Community Redevelopment Agency
Revitalization Program
APPLICATION

Date Rec'd_____

Score_____

Award_____

Applicant Name: JUAN C CURCI (MGR)HARDEE DEVELOPMENT LLC

Mailing Address: 3052 UNIVERSITY PKWY, SARASOTA, FL 34243

Business Name: HARDEE DEVELOPMENT LLC

Property Owner Name: HARDEE DEVELOPMENT LLC

Property Address: 206 W PALMETTO ST, WAUCHULA, FL 33873

Applicants Phone Number: 941-704-3094 Email: CURCI@AVANTICENTER.COM

I hereby submit the following application for consideration by the Wauchula Community Redevelopment Agency Board. I understand that the request must be approved by the Board and that funding is not guaranteed. I also understand that award monies will be dispersed as defined in the Grant Application.

I acknowledge that I have read and understand the Application and Project Requirements, , Application Process, and Construction/Payment & Site Visit portions of the application and the application packet is complete in accordance with the Grant Checklist.

I acknowledge the project must be completed according to the timeline submitted with this Application. Should any changes be made to the project without prior approval by the WCRA Board, I understand that the grant will be void.

I acknowledge that the property to be improved does not have any delinquent ad valorem taxed and is free from all municipal and county liens, judgements, and encumbrances of any kind.

JUAN C CURCI (MGR) HARDEE DEVELOPMENT LLC — Manager — 10 2026

Print Name of Applicant — Applicant Signature — Date

HARDEE DEVELOPMENT LLC — 10 20 26

Print Name of Property Owner — Property Owner Signature — Date

Staff Notes: _____

206 W. Palmetto Street
GRANT SUMMARY

ITEM	VENDORS				
	TTS Remodeling	Derick Builder's	Gensis Restoration		
Structural	42,000	68000			
Interior	$67,000	$89,000			
Plumbing	$49,000	$33,000			
	(inlcludes HVAC)				
HVAC		$54,000			
Electrical	$57,000	$81,000			
Exterior	$10,000	$10,000			
Lifesafety		$30,000			
TOTAL	$225,000	$365,000	$325,000		

ASSESSED VALUE $376,513
EST WORK $305,000 (Average)

PRIVATE CONTR. % 81%

SCORING CRITERIA	
Private Contribution	30
Project Type	20
Electrical	15
Plumbing	15
HVAC	5
Paint	5
Awning	10
Signage	5
Landscaping	5
TOTAL POINTS	110

Cap Award $50,000

SCORING CRITERIA	
Private Contribution	
Between 0 and 20% of assessed value	5
Between 21% and 40% of assessed value	10
Between 41% and 60% of assessed value	20
61% and above assessed value	30
Project Type	
Vacant Building	20
New Construction/Addition	15
Utilities	
Electrical	15
Plumbing	15
HVAC	5
Fire Suppression/Sprinkler System	20
Façade Improvements – Max 25 points	
Paint	5
Landscape	5
Signage	5
Awning	10
Restoration of historic features	15

15 -24 points	25 -34 points	35 -44 points	45 - 54 points	55 – 64 points	65 – 74 points	75 - 84 points	85 – 94 points	95+ points
$10,000 Cap	$15,000 Cap	$20,000 Cap	$25,000 Cap	$30,000 Cap	$35,000 Cap	$40,000 Cap	$45,000 Cap	$50,000 Cap

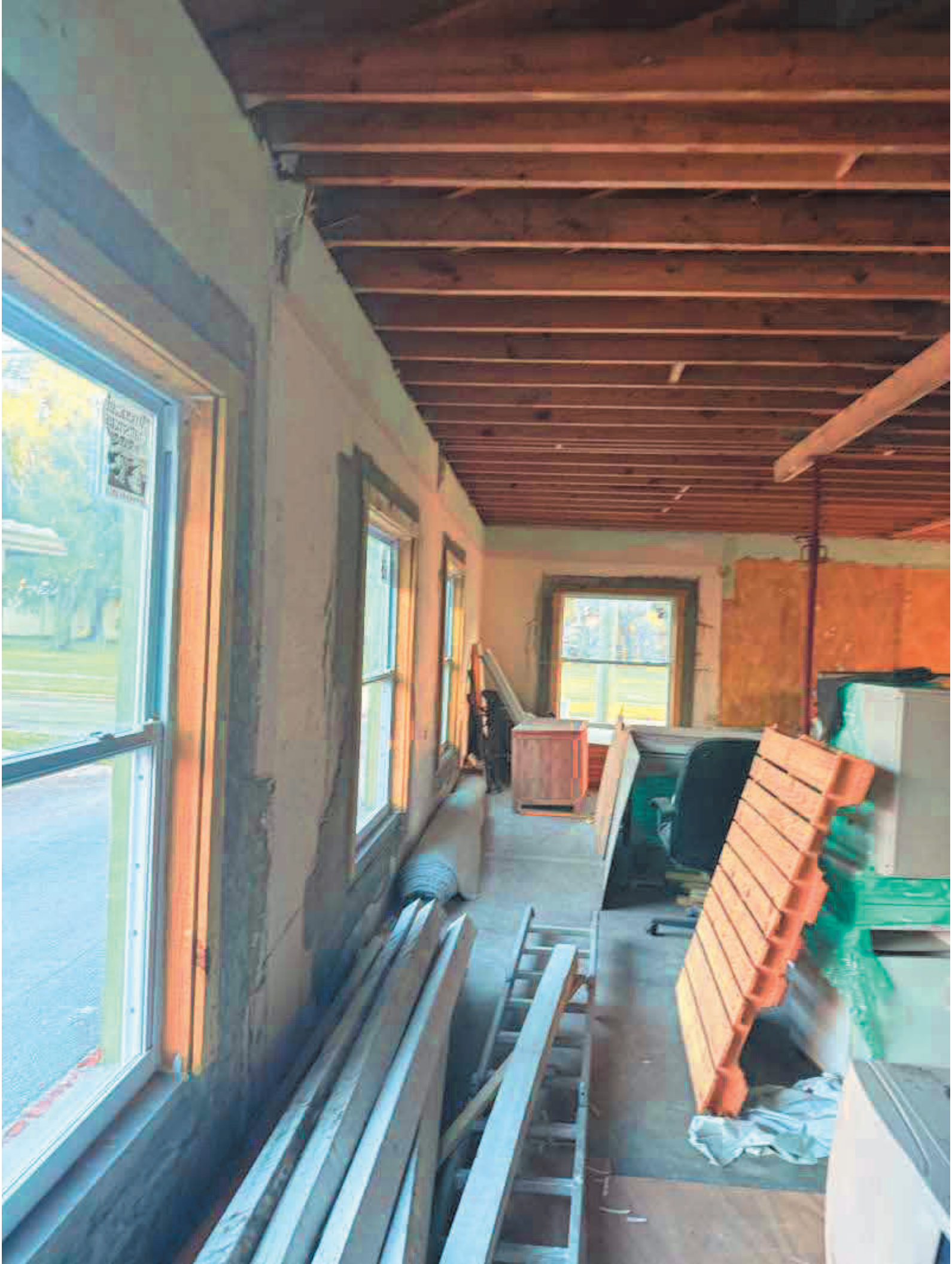
*Applications scoring below 15 points will be recommended for denial.
*Award amounts based on the following scoring and not guaranteed.
*At no point will awards amounts exceed 50% of the total project cost.


GENESIS


















KILZ


KILZ









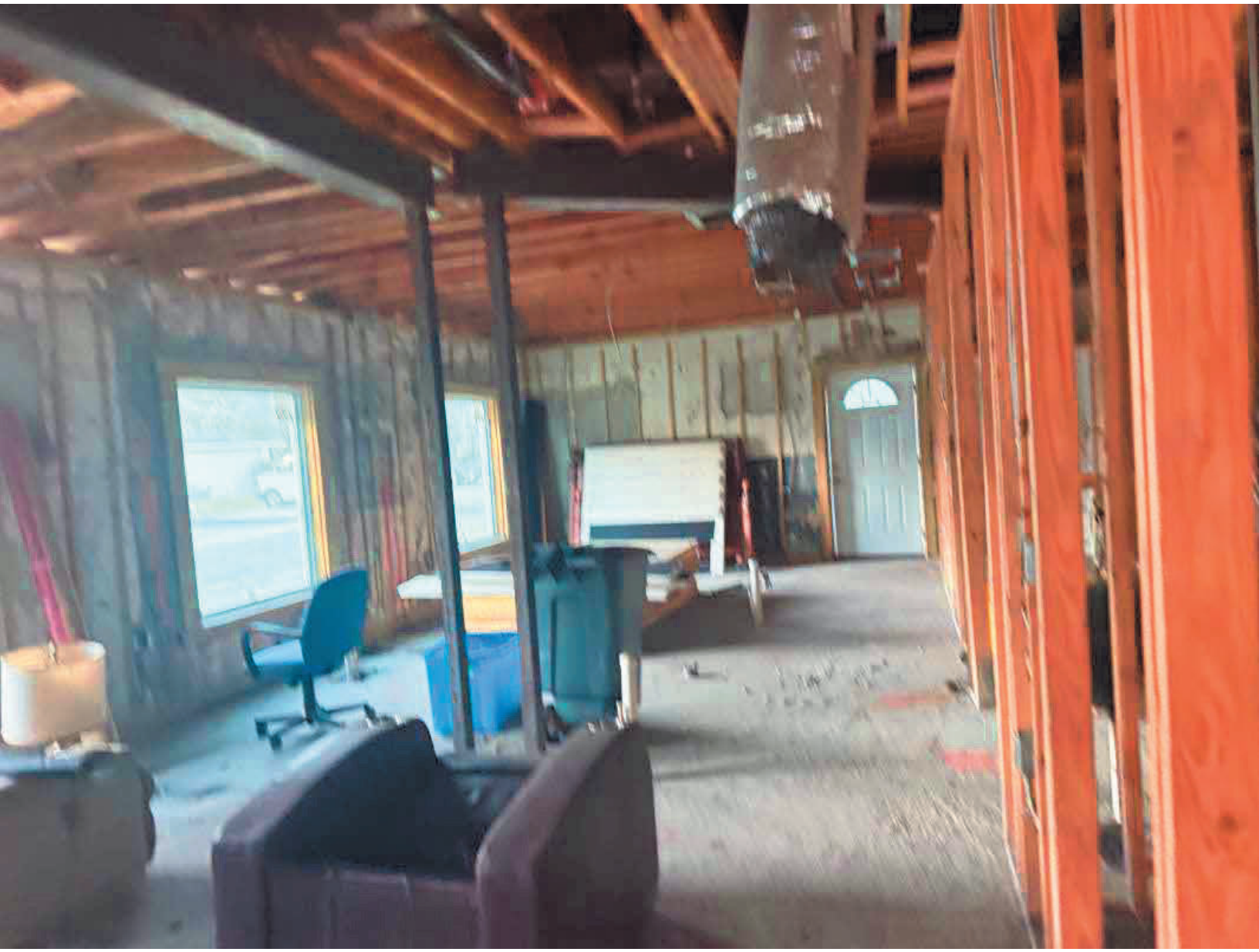
























INTERIOR RENOVATION

PALMETTO EIGHT

206 PALMETTO ST W
WAUCHULA
HARDEE COUNTY - FLORIDA
SECTION: 4 TOWNSHIP: 34 RANGE: 25

SCOPE OF WORK:

1. PROPOSED INTERIOR RENOVATION OF EXISTING BUILDING: COMMERCIAL SPACE, AS SHOW ON PLANS (PHASEIII ONLY SECTION)
2. EXISTING EXTERIOR WALLS TO REMAIN. WINDOWS TO REMPLACE AND NEW OPPENING EXIT.

NOTE:

1. EXISTING BUILDING SIDES 5,666 sqft TO BE RENOVATED.
2. PROPOSED 7,822 sqft FOR COMMERCIAL USE (PHASE III) UNDER SEPARTE PERMIT.

PROPOSE DESIGN CRITERIA

IN COMPLIANCE WITH FBC 2014 (CHAPTER 16)	
WIND SPEED:	*140 MPH, 3 SEC. GUST*
RISK FACTOR:	*II*
EXPOSURE CATEGORY:	*B*
ENCLOSURE CLASSIFICATION:	*ENCLOSED*
INTERNAL PRESSURE COEFFICIENT:	*± 0.18*
EXPOSURE ADJUSTMENT COEFICIENT:	*1.0*
WIND PRESSURE:	*34.16 psf*
CONSTRUCTION TYPE:	*V-B PROTECTED*
OCCUPANCY:	*P1*
OCCUPANT LOAD:	*40*
AREA: COMMERCIAL	*5,666*
TOTAL BUILDING AREA	*15,471 sqft*

	ALLOWABLE	ACTUAL
OCCUPANT LOAD:	*46*	*46*
MAX. TRAVEL DISTANCE TO EXIT:	*75*	*55'7"*
MIN. CORRIDOR/AISLE WIDTH:	*44 in*	*44 in*
MIN. CLEAR OPENING OF EXIST DOORS:	*32 in.*	*36 in*

F.B.C. TABLE 601 FIRE RESISTANCE RATINGS

BASED ON F.B.C. OCCUPANCY: P1 TYPE V-B PROTECTED	*FIRE RESISTANCE (HR) Required*	*FIRE RESISTENCE (HR) Provided*
STRUCTURAL FRAME		
Including columns, girders, trusses	*0*	*0*
BEARING WALLS		
Exterior	*0*	*2 (conc. block)*
Interior	*0*	*N/A*
NONBEARING WALLS & PARTITIONS		
Interior	*0*	*0*
FLOOR CONSTRUCTION		
Including supporting beams and joists	*0*	*N/C (concrete)*
ROOF CONSTRUCTION		
Including supporting beams and joists	*0*	*0*

F.B.C. TABLE 503 ALLOWABLE HEIGHTS AND BUILDING AREA

OCCUPANCY (P1)	*ALLOWABLE*	*ACTUAL*
MAX. NUMBER OF STORIES	*2*	*1*
MAX. HEIGHT IN FEET	*40*	*18*
TOTAL UNIT AREA ON SF.	*14,000**	*5,666*

**Increased area by section 506.3 (FBC)*

NOTES:

1. PLUMBING CONSTRUCTION SHALL BE IN COMPLAINCE WITH PLUMBING FBC 2017
2. EX. AS PREALY SHINGLES ROOF SISTEM TO REMAIN.
3. THE EXISTING LOT DRAINAGE WILL NOT BE MODIFIED.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION. IN THE EVENT ANY DISCREPANCIES OCCUR THAT AFFECTS CONSTRUCTION, NOTIFY THE ARCHITECT OR ENGINEER FOR CLARIFICATION.
5. THESE PLANS ARE IN COMPLIANCE PER FBC 2017 6TA. EDITION. AND NEC 2014.
6. THIS IS A LEVEL II ALTERATION AS DEFINED IN CHAPTER 5 OF THE FBC 2017 EXISTING BUILDING.
7. PRODUCT APPROVAL WILL BE REQUIRED FOR ANY NEW OR REPLACED DOOR OR WINDOW AND WILL BE PROVIDED BY THE CONTRACTOR.
8. THE SIDE IS LOCATED OUT OF WIND BORNE DEBRIS REGION. THEREFORE, NO IMPACT RESISTENCE DOORS AND WINDOWS ARE REQUIRED.
9. THIS PLANS IS IN CONFORMANCE WHIT FFPC.
10. PROPOSE AUTOMATIC FIRE SPRINKLER SISTEM THRU TO EXISTING BUILDING



LOCATION MAP
scale 1/128 = 1'-0"

WINDOWS AND DOORS SCHEDULE

SYM	SPEC	MANUF	SIZE	PRESURE DESIRE	PROBABLE PRESSURE	QUAN
A	Interior Doors	Jeld Wen Hollow Core	2668/34"x80"			6
C	Interior Doors	Jeld Wen Hollow Core	3468/34"x80"			8
E	Exterior Doors	Jeld Wen S FL13541	3068/3'X6'8"	20.1 psf/-26.31	+-50 psf	5
F	Exterior Doors	Aluminium & Glass. Door. (2) 2868 X6'8"	5068/3'X6'8"	20.1 psf/-26.31	+-50 psf	6
1	Exterior Windows	Jeld Wen Sh Single Hung RS FI 14095	48"x63"	20.0 psf/-25 psf	+65-70 psf	3
2	Exterior Windos fixed glass	Jeld Wen Sh Single Hung RS FI 14095	60"x63"	20.0 psf/-25 psf	+65-70 psf	3
3	Exterior Windos	Jeld Wen Sh Single tH2 FI 14095	31"x63"	21.0 psf/-28.1	+65-70 psf	1
4	Exterior Windos	Jeld Wen Sh Single tH2 FI 14095	74"x63"	21.0 psf/-28.1	+65-70 psf	3
5	Exterior Windos	Jeld Wen Sh Single tH2 FI 14095	52"x63"	21.0 psf/-28.1	+65-70 psf	4

APPROVED PRODUCTS LIST

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	STATE OF FLORIDA APPROVAL NUMBER	APPROVED DATE	DESCRIPTION
Exterior Doors	Swinging Exterior Door Assemblies	JELD-WEN	FL 11136.1	11/08/17	WD, 2'-0" x 6'-8", Dynapas, Single Door, Inswing, IMPACT RESISTANCE
Exterior Doors	Sliding Exterior Door Assemblies	PGT Industries	FL 250.10	12/25/17	SGD-5570 (IMPACT) VINYL SLIDING GLASS DOOR
Windows	Single Hung	JELD-WEN	FL 14095.1	07/28/17	Premium Atlantic Mag, IMPACT RESISTANCE
Roofing	Asphalt Shingles	GAF	FL 18124.1	12/12/17	Fiber Glass 2 Tabs, Individual,
Roofing	Underlayment	GAF	FL 18108.1	12/12/17	Roof Underlayment for use in sloped system
Mid Panels	Soffit	ASCENSO HOME PRODUCTS	FL 5998.1	12/12/17	8.625" Thick Aluminum Soffit -- Full Vent and Center Vent
Structural Component	Wood Connector	SIMPSON STRONG-TIE COMPANY,INC	FL 10002.3	12/19/17	H1, H1S, H1SL, H1F-2, H1L, H1C-2, H2, H2.5, H2.5A, H2.5A, H5, H5, H7,
Structural Component	Wood Connector	SIMPSON STRONG-TIE COMPANY,INC	FL 10060.4	01/2018	ABA16, ABA16, ABA66, ABA66 POST BASE
Structural Component	Wood Connector	SIMPSON STRONG-TIE COMPANY,INC	FL 10060.5	01/2018	AC4, AC66, AC2.5, AC6, AC66, ACE6 POST CAP
Structural Component	Wood Connector	SIMPSON STRONG-TIE COMPANY,INC	FL 11413.2	12/12/17	MTSM6, MTSM8, MTSM10, MTSM12 Twist Strap for Masonry

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

See attached property card: 04-34-25-0260-00009-001

PHASING SCHEDULE

THE PROJECT HAS A SINGLE CONSTRUCTION PHASE THAT BEGINS IN OCTOBER 2017 AND FINISH JULY 2018

PERMIT APPLICATION No.

Number of required access point

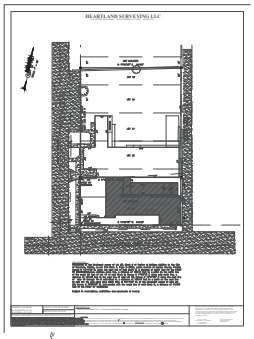
TIPE OF DEVELOPMENT	*NUMBER OF ACCESS POINTS*
Nonresidential, 100 to 299	*2*

Required off-street parking

OFFICE	*1 per 350 sqft*
	1 space per each company/facility/vehicle

Number of required Handicapped Spaces

Total # of parking spaces	*Required # of Handicap parking spaces to be reserved*
Up to 25	*1*

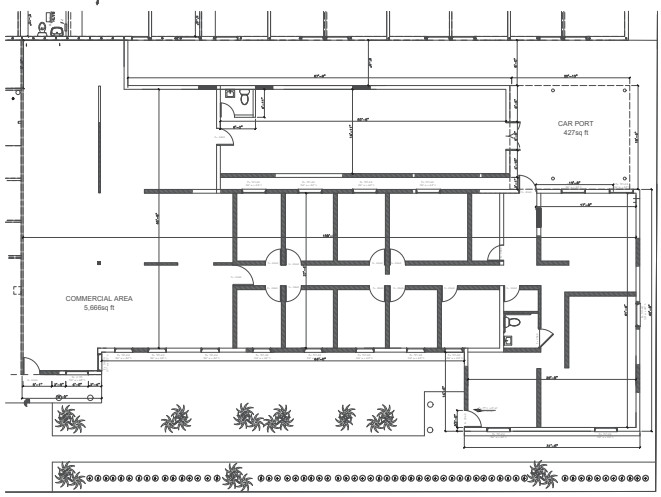


SURVEY PLAN

INTERIOR RENOVATION
PALMETTO EIGHT
206 PALMETTO ST W
WAUCHULA
HARDEE COUNTY - FLORIDA

INDEX

DESCRIPTION	*SHEET*
EX. FLOOR PLAN & CODE ANALISYS	*1*
FLOOR PLAN	*2*
FOUNDATION PLAN	*3*
ROOF PLAN	*4*
FOUNDATION DETAILS	*5*
ELECRICAL PLAN	*6*
HVAC PLAN	*7*
SERWER PLAN	*8*
PLUMBING PLAN	*9*
EGRESS / INGRESS PLAN & ELEVATIONS	*10*



EXISTING & DEMOLITION FLOOR PLAN
SCALE 1/8"=1'

LEGEND
EX. WOOD FRAMING TO BE REMOVED

FINISHED:
CEILING: 1/2 DRYWALL CEILING
INTERNAL WALL: 1/2 DRYWALL
FLOOR: TILE

PROPOSAL COMMERCIAL AREA 5,666 sqft

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL JURISDICTION IN COMPLIANCE WITH CHAPTER 553.79(1)(a) AND CHAPTER 633 LAWS OF FLORIDA.

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2017

BASED ON CHAPTER 7 FBC 2017 EXISTING BUILDING THIS INTERIOR RENOVATION IS AN ALTERATION LEVEL II

THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE DESIGNER. ALL RIGHTS RESERVED. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PERFORMED FROM THESE PLANS WHICH ARE NOT IN STRICT ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL PLANS, DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK PERFORMED AND MATERIALS FURNISHED UNDER THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

TITLE: EX. FLOOR PLAN, & CODE ANALISYS

PROJECT NAME AND ADDRESS: PALMETTO EIGHT
206 PALMETTO ST W
WAUCHULA, FL

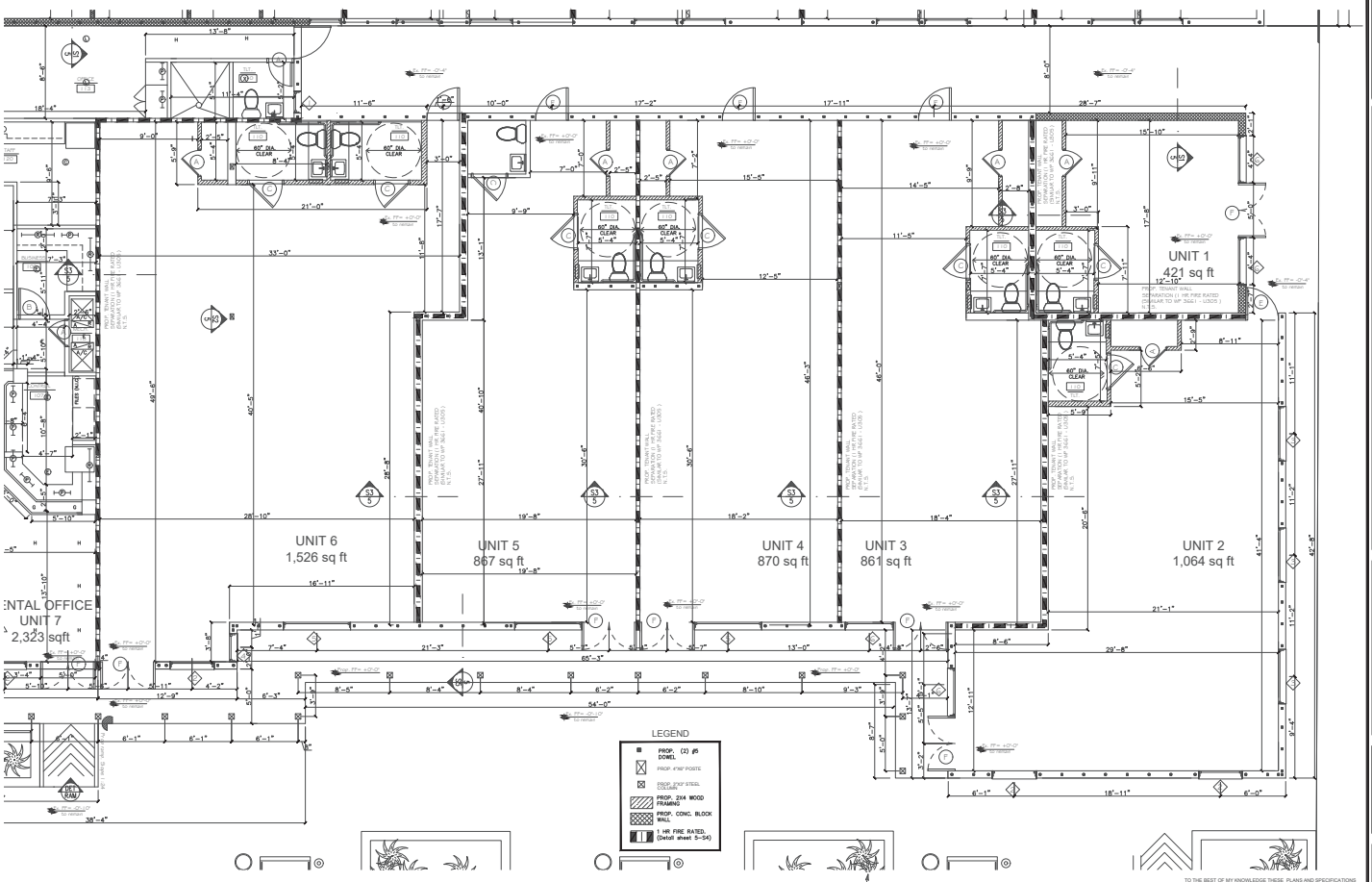
JULIAN AGUILAR ENGINEERS, LLC
Civil Engineering
Structural Engineering
Structural Inspections
941-545-7501
julian.aguilar@verizon.net

RAISED SEAL

SEAL:
DATE: 09/17/18
JULIAN A. AGUILAR N.
PE# 71367 CA#26488
5216 65TH DR. E
BRADENTON, FL. 34203

SCALE	SHOWN
JOB #	WAU COM
DATE	09/17/18
DRN BY	CHO

SHEET 1 OF 10 SHEETS



Note:
All windows requires storm shutters. See detail on this sheet.
All New or replacements windows must meet a maximum U-factor of 0.40 and a SHGC of 0.25 per FBC-EC Table R402.1.1

FINISHED:
CEILING: 1/2 DRYWALL CEILING
INTERNAL WALL: 1/2 DRYWALL
FLOOR: TILE

FLOOR PLAN
scale 1/4= 1'-0"

PROPOSAL COMMERCIAL AREA
5,666 sqft

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(1)(a) AND CHAPTER 633, LAWS OF FLORIDA

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2017

BASED ON CHAPTER 7 FBC 2017 EXISTING BUILDING
THIS INTERIOR RENOVATION IS AN ALTERATION LEVEL II

THESE PLANS ARE THE PROPERTY OF THE DESIGNER. THEY SHOULD NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR BUILDINGS CONSTRUCTED FROM THESE PLANS UNLESS HE IS THE CONTRACTOR OF ANY WORK.

TITLE: SITE PLAN

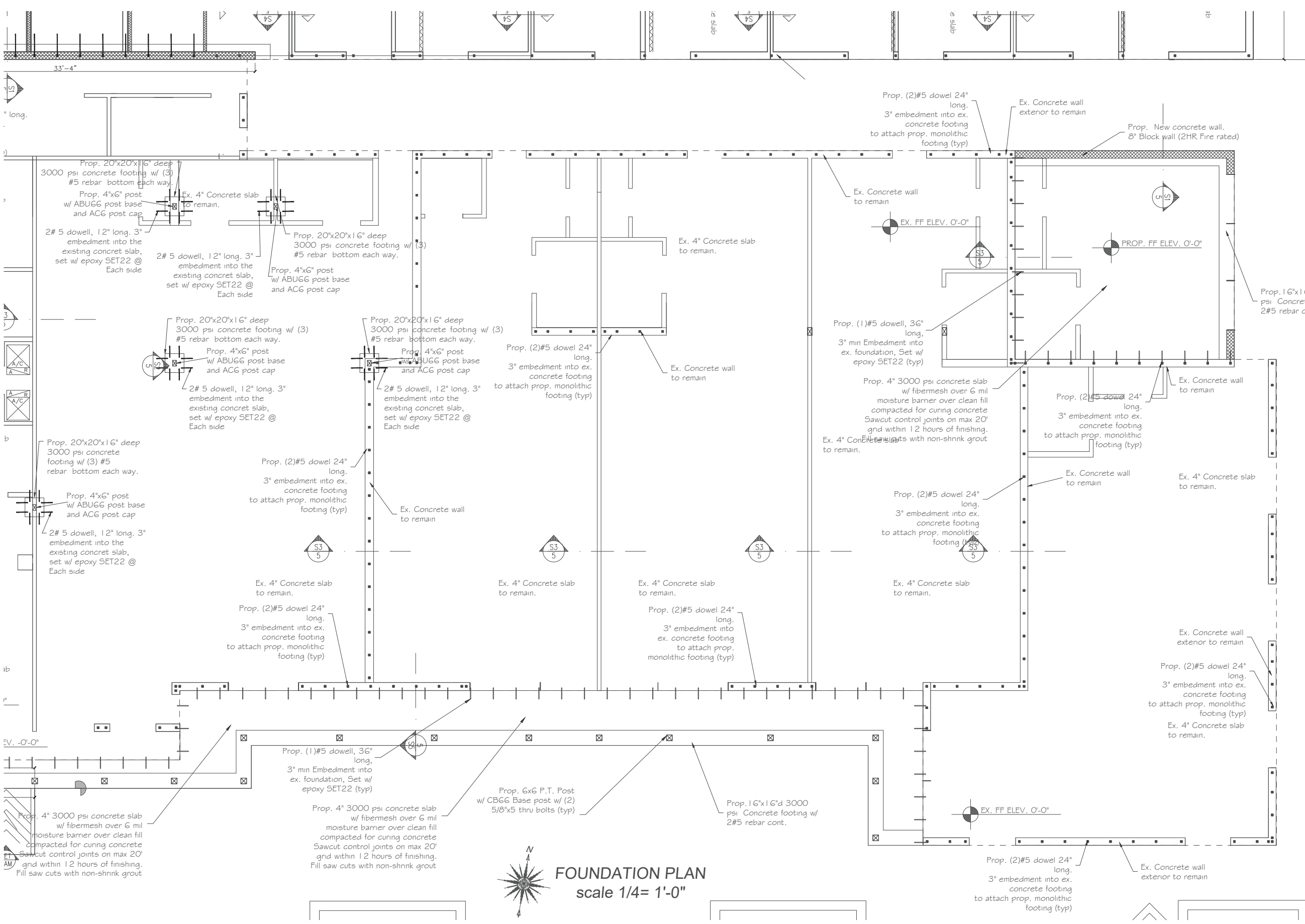
PROJECT NAME AND ADDRESS:
PALMETTO EIGHT
HOUSE, DUPLEX AND TWO STORY
2016 & 2018 6TH AVE W
WALCHULA, FL

JULIAN AGUILAR ENGINEERING, LLC
Consulting Engineering
Structural Inspections
Structural Investigations
941-545-7501
julian.aguilar@verizon.net

REVISED SEAL

SEAL:
DATE: 09/17/18
JULIAN A. AGUILAR N.
PE# 71367 CA#29488
5016 60TH DR. E
BRADENTON, FL. 34203

SCALE	SHOWN
JOB #	WAU COM
DATE	09/17/18
DRN BY	CIO
SHEET	2
OF	10 SHEETS



TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(7)(d) AND CHAPTER 633, LAWS OF FLORIDA

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2017

BASED ON CHAPTER 7 FBC 2017 EXISTING BUILDING
THIS INTERIOR RENOVATION IS AN ALTERATION LEVEL II

WHERE AS EVERY ATTEMPT HAS BEEN MADE TO INCLUDE ALL DETAILS AND PERTINENT INFORMATION ON THE DRAWINGS, CONTRACTORS ARE RESPONSIBLE TO VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION PROVIDED ON THE DRAWINGS. CONTRACTORS SHALL NOTIFY DESIGN LIMITED IN WRITING FOR ANY OMISSION, OR DISCREPANCY, ON THE DRAWINGS, PRIOR TO THE COMMENCEME OF ANY WORK.

TITLE: FOUNDATION PLAN

PROJECT NAME AND ADDRESS:
PALMETTO EIGHT
HARDEE DEVELOPMENT LLC. 941 704 3094
206 PALMETTO ST W
WAUCHULA, FL

JULIAN AGUILAR
ENGINEERING LLC
Consulting Engineer
Site Development / Permitting
Structural / Hydraulics
941 704 5786
julian_aguilar@yahoo.com

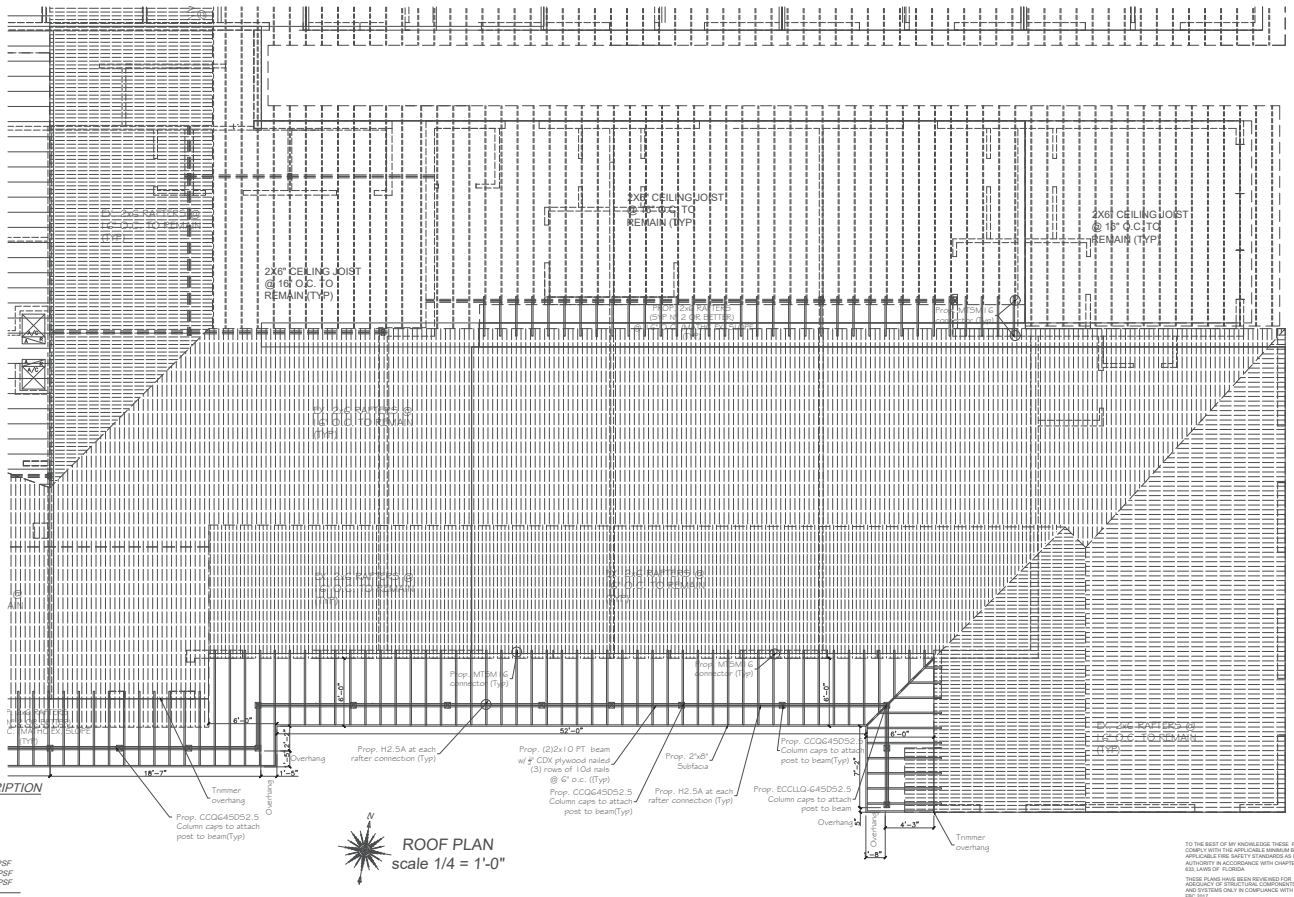
RAISED SEAL

SEAL:
DATE: 08/17/18
JULIAN A. AGUILAR N.
PE# 71367 CA#29488
5010 60TH DR. E

BRADENTON, FL. 34203

SCALE	SHOWN
JOB #	WAU COM
DATE	08/17/18
DRW BY	CRO

SHEET
3
OF 10 SHEETS



LOAD DESCRIPTION

RAFTERS

LL = 20 PSF
DL = 20 PSF

PRE-ENGINEERING

TC	LL = 20 PSF
TC	DL = 15 PSF
BC	DL = 10 PSF
	45 PSF

ROOF PLAN
scale 1/4 = 1'-0"

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(7)(d) AND CHAPTER 633, LAWS OF FLORIDA.

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2017

BASED ON CHAPTER 7 FBC 2017 EXISTING BUILDING
THIS INTERIOR RENOVATION IS AN ALTERATION LEVEL II

THESE PLANS ARE THE PROPERTY OF JULIAN A. AGUILAR ENGINEERING LLC. THEY SHALL NOT BE REPRODUCED, COPIED OR SIMILAR METHODS USED FOR OTHER PROJECTS WITHOUT THE PERMISSION OF JULIAN A. AGUILAR ENGINEERING LLC. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY UNAUTHORIZED USE SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO THE CONSULTANT.

TITLE: ROOF PLAN

PROJECT NAME AND ADDRESS:
PALMETTO EIGHT
MARBEL DEVELOPMENT LLC
2000 PALMETTO ST W
WAUCHULA, FL

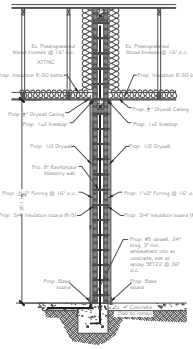
JULIAN AGUILAR ENGINEERING LLC
Site Development / Permitting
Structural Engineering
941.447.5750
Lic. #66666 Expiration

RAISED SEAL

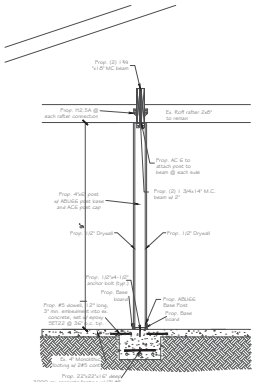
SEAL:
DATE: 08/17/18
JULIAN A. AGUILAR N.
PE# 71367 CA#26488
5016 60TH DR. E
BRADENTON, FL. 34203

SCALE	SHOWN
JOB #	WAU COM
DATE	08/17/18
DRW BY	CNO

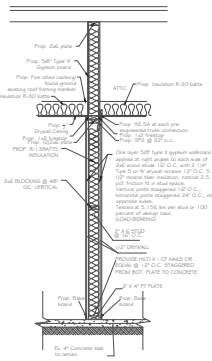
SHEET
4
OF 10 SHEETS



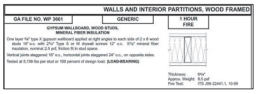
S1 / 5 PROP. WALL SECTION SEPARATION
SCALE 1/2" = 1'-0"

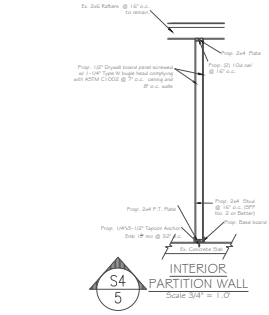


S2 / 5 PROP. CROSS COMMERCIAL SECTION
SCALE 1/2" = 1.0

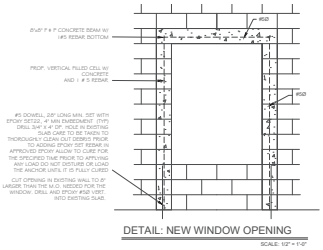


S3 / 5 PROP. TENANT WALL SEPARATION (1 HR FIRE RATED (SIMILAR TO WP 3661 - U305) N.T.S.

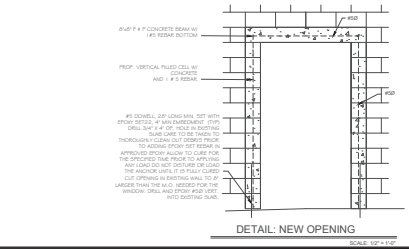




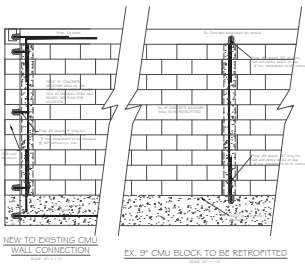
S4 / 5 INTERIOR PARTITION WALL
Scale 3/4" = 1.0"



DETAIL: NEW WINDOW OPENING
SCALE: 1/2" = 1'-0"

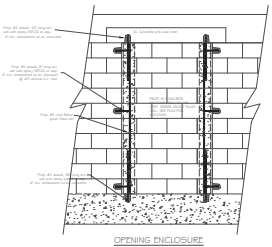


DETAIL: NEW OPENING
SCALE: 1/2" = 1'-0"

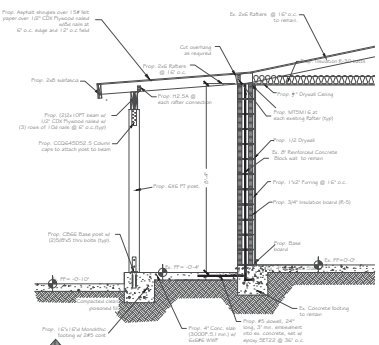


NEW TO EXISTING CMU WALL CONNECTION
SCALE: 1/2" = 1'-0"

EX. 9" CMU BLOCK TO BE RETROFITTED
SCALE: 1/2" = 1'-0"



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



S5 / 5 6X6 PT POST
SCALE 1/2" = 1.0"

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(7)(a) AND CHAPTER 633, LAWS OF FLORIDA.

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE CODE'S STRUCTURES AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2017

BASED ON CHAPTER 7 FBC 2017 EXISTING BUILDING
THIS INTERIOR RENOVATION IS AN ALTERATION LEVEL 3

THESE PLANS ARE THE PROPERTY OF THE DESIGNER, AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE DESIGNER. THE DESIGNER HAS GIVEN PERMISSION TO THE OWNER TO USE THESE PLANS FOR THE CONSTRUCTION OF THIS PROJECT ONLY. ALL OTHER USES ARE PROHIBITED. NO REPRODUCTION OF THESE PLANS IS TO BE MADE WITHOUT THE PERMISSION OF THE DESIGNER. THE DESIGNER HAS NOT BEEN RETAINED TO PROVIDE CONSTRUCTION SUPERVISION AND ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION OF THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES IN THE PLANS PRIOR TO THE COMMENCEMENT OF ANY WORK.

TITLE: FOUNDATION DETAILS

PROJECT NAME AND ADRESS:
PALMETTO EIGHT
MIXED USE BUILDING
2016 PALMETTO ST W
WAUCHULA, FL

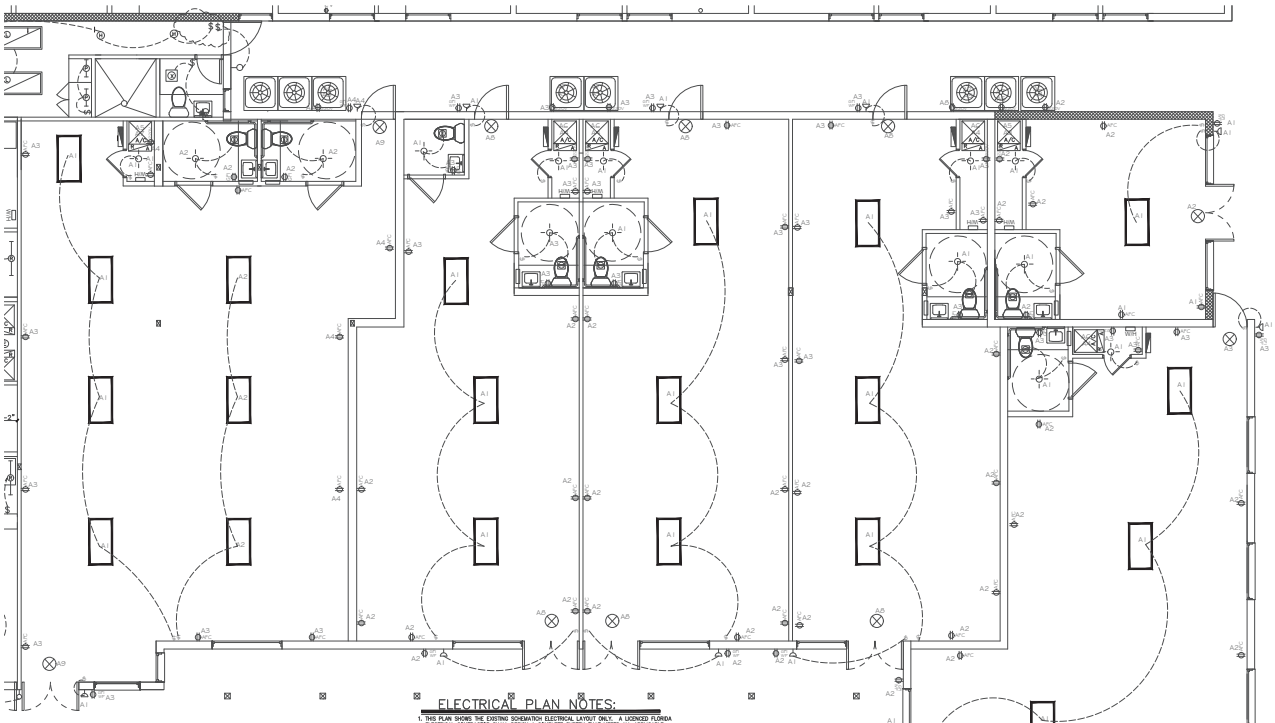
JULIAN, AGUILAR ENGINEERING LLC
Structural Engineering
Site Development / Permitting
Inspection Services
JULIAN A. AGUILAR, P.E.
(941) 479-6760
julian.aguilar@yahoo.com

REVISED SEAL

SEAL:
DATE: 08/17/18
JULIAN A. AGUILAR N.
PE# 71367 CA#29488
5016 60TH DR. E
BRADENTON, FL. 34203

SCALE	SHOWN
JOB #	WAU COM
DATE	08/27/18
DRW BY	CNO

SHEET 5 OF 10 SHEETS



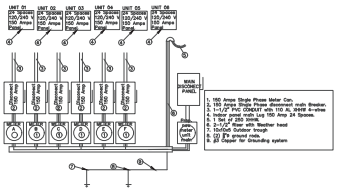
ELECTRICAL PLAN
scale 1/4= 1'-0"

ELECTRICAL PLAN NOTES:

1. THIS PLAN SHOWS THE EXISTING SCHEMATICN ELECTRICAL LAYOUT ONLY. A LICENCED FLORIDA ELECTRICAL CONTRACTOR SHALL DESIGN A COMPLETE SYSTEM THAT MEETS ALL APPLICABLE CODES (NEC 2014).
2. EXISTING SERVICE ENTRANCE, PANELBOARDS, AND DISCONNECTS; SQUARE D OR APPROVED EQUAL. VERIFY LOCATIONS.
3. CONDUCTORS: NON-METALLIC SHEATHED CABLE- ALL COPPER (CITREX OR APPROVED EQUAL). CONDUIT FOR ALL EXTERIOR LOCATIONS.
4. EXISTING ELECTRICAL PANELS TO BE REPLACED BY 200 AMPS, 3 PHASE. HOWEVER, ALL LOADS VERIFIED BY A LICENCED ELECTRICAL CONTRACTOR.
5. ELECTRIC FIXTURE WILL BE PROPOSED.
6. GROUND FAULT CIRCUITS PER CODE.
7. ALL WALL OUTLETS TO BE LOCATED @ 18 AFF, UNLESS OTHERWISE NOTED.
8. ALL OUTLETS AT KITCHEN CABINETS AT 48" AFF. UNLESS OTHERWISE NOTED.
9. ALL OUTLETS AT BATH VANITIES AT 36" AFF. UNLESS OTHERWISE NOTED.
10. ALL BOTTOMS OF SWITCHES AT 42" AFF, UNLESS OTHERWISE NOTED.
11. THE PURPOSE OF THE ELECTRICAL FIXTURES SHOWN ON PLANS IS FOR LOCATION ONLY. THE UNDERSIGNED ENGINEER IS NOT RESPONSABLE FOR THE ELECTRICAL DESIGN.
12. ALL DUPLEX/SINGLE/GFI RECEPTACLES ARE TAMPER RESISTANCE.
13. ALL NEW WIRING TO BE THHN SOLID COPPER, CONDUIT SHALL BE RIGID PVC FOR DIRECT BURIAL AND EMT FOR ABOVE GROUND APPLICATION.
14. NEUTRAL WIRES SHALL BE SIZED IDENTICALLY WITH PHASE CONDUCTORS, UNLESS OTHERWISE IDENTIFIED ON THIS PLAN.
15. EQUIPMENT AND LIGHTING SHALL NOT EXCEED THE POWER REQUIREMENTS SPECIFIED IN THE EQUIPMENTS SCHEDULE.
16. ALL EMERGENCY EGRESS LUMINAIRES REQUIRE AN UNSWITCHED CONNECTION, WHERE EMERGENCY EGRESS DEVICES ARE CONTAINED WITHIN NORMAL USE LUMINAIRES, PROVIDE LOCAL SWITCHING AS INDICATED ON DRAWINGS AND AN ADDITIONAL UNSWITCHING CONNECTION TO EMERGENCY BALLAST.
17. ELECTRIC RISER IS EXISTING. NO WORK IS PROPOSED.

ELECTRICAL SYMBOL LIST

	PROP. 2'x4' RECESSED FLUORESCENT LIGHT FIXTURE
	EXIT LIGHT
AFC	AFC OUTLET
220 V	220 V RECEPTACLE
$	SWITCH SINGLE POLE
$3	SWITCH DOUBLE WAY
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	ELECTRIC PANEL
	EMERGENCY LIGHTING BATTERY BACKUP
	4" CEILING MOUNDING LIGHT
	EXHAUST FAN



1. 100 Amps Single Phase Meter Can.
2. 100 Amps Single Phase Main-Lug mode Breaker.
3. 1-1/2" PVC CONDUIT with 110 AL #4AWG 6-ohm
4. Indoor panel mark_Line 100 Amp 24 Spaces.
5. 1 Set of 200 AMP.
6. 1-1/2" PVC Rain Weather head
7. 10x10x6 Outdoor trough
8. (2) 8'o ground rods.
9. #2 Copper for Grounding system

NEW RISER DIAGRAM

CEILING VENTILATOR SCHEDULE:
FANMARK: (EF-1) 690
MANUFACTURER: Nutone
FAN CFM 50

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(1)(a) AND CHAPTER 633, LAWS OF FLORIDA

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC:2017.
BASED ON CHAPTER 7 FBC 2017 EXISTING BUILDING THIS INTERIOR RENOVATION IS AN ALTERATION LEVEL II

THESE PLANS ARE THE PROPERTY OF THE DESIGNER. THE DESIGN, DRAWINGS, AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN AGREEMENT OF THE DESIGNER. ALL REPRODUCTIONS OF THESE PLANS, IN WHOLE OR IN PART, MUST BEAR THE NAME AND SEAL OF THE DESIGNER. ANY UNAUTHORIZED USE, REPRODUCTION OR DISCLOSURE OF THESE PLANS IS PROHIBITED. ALL RIGHTS ARE RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES. BY USE OF THESE PLANS YOU AGREE TO THE CONDITIONS OF ANY USE.

TITLE: ELECTRICAL PLAN

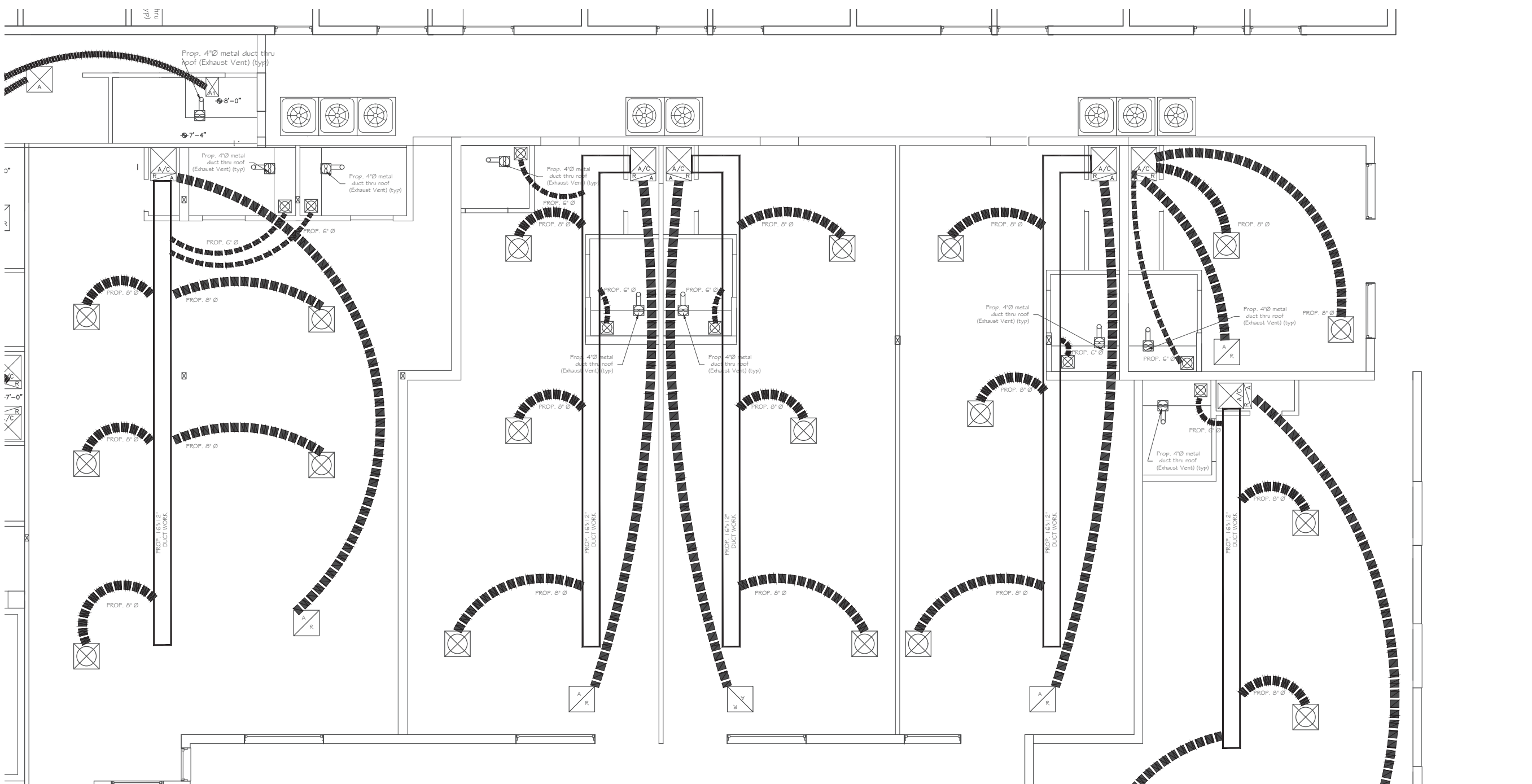
PROJECT NAME AND ADDRESS:
PALMETTO EIGHT
HARSE DEVELOPMENT LLC. OF FLORIDA
206 PALMETTO ST W
WAUCHULA, FL

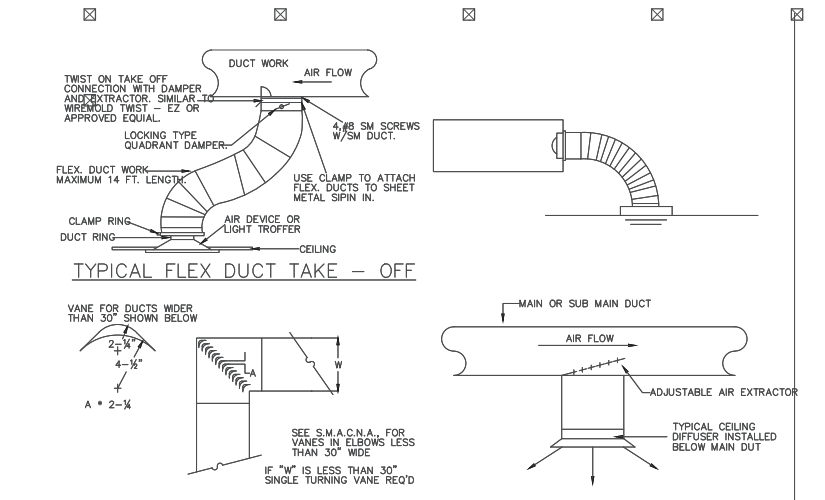
JULIAN AGUILAR ENGINEERING LLC
Site Development / Permitting
Mep Design / Inspections
CA# 26000
Lic# 0078783

RAISED SEAL

SEAL:
DATE: 08/17/18
JULIAN A. AGUILAR N.
PE# 71367 CA#26488
5016 60TH DR. E
BRADENTON, FL. 34203

SCALE	SHOWN
JOB #	WAU COM
DATE	08/17/18
DRW BY	CNO
SHEET	6
OF 10	SHEETS





TYPICAL FLEX DUCT TAKE - OFF

TYPICAL ELBOW W/ TURNING VANE

ALTERNATE CEILING DIFF. INSTALLATION

MECHANICAL:

FURNISH AND INSTALL THE FOLLOWING IN STRICT COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES;

- COILS, COMPRESSORS AND HEAT STRIPS.
- DUCTWORK, INSULATE SUPPLIES. FLEX–DUCT RUNS NOT TO EXCEED 14'.
- THERMOSTATS.
- GRILLES AND REGISTERS.
- TOILET, KITCHEN AND LAUNDRY VENTS.
- BALANCING DAMPERS.
- ENERGY CALCULATIONS.

DUCT LAYOUT WILL BE BY H.V.A.C. CONTRACTOR. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AT TIME OF PERMITTING

FLEXIBLE DUCT SHALL BE SUPPORTED AT MANUFACTURER'S RECOMMENDED INTERVALS, BUT AT NO GREATER DISTANCE THAN TEN (10) FEET. MAXIMUM PERMISSIBLE SAG IS ONE–HALF (1/2) INCH PER FOOT SPACING BETWEEN SUPPORTS. A CONNECTION TO ANOTHER DUCT OR EQUIPMENT IS DEEMED A SUPPORT POINT.

BENDS SHALL BE MADE WITH NOT LESS THAN ONE (1) DUCT DIAMETER CENTERLINE RADIUS. DUCTS SHOULD NOT BE COMPRESSED.

MECHANICAL FASTENING – ALL JOINTS BETWEEN SECTIONS OF AIR DUCTS AND PLENUMS, BETWEEN INTERMEDIATE AND TERMINAL FITTINGS AND OTHER COMPONENTS OF THE AIR DISTRIBUTION SYSTEM, AND BETWEEN SUBSECTIONS OF THESE COMPONENTS SHALL BE MECHANICALLY FASTENED TO SECURE THE SECTIONS INDEPENDENTLY OF THE CLOSURE SYSTEM.

MASTIC CLOSURES – MASTICS SHALL BE PLACED OVER THE ENTIRE JOINT BETWEEN THE MATED SURFACES. MASTICS SHALL NOT BE DILUTED. APPROVED MASTICS INCLUDE THE FOLLOWING; MASTIC OR MASTIC PLUS EMBEDDED FABRIC SYSTEMS THAT MEET THE PROVISIONS OF U.L. 181 THAT ARE RELEVANT TO THE DUCT TYPE TO WHICH THE MASTIC WILL BE APPLIED.

PRESSURE SENSITIVE TAPES – THAT MEET THE PROVISIONS OF U.L. 181 THAT ARE RELEVANT TO THE DUCT TYPE TO WHICH THE TAPE WILL BE APPLIED THE PROVISIONS OF STANDARD U.L. 181A, PART 1, SHALL APPLY TO PRESSURE SENSITIVE TAPES APPLIED TO FIBROUS GLASS DUCTBOARD. TAPES WITH RUBBER BASE ADHESIVES SHALL NOT BE USED (I.E. BLACK OR GRAY DUCT TAPES).

NOTE; U.L. 181 STANDARD EQUALS; FLAME SPREAD 5, SMOKE DEVELOPMENT 0.

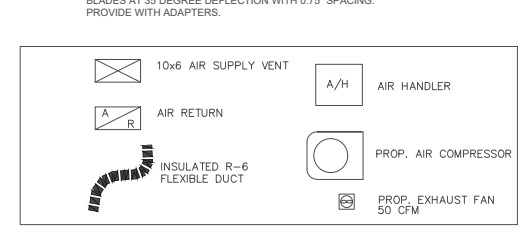
DIFFUSER SCHEDULE:

PROVIDE AND INSTALL THE FOLLOWING GRILLES, REGISTERS AND DIFFUSERS

A CEILING DIFFUSER:
ALL ALUMINUM WITH WHITE ENAMEL FINISH SQUARE SUPPLY AIR DIFFUSER WITH 4-WAY THROW UNLESS NOTED OTHERWISE. 24" X 24" FULL FACE MODULE WITH 8" DIA. NECK SIZE UP TO 250 C.F.M., 10" NECK AT 251 TO 350 C.F.M. AND 12" NECK AT 351 TO 500 C.F.M.

A1 CEILING DIFFUSER:
ALL ALUMINUM SQUARE SUPPLY AIR DIFFUSER, 8 X 4 SURFACE MOUNTED, ULTRA SAFE MODEL #SD4001-U-R NECK DIA. SAME AS ABOVE

A/R CEILING DIFFUSER:
ALL ALUMINUM SQUARE LOUVERED RETURN AIR REGISTER BLADES AT 35 DEGREE DEFLECTION WITH 0.75" SPACING. PROVIDE WITH ADAPTERS.



CEILING VENTILATOR SCHEDULE	
FANMARK: (EF–1)	670
MANUFACTURER:	Broan
FAN CFM	50

MECHANICAL PLAN NOTES:

1. THIS PLAN SHOWS THE SCHEMATICH MECHANICAL LAYOUT ONLY. THE HVAC SYSTEM SHALL BE IN COMPLIANCE W/ MECHANICAL–FBC2017.
2. A LICENCED FLORIDA MECHANICAL CONTRACTOR HAVE DESIGNED THE COMPLETE SYSTEM THAT MEETS ALL APPLICABLE CODES.
3. HVAC CONTRACTOR TO VERIFY LAYOUT, DUCT SIZE, ETC.
4. THIS PLAN HAS NOT BEEN REVIEWED BY MECHANICAL ENGINEER. THE UNDERSIGNED ENGINEER IS NOT RESPONSABLE FOR THE HVAC DESIGN.
5. ALL DUCT MEASUREMENTS ARE INSIDE DIMENSIONS. ALL DUCT SHALL BE WRAP WITH R–8 INSULATION.
6. THE SITE HAS TO EXISTING AIR CONDITIONED EQUIPMENT.
   AHU–1 IS 36000 BTU AND AHU–2 IS 48000 BTU.
   THIS EQUIPMENT ARE GOOD FOR THE EXISTING AREA BUILDING. SEE ENERGY CALCS ATTACHED.

MECHANICAL PLAN
scale 1/4 = 1'-0"

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(7)(d) AND CHAPTER 633, LAWS OF FLORIDA

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2017

BASED ON CHAPTER 7 FBC 2017 EXISTING BUILDING THIS INTERIOR RENOVATION IS AN ALTERATION LEVEL II

TITLE: MECHANICAL PLAN

PROJECT NAME AND ADDRESS:
PALMETTO EIGHT
HARDEE DEVELOPMENT LLC. 941 704 3094
206 PALMETTO ST W
WAUCHULA, FL

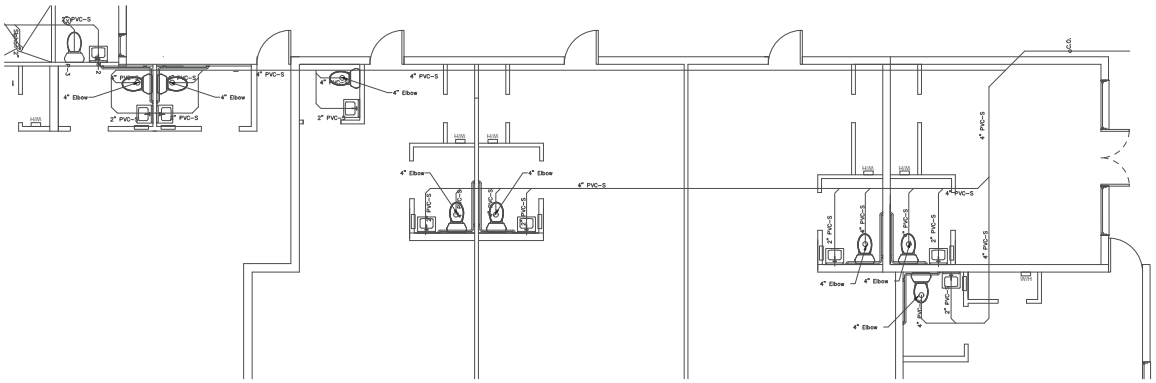
JULIAN AGUILAR ENGINEERING LLC
Consulting Engineer
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941 704 3786
julian_aguilar@yahoo.com

RAISED SEAL

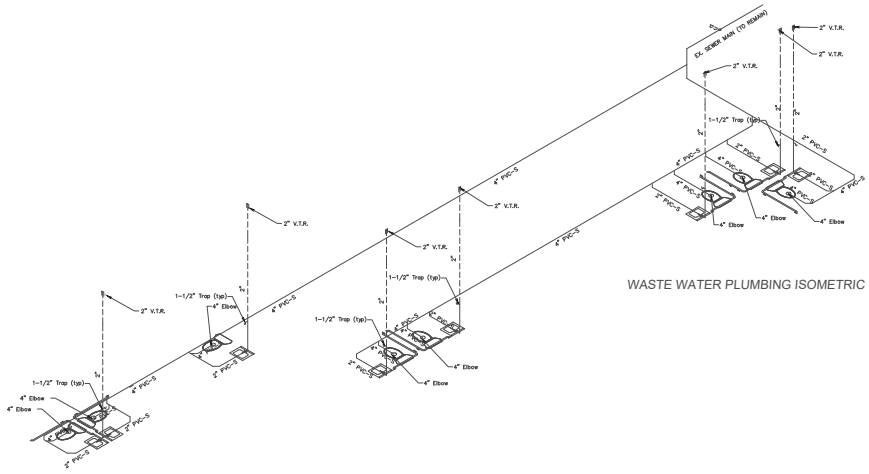
SEAL:
DATE: 08/17/18
JULIAN A. AGUILAR N.
PE# 71367 CA#29488
5010 60TH DR. E
BRADENTON, FL. 34203

SCALE	SHOWN
JOB #	WAU COM
DATE	08/17/18
DRW BY	CRO

SHEET 7 OF 10 SHEETS



WASTE WATER PLUMBING PLAN
SCALE 1/4"=1'



WASTE WATER PLUMBING ISOMETRIC

WASTE WATER NOTES:

1. *The proposed sewer line will be tie in to existing 4" dia. sewer line.*
2. *All connections and sizes shall be verify on field and approved by the City Inspector.*
3. *The undersigned engineer is not responsable for any change or modification at the construction stage.*
4. *Any changes or modifications to this layout shall be approved on writting by the undersigned engineer prior construction.*

NOTES:

1. PLUMBING CONSTRUCTION SHALL BE IN COMPLAINCE WITH PLUMBING FBC 2017
2. WATER SUPPLY SYSTEM IS EXISTING. NEW SUPPLY PIPES SHALL BE CONNECTED TO EXISTING SYSTEM. IF ANY POTABLE LINES (COLD OR HOT) ARE PROPOSED SHALL BE C-PVC (SCH. 40) OR EQUIVALENT.
3. NEW INSULATE HOT 1/2" CPVC ON WALLS IN ACCORDANCE WITH PLUMBING FBC 2017.

PLUMBING:

FURNISH AND INSTALL THE FOLLOWING IN STRICT COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES;

WASTE AND VENTS, INCLUDING CONDENSATE LINES.
HOT AND COLD WATER SUPPLIES, INCLUDING INSULATION.
TIE-INS TO SANITARY UTILITIES.
SHUTOFF VALVES AT EACH FIXTURE.
FAUCETS AND FITTINGS.
WATER HEATER.
VACUUM BREAKERS AND WATER HAMMER ARRESTORS.
FIXTURES, AS SELECTED, SEE SCHEDULE

DO NOT PLACE ELEC. OR PLUMBING LINES IN AREAS FOR RECESSED DISPENSERS.

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(5)(a) AND CHAPTER 633, LAWS OF FLORIDA

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BASED ON CHAPTER 7 FBC 2017 EXISTING BUILDING THIS INTERIOR RENOVATION IS AN ALTERATION LEVEL II

ALL PLANS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE VISUAL CONTRACTS ARE NOT TO BE USED BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. ALL REPRODUCTION, PUBLICATION OR USE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. ALL RIGHTS RESERVED. ANY UNAUTHORIZED USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM. ANY REPRODUCTION OF THESE PLANS OR PORTIONS THEREOF MUST BEAR THIS COPYRIGHT NOTICE IN ITS ENTIRETY. ANY PUBLICATION OF THESE PLANS MUST BEAR THE NAME OF THE ARCHITECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE PLANS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. THESE PLANS ARE NOT TO BE USED IN CONFLICT OF ANY USE.

TITLE:
WASTE WATER PLAN, ISOMETRIC & DETAILS

PROJECT NAME AND ADDRESS:
PALMETTO EIGHT
HOUSE, DUPLEX OR TRIPLEX
2000 BLOCK OF 10TH ST W
WAUCHULA, FL

JULIAN AGUILAR ENGINEERING, LLC
Consulting Engineer
Structural Inspections
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julian.aguilar@verizon.net

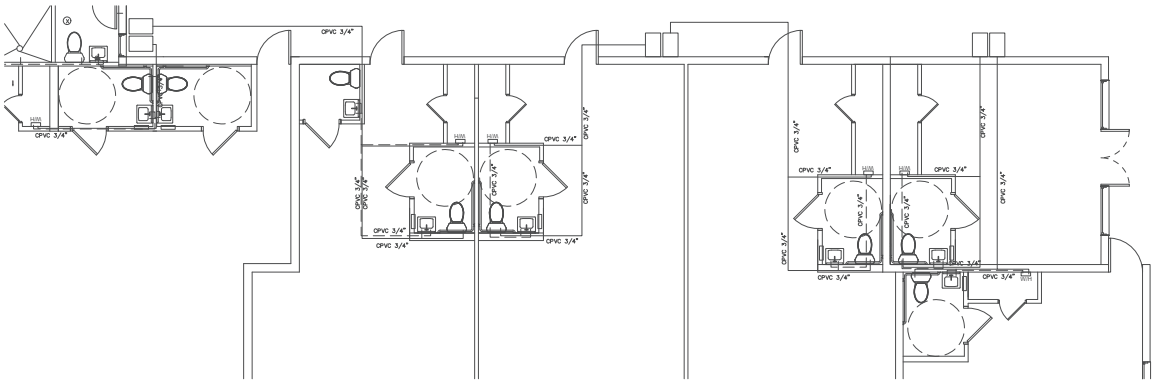
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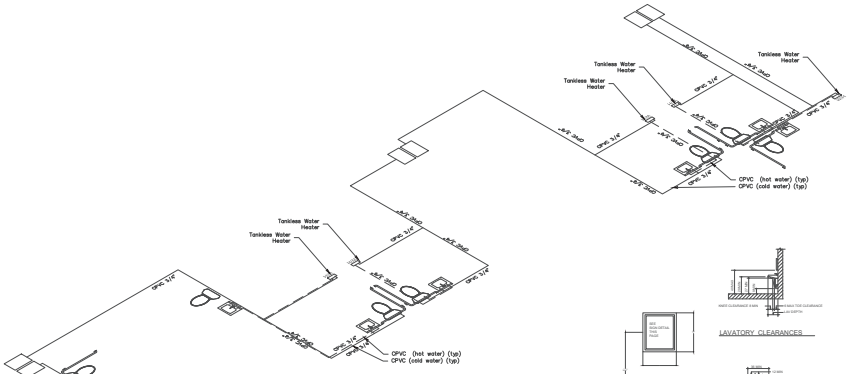
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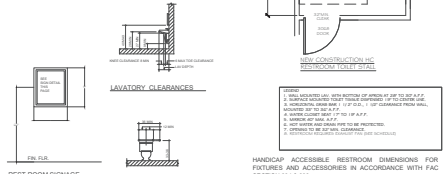
DATE: 08/17/18
JULIAN A. AGUILAR N.
PE# 71367 CA#26488
5016 60TH DR. E
BRADENTON, FL. 34203

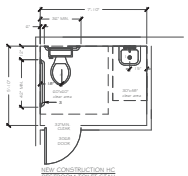
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JOB #	WAU COM
DATE	08/17/18
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SHEET
8
OF 10 SHEETS

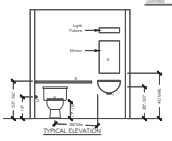


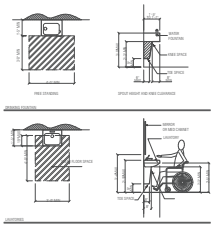






HANDICAP ACCESSIBLE RESTROOM DIMENSIONS FOR FIXTURES AND ACCESSORIES IN ACCORDANCE WITH FAC SECTION 604 & 606.





HANDICAPPED RESTROOM

BATHROOM DETAIL PLAN

NOTE: 1. FLOOR OF RESTROOM TO HAVE NON-SLIP FINISH.
2. WALLS TO HAVE NON-PERVIOUS FINISH (ENAMEL, PAINT)
3. FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES.
4. WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A NON-ABSORBENT SURFACE FROM THE FLOOR TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE SMOOTH, HARD, AND NONABSORBENT AFFECTED BY MOISTURE. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SANITARY NAPKIN DISPOSALS SHALL BE SECURELY ATTACHED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
5. INSTALL DRAWBOOK AS NEEDED TO REINFORCE WALLS FOR GRAB BARS
6. PROVIDE TRAP AND HOT WATER JACKETS AT ACCESSIBLE LAVATORIES

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(7)(a) AND CHAPTER 633, LAWS OF FLORIDA

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2017.

BASED ON CHAPTER 7 FBC 2017 EXISTING BUILDING THIS INTERIOR RENOVATION IS AN ALTERATION LEVEL 9

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TITLE: *PLUMBING PLAN*

PROJECT NAME AND ADDRESS:
INTERIOR RENOVATION
PALMETTO EIGHT
2805 PALMETTO ST W
WAUCHULA, FL

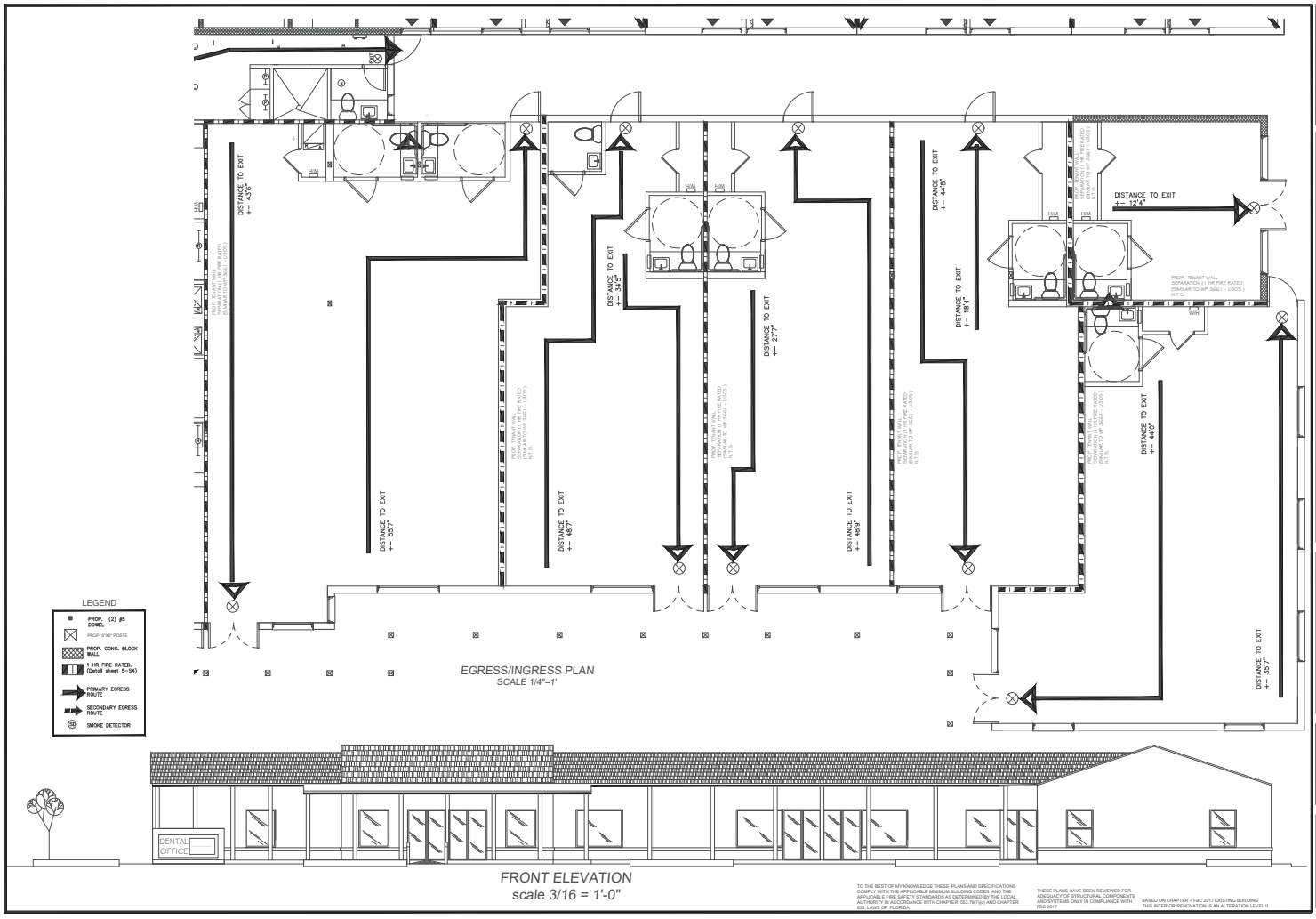
JULIAN AGUILAR ENGINEERING LLC
Consulting Engineer
Structural / Hurricane Engineering
Ph. (941) 792-7501
julian.aguilar@verizon.net

REVISED SEAL

SEAL:
DATE: 08/17/18
JULIAN A. AGUILAR N.
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5016 60TH DR. E
BRADENTON, FL. 34203

SCALE	SHOWN
JOB #	WAU COM
DATE	08/17/18
DRW BY	CNO

SHEET
9
OF 10 SHEETS



EGRESS/INGRESS PLAN
SCALE 1/4"=1'

LEGEND

- PROP. (2) #5 DOWEL
- PROP. 6"X6" POSTE
- PROP. CONC. BLOCK WALL
- 1 HR FIRE RATED, (Detail sheet 5~54)
- PRIMARY EGRESS ROUTE
- SECONDARY EGRESS ROUTE
- SD SMOKE DETECTOR

FRONT ELEVATION
scale 3/16 = 1'-0"

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(1)(a) AND CHAPTER 633, LAWS OF FLORIDA

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2017

BASED ON CHAPTER 7 FBC 2017 EXISTING BUILDING THIS INTERIOR RENOVATION IS AN ALTERATION LEVEL II

THESE PLANS ARE THE PROPERTY OF THE DESIGNER. THE DESIGN, DETAILS AND ARRANGEMENTS SHOWN ON THESE PLANS ARE NOT TO BE COPIED, REPRODUCED OR USED IN ANY MANNER WHATSOEVER WITHOUT THE PERMISSION OF THE DESIGNER. ANY UNAUTHORIZED USE SHALL CONSTITUTE INFRINGEMENT OF COPYRIGHT AND SHALL BE SUBJECT TO LEGAL ACTION. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PROOF OF ACCEPTANCE OF THE RESTRICTIONS. ALL RIGHTS RESERVED. © THE COMPANY OF JAY VAN.

TITLE:
EGRESS / INGRESS PLAN
ELEVATION

PROJECT NAME AND ADDRESS:
PALMETTO EIGHT
HOUSE, RESTAURANT, BAR
2004 PALMETTO ST NW
WAUCHULA, FL

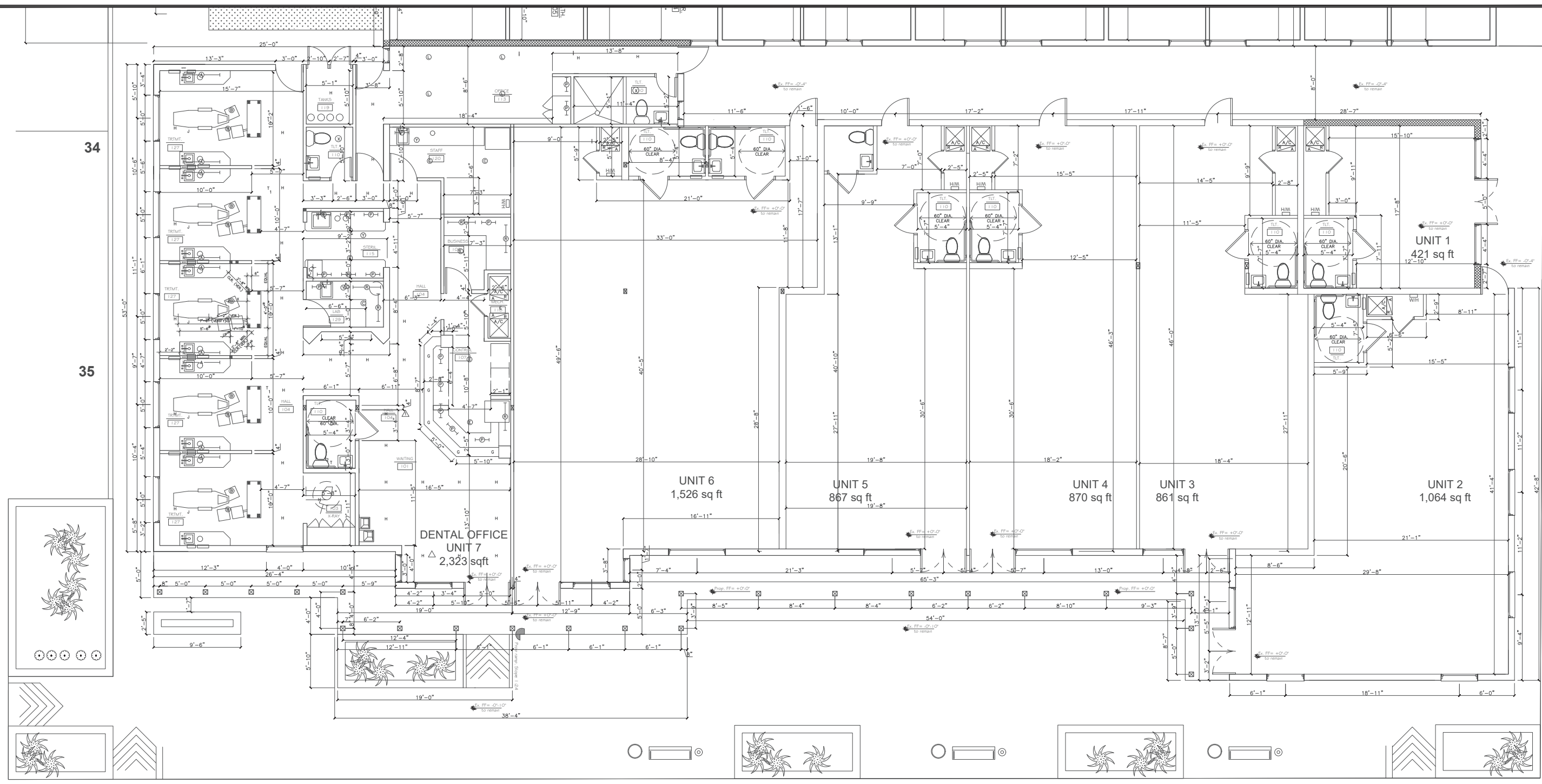
JULIAN AGUILAR ENGINEERING, LLC
Consulting Engineering
Structural Inspections
941-545-7501
julian.aguilar@verizon.net

REVISED SEAL

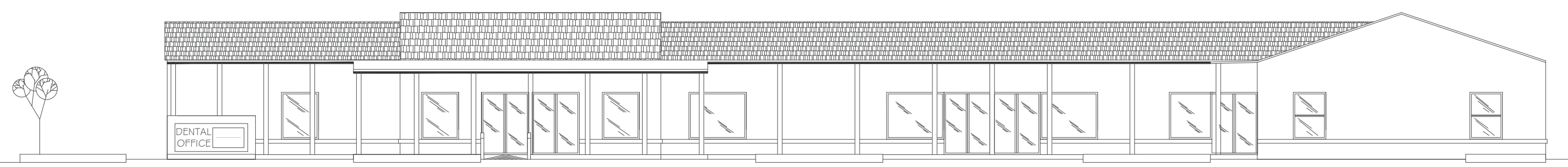
SEAL:
DATE: 08/17/18
JULIAN A. AGUILAR N.
PE# 71367 CA#29488
5016 60TH DR. E
BRADENTON, FL. 34203

SCALE	SHOWN
JOB #	WAU COM
DATE	08/17/18
DRW BY	CHO

SHEET
10
OF 10 SHEETS



MASTER PLAN COMMERCIAL
scale 3/16= 1'-0"



ELEVATION
scale 3/16= 1'-0"

WHERE AS EVERY ATTEMPT HAS BEEN MADE TO INCLUDE ALL DETAILS AND PERTINENT INFORMATION ON THE DRAWINGS, CONTRACTORS ARE RESPONSIBLE TO VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION PROVIDED ON THE DRAWINGS. CONTRACTORS SHALL NOTIFY DESIGN LIMITED, IN WRITING FOR ANY OMISSION, OR DISCREPANCY, ON THE DRAWINGS, PRIOR TO THE COMMENCEME OF ANY WORK.

TITLE:
COMMERCIAL
MASTER PLAN

PROJECT NAME AND ADDRESS:
PALMETTO EIGHT
HARDEE DEVELOPMENT LLC. 941 704 3094
206 PALMETTO ST W
WAUCHULA, FL

JULIAN AGUILAR
ENGINEERING LLC
Consulting Engineer
Site Development / Permitting
Structural / Hydraulics
941 704 5736
julian_aguilar@yahoo.com

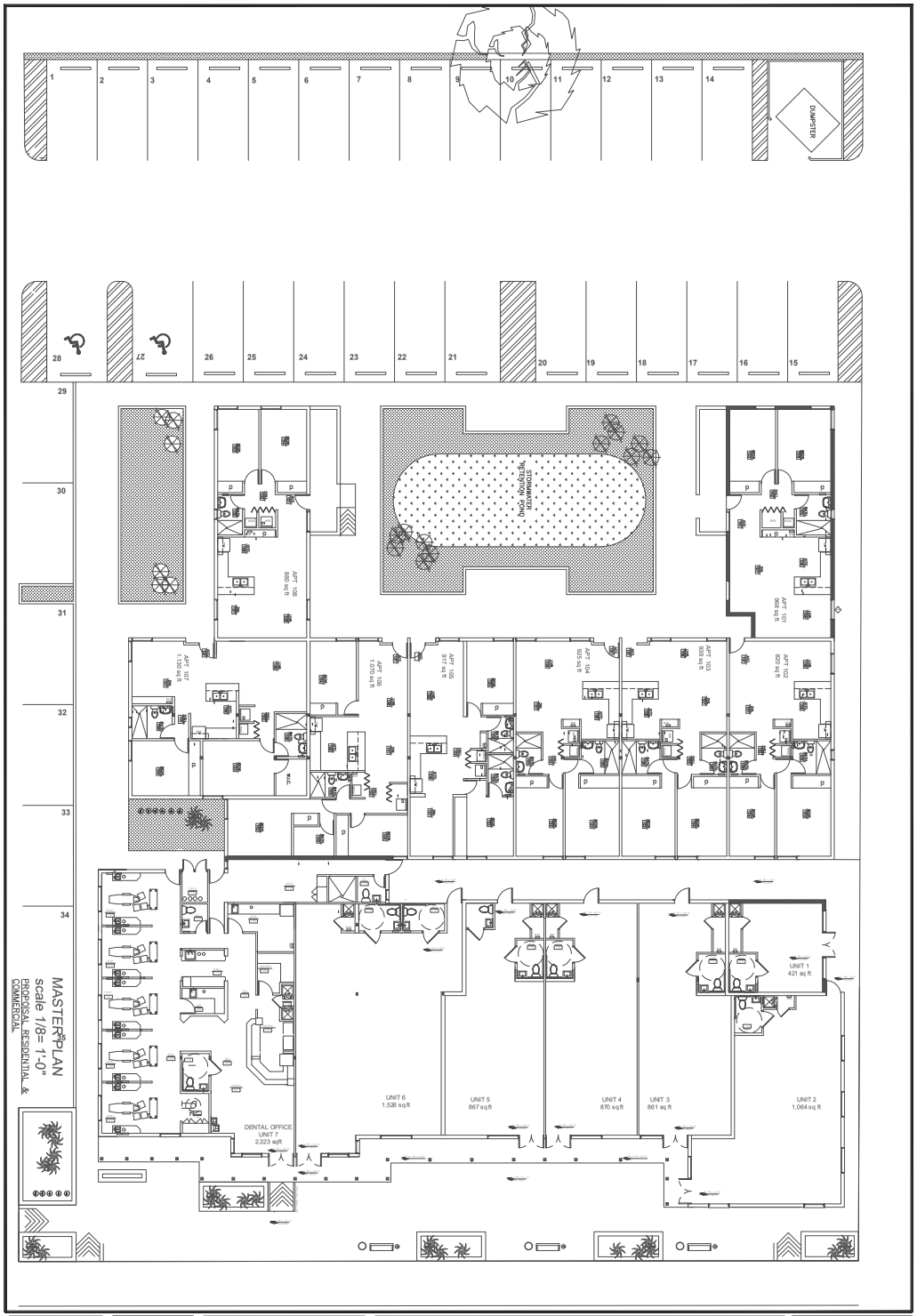
RAISED SEAL

SEAL:
DATE: 09/22/18
JULIAN A. AGUILAR N.
PE# 71367 CA#29488
5010 60TH DR. E

BRADENTON, FL. 34203

SCALE	SHOWN
JOB #	WAU MASTER
DATE	09/22/18
DRW BY	CRO

SHEET
1
OF 1 SHEETS



SHEET	DATE	BY	DESCRIPTION
1			

JULIAN AGUILAR
ENGINEERING LLC
Consulting Engineer
Site Development / Permitting
Structural / Hydraulics

PROJECT NAME AND ADDRESS:
PALMETTO EIGHT
HARDEE DEVELOPMENT LLC. ANTONIO W
206 PALMETTO ST W
WAUCHULA, FL

TITLE:
MASTER PLAN

GENERAL NOTES: CONTRACTOR SHALL HAVE/MAKE TO SECURE ALL PERMITS AND APPROVALS FOR THE WORK. CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE TO VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION PROVIDED ON THE DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY ERRORS, ANY OMISSIONS, OR DISCREPANCY, ON THE DRAWINGS, PRIOR TO THE COMMENCEME OF ANY WORK.

DERICK BUILDER’S LLC

Prepared for: Hardee Development, LLC | Project: Palmetto Eight Commercial Retail / Office Renovation

Site: 206 W. Palmetto Street, Wauchula, FL 33873

PROPOSED LUMP-SUM PRICE	**$365,000.00**
ESTIMATED PROJECT DURATION	Approximately 18–22 weeks after approvals and mobilization

Project Approach

Derick Builder’s LLC proposes the coordinated rehabilitation of the existing commercial tenant areas. The work is intended to address identified structural deficiencies, restore interior finishes and building systems, and prepare the spaces for general retail or professional office occupancy. Final quantities, materials, permits, and sequencing will be verified against approved drawings and existing site conditions.

Work Packages & Preliminary Allocation

01 Structural stabilization and repairs | $68,000

Engineered masonry reinforcement, roof-framing corrections, bracing, carbon-fiber strengthening where specified, and associated inspections.

02 Tenant divisions and interior finishes | $89,000

Selective preparation, partition framing, rated demising walls, drywall at walls and ceilings, taping, painting, and commercial tile flooring.

03 Plumbing and restrooms | $33,000

Complete designated toilet rooms with water closets and lavatories; connect to existing underground plumbing where suitable.

04 HVAC installation | $54,000

Provide commercial cooling equipment, duct distribution, controls, and mechanical connections for the proposed suites.

05 Electrical and service completion | $81,000

Complete branch circuits, receptacles, switches, lighting, interior panels, and seven exterior commercial service positions with specified 125A/200A breakers, feeders, grounding, and coordination for energization.

06 Life safety, closeout and coordination | $30,000

Provide required exit and emergency lighting, smoke detection devices as applicable, inspections, testing, construction cleanup, and project supervision.

07 Commercial façade and storefront improvements | $10,000

Clean, patch, prime and repaint the street-facing commercial façade and accessible storefront trim.

Refresh existing commercial entrance features; provide coordinated tenant-identification signage subject to municipal approval.

Refresh existing frontage planting areas with low-maintenance plantings and mulch; include a limited decorative entrance/awning enhancement allowance subject to design and approvals.

TOTAL PROPOSED CONSTRUCTION PRICE: $365,000.00

Commercial Terms

Payment concept (subject to contractor approval): 25% upon agreement and mobilization ($91,250); 30% after structural and rough-in milestones ($109,500); 30% after finishes, equipment installation and façade work ($109,500); 15% at substantial completion ($54,750). Invoices payable within five business days.

Assumptions: Standard commercial-grade finishes; existing underground plumbing is serviceable; existing meter equipment is reusable; work will follow the approved plans and applicable permitting requirements. Allowances and allocations above are preliminary and require contractor confirmation. Façade color, sign design, landscaping selections and any awning detail require owner selection and applicable municipal approvals.

Not included unless added by written amendment: permit and governmental charges, new/revised engineering, utility company fees, replacement of meter-bank assemblies, new building-wide sprinkler or fire alarm systems, major roof replacement, extensive concealed damage, specialized tenant buildouts, furniture, data/security systems, or unforeseen underground utility work. The specifically listed commercial façade work is included; major storefront replacement, extensive masonry restoration, new hardscape and façade work beyond the stated allowance are excluded.

Changes in scope, hidden conditions, and owner-selected upgrades require written pricing and authorization before proceeding. Proposed workmanship warranty: one year from substantial completion, subject to final contractor terms.

Acceptance

Derick Builder’s LLC authorized representative: _____ Date: _____

Florida license number (to be verified): _____

Hardee Development, LLC representative: _____ Date: _____

GENESIS
RESTORATION GROUP

REMODELING & RENOVATION AGREEMENT

Project: Palmetto Building – Commercial Retail/Office Renovation

Location: 206 W. Palmetto Street, Wauchula, Florida

This Remodeling Contract Agreement is entered into on , by and between:

Owner: Hardee Development C/O Dr. Juan Curci

and

Contractor: Genesis Restoration, Inc. Nicholas Woods

1. Contract Price — $325,000.00

The total fixed contract price for the Work described herein shall be $325,000.00.

This amount includes all labor, materials, supervision, overhead, and profit for the Scope of Work described below, including the façade improvements expressly listed, subject to exclusions and approved change orders. The façade work is included within, and does not increase, the stated fixed contract price.

2. Scope of Work

Structural Repairs:

- Complete structural repairs in accordance with the provided engineered plans.
- Perform required masonry reinforcement, roof framing repairs, and structural bracing.
- Install engineered carbon-fiber reinforcement and associated structural components.
- Coordinate required structural inspections.

jcc

Interior Renovation — Commercial Units

• Complete necessary interior framing and wall construction.

• Install required fire-rated separation walls from the adjacent vacant spaces.

• Install drywall throughout interior walls and ceilings.

• Finish and paint all interior walls and ceilings white.

• Prepare floors and install commercial tile flooring throughout.

• Complete bathrooms with toilets and vanity sinks at designated locations shown on the plans.

• Complete plumbing connections utilizing existing underground plumbing.

• Install new air-conditioning systems with commercial ductwork and controls for each unit.

• Complete electrical wiring, outlets, switches, lighting, and interior distribution panels for all units.

• Install required smoke detection, emergency lighting, and exit signage.

Main Building Electrical Work:

• Complete existing exterior electrical meter and distribution equipment for seven (7) commercial services.

• Supply and install seven (7) main breakers utilizing 125-amp and 200-amp configurations as approved by electrical design.

• Complete exterior electrical wiring, feeders, connections, grounding, and bonding.

• Prepare all seven services for utility meter installation and energization.

• Coordinate required electrical inspections and utility connections.

Exterior Façade Improvements — Street-Facing Commercial Frontage:

• Prepare and repaint the existing street-facing exterior façade, including cleaning, scraping, patching minor surface defects, priming as needed, and applying a coordinated exterior finish.

• Refinish and paint existing storefront entrance trim and other accessible exterior trim at the commercial frontage.

• Provide and install coordinated commercial tenant identification signage, subject to owner selection and applicable sign approvals.

• Refresh existing frontage planting areas with limited low-maintenance landscaping, mulch, and related site cleanup.

• Provide a limited decorative entrance or awning enhancement allowance, subject to owner selection, site suitability, and any required municipal approvals.

Façade improvements are limited to the existing commercial frontage and the described allowance-level work. Final colors, signage design, planting selections, and awning/ entrance details require owner approval and any applicable agency approval before installation.

General Building Work:

• All original building plans will need to be redrafted and engineered.

• Complete required construction inspections.

• All existing trade work is required to meet the new building code.

• Perform final electrical, plumbing, and mechanical connections.

• Complete final construction cleanup and debris removal.

3. Materials and Finishes

Contractor shall furnish standard commercial-grade materials and finishes appropriate for general office occupancy. Exterior façade materials shall be suitable for their intended outdoor application.

Owner-requested upgrades, specialty materials, or modifications beyond the described scope shall be addressed through written change orders.

4. Permits

Contractor shall obtain required construction permits and coordinate applicable inspections. Permit fees, additional engineering, utility connection charges, and governmental costs are excluded from the Contract Price unless otherwise agreed in writing. Façade signage or awning installations are subject to applicable approvals.

5. Exclusions

- Additional structural repairs not identified in the provided engineered plans.
- Additional engineering design or revisions.
- Major electrical utility upgrades or replacement of existing meter-bank equipment.
- New building-wide fire sprinkler or fire alarm systems.
- Major underground plumbing modifications.
- Major roof replacement or exterior building renovations beyond the specific façade improvements described in Section 2.
- Office furniture, cabinetry, and tenant-specific improvements.
- Data, telecommunications, and security systems.
- Hidden damage or unforeseen conditions.
- Major storefront replacement, extensive exterior masonry reconstruction, new hardscaping, or landscaping beyond the limited façade scope.
- Work not specifically described herein.

6. Payment Schedule

30% Deposit: $90,000.00 due upon contract execution.

30% Progress Payment: $90,000.00 due upon completion of structural repairs and substantial completion of rough framing and major rough-ins.

30% Progress Payment: $90,000.00 due upon substantial completion of drywall, flooring, and interior finishes.

10% Final Payment: $30,000.00 due upon substantial completion and prior to final turnover.

Payments are due within five (5) calendar days of invoice.

7. Stop Work for Nonpayment

If payment is not received within ten (10) days following written notice, Contractor may suspend work and pursue remedies available under Florida law, including applicable construction lien rights, interest, and recovery of costs as permitted by the Agreement and applicable law.

8. Change Orders

All changes to the agreed Scope of Work shall be documented and approved in writing. Approved Change Orders may adjust the Contract Price, construction schedule, or both.

9. Unforeseen Conditions

Hidden or unknown conditions discovered during construction that require additional work shall be documented and addressed through a written change order before corrective work proceeds, except where immediate action is necessary to protect life or property.

10. Insurance & Licensing

Contractor represents that it is properly licensed and insured to perform the contracted work in the State of Florida.

11. Warranty

Contractor warrants workmanship for one (1) year from substantial completion. Applicable manufacturer warranties shall remain in effect according to their respective terms.

12. Florida Construction Lien Notice

Owner is advised that Contractor and qualifying subcontractors or suppliers may have construction lien rights under Florida law. Any notices required by Florida law shall be provided in the applicable statutory form.

13. Entire Agreement

This Agreement, together with any incorporated plans, specifications, and approved written change orders, constitutes the agreement between the parties concerning the described construction work.

SIGNATURES

Owner: _____

Name: Joan C Lori

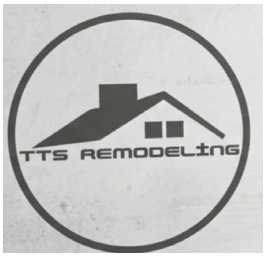
Date: 10-28-26

Contractor: _____

Nicholas Woods

Genesis Restoration, Inc.

Date: 10/28/2026



TTS REMODELING CORP.

Matheus Toledo | 754-422-3644
matthew_r5@hotmail.com

CONSTRUCTION PROPOSAL

Prepared for: Hardee Development, LLC

Project: Palmetto Retail space

Location: 206 W. Palmetto Street, Wauchula, FL 33873

TTS Remodeling Corp. proposes the following combined work categories for the commercial retail/office spaces and associated building improvements.

COMBINED SCOPE OF WORK		AMOUNT
Structural repairs, masonry/roof framing reinforcement, and bracing	$42,000.00	
Interior framing, fire-rated partitions, drywall, painting, and tile flooring	$67,000.00	
Restroom completion, plumbing connections, and commercial HVAC systems	$49,000.00	
Electrical distribution, seven commercial services, lighting, and life-safety devices	$57,000.00	
Exterior façade painting, storefront trim, signage, landscaping, and entrance/awning enhancements	$10,000.00	
TOTAL PROPOSED PRICE		$255,000.00

Scope clarification: Includes engineered structural repairs, fire-rated tenant separations, commercial interior finishes, restrooms, mechanical systems, and completion of seven exterior commercial electrical services, as described in the reference commercial renovation scope. Façade improvements include painting, entry trim, signage, landscaping, and limited awning enhancements.

Exclusions: Unidentified structural repairs, additional engineering, major utility upgrades or meter-bank replacement, new building-wide fire sprinkler/alarm systems, major underground plumbing changes, roof replacement, tenant-specific furnishings, concealed conditions, and work beyond the stated scope. Permit fees, engineering fees, and utility charges are excluded unless expressly included in a signed agreement. Scheduling and payment terms to be confirmed by TTS Remodeling Corp.

Authorized TTS Representative: _____ Date: _____

Owner Acceptance: _____ Date: _____

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 650900 2025 **R 04-34-25-0260-00009-0016**

REAL ESTATE TAX/NOTICE RECEIPT FOR HARDEE COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
CITY-WAUCHULA	.00577100	$2,172.86
COUNTY	.00792000	$2,981.98
SCHOOL-STATE LAW	.00300400	$1,322.89
SCHOOL-LOCAL BRD	.00224800	$989.97
SWFWMD WATER DIST	.00018310	$68.94
TOTAL AD-VALOREM:		**$7,536.64**

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE PROTECTION	$1,547.10
TOTAL NON-AD VALOREM:	**$1,547.10**

COMBINED TAXES & ASMTS: **$9,083.74**

DISCOUNT: **$0.00**

UNPAID BALANCE: **$0.00**

Exemptions:

Property Address:
206 W PALMETTO ST WAUCHULA 33873

HARDEE DEVELOPMENT LLC
3052 UNIVERSITY PARKWAY
SARASOTA , FL 34243

0.776 ACRES
THE S 25 FT OF LOT 15 & LOTS 1
6 TO 20
INCLUSIVE BLK 9 CARLTON & MCEW
EN ADDTN TO

FAIR MKT VALUE	**$440,376.00**	DIST	**902**
ASSESS	**$376,513.00**	EXEMPT VALUE	**$0.00**
TAXABLE VALUE	**$376,513.00**		

**** PAID ****

Last Payment: 01/30/2026 **Receipt Number:** 9000601

Amount Collected: $8,902.07 **Discount Amount:** $0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
0434250260000090016	R	2025	$7,536.64	$1,547.10	1/30/2026	$8,902.07	$0.00
0434250260000090016	R	2025	$7,536.64	$1,547.10	1/30/2026	$8,902.07	$0.00
0434250260000090016	R	2024	$6,902.82	$1,547.10	2/27/2025	$8,365.42	$0.00
0434250260000090016	R	2023	$6,527.19	$1,392.39	5/20/2024	$8,176.67	$0.00
0434250260000090016	R	2022	$5,774.37	$1,315.04	3/26/2024	$8,288.17	$0.00
0434250260000090016	R	2021	$5,282.67	$1,315.04	3/26/2024	$7,547.37	$0.00
0434250260000090016	R	2020	$5,343.98	$2,939.49	4/26/2021	$8,531.97	$0.00
0434250260000090016	R	2019	$6,202.52	$2,475.36	5/4/2020	$8,938.22	$0.00
0434250260000090016	R	2018	$5,904.89	$2,475.36	5/30/2019	$8,651.46	$0.00
0434250260000090016	R	2017	$6,032.36	$2,475.36	4/2/2018	$8,507.72	$0.00
0434250260000090016	R	2016	$7,427.41	$2,011.23	2/2/2017	$9,249.87	$0.00