

SPEC WAREHOUSE BUILDING TAMBONE-PARCEL 'B' - SOUTHER GROVE

LOCATED AT
PORT ST. LUCIE, FLORIDA
PREPARED FOR
PSL 1850, LLC



PROJECT TEAM

CLIENT

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CIVIL ENGINEER

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Roderick J. Kennedy - P.E., President
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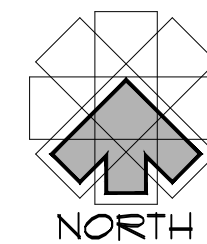
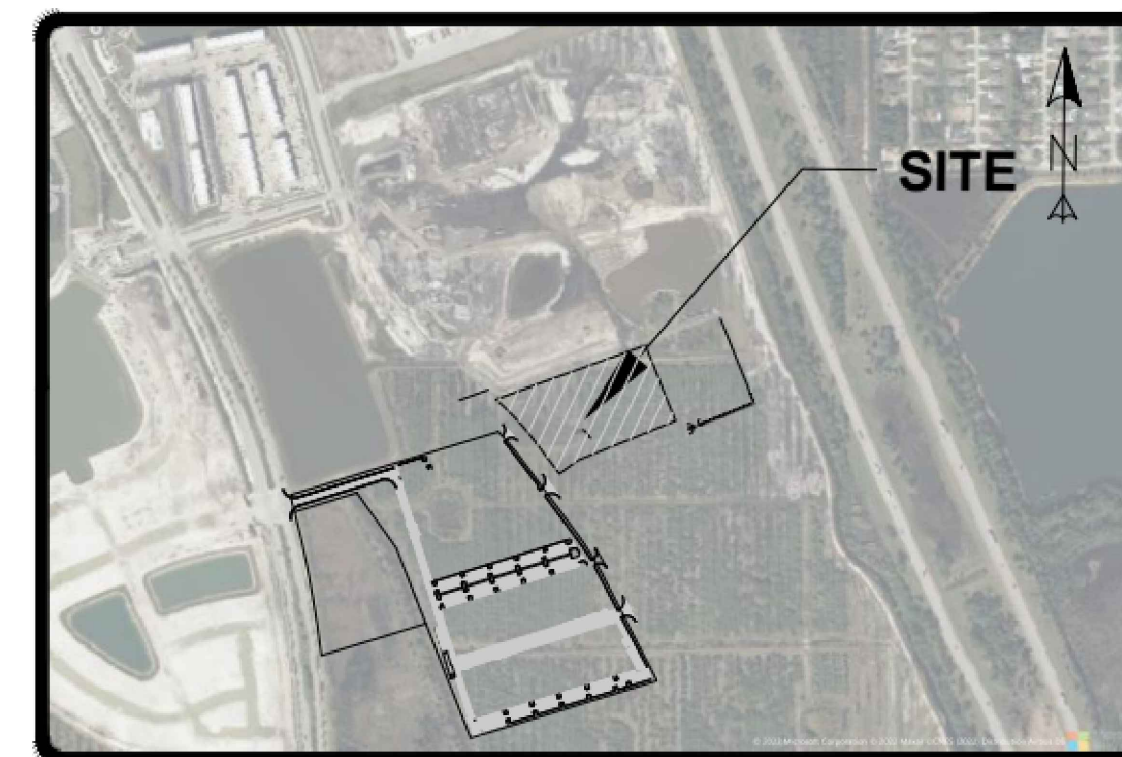
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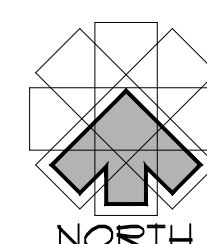
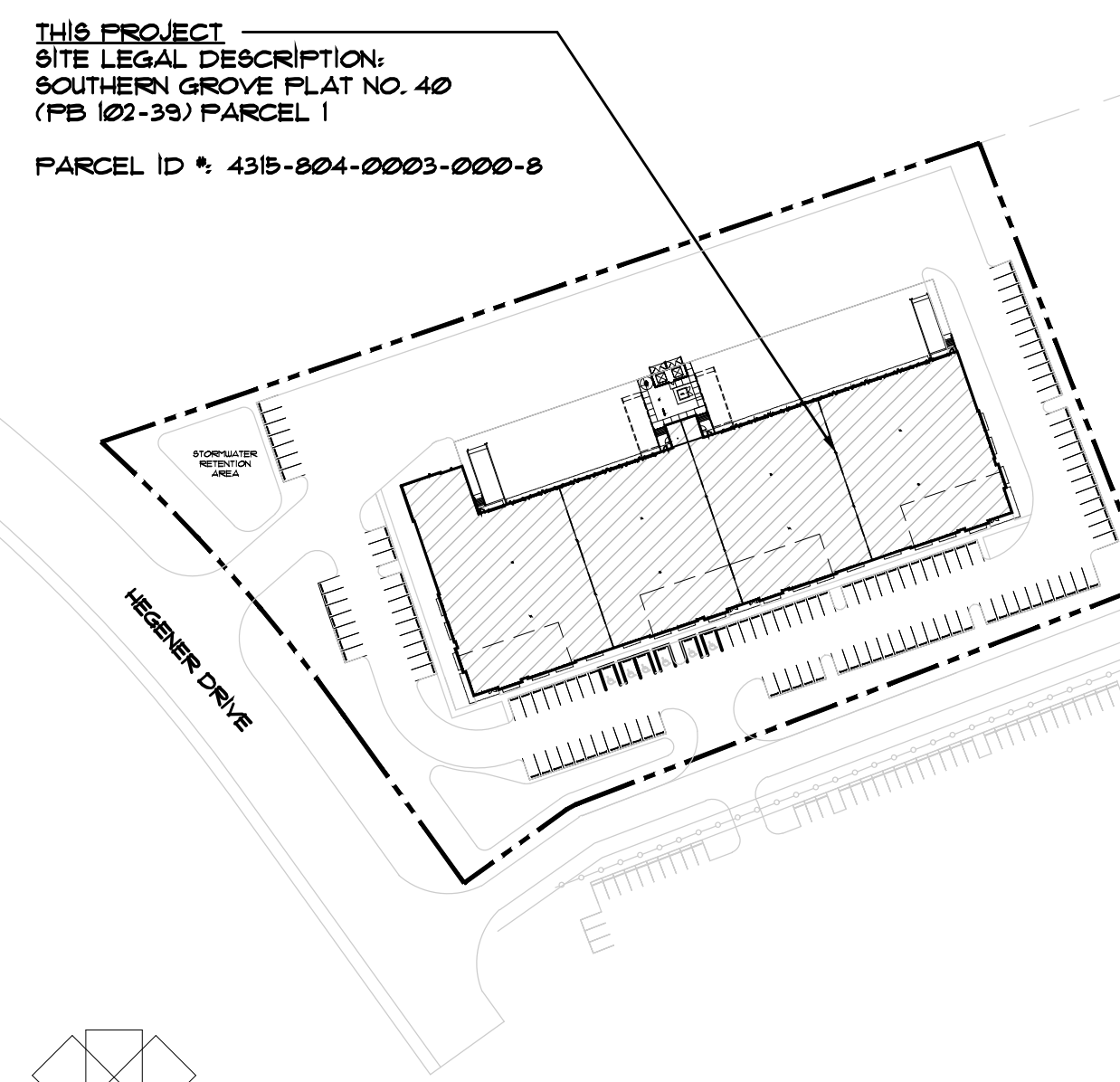
GENERAL NOTES

- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, & NATIONAL REGULATIONS HAVING JURISDICTION OVER THIS PROJECT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH BUILDING STANDARD PRACTICE OF CARE AND IN A QUALITY WORKMANSHIP LIKE MANNER.
- THE TERMS "NOT PART OF CONTRACT" OR "NOT IN CONTRACT (NIC)" DO NOT PRECLUDE OTHER WORK ASSOCIATED WITH THE CONTRACT WHICH MUST OCCUR IN THE VICINITY OF THE AREA OR THROUGH THE SPACE.
- ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE BIDDING.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO BIDDING.
- IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, THE CHANGES OR MODIFICATIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- ALL CHANGE ORDERS MUST BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO FOLLOW THIS STEP MIGHT RESULT IN NON-PAYMENT.
- THE GENERAL CONTRACTOR SHALL ESTABLISH ALL ITEMS WHICH REQUIRE IMMEDIATE PROCESSING DUE TO LONG LEAD ORDERING TIME. A LIST OF THESE ITEMS SHALL BE SUBMITTED TO THE ARCHITECT WITHIN ONE WEEK AFTER THE CONTRACT IS AWARDED.
- THE GENERAL CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE OWNER TEN (10) DAYS AFTER THE AWARD OF THE CONTRACT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEAN-UP, INCLUDING BUT NOT LIMITED TO THE CLEANING OF ALL INTERIOR GLASS SURFACES.
- SUB CONTRACTOR SHALL SUBMIT SHOP DRAWINGS THROUGH THE GENERAL CONTRACTOR. ONCE CHECKED, THE GENERAL CONTRACTOR SHALL SUBMIT THE SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION OR INSTALLATION.
- ALL MATERIALS SHALL BE DELIVERED IN AMPLE QUANTITIES TO PREVENT DELAY OF WORK.
- MANUFACTURER'S DIRECTIONS FOR APPLICATION, INSTALLATION AND METHODS SHALL BE FOLLOWED AND ARE HEREWITH MADE APART OF THE CONSTRUCTION DOCUMENTS.
- ALL WOOD IN CONTACT WITH MASONRY TO BE PRESSURE TREATED.
- ALL PENETRATIONS PASSING THROUGH FIRE RATED PARTITION ASSEMBLIES ARE TO BE PROTECTED.
- DOWNSPOUTS ARE TO BE CONNECTED TO RAIN WATER LEADERS AND UNDERGROUND DRAINAGE SYSTEM UNLESS OTHERWISE NOTED.
- UPON COMPLETION OF THE JOB, THE CONTRACTOR WILL PROVIDE THE TENANT AND LANDLORD WITH: A. RELEASE OF LIENS FOR ALL SUB-CONTRACTORS B. AS-BUILT PLANS C. A FINAL RELEASE OF LIENS FROM THE GENERAL CONTRACTOR D. THE ORIGINAL BUILDING PERMIT PLANS WITH THE ORIGINAL INSPECTOR'S SIGNATURES.
- PROVIDE ONE CERTIFIED 2A-10BC FIRE EXTINGUISHER FOR EACH 3000 SQUARE FEET AND WITH A MAXIMUM TRAVEL DISTANCE TO REACH OF 75 FEET. TOP NOT TO EXCEED 5 FEET ABOVE THE FLOOR.
- CONTRACTOR SHALL PROVIDE OWNER WITH 1 YEAR WARRANTY ON ALL MATERIALS, SYSTEMS AND EQUIPMENT AND 15 YEAR MANUFACTURER'S WARRANTY ON THE TPO ROOFING SYSTEM.
- FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. SUGGESTED WORDING FOR FIRE AND SMOKE BARRIERS: "FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS".
- SLIP RESISTANCE: FLOORING FINISH MATERIAL (INCLUDING BUT NOT LIMITED TO TILE, POLISHED FINISHES, VCT, ETC.) SHALL MEET ANSI/INFSI B-101 AND SHALL PROVIDE 0.8 SCOF (STATIC COEFFICIENT OF FRICTION) FOR FLAT SURFACES AND 0.9 SCOF FOR RAMP. SUBMIT PRODUCT DOCUMENTATION AND MATERIAL SAMPLE FOR REVIEW.
- THE BLDG. SHALL BE PROVIDED WITH AN E.S.F.R. AUTOMATIC FIRE-EXTINGUISHING SYSTEM THROUGH OUT AS REQUIRED BY FBC 2010 903.3.11 NFPA 13. FIRE SPRINKLER DRAWINGS ARE NOT PART OF THIS SUBMITTAL AND SHALL BE SUBMITTED BY SPRINKLER CONTRACTOR UNDER SEPARATE PERMIT APPLICATION.

LOCATION MAP



SITE SKETCH



CODE ANALYSIS

GOVERNING CODES:

- FLORIDA BUILDING CODE 2020 (7th EDITION)
- FLORIDA FIRE PREVENTION CODE (7th EDITION) NFPA 1 AND NFPA101 (2020 EDITION), NFPA 101 LIFE SAFETY CODE
- FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION 2020

BUILDING DEPARTMENT: PORT SAINT LUCIE, FLORIDA

FIRE DEPARTMENT JURISDICTION: PORT SAINT LUCIE, FLORIDA

ZONING CLASSIFICATION: (MPUD) MASTER PLANNED UNIT DEVELOPMENT

FUTURE LAND USE: (NCD) NEW COMMUNITY DEVELOPMENT

SITE AREA: 255,130.92 SF. (5.851 ACRES)

OCCUPANCY: (F.B.C. 3112) STORAGE OCCUPANCY GROUP "S-1" (MODERATE-HAZARD STORAGE)

CONSTRUCTION TYPE: TYPE III - B SPRINKLERED (ESFR)

INTERIOR CLEAR HEIGHT: 24'-0" AFF.

PROPOSED BUILDING HEIGHT: 30'-10" (TOP OF DECK AT HIGHEST POINT MEASURED FROM FINISH FLOOR ELEVATION)

TALLEST BUILDING PARAPET: 43'-0" (TOP OF TALLEST PARAPET)

GROSS BUILDING AREA: 62,720 G.S.F.
WAREHOUSE AREA = 52,320 S.F.
OFFICE AREA = 10,400 S.F.

TYPE III B FIRE RATING REQUIREMENTS PER FBC TABLE 601.602

STRUCTURAL FRAMING: 0 HOUR RATING (COLUMNS)

EXTERIOR BEARING WALLS: 2 HOUR RATING (PER FBC TABLE 722.2.11, 1-1/4" SOLID CONCRETE TILT-UP PANEL PROVIDES 4 HOUR RATING)

INTERIOR BEARING WALLS: NOT APPLICABLE FOR THIS PROJECT.

FLOOR CONSTRUCTION: 0 HOUR RATING

ROOF CONSTRUCTION: 0 HOUR RATING

PUMP/METER ROOM ENCLOSURES: 1 HOUR RATING REQUIRED (PER FBC TABLE 722.2.11, 1-1/4" SOLID CONCRETE TILT-UP PANEL PROVIDES 4 HOUR RATING)

ALLOWABLE SQUARE FOOTAGE: *UNLIMITED AS PER F.B.C. CH5, SEC. 507 UNLIMITED AREA BUILDINGS, 5013, SPRINKLERED, ONE STORY SURROUNDED BY 60'-0" MIN. PUBLIC YARDS

NOTES:
1. FOR COMPLETE SITE STATISTICS INCLUDING PARKING CALCULATIONS SEE SITE PLAN ON SHEET OF CIVIL SET OF DOCUMENTS.

REVISIONS:

DRAWING INDEX

SHEET NUMBER	SHEET NAME
ARCHITECTURAL DRAWINGS	
A-0	COVER
A-1	SITE DETAILS
A-2	FLOOR PLAN
A-3	ROOF PLAN
A-4	ELEVATIONS
A-5	ENLARGED ENTRY ELEVATIONS
A-6	COLOR ELEVATIONS
A-7	PERSPECTIVE VIEWS

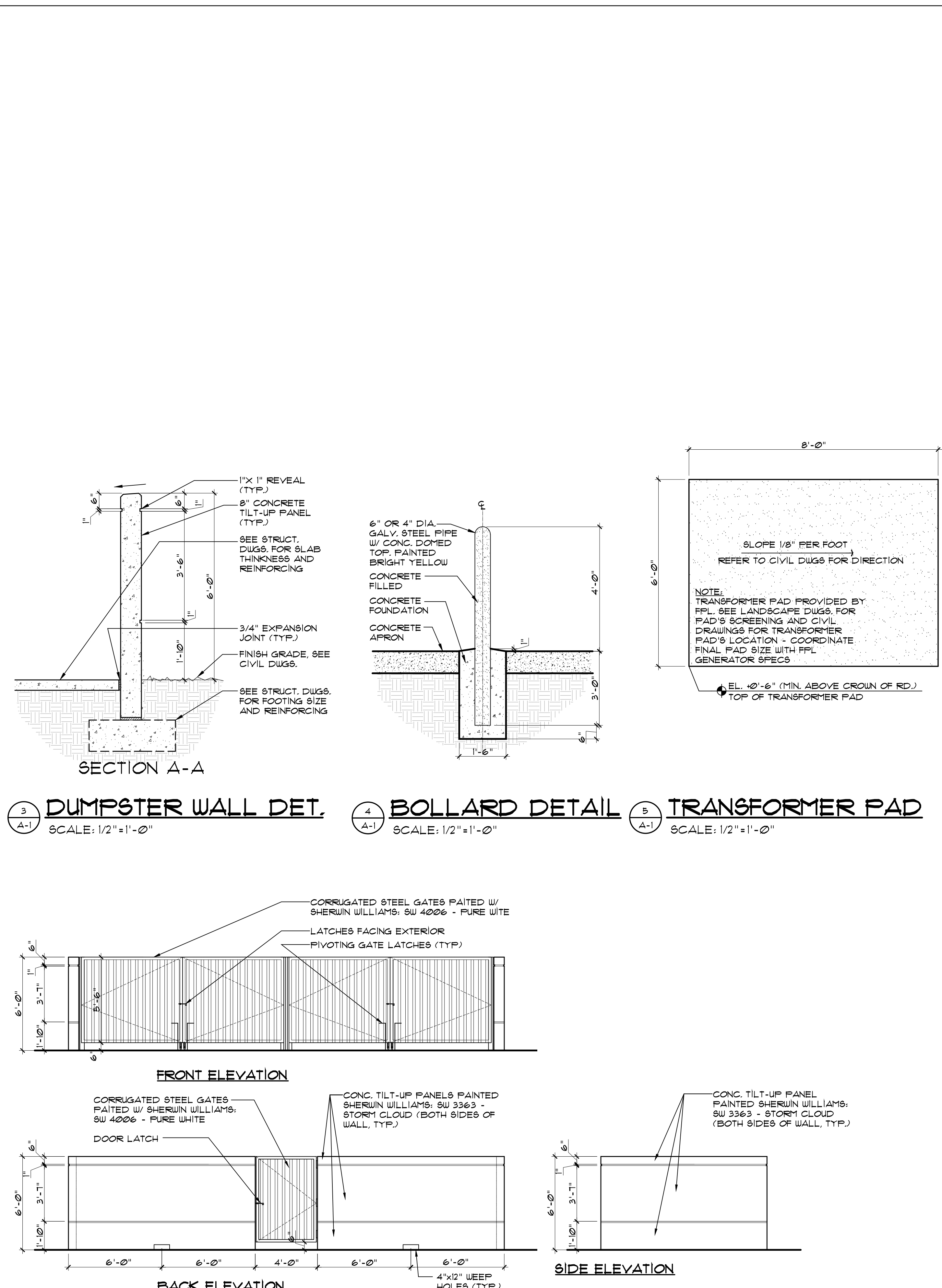
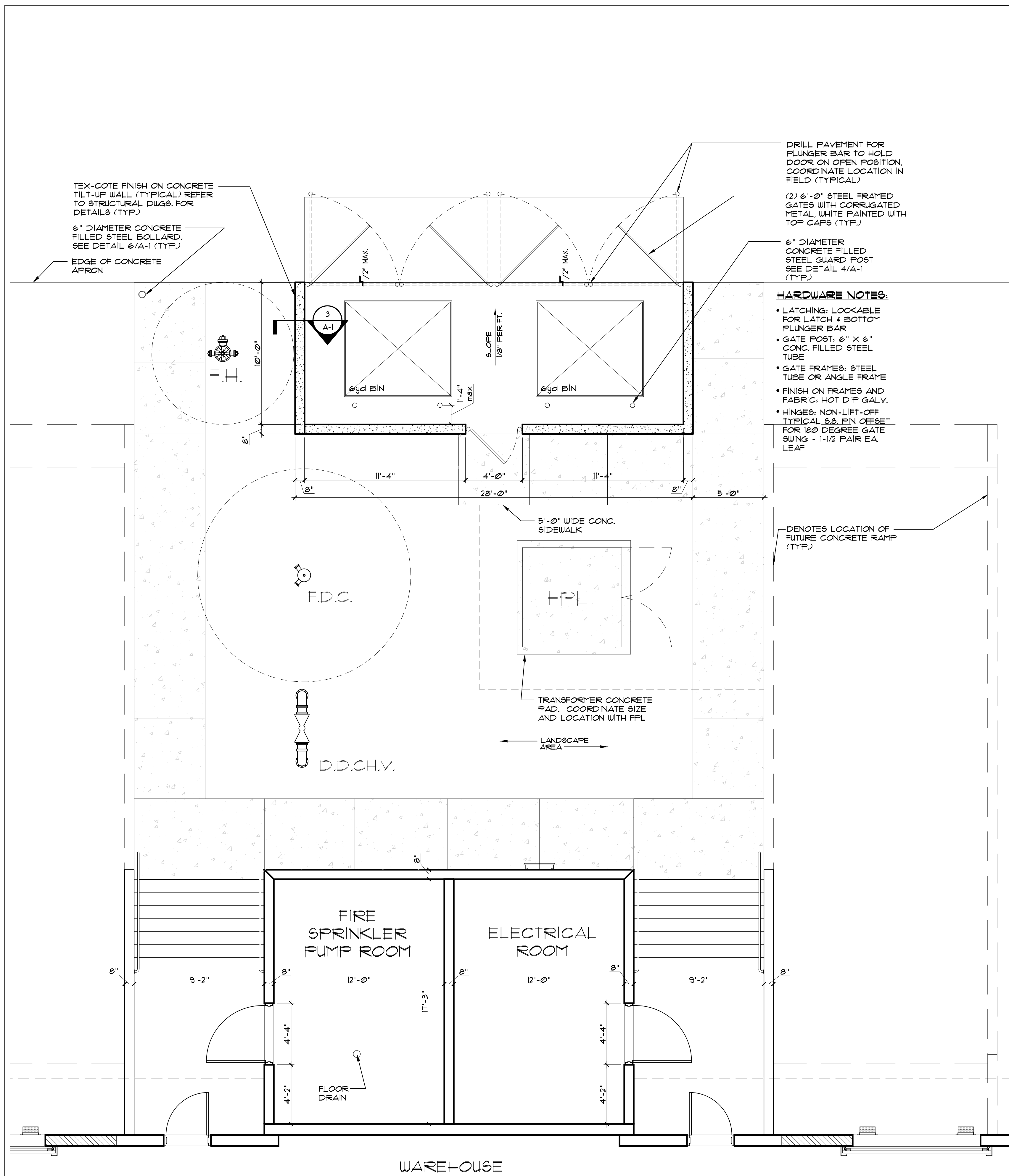
corrales_group_architects

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boca raton, florida 33431 (561) 995-6700
corporation no. AA-0002519
architect no. AR-0009125

A-0

DATE:
03/15/2023

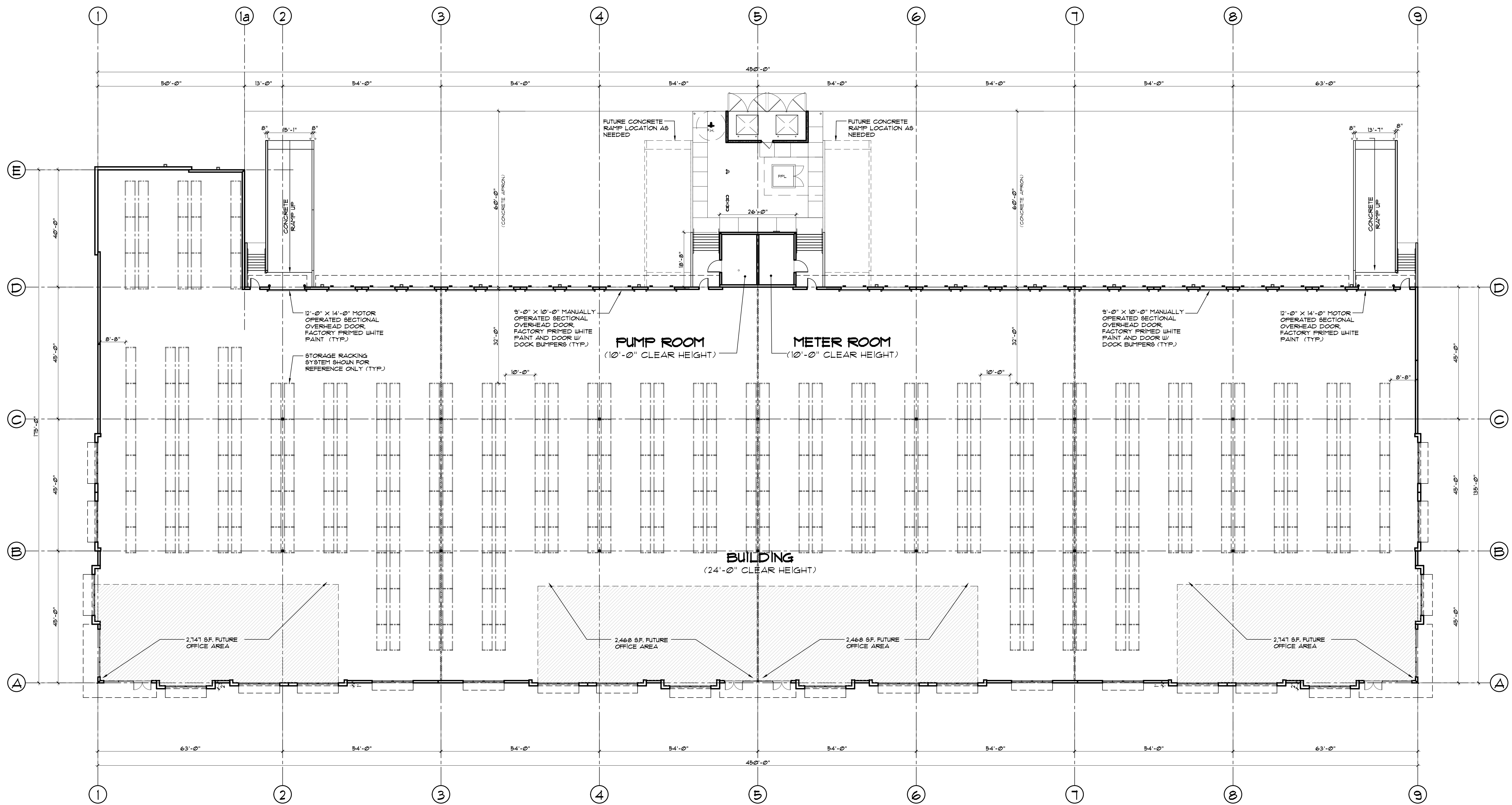
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LICENSE NO. AA-0002519



1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

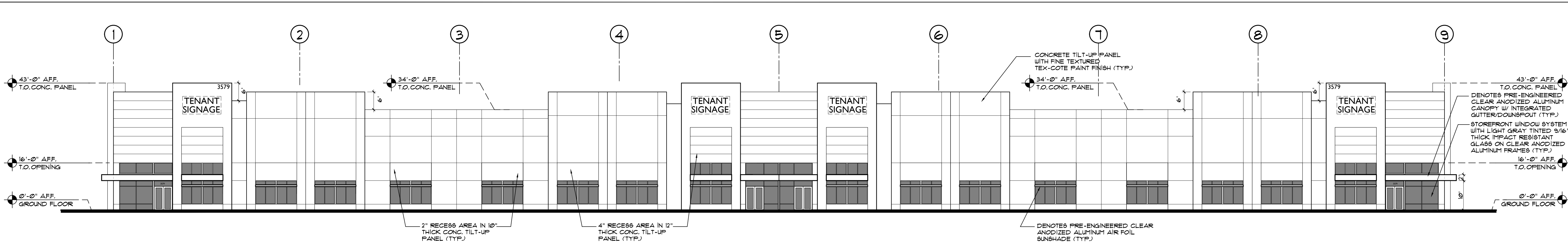
2 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

Project No.	23033	Date	05-09-2023
Project Title	SITE DETAILS		
Project	TAMBONE-PARCEL-R SPEC WAREHOUSE BUILDING SOUTHERN GROVE IN PORT ST. LUCIE, FLORIDA PREPARED FOR TAMBONE COMPANIES		
Architect	CORRALES GROUP ARCHITECTS 1850 SW Southshore Boulevard, Suite 218 Port St. Lucie, Florida 34986, 781-799-7442 Fax: 781-799-7442 Contract No. AA-0002519		
Company	TAMBONE COMPANIES		
Revisions:			
Professional Engineer	PETER CORRALES LICENSE NO. AA-0002519		
Drawn by	M.U.	Checked by	M.U.
Proj. Mgr.	M.U.	Job. Capt.	M.U.

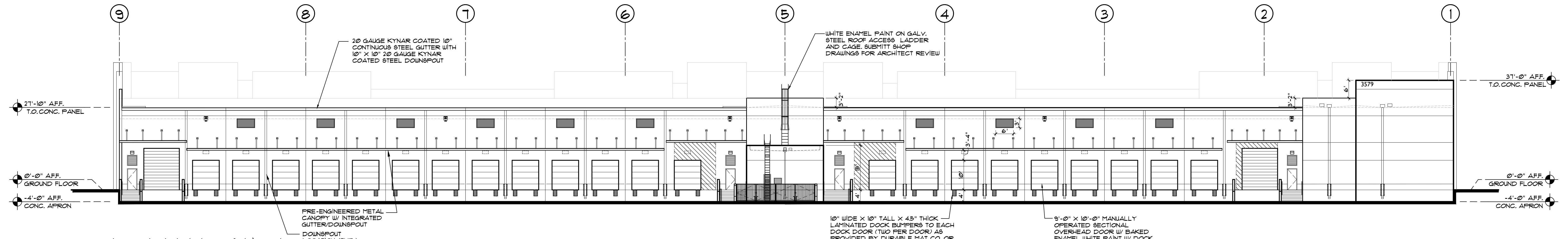


1 FLOOR PLAN
 SCALE: 1/16" = 1'-0"

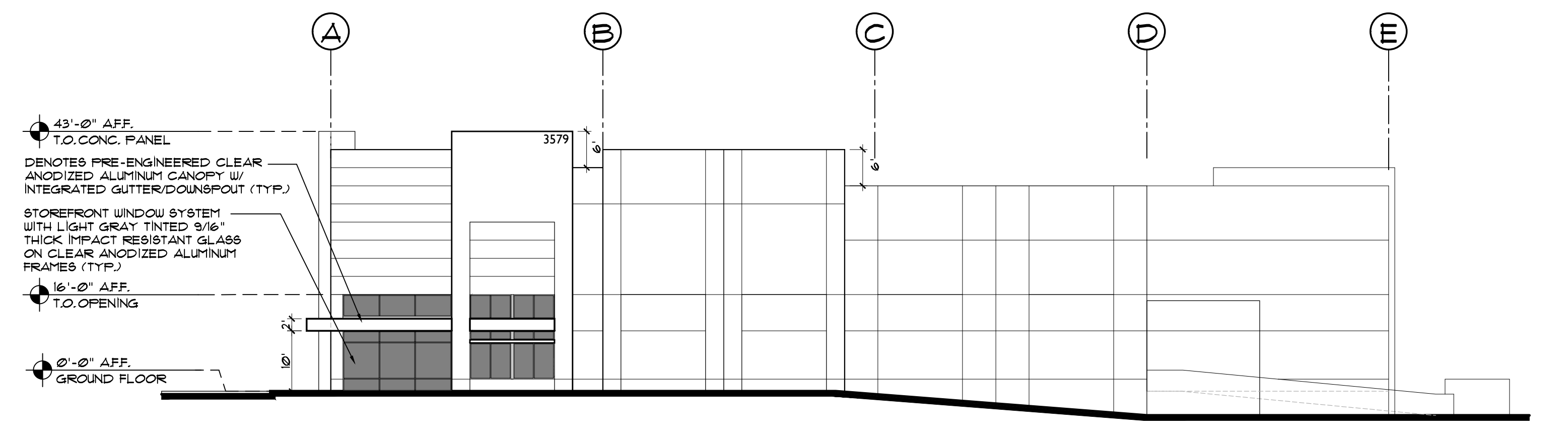
Project TAMBONE-PARCEL-R SPEC WAREHOUSE BUILDING SOUTHER GROVE IN PORT ST. LUCIE, FLORIDA PREPARED FOR TAMBONE COMPANIES	SHEET TITLE FLOOR PLAN Project No. 23033 Date 05-09-2023	Project TAMBONE-PARCEL-R SPEC WAREHOUSE BUILDING SOUTHER GROVE IN PORT ST. LUCIE, FLORIDA PREPARED FOR TAMBONE COMPANIES	Project TAMBONE-PARCEL-R SPEC WAREHOUSE BUILDING SOUTHER GROVE IN PORT ST. LUCIE, FLORIDA PREPARED FOR TAMBONE COMPANIES	Project TAMBONE-PARCEL-R SPEC WAREHOUSE BUILDING SOUTHER GROVE IN PORT ST. LUCIE, FLORIDA PREPARED FOR TAMBONE COMPANIES	Project TAMBONE-PARCEL-R SPEC WAREHOUSE BUILDING SOUTHER GROVE IN PORT ST. LUCIE, FLORIDA PREPARED FOR TAMBONE COMPANIES
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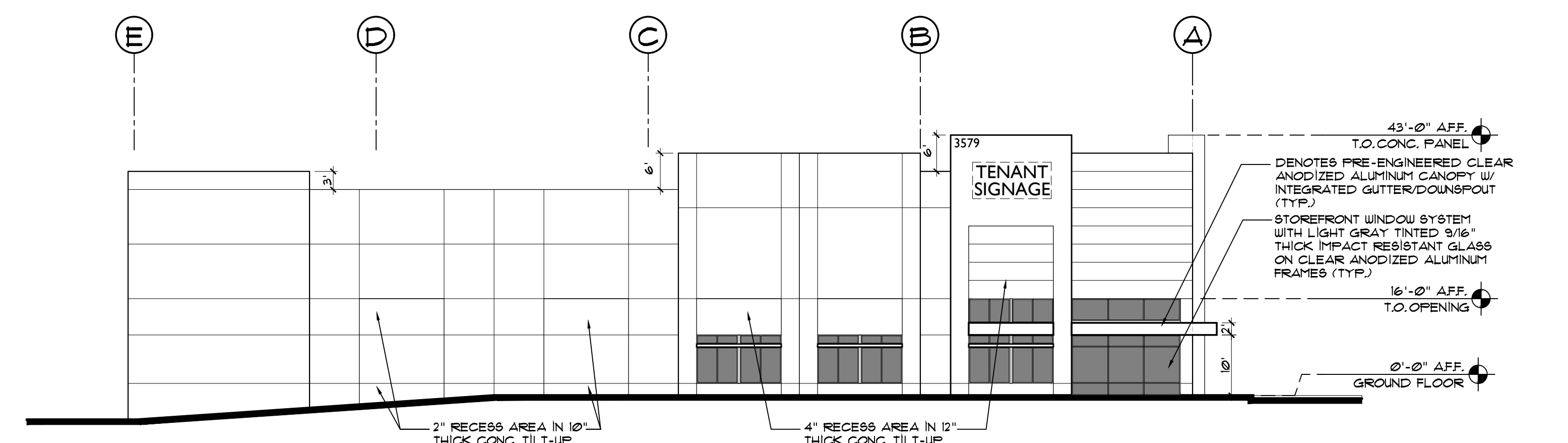
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



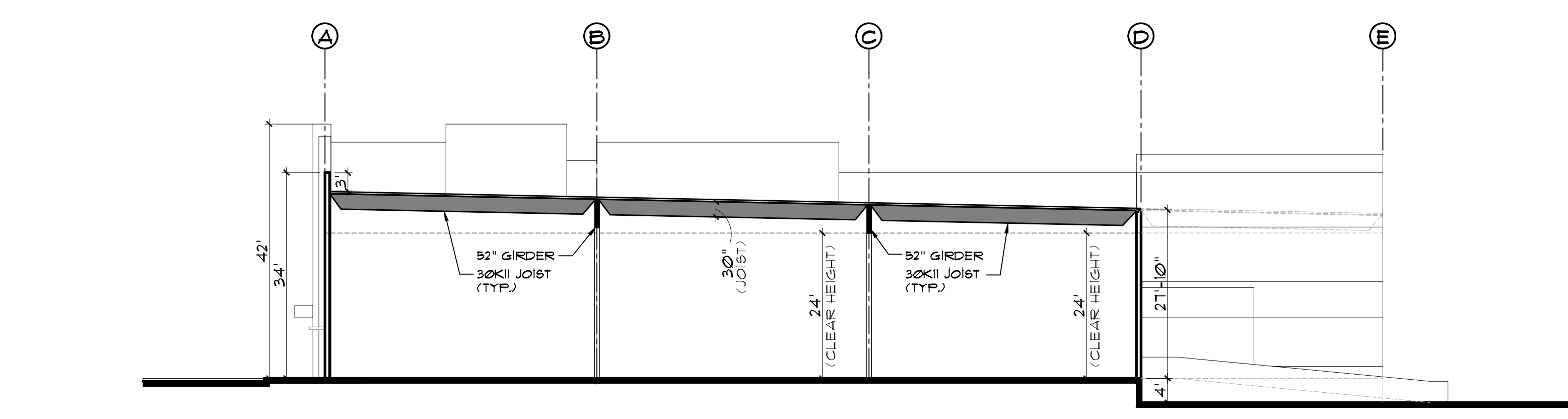
2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



5 CROSS SECTION
SCALE: 1/16" = 1'-0"

GENERAL NOTES

- CONTRACTOR SHALL PROVIDE SHOP DRGS. FOR ALL HAND RAILS, CANOPIES, SUNSHADES, STOREFRONT GLAZING, DOORS, LOUVERS & LADDERS FOR ARCHITECTS REVIEW.
- MAXIMUM SIGN AREA & QUANTITY AS APPROVED BY PORT SAINT LUCIE COUNTY. ALL TENANT SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE PERMIT BY INDIVIDUAL TENANT.
- ALL WINDOWS, STOREFRONT, AND STOREFRONT DOORS TO HAVE AN APPROVED IMPACT RESISTANT GLAZING SYSTEM WITH LIGHT GRAY TINTED GLASS AND CLEAR ANODIZED ALUMINUM FRAMES. PROVIDE SHOP DRAWINGS AND PRODUCT APPROVALS TO ARCH. FOR REVIEW

BUILDING PAINT LEGEND	
1	SW 4006 - PURE WHITE TEX-COTE FINISH; FINE TEXTURE
2	SW 3363 - STORM CLOUD TEX-COTE FINISH; FINE TEXTURE
3	SW 2365 - RESOLUTE BLUE TEX-COTE FINISH; FINE TEXTURE

***CONTRACTOR SHALL PROVIDE A 5'X5' COLOR SAMPLE PAINTED AREA ON BUILDING FOR EACH COLOR AND OBTAIN FINAL PAINT COLOR APPROVAL FROM OWNER AND ARCHITECT BEFORE PROCEEDING WITH PAINT.

Proj. Mgr.	M.U.
Drawn by	M.U.
Check	M.U.
Scale	M.U.

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contract no. AA-000025

TAMBONE-PARCEL-R
SPEC. WAREHOUSE BUILDING
SOUTHERN GROVE
IN
PORT ST. LUCIE, FLORIDA
PREPARED FOR
TAMBONE COMPANIES

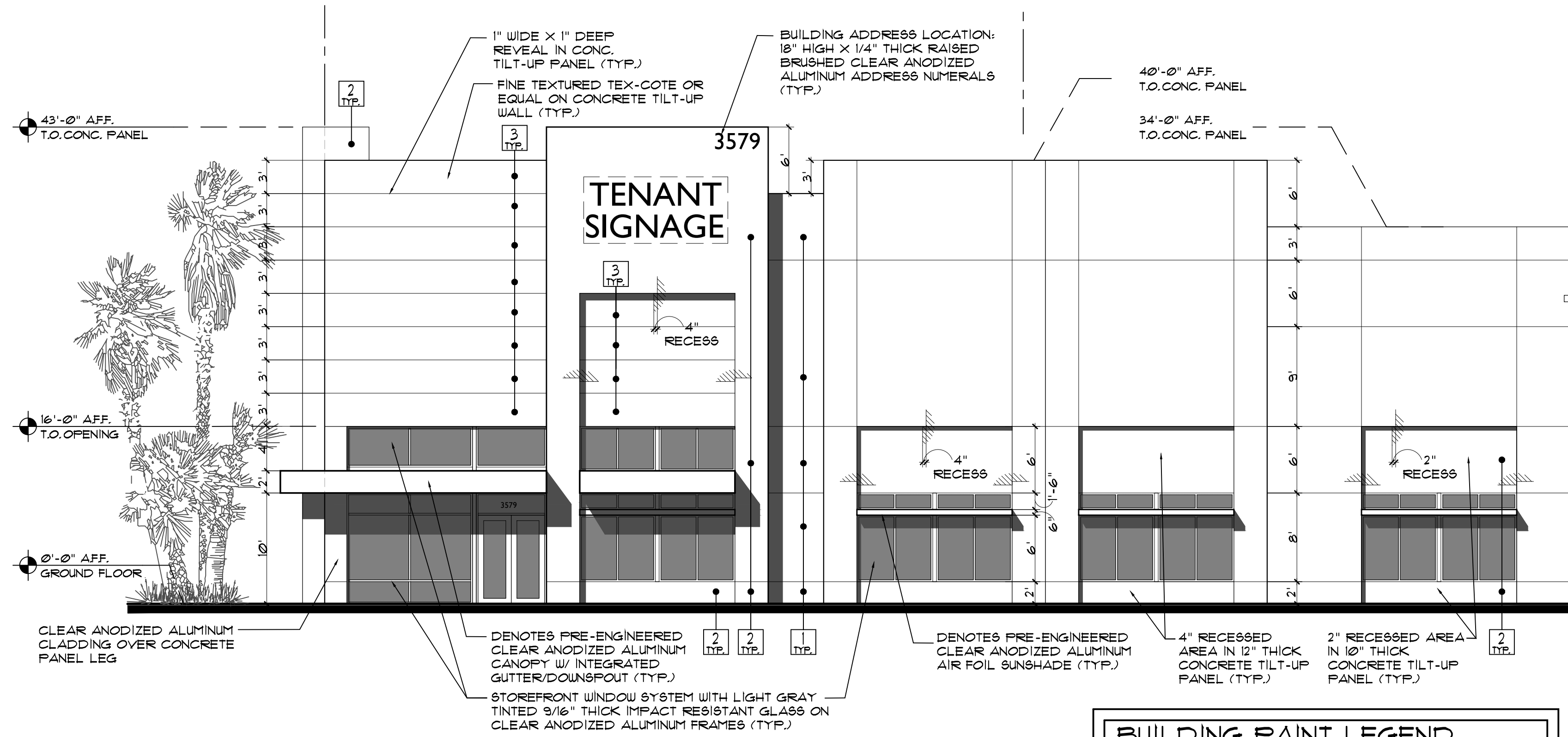
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ELEVATIONS

Date
05-09-2023

Project No.
23033

Sheet No.
A-4

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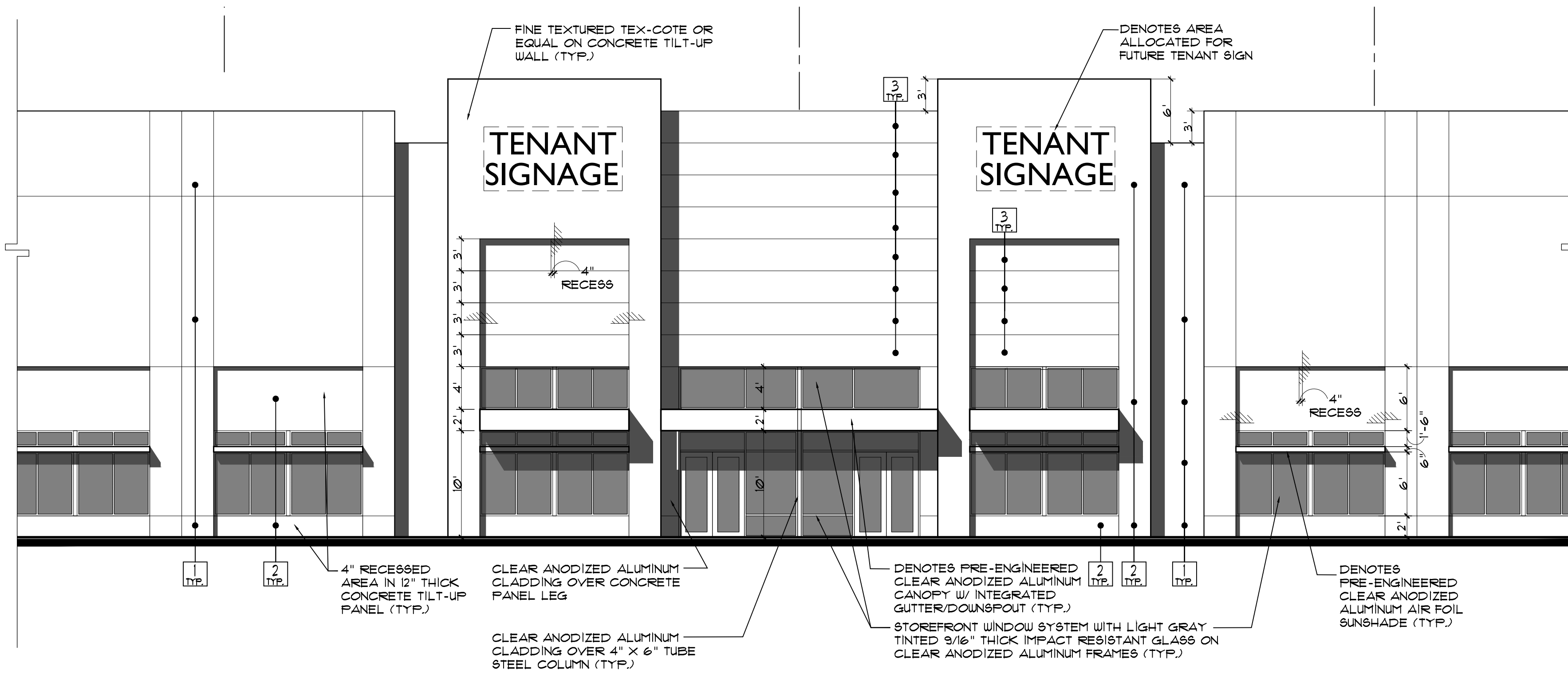
1 TYPICAL CORNER ENTRY - FRONT ELEVATION
SCALE: 1/8"=1'-0"

BUILDING PAINT LEGEND	
1	SW 4006 - PURE WHITE TEX-COTE FINISH; FINE TEXTURE
2	SW 3363 - STORM CLOUD TEX-COTE FINISH; FINE TEXTURE
3	SW 2365 - RESOLUTE BLUE TEX-COTE FINISH; FINE TEXTURE

***CONTRACTOR SHALL PROVIDE A 5'X5' COLOR SAMPLE PAINTED AREA ON BUILDING FOR EACH COLOR AND OBTAIN FINAL PAINT COLOR APPROVAL FROM OWNER AND ARCHITECT BEFORE PROCEEDING WITH PAINT.



3 TYPICAL CORNER ENTRY PERSPECTIVE VIEW
SCALE: 1/8"=1'-0"



2 MIDDLE ENTRY ELEVATION
SCALE: 1/8"=1'-0"

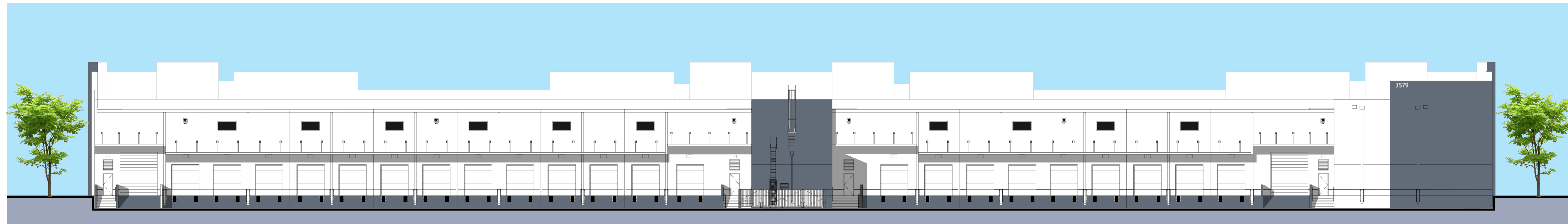


4 MIDDLE ENTRY PERSPECTIVE VIEW
SCALE: 1/8"=1'-0"

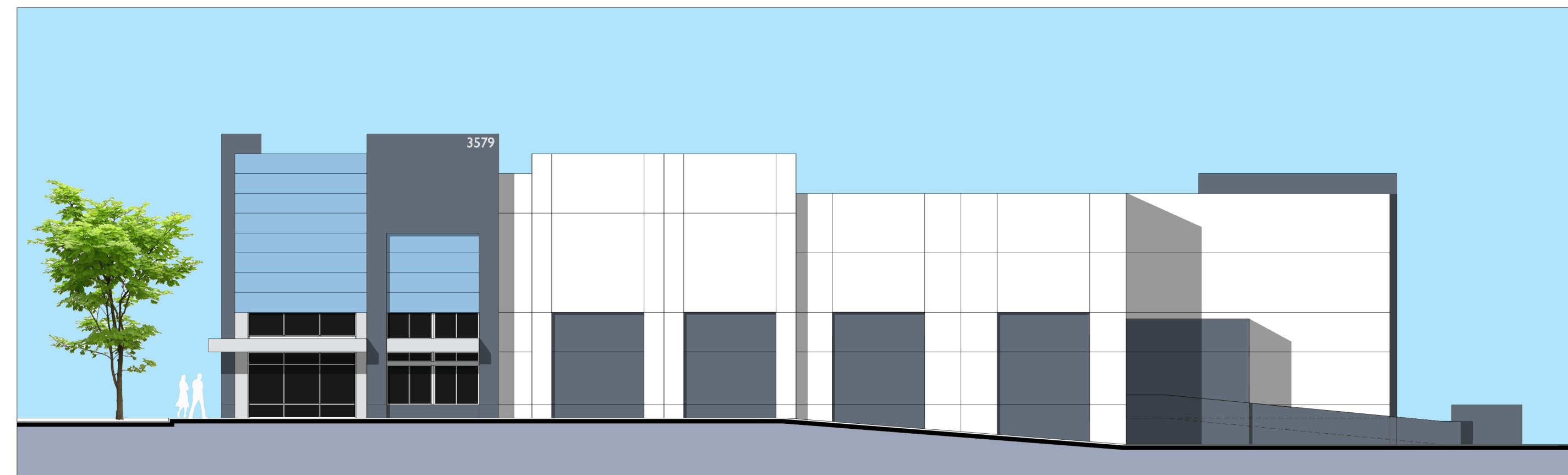
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<small> TAMBONE COMPANIES TAMBONE COMPANIES 1850 SW 50th Avenue, Suite 218 Fort St. Lucie, Florida 34986, 781-799-7442 PERM. ARCHITECT NO. AA-000025 </small>	
<small> Project: TAMBONE-PARCEL-R SPEC WAREHOUSE BUILDING SOUTHER GROVE IN PORT ST. LUCIE, FLORIDA PREPARED FOR TAMBONE COMPANIES </small>	
SHEET TITLE	ENTRY DETAILS
Project No.	23033
Date	05-09-2023
Sheet No.	A-5 of 1



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING PAINT LEGEND	
	SW 4006 - PURE WHITE TEX-COTE FINISH: FINE TEXTURE
	SW 3363 - STORM CLOUD TEX-COTE FINISH: FINE TEXTURE
	SW 2365 - RESOLUTE BLUE TEX-COTE FINISH: FINE TEXTURE

Drawn by	M.U.	Proj. Mgr.	M.U.

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Project: TAMBONE-PARCEL-R
SPEC WAREHOUSE BUILDING
SOUTHER GROVE
IN
PORT ST. LUCIE, FLORIDA
PREPARED FOR
TAMBONE COMPANIES

SHEET TITLE
COLORED ELEVATIONS
Project No. 23033
Date 05-09-2023



Drawn by	M.U.
Proj. Mgr.	M.U.

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Contract No. AA-0000225

TAMBONE-PARCEL-R
SPEC WAREHOUSE BUILDING
SOUTHER GROVE
IN
PORT ST. LUCIE, FLORIDA
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SHEET TITLE
PERSPECTIVE VIEW
Project No. 23033 Date 05-09-2023

Sheet No. **A-7**
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