

**Via Electronic Mail
and Federal Express**

July 30, 2014

Ms. Awilda Rodriguez
Village of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Petition No. 2014-003AA-015; August 6, 2014 –
Village Council Planning, Zoning and Appeals Board Meeting

Dear Ms. Rodriguez:

This correspondence is transmitted to you on behalf of Charles and Kimberly Jacobs, the owners of real property located at 2730 Polo Island Drive, A-104, Wellington, Florida, and Solar Sportsystems, Inc., the owner of real property located at 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, and is intended to serve as a formal request to make a presentation on behalf of Mr. and Mrs. Jacobs and Solar Sportsystems at the July 30, 2014 PZAB meeting. We make this request pursuant to Section 5.8 of Wellington Resolution No. 2011-75, which governs the conduct of quasi-judicial proceedings.

Enclosed please find documents we intend to rely upon at the hearing, in addition to all arguments and documents previously submitted to the Village on this matter since these appeals were filed on January 31, 2012, February 1, 2012 and April 18, 2012. We also intend to rely upon the Village Code and Comprehensive Plan, as well as all documents included in the Planning, Zoning, Engineering, and Building files and all documents and correspondence received from the Village pursuant to various public records act requests.

With regard to our presentation, we would request that we are able to make a presentation to include our expert Charles Siemon, submit relevant evidence, and be allowed to cross examine the testimony presented for each application presented to the Council.

We reserve all rights and arguments presented in all pending actions which the Village is a party to and are in no way waiving our position or arguments on those issues.

Thank you for your anticipated attention to this matter.

Sincerely,



Amy E. Huber
For the Firm

cc: Laurie Cohen, Esq.
Claudio Riedi, Esq.
Mr. Paul Schofield
Mr. Tim Stillings
Mr. Robert Basehart

Documentary Evidence in Support of Petition No. 2014-003AA-015

Wellington Planning, Zoning, and Adjustment Board (PZAB)

Wednesday, August 6, 2014 at 7:00 PM

<u>Tab</u>	<u>Document</u>
A	Appeal of Administrative Interpretations dated December 24, 2013 Re: Equestrian Village <i>Dated January 28, 2014</i>
B	Expert Witness Report by Charles L. Siemon
C	Surveyor's Report <i>Dated July 30, 2014</i>
D	Memo from Paul Schofield, Re: Equestrian Village Concept Plan <i>Dated November 5, 2012</i>
E	Building Plans for Covered Equestrian Arena
F	Building Plans for Commercial Stables

A

**Via Electronic Mail
and Federal Express**

January 28, 2014

Mr. Robert Basehart, AICP
Village of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

**Re: Appeal of Administrative Interpretations dated December 24, 2013 re:
Equestrian Village**

Dear Mr. Basehart:

These appeals are filed on behalf of Charles and Kimberly Jacob, 2730 Polo Island Drive, A-104, Wellington, Florida and Solar Sportsystems, Inc., 13307 Polo Club Road, C-104 and C-105, Wellington, Florida (collectively, the "Appellants") the owners of real property located within the Village of Wellington. The Appellants are aggrieved and adversely affected by various administrative interpretations, rendered by the Village, related to the approvals granted to Equestrian Village. The Appellants re-file these appeals of the interpretations presented by the Village of Wellington dated December 24, 2013 (the Interpretations") under protest, and maintain that the appeals previously filed in 2012 remain valid, timely and effective and should have been processed and scheduled for hearing by the Village of Wellington.¹ Moreover, the Appellants renew their objections to being subjected to an additional process, as well as the Village's new and revised interpretations that differ from those interpretations previously provided during the public hearing and review process for Equestrian Village.

¹ A true and correct copy of the December 24, 2013 Interpretations letter is attached hereto as Exhibit "A" and incorporated herein. A true and correct copy of the Appellants December 6, 2013 correspondence with attachments including all of the prior appeals, is attached hereto as Exhibit "B" and incorporated herein. A true and correct copy of Ordinance No. 2009-17 is attached hereto as Exhibit "C" and incorporated herein.

To eliminate any potential confusion, the Appellants are appealing the interpretation of the Village Code and its application to various elements of Equestrian Village as outlined below. Enclosed please find a check for Thirty Five Hundred Dollars (\$3500.00) for the filing fee of each of these appeals. If additional forms or fees are required, please advise and we will submit them immediately upon request.

I. The Administrative Interpretation is Clearly Erroneous and Must be Reversed Because the Plain Language of the Code Limits Commercial Use to a 20,000 Square Feet Maximum within the EOZD

The Appellants contend that the Code limits commercial development within the Equestrian Overlay Zoning District (“EOZD”) to 20,000 square feet; the Village Staff believes that the Code does not limit commercial development to 20,000 square feet; these administrative appeals follow from this difference in reading the Code.

The Appellants maintain that Section 6.10.11.D of the Code is plain, clear, and unambiguous and that it plainly, clearly, and unambiguously limits the size of commercial use to no greater than 20,000 square feet. The text of the Code provides as follows:

Section 6.10.11 – Commercial Development Standards. Commercial development shall be limited to those uses intended to serve the needs of the surrounding equestrian and agricultural communities and shall be determined by such factors as size of the use and types of goods and services to be offered. In addition, commercial development shall be designed in a manner that recognizes its location within the Equestrian Preservation Areas. Commercial uses may be established subject to the requirements of this Article and these land development regulations. All permitted and conditional uses within a planned development shall be consistent with the requirements of this Section.

Section 6.10.11(D) – Size. The gross floor area of any single commercial use **shall not exceed** twenty thousand (20,000) square feet, including indoor storage, administrative offices, and similar areas.

See LDRs § 6.10.11(D) (emphasis supplied).

Thus, the Appellants believe that – pursuant to the plain language quoted above - one may not develop commercial uses in excess of 20,000 square feet based on the plain language of the Code itself. The Village staff evidently does not believe that the Code means what it says. To the contrary, the Village staff has rendered an interpretation that authorizes commercial uses in excess of 20,000 square feet only applies to retail uses and does not apply at all so long as the footprint of each commercial use is below the 20,000 square foot threshold. Simply put, we believe that the Village’s interpretation is clearly erroneous because it conflicts with the plain language of the Code and it leads to absurd results. Under the Staff’s interpretation, one could presumptively develop 200,000 square feet commercial retail on one tract of land within the EOZD so long as each retailer was 20,000 square feet or less. This makes no sense whatsoever and it is inconsistent with the plain language and intent of the Code that clearly seeks to limit commercial use within the EOZD.

The correctness of this conclusion is confirmed by reference to the definition of the word “use.” Within the Village Code, “use” means “any purpose for which a building or other structure or a tract of land may be designed, arranged, or occupied; or any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structures or on a tract of land.” *See* Article 3, Chapter 2 Definitions, Village Code. The word “any” means “all” – it is unambiguous and all inclusive. *See State v. Mark Marks, P.A.*, 833 So. 2d 249, 251 (Fla. 4th DCA 2002) (citing *Clark v. State*, 790 So. 2d 1030, 1032 (Fla.2001)). Thus, if and when an owner places in excess of 20,000 square feet of commercial use on land located within the EOZD, the Code is violated. To the extent that Staff seeks to countenance that violation by interpretation, its interpretation conflicts with the Code and must be reversed.

Moreover, all of these commercial structures were part of a request for a single Commercial Use – a Commercial Equestrian Arena. As such, this **single use** is limited to 20,000 square feet. Instead this **single use** actually includes a variety of commercial structures and commercial uses each exceeding the 20,000 square feet – including an 80,400 square feet commercial arena, 39,396 square feet of commercial stables, and approximately 40,000 square feet commercial seating, viewing and vendor deck – totaling in excess of 159,000 square feet (almost 8 times the maximum size permitted in the EOZD).

It is a basic principle of municipal law that a municipality must enforce the plain language of its codes as written. *See City of Jacksonville v. Sohn*, 616 So. 2d 1173,

1174 (Fla. 1st DCA 1993) (“[A]ny action taken by a municipality must be in conformity to the ordinances of the municipality.”); *accord O’Connor v. Dade Cnty.*, 410 So. 2d 605, 605 (quashing circuit court order upholding county commission zoning decision where commission did not follow procedure clearly mandated by the county code). It is equally basic that one should not construe the language of a zoning code to render it meaningless and each part of an ordinance must be given meaning. *See Raymond James Fin. Servs. v. Phillips*, 126 So. 3d 186, 2013 WL 2096252, *4 (Fla. 2013).

The Village staff believes that Section 6.10.11.D does not limit the size of any of the elements of Equestrian Village, including the commercial covered equestrian arena, the commercial stables, or the commercial seating/viewing deck/vendor area. Thus, the Appellants appeal the Village’s interpretation that Section 6.10.11(D) does not apply to any of the structures at Equestrian Village, because Section 6.10.11(D) only applies to “retail” uses in the EOZD. The plain text of the Code does not limit the size requirement to retail. It is error for Staff to administratively add language to a zoning code that does not appear within it. *See Mandelstam v. City Comm’n of City of South Miami*, 539 So. 2d 1139, 1140 (Fla. 3d DCA 1986).

The Village relies on a Memorandum dated June 17, 2004 to clarify that the restrictions are only intended to regulate commercial retail development and not the arena, stables, or the seating/viewing deck/vendor area. However, this Memorandum predates Ordinance No. 2009-17 which modified and amended the EOZD regulations. It is axiomatic that one cannot amend the zoning code other than by Ordinance. *See White v. Town of Inglis*, 988 So. 2d 163, 164 (Fla. 1st DCA 2008) (“A resolution cannot be substituted for and have the force and effect of an ordinance, nor can a resolution supply initial authority which is required to be vested by ordinance.”) (citing *Wallace v. Leahy*, 496 So. 2d 970, 971 (Fla. 3d DCA 1986)); *Brown v. City of St. Petersburg*, 153 So. 140 (Fla. 1933); *Carlton v. Jones*, 158 So. 170, 170 (1934) (“An act which is required to be accomplished by ordinance may not be accomplished by resolution.”). To be sure, the Code cannot be amended by interpretation. *See Mandelstam*, 539 So. 2d at 1140.

If the Village intended to exclude all commercial uses other than retail uses, it would have done so in the adoption of this Ordinance. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See Article 10, Sec. 6.10.11(d)*,

Village Code and does not exclude stables, arenas or other commercial structures or uses.

It is also important to note that during the two years that this matter has been pending, and that the Appellants have been meeting and speaking with the Village at no time has this memorandum been produced, provided, or referenced prior to the December 24, 2103 letter. The Appellants have filed numerous Public Records Act Requests with the Village over the course of the last two (2) years and this Memorandum was never produced in any of the numerous responses to our requests. Moreover, this Memorandum was never referenced or discussed at any of the numerous public hearings that were held over the last two (2) years on this matter.

The Appellants reject the Village's Interpretations and file these appeals of the Village's Interpretations that the Commercial Equestrian Arena, Commercial Stables, the Commercial Viewing Deck and Commercial Seating and Vendor Deck are not "Commercial Structures" regulated by Sec. 6.10.11(d). We also appeal the interpretation of the calculation of floor area for each of these structures. We continue to maintain that each of these uses exponentially exceeds the *maximum* commercial development intensity of the EOZD, and is prohibited therein. As such, it was error for the Village's administration to approve this development, and each of these structures, within the EOZD.

In an effort to provide more specificity for each of these appeals, please see the subsections below. Appellants reserve the right to supplement this appeal prior to hearing.

A. The Equestrian Arena is a "Structure" with 80,400 square feet of Floor Area

On a housekeeping note, the Village's December 24, 2013 correspondence states that our request for interpretation or appeals do not address the calculation of Floor Area for the Commercial Equestrian Arena; however, all of correspondence and appeal dated January 31, 2012 specifically appeals the Village's determination that the Commercial Equestrian Arena does not count as Floor Area.

The Village's Land Development Regulations, Florida law, and common sense require the reversal of the interpretation that the Commercial Equestrian Arena does not have any floor area. Particularly, the Village's Code defines "Floor Area" to mean "the

ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures." Relatedly, the Village's Code defines "Structure" as "that which is three (3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *See* Village Code Art. 3, Ch. 2.

As clearly revealed in the site plans – and as constructed - the Equestrian Arena is a *single-story* structure. Legally and grammatically, it is clear that the Equestrian Arena is a "structure" as that term is defined by the Village Code and commonly understood. Because the Equestrian Arena is a *single-story* structure – no exception exists for the calculation of its "core circulation area" as such an exemption is exclusively limited to "**multistory**" structures and therefore not applicable here. By all measurements and all definitions, the Equestrian Arena is — under the Village's Code – a "structure" comprising 80,400 square feet of Floor Area.

B. The Equestrian Arena is Prohibited by the EOZD District Regulations

The Equestrian Arena is located within the EOZD. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), Village Code. Because the Equestrian Arena exponentially exceeds the *maximum* commercial development intensity of the EOZD, it is prohibited therein. As such, it was error for the Village's administration to approve its development within the EOZD District.

Moreover, it is important to note here, that a covered *private* equestrian arena is prohibited on Commercial Recreation properties within in the EOZD pursuant to Sec. 6.10.7, Table C as adopted through Ordinance No. 2009-17. Accordingly, the covered equestrian arena could only be approved through the compatibility determination hearing for a commercial equestrian arena and the permits issued for the covered arena prior to the hearing were void as a matter of law and in error.

C. The Commercial Stables in their Entirety each have a Floor Area of 19,698 square feet

The Village's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The Village's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for **multistory** structures. "Art. 3, Ch. 2, Village Code. (Emphasis supplied). The Village's Code defines "Structure" as "that which is three (3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

Legally and grammatically, it is clear that the Stables – in their entirety - are "structures" as that term is defined by the Village Code and commonly understood. By all measurements and all definitions, the entire floor area of each stable is – under the Village's Code – a "structure" comprising of square feet of Floor Area. The Village staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

The Village's March 20, 2012 letter regarding the calculation of the barns offers an "accommodation" to the Developer to reduce the floor area of each of the stables to approximately 62.4% because it is "willing to exclude the unenclosed patio areas under roof as well as the pass-through isles." This "accommodation" is erroneous and each stable in its entirety has a floor area of 19,698 square feet.

D. Commercial Use in Excess of 20,000 sq. ft is Prohibited by the EOZD District Regulations

The Stables are located within the Equestrian Overlay Zoning District ("EOZD"). The operative district regulations for the EOZD prohibit the development of any commercial **use** in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), Village Code. Because the Stables exponentially exceed the **maximum permitted** commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the Village's Staff to approve the development of the commercial stables within the EOZD District.

E. The Commercial Viewing Deck, Commercial Seating and Vendor Deck is "Structure" with Floor Area

The Village's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The Village's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for **multistory** structures. "Art. 3, Ch. 2, Village Code. (Emphasis supplied). The Village's Code defines "Structure" as "that which is three (3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

Legally and grammatically, it is clear that the Commercial Viewing Deck, Commercial Seating and Vendor Deck is a "structure" as that term is defined by the Village Code and commonly understood. By all measurements and all definitions, the Equestrian Arena Seating is – under the Village's Code – a "structure" comprising of square feet of Floor Area. The Village staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

F. The Commercial Viewing Deck, Commercial Seating and Vendor Deck is Prohibited by the EOZD Regulations

The Commercial Viewing Deck, Commercial Seating and Vendor Deck is located within the Equestrian Overlay Zoning District ("EOZD"). The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), Village Code. Because the Commercial Viewing Deck, Commercial Seating and Vendor Deck exponentially exceed the **maximum permitted** commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the Village's Staff to approve its development within the EOZD.

II. The Administrative Interpretation is Clearly Erroneous and Must be Reversed Because the Plain Language of the Code Limits the Height for Commercial Recreation Properties to Twenty-Five (25) Feet

The Appellants renew their objections and renew their appeal to Village's interpretation that Section 6.5.8.C.2 does not apply to properties within the EOZD.

The plain language of the zoning regulations applicable to the Equestrian Village property limits the height of structures built thereon to twenty-five (25) feet. The Code sets the height limit this way:

Section 6.5.8 (C.2) - Building height. No building or structure or part thereof shall be erected or altered to a height exceeding twenty-five (25) feet in districts with a Comprehensive Land Use Plan Category of Conservation, Neighborhood Commercial, and **Commercial Recreation**.

LDRs § 6.5.8(C.2) (emphasis added).

The record facts incontestably show that (1) the Equestrian Village property is designated Commercial Recreation, and (2) the covered arena is built to a height in excess of thirty-five (35) feet. As such, it was clear reversible error for the Village to approve a structure with a height well in excess of twenty-five (25) feet.

The Village relies on Ordinance No. 2009-17 for its interpretation that the twenty-five (25) foot height limit for Commercial Recreation properties does not apply within the EOZD. Specifically, the Village states that if there is a conflict within provisions of the Village Code, then the regulations in Chapter 10 prevail. Accordingly, the Village states that the height limitation for Commercial Recreation properties in the EOZD is thirty-five (35) feet, and the Commercial Equestrian Arena does not exceed the height limitation.

The Village's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The Village's Code provides for the **maximum building height of all structures** in Section 6.5.1 and 6.5.8 of the Village Code. Art. 6. Ch. 5. Village Code. (Emphasis supplied). The Equestrian Arena is located within the EOZD and has a Comprehensive Land Use Plan category of Commercial Recreation. The controlling regulations for CR designated properties prohibits properties in excess of twenty-five (25) feet. Because the Equestrian Arena

exponentially exceeds the maximum permitted height, it is prohibited therein. As such, it was clear and reversible error for the Village's Staff to approve the height of the arena in excess of twenty-five (25) feet.

The Appellants reserve the right to supplement these appeals with additional facts, legal authority and legal arguments prior to the hearing.

Sincerely yours,



Amy E. Huber
For the firm

cc: Laurie Cohen, Esq.
Claudio Riedi, Esq.
Mr. Paul Schofield
Mrs. Awilda Rodriguez
Mr. Tim Stillings

Council

Bob Margolis, Mayor
Howard K. Coates, Jr., Vice Mayor
Matt Willhite, Councilman
Anne Gerwig, Councilwoman
John Greene, Councilman

Manager
Paul Schofield

December 24, 2013

John Shubin, Esq./Jeff Bass, Esq./Amy Huber, Esq.
Law Offices of Shubin & Bass
45 S.W. 1st Street, 3rd Floor
Miami, Florida 33130
Jupiter, Florida 33458

SUBJECT: Requests for Planning & Zoning interpretation related to Chapter 10, Section 6.10.11(D) and Article 6, Section 6.5.8.C.2 of the Village of Wellington Land Development Regulations. Issues addressed are the size of the barns (aggregate), covered arena, viewing deck/vender area/seating area at the property/project known as the Equestrian Village.

Dear Msrs. Shubin & Bass and Ms. Huber:

This letter is in response to your request for interpretation of the above referenced provisions of the Village of Wellington Land Development Regulations. Your request for interpretation includes an opinion that the existing facilities referenced above were approved erroneously, because they do not comply with the Code provisions referenced. The Village staff interpretations of the subject provisions are as follows:

Chapter 10, Section 6.10.11(D):

This provision is a subsection of Section 6.10.11, which provides Development Standards for commercial uses within the Equestrian Overlay Zoning District (EOZD). The subsection in question provides that single (individual) uses governed therein shall not exceed a gross floor area of twenty thousand (20,000) square feet. You note that several uses of the Equestrian Village site exceed 20,000 square feet. In your various request forms you include the stables, the covered equestrian arena structure, viewing deck, and the outdoor seating/vendor areas.

The staff's interpretation of the provisions of Section 6.10.11 is that the intent of this Section is to regulate retail development allowed within the EOZD, and that the size limitation provided in Subsection 6.10.11(D) does not apply to the structures or uses that are referenced in your request. This interpretation is supported by the intent statement at the beginning of the Section, where it is stated that commercial uses regulated by this section shall be limited to those that provide goods and services that serve the equestrian and agricultural community. This is repeated in Subsection B (Orientation and Scale) where it indicates that commercial uses should be oriented toward agricultural and equestrian uses of a community serving nature, which implies retail and service oriented uses. Further, in Subsection C (Architecture) it is stated that commercial buildings and centers should be of a mass, bulk and style that is consistent with equestrian uses such as barns and stables. This is a clear indication that structures that serve agricultural or equestrian activities and uses such as barns, stables, arenas, spectator areas and uses are not intended to be considered commercial for the application of the development standards of this section.

John Shubin, Esq./Jeff Bass, Esq./Amy Huber, Esq.
Response to Request for Planning & Zoning Interpretation
December 24, 2013
Page 2.

This interpretation is not one that has been made as a part of the review and permitting for the Equestrian Village project. I am attaching a copy of an interpretation/policy memo that was made in 2004. Although the actual Section number has changed slightly due to LDR amendments to the EOZD, the subject matter is the same provision which you are currently addressing.

The one part of your inquiry that we believe is subject to the 20,000 square foot limitation are retail uses. Subsection 6.10.11(D) provides that the gross floor area limitation applies to any single use on the site. This would apply to any individual business, but does not limit the total floor area of any category of use cumulatively. Therefore, in the vendor area, the total floor area allowed for any individual vendor space is 20,000 square feet, but the cumulative floor area for vendors is not limited by this provision. The same would also apply to restaurant spaces. No individual restaurant or food service space can exceed 20,000 square feet, but the cumulative total of restaurant space is not regulated by this provision. Barns are not regulated by this provision, as noted above. However, even if they were, each barn would be regulated individually. Since the two constructed barns are both less than 20,000 square feet in size, there would be no Code issue.

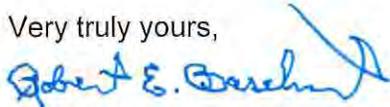
It is important to note the equestrian arena is a structure or use which is not regulated by the provisions of Section 6.10.11(D). Further, as you are aware, it is the staff's opinion that the structure in question has no floor area, by definition. In the past you have expressed disagreement with this interpretation. However, that issue has not been addressed in your current request for interpretation. Therefore, it is our understanding that you are not currently pursuing the issues of the floor area calculation for the barn structure or the covered arena structure.

Article 6, Section 6.5.8.C.2:

Section 6.5.8.C.2 does provide that generally buildings designated Commercial Recreation by the Comprehensive Plan are limited to a building height of 25 feet. However, that height restriction is superseded by Section 6.10.6.B (Table B) which provides for a maximum height limit of 35 feet for properties within the EOZD. The property in question is within the EOZD. Section 6.10.2 provides that where a conflict exists between Section 6.10 (EOZD) and other provisions of the Land Development Regulations, the provisions of this Section (Section 6.10) shall govern. Therefore, the maximum 35 foot height limit applies for the property in question.

If you have any questions regarding this matter or action, please do not hesitate to contact me.

Very truly yours,



Robert E. Basehart, AICP
Project Director

Cc: Paul Schofield, Village Manager
Tim Stillings, Planning and Development Services Director
Laurie Cohen, Village Attorney
David Flinchum, Planning & Zoning Manager



VILLAGE OF WELLINGTON
Planning, Zoning & Building Department

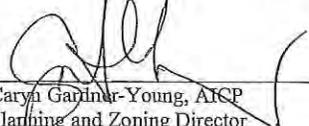
Policy Number P&D-2004-000-01
Date Approved: June 17, 2004

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- SUBJECT:** Commercial developments within the Equestrian Overlay Zoning District (EOZD)
- CROSS-REFERENCE:** Section 6.10.K. of the Unified Land Development Code (ULDC).
- PURPOSE:** To clarify what type of commercial development is governed by the Commercial Development Standard of the EOZD.
- POLICY:** Section 6.10.K. of the ULDC outlines land development regulations for commercial development within the EOZD. Included in Section 6.10.K. are regulations for:
1. Planned Development Rezoning;
 2. Orientation and Scale;
 3. Architecture;
 4. Size;
 5. Hours of Operation;
 6. Lighting;
 7. Outdoor Display and Storage; and
 8. Buffers.

The intent of Section 6.10.K. was to specifically regulate commercial retail development. There were no intentions for this provision to apply to commercial stables.

- PROCEDURE:** The Planning and Zoning Division will review petitions for commercial developments within the EOZD in according with this policy.


Paul Schofield, AICP
Community Service Director


Caryn Gardner-Young, AICP
Planning and Zoning Director

Via Electronic Mail

December 6, 2013

Laurie Stillwell Cohen, Esq.
Village Attorney
Village of Wellington
12300 Forest Hill Boulevard
Wellington, FL 33414

Re: Administrative Appeals

Dear Laurie:

This correspondence is transmitted to you in response to your November 7th letter regarding the four (4) administrative appeals that have been pending before the Village of Wellington for almost two years. These appeals were properly and timely filed with the Village Clerk and Village Attorney and were accepted by the Village. At no time during this time has the Village advised that the appeals were not timely or appropriately filed, or that a form needed to be filed to perfect their status, even though we specifically asked at the time of filing if any forms or fees were needed. A copy of the appeals are attached to this correspondence.

The interpretations that were appealed were already provided and the Village has stood by those interpretations for the last two years during the permitting and approval process of Equestrian Village. At the October 22, 2013 hearing, I raised the fact that the Village (the Developer) was again relying on the exact interpretations that had been appealed and that no final decision had been provided as to the propriety of the Village's position because the Village had failed to set them for hearing.

Your correspondence contemplates a process when an interpretation has not been provided. This is not the case under the current circumstances. The Village has repeatedly provided its interpretation in numerous public forums, and accordingly, that is the interpretation that has been appealed, and that is the process



WELLINGTON

A Great Hometown...
Let Us Show You!

Planning, Zoning Division

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 pzapplications@wellingtonfl.gov

PLANNING & ZONING INTERPRETATION REQUEST

I. PETITIONER OR AGENT INFORMATION

Petitioner(s) if other than owner(s): Charles and Kimberly Jacobs & Solar Sportsy stems

Address: see attached City: _____ ST _____ Zip _____

Phone _____ FAX _____

Agent: * Shubin & Bass, P.A. John Shubin, Jeff Bass, Amy Hub

Company Name: _____

Address: 46 SW 1st St. 3rd Fl City: Miami ST FL Zip 33136

Phone: 305-381-6060 FAX: 305-381-9457

*All correspondence will be sent to agent unless otherwise requested.

II. INTERPRETATION REQUEST

A. INTERPRETATION REQUEST (State the Code and Section thereof for which the interpretation is requested. Be specific with respect to the nature of your interpretation request)

Please see attached.

B. Project Name (if applicable):

Equestrian Village

C. Project Address (if applicable)

LAW OFFICES
SHUBIN & BASS
P R O F E S S I O N A L A S S O C I A T I O N

Via Electronic Mail
and U.S. Mail

January 31, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Equestrian Arena

Dear Ms. Rodriguez:

This appeal is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively. The Appellants are aggrieved and adversely affected by an administrative interpretation, rendered by the City, related to the calculation of Floor Area for an Equestrian Arena that is approximately 80,400 square feet in size (the "Subject Interpretation"). (The Equestrian Arena is described in detail in Exhibit A (attached)). The Subject Interpretation is erroneous and must be reversed.

Please consider this correspondence as the Appellants' appeal of the Subject Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. The Equestrian Arena is a "Structure" with 80,400 square feet of Floor Area

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three

(3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

Legally and grammatically, it is clear that the Equestrian Arena is a "structure" as that term is defined by the City Code and commonly understood. Because the Equestrian Arena is a *single-story* structure – no exception exists for the calculation of its floor area because the only enumerated definitional exception is limited to **multistory** structure which this is not. Under the doctrine of *expressio unius est exclusio alterius*, the Code's express mention of one exclusion directly implies that none other exists. By all measurements and all definitions then, the Equestrian Arena is – under the City's Code – a "structure" comprising 80,400 square feet of Floor Area. The City staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

II. The Equestrian Arena is Prohibited by the EOZD District Regulations

The Equestrian Arena is located within the Equestrian Overlay Zoning District ("EOZD"). *See* Exhibit A. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), City Code. Because the Equestrian Arena exponentially exceeds the **maximum permitted** commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve its development within the EOZD District.

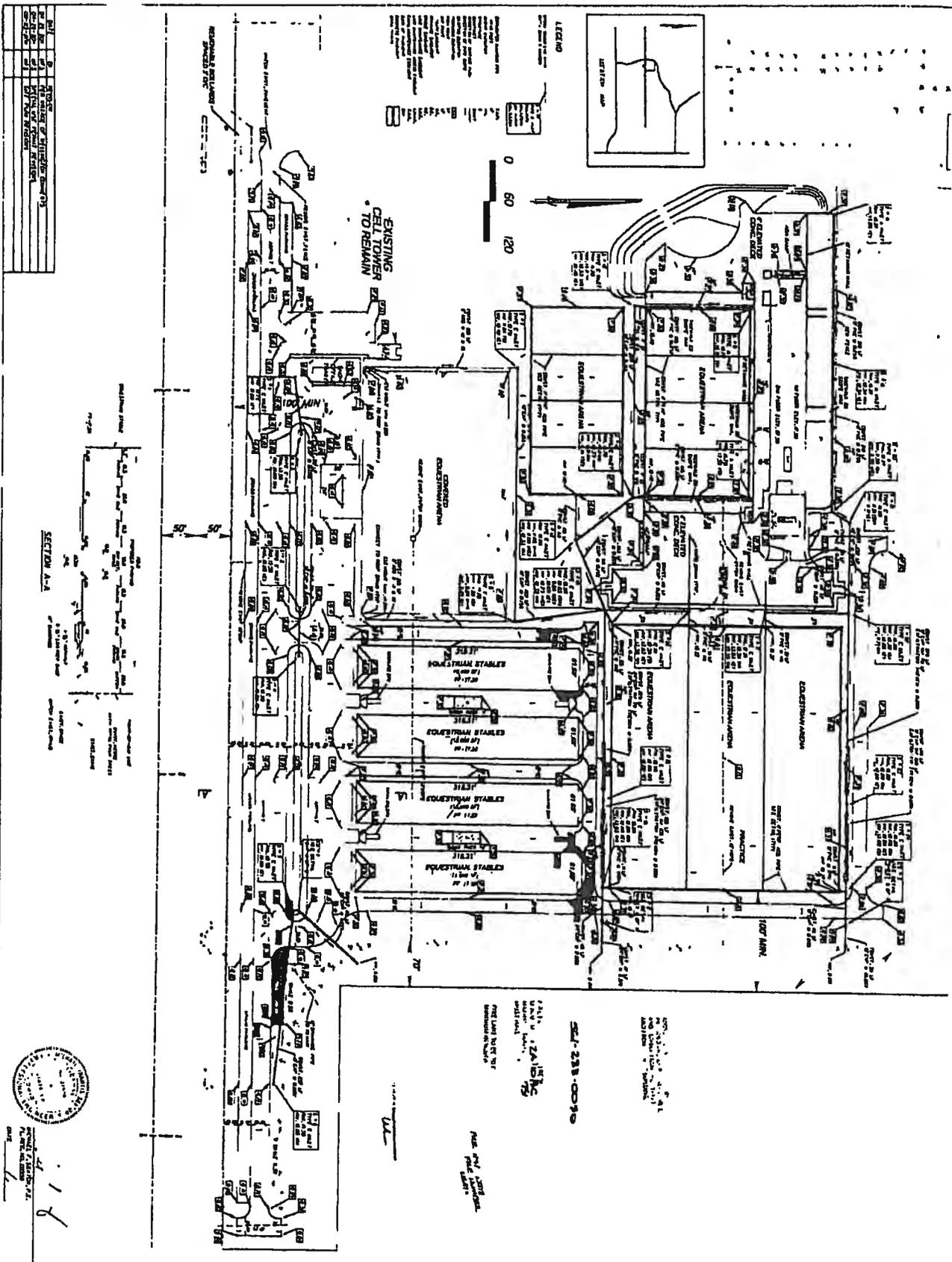
The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

Sincerely yours,



John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager



DATE	BY	DESCRIPTION
04/20/2011	J. J. [Signature]	FINAL PLAN
04/20/2011	J. J. [Signature]	REVISION
04/20/2011	J. J. [Signature]	REVISION
04/20/2011	J. J. [Signature]	REVISION

SECTION A-A



**WORLD DRESSAGE COMPLEX
WELLINGTON, FLORIDA**

SEXTON ENGINEERING ASSOCIATES, INC
CONSULTING ENGINEERS AND SURVEYORS
100 FORCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-782-3122 FAX 561-782-3168
FL REGISTRATION# LB0006837, EB 0007864

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1"=50'
04/20/2011
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EXHIBIT "A"

LAW OFFICES
SHUBIN & BASS

P R O F E S S I O N A L A S S O C I A T I O N

Via Electronic Mail
and U.S. Mail

January 31, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Equestrian Arena Seating

Dear Ms. Rodriguez:

This correspondence is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively, and is intended to supplement the Appellants' previous appeal filed today and attached hereto as Exhibit "A." The Appellants also appeal the administrative interpretation related to the calculation of Floor Area for the Equestrian Arena Seating as depicted in Exhibit "B." ("Seating Interpretation").

Please consider this correspondence as the Appellants' appeal of the Seating Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. The Equestrian Arena Seating is a "Structure" with Floor Area

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three (3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

City Clerk
January 31, 2012
2 | Page

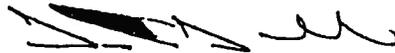
Legally and grammatically, it is clear that the Equestrian Arena Seating is a "structure" as that term is defined by the City Code and commonly understood. By all measurements and all definitions, the Equestrian Arena Seating is – under the City's Code – a "structure" comprising of square feet of Floor Area. The City staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

II. The Equestrian Arena Seating is Prohibited by the EOZD District Regulations

The Equestrian Arena is located within the Equestrian Overlay Zoning District ("EOZD"). See Exhibit A. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. See Article 10, Sec. 6.10.11(d), City Code. Because the Equestrian Arena exponentially exceeds the *maximum permitted* commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve its development within the EOZD District.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

Sincerely yours,



John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

SHUBIN & BASS, P.A.

LAW OFFICES
SHUBIN & BASS
P R O F E S S I O N A L A S S O C I A T I O N

Via Electronic Mail
and U.S. Mail

January 31, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Equestrian Arena

Dear Ms. Rodriguez:

This appeal is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively. The Appellants are aggrieved and adversely affected by an administrative interpretation, rendered by the City, related to the calculation of Floor Area for an Equestrian Arena that is approximately 80,400 square feet in size (the "Subject Interpretation"). (The Equestrian Arena is described in detail in Exhibit A (attached)). The Subject Interpretation is erroneous and must be reversed.

Please consider this correspondence as the Appellants' appeal of the Subject Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. The Equestrian Arena is a "Structure" with 80,400 square feet of Floor Area

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three

City Clerk
January 30, 2012
2 | Page

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Legally and grammatically, it is clear that the Equestrian Arena is a "structure" as that term is defined by the City Code and commonly understood. Because the Equestrian Arena is a *single-story* structure – no exception exists for the calculation of its floor area because the only enumerated definitional exception is limited to *multistory* structure which this is not. Under the doctrine of *expressio unius est exclusio alterius*, the Code's express mention of one exclusion directly implies that none other exists. By all measurements and all definitions then, the Equestrian Arena is – under the City's Code – a "structure" comprising 80,400 square feet of Floor Area. The City staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

II. The Equestrian Arena is Prohibited by the EOZD District Regulations

The Equestrian Arena is located within the Equestrian Overlay Zoning District ("EOZD"). *See* Exhibit A. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. *See* Article 10, Sec. 6.10.11(d), City Code. Because the Equestrian Arena exponentially exceeds the *maximum* permitted commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve its development within the EOZD District.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

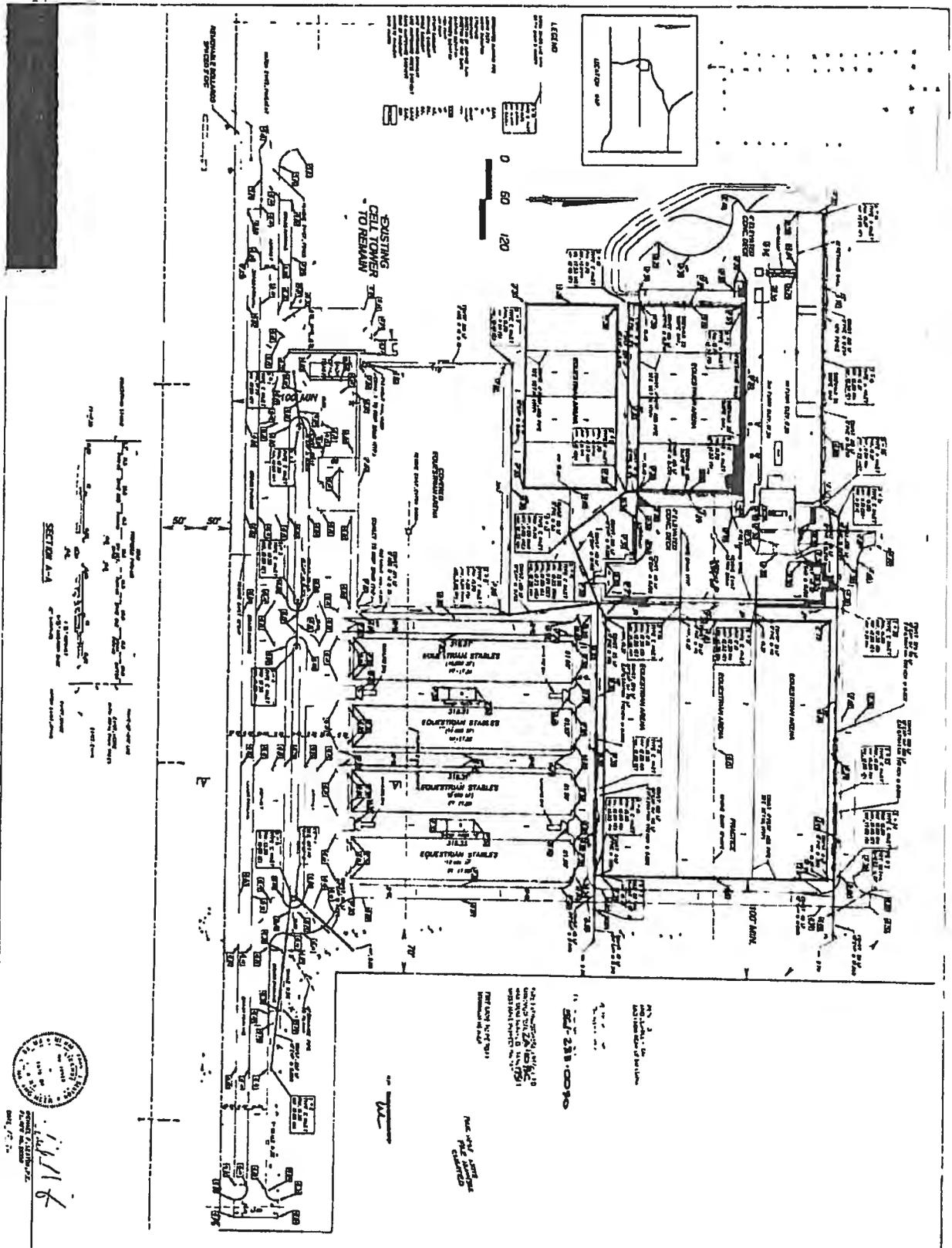
Sincerely yours,



John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

SHUBIN & BASS, P.A.



11/1/8
 [Signature]
 [Illegible text]

SEXTON ENGINEERING ASSOCIATES, INC
 CONSULTING ENGINEERS AND SURVEYORS
 110 PONCE DE LEON STREET, SUITE 100
 ROYAL PALM BEACH, FLORIDA 3348
 PHONE 561-752-3122 FAX 561-752-3468
 FL REGISTRATION# LK0006831, EB 0002064

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 04/20/2011
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EXHIBIT "B"

LAW OFFICES
SHUBIN & BASS

P R O F E S S I O N A L A S S O C I A T I O N

Via Hand Delivery

February 1, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Height of Equestrian Arena

Dear Ms. Rodriguez:

This correspondence is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively, and is intended to supplement the Appellants' two previous appeals filed yesterday and attached hereto as composite Exhibit "A." The Appellants also appeal the administrative interpretation related to the height of the Equestrian Arena located at Equestrian Village. ("Height Interpretation").

Please consider this correspondence as the Appellants' appeal of the Height Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. Maximum Building Height

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code provides for the **maximum building height** of all structures in Section 6.5.1 and 6.5.8 of the City Code. Art. 6, Ch. 5, City Code. (Emphasis supplied). Section 6.5.8.C.2 of the City's Code requires that "No building or structure or part thereof shall be erected or altered to a height exceeding twenty-five (25) feet in districts with a Comprehensive Land Use Plan Category of Conservation, Neighborhood Commercial, and **Commercial Recreation.**" (emphasis supplied.) The Equestrian Village Property is designated Commercial Recreation with a maximum height limitation of twenty-five feet.

II. The Equestrian Arena is Prohibited by the Maximum Height Regulations for Commercial Recreation Properties

The Equestrian Arena is located within the Equestrian Overlay Zoning District ("EOZD") and has a Comprehensive Land Use Plan category of Commercial Recreation. The controlling regulations for CR designated properties prohibits properties in excess of 25 feet. Because the Equestrian Arena exponentially exceeds the *maximum permitted* height, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve the height of the arena in excess of 25 feet.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

Sincerely yours,



John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

LAW OFFICES
SHUBIN & BASS
P R O F E S S I O N A L A S S O C I A T I O N

Via Electronic Mail
and U.S. Mail

January 31, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Equestrian Arena

Dear Ms. Rodriguez:

This appeal is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively. The Appellants are aggrieved and adversely affected by an administrative interpretation, rendered by the City, related to the calculation of Floor Area for an Equestrian Arena that is approximately 80,400 square feet in size (the "Subject Interpretation"). (The Equestrian Arena is described in detail in Exhibit A (attached)). The Subject Interpretation is erroneous and must be reversed.

Please consider this correspondence as the Appellants' appeal of the Subject Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. The Equestrian Arena is a "Structure" with 80,400 square feet of Floor Area

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three

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Legally and grammatically, it is clear that the Equestrian Arena is a "structure" as that term is defined by the City Code and commonly understood. Because the Equestrian Arena is a *single-story* structure – no exception exists for the calculation of its floor area because the only enumerated definitional exception is limited to **multistory** structure which this is not. Under the doctrine of *expressio unius est exclusion alterius*, the Code's express mention of one exclusion directly implies that none other exists. By all measurements and all definitions then, the Equestrian Arena is – under the City's Code – a "structure" comprising 80,400 square feet of Floor Area. The City staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

II. The Equestrian Arena is Prohibited by the EOZD District Regulations

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The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

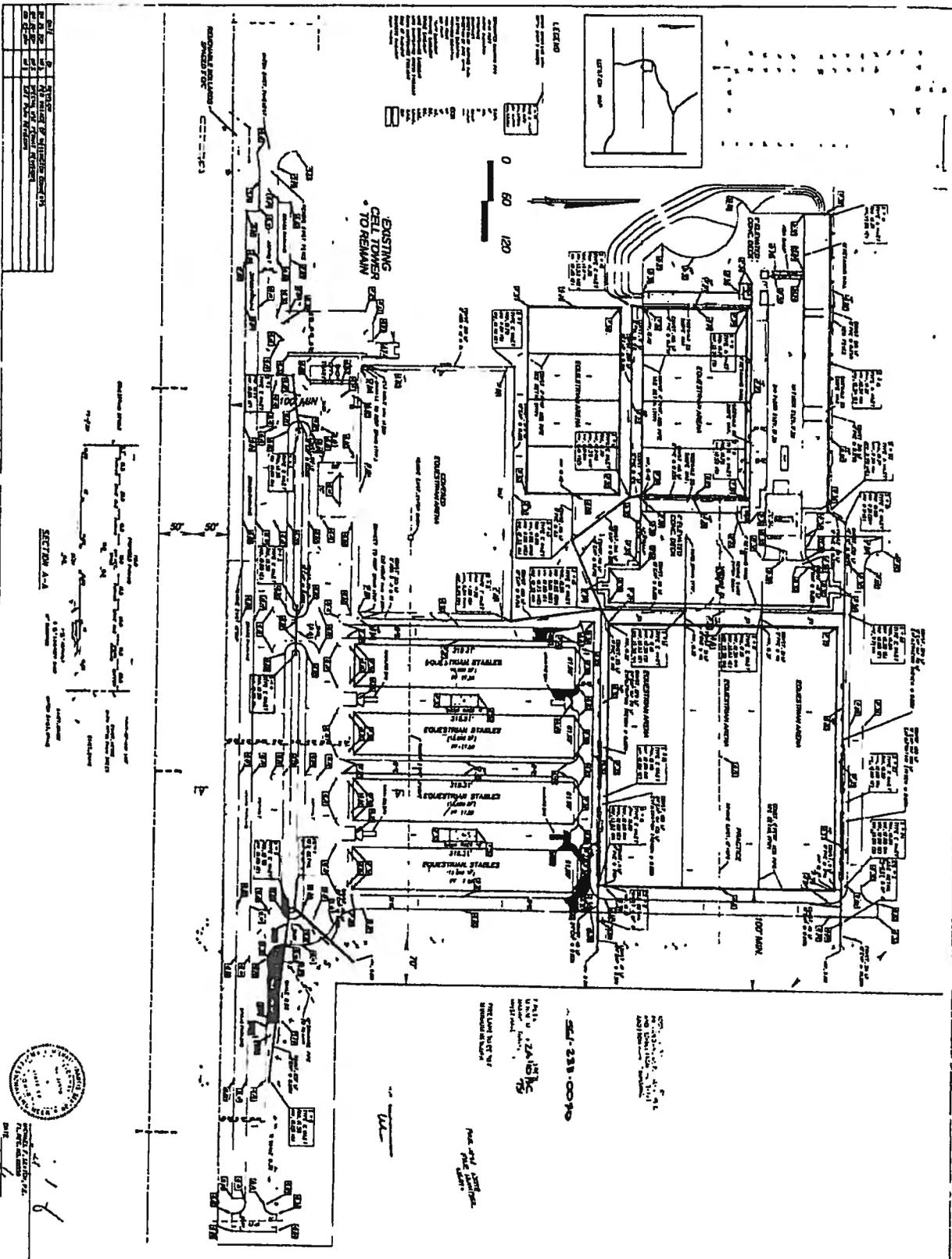
Sincerely yours,



John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

SHUBIN & BASS, P.A.



NO.	DATE	BY	REVISION
1	10/1/81	J. SEXTON	PRELIMINARY
2	10/1/81	J. SEXTON	REVISED
3	10/1/81	J. SEXTON	REVISED
4	10/1/81	J. SEXTON	REVISED
5	10/1/81	J. SEXTON	REVISED
6	10/1/81	J. SEXTON	REVISED
7	10/1/81	J. SEXTON	REVISED
8	10/1/81	J. SEXTON	REVISED
9	10/1/81	J. SEXTON	REVISED
10	10/1/81	J. SEXTON	REVISED



**WORLD DRESSAGE COMPLEX
WELLINGTON, FLORIDA**

SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
18 PONCE DE LEON STREET, SUITE 400
ROYAL PALM BEACH, FLORIDA 33409
PHONE 561-732-3122 FAX 561-732-3168
FL. REGISTRATION# LB00206307, EB 0037864

1/2" = 1' 0"
04/20/2011

EXHIBIT "A"

LAW OFFICES
SHUBIN & BASS
P R O F E S S I O N A L A S S O C I A T I O N

Via Electronic Mail
and U.S. Mail

January 31, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Equestrian Arena Seating

Dear Ms. Rodriguez:

This correspondence is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively, and is intended to supplement the Appellants' previous appeal filed today and attached hereto as Exhibit "A." The Appellants also appeal the administrative interpretation related to the calculation of Floor Area for the Equestrian Arena Seating as depicted in Exhibit "B." ("Seating Interpretation").

Please consider this correspondence as the Appellants' appeal of the Seating Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. The Equestrian Arena Seating is a "Structure" with Floor Area

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three (3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

City Clerk
January 31, 2012
2 | Page

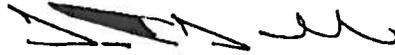
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II. The Equestrian Arena Seating is Prohibited by the EOZD District Regulations

The Equestrian Arena is located within the Equestrian Overlay Zoning District ("EOZD"). See Exhibit A. The operative district regulations for the EOZD prohibit the development of any commercial structure in excess of 20,000 square feet of gross floor area. See Article 10, Sec. 6.10.11(d), City Code. Because the Equestrian Arena exponentially exceeds the *maximum* permitted commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve its development within the EOZD District.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

Sincerely yours,



John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

SHUBIN & BASS, P.A.

LAW OFFICES
SHUBIN & BASS
P R O F E S S I O N A L A S S O C I A T I O N

Via Electronic Mail
and U.S. Mail

January 31, 2012

Ms. Awilda Rodriguez
City Clerk
City of Wellington
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Appeal of Administrative Interpretation Re: Equestrian Arena

Dear Ms. Rodriguez:

This appeal is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively. The Appellants are aggrieved and adversely affected by an administrative interpretation, rendered by the City, related to the calculation of Floor Area for an Equestrian Arena that is approximately 80,400 square feet in size (the "Subject Interpretation"). (The Equestrian Arena is described in detail in Exhibit A (attached)). The Subject Interpretation is erroneous and must be reversed.

Please consider this correspondence as the Appellants' appeal of the Subject Interpretation and corresponding request for a public hearing regarding same. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. The Equestrian Arena is a "Structure" with 80,400 square feet of Floor Area

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three

City Clerk
January 30, 2012
2 | Page

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The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City responds to their Public Records Act requests.

Sincerely yours,

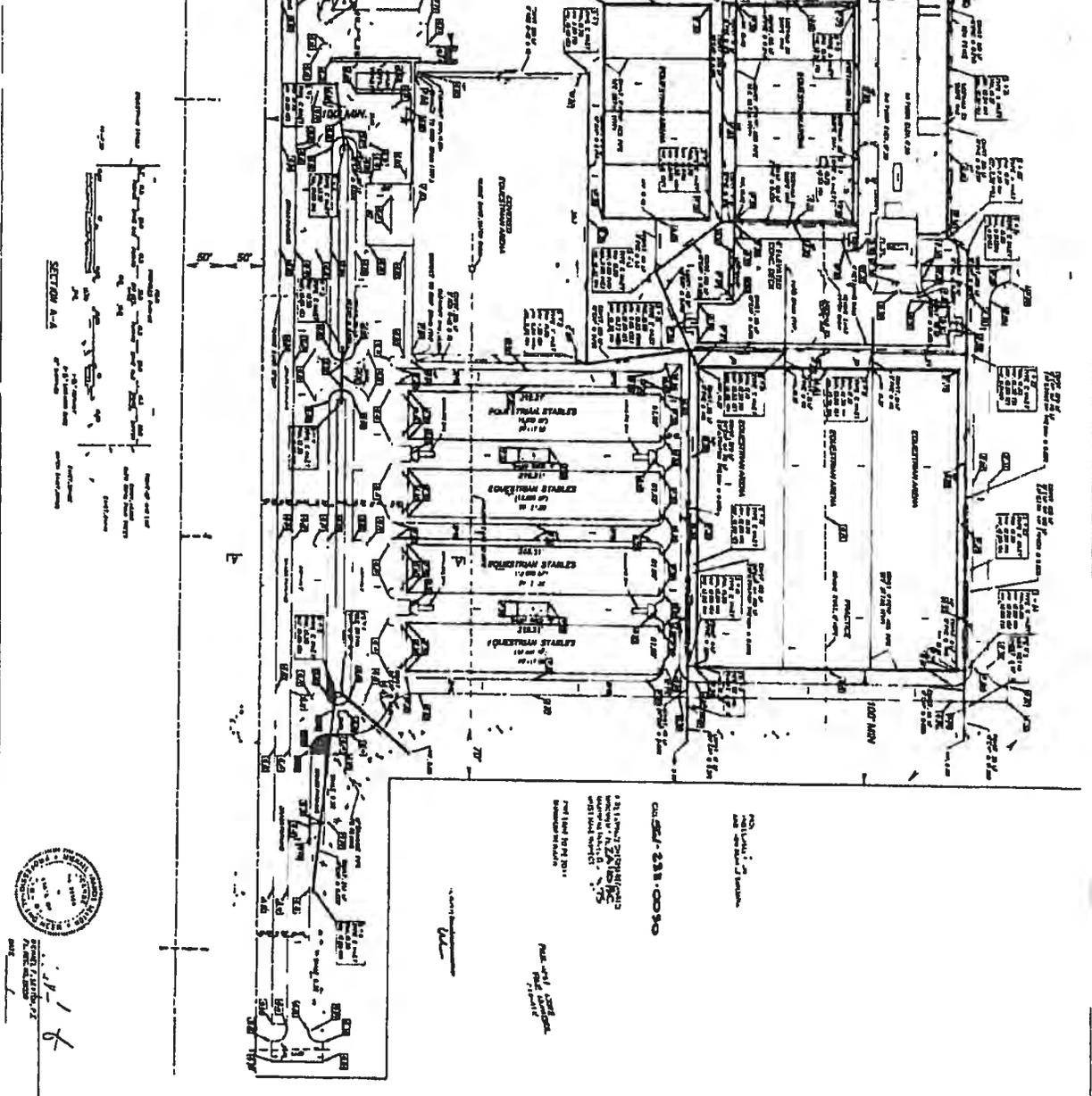


John K. Shubin, Esq.
Jeffrey S. Bass, Esq.
Amy E. Huber, Esq.
For the firm

cc: Jeff Kurtz, Esq., City Attorney
Mr. David Flinchum, Planning & Zoning Manager

SHUBIN & BASS, P.A.

DATE	BY	REVISION
11/15/78	W. J. Sexton	1.0
11/15/78	W. J. Sexton	1.1
11/15/78	W. J. Sexton	1.2
11/15/78	W. J. Sexton	1.3
11/15/78	W. J. Sexton	1.4
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11/15/78	W. J. Sexton	1.7
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11/15/78	W. J. Sexton	2.0

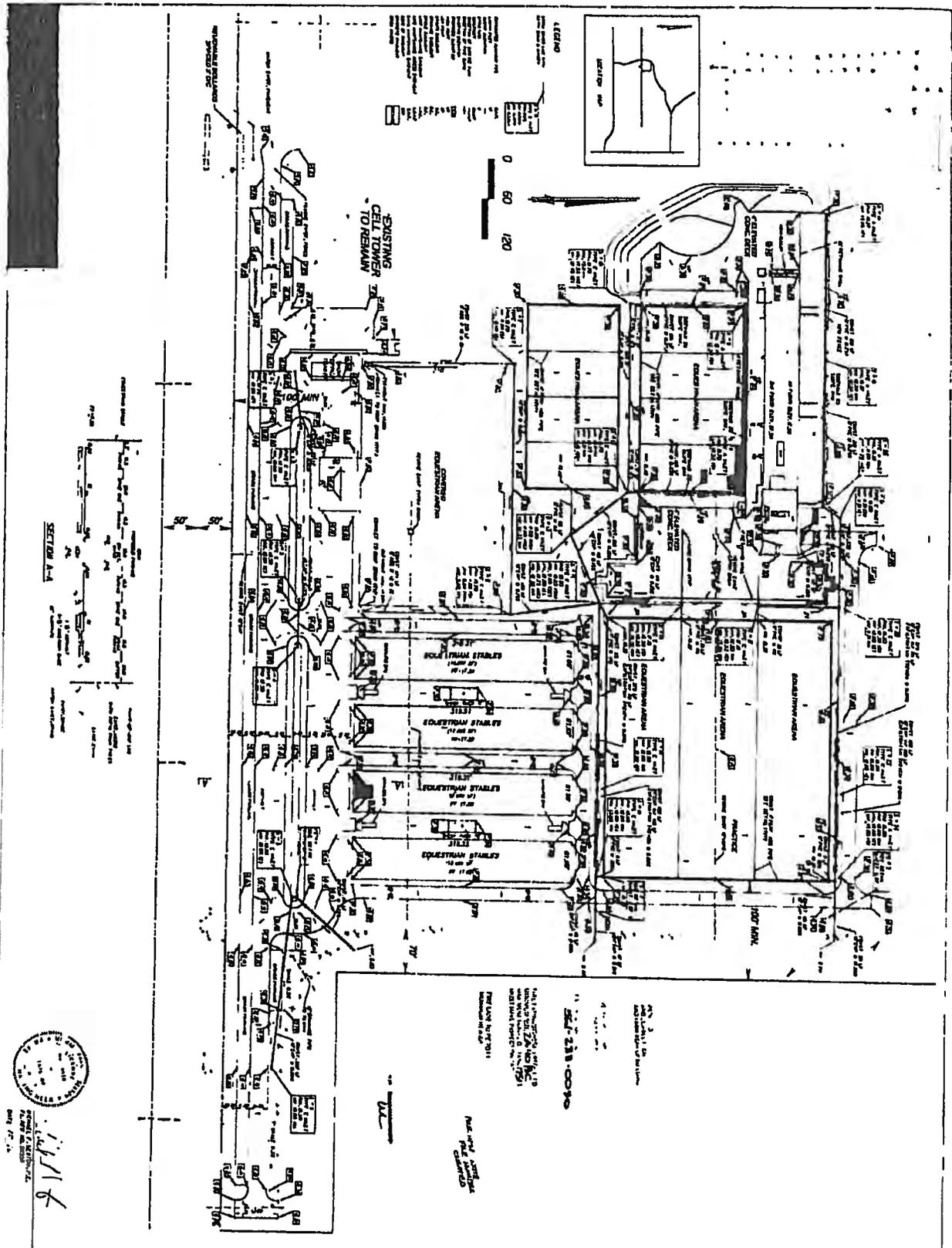


SECTION A-A

DATE: 11-15-78



SEXTON ENGINEERING ASSOCIATES, INC
 CONSULTING ENGINEERS AND SURVEYORS
 40 PONCE DE LEON STREET, SUITE 100
 ROYAL PALM BEACH, FLORIDA 33408
 PHONE 561-752-3122 FAX 561-752-3168
 FL. REGISTRATIONS LB0000837, EB 0007864



04/27/2011
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 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

0400-812-772
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 04/20/2011
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SEXTON ENGINEERING ASSOCIATES, INC
 CONSULTING ENGINEERS AND SURVEYORS
 110 PONCE DE LEON STREET, SUITE 400
 ROYAL PALM BEACH, FLORIDA 33411
 PHONE 561-782-3222 FAX 561-782-3668
 FL REGISTRATION LICENSES: EB 0001864

EXHIBIT "B"

Amy Huber

From: Amy Huber
Sent: Wednesday, April 18, 2012 7:19 PM
To: 'arodriguez@wellingtonfl.gov'; 'jkurtz@wellingtonfl.gov'; 'rbasehart@wellingtonfl.gov'; 'dflinchim@wellingtonfl.gov'; 'pschofield@wellingtonfl.gov'
Cc: John Shubin
Subject: Appeal of Administrative Interpretation - Barn FAR letter
Attachments: bellissimo barns FAR.docx

Importance: High

Dear Ms. Rodriguez:

This correspondence is filed on behalf of Charles and Kimberly Jacobs and Solar Sportsystems, Inc. (collectively, the "Appellants"), the owners of real property located in the City of Wellington at 2730 Polo Island Drive, A-104, Wellington, Florida and 13307 Polo Club Road, C-104 and C-105, Wellington, Florida, respectively, and is intended to appeal the administrative interpretation related to the calculation of Floor Area for the east and west barns (the "Subject Interpretation")(A true and correct copy of the Subject Interpretation is attached to this e-mail).

Please consider this correspondence as the Appellants' appeal of the Subject Interpretation and corresponding request for a public hearing regarding same. This appeal is filed in an abundance of caution via e-mail this evening, as we only learned of this Interpretation less than hour ago, despite our numerous public records act requests and specific requests for this exact information. If there are forms and/or fees associated with this Administrative Appeal, kindly identify them for us at your earliest convenience, and we will remit them forthwith.

I. The Stables in their Entirety are Structures with Floor Area

The City's Land Development Regulations, Florida law, and common sense require the reversal of the Subject Interpretation. The City's Code defines "Floor Area" to mean "the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures. "Art. 3, Ch. 2, City Code. (Emphasis supplied). The City's Code defines "Structure" as "that which is three (3) feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels." *Id.*

Legally and grammatically, it is clear that the Stables – in their entirety - are "structures" as that term is defined by the City Code and commonly understood. By all measurements and all definitions, the entire floor area of each stable is – under the City's Code – a "structure" comprising of square feet of Floor Area. The City staff's contrary administrative interpretation is therefore clearly erroneous and must be reversed.

II. Commercial Use in Excess of 20,000 sq. ft is Prohibited by the EOZD District Regulations

The Stables are located within the Equestrian Overlay Zoning District ("EOZD"). The operative district regulations for the EOZD prohibit the development of any commercial use in excess of 20,000 square feet of gross floor area. See Article 10, Sec. 6.10.11(d), City Code. Because the

Stables exponentially exceed the **maximum permitted** commercial development intensity within the EOZD, it is prohibited therein. As such, it was clear and reversible error for the City's administration to approve its development within the EOZD District.

The Appellants reserve the right to supplement this appeal with additional legal authority and arguments if and when the City provides us with the additional documentation requested as they were required to do by law.

Thank you for your anticipated attention to this matter.

Amy E. Huber, Esq.
Shubin & Bass, P.A.
46 S.W. 1st Street
Third Floor
Miami, Florida 33130
ahuber@shubinbass.com
Tel. (305) 381-6060
Fax (305) 381-9457

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From: Jeff S. Kurtz [mailto:jkurtz@wellingtonfl.gov]
Sent: Wednesday, April 18, 2012 6:50 PM
To: John Shubin; Amy Huber
Subject: FW: Barn FAR letter

Copy of barn FAR letter.

From: Robert Basehart
Sent: Wednesday, April 18, 2012 6:26 PM
To: Jeff S. Kurtz
Subject: Barn FAR letter

Robert Basehart, AICP
Growth Management Director
Wellington, Florida
12300 Forest Hill Boulevard, Wellington, Fl 33414
561/753-2578 FAX 561/791-4045

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Council

Darell Bowen, Mayor
Matt Willhite, Vice Mayor
Dr. Carmine A. Priore, Mayor pro tem
Howard K. Coates, Jr., Councilman
Anne Gerwig, Councilwoman

Manager
Paul Schotfield

March 20, 2012

Mark Bellissimo, Managing Member
Far Niente Stables II, LLC
114440 Pierson Road
Wellington, Florida 33414

SUBJECT: STABLE STRUCTURES AT EQUESTRIAN VILLAGE EQUESTRIAN VILLAGE PROPERTY (aka POLO VILLAGE II); PROPERTY (59.29 ACRES) LOCATED AT N.E. CORNER OF SOUTH SHORE BLVD & PIERSON RD., WELLINGTON.

Dear Mr. Bellissimo:

This letter is to inform you that after having reviewed the physical construction of the recently installed stable structures at the above referenced property it is our determination the majority of the area under roof in each structure must be counted as floor area.

Originally, descriptions that you gave indicated the interior stalls would not be attached to structural components supporting the roofs and the top of the stalls would be substantially below the eave line of the buildings. This would have resulted in a true and readily apparent separation between the roof structure and the individual horse stalls. It was understood the stable structures would have no walls on any side. We were told that stables & structures would be constructed just like the stables at the Jim Brandon Equestrian Center owned and operated by Palm Beach County. After having visited the Jim Brandon Center, we were in agreement that your proposed stable buildings could qualify to not count as building square footage for the purpose of calculating the floor area ratio for the overall Equestrian Village site.

After having visited your site and inspected the completed stable buildings, we have concluded what has been constructed is not consistent with our earlier understanding, and that the buildings do not meet the test for exclusion from floor area calculations. The exterior face of the structure constitutes a wall system both visually and as a practical matter a part of the overall structural support. The end walls absolutely enclose the structure and the stable units extend up to essentially eave level and are physically attached to structural components. Since the majority of the sides of the structure are enclosed by walls, the majority of the interior area will be considered as building floor area.

Mark Bellissimo
Equestrian Village Floor area
March 20, 2012
Page 2.

I am willing to exclude from the floor area calculations the unenclosed patio areas under roof at both ends of the building, as well as the east/west pass-through isles between the banks of stalls (since they do not have side walls).

This accommodation will reduce the floor area of the stable buildings to approximately 62.4% of the area under roof, which will result in a calculated floor area of 12,295 square feet per building for the 19,698 sq. ft per building area under roof. I certainly invite you to provide more exact calculations and am open to making reasonable adjustments with any supportive documentation you may provide.

Please also be advised that in the event you believe that my determination is not correct, you have the right to appeal it to the Planning, Zoning & Appeals Board. They are empowered to make binding interpretations on the provisions of the Village's Land Development Code.

If you have any questions relative to any of the information provided in this letter, please do not hesitate to contact me..

Very truly yours,

Robert E. Basehart, AICP
Growth Management Director

Cc: Paul Schofield, Village Manager
Jim Barnes, Director of Operations
Jeff Kurtz, Village Attorney
David Flinchum, Planning & Zoning Manager
Jacek Tomasik, Building Official



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Planning, Zoning Division

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 pzapplications@wellingtonfl.gov

PLANNING & ZONING INTERPRETATION REQUEST

I. PETITIONER OR AGENT INFORMATION

Petitioner(s) if other than owner(s): Charlie & Kim Jacobs / Solar Sportsystems, Inc.

Address: 2730 Polo Island Dr., A104
13207 Polo Club Rd., 0104/0105 City: Wellington ST FL Zip _____

Phone: _____ FAX: _____

Agent: * John Shubih, Jeff Bass, Amy Huber

Company Name: Shubih & Bass, P.A.

Address: 4650 1st St, 3rd Floor City: Miami ST FL Zip: 33130

Phone: 305.381.1000 FAX: 305.381.9457

*All correspondence will be sent to agent unless otherwise requested.

II. INTERPRETATION REQUEST

A. INTERPRETATION REQUEST (State the Code and Section thereof for which the interpretation is requested. Be specific with respect to the nature of your interpretation request)

Article 10, section 6.10.11(d)
The Commercial stables in their entirety - are structures - and exceed the 20,000 commercial use limited in E02D. The commercial stables violate sec. 6.10.11(d.)
See attached appeal.

B Project Name (if applicable):
Equestrian Village

C Project Address (if applicable)



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PLANNING & ZONING INTERPRETATION REQUEST

I. PETITIONER OR AGENT INFORMATION

Petitioner(s) if other than owner(s): Charlie & Kim Jacobs / Solar Sportsystems, Inc.

Address: 2730 Polo Island Dr. #104
13307 Polo Club Rd, Clot/Clos City: Wellington ST FL Zip: _____

Phone: _____ FAX: _____

Agent: * John Shubin, Jeff Bass, Amy Huber

Company Name: Shubin & Bass, P.A.

Address: 46 SW 1st St, 3rd FL City: Miami ST FL Zip: 33130

Phone: 305.381.6060 FAX: 305.381.9457

*All correspondence will be sent to agent unless otherwise requested.

II. INTERPRETATION REQUEST

A. INTERPRETATION REQUEST (State the Code and Section thereof for which the interpretation is requested. Be specific with respect to the nature of your interpretation request):

Article 10, Sec. 6.10.11(d)

The commercial arena viewing deck/vendor/seating area is in excess of 29000 sq. ft. and exceeds the maximum permitted commercial use allowed in the E02D pursuant to Article 10, Sec. 6.10.11(d.)

See attached appeal.

B. Project Name (if applicable):

Equestrian Village

C. Project Address (if applicable)



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PLANNING & ZONING INTERPRETATION REQUEST

I. PETITIONER OR AGENT INFORMATION

Petitioner(s) if other than owner(s): Charlie & Kim Jacobs / Solar Sportsystems, Inc.

Address: 2730 Polo Island Dr, A-104
3307 Polo Club Rd, C-104/C-105 City: Wellington ST FL Zip: _____

Phone: _____ FAX: _____

Agent: * John Shubin, Jeff Bass, and Amy Huber

Company Name: Shubin & Bass, P.A.

Address: 46 SW 1st St, 3rd Floor City: Miami ST FL Zip: 33130

Phone: 305.381.6000 FAX: 305.381.9457

*All correspondence will be sent to agent unless otherwise requested.

II. INTERPRETATION REQUEST

A. INTERPRETATION REQUEST (State the Code and Section thereof for which the interpretation is requested. Be specific with respect to the nature of your interpretation request):

Article 10, Sec. 6.10.11(d)

The covered commercial equestrian arena is 80,400 sq. ft. This is in excess (4x) of the maximum permitted commercial use permitted in the E02D pursuant to Article 10, Sec. 6.10.11(d).

See attached appeal dated January 30, 2012.

B. Project Name (if applicable):

Equestrian Village

C. Project Address (if applicable):



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Planning, Zoning Division

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 pzapplications@wellingtonfl.gov

PLANNING & ZONING INTERPRETATION REQUEST

I. PETITIONER OR AGENT INFORMATION

Petitioner(s) if other than owner(s) Charlie & Kim Jacobs / Solar Sportsystems, Inc

Address: 2730 Polo Island Dr A104
13207 Polo Club Rd, #104/105 City: Wellington ST FL Zip: _____

Phone: _____ FAX: _____

Agent: John Shubin, Jeff Bass, Amy Huber

Company Name: Shubin & Bass, P.A.

Address: 46 SW 1st St, 3rd FL City: Miami ST FL Zip: 33136

Phone: 305.381.6000 FAX: 305.381.9457

*All correspondence will be sent to agent unless otherwise requested.

II. INTERPRETATION REQUEST

A. INTERPRETATION REQUEST (State the Code and Section thereof for which the interpretation is requested. Be specific with respect to the nature of your interpretation request)
Section 6.5.8.C.2

The Commercial Covered Equestrian Arena is approximately 45 feet in height. The maximum permitted height for Commercial Recreation properties is 25 feet. The Commercial Covered Equestrian Arena violates Section 6.5.8.C.2.

See attached appeal

B. Project Name (if applicable):
Equestrian Village

C. Project Address (if applicable)

ORDINANCE NO. 2009-17

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, PERTAINING TO ZONING; AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE VILLAGE OF WELLINGTON BY AMENDING ARTICLE 6, CHAPTER 10, "EQUESTRIAN OVERLAY ZONING DISTRICT;" AMENDING SECTION 6.10.3 REGARDING "DEFINITIONS," PROVIDING FOR DEFINITIONS OF "COVERED EQUESTRIAN ARENA" AND FOR "RECREATIONAL VEHICLE;" AMENDING SECTION 6.10.4 REGARDING "SUBAREAS" BY CREATING A NEW SUBAREA E; AMENDING SECTION 6.10.6 REGARDING "DEVELOPMENT STANDARDS" BY PROVIDING SETBACKS FOR ROOFED EQUESTRIAN ARENAS AND BY INCREASING THE PERMITTED FLOOR AREA RATIO FOR STRUCTURES; AMENDING SECTION 6.10.7.A REGARDING "PRINCIPAL AND CONDITIONAL USES" BY AMENDING TABLE C TO CHANGE CERTAIN PERMITTED AND ACCESSORY USES; AMENDING SECTION 6.10.7.B REGARDING "ADDITIONAL STANDARDS," PROVIDING FOR ADDITIONAL STANDARDS FOR OUTDOOR AUCTIONS AND BED AND BREAKFAST ESTABLISHMENTS; AMENDING SECTION 6.10.8 REGARDING MAXIMUM DENSITY AND MINIMUM LOT SIZE REQUIREMENTS AND AMENDING PROVISIONS REGARDING CLUSTER DEVELOPMENT; AMENDING SECTION 6.10.9 REGARDING "SUPPLEMENTAL DISTRICT REGULATIONS" AND PROVIDING FOR ADDITIONAL REGULATIONS FOR TEMPORARY RESIDENCES, ROOFED EQUESTRIAN ARENAS, USE OF TENTS AS TEMPORARY STALLS, PARKING ON PUBLIC RIGHTS-OF-WAY, STORAGE OF HORSE TRAILERS, AND FENCING; AMENDING SECTION 6.10.10 REGARDING "BRIDLE TRAILS AND EASEMENTS," PROVIDING FOR DEDICATION OF BRIDLE TRAILS; AMENDING SECTION 6.10.12.D REGARDING "SUPPLEMENTAL REGULATIONS FOR BARNs AND STABLES," ELIMINATING DEVELOPMENT REVIEW COMMITTEE FOR CERTAIN SITE PLANS; AMENDING SECTION 6.10.12.E REGARDING "ADDITIONAL SITE PLAN REVIEW," PROVIDING FOR REVIEW OF CERTAIN SITE PLANS BY THE EQUESTRIAN PRESERVE COMMITTEE; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Council of the Village of Wellington, Florida ("Village"), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, the Village of Wellington has determined that the existing Village regulations should be amended for the Equestrian Overlay Zoning District (EOZD); and

WHEREAS, the recommended modifications to the EOZD were presented to the Equestrian Preservation Committee (EPC) at its public hearing conducted on October 14, 2009, and the EPC has made a recommendation to the Planning, Zoning and Adjustment Board; and

1 WHEREAS, the proposed modifications to the EOZD was presented to the Planning,
2 Zoning and Adjustment Board (PZAB) at its public hearing conducted on November 5, 2009,
3 and the PZAB has made recommendations to the Village Council; and

4 WHEREAS, in accordance with the requirements of Chapter 163, Florida Statutes, the
5 Village Planning, Zoning and Adjustment Board, acting as the Land Development Regulation
6 Board, has reviewed the proposed Ordinance and has determined that the proposed regulation
7 is consistent with the Village of Wellington's Comprehensive Plan; and

8
9 **NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE**
10 **VILLAGE OF WELLINGTON, FLORIDA, THAT:**

11 **SECTION 1:** Article 6. Zoning Districts, Chapter 2. "Zoning District Purposes" Section
12 6.2.17. of the Village of Wellington's Land Development Regulations is hereby amended to read
13 as follows:

14 Section 6.2.17 ~~EOD~~ EOZD ("Equestrian Overlay Zoning District")

15 The purpose and intent of the ~~EOD~~ Equestrian Overlay Zoning District (EOZD) is to protect and
16 enhance the Equestrian Preservation Areas of ~~the Village of~~ Wellington, as created by the
17 Comprehensive Plan; to preserve, maintain and enhance the equestrian community associated
18 with the Village of Wellington; to preserve, maintain and enhance the rural lifestyle associated
19 with the equestrian community; to identify and encourage types of land uses that are supportive
20 of the equestrian and rural character of the Equestrian Preservation Areas; and to preserve,
21 maintain and enhance development patterns which are consistent with the overall character of
22 the equestrian community. The EOD is consistent with all future land use designations in the
23 Land Use Element in the Wellington Comprehensive Plan. Uses in the EOD shall be as
24 provided in the zoning regulations for that district, subject to the supplementary standards
25 contained in the LDR.

26 **SECTION 2:** Article 6 "Zoning Districts" Chapter 10 "Equestrian Overlay Zoning
27 District" of the Village of Wellington's Local Development Regulations is hereby amended to
28 read as follows:

29 **Chapter 10. EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD)**

30 **Sec. 6. 10. 1 Purpose and Intent**

31 The purpose and intent of these Equestrian Overlay Zoning District (EOZD) regulations is:

32 **A. Protection**

33 To protect and enhance the Equestrian Preservation Areas of the Village, as created
34 by the Comprehensive Plan.

35 **B. Preservation**

36 To preserve, maintain, and enhance the equestrian community associated with the
37 Village of Wellington.

38 **C. Rural lifestyle**

39 To preserve, maintain, and enhance the rural lifestyle associated with the equestrian
40 community.

41 **D. Land uses**

1 To identify and encourage types of land uses that are supportive of the equestrian
2 and rural character of the Equestrian Preservation Areas.

3 **E. Development patterns**

4 To preserve, maintain, and enhance development patterns which are consistent with
5 the overall character of the equestrian community.

6 **Sec. 6. 10. 2 Applicability and Conflicts**

7 The provisions of this Article shall apply to all land located within the Equestrian Preservation
8 Areas, as identified on the Future Land Use Map of the Village of Wellington Comprehensive
9 Plan.

10 In the event of any conflicts between the requirements of this Article and the requirements of the
11 Land Development Regulations, the requirements of this Article shall govern. In the absence of
12 any conflict, the requirements of the underlying zoning district and the Land Development
13 Regulations shall be applicable and supplemental to the requirements of this Article.

14 The provisions of this Article and any amendment hereto shall not affect the validity of any
15 lawfully approved development order approved prior to August 27, 2002, if the development
16 order remains valid. Issuance of subsequent development orders shall be based on the
17 requirements of this Article; provided, however that a complete application for development
18 approval received prior August 27, 2002, shall be reviewed using the criteria that existed on the
19 date of the application. The provisions of this Article shall apply to any request to modify any
20 development order or permit; however, only the area directly affected by the proposed
21 modification shall be subject to the provisions of this Article.

22 **Sec. 6. 10. 3 Definitions**

23 **For the purposes of this Article, the following definitions are established:**

24 **A. Cluster Development (Equestrian):** a residential development pattern that allows a
25 lot size less than the minimum required within the applicable subarea and provides
26 common areas for equestrian amenities, open space, preservation of
27 environmentally-sensitive areas, or similar features consistent with the purpose and
28 intent of the overlay district.

29 **B. Dressage Wall:** a structure utilized in dressage training, consisting of a permanent
30 wall with a mirror located on one side of the wall and facing a dressage training or
31 practice ring.

32 **C. Equestrian Amenities:** low-impact amenities that serve the purposes of equestrian
33 use and training activities, including structural improvements such as fences and
34 dressage walls, but not lighting standards or seating, and non-structural
35 improvements such as banks, ditches, jumps, paddocks, polo fields, riding arenas,
36 and riding rings. Equestrian amenities do not include livestock waste storage areas
37 or similar facilities.

38 **D. Equestrian Arena, Private, Covered:** a roofed structure utilized for equestrian
39 purposes, including practice sessions, shows, etc.

40 **E. Equestrian Arena, Private, Not Covered:** a structure utilized for equestrian
41 purposes, including practice session, shows, etc.

42 **~~D.~~ F. Equestrian Instruction:** instruction related to such equestrian activities as polo,
43 riding, dressage, and jumping.

1 E. G. General Store: an equestrian or agriculturally-oriented retail establishment of a
2 community-serving nature that sells convenience goods, equestrian-related products,
3 agricultural-related products, prepared foods, fresh fruits, vegetables, flowers, and
4 other products of a similar nature.

5 F. H. Lot Coverage: the building footprint of all principal and accessory structures
6 constructed on a lot or parcel, not including shade houses or opened-sided roofed
7 areas such as covered porches or carports.

8 I. Recreational Vehicle: a travel trailer, camping trailer, motor home, private motor
9 coach, park trailer or fifth-wheel trailer as defined in Section 320.01, Florida Statutes,
10 as amended.

11 ~~G.~~ J. Stall: a compartment for a domestic animal in a stable or barn.

12 **Sec. 6. 10. 4 Subareas Established.**

13 For the purposes of this Article, the following subareas are established and shall be so indicated
14 on the ~~Future Land Use~~ Official Zoning Map of the Village of Wellington:

15 **A. Subarea A**

16 Subarea A, generally consisting of Section 2, Township 44S, Range 41E and Section
17 35, Township 43S, Range 41E, including the area described as "Palm Beach Little
18 Ranches" and "Palm Beach Little Ranches East."

19 **B. Subarea B**

20 Subarea B, generally consisting of those portions of the Wellington PUD located in
21 Sections 8 and 17, Township 44S, Range 41E, including the developments known as
22 Saddle Trail Park and Paddock Park No. 2 and Parcel 11, Greenvine Shores No. 2
23 of Wellington -- (P.U.D.), according to the Plat thereof, as recorded in Plat Book 31,
24 Pages 120 – 136, of the Public Records of Palm Beach County, Florida.

25 **C. Subarea C**

26 Subarea C, generally consisting of Sections 19, 27, 28, 29, 30, 32, 33, and 34,
27 Township 4S, Range 41E and Section 25, Township 44S, Range 40E, located south
28 of Lake Worth Road and west of 120th Avenue, including all of Palm Beach Point and
29 that portion of the Orange Point PUD located in Section 34.

30 **D. Subarea D**

31 Subarea D, generally consisting of portions of Sections 15 and 16 and Sections 20,
32 21, and 22, Township 44S, Range 41E, including the Wellington Country Place PUD
33 and the Equestrian Club PUD.

34 **E. Subarea E**

35 Subarea E generally consisting of Section 13, Township 44S, Range 40E, commonly
36 known as "Rustic Ranches."

37 **Sec. 6. 10. 5. Applications and Development Review Process**

38 Unless otherwise provided in this Article, the requirements of Article 5 regarding
39 applications for development orders shall apply within the Equestrian Preservation
40 Areas. All applications within the Equestrian Preserve Area subject to review by the
41 Planning, Zoning and Adjustment Board shall be reviewed by the Equestrian
42 Preserve Committee prior to review by the Planning, Zoning and Adjustment Board.

43 **Sec. 6. 10. 6. Development Standards**

Minimum setbacks and other development standards for principal and accessory uses within the Equestrian Preservation Areas are established in Table A below.

A. Minimum Setbacks

1. Measurement.

All setbacks shall be measured from property lines or from right-of-way easement lines in those subdivisions without dedicated or platted rights-of-way.

2. Exemptions.

Excluding dressage walls, there are no required setbacks for equestrian amenities.

**Table A.
Minimum Setbacks for Principal and Accessory Uses**

Property Development Regulations Setback	Minimum Setback for Principal Structures (1)		Minimum Setback for Accessory Structures	
	All Equestrian Areas	Other Exceptions (See Notes)	Conforming Lots	Nonconforming Lots
Front	100 Feet	50 Feet (2) 25 Feet (3)	100 Feet	100 Feet
Side, Interior	50 Feet	25 Feet (2) 25 Feet (3)	25 Feet	15 Feet – Structures
Side, Corner	80 Feet	50 Feet (2) 25 Feet (3)	25 Feet	25 Feet – Structures
Rear	100 Feet	25 Feet (2) 25 Feet (4) 15 Feet (5)	25 Feet	15 Feet – Structures

Notes and Additional Standards for Affected Setbacks.

(1) Single-family dwellings, barns, stables, covered arenas and similar structures are always considered a principal use.
 (2) Setback for Little Ranches No. 2 and Little Ranches East.
 (3) Setback for Paddock Park I and II and Saddle Trail Park and Mystic Equestrian.
 (4) Setback for barns in Paddock Park I and II and Saddle Trail Park and Mystic Equestrian.
 (5) Setback for dwellings in Paddock Park I and II and Saddle Trail Park and Mystic Equestrian.

B. Development Standards

All development in the Equestrian Preservation Areas shall comply with the Development Standards set forth in Table B below.

1
2

**Table B.
Development Standards for Principal and Accessory Uses**

Development Standard	Minimum Dimension or Standard
Minimum Lot Width	300 feet, or as otherwise provided in a current, valid development order.
Minimum Lot Depth	300 feet, or as otherwise provided in a current, valid development order.
Maximum Floor Area Ratio	15% 20%, or as otherwise provided in a current, valid development order or as otherwise provided in the Future Land Use Element of the Comprehensive Plan.
Maximum Building Height	35 feet.
Maximum Lot Coverage	20%, or as otherwise provided in a current, valid development order.

3

Sec. 6.10.7. Permitted And Conditional Uses

5

A. Principal and Accessory Uses

6

Uses in the Equestrian Preservation Areas are limited to those uses set forth in Table C below. To the extent that Table C conflicts with Tables 6.4-1 and 6.8-2 of the Land Development Regulations LDR, the provisions of Table C shall control.

7

8

9

10

11

**Table C.
Permitted, Conditional and Prohibited Uses**

Use	Properties with No Current PUD Master Plan	Residential Pods of PUDs	Commercial		Additional Standards (§6.10.7.2) and this Section
			Comm. Pods of PUDs & Comm. Plnd. Devels.	Comm. Rec.	
Legend C = Conditional Use • P = Permitted Use • Blank = Prohibited Use D = Development Review Committee • S = Special Permit					
Accessory Dwelling Unit	P	P	P	P	(1) See Sec. 6.10.7.B.1
Agriculture, Bona Fide	P			C	
Agricultural Sales and Service			C	C	
Agricultural Stand			S	S	
Agricultural Storage, Indoor	P	P	P	P	(1)-(3) See below
Air Curtain Incinerator, Temporary	S	S	P	P	(2) See Sec. 6.10.7.B.2
Airplane Landing Strip, Accessory	C	C			
Amusements, Temporary and Special Events			S	S	
Arena,				C	

6

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Feed Store and Tack Shop			P	P	
Fitness Center			P	P	
Fruit and Vegetable Market			P	P	
Garage, Yard, or Rummage Sale	P	P			
General Store			P	P	See Sec.

7

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Use	Properties with No Current PUD Master Plan	Residential Pods of PUDs	Commercial		Additional Standards (§6.10.7.2) and this Section
			Comm. Pods of PUDs & Comm. Plnnd. Devels.	Comm. Rec.	
Legend C = Conditional Use • P = Permitted Use • Blank = Prohibited Use D = Development Review Committee • S = Special Permit					
Auditorium, or Stadium					
Assembly, Nonprofit Institutional	C	C	C		
Auction, Outdoor	P		P	P	(3) See below. See Sec. 6.10.7.B.3
Bed and Breakfast	<u>P</u> C	<u>C</u>			(4) See below. See Sec. 6.10.7.B.4
Communication Tower, Commercial	C		C	C	
Congregate Living Facility (Community Residential Home), Type I (6 or less residents)	P	P			
Day Care, Family (5 or less children)	P	P			
Day Care, General (More than 6 Children)			<u>C</u>	<u>P</u> C	
Dwelling, Single Family, Detached	P	P			
Equestrian Arena, Commercial	C	C		P	
Equestrian Arena, Private/Not Covered	<u>D</u> P	<u>D</u> P			
Equestrian Arena, Private/Covered	<u>P</u>	<u>P</u>			See Sec. 6.10.9.C
Equestrian Instruction	P	P	P	P	
Equestrian Uses, Seasonal	S	S	S	S	
Excavation and Fill (Noncomm.)	P	P	P	P	
Farrier Ferrier (Non-mobile)	P		P	P	
Feed Store and Tack Shop			P	P	
Fitness Center			P	P	
Fruit and Vegetable Market			P	P	
Garage, Yard, or Rummage Sale	P	P			
General Store			P	P	See Sec.

Use	Properties with No Current PUD Master Plan	Residential Pods of PUDs	Commercial		Additional Standards (§6.10.7.2) and this Section
			Comm. Pods of PUDs & Comm. Plnnd. Devels.	Comm. Rec.	
Legend C = Conditional Use • P = Permitted Use • Blank = Prohibited Use D = Development Review Committee • S = Special Permit					
					6.10.7.B.5
Government Services, Municipal	D	D	D	D	
Government Services, Non-Municipal	D	D	D	D	
Groom's Quarters	P	P		P	
Guest Cottage	P	P			
Helipad, Accessory	C			D	
Home Occupations	P	P		P	
House of Worship	P	P	P	P	
Kennel, Private	D				
Landscape Maintenance Service			C		
Livestock Raising	D	D	D	D	
Mobile Home, Limited (2 Yr. Home Constr., Ag. Security & Ag. Office)	S				
Nursery, Retail	C		C	C	
Nursery, Wholesale	D		D	D	
Park, Passive	P	P	P	P	
Park, Public	P	P	P	P	
Professional and Business Office			P		(6) See Sec. 6.10.7.B.6
Recreational Vehicle Park				C	See Sec. 6.10.9.A
Restaurant, General			P	P	
Restaurant, Specialty			P	P	
Schools	P	P	P	P	
Security / Caretakers Quarters (Bona Fide Agriculture Only)	S	S		S	
Shedhouse, Accessory	P			P	
Stables	P	P	P	P	
Utility, Minor	P	P	P	P	
Veterinary Clinic	D		P	P	

Use	Properties with No Current PUD Master Plan	Residential Pods of PUDs	Commercial		Additional Standards (§6.10.7.2) and this Section
			Comm. Pods of PUDs & Comm. Plnnd. Devels.	Comm. Rec.	
Legend C = Conditional Use • P = Permitted Use • Blank = Prohibited Use D = Development Review Committee • S = Special Permit					
Wastewater, Water, or Stormwater Treatment Plant	C	C		C	

Legend:

- C = Conditional Use
- P = Permitted Use
- Blank = Prohibited
- DRC = Development Review Committee
- S = Special Permit

B. Additional Standards.

The following additional standards shall apply to the uses listed in Table C.

1. **Accessory Dwelling Unit.**
An accessory dwelling unit may be used as a security office for any commercial equestrian or agricultural activity.
2. **Air Curtain Incinerator.**
Limited only to land-clearing activities pursuant to applicable Village permits and development orders.
3. **Auction, Outdoor.**
 - a. An outdoor auction shall be held not more than twice four times per year at the same location within a residential zoning district.
 - b. An outdoor auction shall not exceed more than three (3) days in length.
 - c. There shall be no limit on the number of auctions held on a site with a commercial recreation Future Land Use Map designation.
4. **Bed and Breakfast Establishments.**
 - a. ~~Bed and breakfasts~~ The establishments shall not exceed five (5) bedrooms for rent.
 - b. Meal service shall be limited to guests and shall include only breakfasts and wine and cheese functions.
 - c. The establishment must be located as part of and attached to the principal single family residential dwelling on the property and the portion of the dwelling utilized for the establishment shall comply with all setbacks for the principal structure.
 - d. The owner of the establishment must reside on the premise on a full-time basis.

- 1 e. Minimum lot size for an establishment shall be at least three (3)
2 acres. Any combination of lots to achieve the minimum lot size shall
3 be accomplished by a replat of the affected properties.
- 4 f. Each establishment shall provide, at a minimum, the number and
5 type of parking spaces listed below.
- 6 i. Two (2) spaces per residential dwelling.
- 7 ii. One (1) space for each room included as part of the
8 establishment.
- 9 iii. At least two (2) spaces for horse trailers.
- 10 iv. All parking areas must be located within 250 feet of the principal
11 entrance of the establishment.
- 12 v. Parking areas may consist of paving, grass, gravel or other
13 materials, subject to the Village's engineering standards.
- 14 g. Principal and secondary vehicular access for patrons shall be located
15 along a collector or arterial street. Vehicular access for patrons shall
16 not be provided via a local residential street.
- 17 h. An application for approval of a bed and breakfast shall provide
18 evidence of adequate water and sewer capacity adequate for the
19 proposed establishment.
- 20 i. Patrons of the establishment may stable horses in a barn or stable
21 located on the same parcel as the establishment.
- 22 j. One sign for the establishment may be installed, and shall comply
23 with the following standards:
- 24 i. maximum size of four (4) square feet;
- 25 ii. maximum installation height of eight (8) feet;
- 26 iii. maximum sign width of two (2) feet;
- 27 iv. maximum sign height of two (2) feet; and
- 28 v. may indicate the establishment name, address, and logo.
- 29 k. One establishment shall be separated from another establishment by
30 not less than 1,320 lineal feet, measured from the closest property
31 line of each establishment.

32 **5. General Store.**

33 Outdoor display of fruits and vegetables is permitted, provided such display
34 shall not exceed more than ten percent (10%) of gross floor area of the
35 general store.

- 36 a. Temporary flags, banners, signs, and similar advertising devices are
37 prohibited.
- 38 b. Retail or wholesale sale of gasoline, diesel fuels, and similar
39 petroleum products are prohibited.

40 **6. Professional and Business Offices.**

41 Professional and business offices shall be limited to equestrian- and
42 agricultural-related services.

1 **Sec. 6. 10. 8. Maximum Density and Minimum Lot Size**

2 Maximum density and minimum lot size requirements for property within the
3 Equestrian Preservation Areas are established in Table D below.

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Table D.
Maximum Density and Minimum Lot Size Requirements

Subarea	Maximum Density	Minimum Lot Size	Cluster Development
A	0.2 Dwelling Units per Acre	5 Acres	Prohibited
B	0.5 Dwelling Units per Acre	1 Acre	Prohibited
C	0.1 Dwelling Units per Acre	10 Acres	Prohibited
D	0.5 Dwelling Units per Acre	2 ¹ Acres	Permitted
E	0.2 Dwelling Units Per Acre	5 Acres	Prohibited

Note.
1. In a cluster development minimum lot size is 0.33 acres provided that overall density of the cluster development shall be not more than one unit per two acres.

3

4 A. Cluster Development in Subarea D

5 Cluster development in Subarea D shall comply with the standards listed below.

6

7 1. **Maximum Density.**

8 Maximum overall density shall be as provided in Table D.

9

10 2. **Minimum Lot Size.**

11 Minimum lot size shall be two (2) 0.33 acres provided that overall density within a cluster development shall be maintained at one unit per two acres or less.

12

13 3. **Common Features.**

14 In addition to such common areas as roads, drainage, and utilities, a cluster development shall provide common features, including equestrian amenities, preserve areas for environmentally-sensitive lands, or similar features consistent with the purposes of this District. Common features shall be reserved for use by property owners, guests, and residents of such cluster development.

15

16 4. **Dwelling Unit Types.**

17 Within a cluster development, only single family detached residential dwelling units are permitted.

18

19 5. **Planned Development Review.**

20 a. A cluster development shall be subject to review as a residential planned unit development or as an amendment to an existing residential planned unit development.

21

22 b. As part of the planned unit development master plan, the master plan shall include information regarding the type, size, and general location of proposed common equestrian amenities, including but not limited to stables, rings, paddocks, exercise areas, internal equestrian and bridle trails, connections to external equestrian and bridle trails, and other improvements to be constructed for equestrian or equestrian-related purposes.

23

1 **6. Design, Installation of and Access to Common Equestrian Amenities.**

- 2 **a. Common equestrian amenities shall be designed to serve as the**
3 **internal focus or centerpiece of a cluster development.**
- 4 **b. Installation of all equestrian amenities included within an approved**
5 **cluster development is required prior to the issuance of a certificate of**
6 **occupancy for any residential dwelling unit within the development.**
- 7 **c. Each dwelling unit shall be provided with access to common**
8 **equestrian amenities and the access shall be included in the overall**
9 **master plan.**

10 **7. Deed Restriction.**

11 **Prior to the issuance of a final master plan approval by the Development**
12 **Review Committee, a deed restriction, in a form acceptable to the Village**
13 **Attorney, shall be executed and recorded to limit in perpetuity the use of**
14 **common equestrian amenities to owners and residents of the cluster**
15 **development.**

16 **Sec. 6.10.9. Supplemental District Regulations**

17 The requirements listed below shall apply to all uses within the Equestrian
18 Preservation Areas.

19 **A. Temporary Residences and Recreational Vehicle Parks.**

20 **1. Temporary Residence Prohibited.**

21 **The use of recreational vehicles, travel trailers, campers, or similar vehicles**
22 **as a temporary residence within the Equestrian Preserve Areas is**
23 **prohibited.**

24 **2. Recreational Vehicle Park.**

25 **A recreational vehicle park may be established within the EOZD subject to**
26 **each of the standards listed below.**

- 27 **a. The park is located within a property that is designated as**
28 **"Commercial Recreation" by the Future Land Use Map or the Official**
29 **Zoning Map.**
- 30 **b. The park is located within a property that contains an approved**
31 **permanent equestrian venue consisting of at least 50 acres, including**
32 **the following:**
- 33 **i. a commercial equestrian arena;**
- 34 **ii. an arena, auditorium or stadium; or**
- 35 **iii. a polo stadium**
- 36 **c. The number of recreational vehicles permitted shall not exceed 50%**
37 **of the underlying residential density of the equestrian venue parcel.**
- 38 **d. The location of all permanent structures associated with the park and**
39 **all recreational vehicles shall comply with the building setbacks**
40 **applicable to principal structures.**
- 41 **e. The individual recreational vehicle spaces within park shall be**
42 **provided electrical, potable water and sanitary sewer service as**
43 **indicated below.**

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- i. The electrical service connections for the park shall comply with all requirements of the Florida Building Code.
- ii. The water service connections for the park are approved by the Village and comply with all requirements of the Florida Building Code and other appropriate agencies such as the Palm Beach County Health Department (PBCHD).
- iii. The sanitary sewer service is provided by connection to the wastewater treatment system or wastewater treatment is provided by a septic tank approved by the Village and the PBCHD
- f. At a minimum, the park shall be landscaped and buffered as provided in Article 7, Chapter 3 of these land development regulations. Additional landscaping and buffering may be required when any portion of the park abuts property assigned a residential designation by the Future Land Use Map or the Official Zoning Map.
- g. Minimum size for a recreational vehicle parking space is 1,500 square feet, with a minimum width of 20 feet and a minimum depth of 40 feet.
- h. A minimum of one vehicle parking space per recreational vehicle space shall be provided. Additional uses within the park shall provide the amount of parking required by Article 7, Chapter 2.
- i. Permitted accessory uses within a recreational vehicle park are indicated below.
 - i. Recreation amenities, restricted to use by park clientele, including pools, tennis and shuffleboard courts, recreation rooms, equestrian facilities, nature and walking trails, play grounds, tot lots, and similar facilities.
 - ii. Gate houses or similar facilities designed to provide security to the park.
 - iii. Maintenance facilities.
 - iv. Administrative office space necessary for operation of the park.
 - v. Commercial or retail use, restricted to use by park clientele, including convenience food and beverage items and recreational vehicle parts.

B. Dressage Walls

- 1. Setbacks.**
Setbacks for dressage walls shall be ten (10) feet from front, rear, and side yards.
- 2. Measurement of Setback.**
Setbacks shall be measured from property line or edge of roadway easement, as applicable.
- 3. Easements.**
Dressage walls shall not be located within easements.
- 4. Minimum Lot Size.**

1 A dressage wall shall be located on a parcel consisting of at least one (1)
2 acre.

3 **5. Maximum Dimensions.**

4 A dressage wall shall not exceed the maximum dimensions listed below:

- 5 a. Maximum height shall not exceed ten (10) feet.
- 6 b. Maximum length shall not exceed seventy (70) feet.
- 7 c. Maximum width shall not exceed four (4) feet.

8 **6. Other Applicable Standards.**

- 9 a. Dressage walls shall comply with all requirements for sight-distance
10 clear zones for rights-of-way.
- 11 b. A dressage wall shall be constructed in a manner consistent with the
12 architectural style, color, and materials of the principal structure.
- 13 c. The reflective portion of a dressage wall shall be located so as to avoid
14 reflecting the glare of the sun or lighting from any adjacent light source
15 onto a public or private right-of-way or an abutting property.
- 16 d. A building permit shall be obtained prior to construction of a dressage
17 wall.
- 18 e. The exterior portion of a dressage wall that is visible from a public right-
19 of-way shall be screened with hedges, shrubs, or other suitable plant
20 materials. A landscape plan for screening a dressage wall shall be
21 submitted with a building permit application, and the landscaping shall
22 be installed prior to issuance of a certificate of completion for the wall.
23 The plant materials shall be of such number and type as to completely
24 screen a dressage wall within two (2) years of installation.

25 **C. Fences**

26 **1. Wire Fences.**

27 Wire fences, including hog fences, galvanized chain-link, and vinyl-covered
28 chain-link fences are permitted only if such fence is covered by hedge
29 located on the exterior of the fence. Hedge material shall be installed in
30 such manner to cover the fence within two (2) years after planting. In lieu
31 of a hedge, a wire or chain-link fence may be screened by the use of a
32 three (3) or four (4) board fence. The wire or chain-link fence shall be
33 attached to the board fence.

34 **2. Barbed Wire.**

35 The use of barbed wire is prohibited.

36 **3. Thoroughfare Fences.**

37 Within the Equestrian Preserve, thoroughfare fences shall be natural, clear-
38 coat, black, gray, or white-painted, three-rail wooden fences.

39 **D. Use of Tents as Temporary Stalls**

40 The use of tents as temporary stalls shall comply with the standards listed
41 below:

42 **1. Tents Prohibited.**

43 After June 1, 2003, tents shall not be permitted in Subarea A and the
44 residential-developed areas of Subareas B and D, except in conjunction

1 with the construction of a barn or stable. Any such temporary tent shall be
2 removed within ten (10) working days of the issuance of a certificate of
3 occupancy for the barn or stable.

4 **2. Tents Permitted.**

5 Tents are permitted in all areas not excluded in ~~Item 4~~ Sec. 6.10.9.E.1
6 above, subject to obtaining a ~~Special Permit~~ Seasonal Equestrian Use
7 permit for temporary stables as provided in Article 5, Chapter 7, Sec. 5.7 of
8 these land development regulations.

9 **a. Tents Permitted During Construction.**

10 Tents may be permitted, for a period not to exceed twenty-four (24)
11 months, during the period when a building permit for a permanent
12 barn or stable has been issued and construction is actively
13 proceeding. The Planning and Zoning Manager may extend the
14 period during which a tent is permitted by a period of time not to
15 exceed twelve (12) months, based upon active and ongoing
16 construction of the permanent stable.

17 **b. Removal.**

18 Any tents shall be removed within two (2) weeks of receipt of a
19 certificate of occupancy or revocation of building permit.

20 **E. Parking on Public Rights-of-Way**

21 **1. Parking Prohibited.**

22 Unless otherwise provided herein, Pparking of vehicles on public rights-of-
23 way or easements within the EOZD is prohibited.

24 **2. Parking for Non-recurring Events.**

25 For the purposes of this section, parking of vehicles on public rights-of-way
26 or easements within the EOZD may be permitted for non-recurring events.
27 A special use permit shall be obtained prior to the event.

28 **F. Horse Trailers**

29 **1. Parking Permitted.**

30 Parking of horse trailers anywhere in the Equestrian Preservation Areas
31 shall be permitted, subject to the following limitations listed below.

32 **2. Parking Prohibited in Certain Areas.**

33 Horse trailers may not be parked in roadway or canal rights-of-way or
34 easements.

35 **3. Parking Permitted within Urban Service Boundary.**

36 Parking of horse trailers within those areas of the Equestrian Preservation
37 Area which are within the Urban Service Boundary shall be permitted,
38 subject to the following limitations:

39 a. One (1) unscreened horse trailer may be parked adjacent to a barn or
40 stable on an individual lot, provided that the horse trailer may not be
41 parked between the front plane of the primary structure and the
42 roadway easement or right-of-way and additional horse trailers may
43 be kept provided that:

44 b. The additional trailer(s) shall be screened from the view of adjacent
45 roadways and private properties when the lot is 2.5 acres or less and

1 the trailers are screened as provided in Sec. 62-9.(b).(1) of the Code
2 of Ordinances. For properties in excess of 2.5 acres, not more than
3 one (1) trailer per acre may be parked as provided in Sec.
4 6.10.9.G.3.a.

5 c. The screened parking area meets the accessory structure setbacks
6 listed on Table A, Minimum Setbacks for Principal and Accessory
7 Uses of this section.

8 d. Temporary parking of horse trailers (i.e., trailers on site for
9 instructional, show, or other site-specific uses) shall be allowed,
10 provided that said temporary parking is not overnight, and trailers are
11 not parked in rights-of way or easements.

12 **4. Exemption.**

13 Property within Subarea A and property with a Comprehensive Plan
14 designation of Commercial Recreation are exempt from the provisions of
15 this section.

16 **G. Stalls per acre**

17 Within Subarea B, stables shall contain no more than four (4) stalls per acre.

18 ~~**H. Outside the urban services boundary area**~~

19 ~~For those parts of the Equestrian Overlay Zoning District that lie outside of the Urban~~
20 ~~Services Boundary Area, Sec. 36-22 C of the Property Maintenance Standards shall~~
21 ~~be enforced at 25 percent in lieu of the 10 percent specified in that section.~~

22 **H. Fencing**

23 **1. Exception for Fencing with the Front Setback.**

24 The entire Equestrian Overlay Zoning District shall be exempt from those
25 provisions of Sec. 6.6.4.G.3 D-H of the Land Development Regulations that
26 prohibit fencing in front setbacks.

27 **2. Fencing Outside the Urban Services Boundary Area**

28 For those parts of the Equestrian Overlay Zoning District that lie outside of
29 the Urban Services Boundary Area, the provisions of Chapter 36, Article II,
30 Sec. 36-22 G (c) of the Property Maintenance Standards regarding fence
31 and wall maintenance, shall be enforced at 25 percent in lieu of the 10
32 percent specified in that section.

33 **I. Equestrian Arenas, Covered.**

34 **1. Setbacks.**

35 Setbacks for roofed equestrian arenas shall comply with the requirements
36 of Table A.

37 **2. Measurement of Setbacks.**

38 Setbacks shall be measured from property line or edge of roadway
39 easement, as applicable.

40 **3. Design.**

41 A roofed equestrian arena shall be constructed in a manner consistent with
42 the architectural style, color, and materials of the principal structure.

43 **Sec. 6. 10. 10. Bridle Trails and Easements.**

44 **A. Dedication Associated with Development Approval**

1 To implement the Equestrian Path Circulation System adopted on as part of the
2 Future Transportation Map of the Comprehensive Plan, the Village may require
3 dedication of a bridle path easement as part of a development order approval for a
4 conditional use or a Development Review Committee approved use or as part of
5 issuance of a building permit for a principal equestrian structure or as part of a plat
6 approval within the Preservation Areas-Equestrian Preserve Area. The requirement
7 for such dedication shall not have the effect of reducing the density or intensity of
8 development to which a property owner would be entitled if the dedication was not
9 required or caused an increase in a required front, side interior, side corner, or rear
10 setback.

11 **Sec. 6. 10. 11 Commercial Development Standards**

12 Commercial development shall be limited to those uses intended to serve the needs
13 of the surrounding equestrian and agricultural communities and shall be determined
14 by such factors as size of the use and types of goods and services to be offered. In
15 addition, commercial development shall be designed in a manner that recognizes its
16 location within the Equestrian Preservation Areas. Commercial uses may be
17 established subject to the requirements of this Article and these land development
18 regulations. All permitted and conditional uses within a planned development shall be
19 consistent with the requirements of this Section.

20 **A. Planned Development Rezoning**

21 A rezoning to a planned development district shall be required if a proposed use
22 consists of more than one (1) acre or five thousand (5,000) gross square feet.

23 **B. Orientation and Scale**

24 The commercial uses shall be oriented toward agricultural and equestrian uses of a
25 community-serving nature. Commercial uses shall be of a scale, intensity, and
26 character that are consistent with and compatible to the equestrian community.

27 **C. Architecture**

28 The architectural style of commercial buildings and centers shall be of a mass, bulk,
29 and style that is consistent with the equestrian nature of the Equestrian Preservation
30 Areas, such as barns and stables. Building colors and materials also shall be of a
31 nature that is consistent with the equestrian nature of the area. Commercial sites
32 shall integrate a variety of pedestrian and equestrian amenities into overall design,
33 including the following:

34 **1. Pedestrian Circulation.**

35 An overall pedestrian circulation plan.

36 **2. Equestrian Circulation.**

37 An overall equestrian circulation plan.

38 **3. Pedestrian Walkways.**

39 A covered arcade, pedestrian walkway, or similar feature that is a minimum
40 of eight (8) feet in width.

41 **4. Equestrian-oriented Features.**

42 An overall plan to provide hitching posts, fences, corrals, and similar
43 features to provide a temporary location to hold and protect the horses of
44 owners patronizing a commercial establishment.

- 1 **D. Size**
- 2 The gross floor area of any single commercial use shall not exceed twenty thousand
- 3 (20,000) square feet, including indoor storage, administrative offices, and similar
- 4 areas.
- 5 **E. Hours of Operation**
- 6 Hours of operation shall be limited to between 7:-00 a.m. and 10:00 p.m., including
- 7 delivery of merchandise, restocking, and after-hours cleanup and maintenance.
- 8 Hours of operation may be extended by either a development order approved by the
- 9 Village Council or a response to an emergency involving the treatment of human or
- 10 animal patients.
- 11 **F. Lighting**
- 12 Parking lot lighting shall not adversely affect adjacent residential uses. Parking lot
- 13 light standards shall not exceed fifteen (15) feet in height.
- 14 **G. Outdoor Display and Storage.**
- 15 Outdoor display and storage of merchandise is prohibited, excluding outdoor display
- 16 in conjunction with a general store.
- 17 **H. Buffers**
- 18 Commercial planned developments shall provide extensive landscape buffers as a
- 19 means to integrate commercial uses with the predominant equestrian, residential, and
- 20 agricultural uses present within the EOZD. At a minimum, buffers shall comply with
- 21 the standards listed below. ~~6.10.11.H.1~~
- 22 1. **Perimeter Buffer.**
- 23 A perimeter buffer of at least twenty (20) feet in width shall be provided
- 24 along the entire property line.
- 25 2. **Opaque Buffer.**
- 26 An opaque buffer of at least five (5) feet in height shall be provided along
- 27 the entire perimeter, consisting of any combination of berm, wall, or
- 28 fencing.
- 29 3. **Canopy Trees.**
- 30 Canopy trees shall be provided at a rate of not less than one (1) tree per
- 31 twenty-five (25) feet. Trees shall be staggered along both sides of the
- 32 berm, wall, or fence. Trees shall be native and representative of native
- 33 vegetation of the Village. Minimum tree height shall comply with the
- 34 requirements of Article 7.3.
- 35 4. **Hedges.**
- 36 Hedges shall be planted at a height and number as required by Article 7.3.
- 37 5. **Native Canopy Trees.**
- 38 Native canopy trees shall be provided within all parking areas at a rate of
- 39 one (1) tree per eight (8) parking spaces.
- 40

1 **Sec. 6. 10.12 Stables**

2 **A. Purpose and Intent**

3 The purpose and intent of this Section is:

4 **1. Protection and Enhancement.**

5 To protect and enhance the Equestrian Preservation Areas of the Village,
6 as created by the Comprehensive Plan.

7 **2. Preservation and Maintenance.**

8 To preserve, maintain, and enhance the equestrian community associated
9 with the Village of Wellington.

10 **3. Rural Lifestyles.**

11 To preserve, maintain, and enhance the rural lifestyle associated with the
12 equestrian community.

13 **4. Land Uses.**

14 To identify and encourage types of land uses that are supportive of the
15 equestrian and rural character of the Equestrian Preservation Areas.

16 **5. Development Patterns.**

17 To preserve, maintain, and enhance development patterns which are
18 consistent with the overall character of the equestrian community.

19 **B. Applicability and Conflicts.**

20 **1. Applicability.**

21 Unless otherwise specified herein, these regulations shall apply to all
22 stables within the Village. Any stable that was issued a building permit by
23 the Village of Wellington or Palm Beach County Building Departments prior
24 to the passage of Ordinance 2003-02 may be built or continue to exist, as
25 originally permitted, regardless of any prior or subsequent challenge to the
26 validity or appropriateness of the building permit and subject only to its
27 status as a conforming structure. No challenges to the issuance of any
28 permit prior to the effective date of Ordinance 2003-02 regarding the size of
29 any stable structure based on allegations the structure failed to comply with
30 the then existing floor area regulations shall be permitted.

31 **2. Conflicts.**

32 In the event of any conflicts between the requirements of this Section and
33 other requirements of the Land Development Regulations, the
34 requirements of this Section shall govern. In the absence of any conflict,
35 the requirements of the underlying zoning district and the Land
36 Development Regulations shall be applicable and supplemental to the
37 requirements of this Section.

38 **C. Effect on Previously Permitted Barns and Stables**

39 **1. Conforming Structures.**

40 Stables for which a valid building permit was issued prior to the adoption of
41 this Ordinance that do not conform to the provisions of the Ordinance shall
42 be considered to be legal conforming structures.

43 **2. Construction.**

44 Any stable permitted prior to October 8, 2002, which exceeded the
45 restrictions on accessory structures but otherwise met the requirements of

the LDR, may be constructed in accordance with the permit. Any stable constructed in accordance with such a permit shall be deemed a legal conforming structure.

D. Supplemental Regulations for Barns and Stables on Residential Lots

Barns and stables on residential lots within the Equestrian Preserve Area Overlay Zoning District shall be subject to the following limitations provided in Table E.

**Table E.
Supplemental Regulations for Barns & Stables on Residential Lots**

Size of Lot	Residential Unit Required ⁽¹⁾	Square Footage of Stable	Number of Stables	Approval Required
Less than ½ acre	Yes	1,250 square feet/acre ⁽²⁾	1	Building permit
Greater than ½ acre, less than 1 acre	Yes	1,250 square feet/acre ⁽²⁾	1	Building permit
Greater than 1 acre, less than 3 acres	Yes	1,250 square feet/acre ⁽²⁾	1	Building permit
Greater than 3 acres, less than 5 acres	Yes	1,250 square feet/acre ⁽²⁾	1	Building permit
Greater than 5 acres, less than 10 acres	No	Limited by FAR and lot coverage in subarea	1	<u>DRC site plan</u> <u>Building permit</u>
Greater than 10 acres	No	Limited by FAR and lot coverage in subarea	No limit	<u>DRC site plan</u> <u>Building permit</u>
<u>Notes and Additional Standards for Affected Types of Required Approval.</u>				
(1) For the purposes of this section, grooms quarters may <u>shall</u> not be used to meet the requirements of a residential unit.				
(2) An administrative variance of up to ten (10) <u>fifteen (15)</u> percent may be approved by the Planning and Zoning Manager, Zoning and Building Director providing that <u>the stable structure complies with</u> all other zoning district and subarea regulations.				

SECTION 3: Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Village Ordinance, Resolution, or municipal Code provision, then in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 4: Should any section, paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.

1 **SECTION 5:** The provisions of this Ordinance shall become effective immediately
2 upon adoption.
3

1 PASSED this 8th day of December 2009, upon first reading.

2

3 PASSED AND ADOPTED this 12th day of January 2010, on second and final reading.

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WELLINGTON

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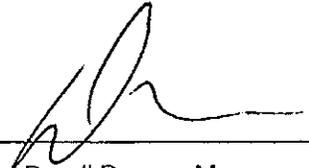
FOR

AGAINST

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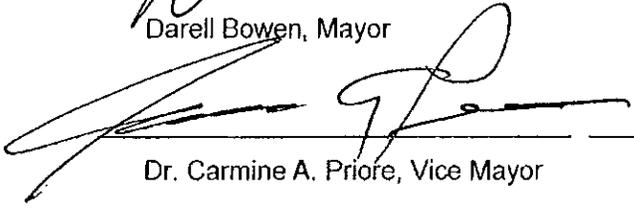
BY:



Darell Bowen, Mayor

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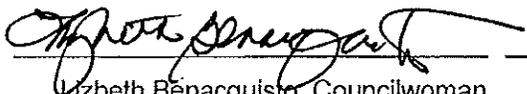


Dr. Carmine A. Priore, Vice Mayor

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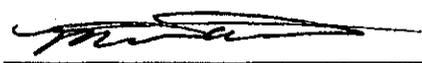


Lizbeth Benacquisto, Councilwoman

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Matt Willhite, Councilman

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Howard K. Coates, Jr., Councilman

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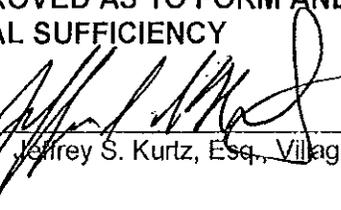
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22 APPROVED AS TO FORM AND
23 LEGAL SUFFICIENCY

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BY:



Jeffrey S. Kurtz, Esq., Village Attorney

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29 ATTEST:

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BY:



Awilda Rodriguez, Village Clerk

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B

Expert Witness Report

by

Charles L. Siemon

Shubin & Bass, attorneys for Charles and Kimberly Jacobs and Solar Sportsystems, Inc. have retained the undersigned to prepare an analysis of three interpretations of the Village Code by the administrative staff of the Village of Wellington with regard to the World Dressage Complex, located in the north-east quadrant of Southshore Boulevard and Pierson Road and to provide a planning analysis and legal opinion as to the validity of the Staff's interpretation. The undersigned has more than thirty (30) years of experience providing professional planning and land use counsel services to public and private sector clients in more than thirty-four (34) states and the Commonwealth of Puerto Rico. The undersigned has been qualified as an expert in planning and planning law in administrative proceedings in multiple states and in the Circuit Courts of the State of Florida. A copy of the undersigned's professional credentials is attached as Exhibit A. The administrative staff interpretations have been appealed pursuant to Art. 1, § 1.12.1 of the Village of Wellington Code of Ordinances.

The interpretations which are the subject of this Report are:

1. Administrative staff interpretation that the World Dressage Complex ("Equestrian Arena") does not exceed the maximum permitted gross floor area for a commercial use in the Equestrian Overlay Zoning District ("EOZD").
2. Administrative staff interpretation that the "Stables" does not exceed the maximum permitted gross floor area for a commercial use in the Equestrian Overlay Zoning District ("EOZD").
3. Administrative staff interpretation that the permitted height of the Equestrian Arena does not exceed the maximum permitted height for a property with a Future Land Use designation of Commercial Recreation in the Equestrian Overlay Zoning District ("EOZD").

Executive Summary

The analysis presented herein is relatively simple and straight forward, given the size of the World Dressage Complex (commercial covered arena, training and warm up arenas, commercial stables, parking areas, and service buildings) in the Equestrian Overlay Zoning District and the Commercial Recreation Future Land Use Category which provides:

Commercial development shall be limited to those uses intended to serve the needs of the surrounding equestrian and agricultural communities and shall be determined by such factors as size of the use and types of goods and services to be offered.

1.

The “World Dressage Complex” exceeds the maximum permitted gross floor area in the Equestrian Overlay Zoning District (“EOZD”) and violates Article 10, Sec. 6.10.11(d) of the Village of Wellington Code of Ordinances.

The Commercial Equestrian Arena at the World Dressage Complex has a floor area of eighty thousand and four hundred (80,400) square feet of floor area. Sec. 6.10.11. Commercial Development Standards.

Commercial development shall be limited to those uses intended to serve the needs of the surrounding equestrian and agricultural communities and shall be determined by such factors as size of the use and types of goods and services to be offered. In addition, commercial development shall be designed in a manner that recognizes its location within the Equestrian Preservation Areas. Commercial uses may be established subject to the requirements of this Article and these land development regulations. All permitted and conditional uses within a planned development shall be consistent with the requirements of this Section.

* * * *

D. **Size.** The gross floor area of any single commercial use shall not exceed twenty thousand (20,000) square feet, including indoor storage, administrative offices, and similar area.

Clearly, the Commercial Equestrian Arena exceeds twenty thousand (20,000) square feet of floor area. In the undersigned’s opinion, it is important to recognize that the floor area limitation expressly addresses area of use. There can be no doubt that the Commercial Equestrian Arena is clearly in excess of the area of use. The undersigned’s understanding is that the Village’s interpretation is based on their conclusion that the floor area was not a building and therefore the maximum permitted floor area does not apply. The language is not clarified by the definition of *floor area* which includes the word *building*.

Floor area means the gross horizontal square footage of all floors of a building measured from the exterior face of exterior walls or other type of enclosure, or from the centerline of a wall separating two (2) buildings.

Article 3, Chapter 2 (Emphasis added).

Nevertheless, a careful reading of the word *building* shows that the Commercial Equestrian Arena is undeniably floor area that exceeds the maximum floor area of use and of a building. That is so because the Commercial Equestrian Arena is a *building*:

Building means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

Finally, the Village's policy with regard to the intended low intensity of use in the Commercial Recreation Land Use Category in the EOZD is unmistakable:

Policy 1.3.15 Commercial Recreation -- Properties designated Commercial

Recreation support commercial uses which are recreational in nature and are compatible with residential and rural development patterns. Uses such as equestrian arenas, stadiums and show rings, golf courses, clubhouses, tennis houses, pools and other private recreational facilities are consistent with this designation. There are also a variety of quasi-commercial uses such as veterinary clinics, feed stores, tack shops and commercial stables scattered throughout the Equestrian Preservation Area of Wellington that are ancillary to the equestrian community and will be permitted in the Commercial Recreation Land Use Plan Sub-category. Commercial Recreation properties shall retain a Category B underlying Land Use Plan designation. Maximum building coverage 10%. Maximum FAR 0.10.

(Emphasis added).

Taken together, the administrative staff's interpretation is, as a manner of plain language and the Village's clear policies in the Comprehensive Plan to limit commercial uses in the EOZD District, plainly wrong. The Equestrian Arena is a building and it exceeds the maximum floor area of a single commercial use.

2.

Administrative staff interpretation that the "Stables" do not exceed the maximum permitted gross floor area in the Equestrian Overlay Zoning District ("EOZD") is inconsistent with and violates Article 10, Sec. 6.10.11(d) of the Village of Wellington Code of Ordinances.

There are two stables which have been constructed as a part of the World Dressage Complex. Each stable has a floor area of 19,869 square feet, for a total of 39,738 s.f. of commercial use. There can be no question that the stables are buildings – roofs, walls and "...the shelter, housing or enclosure of any ... animal, process, equipment, goods or materials of any kind or nature." Again it cannot be disputed that the total square footage of the commercial stables, a single use, is almost double the permitted floor area of a single commercial use on a single parcel of land in the Commercial Recreation Land Use Category on the Future Land Use Map which is a part of the Wellington's Comprehensive Plan.

Moreover, in that the stables are functionally a part of the World Dressage Complex, the total floor area in the Commercial Equestrian Arena (80,400 sq. ft.) and the commercial stables and

other buildings total more than 146,000 sq. ft. of floor area of a single use, more than seven (7) times the maximum permitted floor area for a single use, here a Commercial Dressage Complex.

3.

Administrative staff interpretation that the permitted height of the Equestrian Arena does not exceed the maximum permitted height in the Equestrian Overlay Zoning District (“EOZD”) is inconsistent with and violates Article 6, Sec. 6.5.8.C.2 of the Village of Wellington Code of Ordinances.

The height of the Equestrian Arena at the World Dressage Complex exceeds twenty-five (25) feet. While the maximum height generally prescribed in the EOZD is thirty-five (35) feet, a more specific standard of twenty-five (25) feet is established for land designated in the Future Land Use Map as “Commercial Recreation.”

Sec. 6.5.8.C.2. No building or structure or part thereof shall be erected or altered to a height exceeding twenty-five (25) feet in districts with a Comprehensive Land Use Plan Category of Conservation, Neighborhood Commercial, and Commercial Recreation.

Sec. 6.5.8.C.2 of the Village of Wellington Code of Ordinances (emphasis added). The site plan submitted to the Village of Wellington states that the height of the “Equestrian Arena” is thirty-five (35) feet.

The plans for the Equestrian Arena show that the highest point of the Arena is 45 feet and that the eave of the roof is 24 feet, 10.5 inches. No matter how height is measured from the highest point of the structure or the midpoint if the roof exceeds 25' it is in violation of the Village's Code.

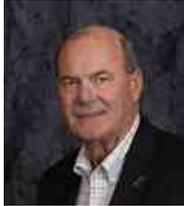
In interpreting the Village Code, it is well-settled that Village Staff is required to read the Village Code as a whole and to presume that the City intended to give effect to the general standard and the more specific standard in the instance of the Commercial Recreation Land Use Category in the EOZD.

A court's purpose in construing a statute is to give effect to legislative intent, which is the polestar that guides the court in statutory construction. *Bautista v. State*, 863 So.2d 1180, 1185 (Fla.2003). To discern legislative intent, a court must look first and foremost at the actual language used in the statute. *Id.* (citing *Joshua v. City of Gainesville*, 768 So.2d 432, 435 (Fla.2000)). Moreover, a “statute should be interpreted to give effect to every clause in it, and to accord meaning and harmony to all of its parts.” *Jones v. ETS of New Orleans, Inc.*, 793 So.2d 912, 914–15 (Fla.2001) (quoting *Acosta v. Richter*, 671 So.2d 149, 153–54 (Fla.1996)). “The doctrine of *in pari materia* is a principle of

statutory construction that requires that statutes relating to the same subject or object be construed together to harmonize the statutes and to give effect to the Legislature's intent.” Fla. Dep't of *State v. Martin*, 916 So.2d 763, 768 (Fla. 2005). Similarly, “[r]elated statutory provisions must be read together to achieve a consistent whole, and ... ‘[w]here possible, courts must give full effect to all statutory provisions and construe related statutory provisions in harmony with one another.’ ” *Heart of Adoptions, Inc. v. J.A.*, 963 So.2d 189, 199 (Fla.2007) (quoting *Woodham v. Blue Cross & Blue Shield, Inc.*, 829 So.2d 891, 898 (Fla.2002)).

Larimore v. State, 2 So.3d 101, 106 (Fla. 2008). The Village’s administrative staff has simply ignored the height limitation of twenty-five (25) feet in the Village Code and in so doing has departed from the fundamentals of statutory construction.

BIOGRAPHIES



Charles L. Siemon
Director

charlie.siemon@gray-robinson.com

Mizner Park Office Tower
225 N.E. Mizner Blvd.
Suite 500
Boca Raton, Florida 33432
P 561-368-3808
F 561-368-4008

Practice Areas

- Environmental
- Government
- Land Use
- Litigation

Charlie is a planning and planning law consultant who provides professional services to public and private sector clients in regard to a wide variety of land use matters. In a career of more than 30 years, he has served clients in more than 30 states and the commonwealth of Puerto Rico in regard to land use planning, preservation of environmentally sensitive and open space lands, downtown and community redevelopment, and growth management.

Additional Information About Charles L. Siemon

<p>Education</p> <ul style="list-style-type: none"> • Emory University, B.S. biology (1967) • Florida State University, Graduate Studies biology (1969) • Florida State University College of Law, J.D. (1974)
<p>Admissions</p> <ul style="list-style-type: none"> • Florida • Illinois • U.S. Courts of Appeals, 5th, 7th and 9th Circuits • U.S. Supreme Court
<p>Professional Associations & Memberships</p> <ul style="list-style-type: none"> • The Florida Bar <ul style="list-style-type: none"> ◦ Environmental and Land Use Law Section, Member • American Bar Association • American Planning Association <ul style="list-style-type: none"> ◦ Planning and Law Division, Member
<p>Awards & Recognitions</p> <ul style="list-style-type: none"> • <i>South Florida Business Journal</i>, Power Leaders in Law & Accounting, 2014 • <i>Chambers USA</i>, Real Estate: Zoning/Land Use, 2013-2014 • Florida <i>Super Lawyers</i>, 2014
<p>Civic</p> <ul style="list-style-type: none"> • Schmidt Family Centre for the Arts of Mizner Park, Inc., Founder and Current Chair • Festival of the Arts BOCA, Chair

- Boca Raton Regional Hospital, Former Board Member and Chair

Land Use Planning

- Preparation of Update to the City of Coral Gables Comprehensive Plan and Zoning Code
- Expansion Area Master Plan for the Lexington-Fayette Urban County Government (detailed plans for expansion of the first urban service area by 5,330 acres including community design, infrastructure and preservation of natural and open space features) (1996)
- Downtown Boca Raton Area-wide Development of Regional Impact and Mizner Park Redevelopment Project (1986-present)
- New Jersey State Development and Redevelopment Plan (1986-1992)
- Comprehensive Plan and Land Development Regulations for the Florida Keys Area of Critical State Concern (1985)
- Pinelands Comprehensive Management Plan for the New Jersey Pinelands Commission (1979-1981, 1985)
- Planning and design, consensus-based study committees
 - West Palm Beach, Florida
 - Oviedo, Florida
- Rural lands preservation
 - Lexington-Fayette County, Kentucky
- Transportation corridor Paris Pike in Lexington, Kentucky
- A statewide consensus building process
- Delaware Public Policy Institute, with funding from the Governor's Office and Delaware DOT
- Gubernatorial study committee
 - North Key Largo
 - Wekiva River Commission
- Junta de Planificacion Puerto Rico, new commonwealth-wide plan and implementing regulations

Community Redevelopment

- City of Lauderhill Findings of Necessity and CRA Plans (2002-2004)
- City of Oviedo Downtown Master Plan (2001-2003)
- City of Coral Springs CRA Findings of Necessity, CRA Formation and Community Redevelopment Plan for Coral Springs Town Center (2003)
- Beach by Design, Community Redevelopment Plan for Clearwater Beach (1999-2000)
- Plan de Desarrollo Integral por la Península de Camero, San Juan, Puerto Rico (1992-1994)
- Downtown master plan, downtown DRI, Mizner Park Feasibility Study, conceptual site plan for Mizner Park, drafting public/private partnership for Mizner Park and representing CRA in development of Mizner Park in Boca Raton, Florida (1986-1991)
- City of Coral Gables, Florida, Zoning Code Rewrite (2004-present)
- Miami-Dade County, Florida, Discretionary Development Approvals Rewrite (2003)
- Community Development Code, City of Clearwater, Florida (1999-2000)

Legislative Drafting & Land Use Regulation

- City of North Miami Beach, Zoning Code Rewrite
- City of Coral Gables, Florida, Zoning Code Rewrite (2004-present)
- Miami-Dade County, Florida, Discretionary Development Approvals Rewrite (2003)
- Community Redevelopment Code, City of Clearwater, Florida (1999-2000)
- Zoning Ordinance, City of Wilmette, Illinois (1989-1990)
- Zoning Ordinance and Historic District Regulations, City of Lake Charles, Louisiana (1981-1982)
- Legislation, Florida, New Jersey, Puerto Rico, Illinois, Tennessee, Georgia and Delaware

Land Use Litigation

- *Hernandez v. City of Lafayette*, 643 F.2d 1188 (5th Cir.), reh'g denied, 649 F.2d 336 (1981), cert. denied, 455 U.S. 907 (1982), appeal after remand, 699 F.2d 734 (5th Cir. 1983) (alleged civil rights violation)
- *Hernandez v. City of Lafayette*, 399 So. 2d 1179 (La. Ct. App. 1981), writ denied, 401 So. 2d 1192 (La. 1981), appeal dismissed, 455 U.S. 901 (1982) (reasonableness of denial of rezoning)
- *St. Johns County v. Northeast Florida Builders Assoc., Inc.*, 559 So. 2d 363 (Fla. 5th DCA 1990) (certified as a question of great public importance), quashed 583 So. 2d 635 (Fla.), reh'g denied (1991) (educational facilities impact fees)
- *Glisson et al. v. Alachua County*, 558 So. 2d 1030 (Fla. 1st DCA 1990), rev. denied, 570 So. 2d 1304 (Fla, 1990) (environmental and historical preservation, not a taking)
- *Don's Porta Signs v. City of Clearwater*, 829 F.2d 1051 (11th Cir. 1987), cert. denied, 485 U.S. 981 (1988) (ban on portable signs)
- *Unity Ventures v. County of Lake*, 841 F.2d 770 (7th Cir, 1988), cert. denied, *Alter v. Schroeder*, 488 U.S. 891 (1988) (denial of sewer service alleged to be a violation of anti-trust laws)
- *Graham v. Estuary Properties, Inc.*, 399 So. 2d 1374 (Fla.), reh's denied (1981), cert. denied
- *Taylor v. Graham*, 454 U.S. 1083 (1981) (wetlands preservation and the taking issue)

Development Planning & Permitting

- Amendments to a large office/light industrial park DRI in Boca Raton, Florida, to permit an intermodal transportation facility for the Tri-County Commuter Rail Authority
- Preparation of Boca Raton, Florida's downtown "Area-wide DRI," which led to a revised downtown development plan based on three primary elements — implementation of a beautification plan, a capital facilities plan and a "catalyst for redevelopment" that ultimately became Mizner Park

Articles & Publications

- "Deja Vu All Over Again," *Law Review*, NIU College of Law, 1999
- "Successful Growth Management Techniques: Observations from the Monkey Cage," 29 *The Urban Lawyer* 2, Spring 1997
- "Judicial Review of Local Government Decisions – Midnight in the Garden of Good and Evil," 20 *Nova Law Review* 707, Winter 1996
- "Conditional Zoning in Illinois: Beast or Beauty?," 15 N. Ill. U, *Law Review* 585, 1995
- "School Funding in the 1990's: Impact Fees or Bake Sales?" 44 *Land Use L. and Zoning Digest* 7, 1992
- "Who Should Pay for Free Public Schools in an Expensive Society," 20 *Stetson Law Review* 3, Spring 1991
- "Public Places as Infrastructure," 18 *Environmental and Urban Issues* 2, FAU/FIU Joint Center for Environmental and Urban Problems, Winter 1991
- "Who Owns Cross Creek?" 5 *Jrnl. of Land We & Env. L.* 323, 1990
- "Carrying Capacity Planning: Rx for the Future?," Implementation of the 1985 Growth Management Act: From Planning to Land Development Regulations (FAU/FIU Joint Center for Environmental and Urban Problems, Monograph #89-1)
- "The Taking Issue Trilogy: The Beginning of the End?," 33 *Journal of Urban and Contemporary L.* 169, 1988
- "Downtown/Areawide DRI's: The Benefits to Growing Communities," *Growth Management Innovations in Florida* (FAU/FIU Joint Center for Environmental and Urban Problems, Monograph #88-1)
- "Plan Implementation in the Florida Keys Through Land Acquisition," 16 *Coastal Management* 93, 1988
- "Legal and Legislative Challenges," B. Robichaud, *Protecting the New Jersey Pinelands*, Rutgers Press, 1987
- "Exactions and Takings after Nollan," 39 *Land Use L. & Zoning Digest*, No, 9, September 1987

- "The Paradox of In Accordance With a Comprehensive Plan' and Post Hoc Rationalizations: The Need for Efficient and Effective Judicial Review of Land Use Regulations," 16 *Stetson Law Review* 604, 1987
- "Who Bears the Cost?," 50 *Law and Contemporary Problems* 115, 1987
- "What Goes Around, Comes Around," in *Perspectives on Florida's Growth Management Act of 1985* (Lincoln Institute of Land Policy, Monograph #86-5)
- Co-Author, "The Zoning Game Revisited," Babcock, Richard and Charles Siemon, Oelgeschlager, Gunn & Hain, 1985
- "Of Regulatory Takings and Other Myths," 1 *Journal of Land Use & Env. L.* 105, 1985
- "The White River Junction Manifesto," 9 *Vermont Law Review* 193, 1984
- "Vested Rights: Balancing Public and Private Development Expectations," *Urban Land Institute*, 1982
- "Flood, Plague and Planning Save the East Everglades," 48 *Planning* No. 9, October 1982
- "Planning for Litigation," 33 *Land Use Law & Zoning Digest* No. 2, February 1981
- "San Diego Gas & Electric," 33 *Land Use Law & Zoning Digest*, No. 5, May 1981
- "A Not So Quiet Revolution," *Environmental Comment*, August 1980
- "In Accordance with a Comprehensive Plan: The Myth Revisited," *Institute on Planning, Zoning and Eminent Domain*, 1979
- "Coordination of Permitting Procedures in Management and Control of Growth; Techniques in Application," Vol IV. *Urban Land Institute*, 1978
- "Improving Due Process in Local Zoning Decisions," *Environmental Comment*, August 1976
- Regional Planning (Contributing Author)

Presentations & Seminars

- Co-Chair, "The New Normal," CLE International, 16th Annual Land Use Law Conference, Tampa, Florida, August 1-2, 2013

Teaching

- University of Illinois, School of Urban Planning Circle Campus (1983-1984)
- Adjunct Professor DePaul University College of Law (1985-1988)
- Lecturer, Northwestern University College of Law (1989-1997)
- John M. DeGrove Eminent Scholar in Growth Management and Development, in School of Urban and Regional Planning at Florida Atlantic University (present)

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C



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Landscape Architecture LC0000318

Surveyor's Report

RE: Solar Sports Systems Inc.
PROJECT #: 6371

This report is specifically prepared for purpose of measuring roof heights of various existing structures within the Village of Wellington. The procedure for conducting such measurements was to establish the approximate true elevation of each site using GPS methodology. From the GPS benchmark the elevation of roof heights were determined by conventional methods then converted to distances. The elevations shown are relative to the 1988 North American Vertical Datum.

Attached hereto are the measurements and aerial exhibits of each site.

Prepared by:



David P. Lindley
Registered Land Surveyor
No. 5005 State of Florida
L.B. 3591

Date: 7-30-14

Far Niente Stables V LLC
14440 Pierson Road
P.C.N. 73-41-44-20-17-003-0000

1.

Roof Eve.	EL 26.67
Top of Main Roof	EL 45.06
Top of Decorative Roof	EL 56.47
Ground	EL 15.58

Measurements:

Ground to Roof Eve.	11.09 feet
Eve. to Top of Roof	18.99 feet
Ground to Top of Roof	29.48 feet
Ground to Decorative Roof (highest pt.)	40.89 feet

Wellington Land and Cattle Company
13056 Pierson Road
P.C.N. 73-41-44-21-03-002-0000

2.

Barn

Roof Eve.	EL 26.57
Top of Main Roof	EL 37.06
Top of Decorative Roof	EL 42.47
Ground	EL 17.50

Measurements:

Ground to Roof Eve.	9.07 feet
Eve. to Top of Roof	10.49 feet
Ground to Top of Roof	19.56 feet
Ground to Decorative Roof (highest pt.)	24.97 feet

3.

Covered Arena

Roof Eve.	EL 33.69
Top of Main Roof	EL 41.68
Top of Decorative Roof	N/A
Eve. Underhang	EL 30.87

Measurements:

Ground to Roof Eve.	17.15 feet
Eve. to Top of Roof	7.99 feet
Ground to Top of Roof	25.14 feet
Ground to Decorative Roof (highest pt.)	N/A

CRG Investments LP
12750 35th Street South
P.C.N. 73-41-44-22-00-000-5020

4.
Polo Bleachers

Roof Eve.	EL 48.15
Top of Main Roof	EL 52.45
Top of Decorative Roof	N/A
Ground	EL 20.95

Measurements:

Ground to Roof Eve.	27.20 feet
Eve. to Top of Roof	4.30 feet
Ground to Top of Roof	31.50 feet
Ground to Decorative Roof (highest pt.)	N/A

5.
Polo Barn

Roof Eve.	EL 34.72
Top of Main Roof	EL 43.80
Top of Decorative Roof	EL 50.40
Ground	EL 16.42

Measurements:

Ground to Roof Eve.	18.30 feet
Eve. to Top of Roof	9.08 feet
Ground to Top of Roof	27.38 feet
Ground to Decorative Roof (highest pt.)	33.98 feet

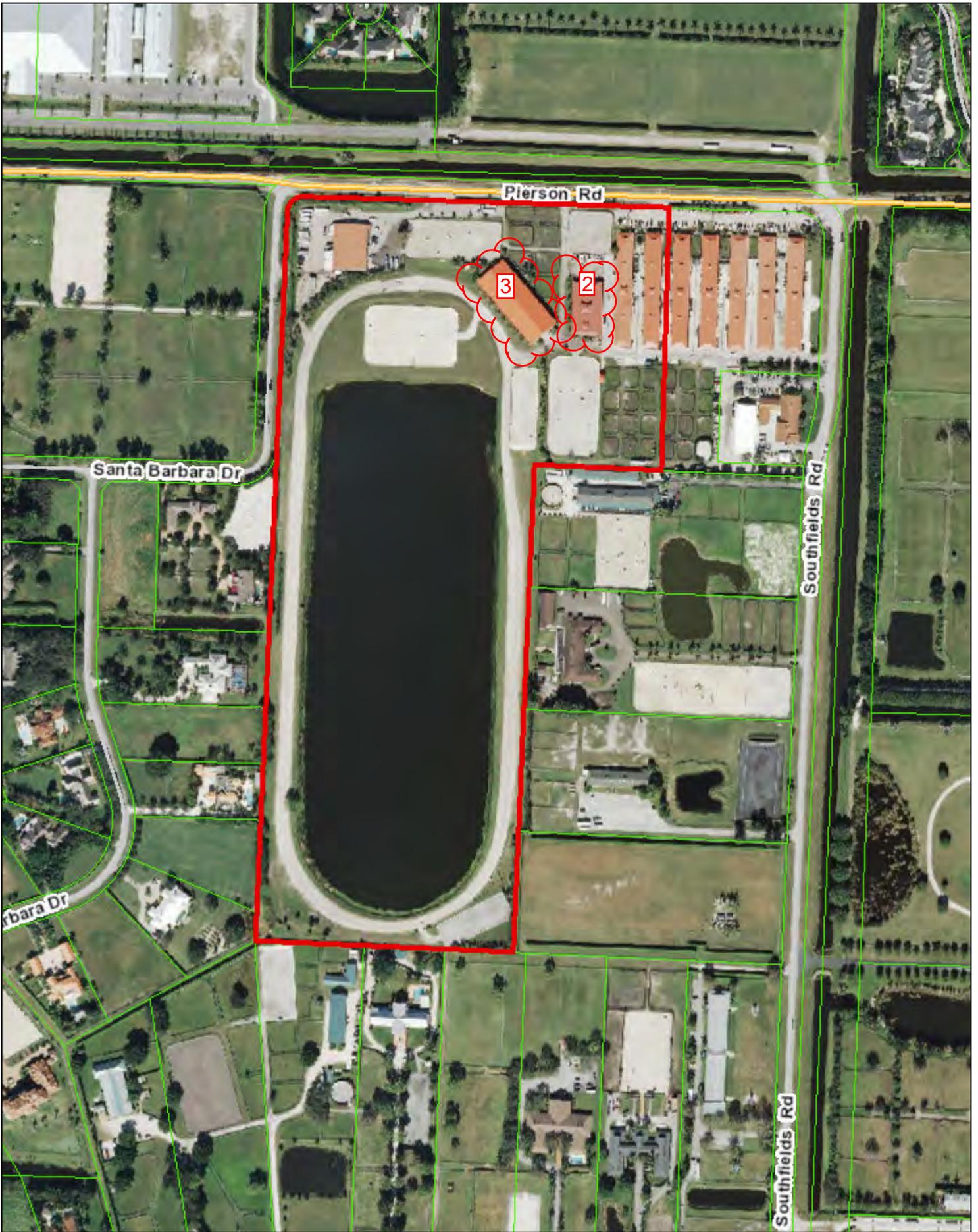


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created by: PBC Property Appraiser

July 30, 2014



Pierson Rd

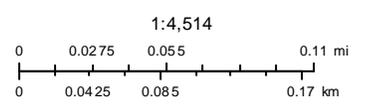
Santa Barbara Dr

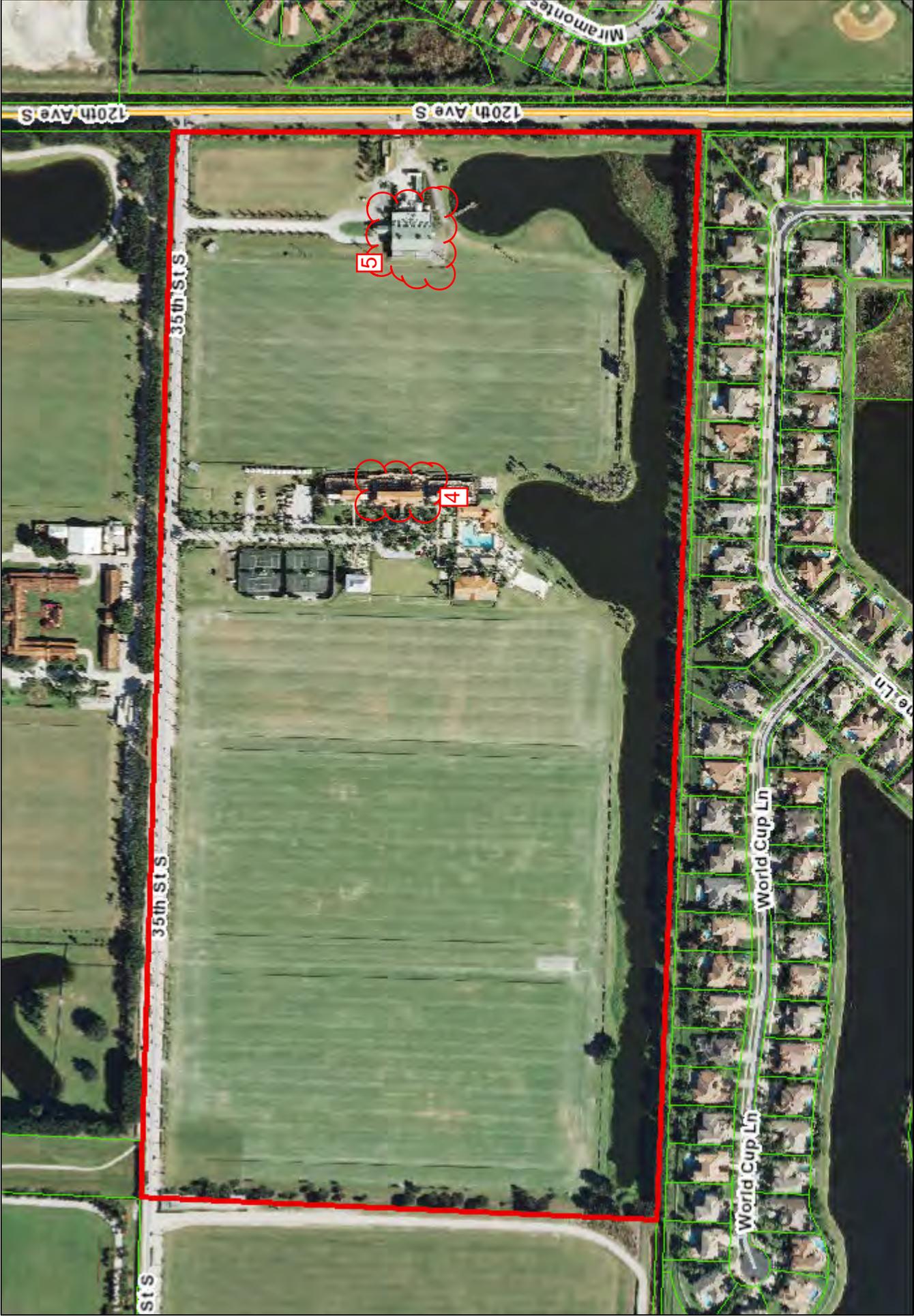
Southfields Rd

Southfields Rd



73-41-44-21-03-002-0000





1:4,514

0 0.0325 0.065 0.1 0.13 mi

0 0.05 0.1 0.2 km

July 30, 2014

73-41-44-22-00-000-5020



created by: PBC Property Appraiser

D

MEMORANDUM

To: Mayor and Council
Senior Staff

From: Paul Schofield *Paul*

Date: November 5, 2012

Subject: Equestrian Village
Concept Plan Development

At the request of council I developed four concept plans for the Equestrian Village Property. I have been asked to provide a brief outline of the process that I went through to develop those plans.

Starting with Council's direction I developed the three alternatives. Each of those plans started with the basic assumption that the existing facilities would remain in place. After presenting the first three plans I was asked to develop a fourth plan that relocated the two existing barns. I applied the basic provisions of the Comprehensive Plan and the Land Development Regulations as they exist. It is important to remember that this exercise was not an exhaustive planning effort. Most of the relevant Comp Plan and LDR requirements were considered; however, time did not permit a complete analysis. There are elements that are both more and less restrictive than those I reviewed; however, in my opinion the plans reasonably represent what could be built on the site and comply with Wellington's development standards.

The base data was:

Land Area	59.29 acres
Future Land Use Designation	Commercial Recreation
Zoning	Residential PUD – EOZD

Estimate of Land Coverage:

The first limitation on site coverage is found in the Comprehensive Plan. Policy 1.3.15 of the Land Use Element establishes a maximum building coverage of 10% and a maximum floor area ratio (FAR) of 10%. Please note that Sec. 6.10.6.B of the Land Development Regulations (LDR's) provides a maximum FAR of 15%. In a case where there is a conflict between the Comprehensive Plan and the LDR's, the Comprehensive Plan is the governing document.

While on the surface FAR and Building Coverage look the same, they can be quite different and, in the case of this site, it is an important considerations. Specifically, the

largest building on the site is just over 80,000 square feet (the covered arena). The covered arena counts toward building coverage, but does not count toward FAR because it does not have walls.

Maximum Building Coverage	= (59.29 x 43560 sf/ac) x 0.1 = 258,267 sf
Maximum FAR	= (59.29 x 43560 sf/ac) x 0.1 = 258,267 sf

The next limitation on coverage is found in the Land Development Regulations (LDR's) Sec. 6.10.6.B which provides for a maximum lot coverage of 20%. Maximum Lot Coverage is largest amount of area that can be covered by an impervious surface (buildings, paving, etc.). Applying the 20% maximum lot coverage results in:

Maximum Lot Coverage	= (59.29 x 43560 sf/ac) x 0.2 = 516,534 sf
----------------------	--

Parking Requirements:

Parking requirements for the site are found in Sec. 7.2 of the LDR's. Table 7.2.1 establishes the following parking requirements:

Stable, commercial	1 space per 300 sf within the stable plus 1 space per 3 animal stalls
Retail, general	1 space per 200 sf

Determining the spectator parking for the equestrian facilities is more difficult, depending on how they are classified. The parking requirement can be either 3 or 4 spaces per spectator. The code provides:

Theaters, Auditoriums & Public Assembly	1 space per 3 seats plus 1 space per Employee
Athletic Fields	1 space per 4 seats
Race tracks, auto, dog or horse	1 space per 4 seats

Given that there is no exact match in the parking standards table, a reasonable argument could be made for any of the three. The original site plan approval contains a 3,500 spectator limit which would require either 875 spaces or 1167 spaces, depending on which standard is applied.

Each existing barn is 19,869 sf and contains 100 stalls. Required parking (paved) for the two barns is as follows:

19,869sf ÷ 300	=	66 spaces	plus
<u>100 stalls ÷ 3</u>	=	<u>33 spaces</u>	
Total	=	99 spaces x 2 = 198 paved spaces	

The competition arenas (spectator seating) require a minimum of 875 spaces, which based on the current plan, are grassed parking spaces. So, the total number of parking spaces required today is approximately 1,073.

Parking for four barns would be 396 paved spaces, 52,000 sf of retail would require an additional 260 paved spaces which results in a minimum parking requirement of:

Paved Spaces	
Barns (4) – 396	
Retail @ 52,000 sf	260
Retail @ 62,200 sf	311
<u>Temporary Grassed Spaces</u>	<u>875</u>
Total @ 52,000 sf retail	1531
Total @ 62,200 sf retail	1582

(There is a discussion on the next page in the Potential Additional Building section that discusses the two retail sf estimates)

Maximum Lot Coverage, Maximum Building Coverage and Maximum Floor Area Ratio:

Based on the plans submitted by Wellington Equestrian Partners, the approximate square footage of the existing facilities contributing to lot coverage is:

2 Barns @ 19,869 sf ea	39,738 sf
Covered arena	80,400 sf
Buildings (Other)	23,000 sf (approx.)
Elevated deck	31,935 sf
Paved Parking/Roads	218,235 sf
<u>Total</u>	<u>393,308 sf</u>

Given the existing lot coverage of 393,308 sf and an allowable coverage of 516,534, the remaining area that can be covered by buildings, roads and other impervious surfaces is 131,586 sf. Assuming that two more barns will be built on site reduces the lot coverage by 39,738sf to 91,848sf.

Total building coverage is approximately 143,000 sf against a site maximum of 258,267sf leaving a remaining total of 115,267 sf. Assuming that two more barns will be constructed on the site reduces that number by 39,738 sf to 75,529 sf.

Total approximate existing FAR is on the order of 62,000 sf. The allowable FAR (258,267) less existing results in a potential of 196,267sf. Assuming that two more barns (like the ones currently in place) will be built on site reduces the FAR by 39,738 sf to 156,529 sf.

Based upon the above analysis the potential available coverage's are as follows:

Maximum Lot Coverage	131,586sf	(91,848sf w/ 4 barns)
Maximum Building Coverage	115,267sf	(75,529sf w/ 4 barns)
FAR	196,267sf	(156,529sf w/4 barns)

Potential Additional Building:

The additional building potential requires that all three coverage limitations above are met. Assuming an average parking need of 1 space per 200 sf and an average of 330 sf of paved area per space, the FAR potential cannot be reached, unless elevated parking is provided, because the maximum lot coverage is exceeded.

Using the same parking metrics assumptions, the maximum potential building potential also cannot be achieved, unless elevated parking is provided, because the lot coverage again is exceeded. Assuming that ground level parking is used, Maximum Lot Coverage rules which means the combination of future buildings and paved parking cannot exceed 131,586 sf.

Again using the same parking metric assumptions, the potential additional building space is 51,836 sf together with approximately 79,750 sf of paved parking. Please note that these are rough estimates. The code provides the ability to do site specific parking calculations which could increase FAR by up to 20% resulting in 62,200 sf of FAR. Again it should be remembered that these are rough estimates.

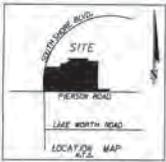
Drainage Considerations:

The Land Development regulations incorporate the 2010 Permit Criteria and Best Management Practices Manual for Works in the Village of Wellington (VOW). Based upon this manual, enough storage must be provided to achieve water quality requirements and provide compensating storage for flood control. Based upon the maximum lot coverage (516,534 or 11.86 acres), the total amount of storage required to achieve water quality is on the order of 1.6 ac-ft. This can be achieved by dry detention and/or exfiltration trenches. If dry detention only is used, the corresponding surface

area would be on the order of 0.5 acres. Again based upon the maximum lot coverage (516,534 or 11.86 acres), the total amount of water storage required to offset impervious areas and grading activities is at least approximately 5 ac-ft and could be more depending on grading (assumes compacted, depressional soils w/ 5.1" storage). This storage requirement can be achieved by a variety of techniques, including detention areas (parking lots, grassed areas) and retention areas (lakes and ponds). The approximate surface area that would need to be provided is on the order of 1.5 to 2 acres, assuming all storage would be achieved in a single designated detention/retention facility.

There is an additional standard in the LDR's that impacts on site retention that does not appear to have been accounted for. Sec 7.2.3.J.4 requires that all surface parking areas, grassed or otherwise shall be considered impervious paved surface for the purpose of determining tertiary drainage system flow capacity and secondary stormwater management system runoff treatment/control requirements. This requirement will likely not impact the surface storage to meet quantity needs, but will require additional on-site retention for water quality purposes. The total estimated storage requirement for water quality purposes is estimated on the order of 2.4 ac-ft, when this is taken into account. Upon cursory review of the plans/available land, the storage requirements do not appear to inhibit the achievement of the maximum lot coverage.

E



ABBREVIATIONS:

B	BASELINE	DRB	OFFICIAL RECORD BOOK
Sta.	STATION	EXIST	EXISTING
R	RADIUS LENGTH	FND	FOUND
Δ	DELTA ANGLE	IR/C	IRON ROD & CAP
L	ARC LENGTH	FPL	FLORIDA POWER & LIGHT
E	CENTER LINE	B.E.	BUFFER EASEMENT
FB	PLAT BOOK	U.E.	UTILITY EASEMENT
PG	PAGE	P.O.B.	POINT OF BEGINNING
IR	IRON ROD	P.O.C.	POINT OF COMMERCIATION
N/O	NAIL & DISK	P.C.P.	PERMANENT CONTROL POINT
		P.R.M.	PERMANENT REFERENCE MONUMENT



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN PART OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2090.00 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SOUTH SHORE BLVD., AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'23" EAST ALONG SAID EASTERN RIGHT OF WAY LINE A DISTANCE OF 702.42 FEET TO A POINT OF CURVE; CONCAVE TO THE EAST HAVING A RADIUS OF 1440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°28'05", A DISTANCE OF 514.84 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT "A", EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 398.12 FEET; THENCE NORTH 00°00'00" EAST, ALONG SAID TRACT A, A DISTANCE OF 2.18 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1080.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 60°50'26" WEST; THENCE NORTHEASTLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'35", A DISTANCE OF 79.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A; THENCE SOUTH 90°00'00" EAST, ALONG SAID SOUTH LINE OF TRACT A, A DISTANCE OF 88.82 FEET; THENCE NORTH 91°06'56" EAST, ALONG SAID TRACT A, A DISTANCE OF 204.71 FEET; THENCE NORTH 38°53'04" WEST, ALONG SAID TRACT A, A DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF TRACT "B" OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B AND C, OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 295.69 FEET TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID PARCEL C, THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID PARCEL C, THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET; THENCE SOUTH 89°37'54" EAST, ALONG SAID SOUTH LINE OF PARCEL C, A DISTANCE OF 3.00 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 1 OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°52'06" WEST ALONG SAID PLAT OF EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 50, PAGE 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1290.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°52'06" WEST, A DISTANCE OF 162.28 FEET TO A POINT ON THE NORTH LINE OF ACME IMPROVEMENT DISTRICT CANAL C-23 RIGHT OF WAY, AS RECORDED IN DEED BOOK 1037, PAGE 689, SAID POINT ALSO BEING 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89°37'54" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2219.59 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PROPERTY:
A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH 1/2 CORNER OF SAID SECTION 16; THENCE S89°37'54"E ALONG THE SOUTH LINE OF SAID SECTION 16, FOR 280.34 FEET; THENCE N00°13'08"E FOR 253.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCELS; THENCE N89°46'52"W FOR 40.00 FEET; THENCE N00°13'08"E FOR 45.00 FEET; THENCE S89°46'52"E FOR 40.00 FEET; THENCE S00°13'08"W FOR 45.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 59.43 ACRES MORE OR LESS

NOTES:

- NOTICES: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TRMS. 44S, RGE. 41E, WHICH BEARS N 89°37'54" W. ALL BEARINGS ARE RELATIVE THERE TO.
- FIELD SURVEY WAS PERFORMED ON 07/10/2008 AND 04/04/2010.
- UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED AND ARE NOT COVERED UNDER THE CERTIFICATION SHOWN HEREON.

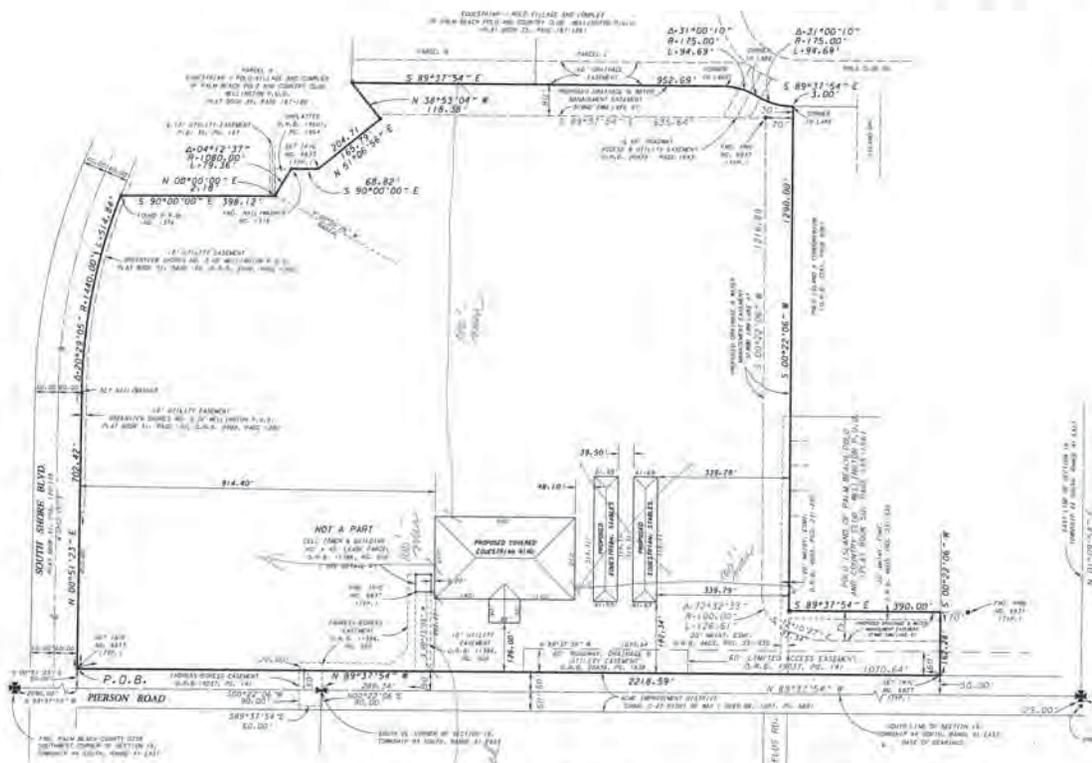
CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND ADOPTED IN CHAPTER 55-17.05, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE JANUARY 11, 2010.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEXTON ENGINEERING ASSOCIATES INC.
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
1-800-367-8877

PROFESSIONAL SURVEYOR AND MAPPER
MICHAEL D. BONIN
NO. 4396, STATE OF FLORIDA
1-B, NO. 6833



NOT A PART
CELL TOWER A BUILDING
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40.00'

NOT A PART
CELL TOWER B BUILDING
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40.00'

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CELL TOWER C BUILDING
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S 89°46'52" E
40.00'

Approved by Village of Wellington
PLANNING & ZONING COMMISSION
[Signature]

BOUNDARY SURVEY

SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-967-8877 FAX 561-967-3668
FL REGISTRATION NO. LE0006037, EE 0007064

**WORLD DRESSAGE CENTER
WELLINGTON, FLORIDA**

DATE: 09/30/2010
SHEET: 1 OF 1
PROJECT: H28712
SCALE: 1"=50'



WORLD DRESSAGE COMPLEX

COVERED EQUESTRIAN ARENA

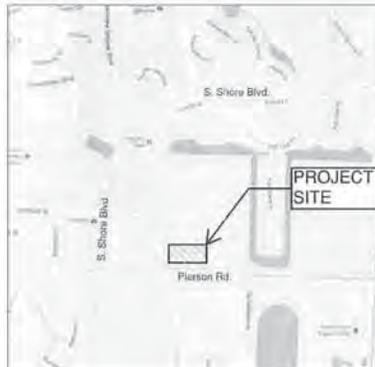
WELLINGTON, FLORIDA

SHELL ONLY PERMIT

REVIEWED
 BY 11/08/11

*(Accessible requirements,
 & electrical
 & separate permits)*

VICINITY & LOCATION MAPS



DRAWING SHEET INDEX

SUBMITTAL:	
PREVIOUSLY ISSUED	RELEASE DATE:
<input checked="" type="checkbox"/> CURRENTLY ISSUED	
GENERAL	
G-001 COVER SHEET	<input checked="" type="checkbox"/>
G-002 SHEET BACK, SYMBOLS, ABBREVIATIONS AND VICINITY MAPS	<input checked="" type="checkbox"/>
STRUCTURAL	
S-001 GENERAL STRUCTURAL NOTES & ABBREVIATIONS	<input checked="" type="checkbox"/>
S-101 FOUNDATION SLAB	<input checked="" type="checkbox"/>
S-501 FOUNDATION DETAILS	<input checked="" type="checkbox"/>
ARCHITECTURAL	
A-201 ARENA FLOOR PLAN	<input checked="" type="checkbox"/>

NOV 23 2011

WELLINGTON
 110003524
 CERTIFIED COPY

FOR PERMIT ONLY

DATE: 29 SEPTEMBER 2011

GENERAL CONTRACTOR	ARCHITECT	STRUCTURAL ENGINEER	PEB MANUFACTURER
<p>MD Barnmaster Southeast, LLC P.O. Box 210635 Royal Palm Beach, Florida 33421-0635 Contact: Carl Ragosta Tel.: 1.800.340.1507</p>	<p>BCRA 225 N. Fairfax St. Suite 200 Alexandria, Virginia 22314 Contact: Heidi Perham Tel.: 703.584.4641</p>	<p>SCBC Engineering, PLLC 16121 N. Meadowdale Rd. Edmonds, Washington 98026 Contact: Brian E. Moll Tel.: 206.351.2217</p>	<p>RIGID Global Buildings 18933 Aldine Westfield Houston, Texas 77073 Contact: Larry Black Tel.: 800.658.2885</p>

GENERAL NOTES

- 1.1 Fabrication shall be in accordance with R.G.B. standard practices in compliance with the applicable sections, relating to design requirements and allowable stresses of the latest edition of the "AWC Structural Welding Code D11 and D13." R.G.B. manufacturing procedures are certified by:

Reference	Certification numbers
Hourian	R.G.B. #456
- 1.2 **MATERIALS**

ASTM DESIGNATION	MIN. YIELD STRENGTH
Hot Rolled Steel Shapes (W, S, C & L)	A572 Fy = 50 KS
Steel Pipes	A500 Fy = 42 KS
Structural Tubing	A500 Fy = 48 KS
Structural Steel Web Plate	A572/A101 Fy = 55 KS
Structural Steel Flange Plates/Bars	A529/A572 Fy = 58 KS
Cold Formed Light Gages	A553/A101 Fy = 50, 55 KS
Roof and Wall Sheets	A792/AR53 Fy = 50, 80 KS
Double Glaze	A475 - TYPE 1 Cold High Strength
Rod Bronze	A36 Fy = 36 KS

	MIN. TENSILE STRENGTH
Machine Bolts & Nuts	A307 Fu = 60 KS
High Strength Bolts (1/4" and less)	A325-TYPE 1 Fu = 120 KS
High Strength Bolts (1/2" to 1 1/2")	A325-TYPE 1 Fu = 105 KS
Anchor Bolts (if supplied)	A36/A307/F1554 Fu = 60 KS
- 1.3 **PRIMER**
Shop primer paint is a rust inhibitive primer which meets the end performance of Federal Specification SSPC No. 15 and is R.G.B. Red Oxide color. This paint is not intended for long term exposure to the elements. R.G.B. is not responsible for any deterioration of the shop primer paint as a result of improper handling and/or storage. R.G.B. shall not be responsible for any field applied paint and/or coating. (Section 4.5 AISC Code of Standard Practice, 13th Edition). Nominal thickness of primer will be 1 mil unless otherwise specified in contract documents.
- 1.4 **GALVANIZED OR SPECIAL COATINGS:**
See Contract Documents.
- 1.5 **ALL BOLTS ARE 1/2" x 0"-1" A307 EXCEPT:**
 - a) Eave strut connection - 1/2" x 0"-1 1/4" A307
 - b) Endwall rafter splice - 5/8" x 0"-1 3/4" A325-N
 - c) External column to rafter connection - 1/2" x 0"-1 1/4" A325-N
 - d) Main frame connections - SEE CROSS SECTION

NOTE: Washers are not supplied unless noted otherwise on drawing.
- 1.6 **A325 BOLT TIGHTENING REQUIREMENTS**
All high strength bolts are A325-N unless specifically noted otherwise. Structural bolts shall be tightened by the turn-of-the-nut method in accordance with the 13th Edition AISC Specification For Structural Joints using ASTM A325 or A490 Bolts, when specifically required. A325-N bolts are applied without washer unless otherwise noted on the drawings.
All bolted connections unless noted are designed as bearing type connections; all bolt threads not excluded from the shear plane.
- 1.7 **CLOSURE STRIPS ARE FURNISHED FOR APPLICATION:**
INSIDE - Under roof panels at eave
OUTSIDE - Between endwall panels and rafter trim - Under continuous ridge vent skirts
- 1.8 **BRACING NOTE:**
All bracing, strapping & bracing slown and provided by R.G.B. for this building is required and shall be installed by the erector as a permanent part of the structure. If additional bracing is required for stability during erection, it shall be the erector's responsibility to determine the amount of such bracing and to procure and install as needed.
- 1.9 **ERECTOR AND UNLOADING NOT BY R.G.B.**
- 1.10 **SHORTAGES**
Any claims or shortages by buyer must be made to R.G.B. within the 15 working days after delivery, or such claims will be considered to have been waived by the customer and disallowed.
- 1.11 **CORRECTIONS OF ERRORS AND REPAIRS (MBMA 3.10)**
Claims for correction of alleged mistakes will be disallowed unless R.G.B. shall have received prior notice thereof and allowed reasonable inspection of such mistakes. The correction of minor mistakes by the use of drill pins to draw the components into line, moderate amounts of grinding, chipping and cutting, and the replacement of minor shortages of material are a normal part of erection and are not subject to claim. No part of the Building may be returned for rework or repairs without the prior approval of R.G.B.

BUYER/END USE CUSTOMER RESPONSIBILITIES

- 2.1 It is the responsibility of the BUYER/END USE CUSTOMER to obtain appropriate approvals and secure necessary permits from City, County, State, or Federal Agencies as required, and to advise/release R.G.B. to fabricate upon receiving said.
- 2.2 Rigid Dome Buildings (hereafter referred to as R.G.B.) standard specifications apply unless indicated otherwise in the Contract Documents. R.G.B. design, fabrication, quality control, fabrication practice, methods and tolerances shall govern the work with any other interpretations to the contrary notwithstanding. It is understood by both Parties that the BUYER/END USE CUSTOMER is responsible for clarification of inclusions or exclusions from the architectural plans and/or specifications. In case of discrepancies between R.G.B. structural steel plans and plans for other trades, R.G.B. plans shall govern. (Section 4 AISC Code of Standard Practice, 13th Edition)
- 2.3 Approval of R.G.B. drawings and calculations indicates that R.G.B. has correctly interpreted and applied the Contract Documents. This approval constitutes the architect/engineer acceptance of the R.G.B. design, concepts, assumptions, and loading. (Section 4 AISC Code 13th Edition and MBMA 3.1.1)
- 2.4 Once the BUYER/END USE CUSTOMER has signed R.G.B. Approval Package and the project is released for fabrication, changes shall be billed to the BUYER/END USE CUSTOMER including material, engineering and other costs. An additional fee may be charged if the project must be moved from the fabrication and shipping schedule.



DRAWING PACKAGE			
SALES NO.	40381	JOB NO.	-
		BLDG.	A&B
CUSTOMER	MD BARN MASTER NE/SE		
END USER	FAR NIENTE STABLES II, LLC		
END USE	RIDING ARENA		
STREET	14440 PIERSON ROAD		
CITY, STATE	WELLINGTON, FL 33414		
COUNTY	PALM BEACH		

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING AS INDICATED:

DESIGN LOADS:

- Design Code : FBC 07 with 2009 Supplement
 - Enclosure : Closed
 - Dead Load (psf) : Metal building structure only by RGB
 - Collateral Load (psf) : 0
 - Wind Load :
 - Basic Wind Speed, 3 sec gust : 140 mph
 - Wind Importance Factor, Iw : 1.00
 - Wind Exposure : B
 - Internal Pressure Coefficient, GCPI : +0.18/-0.18
 - Wall Panel Wind Pressure (psf) : +36.7
 - Wind Suction (psf) : -48.1
 - Girt/Header Wind Pressure (psf) : +29.6
 - Wind Suction (psf) : -32.4
- Live Load**
- Primary Framing (psf) : 20.00
 - Trib. Area Reduction : Yes
 - Secondary Framing (psf) : 20.00
- Other Loads/Requirements**
- Wall Panel Used : FBR 26 Ga.
 - Roof Panel Used : HT 24 Ga.
 - Panel Seam : QUAD-Lok
- Florida Approval Numbers**
- FL 5443.1
 - FL 13733.1

BUILDING DESCRIPTION:	[A]	[B]
Width (ft)	:210	80
Length (ft)	:360	60
Eave Ht. at BSW (ft):24		24
Eave Ht. at FSW (ft):24		24
Roof Slope at BSW	:2.5:12	2.5:12
Roof Slope at FSW	:2.5:12	2.5:12
Bay Spacing (ft)	:18 at 20	3 at 20

COVERING AND TRIMS:

- Roof Panels & Trims**
- Panel Type : 24 Ga. HT
 - Panel Color : Galv.Plus
 - Trim Colors
 - Eave Trim : Spec 2000
 - Eave Gutter : Spec 2000
 - Gable Trim : Spec 2000
- Wall Panel & Trims**
- Panel Type : 26 Ga. PR
 - Panel Color : Spec 2000
 - Trim Colors
 - Corner Trims : Spec 2000
 - Opening Trims : Spec 2000
 - Downspouts : Spec 2000
 - Base Trim : Spec 2000
 - Mos. Flash : Spec 2000
- Special Requirements: NONE

NOTE: THIS TERM CLOSED IS FOR THE STRUCTURAL DESIGN DESIGNATION. THE BUILDING IS OPEN ON ALL SIDES FOR R.G.B. FIRE DEPT REVIEW PURPOSES. IF THE SIDES BECOME ENCLOSED AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE REQUIRED

LIGHT WEIGHT TRUSS / TUBOR PLACED INSULATION PER ARCHITECTURAL

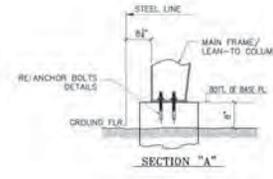
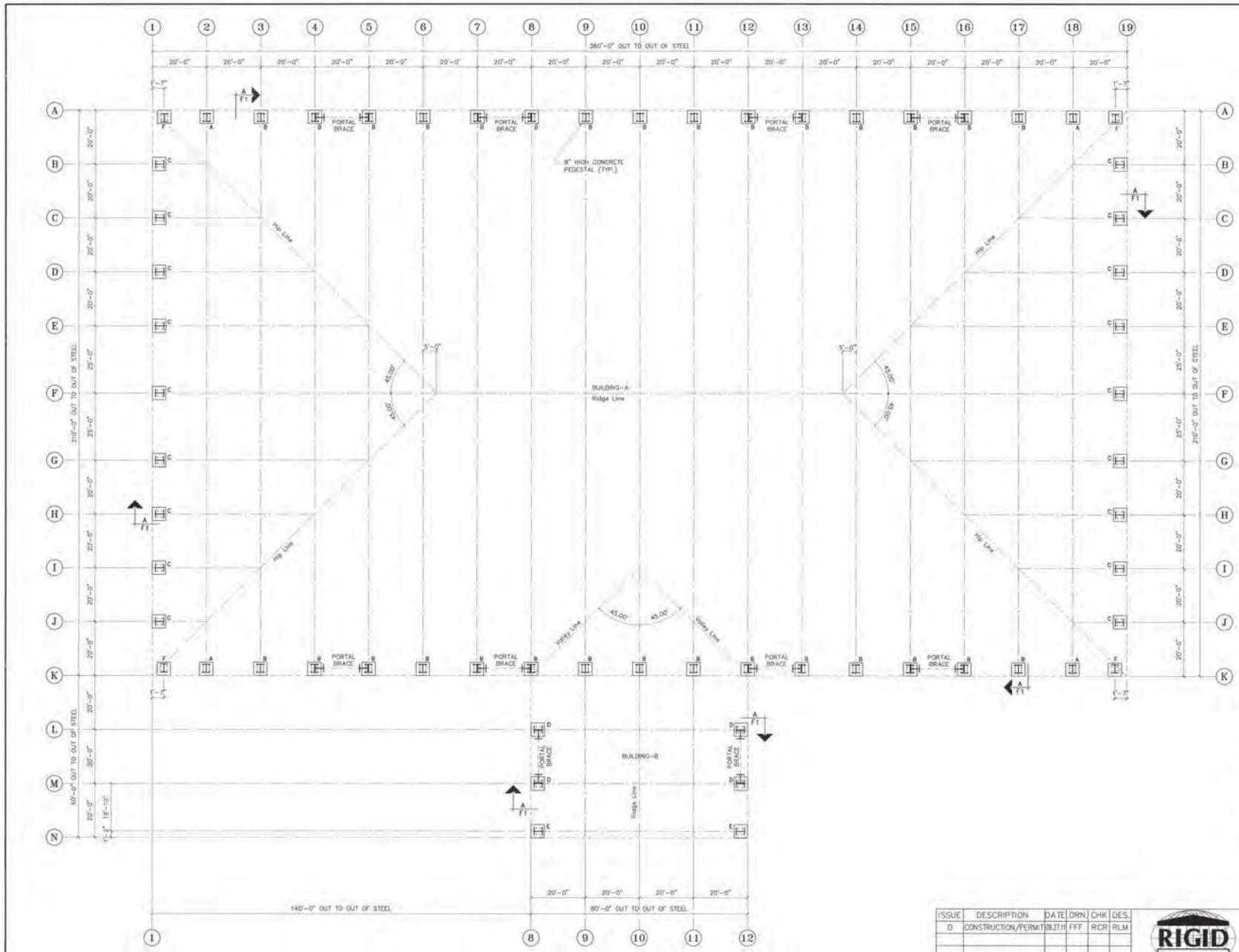
- 2.6 The BUYER/END USE CUSTOMER is responsible for overall project coordination. All interfaces, compatibility and design considerations concerning any materials not furnished by R.G.B. and R.G.B. steel system are to be considered and coordinated by the BUYER/END USE CUSTOMER. Specific design criteria governing this interface between materials must be furnished before release for fabrication or R.G.B. assumptions will govern. (Section 4 and Commentary, AISC Code of Standard Practice, 13th Edition)
- 2.7 It is the responsibility of the BUYER/END USE CUSTOMER to ensure that R.G.B. plans comply with the applicable requirements of any governing building authorities. The supplying of loaded engineering data and drawings for the metal building system does not imply or constitute an agreement that R.G.B. or its design engineers are acting as the engineer of record or design professional for a construction project. These drawings are issued only to certify the design of the structural components furnished by R.G.B.
- 2.8 The BUYER/END USE CUSTOMER is responsible for setting of anchor bolts and erection of steel in accordance with R.G.B. "For Construction" drawings only. Temporary supports such as gyps, bracs, nibs, etc., cribbing or other elements required for the erection operation shall be determined, furnished and installed by the erector. No items should be purchased from a preliminary set of drawings, including anchor bolts. Use only the "FOR CONSTRUCTION DRAWINGS" for this use. (Section 7 AISC Code of Standard Practice, 13th Edition)
- 2.9 Rigid Dome Buildings is responsible for the design of the anchor bolt to permit the transfer of forces between the base plate and the anchor bolt in shear, bearing and tension, but is not responsible for the transfer of anchor bolt forces to the concrete or the adequacy of the anchor bolt in relation to the concrete. Unless otherwise provided in the Draw Documents, R.G.B. does not design and is not responsible for the design, material and construction of the foundation or foundation amendments. The END USE CUSTOMER should assure himself that adequate provisions are made in the foundation design for loads imposed by column reactions of the building, other imposed loads, and bearing capacity of the soil and other conditions of the building site. It is recommended that the anchorage and foundation of the building be designed by a Registered Professional Engineer experienced in the design of such structures. (Chapter IV Section 3.2.2 Metal Building Systems Manual 2006 Edition)
- 2.10 Normal erection operations include the corrections of minor mistakes by moderate amounts of reaming, chipping, welding or cutting, and the erection of elements into line through the use of drill pins. Errors which cannot be corrected by the foregoing means or which require major changes in member configurations to be reported immediately to R.G.B. by the BUYER/END USE CUSTOMER, to enable whoever is responsible either to correct the error or to approve the most efficient and economic method of correction to be used by others. (Section 7 AISC Code of Standard Practice, 13th Edition)
- 2.11 Neither the fabricator nor the BUYER/END USE CUSTOMER will cut, nail or otherwise alter his work, or the work of other trades, to accommodate other trades, unless such work is clearly specified in the contract documents. Whenever such work is specified, the BUYER/END USE CUSTOMER is responsible for furnishing complete information as to materials, size, location and number of alterations prior to preparation of shop drawings. (Section 7 AISC Code of Standard Practice, 13th Edition)
- 2.12 **WARNING:** In no case should Galvalume steel panels be used in conjunction with lead or copper. Both lead and copper have harmful corrosive effects on the Galvalume alloy coating when they are in contact with Galvalume steel panels. Even run-off from copper flashing, wiring or tubing onto Galvalume should be avoided.
- 2.13 **SAFETY COMMITMENT:** Rigid Dome Buildings has a commitment to manufacture quality building components that can be safely erected. However, the safety commitment and job site conditions of the erector are beyond the control of R.G.B. It is strongly recommended that safe working conditions and accident prevention practices be the top priority of any job site. Logic, Safety, and Federal safety and health standards should always be followed to insure workers safety. Make certain all employees know the safest and most productive way of erecting a building. Emergency procedures should be known to all employees. Daily meetings highlighting safety procedures are also recommended. The use of hard hats, rubber-soled shoes for roof work, proper equipment for handling material, and safety nets where applicable, are recommended.
- 2.14 Roof drainage systems (gutter, downspouts, etc.) must be free of any obstruction to insure smooth operation at any given time.
- 2.15 It is recommended by Factory Mutual (Reference: B244) that roofs be cleared of snow when half of the maximum snow depth is reached. The maximum snow depth can be estimated based on the design snow load and the density of snow and/or ice buildup. See Chart below.

ROOF SNOW LOAD (lb/psf)	EQUIVALENT SNOW HEIGHT AT ROOF (in INCHES)	RECOMMENDED SNOW HEIGHT WHEN SNOW REMOVAL SHOULD START (in INCHES)
20	16.80	6.30
25	21.25	8.06
30	25.70	9.82
35	30.15	11.58
40	34.60	13.34
45	39.05	15.10
50	43.50	16.86
55	47.95	18.62
60	52.40	20.38
65	56.85	22.14
70	61.30	23.90
75	65.75	25.66
80	70.20	27.42

NOTE: For Snow/ice Removal Procedure, Refer to Metal Building System Manual 2006 Edition, Section A9A, Page A-60

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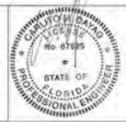
DATE: 40381 DATE NO: - BLDG: A & B ENG NO: CT OF 1 DESIGNED BY: A



110903823
COMPUTER

FOR PERMIT

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT RIGID GLOBAL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY RIGID IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN RIGID ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.



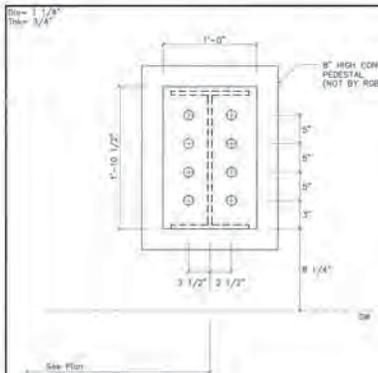
COLUMN LAYOUT PLAN
 1. GROUND FLOOR @ ELEV. 100'-0"
 2. ALL BOTTOM OF BASE FL. @ ELEV. 100'-8" UNO.

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
0	CONSTRUCTION/PERMIT	08/27/11	FFF	RCR	RLM

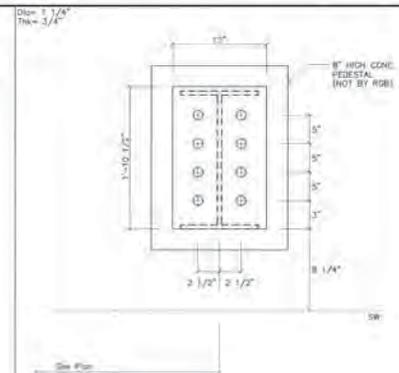
RIGID
GLOBAL BUILDINGS

18933 Alvin Westfield
Houston, Tx 77073
Phone - (281) 443-3065
Fax - (281) 443-9064

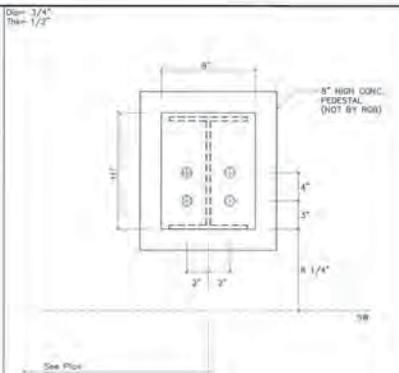
DESCRIPTION	COLUMN LAYOUT PLAN		
CUSTOMER	MD BARN MASTER NE/SE	SEP 2 7 2011	
END USER	FAR NIENTE STABLES II, LLC		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414		
DRW BY:	FFF	DATE:	9/27/11
CHECKED BY:	RCR	SCALE:	1/16"
DATE:	9/27/11	DATE:	9/27/11
DRW NO:	40381	SCALE:	1/16"
		DRW NO:	F1 OF 4
		DATE:	0



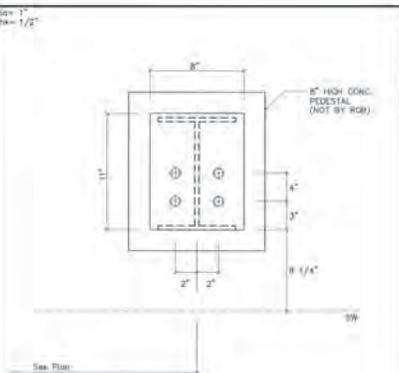
DETAIL A



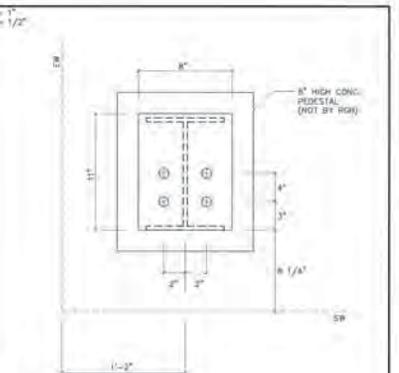
DETAIL B



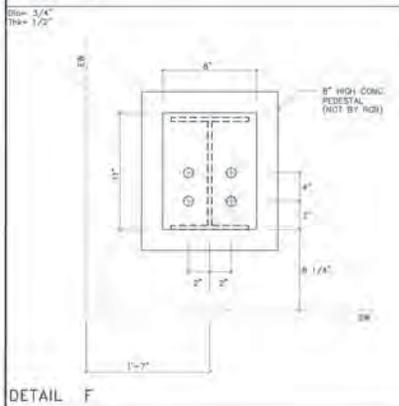
DETAIL C



DETAIL D



DETAIL E



DETAIL F

GENERAL NOTES:
 (1) THE ANCHOR BOLT DETAILS SHOWN ON THIS DRAWING LOCATE THE ANCHOR BOLTS IN REFERENCE TO BOTH THE BUILDING STEEL LINE AND THE OUTSIDE OF RIGID'S SUGGESTED PANEL RECESS OF 1-1/2".
 (2) THE ANCHOR BOLT SETTING PLAN LOCATES ANCHOR BOLTS IN REFERENCE TO THE OUTSIDE OF THE PANEL RECESS SHOWN IN THE ACTUAL PANEL RECESS IS DIFFERENT FROM WHAT IS SHOWN ON THE ANCHOR BOLT SETTING PLAN, THEN ALL REFERENCE DIMENSIONS FROM THE OUTSIDE OF THE PANEL RECESS MUST BE DETERMINED BY THE CUSTOMER.
 (3) BOTTOM OF ALL BASE PLATES ARE AT THE SAME ELEVATION. (UNLESS NOTED)

NOTE:
 ONLY ANCHOR BOLTS SETTING PLAN ISSUED & STAMPED "FOR CONSTRUCTION" SHALL BE USED IN SETTING ANCHOR BOLTS. "RIGID GLOBAL BUILDINGS" SHALL NOT BE RESPONSIBLE FOR ERROR OR DISCREPANCY IF THE DRAWING USED IS NOT VALID FOR CONSTRUCTION.

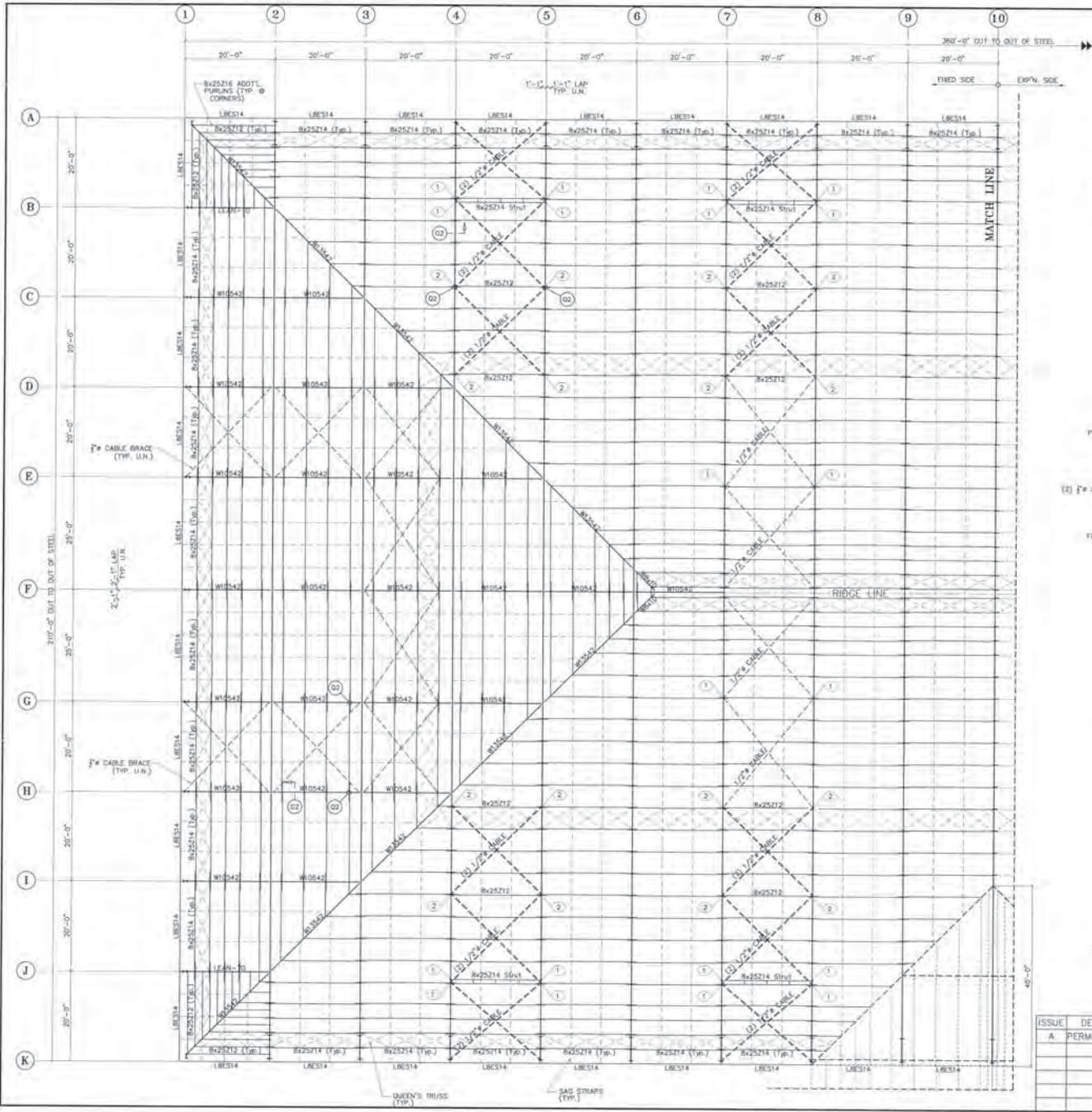
QTY.	SYMBOL	DIA.	PROJ.	ANCHOR BOLT DETAIL	
—	+	1/2"	3"	ANCHOR BOLT PROJECTION "PROJ." IS MEASURED FROM BOTTOM OF BASE PLATE	DETAIL OF ANCHOR BOLT AS PER THE SUPPLIER
—	+	5/8"	2"		
—	+	3/4"	2 1/2"		
—	+	7/8"	2 3/4"		
—	+	1"	3"	LENGTH OF "PROJ." SHOWN IS FOR ONE NUT + ONE WASHER	NUTS & WASHERS BY SUPPLIER
—	+	1 1/8"	3 1/2"		
—	+	1 1/4"	3 1/2"	ANCHOR BOLTS NOT BY RIGID GLOBAL BUILDINGS	

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
0	CONSTRUCTION/PERMIT	09/27/11	FFF	RCR	RLM

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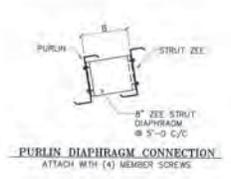
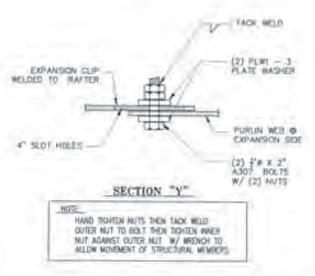
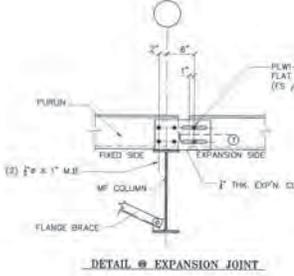
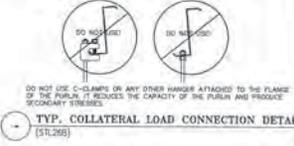
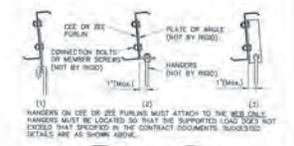
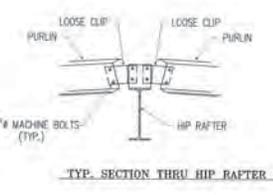
FOR PERMIT

DESCRIPTION: ANCHOR BOLTS DETAILS
 CUSTOMER: MO BARN MASTER NE/SE
 END USER: FAR NIENTE STABLES II, LLC
 END USE: RIDING ARENA
 LOCATION: 14440 PIERSON ROAD WELLINGTON, FL 33414
 DATE: 9/27/11
 SCALE: N.T.S.
 SHEET: F2 OF 4

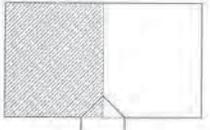


SPECIAL BOLTS

ROOF IS:	QUANTITY	SIZE	LENGTH	WASHER
1	4	A307	1 1/2"	1 1/4"
2	4	A325	1 1/2"	1 1/4"



FOR PERMIT



ROOF FRAMING PLAN

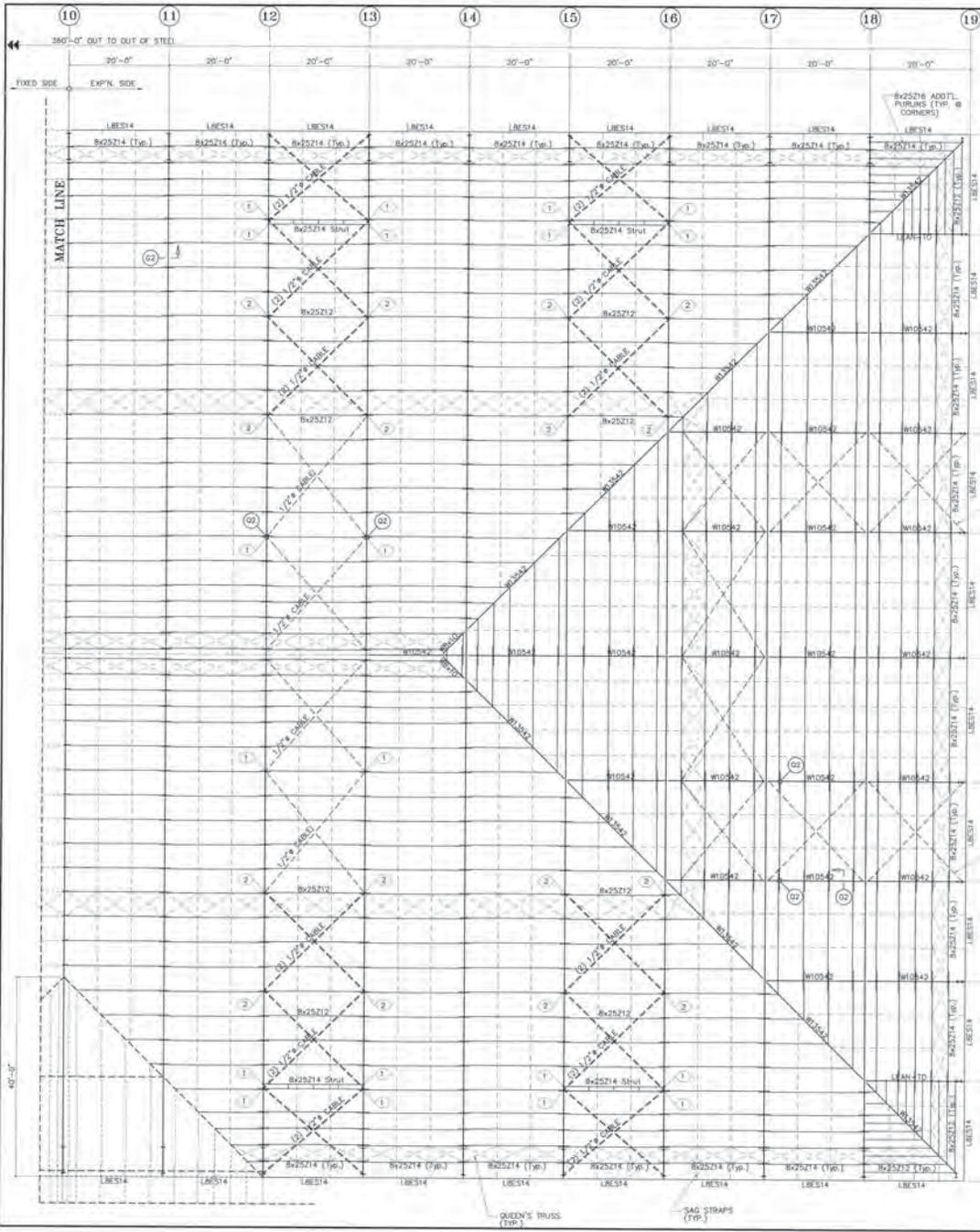
ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/27/11	FFF	---	RLM

RIGID
GLOBAL BUILDINGS
19133 Aldine Wayfield
Houston, Tx 77073
Phone: (281) 443-9066
Fax: (281) 443-9064

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GLOBAL BUILDINGS ENGINEERING
19133 Aldine Wayfield
Houston, TX 77073
Tel: (281) 443-9066
Fax: (281) 443-9064

DESCRIPTION: **ROOF FRAMING PLAN**
CUSTOMER: MD BARN MASTER NE/SE
END USER: FAR RIENTE STABLES II, LLC
END USE: RIDING ARENA
LOCATION: 14440 PERSON ROAD WELLINGTON, FL 33414
DATE: 9/16/11
SCALE: 3/32"
ISSUE NO: 40381
PAGE: E1 OF 35

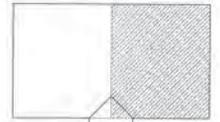


SPECIAL BOLTS
ROW PLAN

QTY	QTY	TYPE	SIZE	LENGTH	WASH
1	*	A307	1/2"	1 1/4"	0
2	*	A325	1/2"	1 1/4"	0

VERIFICATION
10-043024
L.A. LAMBERTSON

FOR PERMIT



KEY PLAN
NORTH

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ROOF FRAMING PLAN

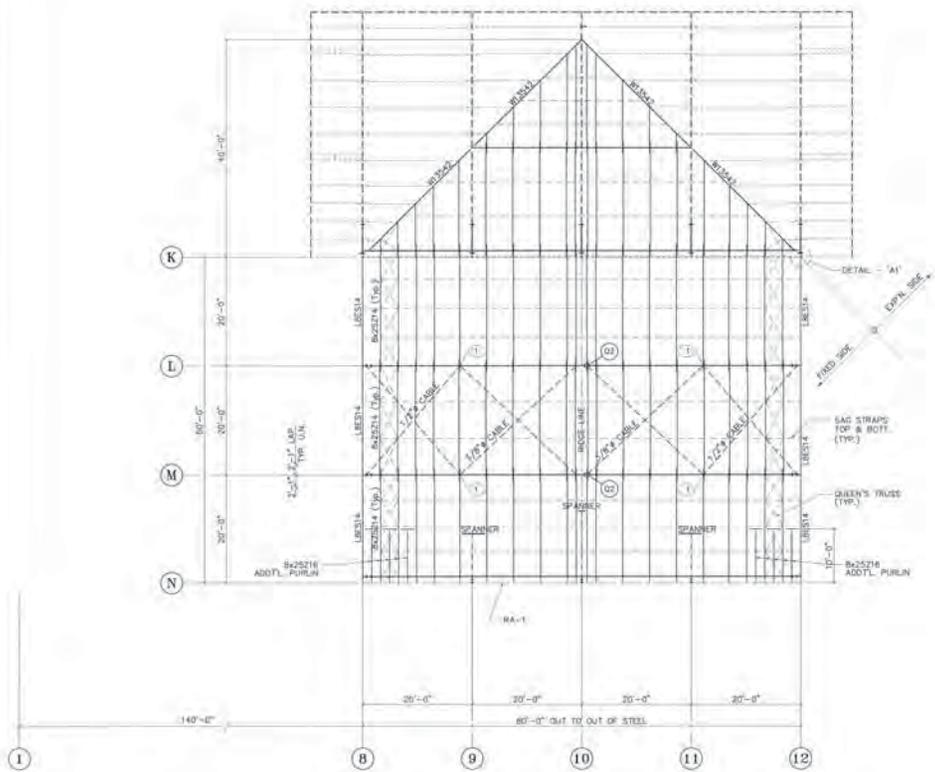
ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	09/27/11	FFF	---	RLM



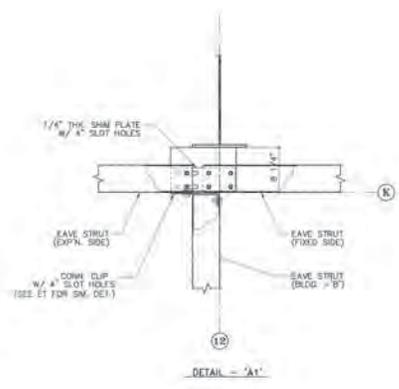
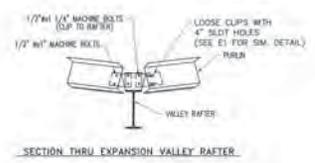
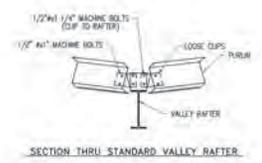
19933 Altona Westfield
Houston, Tx 77053
Phone : (281) 443-9065
Fax : (281) 443-9064

DESCRIPTION	ROOF FRAMING PLAN	DATE	REV.
CUSTOMER	MD BARN MASTER NE/SE	9/16/11	1
END USER	FAR NIENTE STABLES II, LLC		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414		
DRN NO.	FFF	DATE	REV.
DRW NO.	40381	SCALE	3/32"
		PRG NO.	E2 OF 35
		CHK	A

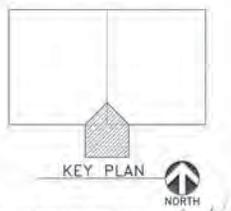
SPECIAL BOLTS			
ROOF PLATE			
COL.	WALN TYPE 18A	LEACH WASH	
	1	4	A307 1/2" x 1 1/4" 0



ROOF FRAMING PLAN



FOR PERMIT



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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	02/21/11	FFF	RLM	

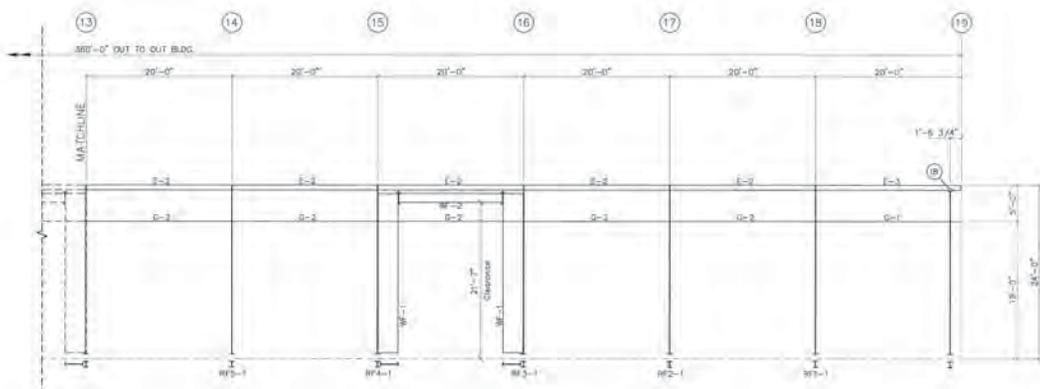
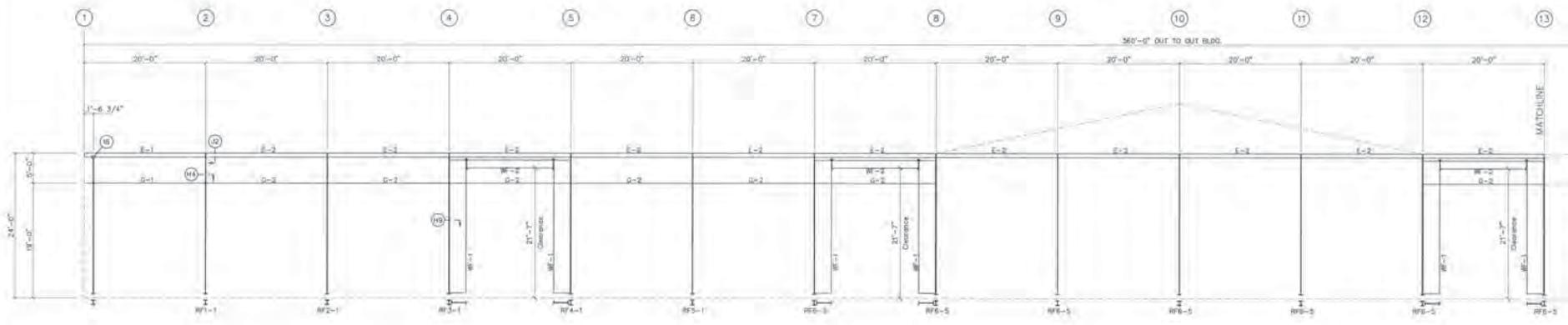
RIGID
GLOBAL BUILDINGS

18933 Alicia Westfield
Houston, Tx 77075
Phone - (281) 443-8045
Fax - (281) 443-8064

DESCRIPTION	ROOF FRAMING PLAN	SEP 27 2011
CUSTOMER	MD BARN MASTER NE/SE	
END USER	FAR NIENTE STABLES II, LLC	
END USE	RIDING ARENA	
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	
DRW BY:	FFF	DATE: 9/16/11
CHK BY:	40381	SCALE: 3/32"
		DATE: ES OF 35
		PAGE: A

KEY TABLE			
FRAME LINE #	SPAN	TYPE	CL. / THICK
WF-1	WF-2	8" A315	1/4" x 1/4"
WF-1	WF Frame	10" A315	5/8" x 1 1/2"

MEMBER TABLE	
FRAME LINE #	PART
WF-1	W10X54
WF-2	W14X53
E-1	LB514
E-2	LB514
E-3	LB514
G-1	8x25C2
G-2	8x25C2



SIDEWALL FRAMING: FRAME LINE K

1100001004

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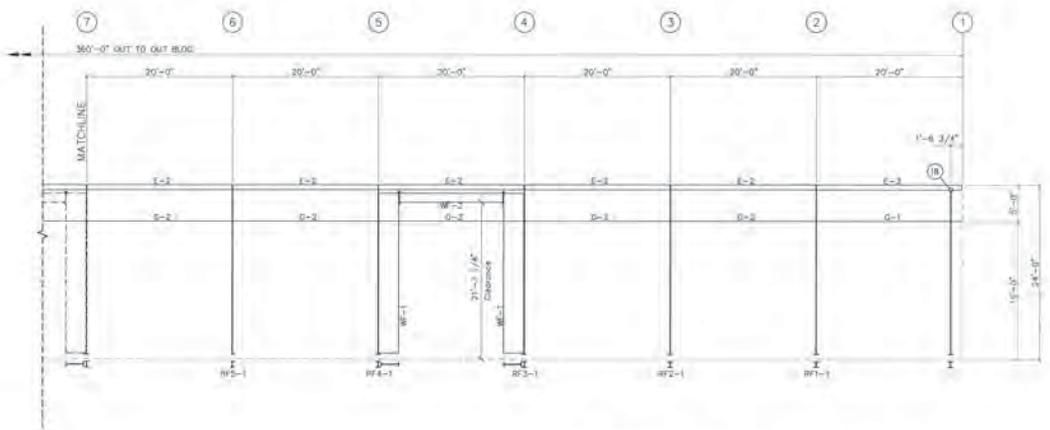
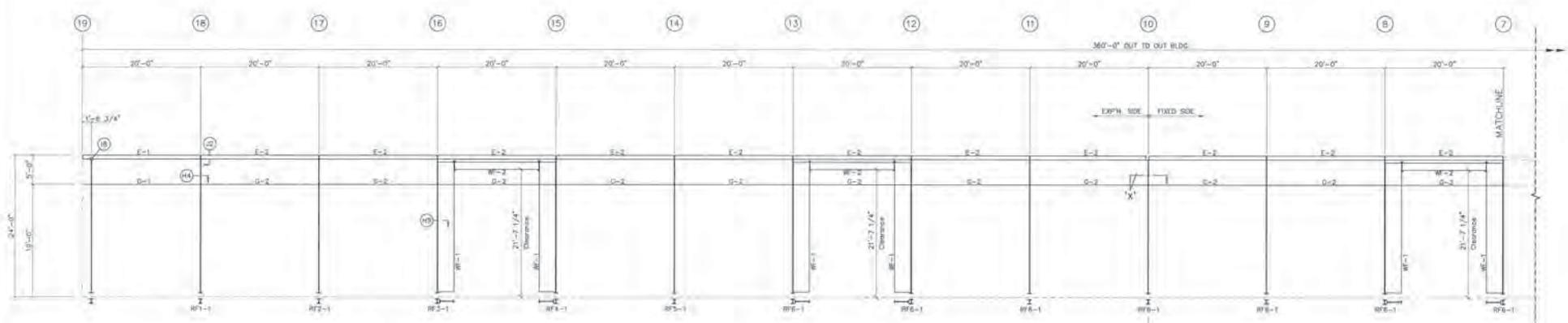
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A	PERMIT	08/21/11	FFF	---	RLM



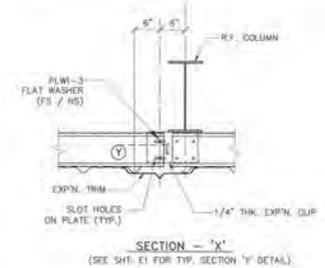
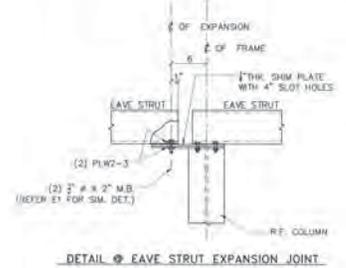
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CUSTOMER	MD BARN MASTER NE/SE	DATE	SEP 2 2011
END USER	FAR NIENTE STABLES II, LLC	LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
END USE	RIDING ARENA	SCALE	1/8"
DATE	9/16/11	CHK BY	---
ISSUE NO.	40381	SCALE	E7 OF 35
		REVISION	A

TYP. TABLE		
FRAME LINE #	SPAN TYPE	SPAN
WF-1 - WF-2	10 A333	1/4" 1 1/2"
WF-1 - RE Frame	10 A333	5/8" 1 1/2"

NUMBER TABLE	
FRAMING LINE #	DESCRIPTION
WF-1	W48X54
WF-2	W48X53
E-1	LB314
E-2	LB314
G-1	LB314
G-2	LB314
RF-1	RF25C12
RF-2	RF25C12



SIDEWALL FRAMING: FRAME LINE A



PROCESSED
1100000000
11/27/2011



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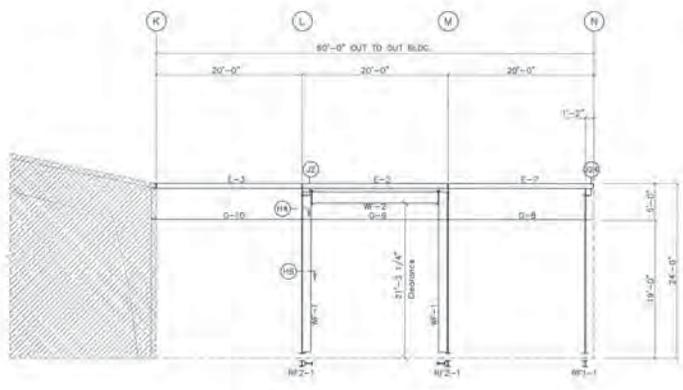
ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	09/27/11	FFF	---	RLM

RIGID GLOBAL BUILDINGS
18033 Alton Westfield
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Phone: (281) 443-8045
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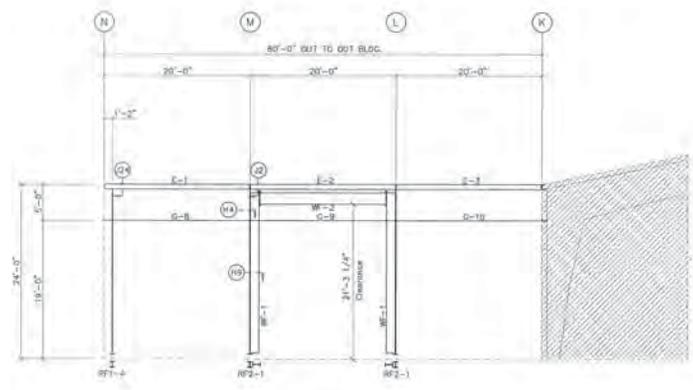
DESCRIPTION		SIDEWALL FRAMING ELEVATION		SEP 27 2011
CUSTOMER	MD BARN MASTER NE/SE	END USER	FAR NIENTE STABLES II, LLC	
END USE	RIDING ARENA	LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	
DATE	09/16/11	SCALE	1/8"	
DWG NO.	40381	SHEET NO.	EB OF 35	

RIGID TABLE		STAN. TYPE	GRA.	LOADING
WF-1	WF-2	8	A325	7/8" x 2 1/4"
WF-1	RF-1	10	A325	5/8" x 1 1/2"

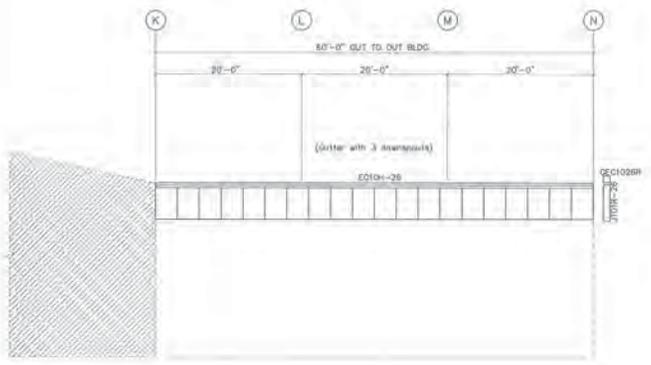
NUMBER TABLE	
FRAME LINE 8	
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WF-2	W1802
E-1	LB514
E-2	LB514
E-3	LB514
E-4	LB514
C-1	W42C12
C-2	W42C12
C-3	W42C12
C-4	W42C12



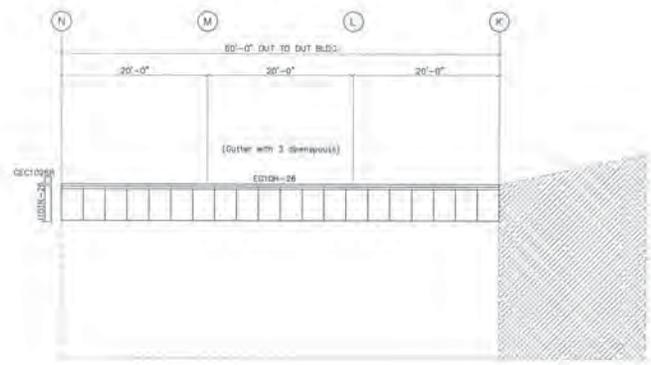
SIDEWALL FRAMING: FRAME LINE 8



SIDEWALL FRAMING: FRAME LINE 12



SIDEWALL SHEETING: FRAME LINE 8



SIDEWALL SHEETING: FRAME LINE 12

FOR PERMIT

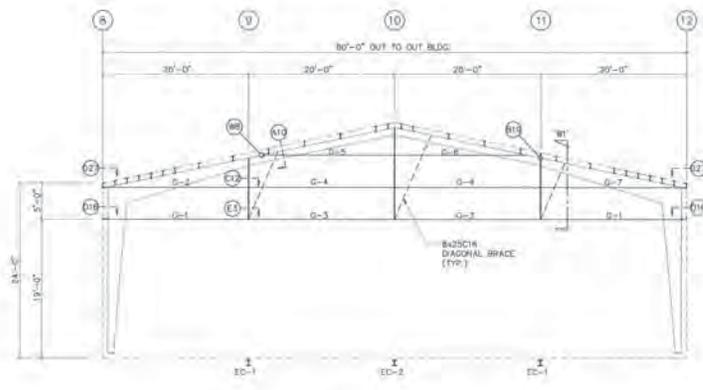
SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT RIGID GLOBAL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY RIGID IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN RIGID ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.



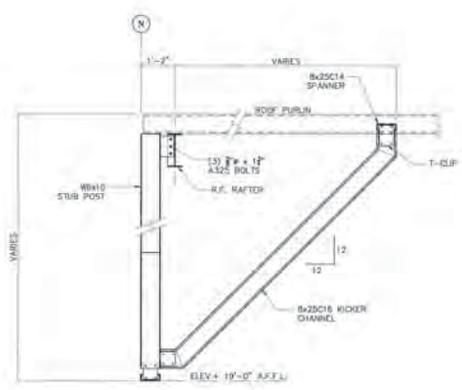
ISSUE	DESCRIPTION	DATE	DWN	CHK	DES.
A	PERMIT	09/27/11	FFF		RLM



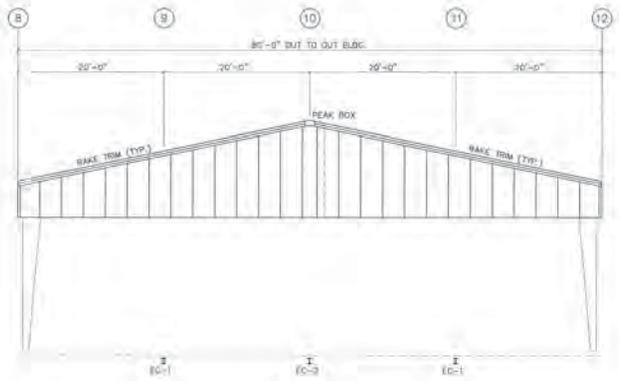
DESCRIPTION		SIDEWALL FRAMING ELEVATION	
CUSTOMER	MD BARN MASTER NE/SE	DATE	SEP-27-2011
END USER	FAR NIENTE STABLES II, LLC	SCALE	1/8"
END USE	RIDING ARENA	DRW NO.	40381
LOCATION	14440 PIERSON ROAD WELLSINGTON, FL 33414	DATE	9/16/11
DRW BY	FFF	SCALE	1/8"
DRW NO.	40381	DRW NO.	E10 OF 35
		DRW NO.	A



ENDWALL FRAMING: FRAME LINE N



SECTION - 'W1'
ALL BOLTS ARE 3/4" x 1" M.B. U.N.C.



ENDWALL SHEETING: FRAME LINE N

MEMBER	TYPE	SIZE	LENGTH
Column/Post	4	4.325	1/2" x 1 1/4"

MEMBER	TYPE	SIZE
FRAMING	WB410	
EC-1	WB410	
EC-2	WB410	
D-1	8-2031B	
D-2	8-2031A	
D-3	8-2031B	
D-4	8-2031A	
D-5	8-2031A	
D-6	8-2031A	
D-7	8-2031A	

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/27/11	FFF	--	RLM

RIGID
GLOBAL BUILDINGS

18931 Aldine Westfield
Houston, Tx 77075
Phone : (281) 443-9045
Fax : (281) 443-9064

DESCRIPTION	ENDWALL FRAMING ELEVATION
CUSTOMER	MD BARN MASTER NE/SE SEP 2 9 2011
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DRW NO.	FFF
DATE	9/16/11
SCALE	1/8"
SHEET NO.	E11 OF 35
DATE	
BY	
CHK	

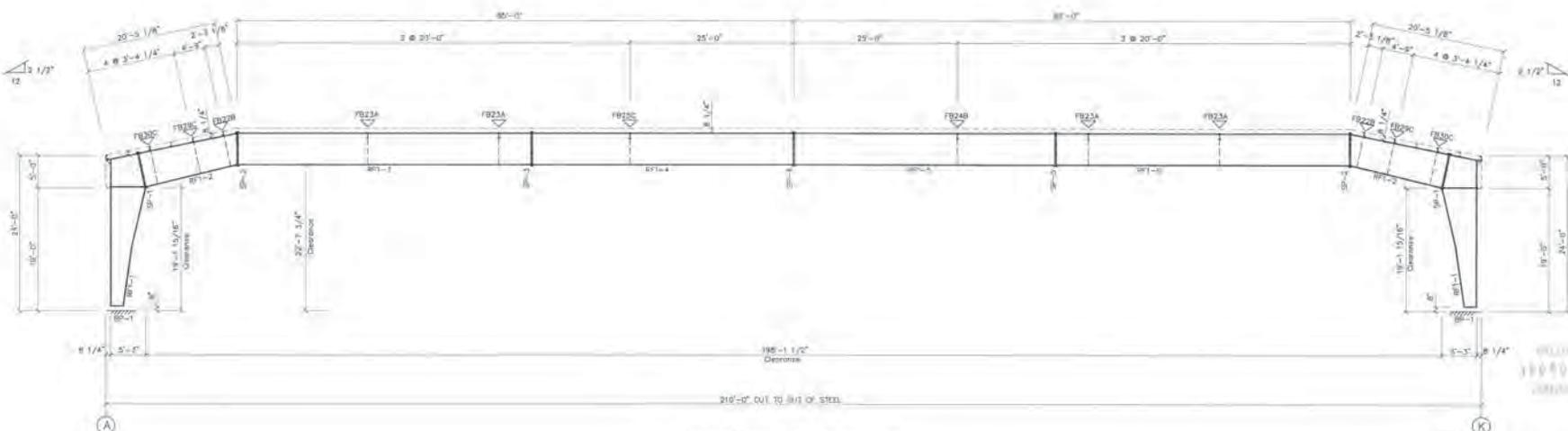
Splice Mark	Qty	Top/Bottom	Type	Dim	Length	Plate Size	Width	Thick	Length
SP-1	4	4	A325	3.250	4.00	1'-2"	3/4"	5/16"	5'-11"
SP-2	4	4	A325	1.125	3.00	1'-0"	5/8"	5/16"	5'-4"
SP-3	4	4	A325	0.875	2.50	1'-0"	5/8"	5/16"	5'-4"
SP-4	4	4	A325	1.125	3.00	1'-0"	5/8"	5/16"	5'-3"

Stiffener Mark	Qty	Plate Size	Width	Thick	Length
ST-1	1	5.510	0.500	50.643	

Base Plate Mark	Qty	Plate Size	Width	Thick	Length
BP-1	1	10"	3/4"	1'-10 1/2"	

Flange Braces	Beam Size	Qty
FB200	W 12 x 17.2	2
FB230	W 12 x 21.0	2
FB240	W 12 x 24.0	2

MARK	MEMBER	SECTION	MEMBER SIZE	TABLE (L)	OUTSIDE FLANGE	INSIDE FLANGE
RF1-1	210/210	0.313	115.3		12 x 1/2" x 22.9	12 x 1/2" x 182.3
RF1-2	210/210	0.313	115.3		12 x 1/2" x 22.9	12 x 1/2" x 182.3
RF1-3	210/210	0.313	115.3		12 x 1/2" x 22.9	12 x 1/2" x 182.3
RF1-4	210/210	0.313	115.3		12 x 1/2" x 22.9	12 x 1/2" x 182.3
RF1-5	210/210	0.313	115.3		12 x 1/2" x 22.9	12 x 1/2" x 182.3
RF1-6	210/210	0.313	115.3		12 x 1/2" x 22.9	12 x 1/2" x 182.3
RF1-7	210/210	0.313	115.3		12 x 1/2" x 22.9	12 x 1/2" x 182.3
RF1-8	210/210	0.313	115.3		12 x 1/2" x 22.9	12 x 1/2" x 182.3



RIGID FRAME CROSS SECTION
FOR FRAME LINE 2

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	06/27/11	FFF	---	RLM



DESCRIPTION	RIGID FRAME CROSS SECTION	SEP 2 - 7 2011
CUSTOMER	MD BARN MASTER NE/SE	
END USER	FAR HIENTE STABLES II, LLC	
END USE	RIDING ARENA	
LOCATION	14440 PIERSON ROAD WELLSINGTON, FL 33414	
DATE	9/16/11	
SCALE	1/8"	
DATE	40381	
SCALE	1/8"	
DATE	E15 OF 35	

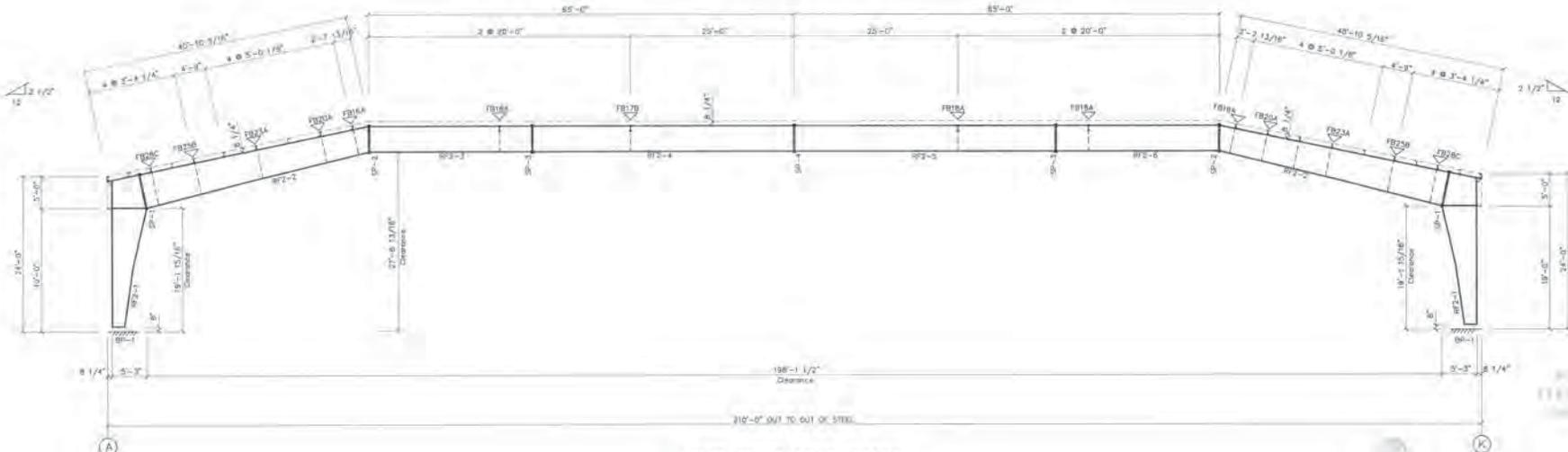
Splice	Qty	Part	Size	Length	Plate Size	Width	Thick	Length
SP-1	4	A325	1/2"	4.00	1'-0"	3/4"	1/2"	11'-10"
SP-2	4	A325	3/8"	5.00	1'-0"	1/2"	1/2"	11'-10"
SP-3	4	A325	3/8"	5.00	1'-0"	1/2"	1/2"	11'-10"
SP-4	4	A325	3/8"	5.00	1'-0"	1/2"	1/2"	11'-10"

Stiffener	Qty	Part	Size	Length
SP2-1	1	A325	3/8"	60.63

Base Plate	Qty	Part	Size	Length
BP-1	1	A325	3/8"	11'-10"

Flange Braces	Qty	Part	Size	Length
FB-1	1	A325	3/8"	11'-10"

MARK	SPR. SIZE	NO. PLATES	PLATE LENGTH	W x L x THICK	NO. TURNS
SP2-1	1/2"	1	111.4	12 x 1/2 x 27.9	10 x 1/2 x 112.5
SP2-2	3/8"	1	105.7	10 x 3/8 x 28.3	10 x 3/8 x 108.5
SP2-3	3/8"	1	105.7	10 x 3/8 x 28.3	10 x 3/8 x 108.5
SP2-4	3/8"	1	105.7	10 x 3/8 x 28.3	10 x 3/8 x 108.5
SP2-5	3/8"	1	105.7	10 x 3/8 x 28.3	10 x 3/8 x 108.5
SP2-6	3/8"	1	105.7	10 x 3/8 x 28.3	10 x 3/8 x 108.5
SP2-7	3/8"	1	105.7	10 x 3/8 x 28.3	10 x 3/8 x 108.5
SP2-8	3/8"	1	105.7	10 x 3/8 x 28.3	10 x 3/8 x 108.5
SP2-9	3/8"	1	105.7	10 x 3/8 x 28.3	10 x 3/8 x 108.5
SP2-10	3/8"	1	105.7	10 x 3/8 x 28.3	10 x 3/8 x 108.5



RIGID FRAME CROSS SECTION
FOR FRAME LINE 2

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	9/16/11	FFF	---	RLM



DESCRIPTION	RIGID FRAME CROSS SECTION
CUSTOMER	MD BARN MASTER NE/SE SEP 27 2011
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DRN BY	FFF
DRN NO.	40381
DATE	9/16/11
SCALE	1/8"
SHEET NO.	ETB OF 35
SHEET	A

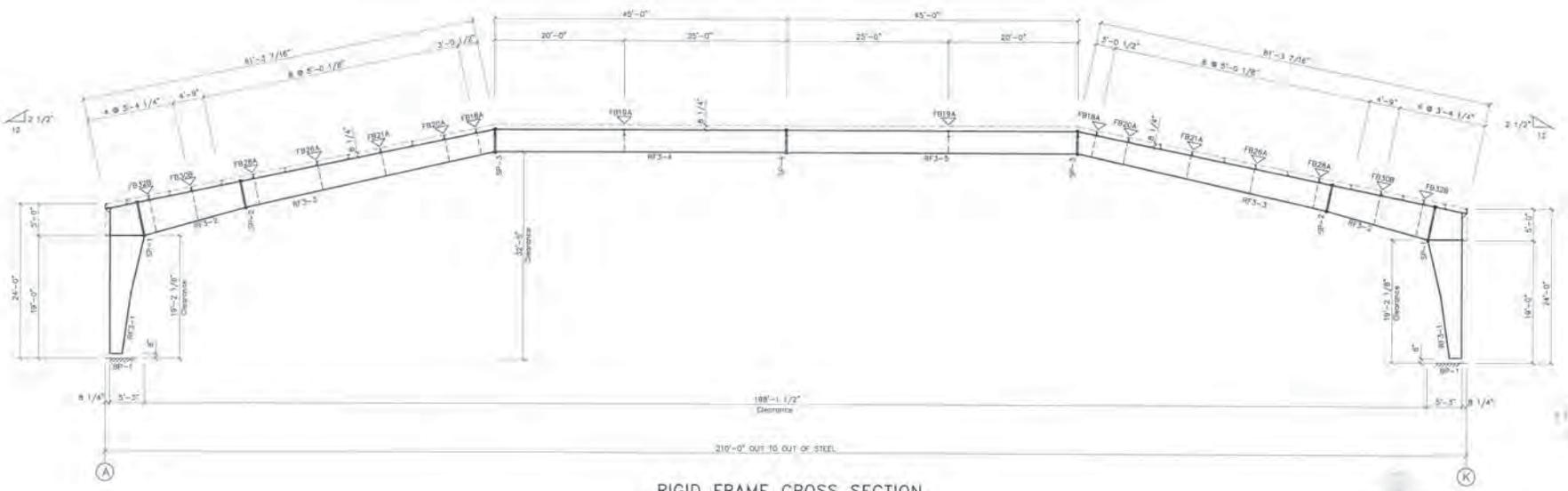
SPlice PLATES & BOLTS									
Splice	Qty	Top/Bot/Int	Type	Di	Length	Plate Size	Width	Thick	Length
SP-1	4	4	A325	1.250	4.00	1'-2"	3/4"	5'-11 1/16"	
SP-2	4	4	A325	1.125	3.00	1'-0"	3/4"	4'-8"	
SP-3	4	3	A325	0.750	2.00	1'-0"	1/2"	3'-10 3/4"	
SP-4	4	3	A325	1.000	2.50	1'-0"	5/8"	3'-11 1/2"	

STIFFENER TABLE				
Mark	Stiff	Stiff	Plate Size	
Mark	Stiff	Stiff	Width	Thick
RF3-1	2x-1	4.916	0.500	32.13

BASE PLATES				
Mark	Base	Plate Size	Width	Thick
Mark	Base	Width	Thick	Length
BP-1	10'	3/4"	1'-10 1/2"	

FLANGE BRACES: Both Sides (U.M.)
 FB (Bolt)
 B - 1/2x1/4
 A - 1/2x1/4

MARK									
MARK	DATE	REVISION	DESCRIPTION	BY	CHK	DES.	DATE	REVISION	DESCRIPTION
RF3-1	21/0/2020	0.113	111.5						
RF3-2	82/0/48.4	0.500	85.5						
RF3-3	42/0/42.4	0.313	194.5						
RF3-4	40/0/40.0	0.250	240.0						
RF3-5	40/0/40.0	0.250	240.0						
RF3-6	40/0/40.0	0.250	240.0						
RF3-7	40/0/40.0	0.250	240.0						
RF3-8	40/0/40.0	0.250	240.0						
RF3-9	40/0/40.0	0.250	240.0						
RF3-10	40/0/40.0	0.250	240.0						



RIGID FRAME CROSS SECTION
 FOR FRAME LINE 4 1E

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/27/11	FFF	---	RLM



DESCRIPTION	RIGID FRAME CROSS SECTION	SEP-2-7 11/11
CUSTOMER	MD BARN MASTER NE/SE	
END USER	FAR NIENTE STABLES II, LLC	
END USE	RIDING ARENA	
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	
DRW. NO.	FFF	DATE: 9/16/11
DRW. NO.	40381	SCALE: 1/8" = 1'-0"
DRW. NO.		DATE: 9/16/11
DRW. NO.		SCALE: 1/8" = 1'-0"
DRW. NO.		DATE: 9/16/11
DRW. NO.		SCALE: 1/8" = 1'-0"

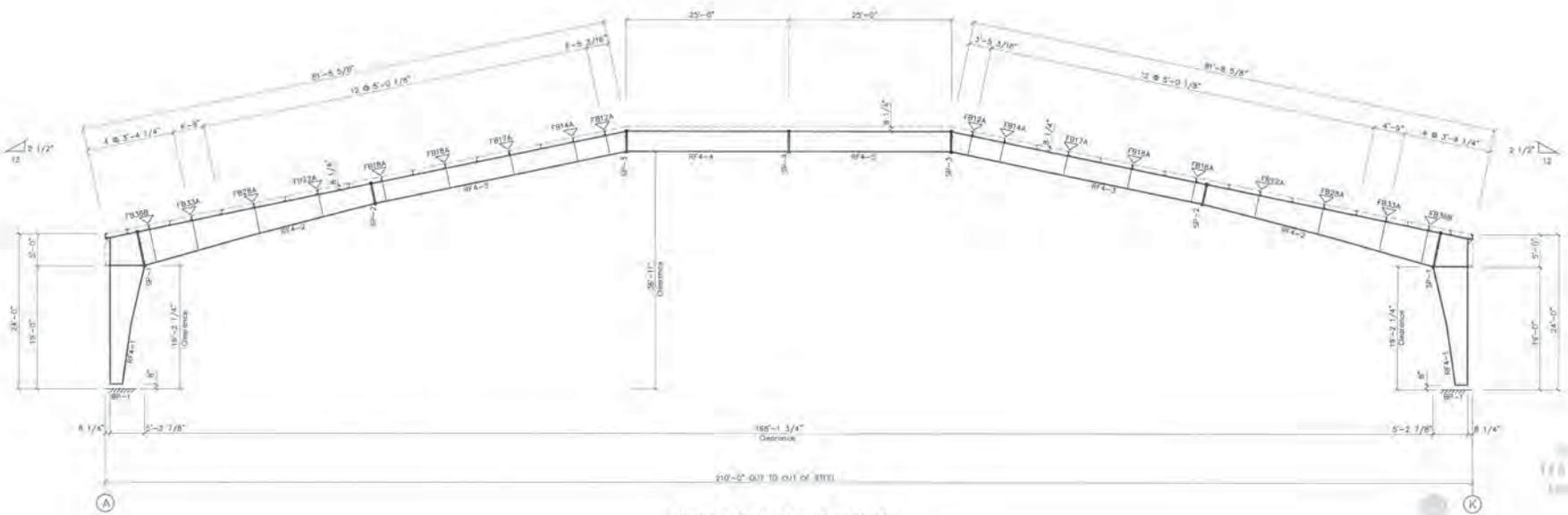
Splice Mark	Qty	Top/Bot/Int	Type	Dim	Length	Plate Size	Splice Length
SP-1	4	4	A325	1.250	4.00	1'-3" 3/4"	10'-10 3/4"
SP-2	4	4	A325	0.750	2.00	10" 1/2"	3'-8 15/16"
SP-3	4	4	A325	0.750	2.00	10" 1/2"	3'-8 15/16"
SP-4	4	4	A325	0.750	2.00	10" 1/2"	3'-7"

Stiffener Mark	SNIP Mark	Plate Size
ST4-1	ST-1	1/4x310 0.500 32.15

Base Plate Col Mark	Plate Size
BP-1	1'-10" 3/4" 1'-10 3/2"

FLANGE BRACES Both Sides(1)M-1
 18x40
 S - 12x14
 A - 12x14

MARK	REQ. QTY	REQ. SIZE	REQ. DIM	OUTSIDE FLANGE W x L x LENGTH	INSIDE FLANGE W x L x LENGTH
RF4-1	212	250.0	0.312	10 x 1/2" x 250.0	10 x 3/8" x 192.0
RF4-2	82	480.0	0.312	10 x 1/2" x 448.0	10 x 3/8" x 200.0
RF4-3	48	240.0	0.250	8 x 1/2" x 480.0	8 x 3/8" x 240.0
RF4-4	36	240.0	0.188	10 x 1/2" x 296.0	8 x 3/8" x 240.0
RF4-5	36	240.0	0.188	10 x 1/2" x 296.0	10 x 1/2" x 296.0



RIGID FRAME CROSS SECTION
 FOR FRAME LINE 5

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/27/11	FFF	RLM	



DESCRIPTION	RIGID FRAME CROSS SECTION	SEP 2 2011
CUSTOMER	MD BARN MASTER NE/SE	
END USER	FAR NIENTE STABLES II, LLC	
END USE	RIDING ARENA	
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	
DRN NO.	FFF	
SCALE	1/8"	
DATE	8/16/11	
DRN NO.	40381	
SCALE	1/8"	
DATE	E18 OF 35	
DRN NO.		

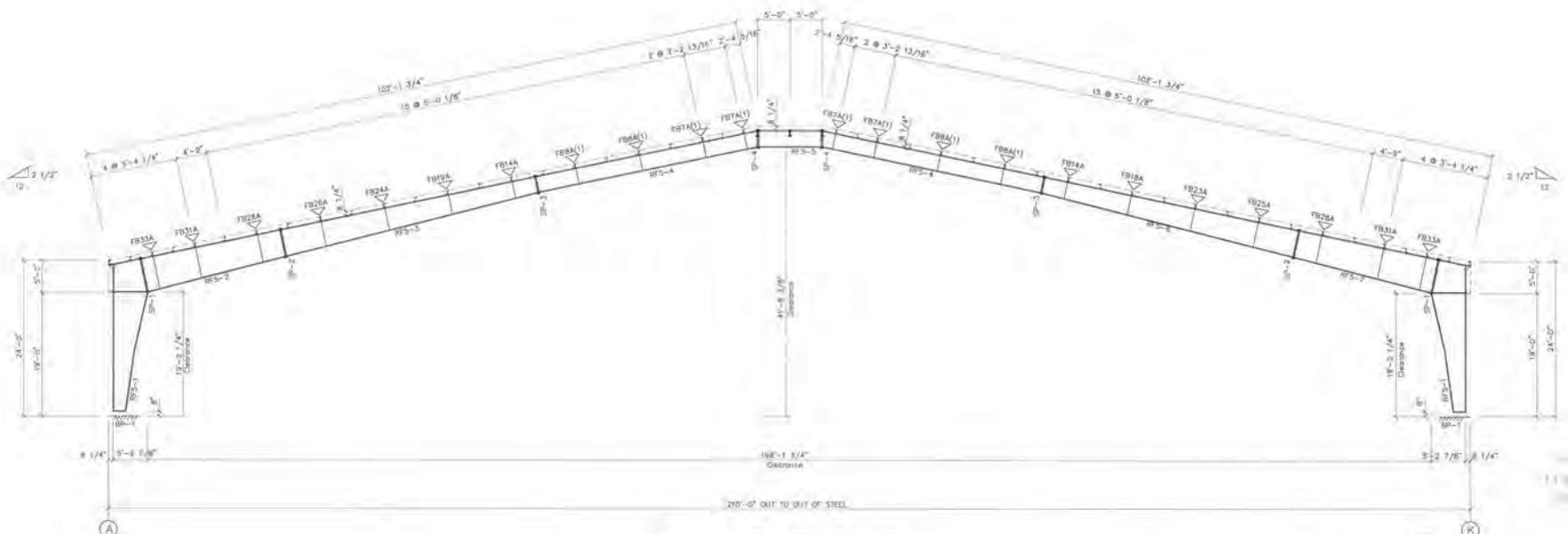
SPLICE PLATES & BOLTS						
Splice	Qty	Dim	Part	Type	Length	Plate Size
Min		Top/Bot/Int				Width Thickness
SP-1	4	4	A325	1.250	4.00	1" x 3/4" x 5'-10 3/4"
SP-2	4	4	A325	1.000	2.50	1" x 3/4" x 4'-8 3/4"
SP-3	4	4	A325	0.396	2.00	8" x 1/2" x 2'-10 1/2"
SP-4	4	4	A325	0.425	2.00	8" x 1/2" x 2'-1 3/8"

SUPPORTER TABLE			
Model	SWR	Plate Size	
Min	Max	Width Thickness Length	
SPS-1	SP-1	14.810	0.375 80.68

BASE PLATES			
Col	Plate Size		
Min	Width Thickness Length		
BP-1	10" x 3/4"	1'-10 1/2"	

FLANGE BRACES: Both Sides (I.H.)
 (Boxed)
 A = 1.222x14

WIDE FLANGE TABLE (in)						
MARK	WELDED TO	WELDED TO	WELDED TO	101500 FLANGE	101500 FLANGE	101500 FLANGE
	W x T x LENGTH	W x T x LENGTH	W x T x LENGTH			
WFS-1	27.0/22.0	0.315	125.0	10 x 1 1/2" x 25.0	10 x 3/8" x 153.1	10 x 3/8" x 153.1
WFS-2	37.0/32.0	0.375	100.4	10 x 1 1/2" x 56.8		
WFS-3	62.0/55.0	0.375	144.0	10 x 1 1/2" x 144.0	10 x 3/8" x 264.3	10 x 3/8" x 264.3
WFS-4	55.0/48.0	0.315	125.0	8 x 3/4" x 125.0	8 x 3/8" x 153.1	8 x 3/8" x 153.1
WFS-5	49.0/38.0	0.250	240.0	8 x 3/4" x 480.0		
WFS-6	28.0/25.0	0.134	240.0	8 x 3/16" x 240.0	8 x 3/16" x 468.4	8 x 3/16" x 468.4
WFS-7	28.0/25.0	0.188	180.0	8 x 1/4" x 180.0	8 x 3/16" x 153.1	8 x 3/16" x 153.1
WFS-8	28.0/25.0	0.134	58.6	8 x 1/4" x 58.6	8 x 3/16" x 117.2	8 x 3/16" x 117.2
WFS-9	28.0/25.0	0.250	12.0	8 x 3/16" x 12.0	8 x 3/16" x 12.0	8 x 3/16" x 12.0
WFS-10	48.0/35.0	0.315	120.0	8 x 3/8" x 120.0	8 x 3/16" x 468.3	8 x 3/16" x 468.3
WFS-11	60.0/50.0	0.375	143.7	10 x 1 1/2" x 143.7	10 x 3/8" x 264.0	10 x 3/8" x 264.0



RIGID FRAME CROSS SECTION
 FOR FRAME LINE C-14

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	09/27/11	FFF	---	RLM



18933 Aldine Westfield
 Houston, Tx. 77075
 Phone: (281) 443-9069
 Fax: (281) 443-9064

DESCRIPTION	RIGID FRAME CROSS SECTION	SEP 27 2011
CUSTOMER	MD BARN MASTER NE/SE	
END USER	FAR NIENTE STABLES II, LLC	
END USE	RIDING ARENA	
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	
DATE	9/16/11	
SCALE	1/8"	
ISSUE	40381	
SCALE	1/8"	
ISSUE	E18 OF 35	
ISSUE	A	

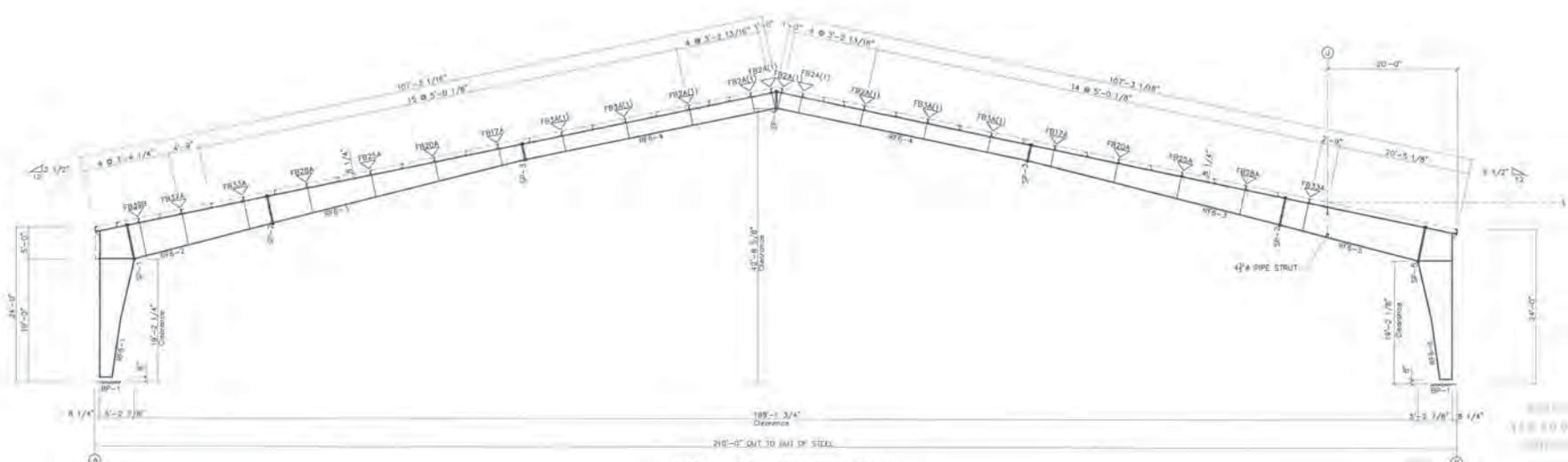
SPICE PLATES & BOLTS									
Splice Mark	Quan	Top/Bol/Int	Type	Dia	Length	Plate Size	Width	Thick	Length
SP-1	4	4	A325	1.250	4.00	1'-2"	3/4"	3/8"	5'-10 3/4"
SP-2	4	4	A325	1.000	3.50	1'-2"	3/4"	3/8"	5'-10 3/4"
SP-3	4	4	A325	0.750	3.00	1'-2"	3/4"	3/8"	5'-10 3/4"
SP-4	4	4	A325	0.625	2.50	1'-2"	3/4"	3/8"	5'-10 3/4"

STIFFENER TABLE				
Mark	Start	End	Plate Size	Length
RFE-1	31'	1'	4 3/16 x 5/16	32.18
RFE-6	32'	1'	4 3/16 x 5/16	33.18

BASE PLATES				
Col	Width	Thick	Length	Plate Size
BP-1	1'-10"	3/4"	1'-10 1/2"	1'-10 1/2"

FLANGE BRACES: Bolt Sizes(U/A)
 (Rend)
 B - 1/2x4
 A - 1/2x4

MARK	MEMBER SIZE TABLE (IN)				OUTSIDE FLANGE		INSIDE FLANGE	
	START	END	TOUC	LENGTH	W x T x LENGTH	W x T x LENGTH	W x T x LENGTH	
RFE-1	31.07	32.11	111.3	10.7	1/2" x 292.0	10 x 3/8" x 112.3	10 x 3/8" x 109.0	
RFE-2	32.07	33.01	144.3	10.4	1/2" x 284.0	10 x 3/8" x 264.6	10 x 3/8" x 240.2	
RFE-3	33.07	34.01	177.3	10.1	1/2" x 276.0	10 x 3/8" x 252.7	10 x 3/8" x 228.3	
RFE-4	34.07	35.01	210.3	9.8	1/2" x 268.0	10 x 3/8" x 240.8	10 x 3/8" x 218.4	
RFE-5	35.07	36.01	243.3	9.5	1/2" x 260.0	10 x 3/8" x 228.9	10 x 3/8" x 206.5	
RFE-6	36.07	37.01	276.3	9.2	1/2" x 252.0	10 x 3/8" x 217.0	10 x 3/8" x 194.6	



RIGID FRAME CROSS SECTION
 FOR FRAME LINE B - 11

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	09/27/11	FFF	--	RLM



DESCRIPTION	RIGID FRAME CROSS SECTION
CUSTOMER	WD BARN MASTER NE/SE (Ep 2 of 22)
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	9/16/11
SCALE	1/8" = 1'-0"
PROJECT NO.	E20 OF 35
MARK	A

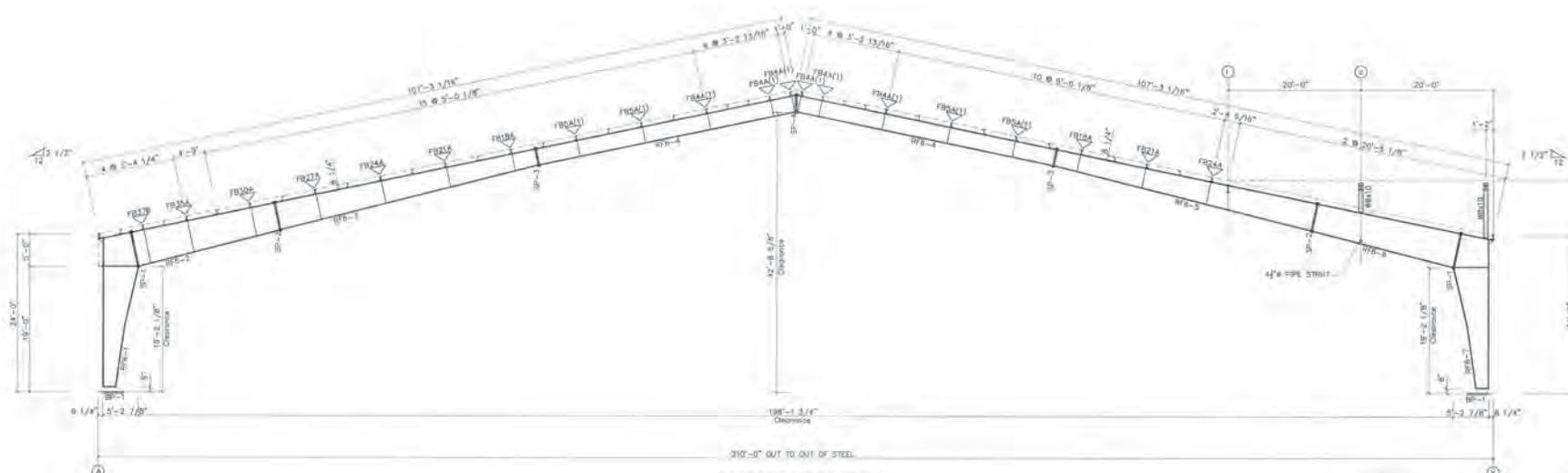
SPICE PLATES & BOLTS	Qty	Dist	Plate Size					
Mark	Top/Bot/Int	Type	Dist	Length	Width	Thick	Length	
SP-1	4	4	A325	1.250	4.00	1"	3/4"	5'-11 1/8"
SP-2	4	4	A325	0.875	2.25	1"	1/2"	4'-7 1/8"
SP-3	4	4	A325	0.750	2.00	1"	1/2"	5'-10 1/8"
SP-4	4	4	A325	0.625	2.00	1"	1/2"	5'-11 3/8"

STIFFENER TABLE	Mark	Stiffener	Plate Size		
Mark	Stiffener	Mark	Stiffener	Mark	Stiffener
RSF-1	St-1	A 910	0.500	22.13	
RSF-7	St-1	A 910	0.500	22.13	

BASE PLATES	Col	Mark	Plate Size	
Col	Mark	Width	Thick	Length
BP-1	1	10"	3/4"	1'-10 1/2"

FLANGE BRACKS: Both Sides (b-b)
 (b) = 13x14
 a = 13x2x14

MARK	W x T x L (IN)	W x T x L (MM)	W x T x L (IN)	W x T x L (MM)
IFB-1	170/52.0/10.3	4318/1651/261	10 x 1/2" x 242.0	10 x 3/8" x 112.1
IFB-2	62.0/55.0/3.13	1574.8/1397.2/79.3	10 x 1/2" x 144.6	10 x 1/2" x 284.9
IFB-3	45.0/38.5/0.250	1143.0/977.8/6.4	10 x 3/8" x 120.0	10 x 5/16" x 240.2
IFB-4	28.0/28.0/0.134	711.2/711.2/3.4	8 x 1/4" x 480.0	8 x 1/4" x 121.9
IFB-5	28.0/28.0/0.134	711.2/711.2/3.4	10 x 5/16" x 480.0	10 x 5/16" x 240.2
IFB-6	49.0/35.0/0.313	1244.6/889.1/7.9	10 x 3/8" x 120.0	10 x 1/2" x 284.9
IFB-7	48.0/32.0/0.500	1219.2/812.8/12.7	10 x 1/2" x 58.2	10 x 3/8" x 109.2
IFB-8	37.0/21.0/0.313	939.8/533.4/7.9	10 x 1/2" x 272.0	10 x 3/8" x 112.1



RIGID FRAME CROSS SECTION
 FOR FRAME LINE 10

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	09/21/11	FFF	—	RLM



DESCRIPTION	RIGID FRAME CROSS SECTION
CUSTOMER	MD BARN MASTER NE/SE SEP 2 2011
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DRN BY	FFF
DATE	9/16/11
SCALE	1/8"
CHK NO.	E21 OF 35
ISSUE NO.	40381
SCALE	1/8"
CHK NO.	E21 OF 35
ISSUE NO.	A

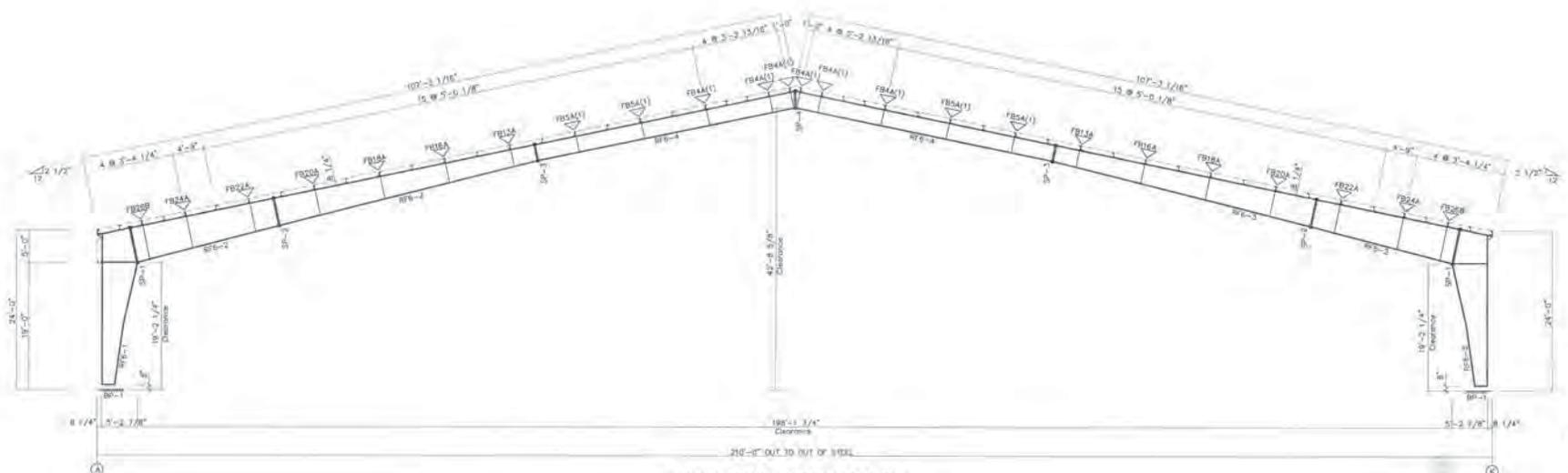
FLANGE BRACES & BOLTS						
Splice Mark	Qty	Top/Bottom	Type	Dia	Length	Plate Size
SP-1	4	4	A325	1.315	6.00	1/2" x 3/4"
SP-2	4	4	A325	1.000	5.50	2/3" x 3/4"
SP-3	4	4	A325	0.750	5.00	1/2" x 3/4"
SP-4	4	4	A325	0.625	2.00	1/2" x 1/2"

STIFFENER TABLE				
Mark	Qty	Plate Size	Width	Length
SPF-1	1	A 810	0.375	52.18
SPF-2	1	A 810	0.375	52.18

BASE PLATES			
Col	Plate Size	Width	Length
SP-1	1/2"	3/4"	1'-10 1/2"

FLANGE BRACES: Both Sides (1/4")
 FBVBR(1)
 B - 123214
 A - 123214

FLANGE SIZE TABLE (IN)					
MARK	WBS (IN)	WBS (IN)	WBS (IN)	WBS (IN)	WBS (IN)
FBF-1	21.0/27.0	13.5/11.5	10 x 1/2" x 272.0	10 x 3/8" x 113.3	
	27.0/22.0	13.5/10.5	10 x 1/2" x 58.4	10 x 3/8" x 109.0	
FBF-2	52.0/48.5	0.500	6A.8		
	52.0/50.0	0.513	144.3	10 x 1/2" x 144.3	10 x 3/8" x 284.6
FBF-3	50.0/49.0	0.313	125.0	8 x 1/2" x 125.0	
	48.0/38.5	0.250	240.0	8 x 5/16" x 240.0	
FBF-4	38.5/28.0	0.188	240.0	8 x 1/4" x 240.0	8 x 1/4" x 245.2
	28.0/28.0	0.134	240.0	8 x 1/4" x 480.0	
FBF-5	48.5/42.0	0.500	6A.8		
	42.0/21.0	0.313	111.3	10 x 1/2" x 58.4	10 x 3/8" x 109.0
				10 x 1/2" x 272.0	10 x 3/8" x 113.3



RIGID FRAME CROSS SECTION
 FOR FRAME LINE 7 @ 12 1/2

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	08/21/11	FFF	RLM	



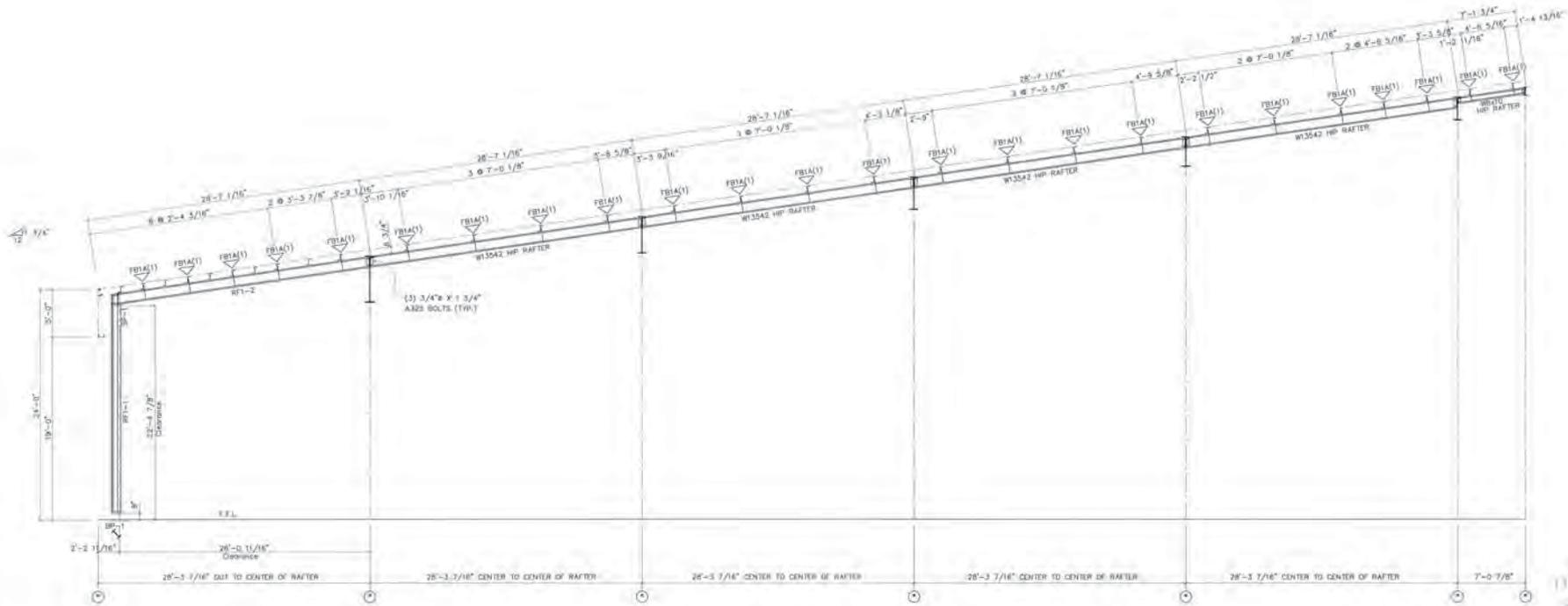
DESCRIPTION	RIGID FRAME CROSS SECTION
CUSTOMER	WD BARN MASTER NE/SE
END USER	FAR NIENSTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	0/16/11
SCALE	1/8"
ISSUE	E22 OF 35

SPICE PLATES & BOLTS		Plate Size	
Splice Mark	Qty	Weld Type	Length
SP-1	4	D	0.875 x 2.00
SP-2	4	D	0.875 x 1.50

BASE PLATES		Plate Size	
Base Mark	Weld Type	Weld Length	Plate Length
BP-1	S	1/2" x 11"	

PLATE BRACES: Both Sides (U.A.)
 (FBI(A))
 A = 1.50214

MARK	INSIDE PLATE		OUTSIDE PLATE	
	WELD TYPE	WELD LENGTH	WELD TYPE	WELD LENGTH
RF-1	10.0/12.0	0.134 x 1.50	8 x 1/4" x 16.2	8 x 1/4" x 16.2
RF-2	13.0/13.0	0.134 x 240.0	8 x 1/4" x 16.2	8 x 1/4" x 16.2



LEAN-TO FRAME CROSS SECTION
 FOR HP RAFTER

1104000000

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	09/27/11	FFF	---	RLM

RIGID
 GLOBAL BUILDINGS

19033 Alpha Westfield
 Houston, Tx. 77075
 Phone: (281) 443-9065
 Fax: (281) 443-9064

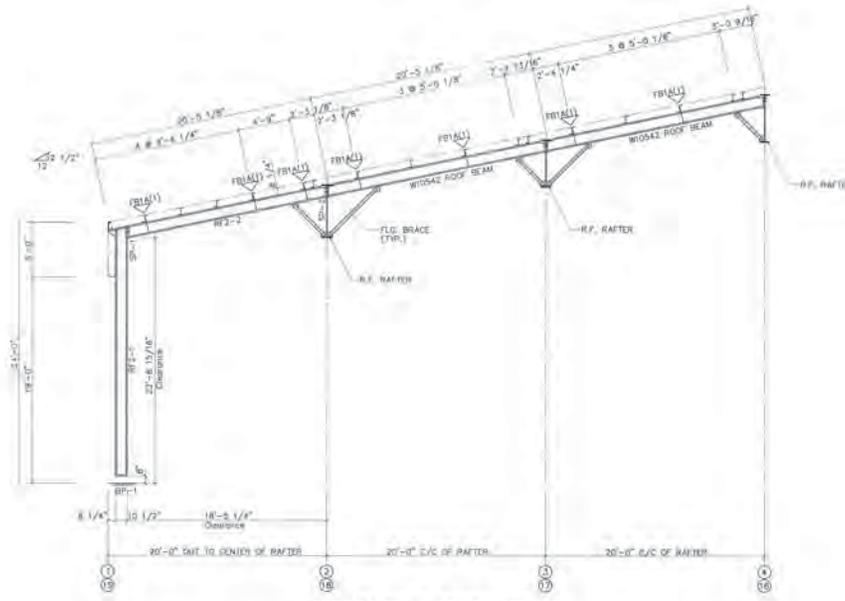
DESCRIPTION		RIGID FRAME CROSS SECTION	
CUSTOMER	MD BARN MASTER NE/SE	DATE	SEP 27 2011
END USER	FAR NIENTE STABLES II, LLC	LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
END USE	RIDING ARENA	DATE	9/27/11
SCALE	3/16"	DATE	3/16"
ISSUE	40381	SCALE	E23 OF 35
MARK		SCALE	A

Splice	Down	Type	Splice	Length	Plate Size	Width	Thick	Length
SP-1	4	0	A325	0.625 x 0.00	4"	1/2"	1'-0"	1/4"
SP-2	0	0	A325	0.625 x 0.00	4"	1/2"	1'-0"	1/4"

Col	Width	Thick	Length
BP-1	8"	1/2"	11"

FLANGE BRACES: Both Sides (N)
 (Bolted)
 4 - L2C2x4

Beam	Web Depth	Web Flange	Flange Length	Flange Length	Flange Length
RF-1	10.0/10.0	0.124	48.9	8" x 1/4" x 286.5	5" x 1/4" x 211.4
RF-2	10.0/10.0	0.124	240.0	8" x 1/4" x 188.8	5" x 1/4" x 224.7



LEAN-TO FRAME CROSS SECTION
 FOR FRAME LINE 0 - 11

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/21/11	FFF	---	RLM



DESCRIPTION	LEAN-TO & ROOF BEAM CROSS SECTION		
CUSTOMER	MD BARN MASTER NE/SE	DATE	SEP 2 9 2011
END USER	FAR NIENTE STABLES II, LLC		
END USE	RIDING ARENA		
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414		
DATE	9/27/11	DATE	---
SCALE	3/16"	SCALE	F25 OF 35
ISSUE NO.	40381	ISSUE NO.	---

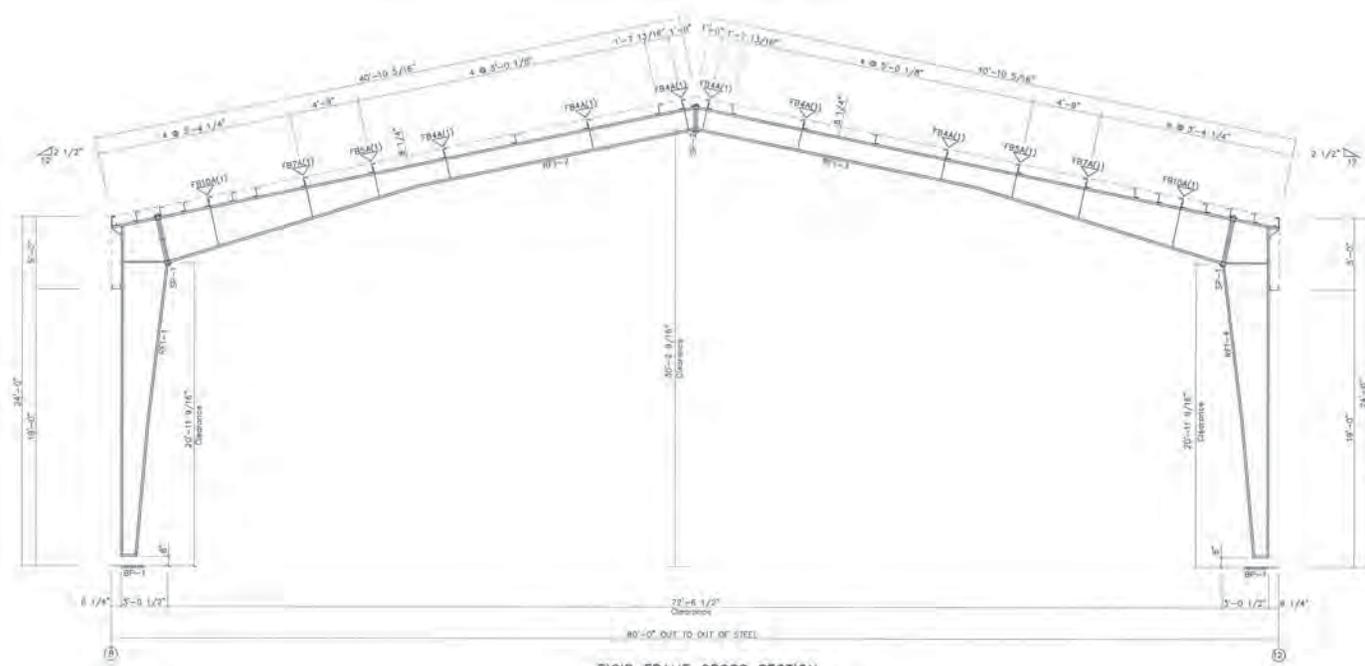
SPICE PLATES & BOLTS						
Splice Mark	Qty	Top/Bot/Int	Type	Dia	Length	Plate Size
SP-1	4	A	A325	0.500	2.00	8" x 1/2" x 11 1/8"
SP-2	4	A	A325	0.500	2.00	8" x 1/2" x 11 1/8"

STIFFENER TABLE				
Mark	Qty	Web	Thick	Length
RF1-1	1	3.910	0.312	34.84
RF1-4	1	3.910	0.312	34.84

BASE PLATES			
Col	Plate Size	Width	Thick
RF-1	8" x 11"	8"	1 1/2"

FLANGE BRACES: Both Slopes (N.A.)
 FB1A(N)
 A = 120x14

MEMBER SIZE TABLE (in)					
MARK	REQ. DEPTH	REQ. FLANGE	REQ. THICK	OUTSIDE FLANGE	INSIDE FLANGE
RF1-1	10.0/20.0	0.188	111.5	8" x 1/4" x 111.5	8" x 1/4" x 111.5
RF1-2	20.0/30.0	0.188	128.5	8" x 5/16" x 161.0	8" x 1/4" x 129.2
RF1-3	30.0/28.0	0.250	95.6	8" x 3/8" x 37.2	8" x 1/4" x 129.2
RF1-4	30.0/16.0	0.250	213.0	8" x 1/4" x 451.6	8" x 1/4" x 214.0
RF1-5	16.0/16.0	0.134	238.5	8" x 1/4" x 451.6	8" x 1/4" x 235.1
RF1-6	16.0/16.0	0.250	38.6	8" x 5/16" x 37.2	8" x 1/4" x 214.0
RF1-7	28.0/30.0	0.250	38.6	8" x 5/16" x 37.2	8" x 1/4" x 129.2
RF1-8	30.0/20.0	0.188	111.5	8" x 1/4" x 161.0	8" x 1/4" x 111.5



RIGID FRAME CROSS SECTION
 FOR FRAME LINE H

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	08/21/11	FFF	—	RLM



18933 Alton Westfield
 Houston, Tx 77033
 Phone: (281) 443-9069
 Fax: (281) 443-9064

DESCRIPTION		RIGID FRAME CROSS SECTION	
CUSTOMER	MD BARN MASTER NE/SE	DATE	SEP 2 2011
END USER	FAR NIENTE STABLES II, LLC	SCALE	1/4"
END USE	RIDING ARENA	DATE	E28 OF 35
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	DATE	9/16/11
DRN NO.	FFF	SCALE	1/4"
CHK NO.	40381	DATE	E28 OF 35
ISSUE		SCALE	1/4"

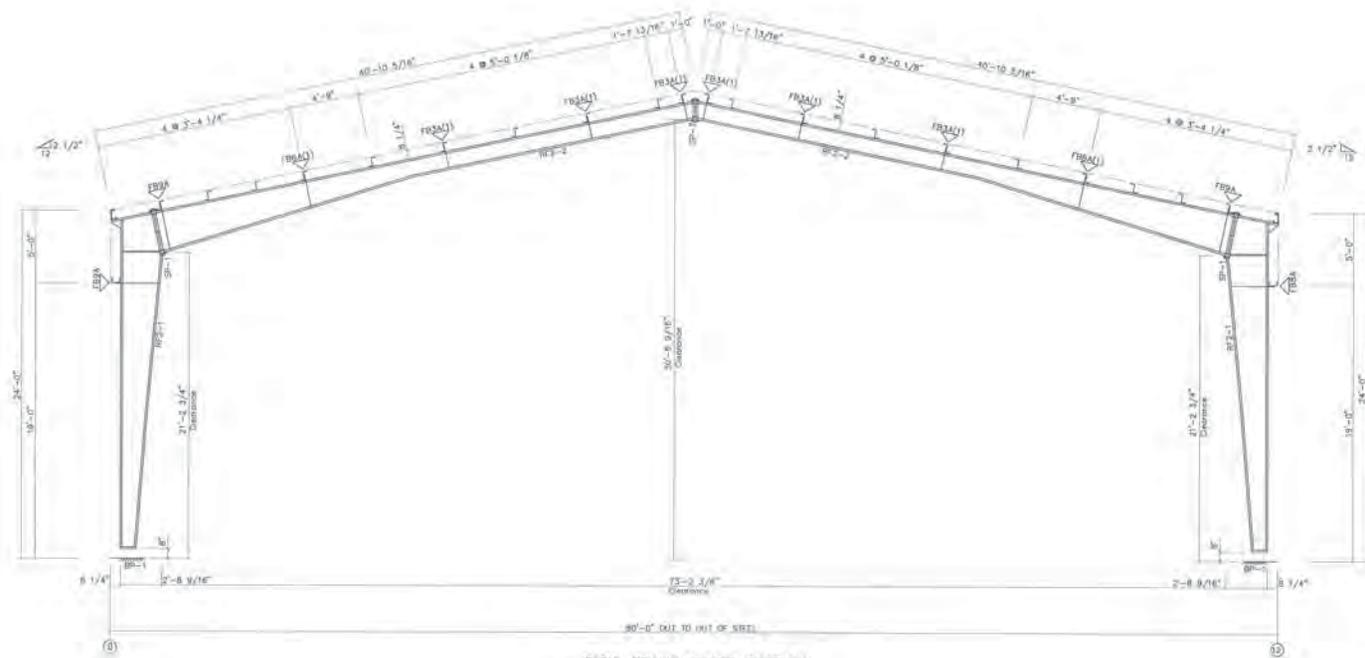
SPICE PLATES & BOLTS						
Splice Mark	Qty	Top/Bol/Wrt	Type	Dis	Length	Plate Size
						Width Thick Length
SP-1	4	4	A325	0.750	2.00	8" x 1/2" x 3'-0" 13/16"
SP-2	4	0	A325	0.625	2.00	8" x 1/2" x 1'-0"

STIFFENER TABLE			
Mark	Qty	Plate Size	Weld
		Width Thick Length	
SP2-1	10	1/2" x 3.125" x 22.12"	

BASE PLATES			
Col	Qty	Plate Size	Weld
Mark		Width Thick Length	
BP-1	8	1/2" x 11"	

FLANGE SPACES: Both Sides (0 #)
 FBPA(U)
 A - 125214

ROOF PURLIN TABLE (6)					
MARK	REQ. QUANTITY	REQ. SIZE	OUTSIDE FLANGE	WELD FLANGE	WELD FLANGE
			W x T x LENGTH	W x T x LENGTH	W x T x LENGTH
RP2-1	18.0/18.0	0.114 x 111.5	8 x 3/16" x 22.5	8 x 1/4" x 111.8	
	18.0/32.0	0.188 x 131.5	8 x 3/16" x 34.0	8 x 1/4" x 132.2	
	32.0/24.8	0.250 x 74.7	8 x 1/4" x 34.7	8 x 1/4" x 132.2	
RP2-2	32.0/12.0	0.250 x 214.7	8 x 1/4" x 454.7	8 x 1/4" x 215.7	
	12.0/12.0	0.134 x 240.0		8 x 1/4" x 237.4	



RIGID FRAME CROSS SECTION
 FOR FRAME LINE M - 1

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	08/21/11	FFF	--	RLM



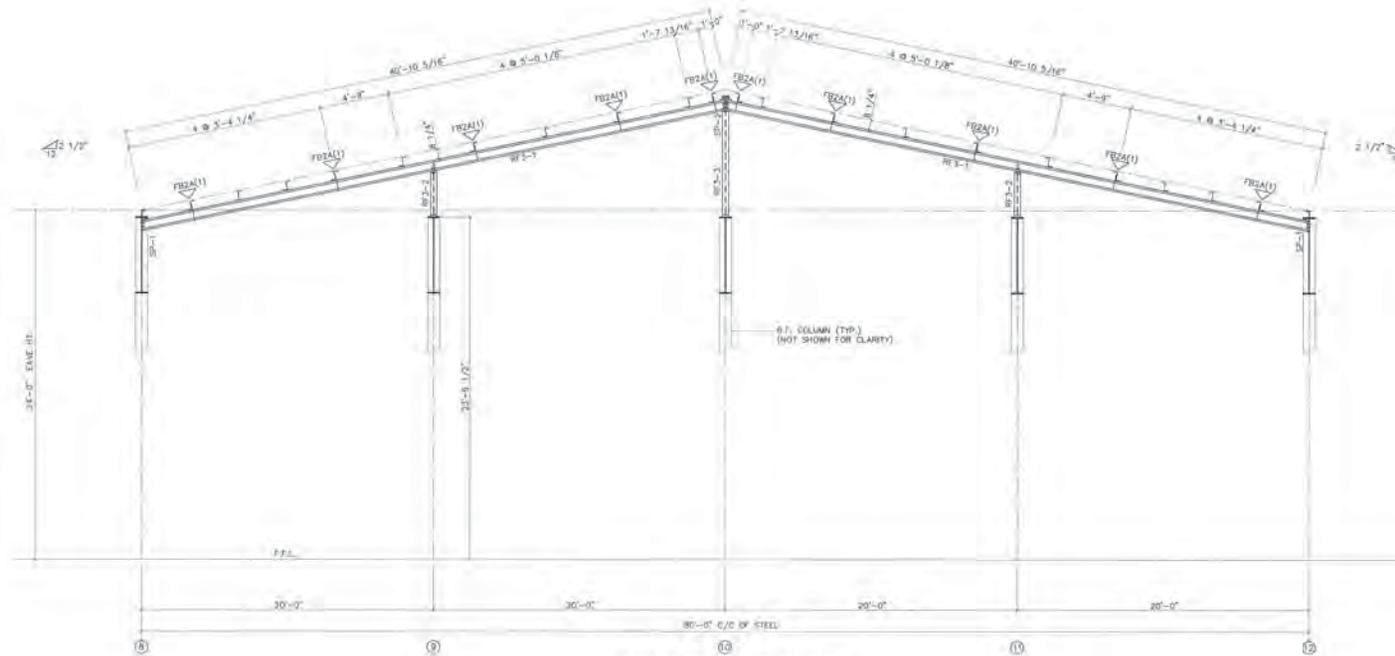
DESCRIPTION	RIGID FRAME CROSS SECTION
CUSTOMER	MO BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DRN NO.	FFF
DATE	9/16/11
SCALE	1/4"
ISSUE NO.	40381
DATE	E29 OF 35
ISSUE	A

SPICE PLATES & BOLTS						
Splice Mark	Quan	Size	Type	Dia	Length	Plate Size
SP-1	4	0	A325	0.625	1.50	6" x 1 1/2" x 10 3/16"
SP-2	2	0	A325	0.625	2.00	6" x 1 1/2" x 11 1/16"

STIFFENER TABLE				
Mark	Qty	Mark	Width	Length
RF2-1	16	1	2.410	0.313
			0.313	7.672

FLANG (PLACES: Both Sides)(L.N.)
 FRA(U)
 A - 12G14

Mark	MEM	DEPTH	W	T	OUTSIDE FLANGE		INSIDE FLANGE	
					W x L x LENGTH	W x L x LENGTH		
RF2-1	R/OV	R/O	0.114	2.39	5 x 1 1/4 x 12.0	5 x 1 1/4 x 12.0	5 x 1 1/4 x 12.0	
RF2-2	R/OV	R/O	0.114	12.0	5 x 1 1/4 x 12.0	5 x 1 1/4 x 12.0	5 x 1 1/4 x 12.0	



RIGID FRAME CROSS SECTION
 FOR FRAME LINE B

FOR PERMIT

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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	02/11/11	FFF	---	RLM



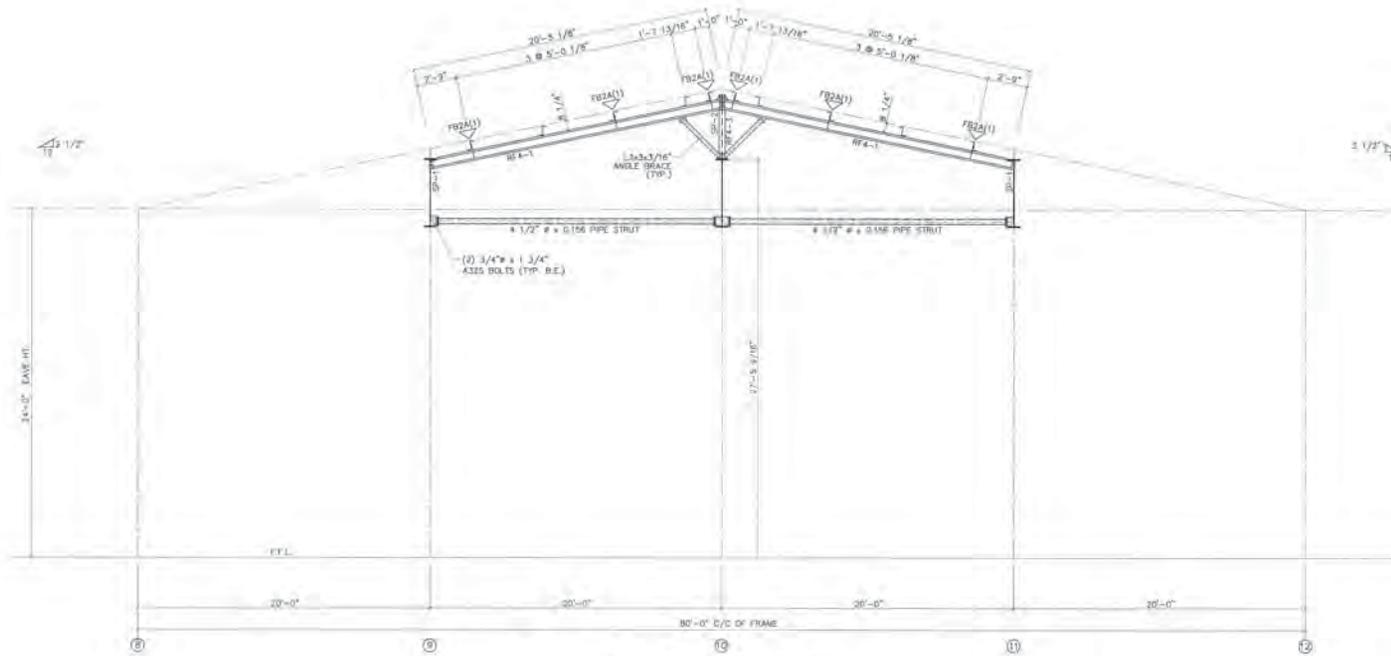
DESCRIPTION		RIGID FRAME CROSS SECTION	
CUSTOMER	MD BARN MASTER NE/SE	DATE	SEP 27 2011
END USE	FAR NIENTE STABLES II, LLC	SCALE	1/4"
END USE	RIDING ARENA	DATE	02/16/11
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	SCALE	E30 OF 35
DATE	02/16/11	SCALE	1/4"
DATE	02/16/11	SCALE	E30 OF 35
DATE	02/16/11	SCALE	A

SPACE PLATES & BOLTS							
Space	Ques	Part	Part Size				
Mark	Top/Bottom	Type	Disc	Length	Width	Thick	Length
SP-1	4	0	A325	0.625	1.50	6"	1/2" 10 3/16"
SP-2	4	0	A325	0.625	1.00	4"	1/2" 11 15/16"

STIFFENER TABLE				
Stiff	Mark	Part	Part Size	Part Size
Stiff	Mark	Width	Thick	Length
BF3-1	3	2.410	0.313	7.672

FLANGE BRACES: Both Sides (U.N.)
 7/8"x4"
 A = 12x2x4

MEMBER SIZE TABLE (in)					
MARK	MEMBER TYPE	MEMBER SIZE	MEMBER LENGTH	OUTSIDE FLANGE	INSIDE FLANGE
		W x T x LENGTH		W x T x LENGTH	W x T x LENGTH
SP-1	8.0/8.0	0.124	240.0	5 x 1/4" x 17.0	5 x 1/4" x 17.0
SP-2	8.0/8.0	0.124	230.0	5 x 1/4" x 17.0	5 x 1/4" x 17.0
BF-1	WB10	1.154	72.0		
BF-2	WB10				
BF-3	WB10				



RIGID FRAME CROSS SECTION
 FOR FRAME LINE 1

FOR PERMIT

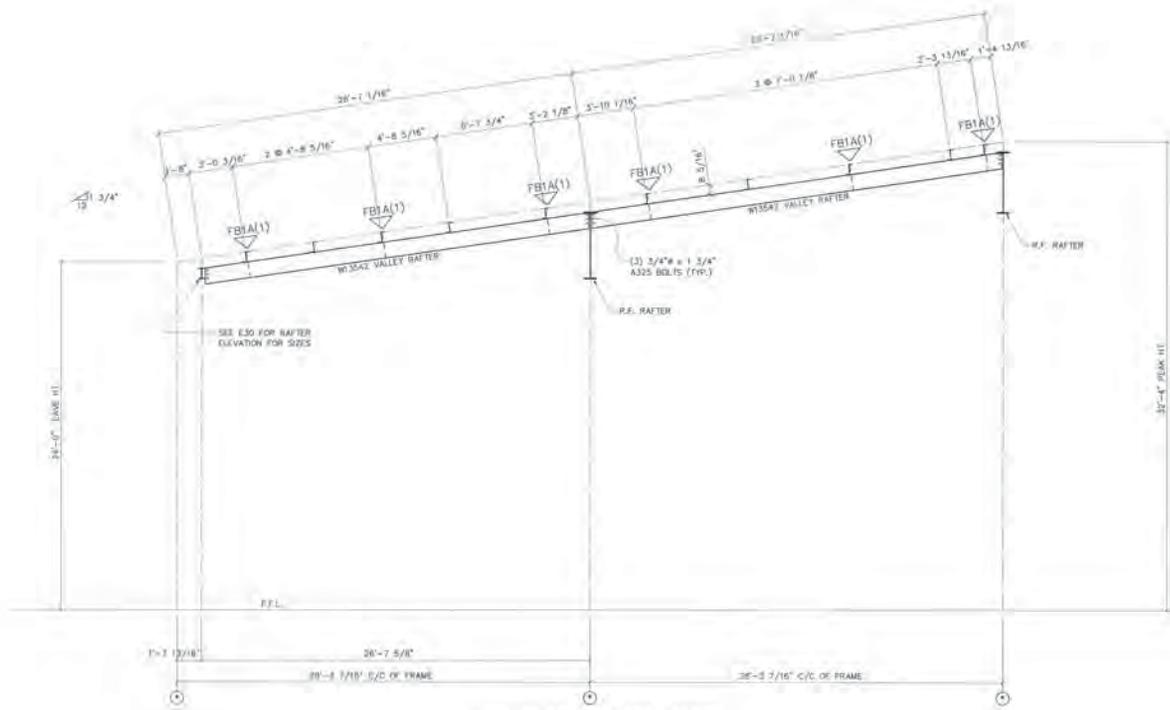
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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	09/27/11	FFF	--	RLM



DESCRIPTION	RIGID FRAME CROSS SECTION
CUSTOMER	MO BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	9/16/11
SCALE	1/4"
DATE	03/31
DATE	03/31
DATE	03/31



VALLEY FRAME CROSS SECTION
(AS SHOWN & DPT.)

FOR PERMIT

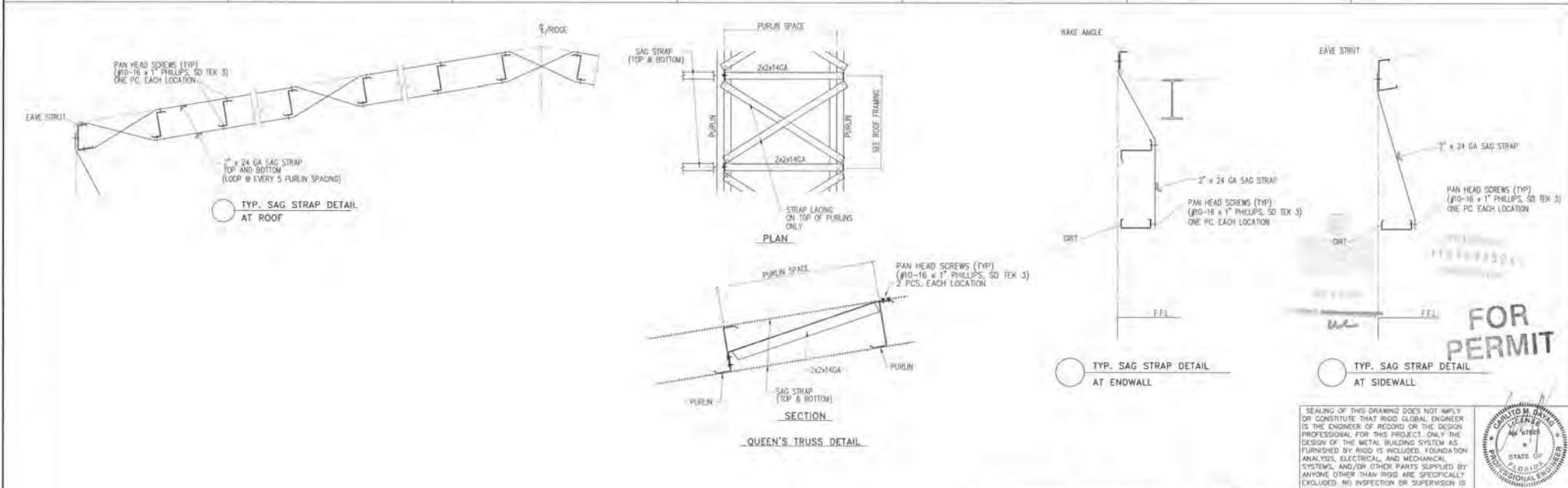
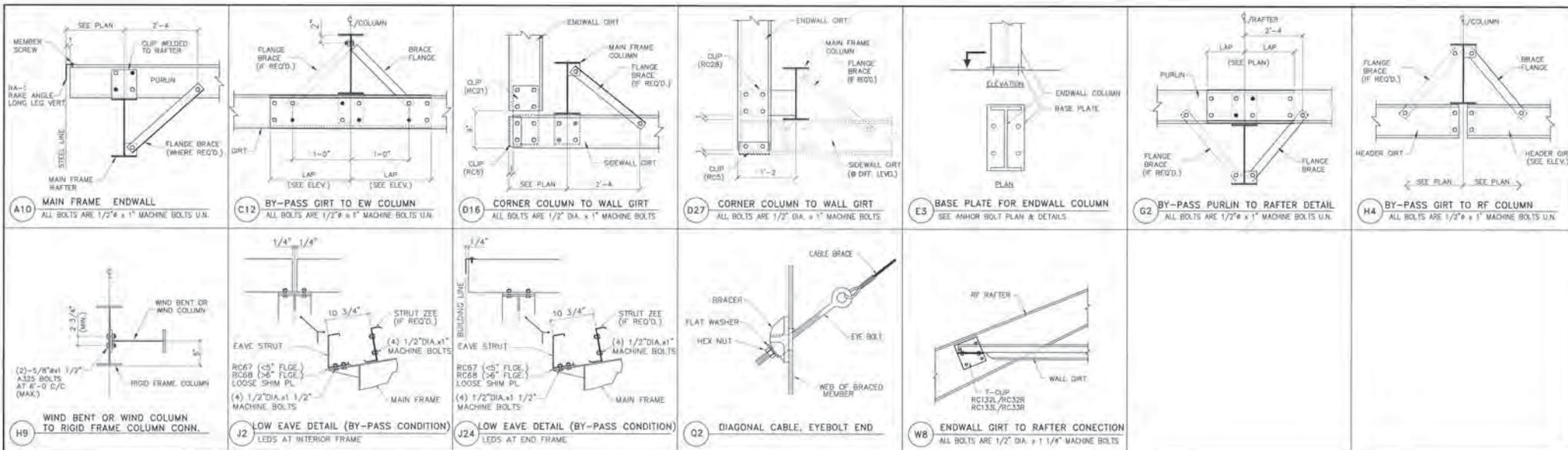
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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	09/21/11	FFF	RLM	



DESCRIPTION	VALLEY RAFTER CROSS SECTION	
CUSTOMER	MD BARN MASTER NE/SE	SEP 27 2011
END USE	FAR NIENTE STABLES II, LLC	
END USE	RIDING ARENA	
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414	
DRW. BY	FFF	DATE: 9/16/11
DRW. NO:	40381	SCALE: 1/4" = 1'-0"
		DATE PLOTTED: E32 OF 35
		SHEET: A

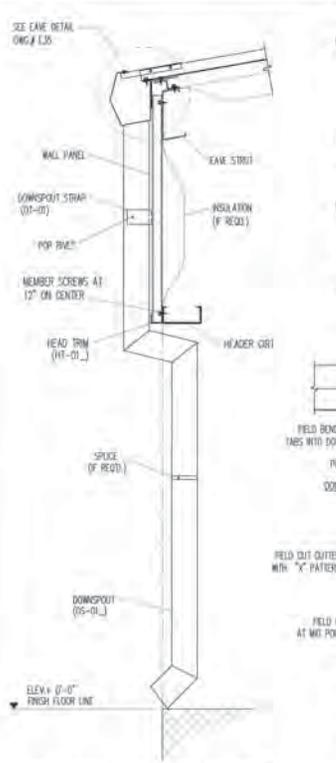


ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	PERMIT	08/21/11	FFF	RLM	

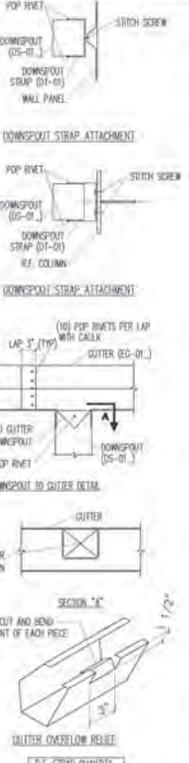


DESCRIPTION	DETAIL PAGE
CUSTOMER	MO BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
DATE	9/16/11
SCALE	N.T.S.
ISSUE NO.	40381
REVISION	E33 OF 35





SCULPTURED EAVE GUTTER AND DOWNSPOUT DETAIL AT SHEETED WALL
PARTIAL OPEN WALL WITH HEADER GRT



FIELD BEND GUTTER TIES INTO DOWNSPOUT

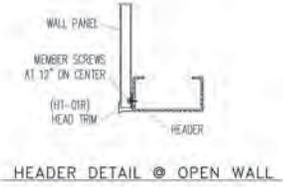
FIELD OUT GUTTER WITH "X" PATTERN

SECTION "A"

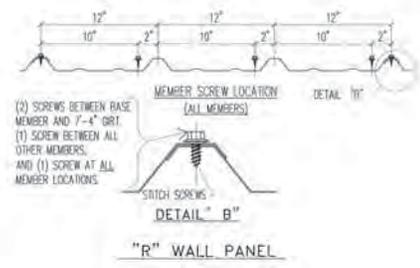
FIELD CUT AND BEND AT MID POINT OF EACH PIECE

GUTTER OVERFLOW RESET

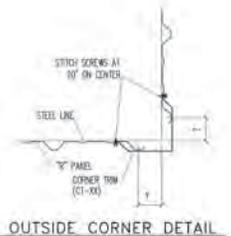
EAVE HEIGHT	QUANTITY
10'-0"	2
12'-0"	2
14'-0"	2
16'-0"	2
18'-0"	2
20'-0"	2
25'-0"	3



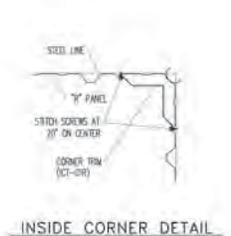
HEADER DETAIL @ OPEN WALL



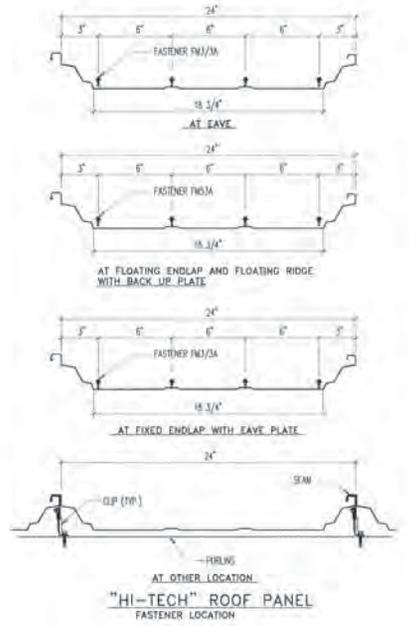
"R" WALL PANEL



OUTSIDE CORNER DETAIL



INSIDE CORNER DETAIL



"HI-TECH" ROOF PANEL FASTENER LOCATION

FOR PERMIT

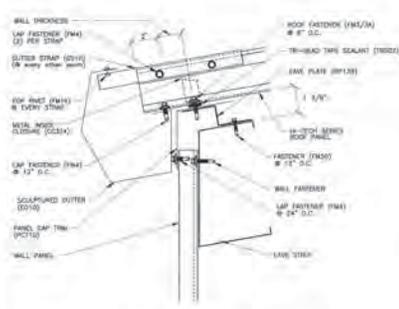
SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT RIGID GLOBAL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY RIGID IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN RIGID ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.



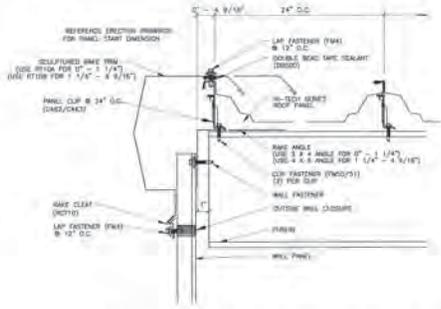
ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	09/21/11	FFF	---	RLM



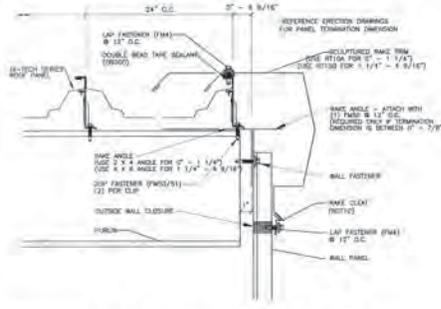
DESCRIPTION	DETAIL PAGE
CUSTOMER	MD BARN MASTER NE/SE SEP 27 2011
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELLINGTON, FL 33414
REV. BY	FFF 9/16/11
REV. NO.	40381
SCALE	N.T.S.
PAGE NO.	E34 OF 35
ISSUE	A



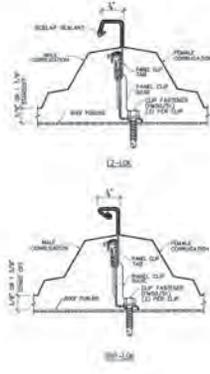
STANDARD DETAIL FOR HIGH FIXED EAVE (HT08H)



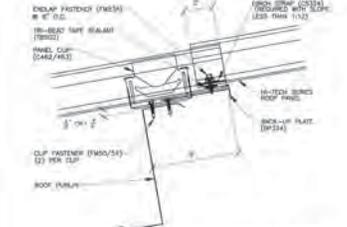
STANDARD DETAIL FOR FLOATING RAKE START ON MODULE (HT26-1)



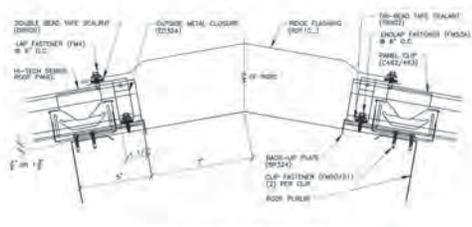
STANDARD DETAIL FOR FLOATING RAKE TERMINATION ON MODULE (HT26-2)



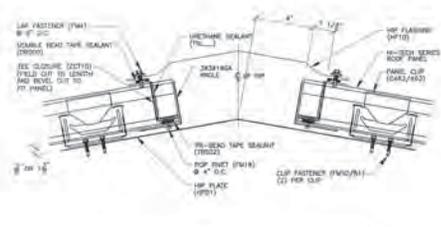
TYPE OF SEAMS



STANDARD DETAIL FOR FLOATING ENDLAP (HT29A)



STANDARD DETAIL FOR FLOATING RIDGE (HT30A)



STANDARD DETAIL FOR FLOATING HIP (HT30B)

NOTE:
OPTIONAL BLANKET INSULATION
WITH THERMAL BLOCK
NOT SHOWN FOR CLARITY

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT RIGID GLOBAL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY RIGID IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN RIGID ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.



FOR PERMIT

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
A	PERMIT	09/21/11	FFF	---	RLM



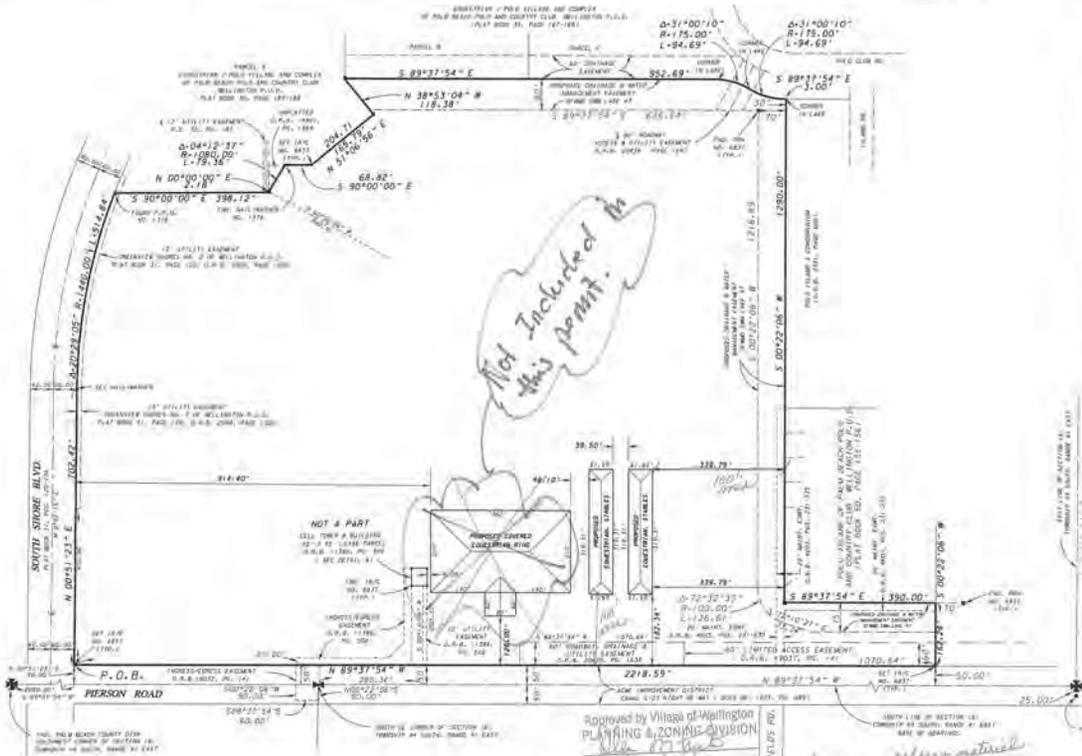
DESCRIPTION	DETAIL PAGE
CUSTOMER	MD BARN MASTER NE/SE
END USER	FAR NIENTE STABLES II, LLC
END USE	RIDING ARENA
LOCATION	14440 PIERSON ROAD WELINGTON, FL 33414
ISS. NO.	FFF
DATE	9/16/11
ISS. NO.	40381
SCALE	N.T.S.
REV. NO.	E35 OF 35
DATE	SEP 27 2011
TYPE	PER
SCALE	A

F



ABBREVIATIONS:

#	BASLINE	ORR	OFFICIAL RECORD BOOK
STA.	STATION	EXIST	EXISTING
R	RADIUS LENGTH	FNR	FOUND
A	DELTA ANGLE	IR/C	IRON ROD & CAP
L	ARC LENGTH	FPL	FLORIDA POWER & LIGHT
C	CENTER LINE	B.U.E.	BUFFER EASEMENT
PL	PLAT BOOK	U.E.	UTILITY EASEMENT
PG	PAGE	P.O.B.	POINT OF BEGINNING
IR	IRON ROD	P.O.C.	POINT OF COMMENCEMENT
N/D	NAIL & DISK	PCP	PERMANENT CONTROL POINT
		P.R.M.	PERMANENT REFERENCE MONUMENT



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN PART OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2000.00 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SOUTH SHORE BLVD., AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'23" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 700.42 FEET TO A POINT OF CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°29'05", A DISTANCE OF 514.84 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT "A", EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C., AS RECORDED IN PLAT BOOK 35, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 398.12 FEET; THENCE NORTH 00°00'00" EAST, ALONG SAID TRACT A, A DISTANCE OF 2.18 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1000.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 60°50'00" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'37", A DISTANCE OF 79.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A; THENCE SOUTH 90°00'00" EAST, ALONG SAID SOUTH LINE OF TRACT A, A DISTANCE OF 68.82 FEET; THENCE NORTH 51°00'56" EAST, ALONG SAID TRACT A, A DISTANCE OF 204.71 FEET; THENCE NORTH 38°53'04" WEST, ALONG SAID TRACT A, A DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF TRACT "B" OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C.; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF PARCEL B AND C, OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C., A DISTANCE OF 952.69 FEET TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID PARCEL C, THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID PARCEL C, THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 1 OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C.; THENCE SOUTH 00°22'06" WEST ALONG SAID PLAT OF EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C. AND THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C., A DISTANCE OF 1290.00 FEET TO THE SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C.; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C., A DISTANCE OF 390.00 FEET TO THE SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.L.L.C.; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 162.28 FEET TO A POINT ON THE NORTH LINE OF ACME IMPROVEMENT DISTRICT CANAL C-23 RIGHT OF WAY, AS RECORDED IN DEED BOOK 1037, PAGE 889, SAID POINT ALSO BEING 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89°37'54" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2218.59 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PROPERTY:
 A PORTION OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTH 1/2 CORNER OF SAID SECTION 16; THENCE SOUTH 89°37'54" EAST ALONG THE SOUTH LINE OF SAID SECTION 16, FOR 280.34 FEET; THENCE NORTH 00°13'08" EAST FOR 253.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 89°46'52" W FOR 40.00 FEET; THENCE NORTH 13°00" E FOR 45.00 FEET; THENCE SOUTH 89°46'52" E FOR 40.00 FEET; THENCE SOUTH 13°08" W FOR 45.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 39.43 ACRES MORE OR LESS

NOTES:

- NOTICE THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TWP. 44S, R. 41E, WHICH BEARS N 89°37'54" W. ALL BEARINGS ARE RELATIVE THERETO.
- FIELD SURVEY WAS PERFORMED ON 07/10/2008 AND 04/04/2010.
- UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED AND ARE NOT COVERED UNDER THE CERTIFICATION SHOWN HEREON.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND ADOPTED IN CHAPTER 51-17.05, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE JANUARY 11, 2010.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEXTON ENGINEERING ASSOCIATES, INC.
 110 PONCE DE LEON STREET, SUITE 100
 PALM BEACH, FLORIDA 33411
 LB NO. 6837
 MICHAEL D. BOWEN
 REG. - 2965, STATE OF FLORIDA
 C.B. NO. 8837

BOUNDARY SURVEY

SEXTON ENGINEERING ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 110 PONCE DE LEON STREET, SUITE 100
 PALM BEACH, FLORIDA 33411
 PHONE 561-998-2122
 FL REGISTRATIONS 1-1

**WORLD DRESSAGE CENTER
 WELLINGTON, FLORIDA**

DATE: 09/30/2010
 SHEET: 1 OF 1
 SCALE: 1"=150'

PROJ. NO.: 1428712
 SCALE: 1"=150'
 SHEET: 1 OF 1
 368
 1007864



PREPARED FOR:

PROJECT: PALM BEACH INTERNATIONAL
 ADDRESS: 14440 PIERSON RD.
 LOCATION: WELLINGTON, FL

LOADING INFORMATION

DEAD LOAD : 2.5 PSF
 LIVE LOAD : 20 PSF
 SNOW LOAD : 0 PSF
 BASIC WIND SPEED : 140 MPH, 3 SECOND GUST
 WIND IMPORTANCE FACTOR (Iw) : 0.87
 WIND EXPOSURE : C
 DESIGN WIND PRESSURE FOR COMPONENTS AND CLADDING : 42.8 PSF, 52.4 PSF,
 LATITUDE: 26.6377 N
 LONGITUDE: 80.2746 W
 TYPE OF OCCUPANCY : U
 TYPE OF CONSTRUCTION : II, ONE STORY, APPR. 16'-0" HIGH
 FLOOR AREA: 19,698 FT²

TABLE OF CONTENTS

- G1 COVER SHEET
- S101 FLOOR PLAN
- S102 FOUNDATION PLAN
- S103 ROOF PLAN
- S201 SECTION/ELEVATIONS
- S501 DETAILS
- S502 DETAILS
- S503 DETAILS
- S504 DETAILS

GENERAL NOTES :

THESE NOTES SHALL APPLY UNLESS SHOWN OTHERWISE ON PLANS:

1. ALL WORK SHALL CONFORM TO THE 2007 EDITION OF THE FLORIDA BUILDING CODE, A.I.S.C. AND/OR THE LOCAL BUILDING CODE.
2. DESIGN SOIL BEARING PRESSURE VALUE IS 2500PSF FOR DEAD LOAD PLUS LIVE LOAD FOUNDATION DETAILS SHOWN ARE BASED ON SOILS REPORT PREPARED BY MORGAN & ASSOCIATES DATED SEPTEMBER 9, 2011.
3. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS AND IN ACCORDANCE WITH THE LATEST A.W.S. SPECIFICATIONS. NO FIELD WELDING.
4. ALL COLD FORMED STEEL MEMBERS SHALL BE GALVANIZED, UNLESS NOTED OTHERWISE ON PLAN.
5. ALL SELF-DRILLING SCREWS (TEX) SHALL BE VS BRAND AS MANUFACTURED BY DB BUILDING FASTENERS, INC. (CC-ES # DR-5617)
6. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY DETAILED.
7. MATERIALS :

ASTM DESIG.	MINIMUM YIELD (U.N. Y)
A500	Fy = 50. KSI
A500, GRADE C	Fy = 65. KSI
A653	Fy = 50. KSI
A446/A792	Fy = 50.80 KSI
A572 OR A36	Fy = 50. KSI
A36	Fy = 36. KSI
A36	Fy = 36. KSI
A307	Fy = 36. KSI

MATERIAL OF EQUAL OR BETTER GRADE MAY BE SUBSTITUTED FOR MATERIALS SHOWN.

CONCRETE NOTES:

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 2500 PSI @ 28 DAYS USING AT LEAST 5 SACKS OF CEMENT PER YARD AND NO MORE THAN 7 1/2 GALLONS OF WATER PER SACK OF CEMENT.
2. ALL FOOTINGS SHALL REST 12 IN. MIN. BELOW NATURAL GRADE AND FINISHED GRADE, WHICHEVER IS LOWER. ALL FOOTINGS SHALL REST ON FIRM, UNDISTURBED SOIL. WHERE FROST LINE DEPTH MAY PRESENT A PROBLEM, OWNER SHALL CONSULT WITH LOCAL BUILDING DEPARTMENT FOR RECOMMENDATIONS AS TO REQUIRED DEPTH OF FOOTING.
3. FOOTINGS SHALL BE CENTERED ON CENTERLINE OF WALL/COLUMN UNLESS OTHERWISE NOTED.
4. ALL CONCRETE SHALL PROJECT FROM THE SAME ELEVATION. DO NOT CUT OUT FOR DOOR OPENINGS.
5. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185.
6. CONTRACTOR SHALL INFORM BBH, INC. OF ANY DISCREPANCIES, OMISSIONS OR ERRORS ON THE PLAN, BEFORE CONSTRUCTION.
7. BBH, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SUPERVISION OR DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL.
8. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 40. LAP A MINIMUM OF 40 DIAMETER AT SPLICES.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
10. ANY ENGINEERING DESIGN PROVIDED BY OTHERS MUST BE SUBMITTED FOR REVIEW AND SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED ENGINEER.
11. ALL CONSTRUCTION JOINTS SHALL BE KEYS OR DOWELED.
12. IF EXPANSIVE SOILS ARE ENCOUNTERED ON THE JOB SITE, MD/BM SHALL BE NOTIFIED IMMEDIATELY.

COVER SHEET

PALM BEACH INTERNATIONAL EQUESTRIAN
 14440 PIERSON RD.
 WELLINGTON, FL
 RCA BARN

NO. REVISION/ISSUE DATE

1	RELEASE	

DATE: 09-15-11
 DRAWN BY: DM
 CHECKED BY:
 SCALE: NONE
 DRAWING NUMBER: 23006-11

G-1

SH-ET 1 OF 9

Revision Required for Accessibility Requirements before Final Inspection

Plumber

REVIEWED

I. B. 11/8/11

Reviewed by contractor and project related parties. Performance of this project shall not be warranted by Architect (over 60% probability) in accordance with applicable codes.

ALUMINUM

REVIEWED

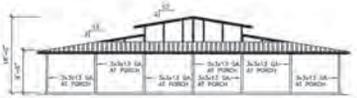
I. B. 11/8/11

Reviewed by contractor and project related parties. Performance of this project shall not be warranted by Architect (over 60% probability) in accordance with applicable codes.

RECEIVED

11/15/11

11/15/11



ELEVATION AT LINE 1



CROSS SECTION



ELEVATION AT LINE 27



ELEVATION AT LINE A



ELEVATION AT LINE G

MID BARN MASTER

THIS DOCUMENT AND ANY PARTS THEREOF ARE THE PROPERTY OF MID BARN MASTER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR USED FOR ANY PURPOSE OTHER THAN THAT STATED HERE, OR WITHOUT WRITTEN APPROVAL FROM MID BARN MASTER.

SECTION/ELEVATIONS

PALM BEACH INTERNATIONAL
 14440 PIERSON RD.
 WELLINGTON, FL
 RCA BARN

NO.	REVISION/TITLE	DATE
1	RELEASE	

DATE: 06-16-11

DRAWN BY: DM

CHECKED BY:

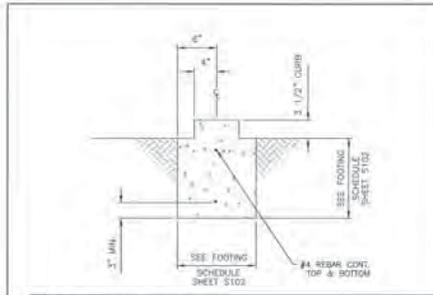
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DRAWING NUMBER: 91211

S201

DCI 17 291

SHEET 5 OF 9



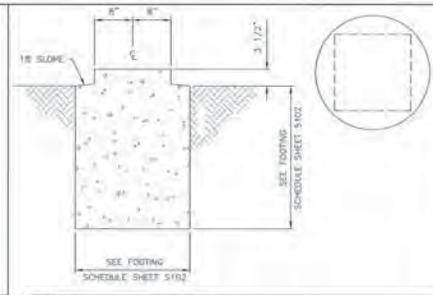
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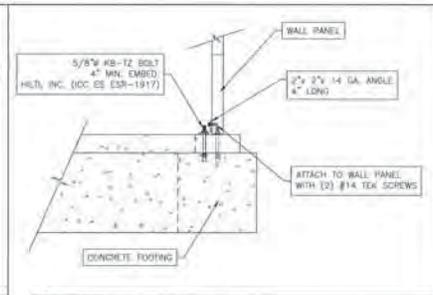
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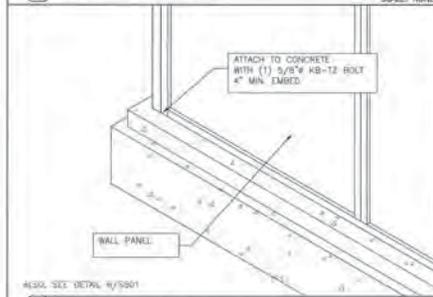
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SCALE: NONE



4 ADDITIONAL HOLD DOWN

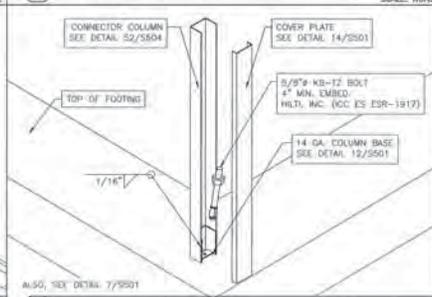
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5 COLUMN TO FOOTING

ALSO, SEE DETAIL 9/5501

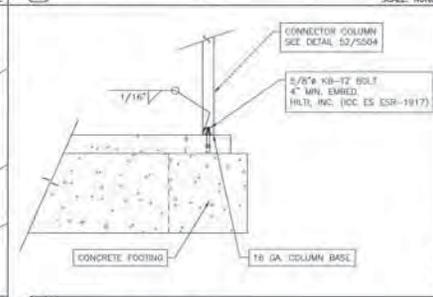
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6 COLUMN TO FOOTING

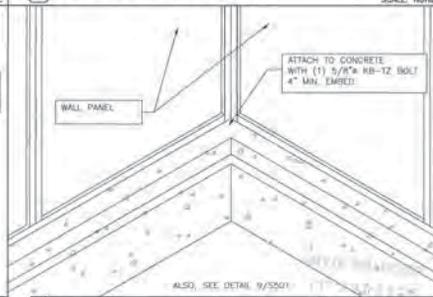
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SCALE: NONE



7 COLUMN TO FOOTING

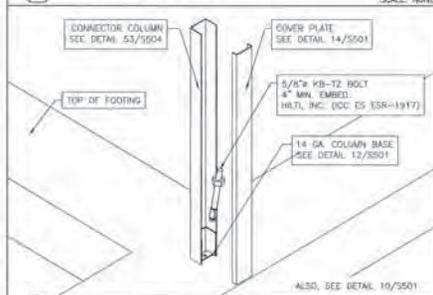
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8 COLUMN TO FOOTING

ALSO, SEE DETAIL 9/5501

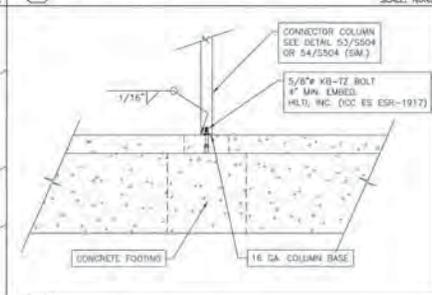
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9 COLUMN TO FOOTING

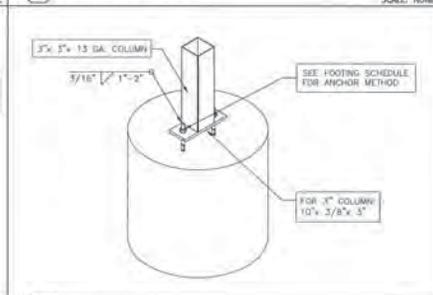
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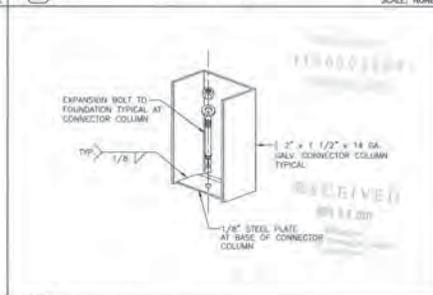
10 COLUMN TO FOOTING

SCALE: NONE



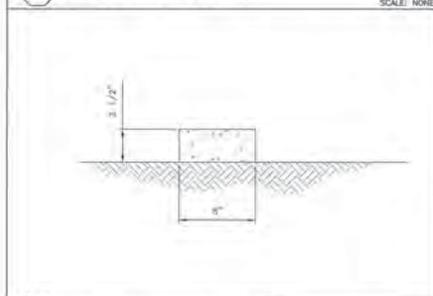
11 COLUMN TO FOOTING

SCALE: NONE



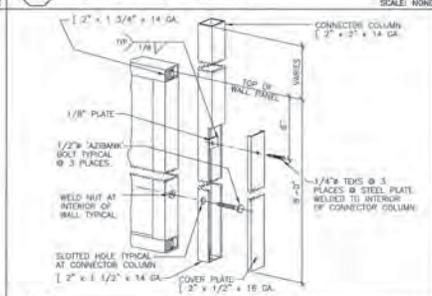
12 COLUMN BASE CONN.

SCALE: NONE



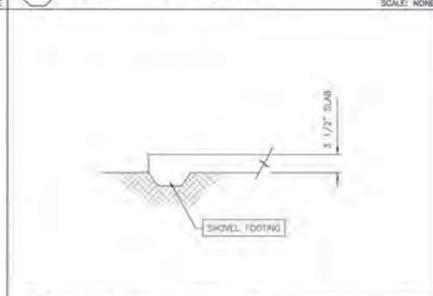
13 NON STRUCTURAL CURB

SCALE: NONE



14 MAKE-UP DETAIL

SCALE: NONE



15 THICKENED EDGE OF SLAB

SCALE: NONE



MID BARN MASTER

DETAILS
 PALM BEACH INTERNATIONAL
 14440 PIERSON RD.
 WELLINGTON, FL
 RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

DATE: 09-19-11
 DRAWN BY: DM
 CHECKED BY:
 SCALE: NONE
 DRAWING NUMBER:
 91211
S501

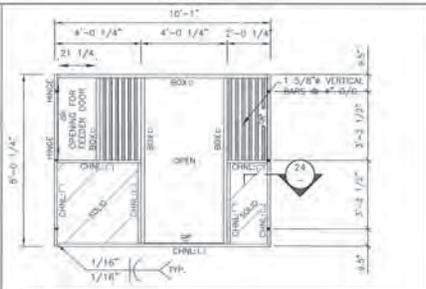


02/17/2011



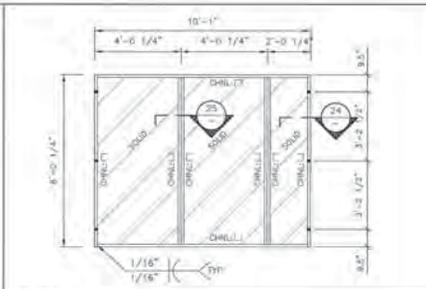
16 WALL PANEL

SCALE: NONE



17 WALL PANEL

SCALE: NONE



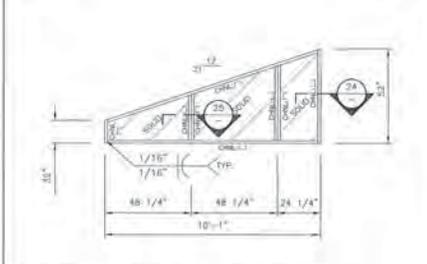
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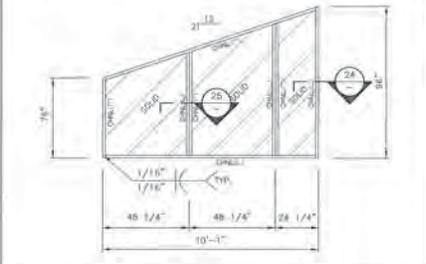
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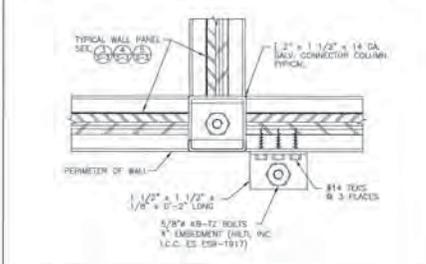
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SCALE: NONE



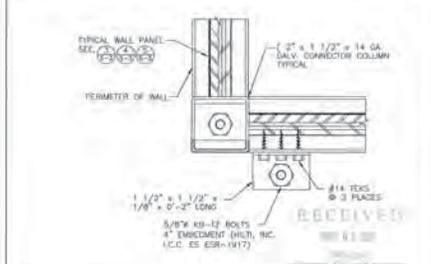
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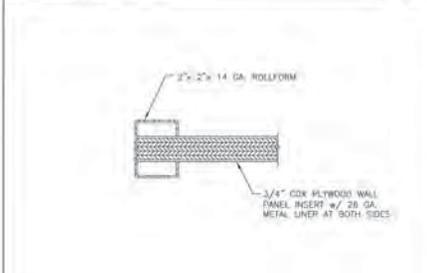
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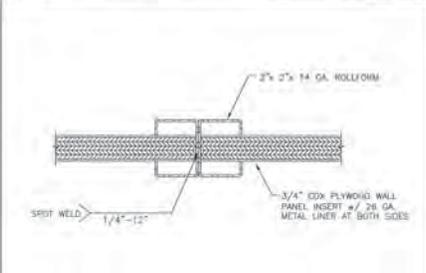
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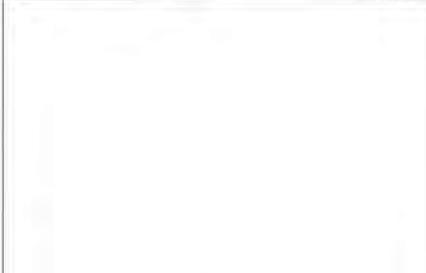
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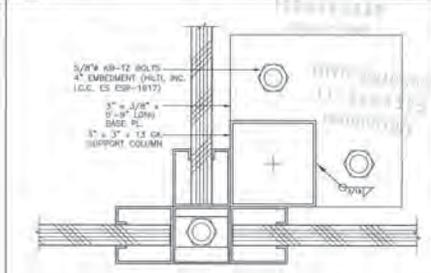
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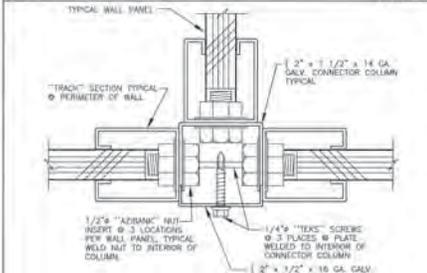
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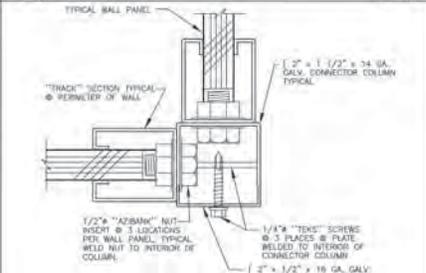
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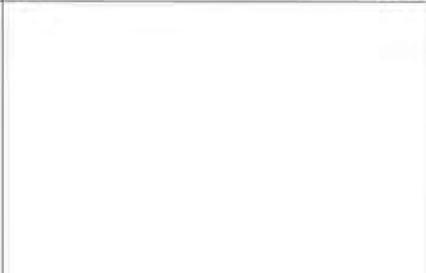
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SCALE: NONE



29 WALL CONNECTION

SCALE: NONE



30

SCALE: NONE



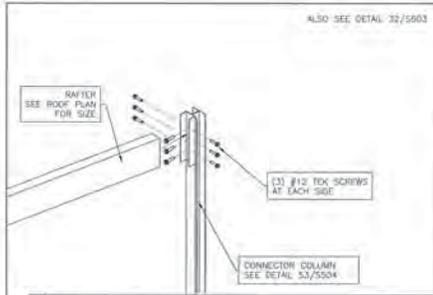
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 14440 PIERSON RD.
 WELLINGTON, FL
 RCA BARN

NO.	REVISION/ISSUE	DATE
1	RELEASE	

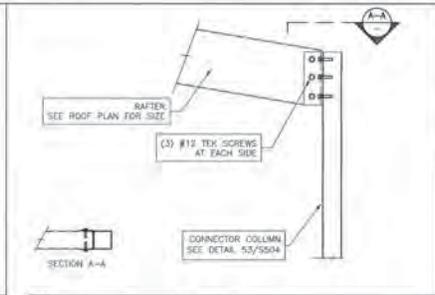
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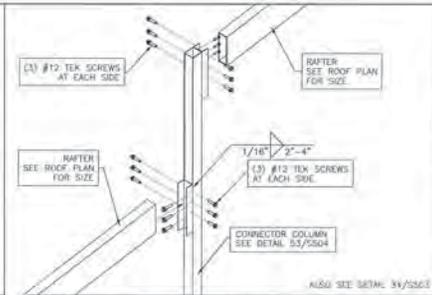




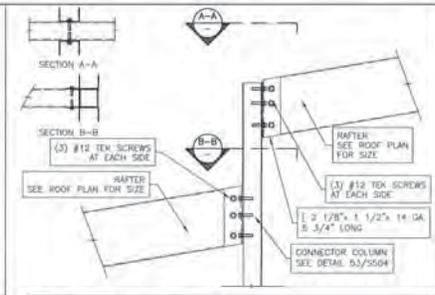
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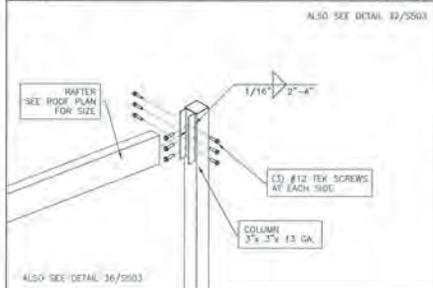
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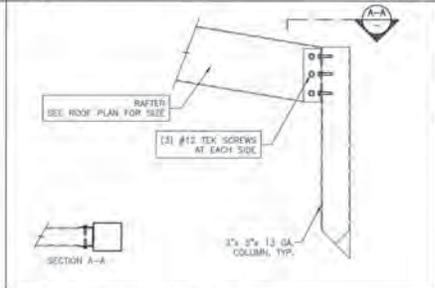
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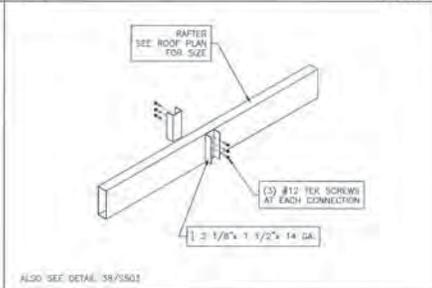
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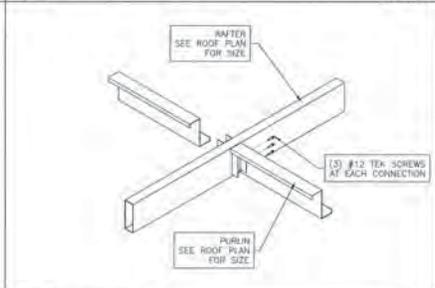
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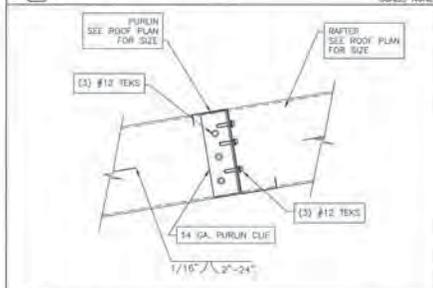
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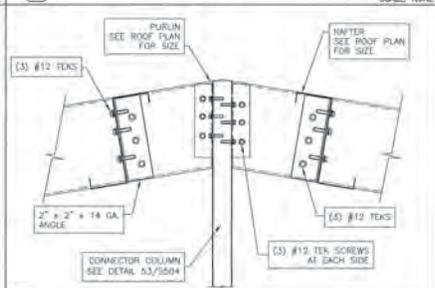
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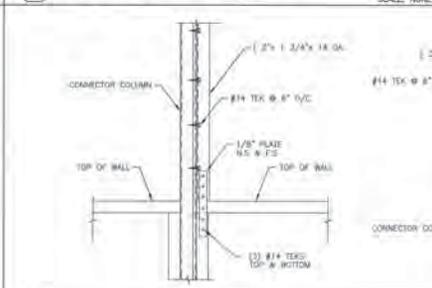
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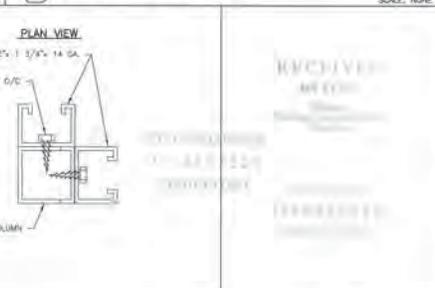
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40 PURLIN TO RAFTER SCALE: NONE



41 STIFFNER CONN. DETAIL SCALE: NONE



42 STIFFNER CONN. DETAIL SCALE: NONE



43 SCALE: NONE



44 SCALE: NONE



45 SCALE: NONE

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1	RELEASE	

DATE: 09-19-11

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CHECKED BY:

SCALE: NONE

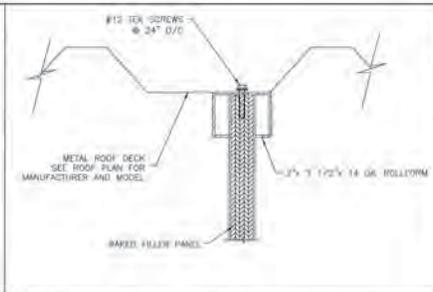
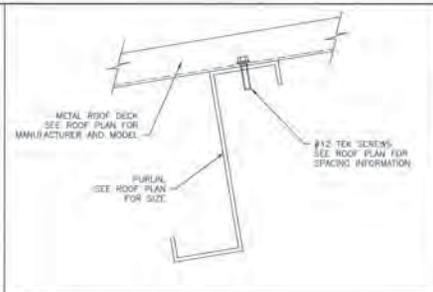
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REVISED ELEN HANSEN

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SHEET 8 OF 9

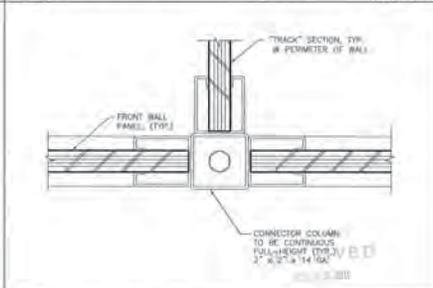
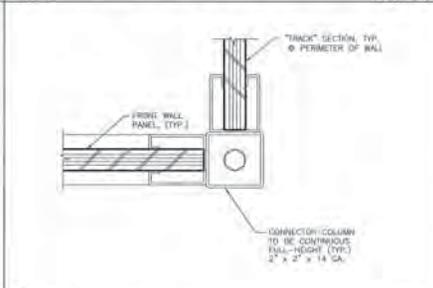
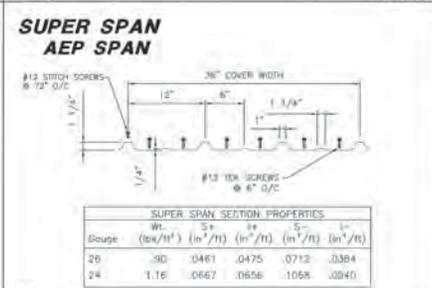


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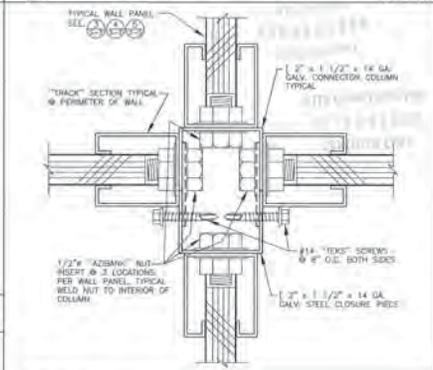
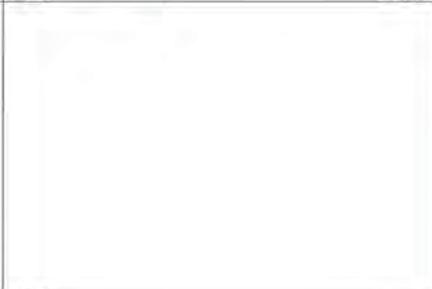
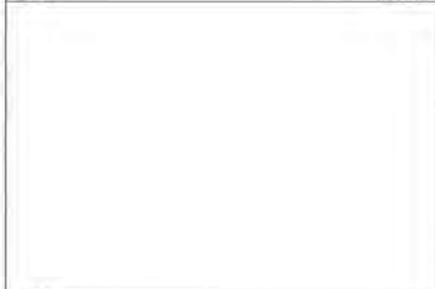


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51 ROOF DECKING SCALE: NONE

52 CORNER COLUMN SCALE: NONE

53 INTERIOR COLUMN SCALE: NONE

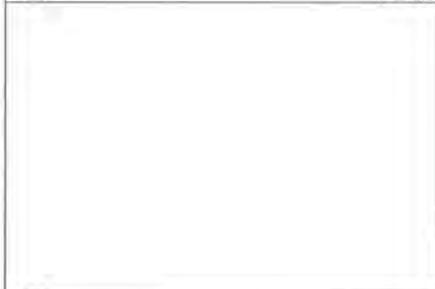


54 SCALE: NONE

55 SCALE: NONE

56 SCALE: NONE

57 4-WAY PANEL CONN. SCALE: NONE



58 SCALE: NONE

59 SCALE: NONE

60 SCALE: NONE

MID BARN MASTER

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SCALE: NONE
DRAWING NUMBER:
91219

S504

DATE: 10/17/2011
OCT 17 2011

SHEET 9 OF 9

LIGHTING FIXTURE SCHEDULE									
SYMBOL	TYPE	DESCRIPTION	QTY	UNIT	REMARKS	DATE	BY	CHKD	APPROVED
(A)	PLATE, SEALED (LEAD) FLUORESCENT FIXTURE BUSHELL 700S-1P-20W-18V-18W	2	20	18	20				
(B)	FLUORESCENT FIXTURE SAME AS TYPE "A" EXCEPT WITH FLUORESCENT EMERGENCY MOTORIE BATTERY PACK (BUSHELL 700S-1P-20W-18V-18W)	2	20	18	20				

NOTES:
 1. VERIFY CEILING TYPES PRIOR TO ORDERING FIXTURES.

GENERAL NOTE:
 NO SUBSTITUTIONS TO THE LIGHT FIXTURE SCHEDULES CONTAINED IN THESE DOCUMENTS WILL BE CONSIDERED WITHOUT PRIOR REVIEW AND/OR APPROVAL BY THE ARCHITECT AND ELECTRICAL ENGINEER.

ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

- A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED.
- B. CONSTRUCTION SHALL BE IN ACCORDANCE WITH RELEVANT AND APPLICABLE SPECIFICATIONS. IF A PROVISION IS DISCONTINUED OR IN CONFLICT WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
- C. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.
- D. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODES ADOPTED BY THE AUTHORITY HAVING JURISDICTION AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT.
 1. NATIONAL ELECTRICAL CODE (NECA-70)
 2. CODE FOR SAFETY TO LIFE APPLIANCES
 3. STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LIFE PROTECTIVE SIGNALING SYSTEMS (NEPA-72)
 4. UNDERWRITERS LABORATORIES (UL)
 5. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
 6. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 7. FEDERAL SPECIFICATION (FED. SPEC.)
 8. INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
 9. FLORIDA BUILDING CODE 2007 EDITION
 10. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
 11. CITY OF WELLINGTON BUILDING CODE (AMENDMENTS TO FLORIDA BUILDING CODE 2007)
 12. ADDITIONAL DESIGN, WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA)
- E. DO NOT SCALE THE ELECTRICAL DRAWINGS SETS TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT CONFORM WITH OWNER'S REPRESENTATIVE.
- F. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MAJOR DETAIL OF CONSTRUCTION; THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- G. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- H. CORRECTION OF ANY DEFECTS SHALL COMPLETED IMMEDIATELY UPON CHANGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
- I. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- J. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT TO INSTALL TO BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
- K. THE TERM "PROTECT" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL MEAN THAT THE CONTRACTOR IS TO FURNISH, INSTALL AND CONNECT COMPLETE.

PART 2 - PRODUCTS

- A. MINIMUM WIRE SIZE SHALL BE #12 AWG (EXCEPT AS NOTED OTHERWISE FOR CONTROL WIRING). ALL CONDUCTORS SHALL BE 90°C CONDUCTIVITY, COPPER WITH "THREE-TIME" INSULATION UNLESS OTHERWISE NOTED.
- B. ELECTRICAL METALLIC TUBING (EMT) SHALL BE OF BEST QUALITY STEEL, SMOOTH INSIDE AND OUT AND SHALL BE HOT-DIPPED GALVANIZED.
- C. OUTLET BOXES SHALL BE PRESSURE STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADS HANS IN WET OR DAMP LOCATIONS. SPECIAL CASES AS NOTED ON PANELBOARD SCHEDULES.
- D. RIGID NONMETALLIC CONDUIT SHALL BE SCHEDULE 40 PIPE.
- E. ALL MATERIALS SHALL BE NEW AND BE UNIMPEDED LABELS WORK APPLICABLE.
- F. PANELBOARDS:
 1. CURRENT CARRYING BUSSES SHALL BE COPPER. BRASS BUS BARS SHALL BE COPPER.
 2. ALL CIRCUIT BREAKERS SHALL BE BOLT ON, PULL-IN BREAKERS ARE NOT ACCEPTABLE.
 3. CIRCUIT BREAKERS USED AS SWITCHES IN FLUORESCENT OR INCANDESCENT CIRCUITS SHALL BE LISTED AND MARKED "SW".
 4. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HARD TYPE.
 5. ALL CIRCUIT BREAKERS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
 6. ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE PANELS WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
 7. ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.
- G. DISCONNECT SWITCHES SHALL BE UL-RATED, HEAVY DUTY, QUICK-BREAK, QUICK-BREAK ENCLOSURES SHALL BE NEMA-1 FOR INDOOR LOCATIONS, NEMA 3R FOR OUTDOOR LOCATIONS AS OTHERWISE NOTED.
- H. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED ON THE ELECTRICAL DRAWINGS, WITH OVERLOAD RELAYS IN EACH PHASE.
- I. WIRING DEVICES (GENERAL PURPOSE RECEPTABLES AND WALL SWITCHES) COLOR SHALL BE COORDINATED WITH CLIENT.

PART 3 - EXECUTION

- A. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
 1. 208/120 VOLT, 3-PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BLACK, 1 RED AND 1 BLUE (BRONZE) (NEUTRAL) CONDUCTOR: WHITE; GROUNDING CONDUCTORS SHALL BE GREEN.
 2. 480/277 VOLT, 3-PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BROWN, 1 YELLOW, AND 1 PINK; GROUNDING (NEUTRAL) CONDUCTORS: GREY; GROUNDING CONDUCTORS SHALL BE GREEN.
 3. BRANCH CIRCUIT WIRING (8 AWG AND SMALLER) SHALL BE COLOR CODED BY CONDUIT INSULATION COLOR AND FEEDERS AND SERVICE (8 AWG AND LARGER) SHALL BE CODED AT ALL JUNCTIONS OF PULL POINTS (EXCEPT USE OF LETTERS) USING COLOR MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE.
- B. WIRING METHODS:
 1. ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED, SPECIFIED OR AS SPECIFICALLY PROVIDED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL. RAIN TIGHT CONNECTION TYPE OR ALL STEEL CONDUIT, TIGHT SEWER TYPE.
 2. SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW GRADE ON GRADE.
 3. TYPE MC CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- C. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.
- D. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ARCHITECT/ENGINEER.
- E. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- F. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK.
- G. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRE, BOXES, COVER PLATES, AND WIRING DEVICES FOR ALL OUTLETS AS INDICATED.
- H. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL AS APPEAR ON THE LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, AND ETC.
- I. CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ARCHITECT/ENGINEER.
- J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.
- K. ALL LAY-IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUPPORTING CEILING AT EACH CORNER.
- L. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
- M. ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THROUGH LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- N. CONDUCTORS FOR BRANCH CIRCUITS SHALL BE INCREASED FROM SIZES INDICATED ON PANEL SCHEDULES TO PREVENT VOLTAGE DROP EXCEEDING 3% AT THE FURTHEST DEVICE. LOADS FOR DETERMINING CONDUCTOR SIZE SHALL BE BASED ON ACTUAL CONNECTED LOAD OR BOX OF BREAKER SIZE, WHICHEVER IS GREATER. CONTACT ENGINEER OR ENGINEER FOR ALL RUNS IN EXCESS OF 100 FT. FOR ESTIMATION OF WIRE SIZE. FOR BUS PURPOSES, INCREASE WIRE BY ONE (1) WIRE SIZE FOR RUNS 100 FT. TO 200 FT. AND TWO (2) WIRE SIZES FOR RUNS OVER 200 FT.
- O. FEEDER CONDUCTORS SHALL BE INCREASED FROM SIZES INDICATED ON REBAR DIAGRAM TO PREVENT VOLTAGE DROP EXCEEDING 3% FOR FEEDERS. CONDUCTOR SIZE SHALL BE BASED ON ACTUAL CONNECTED LOAD OR BOX OF BREAKER SIZE, WHICHEVER IS GREATER.
- P. THE CONTRACTOR SHALL CONFORM WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CIRCUIT ENTRY AND LOG SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED WORK FOR THE OWNER'S CONTRACTOR.
- Q. ANY CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- R. PER NEC 250.110(1) ALL 15- AND 20-AMPERE, 125-VOLTS RECEPTABLES IN HOBWELLING-TYPE SITUATIONS TO BE GRO UNDED.

ELECTRICAL SHEET INDEX

ED.1	ELECTRICAL NOTES, LEGEND & INDEX
ED.2	MAIN LIGHTING PLAN
ED.3	MAIN POWER PLAN
ED.4	ELECTRICAL REBAR DIAGRAM

ELECTRICAL LEGEND

- ▽ TELEPHONE/DATA OUTLET WITH 1/2" CONDUIT STRIPPED OUT FROM WALL 6" ABOVE CEILING MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- 20 AMP QUADRIPOLE RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH ORIGINAL FAN-CLIP CREDIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED ABOVE COUNTER. SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
- 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), RECESS FLOOR MOUNTED. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
- 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), CEILING MOUNTED.
- SPECIAL-PURPOSE RECEPTACLE
- JUNCTION BOX
- SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER.
- DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 1/4" EMPTY CONDUITS FROM JUNCTION BOX TO AVOID COLLING AND TERMINATE WITH INSULATING BUSHINGS AT FROM WALL.
- TELEPHONE/POLE FOR TELEPHONE/DATA/POWER CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. SEE WIREMOLD CATALOG # 2001-40 4-WAY/4-FINISH.
- SPECIAL PURPOSE RECEPTACLE MOUNTED BELOW FLOOR.
- TRAY/RAIL SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
- SINGLE POLE, 20 AMP, SWITCH MOUNT AT 18" TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- FUSIBLE DISCONNECT SWITCH A = POLES, B = FRAME SIZE, C = FUSE RATING
- FUSIBLE MOTOR STARTER DISCONNECT SWITCH A = POLES, B = NEMA SIZE, C = FUSE RATING
- GROUNDING ELECTRICAL & CONDUCTOR SYSTEM
- TRANSFORMER
- ELECTRICAL PANELBOARD
- TELEPHONE WOOD BACKBOARD
- WATERPROOF

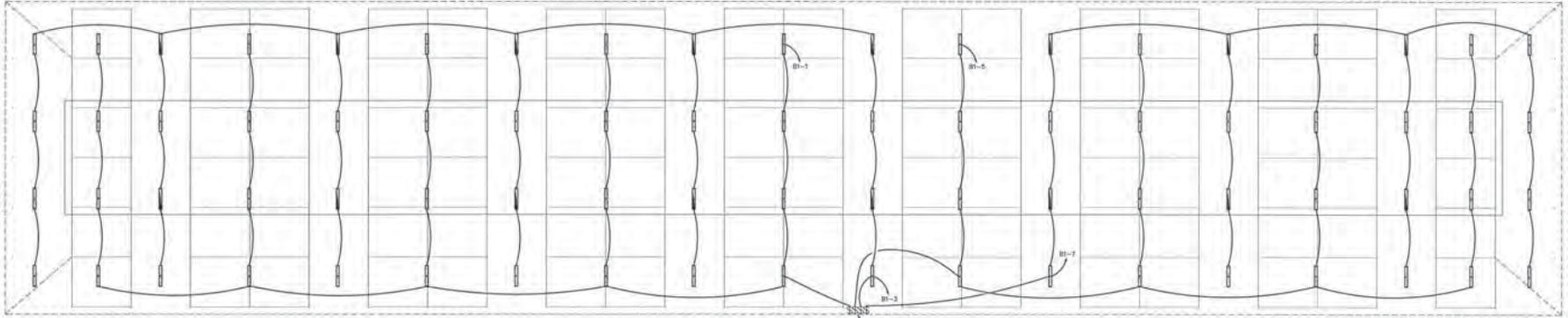


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 HORSEMANSHIP
 WASHINGTON, D.C. 20014

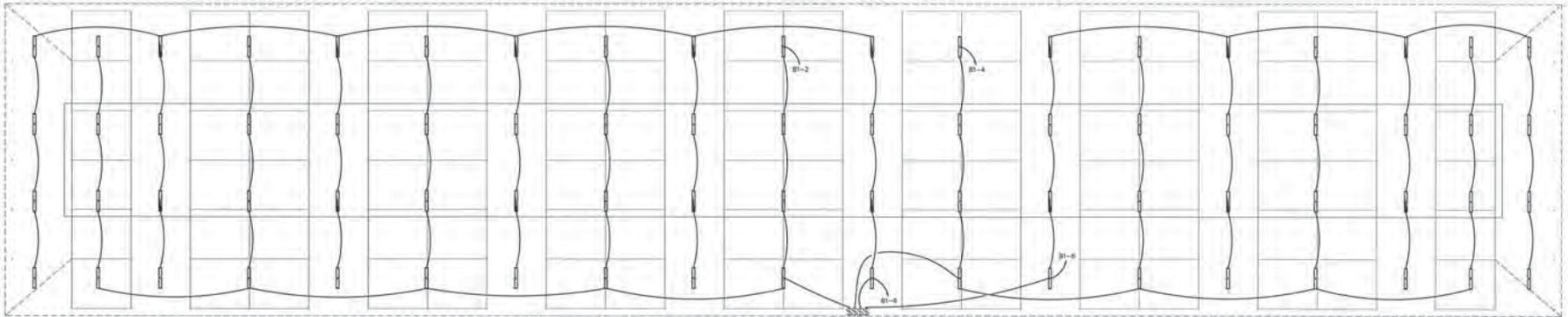
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 Project Manager: [Signature]
 Checked by: [Signature]
 Date: AS NOTED
 Date: 09-01-11

Electrical Notes and Index

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 WELINGTON, FL 32911
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HORSE BARN LIGHTING PLAN

1/16/11

ELZA DIMONICH
 09-01-11

REVISIONS

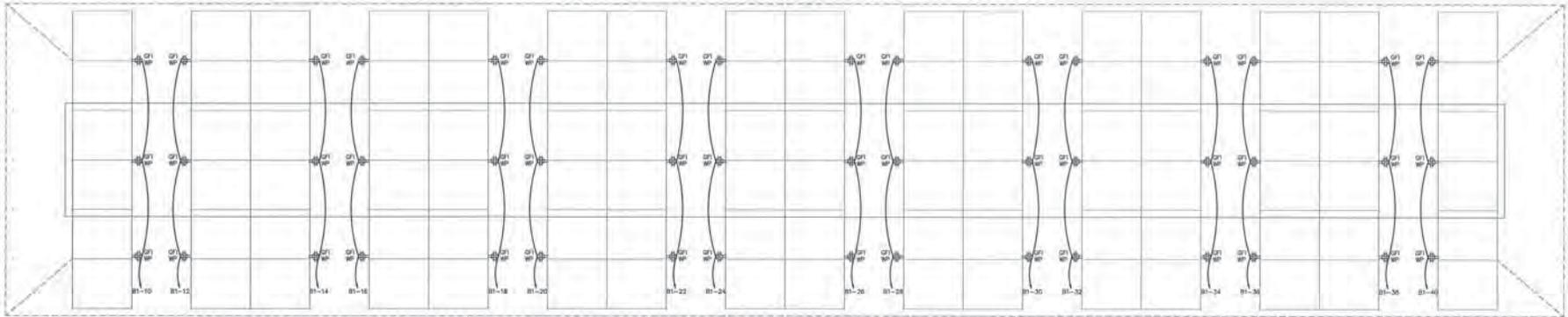
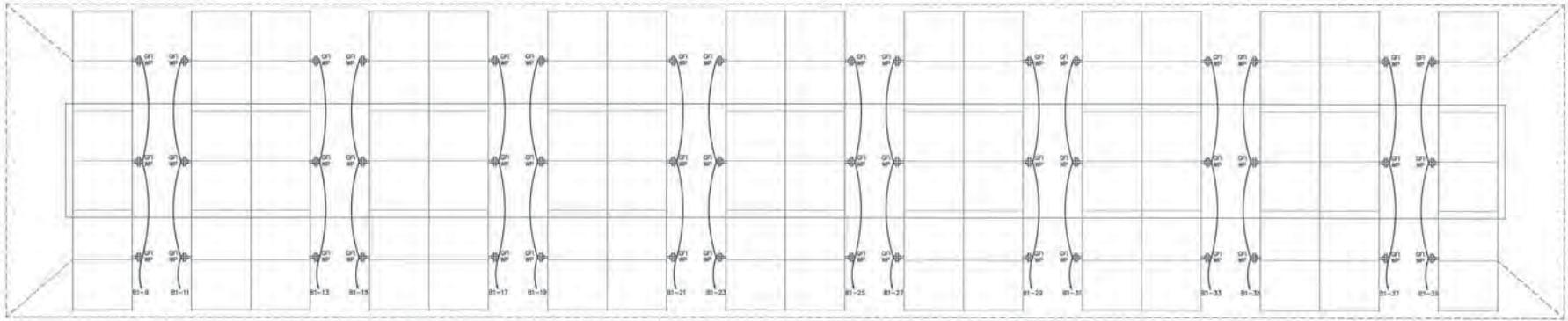
DATE	
REVISION	

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 No. 86232
 KAMM
 CONTRACTOR

POWER PLAN
HORSE BARN
WORLD DRESSAGE COMPLEX
 HORSE BARN
 WELINGTON, FL 32911

proj. no.: 2011-0569
 project manager: BB
 checked by: BB
 scale: AS NOTED
 date: 09-01-11

sheet:
E2.1
 project



PANEL
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HORSE BARN POWER PLAN

AS NOTED

RECEIVED

8/17/11
KAMM ENGINEERING
1000 W. 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.8888
WWW.KAMMENGINEERING.COM

PROJECT NO. 2011-0999
DATE: 08-11-11

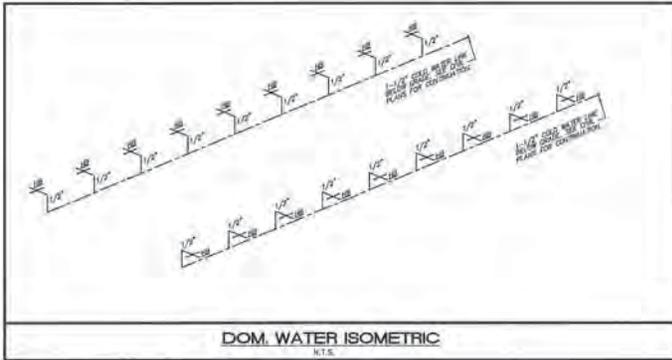
NO.	DATE	DESCRIPTION



PROJECT NO. 2011-0999
DATE: 08-11-11
PROJECT NAME: HORSE BARN
LOCATION: WELLSINGTON, FL 33414

POWER PLAN
HORSE BARN
PROJECT NO. 2011-0999
PROJECT MANAGER: BB
CHECKED BY: BB
SCALE: AS NOTED
DATE: 08-11-11

SHEET
E3.1
PROJECT



DOM. WATER ISOMETRIC
N.T.S.

PLUMBING LEGEND

CO	CLEAN OUT	—○—	SANITARY SEWER PIPING
S.O.V.	SHUT-OFF VALVE	—○—	VENT PIPING
CO/C	CLEAN OUT TO GRADE	—○—	DOMESTIC COLD WATER PIPING
FS	FLOOR SINK	—○—	HOT WATER PIPING (100°)
CW	DOMESTIC COLD WATER	—○—	HOT WATER PIPING (140°)
HW	DOMESTIC HOT WATER	—○—	HOT WATER RECIRCULATING PIPING
HR	DOMESTIC HOT WATER RECIRCULATING	—○—	CONDENSATE PIPING
HB	HOSE BIBB	—○—	COMPRESSED AIR PIPING
V/R	VENT THRU ROOF	—○—	TEMPERATURE AND PRESSURE RELIEF
DV	GATE VALVE	—○—	STEAM DRAIN PIPING
CV	GLOBE VALVE	—○—	GAS PIPING
CV	CHECK VALVE	—○—	PIPE HOLE 3/4"
CV	SHOCK VALVE	—○—	PIPE HOLE 1/2"
CV	GAS CEILING VALVE	—○—	CAPPED END OF PIPE
CV	GAS CEILING	—○—	POINT OF CONNECTION
CV	WATER HAMMER ARRESTER (PSI 14)	—○—	TRAP
FD	FLOOR DRAIN	—○—	

PLUMBING SHEET INDEX

SHEET	DESCRIPTION
PO.1	PLUMBING NOTES, LEGEND, DETAILS, AND ISOMETRICS
PO.2	PLUMBING PLAN

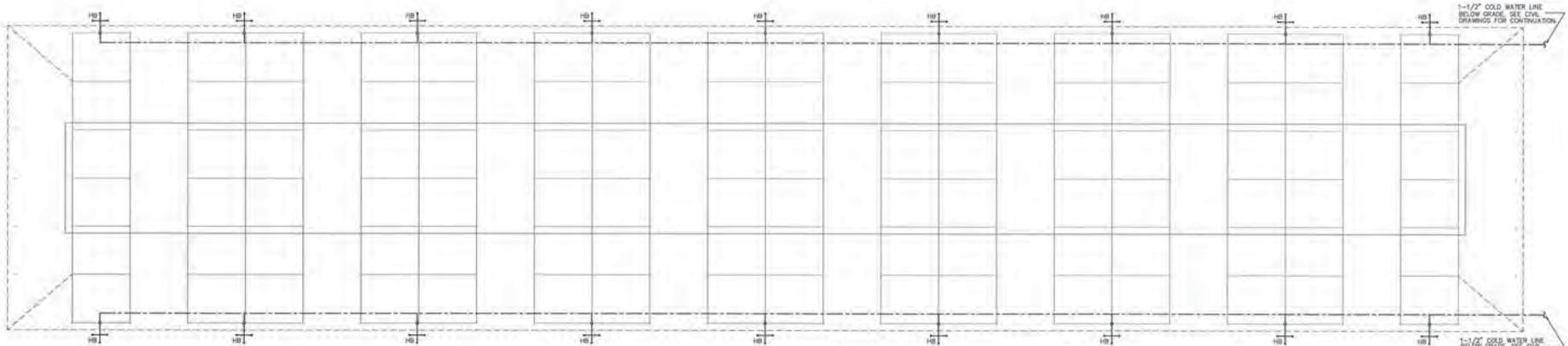
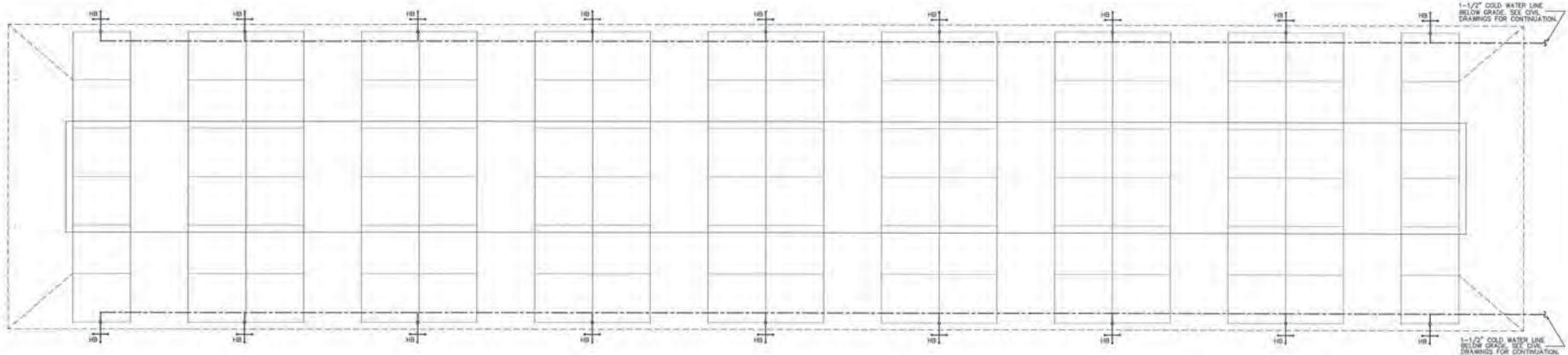
PLUMBING NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH FBC 2007, APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
2. PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE. ALL EDUCATION AND TRAINING AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
5. REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
6. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS. PLUMBING CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR INSTALLING EQUIPMENT. PLUMBING CONTRACTOR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES.
7. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FITTINGS, PIPING, EQUIPMENT, ETC.
8. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
9. VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
10. WATER DISTRIBUTION PIPING ABOVE AND BELOW GROUND SHALL BE TYPE "L" COPPER. COORDINATE WITH LOCAL JURISDICTION FOR ADDITIONAL REQUIREMENTS. PROVIDE ALTERNATE FOR CPVC PIPING EQUAL TO APPROVED "FLOWGRAD GUARD" FOR WATER KNOWS OR DETERMINED TO HAVE ADDED CHARACTERISTICS. CONTRACTOR SHALL PERFORM A WATER TEST TO DETERMINE WATER CHEMISTRY PRIOR TO ANY WORK OR PIPING INSTALLATION AND SHALL SUBMIT TEST RESULTS TO ENGINEER FOR REVIEW AND APPROVAL.
11. SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE CAST IRON, WHITE IRON OR ALUMINUM. PVC MAY NOT BE USED UNLESS SPECIFICALLY ALLOWED BY LOCAL CODES.
12. ALL FITTINGS MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
13. FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTERS FOR ALL (DRINK) PLUMBING FITTINGS. SIZE AND LOCATED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND 60-PSI 201.
14. DIELECTRIC COUPLERS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
15. ISOLATE COPPER PIPING FROM HANGER OR SUPPORTS WITH ISOLATOR PADS OR MATERIAL.
16. ALL THE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING JOISTS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS AS PART OF THE PLUMBER'S WORK.
17. PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND ALL WATER HAMMER ARRESTERS. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING AND MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.
19. PROVIDE COMBINATION COVER PLATE AND CLEANOUT PLUG OR ACCESS PANEL FOR ALL WALL CLEANOUTS FINISH TO MATCH FINISH TRIM.
20. NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLenums.
21. NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.
22. ALL CONTROL VALVES SHALL BE TAGGED AND MARKED. A REPRODUCIBLE DIAGRAM LOCATING ALL VALVES SHALL BE PROVIDED FOR OWNER/OPERATOR.
23. ALL CONDENSATE DRAIN PIPING SHALL BE TYPE "L" COPPER WITH ANIMAX INSULATION PER TABLE 4-11 F.B.C. 2007 WHERE USED IN A RETURN AIR PLenum. CPVC PIPING WITH ANIMAX INSULATION MAY BE USED IN LOCATIONS WHERE ALLOWED BY LOCAL CODES. SEE PLUMBING DRAWINGS FOR SIZE AND LOCATION OF PIPING.
24. CONDENSATE LINES SHALL NOT DRAIN ON THE ROOFING SYSTEM OR ANY OF ITS COMPONENTS AND CONDENSATE LINES MUST COMPLY WITH MIN. CLEARANCE REQUIREMENTS PER FBC 2007, PAR. 1522.3.5
25. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FITTINGS FOR INDIVIDUAL SHUT-OFF.
26. PROVIDE TRAP PRIMER FOR ALL FLOOR DRAINS, FLOOR SINKS, AND HUB DRAINS SHOWN ON PLANS IF SPECIFICATION IS NOT PROVIDED. SUPPLY PRECISION PLUMBING PRODUCTS MODEL #PP-500. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
27. WATER PIPING INSULATION SHALL BE ANIMAX OR EQUAL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR ALL HOT WATER PIPING. WHERE DOMESTIC WATER TEMPERATURES CAN CAUSE SWEATING ALL COLD WATER PIPING SHALL BE INSULATED WITH ANIMAX INSULATION THICKNESS AS PER TABLE 4-11 OF FLORIDA ENERGY CODE.
28. STEER MIN/MAX AIR ADJUSTMENT VALVES MAY BE USED AS AN ALTERNATE TO SHUT PIPING THRU ROOF WHERE ACCEPTABLE BY THE PLUMBING OFFICIAL AND LOCAL CODES. INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
29. ALL HORIZONTAL, RAINWATER PIPING THE RECEIVES CONDENSATE DISCHARGE FROM AIR CONDITIONING EQUIPMENT SHALL BE INSULATED WITH 1" INS. ANIMAX.
30. PLUMBING PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, FIRE SUPPLEMENTS, STRUCTURE AND CIVIL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. PIPING MODIFICATIONS SUCH AS OFFSETS, JUNCTIONS, TRANSITIONS AND SIZES SHALL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CHANGES IN PIPE SIZES AND ROUTING SHALL BE REQUIRED BY THE CONTRACTOR TO AVOID CONFLICTS, AND TO ADAPT TO EXISTING FIELD CONDITIONS PROVIDED THAT INSTALLATION MEETS ALL APPLICABLE CODES.
31. SUPPLY TRAP PRIMERS FOR ALL FLOOR DRAINS, FLOOR SINKS, HUB DRAINS, ETC. SHOWN ON PLANS.



Project Number	2011-0599
Scale	AS NOTED
Date	09-01-11





GENERAL NOTE

1. PROVIDE PROPER SLEEVING FOR ALL SONDECK WATER LINES AS REQUIRED BY LOCAL CODE.
2. COORDINATE MOUNTING IN FIELD.

**HORSE BARN
PLUMBING PLAN**

3/2011-11

NOV 13 2011
 ROBERT ELZA SIMONSON

PROJECT NO. 4 2011-0599
 COMPLETE/ISSUED

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REVISION	

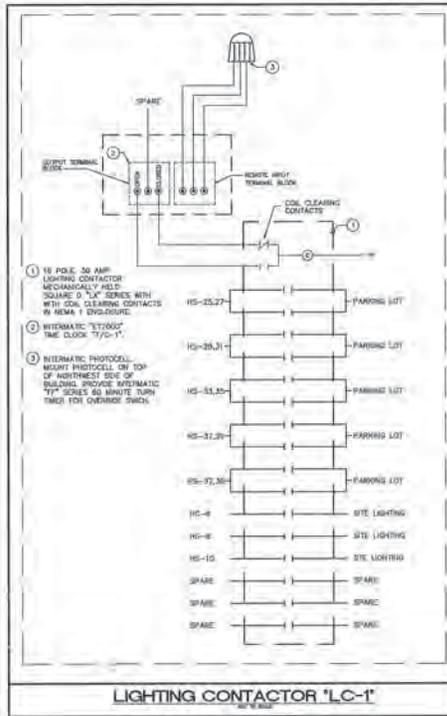


PROJECT: **WORLD DRESSAGE COMPLEX**
 HORSE BARN
 WELLINGTON, FL 33414

PLUMBING PLAN
 HORSE BARN

proj. no.: 2011-0599
 project manager: BE
 checked by: BE
 date: AS NOTED
 rec: 09-01-11

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 project



LIGHTING CONTRACTOR "LC-1"

ELECTRICAL SPECIFICATIONS

- PART 1 - GENERAL**
- A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLIANCE WITH THE REQUIREMENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM. CONTRACTOR SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
- B. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION. MAKE PROVISIONS AS TO THE COST THEREOF.
- C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATIONS, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT.
- NATIONAL ELECTRICAL CODE (NEC-70)
 - CODE FOR SAFETY TO LIFE (NFPA-70E)
 - STANDARDS FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SHADING SYSTEMS (NFPA-77)
 - UNDERWRITERS LABORATORIES (UL)
 - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
 - AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - FEDERAL SPECIFICATION (FED SPEC)
 - INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
 - FLORIDA BUILDING CODE, 2007 EDITION
 - INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
 - CITY OF WASHINGTON BUILDING CODE, (AMENDMENTS TO FLORIDA BUILDING CODE 2007)
 - ADDITIONALLY, DESIGN, WORK PRACTICES AND CONCEPTS MUST COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA)
- D. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFORM WITH OWNER'S REPRESENTATIVE.
- E. IF IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINUTE DETAIL OF CONSTRUCTION, THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL NECESSARY MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- F. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPAIR/REPLACEMENT OF REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
- H. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- I. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING EQUIPMENT.
- J. THE TERM "PRODUCT" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL MEAN THAT THE CONTRACTOR IS TO FURNISH, INSTALL AND CONNECT EQUIPMENT.
- PART 2 - PRODUCTS**
- A. MINIMUM WIRE SIZE SHALL BE #12 AWG. (EXCEPT AS NOTED OTHERWISE FOR CONTROL WIRING). ALL CONDUCTORS SHALL BE CONDUCTORS WITH THIN-WALL INSULATION UNLESS OTHERWISE NOTED.
- B. ELECTRICAL METALLIC TUBING (EMT) SHALL BE OF BEST QUALITY STEEL, SMOOTH INSIDE AND OUT AND SHALL BE HOT-DIPPED GALVANIZED.
- C. OUTLET BOXES SHALL BE WHEELED STEEL IN DRY LOCATIONS, CAST ALLOY WITH PREHARDENED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL CHALLENGES FOR OTHER CLASSIFIED AREAS.
- D. RISE NONMETALLIC CONDUIT SHALL BE SCHEDULE 40 PVC.
- E. ALL MATERIALS SHALL BE NEW AND BE MANUFACTURED IN THE UNITED STATES UNLESS OTHERWISE NOTED.
- F. PANELBOARDS
- CURRENT CARRYING BUSSES SHALL BE COPPER. SHARED BUS BARS SHALL BE COPPER.
 - ALL CIRCUIT BREAKERS SHALL BE 90% COP, FLAME-RETARDANT AND NOT ACCEPTABLE.
 - CIRCUIT BREAKERS USED AS SWITCHES IN FLOORS/CEILING OR IN LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "SMP".
 - ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE.
 - A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
 - ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE HANDELS WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
 - ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.
- G. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-BREAK, QUICK-BREAK. ENCLOSURES SHALL BE ARMED FOR REMOTE LOCATION. SEE 208 FOR CLASSIFICATION FOR CLASSIFICATION NOTED.
- H. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED ON THE ELECTRICAL DRAWINGS WITH OVERLOAD RELAY. EACH PHASE SHALL BE INDICATED ON THE ELECTRICAL DRAWINGS.
- I. WIRING DEVICES (GENERAL PURPOSE RECEPTACLES AND WALL SWITCHES) COLOR SHALL BE COORDINATED WITH CLIENT.
- PART 3 - EXECUTION**
- A. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
- 208/120 VOLT, 3-PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BLACK, 1 RED AND 1 BLUE, GROUNDING (NEUTRAL) CONDUCTOR: WHITE, GROUNDING CONDUCTORS SHALL BE GREEN.
 - 480/277 VOLT, 3-PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BROWN, 1 YELLOW, AND 1 PURPLE, GROUNDING (NEUTRAL) CONDUCTORS: GREY, GROUNDING CONDUCTORS SHALL BE GREEN.
 - BRANCH CIRCUIT WIRING (8 AND SMALLER) SHALL BE COLOR CODED BY CONTINUOUS INSULATION COLOR AND FEEDERS AND SERVICES (8 AND LARGER) SHALL BE CODED AT ALL JUNCTION OR PULL POINTS (EXCEPT LETS OR LETS) USING COLOR MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE.
- B. WIRING METHODS
- ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED, SPECIFIED OR AS SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLERS FOR EMT CONDUIT SHALL BE ALL STEEL. RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE.
 - SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLERS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNLESS OTHERWISE NOTED OR AS SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION.
 - TYPE MC CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- C. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDING AS REQUIRED BY THE LATEST EDITION OF THE NEC AND LOCAL CODES.
- D. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY OWNER/ARCHITECT.
- E. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- F. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK.
- G. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES FOR ALL OUTLETS AS INDICATED.
- H. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, AND IEEE.
- I. CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS ON CITY SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.
- J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DUTIES AND PATROLS REQUIRED OF HIS WORK.
- K. ALL LAY-IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUSPENDED CEILING GRID AT EACH CORNER.
- L. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
- M. ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THREE LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- N. CONDUCTORS FOR BRANCH CIRCUITS SHALL BE INCREASED FROM SIZES INDICATED ON PANEL SCHEDULES TO PREVENT VOLTAGE DROP EXCEEDING 3% AT THE FARTHEST DEVICE. LOADS FOR DETERMINING CONDUCTOR SIZE SHALL BE BASED ON ACTUAL CONNECTED LOAD PER AMP OF BREAKER SIZE, WHICHEVER IS GREATER. CONTACT ENGINEER OF RECORD FOR ALL RINGS IN EXCESS OF 100 FT. FOR DETERMINATION OF WIRE SIZE. FOR BIG PURPOSES, INCREASE WIRE BY ONE (2) WIRE SIZE FOR RINGS 100 FT. TO 200 FT. AND TWO (2) WIRE SIZES FOR RINGS OVER 200 FT.
- O. FEEDER CONDUCTORS SHALL BE INCREASED FROM SIZES INDICATED ON RING DIAGRAM TO PREVENT VOLTAGE DROP EXCEEDING 2% LOADS FOR DETERMINING CONDUCTOR SIZE SHALL BE BASED ON ACTUAL CONNECTED LOAD PER AMP OF BREAKER SIZE, WHICHEVER IS GREATER.
- P. THE CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS, SUCH AS METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR OTHER POINT, CONDUIT ENTRY AND LOAD SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED WORK TIME FOR THE OWNER'S CONVICTION.
- Q. ANY CONDUITS AND CONCEALED WIRING SHALL BE BROUGHT UP TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- R. PER NEC 250.105(1) ALL 15- AND 20-AMPERE, 125-VOLT RECEPTACLES IN NONKITCHEN-TYPE KITCHENS TO BE GFCI PROTECTED.

ELECTRICAL SHEET INDEX

ESI	ELECTRICAL NOTES, LEGEND & INDEX
EL1	SITE SYNOPSIS PLAN
EL2	SITE ELECTRICAL PLAN
EL3	SITE POWER PLAN
ES1	ELECTRICAL RING DIAGRAM

ELECTRICAL LEGEND

- ☐ TELEPHONE/DATA OUTLET WITH 1/4" CONCRETE STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
- ☐ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- ☐ 20 AMP QUADREX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- ☐ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
- ☐ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED ABOVE DOWNER. SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
- ☐ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), RECESS FLOOR MOUNTED. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
- ☐ 20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), CEILING MOUNTED.
- ☐ SPECIAL-PURPOSE RECEPTACLE
- ☐ JUNCTION BOX
- ☐ SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER.
- ☐ DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 1/4" EMPTY CONDUITS FROM JUNCTION BOX TO ABOVE CEILING AND TERMINATE WITH REGulating, SUPPLY, E' FROM WALL.
- ☐ TELEPHONE POLE FOR TELEPHONE/DATA/POWER CONNECTION TO MODULAR FURNITURE & WIRE SYSTEM (SEE DETAIL SHEET 3042). INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. WIREMONGER MODEL # 2503R-40. W/VENTY FINISH.
- ☐ SPECIAL PURPOSE RECEPTACLE MOUNTED RECESS FLOOR.
- ☐ EXHAUST FAN. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
- ☐ SINGLE POLE, 30 AMP, SWITCH MOUNT 42" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
- ☐ FUSIBLE DISCONNECT SWITCH A = POLES, B = FRAME SIZE, C = CONTINUOUS RATING
- ☐ FUSIBLE MOTOR STARTER DISCONNECT SWITCH A = POLES, B = NOMA SIZE, C = FUSE RATING
- ☐ GROUNDING ELECTRICAL & COMMUNICATION SYSTEM
- ☐ TRANSFORMER
- ☐ ELECTRICAL PANELBOARD
- ☐ TELEPHONE WOOD BACKBOARD
- ☐ WEATHERDROOP



WORLD DRESSAGE COMPLEX

Project No: 2011-0529

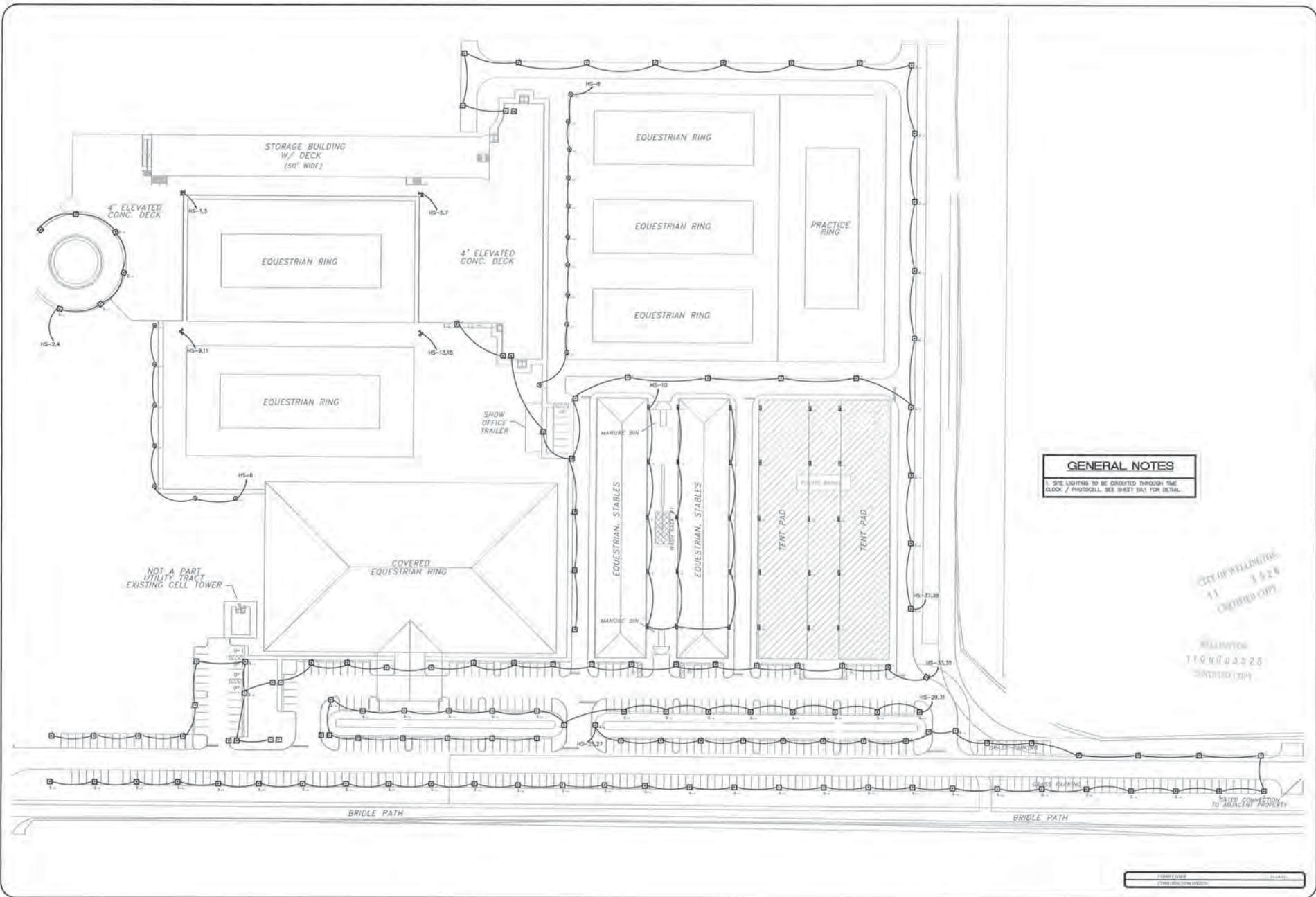
Project Manager: BB

Issued by: BB

Date: 11-14-11

Sheet: E.O.1

Project:



GENERAL NOTES

1. SITE LIGHTING TO BE CIRCUITED THROUGH THE CLOCK / PHOTOCELL. SEE SHEET E01 FOR DETAIL.

CITY OF WASHINGTON
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WILLIAMSON
1104703226
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DATE	
REVISION	



WORLD DRESSAGE COMPLEX
SITE
WILLIAMSON, WASHINGTON
PROJECT NO. 2011-0599
DATE: 11-14-11

PROJECT NO. 2011-0599
PROJECT MANAGER: BB
CHECKED BY: BB
SCALE: AS NOTED
DATE: 11-14-11

SHEET
E1.3
PROJECT

PROJECT NO. 2011-0599
DATE: 11-14-11

