

AJAX SITE IMPROVEMENTS

**Site & Development Plan and Design Alternatives
25-40SP and 25-61DA**







FUTURE LAND USE: INDUSTRIAL
ZONING: PID

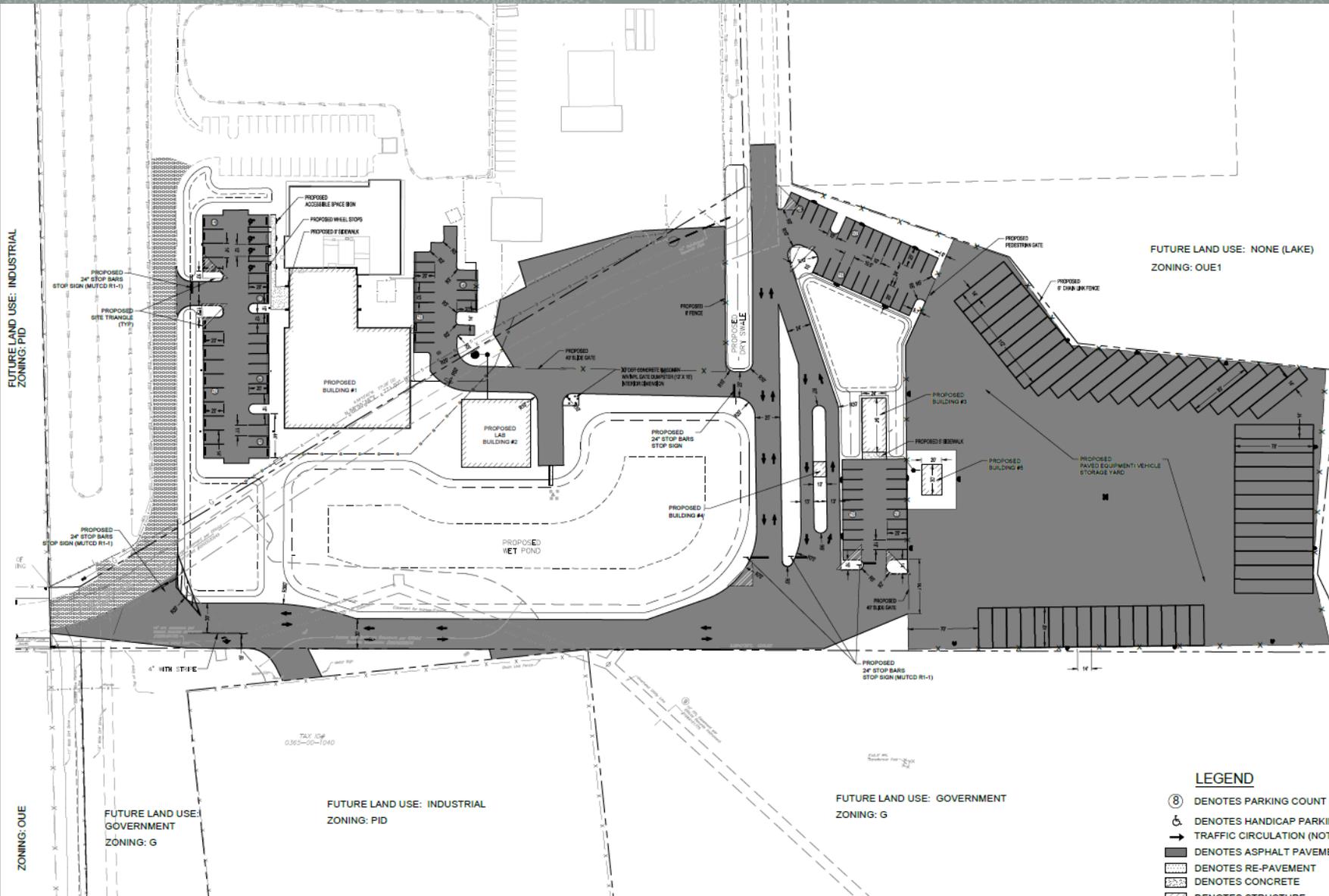
ZONING: OUE

FUTURE LAND USE: GOVERNMENT
ZONING: G

FUTURE LAND USE: INDUSTRIAL
ZONING: PID

FUTURE LAND USE: GOVERNMENT
ZONING: G

FUTURE LAND USE: NONE (LAKE)
ZONING: OUE1



NOTES:

1. PARKING REQUIREMENT (SEE TABLE BELOW)
2. WELLS ON-SITE ARE IDENTIFIED ON DEMO AND GRADING SHEETS.
3. ANY WELLS DISCOVERED DURING EXCAVATION, EARTHMOVING OR CONSTRUCTION MUST BE REPORTED TO THE ENGINEER OF RECORD AND SARASOTA COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH WITHIN 24 HOURS OF DISCOVERY.
4. WELL TO BE REMOVED IS IDENTIFIED ON THE DEMO AND GRADING SHEETS AND MUST BE REMOVED BY A FLORIDA LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
5. THE PROPER BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AND CERTIFIED ON THE CENTRAL WATER CONNECTION.
6. GAS SERVICE LINE TO BE RELOCATED BY GAS COMPANY AT DIRECTION OF OWNER.

PROJECT DATA

GENERAL INFORMATION

- PROPERTY ADDRESS: 1 AJAX DR, NORTH VENICE, FL 34275
- SARASOTA COUNTY PROPERTY I.D.: 0365001050, 0365001030, 0365001090
 - ZONING: PID-PLAN NED INDUSTRIAL DISTRICT
 - FUTURE LAND USE: INDUSTRIAL
 - ADJUTING ZONINGS: GU - GOVERNMENTAL USE DISTRICT AND PID
 - LOT SIZE: 138.71 ACRES
 - EXISTING USE: 4700 - MINERAL AND GRAVEL PROCESSING/CEMENT PLANT
 - WATER: EXISTING PROVIDED BY PRIVATE WELLS
 - SEWER: EXISTING PROVIDED BY PRIVATE SEPTIC
 - TREE COVERAGE: YES
 - CONSTRUCTION LIMITS AREA: 468,308 SQUARE FEET
 - CONSTRUCTION LIMITS IMPERVIOUS AREA: 331,446 SQUARE FEET

BUILDING AREA AND SETBACK REQUIREMENTS

- BUILDING #1 = 11,259 SF
- SETBACKS - 237' (W), 1,766' (N), 915' (E), 220' (S)
- BUILDING #2 = 3,575 SQUARE FEET
- SETBACKS - 413' (W), 1,979' (N), 793' (E), 781' (S)
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- BUILDING #5 = 600 SQUARE FEET
- SETBACKS - 870' (W), 229' (N), 381' (E), 155' (S)
- SIDE SETBACKS = 25 FEET
- FRONT = 25 FEET
- REAR = 25 FEET
- HEIGHT = 46 FEET
- FLOOR AREA RATIO = 17,149 SF/468,308 SF = 0.04

PARKING REQUIREMENTS:

- LIGHT INDUSTRIAL - 1 SPACE PER 1,000 SQUARE FEET- 16,925/1000=17
- TOTAL ADA SPACES REQUIRED = 4
- TOTAL ADA SPACES PROVIDED = 4
- TOTAL SPACES REQUIRED = 17
- TOTAL SPACES PROVIDED = 53

NOTE:

PROPOSED BUILDING HEIGHT METHOD OF MEASUREMENT IS FROM FEMA FIRST HABITABLE FLOOR TO HIGHEST POINT OF THE ROOF (SEE ARCHITECTURAL BUILDING ELEVATIONS)

ACTUAL BUILDING HEIGHTS:

- BUILDING 1: 28'2" TALL WITH TOP ELEVATION OF 44.67
- BUILDING 2: 16'4" TALL WITH TOP ELEVATION OF 32.98
- BUILDING 3: 14'1" TALL WITH TOP ELEVATION OF 30.58
- BUILDING 4: 14'3" TALL WITH TOP ELEVATION OF 30.80
- BUILDING 5: 16'0" TALL WITH TOP ELEVATION OF 32.50

LEGEND

- ⑧ DENOTES PARKING COUNT
- ♿ DENOTES HANDICAP PARKING
- ➔ TRAFFIC CIRCULATION (NOT FOR PAINTING)
- DENOTES ASPHALT PAVEMENT
- DENOTES RE-PAVEMENT
- DENOTES CONCRETE
- DENOTES STRUCTURE

This item has been digitally signed and sealed by Robert G. Fisher, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Fisher
CIVIL
ENGINEER

SITE PLAN
SITE AND DEVELOPMENT
PLANS

AJAX PAVING EXPANSION

The materials used in this project were prepared by the author of this project and are not intended to be used for any other purpose. The author of this project is not responsible for any errors or omissions in this project.



Revisions:

ROBERT G. FISHER, P.E.
FL. LIC. NO. 58839
C.A. NO. 31696
DATE

Date: 1-26-2025
Scale: SHOWN

Building #1 and Existing Office

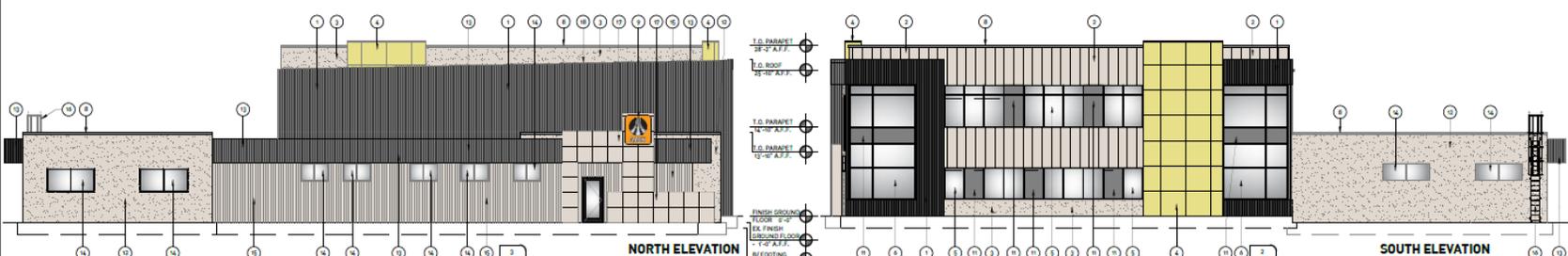
T.A.K.R.B.
architect, T.A. Krebs

EXTERIOR FINISH LEGEND:

- 1 VERTICAL METAL SIDING
COLOR: DARK BRONZE
- 2 VERTICAL METAL SIDING BRANDS
BASES OF DESIGN: TITAN WALL PANEL WALL SYSTEM BY BUTLER OR SIM.
COLOR: COOL SOLAR WHITE
- 3 2 COAT STUCCO FINISH OVER C.I. WALL.
COLOR TO MATCH EXISTING.
- 4 VERTICAL METAL SIDING
BASES OF DESIGN: ESTIMOTE WALL 8 FLUTED METAL WALL SYSTEM BY BUTLER OR SIM.
COLOR: COOL HARVEST (DARK BRONZE)
- 5 NEW ALUMINUM STOREFRONT WINDOWS
BASES OF DESIGN: TRO AP - PROTEK HURRICANE & BLAST SOLUTIONS, TRO 811 IMPACT RESISTANT STOREFRONT SYSTEM.
FRAME COLOR: DARK BRONZE.
IMPACT GLAZING:
- 1" O.A. INSULATED LAMINATED GLASS
- 3/8" FULLY TEMPERED GLASS
- 3/8" AIR SPACE
- 3/8" HEAT STRENGTHENED GLASS
- 4/8" SAFETY STORM BY EASTMAN
- 3/8" HEAT STRENGTHENED GLASS
FLORIDA PRODUCT APPROVAL #: FL19433.4
- 6 NEW ALUMINUM CURTAIN WALL WINDOWS
CURTAIN WALL BASES OF DESIGN: TRO AP - PROTEK HURRICANE & BLAST SOLUTIONS, TRO 811 IMPACT RESISTANT CURTAIN WALL SYSTEM.
FRAME COLOR: DARK BRONZE.
IMPACT GLAZING:
- 1" O.A. INSULATED LAMINATED GLASS
- 3/8" FULLY TEMPERED GLASS
- 3/8" AIR SPACE
- 3/8" HEAT STRENGTHENED GLASS
- 4/8" SAFETY STORM BY EASTMAN
- 3/8" HEAT STRENGTHENED GLASS
FLORIDA PRODUCT APPROVAL #: FL19433.2
- 7 NEW ALUMINUM ENTRANCE DOOR
ENTRANCE DOOR BASES OF DESIGN: TRO AP - PROTEK HURRICANE & BLAST SOLUTIONS, 811 IMPACT RESISTANT ENTRANCE SYSTEM.
FRAME COLOR: DARK BRONZE.
IMPACT GLAZING:
- 1" O.A. INSULATED LAMINATED GLASS
- 3/8" FULLY TEMPERED GLASS
- 3/8" AIR SPACE
- 3/8" HEAT STRENGTHENED GLASS
- 4/8" SAFETY STORM BY EASTMAN
- 3/8" HEAT STRENGTHENED GLASS
FLORIDA PRODUCT APPROVAL #: FL19556.1
- 8 PRE-FINISHED METAL COPING / CAP w/ SWEEP EDGE COLOR: LIGHT GREY TO MATCH SIDING.
- 9 INTERNALLY ILLUMINATED INDIVIDUAL CHANNEL LETTER LOGO SIGNAGE
- 10 SIDING VENEER
BASES OF DESIGN: ASHLAR - PINEWOOD GREY BY HOLLISTON NATURAL STONE.
- 11 SPANDREL GLASS
- 12 EXISTING STUCCO TO REMAIN.
- 13 EXISTING METAL FASCIA TO REMAIN.
- 14 EXISTING WINDOWS TO REMAIN.
- 15 EXISTING METAL SIDING TO REMAIN.
- 16 EXISTING ROOFTOP ACCESS LADDER TO REMAIN.
- 17 EXISTING VERTICAL METAL PANEL TO REMAIN.
- 18 STANDING SEAM METAL ROOF VERTICAL-LOK "STANDING SEAM" BY PENG MANUF. COLOR: CHARCOAL GREY.
- 19 EXISTING STONE VENEER TO REMAIN.

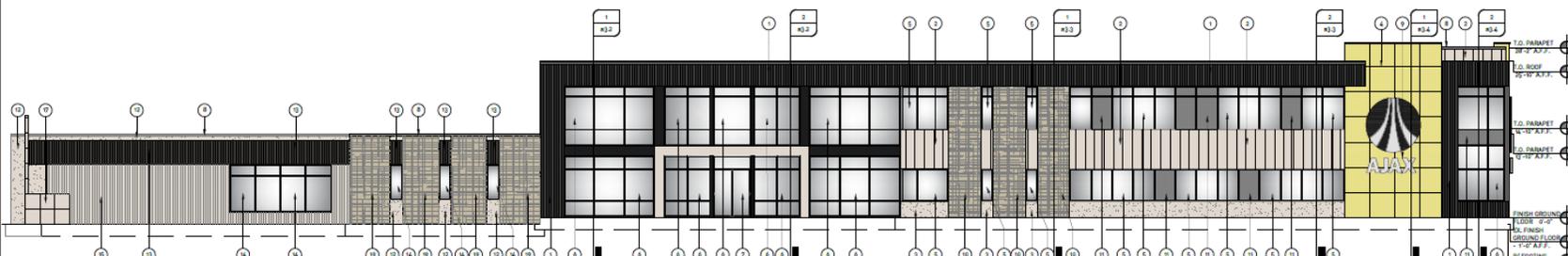


EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

OFFICE ADDITION/RENOVATION FOR:
AJAX PAVING INDUSTRIES

PROJECT TITLE:

1 AJAX DRIVE
NORTH VENICE, FL 34275

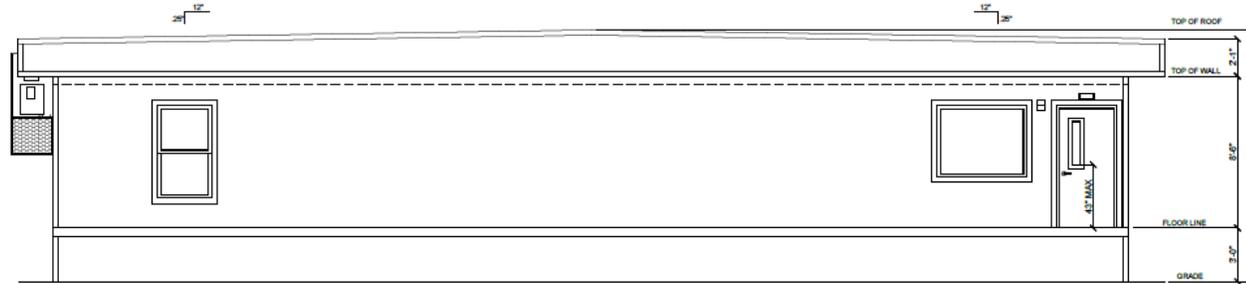
PROJECT:

REVIEW: 03.27.2025

DATE:

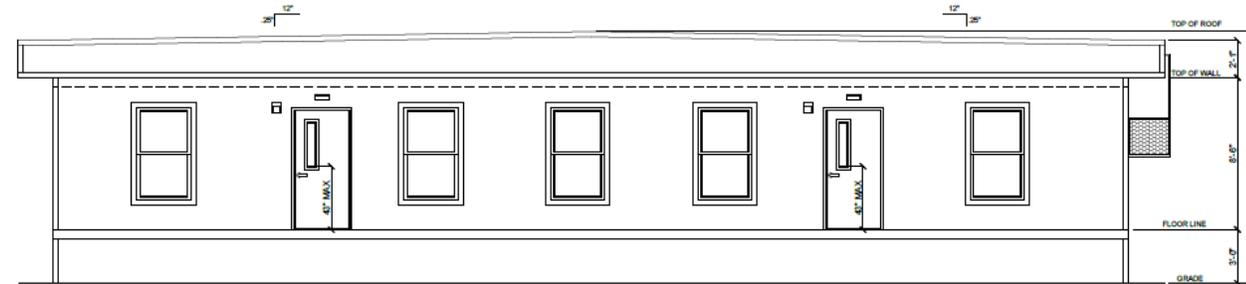
a3.1

Building #3



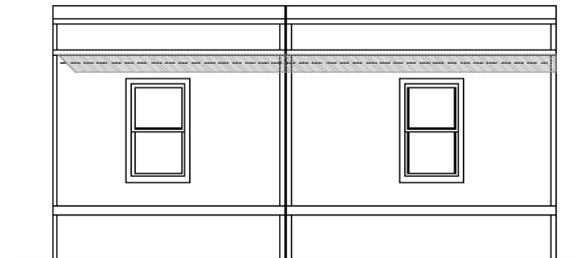
REAR ELEVATION

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



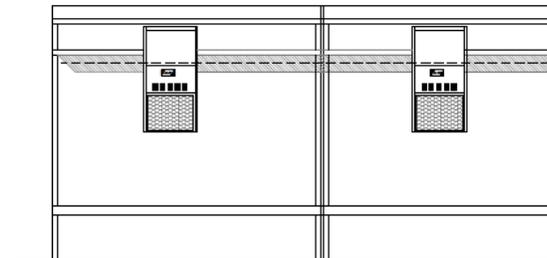
FRONT ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES:

1. SEE CROSS SECTIONS FOR METEORIC ROOF INSTALLATION.
2. HANDICAP COMPLIANCE AT DOORS AND WINDOWS ARE TO BE OBSERVED AND NOTED BY THE INSTALLER.
3. FOUNDATION REQUIREMENTS (MINIMUM PROVIDED) MUST BE MET AT ALL TIMES. FOUNDATION SHALL BE CONFORMANT WITH ALL LOCAL AND STATE REQUIREMENTS. FOUNDATION SHALL BE CONFORMANT WITH ALL LOCAL AND STATE REQUIREMENTS. FOUNDATION SHALL BE CONFORMANT WITH ALL LOCAL AND STATE REQUIREMENTS.

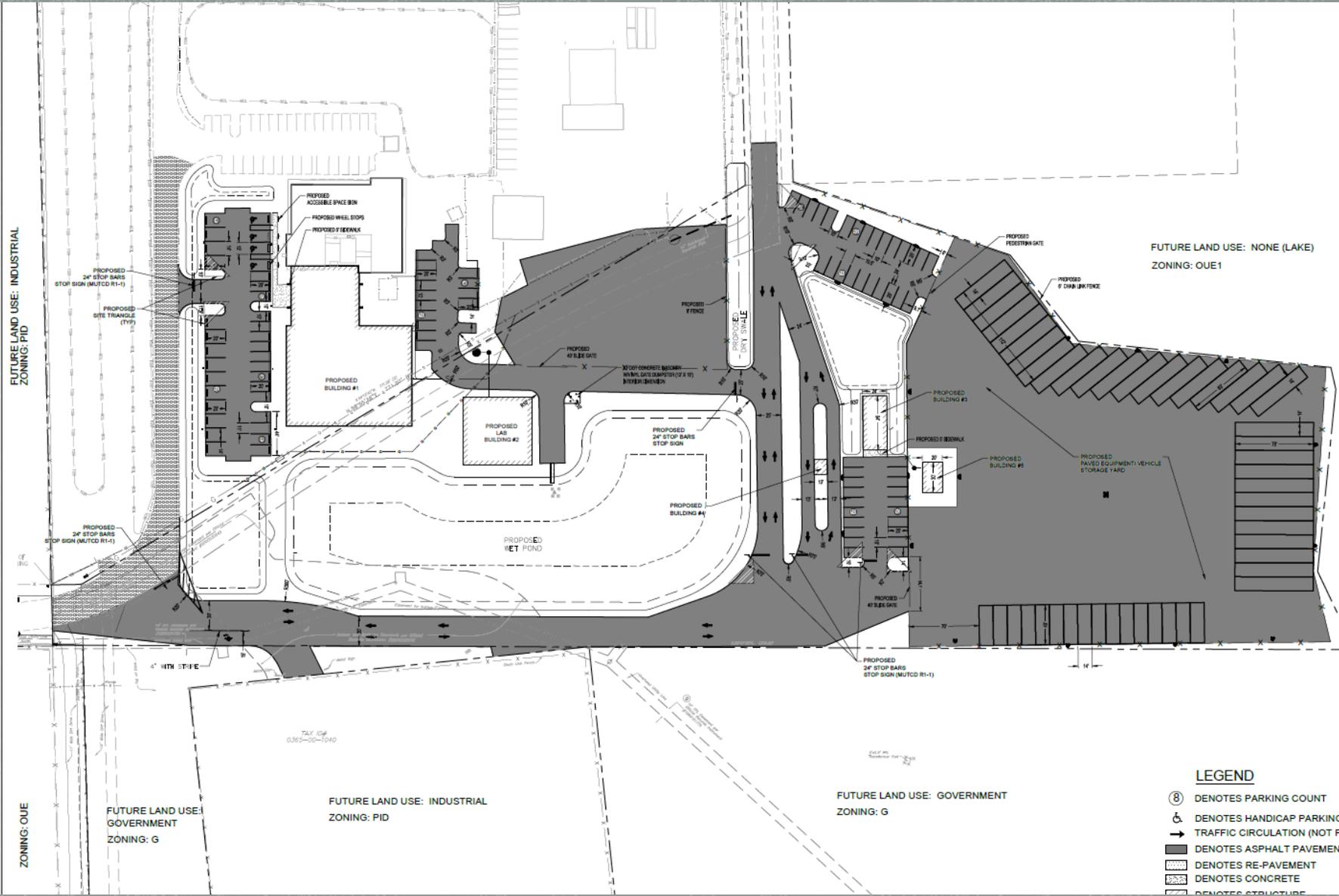
APPROVED
RADCO
 20-Sep-24
 James Claght, MCP
 P-173, SMP 63
 U02528

ABS - ALT BUILDING SOLUTIONS			
12511 WEST LINDSAUGH AVENUE - #022			
DEALER:		TAMPA, FL 813-899-0111	
MANUFACTURER:		TITAN MODULAR 80 INDUSTRIAL DRIVE ALBUQUERQUE, NM 87109 (505) 860-8949	
EXTERIOR ELEVATIONS			
DATE:	BUILDING SIZE:	SERIAL NO.:	
1-6-2024	20'x60'	TMS-2405-A-B	
SCALE:	DESTINATION:	DRAWING NO.:	
1/4"=1'-0"	VENICE, FL	TMS-2024-0011	
DRAWN BY:	LABEL:	SHEET:	
J.L.B.	FL	A1	
REV	DATE	DESCRIPTION	SHEET
W.E.W. WALTER E. WOOD, P.E. CONSULTING ENGINEER 180 WEST LINDSAUGH DR PULVERSTON, GA 30781 FLORIDA LICENSE #2011			RADCO NO: TMS-AMS 2405 OCCUP: B STATE(S): FL

FLORIDA

ABS - ALT BUILDING SOLUTIONS

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 TAMPA, FL
 813-899-0111
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 80 INDUSTRIAL DRIVE
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 W.E.W.
 WALTER E. WOOD, P.E.
 CONSULTING ENGINEER
 180 WEST LINDSAUGH DR
 PULVERSTON, GA 30781
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 OCCUP: B
 STATE(S): FL



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Fisher
CIVIL ENGINEER

SITE PLAN
SITE AND DEVELOPMENT PLANS

AJAX PAVING EXPANSION

The materials used in this project were approved by the Florida Department of Transportation (FDOT) and are in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, 10th Edition, 2004, and the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, 11th Edition, 2010.



Revisions:

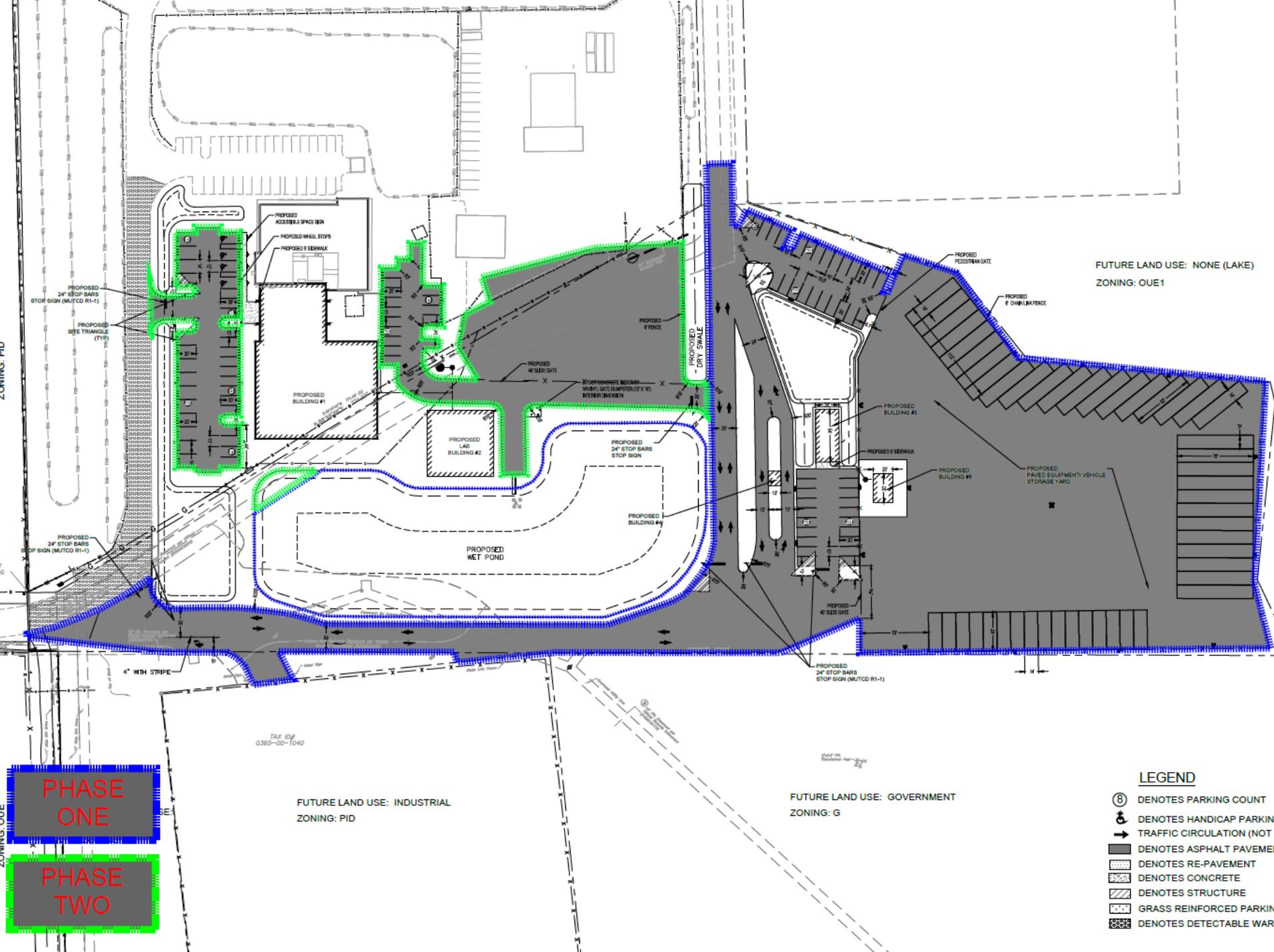
Robert G. Fisher, P.E.
FL. Lic. No. 58839
C.A. No. 31696
DATE

Date: 1-26-2025
Scale: SHOWN

STIPULATION

- **The Applicant shall amend the existing easements that will be obstructed by certain Site and Development Plan improvements so that such easements are relocated to become consistent with the access proposed through the Site and Development Plan.**
- **The relocated access shall be fully constructed, permitted, and open for use prior to the existing access being closed and prior to any permits being issued for construction that would obstruct or impede the existing access.**
- **All such amended easements shall be recorded in the Public Records of Sarasota County and the Applicant shall provide notice to the City Planning Department of same upon recording.**
- **Consistent with this stipulation, the Applicant may proceed with permitting and construction of site improvements prior to all applicable easements being amended and recorded so long as all easement holders' rights of access are maintained**





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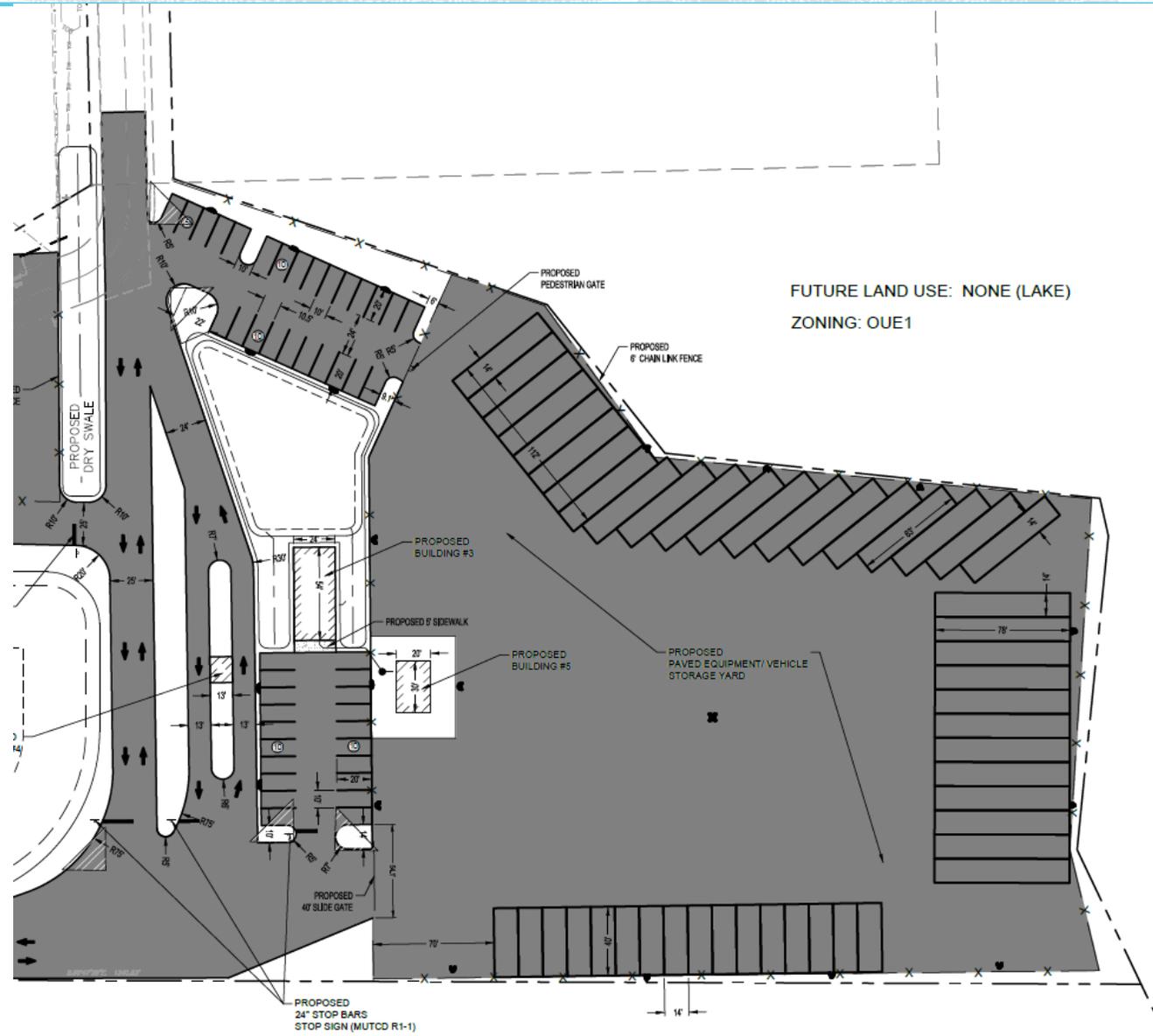
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Fence – Design Alternative Request



Lighting Plan – Design Alternative

TORK ASTRONOMIC TIME SWITCH #1 SERIES EWZ201 - TYPE 1 STEEL						
TIME CLOCK OR TIME SWITCH #	VOLTAGE	LIGHTING BRANCH CIRCUIT #	LIGHTING OR LOAD CONTROLLED	LOAD IN VA	CONTROL STRATEGY	ADDITIONAL REQUIREMENTS
1	240V	CKT A	TRUCK PARKING LIGHTING	1252	SUNSET VIA ASTRONOMIC CLOCK-ON; SUNRISE VIA ASTRONOMIC CLOCK-OFF (PHOTOSENSOR OVERRIDE)	CONFIRM WITH OWNER AND PROGRAM AS DIRECTED; PROVIDE PHOTOSENSOR AND PHOTOSENSOR OVERRIDE FOR CLOUDY DAYS
2	240V	CKT B	TRUCK PARKING LIGHTING	956	SUNSET VIA ASTRONOMIC CLOCK-ON; SUNRISE VIA ASTRONOMIC CLOCK-OFF (PHOTOSENSOR OVERRIDE)	CONFIRM WITH OWNER AND PROGRAM AS DIRECTED; PROVIDE PHOTOSENSOR AND PHOTOSENSOR OVERRIDE FOR CLOUDY DAYS

TORK ASTRONOMIC TIME SWITCH #2 SERIES EWZ201 - TYPE 1 STEEL						
TIME CLOCK OR TIME SWITCH #	VOLTAGE	LIGHTING BRANCH CIRCUIT #	LIGHTING OR LOAD CONTROLLED	LOAD IN VA	CONTROL STRATEGY	ADDITIONAL REQUIREMENTS
1	120V	CKT A	WEST PARKING LIGHTING	264	SUNSET VIA ASTRONOMIC CLOCK-ON; SUNRISE VIA ASTRONOMIC CLOCK-OFF (PHOTOSENSOR OVERRIDE)	CONFIRM WITH OWNER AND PROGRAM AS DIRECTED; PROVIDE PHOTOSENSOR AND PHOTOSENSOR OVERRIDE FOR CLOUDY DAYS

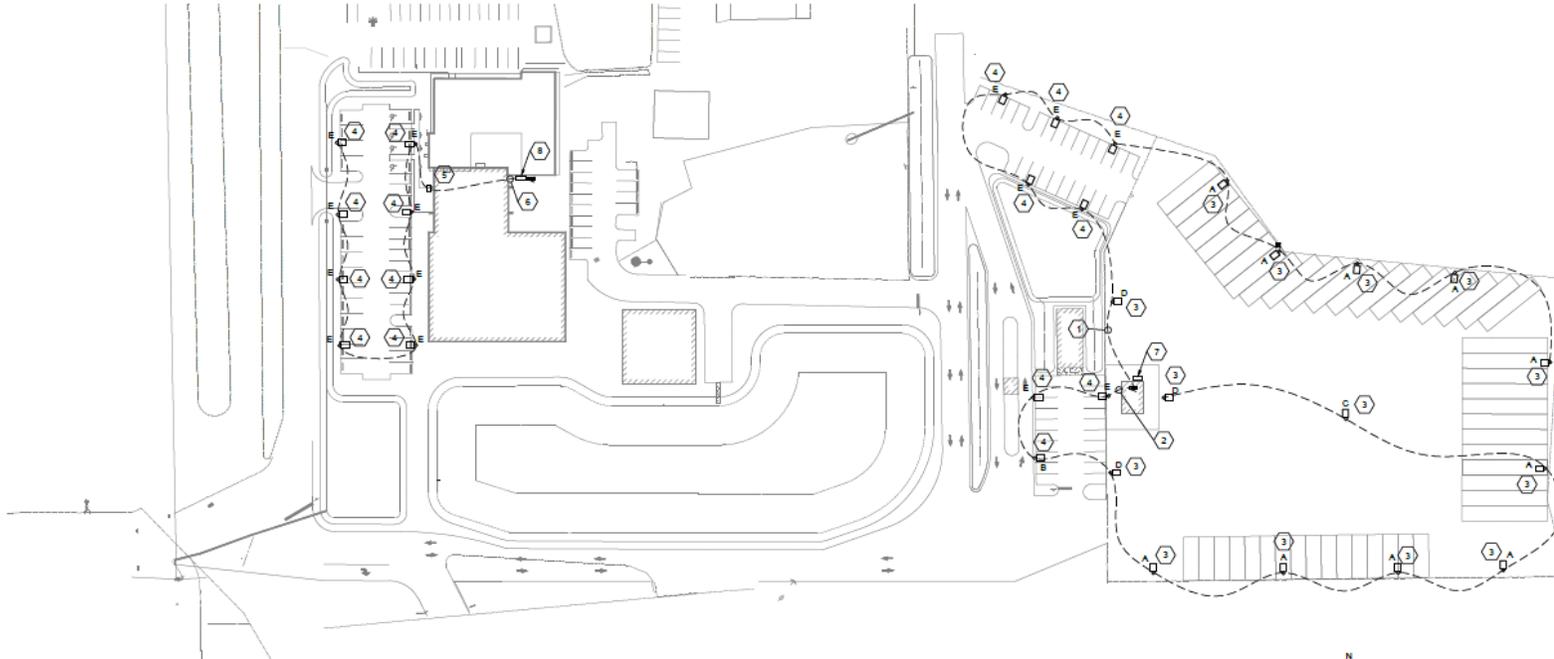
LIGHTING FIXTURE SCHEDULE - PARKING LOT AJAX PAVING - VENICE, FL						
FIXTURE TYPE	FIXTURE DESCRIPTION	MANUFACTURER/ CATALOG NUMBER	VOLTS	LED INFORMATION		TOTAL INPUT WATTS
				TEMP	LUMENS	
A	LITHONIA LIGHTING D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control	DSX2 LED P1 40K 80CRI BLC4	UNV 240V	4000K	13,427 LUMENS	135W
B	LITHONIA LIGHTING D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium	DSX0 LED P2 40K 80CRI T4M	UNV 240V	4000K	5,755 LUMENS	45W
C	LITHONIA LIGHTING D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 5 Wide	DSX2 LED P5 40K 80CRI T5W	UNV 240V	4000K	39,127 LUMENS	327W
D	LITHONIA LIGHTING D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 4 Medium	DSX1 LED P3 40K 80CRI T4M	UNV 240V	4000K	12,816 LUMENS	102W
E	LITHONIA LIGHTING D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 3 Medium	DSX0 LED P1 40K 80CRI T3M	VARIED	4000K	4,396 LUMENS	33W

KEYED NOTES

- PROVIDE 2-#6 AWG + 1-#6 AWG EQUIPMENT GROUND COPPER IN 1" UNDERGROUND PVC CONDUIT. PROVIDE A 20-MIP, 2 POLE BREAKER (240V) IN THE EXISTING PANEL, INSIDE THE BUILDING SHOWN. MATCH EXISTING BREAKERS TYPE AND RATING. CALCULATED VOLTAGE DROP IS 1.26%. LIGHTS TO BE CONTROLLED VIA TIME SWITCH #1, CKT A.
- PROVIDE 2-#6 AWG + 1-#6 AWG EQUIPMENT GROUND COPPER IN 1" UNDERGROUND PVC CONDUIT. PROVIDE A 20-MIP, 2 POLE BREAKER (240V) IN THE EXISTING PANEL, INSIDE THE BUILDING SHOWN. MATCH EXISTING BREAKERS TYPE AND RATING. CALCULATED VOLTAGE DROP IS 1.65%. LIGHTS TO BE CONTROLLED VIA TIME SWITCH #1, CKT B.
- LIGHTS MOUNTING HEIGHT TO BE 30 FT, USING BOLTED ON CONCRETE FOOTER LIGHT POLES.
- LIGHTS MOUNTING HEIGHT TO BE 20 FT, USING DIRECT EMBED CONCRETE POLES.
- PROVIDE UNDERGROUND JUNCTION BOX OUTSIDE OF NEW AND EXISTING BUILDING FOOTPRINTS FOR FUTURE CIRCUIT MODIFICATIONS (IF NEEDED).
- PROVIDE 2-#10 AWG + 1-#10 AWG EQUIPMENT GROUND COPPER IN 1" UNDERGROUND PVC CONDUIT. PROVIDE A 20-MIP, 1 POLE BREAKER (120V) IN THE EXISTING PANEL, INSIDE THE BUILDING SHOWN. MATCH EXISTING BREAKERS TYPE AND RATING. CALCULATED VOLTAGE DROP IS 1.72%. LIGHTS TO BE CONTROLLED VIA TIME SWITCH #2.
- PROVIDE TIME SWITCH #1.
- PROVIDE TIME SWITCH #2.

GENERAL SITE LIGHTING NOTES

- PROVIDE (DEFINED AS "FURNISH AND INSTALL") ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR COMPLETE AND PROPERLY OPERATING SITE LIGHTING SYSTEMS INFRASTRUCTURE FOR THE WORK SHOWN. THE SITE LIGHTING PHOTOMETRIC PLANS MUST BE USED IN CONJUNCTION WITH THIS PLAN FOR THE FIXTURE TYPES OF THE AREA LIGHTING. THE ACTUAL AREA LIGHTING FIXTURE SPECIFICATIONS ARE SHOWN ON THE SITE LIGHTING PHOTOMETRIC PLANS.
- CALL BEFORE DIGGING AS REQUIRED BY THE STATE STATUTES.
- SEAL ALL CONDUIT PENETRATIONS. PROVIDE CONDUIT SUPPORTS AND RESTORE ALL CONCRETE, LANDSCAPING, BUILDING FACADES, ETC. TO THE SATISFACTION OF THE OWNER AND ARCHITECT.
- THE NEW POLES SHOULD NOT BE CLOSER THAN 40 INCHES FROM THE WHEEL STOPS IN PARKING SPACES ADJACENT TO THE PARKING LOT.
- SEE DETAIL FOR INSTALLATION OF POLE / FIXTURE IN THE ELECTRICAL DETAILS. ASSURE A DISTANCE OF AT LEAST 10 FT BETWEEN LIGHT POLES AND TREE TRUNKS TO AVOID DAMAGE TO TREES DURING CONSTRUCTION, MAINTENANCE, AND WINDSTORMS.
- IT IS THE INTENT OF THE SITE LIGHTING DESIGN AND EXTERIOR BUILDING MOUNTED LIGHTING FIXTURE DESIGN THAT ALL LIGHTING FIXTURES HAVE BEEN SPECIFIED WITH FULL-HORIZONTAL CUT OFF OPTICS (NO UPLIGHT). ALL EXTERIOR LIGHTING FIXTURES HAVE BEEN SPECIFIED TO CONFORM WITH SITE LIGHTING STANDARDS IN THE CITY OF VENICE LAND DEVELOPMENT CODE.



Bryan P. Zapf
P. Zapf



PROJECT TITLE: AJAX PAVING VENICE AREA LIGHTING DESIGN
ISSUED FOR: PERMIT SET
DATE: 09/30/2025

NO.	DESCRIPTION	DATE
3	REV 4 TRC	11-13-26
2	REV 3 TRC	12-17-25
1	REV 2 TRC	11-6-25

SCALE: As Indicated
PROJECT MANAGER: -
DRAWN BY: gpc
DATE OF RECORD: 8/2
PROJECT NO: 25-1445
SHEET TITLE:

ELECTRONICALLY SIGNED AND SEALED BY BRYAN P. ZAPF, P.E. ON THE DATE INDICATED TO THE SEAL USING A SWA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ARE SIGNED AND SEALED BY BRYAN P. ZAPF, P.E. AND THE SWA AUTHENTICATION CODE MUST BE VALID.

FUTURE LAND USE: INDUSTRIAL
ZONING: PID

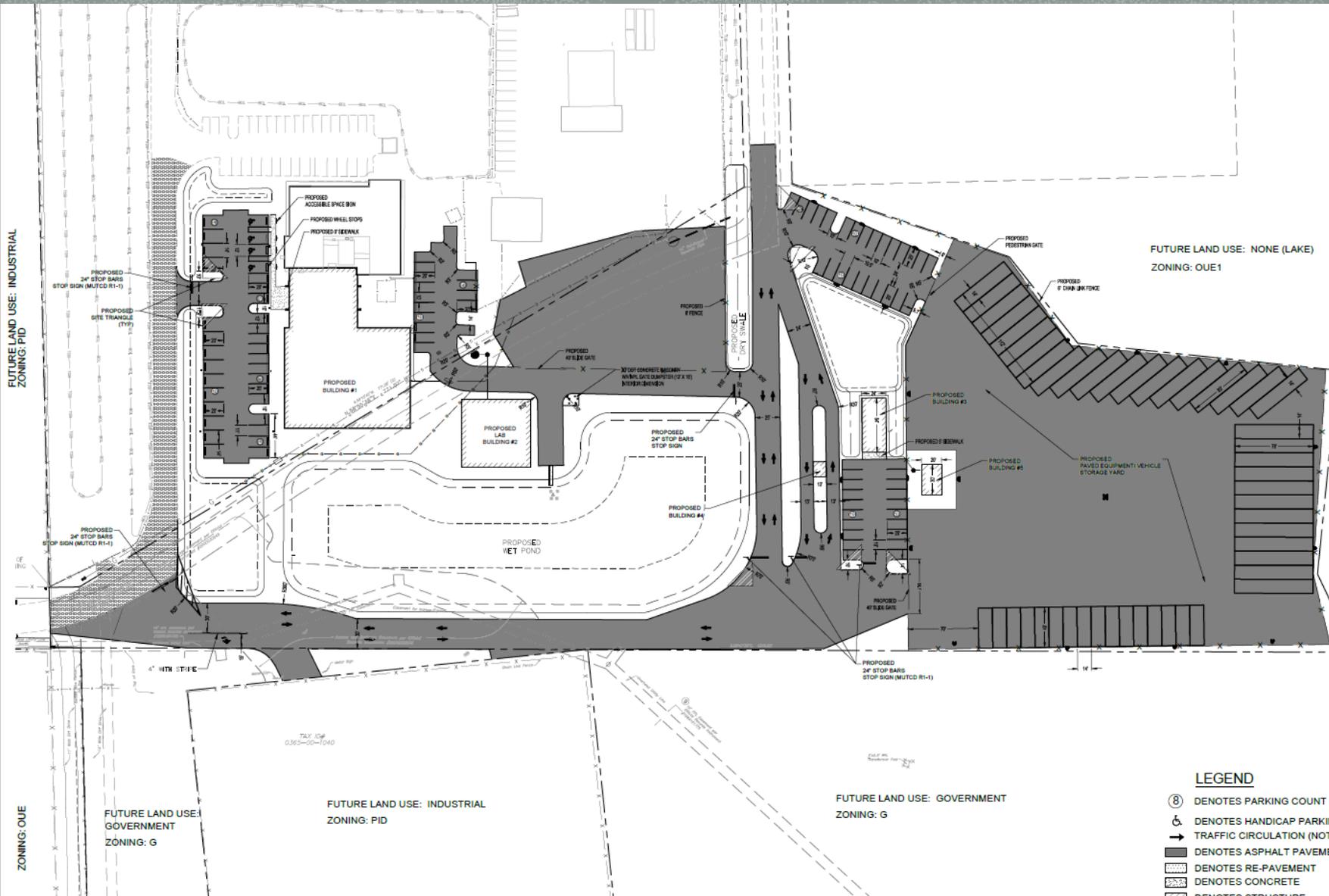
ZONING: OUE

FUTURE LAND USE: GOVERNMENT
ZONING: G

FUTURE LAND USE: INDUSTRIAL
ZONING: PID

FUTURE LAND USE: GOVERNMENT
ZONING: G

FUTURE LAND USE: NONE (LAKE)
ZONING: OUE1



NOTES:

1. PARKING REQUIREMENT (SEE TABLE BELOW)
2. WELLS ON-SITE ARE IDENTIFIED ON DEMO AND GRADING SHEETS.
3. ANY WELLS DISCOVERED DURING EXCAVATION, EARTHMOVING OR CONSTRUCTION MUST BE REPORTED TO THE ENGINEER OF RECORD AND SARASOTA COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH WITHIN 24 HOURS OF DISCOVERY.
4. WELL TO BE REMOVED IS IDENTIFIED ON THE DEMO AND GRADING SHEETS AND MUST BE REMOVED BY A FLORIDA LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
5. THE PROPER BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AND CERTIFIED ON THE CENTRAL WATER CONNECTION.
6. GAS SERVICE LINE TO BE RELOCATED BY GAS COMPANY AT DIRECTION OF OWNER.

PROJECT DATA

GENERAL INFORMATION

- PROPERTY ADDRESS: 1 AJAX DR, NORTH VENICE, FL 34275
- SARASOTA COUNTY PROPERTY I.D.: 0365001050, 0365001030, 0365001090
 - ZONING: PID- PLAN NED INDUSTRIAL DISTRICT
 - FUTURE LAND USE: INDUSTRIAL
 - ADJUTING ZONINGS: GU - GOVERNMENTAL USE DISTRICT AND PID
 - LOT SIZE: 138.71 ACRES
 - EXISTING USE: 4700 - MINERAL AND GRAVEL PROCESSING/CEMENT PLANT
 - WATER: EXISTING PROVIDED BY PRIVATE WELLS
 - SEWER: EXISTING PROVIDED BY PRIVATE SEPTIC
 - TREE COVERAGE: YES
 - CONSTRUCTION LIMITS AREA: 468,308 SQUARE FEET
 - CONSTRUCTION LIMITS IMPERVIOUS AREA: 331,446 SQUARE FEET

BUILDING AREA AND SETBACK REQUIREMENTS

- BUILDING #1 = 11,259 SF
- SETBACKS - 237' (W), 1,766' (N), 915' (E), 220' (S)
- BUILDING #2 = 3,575 SQUARE FEET
- SETBACKS - 413' (W), 1,979' (N), 793' (E), 781' (S)
- BUILDING #3 = 1,520 SQUARE FEET
- SETBACKS - 811' (W), 190' (N), 440' (E), 198' (S)
- BUILDING #4 = 195 SQUARE FEET
- SETBACKS - 762' (W), 265' (N), 498' (E), 173' (S)
- BUILDING #5 = 600 SQUARE FEET
- SETBACKS - 870' (W), 229' (N), 381' (E), 155' (S)
- SIDE SETBACKS = 25 FEET
- FRONT = 25 FEET
- REAR = 25 FEET
- HEIGHT = 46 FEET
- FLOOR AREA RATIO = 17,149 SF/468,308 SF = 0.04

PARKING REQUIREMENTS:

- LIGHT INDUSTRIAL - 1 SPACE PER 1,000 SQUARE FEET- 16,925/1000=17
- TOTAL ADA SPACES REQUIRED = 4
- TOTAL ADA SPACES PROVIDED = 4
- TOTAL SPACES REQUIRED = 17
- TOTAL SPACES PROVIDED = 53

NOTE:

PROPOSED BUILDING HEIGHT METHOD OF MEASUREMENT IS FROM FEMA FIRST HABITABLE FLOOR TO HIGHEST POINT OF THE ROOF (SEE ARCHITECTURAL BUILDING ELEVATIONS)

ACTUAL BUILDING HEIGHTS:

- BUILDING 1: 28'2" TALL WITH TOP ELEVATION OF 44.67
- BUILDING 2: 16'4" TALL WITH TOP ELEVATION OF 32.98
- BUILDING 3: 14'1" TALL WITH TOP ELEVATION OF 30.58
- BUILDING 4: 14'3" TALL WITH TOP ELEVATION OF 30.80
- BUILDING 5: 16'0" TALL WITH TOP ELEVATION OF 32.50

LEGEND

- ⑧ DENOTES PARKING COUNT
- ♿ DENOTES HANDICAP PARKING
- ➔ TRAFFIC CIRCULATION (NOT FOR PAINTING)
- DENOTES ASPHALT PAVEMENT
- DENOTES RE-PAVEMENT
- DENOTES CONCRETE
- DENOTES STRUCTURE

This item has been digitally signed and sealed by Robert G. Fisher, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Fisher
CIVIL
ENGINEER

SITE PLAN
SITE AND DEVELOPMENT
PLANS

AJAX PAVING EXPANSION

The materials used in this project were approved by the State of Florida, Department of Transportation, and the Florida Department of Highway Safety and Traffic Control. The materials used in this project were approved by the State of Florida, Department of Transportation, and the Florida Department of Highway Safety and Traffic Control.



Revisions:

ROBERT G. FISHER, P.E.
FL. LIC. NO. 58839
C.A. NO. 31696
DATE

Date: 1-26-2025
Scale: SHOWN