

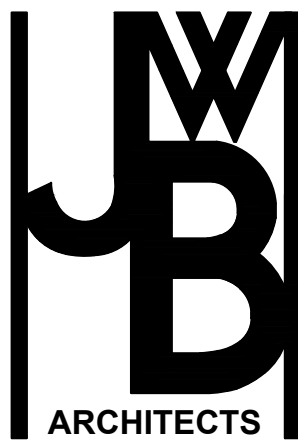
SHELL BUILDING ONLY

2020 11 0224

PLANTATION PLAZA

HWY 27

LEESBURG, FLORIDA



ARCHITECT

JWB ARCHITECTS
2295 S HIAWASSEE RD
SUITE 304
ORLANDO, FLORIDA 32835
407.298.5020

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COVER SHEET

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CODE INFORMATION

PROJECT SQUARE FOOTAGE:

TOTAL SQUARE FOOTAGE : 19,829 SQFT
NET RENTABLE AREA : 18,053 SQFT

CONSTRUCTION TYPE:

TYPE II-B - (SPRINKLERED)

OCCUPANCY:

B-BUSINESS

APPLICABLE BUILDING CODES:

- 2017 FBC, 6TH EDITION, BUILDING
- 2017 FBC, 6TH EDITION, EXISTING BUILDING
- 2017 FBC, 6TH EDITION, ACCESSIBILITY
- 2017 FBC, 6TH EDITION, MECHANICAL
- 2017 FBC, 6TH EDITION, PLUMBING
- 2017 FLORIDA FIRE PREVENTION CODE 6TH EDITION
- 2014 NATIONAL ELECTRIC CODE

SCOPE OF WORK:

SCOPE OF WORK CONSIST OF A NEW CMU EXTERIOR WALL BUILDING (SHELL ONLY) WITH PLUMBING STUB-UPS FOR FUTURE UPFIT. NO INTERIOR WALL OR FLOOR FINISHES TO BE APPLIED.

GENERAL SPECIFICATION:

THE GENERAL CONTRACTOR SHALL SECURE ALL PAINT COLORS PLASTIC LAMINATE COLORS FLOOR FINISH COLORS AND TYPE FROM THE OWNER.
THE GENERAL CONTRACTOR SHALL VISIT THE PROJECT SITE AND FAMILIARIZE HIMSELF WITH ALL THE EXISTING CONDITIONS.
ALL DIMENSIONS SHALL BE CALCULATED AND DRAWINGS SHALL NOT BE SCALED. QUESTIONS CONCERNING DIMENSIONING SHALL BE REFERRED TO THE ARCHITECT.
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES HAVING JURISDICTION OVER HIS PROJECT.
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE AIA DOCUMENT A205 1993 EDITION GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT.
FLOOR CONSTRUCTION SEE SHELL BUILDING PERMITTED DRAWINGS - BUILDING 12, SHEET S-1 FOUNDATION PLAN.
PROVIDE MOISTURE AND HEAT MITIGATION WITHIN SUITE DURING SLAB CURING TIME PERIOD.
INSTALL WOOD BLOCKING SUFFICIENT TO CARRY THE LOADS APPLIED BY GRAB BARS HANGING CABINETS PLUMBING FIXTURES OR ANY SUCH APPLIED EQUIPMENT.

A. ROUGH CARPENTRY

1. WHERE INSTALLING BLOCKING FOR EQUIPMENT TO BE INSTALLED BY OTHERS WHERE LOCATIONS ARE NOT SUFFICIENTLY INDICATED ON DRAWINGS VERIFY THE EXACT LOCATION WITH THE ARCHITECT.
2. ROUGH HARDWARE: PROVIDE AND INSTALL ALL ROUGH HARDWARE AND METAL FASTENINGS OF SIZE AND TYPE REQUIRED FOR PROPER INSTALLATION AND CODE APPROVAL. ALL ROUGH HARDWARE SHALL EXCEED THE STRENGTH OF THE MEMBER ATTACHED.
5. ALL CONCEALED WOOD SHALL BE FIRE RESISTANT TREATED AS REQUIRED BY FBC CODE.

B. FINISH CARPENTRY & MILLWORK

1. FABRICATION AND INSTALLATION OF ALL CORNICE, MILLWORK, TRIM, PANELING AND MOLDING WORK.
2. FURNISHING DOORS, WOOD TRIM AND FRAMES. AS SPECIFIED IN THE DOOR SCHEDULE.

C. INSTALLATION

1. ALL MOLDED MEMBERS AND TRIM SHALL BE MITERED AT OUTSIDE OR COPED AT INSIDE CORNERS.
2. SCRIBING MITERING AND JOINING SHALL BE COMPLETED ACCURATELY, NEATLY, AND TIGHT, REQUIRING NO OR VERY LITTLE FILLING.
3. APPLY DOOR HARDWARE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FIT ACCURATELY, APPLY SECURELY AND ADJUST CAREFULLY.

D. GYPSUM WALLBOARD ASSEMBLIES

1. REFER TO WALL TYPES FOR ALL ASSEMBLIES OF WALLS
2. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
3. TILED OR WET AREAS TO HAVE WATER RESISTANT 5/8" GYP. BD.
4. FINISH JOINTS AND WALLHEADS WITH 3 COAT PERF-A-BEAD TAPE JOINT SYSTEM PROPERLY SANDED SCHEDULE. PERF-A-BEAD AT ALL EXTERNAL CORNERS OF 120 DEGREES OR GREATER. DURA-BEAD AT ALL 90 DEGREE EXTERNAL CORNERS - NO. 200 A TRIM AT DISSIMILAR MATERIALS.

E. PAINTING

1. ALL COLORS AS SPECIFIED IN THE FINISH SCHEDULE.
2. ALL MANUFACTURERS SPECIFIED ARE TO ESTABLISH COLOR, QUANTITY AND TYPE OF FINISH. COMPARABLE PRODUCTS OF OTHER MANUFACTURERS WILL BE FULLY CONSIDERED WITH APPROPRIATE SUBMITTALS. ALL PRODUCTS MUST BE MANUFACTURERS 1ST LINE QUALITY.
3. GYP. BD. WALL - LAVATORIES ONLY
 - a. 1ST COAT - OLYMPIC, PRIMER/SEALER, TINT TO FINISH COLOR
 - b. 2ND COAT - OLYMPIC, EGGSHELL ENAMEL, COLOR AS SPECIFIED
4. GYP. BD. WALLS, SOFFITS, BULKHEADS, ETC.
 - a. 1ST COAT - OLYMPIC, LATEX OR ACRYLIC PRIMER/SEALER, TINT TO FINISH COLOR
 - b. 2ND COAT - OLYMPIC, EGGSHELL ENAMEL, COLOR AS SPECIFIED
5. GYP. BD. WALL AND CEILING - RECEPTION, CORRIDOR, RESTROOM, SHOWER, AND STEAM ROOM
 - a. 1ST COAT - SHERWIN WILLIAMS, LATEX OR ACRYLIC PRIMER/SEALER, TINT TO FINISH COLOR
 - b. 2ND COAT - SHERWIN WILLIAMS, LATEX, HIGH-GLOSS, OR AS NOTED, COLOR AS SPECIFIED

WOODWORK AND TRIM

- a. 1ST COAT - ENAMEL UNDERCOAT
 - b. 2ND COAT - STAIN FINISH, COLOR AS SPECIFIED. SAND BETWEEN COATS AND CLEAN THOROUGHLY
- a. 1ST COAT - STAIN COLOR - MATCH ARCHITECTS SAMPLE
 - b. 2ND COAT - SEALER, SAND
 - c. 3RD COAT - GLOSS SEALER, SAND
 - d. 4TH COAT - SATIN FINISH COAT
5. APPLICATOR MUST EXAMINE AREAS AND CONDITION UNDER WHICH PAINTING WORK IS TO BE APPLIED AND NOTIFY CONTRACTOR IN WRITING OF CONDITIONS DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROTECT CARPET AND OTHER FINISHES FROM SPILL AND SPATTERS.
 6. DO NOT PAINT OVER DIRT, RUST, SCALE, GREASE, MOISTURE, DEFECTS OR CONDITIONS OTHERWISE DETRIMENTAL TO FORMATION OF A DURABLE, UNMARRED, UNBLEMISHED PAINT FILM.
 7. PERFORM PREPARATION AND CLEANING PROCEDURES IN ACCORDANCE WITH PAINT MANUFACTURERS INSTRUCTIONS AND AS HEREIN SPECIFIED FOR EACH PARTICULAR SUBSTRATE CONDITION.
 8. REMOVE HARDWARE, HARDWARE ACCESSORIES, PLATE, LIGHTING FIXTURES, AND SIMILAR ITEMS IN PLACE AND NOT TO BE FINISH PAINTED OR PROVIDE SURFACE APPLIED PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS. REMOVE IF NECESSARY FOR COMPLETE PAINTING OF ITEMS AND ADJACENT SURFACES. FOLLOWING COMPLETION OF PAINTING OF EACH SPACE OF AREA, REINSTALL REMOVED ITEMS.
 9. CLEAN SURFACES TO BE PAINTED BEFORE APPLYING PAINT OR SURFACE TREATMENTS.
 10. PAINT APPLICATION TO WALLBOARD MAY BE BRUSH, ROLLER OR AIRLESS SPRAY OR BRUSH. APPLY PAINT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS.
 11. APPLY ADDITIONAL COAT OR STAIN-KILL PRIMER WHEN STAINS OR OR OTHER CONDITION SHOWS THROUGH FINAL COAT OF PAINT UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE. GIVE SPECIAL ATTENTION TO INSURE THAT SURFACES INCLUDING EDGES CORNERS CREVICES WELDS AND EXPOSED FASTENERS RECEIVE A DRY FILM THICKNESS EQUIVALENT TO THAT OF FLAT SURFACES.
 12. APPLY FIRST COAT MATERIAL TO SURFACES THAT HAVE BEEN CLEANED PRETREATED OR OTHERWISE PREPARED FOR PAINTING AS SOON AS PRACTICAL AFTER PREPARATION AND BEFORE SUBSEQUENT SURFACE DETERIORATION.
 13. ALLOW SUFFICIENT TIME BETWEEN SUCCESSIVE COATING TO PERMIT PROPER DRYING.
 14. MINIMUM COATING THICKNESS: APPLY MATERIALS AT NOT LESS THAN MANUFACTURERS RECOMMENDED SPREADING RATE.
 15. PRIME COATS: APPLY PRIME COAT OF PAINT TO MATERIAL WHICH IS REQUIRED TO BE PAINTED OR FINISHED AND WHICH HAS NOT BEEN PRIME COATED BY OTHERS.
 16. UPON COMPLETION OF PAINTING WORK REMOVE SPATTERED PAINT BY PROPER METHODS OF WASHING AND SCRAPING USING CARE NOT TO SCRATCH OR OTHERWISE DAMAGE FINISHED SURFACES.
 17. AT THE COMPLETION OF WORK OF OTHER TRADES, TOUCHUP AND RESTORE ALL DAMAGED OR DEFACED SURFACES.

F. SHEET VINYL AND VINYL BASE

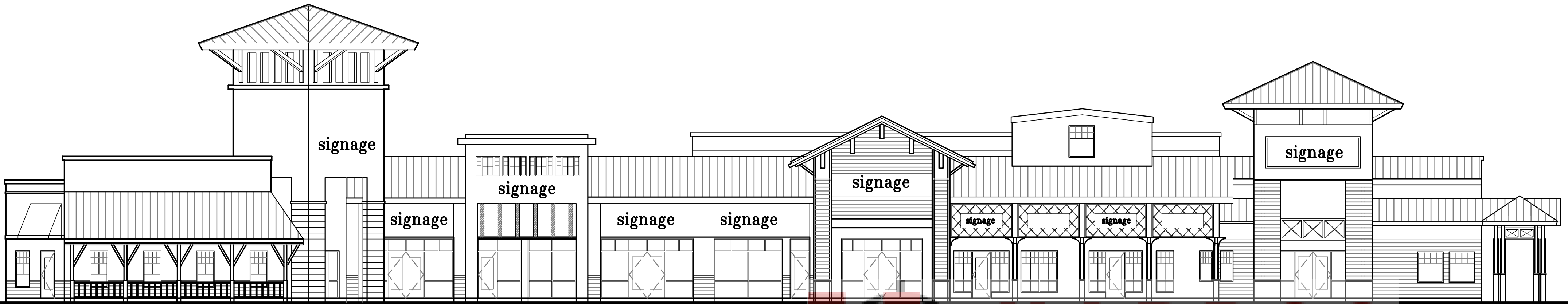
1. RUBBER WALL BASE TO BE INSTALLED IN ALL AREAS UNLESS SPECIFICALLY NOTED OTHERWISE IN DRAWINGS.

PROJECT LOCATION



SITE MAP

SCALE: NOT TO SCALE



HARB
GENERAL CONTRACTORS, INC.

PLANTATION PLAZA
HWY 27
LEESBURG, FLORIDA



Project: 19-019

11-01-19-BLDG REVIEW CHANGES
03-18-21-BLDG REVIEW CHANGES
05-06-21-BLDG REVIEW CHANGES
10-21-21-BLDG REVIEW CHANGES

Owner:

ALI JAWAD

LIGHTING PLAN

PLANTATION PLAZA
HWY 27
LEESBURG, FLORIDA

Architect of Record
John W. Burt - AR59363

Revisions:

4 10-21-21-BLDG REVIEW CHANGES

Date:
06-05-2019

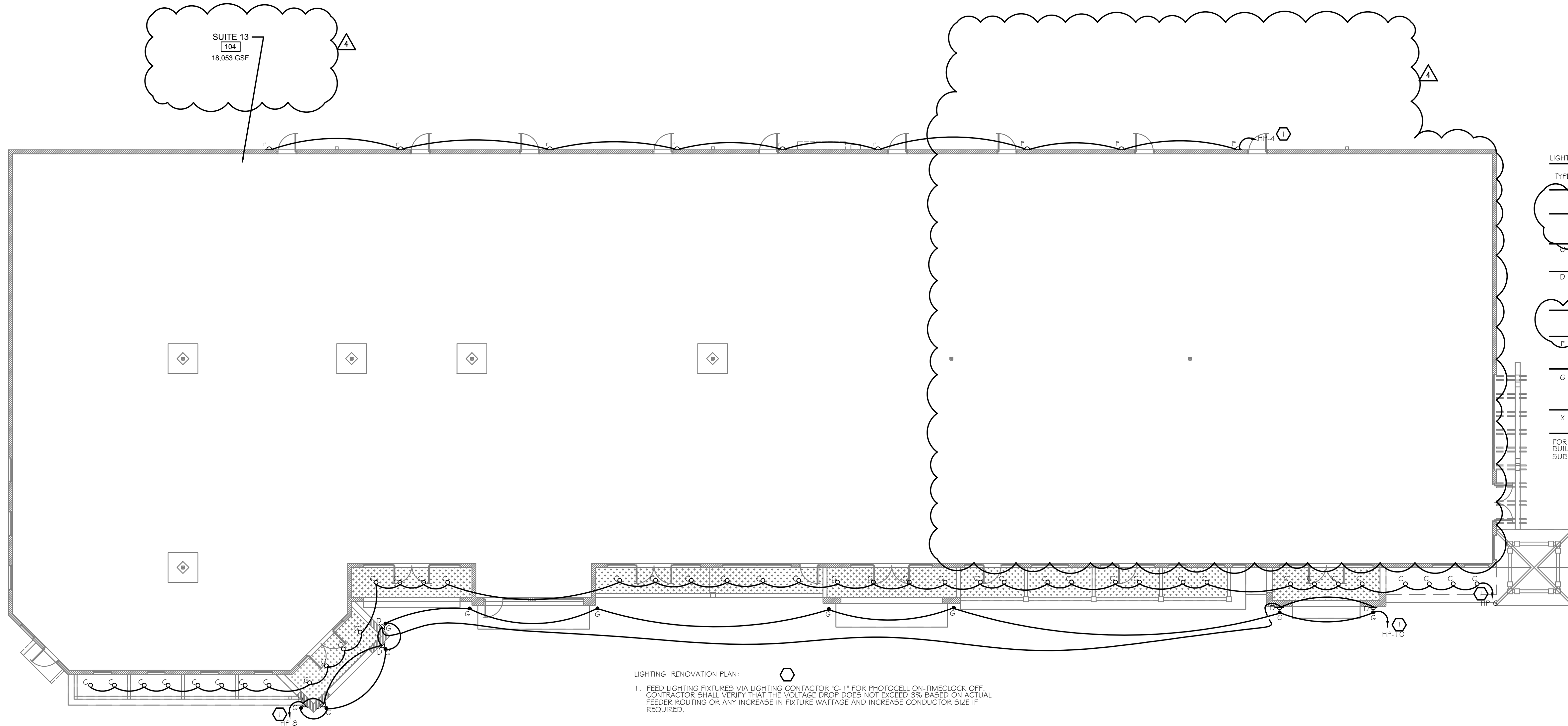
Drawn By:
RR

Checked By:
JWB

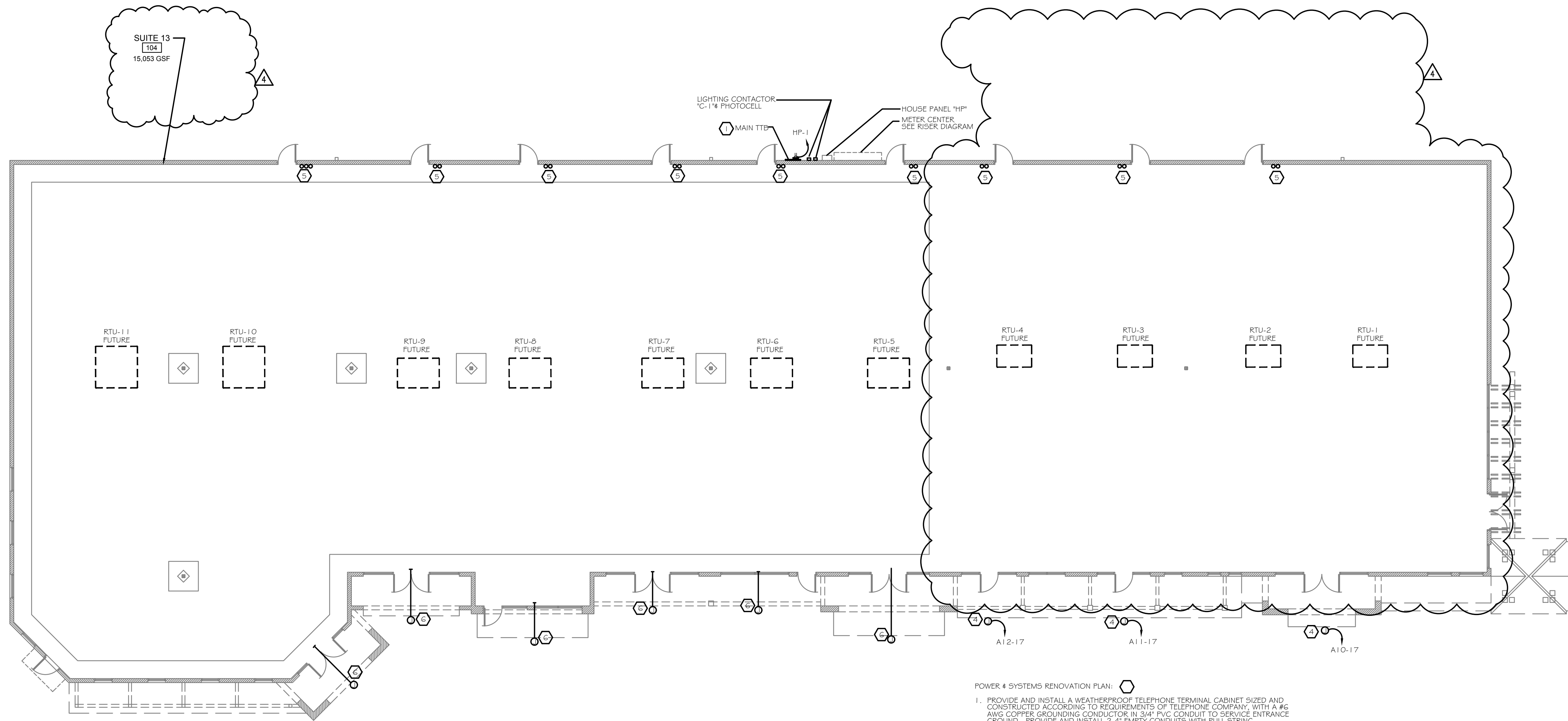
Project No.
19-019

Sheet No.

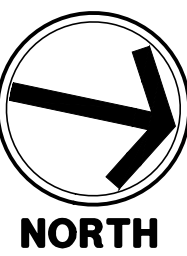
E200



1 LIGHTING PLAN
E200 SCALE: 3 / 32" = 1' - 0"



- POWER & SYSTEMS RENOVATION PLAN:
1. PROVIDE AND INSTALL A WEATHERPROOF TELEPHONE TERMINAL CABINET SIZED AND CONSTRUCTED ACCORDING TO REQUIREMENTS OF TELEPHONE COMPANY, WITH A #6 AWG COPPER GROUNDING CONDUCTOR IN 3/4" PVC CONDUIT TO SERVICE ENTRANCE GROUND. PROVIDE AND INSTALL 2-4" EMPTY CONDUITS WITH PULL STRING FROM CABINET TO MAIN TELEPHONE POINT OF SERVICE. PROVIDE AND INSTALL 2" EMPTY CONDUIT WITH PULL STRING FROM CABINET TO TELEPHONE TERMINAL BOARD IN EACH TENANT SPACE. FIELD VERIFY PRIOR TO ROUGH IN.
 2. PROVIDE AND INSTALL A 4' X 4' X 3/4" PLYWOOD BACKBOARD PAINTED WITH (2) COATS OF FIRE RETARDANT GRAY PAINT TO MEET REQUIREMENTS OF TELEPHONE SERVICE PROVIDER WITH A #6 AWG COPPER GROUNDING CONDUCTOR IN 3/4" PVC CONDUIT FROM BACKBOARD TO SERVICE ENTRANCE GROUND. COORDINATE EXACT LOCATION WITH TENANT.
 3. PROVIDE AND INSTALL POWER FOR SHOW WINDOW RECEPTACLE IN CEILING.
 4. PROVIDE AND INSTALL JUNCTION BOX AND CIRCUIT FOR SIGNAGE. COORDINATE EXACT REQUIREMENTS AND LOCATION WITH TENANT PRIOR TO ROUGH IN.
 5. STUB UP EMPTY POWER AND TELEPHONE CONDUITS (WITH PULL STRINGS) 6" AND CAP. COORDINATE EXACT LOCATION IN FIELD WITH OWNER.
 6. PROVIDE AND INSTALL JUNCTION BOX FOR SIGNAGE AND CONDUIT STUBBED INTO TENANT SPACE. COORDINATE EXACT REQUIREMENTS AND LOCATION WITH OWNER PRIOR TO ROUGH IN. UNIT.
 7. RECEPTACLE AT UNIT.
 8. PROVIDE AND INSTALL A TIMECLOCK FOR THE EXTERIOR SIGN CIRCUIT NEAR THE PANEL.
 9. VERIFY IF IHW REQUIRES A DISCONNECTING MEANS. IF SO, PROVIDE. VERIFY IF IHW IS DIRECT CONNECT OR IF IT REQUIRES A RECEPTACLE. PROVIDE RECEPTACLE IF NEEDED.



1
E300

POWER PLAN

SCALE: 3 / 32" = 1' - 0"



LAKE COUNTY BUILDING SERVICES
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This document was reviewed for code compliance; this does not relieve the applicant from correcting errors and omissions and complying with the current Florida Building Code.

HARB
ARCHITECTS
LIC. # AA26001266
2295 S. HIAWASSEE RD.
SUITE 304
ORLANDO, FLORIDA 32835
PH: 407.298-5020
FX: 407.298-5030

Owner:
ALI JAWAD

POWER PLAN
PLANTATION PLAZA
HWY 27
LEESBURG, FLORIDA

Architect of Record:
John W. Burt - ARS0183

Revisions:
10-21-21-BLDG REVIEW CHANGES

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Project No.
19-019

Sheet No.
E300

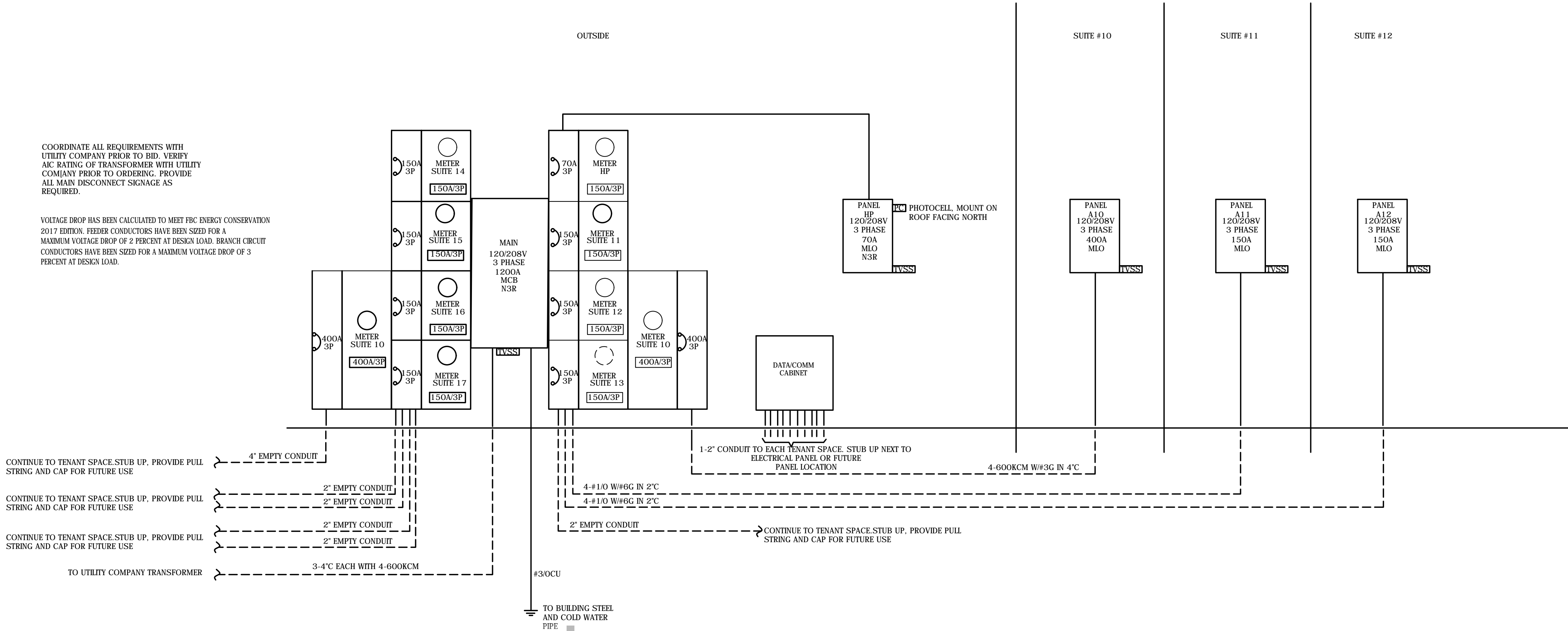
PANEL: HP NEW													
VOLTAGE: 120/208V		PHASE: 3		MAIN: 70A									
MOUNTING: _____		SPACES: 24		SMD/MLO: MLO									
MANUFACTURER: _____		TYPE: _____		AIC: _____									
SOURCE: _____				SECTION CAPACITY 25.2KVA									
CKT.	EQUIPMENT	KVA	COND	WIRE	CB	POLE	POLE	CB	WIRE	COND	KVA	EQUIPMENT	CKT
1	TTB CABINET REC	1	3/4	12	20	1	1	20	12	3/4	0.24	LIGHTING CONTROL	2
3	SPARE				20	1	1	20	12	3/4	0.225	LIGHTS	4
5	SPARE				20	1	1	20	12	3/4	0.252	LIGHTS	6
7	SPARE				20	1	1	20	12	3/4	0.12	LIGHTS	8
9	SPARE				20	1	1	20	12	3/4	0.2	LIGHTS	10
11													12
13													14
15													16
17													18
19												TVSS	20
21												---	22
23												---	24
PHASE A 1.36												2.0 CONNECTED KVA	
PHASE B 0.425													
PHASE C 0.252													

PANEL: A10 NEW													
VOLTAGE: 120/208V		PHASE: 3		MAIN: 400A									
MOUNTING: _____		SPACES: 42		SMD/MLO: MLO									
MANUFACTURER: _____		TYPE: _____		AIC: _____									
SOURCE: _____				SECTION CAPACITY 144KVA									
CKT.	EQUIPMENT	KVA	COND	WIRE	CB	POLE	POLE	CB	WIRE	COND	KVA	EQUIPMENT	CKT
1	RECEPTACLES	1.08	3/4	12	20	1	1	20	12	3/4	1	LIGHTS	2
3	RECEPTACLES	1.08	3/4	12	20	1	3	60	6	1	6.84	RTU-2	4
5	RECEPTACLES	1	3/4	12	20	1		60	6	1	6.84	---	6
7	TTB RECEPT	1	3/4	12	20	1		60	6	1	6.84	---	8
9	SHOW WINDOW REC	1	3/4	12	20	1	1	20	12	3/4	0.4	ROOF RECEPT	10
11	EWC	0.6	3/4	12		1	3	60	6	1	6.84	RTU-1	12
13	IHW	1.8	3/4	12	15	1		60	6	1	6.84	---	14
15	RR RECEPT	0.36	3/4	12	20	1		60	6	1	6.84	---	16
17	SIGN	1.2	3/4	12	20	1	1	20	12	3/4	0.4	LIGHTS	18
19	IHW	1.8	3/4	12	15	1							20
21	SHOW WINDOW REC	0.54	3/4	12	20	1							22
23	RECEPTACLES	0.54	3/4	12	20	1							24
25													26
27													28
29							1	20				SPARE	30
31							1	20				SPARE	32
33							1	20				SPARE	34
35							1	20				SPARE	36
37							3	30				TVSS	38
39								30				---	40
41								30				---	42
PHASE A 20.36												54.8 CONNECTED KVA	
PHASE B 17.02													
PHASE C 17.438													

PANEL: A11 NEW													
VOLTAGE: 120/208V		PHASE: 3		MAIN: 150A									
MOUNTING: _____		SPACES: 30		SMD/MLO: MLO									
MANUFACTURER: _____		TYPE: _____		AIC: _____									
SOURCE: _____				SECTION CAPACITY 54KVA									
CKT.	EQUIPMENT	KVA	COND	WIRE	CB	POLE	POLE	CB	WIRE	COND	KVA	EQUIPMENT	CKT
1	RECEPTACLES	1.08	3/4	12	20	1	1	20	12	3/4	1	LIGHTS	2
3	RECEPTACLES	1.08			20	1	3	60	6	1	6.84	RTU	4
5	RECEPTACLES	1			20	1		60	6	1	6.84	---	6
7	TTB RECEPT	1			20	1		60	6	1	6.84	---	8
9	SHOW WINDOW REC	1			20	1	1	20	12	3/4	0.4	ROOF RECEPT	10
11	EWC	0.6											12
13	IHW	1.8											14
15	RR RECEPT	0.36											16
17	SIGN	1.2											18
19							1	20				SPARE	20
21							1	20				SPARE	22
23							1	20				SPARE	24
25							3	30				TVSS	26
27								30				---	28
29								30				---	30
PHASE A 11.72												31.0 CONNECTED KVA	
PHASE B 9.64													
PHASE C 9.64													

PANEL: A12 NEW													
VOLTAGE: 120/208V		PHASE: 3		MAIN: 150A									
MOUNTING: _____		SPACES: 42		SMD/MLO: MLO									
MANUFACTURER: _____		TYPE: _____		AIC: _____									
SOURCE: _____				SECTION CAPACITY 54KVA									
CKT.	EQUIPMENT	KVA	COND	WIRE	CB	POLE	POLE	CB	WIRE	COND	KVA	EQUIPMENT	CKT
1	RECEPTACLES	1.08	3/4	12	20	1	1	20	12	3/4	1	LIGHTS	2
3	RECEPTACLES	1.08			20	1	3	60	6	1	6.84	RTU	4
5	RECEPTACLES	1			20	1		60	6	1	6.84	---	6
7	TTB RECEPT	1			20	1		60	6	1	6.84	---	8
9	SHOW WINDOW REC	1			20	1	1	20	12	3/4	0.4	ROOF RECEPT	10
11	EWC	0.6											12
13	IHW	1.8											14
15	RR RECEPT	0.36											16
17	SIGN	1.2											18
19							1	20				SPARE	20
21							1	20				SPARE	22
23							1	20				SPARE	24
25							3	30				TVSS	26
27								30				---	28
29								30				---	30
PHASE A 11.72												31.0 CONNECTED KVA	
PHASE B 9.64													
PHASE C 9.64													

1 PANEL SCHEDULES
E400 SCALE: NOT TO SCALE



2 RISER DIAGRAM
E400 SCALE: NOT TO SCALE

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GENERAL CONTRACTORS, INC.

LAKE COUNTY BUILDING SERVICES
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RISER + PANEL SCHEDULES

PLANTATION PLAZA
HWY 27
LEESBURG, FLORIDA

Architect of Record
John W. Burt - APB3963

Revisions:

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E400