

**PROJECT DATA:**

**NAME:** RESERVE PARK WAREHOUSE  
**ADDRESS:** NW RESERVE PARK TRACE  
 PORT SAINT LUCIE, FL

**SQUARE FOOTAGE:** 14000 SQ. FT.  
**OCCUPANCY CLASSIFICATION:** GROUP F2 (FACTORY)  
**OCCUPANCY LOAD:** OFFICE: 1002/100 = 10.0 PEOPLE  
 WH: 13000 / 500 = 26 PEOPLE  
**TOTAL:** 36 PEOPLE

**TYPE OF CONSTRUCTION:** IIB - SPRINKLED (NOTE a)  
**EXIT ...** 36 x 0.2 = 7.2" ... (14) - 36" PROVIDED

**PLUMBING FIXTURES:**

BAY - 1,2,3,4,5      200/100=2.0 + 2600/500 = 5.2 = 7.2 PERSONS  
 WC: 1/100 = 1, 2 PROVIDED  
 LAV: 1/100 = 1, 2 PROVIDED  
 DF: 1/100 = 1, HI/LO PROVIDED  
 SERVICE SINK: 1 PROVIDED

**LEGAL DESCRIPTION:** LOT 2, PACKARD SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 58,278 SF, 1.3378 ACRES, MORE OR LESS.

**PIN:** 331570500020004

**SCOPE OF WORK:**

**NEW METAL BUILDING WITH BUILDOUT PER PLAN**

NOTE: ALL CONSTRUCTION MUST COMPLY WITH THE 7<sup>TH</sup> ADDITION OF THE FBC 2020, THE 2020 FLORIDA PLUMBING CODE, THE 2020 FLORIDA MECHANICAL CODE, AND THE NEC (NFPA 2017 EDITION).

**NOTES:**

- THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC.
- STRUCTURAL FEATURES NOT DETAILED ON THESE PLANS WILL BE ADDRESSED BY THE ENGINEER AS CONSTRUCTION PROGRESSES.
- ALL WRITTEN DIMENSIONS ON THESE DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FBC 2020, 7<sup>TH</sup> EDITION.

**STRUCTURAL NOTES**

- DESIGN LOADS IN ACCORDANCE WITH ASCE7-16
- METAL BUILDING PLANS BY MBMI -JOB #A6472BF.
- SOIL BEARING CAPACITY: 2500 PSF (MIN.).
- ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- SLAB / FOOTINGS TO BE CONCRETE WITH A MINIMUM 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS. SEE PLAN FOR SIZES & STEEL REQUIREMENTS.
- MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS: FOOTINGS: 3" BEAMS: 1 1/2" SUSPENDED SLABS: 1 1/2"
- LAP ALL REINFORCING STEEL A MINIMUM OF 48 BAR DIAMETERS EXCEPT AS NOTED GRADE 60 STEEL MINIMUM.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- SPLITTING OR CRACKING OF STRUCTURAL COMPONENTS DUE TO INSTALATION OF HARDWARE IS NOT PERMITTED.
- UNLESS OTHERWISE NOTED, THE INSTALLATION OF SPECIFIED HARDWARE SHALL CONFORM TO THE MANUFACTURES INSTRUCTIONS AND STANDARD PRACTICIES.
- PROVIDE R-13 BATTS. INSULATION IN WALL FRAMING -- UON..

Jurisdiction: City of Port St. Lucie, FL  
 Code: FBC 2020 (7th Edition)  
 Project Address: NW RESERVE PARK TRACE Project Name: RESERVE PARK WAREHOUSE  
 Architect/Engineer: Paul Welch P.E.  
 Type of Construction: CBS \_\_\_\_\_ Frame: \_\_\_\_\_ (MTL)  X \_\_\_\_\_  
 Building Designed: Enclosed  X Open \_\_\_\_\_ Partially Enclosed \_\_\_\_\_  
 Wind Speed (3 second gust)  $V_{air}$ : 160 mph  
 Wind Speed (nominal)  $V_{wind}$ : 124 mph  
 Exposure: B  
 Internal Pressure Coefficient: 0.18  
 Importance Factor: 1.0 Building Risk Category 2 (1,2,3, or 4)  
 Mean Building Height: 30 ft  
 Overhang: N/A ft Roof Pitch: 1 / 12  
 Components & Cladding Wind Pressures: + 27.6 / -37.0 PSF  
 (ACTUAL BUILDING DESIGN PRESSURES FOR WINDOWS AND DOORS LISTED ON PLANS)  
 Roof Dead Load: 7 Live Load: 20  
 Framed Floor Live Load: 100 psf Dead Load: 5  
 Shutters: Yes \_\_\_\_\_ No  X  
 Impact Resistant Assembly: Yes  X No \_\_\_\_\_

**City of Port Saint Lucie Building Department Product Approval Submittal Affidavit**

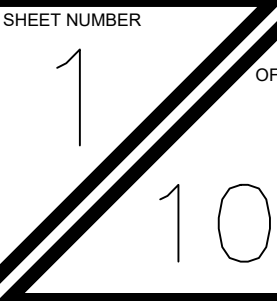
Opening ID	FL # or NOA #	Product	Model #	Manufacturer	Glass Description	Attachment Method Type, Size, Spacing & Embedment (DISTANCE FROM CORNER / DISTANCE O.C.)	Building Design Pressure	Product Design Pressure	
FIXED WINDOW	NOA# 19.1001.15	FIXED WINDOW	FRONT SET	A <sub>2</sub> DPRA	IMPACT	#14 x 1" EMBD SMS @ 3"/7" O.C.	SEE ELEV'S	+/- 55	
HM DOOR	FL# 17460.1	DOOR	SWR-518-4	PREMIER	N/A	3/8" SMS, 3" PENETRATION 6"/21" O.C.	SEE ELEV'S	+/- 50	
SWING DOOR	NOA# 17.0926.16	DOOR	SUMMIT	ALDORA	IMPACT	#14 x 1" EMBD SMS @ 4" / 7" O.C.	SEE ELEV'S	+/- 90	
ROLL UP	FL# 8888.5	O.H.D.	324 24GA	ASTA DR.	N/A	3/8"-16 x 1 1/4" SMS-3"/12" O.C.	SEE ELEV'S	+/-41.9	
Product	Model #	Manufacturer		Attachment Method Type, Size, Spacing, Embedment & Stiffener etc.			Building Design Pressure	Product Design Pressure	
Roof	NOA# 20-0811.18	FL RIB	FL PRE FAB		PER MTL BLDG MFG SPECS			-69	-72
Siding	NOA# 20-0811.19	FL RIB	FL PRE FAB		PER MTL BLDG MFG SPECS			-37	-43

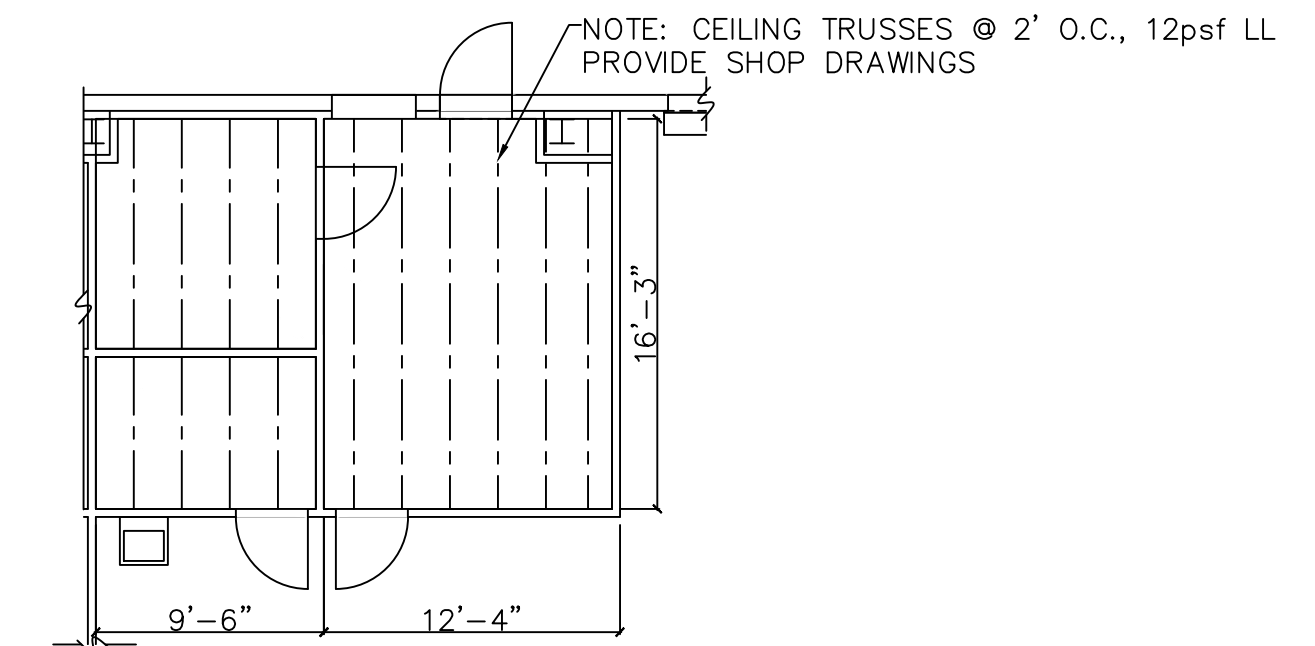
I have reviewed the above product approval information and approve it.  
 Name: Paul Welch P.E. Certification Number: 29945  
 ALL GLAZED EXTERIOR OPENINGS SHALL BE IMPACT RESISTANT.

**RESERVE PARK WAREHOUSE**  
 NW RESERVE PARK TRACE  
 PORT ST LUCIE, FL

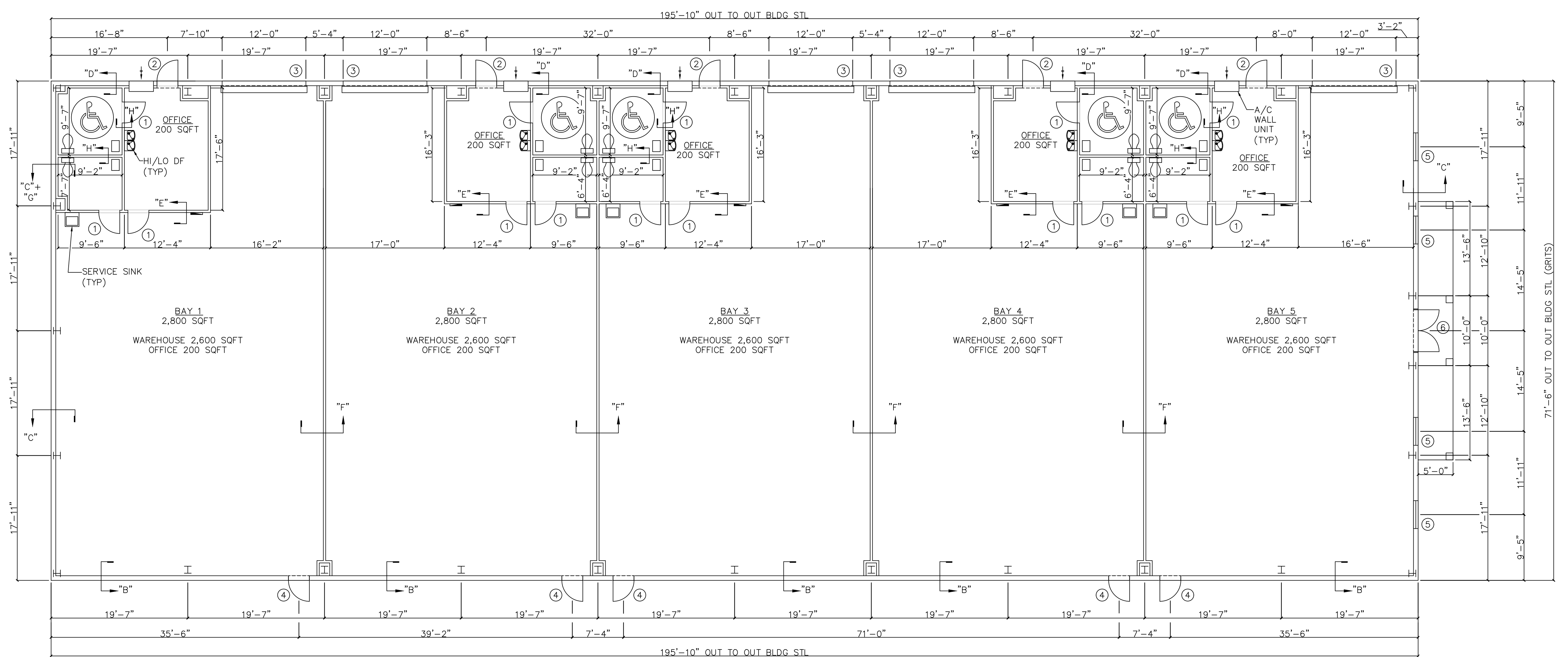
City of Port St. Lucie  
 Project No. P22-254

**PAUL WELCH INC.**  
 MECHANICAL ELECTRICAL CIVIL ENGINEERING  
 1984 S.W. BILTMORE ST. SUITE #114  
 PORT ST. LUCIE, FL 34984  
 PHONE (772) 785-9888 E-MAIL PWELCHINC@AOL.COM  
 PAUL WELCH, P.E. FLA REG NO. 29945





**CEILING FRAMING PLAN** 1/8" = 1'-0"  
TYPICAL ALL UNITS (BAY 4 & 2 REVERSED)



- DOOR / WINDOW SCHEDULE**
- 1 3/8" SC WD W/CLOSER & HC HDWRE/LOCK
  - 2 3/8" STOREFRONT IMPACT
  - 3 12" x 14" ROLL UP
  - 4 3/8" HTML
  - 5 48" x 60" STOREFRONT WINDOW
  - 6 3/8" DBL STOREFRONT IMPACT

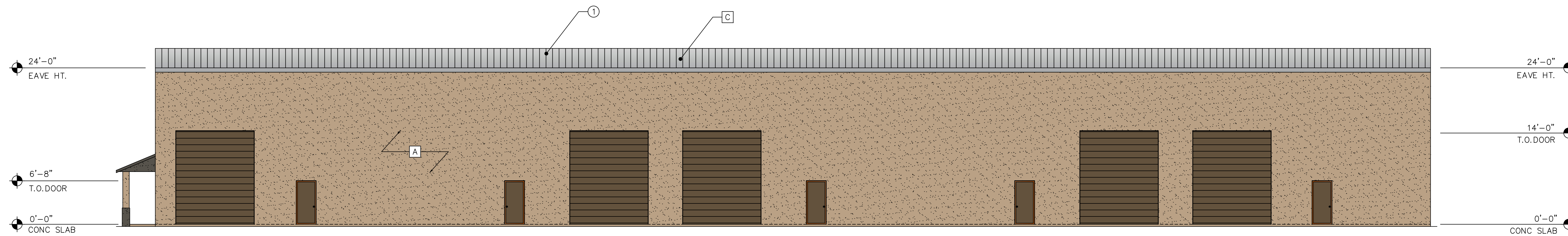
TABULATIONS	
WAREHOUSE	13000 SQFT
OFFICE	1,000 SQFT
<b>TOTAL</b>	<b>14,000 SQFT</b>

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

**RESERVE PARK WAREHOUSE**  
NW RESERVE PARK TRACE PORT ST LUCIE, FL

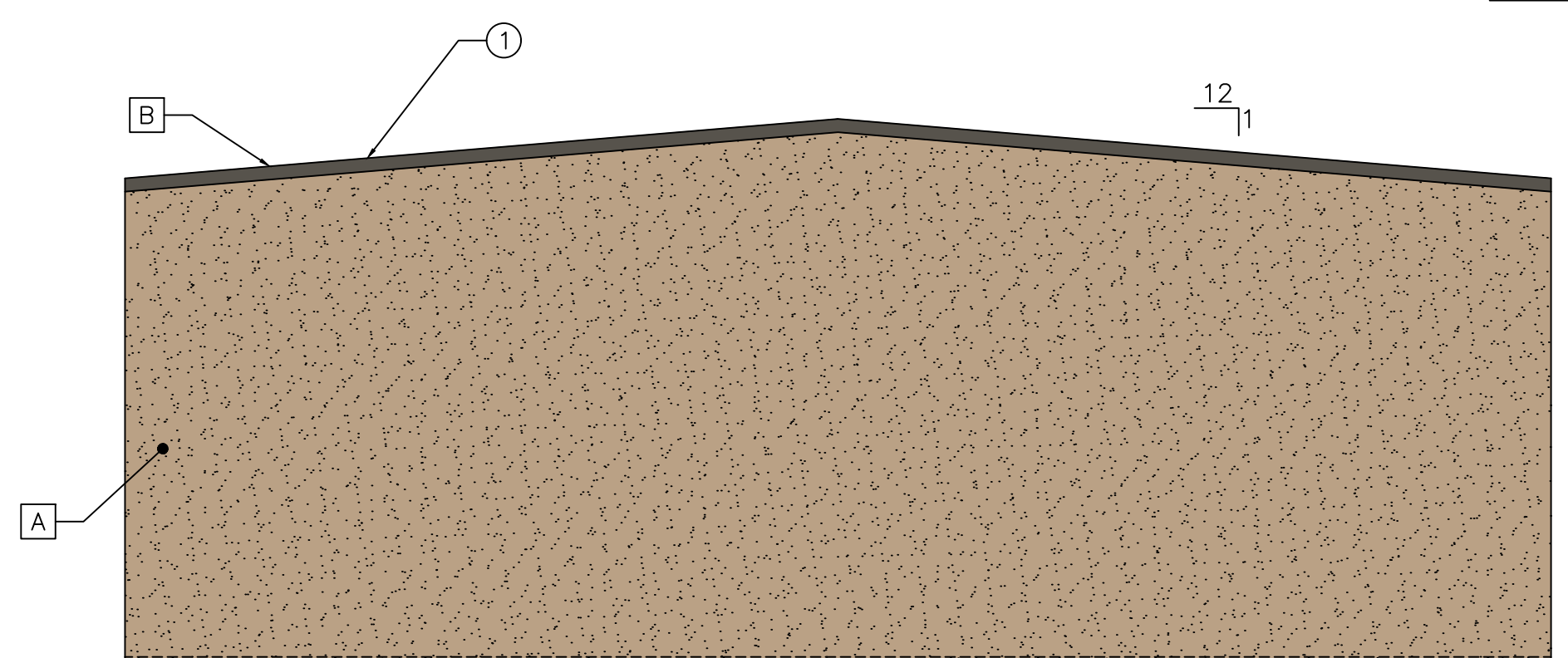
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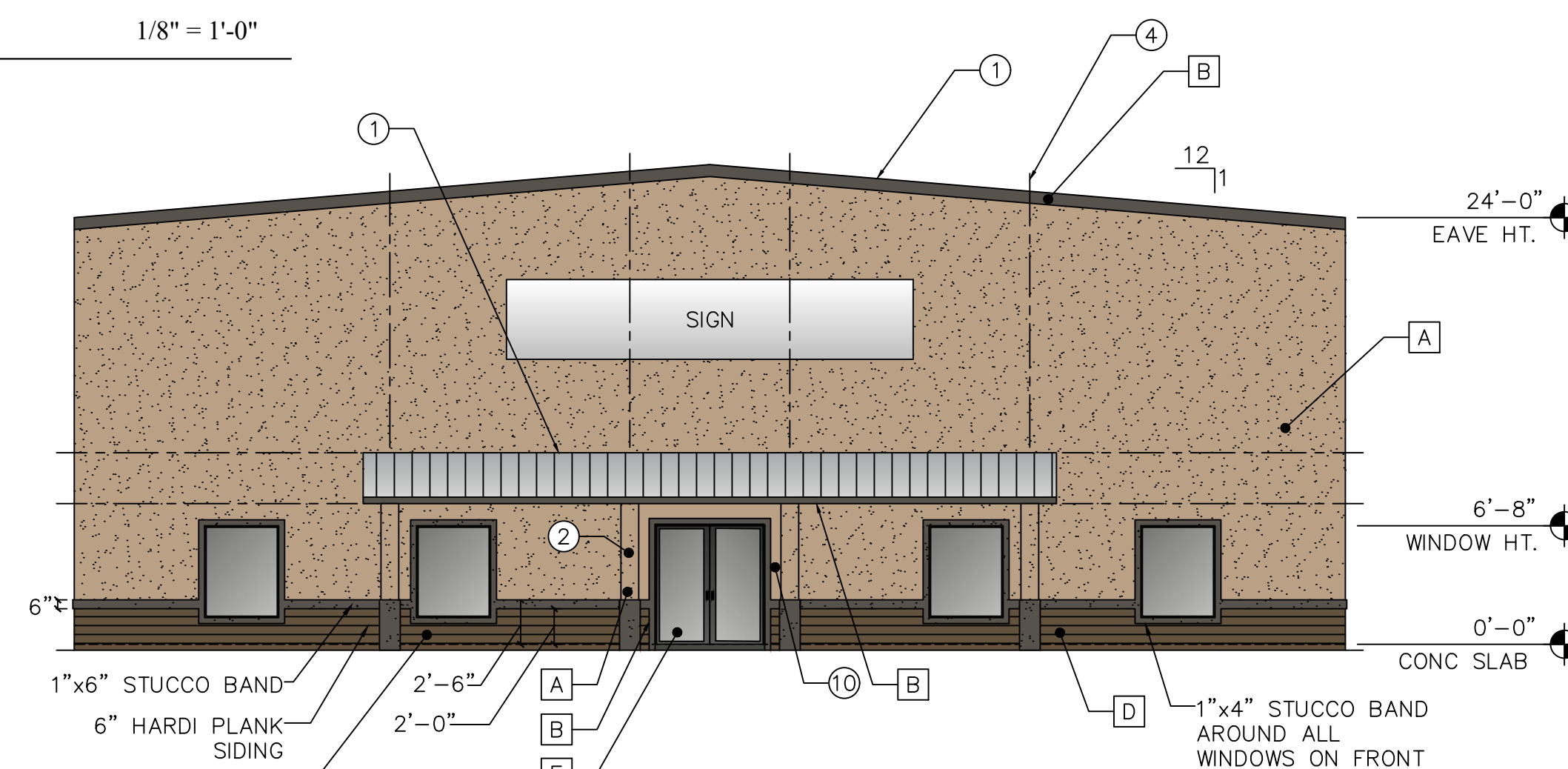
**NORTH ELEVATION**

1/8" = 1'-0"



**WEST ELEVATION**

1/8" = 1'-0"



**EAST ELEVATION**

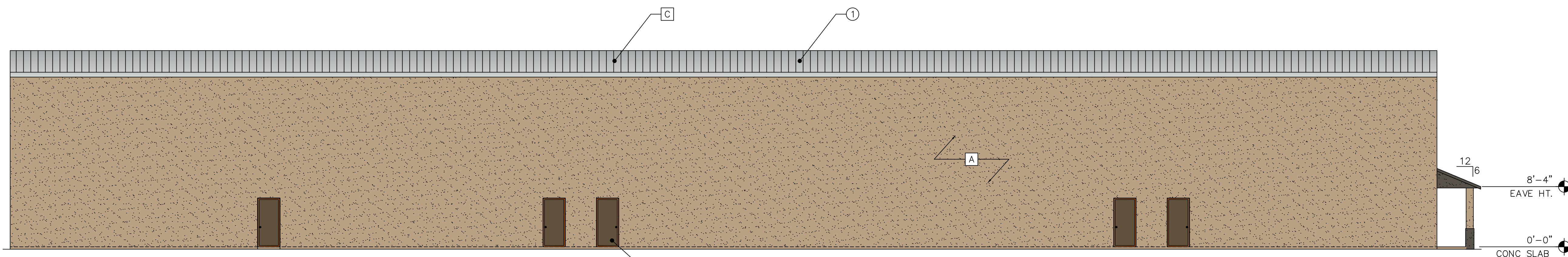
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**ARCHITECTURAL ELEMENTS**

- ① SS MTL ROOF
- ② SQUARE COLUMNS
- ③ HORIZONTAL SIDING
- ④ EXPRESSION LINES

**PAINT SCHEDULE**

- A MAIN COLOR- SW 6108 LATTE- 88% (BUILDING FACE)
- B TRIM COLOR- SW 7645 THUNDER GRAY- 4.8% (BUILDING FACE)
- C ROOF COLOR- GALVALUME
- D ACCENT COLOR- SW 7545 PIER- 6.2% (BUILDING FACE)
- E DOORS TO BE- SW 7545 PIER W/BRONZE FRAME



**SOUTH ELEVATION**

1/8" = 1'-0"

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SHEET NUMBER  
3.1 OF 10