CITY OF COCOA
Planning & Zoning Board /
Local Planning Agency
City Council Chambers

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Regular Meeting
October 2, 2019
6:00 p.m.

I. OPENING MATTERS:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of October 2, 2019
2. MINUTES: Special Meeting of September 24, 2019

III. OLD BUSINESS: (None)

IV. NEW BUSINESS:

A. PZ-19-031 – Large Scale Site Plan (Cocoa Gateway Entry Feature)

The City of Cocoa, Cocoa Redevelopment Agency, is requesting Approval of a Large Scale Site Plan entitled "Cocoa Gateway Entry Sign" to develop a parcel of land as a gateway entry feature. The subject property totals ±0.13 acres and is generally located at the southeast corner of King Street (eastbound SR520) and Forrest Avenue. The property is more specifically identified by the Brevard County Property Appraiser as Parcel # 24-36-33-35-*-10.

V. OTHER BUSINESS:

A. Tree Board Update:
- Tree-City USA application update
- Presentation by Trina Gilliam
- Presentation by Angela Essing (from Tree Workshop in Tampa)

B. Recent Development Update (None)
C. Open Discussion by Board members

VI. NEXT MEETING DATE:

Wednesday, November 6, 2019

VII. ADJOURNMENT

(Over Please)

NOTICE TO PUBLIC:
This meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing.

All persons and parties are hereby advised that if they should decide to appeal any decision made by this Board with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The facility where this public hearing will be held is accessible to the physically handicapped. Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. Written comment from the public with regard to the application will also be accepted.

Information pertaining to the above may be inspected at the Planning & Zoning Division at 65 Stone Street, Cocoa, Florida between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting date, or by phoning (321) 433-8535.

Classified Ad Receipt
(For Info Only - NOT A BILL)

FLORIDA TODAY
FLORIDATODAY.com
A GANNETT COMPANY

Customer: CITY OF COCOA (TE)

Address: 65 STONE ST
COCOA FL 32922
USA

Ad No.: 0003788093
Pymt Method Invoice
Net Amt: $181.10

Run Times: 1

No. of Affidavits: 1

Run Dates: 09/19/19

Text of Ad:

AD #3788093 9/19/2019

CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
AND THE COCOA CITY COUNCIL
PROPOSE TO CONSIDER THE FOLLOWING:

A. PZ-19-031 – Large Scale Site Plan (Cocoa Gateway Entry Sign)
The City of Cocoa, Cocoa Redevelopment Agency, is requesting Approval of a Large Scale Site Plan entitled "Cocoa Gateway Entry Sign". The subject property totals ±0.13 acres and is generally located at the southeast corner of King Street (eastbound SR520) and Forrest Avenue. The property is more specifically identified by the Brevard County Property Appraiser as Parcel # 24-36-33-35-*-10.

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
PUBLIC HEARING WILL BE HELD ON
WEDNESDAY, OCTOBER 2, 2019
AT 6:00 P.M. OR SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL

CITY COUNCIL WILL CONSIDER THIS ITEM ON
WEDNESDAY, OCTOBER 9, 2019
AT 6:00 P.M. OR SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL

Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. All persons and parties are hereby advised that if they should decide to appeal any decision made by the City Council with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Local Planning Agency and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Information pertaining to the above may be inspected at the Planning & Zoning Division beginning the Friday before the meeting, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

The facility where this public hearing will be held is accessible to the physically handicapped. SPECIAL ACCOMMODATIONS: Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk's Office at (321) 433-8484 no later than 48 hours prior to the proceeding for assistance.

City of Cocoa
Planning & Zoning Board

STAFF REPORT

Date:	September 25, 2019
Project Name:	Large Scale Site Plan – Cocoa Gateway Entry Sign
Project No.:	PZ-19-031
Meeting Date:	October 2, 2019
Planner:	Dodie Selig, AICP, Planning & Zoning Manager
Applicant:	City of Cocoa, Cocoa Redevelopment Agency 65 Stone Street Cocoa, FL 32922
Property Owner:	City of Cocoa 65 Stone Street Cocoa, FL 32922
Project Location:	The subject property totals ±0.13 acres and is generally located at the southeast corner of King Street (eastbound SR520) and Forrest Avenue. The property is more specifically identified by the Brevard County Property Appraiser as Parcel # 24-36-33-35-*-10.
Requested Action:	**APPROVAL OF A LARGE-SCALE SITE PLAN** entitled "Cocoa Gateway Entry Sign" consistent with Appendix A, Zoning, Article IV, Section 2, to develop a parcel of land as a gateway entry feature.

I. Project Information

The City of Cocoa, Cocoa Redevelopment Agency, as the applicant, is requesting approval of a Large Scale Site Plan (Exhibit A) to develop a parcel of land as a gateway entry feature for the City of Cocoa. For clarity, an enlargement of just the site plan itself is provided (Exhibit B).

The City of Cocoa purchased the property at 6 Forrest Avenue, also known as the former Sundancer Gallery site, in July 2016 with the purpose of constructing a Gateway Entry Feature for the City and Cocoa Village. Environmental work was completed on the site, including a Phase 1 & 2, demolition and remediation of the site. The subject property is small and irregularly

shaped, however the site's proximity to SR 520 is ideal for a gateway entry feature with greenspace.

The Cocoa Village Gateway Entry Feature project is referenced in the Cocoa Community Redevelopment Agency (CRA) Waterfront Master Plan and the Cocoa CRA Redevelopment Plan Update. The design portion was completed in FY2018 and was budgeted in Fiscal Year 2019 for construction of the Gateway Entry Feature. At the September 2019 Cocoa CRA meeting, Agency Members approved the selection of a contractor to complete the Phase 1 portion of the project.

The City intends to construct a gateway entry sign to be set in an area of pavers. Streetlights will be installed around the roughly triangular shaped parcel. Three trees will be planted, one to the northeast and two along the west side of the parcel. Pavers, streetlights and trees will be matched to the those already installed along Florida Avenue as part of an earlier phase of the streetscape project.

Future Land Use:	MU (Mixed-Use)
Zoning District:	CBD-CVO (Central Business District – Cocoa Village Overlay)
Existing Land Use:	Vacant Land
Council District:	District 1 – Councilmember Alex Goins

Overview of Surrounding Area:

	Future Land Use Designation	Zoning District	Land Use
North	MU (Mixed-Use)	CBD	Commercial building
South	MU (Mixed-Use)	C-C (Core Commercial)	Elk's Lodge
East	MU (Mixed-Use)	CBD-CVO	Commercial building
West	MU (Mixed-Use)	C-C (Core Commercial)	Norman's restaurant

II. Site Plan Analysis

The Community Services Department's Planning & Zoning Division and Building Division, Public Works Department, Utilities Department, Police and Fire Departments have reviewed this application.

Consistency with Code of the City of Cocoa

Consistent with Appendix A, Article XIII, Section 1(D), "All site plans shall be required to meet all current applicable code requirements."

City staff have reviewed the site plan and determined that criteria related to the City Code have been met, specifically the proposed gateway entry sign meets the provisions of Chapter 3 Advertising and Signs.

Consistency with Comprehensive Plan of the City of Cocoa

Policy 1.2.2.2: The City shall examine the feasibility of establishing form-based design guidelines for City-wide as well as for specific areas in the City including CRAs, major corridors and waterfront. The standards could include streetscape standards, building signage, architectural styles and gateway designs to highlight the entrances to the City.

Policy 1.2.1.7: Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

III. Recommendation

Staff recommends the Planning and Zoning Board recommend approval to City Council for the Large-Scale Site Plan entitled "Cocoa Gateway Entry Sign".

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
A/C	AIR CONDITIONING
ALT	ALTERNATE
AL. ALUM	ALUMINUM
AB	ANCHOR BOLT
∠	ANGLE
BD	BOARD
BOT	BOTTOM
BRG	BEARING
BLDG	BUILDING
BUR	BUILT UP ROOFING
CLG	CEILING
CT	CERAMIC TILE
CCTV	CLOSED CIRCUIT TELEVISION
CLO	CLOSET
COL	COLUMN
CMU	CONCRETE MASONRY UNIT
CJ	CONTROL JOINT
DEMO	DEMOLISH, DEMOLITION
DIA.	DIAMETER
DIM	DIMENSION
DR	DOOR
DBL	DOUBLE
DN	DOWN
DS	DOWNSPOUT
DF	DRINKING FOUNTAIN
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
EA	EACH
ELEC	ELECTRIC (AL)
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
ELEV	ELEVATION
EQ	EQUAL
EJ	EXPANSION JOINT
FFE	FINISH FLOOR ELEVATION
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FL	FLOOR (ING)
FD	FLOOR DRAIN
GA	GAGE, GAUGE
GALV	GALVANIZED
GL	GLASS, GLAZING
GB	GRAB BAR
GWB	GYPSUM WALLBOARD
HVAC	HEATING / VENTILATING / AIR COND.
HT	HEIGHT
HC	HOLLOW CORE
HM	HOLLOW METAL
HB	HOSE BIBB
HR	HOUR
IN	INCH
ID	INSIDE DIAMETER
INV	INVERT
JT	JOINT
LAV	LAVATORY
LLV	LONG LEG VERTICAL
LLH	LONG LEG HORIZONTAL
MH	MANHOLE
MFR	MANUFACTURE (ER)
MO	MASONRY OPENING
MAX	MAXIMUM
MECH	MECHANIC (AL)
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
NRC	NOISE REDUCTION COEFFICIENT
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER (S)
OD	OUTSIDE DIAMETER
PTD	PAPER TOWEL DISPENSER
PEMB	PRE-ENGINEERED MANUFACTURED BUILDING
PL	PLATE
PVC	POLYVINYL CHLORIDE
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PL	PROPERTY LINE
QT	QUARRY TILE
R	RADIUS
REF	REFERENCE
REF	REFRIGERATOR
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RA	RETURN AIR
REV	REVISION (S), REVISED
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
SHT	SHEET
SIM	SIMILAR
SC	SOLID CORE
STC	SOUND TRANSMITTANCE COEFFICIENT
SPEC	SPECIFICATION (S)
SPKR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STO	STORAGE
THR	THRESHOLD
TPD	TOILET PAPER DISPENSER
TB	TOWEL BAR
TYP	TYPICAL
UC	UNDERCUT
UL	UNDERWRITER'S LABORATORY
UR	URINAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
VOL	VOLUME
WC	WATER CLOSET
WH	WATER HEATER
WWF	WELDED WIRE FABRIC
W	WITH
W/O	WITHOUT
WD	WOOD
YD	YARD

CITY OF COCOA
GATEWAY ENTRY SIGN

6 FLORIDA AVENUE COCOA, FL 32922

CONSTRUCTION DOCUMENTS FOR BID



CONTACT INFORMATION	
OWNER	ARCHITECT
WWW.COCOAFL.ORG 155 N. WILSON ST. COCOA, FL 32922 322-433-8770 CONTACT: CHARLENE NEUTERMAN EMAIL: CNEUTERMAN@COCOAFL.ORG	WWW.ARCHITECTSRZK.COM 600 FLORIDA AVENUE, SUITE 202 COCOA, FL 32922 321-631-8039 CONTACT: JOHN ZWICK JOHN.ZWICK@ARCHITECTSRZK.COM

BID ALTERNATES

THERE ARE NO BID ALTERNATES FOR THIS PROJECT.

FLOOD ZONE

THIS PROJECT IS WITHIN FLOOD ZONE 'X', HAVING A 0.20% CHANCE OF FLOODING.

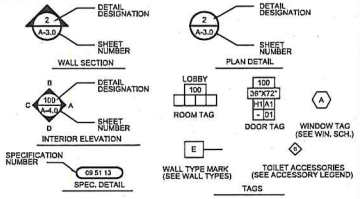
PROJECT SUMMARY

PROJECT CONSISTS OF THE INSTALLATION OF A NEW GATEWAY ENTRY SIGN BUILT OF CMU COLUMNS WITH COQUINA EXTERIOR AND ALUMINUM SIGN AND STATUES . AREA WILL ALSO RECEIVE NEW PAVERS.

PRODUCT APPROVALS

THERE ARE NO PRODUCT APPROVALS REQUIRED FOR THE SCOPE OF THIS PROJECT.

SYMBOLS LIST



VICINITY MAP



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DRAWING LIST

REVISIONS	DESCRIPTION	
	COV	COVER SHEET
	CIVIL	
	ARCHITECTURAL	
	A-1.0	SITE PLAN AND ELEVATIONS
	A-2.0	SCEDULING AND DETAILS
	SP-1.0	SPECIFICATIONS

GENERAL NOTES

1. ALL GRAPHIC SCALES INDICATED ON THE DRAWINGS ARE FOR 24"X36" PAGE SIZE ONLY.
2. DETAILS SHALL APPLY TO ALL SIMILAR CONDITIONS UNLESS A DIFFERENT DETAIL IS SHOWN.

COMPLIANCE STATEMENT

TO THE BEST OF OUR KNOWLEDGE THESE DOCUMENTS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND 633 FLORIDA STATUTES.

CODE COMPLIANCE NOTES

APPLICABLE CODES	
FBC	FLORIDA BUILDING CODE 6TH EDITION

Architects RZK, Inc.
AA-C001508
600 FLORIDA AVENUE
SUITE 201
COCOA, FL 32922

T 321.631.8039
F 321.639.6872
www.ARCHITECTSRZK.com

SUBMITTALS	
CONSTRUCTION DOCS FOR BID	07/29/19

GATEWAY ENTRY SIGN

6 FLORIDA AVENUE
COCOA, FL 32922

DRAWING TITLE:

COVER SHEET

JOHN C. ZWICK, R.A.
FL. REG. AR0009527

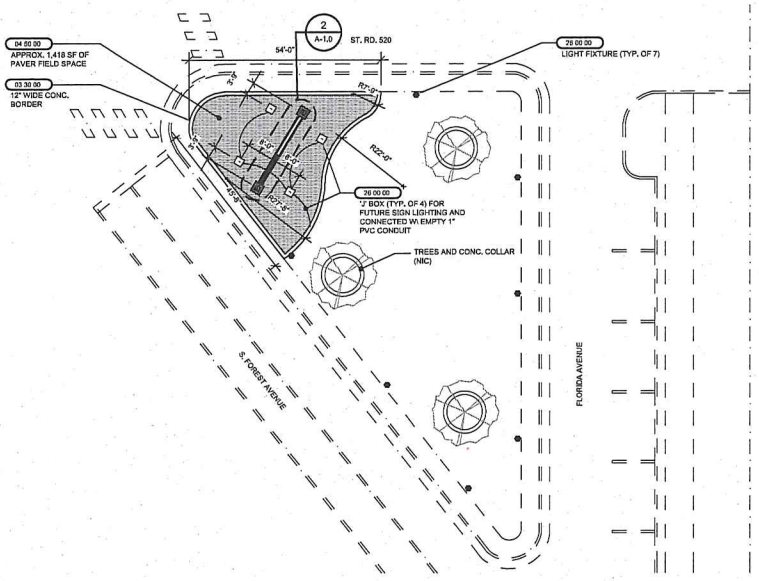
DATE: 07/29/19
JOB NO.: 2018.22
DRAWN BY: MH/CNK
CHECKED BY: JCZ

DRAWING NO.:

COV

MATERIALS LIST

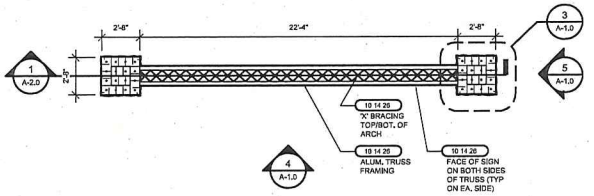
1. SEE SPECIFICATIONS FOR MATERIAL LIST DESCRIPTIONS.



PROJECT NORTH

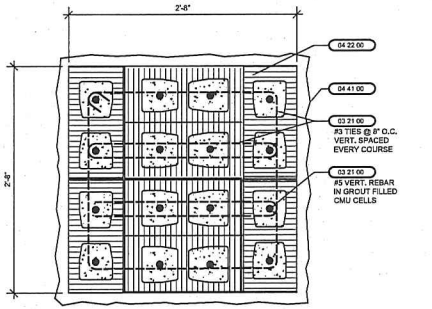
1 ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"



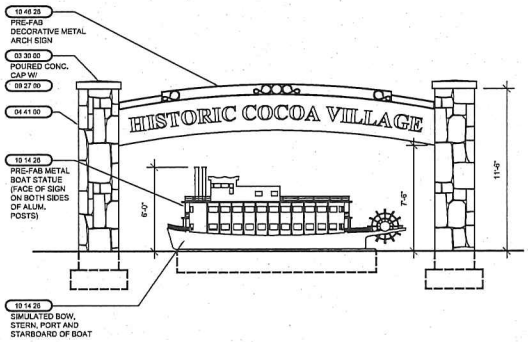
2 NEW SIGN PLAN

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



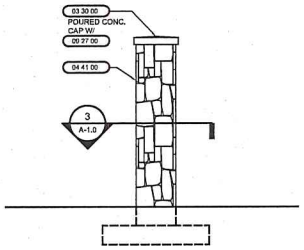
3 ENLARGED. COLUMN PLAN DETAIL

SCALE: 1-1/2"=1'-0"



4 FRONT VIEW

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



5 SIDE VIEW

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

GRAPHIC SCALE
4" 0" 4" 8" 12" 16"
1-1/2"=1'-0"

GRAPHIC SCALE
2' 0 2' 4' 6' 8'
1/4"=1'-0"

GRAPHIC SCALE
8' 0 8' 16' 24' 32'
1/16"=1'-0"

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SUBMITTALS

CONSTRUCTION DOCS FOR BID	07/29/19

GATEWAY ENTRY SIGN

6 FLORIDA AVENUE
COCOA, FL 32922

DRAWING TITLE:

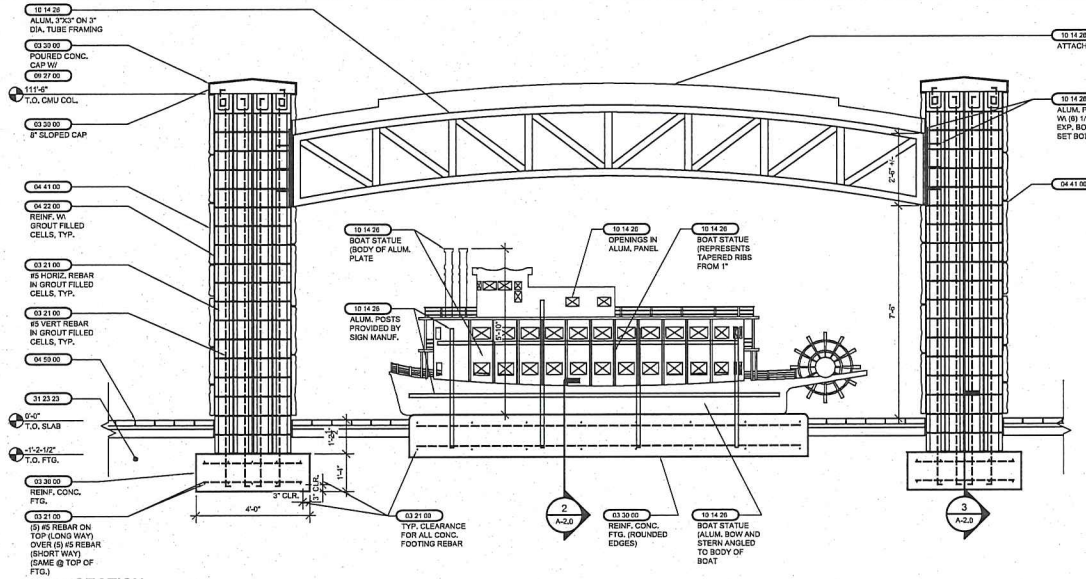
SITE PLAN AND ELEVATIONS

JOHN C. ZWICK, R.A.
FL. REG. AR0009527

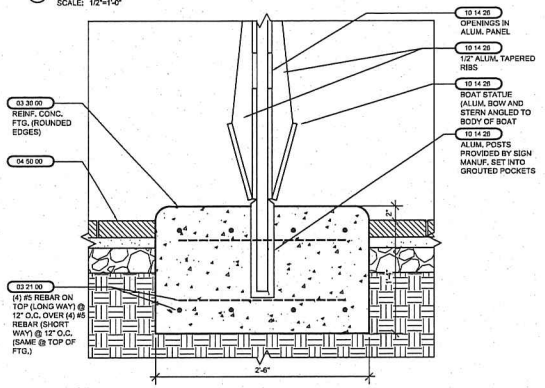
DATE: 07/29/19
JOB NO.: 2018.22
DRAWN BY: MH/CNK
CHECKED BY: JCZ

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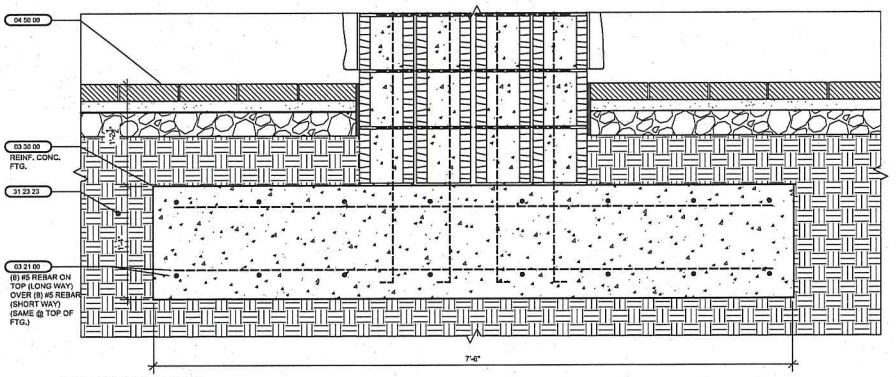
A-1.0



1 **SECTION**
SCALE: 1/2"=1'-0"



2 **ENLARGED DETAIL**
SCALE: 1-1/2"=1'-0"



3 **ENLARGED DETAIL**
SCALE: 1-1/2"=1'-0"

GRAPHIC SCALE
4" 0" 4" 8" 12" 16"
1-1/2"=1'-0"

GRAPHIC SCALE
1' 0 1' 2' 3' 4'
1/2"=1'-0"

MATERIALS LIST

1. SEE SPECIFICATIONS FOR MATERIAL LIST DESCRIPTIONS.

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SUBMITTALS

CONSTRUCTION DOCS FOR BID	07/29/19

GATEWAY ENTRY SIGN

6 FLORIDA AVENUE
COCOA, FL 32922

DRAWING TITLE:

SECTIONS AND DETAILS

JOHN C. ZWICK, R.A.
FL. REG. AR0003527

DATE: 07/29/19
JOB NO.: 2018.22
DRAWN BY: MH/CNK
CHECKED BY: JCZ

DRAWING NO.:

A-2.0

DIVISION 0 - CONTRACTUAL REQUIREMENTS

00 00 00 SEE CITY OF COCOA CONTRACT AND PROJECT MANUAL DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

A. CONTRACTOR SHALL EXAMINE JOB SITE PRIOR TO SUBMISSION OF A BID TO OBSERVE ALL VISIBLE EXISTING CONDITIONS. SUBMISSION OF BID WILL BE TAKEN TO CONFIRM FAMILIARITY WITH CONDITIONS OF THE WORK, AND THE BID PRICE INCLUDES ALL WORK NECESSARY TO PROVIDE A COMPLETED, READY TO OCCUPY, FULLY FINISHED PROJECT.

B. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, ETC REQUIRED TO UNDERTAKE THE WORK UNLESS NOTED OTHERWISE.

C. PRIOR TO RECEIVING A NOTICE-TO-PROCEED, THE CITY'S PROJECT MANAGER WILL FILE A NOTICE-OF-COMMENCEMENT WITH APPROPRIATE AUTHORITY.

D. THE CONTRACTOR SHALL DELIVER A WORK SCHEDULE IMMEDIATELY AFTER RECEIVING A NOTICE OF AWARD SHOWING ALL TASKS AND COMPLETION DATES.

E. THE JURISDICTION FOR THE PROJECT SITE IS THE CITY OF COCOA, FLORIDA. ALL WORK SHALL BE PERMITTED AND UNDERTAKEN IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.

DIVISION 1 - GENERAL REQUIREMENTS

01 00 00 SEE PROJECT MANUAL FOR ADDITIONAL DIVISION 1 GENERAL REQUIREMENTS:

A. ALL CONTRACTORS, INCLUDING DESIGN BUILD CONTRACTORS AND CONSTRUCTION MANAGERS, ARE ASSUMED TO BE FAMILIAR WITH CITY OF COCOA GENERAL CONDITIONS/CONTRACT REQUIREMENTS ASSOCIATED WITH THE CONTRACT BETWEEN OWNER AND CONTRACTOR AS THEY APPLY TO THE WORK NOTED HEREON. PRIME CONTRACTOR SHALL TRANSFER ALL SUCH REQUIREMENTS TO ALL SUBCONTRACTORS.

B. DISCREPANCIES IN THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF COCOA PROJECT MANAGER DURING THE BID PERIOD FOR CLARIFICATION, PRIOR TO SUBMITTING A BID.

C. PROVIDE SUBMITTALS TO THE ARCHITECT/ENGINEER FOR REVIEW AND COMMENT FOR ALL STRUCTURAL PRODUCTS WHICH REQUIRE FLORIDA PRODUCT APPROVAL (DOORS, FRAMES, ROOF PANELS ETC.) AND INCLUDE INSTALLATION DETAILS

D. COPIES OF SUBMITTALS FOR ALL PRODUCTS WHICH REQUIRE FLORIDA PRODUCT APPROVAL, SHALL BE SUBMITTED TO THE CODE COMPLIANCE OFFICE BY THE CONTRACTOR, IF REQUIRED, AFTER REVIEW BY ARCHITECT/ENGINEER FOR CLARIFICATION.

E. ALL PRODUCTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, PRODUCT APPROVAL AND AS SPECIFIED HEREON. ANY DISCREPANCIES BETWEEN SAME SHALL BE PRESENTED TO THE ARCHITECT.

F. TEMPORARY UTILITIES: (ELECTRICAL SERVICE AND WATER) ARE AVAILABLE ON SITE AS REQUIRED FOR CONSTRUCTION.

G. ON SITE TOILETS ARE NOT AVAILABLE FOR USE BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE PORTABLE UNIT(S) AS NEEDED.

H. THE CONTRACTOR SHALL CLEAN UP HIS WORK AREA ON DAILY BASIS, AND REMOVE ALL DEBRIS DAILY OFF OF THE PROPERTY AND DISPOSE OF IT IN A LEGAL MANNER.

I. ALL CONSTRUCTION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL APPLICABLE CODES & LAWS.

J. AT COMPLETION, ALL WORK SHALL BE FINALLY CLEANED TO THE OWNER OR OWNER'S REPRESENTATIVE AND CITY OFFICIAL'S SATISFACTION.

K. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS, SHOWING WORK AND ALL OF THE WORK BY HIS SUB-CONTRACTORS, PARTICULARLY WORK THAT IS CONCEALED, "AS-BUILT" DRAWINGS SHALL BE MAINTAINED ON SITE AND UPDATED PRIOR TO EACH PAY REQUEST OR PAYMENT WILL BE DELAYED.

L. CONTRACTOR SHALL WARRANT THE WORK AS FREE OF DEFECTIVE MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR MINIMUM.

DIVISION 2 - SITE CLEARING

02 41 00 DEMOLITION

A. THE WORK INCLUDES SPECIFIC DEMOLITION WITHIN AND AROUND SOME CLEARING OF THE SITE AND SITE IMPROVEMENTS ARE SHOWN ON THE ATTACHED CONSTRUCTION DRAWINGS.

DIVISION 3 - CONCRETE

03 21 00 REINFORCING STEEL:

A. REINFORCING STEEL (REBAR) SHALL BE DEFORMED NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.

B. ALL DETAILING AND ACCESSORIES SHALL CONFORM TO TYPICAL DETAILS SHOWN IN THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI 315, LATEST EDITION.

C. ALL CONTINUOUS VERTICAL OR HORIZONTAL BARS IN FOOTINGS, FOUNDATION WALLS, SLABS, AND OTHER CONCRETE SHALL BE LAP SPLICED, WHERE NECESSARY OR DESIRABLE, BY WIRING THEM TOGETHER IN CONTACT. LENGTH OF ALL LAPS SHALL BE 36-BAR DIAMETERS OR 2'6" MINIMUM, WHICHEVER IS GREATER.

03 30 00 CONCRETE:

A. FOUNDATION:

1. ALL NOTES, DETAILS, ELEVATIONS, AND SECTIONS SHOWN ON THE DRAWINGS ARE TO BE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
2. ALLOWABLE SOIL PRESSURE IS ASSUMED TO BE THE CODE MINIMUM ABOVE FINISHED FLOOR.
3. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOILS WHEN POSSIBLE. ALL SLABS SHALL BE ON PROPERLY COMPACTED SOILS/FILL, 95% MODIFIED PROCTOR (MIN.).
4. CONFIRM ALL HORIZONTAL DIMENSIONS WITH OTHER PLANS AND IN FIELD PRIOR TO FABRICATION/CONSTRUCTION.

B. ALL CONCRETE SHALL CONFORM TO LATEST ACI STANDARDS.

C. STRUCTURAL FOUNDATION CONCRETE SHALL HAVE AN UNCONFINED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS MIN. AND WATER CEMENT RATION OF 5.50 MAX.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SPECIFIED STRENGTH, PROPER PLACING OF ALL CONCRETE AND PROPER POSITIONING OF ALL REINFORCING STEEL. CONCRETE PROTECTION FOR REINFORCING BARS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE (UNO):

1. FOOTINGS - 3" CLEAR, BOTTOM AND SIDES
2. WALLS - AT CENTER OF MASONRY CELL AND CORNERS
3. SLABS - AT CENTER OF SLAB.

DIVISION 4 - MASONRY

04 22 00 CONCRETE MASONRY UNITS:

A. FURNISH AND INSTALL LOAD BEARING, HOLLOW UNITS, NOMINALLY 8"X8"X16" PER ASTM C90, 2000 PSI MINIMUM.

1. INSTALL IN RUNNING BOND FASHION UNLESS DETAILED OTHERWISE.
2. PROVIDE WITH STRUCK MORTAR JOINTS.

B. WHERE SHOWN, CORES OR BLOCK MASONRY SHALL BE FILLED WITH MASONRY GROUT (PER ASTM C476) WITH MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS AND SLUMP OF 9" - 10".

C. ACCESSORIES: FURNISH AND INSTALL HORIZONTAL JOINT REINFORCEMENT OF HOT DIPPED GALVANIZED STEEL WIRE (ASTM A 82), 9 GAUGE, PREFABRICATED WELDED-WIRE UNITS. LONGEST LENGTHS AVAILABLE BY WIDTH OF WALL LESS 1 INCH. INSTALL IN EVERY OTHER COURSE AND WHERE DETAILED. PROVIDE OTHER MISC. ACCESSORIES AS DETAILED OR REQUIRED BY CODE.

D. MORTAR: PROVIDE TYPE M OR S MORTAR FOR MASONRY WALLS TO COMPLY WITH ASTM C270, AND GROUT FOR UNIT MASONRY TO COMPLY WITH C476. FULL BED AND HEAD JOINTS SHALL BE USED DURING INSTALLATION WITH JOINTS TOOLED TO COMPRESS MORTAR.

04 41 00 STONE MATERIALS

A. COQUINA

1. PROVIDE ACTUAL COQUINA STONE OF 2-1/4" THICKNESS SET IN RANDOM PATTERN WITH JOINTS GROUTED.
2. MATCH STONE TYPE AT CITY'S PORCHER HOUSE LOCATED: 434 DELANNOY AVE. COCOA, FL 32922

04 50 00 PAVERS

A. PROVIDE 2-3/8" THICK PAVERS OF (3) THREE VARIOUS LENGTHS AND WIDTHS TO ACHEIVE A "BERGERAC" PATTERN AT FACES OF THE COLUMN WITH UNIFORM LENGTH PIECES FOR A BORDER.

DIVISION 5 - STEEL - NOT USED

DIVISION 6 - WOOD AND CABINETRY NOT USED

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07 92 02 SEALANTS

A. EXTERIOR "GENERAL" SEALANTS SHALL BE A URETHANE PRODUCT (EQUAL TO SONNERBORN NP-1) TEST SAMPLE AREA TO ASSURE COMPATIBLE WITH ADJACENT MATERIALS AND PAINTABLE.

B. REFER TO MANUFACTURED SYSTEMS FOR SEALANT TYPE RECOMMENDED BY MANUFACTURER.

C. MISCELLANEOUS MATERIALS SHALL INCLUDE BACKER RODS FOR A WEATHER TIGHT SYSTEM.

DIVISION 8 - DOORS AND WINDOWS NOT USED

DIVISION 9 - FINISHES

09 27 00 SYNTHETIC STUCCO:

A. BASIS OF DESIGN SHALL BE PRODUCTS BY STO OR APPROVED EQUAL.

B. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

DIVISION 10 - SPECIALTIES

10 14 26 POST AND PANEL SIGNAGE

A. BASIS OF DESIGN ARE PRODUCTS BY:

THE SIGN KING
726 N. HIGHWAY 17-92
LONGWOOD, FL 32750
CONTACT: MICHAEL GRAY, PRESIDENT

B. BOAT AND ARCHED SIGNS ARE TO BE CONSTRUCTED OF ALUMINUM 6063 PLATE IN THICKNESS WHERE NOTED OR O MINIMUM 1/4" AS REQUIRED TO SUSTAIN WIND LOADING OF 160 MPS PER FBC 6TH EDITION.

C. FULLY WELD JOINTS AND ANCHOR TO ALUMINUM TUBE FRAMES WITH WELDED ALUMINUM CLIP ANGLES.

D. ALUMINUM SHALL HAVE A PAINTED FINISH WITH PRODUCT WHICH IS WARRANTED FOR 10 YEARS AGAINST FADING, PEELING, CRACKING OR OTHER FAILURES.

DIVISION 11 - EQUIPMENT (NOT USED)

DIVISION 12 -SPECIAL CONSTRUCTION (NOT USED)

DIVISION 4 -SPECIAL CONVEYING EQUIPMENT (NOT USED)

DIVISION 21 - FIRE SUPPRESSION (NOT USED)

DIVISION 22 - PLUMBING (NOT USED)

DIVISION 23 - MECHANICAL (NOT USED)

DIVISION 26 - ELECTRICAL

26 00 00 A. ALL WORK IS TO BE PERFORMED BY SKILLED CRAFTSMEN, IN A WORKMANLIKE MANNER REPRESENTATIVE OF THE TRADE AND STANDARD IN THE INDUSTRY. ALL MATERIALS AND LABOR SHALL BE GUARANTEED FOR ONE YEAR.

B. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH CONSTRUCTION PROGRESS. ALL SERVICES, PIPING AND WIRING SHALL BE CONCEALED IN WALL, ABOVE CEILINGS OR WITHIN FLOORS UNLESS APPROVED BY THE ARCHITECT/OR CITY REPRESENTATIVE.,

C. ALL MATERIAL AND DEVICES SHALL BE NEW AND DISPLAY THE U.L. APPROVAL WHERE APPLICABLE.

D. CONTRACTOR SHALL MAINTAIN ACCURATE "AS BUILT" INFORMATION ON CLEAN DRAWINGS. UNDERGROUND AND CONCEALED CONDUIT LOCATIONS SHALL BE LOCATED ON DRAWINGS SHOWING MEASUREMENTS TO LOGICAL REFERENCE POINTS. DEPTHS OF CONDUIT SHALL ALSO BE NOTED.

E. THIS CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL PROVIDE CLEAN COPIES OF ALL PRODUCT MANUFACTURERS WARRANTIES.

DIVISION 31 - EARTHWORK

31 23 23 PROVIDE SOIL EXCAVATION, GRADING AND COMPACTION TO ACHIEVE COMPACTION OF 95% PROCTOR (MIN), ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF (MIN.) UNDER ALL NEW STRUCTURES (ADDITIONS) PER REQUIREMENTS OF FLORIDA BUILDING CODE (SECTIONS 1802-1805).

DIVISION 32 - EXTERIOR IMPROVEMENTS

32 30 00 LANDSCAPE:

A. REPAIR ALL VEGETATION AREA DAMAGED DURING CONSTRUCTION. PROVIDE SOD AND SOIL TO MATCH EXISTING..

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SUBMITTALS

CONSTRUCTION DOCS FOR BID	07/29/19

GATEWAY ENTRY SIGN

6 FLORIDA AVENUE
COCOA, FL 32922

DRAWING TITLE:

SPECIFICATIONS

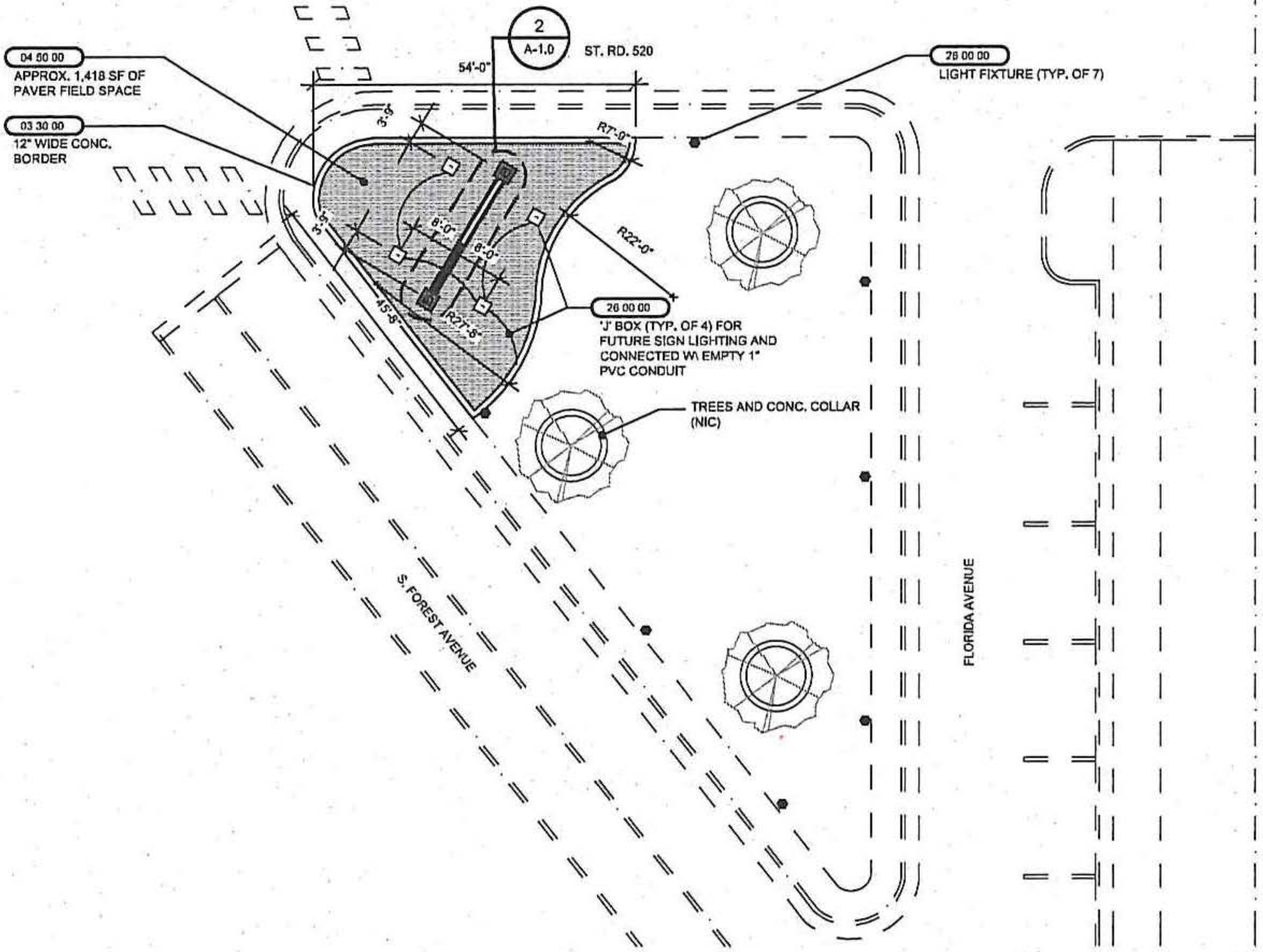
JOHN C. ZWICK, R.A.
FL. REG. AR0009527

DATE: 07/29/19
JOB NO.: 2018.22
DRAWN BY: MH/CNK
CHECKED BY: JCZ

DRAWING NO.:

SP-1.0

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PROJECT NORTH

1 ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"