BUILDING CODE SUMMARY:

- SUMMARY OF THE PROJECT

THIS PROJECT INVOLVES THE NEW CONSTRUCTION OF A LOWE'S HOME IMPROVEMENT WAREHOUSE.

- APPLICABLE BUILDING CODES

BUILDING	CODES	2023 FLORIDA BUILDING CODE, 8TH EDITION	w/PALM BEACH AMENDMT'S	AMENDMENTS
FIRE		2023 FLORIDA FIRE CODE, 8TH EDITION ⚠1	NFPA 1 & NFPA 101 w/ PBC FIRE RESCUE LOCAL AMENDMT'S 12/31/23	
PLUMBING		2023 FLORIDA PLUMBING CODE, 8TH EDITION	w/PALM BEACH AMENDMT'S	
MECHANICAL		2023 FLORIDA MECHANICAL CODE, 8TH EDITION	w/PALM BEACH AMENDMT'S	
ELECTRICAL		2020 NATIONAL ELECTRIC CODE	w/PALM BEACH AMENDMT'S	
LIFE SAFETY		2023 FLORIDA BUILDING CODE, 8TH EDITION	w/PALM BEACH AMENDMT'S	
SPRINKLER		2019 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS		
FIRE ALARM		2019 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE		
ACCESSIBILITY		2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH EDITION		

- ZONING CLASSIFICATION

MIXED USE

- PARKING

SEE CIVIL

- OCCUPANCY CLASSIFICATION

MERCANTILE GROUP M — 2023 FBC SEC. 309.1

"...INCLUDES, AMONG OTHERS, BUILDING AND STRUCTURES OR A PORTION THEREOF, FOR THE DISPLAY AND SALE OF MERCHANDISE, AND INVOLVES STOCKS OF GOODS, WARES OR MERCHANDISE INCIDENTAL TO SUCH PURPOSES AND ACCESSIBLE TO THE PUBLIC."

- CONSTRUCTION TYPE

TYPE 2B — 2023 FBC TABLE 601

NOTE: THIS BUILDING IS DESIGNED TO BE FULLY SPRINKLED AS REQUIRED BY DRAWINGS AND SPECIFICATIONS SECTION 13916.

- DESIGN LOADS AND PROJECT DATA

DESCRIPTION	
FLOOR LIVE LOAD	300 PSF
ROOF DEAD LOAD	15 PSF
ROOF COLLATERAL LOAD	15 PSF
ROOF LIVE LOAD	20 PSF
ULTIMATE DESIGN WIND SPEED	160 MPH
NOMINAL DESIGN WIND SPEED	124 MPH
RISK CATEGORY	II
WIND EXPOSURE	C
EXPOSURE CLASSIFICATION	C
SOIL BEARING CAPACITY	2,000 PSF
MINIMUM FOOTING DEPTH	2'-0"
SEISMIC DESIGN CATEGORY	B

LOSS PREVENTION CODE = LP-4

- GENERAL HEIGHT AND AREA LIMITATIONS — 2023 FBC SECT. 507.4

UNLIMITED AREA – SPRINKLED BUILDING AND 60' MINIMUM CLEAR AROUND PERIMETER OF BUILDING.

ALLOWED: ONE STORY — 2023 FBC SECT. 507.4
ACTUAL: ONE STORY

ALLOWED: 55'-0" MAX. BUILDING HEIGHT — 2023 FBC SECT. 504.1.1 & 507.4
ACTUAL: 35'-0" "...VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF STRUCTURE."

MAXIMUM PARAPET HEIGHT: 28'-8" (+/-)

REQUIRED: 60'-0" FIRE SEPARATION DISTANCE WITH REDUCED OPEN SPACE
ACTUAL: GREATER THAN 60'-0"

REQUIRED: AUTOMATIC SPRINKLER SYSTEM (NFPA 13) — 2023 FBC SECT. 903.2.7
ACTUAL: FULLY SPRINKLED PER NFPA (RE: SPEC. SEC. 13916)

- EGRESS ANALYSIS — NFPA 101-LIFE SAFETY CODE 2021 TABLE 7.3.1.2 ⚠ / FBC 2023 SECT. 1005.3.2

INDOOR/ENCLOSED OCCUPANCIES	AREA (SF)	AREA/OCC. (SF)	OCCUPANT LOAD	REQ'D. EGRESS WIDTH (.2" PER OCCUPANT)
MERCANTILE/SALES FLOOR	94,936	30 GROSS	3,165	633" ⚠
BUSINESS/OFFICE	2,575	150 GROSS	18	4"
UTILITY	1,382	300 GROSS	5	1"
STORAGE/RECEIVING	6,334	300 GROSS	22	5"
ASSEMBLY/VESTIBULE	1,480	15 NET	99	20"
EDUCATIONAL	840	20 NET	42	9"
INDOOR/ENCLOSED TOTALS	107,547		3,351	671" ⚠

	DOOR 123B	DOOR 123C	DOOR 101A	DOOR 102B	DOOR 111B	DOOR 101C	DOOR 101D	DOOR 101E	DOOR 117D	DOOR 101G	DOOR 101F	DOOR 101H	DOOR 119A	
INCHES PROVIDED:	153"+	153" +	34" +	177" +	177" +	153" +	153" +	34" +	34" +	34" +	34" +	34" +	34"	= 1,204"

OUTDOOR GARDEN CENTER OCCUPANCY	AREA (SF)	AREA/OCC. (SF)	OCCUPANT LOAD	REQ'D. EGRESS WIDTH (.2" PER OCCUPANT)
MERCANTILE	26,601	30 GROSS	887	178" ⚠

	GATE #3	GATE #4	GATE #5	
INCHES PROVIDED:	48" +	96" +	96"	= 240"

- EXIT ACCESS

LENGTH OF MAX. TRAVEL DISTANCE (SPRINKLED): 250' — IFC 2023 TABLE 1017.2

DEAD ENDS (SPRINKLED): 50' — IFC 2023 SEC. 1020.5

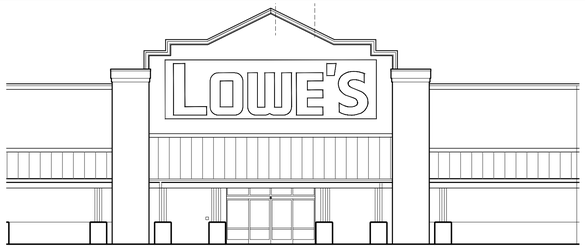
NOTE: PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. EMERGENCY LIGHTING AND EXIT SIGNS WILL BE PROVIDED PER N.E.C. ARTICLE 700. FIRE ALARM AND SMOKE DETECTION SYSTEMS WILL BE INSTALLED PER N.F.P.A. 72. PANIC HARDWARE WILL BE PROVIDED WHERE REQUIRED BY THE ABOVE REFERENCED BUILDING CODE.

- FIRE RESISTANCE RATINGS (HOURS)

N/C = NON COMBUSTIBLE

	ASSEMBLY	/ OPENING	
STRUCTURAL FRAME	N/C	N/A	2023 FBC TABLE 601
BEARING WALLS (EXTERIOR)	N/C	N/A	2023 FBC TABLE 601
BEARING WALLS (INTERIOR)	N/C	N/A	2023 FBC TABLE 601
ROOF CONSTRUCTION	N/C	N/A	2023 FBC TABLE 601
EXIT ACCESS CORRIDORS	N/C	N/A	2023 FBC TABLE 1020.2
OCCUPANCY SEPARATIONS	N/C	N/A	2023 FBC SEC. 508.2.4

FINAL	SECOND	ORIGINAL

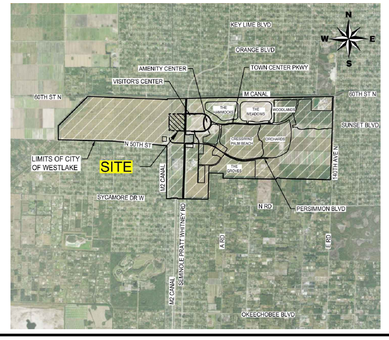


LOWE'S OF WESTLAKE, FL

5683 SEMINOLE PRATT WHITNEY RD.
WESTLAKE, FLORIDA 33470
PALM BEACH COUNTY

LP CODE: 4
GARDEN CENTER ZONE A & B

LOCATOR MAP: N.T.S.



ZONING INFORMATION:

PCN#77-40-43-01-29-000-0010

"SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12099c0345F, PANEL NUMBER 345 OF 1179, WITH AN EFFECTIVE DATE OF 08/05/2017. THE PROPOSED MINIMUM FINISH FLOOR ELEVATION OF 22.5 AND THE PROPOSED MINIMUM PAVEMENT ELEVATION OF 20.00 CONCERNING THE LOWE'S PROPOSED IMPROVEMENTS WILL BE ABOVE THE FEMA SPECIAL FLOOD HAZARD OF AE 18.5."

A LETTER OF MAP REVISION (LOMR) OR A LETTER OF MAP AMENDMENT (LOMA) WILL BE FILED WITH FEMA AFTER THE PROJECT HAS BEEN COMPLETED.

PROJECT SUMMARY:

Name of Project: LOWE'S OF WESTLAKE, FLORIDA
Address: 5683 SEMINOLE PRATT WHITNEY RD., WESTLAKE, FL 33470
Proposed Use: RETAIL SALE OF HOME IMPROVEMENT ITEMS
Architectural Project Manager: JEFF HARTLEY — Phone #: 704-591-8022
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City: _____ ☐ County: _____

LEAD DESIGN PROFESSIONAL: PERRY M. PETRILLO

DESIGNER	NAME	FIRM	LICENSE #	TELEPHONE #
Architectural	PERRY M. PETRILLO	PERRY M. PETRILLO ARCHITECTS,PC	AR98158	201-307-6153
Structural	DAVID T. FINKBEINER, PE	HERRICK-SAYLOR ENGINEERS,DPC	89971	585-586-1700
Plumbing	RYAN J. CRAWFORD	PAGE INTERWORKS, P.A.	89248	336-667-4225
Mechanical	RYAN J. CRAWFORD	PAGE INTERWORKS, P.A.	89248	336-667-4225
Electrical	CARL A.R. PAGE	PAGE INTERWORKS, P.A.	0050265	336-667-4225
Fire Alarm	CARL A.R. PAGE	PAGE INTERWORKS, P.A.	0050265	336-667-4225
Sprinkler-Standpipe	CHRISTOPHER J. CULP, P.E.	HENDERSON ENGINEERS	63559	913-742-5539
Civil	RICHARD T. CREECH, P.E.	CREECH CONSULTING, INC.	38592	772-485-2140

INDEX OF DRAWINGS:

10.07.26	T-1.0	TITLE SHEET
11.04.25	T-1.1	TRAVEL DISTANCE TO EXITS PLAN (REQUIRED)

MONUMENT SIGN

MS-1.0 MONUMENT SIGN ⑤

CIVIL

SEE CIVIL TITLE SHEET FOR FULL SHEET INDEX

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12.30.25	A-1.1	ROOF PLAN SALES FLOOR
10.07.26	A-1.11	ROOF PLAN GARDEN CENTER AND DETAILS
10.07.26	A-2.0	EXTERIOR ELEVATIONS FRONT AND REAR
10.07.26	A-2.01	EXTERIOR ELEVATIONS RIGHT AND LEFT
10.07.26	A-2.1	ENLARGED EXTERIOR ELEVATIONS
10.07.26	A-2.2	INTERIOR ELEVATIONS AND DETAILS
	A-2.21	INTERIOR ELEVATIONS AND DETAILS
10.07.26	A-3.0	WALL SECTIONS AND DETAILS
10.07.26	A-3.01	WALL SECTIONS AND DETAILS
10.07.26	A-3.1	WALL SECTIONS AND MISCELLANEOUS DETAILS
10.07.26	A-3.2	CUSTOMER LOADING CANOPY SECTIONS AND DETAILS
	A-3.21	CUSTOMER LOADING CANOPY SECTIONS AND DETAILS
10.07.26	A-3.3	MAIN ENTRY VESTIBULE SECTIONS AND DETAILS
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10.07.26	A-3.41	WALKWAY CANOPY SECTIONS AND DETAILS
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09.23.25	A-4.01	ENLARGED PLANS
10.07.26	A-4.1	ENLARGED RESTROOM PLANS
10.07.26	A-4.11	RESTROOM ELEVATIONS
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	A-7.1	ROOF LADDER DETAILS
05.29.25	A-7.2	TUBE STEEL ORNAMENTAL FENCE DETAILS
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	S-0.3	TYPICAL DETAILS
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10.07.26	S-2.1	GARDEN CENTER ROOF FRAMING PLAN
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	S-3.1	FOUNDATION AND WALL DETAILS
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	S-3.4	MONUMENT SIGN DETAILS ⑤
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10.07.26	S-4.2	CLC FRAMING DETAILS
10.07.26	S-4.3	FRONT FRAMING DETAILS
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	FP-2.2	FIRE SPRINKLER PIPING PLAN –SYSTEM TWO
	FP-2.3	FIRE SPRINKLER PIPING PLAN –SYSTEM THREE
07.02.25	FP-2.4	FIRE SPRINKLER PIPING PLAN –SYSTEM FOUR AND FIVE
	FP-3.0	ENLARGED PLANS, DETAILS AND SECTIONS
10.07.26	FP-4.0	SECTIONS AND DETAILS
	FP-5.0	PAINT RACK SPRINKLERS, NOTES AND SECTIONS
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	P-2.02	NOT USED
10.07.26	P-3.00	ENLARGED OFFICE PLUMBING PLANS AND NOTES
10.07.26	P-3.01	PLUMBING WASTE AND WATER RISERS AND NOTES
10.10.25	P-4.00	PLUMBING DETAILS
10.10.25	P-4.01	PLUMBING DETAILS
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	M-2.01	RECEIVING AREA MECHANICAL PLAN AND NOTES
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	M-4.01	MECHANICAL DETAILS

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10.10.25	E-2.01	GARDEN CENTER LIGHTING FIXTURE PLAN AND NOTES
10.07.26	E-2.02	SALES FLOOR LIGHTING CIRCUITRY PLAN AND NOTES
10.10.25	E-2.03	GARDEN CENTER LIGHTING CIRCUITRY PLAN AND NOTES
10.10.25	E-2.04	OFFICE LIGHTING FIXTURE & CIRCUITRY PLANS AND NOTES
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10.07.26	E-3.02	ENLARGED ELECTRICAL POWER PLANS AND SCHEMATICS
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10.07.26	E-3.04	ENLARGED ELECTRICAL POWER PLANS
10.07.26	E-4.00	SALES FLOOR DISPLAY POWER AND BMS COMMUNICATION PLAN
	E-4.01	RECEIVING AREA DISPLAY POWER AND BMS COMMUNICATION
10.07.26	E-5.00	SALES FLOOR CABLE TRAY AND MISCELLANEOUS CONDUIT PLAN
10.31.25	E-5.01	GARDEN CTR CABLE TRAY AND MISCELLANEOUS CONDUIT PLAN
10.31.25	E-5.02	SALES FLOOR SECURITY CONDUIT PLAN
	E-5.03	GARDEN CENTER SECURITY CONDUIT PLAN
	E-5.04	SALES FLOOR CCTV CONDUIT AND POWER PLAN
	E-5.05	GARDEN CENTER CCTV CONDUIT AND POWER PLAN
	E-6.00	ELECTRICAL DETAILS
	E-6.01	ELECTRICAL DETAILS
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	E-6.03	ELECTRICAL DETAILS
	E-6.04	ELECTRICAL DETAILS
	E-6.05	ELECTRICAL DETAILS
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	E-8.00	BUILDING ENERGY MANAGEMENT SYSTEM
	E-8.01	BUILDING ENERGY MANAGEMENT SYSTEM
	E-8.02	NOVAR OPUS MASTER POINTS LISTING
10.07.26	E-9.00	POWER RISER DIAGRAM
10.10.25	E-9.01	POWER RISER DIAGRAM NOTES
10.07.26	E-10.00	PANEL BOARD SCHEDULES
10.07.26	E-10.01	PANEL BOARD SCHEDULES
	IP-1.00	SALES FLOOR LIGHTING PHOTOMETRIC PLAN ⚠
	IP-1.01	GARDEN CENTER FLOOR PHOTOMETRIC PLAN

PLUMBING FIXTURE CALCULATIONS

FLORIDA PLBG CODE 2023 TABLE 403.1

TOTAL OCCUPANT LOAD OF 3,351 PEOPLE (SEE OCCUPANT LOAD TABLE)
3,351/ 2 = 1,675.5 OR EACH SEX

MALE WATER CLOSETS	FEMALE WATER CLOSETS	DRINKING FOUNTAINS
REQUIRED	REQUIRED	REQUIRED
1 PER 500	1 PER 500	1 PER 1000
1,676/ 500 = 3.3 OR 4	1,676/ 500 = 3.3 OR 4	3,351 / 1000 = 3.3 OR 4
PROVIDED = 6	PROVIDED = 6	PROVIDED = 7

MALE LAVATORIES	FEMALE LAVATORIES	OTHER
REQUIRED	REQUIRED	REQUIRED
1 PER 750	1 PER 750	1 Service sink
1,676/ 750 = 2.2 or 3	1,676/ 750 = 2.2 OR 3	
PROVIDED = 4	PROVIDED = 4	PROVIDED = 1

NOTE: THERE IS ONE ADDITIONAL WATER CLOSET AND LAVATORY IN THE UNISEX BATHROOM. ⚠

LOWE'S OF WESTLAKE
5683 SEMINOLE PRATT WHITNEY RD.
WESTLAKE, FLORIDA 33470 PCN# 77-40-43-01-29-000-0010

DEFERRED SUBMITTALS ⚠

#	City Review Comments	Deferred Submittal Requests
	BUILDING	
6	Please provide Florida Product Approvals/NOA's for all exterior components & cladding per FAC Rule 9B-72. - Roof system, Storefronts, Exterior cladding, Awnings/Canopies etc...	These documents are not available at this time as the Products have not been purchased . **Requesting Deferred Submittal.**
7	Note, a detailed report must be submitted to the Building Official identifying the maximum allowable quantities and types of hazardous materials being stored, handled and/or dispensed on site per 2023 8th Edition FBC 414.1.3. & 414.2.5	Color coded Hazmat Plan with Material Summary List to be proivded.**Requesting Deferred Submittal.**
14	Please provide manufactures listings and cut sheets for proposed garden center retractable sun shade and shade structure roof panel system per 2023 8th Edition FBC Ch-15 & 16. Plan sheet (A-1.11)	Request will be made when vendor is selected.**Requesting Deferred Submittal.**
15	Please provide wind design information and/or NOA/FPA's for proposed site lighting poles, garden center light poles per FAC Rule 9B-72 & 2023 8th FBC 1609	Current Lighting to provide Engineered Drawings signed and sealed by Florida engineer. **Requesting Deferred Submittal.**
16	Please provide site specific engineering details for generator attachment/tie-down per 2023 8th FBC 1609. Also, please provide elevation detail showing min. mounting (DFE) mounting height for proposed Generator located in flood hazard area per ASCE-24 and 2017 FBC Ch-16	Request will be made when vendor is selected. Note: The finished floor is elevated 4 feet above the floodplain, with the finished floor at 22.5' NAVD and the floodplain at 18.5' NAVD. PE stamped details will be requested once the vendor is selected and their engineer completes the tank design. **Requesting Deferred Submittal.**
	STRUCTURAL	
2	Please provide engineered drawings for (all) cold steel/light gauge exterior & interior framing per 2023 8th Edition FBC Ch-16 & Sec 1022	Request will be made when vendor is selected.**Requesting Deferred Submittal.**
	MECHANICAL	
4	Please provide generator exhaust discharge location detail per 2023 8th Edition FBC 501.3.1 and Sec. 915.	Location will be provided when the generator vendor is chosen.**Requesting Deferred Submittal.**
	ELECTRICAL	
4	Please provide electrical equipment manufactures listings, specifications and cut sheets submittals per 2020 NEC Art 90.7 & 110.3.	**Requesting Deferred Submittal.**
14	Please provide verify (generator tie down) is engineered to meet area specific wind speed design per 2023 8th Edition FBC Ch-16. Detail#5, plan sheet (E2.02) Also, see building comment #16	PE stamped details will be requested once the vendor is selected and their engineer completes the tank design. **Requesting Deferred Submittal.**

END

CONSTRUCTION SET

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE		DESCRIPTION
05.29.25	A	General Revisions
07.02.25	B	Criteria Updates
07.24.25	C	Criteria Updates
08.22.25	D	City Approved Upgrades
09.19.25	E	Concrete Slab
09.23.25	F	Civil Coordination
10.10.25	⚠1	Plan Review Comments
11.04.25	⚠2	Plan Review Comments
10.07.26	⚠3	Criteria Updates

STATE OF FLORIDA — PERRY M. PETRILLO — AR95158 — REGISTERED ARCHITECT

LICENSE:
NCARB Lic. No. 44575
NEW JERSEY Lic. No. 12119
NEW YORK Lic. No. 024375-1
FLORIDA Lic. No. AR95158
VIRGINIA Lic. No. 0401 011655
Lic. No. RA-015310-B

PERRY M. PETRILLO ARCHITECTS PC
9 Park Avenue
Park Ridge, New Jersey 07656
Telephone (201) 307-6153
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LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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LOWE'S®

TITLE SHEET

LOWE'S OF WESTLAKE
5683 SEMINOLE PRATT WHITNEY RD.
Westlake, Florida, 33470

PCN: 77-40-43-01-29-000-0010
PROJECT No: 23.200 DRAWN BY: LDM CHECKED BY:

CRITERIA
ISSUE DATE: 02-2025
PERMIT SET
ISSUE DATE: 08-22-2025
CONSTRUCTION SET
ISSUE DATE: 04-14-2025
DRAWING NUMBER:

T-1.0