

CODE SUMMARY

PROJECT NAME: INDOOR SPORTS & RESEARCH
 LOCATION: ST. LUCIE COUNTY, FLORIDA.
 SOCCER TRAINING FACILITY

CONSTRUCTION TYPE: TYPE V UNPROTECTED UNSPRINKLERED

OCCUPANCY: GROUP A-3 (GYMNASIUM WITHOUT SPECTATOR SEATING)

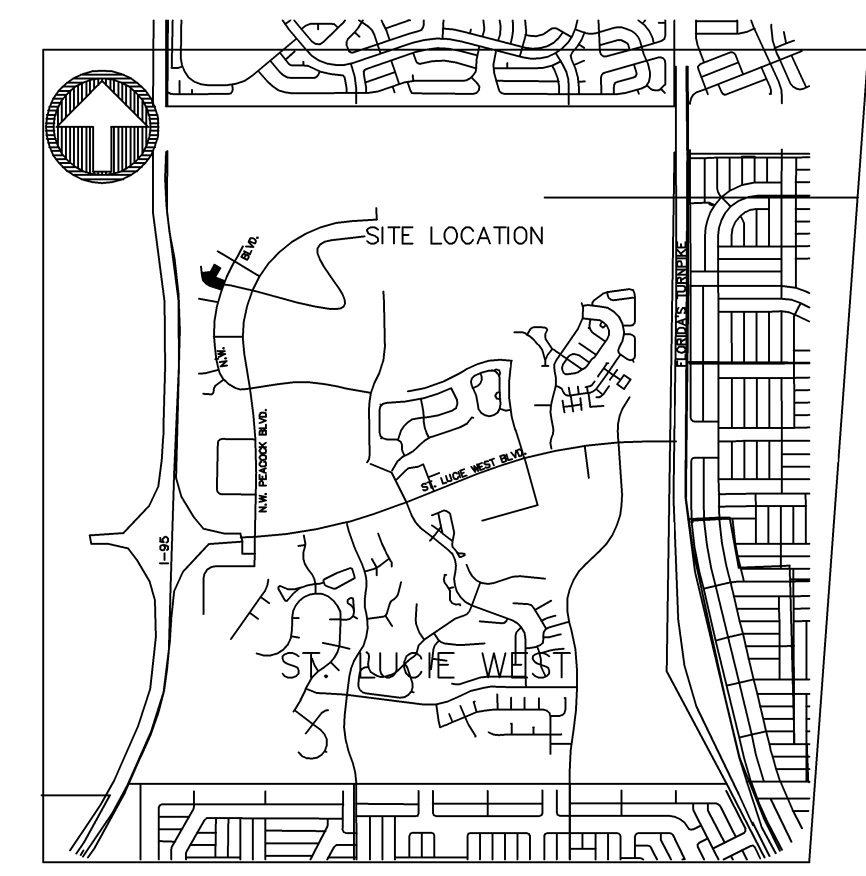
AREA CALCULATIONS

TOTAL 13,446.00 SF.
 OCCUPANCY CALCULATIONS:
 EXERCISE ROOM 50 SF. GROSS
 13,446.00 SF. / 50 SF. PER PERSON=268.92 (269 PEOPLE)
 135 MEN / 135 WOMEN

PLUMBING FIXTURE COUNT:

TOTAL 13,446.00 SF.
 135 MEN / 135 WOMEN

WC		LAVATORY		BATHTUB/ SHOW.		DRINKING FOUNTAIN	OTHER
MALE	FEMALE	MALE	FEMALE	MALE	FEMALE		
1/125	1/125	1/200				1/500	
2	2	1	1			1	1 SERVICE SINK



LOCATION MAP
 NO SCALE

N SITE PLAN

SCALE: NTS.

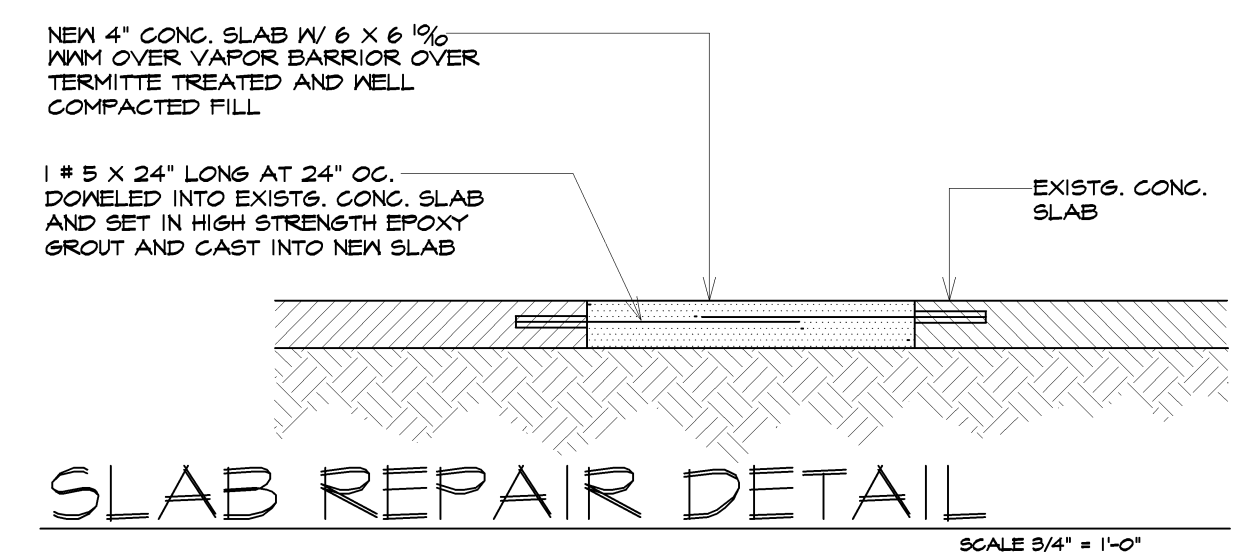
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 REVISIONS:

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- GENERAL NOTES**
- EXIT SIGNS SHALL BE LOCATED IN ACCORDANCE WITH FBC 106.9, EXIT SIGNS AND NFPA 101 SECTION 9-10, MARKING OF MEANS OF EGRESS.
 - COORDINATE FIRE EXTINGUISHER LOCATIONS WITH ARCHITECT AND LOCAL FIRE MARSHAL.
 PROVIDE A TYPE 4A60BC EXTINGUISHER AT EACH EXTERIOR MAN DOOR AS SHOWN - LOCATE TO HINSE SIDE OF DOOR.
 - THE INSPECTOR MAY REQUIRE ADDITIONAL EXIT SIGNS AT THE TIME OF FINAL INSPECTION.
 - PROVIDE A 8200 SERIES KNOX BOX AS SHOWN - COORDINATE LOCATION W/ FIRE MARSHAL. PURCHASE OF KNOX PRODUCTS IS RECOMMENDED AT THE TIME OF PERMIT ISSUANCE.

- LIFE SAFETY LEGEND**
- 55'-0" TRAVEL DISTANCE TO EXIT
 - EXIT SYMBOL
 - CLEAR EXIT WIDTH PROVIDED IN INCHES
 P - S = PRIMARY OR SECONDARY EXIT
 - F.E. FIRE EXTINGUISHER
- TWO-HOUR TENANT SEPARATION WALL - TYPICAL RATINGS MAY NEED TO BE INCREASED BASED UPON USE GROUP DETERMINED AT THE TIME OF TENANT IMPROVEMENTS. A SEPARATE PERMIT IS REQUIRED FOR EACH TENANT SPACE. ADDITIONAL EXIT DOORS MAY BE REQUIRED DUE TO SPACE & RACK LAYOUT. SEE SHEET A-8 FOR PARTITION TYPE F-1.

- WALL SYMBOLS**
- EXISTING 8" CONC TILT WALL PANEL
 - EXISTING 8" CONC TILT WALL PANEL (4 HOUR FIRE RATED WALL)
 - 2 X 4 PARTITION WALL 2 X 4 WOOD STUDS @ 16" O.C. W/ 1/2" DRYWALL EACH SIDE.
- TOILET ROOM FINISH NOTES**
- WALLS: EPOXY PAINT TO 5'-0" AFF.
 FLOOR: VGT. TILE
 BASE: VINYL
 CEILING: PAINT



UL SYSTEM
 1 or 2 Hour Fire Rated Through Penetration Firestop for Single Plastic Pipe through Gypsum Walls using TREMstop IA.

TREMCO
 3735 Green Rd.
 Beachwood, OH, 44122

WL 2158
 F-Rating = 1 and 2 Hr.
 T-Rating = 1 and 1-3/4 Hr.

Drawing not to scale

- Pre-Rated Gypsum Wallboard/Stud Wall Assembly
- Electrical Nonmetallic Tubing (ENT)- Nom. 1" diam. (or smaller) corrugated wall ENT constructed of PVC. Annular space from min. 1/4" to max. 3/8".
- Packing Material (optional)- In 2 hr. wall, foam backer rod firmly packed into opening as a permanent form.
- TREMstop IA- Min. 1/2" thickness sealant applied within annulus, flush with both sides of wall assembly.

Project: _____
 Location: _____
 Installer: _____
 Signature: _____

The Tremco products used above have been tested in accordance with the following:
 • ASTM E814 (UL1479) Standard Test Method for Through Penetration Firestopping

Date: 9/01/98
 Drawing: TW-2158
 Approved by: M. Starr

The above described assembly has been tested and is based on both past and anticipated performance criteria. Tremco shall not be liable for any damages, direct or consequential, resulting from use of this material or design. Tremco shall only be responsible for replacing material found to be defective.

UL SYSTEM
 1 or 2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Gypsum Walls using FYRE-SHIELD.

TREMCO
 3735 Green Rd.
 Beachwood, OH, 44122

WL 1097
 F-Rating = 1 and 2 Hr.
 T-Rating = 0 Hr.

Drawing not to scale

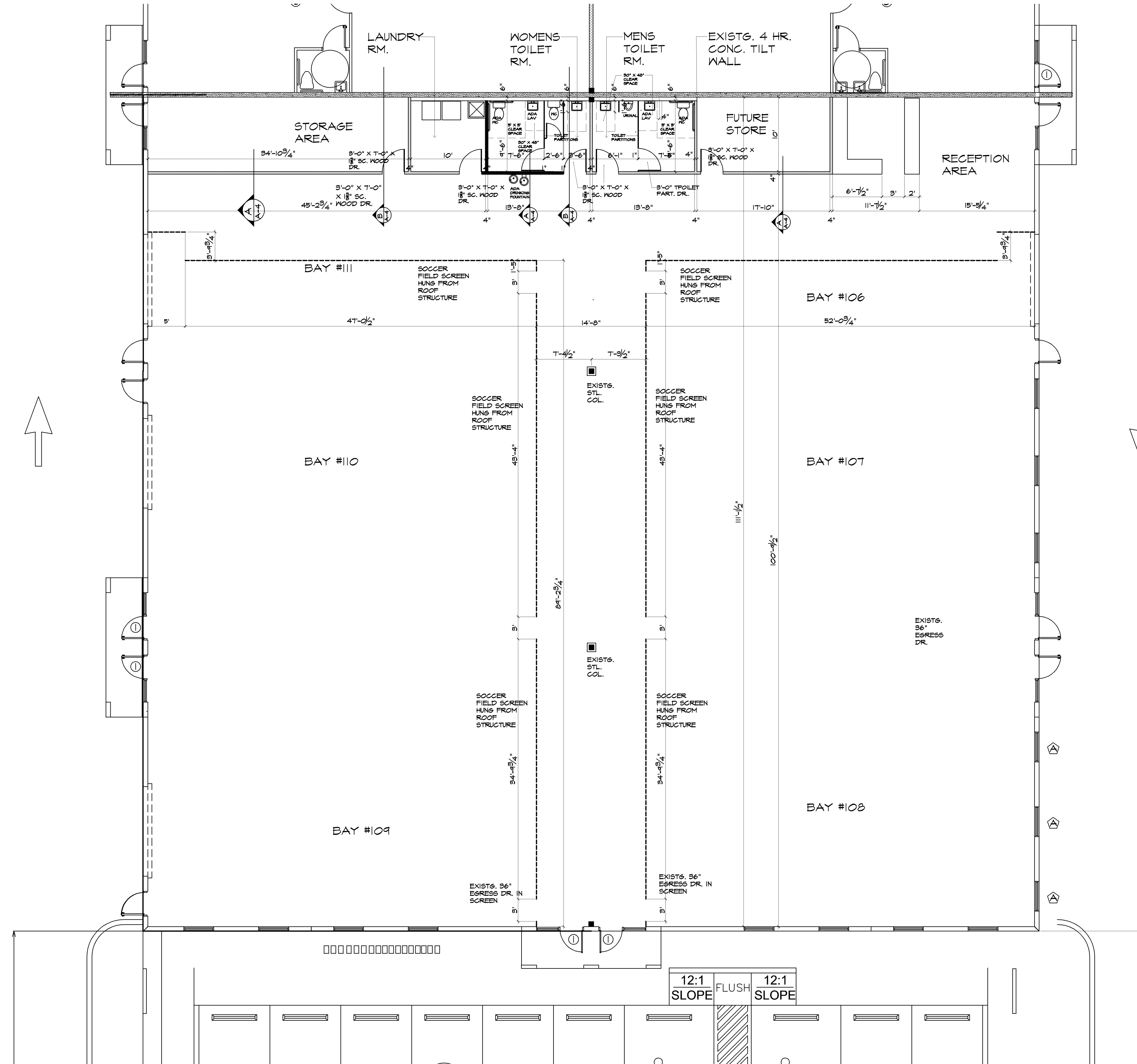
- Pre-Rated Gypsum Wallboard/Stud Wall Assembly
- Metallic Pipe - A) Steel Pipe - 8" diam. (or smaller) Sch. 40 (or heavier) steel pipe.
 B) Iron Pipe - 8" diam. (or smaller) cast or ductile iron pipe.
 C) Conduit - 4" diam. (or smaller) EMT or rigid steel conduit.
 D) Copper Tubing - 4" diam. (or smaller) Type L (or heavier) copper tubing.
 E) Copper Pipe - 4" diam. (or smaller) Regular (or heavier) copper pipe.
 The annular space shall be min. 1/4" to max. 5/8" within the firestop system.
- FYRE-SHIELD - Min. 1/2" thickness of sealant applied within opening. Additional sealant to be installed such that a min. 1/4" crown is formed around the penetrating item.

Project: _____
 Location: _____
 Installer: _____
 Signature: _____

The Tremco products used above have been tested in accordance with the following:
 • ASTM E814 (UL1479) Standard Test Method for Through Penetration Firestopping

Date: 4/23/97
 Drawing: TW-1097
 Approved by: J. Picoole

The above described assembly has been tested and is based on both past and anticipated performance criteria. Tremco shall not be liable for any damages, direct or consequential, resulting from use of this material or design. Tremco shall only be responsible for replacing material found to be defective.

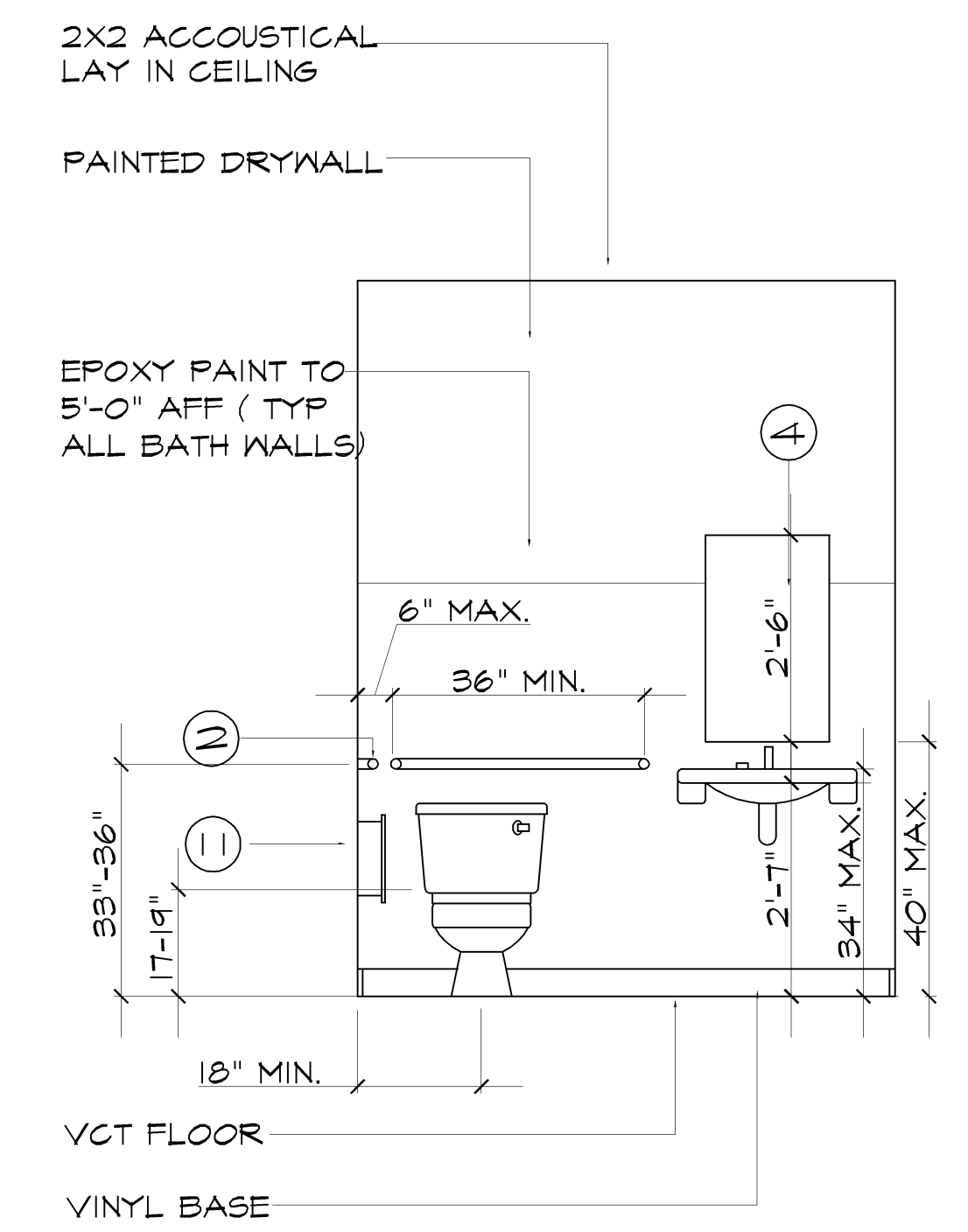


1 HR FIRE WALL PENETRATION DETAILS

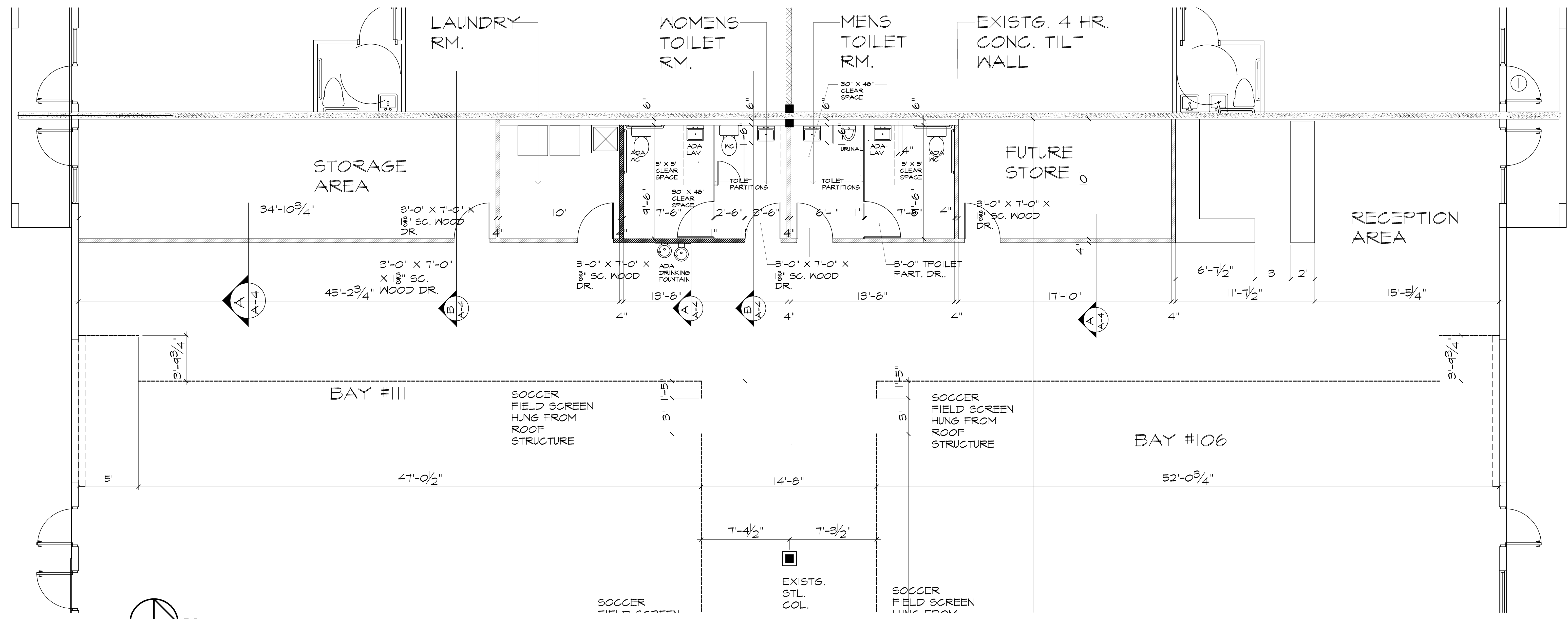
SITE PLAN

SCALE: 1/8" = 1'-0"

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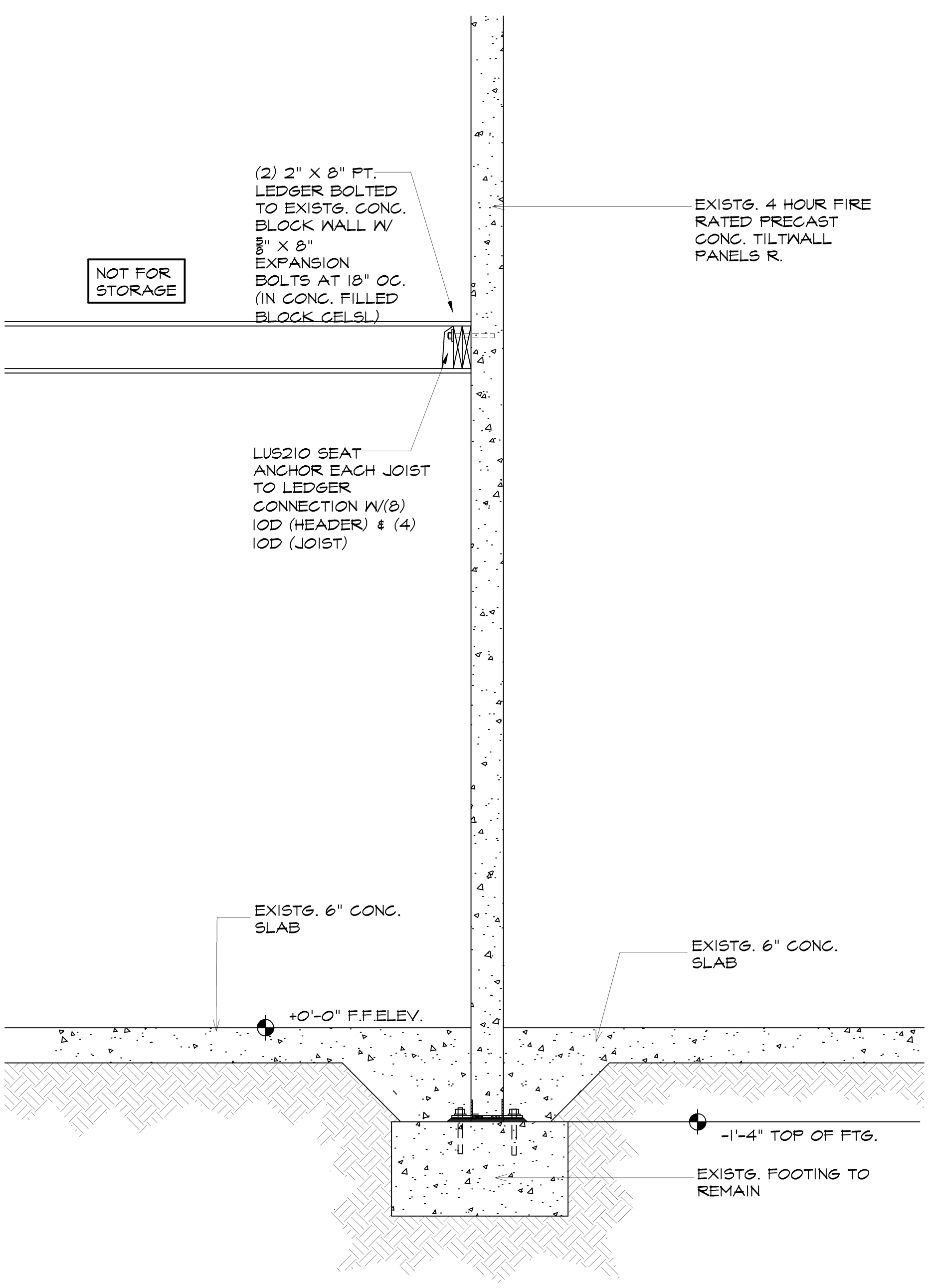
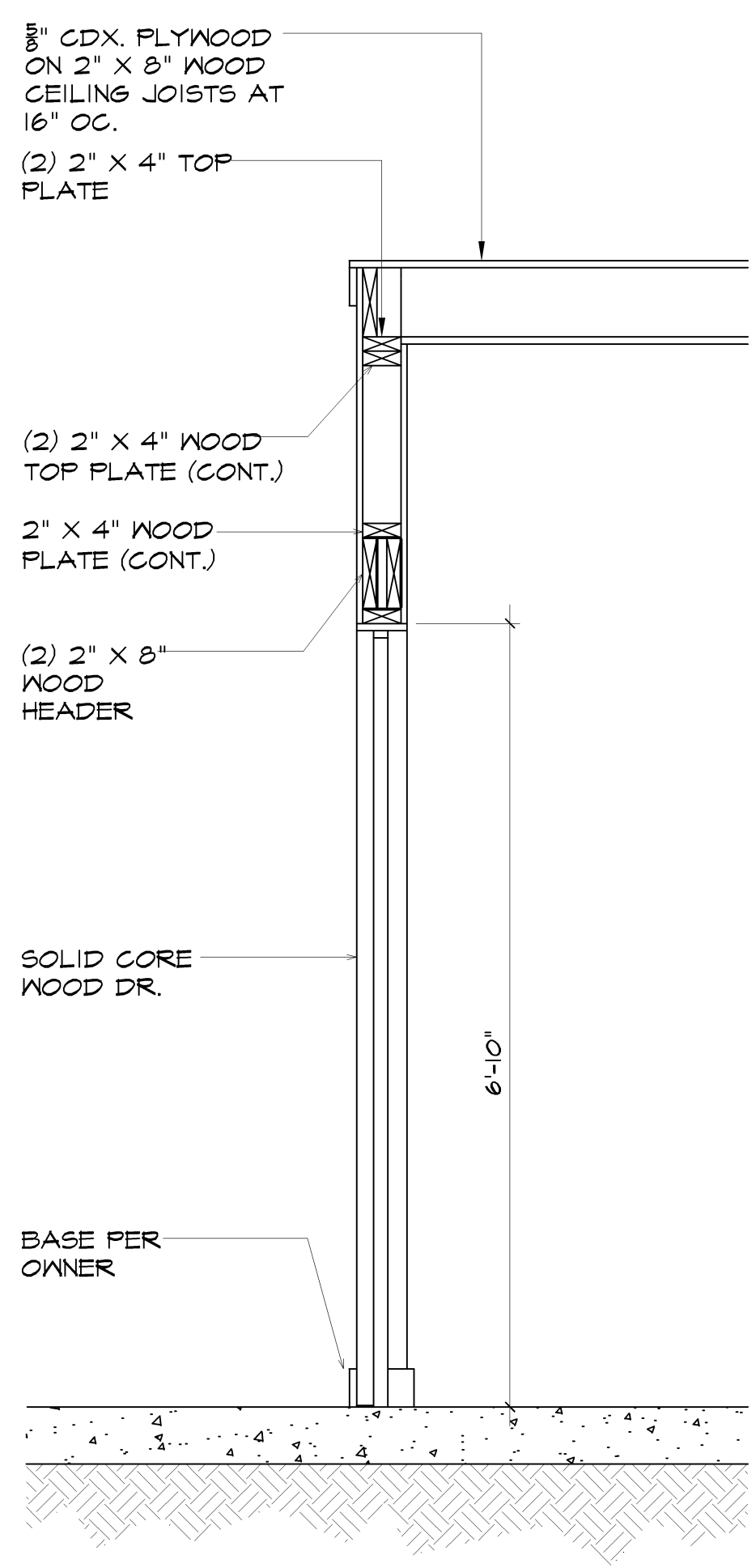
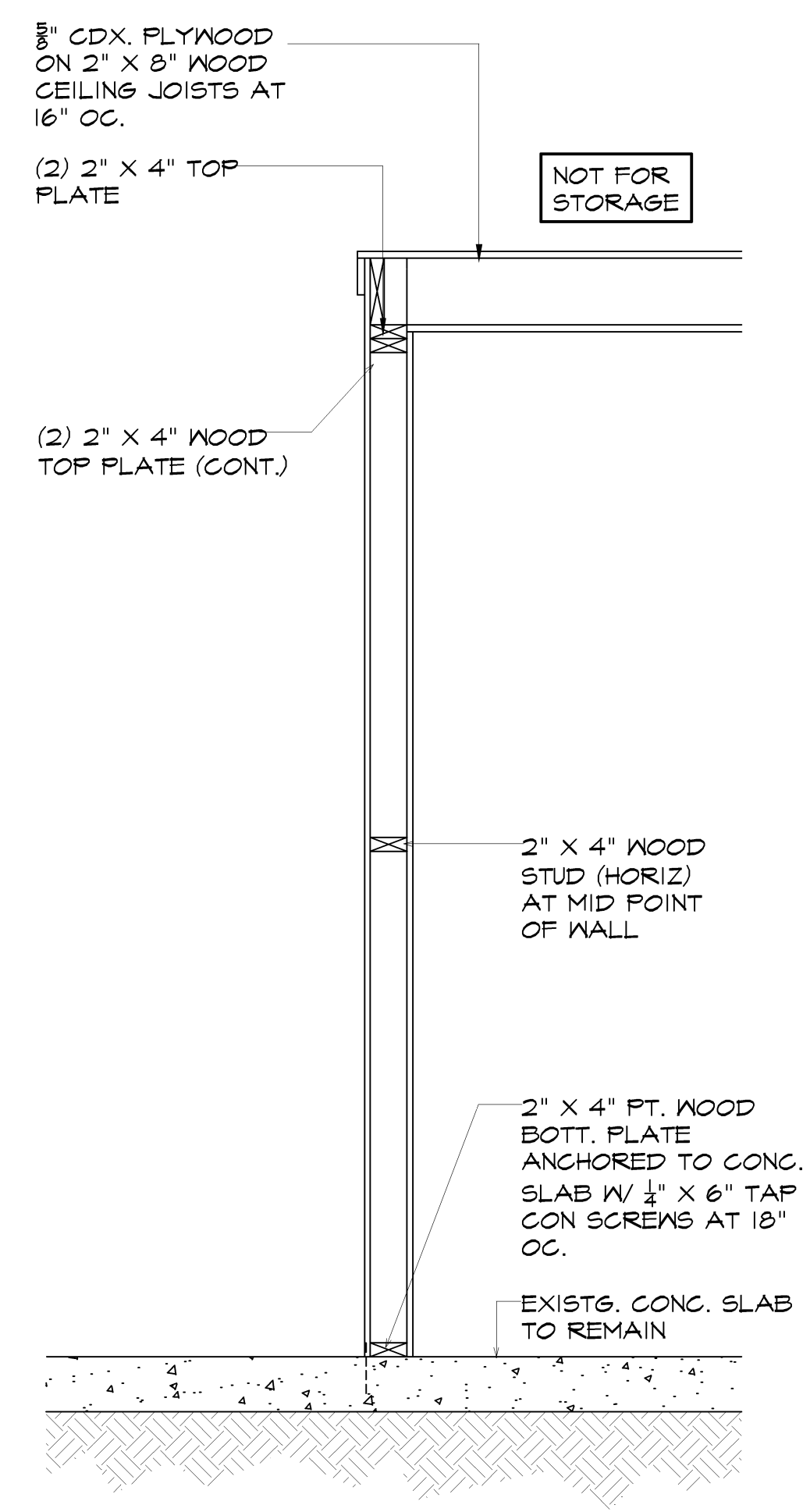
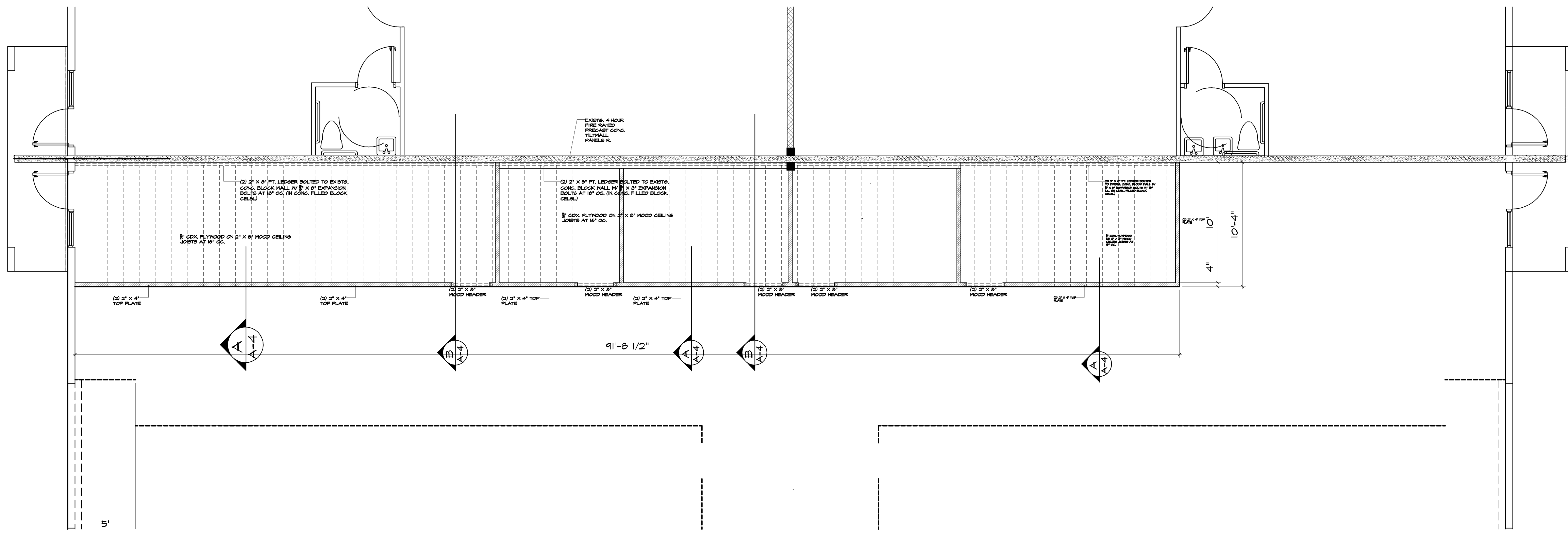


ADA BATH ELEVATIONS
 SC: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"



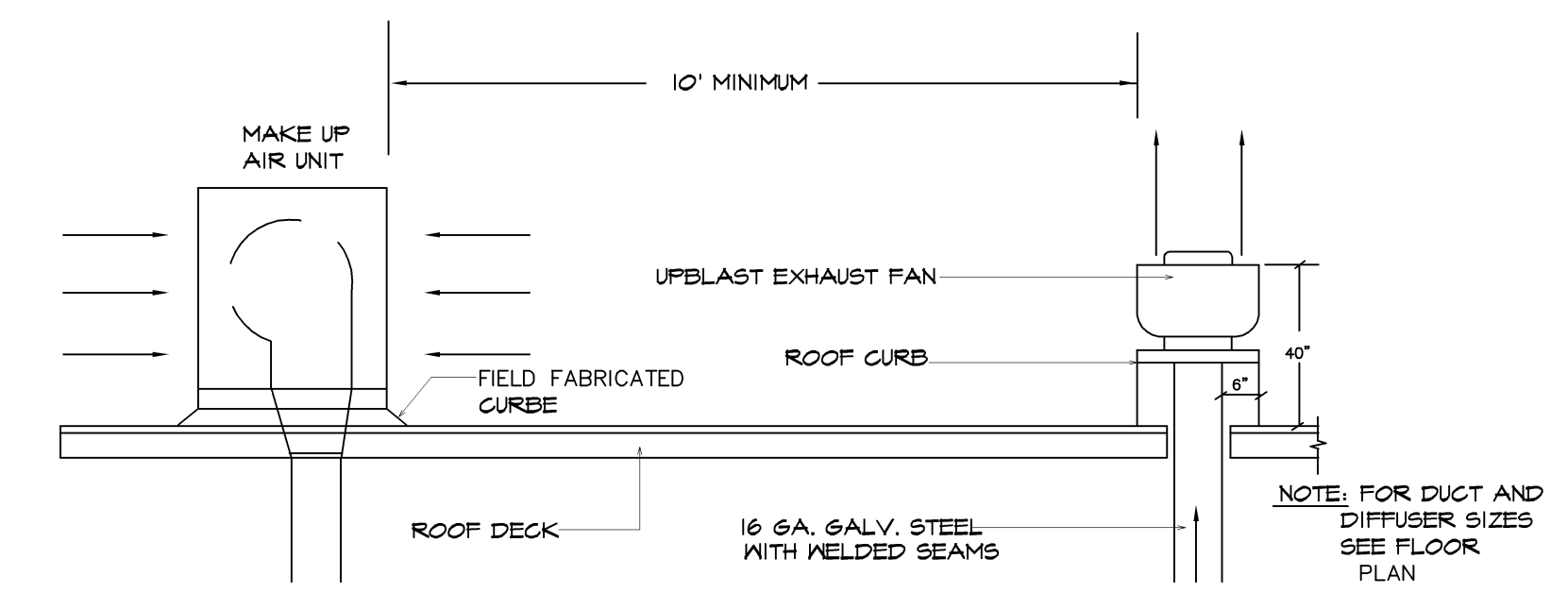
SECTION A
 SCALE: 3/4" = 1'-0"

SECTION A
 SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"

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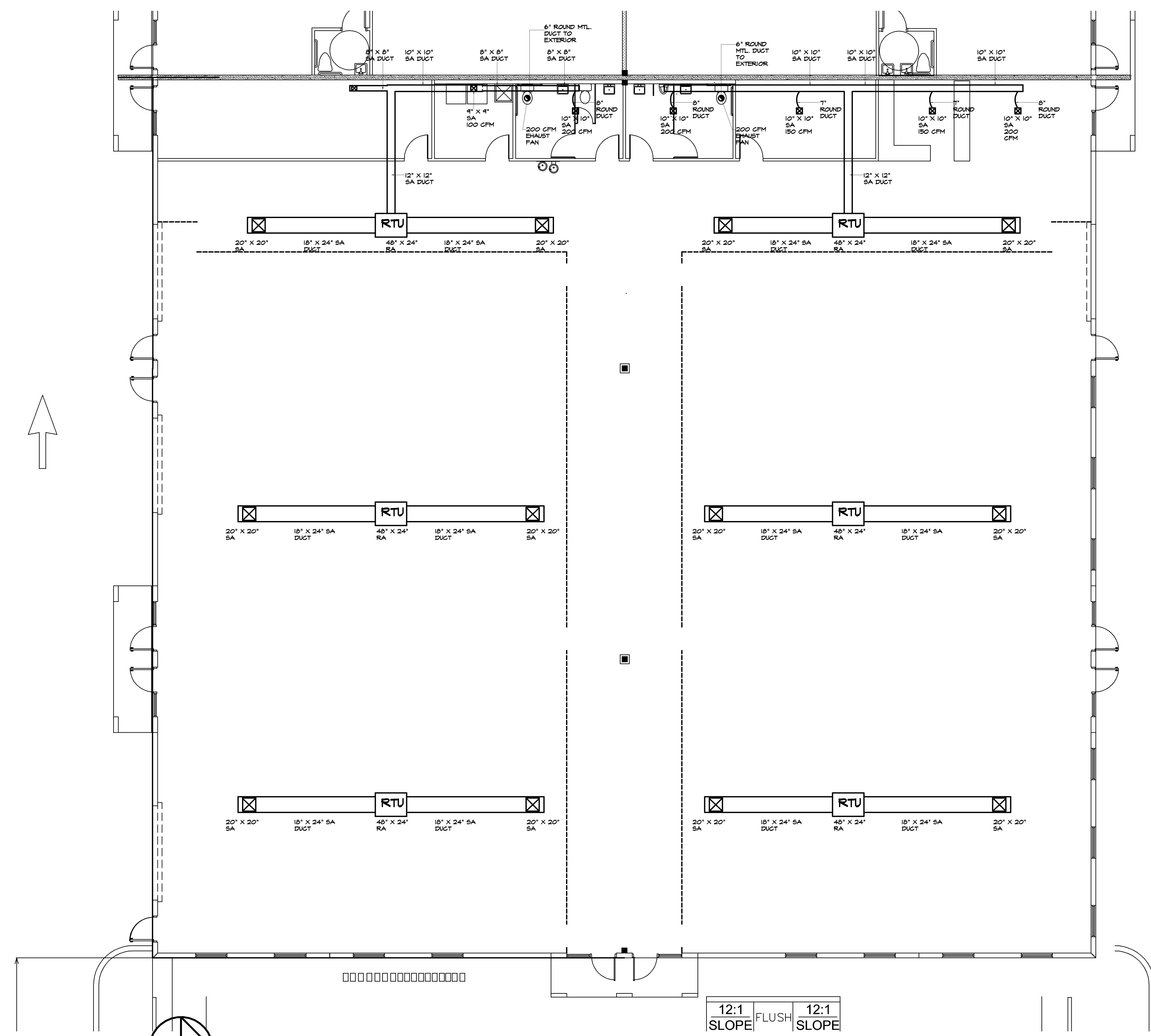
A/C EQUIPMENT SCHEDULES:
 AC #1
 CARRIER OR APPROVED EQUAL
 10 TON
 50 TC-D12B2
 10 TON PACKAGE UNIT
 2 STAGE COOLING
 CO2 DETECTION
 ELECT.-208-230-1
 208/230/1/60

OUTSIDE AIR CALCS:
 2017 6 EDITION MECHANICAL
 CODE
 19,500 SF. X .30=4020 CFM.
 4020 CFM. / 6= 670 CFM. PER
 UNIT

- NOTES:
1. ALL HOOD EXHAUST DUCTWORK SHALL BE 16 G.A. ALL WELDED CONSTRUCTION
 2. MOUNT EXHAUST FAN ON 16 GA. GALVANIZED WELDED CURB MIN. 40" ABOVE ROOF TIED DOWN IN ACCORDANCE WITH LOCAL CODES

EXHAUST DETAIL:

NOT TO SCALE

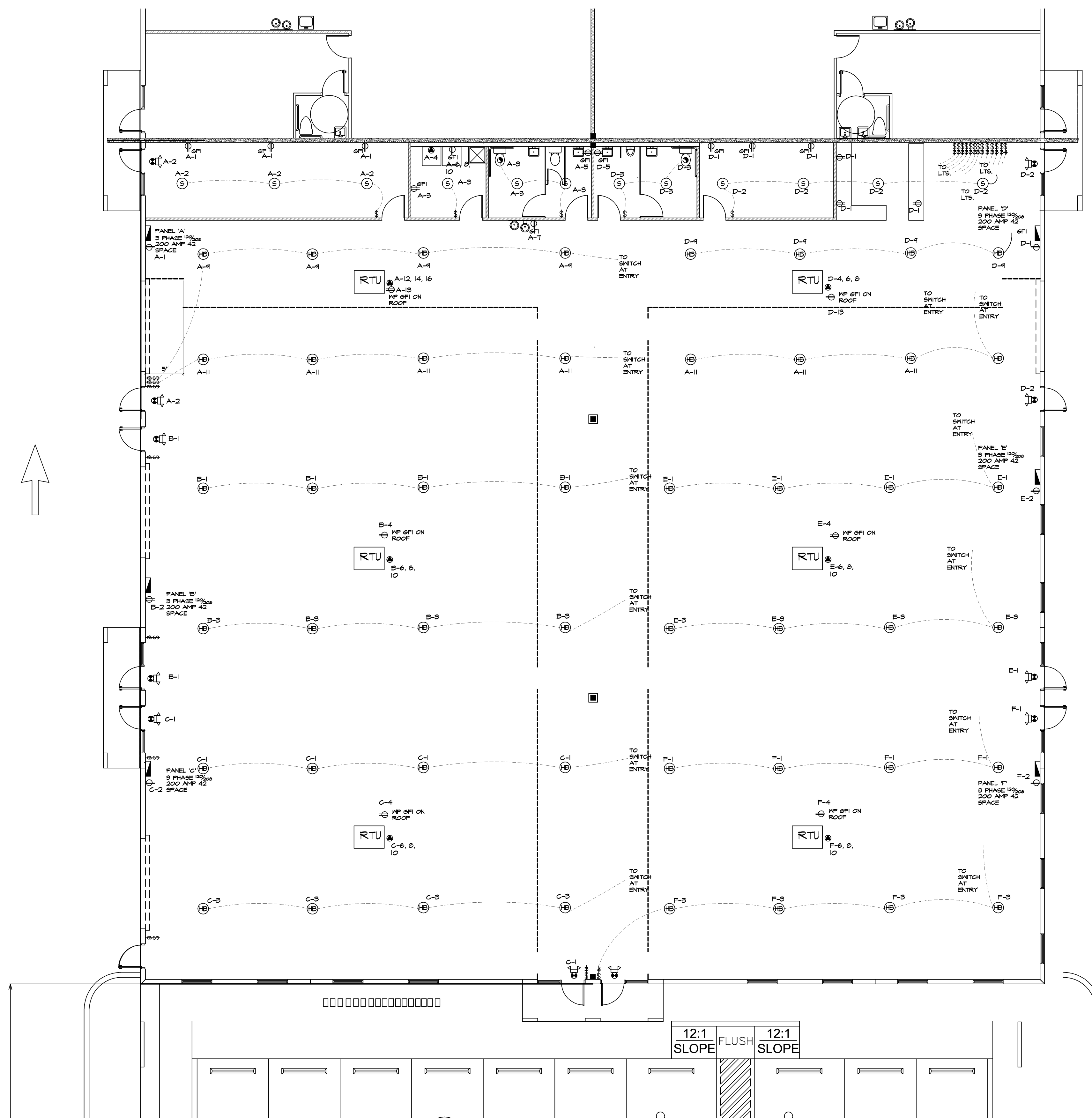


SITE PLAN

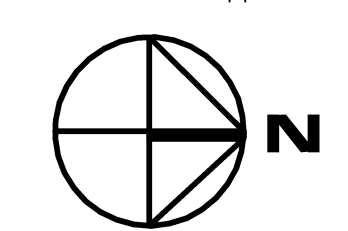
SCALE: 1/8" = 1'-0"

ELECTRICAL SYMBOLS

- 2'x4' (2 TUBE) FLUORESCENT LIGHT CL6 MTD
- 2'x4' (3 TUBE) FLUORESCENT LIGHT CL6 MTD
- ⊕ WALL MOUNTED LIGHT
- ⊕ 110 V DUPLEX OUTLET
- ⊕ 110V DUPLEX OUT. GROUND FAULT PROTECTED
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ SWITCH
- ⊕ EXHAUST FAN
- ⊕ ELEC PANEL
- ⊕ 110 V EXIT LIGHT
- ⊕ 110 V EXIT / EMERGENCY LIGHT
- ⊕ EMERGENCY LIGHT



U



ELECTRIC FLOOR PLAN

SCALE: 1" = 30'-0"

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ELECTRICAL PANEL SCHEDULE: A & D

CIRCUIT DESIGNATION	O.C.P.	AMPS/COND.	A	B	C	A	B	C	AMPS/COND.	O.C.P.	CIRCUIT DESIGNATION	
1 RECEPT. GFI	20/1	#12-2	1.2			.8			#12-2	20/1	LTS. / EMERS-EXIT LTS.	2
2 LTS. / EXH. FAN	20/1	#12-2		1.2			1.8		#12-2	20/1	HASHER	4
3 BATH RECEPT. GFI	20/1	#12-2			1.2			1.0	#10-3/4	30/1	DRYER	6
4 DRINKING FOUNTAIN	20/1	#12-2	1.5		1.0				#10-3/4	30/1		8
5 LTS.	20/1	#12-2		1.2			1.0		#10-3/4	30/1		10
6 LTS.	20/1	#10-2		1.2				3.4	#8-3/4	50/3	RTU	12
7 RECEPT. GFI AT RTU	20/1	#12-2	1.2			3.4			#8-3/4	50/3		14
8							3.4		#8-3/4	50/3		16
9												18
10												20
11												22
12												24
13												26
14												28
15												30
16												32
17												34
18												36
19												38
20												40
21												42

PHASE A	7.9			5.2					12.9 KW		
PHASE B		8.8			8.2				19.0 KW		
PHASE C			8.8			4.4			19.2 KW		
PHASE A	12.9 KW										
PHASE B	19.0 KW			40.7 / 360 = 113.05 AMPS							
PHASE C	19.2 KW										
TOTAL	40.7										

ELECTRICAL PANEL SCHEDULE: B & C & D & E

CIRCUIT DESIGNATION	O.C.P.	AMPS/COND.	A	B	C	A	B	C	AMPS/COND.	O.C.P.	CIRCUIT DESIGNATION	
1 LTS. / EMERS-EXIT LTS.	20/1	#12-2	1.2			1.2			#12-2	20/1	GFI RECEPT.	2
2 LTS.	20/1	#12-2		1.2			1.2		#12-2	20/1	GFI RECEPT. AT RTU	4
3								3.4	#8-3/4	50/3	RTU	6
4								3.4	#8-3/4	50/3		8
5								3.4	#8-3/4	50/3		10
6												12
7												14
8												16
9												18
10												20
11												22
12												24
13												26
14												28
15												30
16												32
17												34
18												36
19												38
20												40
21												42

PHASE A	1.2			4.6					5.8 KW		
PHASE B		1.2			4.6				5.8 KW		
PHASE C			4.6			3.4			5.8 KW		
PHASE A	5.8 KW										
PHASE B	5.8 KW			15.0 / 360 = 41.95 AMPS							
PHASE C	5.8 KW										
TOTAL	15.0										

ELECTRICAL PANEL SCHEDULE: D

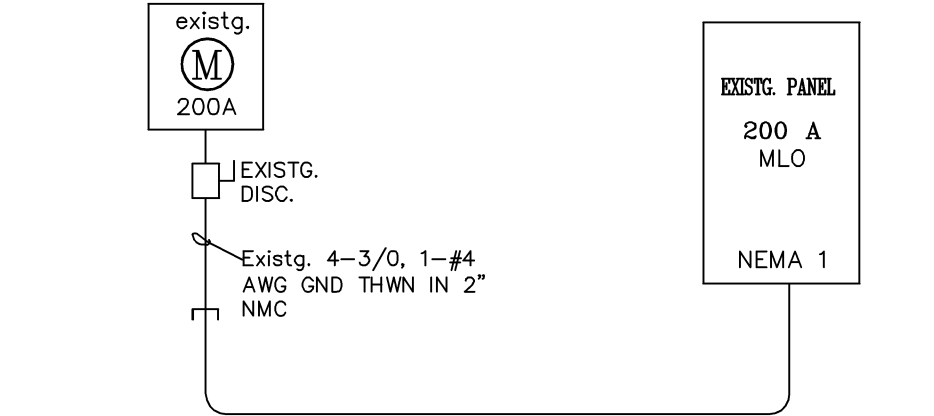
CIRCUIT DESIGNATION	O.C.P.	AMPS/COND.	A	B	C	A	B	C	AMPS/COND.	O.C.P.	CIRCUIT DESIGNATION	
1 RECEPT. GFI	20/1	#12-2	1.2			.8			#12-2	20/1	LTS. / EMERS-EXIT LTS.	2
2 LTS. / EXH. FAN	20/1	#12-2		1.2			1.8		#12-2	20/1	RTU	4
3 BATH RECEPT. GFI	20/1	#12-2			1.2			3.4	#8-3/4	50/3		6
4 LTS.	20/1	#12-2		1.2					#8-3/4	50/3		8
5 LTS.	20/1	#10-2		1.2					#8-3/4	50/3		10
6 RECEPT. GFI AT RTU	20/1	#12-2	1.2						#8-3/4	50/3		12
7												14
8												16
9												18
10												20
11												22
12												24
13												26
14												28
15												30
16												32
17												34
18												36
19												38
20												40
21												42

PHASE A	2.4			11.4					19.8 KW		
PHASE B		2.4			11.4				19.8 KW		
PHASE C			2.4			3.4			19.8 KW		
PHASE A	19.8 KW										
PHASE B	19.8 KW			25.4 / 360 = 70.55 AMPS							
PHASE C	19.8 KW										
TOTAL	28.4										

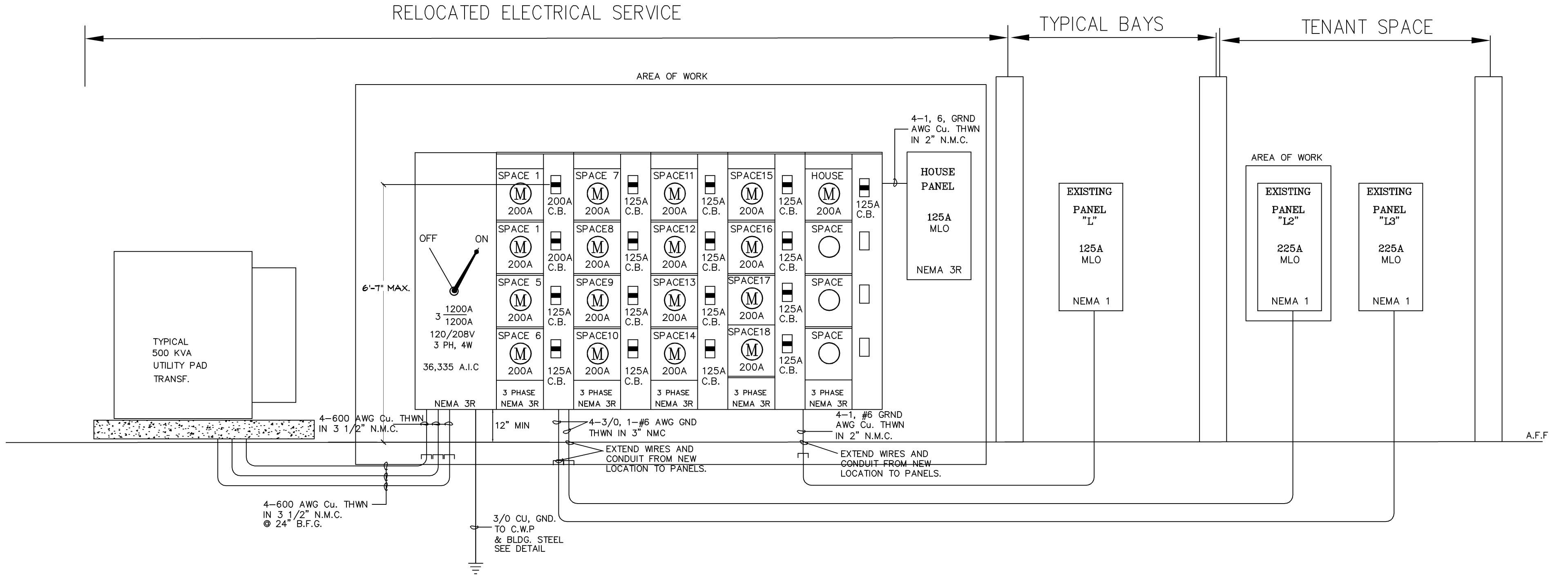
- ELECTRICAL SPECIFICATIONS**
- DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION.
 - ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES HAVING JURISDICTION.
 - MINIMUM WIRE SIZE SHALL BE #12 AWG, UNLESS OTHERWISE NOTED. ALL CONDUCTORS SHALL BE COPPER WITH THIN OR THIN INSULATION.
 - ALL MATERIAL SHALL BE NEW AND BEAR THE UNDERWRITES LABEL (UL) WHERE APPLICABLE.
 - THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED IN ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
 - THE ELECTRICAL TELEPHONE AND CABLE TELEVISION INSTALLATIONS SHALL MEET ALL REQUIREMENTS BY THE LOCAL UTILITY COMPANIES.
 - ALL DISCONNECT SWITCHES SHALL BE RATED FOR 100,000 A.I.C. UNLESS OTHERWISE NOTED. ALL FUSES SHALL BE RATED FOR 200,000 A.I.C. AND SHALL BE CURRENT LIMITING.
 - ALL ELECTRICAL SWITCHGEAR SHALL BE BY SQUARE D, ITE, OR CHALLENGER. SUBSTITUTES MUST BE APPROVED BY THE ENGINEER.
 - OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS. PLASTIC BOXES MAY BE USED IN LIEU OF THE STEEL BOX WHERE PERMITTED BY LOCAL CODES. IN DAMP OR WET LOCATIONS BOXES SHALL BE MADE FROM CAST ALLOY WITH THREADED HUBS. SPECIAL ENCLOSURES ARE REQUIRED FOR OTHER CLASSIFIED AREAS.
 - SEPARATE WIRE AND CONDUIT SYSTEM MAY BE SUBSTITUTED WITH FACTORY FABRICATED ASSEMBLY OF INSULATED CONDUCTORS IN A FLEXIBLE METALLIC ENCLOSURE WHERE PERMITTED BY LOCAL CODES.
 - MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH HOT LEG. IT SHALL BE THE ELECTRICAL CONTRACTOR TO PROVIDE ALL STARTERS WHERE REQUIRED.
 - FURNISH AND INSTALL DISCONNECT SWITCHES OVER CURRENT PROTECTION AND WIRING FOR THE AIR CONDITIONING SYSTEM AS PER MANUFACTURER RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE AIR CONDITIONING CONTRACTOR AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
 - ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ENGINEER OR ARCHITECT.
 - ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
 - THE ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) ONE YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
 - ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OR PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

- ELECTRICAL NOTES:**
- ELECTRICAL CONTRACTOR SHALL VISIT SITE AND VERIFY EXIST. CONDITIONS PRIOR TO CONSTRUCTION.
 - ELECTRICAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.
 - ELECTRICAL CONTRACTOR SHALL VERIFY EQUIPMENT REQUIREMENTS WITH MFG. SPECIFICATIONS PRIOR TO INSTALLATION AND REPORT ANY DISCREPANCIES WITH ARCHITECT PRIOR TO CONSTRUCTION.
 - CONNECT NEW ELECTRICAL TO NEMA CIRCUITS IN NEMA PANELS.
- ELECTRICAL CODE:**
FLORIDA BUILDING CODE 2017 (6 EDITION) N.E.C. 2011

- ELECTRICAL SYMBOLS**
- 2"x4" (2 TUBE) FLUORESCENT LIGHT CL6 MTD
 - 2"x4" (3 TUBE) FLUORESCENT LIGHT CL6 MTD
 - WALL MOUNTED LIGHT
 - 110 V DUPLEX OUTLET
 - 110V DUPLEX OUT. GROUND FAULT PROTECTED
 - SPECIAL PURPOSE OUTLET
 - SWITCH
 - EXHAUST FAN
 - ELEC PANEL
 - 110 V EXIT LIGHT
 - 110 V EXIT / EMERGENCY LIGHT
 - EMERGENCY LIGHT



ELECTRICAL RISER DIAGRAM
SCALE: N.T.S.



EXISTING ELECTRICAL RISER DIAGRAM
SCALE: N.T.S.



SITE PLAN

SCALE: 1" = 30'-0"

GARY POWELL
ARCHITECTURE AND PLANNING
16 SOUTH RIVER ROAD
SEVALLS POINT, FLORIDA 34496
772-223-1755

INDOOR SPORTS & RESEARCH
INDOOR SPORTS FACILITY FOR:
150 N.W. ENTIFRIZE DR. (BAYS 106-111)
ST. LUCIE COUNTY, FLORIDA

DRAWN BY
WGP

CHECKED BY
WGP

DATE
APRIL 23, 2018

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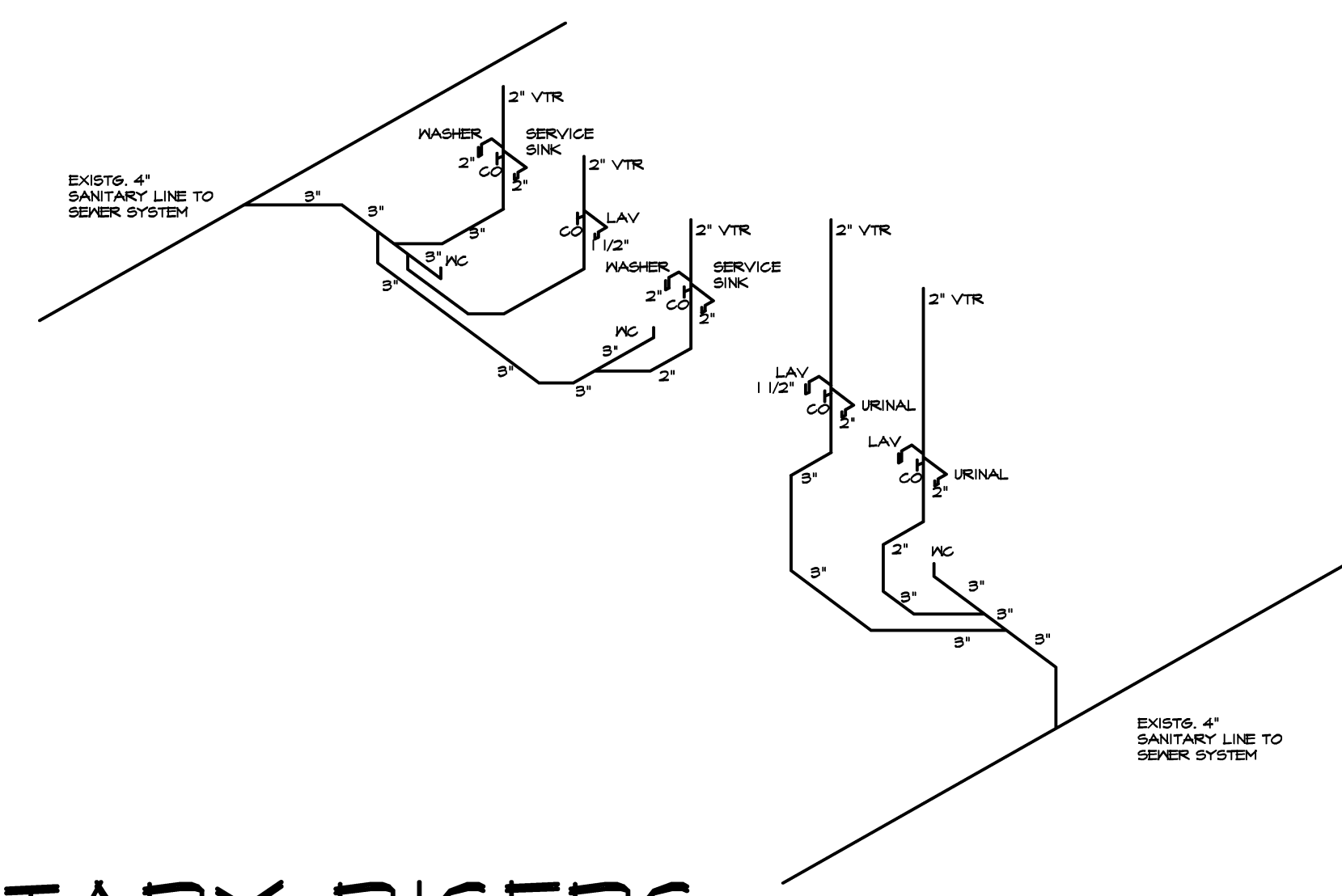
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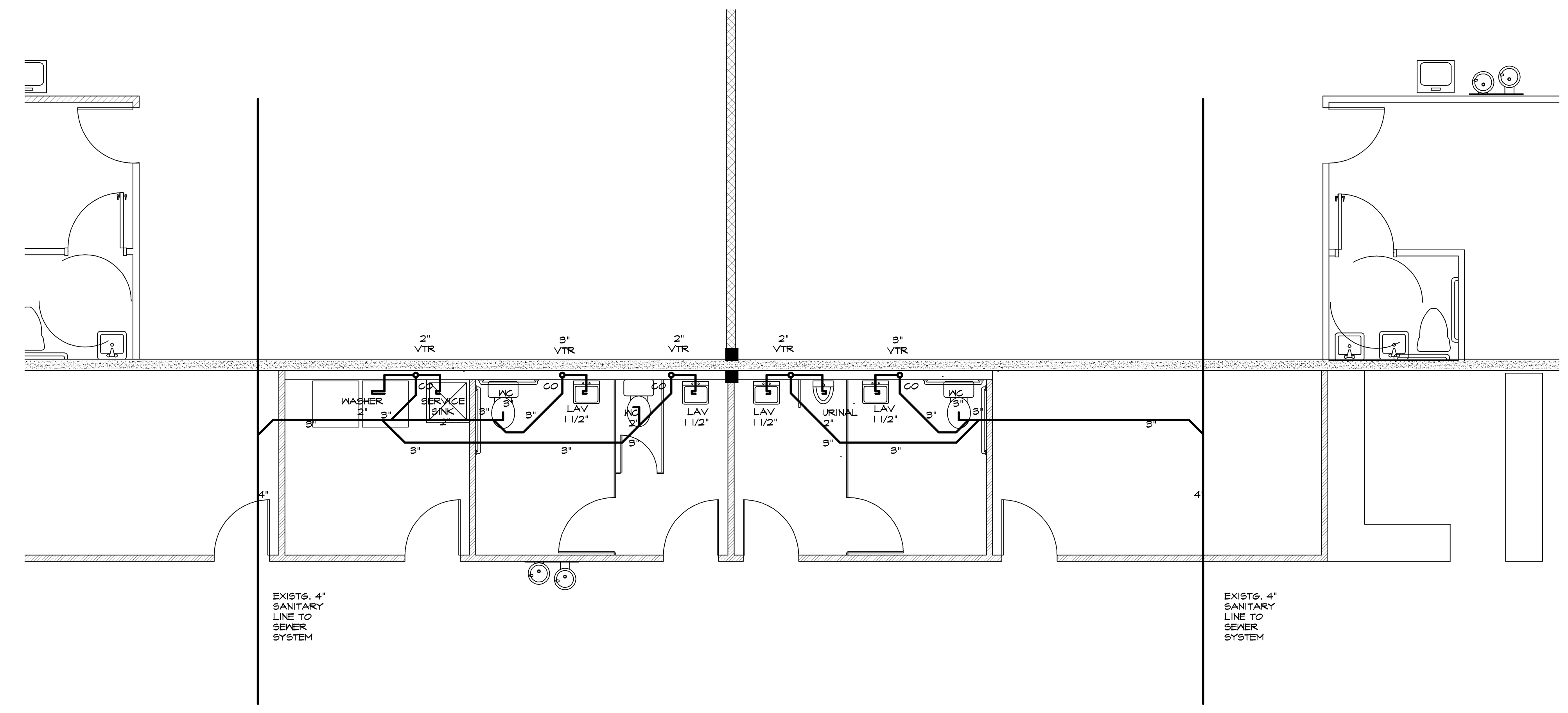
PLUMBING NOTES:

1. PROVIDE WATER-HAMMER ARRESTORS ON ALL QUICK CLOSING VALVES, PER F.B.C. 2408.5 / MFGR. SPECS.
2. PROVIDE A WATER HEATER RELIEF VALVE 7 PIPING TO EXTERIOR GREEN AREA.
3. PROVIDE AN APPROVED DEVICE FOR THERMAL EXPANSION CONTROL ON ON ALL ELECTRIC WATER HEATERS (STORAGE WATER HEATING EQUIPMENT), PER F.B.C. 2408.4.



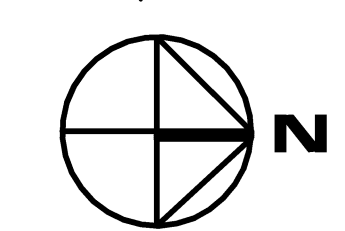
SANITARY RISERS

NTS.



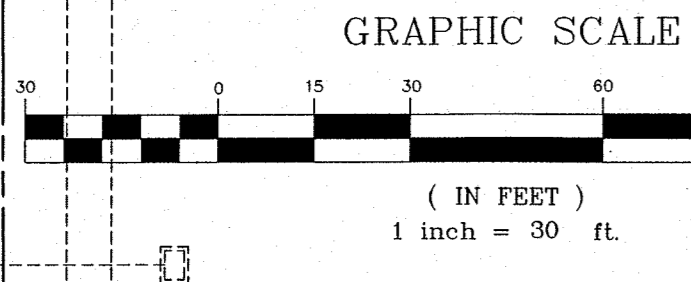
EXISTG. 4" SANITARY LINE TO SEWER SYSTEM

EXISTG. 4" SANITARY LINE TO SEWER SYSTEM



SITE PLAN

SCALE: 1" = 30'-0"



LOT 6
SCRIPPS TREASURE CUST PUB CO
FUTURE LAND USE: LI/OSR/I
ZONING: IN

LEGAL DESCRIPTION

LOT 7, PARCEL 1, PLAT OF ST. LUCIE WEST PLAT NO. 133, ST. LUCIE WEST INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 39, PAGE 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
CONTAINING 119,622 S.F., 2.746 ACRES
SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST
PARCEL CONTROL NUMBERS
LOT 7 332394700120006

PROJECT NAME: MIRANDA AIR
OWNER/DEVELOPER: D J M ENTERPRISES INC
408-B FARMERS MARKET RD
FORT PIERCE, FL. 34982-8228

ENGINEER: JOSEPH T. FRISCIA, P.E.
FRISCIA ENGINEERING
681 SW WHITMORE DRIVE
PORT ST. LUCIE, FL 34984
(772) 340-4990

ARCHITECT: GARY FOWELL
ARCHITECTURE AND PLANNING
16 S. RIVER ROAD
STUART, FL. 34996
(772) 223-1755

LANDSCAPE ARCHITECT: WILLIAM A. FLINT, III
LANDSCAPE ARCHITECT
2310 SE COUNTRY CLUB LANE
STUART, FL 34986
(772) 220-0424

SURVEYOR: LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
1898 S.E. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL. 34952
(772) 398-6430

SITE DATA

FUTURE LAND USE: LI/OSR/I
ZONING: WI
GROSS SITE AREA: 119,622 S.F. (2.746 AC) = 100.00%

IMPERVIOUS AREA	95,394 S.F. (2.190 AC) = 79.75%
PROPOSED BUILDING	38,400 S.F. (0.882 AC) = 32.10%
PROPOSED PAVEMENT	56,994 S.F. (1.308 AC) = 47.65%
PERVIOUS AREA	24,228 S.F. (0.556 AC) = 20.25%

BUILDING DATA:
1ST FLOOR OFFICE AREA = 7,100 S.F.
2ND FLOOR MEZZANINE AREA = 3,600 S.F.
WAREHOUSE AREA = 31,300 S.F.
TOTAL BUILDING AREA = 42,000 S.F.

BUILDING HEIGHT: TWO STORY (HEIGHT OF 35 FT.)

PROVIDER OF UTILITIES: ST. LUCIE WEST SERVICE DISTRICT
WASTEWATER: ST. LUCIE WEST SERVICE DISTRICT
REFUSE SERVICE: DUMPSTER PICKUP

PARKING CALCULATIONS
PARKING REQUIRED:
1 SPACE / 260 S.F. OFFICE AREA
7,100 S.F. / 260 = 27 SPACES

1 SPACE / 500 S.F. MEZZANINE AREA
3,600 S.F. / 500 = 7 SPACES

1 SPACE / 500 S.F. WAREHOUSE AREA
31,300 S.F. / 500 = 63 SPACES

PARKING PROVIDED: = 106 SPACES (5 HANDICAPPED)
PARKING PROVIDED: = 119 SPACES (5 HANDICAPPED)

DRAINAGE SYSTEM: DRAINAGE SYSTEM WILL CONSIST OF DRY DETENTION PRETREATMENT OF THE FIRST 1/2" RUNOFF. THE REMAINING WATER QUALITY AND QUANTITY TREATMENT IS PROVIDED BY THE MASTER DRAINAGE SYSTEM (MODIFICATION TO SFWM PERMIT).

HAZARDOUS WASTE: ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

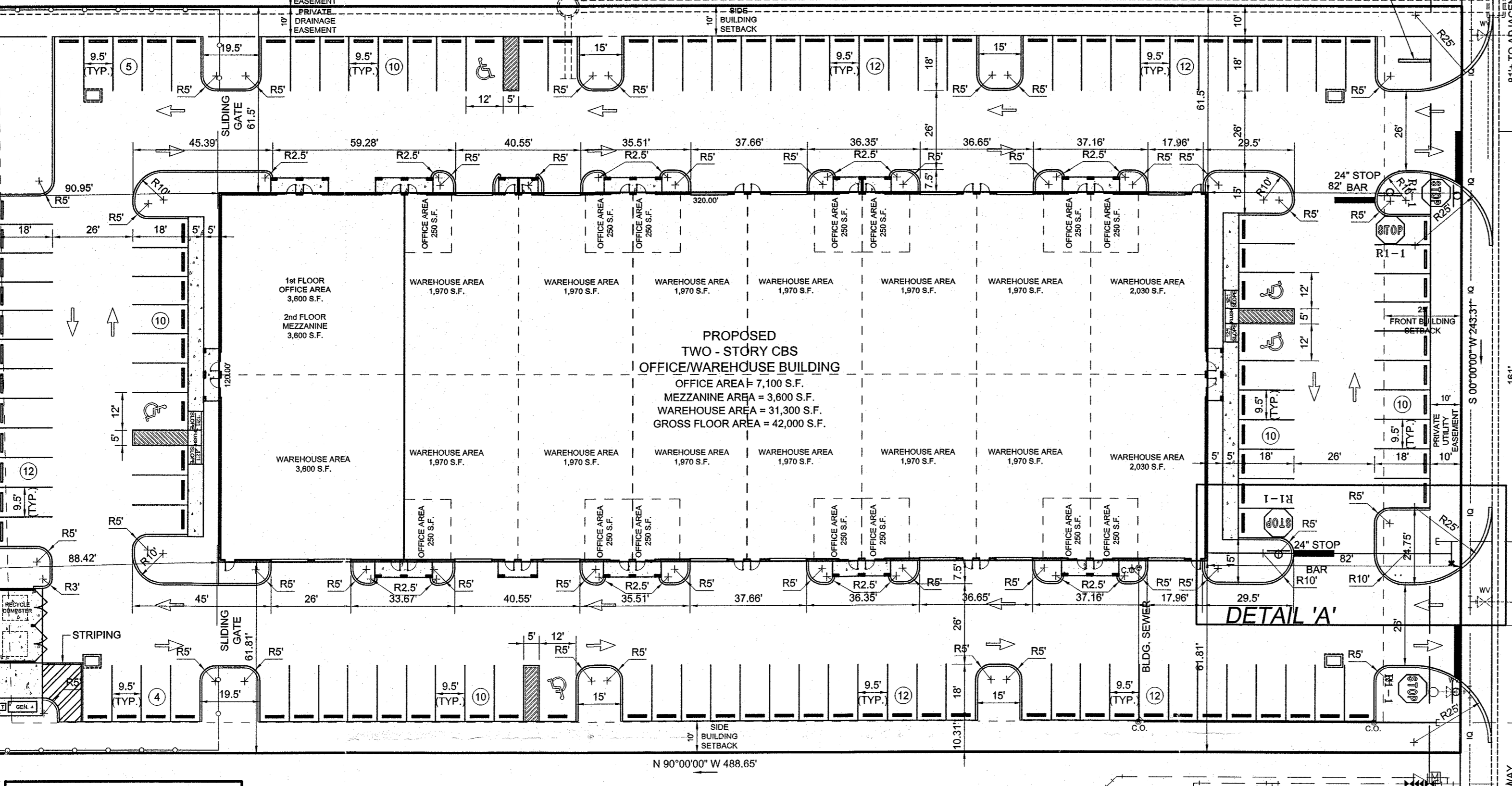
WELLFIELD PROTECTION: THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE & IS NOT REQUIRED TO COMPLY WITH CHAPTER 53, WELLFIELD PROTECTION, OF THE CITY CODE.

TRAFFIC STATEMENT

GENERAL LIGHT INDUSTRIAL (110) ITE TRIP MANUAL 6TH EDITION (AVERAGE RATES UTILIZED)			
WEEKDAY DAILY TRIPS:	AVERAGE RATE	PROJECT S.F.	TRIPS
GENERAL LIGHT INDUSTRIAL (110) ITE TRIP MANUAL 6TH EDITION	6.97/1,000 S.F.	42,000 S.F.	= 293
P.M. PEAK HOUR TRIPS:			
GENERAL LIGHT INDUSTRIAL (110) ITE TRIP MANUAL 6TH EDITION	0.98/1,000 S.F.	42,000 S.F.	= 41

UPLAND PRESERVE REQUIREMENTS

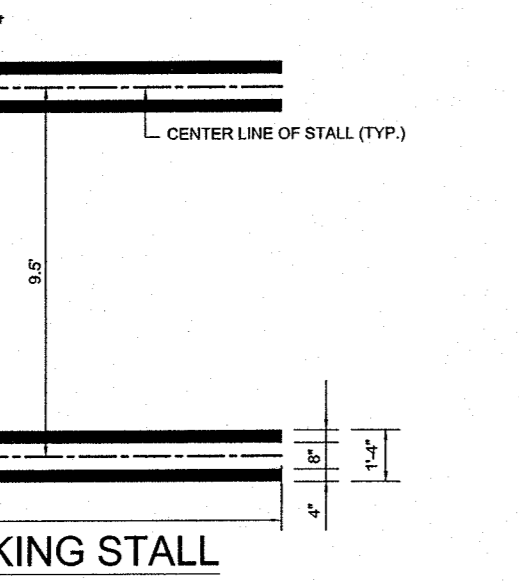
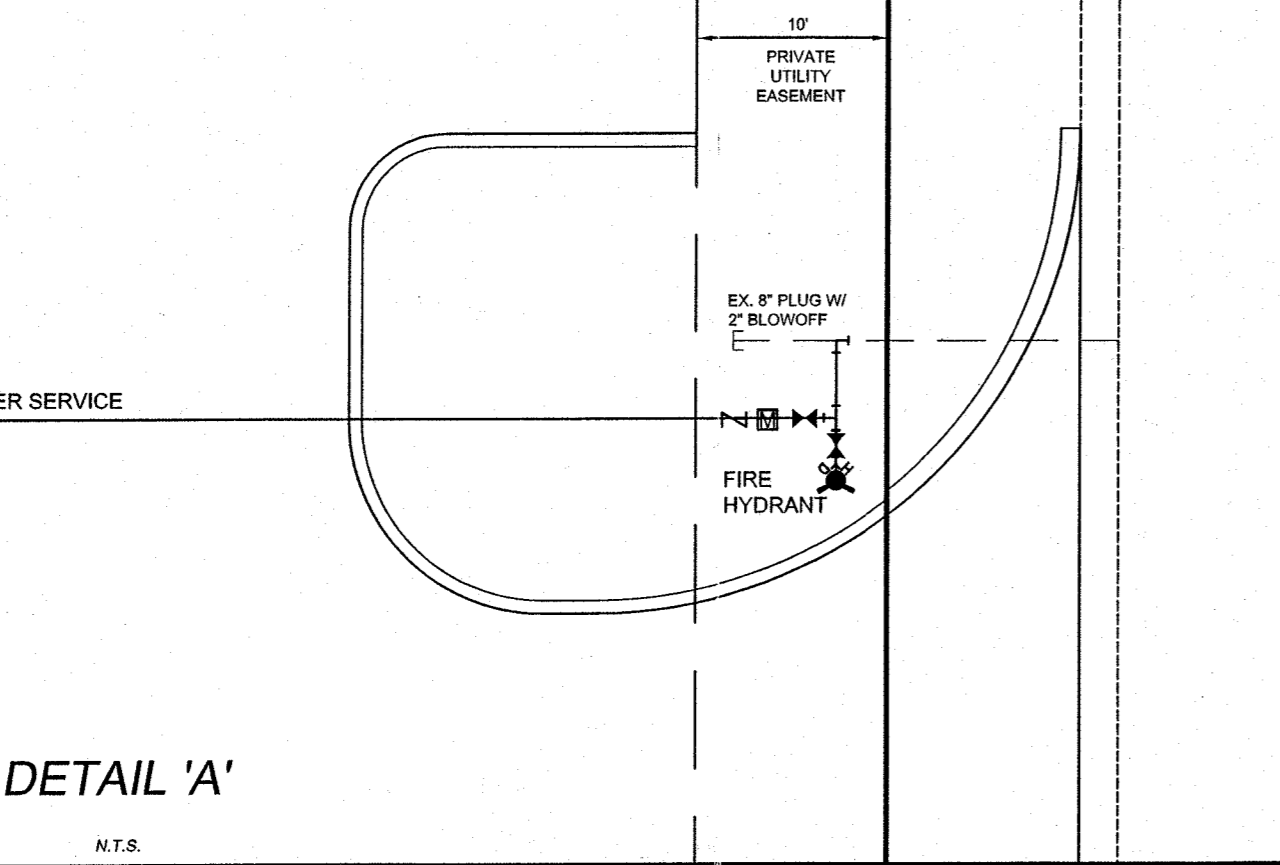
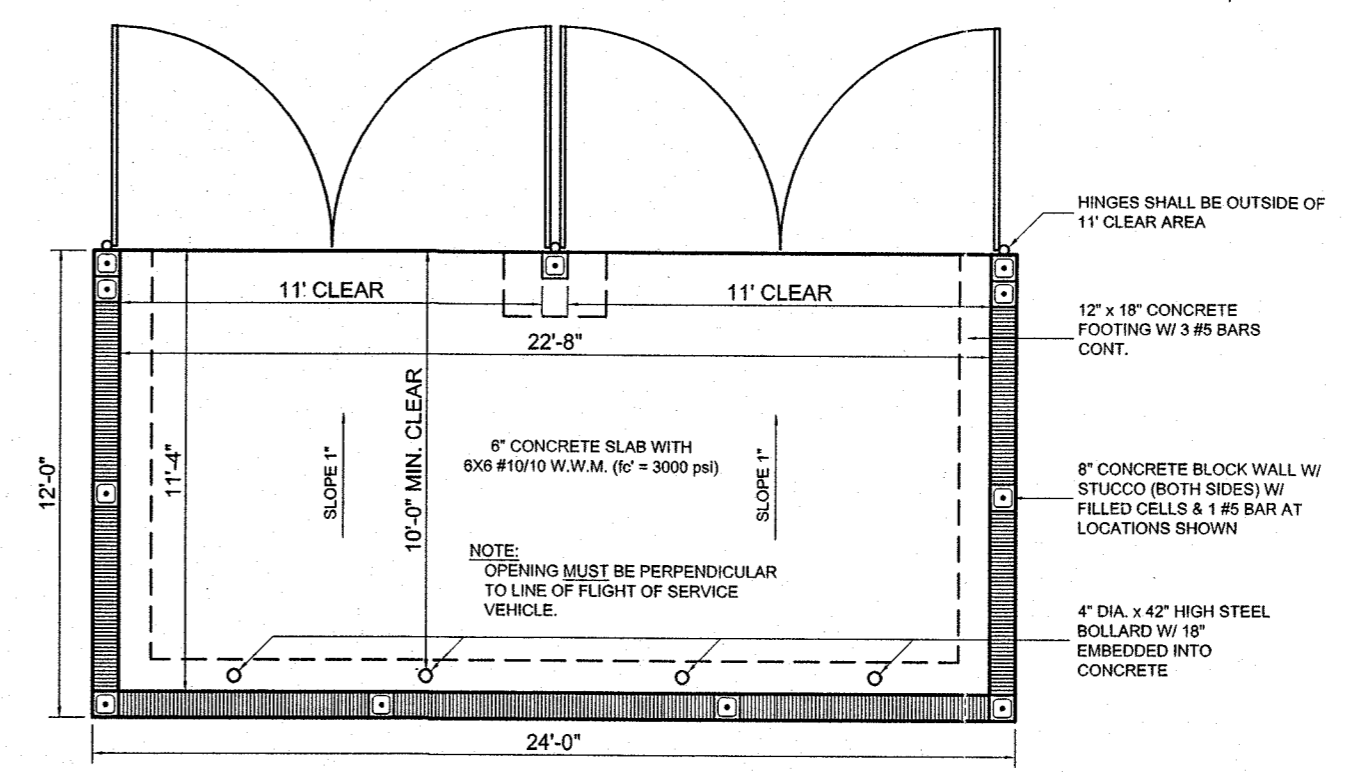
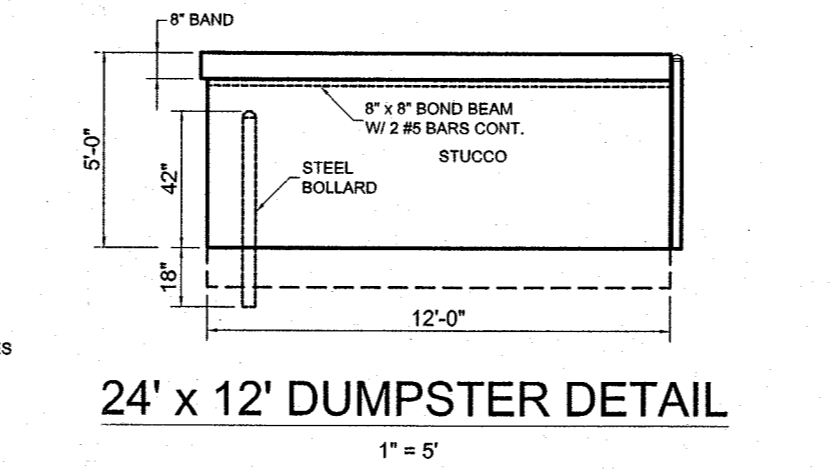
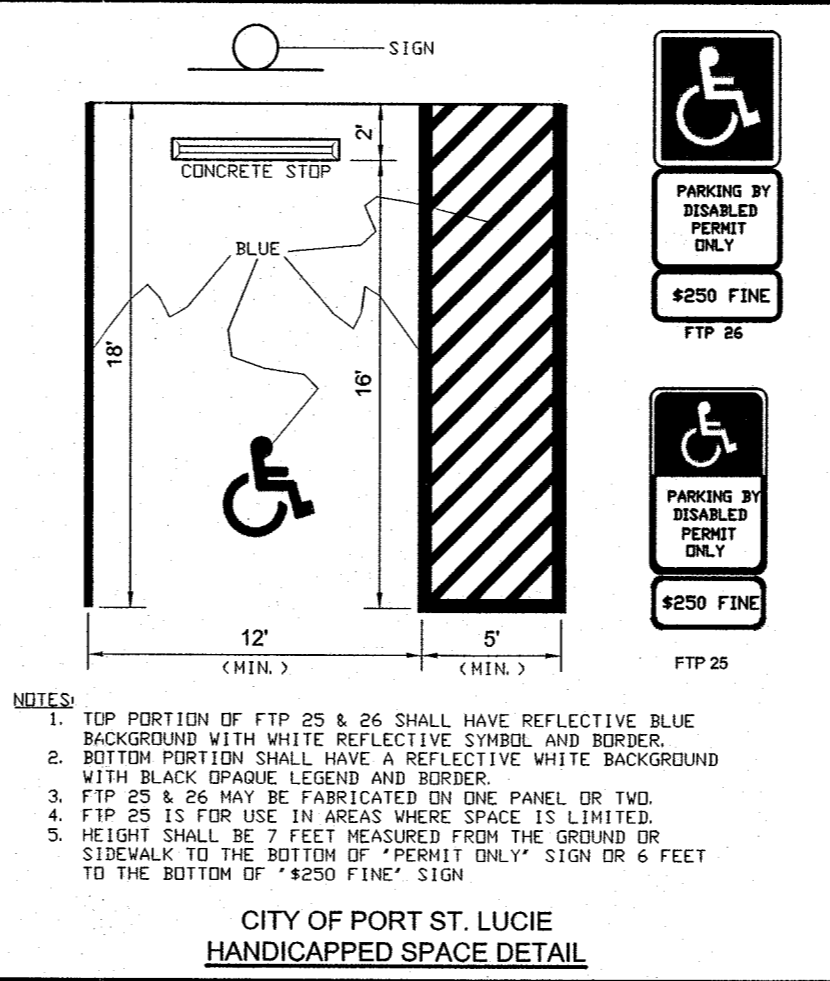
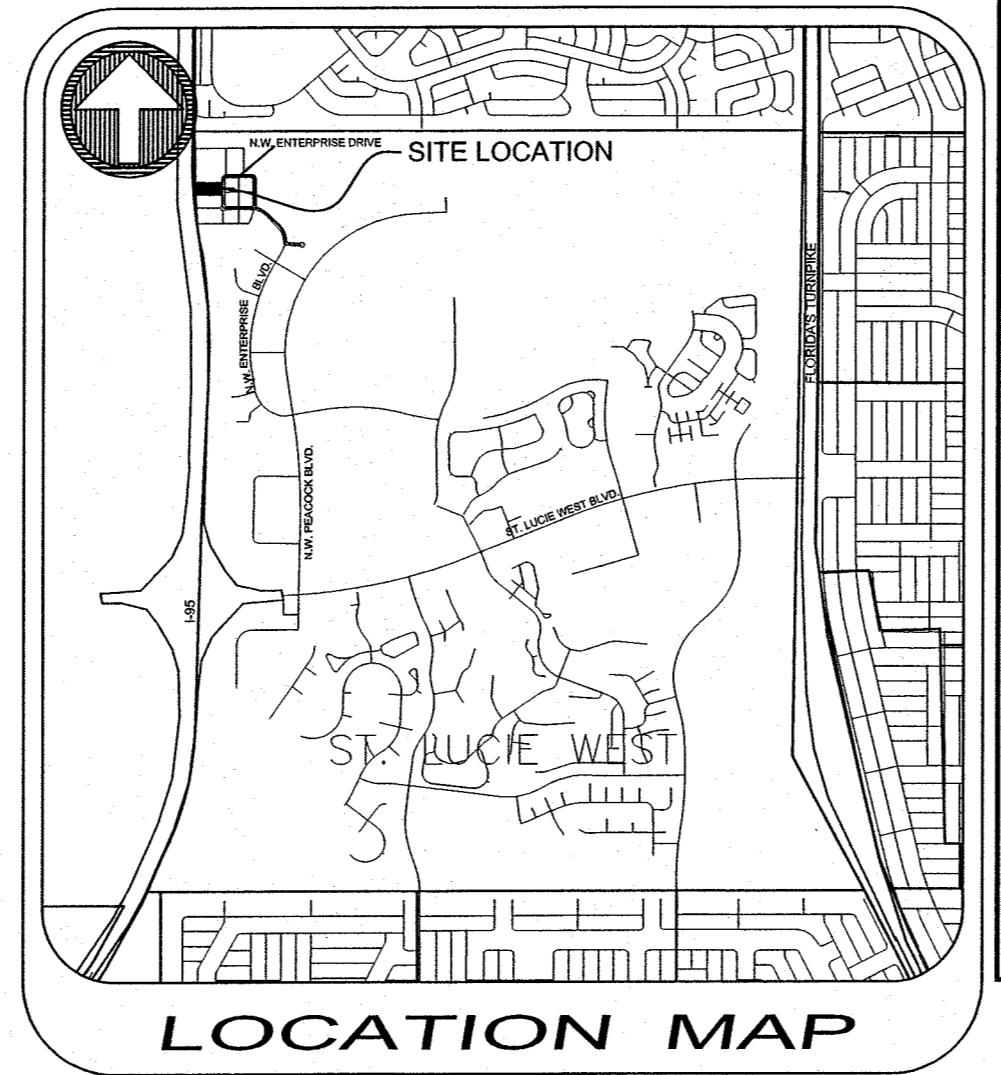
PROJECT AREA (LOT 7): 119,622 S.F. (2.746 AC.)
EXISTING UPLANDS: 119,622 S.F. (2.746 AC.)
MITIGATION REQUIRED: 119,622 x 25% x 1.5 = 44,858 S.F. (1.030 AC.)
(UPLAND PRESERVE AREA WILL BE MITIGATED BY PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND PURSUANT TO SECTION 157.39(B) (4) PORT ST. LUCIE CODE OF ORDINANCES)



LEGEND

	RUNOFF FLOW DIRECTION
	TRAFFIC FLOW DIRECTION
	BLOCK NUMBER
	MITERED END SECTION
	NUMBER OF PARKING SPACES
	HANDICAP STALL

LOT 8
CABINET CONNECTION
(FUTURE)
FUTURE LAND USE: LI/OSR/I
ZONING: WI



SITE PLAN APPROVED
DATE Nov 13, 2007
BY: SPBC
CONDITIONS ATTACHED: YES (3) NO (0)

APPROVED: [Signature]
DATE: 11/13/07
CHECKED: [Signature]
DATE: 11/13/07

PSL PROJECT NO. P08-223
JOSEPH T. FRISCIA, P.E.
FLA. REG. NO. 31443

Date	Revisions	By
08-27-04	PER SPRC	
11-11-04	ADDED DRAWING	
12-13-04	PER SPRC	
01-11-05	PER PSP	
9-20-05	PER ARCHITECT	MAF
10-08-06	UPDATED PARKING @ GENERATOR PAD	RWF
11-12-06	PER SPRC	RWF

FRISCIA ENGINEERING
459 N.W. Pinnas Vista Blvd., Fort St. Lucie, FL 34983
PH: (772) 340-4990 FAX: (772) 340-9596
www.frisciaengineering.com
BPR & FBPE License No. 6494

MIRANDA AIR
SITE PLAN AMENDMENT

DRAWN	RWF
CHECKED	J.T.F.
DATE	07-30-04
SCALE	1" = 30'
JOB NO.	03655
SHEET	1
OF	SHEETS

WATER MANAGEMENT TRACT NO. 1
ST. LUCIE WEST PLAT NO. 4
COMMERCIAL-PARK/PHASE ONE
(300' RW)