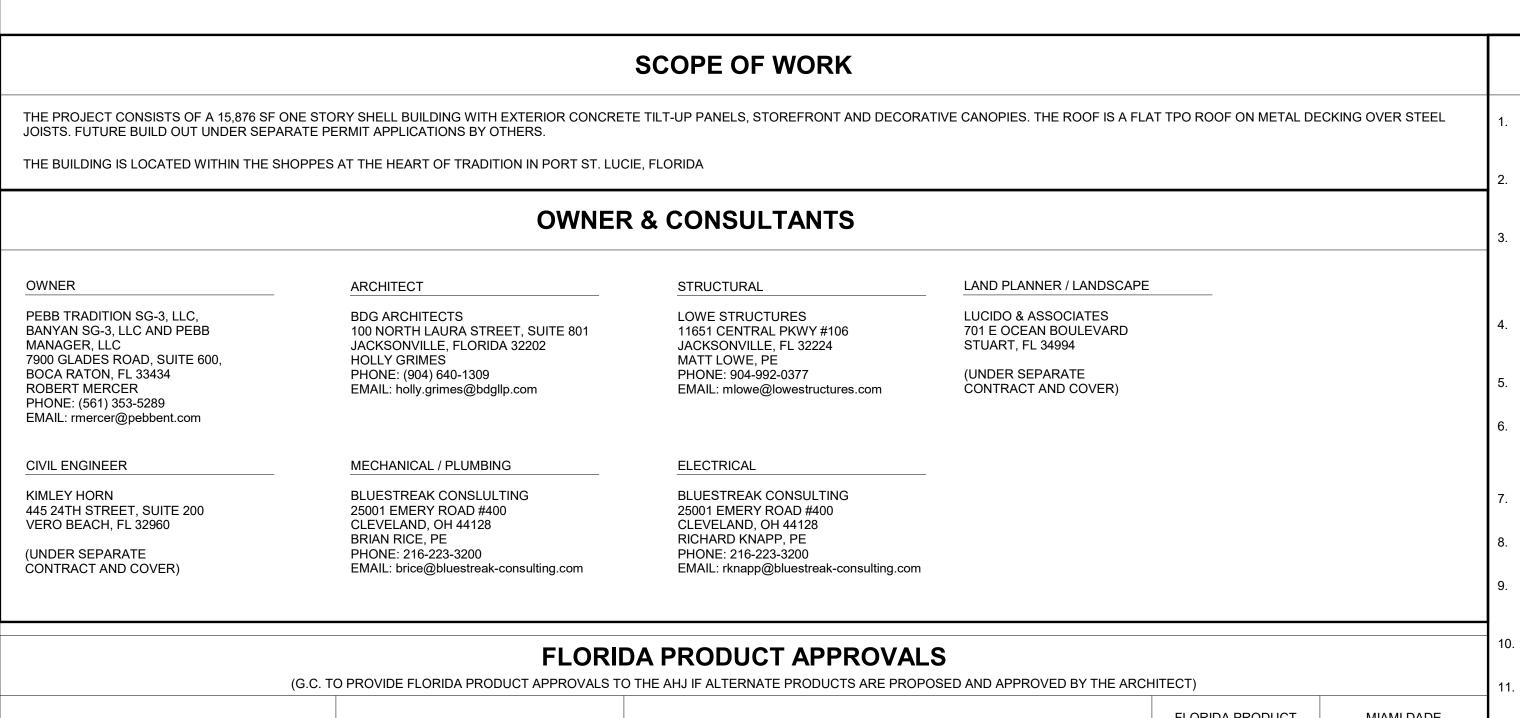


SHOPPES AT THE HEART OF TRADITION BUILDING 4 - SHELL

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

PROJECT# 250024

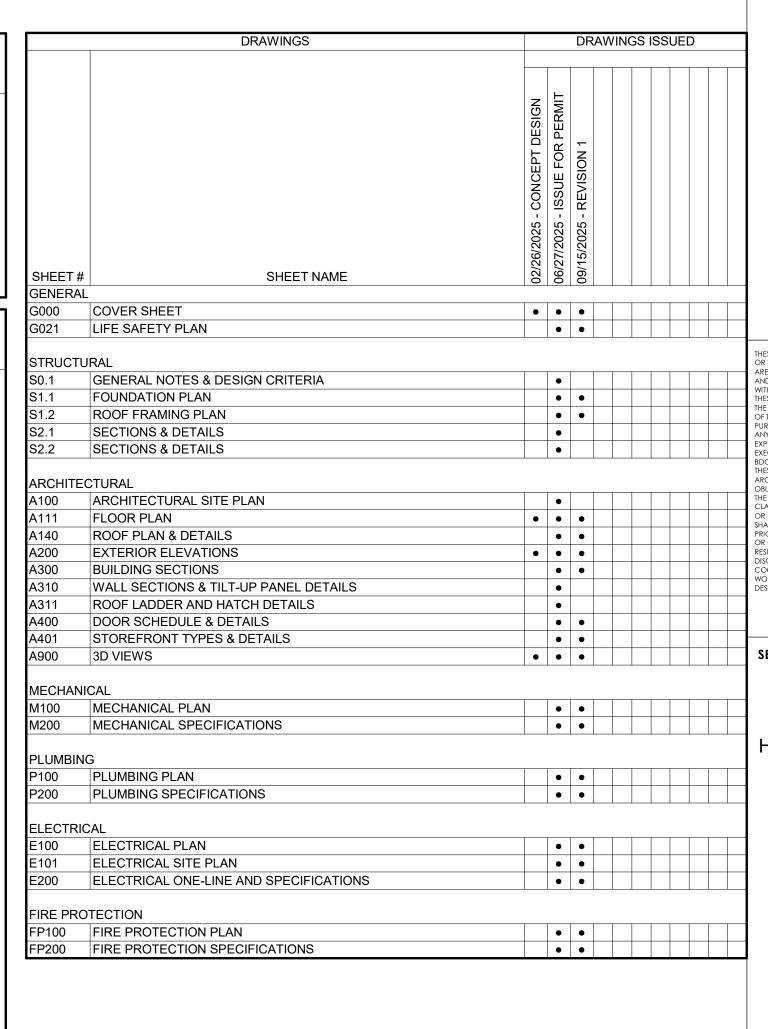


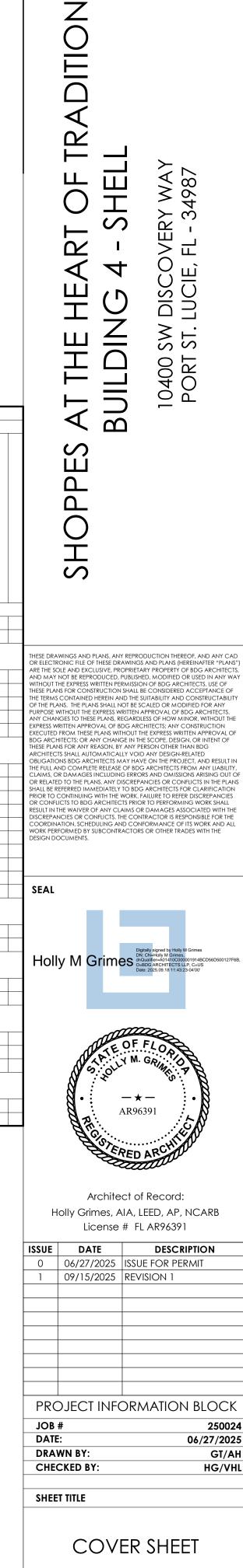
CONTINUE TABLE COVERY	_mm = photograpos out contouring.com				9.	THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.
	FLO	ORIDA PRODUCT APPROVALS			10.	WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SUBFLOORING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.
	(G.C. TO PROVIDE FLORIDA PRODUCT APPRO	VALS TO THE AHJ IF ALTERNATE PRODUCTS ARE PROPOSED AND APPROVED BY THE ARG	GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO COMPLY WITH FBC 1816.1, UNDER ANY TRENCHING WORK			
PRODUCT TYPE	MANUFACTURER	MODEL # / SERIES	FLORIDA PRODUCT APPR. NO.	MIAMI DADE NOA	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
STOREFRONT AND EXTERIOR DOORS						ADDITION TO THAT ON SITE, AT THE TIME OF THE PRE-BID MEETING, IN BASE BID.
STOREFRONT WALL	TRULITE	SERIES 3100 ALUMINUM WINDOW WALL	FL 25676.1 - R1	N/A	13.	GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.
HM EXTERIOR DOORS	CECO DOOR PRODUCTS	FLUSH SINGLE COMMERCIAL STEEL DOOR	FL 16355.2 - R1	N/A	14.	ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE LOCALLY ADOPTED
STOREFRONT DOOR	TRULITE	351 SERIES ALUMINUM DOOR	FL 18413.1 - R4	N/A		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.
ROOFING PRODUCTS					15.	GENERAL CONTRACTOR SHALL PERFORM AS NECESSARY A TOPOGRAPHIC SURVEY PRIOR TO STARTING
SINGLE PLY ROOF ON STEEL	GAF	EVERGUARD TPO ROOF SYSTEMS FOR USE IN FBC NON-HVZV JURISDICTIONS	FL 5293.1	N/A		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
ROOF HATCH	BILCO	S-50	FL 15110.2 - R1	N/A		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.

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.
l	

GENERAL NOTES

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								
(AS REQUIRE THE AHJ FOR	MUST BE SIGNED/ SEALED ED), REVIEWED BY THE ARCI R APPROVAL. APPROVAL DO ON RESPONSIBILITIES.	HITECT OF RE	ECORD, AND SUBMITTED TO					
REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEFERRED SUBMITTALS.								
	ABBREV	IATION	S					
AC ACT	AIR CONDITIONING ACOUSTICAL CEILING TILE	MO MR	MASONRY OPENING MIRROR / MOISTURE RESISTANT					
AFF	ABOVE FINISH FLOOR	MT	MARBLE THRESHOLD					
AHU	AIR HANDLING UNIT	MTL NA	METAL NOT ADDITION F					
AL AT	ALUMINUM ALUMINUM THRESHOLD	NA NIC	NOT APPLICABLE NOT IN CONTRACT					
BD	BOARD	NOM	NOMINAL					
BLKT	BLANKET	NTS	NOT TO SCALE					
CJ CLG	CONTROL JOINT CEILING	OC OPP	ON CENTER OPPOSITE					
CMU	CONCRETE	PLYWD	PLYWOOD					
	MASONRY UNIT	PREFAB	PREFABRICATED					
COL CONC	COLUMN CONCRETE	PSF	POUNDS PER SQUARE FOOT					
CONT	CONTINUOUS	PT	PAINT / PRESSURE					
CPT	CARPET		TREATED					
CT	CERAMIC TILE	R	RISER / RADIUS					
C/L DBL	CENTER LINE DOUBLE	REBAR REF	REINFORCING BAR REFERENCE					
DF	DRINKING FOUNTAIN	REINF	REINFORCED					
DIA	DIAMETER	REQ'D	REQUIRED					
DIM	DIMENSION	RO	ROUGH OPENING					
DN EA	DOWN EACH	SB SHLVS	SPLASH BLOCK SHELVES					
EJ	EXPANSION JOINT	SIM	SIMILAR					
ELEC	ELECTRICAL	SPEC	SPECIFICATION					
ELEV	ELEVATION	SS	STAINLESS STEEL					
EQ EXIST	EQUAL EXISTING	STOR SUSP	STORAGE SUSPENDED					
FD	FLOOR DRAIN	T	TREAD					
FE	FIRE EXTINGUISHER	TELE	TELEPHONE					
FF FR	FINISH FLOOR FIRE RATED	TPD	TOILET PAPER DISPENSER					
GALV	GALVANIZED	TYP	TYPICAL					
GYP BD	GYPSUM BOARD	UNO	UNLESS NOTED					
HC	HANDICAPPED	VCT	OTHERWISE					
HDW HM	HARDWARE HOLLOW METAL	VCT	VINYL COMPOSITE TILE					
HVAC	HEATING, VENT &	VERT	VERTICAL					
INIEC	AIR CONDITIONG	VT	VINYL THRESHOLD					
INFO INSUL	INFORMATION INSULATION	WC WD	WATER CLOSET WOOD					
MAS	MASONRY	WP	WATERPROOF					
MAX	MAXIMUM	WWF	WELDED WIRE					
MECH/MED	MECHANICAL		FABRIC					
MFGR/MFR MIN	MANUFACTURER MINIMUM							

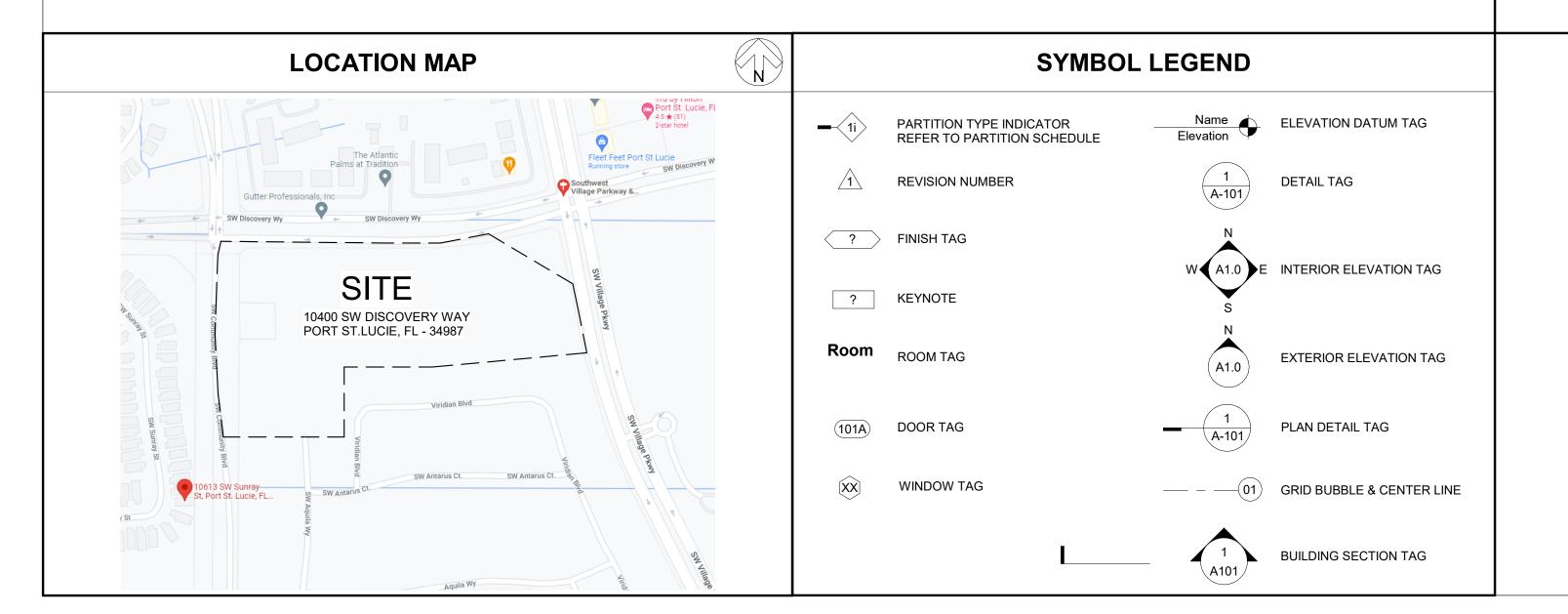


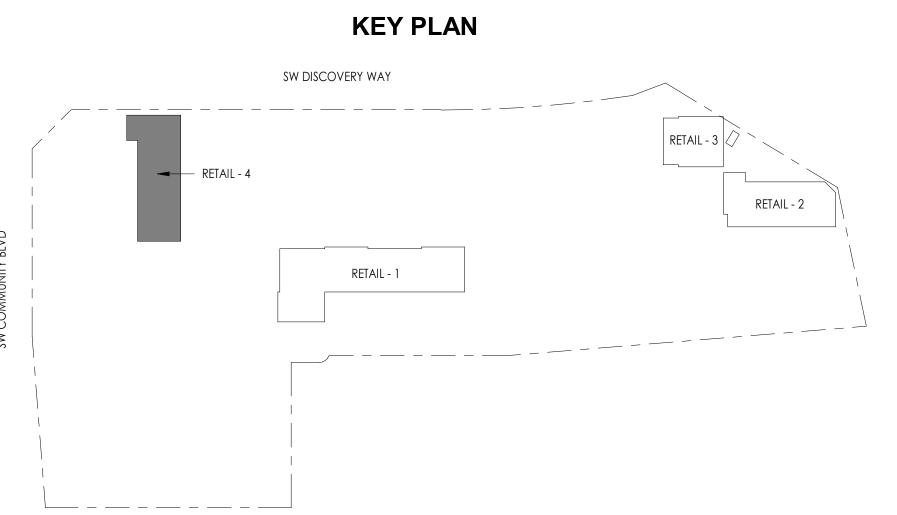


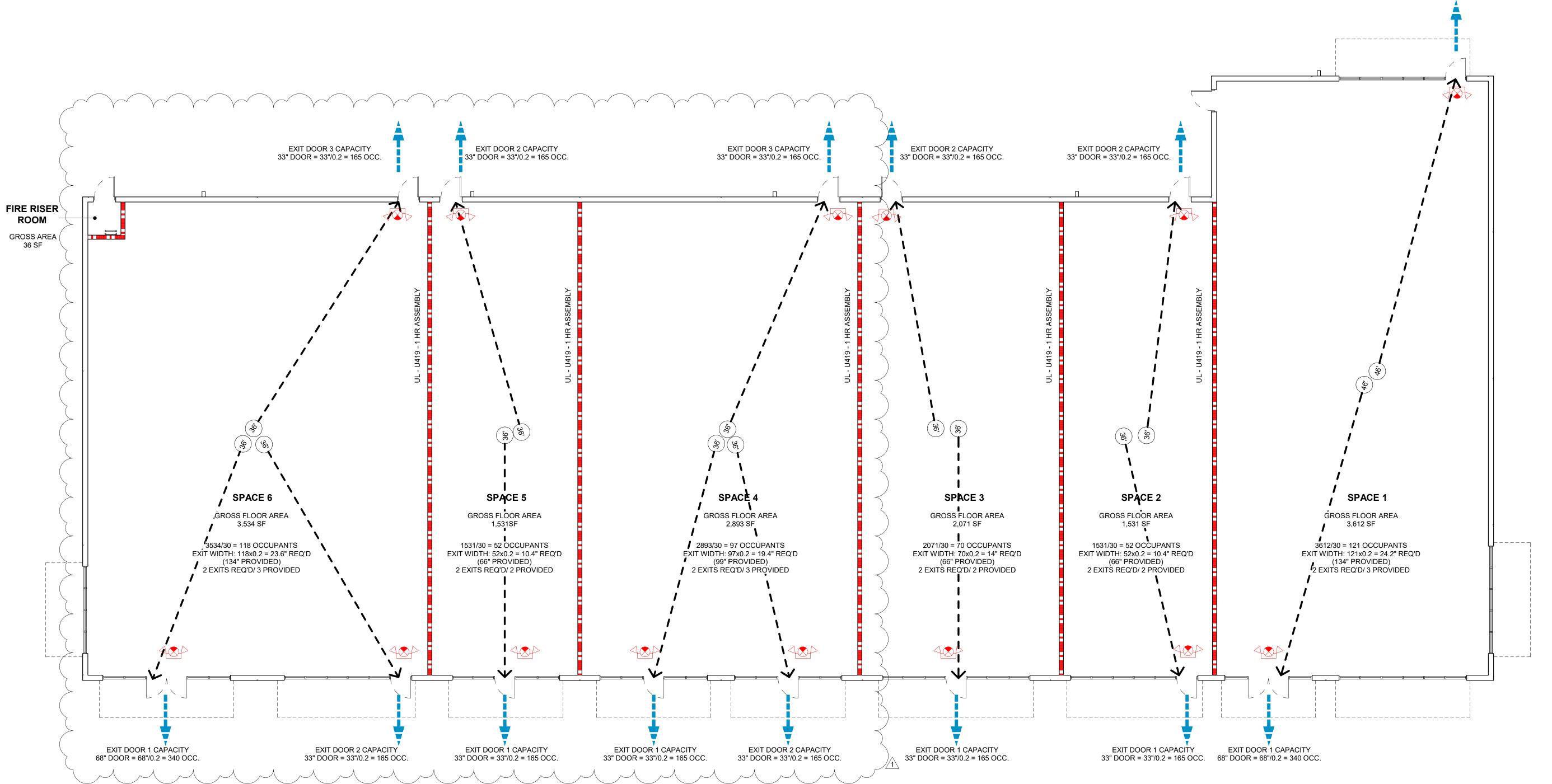
SHEET NUMBER

G000

architects







PLAN NORTH TRUE NORTH

CODE INFORMATION

JURISDICTION: CITY OF PORT ST. LUCIE, FLORIDA

APPLICABLE CODES - 2023 8TH EDITION (UNLESS SPECIFIED OTHERWISE)

• FLORIDA BUILDING CODE

• FLORIDA BUILDING CODE PLUMBING

• FLORIDA BUILDING CODE FUEL GAS

• NFPA, NATIONAL FIRE PRIEVENTION ACCOC 2024 NFPA-1, FIRE CODE

FLORIDA BUILDING CODE MECHANICAL

• 2024 NFPA-101, LIFE SAFETY CODE

• 2020 NFPA-70, NATIONAL ELECTRICAL CODE

• FLORIDA ACCESSIBILITY CODE • FLORIDA FIRE PREVENTION CODE

• 2020 NATIONAL ELECTRIC 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

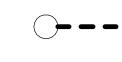




INDICATES NEW PARTITION



EXIT SIGNAGE WITH EMERGENCY LIGHTS (REFER TO ELECTRICAL)



EXIT DOOR 2 CAPACITY

33" DOOR = 33"/0.2 = 165 OCC.

TRAVEL DISTANCE

 	EXIT DISCHARGE

	GOV. CODE	NFPA	PROVIDED
OCCUPANCY	GROUP U UTILITY	CLASS B MERCANTILE	
NOTE: NFPA DOES NOT ADDRESS UTILITY BUILDIN FUTURE POTENTIAL MERCANTILE OCCUPANCY WI			

PROJECT DATA

THROUGH THE BUILDING DEPARTMENT. FULL FBC AND NFPA COMPLIANCE WOULD BE SUBMITTED

BY OTHERS AT THAT TIME. II(000) **CONSTRUCTION TYPE** | SPRINKLERED | SPRINKLÉRED | PROVIDED FIRE RESISTANCE REQUIREMENTS GOV. CODE STRUCTURAL FRAMING 0 HOUR 0 HOUR 0 HOUR **EXTERIOR & INTERIOR BEARING WALLS** 0 HOUR 0 HOUR 0 HOUR 0 HOUR 0 HOUR 0 HOUR EXTERIOR NON-BEARING WALLS INTERIOR NON-BEARING WALLS 0 HOUR 0 HOUR 1 HOUR FLOOR CONSTRUCTION 0 HOUR 0 HOUR 0 HOUR 0 HOUR 0 HOUR 0 HOUR ROOF CONSTRUCTION

FD0	NEDA	DDO\/IDED
FBC	NFPA	PROVIDED
TABLE 504		
34,000 SF		15,876 GSF
75-0"		22' - 0"
3 STORIES		1 STORY RETAI
1006.3.2	13.2.4	
2 EXITS	2 EXITS	SEE PLAN
TBL 803.11	10.2.2	
CLASS B	CLASS B	CLASS B
CLASS C	CLASS C	CLASS C
903.2.1	12/38.3.5	903.2.1
REQ'D	REQ'D	PROVIDED
1/3 DIAG. DIM 30 FEET	1/3 DIAG. DIM 30 FEET	PROVIDED
	34,000 SF 75-0" 3 STORIES 1006.3.2 2 EXITS TBL 803.11 CLASS B CLASS C 903.2.1 REQ'D 1/3 DIAG. DIM	TABLE 504 34,000 SF 75-0" 3 STORIES 1006.3.2 13.2.4 2 EXITS 2 EXITS TBL 803.11 10.2.2 CLASS B CLASS B CLASS C CLASS C 903.2.1 12/38.3.5 REQ'D REQ'D 1/3 DIAG. DIM 1/3 DIAG. DIM

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

ANS OF EGRESS	FBC	NFPA	PROVIDED
			VARIES -
KIT TRAVEL DISTANCE (1017.2 & 1029.7)	400' MAX.	250' SPRINK.	SEE PLAN
OMMON PATH OF TRAVEL (1006.2.1)	75' MAX	100' SRINK.	N/A
EAD END CORRIDOR (1020.4)	50' MAX	50' SPRINK.	N/A
ORRIDOR WIDTH (1020.2)	44" MIN	44" MIN	N/A



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TRADITION

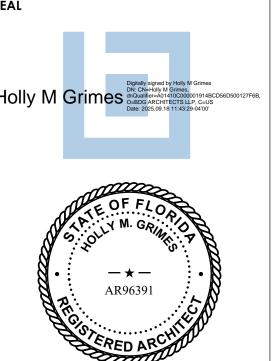
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DESCRIPTION 06/27/2025 | ISSUE FOR PERMIT 1 09/15/2025 REVISION 1

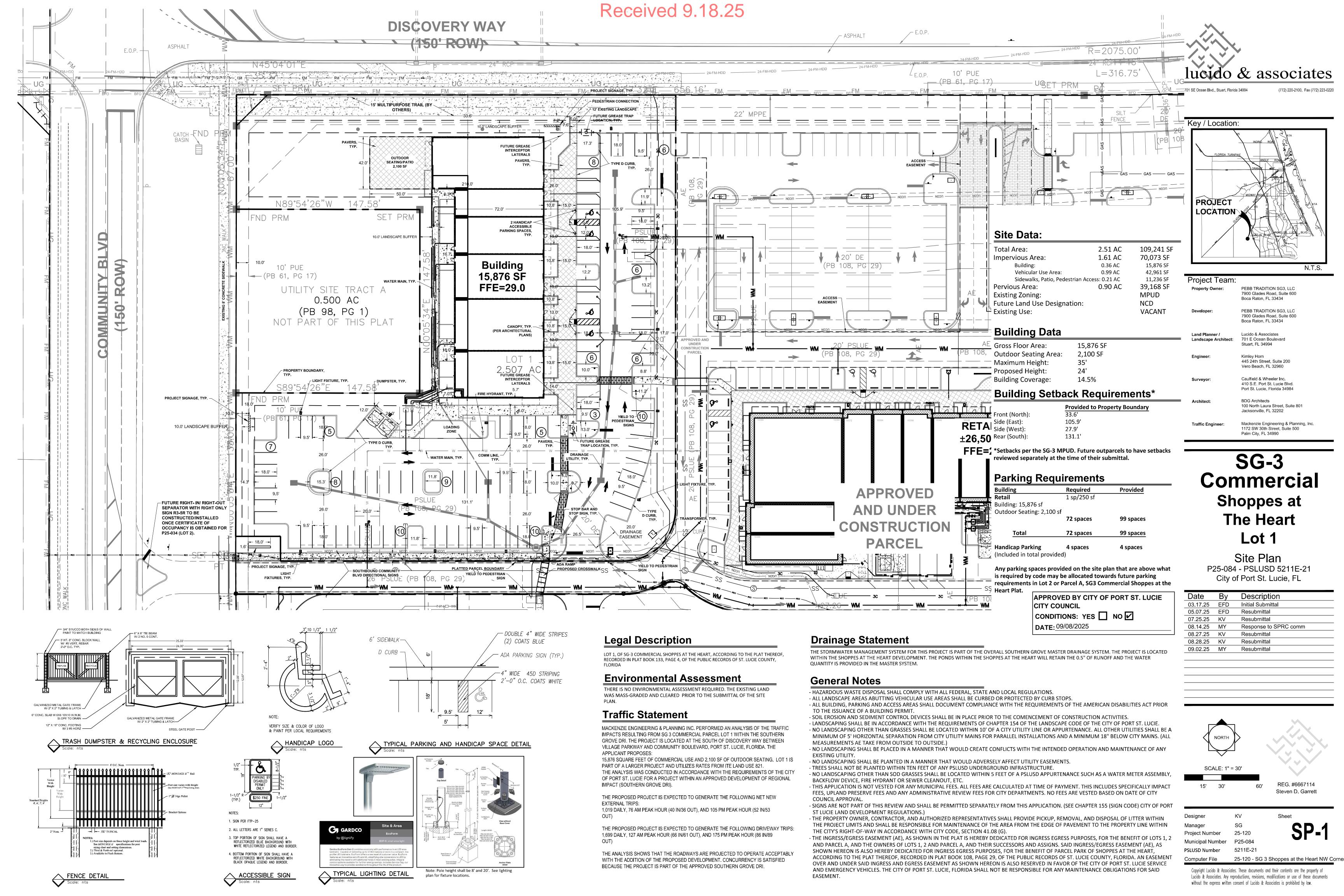
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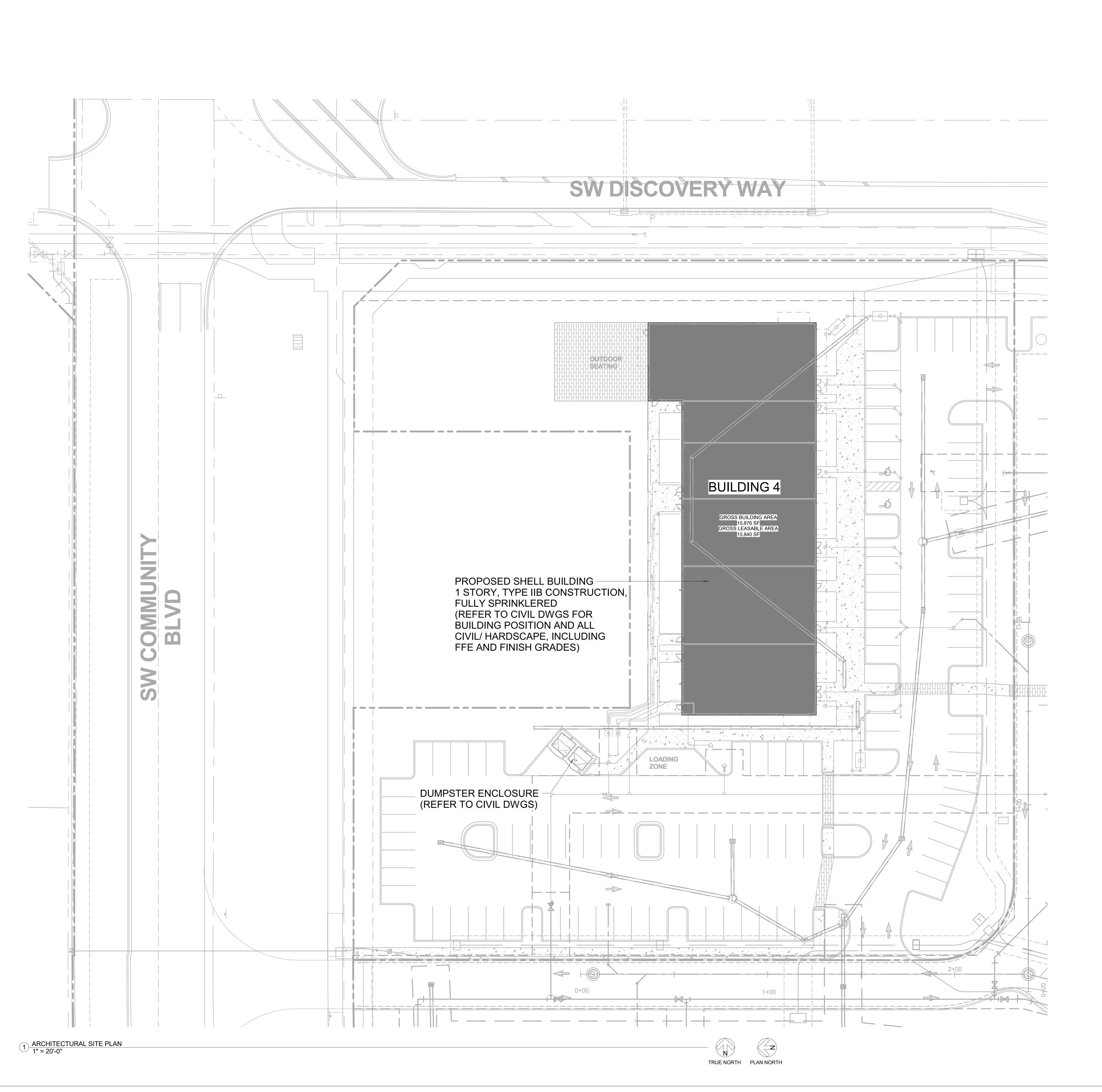
LIFE SAFETY PLAN

SHEET NUMBER

SHEET TITLE

G021



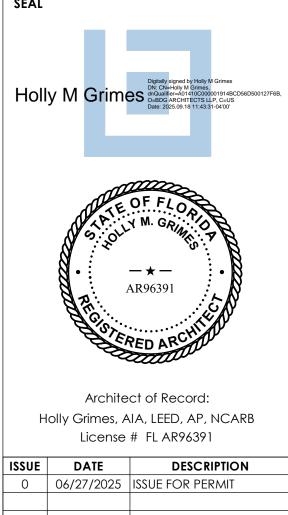




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ARCHITECTURAL SITE PLAN

SHEET NUMBER

SHEET TITLE

GENERAL NOTES - FLOOR PLAN

1. 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 JAMB 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

GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE

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

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

FLOOR PLAN LEGEND

INDICATES NEW PARTITION

1 HOUR FIRE RATED SEPARATION

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

CONCRETE SLAB EDGE, TYPICAL (REFER TO STRUCTURE

F2 APPROXIMATE LINE OF AWNING ABOVE F3 ROOF ACCESS LADDER

DITION TR AT T BUILI

SH

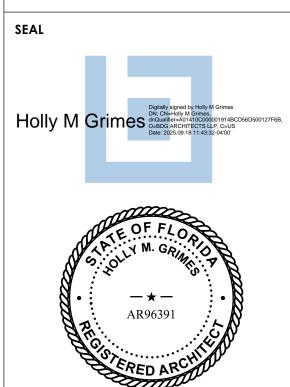
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0 06/27/2025 ISSUE FOR PERMIT 1 09/15/2025 REVISION 1

ISSUE DATE

PROJECT INFORMATION BLOCK 06/27/2025

FLOOR PLAN

SHEET NUMBER A111

CHECKED BY:

SHEET TITLE

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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
- STRICT ACCORDANCE WITH MANUFACTURER'S 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
- OMISSION OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES
- RTU CURB SIZES AND LOCATIONS TO BE CONFIRMED WITH ARCHITECT AND OWNER PRIOR TO ORDER AND INSTALL.

KEYNOTES - ROOF PLAN

- DESCRIPTION 80 MIL SINGLE PLY TPO OVER RIGID INSULATION OVER 1 1/2" META DECK ON SLOPING STRUCTURAL STEEL JOISTS PRIMARY SCUPPER AND DOWNSPOUT
- TENANT DEMISING WALL BELOW R5 AWNING BELOW
- APPROXIMATE LOCATION OF RTU. REFER TO MECHANICAL DRAWINGS.
- CURB FOR FUTURE RTU BY OTHERS. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS AND CONFIRM WITH LANDLORD PRIOR TO ORDER AND INSTALL
- ROOF WALKWAY PADS OVER TPO AS SHOW. REFER TO STRUCTURAL AND MECHANICAL DRAWINGS

architects 100 N Laura Street P: 904 - 640 - 1309

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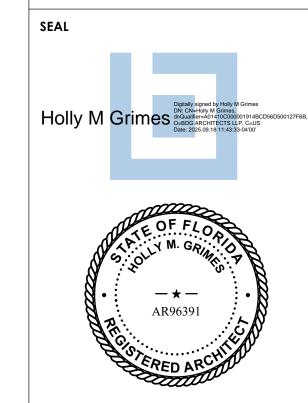
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SHOPI



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

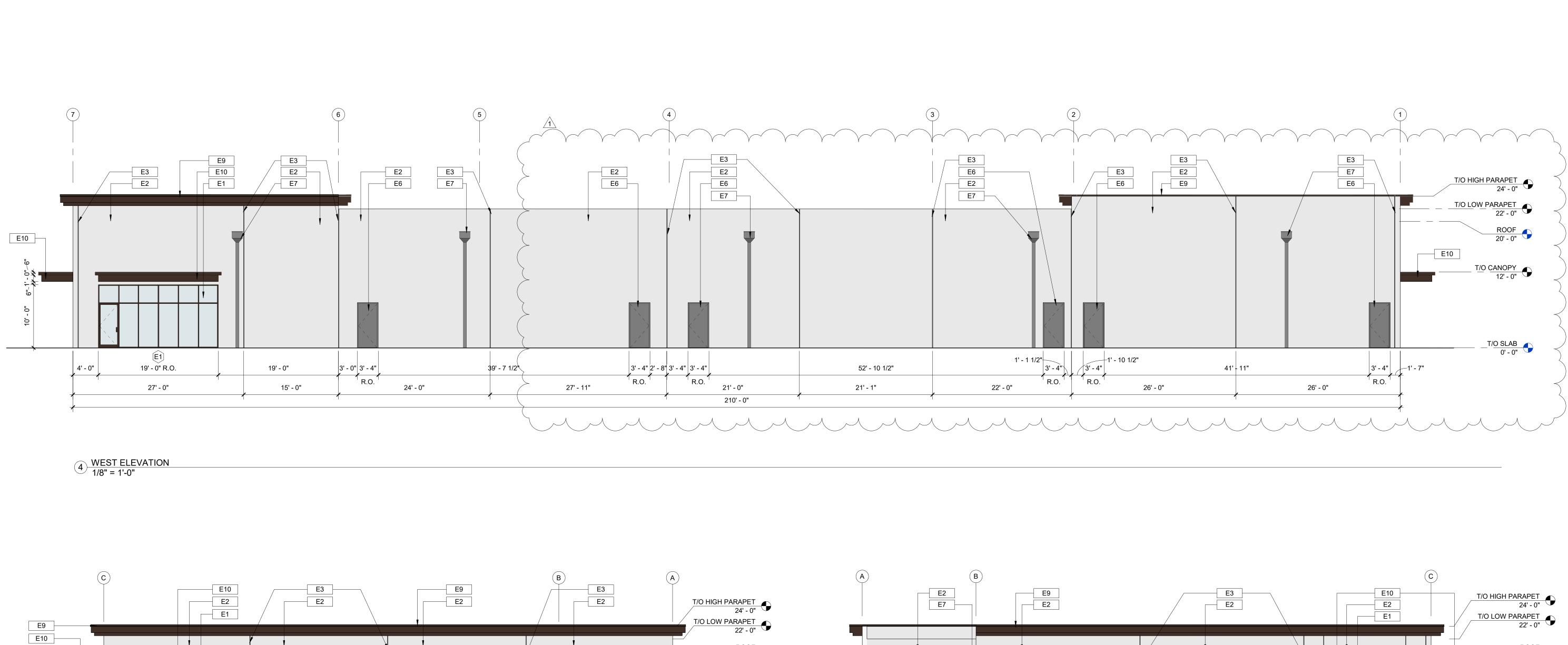
ISSUE DATE 0 06/27/2025 ISSUE FOR PERMIT 1 09/15/2025 REVISION 1

PROJECT INFORMATION BLOCK 06/27/2025 DRAWN BY: CHECKED BY:

ROOF PLAN & DETAILS

SHEET NUMBER

SHEET TITLE



EQ

TENANT

16' - 0" R.O.

210' - 0"

E1 E11

6' - 0"

8' - 2"

16' - 0" R.O.

6' - 0"

TENANT

16' - 0" R.O.

E11

4' - 0"

16' - 0" R.O.

19' **-** 0" R.O.

TENANT \$IGNAGE

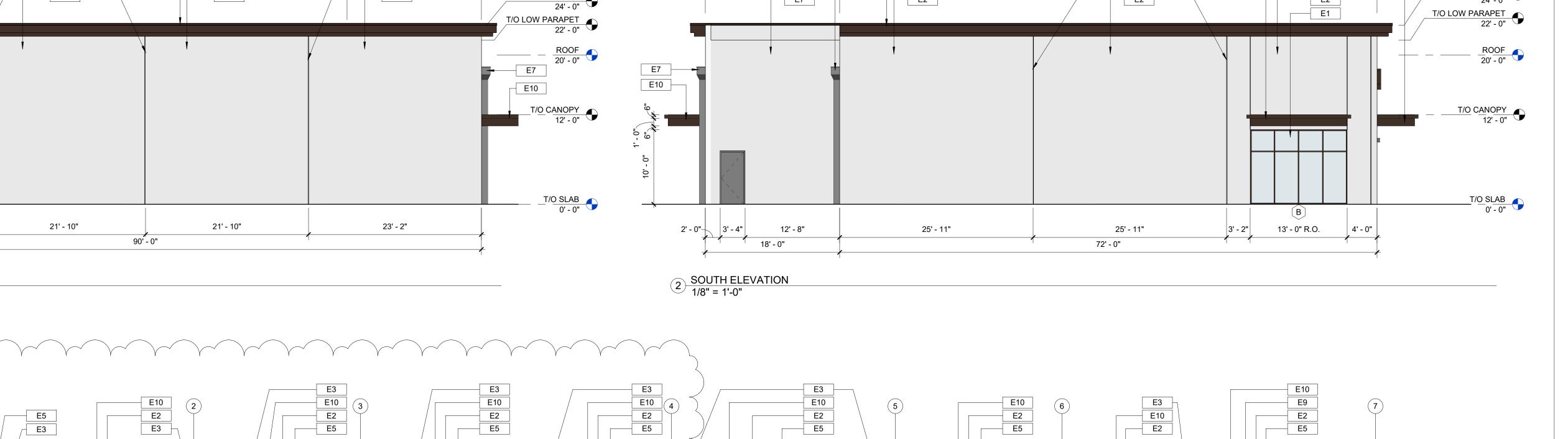
8' - 0"

19' - 0" R.O.

6' - 0'\

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

4' - 0"



TENANT

22' - 0" R.O.

E11

6' - 0"

EQ

TENANT

19' - 0" R.O.

E11

TENANT SIGNAGE

4' - 0"

4' - 0" \ 13' - 0" R.O.

└| E1

E11

EQ

19' - 0" R.O.

└ E1

E11

T/O HIGH PARAPET 24' - 0"

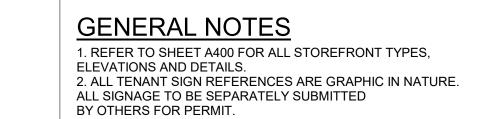
T/O LOW PARAPET 22' - 0"

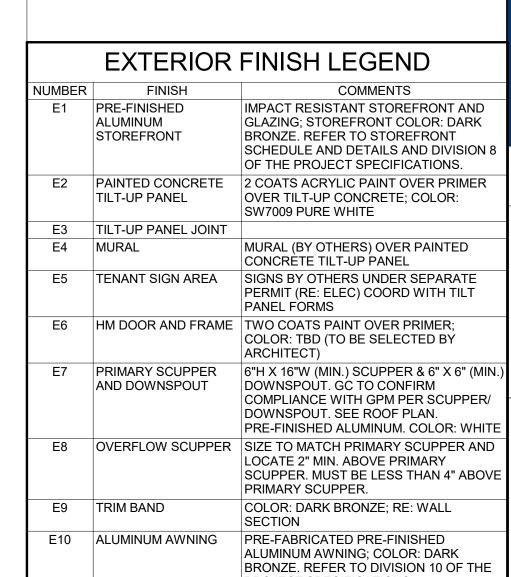
ROOF 20' - 0"

T/O CANOPY 12' - 0"

T/O SLAB 0' - 0"

E10 E11





E11 EXTERIOR LIGHT

FIXTURE (SMALL)

PROJECT SPECIFICATIONS.

REQUIRED

REFER TO ELECTRICAL DWGS. COORD.

ELECTRICAL BOX/SLEEVE IN TILT AS

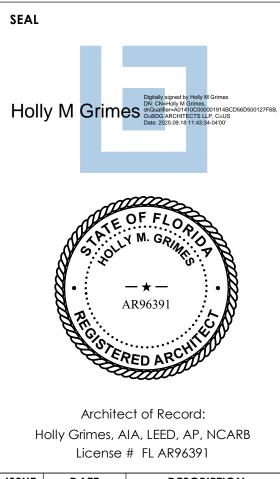


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ART OF TRADITION 4 - SHELL

AT THE F BUILDING 0400 (PORT Д SHOPI

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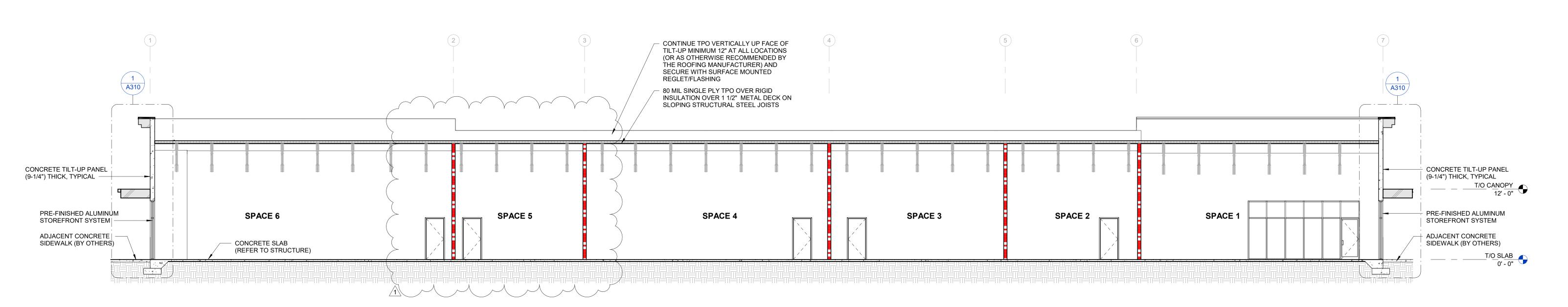
ISSUE DATE DESCRIPTION 0 06/27/2025 ISSUE FOR PERMIT 1 09/15/2025 REVISION 1

PROJECT INFORMATION BLOCK JOB # DATE:

06/27/2025 DRAWN BY: GT/AH HG/VHL CHECKED BY: SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER



1 LONGITUDINAL SECTION 1/8" = 1'-0"

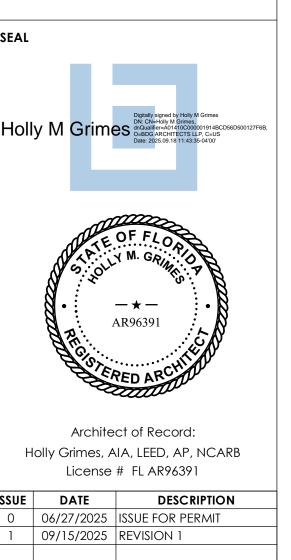
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SHOPPES AT THE HEART OF TRADITION BUILDING 4 - SHELL

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PROJECT INFORMATION BLOCK

JOB # 250024

DATE: 06/27/2025

DRAWN BY: GT/AH

CHECKED BY: HG/VHL

BUILDING SECTIONS

SHEET NUMBER

SHEET TITLE





TRADITION A

- CONTINOUS PREFINISHED ALUMINUM COPING ON 30# BUILDING PAPER OVER (F.R.T.) 1/2" EXTERIOR GRADE

PLYWOOD (SLOPE TO REAR)

PT BLOCKING ANCHORED TO TILT-UP WITH RECESSED 1/2" R.H.

LIGHT GAUGE FRAMING (REFER TO

CONTINOUS PREFINISHED ALUMINUM

COPING PANEL (MATCH COPING) ON 30# BUILDING PAPER OVER (F.R.T.)

CONTINUE TPO VERTICALLY UP FACE

OF TILT-UP MINIMUM 12" AND SECURE

WITH PREFINISHED SURFACE

MOUNTED REGLET/FLASHING

STEEL JOIST SEATS, EMBEDDED

OR BOLTED TO TILT-UP PANELS (REFER TO STRUCTURAL)

ROOF JOISTS (REFER TO

CONCRETE TILT-UP PANEL (9-1/4") THICK, TYPICAL

PRE-FINISHED ALUMINUM

STOREFRONT SYSTEM RE: SHEET A400

CONCRETE SLAB

JOINT FILLER ALONG

ADJACENT CONCRETE SIDEWALK (RE: CIVIL AND HARDSCAPE DWGS)

FOUNDATION

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

(REFER TO STRUCTURAL)

(REFER TO STRUCTURAL)

- CONT. COMPRESSIBLE FIBER

EXTERIOR PERIMETER (TYP.)

_____ _ T/O SLAB 0' - 0"

PRE-ENGINEERED CANTILEVERED ALUMINUM AWNING (REFER TO SHOP

DWGS BY OTHERS FOR DETAILS)

STRUCTURAL)

1/2" EXTERIOR GRADE PLYWOOD

- CONTINUOUS BEAD OF SEALANT

WEDGE ANCHORS AT 16"

CENTERS

STRUCTURAL)

A310

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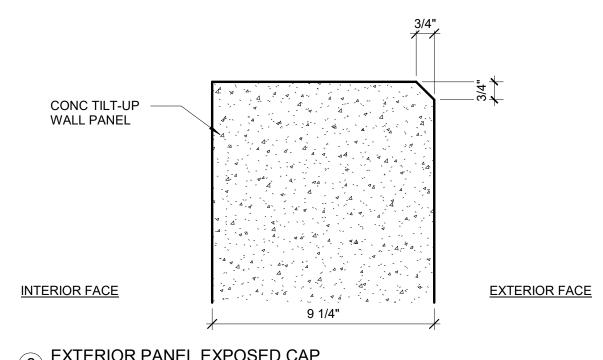
DRAWN BY: GT/AH CHECKED BY: HG/VHL SHEET TITLE

WALL SECTIONS & TILT-UP PANEL DETAILS SHEET NUMBER

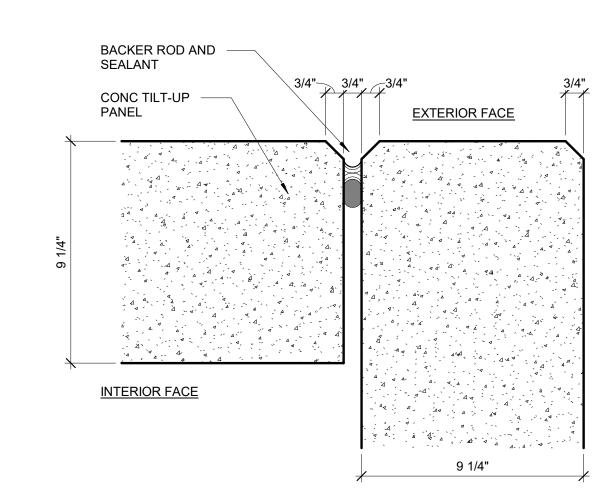
A310

CONTINOUS PREFINISHED ALUMINUM COPING ON 30# BUILDING PAPER OVER (F.R.T.) 1/2" EXTERIOR GRADE PLYWOOD (SLOPE TO REAR) PT BLOCKING ANCHORED TO TILT-UP WITH RECESSED 1/2" R.H. WEDGE ANCHORS AT 16" CENTERS LIGHT GAUGE FRAMING (REFER TO STRUCTURAL) CONTINOUS PREFINISHED ALUMINUM COPING PANEL (MATCH COPING) ON 30# BUILDING PAPER OVER (F.R.T.) 1/2" EXTERIOR GRADE PLYWOOD CONCRETE TILT-UP PANEL (REFER TO STRUCTURAL)

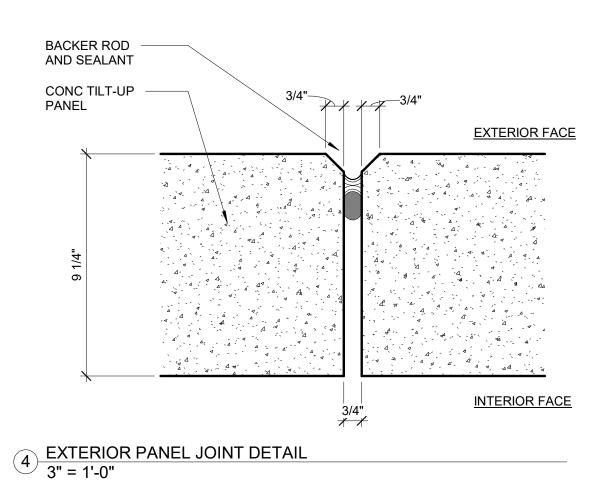
7 SECTION DTL @ HIGH PARAPET TRIM 1 1/2" = 1'-0"

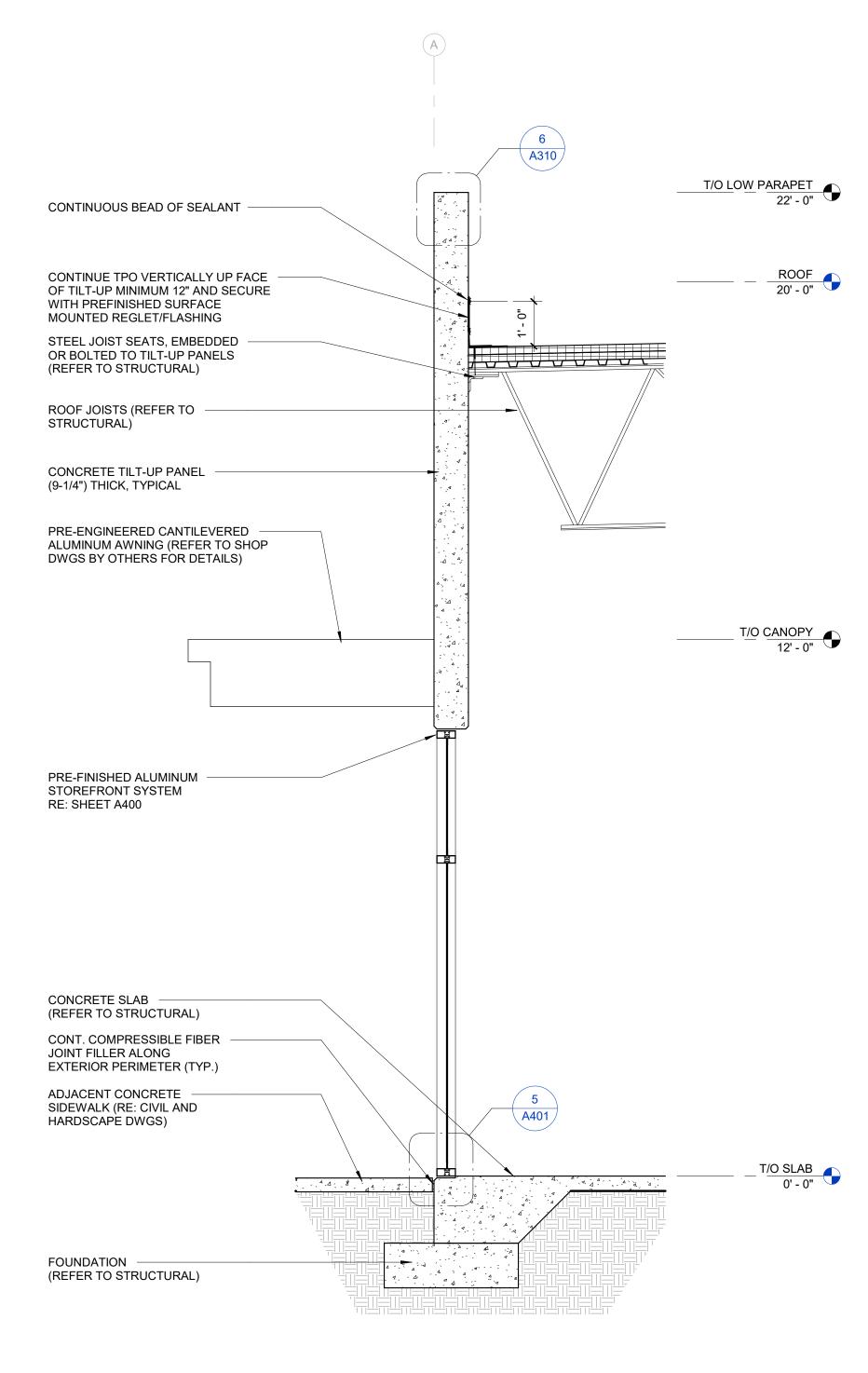


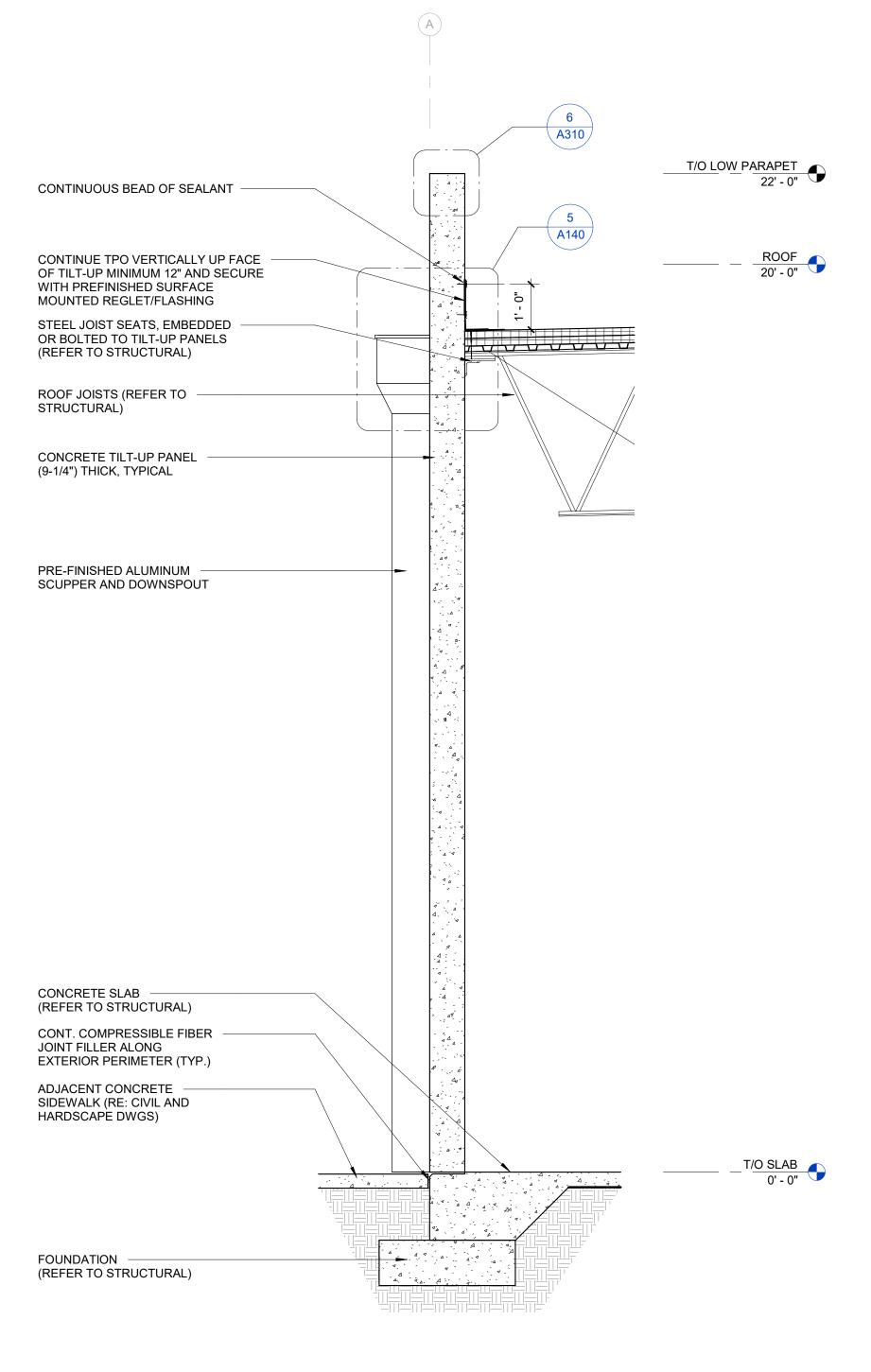
6 EXTERIOR PANEL EXPOSED CAP 3" = 1'-0"



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







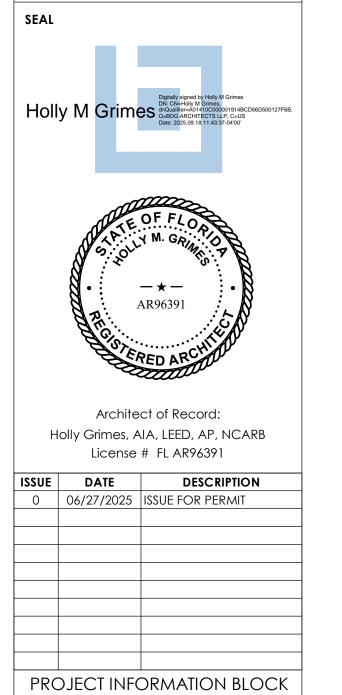
2 WALL SECTION @ LOW PARAPET 1/2" = 1'-0"

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



T THE HEART OF TRADITION JILDING 4 - SHELL A1 BU \Box \Box

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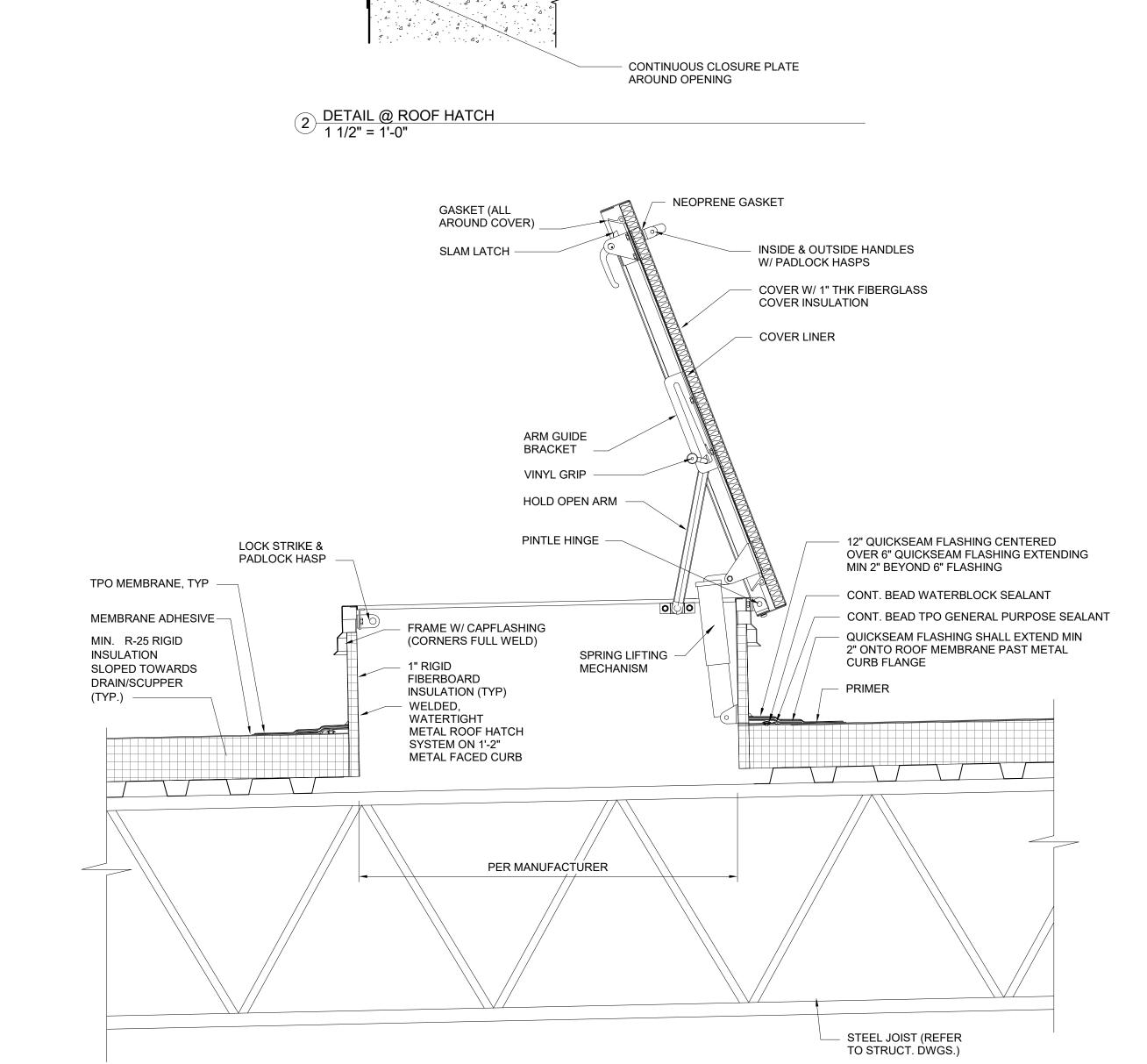
SHEET NUMBER

ROOF LADDER AND

HATCH DETAILS

A311

250024 06/27/2025 GT/AH



1 TYPICAL ROOF HATCH DETAIL 1/2" = 1'-0"

- INSULATED ROOF HATCH AND

REGLET AND COUNTERFLASHING

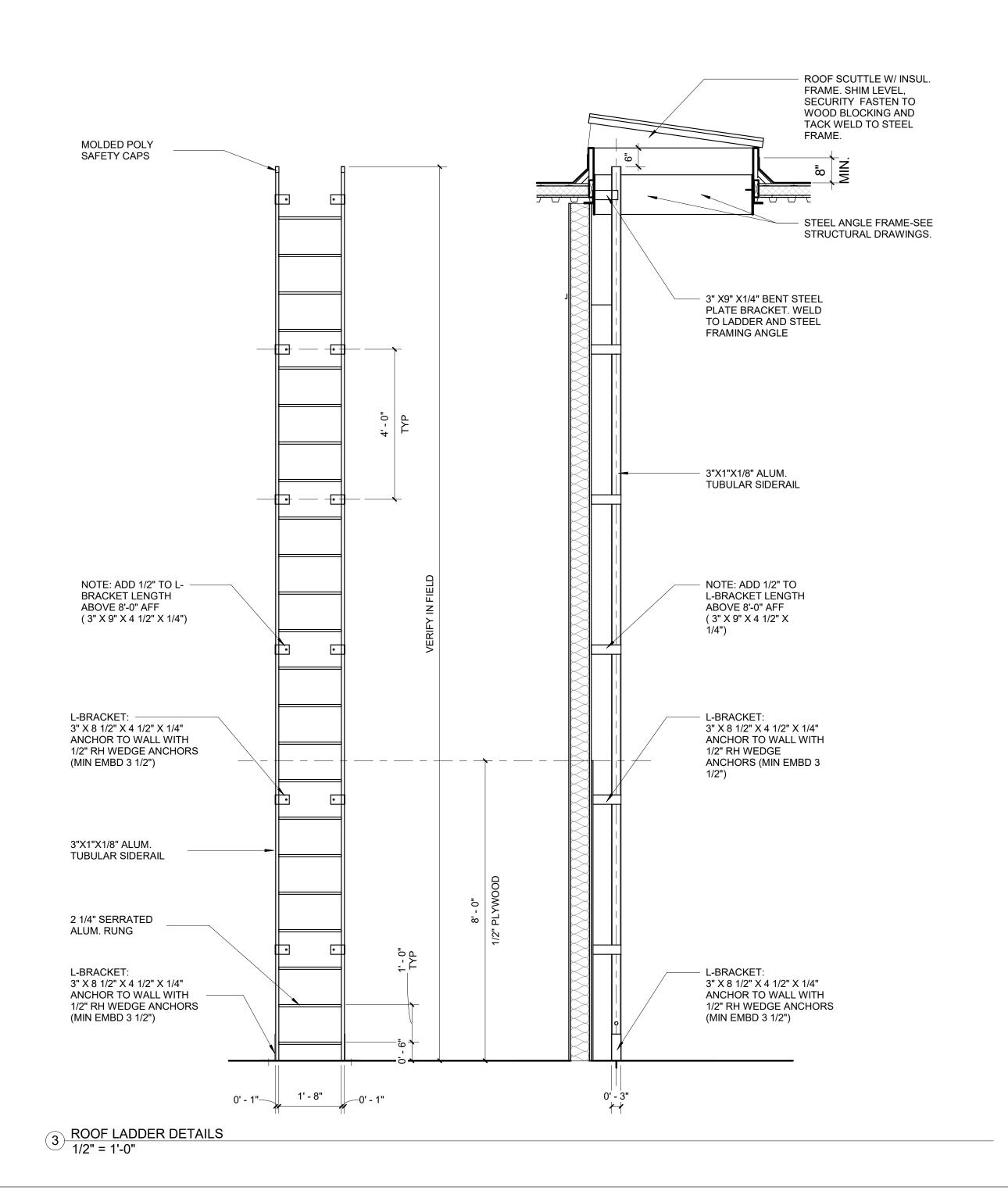
INSULATED ROOF CURB, SEE

SPECIFICATIONS

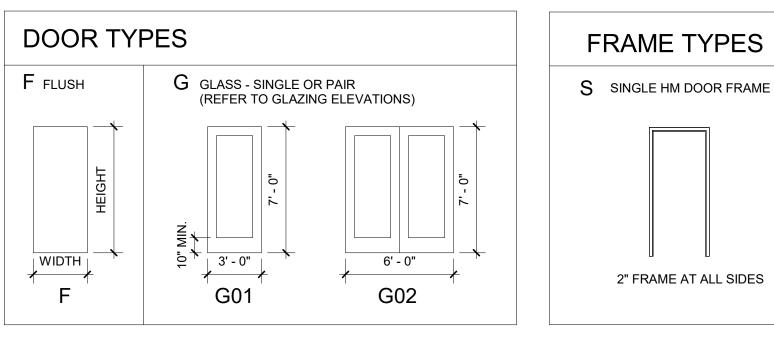
ROOF ASSEMBLY

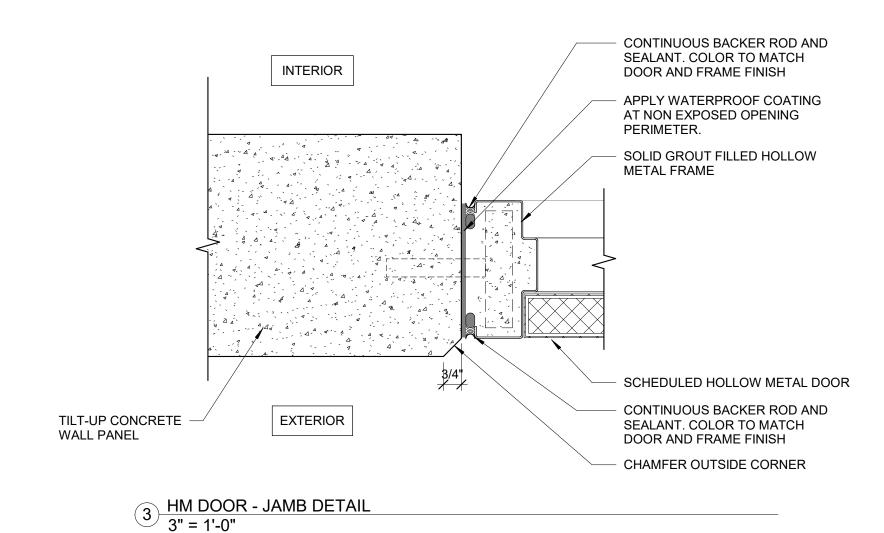
SEALANT

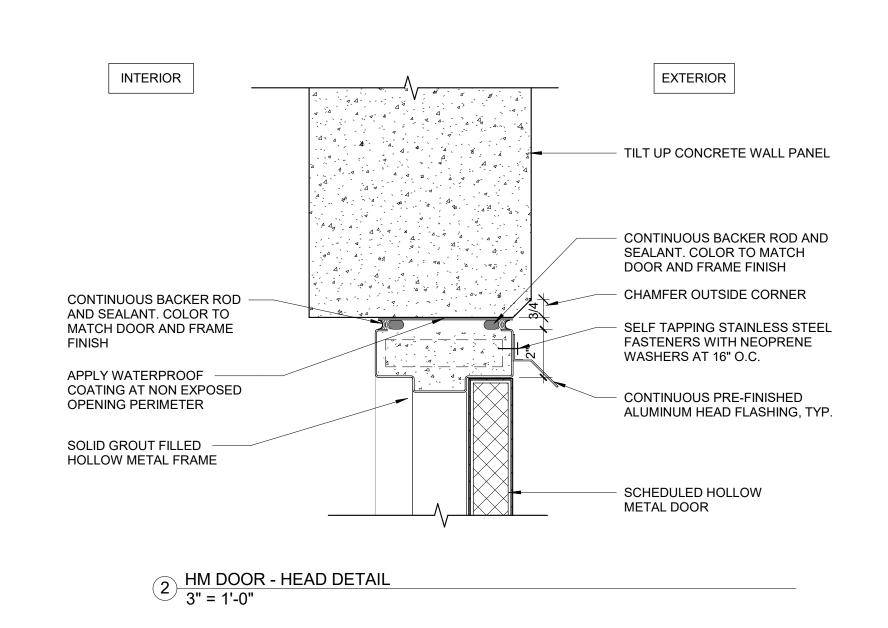
GASKETED FASTENERS

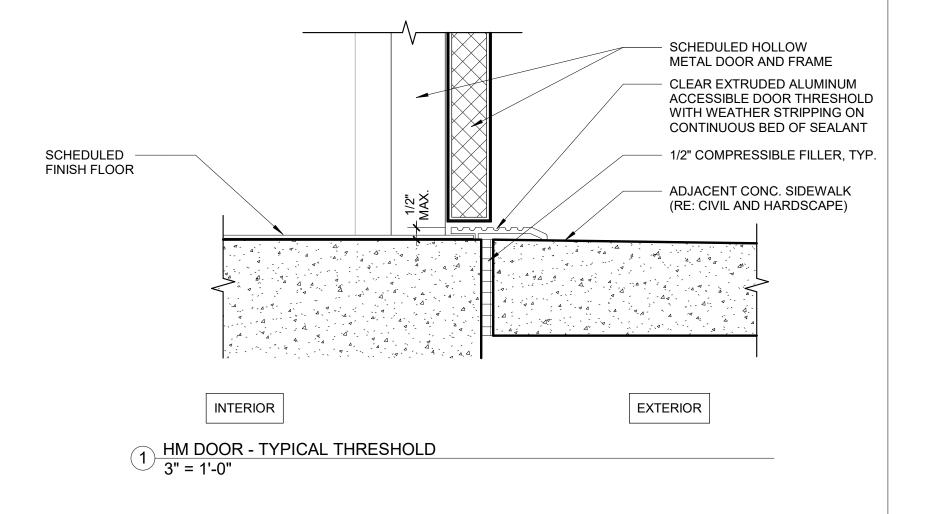


SCHEDILLE DOODS & EDAMES												
	SCHEDULE - DOORS & FRAMES											
OR	DOOR SIZES		DOOR	D	OOR	FRAME DETAILS		3	HRDW			
Ο.	WIDTH	HEIGHT	THICKNESS	TYPE	MATL	FINISH	MATL	FINISH	SILL	HEAD	JAMB	SET COMMENTS
00	3' - 0"	7' - 0"	0' - 1 3/4"	F	НМ	PAINT	HM	PAINT	1/A400	2/A400	3/A400	SET 1.0
1A	6' - 0"	7' - 0"	0' - 1 3/4"	G02	ALUM.	ANOD.	ALUM.	ANOD.	1/A401	5/A401	4/A401	SET 5.0 REFER TO STOREFRONT ELEVATIONS
1B	3' - 0"	7' - 0"	0' - 1 3/4"	G01	ALUM.	ANOD.	ALUM.	ANOD.	1/A401	5/A401	3/A4Ø1	SET 4.0 REFER TO STOREFRONT ELEVATIONS
1C	3' - 0"	7' - 0"	0' - 1 3/4"	F	НМ	PAINT	HM	PAINT	1/A400	2/A400	3/A400	SET 3.0 1
2A	3' - 0"	7' - 0"	0' - 1 3/4"	G01	ALUM.	ANOD.	ALUM.	ANOD.	1/A401	5/A401	3/A401	SET 4.0 REFER TO STOREFRONT ELEVATIONS
2B	3' - 0"	7' - 0"	0' - 1 3/4"	F	HM	PAINT	HM	PAINT	1/A400	2/A400	3/A400	SET 3.0 1
3A	3' - 0"	7' - 0"	0' - 1 3/4"	G01	ALUM.	ANOD.	ALUM.	ANOD.	1/A401	5/A401	4/A401	SET 4.0 REFER TO STOREFRONT ELEVATIONS
3B	3' - 0"	7' - 0"	0' - 1 3/4"	F	HM	PAINT	HM	PAINT	1/A400	2/A400	3/A400	SET 3.0
4A	3' - 0"	7' - 0"	0' - 1 3/4"	G01	ALUM.	ANOD.	ALUM.	ANOD.	1/A401	5/A401	4/A401	SET 4.0 REFER TO STOREFRONT ELEVATIONS
4B	3' - 0"	7' - 0"	0' - 1 3/4"	G01	ALUM.	ANOD.	ALUM.	ANOD.	1/A401	5/A401		
4C	3' - 0"	7' - 0"	0' - 1 3/4"	F	HM	PAINT	HM	PAINT	1/A400	2/A400	3/A400	SET 3.0 /1
5A	3' - 0"	7' - 0"	0' - 1 3/4"	G01	ALUM.	ANOD.	ALUM.	ANOD.	1/A401	5/A401		SET 4.0 REFER TO STOREFRONT ELEVATIONS
5B	3' - 0"	7' - 0"	0' - 1 3/4"	F	HM	PAINT	HM	PAINT	1/A400	2/A400	3/A400	SET 3.0
6A	3' - 0"	7' - 0"	0' - 1 3/4"	G01	ALUM.	ANOD.	ALUM.	ANOD.	1/A401	5/A401	3/A401	SET 4.0 REFER TO STOREFRONT ELEVATIONS
6B	6' - 0"	7' - 0"	0' - 1 3/4"	G02	ALUM.	ANOD.	ALUM.	ANOD.	1/A401	5/A401	4/A401	SET 5.0 REFER TO STOREFRONT ELEVATIONS
6C	3' - 0"	7' - 0"	0' - 1 3/4"	F	НМ	PAINT	HM	PAINT	1/A400	2/A400	3/A400	SET 3.0









STOREFRONT & DOOR NOTES

- REFER TO SPECIFICATIONS FOR DOOR HARDWARE. ALL HARDWARE SETS TO COMPLY WITH FLORIDA ACCESSIBILITY
 - 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.
 - PRIOR TO INSTALLING SEALANT AND CLOSED CELL BACKER RODS, ENSURE THAT ALL JOINTS ARE DRY AND FREE FROM

10. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND

- 12. AT ALL STOREFRONT DOORS, SET ACCESSIBLE THRESHOLD
- IN FULL BED OF SEALANT. 13. HARDWARE TO BE COORDINATED WITH OWNER. SUBMIT

DOOR TRANSITIONS NOTES

- FLOOR LEVEL CHANGES GREATER THAN 1/4" SHALL BE BEVELED OR TAPERED 1:2 PER ADA.
- FLOOR LEVEL CHANGES BETWEEN 1/4" AND 1/2" SHALL BE TAPERED AT A MAX 1:2 RATIO. MAX VERTICAL SHALL BE 1/4"

SHOP DRAWINGS FOR APPROVAL.

INSTALLATION.

3. FLOOR LEVEL CHANGES GREATER THAN 1/2" SHALL BE SLOPED AT A MIN 1:12 RATIO OR PROVIDE ADA THRESHOLD.

GENERAL NOTES - ADA

SWINGING DOOR SURFACES WITHIN 10" FROM FINISH FLOOR

- DOOR THRESHOLD SHALL BE 1/2" HIGH MAX WITH SLOPE 1:2 MAX. RAISED THRESHOLDS TO COMPLY WITH 302 AND 303 (404.2.5, 302, 303)
- DOUBLE DOORS AT LEAST (1) ACTIVE LEAF OF A DOORWAY TO PROVIDE 32" MIN CLEAR OPENING WIDTH. (402.2.2, 403.2.3)
- MEASURED VERTICALLY TO HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR PARTS CREATING HORIZONTAL OR VERICAL JOINTS IN THESE SURFACES TO BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER, CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. EXCEPTIONS: 1) SLIDING DOORS ARE NOT REQUIRED TO COMPLY WITH 404.2.10; 2) TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10" BOTTOM SMOOTH SURFACE HEIGHT REQUIREMENT
- DOOR HARDWARE TO BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST (309.4)

(ADA 404.2.10)

- OPERABLE PARTS SUCH AS DOOR HARDWARE TO BE MOUNTED 34" MIN AND 48" MAX AFF. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES (404.2.7) DOOR CLOSERS TO BE ADJUSTED SO THAT FROM THE OPEN
- POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN (404.2.8)
- THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS ARE AS FOLLOWS: A) INTERIOR HINGED DOORS AND GATES REQUIRE 5 LBS MAXIMUM FORCE TO OPEN. B) SLIDING AND FOLDING DOORS REQUIRE 5 LBS MAXIMUM FORCE TO OPEN. THESE FORCES DO NOT APPLY TO THE FORCE REQURIED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. (ADA 404.2.9)
- FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE AUTHORITY.



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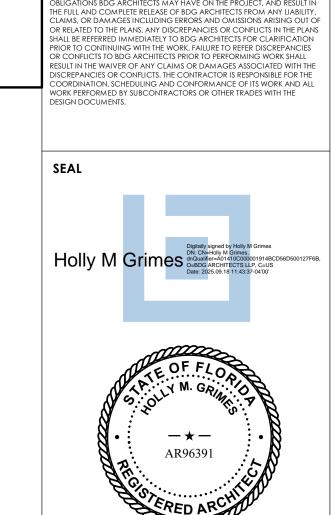
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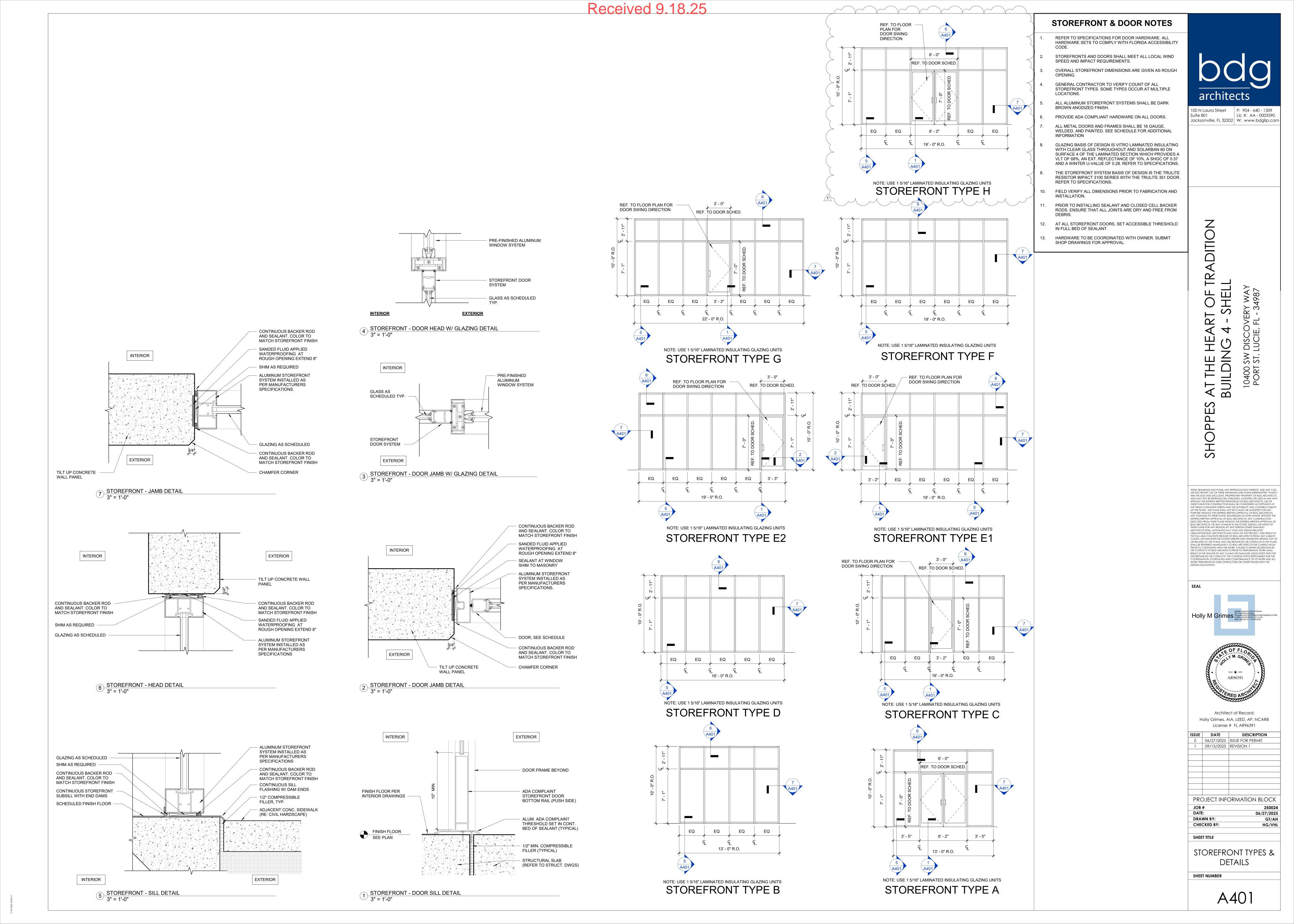
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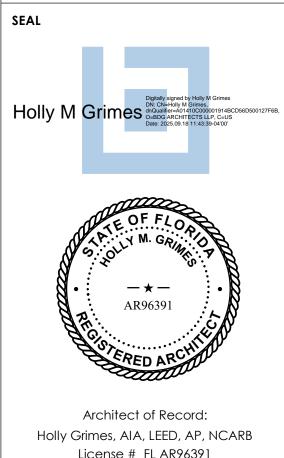




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