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DRAWN BY: BPH CHECKED BY: BPH
DRAWING TITLE: G-001

1. These plans have been prepared per the requirements of the CITY OF PALM BAY LAND DEVELOPMENT Regulations.
The work of all contractors shall comply with the requirements set forth in the aforementioned codes. No deviations from the work shown or reasonably implied shall be undertaken without the Architect's written consent a copy of which must be filed with the Construction Official. These drawings are in compliance with the Architect's interpretation of applicable codes. It is assumed that when a building permit is issued by the Building Official, that he has thoroughly examined the drawings and specifications according to the codes. Any changes, etc. made by any party during construction shall be done so at their sole responsibility.

2. No deviations from the work shown or reasonably implied shall be undertaken without the Architect's written consent, a copy of which will be filed with the construction official.

3. These drawings incorporate all of the data given to the Architect by the Owner or Tenant regarding existing conditions, equipment and furniture. The contractor and its sub contractors shall before ordering any materials or doing any work, shall verify measurements, at the project and on the drawings and shall be responsible for the correctness of such measurements. No extra charges or compensation will be allowed on account of differences between actual dimensions and the dimensions indicated on the Drawings. Any difference that may be found shall be submitted to the Architect for resolution before proceeding with the work.

4. If a minor change in the work is found necessary due to actual field conditions, the Contractor shall submit detailed drawings of such departure for the approval of the Architect prior to making any change.

5. The exactness of grades, elevations, dimensions, or locations given on any drawings, or the work installed by any other contractor, is not guaranteed by the Architect or the Owner. The Contractor shall, therefore, satisfy itself to the accuracy of all grades, elevations, dimensions, or locations. In all cases of interconnection with its work, with existing conditions or with other work, the Contractor shall verify at the site all dimensions relating to such existing or other work. The Contractor shall promptly rectify any errors due to the Contractor's failure to verify such grades, elevations, dimensions, or locations without any additional cost to the Owner.

6. In the case of overlapping or conflicting requirements in the plans, specifications, bid documents, or other design-related documents, the most stringent requirement (generally the most costly) applies and will be enforced, unless more detailed language written directly into such documents clearly indicates that a less stringent requirement is acceptable.

7. The Mechanical, Electrical, Plumbing, Sprinkler, Fire Protection and Irrigation drawings are diagrammatic only and are not intended to show the alignment, physical locations, or configurations of such work. Such work shall be installed without additional cost to the Owner to clear all obstructions, permit proper clearances for the work of other trades, and present an orderly appearance where exposed. Prior to beginning such work the Contractor shall prepare coordination drawings showing exact dimensions, alignment, physical location and configuration of the Mechanical, Electrical, Plumbing, Sprinkler, Fire Protection and Irrigation installations and demonstrating to the Architect's satisfaction that the installations will comply with the requirements herein and with all codes and standards.

8. Whenever a product is specified or shown by describing proprietary items, model numbers, catalog numbers, manufacturer, trade names, or similar reference, no substitutions may be made unless accepted by the Contractor or the Architect or accepted as a change in the work. When two or more products are shown or specified, the Contractor has the option to use either of those shown or specified.

9. In no event shall the Owner or Architect have control over, charge of or any responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, not withstanding any of the rights and authority granted the Owner in the Contract Documents.

10. If during the course of the work the Owner requires the Contractor to keep a Superintendent at the Project site then all instructions regarding clarifications or the performance of the work given to the Superintendent shall be considered notice of such issues to the Contractor.

11. Without prior approval of the Owner, the Contractor shall not permit any workers to use any existing facilities at the project site, including without limitation, lavatories, toilets, entrances and parking areas other than those designated by the Owner. Without limitation of any other provision of the Contract Documents, the Contractor shall use its best efforts to comply with all rules and regulations promulgated by the Owner and Landlord (if applicable) in connection with the use and occupancy of the project site and the building, as amended from time to time.

12. The Contractor shall conform to all codes, ordinances, and regulations having jurisdiction which shall take precedence over anything shown on these drawings. Therefore, before the Contractor shall proceed with construction, he shall thoroughly familiarize himself with not only these plans and plans of others, but with all codes, ordinances, and regulations having jurisdiction over this project and shall comply with the most stringent. The Contractor's work to be performed shall be governed by the above and all work actually performed shall on the basis of the above.

13. The intention of the documents is to provide for work complete in every detail even though every item involved may not be shown or mentioned in particular.

14. The Contractor shall be held to provide all labor, materials, transportation, etc. necessary for the completion of the work intended to be shown and/or described and shall not avail himself of unintentional errors and/or omissions should such exist.

15. The Architect has not been retained by the Owner for full service Contract Administration, therefore any errors, inconsistencies, or omissions on these drawings or any variations or ambiguities between these drawings and drawings by others, and actual site and construction conditions and/or requirements shall be brought to the attention of the Architect in writing and resolved and documented to the Contractor in writing before starting construction, otherwise the Contractor shall perform his work in accordance with the most stringent notation or requirement to properly and functionally execute the work as part of the contract. Any errors, omissions, or inconsistencies on these drawings and actual site and construction conditions and/or requirements which could not be reasonably determined before commencement of construction shall be brought to the attention of the Architect in writing before continuing with the work in question.

16. These drawings do not contain complete specifications, details and information required for the total completion of the project. Additionally information shall be obtained from the owner and vendors regarding equipment to be used and shop drawings and fabrication specification. Technical competence shall be expected of the Contractor. The Contractor shall be knowledgeable, skilled and professional and experienced and will use only skilled craftsmen on the project. The Contractor shall have the knowledge, skill and experience necessary to complete this project in an expert and workmanlike manner using that information provided on these drawings, and those of others.

17. The Contractor agrees that he has carefully examined the site, and that from his own investigation, he has satisfied himself as to the nature and location of the work, the general and local conditions, and all matters which may in any way affect the work or its performance. Contractor further agrees that commencement of the work will constitute a representation by Contractor that he has reviewed the Contract Documents, and to the best of his knowledge that the Contract Documents are sufficiently detailed and complete to permit Contractor to 1) determine all costs in order to complete the Project within the Contract Sum, and 2) to complete the work in a timely manner within the Contract Time in accordance with the Construction Schedule. Contractor shall promptly inform Architect and Owner of any errors or discrepancies in the Contract Documents. By submission of a bid and acceptance of a contract the Contractor does warrant that the drawings and specifications are adequate as drawn to produce the intended result. No claim for any extra shall be allowed because of the alleged impossibilities in the production of the results specified or because of unintentional error or conflicts in the plans and specifications.

18. The Contractor shall coordinate and adjust, as may be required, all his work and the work of all other trades that are to perform services and/or supply materials for the Project.

19. All materials and equipment furnished for the project shall be new unless otherwise specified, and all work shall be of good quality and free from faults and defects. All work shall be guaranteed for one full year from the date of Certificate of Occupancy. All manufacturers warranties shall be in excess of the Contractor's guarantee.

20. The General Contractor is required to provide and maintain in full force during the contract, insurance in the following areas and to the limits prescribed by the Owner as follows: Property damage and bodily injury General Liability/Workman's Compensation, Fire and Theft, Contractual liability hold/harmless insurance, Comprehensive Automobile Liability. It shall be the duty of the Contractor to contact the Owner regarding the level of limits to be provided. Any level of limits in the contract documents shall be considered a general standard within the industry and shall not supercede the Owner's requirements.

21. Any changes to or deviations from these drawings shall not be made without written consent from the Architect. Changes to the plans by the Owner and Contractor shall be the responsibility of the persons making such changes.

22. Wherever they are not in conflict with those specifications, all materials shall be installed in strict accordance with the manufacturer's written specifications. Where manufacturer's recommended details are used the manufacturer shall be responsible for the performance of their product and shall indemnify and save harmless the Owner, Architect, and General Contractor in case of failure.

23. The Contractor shall provide all labor to unload materials and equipment to be purchased directly by owner and delivered to the job site and for verifying quantities delivered.

24. The Architect's site responsibilities are limited solely to the activities of the Architect and its employees on site. These responsibilities shall not be inferred by any party to mean the Architect has any responsibility for site safety. Safety on or about the site is the sole and exclusive responsibility of the Contractor alone. The Contractor's methods of performance, supervision of the Contractor's employees, and sequencing of activities are the sole and exclusive responsibility of the Contractor alone. The Owner warrants that: 1) The Contractor's responsibilities have been made clear, 2) By submission of a bid and acceptance of a Contract, the Contractor agrees to defend and hold Owner and Architect harmless from any claim or liability arising from Owner or Architects alleged failure to exercise site safety responsibility 3) by acceptance of a Contract and submission of bid Contractor is agreeing to name Owner and Architect as additional insured under Contractor's General Liability Policy 4) by acceptance of a Contract for Construction and submission of a bid Contractor agrees to reimburse Architect for any and all costs and cost of time, expended in defense of any such claim.

25. Contractor acknowledges by submission of a bid and acceptance of a contract that any soil report data provided by the Owner shall not be considered to be all inclusive, and it is the Contractor's responsibility to fully investigate site conditions as he determines necessary to verify that the work can be achieved as designed.

26. Large scale drawings shall take precedence over small scale drawings, figure dimensions on the drawings over scale dimensions and noted materials over graphic representations. In the event of an inconsistency in the Contract Documents, the inconsistency shall be resolved in accordance with the following priorities:
a. Agreement between Owner and Architect
b. The supplementary Conditions
c. The General Conditions
d. Between the specifications the more stringent requirement shall apply.

27. All construction warranties and guarantees required under the contract shall be assigned to the Owner with all subcontractors and suppliers being responsible under such warranties to the Owner and Contractor.

28. Fire Rated Assemblies: Construction descriptions specified as per tests conducted by Underwriters Laboratory (U.L.) shall be followed for each condition referenced. Refer to construction detail sheets for further clarification of construction methods. Rated assemblies shall not vary from these specifications unless authorized in writing by the Building Official.

29. Penetrations: All penetrations shall be caulked by the subcontractor performing that aspect of the work. All penetrations that travel through fire walls or assembly walls either horizontal or vertically must be fire caulked. Joints must be packed with approved fire cement. Joints shall be kept as small as possible not to exceed 1/8" on all sides. All subcontractors shall be responsible for sealing their own penetrations. All methods of sealing penetrations shall be in accordance with tested standards for the adjacent rated construction.



DEFERRED SUBMITTALS TO INCLUDE:

- FIRE ALARM SHOP DRAWINGS
- FIRE SPRINKLER SHOP DRAWINGS
- ROOF SYSTEM PRODUCT APPROVALS
- WINDOW / DOOR PRODUCT APPROVALS
- RAILING & HAND RAILING SHOP DRAWINGS
- FLOOR SOUND PROOFING SPECS
- TRELLIS SYSTEM DRAWING

PROJECT LOCATION

PALM BAY, FLORIDA

GALLO HERBERT ARCHITECTS
BRIAN P. HERBERT, AIA
1311 WEST NEWPORT CENTER DRIVE, SUITE A
DEERFIELD BEACH, FLORIDA 33442
PH: (954) 794-0300 FAX: (954) 794-0301

CONSTRUCTION ENGINEERING GROUP
2651 W. EAU GALLIE BLVD, SUITE A
MELBOURNE, FLORIDA 32935
PH: (321) 610-1760

2 PROJECT DIRECTORY

FLORIDA BUILDING CODE, BUILDING 7th, Edition (FBC-B) 2020
FLORIDA BUILDING CODE, PLUMBING 7th, Edition (FBC-P) 2020
FLORIDA BUILDING CODE, MECHANICAL 7th, Edition (FBC-M) 2020
FLORIDA BUILDING CODE, ELECTRICAL 7th, Edition (FBC-E) 2020
FLORIDA BUILDING CODE, ACCESSIBILITY 7th, Edition (FBC-A) 2020

SUPPLEMENTS

FLORIDA FIRE PREVENTION CODE (FFPC) 8th, Edition
NFPA 1, 2012 EDITION "FIRE CODE"
NFPA 101, 2012 EDITION "LIFE SAFETY CODE"
NFPA 72, 2010 EDITION "NATIONAL FIRE ALARM CODE"
NFPA 70, 2017 EDITION "NATIONAL ELECTRICAL CODE"
NFPA 10, 2010 EDITION "STANDARD FOR PORTABLE FIRE EXTINGUISHER"
NFPA 14, 2010 EDITION "STANDARD FOR THE INSTALLATION OF STANDPIPE & HOSE SYSTEM"
NFPA 20, 2010 EDITION "STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION"
NFPA 110, 2010 EDITION "STANDARD FOR EMERGENCY AND STAND-BY POWER SUPPLY"

CONSTRUCTION OF (1) NEW 4 STORY SELF STORAGE BUILDING AND RECREATION VEHICLE STORAGE LOT

+/- 115,000 SF STORAGE BUILDING
+/- 37 CAR PARKING SPACES
ASSOCIATED SITE WORK AND AMENITIES

TOTAL BUILDING AREA: 115,000 S.F.
FIRST FLOOR 28,750 S.F.
SECOND FLOOR 28,750 S.F.
THIRD FLOOR 28,750 S.F.
FORTH FLOOR 28,750 S.F.

PROJECT NAME: PALM COAST SELF STORAGE

850 - INTERIOR CLIMATE CONTROL SELF STORAGE BAYS
RANGING FROM 5X5 TO 20X30

AREA OF THIS PROJECT:
-PARCEL 2.04 ACRES (88,862 S.F)

OCCUPANCY: S-2
FULLY SPRINKLERED BUILDING

3 PROJECT SUMMARY

4 PROJECT AREAS

6 LOCATION MAP

SHEET NO.	TITLE
G-001	COVER SHEET
C-1	CIVIL COVER SHEET
C-2	STORM POLLUTION PREVENTIONS PLAN
C-3	GRADING AND DRAINAGE PLAN
C-4	UTILITY PLAN
C-5 - C-9	DETAILS
C-9 - C-10	SPECIFICATIONS
L-1 - L2	LANDSCAPE PLANS
AS-101	ARCHITECTURAL SITE PLAN
AS-102	CONTEXT PHOTOS
A-102	PARING AND DUMPSTER DETAILS
AS-102	SURVEY AND CONTEXTUAL PHOTOS
A-101	FIRST FLOOR PLAN
A-102	TYPICAL FLOOR PLANS 2 THRU 4
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
EPH-1.1	SITE PHOTOMETRIC PLAN

5 CODE REFERENCES

8 SHEET INDEX

502 - 526 MARTIN ROAD S.E.
PALM BAY, FLORIDA 32909
(OWNER)

DAN-NICO PROPERTIES, LLC
424 NE 2ND STREET BOCA RATON, FLORIDA 33432
(REVISIONS)

No.	Description	Date

PROJECT STATUS

SITE PLAN APPROVAL

DATE: **12-12-2023**

PROJECT NUMBER

DNP- 2023

(SCALE)

AS SHOWN

DRAWN BY: BPH **(CHECKED BY):** BPH

(DRAWING TITLE)

COVER SHEET

(DRAWING NUMBER)

G-001

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C

B

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DRAWN BY: BPH CHECKED BY: BPH
DRAWING TITLE: G-001

1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH: 954-794-0300 FAX: 954-794-0301

GHA
GALLO HERBERT ARCHITECTS

SEAL

BRIAN P. HERBERT FL AR0015474
PROJECT