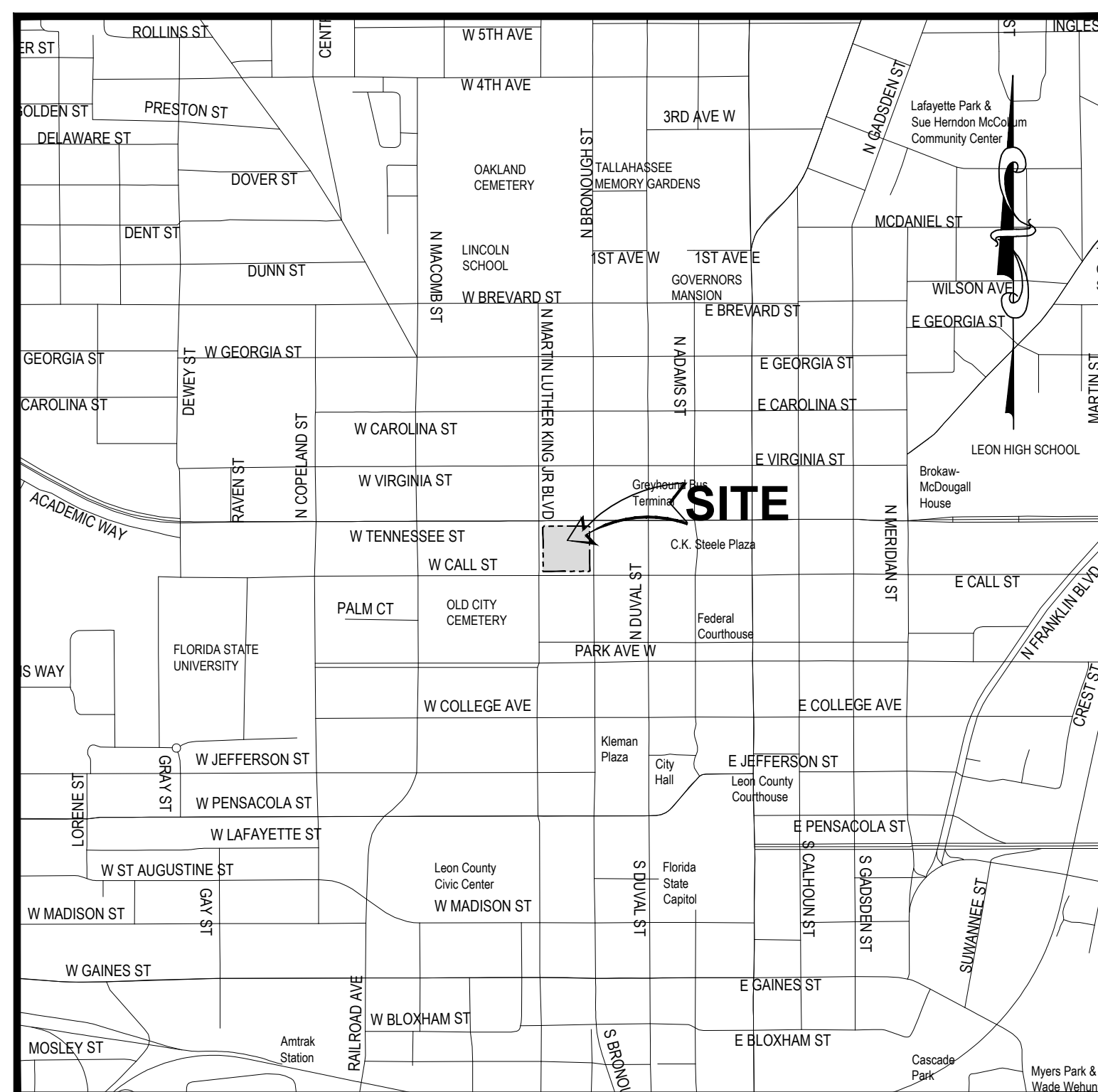


TYPE 'A' SITE PLAN

FOR

309 WEST TENNESSEE

SHEET INDEX	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	EXISTING CONDITIONS
3.0	GEOMETRY PLAN
3.1	SIGHT DISTANCE & CIRCULATION PLAN
3.2	ARCHITECTURAL BUILDING LEVELS
3.3	ARCHITECTURAL BUILDING LEVELS
4.0	GRADING PLAN
4.1	SIDEWALK & DRIVEWAY PROFILES
4.2	SIDEWALK PROFILES & CURB RAMP DETAILS
5.0	CONCEPTUAL UTILITY SERVICE PLAN
6.0	DETAILS
LS1.0	CONCEPTUAL LANDSCAPE PLAN



LOCATION MAP
SCALE: 1" = 1000'

ELEVATIONS ARE BASED ON N.A.V.D. 88 DATUM.

DESIGN STANDARDS:

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH F.D.O.T. STANDARD PLANS AND SPECIFICATIONS FY2025-2026 AND THE CURRENT CITY OF TALLAHASSEE MINIMUM STANDARDS, REQUIREMENTS AND SUPPLEMENTAL SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY.

F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, FY2025-2026

F.D.O.T. STANDARDS PLANS FOR ROAD CONSTRUCTION, FY2025-2026

F.D.O.T. MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS (GREEN BOOK)

CITY OF TALLAHASSEE RIGHT-OF-WAY MANAGEMENT MANUAL, CURRENT EDITION

CITY OF TALLAHASSEE STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF
WATER AND WASTEWATER FACILITIES, CURRENT EDITION

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD),
CURRENT EDITION

PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), CURRENT EDITION

PROJECT DATA	
TAX I.D. NO.	2136402734340
PROJECT NAME:	309 WEST TENNESSEE
CLIENT NAME:	309 W TENNESSEE PROPCO, LLC 801 BRICKLE AVENUE, SUITE 2360 MIAMI, FLORIDA 33131
PREPARED BY:	MOORE BASS CONSULTING, INC. 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
ENGINEER OF RECORD:	BEN B. HOOD STATE OF FLORIDA, PROFESSIONAL ENGINEER LICENSE No. 69167 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
SURVEYOR OF RECORD:	LARRY D. DAVIS REG FL SURVEYOR No. 5254 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678

UTILITY PROVIDERS

WATER / SANITARY SEWER
CITY OF TALLAHASSEE
PHONE: (850) 694-8007

TELECOMMUNICATIONS
COMCAST CABLE
PHONE: (850) 574-4060

TELECOMMUNICATIONS
CENTURY LINK
PHONE: (850) 599-1444

GAS
CITY OF TALLAHASSEE
PHONE: (850) 891-5135

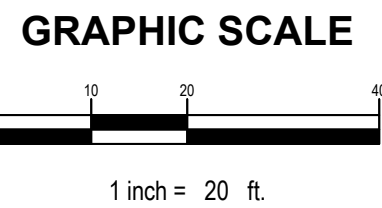
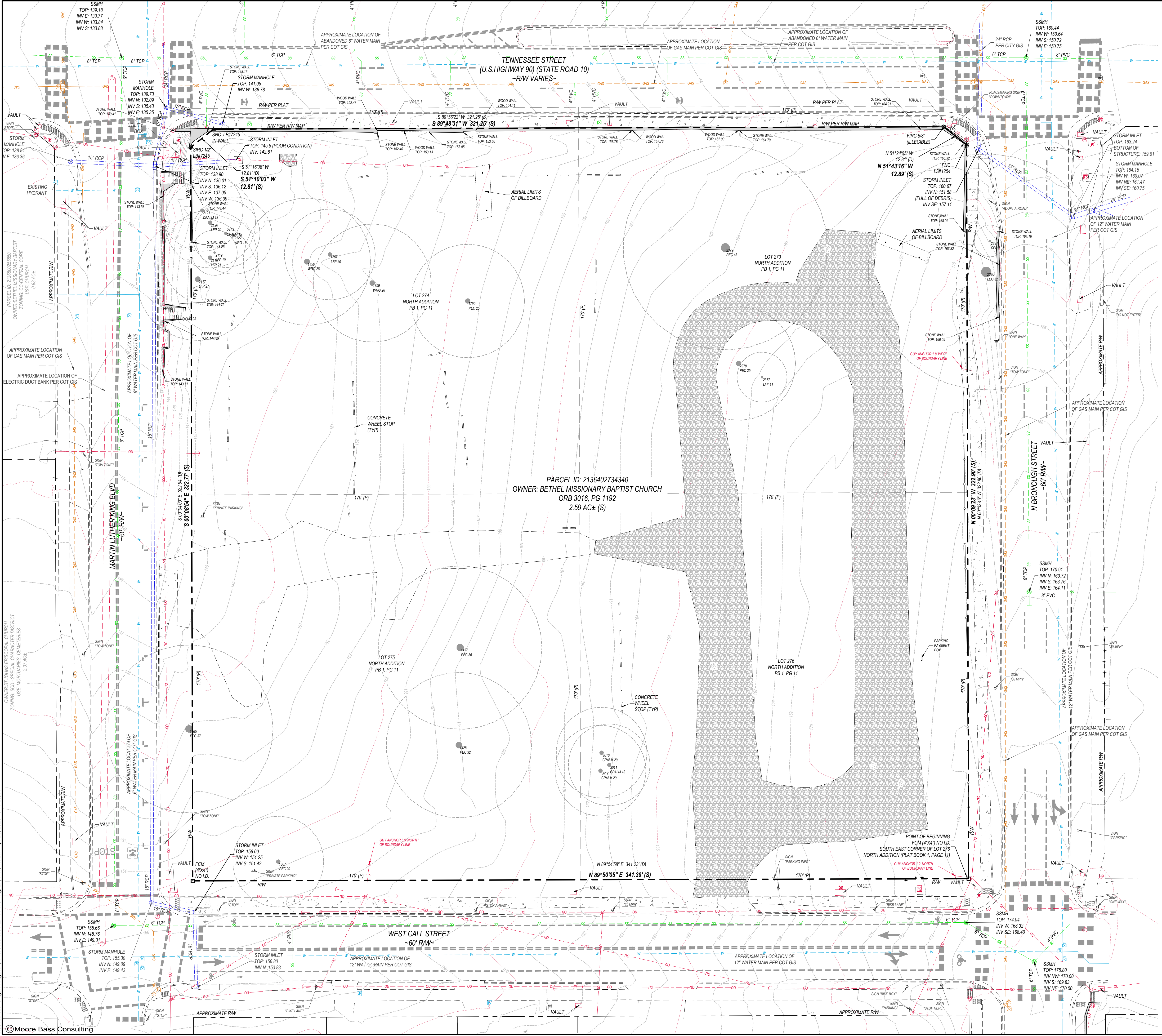
POWER
CITY OF TALLAHASSEE POWER -
DISTRIBUTION
PHONE: (850) 891-5019

TRAFFIC OPERATIONS
CITY OF TALLAHASSEE OPERATIONS
PHONE: (850) 891-2080



REVISIONS		PROJECT NAME	
		309 WEST TENNESSEE	
		CLIENT NAME	
		309 W TENNESSEE PROPCO, LLC 801 BRICKLE AVENUE, SUITE 2360 MIAMI, FLORIDA 33131	

T 3406.0001-COVER	
DATE	2026.04.23
CONTRACT #	T 3406.0001
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CERTIFICATE OF AUTHORIZATION NO. 00008106	
SEAL	
Ben B. Hood State of Florida, Professional Engineer, License No. 69167	
PRELIMINARY, NOT FOR CONSTRUCTION	
SHEET TITLE	
COVER SHEET	
SHEET	
1.0	



- SYMBOL LEGEND:**
- FOUND IRON ROD (AS LABELED)
 - FOUND CONCRETE / TERRA COTTA MONUMENT (AS LABELED)
 - FOUND NAIL AND CAP (AS LABELED)
 - ▲ SET 1/2" IRON ROD AND CAP LB#7245
 - ▲ SET NAIL AND 1" CAP LB#7245
 - UTILITY POLE
 - GUY POLE
 - GUY WIRE ANCHOR
 - LIGHT POLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - BACKFLOW PREVENTER
 - SANITARY SEWER MANHOLE
 - SEWER VALVE
 - MANHOLE (TYPE UNKNOWN)
 - CATCH BASIN
 - STORM MANHOLE
 - FIBER OPTIC SIGN
 - TELEPHONE MANHOLE
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - PEDESTRIAN SIGNAL POLE
 - GAS METER
 - GAS VALVE
 - BOLLARD
 - SINGLE SUPPORT SIGN
 - MAIL BOX
- TREE ABBREVIATIONS:**
- | ABBREVIATION | COMMON NAME |
|--------------|----------------|
| CPALM | CABBAGE PALM |
| LEO | LIVE OAK |
| LFP | LONG LEAF PINE |
| PEC | PECAN |
| WRO | WATER OAK |

- STANDARD ABBREVIATIONS:**
- | | |
|-------|--|
| (P) | PLAT INFORMATION |
| (S) | SURVEY INFORMATION |
| AC | AIR CONDITIONER |
| ADA | AMERICANS WITH DISABILITIES ACT |
| FCM | FOUND 4"x4" CONCRETE MONUMENT (AS LABELED) |
| FIP | FOUND IRON PIPE (AS LABELED) |
| FIRC | FOUND IRON ROD AND CAP (AS LABELED) |
| FNC | FOUND NAIL AND CAP (AS LABELED) |
| HDPE | HIGH-DENSITY POLYETHYLENE PIPE |
| ID | IDENTIFICATION |
| INV | INVERT |
| LS# | LICENSED BUSINESS NUMBER |
| LS# | LICENSED SURVEYOR NUMBER |
| MES | METERED END SECTION |
| MH | MANHOLE |
| N | NORTH |
| ORBPB | OFFICIAL RECORDS BOOK AND PAGE |
| OU | OVERHEAD UTILITY |
| PRPG | PLAT BOOK AND PAGE |
| RCP | REINFORCED CONCRETE PIPE |
| RW | RIGHT-OF-WAY |
| S | SOUTH |
| SIRC | SET 1/2" IRON ROD AND CAP LB#7245 |
| SNC | SET NAIL AND 1" CAP LB#7245 |
| SSMH | SANITARY SEWER MANHOLE |
| TCP | TERRA COTTA PIPE |
| W | WEST |
- LINE LEGEND:**
- | | |
|----------------------|-----|
| RIGHT-OF-WAY | --- |
| CHAIN LINK FENCE | --- |
| HANDRAIL | --- |
| PARCEL BOUNDARY | --- |
| INTERIOR PARCEL LINE | --- |
| WATER MAIN | --- |
| SEWER MAIN | --- |
| STORM MAIN | --- |
| OVERHEAD UTILITIES | --- |
| GIS WATER MAIN | --- |
| GIS SEWER MAIN | --- |
| GIS GAS MAIN | --- |
| GIS STORM MAIN | --- |
| CONTOUR | --- |

- GENERAL NOTES:**
- NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
 - THE MAPPED FEATURES SHOWN HEREON WERE PRODUCED UNDER THE RESPONSIBLE CHARGE OF THE SIGNING SURVEYOR AND MAPPER.
 - HORIZONTAL DATA BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK AND REFERENCED TO THE FLORIDA NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 / EPOCH 2010).
 - ELEVATIONS BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK, USING THE FLORIDA DEPARTMENT OF TRANSPORTATION CUSTOM GEOID, FPRNGD18, AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988.
 - NO SUBSURFACE FOUNDATIONS OR MEASUREMENTS SHOWN HEREON IN US SURVEY FEET, UNLESS NOTED OTHERWISE.
 - NO SUBSURFACE FOUNDATIONS OF THE BUILDINGS SHOWN HEREON OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - NO CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD. GIS UTILITY LINES SHOWN HEREON WERE NOT LOCATED BY THIS SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATION ONLY. DATA WAS PROVIDED BY THE CITY OF TALLAHASSEE.
 - THE TREE SPECIES SHOWN HEREON WERE DETERMINED BY SURVEY FIELD CREWS TO THE BEST OF THEIR ABILITY. NEITHER THE SIGNING SURVEYOR NOR MOORE BASS MAKE ANY GUARANTEE AS TO THE SPECIES SHOWN HEREON. CONSULT A PROFESSIONAL IF EXACT SPECIES ARE NEEDED.
 - BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 12073C 0283 F, REVISED AUGUST 18, 2009 THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X".
 - ALL REFERENCES TO RECORDED DOCUMENTS CONTAINED HEREIN ARE TO THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.

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- Development Consulting
- Landscape Architecture
- Environmental Permitting

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805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME

309 WEST TENNESSEE

CLIENT NAME

309 W TENNESSEE PROPCO, LLC
801 BRICKLE AVENUE, SUITE 2360
MIAMI, FLORIDA 33131

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/23/2026

T3406.0001-EXISTING

DATE 2026.04.23

CONTRACT # T3406.0001

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Ben B. Hood
State of Florida, Professional Engineer,
License No. 69167

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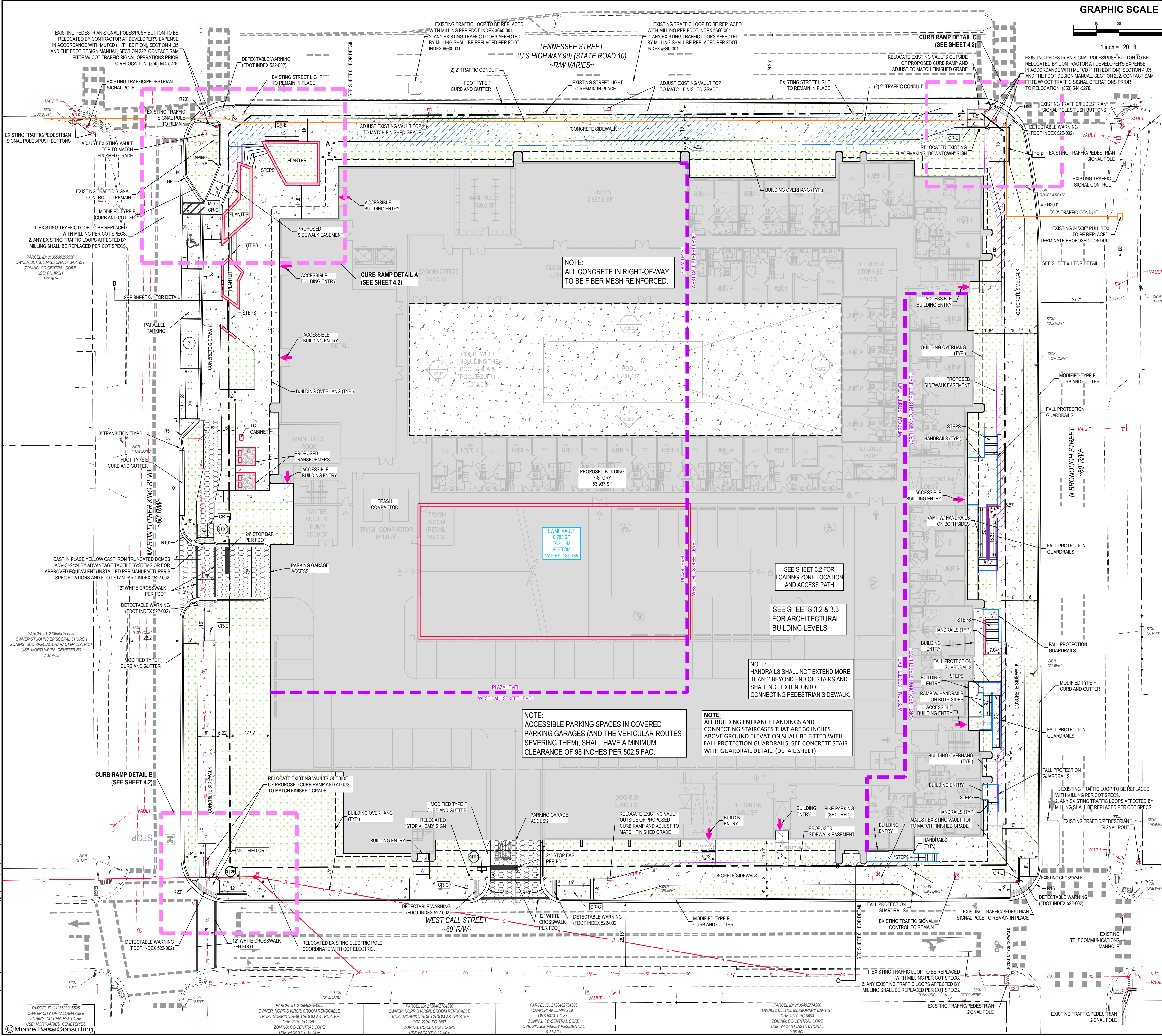
SHEET TITLE

EXISTING CONDITIONS

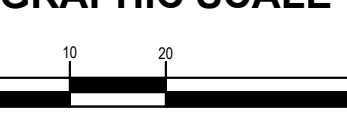
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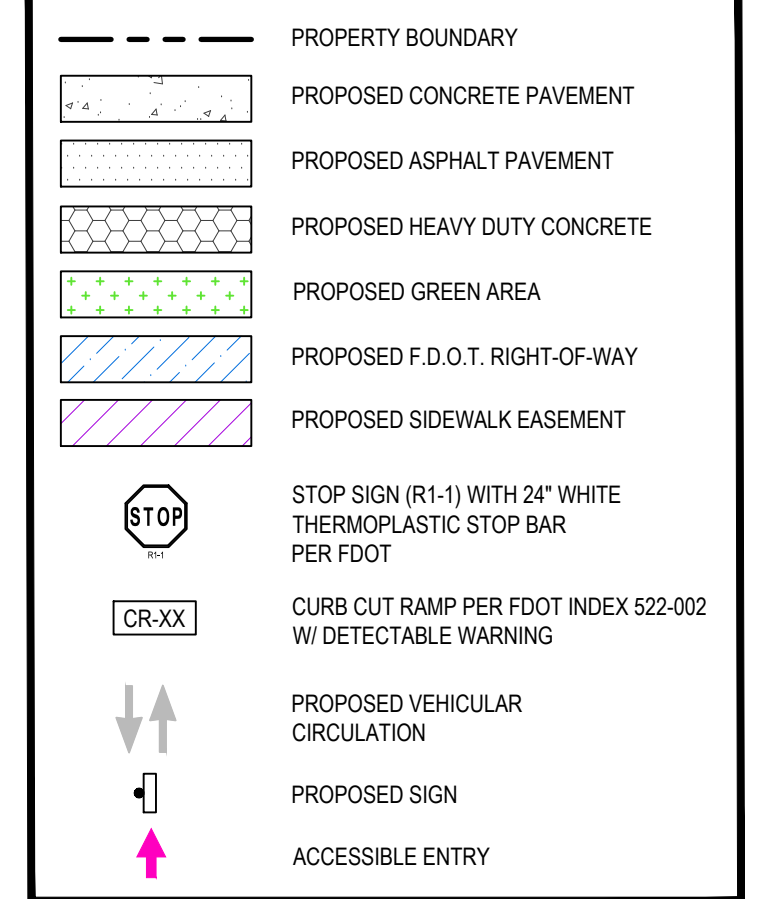
GRAPHIC SCALE



SITE DATA

1 PROPERTY TAX ID #:	213640273430
2 ZONING:	CC (CENTRAL CORE) MMTD-DO (Downtown Overlay)
3 SITE AREA:	112,861 SF 2.59 AC
4 BUILDING DATA:	83,937 SF 1.93 AC 74.37% NUMBER OF DWELLING UNITS 360 UNITS NUMBER OF BEDS 526 BEDS NUMBER OF STORES 7 STORES RETAIL DEVELOPMENT 4,128 SF
5 REQUIRED PARKING:	NA
6 PARKING PROVIDED:	
RESIDENTIAL PARKING PROVIDED:	515 SPACES STANDARD GARAGE PARKING SPACES 11 SPACES ADA PARKING SPACES 526 SPACES
TOTAL RESIDENTIAL SPACES:	526 SPACES
VISITOR PARKING PROVIDED:	46 SPACES STANDARD GARAGE PARKING SPACES 5 SPACES ADA PARKING SPACES 51 SPACES
TOTAL VISITOR SPACES:	51 SPACES
RETAIL PARKING PROVIDED:	16 SPACES STANDARD GARAGE PARKING SPACES 1 SPACES ADA PARKING SPACES 17 SPACES
TOTAL RETAIL SPACES:	17 SPACES
COMMON AREA PARKING PROVIDED:	1 SPACES STANDARD GARAGE PARKING SPACES 0 SPACES ADA PARKING SPACES 1 SPACES
TOTAL COMMON AREA SPACES:	1 SPACES
ON-STREET PARALLEL PARKING:	3 SPACES STANDARD PARALLEL PARKING SPACES 1 SPACES ADA PARALLEL PARKING SPACES 4 SPACES
TOTAL COMMON AREA SPACES:	4 SPACES
TOTAL PROVIDED PARKING SPACES:	599 SPACES
7 REQUIRED BIKE PARKING:	180 SPACES RESIDENTIAL (1 SPACE PER 2 DWELLING UNIT) TOTAL REQUIRED BIKE SPACES: 180 SPACES
8 BIKE PARKING PROVIDED:	180 SPACES INDOOR SECURED BIKE SPACES 180 SPACES TOTAL PROPOSED BIKE SPACES: 180 SPACES
9 PRE-DEVELOPMENT IMPERVIOUS AREA:	21,060 SF 0.48 AC 18.66%
10 POST DEVELOPMENT IMPERVIOUS AREAS:	83,937 SF 1.93 AC 74.37% BUILDINGS (FOOTPRINT) 11,015 SF 0.25 AC 9.76% COURTYARD 655 SF 0.02 AC 0.58% VEHICULAR USE AREA (VUA) 4,510 SF 0.10 AC 4.00% CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.) 100,117 SF 2.30 AC 88.71% TOTAL POST DEVELOPMENT IMPERVIOUS AREAS: 100,117 SF 2.30 AC 88.71%
11 POST DEVELOPMENT LANDSCAPE GREEN AREAS:	12,744 SF 0.29 AC 11.29%
12 ALLOWED DENSITY:	150.0 UNITS/AC
13 THE CALCULATED DENSITY/INTENSITY FOR THE PROJECT:	138.9 UNITS/AC (RESIDENTIAL) 1593.3 SF/AC (RETAIL)
14 BUILDING SETBACKS:	W. TENNESSEE STREET: 0-25' MAX. N. MARTIN LUTHER KING BOULEVARD: 0-25' MAX. W. CALL STREET: 0-25' MAX. N. BRONOUGH STREET: 0-25' MAX.

LEGEND



GENERAL NOTES:

- BEFORE APPLYING FOR BUILDING PERMIT, BUILDING PLANS MUST BE REVIEWED AND APPROVED BY THE CITY OF TALLAHASSEE ELECTRIC DEPARTMENT, SOLID WASTE DEPARTMENT, AND CROSS CONNECTION COORDINATOR.
- ALL TRAFFIC CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH MUTCD, F.O.D.T., AND CITY OF TALLAHASSEE. ALL PAVEMENT MARKINGS, EXCEPT FOR PARKING STALL LINES, SHALL BE THERMOPLASTIC PER CURRENT F.O.D.T. STANDARDS. ALL PAVEMENT MARKINGS SHALL BE WHITE, EXCEPT CENTERLINES AND PAINTED CURBS. DISABLED WHEEL CHAIR ACCESS AISLES SHALL BE COLORED BLUE, PER THE FLORIDA ACCESSIBILITY CODE AND OTHER RELATIVE STANDARDS (ADAAG, FDOT, ETC.).
- THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. NFPA 1, 18.2.3.1, (2010 EDITION OF THE FLORIDA FIRE PREVENTION CODE, 2009, EDITION), THE APPLICANT WILL NEED TO APPLY FOR, AND RECEIVE, A DEMOLITION PERMIT FOR ANY AND ALL EXISTING DEVELOPMENT PROPOSED FOR REMOVAL.
- APPROVAL OF SITE PLAN APPLICATION DOES NOT CONSTITUTE APPROVAL OF THE LANDSCAPE PLAN. THE LANDSCAPE PLAN WILL BE REVIEWED FOR COMPLIANCE WITH CHAPTER 5 AT THE TIME OF ENVIRONMENTAL PERMIT APPLICATION.
- AT THE TIME OF ENVIRONMENTAL MANAGEMENT PERMIT, APPLICANT WILL BE REQUIRED TO PROVIDE A TREE TABLE THAT REPRESENTS THE PRESERVATION AND REMOVAL OF TREES ON THE DEVELOPMENT SITE.
- THE ANTICIPATED DEVELOPMENT SCHEDULE IS TO COMPLETE CONSTRUCTION WITHIN ONE (1) YEAR.
- ALL DEVELOPMENT SHALL COMPLY WITH THE URBAN DESIGN CRITERIA OF SECTION 10-28 TABLE 10.0, TLDC.
- DEVELOPER SHALL REPAIR ANY DAMAGE TO THE RIGHT-OF-WAY CAUSED DURING CONSTRUCTION ACTIVITIES. PHOTOGRAPHICAL DOCUMENTATION OF PRE-DEVELOPMENT CONDITION SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- PER SECTION 10-28.2(b)(8) OF THE TLDC, TRANSPARENCY: ALL BUILDING ELEVATIONS ADJACENT TO PUBLIC RIGHT OF WAY OR PEDESTRIAN WAYS SHALL PROVIDE TRANSPARENCY AT EYE LEVEL - BETWEEN 3' AND 8' FEET ABOVE FINISHED GRADE - IN ACCORDANCE WITH THE FOLLOWING MINIMUM PERCENTAGES: NON-RESIDENTIAL - 60%, SIDE ELEVATIONS - 30%, RESIDENTIAL - 30%, SIDE ELEVATIONS - 15%. IN ALL STRUCTURES A MINIMUM OF 15% TRANSPARENCY SHALL BE PROVIDED ABOVE THE FIRST STORY OF FACADES ADJACENT TO THE PUBLIC RIGHT OF WAY. REFLECTIVE GLASS IS PROHIBITED.
- ALL SITE LIGHTING SHALL COMPLY WITH SECTION 10-427(c)(1)(a) OF THE TLDC.
- RETAINING WALLS 24 INCHES IN HEIGHT OR GREATER WILL REQUIRE A SEPARATE BUILDING PERMIT. BUILDING PERMIT APPLICATIONS AND RETAINING WALL DRAWINGS SHALL BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT FOR A SEPARATE REVIEW.
- OUTDOOR SPACE, SUCH AS PORCHES, STOOPS, BALCONIES, AND TERRACES, SHALL BE DESIGNED AS USABLE SPACE, MEANING THE AREA SHALL BE A MINIMUM 4 FEET IN WIDTH AND DEPTH, PER SECTION 10-28.2(b)(7).
- SECTION 10-28.2(b)(4)(A) - STORES MAY NOT EXCEED 14 FEET IN HEIGHT FROM FINISHED FLOOR TO FINISHED CEILING, EXCEPT FOR A FIRST FLOOR COMMERCIAL FUNCTION, WHICH MUST BE A MINIMUM OF 12 FEET WITH A MAXIMUM OF 25 FEET.
- IF UNSUPERVISED AND ISOLATED ABOVE GROUND FUEL STORAGE TANKS ARE TO BE LOCATED ON THE PROPERTY PRIOR TO OR DURING CONSTRUCTION, CITY OF TALLAHASSEE PLANS REVIEW STAFF MUST BE CONTACTED PRIOR TO TANK INSTALLATION. NFPA 1, 18.2.1.2.1 AND 18.2.1.2.2, SEVENTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.
- ALL ASPECTS OF WORK WITHIN THE RIGHT-OF-WAY SHALL MEET ALL ADA REQUIREMENTS.
- ANY IMPACTS TO EXISTING TRAFFIC SIGNAL EQUIPMENT WILL BE AT DEVELOPER'S EXPENSE.
- ALL PLANTER WALLS IN THE RIGHT-OF-WAY SHALL BE OWNER MAINTAINED.

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309 WEST TENNESSEE

CLIENT NAME

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801 BRICKLE AVENUE, SUITE 2360
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PROJECT NAME

REVISIONS

T3406.0001-GE0

DATE 2026.04.10

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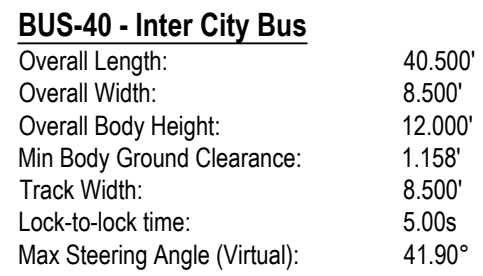
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SHEET TITLE

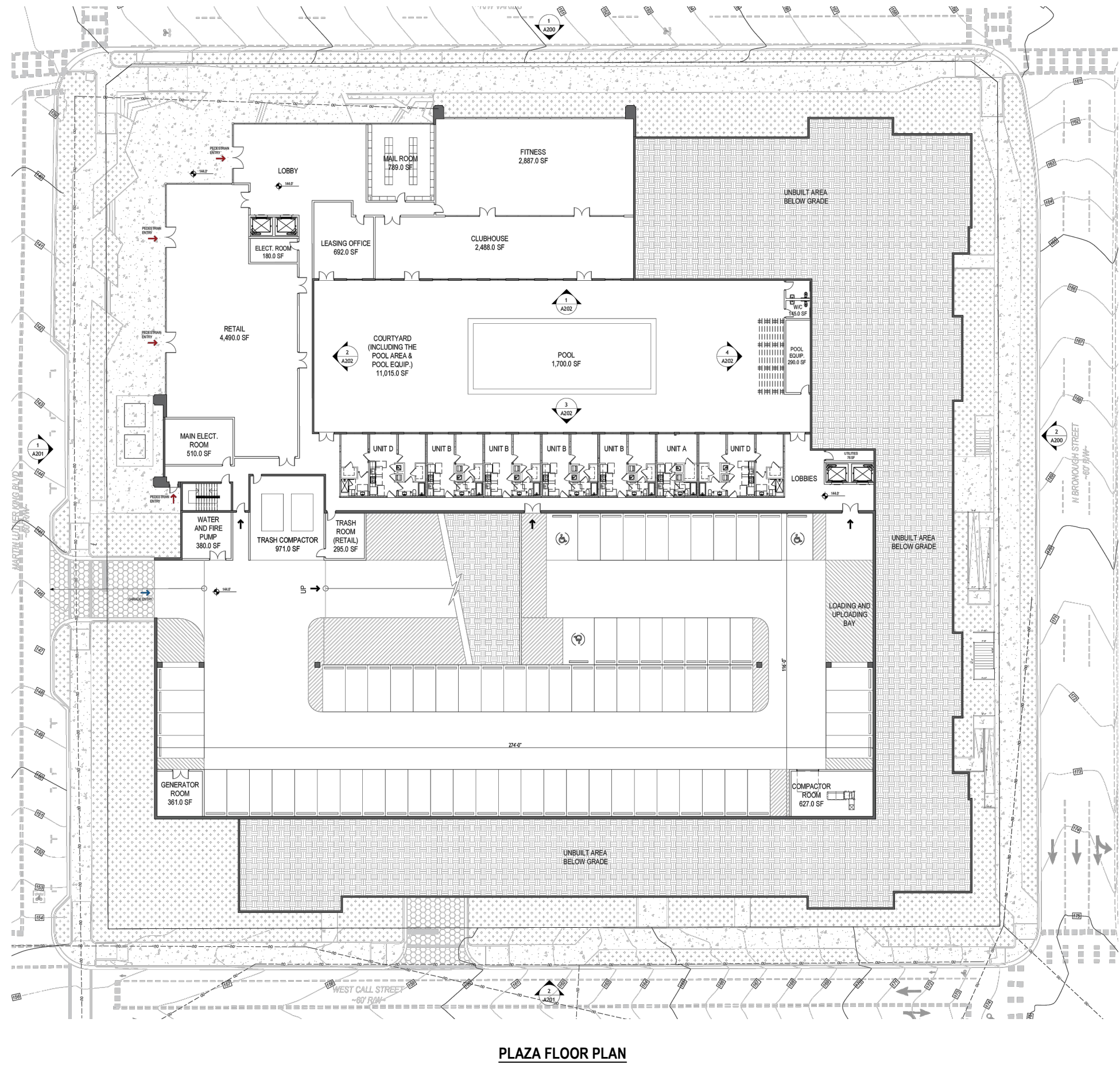
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SHEET

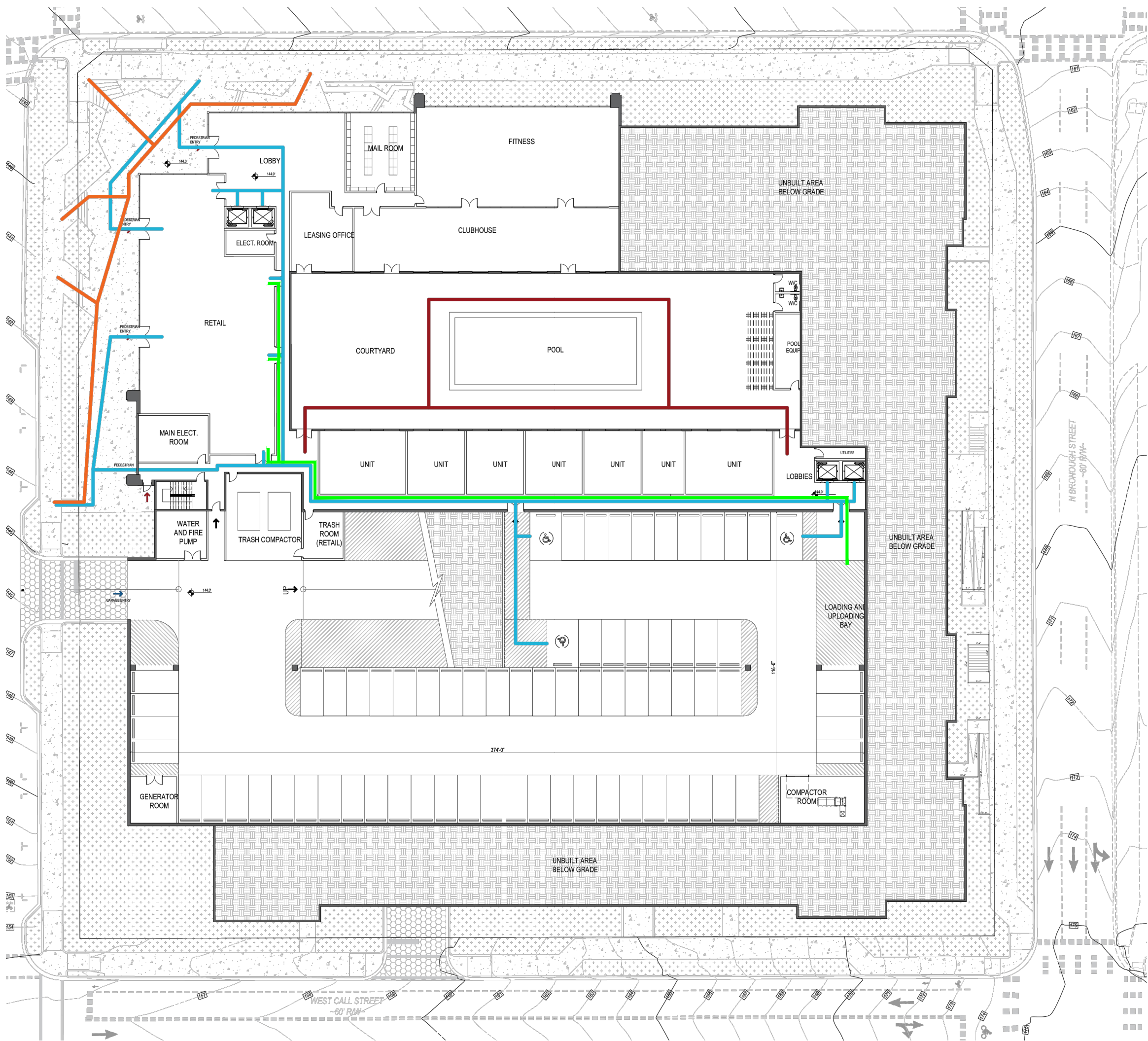
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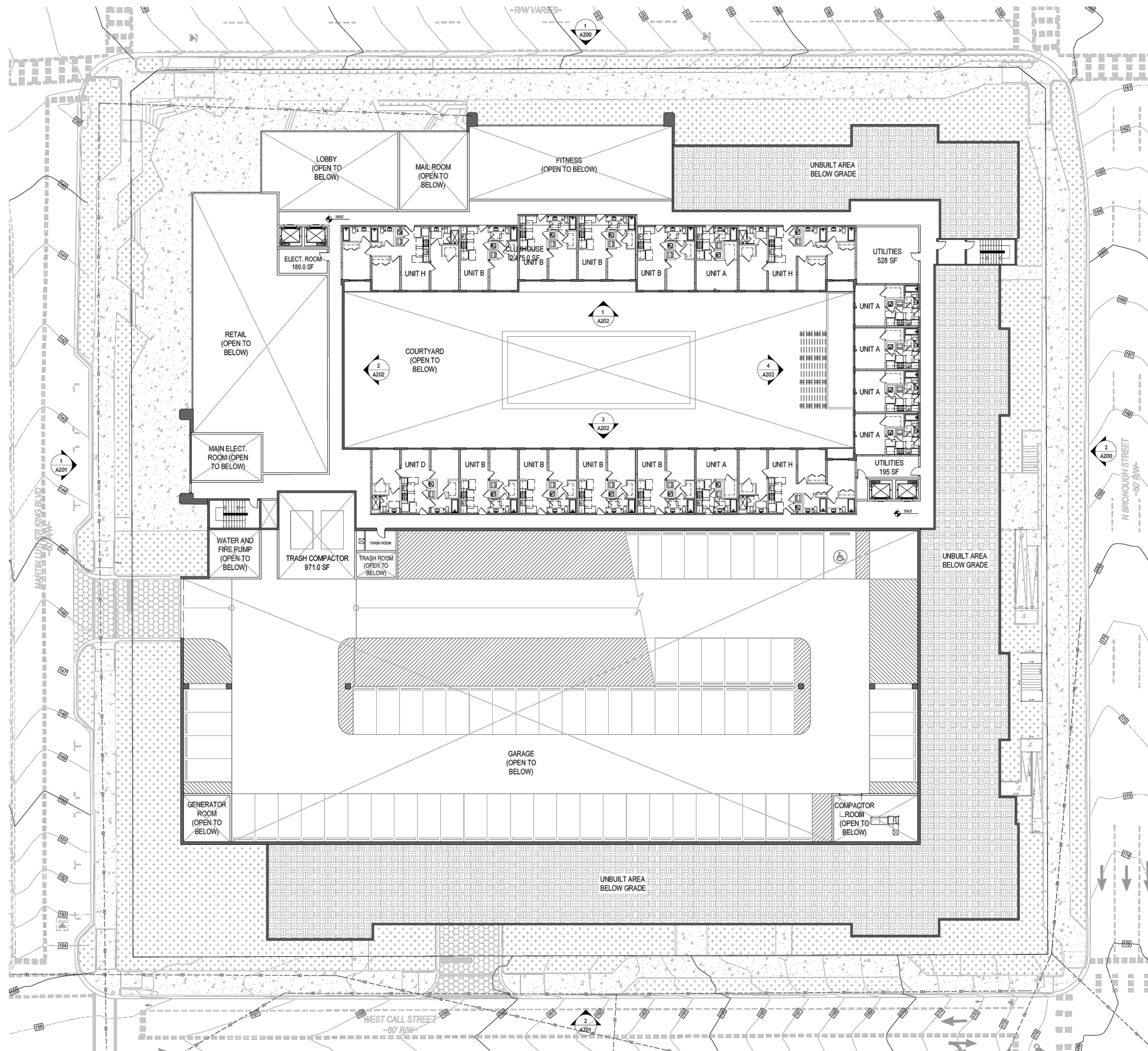
PLAZA FLOOR PLAN



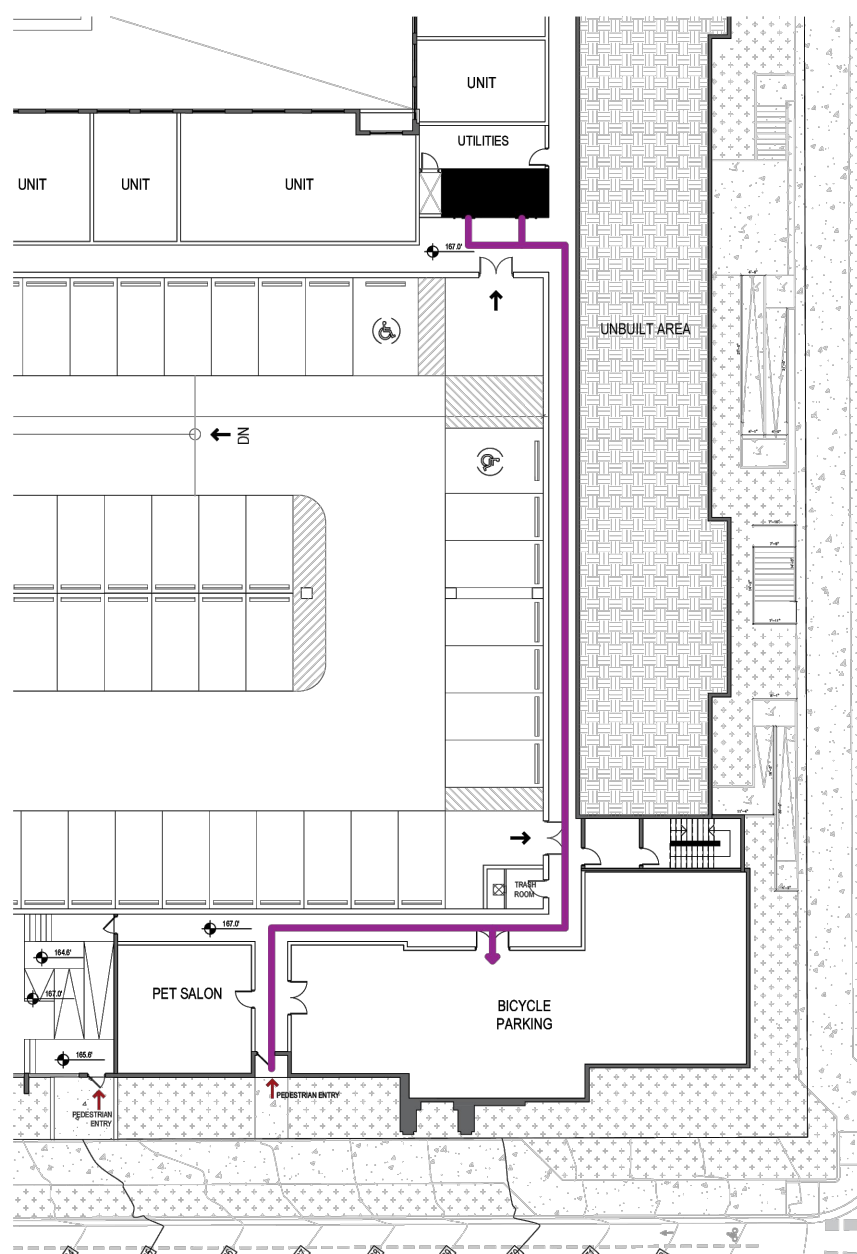
CIRCULATION & ADA ROUTES

NOTE:
SEE SHEET 4.0 FOR EXTERNAL ADA
ACCESSIBLE ROUTES TO DOORS.

NOTE:
ARCH PLANS ARE FOR INTERNAL
REFERENCE TO BUILDING ONLY. SEE
FINAL ARCH PLANS FOR CONSTRUCTION.
SEE CIVIL PLANS FOR IMPROVEMENTS
OUTSIDE OF THE BUILDING FOOTPRINT.



MEZZANINE FLOOR PLAN



- LEGEND
- EGRESS STAIRS AND ELEVATORS FOR RESIDENTIAL BUILDING
 - BICYCLE CIRCULATION
 - EXTERIOR PEDESTRIAN CIRCULATION
 - INTERIOR COURTYARD CIRCULATION
 - ADA CIRCULATION FROM PARKING SPACES TO EXTERIOR AREAS, MAIN ENTRANCE, RETAIL, OFFICE AND ELEVATORS
 - MAIN EXITS
 - LOADING ZONE CIRCULATION (FROM LOADING ZONE TO RETAIL)



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309 W TENNESSEE PROPCO, LLC
801 BRICKLE AVENUE, SUITE 2360
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REVISIONS

T3406.0001-ARCH

DATE 2026.04.23

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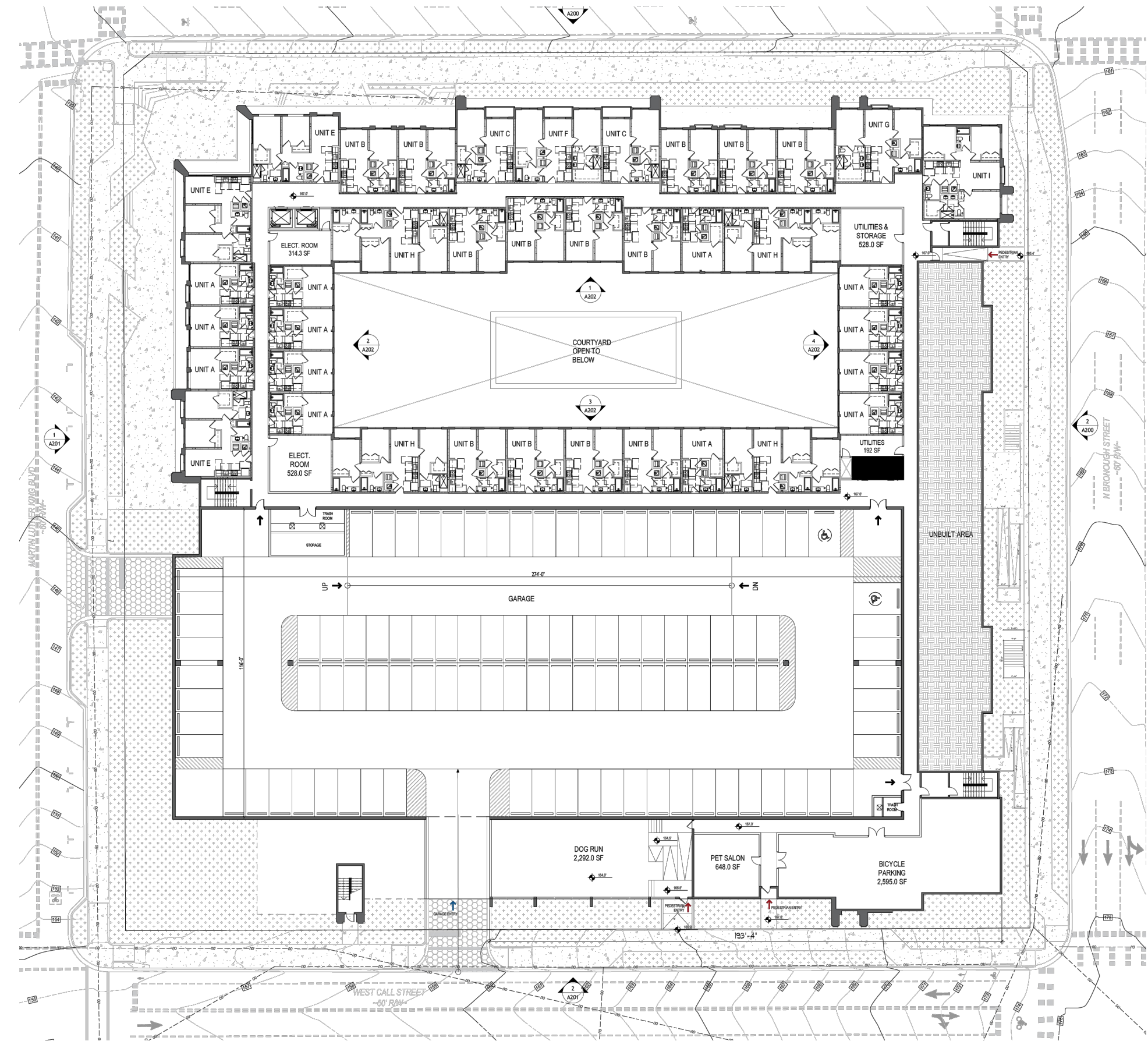
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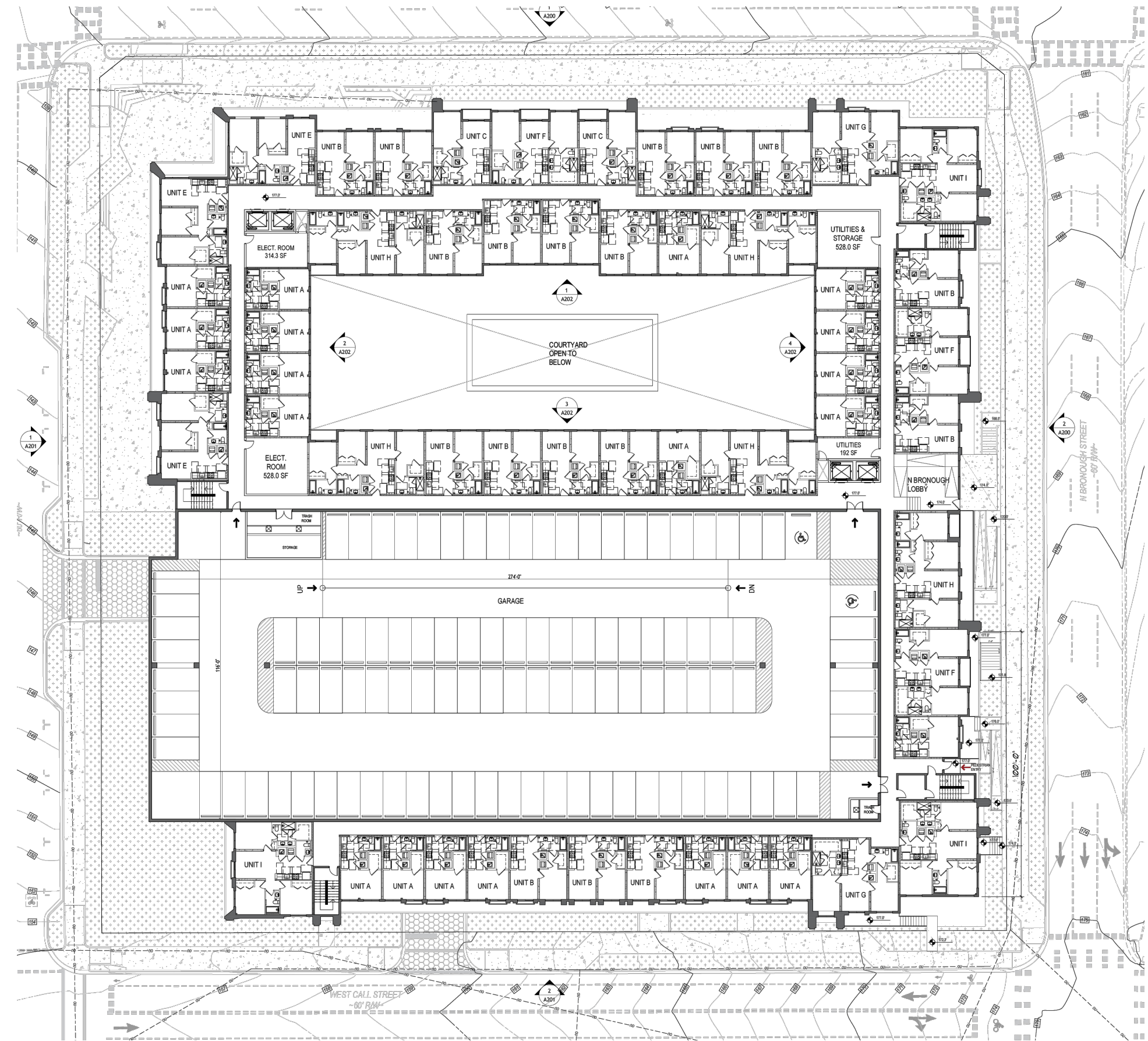
ARCHITECTURAL
BUILDING LEVELS

SHEET

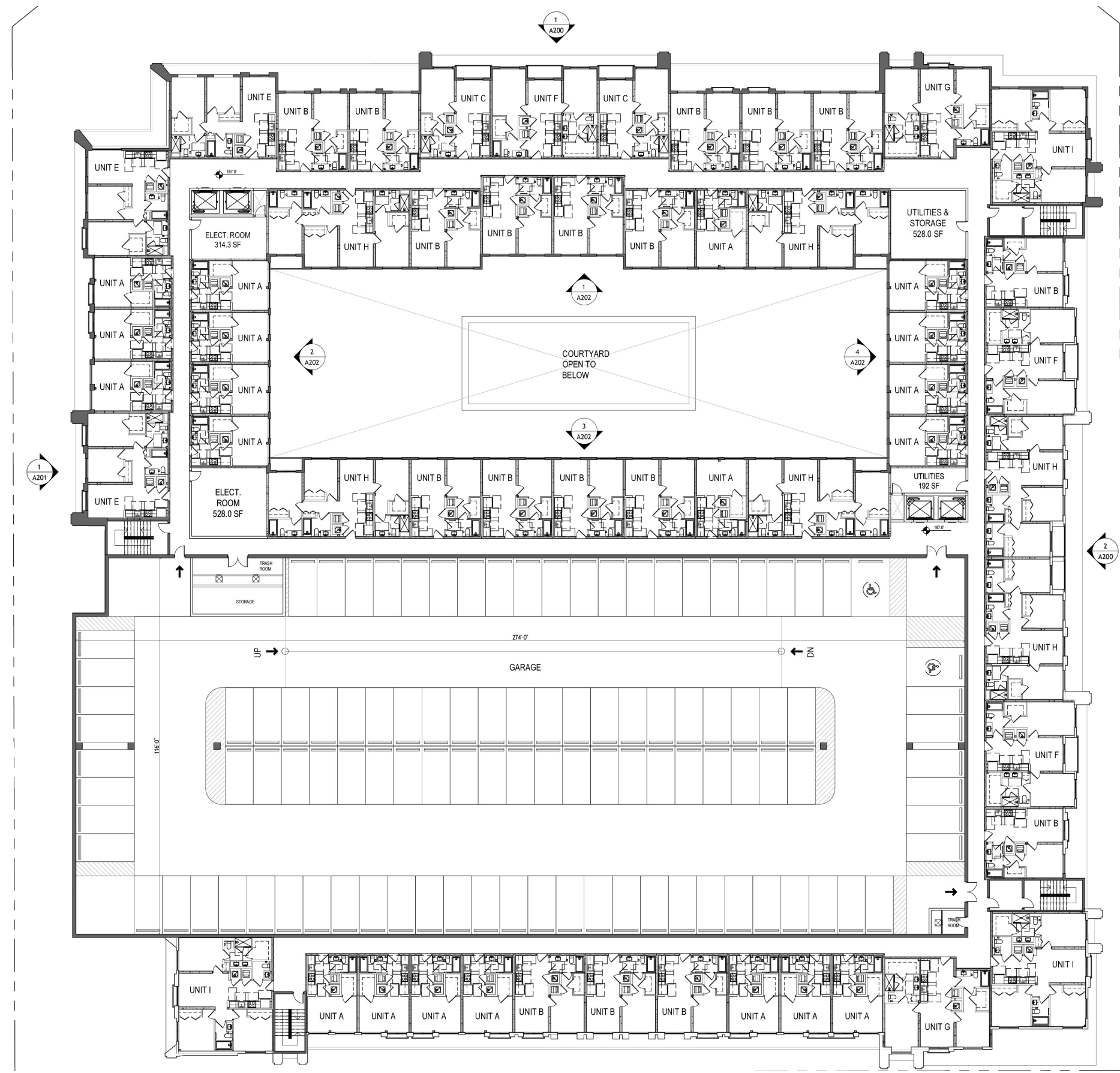
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WEST CALL ST. LEVEL FLOOR PLAN



N. BRONOUGH ST. LEVEL FLOOR PLAN



SECOND - FIFTH FLOOR PLAN



SIXTH FLOOR PLAN

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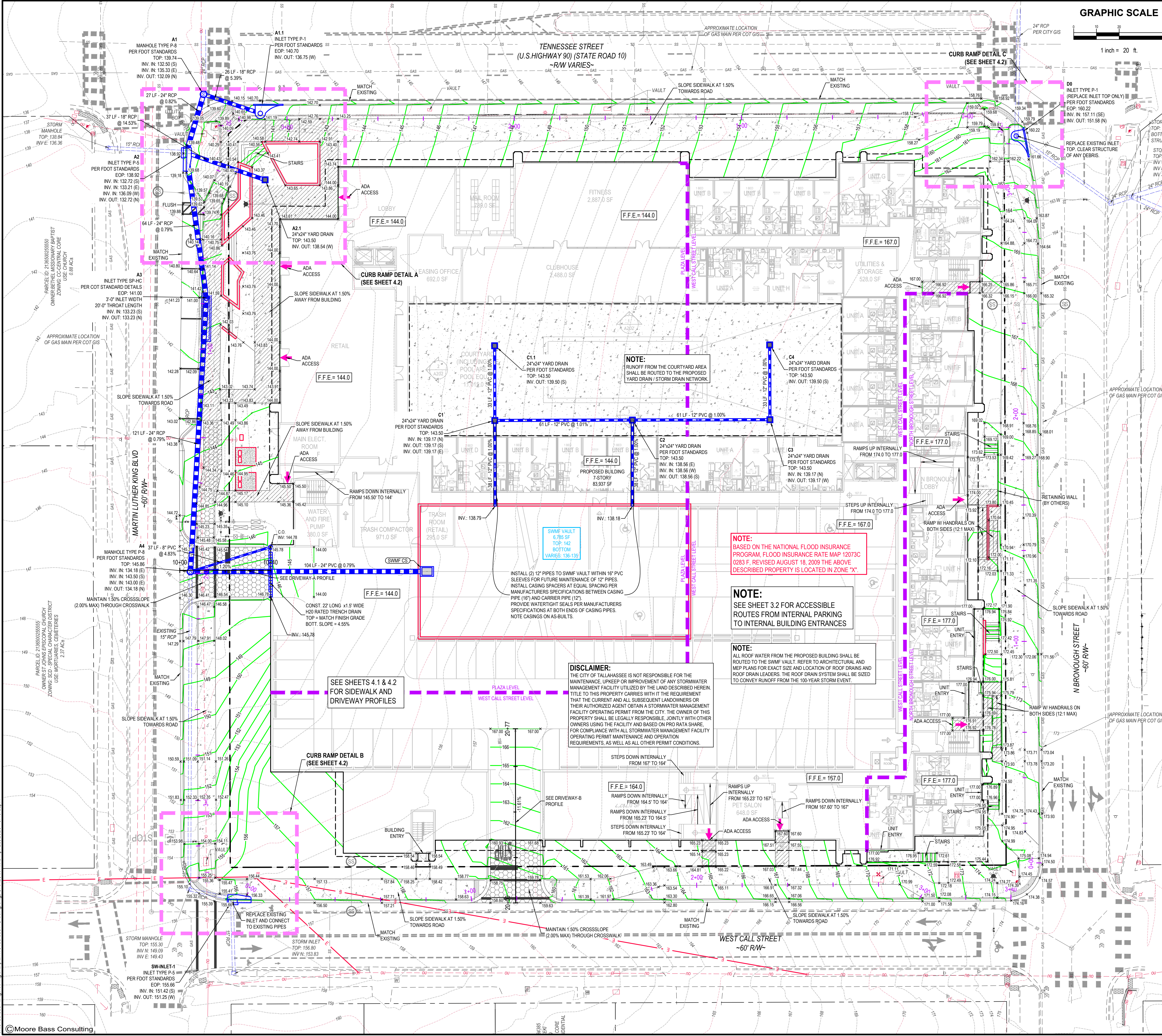
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ARCHITECTURAL
BUILDING LEVELS

SHEET

3.3



GRAPHIC SCALE

1 inch = 20 ft.

LEGEND

- PROPERTY BOUNDARY
- DENOTES ADA ACCESSIBLE ROUTE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING FEATURES
- PROPOSED FEATURES
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

GRADING NOTES:

- FINISH GRADE ELEVATION ADJACENT TO BUILDINGS SHALL BE 8" LOWER THAN THE FINISHED FLOOR ELEVATION, EXCEPT WHERE NOTED.
- INTERNAL SIDEWALKS, EXCEPT AS NOTED, SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20) AND A CROSS SLOPE OF 1.5% (2:100 MAX.).
- MAINTAIN 1.50% (2:100 MAX.) THROUGH ALL CROSSWALKS.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE SIDEWALK CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO VERIFY ELEVATIONS SHOWN AT BUILDING ENTRIES WITH FINAL ARCHITECTURAL PLANS. ANY DISCREPANCY RESULTING IN CONFLICTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING SIDEWALK/EDGE OF PAVEMENT ELEVATIONS PRIOR TO BUILDING FOUNDATION CONSTRUCTION. ANY DISCREPANCIES WHICH MAY EFFECT ACCESSIBILITY OR DRAINAGE SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.
- REFER TO PLANS (BY OTHERS) FOR ALL ASPECTS OF RETAINING WALL, RAMP & STAIR DESIGN AND CONSTRUCTION.
- ALL ROOF DRAINS SHALL BE CONNECTED TO BELOW GRADE DRAIN SYSTEM.
- ALL INFRASTRUCTURE IN RIGHT-OF-WAY SHALL MEET ADA AND PROWAG STANDARDS.

STORM VAULT NOTES:

- A BUILDING PERMIT IS REQUIRED FOR VAULT CONSTRUCTION.
- DESIGN OF THE VAULT SHALL INCLUDE A PERMANENT VENTILATION SYSTEM.
- FLOOR HATCHES SHALL MEET OR EXCEED THE FOLLOWING SPECIFICATIONS:
 - MANUFACTURE: NYSTROM FGA OR ENGINEER APPROVED EQUIVALENT
 - MATERIAL: ALUMINUM OR OTHER WEATHER RESISTANT MATERIAL, STAINLESS STEEL HARDWARE
 - LOAD RATING: MINIMUM 300 PSF
 - LOOKABLE FROM OUTSIDE WITH INSIDE EMERGENCY RELEASE
 - LOCKS OPEN AT 90 DEGREES
 - NON-SKID TEXTURE (DIAMOND PLATE OR OTHER TEXTURE)
 - LIFT ASSIST: REQUIRING NO MORE THAN 30 LBS OF OPENING FORCE
- STAIR INTO FACILITY SHALL MEET OR EXCEED THE FOLLOWING SPECIFICATIONS:
 - MANUFACTURE: AMEZZ OR ENGINEER APPROVED EQUIVALENT
 - MATERIAL: GALVANIZED STEEL
 - 3" MINIMUM TREAD WIDTH, OPEN TREAD AND OPEN RISER
 - 4" x 9" LANDING
 - HANDRAILS BOTH SIDES
 - BOLT TO VAULT WALL PER MANUFACTURER'S SPECIFICATIONS
- FACILITY SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET.
- MAJOR STRUCTURAL COMPONENTS OF THE VAULT SHALL BE DESIGNED AND CONSTRUCTED TO HAVE A MINIMUM 100-YEAR DESIGN LIFT-TOP SLAB OF VAULT ACCESS SHALL BE DESIGNED TO SUPPORT SMALL MAINTENANCE EQUIPMENT (SMALL BOBCAT OR SIMILAR PIECE OF EQUIPMENT)
- FLOOR SLAB SHALL HAVE A TEXTURED FINISH AND SHALL SLOPE TOWARDS THE OUTFALL STRUCTURE AT 0.5% MINIMUM.
- THE VAULT IS CONSIDERED A "CONFINED SPACE". THE OWNER SHALL INFORM THE MAINTENANCE CONTRACTOR BEFORE ENTERING THE VAULT THAT THEY MUST COMPLY WITH THE U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATION STANDARD 1910.146.
- OWNER OF THE BUILDING SHALL PERFORM BI-WEEKLY SWEEPING OF AREAS DRAINING TO STORM SYSTEM. LITTER SHALL BE PICKED UP DAILY. GRASS CLIPPINGS AND OTHER DEBRIS SHALL NOT BE BLOWN OR SWEEP INTO THE STORM SYSTEM.
- CONTRACTOR SHALL PERFORM FINAL CLEAN-UP AND INSPECTION OF THE VAULT PRIOR TO ACCEPTANCE. CITY OF TALLAHASSEE MUST BE CONTACTED PRIOR TO FINAL INSPECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE FINAL INSPECTION.

CONTRACTOR NOTICE 2023 (effective December 31, 2023)

The Contractor & Owner will be held accountable during construction for all site improvements. Compliance with Florida Statutes 553.5041 (F.S.), and the 2023 Florida Building Code, Accessibility, 8th Edition (FBC-A), is mandatory. If non-compliant at final inspection, contractor will be required to modify construction to comply with F.S. FBC-A & FBC-B. The following items take precedence and supersede other site details on drawings:

- ACCESSIBLE PARKING spaces shall be located on an accessible route no less than 44" wide so that users will not be compelled to walk or wheel behind parked vehicles except behind his or her own vehicle. Re: §208.3 & §502.3, FBC-A and F.S. 553.5041.
- ACCESSIBLE PARKING spaces and access aisles serving a particular building shall be located on the shortest accessible route from the accessible (H/C) parking to an accessible entrance. §208.3.1 FBC-A & F.S. 553.5041.(5)(b).
- ACCESSIBLE PARKING spaces shall be 12 ft. wide & outlined with blue paint. §502.2 & §502.6 FBC-A.
- ACCESSIBLE AISLES required adjacent to parking spaces shall be 5 ft. wide with diagonal striping. §502.3.1, FBC-A.
- ACCESSIBLE PARKING and access aisles shall be level (not to exceed 1:48) on a stable, firm & slip resistant surface. Re: §302.1 & §502.4 FBC-A.
- ACCESSIBLE PARKING IDENTIFICATION signs shall be FDOT approved and shall read "PARKING BY DISABLED PERMIT ONLY" and shall indicate a \$250 fine for illegal use. Install signs a minimum 60 inches from the ground to the bottom of the sign(s). Re: §502.6 FBC-A and F.S. 553.5041.
- CURB RAMPS shall not exceed 1:12 slope, and curb ramp flares shall not exceed 1:10 slope. Curb ramps and flared sides shall not encroach upon parking spaces, access aisles, or vehicular traffic lanes. The counter slope of adjacent road surfaces & gutters shall not exceed 1:20. Re: §405.2 & §406, FBC-A.
- CURB RAMPS shall have a landing with a minimum clear length and width of 36" shall be located at the top side of each curb ramp, a clear width at least as wide as the curb ramp (excluding flared sides) leading to it. Exception: for alterations, where there is no landing, curb ramp flares shall be provided, and shall not be steeper than 1:12 slope. Re: §406.4 FBC-A.
- ALL RAMPS with a rise greater than 6 inches shall provide edge protection complying with §405.9 FAC-A. Ramps shall have 60 inches min level landings at the top & bottom. Re: §405.7 FBC-A.
- ALL RAMPS with a rise greater than 6" shall have handrails on both sides with 12" horizontal extensions at the top & bottom of the ramp. Maximum rise of a ramp run is 30 inches on an accessible route. Re: §1012.8 FBC-B (Florida Building Code - Building) and §505.10 FBC-A.
- ACCESSIBLE ROUTES to "main entry" from an accessible parking space, and from the "public way", shall not exceed 1:20 slope unless ramps with proper handrails & handrail extensions are provided AND with a cross slope not in excess of 1:48. Re: §306, §402 and §403, FBC-A.
- *Connect buildings within the same site with an accessible route which shall not exceed 1:20 slope (unless ramps and handrails are provided) and a maximum cross slope of 1:48. Re: §306 FBC-A.
- *EXCEPTION: An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access. Re: §206.2.2 FBC-A.

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TALLAHASSEE • ATLANTA

805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME

309 WEST TENNESSEE

CLIENT NAME

309 W TENNESSEE PROPCO, LLC
801 BRICKLE AVENUE, SUITE 2360
MIAMI, FLORIDA 33131

REVISIONS	DATE	DESCRIPTION
1	2026.04.23	T3406.0001-Grading

DATE

2026.04.23

CONTRACT #

T3406.0001

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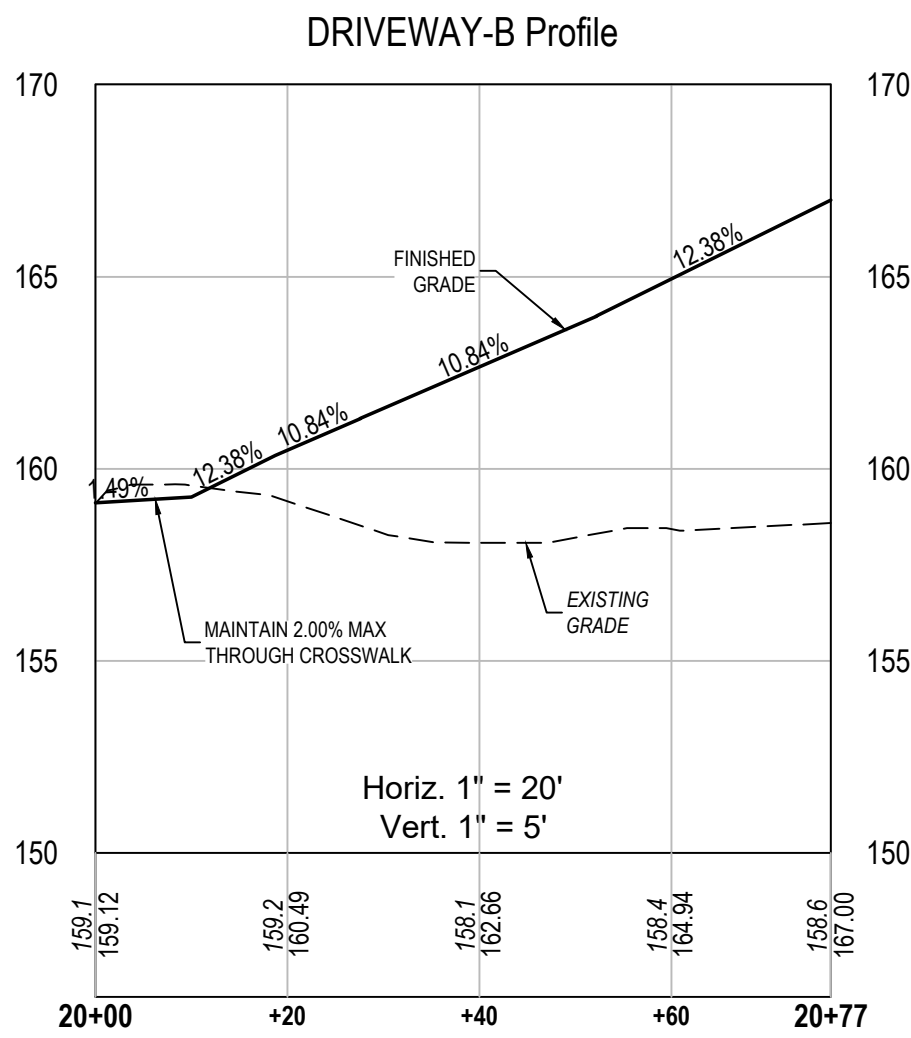
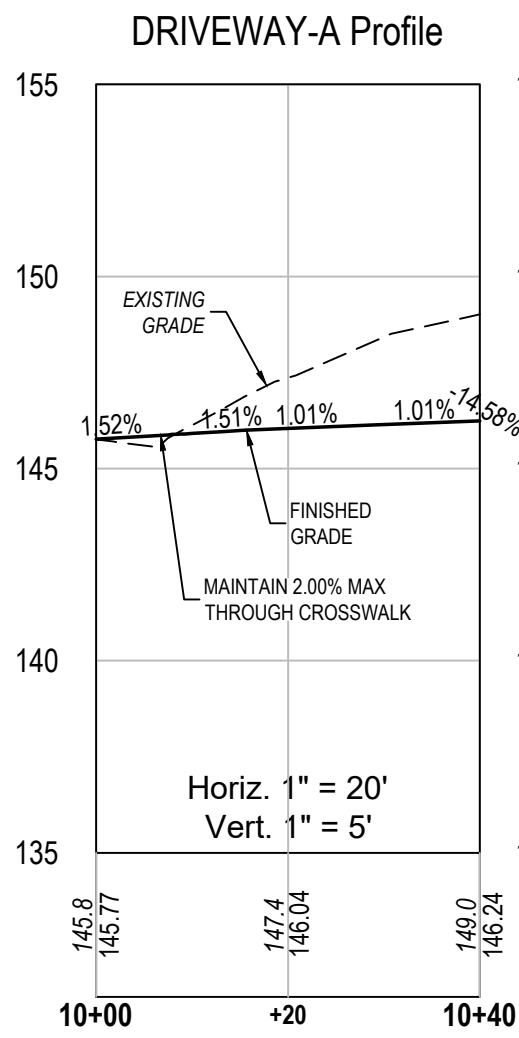
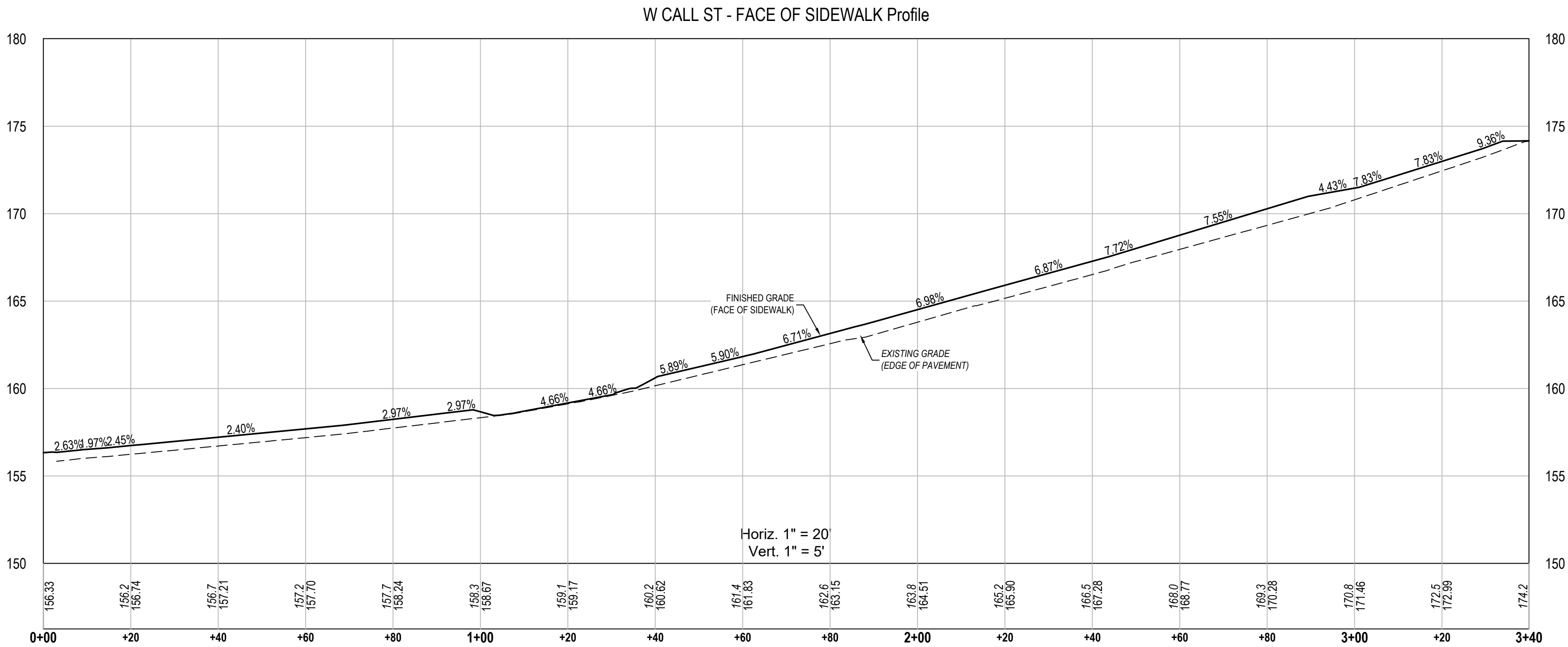
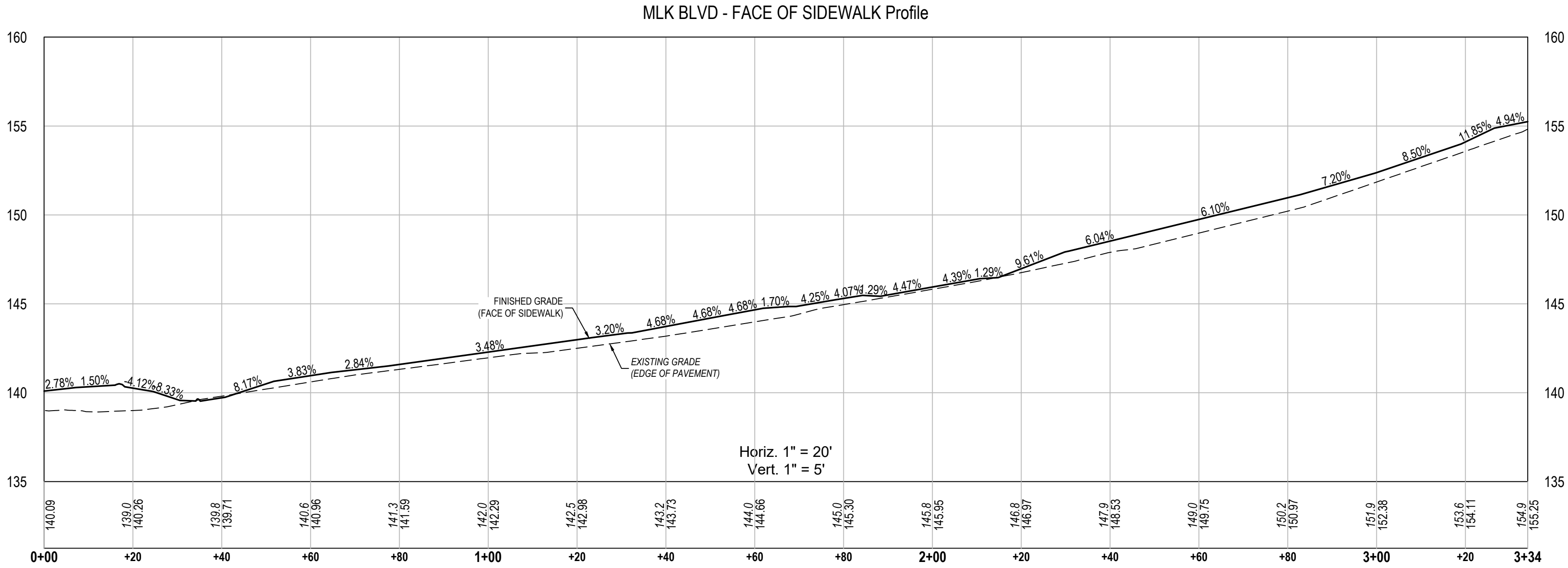
SHEET TITLE

GRADING PLAN

SHEET

4.0

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SHEET TITLE
SIDEWALK &
DRIVEWAY PROFILES

SHEET
4.1



- Civil Engineering
- Land Surveying
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309 WEST TENNESSEE

309 W TENNESSEE PROPCO, LLC
801 BRICKLE AVENUE, SUITE 2360
MIAMI, FLORIDA 33131

PROJECT NAME

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PRELIMINARY, NOT
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SHEET TITLE

SIDEWALK PROFILES & CURB RAMP DETAILS

SHEET

4.2

