



# SHOPPES AT THE HEART OF TRADITION BUILDING 4 - SHELL

10400 SW DISCOVERY WAY  
PORT ST. LUCIE, FL - 34987

PROJECT# 250024

SCOPE OF WORK			
THE PROJECT CONSISTS OF A 15,676 SF ONE STORY SHELL BUILDING WITH EXTERIOR CONCRETE TILT-UP PANELS, STOREFRONT AND DECORATIVE CANOPIES. THE ROOF IS A FLAT TPO ROOF ON METAL DECKING OVER STEEL JOISTS. FUTURE BUILD OUT UNDER SEPARATE PERMIT APPLICATIONS BY OTHERS.			
THE BUILDING IS LOCATED WITHIN THE SHOPPES AT THE HEART OF TRADITION IN PORT ST. LUCIE, FLORIDA			
OWNER & CONSULTANTS			
<b>OWNER</b>	<b>ARCHITECT</b>	<b>STRUCTURAL</b>	<b>LAND PLANNER / LANDSCAPE</b>
PEBB TRADITION SG-3, LLC BANYAN SG-3, LLC AND PEBB MANAGER, LLC 7800 GLADES ROAD, SUITE 600, BOCA RATON, FL 33434 ROBERT MERCER PHONE: (561) 353-5289 EMAIL: rmerc@pebbent.com	BDG ARCHITECTS 100 NORTH LAURA STREET, SUITE 801 JACKSONVILLE, FLORIDA 32202 HOLLY GRIMES PHONE: (904) 640-1309 EMAIL: holly.grimes@bdgipb.com	LOWE STRUCTURES 11851 CENTRAL PKWY #106 JACKSONVILLE, FL 32224 MATT LOWE, PE PHONE: 904-992-0377 EMAIL: mlowe@lowestructures.com	LUCIDO & ASSOCIATES 701 E OCEAN BOULEVARD STUART, FL 34994  (UNDER SEPARATE CONTRACT AND COVER)
<b>CIVIL ENGINEER</b>	<b>MECHANICAL / PLUMBING</b>	<b>ELECTRICAL</b>	
KIMLEY HORN 445 24TH STREET, SUITE 200 VERO BEACH, FL 32960  (UNDER SEPARATE CONTRACT AND COVER)	BLUESTREAK CONSULTING 25001 EMERY ROAD #400 CLEVELAND, OH 44128 BRIAN RICE, PE PHONE: 216-223-3200 EMAIL: brice@bluestreak-consulting.com	BLUESTREAK CONSULTING 25001 EMERY ROAD #400 CLEVELAND, OH 44128 RICHARD KNAPP, PE PHONE: 216-223-3200 EMAIL: rknapp@bluestreak-consulting.com	

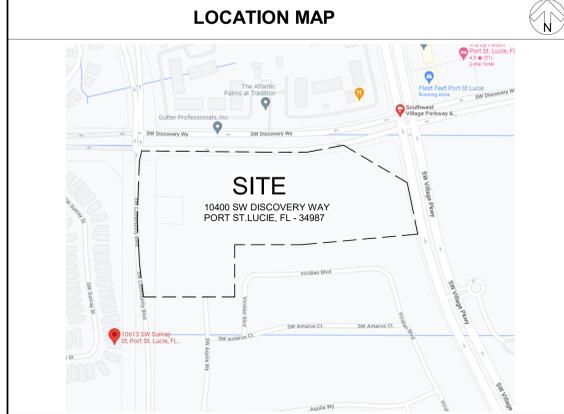
FLORIDA PRODUCT APPROVALS					
(G.C. TO PROVIDE FLORIDA PRODUCT APPROVALS TO THE AHJ IF ALTERNATE PRODUCTS ARE PROPOSED AND APPROVED BY THE ARCHITECT)					
PRODUCT TYPE	MANUFACTURER	MODEL # / SERIES	FLORIDA PRODUCT APPR. NO.	MIAMI DADE NOA	
<b>STOREFRONT AND EXTERIOR DOORS</b>					
STOREFRONT WALL	TRULITE	SERIES 3100 ALUMINUM WINDOW WALL	FL 25676.1 - R1	N/A	
HM EXTERIOR DOORS	CECO DOOR PRODUCTS	FLUSH SINGLE COMMERCIAL STEEL DOOR	FL 16355.2 - R1	N/A	
STOREFRONT DOOR	TRULITE	351 SERIES ALUMINUM DOOR	FL 18413.1 - R4	N/A	
<b>ROOFING PRODUCTS</b>					
SINGLE PLY ROOF ON STEEL	GAF	EVERGUARD TPO ROOF SYSTEMS FOR USE IN FBC NON-HVZ JURISDICTIONS	FL 5293.1	N/A	
ROOF HATCH	BILCO	S-50	FL 15110.2 - R1	N/A	

GENERAL NOTES	
1.	THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
2.	ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OTHER HANDICAP ACCESSIBILITY CODES.
3.	PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL ABOVE AND BELOW GRADE UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET UP AND COORDINATION OF ALL UTILITY SERVICES FOR THE PROJECT.
4.	GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING AND SEQUENCING OF THE WORK WITH OWNER'S REPRESENTATIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
5.	GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE [SUPERVISOR/PROJECT MANAGEMENT] (SPM) AT THE END OF THE PROJECT.
6.	GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
7.	THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT.
8.	THE DRAWINGS ARE NOT TO BE SCALED. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
9.	THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.
10.	WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SUBFLOORING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.
11.	GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO COMPLY WITH FBC 1816.1, UNDER ANY TRENCHING WORK.
12.	GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE, AT THE TIME OF THE PRE-BID MEETING, IN BASE BID.
13.	GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.
14.	ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES SHALL BE MEASURED WITH A 24" SMART LEVEL.
15.	GENERAL CONTRACTOR SHALL PERFORM AS NECESSARY A TOPOGRAPHIC SURVEY PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES IN GRADES AS COMPARED TO EXISTING GRADES INDICATED ON DRAWINGS. SUBMIT A COPY OF TOPOGRAPHIC SURVEY TO ARCHITECT AND INDICATE ANY DISCREPANCIES ON SURVEY PRIOR TO COMMENCING EARTHWORK WHEN SCOPE OF THE PROJECTS NECESSITATES IT.
16.	NOTED ACCESSIBLE ITEMS AND DESCRIPTIONS FOR PARKING LOT, ARE TO BE A PORTION OF THE SHOWN ACCESSIBILITY WORK. COORDINATED WITH PROJECT MANAGER AS REQUIRED TO COMPLETE THE NOTED WORK. WHERE GRADES ARE AFFECTED THE CONTRACTOR SHALL USE A SURVEYOR AS NEEDED TO ENSURE PROPER GRADES ARE ACHIEVED. STRIPING SHALL BE COMPLETED PER THE REQUIREMENTS OF THE CURRENT ADAAG GUIDELINES, AND THE CUSTOMER PATH OF TRAVEL REMEDIATION GUIDELINES (LATEST REVISION) AS WELL AS APPLICABLE STATE AND LOCAL CODES.

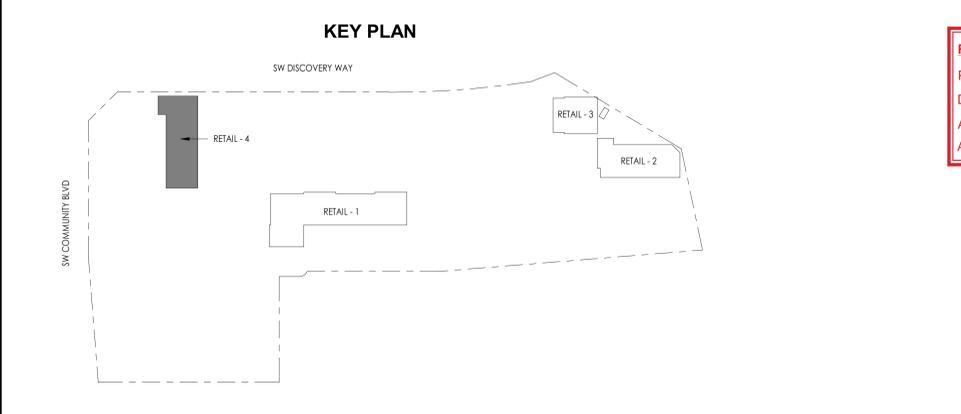
DEFERRED SUBMITTAL LIST			
THE FOLLOWING ITEMS ARE DEFERRED SUBMITTALS PER FBC 107.3.4.1 AND SHALL BE SUBMITTED TO THE ARCHITECT AND AHJ FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION:			
1.	STOREFRONT SHOP DRAWINGS		
2.	FIRE SPRINKLER PLAN		
3.	FIRE ALARM PLAN		
SUBMITTALS MUST BE SIGNED/ SEALED BY A FLORIDA LICENSED PROFESSIONAL (AS REQUIRED), REVIEWED BY THE ARCHITECT OF RECORD, AND SUBMITTED TO THE AHJ FOR APPROVAL. APPROVAL DOES NOT RELIEVE CODE OR COORDINATION RESPONSIBILITIES.			
REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEFERRED SUBMITTALS.			

ABBREVIATIONS			
AC	AIR CONDITIONING	MO	MASONRY OPENING
ACT	ACOUSTICAL CEILING	MR	MIRROR / MOISTURE
AFF	ABOVE FINISH FLOOR	MT	RESISTANT
AHU	AIR HANDLING UNIT	MTL	MARBLE THRESHOLD
AL	ALUMINUM	NA	METAL
AT	ALUMINUM THRESHOLD	NIC	NOT APPLICABLE
BJ	BOARD	NOM	NOT IN CONTRACT
BLKT	BLANKET	NTS	NOMINAL
CD	CONTROL JOINT	OC	NOT TO SCALE
CLG	CEILING	OPP	OPPOSITE
CMU	CONCRETE	PLYWD	PLYWOOD
COL	COLUMN	PSF	PREFABRICATED
CONC	CONCRETE	PT	POUNDS PER
CPT	CARPET	R	SQUARE FOOT
CT	CERAMIC TILE	REBAR	PANT / PRESSURE
CL	CENTER LINE	REF	TREATED
DBL	DOUBLE	REINF	RISER / RADIUS
DF	DRINKING FOUNTAIN	REQD	REINFORCING BAR
DIA	DIAMETER	RO	REFERENCE
DN	DOWN	SB	REINFORCED
EA	EACH	SHLVS	REQUIRED
EJ	EXPANSION JOINT	SIM	ROUGH OPENING
ELEV	ELEVATION	SPEC	SPLASH BLOCK
EQ	EQUAL	SS	SHELVES
EXIST	EXISTING	STOR	SIMILAR
FD	FLOOR DRAIN	SUSP	SPECIFICATION
FE	FIRE EXTINGUISHER	T	STAINLESS STEEL
FF	FINISH FLOOR	TELE	STORAGE
FR	FIRE RATED	TPD	SUSPENDED
GALV	GALVANIZED	TYP	TREAD
GYP BD	GYP/SM BOARD	UNO	TELEPHONE
HC	HANDICAPPED		TOILET PAPER
HDW	HARDWARE		DISPENSER
HM	HOLLOW METAL		TYPICAL
HVAC	HEATING, VENT & AIR CONDITIONING		UNLESS NOTED
INFO	INFORMATION		OTHERWISE
INSUL	INSULATION		VINYL COMPOSITE
MAS	MASONRY		TILE
MAX	MAXIMUM		WOOD
MECH	MECHANICAL		WATERPROOF
MFG/MFR	MANUFACTURER		WELDED WIRE
MIN	MINIMUM		FABRIC

DRAWINGS		DRAWINGS ISSUED	
SHEET #	SHEET NAME	DATE	REVISION
G000	COVER SHEET		
G021	LIFE SAFETY PLAN		
<b>STRUCTURAL</b>			
S1.1	FOUNDATION PLAN		
S2.1	ROOF FRAMING PLAN		
S2.2	SECTIONS & DETAILS		
S2.2	SECTIONS & DETAILS		
<b>ARCHITECTURAL</b>			
A100	ARCHITECTURAL SITE PLAN		
A111	FLOOR PLAN		
A140	ROOF PLAN & DETAILS		
A200	EXTERIOR ELEVATIONS		
A300	BUILDINGS SECTIONS		
A310	WALL SECTIONS & TILT-UP PANEL DETAILS		
A311	ROOF LADDER AND HATCH DETAILS		
A400	DOOR SCHEDULE & DETAILS		
A401	STOREFRONT TYPES & DETAILS		
A900	3D VIEWS		
<b>MECHANICAL</b>			
M100	MECHANICAL PLAN		
M200	MECHANICAL SPECIFICATIONS		
<b>PLUMBING</b>			
P100	PLUMBING PLAN		
P200	PLUMBING SPECIFICATIONS		
<b>ELECTRICAL</b>			
E100	ELECTRICAL PLAN		
E101	ELECTRICAL SITE PLAN		
E200	ELECTRICAL ONE-LINE AND SPECIFICATIONS		
<b>FIRE PROTECTION</b>			
FP100	FIRE PROTECTION PLAN		
FP200	FIRE PROTECTION SPECIFICATIONS		



SYMBOL LEGEND	
	PARTITION TYPE INDICATOR REFER TO PARTITION SCHEDULE
	REVISION NUMBER
	FINISH TAG
	KEYNOTE
	Room ROOM TAG
	101A DOOR TAG
	WINDOW TAG
	Name Elevation ELEVATION DATUM TAG
	1 A-101 DETAIL TAG
	N A10.0 E INTERIOR ELEVATION TAG
	S A10.0 EXTERIOR ELEVATION TAG
	1 A-101 PLAN DETAIL TAG
	01 GRID BUBBLE & CENTER LINE
	1 A101 BUILDING SECTION TAG



**Reviewed for Code Compliance**  
Permit Number: Pre-review#184  
Discipline: Building  
Approved By: fboulos  
Approval Date: 10/22/2025

**SEAL**

Architect of Record:  
Holly Grimes, AIA, LEED, AP, NCARB  
License # FL AR96391

ISSUE	DATE	DESCRIPTION
0	06/27/2025	ISSUE FOR PERMIT
1	09/15/2025	REVISION 1
2	10/15/2025	REVISION 2

**PROJECT INFORMATION BLOCK**

JOB # 250024  
DATE 06/27/2025  
DRAWN BY: CJ AH  
CHECKED BY: HG/VHL

**SHEET TITLE**  
COVER SHEET

**SHEET NUMBER**  
G000

**CODE INFORMATION**

JURISDICTION: CITY OF PORT ST. LUCIE, FLORIDA  
APPLICABLE CODES - 2023 8TH EDITION (UNLESS SPECIFIED OTHERWISE)  
• FLORIDA BUILDING CODE • NFPA, NATIONAL FIRE PREVENTION ACCOC  
• FLORIDA BUILDING CODE MECHANICAL • 2024 NFPA-1, FIRE CODE  
• FLORIDA BUILDING CODE PLUMBING • 2024 NFPA-101, LIFE SAFETY CODE  
• FLORIDA BUILDING CODE FUEL GAS • 2020 NFPA-70, NATIONAL ELECTRICAL CODE  
• FLORIDA ACCESSIBILITY CODE • 2020 NATIONAL ELECTRIC CODE  
• FLORIDA FIRE PREVENTION CODE

**GENERAL NOTES - LIFE SAFETY**

- SMOKE DETECTORS SHALL BE CONTINUOUSLY POWERED BY BUILDING ELECTRICAL SYSTEM AND INSTALLED IN ACCORDANCE WITH NFPA 101, 7-6.29 AND NFPA 74 AND CONNECTED TO EMERGENCY GENERATOR
- PROVIDE FIRE EXTINGUISHERS PER NFPA10 AS REQUIRED
- ENTIRE PROJECT IS PROTECTED WITH A CLASS 1 AUTOMATIC FIRE PROTECTION SYSTEM. FINAL SPRINKLER DESIGN AND INSTALLATION BY FIRE SPRINKLER CONTRACTOR.

**LIFE SAFETY SYMBOLS LEGEND**

- 1 HOUR FIRE RATED SEPARATION
- INDICATES NEW PARTITION
- EXIT SIGNAGE WITH EMERGENCY LIGHTS (REFER TO ELECTRICAL)
- TRAVEL DISTANCE
- EXIT DISCHARGE

**PROJECT DATA**

	GOV. CODE	NFPA	PROVIDED
<b>OCCUPANCY</b>	GROUP U UTILITY	CLASS B MERCANTILE	--
<b>CONSTRUCTION TYPE</b>	IIIB SPRINKLERED	II(000) SPRINKLERED	--
<b>FIRE RESISTANCE REQUIREMENTS</b>	GOV. CODE	NFPA	PROVIDED
STRUCTURAL FRAMING	0 HOUR	0 HOUR	0 HOUR
EXTERIOR & INTERIOR BEARING WALLS	0 HOUR	0 HOUR	0 HOUR
EXTERIOR NON-BEARING WALLS	0 HOUR	0 HOUR	0 HOUR
INTERIOR NON-BEARING WALLS	0 HOUR	0 HOUR	1 HOUR
FLOOR CONSTRUCTION	0 HOUR	0 HOUR	0 HOUR
ROOF CONSTRUCTION	0 HOUR	0 HOUR	0 HOUR

	FBC	NFPA	PROVIDED
<b>ALLOWABLE BUILDING HEIGHTS</b>	TABLE 504		
ALLOWABLE AREA	34,000 SF	--	15,876 GSF
ALLOWABLE HEIGHT	75'-0"	--	22' - 0"
ALLOWABLE STORIES	3 STORIES	--	1 STORY RETAIL
<b>EXIT REQUIREMENTS</b>	1006.3.2	13.2.4	SEE PLAN
MINIMUM REQUIRED	2 EXITS	2 EXITS	SEE PLAN
<b>INTERIOR FINISHES</b>	TBL 803.11	10.2.2	
EXIT ENCLOSURES, EXIT PASSAGEWAYS & CORRIDORS (SPRINKLERED)	CLASS B	CLASS B	CLASS B
ROOMS & ENCLOSED SPACES (SPRINKLERED)	CLASS C	CLASS C	CLASS C
<b>FIRE PROTECTION SYSTEM</b>	903.2.1	12/38.3.5	903.2.1
SPRINKLER SYSTEM	REQ'D	REQ'D	PROVIDED
ARRANGEMENT OF MEANS OF EGRESS (SPRINKLERED 1007.1.1 EXCEPTION 2)	1/3 DIAG. DIM 30 FEET	1/3 DIAG. DIM 30 FEET	PROVIDED

NOTE: NO FBC CALCULATED OCCUPANT LOADS BASED ON NEED AS A "UTILITY" BUILDING. THE BUILDING HAS A TOTAL OF 567' OF EGRESS WHICH COULD SUPPORT UP TO 2,835 OCCUPANTS BASED ON EGRESS WIDTH ALONE WITH 0.2" REQUIRED PER OCCUPANT.

	FBC (TBL 1004.1.2/ SEC. 1004.7)	NFPA (TBL 7.3.1.2)	GROSS FLOOR AREA	TOTAL
<b>OCCUPANCY LOAD</b>				
MERCANTILE SALES AREA	30 GROSS	15,172 SF	506 OCCUPANTS	
TOTAL				506 OCCUPANTS

\*SEE LIFE SAFETY PLAN FOR EGRESS OF EACH SPACE BASED ON NFPA CALCULATIONS

	FBC	NFPA	PROVIDED
<b>MEANS OF EGRESS</b>			
EXIT TRAVEL DISTANCE (1017.2 & 1029.7)	400' MAX.	250' SPRINK.	VARIES - SEE PLAN
COMMON PATH OF TRAVEL (1006.2.1)	75' MAX.	100' SPRINK.	N/A
DEAD END CORRIDOR (1020.4)	50' MAX.	50' SPRINK.	N/A
CORRIDOR WIDTH (1020.2)	44" MIN.	44" MIN.	N/A

Reviewed for Code Compliance  
Permit Number: Pre-review#184  
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Approved By: fbulos  
Approval Date: 10/22/2025



City of Port Saint Lucie  
Building Department  
It Starts With a Good Foundation

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SEAL  
Holly M Grimes  
REGISTERED ARCHITECT  
FLORIDA ARCHITECTURE BOARD  
LICENSE # AR96391

Architect of Record:  
Holly Grimes, AIA, LEED, AP, NCARB  
License # FL AR96391

ISSUE	DATE	DESCRIPTION
0	06/27/2025	ISSUE FOR PERMIT
1	09/15/2025	REVISION 1

PROJECT INFORMATION BLOCK

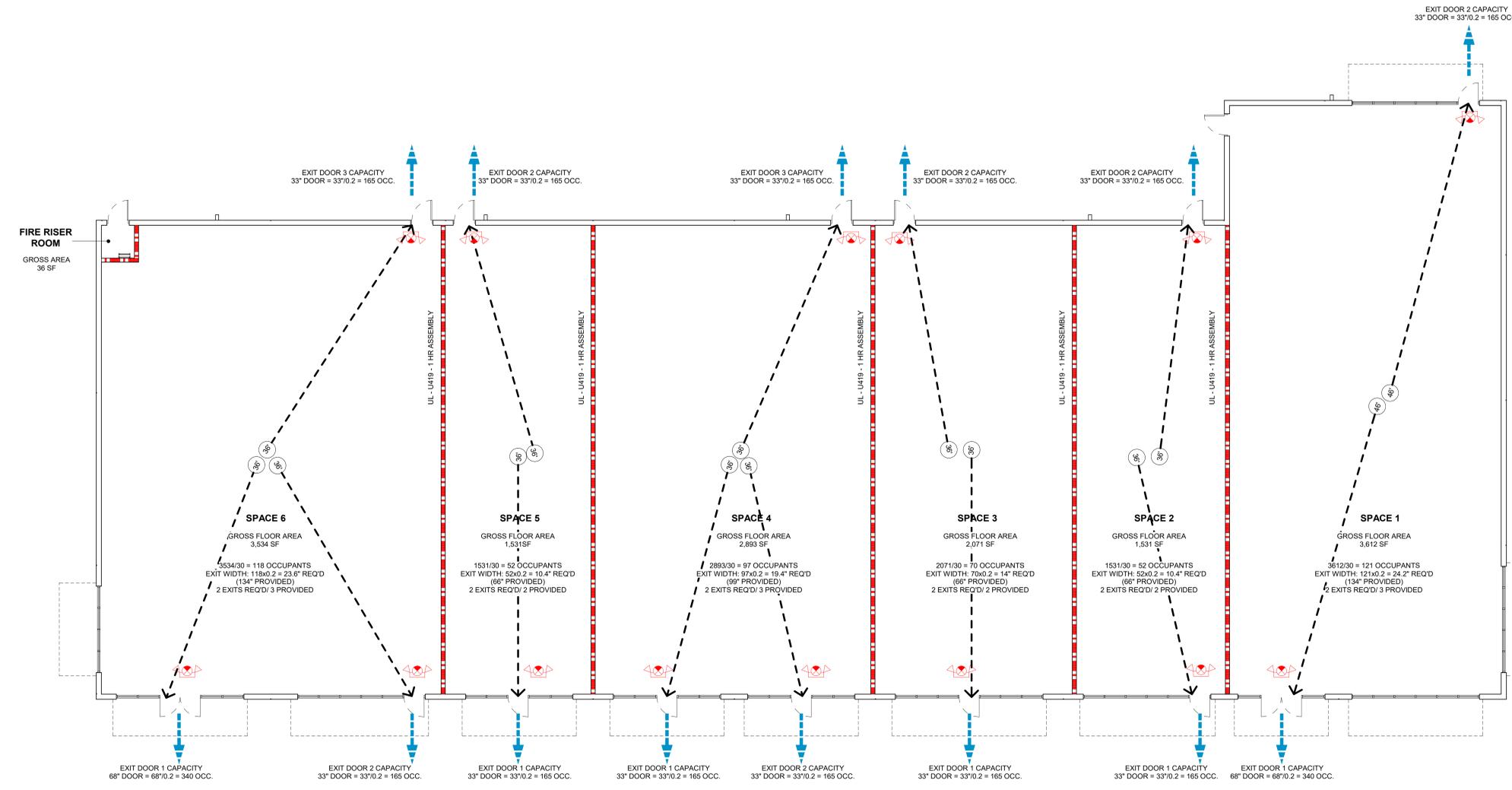
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DRAWN BY:	GT/AH
CHECKED BY:	HG/VHL

SHEET TITLE

LIFE SAFETY PLAN

SHEET NUMBER

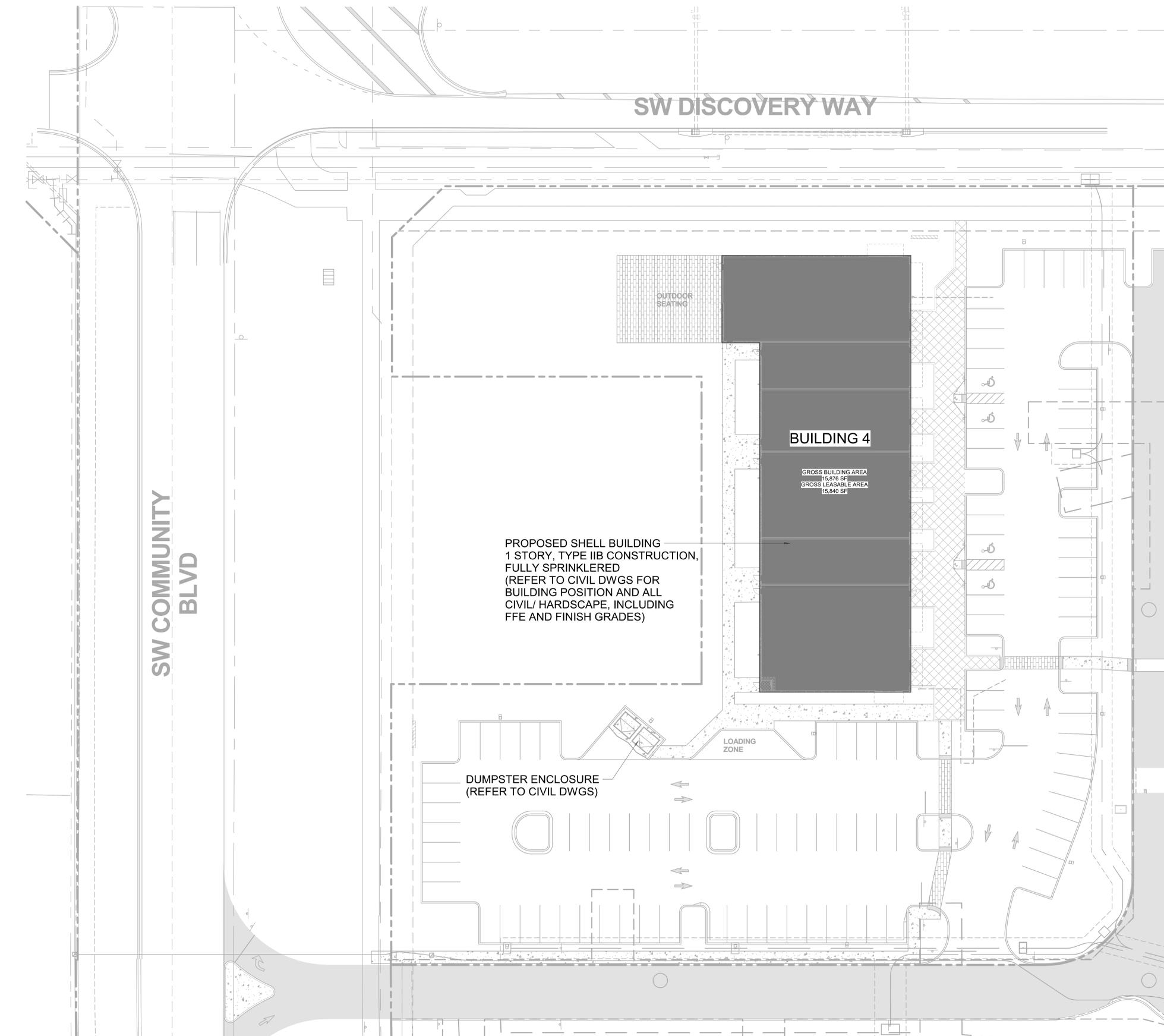
G021



1 LIFE SAFETY PLAN  
1/8" = 1'-0"

PLAN NORTH TRUE NORTH

SHOPPES AT THE HEART OF TRADITION  
BUILDING 4 - SHELL  
10400 SW DISCOVERY WAY  
PORT ST. LUCIE, FL - 34987



PROPOSED SHELL BUILDING  
1 STORY, TYPE IIB CONSTRUCTION,  
FULLY SPRINKLERED  
(REFER TO CIVIL DWGS FOR  
BUILDING POSITION AND ALL  
CIVIL/ HARDSCAPE, INCLUDING  
FFE AND FINISH GRADES)

**BUILDING 4**  
GROSS BUILDING AREA  
15,876 SF  
GROSS LEASABLE AREA  
15,640 SF

OUTDOOR SEATING

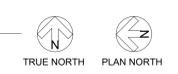
DUMPSTER ENCLOSURE  
(REFER TO CIVIL DWGS)

LOADING ZONE

SW COMMUNITY  
BLVD

SW DISCOVERY WAY

1 ARCHITECTURAL SITE PLAN  
1" = 20'-0"



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Approval Date: 10/22/2025

SEAL  
Holly M Grimes  
Registered Architect  
State of Florida  
License # AR96391

Architect of Record:  
Holly Grimes, AIA, LEED, AP, NCARB  
License # FL AR96391

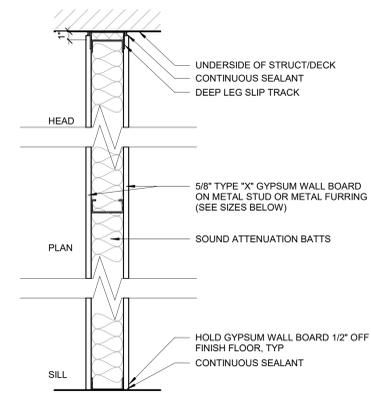
ISSUE	DATE	DESCRIPTION
0	06/27/2025	ISSUE FOR PERMIT
2	10/15/2025	REVISION 2

PROJECT INFORMATION BLOCK  
JOB # 250024  
DATE 06/27/2025  
DRAWN BY: CJ/AH  
CHECKED BY: HG/VHL

SHEET TITLE  
ARCHITECTURAL SITE PLAN

SHEET NUMBER

A100



TAG SYMB.	STUD SIZE	PART WIDTH	FIRE RATING	UL LISTING	STC NO SOUND/ WITH SOUND	REMARKS
C6B	6"	7 1/4"	1HR	U419	WITH SOUND BATT	20 GAUGE AT 16" O.C.

② TENANT DEMISING WALL TYP.  
1 1/2" = 1'-0"

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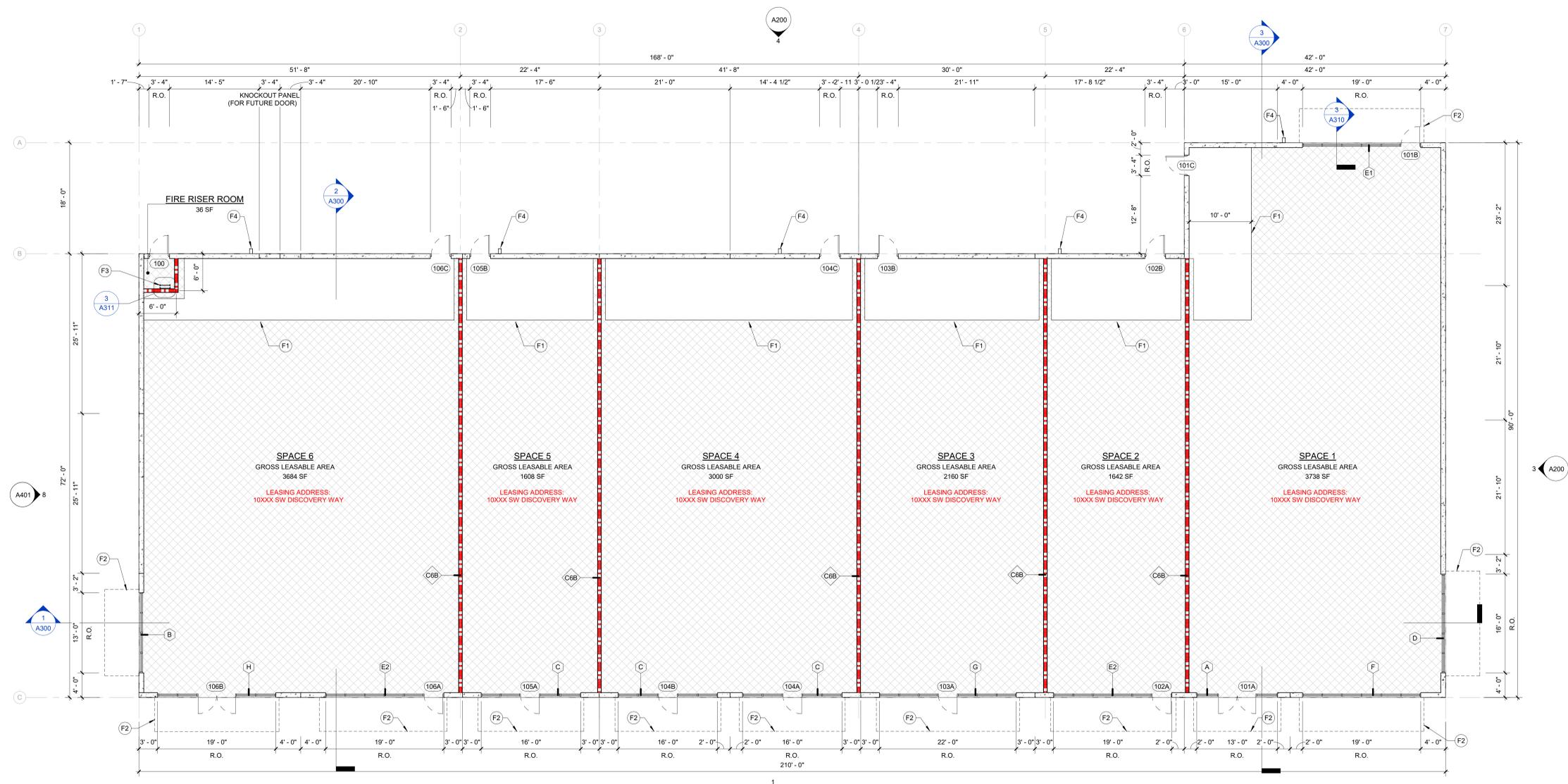
City of Port St. Lucie  
 Building Department  
 It Starts With a Good Foundation

- ### GENERAL NOTES - FLOOR PLAN
- ALL DIMENSIONS ARE FROM EXTERIOR FACE OF CMU, COLUMN LINE, FACE OF INTERIOR STUD, OR FACE OF EXTERIOR SHEATHING U.N.O.
  - REFER TO CIVIL PLAN FOR NORTH ORIENTATION
  - EDGE OF DOOR JAMBS SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION.
  - LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 10.
  - ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
  - GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.
  - GENERAL CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS.
  - ALL WOOD BLOCKING, BRIDGING, BRACING, FRAMING, ETC., SHALL BE FIRE RETARDANT TREATED AS CALLED FOR BY THE GOVERNING BUILDING CODE AND THE CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE TREATMENT TO THE OWNERSHIP.
  - REFER TO EXTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
  - REFERENCE ENGINEERING PLANS FOR PLUMBING AND ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER.

- ### FLOOR PLAN LEGEND
- INDICATES NEW PARTITION
  - 1 HOUR FIRE RATED SEPARATION
  - INDICATES NEW DOOR TYPE REFER TO DOOR AND FRAME SCHEDULE ON A400
  - INDICATES NEW STOREFRONT TYPE REFER TO STOREFRONT TYPES ON A400
  - INDICATES NEW PARTITION TYPE

### KEYNOTES - FLOOR PLAN

NUMBER	DESCRIPTION
F1	CONCRETE SLAB EDGE, TYPICAL (REFER TO STRUCTURE DRAWINGS)
F2	APPROXIMATE LINE OF AWNING ABOVE
F3	ROOF ACCESS LADDER
F4	PRIMARY SCUPPER AND DOWNSPOUT



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

PLAN NORTH TRUE NORTH

SHOPPES AT THE HEART OF TRADITION  
 BUILDING 4 - SHELL  
 10400 SW DISCOVERY WAY  
 PORT ST. LUCIE, FL - 34987

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SEAL

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 Registered Architect  
 State of Florida  
 License # AR96391

Architect of Record:  
 Holly Grimes, AIA, LEED, AP, NCARB  
 License # FL AR96391

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0	06/27/2025	ISSUE FOR PERMIT
1	09/15/2025	REVISION 1

### PROJECT INFORMATION BLOCK

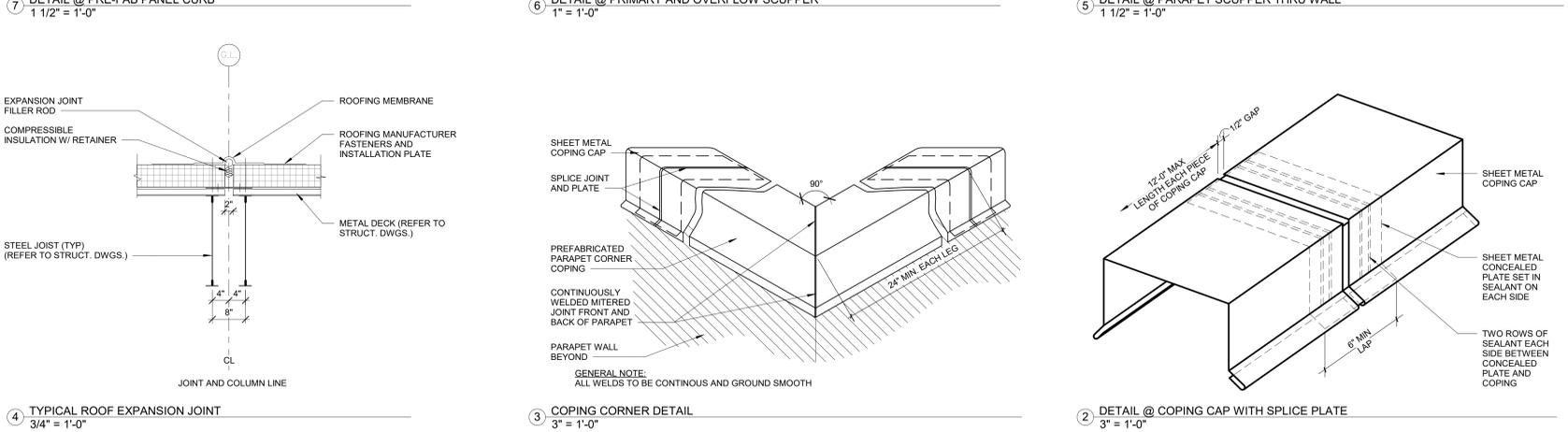
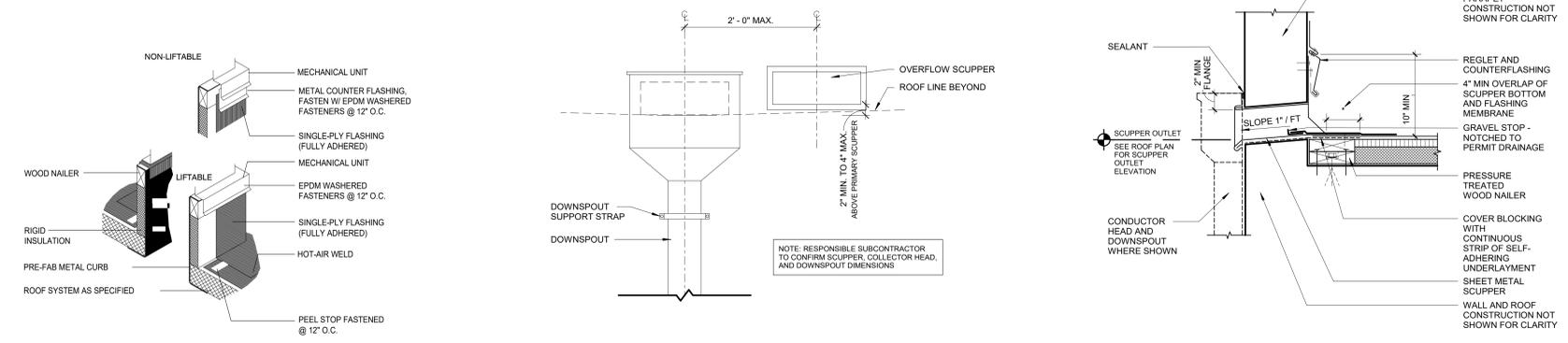
JOB #	250024
DATE	06/27/2025
DRAWN BY:	GTJ/AH
CHECKED BY:	HG/VHL

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A111



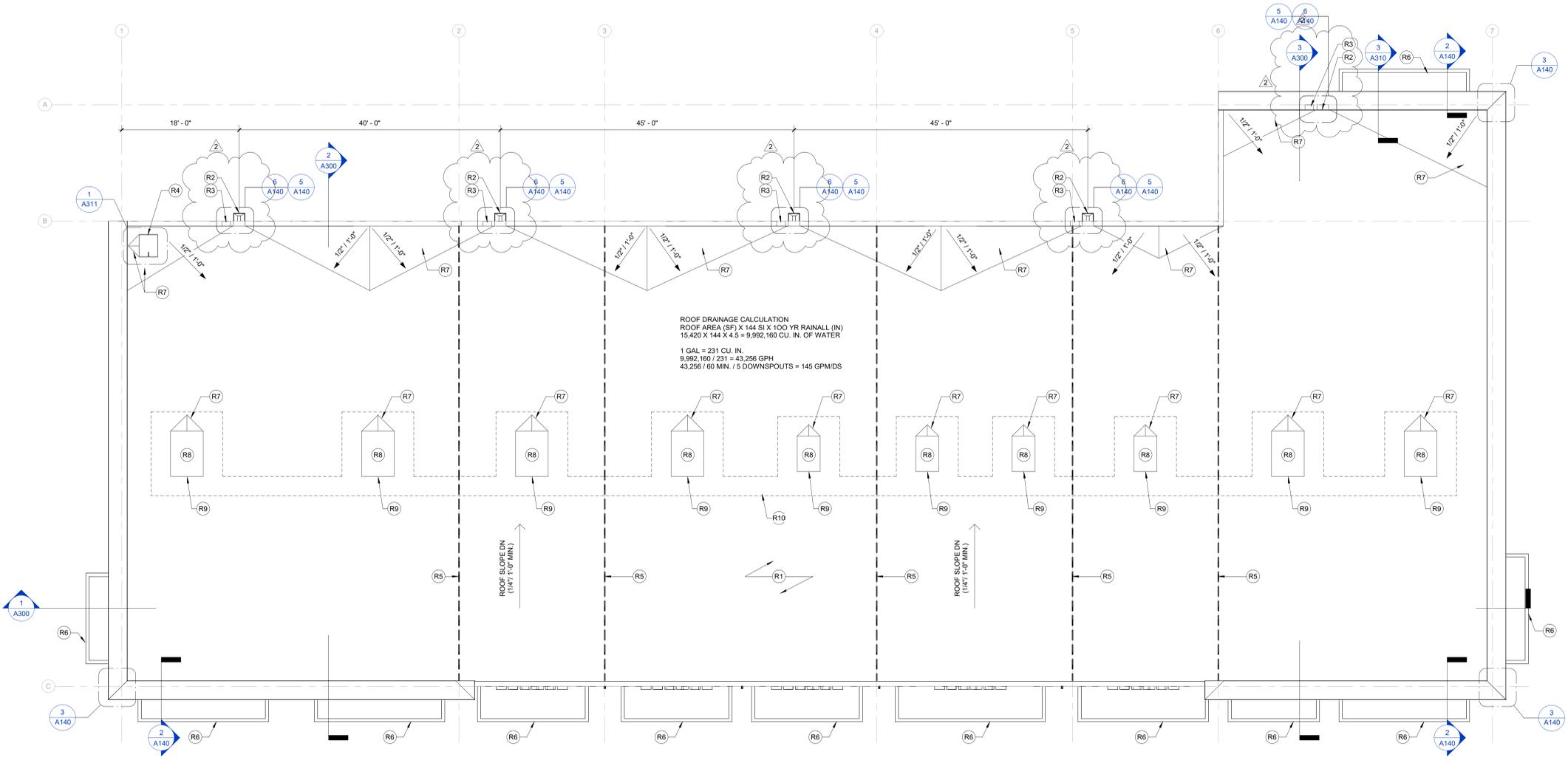
**GENERAL NOTES - ROOF PLAN**

- 80 MIL FULLY ADHERED TPO MEMBRANE OVER 1/2" COVER BOARD OVER 4" RIGID INSULATION MECHANICALLY ATTACHED TO METAL DECKING ON SLOPING STEEL JOISTS.
- ROOF CRICKETS TO BE 1/4" PER FOOT MINIMUM FULLY TAPERED POLYISOCYANURATE INSULATION MECHANICALLY ATTACHED TO DECK BELOW AS PART OF ATTACHMENT OF LAYER ABOVE, TYPICAL.
- INSTALL ALL ROOF SYSTEMS AND RELATED COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS. PROVIDE SHOP DRAWINGS FOR APPROVAL AS REQUIRED BY SPECIFICATIONS.
- VERIFY AND COORDINATE LOCATION OF ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING.
- ALL ROOF PENETRATIONS REQUIRE PRESSURE TREATED 2 X 6 BLOCKING AT INSULATION AROUND ENTIRE PERIMETER FOR FLASHING ATTACHMENT.
- OMISSION OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS.
- RTU CURB SIZES AND LOCATIONS TO BE CONFIRMED WITH ARCHITECT AND OWNER PRIOR TO ORDER AND INSTALL.

**KEYNOTES - ROOF PLAN**

NUMBER	DESCRIPTION
R1	80 MIL SINGLE PLY TPO OVER RIGID INSULATION OVER 1 1/2" METAL DECK ON SLOPING STRUCTURAL STEEL JOISTS
R2	PRIMARY SCUPPER AND DOWNSPOUT
R3	OVERFLOW SCUPPER
R4	ROOF ACCESS HATCH
R5	TENANT DEMISING WALL BELOW
R6	AWNING BELOW
R7	ROOF CRICKET
R8	APPROXIMATE LOCATION OF RTU. REFER TO MECHANICAL DRAWINGS.
R9	CURB FOR FUTURE RTU BY OTHERS. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS AND CONFIRM WITH LANDLORD PRIOR TO ORDER AND INSTALL.
R10	ROOF WALKWAY PADS OVER TPO AS SHOW. REFER TO STRUCTURAL AND MECHANICAL DRAWINGS

**Reviewed for Code Compliance**  
Permit Number: Pre-review#184  
Discipline: Building  
Approved By: fboulos  
Approval Date: 10/22/2025



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ISSUE	DATE	DESCRIPTION
0	06/27/2025	ISSUE FOR PERMIT
1	09/15/2025	REVISION 1
2	10/15/2025	REVISION 2

**PROJECT INFORMATION BLOCK**  
JOB # 250024  
DATE 06/27/2025  
DRAWN BY: CJ/AH  
CHECKED BY: HG/VHL

**SHEET TITLE**  
ROOF PLAN & DETAILS

**SHEET NUMBER**  
A140

Reviewed for Code Compliance

Permit Number: Pre-review#184

Discipline: Building

Approved By: fboulos

Approval Date: 10/22/2025



City of Port St. Lucie  
Building Department  
11 Starns Way, a Steel Foundation

GENERAL NOTES

1. REFER TO SHEET A400 FOR ALL STOREFRONT TYPES, ELEVATIONS AND DETAILS.
2. ALL TENANT SIGN REFERENCES ARE GRAPHIC IN NATURE. ALL SIGNAGE TO BE SEPARATELY SUBMITTED BY OTHERS FOR PERMIT.

EXTERIOR FINISH LEGEND

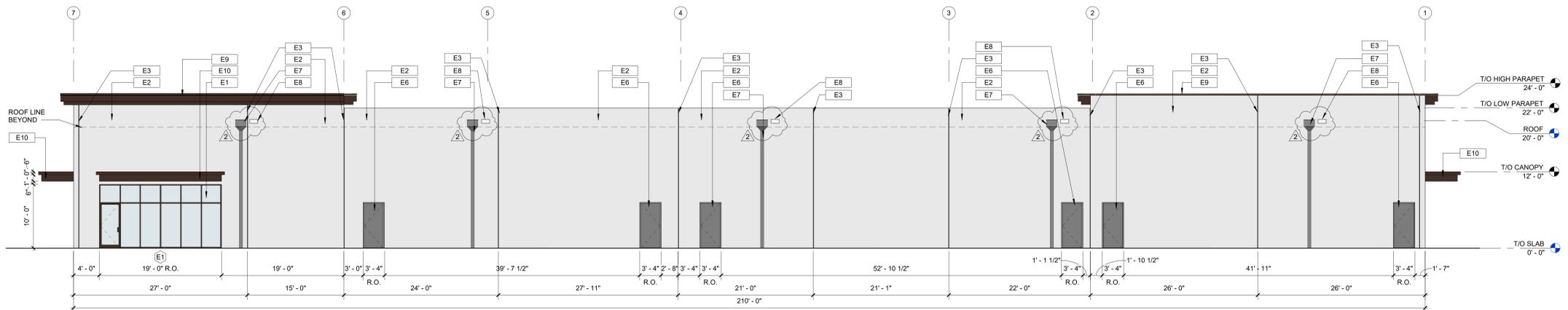
NUMBER	FINISH	COMMENTS
E1	PRE-FINISHED ALUMINUM STOREFRONT	IMPACT RESISTANT STOREFRONT AND GLAZING. STOREFRONT COLOR: DARK BRONZE. REFER TO STOREFRONT SCHEDULE AND DETAILS AND DIVISION 8 OF THE PROJECT SPECIFICATIONS.
E2	PAINTED CONCRETE TILT-UP PANEL	2 COATS ACRYLIC PAINT OVER PRIMER OVER TILT-UP CONCRETE. COLOR: SW7009 PURE WHITE
E3	TILT-UP PANEL JOINT	MURAL (BY OTHERS) OVER PAINTED CONCRETE TILT-UP PANEL
E4	MURAL	MURAL (BY OTHERS) OVER PAINTED CONCRETE TILT-UP PANEL
E5	TENANT SIGN AREA	SIGNS BY OTHERS UNDER SEPARATE PERMIT (RE. ELEC) COORD WITH TILT PANEL FORMS
E6	HM DOOR AND FRAME	TWO COATS PAINT OVER PRIMER; COLOR: TBD (TO BE SELECTED BY ARCHITECT)
E7	PRIMARY SCUPPER AND DOWNSPOUT	6" X 16" (MIN.) SCUPPER & 6" X 6" (MIN.) DOWNSPOUT. GC TO CONFIRM COMPLIANCE WITH GFM PER SCUPPER/ DOWNSPOUT. SEE ROOF PLAN. PRE-FINISHED ALUMINUM. COLOR: WHITE
E8	OVERFLOW SCUPPER	SIZE TO MATCH PRIMARY SCUPPER AND LOCATE 2' MIN. ABOVE PRIMARY SCUPPER
E9	TRIM BAND	COLOR: DARK BRONZE; RE: WALL SECTION
E10	ALUMINUM AWNING	PRE-FABRICATED PRE-FINISHED ALUMINUM AWNING. COLOR: DARK BRONZE. REFER TO DIVISION 10 OF THE PROJECT SPECIFICATIONS
E11	EXTERIOR LIGHT FIXTURE (SMALL)	REFER TO ELECTRICAL DWGS. COORD. ELECTRICAL BOX/SLEEVE IN TILT AS REQUIRED



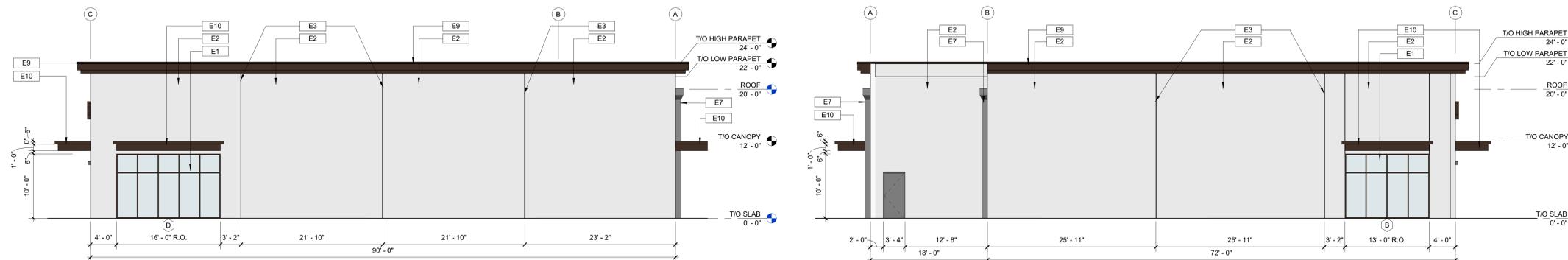
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10400 SW DISCOVERY WAY  
PORT ST. LUCIE, FL - 34987

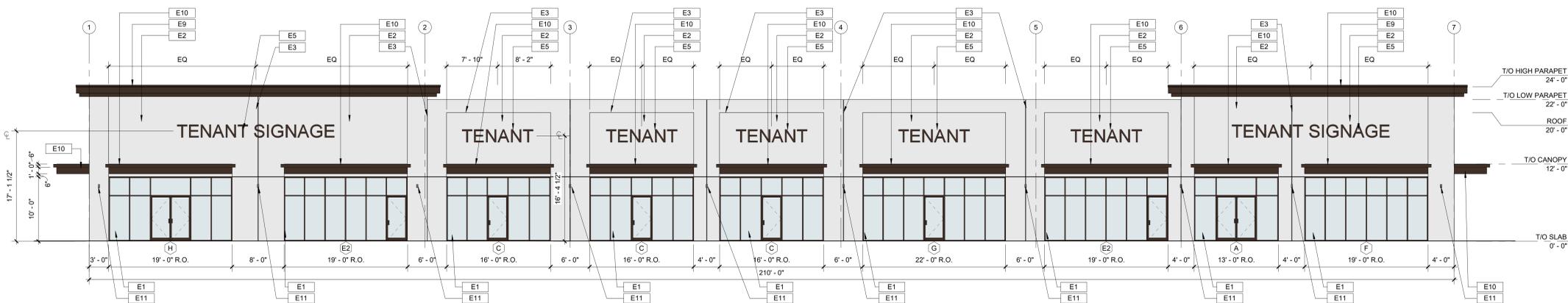


4 WEST ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/8" = 1'-0"

2 SOUTH ELEVATION  
1/8" = 1'-0"



1 EAST ELEVATION  
1/8" = 1'-0"

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SEAL



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ISSUE	DATE	DESCRIPTION
0	06/27/2025	ISSUE FOR PERMIT
1	09/15/2025	REVISION 1
2	10/15/2025	REVISION 2

PROJECT INFORMATION BLOCK  
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DRAWN BY: CJ/AH  
CHECKED BY: HG/VHL

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

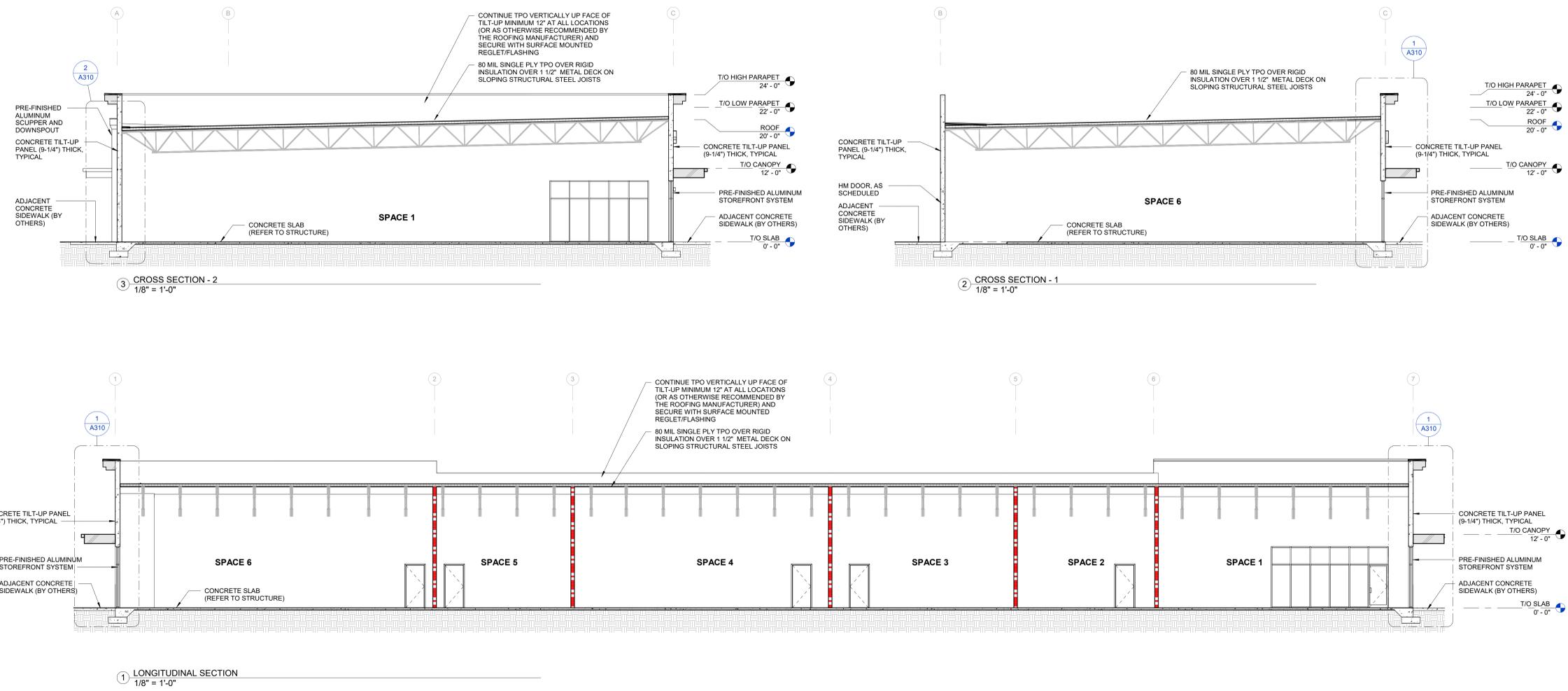
A200

SHOPPES AT THE HEART OF TRADITION  
BUILDING 4 - SHELL  
10400 SW DISCOVERY WAY  
PORT ST. LUCIE, FL - 34987

**Reviewed for Code Compliance**  
Permit Number: Pre-review#184  
Discipline: Building  
Approved By: fboulos  
Approval Date: 10/22/2025



City of Port Saint Lucie  
Building Department  
It Starts With a Good Foundation



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REGISTERED ARCHITECT  
STATE OF FLORIDA  
AR96391

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0	06/27/2025	ISSUE FOR PERMIT
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PROJECT INFORMATION BLOCK

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SHEET TITLE  
BUILDING SECTIONS

SHEET NUMBER  
A300

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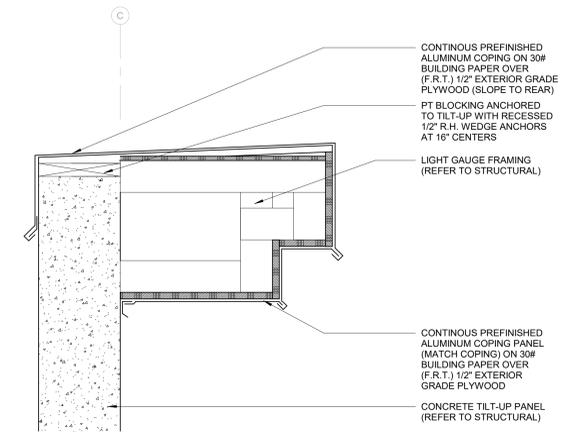
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DATE	06/27/2025
DRAWN BY:	GTJ/AH
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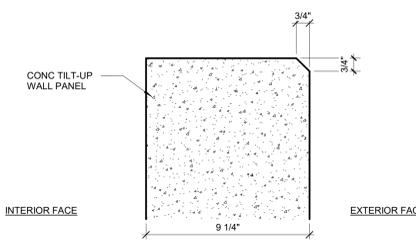
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WALL SECTIONS & TILT-UP PANEL DETAILS	
SHEET NUMBER	

**Reviewed for Code Compliance**  
Permit Number: Pre-review#184  
Discipline: Building  
Approved By: iboulos  
Approval Date: 10/22/2025

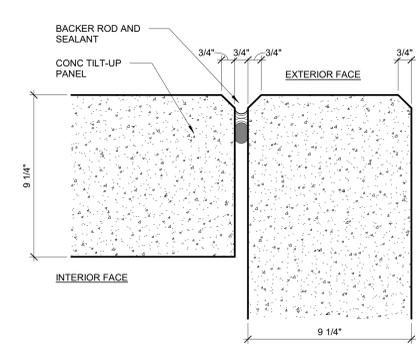
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Building Department  
8000 South U.S. Coast Freeway



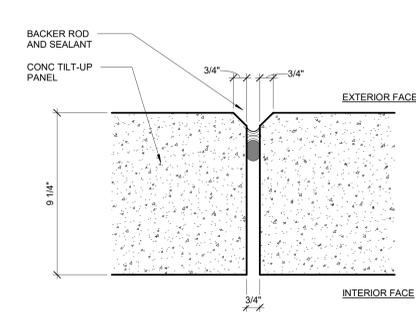
7 SECTION DTL @ HIGH PARAPET TRIM  
1 1/2" = 1'-0"



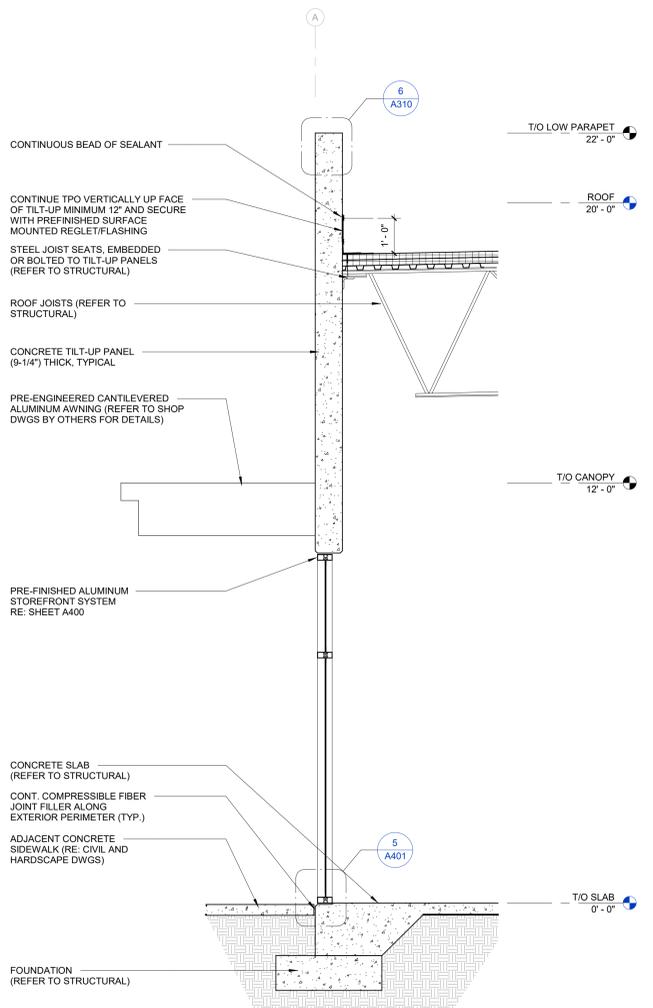
6 EXTERIOR PANEL EXPOSED CAP  
3" = 1'-0"



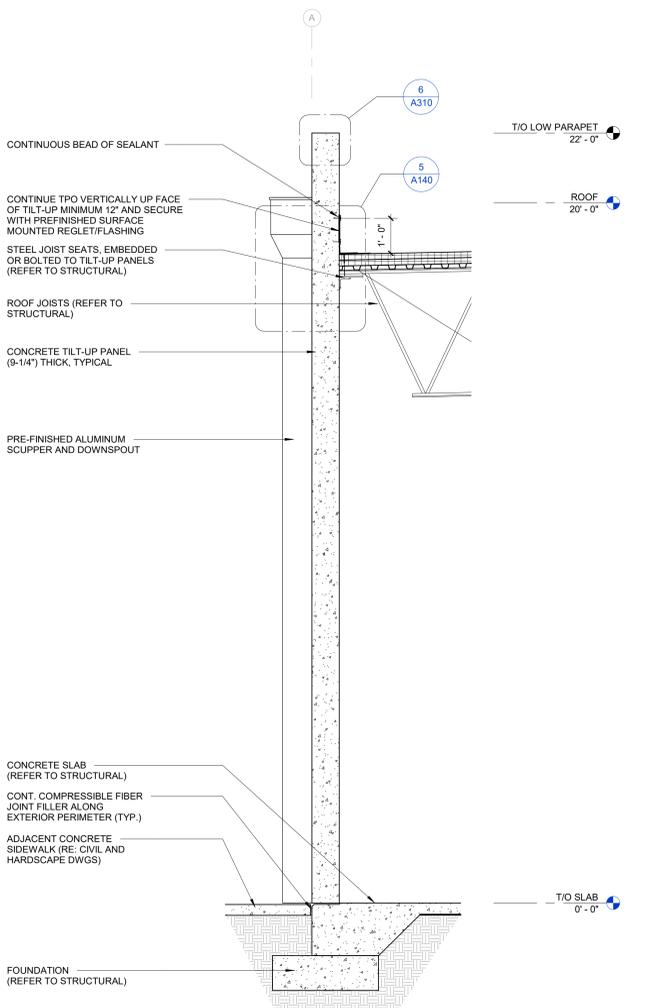
5 EXTERIOR PANEL JOINT AT CORNERS  
3" = 1'-0"



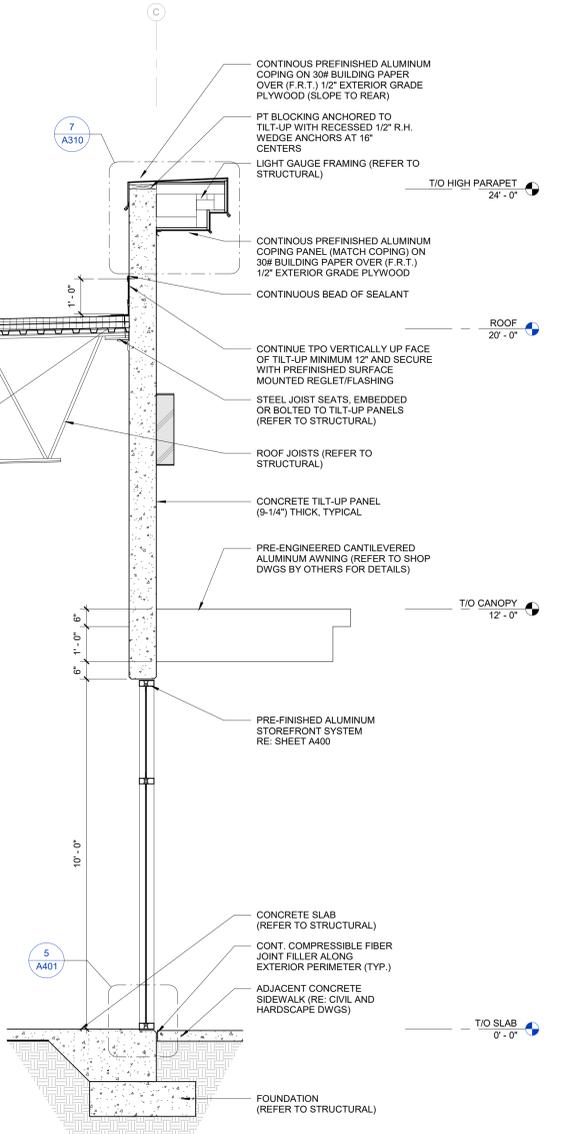
4 EXTERIOR PANEL JOINT DETAIL  
3" = 1'-0"



3 WALL SECTION @ LOW PARAPET STOREFRONT  
1/2" = 1'-0"



2 WALL SECTION @ LOW PARAPET  
1/2" = 1'-0"



1 WALL SECTION @ HIGH PARAPET  
1/2" = 1'-0"





Reviewed for Code Compliance  
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 Approved By: fboulos  
 Approval Date: 10/22/2025



City of Port Saint Lucie  
 Building Department  
 It Starts With a Good Foundation

**STOREFRONT & DOOR NOTES**

- REFER TO SPECIFICATIONS FOR DOOR HARDWARE. ALL HARDWARE SETS TO COMPLY WITH FLORIDA ACCESSIBILITY CODE.
- STOREFRONTS AND DOORS SHALL MEET ALL LOCAL WIND SPEED AND IMPACT REQUIREMENTS.
- OVERALL STOREFRONT DIMENSIONS ARE GIVEN AS ROUGH OPENING.
- GENERAL CONTRACTOR TO VERIFY COUNT OF ALL STOREFRONT TYPES. SOME TYPES OCCUR AT MULTIPLE LOCATIONS.
- ALL ALUMINUM STOREFRONT SYSTEMS SHALL BE DARK BROWN ANODIZED FINISH.
- PROVIDE ADA COMPLIANT HARDWARE ON ALL DOORS.
- ALL METAL DOORS AND FRAMES SHALL BE 16 GAUGE, WELDED, AND PAINTED. SEE SCHEDULE FOR ADDITIONAL INFORMATION.
- GLAZING BASIS OF DESIGN IS VITRO LAMINATED INSULATING WITH CLEAR GLASS THROUGHOUT AND SOLARBAN 60 ON SURFACE 4 OF THE LAMINATED SECTION WHICH PROVIDES A VLT OF 68%, AN EXT. REFLECTANCE OF 10%, A SHGC OF 0.37 AND A WINTER U-VALUE OF 0.28. REFER TO SPECIFICATIONS.
- THE STOREFRONT SYSTEM BASIS OF DESIGN IS THE TRULITE RESISTOR IMPACT 3100 SERIES WITH THE TRULITE 351 DOOR. REFER TO SPECIFICATIONS.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION.
- PRIOR TO INSTALLING SEALANT AND CLOSED CELL BACKER RODS, ENSURE THAT ALL JOINTS ARE DRY AND FREE FROM DEBRIS.
- AT ALL STOREFRONT DOORS, SET ACCESSIBLE THRESHOLD IN FULL BED OF SEALANT.
- HARDWARE TO BE COORDINATED WITH OWNER. SUBMIT SHOP DRAWINGS FOR APPROVAL.



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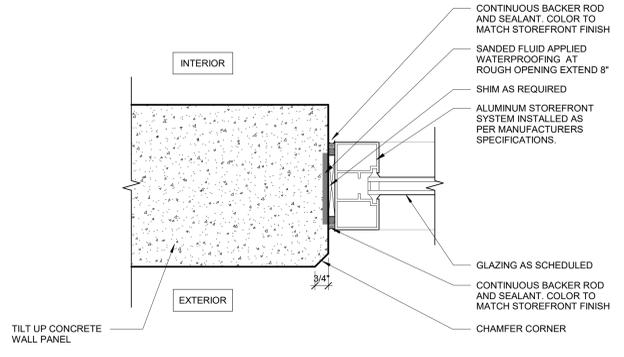
PROJECT INFORMATION BLOCK  
 JOB # 250024  
 DATE 06/27/2025  
 DRAWN BY: GJ/AH  
 CHECKED BY: HG/VHL

SHEET TITLE  
 STOREFRONT TYPES & DETAILS  
 SHEET NUMBER

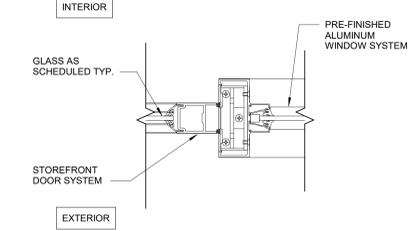
A401



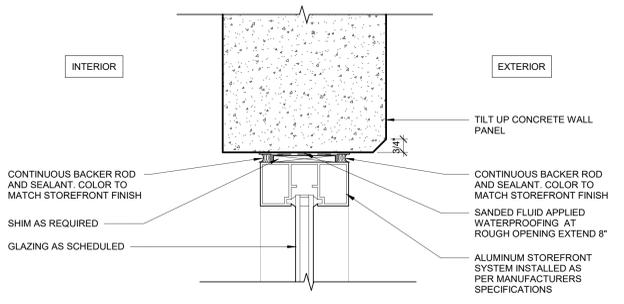
4 STOREFRONT - DOOR HEAD W/ GLAZING DETAIL  
 3" = 1'-0"



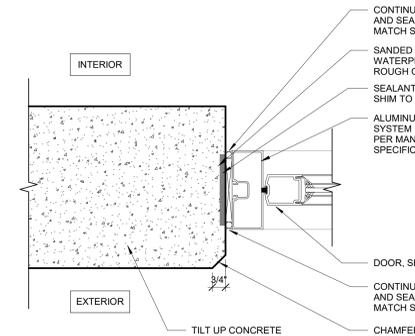
7 STOREFRONT - JAMB DETAIL  
 3" = 1'-0"



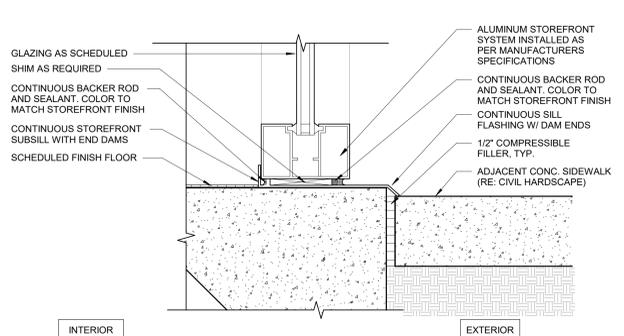
3 STOREFRONT - DOOR JAMB W/ GLAZING DETAIL  
 3" = 1'-0"



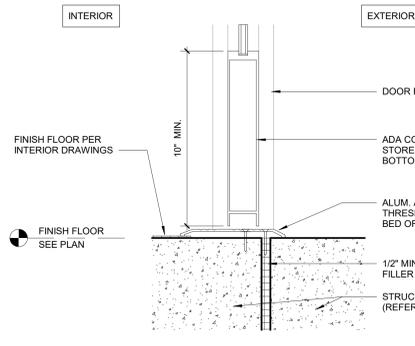
6 STOREFRONT - HEAD DETAIL  
 3" = 1'-0"



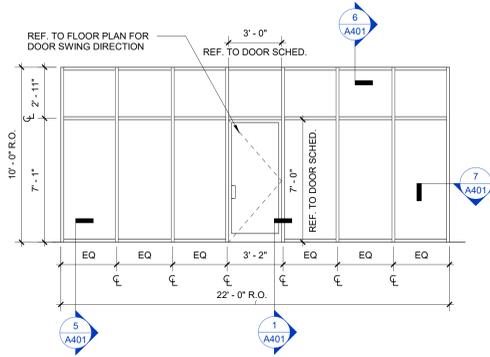
2 STOREFRONT - DOOR JAMB DETAIL  
 3" = 1'-0"



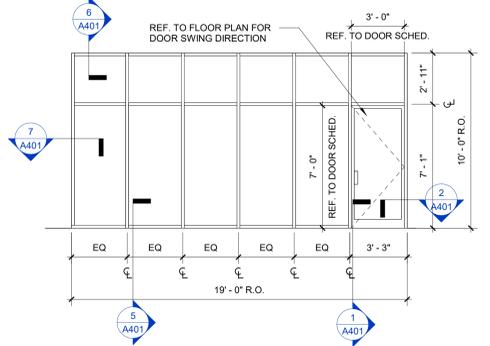
5 STOREFRONT - SILL DETAIL  
 3" = 1'-0"



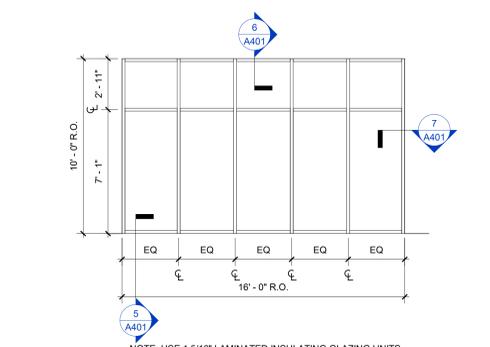
1 STOREFRONT - DOOR SILL DETAIL  
 3" = 1'-0"



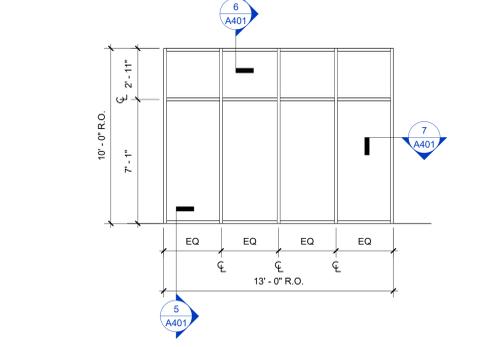
NOTE: USE 1 5/16" LAMINATED INSULATING GLAZING UNITS  
 STOREFRONT TYPE G



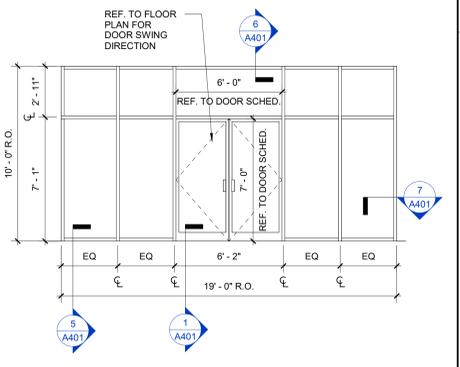
NOTE: USE 1 5/16" LAMINATED INSULATING GLAZING UNITS  
 STOREFRONT TYPE E2



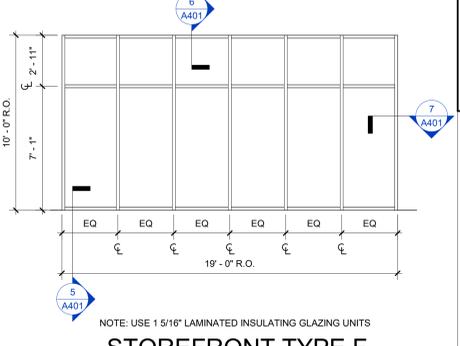
NOTE: USE 1 5/16" LAMINATED INSULATING GLAZING UNITS  
 STOREFRONT TYPE D



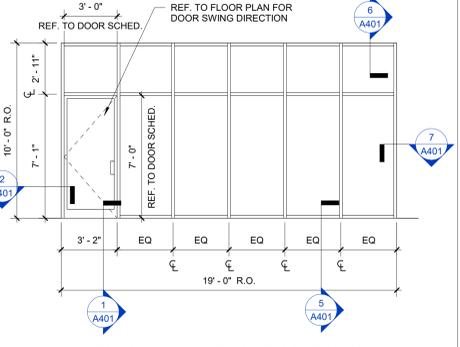
NOTE: USE 1 5/16" LAMINATED INSULATING GLAZING UNITS  
 STOREFRONT TYPE B



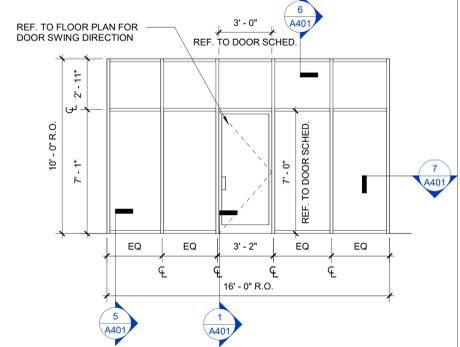
NOTE: USE 1 5/16" LAMINATED INSULATING GLAZING UNITS  
 STOREFRONT TYPE H



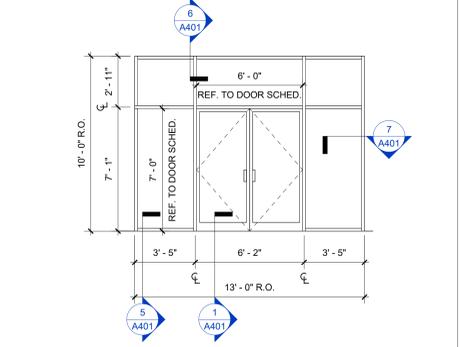
NOTE: USE 1 5/16" LAMINATED INSULATING GLAZING UNITS  
 STOREFRONT TYPE F



NOTE: USE 1 5/16" LAMINATED INSULATING GLAZING UNITS  
 STOREFRONT TYPE E1



NOTE: USE 1 5/16" LAMINATED INSULATING GLAZING UNITS  
 STOREFRONT TYPE C



NOTE: USE 1 5/16" LAMINATED INSULATING GLAZING UNITS  
 STOREFRONT TYPE A



2 VIEW FROM SOUTHEAST CORNER



1 VIEW FROM NORTHWEST SIDE

Reviewed for Code Compliance  
Permit Number: Pre-review#184  
Discipline: Building  
Approved By: fboulos  
Approval Date: 10/22/2025



SHOPPES AT THE HEART OF TRADITION  
BUILDING 4 - SHELL  
10400 SW DISCOVERY WAY  
PORT ST. LUCIE, FL - 34987

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ISSUE	DATE	DESCRIPTION
0	06/27/2025	ISSUE FOR PERMIT
1	09/15/2025	REVISION 1

PROJECT INFORMATION BLOCK  
JOB # 250024  
DATE 06/27/2025  
DRAWN BY: CJ/AH  
CHECKED BY: HG/VHL

SHEET TITLE

3D VIEWS

SHEET NUMBER

A900