

CROSTOWN PLAZA RETAIL BUILDINGS

CROSTOWN PARKWAY AND SW FAIRGREEN ROAD
Port St. Lucie, Florida, 34987

SITE PLAN 1" = 30'

THIS SITE PLAN IS FOR REFERENCE ONLY
FOR CONSTRUCTION PLANS SEE:

CITY OF PSL PROJECT NO. P23-----
PSLUSD FILE NO. -----



PROJECT INFORMATION

CODES:
ALL CONSTRUCTION SHALL COMPLY WITH CURRENTLY ADOPTED CODES INCLUDING:
FLORIDA BUILDING CODE 7th EDITION (2020)
Accessibility
Building
Energy Conservation
Fuel Gas
Mechanical
Plumbing

The National Electrical Code - NFPA 70 2020 EDITION Florida Fire Prevention Code 7th EDITION (2020) Fire Code - NFPA 1 - 2018 EDITION WITH FLORIDA AMENDMENTS The Life Safety Code - NFPA 101 - 2018 EDITION WITH FL AMENDS

OCCUPANCY:
MERCANTILE (GROUP "M")

CLASSIFICATION OF WORK:
NEW CONSTRUCTION

BUILDING AREA:
BUILDING A AREA 10,200 sq.ft.
BUILDING B AREA 3,975 sq.ft.

ALLOWABLE BUILDING AREA (TBL 506.2) 12,500 sq.ft.

TYPE OF CONSTRUCTION:
TYPE II B, UNPROTECTED, UNSPRINKLERED
NON COMBUSTIBLE

ZONING:
MPUD - MASTER PLANNED UNIT DEVELOPMENT

STRUCTURAL DESIGN CRITERIA:
ULTIMATE DESIGN WIND SPEED.....160 mph
Use coefficients from Chapter 16 F.B.C.
RISK CATEGORY..... II EXPOSURE.....C
COMPONENTS AND CLADDING MAXIMUM DESIGN WIND PRESSURE
(including doors and windows).....+30.6 psf, -40.9 psf
WIND BORNE DEBRIS REGION
FOUNDATION DESIGN BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 2000 psf.

DEFERRED SUBMITTALS:
PRODUCT APPROVAL DATA FOR:
ROOFING
ROOF UNDERLAYMENT
STOREFRONT
DOORS
SHOP DRAWINGS AND ENGINEERING DATA FOR:
STEEL BAR JOISTS
AWNINGS
SHUTTERS

NOTE:
SUBMITTALS MUST INCLUDE ATTACHMENT METHOD TYPES, SIZE, SPACING AND EMBEDMENT, BUILDING DESIGN PRESSURE AND PRODUCT DESIGN PRESSURE. SUBMITTALS SHALL BE APPROVED BY THE DESIGNER OF RECORD PRIOR TO SUBMITAL TO THE BUILDING DEPARTMENT.

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PROJECT TEAM

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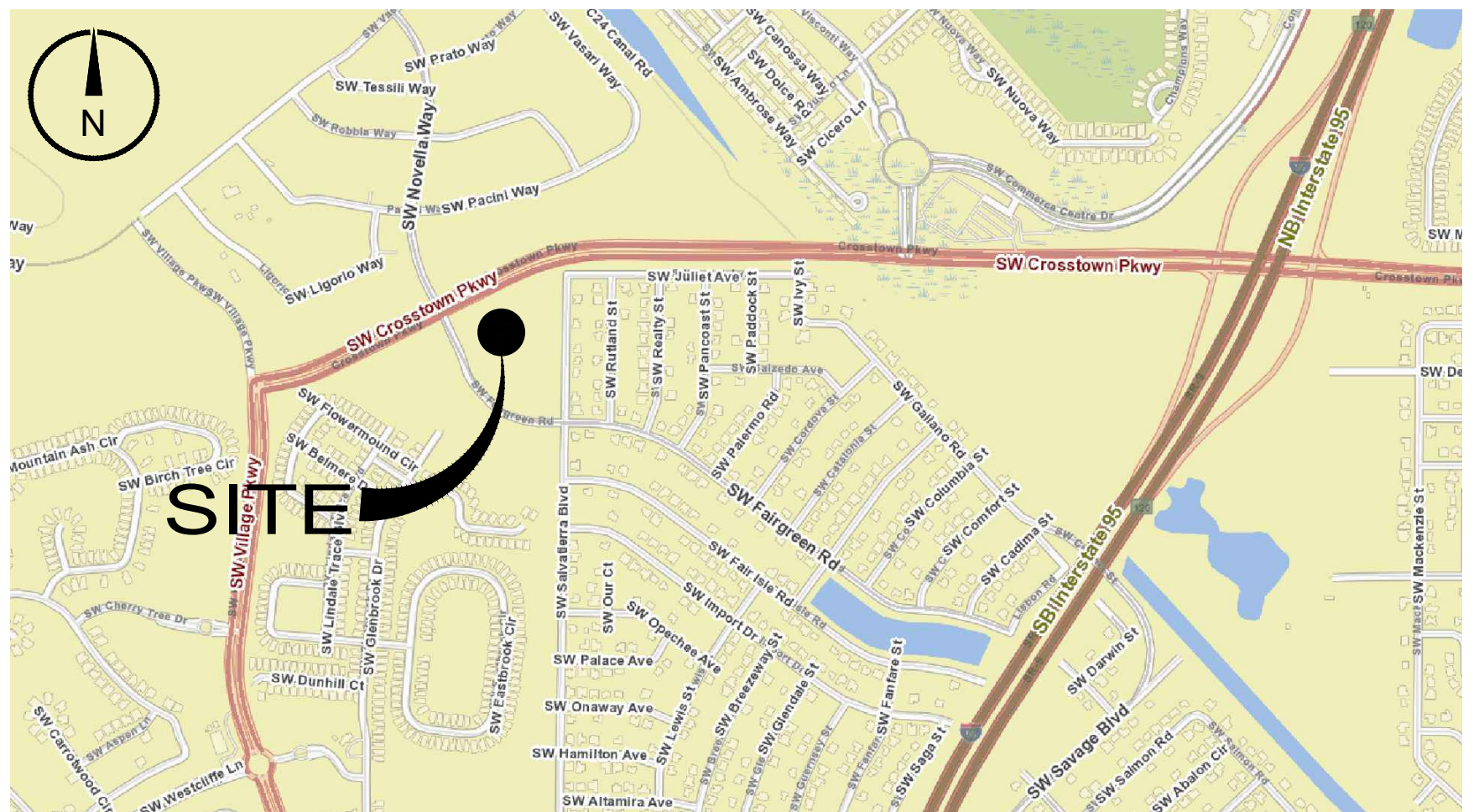
PROJECT SUMMARY:

THE SCOPE OF WORK INDICATED ON THESE DRAWINGS IS FOR THE CONSTRUCTION OF TWO NEW SINGLE STORY RETAIL BUILDINGS CONSTRUCTED AS A SHELL ONLY. FUTURE BUILD-OUTS WILL BE UNDER A SEPARATE PERMIT.

LEGAL DESCRIPTION:

TRADITION PLAT NO. 82 BEING ALL OF PLAT OF TRACT-1, ACCORDING TO THE PLAT OF TRADITION PLAT NO. 32, AS RECORDED IN PLAT BOOK 62, PAGE 5, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA CONTAINING 9.20 ACRES, MORE OR LESS.

VICINITY MAP:



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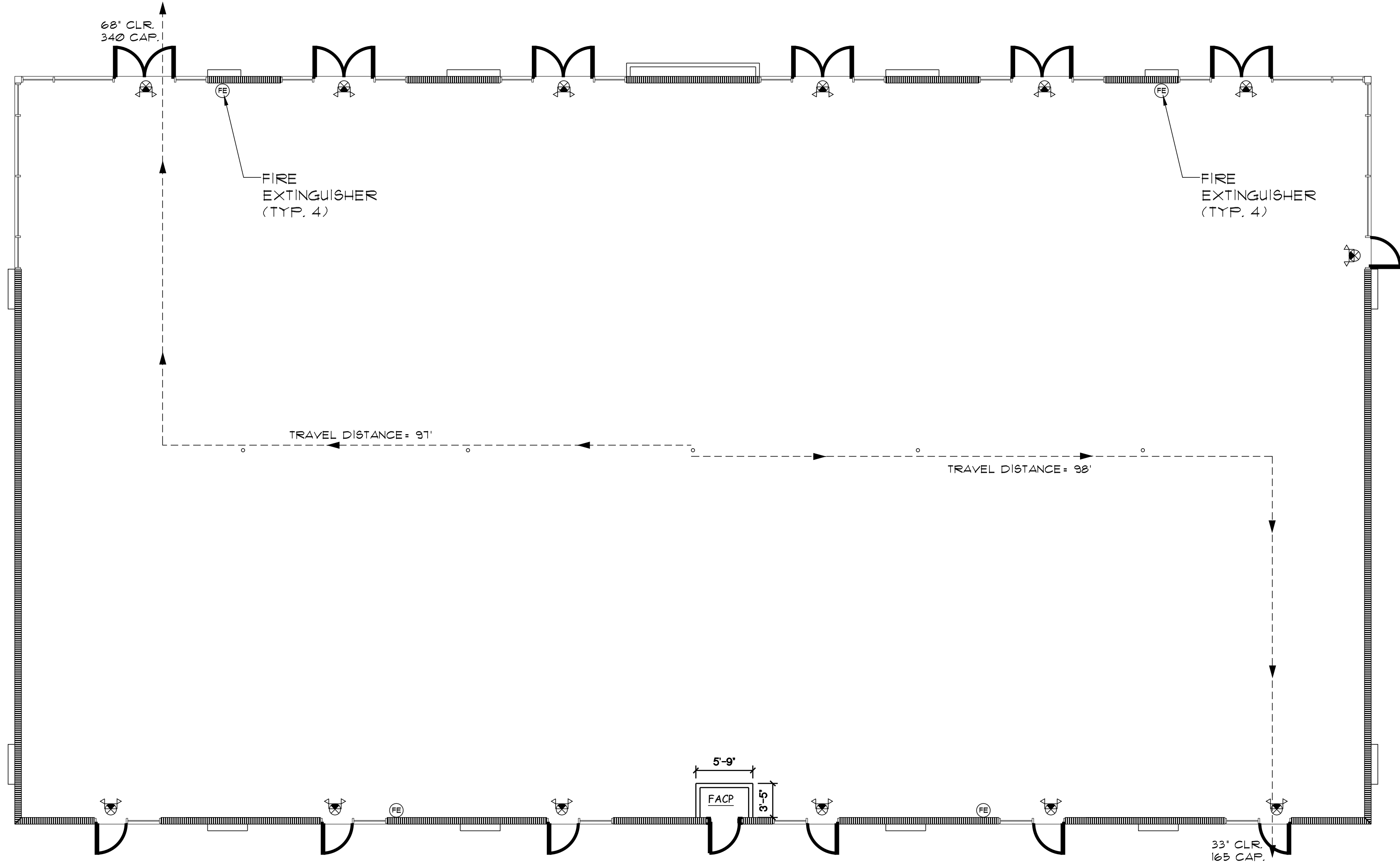
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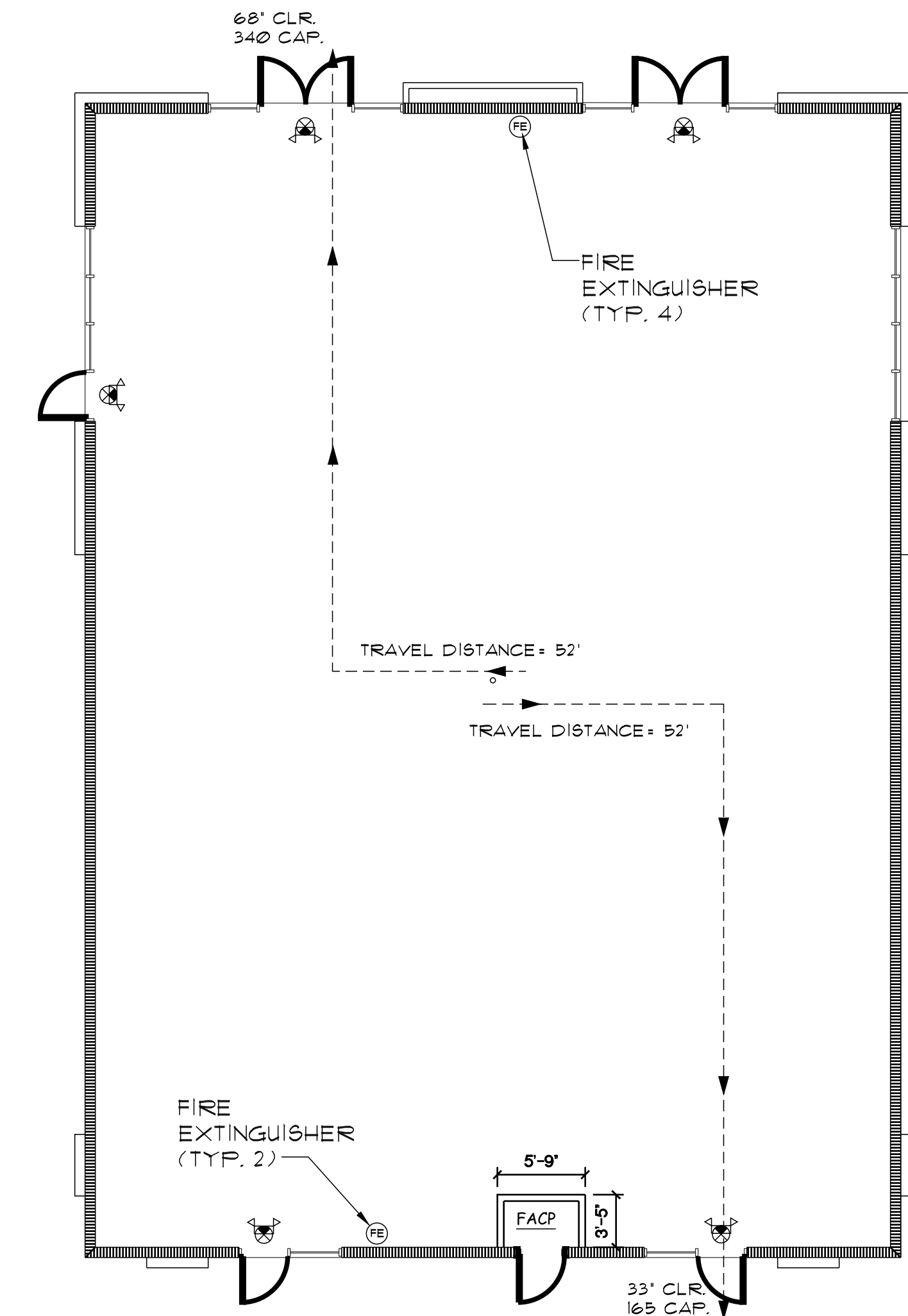
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LIFE SAFETY LEGEND:			
	UNIVERSAL MOUNTING EXIT LIGHTS, SINGLE & DOUBLE FACED		PROPOSED 8' CMU WALL
	TRAVEL DISTANCE		BUILDING EXIT
	EMERGENCY BATTERY PACK, HEADS AS INDICATED		PROPOSED METAL FRAME PARTITIONS TO CEILING
	2A-10B-C FIRE EXTINGUISHER, 5lb.		

PROVIDE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 2A-10B-C FOR EVERY 3000 SQUARE FEET OF FLOOR AREA. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. MOUNT AT 33 1/2" AFF. INSTALLED IN APPROPRIATE LOCATIONS AS DIRECTED BY FIRE MARSHALL TO MEET LOCAL CODES.



1 LIFE SAFETY PLAN (Bldg 1)
SCALE: 1/8"=1'-0"



2 LIFE SAFETY PLAN (Bldg 2)
SCALE: 1/8"=1'-0"

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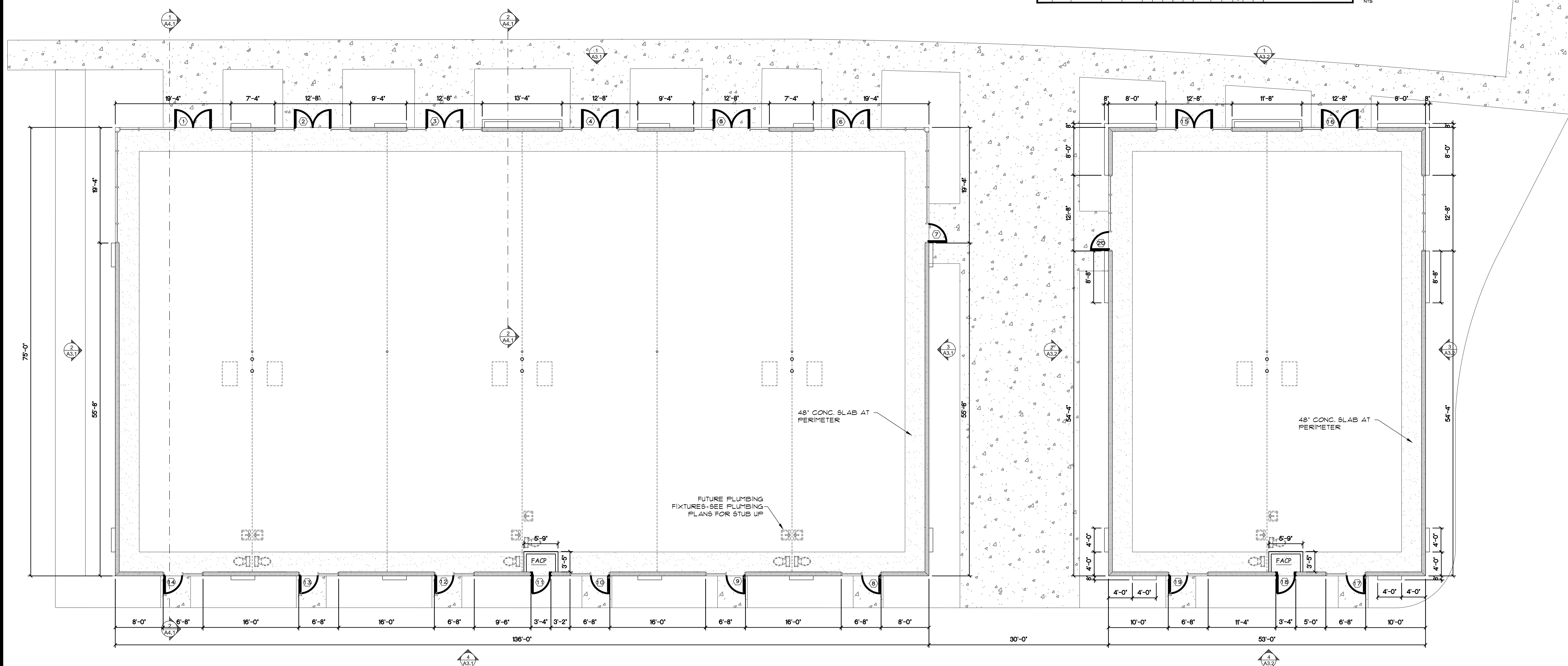
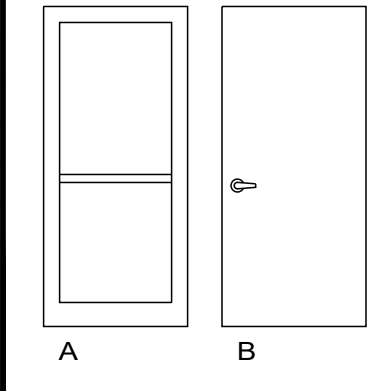
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OF

DOOR SCHEDULE															
NO	TYPE	SIZE	DESC.	FRM	HARDWARE						NOTES				
		WIDTH	HEIGHT	THICKNESS	ALUM/TEMPERED GLASS	HOLLOW METAL	ALUMINUM	HOLLOW METAL	THRESHOLD	3 BUTTS, 4.5 x 4.5 S.S.	CLOSER	WEATHER STRIP	LOCKSET	FLUSH BOLTS	
BUILDING 1:															
1	A	FR 3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
2	A	FR 3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
3	A	FR 3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
4	A	FR 3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
5	A	FR 3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
6	A	FR 3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
7	A	3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
8	A	3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
9	A	3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
10	A	3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
11	B	3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
12	A	3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
13	A	3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
14	A	3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
BUILDING 2:															
15	A	FR 3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
16	A	FR 3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
17	A	3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
18	B	3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
19	A	3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	
20	A	3'-0"	7'-0"	P ₃ "	●	●	●	●	ALUM	●	●	●	●	●	

LEGEND

- ③ DOOR NUMBER
- A WINDOW TAG
- ▭ PROPOSED CMU WALL
- ▭ PROPOSED METAL FRAME PARTITIONS TO CEILING



1 FLOOR PLAN - BLDG. A
SCALE: 1/8"=1'-0"

2 FLOOR PLAN - BLDG. B
SCALE: 1/8"=1'-0"

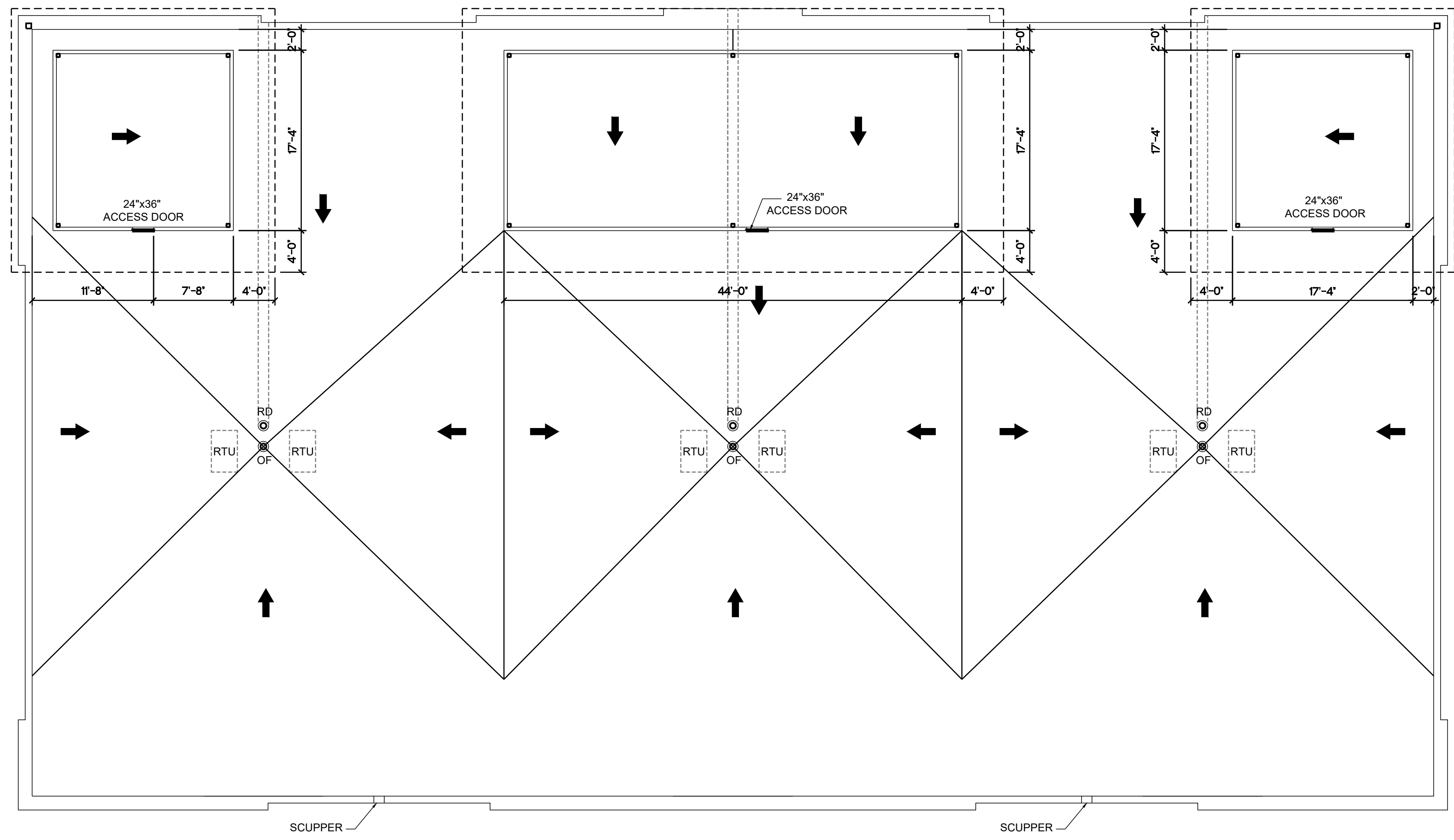
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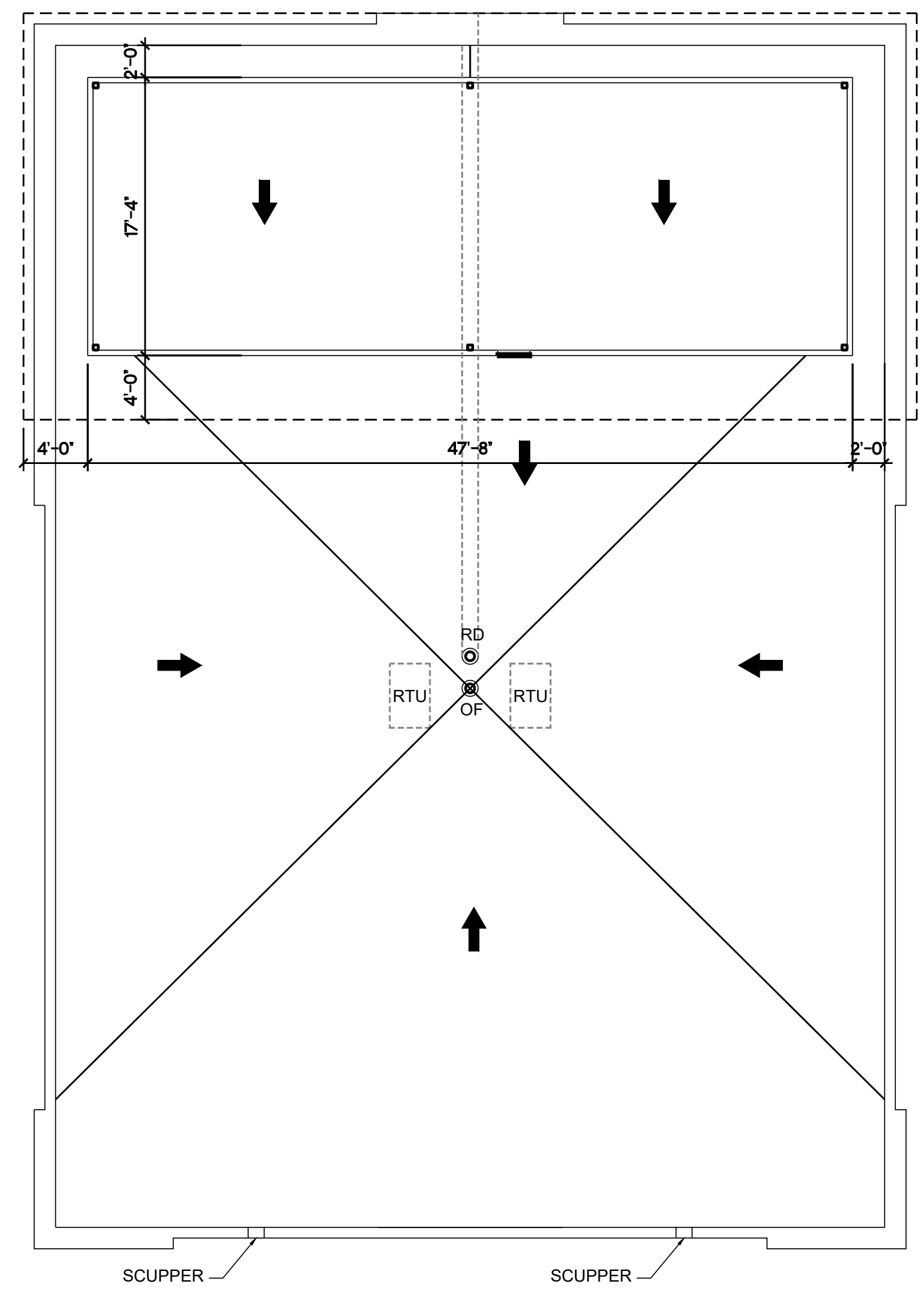
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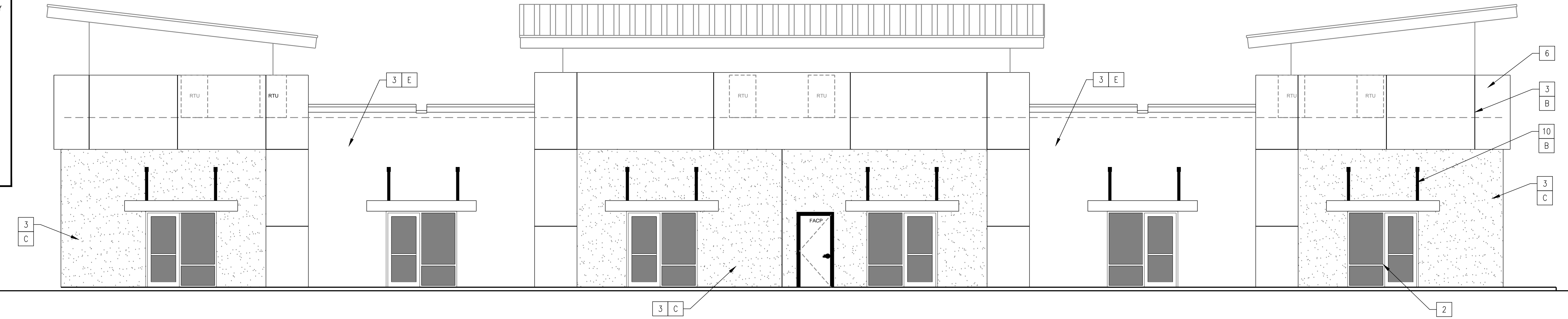


1 ROOF PLAN (Bldg. 1)
SCALE: 1/8"=1'-0"

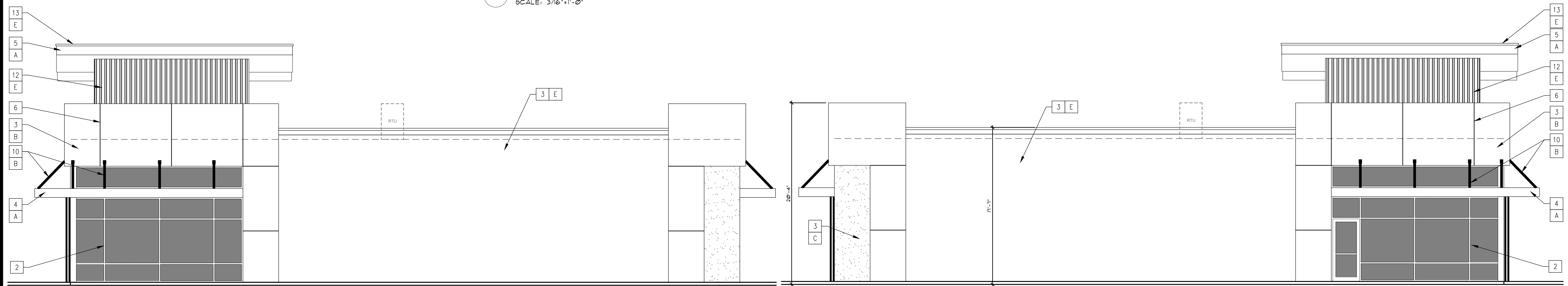


2 ROOF PLAN (Bldg. 2)
SCALE: 1/8"=1'-0"

MATERIAL LEGEND	
1 NEWTECHWOOD ALL WEATHER SIDING	A SW 6492 - JETSTREAM
2 IMPACT RATED STOREFRONT SYSTEM CLEAR ANOD. ALUMINUM, LOW-E, INSUL. GLASS	B PANTONE 7C - BLACK
3 SMOOTH STUCCO FINISH	C SW 7003 - TOUQUE WHITE
4 ALUMINUM CANOPY	E RAL 7001 - SILVER GRAY
5 ALUMINUM FASCIA/COPING	F ELDORADO STONE BLUFFSTONE MINERETE
6 CONTROL "V" JOINT	G ROMAN ANTIQUE
7 ALUM DOWNSPOUT	
8 8" HIGH ADDRESS NUMBERS	
9 FUTURE SIGNAGE UNDER SEPARATE PERMIT TO COMPLY WITH TRADITION MASTER SIGN PROGRAM	
10 BRACE BY AWNING MFR	
11 SAIL SHADE - SUNBRELLA FOG 82804-0000 FABRIC - FIRE RESISTANT	
12 CORRUGATED METAL WALL PANELS	
13 STANDING SEAM METAL ROOFING	

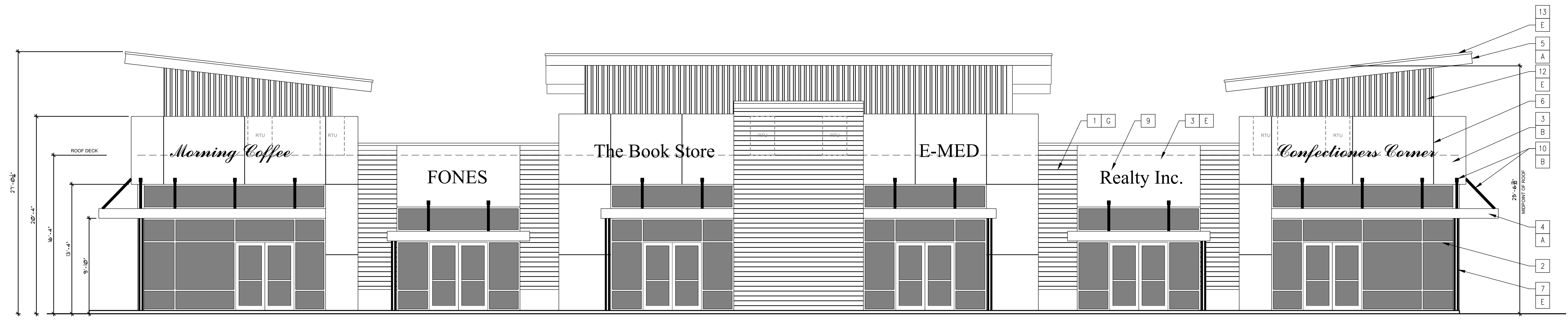


4 BLDG. A SOUTH ELEVATION
SCALE: 3/16"=1'-0"



3 BLDG. A WEST ELEVATION
SCALE: 3/16"=1'-0"

2 BLDG. A EAST ELEVATION
SCALE: 3/16"=1'-0"



1 BLDG. A NORTH ELEVATION
SCALE: 3/16"=1'-0"

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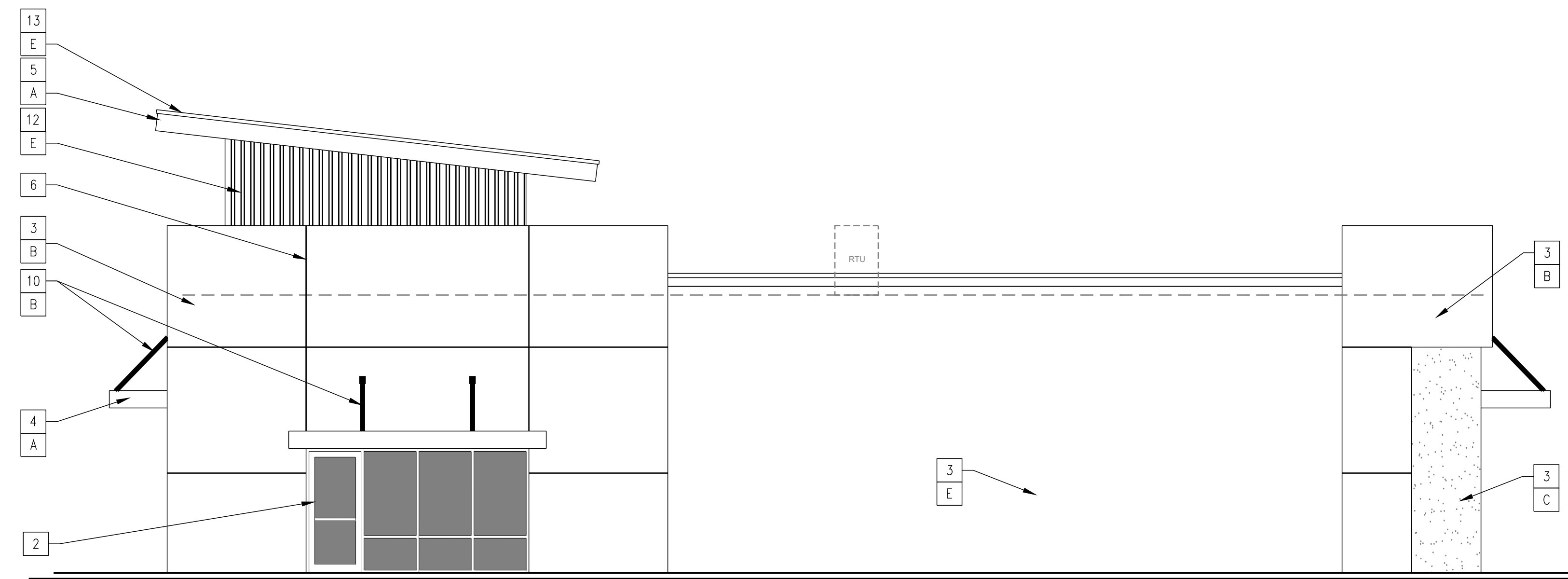
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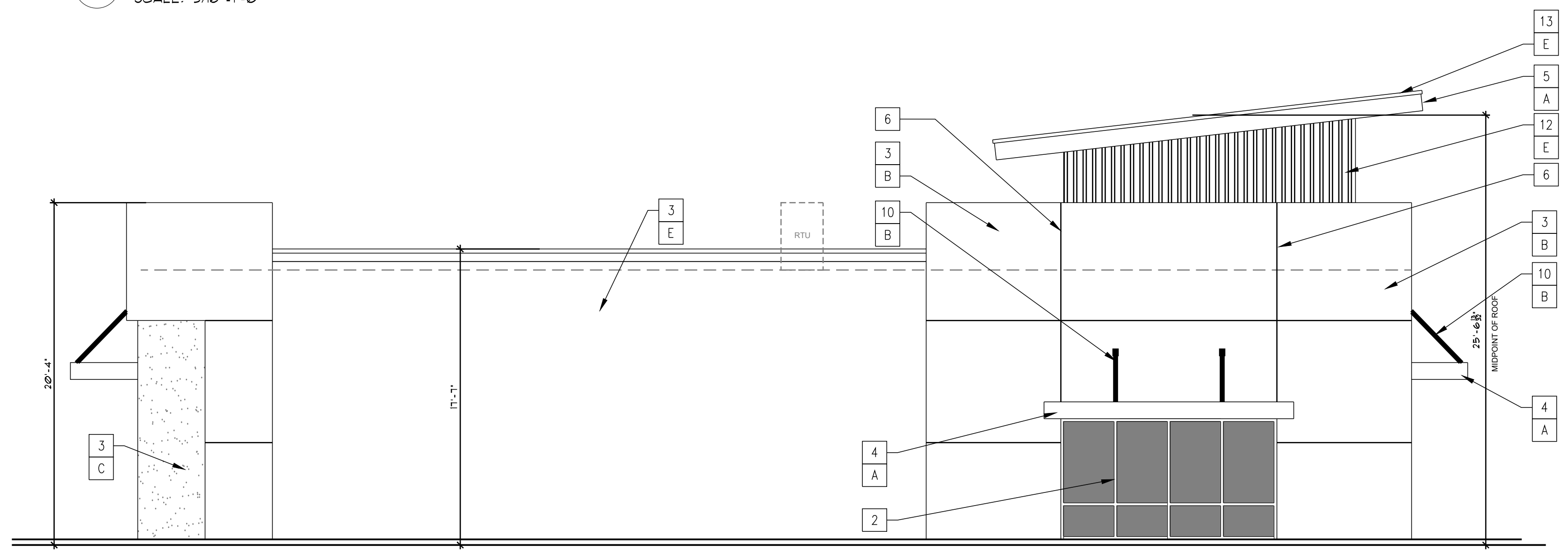
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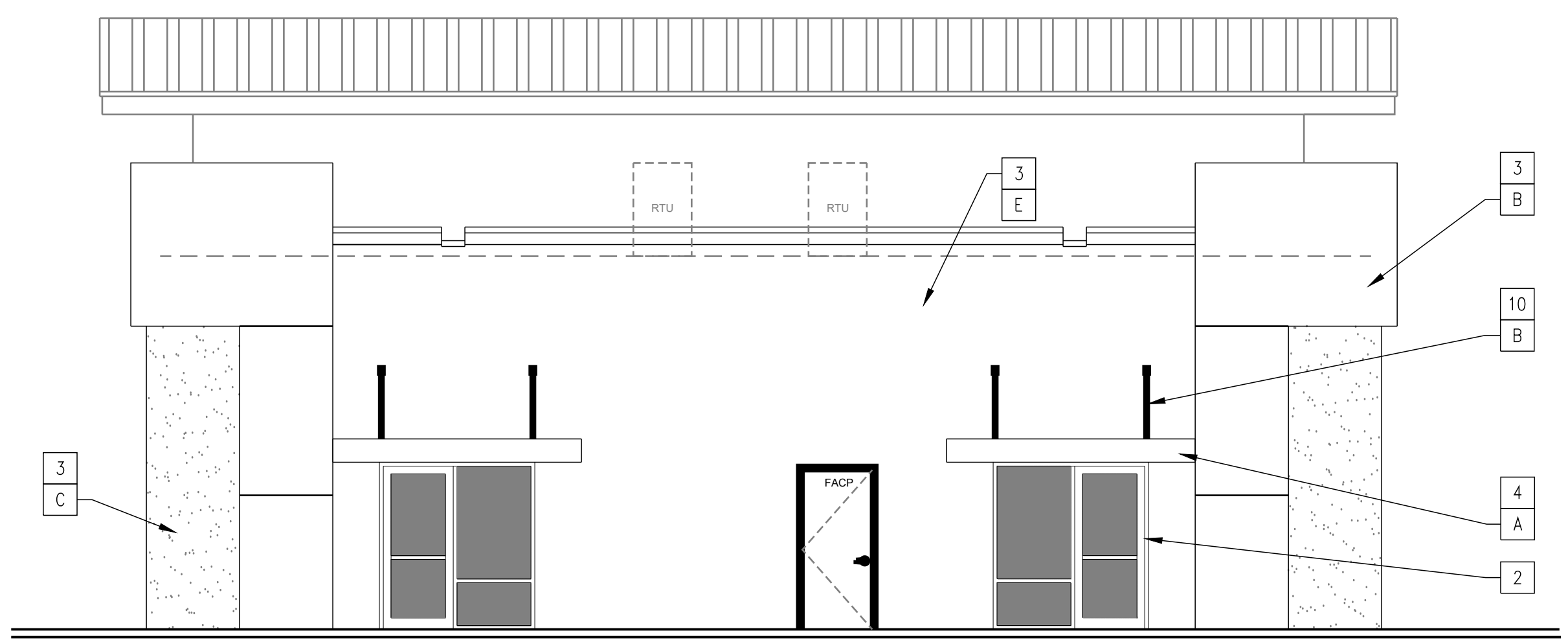
MATERIAL LEGEND			
1	NEUTECHWOOD ALL WEATHER SIDING	A	SW 6492 - JETSTREAM
2	IMPACT RATED STOREFRONT SYSTEM CLEAR ANOD. ALUMINUM, LOW-E, INSUL. GLASS	B	PANTONE 7C - BLACK
3	SMOOTH STUCCO FINISH	C	SW 7003 - TOUQUE WHITE
4	ALUMINUM CANOPY	E	RAL 7001 - SILVER GRAY
5	ALUMINUM FASCIA/COPING	F	ELDORADO STONE BLUFFSTONE MINERETE
6	CONTROL "V" JOINT	G	ROMAN ANTIQUE
7	ALUM. DOWNSPOUT		
8	8" HIGH ADDRESS NUMBERS		
9	FUTURE SIGNAGE UNDER SEPARATE PERMIT TO COMPLY WITH TRADITION MASTER SIGN PROGRAM		
10	BRACE BY AWNING MFR		
11	SAIL SHADE - SUNBRELLA FOG 82804-0000 FABRIC - FIRE RESISTANT		
12	CORRUGATED METAL WALL PANELS		
13	STANDING SEAM METAL ROOFING		



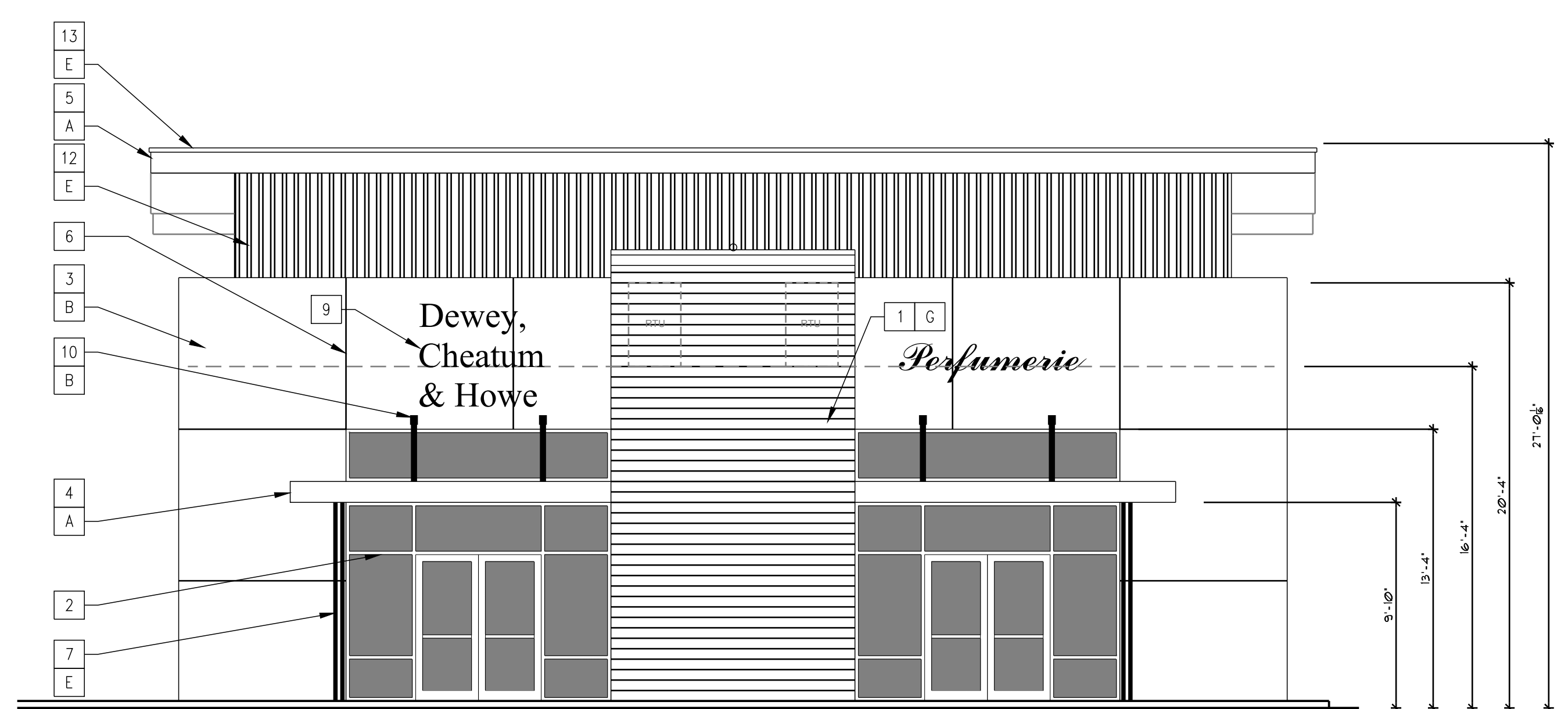
4 BLDG. B WEST ELEVATION
SCALE: 3/16"=1'-0"



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



2 BLDG. B SOUTH ELEVATION
SCALE: 3/16"=1'-0"



1 BLDG. B NORTH ELEVATION
SCALE: 3/16"=1'-0"

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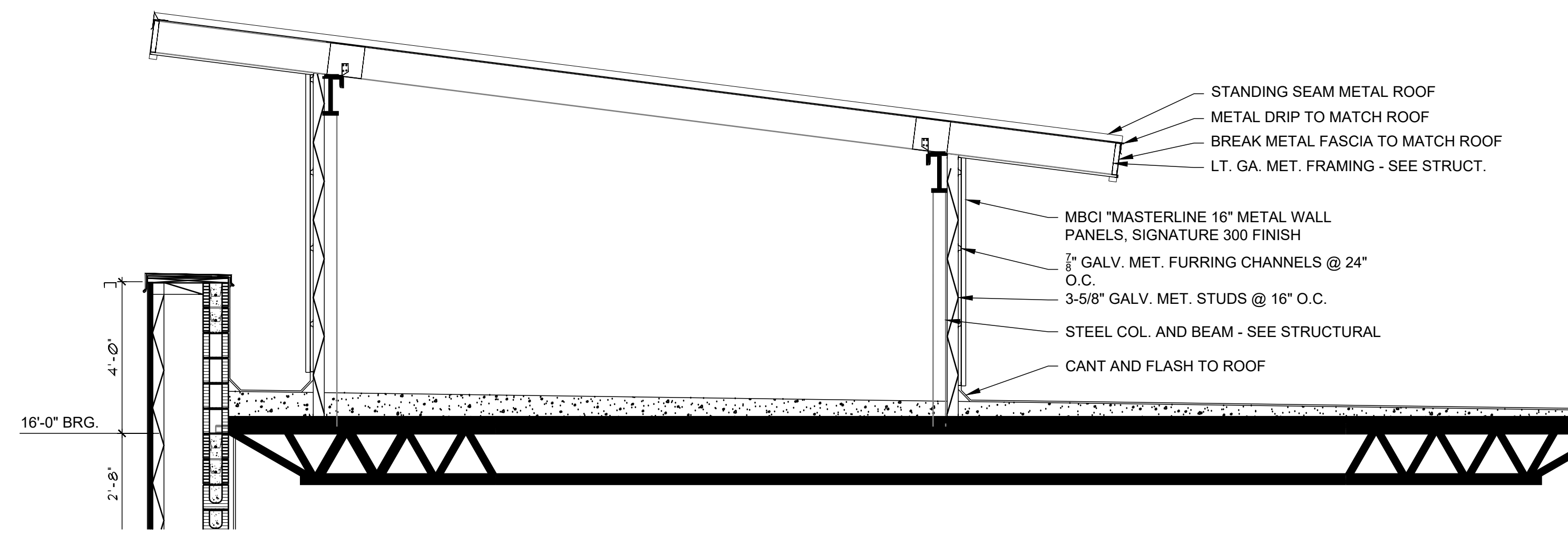
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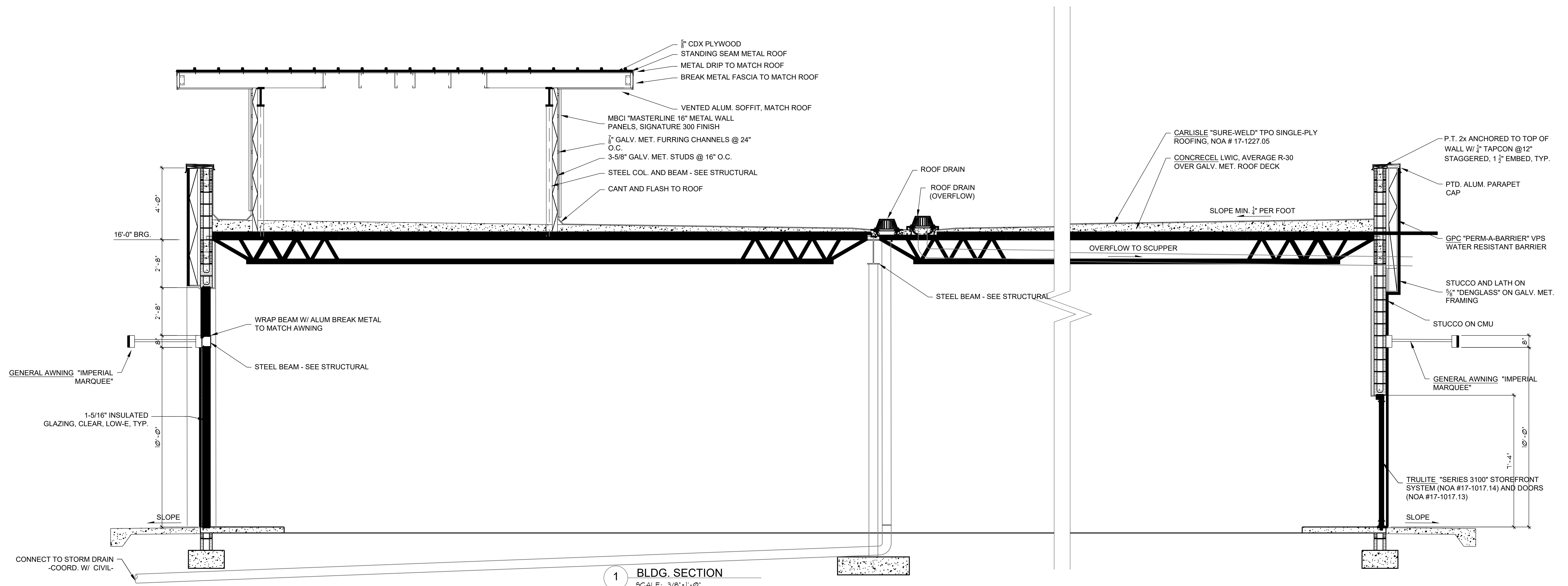
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OF



2 WALL SECTION
SCALE: 3/8"=1'-0"



1 BLDG. SECTION
SCALE: 3/8"=1'-0"