

SECTION 16, TOWNSHIP 38S, RANGE 41E
STUART, FLORIDA

A map of the state of Florida showing its county boundaries. The map is oriented with the Gulf of Mexico to the west and the Atlantic Ocean to the east. Major cities are labeled: Tallahassee (northwest), Jacksonville (northeast), Tampa (central west), Port St. Lucie (southeast), Jupiter (southeast), West Palm Beach (southeast), and Miami (southeast). A line points from the text "Project Location" to a specific spot on the east coast near Jupiter.

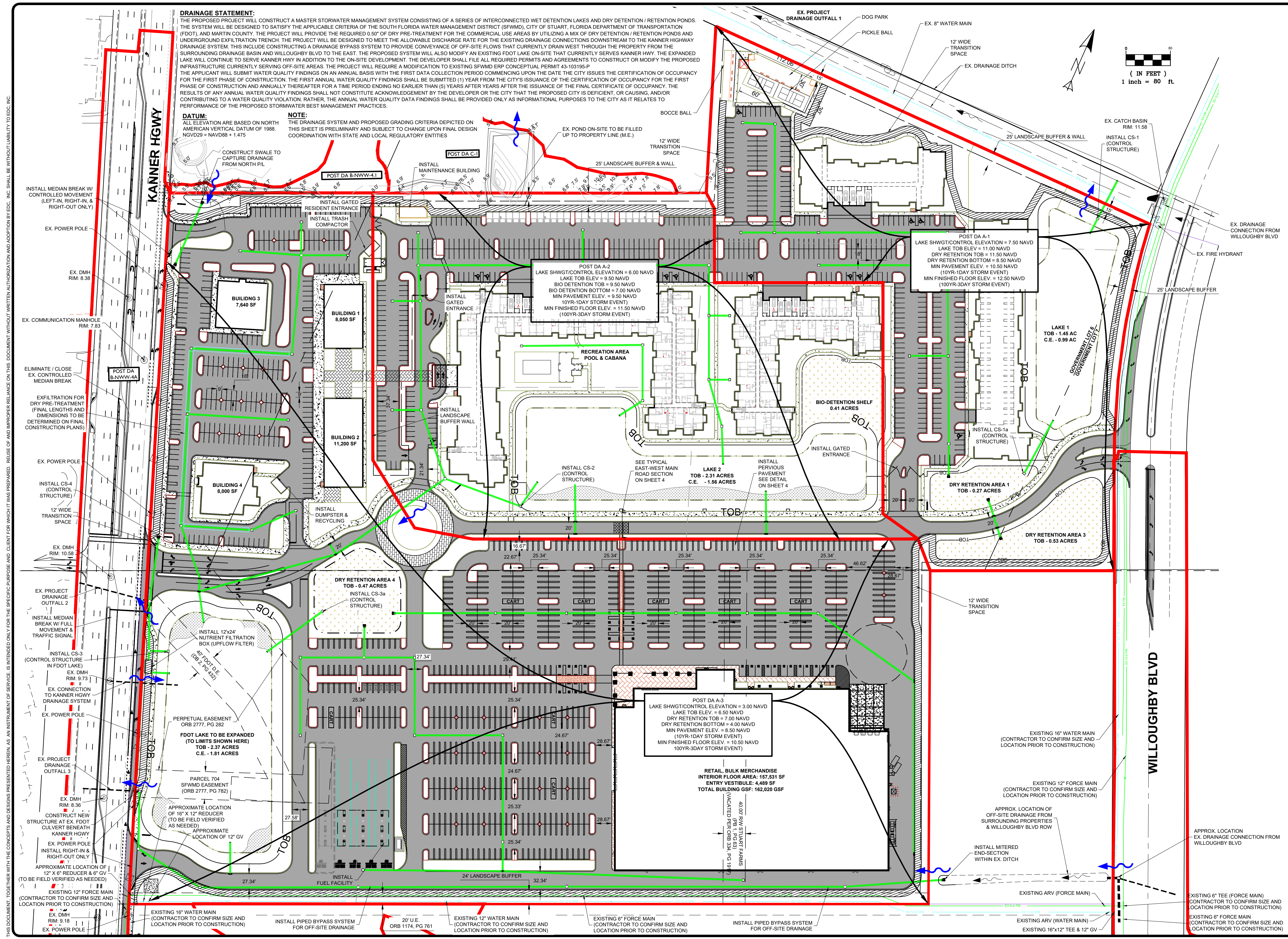
1. COVER
2. OVERALL PAVING, GRADING, & DRAINAGE PLAN
3. OVERALL UTILITY PLAN
4. PAVING, GRADING & DRAINAGE DETAILS
5. UTILITY DETAILS
6. UTILITY DETAILS
7. UTILITY DETAILS
8. UTILITY DETAILS
9. UTILITY DETAILS



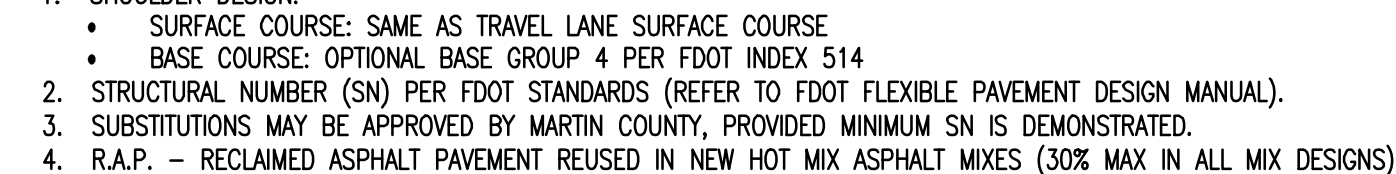
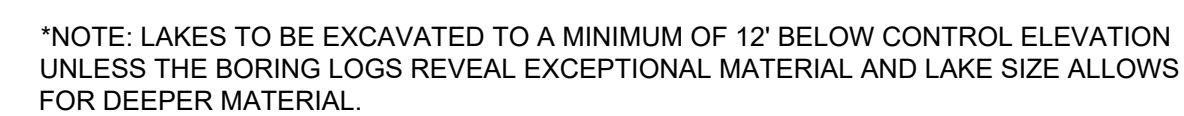
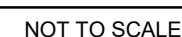
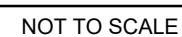
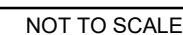
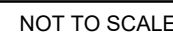
DAVID C. BAGGETT, P.E.(DATE)
#81375

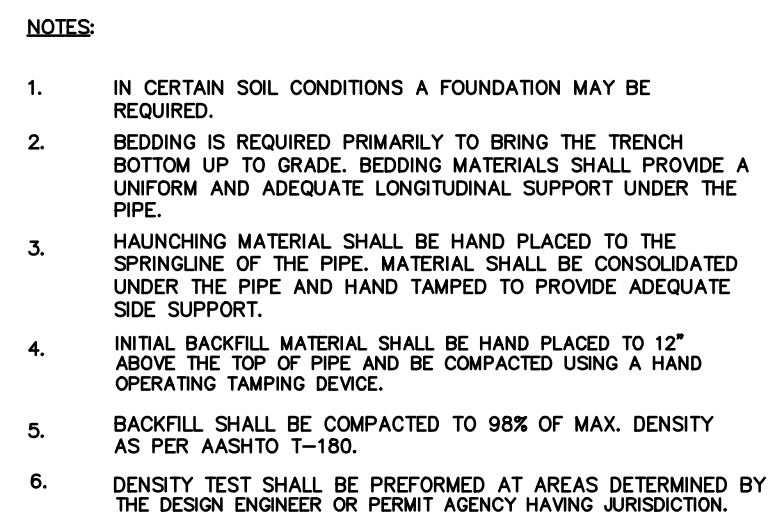
10250 SW VILLAGE PKWY - SUITE 201
PORT SAINT LUCIE, FL 34987

772-462-2455

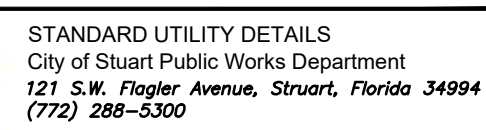




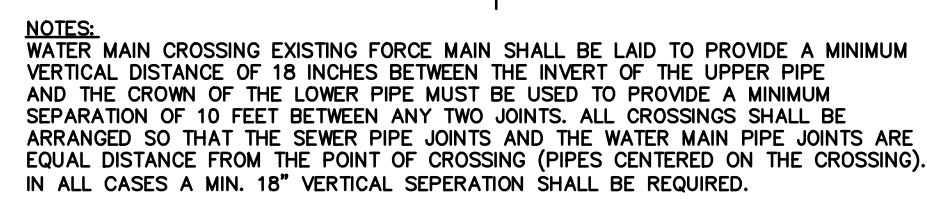




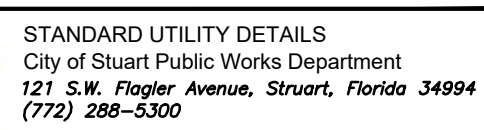
BACKFILLING REQUIREMENTS OVER CITY OF STUART UTILITIES



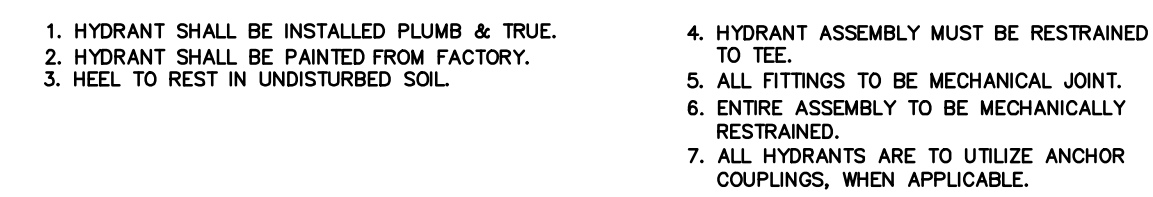
BACKFILLING REQUIREMENTS		SHEET NUMBER
DATE: OCTOBER, 2016	10	
FILE NAME: 2016 COS Std Details.dwg		



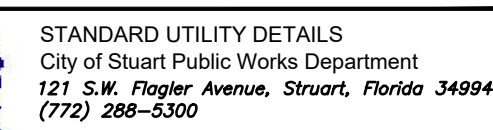
UTILITY CROSSING DETAIL



UTILITY CROSSING DETAIL	
DATE: OCTOBER, 2016	SHEET NUMBER:
FILE NAME: 2016 COS Std Details.dwg	15



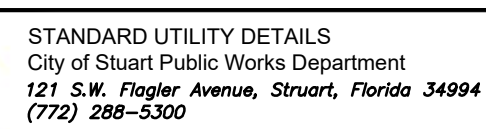
TYPICAL FIRE HYDRANT ASSEMBLY



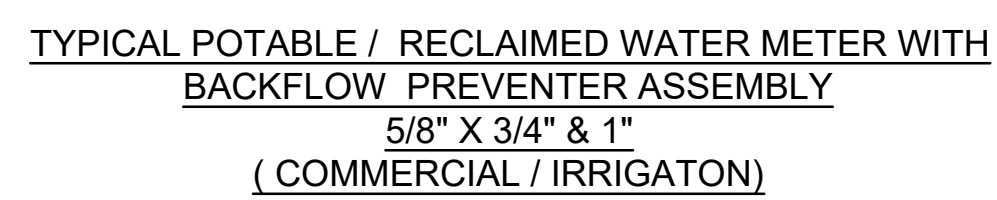
TYPICAL FIRE HYDRANT ASSEMBLY	
DATE: OCTOBER, 2016	SHEET NUMBER
FILE NAME: 2016 COS Std Details.dwg	25



NOTE: ADD LAMINATED SIGN NOTING THAT
"TESTING IS IN PROGRESS - DO NOT DISTURB"
WHILE SAMPLE POINT IS IN SERVICE.



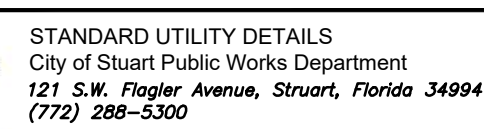
BACTERIOLOGICAL SAMPLING POINT DETAIL		
DATE:	OCTOBER, 2016	SHEET NUMBER
FILE NAME:	2016 COS Std Details.dwg	28



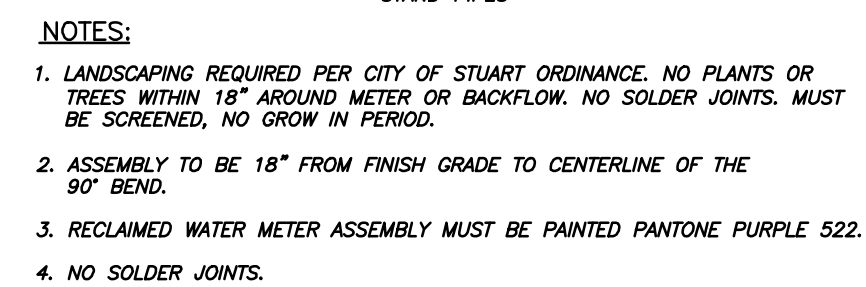
BACKFLOW DEVICE MUST BE LANDSCAPED

NOTES

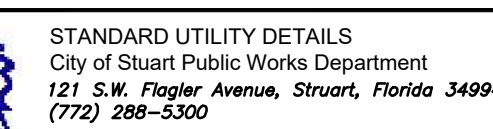
1. RECLAIMED WATER BACKFLOW PREVENTER ASSEMBLY MUST BE PAINTED PURPLE PANTONE 522.
2. METER TO BE SUPPLIED BY THE CITY OF STUART



TYPICAL BACKFLOW PREVENTER ASSEMBLY	
DATE: OCTOBER, 2016	SHEET NUMBER
FILE NAME: 2016 COS Std Details.dwg	29



1.5" & 2" POTABLE / RECLAIMED
WATER METER & BACKFLOW
PREVENTER ASSEMBLY SERVICE
(COMMERCIAL)



TYPICAL BACKFLOW PREVENTER ASSEMBLY	
DATE: OCTOBER, 2016	SHEET NUMBER:
FILE NAME: 2016 COS Std Details.dwg	30



F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

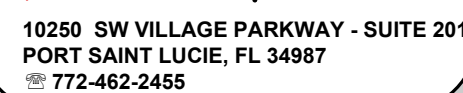
DCB _____
DESIGNED BY _____
JLW _____
DRAWN BY _____
30-313 preliminary eng r6.dwg
FILENAME _____
Utility Details (2)
LAYOUT _____
AS SHOWN _____
SCALE _____
30JULY21 _____
DATE _____

KANNER CPUD

UTILITY DETAILS

FLORIDA

STUART

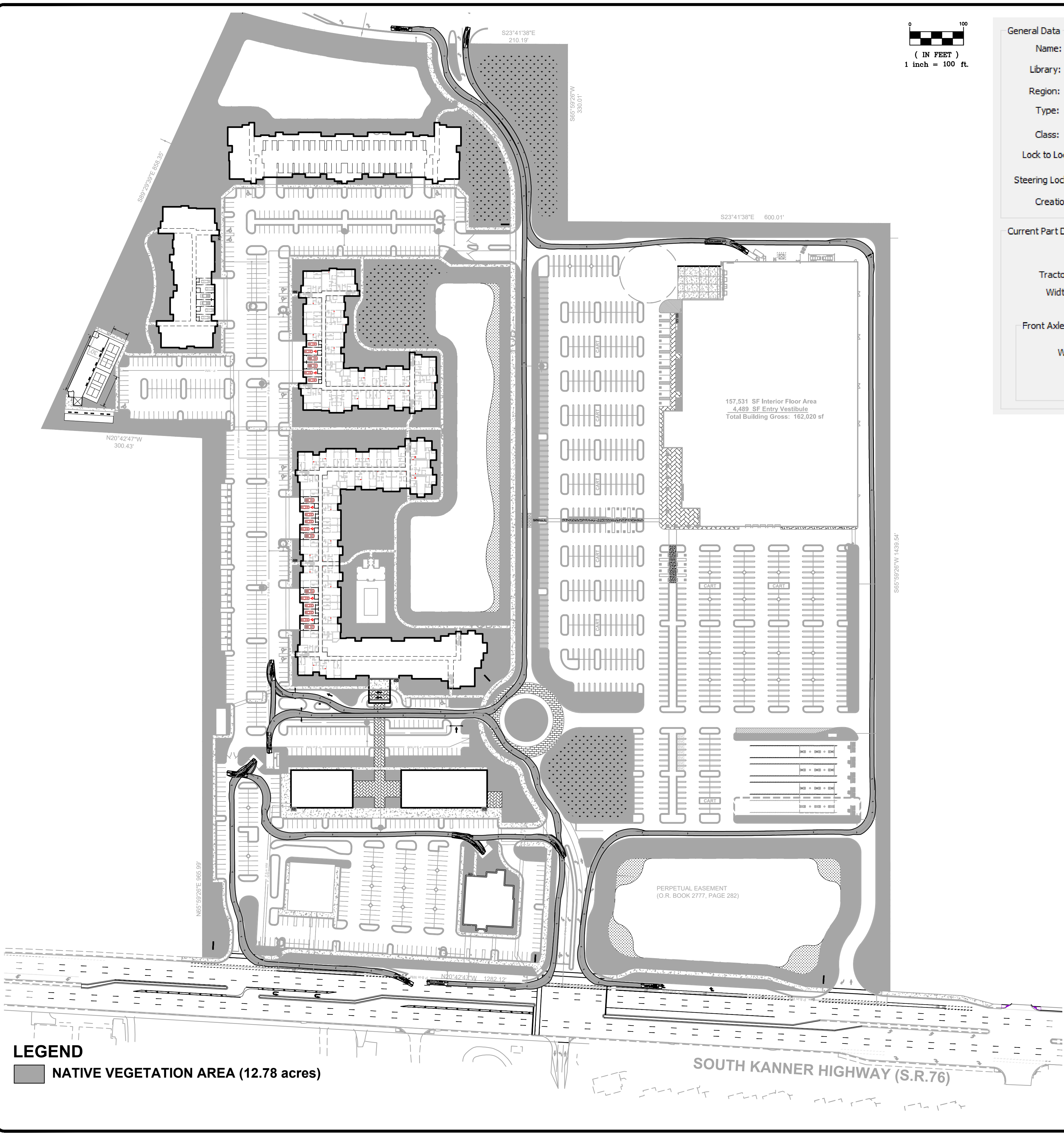


20-313

6 OF 9

Z:\EDC-2020\20-313 - Corco Stuart - Kanner Highway Engineering\AutoCAD\DWG\20-313 - Corco Master Site Plans Auto Turn.dwg, GARBAGE, 7/7/2021 6:52:54 PM, James, EDC, Inc.

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LEGEND
■ NATIVE VEGETATION AREA (12.78 acres)

0 100
(IN FEET)
1 inch = 100 ft.

General Data

Name:

Rear-Load Garbage Truck

Library:

NCHRP REPORT 659 (US)

Region:

North America

Type:

Garbage Truck 2

Class:

Refuse Collection

Lock to Lock Time:

6.0

sec.

Steering Lock Angle:

27.4

deg.

Creation Units:

feet

Displayed Data

☒ Plan View Data

☐ Profile View Data

Display Units:

feet

Overall Vehicle Length:

38.08

ft

Current Part Data

Tractor: Full

Width:

8.00

Front Axle Group

Axes: 1

Wheels: 2

Track:

8.00

ft

Steering: Front Only

38.08

3.58

22.00

0.00

Rear Axle Group

Axes: 2

Wheels: 4

Track:

8.00

ft



LEGEND			
	EXISTING METER		PROPOSED FDC
	PROPOSED SIGN		PROPOSED FIRE HYDRANT
	PROPOSED MITERED END SECTION		HOSE AS THE LINE LIES
	HANDICAP PARKING SYMBOL		
	EXISTING CONCRETE		
	EXISTING PAVEMENT		
	PROPOSED PAVEMENT		
	PROPOSED CONCRETE		

ENGINEERS & SURVEYORS

PORT SAINT LUCIE OFFICE

10250 SW VILLAGE PARKWAY - SUITE 201

PORT SAINT LUCIE, FL 34987

772-462-2455

www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935

L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY

JUL

DRAWN BY

JUL

CHECKED BY

JUL

FILE NAME

GARBAGE

LAYOUT

AS SHOWN

SCALE

12/01/2021

DATE

KANNER CPUD

GARBAGE TRUCK EXHIBIT

FLORIDA

STUART

DAVID C. BAGGETT, P.E.(DATE)

#81375

10250 SW VILLAGE PARKWAY - SUITE 201

PORT SAINT LUCIE, FL 34987

772-462-2455

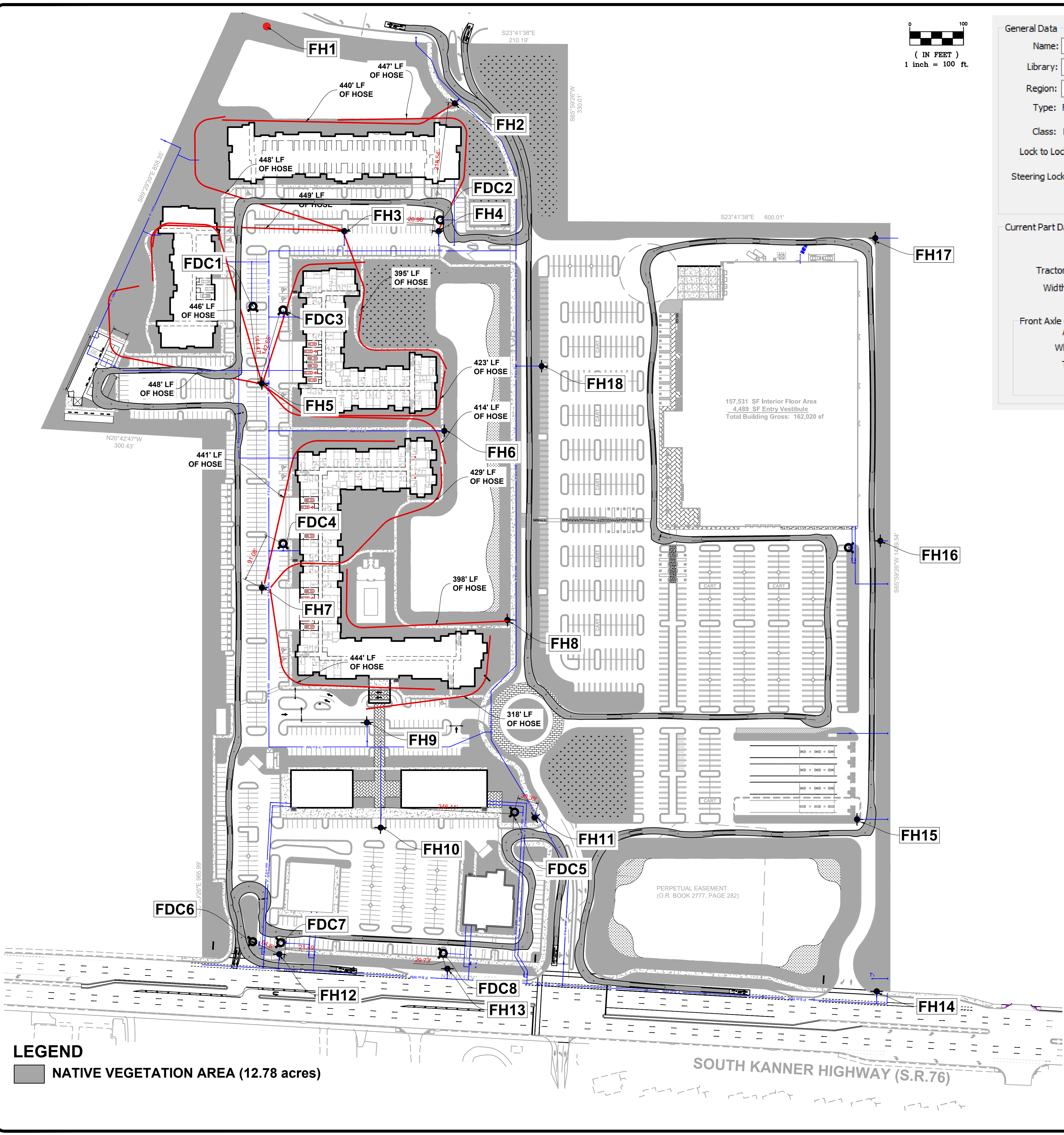
20-313

01 OF 01

Z:\EDC-2020\20-313 - Corco Stuart - Kanner Highway Engineering\AutoCAD\DWG\20-313 - Corco Master Site Plans Auto Turn.dwg, GARBAGE, 7/7/2021 6:52:54 PM, James, EDC, Inc.

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Z:\EDC-2020\20-313 - Cortco Stuart - Kanner Highway Engineering\AutoCAD\DWG\20-313 - Cortco Master Site Plans Auto Turn.dwg FIRE PROTECTION PLAN, 7/7/2021 6:51:31 PM, James EDC, Inc.



LEGEND
NATIVE VEGETATION AREA (12.78 acres)

General Data

Name: CITY OF STUART-FIRE

Library: Custom

Region: North America

Type: Fire Truck Pumper

Class: Emergency Vehicle

Lock to Lock Time: 6.0 sec.

Steering Lock Angle: 45.0 deg.

Displayed Data

Plan View Data

Creation Units: feet

Overall Vehicle Length: 38.00 ft

Current Part Data

Tractor: Full

Width: 9.60

Steering: Front Only

Front Axle Group

Axes: 1

Wheels: 2

Track: 6.91 ft

Rear Axle Group

Axes: 1

Wheels: 4

Track: 6.91 ft

LEGEND		
	EXISTING METER	PROPOSED FDC
	PROPOSED SIGN	PROPOSED FIRE HYDRANT
	PROPOSED MITERED END SECTION	HOSE AS THE LINE LIES
	HANDICAP PARKING SYMBOL	
	EXISTING CONCRETE	
	EXISTING PAVEMENT	
	PROPOSED PAVEMENT	
	PROPOSED CONCRETE	

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	JUL
DRAWN BY	JUL
CHECKED BY	JUL
FILE NAME	20-313
LAYOUT	AS SHOWN
SCALE	1/8"=1'-0"
DATE	19MARCH2021

KANNER CPUD

FIRE PROTECTION & ACCESS

EXHIBIT

STUART

FLORIDA

DAVID C. BAGGETT, P.E.(DATE)

#81375

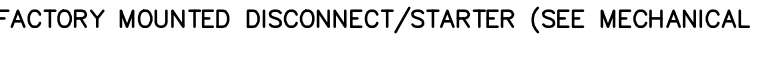
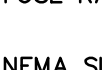
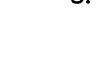
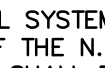
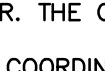
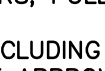
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-313

01 OF 01

ELECTRICAL SHEET INDEX	
E0.1	ELECTRICAL NOTES, LEGEND & INDEX
E1.1	SITE PHOTOMETRIC PLAN
E1.2	SITE PHOTOMETRIC PLAN
E1.3	SITE PHOTOMETRIC PLAN
E1.4	SITE PHOTOMETRIC PLAN
E1.5	SITE PHOTOMETRIC PLAN
E1.6	SITE PHOTOMETRIC PLAN
E1.7	SITE PHOTOMETRIC PLAN
E1.8	SITE PHOTOMETRIC PLAN
E1.9	SITE PHOTOMETRIC PLAN
E1.10	SITE PHOTOMETRIC PLAN
E1.11	SITE PHOTOMETRIC PLAN

 SESCO LIGHTING											
LIGHTING FIXTURE SCHEDULE											
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS			DIMMING	VOLTS	MOUNTING	REMARKS	
				Qty	Type	Total Wattage					
P	VISIONAIRE LIGHTING	VLX-1-T3-192LC-7-4KXXX-AM-XX-WSC-40-D-D	SINGLE HEAD LED SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 33.5' AFG	INCL	LED	421	DYNA-DIMMER ONBOARD	PER PLAN	POLE	12.3	
P1	VISIONAIRE LIGHTING	VLX-1-T9W-190LC-7-4KXXX-AM-XX-WSC-40-D-D	SINGLE HEAD LED SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 33.5' AFG	INCL	LED	353	DYNA-DIMMER ONBOARD	PER PLAN	POLE	12.3	
P2	VISIONAIRE LIGHTING	QVX-1-T9W-190LC-7-4KXXX-AM-XX-WSC-40-D-D	DOUBLE HEAD LED SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 33.5' AFG	INCL	LED	708	DYNA-DIMMER ONBOARD	PER PLAN	POLE	12.3	
P3	VISIONAIRE LIGHTING	QVX-1-T9W-190LC-7-4KXXX-AM-XX-WSC-40-D-D	TRIPLE HEAD LED SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 33.5' AFG	INCL	LED	1059	DYNA-DIMMER ONBOARD	PER PLAN	POLE	12.3	
P4	VISIONAIRE LIGHTING	QVX-1-T9W-190LC-7-4KXXX-AM-XX-WSC-40-D-D	QUAD HEAD LED SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 33.5' AFG	INCL	LED	1412	DYNA-DIMMER ONBOARD	PER PLAN	POLE	12.3	
P5	VISIONAIRE LIGHTING	VLX-1-T2-190LC-5-4KXXX-AM-XX-WSC-40-CLS-D-D	SINGLE HEAD SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 28' AFG	INCL	LED	267	DYNA-DIMMER ONBOARD	PER PLAN	POLE	12.3	
W	VISIONAIRE LIGHTING	VMX-1-T4-80LC-7-4KXXX-WM-XX-WSC-40-D-D	SINGLE WALL MOUNTED SITE LUMINAIRE FOR COSTCO SITE, MOUNTED 20' AFG	INCL	LED	177	DYNA-DIMMER ONBOARD	PER PLAN	WALL	1.2	
SA	VISIONAIRE LIGHTING	VLX-1-T2-190LC-5-4KXXX-AM-XX-WSC-40-D-D	SINGLE HEAD LED SITE LUMINAIRE ON CONCRETE POLE, MOUNTED 28' AFG	INCL	LED	267	DYNA-DIMMER ONBOARD	PER PLAN	POLE	12.4	
SB	VISIONAIRE LIGHTING	VLX-1-T9W-192LC-5-4KXXX-AM-XX-WSC-40-D-D	SINGLE HEAD LED SITE LUMINAIRE ON CONCRETE POLE, MOUNTED 28' AFG	INCL	LED	266	DYNA-DIMMER ONBOARD	PER PLAN	POLE	12.4	
SC	VISIONAIRE LIGHTING	VLX-1-T3-190LC-3-4KXXX-AM-XX-WSC-40-D-D	SINGLE HEAD LED SITE LUMINAIRE ON CONCRETE POLE, MOUNTED 28' AFG	INCL	LED	171	DYNA-DIMMER ONBOARD	PER PLAN	POLE	12.4	
LIGHTING SCHEDULE NOTES:											
1. PROVIDE SUBMITTALS FOR ARCHITECT/ENGINEER REVIEW PRIOR TO ORDERING. NO SUBSTITUTIONS ALLOWED.											
2. PROVIDE MOTION SENSOR AND DYNA-DIMMER FOR EACH LUMINAIRE TO AUTOMATICALLY DIM EACH TO 80% NO LATER THAN MIDNIGHT TO 6AM, 1 HOUR AFTER BEFORE CLOSING PERMITS, OR WHEN NO ACTIVITY FOR 15 MINUTES, PER 7TH EDITION IBC, C-405.2-6.											
3. POLE MOUNT PER COSTCO POLE DETAIL. PROVIDE CERTIFIED WIND LOAD CALCULATION TO MEET 170MPH, SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.											
4. POLE MOUNT ON DIRECT BURIAL CONCRETE POLE. PROVIDE CERTIFIED WIND LOAD CALCULATION TO MEET 170MPH, SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.											

Luminaire Schedule									
Project: COSTCO STUART SITE REV2 05-11-2021									
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts	
	4	P	Visionaire Lighting LLC	VLX-1-T3-192LC-7-4K-UNV POLE MOUNT 33.5' AFG	49816	0.900	421	1684	
	1	P1	Visionaire Lighting LLC	VLX-1-T9W-160LC-7-4K-UNV POLE MOUNT 33.5' AFG	43091	0.900	353	353	
	20	P2	Visionaire Lighting LLC	VLX-1-T9W-160LC-7-4K-UNV POLE MOUNT 33.5' AFG	86162	0.900	353	14120	
	6	P3	Visionaire Lighting LLC	VLX-1-T9W-160LC-7-4K-UNV POLE MOUNT 33.5' AFG	129273	0.900	353	6354	
	2	P4	Visionaire Lighting LLC	VLX-1-T9W-160LC-7-4K-UNV POLE MOUNT 33.5' AFG	172364	0.900	353	2824	
	13	P6	Visionaire Lighting LLC	VLX-1-T2-160LC-5-4K-UNV-CLS POLE MOUNT 28' AFG	22774	0.900	267	3471	
	5	W	Visionaire Lighting LLC	VMX-1-T4-80LC-7-4K-UNV WALL MOUNT 20' AFG	20959	0.900	177	885	
	15	SA	Visionaire Lighting LLC	VLX-1-T2-160LC-5-4K-UNV-CLS POLE MOUNT 28' AFG	22774	0.900	267	4005	
	25	SB	Visionaire Lighting LLC	VLX-1-T9W-160LC-5-4K-UNV POLE MOUNT 28' AFG	32951	0.900	266	6650	
	9	SC	Visionaire Lighting LLC	VLX-1-T3-160LC-3-4K-UNV POLE MOUNT 28' AFG	23138	0.900	171	1539	

Calculation Summary							
Project: COSTCO STUART SITE REV2 05-11-2021							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
RESIDENTIAL PROP LINE NO # AFG	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.
RESIDENTIAL PROP LINE SO # AFG	Illuminance	Fc	0.15	0.2	0.0	N.A.	N.A.
COSTCO WAREHOUSE PARKING	Illuminance	Fc	5.25	12.1	2.5	2.10	4.84
COSTCO MAIN WAREHOUSE ENTRANCE	Illuminance	Fc	7.67	9.5	5.2	1.48	1.83
ENTRY ROAD	Illuminance	Fc	2.84	7.0	0.6	4.73	11.67
MIXED USE SITE & PARKING	Illuminance	Fc	1.84	5.5	0.6	3.07	8.17

ELECTRICAL LEGEND

- ▽ TELEPHONE OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ▼ DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ↗ TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNTED ABOVE COUNTER, SEE ARCHITECTURAL DRAWING FOR SPECIFIC REQUIREMENTS.
- ▼ TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ⌚ TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT RUN TO THE NEAREST STUD WALL AND STUBBED OUT FROM WALL 6" ABOVE CEILING. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
- ⌚ TELEVISION RECESSED OUTLET. LEGRAND "TV1WMTVSSWC2". MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ⌚ 20 AMP SINGLE RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- ⌚ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- ⌚ 20 AMP QUADRUPLUX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- ⌚ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET. UNLESS NOTED OTHERWISE.
- ⌚ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED ABOVE COUNTER SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
- ⌚ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
- ⌚ 20 AMP QUADRUPLUX RECEPTACLE (NEMA 5-20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
- ⌚ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), RECESS FLOOR MOUNTED. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
- ⌚ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), CEILING MOUNTED.
- SPECIAL-PURPOSE RECEPTACLE
- JUNCTION BOX
- ⌚ SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER.
- ⌚ DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 3/4" EMPTY CONDUITS FROM JUNCTION BOX TO ABOVE CEILING AND TERMINATE WITH INSULATING BUSHING 6" FROM WALL.
- ⌚ TELE/POWER POLE FOR TELEPHONE/DATA/POWER CONNECTION TO MODULAR FURNITURE 8 WIRE SYSTEM (SEE DETAIL THIS SHEET). INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER, WIREMOLD CATALOG # 250TP-4D W/VORY FINISH.
- ⌚ SPECIAL PURPOSE RECEPTACLE MOUNTED BELOW RAISE FLOOR.
- ⌚ EXHAUST FAN. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
- \$ SINGLE POLE, 20 AMP, SWITCH, MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- \$ 3-WAY, 20 AMP, SWITCH, MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- \$ SINGLE POLE, 20 AMP, SWITCH WITH DIMMER, MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- \$ MOTOR RATED SWITCH
- \$ VACANCY SENSOR SWITCH, WATTSTOPPER, MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- \$ TWO POLE, 30 AMP SWITCH, MOUNT ADJACENT EQUIPMENT TO BE CONTROLLED.
- ⌚ FACTORY MOUNTED DISCONNECT/STARTER (SEE MECHANICAL SCHEDULE)
- ⌚ FUSIBLE DISCONNECT SWITCH A = POLES, B= FRAME SIZE, C= FUSE RATING
- ⌚ FUSIBLE MOTOR STARTER DISCONNECT SWITCH A = POLES, B= NEMA SIZE, C= FUSE RATING
- ⌚ GROUNDING ELECTRODE & CONDUCTOR SYSTEM
- ⌚ TRANSFORMER
- ⌚ ELECTRICAL PANELBOARD
- ⌚ TELEPHONE WOOD BACKBOARD
- WP WEATHERPROOF
- T/C TIME CLOCK
- RE RELOCATED
- E EXISTING TO REMAIN
- A.F.F. ABOVE FINISH FLOOR
- ⌚ CEILING MOUNTED DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER.
- ⌚ CEILING MOUNTED LOW VOLTAGE DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER.
- ⌚ CEILING MOUNTED DAY LIGHTING SENSOR. SENSOR TO CONTROL THE DIMMING OF ALL FIXTURES WITHIN 15' OF THE WINDOWS WITH IN ROOM.

ELECTRICAL SPECIFICATIONS

PART 1 -- GENERAL

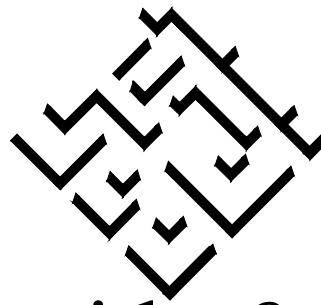
- A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLIANCE WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
- B. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.
- C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT.
- NATIONAL ELECTRICAL CODE (NFPA-70)
 - CODE FOR SAFETY TO LIFE (NFPA-101)
 - STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING SYSTEMS (NFPA-72)
 - UNDERWRITERS' LABORATORIES (UL)
 - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
 - AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - FEDERAL SPECIFICATION (FED. SPEC.)
 - INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
 - FLORIDA BUILDING CODE. FBC 2017 EDITION
 - INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
 - CITY OF STUART BUILDING CODE. (AMENDMENTS TO FLORIDA BUILDING CODE FBC 2017)
 - ADDITIONALLY, DESIGNS, WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA)
- D. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
- E. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- F. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- G. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
- H. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL MEAN THAT THE CONTRACTOR IS TO FURNISH, INSTALL AND CONNECT COMPLETE.

PART 2 -- PRODUCTS

- A. MINIMUM WIRE SIZE SHALL BE #12 A.W.G. (EXCEPT AS NOTED OTHERWISE FOR CONTROL WIRING). ALL CONDUCTORS SHALL BE 98% CONDUCTIVITY, COPPER WITH "THHN-THWN" INSULATION UNLESS OTHERWISE NOTED.
- B. ELECTRICAL METALLIC TUBING (EMT) SHALL BE OF BEST QUALITY STEEL, SMOOTH INSIDE AND OUT AND SHALL BE HOT-DIPPED GALVANIZED.
- C. OUTLET BOXES SHALL BE PRESTRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS I. IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- D. RIGID NONMETALLIC CONDUIT SHALL BE SCHEDULE 40 PVC.
- E. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE.
- F. PANELBOARDS:
- CURRENT CARRYING BUSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER.
 - ALL CIRCUIT BREAKERS SHALL BE BOLT ON, PLUG-IN BREAKERS ARE NOT ACCEPTABLE.
 - CIRCUIT BREAKERS USED AS SWITCHES IN FLUORESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "SWD"
 - ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE.
 - A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
 - ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
 - ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.
- G. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK. ENCLOSURES SHALL BE NEMA-1 FOR INDOOR LOCATIONS, NEMA 3R FOR OUTDOOR LOCATIONS OR AS OTHERWISE NOTED.
- H. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED ON THE ELECTRICAL DRAWINGS, WITH OVERLOAD RELAYS IN EACH PHASE. WIRING DEVICES (GENERAL PURPOSE RECEPTACLES AND WALL SWITCHES) COLOR SHALL BE COORDINATED WITH CLIENT.

PART 3 -- EXECUTION

- A. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
- 208/120 VOLTS, 3 PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BLACK, 1 RED AND 1 BLUE. GROUNDED (NEUTRAL) CONDUCTOR: WHITE. GROUNDING CONDUCTORS SHALL BE GREEN.
 - 480/277 VOLT, 3-PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BROWN, 1 YELLOW, AND 1 PURPLE. GROUNDED (NEUTRAL) CONDUCTORS: GREY. GROUNDING CONDUCTORS SHALL BE GREEN.
 - BRANCH CIRCUIT WIRING (#6 AND SMALLER) SHALL BE COLOR CODED BY CONTINUOUS INSULATION COLOR AND FEEDERS AND SERVICES (#4 AND LARGER) SHALL BE CODED AT ALL JUNCTIONS OR PULL POINTS (EXCEPT LB'S OR LBD'S) USING COLOR MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE.
- I. WIRING METHODS
- ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED, SPECIFIED OR AS SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE.
 - SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW SLABS ON GRADE.
 - TYPE MC CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- C. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.
- D. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
- E. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- F. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK.
- G. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES, FOR ALL OUTLETS AS INDICATED.
- H. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, A, AND IEEE. CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.
- K. ALL LAY-IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUSPENDED CEILING GRID AT EACH CORNER.
- L. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
- M. ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THRU LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- N. THE CONTRACTOR SHALL CONFIRM WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE PORY, CONDUIT ENTRY AND LUG SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED DOWN TIME FOR THE OWNERS CONFIRMATION. ANY CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE O. PROCEEDING WITH ANY WORK.
- PER NEC 210.8(B)(2) ALL 15- AND 20-AMPERE, 125-VOLT RECEPTACLES IN NONDWELLING-TYPE KITCHENS TO BE GFCI PROTECTED.
- P. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3% DESIGN LOAD. FBC 2017 FBC ENERGY CONSERVATION SECTION 405.7.3.
- Q. FEEDER CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 2% VOLTAGE DROP PER 405.7.3.



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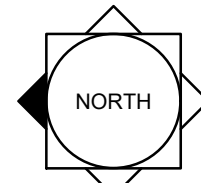
City of Stuart, Martin County, Florida

Master Site Plan

Date By Description

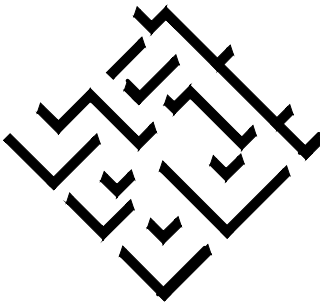
8-21-2020 SLS Initial Submittal

12-18-2020 SLS 1st Resubmittal



SCALE: 1" = 100'

50' 100' 200'



REG. # 1018
Thomas P. Lucido

Designer --- Sheet

Manager ---

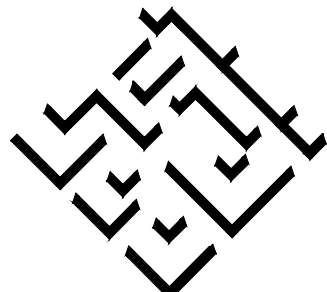
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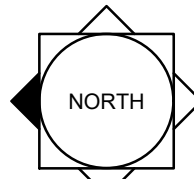
City of Stuart, Martin County, Florida

Master Site Plan

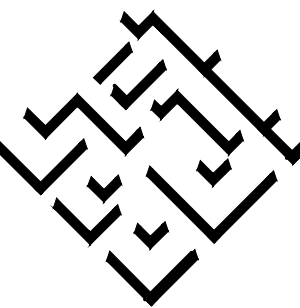
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LAKE 1

SITE PHOTOMETRIC PLAN



4 STORY
MULTIFAMILY BUILDING
GROUND FLOOR PARKING
(90 UNITS)

SITE PHOTOMETRIC PLAN

ISSUED FOR PERMIT ONLY
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT # 2021-0130	
PROJECT MANAGER: JOHN MAYR	
1408 Orange Avenue Fort Pierce, Florida 34950 Phone 954.448.0792 jmayr@kammconsulting.com Certification of Authorization #8189	
PRINCIPAL Bradley L. Brown	Florida License #583232
03-11-21	date
---	signed

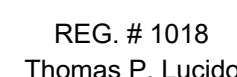


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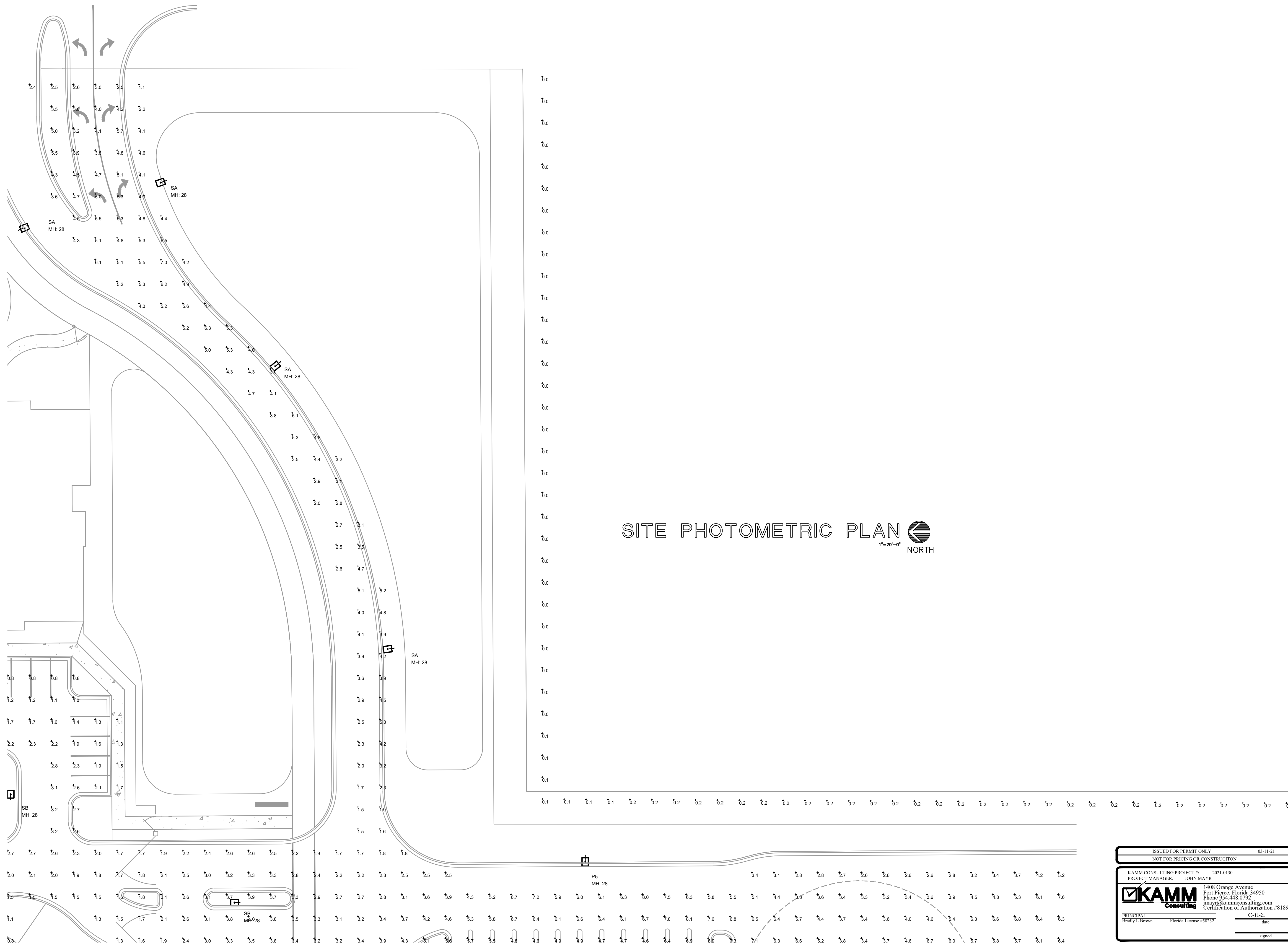
City of Stuart, Martin County, Florida

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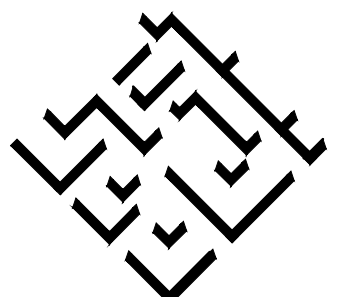


MARTIN COUNTY ACCESS STRIP
(O.R. BOOK 882, PAGES 783 & 785)

4 STORY
MULTIFAMILY BUILDING
(70 UNITS)

1st. FLOOR GARAGE
W/ TANDEM PARKING (TYP.)

SITE PHOTOMETRIC PLAN
1"=20'-0" NORTH



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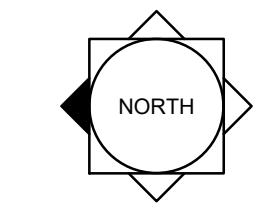
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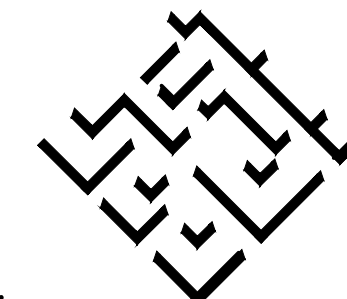
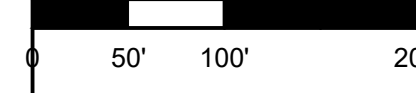
City of Stuart, Martin County, Florida

Master Site Plan

Date	By	Description
8-21-2020	SLS	Initial Submittal
12-18-2020	SLS	1st Resubmittal



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Manager ---

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KAMM Consulting

PRINCIPAL
Brady L. Brown
Florida License #58232

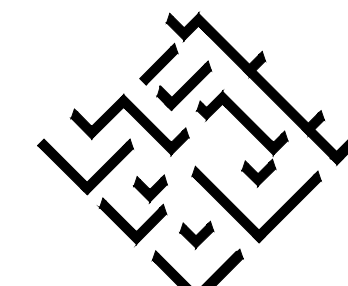
2021-0130

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mailto:brady@kammconsulting.com
Certification of Authorization #8189

03-11-21

date

signed



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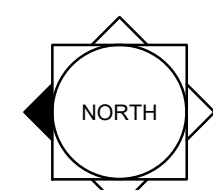
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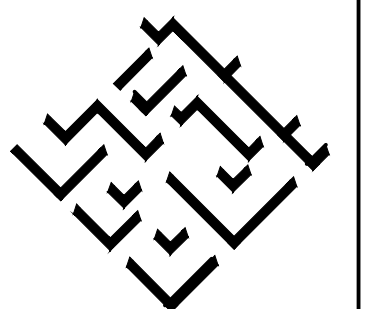
City of Stuart, Martin County, Florida

Master Site Plan

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12.18.2020	SLS	1st Resubmittal



SCALE: 1" = 100'



REG. # 1018
Thomas P. Lucido

Designer	---	Sheet
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Manager 100 000 000

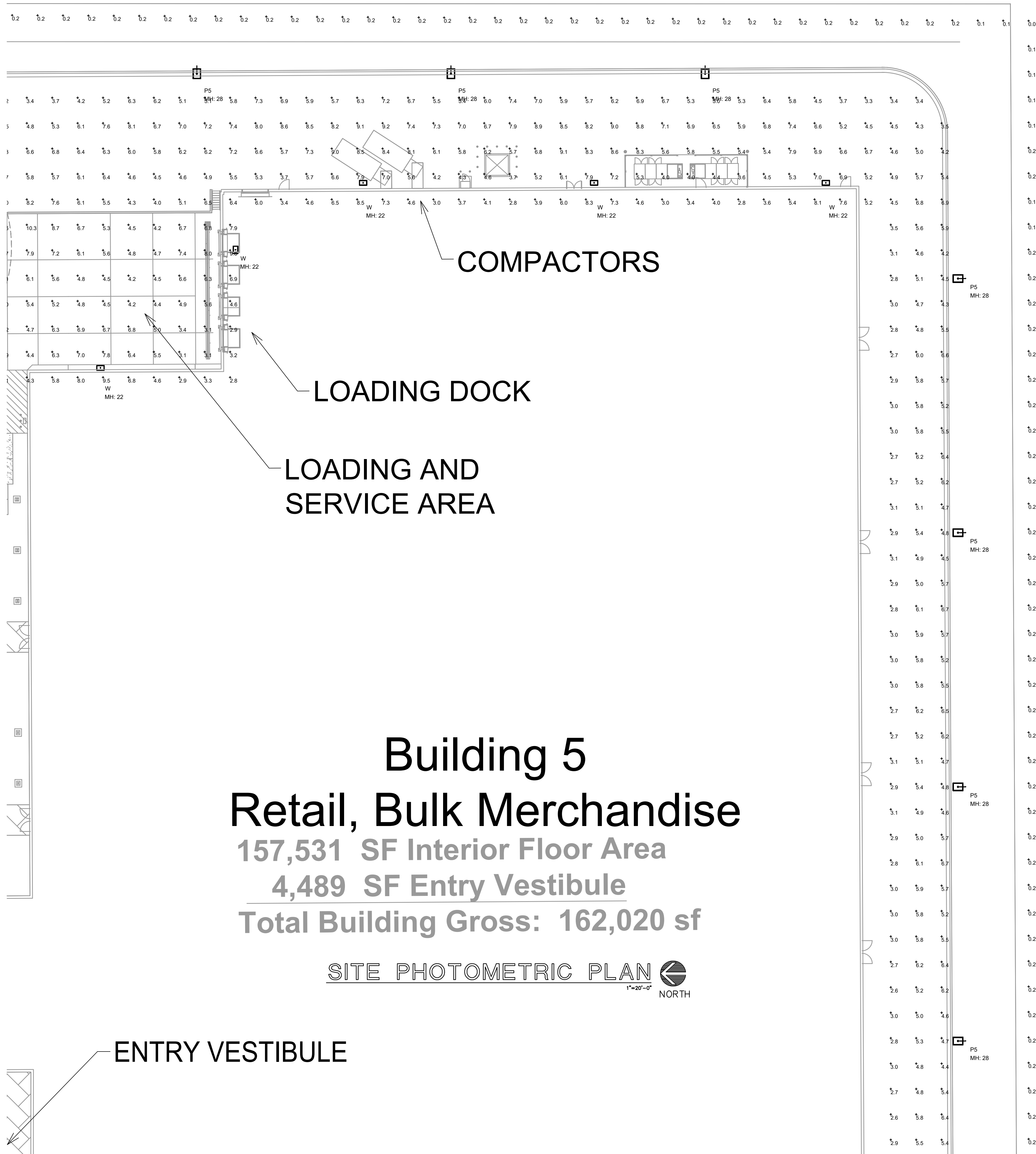
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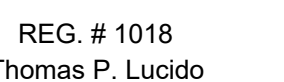
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City of Stuart, Martin County, Florida

Date	By	Description
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Manager -----

Project Number ---

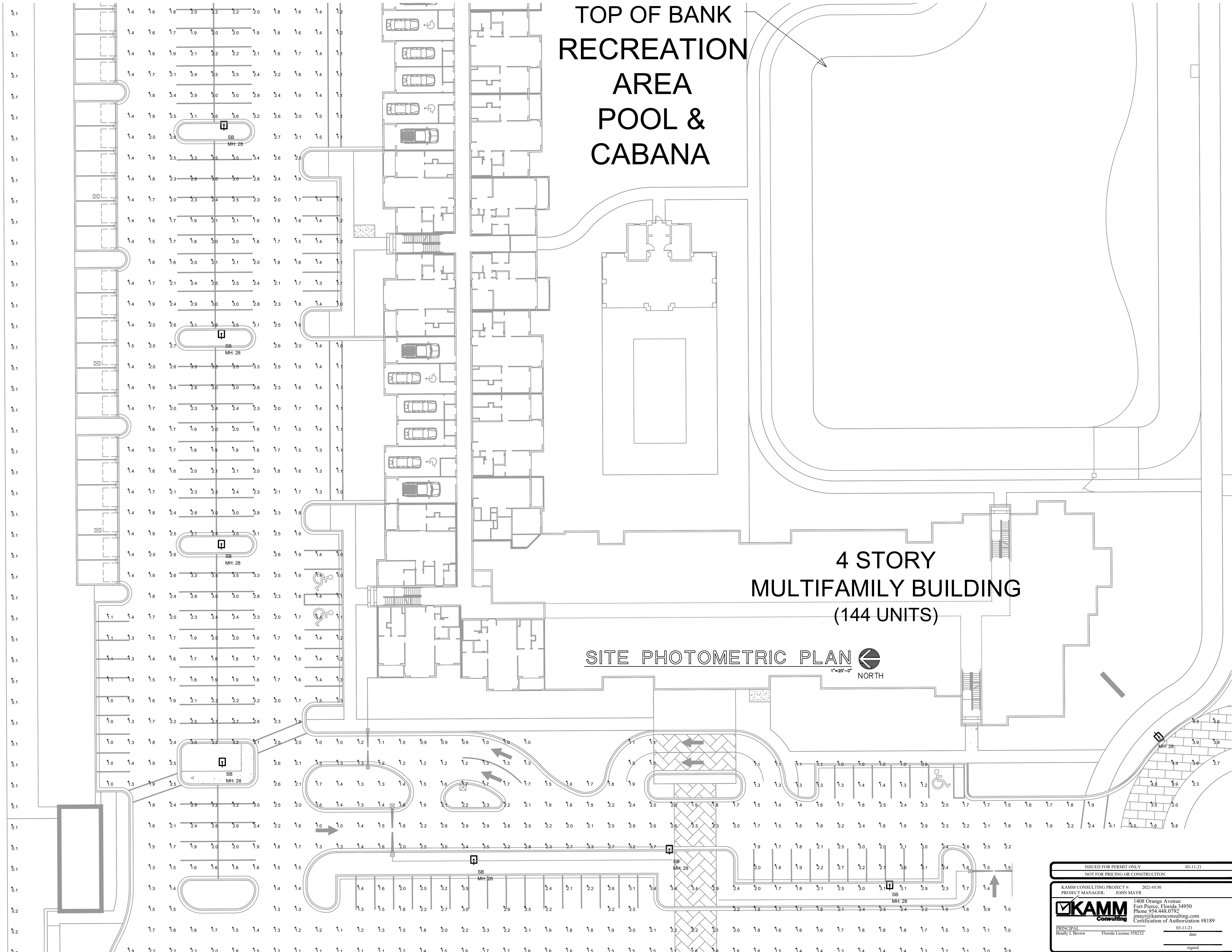
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KAMM CONSULTING PROJECT #: 2021-0130		
PROJECT MANAGER: JOHN MAYR		
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Certification of Authorization #8189		
PRINCIPAL		date
Bradly B. Brown	Florida License #582323	 signed

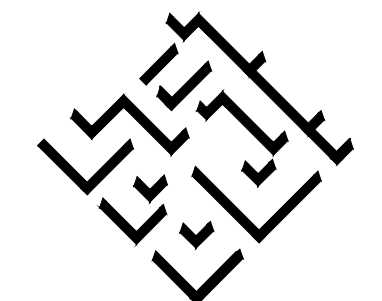


TOP OF BANK
RECREATION
AREA
POOL &
CABANA

4 STORY
MULTIFAMILY BUILDING
(144 UNITS)

SITE PHOTOMETRIC PLAN
1"=20'-0" NORTH

SITE PHOTOMETRIC PLAN



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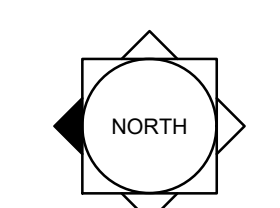
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772-220-2100

KANNER CPUD

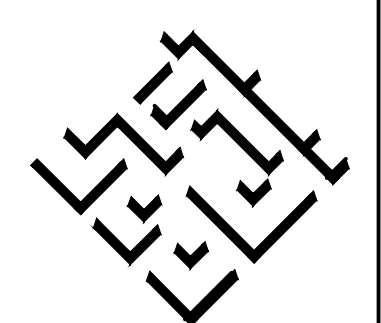
City of Stuart, Martin County, Florida

Master Site Plan

Date	By	Description
8-21-2020	SLS	Initial Submittal
12-18-2020	SLS	1st Resubmittal



SCALE: 1" = 100'
50' 100' 200'



REG. # 1018
Thomas P. Lucido

Designer --- Sheet

Manager ---

Project Number --- E1.6

Municipal Number ---

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03-11-21

KAMM Consulting

PRINCIPAL
Brady L. Brown

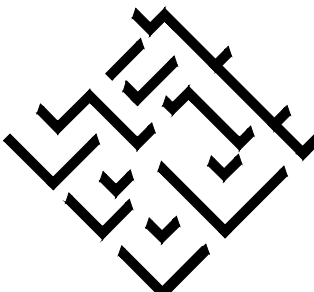
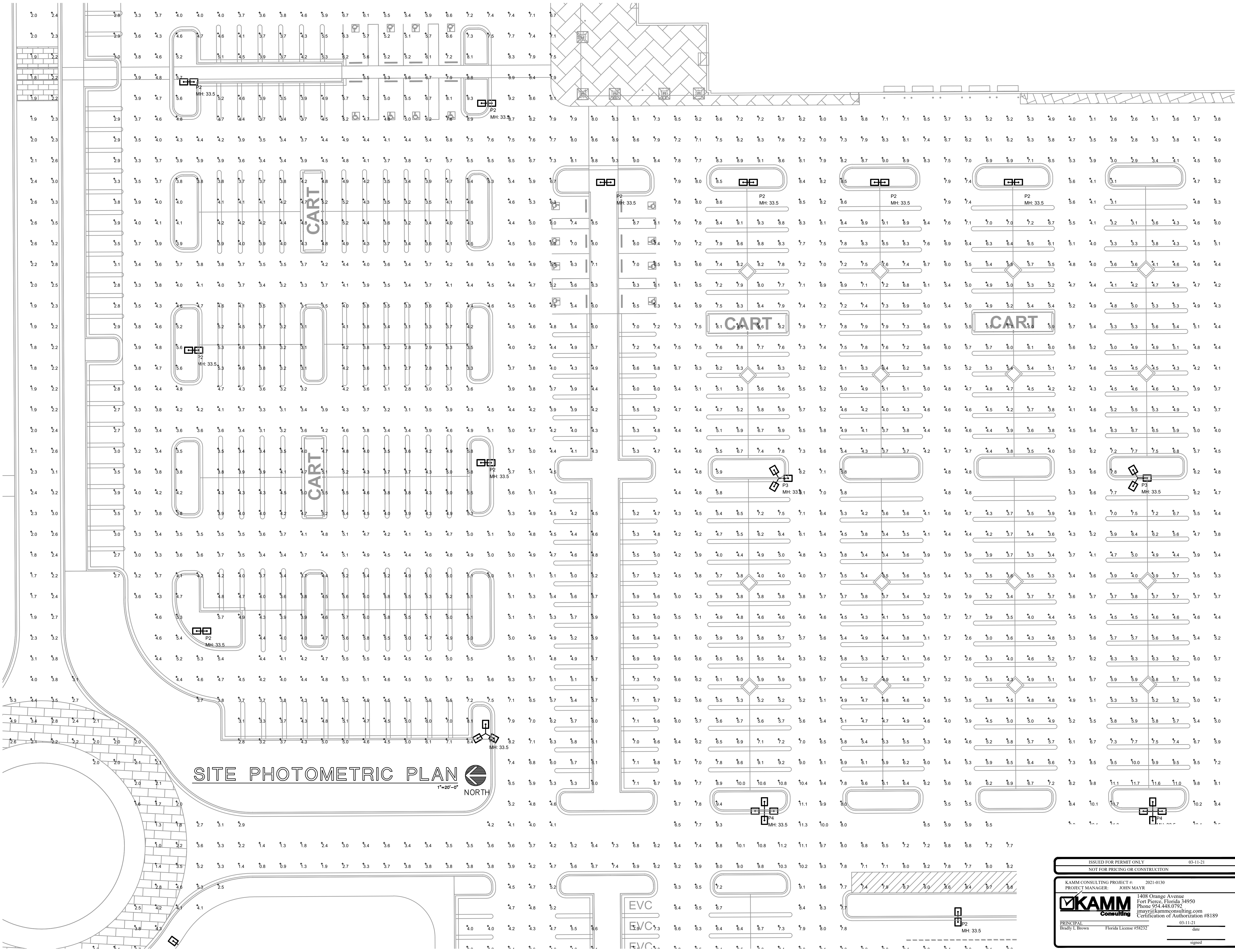
KAMM CONSULTING PROJECT #:
PROJECT MANAGER:
2021-0130
JOHN MAYR

1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
jmayr@kammconsulting.com
Certification of Authorization #8189

03-11-21

date

signed



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0226

Key / Location:



Project Team:

Applicant:
M&M Realty Partners
1260 Stetson Rd
Piscataway, NJ 07704
703-639-3776

Engineer:
Maser Consulting
410 Eagleview Blvd, Suite 104
Exton, PA 19341
610-254-9140

Surveyor:
Stephen J Brown Inc
619 E. 5th St
Stuart, FL 34994
772-288-7176

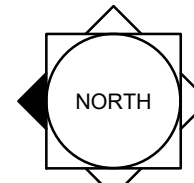
Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KANNER CPUD

City of Stuart, Martin County, Florida

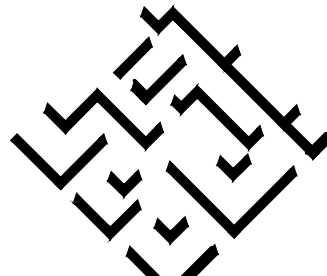
Master Site Plan

Date	By	Description
8-21-2020	SLS	Initial Submittal
12-18-2020	SLS	1st Resubmittal



SCALE: 1" = 100'

0 50' 100' 200'



REG. # 1018
Thomas P. Lucido

Designer --- Sheet

Manager ---

Project Number ---

Municipal Number ---

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KAMM CONSULTING PROJECT # 2021-0130
PROJECT MANAGER: JOHN MAYR

1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 888.448.0792
jmayr@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradley L. Brown
Florida License #58232

03-11-21

date

signed

SITE PHOTOMETRIC PLAN



701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Applicant:
M&M Realty Partners
1260 Stelton Rd
Piscataway, NJ 07704
703-839-3776

Engineer:
Maser Consulting
410 Eagleview Blvd, Suite 104
Exton, PA 19341
610-254-9140

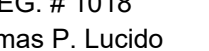
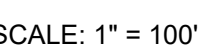
Surveyor:
Stephen J Brown Inc
619 E. 5th St
Stuart, FL 34994
772-288-7176

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

City of Stuart, Martin County, Florida

Date	By	Description
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8.21.2020	SLS	Initial Submittal
12.18.2020	SLS	1st Resubmittal



E1.8

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KAMM CONSULTING PROJECT #: 2021-0130
PROJECT MANAGER: JOHN MAYR

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Consulting

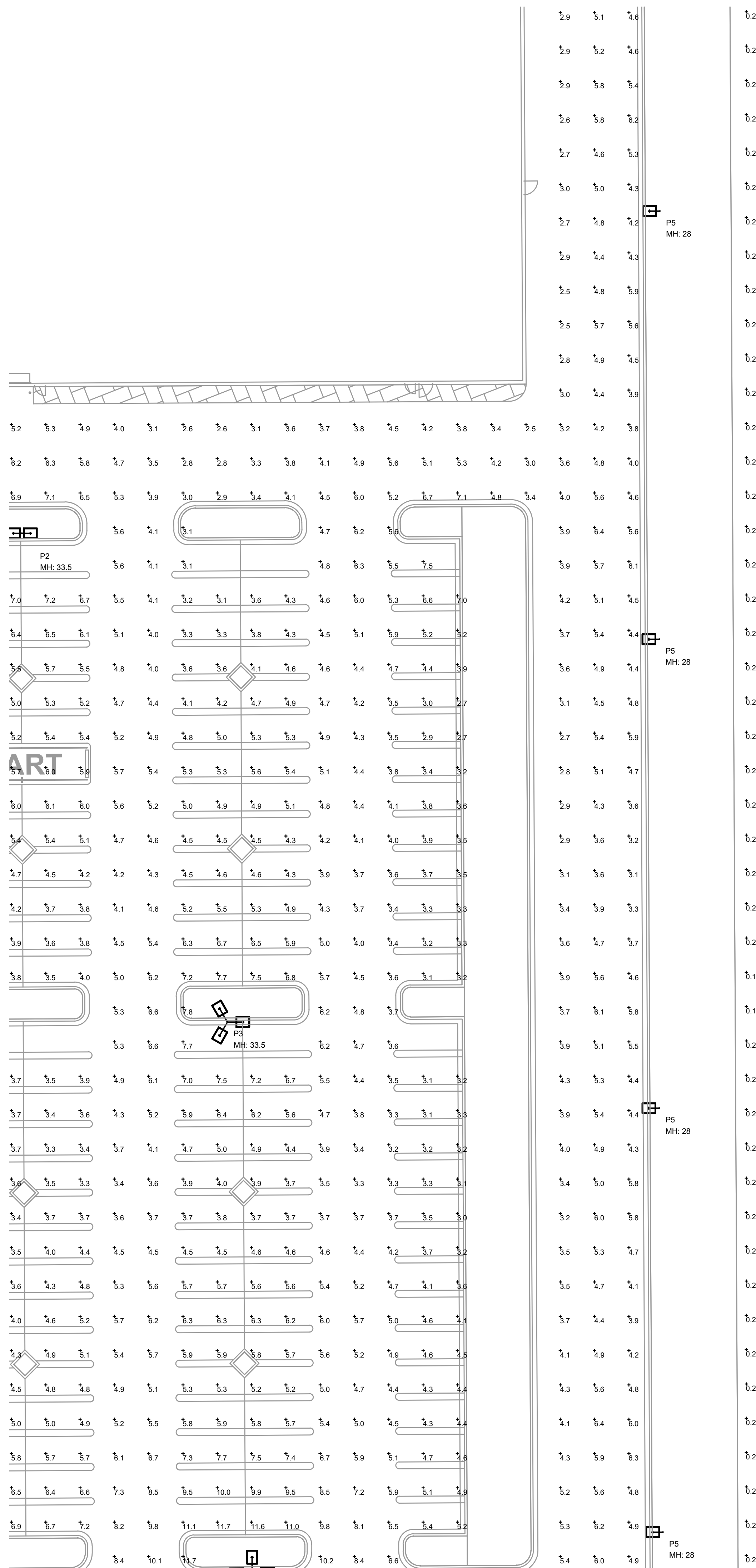
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
jmayr@kammconsulting.com
Certification of Authorization #8189

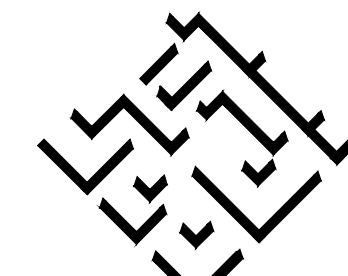
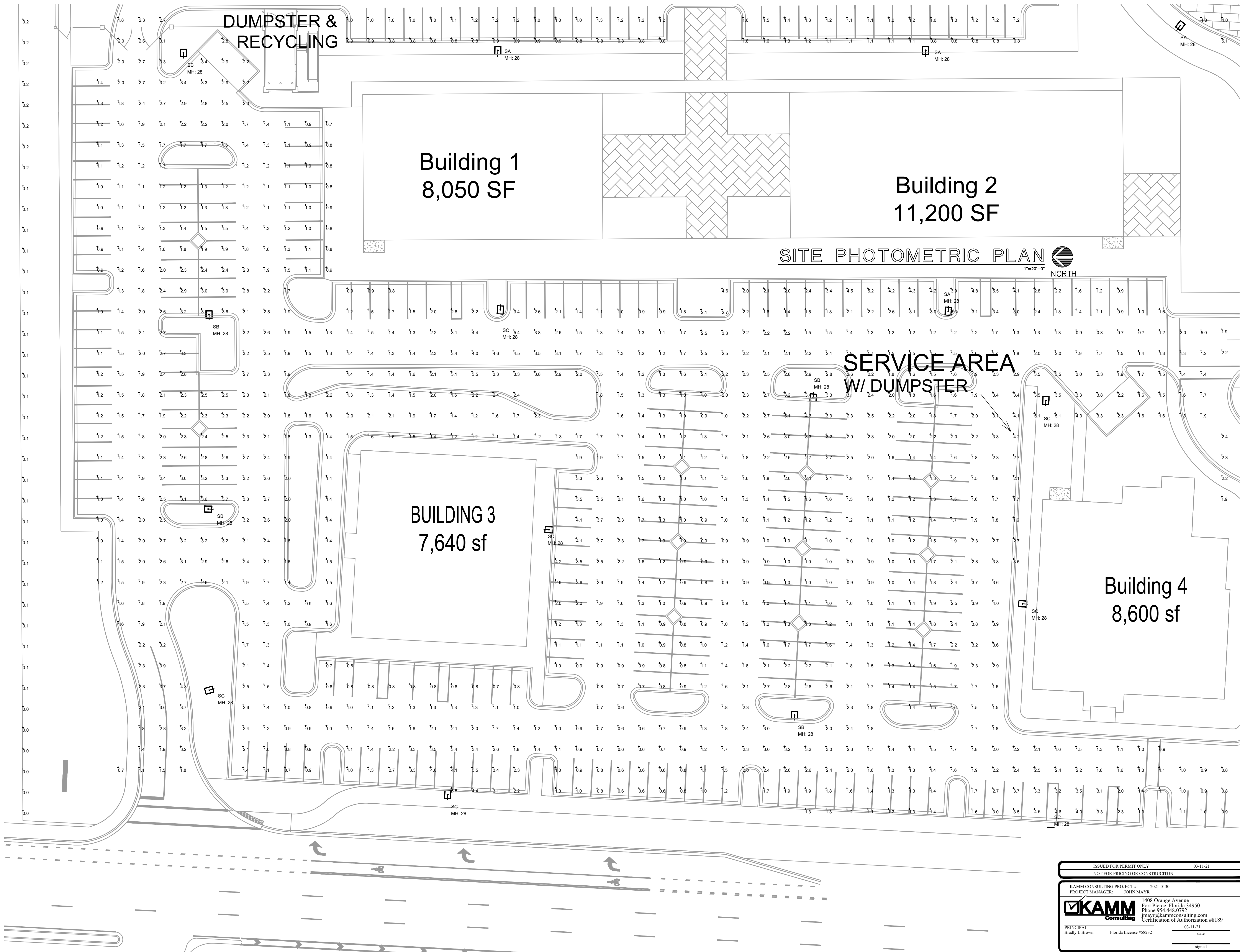
PRINCIPAL _____ 03-11-21
Bradly L Brown _____ date _____
_____ signed _____

SITE PHOTOMETRIC PLAN

1"=20'-0"

NORTH

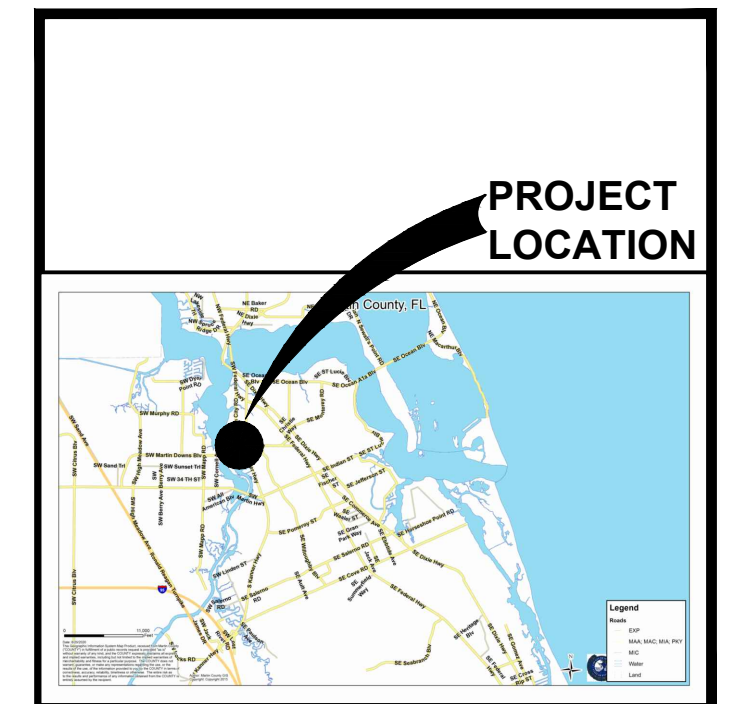




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701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0228

Key / Location:



Project Team:

Applicant:
M&M Realty Partners
1260 Stetson Rd
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703-839-3776

Engineer:
Maser Consulting
410 Eagleview Blvd, Suite 104
Exton, PA 19341
610-254-9140

Surveyor:
Stephen J Brown Inc
619 E. 5th St
Stuart, FL 34994
772-288-7176

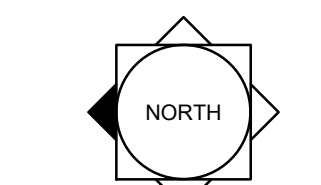
Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

KANNER CPUD

City of Stuart, Martin County, Florida

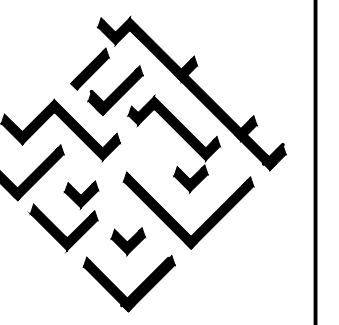
Master Site Plan

Date	By	Description
8-21-2020	SLS	Initial Submittal
12-18-2020	SLS	1st Resubmittal



SCALE: 1" = 100'

50' 100' 200'



REG. # 1018
Thomas P. Lucido

Designer --- Sheet

Manager ---

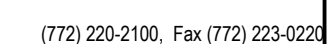
Project Number ---

Municipal Number ---

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1408 Orange Avenue Fort Pierce, Florida 34950 Phone 888.448.0792 jmayr@kammconsulting.com Certification of Authorization #8189		
PRINCIPAL Brady L. Brown	Florida License #583232	03-11-21
		date
		signed

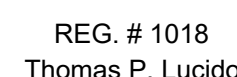


PROJECT LOCATION

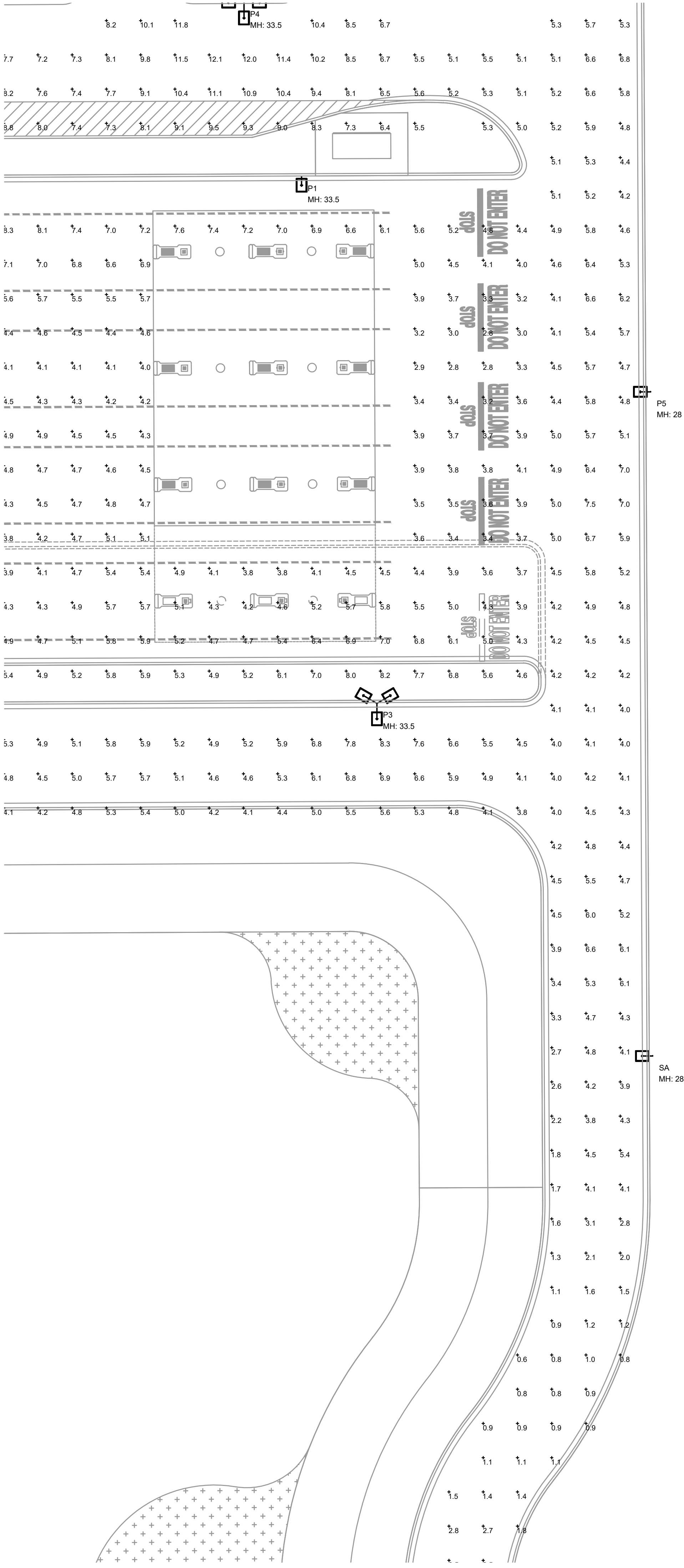
The map shows the project location in the City of San Francisco, near the intersection of Highway 101 and Highway 102. A black dot indicates the project site. The map includes labels for various streets and landmarks, and a legend for map symbols.

Landscape Architect/Land Planner
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

8.21.2020	SLS	Initial Submittal
12.18.2020	SLS	1st Resubmittal

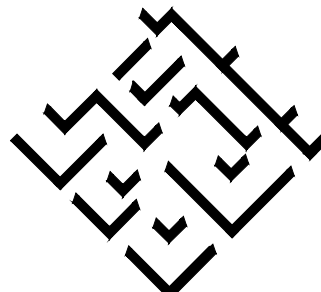


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FUTURE ACCESS

SITE PHOTOMETRIC PLAN
1"=20'-0"
NORTH



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Key / Location:



Project Team:

Applicant:
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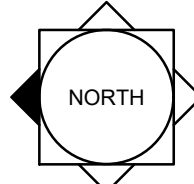
City of Stuart, Martin County, Florida

Master Site Plan

Date By Description

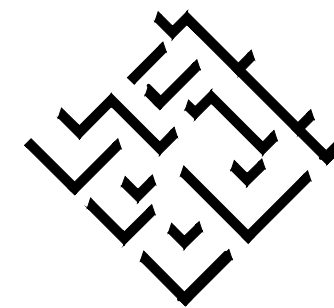
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PROJECT MANAGER: JOHN MAYR			
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PRINCIPAL	Florida License #58232	03-11-21	date
Bradley L. Brown			signed

SITE PHOTOMETRIC PLAN