

OAKLAND PARK EXCHANGE

NEW SHELL BUILDING 12

OAKLAND, FL 34787

Zoning Approval
 August 15, 2025
 Brad Cornelius, AICP
 Contracted Town Planner



CONCEPTUAL BUILDING & SITE PERSPECTIVE RENDERING
BUILDING 12 B

REVIEWED FOR CODE COMPLIANCE BY:
WILLDAN ENGINEERING

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Sep 10, 2025, 11:52:43 AM
PERMIT No. OKL25-06-034

DRAWINGS LIST

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LOCATION MAP



SITE ADDRESS:

SOUTHERN RAILWAY,
OAKLAND, FL 34787

PARCEL ID: 30-22-27-7287-05-000, 30-22-27-7287-06-000

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF LOT 5, RACETRAC-REMINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 1 AND 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 12°18'30" W ALONG THE WEST LINE OF SAID LOT 5 FOR A DISTANCE OF 408.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, SAID NORTHWEST CORNER BEING ON THE SOUTH RIGHT OF WAY LINE OF SOUTHERN RAILWAY; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: THENCE RUN N 79°32'10" E FOR A DISTANCE OF 77.06 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 175.00 FEET; A CHORD BEARING OF N 85°35'35" E AND A CHORD DISTANCE OF 36.93 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 37.00 FEET THROUGH A CENTRAL ANGLE OF 12°06'50" TO THE END OF SAID CURVE; THENCE RUN S 88°21'00" E FOR A DISTANCE OF 192.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 225.00 FEET; A CHORD BEARING OF N 79°45'57" E AND A CHORD DISTANCE OF 92.67 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 93.34 FEET THROUGH A CENTRAL ANGLE OF 23°46'05" TO THE END OF SAID CURVE; THENCE RUN N 67°52'55" E FOR A DISTANCE OF 73.78 FEET TO THE NORTHEAST CORNER OF LOT 6, SAID PLAT OF RACETRAC-REMINGTON, SAID NORTHEAST CORNER OF LOT 6 BEING ON THE WEST RIGHT OF WAY LINE OF REMINGTON ROAD; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF SOUTHERN RAILWAY RUN S 48°34'40" E ALONG SAID WEST RIGHT OF WAY LINE OF REMINGTON ROAD FOR A DISTANCE OF 167.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 440.00 FEET; A CHORD BEARING OF S 36°52'47" E AND A CHORD DISTANCE OF 178.42 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 179.67 FEET THROUGH A CENTRAL ANGLE OF 23°23'46" TO THE SOUTHEAST CORNER OF SAID LOT 6 AND THE END OF SAID CURVE; THENCE RUN S 71°48'11" W ALONG THE SOUTH LINE OF SAID LOTS 6 AND 5 FOR A DISTANCE OF 642.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 195,239 SQUARE FEET OR 4.482 ACRES, MORE OR LESS.

OWNER	ARCHITECT	CONTRACTOR	CIVIL ENGINEER	STRUCTURAL	M / E / P
JW2 DEVELOPMENT, LLC. 15690 W. COLONIAL DRIVE WINTER GARDEN, FL 34787 PH: (352) 317-0088 CONTACT: WAYNE KING EMAIL: wayne@jw2development.com	POWELL STUDIO ARCHITECTURE, LLC 713 WEST MONTROSE STREET CLEARWATER, FL 34711 PH: (352) 874-2342 FAX: (877) 980-7183 CONTACT: JEFF POWELL, AIA, ARCHITECT EMAIL: jpf@powellstudio.com AIA# 26002236	SCHMID CONSTRUCTION 15690 W. COLONIAL DRIVE WINTER GARDEN, FL 34787 PH: (352) 243-3720 CONTACT: GREG FLAMMERYER EMAIL: greg@schmidconstruction.com	KNIGHT ENGINEERING SERVICES, INC. 1924 S PATRICK DR., SUITE 202 INDIAN HARBOUR BEACH, FLORIDA 32937 CLEARWATER, FL 34711 PH: (352) 394-8514 CONTACT: TOM KNIGHT EMAIL: tknight@knighteng.com	ADAMS ENGINEERING, INC. 1924 S PATRICK DR., SUITE 202 INDIAN HARBOUR BEACH, FLORIDA 32937 CLEARWATER, FL 34711 PH: (352) 757-2810 CONTACT: JOSH ADAMS EMAIL: jadams@adamseng.com	CONSTRUCTION ENGINEERING GROUP, LLC 2651 W. EAU GALLE BLVD, SUITE A MELBOURNE, FLORIDA 32909 PH: (321) 253-1221 CONTACT: DAVID E. ALLEY, P.E. EMAIL: dalley@ceengineering.com



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OWNER / PROJECT:

OAKLAND PARK
 EXCHANGE
 SOUTHERN RAILWAY OAKLAND
 NEW SHELL BUILDING 12
 OAKLAND, FLORIDA 34787



MARK	DATE	DESCRIPTION
ISSUED:	AUGUST 01, 2025	

COVER SHEET

PROJECT NO. 2025-15.12
 DRAWN BY RA
 CHECKED BY JB

A1.0

Scale As Indicated



ARCHITECTURE | INTERIOR DESIGN
 733 W. MONROE STREET • CLAYTON, FLORIDA 32115
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MARK	DATE	DESCRIPTION
1	08/06/25	PLANNING COMMENTS

ISSUE DATE: AUGUST 01, 2025

SITE PLAN

PROJECT NO.	2025-15.12
DRAWN BY	RA
CHECKED BY	JB

A2.0

Scale 1" = 30'-0"



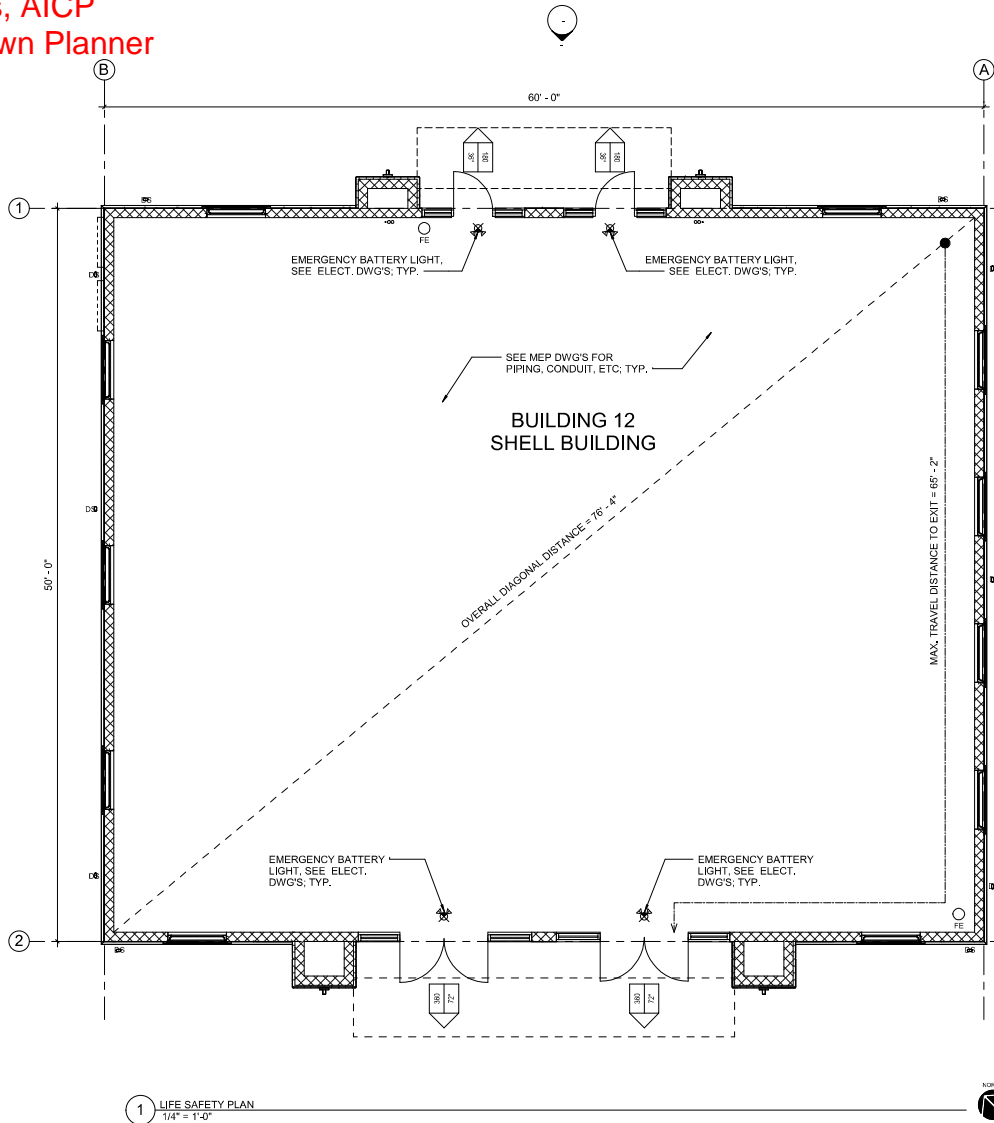
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 Contracted Town Planner

1 SITE PLAN
 1" = 30'-0"

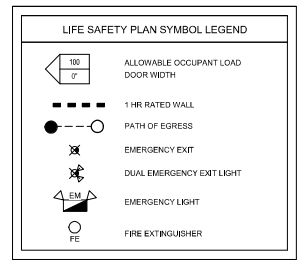


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1 LIFE SAFETY PLAN
 1/4" = 1'-0"

- LIFE SAFETY GENERAL NOTES**
- SEE ELECTRICAL PLANS FOR EMERGENCY LIGHTING LOCATIONS & FIRE ALARMS REQUIREMENTS.
 - COMMON PATH OF EGRESS (CPE), THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURED FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.
 - EXIT ACCESS TRAVEL DISTANCE (TDE), THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY TO THE ENTRANCE OF AN EXIT.
 - CONTRACTOR TO PROVIDE AND INSTALL NEW 10LB ABC FIRE EXTINGUISHER AND COORDINATE PLACEMENTS WITH FIRE MARSHALL. INSTALL QUANTITY AS REQUIRED SO AS NOT TO EXCEED 75% OF TRAVEL TO AN EXTINGUISHER.
 - PROVIDE TACTILE EXIT SIGNS AT ALL EXIT DOORS PER NFPA 101 - 2.3.10.3.
 - SEE MEP FOR ANY REQUIRED PULL STATIONS, HORN, STROBE & PANEL LOCATIONS.
 - VERIFY LOCATION OF ALL FIRE EXTINGUISHERS AND EXIT SIGNAGE WITH AHI PRIOR TO INSTALLATION.



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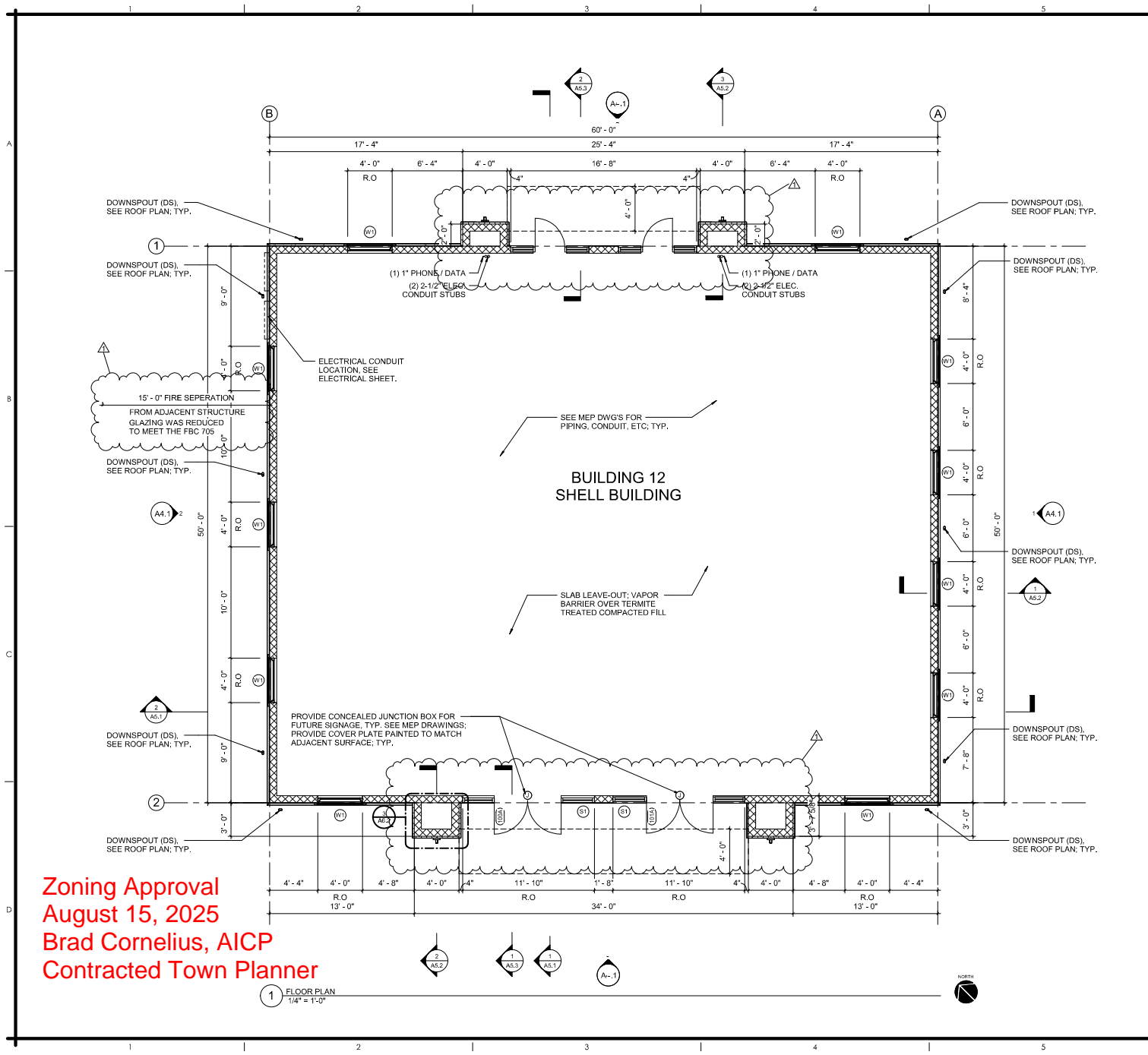


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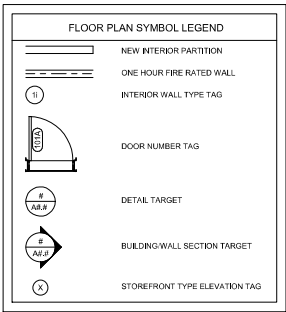
OAKLAND PARK
 EXCHANGE
 SOUTHERN RAILWAY OAKLAND
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 OAKLAND, FLORIDA 34787



MARK	DATE	DESCRIPTION
	AUGUST 01, 2025	ISSUE DATE
BUILDING 12 - LIFE SAFETY PLAN		
PROJECT NO.	2025-15.12	
DRAWN BY	RA	
CHECKED BY	JB	
A3.1		
Scale	1/4" = 1'-0"	



- FLOOR PLAN GENERAL NOTES**
- CONTRACTOR TO PROVIDE AND INSTALL NEW 1/2" ABC FIRE EXTINGUISHERS AND COORDINATE PLACEMENTS WITH FIRE MARSHALL. INSTALL QUANTITY AS REQUIRED SO AS NOT TO EXCEED 75' OF TRAVEL TO AN EXTINGUISHER.
 - DO NOT SCALE THE DRAWINGS. IF ANY DIMENSIONS ARE NOT CLEAR, CONTRACTOR SHALL NOTIFY THE ARCHITECT AND REQUEST CLARIFICATION.
 - THERE ARE NO EXTERIOR SIGNS AS PART OF THIS SCOPE OF WORK. EXTERIOR SIGNAGE WILL BE PERMITTED BY FUTURE TENANT.
 - REFER TO SHEET A1.1 FOR WALL MATCH, DOORS AND WINDOWS SYMBOLS. SHEETS A1.1 FOR SCOR SCHEDULE AND SHEET A2.2 FOR STOREFRONT INFORMATION.
 - REFER TO STRUCTURAL DOCUMENTS FOR LOCATIONS AND INSTALLATION OF MASONRY CONTROL JOINTS.



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EXCHANGE**
SOUTHRN RAILWAY OAKLAND
NEW SHELL BUILDING 12
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2025.08.15 13:25:13-0409

MARK	DATE	DESCRIPTION
1	08/06/25	PLANNING COMMENTS
ISSUE DATE: AUGUST 01, 2025		

BUILDING 12- FLOOR PLAN

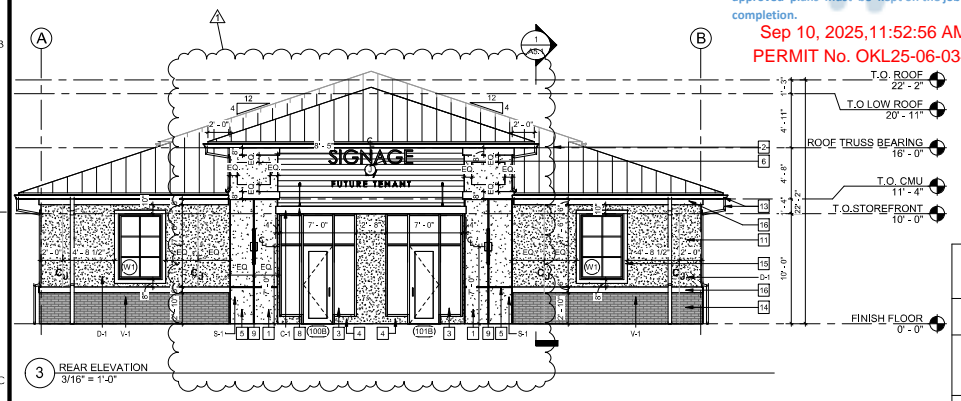
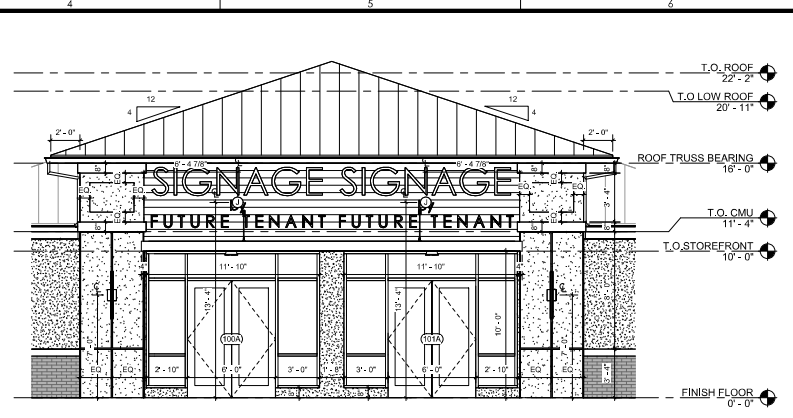
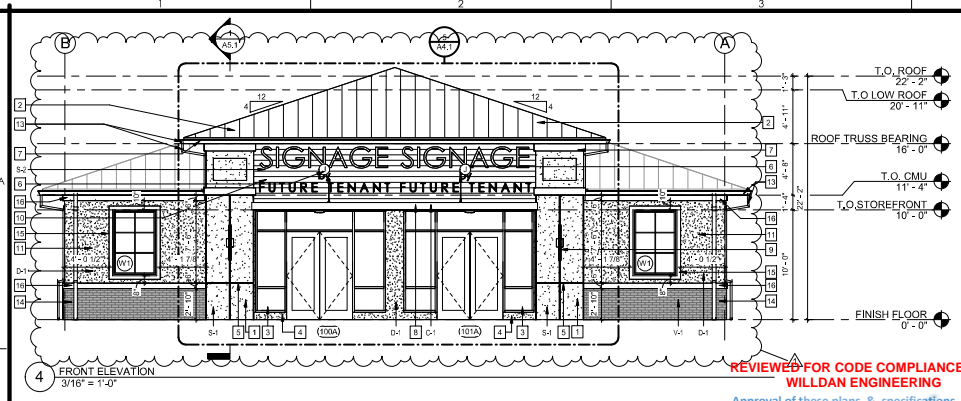
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DRAWN BY RA
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A3.2
Scale 1/4" = 1'-0"

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1 FLOOR PLAN
1/4" = 1'-0"



5 ENLARGED STOREFRONT ELEVATION
1/4" = 1'-0"

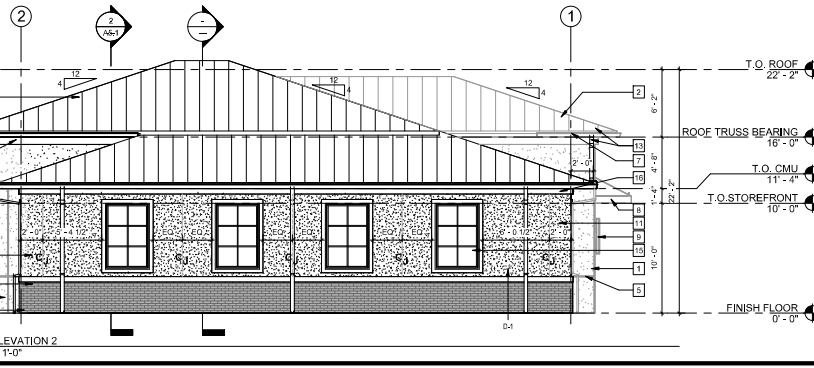
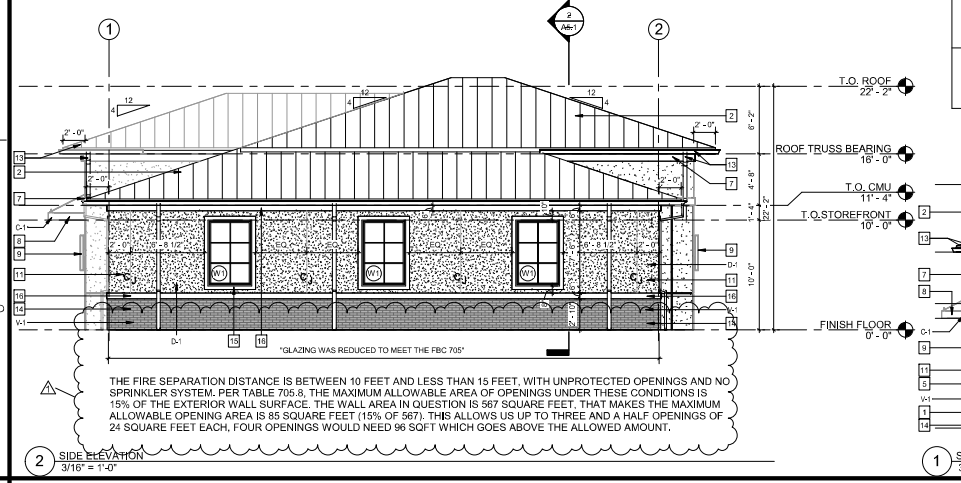
KEYNOTE	DESCRIPTION
1	SCORED EXTERIOR INSULATED FINISH SYSTEM (EIFS) OVER 8" CMU BLOCK WALL
2	STANDING METAL SEAM ROOF COVER PEEL-STICK UNDERLAYMENT ON PT SIP OSB OR CDX PLYWOOD SHEATHING OVER PILING AND W/ TRUSSES. SEE STRUCT. FOR SHEATHING SIDE, TYP.
3	STOREFRONT WINDOW SYSTEM
4	8" HIGH CONCRETE CURB AT ALL STOREFRONT LOCATIONS, TYP.
5	1" REVEAL IN EIFS
6	PROVIDE CONCEALED JUNCTION BOX FOR FUTURE SIGNAGE, TYP. SEE MEP DRAWINGS; PROVIDE COVER PLATE PAINTED TO MATCH ADJACENT SURFACE, TYP.
7	8" BECO, FOAM BAND
8	PRE-MANUF. METAL AWNING CANOPY
9	EXTERIOR SCIENCE LIGHTING
10	8" HIGH EIFS REVEALS SCORED EXTERIOR INSULATED FINISH SYSTEM (EIFS) OVER W/ D FRAMING
11	EIFS OVER 8" CMU BLOCK WALL
12	PAINTED HOLLOW METAL DOOR
13	GREY ALUM. GUTTER AND DOWNSPOUT (DS), TYP.
14	DIRECT APPLIED MASONRY VENEER ON CMU BLOCK WALL
15	7" FORM BAND AT WINDOWS
16	8" BECO, FOAM BAND

- EIFS GENERAL NOTES**
- INSTALL SEALANT JOINTS AROUND ALL WINDOWS, DOORS, PIPES, CONDUITS AND WALL PENETRATIONS.
 - FLASHING AT ALL WINDOW AND DOOR OPENINGS. FLASHING SHALL PROVIDE SLOPE TO SHED WATER AWAY FROM BUILDING.
 - INSTALL DIVERTER FLASHING (WICK-OUT FLASHING) AT PERPENDICULAR ROOF TO WALL TERMINATION CORNERS TO SHED WATER, CAULK AND SEAL.
 - BACKWARP EDGES OF EIFS AT TERMINATIONS AND PENETRATIONS.
 - PROVIDE EXPANSION JOINTS AT ALL FLOOR LINES, WALLS AND MATERIAL CHANGES AFFECTING EIFS SYSTEMS.
 - TERMINATE EIFS ABOVE GROUND.

EXTERIOR FINISH SCHEDULE

COLOR	DESCRIPTION	COLOR (BASIC OF DESIGN)	COLOR	DESCRIPTION	COLOR (BASIC OF DESIGN)
[Symbol]	M-1 CANVAS AWNING CANOPY	STANDARD COLORS	[Symbol]	V-1 BRICK VENEER	PIONEER - 1/8" STONE, PATTERN 100 SERIES BRICK, ONYX; (OR EQUAL)
[Symbol]	S-2 SCORED EIFS (HORIZONTAL)	1 1/2" DRYVIT (OR EQUAL) STANDARD COLORS	[Symbol]	S-1 EIFS	2" DRYVIT (OR EQUAL)
[Symbol]	G-1 METAL CANOPY	MARPS LUMISHADE HANGER ROD FLAT SOFFIT (OR EQUAL)	[Symbol]	D-1 EIFS	DRYVIT (OR EQUAL)

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KAM 800225

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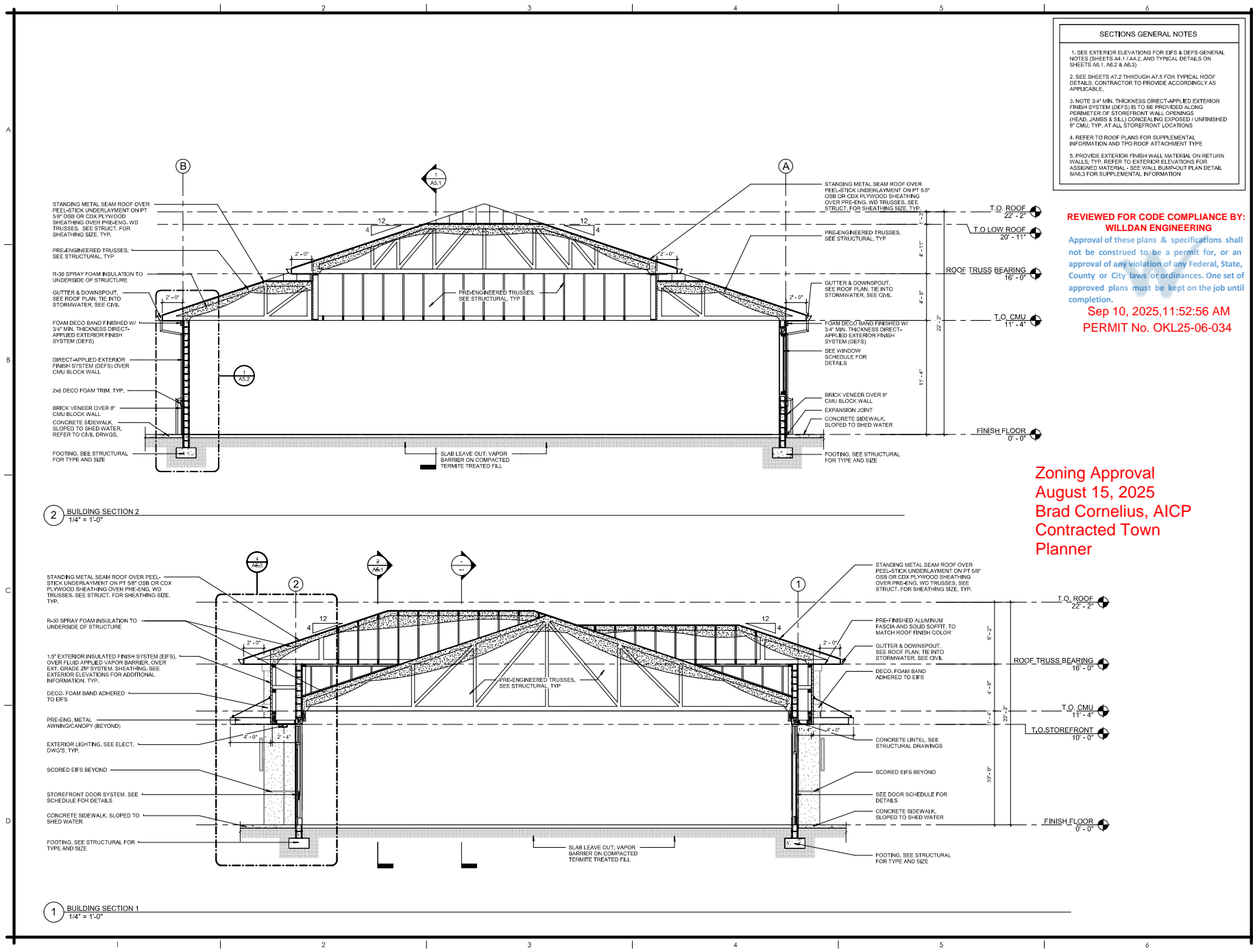
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PROFESSIONAL SEAL:

2025.08.15 13:25:18-0409

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1	08/06/25	PLANNING COMMENTS
ISSUE DATE:	AUGUST 01, 2025	
BUILDING 12 - ELEVATIONS		
PROJECT NO.	2025-15.12	
DRAWN BY:	RA	
CHECKED BY:	JB	
A4.1		
Scale:	3/16" = 1'-0"	



SECTIONS GENERAL NOTES

1. SEE EXTERIOR ELEVATIONS FOR EIFS & DEFS GENERAL NOTES (SHEETS A4.1, A4.2, AND TYPICAL DETAILS ON SHEETS A6.1, A6.2 & A6.3)
2. SEE SHEETS A7.2 THROUGH A7.5 FOR TYPICAL ROOF DETAILS; CONTRACTOR TO PROVIDE ACCORDINGLY AS APPLICABLE.
3. NOTE 3/4" MIN. THICKNESS DIRECT-APPLIED EXTERIOR FINISH SYSTEM (DEFS) IS TO BE PROVIDED ALONG PERIMETER OF STOREFRONT WALL OPENINGS (HEAD, JAMBS & SILL) CONCEALING EXPOSED / UNFINISHED 8" CMU, TYP. AT ALL STOREFRONT LOCATIONS
4. REFER TO ROOF PLANS FOR SUPPLEMENTAL INFORMATION AND TPO ROOF ATTACHMENT TYPE
5. PROVIDE EXTERIOR FINISH WALL MATERIAL ON RETURN WALLS, TYP. REFER TO EXTERIOR ELEVATIONS FOR ASSIGNED MATERIAL - SEE WALL BURN-OUT PLAN DETAIL 6/A6.3 FOR SUPPLEMENTAL INFORMATION

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 2025.08.15 13:25:22-04:09

MARK	DATE	DESCRIPTION
	AUGUST 01, 2025	BUILDING 12 - SECTIONS
PROJECT NO.	2025-15.12	
DRAWN BY	RA	
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A5.1		
Scale	1/4" = 1'-0"	

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4. REFER TO ROOF PLANS FOR SUPPLEMENTAL INFORMATION AND TPO ROOF ATTACHMENT TYPE
5. PROVIDE EXTERIOR FINISH WALL MATERIAL ON RETURN WALLS; TYP. REFER TO EXTERIOR ELEVATIONS FOR ASSIGNED MATERIAL - SEE WALL BURN-OUT PLAN DETAIL A6/8.3 FOR SUPPLEMENTAL INFORMATION



POWELL STUDIO ARCHITECTURE, LLC
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 OAKLAND, FLORIDA 34787

PROFESSIONAL SEAL:



2025.08.15 13:25:26-0409

MARK DATE DESCRIPTION

ISSUE DATE: AUGUST 01, 2025

BUILDING 12 - WALL SECTIONS

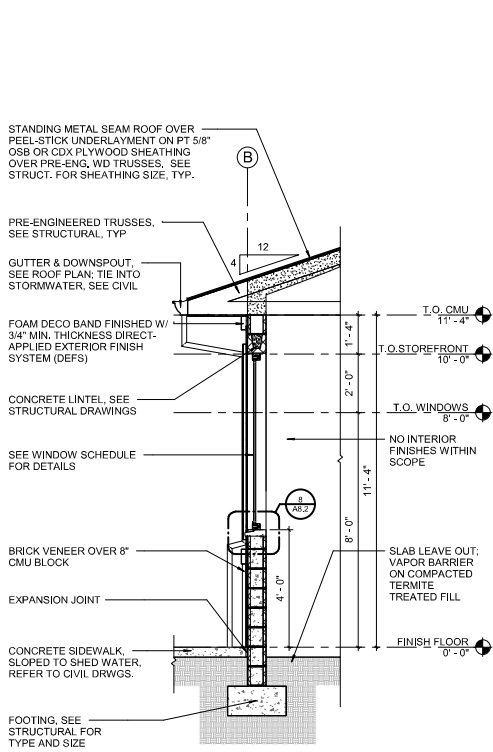
PROJECT NO. 2025-15.12

DRAWN BY RA

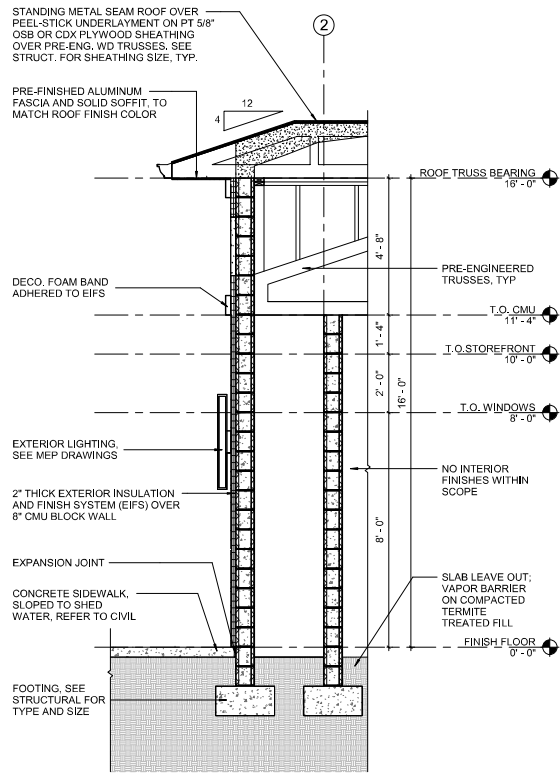
CHECKED BY JB

A5.2

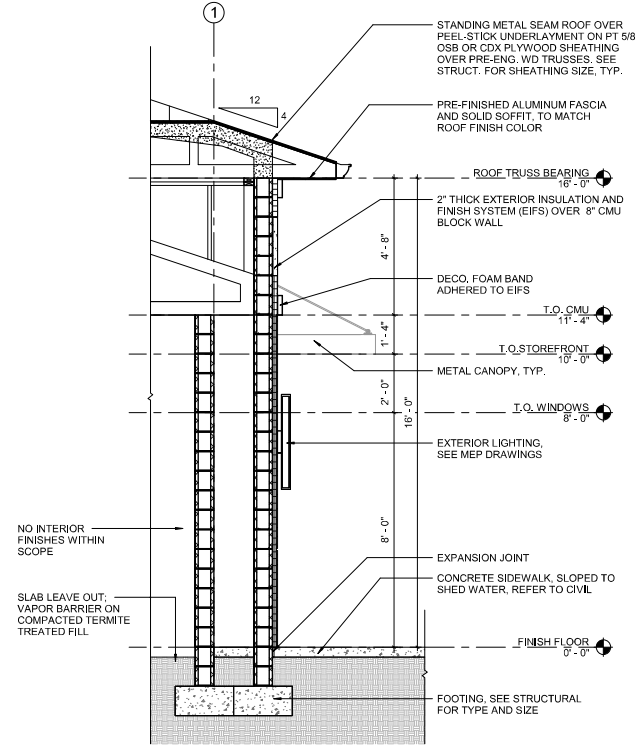
Scale 1/2" = 1'-0"



1 WALL SECTION
 1/2" = 1'-0"



2 WALL SECTION
 1/2" = 1'-0"



3 WALL SECTION
 1/2" = 1'-0"

Zoning Approval
 August 15, 2025
 Brad Cornelius, AICP
 Contracted Town
 Planner

ROOF PLAN GENERAL NOTES

1. REFER TO MECHANICAL / STRUCTURAL DRAWINGS FOR RTU AND PENETRATION LOCATIONS.
2. R-30 SPRAY FOAM INSULATION TO BE USED FOR UNDERSIDE OF STRUCTURE



POWELL STUDIO
 ARCHITECTURE | INTERIOR DESIGN
 713 W. MADISON STREET • SUITE 100 • TAMPA, FLORIDA 33607
 PH: (813) 288-8888 • FAX: (813) 288-8889
 WWW.POWELLSTUDIO.COM

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OWNER LOGO:

OWNER / PROJECT:

OAKLAND PARK
 EXCHANGE
 SOUTHERN RAILWAY OAKLAND
 NEW SHELL BUILDING 12
 OAKLAND, FLORIDA 34787

PROFESSIONAL SEAL:



2025.08.15 13:25:44-0409

MARK	DATE	PLANNING COMMENTS	DESCRIPTION
1	08/06/25		

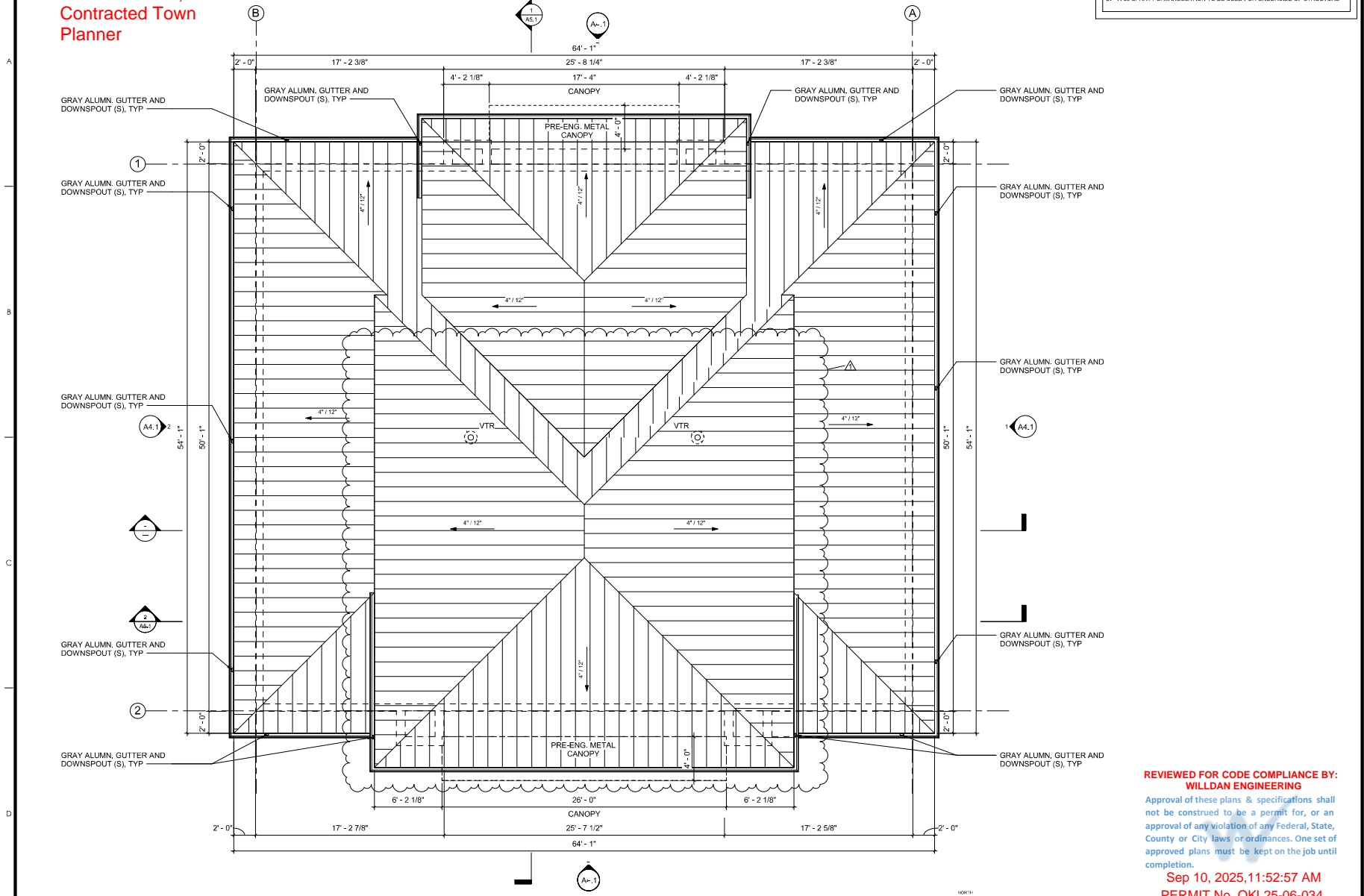
ISSUE DATE: AUGUST 01, 2025

BUILDING 12 - ROOF PLAN

PROJECT NO. 2025-15.12
 DRAWN BY RA
 CHECKED BY JB

A7.1

Scale 1/4" = 1'-0"



1 OVERALL ROOF PLAN
 1/4" = 1'-0"

**REVIEWED FOR CODE COMPLIANCE BY:
 WILLDAN ENGINEERING**

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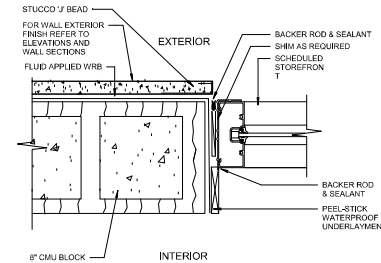
Sep 10, 2025, 11:52:57 AM
 PERMIT No. OKL25-06-034

Zoning Approval
 August 15, 2025
 Brad Cornelius, AICP
 Contracted Town
 Planner

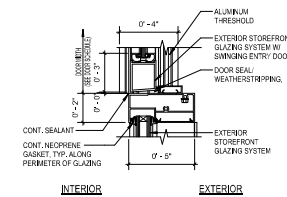
REVIEWED FOR CODE COMPLIANCE BY:
WILLDAN ENGINEERING

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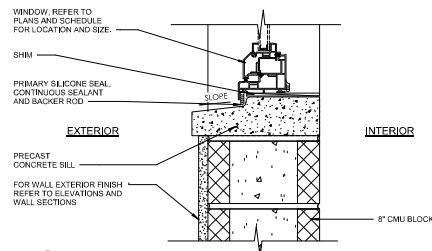
Sep 10, 2025, 11:52:57 AM
 PERMIT No. OKL25-06-034



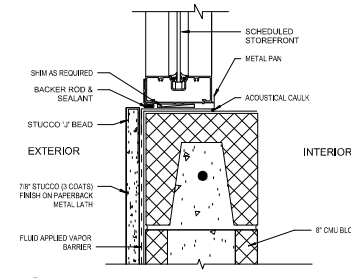
6 STOREFRONT JAMB
 3" = 1'-0"



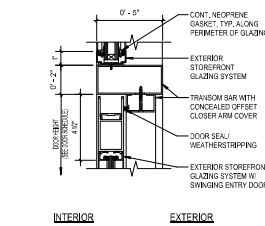
3 EXT. STOREFRONT DOOR INT. JAMB DET.
 3" = 1'-0"



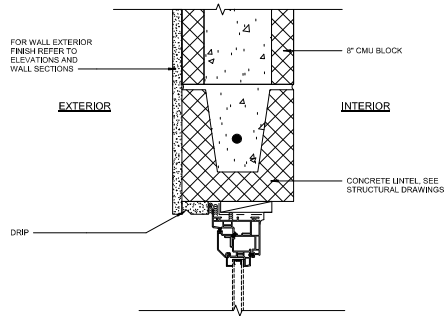
8 WINDOW SILL
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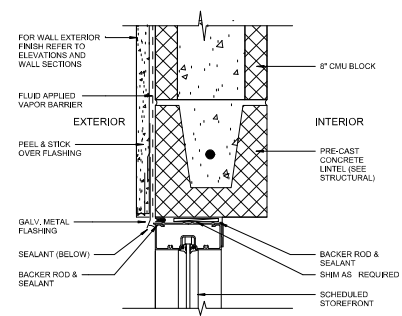
5 STOREFRONT SILL - 2
 3" = 1'-0"



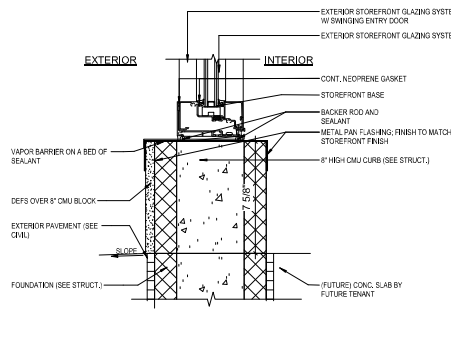
2 EXT. STOREFRONT DOOR HEAD DETAIL
 3" = 1'-0"



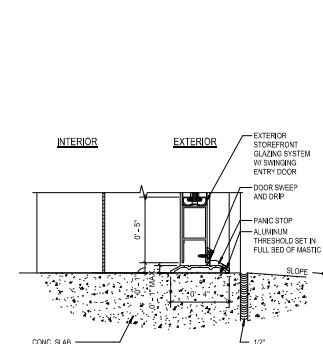
10 WINDOW HEAD
 3" = 1'-0"



7 STOREFRONT HEAD
 3" = 1'-0"



4 STOREFRONT SILL
 3" = 1'-0"



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



ARCHITECTURE | INTERIOR DESIGN
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OWNER / PROJECT:
 OAKLAND PARK EXCHANGE
 SOUTHERN RAILWAY OAKLAND
 NEW SHELL BUILDING 12
 OAKLAND, FLORIDA 34787

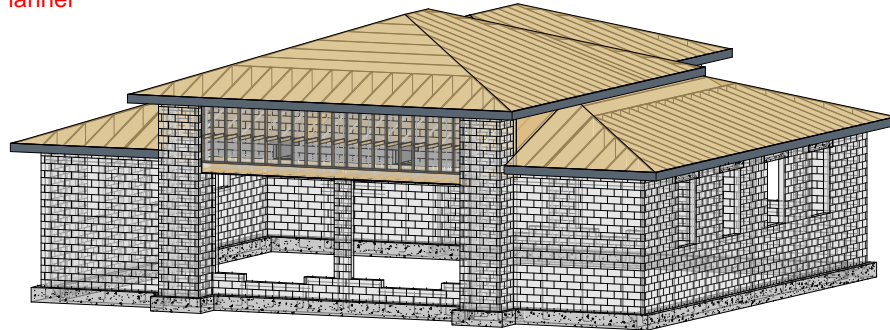
PROFESSIONAL SEAL:
 (Seal of Brad Cornelius, AICP)
 2025.08.15 13:25:53-04:09

MARK	DATE	DESCRIPTION
ISSUE DATE:	AUGUST 01, 2025	
STOREFRONT DETAILS		
PROJECT NO.	2025-15-12	
DRAWN BY	RA	
CHECKED BY	JB	

A8.2

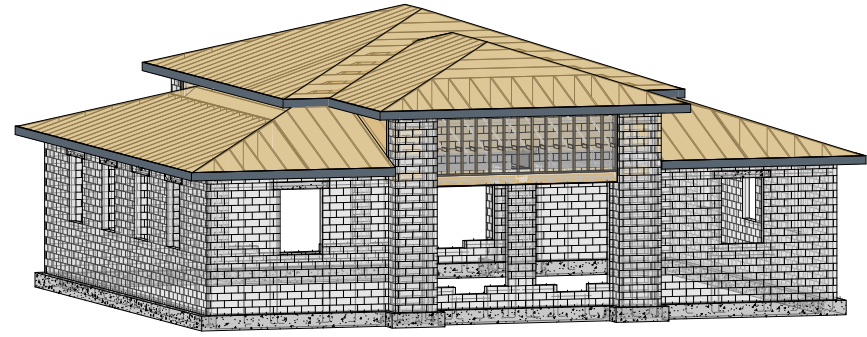
Scale 3" = 1'-0"

Zoning Approval
 August 15, 2025
 Brad Cornelius, AICP
 Contracted Town
 Planner



A STRUCTURAL 3D MODEL - FRONT **REVIEWED FOR CODE COMPLIANCE BY: WILL DAN ENGINEERING**
 (FOR REFERENCE ONLY)

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 Sep 10, 2025, 11:52:57 AM
 PERMIT No. OKL25-06-034



B STRUCTURAL 3D MODEL - BACK
 (FOR REFERENCE ONLY)

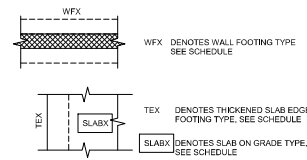
STRUCTURAL ABBREVIATIONS

THE FOLLOWING ABBREVIATIONS MAY BE USED IN THE STRUCTURAL DRAWINGS:

@	AT	L	LENGTH	EL	ELEVATION	PSI	POUNDS PER SQUARE INCH
&	AND	LBS	POUNDS	EMBED	EMBEDMENT	PT	POST TENSIONED
#	NUMBER	Ld	DEVELOPMENT LENGTH	ENG	ENGINEER	QTY	QUANTITY
AHU	AIR HANDLING UNIT	LLBB	LONG LEGS BACK TO BACK	EQ	EQUAL	R	REACTION
ALT	ALTERNATE	LLH	LONG LEG HORIZONTAL	EQUIP	EQUIPMENT	RAD	RADIUS
ARCH	ARCHITECT	LLV	LONG LEG VERTICAL	EQUIV	EQUIVALENT	REF	REFERENCE
BLDG	BUILDING	LONG	LONGITUDINAL	ES	EACH SIDE	REINF	REINFORCING
BM	BEAM	M	MOMENT	EW	EACH WAY	REQD	REQUIRED
BTM	BOTTOM OF	MAS	MASONRY	EXIST	EXISTING	REV	REVISION
BPL	BENT PLATE	MAX	MAXIMUM	EXP	EXPANSION	RTU	ROOF TOP UNIT
BRG	BEARING	MC	MOMENT CONNECTION	EXT	EXTERIOR	SC	SLIP CRITICAL
BTWN	BETWEEN	MECH	MECHANICAL	FAB	FABRICATE	SCHED	SCHEDULE
C	CAMBER / COMPRESSION	MEZZ	MEZZANINE	fc	CONCRETE STRENGTH	SDS	SELF DRILLING SCREW
CANT	CANTILEVER	MFR	MANUFACTURER	f _m	MASONRY STRENGTH	SECT	SECTION
CHP	CAST IN PLACE	MIN	MINIMUM	FD	FLOOR DRAIN	SIM	SIMILAR
CJ	CONSTRUCTION JOINT	MISC	MISCELLANEOUS	FDN	FOUNDATION	SLBB	SHORT LEGS BACK TO BACK
CL	CENTER LINE	NIC	NOT IN CONTRACT	FF	FINISH FLOOR	SOG	SLAB ON GRADE
CLR	CLEAR	NS	NEAR SIDE	FLR	FLOOR	SPEC	SPECIFICATION
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE	FS	FAR SIDE	SS	STAINLESS STEEL
COL	COLUMN	O.C.	ON CENTER	FTG	FOOTING	SSL	SHORT SLOTTED
CONC	CONCRETE	OD	OUTSIDE DIMMETER	FV	FIELD VERIFY	STD	STANDARD
CONN	CONNECTION	OPH	OPPOSITE HAND	F _y	YIELD STRENGTH	STIFF	STIFFENER
CONT	CONTINUOUS	OPNG	OPENING	GALV	GALVANIZED	STL	STEEL
CVR	COVER	OPP	OPPOSITE	GR	GRADE	SW	SHEAR WALL
D	DEPTH	OVS	OVERSIZED	H	HORIZONTAL	SYM	SYMMETRICAL
db	BAR DIAMETER	P	AXIAL LOAD	HSS	HOLLOW STRUCTURAL SECTION	TENSION	
DIA	DIAMETER	PAF	POWDER ACTUATED FASTENER	ID	INSIDE DIAMETER	TI	TOP OF
DWG(S)	DRAWING(S)	PCF	POUNDS PER CUBIC FOOT	INT	INTERIOR	TRANS	TRANSVERSE
DWL	DOWEL	PCY	POUNDS PER CUBIC YARD	JT	JOINT	TYP	TYPICAL
E	ECCENTRICITY	PERP	PERPENDICULAR	K	KIPS, (1 KIP = 1000 LBS)	UNO	UNLESS NOTED OTHERWISE
EA	EACH	PL	PLATE	KSF	KIPS PER SQUARE FOOT	WP	WORK POINT
EF	EACH FACE	PLF	POUNDS PER LINEAL FOOT	KSI	KIPS PER SQUARE INCH	WT	WEIGHT
EJ	EXPANSION JOINT	PSF	POUNDS PER SQUARE FOOT				

STRUCTURAL SHEET LIST						
Sheet Number	Sheet Name	Sheet Issue Date	REVISIONS			
			Current Revision	Current Revision Date	Current Revision Description	
S0.0	STRUCTURAL COVER SHEET	06/05/25				
S0.1	GENERAL NOTES	06/05/25				
S0.2	MASONRY SPECIFICATIONS	06/05/25				
S1.0	FOUNDATION PLAN	06/05/25	1	08/06/25	PLANNING COMMENTS	
S2.0	ROOF FRAMING PLAN	06/05/25	1	08/06/25	PLANNING COMMENTS	
S3.0	BUILDING SECTIONS	06/05/25				
S4.0	WALL ELEVATIONS	06/05/25	1	08/06/25	PLANNING COMMENTS	
S5.0	DETAILS	06/05/25				

FOUNDATION DESIGNATIONS:

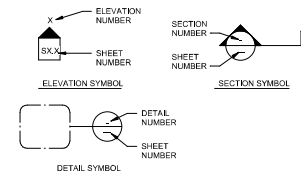


DRAWING INTERPRETATION:

DRAWING VIEWS LABELED AS "TYPICAL":
 PARTIAL PLANS, ELEVATIONS, SECTIONS, DETAIL, OR SCHEDULES LABELED WITH "TYPICAL" BEGINNING OF THEIR TITLE APPLY TO SITUATIONS OCCURRING ON A PROJECT THAT ARE SAME OR SIMILAR TO THOSE INDICATED WHETHER OR NOT THEY ARE KEYED AT EACH LOCATION. APPLICABILITY CAN BE DETERMINED BY THE TITLE OF EACH VIEW.

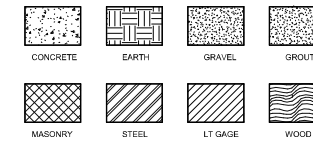
VIEW REFERENCE SYMBOLS

THE FOLLOWING SYMBOLS MAY BE USED TO REFER TO OTHER VIEWS IN THE DRAWINGS:



MATERIAL IDENTIFICATIONS

THE FOLLOWING MATERIAL IDENTIFICATIONS MAY BE USED IN THE STRUCTURAL DRAWINGS:



REVISIONS

NO.	DATE	DESCRIPTION

ADAMS ENGINEERING INC.
 CONSULTING STRUCTURAL ENGINEERS
 1024 S. PATRICK DRIVE, SUITE 202, INDIAN HARBOR BEACH, FLORIDA 32937
 (888) 448-5121 | (888) 272-2801 | WWW.AEINC.COM

OAKLAND PARK EXCHANGE
 NEW SHELL BUILDING 12
 OAKLAND, FL 34787
 DRAWING TITLE
 STRUCTURAL COVER SHEET

ENGINEER OF RECORD
 THOMAS L. ADAMS, PE
 No. 55343
 Digitally signed by
 Thomas L. Adams
 Date: 2025.09.15
 11:11:11 -0400

DATE: 06/05/25
 SCALE: As indicated
 PROD. NO.: 2025038
 DESIGNED BY: JA
 DRAWN BY: JA
 CHECKED BY: TA

S0.0

DESIGN CRITERIA

ALL STRUCTURAL WORK FOR THIS PROJECT HAS BEEN ENGINEERED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, CHAPTER 22 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES.

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS AND SPECIFICATIONS OF THESE CODES AND THEIR REFERENCED STANDARDS, AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.

THIS STRUCTURE IS LOCATED IN A "WIND BORNE DEBRIS REGION" AS DEFINED BY THE FLORIDA BUILDING CODE AND THE STRUCTURE HAS BEEN DESIGNED AS AN "EXPOSED" STRUCTURE. ALL EXTERIOR WALL OPENINGS SHALL HAVE EQUIPMENT OR COVERINGS WHICH MEET THE IMPACT RESISTANT REQUIREMENTS OF IBC 1909 PROTECTION OF OPENINGS. CURRENT NOAA (NOTICE OF ACCEPTANCE) CERTIFICATIONS SHALL BE SUBMITTED FOR ALL WINDOWS, DOORS AND COVERINGS.

THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS WITH CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE STARTING CONSTRUCTION.

ALL STRUCTURAL WORK SHALL BE INSPECTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND ALL LOCAL ORDINANCES. THE OWNER SHALL ENGAGE AN EXPERIENCED QUALIFIED INSPECTION AGENCY, SUBJECT TO THE REVIEW BY THE ARCHITECT OR ENGINEER TO PERFORM ALL INSPECTION WORK AS REQUIRED.

THE CONTRACTOR SHALL PROTECT ANY ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC THEREON. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS AND METHODS, AND JOB SITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.

THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING, INCLUDING, BUT NOT LIMITED TO, LOAD BEARING CONCRETE AND MASONRY WALLS, STRUCTURAL STEEL FRAMES, FLOORING, ETC. WHEREVER THE CONTRACTOR IS UNSURE OF THE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A FLORIDA LICENSED ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION UNDER GRAVITY LOADS.

LOCATION	UNIFORM LIVE LOAD
ROOF	20 PSF

DESIGN WIND LOADS	
WIND SPEED (3 SECOND GUST)	V=135 MPH
RISK CATEGORY	CATEGORY II
EXPOSURE	B
MEAN ROOF HEIGHT	16 FT.
INTERNAL PRESSURE COEFFICIENTS	+0.18

FOUNDATIONS AND SOIL PREP

FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOILS OR BE PROPERLY COMPACTED FILL HAVING AN ALLOWABLE BEARING CAPACITY OF 2000 PSF.

NO BACKFILL AGAINST FOUNDATION WALLS SHALL BE PERMITTED UNTIL SUPPORTING STRUCTURAL ELEMENTS HAVE BEEN PLACED AND HAVE BECOME CAPABLE OF FURNISHING THE NECESSARY SUPPORT FOR THE WALLS. PROVIDE TEMPORARY SHORING WHERE REQUIRED. WHERE BACKFILL IS FURNISHED ON BOTH SIDES OF THE WALL, BACKFILL BOTH SIDES SIMULTANEOUSLY WITH A GRADE DIFFERENCE NOT TO EXCEED 24" AT ANY TIME. CONTRACTOR SHALL USE EXTREME CAUTION DURING BACKFILLING TO PREVENT DAMAGE TO FOUNDATION WALLS. THE USE OF HEAVY EQUIPMENT FOR BACKFILLING IS NOT RECOMMENDED.

THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS TO INSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. PROVIDE FOR DEWATERING AS NECESSARY.

THE OWNER/CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER, SUBJECT TO THE APPROVAL OF THE ARCHITECT, TO INSPECT THE FOUNDATIONS BEARING LEVELS, ETC., AND VERIFY THAT THE MATERIAL ON WHICH FOUNDATIONS BEAR HAS AT LEAST THE ABOVE NOTED CAPACITY NOTED ABOVE.

THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION. EXCAVATION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE TEMPORARY SHORING AS REQUIRED.

AS A MINIMUM, ALL SOILS BELOW THE BUILDING SHALL BE COMPACTED TO WITHIN TWO FEET BELOW BEARING TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

EXCAVATION, BACKFILL AND DEWATERING

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LOGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND OSHA REGULATIONS. DO NOT EXCAVATE WITHIN ONE FOOT OF THE ANGLE OF REPOSE OF ANY SOIL BEARING FOUNDATION UNLESS THE FOUNDATION IS PROPERLY PROTECTED AGAINST SETTLEMENT.

DO NOT BACKFILL AGAINST WALLS UNTIL 7 DAYS AFTER THE WALLS ARE BRACED BY THE STRUCTURE OR ARE TEMPORARILY BRACED. DO NOT BACKFILL UNTIL AFTER COMPLETION AND INSPECTION OF ANY WATERPROOFING.

THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER IN A MANNER THAT DOES NOT INCONVENIENCE OR DAMAGE THE WORK.

CAST IN PLACE CONCRETE

ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE STRUCTURES" (ACI 308) AND THE SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 305.1) OF THE AMERICAN CONCRETE INSTITUTE.

PRIOR TO CONCRETE PLACEMENT, THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN PREPARED IN ACCORDANCE WITH THESE SPECIFICATIONS TO THE EOR FOR REVIEW.

SLAB ON GRADE CONSTRUCTION: CONTRACTOR SHALL PROVIDE EITHER A CHEMICAL OR WET CURING PROCESS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO STARTING WORK.

ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, (145 PCF +/-) ALL CEMENT SHALL CONFORM TO ASTM C150, TYPE 1. MAXIMUM AGGREGATE SIZE SHALL BE 1 1/2" INCHES FOR FOOTINGS, 3/4" FOR ALL WALLS AND SLABS AND SHALL CONFORM TO ASTM C33.

CONCRETE REINFORCING: DEFORMED BARS: ASTM A615, GRADE 60 WELDED WIRE FABRIC: PROVIDE IN FLAT SHEETS) USE PLASTIC CHAIRS FOR SLAB ON GRADE EPOXY COATED: ASTM A775

REINFORCING PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT EXCEPT AS SHOWN ON THE DRAWINGS OR PERMITTED BY THE EOR.

ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SHOWN IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH ACI 315. DETAILS AND DETAILING OF CONCRETE REINFORCEMENT:

REINFORCING LAPS LENGTHS SHALL BE DETAILED PER THE ATTACHED SCHEDULES.

SPICES IN TOP REINFORCEMENT SHALL BE MADE AT MIDSPAN. SPICES IN BOTTOM REINFORCEMENT SHALL BE OVER SUPPORTS. 3 WELDED WIRE FABRIC, 6" LAP MIN.

ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACEMENT OF CONCRETE. REINFORCING SUPPORTS FOR ALL EXPOSED CONCRETE SHALL BE GALVANIZED WITH PLASTIC COATED FEET.

CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ETC., AS REQUIRED FOR MECHANICAL, TRADES BEFORE CONCRETE IS PLACED.

CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.

CONCRETE TESTING: FOUR SETS OF TEST CYLINDERS SHALL BE MADE AND TESTED FOR EACH 50 YARDS OR LESS OF CONCRETE POURED IN ANY DAY FOR EACH DESIGN MIX. TESTS SHALL BE MADE FOR 7 DAYS, TWO AT 28 DAYS AND ONE HELD IN RESERVE. FIELD CURED CYLINDERS SHALL BE CURED UNDER FIELD CONDITIONS IN ACCORDANCE WITH ASTM C31.

LOCATION	MIN FC AT 28 DAYS	MAX W/C RATIO	SLUMP*	% OF AIR ENTRAIN.
FOOTINGS	3000 PSF	0.50	5"	N/A

* - PLUS 1 MINUS 1"

THE SAMPLES USED TO FABRICATE TEST SPECIMENS SHALL BE OBTAINED IN ACCORDANCE WITH ASTM C172.

LOCATION	CONCRETE COVER
CAST AGAINST EARTH	3"
EXPOSED TO WEATHER, (NO 5 OR SMALLER)	1 1/2"
EXPOSED TO WEATHER, (NO 6 THRU NO 18)	2"
NOT EXPOSED TO WEATHER, (NO 11 OR SMALLER), SLABS, WALLS	3/4"
NOT EXPOSED TO WEATHER, (NO 14 AND NO 18), SLABS, WALLS	1 1/2"
NOT EXPOSED TO WEATHER, (ALL REINF), BEAMS AND COLUMNS	1 1/2"

W.W.F. FOR SLABS SHALL BE LOCATED 1 1/2" FROM TOP OF SLAB

CONCRETE ANCHORS (MECH. AND EPOXY)

ALL EPOXY ANCHORS SHALL BE "HILTI RES50 ADHESIVE SYSTEM WITH HAS RODS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).

ALL MECHANICAL ANCHORS SHALL BE "HILTI Kwik-BOLT" EXPANSION CONCRETE ANCHORS AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).

THE SPACING, MINIMUM EMBEDMENT, AND INSTALLATION OF THE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDED PROCEDURES.

CONCRETE ANCHORS (HEADED STUDS)

ALL HEADED CONCRETE ANCHORS SHALL BE NELSON 3/4 INCH DIAMETER X 4 INCH ANCHORS WITH FLUXED ENDS AS MANUFACTURED BY NELSON STUD WELDING COMPANY, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

ALL HEADED CONCRETE ANCHORS SHALL BE MANUFACTURED FROM MATERIAL WHICH CONFORMS TO ASTM A108 FOR LOW CARBON STEEL.

ALL WELDS SHALL BE MADE IN ACCORDANCE WITH STRUCTURAL WELDING CODE ANCHORS D1-186 OF THE AMERICAN WELDING SOCIETY AND THE RECOMMENDATIONS OF THE NELSON STUD WELDING COMPANY.

MASONRY

ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1) OF THE AMERICAN CONCRETE INSTITUTE.

CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT, HOLLOW. LOAD BEARING UNITS CONFORMING TO ASTM C90, TYPE 1H4

MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S. ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150 TYPE 1. GROUT SHALL CONFORM TO ASTM C207. PORTLAND CEMENT SHALL CONFORM TO ASTM C91. THICKNESS OF MORTAR SHALL NOT EXCEED 5/8". FILL BEAD AND HEAD JOINTS SHALL BE USED.

MASONRY GROUT SHALL CONFORM TO ASTM C476. FC OF GROUT SHALL BE 3000 PSI MIN. THE MAXIMUM AGGREGATE SIZE SHALL BE 3/8" GRADED TO PROVIDE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C444. SLUMP OF GROUT SHALL BE 8 TO 11 INCHES.

MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH ((m=2000 PSI) PRE-CONSTRUCTION TESTS: CONTRACTOR SHALL EMPLOY AND PAY FOR SERVICES OF TESTING LABORATORY TO PERFORM THE FOLLOWING TESTS:

MORTAR TEST: TEST EACH MORTAR TYPE PER ASTM C 780 PRISM TEST: FOR EACH TYPE OF WALL CONSTRUCTION TEST MASONRY PRISMS PER ASTM C314 AS FOLLOWS: (1) SET FOR A 1 DAY TEST AND (1) SET FOR 28 DAY TEST. FABRICATE PRISMS WITH HEIGHT TO THICKNESS RATIOS OF NOT LESS THAN 1.33 NOR MORE THAN 3.0

PROVIDE SETS OF PRISMS FOR EACH 8000 S.F. OF WALL AREA INSTALLED.

MASONRY WALL REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE 48 BAR DIA LAP SPICES FOR ALL SPICES. PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING CELLS.

HORIZONTAL JOINT REINFORCING SHALL BE USED FOR ALL MASONRY CONSTRUCTION AND SHALL CONFORM TO ASTM A62, SPACED AT 16" O.C. VERTICAL MAX. PROVIDE SIGNAL COURSES OF REINFORCING ABOVE AND BELOW ALL OPENINGS.

ALL MASONRY WALL WORK SHALL BE GROUTED IN 9' FOOT FLTS. SEE TYPICAL DETAILS ON PLANS

THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING OF ALL MASONRY CONSTRUCTION TO RESIST WIND, BACKFILLING, SOIL COMPACTION AND OTHER NATURAL AND CONSTRUCTION FORCES OCCURRING DURING CONSTRUCTION. THE BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE IS COMPLETE.

WOOD ALL WOOD FRAMING CONSTRUCTION, WORKMANSHIP AND MATERIALS (INCLUDING TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW:

"AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION"

ALL LUMBER SHALL BE FACTORY MARKED WITH GRADE STAMP OF INSPECTION AGENCY, SHOWING COMPLIANCE WITH GRADING RUL. REGM. GALVANIZED METAL HANGERS AND FRAMING ANCHORS SHALL BE USED AND SHALL BE FASTENED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

ANCHORING AND NAILING NOT SPECIFIED SHALL COMPLY WITH THE NAILING SCHEDULE PER THE FBC.

ALL STRUCTURAL LUMBER SHALL BE AS A MINIMUM, NO. 2 GRADE SOUTHERN YELLOW PINE, AND SHALL HAVE AT LEAST THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES AND MODULUS OF ELASTICITY AT A MAXIMUM MOISTURE CONTENT OF 19%.

PLYWOOD SHEATHING ALL PLYWOOD SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.

ALL PLYWOOD WALL AND ROOF SHEATHING SHALL BE 5/8 INCH DPC S1 OR PS2 "A" RATED SHEATHING, WITH A TRADEMARK OF AN APPROVED TESTING AND GRADING AGENCY 5 PLY, 32-16 SPAN RATING, EXTERIOR GRADE, EXPOSURE 1 G/LUE.

ALL PLYWOOD PANEL END JOINTS SHALL OCCUR OVER SUPPORTS AND SHALL BE STAGGERED ONE HALF PANEL LENGTH FROM ADJACENT PANELS.

ALL PLYWOOD DENOTED AS FIRE-RETARDANT TREATED PLYWOOD SHALL BE PRESSURE IMPREGATED TO COMPLY WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) C27 FOR INTERIOR TYPE A TREATMENT.

SEE PLANS FOR ATTACHMENT SCHEDULES AND DIAGRAMS.

PRE-ENGINEERED WOOD TRUSSES

PRE-ENGINEERED WOOD TRUSSES SHALL CONFORM TO THE MOST CURRENT APPLICABLE VERSION OF THE DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD ROOF TRUSSES OF THE TRUSS PLATE INSTITUTE, INC. AND THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENING, OF THE NATIONAL FOREST PRODUCTS ASSOCIATION.

WOOD ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT THE LOADS INDICATED BELOW AT THE SPACING INDICATED ON THE DRAWINGS. UNIFORM TOP CHORD DEAD LOAD: 7 PSF. UNIFORM TOP CHORD LIVE LOAD: 20 PSF. UNIFORM BOTTOM CHORD DEAD LOAD: 0 PSF.

THE DEFLECTION OF THE FLOOR AND ROOF TRUSSES UNDER THE INDICATED LOADS AND AT THE SPAN AND SPACINGS SHOWN ON THE CONTRACT DRAWINGS SHALL MEET THE FOLLOWING CRITERIA. DEFLECTION DUE TO LIVE LOADS SHALL NOT EXCEED L/960. DEFLECTION DUE TO TOTAL LOADS SHALL NOT EXCEED L/240

ALL TRUSS FRAMING MEMBERS SHALL BE AS A MINIMUM, NO. 3 GRADE SOUTHERN YELLOW PINE, 19% M.C.

THE WOOD TRUSS MANUFACTURER SHALL SPECIFY AND PROVIDE ALL BRACING AT TOP AND BOTTOM CHORDS REQUIRED TO STABILIZE THE FLOOR OR ROOF STRUCTURE DURING AND AFTER CONSTRUCTION. IN ADDITION TO THE BRACING INDICATED ON THE STRUCTURAL DRAWINGS.

THE WOOD TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCULATIONS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA FOR ALL TRUSS TYPES, WHICH INDICATE DESIGN LOADS, TRUSS CAPACITIES AND DEFLECTIONS.

THE CONTRACTOR SHALL FOLLOW ANSIFIT 1404-1 FOR ALL TEMPORARY BRACING REQUIRED TO ERECT AND STABILIZE THE TRUSSES DURING CONSTRUCTION. THE POCKET VERSION OF THIS REFERENCE SHALL BE KEPT ON SITE THROUGH THE CONSTRUCTION PHASE OF THIS PROJECT. CONTACT THE TRUSS PLATE INSTITUTE AT 1 (800) 833 5900 FOR A COPY.

SHOP DRAWINGS

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE REVIEW OF THE ARCHITECT AND ENGINEER. SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW ARE THE FOLLOWING: (DO NOT SEND SHOP DRAWINGS NOT LISTED. THEY WILL BE RETURNED UNREVIEWED.)

FABRICATED STRUCTURAL STEEL; REINFORCING STEEL FOR CONCRETE AND MASONRY; METAL FLOOR AND ROOF DECK; SHEAR STUDS, NELSON STUDS AND ANCHORS; CONCRETE FORM WORK (WHERE APPLICABLE); STEEL JOISTS

SHOP DRAWINGS TO BE SUBMITTED SHALL PROVIDE COMPLETE INFORMATION FOR THE PRODUCTS OR COMPONENTS TO BE SUPPLIED.

SUBMITTAL INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: MEMBER SIZES AND DIMENSIONS; GRADES OF MATERIAL FURNISHED; MATERIAL PREPARATION REQUIRED; MATERIAL FINISH AND MATERIAL COATINGS TO BE FURNISHED; CUTS, COPES AND HOLES REQUIRED FOR OTHER TRADES; END CONNECTIONS; CAMBER AND OTHER DEVIATION FROM LINE

SPECIAL ERECTION AND/OR INSTALLATION PROCEDURES INCLUDING REQUIREMENTS FOR TEMPORARY STABILIZATION.

THE CONTRACTOR SHALL NOT DIRECTLY INCORPORATE THE STRUCTURAL DRAWINGS OR PORTIONS THEREOF INTO SHOP DRAWINGS OR ERECTION DRAWINGS TO BE SUBMITTED FOR THIS PROJECT.

THE REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS FOR THIS PROJECT IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. COMMENTS REGARDING THESE SUBMITTALS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

SUBMITTALS FOR CUSTOM STRUCTURAL, LOAD-CARRYING ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES MUST BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A DELEGATED ENGINEER. EXAMPLES INCLUDE: STEEL BAR JOISTS EXTERIOR CURTAIN WALL SYSTEMS ALL STAIR AND HANDRAIL SYSTEMS

A DELEGATED ENGINEER IS DEFINED AS A FLORIDA LICENSED ENGINEER WHO SPECIALIZES IN AND UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT AND IS AN EMPLOYEE OR OFFICER OF, OR CONSULTANT TO, THE CONTRACTOR OR FABRICATOR RESPONSIBLE FOR THE SUBMITTAL.

THE DELEGATED ENGINEER SHALL SIGN, SEAL AND DATE THE SUBMITTAL, INCLUDING CALCULATIONS AND DRAWINGS.

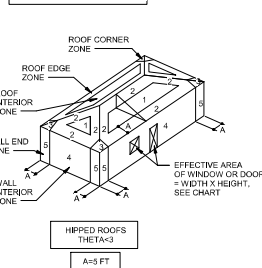
THE GENERAL CONTRACTOR SHALL REVIEW AND APPROVE SUBMITTALS AND SHALL SIGN AND DATE EACH DRAWING PRIOR TO SUBMITTING TO THE ARCHITECT.

COMPONENT AND CLADDING DESIGN WIND PRESSURES

ZONE	EFF. AREA (FT ²)	FACTORED (ULT)	
		POS. PRESS. (PSF)	NEG. PRESS. (PSF)
1	20	17.5	-40.3
1	50	13.8	-33.2
1	200	11.1	-22.6
1	500	11.1	-22.6
2	20	17.5	-55.6
2	50	13.8	-45.8
2	200	11.1	-34.1
2	500	11.1	-34.1
3	20	17.5	-57.6
3	50	13.8	-49.2
3	200	11.1	-36.4
3	500	11.1	-36.4
4	20	26.0	-28.3
4	50	24.3	-28.7
4	200	21.9	-26.2
4	500	20.3	-22.6
5	20	26.0	-32.0
5	50	24.3	-30.7
5	200	21.9	-25.7
5	500	20.3	-22.8

NOTE: FLORIDA BUILDING CODE SECTION 1609.3.1 WIND SPEED CONVERSION, Vadj = Vult x SORT(0.6)

POS. PRESSURE ACTS TOWARD THE SURFACE. NEG. PRESSURE ACTS AWAY FROM THE SURFACE



REVISION	DATE	BY

ADAMS ENGINEERING INC.
CONSULTING STRUCTURAL ENGINEERS
1024 S. PATRICK DRIVE SUITE 202, INDIAN HARBOR BEACH, FLORIDA 32917
TEL: 321-727-2300 | WWW.AEONLINE.COM



OAKLAND PARK EXCHANGE NEW SHELL BUILDING 12
OAKLAND, FL 34787
DRAWING TITLE: GENERAL NOTES

ENGINEER OF RECORD
THOMAS A. ADAMS, PE
PE 55343

DATE: 06/05/25
SCALE: As indicated
PROJ. NO.: 2025038
DESIGNED BY: JA
DRAWN BY: JA
CHECKED BY: TA

S0.1

**Zoning Approval
August 15, 2025
Brad Cornelius, AICP
Contracted Town
Planner**

**REVIEWED FOR CODE COMPLIANCE BY:
WILDAM ENGINEERING**
Approval of these plans & specifications shall not be construed to be a permit for, or an approval of any violation of any Federal, State, County or City laws or ordinances. One set of approved plans must be kept on the job until completion.
Sep 10, 2025, 11:52:57 AM
PERMIT No. OKL25-06-034

4.1 PREPARATION THIS PROJECT REQUIRES LEVEL "B" QUALITY ASSURANCE

4.1.1 MATERIALS DELIVERY, STORAGE AND HANDLING
 DELIVERY, STORAGE AND HANDLING OF MATERIALS PRIOR TO CONSTRUCTION ARE CRITICAL TO THE PERFORMANCE AND APPEARANCE OF THE FINISHED MASONRY. DAMAGED UNITS, COMPONENTS AND MATERIALS MAY NOT BE USED.
 CEMENTITIOUS MATERIALS FOR MORTAR AND GROUT SHALL BE PROTECTED FROM PRECIPITATION AND GROUND WATER. MATERIALS THAT HAVE BEEN CONTAMINATED BY OIL, GREASE, FUEL, OR OTHER LIQUIDS SHALL NOT BE USED.
 MASONRY UNITS SHALL BE COVERED WITH WATERPROOF SHEETS FOR PROTECTION FROM THE WEATHER AND FROM STAINING OR DISCOLORATION DURING CONSTRUCTION. UNITS SHALL BE HANDLED CAREFULLY TO AVOID CHIPPING, CRACKING, AGGREGATES SHALL ALSO BE PROTECTED FROM RAIN, ICE, SNOW AND AGGREGATE CONTAMINATION FROM BLOWING DUST AND SOIL. DIFFERENT AGGREGATES SHALL BE STORED IN SEPARATE STOCKPILES.

PACKAGED MORTAR AND GROUT INGREDIENTS SHALL BE STORED OFF THE GROUND AND COVERED TO PREVENT MOISTURE PENETRATION, DETERIORATION, OR INTRODUCTION OF FOREIGN MATERIALS. PACKAGED MATERIALS SHALL BE MAINTAINED IN THE ORIGINAL CONTAINERS WITH MANUFACTURER'S LABELS INTACT AND LEGIBLE. BROKEN PACKAGES, OPEN CONTAINERS, OR PACKAGES WITH MISSING OR ILLEGIBLE LABELS SHALL BE REJECTED.
 REINFORCEMENT, TIES AND METAL ACCESSORIES SHALL BE PROTECTED AGAINST PERMANENT DISTORTION. THESE PRODUCTS SHALL ALSO BE STORED OFF THE GROUND TO PREVENT SOILING OR WEATHING THAT COULD INHIBIT BOND WITH MORTAR OR GROUT OR PROMOTE CORROSION.

4.1.2 INSPECTING SURFACES TO RECEIVE MASONRY
 THE CONTRACTOR SHALL INSPECT CONSTRUCTION PRIOR TO THE START OF MASONRY WORK TO VERIFY TWO CONDITIONS: THAT CONSTRUCTION IS WITHIN THE TOLERANCES REQUIRED BY ACI 117; AND THAT REINFORCING DOWNES (WHERE REQUIRED) ARE POSITIONED IN ACCORDANCE WITH THE PROJECT DRAWINGS.

CONCRETE FOUNDATIONS AND BRICK LEDGES SHALL BE INSPECTED FOR CONFORMANCE TO DESIGN DIMENSIONS AND FOR CORRECT CONDITION OF SURFACES. OTHER MASONRY SUPPORTS ABOVE THE FOUNDATION LEVEL SHALL BE INSPECTED FOR CORRECTNESS AND NOTED, REPORTED TO THE ARCHITECT/ENGINEER, AND CORRECTED BY THE RESPONSIBLE SUBCONTRACTOR BEFORE MASONRY CONSTRUCTION BEGINS.
 THE MASONRY CONTRACTOR SHALL REMOVE LANTAGE, LOOSE AGGREGATE, AND OTHER SUBSTANCES FROM FOUNDATION SURFACES THAT WILL RECEIVE MASONRY CONSTRUCTION.

4.1.3 Masonry Units
 THE COLOR, TEXTURE, AND SIZE OF UNITS DELIVERED TO THE JOB SITE SHALL BE COMPARED WITH THOSE IN THE APPROVED SAMPLE PANEL.
 SEE ARCHITECTURAL DRAWINGS FOR REQUIREMENTS OF SAMPLE PANELS.
 CONCRETE MASONRY UNITS THAT HAVE BECOME SATURATED, OR HAVE WEENESS OVER 5% OR MORE OF THE SURFACE AREA, ARE CONSIDERED TO HAVE UNACCEPTABLE MOISTURE CONTENTS. THESE UNITS SHALL BE PERMITTED TO DRY BEFORE PLACEMENT TO PREVENT EXCESSIVE WATER LOSS AND TO ACHIEVE AND TO REDUCE THE POTENTIAL FOR SHRINKAGE AND CRACKING, DRYING AND CLEANING OF THE UNITS MAY BE REQUIRED. THE CONTRACTOR SHALL NOTIFY THE LOCALIZED WETTING THAT OCCURS DURING WET SAW CUTTING OF CONCRETE UNITS DOES NOT GENERATE SUFFICIENT MOISTURE CONTENT TO CAUSE CONCERN FOR SHRINKAGE, CRACKING, AND IS PERMITTED.

4.1.4 REINFORCING CONNECTORS AND ACCESSORIES
 BEFORE PLACING REINFORCING STEEL OR METAL ACCESSORIES IN MASONRY UNITS, THE CONTRACTOR SHALL VERIFY THAT THE REINFORCING CONNECTORS ARE REMOVED SO THAT GOOD BOND WITH THE MORTAR OR GROUT CAN BE ACHIEVED. THE MINIMUM INSIDE DIAMETERS OF BENDS ARE GIVEN AS BAR DIAMETERS FOR STEEL REINFORCING AND 8 TIMES BAR DIAMETERS FOR NO. 3 THROUGH NO. 8 BARS OF OTHER GRADES, AND 8 BAR DIAMETERS FOR NO. 9 THROUGH NO. 11 OF OTHER GRADES.
 STANDARD HOLES ARE DEFINED IN THE MSJC SPECIFICATION ACI 308 AND ACI 318.

4.1.5 MORTAR AND GROUT
 MORTAR AND GROUT INGREDIENTS SHALL BE CHECKED FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL STORE, STORAGE AND PROTECTION REQUIREMENTS OF ACI 308, MORTAR AND GROUT MAY BE MIXED AT THE JOB SITE THROUGHOUT THE WORKDAY OR MAY BE DELIVERED TO THE JOB SITE AS READY-MIXED OR PREBATCHED PRODUCTS.
4.1.5.1 MORTAR
 MORTAR SHALL BE PREPARED SO THAT THE DESIRED PROPORTIONS ARE OBTAINED EITHER SELECTED FROM THE PROPORTION SPECIFICATIONS OF ASTM C 770 OR DETERMINED FROM LABORATORY TESTS IN ACCORDANCE WITH THE PROPERTY SPECIFICATIONS OF ASTM C 770. THE INGREDIENTS SHALL BE MEASURED AND BATCHED EITHER BY WEIGHT OR BY VOLUME, SO THAT THE SPECIFIED PROPORTIONS CAN BE CONTROLLED AND CONSISTENTLY MAINTAINED.
 MORTAR PREPARATION SHALL FOCUS ON ASSURING BATCH-TO-BATCH CONSISTENCY OF THE VOLUMES OF CEMENTITIOUS MATERIALS AND AGGREGATE. MORTAR SHALL BE MIXED IN A PADDOLE-TYPE MIXER. A GOOD MIXTURE GENERALLY RESULTS WHEN ABOUT THREE-FOURTHS OF THE REQUIRED WATER, ONE-HALF THE SAND, AND ALL OF THE CEMENTITIOUS MATERIALS ARE BRIEFLY MIXED TOGETHER. THE BALANCE OF THE SAND IS THEN ADDED, ALONG WITH THE REMAINING WATER. MIXING TIME SHALL BE A MINIMUM OF THREE AND A MAXIMUM OF FIVE MINUTES AFTER THE LAST MIXING WATER HAS BEEN ADDED. OVERMIXING SHALL BE AVOIDED BECAUSE IT ENTRAPS AIR IN THE MORTAR, WHICH MAY REDUCE BOND STRENGTH.
 SPECIFIED ADMIXTURES AND PIGMENTS SHALL BE ADDED IN THE APPROVED QUANTITIES ACCORDING TO MANUFACTURER'S INSTRUCTIONS. PIGMENTS SHALL ALWAYS BE ADDED IN PREBATCHED AMOUNTS.
 RETEMPERING OF NONPROMOTED MORTARS IS PERMITTED, BUT ONLY TO REPLACE WATER LOST BY EVAPORATION. MOISTURE LOSS DUE TO EVAPORATION IS A FUNCTION OF WIND SPEED, TEMPERATURE, HUMIDITY, AND TIME. MORTAR THAT HAS BEEN GROUT TO SET SHALL BE DISCARDED. MORTAR MUST BE USED WITHIN 2-1/2 HOURS OF MIXING, REGARDLESS OF MIXED IN CONDITION.

4.1.5.2 GROUT
 MORTAR SHALL BE PROPORTIONED AND MIXED IN ACCORDANCE WITH ASTM C 476 UNLESS OTHERWISE SPECIFIED. ASTM C 476 REQUIRES THAT SPECIFIED PROPORTIONS BE CONSTANT AND ACCURATELY MAINTAINED. REQUIRED MIXING TIME IS AT LEAST FIVE MINUTES.
 GROUT SHALL HAVE A SLUMP BETWEEN 8 AND 11 IN. WHEN TESTED IN ACCORDANCE WITH ASTM C 143.
 THE REQUIRED GROUT PROPORTIONS ARE PERMITTED TO BE ESTABLISHED BY THE VOLUME-PROPORTION REQUIREMENTS OF ASTM C 476 OR BY PROPORTION REQUIREMENTS DETERMINED BY TESTING. GROUT SHALL BE TESTED TO MEET THE SPECIFIED COMPRESSIVE STRENGTH AND SLUMP REQUIREMENTS, ONCE THOSE PROPORTION REQUIREMENTS ARE ESTABLISHED. GROUT IS PERMITTED TO BE BATCHED EITHER BY VOLUME OR BY WEIGHT.

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 FOR ENGINEERED MASONRY SUBJECT TO THE QUALITY ASSURANCE REQUIREMENTS OF ACI 308 LEVEL B QUALITY ASSURANCE OR ACI 308 LEVEL C QUALITY ASSURANCE, THE COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY MUST BE EVALUATED TO VERIFY CONFORMANCE WITH THE SPECIFIED COMPRESSIVE STRENGTH, FM.
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 CONTRACTOR SHALL VERIFY THAT MASONRY CONSTRUCTION IS WITHIN THE TOLERANCES REQUIRED BY ACI 117; AND THAT REINFORCING DOWNES (WHERE REQUIRED) ARE POSITIONED IN ACCORDANCE WITH THE PROJECT DRAWINGS.
 CONCRETE FOUNDATIONS AND BRICK LEDGES SHALL BE INSPECTED FOR CONFORMANCE TO DESIGN DIMENSIONS AND FOR CORRECT CONDITION OF SURFACES. OTHER MASONRY SUPPORTS ABOVE THE FOUNDATION LEVEL SHALL BE INSPECTED FOR CORRECTNESS AND NOTED, REPORTED TO THE ARCHITECT/ENGINEER, AND CORRECTED BY THE RESPONSIBLE SUBCONTRACTOR BEFORE MASONRY CONSTRUCTION BEGINS.
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4.1.6.2 REINFORCING CONNECTORS AND ACCESSORIES
 BEFORE PLACING REINFORCING STEEL OR METAL ACCESSORIES IN MASONRY UNITS, THE CONTRACTOR SHALL VERIFY THAT THE REINFORCING CONNECTORS ARE REMOVED SO THAT GOOD BOND WITH THE MORTAR OR GROUT CAN BE ACHIEVED. THE MINIMUM INSIDE DIAMETERS OF BENDS ARE GIVEN AS BAR DIAMETERS FOR STEEL REINFORCING AND 8 TIMES BAR DIAMETERS FOR NO. 3 THROUGH NO. 8 BARS OF OTHER GRADES, AND 8 BAR DIAMETERS FOR NO. 9 THROUGH NO. 11 OF OTHER GRADES.
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 THE MASONRY CONTRACTOR SHALL REMOVE LANTAGE, LOOSE AGGREGATE, AND OTHER SUBSTANCES FROM FOUNDATION SURFACES THAT WILL RECEIVE MASONRY CONSTRUCTION.
4.1.6.6.1 Masonry Units
 THE COLOR, TEXTURE, AND SIZE OF UNITS DELIVERED TO THE JOB SITE SHALL BE COMPARED WITH THOSE IN THE APPROVED SAMPLE PANEL.
 SEE ARCHITECTURAL DRAWINGS FOR REQUIREMENTS OF SAMPLE PANELS.
 CONCRETE MASONRY UNITS THAT HAVE BECOME SATURATED, OR HAVE WEENESS OVER 5% OR MORE OF THE SURFACE AREA, ARE CONSIDERED TO HAVE UNACCEPTABLE MOISTURE CONTENTS. THESE UNITS SHALL BE PERMITTED TO DRY BEFORE PLACEMENT TO PREVENT EXCESSIVE WATER LOSS AND TO ACHIEVE AND TO REDUCE THE POTENTIAL FOR SHRINKAGE AND CRACKING, DRYING AND CLEANING OF THE UNITS MAY BE REQUIRED. THE CONTRACTOR SHALL NOTIFY THE LOCALIZED WETTING THAT OCCURS DURING WET SAW CUTTING OF CONCRETE UNITS DOES NOT GENERATE SUFFICIENT MOISTURE CONTENT TO CAUSE CONCERN FOR SHRINKAGE, CRACKING, AND IS PERMITTED.

4.1.6.6.2 REINFORCING CONNECTORS AND ACCESSORIES
 BEFORE PLACING REINFORCING STEEL OR METAL ACCESSORIES IN MASONRY UNITS, THE CONTRACTOR SHALL VERIFY THAT THE REINFORCING CONNECTORS ARE REMOVED SO THAT GOOD BOND WITH THE MORTAR OR GROUT CAN BE ACHIEVED. THE MINIMUM INSIDE DIAMETERS OF BENDS ARE GIVEN AS BAR DIAMETERS FOR STEEL REINFORCING AND 8 TIMES BAR DIAMETERS FOR NO. 3 THROUGH NO. 8 BARS OF OTHER GRADES, AND 8 BAR DIAMETERS FOR NO. 9 THROUGH NO. 11 OF OTHER GRADES.
 STANDARD HOLES ARE DEFINED IN THE MSJC SPECIFICATION ACI 308 AND ACI 318.

MASONRY CONSTRUCTION SPECIFICATIONS

4.2.1.1 MATERIALS DELIVERY, STORAGE AND HANDLING
 DELIVERY, STORAGE AND HANDLING OF MATERIALS PRIOR TO CONSTRUCTION ARE CRITICAL TO THE PERFORMANCE AND APPEARANCE OF THE FINISHED MASONRY. DAMAGED UNITS, COMPONENTS AND MATERIALS MAY NOT BE USED.
 CEMENTITIOUS MATERIALS FOR MORTAR AND GROUT SHALL BE PROTECTED FROM PRECIPITATION AND GROUND WATER. MATERIALS THAT HAVE BEEN CONTAMINATED BY OIL, GREASE, FUEL, OR OTHER LIQUIDS SHALL NOT BE USED.
 MASONRY UNITS SHALL BE COVERED WITH WATERPROOF SHEETS FOR PROTECTION FROM THE WEATHER AND FROM STAINING OR DISCOLORATION DURING CONSTRUCTION. UNITS SHALL BE HANDLED CAREFULLY TO AVOID CHIPPING, CRACKING, AGGREGATES SHALL ALSO BE PROTECTED FROM RAIN, ICE, SNOW AND AGGREGATE CONTAMINATION FROM BLOWING DUST AND SOIL. DIFFERENT AGGREGATES SHALL BE STORED IN SEPARATE STOCKPILES.

PACKAGED MORTAR AND GROUT INGREDIENTS SHALL BE STORED OFF THE GROUND AND COVERED TO PREVENT MOISTURE PENETRATION, DETERIORATION, OR INTRODUCTION OF FOREIGN MATERIALS. PACKAGED MATERIALS SHALL BE MAINTAINED IN THE ORIGINAL CONTAINERS WITH MANUFACTURER'S LABELS INTACT AND LEGIBLE. BROKEN PACKAGES, OPEN CONTAINERS, OR PACKAGES WITH MISSING OR ILLEGIBLE LABELS SHALL BE REJECTED.
 REINFORCEMENT, TIES AND METAL ACCESSORIES SHALL BE PROTECTED AGAINST PERMANENT DISTORTION. THESE PRODUCTS SHALL ALSO BE STORED OFF THE GROUND TO PREVENT SOILING OR WEATHING THAT COULD INHIBIT BOND WITH MORTAR OR GROUT OR PROMOTE CORROSION.

4.2.1.2 INSPECTING SURFACES TO RECEIVE MASONRY
 THE CONTRACTOR SHALL INSPECT CONSTRUCTION PRIOR TO THE START OF MASONRY WORK TO VERIFY TWO CONDITIONS: THAT CONSTRUCTION IS WITHIN THE TOLERANCES REQUIRED BY ACI 117; AND THAT REINFORCING DOWNES (WHERE REQUIRED) ARE POSITIONED IN ACCORDANCE WITH THE PROJECT DRAWINGS.

CONCRETE FOUNDATIONS AND BRICK LEDGES SHALL BE INSPECTED FOR CONFORMANCE TO DESIGN DIMENSIONS AND FOR CORRECT CONDITION OF SURFACES. OTHER MASONRY SUPPORTS ABOVE THE FOUNDATION LEVEL SHALL BE INSPECTED FOR CORRECTNESS AND NOTED, REPORTED TO THE ARCHITECT/ENGINEER, AND CORRECTED BY THE RESPONSIBLE SUBCONTRACTOR BEFORE MASONRY CONSTRUCTION BEGINS.
 THE MASONRY CONTRACTOR SHALL REMOVE LANTAGE, LOOSE AGGREGATE, AND OTHER SUBSTANCES FROM FOUNDATION SURFACES THAT WILL RECEIVE MASONRY CONSTRUCTION.
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4.2.1.5 MORTAR AND GROUT
 MORTAR AND GROUT INGREDIENTS SHALL BE CHECKED FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL STORE, STORAGE AND PROTECTION REQUIREMENTS OF ACI 308, MORTAR AND GROUT MAY BE MIXED AT THE JOB SITE THROUGHOUT THE WORKDAY OR MAY BE DELIVERED TO THE JOB SITE AS READY-MIXED OR PREBATCHED PRODUCTS.
4.2.1.5.1 MORTAR
 MORTAR SHALL BE PREPARED SO THAT THE DESIRED PROPORTIONS ARE OBTAINED EITHER SELECTED FROM THE PROPORTION SPECIFICATIONS OF ASTM C 770 OR DETERMINED FROM LABORATORY TESTS IN ACCORDANCE WITH THE PROPERTY SPECIFICATIONS OF ASTM C 770. THE INGREDIENTS SHALL BE MEASURED AND BATCHED EITHER BY WEIGHT OR BY VOLUME, SO THAT THE SPECIFIED PROPORTIONS CAN BE CONTROLLED AND CONSISTENTLY MAINTAINED.
 MORTAR PREPARATION SHALL FOCUS ON ASSURING BATCH-TO-BATCH CONSISTENCY OF THE VOLUMES OF CEMENTITIOUS MATERIALS AND AGGREGATE. MORTAR SHALL BE MIXED IN A PADDOLE-TYPE MIXER. A GOOD MIXTURE GENERALLY RESULTS WHEN ABOUT THREE-FOURTHS OF THE REQUIRED WATER, ONE-HALF THE SAND, AND ALL OF THE CEMENTITIOUS MATERIALS ARE BRIEFLY MIXED TOGETHER. THE BALANCE OF THE SAND IS THEN ADDED, ALONG WITH THE REMAINING WATER. MIXING TIME SHALL BE A MINIMUM OF THREE AND A MAXIMUM OF FIVE MINUTES AFTER THE LAST MIXING WATER HAS BEEN ADDED. OVERMIXING SHALL BE AVOIDED BECAUSE IT ENTRAPS AIR IN THE MORTAR, WHICH MAY REDUCE BOND STRENGTH.
 SPECIFIED ADMIXTURES AND PIGMENTS SHALL BE ADDED IN THE APPROVED QUANTITIES ACCORDING TO MANUFACTURER'S INSTRUCTIONS. PIGMENTS SHALL ALWAYS BE ADDED IN PREBATCHED AMOUNTS.
 RETEMPERING OF NONPROMOTED MORTARS IS PERMITTED, BUT ONLY TO REPLACE WATER LOST BY EVAPORATION. MOISTURE LOSS DUE TO EVAPORATION IS A FUNCTION OF WIND SPEED, TEMPERATURE, HUMIDITY, AND TIME. MORTAR THAT HAS BEEN GROUT TO SET SHALL BE DISCARDED. MORTAR MUST BE USED WITHIN 2-1/2 HOURS OF MIXING, REGARDLESS OF MIXED IN CONDITION.

4.2.1.5.2 GROUT
 MORTAR SHALL BE PROPORTIONED AND MIXED IN ACCORDANCE WITH ASTM C 476 UNLESS OTHERWISE SPECIFIED. ASTM C 476 REQUIRES THAT SPECIFIED PROPORTIONS BE CONSTANT AND ACCURATELY MAINTAINED. REQUIRED MIXING TIME IS AT LEAST FIVE MINUTES.
 GROUT SHALL HAVE A SLUMP BETWEEN 8 AND 11 IN. WHEN TESTED IN ACCORDANCE WITH ASTM C 143.
 THE REQUIRED GROUT PROPORTIONS ARE PERMITTED TO BE ESTABLISHED BY THE VOLUME-PROPORTION REQUIREMENTS OF ASTM C 476 OR BY PROPORTION REQUIREMENTS DETERMINED BY TESTING. GROUT SHALL BE TESTED TO MEET THE SPECIFIED COMPRESSIVE STRENGTH AND SLUMP REQUIREMENTS, ONCE THOSE PROPORTION REQUIREMENTS ARE ESTABLISHED. GROUT IS PERMITTED TO BE BATCHED EITHER BY VOLUME OR BY WEIGHT.

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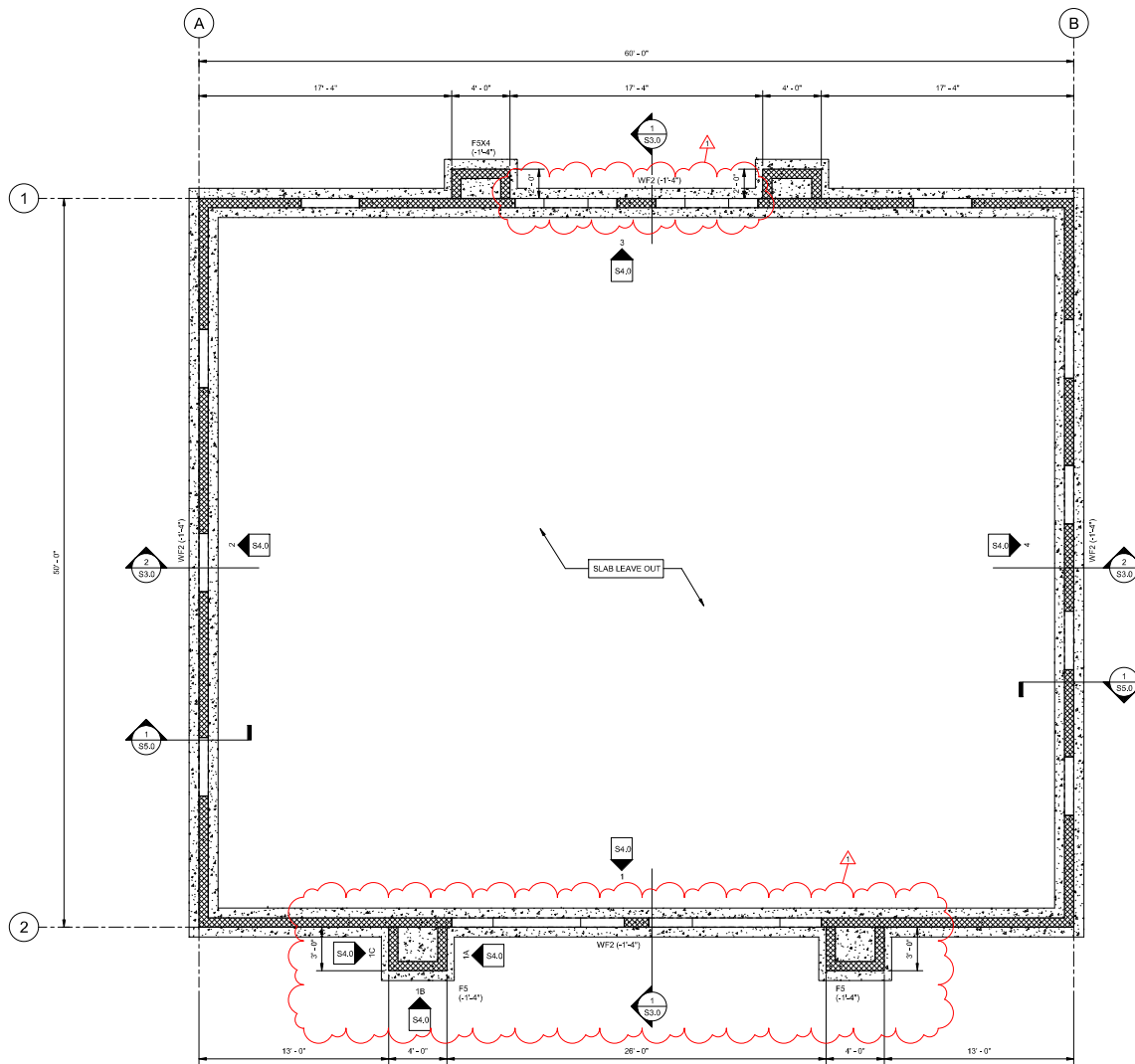
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 STANDARD HOLES ARE DEFINED IN THE MSJC SPECIFICATION ACI 308 AND ACI 318.

4.2.2.1 JOINT REINFORCEMENT
 JOINT REINFORCEMENT SHALL BE PLACED DIRECTLY ON TOP OF THE MASONRY COURSE. MORTAR IS THEN SPREAD OVER THE WIRE AND FACE SHELL OR UNIT IN ONE OPERATION. JOINT REINFORCEMENT SHALL NOT BE PLACED BETWEEN TWO LAYERS OF BED-JOINT MORTAR. PLACING THE JOINT REINFORCEMENT ON A FRESHLY Laid BED JOINT IS ALSO PROHIBITED. SINCE THIS PROCEDURE RESULTS IN VOID BETWEEN JOINTS, IT IS PROHIBITED TO REINFORCE JOINTS IN THIS MANNER.
 COVER REQUIREMENTS FOR JOINT REINFORCEMENT ARE 1/2 IN. ON THE INSIDE FACE AND 3/8 IN. ON THE EXTERIOR FACE OF A WALL THAT IS EXPOSED TO EARTH OR WEATHER.
 HORIZONTAL JOINT REINFORCEMENT SHALL BE MASONRY CONSTRUCTION, AND SHALL CONSIST OF 3 GA. (W1.7), H.D. GALVANIZED LADDER TYPE REINFORCING CONFORMING TO ASTM A663 SPACED AT 10" O.C. VERTICALLY. PROVIDE TWO ADDITIONAL COURSES OF REINFORCING ABOVE AND BELOW ALL OPENINGS.
 FOR MASONRY VENEERS, LADDER OR TAB-TYPE JOINT REINFORCEMENT HAVING A MINIMUM WIRE SIZE OF W1.7 SHALL BE SPACED AT A MAXIMUM OF 16 IN. ON CENTER, AND HAVE WELDED CROSSEXES IN VENEERS. THE JOINT REINFORCEMENT MUST BE PLACED WITH A MINIMUM OF 5/8 IN. OF COVER ON EACH SIDE OF THE WIRE.

4.2.2.2 REINFORCING BARS
 REINFORCING BARS MUST BE EMBEDDED IN GROUT.
 THE BARS MUST BE PLACED CAREFULLY INTO THE CELLS OR CAVITIES TO BE GROUTED TO ENSURE THAT THE BARS CORRECTLY LOCATED AND IS SURROUNDED BY SUFFICIENT SPACE TO PERMIT GROUT FLOW, TO PERMIT FULL ENCAPSULATION AND PROPER BOND BETWEEN REINFORCING BARS AND GROUT. BARS SHALL HAVE A MINIMUM CLEAR DISTANCE FROM ANY FACE OF MASONRY OR FORMED SURFACE OF 1/4 IN. WHEN FINE GROUT IS USED AND 1/2 IN. WHEN COARSE GROUT IS USED.
 CLEANOUTS ARE REQUIRED IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR EXCEEDING 9 FT. IN HEIGHT. TYPICALLY, CLEANOUTS ARE PROVIDED AT 10' INTERVALS OF VERTICAL PLACEMENT OF GROUT. CLEANOUTS SHALL BE SPACED AT A MAXIMUM HORIZONTAL SPACING OF 32 IN. IN THE MINIMUM COURSE OF MASONRY. CLEANOUTS SHALL BE 3 IN. AND THE CLEANOUT SHALL BE OF SUFFICIENT SIZE TO PERMIT REMOVAL OF THE DEBRIS.
 REINFORCING BARS MUST BE HELD IN POSITION DURING GROUTING. THIS CAN BE ACCOMPLISHED BY USING BAR POSITIONERS. POSITIONERS ARE LOCATED AT THE BOTTOM AND TOP OF EACH JOINT AND AT 10' INTERVALS. REINFORCING BARS SHALL EITHER BE HELD IN POSITION BY THE SAME METHOD OR BY OTHER MEANS. POSITIONERS SHALL BE GOVERNED BY QUALITY ASSURANCE LEVELS OR LEVEL C. THE CONDITION OF SPACES TO BE GROUTED, THE POSITIONING OF BAR REINFORCEMENT, AND THE PLACEMENT OF GROUT MUST BE OBSERVED BY AN ARCHITECT/ENGINEER.
 REINFORCEMENT IS NOT TO BE BENT AFTER BEING EMBEDDED IN THE MORTAR OR GROUT UNLESS APPROVED BY THE ARCHITECT/ENGINEER.

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FOOTING SCHEDULE			
MARK	WIDTH X LENGTH	DEPTH	REINFORCEMENT
WF2	2'-0" X CONT	1'-4"	(3)#3 CONT. BOTT. (#3 @ 24" S.W.)
FS	5'-0" X 5'-0"	1'-4"	(6)#6 E.W. BOTT.

NOTE: TOP OF FTG ELEVATION = -1'-4". U.N.O. BY 6"x6" ON PLAN.
DROP FTGS FOR UTILITIES PER DETAILS (SEE PLUMBING PLANS)

1 FOUNDATION PLAN
14' x 1'-0"

- PLAN NOTES:
1. [Pattern] DENOTES LOAD BEARING 8" MASONRY WALLS. ALL WALLS SHALL BE REINFORCED PER WALL ELEVATIONS. AT MIN. PROVIDE #5 VERTICAL AT ALL CORNERS, WALL OPENING JAMBS, AND AT 48" O.C. MAX U.N.O. ON WALL ELEVATIONS.
 2. SEE ARCHITECTURAL PLANS FOR LOCATIONS & DIMENSIONS OF ALL WINDOWS AND DOORS.
 3. WPX - DENOTES WALL FOOTING TYPE. SEE SCHEDULE.
 4. STEP ALL WALL FOOTINGS FOR UTILITY LINES PER DETAILS S & 6/S5.0.

Zoning Approval
August 15, 2025
Brad Cornelius, AICP
Contracted Town
Planner

REVIEWED FOR CODE COMPLIANCE BY:
WILDAN ENGINEERING
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Sep 10, 2025, 11:52:57 AM
PERMIT No. OKL25-06-034

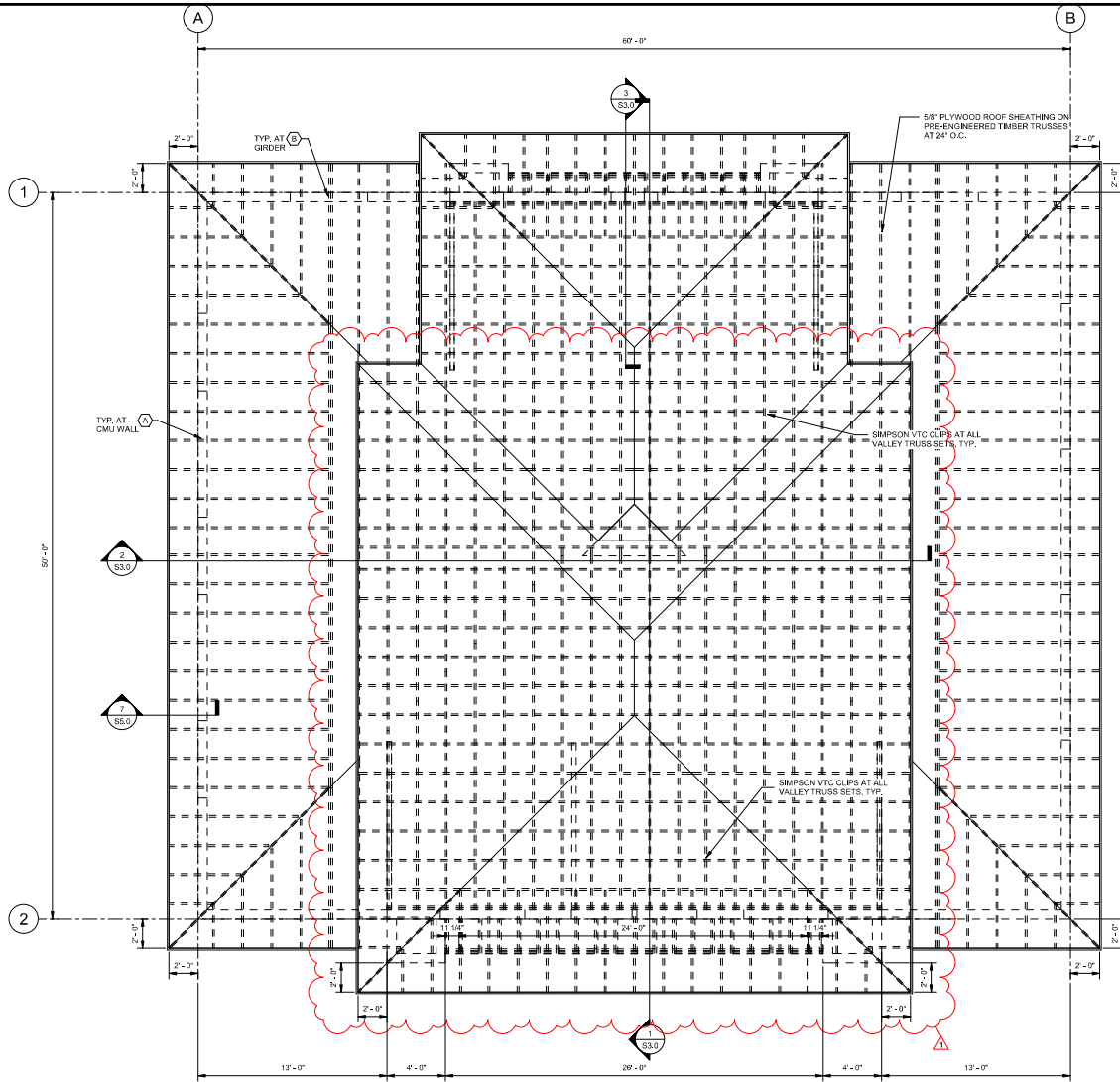
REVISION	DATE	BY	DESCRIPTION

ADAMS ENGINEERING INC.
CONSULTING STRUCTURAL ENGINEERS
10245 PATRICK DRIVE, SUITE 202, INDIAN HARBOR BEACH, FLORIDA 32937
LIC# 14482 | 387297380 | WWW.AEI1.COM

**OAKLAND PARK EXCHANGE
NEW SHELL BUILDING 12**
OAKLAND, FL 34787
DRAWING TITLE: FOUNDATION PLAN

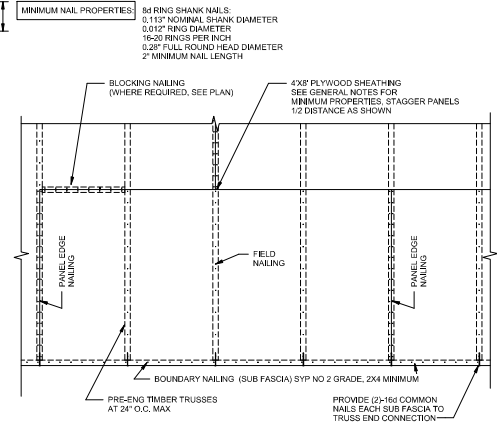
ENGINEER OF RECORD
THOMAS L. ADAMS, PE
No. 55343
Digitally signed by Thomas L. Adams
Date: 2025.09.15 10:48:00-0500
THOMAS L. ADAMS, PE
PE 55343
DATE: 06/05/25
SCALE: As indicated
PROD. NO.: 2025038
DESIGNED BY: JA
DRAWN BY: JA
CHECKED BY: TA

S1.0



PLYWOOD ROOF SHEATHING NAILING SCHEDULE

LOCATION	NAIL SIZE	SPACING
BOUNDARY	8d	2 1/2"
PANEL EDGE	8d	2 1/2"
FIELD	8d	4"
BLOCKING (WHERE REQD. SEE PLAN)	8d	3"



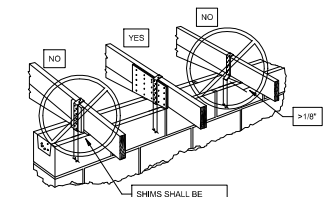
TRUSS ANCHOR SCHEDULE

CONN. MARK	SIMPSON MODEL	FASTENER REQUIREMENTS		CAPACITY (LBS)
		TRUSS	SUPPORT	
(A)	HETA16	(9)-10d X 1 1/2" NAILS	EMBEDDED-4"	1810
(B)	HGT-3	(16)-10d X 3" NAILS	(2)-3/8" DIA ANCHOR 80L, 16" EMBED.	10,440
(C)	H10A	(9)-10d X 1 1/2" NAILS	(9)-10d X 1 1/2" NAILS	1040
(D)	VTCR	(3) SD #9 X 1 1/2"	(4) SD #9 X 2 1/2"	390

ALL ANCHORS SHALL BE INSTALLED TO MEET THE MANUFACTURER'S INSTALLATION REQUIREMENTS. PROVIDE SHIMS AS REQUIRED TO MEET TOLERANCES.

TRUSS ANCHORS INDICATED ARE PRELIMINARY AND NOT INTENDED TO BE FINAL. ANCHORS SHOWN ARE FOR PRELIMINARY PRICING ONLY. ALL FINAL UPLIFTS SHALL BE VERIFIED WITH APPROVED PRE-ENGINEERED WOOD TRUSS SHOP DRAWINGS PRIOR TO ORDERING MATERIALS OR SETTING OF TRUSS ANCHORS. CONTRACTOR TO COORDINATE FINAL TRUSS CONFIGURATION AND UPLIFT LOADS W/ ANCHORS SELECTED AND SHALL SUBMIT FOR REVIEW AND APPROVAL TO ENGINEER OF RECORD IF ALTERNATE CONNECTORS ARE USED.

SEE TRUSS MANUFACTURER'S DRAWINGS FOR ALL TRUSS TO TRUSS CONNECTIONS



MISLOCATED ANCHORS

MISLOCATED EMBEDDED TRUSS ANCHORS WHICH ARE GREATER THAN 1/8" FROM THE FACE OF THE TRUSS SHALL HAVE A SHIM PROVIDED BETWEEN THE STRAP AND THE TRUSS. ALL SHIMS AND REQUIRED FASTENERS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER'S DELEGATED ENGINEER.

Zoning Approval
 August 15, 2025
 Brad Cornelius, AICP
 Contracted Town
 Planner

1 ROOF FRAMING PLAN

1/4" = 1/4"

- PLAN NOTES:
- SEE SCHEDULE FOR FASTENER REQUIREMENTS
 - SEE ARCH. DWGS. FOR ALL TRUSS PROFILES AND OVER HANGS
 - ALL ROOF SHEATHING SHALL BE 58' PLYWOOD. SEE GENERAL NOTES AND SCHEDULE
 - (V) - DENOTES TRUSS ANCHOR TYPE, SEE SCHEDULE
 - ERECT TRUSSES USING PROPERLY SIZED SPREADER BAR PER ANSITPI HB-91
 - SEE TRUSS SUPPLIER'S DWGS FOR ALL ADDITIONAL TRUSS SYSTEM STABILIZATION / BRACING REQUIREMENTS

REVIEWED FOR CODE COMPLIANCE BY:
 WILL DAN ENGINEERING

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Sep 10, 2025, 11:52:58 AM
 PERMIT No. OKL25-06-034

REVISION	DATE	BY	DESCRIPTION
1	08/15/25	AD	ISSUED FOR PERMIT

ADAMS ENGINEERING INC.
 CONSULTING STRUCTURAL ENGINEERS
 10245 PATRICK DRIVE, SUITE 302, INDIAN HARBOR BEACH, FLORIDA 33437
 (888) 448-8825 | (888) 272-7300 | WWW.AEI-FL.COM



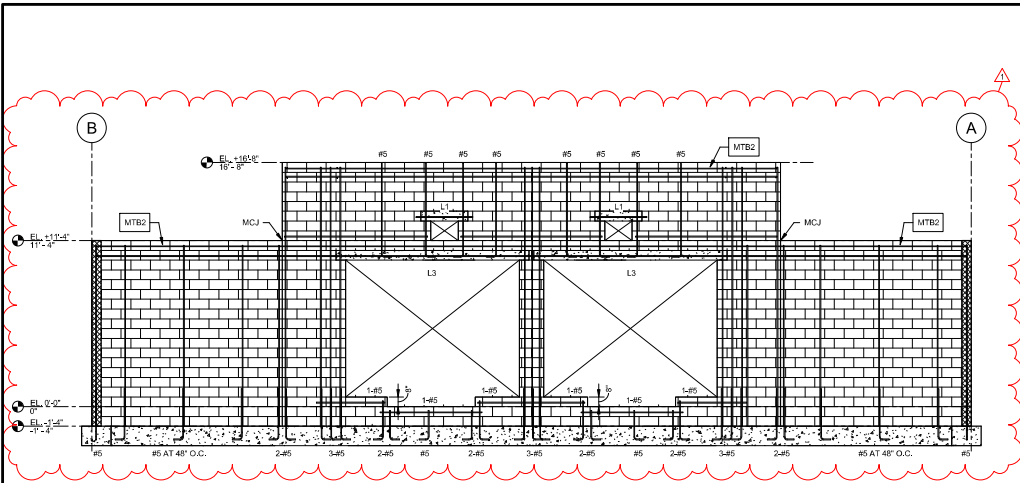
OAKLAND PARK EXCHANGE
 NEW SHELL BUILDING 12

OAKLAND, FL 34787
 DRAWING TITLE
 ROOF FRAMING PLAN

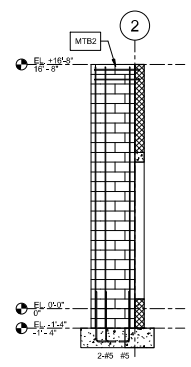
ENGINEER OF RECORD
 THOMAS L. ADAMS, PE
 No. 55343
 Digitally signed by
 Thomas L. Adams
 Date: 2025.09.15
 10:48:56 AM
 THOMAS L. ADAMS, PE
 PE 55343

DATE: 06/05/25
 SCALE: As indicated
 PROJ. NO.: 2025038
 DESIGNED BY: JA
 DRAWN BY: JA
 CHECKED BY: TA

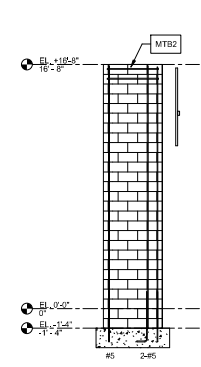
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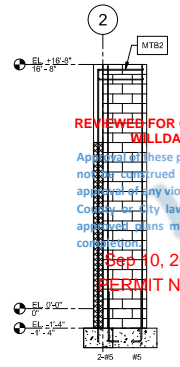
1 WALL ELEVATION
1/4" = 1'-0"



1A WALL ELEVATION
1/4" = 1'-0"

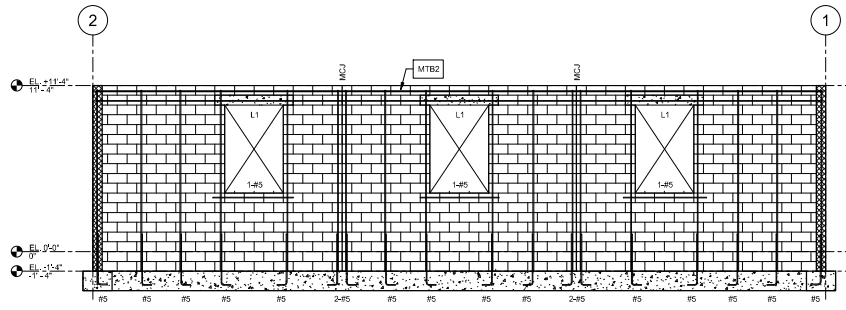


1B WALL ELEVATION
1/4" = 1'-0"

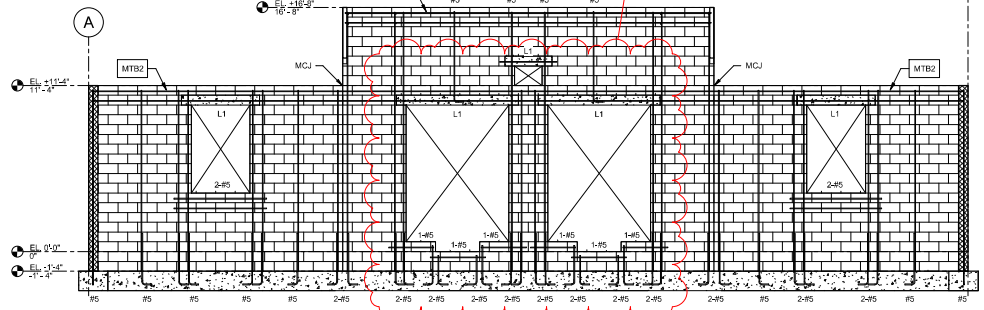


1C WALL ELEVATION
1/4" = 1'-0"

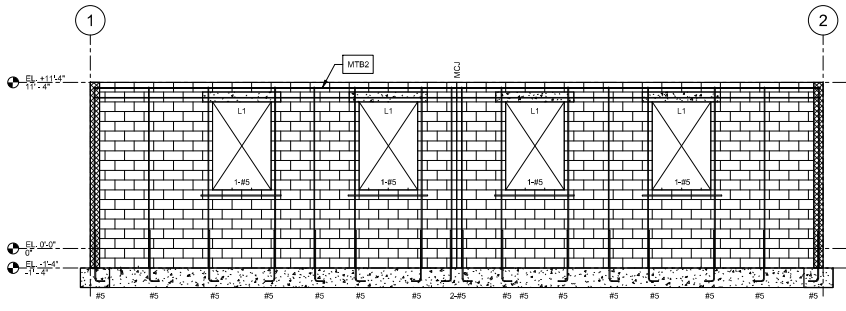
REVIEWER FOR CODE COMPLIANCE BY:
WILLDAN ENGINEERING
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Sep 10, 2025, 11:52:58 AM
PERMIT No. OKL25-06-034



2 WALL ELEVATION
1/4" = 1'-0"



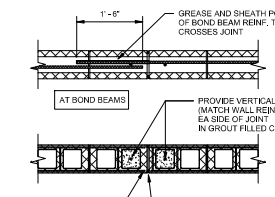
3 WALL ELEVATION
1/4" = 1'-0"



4 WALL ELEVATION
1/4" = 1'-0"

MASONRY TIE BEAM SCHEDULE					
MARK	DIMENSIONS		REINFORCING		REMARKS
	WIDTH	DEPTH	TOP	BOTT.	
MTB2	7'-8"	1'-4"	1-#5	1-#5	

CASTCRETE LINTEL SCHEDULE		
MARK	TYPE	COMMENTS
L1	8F8-1B	PRECAST LINTEL PROVIDE 8" BEARING EA SIDE
L3	8F24-1B/1M/1T	PRECAST LINTEL PROVIDE 8" BEARING EA SIDE

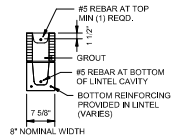


DISCONTINUE HORIZ. REINFORCING AT JOINT. PROVIDE 1/2" VERTICAL JOINT. SEE WALL ELEVATIONS FOR LOCATIONS. SEE ARCH DWGS FOR BACKER ROD AND CAULK RECMTS.

MASONRY CONTROL JOINT
DENOTED BY MCJ ON PLAN

TYPE DESIGNATION

F = FILLED WITH GROUT / U = UNFILLED
QUANTITY OF #5 REBAR AT BOTTOM OF LINTEL CAVITY
8F16-1B/1T
NOMINAL HEIGHT — QUANTITY OF #5 REBAR AT TOP
NOMINAL WIDTH



REVISION	DATE	BY	APPROVED

ADAMS ENGINEERING INC.
CONSULTING STRUCTURAL ENGINEERS
10245 PATRICK DRIVE SUITE 303 INDIAN HARBOR BEACH FLORIDA 32937
LIC# 14882 | 387-2728 | WWW.AEI-FL.COM

**OAKLAND PARK EXCHANGE
NEW SHELL BUILDING 12**
OAKLAND, FL 34787
DRAWING TITLE
WALL ELEVATIONS

ENGINEER OF RECORD
No. 55343
Digitally signed by Thomas L. Adams, PE
Date: 2025.09.15 10:48:50-0500
THOMAS L. ADAMS, PE
PE 55343

DATE: 06/05/25
SCALE: As indicated
PROJ. NO.: 2025038
DESIGNED BY: JA
DRAWN BY: JA
CHECKED BY: TA

S4.0

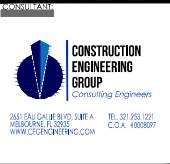
Zoning Approval
August 15, 2025
Brad Cornelius, AICP
Contracted Town
Planner

PLAN NOTES:

- APPROXIMATE LOCATION OF EXISTING DUKE ENERGY 120/20KV 3A, 4B PHO-PHASED TRANSFORMER. FIELD VERIFY WITH OWNER AND POWER COMPANY EXACT LOCATION PRIOR TO INSTALLATION. REFER TO RISER DIAGRAM ON DRAWING EA FOR ADDITIONAL INFORMATION.
- PROPOSED LOCATION OF TENANT METERS AND MAIN DISCONNECT SWITCHES. REFER TO RISER DIAGRAM ON DRAWING EA FOR ADDITIONAL INFORMATION.
- PROPOSED ROUTING OF U.G. SERVICE LATERAL. SEE RISER DIAGRAM ON DRAWING EA FOR CONDUIT AND WIRE SIZES.
- APPROXIMATE LOCATION OF FUTURE TENANT TIE.
- EXTING (2) 3" U.G. CONDUITS FOR COMMUNICATIONS SERVICES TO THE SERVICE POINT. FIELD VERIFY WITH SERVICE PROVIDERS EXACT TERMINATION POINTS PRIOR TO INSTALLATION.
- PROPOSED LOCATION OF TENANT ELECTRICAL PANEL. EXACT LOCATION TO BE BASED ON TENANT FLOOR PLANS. SEE RISER DIAGRAM ON DRAWING EA FOR ADDITIONAL INFORMATION.
- APPROXIMATE LOCATION OF COMMUNICATIONS TERMINAL CABINET. SEE RISER DIAGRAM ON DRAWING EA FOR ADDITIONAL INFORMATION.



ARCHITECTURE & INTERIOR DESIGN
 7730 WOODLAND DRIVE • SUITE 200 • OAKLAND, FLORIDA 32077
 TEL: 321.242.2322 • FAX: 321.242.1783
 www.polyestudio.com



OWNER / PROJECT:

OAKLAND PARK EXCHANGE
 SOUTHERN RAILWAY OAKLAND, BLDG 1-12
 NEW SHELL BUILDING 12
 OAKLAND, FLORIDA 32478

PROFESSIONAL SEAL:
 Digitally signed by David E. Alley
 Date: 2025.08.14 15:55:42-04'00'
 DAVID E. ALLEY, PE
 PE 85508

REVISIONS:

MARK	DATE	DESCRIPTION

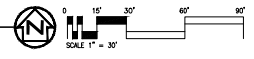
ISSUE DATE: MAY 20, 2025

SITE ELECTRICAL PLAN
E.2



Zoning Approval
 August 15, 2025
 Brad Cornelius, AICP
 Contracted Town
 Planner

SITE ELECTRICAL PLAN
 SCALE: 1" = 30'



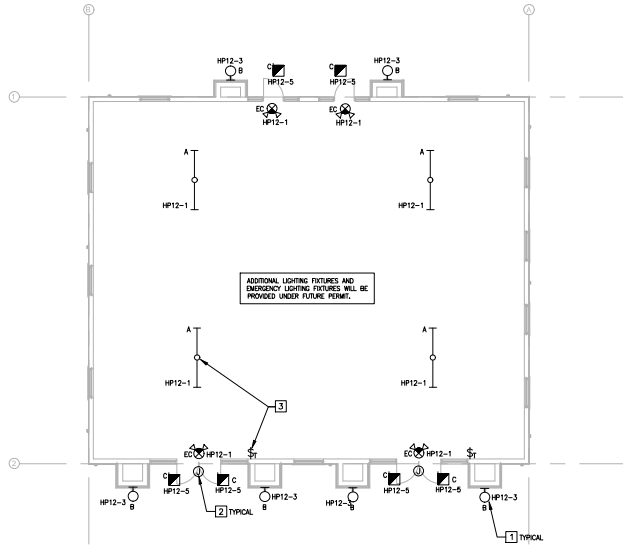
REVIEWED FOR CODE COMPLIANCE BY:
WILLDAN ENGINEERING
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 Sep 10, 2025, 11:52:58 AM
 PERMIT No. OKL25-06-034

DAVID E. ALLEY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 85008. THIS PLAN HAS BEEN DIGITALLY SIGNED BY DAVID E. ALLEY, PE ON THE DATE INDICATED HEREIN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED BY ANY ELECTRONIC COPIES.

Zoning Approval
 August 15, 2025
 Brad Cornelius, AICP
 Contracted Town
 Planner

PLAN NOTES: □

1. EXTERIOR LIGHTING FIXTURES SHALL BE TIME CLOCK CONTROLLED. REFER TO LIGHTING CONTROL DIAGRAM ON DRAWING E-4 FOR ADDITIONAL INFORMATION. REFER TO ARCHITECTS DRAWINGS FOR EXTERIOR LIGHTING FIXTURE MOUNTING HEIGHTS AND LOCATIONS. ABOVE INDICATED EMERGENCY LIGHTING FIXTURES VIA LIGHTING INVERTER PER LIGHTING CONTROL DETAIL ON E-4.
2. PROVIDE ABOVE AND DOWN BRANCH CIRCUIT FOR TENANT SCHEME. FIELD VERIFY THE EXACT LOCATION PRIOR TO ROUGH-IN AND CONCEAL ALL CONDUITS AND ROUTE ABOVE FUTURE CEILING.
3. PROVIDE 120V, INTERMATIC J62115 ELECTRONIC PUSH BUTTON TIMER SWITCH FOR CONTROL OF TEMPORARY CONSTRUCTION LIGHTS WITHIN EACH TENANT SPACE. STMP LIGHTING FIXTURES SHALL BE SUSPENDED FROM STRUCTURE ABOVE.

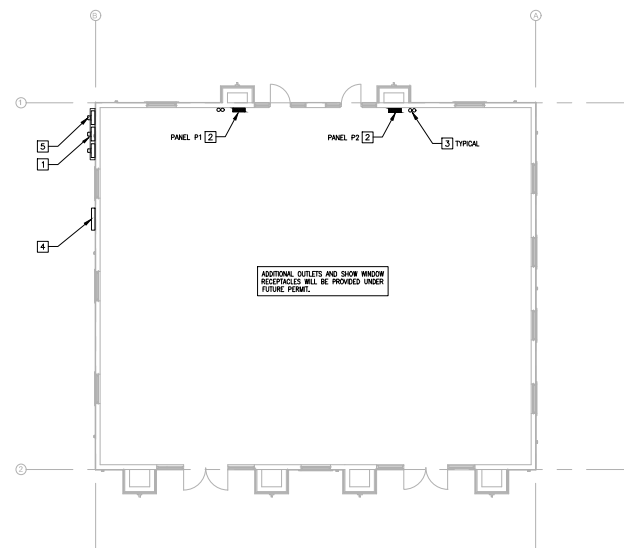


LIGHTING PLAN
 SCALE: 1/8" = 1'-0"

PLAN NOTES: □

1. PROPOSED LOCATION OF TENANT METER AND MAIN DISCONNECT SWITCH. SEE RISER DIAGRAM ON DRAWING E-4 FOR ADDITIONAL INFORMATION.
2. PROPOSED LOCATION OF TENANT ELECTRICAL PANEL. EXACT LOCATION TO BE BASED ON TENANT FLOOR PLANS. SEE RISER DIAGRAM ON DRAWING E-4 FOR ADDITIONAL INFORMATION.
3. PROPOSED LOCATION OF FUTURE TENANT TELEPHONE BOARD. STUB-UP CONDUITS FOR TELEPHONE AND CAVY SERVICES.
4. PROVIDE 36" X 36" X 12" NEMA 3R CABINET TO SERVE AS TERMINATION POINTS FOR TELEPHONE, INTERNET AND CAVY. REFER TO DRAWINGS E-2 AND E-4 FOR ADDITIONAL INFORMATION.
5. PROPOSED LOCATION OF HOUSE METER AND PANEL HP12. FIELD VERIFY EXACT LOCATION PRIOR TO ROUGH-IN. REFER TO RISER DIAGRAM ON DRAWING E-4 FOR ADDITIONAL INFORMATION.

REVIEWED FOR CODE COMPLIANCE BY:
WILLDAN ENGINEERING
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 Sep 10, 2025, 11:52:58 AM
 PERMIT No. OKL25-06-034



POWER AND SYSTEMS PLAN
 SCALE: 1/8" = 1'-0"



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 www.polyestudio.com

CONSTRUCTION ENGINEERING GROUP
 Consulting Engineers
 360 SOUTH CHERRY BLVD. SUITE 200
 WILMINGTON, FL 32095
 WWW.CENGINTX.COM
 TEL: 904.233.1222
 FAX: 904.233.0097

OWNER / PROJECT:
OAKLAND PARK EXCHANGE
 SOUTHERN RAILWAY OAKLAND, BLDG 1-12
 NEW SHELL BUILDING 12
 OAKLAND, FLORIDA 32787

PROFESSIONAL SEAL:
 Digitally signed by
 David E. Alley
 Date: 2025.08.14
 15:55:55-04'00"
 DAVID E. ALLEY, PE
 PE 85008

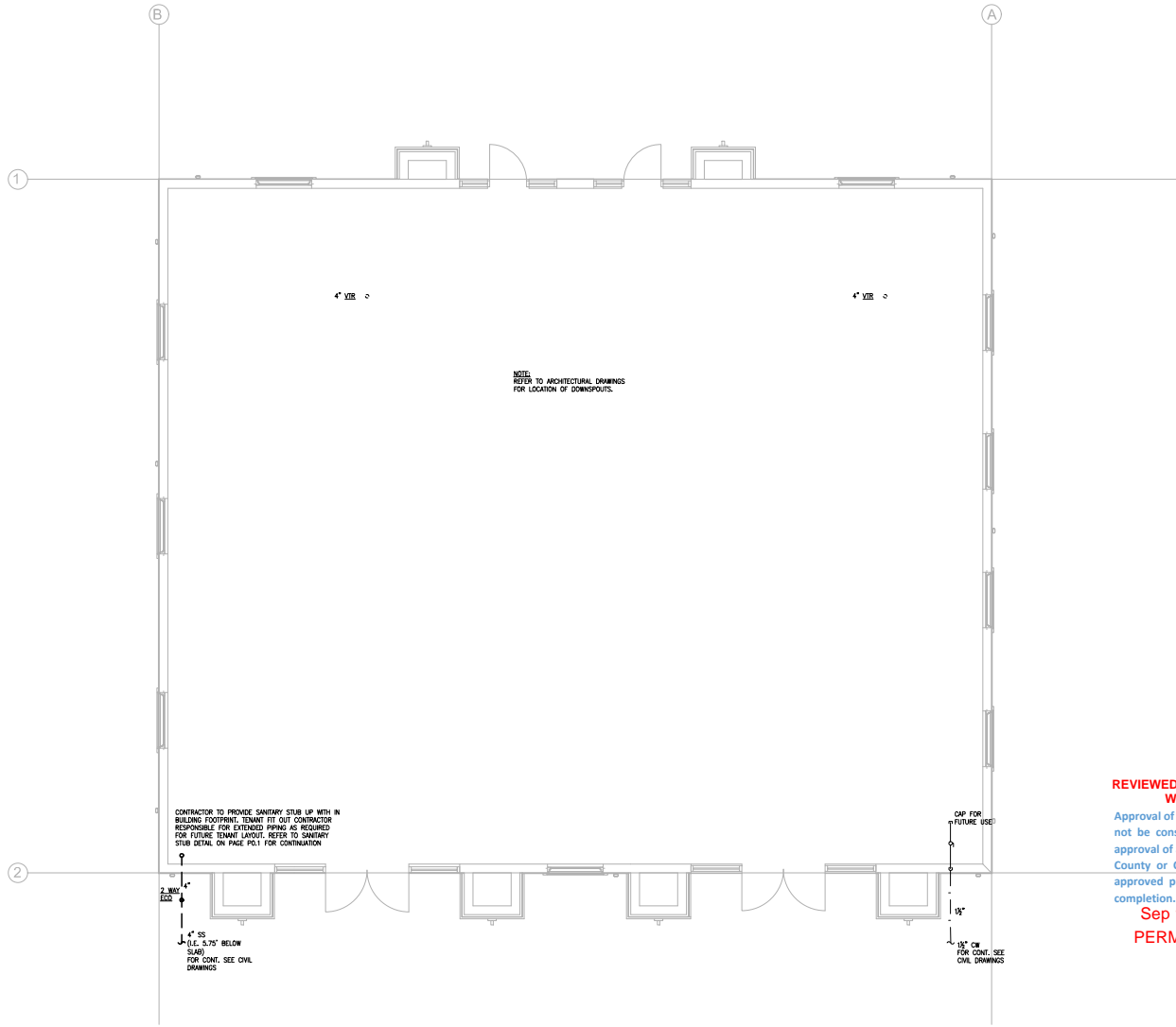
REVISIONS:

MARK	DATE	DESCRIPTION
1	07/23/25	PLANNING COMMENTS

ISSUE DATE: MAY 20, 2025
 POWER AND LIGHTING PLANS

E.3

Zoning Approval
 August 15, 2025
 Brad Cornelius, AICP
 Contracted Town
 Planner



NOTE:
 REFER TO ARCHITECTURAL DRAWINGS
 FOR LOCATION OF DOWNSPOUTS.

CONTRACTOR TO PROVIDE SANITARY STUB UP WITH IN
 BUILDING FOOTPRINT TENANT BY GUY CONTRACTOR
 RESPONSIBLE FOR EXTENDED PIPING AS REQUIRED
 FOR FUTURE TENANT LAYOUT. REFER TO SANITARY
 STUB DETAIL ON PAGE PD.1 FOR CONTINUATION

4" SS
 (I.E. 5.75' BELOW
 SLAB)
 FOR CONT. SEE CIVIL
 DRAWINGS.

CAP FOR
 FUTURE USE

18"

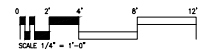
15" OR
 FOR CONT. SEE
 CIVIL DRAWINGS

**REVIEWED FOR CODE COMPLIANCE BY:
 WILLDAN ENGINEERING**

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Sep 10, 2025, 11:52:59 AM
 PERMIT No. OKL25-06-034

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



BACKGROUND UPDATE.

KEITH M. PRZECIAWSKI, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 82384.
 THIS PLAN HAS BEEN CAREFULLY READ BY KEITH M. PRZECIAWSKI, PE ON THE DATE
 INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND
 SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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OWNER / PROJECT:

**OAKLAND PARK
 EXCHANGE**
 SOUTHRN RAILWAY OAKLAND, BLDG 1-12
 NEW SHELL BUILDING 12
 OAKLAND, FLORIDA 34787

PROFESSIONAL SEAL:

Digitally signed by Keith M Przdowski
 Date: 2025.09.14 17:21:09+00'

KEITH M. PRZECIAWSKI, PE
 FL PE #82384

REVISIONS:

MARK	DATE	DESCRIPTION
1	07/23/25	PLANNING COMMENTS

ISSUE DATE: MAY 20, 2025

FLOOR PLAN PLUMBING

P1.1