



MEMORANDUM

1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: February 18, 2026
To: Frank Rollason, Village Manager
From: Craig Pinder, AICP, Village Planner
Subject: 1872 79th St. Causeway – Administrative Warrant

I. Basic Information

1. Applicant: Shoma North Bay Village, LLC
2. Site Address: 1872 79th Street (Kennedy) Causeway
3. Site Acreage: 2.809 acres (122,346 sq. ft.)
4. Folio No.: 23-3209-000-0250
5. Current Use of Property: Vacant Land
6. Future Land Use Designation: Commercial
7. Zoning District: South Kennedy Special Area Plan
8. Adjacent Land Uses:
 - North: Hotel and Multifamily Residential
 - East: Mixed-use (Commercial and multifamily Residential)
 - West: Multifamily Residential
 - South: Governmental (Elementary School)

II. Background Information

1. *Date of Related Site Plan Approval:* On March 23, 2021, the Village Commission approved, via Resolution No. 2021-046 (included as Attachment A), a Site Plan and a Special Area Plan ("SAP") known as the "South Kennedy SAP" consisting of a 19-story, 205-foot 7-inch building encompassing 333 residential units, plus complementary indoor and outdoor resident amenities; 36,068 sq. ft. grocery store (currently planned as a Publix Supermarket); 6,315 square foot retail space; and 716 parking spaces including 666 spaces contained within a parking structure (the "Original Project"). On November 9, 2023, the Village Commission approved amendments to the Original Project, via Resolution No. 2023-143 (included as Attachment B), to increase the height of the building from 19-stories to 24-stories and from 205 ft. 7 in. to 253 ft. 10 in., expand the total floor area from 262,828 sq. ft. to 302,066 sq. ft., and increase the provided parking from 716 parking spaces to 750 parking spaces within a parking structure (the "Modified Project").
2. *Ancillary Approvals:* Development Agreement Resolution No. 2023-144 (included as Attachment C). The request is subordinate to the above-referenced approvals.

3. *Nature of the Administrative Warrant Request:* The request by Shoma North Bay Village LLC is to establish a construction trailer on the existing vacant property to provide essential temporary office space for on-site project management, as well as on-site restroom facilities. This temporary structure is critical in facilitating the construction of the approved mixed-use development.

The construction trailer is proposed to be located at the southwest corner of the property, which is the most feasible location to ensure that the trailer does not interfere with the construction activities of the principal structure. The proposed location also places the trailer the furthest distance away from the rights-of-way (79th Street Causeway and E. Treasure Drive). The applicant proposes a minimum setback of 15 feet from the west (side) property line and 15 feet from the south (rear) property line which are in compliance with the minimum setbacks for the T6-24 transect.

The request for a warrant falls under the provisions of Ordinance No. 2023-013, which amended subsection 15.3.B.2.e(1)(b) to allow temporary structures such as food trucks, kiosks, shipping containers adapted for retail or service uses, portable bathroom facilities, stands, pop-up shops, temporary sales centers and the like to be approved by administrative warrant on properties located within the T6 transect zone, subject to the limitations detailed in the Ordinance.

III. Basis for Warrant Request

As previously noted, this warrant application seeks to allow the placement of a temporary construction trailer on the subject property in order to facilitate the on-site construction management of the approved SHOMA Bay mixed-use development project. Ordinance No. 2023-013, adopted November 9, 2023, allows certain temporary structures to be approved by Warrant within the T6-24 and T6-30 Zoning districts, subject to the following limitations:

- All temporary structures are subject to the applicable dimensional standards and other relevant requirements of the ULDC and to the applicable provisions of the Florida Building Code. Any contravention of these standards or of specific conditions of the warrant approving the temporary structure may be grounds for revocation of the approval.
- Temporary structures may be approved for a maximum of six (6) months, renewable administratively up to two (2) additional times in maximum periods of six months each time for a maximum of eighteen (18) months.

A construction trailer proposal, as conditioned in this recommendation, meets the above limitations and criteria for approval of a warrant.

Section 15.1.H.4.a.(1) defines Warrants as permits for a minor deviation from the Uses allowed by the Form-Based Code, which are granted administratively by the Village Manager upon review and recommendation by the Planning and Zoning Official without further review or approval by the Planning & Zoning Board or the Village Commission.

The proposed deviation is within the parameters of a Warrant process, which is established in Sec. 15.1.H.4.a.(1), along with the criteria for granting such deviations, as appropriate to the nature of the Warrant involved and the particular circumstances of the case, when doing so promotes the intent of the particular Transect Zone where the proposal is located; is consistent with the guiding principles of the NBV100 Master Plan; the manner in which the proposed use will operate given its specific location and proximity to less intense uses; and the Design Review Criteria defined in Section 15.7.I., as applicable.

IV. Consistency with the ULDC (Form-Based Code) and the NBV100 Master Plan:

Upon review of the Warrant application pursuant to the process described in Section 15.1.H.4.(c)iii., the Planning and Zoning official finds that the proposed deviation is consistent with the guiding principles of the NBV100 Master Plan.

One of these principles is to incentivize flexibility and predictability to employ a form-based code to accommodate a wide variety of uses and building types that compatibly shape and enrich growth within well-defined parameters. The Master Plan encourages development that defines streets as public places, improves walkability, removes surface parking lots from building frontages, and provides wide sidewalks along Kennedy Boulevard. Approval of this temporary use will support the construction of the approved SHOMA Bay mixed-use development, which complies with and advances these principles.

The requested deviation is minor in nature, as the proposed use is temporary and intended solely to support the construction of the principal building. Construction trailers are an essential component of active construction sites because they provide a centralized and functional hub that supports coordination, safety, and overall efficiency.

As noted previously, the temporary construction trailer is necessary to facilitate effective on-site construction management for the construction of the SHOMA Bay mixed-use development, which will improve walkability, introduce mixed-use frontage along Kennedy Causeway, enhance quality of life, and further strengthen the Village's sense of place. As such, the proposed deviation will help further the intent and guiding principles of the Kennedy Boulevard District (KBD) established in Section 15.3.A, particularly the principle of transforming Kennedy Causeway into a walkable, mixed-use boulevard that supports vibrant retail and a wide range of transportation modes.

The deviation does not prevent the project from meeting the applicable Design Review Criteria outlined in Sec. 15.7.I of Chapter 15 of the ULDC. These criteria were reviewed and found to be satisfied under the Modified Project approved via Resolution 2023-143.

Finally, the Applicant has satisfied the procedural requirements of Sec. 15.1.H.4.a. At the time of application, the Applicant notified (via certified mail with verification submitted to the Village with the application) all abutting property owners, including those across the street, pursuant to Sec. 15.1.H.4.b.(1)i. and ii.

Upon issuance of the Village Manager's decision on this Waiver request, notice of the decision will be posted on the Village website within five (5) days of the

written decision.

V. Recommendation: Approval, subject to the conditions listed below.

VI. Conditions of Approval:

1. This Administrative Warrant permits the placement of a temporary construction trailer as depicted on the Site Plan included as Attachment D in support of the construction of the approved SHOMA Bay development project for a period of six (6) months from the issuance of the building permit.
2. This administrative warrant approval shall expire if a building permit is not obtained within six months of the warrant's date of issuance.
3. The temporary construction trailer shall be maintained in good visual and operational condition throughout the duration of the use and approval period. The site shall comply with the requirements of Sec. 104.01 of the Code of Ordinances, "Standards for maintenance and appearance of construction sites".
4. Storage and operation of construction equipment shall continue to comply with OSHA requirements.
5. A maximum of two (2) additional six (6) month periods, not to exceed an additional year, may be obtained if approved by the Village Manager.
6. Noncompliance with the terms and conditions of this approval shall be considered a violation, and penalties may include but are not limited to revocation of the approval granted by this Administrative Warrant.
7. Approval of this Administrative Warrant is complementary to the Site Plan Modification approval granted via Resolution No. 2023-143 and as such pertains to the full site plan set sanctioned and referenced in said resolution.
8. All relevant conditions of Resolution No. 2023-143 shall apply to this approval.

VII. Attachments

Attachment A: Resolution 2021-046

Attachment B: Resolution 2023-143

Attachment C: Resolution 2023-144

Attachment D: Site Plan Indicating Location of Construction Trailer

Attachment E: Construction Trailer Plans

Administrative Warrant Application Package available by request to the Planning and Zoning Department

RESOLUTION NO. 2021-46

A RESOLUTION OF THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, PURSUANT TO SECTION 5.8 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE, APPROVING A SITE PLAN, INCLUDING A SPECIAL AREA PLAN, BY SHOMA NORTH BAY VILLAGE, LLC, FOR THE ATKINSON TRUST, TO DEVELOP A MIXED-USE PROJECT THAT WILL INCLUDE 333 DWELLING UNITS, A 36,068 SQUARE FOOT GROCERY STORE, AND 6,315 SQUARE FEET OF RETAIL SPACE, ON THE PROPERTY LOCATED AT 1850-1875 79TH STREET CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, SUBJECT TO THE APPROVAL OF NBV100 COMPREHENSIVE PLAN AND ZONING MODIFICATIONS AND MODIFICATIONS OF A CERTAIN PARKING COVENANT AND STIPULATION AGREEMENT CORRESPONDING TO THE PROPERTY; APPROVING A MODIFICATION OF SAID PARKING COVENANT AND STIPULATION AGREEMENT, IN SUBSTANTIALLY THE FORM PROVIDED; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Shoma North Bay Village, LLC., for the Atkinson Trust (“Shoma” or the “Applicant”) has submitted an application to North Bay Village (the “Village”), pursuant to Section 5.8, and under the recently adopted Chapter 15, of the Village’s Unified Land Development Code (“ULDC”), seeking approval of a site plan, including a special area plan, for a project on an approximately 2.8 acre site, located at 1850–1875 Kennedy Causeway, as legally described in Exhibit “A” attached hereto (the “Property”); and

WHEREAS, the subject mixed-use development project shall consist of 333 residential units, a 36,068 square foot supermarket, 6,315 square feet of retail space, 666 parking spaces of structured parking, and other amenities (the “Project”); and

WHEREAS, the Site plan and Special Area Plan for the Project is attached hereto as Exhibit “B”; and

WHEREAS, the Project is to be constructed in the new T6-24 transect zone on the south side of Kennedy Causeway, which transect zone encourages mixed use developments up to 24 stories or 240-feet, with a base density of 70 units per acre and density bonuses approvable by the Commission, upon the allocation of non-subsidized workforce housing and payment of a community contribution fee assessed by the Village; and

WHEREAS, the purpose of a Special Area Plan (“SAP”) is to encourage the assembly and master planning of parcels of two (2) or more abutting acres in size, in order to provide greater integration of improvements and infrastructure, to enable thoroughfare connectivity, to encourage a variety of building heights, massing and streetscape design, and to provide high quality design elements, to further the intent of the Village Code; and

WHEREAS, development incentives available in the South Kennedy Special Area Plan (“SK SAP”) to individual properties are reviewed by the Planning and Zoning Board and Village Commission concurrently with the site plan approval process; and

WHEREAS, staff reviewed the Project and found its density and uses consistent with the recently adopted T6-24 transect zone and the Commercial Future Land Use category of the Comprehensive Plan, Future Land Use Element, and the Village’s goal to revitalize its commercial sector and attract new mixed-use developments to its downtown and urban center areas, subject to the conditions herein; and

WHEREAS, staff further reviewed the Project under SAP regulations and found its elements and uses, subject to conditions, are compatible with surrounding intensities and densities of development; provide access to adequate light and air for surrounding

properties; provide commercial uses intended to serve the needs of the residents; and create a pedestrian-friendly experience at the ground level; and

WHEREAS, pursuant to Section 8.13 and Chapter 15 of the ULDC, staff and the Applicant have agreed on tentative terms of a development agreement, a draft of which is attached hereto as Exhibit “C”, which memorializes density bonus requirements, the allocation of civic spaces, thoroughfares, and building area in the Project, and other requirements. .

WHEREAS, the Property is currently burdened by a certain covenant running with the land, dated August 18, 1995 and recorded in Book 16914, Page 870, of the Public Records of Miami-Dade County (the “Parking Covenant”), as modified, which required that certain parking be maintained on the Property to service the Grand View Palace Project located at 7601 East Treasure Drive (“GVP”); and

WHEREAS, the Parking Covenant was a result of a Stipulated Settlement Agreement, dated December 28, 1992, approved by the Village Commission via Resolution No. 92-39 (the “Stipulation”), which required GVP’s approved development program to be serviced by 1,119 parking spaces, a portion of which would be satisfied on the Property; and

WHEREAS, the Applicant has caused to be conducted, and proffered to the Village, a parking analysis by David Plummer & Associates, dated March 4, 2021 (the “Parking Study”), showing that, using up-to-date parking standards, GVP has adequate parking on-site to meet GVP’s demands, such that parking at the Property is no longer needed to serve GVP; and

WHEREAS, simultaneously with the application for site plan and SAP approval, the Applicant is requesting, subject to GVP's consent, the modification of the Stipulation to modify GVP's parking requirements to those provided on GVP's site and a release of the Parking Covenant on the Property; and

WHEREAS, staff has reviewed the Parking Study and concurs with its findings and conclusions that, applying the adopted standards of Chapter 15 of the ULDC, there exists an oversupply of parking at GVP, such that parking on the Property for GVP pursuant to the stipulation is no longer needed and eliminating the need for the Parking Covenant; and

WHEREAS, after a duly noticed public hearing held on December 1, 2020, the Planning and Zoning Board by a vote of 5-0 recommended approval of the Site Plan, subject to the conditions set forth and included below in Section 2; and

WHEREAS, the Village Commission conducted a duly noticed public hearing on March 9, 2021 in accordance with the law to hear the application; and

WHEREAS, the Mayor and Village Commission find the proposed Site Plan is consistent with the Village's Comprehensive Plan and ULDC and furthers the purpose, goals, objectives and policies of same, and is in the best interest of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Decision; Conditions. Pursuant to Section 5.8 and Chapter 15 of the ULDC, the site plan and special area plan for the Project to construct a mixed-use

development project shall consist of 333 residential units, a 36,068-square-foot supermarket, 6,315 square feet of retail space, 666 parking spaces of structured parking, and other amenities on the Property, as provided in Exhibit "C", which is incorporated herein and made a part hereof by this reference, is hereby approved, subject to the following conditions:

1. Construction of the proposed Project shall be in conformance with the following:
 - a. Boundary Survey prepared by Pulice Land Surveyors, Inc., LLC, dated January 14, 2020; and
 - b. Plans prepared by MSA Architects, David Plummer and Associates, and Witkin Hults Design Group, including the following pages:
 - i. CS, dated October 30, 2020
 - ii. A-2.1–A-2.10, dated April 29, 2020;
 - iii. A-3.1–A-3.6, dated April 29, 2020;
 - iv. L1–L5, dated August 10, 2020, as revised on October 29, 2020 and November 10, 2020;
 - v. C1–SS, dated August 17, 2020;
 - vi. C2–SS, dated August 17, 2020;
 - vii. SP1, dated April 29, 2020.
2. Development Agreement: Pursuant to Section 8.13 of the ULDC, the Applicant shall record a Development Agreement, in substantially the form attached as Exhibit "C", which is incorporated herein and made a part hereof, memorializing the Special Area Plan approval conditions including, but not limited to, the allocation of civic spaces, thoroughfares and building area among the building sites; the assignment of at least five percent (5%) of the aggregated lot area as civic space; and the Applicant's responsibility for constructing all the required associated public improvements, as well as the density bonus and related requirements as approved herein.
3. Density Bonus: The Applicant shall set aside a minimum of five percent (5%) of the total 333 proposed units for non-subsidized workforce housing and pay the applicable Community Contribution Fee assessed by the Village per additional unit of density above the base density of 70 units per acre, in compliance with Subsection 15.2.H.1. of the ULDC. Rental rates for workforce housing units shall be calculated consistent with Section 15.2.1 of the ULDC based on the Village's prevailing formula at the time of rental.
4. Community Contribution Fee: The Applicant shall pay twenty-five percent (25%) of the total applicable Community Contribution Fee within 90 days of the approval date of the Site Plan by the Commission. The remaining seventy-five percent (75%) shall be payable prior to or upon the issuance of the building permit. All

Community Contribution Fees shall be nonrefundable. The Community Contribution Fee shall be reduced as set forth in Section 2 of Resolution No. 2021-010.

5. Workforce Housing: The Applicant shall submit documentation demonstrating compliance with the provisions of Section 15.2.1., Workforce Housing Program Administration, of the Form-Based Code (Chapter 15). This will become the basis for a Workforce Housing Density Bonus Agreement, which the Applicant will enter into with the Village, and which shall set forth the commitments and obligations of the Applicant to ensure compliance with the applicable regulations.
6. Parking: A total of 475 spaces are required for the various uses. The Applicant is proposing 666 parking spaces that include 10 electric vehicle ready spaces, 14 ADA spaces, and 25 bicycle rack parking spaces as set forth on sheet SP-1 of the Project Approval plans.
7. External Agency Approvals:
 - a. The Applicant shall submit verification from Miami-Dade County and FDOT that the proposed new development has been reviewed and approved for all access management consideration.
 - b. As applicable, the Applicant must receive, and submit to the Village, plan approvals from DERM, WASD, and the Miami-Dade County Fire Department, as well as a Tree Removal Permit.
8. The Applicant shall provide documentation of compliance with the applicable Level of Service (LOS) requirements.
9. This development approval shall be valid for two (2) years. No more than two (2) one-year renewals shall be granted, subject to approval by the Village Commission. To avoid expiration of the approved plans, the Applicant shall apply for and obtain a full building permit within the timeframes set forth herein.
10. Applicant shall provide a unity of title or covenant in lieu of unity of title, in a form acceptable to the Village Attorney, for all parcels prior to the issuance of the Master Building Permit. The unity of title or covenant in lieu of unity of title shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the Applicant.
11. The Applicant shall execute all documents deemed necessary by the Village with regard to the provision of Workforce Housing Units in a form to be established by the Village Attorney, including without limitation, restrictive covenants, deed restrictions and related instruments including requirements for income qualification for tenants of rental units.

12. Before the initial rental of any workforce unit, the Applicant shall record the required Workforce Housing Density Bonus Agreement in the chain of title for that unit, at no cost to the Village, and shall submit the recorded document to the Village.
13. In coordination with Miami-Dade County and North Bay Village, the Applicant shall conduct a pedestrian safety study after the project site is fully operational for at least six (6) months. This study will determine if a mid-block crosswalk is warranted on East Treasure Drive based on pedestrian and traffic volumes. Miami-Dade County has ultimate authority over the approval, installation and placement of a crosswalk. If it is determined that an additional, midblock crosswalk is not warranted, the Applicant will work with the County and the Village on improving the existing nearby crosswalks.
14. The Applicant shall provide a minimum six-foot wall on the southern edge of the Property abutting Treasure Island Elementary School ("TIES") in accordance with the Site Plan. In addition, the Applicant shall landscape the northern perimeter of TIES in a manner consistent with the landscape improvements being performed by the Village at TIES. The Applicant shall expand the western side of the northern sidewalk from 5 feet to a minimum of 8 feet-wide.
15. The Applicant has proffered, and the Village has accepted, a condition to limit loading hours such that deliveries are done outside of TIES arrival and dismissal hours and peak AM/PM traffic hours. In addition, the Applicant has proffered that a dockmaster shall be available to assist in parking/stationing of delivery vehicles.
16. The Applicant shall collaborate with the Village to define the civic space to provide for a greener, more pedestrian-activated area, with more significant public art. The Applicant shall, in coordination with the Village, select an artist to create public art displays to be located at the following three locations: 1) the northeastern plaza area of the Property, 2) the Florida Department of Transportation (FDOT) entry-median at the Village's eastern boundary on the 79th Street Causeway (the "Eastern Median"), and 3) the FDOT entry-median at the Village's western boundary on the 79th Street Causeway (the "Western Median"), (collectively, the three locations for public art installations shall be known as the "Public Art Locations"). The Applicant and the Village shall jointly agree on the public art to be installed at the Public Art Locations. The Applicant agrees to pay a minimum of \$50,000 and up to \$100,000 to the Village to be applied toward the actual costs for the commission of the public art for the Public Art Locations and the installation of the public art at the Eastern and Western Medians (the "Public Art Costs") as follows: i) On or before December 31, 2021, the Applicant shall pay \$50,000 to the Village to be applied toward the Public Art Costs; ii) At or before the time of issuance of the final building permit, the Applicant shall pay up to an additional \$50,000 to the Village for the Public Art Costs. The Applicant shall bear the costs of and be responsible for the installation of the art located on the northeastern plaza area of the Property.

17. The Applicant shall plant palms along the Kennedy Causeway frontage of the Property, of a species to be pre-approved by the Village consistent with landscaping installed or projected to be installed by the Village on Kennedy Causeway.
18. The Applicant shall replace the existing bus shelter which is located on the public right-of-way, adjacent to the northeastern corner of the Property. The Village shall pay for the design of the new bus shelter and provide the design specifications and plans to the Applicant, who will be responsible for paying up to \$35,000 for the fabrication and installation of the new bus shelter. The Village will be responsible for overseeing the fabrication and installation of the new bus shelter.
19. The Applicant shall add a beautified, safe pedestrian crosswalk to the central driveway between the two buildings to increase connectivity.
20. The Applicant shall make reasonable good faith efforts and endeavor to qualify for additional green points on the retail and parking garage portions of the Project.

Pursuant to Section 8.13 and Chapter 15 of the ULDC, the related development agreement, provided in substantially the form provided in Exhibit "C", which is incorporated herein and made a part hereof by this reference, is hereby approved in accordance with the terms provided herein.

The Parking Covenant on the Property is hereby released, pursuant to the Release of Parking Covenant, in substantially the form attached as Exhibit "D", which is incorporated herein and made a part hereof. A modification of the Stipulation for GVP is hereby approved in accordance with the updated parameters and standards of the Parking Study, to be memorialized in a form deemed legally sufficient by the Village Attorney and executed by the Village Manager.

Section 3. Findings of Fact. The Mayor and Village Commission make the following FINDINGS OF FACT based upon the substantial competent evidence provided:

The requested site plan meets the applicable Site Plan Review Standards and Special Area Plan Requirements provided in Section 5.8 and Chapter 15 of the Village's ULDC. The requested site plan approval is not contrary to the public interest or detrimental to the community and is compatible with

the surrounding land uses while maintaining the basic intent and purpose of the zoning and land use regulations. The Project is compatible with surrounding intensities and densities of development, provides access to adequate light and air for surrounding properties, provides commercial use(s) intended to serve the needs of the residents; and creates a pedestrian-friendly experience at the ground level. Additionally, based on the Parking Study submitted by the Applicant, and accepted by staff, there is adequate evidence to support the release of the Parking Covenant.

Section 4. Limitation of Approval. The issuance of this development permit does not in any way create a vested right(s) on the part of the Applicant to obtain a permit from a county, state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a county, state or federal agency or undertakes actions that result in a violation of county, state, or federal law.

Section 5. Implementation. The Village Manager, Village Attorney, and Village Clerk are hereby authorized to take such action as may be necessary to implement the purpose and provisions of this Resolution.

Section 6. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

The foregoing Resolution was offered by Vice Mayor Wilmoth who moved its adoption. The motion was seconded by Commissioner Streitfeld and upon being put to a vote, the vote was as follows:

Mayor Brent Latham	<u>YES</u>
Vice Mayor Marvin Wilmoth	<u>YES</u>
Commissioner Richard Chervony	<u>NO</u>
Commissioner Rachel Streitfeld	<u>YES</u>
Commissioner Julianna Strout	<u>YES</u>

PASSED AND ADOPTED on this 23rd day of March, 2021.

Brent Latham

Brent Latham, Mayor

ATTEST:

Elora Riera

Elora Riera, MMC
Village Clerk

APPROVED AS TO LEGAL SUFFICIENCY:

Harold Serota

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney



This Resolution has been filed
in the Office of the Village Clerk
this 15th day of December, 2021.

Elora Riera

Elora Riera, MMC
Village Clerk

RESOLUTION NO. 2023- 143

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, PURSUANT TO SECTION 5.2 OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE ("ULDC") APPROVING WITH CONDITIONS A SITE PLAN APPLICATION BY SHOMA NORTH BAY VILLAGE, LLC, PURSUANT TO SECTION 5.8 OF THE ULDC, TO MODIFY THE SITE PLAN PREVIOUSLY APPROVED PURSUANT TO RESOLUTION NO. 2021-046 IN A MANNER EXCEEDING THE SCOPE OF MODIFICATIONS ALLOWED UNDER SECTION 5.9 OF THE ULDC, TO PROVIDE FOR DEVELOPMENT OF A 24-STORY (253 FT., 10 INCHES TALL) MIXED-USE PROJECT THAT WILL ENCOMPASS UP TO 333 DWELLING UNITS WITH COMPLEMENTARY RESIDENT AMENITIES; 750 PARKING SPACES; 52,929 SQ. FT. OF COMMERCIAL SPACE; TO BE LOCATED ON AN APPROXIMATELY 2.8-ACRE PARCEL OF LAND IDENTIFIED BY FOLIO NUMBER 23-3209-000-0250 AND LOCATED AT 1872 79TH STREET CAUSEWAY, NORTH BAY VILLAGE; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 23, 2021, by Resolution 2021-046 (attached as Exhibit "A"), the Mayor and Commission of North Bay Village granted approval pursuant to Sec. 5.8 and Chapter 15 of the North Bay Village Unified Land Development Code (the "ULDC") for a site plan involving a mixed-use project (the "Project") on an approximately 2.8-acre site, previously identified by Folios No. 23-3209-000-0250; 23-3209-000-0251; 23-3209-000-0253; 23-3209-000-0260, located at 1850-1875 79th Street Causeway (Kennedy Causeway); and

WHEREAS, the Project consisted of a 24-story, 205-foot-7-inch building, containing 333 for-rent residential units; a 36,068-square-foot supermarket; 6,315 square feet of additional retail space; 716 parking spaces; and other amenities; and

WHEREAS, Shoma North Bay Village, LLC ("the "Applicant") has submitted an application seeking approval to modify the previously approved Project for the same location (now integrated under a single folio through unity of title recorded in the Public Records of Miami-Dade County), as legally described in Exhibit "B," "Legal Description" attached hereto (the "Property"); and

WHEREAS, with the proposed modifications, the Project will consist of a 253-foot-10-inch building encompassing 333 for-sale residential units along with complementary resident amenities; approximately 52,929-sq. ft. of retail space including a grocery store; a liquor store; a food hall; and additional retail space; along with 750 parking spaces in structured parking; and

WHEREAS, the proposed modifications exceed thresholds established in Sec. 5.9 of the ULDC to qualify for an administrative approval of site plan modification and therefore require review as a new site plan under the provisions of Sec. 5.8 of the ULDC; and

WHEREAS, the site plan for the Project is attached hereto as Exhibit "C"; and

WHEREAS, the Project is to be constructed in the "South Kennedy Special Area Plan" ("SK SAP"), which has been approved by Ordinance No. 2023-014, on the south side of Kennedy Causeway, which SK SAP encourages mixed-use developments, with a maximum building height of 24 stories or 240 feet and a base density of 70 units per acre, and provides for an optional set of development regulations that may be voluntarily employed in the mixed-use development of the Property set forth in "Appendix B, South Kennedy Special Area Plan"; and

WHEREAS, density bonuses to exceed the base density of 70 units per acre, are approvable by the Commission pursuant to Sec. 8.10.1, adopted via Ordinance No. 2022-013, and Sec. 8.12.5, upon the allocation of non-subsidized workforce housing and payment of a Community Contribution Fee assessed by the Village;

WHEREAS, the Applicant is seeking a density of 120 units per acre to reach the proposed total number of residential units; and

WHEREAS, the workforce housing requirements for the density increase set forth in Sec. 8.10.1 of the ULDC, as amended, applies to for-sale projects and may be satisfied through on-site provision of workforce housing, or through a payment in lieu of workforce housing; and

WHEREAS, pursuant to Sec. 8.10.1 of the ULDC, a payment in lieu of workforce housing may be reduced by the Commission through a Development Agreement if it determines that the timing and extent of the public benefits provided in connection with the project that are enjoyable collectively by all Village residents outweighs the potential benefit to the segment of the Village population provided by the contributions in lieu of workforce housing set forth Sec. 8.10.1 of the ULDC; and

WHEREAS, Village staff reviewed the Project and found its proposed density, intensity, and uses consistent with the SK SAP, the Commercial Future Land Use category of the Comprehensive Plan and other relevant goals, objectives and policies in the Future Land Use Element, and the Village's goals articulated in the NBV100 Master Plan, to revitalize its commercial sector and attract new mixed-use developments to its Village center, and recommends approval subject to the conditions herein; and

WHEREAS, pursuant to Section 8.13 and Chapter 15 of the ULDC, Village Staff and the Applicant have agreed on the terms of a development agreement, approved pursuant to Resolution No. 2023-144, which memorializes density bonus requirements, building area in the Project, and other requirements; and

WHEREAS, after a duly noticed public hearing held on July 27, 2023, the Planning and Zoning Board by a vote of 4-0 recommended approval with conditions of the Site Plan request; and

WHEREAS, the Village Commission conducted a duly noticed public hearing on November 9, 2023 in accordance with the law to hear the application; and

WHEREAS, the Mayor and Village Commission find the proposed Site Plan is consistent with the Village's NBV100 Master Plan vision, the Comprehensive Plan and ULDC; furthers the purpose, goals, objectives, and policies of same; and is in the best interest of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Decision: Conditions. Pursuant to Section 5.8 and Appendix B of the ULDC, the site plan to construct a mixed-use development Project consisting of 333 residential units along with complementary resident amenities; a 35,316 square-foot grocery store; a 1,400 square-foot liquor store; a 11,923 square-foot food hall; and 2,538 square feet of additional retail space, as well as 750 parking spaces in structured parking

(as shown in Exhibit "C"), is hereby approved subject to the following conditions:

General conditions

1. The Project Approval shall be valid for two (2) years, commencing on the effective date of the Approval Resolution, within which time the Applicant must obtain the Master Building Permit, except as provided in the Development Agreement or applicable law. No more than two (2) additional one-year extensions may be granted upon approval by the Village Commission based upon a finding that Applicant has made good faith efforts to seek a Master Building Permit (together, the initial two-year term and any subsequent extension that has been granted by the Village Commission, is the "Project Validity Period"). A request for extension must be filed with the Village at least thirty (30) days prior to the end of the then-current Project Validity Period.
2. Applicant's failure to obtain a Master Building Permit within the Project Validity Period shall result in the automatic revocation of the Project Approval and the automatic termination of this approval and the Development Agreement pursuant to Section 4.d of the Development Agreement.
3. Cost recovery charges must be paid pursuant to Section 5.12. Specifically, no new development application shall be accepted, and no building permit or certificate of occupancy shall be issued for the property until all application fees, cost recovery deposits and payments, and outstanding fees and fines related to the property (including fees related to any previous development proposal applications on the property), have been paid in full.
4. The Site Plan shall incorporate and be developed in substantial conformance with the following documents:
 - A. Updated Boundary and Improvement Survey prepared by John F. Pulice, PSM, dated 6/1/22 and digitally signed 4/21/2023.
 - B. Architectural plans prepared by MSA Architects, digitally signed 06/29/2023 by Jose Saumell:
 - 1) Sheet CS: Cover Sheet and Drawing Index
 - 2) Sheet A-0.SP-1: Site Plan
 - 3) Sheet A-2.1: Overall Floor Plan Level 1
 - 4) Sheet A-2.1M: Mezzanine Floor Plan
 - 5) Sheets A-2.2 through A-2/23/2: Overall Floor Plan Levels 20-23
 - 6) Sheet A-2.24: Roof Plan / Pool Deck
 - 7) Sheets A-3.1 and A-3.2: Residential Building Elevations
 - 8) Sheets A-3.3 and A-3.4: Garage Building Elevations
 - 9) Sheets A-4.1 through A-4.7: Unit Plans
 - C. Landscape Plans prepared by Witkin Hults, Design Group, digitally signed 6/28/23 by Andrew M. Witkin, RLA:
 - 1) Sheet L-1: Index and Landscape Plan - Ground Floor
 - 2) Sheets L-2 and L-3: Landscape Plan
 - 3) Sheet L-4: Landscape Plan - Level 11/Zen Garden
 - 4) Sheet L-5: Landscape Plan - Pool Deck

- 5) Sheets L-6: Landscape Details
 - 6) Sheet TD-1: Tree Disposition Plan
 - 7) Sheet HS-1: Hardscape Plan - Ground Level
 - 8) Sheet SK-1: NE Plaza Enlargement
- D. Civil Engineering Plans prepared by David Plummer & Associates, dated 05/23/2023 and digitally signed by Todd Seymour, PE, 06/29/23:
- 1) Sheet C-1.0: General Notes
 - 2) Sheet C-2.0: Civil Site Plans
 - 3) Sheet C-3.0: Pavement Details
 - 4) Sheet C-4.0: Water Distribution Plan
 - 5) Sheet C-5.0: Sewer Distribution Plan
 - 6) Sheet C-6.0: Water and Sewer Details
 - 7) Sheets C-7.0 and C-8.0: Signing and Pavement Marking Plan and Notes
 - 8) Sheet C-9.0: Grading and Drainage Plan
 - 9) Sheet C-10.0: Drainage Details
 - 10) Sheets C-11 and C-12: Stormwater Pollution Prevention Plan and Detail
- E. Gravity Sewer Capacity Analysis Technical Memorandum prepared by 300 Engineering Group LLC, dated 6/14/23.
- F. Traffic Study #20105, prepared by David Plummer & Associates, dated June 2023; and cover letter for comparison analysis dated 3/23/23, prepared by Juan Espinoza, PE.

Prior to issuance of a building permit

Development Agreement:

1. Pursuant to Section 8.15 and Chapter 15 of the ULDC, the Applicant shall record a Development Agreement memorializing the Project's Site Plan Approval conditions including, but not limited to the Applicant's responsibility for constructing all the required associated public improvements, as well as the density bonus and related requirements as approved herein.

Workforce Housing, Density Bonus and Community Contribution Fee:

1. The Applicant has not made provisions to allocate the 10 percent of workforce housing units required to attain the proposed density increase from the maximum base density of 70 units per acre to 119 units per acre, on the basis that the project consists of all for-sale units. Pursuant to Sec. 8.10.1 of the ULDC, as amended, the Applicant may elect to make a contribution in lieu of on-site provision of workforce housing.

Landscape and Public Realm:

1. Pursuant to the landscape plans, at least seven percent (7%) of the aggregate lot area, or approximately 6,691 sq. ft., has been assigned as civic space. The areas identified as the "East Plaza" and "West Plaza" shall be developed with public-realm-appropriate improvements and function. The Applicant shall be responsible for constructing or providing all the required associated improvements, including Public Art.

2. The Applicant shall, in coordination with the Village, select an artist to create public art displays to be installed at the following locations: 1) The East Plaza; 2. The Florida Department of Transportation (FOOT) entry median at the Village's eastern boundary on the 79th Street Causeway (the "Eastern Median"); and 3) the FOOT entry median at the Village's western boundary on the 79th Street Causeway (the "Western Median"). Collectively, these three locations shall be known as "the Public Art Locations." The Applicant and the Village shall jointly agree on the public art to be installed at the Public Art Locations.
3. Palms shall be planted along the 79th Street Causeway frontage of the property, of a species pre-approved by the Village consistent with landscaping installed or projected to be installed by the Village on the Causeway.
4. The Applicant shall replace the existing bus shelter located on the public right-of-way, adjacent to the northeastern corner of the property. The Village shall pay for the design of the new bus shelter and provide design specifications and plans to the Applicant, who will be responsible for paying up to \$35,000 for the fabrication and installation of the shelter. The Village will be responsible for overseeing the fabrication and installation of the shelter.
5. Beautified, safe pedestrian crosswalk treatments shall be required for the central driveway between the residential and commercial portions of the building. Likewise if (as an outcome of the study described in Condition No. 7 of the Traffic/Circulation/Parking conditions listed below), the installation of a mid-block crosswalk is determined to be warranted on East Treasure Drive, such crosswalk shall be similarly beautified.
6. All structured parking shall be screened from view from the adjacent rights-of-way by an art treatment, to be approved by the Village Manager.
7. All loading spaces, services areas, outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be concealed from view from any frontage or sidewalk by streetscreens, walls, hedges, fences or opaque gates.
8. Synthetic turf may only be used subject to the limitations of Sec. 9.24 of the ULDC.
9. A photometric plan by a Registered Architect or Engineer shall be submitted.
10. Walls, hedges, fences and gates shall not exceed a height of 3.5 feet within the primary and secondary frontages of the site. Elsewhere, walls, hedges fences and gates shall not exceed a height of 8 feet.
11. Any blank walls over 25' in length and other unattractive areas of the site or building shall be heavily screened with landscaping. Additionally, landscape screening shall be utilized around the proposed dumpsters, FPL transformers, propane tanks, A/C units, generators, above ground utilities, and irrigation pump.
12. The Applicant shall seek to attain no less than 20 points from the North Bay Village Green Building Program, which effort shall include pursuing NGBS Silver certification for the project, as per the Applicant's sustainable design consultant.

Infrastructure/Drainage:

1. The Applicant shall provide up to date documentation of compliance with the applicable Level of Service (LOS) requirements at the time of application for any building permit.

2. All existing and proposed utility easements, water and sewer mains, services and appurtenances shall be shown in grayscale on the Landscaping Plan. Water meters and backflow devices shall be located within landscaped areas and no permanent structures, including landscaping, shall be located above the water or sanitary system.
3. Prior to issuance of the Master Building Permit, the Applicant shall obtain, and submit to the Village, all pertinent plan approvals from Miami-Dade County Environmental Resources Management (DERM), Miami- Dade Water and Sewer Department (WASD), and Miami-Dade County Fire Rescue, as well as a Tree Removal Permit.
4. A fire flow test shall be conducted to verify the availability of required fire flow.
5. Specifications of the permeability coefficient of proposed pervious paving materials shall be submitted for approval by the Village Public Works Department prior to Master Building Permit approval.
6. Prior to Master Building Permit approval, the Applicant shall provide data of the drainage system (stage storage and pipe sizing calculations) in a report form prepared by the Engineer of Record indicating the method of control of stormwater and groundwater, including the method of drainage, existing water elevations, recurring high-water elevations, proposed design water elevations, drainage structures, canals, ditches and other pertinent information associated with the system, as well as drainage calculations for 10-, 25- and 100-year storms.
7. To the extent the Property's area allows under generally accepted engineering standards, Applicant shall install additional injection wells to meet stormwater retention calculations based on the updated NOAA Atlas 14 data set.

Traffic/Circulation/Parking:

1. The Applicant shall submit verification that the proposed development has been reviewed and found in compliance for access management consideration by all agencies having jurisdiction.
2. Working with Miami Dade County Traffic Engineering Department and the Village, the Applicant shall develop an effective signal timing optimization approach for 79th Street Causeway at the junction with the 1800 block of the Causeway and with East Treasure Drive, to maintain an acceptable Level of Service for these intersections.
3. The Applicant shall consider a solution (e.g., a dedicated right-turning lane) to prevent backup of eastbound vehicular traffic in the outside travel lane on the Causeway entering the site.
4. The Applicant shall specify turning radii for all curbs and sight distance triangles for East Treasure Dr. to allow for the evaluation of visibility per Sec. 9.7.B. of the ULDC.
5. The Applicant shall provide updated auto-turn exhibits illustrating the following: a) an overall design that is consistent with the plans set; b) a complete vehicle maneuver until the vehicle is completely aligned with the travel lanes along E Treasure Dr; c) the design vehicle accessing and exiting the trash dumpster.

6. All sidewalks providing circulation to the public shall meet the minimum design criteria of the ADA. Ramp curbs shall be provided on the sidewalk at the driveway entrance (FOOT index 304).
7. The Applicant shall address/mitigate potential risk of vehicles encroaching into the sidewalk within the TIES School Zone.
8. The Applicant, in coordination with Miami-Dade County and North Bay Village, shall conduct a pedestrian safety study after the project site is fully operational for at least six (6) months. This study will determine if a mid-block crosswalk is warranted on East Treasure Drive based on pedestrian and traffic volumes. Miami-Dade County has ultimate authority over the approval, installation and placement of a crosswalk. If it is determined that an additional, midblock crosswalk is not warranted, the applicant will work with the County and the Village on improving the existing nearby crosswalks.
9. Pavement markings on all levels of the parking garage shall be revised to meet MUTCD criteria, with diagonal crosshatch markings slanting away from traffic to discourage travel on certain paved areas.
10. Wheel stops shall be provided for parking bays to prevent vehicular encroachment into non-parking areas.
11. The Applicant shall include sidewalk/grass strip restoration according to North Bay Village core requirements.
12. Proposed driveway grades shall not exceed three (3) percent. The maximum slope immediately beyond the right-of-way line shall not change in excess of five (5) percent for either angle of approach or breakover angle.
13. The Applicant shall provide, in graphic and tabular form, the location and number of spaces reserved in the parking garage for use by Grandview Palace, if any. Copy of any agreements between Shoma North Bay Village and Grandview Palace, as may be amended from time to time, shall be submitted to the Village as part of the project record.

Other:

1. The Applicant shall provide a copy of previously recorded plat and a copy of the County's plat report, if available. In the event that the property is determined to not have been previously platted, the Applicant shall plat the property prior to the issuance of a building permit, pursuant to the provisions of Division 3 of Chapter 5 of the North Bay Village ULDC and consistent with Policy 2.1.11 of the NBV100 Comprehensive Plan.
2. All signage shall comply with the restrictions of Section 15.6.E.

Prior to issuance of a Certificate of Occupancy

1. Applicant shall pay all amounts of any kind then due to the Village, either under the Project Approval, the Development Agreement, or as imposed pursuant to any Land Development Regulation.

Section 3. Findings of Fact. The Mayor and Village Commission make the following findings of fact based upon the substantial competent evidence provided:

The requested site plan meets the applicable Site Plan Review Standards provided in Section 5.8. The requested site plan approval is not contrary to the public interest or detrimental to the community and is compatible with the surrounding land uses while maintaining the basic intent and purpose of the zoning and land use regulations. The Project supports the goals, objectives, and policies of the North Bay Village Comprehensive Plan and those of the NBV100 Master Plan, which include Livability, Resiliency, and Prosperity. The Project is compatible with surrounding intensities and densities of development, provides access to adequate light and air for surrounding properties, provides commercial use(s) intended to serve the needs of the residents; and creates a pedestrian-friendly experience at the ground level.

Section 4. Limitation of Approval. The issuance of this development permit does not in any way create a vested right(s) on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a county, state or federal agency or undertakes actions that result in a violation of county, state, or federal law.

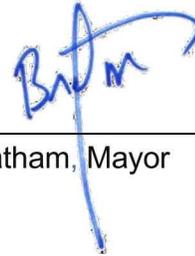
Section 5. Implementation. The Village Manager, Village Attorney, and Village Clerk are hereby authorized to take such action as may be necessary to implement the purpose and provisions of this Resolution.

Section 6. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

The for going Resolution was offered by Vice Mayor Chervony who moved its adoption. The motion was seconded by Commissioner Cuk and upon being put to a vote, the vote was as follows:

Mayor Brent Latham	<u>Yes</u>
Vice Mayor Richard Chervony	<u>Yes</u>
Commissioner Goran Cuk	<u>Yes</u>
Commissioner Andrew Rotondaro	<u>Yes</u>
Commissioner Rachel Streitfeld	<u>Yes</u>

PASSED AND ADOPTED on this 9th day of November 2023.



Brent Latham, Mayor

ATTEST:



Alba L. Chang, CMC
Village Clerk



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Weiss Serbta Helfman Cole & Bierman, PL
Village Attorney

PLUMBING NOTES:

- TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.
- REST ROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F.
- FLOORS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ON THE WALLS AT LEAST 6 INCHES.
- THIS UNIT MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.
- ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
- WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUT OFF VALVE WITH 3 FEET ON A COLD WATER SUPPLY LINE.
- DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
- WATER SUPPLY LINES SHALL BE COPPER OR COPPER AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
- WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
- BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
- SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120°F (48.8°C).
- THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL APPROVAL.
- WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION.
- WATER, SOIL AND WASTE PIPES IN UNCONDITIONED SPACES SHALL BE INSULATED AND PROTECTED FROM FREEZING.
- CUSTOMER ASSUMES ALL RESPONSIBILITY FOR REQUIRED PLUMBING FACILITIES WHEN NOT SHOWN ON THE PLANS.
- WHEN RESTROOM FACILITIES AND/OR PLUMBING FIXTURES REQUIRED PER IPC SECTION 403 ARE NOT PROVIDED WITHIN THE BUILDING, IT MUST BE PROVIDED ON SITE AND BE HANDICAPPED ACCESSIBLE, AND ARE SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION HAVING AUTHORITY (THIS NOTE SHALL BE INDICATED ON THE DATA PLATE).
- TEMPERED WATER SHALL BE SUPPLIED THROUGH A WATER TEMP LIMITING DEVICE THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAX OF 110°F(43°C)

GENERAL NOTES:

- ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION APPROVAL. THE PRIMARY ENTRANCE MUST BE ACCESSIBLE.
- ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
- ALL GLAZING WITHIN A 24 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED OR ACRYLIC PLASTIC SHEET.
- SEE CROSS SECTION FOR ROOF TO WALL AND WALL TO FLOOR CONNECTIONS AND THE DOWN REQUIREMENTS
- STRAPPING MUST BE TESTED AND/OR CERTIFIED TO VERIFY THE STRUCTURAL CAPACITY. APPROPRIATE DOCUMENTATION MUST BE ON FILE AT THE MODULAR BUILDING OFFICE.
- WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
- STRUCTURAL DETAILS NOT INCLUDED IN THIS PLAN SET ARE TO BE CONSTRUCTED ACCORDING TO THE MANUFACTURERS FLORIDA BUILDING SYSTEM MANUAL.
- PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN (INCLUDING EMERGENCY LIGHTING, WHEN REQUIRED).
- PLAN REVIEW AND INSPECTION REQUIRED BY CHAPTER 633 F.S. TO BE DONE ON SITE BY LOCAL FIRE INSPECTOR.
- IN WIND-BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1996, WIND-BORNE DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE FBC, AND IBC.
- THIS STRUCTURE CANNOT BE LOCATED ON THE SEAWARD SIDE OF THE COASTAL CONSTRUCTION CONTROL LINE
- THE SEALED SET OF PLANS ARE ON FILE IN THE THIRD PARTY AGENCY'S OFFICE AS DIRECTED BY DBPR.
- THESE PLANS COMPLY WITH THE 2014 FBC 5TH EDITION W/2016 SUPPLEMENTS.
- THESE PLANS COMPLY WITH 553.8425 AND/OR RULE 61-620-3 (PRODUCT APPROVAL)
- PORTABLE FIRE EXTINGUISHER PER NFPA-10 SITE INSTALLED BY OTHERS AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- UNLESS EXTERIOR WALL COMPONENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL GLAZING, DOORS, AND WINDOWS OF ENCLOSED BUILDINGS HAVE SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16 (HIGH-Velocity HURRICANE ZONES), ALL SUCH COMPONENTS SHALL BE PROTECTED BY PRODUCT APPROVED STORM SHUTTERS.

ELECTRICAL NOTES:

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
- WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410-8(G).
- WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
- HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
- PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH SECTION 110-9 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
- THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, OR CABLE CONNECTORS.
- ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED. THE RECEPT ITSELF SHALL ALSO BE LISTED FOR DAMP AND WET LOCATIONS AS PER NEC.
- EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.

MECHANICAL NOTES:

- ALL SUPPLY AIR REGISTERS SHALL BE 24 INCHES X 24 INCHES ADJUSTABLE WITH 8 INCHES X 18 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-5 MINIMUM INSULATION EXCEPT DUCTS EXPOSED TO VENTILATED ATTICS AND CRAWL SPACES SHALL HAVE R-6.5 INSULATION.
- INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND/OR AS NOTED ON FLOOR PLAN (FOR UNRATED DOORS)
- HVAC EQUIPMENT SHALL BE EQUIPPED W/OUTSIDE FRESH AIR INTAKES PROVIDING 5 CFM PER PERSON & 0.06 CFM PER S.F. BLDG. AREA PER SECTION 403.3 OF IMC, & FMC.
- VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
- EXHAUST FANS SHALL PROVIDE A MINIMUM OF 75 CFM FOR EACH WATER CLOSET AND URINAL.

ACCESSIBILITY NOTES:

- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. ACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
- ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF BASIN NO HIGHER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEELCHAIRS. ADDITIONALLY, DRINKING WATER PROVISIONS SHALL BE PROVIDED FOR INDIVIDUALS WHO HAVE DIFFICULTY BENDING.
- WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS AND DRAWERS ARE PROVIDED AT LEAST ONE TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: SPACES SHALL BE ACCESSIBLE TO STALLS WITH TONGUE LATCHES, U-SHAPED PULLS; SPACES SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR FOR FORWARD REACH OR SIDE REACH. CLOTHES RODS OR COAT HOOKS SHALL BE A MAXIMUM OF 48 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEEL CHAIR TO ROD EXCEEDS 10 INCHES). SHELVES IN KITCHENS OR TOILET ROOMS SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE IN FLOOR.
- CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 48 INCHES ABOVE THE FLOOR. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
- WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT INCLUDING RESTROOMS AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICH-EVER IS LOWER.
- ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL NOT EXCEED 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR HINGED DOORS.
- FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCH AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
- ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES TO 19 INCHES, MEASURED FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG SIDE OF WATER CLOSET, AND SHALL BE MOUNTED 33 INCHES TO 36 INCHES ABOVE THE FLOOR. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED ON THE SIDEWALL WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL.
- ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
- ACCESSIBLE LAVATORIES AND SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR (THIS EXCLUDES SINKS IN CABINETRY). KNEE CLEARANCE OF AT LEAST 27 INCHES HIGH MUST BE PROVIDED WITH A MINIMUM DEPTH OF 8 INCHES BENEATH THE FIXTURE, AND 9 INCHES HIGH MINIMUM WITH A MINIMUM DEPTH OF 11 INCHES BENEATH THE FIXTURE. THE KNEE SPACE MUST BE AT LEAST 30 INCHES WIDE.
- NOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIALS MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
- ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (I.E. LEVER-OPERATED, PUSH TYPE, ELECTRONICALLY CONTROLLED).
- MIRRORS LOCATED ABOVE LAVATORIES, SINKS OR COUNTERS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE A MAXIMUM OF 40 INCHES ABOVE THE FLOOR. OTHER MIRRORS IN TOILET ROOMS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FLOOR.
- GRAB BARS HAVING A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1.25 INCHES MINIMUM AND 2.0 INCHES MAXIMUM. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1.5 INCHES.
- WATER CLOSET FLUSH CONTROL SHALL BE INSTALLED A MAXIMUM OF 36 INCHES ABOVE THE FLOOR AND SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
- DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER - OPERATED, PUSH/TYPE, U-SHAPED) MOUNTED WITH OPERABLE PARTS BETWEEN 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.
- TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
- A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.

COMPLIANCE WITH LOCAL REQUIREMENTS (GA)

RULE 110-2-4-03: ALL INDUSTRIAL BUILDINGS BEARING AN INSIGNIA OF APPROVAL ISSUED BY THE COMMISSIONER PURSUANT TO THESE RULES SHALL BE HELD TO COMPLY WITH THE REQUIREMENTS OF ALL ORDINANCES OR REGULATIONS ENACTED BY ANY LOCAL GOVERNMENT WHICH ARE APPLICABLE TO THE MANUFACTURER AND INSTALLATION OF SUCH BUILDINGS. THE DETERMINATION BY THE COMMISSIONER OF THE SCOPE OF SUCH APPROVAL IS FINAL.

WINDOW & DOOR SPECIFICATIONS

- DBL. PANE WINDOWS ARE REQUIRED FOR ALL CLIMATE ZONES. SEE THE COMCHECK ENERGY CALCULATIONS FOR THE MAXIMUM ALLOWED U-FACTOR AND SHGC.
- THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FEET OF WINDOW AREA.
- THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.5 CFM PER SQUARE FEET OF DOOR AREA.

SITE INSTALLED ITEMS:

NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL.

- THE COMPLETE FOUNDATION SUPPORT AND THE DOWN SYSTEM.
- RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
- PORTABLE FIRE EXTINGUISHER(S).
- BUILDING DRAINS, CLEANOUTS, HI-LO FOUNTAIN, MOP SINK, HOOK-UP TO PLUMBING SYSTEM.
- ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
- GLAZING OPENING PROTECTION-SEE GENERAL NOTE 10
- GUTTER AND DOWN SPOUTS.
- LIGHT FRAMED TRUSS SIGNAGE
- TACTILE SIGNAGE
- FLORIDA FIRE PREVENTION CODE PLAN REVIEW & INSPECTION. SHALL BE PERFORMED ON SITE BY OTHERS, SUBJECT TO LOCAL APPROVAL.
- THE FLOOR AND ROOF DESIGN OF THIS PLAN IS LIGHT FRAME TRUSS-TYPE CONSTRUCTION AS REFERENCED IN FAC RULE 69A-3.012(6). POSTING OF NOTICE SIGN(S) AS REQUIRED BY FAC 69A-3.012(6). 69A-3.012(6) SHALL BE SITE INSTALLED AND IS THE RESPONSIBILITY OF THE BUILDING OWNER.
- ALL METAL FRAMING MEMBERS SHALL BE BONDED TO THE BUILDING ELECTRICAL SYSTEM AND IS THE RESPONSIBILITY OF THE BUILDING OWNER.

FOUNDATION:

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPT. OF BUSINESS & PROFESSIONAL REGULATION, THESE BUILDING PLANS DO NOT CONTAIN FOUNDATION SUPPORT AND TIE DOWN DETAILS AND SPECIFICATIONS. THE ARCHITECT /ENGINEER OF BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROPRIATE FOUNDATION PLANS. IF FOUNDATION PLANS ARE DESIGNED BY OTHERS, THE ARCHITECT/ENGINEER OF BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE FOUNDATION DESIGN AND THE CONSEQUENTIAL PERFORMANCE OF THE SUPERSTRUCTURE'S STRUCTURAL COMPONENTS AND SYSTEMS RELATING THERETO.

HVHZ NOTES:

- TRUSS BOTTOM CHORDS MUST BE DESIGNED WITH AN ADDITIONAL 200 POUND POINT LOAD.
- ROOFS SHALL BE DESIGNED FOR A MINIMUM LIVE LOAD OF 30 PSF.
- THE TOP PLATE OF STUD BEARING WALLS SHALL BE DOUBLED AND LAPPED AT EACH INTERSECTION OF WALL AND PARTITIONS.
- FLOOR JOISTS UNDER ALL WALLS OR PARTITIONS PARALLEL TO THE JOISTS SHALL BE DOUBLED.
- FLOOR JOISTS SUPPORTING CONCRETE OR GROUT FOR TILE FLOORS SHALL HAVE A MAXIMUM SPACING OF 12 INCHES ON CENTER.
- CEILING JOISTS SPANNING MORE THAN 10 FEET SHALL BE LATERALLY SUPPORTED AT MID-SPAN.
- BOTTOM CHORDS OF TRUSSED RAFTERS MUST BE BRACED IN ACCORDANCE WITH SECTION 2.3.19.17.1.2. DRYWALL CEILING IS NOT TO BE CONSIDERED A CEILING DIAPHRAGM.
- ROOF RIM JOISTS MUST BE A MINIMUM OF 2x4.
- WHERE WALLS AND PARTITIONS CONTAINING PIPING PARALLEL TO FLOOR JOIST, THE JOIST SHALL BE DOUBLED AND MAY BE SPACED TO ALLOW VERTICAL PASSAGE OF PIPES.
- WHERE VERTICAL PIPE POSITIONS NECESSITATES THE CUTTING OF PLATE, A METAL TIE NOT LESS THAN 1" X 1/8" SHALL BE PLACED ON EACH SIDE OF PLATE ACROSS THE OPENING AND NAILED WITH NOT LESS THAN (2) 16d OR (3) 8d NAILS AT EACH END.

STRUCTURAL LOAD LIMITATIONS OTHER STATES

BUILDING RISK CATEGORY: II

FLOOR LIVE LOAD:
A. 50 PSF
B. 2000 LB. CONCENTRATED LOAD OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR

ROOF LIVE LOAD:
A. 30 PSF

SNOW LOAD:
A. P_g = 40 PSF GROUND SNOW LOAD
B. P_g = 40.8 PSF FLAT ROOF SNOW LOAD
C. C_e = 1.0 SNOW EXPOSURE FACTOR
D. I_s = 1.0 SNOW IMPORTANCE FACTOR
E. C_t = 1.1 SNOW THERMAL FACTOR

WIND LOAD: ASCE 7-10
A1. V_{ult} = 180 MPH WIND SPEED
A2. V_{base} = 140 MPH WIND SPEED
B. I_w = 1.0 WIND IMPORTANCE FACTOR
C. C_d = 0.8 INTERNAL PRESSURE COEFFICIENT
D. C_{pe} = 0.18

E. Pr: ZONE 1: 42.7 PSF Pw: ZONE 4: 46.2 PSF
ZONE 2: 71.7 PSF ZONE 5: 57.1 PSF
ZONE 3: 107.7 PSF

F. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.

SEISMIC LOAD:
A. I_e = 1.0 SEISMIC IMPORTANCE FACTOR
B. D. 413 SITE CLASS
C. E. 3.0 SEISMIC FORCE RESISTING SYSTEM, SEISMIC DESIGN CATEGORY
D. C. EQUIVALENT LATERAL PROSEDURE
F. S₁ = 0.537 MAPPED SPECTRAL RESPONSE COEF.
G. S₁ = 0.281 MAPPED SPECTRAL RESPONSE COEF.
H. S₂ = 0.49 SPECTRAL RESPONSE COEFFICIENT
I. V = 0.34 SPECTRAL RESPONSE COEFFICIENT
L. R = 6.5 DESIGN BASE SHEAR
K. R = 6.5 RESPONSE MODIFICATION COEFFICIENT
L. C_s = 0.08 SEISMIC RESPONSE COEFFICIENT

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

STRUCTURAL LOAD LIMITATIONS

RISK CATEGORY: II

FLOOR LIVE LOAD:
A. 50 PSF

B. 2000 LB. CONCENTRATED LOAD OVER 30 INCH X 30 INCH AREA LOCATED ANYWHERE ON FLOOR

ROOF LIVE LOAD:
A. 30 PSF

WIND LOAD: ASCE 7-10
A1. 180 MPH V_{ult} WIND SPEED
A2. 140 MPH V_{base} WIND SPEED
B. I_w = 1.0 WIND IMPORTANCE FACTOR
C. C. C WIND EXPOSURE CATEGORY
D. G_{cpi} = 0.18 INTERNAL PRESSURE COEFFICIENT

E. Pw: ZONE 4: 45.9 PSF
ZONE 5: 56.6 PSF
Pr: ZONE 1: 42.3 PSF
ZONE 2: 71.0 PSF
ZONE 3: 106.9 PSF

F. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.

SEISMIC LOAD: N/A

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

Reviewed By:
Robert A. Johnson
Florida Modular Plans Examiner
No. SMP-0000029

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1978 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA

CONST. TYPE: VB
OCCUPANCY: B
FLOOR VELOCITY: 50 PSF
WIND VELOCITY: 180/140 MPH
FIRE RATING OF EXT. WALLS: 0 HRS
ALLOWABLE NO. OF FLOORS: 1
MANUFACTURER: FSS
PLAN NUMBER: 24660
APPROVAL DATE: 11-18-17
HIGH VELOCITY HURRICANE ZONE: YES

EMC

DRAWING INDEX

- OF 7 COVER SHEET
- OF 7 FLOOR PLAN
- OF 7 ELECT PLAN
- OF 7 MECH PLAN
- OF 7 ELEVATIONS
- OF 7 CROSS SECTION
- OF 7 SPEC SHEET
- OF 1 FOUNDATION

APPROVED-STATE OF GEORGIA INDUSTRIALIZED BUILDINGS PROGRAM

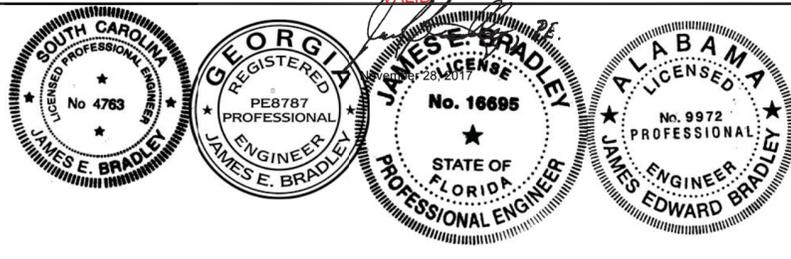
DESIGN APPROVAL AGENCY: EMC

CONST. TYPE: VB
OCCUPANCY: B
FLOOR LL (PSF): 50
WIND VELOCITY (MPH): 180/140
SEISMIC DESIGN CATEGORY: C
EXTERIOR WALL FIRE RATING: 0
PLAN NUMBER: 24x60
APPROVAL DATE: 11-18-17

EMC

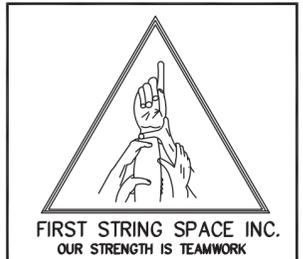
BUILDING DESIGN PARAMETERS

- USE/OCCUPANCY: BUSINESS
- CONSTRUCTION TYPE: VB
- SPRINKLER SYSTEM: NO
- BUILDING AREA: 1400 S.F.
- BUILDING HEIGHT: 15 FEET
- NUMBER OF STORIES: 1
- NUMBER OF MODULES: 2
- OCCUPANT LOAD 1d, BASED ON 100 SF/PERSON
- EXTERIOR WALL FIRE RATING: NOT RATED
- THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY IBC & NBC 602 AND SECTION 705.3
- ENERGY CODE COMPLIANCE: SEE ATTACHED ENERGY CALCULATIONS.
- MANUFACTURERS DATA PLATE, STATE LABELS AND EMC LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.



CODE SUMMARY:						
STATE	BUILDING	ELECTRICAL	MECHANICAL	PLUMBING	ACCESSIBILITY	ENERGY CODE
ALABAMA	2015 IBC	2014 NEC	2015 IMC	2015 IPC	2010 ADASAD	2015 IECC ASHRAE 90.1 2013
	FIRE					
	2015 IFC					
SOUTH CAROLINA	2015 IBC AND 2015 IFC WITH SC MODS.	2014 NEC	2015 IMC W/ SC MODS.	2015 IPC W/ SC MODS.	ICC/ANSI A117.1-09	2009 IECC
GEORGIA	2012 IBC W/2014 2015, 2017 GA. AMEND. CHAPTER 120-3-3 2012 LIFE SAFETY CODE.	2014 NEC NO AMEND	2012 IMC W/2014 2015 GA. AMEND.	2012 IPC W/2014 2015 GA. AMEND.	GA. ACCESS. CODE, CHAPTER 120-3-20 2010 ADA	2009 IECC W/2011 2012 GA. AMENDS.
	FIRE					
	2012 IFC W/2014 GA. AMEND.					
FLORIDA	FBC 5TH ED. (2014) WITH 2016 SUPPLEMENTS FFCO 5TH ED. (2014)	2011 NEC	(2014) FBC MECH 5TH ED. WITH 2016 SUPPLEMENTS	(2014) FBC PLUMB 5TH ED.	(2014) FBC ACCESSIBILITY 2010 ADA	(2014) FBC ENERGY CONSER. 5TH EDITION WITH SUPPLEMENTS

CONSULTING ENGINEER: JAMES BRADLEY, P.E. — 212 FOX TRAIL — PARKESBURG, PA. 19365 — (610) 857-2458



FIRST STRING SPACE
892 RAILROAD AVE. EAST
PEARSON, GEORGIA 31642 (912) 422-6455

DATE: 11-13-17
SCALE: NO SCALE
CODES: SEE NOTES
STATES: AL, GA, FL, SC, (HVHZ)
REFERENCE: 5967

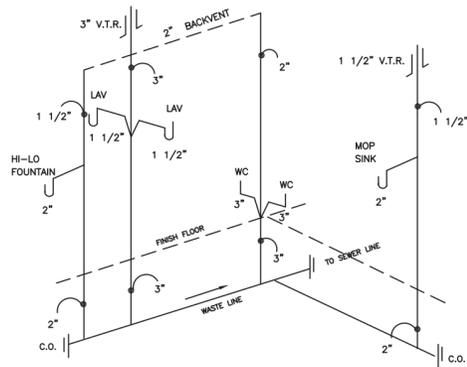
WILLIAMSCOTTSMAN
BY: J.B.

FSS 24 X 60 A-C
23'-4" X 60'-0" BUSINESS-STOCK
COVER SHEET

SHEET 1 OF 7

DWV RISER NOTES:

1. THE DWV RISER INDICATES ONE METHOD OF INSTALLING THE BELOW THE FLOOR PIPING. OTHER APPROVED METHODS MAY BE USED AS NEEDED TO ACCOMMODATE THE ACTUAL SITE CONDITIONS.
2. ALL BELOW FLOOR PIPING AND FITTINGS ARE TO BE SUPPLIED AND INSTALLED ON SITE BY OTHERS.
3. 1 1/2 INCH AND 2 INCH HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/4 INCH PER FOOT.
4. 3 AND 4 INCH HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/8 INCH PER FOOT.
5. BELOW FLOOR HORIZONTAL DRAIN LINES ARE 3 INCH MINIMUM DIAMETER UNLESS INDICATED OTHERWISE.
6. A MAXIMUM OF 3 WATER CLOSETS MAY DISCHARGE INTO A 3 INCH LINE.
7. CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS AS INDICATED IN TABLE 706.3. VERTICAL TO HORIZONTAL AND HORIZONTAL TO HORIZONTAL CHANGES OF DIRECTION ARE TO BE MADE WITH LONG SWEEP FITTINGS.

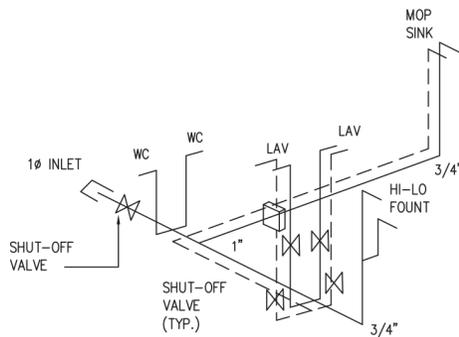


DWV RISER -NTS-

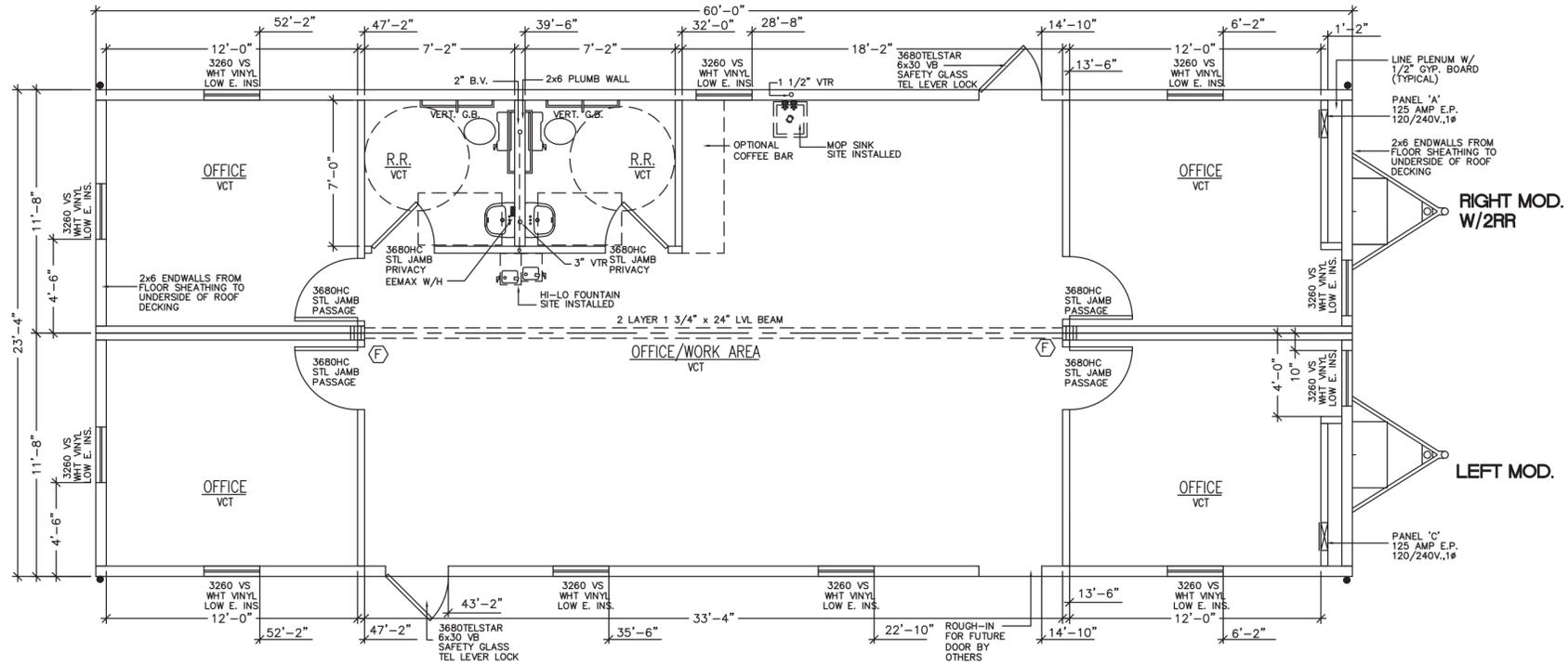
SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN INLET AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

— COLD
— HOT

ALL SUPPLY LINES SHALL BE 3/4", ALL STUB-UPS SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED.



SUPPLY RISER -NTS-



LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA

CONST. TYPE	VB
OCCUPANCY	B
FLOOR LL	50 PSF
WIND VELOCITY	180/140 MPH
FIRE RATING OF EXT. WALLS	0 HRS
ALLOWABLE NO. OF FLOORS	1
MANUFACTURER	FSS
PLAN NUMBER	24580
APPROVAL DATE	11-18-17
HIGH VELOCITY HURRICANE ZONE	YES

EMC



COLUMN STRAPPING SCHEDULE:

(A) (2) 2x4 SYP #2 THIS HALF.	(B) (2) 2x4 SYP #2 EACH HALF.
(C) (3) 2x4 SYP #2 THIS HALF.	(D) (3) 2x4 SYP #2 EACH HALF.
(E) (4) 2x4 SYP #2 THIS HALF.	(F) (4) 2x4 SYP #2 EACH HALF.
(G) (5) 2x4 SYP #2 THIS HALF.	(H) (2) 2x6 SYP #2 EACH HALF.

NOTES:
 * WITH RIDGE BEAM BEARING STIFFENER
 1. ALL COLUMN STUDS SHALL BE GLUE/NAILED TOGETHER. PVA GLUE WITH 100% COVERAGE SHALL BE USED.
 2. INSTALL TWO STEEL STRAPS AT EACH STUD OF EACH COLUMN.
 3. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.

VALID

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FIRST STRING SPACE
 892 RAILROAD AVE. EAST
 PEARSON, GEORGIA 31642 (912) 422-6455

DATE: 11-13-17
 SCALE: 3/16"=1'-0"
 CODES: SEE NOTES
 STATES: AL, GA, FL, SC, (HVHZ)
 REFERENCE: 5967

WILLIAMSCOTTSMAN
 REVISIONS:
 BY: J.B.

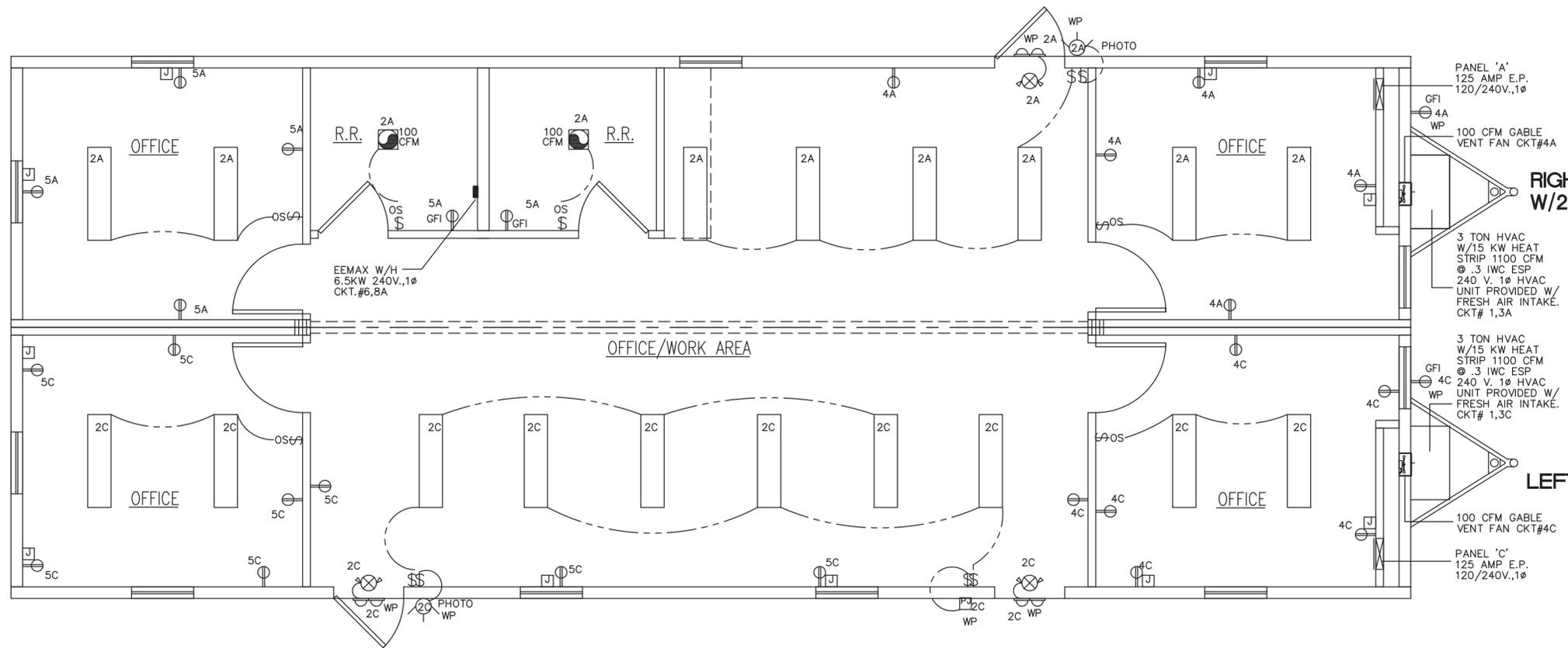
FSS 24 X 60 A-C
 23'-4" X 60'-0" BUSINESS-STOCK
 FLOOR PLAN

SHEET 2 OF 7

SYMBOLS

J-BOXES ONLY

- [P] FIRE ALARM PULL STATION
- [H] FIRE ALARM HORN/STROBE
- [S] FIRE ALARM STROBE LIGHT
- [J] JUNCTION BOX (NON POWERED UNLESS CIRCUIT NO. IS SHOWN)
- [SD] SMOKE DETECTOR
- [D] DUPLEX RECEPTACLE 120 V.
- [S] SINGLE RECEPTACLE 240 V.
- [I] INCANDESCENT LIGHT WITH 1-60 W. BULB
- [CFL] COMPACT FLUORESCENT LIGHT 1-60 W. BULB
- [HPS] HIGH PRESSURE SODIUM LIGHT
- [MH] METAL HALIDE WALL PACK
- [V] VENT FAN
- [VFL] COMB. VENT FAN & LIGHT
- [SAR] SUPPLY AIR REGISTER
- [RAR] RETURN AIR REGISTER
- [FL] FLOOD LIGHT 2-150W BULBS
- [TFL] THERMOSTAT FLUORESCENT FIXTURE WITH 2-32W TUBES
- [E1] EXIT/EMERGENCY COMBO W/BATTERY BACKUP
- [E2] EXIT/EMERGENCY COMBO W/REMOTE HEAD W/BATTERY BACKUP
- [E3] EXIT/EMERGENCY COMBO W/BATTERY BACKUP
- [E4] EXIT SIGN W/BATTERY BACKUP
- [EL] EMERGENCY LIGHT WITH BATTERY BACKUP
- [TJ] TELEPHONE JACK
- [S3] SWITCH & 3 WAY SWITCH
- [OS] OCCUPANCY SENSOR SWITCH
- [FE] FIRE EXTINGUISHER



RIGHT MOD. W/2RR

PANEL 'A'
125 AMP E.P.
120/240V, 1Ø

100 CFM GABLE VENT FAN CKT#4A

3 TON HVAC W/15 KW HEAT STRIP 1100 CFM @ .3 IWC ESP 240 V. 1Ø HVAC UNIT PROVIDED W/ FRESH AIR INTAKE. CKT# 1,3A

LEFT MOD.

100 CFM GABLE VENT FAN CKT#4C

PANEL 'C'
125 AMP E.P.
120/240V, 1Ø

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA

CONST. TYPE	VB
FLOOR LL	B
WIND VELOCITY	50 PSF
FIRE RATING OF EXT. WALLS	180/140 MPH
ALLOWABLE NO. OF FLOORS	0 HRS
MANUFACTURER	1
PLAN NUMBER	FSS
APPROVAL DATE	11-18-17
HIGH VELOCITY HURRICANE ZONE	YES

EMC



ELECTRICAL SCHEDULE 'C'

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1, 3	HVAC	90 A (2P) HACR	4-2 #8 GRND.
4, 5	RECEPTACLES/FAN	20 A	12-2 NM
2	LIGHTING	20 A	12-2 NM

ELECTRICAL PANEL SIZING:

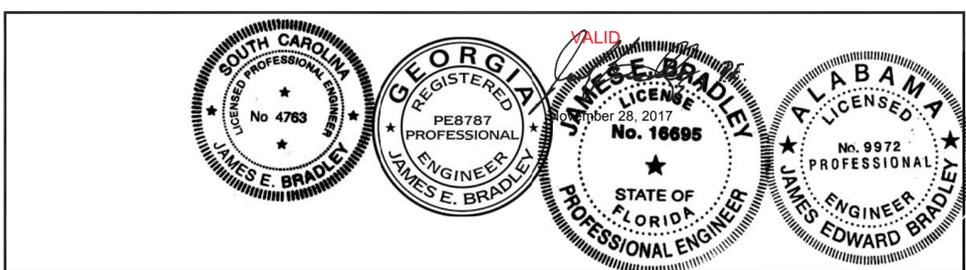
DESCRIPTION	PANEL 'C'	KVA
GENERAL LIGHTING		
.0035 KW/SF X 700 SF X 1.25=	3.1	
14 RECEPTS AT 180VA/1000=	2.6	
WATER HEATER 1.9 KW X 1.25=	2.4	
2 FANS AT .3 KW X 1.25=	0.75	
HVAC	15.9	
TOTAL	22 KW	
TOTAL/240 X 1000=	92 AMPS	
INSTALL 125 AMP PANEL		
120/240 V. 1Ø		

ELECTRICAL SCHEDULE 'A'

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1, 3	HVAC	90 A (2P) HACR	4-2 #8 GRND.
6, 8	WATER HEATER	30 A(2P)	10-2 NM
4, 5	RECEPTACLES/FAN	20 A	12-2 NM
2	LIGHTING/FAN	20 A	12-2 NM

ELECTRICAL PANEL SIZING:

DESCRIPTION	PANEL 'A'	KVA
GENERAL LIGHTING		
.0035 KW/SF X 700 SF X 1.25=	3.1	
12 RECEPTS AT 180VA/1000=	2.2	
WATER HEATER 1.9 KW X 1.25=	6.5	
2 FANS AT .3 KW X 1.25=	0.75	
HVAC	15.9	
TOTAL	28.5 KW	
TOTAL/240 X 1000=	119 AMPS	
INSTALL 125 AMP PANEL		
120/240 V. 1Ø		



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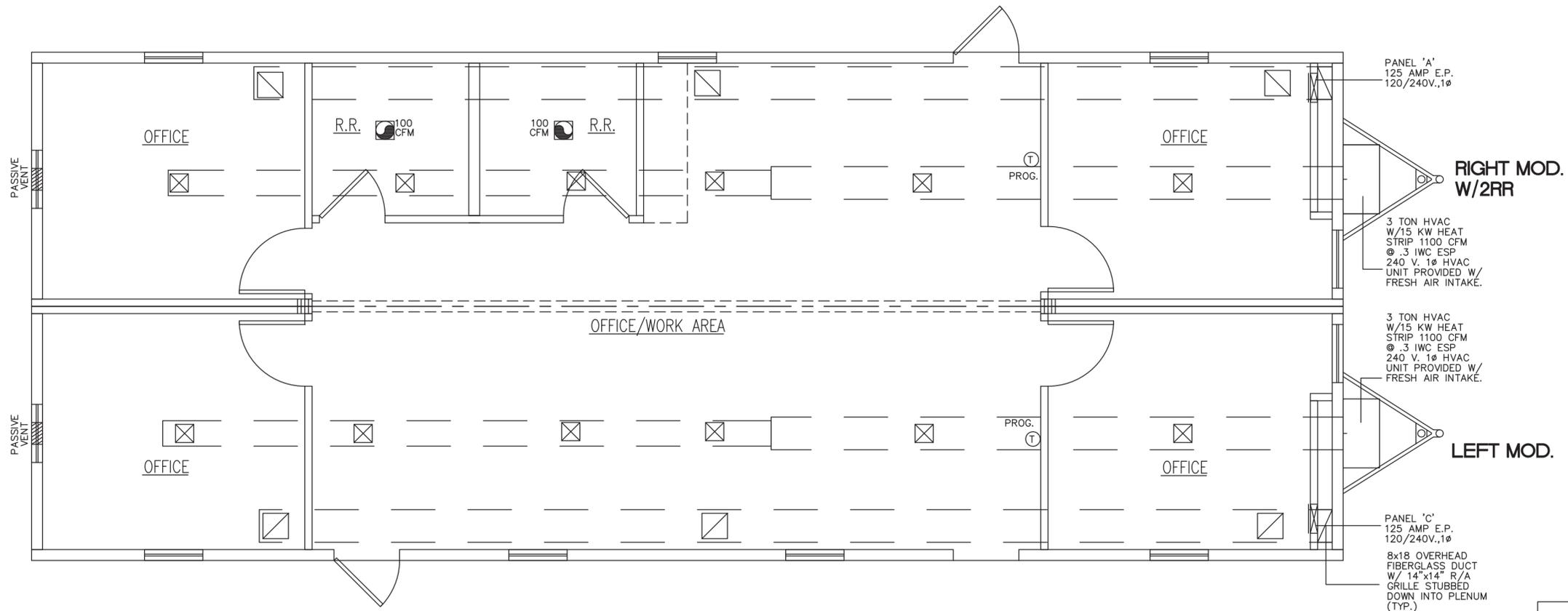
FIRST STRING SPACE
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DATE: 11-13-17
SCALE: 1/4"=1'-0"
CODES: SEE NOTES
STATES: AL, GA, FL, SC, (HVHZ)
REFERENCE: 5967

WILLIAMSCOTTSMAN
REVISIONS:
BY: J.B.

FSS 24 X 60 A-C
23'-4" X 60'-0" BUSINESS-STOCK
ELECTRICAL

SHEET 3 OF 7



PANEL 'A'
125 AMP E.P.
120/240V, 1Ø

RIGHT MOD.
W/2RR

3 TON HVAC
W/15 KW HEAT
STRIP 1100 CFM
Ø .3 IWC ESP
240 V. 1Ø HVAC
UNIT PROVIDED W/
FRESH AIR INTAKE.

3 TON HVAC
W/15 KW HEAT
STRIP 1100 CFM
Ø .3 IWC ESP
240 V. 1Ø HVAC
UNIT PROVIDED W/
FRESH AIR INTAKE.

LEFT MOD.

PANEL 'C'
125 AMP E.P.
120/240V, 1Ø

8x18 OVERHEAD
FIBERGLASS DUCT
W/ 14"x14" R/A
GRILLE STUBBED
DOWN INTO PLENUM
(TYP.)

SYMBOLS
-E-BOXES ONLY-

	FIRE ALARM PULL STATION
	FIRE ALARM HORN/STROBE
	FIRE ALARM STROBE LIGHT
	JUNCTION BOX (NON POWERED UNLESS CIRCUIT NO. IS SHOWN)
	SMOKE DETECTOR
	DUPLEX RECEPTACLE 120 V.
	SINGLE RECEPTACLE 240 V.
	INCANDESCENT LIGHT WITH 1-60 W. BULB
	COMPACT FLUORESCENT LIGHT 1-60 W. BULB
	HIGH PRESSURE SODIUM LIGHT
	METAL HALIDE WALL PACK
	VENT FAN
	COMB. VENT FAN & LIGHT
	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	FLOOD LIGHT 2-150W BULBS
	THERMOSTAT
	FLUORESCENT FIXTURE WITH 2-32W TUBES
	EXIT/EMERGENCY COMBO W/BATTERY BACKUP
	EXIT/EMERGENCY COMBO W/REMOTE HEAD W/BATTERY BACKUP
	EXIT/EMERGENCY COMBO W/BATTERY BACKUP
	EXIT SIGN W/BATTERY BACKUP
	EMERGENCY LIGHT WITH BATTERY BACKUP
	TELEPHONE JACK
	SWITCH & 3 WAY SWITCH
	OCCUPANCY SENSOR SWITCH
	FIRE EXTINGUISHER

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA

CONST. TYPE	VB
OCCUPANCY	B
FLOORILL	50 PSF
WIND VELOCITY	180/140 MPH
FIRE RATING OF EXT. WALLS	0 HRS
ALLOWABLE NO. OF FLOORS	1
MANUFACTURER	FSS
PLAN NUMBER	2460
APPROVAL DATE	11-18-17
HIGH VELOCITY HURRICANE ZONE	YES

EMC



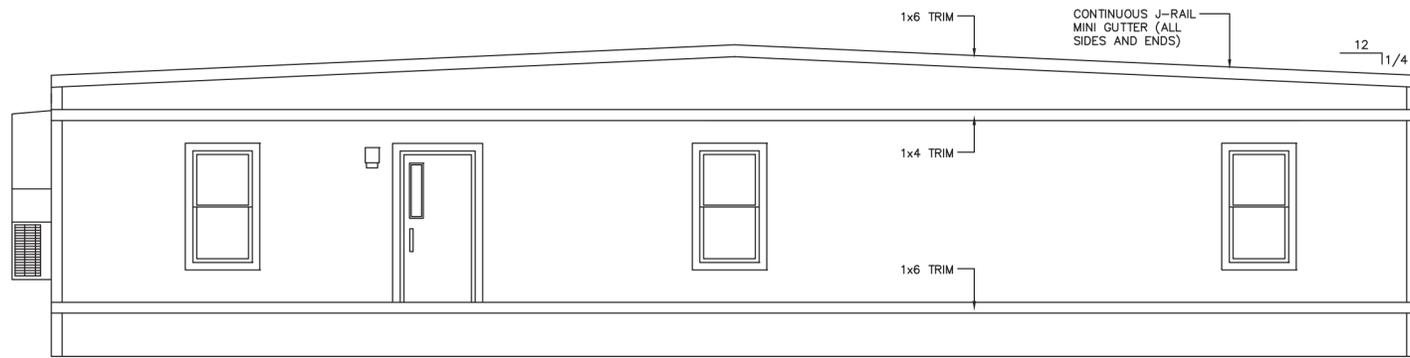
VALID

CONSULTING ENGINEER JAMES BRADLEY, P.E. — 212 FOX TRAIL — PARKESBURG, PA. 19365 — (610) 857-2458



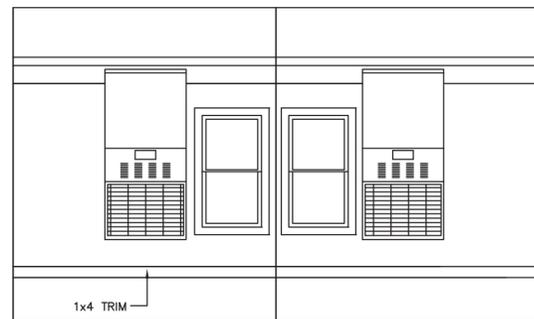
FIRST STRING SPACE
892 RAILROAD AVE. EAST
PEARSON, GEORGIA 31642 (912) 422-6455

DATE: 11-13-17	WILLIAMSCOTTSMAN		
SCALE: 1/4"=1'-0"			
CODES: SEE NOTES	REVISIONS:	BY: J.B.	
STATES: AL, GA, FL, SC, (HVHZ)	REFERENCE: 5967	FSS 24 X 60 A-C	SHEET
		23'-4" x 60'-0" BUSINESS-STOCK	4 OF 7
		MECHANICAL	

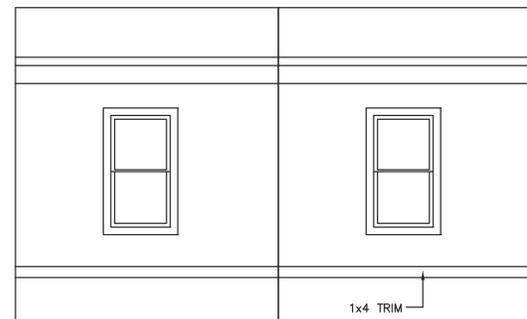


REAR ELEVATION

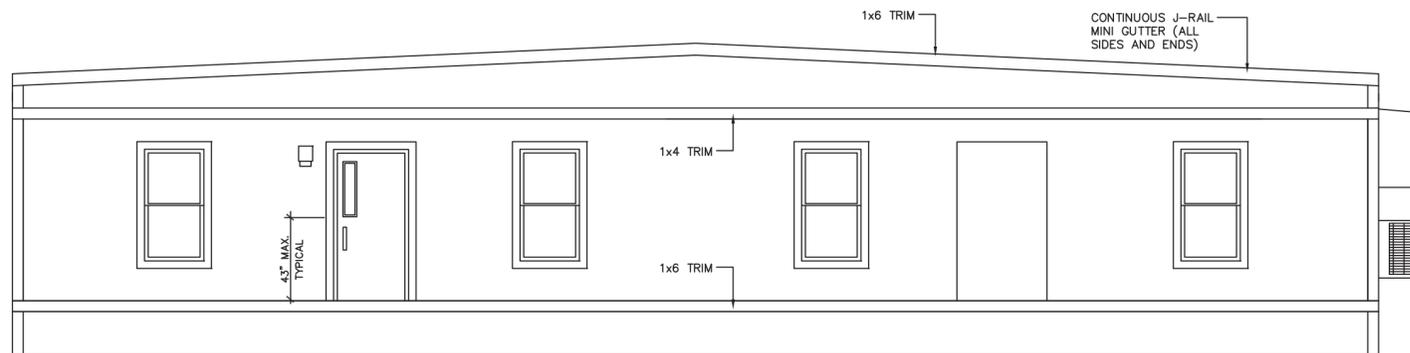
ELEVATION NOTES: TYPICAL
 SEE-CROSS SECTION FOR METHOD OF ROOF VENTILATION
 ACCESSIBLE RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS, AND SUBJECT TO LOCAL JURISDICTION.
 FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/150TH OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION.



RIGHT ELEVATION



LEFT ELEVATION



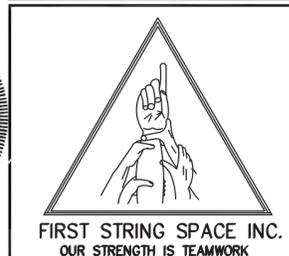
FRONT ELEVATION



LISTING AGENCY APPROVAL	
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1978 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA	
CONST. TYPE	VB
OCCUPANCY	B
FLOOR LL	50 PSF
WIND VELOCITY	180/140 MPH
FIRE RATING OF EXT. WALLS	0 HRS
ALLOWABLE NO. OF FLOORS	1
MANUFACTURER	FSS
PLAN NUMBER	24x60
APPROVAL DATE	11-18-17
HIGH VELOCITY HURRICANE ZONE	YES
EMC	

VALID

CONSULTING ENGINEER JAMES BRADLEY, P.E. — 212 FOX TRAIL — PARKESBURG, PA. 19365 — (610) 857-2458



FIRST STRING SPACE	
892 RAILROAD AVE. EAST PEARSON, GEORGIA 31642 (912) 422-6455	
DATE: 11-13-17	WILLIAMSCOTTSMAN
SCALE: NO SCALE	BY: J.B.
CODES: SEE NOTES	REVISIONS:
STATES: AL, GA, FL, SC, (HVHZ)	REFERENCE: 5967
FSS 24 X 60 A-C	SHEET
23'-4" x 60'-0" BUSINESS-STOCK	5 OF 7
ELEVATIONS	

EXTERIOR FINISH MATERIAL:

ROOF - MULE-HIDE 45 MIL (BLACK) EPDM FULLY ADHERED IN ACCORDANCE WITH ESR-1776 OVER FR DECK PANEL 'A' SHEATHING INSTALLED PER MANUFACTURERS SPECIFICATIONS.

WALL - 7/16" SMART PANEL SIDING OVER APPROVED MOISTURE BARRIER. INSTALLED PER MANUFACTURERS SPECIFICATIONS

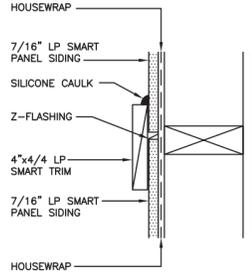
INTERIOR FINISH MATERIAL:

CEILING - 1/2" GYP. BOARD INSTALLED PER MANUFACTURER'S SPECIFICATIONS. (SEASPRAY FINISH)
 WALLS - 5/8" TYPE 'X' GYPSUM BOARD (VCG THROUGH OUT) INSTALLED PER MANUFACTURERS SPECIFICATIONS
 FLOOR - AS NOTED ON PLAN

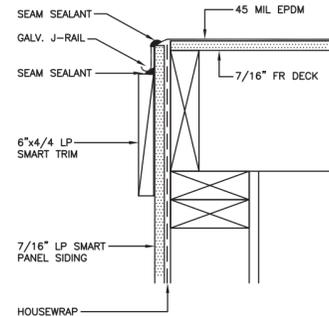
NOTE: INTERIOR WALL AND CEILING FINISH SHALL BE CLASS B OR BETTER IN CORRIDORS AND CLASS C OR BETTER IN ROOMS AND ENCLOSED SPACES. FLOOR FINISHES SHALL BE CLASS II OR BETTER.

GENERAL CROSS-SECTION NOTES:

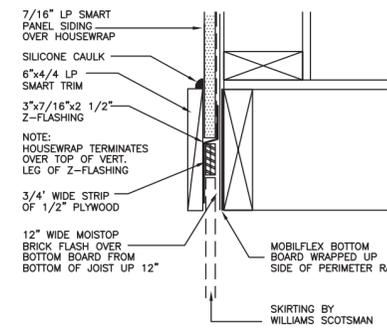
- UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
- ALL LAG SCREWS MUST COMPLY W/ ANSI/ ASME B18.2.1. F_{YB} = 60 KSI MINIMUM.
- SEE FOUNDATION PLAN FOR PIER AND TIE-DOWN STRAPPING LOCATIONS, ORIENTATIONS, AND SPECIFICATIONS.



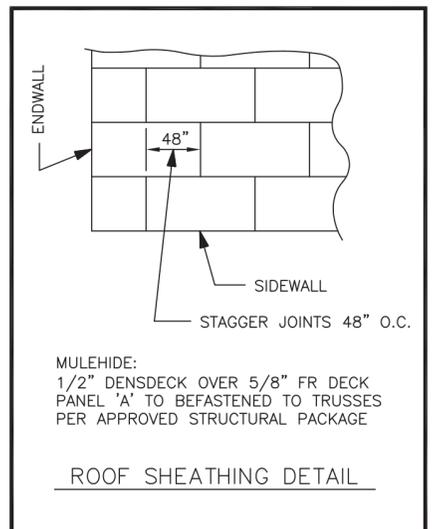
SPlice TRIM & FLASHING DETAIL
SCALE: NTS



J-RAIL AND FLASHING DETAIL
SCALE: NTS

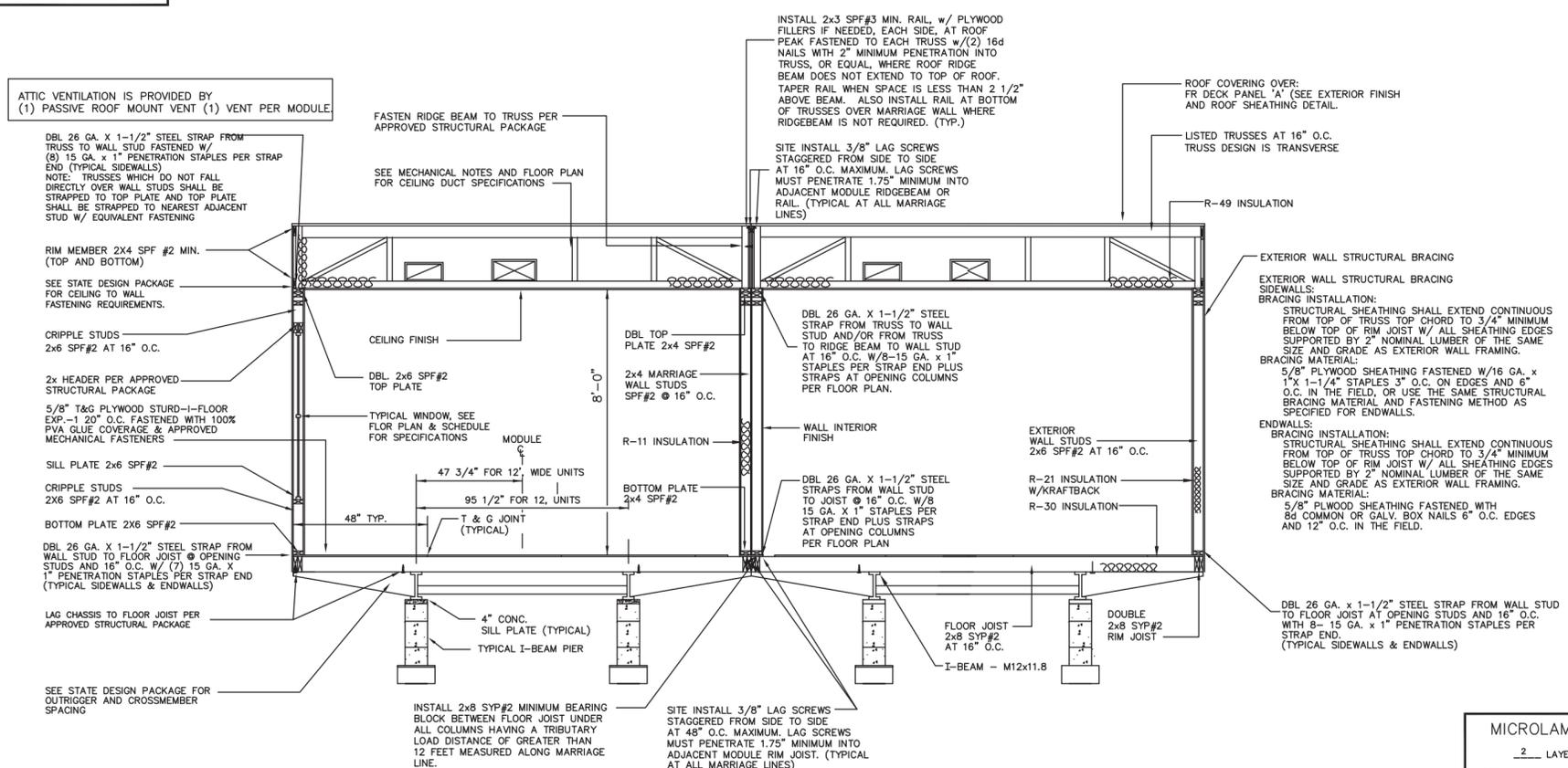


BOTTOM TRIM AND FLASHING DETAIL
SCALE: NTS

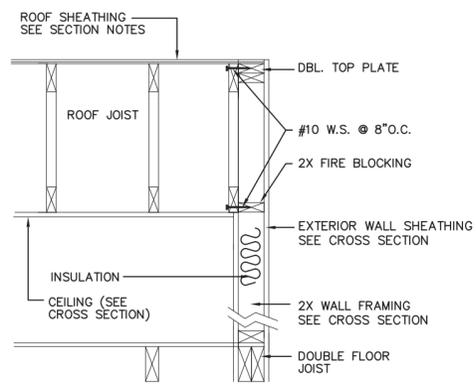


MULEHIDE: 1/2" DENSDECK OVER 5/8" FR DECK PANEL 'A' TO BE FASTENED TO TRUSSES PER APPROVED STRUCTURAL PACKAGE

ROOF SHEATHING DETAIL



APPROVED TRUSS DESIGN:
 TRUSS MANUFACTURER: UNIVERSAL
 TRUSS DRAWING. # F498601 (AL, GA, SC)
 TRUSS DRAWING. # F498602 (FL)



BALLOON END WALL DETAIL
NTS

LISTING AGENCY APPROVAL	
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA	
CONST. TYPE	VB
OCCUPANCY	B
FLOOR LL	50 PSF
WIND VELOCITY	150/140 MPH
FIRE RATING OF EXT. WALLS	0 HRS
ALLOWABLE NO. OF FLOORS	1
MANUFACTURER	FSS
PLAN NUMBER	2460
APPROVAL DATE	11-18-17
HIGH VELOCITY HURRICANE ZONE	YES

PRODUCT APPROVAL INFORMATION:

1. DOORS (PREMEIR)	- FLA.#	17460
2. WINDOWS (ATRIUM)	- FLA.#	11834.8-R11
3. SMART PANEL SIDING	- FLA.#	9190.6
4. (MULEHIDE) ROOF	- FLA.#	19566
5. LIPPERT STRAPS	- RADCO LISTING#	1235

NOTE: REFER TO GENERAL NOTE NO. 16 ON SHEET 1 OF 6 FOR ADDITIONAL INFORMATION



MICROLAM BEAM CONSTRUCTION

2 LAYER(S) 1 3/4" x 24" MICROLAM, EACH MODULE.

NOTES:

- MICROLAM F_v = 2750 PSIB
- MICROLAM MUST BE CONTINUOUS OVER CLEARSPAN(S).
- BEAMS SUPPORTED BY ENDWALL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF ENDWALL.
- FASTEN ROOF SHEATHING INTO TOP EDGE OF MICROLAM TO PROVIDE CONTINUOUS LATERAL SUPPORT OF BEAM.
- INSTALL (2 X 4) X 20" SPF# 3 RIDGE BEAM BEARING STIFFENER OVER SUPPORT COLUMNS WHEN SPECIFIED ON FLOOR PLAN; FASTEN THE FACE OF THE STIFFENER TO THE RIDGE BEAM WITH 100% GLUE COVERAGE AND 6-16 GA. STAPLES WITH 3/4" MINIMUM PENETRATION INTO MICROLAM BEAM.
- WHEN MORE THAN ONE LAYER OF MICROLAM IS INSTALLED ON EITHER SIDE OF THE MATING LINE, LAYERS ON THAT SIDE OF THE MATING LINE MUST BE FASTENED TOGETHER WITH 16 GA. STAPLES X 7/16" MINIMUM CROWN (INSTALLED PARALLEL TO BEAM SPAN) X 5/4" MINIMUM PENETRATION INTO CONNECTING LAYER STAPLES SHALL BE PLACED AT 6" O.C. MAXIMUM VERTICALLY AND HORIZONTALLY WITH FIRST AND LAST ROW OF STAPLES LOCATED 1" FROM TOP AND BOTTOM EDGE OF BEAM RESPECTIVELY.

CONSULTING ENGINEER JAMES BRADLEY, P.E. — 212 FOX TRAIL — PARKESBURG, PA. 19365 — (610) 857-2458

FIRST STRING SPACE
 892 RAILROAD AVE. EAST
 PEARSON, GEORGIA 31642 (912) 422-6455

DATE: 11-13-17
 SCALE: NO SCALE
 CODES: SEE NOTES
 STATES: AL, GA, FL, SC, (HVHZ)
 REFERENCE: 5967

WILLIAMSCOTSMAN
 REVISIONS:
 BY: J.B.

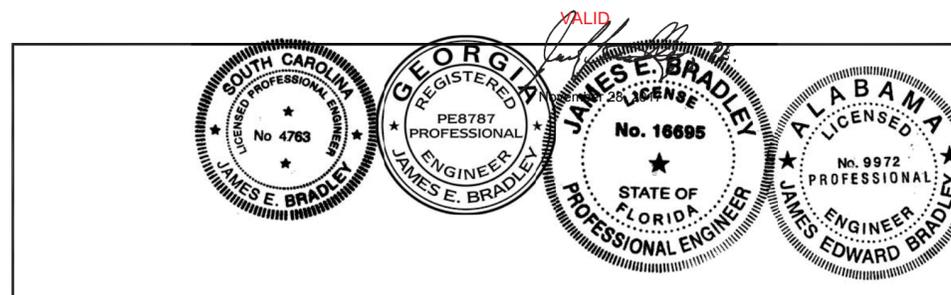
FSS 24 X 60 A-C
 23'-4" x 60'-0" BUSINESS-STOCK
 CROSS SECTION

SHEET 6 OF 7

FIRST STRING SPACE INC.
 OUR STRENGTH IS TEAMWORK

Frame & Floor	WALLS & PARTITIONS	ROOF SYSTEM	INSULATION	RESTROOMS	ELECTRICAL	H.V.A.C.	EXTERIOR
AXLES: (8) BR 95 1/2"	WALL HEIGHT: 8'-0"	TRUSS DESIGN: TRANSVERSE	FLOOR: R-30	TYPE: (2) H.C. 1/2 BATH	ELEC. PANEL: (2) 125 - SGL. PHASE	A/C: (2) 3 TON	SIDE-WALL: 2x6 16" O.C.
TIRES: (16) 8.00x14.5	WALL STUDS: 2"x6" (16" O.C.)	16" O.C.	WALLS: R-21 KRAFTBACK	MIRRORS: YES W/CLIPS	RACEWAY: 12-2 ROMEX	COLOR: GRAY	END-WALL: 2x6 16" O.C. TO ROOF DECKING
RETURN AXLES & TIRES TO FSS : NO	TOP PLATE: 2"x6" (DBL) BOTTOM PLATE: 2"x6"	SHEATHING: 1/2" DENSDECK OVER	CEILING: R-49	HANDRAILS: (2) 42" (2) 36"		HEAT-TYPE: 15 KW HEAT STRIP	SIDE-WALL SHEATHING: 5/8" PLYWOOD SHEATHING
BEAM: -	COVERING: 5/8" TYPE 'X' GYP. BOARD (VCG)	5/8" FR DECK PANEL 'A'	PARTS: R-11 (INTERIOR WALLS)	H.C. SIGNS: (2)	LIGHTS: STANDARD 232 FLUORESCENT	THERMOSTAT: (2) PROGRAMABLE	END-WALL SHEATHING: 5/8" PLYWOOD SHEATHING
HITCH: REMOVABLE	COLOR: LOOMA BEIGE	COVERING: 45 MIN. EPDM (BLACK)	CABINETS	WATER HEATER: (1) INSTANTANEOUS		AIR SUPPLY: CEILING	SIDING: 7/16" SMART PANEL
FRAME TYPE: 11-8 x 60 FRAME W/12" BEAM	PARTITION WALLS: 2"x4"	CEILING: 1/2" GYP. CGL. BOARD	BASE: OPTIONAL	WATER COOLER: N/A MOP SINK: N/A	EXTERIOR: STANDARD	SUPPLY DUCT: CEILING	SPECIAL INSTRUCTIONS: BUILDING TRIM COLOR SILVERPOINT
NOTE: I-BEAM COATED W/RUST INHIBITIVE PAINT (2 COATS)		COVERING: SEASPRAY	OVERHEAD: N/A	HC COMMUNE: (2)	EMERG.: STANDARD	PLENUM WALLS: YES	MANSARD SIDING: 7/16" SMART PANEL
OUTRIGGER SPACING: 48" O.C.	CLOSETS: (1) STORAGE					POWER VENTS: AS NEEDED	UNDERLAYMENT: FULL BUILDING WRAP
FLOOR JOISTS: 2x8 AT 16" O.C.		TIE-DOWNS: PER STATE DESIGN	MISC.: N/A	WALL MT. LAVS: (2)	EMERG. SIGN: STANDARD	MISC.:	SIDING COLOR: SILVERPOINT
RIM JOISTS: 2x8 A	INT. DOORS: 3680HC, STEEL JAMB, PASSAGE			SOAP DISP. N/A			MANSARD COLOR: SILVERPOINT
DECKING: 5/8" TONGUE & GROOVE	PASSAGE: 4 PRIVACY: 2 KEYED: -	NOTES:		TOILET PAPER HOLDER: YES		RETURN SYSTEM: CEILING	MISC: -
SPECIAL: DECKING HELD BACK 2 1/2" AT MATELINE	BASE MOLDING: 4" VINYL			NOTE: SHUT-OFF VALVE ALL FIXTURES	J-BOXES: (4) 2x4 W 1/2" CONDUIT	RETURN DUCT: CEILING	WINDOWS: (11) 32' x 60" V.S. WHITE VINYL FRAME, LOW-E
TILE: VCT (ARMSTRONG) #51839	COLOR: SOFT WHITE	BEAM: (2) LAYER 24" LVL BEAM	MARKER BOARD: N/A	EXHAUST FAN: (2) 100 CFM FAN		RETURN REGISTER: 14x14	HORIZ.-BLINDS: STANDARD WHITE BRICK MOLD: N/A
CARPET: N/A	RESTROOM BASE MOLDING: 6" VINYL	ROOF VENTS: YES	TACKBOARD: N/A	SUPPLY PLUMBING: CPVC	GFI'S: (5) @ AC UNIT	MISC.: R-6 DUCT	DOORS: 3680 (GRAY) TELSTAR W/6x30 VIEW BLOCK, SAFETY GLASS,
BOTTOM BOARD: NYLON IMPREGNATED UNDER FLOOR	COLOR: SOFT WHITE			WASTE PLUMBING: PVC	(2) INTERIOR		TEL LEVER LOCK

LISTING AGENCY APPROVAL	
THESE PRINTS COMPLY WITH THE FLORIDA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA	
CONST. TYPE	VB
OCCUPANCY	B
FLOOR LL	50 PSF
WIND VELOCITY	180/140 MPH
FIRE RATING OF EXT. WALLS	0 HRS
ALLOWABLE NO. OF FLOORS	1
MANUFACTURER	FSS
PLAN NUMBER	2460
APPROVAL DATE	11-18-17
HIGH VELOCITY HURRICANE ZONE	YES
EMC	



CONSULTING ENGINEER JAMES BRADLEY, P.E. — 212 FOX TRAIL — PARKESBURG, PA. 19365 — (610) 857-2458	
FIRST STRING SPACE 892 RAILROAD AVE. EAST PEARSON, GEORGIA 31642 (912) 422-6455	
DATE: 11-13-17	WILLIAMSCOTTSMAN
SCALE: NO SCALE	
CODES: SEE NOTES	
STATES: AL, GA, FL, SC, (HVHZ)	REVISIONS: BY: J.B.
REFERENCE: 5967	
FSS 24 X 60 A-C 23'-4" x 60'-0" BUSINESS-STOCK	SHEET 7 OF 7
SPEC SHEET	

RESOLUTION NO. 2023-144

A RESOLUTION OF THE MAYOR AND VILLAGE COMMISSION OF NORTH BAY VILLAGE, FLORIDA, APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT WITH SHOMA NORTH BAY VILLAGE, LLC RELATING TO THE DEVELOPMENT OF A MIXED-USE DEVELOPMENT PROJECT AT THE PROPERTY LOCATED AT 1872 79TH STREET CAUSEWAY CONSISTING OF UP TO (A) 333 RESIDENTIAL UNITS; (B) 52,929 SQUARE FEET OF COMMERCIAL SPACE; AND (C) 750 PARKING SPACES, PURSUANT TO SECTIONS 8.15 AND 15.2.G OF THE VILLAGE'S UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Shoma North Bay Village, LLC, (“the “Owner”) has submitted an application to North Bay Village (the “Village”) seeking approval of an amendment to a previously approved site plan for a mixed-use development project at the property located at 1872 79th Street Causeway (Kennedy Causeway) and designated Folio No. 23-3209-000-0250 (the “Property”); and

WHEREAS, the Owner previously entered into a development agreement dated December __, 2021 (the “Original Development Agreement”); and

WHEREAS, the proposed mixed-use development project consists substantially of the following: 333 residential units, plus complementary indoor and outdoor resident amenities; 52,929 sq. ft. of commercial/retail space; and 750 parking spaces (collectively, the “Project”); and

WHEREAS, Section 8.15 of the Village’s Unified Land Development Code (the “ULDC”) provides that prior to the approval of a site plan that requests bonus height or density, and/or the transfer of development rights, the Village and the owner of the subject property shall agree on tentative terms for a standard Development Agreement, which shall be presented to the Village Commission as support documentation for the site approval request; and

WHEREAS, Section 15.2.G of the ULDC requires a development agreement in connection with a special area plan; and

WHEREAS, in order to develop the Project, the Owner is seeking a modification of the previously approved Special Area Plan (SAP) and to amend and restate the Original Development Agreement; and

WHEREAS, pursuant to Section 8.15 and Section 15.2.G of the Village Unified Land Development Code (“ULDC”), the Village and the Owner have agreed on the terms of a development agreement, a copy of which is attached hereto as Exhibit “A” (the “Development Agreement”), which memorializes density bonus requirements in the Project, and other requirements, obligations, and commitments; and

WHEREAS, the Village Commission finds that the Development Agreement is consistent with the Village’s Comprehensive Plan and the UDLC; and

WHEREAS, the Village Commission desires to approve the Development Agreement and authorize the Village Manager to execute the Development Agreement with the Owner in substantially the form attached hereto as Exhibit “A”; and

WHEREAS, the Village Commission finds that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof.

Section 2. Approval. That the Village Commission hereby approves the Development Agreement with the Owner.

Section 3. Authorization. That the Village Commission hereby authorizes the Village Manager to execute the Development Agreement in substantially the form attached hereto as Exhibit “A” with the Owner, subject to approval as to form, content, and legal sufficiency.

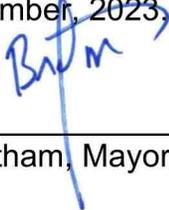
Section 4. Implementation. The Village Manager and Village Attorney are hereby authorized to take such action as may be necessary to implement the purpose and provisions of this Resolution and the Development Agreement.

Section 5. Effective Date. This Resolution shall be in force and take effect immediately upon its passage and adoption.

The foregoing Resolution was offered by Commissioner Rotondaro who moved its adoption. The motion was seconded by Commissioner Cuk and upon being put to a vote, the vote was as follows:

Mayor Brent Latham	<u>Yes</u>
Vice Mayor Richard Chervony	<u>Yes</u>
Commissioner Goran Cuk	<u>Yes</u>
Commissioner Andy Rotondaro	<u>Yes</u>
Commissioner Rachel Streitfeld	<u>Yes</u>

PASSED AND ADOPTED on this 9th day of November, 2023,



Brent Latham, Mayor

ATTEST:



Alba L. Chang, CMC
Village Clerk



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Weiss Serota Helfman Cole & Bierman, PL
Village Attorney