Palm Beach Park of Commerce

PALM BEACH, FLORIDA

1) THIS SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL SITE INFORMATION, INCLUDING ELEVATIONS AND FLOOD ZONES. 2) BUILDING COMPLIES WITH FLORIDA BUILDING CODE SECTION 507.3 60'-0" OPEN

AND REDUCED OPEN SPACE 507.2.1 NO LESS THAN 40'-0" IN WIDTH IF ALL THE FOLLOWING REQUIREMENTS ARE MET: 1.THE REDUCED WIDTH SHALL NOT BE ALLOWED FOR MORE THAN 75% OF THE PERIMETER OF BLDG. 2.THE EXTERIOR WALL FACING THE REDUCED WIDTH SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS. 3. OPENINGS IN THE EXTERIOR WALLS FACING THE REDUCED WIDTH SHALL HAVE

OPENING PROTECTIVE WITH A FIRE PROTECTION RATING OF NOT LESS THAN 3 HOURS. 3) THIS DOCUMENT IS INTENDED AS A REFERENCE ONLY AND SHALL NOT BE USED FOR THE CONSTRUCTION OF SITE ELEMENTS. CONTRACTOR SHALL REFERENCE THE CIVIL ENGINEERING DOCUMENTS FOR ALL SITE CONSTRUCTION.

4) CONTRACTOR IS TO VERIFY AS BUILT GRADES WITH CIVIL AND ARCHITECTURAL

OF THOSE ELEMENTS AND NOTIFY THE ARCHITECT AND CIVIL ENGINEER OF ANY

DISCREPANCIES. 5). TERMITE PROTECTION / SOIL TREATMENT SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OR TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. FLORIDA BUILDING

DOCUMENTS AT RAMPS. STAIRS. EXTERIOR PADS, AND LANDINGS PRIOR TO CONSTRUCTION

FLORIDA BUILDING CODE SECTIONS 1503.7, 1816.1, 2304.11, SOIL UNDER BUILDING MUST HAVE PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES PER RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER

6). A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL, SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. IN ACCORDANCE WITH 105.11. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES, TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." 7) SEE CIVIL DRAWINGS FOR CONCRETE PAD JOINT SPACING AND DESIGN.

TERMITE PROTECTION NOTES (2020 FLORIDA BUILDING CODE 7TH EDITION): 1816.1 TERMITE PROTECTION.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A

CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF

OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY

PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MILLIMETER VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING

PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS 1816.1.1 THROUGH 1816.1.6 DO NOT APPLY; HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM FOR A MINIMUM OF 5 YEARS FROM THE ISSUE OF THE CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL IF THE BAITING SYSTEM DIRECTIONS FOR USE REQUIRE A MONITORING PHASE PRIOR TO INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.

IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS 1816.1.1 THROUGH 1816.1.6 DO NOT APPLY APPLICATION OF THE WOOD-TREATMENT TERMITICIDE SHALL BE AS REQUIRED BY LABEL DIRECTIONS FOR USE, AND MUST BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL. CHANGES IN FRAMING OR ADDITIONS TO FRAMING IN AREAS OF THE STRUCTURE REQUIRING TREATMENT THAT OCCUR AFTER THE INITIAL WOOD TREATMENT MUST BE TREATED PRIOR TO FINAL BUILDING APPROVAL.

PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE-CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.010 INCH, AND BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.

1. THIS DOCUMENT IS INTENDED AS A REFERENCE ONLY AND SHALL NOT BE USED FOR THE

5. SITE ACCESSIBLE ROUTE - SEE CIVIL DWGS.

CODE SECTION 1816

CONSTRUCTION OF SITE ELEMENTS. CONTRACTOR SHALL REFERENCE THE CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION.

2. CONTRACTOR IS TO VERIFY AS BUILT GRADES WITH CIVIL AND ARCHITECTURAL DOCUMENTS AT RAMPS, STAIRS, EXTERIOR PADS AND LANDINGS PRIOR TO CONSTRUCTION OF THESE ELEMENTS AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES.

3. SEE CIVIL DRAWINGS FOR SITE ACCESSIBILITY DESIGN.

4. BUILDING IS FULLY FIRE SPRINKLERED. SEE CIVIL DRAWING FOR FIRE DEPARTMENT CONNECTIONS AND HYDRANT LOCATIONS.

BUILDING +/- 246,000 SF WALGREENS DR.

AMBROSE

