



PM: Kaitlyn

SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000050
 Received: 3/22/24
 Paid: 3/28/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: <u>Northgate Fitness Center</u>
PARCEL ID #(S): <u>34-21-31-300-0200-0000</u>
TOTAL ACREAGE: 38.25 <u>24.22</u> BCC DISTRICT: <u># 1</u>
ZONING: <u>PD - Planned Development</u> FUTURE LAND USE: <u>HIPTR</u>

APPLICANT

NAME: <u>Ryan Cermeles</u>	COMPANY: <u>Global Construction LLC</u>
ADDRESS: <u>7002 South Revere Parkway #30</u>	
CITY: <u>Centennial</u>	STATE: <u>CO</u> ZIP: <u>80112</u>
PHONE: <u>720 910 8999</u>	EMAIL: <u>ryan@kapellagroup.com</u>

CONSULTANT

NAME: <u>Darcy Unroe</u>	COMPANY: <u>Unroe Engineering, Inc</u>
ADDRESS: <u>P.O. Box 690942</u>	
CITY: <u>Orlando</u>	STATE: <u>FL</u> ZIP: <u>32869-0942</u>
PHONE: <u>407-299-0650</u>	EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Fitness Center Addition and Pergola</u>				

STAFF USE ONLY

COMMENTS DUE: <u>4/5</u>	COM DOC DUE: <u>4/11</u>	DRC MEETING: <u>4/17</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>HIPTR</u>	LOCATION: <u>on the north side of McCulloch Rd, west of Lockwood Blvd</u>
W/S: <u>Seminole County</u>	BCC: <u>1: Dallari</u>	

Agenda: 4/12

Detailed Narrative

Northgate Lakes Fitness Center and Pergola

1389 Northgate Circle
Oviedo, FL 32765

The property owners are wanting to extend the fitness center with an addition to better meet the needs of their residents with more workout equipment and also add a pergola.

We will start by tying in a new concrete slab to the existing concrete slab per the seminole county requirements.

Will begin framing new walls per approved drawings. Once framing is complete and inspections are completed will begin MEP rough in, once MEP's have passed inspection we will meet Florida Fire Prevention Code on and penetrations that are required.

Will begin insulation installation once all MEP and fire codes are met and passed inspection. Once insulation is complete with installation and inspection will begin installing drywall once drywall inspection is completed will begin drywall finishes and painting.

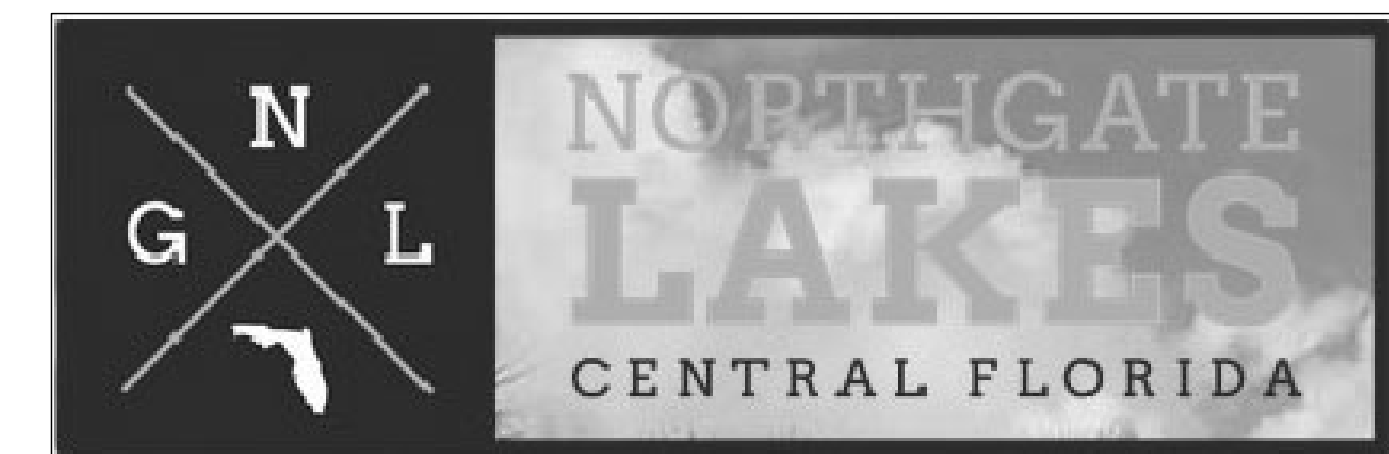
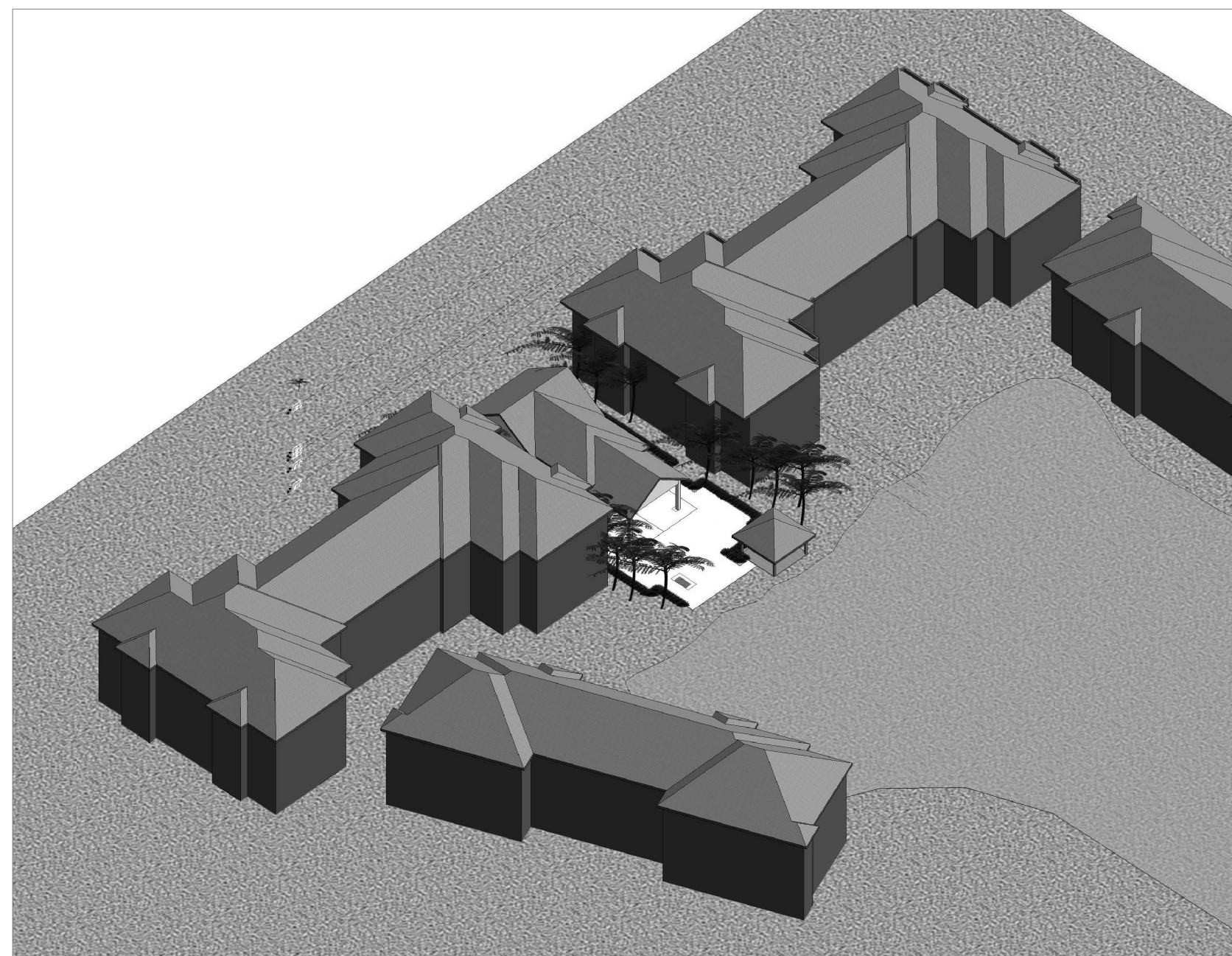
Flooring installation will be completed next followed by door, trim and cabinetry installation. MEP finished work installed.

Installing brand new composite deck for seating on the exterior.

Installing turf, fire pit and pavers on exterior.

Installing new to match siding, soffit, gutters and roofing.

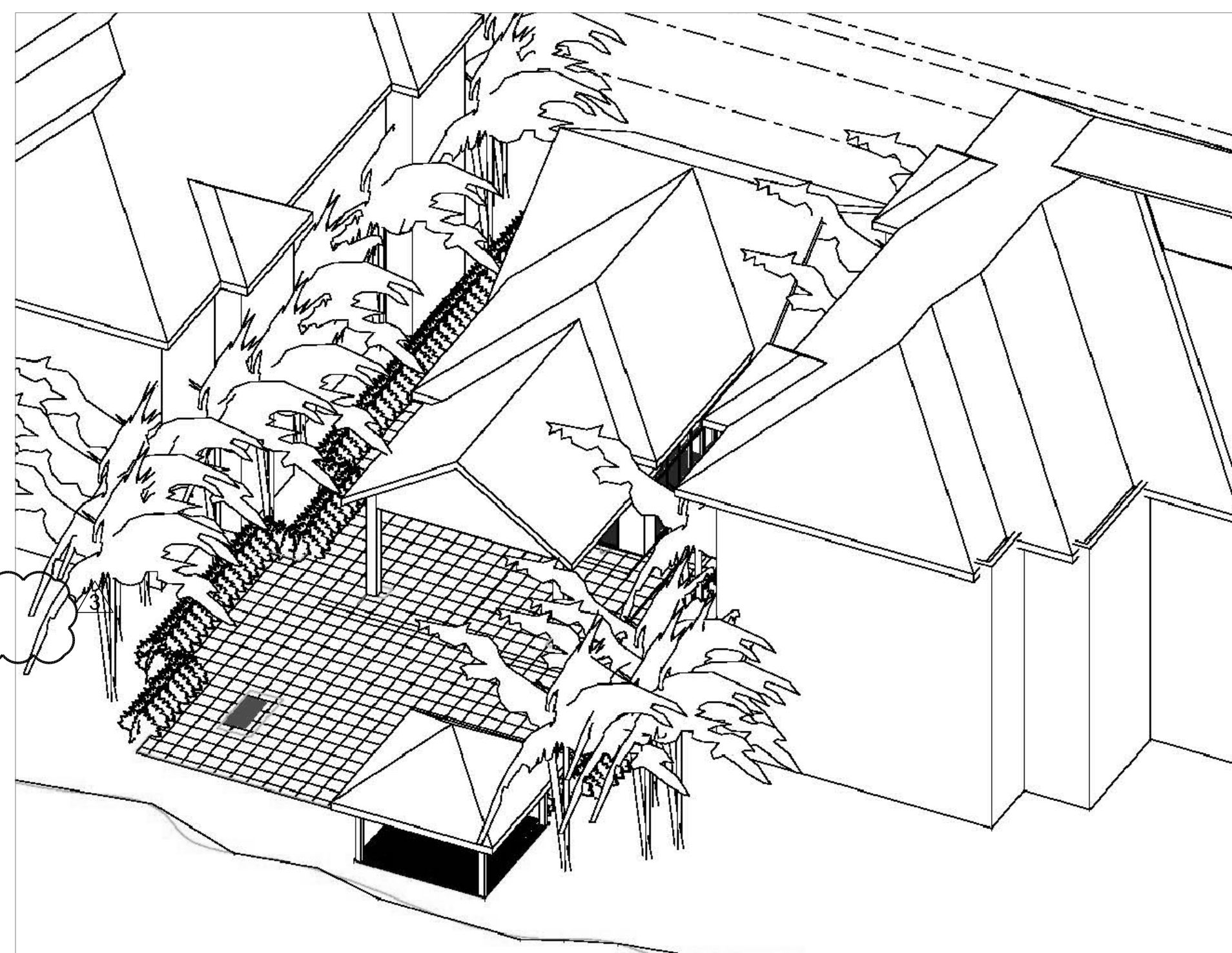
Call for final inspections.



Northgate Lakes Fitness Center Alterations & Addition 1389 Northgate Circle Oviedo, FL 32765

State of Florida Registration: AR10354
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CODE SUMMARY		1389 Northgate Circle		Oviedo		Florida, 32765	
ALTERATIONS AND ADDITIONS TO THE APARTMENT COMPLEX FITNESS FACILITY - DEMOLITION OF THE EXISTING SWIMMING POOL AND SWIMMING POOL DECK, REPLACEMENT OF DECK AREA, ADDITION OF INTERIOR FITNESS AREA AND EXTERIOR PERGOLA							
AHJ: SEMINOLE COUNTY, FLORIDA							
CODES				CODE DETERMINANTS			
IBC BUILDING	IBC ALTERNATION	IBC MECHANICAL	IBC ELECTRICAL	IBC PLUMBING	IBC ACCESSIBILITY	IBC FUEL GAS	NATIONAL ELECTRIC CODE
IBC BUILDING	IBC ALTERNATION	IBC MECHANICAL	IBC ELECTRICAL	IBC PLUMBING	IBC ACCESSIBILITY	IBC FUEL GAS	NATIONAL ELECTRIC CODE
SITE & BUILDING DATA							
ADDRESS: 1389 Northgate Circle, Oviedo, Florida 32765							
SITE - BUILDING DATA							
FACILITY TYPES: BUSINESS, SWIMMING POOL, TRUCK DECK							
UNIT MIX: BUSINESS, SWIMMING POOL, TRUCK DECK							
OCCUPANT LOAD & REQUIRED EXITS							
OCCUPANT LOAD - INTERIOR							
OCCUPANT LOAD - EXTERIOR							
EXIT DOOR / GATE WIDTH							
DOOR							
INTERIOR AREA							
EXTERIOR AREA							
REVISIONS AND GATES REMOVED							
CIVIL ENGINEERING							
STRUCTURAL							
FIRE SPRINKLER							
HVAC							
ELECTRICAL							
PLUMBING							
PLUMBING FIXTURE COUNT							
PLUMBING FIXTURE UNITS							
INTERIOR FINISH REQUIREMENTS							
ATTIC VENTILATION REQUIREMENT							



REVISIONS	DESCRIPTION	DATE
1	PERMIT REVIEW REV-1	11/09/2022
2	OWNER REVISIONS	06/29/2023

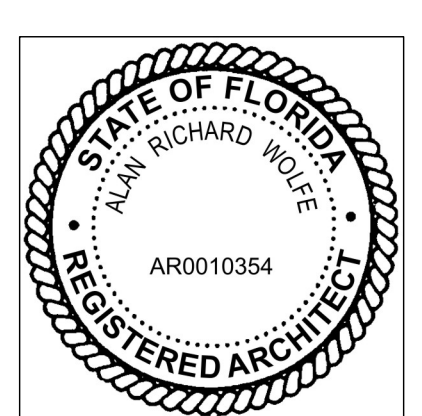
Northgate Lakes Fitness Center
Alterations & Addition
1389 Northgate Circle
Oviedo, FL 32765

COVER
INDEX
CODE
COMPLIANCE
AREA PLAN

This document has been electronically signed and sealed by Alan R. Wolfe using a Digital Seal. Printed copies of this document are not considered signed and sealed. The signature must be verified on the electronic copy.

SHEET NUMBER	SHEET TITLE	REVISIONS	ISSUE HISTORY
A01	INDEX, AREA PLAN, PLAT, CODE COMPLIANCE		11/09/2022 PERMIT REVIEW REV-1
A02	GENERAL NOTES		11/23/2022 GC COMMENTS
A03	GENERAL NOTES & SCHEDULES		06/29/2023-OWNER REVISIONS
A04	EXISTING SITE PLAN FROM OWNER		
A05	ARCHITECTURAL SITE PLAN		
A06	LIFE SAFETY & ACCESSIBILITY		
C1	CIVIL-DRAINAGE & GRADING PLAN		
C2	CIVIL-DEMOLITION		
C3	CIVIL-SPECIFICATIONS & DETAILS		
C4	CIVIL-DECK & RETAINING WALL		
A07	DEMOLITION		
A08	FLOOR PLANS-DIMENSIONS		
A09	FLOOR PLANS-NOTATIONS		
A10	FLOOR & DECK FINISH PLAN		
A11	REFLECTED CEILING PLAN		
A12	ROOF PLAN-DECK FRAMING		
A13	EXTERIOR ELEVATIONS		
A14	BUILDING SECTIONS		
A15	CONSTRUCTION DETAILS		
A16	CONSTRUCTION DETAILS		
A17	CONSTRUCTION DETAILS		
A18	PERGOLA PLANS & DETAILS		
A19	ACCESSIBILITY NOTES		
A20	ACCESSIBILITY NOTES		

SHEET NUMBER	SHEET TITLE	REVISIONS	ISSUE HISTORY
M0.1	MECHANICAL SPECIFICATIONS		11/09/2022 PERMIT REVIEW REV-1
M1.1	MECHANICAL FLOOR PLAN & SCHEDULES		11/23/2022 GC COMMENTS
M2.1	MECHANICAL DETAILS		06/29/2023-OWNER REVISIONS
E0.1	ELECTRICAL SPECIFICATIONS		
E1.1	ELECTRICAL FLOOR PLAN-POWER		
E1.2	ELECTRICAL FLOOR PLAN-LIGHTING		
E2.1	ELECTRICAL DETAILS		
P0.1	PLUMBING SPECIFICATIONS		
P1.1	PLUMBING PLAN SANITARY & WATER		
P2.1	PLUMBING RISERS SANITARY & WATER		
P3.1	PLUMBING-DETAILS		
S0	STRUCTURAL NOTES & WIND LOADS		
S1	STRUCTURAL FOUNDATIONS & FRAMING		
S2	STRUCTURAL FOUNDATION & PERGOLA DETAILS		
S3	STRUCTURAL FRAMING DETAILS		



PRELIMINARY
PRELIM PRICING
DESIGN DEV.
PRICING
PERMIT DOC. REVISED
CONFORMED DOCS.

DATE: 03/15/2021
 PRINTED: 07/25/2023
 JOB NO.: 2106
 SHEET NUMBER

A01


SEE GENERAL NOTES ON SHEETS A02 & A03. SEE ACCESSIBILITY NOTES ON SHEETS A18 & A19

APPROVED BY: _____ DATE: _____

01/05/2021

STARFIRE DIRECT (866) 578-8538

Home » Fire Pit Tables » 54" Copa Moreno Copper Fire Pit



★★★★★ (1 Review)

\$6,995.00 ~~\$8,999.99~~

Starting at \$340/mo with [afirm](#). Learn more

FREE SHIPPING
SPECIAL ORDER | Ships In 4-6 Weeks

The 54" Copa Moreno Copper Fire Pit creates a big impact in any outdoor space. The 54" Copa Moreno Copper Fire Pit is a fresh and unique design with a... [View Full Description](#)

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Propane Gas Hard Line Natural Gas

SELECT IGNITION Which Ignition system should I choose?

Match Lit CSA Match Lit Push Button

PowerGlow Electronic CSA Electronic On/Off

CSA Electronic High/Low


1 **ADD TO CART**

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RECOMMENDED ACCESSORIES



54" Round Moreno Copper Table Top with Handles \$1,190.00



Discover why these fire pits are favored by designers and home owners alike. [Learn More](#)

PRODUCT DESCRIPTION

The 54" Copa Moreno Copper Fire Pit creates a big impact in any outdoor space. The 54" Copa Moreno Copper Fire Pit is a fresh and unique design with a 54" round, shallow bowl hand-crafted from 100% hammered high-quality copper to withstand the intense flame that it is capable of yielding. Since each individual Copa Moreno is handcrafted, it may differ slightly in color and texture. This model is so dependable and sophisticated, you'll encounter it in many restaurants, hotels and resorts across America.

We include our Starfire brand lava rock with this fire pit, but should you be looking for something different to fill your fire feature, we offer a variety of fire glass colors and styles (sold separately). To fill this fire pit, approximately 80 lbs of fire glass are needed (sold separately). Please Note: Product images show the Copa Moreno with Starfire Glass 1/2" Azurite Fire Glass. (sold separately). The included fire media is lava rock, and is not what is pictured in the photos above.

CUSTOMIZE YOUR BURNER SYSTEM

Manual Match Lit: The Copa Moreno comes available with a high quality 304 stainless steel 30" burner pan and 18" burner ring.

HPC Manual CSA Approved Match Lit: This 30" pan with 18" penta burner is CSA certified and utilizes a flex-line that allows for ease of installation and versatility.

Push Button Spark Ignition: Turning your Copa Moreno gas source on is very simple with a push button spark ignition burner system installed.

PowerGlow Electronic Ignition System: This top-of-the-line PowerGlow is designed to withstand high winds and features waterproof connectors, so it won't easily go out, or be effected by water, debris, or any other extreme weather. The PowerGlow includes electronic flame sensing for safety and monitoring.

HPC CSA Approved Electronic Ignition System: Upgrade to a CSA certified electronic ignition system that is fully automated and features a hot surface ignitor with overheat auto shutoff. This 30" round pan with 18" penta burner combo arrives fully assembled and ready to install.

PRODUCT FEATURES:

- FREE SHIPPING
- Hand Hammered from High Quality Copper
- Purple-Hazed Finish
- Starfire Brand Lava Rock Included
- Includes Free Durable Polyester Fabric Cover
- Pre-installed Key Valve
- Standard Ignition Types Include 18" Burner Ring: 125k BTUs (Dependent on Gas Input)
- CSA Match Lit Ignition Types Include 18" Penta Burner: 69k BTUs (Dependent on Gas Input)
- CSA Electronic Ignition Types Include 24" Penta Burner: 200k BTUs (Dependent on Gas Input)
- Dimensions: 54" Dia. x 18" H

WHAT'S INCLUDED

- 1 Fire Pit
- 1 Fabric Weather Cover
- 70 lbs of Small Lava Rock

Please Note: Fire glass is sold separately.

SPECIFICATIONS

MANUFACTURER	Starfire Designs
DIAMETER	54"
HEIGHT	18"
ASSEMBLY REQUIRED	Preassembled
WARRANTY	1 Year Limited
CERTIFICATION	CSA Certified Ignitions Available
LOCATION	Outdoor
MATERIAL	Copper
FUEL	Natural Gas, Propane Gas Hard Line
IGNITION	Electronic, Manual Match Lit, Push Button Spark
HEAT OUTPUT	69k BTUs, 125k BTUs, 200k BTUs
FIRE GLASS CAPACITY	80 lbs (Fire Glass Upgrades Available)
HEIGHT TYPE	Chat Height
SHAPE	Round
COLOR	Copper
STYLE	Rustic, Modern
EXTRA FEATURES	Cover Included, Fire Media Included

1 Gas Fire Pit Specifications

SCALE: NTS
TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR

INSTALLATION TO INCLUDE CSA ELECTRONIC IGNITION, TIMER AND SHUT-OFF SWITCH. SEE INSTALLATION LOCATION ON SHEET A05 & INSTALLATION INSTRUCTIONS ACCOMPANYING THIS SUBMITTAL.

<p>PROJECT NOTES</p> <ol style="list-style-type: none"> EQUIVALENT ITEMS IN DIFFERENT SECTIONS ARE NOT ALWAYS NOTED BUT HAVE THE SAME QUALITIES AS THOSE ITEMS THAT ARE NOTED. WHEN THE TERM "WHEN APPLICABLE" IS USED CONFORM TO THE NOTES AS APPLICABLE TO THIS PROJECT. 	<p>01-PERMITS & SPECIAL CONSTRUCTION</p> <ol style="list-style-type: none"> ROOFING, MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS ARE RESPONSIBLE FOR PULLING PERMITS ASSOCIATED WITH THEIR RESPECTIVE TRADES THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE MODEL FLORIDA ENERGY CODE SUBMITTAL AT THE TIME OF PERMITTING. THE MECHANICAL CONTRACTOR SHALL SIZE ALL HVAC EQUIPMENT, LINES AND DUCTS INCLUDING HEATING, COOLING, VENTILATION & DEHUMIDIFICATION BASED ON THE SITING, ORIENTATION AND CONSTRUCTION DETAILS FOR THIS FACILITY. THE GENERAL CONTRACTOR WILL PROVIDE THE ENGINEERED TRUSS DRAWINGS, SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE AS AGREED TO BY THE GC AND THE AHJ.. TECHNOLOGY & LOW VOLTAGE SYSTEMS SHALL BE DESIGNED, PERMITTED AND INSTALLED BY LICENSED TECHNOLOGY & LOW VOLTAGE CONTRACTORS 	<p>02-SUBSURFACE CONDITIONS</p> <p>WHEN APPLICABLE: ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION PER THE CODE COMPLIANCE CHART. IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY, THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN. SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR).</p>	<p>03- CONCRETE FIELD REPAIR NOTES</p> <ol style="list-style-type: none"> MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 5/8" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR SIMPSON 5/8" TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 3/2" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON "SET" EPOXY) MIXED PER THE MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, FILL THE CELL IN THE DURING CONCRETE POUR. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTS16 TWIST STRAP W/ (4) 1/4" X 2 1/2" SIMPSON BRAND TITENS TO MASONRY AND (7)-10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTS16 FOR UPLIFTS LESS THAN 1720#). NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE ARCHITECT FOR SUBSTITUTION. 	<p>06-WOOD CONSTRUCTION</p> <p>WHEN APPLICABLE:</p> <ol style="list-style-type: none"> WOOD CONSTRUCTION SHALL CONFORM TO THE NDS "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", CURRENT EDITION. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, (I.E. BLOCKING OR GABLE END BRACING) SHALL BE GRADE 2 SOUTHERN YELLOW PINE, OR GRADE 2 SPRUCE PINE FUR (S.P.F.) OR BETTER. ANY WOOD FRAME BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHELDLS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES TYP. U.N.O. WHEN PRESSURE TREATED WOOD IS USED IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION FOR THE SPECIFIC PRODUCT. CONSULT WITH MANUFACTURER PRIOR TO USING PT WOOD TO DETERMINE WHICH METALS ARE CORROSIVE WHEN USED WITH THEIR PRODUCT. TENSION TIE / THREADED ROD SYSTEM MANUFACTURER SHALL PROVIDE SHOP DRAWINGS SHOWING LOCATION AND INSTALLATION FOR ALL RODS AND ACCESSORIES SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER WHEN USED FOR THE PROJECT 	<p>09-INTERIOR DESIGN</p> <p>WHEN APPLICABLE:</p> <ol style="list-style-type: none"> THE DESIGN OF INTERIOR COMPONENTS SHALL BE BY THE OWNER'S INTERIOR DESIGNER. THE SELECTION OF INTERIOR COMPONENTS AND FINISHES SHALL BE BY THE OWNER'S INTERIOR DESIGNER. COMPONENTS IN 1 & 2 ABOVE INCLUDE BUT ARE NOT LIMITED TO DECORATIVE WALL TREATMENTS, COUNTERS, COUNTER TOPS, CABINETS, BASE TRIM, DOOR TRIM, WINDOW TRIM, LIGHTING FIXTURES, PLUMBING FIXTURES, APPLIANCES, TOILET COMPARTMENTS, BARS, BACK BARS, SEATING AND OTHER FURNISHINGS, EMBELLISHMENTS, BOOTHS, COUNTERS, CEILING AND CEILING TREATMENTS, WINDOW TREATMENT, GUARD AND HAND RAILS AND ALL OTHER INTERIOR DESIGN COMPONENTS UNLESS SPECIFICALLY NOTED ON THE ARCHITECT'S DRAWINGS.
<p>SITE PLAN NOTES</p> <ol style="list-style-type: none"> AREA OF WORK SHALL BE SURROUNDED BY A EROSION BARRIER FENCE FOR THE DURATION OF CONSTRUCTION. 	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> ALL SUB CONTRACTORS ARE RESPONSIBLE FOR OBTAINING PERMITS FOR THEIR SCOPE OF WORK. ALL SYSTEMS AND COMPONENTS ARE TO BE FINISHED IN A COMPLETE AND WORKMAN LIKE MANNER. ALL SYSTEMS ARE TO INCLUDE ALL COMPONENTS FOR A COMPLETE SYSTEM. REFER TO THE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF ALL COMPONENTS. THE GC SHALL COORDINATE THE WORK OF ALL TRADES. ALL DIMENSIONS SHALL BE COORDINATED IN THE FIELD. IF THERE ARE MATERIAL DISCREPANCIES BETWEEN THE ARCHITECT'S DOCUMENTS & OWNER PROVIDED COMPONENTS CONTACT THE ARCHITECT FOR COORDINATION. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE PROVIDED WITH A FULL SET OF CONSTRUCTION DOCUMENTS AND PRICING SHALL REFLECT A REVIEW OF ALL CONSTRUCTION DOCUMENTS. FLORIDA PRODUCT APPROVALS INCLUDING MANUFACTURER'S INSTALLATION INSTRUCTIONS WILL BE REQUIRED TO BE PROVIDED TO THE INSPECTOR BY THE CONTRACTOR FOR ALL COMPONENTS AND CLADDING AT THE TIME OF INSPECTION. 	<p>02-TERMITE SPECIFICATIONS</p> <p>TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE A PREVENTIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."</p> <p>NOTE:</p> <ol style="list-style-type: none"> METHOD OF TREATMENT SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION "LIQUID BORATE OR BOR-A-COR" PRODUCT METHODS MUST BE DETERMINED AT PERMIT STAGE AND PRODUCT APPROVAL DATA MUST BE ON FILE WITH THE BUILDING DEPARTMENT. PRESSURE TREATED LUMBER THAT HAS BEEN CUT OR DRILLED THAT EXPOSES UNTREATED PORTIONS OF WOOD ARE REQUIRED TO BE FIELD TREATED TO PREVENT INSECT INFESTATION. OWNER TO BE COPIED ON THE TERMITE CERTIFICATE 	<p>04-MASONRY</p> <ol style="list-style-type: none"> HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90-03, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (fm = 1500 PSI) MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270-04. COARSE GROUT SHALL CONFORM TO ASTM C475 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 BAR DIAMETERS. REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED. REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM, PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED. 	<p>06-WOOD FRAMING:</p> <p>WHEN APPLICABLE:</p> <p>BEAMS, RAFTERS, JOIST, PLATES, ETC. U.N.O. NO. 2 SOUTHERN YELLOW PINE (19% M.C.) ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR, or OSB FLOOR SHEATHING: T&G A-C GROUP 1 PA RATED (48/24) WALL SHEATHING: PLYWOOD C-C/C-D, EXTERIOR OR OSB VERSA LAM BEAM Fb = 2900 PSI (2.0E) WOOD COLS. NO. 2 SYP</p> <p>07-INSULATION NOTES</p> <ol style="list-style-type: none"> INSTALL R-36 KRAFT BACKED FIBERGLASS BATT INSULATION IN ATTIC. MAINTAIN CLEAR OPENINGS AT PERIMETER FOR SOFFIT VENTILATION, TYP. INSTALL R-19 KRAFT BACKED WALL INSULATION FIT TIGHT TO STUDS AND PLATES, CONT. TYP. 	<p>09-FINISH NOTES</p> <p>WHEN APPLICABLE:</p> <ol style="list-style-type: none"> NEW PARTITIONS SHALL BE PREPARED TO ACCEPT THE FINISH SPECIFIED BY THE OWNER. FINISH TEXTURE TO MATCH EXISTING PARTITIONS. ALL FINISHES ARE TO INCLUDE ALL NECESSARY COMPONENTS AND ACCESSORIES FOR A COMPLETE JOB. FLOOR FINISHES SHALL BE AS SPECIFIED BY THE OWNER CEILING FINISHES SHALL BE SPECIFIED BY THE OWNER DOOR, HARDWARE, CASEWORK, AND OTHER FINISHES SHALL BE AS SPECIFIED BY THE OWNER AND MATCH THE EXISTING HARDWARE IN THE FACILITY. THE CONTRACTOR SHALL MATCH EXISTING FINISHES WHERE COMPONENTS OF THE BUILDING ARE ALTERED. WALL FINISHES WITHIN 2 FEET OF ALL URINALS AND WATER CLOSETS AND OTHER WET AREAS SHALL HAVE A SMOOTH, HARD & NON-ABSORBANT FINISH TO A HEIGHT OF 4'-0" MINIMUM ABOVE THE FINISHED FLOOR COMPRISED OF A MINIMUM OF A 2 PART EPOXY PAINT OR A COMPLIANT MATERIAL SPECIFIED BY THE OWNER'S INTERIOR DESIGNER. EXISTING AND NEW CONCRETE SLABS SHALL BE TESTED FOR PH AND MOISTURE CONTENT PRIOR TO INSTALLATION OF ALL FLOOR FINISHES. FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. IF PH AND/OR MOISTURE CONTENT IS NOT WITHIN FLOORING MANUFACTURER'S SPECIFICATIONS THE FLOORING MANUFACTURER SHALL SPECIFY A METHOD OF REMEDIATION TO INSURE A DURABLE AND WARRANTED APPLICATION.
<p>02-UPLIFT CONNECTORS</p> <ol style="list-style-type: none"> UPLIFT CONNECTORS WHICH ARE PART OF THE MAIN WIND FORCE RESISTANCE SYSTEM SUCH AS HURRICANE CLIPS, THREADED ROD SYSTEMS, TRUSS ANCHORS AND ANCHOR BOLTS ARE REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT, ROTATIONAL, OVERTURNING AND SHEAR FORCES. INTERIOR LOAD BEARING WALLS EXPOSED TO UPLIFT FORCES ARE SHOWN ON THE PLANS. 	<p>02-RADON</p> <p>WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "B" & "E" OF THE FLORIDA BUILDING CODE & APPENDIX "F" OF THE FBC RESIDENTIAL IS TO BE IMPLEMENTED. CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.</p>	<p>03-20 CONCRETE REINFORCING</p> <p>WHEN APPLICABLE: ALL REINFORCING STEEL SHALL BE NEW DEFORMED BARS FREE FROM RUST, SCALE & OIL. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS OR METAL SIRUPS. TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS- REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE THE FOLLOWING MINIMUM, UNLESS OTHERWISE INDICATED ON THE DRAWINGS: FTGS, WALLS, COLUMNS, BEAMS, SLABS:</p> <p>90 DEGREE HOOKS: 10" MIN. FOR # 5 REBAR FILLED CELL REINF: 36 DIA. OR 2'-0" MIN. TEMPERATURE REINF: 40 DIA. OR 2'-1" MIN. WELDED WIRE MESH: 20 DIA. OR 1'-0" MIN. 8" LAP</p> <p>WELDED WIRE FABRIC SHALL CONFORM TO : ASTM A185</p> <p>ALL REINFORCING BARS : ASTM A615-04a 40,000 PSI</p> <p>ALL STIRRUPS AND TIES : ASTM A615-04a 40,000 PSI</p> <p>POLYPROPYLENE FIBERS FOR SLABS ON GRADE : MINIMUM OF 1.5 LBS. OF FIBER PER CUBIC YARD</p>	<p>05-METALS</p> <ol style="list-style-type: none"> ALL STRUCTURAL & MISCELLANEOUS STEEL SHALL BE A36 36,000 PSI, U.N.O. TUBE STEEL: ASTM A500, GRADE B, Fy = 46,000 PSI PIPE STEEL: ASTM A53, TYPE E OR S, Fy = 35,000 PSI SHOP AND FIELD WELDS: E70XX ELECTRODES STRUCTURAL BOLTS: ASTM A325, BEARING TYPE CONNECTIONS STRUCTURAL BOLTS: ASTM A307 STRUCTURAL BOLTS: ASTM A307 FOR SECONDARY CONNECTIONS WHERE INDICATED. ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307 STEEL 7. 	<p>08-DOOR NOTES</p> <p>WHEN APPLICABLE: 1. SEE DRAWINGS AND SCHEDULES FOR DOOR AND HARDWARE SPECIFICATIONS 2. GLAZING IN DOORS SHALL BE TEMPERED.</p>	<p>22-PLUMBING NOTES</p> <ol style="list-style-type: none"> SEE PLUMBING DRAWINGS
<p>03-EPOXY:</p> <p>WHEN APPLICABLE: SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ARCHITECT OF RECORD FOR WRITTEN APPROVAL.</p>				<p>09-FINISHES: STUCCO</p> <p>WHEN APPLICABLE: 1. CEMENT PLASTER STUCCO SHALL CONFORM TO ASTM C926-12a 2. EXPANDED METAL LATH SHALL CONFORM TO ASTM C847 & C1063</p>	<p>26-ELECTRICAL NOTES</p> <ol style="list-style-type: none"> SEE ELECTRICAL DRAWINGS



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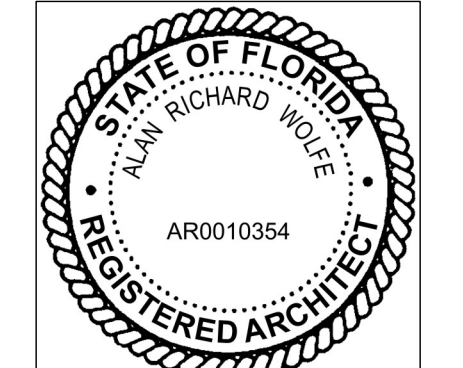
REVISIONS	DESCRIPTION	DATE
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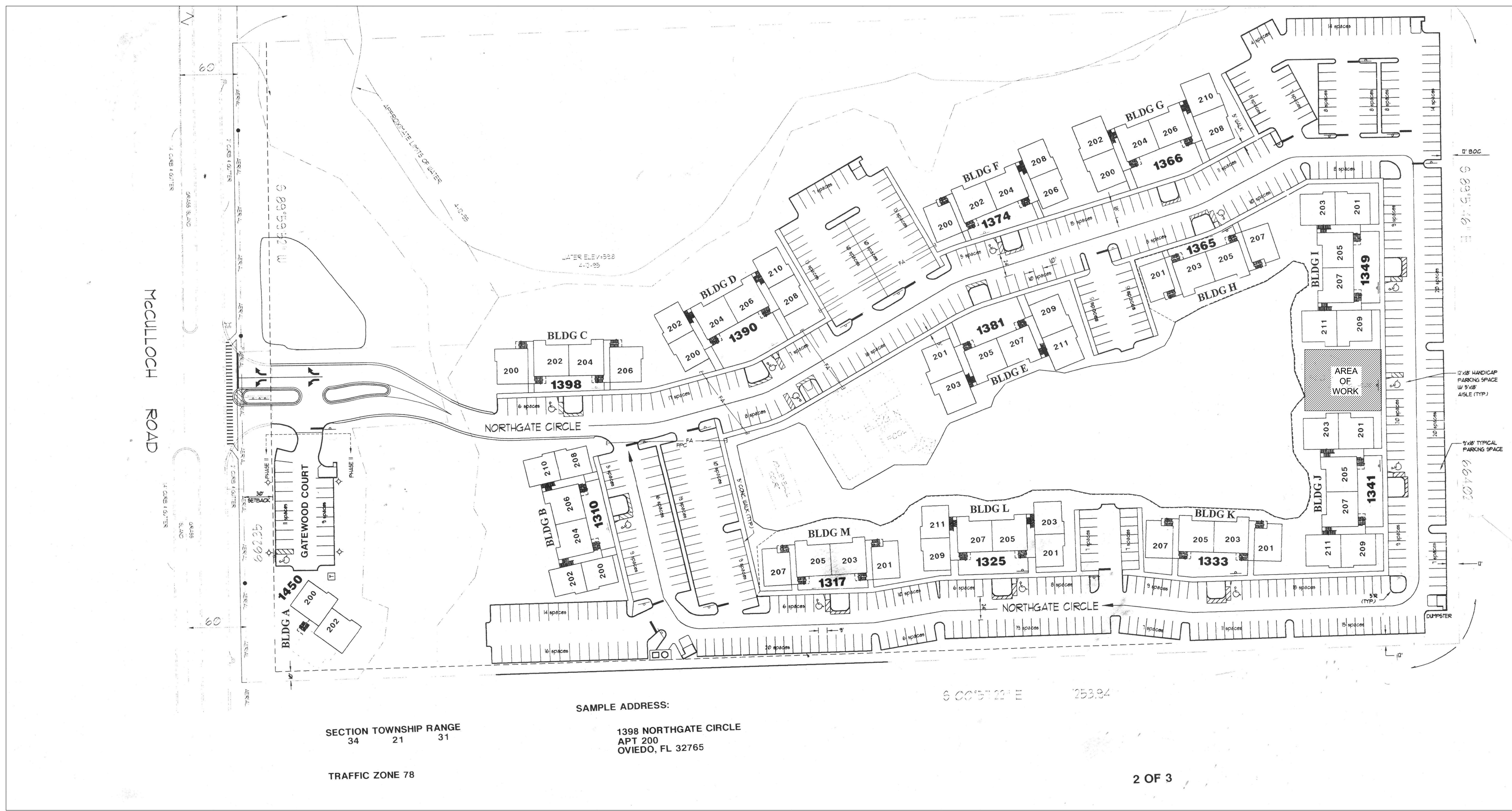
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SHEET NUMBER

A02

01/05/2021

APPROVED BY:	DATE:
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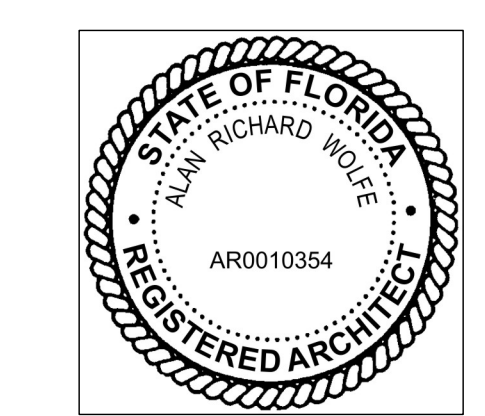
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OVERALL SITE PLAN

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A04
 01/05/2021

1 Overall Site Plan - Provided by Owner
 SCALE: 1"= 50'

SEE GENERAL NOTES ON SHEETS A02 & A03. SEE ACCESSIBILITY NOTES ON SHEETS A18 & A19

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SITE NOTES:

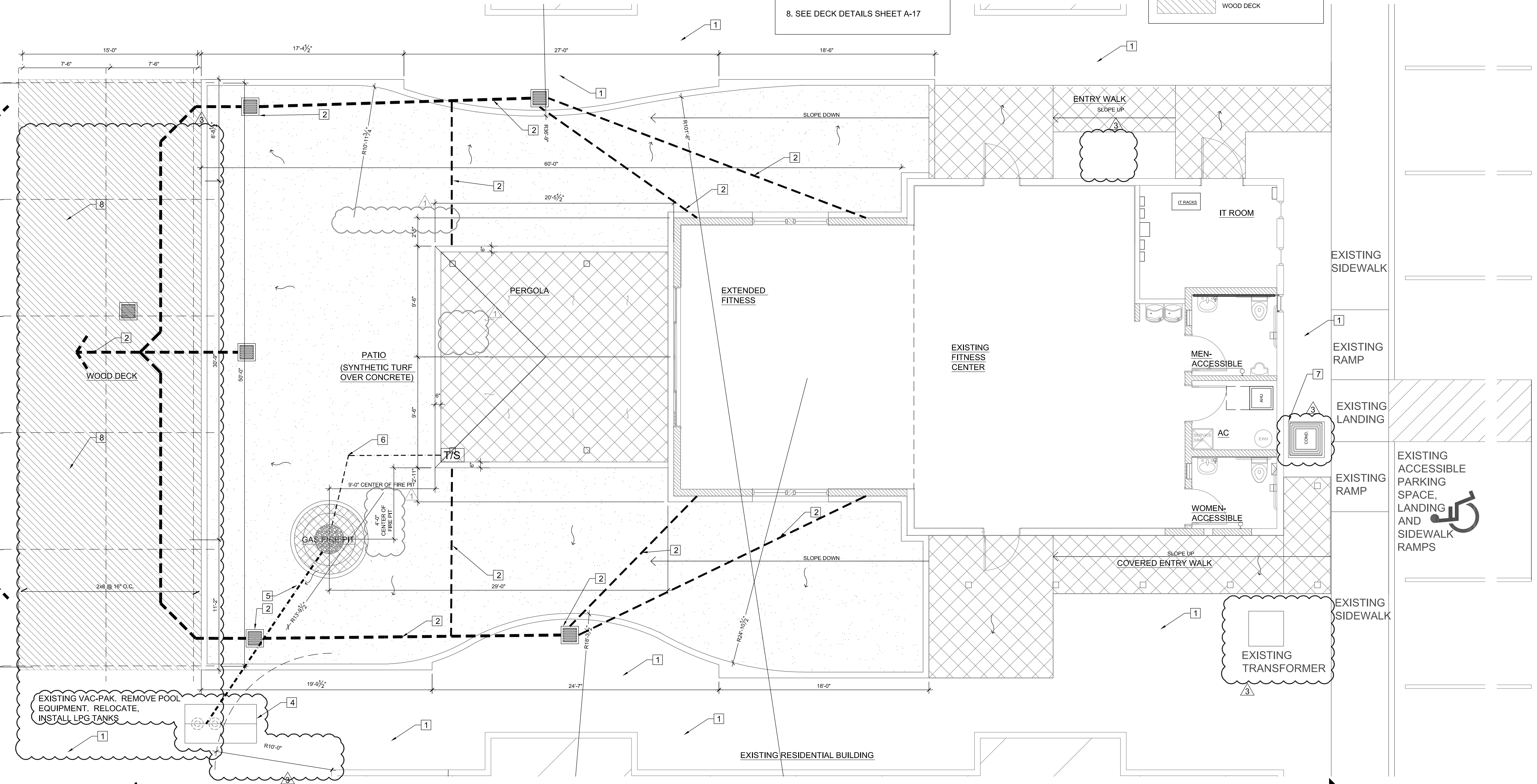
1. LANDSCAPE DESIGN AND INSTALLATIONS BY OWNER
2. SEE CIVIL DRAWINGS FOR DRAIN PIPES AND STRUCTURES
3. SEE ELECTRICAL PLANS FOR SITE LIGHTING SPECIFICATIONS, FIRE PIT POWER AND CONTROLS
4. REMOVE POOL EQUIPMENT FROM VAC-PAK. INSTALL LPG TANKS IN REMAINING CASE.
5. PROVIDE 3" SCHEDULE 40 PVC CONDUIT FOR GAS LINES & 2" FOR POWER & CONTROL
6. PROVIDE SCHEDULE 40 PVC CONDUIT FOR POWER LINES. SEE A-11 AND ELECTRICAL DRAWINGS
7. CONCRETE CONDENSER PAD
8. SEE DECK DETAILS SHEET A-17

SITE LEGEND

- GRADE AWAY FROM FOUNDATION SEE CIVIL ENGINEERING
- AREA DRAIN SEE CIVIL ENGINEERING
- AREA DRAIN PIPES SEE CIVIL ENGINEERING
- GAS LINE CONDUIT SEE CIVIL ENGINEERING
- POWER LINE CONDUIT SEE ELECTRICAL ENGINEERING
- FIRE PIT TIMER & SWITCH

PLAN LEGEND

- SWIMMING POOL DEMO
- POOL DECK DEMO
- BUILDING DEMO
- SLAB DEMO
- EXISTING TO REMAIN
- WALLS NEW
- NEW CONCRETE PAVERS SELECTED BY OWNER
- SYNTHETIC TURF
- SYNTHETIC WOOD DECK PT FRAMING
- EXISTING CONCRETE POOL DECK SLAB & PAVERS
- WOOD DECK

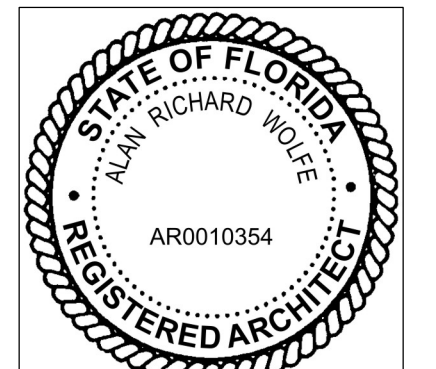


REVISIONS	DESCRIPTION	DATE
1	PERMIT REVIEW REV-1	11/09/2022
2	OWNER REVISIONS	06/29/2023

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SITE PLAN NOTATIONS

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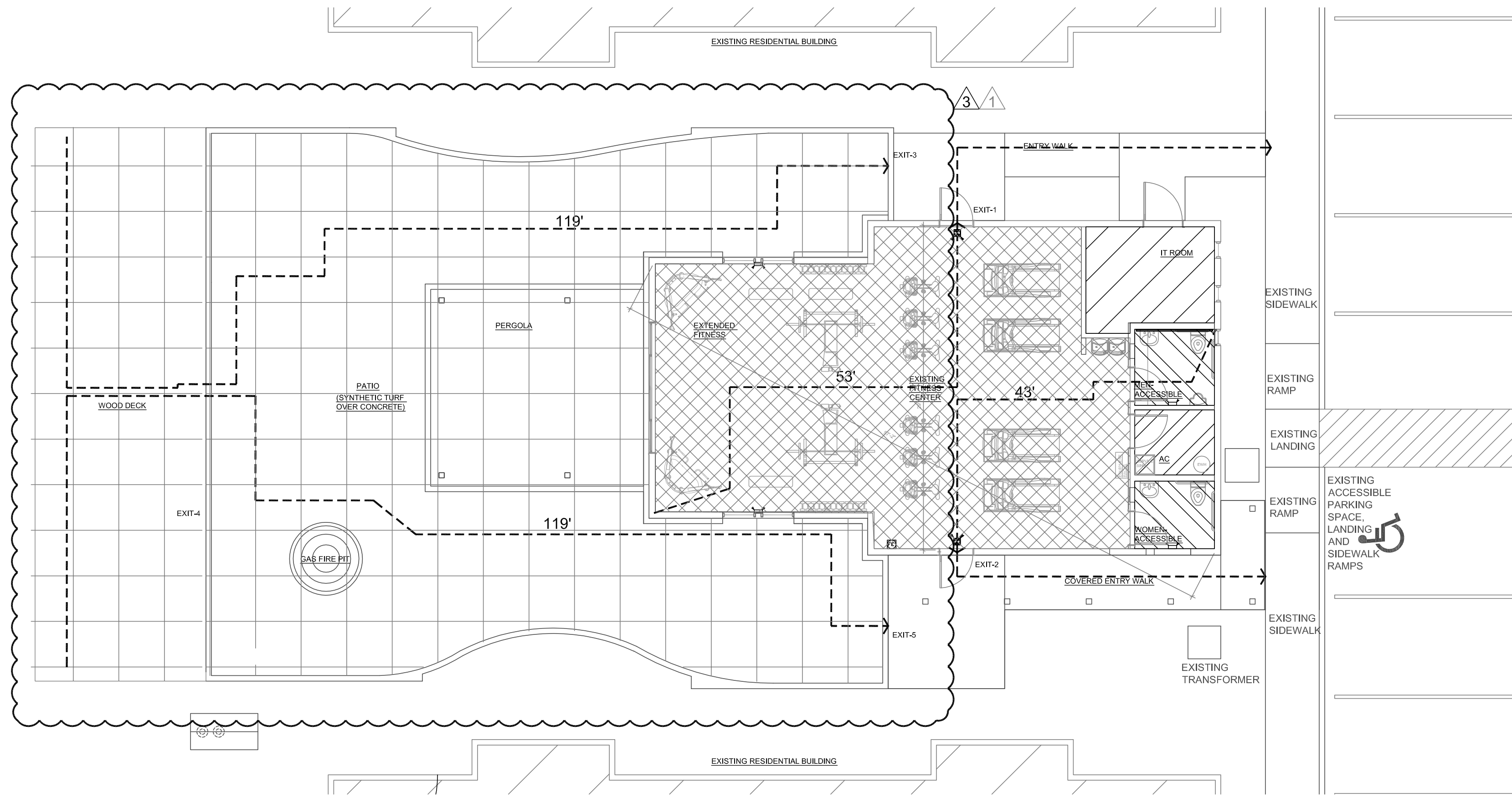
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 SHEET NUMBER

1 Architectural Site Plan - Dimension & Notations
 SCALE: 1/4" = 1'-0"

SEE GENERAL NOTES ON SHEETS A02 & A03. SEE ACCESSIBILITY NOTES ON SHEETS A18 & A19

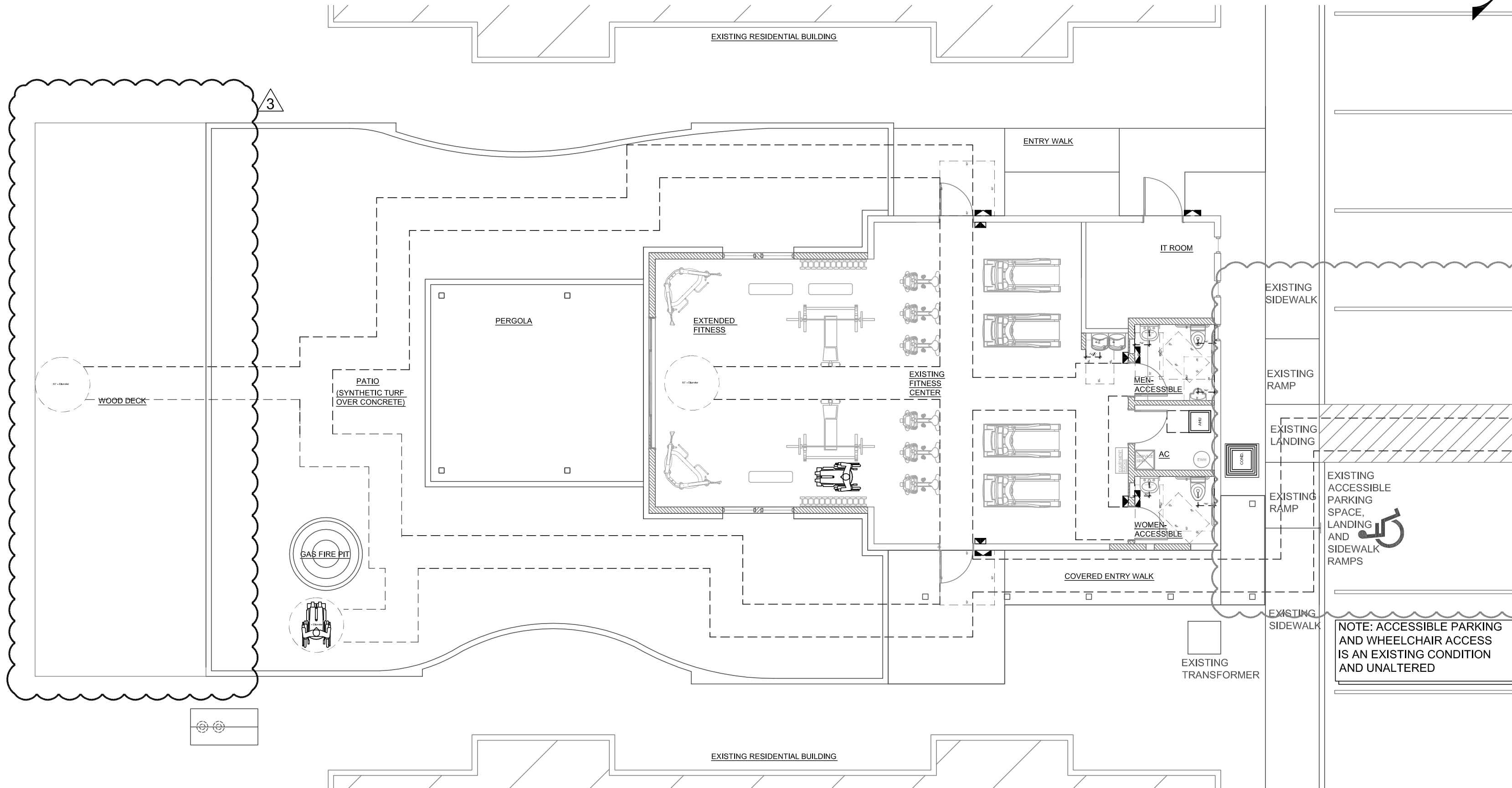
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3 Life Safety Plan

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

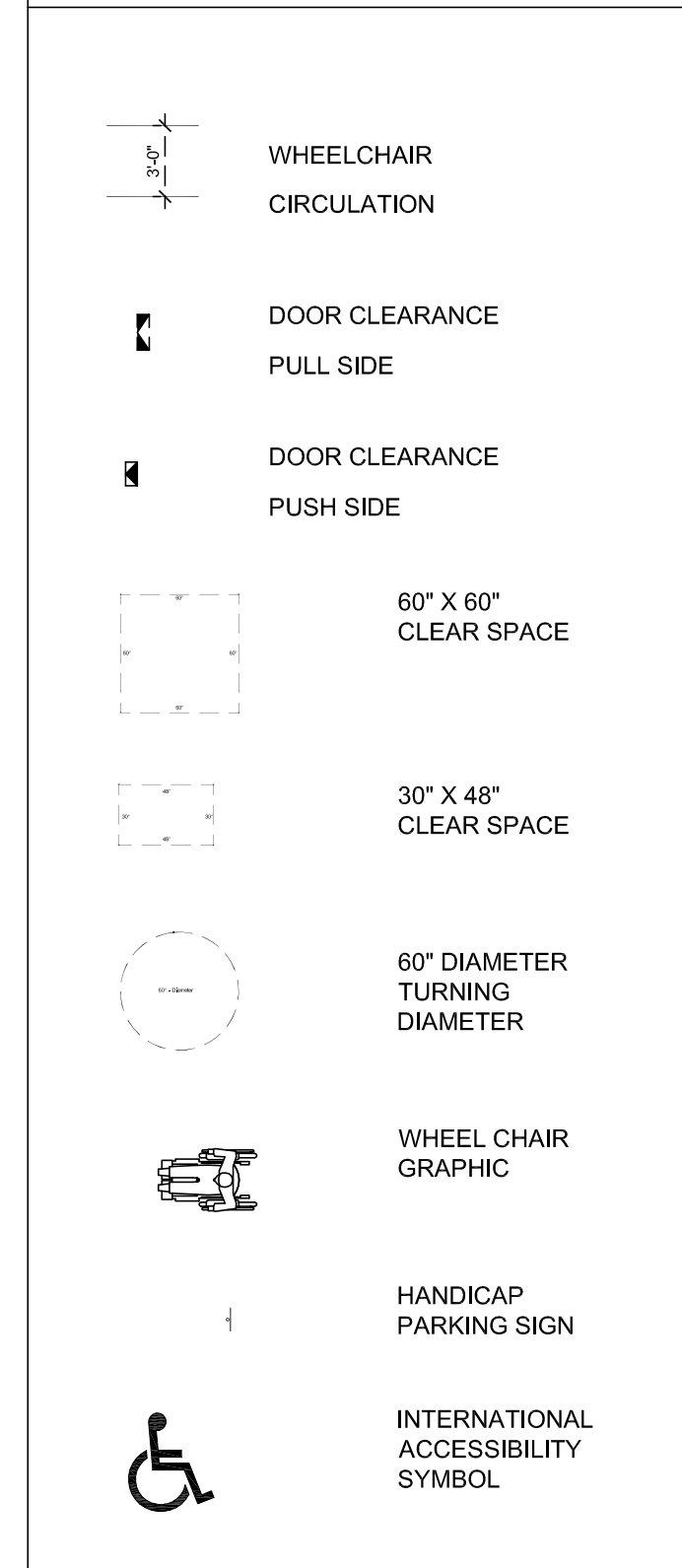


2 Accessibility Plan

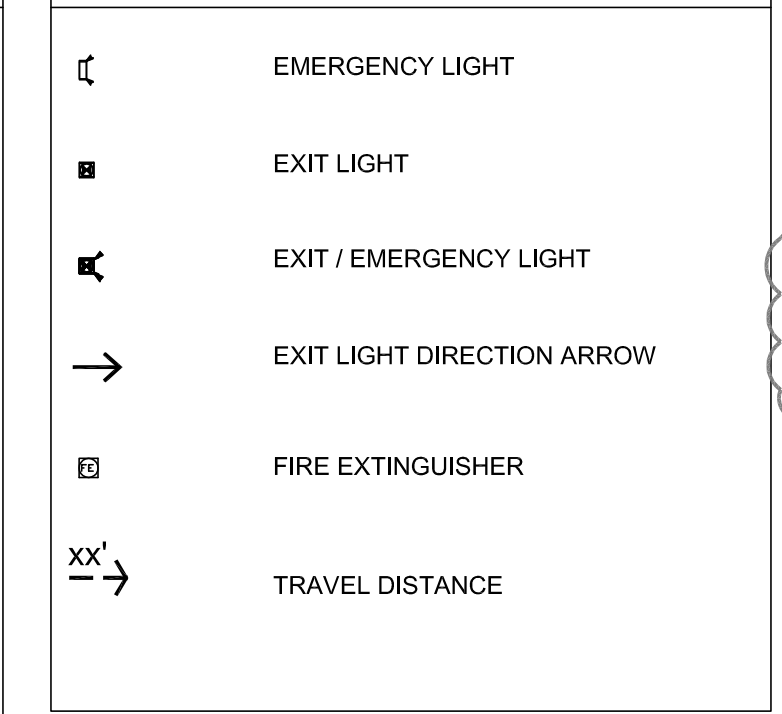
SCALE: 1/8" = 1'-0"

SEE ACCESSIBILITY NOTES ON SHEETS A16 & A17

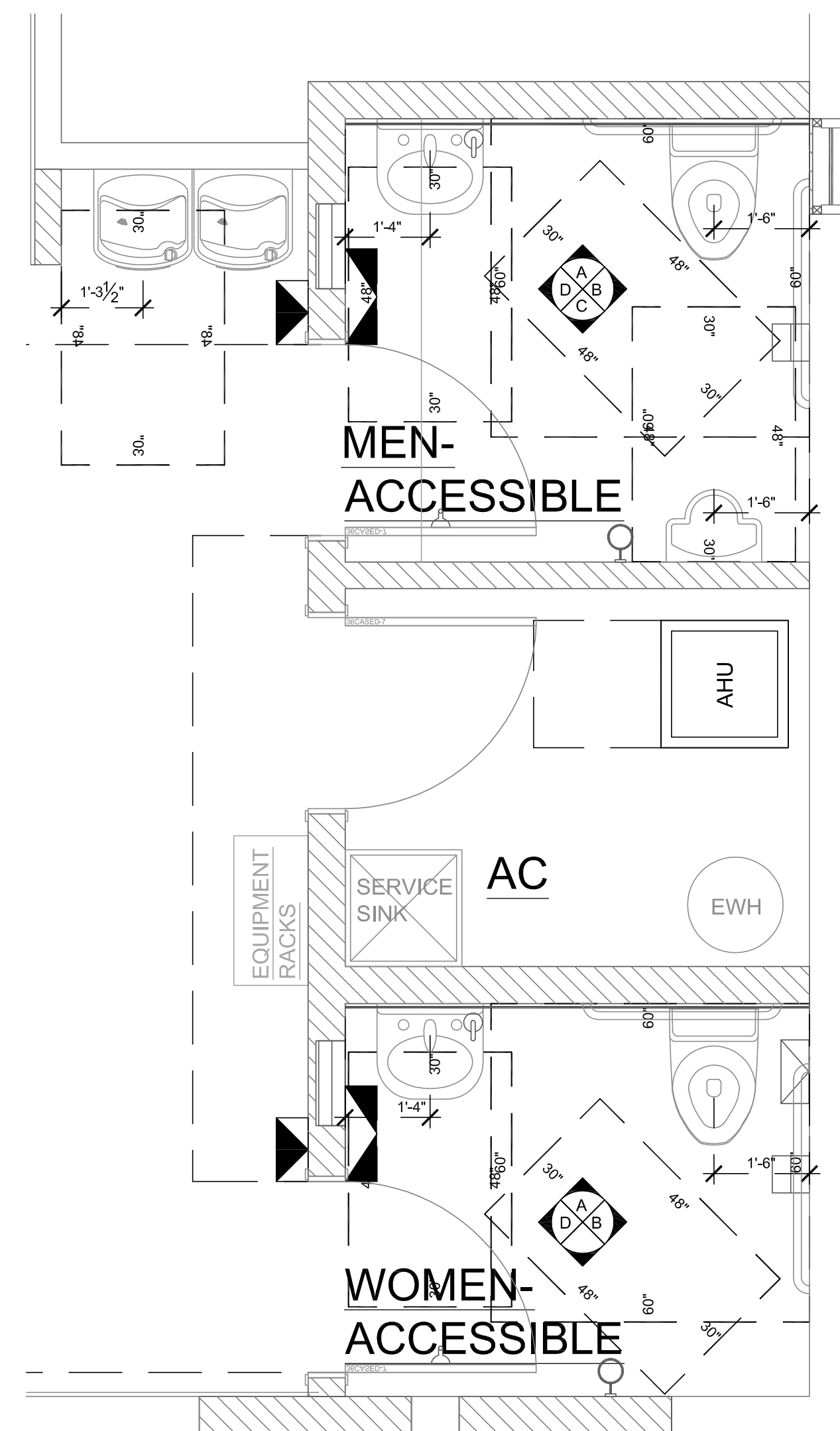
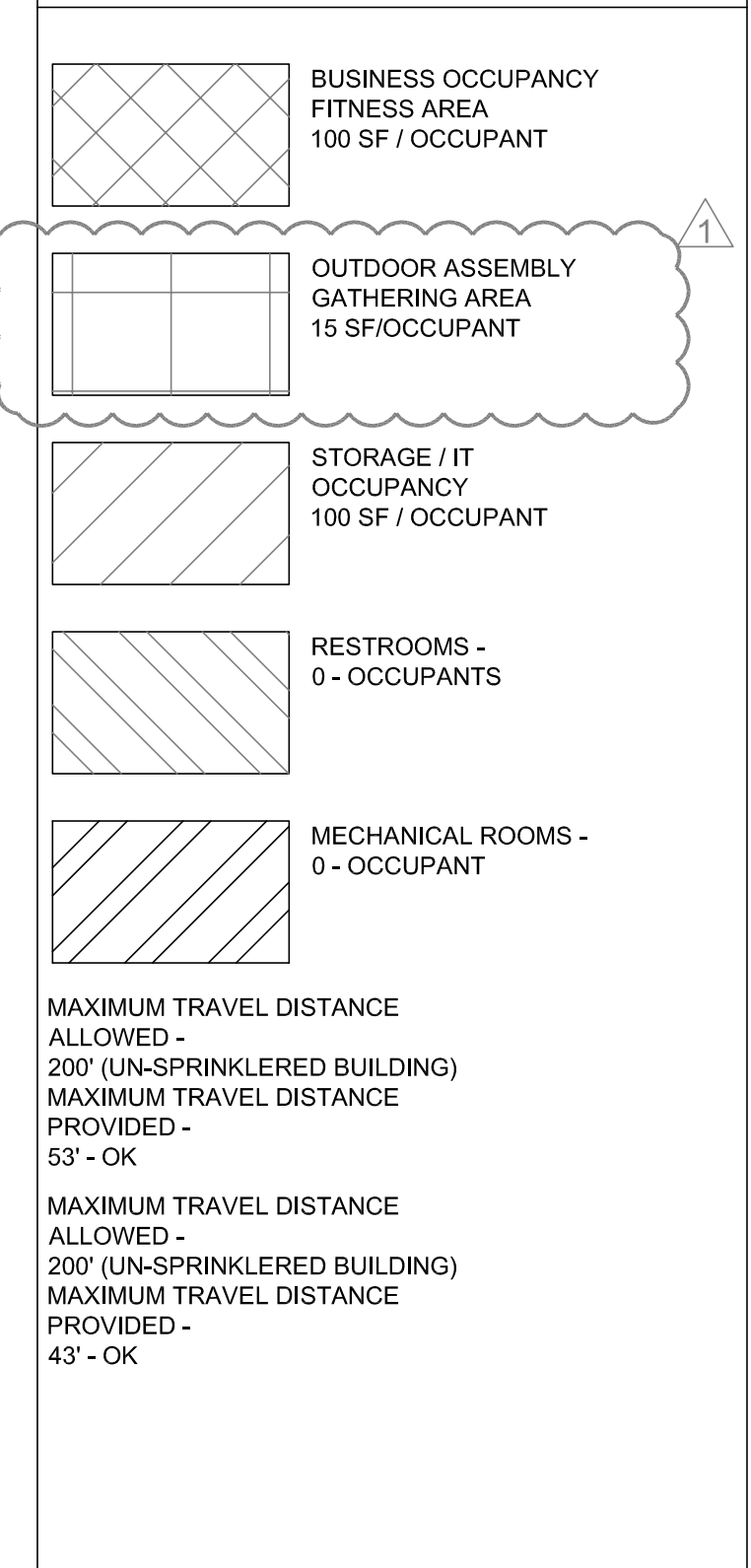
ACCESS LEGEND



LIFE SAFETY LEGEND



LIFE SAFETY AREAS



1 Accessible Restrooms

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

ACCESSIBILITY GENERAL NOTES:

1. FLUSH NEW FINISH FLOOR WITH EXITING
2. INSTALL BLOCKING FOR GRAB BARS
3. CHAIR RAIL
4. MIRROR FULL WIDTH OF WALL. MOUNT AT 40" AFF, 48" HIGH
5. REUSE PAVERS FROM POOL DECK FOR WALK SURFACES
6. SUPPORT COLUMNS FOR ENTRY CANOPY
7. PERGOLA SUPPORT COLUMNS



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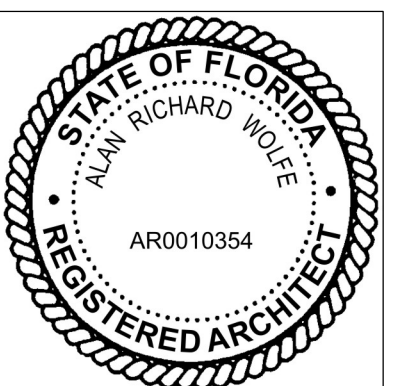
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LIFE SAFETY PLAN ACCESSIBILITY PLAN

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A06

SEE GENERAL NOTES ON SHEETS A02 & A03. SEE ACCESSIBILITY NOTES ON SHEETS A18 & A19

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PLAN LEGEND

	SWIMMING POOL DEMO
	POOL DECK DEMO
	BUILDING DEMO
	SLAB DEMO
	EXISTING TO REMAIN
	WALLS NEW
	NEW CONCRETE PAVERS SELECTED BY OWNER
	SYNTHETIC TURF
	SYNTHETIC WOOD DECK PT FRAMING
	EXISTING CONCRETE POOL DECK SLAB & PAVERS
	WOOD DECK

- ### DEMOLITION KEY NOTES:
- REMOVE EXISTING WALKS AND POOL DECK AS SHOWN BY HATCHING
 - REMOVE EXISTING SWIMMING POOL AS DIRECTED BY THE GEOTECH REPORT. FILL AND COMPACT FILL AS DIRECTED BY THE GEOTECH REPORT
 - REMOVE SLAB AREAS AS NECESSARY FOR NEW SANITARY LINES. COORDINATE WITH PLUMBING ENGINEERING
 - REMOVE SLAB AREAS AS NECESSARY FOR INSTALLATION OF FLOOR BOXES. COORDINATE WITH OWNER AND ELECTRICAL ENGINEERING
 - REMOVE EXISTING FLOORING IN EXISTING FITNESS AREA, EXISTING RESTROOMS AND EXISTING STORAGE AREAS
 - REMOVE EXISTING PARTITIONS AS SHOWN ON DRAWINGS
 - REMOVE EXISTING WINDOWS, DOOR AND ASSOCIATED BULKHEADS AS SHOWN ON DRAWINGS
 - REMOVE EXISTING WOOD DECK AND ASSOCIATED FRAMING AND FOOTINGS
 - REMOVE EXISTING PLUMBING FIXTURES. ABANDON SUPPLY AND SANITARY LINES AS DIRECTED BY THE PLUMBING ENGINEERING
 - REMOVE POOL EQUIPMENT AND ASSOCIATED POWER AND PLUMBING AS DIRECTED BY THE PLUMBING, CIVIL AND ELECTRICAL ENGINEERING
 - REMOVE/RELOCATE EXISTING HVAC EQUIPMENT AS DIRECTED BY THE MECHANICAL ENGINEERING DRAWINGS
 - REMOVE FENCING AND GATES
 - REMOVE SECTION OF ROOF TO ALLOW FOR NEW ROOF
 - REMOVE EXISTING DECKING AS NECESSARY FOR INSTALLATION OF DUCTING. SEE MECHANICAL ENGINEERING
 - REMOVE AND REPLACE EXTERIOR DOORS, FRAME AND HARDWARE AS NOTED
 - REMOVE AND DISCARD EXTERIOR DOORS

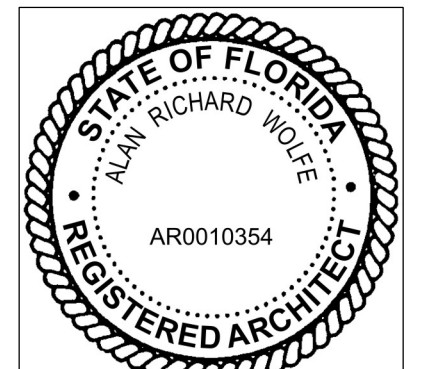
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DEMOLITION

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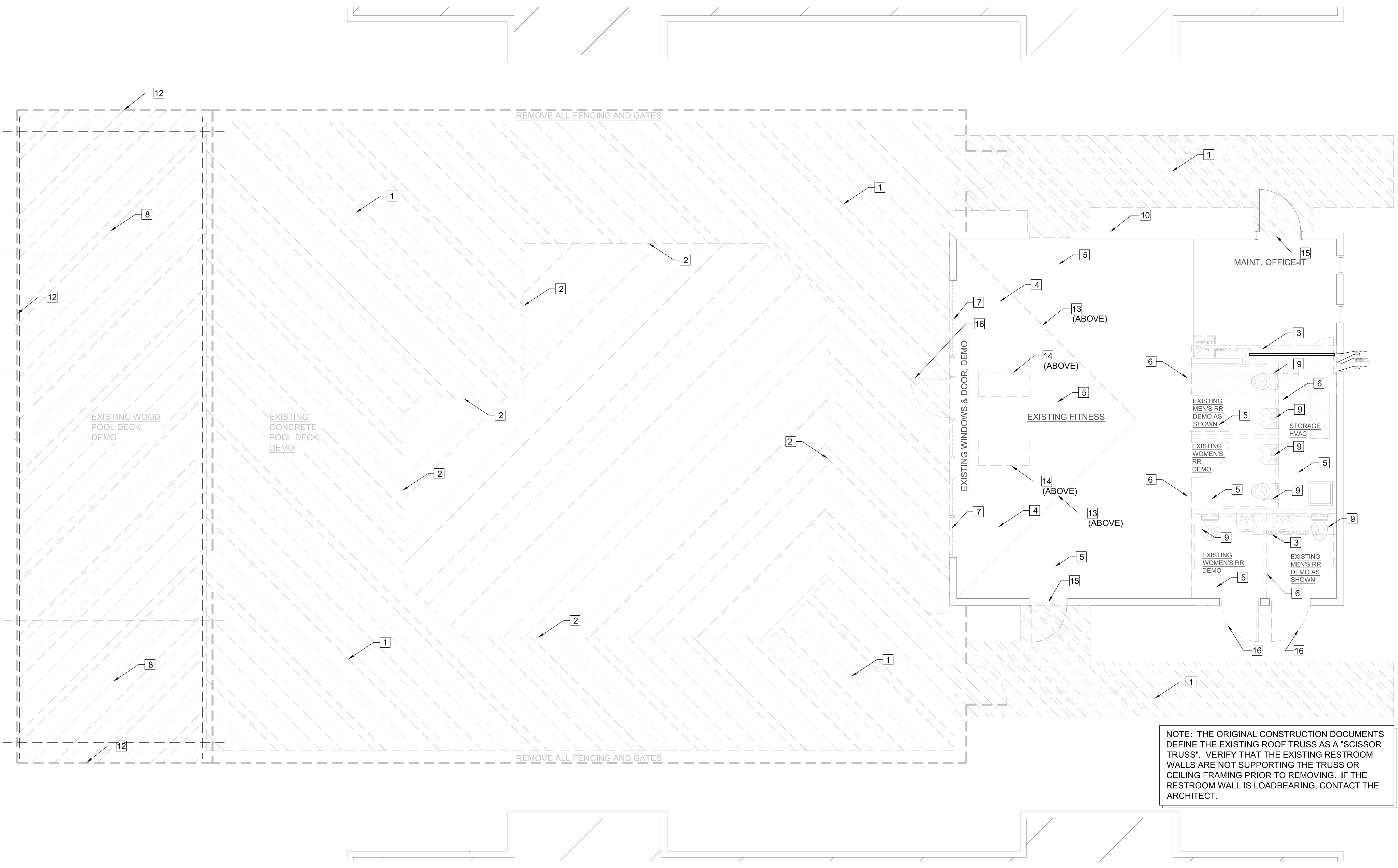
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A07

01/05/2021



NOTE: THE ORIGINAL CONSTRUCTION DOCUMENTS DEFINE THE EXISTING ROOF TRUSS AS A "SCISSOR TRUSS". VERIFY THAT THE EXISTING RESTROOM WALLS ARE NOT SUPPORTING THE TRUSS OR CEILING FRAMING PRIOR TO REMOVING. IF THE RESTROOM WALL IS LOADBEARING, CONTACT THE ARCHITECT.

1 Floor Plan - Demolition

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

SEE GENERAL NOTES ON SHEETS A02 & A03. SEE ACCESSIBILITY NOTES ON SHEETS A18 & A19

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PLAN LEGEND

- SWIMMING POOL DEMO
- POOL DECK DEMO
- BUILDING DEMO
- SLAB DEMO
- EXISTING TO REMAIN
- WALLS NEW
- NEW CONCRETE PAVERS SELECTED BY OWNER
- SYNTHETIC TURF
- SYNTHETIC WOOD DECK PT FRAMING
- EXISTING CONCRETE POOL DECK SLAB & PAVERS
- WOOD DECK

DIMENSION NOTES:

1. DIMENSIONS FROM THE EXTERIOR WALLS ARE TAKEN FROM THE FACE OF THE CMU.
2. DIMENSIONS FOR INTERIOR FRAMED WALLS ARE FROM FINISHED FACE OF THE GWB TO FINISH FACE OF THE GWB.
3. INTERIOR FRAMED PARTITIONS ARE TYPICALLY DIMENSIONED AS 5" TO ALLOW FOR A SLIGHT ADJUSTMENT WHERE NECESSARY
4. PLUMBING WALLS ARE DIMENSION AS 7" TO ALLOW FOR A SLIGHT ADJUSTMENT WHERE NECESSARY
5. CMU OPENINGS ARE DIMENSIONED FOR THE ROUGH OPENING. DIMENSIONS FOR ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD
6. DOORS ADJACENT TO PARTITIONS ARE 4" OFF THE CORNER UNO.
7. DOORS OR OTHER COMPONENTS INTENDED TO BE CENTERED IN THE WALL ARE NOTED 'EQ' MEANING EQUAL DISTANCE ON BOTH SIDES
8. SEE ARCHITECTURAL SITE PLAN FOR SITE DIMENSIONS. SHEET A05

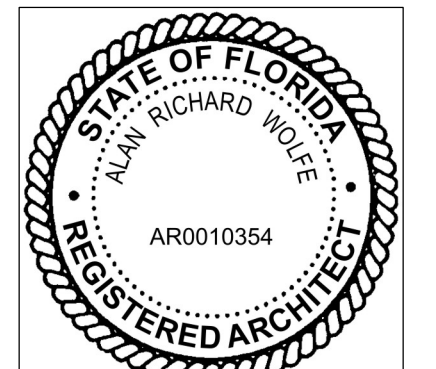
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DATE	DESCRIPTION	PERMIT REVIEW REV-1 OWNER REVISIONS
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FLOOR PLAN DIMENSIONS

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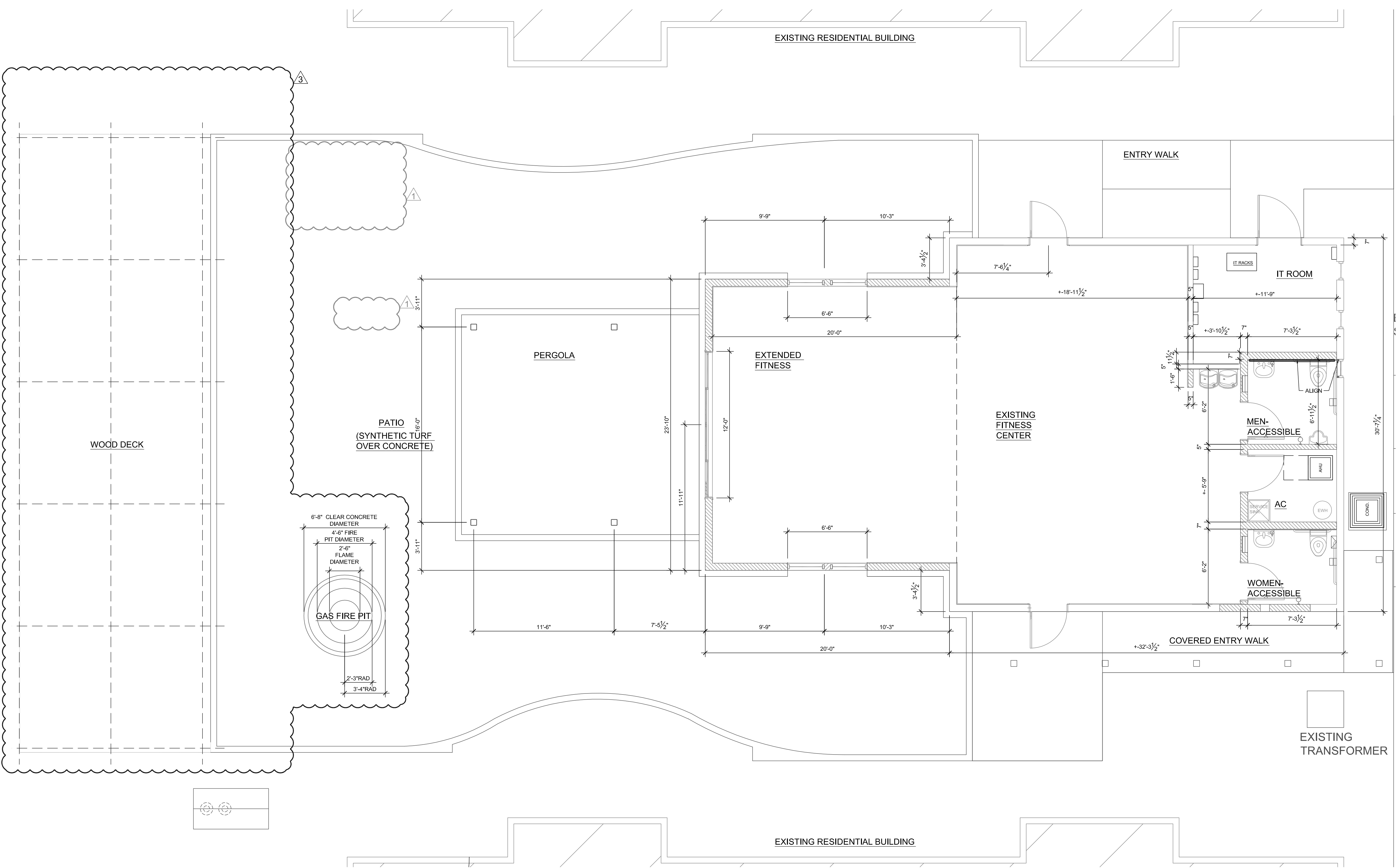
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1 Floor Plan - Dimensions





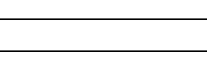
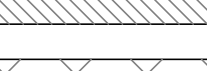
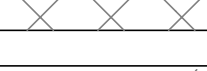
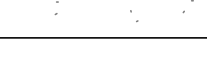



SCALE: 1/4" = 1'-0"

SEE GENERAL NOTES ON SHEETS A02 & A03. SEE ACCESSIBILITY NOTES ON SHEETS A18 & A19







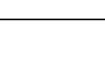
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PLAN LEGEND

-  SWIMMING POOL DEMO
-  POOL DECK DEMO
-  BUILDING DEMO
-  SLAB DEMO
-  EXISTING TO REMAIN
-  WALLS NEW
-  NEW CONCRETE PAVERS SELECTED BY OWNER
-  SYNTHETIC TURF
-  SYNTHETIC WOOD DECK PT FRAMING
-  EXISTING CONCRETE POOL DECK SLAB & PAVERS
-  WOOD DECK

RR ACCESSORIES

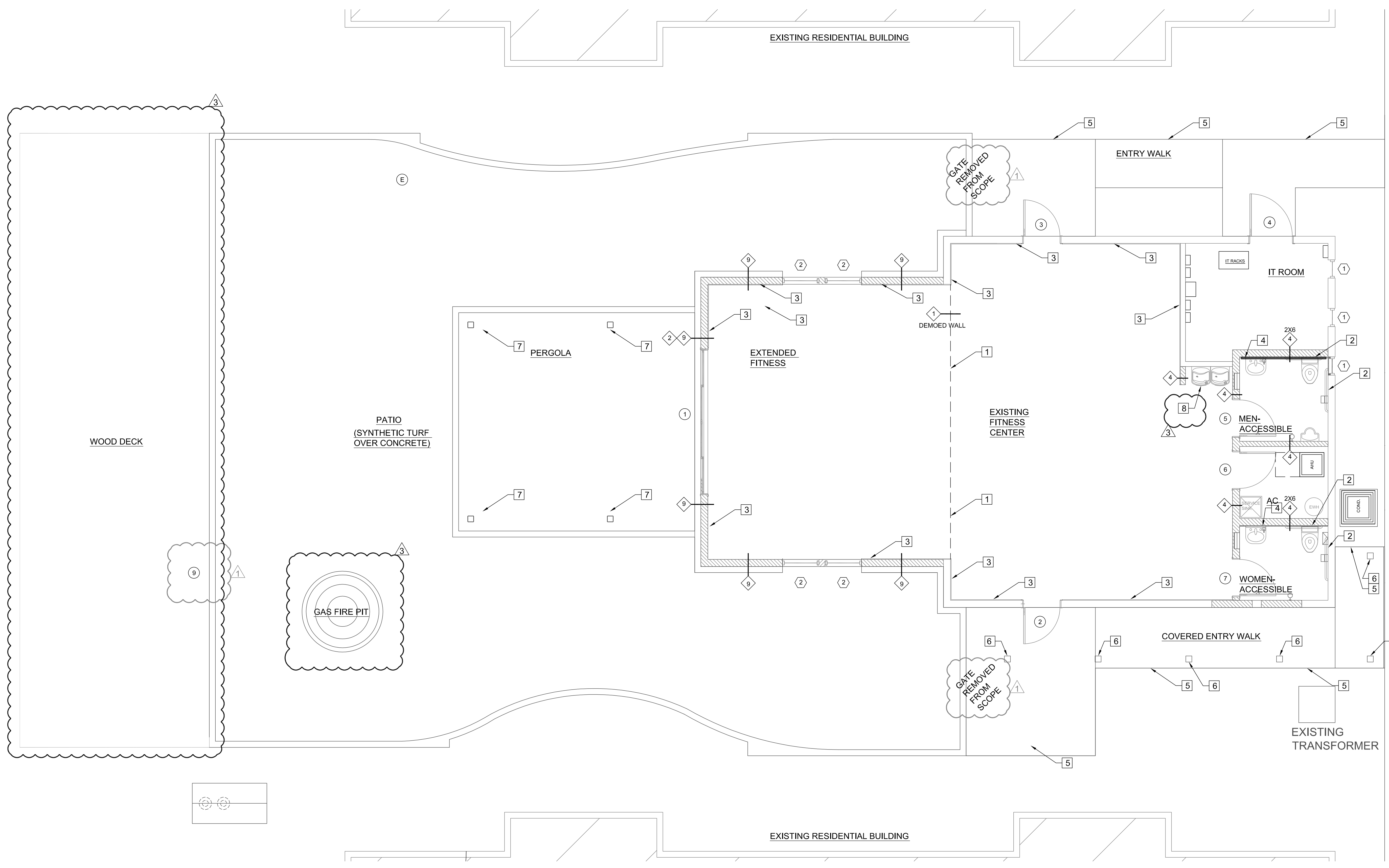
-  TP DISPENSER
-  SOAP DISPENSER
-  SANITARY NAPKIN DISPOSAL
-  PAPER TOWEL DISPENSER RECESSED
-  COAT HOOK
-  HAND SANITIZER DISPENSER
-  MIRROR

FLOOR PLAN KEY NOTES:

1. FLUSH NEW FINISH FLOOR WITH EXISTING
2. INSTALL BLOCKING FOR GRAB BARS
3. CHAIR RAIL
4. MIRROR FULL WIDTH OF WALL. MOUNT AT 40" AFF, 48" HIGH
5. RELACE PAVERS FOR WALK SURFACES. SEE CIVIL DETAILS
6. SUPPORT COLUMNS FOR ENTRY CANOPY
7. PERGOLA SUPPORT COLUMNS
8. WATER FOUNTAIN. ONE SIDE WITH BOTTLE FILLER

FLOOR PLAN GENERAL NOTES:

1. WHERE FLOOR SLABS ARE REMOVED FOR INSTALLATIONS TREAT FOR TERMITES PRIOR TO INSTALLING VAPOR BARRIER, REINFORCING, VAPOR BARRIER AND CONCRETE
2. NEW CONCRETE AND INFILL SHALL BE FLUSH WITH THE TOP OF THE EXISTING SLAB
3. INSTALL ALL EXTERIOR COMPONENTS AS REQUIRED BY THE FLORIDA PRODUCT APPROVAL
4. INSTALL 2X6 BLOCKING FOR ALL WALL MOUNTED COMPONENTS



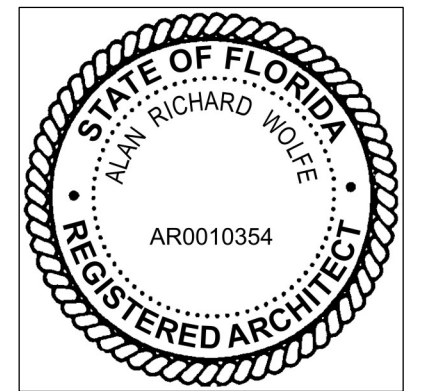
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FLOOR PLAN NOTATIONS

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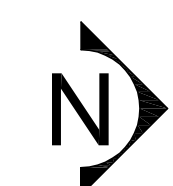
DATE : 03/15/2021
 PRINTED : 07/25/2023
 JOB NO. : 2106
 SHEET NUMBER

A09
 01/05/2021

1 Floor Plan - Notations

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

ADDITION - 000 SQUARE FEET



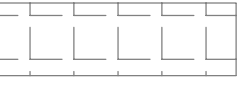
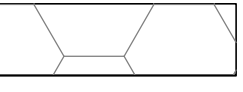
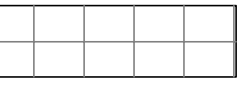
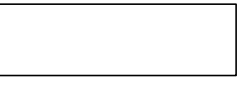
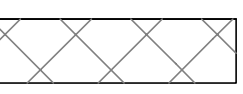
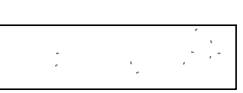
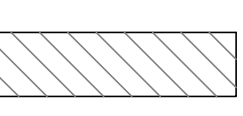
SEE GENERAL GATE NOTES ON SHEETS A02 & A03. SEE ACCESSIBILITY NOTES ON SHEETS A18 & A19

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FLOORING LEGEND

-  CERAMIC TILE
-  RUBBER ATHLETIC FLOORING
-  VCT
-  EXISTING FLOORING
-  CONCRETE SLAB, INTEGRAL COLOR, PATTERNED
-  SYNTHETIC TURF
-  SYNTHETIC WOOD DECK
PT FRAMING

FLOORING NOTES:

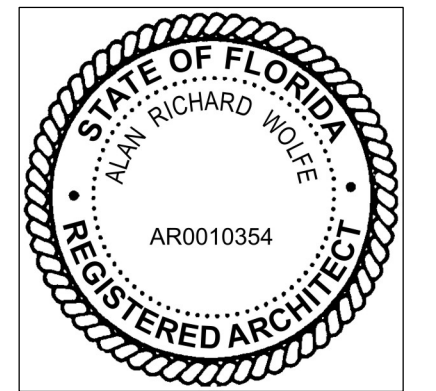
1. VERIFY ALL FLOORING FINISHES AND LOCATIONS WITH OWNER.
2. PREP ALL EXISTING AND NEW FLOORING AS NECESSARY FOR SPECIFIED FLOORING
3. TEST MOISTURE CONTENT AND PH FOR ALL EXISTING AND NEW SLABS PRIOR TO INSTALLING FLOORING. INSTALL FLOORING, ADHESIVES AND OTHER ACCESSORIES ONLY WHEN MOISTURE AND PH ARE WITHIN THE MANUFACTURER'S SPECIFICATIONS
4. ALL FINISH COLORS SHALL BE SELECTED BY THE OWNER. ATHLETIC FLOORING SHALL NOT BE BLACK.

REVISIONS	DESCRIPTION	OWNER REVISIONS
DATE		
3		06/29/2023



FLOORING & DECK FINISH PLAN

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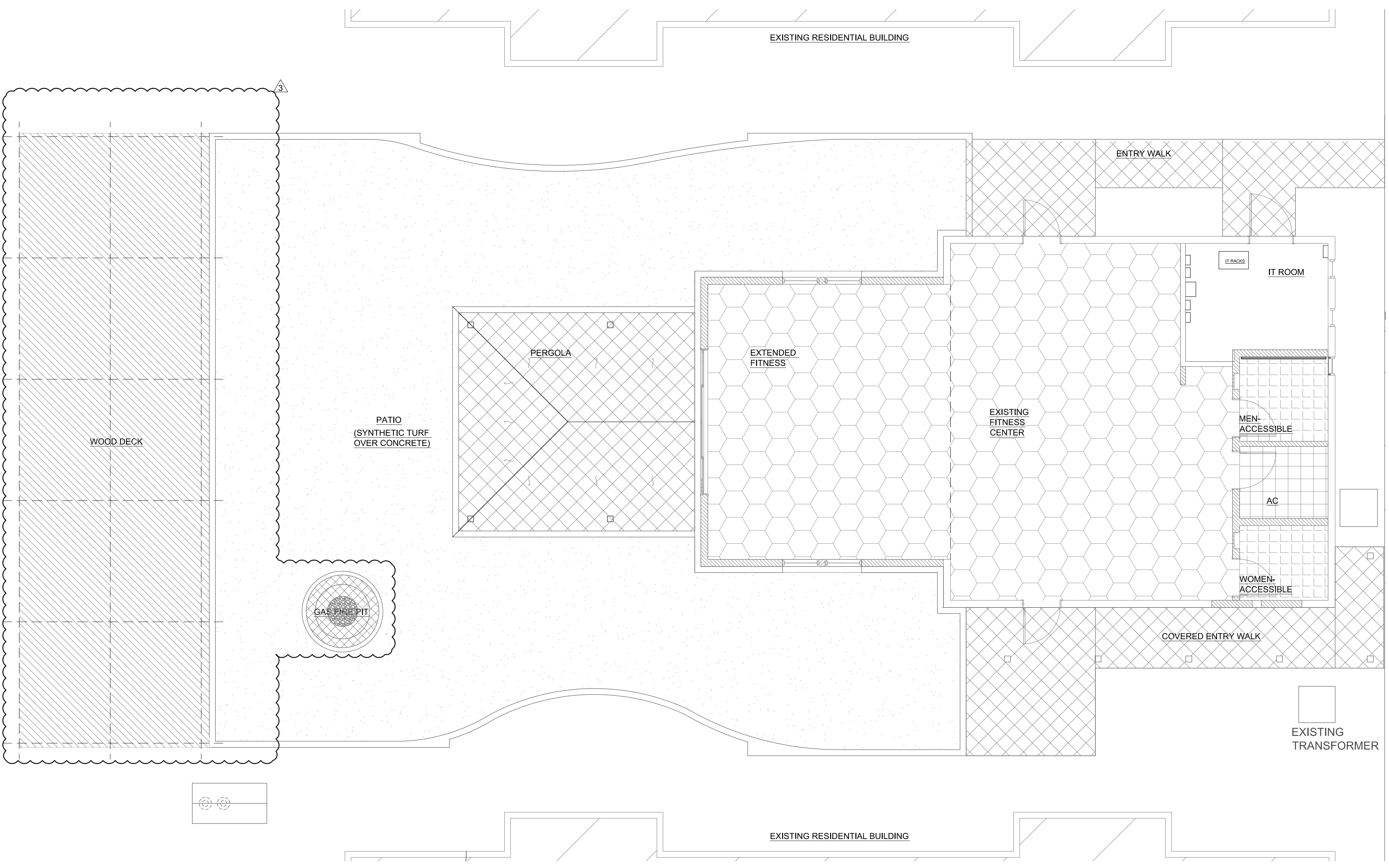
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A10

01/05/2021



1 Floor Plan - Flooring & Deck Finishes
 SCALE: 1/4" = 1'-0"

ADDITION - 000 SQUARE FEET



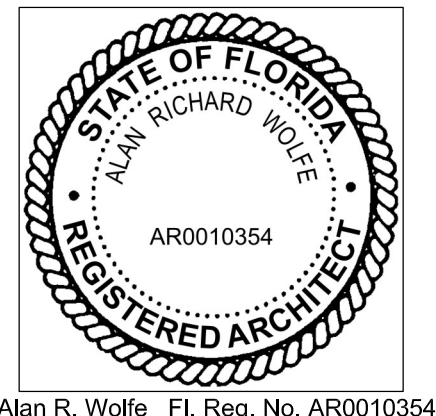
SEE GENERAL NOTES ON SHEETS A02 & A03. SEE ACCESSIBILITY NOTES ON SHEETS A18 & A19

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REFLECTED CEILING PLAN LIGHTING

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A11

01/05/2021

ELECTRIC POWER

- 120V DUPLEX RECEPTACLE
- 120V DUPLEX RECEPTACLE DEDICATED CIRCUIT
- 120V DUPLEX RECEPTACLE DEDICATED CIRCUIT 208-220V RECEPTACLE
- 120V DUPLEX GROUND FAULT
- TV CABLE JACK

RCP LEGEND

- REPAIR GWB CEILINGS TO MATCH EXISTING IN AREA OF WORK
- FLAT GWB CEILINGS

ELECTRIC LIGHTING

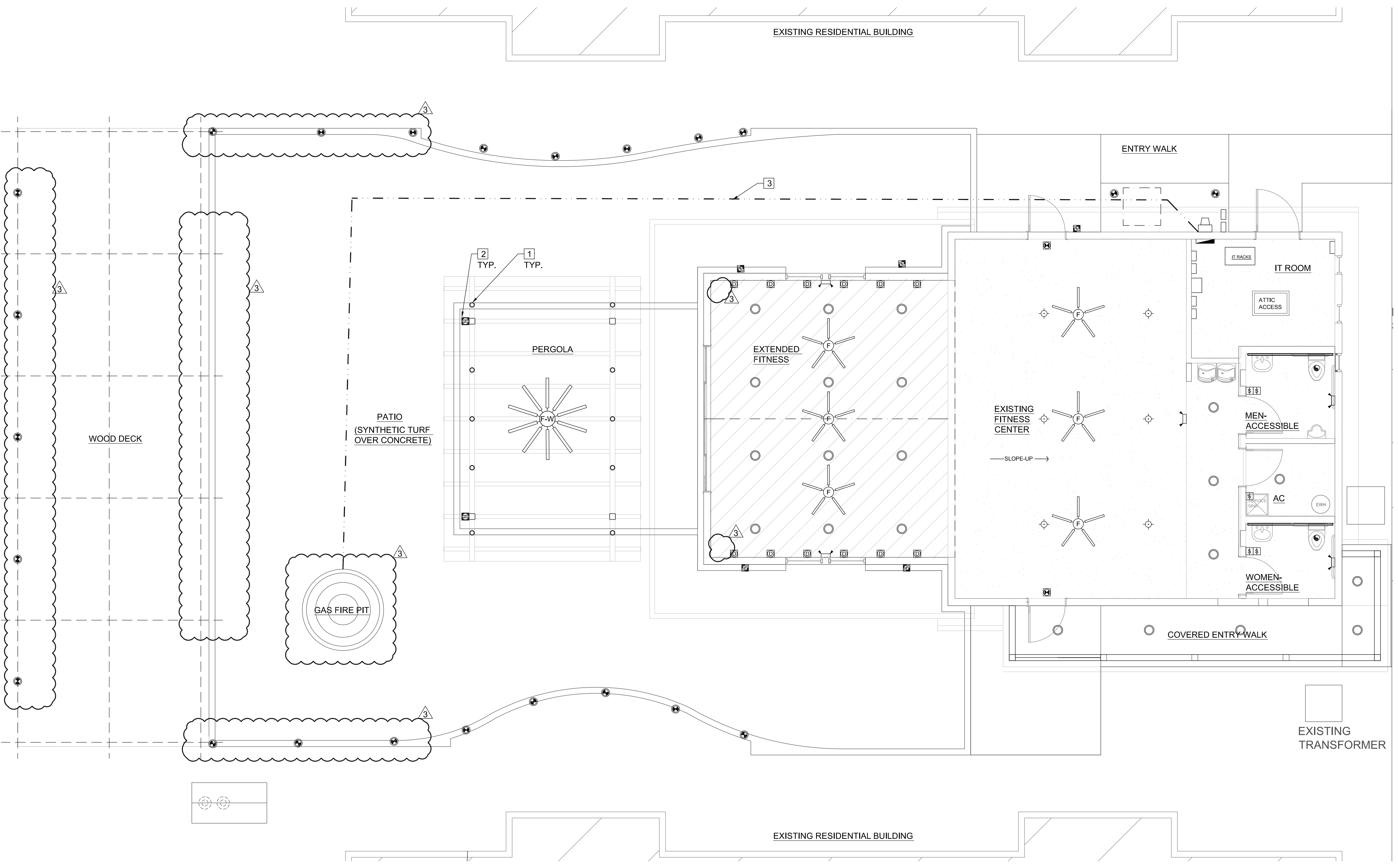
- TV CABLE JACK
- LED DOWNLIGHT
- 7-LED WALL MOUNTED LIGHT FIXTURE
- WALL MOUNT SCONCE-WET LOCATION
- PENDANT-EXISTING
- BOLLARD WALK LIGHT
- EXHAUST FAN
- FLOOD LIGHT LED
- STEP LIGHTS
- SWITCH
- SWITCH-TIMER
- SWITCH-OCCUPANT SENSOR
- SWITCH-DIMMER
- SWITCH-3 WAY
- SMOKE-CO DETECTOR PER FBCR314 & 315
- CEILING FAN 52"
- CEILING FAN 72" WET LOCATION

REFLECTED CEILING PLAN KEY NOTES:

1. SURFACE MOUNT LIGHT FIXTURES TO STEEL FRAME.
2. RECESS OUTLET IN STEEL COLUMN.
3. POWER RUN FOR GAS PIT IGNITOR

REFLECTED CEILING PLAN GENERAL NOTES:




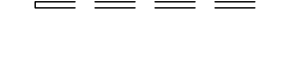
1. REPAIR EXISTING CEILINGS AS NECESSARY DUE TO WORK TO MATCH ADJACENT CEILING
2. REFINISH ALL CEILINGS
3. RUN ELECTRICAL WIRING INSIDE OF STEEL FRAME TO OUTLETS AND LIGHTS. ALL WIRING AND ELECTRICAL COMPONENTS TO BE CONCEALED UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR ELECTRICAL COMPONENTS SHALL BE WATER PROOF

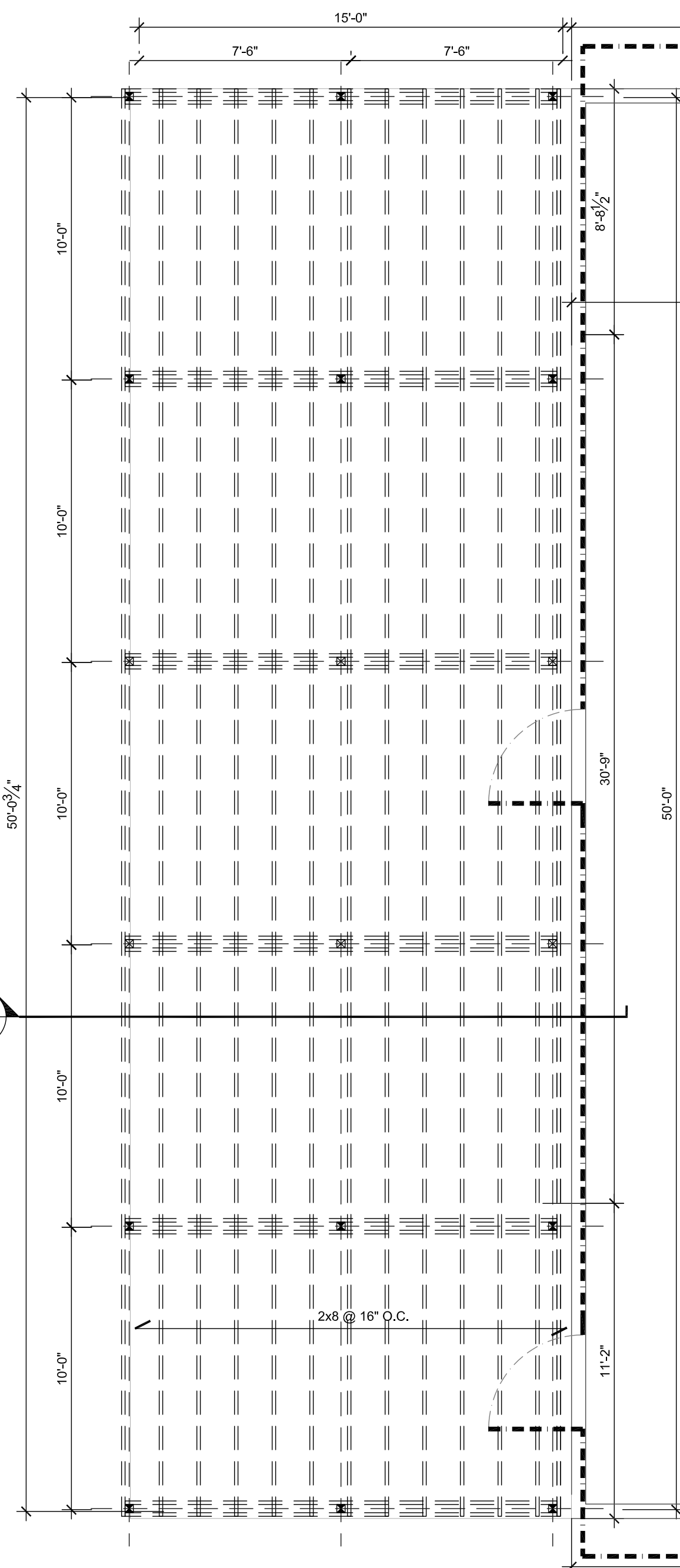


1 Reflected Ceiling Plan
 SCALE: 1/4" = 1'-0"

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DECK FRAMING

-  4X4 PT GROUND CONTACT DECK SUPPORT POST
-  4X4 PT GROUND CONTACT DECK SUPPORT POST FOR FUTURE SUN SHADE ATTACHMENT
-  DOUBLE 2X8 DECK GIRDERS
-  2X8 DECK JOISTS



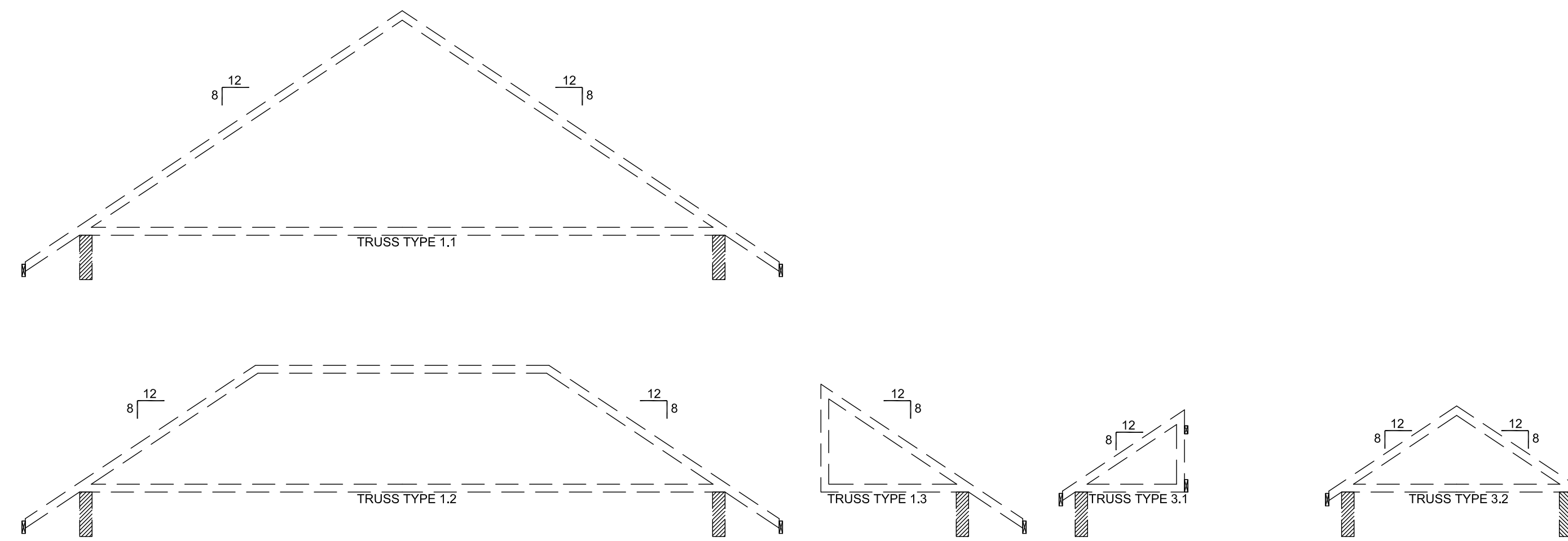
2 Deck Framing Plan

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

SEE DETAILS 1/A17 & C4

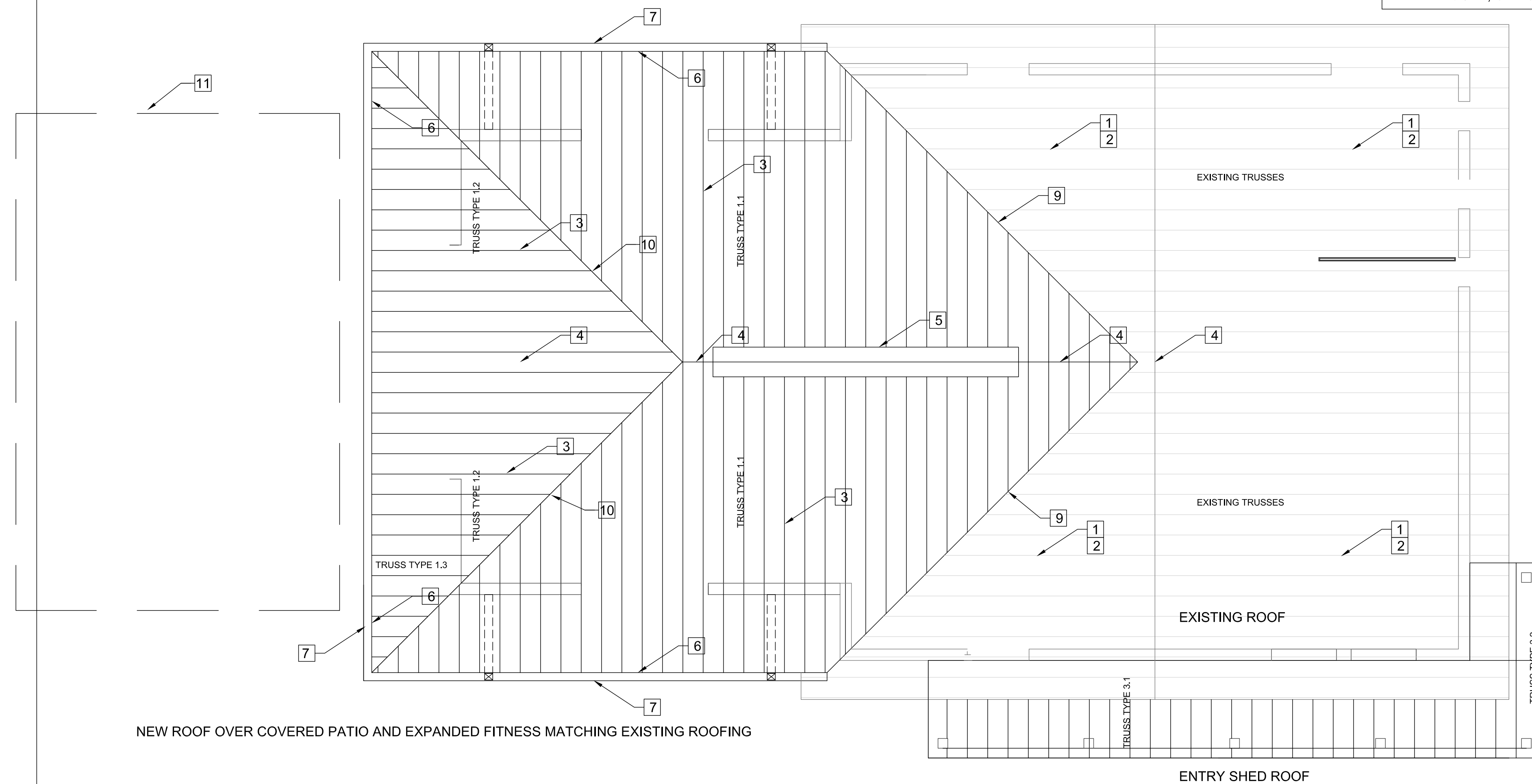
2 Truss Profiles

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







1 Roof Plan

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

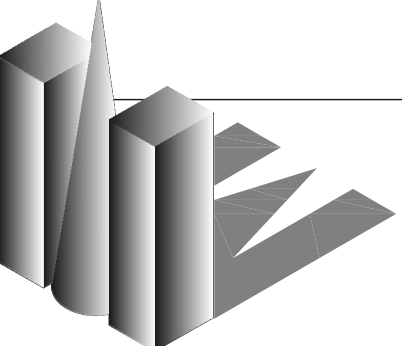


ROOFING LEGEND

-  EXISTING STANDING SEAM METAL ROOF
-  STANDING SEAM METAL ROOF MATCHING EXISTING
-  FABRIC AWNING BY OWNER
-  DOWNSPOUT

ROOFING NOTES:

1. THOROUGHLY CLEAN THE SURFACE OF THE EXISTING ROOF
2. EXISTING ROOF
3. ROOFING AS SPECIFIED IN THE FLORIDA PRODUCT APPROVAL CHART, SHEET A03
4. RIDGE
5. RIDGE VENT
6. EAVE
7. GUTTER
8. RAKE
9. HIP VALLEY
10. HIP RIDGE
11. PERGOLA, SEE SHEET A18



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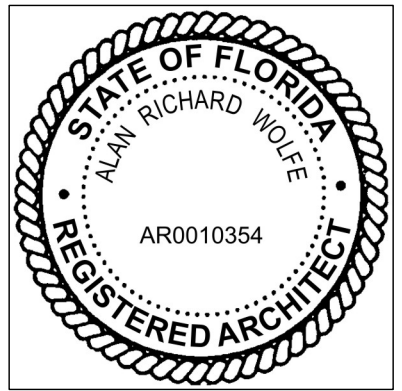
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1		11/09/2022		
2		06/29/2023		



Northgate Lakes Fitness Center
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ROOF PLAN

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A12

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SEE GENERAL NOTES ON SHEETS A02 & A03. SEE ACCESSIBILITY NOTES ON SHEETS A18 & A19

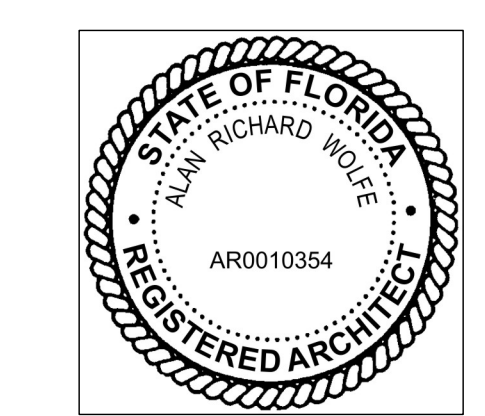
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EXTERIOR ELEVATIONS

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A13

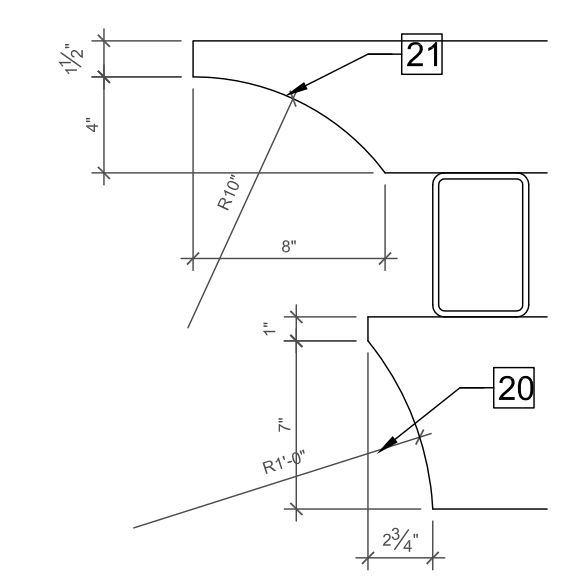
01/05/2021

ELEVATION LEGEND

- CEMENT BOARD SIDING TO MATCH EXISTING
- CEMENT BOARD SHAKES TO MATCH EXISTING
- STANDING SEAM METAL ROOFING TO MATCH EXISTING
- WINDOWS-NEW

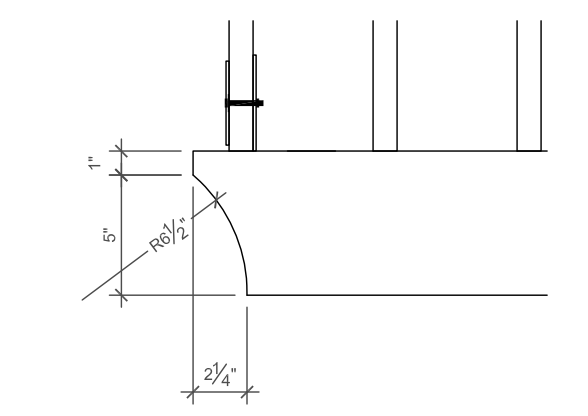
ELEVATION KEY NOTES

1. ENCLOSED ADDITION
2. PERGOLA ADDITION
3. NEW WINDOWS, ALUMINUM STORE FRONT, DOUBLE GLAZED, LOW E. ALL TRIM TO MATCH EXISTING. 6' X 7' WITH 2-LITES.
4. SLIDING GLASS DOORS, ALUMINUM, DOUBLE GLAZED, LOW E, TRIM TO MATCH EXISTING. 11' X 9' 4- PANELS, CENTER 2 PANELS OPERABLE
5. NOT USED
6. FASCIA AND SOFFIT MATCHING EXISTING
7. WINDOW & DOOR SURROUND TO MATCH EXISTING
8. CEMENT BOARD SIDING AND TRIM TO MATCH EXISTING
9. PERGOLA TRELLIS]
10. NEW DOOR INSTALLED IN EXISTING WALL. PANIC HARDWARE
11. REMOVE AND REPLACE EXISTING EXTERIOR DOORS WITH NEW DOORS, FRAMES AND HARDWARE AS NOTED
12. REMOVE RESTROOM DOORS AND PATCH TO MATCH EXISTING SIDING. REMOVE ADEQUATE SIDING TO MAKE A SEAMLESS FINISH WITHOUT OBVIOUS JOINTS IN THE MATERIAL
13. NORTHGATE LAKES LOGO IN GABLE
14. EXISTING ELECTRICAL EQUIPMENT
15. EDGE OF PERGOLA SLAB. PATTERNED CONCRETE WITH INTEGRAL COLOR, SLOPE TO DRAIN
16. ROOFING AS SPECIFIED IN THE FLORIDA PRODUCT APPROVAL CHART, SHEET A02
17. ENTRY CANOPY COLUMNS
18. ENTRY CANOPY GABLE
19. DOWNSPOUT. CONNECT TO UNDERGROUND DRAIN PIPE. SEE CIVIL
20. CUT STEEL BEAM TO RADIUS. CAP AND WELD CONTINUOUS. GRIND WELD SMOOTH
21. CUT PERGOLA TRELLIS AS SHOWN. SAND SMOOTH ALL EDGES



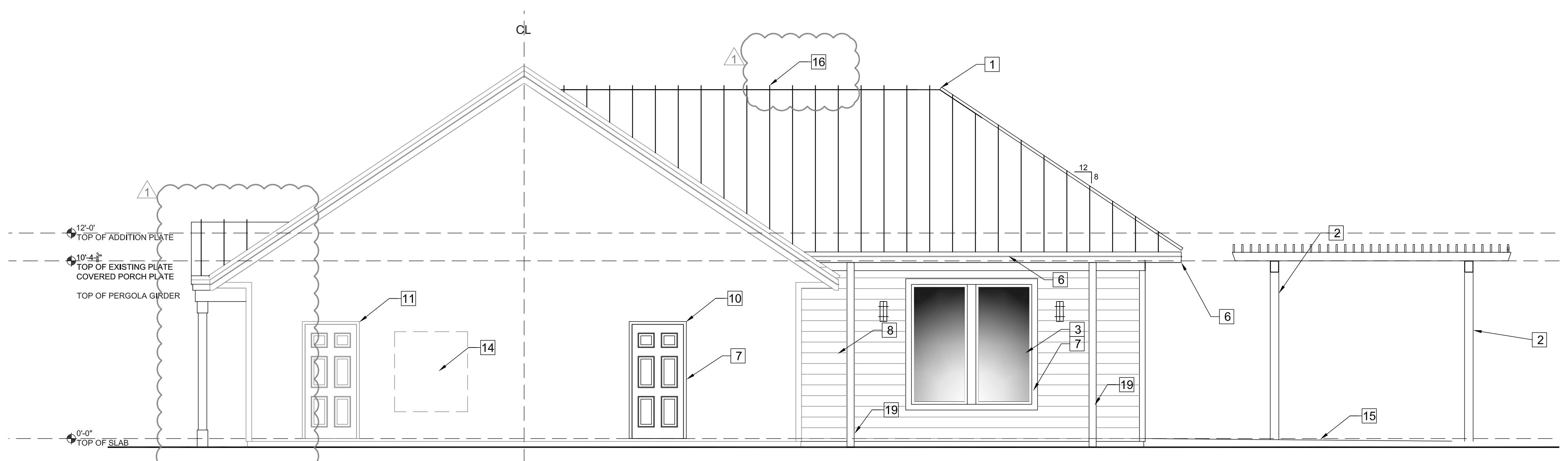
6 Pergola Details

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

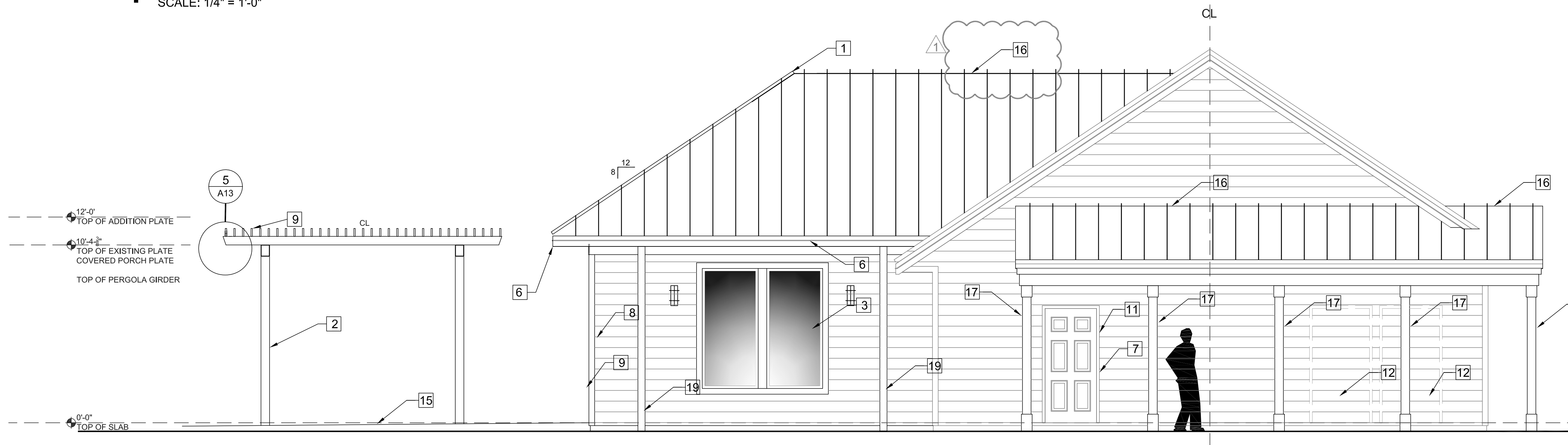


5 Pergola Details

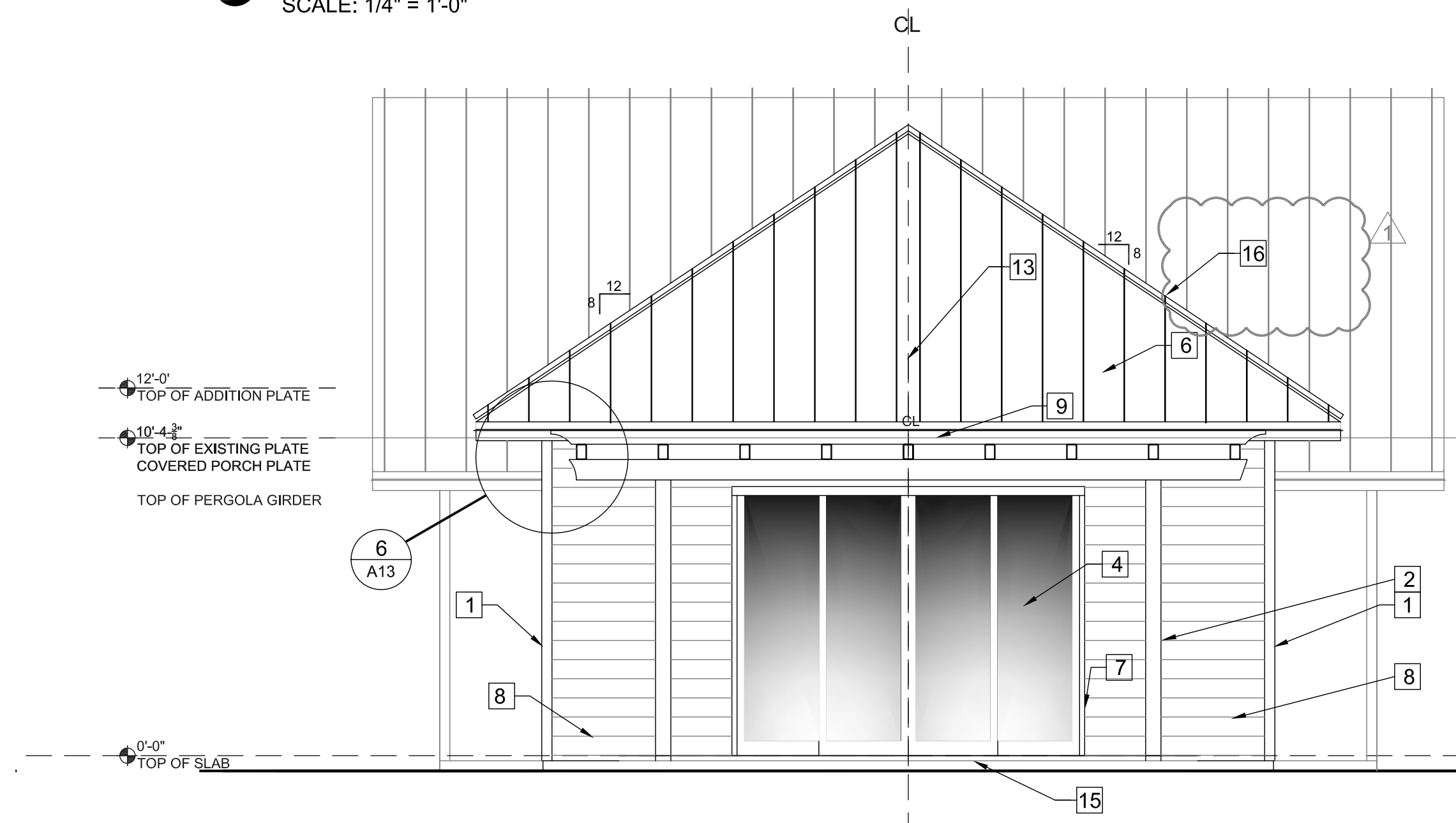
SCALE: 1-1/2" = 1'-0"



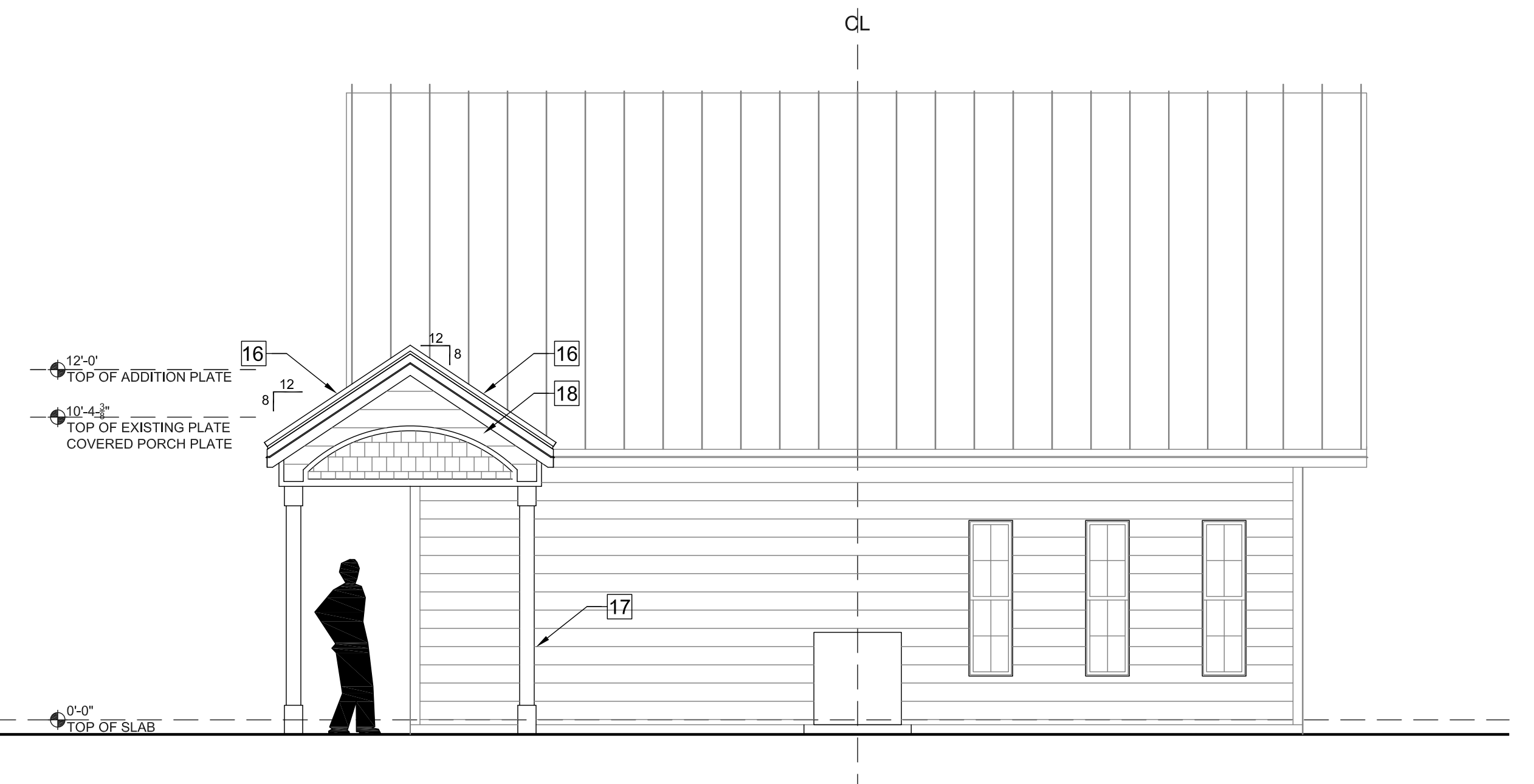
4 West - Side Elevation
SCALE: 1/4" = 1'-0"



3 East - Side Elevation
SCALE: 1/4" = 1'-0"



2 South - Back Elevation
SCALE: 1/4" = 1'-0"



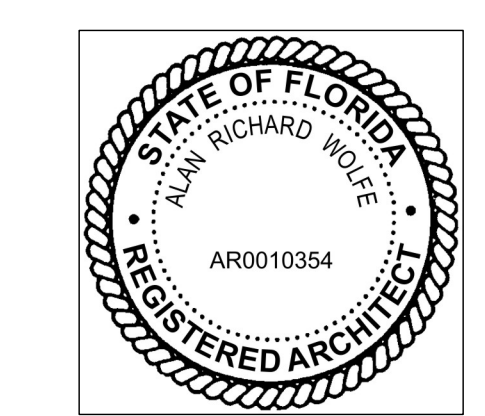
1 North - Front / Parking Elevation
SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS

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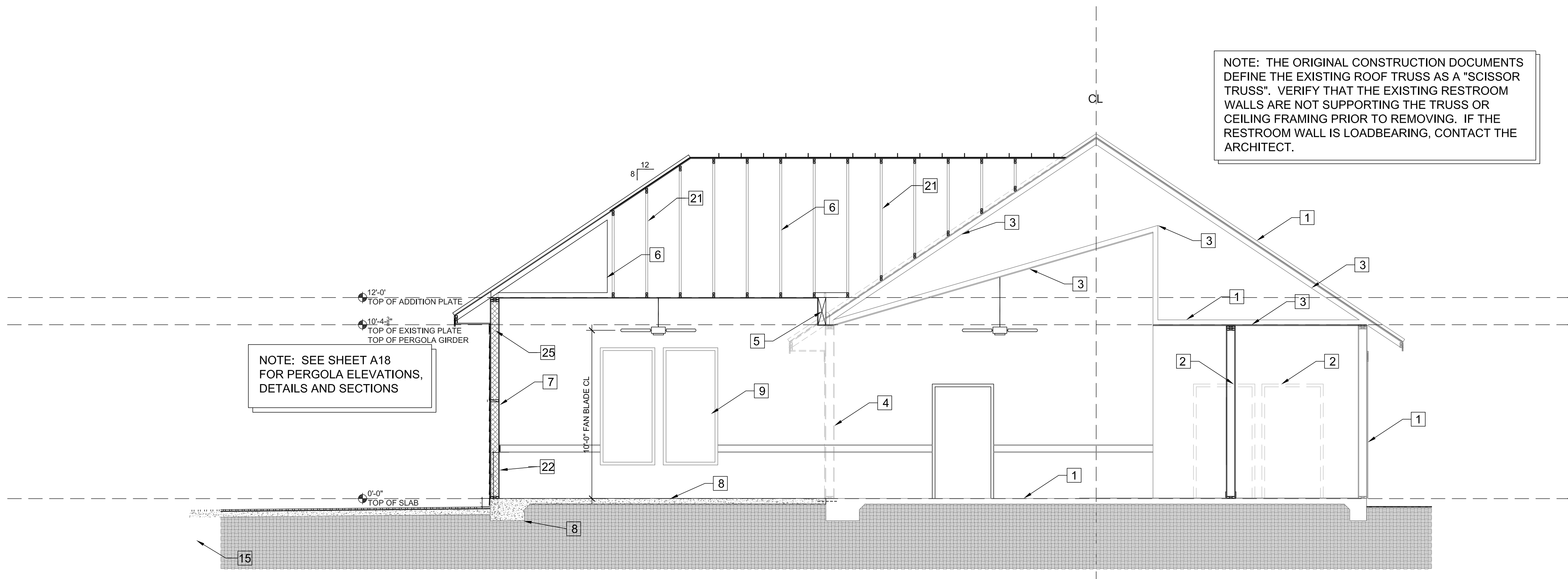
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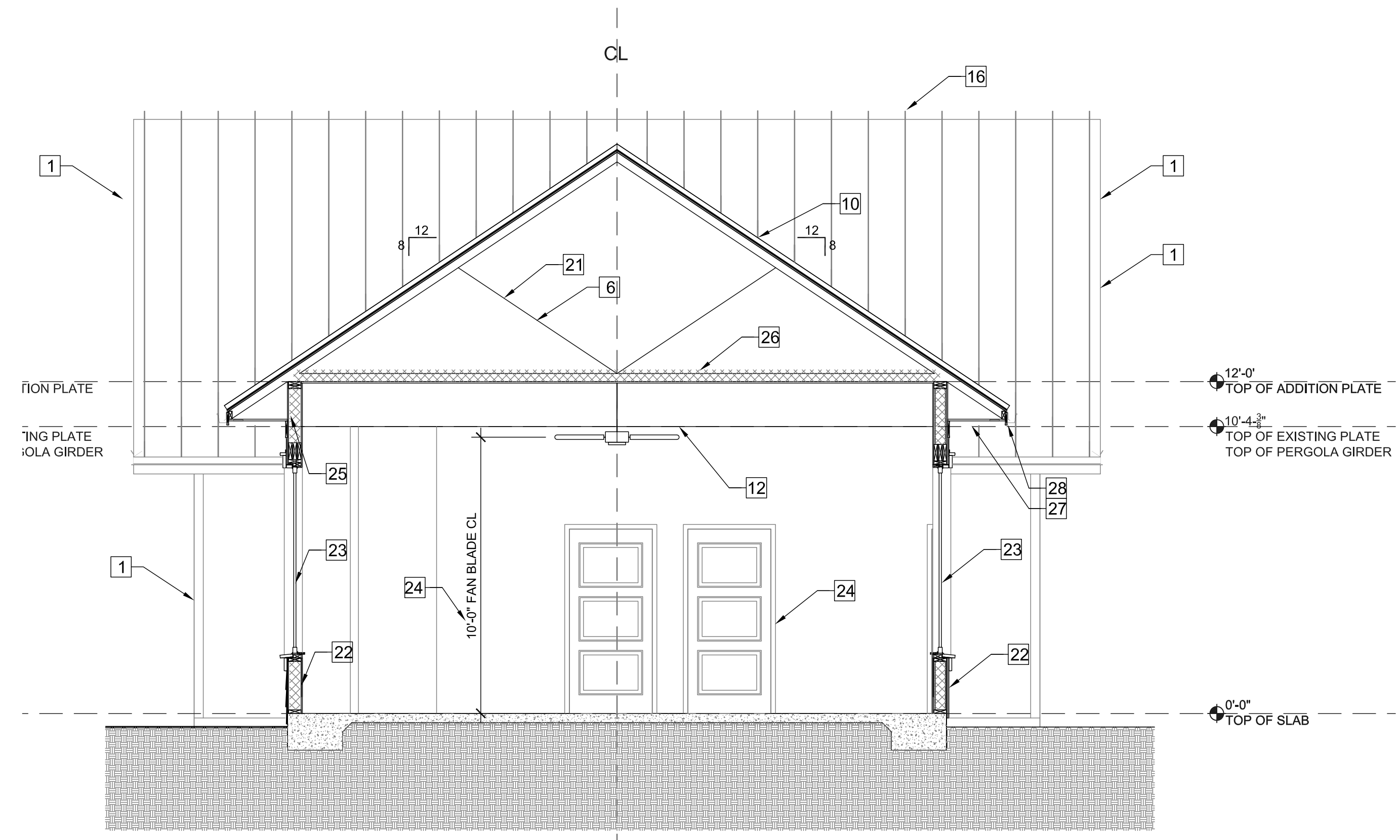
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A14

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3 Building Section -3/A11
SCALE: 1/4" = 1'-0"



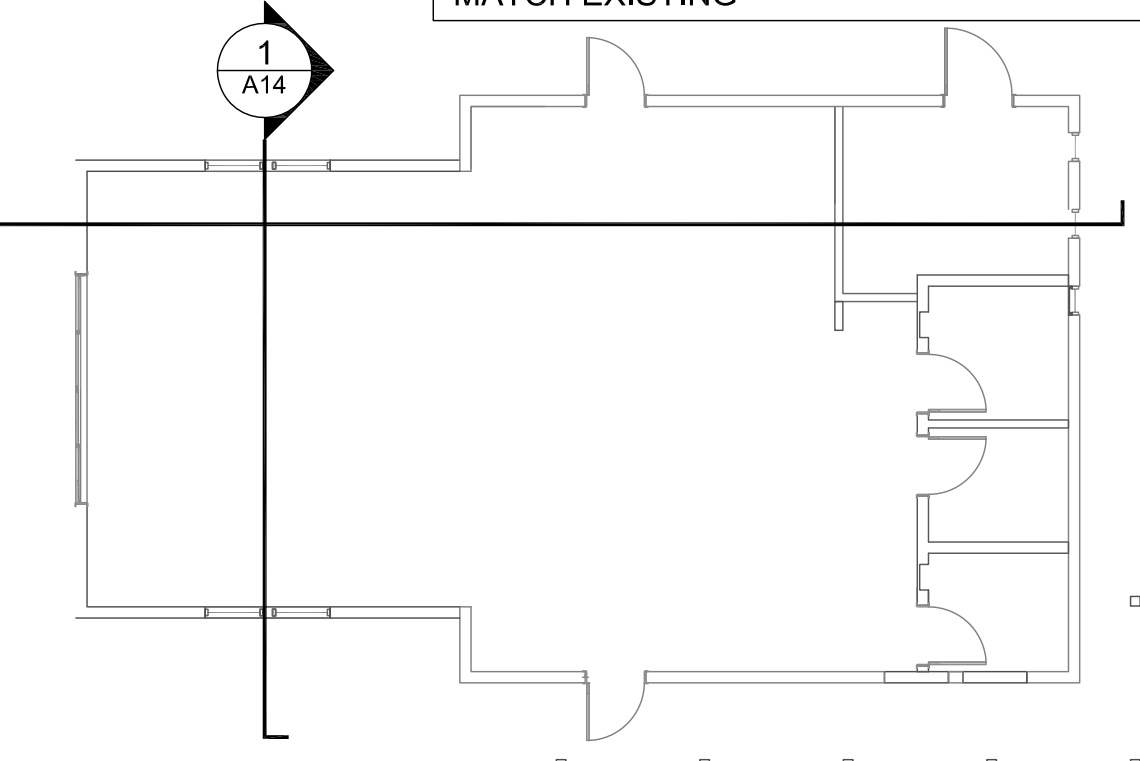
1 Building Section-1/A11
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

	CEMENT BOARD SIDING TO MATCH EXISTING
	CEMENT BOARD SHAKES TO MATCH EXISTING
	STANDING SEAM METAL ROOFING TO MATCH EXISTING
	WINDOWS-NEW

- BUILDING SECTION KEY NOTES**
- EXISTING BUILDING
 - RESTROOM DOORS TO BE REMOVED AND SIDING INFILLED
 - EXISTING PREFABRICATED WOOD TRUSSES. NOTE THE WALL AT THE CEILING ELEVATION CHANGE MAY BE LOAD BEARING
 - SECTION OF ROOF OVERHANG AND EXTERIOR WALL TO BE REMOVED.
 - BEAM TO BE DEFINED BY STRUCTURAL ENGINEER BEARING ON EXISTING WING WALLS AND SUPPORTING EXISTING TRUSSES
 - ENGINEERED PREFABRICATED WOOD ROOF TRUSSES
 - END WALL OF ADDITION
 - STRIP FOOTING AND SLAB FOR ADDITION TO BE DEFINED BY STRUCTURAL
 - WINDOW IN ADDITION, BEYOND
 - COVERED PORCH ROOFING AS SPECIFIED IN THE FLORIDA PRODUCT APPROVAL CHART, SHEET A03. STANDING SEAM METAL ROOFING MATCHING EXISTING. INCLUDE ALL NECESSARY FLASHINGS, DRIPS, CAPS AND OTHER ROOFING COMPONENTS.
 - BOXED BEAM BEYOND
 - BEAM BEYOND TO BE DEFINED BY STRUCTURAL
 - BOXED COLUMNS AT CORNERS
 - BEAM TO BE DEFINED BY STRUCTURAL
 - SPREAD FOOTING AND COLUMN BASE TO BE DEFINED BY STRUCTURAL
 - EXISTING STANDING SEAM ROOF BEYOND
 - PORCH ROOF TRUSSES
 - PORCH ROOF SUPPORT BEAMS AND BOXED SOFFIT
 - SLIDING GLASS DOORS BEYOND
 - PILASTER BEYOND
 - ADDITION ROOF TRUSSES
 - 2X6 BEARING WALLS, TYPICAL
 - ALUMINUM STORE FRONT WINDOWS FOR ADDITION
 - DOORS BEYOND
 - R-19 KRAFT BACKED FIBERGLASS INSULATION, SECURED TIGHT TO ALL STUDS AND PLATES
 - R-30 KRAFT BACKED FIBERGLASS INSULATION. USE BAFFLE TO MAINTAIN VENTILATION BETWEEN ALL TRUSSES
 - WOOD CHAIR RAIL, CONT. SEE FLOOR PLAN
 - VINYL COVERED 1X6 FASCIA, CONT. MATCH EXISTING

3
A14



SEE GENERAL NOTES ON SHEETS A02 & A03. SEE ACCESSIBILITY NOTES ON SHEETS A18 & A19

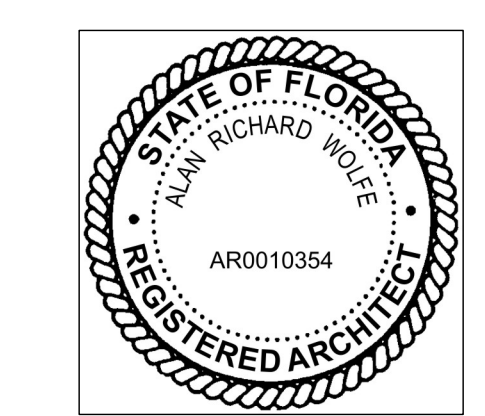
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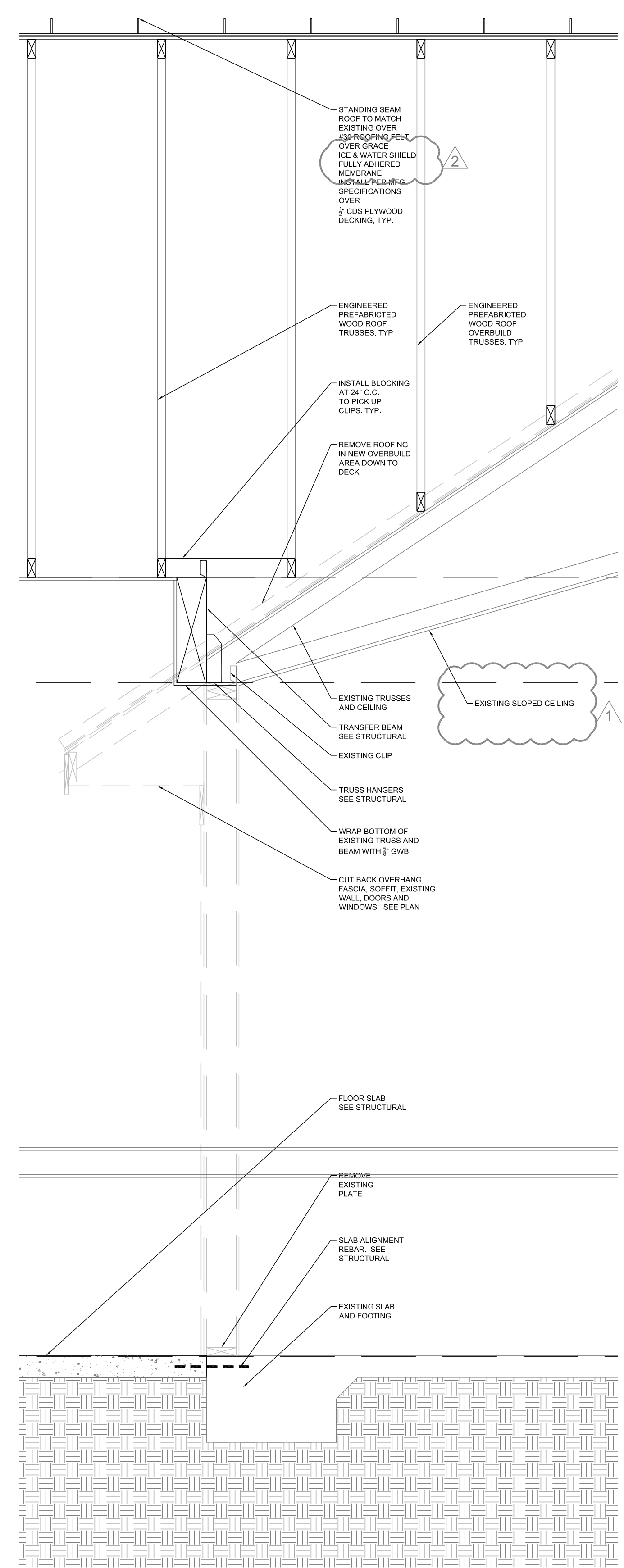
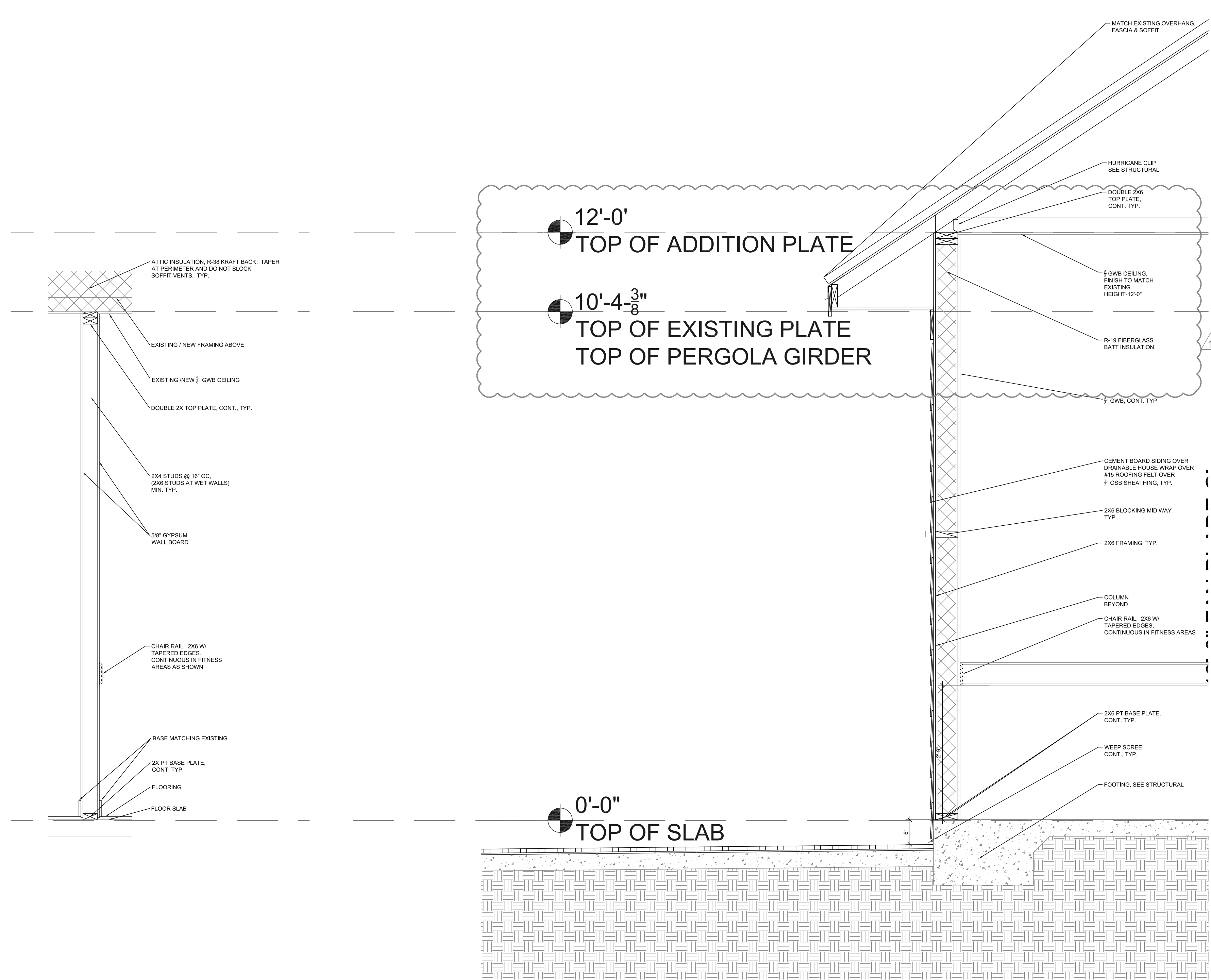
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A15

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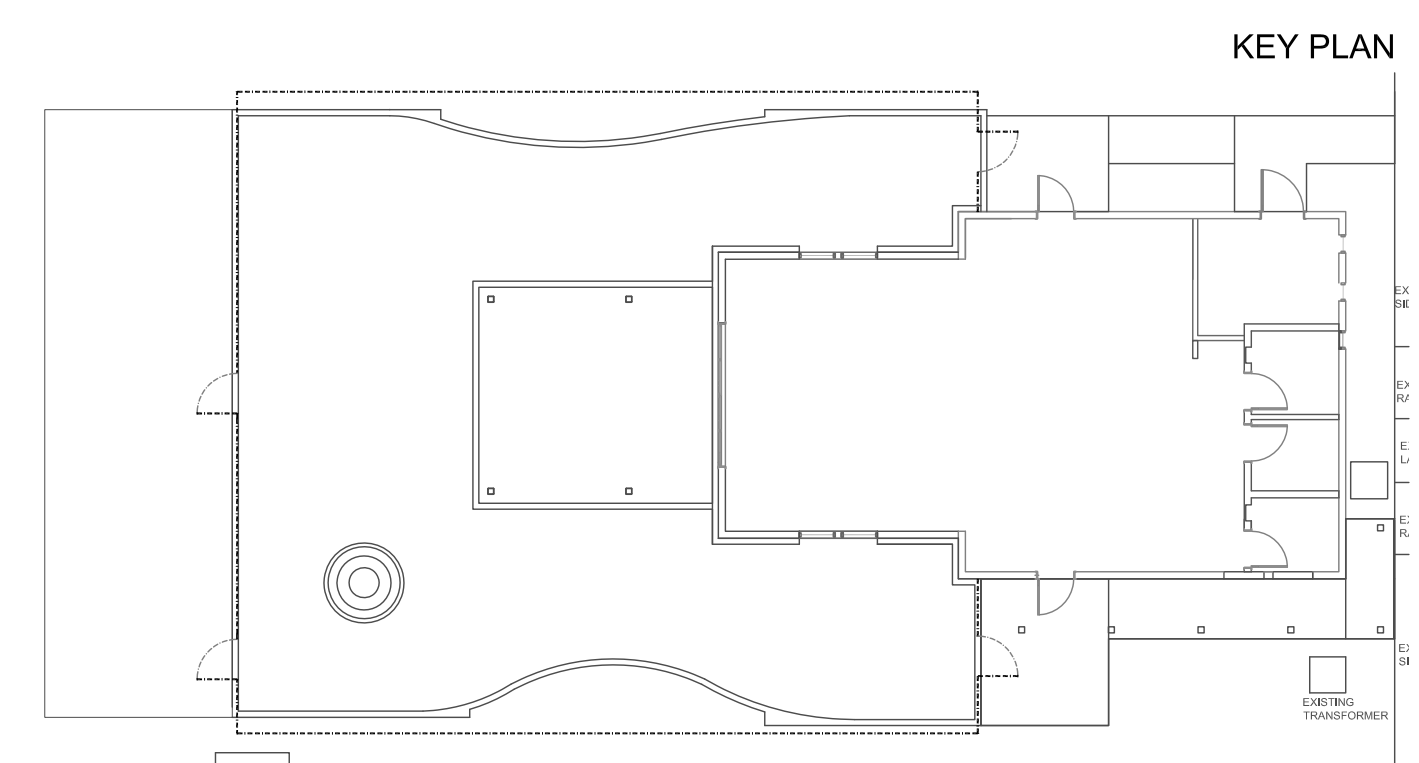
4 Typical Partition Section
SCALE: 3/4" = 1'-0"

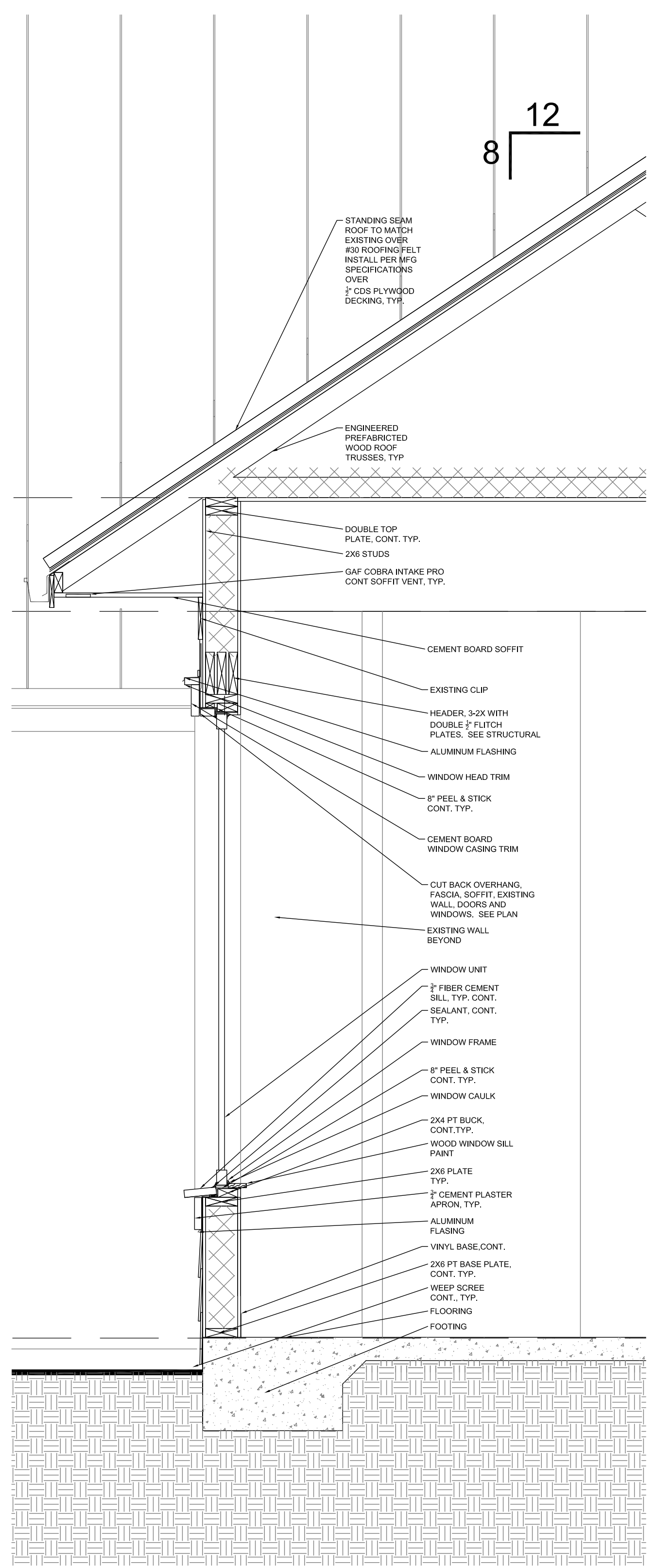
3 Not Used
SCALE: 3/4" = 1'-0"

NOTE: SEE SHEET A18 FOR PERGOLA ELEVATIONS, DETAILS AND SECTIONS

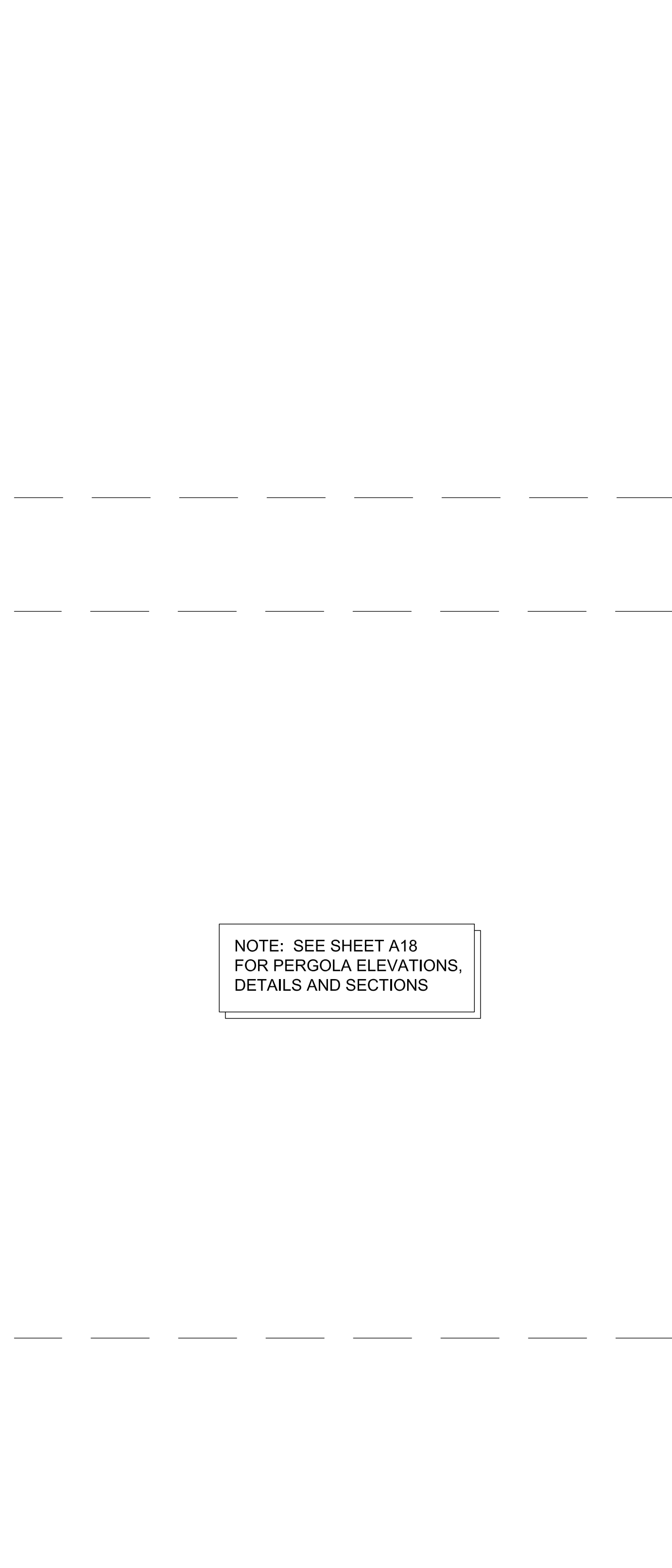
2 Typical Wall Section
SCALE: 3/4" = 1'-0"

1 Wall Section at Existing & New
SCALE: 3/4" = 1'-0"

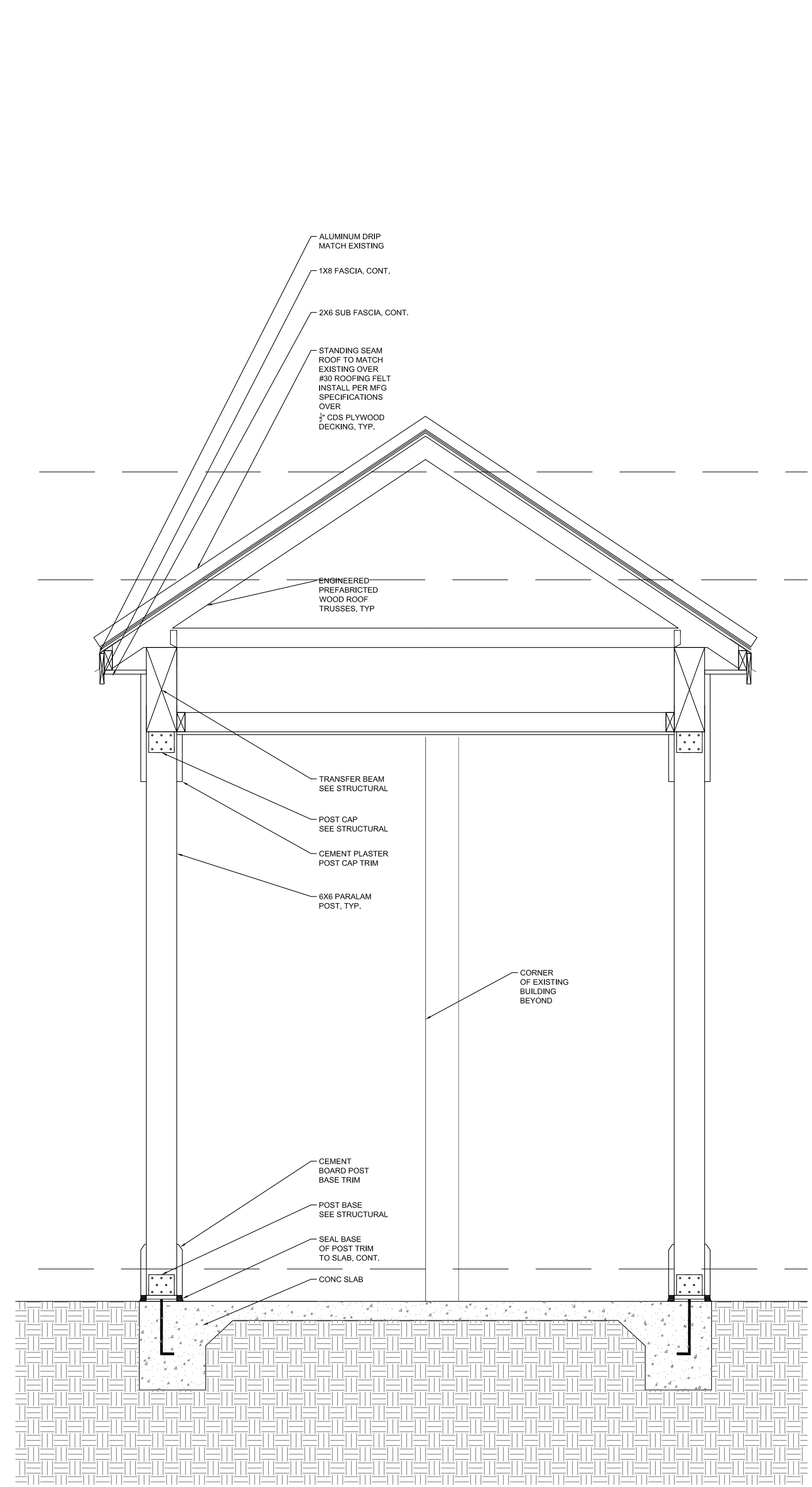




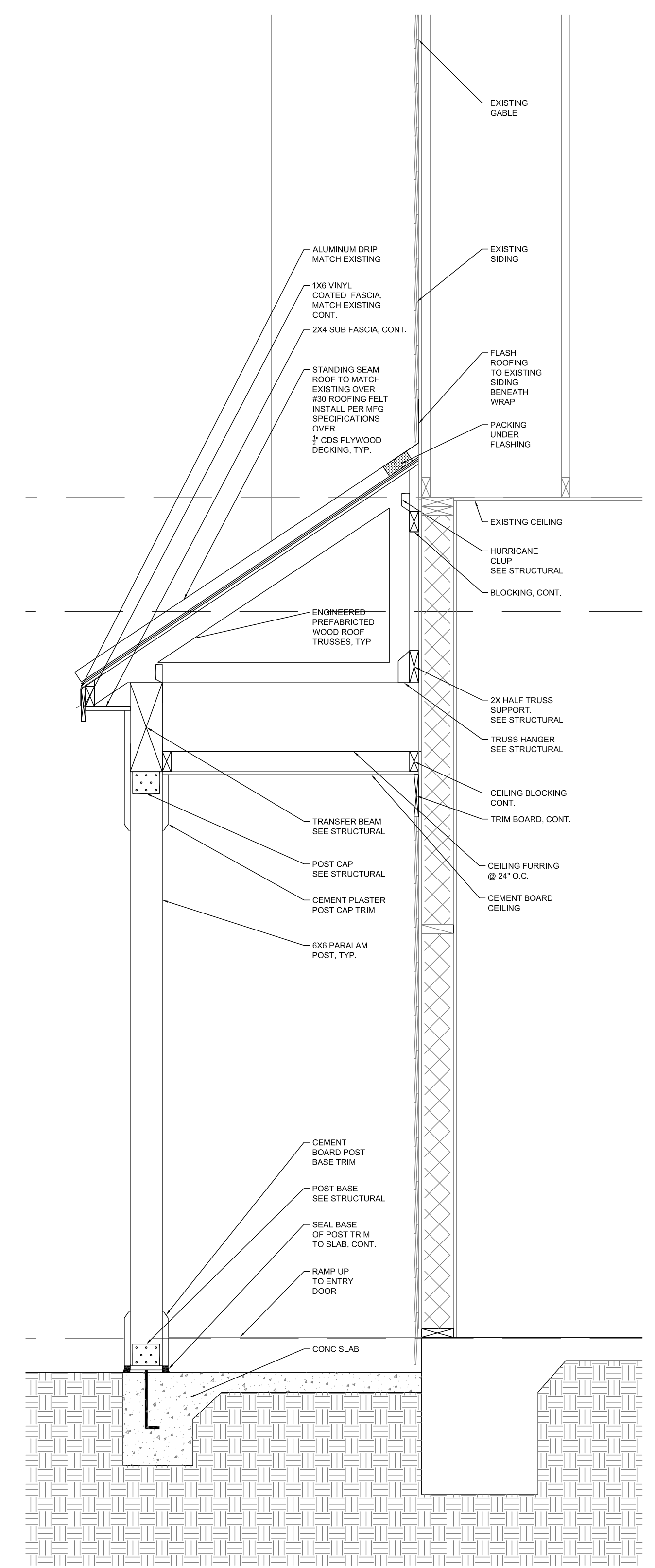
8 Building Wall Section at Exterior Wall
SCALE: 3/4" = 1'-0"



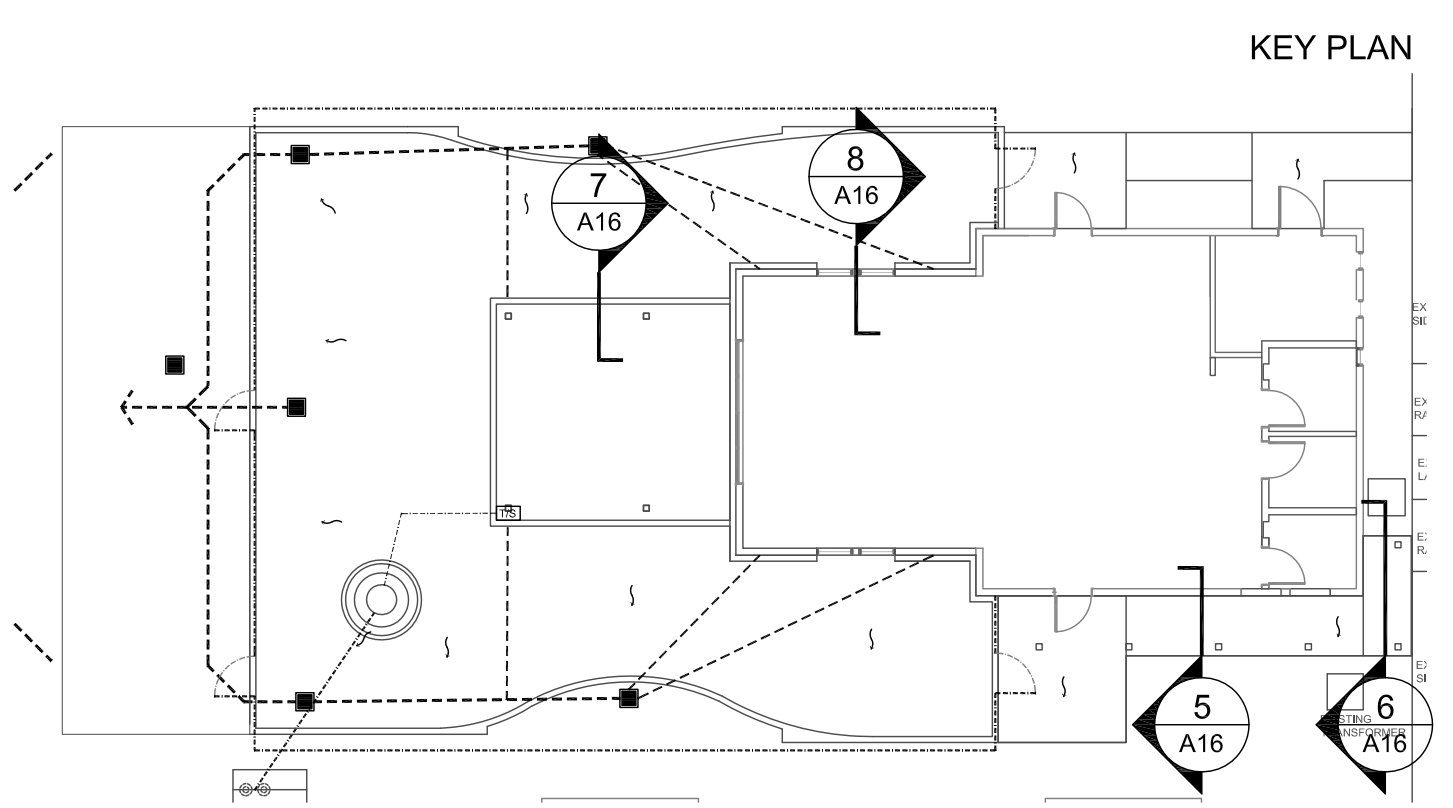
7 Pergola Details
SCALE: 3/4" = 1'-0"



6 Entry Canopy Detail
SCALE: 3/4" = 1'-0"



5 Entry Shed Detail
SCALE: 3/4" = 1'-0"



SEE GENERAL NOTES ON SHEETS A02 & A03. SEE ACCESSIBILITY NOTES ON SHEETS A18 & A19

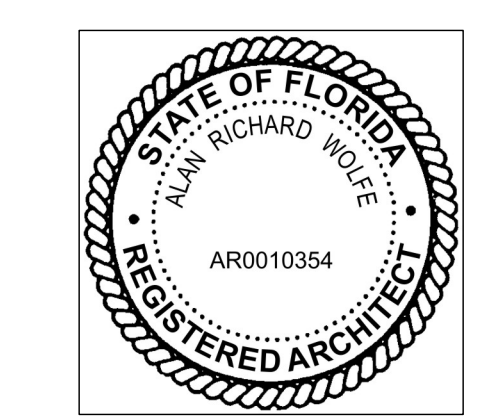
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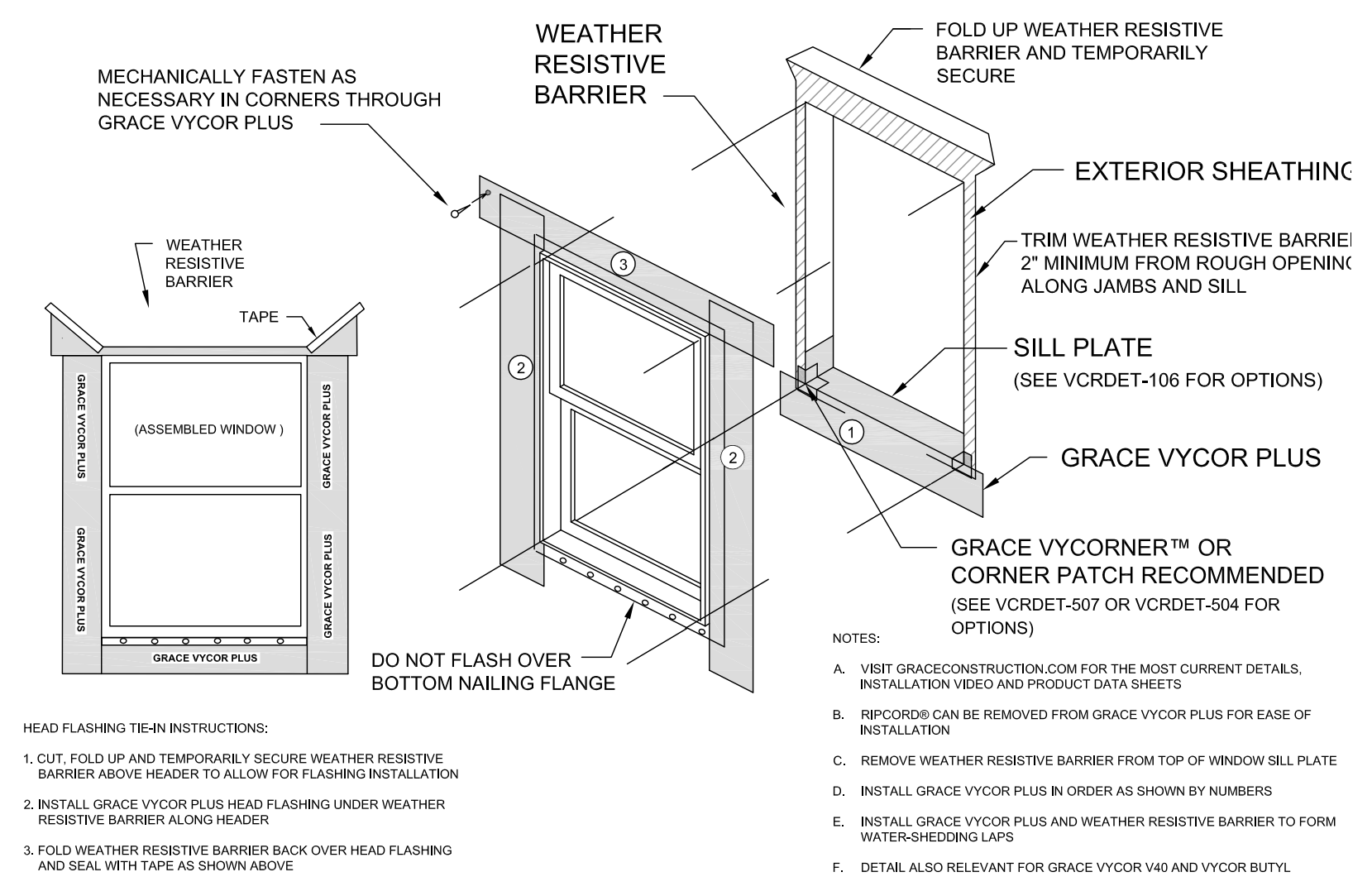
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A16
01/05/2021

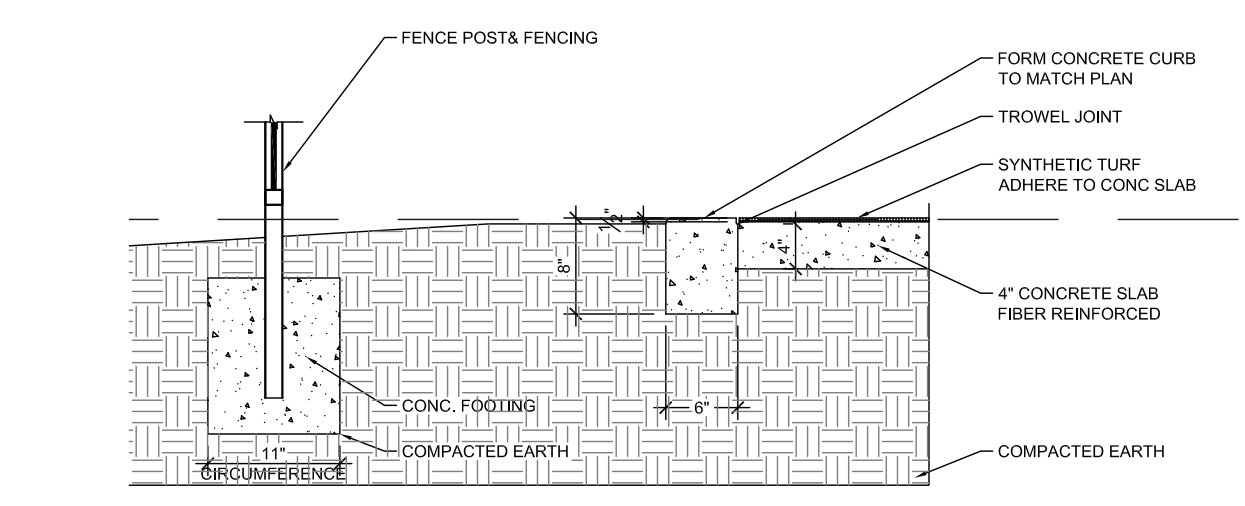


9 Typical Window Installation Detail
SCALE: 3/4" = 1'-0"

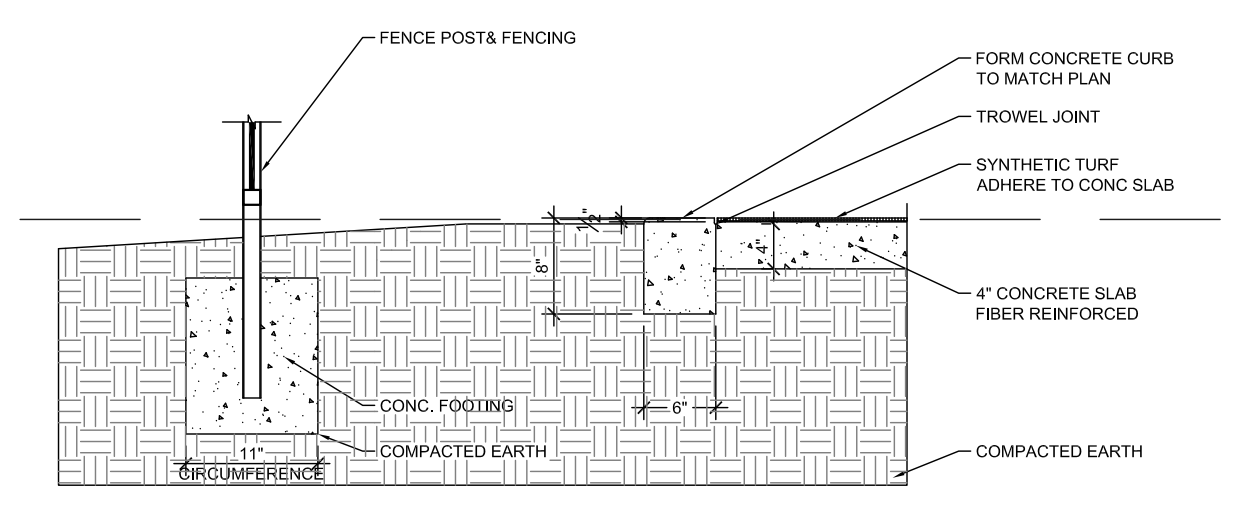
8 Pergola Corner Column
SCALE: 3" = 1'-0"

7 Engaged Pilaster
SCALE: 3/4" = 1'-0"

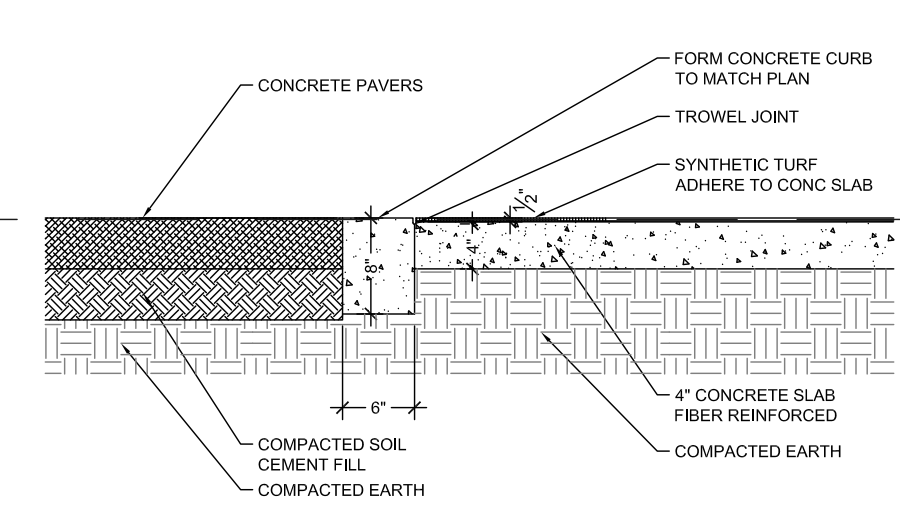
6 Window Blackout
SCALE: 3/4" = 1'-0"



5 Patio Edge Slab & Curb
SCALE: 3/4" = 1'-0"

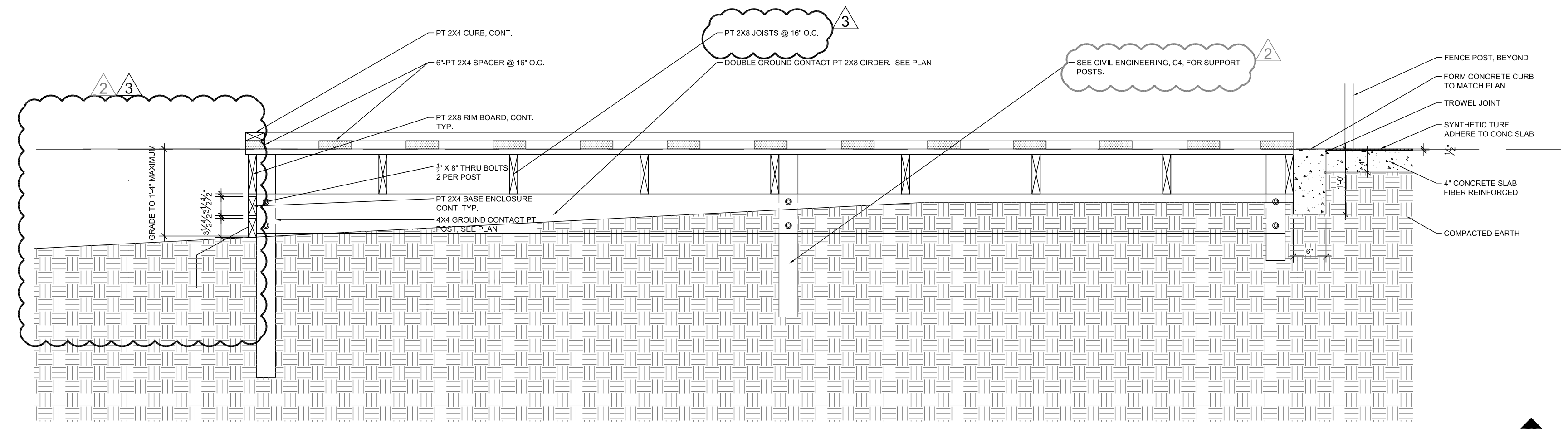


4 Patio Edge Slab Adjacent to Curb
SCALE: 3/4" = 1'-0"



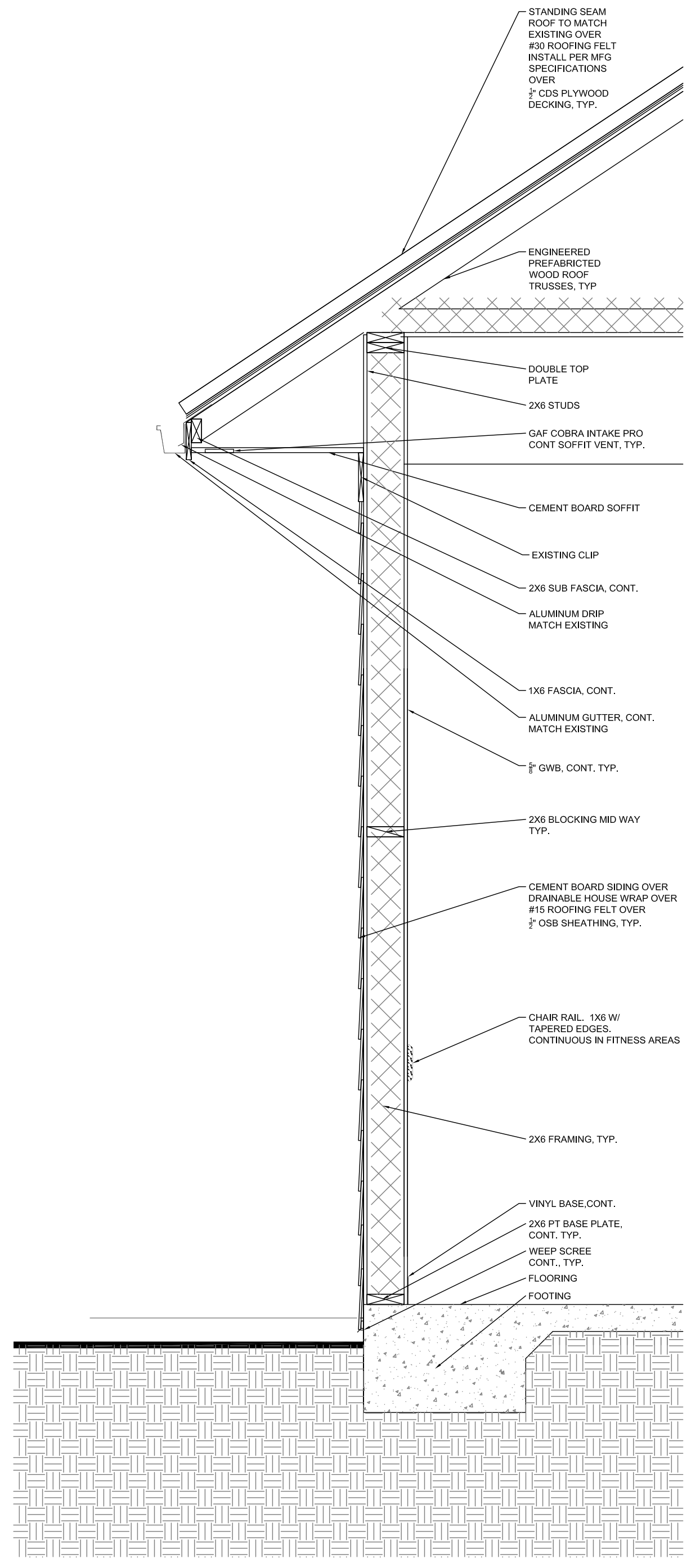
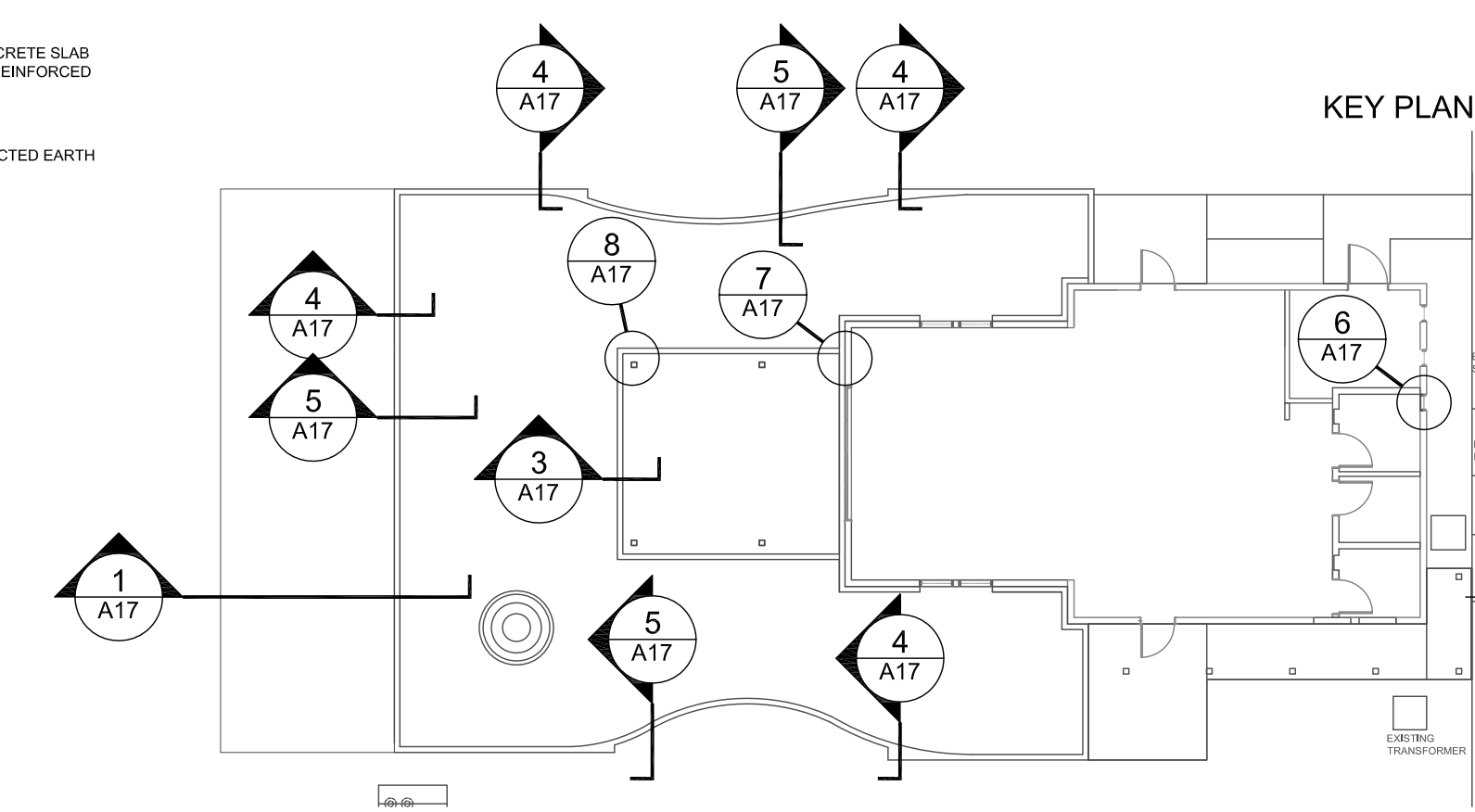
3 Patio Slab at Pavers
SCALE: 3/4" = 1'-0"

2 Not Used
SCALE: 3/4" = 1'-0"



1 Wood Deck Construction Section
SCALE: 3/4" = 1'-0"

SEE DECK FRAMING PLAN SHEET A12



9 Typical Exterior Wall Section
SCALE: 3/4" = 1'-0"

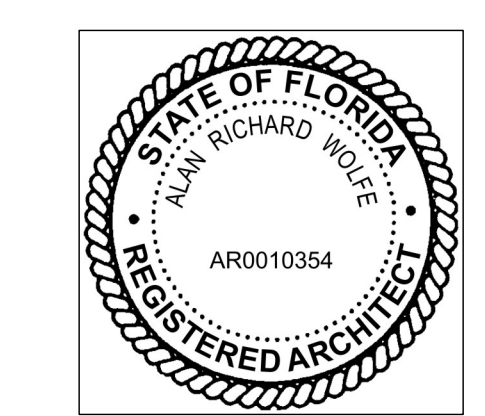
REVISIONS	DESCRIPTION	DATE	GC COMMENTS	OWNER REVISIONS
1		11/23/2022		
2		06/29/2023		
3				



Northgate Lakes Fitness Center
Alterations & Addition
1389 Northgate Circle
Oviedo, FL 32765

CONST. DETAILS

This document has been electronically signed and sealed by Alan R. Wolfe using a Digital Seal. Printed copies of this document are not considered signed and sealed. The signature must be verified on the electronic copy.



Alan R. Wolfe, Fl. Reg. No. AR0010354

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DATE: 03/15/2021
PRINTED: 07/25/2023

JOB NO.: 2106
SHEET NUMBER

A17

01/05/2021

CHAPTER 3: BUILDING BLOCKS

302 Floor or Ground Surfaces

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed exposed edge. Carpet edge trim shall comply with 303.

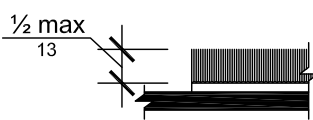


Figure 302.2 Carpet Pile Height

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

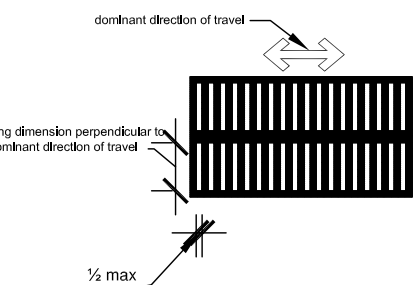


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

302.2 Vertical Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted.

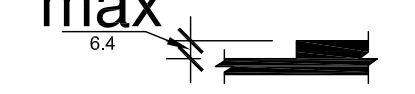


Figure 302.2 Vertical Change in Level

302.3 Beveled Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

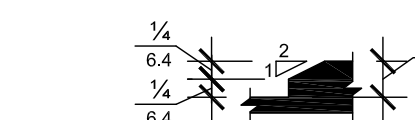


Figure 302.3 Beveled Change in Level

304 Turning Space

304.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

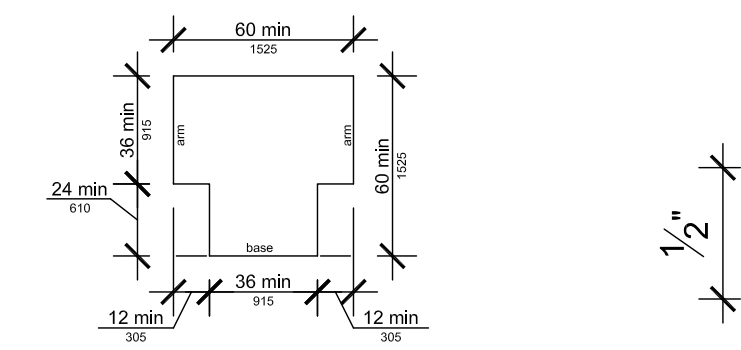


Figure 304.2 T-Shaped Turning Space

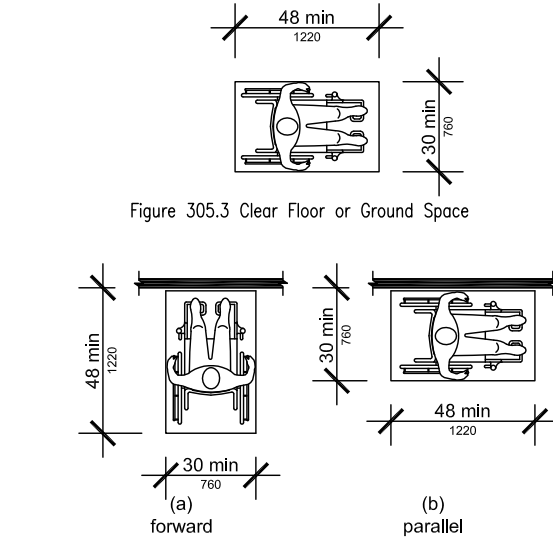


Figure 305.3 Position of Clear Floor or Ground Space

305.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

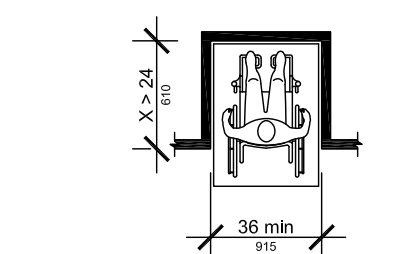


Figure 305.1 Forward Approach

305.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

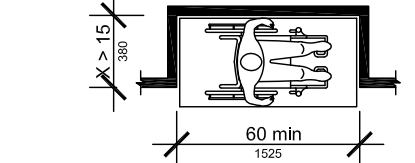


Figure 305.2 Parallel Approach

306 Knee and Toe Clearance

306.2 Toe Clearance

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.3.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required on an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available toe clearance of 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

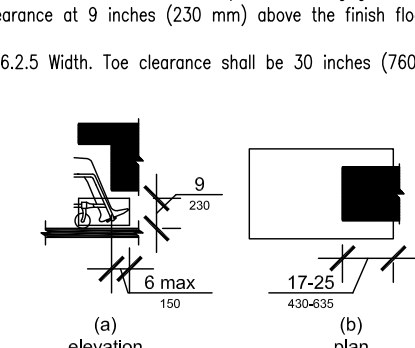


Figure 306.2 Toe Clearance

306.3 Knee Clearance

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element of 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

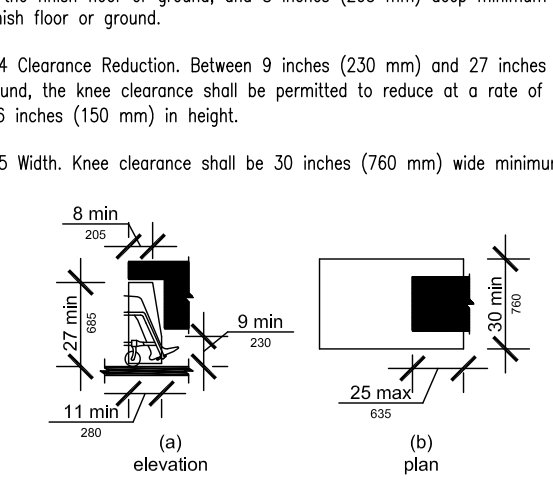


Figure 306.3 Knee Clearance

307 Protruding Objects

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 60 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

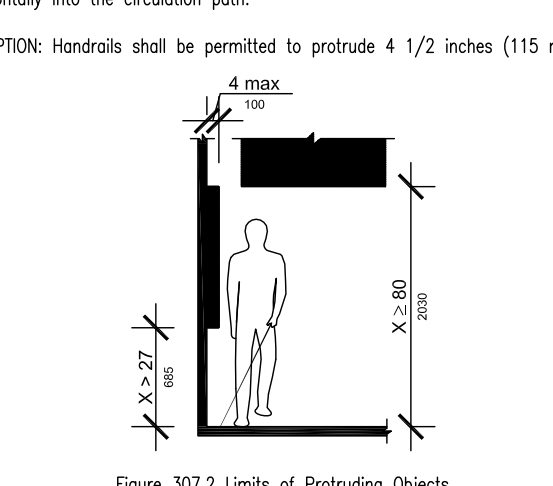


Figure 307.2 Limits of Protruding Objects

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

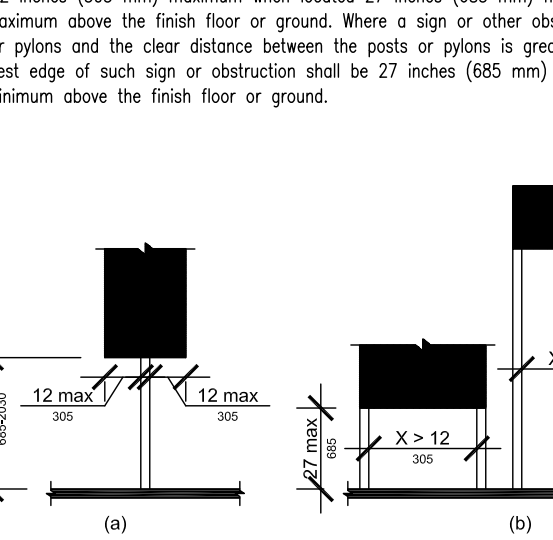


Figure 307.3 Post-Mounted Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

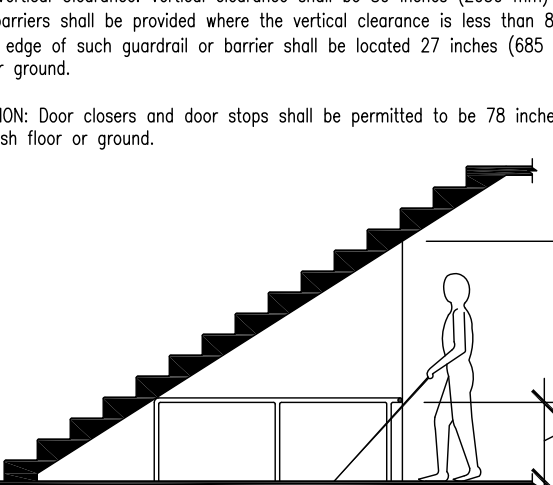


Figure 307.4 Vertical Clearance

308 Reach Ranges

Children's Reach Ranges	High (maximum)	Low (minimum)
Forward or Side Reach		
Ages 3 and 4	36 in (915 mm)	20 in (510 mm)
Ages 5 through 8	40 in (1015 mm)	18 in (455 mm)
Ages 9 through 12	44 in (1120 mm)	16 in (405 mm)

308.2 Forward Reach

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

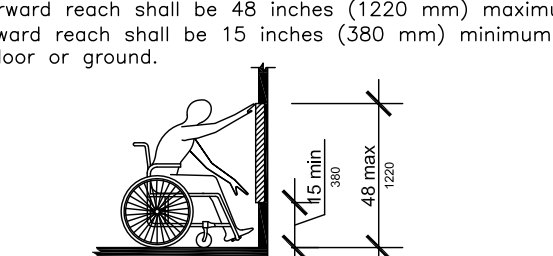


Figure 308.2.1 Unobstructed Forward Reach

308.2.2 Obstructed High Forward Reach

308.2.2 Obstructed High Forward Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

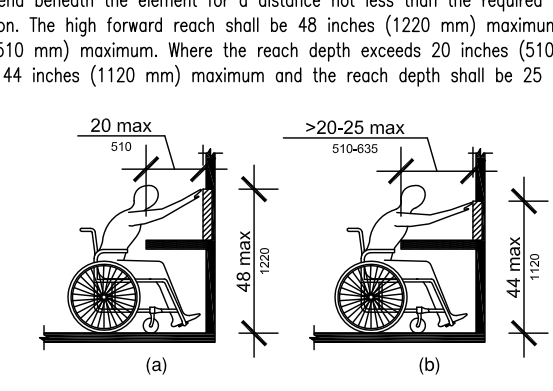


Figure 308.2.2 Obstructed High Forward Reach

308.3 Side Reach

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

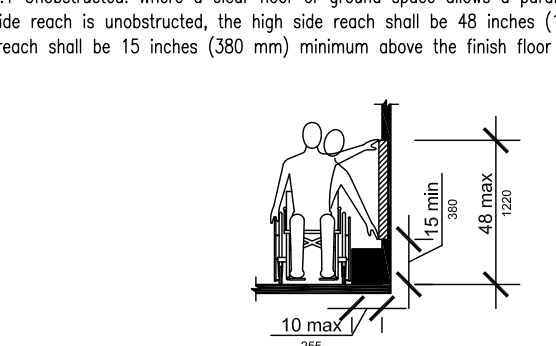


Figure 308.3.1 Unobstructed Side Reach

308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

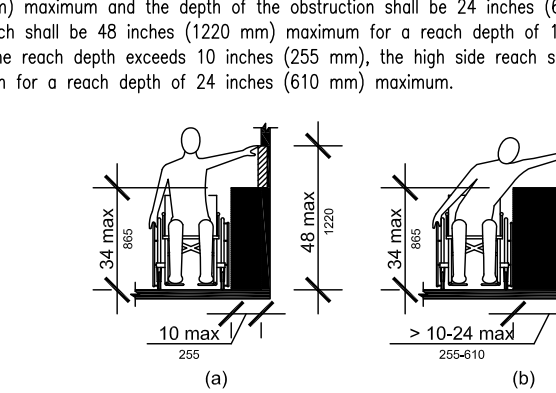


Figure 308.3.2 Obstructed High Side Reach

309 Operable Parts

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

CHAPTER 4: ACCESSIBLE ROUTES

402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps including the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

403.3 Clear Width of Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

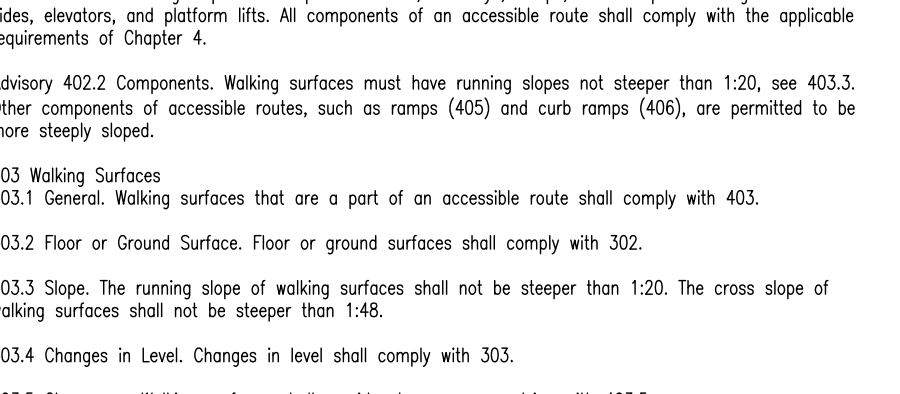


Figure 403.3.1 Clear Width of an Accessible Route

403.5.2 Clear Width of Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

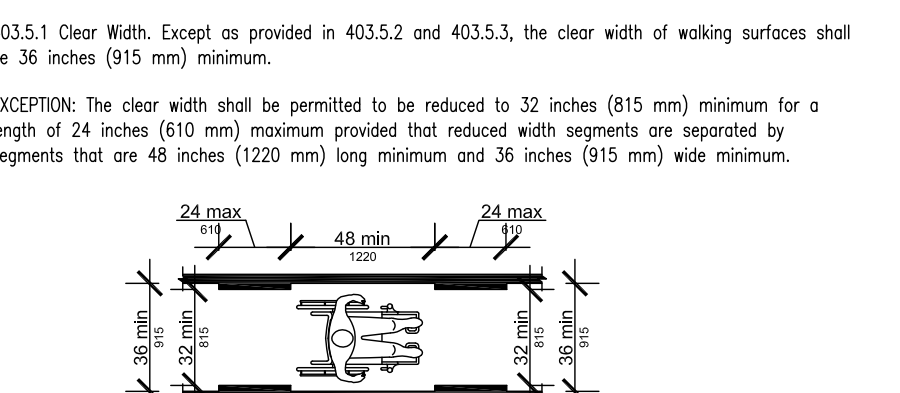


Figure 403.5.2 Clear Width of Turn

404.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening with lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening with between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

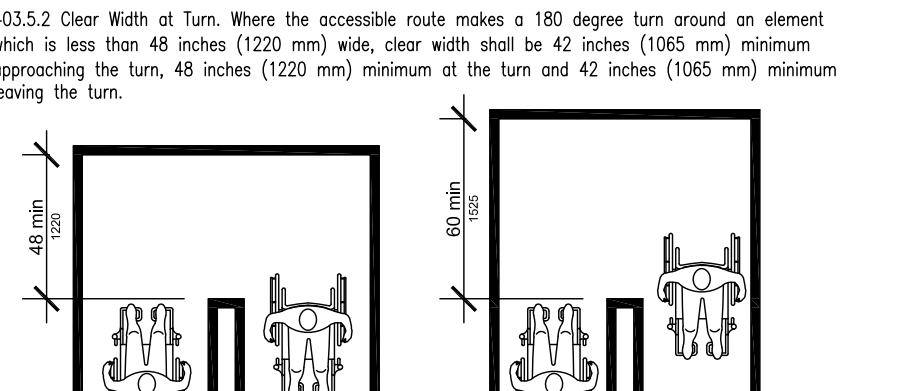


Figure 404.3 Clear Width of Doorways

404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

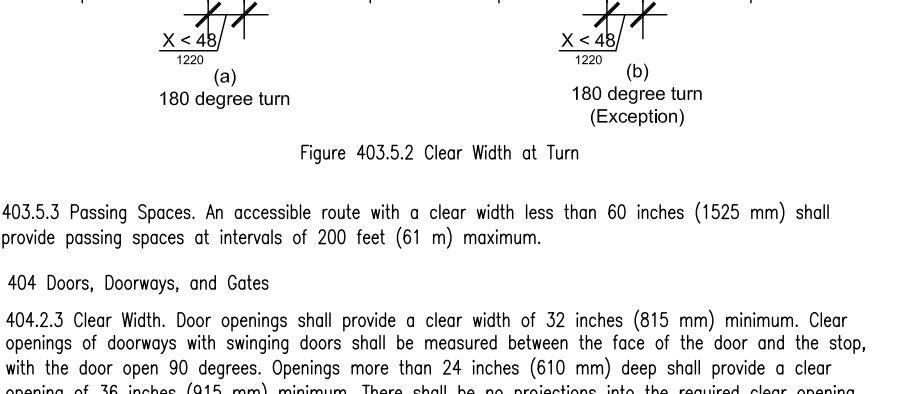


Figure 404.2.4 Maneuvering Clearances

405 Ramps

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

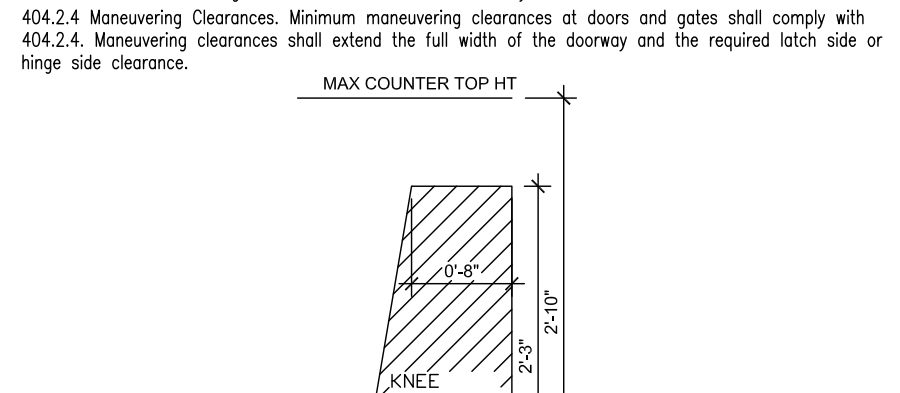


Figure 405.7 Ramp Landings

405.7.1 Slope. Landings shall have slope not steeper than 1:48. Changes in level are not permitted.

405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum.

405.7.4 Change in Direction. Ramps that change direction between runs of landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing clearances.

405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.

405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.

Figure 405.9.1 Extended Floor or Ground Surface Edge Protection

404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

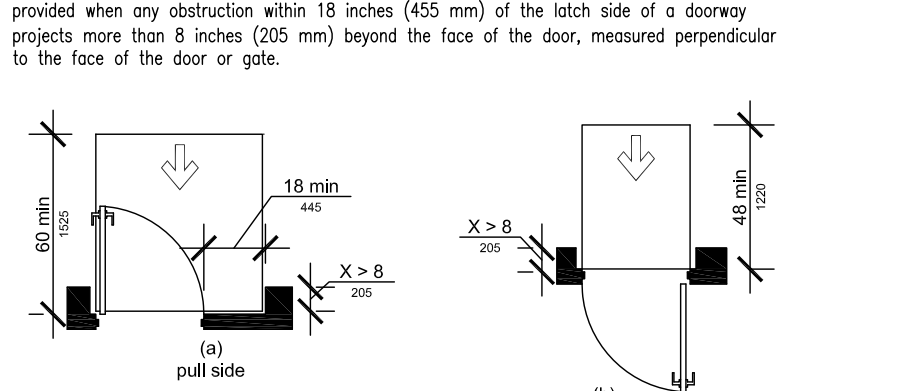


Figure 404.2.4.3 Maneuvering Clearances of Recessed Doors and Gates

404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

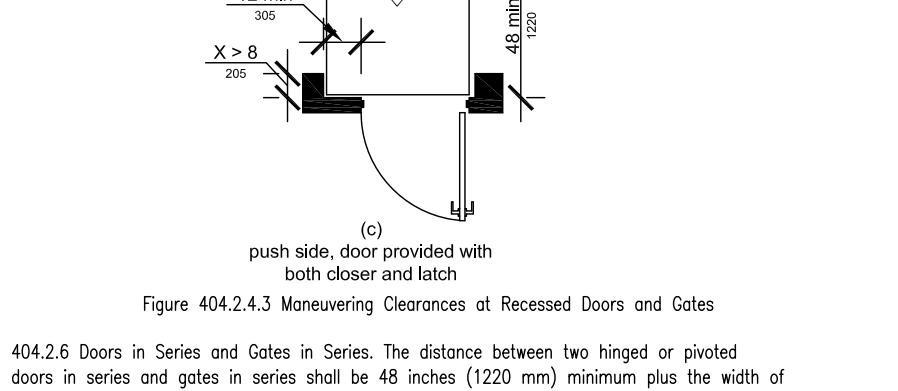


Figure 404.2.6 Doors in Series and Gates in Series

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

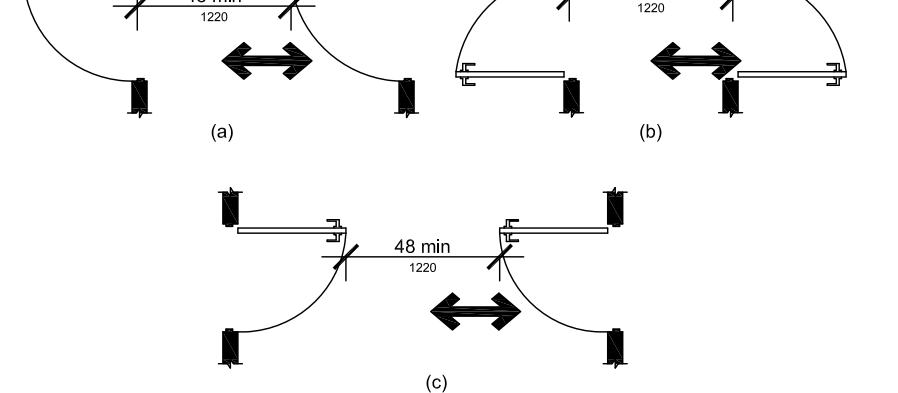


Figure 404.2.7 Door and Gate Hardware

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Operating Force. Fire doors shall have a minimum operating force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

- Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
- Sliding or folding doors: 5 pounds (22.2 N) maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances of automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

404.3.3 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.3.4 Dispenser Outlets. Wheelchair accessible dispenser outlets shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

404.3.5 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

604.8.1.2 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

604.8.1.3 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 36 inches (915 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604 Water Closets and Toilet Compartments

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (450 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor spaces and clearances required of other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 809. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

604.5.3 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.8.1 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.



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 407-618-3370 arwarchitect@yahoo.com
 State of Florida Registration: AR10354

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REVISIONS	DATE	DESCRIPTION	Contractor RFI	Owner Revisions
1	12/13/22			
2	06/29/2023			



Northgate Lakes Fitness Center
 Alterations & Addition
 1389 Northgate Circle
 Oviedo, FL 32765

Drainage & Grading Plan

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DATE: 03/15/2021

JOB NO.: 2106

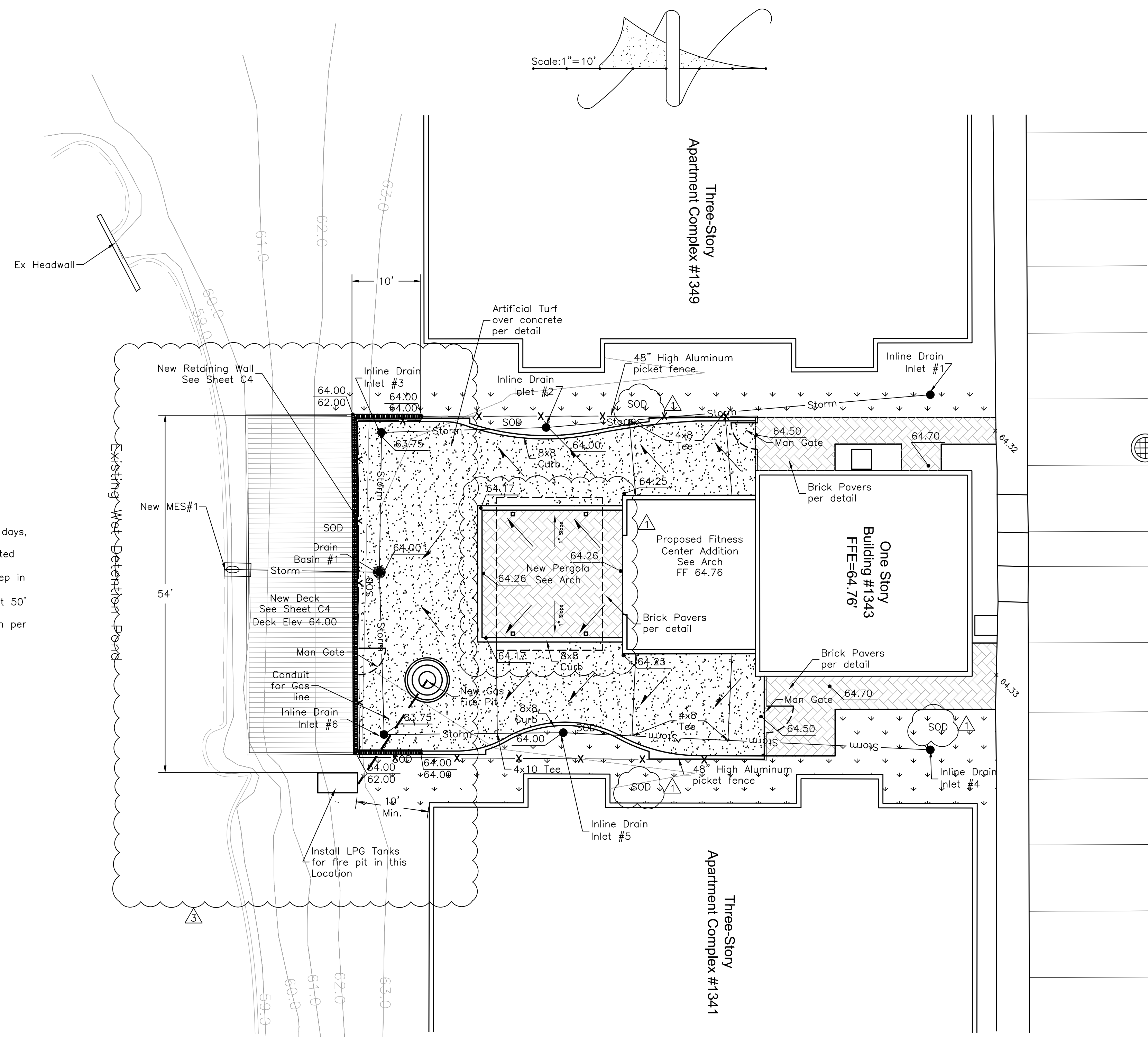
SHEET NUMBER

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04/01/2022

Unroe Engineering, Inc
 CIVIL ENGINEERING/PLANNING/SCIENTIFIC EVALUATION
 P.O. Box 690942, Orlando, FL 32869-0942
 BUSINESS AUTHORIZATION NUMBER - EB 0006579 PH (407) 299-0650

Northgate Circle



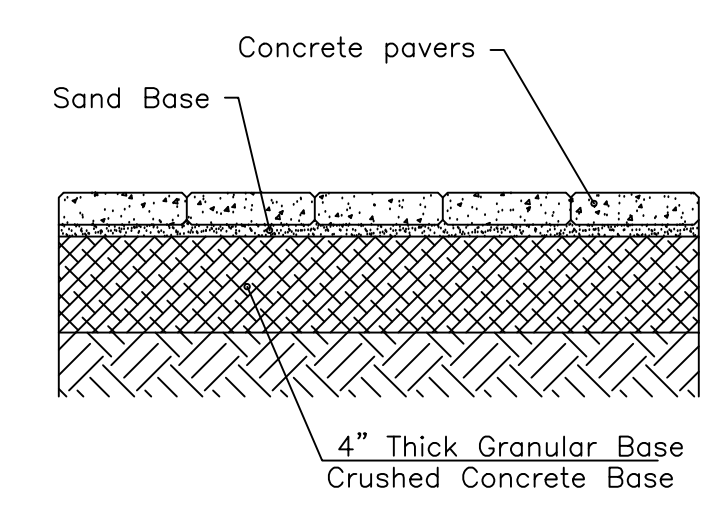
Grading & Drainage Plan
 Scale: 1"=10'

Structure Label	Top Elevation	AB Top	New Inv	AB Invert	Structure Type
Drain Inlet 1	64.33		60.56		New 12" Drain Inlet
Drain Inlet 2	64.00		59.40		New 12" Drain Inlet
Drain Inlet 3	63.75		58.90		New 12" Drain Inlet
Drain Inlet 4	64.30		60.60		New 12" Drain Inlet
Drain Inlet 5	64.00		59.50		New 12" Drain Inlet
Drain Inlet 6	63.75		58.96		New 12" Drain Inlet
Drain Basin 1	64.00		58.48		New 15" Drain Basin
MES 1			58.00		New MES

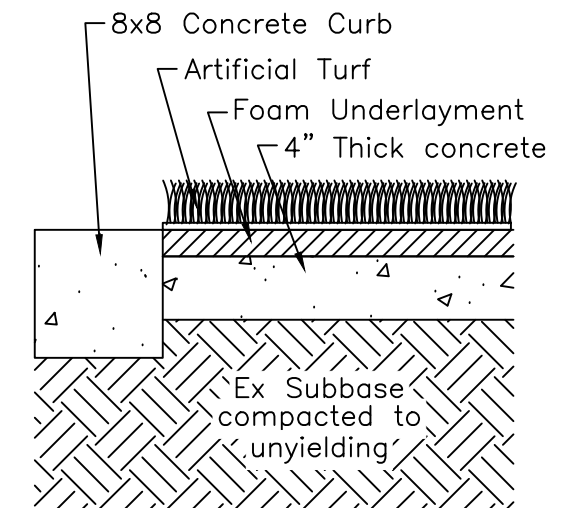
Upstream Structure	Downstream Structure	Pipe Size (in)	AB Pipe Size (in)	Length (ft)	AB Length (ft)	Slope (%)	AB Slope (%)	Pipe Material
DI1	DI2	8		58		2.00%		ADS N-12
DI2	DI3	10		25		2.00%		ADS N-12
DI3	DI4	10		21		2.00%		ADS N-12
DB1	MES1	12		24		2.00%		ADS N-12
DI4	DI5	8		55		2.00%		ADS N-12
DI5	DI6	10		27		2.00%		ADS N-12
DI6	DI1	10		24		2.00%		ADS N-12

Legend

- Catch Basin
- Mitered End Section
- New Brick Pavers
- New Artificial Turf over Concrete Pad
- Silt Fence
- New Fence
- Ex. Elevation
- New Elevation

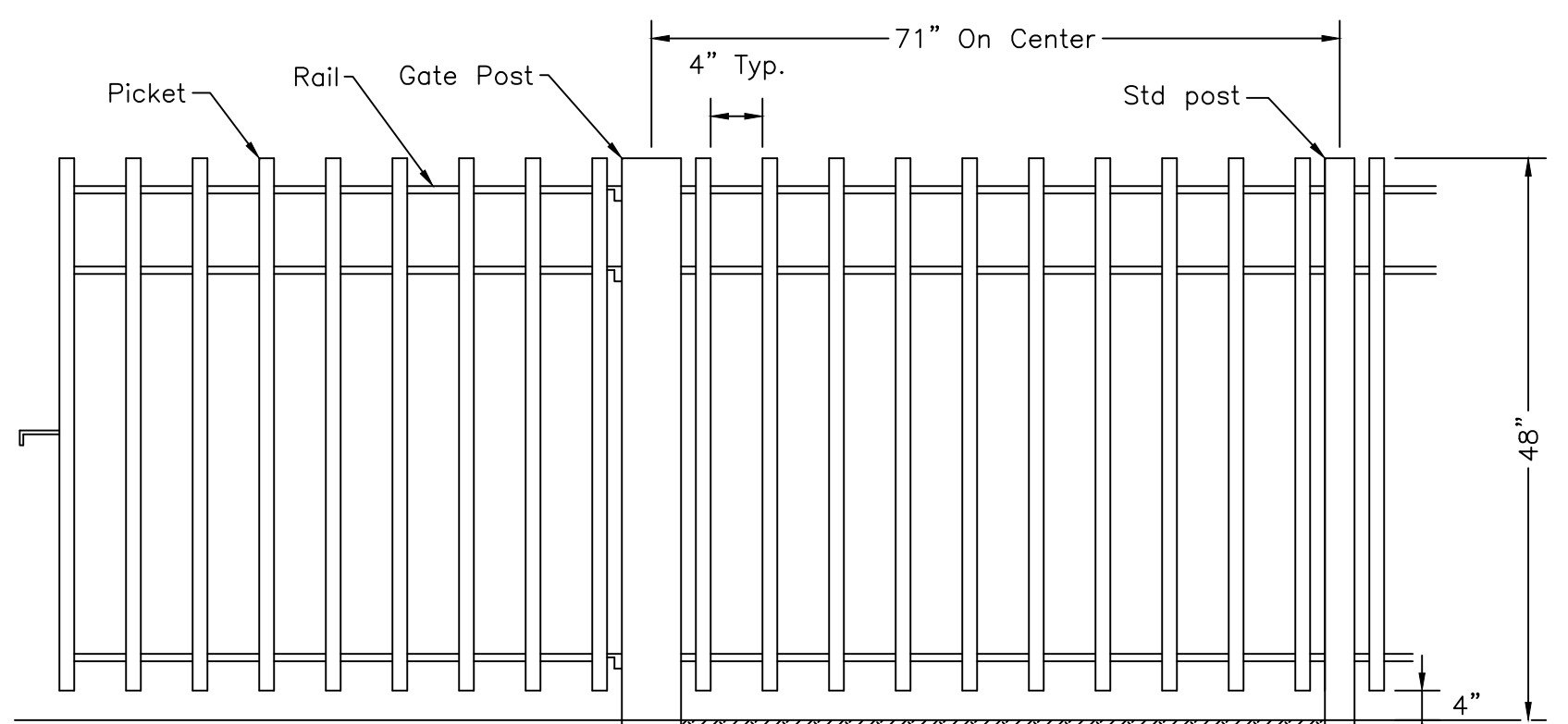


Brick Pavers Section



Artificial Turf Section

- Notes:
- All concrete shall be 3,000 psi @ 28 days, fibermesh reinforced.
 - Soil below new walks shall be compacted to 95% max density.
 - Control joints shall be sawcut 1.5" deep in concrete at 10' on center Max..
 - Construction joints shall be provided at 50' OC max.
 - Concrete pads shall be sloped to drain per grading plan.



Decorative Picket Fence Detail

Materials

- Pickets: 1"x1" painted aluminum
- Rails: 1 1/8"x1 1/8" painted aluminum
- Posts: 2 1/2"x2 1/2" painted aluminum
- Gate Posts: 4"x4" painted aluminum

SEE GENERAL NOTES ON SHEETS A02 & A03. SEE ACCESSIBILITY NOTES ON SHEETS A18 & A19

APPROVED BY: _____ DATE: _____

Demolition Work Notes

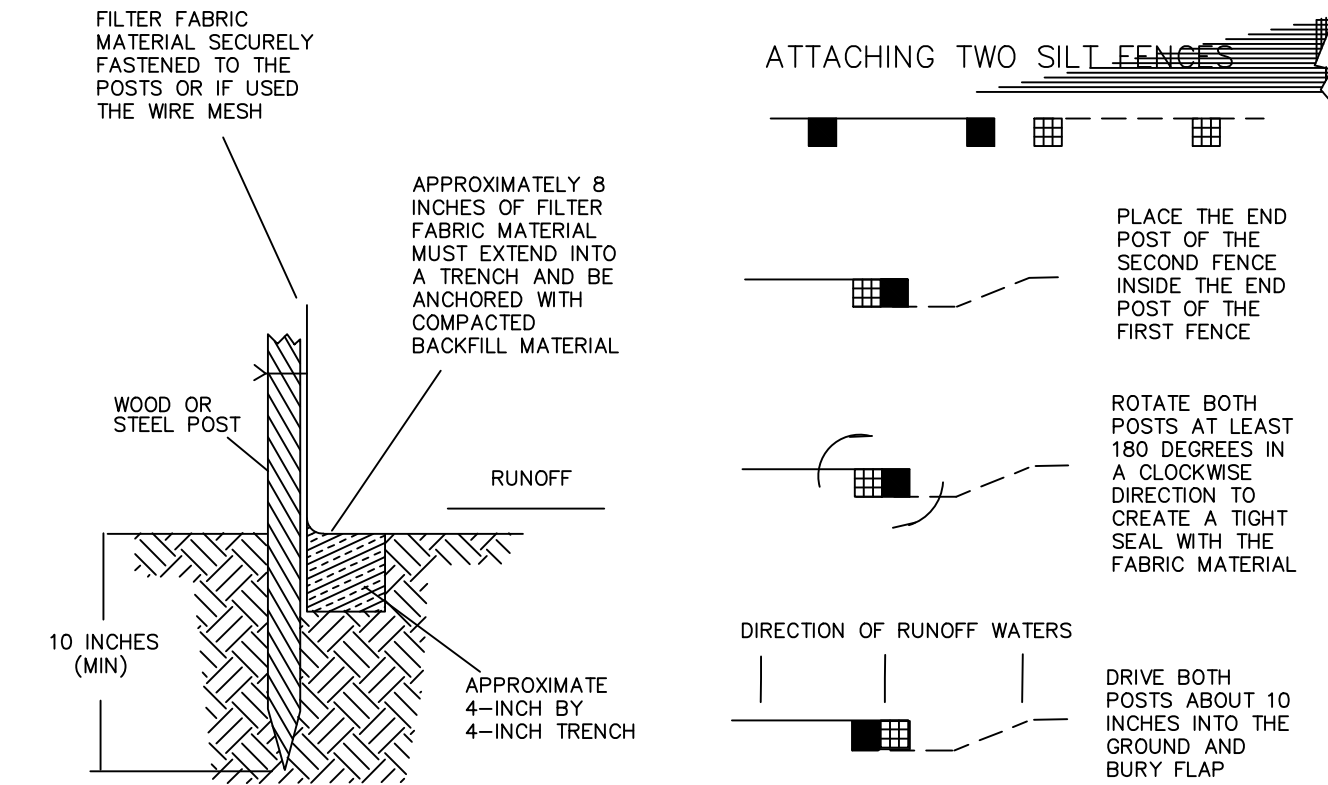
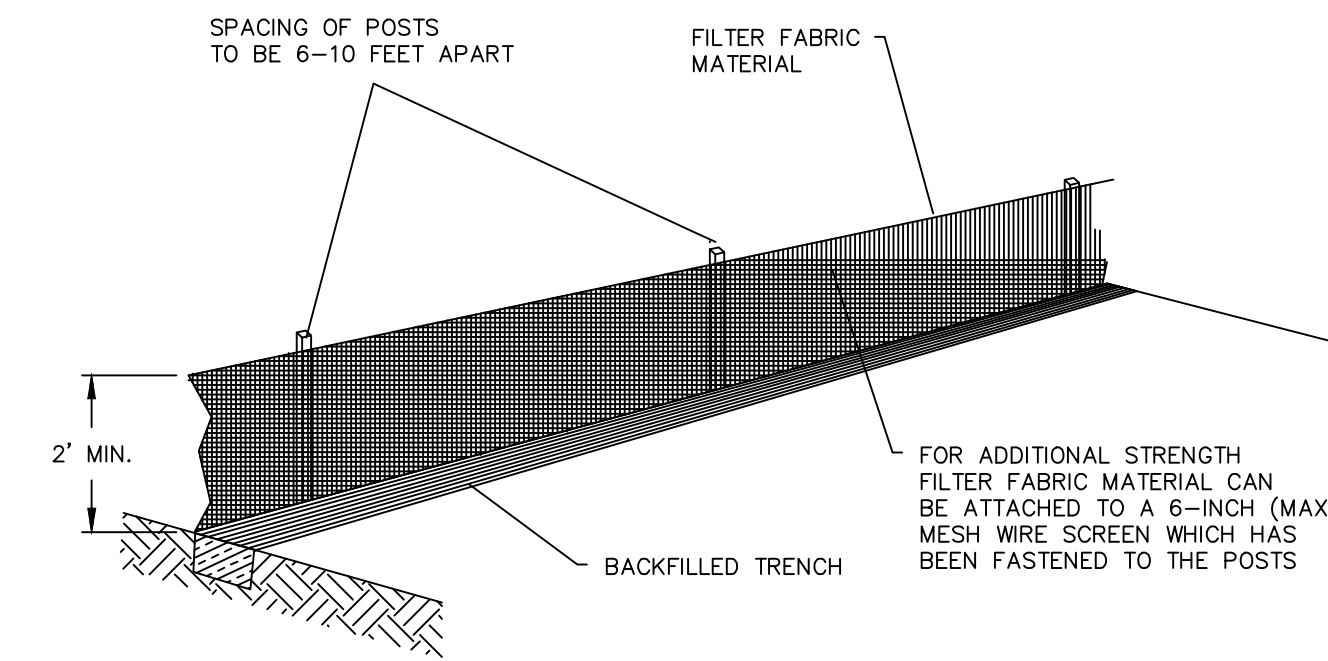
- 1 Demolish and remove existing concrete sidewalks
- 2 Demolish and concrete pool deck and all pool piping, wiring and appurtenances within 24" below grade
- 3 Existing pool demolition. Pump water from pool and piping. Break several holes in the bottom of the pool. Sawcut and remove pool bond beam minimum 12" below grade. Backfill remaining pool with clean structural fill.
- 4 Demolish and remove existing Aluminum fencing. Stockpile panels for reuse.
- 5 Demolish and remove existing wood decking, framing and posts.

Grading & Drainage Specifications:

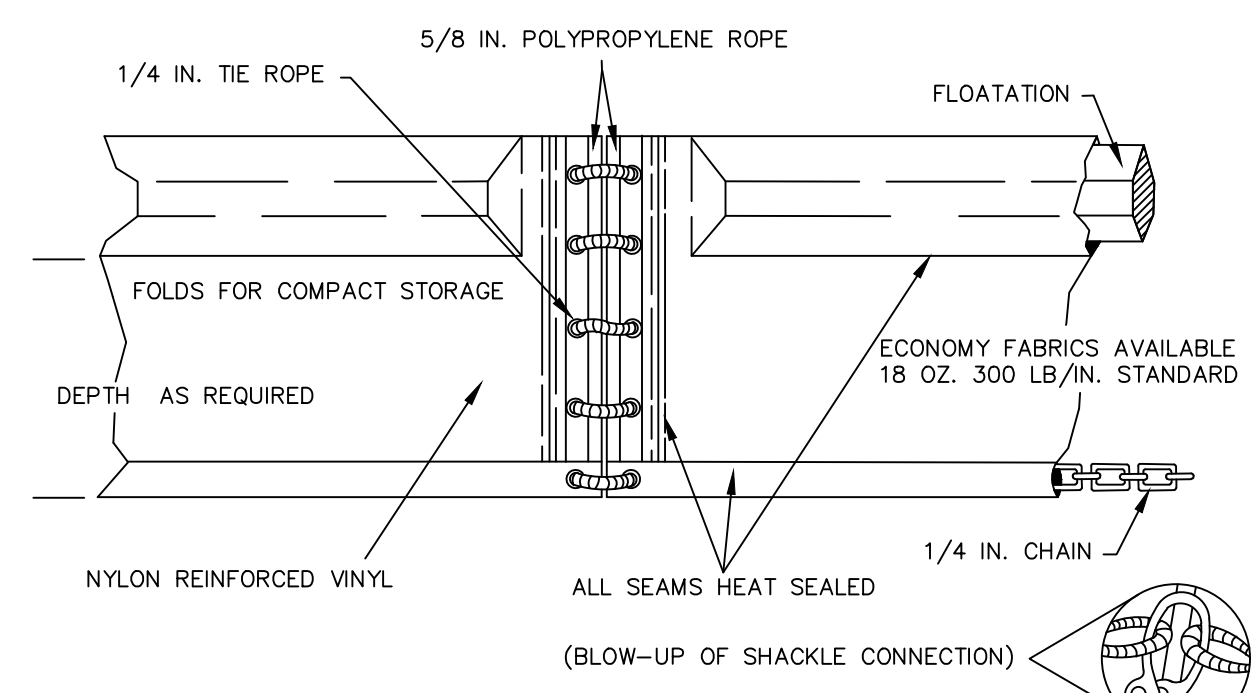
1. In accordance with Florida Law (553.851) the contractor must notify the gas or other utility a minimum of 48 hours and a maximum of five days prior to excavation. (Excluding weekends).
2. Contractor shall verify all existing grades in the field and shall notify the engineer of any discrepancies prior to construction.
3. Where new earthwork meets existing, smoothly blend line and grade of existing and new to provide vertical curves at the top and bottom of all slopes.
4. Excavation required within proximity of utility lines shall be done by hand. Contractor shall repair any damage to existing utilities incurred during construction.
5. All points of construction ingress and egress shall be maintained to prevent tracking or flow of sediment onto public roads, adjacent wetlands or bodies of water.

E - Erosion and Siltation Control

- E1. A suitable perimeter silt fence shall be constructed and maintained for the duration of the project. The silt fence shall be built at the "silt fence line" as defined on the plans. Outlets and discharge points shall be protected with two layers of hay bales and filter cloth. Adjacent wetlands and open bodies of water, contractor must use a double fence separated by 5 feet. (See sheet for specific erosion control placement and details.)
- E2. Sod all disturbed areas not shown as landscaping, slopes 6:1 or greater, swales, and ponds.
- E3. Protect at all time against runoff or dewatering pollution of any downstream area or adjacent properties. Correct problems immediately.



SILT FENCE INSTALLATION DETAIL

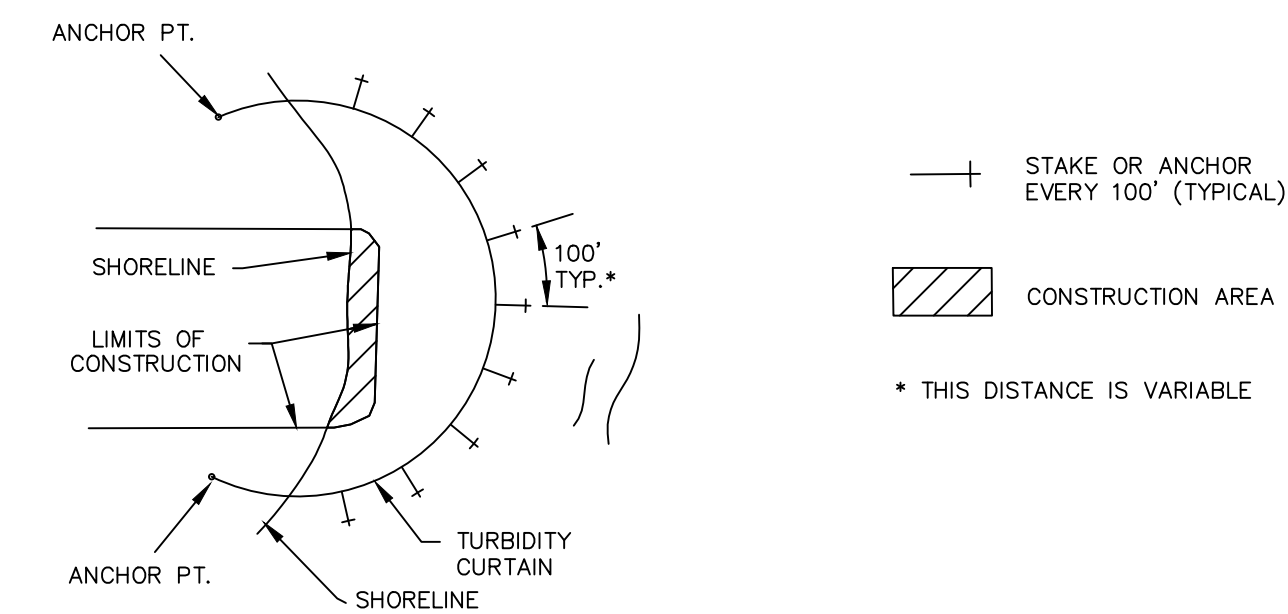


TYPE I FLOATING TURBIDITY BARRIER

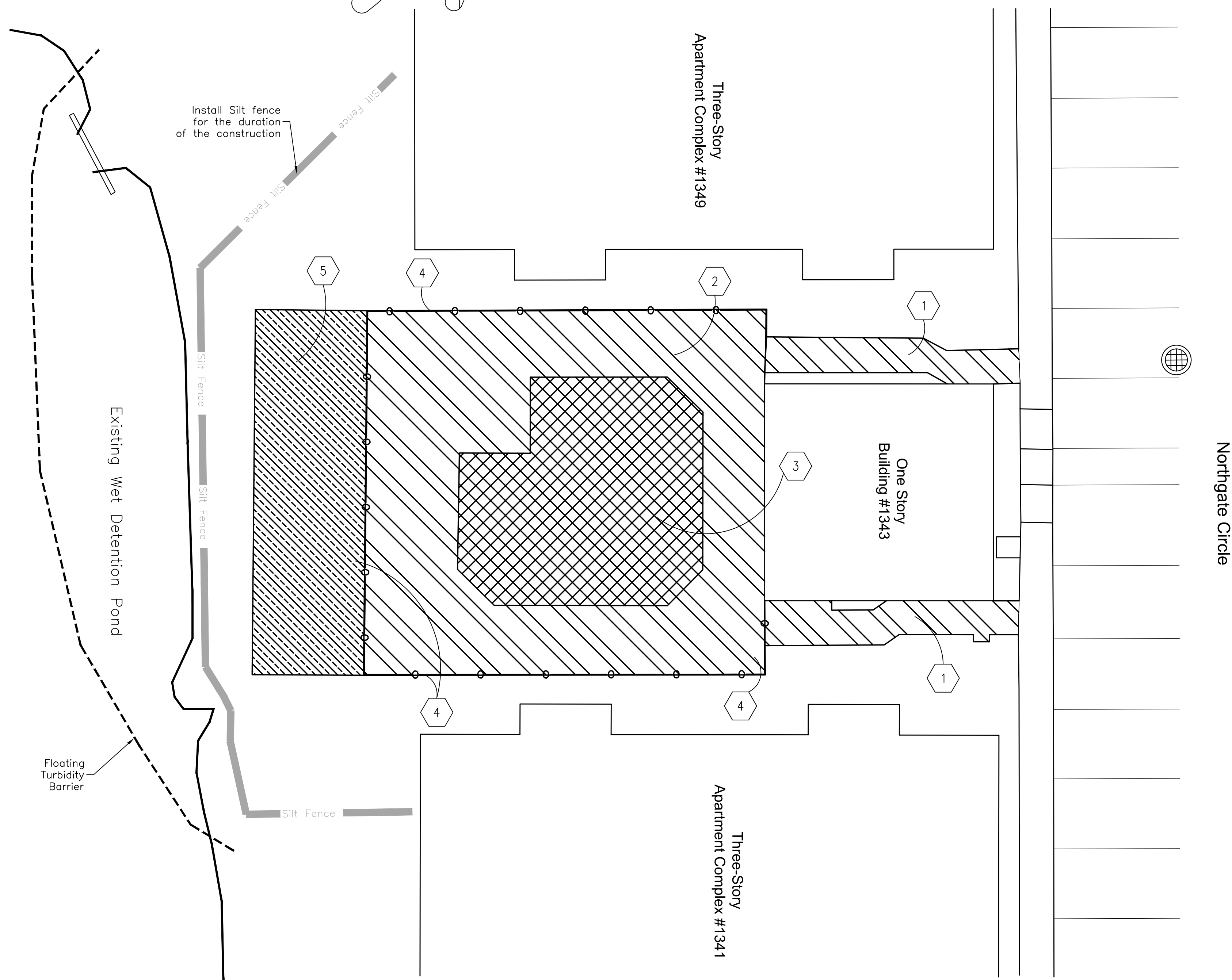
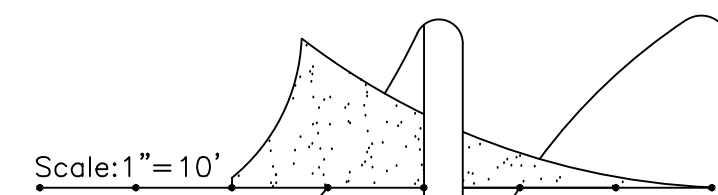
Floatation Material:
Expanded Polyethylene Logs, 6" diameter, 55" Long, enclosed in 22 oz/sy PVC coated nylon or polyester (400 lbs min. tensile strength)

Curtain Material:
Silt film woven polypropylene (300 lbs min. tensile strength)

Curtain Weight:
1/4" Galvanized steel chain.



TYPICAL LAYOUTS OF FLOATING TURBIDITY BARRIERS
STREAMS, PONDS, AND LAKES (PROTECTED AND NON-TIDAL)



Demolition & SWPP Plan
Scale: 1"=10'

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REVISIONS	DESCRIPTION	DATE

NORTHGATE LAKES
 CENTRAL FLORIDA
 Northgate Lakes Fitness Center
 Alterations & Addition
 1389 Northgate Circle
 Oviedo, FL 32765

Demolition & SWPP Plan

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DATE : 03/15/2021
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 SHEET NUMBER

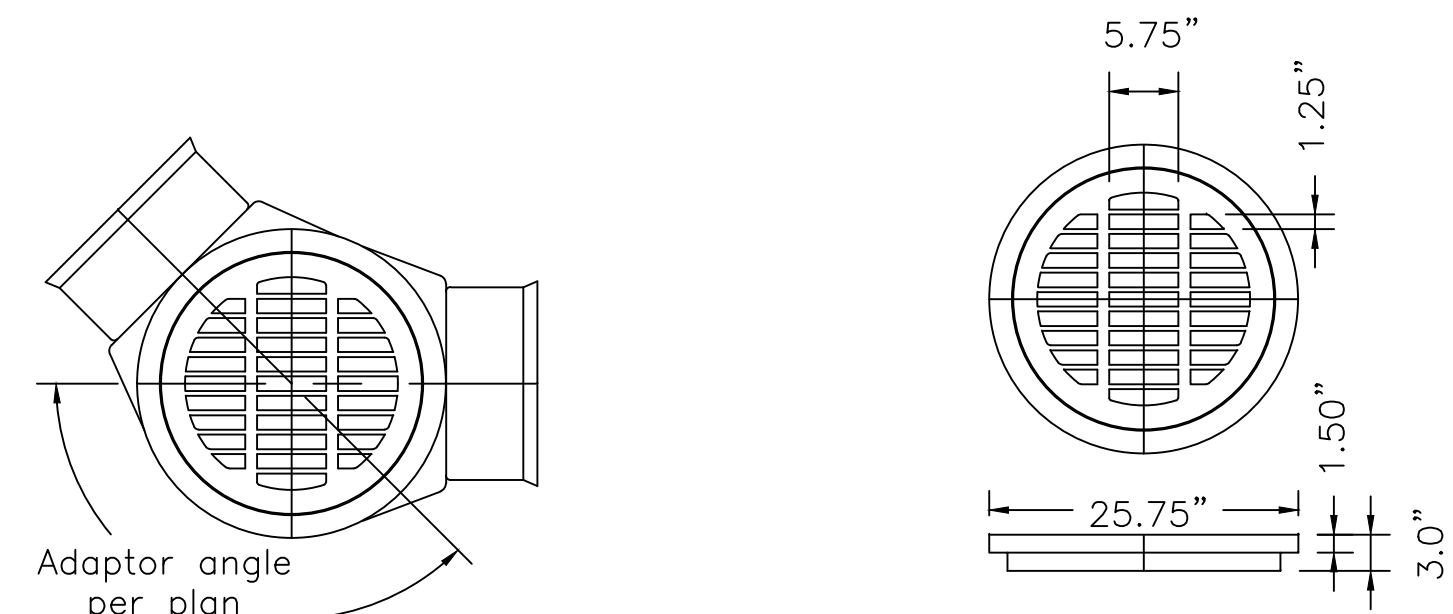
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SPECIFICATIONS AND NOTATIONS

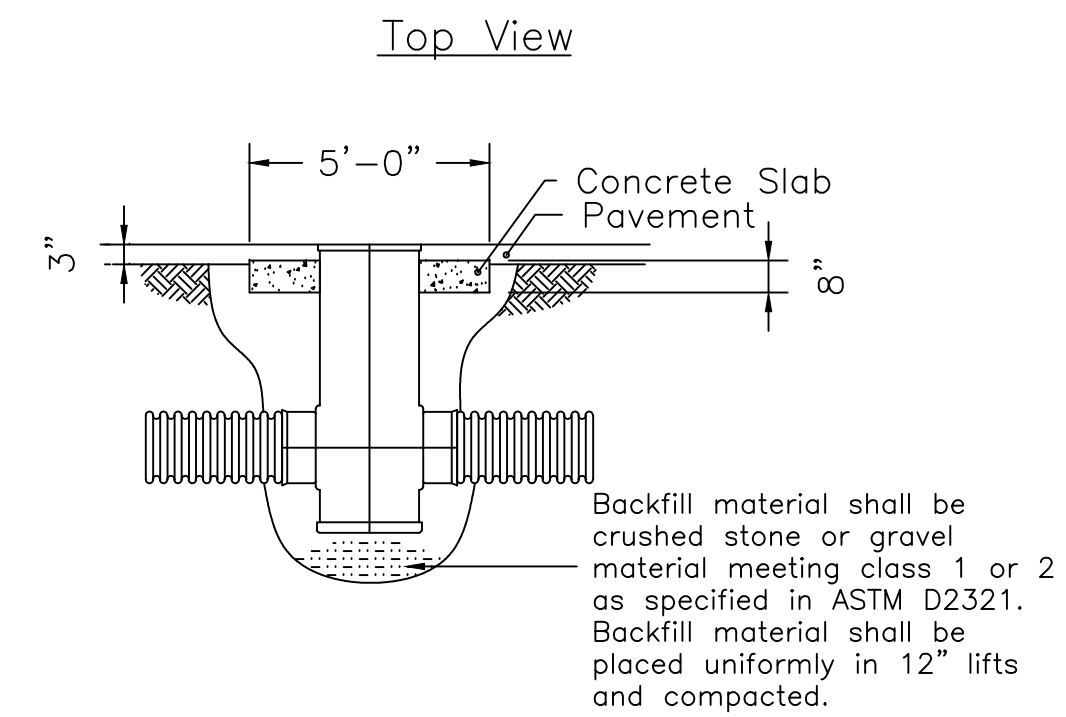
- G - General
- G1. These notes shall apply to all work in this set of drawings.
- G2. It will be the responsibility of the contractor(s) to insure that all required permits are obtained and are in hand at the job site prior to the commencement of construction. Contractors shall abide by all conditions contained therein. It is the contractors sole responsibility to ensure that all construction is in accordance with local agencies codes, regulations and requirements.
- G3. Prior to commencement, the contractor shall provide a construction schedule for various site work elements so that site visits may be coordinated.
- G4. Contractor shall furnish the owner with accurate certified record drawings showing all as-constructed work at the of completion of construction. The surface water system shall include elevations and dimensions of control structures, weirs, inverts, manholes and volumes in storage ponds. Water and sewer system shall include location of all piped utilities, appurtenances and devices, elevations of manhole inverts, taps and pipe crossings. Drawings shall be certified by a Florida-registered land surveyor.
- G5. Structure elevations controlling water levels shall be built to $1/8" \pm$ (0.01 ft); inverts and water control elevations shall be built to $1/4" \pm$ (0.02 ft). Assigned volumes are absolute minimums. All other tolerances shall be built to local jurisdiction or industry standards.
- G6. The locations of all existing utilities and storm drainage shown on plans have been field verified to the best extent possible. However, it is the contractor's responsibility to verify the field locations of all underground utilities and to determine any possible conflicts prior to the start of any construction. Any delay or inconvenience to the contractor by the relocation of the various utilities shall be incidental to the contract and no extra compensation is allowed.
- G7. The contractor shall immediately notify the engineer of any discrepancies found between the drawings and the field conditions prior to construction in the area impacted by the conflict.
- G8. In accordance with Florida Law (553.851) the contractor must notify the gas or other utility a minimum of 48 hours and a maximum of five days prior to excavation. (Excluding weekends).
- G9. All requirements and recommendations of inspection personnel other than the owner's shall be reported to the engineer/owner prior to implementation. Compensation will not be allowed for work which is not authorized by the engineer/owner in writing.
- G10. All work shall be open to and subject to inspection by authorized personnel of the utility companies, project engineer and regulatory agencies.
- G11. Contractor shall notify all appropriate utility companies and water management agencies of proposed start up.
- G12. Contractor shall stake all improvements using the centerline, building dimensions and pond dimensions. Contractor shall confirm the building dimensions with the drawings prior to stakeout. It is the contractors sole responsibility to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, including minimum building setbacks prior to the installation of any improvement. Any conflicts shall be brought to the attention of the EDR prior to construction.
- G13. All work on public right-of-way shall comply with FDOT applicable indexes and all local jurisdiction regulations. Disturbed areas shall be compacted to design density and sodded. Signs and barricades per FDOT and Manual of Uniform Traffic Control Devices.
- G14. All sidewalks and curb cuts shall be installed to meet the requirements of the ADA and Florida Accessibility Code. Specifically, no running slopes greater than 5.0% and not cross slopes greater than 2.0%. All curb ramps shall be constructed per standard FDOT indexes unless specifically noted otherwise.
- G15. Compact all utility trenches within the top 2' of the roadway to 98% of the modified proctor density (AASHTO T-180). All other fill shall be compacted to 95% of maximum density.
- G16. Recommendations of the Geotechnical Report are made part of the specifications and notations and shall be followed carefully. A copy of the report may be obtained from the Owner or Engineer.
- G17. The concrete compressive strength for curb, gutter and flatwork shall be 3000 psi at 28 days (FDOT Class I). Provide concrete test cylinders and documentation.
- G18. The contractor shall reference and restore property corners and land markers disturbed during construction (under the direction of a Florida registered land surveyor).
- G19. All property affected by this work shall be restored to a condition equal to or better than existed unless specifically exempted by the plans. The cost for such restoration shall be incidental to other construction and no extra compensation will be allowed.
- G20. Roadway markings and striping to be installed in accordance with FDOT index #17345 and local jurisdiction standards. Striping shall be coordinated with local jurisdiction standards.
- G21. If seal coat is required on new pavement, temporary striping will be required until seal coat is applied (90 day curing time is required.)
- G22. Prior to implementation, the contractor shall prepare a maintenance of traffic plan. The MOT plan shall conform to FDOT and local jurisdiction standards.

- E - Erosion and Siltation Control
- E1. A suitable perimeter silt fence shall be constructed and maintained for the duration of the project. The silt fence shall be built at the "silt fence line" as defined on the plans. Outlets and discharge points shall be protected with two layers of hay bales and filter cloth. Adjacent wetlands and open bodies of water, contractor must use a double fence separated by 5 feet.
- E2. Sod all disturbed areas not shown as landscaping, slopes 6:1 or greater, swales, and ponds.
- E3. Protect at all time against runoff or dewatering pollution of any downstream area or adjacent properties. Correct problems immediately.
- E4. Retention/Detention facilities may be utilized for silt and erosion control providing they are desilted at the end of the job.
- E5. Contractor is responsible for determining any areas which will require dewatering. A plan for carrying out the dewatering must be submitted to the engineer prior to construction. The contractor is responsible for all dewatering work, sizing of equipment, siltation basins and related work.
- E6. The Contractor shall immediately correct any offsite damage caused either directly or indirectly from his actions, to an equal or better condition as judged by the Owners Engineer. This includes paying any restitution that may be assessed by the local regulatory agencies.
- E7. Provide temporary soil stabilization within seven days, to denuded area not at final grade.

- St - Storm Sewer Systems
- St1. Storm Sewer pipe shall be reinforced conc ASTM-C-76- class III, joints tongue & groove mortar joint, PVC ASTM D3034 (SDR 35), Rubber gasket joint or PE pipe smooth bore polyethylene meeting AASHTO type S (M252, M294), installed per ASTM D2321. ("ADS"- N12 or equal)
- St2. Storm manholes, inlets and appurtenances shall be precast or built-up reinforced concrete meeting FDOT standard index #200 and 201.

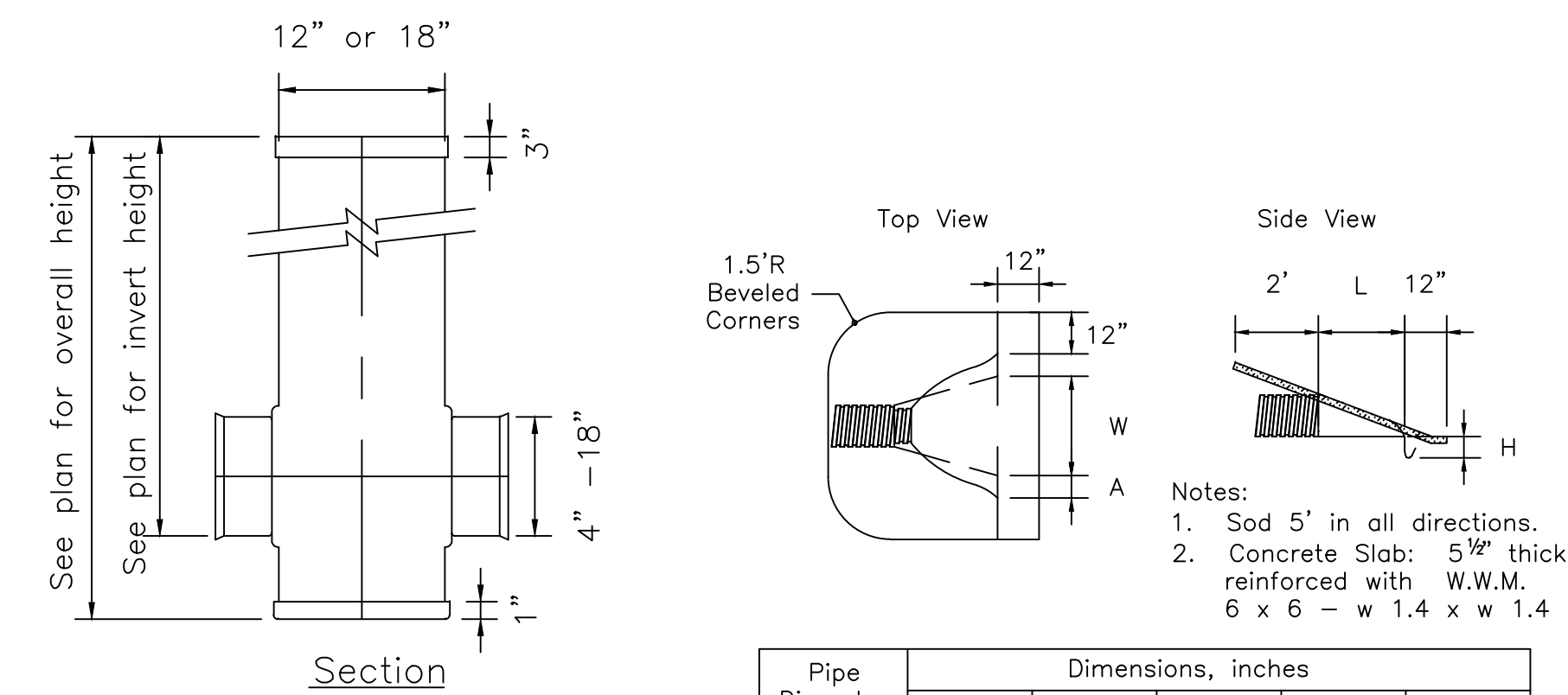


24" and 18" CAST IRON GRATE
Grate has H20 (heavy traffic) DOT rating, conform to ASTM A48 - Class 30B. Paint casting black.



Drain Basin Installation

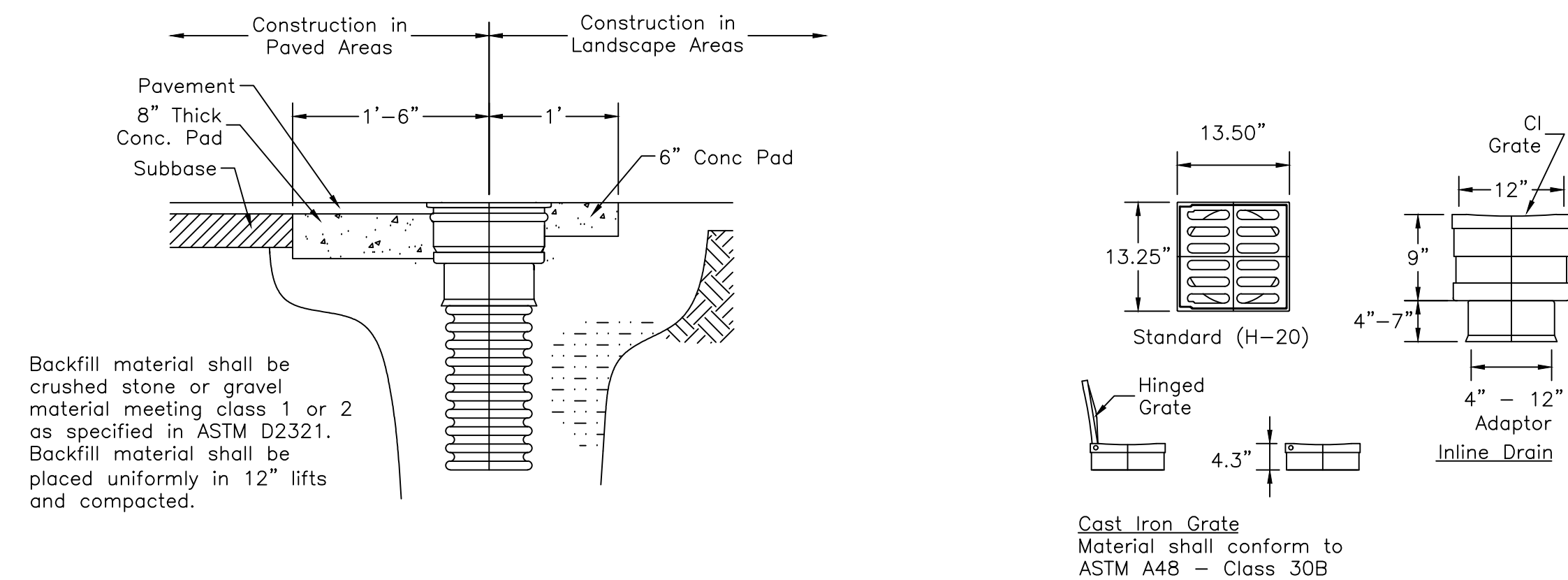
Material Installation Per:
Advanced Drainage System or equal,
600 E. Landstreet Rd.
Orlando, FL 32324 (407) 438-4800



Pipe Diameter	Dimensions, inches				
	A, $\pm 1"$	B Max	H, $\pm 1"$	L, $\pm 1/2"$	W, $\pm 2"$
12", 15"	6.5"	10"	6.5"	25"	29"
18"	7.5"	15"	6.5"	32"	35"
24"	7.5"	18"	6.5"	36"	45"

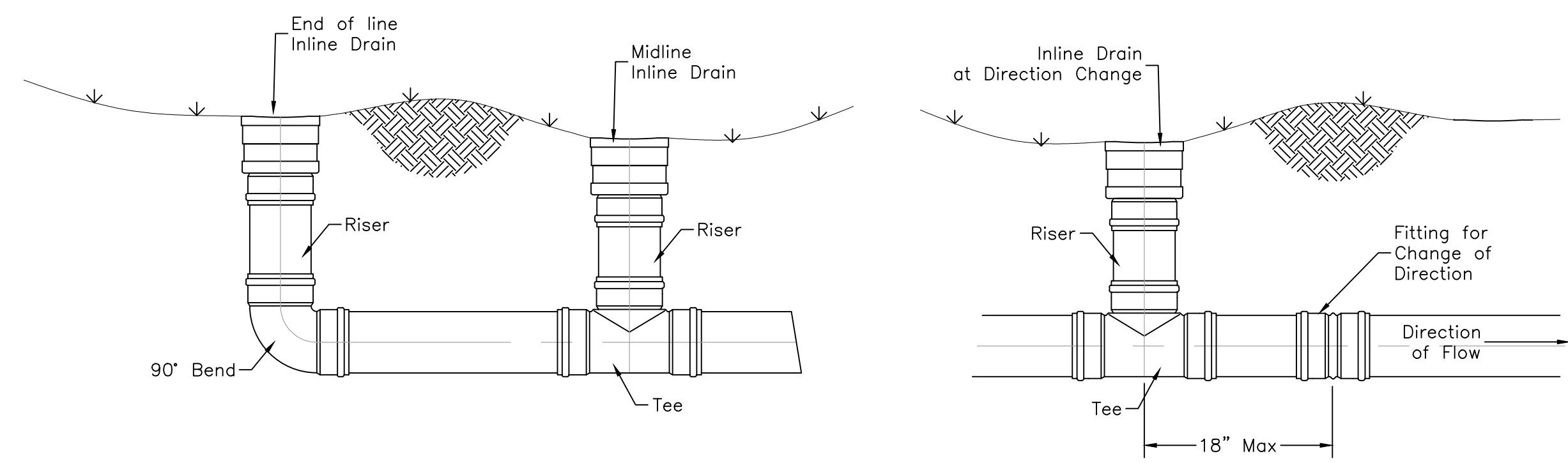
Polyethylene Pipe End Section

Polyethylene Drainage Basin Detail



Inline Drain Installation

12" Inline Drain Detail



Polyethylene Inline Drain Details



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REVISIONS	DESCRIPTION	DATE



Northgate Lakes Fitness Center
 Alterations & Addition
 1389 Northgate Circle
 Oviedo, FL 32765

Specifications & Details

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407-618-3370 arwarchitect@yahoo.com

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REVISIONS	DESCRIPTION	DATE
1	Owner Revisions	06/29/2023



Northgate Lakes Fitness Center
Alterations & Addition
1389 Northgate Circle
Oviedo, FL 32765

Deck & Retaining Wall Details

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DATE: 03/15/2021

JOB NO.: 2106

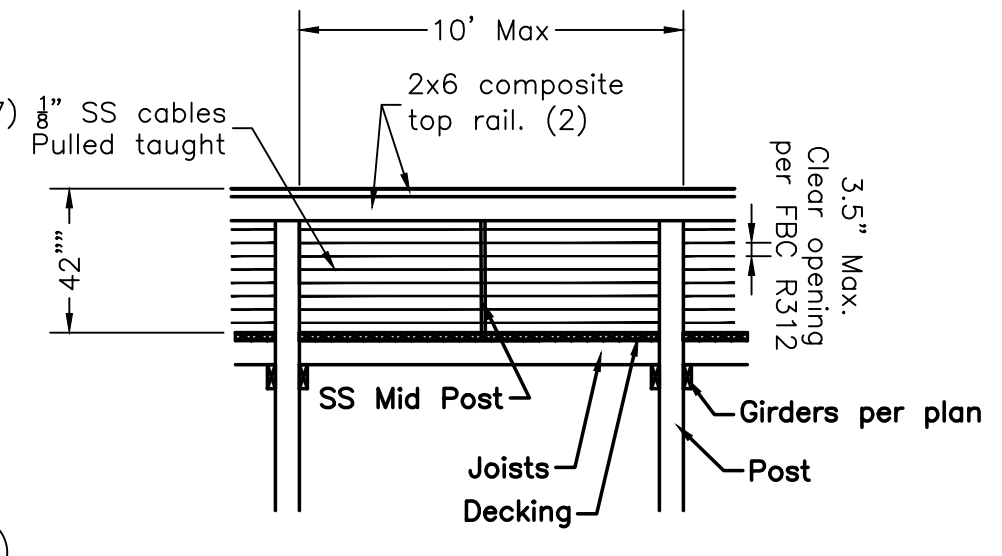
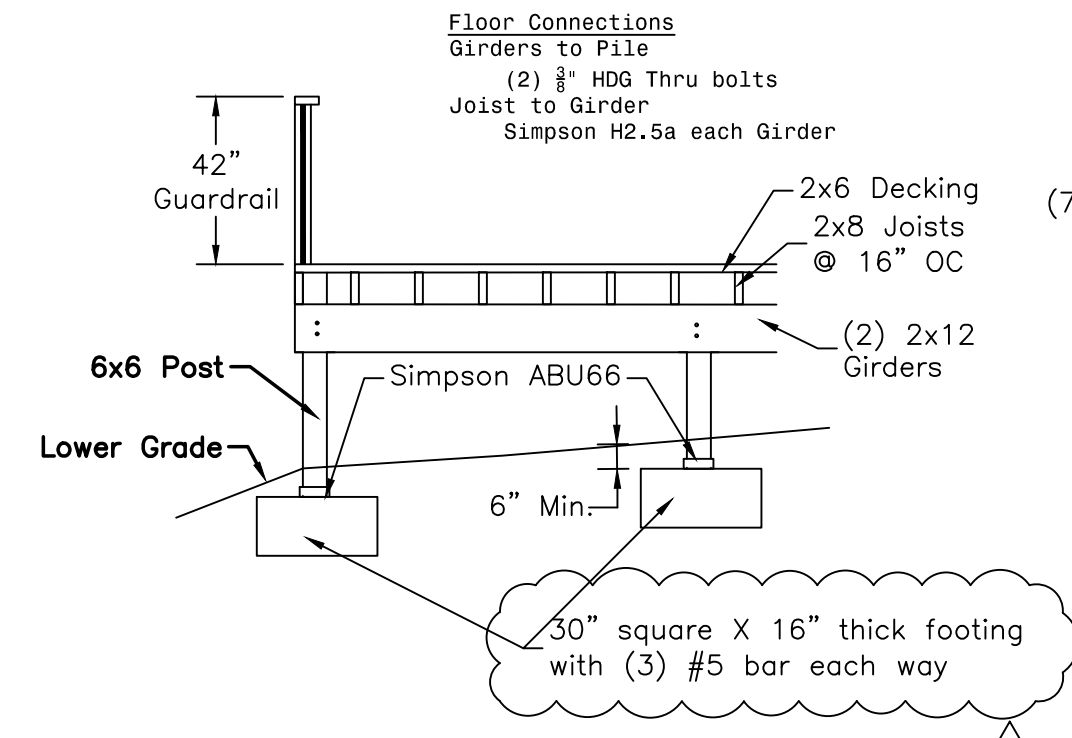
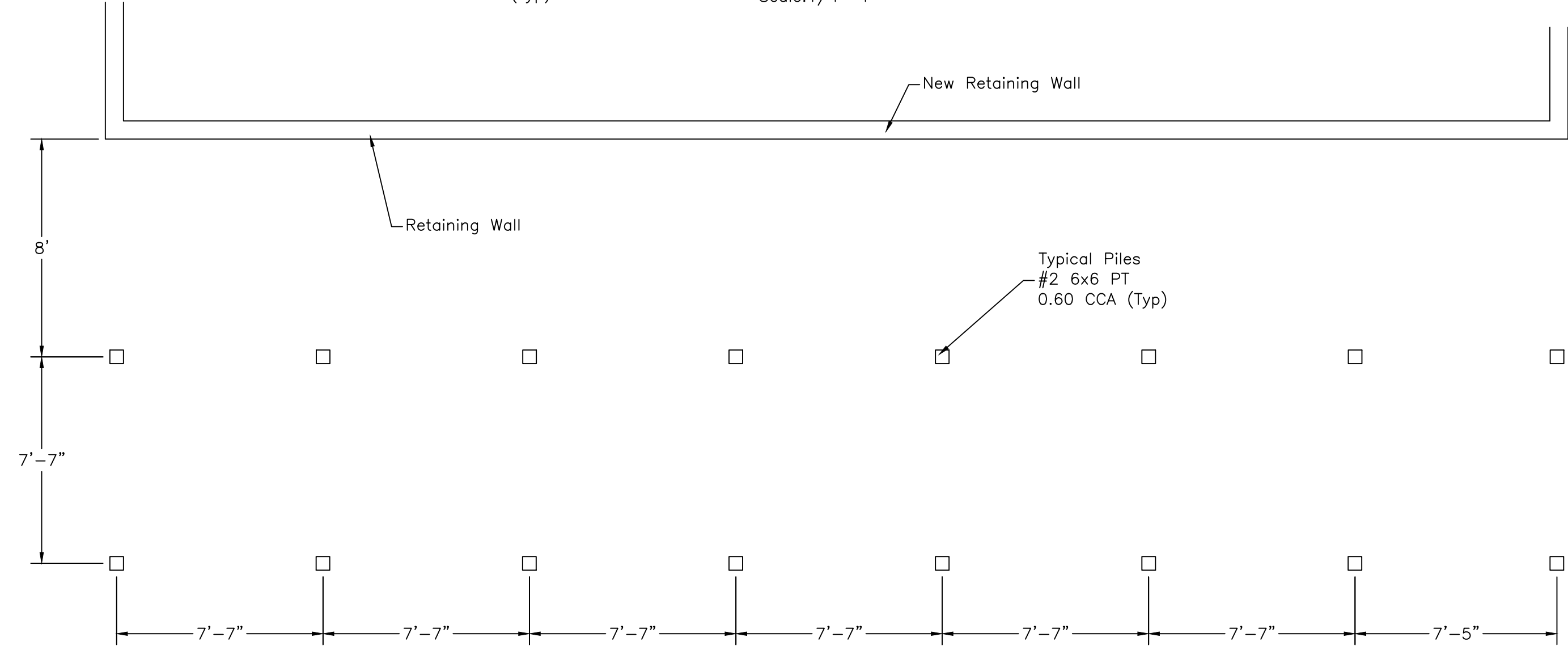
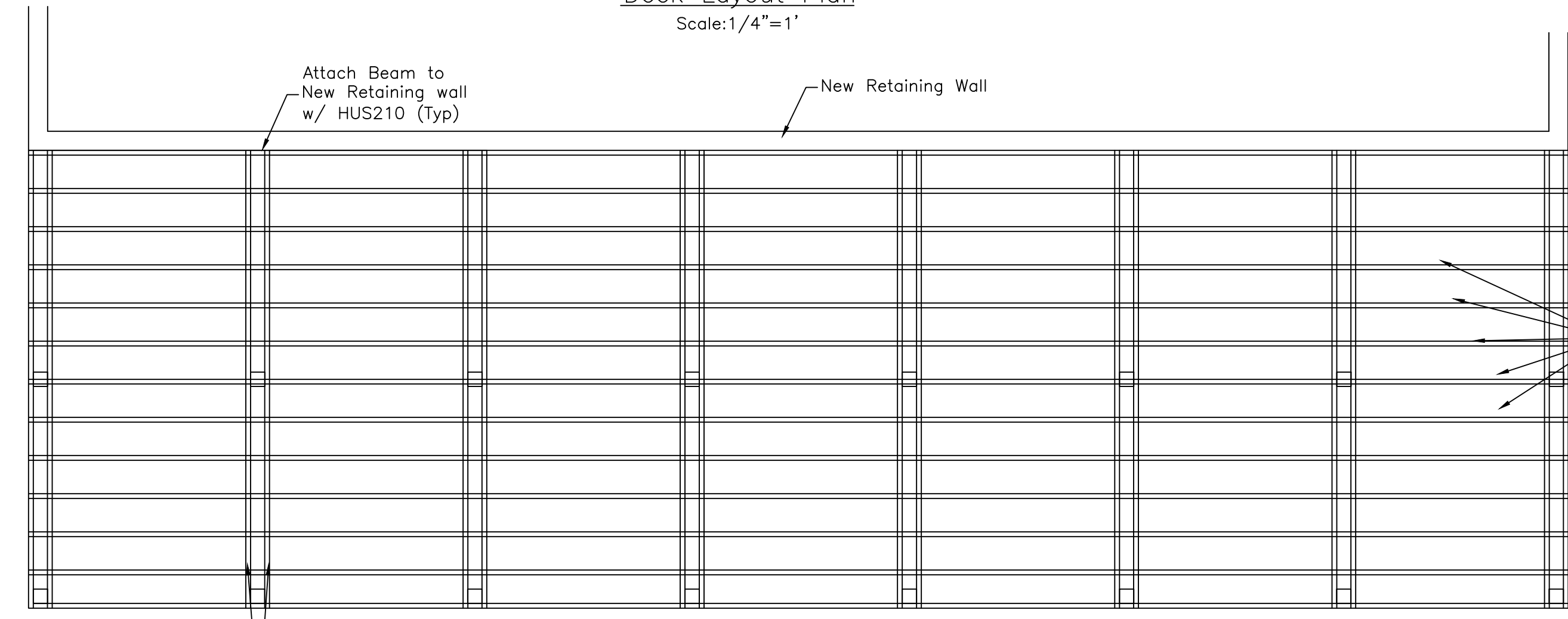
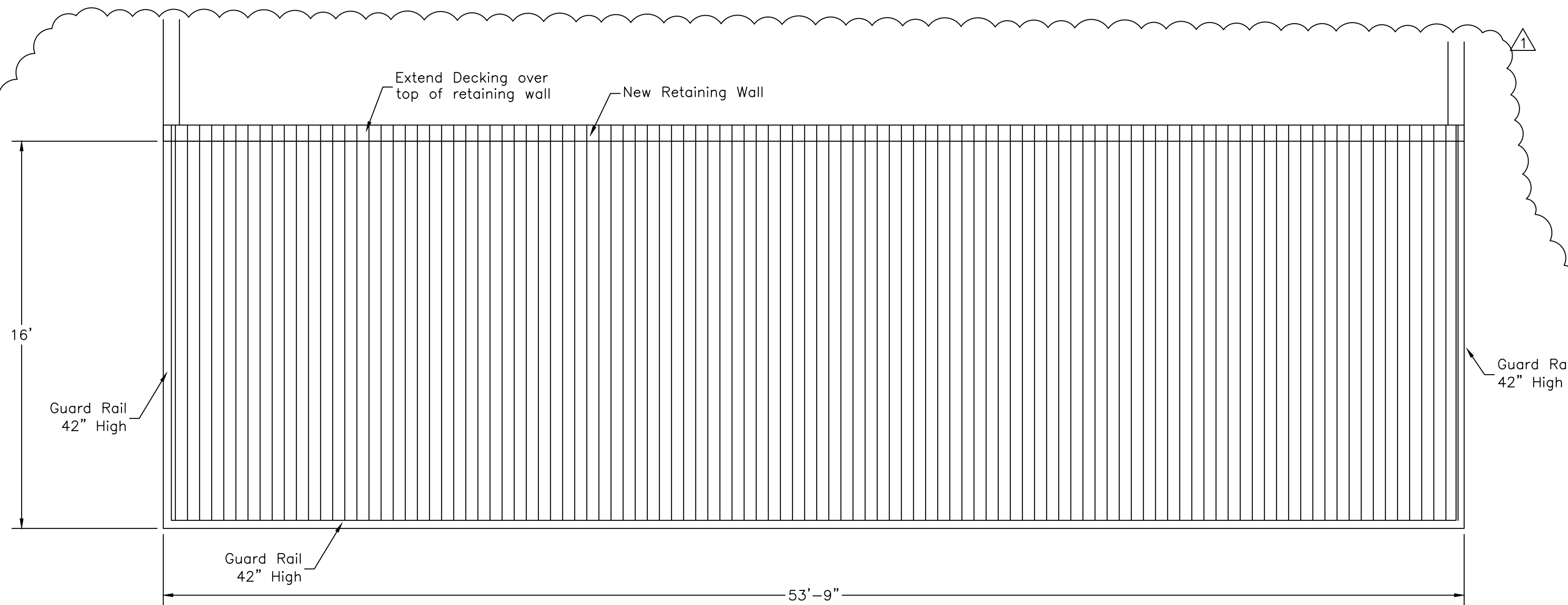
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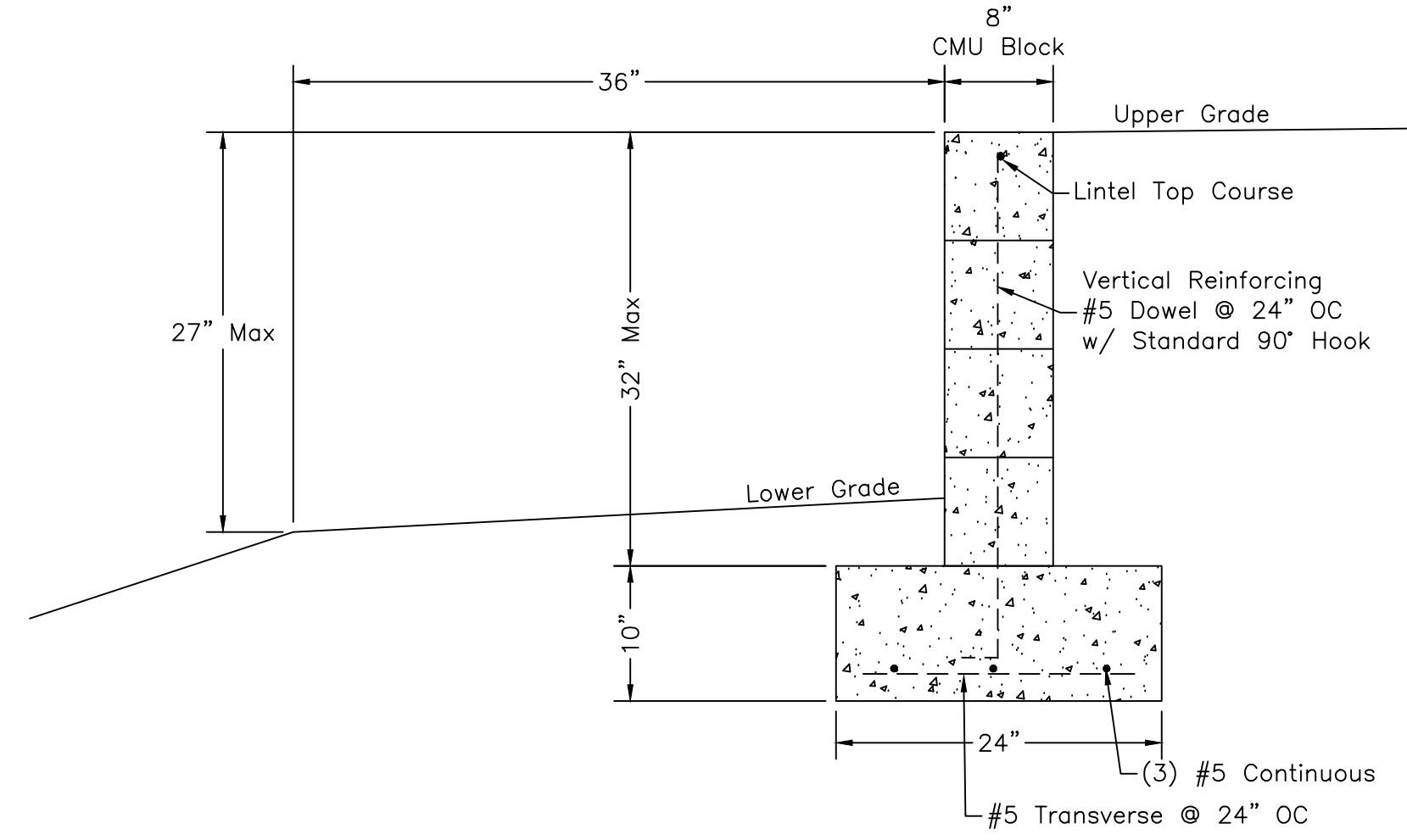
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PO BOX 690942, ORLANDO, FL 32869-0942
BUSINESS AUTHORIZATION NUMBER - EB 00006579 PH (407) 299-0650



- Guardrail Loads:
- 50lb/ft uniform on top rail or 200 Lb Concentrate
 - 50 lb over 12" sq area on intermediate pickets (Cables)



- Retaining Wall General Notes:
- Concrete shall be 2500 psi at 28 days
 - Reinforcing Bars shall meet the ASTM A 615 (S1). Grade 60, deformed billet steel bars of sizes indicated on drawings, free from loose rust, scale and other coatings that may reduce bond.
 - All reinforcing shall have minimum 3" concrete cover unless otherwise indicated.
 - The soil below the slab and foundation shall be cleared of debris and roots. The soil shall be compacted to 98% maximum proctor density, 12" below the slab or foundation.
 - All backfill must be compacted in 12" layers.
 - If retaining wall with exposed faces over 30" in height shall have a fall guard that meets the requirements of 2020 FBC Section 1013 Guards. Fall guard shall not be structurally supported by the retaining wall without consultation and approval of design engineer.
 - Provide 2" PVC Weep holes at 72" on center with filter fabric and 0.25 cy of granular material behind hole.

POWER SYMBOL LEGEND
ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON THE DRAWINGS

	DUPLEX OUTLET MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE. BOX INDICATES FLUSH IN FLOOR OR CEILING AS SPECIFIED.
	QUAD OUTLET MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE. BOX INDICATES FLUSH IN FLOOR OR CEILING AS SPECIFIED.
	DUPLEX/QUAD OUTLET MOUNTED HORIZONTALLY ABOVE COUNTERTOP OR BACKSPASH 44" A.F.F. UNLESS NOTED OTHERWISE.
	DUPLEX/QUAD OUTLET WITH GROUND FAULT INTERRUPTER MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE. BOX INDICATES FLUSH IN FLOOR OR CEILING AS SPECIFIED.
	DUPLEX/QUAD OUTLET WITH GROUND FAULT INTERRUPTER MOUNTED HORIZONTALLY ABOVE COUNTERTOP OR BACKSPASH 44" A.F.F. UNLESS NOTED OTHERWISE.
	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER AND ISOLATED GROUND, MOUNTED HORIZONTALLY ABOVE COUNTERTOP OR BACKSPASH 44" A.F.F. UNLESS NOTED OTHERWISE.
	DUPLEX OUTLET WITH ISOLATED GROUND MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE. BOX INDICATES FLUSH IN FLOOR OR CEILING AS SPECIFIED.
	SPECIAL PURPOSE OUTLET MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE. VOLTAGE AND AMPERAGE AS NOTED ON PLANS.
	DUPLEX OUTLET MOUNTED DIRECTLY ABOVE SHOW WINDOW.
	SWITCH DUPLEX OUTLET MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE.
	DUPLEX OUTLET WITH WEATHERPROOF COVER AND GROUND FAULT INTERRUPTER MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE.
	CONTROLLED DUPLEX OR QUAD OUTLET MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE.
	JUNCTION BOX WALL MOUNTED AND FLUSH MOUNTED IN CEILING UNLESS NOTED OTHERWISE. / LV=LOW VOLTAGE
	TIME CLOCK
	LOS, PUSHBUTTON, DOORBELL BUZZER, OR SHUNT TRIP MOUNTED AT 42" A.F.F. UNLESS NOTED OTHERWISE.
	FUSED DISCONNECT SWITCH
	NON-FUSED DISCONNECT SWITCH
	ELECTRICAL PANEL BOARD
	TELEPHONE BOARD (TB)
	DATA OUTLET, INSTALL PULL WIRES.
	COMMUNICATION (VOICE) OUTLET, INSTALL PULL WIRES.
	DATA/VOICE OUTLET, INSTALL PULL WIRES.
	CONDUIT, LINES INDICATES WIRE QUANTITY. LOW VOLTAGE WIRE
	HOMERUN, A = PANEL DESIGNATION / 2,4,6 = CIRCUITS
	ELECTRICAL TRANSFORMER, REFER TO PANEL SCHEDULE FOR INFORMATION.
	ELECTRICAL METER, REFER TO PANEL SCHEDULE FOR INFORMATION.
	CEILING SPEAKER.
	SECURITY CAMERA CEILING.
	S=SMOKE DETECTOR - ALARM / S+CO= DUAL COMBO SMOKE AND CARBON MONOXIDE DETECTOR
	HDMI OUTLET FOR MONITOR
	OVERHEAD PROJECTOR WITH SCREEN, SCREEN SIZE SHOWN ON PLANS # DENOTES TYPE

FEEDER & BRANCH CONDUCTOR SCHED

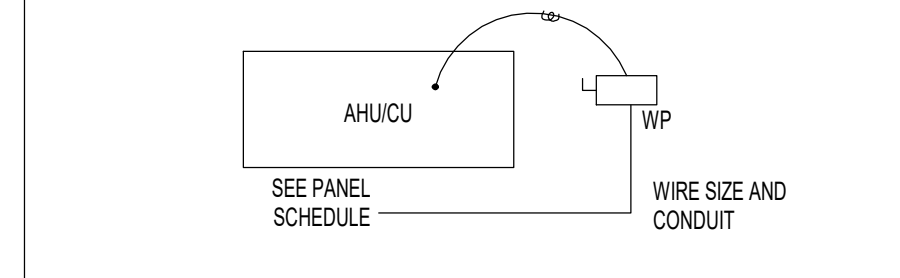
NEC TABLE 9, TABLE & EXAMPLES

DEVICE TYPE	CONDUCTOR	MULTIPLIER	DISTANCE	LOADING (A)	% VOLTAGE DROP
LIGHTS	12		75	10	2.18
RECEPT	12		75	8	1.75
WH	10		--	20	--
AHU	6		--	--	--
CU	6		--	--	--

SERVICE SEE RISER DIAGRAM

THIS PROJECT IS IN COMPLIANCE WITH FECC 2020 SECTION C405.5.3 AND NEC 210.19 WITH REGARD TO VOLTAGE DROP FOR BOTH DISTRIBUTION PANELS AND DOWNSTREAM BRANCH CIRCUITS.

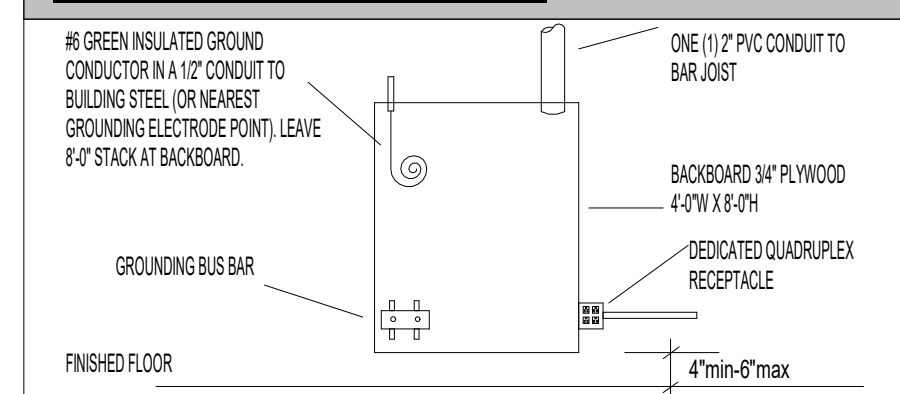
MECH. EQUIPMENT POWER RISER DETAIL



TYPE	TONS	DISC. FUSED/RATED	WIRE	GROUND	CONDUIT
AHU-1	5.0	80/100A			SEE PANEL SCHEDULE
CU-1	5.0	50/100A			SEE PANEL SCHEDULE

- NOTES:**
- VERIFY NAMEPLATE RATINGS, LOCATIONS, AND POINT OF POWER CONNECTIONS PRIOR TO ROUGH-IN.
 - DO NOT LOCATE DISCONNECT SWITCHES OVER UNIT ACCESS PANELS.
 - PROVIDE A 3/4" EMPTY CONDUIT THROUGH INACCESSIBLE LOCATIONS (E. WALLS, UNDER SLABS) FOR CONTROL WIRING. COORDINATE WITH MECHANICAL PLANS.
 - EQUIP. REQUIREMENTS ARE FOR MANUFACTURER AND MODEL NUMBER LISTED ON MECHANICAL PLANS. MECH. CONTRACTOR SHALL BARE ANY ADDITIONAL COST.
 - EXTERIOR DISCONNECT SWITCHES MUST BE NEMA 3R.

IDF BACKBOARD DETAIL



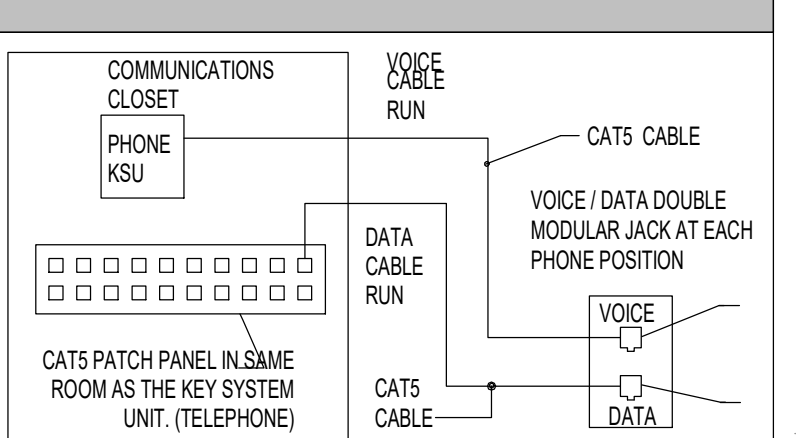
ABBREVIATIONS

A - AMPERES	LED - LIGHT EMITTING DIODE
A/C - AIR CONDITIONING	LTG - LIGHTING
AC - ALTERNATING CURRENT	KCML - THOUSANDS OF CIRCULAR MILS
AF - ABOVE FINISHED FLOOR	MCU - MASTER CONTROL UNIT
AFG - ABOVE FINISHED GRADE	MCP - MOTOR CIRCUIT PROTECTION
AHU - AIR HANDLING UNIT	N - NEUTRAL
AWG - AMERICAN WIRE GAUGE	NA - NOT APPLICABLE
C - CONDUIT	NF - NON-FUSED
CONC. - CONCRETE	NL - NIGHT LIGHT
COND. - CONDUIT	NEC - NATIONAL ELECTRICAL CODE
CU - COPPER	NIC - NOT IN CONTRACT
DISC - DISCONNECT	NL - NIGHT LIGHT
ELEC. - ELECTRICAL	NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
EM - EMERGENCY	NFPA - NATIONAL FIRE PROTECTION ASSOC.
EF - EXHAUST FAN	P - POLE
EW - ELECTRIC WATER COOLER	PNL - PANELBOARD
EX - EXISTING	PVC - POLYVINYL CHLORIDE
FA - FIRE ALARM	RGS - RIGID GALVANIZED STEEL
FACP - FIRE ALARM CONTROL PANEL	SPEC - SPECIFICATION
FPL - FLORIDA POWER AND LIGHT	SS - STAINLESS STEEL
G - GROUND	TBD - TO BE DETERMINED
GFI - GROUND FAULT INTERRUPTER	TVSS - TRANSIENT VOLTAGE SURGE SUPPRESSION
GND - GROUND	TYP - TYPICAL
HVAC - HEATING, VENTILATING AND AIR CONDITIONING	V - VOLTS
I.G. - ISOLATED GROUND	W - WIRE
J - JUNCTION	W - WATT
KAIC - (THOUSAND) AMPERE INTERRUPTING CAPACITY	WP - WEATHERPROOF
KVA - KILOVOLT-AMPERES	
KW - KILOWATT	

ELECTRICAL NOTES:

- ALL LIGHTING AND RECEPTACLE CIRCUITS UP TO 7' IN LENGTH SHALL USE #12 WIRES MINIMUM. CIRCUITS FROM 7'5" UP TO 12' IN LENGTH SHALL USE #10 WIRES MINIMUM AND FROM 13'0" UP SHALL USE #8 WIRES MINIMUM UNLESS OTHERWISE SPECIFIED.
- THESE DRAWINGS ARE DIAGRAMMATIC - REFER TO ARCHITECTURAL FOR EXACT HEIGHT, DIMENSIONS AND LOCATION.
- OPERATING AND MAINTENANCE MANUALS WILL BE PROVIDED TO OWNER BY ELECTRICAL CONTRACTOR AS REQUIRED PER SECTION C405.5.4.2 IN FBC-ENERGY CONSERVATION 7TH EDITION (2020).
- COORDINATE WITH OWNER FOR EXACT DATA/COMM REQUIREMENTS.
- INSTALL NEW FIRE ALARM DEVICES IN ACCORDANCE WITH NFPA 72 AND FLORIDA FIRE PREVENTION CODE (7TH EDITIONS).
- IF PROJECT IS NOT CONNECTED TO A CENTRAL FIRE ALARM SYSTEM, PROVIDE LOCAL AUDIBLE/VISUAL SIGNALS UPON INITIATING TROUBLE.
- DIVISION 16 CONTRACTOR SHALL COORDINATE EXACT MECHANICAL REQUIREMENTS WITH DIVISION 15 DRAWINGS.
- THIS PROJECT IS IN COMPLIANCE WITH FECC 2020 SECTION C405.5.3, NEC 210.19(A) WITH REGARD TO VOLTAGE DROP FOR DOWNSTREAM BRANCH CIRCUITS, AND NEC 215.2 FOR FEEDER CONDUCTORS.
- IF ANY CONDITION IS EXISTING, CONTRACTOR SHALL HAVE SITE VISIT, INSPECT THE EXISTING SERVICE, ELECTRICAL CONDITIONS AND MATCH WITH ELECTRICAL PLANS. IF THERE IS ANY DISCREPANCY, NOTIFY ENGINEER BEFORE PLACING THE BID FOR THE JOB.
- ELECTRICAL PANEL SCHEDULE AND RISERS PROVIDED TO ESTABLISH THE QUALITY OF DESIGN. CHANGING TO MANUFACTURE COULD RESULT DIFFERENT DIMENSION OR LOCATION OF ELECTRICAL PANELS. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR FINAL DIMENSION AND MANUFACTURE BEFORE PLACING THE ORDER.

VOICE / DATA WIRING SCHEMATIC



- NOTES:**
- ALL COMPONENTS PROVIDED BY ELECTRICAL CONTRACTOR.
 - ALL JACKS TO BE LABELED VOICE AND/OR DATA. 3 - ALL JACKS TO BE NUMBERED TO CORRESPOND WITH PATCH PANEL.
 - PLENUM RATED CABLE TO BE USED AS REQUIRED BY CODE.
 - INSTALL 3/4" CONDUIT FROM THE BOX TO AREA ABOVE THE CEILING.

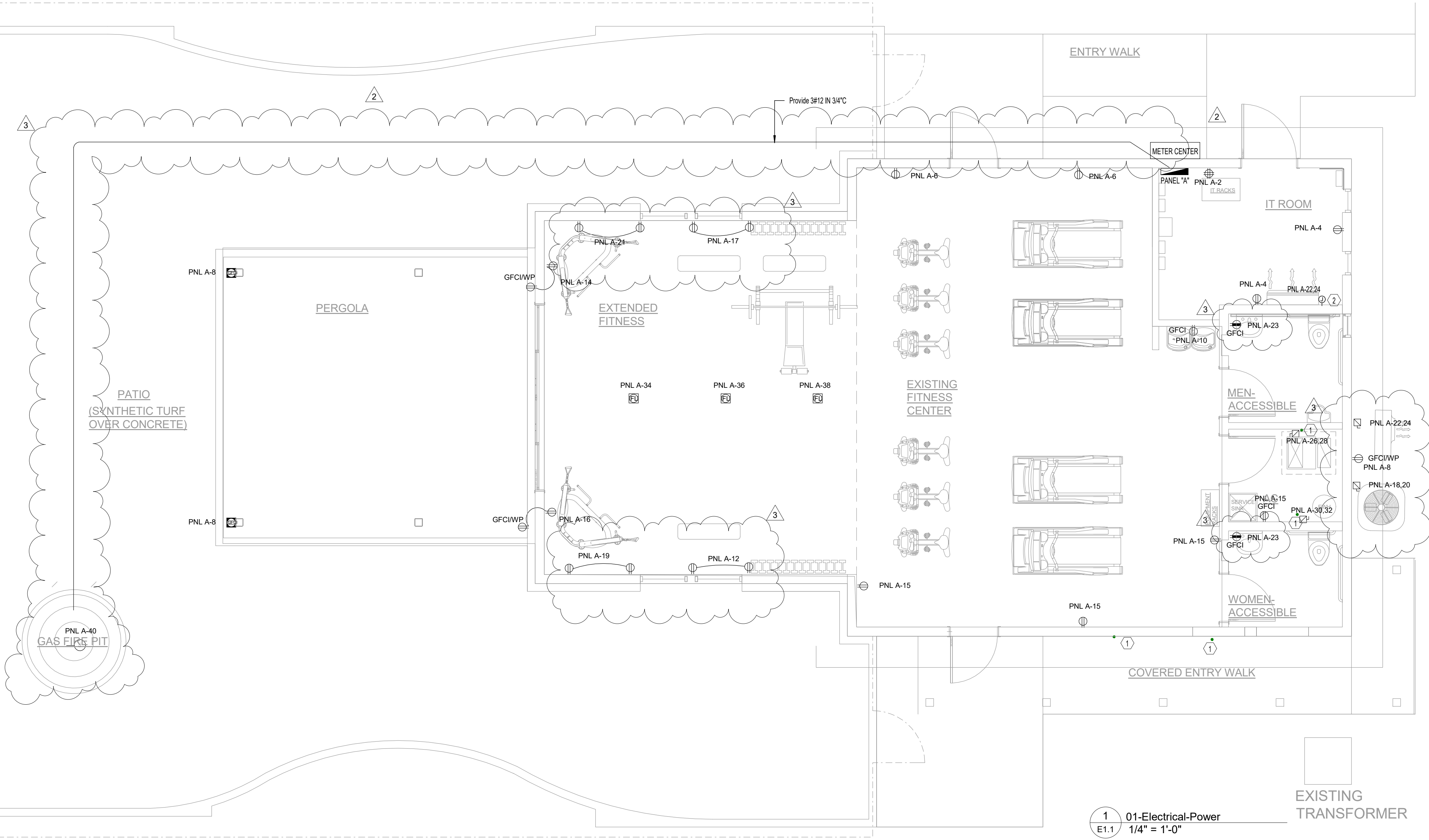
ARC FLASH WARNING



- NOTES:**
- PROVIDE INSTALL SIGN ON ALL EQUIPMENT PER ANSI, NEC AND OSHA. ANSI Z59.4-1984 PRODUCT SAFETY SIGNS AND LABELS. PROVIDES GUIDELINES FOR THE DESIGN OF SAFETY SIGNS AND LABELS FOR APPLICATION TO PRODUCTS.
 - REFER TO RISER DIAGRAM FOR SHORT CIRCUIT AMPERAGE INFORMATION.

REFERENCE NOTES

#	Description
1	PROVIDE DISCONNECT FOR MECHANICAL EQUIPMENT, FIELD VERIFY EXACT LOCATION AND ELEVATION.
2	PROVIDE J-BOX FOR MECHANICAL EQUIPMENT, FIELD VERIFY EXACT LOCATION AND ELEVATION.



1 01-Electrical-Power
E1.1 1/4" = 1'-0"

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407-618-3370 anwarchitect@yahoo.com

State of Florida Registration: AR10354

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DATE	DESCRIPTION	OWNER REVISIONS
06/29/23		

NORTHGATE LAKES
CENTRAL FLORIDA

Northgate Lakes Fitness Center
Alterations & Addition
1389 Northgate Circle
Oviedo, FL 32765

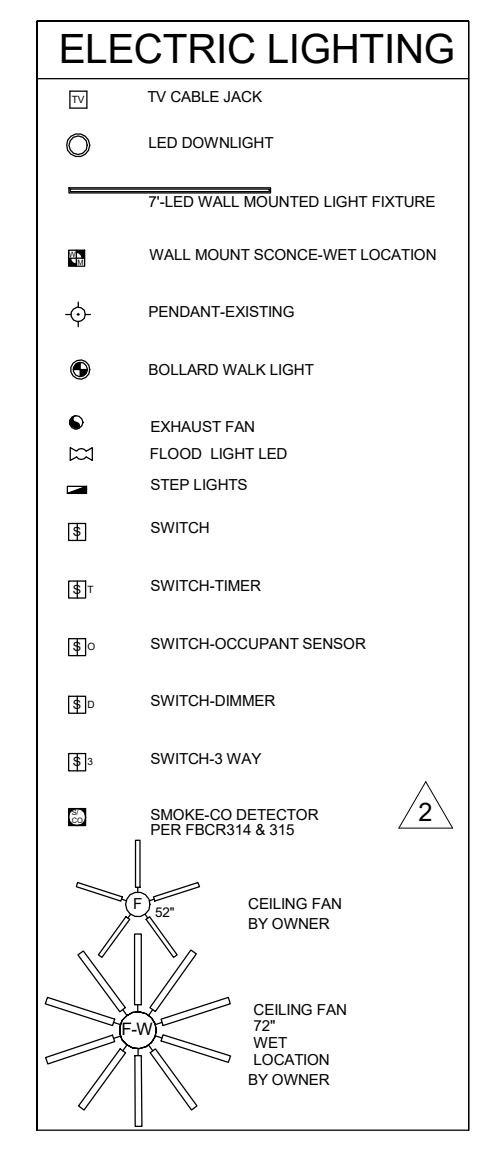
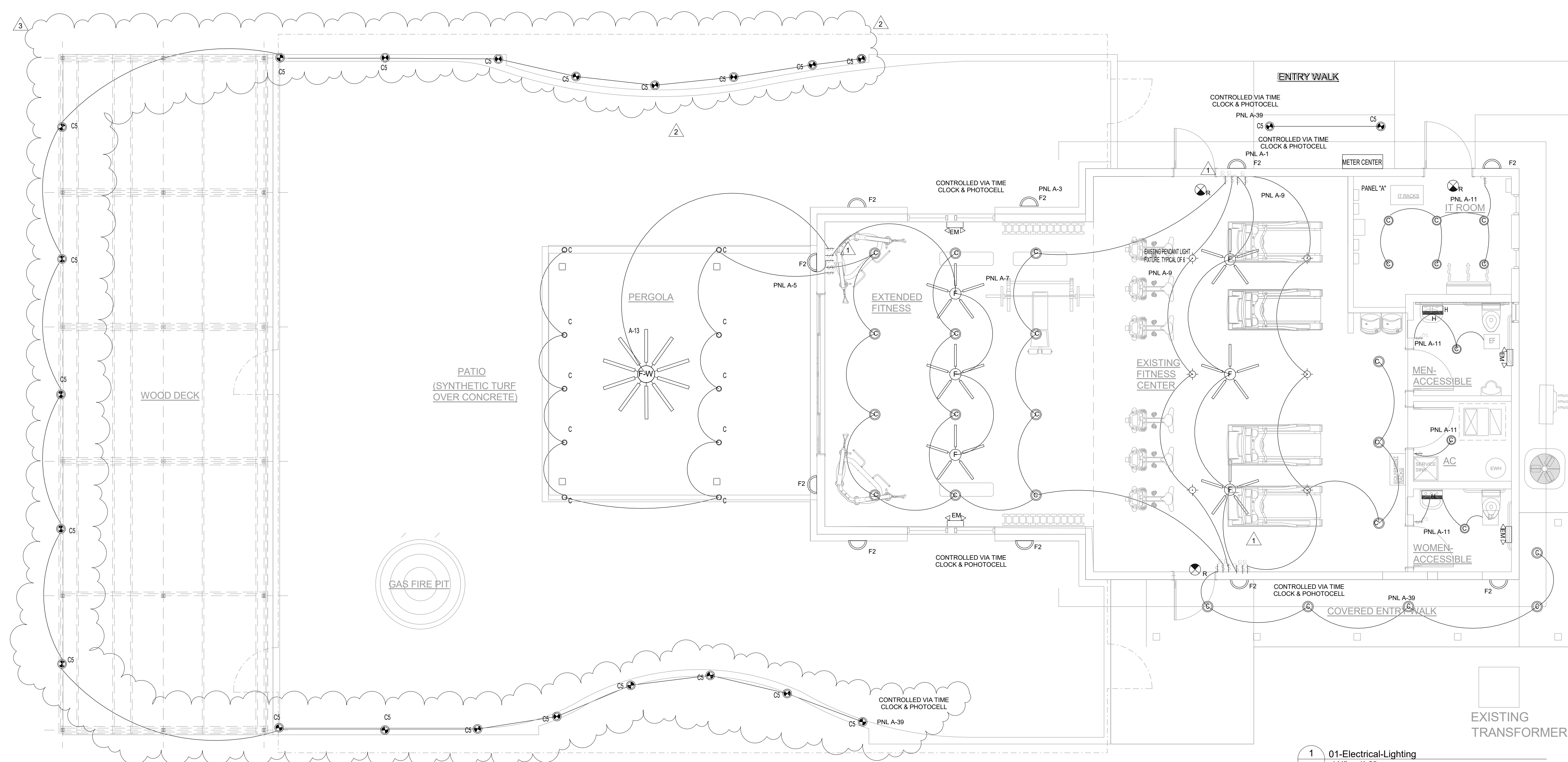
ELECTRICAL FLOOR PLAN - POWER

PRELIMINARY
PRELIM PRICING
DESIGN DEV.
BIDDING
PERMIT DOCUMENTS
DOCUMENT REV'S

DATE : 6/29/2023
JOB NO. : EPG21029
SHEET NUMBER

E1.1

APPROVED BY: DATE:



REVISIONS

NO.	DATE	DESCRIPTION
3	06/29/23	OWNER REVISIONS

NORTHGATE LAKES
 CENTRAL FLORIDA
 Northgate Lakes Fitness Center
 Alterations & Addition
 1389 Northgate Circle
 Oviedo, FL 32765

1 01-Electrical-Lighting
 E1.2 1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE

Type Mark	Description	Manufacture	Model	Lamp	Apparent Load
C	DOWNLIGHT LED LIGHT FIXTURE TBD BY OTHER, if exterior shall be weatherproof	COOPER INDUSTRIES	SPECIFIED BY OTHERS	LED	28 VA
C5	BOLLARD LIGHTS OUTDOOR LOCATION	COOPER INDUSTRIES	SPECIFIED BY OTHERS	LED	53 VA
EM	EMERGENCY LIGHTS W/ BATTERY BACK-UP	COOPER INDUSTRIES	APEL SERIES	LED	2 VA
F2	OUTSIDE WALL MOUNT, LED FIXTURE TBD BY OTHERS	COOPER INDUSTRIES	SPECIFIED BY OTHERS	LED	66 VA
H	VANITY WALL SCONCE TBD BY OTHERS	COOPER INDUSTRIES	SPECIFIED BY OTHERS	LED	18 VA
R	SELF POWERED COMBINATION EXIT-EMERGENCY LIGHT	COOPER INDUSTRIES	APCHTR	LED	10 VA

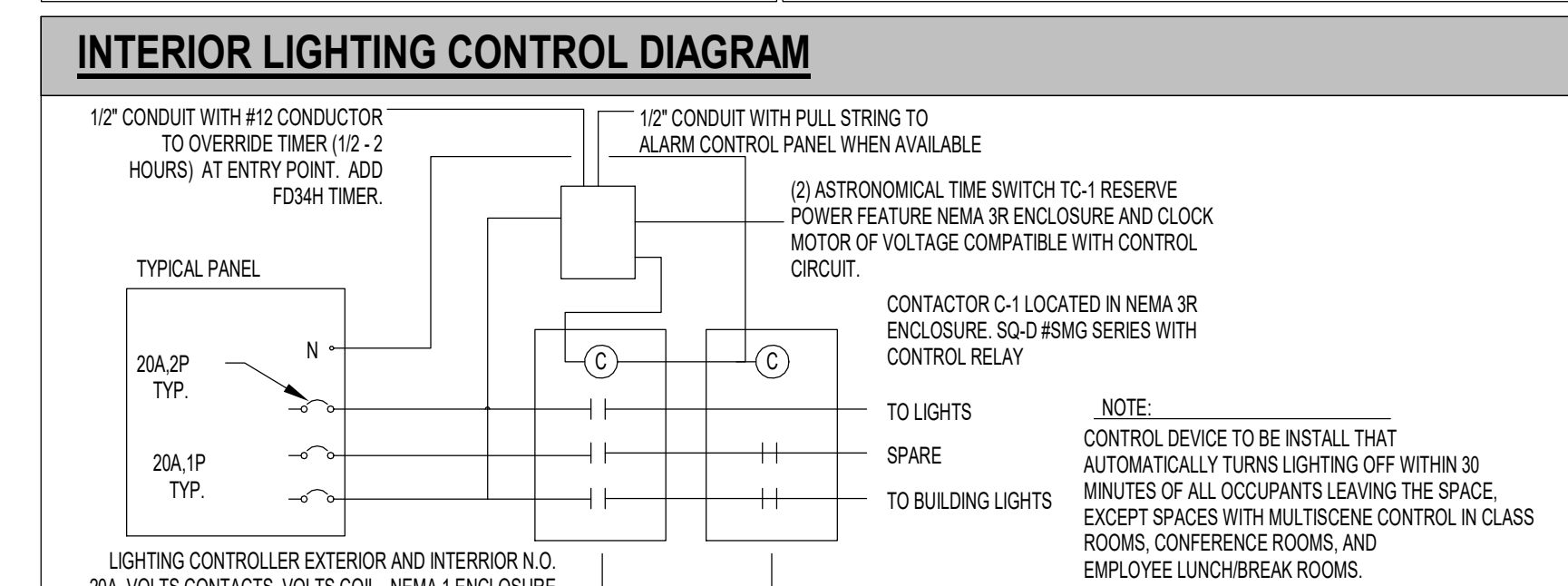
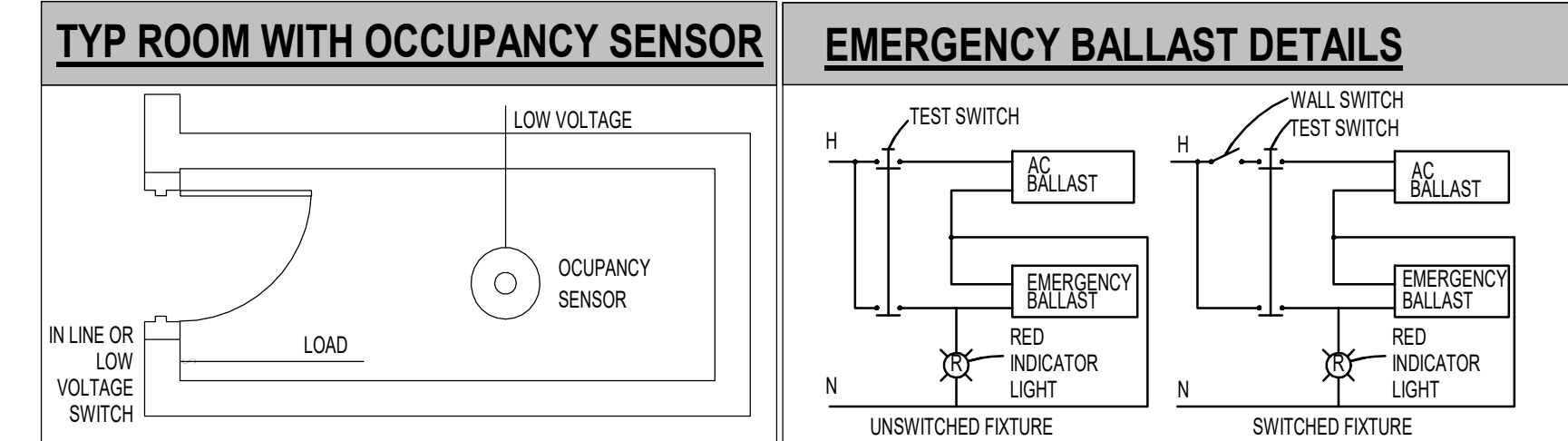
ABBREVIATIONS

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AC - AIR CONDITIONING	LTG - LIGHTING
AC - ALTERNATING CURRENT	KCMIL - THOUSANDS OF CIRCULAR MILS
AFF - ABOVE FINISHED FLOOR	MCU - MASTER CONTROL UNIT
AFG - ABOVE FINISHED GRADE	MCP - MOTOR CIRCUIT PROTECTION
AHU - AIR HANDLING UNIT	MH - METAL HALIDE
AWG - AMERICAN WIRE GAUGE	N - NEUTRAL
C - CONDUIT	NA - NOT APPLICABLE
CFR - COMPACT FLUORESCENT LAMP	NF - NON-FUSED
CH - COUNTER HEIGHT	NL - NIGHT LIGHT
CONC - CONCRETE	NEC - NATIONAL ELECTRICAL CODE
COND - CONDUIT	NIC - NOT IN CONTRACT
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J - JUNCTION	
KAIC - (THOUSAND) AMPERE INTERRUPTING CAPACITY	
KVA - KILOWATT-AMPERES	
KW - KILOWATT	

LIGHTING SYMBOL LEGEND
ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON THE DRAWINGS

	2x4 / 1x4 LIGHT FIXTURE
	SQUARE COMPACT CEILING LIGHT FIXTURE
	ROUND COMPACT CEILING LIGHT/DOWN LIGHT
	STRIP, OR INDUSTRIAL LIGHT FIXTURE
	WALL MOUNTED FULL-CUTOFF FIXTURE
	TRACK LIGHT, LAMPS AND LEGHT AS SHOW ON PLANS
	EXIT-EMERGENCY COMBO LIGHT. ARROWS INDICATE DIRECTION AND SHADE INDICATE FACE(S) OF FIXTURE.
	EMERGENCY BATTERY OPERATED WALL PACK WITH TWO AIMABLE HEADS
	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR
	CEILING MOUNTED DAYLIGHT PHOTOCCEL SENSOR
	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR AND DAYLIGHT PHOTOCCELL COMBO
	SINGLE POLE SWITCH
	3- THREE WAY
	D- DIMMING
	T- TIMER
	LV- LOW VOLTAGE
	4- FOUR WAY
	DIGITAL MULTI-ZONE WALL KEYPAD LIGHTING CONTROL

- LIGHTING NOTES:**
- ALL LIGHTING SHALL BE CONNECTED TO 100 AMP 208V PANEL UNLESS NOTED OTHERWISE
 - REFER TO ARCHITECT'S REFLECTED CEILING PLAN FOR EXACT LIGHTING FIXTURE HEIGHT AND LOCATION
 - ALL LIGHTING FIXTURES SHALL COMPLY WITH IESNA 410.1000
 - EACH SPACE ENCLOSED BY CEILING-HEIGHT PARTITIONS SHALL HAVE AT LEAST ONE CONTROL DEVICE TO INDEPENDENTLY CONTROL THE GENERAL LIGHTING WITHIN THE SPACE PER CHAPTER 4 FROM IFC ENERGY CONSERVATION
 - ALL EMERGENCY AND EXIT LIGHTING SHALL BE CONNECTED AHEAD OF LOCAL SWITCHING
 - ALL LIGHTS SHALL BE LED AND ALL LIGHTS SWITCHES GUARANTEED TO WORK WITH LED FIXTURES
 - GENERAL CONTRACTOR SHALL COMPLETE THE FUNCTIONAL TESTING OF THE LIGHTING CONTROL SYSTEMS TO ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATE, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THIS DOCUMENT AND MANUFACTURER'S INSTRUCTIONS PER IFC 7TH EDITION (2020) SECTION C48.3.1
 - CONTRACTOR SHALL PROVIDE DOCUMENTATION CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET DOCUMENTED PERFORMANCE CRITERIA OF IFC 7TH EDITION (2020) SECTION C48.3 AND THE DOCUMENTATION TO BE PROVIDED TO THE BUILDING OWNER WITHIN 60 DAYS FROM THE DATE OF RECEIPT OF THE CERTIFICATE OF OCCUPANCY PER IFC 7TH EDITION (2020) SECTION C48.3.2
 - ALL LIGHTING SHOULD HAVE TIMELOCK TO TURN OFF WHEN SPACE IS EMPTY. PROVIDE LIGHTING CONTROL FOR FAN AND LIGHT FIXTURES. SEE INTERIOR LIGHTING CONTROL DIAGRAM DETAILS



ELECTRICAL FLOOR PLAN - LIGHTING

PRELIMINARY
PRELIM PRICING
DESIGN DEV.
BIDDING
PERMIT DOCUMENTS
DOCUMENT REV'S

DATE: 6/29/2023
 JOB NO.: EPG21029
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APPROVED BY: DATE:

LIGHTING CONTROL DETAILS

EQUIPMENT LEGEND

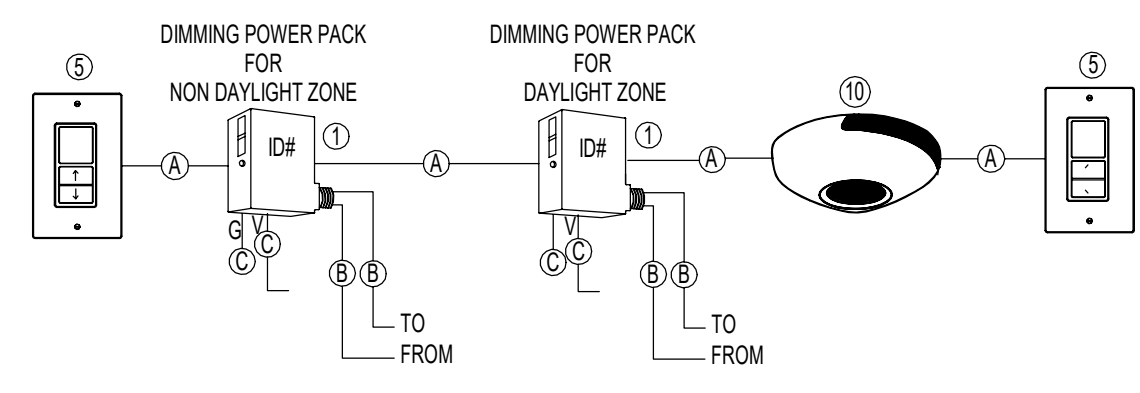
- 1 SWITCHING AND 0-10V DIMMING PACK MODEL # rpp16 D
- 2 OCCUPANCY/VACANCY SENSOR MODEL # rcm PDT 10
- 3 OCCUPANCY/VACANCY SENSOR AND PHOTOCELL COMBO MODEL # rcm PDT 10 ADX
- 4 DIMMER/OCCUPANCY/VACANCY WALL SWITCH COMBINATION UNIT MODEL # WSX D
- 5 ON/OFF RAISE/LOWER DIMMER OVERRIDE SWITCH MODEL # Npdm DX
- 6 OCCUPANCY SENSOR MODEL # rcm PDT 10
- 7 ON/OFF RAISE/LOWER 2 ZONES DIMMER OVERRIDE SWITCH MODEL # Npdm 2P DX
- 8 DIMMER/VACANCY DIMMING PACK MODEL # NPP16 D SA
- 9 ON/OFF RAISE/LOWER 4 ZONES DIMMER OVERRIDE SWITCH MODEL # Npdm 4P DX
- 10 DAYLIGHT HARVESTING PHOTOCELL MODEL # ncm ADX R3
- 11 PLUG LOAD CONTROL POWER PACK MODEL # rpp20 PL
- 12 20 AMP 120V SWITCH DUPLEX RECEPTACLE PROVIDE LABEL ON THE COVER.
- 13 CAT-5e SPLITTER

WIRE LEGEND

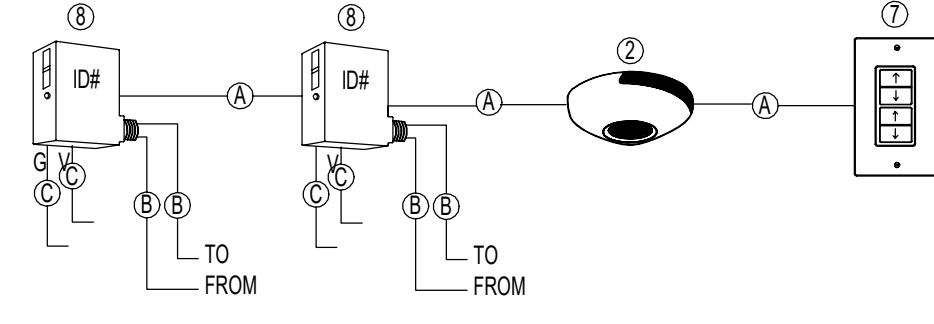
- (A) CAT 5 (LOW VOLTAGE)
- (B) CLASS 1 (LINE VOLTAGE)
- (C) CLASS 2 (LOW VOLTAGE)

LIGHTING CONTROL NOTES:

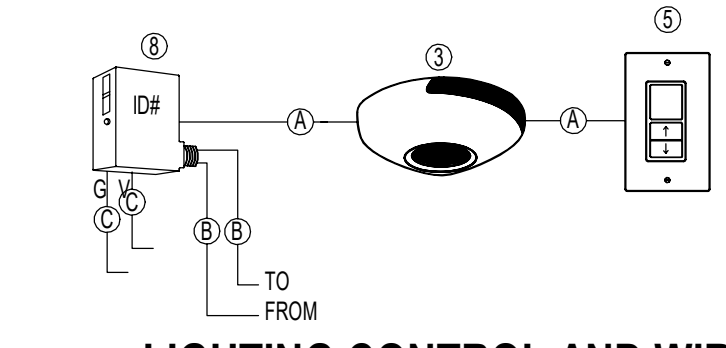
- 1- RISER DIAGRAMS ARE TO SHOW DESIGN INTENT FOR STANDALONE AND NETWORK AREAS.
- 2- DIMMING INCLUDED IN ALL AREAS AND ALL DIMMING IS 0-10V.
- 3- ALL DAYLIGHT SENSORS MUST BE PHOTOCELL AND OCCUPANCY SENSOR COMBINATION UNITS.
- 4- SENSORS AND POWER PACKS MUST OPERATE IN VACANCY MODE OR OCCUPANCY MODE OF OPERATION.
- 5- REFER TO FLOOR PLANS FOR QUANTITIES OF CONTROL DEVICES SUCH AS OCCUPANCY SENSORS, PHOTOCELLS, AND DIMMER SWITCHES.
- 6- QUANTITIES OF DIMMING POWER PACKS AND US44 DIMMING POWER PACKS REQUIRED PER SWITCH LEGS AND ZONES.
- 7- ROOM LOCATIONS LISTED BELOW INDICATE GENERAL DESIGN INTENT BUT ARE NOT LIMITED TO JUST.
- 8- OCCUPANCY SENSORS CONTROLLING LUMINAIRES PROVIDING ILLUMINATION OF THE MEANS OF EGRESS MUST BE FAIL SAFE DEVICES PER NFPA 101 A.7.1.2.3.
- 9- AREA WITH OCCUPANCY CONTROLS FOR LIGHTS MUST:
 - *AUTOMATICALLY TURN LIGHTS OFF WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE
 - *BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN LIGHTING ON TO NOT MORE THAN 50% POWER UNLESS THE OCCUPANT PIPES.
 - *SHALL INCORPORATE A MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.
- 10- OCCUPANCY SENSORS CONTROLLING LUMINAIRES PROVIDING ILLUMINATION OF THE MEANS OF EGRESS MUST BE ACTIVATED BY ACTIVATION OF THE BUILDING ALARM SYSTEM. IF PROVIDED, NFPA 101 7.8.1.2.2.
- 11- GENERAL CONTRACTOR SHALL INCLUDE A COMPLETE LIGHTING CONTROL SYSTEM WITH CENTRAL CONTROLLERS. LIGHTING CONTROL MUST COMPLY WITH THE ENERGY CONSERVATION SECTION CAS.2. PROVIDE MANUAL AND AUTOMATIC CONTROLS FOR ALL SPACES. AUTOMATIC CONTROLS WILL NOT BE ALLOWED FOR LIGHTS PROVIDING ILLUMINATION FOR ELECTRICAL PANELS. PROVIDE METHOD OF COMPLIANCE ON FLOOR PLAN.



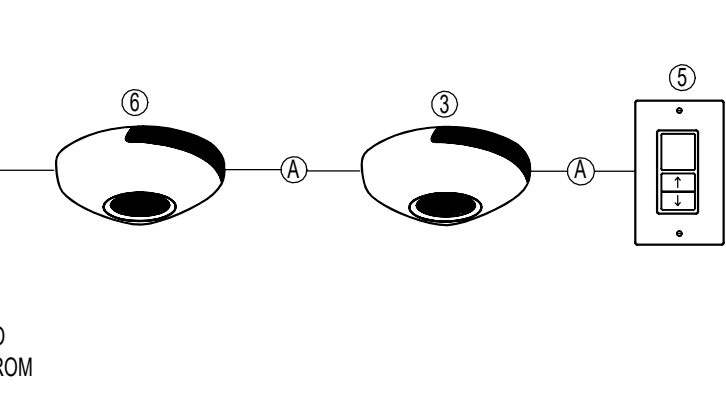
LIGHTING CONTROL AND WIRING DETAIL
SCALE: NONE



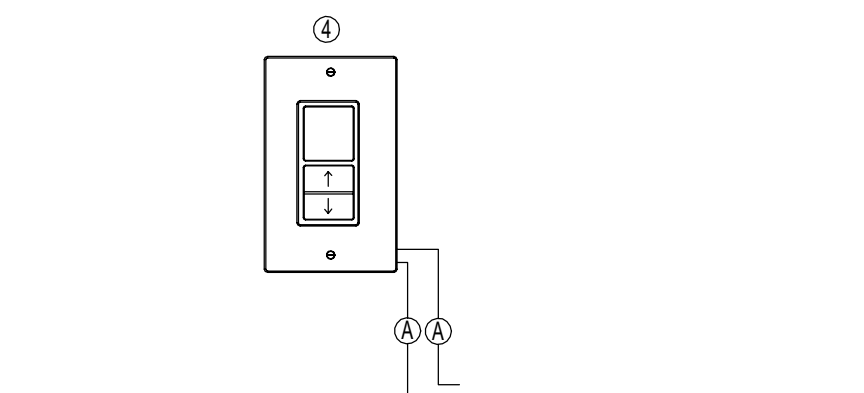
LIGHTING CONTROL AND WIRING DETAIL
SCALE: NONE



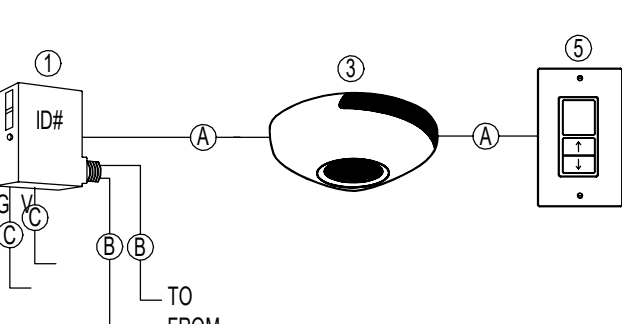
LIGHTING CONTROL AND WIRING DETAIL
SCALE: NONE



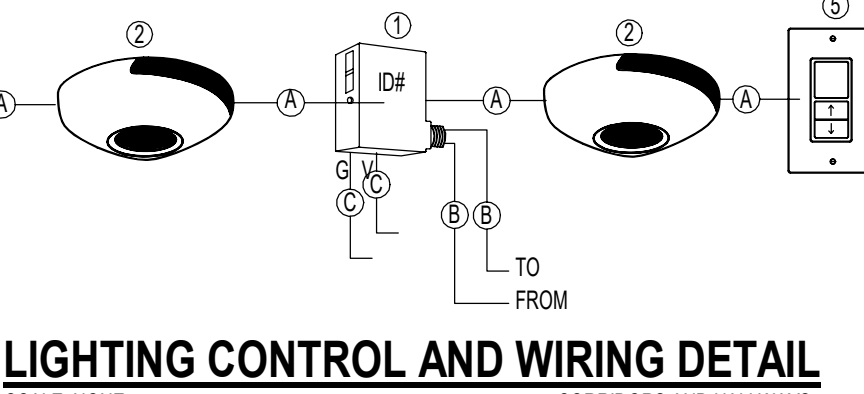
LIGHTING CONTROL AND WIRING DETAIL
SCALE: NONE



LIGHTING CONTROL AND WIRING DETAIL
SCALE: NONE

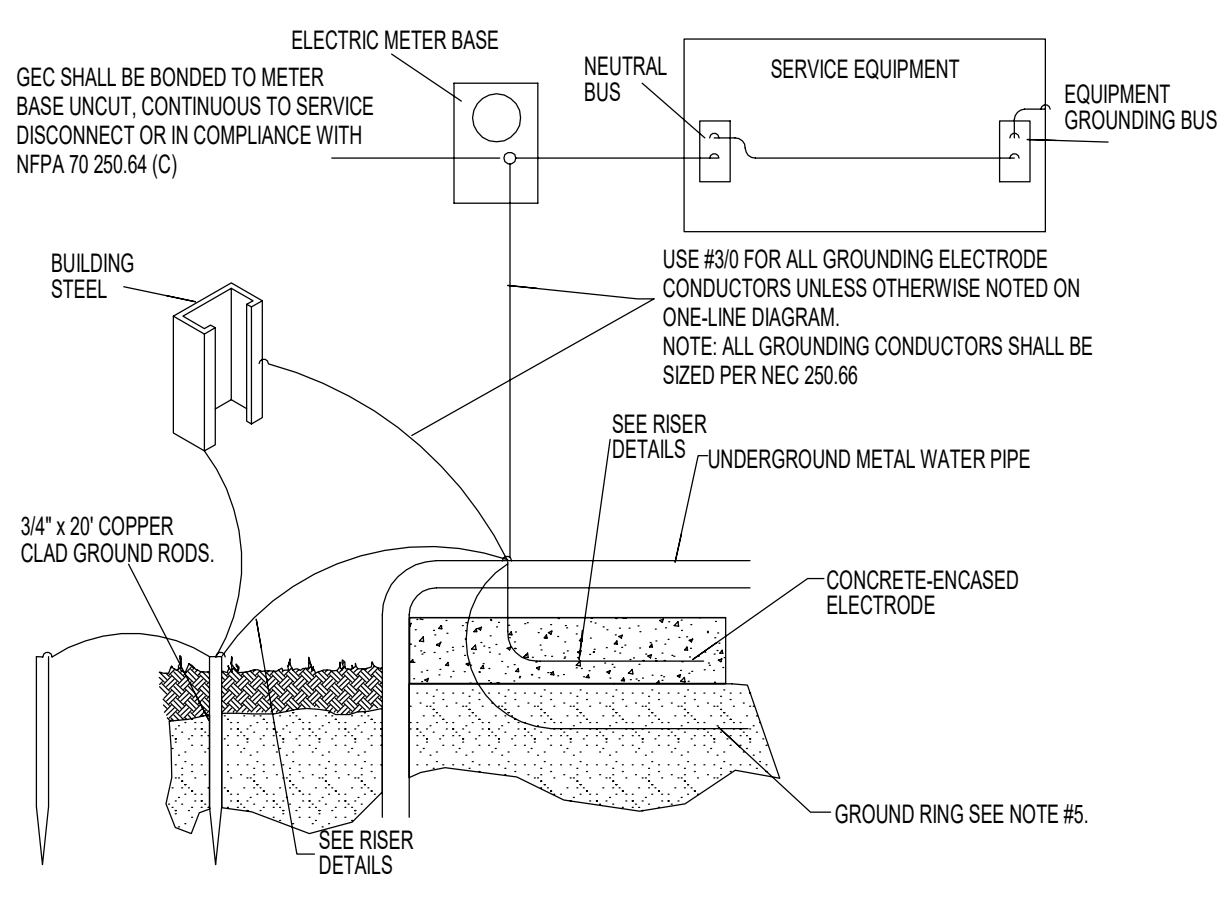


LIGHTING CONTROL AND WIRING DETAIL
SCALE: NONE



LIGHTING CONTROL AND WIRING DETAIL
SCALE: NONE

GROUNDING ELECTRODE CONDUCTOR DETAIL



- NOTES:**
1. FULL SIZE GROUND MEANS THAT GROUND CONDUCTOR SIZE SHALL BE AS SHOWN ON SERVICE EQUIPMENT ON THE POWER RISER DIAGRAM.
 2. AFTER GROUNDING SYSTEM IS INSTALLED, GROUND RESISTANCE SHALL BE MEASURED, TO ASSURE THAT GROUND VALUE OF 25 OHM MAXIMUM RESISTANCE IS ACHIEVED. IF NOT, ADDITIONAL GROUNDING SHALL BE PROVIDED TO MEET THE SPECIFIED VALUE.
 3. ALL CONNECTIONS TO GROUND RODS SHALL BE EXOTHERMIC WELD CONNECTIONS. IF CONNECTIONS WILL REMAIN ACCESSIBLE, ADRN STYE GROUNDING CLAMPS MAY BE USED.
 4. GROUND CONDUCTOR SHALL BE LOCATED WITHIN OR NEAR BOTTOM OF CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, AND SHALL CONSIST OF AT LEAST 20 FEET OF ONE OR MORE STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH DIAMETER, OR OF AT LEAST 20 FEET OF BARE COPPER CONDUCTOR.
 5. OPTIONAL - IF 25 OHMS OR LESS (PER NEC 250) CANNOT BE ACHIEVED BY THE METHODS ABOVE THEN A GROUND RING ENCIROLING THE BUILDING OR STRUCTURE, IN DIRECT CONTACT WITH EARTH, CONSISTING OF AT LEAST (20 FT.) OF BARE COPPER CONDUCTOR NOT SMALLER THAN 2 AWG SHALL BE INSTALLED, PER ARTICLE 250.52(A)(4), NEC.
 6. GROUND ELECTRODE CONDUCTOR(S) SHALL BE PROTECTED AS REQUIRED BY NFPA 70 250.64

MANUFACTURER: SQUARE-D
 MAIN BREAKER: M.L.O.
 MAIN LUGS: 225
 K.A.I.C.: 22
 MOUNTED: FLUSH

NAME: PANEL "A"
 1 PHASE
 3 WIRE
 120/240 VOLTS

PROJECT NAME: NGL FITNESS
 PROJECT NUMBER: EPG21029
 FED FROM: METER CENTER

NOTE	CKT NO.	IDENTIFICATION	WIRE/COND	CODE	LOAD/PHASE (KVA)		CIRCUIT BREAKER ALL BREAKERS ARE SIZED FOR CONTINUOUS LOAD PER NEC 210.20(A)		LOAD/PHASE (KVA)		CODE	WIRE/COND	IDENTIFICATION	CKT NO.	NOTES
					A	B	TRIP	P	TRIP	A					
	1	EXTERIOR LIGHT	3#12 IN 3/4" C	L	1.00		20	1	1	20		R	3#12 IN 3/4" C	RECEPT SERVER RM	2
	3	EXTERIOR LIGHT	3#12 IN 3/4" C	L		1.00	20	1	1	20		R	3#12 IN 3/4" C	RECEPT SERVER RM	4
	5	LIGHTS	3#12 IN 3/4" C	L	1.00		20	1	1	20	0.36	R	3#12 IN 3/4" C	RECEPT	6
	7	LIGHTS	3#12 IN 3/4" C	L		1.00	20	1	1	20	1.00	R	3#12 IN 3/4" C	RECEPT	8
	9	LIGHTS	3#12 IN 3/4" C	L	1.00		20	1	1	20	1.00	R	3#12 IN 3/4" C	WATER COOLER	10
	11	LIGHTS	3#12 IN 3/4" C	L		1.00	20	1	1	20	0.36	R	3#12 IN 3/4" C	RECEPT	12
	13	LIGHTS	3#12 IN 3/4" C	L	1.00		20	1	1	20	0.36	R	3#12 IN 3/4" C	RECEPT	14
	15	RECEPT	3#12 IN 3/4" C	R		0.54	20	1	1	20	0.36	R	3#12 IN 3/4" C	RECEPT	16
	17	RECEPT	3#12 IN 3/4" C	R	0.36		20	1				O			18
	19	RECEPT	3#12 IN 3/4" C	R		0.36	20	1	2	50	3.00	O	3#6 IN 1" C	CU-1	20
	21	RECEPT	3#12 IN 3/4" C	R	0.18		20	1				O			22
	23	RECEPT R.R.	3#12 IN 3/4" C	R		0.36	20	1			1.00	O	3#10 IN 1" C	IU-1/OU-1	24
	25	SPARE					20	1	2	60	4.00	O			26
	27	SPARE					20	1	2	60	4.00	O	3#6 IN 1" C	AHU-1	28
	29	SPARE					20	1	2	30	2.50	O			30
	31	SPARE					20	1	2	30	2.50	O	3#10 IN 1" C	WATER HEATER	32
	33	SPARE					20	1	1	20	1.00	R	3#12 IN 3/4" C	FLOOR RECEPT	34
	35	SPARE					20	1	1	20	1.00	R	3#12 IN 3/4" C	FLOOR RECEPT	36
	37	SPARE					20	1	1	20	1.00	R	3#12 IN 3/4" C	FLOOR RECEPT	38
	39	BOLLARD LIGHTS	3#12 IN 3/4" C	L		1.20	20	1	1	20	0.20	R	3#12 IN 3/4" C	GAS PIT IGNITION	40
					4.5	5.5						15.2	14.4		

TOTAL KVA PHASE A: 19.76
 TOTAL KVA PHASE B: 19.88

TOTAL CONNECTED KVA: 39.64
 TOTAL CONNECTED AMPS: 165.17
 TOTAL DEMAND KVA: 41.57
 TOTAL DEMAND AMPS: 173.21

	CONN. LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
LIGHTING (L)	8.2	1.25	10.25
RECEPTACLES (R)	10.24	NEC	10.12
A/C HEATING (H)	0	1.00	0
A/C COOLING (C)	0	1.00	0
KITCHEN EQUIPMENT (K)	0	NEC	0
LARGEST MOTOR (M)	0	1.25	0
OTHER (O)	21.2	1.00	21.2

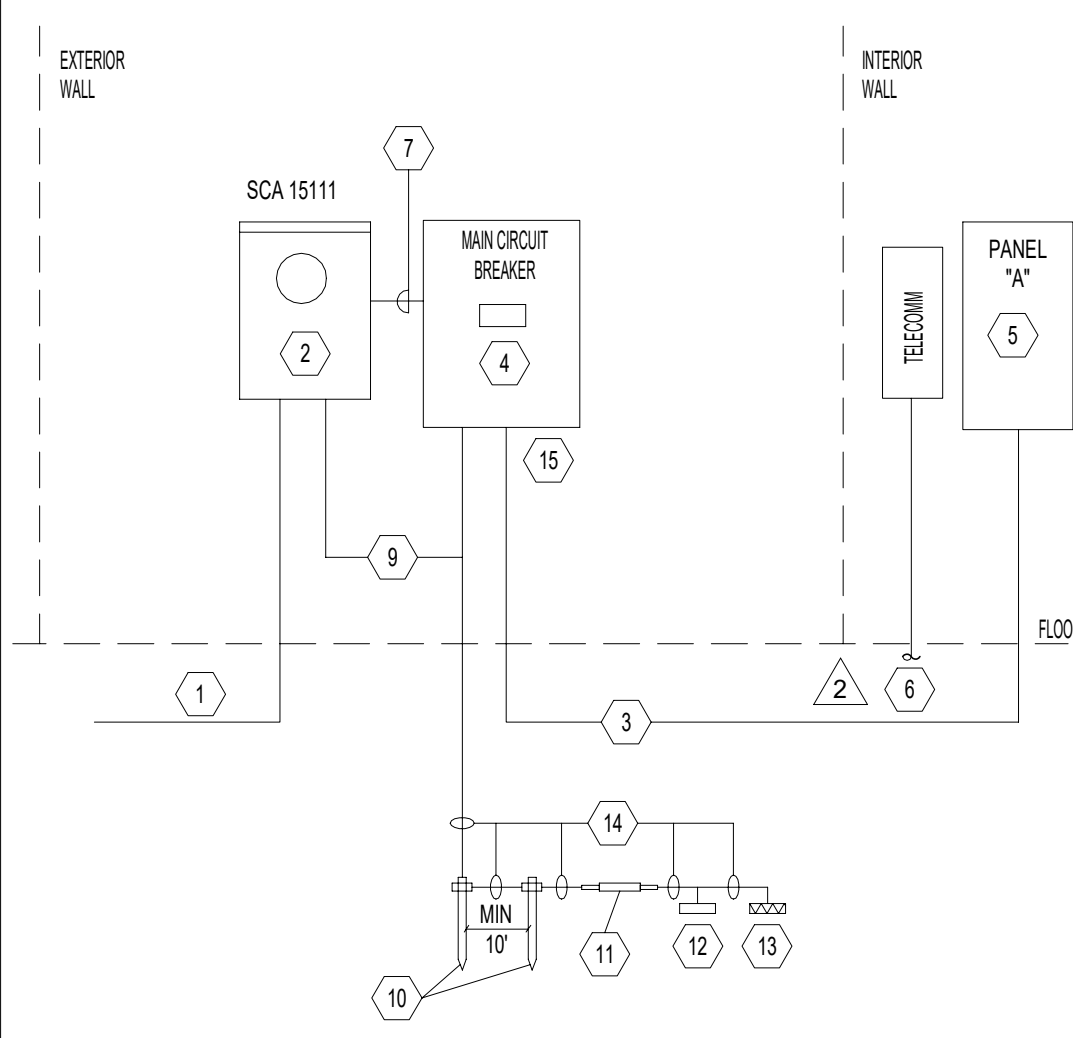
SQUARE FOOT: 1000 GENERAL LIGHTING LOAD: 0 VA/SF

* LIGHTING DEMAND LOAD IS BASED ON THE LARGER OF THE TWO (CONNECTED VS. TABLE 220.12, NEC 2017.)

**LARGER A/C LOAD: 0 KVA
 (TL) LENGT: 0 KVA

- 1) LOCKED CIRCUIT BREAKER 2) HACR RATED CIRCUIT BREAKER 3) VIA TENANT TIME CLOCK 4) GFCl, 5) SHUNT TRIP 6) TYPE D BREAKER, 7) AFCI BREAKER

ELECTRICAL RISER DIAGRAM



- REFERENCE NOTES:**
- 1 TO UTILITY POINT OF CONNECTION 120/240V, 10, POLE & TRANSFORMER. 1 SET OF 3#30 IN 2" C.
 - 2 UTILITY METER IN NEMA 3R.
 - 3 1 SET OF, 3#30 AND 1#4G IN 2.5" C.
 - 4 200 AMP MAIN CIRCUIT BREAKER, 120/240V, 10.
 - 5 PANEL "A" 225A MLO, 120/240V, 10. REFER TO PANEL SCHEDULE.
 - 6 PROVIDE 1" C FOR DATA/TELECOMM
 - 7 1 SET OF 3#30 IN 2" C.
 - 8 N/A
 - 9 1#8G EQUIPMENT JUMPER.
 - 10 3/4" X 20" 0" COPPER GROUND ROD.
 - 11 STEEL WATER PIPE, IF AVAILABLE.
 - 12 BUILDING STEEL, IF AVAILABLE.
 - 13 CONCRETE ENCASED ELECTRODE.
 - 14 1#4 COPPER GROUNDING ELECTRODE.
 - 15 A SIGN MUST BE PLACED AT THE SERVICE ENTRANCE EQUIPMENT INDICATING THE MAXIMUM AVAILABLE FAULT CURRENT AND CALCULATION DATE, IN COMPLIANCE WITH N.E.C. 110.24 (A)

GENERAL RISER DIAGRAM NOTES:

1. TENANTS NAMES/NUMBERS SHOWN IN LOADCENTER SCHEDULES ARE PER ARCHITECTURAL FLOOR PLANS. CONTRACTOR SHALL PROVIDE FINALIZED LOADCENTER SCHEDULES AT COMPLETION OF PROJECT WITH OWNER PROVIDED TENANTS NAMES/NUMBERS.
2. THE ENTIRE INSTALLATION SHALL MEET ALL REQUIREMENTS OF THE LATEST APPLICABLE EDITION OF THE NEC AND LOCAL CODES. ALL EQUIPMENT SHALL BE LISTED AND BEAR THE LABEL OF AN APPROVED NATIONALLY RECOGNIZED TESTING LABORATORY.
3. ALL EQUIPMENT SHALL BE UNDERWRITER'S LABORATORIES INC. (UL) LISTED AND LABELED.
4. NO CONDUITS SHALL RUN UNDER ANOTHER UNIT WITHOUT BUILDING OFFICIAL APPROVAL OR OWNER MUST PROVIDE EASEMENT TO ALLOW UTILITIES CROSSING PRIVATE PROPERTIES.
5. COORDINATE EXACT LOCATION OF ELECTRICAL METER BANK, TELEPHONE CABINET & CABLE TV WITH CIVIL ENGINEER AND UTILITY COMPANIES.
6. IF ANY CONDITION IS EXISTING, CONTRACTOR SHALL HAVE SITE VISIT, INSPECT THE EXISTING SERVICE, ELECTRICAL CONDITIONS AND MATCH WITH ELECTRICAL PLANS. IF THERE IS ANY DISCREPANCY, NOTIFY ENGINEER BEFORE PLACING THE BID FOR THE JOB.
7. ELECTRICAL PANEL SCHEDULE AND RISERS PROVIDED TO ESTABLISH THE QUALITY OF DESIGN. CHANGING TO MANUFACTURE COULD RESULT DIFFERENT DIMENSION OR LOCATION OF ELECTRICAL PANELS. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR FINAL DIMENSION AND MANUFACTURE BEFORE PLACING THE ORDER.



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REVISIONS	DESCRIPTION	DATE	OWNER REVISIONS
3		06/29/23	



Northgate Lakes Fitness Center
 Alterations & Addition
 1389 Northgate Circle
 Oviedo, FL 32765

ELECTRICAL DETAILS

PRELIMINARY
PRELIM PRICING
DESIGN DEV.
BIDDING
PERMIT DOCUMENTS
DOCUMENT REV'S

DATE: 6/29/2023
 JOB NO.: EPG21029
 SHEET NUMBER

E2.1

APPROVED BY: DATE:

MECHANICAL SYMBOLS (ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON THE DRAWINGS)	
DUCT (DUCTWORK)	DUCT (DUCTWORK) CONT.
SUPPLY AIR DIFFUSER - ARROWS INDICATE PATTERN. NO PATTERN SHOWN EQUALS 4-WAY. RETURN AIR DEVICE EXHAUST DEVICE SUPPLY AIR SLOT DEVICE RETURN AIR SLOT DEVICE ROUND DUCT. DIAMETER INDICATED IN INCHES. RECTANGULAR DUCT. SIZE INDICATED IN INCHES, FIRST NUMBER IS SIDE SHOWN. RIGID ROUND DUCT TO FLEX SINGLE LINE SUPPLY AIR DUCTWORK SINGLE LINE RETURN AIR DUCTWORK SPIN-IN TAKE OFF-FITTING WITH DAMPER AND SCOOP SPIN-IN TAKE OFF-FITTING ONLY SUPPLY OR OUTSIDE AIR DUCT RETURN AIR DUCT. RELIEF OR EXHAUST AIR DUCT. DIFFUSER/GRILLE LABEL: - TYPE/DESIGNATION - AIRFLOW (CFM) - NECK SIZE (INCHES) 90 DEGREE DUCT ELBOW. RADIUS DUCT ELBOW - ROUND OR RECTANGULAR. RECTANGULAR DUCT BRANCH TAKE-OFF WITH 45 DEGREE BRANCH INLET. FLARED SPIN-IN WITH DAMPER AND FLEX DUCT (DIFFUSER CONNECTION). ROUND DUCT BRANCH TAKE-OFF FROM RECTANGULAR MAIN WITH CONICAL TAP. DUCT SIZE TRANSITION. REQUIRED SA DUCT, SPIN-IN DAMPER, FLEX DUCT NECK SIZE TO AIR DEVICE WITH CFM REQUIRED CFM SUPPLY OR OUTSIDE AIR DUCT UP SUPPLY OR OUTSIDE AIR DUCT DOWN RETURN AIR DUCT UP RETURN AIR DUCT DOWN RELIEF OR EXHAUST AIR DUCT UP RELIEF OR EXHAUST AIR DUCT DOWN IN-LINE 90 DEGREE DROP (RISE) IN DUCT INCLINED RISE IN DUCT INCLINED DROP IN DUCT TURNING VANES DUCT EXTRACTOR SPLITTER DAMPER/W NECK SIZE DUCT MOUNTED HEATING COIL	DUCT MOUNTED HUMIDIFIER MOTORIZED DAMPER DAMPER TYPE: OPPOSITE BLADE MANUAL DAMPER FIRE DAMPER W/ACCESS DOOR FIRE SMOKE DAMPER W/ACCESS DOOR FIRE DAMPER BAROMETRIC BY-PASS DAMPER EXISTING TO REMAIN EXISTING TO REMOVE FUTURE DUCT TO BE INSTALLED AIR TRANSFER GRILLE PIPING TYPES CD CONDENSATE DRAIN (COLD) GRAVITY RG REFRIGERANT HOT GAS RL REFRIGERANT LIQUID LINE MISCELLANEOUS UNDERCUT DOOR 1" DUCT SMOKE DETECTOR SPACE THERMOSTAT HUMIDISTAT TEMPERATURE SENSOR HUMIDITY SENSOR SPACE THERMOSTAT WITH REMOTE SENSOR FIRESTAT PNEUMATIC TUBING OR CONTROL WIRING DRAWING NOTE REFERENCE ROUND OVAL OR FLAT OVAL SECTION MARK & PAGE CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR. POINT OF NEW CONNECTION LIMIT OF DEMOLITION EXISTING TO BE REMOVED DRAWING/DETAIL REFERENCE KEY REFER TO DRAWING/DETAIL NUMBER SHEET NUMBER

AIR DISTRIBUTION SCHEDULE (ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON THE DRAWINGS)					
MARK	DESCRIPTION	MATERIAL	FINISH	MANUFACTURER & MODEL	NOTES
CD	CEILING DIFFUSER-SQUARE AND RECTANGULAR WITH OPPOSED BLADE VOLUME DAMPER.	ALUMINUM	BAKED OFF-WHITE ENAMEL	PRICE ASCD	2,3,5
RAG EAG TG	EGGCRATE RETURN OR EXHAUST GRILLE WITH OPPOSED BLADE VOLUME DAMPER.	ALUMINUM	BAKED OFF-WHITE ENAMEL	PRICE 85 SERIES	1,2,3,4,5
OAL EAL	OUTSIDE/EXHAUST AIR LOUVER, FLANGE FRAME WITH BIRD SCREEN, WIND DRIVEN RAIN TYPE LOUVER	ALUMINUM	ALUMINUM	GREENHECK EHH601D	-

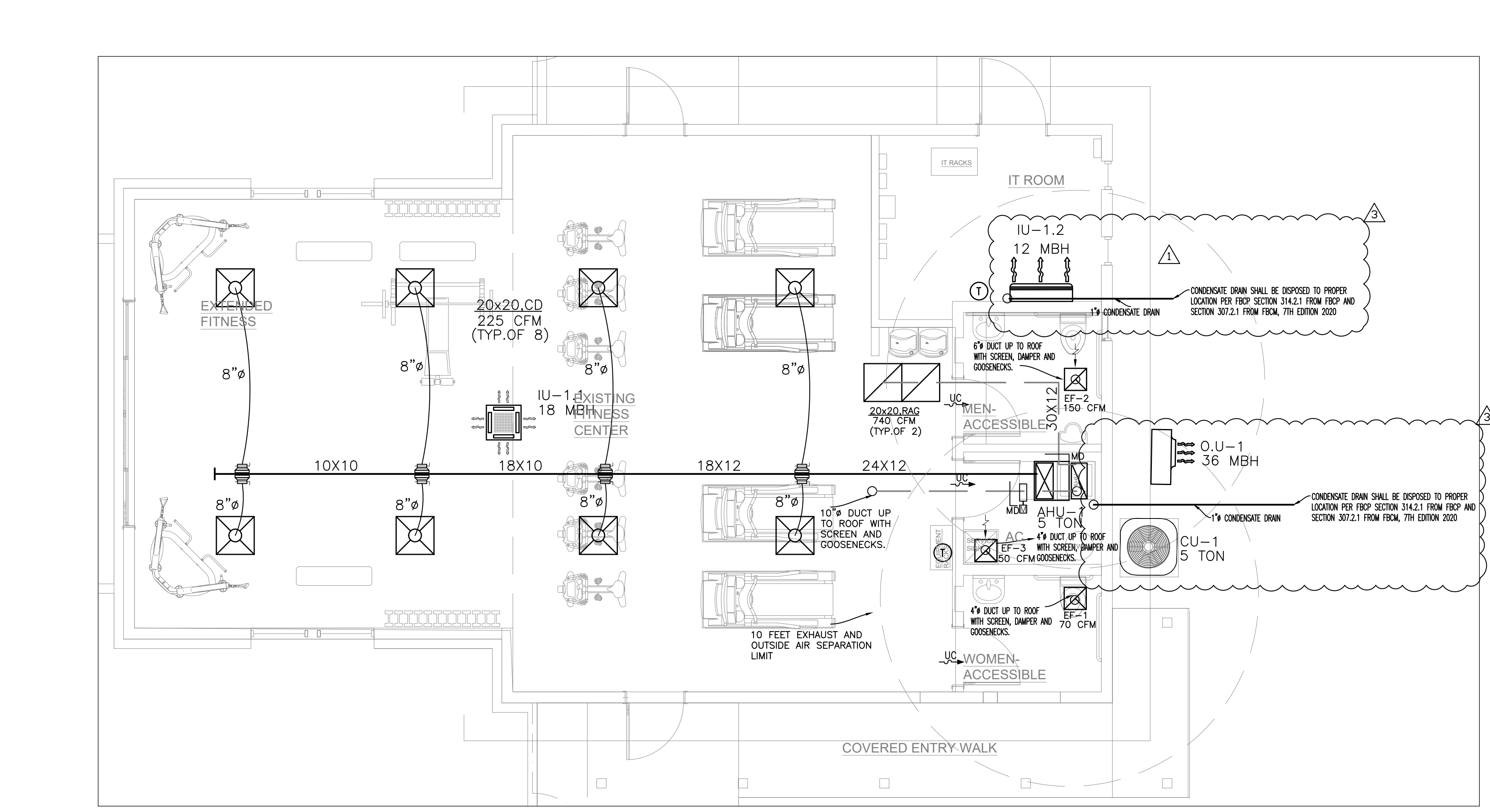
NOTES: 1. PAINT FLAT BLACK INSIDE OF DUCTS BEHIND GRILLES. PROVIDE DUCT COLLAR WITH ALL GRILLES
 2. SEE ARCHITECTURAL CEILING PLAN FOR FRAME TYPE.
 3. PROVIDE SURFACE MOUNT BORDER FOR HARD CEILING.
 4. PROVIDE WITH PLENUM.
 5. INSULATED PLENUM

FACE SIZE
 12x12 CD
 400 CFM
 AIR QUANTITY IN CUBIC FEET PER MINUTE

OAL=OUTSIDE AIR LOUVER
 EAL=EXHAUST AIR LOUVER
 TG=TRANSFER GRILLE

CD=CEILING DIFFUSER
 REG=SIDEWALL OR CEILING REGISTER
 RAG=RETURN AIR GRILLE
 DG=DOOR GRILLE
 LD=LINEAR RETURN DIFFUSER
 LD=LINEAR DIFFUSER

REQUIRED OUTDOOR VENTILATION AIR CALCULATION (PER FBCM403.3)			
AHU-1 (EXISTING)			
MARK	OUTSIDE AIR (CFM)	EXHAUST AIR (CFM)	
AHU-1	+320	-	
EF-1	-	-70	
EF-2	-	-150	
EF-3	-	-50	
TOTAL	+320	-270	
BALANCE = 320 - 270 = +50 CFM			



1 MECHANICAL FLOOR PLAN- HVAC
 SCALE: 1/4"=1'-0"

EXHAUST FAN SCHEDULE			
TAG	EF-1	EF-2	EF-3
LOCATION OR SERVES	TOILETS	TOILETS	TOILETS
CFM	70	150	50
SP. INCHES OF WATER	0.20	0.20	0.20
RPM	900	1100	850
MOTOR HP / WATTS	29 WATTS	36 WATTS	26 WATTS
VOLTS / PHASE	115/277 1Ø	115/277 1Ø	115/277 1Ø
DRIVE	DIRECT	DIRECT	DIRECT
TYPE	CEILING FAN	CEILING FAN	CEILING FAN
WEIGHTS (LBS)	12	18	10
MANUFACTURER	GREENHECK	GREENHECK	GREENHECK
MODEL NO.	SP A90	SP A190	SP A70
REMARKS	1,2,3,4,5,6	1,2,3,4,5,6	1,3,4,5,6,7

REMARKS (TYPICAL ALL UNITS):
 1. PROVIDE UNIT MOUNTED DISCONNECT SWITCH.
 2. PROVIDE OCCUPANCY SENSOR.
 3. PROVIDE SPEED CONTROLLERS.
 4. PROVIDE BACKDRAFT DAMPER (BDD), AND BIRD SCREEN PROTECTION.
 5. PROVIDE SUPPORT RODS AND VIBRATION ISOLATOR.
 6. CONTRACTOR SHALL COORDINATE VOLTAGE SELECTION WITH THIS PROJECT PROVIDE TRANSFORMER IF NECESSARY.
 7. CONTROL WITH MANUAL SWITCH.

2 MECHANICAL SCHEDULE
 SCALE: N.T.S.

AIR HANDLING + CONDENSING UNIT SCHEDULE		
MARK	AHU-1 CU-1	
SYSTEM TYPE	DX-SPLIT	
MANUFACTURER	CARRIER 24AB5/7B4C	
MODEL NO. - COND UNIT	24ACC46A003	
MODEL NO. - AIR HANDLER	FB4C0F060100	
AIR HANDLER DATA		
CABINET TYPE (VERT/HORIZ)	VERTICAL	
CFM TOTAL	1800	
CFM O.A.	300	
E.S.P. (" W.G.)	0.6	
FAN MOTOR HP	3/4	
COOLING DATA		
TOTAL CAPACITY MBH(TON)	60(5)	
SENSIBLE CAPACITY (MBH)	48	
ENT. AIR TEMP.(F)(DB/WB)	78/67	
LEAV. AIR TEMP.(F)(DB/WB)	59/58	
KW (AUXILIARY HEAT)/MCA FOR SINGLE POINT CONNECTION	10/55.1-230	
HEATING DATA		
HEATER STAGES	1	
HEATER MOCP	60	
CONDENSING UNIT DATA		
NO. COMPRESSORS/CYLINDERS	1	
COMP. MCA	34.2	
COMP. R.L.A.	26.4	
COMP. L.R.A.	134	
NO. COND. FANS	1	
FAN FLA	1.2	
MAX. FUSE OR BRK AMPS	50	
ELEC DATA		
AIR HANDLER - V/PH/60	230/1/60	
COND. UNIT - V/PH/60	230/1/60	
OPERATING WEIGHT - Lb.	AHU 175 CU 218	
SEER	14	
REMARK		
NOTES:		
1.	PROVIDE 2" THICK THROWAWAY FILTER. MERV-13 OR EQUAL.	
2.	PROVIDE 24 V CONTROL FOR A PROGRAMMABLE 24-7-DAY TIME CLOCK T*STAT OR COMBINATION OF THERMOSTAT/HUMIDISTAT. CONTROL SYSTEM SHALL HAVE A 5' F DEADBAND, SET POINT OVERLAP RESTRICTION, CAPABILITY OF SETBACK TO 55' F(HEAT) AND 85' F(COOL), 7 DAY CLOCK, 2 HOUR OCCUPANT OVERRIDE, 10 HOUR BACK UP, CAPABILITY OF PROPORTIONAL INTEGRAL CALCULATION TO DETERMINE THE NUMBER OF STAGES REQUIRED FOR HEATING, COOLING AND HUMIDITY TO PROVIDE ACCURATE TEMPERATURE AND HUMIDITY CONTROL. EQUAL TO 33C52PP25-03, SYSTXCCTN01-A OR TP-PRH01-B CARRIER.	
3.	OUTSIDE AIR FOR VENTILATION ARE CALCULATED USING FLORIDA BUILDING CODE CHAPTER 4 FBC-M 7TH EDITION 2020.	
4.	PROVIDE MANUAL AND BAROMETRIC DAMPER FOR OUTSIDE AIR INSTALLED ON RETURN DUCT.	
5.	PROVIDE 5 MINUTE TIME DELAY TO PREVENT SHORT CYCLING OF COMPRESSOR. PROVIDE PHASE LOST PROTECTION FOR THREE PHASE UNITS.	
6.	MODEL NUMBER FOR AC UNITS ARE PROVIDED TO ESTABLISH STANDARD OF QUALITY AND NECESSARY SPECIFICATIONS. COORDINATE WITH MANUFACTURE FOR FINAL MODEL NUMBERS.	

DUCTLESS AC UNIT SCHEDULE		
MARK	IU-1.1/1.2 OU-1	
SYSTEM TYPE	DUCT FREE	
MANUFACTURER	SAMSUNG	
MODEL NO. - COND UNIT	AM01BNNDCH/AA AM012NVDCH/AA	
MODEL NO. - AIR HANDLER	AM036TXMDCH/AA	
AIR HANDLER DATA		
CABINET TYPE (VERT/HORIZ)	WALL/CEILING MOUNT	
CFM TOTAL	---	
FAN MOTOR F.L.A.	0.36 (EACH)	
COOLING DATA		
TOTAL CAPACITY (MBH)	38	
SENSIBLE CAPACITY (MBH)	32	
ENERGY EFFICIENCY(SEER)	17	
ENT. AIR TEMP.(F)(DB/WB)	78/67	
LEAV. AIR TEMP.(F)(DB/WB)	58.7/57.6	
HEATING DATA		
KW (AUXILIARY HEAT)/MCA	HEAT PUMP	
CONDENSING UNIT DATA		
NO. COMPRESSORS/CYLINDERS	1	
COMP. MCA	23	
COMP. MOCP	40	
COMP. R.L.A.	17	
COMP. L.R.A.	17.5	
NO. COND. FANS	1	
ELEC DATA		
AIR HANDLER - V/PH/60	DC24	
COND. UNIT - V/PH/60	230/1/60	
SEER	17.2	
NOTES:		
1.	PROVIDE PROGRAMMABLE 24/7 THERMOSTAT WITH HEATING, COOLING AND ON, OFF, AUTO FOR FAN.	
2.	INSTALL AIR HANDLING AND CONDENSING UNITS PER MFG' RECOMMENDATIONS.	
3.	REFRIGERATION LINE SIZE AND INSTALLATIONS IN ACCORDANCE WITH MFG' RECOMMENDATIONS.	
4.	INDOOR UNITS RECEIVE POWER FROM OUTDOOR UNITS THROUGH FELD-SUPPLIED INTERCONNECTION WIRING.	
5.	TWO INDOOR UNITS AND ONE OUTDOOR UNIT CONFIGURATION SHALL BE INSTALLED IN ACCORDANCE WITH MFG. DETAILS, STANDARD, CONNECTING PARTS AND WIRING DIAGRAM.	



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DATE	DESCRIPTION	PERMIT REVIEW	OWNER REVISIONS
11/09/22	REV-1		
06/29/23			



MECHANICAL FLOOR PLAN "SCHEDULE "HVAC"	
PRELIMINARY	
PRELIM PRICING	
DESIGN DEV.	
PRICING	
PERMIT DOCUMENTS	
DOCUMENT REV'S.	

DATE: 6/29/2023
 JOB NO.: EP021029
 SHEET NUMBER

M1.1

APPROVED BY: DATE:

PLUMBING REFERENCE NOTES

- 1 PIPING LOCATED AT OR ABOVE CEILING.
- 2 PIPING LOCATED BELOW FLOOR SLAB.
- 3 PIPING DROP AND RUN IN WALL.
- 4 PIPING LOCATED IN WALL AND RUN TO CONNECT TO FIXTURE(S).
- 5 DOMESTIC WATER PIPING ROUTE AND TIE TO EXISTING. FIELD VERIFY EXISTING.
- 6 SANITARY OR VENT PIPING ROUTE AND TIE TO EXISTING. FIELD VERIFY EXISTING.
- 7 MAKE NEW CONNECTION TO EXISTING SYSTEM. VERIFY SIZE, LOCATION, ELEVATION AND TYPE OF MATERIALS BEFORE ORDERING ANY NEW MATERIALS OR BEFORE COMMENCING ANY NEW WORK.
- 8 WATER PIPING RISE FROM BELOW GRADE, OFFSET INTO WALL ABOVE FLOOR SLAB IN WALL, RISE TO ABOVE CEILING.

PLUMBING FIXTURE SCHEDULE

ITEM	MODEL #	DESCRIPTION
FLOOR DRAIN		
FD	30003-5A-Y	JOSAM COMPANY CAST IRON ADJUSTABLE FLOOR DRAIN
FRESH WATER TRAPE PRIMER VALVE		
TPV-1	MR-500-NPB	MIFAB PRESSURE DROP ACTIVATED TRAP SEAL PRIMER
WATER CLOSET (FLUSH TANK TYPE)		
WC	K-5298-0	HIGHLINE COMFORT HEIGHT TWO-PIECE ELONGATED 1.0 GPF TOILET WITH STANDARD LEFT OR RIGHT HAND POLISHED CHROME TROP LEVEL
	ML1055	MAINLINE PLASTIC COMMERCIAL ELONGATED TOILET SEAT
	CD2-011	JONES STEPHENS CORP. CLOSET BOLT KIT
ADA LAVATORY		
LAVH	K-1997-4-0	KOHLER BRENHAM WALL MOUNTED BATHROOM SINK
	K-1998-0	KOHLER BRENHAM SHROUD
	MLB120AF	MAINLINE SS BRAIDED FLEXIBLE SUPPLY
	MLQTCR19CX	MAINLINE CHROME PLATED STOPS
	P9704BG	DEARBORN BRASS PLASTIC TUBULAR P-TRAP
UR	S-170A-LF	LEONARD THERMOSTATIC MIXING VALVE
	URINAL	
UR	K-4991-ET-0	KOHLER BARDON HIGH EFFICIENCY URINAL
	8186-0.125-BN-OR	SLDAN ECDS. SENSOR FLUSHMETER 0.125 GPF
	F10-001	JONES STEPHENS ADJUSTABLE URINAL FLANGE KIT
WATER HAMMER ARRESTERS		
WHA	6508660	SHUX CHIEF PISTON TYPE
BOTTLE FILLING STATION		
EWC-1	L2STL8WSLK	ELKAY EZH20 BOTTLE FILLING STATION & VERSATILE BI-LEVEL ADA COOLER FILTERED REFRIGERATED LIGHT GRAY
	MLB120AF	MAINLINE SS BRAIDED FLEXIBLE SUPPLY
	MLQTCR19CX	MAINLINE CHROME PLATED STOPS
	P9704BG	DEARBORN BRASS PLASTIC P-TRAP
EXTERIOR HOSE BIB		
HB-1	WOODFORD 17	FREEZE LESS SILLCOCK THAT WILL NOT RUPTURE WHEN THE FAUCET IS SHUT-OFF AND THE HOSE IS REMOVED. PROVIDE VACUUM BREAKER / ANTI-SIPHON BACKFLOW PREVENTION DEVICE. AN ANTI-SIPHON BACKFLOW PREVENTION DEVICE PROTECTS THE FAUCET FROM ANY POTENTIAL BACK PRESSURE AND CONTAMINATED WATER FLOWING BACK INTO THE MAIN LINE.
FLOOR CLEANOUT		
FCD	55000-1	JOSAM COMPANY CAST IRON CLEANOUT W/ROUND CAST IRON TOP
CIRCUIT SOLVER		
CS-1	CB-1/2 LF	BELL & GOSSETT CIRCUIT SETTER PLUS
MOP SINK		
MS	BKMS-2424-12	BK RESURCE SS FLOOR MOUNTED MOP SINK
	XD-141-RC	MAINLINE CENTURION TWO HANDLE WALL MOUNT FAUCET
	B-3940	T&S BRASS ROTARY WASTE VALVE W/TWIST HANDLE
ML710	MAINLINE P-TRAP W/CLEANOUT	

ELECTRICAL WATER HEATER EQUIPMENT SCHEDULE

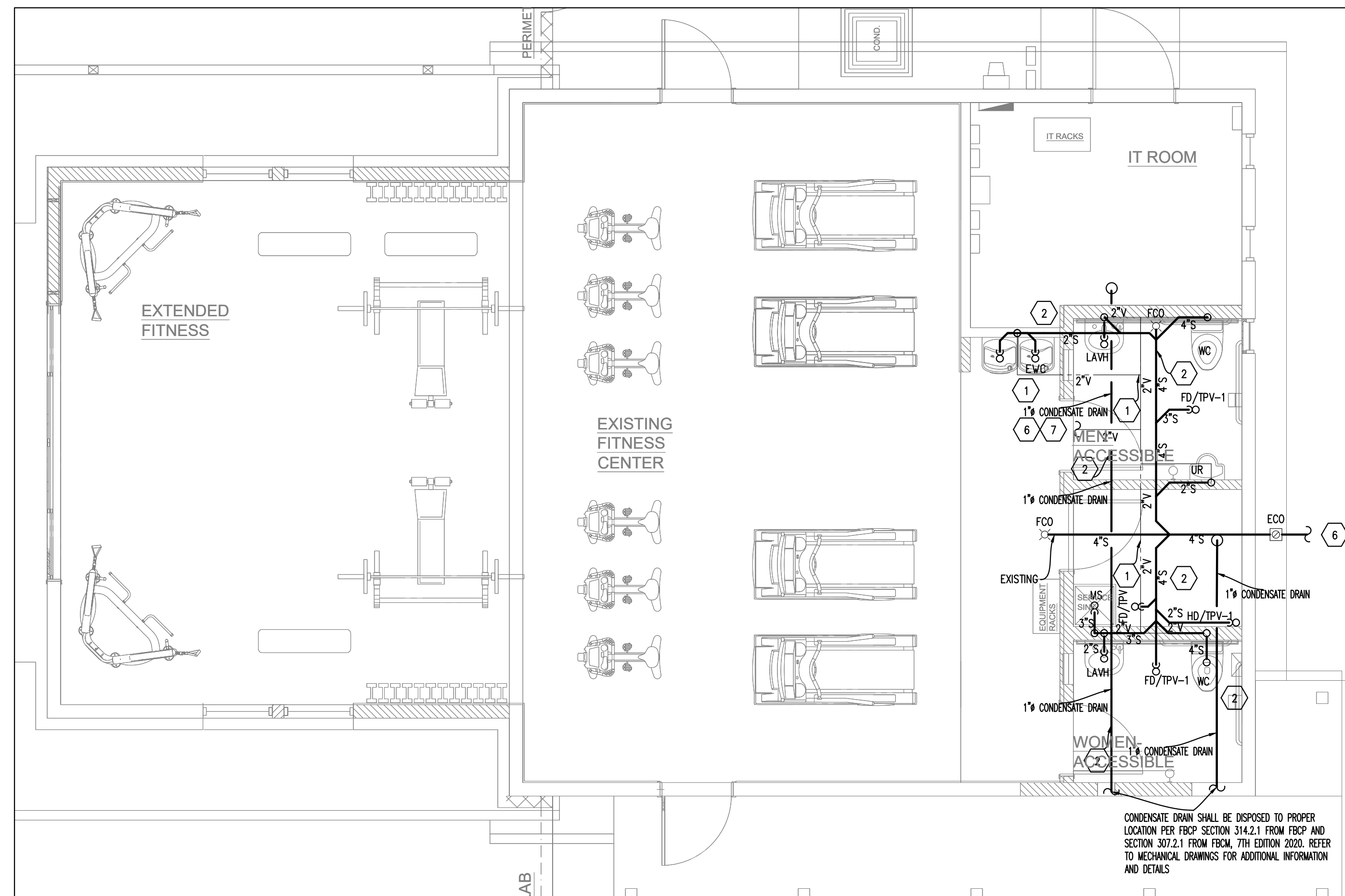
TAG NO.	MANUFACTURER	MODEL NUMBER	BTUH INPUT	GPH 90° RISE	GALLONS STORAGE	CONNECTION SIZES		VOLTS/PH/Hz	INPUT KW	SHIPPING WEIGHT (LBS)
						INLET	OUTLET			
EWH-1	RHEEM	XE30M6ST45UD	16000	21	30 GALS.	3/4"	3/4"	240/1/60	4.5	87

- NOTES:**
- SEE INSTALLATION DETAIL.
 - FINAL SELECTION PER DISHWASHER FINAL SELECTION.
 - SET STORAGE TEMP AT 110°F
 - PROVIDE EWH WITH TMV, THERMAL EXPANSION TANK AND PRESS. RELIEF VALVE INDIRECTLY OVER FLOOR DRAIN.

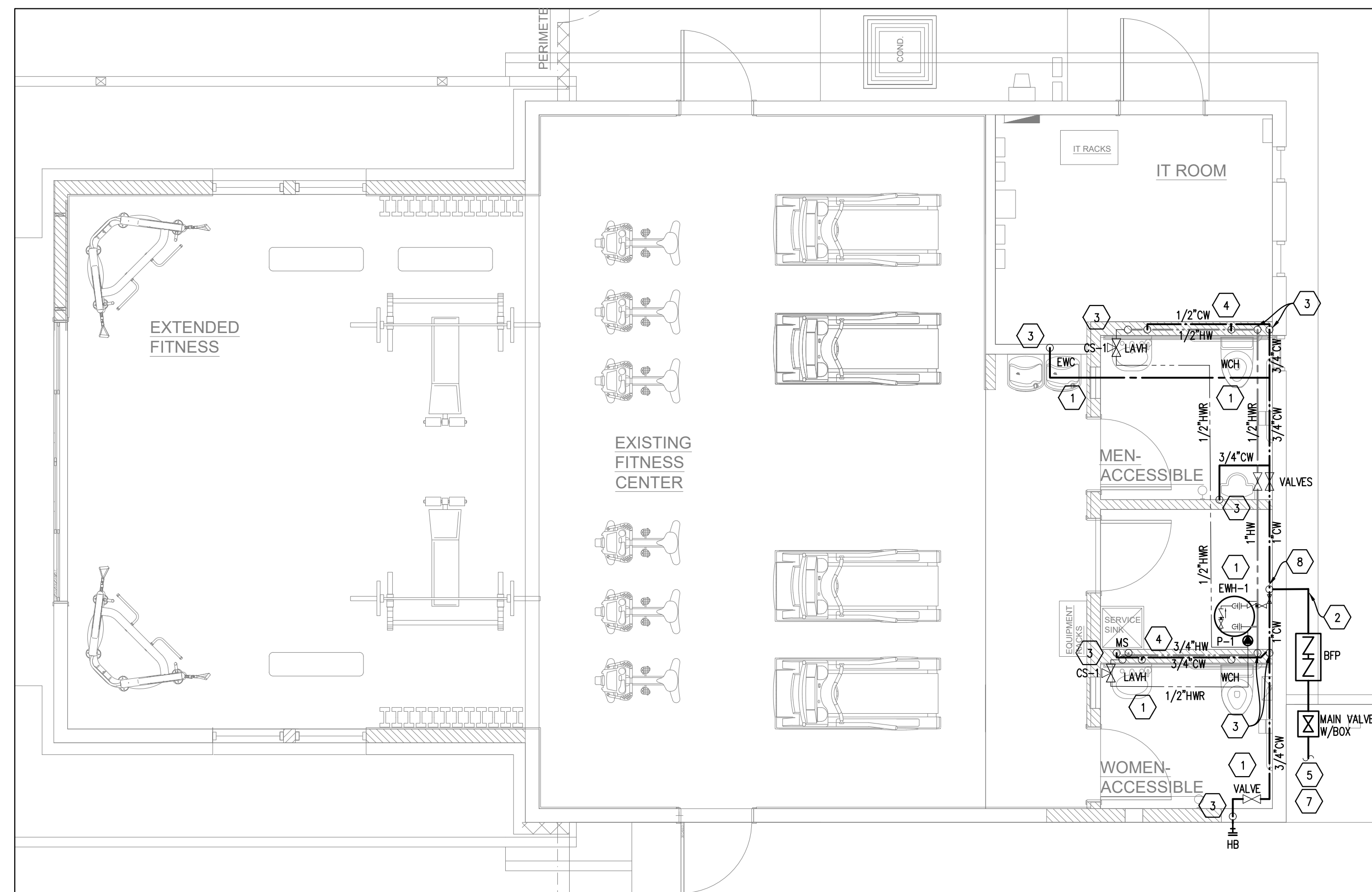
HOT WATER RETURN PUMP SCHEDULE

TAG NO.	MANUFACTURE & MODEL No.	TYPE	LOCATION	SERVICE	HEAD ft	GPM	ELEC. DATA					WORKING PROGRAM		REMARK	
							RPM	WATT	MAX.C.A	VOLT	PH	Hz	SUMMER		WINTER
P-1	GRUNDFOS UPS-15-42	IN LINE	AC ROOM	H.W.R	10	5	1450	85	0.74	115	1	60	RUN	RUN	① ②

NOTE: ① RUN ② OR SIMILAR MANUFACTURE



1 PLUMBING FLOOR PLAN- SANITARY
SCALE: 1/4"=1'-0"



2 PLUMBING FLOOR PLAN- WATER
SCALE: 1/4"=1'-0"



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REVISIONS	DATE	DESCRIPTION
1	11/09/22	PERMIT REVIEW REV-1
2	06/29/23	OWNER REVISIONS



PLUMBING FLOOR PLAN "SANITARY-WATER"

PRELIMINARY
PRELIM PRICING
DESIGN DEV.
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PERMIT DOCUMENTS
DOCUMENT REV'S

DATE: 6/29/2023

JOB NO.: EPG21029

SHEET NUMBER

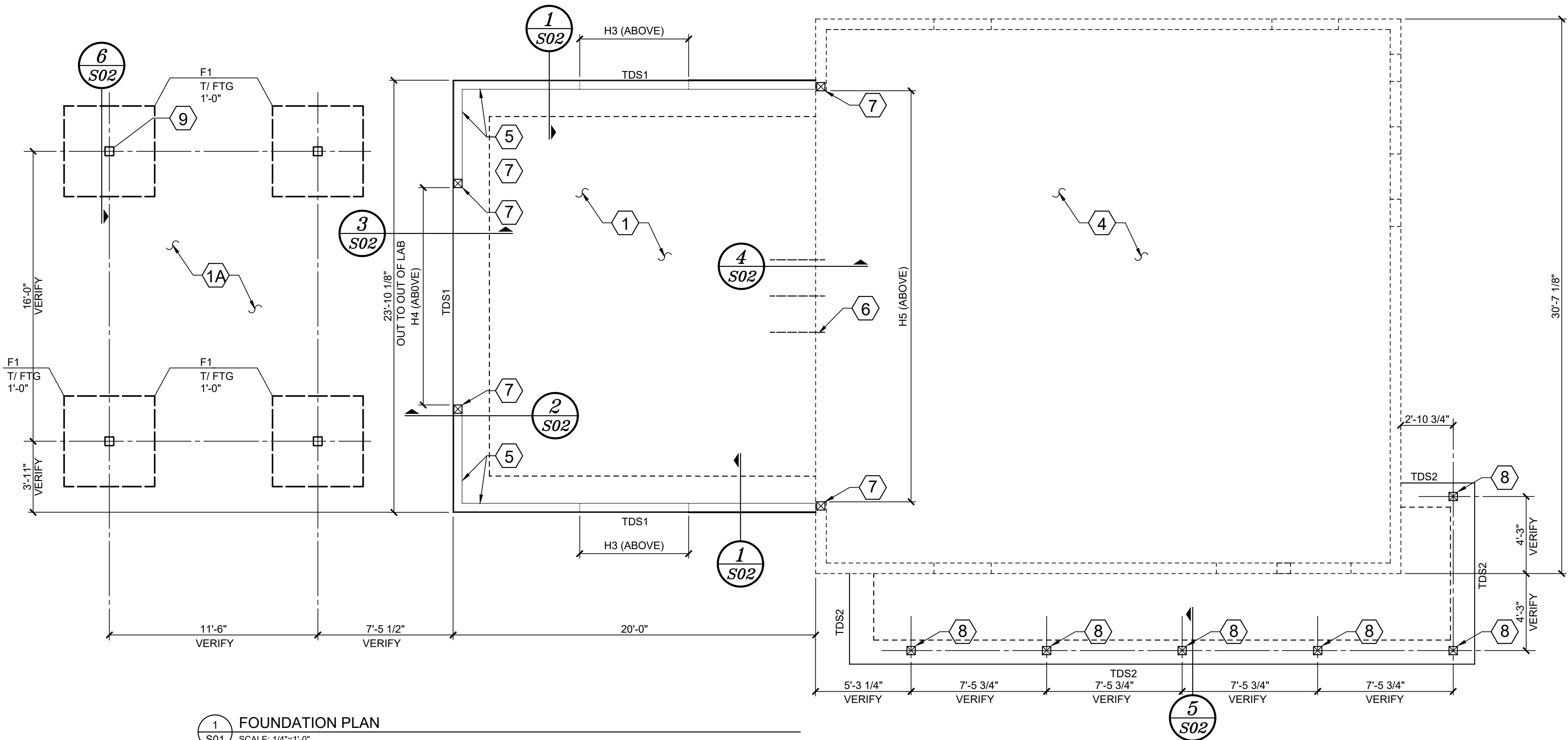
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APPROVED BY: _____ DATE: _____

REVISIONS	DESCRIPTION	OWNER REVISIONS
DATE	06/29/2023	



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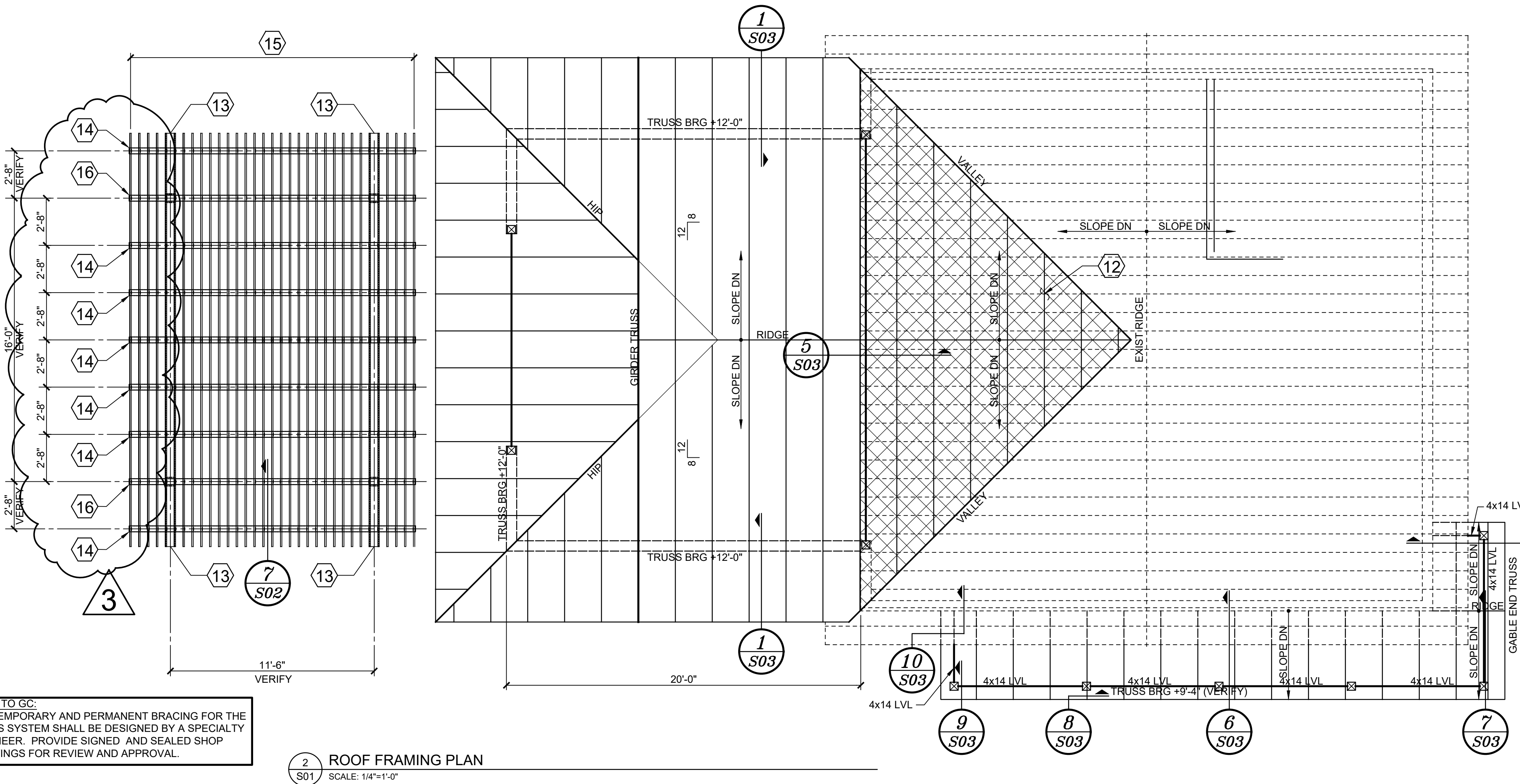


FOUNDATION PLAN NOTES:

- 1 FLOOR SLAB SHALL BE 4" THICK CONCRETE REINF W/ 6x6-W1.4xW1.4 WWF OVER 10 MIL MIN(REF ARCH) VAPOR BARRIER ON COMPACTED SUBGRADE. SEE "SLAB-ON-GRADE DETAILS" ON SHEET S02 FOR PLACEMENT OF REINF.
- 1A PERGOLA SLAB SHALL BE 4" THICK CONCRETE REINF W/ 6x6-W1.4xW1.4 WWF OVER 10 MIL MIN(REF ARCH) VAPOR BARRIER ON COMPACTED SUBGRADE. SEE "SLAB-ON-GRADE DETAILS" ON SHEET S02 FOR PLACEMENT OF REINF. SEE ARCH FOR SIZE AND CONCRETE PATTERN.
- 2 T/ SLAB EL = 0'-0" (TYP. UNO). REFERENCE ONLY - SEE CIVIL DWGS FOR ACTUAL ELEVATION.
- 3 MAINTAIN STRUCTURAL SLAB THICKNESS AT ALL FLOOR SLOPES AND DEPRESSIONS.
- 4 EXIST BUILDING TO REMAIN.
- 5 INDICATES 2x6 PT SILL PLATE.
- 6 INDICATES SLAB DWLS AT 24" OC INTO EXIST FOUNDATION. SEE SECTION 5/S02.
- 7 6x6 WOOD POST.
- 8 4x4 PT WOOD POST.
- 9 HSS 6x6x1/4 HDG PERGOLA COLUMN.

WOOD ROOF FRAMING PLAN NOTES:

- 1 ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER'S REGISTERED ENGINEER. ALL TRUSS-TO-TRUSS CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MFR.
- 2 TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS AND SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
- 3 SEE ARCHITECTURAL BUILDING SECTIONS, STRUCTURAL FRAMING PLANS AND TRUSS ELEVATIONS FOR ROOF PITCHES (TYP).
- 4 BEARING PLATE HEIGHTS VARY. SEE ARCHITECTURAL BUILDING SECTIONS, WALL SECTIONS, AND STRUCTURAL FRAMING PLAN(S) FOR BEARING HEIGHTS.
- 5 TRUSS SPACING SHALL BE AT 24" OC (UNO). HAND FRAMING SHALL BE AT 24" OC (UNO).
- 6 TRUSS MANUFACTURER SHALL PROVIDE ALL GABLE END TRUSSES WITH INTERMEDIATE STUD MEMBERS @ 16" OC AS REQUIRED TO SPAN FROM BOTTOM OF TRUSS TO ROOF.
- 7 OVERHANG SEE STRUCTURAL FRAMING PLAN AND ARCHITECTURAL BUILDING SECTIONS AND WALL SECTIONS.
- 8 REFER TO ARCHITECTURAL DRAWINGS FOR FRAMED DOWN CEILINGS, VOLUME CEILINGS, AND OTHER INTERIOR TREATMENTS.
- 9 ROOF DECK SHALL BE 15/32" A.P.A. RATED EXPOSURE "1" TYPE PLYWOOD SHEATHING WITH 24/0 (MIN) SPAN RATING CONNECTED TO WOOD TRUSSES WITH 8d COMMON NAILS AT 6" OC EVERYWHERE.
- 10 DIAPHRAGM BLOCKING: UNO ON PLANS. PROVIDE DIAPHRAGM BLOCKING AT:
 - A. EDGES OF ALL OPENINGS IN THE DIAPHRAGM AND PITCH BREAKS INCLUDING VALLEYS AND RIDGES.
- 11 PROVIDE SHEATHING SUPPORT CLIPS BETWEEN TRUSSES AT UNBLOCKED PANEL EDGES (SIMPSON PSC/L OR EQUAL).
- 12 OVERFRAMING TRUSSES BY TRUSS SUPPLIER.
- 13 HSS 8x6x1/4 HDG (LLV).
- 14 HSS 6x4x1/4 HDG (LLV).
- 15 TRELISC RAFTERS: 1" X 5 1/2" PVC SYNTHETIC WOOD. TR. SEE ARCH DWGS.
- 16 HSS 6x6x5/16 HDG (LLV).

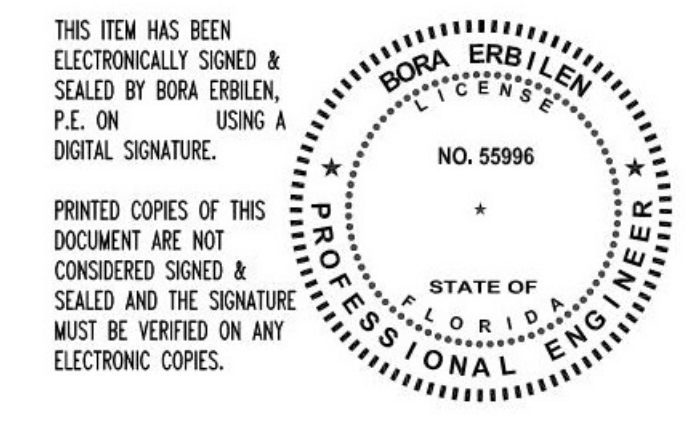


ROOF TRUSS DESIGN BASIS

DEAD LOAD (PSF)		LIVE LOAD (PSF)	
TOP CHORD	BOTTOM CHORD	TOP CHORD	
13	7	20 REDUCIBLE	

NOTES:

- SEE ROOF FRAMING PLAN FOR CONCENTRATED AND/ OR SPECIAL LOADS.
- TRUSSES SUPPORTING OVERFRAMING SHALL HAVE 5 PSF ADDED TO TOP CHORD DEAD LOAD.



BORA ERBILLEN

REGISTERED ENGINEER
 FLORIDA PE # 55996

APPROVED BY: DATE:

NOTE TO GC:
 ALL TEMPORARY AND PERMANENT BRACING FOR THE TRUSS SYSTEM SHALL BE DESIGNED BY A SPECIALTY ENGINEER. PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR REVIEW AND APPROVAL.

PRELIMINARY
PRELIM PRICING
DESIGN DEV.
PRICING
PERMIT DOCUMENTS
CONFORMED DOCS.

DATE: 03/15/2021
 JOB NO.: 2106
 SHEET NUMBER

S01

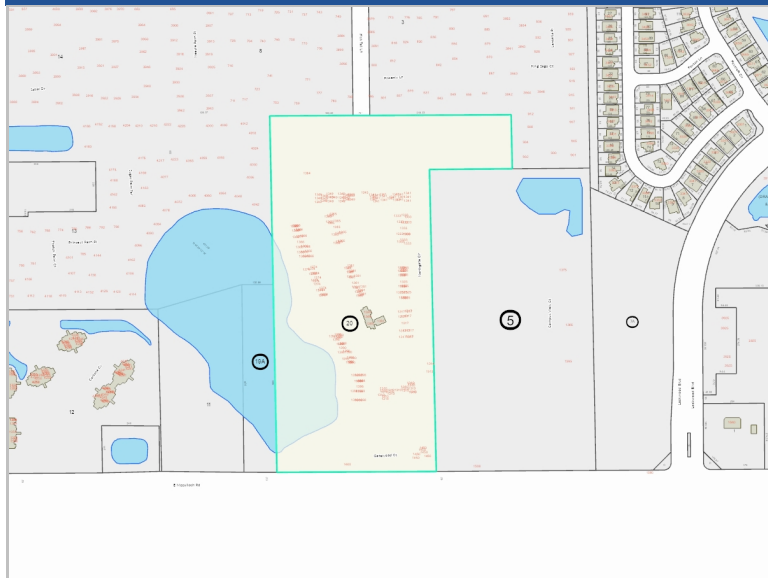
Property Record Card



Parcel 34-21-31-300-0200-0000

Property Address 1389 NORTHGATE CIR OVIEDO, FL 32765

Parcel Location



Site View



34213130002000000 02/22/2022

Parcel Information

Parcel	34-21-31-300-0200-0000
Owner(s)	C150 1389 NORTHGATE CIRCLE LLC
Property Address	1389 NORTHGATE CIR OVIEDO, FL 32765
Mailing	C/O RYAN 100 N TAMPA ST #1850 TAMPA, FL 33602-5842
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	03-MULTI FAMILY 10 OR MORE
Exemptions	None
AG Classification	No
Facility Name	NORTHGATE LAKES

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Income	Income
Number of Buildings	16	16
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value	\$53,833,158	\$53,833,158
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$3,179,969
P&G Adj	\$0	\$0
Assessed Value	\$53,833,158	\$50,653,189

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$716,411.67 **2023 Tax Savings with Non-Hx Cap** \$25,217.16
2023 Tax Bill Amount \$691,194.51

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 34 TWP 21S RGE 31E
 BEG SE COR LOT 8 ORLANDO INDUSTRIAL PARK RUN W 355.63 FT S TO NLY R/W EAST MCCULLOCH RD E TO E LI SEC N TO A PT 218.35 FT S OF S
 LI ORLANDO INDUSTRIAL PARK E TO E LI OF W 1/4 OF NW 1/4 OF SW 1/4 OF 35-21-31 N TO A PT E OF BEG W TO BEG

ROAD DISTRICT	\$53,833,158	\$0	\$53,833,158
FIRE	\$53,833,158	\$0	\$53,833,158
Schools	\$53,833,158	\$0	\$53,833,158

WARRANTY DEED	11/01/1996	03163	1817	\$253,600	No	Vacant
WARRANTY DEED	04/01/1996	03064	0693	\$558,000	No	Vacant

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
LOT			194	\$38,500.00	\$7,469,000	

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MULTIFAMILY	1997	3	18252.00	VINYL WITH WOOD OR METAL STUDS	\$2,292,486	\$2,561,437	Description	Area
								OPEN PORCH FINISHED	3288.00

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	MULTIFAMILY	1997	3	14496.00	VINYL WITH WOOD OR METAL STUDS	\$1,977,272	\$2,209,242	Description	Area
								OPEN PORCH FINISHED	3096.00

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
3	MULTIFAMILY	1997	3	18252.00	VINYL WITH WOOD OR METAL STUDS	\$2,292,486	\$2,561,437	Description	Area

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
4	MULTIFAMILY	1997	3	20862.00	VINYL WITH WOOD OR METAL STUDS	\$2,565,801	\$2,866,817	Description	Area

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
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5	MULTIFAMILY	1997	3	15774.00	VINYL WITH WOOD OR METAL STUDS	\$2,131,726	\$2,381,817
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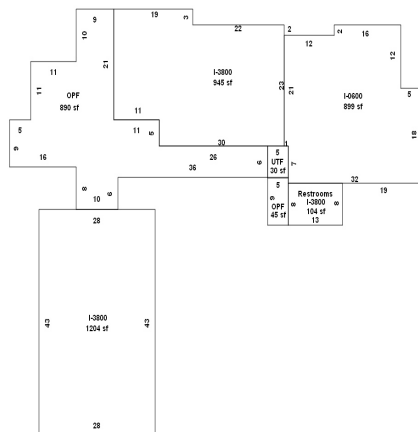
Description	Area
OPEN PORCH FINISHED	3432.00

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
6	MULTIFAMILY	1997	3	21012.00	VINYL WITH WOOD OR METAL STUDS	\$2,582,364	\$2,885,323	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Description	Area		
Description	Area											

Building 0 - Page

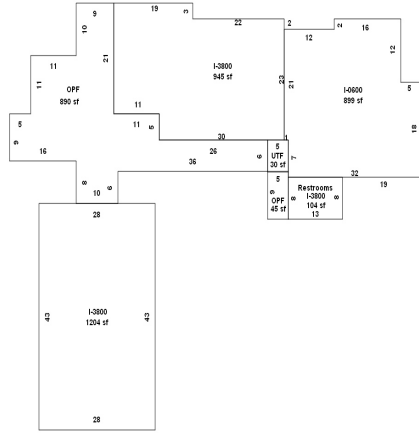
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages								
7	WOOD BEAM/COLUMN	1997	1	3152.00	VINYL WITH WOOD OR METAL STUDS	\$262,409	\$372,211	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>890.00</td> </tr> <tr> <td>UTILITY FINISHED</td> <td>30.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>45.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	890.00	UTILITY FINISHED	30.00	OPEN PORCH FINISHED	45.00
Description	Area															
OPEN PORCH FINISHED	890.00															
UTILITY FINISHED	30.00															
OPEN PORCH FINISHED	45.00															



Search by Area Value™

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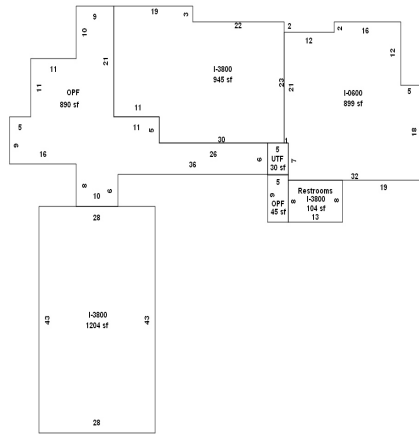
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
8	MULTIFAMILY	1998	3	15660.00	VINYL WITH WOOD OR METAL STUDS	\$2,057,551	\$2,286,168	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>3936.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	3936.00
Description	Area											
OPEN PORCH FINISHED	3936.00											



Search by Area Tables™

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
9	MULTIFAMILY	1998	3	25224.00	VINYL WITH WOOD OR METAL STUDS	\$3,242,452	\$3,602,724	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>5184.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	5184.00
Description	Area											
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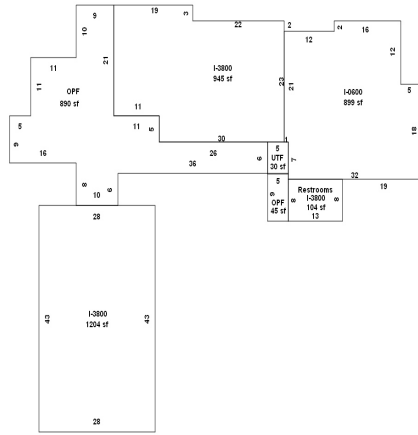


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Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
10	MULTIFAMILY	1998	3	25224.00	VINYL WITH WOOD OR METAL STUDS	\$3,242,452	\$3,602,724	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>5184.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	5184.00
Description	Area											
OPEN PORCH FINISHED	5184.00											

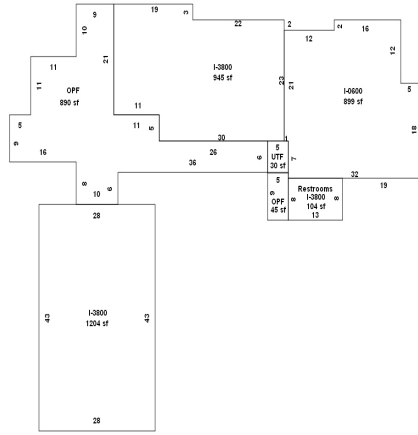
Description	Area
OPEN PORCH FINISHED	3936.00



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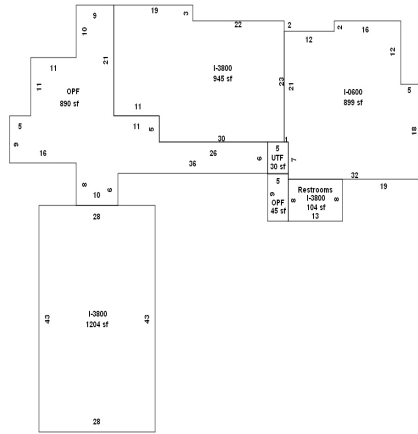
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
14	MULTIFAMILY	1998	2	7468.00	VINYL WITH WOOD OR METAL STUDS	\$919,623	\$1,021,803	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>224.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	224.00
Description	Area											
OPEN PORCH FINISHED	224.00											



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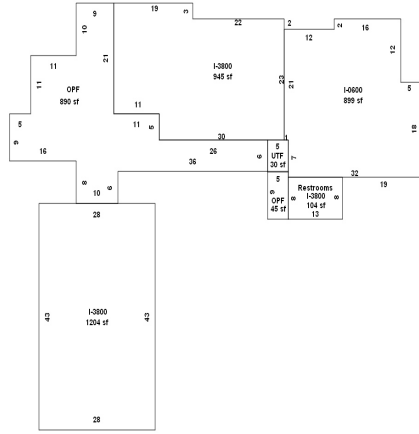
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
15	WOOD BEAM/COLUMN	1998	1	992.00	VINYL WITH WOOD OR METAL STUDS	\$90,616	\$126,736	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Description	Area		
Description	Area											



Search by Area Tables™

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
16	WOOD BEAM/COLUMN	1998	1	400.00	VINYL WITH WOOD OR METAL STUDS	\$26,278	\$36,752	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Description	Area		
Description	Area											



Search by Area Tables**

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Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
04329	FIRE ALARM BLDG H; PAD PER PERMIT 1365 NORTHGATE CIR	County	\$2,500		6/1/1998
04330	FIRE ALARM BLDG I; PAD PER PERMIT 1349 NORTHGATE CIR	County	\$2,500		6/1/1998
04332	FIRE ALARM BLDG K; PAD PER PERMIT 1333 NORTHGATE CIR	County	\$2,500		6/1/1998
04334	FIRE ALARM BLDG M; PAD PER PERMIT 1317 GATEWOOD CT	County	\$2,500		6/1/1998
01132	UNDERGROUND FROM PT OF SERVICE; NORTHGATE LAKES PH II; BLDG H; PAD PER PERMIT 1365 NORTHGATE CIR	County	\$1,182		2/1/1998
01134	UNDERGROUND FROM PT OF SERVICE; NORTHGATE LAKES PH II; BLDG J; PAD PER PERMIT 1341 NORTHGATE CIR	County	\$1,182		2/1/1998
01136	UNDERGROUND FROM PT OF SERVICE; NORTHGATE LAKES PH II; BLDG L; PAD PER PERMIT 1325 NORTHGATE CIR	County	\$1,182		2/1/1998
01363	NORTHGATE BLDG D; SECURITY ALARM; PAD PER PERMIT 1390 NORTHGATE CIR	County	\$3,780		3/1/1997
01365	NORTHGATE BLDG F; SECURITY ALARM; PAD PER PERMIT 1374 NORTHGATE CIR	County	\$3,150		3/1/1997
02046	ELECTRIC; NORTHGATE LAKES BLDG E; PAD PER PERMIT 1381 NORTHGATE CIR	County	\$2,900		3/1/1997
01951	DUMPSTER ENC NORTHGATE LAKES; PAD PER PERMIT 1400 MC CULLOCH RD E	County	\$3,000		3/1/1997
01953	ENTRANCE WALL; NORTHGATE LAKES; PAD PER PERMIT 1400 MC CULLOCH RD	County	\$8,000		3/1/1997
00075	ROYAL VILLAGE BUILDING G; PAD PER PERMIT 1366 NORTHGATE CIR	County	\$1,357,398	7/31/1997	1/1/1997
00077	ROYAL VILLAGE BLDG F 15 UNITS; PAD PER PERMIT 1374 NORTHGATE CIR	County	\$1,035,342	7/31/1997	1/1/1997
00080	ROYAL VILLAGE BUILDING E; PAD PER PERMIT 1381 NORTHGATE CIR	County	\$1,350,918	7/31/1997	1/1/1997
00653	FOUNDATION ONLY; NORTHGATE APTS; BLDG I; PAD PER PERMIT 1349 MCCULLOCH RD	County	\$24,000		2/1/1998
00654	FOUNDATION ONLY; NORTHGATE APTS; BLDG J; PAD PER PERMIT 1341 MCCULLOCH RD	County	\$24,000		2/1/1998
00656	FOUNDATION ONLY; NORTHGATE APTS; BLDG L; PAD PER PERMIT 1325 MCCULLOCH RD	County	\$22,000		2/1/1998
00659	FOUNDATION ONLY; NORTHGATE APTS GARAGE; PAD PER PERMIT 1364 MCCULLOCH RD	County	\$1,200		2/1/1998
03448	POWER SUPPLY FOR CABLEVISION; PAD PER PERMIT 1102 MC CULLOCH RD	County	\$0		5/1/1997
01762	FIRE SPRINKLERS; NORTHGATE LAKES APTS BLDG A; PAD PER PERMIT 1400 NORTHGATE CIR	County	\$2,250		3/1/1998
01764	FIRE SPRINKLER; NORTHGATE LAKES APTS BLDG I; PAD PER PERMIT 1349 NORTHGATE CIR	County	\$9,290		3/1/1998
01766	FIRE SPRINKLER; NORTHGATE LAKES APTS BLDG K; PAD PER PERMIT 1333 NORTHGATE CIR	County	\$5,660		3/1/1998
01768	FIRE SPRINKLER; NORTHGATE LAKES APTS BLDG M; PAD PER PERMIT 1317 NORTHGATE CIR	County	\$5,660		3/1/1998

01069	FIRE SPRINKLERS; ROYAL OAKS APTS BLDG B; PAD PER PERMIT 1310 NORTHGATE CIR	County	\$4,265		2/1/1997
01071	FIRE SPRINKLERS; NORTH GATE APTS BLDG C; PAD PER PERMIT 1398 NORTHGATE CIR	County	\$3,743		2/1/1997
01072	FIRE SPRINKLERS; NORTH GATE APTS BLDG D; PAD PER PERMIT 1390 NORTHGATE CIR	County	\$4,265		2/1/1997
01074	FIRE SPRINKLERS; BLDG F ROYAL OAKS APTS; PAD PER PERMIT 1374 NORTHGATE CIR	County	\$3,875		2/1/1997
02797	IRRIGATION BLDG E; PAD PER PERMIT 1381 NORTHGATE CIR; NORTHGATE LAKES APTS	County	\$2,499		4/1/1997
02799	IRRIGATION BLDG C; NORTHGATE LAKES APTS; PAD PER PERMIT 1398 NORTHGATE CIR	County	\$2,499		4/1/1997
02802	IRRIGATION BLDG G; NORTHGATE LAKES APTS; PAD PER PERMIT 1366 NORTHGATE CIR	County	\$2,499		4/1/1997
00728	FIRE SPRINKLERS; PAD PER PERMIT 1398 NORTHGATE CIR; ROYAL OAKS BLDG C	County	\$1,800		2/1/1997
00731	FIRE SPRINKLERS; PAD PER PERMIT 1366 NORTHGATE; ROYAL OAKS BLDG G	County	\$1,800		2/1/1997
00733	FIRE SPRINKLERS; PAD PER PERMIT 1390 NORTHGATE CIR; ROYAL OAKS BLDG D	County	\$1,800		2/1/1997
05532	POOL & DECK; PAD PER PERMIT 1343 NORTHGATE CIR	County	\$30,000		7/1/1998
01325	BUILDING K (12 UNITS); NORTHGATE APTS PH II; PAD PER PERMIT 1333 NORTHGATE CIR	County	\$1,072,467	7/31/1998	2/1/1998
01328	BUILDING H (12 UNITS); NORTHGATE APTS PH II; PAD PER PERMIT 1365 NORTHGATE CIR	County	\$1,072,467	7/31/1998	2/1/1998
01324	BLDG L (18 UNITS); NORTHGATE APTS PH II; PAD PER PERMIT 1325 NORTHGATE CIR	County	\$1,450,994	8/14/1998	2/1/1998
00651	FOUNDATION ONLY; NORTHGATE APTS; BLDG A; PAD PER PERMIT 1400 MCCULLOCH RD	County	\$11,000		2/1/1998
01366	NORTHGATE BLDG G; SECURITY ALARM; PAD PER PERMIT 1366 NORTHGATE CIR	County	\$3,780		3/1/1997
18138	REPLACE GARAGE DOOR @ SHOP	County	\$900		10/5/2005
00076	ROYAL VILLAGE BLDG C 13 UNITS; PAD PER PERMIT 1398 NORTHGATE CIR	County	\$950,778	7/31/1997	1/1/1997
09741	CONCRETE DECK & RETAINING WALL	County	\$8,500		12/15/2009
01150	100A SERVICE FOR LIFT STATION; PAD PER PERMIT 1312 NORTHGATE CIR	County	\$0		2/1/1997
01952	GAZEBO; NORTHGATE LAKES; PAD PER PERMIT 1385 NORTHGATE CIR	County	\$10,000		3/1/1997
02800	IRRIGATION BLDG D; NORTHGATE LAKES APTS; PAD PER PERMIT 1390 NORTHGATE CIR	County	\$0		4/1/1997
02803	IRRIGATION CLUBHOUSE; NORTHGATE LAKES APTS; PAD PER PERMIT 1391 NORTHGATE CIR	County	\$2,499		4/1/1997
00652	FOUNDATION ONLY; NORTHGATE APTS; BLDG H; PAD PER PERMIT 1365 MCCULLOCH RD	County	\$18,000		2/1/1998
00658	FOUNDATION ONLY; NORTHGATE APTS POOLHOUSE; PAD PER PERMIT 1343 MCCULLOCH RD	County	\$2,800		2/1/1998
04328	FIRE ALARM BLDG A; PAD PER PERMIT 1450 GATEWOOD CT	County	\$2,500		6/1/1998
04335	FIRE ALARM POOLHOUSE; PAD PER PERMIT 1343 GATEWOOD CT	County	\$2,500		6/1/1998
01322	BUILDING A (5 UNITS); NORTHGATE APTS PH II; PAD PER PERMIT 1450 GATEWOOD CT	County	\$358,759	8/27/1998	2/1/1998
01326	BUILDING J (18 UNITS); NORTHGATE APTS PH II; PAD PER PERMIT 1341 NORTHGATE CIR	County	\$1,632,648	8/7/1998	2/1/1998
01329	GAZEBO; NORTHGATE APTS PH II; PAD PER PERMIT 1345 NORTHGATE CIR	County	\$6,750	11/6/1998	2/1/1998
02042	ELECTRIC; NORTHGATE LAKES BLDG F; PAD PER PERMIT 1374 NORTHGATE CIR	County	\$2,900		3/1/1997
02048	ELECTRIC; NORTHGATE LAKES BLDG G; PAD PER PERMIT 1366 NORTHGATE CIR	County	\$2,900		3/1/1997
01070	FIRE SPRINKLERS; NORTH GATE APTS BLDG G; PAD PER PERMIT 1366 NORTHGATE CIR	County	\$5,345		2/1/1997
01073	FIRE SPRINKLERS; NORTHGATE APTS BLDG E; PAD PER PERMIT 1381 NORTHGATE CIR	County	\$5,345		2/1/1997
02877	REPLACE ROTTEN WOOD & CONCRETE DECKS ON 2ND & 3RD LEVEL OF 2 SEPARATE BLDGS; PAD PER PERMIT 1341 NORTHGATE CIR	County	\$39,725		4/17/2009
02880	REPLACE ROTTEN WOOD & CONCRETE DECKS ON 2ND & 3RD LEVEL OF 2 SEPARATE BLDGS; PAD PER PERMIT 1325 NORTHGATE CIR	County	\$39,725		4/17/2009
01688	CLUBHOUSE REMODEL	County	\$5,242		3/9/2010
07096	FENCE/WALL	County	\$1,833		7/21/2014
06491	ELECTRICAL - 1381 NORTHGATE CIR	County	\$20,000		7/2/2014

02044	ELECTRIC; NORTHGATE LAKES BLDG B; PAD PER PERMIT 1310 NORTHGATE CIR	County	\$2,900		3/1/1997
06394	REPLACE DAMAGED HEADER ON FIRST FLOOR; PAD PER PERMIT 1317 NORTHGATE CIR	County	\$3,700		8/5/2011
10525	6'X851' CHAIN LINK FENCE	County	\$6,960		12/19/2013
09223	REPAIR FRAMING @ 2ND FLOOR LANDINGS DUE TO WATER DAMAGE - BLDG M - 1317 NORTHGATE CIR	County	\$14,180		12/2/2011
05916	NORTHGATE LAKES CLUBHOUSE ALARM; PAD PER PERMIT 1301 NORTHGATE CIR	County	\$3,000		7/1/1998
01323	BUILDING M (12 UNITS); NORTHGATE APTS PH II; PAD PER PERMIT 1317 NORTHGATE CIR	County	\$1,072,467	8/19/1998	2/1/1998
01327	BUILDING I (18 UNITS); NORTHGATE APTS PH II; PAD PER PERMIT 1349 NORTHGATE CIR	County	\$1,632,648	9/8/1998	2/1/1998
01332	POOLHOUSE; NORTHGATE APTS PH II; PAD PER PERMIT 1343 NORTHGATE CIR	County	\$59,896	11/6/1998	2/1/1998
09526	MECHANICAL - 1389 NORTHGATE CIR	County	\$8,714		8/15/2016
02043	ELECTRIC; NORTHGATE LAKES BLDG D; PAD PER PERMIT 1390 NORTHGATE CIR	County	\$2,900		3/1/1997
02047	ELECTRIC; NORTHGATE LAKES BLDG C; PAD PER PERMIT 1398 NORTHGATE CIR	County	\$2,900		3/1/1997
01361	NORTHGATE BLDG B; SECURITY ALARM; PAD PER PERMIT 1310 NORTHGATE CIR	County	\$3,780		3/1/1997
00074	ROYAL VILLAGE CLUBHOUSE/OFFICE; PAD PER PERMIT 1391 NORTHGATE CIR	County	\$210,112	5/27/1997	1/1/1997
00078	ROYAL VILLAGE BUILDING D; PAD PER PERMIT 1390 NORTHGATE CIR	County	\$1,195,398	7/31/1997	1/1/1997
02883	ELECTRIC; NORTHGATE APTS PHONE CABINET; PAD PER PERMIT 1314 NORTHGATE CIR	County	\$1,500		4/1/1997
01364	NORTHGATE BLDG E; SECURITY ALARM; PAD PER PERMIT 1381 NORTHGATE CIR	County	\$3,780		3/1/1997
01367	NORTHGATE CLUBHOUSE; SECURITY ALARM; PAD PER PERMIT 1391 NORTHGATE CIR	County	\$900		3/1/1997
02145	320 SQ FT POOL; NORTHGATE APTS; PAD PER PERMIT 1396 MC CULLOCH RD E	County	\$20,000		4/1/1997
00657	FOUNDATION ONLY; NORTHGATE APTS; BLDG M; PAD PER PERMIT 1317 MCCULLOCH RD	County	\$18,000		2/1/1998
02798	IRRIGATION BLDG B; NORTHGATE LAKES APTS; PAD PER PERMIT 1310 NORTHGATE CIR	County	\$2,499		4/1/1997
02801	IRRIGATION BLDG F; NORTHGATE LAKES APTS; PAD PER PERMIT 1374 NORTHGATE CIR	County	\$2,499		4/1/1997
00729	FIRE SPRINKLERS; PAD PER PERMIT 1310 NORTHGATE CIR; ROYAL OAKS BLDG C	County	\$1,800		2/1/1997
00732	FIRE SPRINKLERS; PAD PER PERMIT 1381 NORTHGATE CIR; ROYAL OAKS BLDG E	County	\$1,800		2/1/1997
00289	RETAINING WALL; PAD PER PERMIT 1398 NORTHGATE CIR	County	\$28,000		1/1/1997
01763	FIRE SPRINKLER; NORTHGATE LAKES APTS BLDG H; PAD PER PERMIT 1365 NORTHGATE CIR	County	\$5,660		3/1/1998
01765	FIRE SPRINKLER; NORTHGATE LAKES APTS BLDG J; PAD PER PERMIT 1341 NORTHGATE CIR	County	\$9,290		3/1/1998
01767	FIRE SPRINKLER; NORTHGATE LAKES APTS BLDG L; PAD PER PERMIT 1325 NORTHGATE CIR	County	\$8,190		3/1/1998
00727	FIRE SPRINKLERS; PAD PER PERMIT 1374 NORTHGATE CIR; ROYAL OAKS BLDG F	County	\$1,800		2/1/1997
01331	GARAGE; NORTHGATE APTS PH II; PD PER PERMIT 1364 NORHTGATE CIR	County	\$12,000	11/6/1998	2/1/1998
03269	865'-6' HIGH CHAIN LINK FENCE; PAD PER PERMIT 1344 NORTHGATE CIR	County	\$2,200		4/1/1999
04333	FIRE ALARM BLDG L; PAD PER PERMIT 1325 GATEWOOD CT	County	\$2,500		6/1/1998
01131	UNDERGROUND FROM PT OF SERVICE; NORTHGATE LAKES PH II; BLDG A; PAD PER PERMIT 1450 GATEWOOD CT	County	\$1,182		2/1/1998
01133	UNDERGROUND FROM PT OF SERVICE; NORTHGATE LAKES PH II; BLDG I; PAD PER PERMIT 1349 NORTHGATE CIR	County	\$1,182		2/1/1998
01135	UNDERGROUND FROM PT OF SERVICE; NORTHGATE LAKES PH II; BLDG K; PAD PER PERMIT 1333 NORTHGATE CIR	County	\$1,182		2/1/1998
01137	UNDERGROUND FROM PT OF SERVICE; NORTHGATE LAKES PH II; BLDG M; PAD PER PERMIT 1317 NORTHGATE CIR	County	\$1,182		2/1/1998
03374	INSTALL FIRE ALARM	County	\$2,447		3/29/2018
02093	DEMO-PARTIAL	County	\$9,000		2/5/2018
16977	REPLACE SIDING	County	\$35,000		12/4/2017
03882	SIDING/AWNING- 1450 GATEWOOD CT	County	\$150,000		5/18/2018

03884	SIDING/AWNING- 1310, 1398, 1390, 1381, 1374, 1366, 1365, 1349, 1341, 1333, 1325 & 1317 NORTHGATE CIR	County	\$190,000		5/18/2018
03909	SIDING/AWNING- 1343 NORTHGATE CIR	County	\$75,000		5/18/2018
03910	SIDING/AWNING- 1364 NORTHGATE CIR	County	\$50,000		5/18/2018
00079	ROYAL VILLAGE BLDG B 18 UNITS; PAD PER PERMIT 1310 NORTHGATE CIR	County	\$1,195,398	7/31/1997	1/1/1997
01362	NORTHGATE BLDG C; SECURITY ALARM; PAD PER PERMIT 1398 NORTHGATE CIR	County	\$2,520		3/1/1997
00655	FOUNDATION ONLY; NORTHGATE APTS; BLDG K; PAD PER PERMIT 1333 MCCULLOCH RD	County	\$18,000		2/1/1998
04331	FIRE ALARM BLDG J; PAD PER PERMIT 1341 NORTHGATE CIR	County	\$2,500		6/1/1998
02045	ELECTRIC; NORTHGATE LAKES CLUBHOUSE; PAD PER PERMIT 1391 NORTHGATE CIR	County	\$4,200		3/1/1997
12099	INTERIOR RENO - 1391 NORTHGATE CIR	County	\$200,000		9/5/2017
13500	STAIR & LANDING REPLACEMENT - 1325 NORTHGATE CIR	County	\$28,000		10/5/2017
03336	ALTERATIONS	County	\$10,000		3/20/2019
01061	REROOF- 1450 GATEWOOD CT	County	\$32,000		1/18/2018
01062	REROOF- 1310 NORTHGATE CIR	County	\$32,000		1/18/2018
01063	REROOF- 1398 NORTHGATE CIR	County	\$32,000		1/18/2018
01064	REROOF- 1390 NORTHGATE CIR	County	\$32,000		1/18/2018
01065	REROOF- 1381 NORTHGATE CIR	County	\$32,000		1/18/2018
01066	REROOF- 1374 NORTHGATE CIR	County	\$32,000		1/18/2018
01067	REROOF- 1366 NORTHGATE CIR	County	\$32,000		1/18/2018
01068	REROOF- 1365 NORTHGATE CIR	County	\$32,000		1/18/2018
01069	REROOF- 1349 NORTHGATE CIR	County	\$32,000		1/18/2018
01070	REROOF	County	\$32,000		1/18/2018
01072	REROOF- 1333 NORTHGATE CIR	County	\$32,000		1/18/2018
01073	REROOF- 1325 NORTHGATE CIR	County	\$32,000		1/18/2018
01074	REROOF- 1317 NORTHGATE CIR	County	\$32,000		1/18/2018
18172	REPAIR STAIRS BLDG E - 1381 NORTHGATE CIR	County	\$7,500		12/21/2017
18173	REPAIR STAIRS BLDG H - 1365 NORTHGATE CIR	County	\$7,500		12/21/2017
18174	REPAIR STAIRS BLDG I - 1349 NORTHGATE CIR	County	\$7,500		12/21/2017
18175	REPAIR STAIRS BLDG J - 1341 NORTHGATE CIR	County	\$7,500		12/21/2017
20931	SHEDS- 1364 NORTHGATE CIR	County	\$13,000		1/28/2019
19850	1325 NORTHGATE CIR: ELECTRICAL - COMMERCIAL-Multi-family: Building L	County	\$1,800		12/24/2020
19855	1317 NORTHGATE CIR: ELECTRICAL - COMMERCIAL-Multifamily - Building M	County	\$1,200		12/24/2020
19911	1398 NORTHGATE CIR: ALTERATION COMMERCIAL-Multifamily - Building C	County	\$2,880		12/24/2020
19912	1381 NORTHGATE CIR: ALTERATION COMMERCIAL-Multifamily - Building E	County	\$5,760		12/24/2020
19913	1366 NORTHGATE CIR: ALTERATION COMMERCIAL-Multi-family - Building G	County	\$5,760		12/23/2020
19917	1349 NORTHGATE CIR: ALTERATION COMMERCIAL-Multi-family - Building I	County	\$8,640		12/23/2020
07038	1390 NORTHGATE CIR: ALTERATION COMMERCIAL-Multi Family DRAFT STOP REPAIRS	County	\$3,500		8/5/2021
07045	1365 NORTHGATE CIR: ALTERATION COMMERCIAL-ATTIC DRAFT STOP REPAIR ONLY	County	\$3,500		8/6/2021

Extra Features

Description	Year Built	Units	Value	New Cost
WALKS CONC COMM	02/01/1998	9,421	\$17,561	\$43,902
COMMERCIAL ASPHALT DR 2 IN	02/01/1998	71,586	\$70,154	\$175,386
BLOCK WALL	02/01/1998	180	\$662	\$1,656
6' CHAIN LINK FENCE	02/01/1998	1,918	\$8,961	\$22,402
IRON FENCE	02/01/1998	1,264	\$4,409	\$11,022
POLE LIGHT 1 ARM	02/01/1998	68	\$126,072	\$126,072
POOL COMMERCIAL	02/01/1997	595	\$20,820	\$34,700
COOL DECK PATIO	02/01/1997	3,695	\$6,518	\$16,295
ALUM FENCE	02/01/1997	1,000	\$2,472	\$6,180
PATIO CONC	02/01/1998	84	\$148	\$370
POOL COMMERCIAL	02/01/1998	988	\$34,572	\$57,620
COOL DECK PATIO	02/01/1998	2,388	\$4,212	\$10,531
WOOD DECK	02/01/1998	832	\$2,230	\$5,574
ALUM FENCE	02/01/1998	216	\$534	\$1,335
COMM GAZEBO	02/01/1998	1	\$2,645	\$6,613
WALKS CONC COMM	02/01/1997	9,880	\$18,416	\$46,041
COMMERCIAL ASPHALT DR 2 IN	02/01/1997	131,136	\$128,513	\$321,283
POLE LIGHT 1 ARM	02/01/1997	32	\$59,328	\$59,328

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Higher Intensity Planned Development	HIPTR	Planned Development

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
65.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	78

School Information

Elementary School District	Middle School District	High School District
Carillon	Jackson Heights	Hagerty

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/28/2024 3:08:08 PM
Project: 24-80000050
Credit Card Number: 54*****4525
Authorization Number: 13310P
Transaction Number: 280324C1D-694633A7-A79B-40A3-9436-DD4787360D31
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50