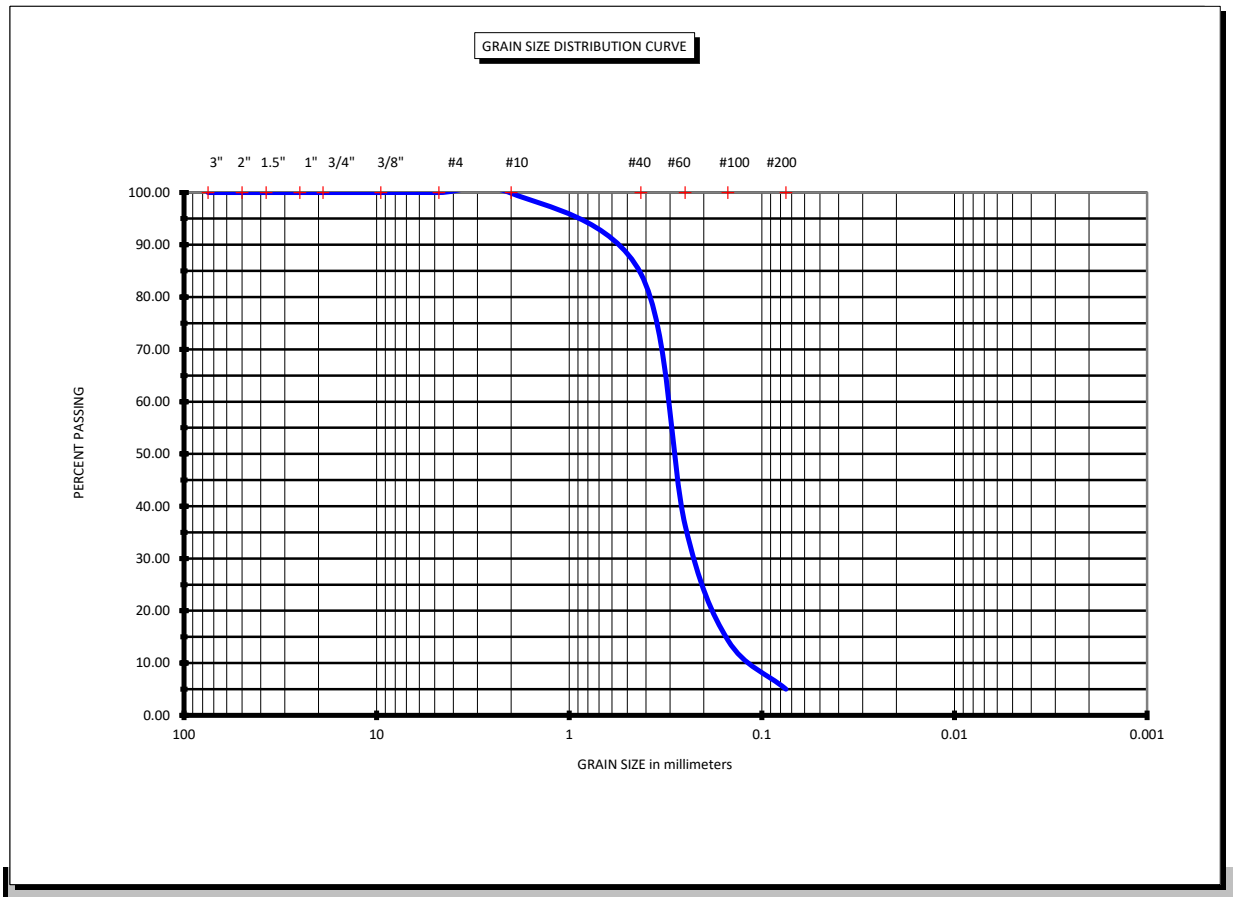
BORING # B-1 **SAMPLE #** 3 **Depth (feet)** 2.0-4.0

SOIL DESCRIPTION: Dark Brown to Black Fine to Medium Sand, Few Organics (SP)

GRAIN SIZE DATA SHEET

DATE: 26-Sep-19

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
PSI PROJECT No. 0772-902
GENERAL LOCATION: 1700 S. 23RD STREET, FORT PIERCE, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

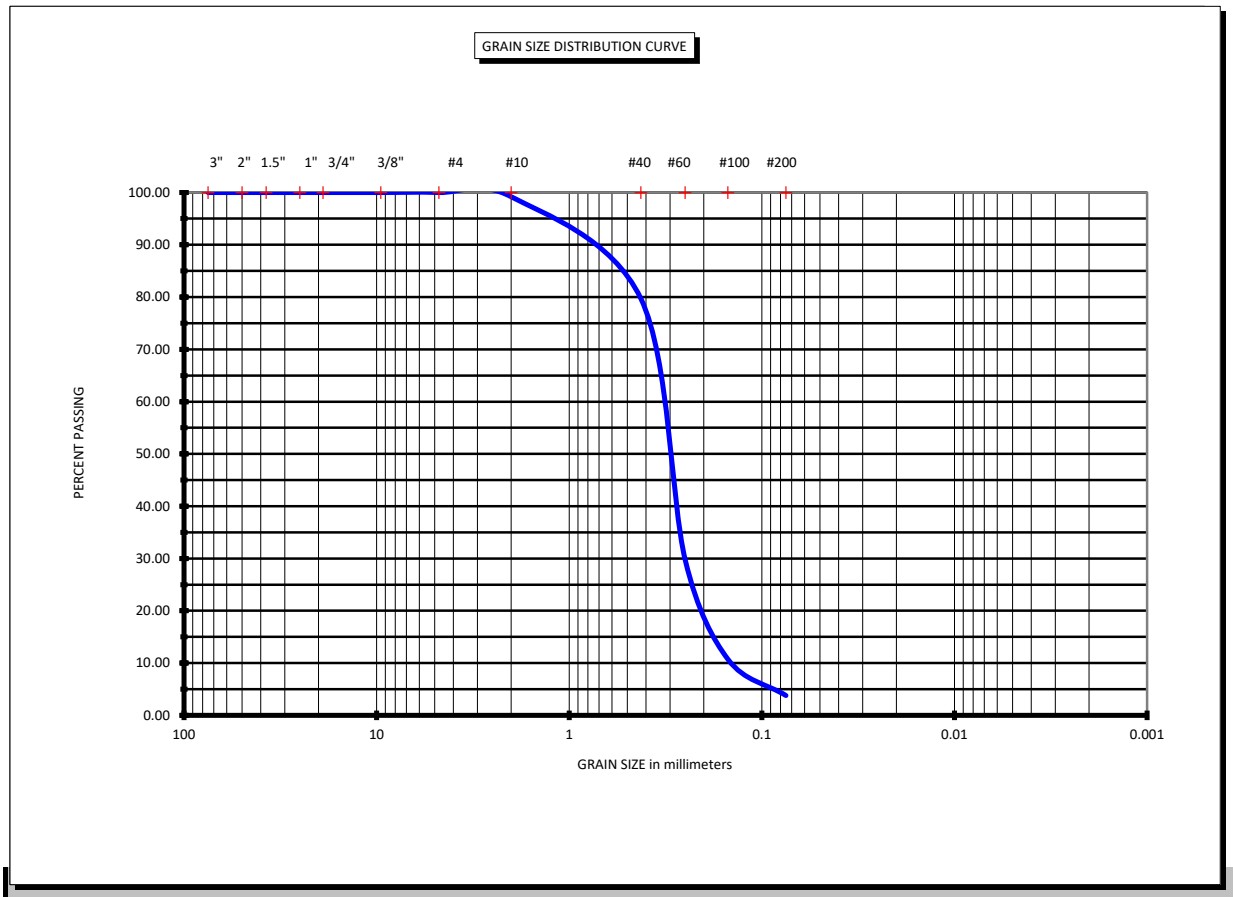
BORING # B-2 **SAMPLE #** 4 **Depth (feet)** 4.0-6.0

SOIL DESCRIPTION: Dark Brown to Black Fine to Medium Sand, Few Organics (SP-SM)

GRAIN SIZE DATA SHEET

DATE: 26-Sep-19

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
PSI PROJECT No. 0772-902
GENERAL LOCATION: 1700 S. 23RD STREET, FORT PIERCE, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

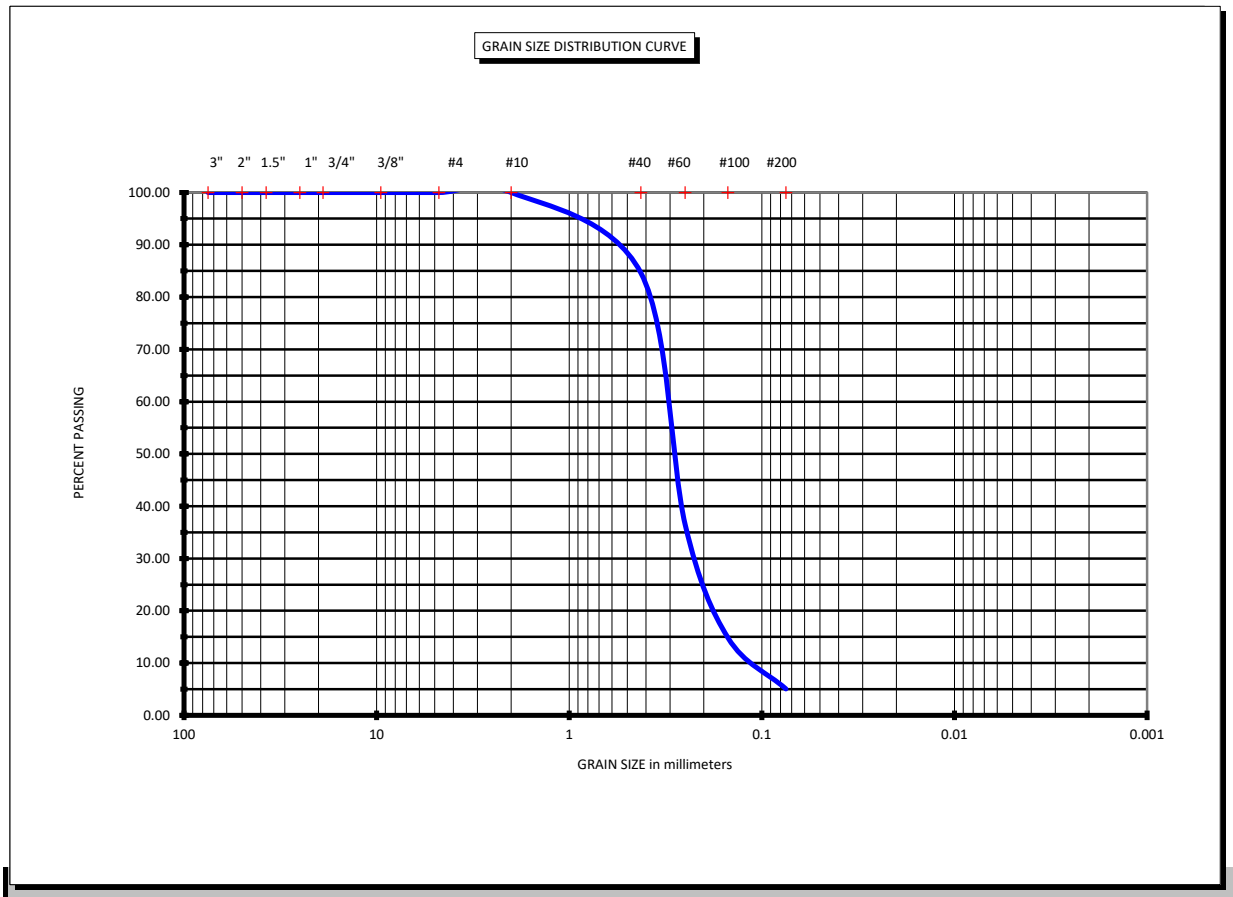
BORING # B-3 **SAMPLE #** 3 **Depth (feet)** 2.0-4.0

SOIL DESCRIPTION: Dark Brown to Black Fine to Medium Sand, Few Organics (SP)

GRAIN SIZE DATA SHEET

DATE: 26-Sep-19

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
PSI PROJECT No. 0772-902
GENERAL LOCATION: 1700 S. 23RD STREET, FORT PIERCE, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

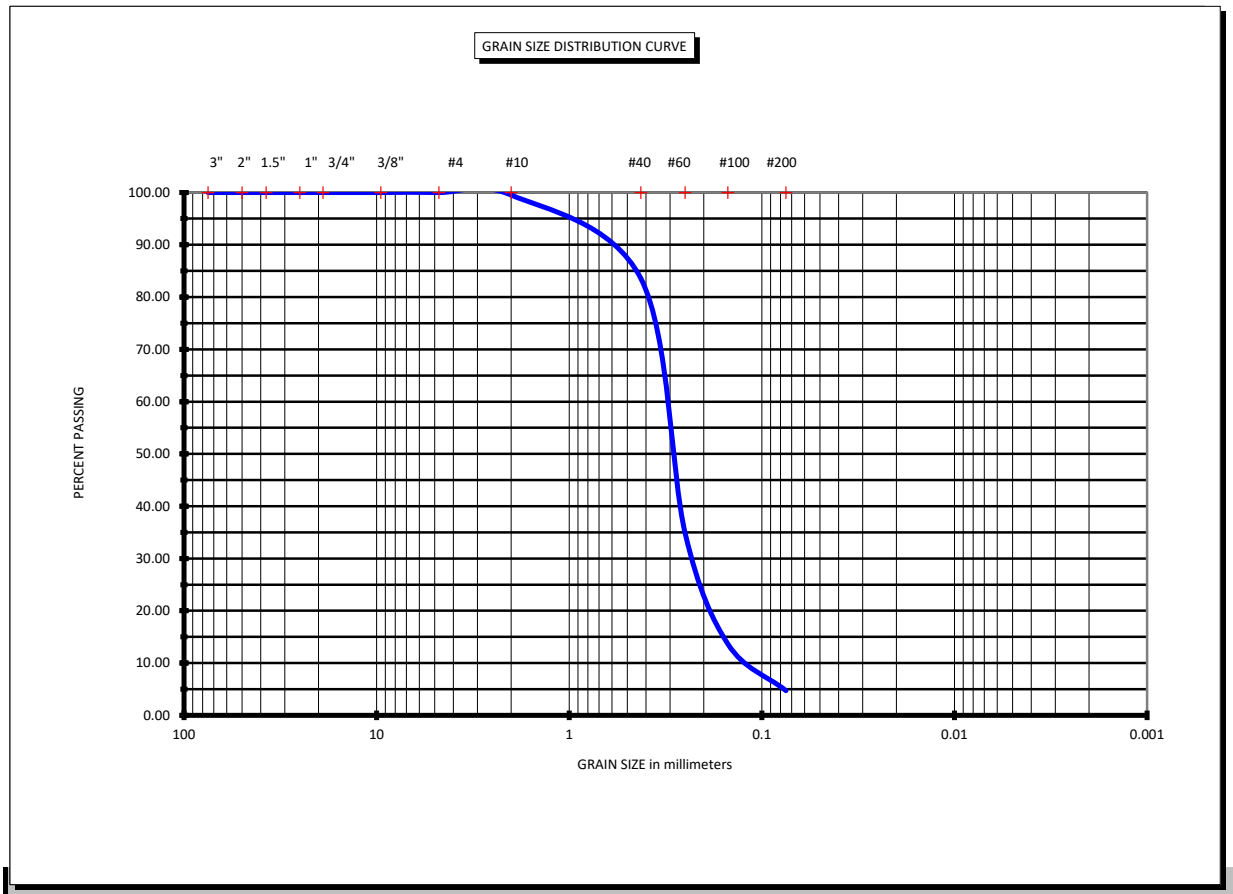
BORING # B-4 **SAMPLE #** 4 **Depth (feet)** 4.0-6.0

SOIL DESCRIPTION: Dark Brown to Black Fine to Medium Sand, Few Organics (SP-SM)

GRAIN SIZE DATA SHEET

DATE: 26-Sep-19

PROJECT NAME: LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
PSI PROJECT No. 0772-902
GENERAL LOCATION: 1700 S. 23RD STREET, FORT PIERCE, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

BORING # CP-2 **SAMPLE #** 2 **Depth (feet)** 1.0-2.0

SOIL DESCRIPTION: Dark Brown to Black Fine to Medium Sand, Trace Organics (SP)

TABLE 3: SUMMARY OF PERCOLATION TEST RESULTS
LAWNWOOD REGIONAL MEDICAL CENTER SURGERY EXPANSION
1700 S. 23RD STREET, FORT PIERCE, FLORIDA
PROJECT NO. 0772-902

TEST NO.	DATE PERFORMED	CASING DIAMETER (inches)	PERFORATED PVC DIAMETER (inches)	DEPTH OF HOLE (feet)	DEPTH TO GROUNDWATER LEVEL BELOW GROUND SURFACE (feet)		HYDRAULIC HEAD	SATURATED HOLE DEPTH,	AVERAGE FLOW RATE,	HYDRAULIC CONDUCTIVITY,
					PRIOR TO TEST	DURING TEST	H_2 (feet)	D_S (feet)	Q (gpm)	K (cfs/ft^2-ft)
P-1	9/16/2019	6	4	10.0	10.0	0.0	10.0	0.0	5.0	2.09E-04
P-2	9/16/2019	6	4	10.0	10.0	0.0	10.0	0.0	6.0	2.51E-04

NOTES:

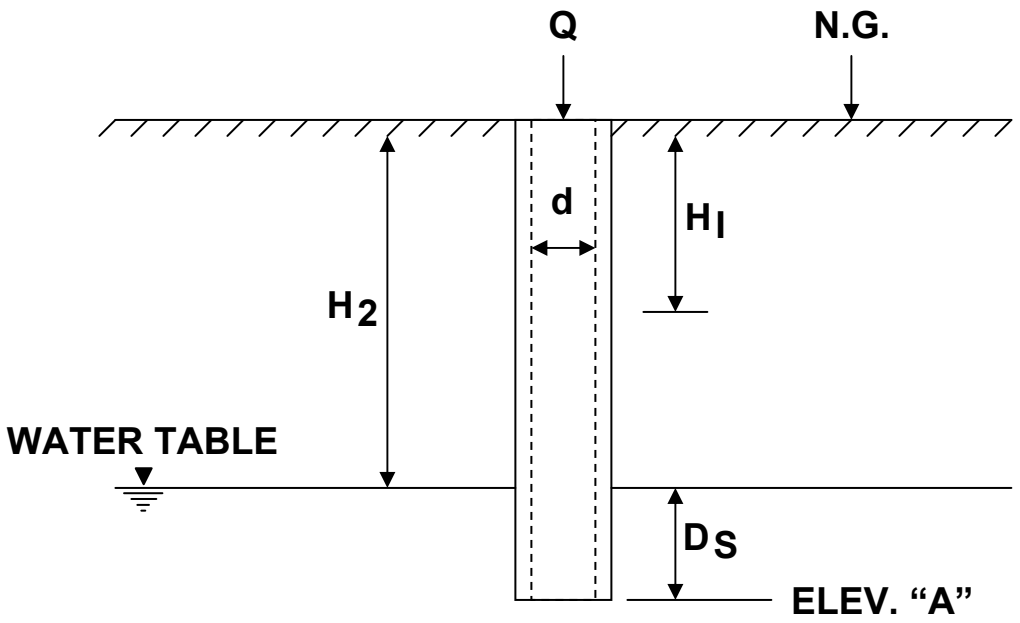
(1) The above hydraulic conductivity value is for a french drain installed to the same depth as the borehole test. The value represents an ultimate value. The designer should apply the appropriate factor of safety.

(2) The hydraulic conductivity value was calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the following page.

(3) A hole diameter of four inches was used in the computation of the Hydraulic Conductivity value presented in the above table.

(4) The groundwater was not found in the borehole prior to testing. Therefore, in order to use the SFWMD percolation test formula, a groundwater depth of 10 feet was used in the calculations.

USUAL OPEN – HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_S + H_2d)}$$

K= HYDRAULIC CONDUCTIVITY (CFS/FT.^{2} - FT.HEAD)

Q= "STABILIZED" FLOW RATE (CFS)

d= DIAMETER OF TEST HOLE (FEET)

H_2 = DEPTH TO WATER TABLE (FEET)

D_S = SATURATED HOLE DEPTH (FEET)

ELEV. "A"= PROPOSED TRENCH BOTTOM ELEV.

H_I = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT.HEAD)

APPENDIX C

BORING LOG KEY

UNIFIED SOIL CLASSIFICATION SYSTEM
FIELD CLASSIFICATION SYSTEM
FOR SOIL EXPLORATION

NON COHESIVE SOILS
(Sand, Gravel and Combinations)

Density

Very Loose	-4 blows/ft. or less
Loose	-5 to 10 blows/ft.
Medium Dense	-11 to 30 blows/ft.
Dense	-31 to 50 blows/ft.
Very Dense	-51 blows/ft. or more

Grain Size Terminology

Soil Fraction	Particle Size	US Standard Sieve Size
Boulders	Larger than 12”	Larger than 12”
Cobbles	3” to12”	3” to 12”
Gravel: Coarse	¾” to 3”	¾” to 3”
Small	4.76mm to ¾”	#4 to ¾”
Sand: Coarse	2.00mm to 4.76mm	#10 to #4
Medium	0.42mm to 2.00mm	#40 to #10
Fine	0.074mm to 0.42mm	#200 to #40
Silt	0.005mm to 0.074 mm	Smaller than #200
Clay	Smaller than 0.005mm	Smaller than #200

RELATIVE PROPORTIONS FOR NON ORGANIC SOILS

Descriptive Term	%
Trace	1 - 10
Little	11 - 20
Some	21 - 35
And	36 - 50

RELATIVE PROPORTIONS FOR ORGANIC CONTENT

Descriptive Term	Organic Content %
Trace	> 1 but < 5
Some	> 5 but < 20
Muck	> 20 but <75
Peat	> 75

COHESIVE SOILS
(Clay, Silt and Combinations)

Consistency	Unconfined Compressive Strength (tons/sq. ft.)	Field Identification (Approx.) SPT Blows/ft.
Very Soft	Less than 0.25	0 - 2
Soft	0.25 – < 0.5	3 - 4
Medium Stiff	0.5 - < 1.0	5 - 8
Stiff	1.0 - < 2.0	9 -15
Very Stiff	2.0 - < 4.0	16 - 30
Hard	Over 4.0	> 30

Classification on logs are made by visual inspection.

Standard Penetration Test - Driving a 2.0” O.D., $1^{3/8}$” I.D., sampler a distance of 1.0 foot into undisturbed soil with a 140 pound hammer free falling a distance of 30.0 inches. It is customary for **PSI** to drive the spoon 6.0 inches to seat into undisturbed soil, then perform the test. The number of hammer blows for seating the spoon and making the tests are recorded for each 6.0 inches of penetration on the drill log (e.g.- 6/8/9). The standard penetration test results can be obtained by adding the last two figures (i.e. 8 + 9 = 17 blows/ft.).

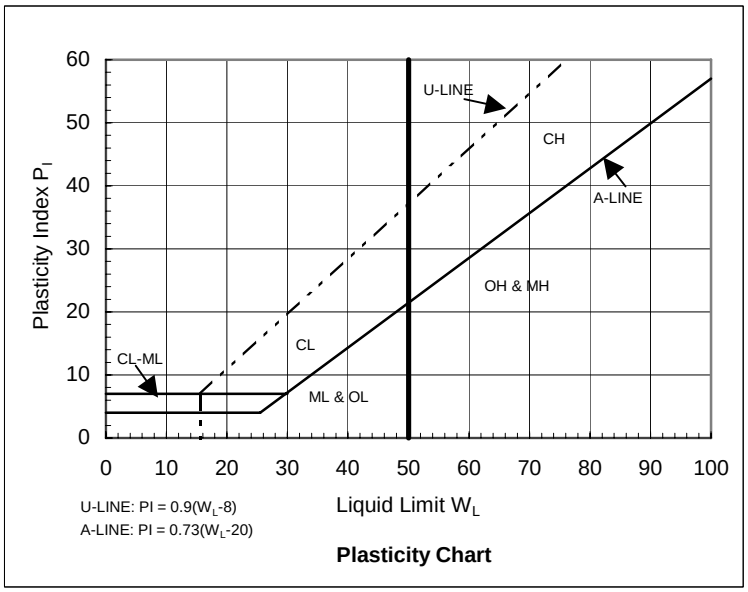
Strata Changes - In the column “Material Description” on the boring logs, the horizontal lines represent approximate transitions between soil types.

Groundwater observations were made at the times indicated. Porosity of soil strata, weather conditions, site topography, etc., may cause changes in the water levels indicated on the logs.

Groundwater symbols: ▽- observed groundwater elevation, encountered while drilling; ▼-observed groundwater elevation upon completion of boring; ⧩ - observed groundwater elevation after a certain amount of time.

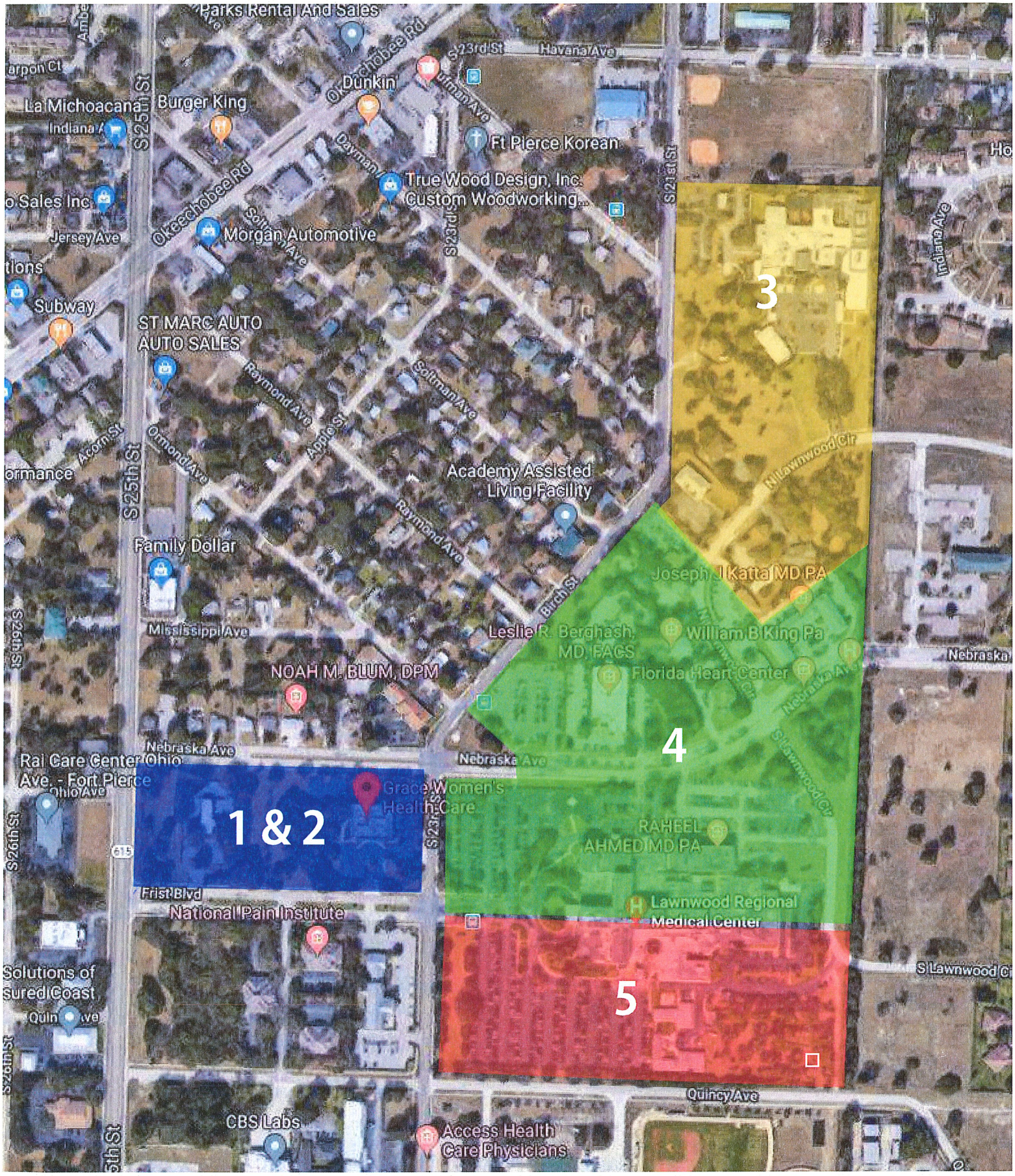
Unified Soil Classification System

Major Divisions			Group Symbol	Typical Names	Classification Criteria for Coarse-Grained Soils		
Coarse-grained soils (more than half of material is larger than No. 200)	Gravels (more than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	$C_U \geq 4$ $1 \leq C_C \leq 3$	$C_U = \frac{D_{60}}{D_{10}}$	$C_C = \frac{D^2_{30}}{D_{10} D_{60}}$
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW ($C_U < 4$ or $1 > C_C > 3$)		
		Gravels with fines (appreciable amount of fines)	GM $\frac{d}{u}$	Silty gravels, gravel-sand-silt mixtures	Atterberg limits below A line or $P_I < 4$	Above A line with $4 < P_I < 7$ are borderline cases requiring use of dual symbols	
			GC	Clayey gravels, gravel-sand-clay mixtures	Atterberg limits above A line or $P_I > 7$		
	Sands (more than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_U \geq 6$ $1 \leq C_C \leq 3$	$C_U = \frac{D_{60}}{D_{10}}$	$C_C = \frac{(D_{30})^2}{D_{10} D_{60}}$
			SP	Poorly graded sands, gravelly sands, little or no fines	Not meeting all gradation requirements for SW ($C_U < 6$ or $1 > C_c > 3$)		
		Sands with fines (appreciable amount of fines)	SM $\frac{d}{u}$	Silty sands, sand-silt mixtures	Atterberg limits below A line or $P_I < 4$	Limits plotting in hatched zone with $4 \leq P_I \leq 7$ are borderline cases requiring use of dual symbols	
			SC	Clayey sands, sand-clay mixtures	Atterberg limits above A line with $P_I > 7$		
Fine-grained soils (more than half of material is smaller than No. 200)	Silt and clays (liquid limit <50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity	1. Determine percentages of sand and gravel from grain size curve. 2. Depending on percentages of fines (fraction smaller than 200 sieve size), coarse-grained soils are classified as follows: Less than 5% - GW, GP, SW, SP More than 12% - GM, GC, SM, SC 5-12% - Borderline cases requiring dual symbols		
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays			
			OL	Organic silts and organic silty clays of low plasticity			
	Silts and clays (liquid limit >50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts			
			CH	Inorganic clays or high plasticity, fat clays			
			OH	Organic clays of medium to high plasticity, organic silts			
	Highly organic soils		PT	Peat and other highly organic soils			



Plasticity Chart

Appendix G: Master Drainage Map


Parks Rental And Sales
Dunkin'
Burger King
La Michoacana
Ft Pierce Korean
True Wood Design, Inc. Custom Woodworking...
Morgan Automotive
Subway
ST MARC AUTO AUTO SALES
Academy Assisted Living Facility
Family Dollar
NOAH M. BLUM, DPM
Joseph J Katta MD PA
William B King Pa
Florida Heart Center
Leslie R. Berghash, MD, FACS
RAHEEL AHMED MD PA
Lawnwood Regional Medical Center
Grace Women's Health Care
National Pain Institute
CBS Labs
Access Health Care Physicians
S 25th St
S 26th St
S 23rd St
S 21st St
Okeechobee Rd
Havana Ave
Jersey Ave
Raymond Ave
Softman Ave
Ormond Ave
Apple St
Birch St
Mississippi Ave
Nebraska Ave
Quincy Ave
Indiana Ave
Lawnwood Cir
1 & 2
3
4
5

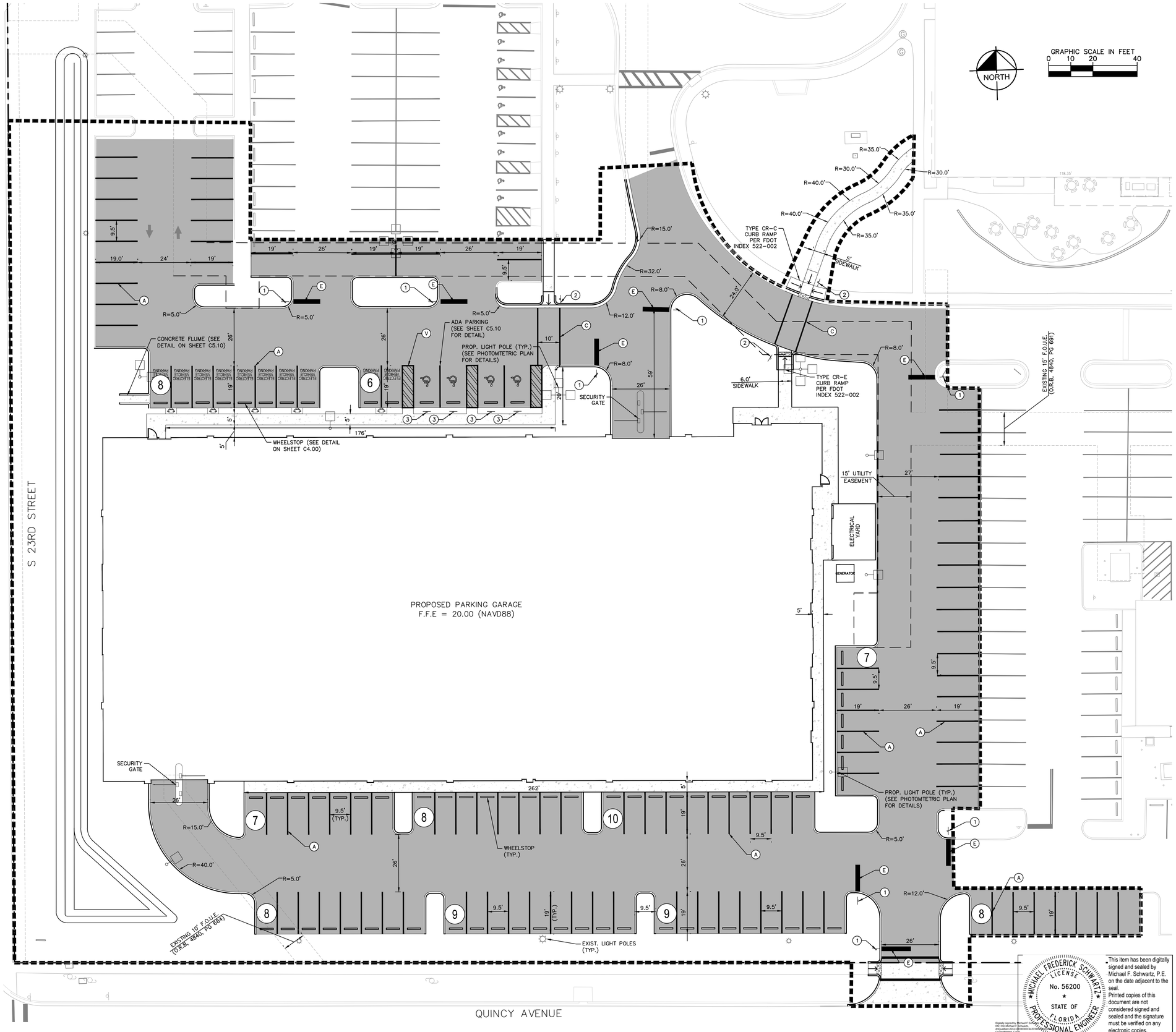


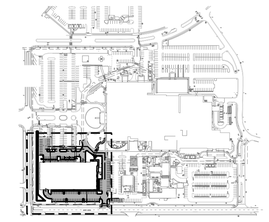
LAWNWOOD HOSPITAL - PARKING GARAGE

FORT PIERCE, FL

HCA Florida Lawnwood Hospital

Kimley»Horn





KEY MAP
NTS

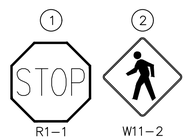
LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE SHEET C5.10 FOR DETAILS)
- (9) PARKING COUNT

SIGNAGE & STRIPING KEY:

A = 6" SOLID WHITE
B = 8" SOLID WHITE
C = 12" SOLID WHITE
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'-30')
G = 6" SKIP WHITE TYP (6'-10')
H = 6" SKIP WHITE TYP (2'-4')
I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 6" DOUBLE YELLOW
L = 6" SKIP YELLOW TYP (10'-30')
M = 6" SKIP YELLOW TYP (6'-10')
N = 6" SKIP YELLOW TYP (2'-4')
O = 24" SOLID WHITE LINE (CROSSWALK)
P = RPM BI-DIRECTIONAL AMBER/AMBER
R = WHITE ARROW (PAINT)
T = RPM BI-DIRECTIONAL WHITE/RED
U = RPM BI-DIRECTIONAL RED/YELLOW
V = ADA SIGNAGE AND STRIPING
W = WHITE PAVEMENT MESSAGE PER FDOT INDEX 711-001
X = 12" SOLID YELLOW

** PAVEMENT MARKINGS SHALL BE SLIP RESISTANT PAINT WITH THE EXCEPTION OF STOP BARS AND CROSSWALKS WHICH SHALL BE THERMOPLASTIC.



HORIZONTAL CONTROL NOTES:

1. TYPE "D" CURB AND TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT INDEX 520-001. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR TYPE "F" CURB OR NO CURB, UNLESS OTHERWISE NOTED.
3. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO FDOT 2020-21 STANDARD PLANS INDEX 522-002.
4. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL STOP BARS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS SHALL BE DOUBLE-COATED PAINT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
7. ALL SIGNAGE SHALL BE CONSISTENT WITH THE CITY OF FORT PIERCE'S CODE.
8. BUMPER RAILS SHALL BE IN ACCORDANCE OF THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTION 125-315(C)(7)

This item has been digitally signed and sealed by Michael F. Schwartz, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 11/02/2025

Digitally signed by Michael F. Schwartz
DN: CN=Michael F Schwartz, dnQualifier=A01410D000001A4C0A8A0000000A, C=US
Reason: I am approving this document
Date: 2025.11.02 07:13:57-05'00'

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REVISIONS

DATE:
10/ 16/ 2025

HCA FLORIDA LAWNWOOD PARKING GARAGE

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HCA DESIGN MANAGER:
RYAN POHE
HCA CONSTRUCTION MANAGER:
JOEY STRONG

VENDOR INFORMATION

BARGE #:
3766337

HCA #.:
30932000030

HORIZONTAL CONTROL PLAN

C4.00

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Plotted By:Mahoney, Vanessa Sheet Set:HCA FL LAWNWOOD HOSPITAL PARKING GARAGE Layout:C4.00 HORIZONTAL CONTROL PLAN October 31, 2025 - 10:39:39am K:\arch_drawings\140950052 - hca fl lawnwood hospital parking garage\CAD\Construct\C4.00 HORIZONTAL CONTROL PLAN.dwg