



## **Written Narrative**

### **1. Project Overview**

The applicant proposes the development of a storage building totaling 2,777 sf on a 1.96 Acres site located at 1220 Delaware Ave within the City of Fort Pierce. The project includes associated parking, internal circulation, utility connections, stormwater management, and landscaping improvements. The design has been prepared in accordance with the City of Fort Pierce Land Development Code (LDC), Comprehensive Plan, and all applicable engineering and utility standards.

### **2. Existing Conditions**

The subject property has an existing fellowship hall, classrooms, and storage building and is zoned R-4. The site is generally flat and drains toward south. Existing utilities, roadway access, and adjacent land uses have been evaluated for compatibility with the proposed development. No environmentally sensitive areas or protected species habitats have been identified on the site.

### **3. Proposed Development Program**

The proposed improvements include:

- Construction of a storage building with a footprint of 2,777 SF
- 51 parking spaces, including required ADA-accessible spaces
- Internal drive aisles designed to meet Fire Marshal access requirements
- Pedestrian connectivity to the public right-of-way
- On-site stormwater management facilities
- Utility service connections and associated infrastructure
- Perimeter and interior landscaping consistent with LDC requirements

The site layout maintains all required setbacks, buffers, and dimensional standards.

### **4. Access & Circulation**

Primary vehicular access is provided via **Preston Court and Delaware Avenue** consistent with the City's access management requirements. Internal circulation accommodates



passenger vehicles, delivery vehicles, and emergency response vehicles. Fire access routes, turning radii, and clearances comply with **NFPA 1**, the **Florida Fire Prevention Code**, and the Fort Pierce Fire Marshal's standards.

Pedestrian circulation is provided through a continuous sidewalk network connecting the building entrance, parking areas, and adjacent public sidewalks.

## **5. Grading & Drainage**

The grading plan establishes positive drainage away from structures and toward on-site stormwater facilities. Stormwater runoff is collected via inlets and conveyance piping and routed to proposed dry retentions sized to meet the City's stormwater criteria and St. Lucie County Erosion & Sedimentation Control requirements.

The stormwater system is designed to:

- Meet pre- vs. post-development discharge requirements
- Provide water-quality treatment per **FDEP ERP criteria**
- Provide flood protection consistent with local and state regulations

## **6. Landscaping & Urban Design**

The landscape plan incorporates native and drought-tolerant species consistent with the City's landscape code and Florida-Friendly Landscaping principles. Required buffers, interior parking lot landscaping, and foundation plantings are provided. Mechanical equipment, refuse areas, and service functions are screened from public view through landscaping and architectural treatments.

## **7. Lighting & Environmental Considerations**

Site lighting is designed to minimize off-site glare and comply with LDC illumination standards. No adverse environmental impacts are anticipated. The project does not encroach upon wetlands, conservation areas, or protected habitats.

## **8. Concurrency & Level-of-Service (LOS)**

The project has been evaluated for impacts to:

- Transportation
- Potable water
- Wastewater
- Solid waste



- Drainage
- Parks & recreation
- Public schools (if applicable)

Based on the proposed development program and available system capacity, the project is expected to meet applicable **Level-of-Service (LOS)** standards. A formal **Certificate of Concurrency Application** will be submitted through the City's **EPL portal**.

## 10. Compliance Summary

The proposed development complies with:

- City of Fort Pierce LDC
- Comprehensive Plan policies
- Zoning district dimensional standards
- Parking and loading requirements
- Landscape and buffer regulations
- Stormwater management criteria
- FPUA utility standards
- Fire access and life-safety requirements

The project meets the intent of the City's development regulations by providing a functional, safe, and aesthetically cohesive site design that supports the surrounding built environment.

Prepared by:

Alejandro Bosch, P.E.,  
Civil Design Engineering, LLC  
6973 SW 161<sup>st</sup> Place  
Miami, FL 33193

Prepared by and return to:

J. Stephen Tierney, III  
Neill, Griffin, Jeffries,  
Fowler, Tierney & Neill  
Post Office Box 1270  
Fort Pierce, Florida  
(Courthouse Box #50)

DOC ASSUMP: \$	0.00
DOC Tax : \$	140.00
Int Tax : \$	0.00

WARRANTY DEED

This Warranty Deed Made the 17<sup>th</sup> day of June, 1999 by THE GIRLS' COTTAGE AND CAMP ASSOCIATION OF ST. LUCIE COUNTY, INC., a Florida Non-Profit Corporation hereinafter called the grantor, to SOUTHEASTERN CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTIST, INC., whose post office address is PO Box 2048 Ft. Pierce, FL 34954, hereinafter called the grantee.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

Witnesseth: That the said grantor, for and in consideration of \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

Lots 1, 2 and 3 of block 3 in the Subdivision entitled "HOME PLACE SUBDIVISION" as recorded in Plat Book 4 on Page 11 of the Public Records of St. Lucie County, Florida; AND

Lot 1, Block 4 in the Subdivision entitled "KANAWHA PARK SUBDIVISION, as recorded in Plat Book 3 on Page 6 of the Public Records of St. Lucie County, Florida; together with the North 1/2 of a vacated alley along the South side of said Lot 1.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

THE GIRLS' COTTAGE AND CAMP ASSOCIATION OF ST. LUCIE COUNTY, INC., a Non-Profit Corporation

Melissa Kay Leisure

Signature  
Melissa Kay Leisure  
Printed Signature

Elizabeth K. Jensen

Signature  
Elizabeth K. Jensen  
Printed Signature

By: Paul Driscoll  
Paul Driscoll, President

PO Box 1509 Ft. Pierce, FL 34954  
Post Office Address

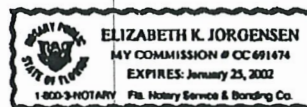
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments, personally appeared PAUL DRISCOLL, President of The Girls' Cottage and Camp Association of St. Lucie County, Inc., known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same on behalf of said corporation, or that I relied upon the following forms of identification of the above named person Fl drivers license.

WITNESS my hand and official seal, in the County and State last aforesaid on this 14<sup>th</sup> day of June, 1999.

Elizabeth K. Jorgensen  
Notary Public - State of \_\_\_\_\_

My Commission Expires:



## Property Identification

Site Address: 1220 DELAWARE AVE  
Sec/Town/Range: 09/35S/40E  
Parcel ID: **2409-807-0012-000-5**  
Jurisdiction: Fort Pierce  
Land Use Code: 7100 - CHRCHS  
Account #: **22664**  
Map ID: [24/09S](#)  
Zoning: Medium Den



## Legal Description

KANAWHA PARK BLK 4 LOT 1 AND N 1/2 OF VAC ALLEY ADJ ON S AND BLK 6 LOT 1 AND S 1/2 OF VAC ALLEY ADJ ON N AND LOTS 2, 3, 4 AND 5 AND BLK 3 OF HOME PLACE S/D OF LOTS 1, 2, 3, 4, 5 AND 6 (1.97 AC) (OR 684-2564: 1404-136: 768-2044: 1230-2: 1528-1764)

## Total Areas

Finished/Under Air (SF): 9,532  
Gross Sketched Area (SF): 10,781  
Land Size (acres): 1.97  
Land Size (SF): 85,685

## Map



State of Florida, Microsoft, Vantor

Powered by Esri

## Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

## Ownership

Southeastern Conf Association of Seventh Day  
1701 Robie AVE  
Mount Dora, FL 32757-6339

## Current Values

Just/Market value:	\$479,200
Assessed value:	\$479,200
Exemption value:	<b>\$479,200</b>

Taxable value:

\$0

## 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 11, 1999	<a href="#">1230/0002</a>	XX02	WD	GIRLS COTTAGE AND CAMP ASSOC	\$20,000
Mar 13, 1991	<a href="#">0731/2181</a>	XX01	WD		\$3,000

## Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	725	1970
CHAINLINK 6'	1	902	2004
CHAINLINK 4'	1	70	2004

## Building Information

(1 of 3)

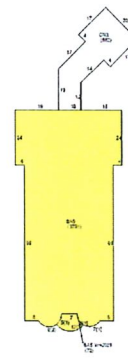
Finished Area: 3,864 SF

Gross Area: 4,526 SF



## Exterior

Building Type:	CH4
Quality:	Y_D
Number of Units:	1
Year Built:	1970
Effective Year:	1995
Story Height:	1 Story
Roof Structure:	Wood Truss
Roof Cover:	Dim Shingle
Primary Wall:	CB Stucco
Secondary Wall:	
View:	



## Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	Carpet

## Building Information

(2 of 3)

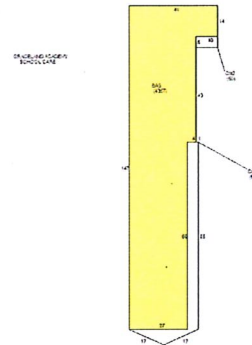
Finished Area: 4,357 SF

Gross Area: 4,944 SF



## Exterior

Building Type:	SCHL
Quality:	Y_D
Number of Units:	1
Year Built:	1960



## Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%

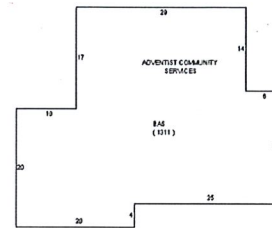
Effective Year:	1975	Electric:	AVERAGE
Story Height:	1 Story	Heat Type:	FrcdHotAir
Roof Structure:	Wood Truss	Heat Fuel:	Electric
Roof Cover:	Dim Shingle	Heated %:	100%
Primary Wall:	Conc Block	Primary Int Wall:	Drywall
Secondary Wall:		Primary Floors:	Vinyl Tiles
View:			

## Building Information

(3 of 3)

Finished Area: 1,311 SF

Gross Area: 1,311 SF



### Exterior

Building Type:	CH3
Quality:	Y_D
Number of Units:	1
Year Built:	1947
Effective Year:	1975
Story Height:	1 Story
Roof Structure:	Mansard
Roof Cover:	Mod Bitimun
Primary Wall:	CB Stucco
Secondary Wall:	Brk/Masonry
View:	

### Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	CONC GRD

## Values Breakdown

2025 ▼

Building	\$343,400
SFYI	\$10,200
Land	\$125,600
Just/Market	\$479,200
Ag Credit	\$0
Save Our Homes or 10% Cap	\$0
Assessed	\$479,200
Exemptions	\$479,200
Taxable	\$0

### Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025		Church	\$479,200

### 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
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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
DM2003-24	Jun 20, 2003	Demolition	\$2,450	\$100
FE2003221	Jan 13, 2004	Chainlink Fence	\$850	\$75

<b>Number</b>	<b>Issue Date</b>	<b>Description</b>	<b>Amount</b>	<b>Fees</b>
<b>RF20042117</b>	Dec 9, 2004	Roof	\$15,500	\$280
<b>DM2006150</b>	Sep 13, 2006	Demolition	\$0	\$260
<b>BP10-1757</b>	Aug 25, 2010	Demolition	\$0	\$200
<b>BP13-2859</b>	Sep 26, 2013	Alterations/Remodeling	\$1,800	\$83
<b>BP17-3151</b>	Nov 13, 2017	Roof	\$11,200	\$0
<b>BP18-0357</b>	Feb 1, 2018	Roof	\$1,500	\$0
<b>BP18-4240</b>	Dec 17, 2018	Roof	\$40,000	\$0
<b>BP19-1686</b>	May 29, 2019		\$5,580	\$0
<b>BP19-3585</b>	Jan 22, 2020		\$400,000	\$0
<b>BP20-3066</b>	Oct 14, 2020	Driveway	\$10,000	\$0

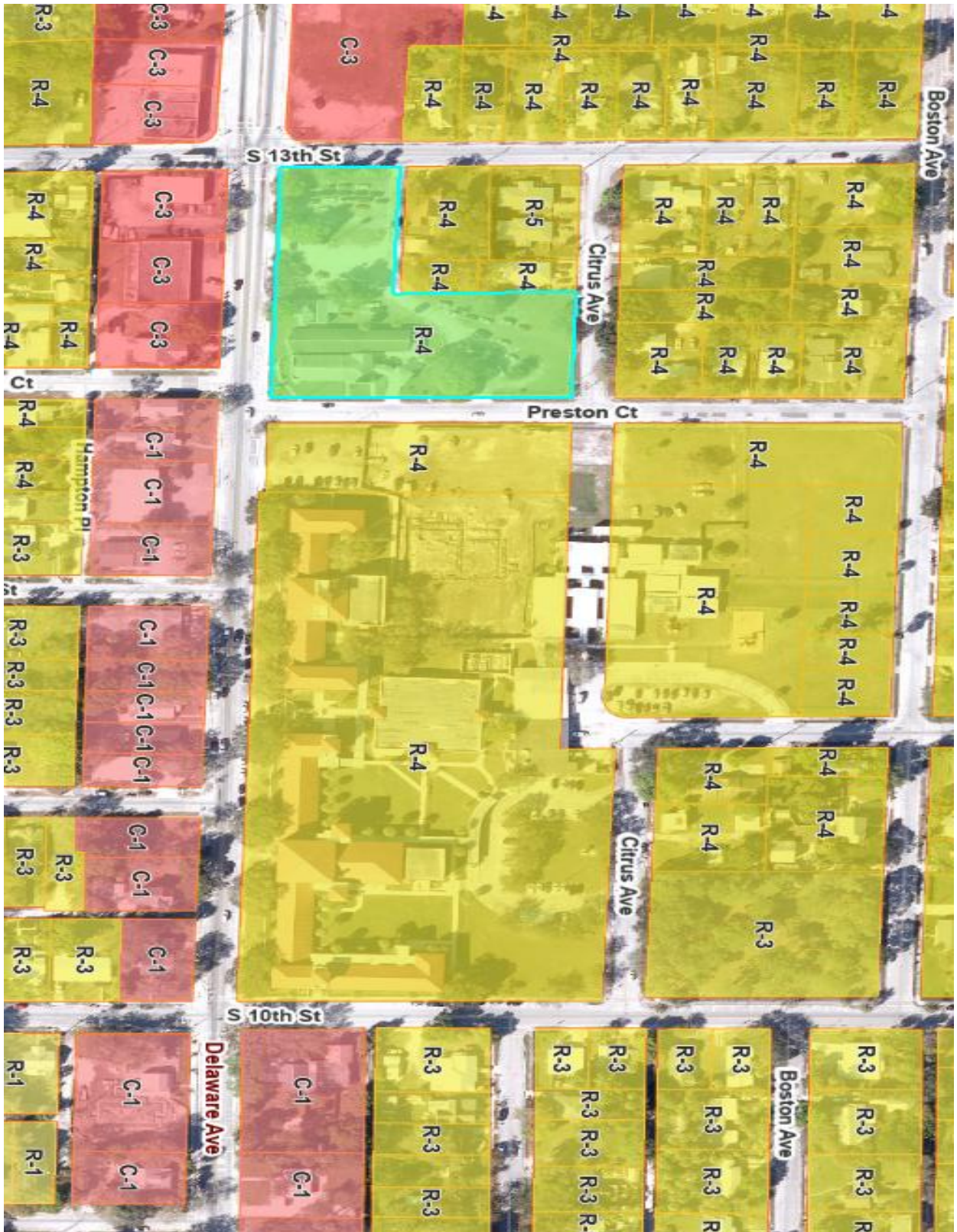
Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in **[Fort Pierce](#)**

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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# Ariel Map/General Location



# Zoning Map



## **Rendering of Signs**

**There are no proposed signs for new storage building. No other signs besides what is currently on property are being proposed.**



our map.



our map.



our map.



our map.



our map.



**Photos of Property**











# Untitled Map

Write a description for your map.

## Legend

-  Si Mi Reyna Antojitos
-  Southpaw Plumbing & Metering Services



Google Earth

© 2026 Google



4.80 ft

# 2nd Front Street View

Legend



Google Earth

© 2026 Google

5.20 ft



Side Street View

Legend



Google Earth

© 2026 Google

5.39 ft



# Side Street View

# Legend



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Southpaw Plumbing & Metering Services

100 ft









## **Design Review Narrative**

### **Project Overview**

The proposed development consists of a 2,777 sf storage building on a 1.96-acre parcel located at 1220 Delaware Ave, Ft. Pierce, FL. The project includes associated parking, drive aisles, pedestrian circulation, utility connections, stormwater management, and landscaping improvements. The design has been prepared in accordance with applicable Ft. Pierce code.

### **2. Site Design & Layout**

- The proposed building is located to the north and maintain required setbacks and optimize internal circulation.
- A total of **51 parking spaces** are provided, including **3 ADA-accessible spaces**, meeting the minimum parking requirements for medical office use.
- Pedestrian connectivity is provided via a continuous sidewalk system linking the building entrance to the public right-of-way and on-site parking areas.
- Service and loading functions are located at the rear of the building to minimize visibility from the public frontage.

### **Access & Circulation**

- Primary vehicular access is provided via a full-access driveway on Preston Court and Delaware Avenue.
- Internal circulation is designed to accommodate emergency vehicles, delivery trucks, and standard passenger vehicles.
- Fire lane geometry and turning radii comply with **NFPA 1**, local fire code amendments, and the Fire Marshal's access requirements.

### **Grading & Drainage**

- The site grading plan establishes positive drainage away from the building and toward on-site stormwater facilities.
- Stormwater runoff is collected via a system of inlets and solid conveyance piping and routed to an on-site dry retention area sized to meet water-quality and attenuation criteria.



- The design complies with the jurisdiction's stormwater management code, including pre- vs. post-development discharge requirements, retention volume, and flood protection levels.

### **Compliance Summary**

The proposed development complies with all applicable requirements, including:

- Zoning district dimensional standards
- Parking and loading requirements
- Landscape and buffer regulations
- Stormwater management criteria
- Fire access and life-safety requirements

The project meets the intent of the Design Review criteria by providing a functional, aesthetically cohesive, and code-compliant site design that enhances the surrounding built environment.

Prepared by:

Alejandro Bosch, P.E.,  
Civil Design Engineering, LLC  
6973 SW 161<sup>st</sup> Place  
Miami, FL 33193



- EXISTING STORE FRONT TO REMAIN. NO WORK IN SCOPE.
- EXISTING DEMISING WALL TO REMAIN.
- NEW STUD WALL. REFER TO DETAIL 15.2A.2 FOR MORE INFORMATION. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN ALL NET AREAS.
- EXISTING MASONRY COLLARY TO REMAIN.
- NEW SERVICE SINK. REFER TO THE PLUMBING DRAWINGS FOR MORE INFORMATION.
- NEW CONCRETE FLOOR TO BE POURED IN THE AREA WHERE THERE IS NO SLAB. REFER TO THE STRUCTURAL DRAWINGS FOR MORE INFORMATION. STRUCTURAL DRAWINGS BY OTHERS.
- EXISTING GRU WALL TO REMAIN. NO WORK IN SCOPE.

**CONSTRUCTION PLAN KEYNOTES 13**

- ===== REPRESENTS AN EXTERIOR 8" C" AL BUILDING WALL
- REPRESENTS A 4" HEAVY WALL, WITH A 1/2" WOOD CAP
- REPRESENTS A NEW 2" C" WALL. REFER TO DETAIL 15.2A.1 FOR MORE INFORMATION

**WALL LEGEND 18**

WINDOW SCHEDULE			
MARK	SIZE	WIND PRESSURE	COMMENT
W1	6'-0" X 5'-0" - SLIDER		
W2	3'-0" X 5'-0" - SH		

- WINDOWS AND DOORS SHALL COMPLY WITH 2020 FLORIDA BUILDING CODE WIND LOAD AND EMERGENCY EGRESS REQUIREMENTS. PER TABLE 1609.4B OF 2020 FLORIDA BLDG CODE. SIMPLIFIED PROCEDURES FOR 150 MPH WIND. EXPOSURE C. IMPORTANCE FACTOR I=2.0 AND MEAN ROOF HEIGHT OF 30' OR LESS. THE EXTERIOR OPENINGS SHALL BE DESIGNED TO WITHSTAND WINDSTRESS APPLIED WIND PRESSURES OF +2.0 & -2.2. THE CONTRACTOR SHALL SUBMIT DOCUMENTATION THAT DOORS AND WINDOWS WILL MEET THESE MINIMUM PRESSURE LOADS.
- CONTRACTOR TO VERIFY WINDOW AND DOOR OPENINGS WITH MANUFACTURERS BEFORE FINISHING OPENINGS.

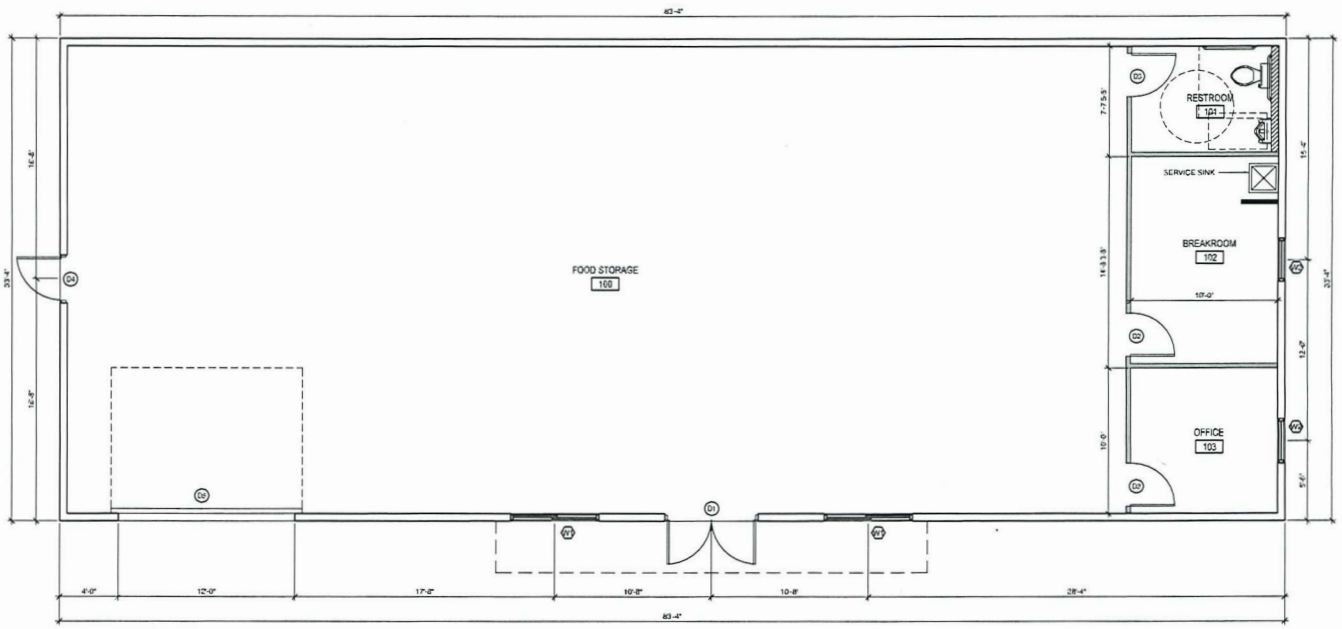
**WINDOW SCHEDULE 19**

- THE INTENT OF THESE DRAWINGS IS TO INDICATE THE SCOPE OF WORK REQUIRED IN ORDER TO CONTRACT A COMPLETE AND FINISHED SPACE READY FOR TENANT OCCUPANCY. THE CONTRACTOR AND SUB CONTRACTORS ARE EXPECTED TO VISIT THE PROJECT SITE PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT PRIOR TO ANY CHANGES WITHIN THE DRAWINGS OR POSSIBLE CONFLICTS WHICH AFFECT THE CONSTRUCTION OF ANY PORTIONS OF THIS PROJECT. THE CONTRACTOR SHALL NOTIFY ALL SUB CONTRACTORS AND FIELD OPERATIONAL AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE PROJECT.
- VERIFY LOCAL HEALTH DEPARTMENTS.
- CONTRACTOR SHALL SUBMIT ANY NEW OUTLET SCHEDULE THAT FALLS WITHIN 18" OF AN EXISTING OUTLET IN A 6" RADIUS.
- IF ALL NOTES ON THESE DRAWINGS ARE FROM FACE OF STUD TO FACE OF STUD AT NEW CONSTRUCTION AND FROM FACE OF EXISTING WALL.
- NOT USED.
- EXISTING PARTIALS TO REMAIN ARE TO BE CLEANED AND REFINISHED TO PREPARE FOR NEW FINISHES AS SPECIFIED IN THE FINISH NOTES.
- REMOVE NEW CONSTRUCTION JOINTS EXISTING SURFACES MATCH AND SQUARE NEW FINISHES WITH THE EXISTING.
- PROVIDE FIRE RESISTANT PARTITION WALLS WITH A MINIMUM RATING OF 2.0 HOURS FOR EVERY 3000 SQUARE FEET OF 3.00 SQUARE FEET DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. PROVIDE 2 1/2" X 4 1/2" EXTINGUISHERS AND 20 MINS CAN BE RECHARGED RECHARGED AND REINSTALLED IN THE APPROPRIATE LOCATION AS DIRECTED BY THE LOCAL FIRE DEPARTMENT. PROVIDE 30 MINUTE FIRE EXTINGUISHERS. PROVIDER IF REQUIRED CONTRACTOR SHALL ALSO PROVIDE AND INSTALL NEW ALCOHOL EXTRA DRYERS TO MEET CURRENT CODES. LOCATE ONE OF EVERY NEARBY TO BE APPROVED BY THE FIRE MARSHAL.

**CONSTRUCTION NOTES 20**

- HARDWARE SET #1**  
THUMB TURN LOCK  
DOOR SHALL BE UNLOCK DURING OPERATING HOURS  
(4) HINGES - HAGER OR EQUAL  
FLOOR STOP - GLYNN JOHNSON  
DOOR CLOSURE - LCN 4910 OR EQUAL
- HARDWARE SET #2**  
LOCK SET - SCHLAGE NEPTUNE - ALSO PFD-62N  
(4) HINGES - HAGER OR EQUAL - US220  
FLOOR STOP - GLYNN JOHNSON  
DOOR CLOSURE - LCN 4910 OR EQUAL
- HARDWARE SET #3**  
PASSAGE LOCK - SCHLAGE NEPTUNE - AL105-62N  
(4) HINGES - HAGER OR EQUAL  
FLOOR STOP - GLYNN JOHNSON  
DOOR CLOSURE - LCN 4910 OR EQUAL
- HARDWARE SET #4**  
PRIVACY SET - SCHLAGE NEPTUNE - ALSO PFD-62N  
(4) HINGES - HAGER OR EQUAL - US220  
FLOOR STOP - GLYNN JOHNSON  
DOOR CLOSURE - LCN 4910 OR EQUAL
- HARDWARE SET #5**  
PANO - HAWKER OR EQUAL  
PRIVACY LCN 4941 CLOSER  
DOOR CLOSURE - LCN 4910 OR EQUAL
- HARDWARE SET #6**  
PASSAGE SET - SCHLAGE NEPTUNE - ALSO PFD-62N  
(4) HINGES - HAGER OR EQUAL - US220  
FLOOR STOP - GLYNN JOHNSON  
DOOR CLOSURE - LCN 4910 OR EQUAL  
PANO HARDWARE
- DOOR & HARDWARE NOTES**  
1. ALL DOORS TO COMPLY WITH I.P.A. 101.1-1.2.1  
2. ADJUST ALL CLOSERS TO A 5 LB OPENING FORCE.  
3. ALL ENTRY LOCKS TO BE KEYS TO BUILDING MASTER. COORDINATE WITH OWNER.  
4. \*SOW DENOTES SOLID - CORE WOOD  
5. PROVIDE LCN 4941 CLOSER  
6. \*S2 20C - SATIN CHROMIUM PLATED FINISH  
7. SOW DENOTES SOLID CORE WOOD  
8. EXISTING PANO HARDWARE TO REMAIN VERIFY IN GOOD WORKING CONDITION. NOTIFY SW PM IF NOT WORKING.  
9. ALL DOORS TO BE STAIN GRADE (PITCH IN W/D FRAME).  
10. PROVIDE AN ALTERNATE STAIN GRADE 3/4" PLYWOOD AND JAMB PROFILE TO BE DETERMINED.  
11. ALL INTERIOR LOCKS ARE TO BE KEYS TO TENANT SUB MASTER.  
12. DOORS TO REMAIN OPEN AT ALL TIME DURING BUSINESS OPERATION.
- P1: CONTRACTOR TO VERIFY WITH OWNER  
ST-1: CONTRACTOR TO VERIFY WITH OWNER

MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN ALL NET AREAS



**CONSTRUCTION PLAN 1/4" = 1'-0" 03**

DOOR & FRAME SCHEDULE										
MARK	DOOR			FRAME		LABEL	HWDR SET	REMARKS		
	WIDTH	HEIGHT	THKNS.	MATL.	FINISH					MATL.
D1	10'-0"	7'-0"	1-3/4"	ALUM	ST-1	HM	P1	-	1	STOREFRONT DOOR - TEMPERED
D2	7'-0"	7'-0"	1-3/4"	WOOD	ST-1	HM	P1	-	2	SOLID CORE DOOR
D3	7'-0"	7'-0"	1-3/4"	WOOD	ST-1	HM	P1	-	4	SOLID CORE DOOR
D4	7'-0"	7'-0"	1-3/4"	WOOD	ST-1	HM	P1	-	1	METAL DOOR
D5	12'-0"	10'-0"	1-3/4"	METAL	ST-1	METAL	P1	-		OVERHEAD DOOR

**DOOR SCHEDULE 1/4" = 1'-0" 04**

**ALLIED ARCHITECTURAL SERVICES, INC.**  
AA2602367 | 1862865439  
Architecture | Planning  
Interior design  
P.O. BOX 431,  
PLYMOUTH, FLORIDA  
32769  
PH: 407-497-9672  
FAX: 1-800-389-5567

REVISIONS	BY

**CLIENT REVIEW SET**  
11-12-2023

**PROPOSED FOOD SERVICE BUILDING FOR  
MACEDONIA SDA CHURCH**  
1220 DELAWARE AVENUE  
FORT PIERCE, FLORIDA 34950

DRAWN BY: LR  
CHECKED: GD  
DATE: 11-08-2023  
JOB NO: 22-010  
PLOT DATE: 11-15-2023  
DRAWING NO.

**A2.0**  
SHEET 3 of 9

**NOT USED**

13

- E EXISTING
- N NEW
- R RELOCATED
- 2 X 2 ACoustICAL CEILING TILE AND GRID AT 12" O.C. A.F.F.
- REPRESENTS A SECURITY CAMERA BY OTHERS
- REPRESENTS A PENDANT LIGHT FIXTURE.
- REPRESENTS A HIGH BAY LIGHT FIXTURE.
- REPRESENTS A 2 X 2 LIGHT FIXTURE.
- FLORESCENT FIXTURE SUSPENDED FROM THE ROOF DECK.
- EXIT LIGHT "LED" WITH BATTERY BACKUP (LITHONAL LE-P-1-A-125-EL-N) CONNECT TO UNWITCHED LIGHTING CIRCUIT
- COMMERCIAL EMERGENCY AND EXIT LIGHT "LED" WITH BATTERY BACKUP (LITHONAL LE-P-1-A-125-EL-N) CONNECT TO UNWITCHED LIGHTING CIRCUIT
- EMERGENCY LIGHT WITH BACKUP BATTERY
- HVAC RETURN DIFFUSER
- HVAC SUPPLY DIFFUSER
- REPRESENTS AN EXHAUST FAN.

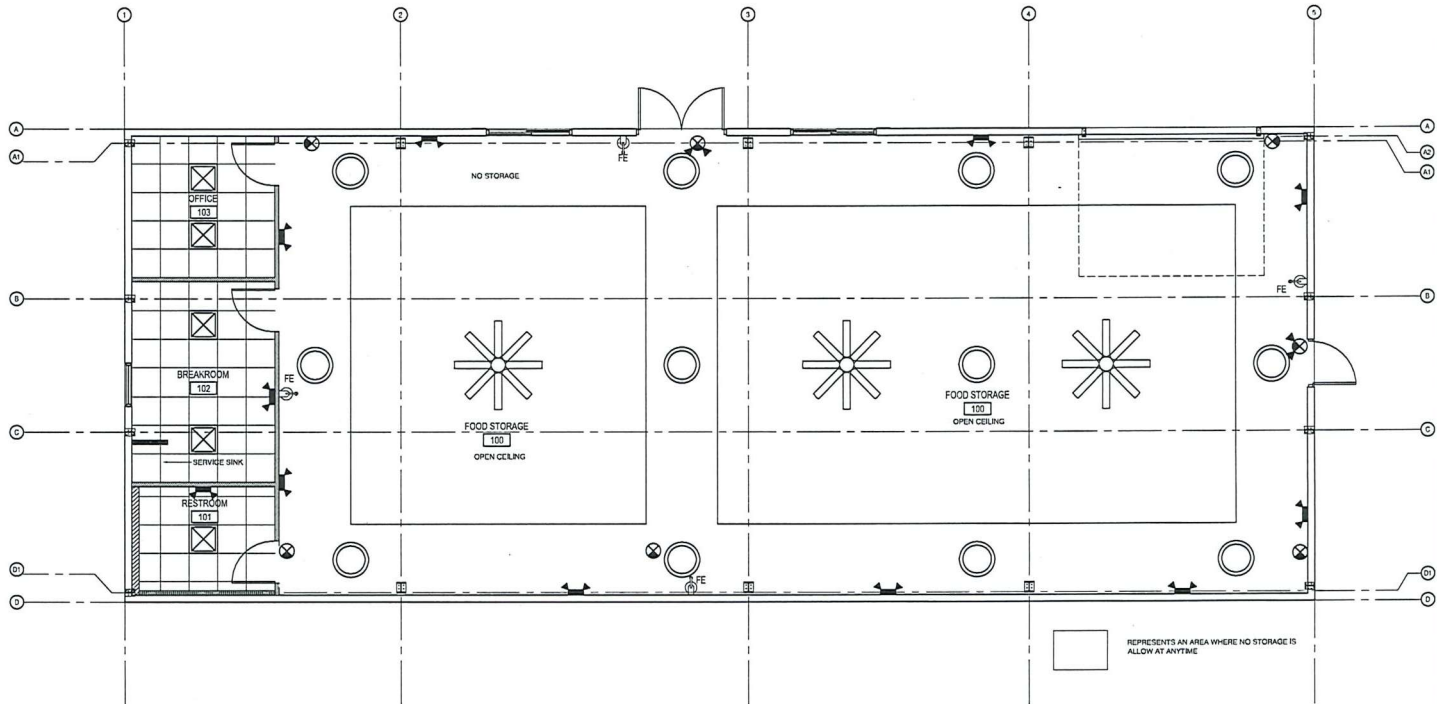
**REFLECTED CEILING PLAN LEGEND**

19

1. RESPONSIBILITY OF CONTRACTOR TO CONNECT REQUIRED AMOUNT OF LIGHTS TO EMERGENCY CIRCUITS AND TO PROVIDE MINIMUM 1 FOOTCANDLE EMERGENCY LIGHTING IN ACCORDANCE WITH THE LIFE SAFETY CODE.
2. EMERGENCY LIGHTS TO BE CONNECTED TO EMERGENCY CIRCUITS. COMPLY W/ NATIONAL ELEC. CODE.
3. EXIT LIGHTS SHALL BE CIRCUITED TO SEPARATE CIRCUIT. COMPLY W/ NATIONAL ELEC. CODE.
4. ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO BE VERIFIED WITH ARCHITECT BEFORE PROCEEDING.
5. GENERAL CONTRACTOR TO RE-LAMP, RE-GALLAST AND CLEAN LENSES OF ALL EXISTING AND/OR RELOCATED LIGHT FIXTURES AND ENSURE FIXTURES ARE WORKING PROPERLY.

**REFLECTED CEILING PLAN NOTES**

20



REPRESENTS AN AREA WHERE NO STORAGE IS ALLOW AT ANYTIME

**A<sup>2</sup>S**

**ALLIED ARCHITECTURAL SERVICES, INC.**  
AA2602677 | 3826951439

Architecture | Planning  
Interior design

P.O. BOX 431,  
PLYMOUTH, FLORIDA  
33758  
PH : 407-497-9672  
FAX : 1-800-380-5507

REVISIONS	BY

**90% CLIENT REVIEW SET**  
**09-30-2024**

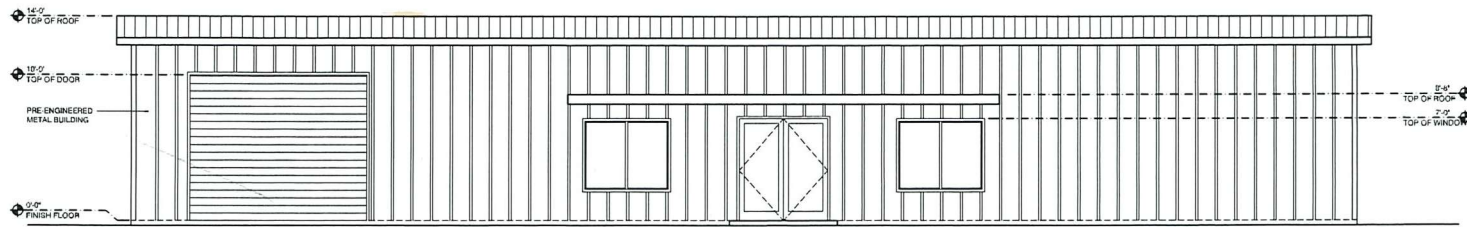
**PROPOSED FOOD SERVICE BUILDING FOR**  
**MACEDONIA SDA CHURCH**  
1220 DELAWARE AVENUE  
FORT PIERCE, FLORIDA 34950

DRAWN BY:	LR
CHECKED:	CD
DATE:	11-02-2023
JOB NO.:	23-019
PLOT DATES:	09-30-2024
DRAWING NO.:	

A3.0

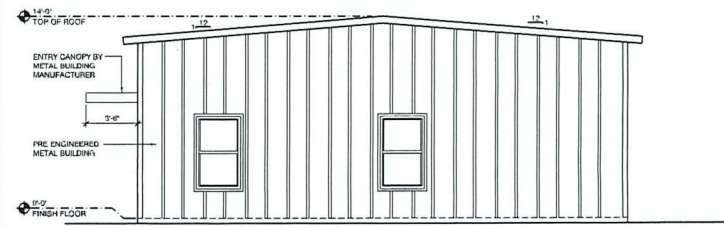
SHEET 5 of 7

NOT USED 13



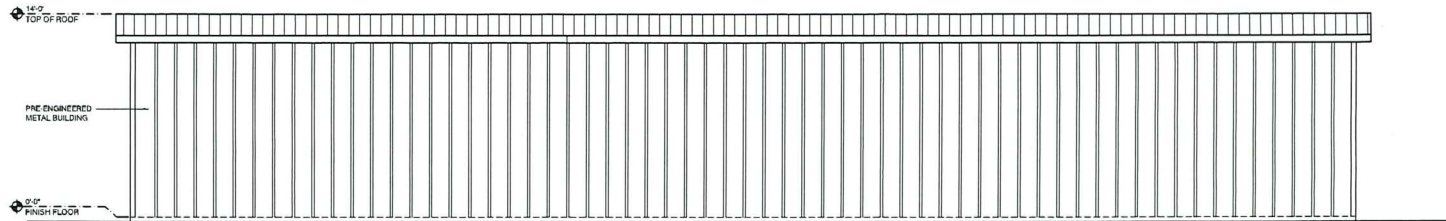
FRONT ELEVATION 1/4" = 1'-0" 01

NOT USED 18



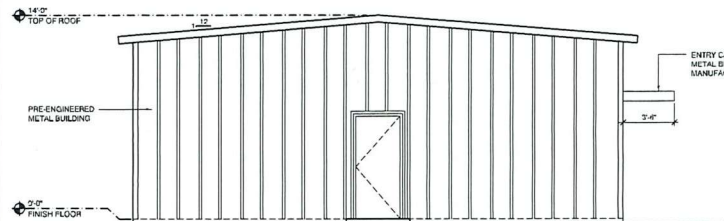
REAR ELEVATION 1/4" = 1'-0" 02

NOT USED 19



REAR ELEVATION 1/4" = 1'-0" 03

NOT USED 20



LEFT ELEVATION 1/4" = 1'-0" 04



**ALLIED ARCHITECTURAL SERVICES, INC.**  
AA26002627 / 1826001439  
Architecture | Planning  
Interior design  
P.O. BOX 431,  
PLYMOUTH, FLORIDA  
32769  
PH 407-497-9072  
FAX 1-888-388-5517

REVISIONS	BY

CLIENT REVIEW SET  
11-12-2023

PROPOSED FOOD SERVICE BUILDING FOR  
**MACEDONIA SDA CHURCH**

1220 DELAWARE AVENUE  
FORT PIERCE, FLORIDA 34950

DRAWN BY: LR  
CHECKED: GD  
DATE: 11-02-2023  
JOB NO: 22-019  
PLOT DATE: 11-12-2023  
DRAWING NO.

**A4.0**  
SHEET 3 of 9

# Color Rendering Elevation



Koko Brown  
26 GA

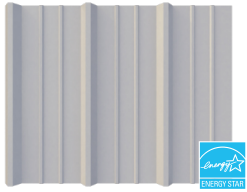


Light Stone  
26 / 24 GA

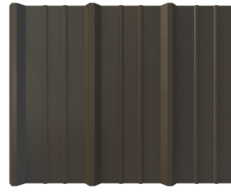
# Rendering of Signs

**Dear Planning and Zoning Department:**

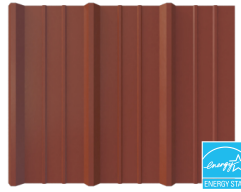
**There are no proposed signs for new storage building. No other signs besides what is currently on property are being proposed.**



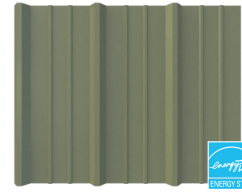
Ash Gray  
26 / 24 GA



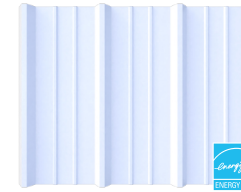
Burnished Slate  
26 / 24 GA



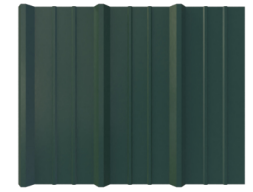
Colonial Red  
26 / 24 GA



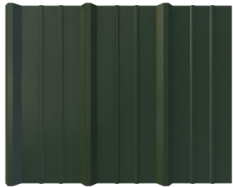
Colony Green  
26 GA



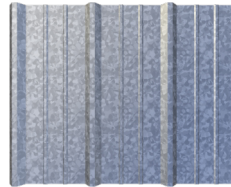
Cool White  
26 GA



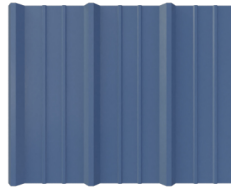
Evergreen  
26 GA



Fern Green  
26 GA



Galvalume Plus  
26 / 24 / 22 GA



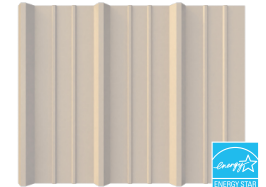
Hawaiian Blue  
26 / 24 GA



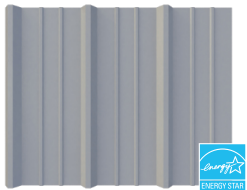
Kelly Green\*  
24 GA



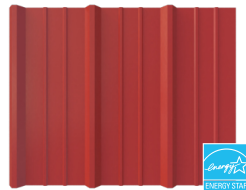
Koko Brown  
26 GA



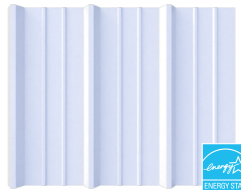
Light Stone  
26 / 24 GA



Old Town Gray  
26 GA



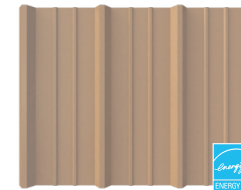
Patriot Red  
26 GA



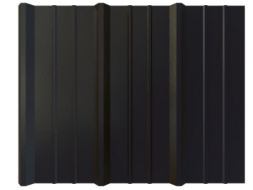
Polar White  
26 / 24 / 22 GA



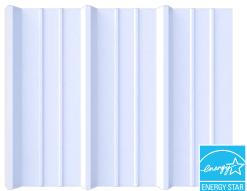
Royal Blue  
26 GA



Sahara Tan  
26 / 24 GA



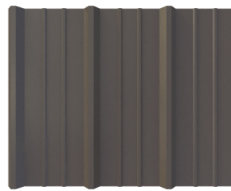
Black  
26 GA



Solar White  
24 GA



Surfsand  
26 GA



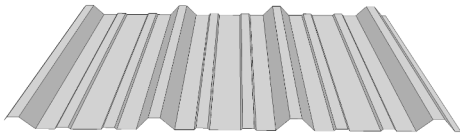
Steel Gray  
26 GA

\* Aspen Green and Kelly Green are special KYNAR colors, priced higher, extended lead times may apply

Trim color is only available in 26 GA. Actual colors may vary from sample shown, color chips are available upon request.

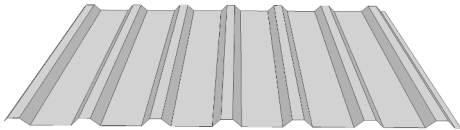
Our colors may not match those of other companies despite the color names being identical. Colors may not match the color of existing adjacent panels, even if the panels are standard colors. Please contact for complete details.

# Available Panel Types



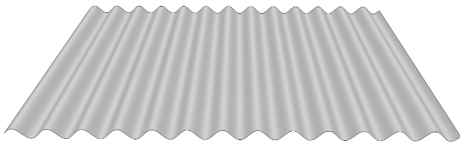
## Super Span X

The Super Span X is our most popular choice. Because of its strength, it can be used over a larger span, which lowers the costs, and the installation process is quicker. Not only is the Super Span X an extremely popular style, but also, it is one of the best-looking panels on a finished project.



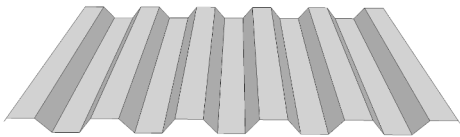
## Low Rib X

For a residential or commercial project, a popular option is the smaller 6" rib panel. This look is not as industrial as the other options and can be installed horizontally as well. This shape is great for roof or walls. It can also be used for interior wall liners, soffits and partitions.



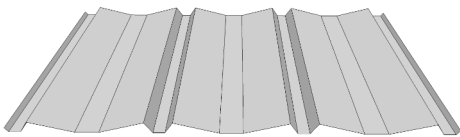
## Cor-Span X

The Cor-span X style is one of the industries original panel designs and is perfect for a range of uses, including light commercial, architectural, agricultural, and residential purposes.



## 7.2 Rib

For carports and walkway covers, the 7.2 rib is ideal since the size and spacing of the symmetrical ribs offers exceptional coverage. It can also be installed horizontally.



## Monarch

For a commercial or light industrial project, the Monarch panel is a beautiful and sensible choice; used as a wall panel only.

# MBMI Metal Buildings

4723 W Atlantic Ave, Ste A20  
Delray Beach, FL 33445

Toll free phone: 1-800-293-2097  
Toll free fax: 1-800-840-3634

info@mbmi.biz  
www.mbmi.biz

# Landscape Plan



Four (4) Green Gem Boxwood Shrub with Naturally Rounded Form



Four (4) Oak Trees Already on Property

Project Name	Type
Catalog #	Date

# VIENTO AREA LUMINARE



### APPLICATIONS

- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

### APPROVALS

- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested [www.ata-labs.com](http://www.ata-labs.com)
- Select models DLC Premium. For a complete list of DLC Premium products visit: [www.xtralight.com/dlc](http://www.xtralight.com/dlc) or [qpl.designlights.org](http://qpl.designlights.org)



### FEATURES

- Lumen packages ranging from 5000L to 65000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

### CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

### ELECTRICAL

- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

### CONTROLS

- Programmable smart sensor and twist-lock receptacle control options available.

### MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

### WARRANTY

- Backed by XtraLight's limited 5-year warranty.

### ORDER LOGIC

SAMPLE CATALOG NUMBER: **VNTL-55000L-50K-DIM-5SN-BZ**

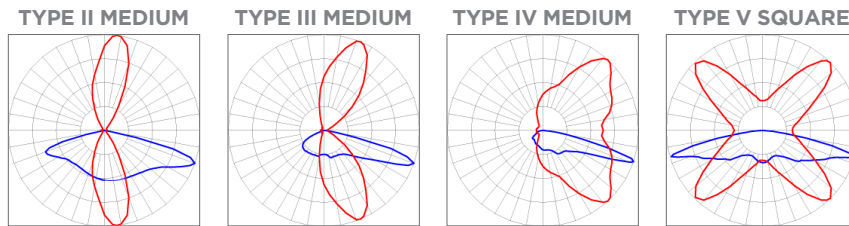
SIZE	MODEL	CCT <sup>1</sup>	DRIVER	OPTICS	ORIENTATION	FINISH	CONTROLS	OPTIONS	
<b>S</b> Small	<b>5000L</b>	<b>30K</b> 3000K	<b>DIM</b> Dim 0-10V, 120-277V	<b>2M</b> Type II Medium	<b>N</b> Normal (forward)	<b>BZ</b> Bronze	<b>XX</b> No Fixture Controls	<b>HSS</b> House-side Shield	
	<b>10000L</b>	<b>40K</b> 4000K							<b>ASF</b> <sup>6</sup> Adjustable Slip Fitter Cord Whip
	<b>15000L</b>	<b>50K</b> 5000K	<b>3M</b> Type III Medium	<b>L</b> Left	<b>WH</b> White	<b>IS3</b> <sup>5</sup> IR Smart Sensor, 20'H/40'D	<b>37</b> NEMA 3-Pin Twist-Lock Receptacle		
	<b>18000L</b>	<b>DIMO</b> <sup>2</sup> Dim 0-10V, 120-277V						<b>4M</b> Type IV Medium	<b>R</b> Right
<b>20000L</b> <sup>9</sup>	<b>HVD</b> to off		<b>5S</b> <sup>3</sup> Type V Square	<b>BS3</b> <sup>5</sup> Bluetooth Smart Sensor, 20'H/40'D	<b>77</b> NEMA 7-Pin Twist-Lock Receptacle				
<b>M</b> Medium	<b>15000L</b>	<b>347-480V</b>				<b>5S</b> <sup>3</sup> Type V Square	<b>BS7</b> <sup>5</sup> Bluetooth Smart Sensor, 40'H/100'D	<b>CAS</b> Casambi Controlled	<b>SP</b> <sup>8</sup> Selectable Power
	<b>20000L</b>		<b>AUT</b> Autani Controlled						
	<b>25000L</b>			<b>SYN</b> Synapse Controlled					
	<b>30000L</b>				<b>SWX</b> Sensorworx Controlled				
	<b>35000L</b>								
<b>40000L</b> <sup>9</sup>	<b>10Y</b> 10 Year Warranty								
<b>L</b> Large		<b>30000L</b>							
		<b>35000L</b>							
		<b>40000L</b>							
		<b>45000L</b>							
	<b>50000L</b>								
	<b>55000L</b>								
<b>60000L</b> <sup>9</sup>									
<b>65000L</b> <sup>9</sup>									

1. Custom CCT available from 2700K - 6500K.  
 2. Some models may not be available with **DIMO** (Dim to off).  
 3. The **5S** (Type V Square) optic option is not available with **L** (Left) or **R** (Right) orientations.  
 4. Provide the desired RAL number for custom colors.  
 5. Sensor integrated in bottom fixture. (See dimensional drawing)  
 6. The **ASF** (Adjustable Slip Fitter Cord Whip) must be paired with the Adjustable Slip Fitter accessory (sold separately).  
 7. Photocell ordered separately. (See page 6)  
 8. See page 3 for selectable power table.  
 9. S - 20000L, M - 40000L, L - 60000L, L - 65000L up to +40°C max.

# VIENTO AREA LUMINARE

## VNT

### ISO LINES



• Red: Horizontal / Blue: Vertical

### PHOTOMETRIC DATA

#### STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTS SMALL	5000L	5S	5172	153	5387	160	5388	160	34	B3-U0-G2
		4M	5054	150	5265	156	5266	156		B1-U0-G3
		3M	5113	152	5326	158	5327	158		B2-U0-G3
		2M	5418	161	5644	167	5645	168		B2-U0-G2
	10000L	5S	11005	155	11464	161	11466	161	71	B4-U0-G3
		4M	10765	151	11214	158	11216	158		B2-U0-G4
		3M	10855	152	11307	159	11309	159		B2-U0-G2
		2M	11533	162	12014	169	12016	169		B3-U0-G3
	15000L	5S	15252	152	15887	158	15890	158	101	B4-U0-G3
		4M	14911	148	15532	155	15535	155		B3-U0-G5
		3M	15022	149	15648	156	15651	156		B3-U0-G3
		2M	15802	157	16460	164	16463	164		B3-U0-G3
	18000L	5S	17461	147	18189	153	18192	153	119	B4-U0-G3
		4M	17270	145	17990	151	17993	151		B3-U0-G5
		3M	17206	145	17923	151	17926	151		B3-U0-G3
		2M	18315	154	19078	160	19082	160		B3-U0-G3
20000L	5S	19236	142	20037	148	20041	148	135	B4-U0-G3	
	4M	19025	141	19818	147	19822	147		B3-U0-G5	
	3M	18954	140	19744	146	19748	146		B3-U0-G3	
	2M	20176	149	21016	156	21020	156		B3-U0-G3	
VNTM MEDIUM	15000L	5S	15252	156	15887	162	15890	162	98	B4-U0-G3
		4M	14911	152	15532	158	15535	159		B3-U0-G5
		3M	15022	153	15648	160	15651	160		B3-U0-G3
		2M	15802	161	16460	168	16463	168		B3-U0-G3
	20000L	5S	22011	155	22928	161	22932	161	142	B4-U0-G3
		4M	21531	151	22428	158	22432	158		B3-U0-G5
		3M	21709	152	22614	159	22618	159		B3-U0-G3
		2M	23067	162	24028	169	24033	169		B3-U0-G3
	25000L	5S	24610	152	25635	158	25640	158	162	B5-U0-G3
		4M	23900	148	24896	154	24901	154		B3-U0-G4
		3M	23811	147	24804	153	24808	153		B4-U0-G3
		2M	25861	160	26939	166	26944	166		B4-U0-G4
	30000L	5S	30148	149	31404	155	31410	155	202	B5-U0-G4
		4M	29881	148	31126	154	31132	154		B4-U0-G5
		3M	29674	147	30910	153	30916	153		B4-U0-G4
		2M	31340	155	32646	162	32652	162		B4-U0-G4
35000L	5S	34451	147	35886	153	35893	153	235	B5-U0-G4	
	4M	33458	142	34852	148	34858	148		B4-U0-G5	
	3M	33668	143	35071	149	35078	149		B4-U0-G3	
	2M	35492	151	36971	157	36978	157		B4-U0-G4	
40000L	5S	38471	142	40074	148	40082	148	270	B5-U0-G4	
	4M	38050	141	39636	147	39643	147		B4-U0-G5	
	3M	37908	140	39488	146	39495	146		B4-U0-G3	
	2M	40351	149	42033	156	42041	156		B4-U0-G4	

• Some Photometric Data is extrapolated and subject to change.

# VIENTO AREA LUMINARE

## VNT

### PHOTOMETRIC DATA

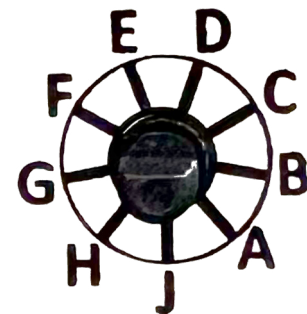
#### STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTL LARGE	30000L	5S	30148	154	31404	160	31410	160	196	B5-U0-G4
		4M	29881	152	31126	159	31132	159		B4-U0-G5
		3M	29674	151	30910	158	30916	158		B4-U0-G4
		2M	31340	160	32646	167	32652	167		B4-U0-G4
	35000L	5S	34451	152	35886	159	35893	159	226	B5-U0-G4
		4M	33458	148	34852	154	34858	154		B4-U0-G5
		3M	33668	149	35071	155	35078	155		B4-U0-G3
		2M	35492	157	36971	164	36978	164		B4-U0-G4
	40000L	5S	39267	151	40903	158	40911	158	260	B5-U0-G5
		4M	38370	148	39969	154	39977	154		B4-U0-G5
		3M	38022	147	39606	153	39614	153		B5-U0-G4
		2M	40952	158	42658	164	42666	164		B5-U0-G4
	45000L	5S	44814	148	46681	154	46690	154	303	B5-U0-G5
		4M	43522	144	45335	150	45344	150		B4-U0-G5
		3M	43393	143	45201	149	45210	149		B5-U0-G4
		2M	46738	154	48685	161	48694	161		B5-U0-G4
	50000L	5S	49878	146	51956	152	51966	152	342	B5-U0-G5
		4M	48440	142	50458	148	50468	148		B4-U0-G5
		3M	48260	141	50271	147	50280	147		B5-U0-G5
		2M	51723	151	53878	158	53888	158		B5-U0-G5
	55000L	5S	53689	143	55926	149	55937	149	375	B5-U0-G5
		4M	52141	139	54314	145	54324	145		B4-U0-G5
		3M	51948	139	54112	144	54122	144		B5-U0-G5
		2M	54761	146	57043	152	57054	152		B5-U0-G5
	60000L	5S	57629	136	60030	142	60041	142	423	B5-U0-G5
		4M	56998	135	59373	140	59385	140		B4-U0-G5
		3M	56786	134	59152	140	59163	140		B5-U0-G5
		2M	60445	143	62964	149	62976	149		B5-U0-G5
	65000L	5S	62109	133	64697	139	64709	139	467	B5-U0-G5
		4M	61430	132	63989	137	64001	137		B4-U0-G5
		3M	61201	131	63751	137	63763	137		B5-U0-G5
		2M	65145	139	67859	145	67872	145		B5-U0-G5

• Some Photometric Data is extrapolated and subject to change.

#### SELECTABLE POWER (OPTION)

OPTION	SWITCH POSITION	OUTPUT PERCENTAGE	SWITCH POSITION	OUTPUT PERCENTAGE
SP	A	75%	F (DEFAULT)	100%
	B	65%	G	90%
	C	55%	H	85%
	D	50%	J	80%
	E	45%	Switch is located in driver compartment	



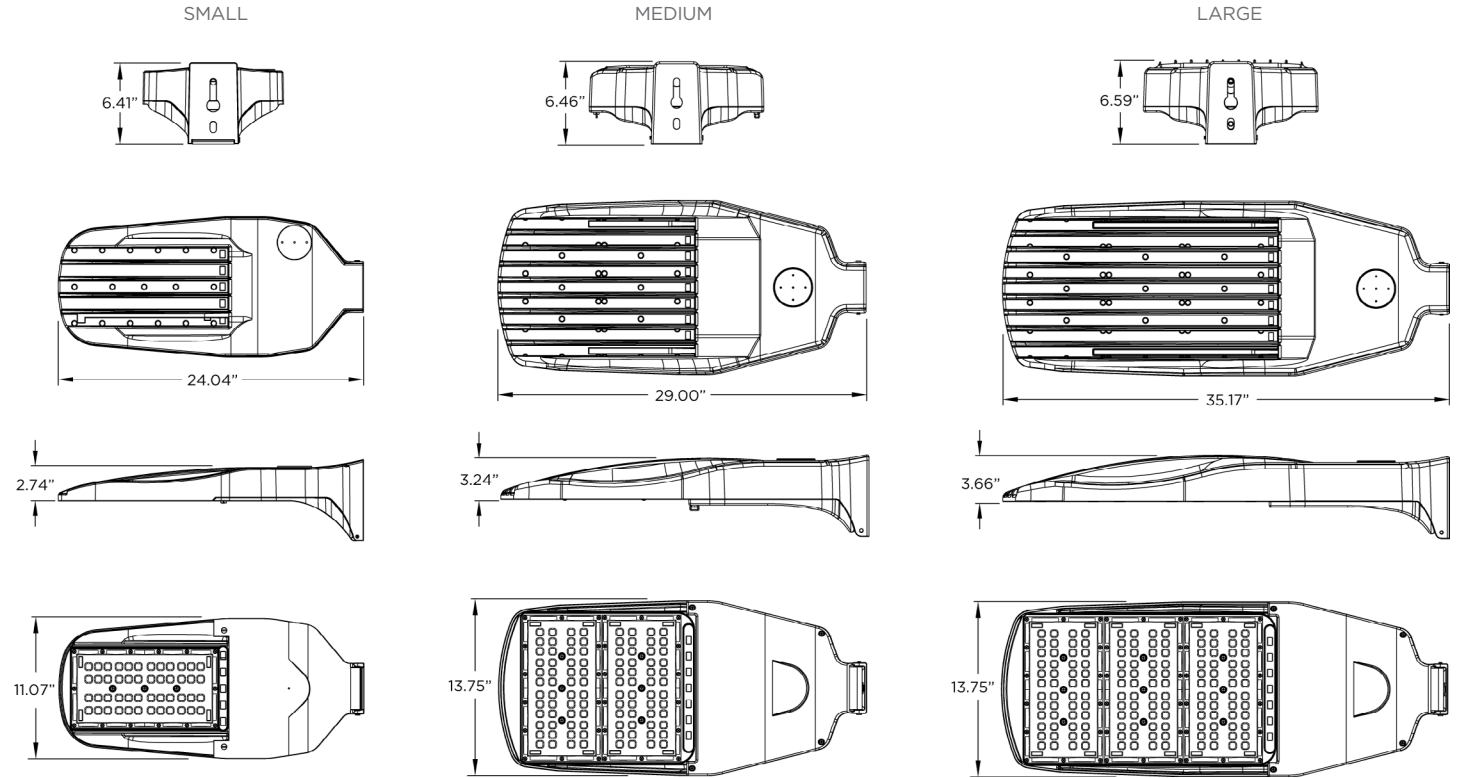
# VIENTO AREA LUMINARE

## VNT

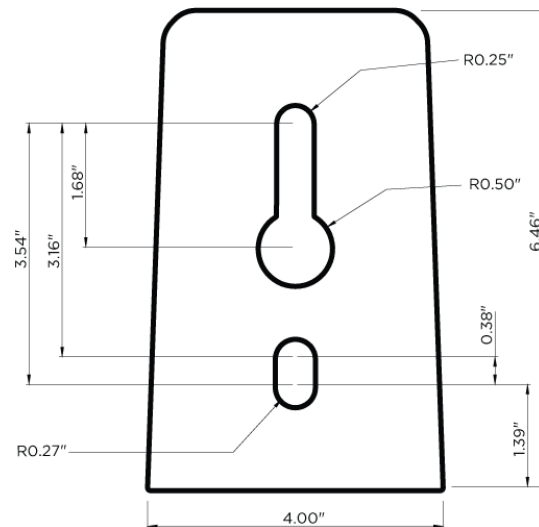
### DIMENSIONAL DATA

#### STANDARD SIZES

WEIGHT:  
Small = 11 LB  
Medium = 29 LB  
Large = 39 LB



### MOUNTING







- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.


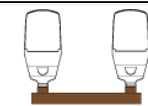
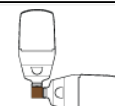

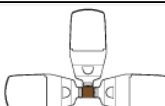

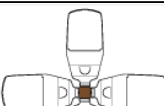
# VIENTO AREA LUMINARE

## VNT

### ACCESSORIES (SOLD SEPARATELY)

<p><b>VNT-ASF</b> <input type="text"/></p> <p><b>FINISH</b></p> <p><b>BZ</b> Bronze <b>WH</b> White <b>CC</b> Custom Color</p>	<p><b>DESCRIPTION</b></p> <ul style="list-style-type: none"> <li>Adjustable Slip Fitter</li> <li>Must select (ASF) in the order logic under the Options section.</li> <li>180° range of motion in 10° increments.</li> <li>EPA: 0.127 sq. ft. - 6.0 LB</li> <li>Viento must not be tilted more than 20° when using ASF</li> </ul>	
<p><b>VNT-RPA</b> <input type="text"/></p> <p><b>FINISH</b></p> <p><b>BZ</b> Bronze <b>WH</b> White <b>CC</b> Custom Color</p>	<p><b>DESCRIPTION</b></p> <ul style="list-style-type: none"> <li>Round Pole Adaptor</li> <li>Allows up to four Viento fixtures to be mounted to one pole.</li> <li>3" to 5" Diameter</li> <li>EPA: 0.03 sq. ft. - 0.75 LB</li> </ul>	
<p><b>VNT-WB</b> <input type="text"/></p> <p><b>FINISH</b></p> <p><b>BZ</b> Bronze <b>WH</b> White <b>CC</b> Custom Color</p>	<p><b>DESCRIPTION</b></p> <ul style="list-style-type: none"> <li>Wall Bracket</li> </ul>	
<p><b>VNT-TWB</b> <input type="text"/></p> <p><b>FINISH</b></p> <p><b>BZ</b> Bronze <b>WH</b> White <b>CC</b> Custom Color</p>	<p><b>DESCRIPTION</b></p> <ul style="list-style-type: none"> <li>Tenon Wall Bracket Horizontal Mount</li> <li>8" Square Plate - 2 3/8" OD</li> <li>Must be ordered with the Adjustable Slip Fitter (ASF) accessory.</li> </ul>	

### EPA RATINGS

	SINGLE	DUAL SSA	TWO AT 90	TWO AT 180	THREE AT 90	THREE AT 120	FOUR AT 90
							
<b>SMALL</b>	0.74 sq. ft.	1.37 sq. ft.	1.13 sq. ft.	1.27 sq. ft.	1.27 sq. ft.	1.26 sq. ft.	1.27 sq. ft.
<b>MEDIUM</b>	1.04 sq. ft.	1.50 sq. ft.	1.63 sq. ft.	1.86 sq. ft.	1.87 sq. ft.	1.85 sq. ft.	1.87 sq. ft.
<b>LARGE</b>	1.27 sq. ft.	1.54 sq. ft.	2.02 sq. ft.	2.34 sq. ft.	2.35 sq. ft.	2.27 sq. ft.	2.35 sq. ft.

- EPA calculated with the following:
  - 4" square pole (Single, Two At 90, Two At 180, Three At 90, Four At 90)
  - 4" round pole (Three At 120)
  - VNT-SSA (Dual SSA)

# VIENTO AREA LUMINARE

## VNT

### ACCESSORIES (SOLD SEPARATELY)

VNT-SSA

FINISH	
<b>BZ</b>	Bronze
<b>WH</b>	White
<b>CC</b>	Custom Color

#### DESCRIPTION

- Sholder-to-Sholder Adaptor
- EPA: 0.90 sq. ft. - 27 LB



VNT-TMA

POLE	FINISH	SIZE	MOUNTING
<b>S</b> Square	<b>BZ</b> Bronze	<b>4</b> 4"	<b>01</b> 1 Fixture
<b>R</b> Round	<b>WH</b> White	<b>5</b> 5"	<b>28</b> 2 Fixtures at 180°
		<b>6</b> 6"	<b>29</b> 2 Fixtures at 90°
			<b>39</b> 3 Fixtures at 90°
			<b>32</b> 3 Fixtures at 180°
			<b>49</b> 4 Fixtures at 90°

#### DESCRIPTION

- Tenon Mount Adaptor
- Dimensions (S): 4"/5"/6"
- Dimensions (R): 4"/5" DIA
- EPA: 0.4 sq. ft. 10 - 16 LB



VNT-UPM

POLE		FINISH	
<b>SQ</b> Square		<b>BZ</b> Bronze	
<b>RD</b> Round		<b>WH</b> White	

#### DESCRIPTION

- Universal Pole Mount Adaptor



#### DIMMING CONTROL

- MS5559** Scheduled Dimming, Standard Voltage
- MS5560** Scheduled Dimming, High Voltage
- MS5561** Constant All-Night Dimming, Standard Voltage
- MS5562** Constant All-Night Dimming, High Voltage

#### DESCRIPTION

- Dimming Control
- Standard Voltage: 105-305 VAC
- High Voltage: 312-530 VAC
- Frequency: 50/60 Hz



#### SHORTING CAP

- MS1827** Shorting Cap

#### DESCRIPTION

- Shorting Cap
- Shorting cap required if no other controls are being used in fixture receptacle.

#### PHOTOCELL STANDARD ON/OFF

- MS0192** 120/277
- MS5088** 480v



# **Environmental Impact Statement**

**Dear Planning and Zoning Department:**

**The proposed Site Plan Amendment is showing an additional storage unit over the already developed area of the site plan therefore there will be no impact on the Environment.**



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

### II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

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



<b>NON-RESIDENTIAL DATA</b>					
<b>Type(s) specify</b>	<b>Phase</b>	<b>Square footage</b>	<b>Acres</b>	<b>Expecting beginning date</b>	<b>Expected completion date</b>

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

- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
 If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
2. What is the current use of the structure to be demolished or re-used? \_\_\_\_\_
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:



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



# Untitled Map

Write a description for your map.

## Legend

-  Si Mi Reyna Antojitos
-  Southpaw Plumbing & Metering Services



Google Earth

© 2026 Google



4.80 ft

# 2nd Front Street View

Legend



Google Earth

© 2026 Google

5.20 ft



Side Street View

Legend



Google Earth

© 2026 Google

5.39 ft



# Side Street View

# Legend



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Southpaw Plumbing & Metering Services

100 ft



# MBMI

METAL BUILDINGS

✦ **Design** professionals  
from **Basic to Complex** ✦



**Why settle for anything but the best?**

✦ Reliability ✦ Quality ✦ Service ✦

## Who We Are

.....



### Mission Statement

MBMI will design, engineer, detail and deliver the best quality, highest valued buildings in the industry. Everyday we will challenge ourselves to exceed our customer's expectations!

### Brief history

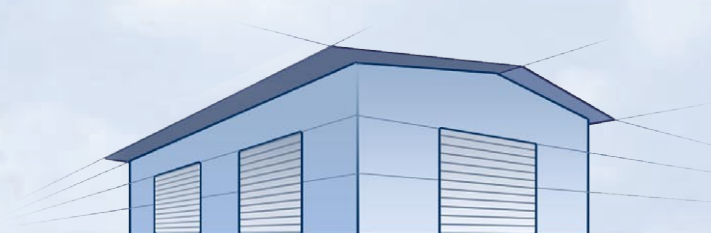
MBMI was formed by a group of top professionals in the metal building industry. It's no secret in this industry: you're only as good as your engineering and detailing. And in those areas, MBMI is second to none! State of the art technology and first class engineering enable us to build a custom building as easy and economically as a standard box building. Using only the finest materials available to the metal building industry we are proud to say, "We are the company that other companies use to set their standards."

MBMI is one of America's premier suppliers of pre-engineered metal buildings and accessories. With careful attention to detail, our buildings not only look good, but they are erected problem-free. There's virtually no fieldwork required simply because our buildings are so well designed and detailed.

With our national headquarters located in Delray Beach, FL, we ship from many locations around the country making shipping charges minimal.

MBMI's staff is comprised of engineers, draftsmen, detailers and building designers with over 60 years of experience in the industry. We have the experience and know-how to put together the highest quality metal buildings in the industry.

From the first MBMI customer, to the thousands who have followed, each have learned that it's not only the engineering that makes one company better than another, it's the quality of the people involved. And, at MBMI our people are top quality!



# Why Buy from MBMI?



## Reliability

We offer great customer service as well as technical support from our own engineering staff. When you order from MBMI, we send you detailed drawings of your building, together with a complete, fully itemized list of parts and accessories, so you know exactly what you are paying for, down to the last bolt. With written warranties on paint and paneling, you can be sure that your building will perform as expected under various weather and environmental conditions for decades to come.



## Quality

All of our parts are manufactured to the highest tolerances according to the Metal Building Manufacturers Association. From the welds on our I-Beams to our long lasting paint finishes, we only allow the best parts to leave the factory doors because we know that our buildings represent our company.



## Expertise

At MBMI we don't just sell the buildings, we also design, engineer, and detail our own buildings. You can be sure that your order is in good hands every step of the way: from your initial quote to the day of delivery. Our staff is experienced in all types of buildings — from airplane hangars to two story structures. Even if your building is a small backyard shop, you can be sure that we can handle every aspect of the job.

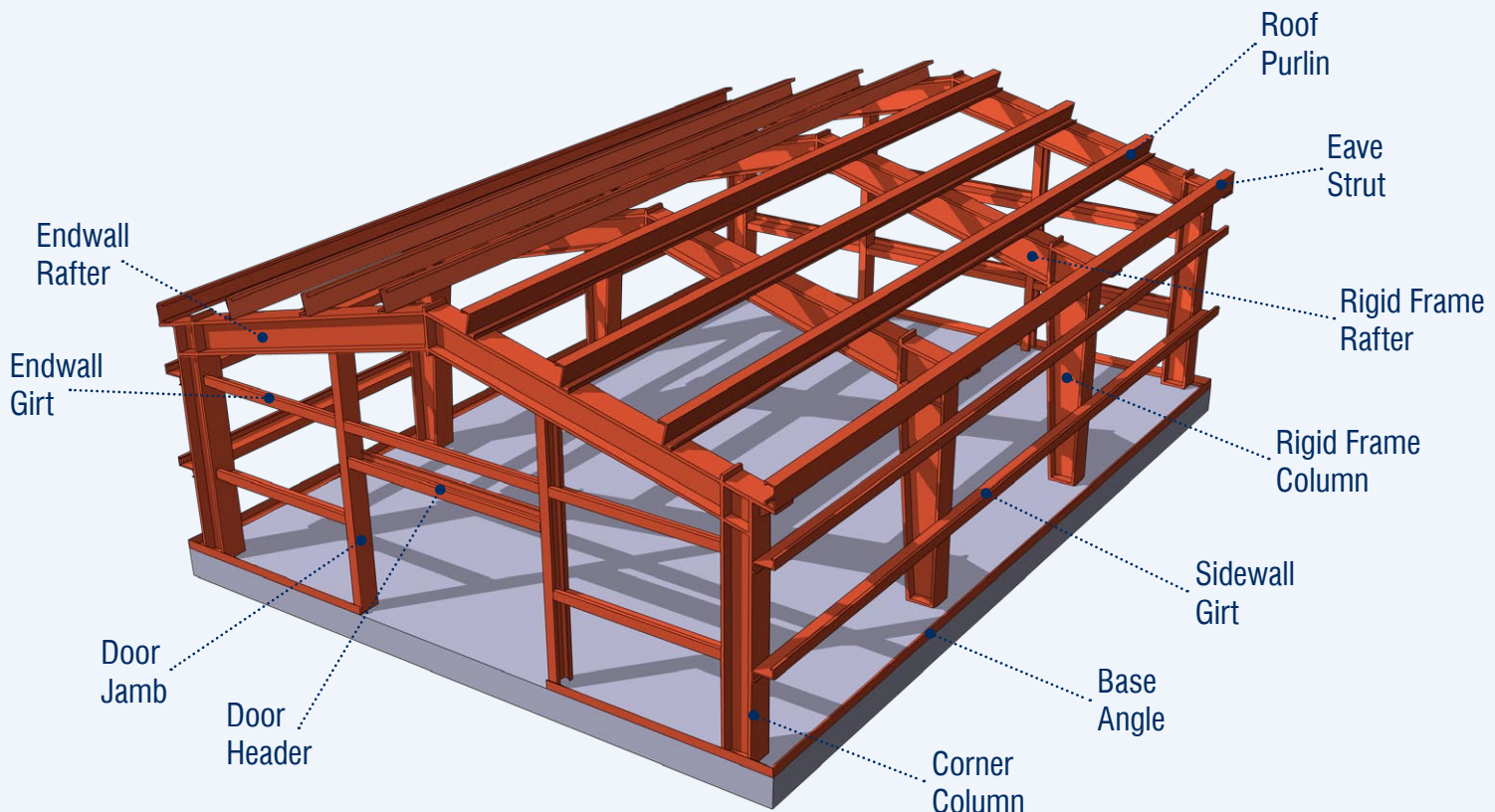


## Our philosophy

At MBMI we know that satisfied customers are the cornerstone of our success. Our goal is your satisfaction. We will go out of our way to deliver the best building and service available.

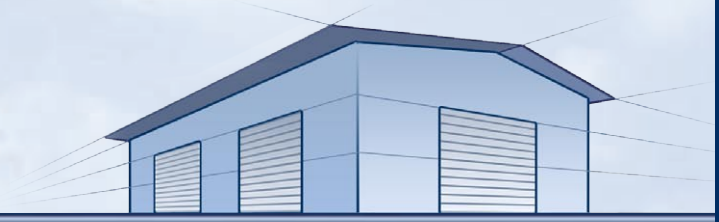


## Building Framework



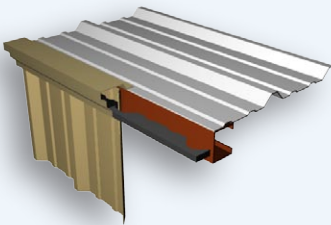
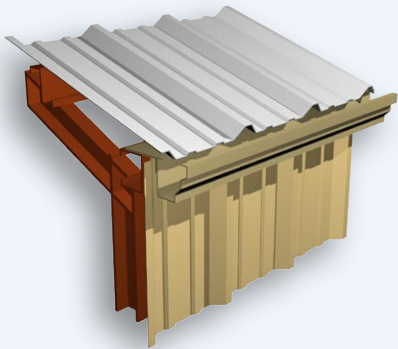
Pre-engineered metal buildings are the most economical way of building commercial projects in the building industry today. We will design and fabricate your building to any specifications you require. Whether a hip roof, attached structure or airplane hangar, it is no problem for our highly skilled design, engineering and detailing staff. Together with our hi-tech computer program, we can finish projects in days that take other companies weeks to complete.

In addition, all buildings come with a complete set of drawings for your building permit. We can meet all building codes and can build for seismic zones 1 thru 4, and for 200 mph winds. We are one of the few companies that have Dade County, Florida approval on our roof and wall panels. You can choose from all types of standing seam roof profiles with Galvalume Plus or Kynar finishes available. Wall panels come in a wide range of styles and colors, including concealed fastener panels.



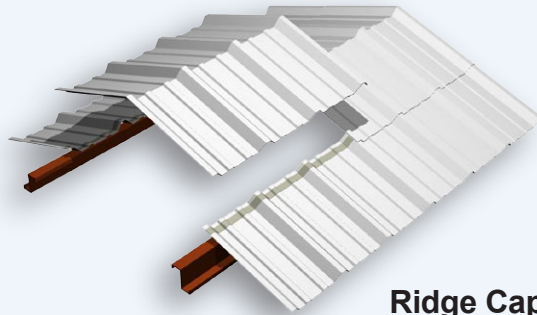
# Basic Design

Basic design showing how the metal building system fits together



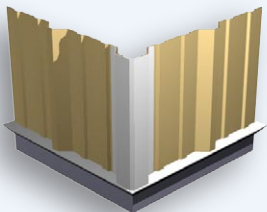
## Roof Panels

Rake trim connects the roof and wall panels at the endwall (peak)



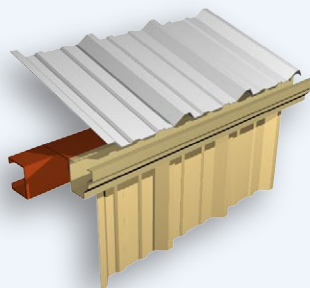
## Ridge Cap

Die cut form fitting ridge cap is the same profile as our roof panel and connects the roof panels at the peak, covering the peak of the building.



## Corner Trim

Connects the wall panels at the corners

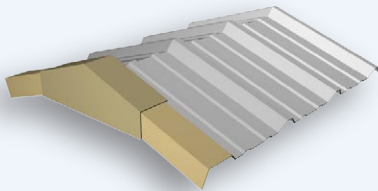


## Peak Box

Covers the rake trim at the peak of the building

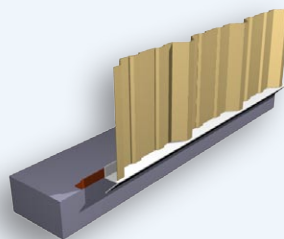
## Gutters

Will keep water away from the building. Our contoured fitting gutter system also provides an attractive contoured trim for the eaves.



## Foam Closures

Closures are custom fit to form an air tight seal, keeping out water, dirt, and critters.



## Base Trim

Together with the base angle forms a tight seal keeping out water, dirt and critters. Also make erection easier, faster and makes the building more attractive



## .....Frame Types



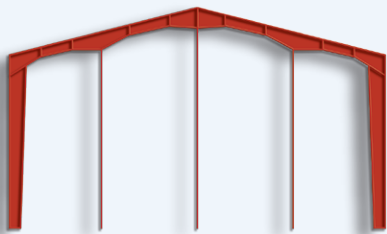
### Rigid Frame Clearspan

A proven performer, the clearspan rigid frame offers you incredible strength, durability, versatility and economy. The RF System offers the most practical solution to most ordinary building requirements from 30' thru 200'.



### Single Slope Frame

The SS System offers a wide range of uses from shopping centers, to large office complexes. Together with fascia systems and parapet walls, exquisite building lines can be achieved for a pleasing architectural treatment. The SS System may also be used as a wing unit, or addition to an existing building.



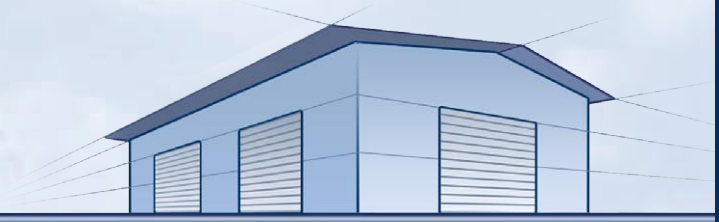
### Rigid Frame Multi-Span

The RFMS System offers the most economical cost per square foot of coverage when spans over 80' are required and interior column supports are not objectionable. Spans of up to 400' are available with multiple interior column spacings.

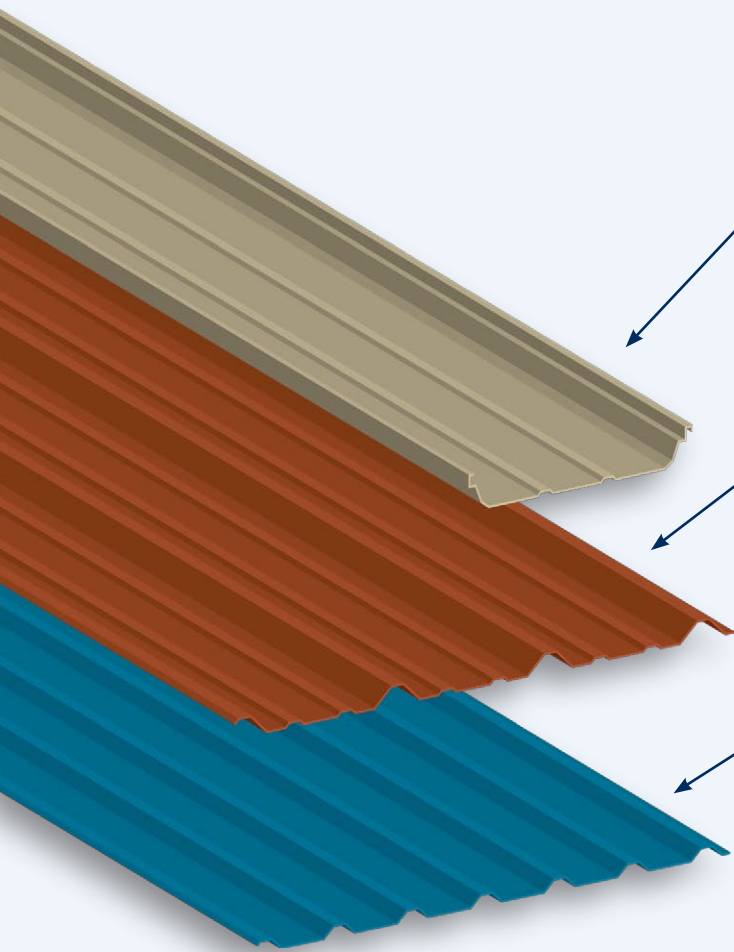


### Lean-To Frame

Lean-to's are designed to be partially supported by another structure. They can be designed with additional structures or designed to be added on at a later time. Lean-to's add extra space and can be open or enclosed.



# Panel Types



## Standing Seam Roof

For high profile projects. Standing seam roofs are water tight and extremely attractive.

Is available in Bare Galvalume Plus or an assortment of colors.

## Multi-Purpose Xtra Rib Panels

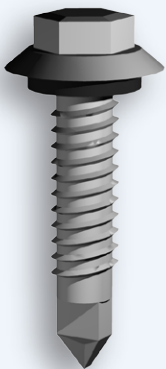
This is an extremely popular and attractive panel that is used for roof and walls

Is available in Bare Galvalume Plus or any assortment of colors.

## Deck Panel

Decking panels are used primarily for floors on mezzanines. Available in 22 – 24 ga. and can also be used as a roof panel.

Is available in Bare Galvalume Plus or any assortment of colors.



## LIFETIME Self Drilling / Self Tapping Screws

All of our buildings come standard with self drilling / self tapping screws for all wall panels. Our Lifetime Fasteners never rust. They are also painted to match the wall color — giving the wall a real smooth finish.



## ..... Building Erection .....



### Step 1

Typically supplied through your foundation contractor, anchor bolts are not included with your building. It is important that the foundation is setup and poured correctly so that the anchor bolts are in the correct spot.



### Step 2

Primary Framing consists of the I-Beam frames. These members are the first pieces that you will bolt together and fasten to your foundation. Once a few of your frames are up, you can begin bolting the secondary framing to the primary framing.



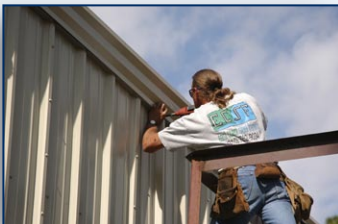
### Step 3

Secondary framing consists of the girts and purlins. These members run the length of the building and provide the strength behind the wall and roof sheeting. Once all secondary framing is in place, you can then fasten the wall and roof sheeting.



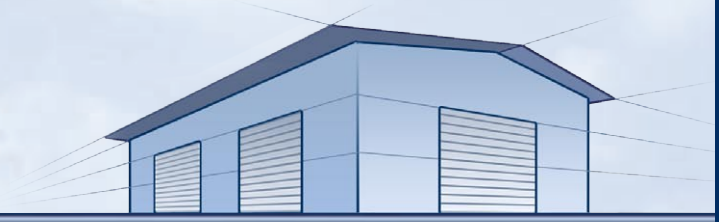
### Step 4

Wall and Roof Sheeting attaches using self-drilling fasteners. As you install the panels you also install the weather stripping which will keep the building leak-free.



### Step 5

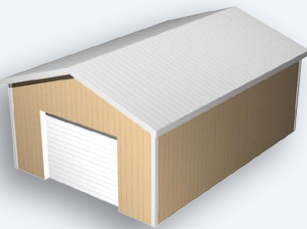
Trim and accessories are installed once all the panels are attached. The trim not only finishes off the building; it makes it weather tight. Accessories are also installed last including the doors, windows and vents.



# Custom Designs

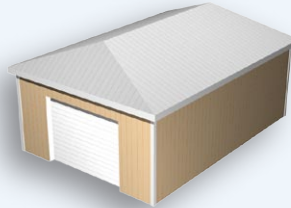
MBMI specializes in custom designed buildings, with options such as lean-to's, canopies, mansards, hip roofs, gambrel roofs and mezzanines. We also specialize in designing airplane

hangers — which require special engineering to properly handle the large doors needed to accommodate airplanes.



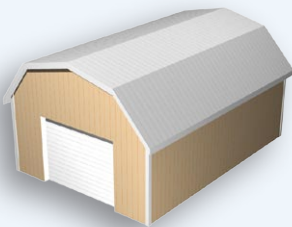
## Gabled

A gabled building has the peak or gable facing the front.



## Hipped

A hipped roof where all four roof faces rise to a ridge across the top, often with broader faces across the front slope and narrower side sections.



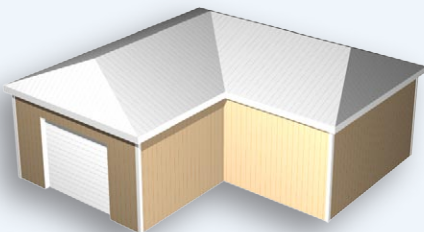
## Gambrel

A gambrel roof has a broad upper story and side façade, and is often associated with barns.



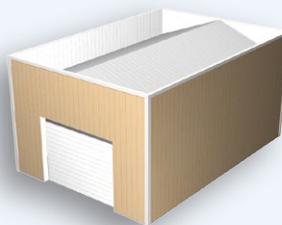
## Mansard

A mansard is typically used for aesthetic purposes. The mansard will hide the slope of the roof and conceal any other roof accessories. It also creates an exceptional area for signage, making the building a much more attractive commercial structure.



## Cross-hipped

The cross-hipped roof has multiple sections or wings that cross the main section, meeting in a valley, each with its own hipped profile.



## Parapet

Parapets are used to cover the roof-line of the building. Raising the walls past the eave does this. The end result looks as if the roof has no slope in any direction (an effect some customers desire).



## Building Uses



### Garage / Workshop

MBMI metal garages and metal workshops are incredibly versatile. Our steel buildings are great for protecting your valuable cars, boats, RV's, machinery and tools from the elements. Compared to a stick building or a block building, MBMI metal buildings are maintenance free, economical and extremely simple to erect. Our warranties exceed industry standards. You can rest assured that your valuables are safe and dry in an MBMI metal building.



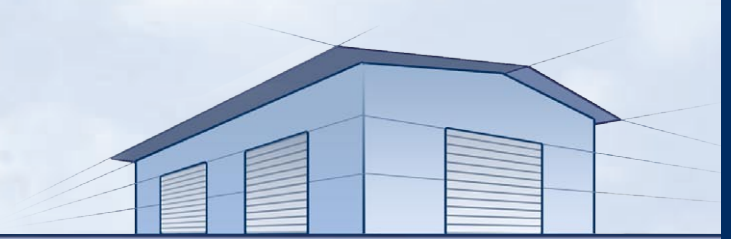
### Storage / Warehouse

MBMI metal storage and metal warehouses provide excellent protection for all types of applications. Whether its airplane hangars, boat storage, merchandise storage, or any other types of commodities, MBMI can design and fabricate a steel building that will suit your needs. No project is too large or too small.



### Commercial buildings

MBMI metal commercial buildings can be designed to meet various customer specifications. Strip malls, distribution centers, auto service shops, churches, gymnasiums, and community centers are only some of the many uses for commercial metal buildings. We can design these buildings to accommodate alternate materials such as partial block walls, tilt walls, stucco finishes, and others to create unique designs.



## Agricultural buildings

MBMI metal agricultural buildings are designed and fabricated with the same quality and attention to detail as all of our steel building systems. Whether you are looking for a riding arena, horse barn or hay barn, MBMI metal buildings can design the right building for all your agricultural needs.



## Industrial buildings

MBMI metal industrial buildings are used for a wide range of applications. We have designed our steel buildings for cement companies, chemical processing, food processing, heavy equipment, waste management and for various other industrial needs. MBMI can meet the most demanding specifications required for industrial buildings.

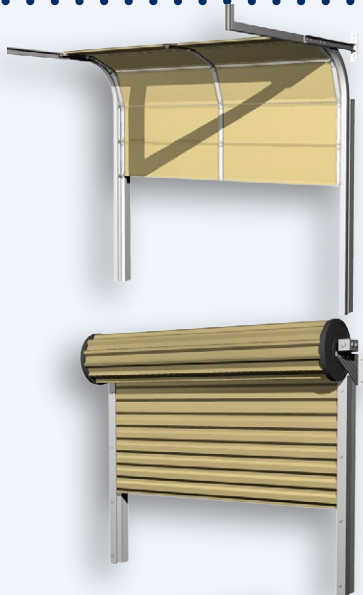


## Custom buildings

MBMI custom metal buildings can be designed without boundaries, from mild to wild. Our designers and engineers can turn your creative ideas into reality. Overhangs, parapet walls, mansards, fascias, hip and valley roofs, crane systems, sliding doors, partition walls, angled corners, and standing seam roofs are only the beginning of our custom designs. Call today to speak with a design engineer.



## Accessories



### Sectional Overhead Doors

Overhead doors come in large variety of sizes and colors. They can be purchased with low profile hardware where headroom is limited. They can be designed to meet the high wind loads (Wind Locked) of the coastal counties susceptible to hurricanes. Insulation may also be added as an option.

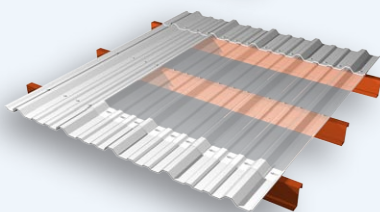
### Roll Up Doors

Roll Up doors come in large variety of sizes and colors. They can be designed to meet the high wind loads (Wind Locked) of the coastal counties susceptible to hurricanes. Insulation can also be added as an option.



### Walk Doors & Passage Doors

Walk doors are available in a single or double size, and can be solid or half glass. Our standard doors are made of pre-finished commercial bronze, with solid core insulation and a complete hardware package. Also available are wind rated doors for high wind load counties. We also offer a complete line of hardware.



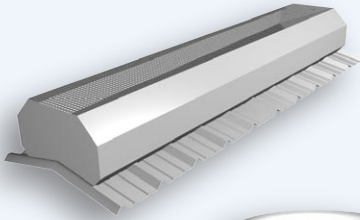
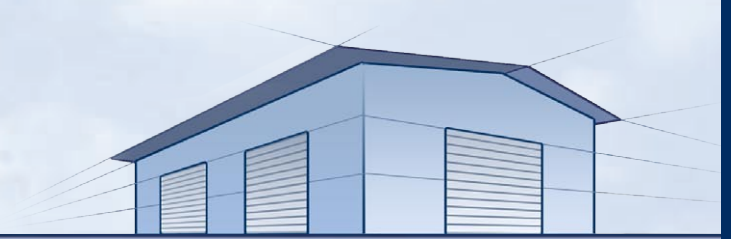
### Sky Lights and Wall Lights

Fiberglass translucent panels provide inexpensive, yet effective lighting through the roof or walls. Each panel is 3' wide and come in various lengths to suit your needs. Insulated skylights are available as an option.



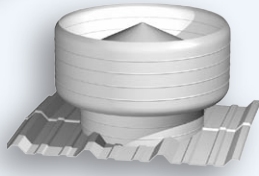
### Custom & Standard Canopies

Canopies provide a covering for windows, walkways, doors, and MORE! They are appealing to the eye and make your metal building unique. Contrasting colors can be used as well to provide an impressive appearance. These canopies can be designed in many shapes, sizes and colors to satisfy any customer's demands.



## Ridge Vents

We carry several different types of ridge vents. Other ridge vent options include continuous ridge vents and low profile ridge vents.



## Circular Vents

Circular roof vents provide economical ventilation.



## Louver Vents

Although best used to generate cross flow for larger devices, louvers often provide the only ventilation in smaller buildings. MBMI offers fixed vents in various sizes and colors.



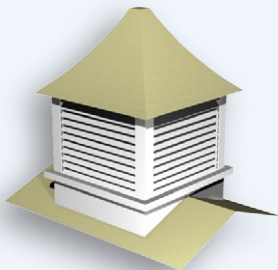
## Sliding Glass Windows

Windows come complete with framing and flashing in a large variety of sizes. Vertical and horizontal sliders are available. As an option, double pane glass is available.



## Insulation

All uninsulated metal buildings will allow the outside temperature into the building. This will make it hot in the summer and cold in the winter. Enclosed buildings are also susceptible to condensation. Insulation will reverse these effects by keeping the heat out in the summer and keeping the cold out in the winter. Insulation will also act as a vapor barrier and prevent condensation.



## Cupolas

Cupolas are available in 24"x24", 36"x36" and 48"x48" sizes. We provide both louvered sided and window sided cupolas in a variety of colors and can even be two tone. Cupolas will add both beauty and individuality to your MBMI metal building.

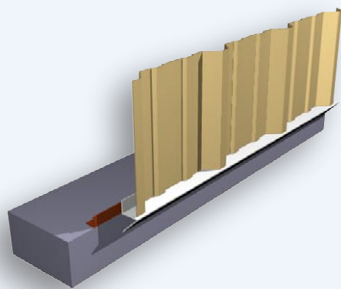


## Why MBMI Crushes The Competition



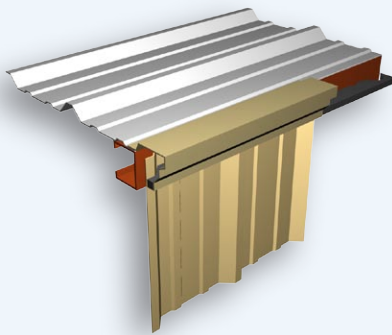
### “AMERICA’S BEST VALUE”

There are many reasons why MBMI metal buildings outshine the competition. Here are just a few.



- **Base Trim**

We supply **Base Trim** as a standard feature on all of our buildings which makes the erection much easier. It also provides a much better seal than foam closures for keeping out dust, water and critters, (an option for most metal building companies) and improves the appearance of your building.



- **Formed Eave Trim**

MBMI uses **Formed Eave Trim** (deluxe contoured trim) instead of simple eave trim, which gives the entire structure a constant and refined finished look.

- **Jamb And Header Cover Trim**

All framed openings come with **Jamb And Header Cover Trim**. This trim covers the door jambs and header beam giving your building a more attractive and finished look.

- **Premium Lifetime Fasteners**

We use matching finish, self drilling, self tapping **Premium Lifetime Fasteners** on all roof and wall panels. Guaranteed not to rust! (fasteners that are not lifetime will void your warranty).

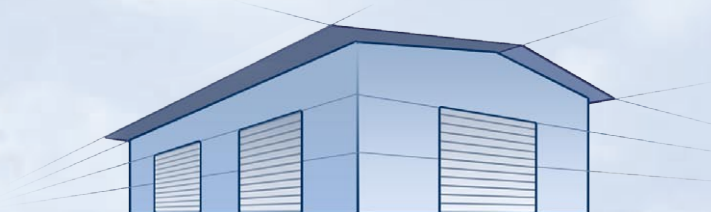


- **Purlin Strapping**

Every building comes with **Purlin Strapping** which greatly increases purlin strength and eliminates purlin rotation and sag.

- **40 year warranty**

Our high gloss, high luster painted panels have up to a **40 Year Warranty** against rusting, fading and chalking. They also are much more attractive than the standard “R” or “PBR” panel most companies use.



# Our Staff



MBMI's staff is comprised of a talented group of professionals whose main focus is designing and engineering the best product possible. From our designers to our detailers,

engineers, customer service reps, our mission is 100% customer satisfaction and the chance to add every new client to our vast referral list.

# Contact Us

## How to get in touch

Our goal is to provide you with superior customer service. You can contact us in several ways. We are only a phone call or email away. We can satisfy all your questions, needs and inquiries.

## Email

Sales: [sales@mbmi.biz](mailto:sales@mbmi.biz)  
Building contractors & erectors:  
[construction@mbmi.biz](mailto:construction@mbmi.biz)  
Finance dept.: [finance@mbmi.biz](mailto:finance@mbmi.biz)  
General information: [info@mbmi.biz](mailto:info@mbmi.biz)

## Telephone

Toll free telephone: 800-293-2097  
Toll free fax: 800-840-3634

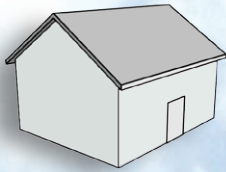
## Mailing Address

955 N.W. 17th Avenue, Building H  
Delray Beach, FL 33445

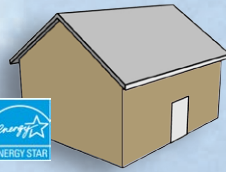


# Our 40 Year Limited Warranty Colors

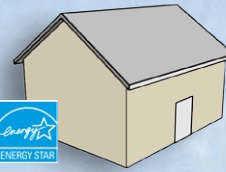
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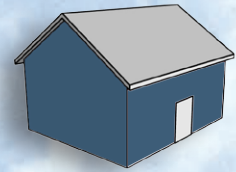
Polar White



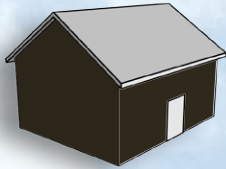
Sahara Tan



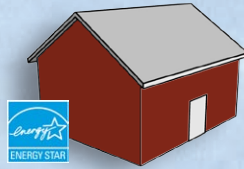
Light Stone



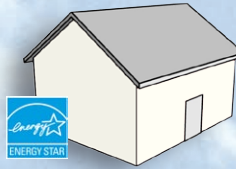
Hawaiian Blue



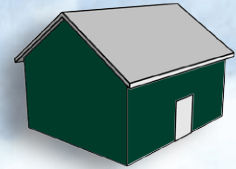
Burnished  
Slate



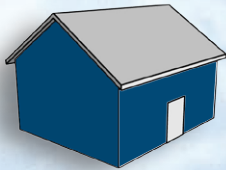
Colonial Red



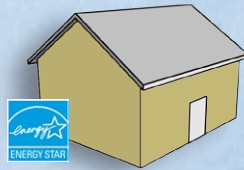
Cool White



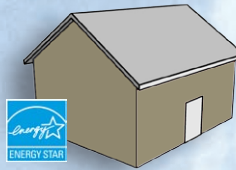
Evergreen



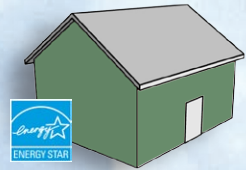
Royal Blue



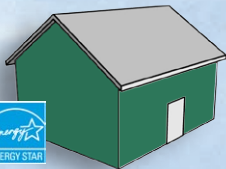
Aztec Gold



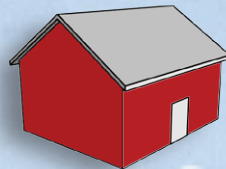
Surfsand



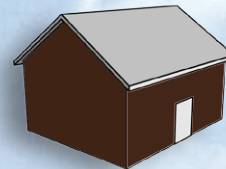
Colony Green



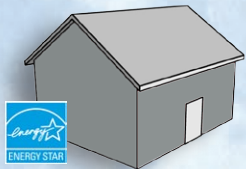
Aspen Green



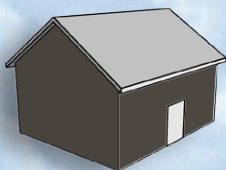
20 yr Crimson Red



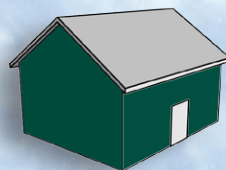
Koko Brown



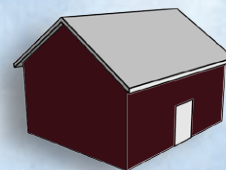
Old Town Gray



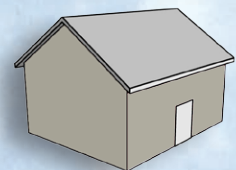
Steel Gray



Fern Green



Burgundy



Ash Gray

*Actual colors may vary from sample shown.*



ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices.

ENERGY STAR qualified roof products reflect more of the sun's rays. This can lower roof surface temperature by up to 100°F, decreasing the amount of heat transferred into a building.

ENERGY STAR qualified roof products can help reduce the amount of air conditioning needed in buildings, and can reduce peak cooling demand by 10 - 15%.

