

CONDITIONAL USE APPLICATION

Narrative and Letter of Intent

FLORIDA NEXUS PARK - AGAPE PRESCHOOL ACADEMY LLC

2817 Peters Road
Fort Pierce, Florida 34945

PROPOSED CAPACITY

Up to 225 children + up to 25 staff members = up to 250 students and staff combined

Proposed Use	Private preschool and licensed child care facility
Ages Served	Approximately 18 months through 5 years
Building	Existing 11,346-square-foot standalone building
Site	Florida Nexus Park, approximately 18.61 acres
Target Opening	January 2027, subject to all approvals and licensing
Regular Hours	Monday-Friday, approximately 7:00 a.m.-6:30 p.m.; staff arrival beginning at 6:30 a.m.
Website	AgapePreschoolAcademy.com
Submission Date	July 21, 2026

SUBMITTED TO

City of Fort Pierce Planning Department, Planning Board, and City Commission
100 North U.S. Highway 1, Fort Pierce, Florida 34950

PROJECT CONTACTS

Applicant - Agape Preschool Academy LLC Joel Borgella 772-241-4207 agapepreschoolacademy@gmail.com Indira Ceville 772-209-4575 agapepreschoolacademy@gmail.com	Property Owner Contact Harry Zuker 772-465-2000, Extension 102 hzucker@comnetrealty.com ComNet Realty LLC
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Parcel Identification Number: 232431100050001

July 21, 2026

City of Fort Pierce Planning Department
City of Fort Pierce Planning Board
City of Fort Pierce City Commission
100 North U.S. Highway 1
Fort Pierce, Florida 34950

Re: Conditional Use Request - Agape Preschool Academy LLC

Property: Florida Nexus Park, 2817 Peters Road, Fort Pierce, Florida 34945

Project: Private Preschool and Licensed Child Care Facility

Dear Members of the Planning Board and City Commission:

Agape Preschool Academy LLC respectfully requests approval of a Conditional Use to establish and operate a licensed child care facility and private preschool in the existing 11,346-square-foot standalone building located at Florida Nexus Park, 2817 Peters Road, Fort Pierce, Florida.

The proposed Academy will serve children approximately 18 months through five years of age. Agape requests authorization to enroll up to 225 children and employ up to 25 staff members on site, for a planned regular operating population of up to 250 students and staff combined. Parents, authorized caregivers, vendors, and visitors will be present only temporarily and will be managed through the Academy's controlled-entry, visitor-management, parking, and arrival-and-dismissal procedures.

The facility is proposed and designed to accommodate this maximum regular operating population. The final number of children and staff permitted within the facility will not exceed the most restrictive capacity established through Florida child care licensing, approved building and fire occupant load, plumbing-fixture requirements, qualifying indoor and outdoor space, parking availability, age-specific staffing ratios, and all other applicable governmental approvals.

The project will involve the adaptive reuse and continued improvement of an existing commercial building, interior classroom and administrative renovations, customization of a secure public entrance, construction of a fenced outdoor play area, improvements to parking and circulation, and related landscaping, shade, lighting, signage, and safety enhancements. No new primary building is proposed. The Academy's targeted opening date is January 2027, subject to completion of all required approvals, permits, inspections, and licensing.

1. About the Project

The applicant is Agape Preschool Academy LLC, a for-profit limited liability company incorporated in Florida. The Academy is being established to provide dependable child care, purposeful early education, kindergarten readiness, and family support for residents of Fort Pierce and St. Lucie County.

Agape Preschool Academy will operate as a private preschool and child care center serving children from approximately 18 months through five years of age. The Academy is projected to open in January 2027 and seeks approval for a maximum enrollment of up to 225 children, together with up to 25 staff members, for a combined regular operating population of up to 250 students and staff.

Enrollment will be phased as classrooms are completed, qualified teachers and support personnel are hired, and all licensing requirements are satisfied. Agape will not enroll children beyond the capacity supported by its licensed classrooms, approved staffing levels, child-to-staff ratios, restroom and plumbing capacity, fire and building occupancy, parking and circulation plan, and approved indoor and outdoor play-space calculations.

Website: AgapePreschoolAcademy.com

2. Meaning of the Agape Name, Mission, and Vision

The word "Agape," pronounced "ah-GAH-pay," is a Greek word describing deep, selfless, unconditional, and sacrificial love. It is often described as the highest form of love because it actively seeks the well-being of others without expecting anything in return. This concept reflects the Academy's commitment to intentional care, high expectations, compassion, and respect for every child and family.

Agape Preschool Academy will welcome and serve families of all backgrounds. The Academy will provide an inclusive environment in which children are treated with dignity, families are respected as partners, and each child is supported socially, emotionally, physically, and academically.

Mission Statement

Agape Preschool Academy nurtures children ages 18 months through five years through purposeful learning, joyful exploration, and character development rooted in agape love, helping every child grow into a kind, curious, confident, and capable learner.

Vision Statement

Agape Preschool Academy LLC envisions becoming a leading preschool provider in Fort Pierce, Florida, recognized for educational excellence, compassionate care, and community impact. We strive to be a trusted early-learning center where families and educators partner to help children grow in confidence, kindness, and curiosity. Through play-based experiences, inclusive relationships, early literacy, social-emotional learning, and strong character development, children will leave prepared for kindergarten and ready to contribute to their community with empathy and purpose.

3. Property and Site Context

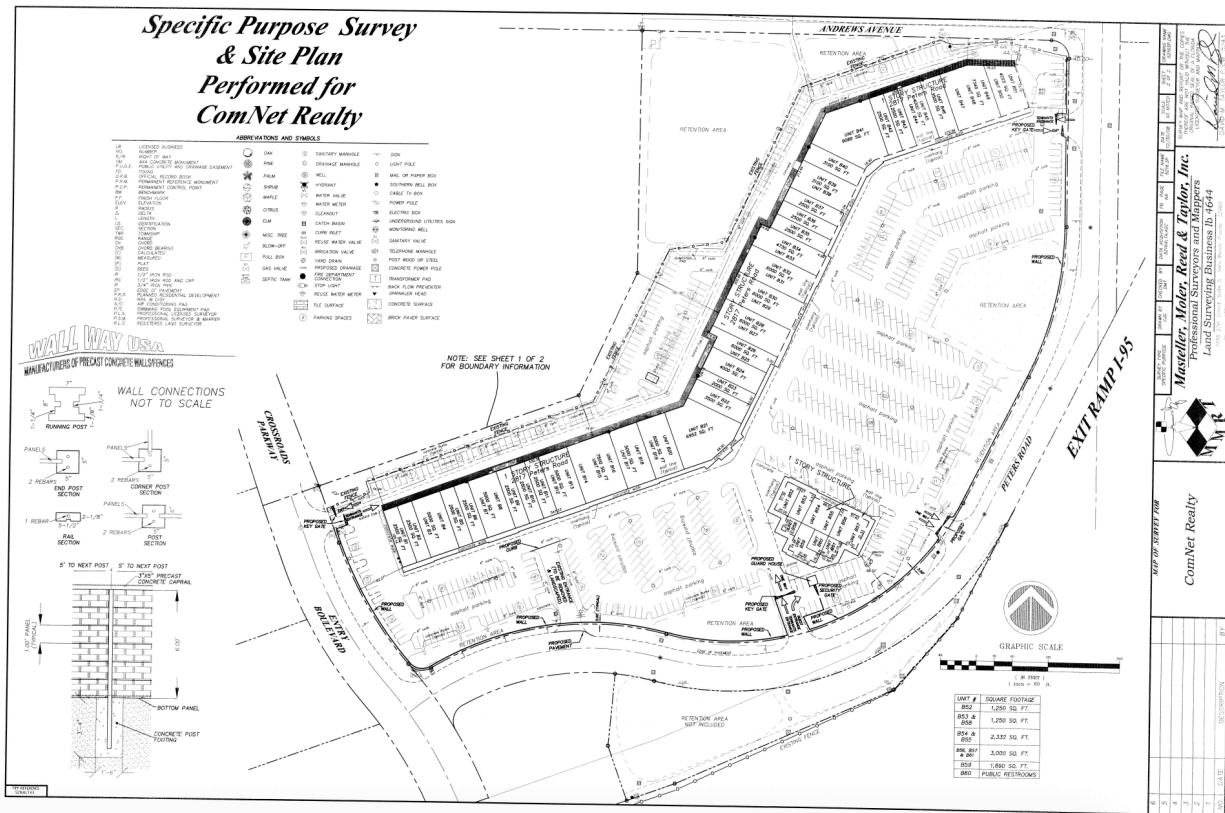
Florida Nexus Park is an approximately 18.61-acre commercial property containing a 146,954-square-foot multi-tenant building and a separate 11,346-square-foot standalone building proposed for Agape Preschool Academy. The property is located within the City of Fort Pierce and is presently associated with a commercial zoning and future-land-use designation.

The existing Florida Nexus Park tenant mix includes Goodwill, GB Tech, Comcast, Bee Electronics, Bravo Supermarket, Play Money Family Center, Upright Open MRI, uSave LED, Maximus/Florida Children's Health, Justee Medical Nursing College, the Corradino Group, Amazon, and the property management office. Burger King is located adjacent to the property to the west, and Cracker Barrel is located to the north.

The commercial center therefore contains a broad mix of retail, grocery, medical, educational, technology, family-service, family entertainment, office, logistics, and employment-related uses. The Academy would add a family-supporting educational use to an established commercial and employment center within close proximity to new and existing residential clusters within 5 miles of its location.

The standalone building is particularly well suited for the proposed use because it can provide a clearly identifiable and controlled public entrance, dedicated parking areas, a secure outdoor play area, and internal vehicle circulation that can be separated from the principal activities of the larger multi-tenant building.

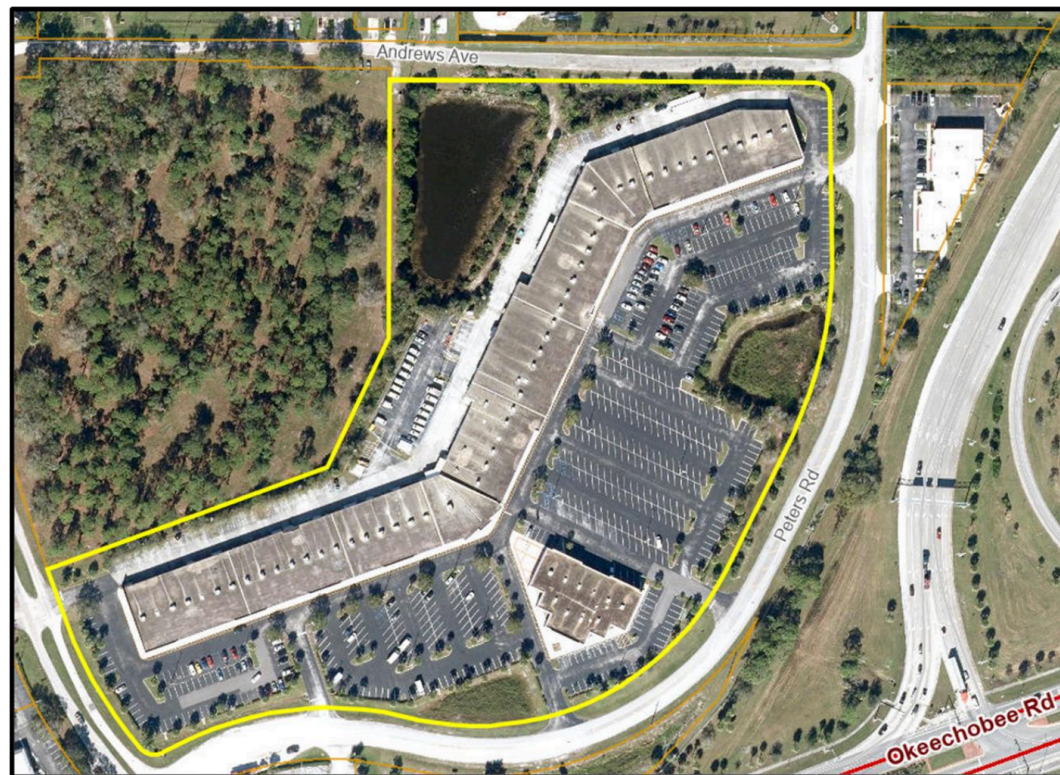
Florida Nexus Park is strategically located at the northwest corner of Interstate 95 and Okeechobee Road/State Road 70, near Interstate 95 Exit 129, with convenient access to Florida's Turnpike. This regional accessibility makes the property convenient for families living in western Fort Pierce, parents employed within Florida Nexus Park, and caregivers traveling along the Interstate 95, Okeechobee Road, and Turnpike corridors. [1]



SITE LOCATION

Zoning: C-3, General Commercial

FLU: GC, General Commercial



4. Existing Building Improvements and Operational Readiness

The proposed building already contains significant infrastructure that supports its conversion and continued use as a preschool and child care facility. These improvements reduce the amount of major mechanical and plumbing construction that would otherwise be required and demonstrate the property owner's commitment to the long-term improvement of the site.

Ten New Air-Conditioning Units

The property was recently upgraded through the installation of 10 new air-conditioning units serving the proposed facility. This substantial mechanical investment is intended to provide dependable cooling, ventilation, and indoor temperature control for classrooms, administrative areas, indoor activity spaces, and common areas throughout the year.

The availability of multiple new units will allow different occupied areas of the building to be served efficiently based on classroom use and operating schedules. The upgraded system is especially important for an early-learning facility in South Florida, where reliable climate control supports the health, comfort, and safety of young children and staff and provides a dependable indoor environment during periods of excessive heat or inclement weather.

The HVAC equipment will be operated, inspected, and maintained in accordance with applicable mechanical, building, fire, indoor-air-quality, and child care licensing requirements.

Eight Children's Restrooms and Eight Sinks

The facility already contains eight children's restrooms with a total of eight child-height sinks. These existing fixtures provide conveniently located restrooms and handwashing access for the Academy's classrooms and reduce the need for extensive new plumbing construction.

Two of the eight children's restrooms are accessible restrooms designed to provide accessible facilities for both boys and girls. The final architectural plan will identify the location of every children's restroom and sink, the two accessible children's restrooms, required clear floor areas, accessible routes, fixture heights, and the classrooms intended to be served.

The current Florida Department of Children and Families child care facility fact sheet states a general fixture benchmark of at least one toilet and one sink for the first 15 children of licensed capacity and one additional toilet and sink for every additional 30 children. Applying that general benchmark to a proposed capacity of 225 children results in eight toilets and eight sinks. The building's existing inventory of eight children's restrooms and eight sinks therefore corresponds to that general benchmark, subject to final DCF, plumbing, building, and accessibility review. [4]

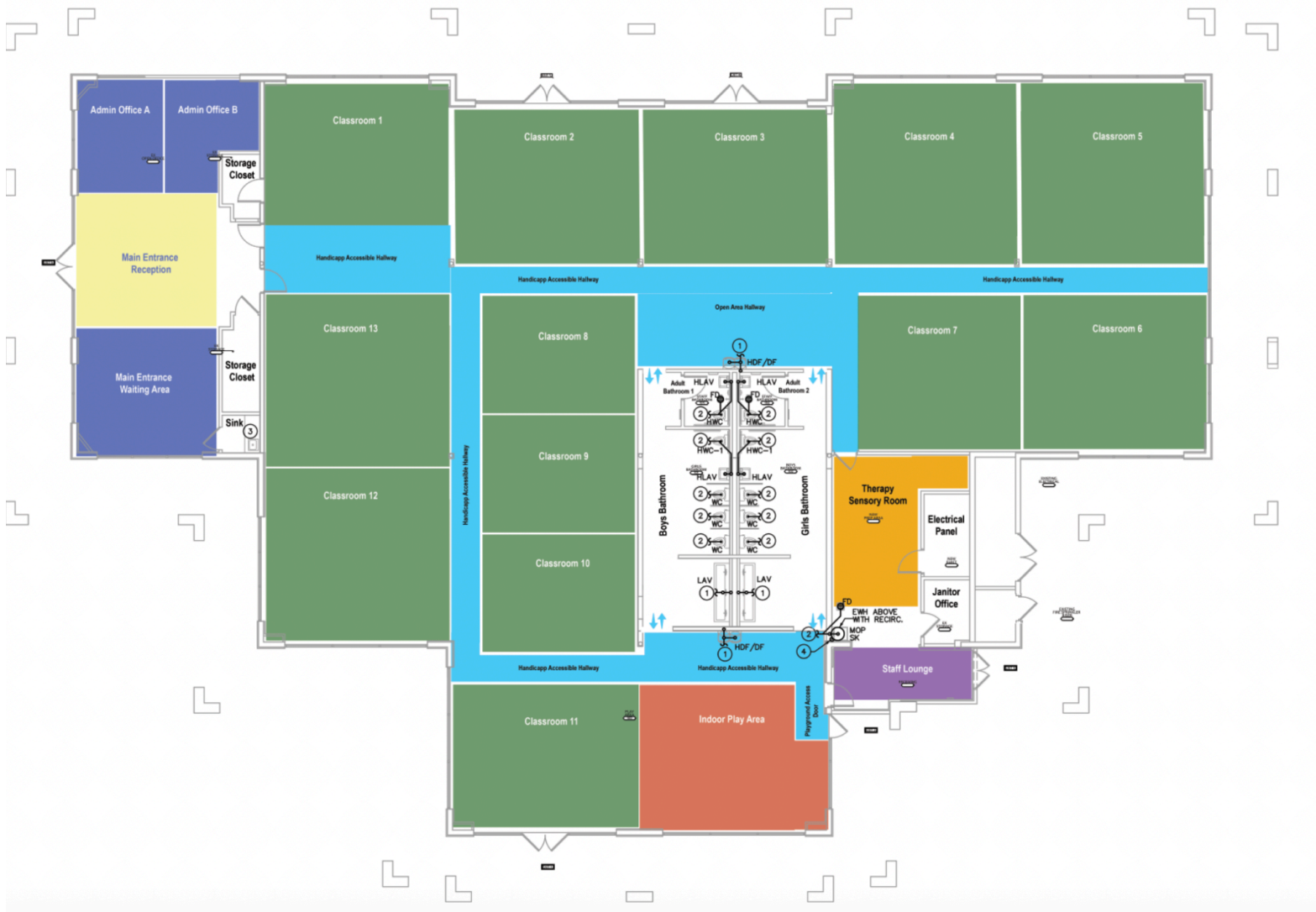
Two Adult Restrooms with Shower Fixtures and Floor Drainage

The facility also includes two adult restrooms for staff members and authorized adults. These restrooms are equipped with handheld or portable showerheads and the required floor drainage installed in accordance with applicable recent code requirements.

The adult restrooms will support staff needs, sanitation procedures, emergency cleanup, and safe facility maintenance. The final architectural and plumbing plans will document the restroom layouts, adult plumbing fixtures, handheld shower fixtures, floor drains, ventilation, accessible features, waterproofing, and code compliance.

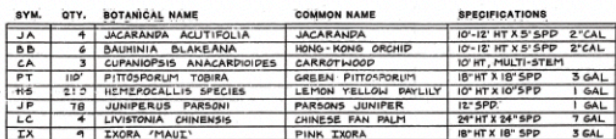
The eight children's stalls, eight children's sinks, two accessible children's restrooms, and two adult restrooms collectively demonstrate that the building has already received substantial investments in preparation for occupancy.

4A. Interior Floor Plan

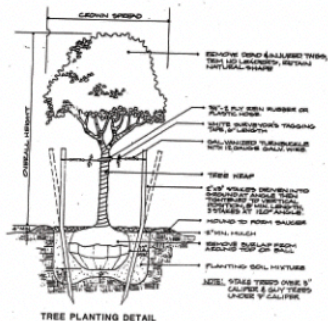


The classrooms are divided by 4.5 ft tall and 8ft wide portable hallway walls. This custom design allows us to adjust the building configuration and maximize class sizes to comply with childcare facility licensing student to teacher to square footage ratio requirements. The dividers are based on ELC and Department of Education standards.



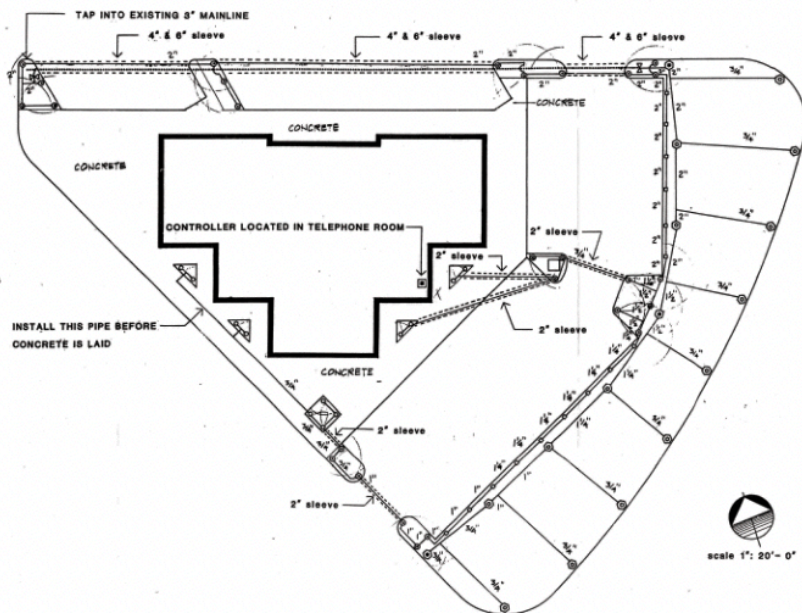


- * All plant materials to be Florida #1 or better.
- * All plant beds shall be mulched with 2" shreddedypress mulch.
- * Location of plants on plan are diagrammatic--see owner or Landscape Architect for questions on exact locations.
- * The plan will prevail over any discrepancies between the plant list and the plan.
- * All trees shall be stated as per detail.
- * Shrub depth shall be planted 2" back from curb to allow 18" mulch strip to accommodate automobile overhang.
- * Seed shall be as follows: Hydrangea Argentine White approximately 6,000 SF.



SYM.	QTY.	MODEL NUMBER	PSI
•	15	1B04 55T 4X30	30
•	8	1B12 15'R	30
•	2.0	1B04 15'R	30
•	12	1B12 12'R	30
⊙	2	P6P 90" #4	30
⊙	15	P6P ADJ #7	30
⊞	2	200-PIE 2" ELECTRIC VALVE	
⊞	1	RC-7A 7 STATION CLOCK	
⊞	300 LF	3" PVC MAINLINE	

- * Piping or valves may sometimes be indicated as being located in uncity areas (i.e. in holdings, under pavement, or outside property lines). This is done to show that the water supply is available prior to the water to be installed in soil areas.
- * All irrigation lines on the drawings are not guaranteed as to accuracy and shown for the purposes of indicating only. The contractor shall be responsible for the location of the blower to activate itself as to the accuracy of the quantities.
- * All irrigation pipe not otherwise stated is to be 1/2".
- * Install irrigation system in accordance with all applicable codes.
- * Slovers shall be schedule 40 PVC sized as shown on the plan.
- * All 1/2" pipe -wrench shall be installed on 1/2" 1/2" PVC line connections.
- * All 1/2" pipe -wrench shall be installed on 1/2" 1/2" PVC line connections.
- * All returns shall be installed on 1/2" 1/2" PVC line connections.
- * Irrigation system requires 65 GPM and 40 PSI at the source.
- * All water heads shall be installed, all spray heads shall be Baiture® and all other components shall be Baiture® or equivalent meeting specifications.
- * Control or shall be located in the telephone room on the exterior wall.
- * Water source for irrigation system is existing 24" city water meter.



5. Community Need and Public Benefit

The proposed Academy would add meaningful early-learning capacity in a rapidly growing county. The U.S. Census Bureau's July 1, 2025 estimate placed St. Lucie County's population at 402,449, representing an increase of approximately 22.2 percent from the April 2020 population base. Approximately 5 percent of the county's population is younger than five years of age, representing roughly 20,100 young children. The county also recorded 4,008 building permits in 2025, further demonstrating continued residential growth. [2]

The Early Learning Coalition of St. Lucie County reports that 2,930 children are enrolled in School Readiness programs alone and provides child care resources and referral assistance to families seeking quality and affordable options. These indicators support the need for additional conveniently located early-learning capacity, particularly in and around the growing western portions of Fort Pierce and St. Lucie County. [3]

The proposed location is positioned to be among the westernmost preschool and child care facilities serving Fort Pierce and western St. Lucie County. Three sizable residential developments are located approximately one to three miles west of the property. Additional homes are located alongside roads beginning less than one mile west of the site and continuing toward the western boundary of St. Lucie County.

Families in this growing area need dependable child care that is convenient to home, employment centers, and major transportation corridors. Agape will provide a location that can reduce travel time for some parents, help families maintain employment, support school and training obligations, and give children access to consistent early education closer to their community.

Agape is not asking the City to approve a use based solely on projected enrollment. The Academy is proposing a permanent family-supporting institution that will help working parents remain in the workforce, increase available early-learning options, prepare young children for kindergarten, and create up to 25 local employment opportunities, as well as support local vendors.



Top 10 Key Points Supporting the Need for Agape Preschool Academy LLC

1. The 15-mile service area surrounding Agape Preschool Academy serves approximately 180,000 residents today and is projected to exceed 215,000 residents within the next five years.
2. More than 9,500–11,000 children ages 1–5 currently live within the service area, with that number expected to grow to approximately 12,000–13,000 children by 2031.
3. St. Lucie County is one of Florida's fastest-growing regions, attracting young families, working professionals, healthcare workers, educators, and skilled tradespeople.
4. The population of adults ages 25–44—the primary users of childcare and preschool services—is projected to increase by 25–30% over the next five years.
5. An estimated 5,000–7,000 children currently require organized childcare, preschool, VPK, or daycare services within the local market area.
6. Current market conditions indicate a projected need for approximately 1,200–2,000 additional childcare seats over the next five years to meet anticipated demand.
7. Reliable childcare is essential to workforce participation, enabling parents to maintain employment, pursue career advancement, and contribute to the local economy.
8. Access to quality childcare directly supports employee recruitment, retention, attendance, and productivity for local businesses and employers throughout St. Lucie County.
9. As residential growth continues throughout Fort Pierce, White City, St. Lucie West, and surrounding communities, childcare infrastructure must expand alongside housing and commercial development.
10. Agape Preschool Academy LLC will help address a growing community need by providing safe, licensed, high-quality early childhood education that supports school readiness, strengthens families, and contributes to the long-term economic growth and prosperity of Fort Pierce and St. Lucie County.



6. Strategic Location and Accessibility

The location provides convenient regional access without requiring parents to enter the interior of a residential neighborhood. Families may approach the property from Okeechobee Road, turn onto Crossroads Parkway, and then turn onto Peters Road. The site's proximity to Interstate 95 and Florida's Turnpike also makes it accessible to parents whose employment or daily travel takes them through western Fort Pierce.

The property is large enough to accommodate a clearly organized circulation pattern, separate parent and staff parking areas, a protected pedestrian route to the entrance, a fenced playground, and emergency access. The standalone building allows the preschool operation to be managed as a distinct use within the larger commercial park.

The Academy's presence may also benefit employees of businesses located within Florida Nexus Park and nearby commercial areas by providing an early-learning option near their workplace. This proximity can reduce uncertainty for working parents and strengthen the ability of local employers to attract and retain employees with young children.

7. Compatibility with Florida Nexus Park and Surrounding Uses

The proposed child care facility is compatible with the established commercial character of Florida Nexus Park and the surrounding area for several reasons.

- The Academy will occupy an existing standalone building and will not require construction of a new primary structure.
- The project will support adaptive reuse and continued private investment in an existing commercial property.
- The Academy will operate primarily during weekday daytime and early-evening hours and will not generate routine late-night activity or overnight occupancy.
- The use will not include industrial operations, hazardous emissions, outdoor entertainment, or amplified outdoor music.
- The Academy will not operate a commercial kitchen or prepare full meals onsite, reducing the potential for restaurant-type cooking odors, grease discharge, or frequent food-service deliveries.
- The outdoor play area will be fenced, screened, supervised, and located within the property rather than within a public right-of-way.
- Outdoor activities will occur only during daytime operating hours and will be scheduled by classroom or age group to control occupancy and noise.
- The use will complement nearby employers and businesses by providing family-supporting infrastructure within an established employment and commercial center.

The Academy will maintain the site in a clean, orderly, and professional manner and will work with the property owner to ensure that its operations do not interfere with neighboring tenants, fire access, loading areas, refuse collection, or the safe circulation of vehicles and pedestrians.

8. Proposed Enrollment, Staffing, and Occupancy

Agape requests authorization for a maximum enrollment of up to 225 children. At full operation, the Academy anticipates having up to 25 staff members on site, including teachers, assistant teachers, administrators, office personnel, support staff, and maintenance or operational personnel. This represents a planned regular operating population of up to 250 students and staff combined.

The total of 250 refers to the regular student-and-staff population and does not treat parents, caregivers, vendors, or visitors as permanent occupants. The project architect and fire and building officials will account for the temporary presence of these persons when determining the final approved occupant load and life-safety requirements.

Enrollment will be phased rather than beginning immediately at the maximum requested capacity. Children will be enrolled only as qualified personnel are hired and classrooms are licensed. Staff schedules may

vary throughout the day based on enrollment, classroom schedules, arrival and dismissal activity, staff breaks, and operational needs.

Agape will maintain sufficient staff to comply with all applicable age-specific child-to-staff ratios, supervision requirements, training obligations, staff-credential requirements, and classroom-capacity restrictions. The final classroom age distribution and enrollment plan will be structured so that the available staff can satisfy all applicable ratios. If a proposed age distribution would require more staff than the approved on-site staffing or building occupancy can support, Agape will reduce enrollment, modify the classroom mix, or otherwise adjust operations.

The Academy may also maintain a pool of qualified substitute or part-time personnel to cover absences, training, breaks, and unexpected staffing needs. All substitutes, contractors, volunteers, and other persons requiring screening or training will satisfy applicable requirements before being permitted to work with or have unsupervised access to children.

9. Hours of Operation and Daily Schedule

Agape proposes the following regular operating schedule:

- Days of operation: Monday through Friday.
- Staff arrival and facility preparation: beginning at approximately 6:30 a.m.
- Child care hours: approximately 7:00 a.m. to 6:30 p.m.
- Primary morning arrival period: approximately 7:00 a.m. to 7:45 a.m.
- Primary afternoon dismissal period: approximately 3:20 p.m. to 3:40 p.m.
- Extended-day dismissal period: approximately 5:30 p.m. to 6:30 p.m.

These time periods may vary by classroom and family need because Agape will provide extended-day care for parents who require additional coverage due to employment, education, or other obligations. As enrollment increases, classroom-specific and staggered arrival or dismissal assignments may be used to distribute traffic and maintain safe, efficient circulation.

Children arriving outside the primary morning period will be checked in individually through the administrative office rather than participating in the principal arrival flow. Agape does not presently propose routine weekend operations, overnight care, late-night programming, or public evening events. Any future activity outside the approved operating hours will be subject to applicable City requirements and conditions of approval.

Because the Academy will serve children from approximately 18 months through five years of age, the extended hours are described as extended-day child care rather than traditional before-school or after-school care for school-age students.

Unless separately reviewed and approved, no school-bus operation or bus-staging area is proposed as part of this application. Children will be released only to a parent, legal guardian, or another properly authorized adult.

10. Parent Arrival, Dismissal, and Internal Circulation

Because of the young age of Agape's students, every parent or authorized caregiver will be required to park, escort the child into the building, and complete the electronic check-in or check-out process through the administrative office. Children will not be dropped off or released from a vehicle standing in a travel lane.

The anticipated primary route is from Okeechobee Road to Crossroads Parkway and then to Peters Road. Once on the property, the proposed internal circulation pattern will direct vehicles around the standalone building through a clearly signed and striped one-way loop.

Parents and authorized caregivers will:

1. Enter the internal drive aisle on the west side of the standalone building.
2. Proceed to the designated short-term parent parking area. See Illustration 2 below.
3. Park and escort the child along the designated pedestrian route to the controlled main entrance.
4. Complete the required electronic check-in or check-out process through the administrative office.
5. Return to the vehicle and continue along the drive aisle east of the building.
6. Exit the site and return to Peters Road without reversing through the principal arrival flow.

The arrival and dismissal procedures will be designed to serve a maximum enrollment of up to 225 children without permitting vehicle queues to extend into Peters Road, Crossroads Parkway, or another public right-of-way. Parents and caregivers will generally be inside the building only for the time necessary to complete the controlled check-in or check-out process.

Agape will implement the following circulation safeguards:

- No child loading, unloading, or vehicle staging within Peters Road, Crossroads Parkway, or another public right-of-way.
- No curbside release of children.
- Clearly marked pedestrian paths from parent parking to the main entrance.
- Staff monitoring of arrival and dismissal during the busiest periods.
- Staggered arrival and dismissal assignments by classroom or age group as enrollment increases.
- Signs and pavement markings directing the one-way circulation pattern.
- Parent orientation and written circulation rules in the family handbook.
- Immediate corrective action for parents who disregard circulation procedures.
- Monitoring of traffic operations during the opening weeks and after significant enrollment increases.
- A written backup plan identifying operational adjustments if internal queuing or congestion occurs.

Agape will coordinate with the property owner and, when required, a qualified traffic professional to demonstrate that parent vehicles can be accommodated internally without affecting Peters Road or the surrounding public roadway system.

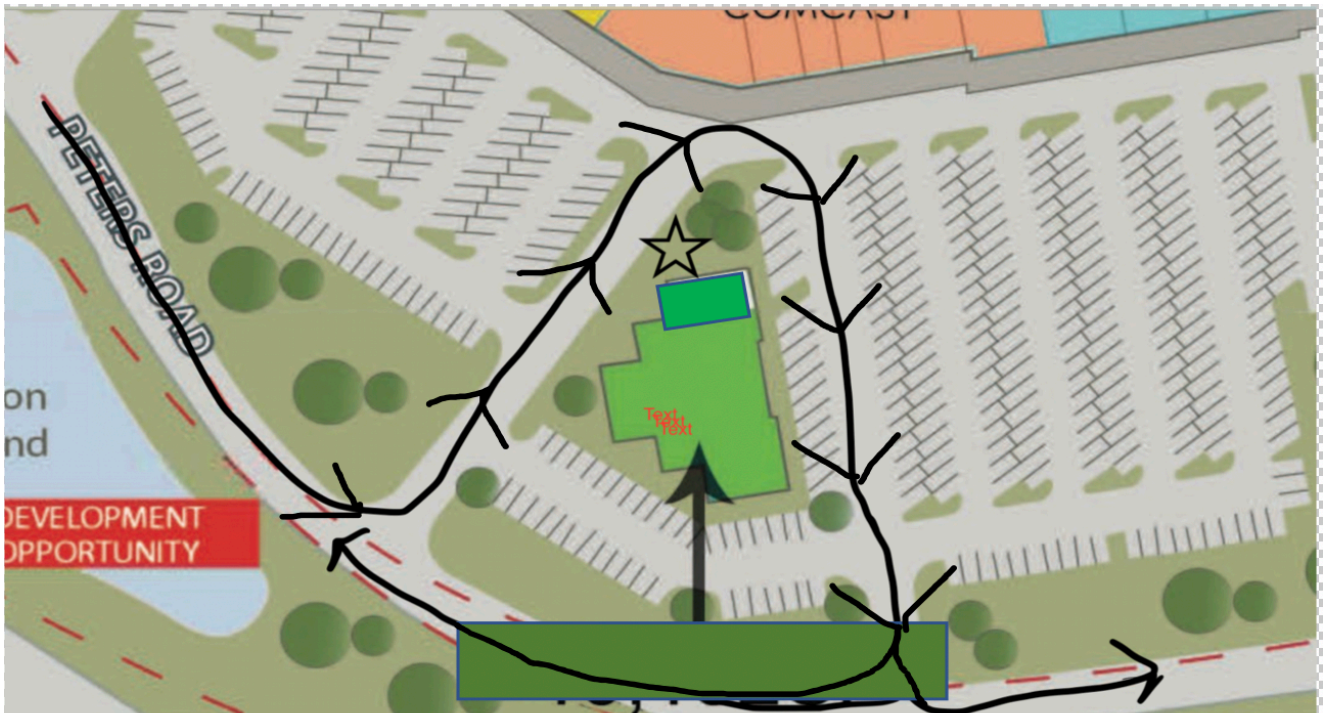


ILLUSTRATION 1 - PROPOSED ARRIVAL AND DISMISSAL CIRCULATION

11. Parking Plan

The first row of parking spaces immediately east of the building and closest to the controlled entrance is proposed for short-term parent and visitor parking, including all required accessible spaces. This arrangement will allow parents to park near the entrance, escort their children safely, complete check-in or check-out, and return promptly to their vehicles.

A separate and private double-row parking area at the rear of the building will be identified for employees so that staff vehicles do not occupy the short-term spaces needed for parent turnover. The employee area will be sized and assigned to accommodate up to 25 staff members on site. Parent and employee spaces will be separately labeled and will not overlap.

- Existing total parking available within Florida Nexus Park is over 775 spaces.
- There is sufficient parking available and allocated for existing tenants.
- Parking assigned to the standalone preschool building.
 - Private parking spaces allocated for staff (20 Spaces)
- Number of spaces removed or reconfigured for the playground.
 - Parking spaces allocated for playground conversion (40 Spaces)
- Number of short-term parent and visitor spaces.
 - Parking spaces allocated for short-term parking: 18 total, of which 2 are handicap accessible
- Number and location of accessible spaces and accessible routes.

Agape will ensure that parent and employee parking do not obstruct fire apparatus access, emergency exits, neighboring tenant access, loading areas, refuse collection, required accessible routes, or internal drive aisles.

Sufficient parent parking and internal vehicle capacity will be available for an enrollment of up to 225 children. If monitoring shows that the busiest arrival or dismissal period creates unnecessary congestion, Agape will implement staggered schedules, additional staff supervision, revised parking assignments, or other corrective measures

LEASING SITE PLAN 2026

FLORIDA NEXUS PARK



ILLUSTRATION 2 - PARENT, VISITOR, ACCESSIBLE, AND STAFF PARKING

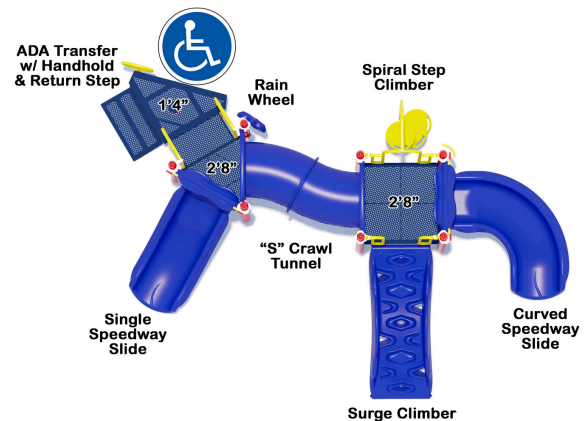
12. Outdoor Playground and Indoor Gross-Motor/Media Space

The school is required to provide an outdoor play area. Agape proposes to convert and securely fence approximately 5,500 square feet of the parking area allocated to the standalone building for use as an outdoor playground.

The playground will provide ample allocated space for age-appropriate equipment, impact-attenuating surfacing, outdoor seating, hydration, and shaded activity areas. The goal is to create a safe, secure, and welcoming environment in which children can engage in developmentally appropriate outdoor activity while being protected from vehicle circulation and excessive sun exposure.

The playground plan include or provide for:

- Secure perimeter fencing and controlled, self-latching gates.
- 2 Emergency-access gates are available
- Age-appropriate playground equipment.
- Impact-attenuating ground surfacing.
- Shaded activity areas and outdoor seating.
- Hydration access.
- Appropriate drainage and prevention of standing water.
- Separation from vehicle travel lanes and parking areas.
- Safe pedestrian access between the building and playground.
- Active staff supervision and scheduled inspections and maintenance.



Age Range: 2 to 5 **Fall Height:** 2'8"

Child Capacity: 20 **Use Zone:** 30' x 25'

The playground includes up to 3 shaded areas and open play safe which may include, turf, rubber flooring and or mulch as per industry standards and licensing requirements.



The playground is not intended to accommodate all 225 children at the same time. Children will use the outdoor area in scheduled classroom or age-group rotations. The current DCF child care facility fact sheet states a general outdoor-space benchmark of 45 square feet per child with a minimum outdoor area for one-half of licensed capacity. For a proposed capacity of 225 children, one-half capacity is 112.5 children, and the general benchmark would be approximately 5,063 square feet. A 5,500-square-foot qualifying playground would exceed that general benchmark and could accommodate approximately 122 children at one time at 45 square feet per child, subject to final verification of the usable outdoor area and licensing approval. [4][5]

The final playground schedule will identify the classrooms or age groups using the space, number of children in each group, staff assigned, approximate duration of each session, transition procedures, procedures for severe heat, rain, lightning, or other inclement weather, and the maximum number of children permitted in the playground at one time.

The floor plan will also include an indoor gross-motor, multipurpose, or media center for periods of rain, severe weather, or excessive heat. This indoor area will supplement the outdoor playground but will not be represented as a substitute for required outdoor space unless specifically accepted by the licensing authority.

ILLUSTRATION 3 - PROPOSED 5,500-SQUARE-FOOT PLAYGROUND

13. Indoor Space, Classroom Capacity, and Building Compliance

The requested maximum enrollment is up to 225 children. The final licensed enrollment will be based on qualifying usable floor area rather than the building's gross square footage alone.

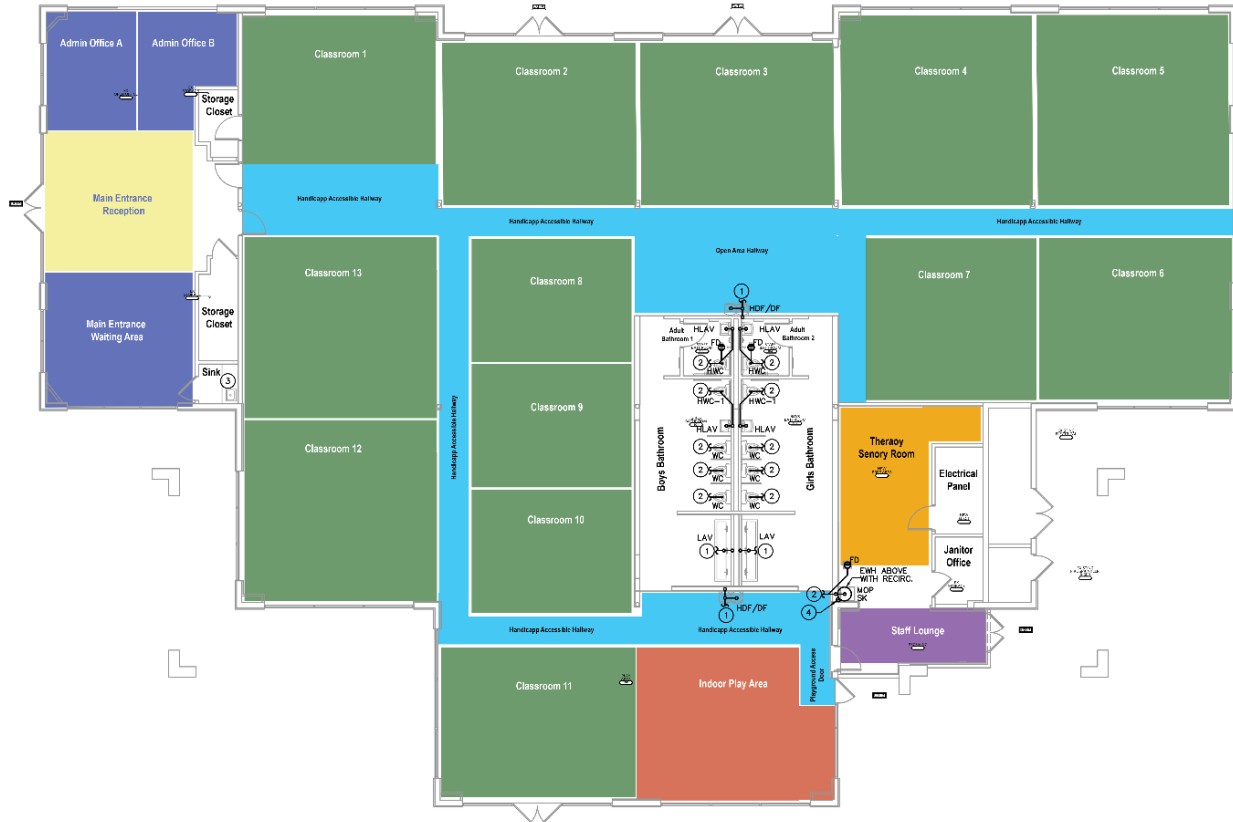
The current DCF fact sheet and section 402.305, Florida Statutes, identify a general standard of 35 square feet of usable indoor floor space per child for a facility that is not operating under the older grandfathered standard. Applying that benchmark to 225 children results in a minimum of 7,875 square feet of qualifying usable indoor space. [4][5]

The project architect and licensing authority will prepare or review a room-by-room calculation identifying:

- Gross building area.
- Qualifying classroom and indoor activity area.
- Administrative offices.
- Children's and adult restrooms and sinks.
- Hallways and circulation areas.
- Storage areas.
- Mechanical and electrical rooms.
- Food and snack preparation areas.
- Indoor play, gross-motor, or multipurpose areas.
- Non-countable areas.
- Classroom ages and capacities.
- Total qualifying usable indoor area.

The building's 11,346-square-foot gross area will not automatically be treated as licensed classroom space. The Academy will enroll up to 225 children only if the verified qualifying indoor area, approved classroom layouts, plumbing fixtures, staffing ratios, fire occupancy, parking, playground schedule, and all other applicable requirements support that enrollment.

If the final verified capacity is lower than 225 children, Agape will limit enrollment to the lower approved number unless and until additional improvements or approvals authorize an increase.



14. Restroom, Hygiene, Sanitation, and Accessibility

Agape will maintain clean, accessible, and appropriately supervised restroom facilities for children and adults. The eight children's restrooms and eight sinks will be incorporated into the classroom plan so that children can access restroom and handwashing facilities without unnecessary travel through administrative or unrelated areas.

Two children's restrooms will provide accessible accommodations for children with disabilities, including facilities available to both boys and girls. The final plan will show accessible routes, required clearances, fixture heights, grab bars or other accessibility features where required, and the relationship between each restroom and the classrooms it serves.

The two new adult restrooms, including handheld or portable showerheads and required floor drainage, will be maintained in accordance with approved plans and applicable health, plumbing, accessibility, and building requirements.

The Academy will maintain written procedures governing:

- Supervision of children using restrooms.
- Handwashing and hygiene.
- Cleaning and disinfection.
- Diapering and toileting assistance.
- Safe storage of cleaning products.
- Response to bodily-fluid incidents.
- Use of adult restrooms and handheld shower fixtures.
- Floor-drain inspection and maintenance.
- Prevention of standing water and slip-and-fall hazards.
- Ventilation and odor control.

- Reporting of plumbing, sanitation, or accessibility concerns.

The final fixture schedule will show all eight children's restrooms, eight children's sinks, two accessible children's restrooms, two adult restrooms, shower fixtures, and floor drains. Supporting permit and inspection documentation will be made available to the City and licensing authorities when required.

15. Food, Snacks, and Future Nutrition Program

During the Academy's initial phase, Agape will not operate a full commercial kitchen or prepare full meals onsite. Parents will provide individually labeled lunch boxes for their children. Agape will provide approved snacks, drinking water, and other appropriate beverages consistent with licensing and nutrition requirements.

The Academy will maintain written procedures addressing refrigeration, food storage, sanitation, choking hazards, allergies, dietary restrictions, medication, emergency treatment, and prevention of food sharing between children with incompatible dietary needs.

After opening and determining eligibility, Agape intends to evaluate participation in the Florida Department of Health's Child Care Food Program. That program reimburses participating child care organizations for qualifying nutritious meals and snacks. Any future meal service will be implemented only after Agape satisfies applicable licensing, kitchen, food-safety, program, and inspection requirements. [7]

16. Safety, Security, and Visitor Management

Agape Preschool Academy will maintain an environment that is safe and secure for students, staff, families, and authorized visitors. The Academy intends to install an integrated security and attendance-management system to track students, staff, and visitors and to support controlled access to the school and property.

The proposed security program will include:

- One controlled public entrance for routine entry, while maintaining all code-required emergency exits.
- Camera coverage of the main entrance and appropriate common and exterior circulation areas, subject to privacy requirements.
- Electronic child attendance, check-in, and check-out records.
- Release of children only to parents, legal guardians, or other authorized adults.
- Visible identification badges for staff and age-appropriate student identification through secure electronic rosters, classroom systems, badges, or other safe methods.
- Controlled access to classrooms and child-occupied areas.
- Door alarms or access-control technology where appropriate.
- Visitor identification and registration at the administrative office.
- Visitor badges and escort requirements.

All visitors will be required to report to the main office before entering classroom or child-occupied areas. Staff assigned to visitor check-in will follow the Academy's adopted Visitor Management System Guidelines and Procedures. Visitor access records will be maintained in accordance with applicable law and privacy requirements.

17. Personnel Screening, Training, and Professional Standards

Agape will comply with all applicable Florida Department of Children and Families child care licensing standards, including background-screening, training, staff-credential, and employment-history requirements. Florida DCF materials identify Level 2 screening, employment-history checks, sexual-predator and sexual-offender registry checks, child-abuse and neglect registry searches when applicable, introductory child care training, annual training, and first-aid and pediatric CPR coverage as important requirements for child care personnel. [4][6]

Agape will not hire or retain an employee, consultant, contractor, volunteer, or vendor whose background, screening status, training, or conduct makes that person ineligible under applicable law or licensing requirements. Screening and eligibility will be confirmed before a person is permitted unsupervised access to children.

The Academy will maintain personnel files documenting screening, training, credentials, continuing education, emergency preparedness, and performance expectations. Staff will receive training before opening and recurring training thereafter on supervision, child guidance, mandated reporting, emergency procedures, visitor management, family communication, and the Academy's policies and procedures.

18. Emergency Preparedness and Response

Agape will maintain written emergency procedures for fire, severe weather, evacuation, shelter-in-place, medical emergencies, missing-child incidents, active threats, family reunification, and other foreseeable emergencies. The Academy will coordinate with local fire, law-enforcement, emergency-management, and medical-response agencies when appropriate.

Agape intends to evaluate and, if feasible and appropriate, implement a mobile emergency or panic-alert system capable of promptly communicating an emergency to 911 and designated staff members. This enhanced safety measure is intended to improve real-time coordination with first responders and will be implemented in a manner consistent with applicable law and available local emergency-service technology.

The Academy will conduct safety and security sweeps of the campus to maximize protection of students and staff. These sweeps will be conducted by administration and a designated School Safety Coordinator at random times during the day and before the beginning of the school day to confirm that exterior doors, gates, fencing, playground areas, and other critical locations are secure and free of hazards.

If an emergency occurs, staff will be instructed to call 911 to report accidents, fire, serious injury, medical emergencies, crimes, or other events requiring an immediate response. The Academy will maintain emergency contact information, parent notification procedures, evacuation and reunification locations, and documentation of emergency incidents and drills.

The school will conduct fire, evacuation, severe-weather, lockdown, and active-threat drills as required or recommended by applicable licensing, fire, and public-safety authorities. Drill dates, times, participation, observations, and corrective actions will be documented and made available for appropriate safety audits or inspections.

The Academy's ownership or governing body will adopt an active-assailant or active-threat response plan. The plan will include, at a minimum, staff expectations for evading or evacuating when safe, taking cover or hiding, communicating with emergency services, protecting children, and using an appropriate last-resort response when necessary to prevent imminent harm. Staff will be trained before opening and at least annually thereafter. Staff-facing emergency quick-reference procedures will be maintained in every classroom and child-occupied space.

19. Noise, Lighting, Landscaping, and Site Stewardship

The Academy will operate in a manner that protects neighboring tenants and surrounding properties. Outdoor activity will occur only during daytime operating hours and will be supervised and scheduled by classroom or age group. No amplified outdoor music, public-address programming, or routine outdoor evening events are proposed.

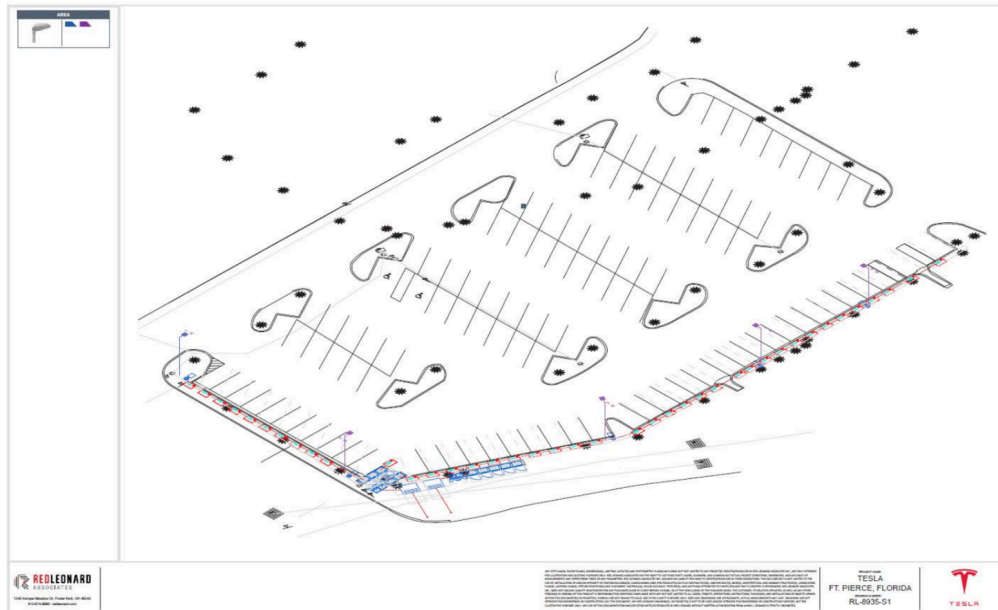
The playground fencing, shade, landscaping, and placement will be designed to create a secure child-centered environment and to visually separate the play area from parking and vehicle circulation. Exterior lighting will be directed and maintained to support safety without creating unnecessary glare onto neighboring properties or public roadways.

The Academy will maintain the building exterior, playground, landscaping, parking areas assigned to Agape, signs, fences, gates, and pedestrian paths in a clean and professional condition. Waste will be stored and collected in coordination with the property owner so that refuse service does not conflict with arrival and dismissal periods or emergency access.

19A. Lighting Plan

EXISTING LIGHTING PLAN

5 FOOT
CANDLES



NAME OF PROJECT



20. Economic Development and Community Partnerships

Agape Preschool Academy will provide more than a child care service. It will create a family-centered institution capable of serving up to 225 children, supporting the local workforce, and strengthening the surrounding commercial and employment area.

The project is expected to:

- Create up to 25 teaching, administrative, support, and operational employment opportunities.
- Generate private investment in the renovation and improvement of an existing commercial building.
- Make productive use of an existing 11,346-square-foot standalone building.
- Build upon the property owner's recent investment in 10 new air-conditioning units.
- Utilize and improve eight existing children's restrooms and eight sinks, including two accessible children's restrooms serving boys and girls.
- Utilize two newly constructed adult restrooms with handheld shower fixtures and required floor drainage.
- Add playground, shade, landscaping, lighting, security, signage, and appearance improvements.
- Support local employers by improving access to dependable child care.
- Help parents enter, remain in, or return to the workforce or pursue education and training.
- Prepare children for kindergarten through early literacy, language, mathematics, social-emotional learning, physical development, and age-appropriate play.
- Pursue participation in Voluntary Prekindergarten and School Readiness programs, subject to eligibility and approval.
- Explore partnerships with the Early Learning Coalition, nearby employers, educational institutions, health care providers, family-serving organizations, and local businesses.
- Offer family-engagement activities such as kindergarten-readiness workshops, literacy events, developmental resources, and parent education.
- Participate in appropriate Fort Pierce community events, service initiatives, and local partnerships.

The proximity of medical, educational, technology, and employment-related tenants at Florida Nexus Park creates opportunities for future partnerships, career awareness, family resource events, health and safety education, and local procurement. Agape looks forward to becoming an active and responsible member of the Fort Pierce business and education community.

21. Consistency with City Goals and Conditional Use Considerations

The City of Fort Pierce Comprehensive Plan serves as the City's blueprint for growth, development, preservation, infrastructure, economic development, and community character. The City emphasizes well-managed growth, efficient services, compatibility between future development and existing neighborhoods, and a livable and inclusive community. [8]

The City's strategic planning materials also identify expansion of the local economy and commercial tax base, attraction of businesses that create sustainable jobs, community partnerships, community safety, and investment in the City's image and facilities as important goals. [9]

The proposed use supports those objectives because it will adaptively reuse an existing commercial building, create local jobs, support working families, add early-learning capacity, and improve the appearance, safety, and productivity of an existing commercial property.

Agape believes the proposed use merits approval because:

- The use is compatible with the surrounding property. It will occupy a standalone building within an established commercial center surrounded primarily by commercial, service, restaurant, medical, educational, office, and employment-related activities.
- The use will not create unreasonable operating impacts. It will operate during weekday daytime and early-evening hours, will have no overnight activity, will not initially include a commercial kitchen, and will manage outdoor activity within a fenced and supervised area.

- Traffic can be safely accommodated onsite. Parents will park and escort children into the building, vehicles will use an internal one-way circulation pattern, and no child loading or vehicle staging will occur within a public right-of-way.
- Parking will be documented and protected. Parent, employee, accessible, visitor, and service parking will be separately identified, and the final calculation will account for spaces converted to playground use.
- The building has received significant recent investment, including 10 new air-conditioning units, eight children's restrooms with eight sinks, two accessible children's restrooms, and two new adult restrooms with handheld shower fixtures and floor drainage.
- The requested capacity will be carefully controlled. The maximum of 225 children and 25 staff members is subject to all licensing, usable-space, plumbing, fire, building, parking, staffing, and playground requirements.
- The project will protect health and safety through controlled access, screening, training, sanitation, emergency preparedness, safe circulation, age-appropriate supervision, and code-compliant facilities.
- The project will create a measurable public benefit by adding early-learning capacity, creating jobs, improving an existing commercial property, helping working families, and strengthening kindergarten readiness for Fort Pierce children.

22. Applicant Commitments and Conditions of Approval

Agape Preschool Academy LLC is willing to accept reasonable conditions of approval relating to maximum enrollment, maximum on-site staffing, operating hours, parking, circulation, outdoor-play operations, landscaping, licensing, building occupancy, fire safety, and prevention of vehicle staging within the public right-of-way.

The applicant specifically commits to the following:

- A maximum enrollment of up to 225 children unless a future amendment is approved.
- Up to 25 staff members on site as part of the planned regular operating population, subject to all staffing-ratio and occupancy requirements.
- A regular student-and-staff population not exceeding 250 persons unless additional approvals are obtained.
- No enrollment beyond the lower of the capacities approved by the City, DCF, fire official, building official, plumbing review, parking plan, usable indoor area, or usable outdoor area.
- No child loading, unloading, or vehicle queuing in a public right-of-way.
- Separate short-term parent parking and employee parking for up to 25 staff members.
- A controlled public entrance and documented visitor-management procedures.
- A securely fenced and supervised playground used through scheduled rotations.
- Compliance with all applicable background-screening, training, child-to-staff ratio, first-aid, pediatric CPR, sanitation, building, fire, and child care licensing requirements.
- Ongoing monitoring of arrival, dismissal, parking, security, and playground operations, with corrective action when needed.

23. Conclusion

Agape Preschool Academy LLC respectfully requests approval to establish a licensed preschool and child care facility at 2817 Peters Road with a maximum proposed enrollment of up to 225 children and up to 25 staff members, representing a planned regular operating population of up to 250 students and staff combined.

The proposed use will bring new life and productive activity to an existing standalone commercial building. The property owner has demonstrated a substantial commitment to the facility through the installation of 10 new air-conditioning units and important restroom and plumbing improvements.

The building already contains eight children's restrooms with eight sinks, including two accessible children's restrooms providing accommodations for boys and girls. The facility also includes two newly

constructed adult restrooms equipped with handheld or portable showerheads and code-required floor drainage.

These improvements, together with the proposed classrooms, controlled entrance, security systems, designated parking, managed circulation pattern, fenced playground, shaded outdoor areas, and indoor activity space, will create a safe and welcoming educational environment for Fort Pierce children and families.

Agape will become an active and responsible member of the Fort Pierce community. The Academy will work with local families, employers, businesses, education providers, and community organizations while creating up to 25 employment opportunities and serving as many as 225 young children.

For these reasons, Agape Preschool Academy LLC respectfully requests that the City of Fort Pierce approve the Conditional Use and allow the Academy to proceed with the remaining permitting, construction, inspection, fire-safety, and child care licensing processes.

Thank you for your consideration and for the opportunity to invest in the children, families, workforce, and future of Fort Pierce.

Respectfully submitted,

Joel Borgella

Owner/Authorized Representative, Agape Preschool Academy LLC
772-241-4207
agapepreschoolacademy@gmail.com

Date: _____

Indira Ceville

Owner/Authorized Representative, Agape Preschool Academy LLC
772-241-4207
agapepreschoolacademy@gmail.com

Date: _____

Property Owner Authorization

Nexus Park of ComNet Realty LLC

Harry Zuker,
Manager/Owner, Crossroads Plaza FP I, LLC d/b/a Florida Nexus Park.

Date: _____

APPENDIX A - Source References

The following sources support the demographic, licensing, nutrition, location, and City-planning statements contained in this narrative. Accessed July 21, 2026. Regulatory requirements are subject to change and will be confirmed during permitting and licensing.

[1] Florida Nexus Park - Location

<https://floridanexuspark.com/location/>

[2] U.S. Census Bureau QuickFacts - St. Lucie County, Florida

<https://www.census.gov/quickfacts/fact/table/stluciecountyflorida/PST045225>

[3] Early Learning Coalition of St. Lucie County

<https://www.elcslc.org/>

[4] Florida Department of Children and Families - Child Care Facility Fact Sheet

<https://www.myflfamilies.com/documents/29206.pdf>

[5] Section 402.305, Florida Statutes - Licensing Standards for Child Care Facilities

https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0400-0499/0402/Sections/0402.305.html

[6] Florida DCF - Child Care Laws and Requirements

<https://www.myflfamilies.com/services/child-family/child-care/child-care-laws-and-requirements>

[7] Florida Department of Health - Child Care Food Program

<https://www.floridahealth.gov/individual-family-health/child-infant-youth/child-care-food-program/>

[8] City of Fort Pierce - Comprehensive Plan

<https://www.cityoffortpierce.com/1193/Comprehensive-Plan>

[9] City of Fort Pierce - Strategic Plan 2025/2030/2040 Executive Summary

<https://www.cityoffortpierce.com/DocumentCenter/View/44495/Executive-Summary-2025-2030-2040>

[10] City of Fort Pierce - Applications and Forms

<https://www.cityoffortpierce.com/1072/Applications-and-Forms>

[11] City of Fort Pierce - ASK Planning

<https://www.cityoffortpierce.com/1071/ASK-Planning>

Property Identification

Site Address: 2765 PETERS RD
 Sec/Town/Range: 24/35S/39E
 Parcel ID: **2324-311-0005-000-1**
 Jurisdiction: Fort Pierce
 Land Use Code: 1600 - COM SHOP CNT
 Account #: **128079**
 Map ID: [23/24S](#)
 Zoning: General Co



Legal Description

24 35 39 COMM NE COR OF SW 1/4 RUN N 89 DEG 41 MIN 32 SEC W 768.20 FT, TH S 00 DEG 18 MIN 28 SEC W 45 FT TO SLY R/W ANDREWS AV AND POB, TH S 89 DEG 41 MIN 32 SEC E ALG SD SLY R/W 683.72 FT TO PC CONC SW, CA 89 DEG 36 MIN 19 SEC, R OF 30 FT, CB S 44 DEG 53 MIN 22 SEC E, TH ALG SD CURVE 46.92 FT TO WLY R/W PETERS RD, TH S 00 DEG 05 MIN 03 SEC E ALG WLY R/W 261.67 FT TO PC CONC WLY, CA OF 26 DEG 42 MIN 20 SEC, R OF 560 FT, CB S 13 DEG 15 MIN 57 SEC W, TH SWLY ALG ARC OF SD CURVE 261.02 FT, TH S 26 DEG 37 MIN 08 SEC W 235 FT TO PC CONC N, CA 77 DEG 16 MIN 03 SEC, R OF 435 FT, CBS 65 DEG 15 MIN 09 SEC W, TH SWLY ALG ARC OF SD CURVE 586.63 FT TO A PT OF REV CURVE CONC SLY, CA OF 45 DEG 27 MIN 09 SEC, R OF 515 FT, CB S 81 DEG 09 MIN 36 SEC W, TH NELY ALG ARC OF SD CURVE 408.55 FT TO PT OF CURVE CONC N, CA OF 80 DEG 06 MIN 22 SEC, CB N 81 DEG 30 MIN 48 SEC W, R OF 30 FT, TH ALG ARC OF SD CURVE 41.94 FT TO ELY R/W ENTRY BV AND PT OF CURVE CONC NELY WITH CA 21 DEG 31 MIN 01 SEC, R OF 625 FT, TH NWLY ALG ARC OF SD CURVE 234.71 FT, TH N 19 DEG 56 MIN 35 SEC W 100.87 FT, TH N 70 DEG 04 MIN 02 SEC E 459.41 FT, TH N 25 DEG 04 MIN 02 SEC E 226.43 FT, TH N 00 DEG 18 MIN 28 SEC E 405.04 FT TO POB. BEING PART OF VAC VILLA VISTA S/D AS IN PB 6 PG 27 (18.61 AC) (OR 2851-331)

Total Areas

Finished/Under Air (SF): 158,300
 Gross Sketched Area (SF): 174,927
 Land Size (acres): 18.61
 Land Size (SF): 810,651.6

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

[Sources/links:](#)

Ownership

Crossroads Plaza FP I LLC
 5850 Atlantic AVE Ste 101
 Delray Beach, FL 33484-8427

Current Values

Just/Market value:	\$9,336,100
Assessed value:	\$8,916,265
Exemption value:	\$0
Taxable value:	\$8,916,265

Important

Property taxes are subject to change upon change of ownership.

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

Links

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this Parcel: [Download PDF](#)

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 16, 2007	2851/0331	XX02	SPWD	Florida Furniture Mart Inc	\$11,500,000
Aug 13, 2003	1775/2405	XX02	WD	Russell Development Corp	\$4,500,000
Jan 1, 1900	/				\$0

Special Features and Yard Items

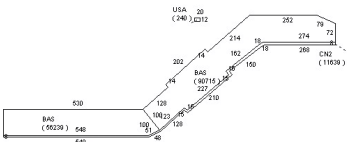
Type	Qty	Units	Year Blt
CONCRETE LOW	1	17500	1988
SINGLE LIGHT	10	20	1988
CEMENT CURB	1	8700	1988
DOUBLE LIGHT	17	42	1988
ASP2 LOW	1	340000	1988
CEMENT CURB	1	504	1988
CHAINLINK 6'	1	1125	1988
QUAD LIGHT	1	40	1988
SINGLE LIGHT	5	20	2025

Building Information

(1 of 2)

Finished Area: 146,954 SF

Gross Area: 158,833 SF



Exterior

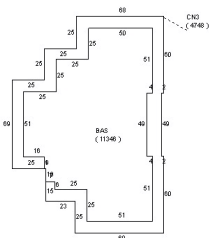
Interior

Building Type:	NSCT	Bedrooms:	0
Quality:	Y_D	Full Baths:	0
Number of Units:	12	Half Baths:	0
Year Built:	1988	A/C %:	100%
Effective Year:	1995	Electric:	AVERAGE
Story Height:	1 Story	Heat Type:	FrcdHotAir
Roof Structure:	BarJst/Rigid	Heat Fuel:	Electric
Roof Cover:	Mod Bitimun	Heated %:	100%
Primary Wall:	CB Stucco	Primary Int Wall:	Drywall

Building Information

(2 of 2)

Finished Area: 11,346 SF
Gross Area: 16,094 SF



Exterior

Interior

Building Type:	LROF	Bedrooms:	0
Quality:	Y_D	Full Baths:	0
Number of Units:	1	Half Baths:	0
Year Built:	1989	A/C %:	100%
Effective Year:	1995	Electric:	AVERAGE
Story Height:	1 Story	Heat Type:	FrcdHotAir
Roof Structure:	BarJst/Rigid	Heat Fuel:	Electric
Roof Cover:	Roll Comp	Heated %:	100%
Primary Wall:	CB Stucco	Primary Int Wall:	Drywall
Secondary Wall:	Plate Glass	Primary Floors:	Carpet
View:			

Values Breakdown

2025 ▼

Building	\$1,757,100
SFYI	\$1,499,100
Land	\$6,079,900
Just/Market	\$9,336,100

Ag Credit	\$0
Save Our Homes or 10% Cap	\$419,835
Assessed	\$8,916,265
Exemptions	\$0
Taxable	\$8,916,265

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
Important			
Property taxes are subject to change upon change of ownership.			
- Past taxes are not a reliable projection of future taxes. - The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.			

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	18.61	North St. Lucie Water Management District	\$465.25
2013	263.6	Fort Pierce Stormwater Charge	\$18,188.40

This does not necessarily represent the total Special Assessments that could be charged against this property.

The total amount charged for special assessments is reflected on the most current tax statement and information is available with the [SLC Tax Collector's Office](#)

Permits

Number	Issue Date	Description	Amount	Fees
C46717	Jun 1, 1988	Commercial New Construction	\$1,220,400	\$1,220,400
C46717	Jun 1, 1988	Commercial New Construction	\$1,220,400	\$1,220,400

Number	Issue Date	Description	Amount	Fees
C46718	Jun 1, 1988	Commercial New Construction	\$439,740	\$439,740
C46718	Jun 1, 1988	Commercial New Construction	\$439,740	\$439,740
C47185	Aug 1, 1988	Sprinkler System	\$154,884	\$154,884
C47185	Aug 1, 1988	Sprinkler System	\$154,884	\$154,884
C47419	Oct 1, 1988	Commercial New Construction	\$154,884	\$154,884
C47419	Oct 1, 1988	Commercial New Construction	\$154,884	\$154,884
C47776	Nov 10, 1988	Alterations/Remodeling	\$3,000	\$3,000
C48245	Jan 3, 1989	Alterations/Remodeling	\$40,000	\$40,000
C48246	Jan 3, 1989	Alterations/Remodeling	\$4,000	\$4,000
C48248	Jan 3, 1989	Alterations/Remodeling	\$2,000	\$2,000
C48341	Jan 11, 1989	Alterations/Remodeling	\$2,000	\$2,000
C48504	Jan 11, 1989	Alterations/Remodeling	\$5,000	\$5,000
C48373	Jan 12, 1989	Alterations/Remodeling	\$2,500	\$2,500
C48374	Jan 12, 1989	Alterations/Remodeling	\$3,000	\$3,000
C48426	Jan 19, 1989	Sprinkler System	\$1,376	\$1,376
C48551	Feb 1, 1989	Commercial New Construction	\$500,000	\$500,000
C48551	Feb 1, 1989	Commercial New Construction	\$500,000	\$500,000
C48550	Feb 3, 1989	Alterations/Remodeling	\$3,000	\$3,000
C48869	Mar 3, 1989	Alterations/Remodeling	\$6,500	\$6,500

Number	Issue Date	Description	Amount	Fees
C48849	Mar 10, 1989	Alterations/Remodeling	\$20,000	\$20,000
C48973	Mar 10, 1989	Alterations/Remodeling	\$4,000	\$4,000
C48900	Mar 14, 1989	Alterations/Remodeling	\$9,000	\$9,000
C46293	Apr 5, 1989	Alterations/Remodeling	\$5,000	\$5,000
C49362	Apr 12, 1989	Alterations/Remodeling	\$3,000	\$3,000
C49372	Apr 12, 1989	Alterations/Remodeling	\$4,000	\$4,000
C49446	Apr 18, 1989	Alterations/Remodeling	\$8,000	\$8,000
C49893	Jun 5, 1989	Alterations/Remodeling	\$4,000	\$4,000
C49917	Jun 5, 1989	Alterations/Remodeling	\$8,000	\$8,000
C50651	Sep 6, 1989	Alterations/Remodeling	\$100,000	\$100,000
C47782	Nov 10, 1989	Alterations/Remodeling	\$4,000	\$4,000
C53135	Jul 5, 1990	Commercial New Construction	\$5,000	\$5,000
C53848	Oct 19, 1990	Commercial New Construction	\$27,000	\$27,000
F91000768	Jun 19, 1991	Alterations/Remodeling	\$40,000	\$40,000
F92000114	Feb 6, 1992	Commercial New Construction	\$5,235	\$5,235
F92000178	Feb 18, 1992	Demolition	\$500	\$500
F92000178A	Feb 25, 1992	Demolition	\$2,700	\$2,700
F920001082	Sep 14, 1992	Alterations/Remodeling	\$37,950	\$37,950
C93-04442	Aug 12, 1993	Alterations/Remodeling	\$12,000	\$12,000
C93-04442	Aug 12, 1993	Alterations/Remodeling	\$12,000	\$12,000
C93-05454	Oct 8, 1993	Alterations/Remodeling	\$20,000	\$20,000

Number	Issue Date	Description	Amount	Fees
C93-05454	Oct 8, 1993	Alterations/Remodeling	\$20,000	\$20,000
C94-00873	Jul 20, 1994	Alterations/Remodeling	\$28,000	\$28,000
C98-000341	Apr 3, 1998	Alterations/Remodeling	\$18,000	\$18,000
C98-000456	Apr 17, 1998	Alterations/Remodeling	\$2,300	\$2,300
DM2002-10	Dec 18, 2002	Demolition	\$4,000	\$100
CR2003-1	Feb 20, 2003	Alterations/Remodeling	\$32,000	\$1,263
DI2003-8	Mar 21, 2003	Demolition	\$0	\$150
CR2003-40	Apr 15, 2003	Alterations/Remodeling	\$2,450	\$125
CR2003-26	May 20, 2003	Commercial New Construction	\$15,000	\$550
CR2003-30	May 20, 2003	Alterations/Remodeling	\$5,000	\$250
CR2003-31	May 20, 2003	Alterations/Remodeling	\$5,000	\$275
CR200373	Jul 25, 2003	Alterations/Remodeling	\$1,000	\$75
DI200318	Aug 20, 2003	Demolition	\$0	\$125
CR200397	Oct 30, 2003	Alterations/Remodeling	\$16,400	\$429
IC20047	Oct 5, 2004	Alterations/Remodeling	\$0	\$712
MC2004341	Nov 10, 2004	Air Conditioning Only	\$20,880	\$225
MC2004397	Dec 30, 2004	Air Conditioning Only	\$14,100	\$75

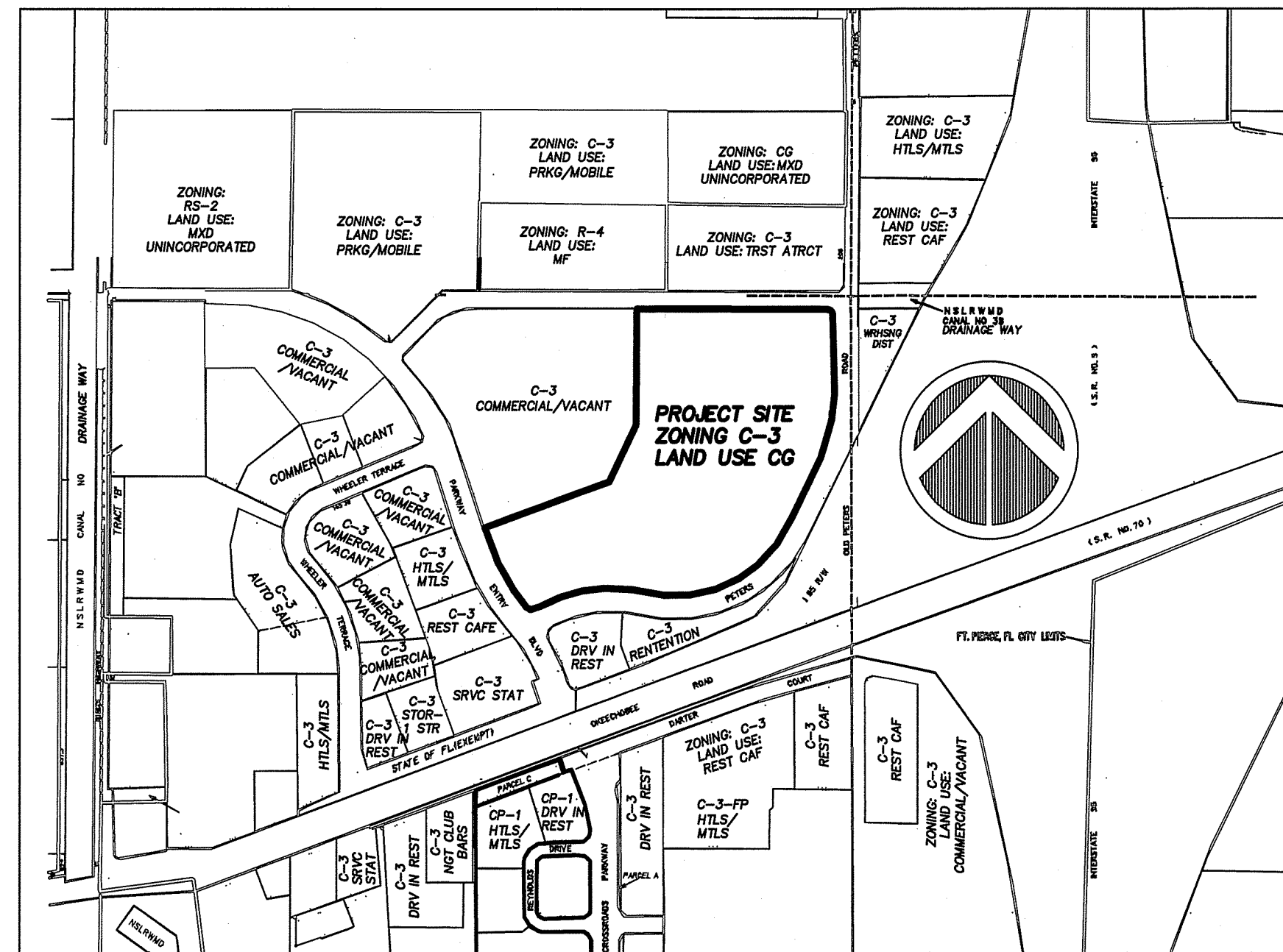
Number	Issue Date	Description	Amount	Fees
MC200535	Jan 31, 2005	Air Conditioning Only	\$22,710	\$225
MC2005188	May 20, 2005	Air Conditioning Only	\$14,100	\$141
MC2005332	Jul 15, 2005	Air Conditioning Only	\$46,680	\$375
MC2005301	Jun 14, 2005	Air Conditioning Only	\$0	\$75
MC2006159	Jul 20, 2006	Air Conditioning Only	\$19,000	\$150
BP09-156	Feb 4, 2009	Alterations/Remodeling	\$75,000	\$900
BP10-0268	Feb 11, 2010	Alterations/Remodeling	\$24,000	\$315
BP10-2345	Nov 30, 2010	Alterations/Remodeling	\$100,000	\$1,039
BP10-2684	Dec 10, 2010	Electric	\$2,250	\$155
BP10-2718	Dec 13, 2010	Air Conditioning Only	\$27,750	\$373
BP10-2750	Dec 20, 2010	Electric	\$20,000	\$283
BP11-1101	Jul 11, 2011	Alterations/Remodeling	\$30,000	\$312
BP11-0843	May 5, 2011	Electric	\$1,000	\$155
BP11-0793	May 3, 2011	Electric	\$150	\$155
BP12-0164	Feb 8, 2012	Demolition	\$20,000	\$515
bp11-2746	Mar 9, 2012	Alterations/Remodeling	\$750,000	\$7,892
BP12-0559	Apr 27, 2012	Chainlink Fence	\$21,203	\$221
BP12-0421	Apr 4, 2012	Alterations/Remodeling	\$1,174,888	\$12,207
BP12-0027	Feb 2, 2012	Alterations/Remodeling	\$97,500	\$1,013
BP12-0271	Feb 16, 2012	Alterations/Remodeling	\$8,000	\$159
BP12-0749	May 4, 2012	Electric	\$38,000	\$395

Number	Issue Date	Description	Amount	Fees
BP12-0775	May 14, 2012	Awning/Shutters	\$13,382	\$140
BP12-0922	Jun 28, 2012	Electric	\$90,000	\$1,265
BP11-0793	Apr 9, 2012	Electric	\$150	\$135
BP12-0182	Feb 15, 2012	Electric	\$2,200	\$155
BP12-0390	Mar 30, 2012	Paving	\$5,000	\$80
BP12-0526	Mar 26, 2012	Electric	\$8,440	\$165
BP12-0527	Mar 26, 2012	Electric	\$2,800	\$178
BP12-0528	Mar 26, 2012	Electric	\$975	\$155
BP12-1767	Oct 3, 2012	Electric	\$1,626	\$155
BP13-0148	Jan 17, 2013	Demolition	\$20,000	\$257
BP13-0087	Feb 6, 2013	Alterations/Remodeling	\$500,000	\$5,195
BP13-1657	Apr 26, 2013	Electric	\$32,400	\$478
BP13-2564	Aug 5, 2013	Electric	\$11,902	\$201
BP13-2565	Aug 5, 2013	Electric	\$15,126	\$234
BP13-2566	Aug 5, 2013	Electric	\$4,386	\$155
BP13-3002	Oct 2, 2013	Electric	\$2,225	\$79
BP16-3363	Dec 29, 2016	Electric	\$8,000	\$0
BP18-3468	Oct 10, 2018	Electric	\$950	\$0
BP18-3469	Oct 10, 2018	Electric	\$950	\$0
BP19-0113	Jan 14, 2019	Electric	\$500	\$0
BP19-0266	Jan 25, 2019	Air Conditioning Only	\$18,226	\$0
BP19-0203	Mar 1, 2019	Interior Office Buildout	\$210,000	\$0

Number	Issue Date	Description	Amount	Fees
BP19-0970	Mar 27, 2019	Electric	\$66,800	\$0
BP19-1155	Apr 11, 2019	Electric	\$1,500	\$0
BP19-1768	May 23, 2019	Air Conditioning Only	\$10,000	\$0
BP19-1550	May 8, 2019	Air Conditioning Only	\$40,000	\$0
BP19-2083	Jul 17, 2019	Awning/Shutters	\$3,298	\$0
BP20-0973	May 13, 2020	Plumbing	\$260,385	\$0
C20-1308	Jun 26, 2020	Air Conditioning Only	\$40,000	\$0
BP20-1659	Jul 17, 2020	Air Conditioning Only	\$42,829	\$0
BP20-2406	Aug 26, 2020	Air Conditioning Only	\$10,000	\$0
BP20-3424	Nov 16, 2020	Interior Office Buildout	\$395,000	\$0
BP20-3423	Dec 16, 2020	Interior Office Buildout	\$150,000	\$0
BP22-2554	Aug 10, 2022	Repairs	\$483,000	\$0
BP23-1332	May 3, 2023	Electric	\$80,000	\$0
BP23-3686	Sep 18, 2023	Repairs	\$15,000	\$0
Notice: This does not necessarily represent all the permits for this property.				
Click the following link to check for additional permit data in Fort Pierce				
23-4158	Nov 1, 2023	Electric	\$43,000	\$0
All information is believed to be correct at this time, but is subject to change and is provided without any warranty.				
23-4821	Feb 8, 2024	Repairs	\$1,100,000	\$0
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24-1096	Apr 10, 2024	Plumbing	\$30,000	\$0
24-762	Jun 11, 2024	Repairs	\$150,000	\$0

Number	Issue Date	Description	Amount	Fees
CBLDG-2024-00114	Dec 9, 2024	Interior Office Buildout	\$300,000	\$0
FTC-2026-00403	Apr 16, 2026	Chainlink Fence	\$4,950	\$0

SITE MAP
NOT TO SCALE

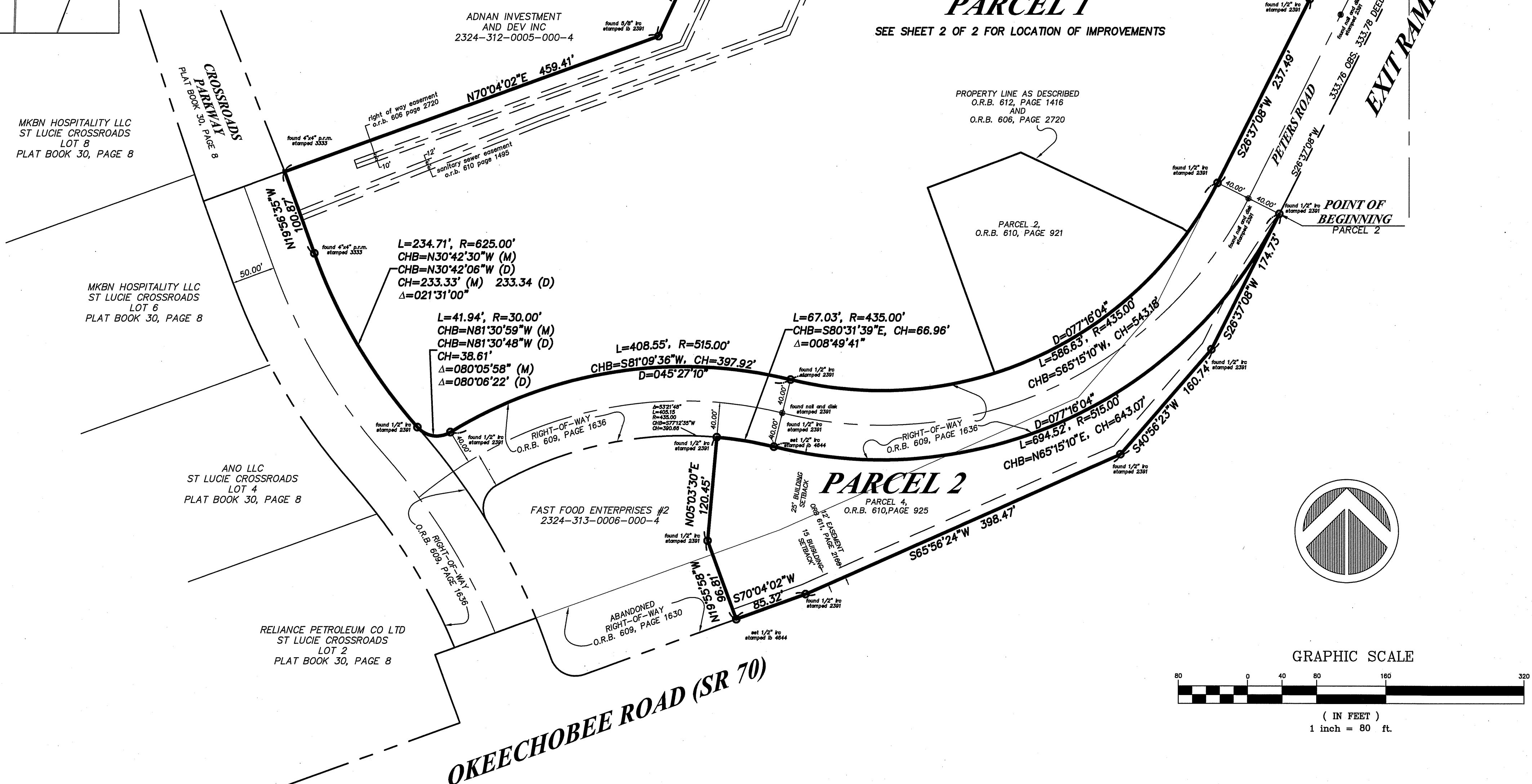


• SKETCH OF INFORMATION FOR PROPOSED PLAYGROUND AREA

- **MASTELLER, MOLER & TAYLOR INC. CERTIFICATE OF AUTHORIZATION L.B. 4644**
1655 27TH STREET, SUITE 2, VERO BEACH, FLORIDA 32960
PHONE (772) 564-8050 FAX (772) 794-0647
- **HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.**
- **THE BEARING BASE FOR THIS SKETCH IS AS FOLLOWS:**
 - A) ASSUMED
 - B) QUARTER SECTION LINE
 - C) THE BEARING BEING N89°41'32"W.
- **NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.**
- **THIS SKETCH DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.**
- **THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP 12111C0167J, DATED FEBRUARY 13, 2012.**
- **ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES.**
- **BY ACCEPTANCE OF THIS SURVEY THE CLIENT APPROVES THE PLACEMENT AND CONFIGURATION OF THE PROPOSED IMPROVEMENTS AS DEPICTED HEREON.**
- **MASTELLER, MOLER AND TAYLOR, INC. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE CONFORMANCE OF SAID PLACEMENT WITH RELATION TO THE LOCAL GOVERNMENTAL REGULATIONS.**
- **THE SETBACK INFORMATION SHOWN HEREON HAS BEEN PROVIDED BY THE CLIENT. MASTELLER, MOLER AND TAYLOR, INC. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THIS INFORMATION.**
- **THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=60' OR SMALLER.**

[illegible]

THAT PART OF BLOCKS 1 AND 2, WILLA VISTA SUBDIVISION, LYING SOUTH OF PETERS ROAD RIGHT-OF-WAY AS RELOCATED AND NORTH OF THE NORTH RIGHT-OF-WAY OF I-85 MPDAP, COMMENCE AT THE NE CORNER OF THE INTERSECTION OF PETERS ROAD AND I-85, BEING THE SOUTHERLY RIGHT-OF-WAY OF I-85 AND BEING THE SOUTHERLY RIGHT-OF-WAY OF PETERS ROAD AND THE NORTHERLY RIGHT-OF-WAY OF I-85 AND ALSO THE POINT OF BEGINNING; THENCE SOUTH 26°37'08" WEST 174.73 FEET, THENCE 40°56'23" WEST 160.74 FEET, THENCE 10°00'00" WEST 160.74 FEET, THENCE 10°00'00" WEST 160.74 FEET, THENCE 10°00'00" WEST 160.74 FEET, THENCE 98.61 FEET, THENCE NORTH 05°33'30" EAST 120.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PETERS ROAD, THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PETERS ROAD TO THE INTERSECTION OF PETERS ROAD AND I-85, BEING THE SOUTHERLY RIGHT-OF-WAY OF I-85, TO THE RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO DESCRIBED AS PARCEL 4 IN DRAINAGE EASEMENT RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BOOK 610, PAGE 921, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 14.04 ACRES, MORE OR LESS.



DAVID M. TAYLOR
CLERK OF THE SUPREME COURT
No. LSS243
*
STATE OF FLORIDA
REGISTERED (SEAL)

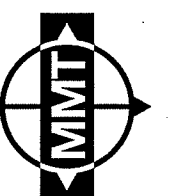
DAVID TAYLOR P.S.M. 5243

FOR

ComNet Realty

[illegible]

eller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
and Surveying Business LB 4644
6555 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: Fax: (772) 794-8000 Fax: (772) 794-0647
admin@emtsurveying.com



DATE	2/9/2023
SCALE	1"=60'
SHEET NO.	1 OF 2
FILE NO.	5216.SP
DRAWN BY	BMM
APPROVED BY	DMT
DRAWING NAME	5216SP2.dwg

Sketch of Information of Proposed Site Plan Performed for ComNet Realty

ABBREVIATIONS AND SYMBOLS			
LB NO. R/W CM P.U.D.E. FD O.R.B. P.R.M. P.C.P. BM F.F. ELEV. R Δ L I.D. SEC. TWP. RGE. CH. CHB. (C) (M) (P) (D) IR IRC IP EP P.R.D. N.D. A/C P/E P.L.S. R.L.S.	LICENSED BUSINESS NUMBER RIGHT OF WAY 4X4 CONCRETE MONUMENT PUBLIC UTILITY AND DRAINAGE EASEMENT FOUND OFFICIAL RECORD BOOK PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT BENCHMARK FINISH FLOOR ELEVATION RADIUS DELTA LENGTH IDENTIFICATION SECTION TOWNSHIP RANGE CHORD BEARING CALCULATED MEASURED FLAT DEED 1/2" IRON ROD 1/2" IRON ROD AND CAP 3/4" IRON PIPE EDGE OF PAVEMENT PLANNED RESIDENTIAL DEVELOPMENT NAIL & DISK AIR CONDITIONING PAD SWIMMING POOL EQUIPMENT PAD PROFESSIONAL LICENSED SURVEYOR PROFESSIONAL SURVEYOR & MAPPER REGISTERED LAND SURVEYOR	OAK PINE SHRUB MAPLE CITRUS ELM MISC. TREE BLOW-OFF PULL BOX GAS VALVE SEPTIC TANK SANITARY MANHOLE DRAINAGE MANHOLE WELL HYDRANT WATER VALVE WATER METER CLEANOUT CATCH BASIN CURB INLET REUSE WATER VALVE IRRIGATION VALVE YARD DRAIN PROPOSED DRAINAGE FIRE DEPARTMENT CONNECTION STOP LIGHT REUSE WATER METER TILE SURFACE PARKING SPACES	SIGN LIGHT POLE MAIL OR PAPER BOX SOUTHERN BELL BOX CABLE TV BOX POWER POLE ELECTRIC BOX UNDERGROUND UTILITIES SIGN MONITORING WELL SANITARY VALVE TELEPHONE MANHOLE POST WOOD OR STEEL CONCRETE POWER POLE TRANSFORMER PAD BACK FLOW PREVENTER SPRINKLER HEAD CONCRETE SURFACE BRICK PAYER SURFACE

NOTE: SEE SHEET 1 OF 2
FOR BOUNDARY INFORMATION



UNIT #	SQUARE FOOTAGE
B52	1,250 SQ. FT.
B53 & B58	1,250 SQ. FT.
B54 & B55	2,332 SQ. FT.
B56, B57 & B61	3,000 SQ. FT.
B59	1,890 SQ. FT.
B60	PUBLIC RESTROOMS

DAVID TAYLOR P.S.M. 153215

PREPARED FOR

ComNet Realty

DATE

2/9/2023

SCALE

1"=60'

SHEET NO.

2 OF 2

FILE NO.

5216.SP

DRAWN BY

BMM

APPROVED BY

DMT

DRAWING NAME

5216SP2.dwg

Masteller, Moler & Taylor, Inc.

Professional Surveyors and Mappers

Land Surveying Business LB 4644

1652 7th Street, Suite 200, Ft. Lauderdale, Florida 33305

Phone: (772) 594-8550 Fax: (772) 794-0847

comnetrealtysurveying.com

LEASING SITE PLAN 2024

FLORIDA NEXUS PARK



MECHANICAL NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SYSTEM IN ACCORDANCE WITH THESE DRAWINGS, THE FLORIDA BUILDING CODE 2023 AND ALL OTHER APPLICABLE STATE, CITY, LOCAL AND LOCAL ORDINANCES AND THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS: SMACNA 85-95, ASHRAE 15-01, 34-01, 62-04, NFPA 70-02, 72-02, 90A-02, 90B-02, 91-99, 96-01; ANSI Z10.1-98, Z10.3-98, Z21.8-94, Z21.83-98.
2. THE CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
3. THE CONTRACTOR SHALL VISIT THE SITE AND COORDINATE WORK WITH OTHER TRADES.
4. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH "AS-BUILT" DRAWINGS.
5. CONTRACTOR SHALL SUBMIT, FOR APPROVAL FIVE (5) COPIES OF MANUFACTURER'S DRAWINGS FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT.
6. ALL MATERIAL SHALL BE NEW OF U.S. MANUFACTURER OF GOOD QUALITY. ALL WORK SHALL BE PERFORMED AT INDUSTRY STANDARD QUALITY LEVEL BY CERTIFIED PROFESSIONALS. ALL EQUIPMENT SHALL BE UL OR ETL LISTED.
7. ALL INSTALLATION SHALL BE IN ACCORDANCE WITH ASHRAE 2023, CH. 3, GENERAL REGULATIONS. BUILDINGS LOCATED WITHIN 3,000 FT FROM THE OCEAN SHALL UTILIZE NON-FERROUS MATERIALS FOR ALL OUTDOOR EXPOSED SUPPORTS, STANDS, FASTENERS, ETC.
7. DUCTWORK:
 - A. ALL AIR CONDITIONING DUCT WORK SHALL BE OF 1-1/2" (R-6) HEAVY DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURER'S LOGO PRINTED ON VAPOR BARRIER
 - B. ALL FLEX DUCT SHALL BE RATED CLASS I, UL-181 LISTED WITH METALLIZED INNER AND OUTER FOIL LINERS, MIN. R-6 WITH A MAX. TOTAL LENGTH NOT TO EXCEED 15 FT.
 - C. FLEXIBLE DUCTWORK SHALL BE SUPPLIED WITH EACH DIFFUSER, GRILLE, AND REGISTER EQUAL TO "FLEXFLOW ELBOW" AS MANUFACTURED BY "THERMAFLEX".
 - C. ALL EXHAUST DUCTS AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL WITH SEALED SEAMS AND JOINTS. ALL OUTSIDE AIR DUCT SHALL BE INSULATED WITH EXTERNAL BLANKET INSULATION R-6 MIN.
 - D. ALL METAL EXHAUST, MAKE-UP OR OTHERWISE DUCTS INSTALLED IN LOCATIONS WHERE DEWPOINT CONDITIONS CAN OCCUR INSIDE THE DUCT SHALL BE EXTERNALLY INSULATED WITH R-6 MIN.
 - E. THE CONTRACTOR SHALL PROVIDE ALL SHEETMETAL DUCTWORK, HANGERS, AUX. SUPPORT STEEL, ETC.
 - F. ALL METAL DUCTS SHALL BE FABRICATED IN ACCORDANCE WITH LATEST EDITION OF S.M.A.C.N.A.
- SPECIAL NOTE**

SMACNA DUCT PRESSURE CLASSES BASED ON OPERATING PRESSURE ARE: 1/2", 1", 2", 3", 4", 6", 8", AND 10". EACH DUCT SYSTEM SHALL BE CONSTRUCTED FOR THE SPECIFIC DUCT PRESSURE CLASS AS SHOWN ON PLANS.

WHERE NO PRESSURE CLASS IS SPECIFIED FOR CONSTANT VOLUME SYSTEMS, 1" W.G. PRESSURE CLASS IS THE BASIS OF COMPLIANCE WITH THE SMACNA STANDARDS REGARDLESS OF VELOCITY. WHERE NO PRESSURE CLASS IS SPECIFIED FOR VARIABLE VOLUME SYSTEMS, 2" W.G. PRESSURE CLASS IS THE BASIS OF COMPLIANCE WITH THE SMACNA STANDARDS FOR DUCTWORK UPSTREAM OF VAV BOXES.

ALL DUCTWORK SHALL BE SEALED TO SMACNA "HVAC DUCT CONSTRUCTION STANDARDS" FOR ITS PRESSURE CLASS SEALING METHODS.
9. OUTSIDE AIR INTAKES SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL NOT LARGER THAN 1/2" MESH. O/A INTAKES SHALL NOT BE TAKEN FROM A LOCATION CLOSER THAN 10 FT. FROM ANY CHIMNEY, VENT OUTLET OR SANITARY SEWER VENT OUTLET, UNLESS SUCH VENT IS NOT LESS THAN 24 INCHES ABOVE THE OUTSIDE AIR VENT.
10. OUTSIDE AIR INTAKE VENTS LOCATED ON ROOFS WILL BE PROPERLY MARKED WITH A UNIVERSAL MARKING "INTAKE", PERMANENTLY ATTACHED PER FMC 2023, SEC. 401.5
10. DUCT SIZES SHOWN ARE INSIDE DIMENSIONS.
11. ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE OFF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE AS SPECIFIED OR EQUAL TO TITUS OR METALAIRE. PROVIDE OPPOSITE BLADE DAMPERS AND REGISTERS AS INDICATED ON PLANS. PROVIDE BALANCING DAMPERS FOR ALL SUPPLY AND RETURN DIFFUSERS AND REGISTERS TO ENSURE COMPLIANCE WITH FMC 2023, PAR. 601.5 AND PAR. 603.18 FOR BALANCED AIR FLOW.
12. TEMPERATURE CONTROLS/THERMOSTAT:

A. SHALL BE BALANCED COOLING/HEATING, WITH SYSTEM "COOL-AUTO-HEAT-OFF" AND FAN "ON-AUTO" SELECTOR SWITCHES. PROVIDE PROGRAMMABLE TYPE AS RECOMMENDED BY MANUFACTURER, HONEYWELL OR EQUAL. PROVIDE TAMPER PROOF COVERS.
13. THERMOSTAT LOCATION SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION.

A. SHALL BE THERMOSTAT LOCATED IN ROOM 647. F.F. PER A.D. REQUIREMENTS WHERE APPLICABLE.

MECHANICAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR ALL REQUIREMENTS FOR JUNCTION BOXES, CONDUITS, CONTROL WIRING, POWER, ETC. AND DEFINE RESPONSIBILITIES AND SCOPE OF WORK FOR EACH TRADE PRIOR TO ANY PURCHASING OR INSTALLATION.

WHENEVER THERE ARE MORE THAN ONE SENSOR OR THERMOSTAT, SIDE BY SIDE, THEY SHALL BE GANGED TOGETHER WITHIN THE SAME COVER PLATE WHEREVER POSSIBLE.

CONTRACTOR SHALL COORDINATE THIS ISSUE WITH ARCHITECT/OWNER PRIOR TO INSTALLATION AND SHALL BRING ANY DISCREPANCY TO THE ENGINEER'S ATTENTION.
14. REFRIGERANT LINES SHALL BE COPPER, TYPE "L" HARD DRAWN WITH WROUGHT COPPER BRAZING-JOINT TYPE FITTINGS, USE BRAZING MATERIALS FOR HIGH PRESSURE PIPING PER AWS A5.8: BCuP SERIES COPPER-PHOSPHORUS ALLOY OR BAg1 SILVER ALLOY.
15. REFRIGERANT LINES SIZE SHALL BE DETERMINED PER MANUFACTURER'S RECOMMENDATIONS. SOFT COPPER TYPE "M" SHALL BE ALLOWED FOR RISER PIPING INSIDE CHASE TO LIMIT NUMBER OF JOINTS. COORDINATE WITH ENGINEER FOR PRIOR APPROVAL.
16. ALL EXPOSED INSULATION SHALL BE PROTECTED WITH UV RESISTANT PAINT OR ALUMIN. SHIELD.
17. FOR BUILDING 407 F) PER FLORIDA ENERGY CODE TABLE 5.1-1 FOR PIPING INSULATION, FILTER/DRYER AND SIGHT GLASS SHALL BE PROVIDED UNDER ALL LIQUID LINES.
18. ALL BRANCH TAKE-OFFS TO BE PROVIDED W/ MANUAL VOLUME DAMPERS. PROVIDE RADIUS ELBOWS WHERE FEASIBLE, SQUARE ELBOWS AND TEE'S SHALL BE FURNISHED W/SINGLE FOL TURNING VANES. PROVIDE MANUAL VOLUME DAMPERS WITH EXTRACTOR AT ALL FLEX TAKE-OFFS.
19. PROVIDE REMOTE, CABLE OPERATED VOLUME DAMPERS IN INACCESSIBLE AND HARD CEILING AREAS, "YOUNG REGULATOR" OR EQUAL.
20. PROVIDE NEW FILTERS FOR ALL AIR CONDITIONING EQUIPMENT BEFORE START-UP, REPLACE PRIOR TO FINAL ACCEPTANCE BY OWNER.
21. PROVIDE SMOKE DETECTORS WITH SERVICE ACCESS DOORS IN ALL SUPPLY AIR DUCTS FOR FANS AND AHU'S SERVING A COMMON PLENUM OF 2000 CFM OR ABOVE.
22. FOR SMOKE DETECTORS NOT VISIBLE, IN CONCEALED SPACES, PROVIDE REMOTE ANNUNCIATION/TEST STATION AS REQUIRED BY AUTHORITY HAVING JURISDICTION, COORDINATE PRIOR TO INSTALLATION. DETECTORS SHALL BE BY ONE MANUFACTURER, COORDINATE VOLTAGE ETC. WITH ELECTRICAL CONTRACTOR AND FIRE ALARM SYSTEM BEFORE ORDERING.
23. UPON DETECTION, SMOKE DETECTORS SHUT DOWN ASSOC. AIR MOVING EQUIPMENT AND ALL AIR MOVING EQUIPMENT SERVING THAT COMMON PLENUM.
24. PROVIDE TYPE "B" DYNAMIC FIRE DAMPERS WITH SERVICE ACCESS DOORS IN ALL DUCTS AND OPENINGS PENETRATING FIRE RATED WALLS, MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS, TENANT SEPARATION, PARTITIONS, FLOOR OR ROOF SLABS AND AT OUTSIDE AIR INTAKES AS REQUIRED. PROVIDE RADIATION DAMPERS IN RATED CEILINGS FOR ALL CEILING OPENINGS, CEILING FANS, DIFFUSERS OR GRILLES RATED FOR USE IN THE CEILING ASSEMBLY.
25. PROVIDE LOW-LEAKAGE CLASS DAMPERS FOR ALL SITUATIONS WHERE THE AIRFLOW CFM HAS TO BE CONTROLLED. VERIFY AND REPLACE AS REQUIRED FOR EXISTING SYSTEMS.
26. HVAC CONTRACTOR SHALL PROVIDE A T & B REPORT PER F.B.C. 2023, CH. 4.008.2.2 (THE T & B REPORT SHALL BE INDEPENDENT OF SYSTEMS OF 15,000 BTU'S OR TONS).
27. FOR ALL MECHANICAL EQUIPMENT, AIR DEVICES, DAMPERS, AHU'S AND FANS, THE TEST AND BALANCE REPORT SHALL BE IN ACCORDANCE WITH THE AIR BALANCE COUNCIL STANDARDS AND SHALL INCLUDE AIR QUANTITIES FOR ALL SUPPLY GRILLES, RETURN GRILLES AND EXHAUST GRILLES AND THE LEAVING AND ENTERING AIR TEMPERATURE (T) FROM SUPPLY GRILLES AND EVAPORATORS.
28. FOR (EXISTING) SMOKE EVACUATION SYSTEMS HVAC CONTRACTOR SHALL PROVIDE A T & B REPORT PRIOR TO ANY NEW WORK, PROVING THAT THE SMOKE EVACUATION SYSTEM PERFORMS PER ORIGINAL DESIGN DOCUMENTS AND IS COMPLIANT WITH LOCAL CODE REQUIREMENTS.
29. RUN INSULATED FIRE RATED CONDENSATE DRAINS AS REQUIRED.
30. ALL INSULATION WILL HAVE FIRE/SMOKE RATING LESS THAN 25/50.
31. MECHANICAL EQUIPMENT ON ROOF OR ELEVATED STRUCTURES SHALL COMPLY WITH FBC 2023 PAR. 306.5 IF INSTALLED HIGHER THAN 16 FEET A.F.F.
32. MECHANICAL EQUIPMENT INSTALLED IN ATTICS SHALL MEET THE REQUIREMENTS OF FBC-ENERGY 2023 PAR. C403.2.7.6 IF THE EQUIPMENT CAN NOT BE SERVICED/REMOVED THROUGH REQUIRED OPENING.
33. MECHANICAL EQUIPMENT INSTALLED IN ATTICS SHALL BE PROTECTED BY MECHANICAL EXHAUST TO MECH. DAMAGE. ALL EQUIPMENT SHALL BE INSTALLED ON 6" CONCRETE PAD AT GRADE LEVEL . NOTE: AIR HANDLING UNITS ARE NOT ALLOWED IN COMMERCIAL ATTICS.
- SPECIAL NOTE**

ALL WIND LOAD AND OTHER COMPLIANCE CALCULATIONS AND/OR INSTALLATION DETAILS FOR ROOF MOUNTED EQUIPMENT AS REQUIRED BY FBC 2023, SEC. 1509, 1522 AND CHAPTER 16, SHALL BE PROVIDED BY STRUCTURAL ENGINEER/ARCHITECT.
34. PROVIDE A MIN. OF 36" CLEARANCE IN FRONT OF ALL 120-208 VOLT PANELS AND MIN. 42" CLEARANCE IN FRONT OF ANY 240-480 VOLT PANEL. PROVIDE ADEQUATE SIDE CLEARANCE PER NEC.
35. MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER, AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS.
36. DUCT AND INTAKE VENT SIZES AND TRANSFER OF LOADS SHALL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CHANGES IN DUCTWORK SIZE AND ROUTE WILL BE REQUIRED TO AVOID STRUCTURAL, PLUMBING, FIRE SPRINKLER AND ARCHITECTURAL BUILDING FEATURES. DUCTWORK CHANGES MAY BE MADE BY CONTRACTOR USING EQUIVALENT SIZED DUCT. CONTACT ENGINEER IF DUCT AREA WILL NOT FIT.
37. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING, ORDERING, FABRICATION OR INSTALLATION OF MATERIALS OR EQUIPMENT, IN ORDER TO PROVIDE A FULLY INTEGRATED MECHANICAL AND CONTROLS SYSTEMS WITH THE EXISTING ONES.
38. ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND ARCHITECTURAL CLARIFICATION REQ'D SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO FINAL BIDDING AND WORK.
39. NO COMBUSTIBLE MATERIALS ARE ALLOWED IN RETURN AIR PLENUMS OR ABOVE CEILINGS USED AS RETURN AIR PLENUM. IF SPACE WITH RETURN AIR PLENUM HAS ANY DECK TO DECK PARTITIONS, AIR TRANSFER DUCTS MUST BE INSTALLED. WHEN CPVC PIPING IS USED FOR FIRE SPRINKLER SYSTEMS, THE R/A GRILLES LAYOUT SHALL BE (FIELD) COORDINATED WITH SUCH PIPING SO THAT NO PORTION OF THE GRILLES WILL BE DIRECTLY BELOW THE CPVC PIPING.
40. CONDENSATE DRAIN PIPING TO BE AS SPECIFIED PER PLUMBING PLANS, IF NOT SPECIFIED TO BE TYPE "L" COPPER OR PVC WHERE ALLOWED BY CODE WITH 1/2" ARMAFLEX INSULATION. PROVIDE APPROVED VENT VALVE DETECTOR OR AUTOMATICALLY SHUT DOWN THE AIR COND. UNIT, AS A SECONDARY DRAIN SYSTEM TO COMPLY WITH FMC 2023, SEC. 307 SUPPLY CONDENSATE PUMP WHERE NECESSARY AS IMPOSED BY FIELD CONDITIONS OR INSTALLATION CHANGES AND PIPE TO CONDENSATE DRAIN PER PLUMBING PLANS.
41. MANUFACTURER'S WARRANTY: CONTRACTOR SHALL PROVIDE WARRANTY FOR A PERIOD OF (1) ONE YEAR AFTER BUILDING CO. FOR ALL MECHANICAL SYSTEMS, DUCTWORK, CONTROLS ACCESSORIES AND ALL OTHER EQUIPMENT, PARTS AND LABOR UNDER THESE DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE WARRANTY FOR COMPRESSORS FOR (3) FIVE YEARS. ANY REPAIRS REQUIRING SYSTEM SHUT DOWN WILL BE DONE DURING NON-OPERATIONAL PERIODS OR AS AGREED WITH OWNER.
42. ON PROJECT SPECIFIED WITH EQUIPMENT UTILIZING HOT GAS REHEAT AND/OR DEHUMIDIFICATION: CONTRACTOR SHALL PROVIDE FACTORY STARTUP OF EQUIPMENT WITHIN THEIR BID. STARTUP REPORT DOCUMENT TO BE PROVIDED TO ENGINEER FOR REVIEW.

HVAC CONTRACTOR TO VERIFY OPERATION OF EXISTING AC UNITS. CONTRACTOR TO CLEAN EVAPORATOR AND CONDENSER COIL. CHECK CONDENSATE DRAIN PAN AND CONDENSATE DRAIN LINE. SUPPLY TO THE OWNER / ENGINEER A WRITTEN REPORT ON THE OPERATING CONDITION OF THE UNIT. REPORT TO INCLUDE:

1. SUCTION AND DISCHARGE REFRIGERANT PRESSURE.
2. CONDENSING TEMPERATURE, EVAPORATOR TEMPERATURE, AND SUPERHEAT.
3. ENTERING AIR TEMP, DISCHARGE AIR TEMP, AND AMBIENT AIR TEMPERATURE AND TOTAL CFM.
4. SUPPLY VOLTAGE.
5. COMPRESSOR - FULL LOAD AMPS. VERIFY 1 ϕ OR 3 ϕ .
CONDENSER FAN MOTOR - FULL LOAD AMPS. VERIFY 1 ϕ OR 3 ϕ .
EVAPORATOR FAN MOTOR - FULL LOAD AMPS. VERIFY 1 ϕ OR 3 ϕ .
6. CHECK ELECTRICAL CONNECTIONS ON ALL CONTACTORS AND OTHER ELECTRICAL COMPONENTS.
7. VERIFY DISCONNECT SIZES AND FUSES.
8. CONTRACTOR TO RESEAL ALL DUCT WORK AND REPAIR LEAKING DUCT PER SMACNA STANDARDS.

IF UNIT IS LOW ON REFRIGERANT, CONTRACTOR SHALL LEAK CHECK UNIT. REPORT ANY PHYSICAL DAMAGE TO UNIT. SUPPLY NEW FILTERS.

<u>SPECIAL NOTE TO HVAC CONTRACTOR</u> NOT TO SCALE
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MECHANICAL SHEET INDEX	
M0.1	MECHANICAL NOTES, LEGEND & INDEX
M2.1	MECHANICAL FLOOR PLAN
M6.1	MECHANICAL SCHEDULES

MECHANICAL LEGEND	
	SUPPLY AIR CEILING DIFFUSER
	RETURN AIR CEILING GRILLE
	WALL LOUVER / WALL DIFFUSER.
	LINEAR DIFFUSER
	MANUAL VOLUME CONTROL DAMPER
	MOTORIZED DAMPER
	FIRE DAMPER
	REDUCER OR INCREASER
	FLEX DUCT
	EXISTING FLEX DUCT
	EXISTING DUCTWORK
	SUPPLY & OUTSIDE AIR SECTION (UP)
	SUPPLY & OUTSIDE AIR SECTION (DN)
	RETURN OR EXHAUST DUCT SECTION (UP)
	RETURN OR EXHAUST DUCT SECTION (DN)
	ROUND UP
	SHOE TAP DAMPER
	ROOFTOP UNIT
	SOLENOID VALVE.
	RELOCATE
	CEILING OR INLINE EXHAUST FAN
	STANDARD SINGLE DUCT VVT BOX (3'0" SERVICE CLEARANCE)
	THERMOSTAT
	HUMIDISTAT
	REFRIGERANT SENSOR
	STATIC PRESSURE SENSOR
	DUCT SMOKE DETECTOR
	AP - ACCESS PANEL
	AD - ACCESS DOOR
	VOLUME CONTROL DAMPER
	MANUALLY OPERATED DAMPER
	SUPPLY AIR DIFFUSER OR GRILLE DESIGNATION
	RETURN/EXHAUST AIR DIFFUSER OR GRILLE DESIGNATION
	VARIABLE FREQ. DRIVE CONTROL PANEL
	SUPPLY AIR
	RETURN AIR
	DOOR UNDER CUT
	EQUIPMENT TAG
	OARTU - OUTSIDE AIR ROOF TOP UNIT
	ROOF TOP UNIT
	VARIABLE VOLUME BOX
	EXHAUST FAN

NOT ALL SYMBOLS MAY APPLY TO THESE PLANS

HVAC ABBREVIATION LEGEND			
AC	AIR CONDITION	MCA	MINIMUM CIRCUIT AMPS (FOR WIRE SIZING)
AFF	ABOVE FINISH FLOOR	MOD	MANUALLY OPERATED DAMPER
BDD	BACK DRAFT DAMPER	MOCP	MAXIMUM OVERCURRENT PROTECTION DEVICE AMPS
CD	CONDENSATE DRAIN	NC	NOISE CRITERIA
COP	COEFFICIENT OF PERFORMANCE	O/A	OUTSIDE AIR
DB	DRY BULB	OBD	OPOSITE BLADE DAMPER
DIA.	DIAMETER	PD	PRESSURE DROP.
E	EXISTING TO REMAIN	R	EXISTING TO BE RELOCATED
EER	ENERGY EFFICIENCY RATIO	R/A	RETURN AIR
EDH	ELECTRIC DUCT HEATER	RLA	RATED LOAD AMPS.
EF	EXHAUST FAN	SEER	STANDARD ENERGY EFFICIENCY RATIO
ESP	EXTERNAL STATIC PRESSURE	TSP	TOTAL STATIC PRESSURE
F	FILTER	VD	VOLUME CONTROL DAMPER
FD	FIRE DAMPER	VFD	VARIABLE FREQUENCY DRIVE
FLA	FULL LOAD AMPS.	WB	WET BULB
FMS	FLOW MEASURING STATION		
IPLV	INTEGRATED PART-LOAD VALUE.		
		NOTE: NOT ALL SYMBOLS MAY APPLY TO THESE PLAN.	



KEY NOTES

- ① EXISTING DIFFUSER TO REMAIN. CONTRACTOR TO TRIM/ EXTEND DUCTWORK TO MATCH ARCHITECTURAL CEILING GRID.
- ② EXISTING DUCT TRANSITION FROM RTU ABOVE TO REMAIN AS IS.
- ③ EXISTING ROOF TOP UNIT TO REMAIN. FIELD VERIFY EXACT LOCATION.
- ④ NEW SUPPLY GRILLE, ATTACH TO EXISTING TRUNK LINE. FIELD VERIFY EXACT CONNECTION POINT IN FIELD PRIOR TO ROUGH- IN.
- ⑤ 6"Ø EXHAUST DUCT UP TO ROOF CAP.
- ⑥ 8"Ø EXHAUST DUCT UP TO ROOF CAP.

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KAMM CONSULTING PROJECT #: 2024-0007		
PROJECT MANAGER: JOHNN MAYR		
 1408 Orange Avenue Fort Pierce, Florida 34950 Phone: 954.448.0792 jmayr@kammconsulting.com Certification of Authorization #01819		
PRINCIPAL		02-13-24
Bradly L. Brown	Florida License #5582332	date
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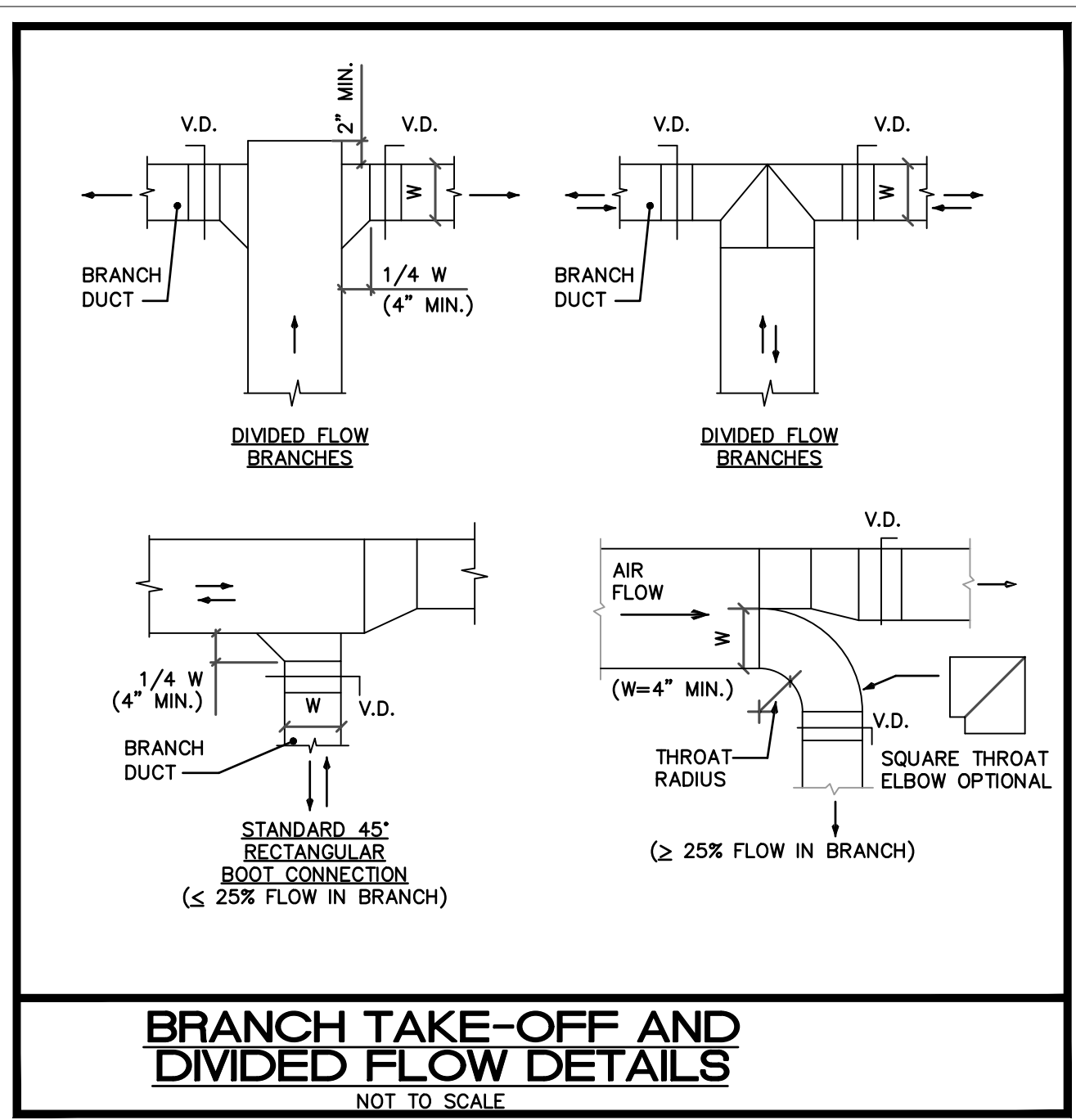
**AGAPE PRESCHOOL
ACADEMY LLC**



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05	
04	05.18.2026 CONDITIONAL USE
03	02.13.2024 PERMIT
02	01.25.2024 CLIENT / LL REVIEW
01	01.03.2024 PRELIMINARY REVIEW

M6.1



SUPPLY AIR GRILLE SCHEDULE

TAG	MANUF. & MODEL	FACE SIZE	NECK SIZE	MATERIAL	FRAME	FINISH	DAMPER	THROW	NC	CFM RANGE	NOTES
A	KRUEGER/S1400	24X24	SEE SCH.	ALUM.	NOTE #3	OFF WHITE	—	4-WAY	MAX. 30	SEE SCH.	1-6
B	KRUEGER/S1400	12X12	SEE SCH.	ALUM.	NOTE #3	OFF WHITE	—	4-WAY	MAX. 30	SEE SCH.	1-6

(*) EQUIVALENT MANUFACTURER: METALAIRE, PRICE, CARNES, T & B, NAILOR

GENERAL NOTES:

- 1. PROVIDE SPIN-IN COLLAR AT TRUNK TO FLEX DUCT CONNECTION.
- 2. PROVIDE TYPICAL 4-WAY DIFFUSION, 2-WAY OR 3-WAY ONLY WHERE INDICATED ON PLAN
- 3. REFER TO ARCHITECT PLANS FOR CEILING TYPE.
- 4. CONTRACTOR TO COORDINATE FINAL SELECTION WITH ARCHITECT AND OWNER
- 5. FLEX DUCT SIZE TO BE SAME AS DIFFUSER NECK SIZE
- 6. PROVIDE INSULATION ON THE BACK OF DIFFUSER IF IN UNCONDITIONED SPACE
- 7. PROVIDE END CAP FOR LINEAR DIFFUSERS.
- 8. ADJUST LENGTHS TO LINE UP WITH INTERIOR DESIGNER'S PLANS.
- 9. PROVIDE INSULATION PLENUM

FLEX SCHEDULE	
6ø"	50-125 CFM
8ø"	130-200 CFM
10ø"	205-330 CFM
12ø"	335-450 CFM
14ø"	455-600 CFM
16ø"	605-700 CFM

CONTRACTOR SHALL VERIFY WITH ARCHITECT AND TENANT/OWNER, PRIOR TO ANY PURCHASING OR INSTALLATION, IF A BUILDING STANDARD HAS TO BE FOLLOWED REGARDING A SPECIFIC MODEL OR MANUFACTURER AND SHALL BRING ANY DISCREPANCY TO THE ATTENTION OF ENGINEER.

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<table style="width: 100%;"> <tr> <td style="width: 40%;">KAMM CONSULTING PROJECT #: 2024-0007</td> <td></td> </tr> <tr> <td>PROJECT MANAGER: JOHN MAYR</td> <td></td> </tr> </table>  1408 Orange Avenue Fort Pierce, Florida 34950 Phone 888-448-0722 mayrakammconsulting.com Certification of Authorization #8189		KAMM CONSULTING PROJECT #: 2024-0007		PROJECT MANAGER: JOHN MAYR	
KAMM CONSULTING PROJECT #: 2024-0007					
PROJECT MANAGER: JOHN MAYR					
<table style="width: 100%;"> <tr> <td style="width: 60%;"> PRINCIPAL Bradley L. Brown Florida License #58232 </td> <td style="width: 40%; text-align: center;"> 02-13-24 _____ date _____ signed </td> </tr> </table>		PRINCIPAL Bradley L. Brown Florida License #58232	02-13-24 _____ date _____ signed		
PRINCIPAL Bradley L. Brown Florida License #58232	02-13-24 _____ date _____ signed				

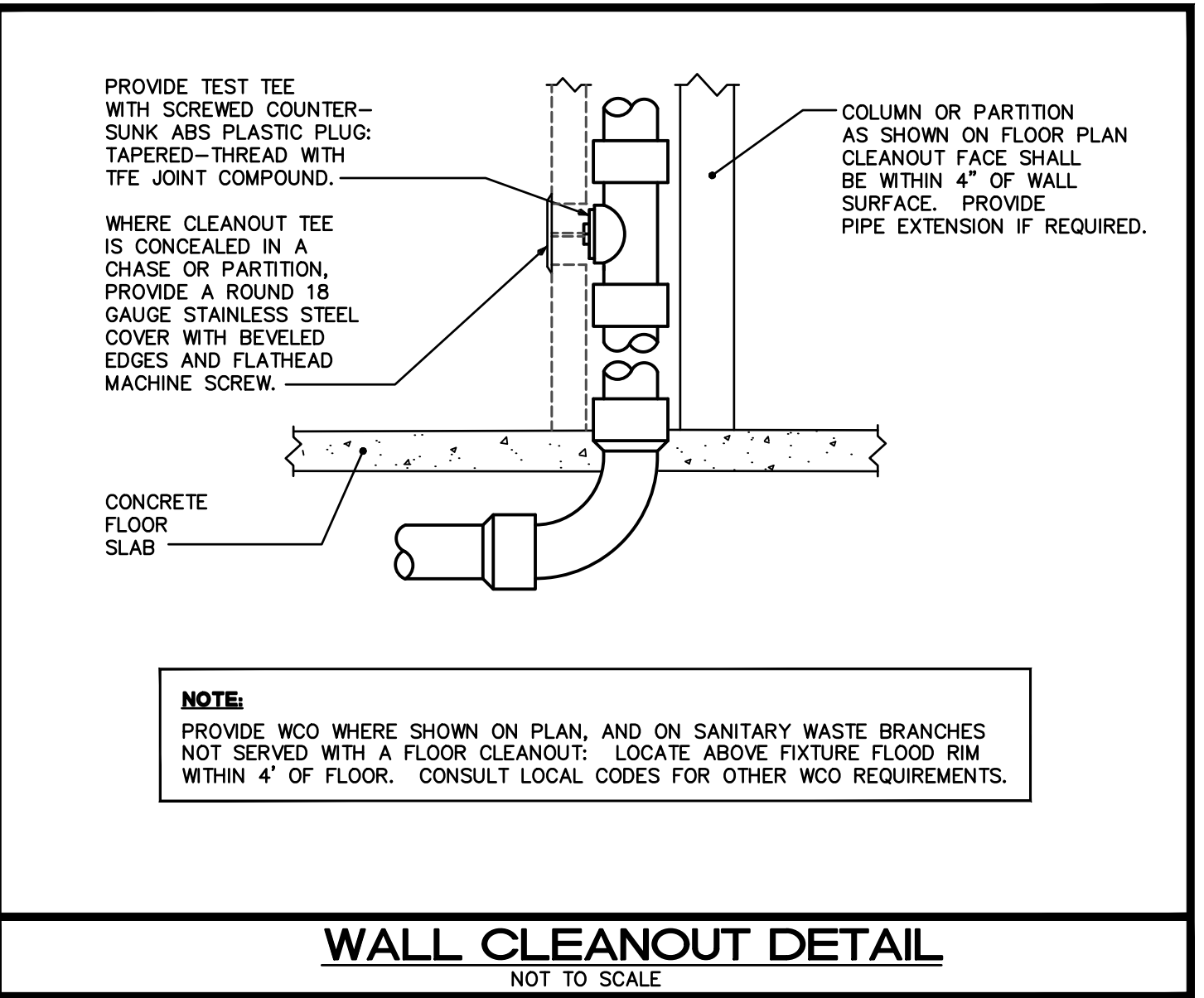
PLUMBING FIXTURE SCHEDULE	
LAV	LAVATORY, FUTRUS #FSTRS_96_24_5 ANTI SPLASHBACK TROUGH SINK, FAUCET, T&S BRASS BS-2701-VF05 SINGLE LEVER HANDLE W/ETP 460 A GRID DRAIN.
HLAV	HANDICAP LAVATORY, AMERICAN STANDARD, LUCERNE WALL HUNG LAVATORY MODEL #0356.02B. WHITE, WITH T&S BRASS FAUCET BS-2701-VF05. CONTRACTOR TO SUPPLY CONCEALED ARM SUPPORT SUPPORT CARRIER FOR MOUNTING OF LAV. WADE MODEL # S20-M36. SUPPLY PLUMBEREX MODEL #4333 INSULATION KIT. MUST MEET A.D.A. CODE.
WC	CHILD WATER CLOSET, AMERICAN STANDARD BABY DEVORO 10" HIGH FLOOR MOUNTED, WHITE BABY DEVORO SEAT # 5001G.055, OPEN FRONT WITH COVER. A.D.A EL 1.28 ELONGATED OR EQUAL.
HWC	HANDICAP WATER CLOSET, AMERICAN STANDARD #215AA.004 FLOOR MOUNTED, WHITE, CENTOCO SEAT #500CC, OPEN FRONT WITH COVER. A.D.A EL 1.28 ELONGATED 18" HIGH OR EQUAL.
HWC-1	CHILD WATER CLOSET, AMERICAN STANDARD BABY DEVORO 10" HIGH FLOOR MOUNTED, WHITE BABY DEVORO SEAT # 5001G.055, OPEN FRONT WITH COVER. A.D.A EL 1.28 ELONGATED OR EQUAL. MUST MEET ADA COMPLIANCE.
MOP SK	FIAT MSB MODEL # 2424 MOLDED TERRAZZO BASIN WITH DRAIN BODY AND STRAINER. FIAT SERVICE SINK FAUCET MODEL #630-AA, WITH FIAT 832-AA HOSE AND HOSE BRACKET DISCHARGE; PAIL HOOK AND TOP BRACE; VACUUM BREAKER, FIAT #899-CC MOP HANGER AND BP SPLASH CATCHER/WALL GUARD.
HDF/DF	HANDICAP/DRINKING FOUNTAIN, ELKAY BI-LEVEL WALL MOUNTED BARRIER FREE MODEL # EZSTLBC.78 GPH, WADE 404-AM11-M36 CARRIER AS REQUIRED. 115V, 4.5 A, MUST MEET A.D.A. CODE.
EWI	WATER HEATER SHALL BE 30 GAL. ELECTRIC 208V, 1 PHASE, 4.5 KW. LOCHINVAR TALL MODEL ETT-030-KD.
SH	SHOWER, MIXING VALVE HOT AND COLD WATER, SHOWER MIXING VALVE SHALL BE A SYMONS ORIGINS, MODEL #9603-PLA TEMPRAL PRESSURE BALANCED SHOWER VALVE TO INCLUDE A 2.5 GPM FLOW RESTRICTOR AND INTEGRAL SERVICE STOPS.
RECIRC PUMP	TACO RECIRC. PUMP. MODEL 111 BRONZE CASTING , 115V, 1/8 HP, 2.0 AMP WITH "00" TIMER ADJUST.
GENERAL NOTES: (1) - FIXTURES SHALL BE AS SHOWN OR EQUAL. (2) - ALL FIXTURES SHALL COMPLY WITH TABLE 604.4 OF FBC 2023 (3) - ALL FIXTURE TRIM PACKAGES INCLUDING BUT NOT LIMITED TO TRAP, ANGLE STOP, FLUSH VALVE, SUPPLY TUBES, AND CLEANOUT COVER PLATES SHALL BE OF THE SAME FINISH AS THE ABOVE SPECIFIED FAUCET AND PER ARCHITECTURAL FINISH SCHEDULE. (4) - ALL FIXTURES SHALL BE ROUGHED IN PER MANUFACTURER CUT SHEET TO MAINTAIN UNIFORMITY.	

PLUMBING NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SCOPE OF WORK. ALL WORKSMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) – PLUMBING, APPLICABLE LOCAL CODES, RULES, AND ORDINANCES.
2. PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY-OPERATIONAL. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
5. REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
6. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS. PLUMBING CONTRACTOR SHALL OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. PLUMBING CONTRACTOR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES.
7. CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER, FOR REVIEW & APPROVAL, FIVE (5) SETS OF MANUFACTURER'S CUT SHEETS FOR EACH FIXTURE, PIPING/FITTING MATERIAL AND EQUIPMENT ITEM WITH ASSOCIATED CONTROLS, THAT ARE INCLUDED IN THE CONTRACT.
8. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
9. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ARCHITECT/ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
10. VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERT ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
11. WATER DISTRIBUTION PIPING ABOVE AND BELOW GROUND SHALL BE TYPE "L" COPPER. ALTERNATE PIPING & FITTINGS MATERIALS MAY BE USED IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION (2023) – PLUMBING, TABLES 605.3, 605.4 & 605.5, WHEN APPROVED BY ENGINEER OF RECORD AND LOCAL AUTHORITY HAVING JURISDICTION. PROVIDE ALTERNATE FOR CPVC PIPING & FITTINGS EQUAL TO LUBRIZOL CORZAN OR FLOW-GUARD GOLD. PROVIDE ALTERNATE FOR PEX TYPE "A" PIPING & FITTINGS EQUAL TO UPONOR. ALTERNATES ARE PERTINENT FOR WATER SERVICES KNOWN OR DETERMINED TO HAVE ACIDIC CHARACTERISTICS OR OTHER PARTICULAR CIRCUMSTANCES AS DETERMINED APPROPRIATELY BY DIRECTIVE FROM THE OWNER. CONTRACTOR SHALL PERFORM A WATER TEST TO DETERMINE WATER CHEMISTRY PRIOR TO ANY WORK OR PIPING INSTALLATION AND SHALL SUBMIT TEST RESULTS TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL. DISINFECTION OF POTABLE WATER SYSTEM SHALL COMPLY WITH FLORIDA BUILDING CODE 8TH EDITION (2023) – PLUMBING, SECTION 610. ALL WATER PIPING & FITTINGS SHALL BE OF DOMESTIC MANUFACTURE; SPECIFICALLY IN THE UNITED STATES OF AMERICA.
12. SOIL, WASTE, VENT, AND RAINWATER (DWV) PIPING & FITTINGS SHALL BE CAST IRON OR PVC, WHERE CODE ALLOWS. PVC MAY NOT BE USED THRU RATED ASSEMBLIES OR IN PLENUMS. PVC PIPING SHALL BE SOLID-OR-CORE ONLY, FOAM-CORE PIPING SHALL NOT BE ACCEPTED. CAST IRON PIPING & FITTINGS SHALL BEAR THE CISPI-301 MARK. ALL DWV PIPING & FITTINGS SHALL BE OF DOMESTIC MANUFACTURE; SPECIFICALLY IN THE UNITED STATES OF AMERICA.
13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE ANGLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS (WHERE REQUIRED). COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
14. PROVIDE APPROVED WATER HAMMER ARRESTORS FOR ALL (GROUP) PLUMBING FIXTURES, SIZED & LOCATED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS & PDI-WH201.
15. PROVIDE DIELECTRIC COUPLINGS OR FLANGES BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM METALLIC HANGERS OR SUPPORTS WITH ISOLATOR PADS OR NON-CONDUCTIVE MATERIAL.
17. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING ANNULAR SPACE BETWEEN PIPING AND SLEEVES WITH INTUMESCENT CAULK, TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS, AS PART OF THE PLUMBING CONTRACTOR'S WORK.
18. PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE REMEDIATION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
19. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES. ACCESS PANELS IN RATED WALLS SHALL MAINTAIN THE SAME RATING AND SHALL MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
20. PROVIDE COMBINATION CLEANOUT PLUG AND COVER PLATE OR ACCESS PANEL FOR ALL WALL CLEANOUTS. FINISH TO MATCH NEARBY FIXTURE TRIM.
21. NO COMBUSTIBLE MATERIAL SHALL BE INSTALLED IN MECHANICAL ROOMS NOR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
22. NO WATER, SANITARY OR DRAINAGE PIPING SHALL BE INSTALLED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.
23. ALL CONTROL VALVES SHALL BE TAGGED AND MARKED. A REPRODUCIBLE DIAGRAM LOCATING ALL VALVES SHALL BE FURNISHED FOR OWNER/OPERATOR.
24. CONDENSATE DRAIN PIPING SHALL BE TYPE "L" COPPER WITH ARMAFLEX INSULATION AND A VAPOR-BARRIER JACKET PER FLORIDA BUILDING CODE 8TH EDITION (2023) – ENERGY CONSERVATION, TABLE C403.2.8. PVC WITHOUT INSULATION IS ACCEPTABLE FOR RISERS AND BELOW GRADE PIPING. WHEN USED IN A RETURN AIR PLENUM, PVC PIPING WITH INSULATION IS ACCEPTABLE IN LOCATIONS WHERE ALLOWED BY LOCAL CODES. CONDENSATE PIPING SHALL NOT DRAIN INTO THE RETURN AIR SYSTEM OR ANY OF ITS COMPONENTS. CONDENSATE PIPING ARRANGEMENT IS EXEMPT FROM MINIMUM EQUIPMENT CLEARANCE REQUIREMENTS PER FLORIDA BUILDING CODE 8TH EDITION (2023), SECTION 1522.3.5. ALL HORIZONTAL RAINWATER PIPING RUN ABOVE FINISHED FLOOR THAT RECEIVES CONDENSATE DISCHARGE SHALL BE INSULATED WITH ARMAFLEX AND A VAPOR-BARRIER JACKET.
25. HOT WATER PIPING INSULATION SHALL BE PROVIDED IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION (2023) – PLUMBING, TABLE 607.5 & FLORIDA BUILDING CODE 8TH EDITION (2023) – ENERGY CONSERVATION, TABLE C403.2.8. CONTRACTOR SHALL USE ARMAFLEX OR EQUAL WHERE APPLICABLE. WHERE DOMESTIC WATER TEMPERATURES CAN CAUSE SWEATING, ALL COLD WATER PIPING SHALL BE INSULATED WITH ARMAFLEX INSULATION AND A VAPOR-BARRIER JACKET, PER FLORIDA BUILDING CODE 8TH EDITION (2023) – ENERGY CONSERVATION, TABLE C403.2.8.
26. AIR ADMITTANCE VALVES MAY BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF WHERE ACCEPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION. INSTALLATION METHODS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
27. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES AND FIXTURES FOR INDIVIDUAL SHUT-OFF.
28. STUDOR MINI/MAXI AIR ADMITTANCE VALVES MAY BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF WHERE ACCEPTABLE BY THE PLUMBING OFFICIAL AND LOCAL CODES. INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
29. ALL HORIZONTAL RAINWATER PIPING THE RECEIVES CONDENSATE DISCHARGE FROM AIR CONDITIONING EQUIPMENT SHALL BE INSULATED WITH 1" THK. ARMAFLEX.
30. PLUMBING PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS. ELECTRICAL, FIRE SPRINKLER, STRUCTURAL AND CIVIL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. PIPING MODIFICATIONS SUCH AS OFFSETS, BENDS, TRANSITIONS, AND SIZES SHALL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM. SHOWN BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE OWNER'S CHANGES IN PIPE SIZES AND ROUTING SHALL BE REQUIRED BY THE CONTRACTOR TO AVOID CONFLICTS AND TO ADAPT TO EXISTING FIELD CONDITIONS PROVIDED THAT INSTALLATION MEETS ALL APPLICABLE CODES.
31. SUPPLY TRAP PRIMER FOR ALL FLOOR DRAINS, FLOOR SINKS, HUB DRAINS, ETC. SHOWN ON PLANS.
32. CONTRACTOR TO FIELD VERIFY ALL SUPPLY PRESSURE REQUIREMENTS AND LIMITATIONS. PROVIDE PRESSURE REDUCING VALVE IF REQUIRED.

PLUMBING SHEET INDEX	
P0.1	PLUMBING NOTES, LEGENDS, AND DETAILS
P2.1	SANITARY PLAN
P3.1	DOMESTIC WATER PLAN
P5.1	PLUMBING ISOMETRICS

PLUMBING LEGEND	
CO	CLEAN OUT
S.O.V.	SHUT-OFF VALVE
COTC	CLEAN OUT TO GRADE
FS	FLOOR SINK
CW	DOMESTIC COLD WATER
HW	DOMESTIC HOT WATER
HWR	DOMESTIC HOT WATER RECIRCULATING
HB	HOSE BIBB
VTR	VENT THRU ROOF
	GATE VALVE
	GLOBE VALVE
	BACKFLOW PREVENTOR LEAD FREE, PRE PBC PL 608.1
	GAS SOLENOID VALVE
	GAS COCK
	WATER HAMMER ARRESTER (PDI No.)
● FD	FLOOR DRAIN
	SANITARY SEWER PIPING VENT PIPING DOMESTIC COLD WATER PIPING HOT WATER PIPING (110°) HOT WATER PIPING (140°) HOT WATER RECIRCULATING PIPING CD — CONDENSATE PIPING CA — COMPRESSED AIR PIPING T&P — TEMPERATURE AND PRESSURE RELIEF SD — STORM DRAIN PIPING G — GAS PIPING — G — PIPE RISE UP — G — PIPE DOWN OR DROP — CAPPED END OF PIPE — P — POINT OF CONNECTION — P — P-TRAP



<u>SHOCK ARRESTOR SCHEDULE</u>			
P.D.I. DESIGNATION	MANUF. & MODEL	FIXTURE UNITS	CONNECTION
A	SIoux CHIEF 652-A	1-11	1/2"
B	SIoux CHIEF 653-B	12-32	3/4"
C	SIoux CHIEF 654-C	33-60	1"

SIoux CHIEF SHOCK ARRESTORS APPROVED FOR INSTALLATION WITH NO ACCESS DOOR REQUIRED, CONFORMS TO ANSI/ASSE 1010 STANDARDS.

<u>SLOPE OF HORIZ. DRAINAGE PIPE</u>	
SIZE (Inches)	MINIMUM SLOPE (Inch per foot)
2-1/2 or less	1/4
3 to 6	1/8
8 or larger	1/16

TABLE 704.1 OF THE FLORIDA PLUMBING CODE 2023

PLATFORM MOUNTED WATER HEATER DETAIL

NOT TO SCALE

ARCHITEK
DESIGN STUDIO

ARCHITEK DESIGN STUDIO, LLC
www.ArchitekDesignStudio.com
MARK BORG, ARCHITECT
Mark@ArchitekDesignStudio.com

PROJECT

2817 PETERS ROAD
FORT PIERCE
FLORIDA 34945



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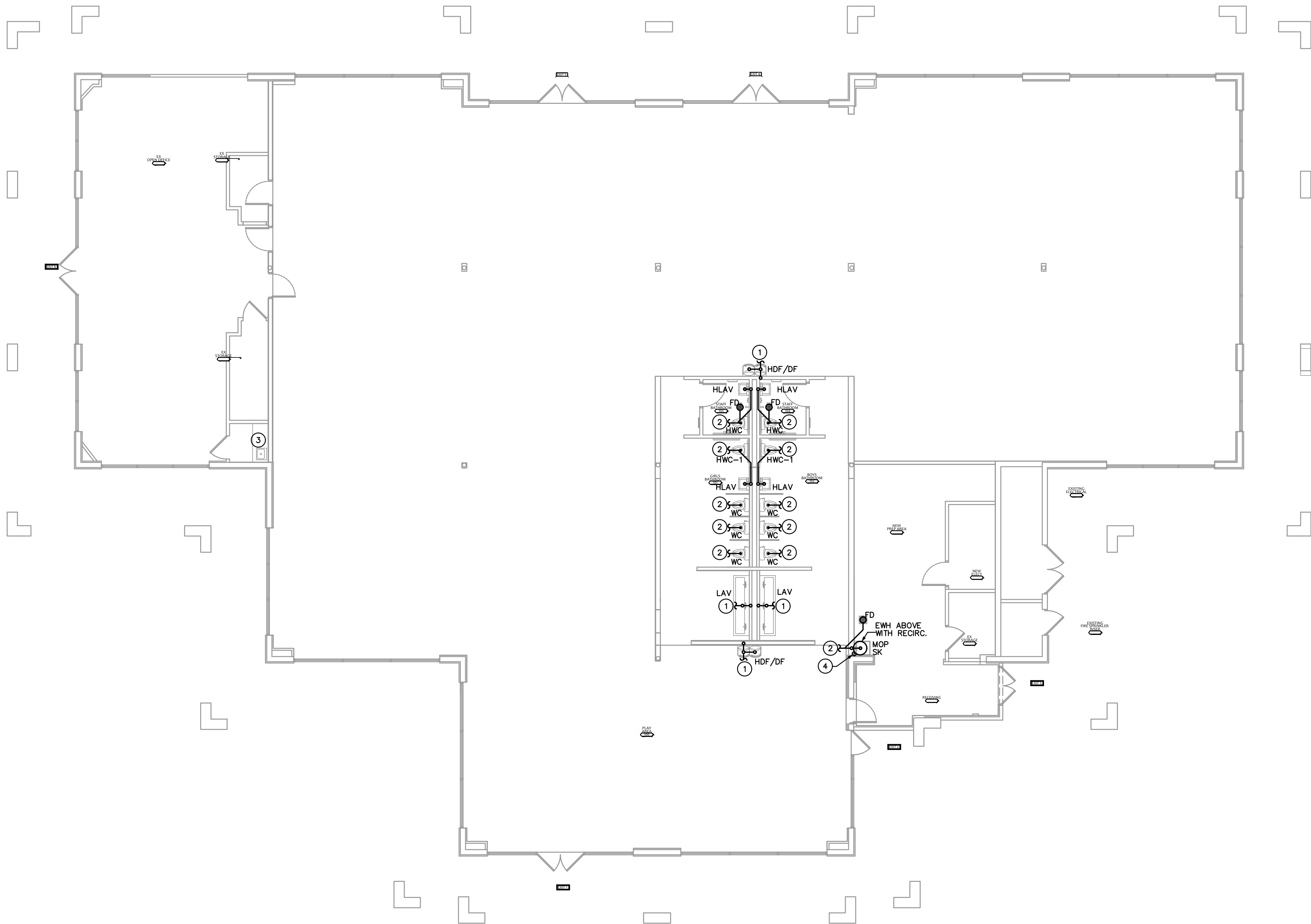
PLUMBING NOTES

P0.1

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SANITARY PLAN
1/8"=1'-0" NORTH

GENERAL NOTE

COORDINATE PLUMBING FIXTURE
MOUNTING HEIGHTS &
LOCATIONS OF CHILD FIXTURES
WITH OWNER/ ARCHITECT PRIOR
TO ROUGH- IN.

KEY NOTES

- 2" SANITARY LINE, TIE TO EXISTING. FIELD
VERIFY EXACT SIZE, LOCATION, & INVERT
PRIOR TO ROUGH- IN.
- 3" SANITARY LINE, TIE TO EXISTING. FIELD
VERIFY EXACT SIZE, LOCATION, & INVERT
PRIOR TO ROUGH- IN.
- EXISTING FIXTURE TO REMAIN.
- 2" EMERGENCY PAN DRAIN RELIEF LINE TO
TERMINATE INDIRECTLY AT MOP SK BELOW.

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KAMM CONSULTING PROJECT #: 2024-0007
PROJECT MANAGER: JOHN MAYR

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02-13-24
date

signed

PRINCIPAL
Ready L. Brown

Florida License #58233

02-13-24
date

signed

ARCHITECT



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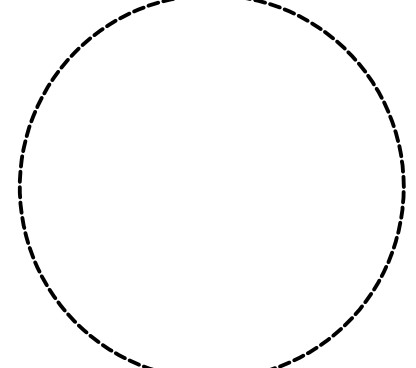
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PROJECT

AGAPE PRESCHOOL
ACADEMY LLC

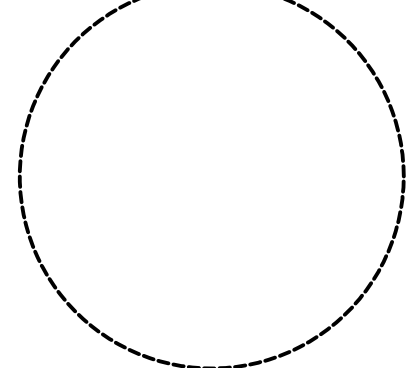
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ARCHITECT'S SEAL



MARK BORG

ENGINEER'S SEAL



ARCHITECT ARCHITEK DESIGN STUDIO
MEP ENGINEER KAMM ENGINEERING
STRUCTURAL KAMM ENGINEERING

PROJECT NO:	2024-007
DRAWN BY:	SV
CHECKED BY:	MB/SV
DATE	
02-05-2024	CONDITIONAL USE
03-02-2024	PERMIT
02-02-2024	CLIENT/LL REVIEW
01-03-2024	PRELIMINARY REVIEW

SANITARY PLAN

P2.1



- ① 2" SANITARY LINE, TIE TO EXISTING. FIELD VERIFY EXACT SIZE, LOCATION, & INVERT PRIOR TO ROUGH- IN.
- ② 3" SANITARY LINE, TIE TO EXISTING. FIELD VERIFY EXACT SIZE, LOCATION, & INVERT PRIOR TO ROUGH- IN.
- ③ 2" VENT LINE, TIE TO EXISTING. FIELD VERIFY EXACT SIZE & LOCATION PRIOR TO ROUGH- IN.
- ④ 1-1/2" DOMESTIC WATER LINE, TIE TO EXISTING. FIELD VERIFY EXACT SIZE & LOCATION PRIOR TO ROUGH- IN.



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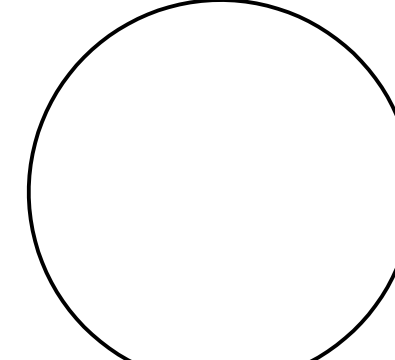
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ACADEMY LLC**

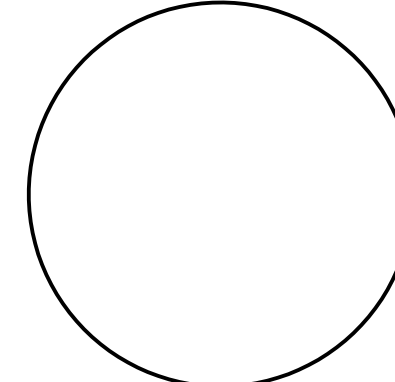
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ARCHITECT'S SEAL



MARK BORG AR101027

ENGINEER'S SEAL



ARCHITECT	ARCHITEK DESIGN STUDIO
M/E/P ENGINEER	KAMM ENGINEERING
STRUCTURAL	
C.C.	

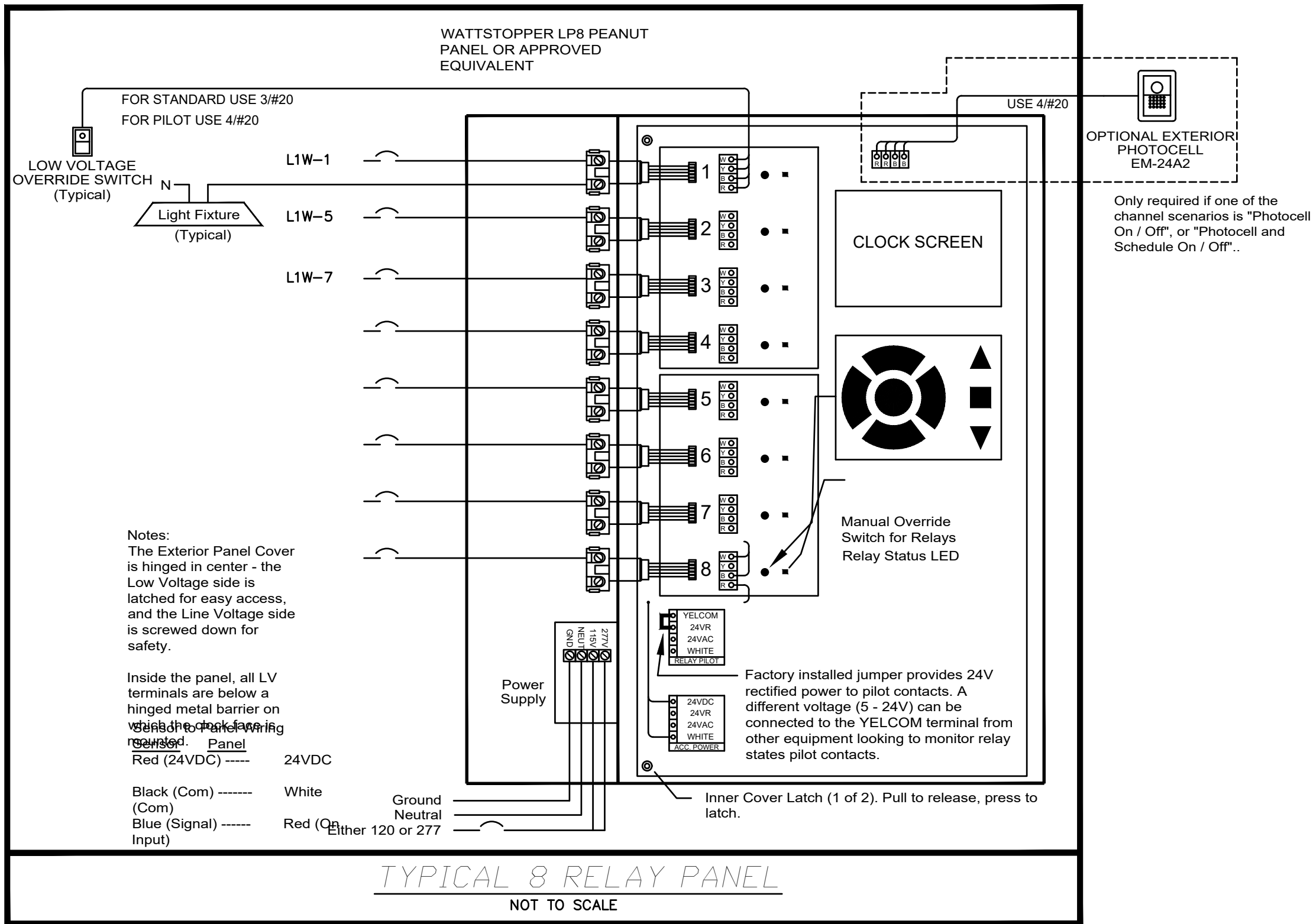
	PROJECT NO:	2024-02
	DRAWN BY:	SJ
	CHECKED BY:	MW/SV
05	-	-
06	05.18.2026	CONDITIONAL USE
07	09.12.2027	PERMIT
08	01.28.2029	CLIENT IT REVIEW
09	01.03.2029	PRELIMINARY REVIEW

PLUMBING ISOMETRICS

P5.1

LIGHTING FIXTURE SCHEDULE									
SYMBOL	TYPE	DESCRIPTION	LAMPS			DRIVER	VOLTAGE	MOUNTING	REMARKS
			NO.	TYPE	WATT				
	A	2'x4' LED SHALLOW PLENUM RECESSED FIXTURE 2-3/8" DEEP 3300 LUMEN H.E. WILLIAMS "PI" SERIES		INTEGRAL	LED 3500K	34	STANDARD OR 0-10V DIMMING	UNV	CEILING RECESSED
		THERMOPLASTIC EMERGENCY BATTERY PACK PACO "PEI" SERIES	2	-	-	12	-	-	-
		THERMOPLASTIC EMERGENCY BATTERY PACK AND EXIT LIGHT COMBO PACO "PGH" SERIES	2	-	-	12	-	-	①
NOTES: ① VERIFY CEILING TYPES PRIOR TO ORDERING FIXTURES.									
GENERAL NOTE: NO SUBSTITUTIONS TO THE LIGHT FIXTURE SCHEDULE CONTAINED IN THESE DOCUMENTS WILL BE CONSIDERED WITHOUT PRIOR REVIEW AND/OR APPROVAL BY THE ARCHITECT AND ELECTRICAL ENGINEER.									

WATTSTOPPER LP8 RELAY PANEL



Lighting Control Panel Schedule

LCP Name:		LCP 1		
Location:		Electric Room xxx		
Surface/Flush:		Surface		
Power Circuit:		LA-42		
Relay #	Circuit	Description	L.V. Switch/Sensor	Channel
1	LA-1	Sample Text 1	LV Switch 1	A
2	LA-3	Sample Text 2	LV Switch 2	B
3	LA-5	Sample Text 3	LV Switch 3	C
4	LA-7	Sample Text 4	LV Switch 4	D
5	LA-2	Sample Text 5	LV Switch 5	E
6	LA-4	Sample Text 6	LV Switch 6	F
7	LA-6	Sample Text 7	LV Switch 7	G
8	LA-8	Sample Text 8	LV Switch 8	H

Specifications:

Provide a single relay panel with up to 8 relays. Each relay to be individually scheduled through an easy to use integral clock with a backlit 8-line LCD display. Relays are to be SPST 20 Amp rated, mechanically held contactors capable of switching either 120 or 277VAC loads. Mounted next to each relay should be a LED to annunciate status and a pushbutton to toggle the relay's state. Panel shall have a multitap transformer and accept either 120V or 277V for power.

Panel enclosure to be NEMA 1, rated for environments from 32 - 139°F, 5 - 95% RH non-condensing. Panel to come with a split cover hinged in the center such that the high voltage side must be unscrewed to access the relays, but the low voltage side can be opened via a locking latch. Surface or flush covers shall be available.

Each relay can be controlled remotely by external switches or motion detectors. Switches can be 2- or 3-wire, nonmemory or maintained low voltage devices. Motion detectors must provide a 24VDC pilot signal to control the relays. Panel must be able to interlock the based schedules with the occupancy sensor input, so that lights scheduled on during the day are not affected by the motion detector, but after hours the occupancy sensor has control of the relay. Panel shall be capable of blink warning before 'OFF' and true after hours time delay.

All programming to be entered via a simple keypad. Each relay can be programmed independently, or relays can be grouped together in firmware to follow the same channel schedule. On a daily 7-day repeating basis, relays can be assigned to follow any of the following scenarios:

- (1) Manual On / Sched Off
- (2) Scheduled On/Off
- (3) Manual On / AS Switch Off (for use with AS-100 switches)
- (4) Photocell On/Off
- (5) Photo & Sched On/Off
- (6) Astronomic On/Off
- (7) Astro and Sched On/Off

The LCD screen should normally show the current time and date, as well as sunrise and sunset times for that day. Relay channels can also be monitored from the display to see their status - either ON, OFF, or MIXED. Additionally the relay groups can be overridden from the screen. Context sensitive help shall be available for each screen.

Panel to be The Watt Stopper's LP8 panel and must be UL Listed 916, meet local energy codes (California CED), and have a 1 year warranty. Contact SESS Lighting for more information, 954-474-9888.

ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT.
 - NATIONAL ELECTRICAL CODE (NFPA-70)
 - CODE FOR SAFETY TO LIFE (NFPA-101)
 - STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING SYSTEMS (NFPA-72)
 - UNDERWRITERS' LABORATORIES (UL)
 - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
 - AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - FEDERAL SPECIFICATION (FED. SPEC.)
 - INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
 - FLORIDA BUILDING CODE, FBC 2023 EDITION
 - INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
 - CITY OF FORT PIERCE BUILDING CODE, (AMENDMENTS TO FLORIDA BUILDING CODE FBC 2023)
 - ADDITIONALLY, DESIGNS, WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA)
- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
- ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL MEAN THAT THE CONTRACTOR IS TO FURNISH, INSTALL AND CONNECT COMPLETE.

PART 2 - PRODUCTS

- MINIMUM WIRE SIZE SHALL BE #12 A.W.G. (EXCEPT AS NOTED OTHERWISE FOR CONTROL WIRING). ALL CONDUCTORS SHALL BE 98% CONDUCTIVITY, COPPER WITH "THHN-THWN" INSULATION UNLESS OTHERWISE NOTED.
- ELECTRICAL METALLIC TUBING (EMT) SHALL BE OF BEST QUALITY STEEL, SMOOTH INSIDE AND OUT AND SHALL BE HOT-DIPPED GALVANIZED.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- RIGID NONMETALLIC CONDUIT SHALL BE SCHEDULE 40 PVC.
- ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE.
- PANELBOARDS:
 - CURRENT CARRYING BUSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER.
 - ALL CIRCUIT BREAKERS SHALL BE BOLT ON, PLUG-IN BREAKERS ARE NOT ACCEPTABLE.
 - CIRCUIT BREAKERS USED AS SWITCHES IN FLUORESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "SWD"
 - ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE.
 - A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
 - ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
 - ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.
- DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK. ENCLOSURES SHALL BE NEMA-1 FOR INDOOR LOCATIONS, NEMA 3R FOR OUTDOOR LOCATIONS OR AS OTHERWISE NOTED.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED ON THE ELECTRICAL DRAWINGS, WITH OVERLOAD RELAYS IN EACH PHASE. WIRING DEVICES (GENERAL PURPOSE RECEPTACLES AND WALL SWITCHES) COLOR SHALL BE COORDINATED WITH CLIENT.

PART 3 - EXECUTION

- COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
 - 208/120 VOLTS, 3 PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BLACK, 1 RED AND 1 BLUE. GROUNDED (NEUTRAL) CONDUCTOR: WHITE. GROUNDING CONDUCTORS SHALL BE GREEN.
 - 480/277 VOLT, 3-PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BROWN, 1 YELLOW, AND 1 PURPLE. GROUNDED (NEUTRAL) CONDUCTORS; GREY. GROUNDING CONDUCTORS SHALL BE GREEN.
 - BRANCH CIRCUIT WIRING (#6 AND SMALLER) SHALL BE COLOR CODED BY CONTINUOUS INSULATION COLOR AND FEEDERS (#4 AND LARGER) SHALL BE CODED AT ALL JUNCTION OR PULL POINTS (EXCEPT LBS OR LBD'S) USING COLOR MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE.
- WIRING METHODS
 - ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED, SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE.
 - SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW SLABS ON GRADE.
 - TYPE MC CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES, FOR ALL OUTLETS AS INDICATED.
- MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, AND IEC.
- CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.
- ALL LAY-IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUSPENDED CEILING GRID AT EACH CORNER.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
- ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THRU LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- THE CONTRACTOR SHALL CONFIRM WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CONDUIT ENTRY AND LUG SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED DOWN TIME FOR THE OWNERS CONFIRMATION.
- ANY CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- PER NEC 210.8(B)(2) ALL 15- AND 20-AMPERE, 125-VOLT RECEPTACLES IN NONDWELLING-TYPE KITCHENS TO BE GFCI PROTECTED.

P. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3% DESIGN LOAD. FBC 2023 FBC ENERGY CONSERVATION SECTION 405.7.3.

Q. FEEDER CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 2% VOLTAGE DROP PER 405.7.3.

ELECTRICAL SHEET INDEX

E0.1	ELECTRICAL NOTES, LEGEND & INDEX
E2.1	LIGHTING PLAN
E3.1	POWER PLAN
E5.1	ELECTRICAL RISER DIAGRAM

ELECTRICAL LEGEND

- ▽ TELEPHONE OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ▼ DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ↗ TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNTED ABOVE COUNTER, SEE ARCHITECTURAL DRAWING FOR SPECIFIC REQUIREMENTS.
- ▽ TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ☑ TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT RUN TO THE NEAREST STUD WALL AND STUBBED OUT FROM WALL 6" ABOVE CEILING. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
- ☑ TELEVISION RECESSED OUTLET. LEGRAND "TV1WMTVSSWC2". MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ⊕ 20 AMP SINGLE RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- ⊕ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- ⊕ 20 AMP QUADRUPLUX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- ⊕ GFI 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET, UNLESS NOTED OTHERWISE.
- ⊕ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED ABOVE COUNTER SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
- ⊕ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
- ⊕ 20 AMP QUADRUPLUX RECEPTACLE (NEMA 5-20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
- ⊕ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), RECESS FLOOR MOUNTED. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
- ⊕ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), CEILING MOUNTED.
- SPECIAL-PURPOSE RECEPTACLE
- ⊙ JUNCTION BOX
- ⊙ SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER.
- ⊙/7D DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 3/4" EMPTY CONDUITS FROM JUNCTION BOX TO ABOVE CEILING AND TERMINATE WITH INSULATING BUSHING 6" FROM WALL.
- TELE/POWER POLE FOR TELEPHONE/DATA/POWER CONNECTION TO MODULAR FURNITURE 8 WIRE SYSTEM (SEE DETAIL THIS SHEET). INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER, WIREMOLD CATALOG # 250TP-4D W/IVORY FINISH.
- SPECIAL PURPOSE RECEPTACLE MOUNTED BELOW RAISE FLOOR.
- EXHAUST FAN. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
- ⊙ SINGLE POLE, 20 AMP, SWITCH. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- ⊙ 3-WAY, 20 AMP, SWITCH. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- ⊙ SINGLE POLE, 20 AMP, SWITCH WITH DIMMER. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- ⊙ MOTOR RATED SWITCH
- ⊙ VACANCY SENSOR SWITCH, WATTSTOPPER, MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- ⊙ TWO POLE, 30 AMP SWITCH. MOUNT ADJACENT EQUIPMENT TO BE CONTROLLED.
- ⊙ FACTORY MOUNTED DISCONNECT/STARTER (SEE MECHANICAL SCHEDULE)
- ⊙ FUSIBLE DISCONNECT SWITCH A = POLES, B= FRAME SIZE, C= FUSE RATING
- ⊙ FUSIBLE MOTOR STARTER DISCONNECT SWITCH A = POLES, B= NEMA SIZE, C= FUSE RATING
- ⊙ GROUNDING ELECTRODE & CONDUCTOR SYSTEM
- ⊙ TRANSFORMER
- ⊙ ELECTRICAL PANELBOARD
- ⊙ TELEPHONE WOOD BACKBOARD
- WP WEATHERPROOF
- T/C TIME CLOCK
- RE RELOCATED
- E EXISTING TO REMAIN
- A.F.F. ABOVE FINISH FLOOR
- ⊙ CEILING MOUNTED DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER.
- ⊙ LV CEILING MOUNTED LOW VOLTAGE DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER.
- ⊙ DS CEILING MOUNTED DAY LIGHTING SENSOR. SENSOR TO CONTROL THE DIMMING OF ALL FIXTURES WITHIN 15' OF THE WINDOWS WITH IN ROOM.

ARCHITECT



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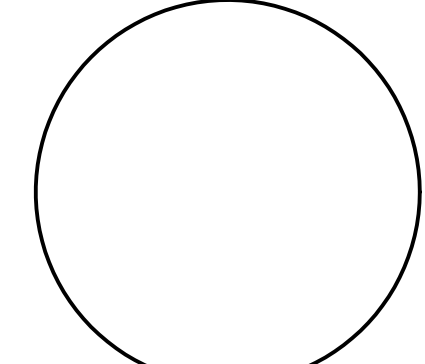
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PROJECT

AGAPE PRESCHOOL ACADEMY LLC

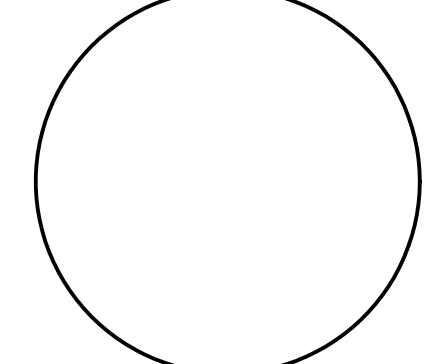
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ARCHITECT'S SEAL



MARK BORG

ENGINEER'S SEAL



ARCHITECT ARCHITEK DESIGN STUDIO
MEP ENGINEER KAMM ENGINEERING
STRUCTURAL KAMM ENGINEERING
ELECTRICAL KAMM ENGINEERING

DATE: 02-13-24

PROJECT NO: 2024-007

DRAWN BY: JMM

CHECKED BY: MHT/SV

DATE: 02-13-24

DATE: 02-13-24

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DATE: 02-13-24

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ELECTRICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA-70) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.

2. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.

4. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.

6. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.

7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.

8. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.

9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.

10. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.

11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.

12. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.

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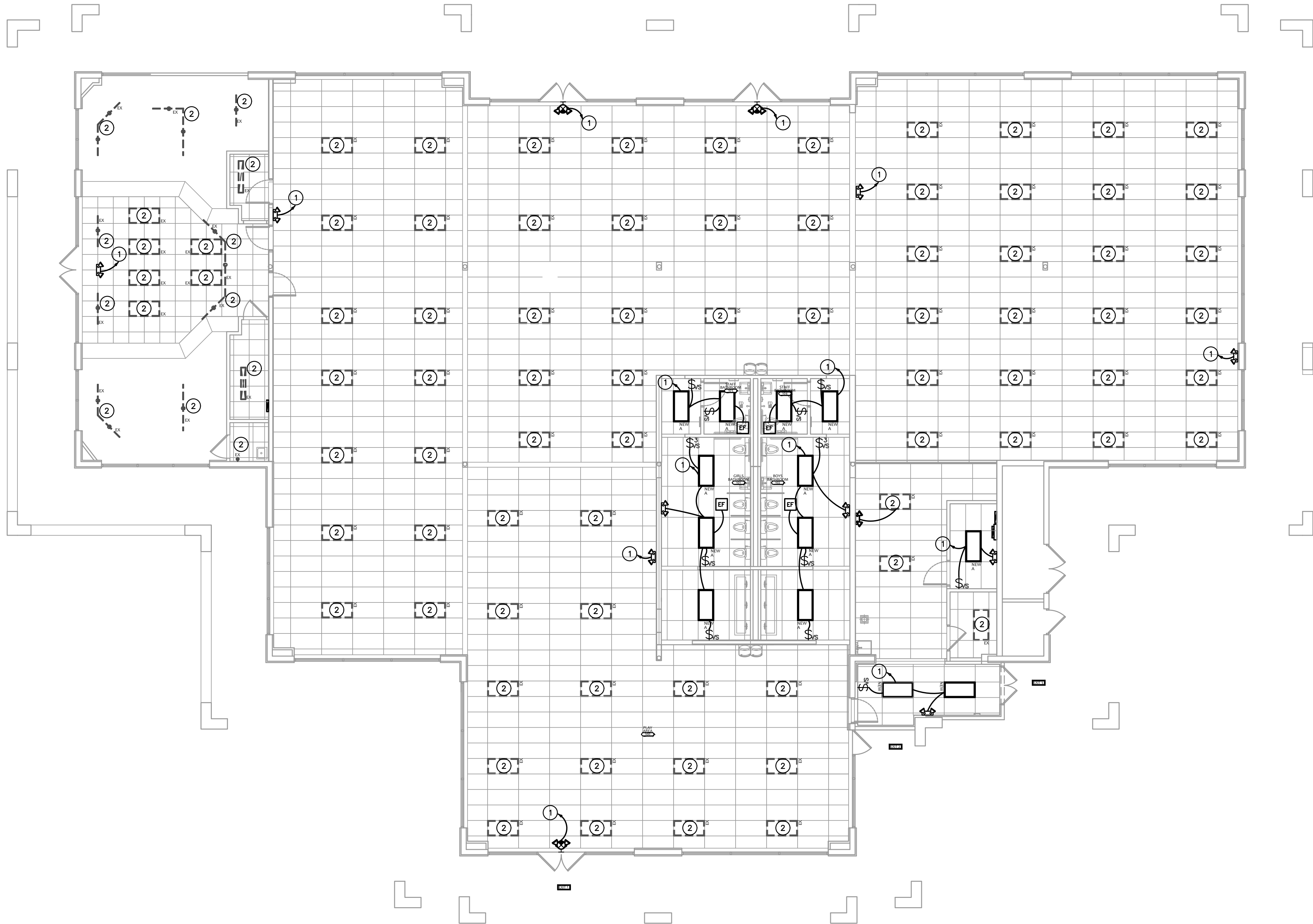
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LIGHTING PLAN
1/8"=1'-0" NORTH

KEY NOTES

1

TIE TO EXISTING LIGHTING CIRCUIT THIS AREA.

2

EXISTING FIXTURE TO REMAIN.

ISSUED FOR PERMIT ONLY02-13-24

NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT #: 2024-0007

PROJECT MANAGER: JOHN MAYR

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Fort Pierce, Florida 34950

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Certification of Authorization #8189

02-13-24

date

signed

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ARCHITECT'S SEAL

MARK BORG AR101027

ENGINEER'S SEAL

ARCHITECT ARCHITEK DESIGN STUDIO
MEP ENGINEER KAMM ENGINEERING
STRUCTURAL
ELECT.

PROJECT NO:	2024-007
DRAWN BY:	SV
CHECKED BY:	MB/SV
DATE	
02-05-2024	CONDITIONAL USE
03-02-2024	PERMIT
02-02-2024	CLIENT FULL REVIEW
01-03-2024	PRELIMINARY REVIEW

LIGHTING PLAN

E2.1