Plantation Commercial Phase 2 Building 1 Final Construction Plans

Lake County Florida Parcel I.D. # 25-20-24-0004-000-03000

for

Jawad Leesburg, LLC

by

G L SUMMITT
ENGINEERING INC

NOTE:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET LAKE COUNTY AND A.D.A. SPECIFICATIONS.
2. THESE CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK AND LAKE COUNTY REGULATIONS & SPECIFICATIONS.

DEVELOPMENT REVIEW

PROJECT # 2005120007 APPLICATION REQUEST # 3887
PROJECT NAME: PLANTATION RETAIL BLDG. #1
ALTERNATE KEY # 3809702 ORDINANCE # 2007-16

REVIEWER PLEASE SIGN AND DATE BELOW

ENVIRONMENTAL N/A
COMMENTS:
PUBLIC SAFETY / EMERGENCY 911 E.M. Wesolek 7-23-2020
COMMENTS:
HEALTH DEPARTMENT 7/22/20
COMMENTS:
FIRE 7.22.2020
COMMENTS:
CONCURRENCY Sereene for M.H. - 7/23/2020
COMMENTS: See Approval Ltr.
PUBLIC WORKS Sereene for S.L. - 7/23/2020
COMMENTS:
PLANNING AND ZONING Sereene - 7/23/2020
COMMENTS: See Approval Ltr.
LANDSCAPE Sereene - 7/23/2020
COMMENTS: See Approval Ltr.

PRELIMINARY/FINAL DEVELOPMENT REVIEW
APPROVAL
DATED 7/23/20 DIRECTOR, OFFICE OF PLANNING & ZONING (OR DESIGNEE)

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Jawad Leesburg, LLC
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Plantation Commercial
Phase 2 Building 1
Lake County, Florida

Final Construction
Plans

CoverSheet

Project Team

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Fx: ()

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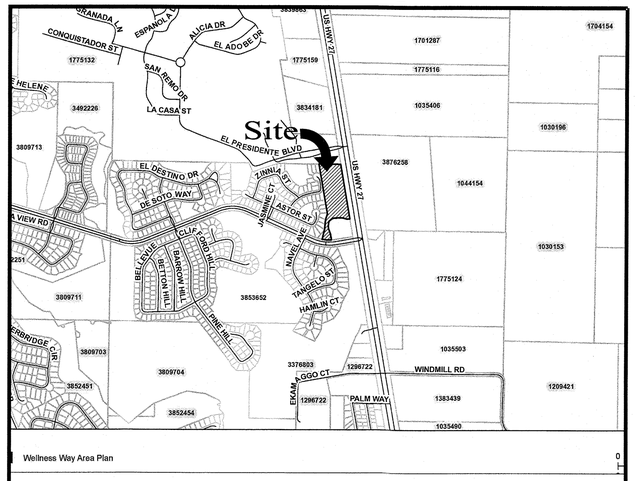
1320 Winter Garden Vineland Rd.
Winter Garden, FL 34787
Ph: (407) 656-2734
Fx: (407) 656-9371

Vicinity Map



STR: 25, 20S, 24E 1" = 1,000'

Drawing Index

No.	Title	Revised
1	Coversheet	05-05-20
2	Symbols & Abbreviations	05-05-20
3	As-Built Survey	05-05-20
4	Overall Site Plan	05-05-20
5	Utility Plan	05-05-20
6	General Details	05-05-20
A301	Building Elevations	05-05-20

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: May 5, 2020
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	05/20	Initial Plans Release
2	05/20	Revised For Lake County Comments
3	05/20	Revised For Lake County Comments
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER
1 OF 6

RECEIVED
MAY 21 2020
BY:

ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION
F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
NORTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD
P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC	
&	AND
@	AT
△	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- R/W — RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- BUILDING LINE
- 81 / 80 — CONTOURS
- RAILROAD TRACKS
- GAS — GAS MAIN
- UE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- CTV — UNDERGROUND CABLE TELEVISION
- EASEMENT

SANITARY

- SANITARY SEWER LINE
- CLEANOUT
- FM — FORCE MAIN
- MANHOLE

WATER & REUSE WATER

- 6"WM — WATER MAIN 6" PVC PIPE
- RM — REUSE WATER MAIN
- BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- MANHOLE
- MITERED END
- STORM INLET
- FDOT TYPE 6 INLET
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- 520 — COUNTY ROADS
- 95 — INTERSTATE ROADS
- 50 — STATE ROADS
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- 16 15 / 21 22 — SECTION CORNER
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATALITE DISH
- GUY WIRE
- HANDICAP PARKING
- 99.50 — SPOT ELEVATION
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- BOUNDARY
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- 81 / 80 — CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- P/L — PROPERTY LINE
- RETAINING WALL
- R/W — RIGHT-OF-WAY LINE
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FM — FORCE MAIN
- MANHOLE

WATER & REUSE WATER

- WM — WATER MAIN
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- M — METER
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SP 2 — SAMPLE POINT
- UNDERDRAIN CEANOUT
- RM — RECLAIMED WATER MAIN
- REUSE WATER SYSTEM CONNECTION
- DOUBLE REUSE WATER SERVICE

STORM DRAIN

- 100 LF STS 24 RCP @ 0.20% — 100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
- UNDERDRAIN 6" PVC PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- 100.00 — SPOT ELEVATION
- STORM INLET

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- 520 — COUNTY ROADS
- 901 / 24 — DETAIL REFERENCE
- DUMPSTER PAD
- FF=98.76 — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- TYPE A — GUY POLE
- HANDICAP PARKING
- 95 — INTERSTATE ROADS
- LIGHT POLE
- SIGNS
- 16 15 / 21 22 — SECTION CORNER
- 50 — STATE ROADS
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- 901 / 24 — CROSS SECTION DETAIL

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Symbols & Abbreviations

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Revisions

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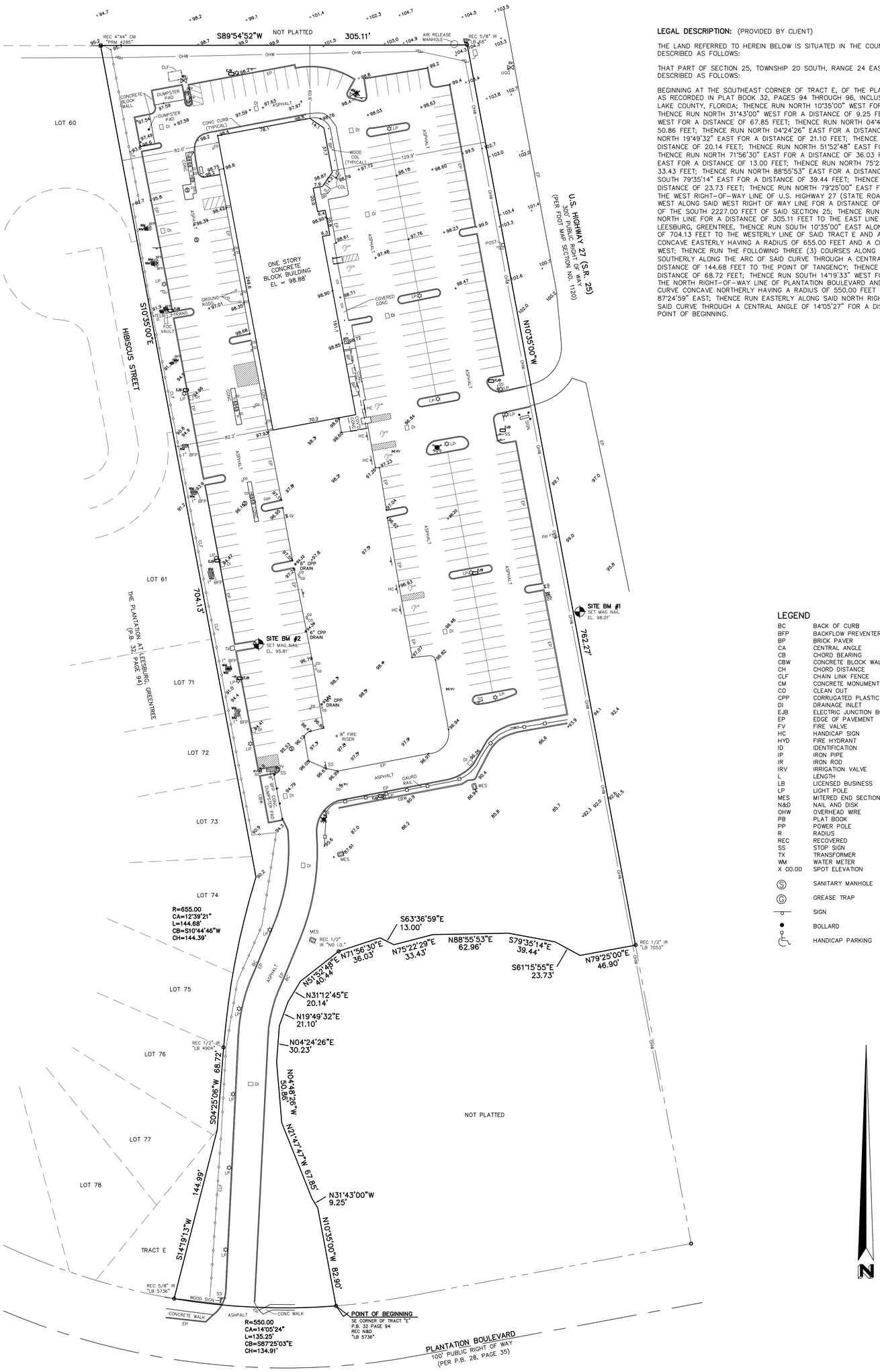
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	[illegible]	[illegible]
8	[illegible]	[illegible]
9	[illegible]	[illegible]
10	[illegible]	[illegible]



LEGAL DESCRIPTION: (PROVIDED BY CLIENT)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT E, OF THE PLANTATION AT LEESBURG, GREENTREE, AS RECORDED IN PLAT BOOK 32, PAGES 94 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 10°35'00" WEST FOR A DISTANCE OF 82.90 FEET; THENCE RUN NORTH 31°43'00" WEST FOR A DISTANCE OF 9.25 FEET; THENCE RUN NORTH 21°47'47" WEST FOR A DISTANCE OF 67.85 FEET; THENCE RUN NORTH 04°48'26" WEST FOR A DISTANCE OF 50.86 FEET; THENCE RUN NORTH 04°24'26" EAST FOR A DISTANCE OF 30.23 FEET; THENCE RUN NORTH 19°49'32" EAST FOR A DISTANCE OF 21.10 FEET; THENCE RUN NORTH 31°24'45" EAST FOR A DISTANCE OF 20.14 FEET; THENCE RUN NORTH 51°52'48" EAST FOR A DISTANCE OF 40.44 FEET; THENCE RUN NORTH 71°56'30" EAST FOR A DISTANCE OF 36.03 FEET; THENCE RUN SOUTH 63°36'59" EAST FOR A DISTANCE OF 13.00 FEET; THENCE RUN NORTH 75°22'29" EAST FOR A DISTANCE OF 33.43 FEET; THENCE RUN NORTH 88°55'53" EAST FOR A DISTANCE OF 62.96 FEET; THENCE RUN SOUTH 79°35'14" EAST FOR A DISTANCE OF 39.44 FEET; THENCE RUN SOUTH 61°15'55" EAST FOR A DISTANCE OF 23.73 FEET; THENCE RUN NORTH 79°25'00" EAST FOR A DISTANCE OF 46.84 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 (STATE ROAD 25); THENCE RUN NORTH 10°35'00" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 762.27 FEET TO THE NORTH LINE OF THE SOUTH 2227.00 FEET OF SAID SECTION 25; THENCE RUN SOUTH 89°54'52" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 305.11 FEET TO THE EAST LINE OF SAID THE PLANTATION AT LEESBURG, GREENTREE, THENCE RUN SOUTH 10°35'00" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 704.13 FEET TO THE WESTERLY LINE OF SAID TRACT E AND A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 655.00 FEET AND A CHORD BEARING OF SOUTH 10°44'46" WEST; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID WESTERLY LINE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'20" FOR A DISTANCE OF 144.68 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 04°25'06" WEST FOR A DISTANCE OF 68.72 FEET; THENCE RUN SOUTH 14°19'33" WEST FOR A DISTANCE OF 145.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PLANTATION BOULEVARD AND A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 550.00 FEET AND A CHORD BEARING OF SOUTH 87°24'59" EAST; THENCE RUN EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°05'27" FOR A DISTANCE OF 135.26 FEET TO THE POINT OF BEGINNING.

LEGEND

BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BP	BRICK PAVER
CA	CENTRAL ANGLE
CB	CHORD BEARING
CBW	CONCRETE BLOCK WALL
CH	CHORD DISTANCE
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CO	CLEAN OUT
CPP	CORRUGATED PLASTIC PIPE
DI	DRAINAGE INLET
EJB	ELECTRIC JUNCTION BOX
EP	EDGE OF PAVEMENT
FV	FIRE VALVE
HC	HANDICAP SIGN
HYD	FIRE HYDRANT
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRV	IRRIGATION VALVE
L	LENGTH
LB	LICENSED BUSINESS
LP	LIGHT POLE
MES	MITERED END SECTION
N&D	NAIL AND DISK
OHW	OVERHEAD WIRE
PB	PLAT BOOK
PP	POWER POLE
R	RADIUS
REC	RECOVERED
SS	STOP SIGN
TX	TRANSFORMER
WM	WATER METER
X 00.00	SPOT ELEVATION
Ⓢ	SANITARY MANHOLE
Ⓖ	GREASE TRAP
	SIGN
●	BOLLARD
♿	HANDICAP PARKING

SURVEYOR'S NOTES:

1. The lands as shown hereon lie within Section 25, Township 20 S., Range 24 E., Lake County, Florida.
2. This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
3. Underground improvements or underground foundations have not been located except as noted.
4. This survey does not reflect or determine ownership.
5. All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
6. No title data has been provided to this surveyor unless otherwise noted.
7. Bearings shown hereon are assumed relative to the westerly right-of-way line of US Highway 27, bearing N10°35'00W".
8. According to the Federal Insurance Rate Map, this property lies in Zones "A" and "X", Community Panel number 12069C0480 E, Dated: 12/18/12.
9. Elevations shown hereon are based on Lake County benchmarks relative to NAVD 88.
10. The specific purpose of this survey is to as-built the existing site conditions.

REVISIONS	
Rev.	Date:
Rev.	Date:
Rev.	Date:
Rev. ADD NORTH PORTION	Date: 10/24/19

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Job No:	J-676
Field Date:	4/3/19
Drawn By:	RM
Field By:	ME/JR
Scale:	1"=40'

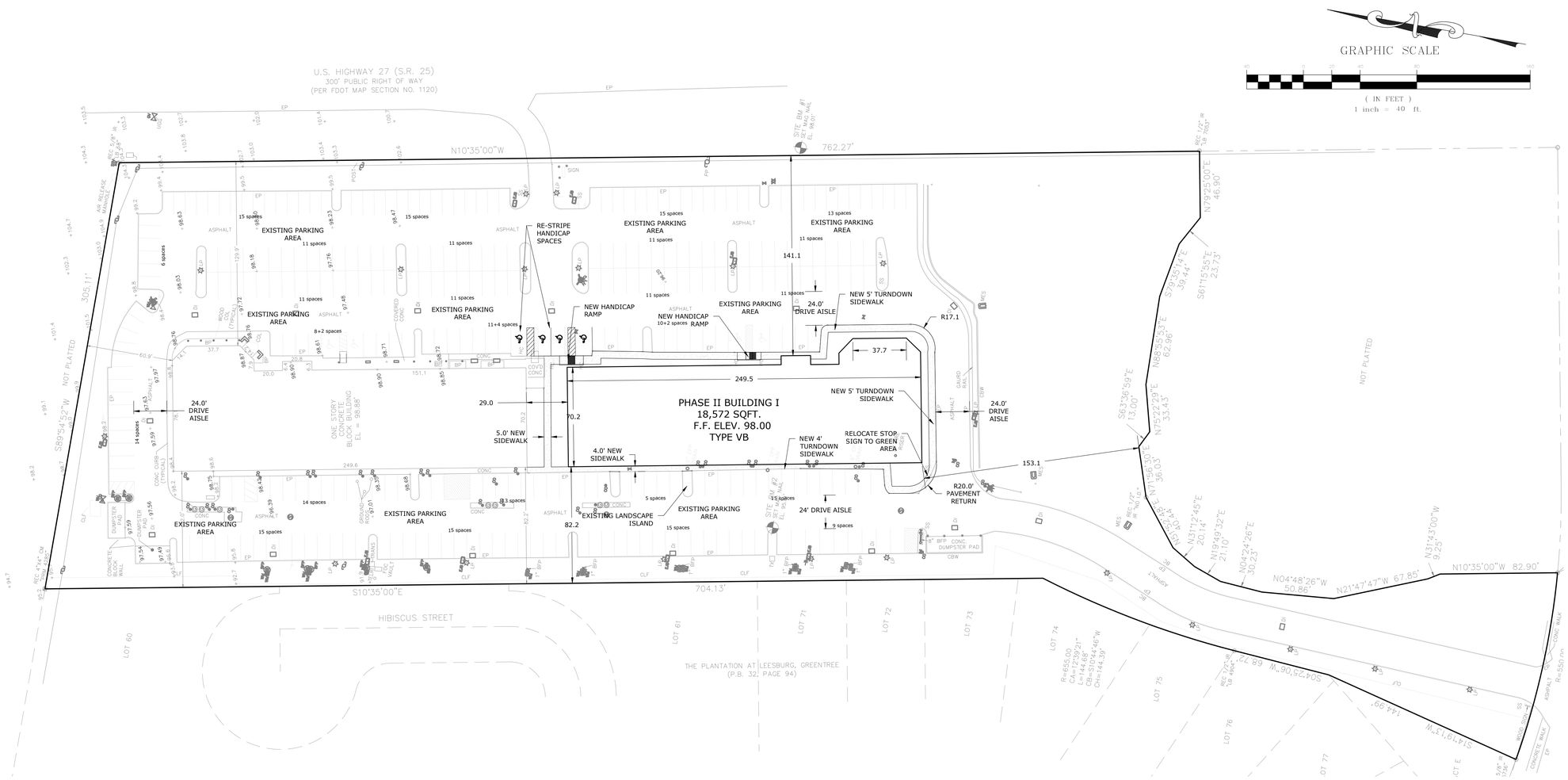
William F. Menard
Professional Surveyor & Mapper
Florida Registration #5625

SPECIFIC PURPOSE SURVEY
OF
25327 US 27
FOR
JAWAD LEESBURG, LLC

HLSM, LLC
Henrich-Luke-Swaggerty-Menard
Professional Surveyors & Mappers
Licensed Business No. 7276

302 Live Oaks Boulevard
Casselberry, Florida 32707
P. (407) 647-7346
F. (407) 982-7166
Survey@HLSM.US

\\SERVER\Projects\25-20-24 US27\dwg\Plantation Comm.dwg



Dimension Notes

1. Contractor shall immediately notify the owner's representative of any discrepancies found between these plans, municipality specifications, the architectural plans, and/or field conditions prior to construction.
2. All work shall be accomplished in accordance with the plans and specifications contained herein as well as separate municipality specifications book and/or otherwise required by applicable federal, state and local codes, ordinances, and regulations. It is the contractor's responsibility to obtain a copy of the municipality specifications book prior to any bidding, material orders or construction. In the event of a conflict between the requirements, the most stringent shall apply as determined by the owner's representative.
3. Topographic information, boundary information and vertical control provided within these construction plans is taken from a survey by surveyor listed on the plans and can be obtained from the owner.
4. Geotechnical investigation report can be obtained from the owner and/or geotechnical engineer as listed on the plans.
5. Contractor shall comply with all permit conditions during construction. Dimensions shown are measured to/from the face of curb, property line, property corner, or face of building.
6. Contractor shall stake all improvements using the dimension baseline and offsets provided on this sheet. It is the contractor's sole responsibility to completely stake and check all improvements to insure adequate positioning both horizontal and vertical, including minimum building setbacks, prior to the installation of any improvements.
7. Locations of the proposed building shown on this plan are meant as a reference for constructing site improvements. the actual locations and dimensions of proposed building improvements shall be determined from the architectural plans and field located by a surveyor retained by the contractor.
8. All parking striping, traffic arrows, cross walks and stop bars to be thermoplastic. Material certification shall be required for all paint and thermoplastic stating said materials do not contain lead.
9. Baseline through parking areas to be established beginning at Benchmark #1 at the northwest property corner.
10. All pavement markings to comply with the FDOT roadway and traffic design standards, manual of uniform control devices and the municipality land development code.
11. All disturbed areas within ROW shall be sodded to match existing.
12. All areas disturbed during construction shall be stabilized with ground cover.
13. The contractor shall be responsible for the restoration of any traffic equipment including but not limited to fiber, loop sensors, pull boxes, conduit, traffic signals, and cabinets. Any items damaged by the contractor will be restored to their original conditions unless otherwise agreed upon by the municipality engineer.
14. Note Deleted.
15. Contractor to install the minimum requirements for vertical separation whereever proposed sewer mains and force main are to cross under proposed water mains.
16. The contractor shall notify the city, county or FDOT office 48 hours prior to any work within their respective ROW's.
17. Refer to FDOT roadway and traffic design standards index no. 602 for Maintenance of traffic (M.O.T.)
18. M.O.T. setup shall be supervised by a certified M.O.T. individual.
19. All light poles and structures to be located in field by surveyor retained by contractor.
20. Shop drawings to be provided by contractor to civil engineer for review prior to purchases and field installation.
21. As-builts to be provided by contractor in autocad format on disc as well as on full size plans to respective governing agencies and civil engineer for review.

Land Use

S.T.R. 26, 24S, 26E
FUTURE LAND USE: URBAN LOW
EXISTING ZONING: PUD; ORDINANCE #2007-16, #2007-17
LOCATION: PLANTATION
TRACT AREA: 5.77 ACRES ± (251,386 sqft.)
NUMBER OF LOTS: 1
BUILDINGS: 36,900 SF (0.85 ac.)
PAVED AREAS 126,885 SF (2.91 ac.)
TOTAL IMPERVIOUS: 163,565 SF (3.76 ac.)
PERCENT IMPERVIOUS = 65% (PROVIDED)
PERCENT IMPERVIOUS = 70% (ALLOWED)
MAX COMMERCIAL ALLOWED = 63,250 SF.
FAR = 36,900 / 251,386 = 0.15 (PROVIDED)
FAR = 0.50 (ALLOWED)
OPEN SPACE: 20% REQUIRED
4 251,386 SF TOTAL SITE AREA
LANDSCAPE BUFFER: 34,645 SF(0.795acres) 13.8%
CONSERVATION BUFFER: 13,297 SF(0.305acres) 5.29%
LANDSCAPE AREAS: 11,698 SF(0.268acres) 4.65%
TOTAL OPEN SPACE PROVIDED: 59,640 SF (1.37ac.) = 23.7%

Setbacks

(ACCORDING TO ORDINANCE #2007-17 1.E.)
FRONT: 50 FT (US 27)
SIDE: 25 FT
REAR: 25 FT
BUILDING TO BUILDING: 10FT
RIGHT OF WAY: 15FT
PROPERTY LINE: 25FT
NORMAL HIGH WATER OF WATER BODIES OR WETLAND JURISDICTIONAL LINES (INTERNAL LAKE SYSTEMS ONLY) 25FT
PALATLAKAHA RIVER, JURISDICTIONAL WETLAND BOUNDARIES, FLOOD PLAINS 50FT

Buffers

FRONT: 25 FT (US 27)
SIDE: 15 FT
REAR: 15 FT

Building

MAX. STORIES = 5
PROPOSED STORIES = 1
MAX. BLDG. HEIGHT = 50'

Utilities

1. DRINKING WATER SYSTEM PROVIDER : CITY OF LEESBURG.
2. SANITARY SEWER SYSTEM PROVIDER: CITY OF LEESBURG.
3. IRRIGATION TO BE BY WELL WITH FUTURE CONNECTION POSSIBLE TO REUSE SYSTEM SHOULD ONE BECOME AVAILABLE.
4. WATER & SEWER LINES TO BE PRIVATELY OWNED & MAINTAINED.

Storm Water

5. STORM WATER AND DRAINAGE FACILITIES : DRY DETENTION.
6. ON-SITE SOILS : AaB, ApD, BP, LuC, Wc (ALBANY SAND, APOPKA SAND, BORROW PIT, KENDRICK SAND, WAUCHULA SAND, RESPECTIVELY.)
7. ONSITE VEGITATION : GRASS & TREES.

Flood Plain

THE 100 YEAR FLOOD PLAIN FOR THE POND IS 90 FT. THIS SITE DOES NOT ENCROACH ONTO THAT FLOOD PLAIN.

State Notes

A COPY OF THE NPDES NOTICE OF INTENT, THE ISSUED NPDES STORM WATER RUNOFF PERMIT FOR CONSTRUCTION ACTIVITIES, AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON SITE AND AVAILABLE FOR INSPECTION AT ANY TIME.

General Notes

1. CALL SUNSHINE (1-800-432-4770) PRIOR TO ANY CONSTRUCTION OPERATION (WWW.CALLSUNSHINE.COM)
2. THERE ARE NO TREES THAT WILL BE PROTECTED ON SITE ABOVE WETLAND BUFFER.
3. CONTRACTOR TO PROTECT EXISTING TREES, SHRUBS AND OTHER LANDSCAPING ALONG R.O.W.'S. SHOULD CONFLICT ARISE BETWEEN EXISTING LANDSCAPING AND PROPOSED SIDEWALKS, DRIVEWAYS AND OTHER IMPROVEMENTS, CONTRACTOR TO RELOCATE LANDSCAPING TO THE SATISFACTION OF CITY OR COUNTY INSPECTOR.
4. STREETS TO BE PRIVATELY OWNED & MAINTAINED.
5. A PRE-CONSTRUCTION MEETING WITH THE LAKE COUNTY AND THE CITY OF LEESBURG IS REQUIRED.
6. THE TOTAL AMOUNT OF MATERIAL REMOVED OFF-SITE SHALL NOT BE GREATER THAN 200% OF THE MINIMUM STORMWATER RETENTION/DETENTION VOLUME REQUIRED

Sign Requirements

MULTIPLE OCCUPANCY COMMERCIAL SITE
BUILDINGS 10,000SF - 75,000SF: 75sf Max.
MAXIMUM HEIGHT 20'
RIGHT OF WAY SETBACK 10'
LANDSCAPE AREA MINIMUM 100 sf

Parking

Building I.D.	Leaseable Use Type	Leaseable Area (Sqft.)	Area per Parking Space (Sqft.)	Parking Spaces Required
Phase 1 Building 1	General Retail	11600	200	58
Phase 1 Building 1	Restaurant	6972	75	93
Phase 2 Building 2	General Retail	11600	200	58
Phase 2 Building 2	Restaurant	6972	75	93

Total Required: 302
Spaces Provided: 304
Handicap Required: 8
Handicap Provided: 8

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Jawad Leesburg, LLC
7630 Blue Quail Lane
Orlando, FL 32825

Plantation Commercial
Phase 2 Building 1
Lake County, Florida

Final Construction
Plans

Overall Site Plan

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: May 5, 2020
FL Registration #58775
Certificate of Authorization #29665

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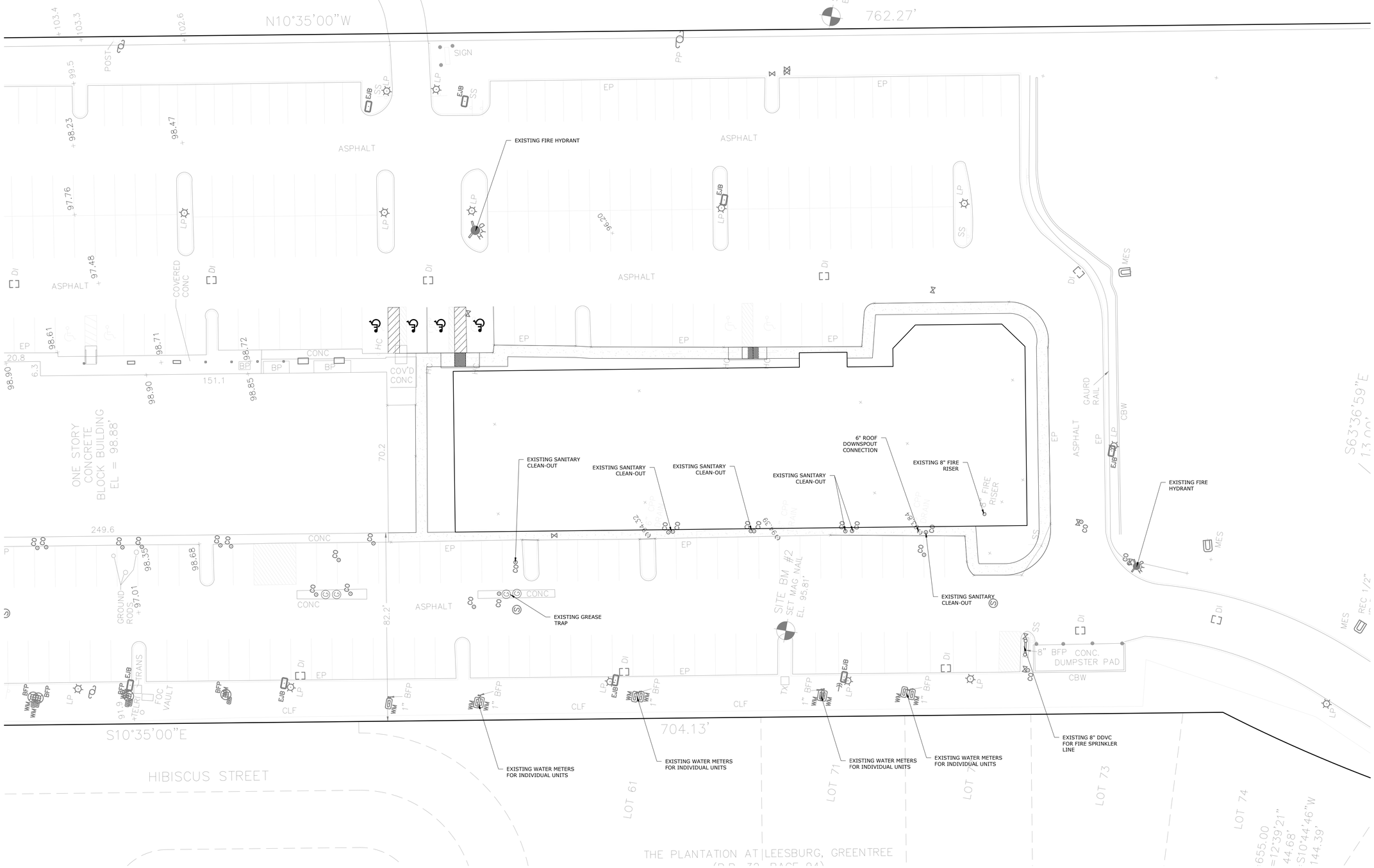
5		
6		
7		
8		
9		
10		

SHEET NUMBER
4 OF 6

Plantation Commercial Buildings Fire Flow Calculations

Building Type	Building Square Footage (sqft)	FFPC 6th Edition Construction Type	Largest Unprotected Area (sqft.)	Needed Fire Flow from FFPC 6th Edition (gpm)	Reduction Percentage	Required Fire Flow Amount
Building 1	18,572	Type VB	18,572	3,750.00	75%	1,000.00
Building 2	18,572	Type VB	18,572	3,750.00	75%	1,000.00



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Utilities Plan

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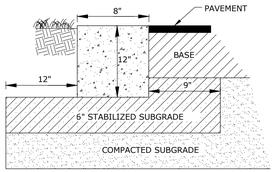
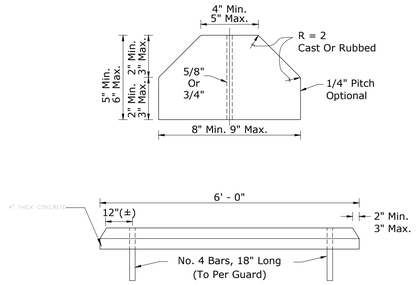
9	###	
10	###	

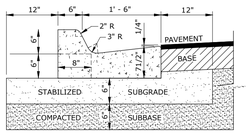
SHEET NUMBER
5 OF 6



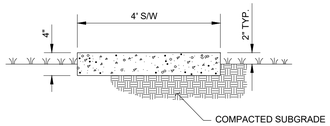
200 - CONCRETE RIBBON CURB
N.T.S.



201 - CONCRETE BUMPER GUARD
N.T.S.



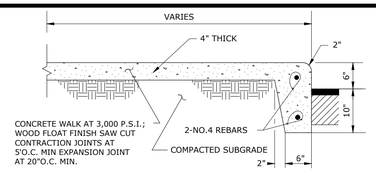
204 - FDOT TYPE 'F' CURB
N.T.S.



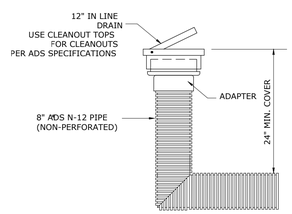
CONCRETE WALK AT 3,000 PSI
WOOD FLOAT FINISH. SAW CUT
CONTRACTION JOINTS AT 5' O.C. MIN.
EXPANSION JOINT AT 20' O.C. MIN

NOTE: ALL SIDEWALK TO BE CONSTRUCTED AS PART OF INFRASTRUCTURE

205 - STANDARD SIDEWALK DETAIL
N.T.S.

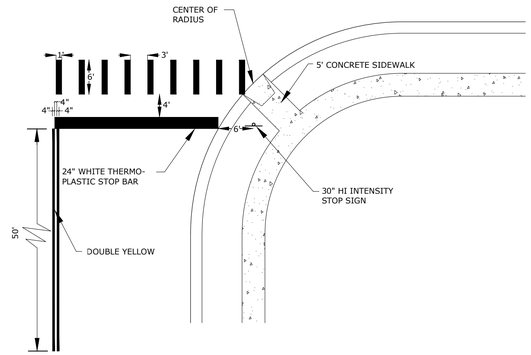


302 - CONC WALK & CURB
N.T.S.

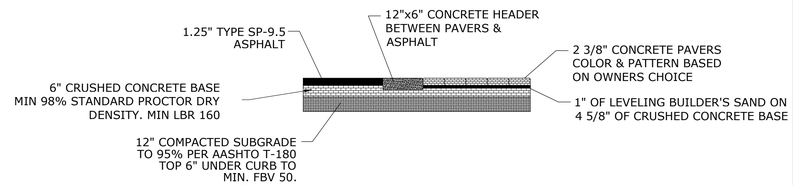


* ADS DENOTES ADVANCED DESIGN SYSTEMS, INC.(PIPE MANUFACTURER)
* CONTRACTOR TO COORDINATE PLACEMENT OF ADS PIPE WITH ADS REPRESENTATIVE

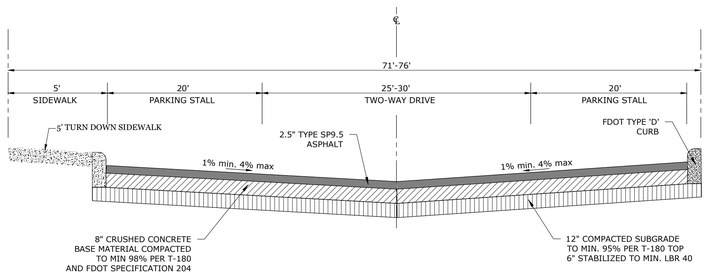
209 - ADS YARD DRAIN DETAIL
NTS



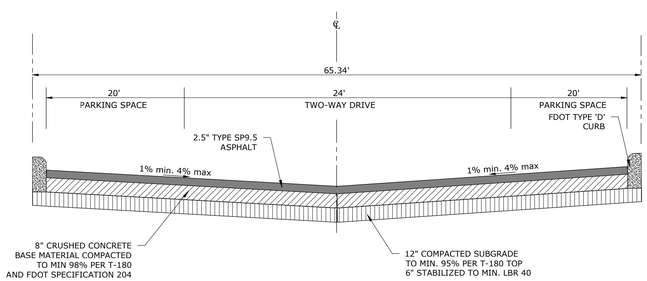
203 - STOP SIGN, STOP BAR & CROSSWALK
N.T.S.



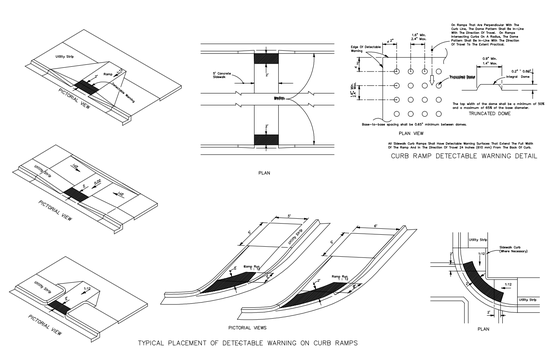
207 - CONCRETE PAVER SECTION DETAIL
N.T.S.



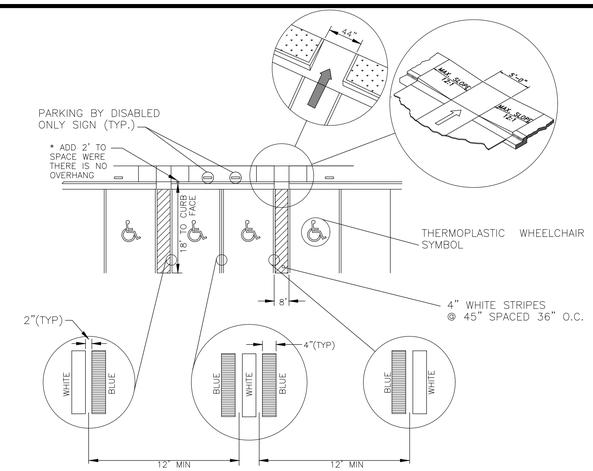
208 - TYPICAL CONCRETE PARKING SECTION
N.T.S. NOTE: INTERNAL PAVEMENT SECTION MAYBE SUBSTITUTED TO AN ASPHALT SURFACE COURSE PER THE DETAILS INCLUDED IN THE PLANS



210 - TYPICAL PARKING AREA DRIVE SECTION
N.T.S.



211 - TRUNCATED DOME DETAIL
N.T.S.



NOTES:

1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY." OR BEARING BOTH SUCH SYMBOL AND CAPTION. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.

2. FL DOT RECOMMENDS MEASURING PARKING SPACE WIDTH FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.

212 - HANDICAP PARKING DETAILS
N.T.S.

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Plantation Commercial
Phase 2 Building 1
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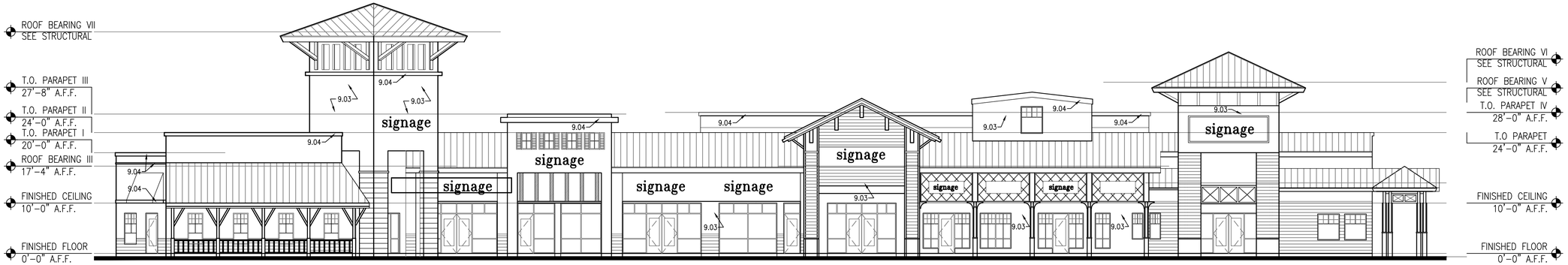
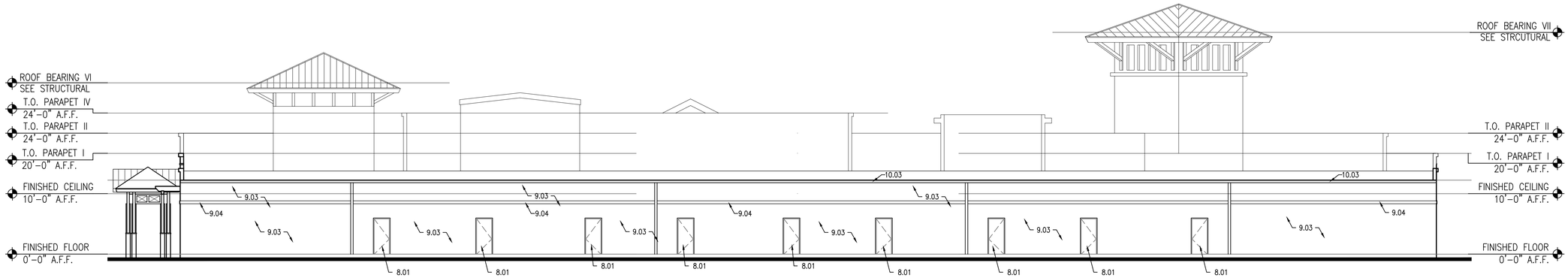
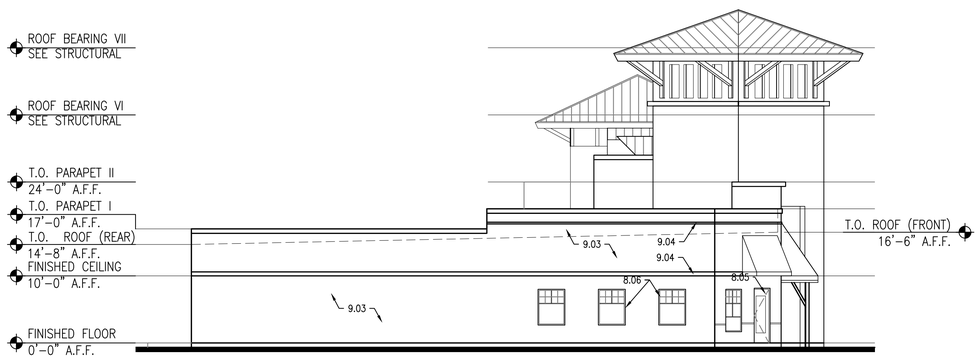
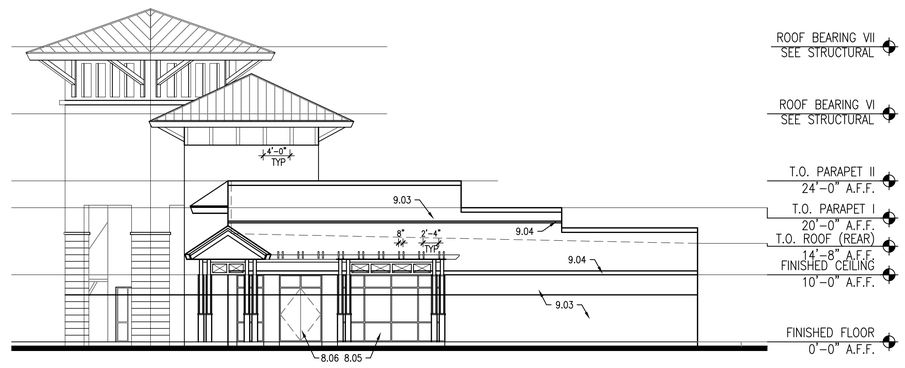
9	----	— — — —
10	----	— — — —

SHEET NUMBER
6 OF 6









KEYNOTES

DIVISION 1 – GENERAL REQUIREMENTS

1.1 THESE GENERAL KEYNOTES ARE ORGANIZED BASE UPON 16 DIVISIONS SET UP BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE.

DIVISION 2 – SITEWORK

2.01 FINISH GRADE.
2.02 TREATED COMPACTED FILL.
2.03 CONCRETE APRON OR WALKWAY. SLOPE 1/4"=1'-0"

DIVISION 3 – CONCRETE

3.01 CONCRETE SLAB. SEE STRUCTURAL.
3.02 CONCRETE FOOTING. SEE STRUCTURAL.
3.03 HORIZONTAL REBAR. SEE STRUCTURAL.
3.04 CONCRETE DECK, SEE STRUCTURAL
3.05 VERT. REBAR. SEE STRUCTURAL.
3.06 CONCRETE FILLED BLOCK VERTICAL CELLS. SEE STRUCTURAL.

DIVISION 4 – MASONRY

4.01 8X8X16 NORMAL WEIGHT C.M.U.
4.02 8X8X16 NORMAL WEIGHT C.M.U. BOND BEAM, SEE STRUCTURAL.
4.03 EXTRUDED PRECAST CONCRETE SILL.
4.04 EXTRUDED PRECAST CONCRETE LINTEL. SEE STRUCTURAL.
4.05 12X8X16 NORMAL WEIGHT C.M.U.
4.06 PRE-CAST CONCRETE CAP. W/ 1/2"x4" S.S PIN GROUTED 4'-0" OC
4.07 BLOCK OR CONCRETE BEAM. SEE STRUCTURAL.

DIVISION 5 – METALS

5.01 MISC. STEEL AND CONNECTORS, SEE STRUCTURAL.
5.02 UPLIFT CONNECTOR, SEE STRUCTURAL.
5.03 METAL DECK. SEE STRUCTURAL.
5.04 STRUCTURAL STEEL. SEE STRUCTURAL.
5.05 PRE-ENGINEERED METAL TRUSSES
5.06 3 5/8" 20 GAUGE METAL STUDS @ 24" O.C. (U.N.O. ON STRUCTURAL)
5.07 5 5/8" 20 GAUGE METAL STUDS @ 24" O.C. (U.N.O. ON STRUCTURAL)
5.08 STANDING SEAM METAL ROOF
5.09 7 5/8" 20 GAUGE METAL STUDS @ 24" O.C. (U.N.O. ON STRUCTURAL)
5.10 PREFABRICATED ALUMINUM RAILING
5.11 PREFABRICATED ALUMINUM LATTICE

DIVISION 6 – WOOD AND PLASTICS

6.01 PRESSSURE TREATED WOOD BLOCKING.
6.02 WOOD SHIMS.
6.03 3/4" PLYWOOD SHEATHING.
6.04 WOOD BLOCKING.
6.05 PRESSURE TREATED 3/4" FURRING STRIP.
6.06 NOT USED
6.07 PRESSURE TREATED 2X BLOCKING
6.08 5/8" DENSGLASS SHEATHING, TAPED AND SEALED.
6.09 PRE-ENGINEERED WOOD TRUSSES
6.10 NOM. 2X8 CONTINUOUS SUB-FASCIA.
6.11 NOM. 2X10 CONTINUOUS FASCIA – BREAK METAL WRAPPED
6.12 2X12 CLEAR TREATED CEDAR
6.13 CLEAR TREATED CEDAR POST (SEE STRCUTRAL)
6.14 CLEAR TREATED CEDAR BRACKETS
6.15 NOT USED
6.16 STRUCTURAL WOOD BEAM / POST. SEE STRUCTURAL
6.17 CUSTOM WOOD BEAM W/ TENSIONS CABELS (NON STRUCTURAL)
6.18 1X CLEAR TREATED CEDAR POST SURROUND
6.19 1X4 CLEAR TREATED CEDAR, CENTER ON POST
6.20 2X8 CLEAR TREATED CEDAR, NOTCH FOR RAFTERS ABOVE

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

7.01 R-11 MIN. INSULATION.
7.02 R-30 MIN. INSULATION.
7.03 RACK WOOL SOUND BATTS.
7.04 3/4" R-3 MIN. RIGID INSULATION BOARD.
7.05 6 MIL POLYETHYLENE VAPOR BARRIER.
7.06 SEALANT (BACKER ROD IF NEEDED)
7.07 2 PIECE COUNTER FLASHING
7.08 ROOF TO WALL FLASHING
7.09 3.1" ROOF INSULATION BOARD
7.10 TPO ROOFING SYSTEM
7.11 TAPERED INSULATION TO PROVIDE POSITIVE DRAINAGE
7.12 PREFINISHED SHEETMETAL SCUPPER AND DOWNSPOUT
7.13 .24 PREFINISHED ALUMINUM BREAKMETAL FASCIA.
7.14 .24 PREFINISHED ALUMINUM BREAKMETAL CAP. WITH CONTINUOUS HOLD DOWN CLIPS
7.15 FIRE CAULK
7.16 5 PLY ROOFING
7.17 ICE AND WATER SHIELD
7.18 PREMANUFACTURED & PREFINISHED ALUMINUM ROOF EDGE WITH CONTINUOUS HOLD DOWN CLIPS
7.19 "TYVEK" TYPE BUILDING PAPER, OVERLAP 4" MIN.
7.20 .3" ALUMINUM CONTINUOUS SOFFIT VENT
7.21 2" DIAMETER VENT HOLES
7.22 EAVE / RAKE FLASHING
7.23 SEALANT TO CLOSE END OF PANEL
7.24 HEAD FLASHING
7.25 FLASHING TAPE

DIVISION 8 – DOORS AND WINDOWS

8.01 PREHUNG H.M. DOOR W/ FRAME. THERMAL RATED. PAINTED. COLOR TBD.
8.02 CANVAS AWNING
8.03 WEATHERSTRIPPING.
8.04 ALUMINUM THRESHOLD.
8.05 ALUMINUM STOREFRONT ENTRANCE DOOR, MEDIUM STYLE.
8.06 ALUMINUM STOREFRONT FRAME.
8.07 STOREFRONT BREAKMETAL FLASHING W/ SILL FLASHING
8.08 SHUTTERS

DIVISION 9 – FINISHES

9.01 1/2" GYPSUM WALL BOARD. (GREEN BOARD IN WET AREAS).
9.02 PAINTED FINISH.
9.03 EXTERIOR STUCCO FINISH SYSTEM.
9.04 EXTERIOR STUCCO FINISH SYSTEM-RAISED PROFILE.
9.05 EIFS EXTRUDED BANDING.
9.06 EIFS ACCENTS.
9.07 5/8" GYPSUM WALL BOARD. (GREEN BOARD IN WET AREAS)
9.08 5/8" TYPE "X" GYPSUM WALL BOARD.
9.09 BLOCK MOULDING.
9.10 SUSPENDED ACOUSTICAL CEILING.
9.11 CONTROL JOINT
9.12 CEMENTITOUS SIDING
9.13 6" CEMENTITOUS SIDING TRIM BOARD
9.14 1" STUCCO REVEAL
9.15 3" STUCCO REVEAL
9.16 4" STUCCO REVEAL
9.17 1/2" CONTROL JOINT W/ FLASHING, SEE DETAIL 3/A302
9.18 STUCCO DRIP EDGE
9.19 HARDI VENTED SOFFIT PANELS OR EQUAL

DIVISION 10 – EQUIPMENT

10.01 PAINTED CAST ALUMINUM SIGNAGE, BACK-LIT
10.02 LIGHTING, SEE ELECTRICAL
10.03 GUTTER WITH DOWNSPOUTS

JWB ARCHITECTS
LIC. # AA26001266
2295 S. HIAWASSEE RD.
SUITE 304
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PH:407.298-5020
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Owner:
ALI JAWAD

ELEVATIONS

PLANTATION PLAZA
HWY 27
LEESBURG, FLORIDA

Architect of Record:
John W. Burt - AR93163

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