



Planning and Development
510 North Baker Street
Mount Dora, Florida 32757
352-735-7112

Email: plandev@cityofmoundora.com

PLANNING & ZONING COMMISSION

City Hall Board Room

October 16, 2024 at 10:00 AM

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes
- IV. Public participation/hearing for non-agenda items
- V. New Business
 - A. **Request for Site Plan;** Fifth Third Bank (Project Name) SEC US Hwy 441 & JW Simpson Way (Site Address); BDG Architects LLP (Applicant); One Oak MD Groves, LLC (Property Owner); Infinity Engineering Group, LLC (Engineer); Infinity Engineering Group, LLC (Architect); Infinity Engineering Group, LLC (Landscape Architect). Project No. SP-2408.
 - B. **Request for Site Plan;** 1518 Donnelly New Building (Project Name); 1518 Donnelly New Building (Project Name); G3 MD, LLC (Owner); MD, LLC (Applicant); Gooden Designs (Architect). Project No, SP24-05Minor.
 - C. **LDC Amendment:** Landscaping (Discussion Only)
 - D. **LDC Amendment:** Minor Edits (Discussion Only)
 - E. **Staff Presentation:** DRC 101
- VI. Announcement of next scheduled meeting date
 - A. Next regularly scheduled meeting date: November 20, 2024
- VII. Adjournment

NOTICE: For purposes of Section 286.011, Florida Statutes, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, Florida Statutes.

NOTICE: In accordance with the Americans with Disabilities Act ("ADA") and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-735-7126, ext. 1111, or by email at clerk@cityofmounddora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.



CITY OF MOUNT DORA, FLORIDA
PLANNING AND ZONING COMMISSION MINUTES
September 18, 2024

I. Call to Order

Having been duly advertised as required by law Vice Chairman, Adrian Coombes called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, September 18, 2024.

II. Roll Call with Determination of Quorum

Present: Adrian Coombes, Tom Dring, Kris Haukoos, James Homich, Barbara Tietmeyer and Harris Turner

Absent: Miles Beach

City Staff and Attorney: Michele Janiszewski, *Senior Planner*; Ryan Winkler, *Senior Planner*; Whitney Scott, *Administrative Coordinator*

Presenters: Michele Janiszewski, Senior Planner and Julie Smith, Applicant

III. Approval of Minutes

On a motion by Ms. Tietmeyer, seconded by Mr. Homich, the meeting minutes dated August 21, 2024 were approved unanimously with a 6- 0 vote.

IV. Public participation/hearing for non-agenda items

None

V. New Business

Request for Minor Site Plan; 813 East 5th Avenue (Project Name); 813 East 5th Avenue (Site Address); 5th Gen Holding LLC (Owner); Sunshine Properties Source LLC (Applicant); Clymer Farner Barley, Inc. (Engineer); Ray Basham Architect, LLC (Landscape Architect); Basham Architect, LLC (Architect). Project No. SP2402.

Ms. Janiszewski provided a brief summary of the proposed project and stated that staff recommends approval of the above-reference Minor Site Plan request subject.

Discussion on handrail not being visible in drawings on the Westside of the building. Ms. Janiszewski confirmed that it isn't included on the present Site Plan.

Conversation on what the building to the left, on the Westside of the Site Plan is.

Applicant stated that it was a dog parlor, which is now closed.

Discussion on the driveway for the parking in the rear.



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Applicant Julie Smith, stated that their driveway will align with current driveway that's there.

Ms. Smith stated that she has a written agreement with her neighbor Emily to join the two driveways, as part of the neighbors garage is actually on their property.

Discussion on whether or not the dual agreement has been recorded. The applicant stated it hasn't but she is willing to do so.

Board members advised her to, in case the house/property is ever sold.

Ms. Smith clarified there will be ample room for the driveway/traffic to access on their side of the property. There is a chain link fence that would make it more difficult to access the back of property but the neighbor has agreed to have it removed.

Ms. Smith reiterated that they aren't encroaching on the property and they will be on their side for the driveway, with ample room for access.

Discussion on any code enforcement issues. Ms. Smith stated all code issues were taken care of prior to her purchasing the property.

Conversation on tree removal. Board inquired whether or not oak tree can be preserved.

Applicant stated that the tree is a water oak, which usually die from the inside. As a result, she fears it will eventually fall on her building or building to the east in a storm.

Discussion with replacing water oak with live oak. Ms. Smith said she isn't sure that she would have enough room with the retention.

Conversation on if there is currently a permit to remove the tree. Ms. Smith stated that there isn't one at the moment but will be obtained.

Discussion on applying for a program in Mount Dora to receive a free oak tree. Ms. Janiszewski stated that she will provide Mark Miller's contact information to applicant.

Ms. Janiszewski clarified that our code does require tree replacement but this is a unique circumstance, because this site is already developed. Our landscaping code is typically applied to new development, this is just a change of use. Staff will review to make sure.

On a motion by Mr. Homich, seconded by Ms. Tietmeyer, the board moved to approve the Site Plan application; with a 6-0 vote.



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VI. Other Business

Discussion on Timberwalk development, regarding flooding and not retaining storm water.

Ms. Janiszewski clarified the location and stated that Lake County is working on it, the drainage is from Wolf Branch Rd, not from Timberwalk.

Board asked if city engineers can look into. Staff stated they will make note and review.

Ms. Janiszewski clarified the process for addressing these issues. She stated typically Public Works would oversee these types of situations but because of its location, Lake County is spearheading the efforts to resolve the issue.

Discussion on Southwest corner of Timberwalk expansion. Ms. Janiszewski stated she believes it was platted as open space and doesn't think they have any plans to develop that area.

Conversation on making packets more accessible, smaller and adding additional bookmarks.

Ms. Janiszewski stated staff will take into consideration for future packets. She explained that any documents that the applicants provides, staff is required to include in packet.

VII. Announcement of next scheduled meeting date

Next regularly scheduled meeting date: October 16, 2024

VIII. Adjournment

The meeting was adjourned at 10:19 a.m.

Miles Beach
Commission Chair

Whitney Scott
Administrative Coordinator



CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

DATE: October 16, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Ryan Winkler, AICP, Senior Planner

RE: **Application for a Minor Site Plan: Fifth Third Bank, Mount Dora Groves South PUD (Project Name)**, 19160 US Highway 441, Mount Dora (Site Address); Andrew J. Hupp, One Oak MD Groves, LLC (Property Owner) Angelina Makwoski, BDG Architects LLP(Applicant); Nisit Sapparkhao, Infinity Engineering Group, LLC (Engineer); Patrick D. Cunningham, Infinity Engineering Group, LLC (Landscape Architect); Jack Marshall, BDG Architects, LLP (Architect).
Project No. SP24-08

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced Site Plan request, subject to modification of proposed bicycle racks.

REFERENCES/SUPPORT:

Section 5.1, Site Plan Regulations, Land Development Code, City of Mount Dora, Florida
Section 6.1, Design Standards, Land Development Code, City of Mount Dora, Florida

SITE SUMMARY:

Owners	OneOak MD Groves
Applicant	BDG Architects LLP
Address	19160 US Highway 441, Mount Dora, FL
Parcel ID(s)	20-19-27-0002-000-01000
Alternate Key Nos.	1445710
Zoning District:	County Planned Unit Development (PUD)
Future Land Use Category:	County Planned Unit Development (PUD)
Overlays:	N/A
Overall Site Area:	+/- 1.3 acres (56,639 sf)
Existing Use:	Vacant
Proposed Use:	Commercial (Bank with drive thru)
Proposed Building Height	19'-4"
Maximum Building Height	35-ft
Proposed Impervious Surface Ratio (ISR)	0.55
Maximum Impervious Surface Ratio (ISR)	0.70

SURROUNDING PROPERTY LIST

Direction	Jurisdiction	FLU	Zoning District	Existing Uses(s)
North	County	County PUD	County PUD	Mount Dora Groves North PUD
South	City	County PUD	County PUD	Yardly (development)
East	City	County PUD	County PUD	One Oak Commercial Lot 3 Texas Roadhouse
West	City	County PUD	County PUD	One Oak Commercial Lot 1, Vacant

ANALYSIS:

This application is a request for approval of a site plan for a new bank (Fifth Third). The subject 1.3 +/- acre property is located at 19160 US Highway 441. Further, this property is identified as Lot 2 of the One Oak Commercial Development, the commercial portion of the Mount Dora Groves South PUD. This lot has not been platted yet, a Final Plat Application has been submitted to the City of Mount Dora Planning and Zoning office to establish the One Oak Commercial Development, the lot boundaries and any easements and dedications associated with the development.

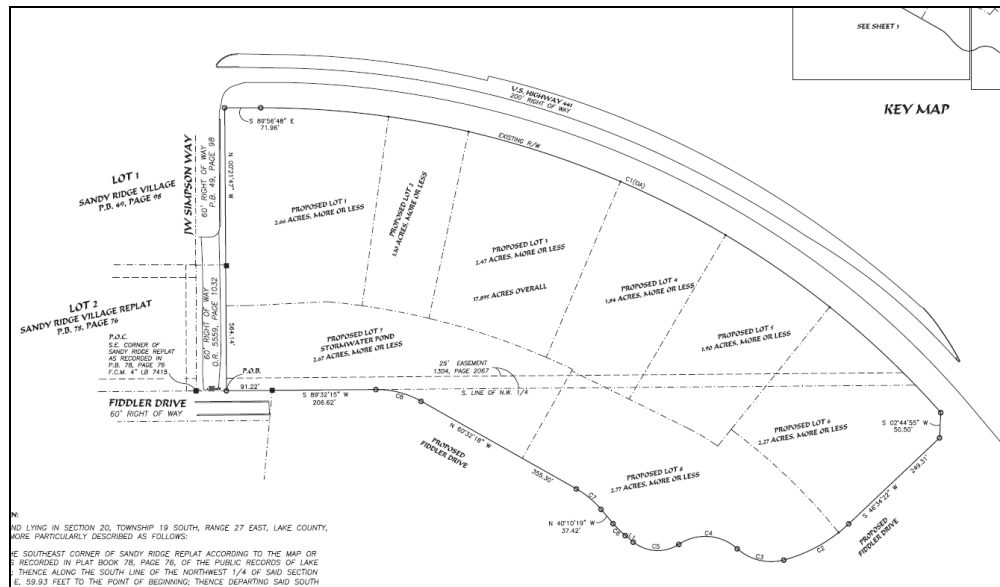


Figure 1 One Oak Commercial Development for Lot 3, 4, 5 and Infrastructure (Lake County Approved Major Site Plan)

The property is presently zoned with a Lake County Planned Unit Development (PUD) in accordance with Ordinance #2022-57 and is designated with a Lake County PUD Future Land Use Classification per Ordinance #2022-56. The City's full Commercial Development Standards (LDC 6.13, *Commercial Architectural and Site Design Requirements*) are embedded in the PUD Ordinance #2022-57.

The applicant is seeking to develop the property with a 2,137-sf bank with a detached accessory drive-through structure with two (2) drive queues, dumpster enclosure, parking, and site lighting. The applicant provided colored elevations to demonstrate consistency with the LDC 6.13, *Commercial Architectural and Site Design Requirements*.

Stormwater and Drainage

The One Oak commercial development proposes a master storm water pond on Lot 7, south of the Lot 2. Storm water drainage grates are proposed around the east and west property boundaries that are to drain to Lot 7 to the south.

Access

The property will provide vehicular access via an internal access drive along the southern property line which connects JW Simpson Way and the Fiddler Drive. Stub outs are proposed along the northern property line that will connect Lot 1 (vacant) to the west and Lot 3 (Texas Roadhouse) to the east.

Pedestrian access will be provided from the sidewalk along US Highway 441. Additional pedestrian connectivity to the adjoining lots 1 and 3 will be provided. The Site Plan does not propose and pedestrian connectivity from the South, which may be of concern for pedestrians accessing the lot from the south, where residential exists (Waterman Village) and is proposed (Yardly and Mount Dora Groves Condominiums).

Pursuant to LDC 6.13.3(8) and Lake County PUD Ordinance #2022-57, pedestrian ways, linkages and paths shall be provided from the building entry(s) to surrounding streets, external sidewalks, and outparcels. Pedestrian ways shall be designed to provide access between parking areas and the building entrance(s) in a coordinated and safe manner. Pedestrian ways may be incorporated within a required landscape perimeter buffer, provided said buffer is not less than ten feet in width on average.

Parking & Loading Areas

Parking for Lot 2 of the One Oak commercial development shall be in accordance with the City of Mount Dora Land Development Code and Lake County PUD Ordinance, which requires one (1) space for each 250 square feet of gross floor area, which equals to 9 spaces required for a 2,137 square foot commercial building. The Applicant proposes a total of sixteen (16) standard parking spaces and one (1) accessible parking space, totaling seventeen (17) parking spaces. A drive through queue is proposed along the rear of the commercial building, which provides five (5) spaces for an ATM lane and five (5) spaces for a teller lane.

The Site Plan provided states bicycle parking will be provided. However, the Site Plan provided shows an aluminum circle bike rack; this is inconsistent with the City's standard bike rack details. Pursuant to LDC 6.5, all bicycle racks must be the "Inverted U" type. Each inverted U provided will count as two bicycle parking space. Bike rack designs other than the type described above must be approved by the planning and zoning commission during site plan review.

Landscaping and Buffering

Landscaping for Lot 2 of the One Oak commercial development shall be in accordance with the City of Mount Dora Land Development Code, Section 6.6. The applicant provided a landscape plan to demonstrate consistency with the City Code. The applicant proposes to install a Type "a" 10-ft wide landscape buffer along the southern, eastern, and western property lines consisting of (a) three (3) canopy tree and (b) five (5) understory trees per 100 linear feet, and a continuous hedge to be fully planted by time of CO.

The applicant proposes to install six (6) Sabal Palms on site. Palm trees may be counted as a canopy tree at ratio of six (6) clustered palms equals one (1) canopy tree. Pursuant to LDC Table VI-3, six (6) cabbage palm (also known as sabal palms) trees may be substituted for each canopy tree for up to 25 percent of the total number of canopy trees. These trees must be clustered at a maximum six foot on center and have a minimum height of 12 feet. This cluster of palms is located within the development, and does not count towards the perimeter landscape buffer requirements. The landscape plan, Sheet

LP01.01 indicates the five (5) of the six (6) sabal palms proposed are 10'-12' in height; these sabal palms shall be 12' in height at the time of planting, 10' height plantings is not consistent with the Land Development Code.

Landscaping onsite will be irrigated utilizing an irrigation well, according to the provided landscaping plans.

Utilities (Water, Sewer, and Reclaim)

The property will receive City of Mount Dora utilities. The commercial use anticipates to collectively consume 320 GPD of water consumption. The subject property will be connected to Wastewater Treatment Plant II.

The development proposes to utilize an irrigation well. A connection point to the City's reclaim system is proposed to be located at the southwestern portion of the property in the utility easement to be dedicated to the City. Should the development connect to the City's reclaim system, a commercial irrigation permit shall be submitted to the City of Mount Dora Building Department.

Wetlands

The property is located in flood zone x – area of minimal flood hazard, according to a survey submitted with the site plan application.

Traffic

The applicant provided a Traffic Trip Generation Letter indicating the proposed use of the property will generate less than 25-peak trips per day. Pursuant to the 2008 Transportation Impact Study Guidelines, a project qualifies for a Tier 1 Traffic Impact Study (TIS). The applicant submitted a traffic statement demonstrating the proposed uses will generate 12 weekday daily trips and 1 AM and PM weekday peak hour trips.

The Development Review Committee (DRC) reviewed the site plan application request and staff has elected to move the application forward to the Planning and Zoning Commission.

STAFF DETERMINATION: Staff reviewed the application and found it generally consistent with the City's Land Development Code and Mount Dora Comprehensive Plan 2045.

ATTACHMENTS:

Vicinity Map
Application (*Deed, Survey, Stormwater Statement, etc.*)
DRC Comments (*dated July 19, 2024*)
Site Plan
Architectural Elevations
Landscape Plans



PLANNING AND DEVELOPMENT

CITY OF MOUNT DORA

Office Use Only:
Project # SP- _____

City of Mount Dora
Planning & Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112

PlanDev@CityofMountDora.com

SITE PLAN APPLICATION

Date: 9/5/2024 Project Name: Fifth Third Bank Mount Dora

1. Site Address: 19160 US Highway 441, Mount Dora FL 32757
(Contact City Staff for New Address Assignments)
2. Applicant's Name: Angelina Makowski
Company's Name: BDG Architects LLP
Address: 400 N. Ashley Dr. Suite 600
City, State & Zip: Tampa, FL 33602
Phone: 813-954-2211 E-mail: permits@bdgllp.com
3. Property Owner's Name(s): Andrew J. Hupp
Company's Name: One Oak MD Groves, LLC
Address: 907 South Ft. Harrison Ave. Suite 102
City, State & Zip: Clearwater, FL 33756
Phone: 727-210-1900 E-mail: ahawkins@oneoakdev.com
4. Engineer's Name: Nisit Sapparkhao, PE
Company's Name: Infinity Engineering Group, LLC
Address: 1208 E. Kennedy Blvd. Suite 230
City, State & Zip: Tampa, FL 33602
Phone: _____ E-mail: 53civil@iegroup.net
5. Landscape Architect's Name: Patrick D. Cunningham
Company's Name: Infinity Engineering Group, LLC
Address: 1208 E. Kennedy Blvd. Suite 230
City, State & Zip: Tampa, FL 33602
Phone: _____ E-mail: 53civil@iegroup.net
6. Architect's Name: Jack Marshall
Company's Name: BDG Architects, LLP
Address: 2100 First Avenue North, Suite 100
City, State & Zip: Birmingham, AL 35203
Phone: 205-541-1852 E-mail: permits@bdgllp.com

7. Briefly describe the property project and proposed use(s): Bank with drive through

8. Property is located on the following adjacent streets: JW Simpson Way & US Hwy 441

9. Public or Private Roadways*: _____

**Private Roads/Gated Communities may require a Traffic Enforcement Agreement with Mount Dora Police Department*

10. Is this project within the Joint Planning Agreement boundaries? ☐ Yes ☐ No

11. Zoning District: ^{PUD by Lake County Ordinance 2022-57} _____ Future Land Use Category: ^{PUD by Lake County Ordinance 2022-56} _____

12. Building Size Existing (SF): N/A Proposed (SF): 2,137 sq ft

13. Total (SF): 2,137 sq ft

14. Proposed Number of Seats: N/A

15. Size of property in Acres: 1.24 Square Feet: 54,212

16. Number of structures to be built on the site: 3 (main building, dumpster enclosure, detached drive-thru)

17. Height of structures(s): 18'-8" Building Stories: 1

18. Total square footage of impervious surface: 30,317 sq ft

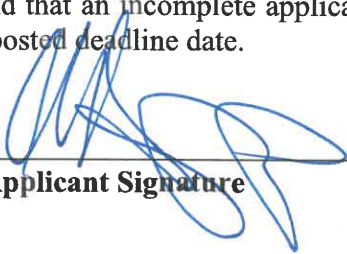
19. The percentage of lot coverage: 55.53%

20. Are vested rights being requested as part of this application?* ☐ Yes ☒ No

**If no, by signing this application you are waiving any future vested development rights on this property.*

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.



Owner/Applicant Signature

9/20/24.

Date



April 4th, 2024

To Whom It May Concern,

The following information is for a Site Plan Application for the proposed project of a Fifth Third Bank facility within the jurisdiction of the City of Mount Dora, Florida, DRC and PZC. The following project scope is for authorization of Michaela Kegley – BDG Architects to proceed in applying for the necessary applications needed for the site (horizontal) and building (vertical) construction for the new Fifth Third Bank facility.

Project Name: Fifth Third Bank, Mount Dora

Parcel #: (Host) 20-19-27-0002-000-01000 (Alt. Key 1445710)

Project Location: Lot 2 – One Oak MD Groves, SEC US Hwy 441 & JW Simpson Way, Mount Dora, Lake County, FL 32757

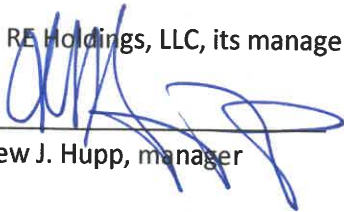
Project Description: To construct a 2,137 sq. ft. financial institution on Lot 2 of the permitted One Oak MD Groves (PUD). Stormwater runoff is collected and conveyed to a previously permitted stormwater management system and minor modification work is being permitted through St. John's River Water Management District (SJRWMD). The site work will consist of paving grading and connection to utilities. The impervious area subject of this application is consistent with the master calculations.

Should there be any more information that is necessary to be provided, please contact Michaela Kegley at the Tampa, FL location of BDG Architects, via phone or email (832-306-1036 | Michaela.Kegley@bdgllp.com) and she will provide any additional information needed.

Sincerely,

One Oak MD Groves, LLC

By: Hupp RE Holdings, LLC, its manager

By: 
Andrew J. Hupp, manager

*This instrument was prepared by
and should be returned to:*

Tyler Hill, Attorney
Hill Ward Henderson
P.O. Box 2231
Tampa, Florida 33601

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of March 28, 2024, by **MOUNT DORA GROVES COMPANY**, a Florida corporation ("**Grantor**"), whose mailing address is 445 Limit Avenue, Mount Dora, Florida 32757, to and in favor of **ONE OAK MD GROVES, LLC**, a Florida limited liability company ("**Grantee**"), whose mailing address is 907 South Ft. Harrison Avenue, Suite 102, Clearwater, Florida 33756.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto Grantee, its successors and assigns, all that certain land located in Lake County, Florida, more fully described in Exhibit A attached hereto and incorporated herein by reference (the "**Land**"), together with all improvements of every nature whatsoever which may be located in or on, or attached to, or used or intended to be used in connection with the operation of the Land, all easements, rights of way, streets, sewer rights, air rights, water rights and powers, if any, all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to the Land and all strips, canals or gores of land, if any, lying adjacent to the Land and any reversionary rights, if any, attributable to the Land or appurtenances and all minerals, oil, gas, hydrocarbon substances or other subsurface right, title, and interest in the Land.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor covenants it is lawfully seized of the above-described Land in fee simple, it has good, right and lawful authority to sell and convey the above-described Land, and it warrants it will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other, subject, however, to those matters listed on Exhibit B attached hereto, without intent to reimpose same.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

GRANTOR:

MOUNT DORA GROVES COMPANY, a
Florida corporation

WITNESSES:

Linda Paananen
Print Name: Linda Paananen
Address: 6037 Spring Creek Ct
Mt Dora FL 32757

Carol E. Murray
Print Name: Carol E. Murray
Address: 215 N. Edla Dr.
Orlando, FL 32801

By: Mark R. Simpson

Mark R. Simpson, President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on March 25, 2024, by Mark R. Simpson, as President of MOUNT DORA GROVES COMPANY, a Florida corporation, on behalf of the corporation. Such officer ☐ is personally known to me or ☒ has produced a valid driver's license as identification.



Carol E. Murray
Notary Public
State of Florida
Comm# HH060417
Expires 11/16/2024

Carol E. Murray
NOTARY PUBLIC

My Commission Expires: 11-16-2024

EXHIBIT A**Legal Description – One Oak Parcel (MDG portion)*****All of the following property:***

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SANDY RIDGE REPLAT ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 76, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, N 89°32'15" E, 59.93 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST 1/4, ALONG THE EAST LINE OF J.W. SIMPSON WAY RIGHT OF WAY, N 00°21'47" W, 564.14 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11010-2111; THENCE ALONG SAID SOUTH RIGHT OF WAY, S 89°56'48" E, 71.96 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE 1530.05 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CENTRAL ANGLE OF 48°25'54" AND A CHORD BEARING AND DISTANCE OF S 65°50'45" E, 1484.90 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-RADIAL LINE OF S 02°44'55" W, 50.50 FEET; THENCE S 46°34'22" W, 249.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE 149.57 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 28°33'58" AND A CHORD BEARING AND DISTANCE OF S 60°51'21" W, 148.03 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 99.58 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 57°03'18" AND A CHORD BEARING AND DISTANCE OF N 76°20'01" W, 95.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE 125.45 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 75°39'41" AND A CHORD BEARING AND DISTANCE OF N 85°38'12" W, 116.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE 97.54 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 72°34'55" AND A CHORD BEARING AND DISTANCE OF N 87°10'36" W, 91.15 FEET TO A POINT OF TANGENCY; THENCE N 50°53'08" W, 20.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE 34.03 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 10°42'49" AND A CHORD BEARING AND DISTANCE OF N 45°31'44" W, 33.98 FEET TO A POINT OF TANGENCY; THENCE N 40°10'19" W, 37.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE 63.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 20°21'59" AND A CHORD BEARING AND DISTANCE OF N 50°21'18" W, 63.65 FEET TO A POINT OF TANGENCY; THENCE N 60°32'18" W, 355.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE 94.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 29°55'28" AND A CHORD BEARING AND DISTANCE OF N 75°30'02" W, 92.95 FEET TO A POINT OF TANGENCY; THENCE S 89°32'15" W, 297.84 FEET TO THE POINT OF BEGINNING.

That is located within the Parent Parcel described below:

PARENT PARCEL:

PARCEL 2:

TRACTS L AND N, SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

EXHIBIT B

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Terms and conditions contained in Interlocal Agreement between the City of Eustis and the City of Mount Dora recorded in Official Records Book 1115, Page 2012.
3. Grant of Easement in favor of The City of Mount Dora recorded in Official Records Book 1304, Page 2067.
4. Lake County, Florida Resolution No. 2023-67, recorded June 5, 2023 in Official Records Book 6154, Page 428.
5. Lake County Ordinance No. 2022-56, FLU-22-04-4 Mount Dora Groves South, recorded June 13, 2023 in Official Records Book 6158, Page 2472.
6. Lake County Ordinance No. 2022-57, Mount Dora Groves South RZ-22-13-4, recorded June 13, 2023 in Official Records Book 6159, Page 41.
7. The following matters disclosed by survey prepared by Extreme Surveying of Florida, Inc., dated October 24, 2023, Job No. 2308-100-44: a) Rights of others in and to the use of the graded road running throughout the Southerly portion of property.
8. Memorandum of Joint Development and Escrow Agreement (to be recorded immediately following this deed).
9. Memorandum of Non-Solicitation Covenant (to be recorded immediately following this deed).
10. Master Declaration of Easements, Covenants, Conditions and Restrictions (to be recorded immediately following this deed).

Note: All recording references are to Lake County, Florida.

*This instrument was prepared by
and should be returned to:*

Tyler Hill, Attorney
Hill Ward Henderson
P.O. Box 2231
Tampa, Florida 33601

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of March 28, 2024, by **SIMPSON FAMILY PARTNERSHIP, LTD.**, a Florida limited partnership (“**Grantor**”), whose mailing address is 445 Limit Avenue, Mount Dora, Florida 32757, to and in favor of **ONE OAK MD GROVES, LLC**, a Florida limited liability company (“**Grantee**”), whose mailing address is 907 South Ft. Harrison Avenue, Suite 102, Clearwater, Florida 33756.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto Grantee, its successors and assigns, all that certain land located in Lake County, Florida, more fully described in Exhibit A attached hereto and incorporated herein by reference (the “**Land**”), together with all improvements of every nature whatsoever which may be located in or on, or attached to, or used or intended to be used in connection with the operation of the Land, all easements, rights of way, streets, sewer rights, air rights, water rights and powers, if any, all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to the Land and all strips, canals or gores of land, if any, lying adjacent to the Land and any reversionary rights, if any, attributable to the Land or appurtenances and all minerals, oil, gas, hydrocarbon substances or other subsurface right, title, and interest in the Land.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor covenants it is lawfully seized of the above-described Land in fee simple, it has good, right and lawful authority to sell and convey the above-described Land, and it warrants it will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other, subject, however, to those matters listed on Exhibit B attached hereto, without intent to reimpose same.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

GRANTOR:

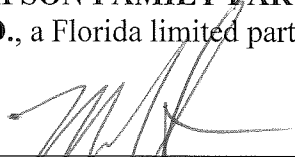
WITNESSES:

(As to both signatories)

Linda Paananen
Print Name: Linda Paananen
Address: 6037 Spring Creek Ct
My Dora FL 32757

Carol E. Murray
Print Name: Carol E. Murray
Address: 215 N. Eola Dr.
Orlando, FL 32801

**SIMPSON FAMILY PARTNERSHIP,
LTD.**, a Florida limited partnership

By: 

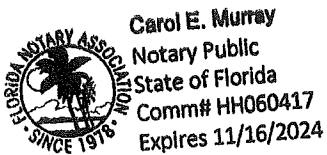
Michael Lee Simpson
General Partner

By: 

Howard James Simpson, III
General Partner

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on March 25, 2024, by Michael Lee Simpson and Howard James Simpson, III, as General Partners of SIMPSON FAMILY PARTNERSHIP, LTD., a Florida limited partnership, on behalf of the partnership. Such officers ☐ are personally known to me or ☒ have produced a valid driver's license as identification.




NOTARY PUBLIC

My Commission Expires: 11-16-2024

EXHIBIT A**Legal Description – One Oak Parcel (SF portion)*****All of the following property:***

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SANDY RIDGE REPLAT ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 76, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, N 89°32'15" E, 59.93 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST 1/4, ALONG THE EAST LINE OF J.W. SIMPSON WAY RIGHT OF WAY, N 00°21'47" W, 564.14 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11010-2111; THENCE ALONG SAID SOUTH RIGHT OF WAY, S 89°56'48" E, 71.96 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE 1530.05 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CENTRAL ANGLE OF 48°25'54" AND A CHORD BEARING AND DISTANCE OF S 65°50'45" E, 1484.90 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-RADIAL LINE OF S 02°44'55" W, 50.50 FEET; THENCE S 46°34'22" W, 249.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE 149.57 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 28°33'58" AND A CHORD BEARING AND DISTANCE OF S 60°51'21" W, 148.03 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 99.58 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 57°03'18" AND A CHORD BEARING AND DISTANCE OF N 76°20'01" W, 95.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE 125.45 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 75°39'41" AND A CHORD BEARING AND DISTANCE OF N 85°38'12" W, 116.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE 97.54 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 72°34'55" AND A CHORD BEARING AND DISTANCE OF N 87°10'36" W, 91.15 FEET TO A POINT OF TANGENCY; THENCE N 50°53'08" W, 20.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE 34.03 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 10°42'49" AND A CHORD BEARING AND DISTANCE OF N 45°31'44" W, 33.98 FEET TO A POINT OF TANGENCY; THENCE N 40°10'19" W, 37.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE 63.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 20°21'59" AND A CHORD BEARING AND DISTANCE OF N 50°21'18" W, 63.65 FEET TO A POINT OF TANGENCY; THENCE N 60°32'18" W, 355.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE 94.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 29°55'28" AND A CHORD BEARING AND DISTANCE OF N 75°30'02" W, 92.95 FEET TO A POINT OF TANGENCY; THENCE S 89°32'15" W, 297.84 FEET TO THE POINT OF BEGINNING.

That is located within the Parent Parcel described below:

PARENT PARCEL:

PARCEL 3:

FROM SW CORNER OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN NORTH 89°43'35" WEST 178.61 FEET, NORTH 02°18'40" EAST 850 FEET, SOUTH 89°43'35" EAST 268.59 FEET, NORTH 49°59'25" EAST 142.41 FEET, NORTH 35°45'51" WEST 328.42 FEET, NORTH 54°14'09" EAST 78.70 FEET, NORTH 35°45'51" WEST 352.84 FEET, NORTH 49°59'25" EAST 387.11 FEET TO SOUTHWESTERLY R/W LINE OF US HWY 441, NORTH 40°01'05" WEST ALONG SAID HWY 125 FEET FOR POINT OF BEGINNING, RUN SOUTH 49°59'25" WEST 466.05 FEET, SOUTH 35°45'51" EAST 70.33 FEET, SOUTH 49°59'25" WEST 37.12 FEET, SOUTH 60°48'54" WEST 328.61 FEET, SOUTH 46°20'30" WEST 72.53 FEET TO NORTH LINE OF SE 1/4 OF SW 1/4, SOUTH 89°55'0" WEST TO SW CORNER OF NE 1/4 OF SW 1/4, NORTH ALONG SAID WEST LINE TO NW CORNER OF NE 1/4 OF SW 1/4, EAST ALONG SAID NORTH

LINE TO A POINT SOUTHWESTERLY R/W LINE OF US HWY 441, SOUTHEASTERLY ALONG SAID SOUTHWESTERLY R/W LINE OF US HWY 441 TO POINT OF BEGINNING.

LESS AND EXCEPT:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN NORTH 89°43'39" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04°15'18" EAST ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89°55'08" EAST ALONG SAID NORTH LINE 448.95 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 46°20'30" EAST 219.78 FEET, NORTH 60°48'54" EAST 624.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN ORB 1808 PG 1609, THENCE RUN SOUTH 49°59'27" WEST 256.45 FEET, SOUTH 35°45'51" EAST 70.33 FEET, SOUTH 49°59'25" WEST 37.12 FEET, SOUTH 60°48'54" WEST 328.61 FEET, SOUTH 46°20'30" WEST 72.56 FEET, SOUTH 89°55'00" WEST 181.34 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 4:

SE 1/4 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTHWESTERLY OF US HWY 441.

AND

PARCEL 5:

W 1/2 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTH OF HWY 441; LESS BEG AT W 1/4 CORNER RUN NORTH 02°55'30" WEST ALONG WEST LINE OF NW 1/4 567.89 FEET TO SOUTH R/W OF US HWY 441, RUN NORTH 87°22'0" EAST ALONG SAID SOUTH R/W LINE 530 FT, THENCE DEPARTING SAID SOUTH R/W LINE RUN SOUTH 02°55'30" EAST 312.84 FEET, SOUTH 87°22'0" WEST 60 FEET, SOUTH 02°55'30" EAST 255.8 FEET, SOUTH 87°27'30" WEST 470 FEET TO POINT OF BEGINNING; ALSO LESS ANY PORTION LYING WITHIN THE PLAT OF LAKESIDE AT WATERMAN VILLAGE, AS RECORDED IN PLAT BOOK 76, PAGES 30 THROUGH 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

EXHIBIT B

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Terms and conditions contained in Interlocal Agreement between the City of Eustis and the City of Mount Dora recorded in Official Records Book 1115, Page 2012.
3. Grant of Easement in favor of The City of Mount Dora recorded in Official Records Book 1304, Page 2067.
4. Lake County, Florida Resolution No. 2023-67, recorded June 5, 2023 in Official Records Book 6154, Page 428.
5. Lake County Ordinance No. 2022-56, FLU-22-04-4 Mount Dora Groves South, recorded June 13, 2023 in Official Records Book 6158, Page 2472.
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8. Memorandum of Joint Development and Escrow Agreement (to be recorded immediately following this deed).
9. Memorandum of Non-Solicitation Covenant (to be recorded immediately following this deed).
10. Master Declaration of Easements, Covenants, Conditions and Restrictions (to be recorded immediately following this deed).

Note: All recording references are to Lake County, Florida.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SANDY RIDGE REPLAT ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 76, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, N89°32'15"E, 59.93 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST 1/4, ALONG THE EAST LINE OF J.W. SIMPSON WAY RIGHT OF WAY, N00°21'47"W, 564.14 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441; THENCE ALONG SAID SOUTH RIGHT OF WAY, S89°56'48"E, 71.96 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY; THENCE 255.40 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CENTRAL ANGLE OF 08°05'04" AND A CHORD BEARING AND DISTANCE OF S86°01'10"E, 255.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, 162.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CENTRAL ANGLE OF 05°07'53" AND A CHORD BEARING AND DISTANCE OF S79°24'41"E, 162.05 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S11°59'07"W, 380.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE 135.57 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1429.58 FEET, A CENTRAL ANGLE OF 05°26'01" AND A CHORD BEARING AND DISTANCE OF N79°15'05"W, 135.52 FEET; THENCE N07°59'28"E, 380.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.300 ACRES OR 56,639 SQUARE FEET MORE OR LESS.

BENCHMARKS:

CONTROL BENCHMARK:
STATION IS A 3.5" BRASS FDOT SURVEY DISK MARKED D5PNC 11401 005. LOCATED 438.40 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PARCEL IN THE CONCRETE SIDEWALK.

EL.: 173.90' (NAVD88)

TBM #1:
STATION IS A CAPPED IORN ROD STAMPED "EBI LB-7652" LOCATED 46.12 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PARCEL.

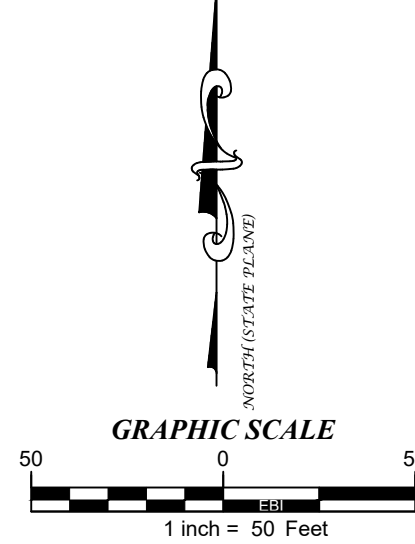
EL.: 171.70' (NAVD88)

TBM #2:
STATION IS A CAPPED IORN ROD STAMPED "EBI LB-7652" LOCATED 48.54 FEET NORTHEAST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.

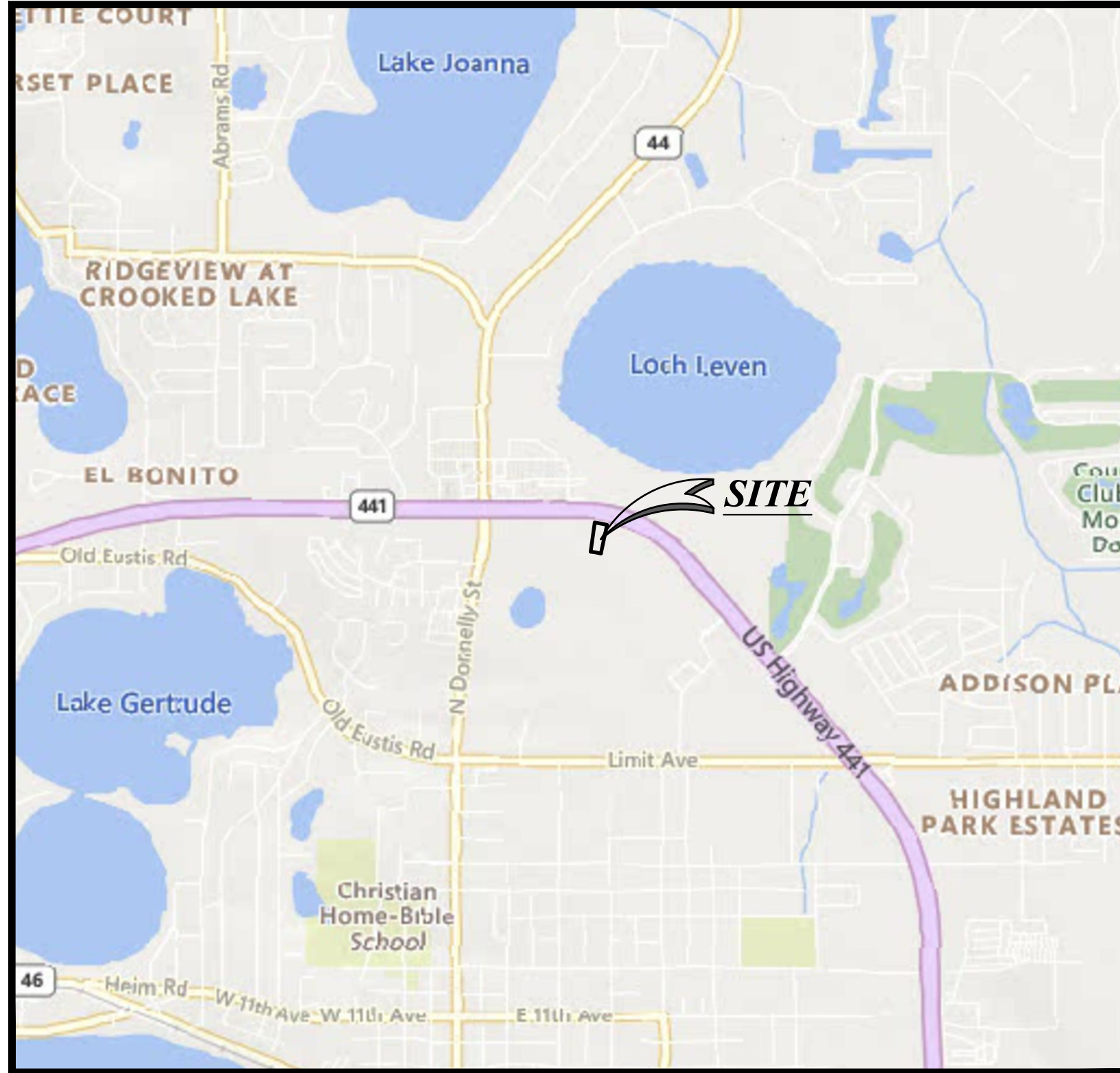
EL.: 171.64' (NAVD88)

LEGEND

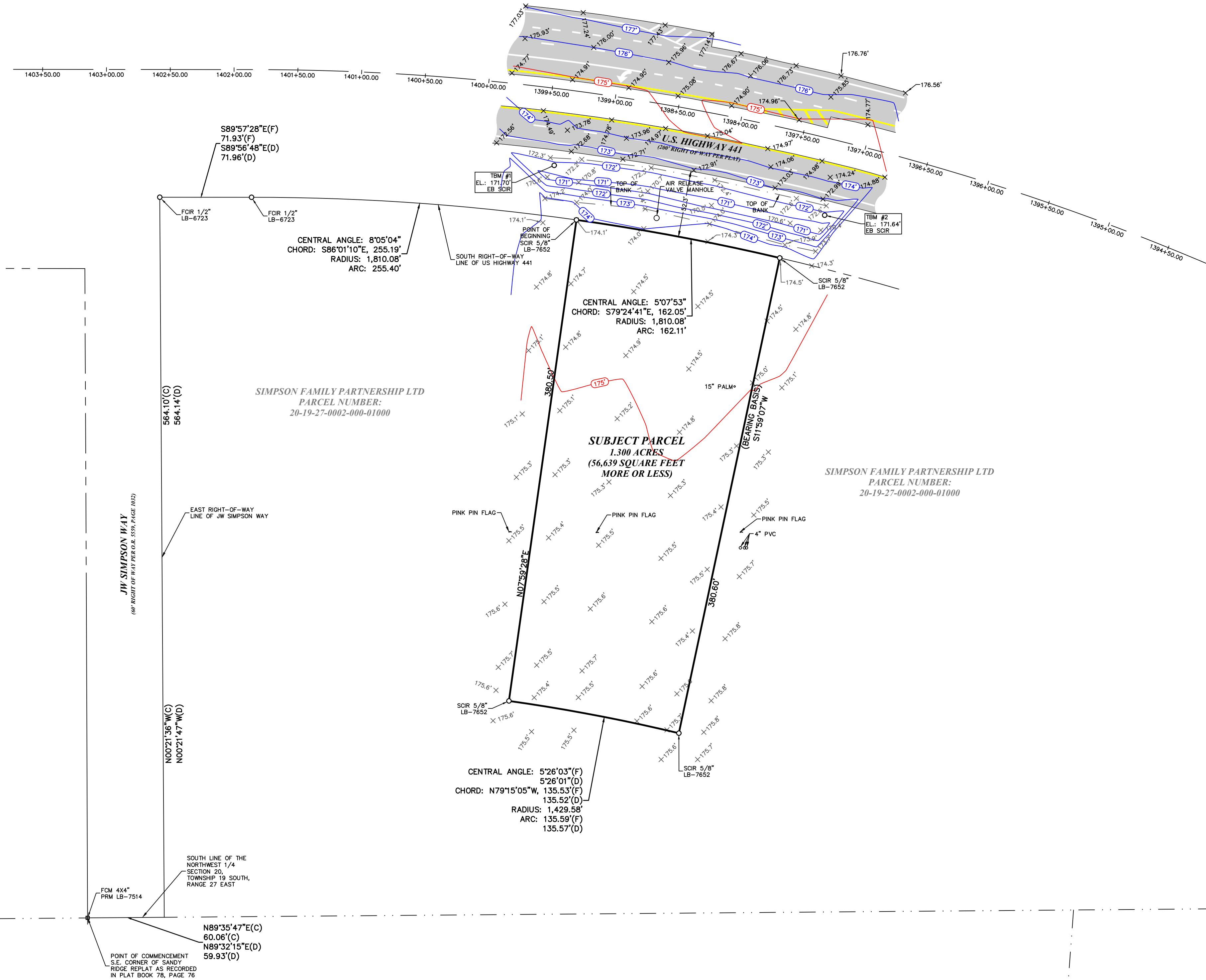
ABBREVIATIONS	
AC	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT
ID	IDENTIFICATION
(C)	CALCULATED MEASUREMENT
CO	CLEAN OUT
CON	CONCRETE
CS	CONCRETE SIDEWALK
(D)	DEED/DESCRIPTION DATA
EB	ELECTRIC BOX
EL	ELEVATION
EM	ELECTRIC METER
(F)	FIELD MEASUREMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINDING FLOOR
FOR	FOUND CAPPED IRON ROD
FSM	FOUND CONCRETE MONUMENT
FP	FOUND IRON PIPE
FR	FOUND IRON ROD
FND	FOUND NAIL AND DISK
FPP	FOUND PINCHED PIPE
IRV	IRRIGATION CONTROL VALVE
IN	INSET
LB	LICENSED BUSINESS NUMBER
LI	LIOT POLE
LS	LICENSED SURVEYOR
MM	MONITORING WELL
NAD	NORTH AMERICAN VERTICAL DATUM
NAD83	NATIONAL GEODETIC VERTICAL DATUM
OW	OVERHEAD WIRE
OR	OFFICIAL RECORDS BOOK
(P)	PLAT MEASUREMENT - CALL
PP	POWER POLE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
SCR	SET CAPPED IRON ROD
SD	SET NAIL AND DISK
SV	SEWER VALVE
TBM	TEMPORARY BENCHMARK
TM	TRIPWIRE
WM	WATER METER
WV	WATER VALVE
SYMBOLS	
BACKFLOW PREVENTION DEVICE	FREE LOCATION (SIZE AND TYPE AS NOTED)
CABLE RISER	UTILITY FLAG ELECTRIC
GRATE INLET	UTILITY FLAG GAS
SANITARY SEWER STRUCTURE	UTILITY FLAG RECLAIMED WATER
SPOT ELEVATION	UTILITY FLAG SANITARY/STORM SEWER
STORM STRUCTURE	UTILITY FLAG WATER
TELEPHONE PEDESTAL	WOOD FENCE
TRAFFIC SIGNAL JUNCTION BOX	SET NAIL AND DISK
TRAFFIC SIGNAL POLE (UNLESS OTHERWISE DESIGNATED)	SEWER VALVE
FIRE HYDRANT	WATER METER
SOB	WATER VALVE
BOLLARD	PVC FENCE



VICINITY MAP



SITE PHOTOGRAPH



SURVEY REPORT:

- UNLESS DIGITALLY SIGNED AND SEALED, THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS OFFICE HAS NOT ABSTRACTED THE SUBJECT PARCEL FOR ANY RECORDED CLAIMS OR TITLE EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
- NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
- THERE ARE NO STRIPED PARKING SPACES LOCATED ON THE SUBJECT PARCEL.
- UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
- THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120421, PANEL NUMBER 359, SUFFIX E, EFFECTIVE DECEMBER 18, 2012, FOR LAKE COUNTY, FLORIDA.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK REFLECTED HEREON.
- AN INSURANCE CERTIFICATE IS AVAILABLE UPON REQUEST.
- NO ZONING LETTER OR REPORT WAS PROVIDED.
- BEARING BASIS: FIELD AND CALCULATED BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011, FLORIDA EAST ZONE, RESULTING IN A BEARING BASIS OF S11°59'07"W ALONG THE EAST LINE OF THE SUBJECT PARCEL.

TO BDG ARCHITECTS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 13, 16 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 1/20/2024.

AND

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

1/29/2024
DATE SIGNED

THOMAS PATRICK SERBU
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS-4744
EMAIL: thomas@ebisurvey.com

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
US HIGHWAY 441 AND JW SIMPSON WAY
PART OF SECTION 20
TOWNSHIP 19 SOUTH, RANGE 27 EAST
LAKE COUNTY, FLORIDA

REVISIONS: APPD.

DATE OF SURVEY:
1/20/2024
DRAWN: EWF
CHECKED: TPS
REVISION:
FILE: BDG7ALTA.dwg

PROJECT NUMBER:

BDGA0067

SHEET NO.

1

OF 1

STORMWATER REPORT FOR FIFTH THIRD BANK

*LOT 2 – ONE OAK MD GROVES
MT. DORA, FL 32757*

IEG JOB NO. 15-308.00

FEBRUARY 2024



**INFINITY ENGINEERING
GROUP, LLC**

1208 E. Kennedy Blvd.
Suite 230
Tampa, Florida 33602
T: 813.434.4770
F: 813.445.4211
www.iegrou.net

Nisit Sapparkhao, P.E.
FL REG. No. 64085
Cert. of Auth. No. 27889

Date

This item has been electronically signed and sealed by (Nisit Sapparkhao, PE) on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.
FAC 61G15-23.004



SECTION 1.0 - GENERAL INFORMATION

This report is being produced to demonstrate the construction of Fifth Third Bank meets SJRWMD's requirements of Permit No. 196250-2.

Project Description

The site is approximately 1.30 ac and has Parcel I.D. No. 20-19-27-0002-000-01000. The address for this site is Lot 2 One Oak MD Groves, Mt. Dora, FL 32757. The project will consist of proposed 1,900 +/- sf building that will be used for a bank with an associated stormwater management system along with water and sanitary utilities.

SECTION 2.0 – DRAINAGE REQUIREMENTS

Stormwater Requirements

This site was originally permitted Permit No. 400255. As part of the requirements for Permit No. 196250-2, this site was permitted for 70% impervious for the Post South Commercial Drainage Basin. The current site has 53.33% impervious coverage.

IMPERVIOUS CALCULATIONS	SQUARE FEET (SF)	ACRE (AC)	PERCENT %
GROSS SITE	56,639	1.30	100.00%
BUILDING	1,900	0.04	3.35%
TOTAL IMPERVIOUS	28,307	0.65	49.98%
TOTAL PERVIOUS (LS + DRY POND AREA)	26,432	0.61	46.67%

SECTION 3.0 – SUMMARY OF ANALYSIS

Since the current impervious coverage of the site is 53.33%, below the maximum of 70%, the site conforms to the ERP permit requirements.



d'series

D-Series Size 1
LED Area Luminaire



Catalog Number: DSX1 LED P6 40K 70CRI BLC3 MVOLT RPA

Notes: COLOR AS SELECTED BY ARCHITECT

Type: 'SA' & 'SAF'

Specifications

EPA: 0.69 ft² (0.06 m²)

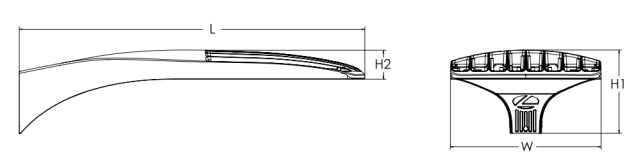
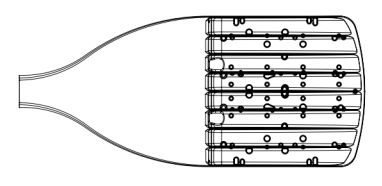
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD									
DSX1 LED	Series	LEDs	Color temperature ¹	Color Rendering Index ²	Distribution	Voltage	Mounting	Shipped included	
DSX1 LED	Forward optics		(this section 70CRI only)		AFR Automotive front row	TSM Type I medium	MVOLT (120V-277V) ¹¹	SPA Square pole mounting (#8 drilling)	
	P1	P6	30K 3000K	70CRI	T1S Type I short	TSLG Type I low glare	HVOLT (347V-480V) ¹¹		
	P2	P7	40K 4000K	70CRI	T2M Type II medium	TSW Type I wide	XVOLT (277V-480V) ¹¹		
	P3	P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control ¹¹	120 V ^{11,12}		
	P4	P9	(this section 80CRI only, extended lead times apply)	70CRI	T4M Type IV medium	BLC4 Type IV backlight control ¹¹	208 V ^{11,12}		
	P5	P10	27K 2700K	80CRI	T4LG Type IV low glare ¹	BLCC Left corner cutoff ¹	240 V ^{11,12}		
	P11	P12	30K 3000K	80CRI	T4LC Type IV low glare ¹	BLCC Left corner cutoff ¹	277 V ^{11,12}		
	P11	P13	40K 4000K	80CRI	T4TC Type IV low glare ¹	BLCC Left corner cutoff ¹	347 V ^{11,12}		
	P11	P13	50K 5000K	80CRI	T4TT Forward throw medium	RCCO Right corner cutoff ¹	480 V ^{11,12}		
	P11	P13	50K 5000K	80CRI	T4TT Forward throw medium	RCCO Right corner cutoff ¹	480 V ^{11,12}		
DSX1 LED	Rotated optics		(this section 80CRI only, extended lead times apply)		AFR Automotive front row	TSM Type I medium	MVOLT (120V-277V) ¹¹	SPR Square pole mounting (#8 drilling)	
	P1	P6	30K 3000K	70CRI	T1S Type I short	TSLG Type I low glare	HVOLT (347V-480V) ¹¹		
	P2	P7	40K 4000K	70CRI	T2M Type II medium	TSW Type I wide	XVOLT (277V-480V) ¹¹		
	P3	P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control ¹¹	120 V ^{11,12}		
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Responsibility Matrix

Category	Item	Responsible
Coordination	GC to coordinate with EC, CBRE & IOT onboarding call to review start-up process and site readiness	GC
	Wall boxes - conduit stub-up with pull string/line (For all lighting devices and all HVAC devices) See E and M pages for details	EC
Conduit	Conduit stub up through roof curb for control wire(s) with pull string/line	EC
Mounting	LCP Panel(s) and override(s)	EC
Power	LCP Panel(s) and override(s)	EC
Power	BMS control panel(s)	EC
Coordination	GC to coordinate with MC, CBRE & IOT onboarding call to review start-up process and site readiness	GC
	Space temperature sensor wiring to HVAC system(s)	MC
Wiring	Thermostat wiring to HVAC system(s). Cable sized to include 2 spare conductors and leave 1 pull wire for BMS network	MC
Mounting	RTU's with Bacnet controller - Manufacturer supplied sensor with LCD display and unit configuration per SOP	MC
Mounting	Temporary thermostat control for AHU's at the space	MC
Wiring	CO2 sensor cabling for RTU DCV control	MC
Wiring	CO2 sensor cabling for SSAHU Controller	CI
Start-up & Documentation	Manufacturer specified start-up and report of HVAC systems	MC
Start-up & Documentation	Submit copy or picture of start-up report to CI	MC
	BMS and BACnet network control system wiring	CI
Fire, Life Safety	Duct Smoke detector	MC
Fire, Life Safety	Fire alarm shutdown relay/connection to FACP	FAC
Mounting	Relief air damper and actuator	MC
Mounting	Relief air fan or return air fan	MC
Mounting	Outside air damper and actuator	MC
Start-up & Documentation	As-built drawings to ME	MC
	MC to use DigiMEP app and follow the step-by-step CX and Start-up verification process (Post factory Start-Up and T&B)	MC
Mounting	Replace temporary thermostats with BMS thermostats (return temp to MC)	CI
Start-up & Documentation	BMS Network Start-up & LCP system Commissioning	EC/CI
Start-up & Documentation	BMS controls & HVAC system Commissioning	MC/CI
Warranty	HVAC Equipment on-board controls/sensors labor warranty	MC
Warranty	Controls integration and user interface warranty & Tech support	CI
Warranty	HVAC Equipment onboard controls/sensors parts warranty & Tech support	Manufacture

Legend	
Controls Installer	CI
Mechanical Contractor	MC
Mechanical Engineer	ME
General Contractor	GC
Fire Alarm Contractor	FAC
Carrier/Trane	Manufacture

Classification: Internal Use

GENERAL NOTES:

1.

PRE-BID SITE VISIT: CONTRACTOR PROPOSING TO UNDERTAKE WORK UNDER THIS DIVISION SHALL VISIT THE SITE OF THE WORK AND FULLY INFORM THEMSELVES OF ALL CONDITIONS THAT EFFECT THE WORK AND COST THEREOF AND EXAMINE THE DRAWINGS AS RELATED TO THE SITE CONDITIONS. BIDDERS WHO DO NOT VISIT THE SITE MAY BE UNILATERALLY NOT PERMITTED TO SUBMIT A BID IF THE OWNER SO DESIGNATES.

BID TERMS AND CONDITIONS: THE ELECTRICAL CONTRACTOR SHALL OBTAIN A FULL SET OF PLANS AND SPECIFICATIONS FROM THE GENERAL CONTRACTOR PRIOR TO BID. CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE ITEMS AND CONDITIONS INDICATED IN THE PLANS AND SPECIFICATIONS, ANY DISCREPANCIES OR OMISSIONS FOUND IN THE CONTRACT DOCUMENTS OR DOUBT AS TO THE INTENT THEREOF, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING TO OBTAIN CLARIFICATION FROM THE ENGINEER AND/OR OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING PROPOSAL FOR WORK. WHERE CLARIFICATION CANNOT BE PROVIDED PRIOR TO BID, THE CONTRACTOR SHALL ASSUME THE MORE EXPENSIVE METHOD FOR THE BID, WITHOUT FORMAL AUTHORIZATION, THE ARCHITECT AND OWNER RESERVE THE RIGHT TO REQUIRE THE MORE RESTRICTIVE SPECIFICATION.

EXCLUSIONS: MATERIAL AND LABOR EXCLUDED BY THE ELECTRICAL CONTRACTOR SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM PROVIDING SAME.

COMPLETE SYSTEM: FURNISH ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, SUPERINTENDENTS AND SERVICES REQUIRED TO CONSTRUCT, INSTALL, AND MODIFY THE ELECTRICAL SYSTEMS AS HEREIN SPECIFIED AND SHOWN ON THESE DRAWINGS FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM. COORDINATE WORK TO BE PERFORMED OR INSTALLED BY OTHERS AFFECTING THE ELECTRICAL WORK AND FURNISH AND INSTALL ALL NECESSARY STEEL SHAPES, BLOCKING, ANCHORS, SLEEVES, HANGERS, ETC. FOR ATTACHING OR CONNECTING ELECTRICAL WORK TO RELATED WORK OF OTHER TRADES. ALL ITEMS NOT SPECIFICALLY MENTIONED HEREIN OR NOT INDICATED IN THE DRAWINGS, WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE PROVIDED WITHOUT ADDITIONAL EXPENSE TO THE OWNER. DRAWINGS AND SPECIFICATIONS DO NOT UNDERTAKE TO INDICATE EVERY ITEM OF MATERIAL, EQUIPMENT, OR LABOR REQUIRED TO PRODUCE A COMPLETE AND PROPERLY OPERATING INSTALLATION.

PERMITS: OBTAIN ALL NECESSARY PERMITS, LICENSES, AND INSPECTIONS AS REQUIRED BY ANY OF THE FOREGOING AUTHORITIES AND PAY FOR ALL OTHER COSTS IN CONNECTION WITH THE WORK.

INSPECTIONS: CONTRACTOR SHALL NOT CONCEAL ANY WORK UNTIL INSPECTED AND APPROVED BY ELECTRICAL INSPECTOR AND/OR ARCHITECT/ENGINEER.

REGULATIONS: ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST ADOPTED NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, RULES, REGULATIONS AND AUTHORITIES HAVING JURISDICTION.

WORKMANSHIP: ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH APPLICABLE NECA STANDARDS SUBJECT TO THE APPROVAL OF THE OWNER OR OWNERS' AUTHORIZED REPRESENTATIVE. RACEWAY, FIXTURES, AND WIRING DEVICES SHALL BE PROPERLY ALIGNED, LEVELED, PLUMBED AND SUPPORTED. RACEWAY SHALL BE GROUPED AND INSTALLED IN RUNS WHICH ARE PARALLEL AND PERPENDICULAR WITH BUILDING LINES.

COORDINATION: PRIOR TO COMMENCEMENT OF WORK, EXAMINE ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND COORDINATE WITH ALL OTHER TRADES INCLUDING GENERAL CONTRACTOR, MECHANICAL CONTRACTOR, LOW VOLTAGE CONTRACTOR, AND SECURITY CONTRACTOR IN ORDER TO BECOME FAMILIAR WITH ALL ASPECTS OF THE DESIGN AFFECTING THE WORK AND TO DETERMINE EXACT CONFIRM SITE SPECIFIC INSTALLATION REQUIREMENTS. REFER TO ARCHITECTURAL DRAWINGS AND EQUIPMENT CUT SHEETS FOR EQUIPMENT POWER/CONTROL REQUIREMENTS, CONNECTIONS, WIRING DEVICE TYPE, MOUNTING HEIGHTS, MEANS OF ATTACHMENT, AND LOCATIONS OF ALL NEW EQUIPMENT AND ELECTRICAL DEVICES. FIELD VERIFY EXACT NAMEPLATE DATA ON ALL EQUIPMENT FURNISHED UNDER OTHER DIVISIONS AND/OR BY THE OWNER PRIOR TO THE BEGINNING OF ELECTRICAL WORK AND MAKE ANY ADJUSTMENTS TO OUTLETS, CONDUITS, WIRE, AND/OR CIRCUIT BREAKER/FUSE RATINGS AS REQUIRED TO MATCH EQUIPMENT ACTUALLY FURNISHED.

EQUIPMENT AND DEVICE LOCATIONS: LOCATIONS ON THE ELECTRICAL PLANS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS, SECTIONS, AND ELEVATIONS. FINAL LOCATION OF EQUIPMENT AND DEVICES TO BE COORDINATED WITH ARCHITECT, OWNER, AND/OR OWNER'S REPRESENTATIVE. VERIFY STUB-UP LOCATION FOR ALL UNDER SLAB CONDUITS PRIOR TO ROUGH-IN.

UTILITIES: UTILITY COORDINATION INFORMATION SHOWN ON THE DRAWINGS SHALL BE CONSIDERED PRELIMINARY. COORDINATE WITH LOCAL POWER COMPANY AND TELCO (TELEPHONE/CABLE/INTERNET) PROVIDERS FOR SERVICE REQUIREMENTS AND VERIFY FINAL POINT OF CONNECTION PRIOR TO MOBILIZATION IN THE FIELD. NOTIFY UTILITIES OF COMMENCEMENT OF WORK AND MAKE ALL ARRANGEMENTS FOR TEMPORARY AND PERMANENT SERVICES. PROVIDE ALL EQUIPMENT, MATERIAL, AND LABOR TO MEET UTILITY REQUIREMENTS. INCLUDE ALL ASSOCIATED COSTS TO SET-UP AND COORDINATE TEMPORARY AND PERMANENT ELECTRIC AND TELCO SERVICES IN BID. ALL MATERIALS MUST BE APPROVED BY THE LOCAL UTILITY. IF REQUIRED, THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT SYSTEMS FOR UTILITY MEDIUM VOLTAGE FROM UTILITY PRIMARY TO POINT OF INTERCEPTION AT EDGE OF PROPERTY LINE.

TEMPORARY POWER: PROVIDE TEMPORARY SERVICE FOR LIGHTING, POWER EQUIPMENT (DRILLS, SAWS, ETC.), AND CONTRACTOR MOBILIZED WORK TRAILERS. VERIFY TEMPORARY SERVICE REQUIREMENTS WITH GENERAL CONTRACTOR. TEMPORARY LIGHTING AND POWER SHALL MEET OSHA REQUIREMENTS AND LOCAL CODE.
2.

LOW VOLTAGE WIRING: LOW VOLTAGE WIRING FOR SPECIAL SYSTEMS IS PERMITTED TO BE FREE-WIRED ONLY ABOVE ACCESSIBLE CEILINGS AND BELOW RAISED FLOOR SYSTEMS, UNO. FREE-WIRED CABLE SHALL BE UL LISTED, PLENUM RATED. LOW VOLTAGE WIRING IN OPEN CEILINGS, HARD CEILINGS, WALLS, PASSING THROUGH ADJACENT TENANT SPACES, OR ROUTED UNDERGROUND OR BELOW SLAB SHALL BE INSTALLED IN CONDUIT. LOW VOLTAGE WIRING IS NOT SHOWN ON PLANS, UNLESS SPECIFICALLY CALLED OUT.

COLOR CODING: FOR EXISTING WIRING SYSTEMS, COLOR CODING SHALL FOLLOW EXISTING SITE REQUIREMENTS. FOR NEW INSTALLATIONS OR WHERE EXISTING INSTALLATIONS DO NOT HAVE A COLOR CODING CONVENTION, THE FOLLOWING SYSTEMS OF COLOR CODING SHALL BE STRICTLY ADHERED TO AND FOLLOWED THROUGHOUT:

CONDUCTOR	480Y/277V, 3-PH	208Y/120V, 3-PH	240D/120V, 3-PH	240/120V, 1-PH
PHASE A:	BROWN	BLACK	BLACK	BLACK
PHASE B:	ORANGE	RED	ORANGE	RED
PHASE C:	YELLOW	BLUE	BLUE	WHITE
NEUTRAL:	GRAY	WHITE	WHITE	GREEN
EQUIPMENT GROUND:	GREEN	GREEN	GREEN/YELLOW	GREEN/YELLOW
ISOLATED GROUND:	---	---	---	---

SHARED CIRCUIT NEUTRALS: SHARED CIRCUIT NEUTRALS SHALL NOT BE USED UNLESS INDICATED OTHERWISE ON PANEL SCHEDULE. WHERE USED, CIRCUIT BREAKER HANDLE TIES SHALL BE PROVIDED TO DISCONNECT POWER TO EACH PHASE CONDUCTOR OF THE SHARED NEUTRAL CIRCUIT.

GROUNDING: ALL CIRCUITS SHALL BE PROVIDED WITH AN INSULATED GREEN COPPER EQUIPMENT GROUND CONDUCTOR SIZED PER NEC. THE EQUIPMENT GROUND CONDUCTOR SHALL BE INCREASED IN SIZE BY EQUAL PROPORTION TO THE PHASE CONDUCTORS WHENEVER THE PHASE CONDUCTORS HAVE BEEN UPSIZED TO MAINTAIN ACCEPTABLE VOLTAGE DROP LEVELS. EQUIPMENT GROUNDS SHALL BE BONDED TO ALL EQUIPMENT AND DEVICES. USE OF METALLIC CONDUIT SHALL NOT TAKE THE PLACE OF AN EQUIPMENT GROUND CONDUCTOR.

CONDUIT: ALL WIRING SHALL BE INSTALLED IN CONDUIT, MINIMUM 1/2" FOR INDOOR AND 3/4" FOR OUTDOOR AND UNDER SLAB. EMT IS ACCEPTABLE WITH COMPRESSION FITTINGS ONLY. ALL HOMERUNS SHALL BE HARD PIPED. MC IS ACCEPTABLE FOR FIXTURE WHIPS ONLY. ALL CONDUIT AND WIRING SHALL BE CONCEALED IN FLOORS, WALLS, AND/OR CEILINGS UNLESS SPECIFICALLY NOTED OTHERWISE. CHANNEL EXISTING WALLS WHERE REQUIRED, WHERE CONDUITS ARE UNABLE TO BE CONCEALED, HARD PIPED CONDUIT SHALL BE USED AND PAINTED TO MATCH ADJOINING SURFACE.

UNDERGROUND CONDUITS: MINIMUM BURIAL DEPTH SHALL BE 24" TO TOP OF CONDUIT. PROVIDE DETECTABLE WARNING TAPE WHERE REQUIRED BY AHJ OR CODE.

ROUTING: FOR CLARITY, CONDUIT ROUTING SHOWN IS SYMBOLIC AND DIAGRAMMATIC. INSTALL CONDUIT TO FIT ACTUAL FIELD CONDITIONS.

OPEN CEILINGS: IN AREAS WITHOUT CEILINGS OR WHERE ANY CONDUITS, CONDUCTORS, FEEDERS, OR LOW VOLTAGE CABLEING IS VISIBLE, ALL WIRING SHALL BE HARD PIPED IN CONDUIT. BX, AC, AND MC CABLE OR FLEX CONDUIT ARE NOT PERMITTED. CONDUITS SHALL BE ROUTED TIGHT TO DECK EITHER PARALLEL OR PERPENDICULAR TO BUILDING LINES, GROUPED ALONG STRUCTURAL MEMBERS, AND DROP AT POINT OF USE. MAINTAIN 1-1/2" CLEARANCE FROM ROOF DECK PER NEC 300.4(E). WHERE EXPOSED TO VIEW, ALL MATERIALS (CONDUIT, JUNCTION BOXES, ETC.) SHALL BE INSTALLED IN AN ORDERLY FASHION AND SHALL BE CLEAN, FREE FROM ALL VISIBLE MARKINGS, AND PAINTED TO MATCH ADJOINING SURFACE. JUNCTION BOXES SHALL HAVE CIRCUIT NUMBERS WRITTEN ON THE INSIDE OF THE JUNCTION BOX COVER.

PENETRATIONS: CONTRACTOR SHALL INSPECT AREA OF WORK AND PERFORM GROUND PENETRATING SURVEY (GPS) PRIOR TO ANY PENETRATIONS. PRIOR TO ANY PENETRATIONS, CONTRACTOR SHALL LOCATIONS OF STRUCTURAL REINFORCEMENT OR EMBEDDED SYSTEMS. COORDINATE FLOOR AND WALL PENETRATIONS WITH STRUCTURAL ENGINEER. ALL PENETRATIONS SHALL BE SEALED BY APPROVED MEANS TO PREVENT ENERGY LOSS AND MOISTURE AND RODENT INFESTATION.

FIRE-RATED PENETRATIONS: ALL PENETRATIONS THROUGH FIRE-RATED SLABS AND/OR PARTITIONS SHALL BE SEALED WITH AN UL LISTED FIRE-RATED ASSEMBLY OF EQUAL OR GREATER RATING THAN THAT OF THE EXISTING SLAB OR PARTITION.

TRENCHING: FIELD VERIFY UNDERGROUND UTILITIES PRIOR TO TRENCHING. ALL PROPOSED EXCAVATION IN THE VICINITY OF EXISTING UTILITIES, PIPING SYSTEMS, OR SIMILAR SHALL BE HAND EXCAVATED. HAND EXCAVATE IN THE VICINITY OF EXISTING TREES WHERE TRENCHING MAY DAMAGE TREE ROOT SYSTEM.

SLEEVES: SLEEVES AND SLEEVE SLABS SHALL BE PROVIDED AT PENETRATIONS OF WALL ASSEMBLIES. SUPPORTS, ALL CONDUIT AND CABLEING SHALL BE PROPERLY SUPPORTED AS REQUIRED BY CODE.

REPAIRS: THE CONTRACTOR SHALL REPAIR ALL WALL, CEILING, FLOOR, OR ROOF OPENINGS WHICH ARE CREATED BY DEMOLITION OR PENETRATION. THE REPAIRS SHALL BE WITH MATERIAL AND FINISHES TO MATCH EXISTING ADJACENT UNDISTURBED FINISHED SURFACES.

IDENTIFICATION: ALL ELECTRICAL DISTRIBUTION EQUIPMENT, TRANSFORMERS, PANELBOARDS, AND OTHER ENCLOSED EQUIPMENT SHALL BE IDENTIFIED AS INDICATED IN THE CONTRACT DOCUMENTS. SAID IDENTIFICATION SHALL CONSIST OF PERMANENTLY ATTACHED ENGRAVED LAMINATED PLASTIC NAMEPLATES. EACH BRANCH CIRCUIT OVERCURRENT PROTECTION DEVICE SHALL BE IDENTIFIED BY CIRCUIT NUMBER AND SCHEDULED INSIDE PANEL DOOR WITH A TYPEWRITTEN CIRCUIT DIRECTORY. EACH BRANCH CIRCUIT SPLICE OR TERMINATION SHALL BE IDENTIFIED BY PANEL AND CIRCUIT DESIGNATION SHOWN ON THE JUNCTION OR OUTLET BOX, OR UPON INDIVIDUAL WIRES IN CASES WHERE MORE THAN ONE OF EACH PHASE CONDUCTOR OCCUR. RECEPTACLES AND SWITCH COVER PLATES SHALL BE LABELED WITH PANEL AND CIRCUIT DESIGNATION USING TYPEWRITTEN CHARACTERS OF CONTRASTING COLOR (BLACK OR WHITE) ON CLEAR ADHESIVE BACKED LABELS OR FACTORY ENGRAVED COVER PLATES.

PANEL CLEARANCE: MAINTAIN ALL WORKING SPACE AND DEDICATED EQUIPMENT SPACE CLEARANCES AS REQUIRED BY ARTICLE 110 OF THE NEC. GENERAL CONTRACTOR SHALL COORDINATE BETWEEN TRADES SO THAT NO FOREIGN SYSTEMS ARE LOCATED IN THE DEDICATED EQUIPMENT SPACE. IN THE EVENT THAT FOREIGN SYSTEMS ARE INSTALLED ABOVE A PANEL'S DEDICATED EQUIPMENT SPACE, THE GENERAL CONTRACTOR SHALL ABSORB THE COST TO RELOCATE THE FOREIGN SYSTEMS.

WIRING DEVICES: WIRING DEVICES AND COVER PLATES SHALL BE DECORA STYLE OF COLORS SELECTED BY THE ARCHITECT OR INTERIOR DESIGNER. GANG ADJACENT DEVICES WITH A SINGLE ONE-PIECE COVER PLATE, UNO, FOR REMODELS, ALL DEVICES AND COVER PLATES WITHIN THE CONTRACT AREA SHALL BE REPLACED WITH NEW DECORA STYLE DEVICES AND COVER PLATES, UNO.

CLEANING: UPON COMPLETION OF WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE CONTRACT AREA AND ALL OTHER AREAS USED FOR STORAGE, STAGING, ETC. ALL EQUIPMENT AND DEVICES SHALL BE CLEANED AND POLISHED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SOAP AND WATER CLEANING OR OTHER METHODS THAT LEAVE A FILM SHALL BE CORRECTED UPON REQUEST BY THE ENGINEER OR ARCHITECT.

TESTING: THE CONTRACTOR SHALL TEST ALL EQUIPMENT INSTALLED UNDER THIS CONTRACT AND DEMONSTRATE TO THE OWNER ITS PROPER OPERATION. AT THE TIME OF FINAL INSPECTION AND TESTS, ALL CONNECTIONS AT PANELBOARDS, CONTROL PANELS, DEVICES, AND EQUIPMENT AND ALL SPLICES MUST BE COMPLETED. EACH BRANCH CIRCUIT AND ITS RESPECTIVE CONNECTED EQUIPMENT MUST TEST FREE OF SHORT CIRCUITS.

TRAINING: OWNER AND/OR OWNER'S REPRESENTATIVE SHALL BE TRAINED ON THE USE OF ANY NEW ELECTRICAL EQUIPMENT AND LIGHTING CONTROLS PRIOR TO FINAL ACCEPTANCE.

FINAL ACCEPTANCE: AT THE END OF CONSTRUCTION, A FINAL WALK-THROUGH SHALL BE PERFORMED. ALL DEFICIENCIES IDENTIFIED DURING FINAL INSPECTION SHALL BE CORRECTED.

CERTIFICATES OF APPROVAL: ALL CERTIFICATES OF APPROVAL SHALL BE IN DUPLICATE, DELIVERED TO THE ARCHITECT, AND BECOME THE PROPERTY OF THE OWNER.

PROJECT RECORD DOCUMENTS: THE ELECTRICAL CONTRACTOR SHALL MAINTAIN AT THE SITE, FOR THE OWNER, ONE COPY OF ALL DRAWINGS, ADDENDA, APPROVED SHOP DRAWINGS, REVISIONS AND OTHER MODIFICATIONS IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION. THE SET OF DRAWINGS AND OTHER INFORMATION SHALL BE DELIVERED TO THE OWNER WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE AND ONE COPY GIVEN TO THE ENGINEER UPON COMPLETION OF WORK. DRAWINGS SHALL INCLUDE AT A MINIMUM:

 - A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND
 - FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION

OPERATIONS AND MAINTENANCE (O&M) MANUALS: PROVIDE TWO COPIES OF OPERATIONS AND MAINTENANCE MANUALS TO THE BUILDING OWNER IN HARD COPY AND ELECTRONIC FORMAT. HARD COPIES SHALL BE COMPILED AND ORGANIZED IN A BINDER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

 - SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
 - OPERATING AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
 - NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.

WARRANTY INFORMATION:

WARRANTY: THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE HANDED OVER IN PROPER WORKING ORDER, ANY WORK OR MATERIALS WHICH DEVELOP DEFECTS, EXCEPT FROM ORDINARY WEAR AND TEAR, WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED WITHOUT CHARGE. IF MATERIALS HAVE A STANDARD WARRANTY GREATER THAN ONE YEAR, THE MANUFACTURER'S STANDARD WARRANTY SHALL APPLY. BENEFICIAL USE SHALL NOT BE CONSTRUED AS FINAL ACCEPTANCE. THE ELECTRICAL CONTRACTOR SHALL, DURING THE ONE YEAR GUARANTEE PERIOD, BE RESPONSIBLE FOR THE PROPER REPAIR AND ADJUSTMENTS OF ALL ELECTRICAL SYSTEMS AND EQUIPMENT, APPARATUS, DEVICES, ETC. INSTALLED BY HIM, AND DO ALL WORK NECESSARY TO ENSURE EFFICIENT AND PROPER FUNCTIONING.



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THESE DRAWINGS AND PLANS, ANY REPRODUCTION THEREOF, AND ANY CAD OR ELECTRONIC FILE OF THESE DRAWINGS AND PLANS (HEREINAFTER "PLANS") ARE THE SOLE AND EXCLUSIVE, PROPRIETARY PROPERTY OF BDG ARCHITECTS, AND MAY NOT BE REPRODUCED, PUBLISHED, COPIED, OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF BDG ARCHITECTS. USE OF THESE PLANS FOR CONSTRUCTION SHALL BE CONSIDERED ACCEPTANCE OF THE TERMS CONTAINED HEREIN AND THE SUITABILITY AND CONSTRUCTION OF THE PLANS, THE PLANS SHALL BE USED AS IS, WITHOUT ANY GUARANTEE OF THE RESULTS WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS. ANY CHANGES TO THESE PLANS, REGARDLESS OF HOW MINOR, WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS, ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS, OR ANY CHANGE IN THE SCOPE, DESIGN, OR INTENT OF THESE PLANS FOR ANY REASON, BY ANY PERSON OTHER THAN BDG ARCHITECTS SHALL AUTOMATICALLY VOID ANY DESIGN-RELATED OBLIGATIONS BDG ARCHITECTS MAY HAVE ON THE PROJECT, AND RESULT IN THE FULL AND COMPLETE RELEASE OF BDG ARCHITECTS FROM ANY LIABILITY, CLAIMS, OR DAMAGES INCLUDING ERROR AND OMISSION ARISING OUT OF OR RELATED TO THE PLANS. ANY DISCREPANCIES OR CONFLICTS IN THE PLANS SHALL BE REFERRED IMMEDIATELY TO BDG ARCHITECTS FOR CLARIFICATION. PRIOR TO CONTINUING WITH THE WORK, FAILURE TO REFER DISCREPANCIES OR CONFLICTS TO BDG ARCHITECTS PRIOR TO PERFORMING WORK SHALL RESULT IN THE WAIVER OF ANY CLAIMS OR DAMAGES ASSOCIATED WITH THE DISCREPANCIES OR CONFLICTS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION, SCHEDULING AND CONFORMANCE OF ITS WORK AND ALL WORK PERFORMED BY SUBCONTRACTORS OR OTHER TRADES WITH THE DESIGN DOCUMENTS.

SEAL

ANDREW MOHR
FL PE# 73077

This Item has been electronically signed and sealed by Andrew Mohr, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy. FAC 61015-23.004

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FL Cert. of Auth# 27869

INFINITY
INFINITY ENGINEERING GROUP, LLC

ISSUE	BY	DATE	DESCRIPTION
	K.V	03/18/24	PERMIT SET
1	K.V	05/29/24	ADDENDUM 1
2	K	08/12/24	ADDENDUM 3

PROJECT INFORMATION BLOCK	
JOB #	230632/15-308-00
DATE:	08/12/2024
DRAWN BY:	KL
CHECKED BY:	AM

SHEET TITLE

ELECTRICAL GENERAL
NOTES

SHEET NUMBER

E-002

ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. The general provisions of the contract including General and Special Conditions and General Requirements shall apply to all work under this Section.

1.02 REQUIREMENTS OF REGULATORY AGENCIES AND STANDARDS

- A. Equipment, fixtures, material and installation shall conform to the requirements of the local Building Department, the serving utility companies, the National Electrical Code, National Electrical Safety Code, Life Safety Code, Occupational Safety and Health Act, and applicable national, state and local codes, ordinances and regulations.
- B. All equipment shall be equal to or exceed the minimum requirements of NEMA, IEEE, and UL.
- C. Should any change in Drawings or Specifications be required to comply with governmental regulations, the Contractor shall notify Architect/Engineer prior to execution of the Work. The work shall be carried out according to the requirements of such code in accordance with the instruction of the Architect/Engineer and at no additional cost to the Owner.
- D. The provisions of Standards, Codes, Laws, Ordinances, etc., shall be considered minimum requirements. In case of conflict between their published requirements, the Owner's Representative shall determine which is to be followed and his decision shall be binding. Specific requirements of this specification or the drawings, which exceed the published requirements, shall take precedence over them.

1.03 FEES

- A. All local fees, permits, and services of inspection authorities shall be obtained and paid for by the Contractor. The Contractor shall cooperate fully with local companies with respect to their services. Contractor shall include in his bid any costs to be incurred relative to power service (primary and/or secondary) and telephone service.

1.04 SCOPE OF WORK

- A. This division of the specifications covers the electrical systems of the project. It includes work performed by the electrical trades as well as trades not normally considered as electrical trades.
- B. Provide all incidentals, equipment, appliances, services, hoisting, scaffolding, supports, tools, supervision, labor consumable items, fees, licenses, etc., necessary to provide complete systems. Perform start-up and checkout on each item and system to provide fully operable systems.
- C. Examine and compare the Electrical Drawings with these specifications, and report any discrepancies between them to the Architect/Engineer and obtain from him written instructions for changes necessary in the work. At time of bid the most stringent requirements must be included in the bid.
- D. Examine and compare the Electrical Drawings and Specifications with the Drawings and Specifications of other trades, and report any discrepancies between them to the Architect/Engineer and obtain from him written instructions for changes necessary in the work. At time of bid, the most stringent requirements must be included in said bid.
- E. Install and coordinate the electrical work in cooperation with other trades installing interrelated work. Before installation, make proper provisions to avoid interferences in a manner approved by the Architect/Engineer. All changes required in the work of the Contractor, caused by his neglect to do so, shall be made by him at his own expense.
- F. It is the intent of the Drawings and Specifications to provide a complete workable system ready for the Owner's operation. Any item not specifically shown on the Drawings or called for in the Specifications, but normally required to conform with the intent, are to be considered a part of the Contract.
- G. All materials furnished by the Contractor shall be new and unused (temporary lighting and power products are excluded) and free from defects. All materials used shall bear the Underwriter's Laboratory, Inc. label providing a standard has been established for the material in question.
- H. Except for conduit, conduit fittings, outlet boxes, wire and cable, all items of equipment or material shall be the product of one manufacturer throughout the entire project. Multiple manufacturers will not be permitted.

1.05 REFERENCES

- A. Utilize the following abbreviations and definitions for discernment within the Drawings and Specifications.

1. Abbreviations
- a. NEC National Electrical Code.
 - b. OSHA Occupational Safety and Health Act.
 - c. ANSI American National Standards Institute.
 - d. NFPA National Fire Protection Association.
 - e. ASA American Standards Association.
 - f. IEEE Institute of Electrical and Electronics Engineers.
 - g. NEMA National Electrical Manufacturers Association.
 - h. UL Underwriters' Laboratories, Inc.
 - i. IES Illuminating Engineering Society.
 - j. ICEA Insulated Cable Engineers Association.
 - k. ASTM American Society of Testing Materials.
 - l. ETL Electrical Testing Laboratories, Inc.
 - m. CBM Certified Ballast Manufacturers.
 - n. EIA Electronic Industries Association.
 - o. LED Light Emitting Diode.
 - p. OEM Original Equipment Manufacturer.

1.06 DEFINITIONS

- A. "PROVIDE" means to supply, purchase, transport, place, erect, connect, test, and turn over to Owner, complete and ready for regular operation, the particular Work referred to.
- B. "INSTALL" means to join, unite, fasten, link, attach, set up, or otherwise connect together before testing and turning over to Owner, complete and ready for regular operation, the particular Work referred to.
- C. "FURNISH" means to supply all materials, labor, equipment, testing apparatus, controls, tests, accessories, and all other items customarily required for the proper and complete application for the particular Work referred to.
- D. "WIRING" means the inclusion of all raceways, fittings, conductors, connectors, taps, junction and outlet boxes, connections, splices, and all other items necessary and/or required in connection with such Work.
- E. "CONDUIT" means the inclusion of all fittings, hangers, supports, sleeves, etc.
- F. "AS DIRECTED" means as directed by the Architect/Engineer, or his representative.
- G. "CONCEALED" means embedded in masonry or other construction, installed behind wall furring or within double partitions, or installed above hung ceilings.

1.07 COORDINATION OF THE WORK

- A. Certain materials will be provided by other trades. Examine the Contract Documents to ascertain these requirements.
- B. Carefully check space requirements with other trades and the physical confines of the area to insure that all material can be installed in the spaces allotted thereto including finished suspended ceilings and the spaces within the existing building. Make modifications thereto as required and approved.
- C. Transmit to other trades all information required for work to be provided under their respective Sections in ample time for installation.
- D. Wherever work interconnects with work of other trades, coordinate with other trades to insure that all trades have the information necessary so that they may properly install all the necessary connections and equipment. Identify all items of work that require access so that the ceiling trade will know where to install access doors and panels.
- E. Coordinate, project and schedule work with other trades in accordance with the construction sequence.
- F. The Drawings show only the general run of raceways and approximate location of outlets. Any significant changes in location of outlets, cabinets, etc., necessary in order to meet field conditions shall be brought to the immediate attention of the Architect/Engineer and receive his approval before such alterations are made. All such modifications shall be made without additional cost to the Owner.
- G. Obtain from the Architect/Engineer in the field the location of such outlets or equipment not definitely located on the Drawings.
- H. Circuit "tags" in the form of arrows are used where shown to indicate the home runs of raceways to electrical distribution points. These tags show the circuits in each home run and the panel designation. Show the actual circuit numbers on the finished record drawings and on panel directory card. Where circuiting is not indicated, Electrical Subcontractor must provide required circuiting in accordance with the loading indicated on the drawings and/or as directed.
- I. Adjust location of conduits, panels, equipment, pull boxes, fixtures, etc. to accommodate the work to prevent interferences, both anticipated and encountered. Determine the exact route and location of each raceway prior to fabrication.
1. Right-of-Way:
- a. Lines that pitch have the right-of-way over those that do not pitch. For example: steam, condensate, and plumbing drains normally have right-of-way. Lines whose elevations cannot be changed to have right-of-way over lines whose elevations can be changed.
 - b. Make offsets, transitions and changes in direction in raceways as required to maintain proper headroom in pitch of sloping lines whether or not indicated on the Drawings.
- J. Wherever the work is of sufficient complexity, prepare additional Detail Drawings to scale similar to that of the bidding Drawings, prepared on tracing medium of the same size as Contract Drawings. With these layouts, coordinate the work with the work of other trades. Such detailed work to be clearly identified on the Drawings as to the area to which it applies. Submit for review Drawings clearly showing the work and its relation to the work of other trades before commencing shop fabrication or erection in the field.
- K. Coordinate with the local Electric Utility Company and the local Telephone Company as to their requirements for service connections and provide all necessary materials, labor and testing.
- L. Coordinate with contractors for work under other Divisions of this specification for all work necessary to accomplish this contractor's work.

1.08 EXAMINATION OF SITE

- A. Prior to the submitting of bids, the Contractor shall visit the site of the job and shall familiarize himself with all conditions affecting the proposed installation and shall make provisions as to the cost thereof. Failure to comply with the intent of this paragraph will in no way relieve the contractor of performing all necessary work shown on the Drawings.

1.09 PROGRESS OF WORK

- A. The Contractor shall order the progress of his work to conform to the progress of the work of other trades and shall complete the entire installation as soon as the conditions of the building will permit. Any cost resulting from the defective or ill-timed work performed under this section shall be borne by the Contractor.

1.10 DELIVERY, STORAGE, AND HANDLING

- A. Ship and store all products and materials in a manner that will protect them from damage, weather and entry of debris. If items are damaged, do not install, but take immediate steps to obtain replacement or repair. Any such repairs shall be subject to review and acceptance of the Architect/Engineer.
- B. Deliver materials in manufacturer's unopened container fully identified with manufacturer's name, trade name, type, class, grade, size and color.
- C. Store materials suitably sheltered from the elements, but readily accessibly for inspection by the Architect/Engineer until installed. Store all items subject to moisture damage in dry, heated spaces.

1.11 EQUIPMENT ACCESSORIES

- A. Provide supports, hangers and auxiliary structural members required for support of the work.
- B. Furnish and set all sleeves for passage of raceways through structural, masonry and concrete walls of floors and elsewhere as will be required for the proper protection of each raceway passing through building surfaces.
- C. Wall mounted equipment may be directly secured to wall by means of steel bolts. Maintain at least 1" air space between equipment and supporting wall. Groups or arrays of equipment may be mounted on adequately sized steel angles, channels, or bars. Prefabricated steel channels providing a high degree of mounting flexibility, such as those manufactured by Kindorf, Glob-Strut and Unistrut, may be used for mounting arrays of equipment.

1.12 OPERATIONS AND MAINTENANCE MANUALS

- A. General: Provide operations & maintenance (O&M) manuals in accordance with the Contract Documents.
- 1. Provide two (2) copies of each manual.
 - 2. Manuals shall be 8-1/2 inches X 11 inches in hard cover 3-ring loose-leaf binders.
 - 3. Manuals shall be complete and in Owner's hands prior to turning building over to Owner and at least 10 days prior to instruction to operating personnel.
- B. Provide manufacturer's literature as regularly published by the respective manufacturers for proper preventative and comprehensive maintenance.
- C. Provide O&M manuals including but not limited to the following.
- 1. Alphabetical list of all system components, with the name, address, and 24-hour phone number of the company responsible for servicing each item during the first year of operation.
 - 2. Operating instructions for complete system including:
 - a. Normal starting, operating, and shut-down.
 - b. Emergency procedures for fire or failure of major equipment.
 - c. Summer and winter special procedures, if any.
 - d. Day and night special procedures, if any.
 - 3. Maintenance instruction including:
 - a. Proper lubricants and lubricating instructions for each piece of equipment, and date when lubricated.
 - b. Necessary cleaning, replacement and/or adjustment schedule.
 - 4. Manufacturer's data for each piece of equipment including:
 - a. Installation instructions.
 - b. Drawings and specifications.
 - c. Parts list, including recommended items to be stocked.
 - d. Complete wiring diagrams.
 - e. Marked or changed prints locating all concealed parts and all variations from the original system design.
 - f. Test and inspection certificates.
- D. Refer to individual specification sections for additional O&M requirements.

1.13 RECORD DOCUMENTS

- A. During construction, keep an accurate record of all deviations between the work as shown on Drawings and that which is actually installed. Keep this record set of prints at the job site for review by the Architect/Engineer.
- B. Upon completion of the installation and acceptance by the owner, transfer all record drawing information to one neat and legible set of prints.
- C. Then deliver the record drawings to the Architect/Engineer for transmittal to the Owner.
- C. Provide in each main electrical switchboard room a framed copy under glass of the appropriate Single Line Riser Diagram as reviewed by the electrical engineer. Media shall be a high quality presentation type paper. Blueprints or other media which fade shall not be used.

1.14 GUARANTEE

- A. Guarantee all material and workmanship for a period of one (1) year from date of final acceptance by the Owner, except that where guarantees or warranties for longer terms are specified herein, such longer term to apply. Within 24 hours after notification, correct any deficiencies that occur during the guarantee period at no additional cost to the Owner, all to the satisfaction of the Owner and Architect/Engineer. Obtain similar guarantees from subcontractors, manufacturers, suppliers and subtrade specialists.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Applicable equipment and materials shall be listed by Underwriters' Laboratories and Manufactured in accordance with ASME, NEMA, ANSI or IEEE standards, and as approved by local authorities having jurisdiction as mentioned in Division 1.
- B. If products and materials are specified or indicated on the Drawings for a specific item or system, use those products or materials. If products and materials are not listed in either of the above, use first class products and materials, subject to approval of Shop Drawings where Shop Drawings are required or as approved in writing where Shop Drawings are not required.
- C. All equipment capacities, etc. are listed for job site operating conditions. All equipment sensitive to altitudes or ambient temperatures to be derated and method of derating shown on Shop Drawings. Where operating conditions shown differ from the laboratory test conditions, the equipment to be derated and the method of derating shown on Shop Drawings.

2.02 SUBSTITUTION OF MATERIALS OR EQUIPMENT

- A. All requests for substitution of materials or equipment shall be made in writing by the Contractor. The request must be in the Engineers office not less than 10 days prior to the bid date. Samples of proposed substitute materials or equipment shall be submitted to the Engineer for review whenever they are requested. Bids shall be based only upon the specified materials and equipment, or substitutes that have received written acceptance from the Engineer prior to the bid.
- B. Wherever the words "for approval" or "approved" are used in regard to manufactured specialties, or wherever it is desired to substitute a different make or type of apparatus for that specified, submit all information pertinent to the adequacy and adaptability of the proposed apparatus, and secure Architect/Engineer's acceptance before apparatus is ordered.
- C. Wherever quantities or a definite make and size of apparatus is specified, the make and size of apparatus which is proposed must conform substantially (in regard to operating results) to that specified or implied. Same shall apply to important dimensions relating to operation of apparatus in coordination with the rest of the system, or to properly fitting it into available space conditions. Any substitution of equipment or apparatus shall include all necessary revisions, as required to complete the installation.
- D. Acceptance of substitutions, for equipment specified herein, will not be given merely upon submission of manufacturer's names and will be given only after receipt of complete and satisfactory performance data covering the complete range of operating conditions in tabular and graphical form. Furnish complete and satisfactory information relative to equipment dimensions, weight, etc. Acceptance of all equipment specified or shown on the Drawings, or substitutions submitted for that specified or shown on the Drawings, will be granted if such equipment, in the opinion of the Architect/Engineer, conforms to the performance requirements, space conditions, weight requirements and quality requirements. Any additional construction and design costs incurred as a result of any accepted substitution shall be borne by the Contractor. The opinion and judgement of the Architect/Engineer shall be final, conclusive, and binding.

2.03 SHOP DRAWINGS

- A. Prepare and submit detailed Shop Drawings for materials, systems, and equipment as listed herein, including locations and sizes of all openings in floor decks, walls, and floors.
- B. The Work described in any Shop Drawing submission shall be carefully checked for all clearances (including those required for maintenance and servicing), field conditions, maintenance of architectural conditions, and proper coordination with all trades on the job. Each submitted Shop Drawing shall include a certification that all related job conditions have been checked and that no conflict exists.
- C. All drawings shall be submitted sufficiently in advance of field requirements to allow ample time for checking and resubmittal as may be required. All submittals shall be complete and contain all required and detailed information.
- D. Acceptance of any submitted data or Shop Drawings for material, equipment apparatus, devices, arrangements, and layout shall not relieve Contractor from any responsibility for the accuracy of proper dimensions and weight, capacity, quality and installation details, to efficiently perform the requirements and intent of the Contract. Such acceptance shall not relieve Contractor from responsibility for errors, omissions, or inadequacies of any sort on submitted data or Shop Drawings.
- E. Each Shop Drawing shall contain the following information.
- 1. Provide general information on each copy of the submittal.
 - a. Project title.
 - b. Reference to the applicable drawing and specification article.
 - c. Contractor and supplier identification, addresses and telephone numbers.
 - d. Submittal Date.
 - 2. Certification that the contractor has reviewed the submittal.
 - 3. Refer to individual specification sections for additional information requirements.
- F. Shop Drawing submittals shall be provided for each specific material, system, or equipment as identified herein.
- 1. As a minimum, make submittals on the following items.
 - a. Raceways, conduit & wire
 - b. Wiring devices and plates
 - c. Switchboards
 - d. Transformers
 - e. Panelboards
 - f. Fuses
 - g. Disconnect switches
 - h. Motor control centers
 - i. Motor controllers, starters, and contactors
 - j. Lighting fixtures, lamps
 - k. Instrumentation, metering equipment
 - l. Special systems - fire alarm, security, CCTV, intercom, etc.
 - 2. Refer to individual specification sections for additional submittal requirements.

PART 3 - EXECUTION

3.01 INSTALLATION

- A. Follow manufacturer's instructions for installing, connecting, and adjusting all equipment. Provide one copy of such instructions to the Architect/Engineer before any installation. Provide a copy of such instructions at the equipment during any work on the equipment.
- B. Provide all special supports, connections, wiring, accessories, etc.
- C. Use mechanics skilled in their trade for all work.
- D. Keep all items protected before and after installation. Clean up all debris.
- E. Before commencing Work, examine all adjoining, underlying, etc., Work on which this Work is in any way dependent for perfect workmanship and report any condition which premits performance of first class work. Become thoroughly familiar with actual existing conditions to which connections must be made or which must be changed or altered.

3.02 PREMIUM TIME WORK

- A. The following Work shall be performed at night or weekend other than holiday weekends as directed and coordinated with the Owner.
- 1. All tie-in, cut-over and modifications to the existing electrical system and other existing system requiring tie-ins or modifications shall be arranged and scheduled with the Owner to be done at a time as to maintain continuity of the service and not interfere with normal building operations.

3.03 EXCAVATION, TRENCHING AND BACKFILL

- A. Provide excavation for the Work. Excavate all material encountered, to the depths indicated on the drawings or required. Remove from the site, excavated materials not required or suitable for backfill. Provide grading, as may be necessary, to prevent surface water from flowing into trenches or other excavations. Remove any water accumulating therein. Provide sheeting and shoring as may be necessary for the protection of the Work and for the safety of personnel.
- B. Provide trenches of widths necessary for the proper execution of the Work. Grade bottom of the trenches accurately to provide uniform bearing and support the Work on undisturbed soil at every point along its entire length. Except where rock is encountered, do not excavate below the depths indicated. Where rock excavations are required, excavate rock to a minimum overdepth of four (4") inches below the trench depths indicated on the Drawings or required. Backfill overdepths in the rock excavation and unauthorized overdepths with loose granular, moist earth, thoroughly machine tamped, to a compaction level of at least 95 percent to standard proctor density or 75 percent relative density or as specified by the Architect. Whenever unstable soil that is incapable of properly supporting the Work, as determined by Architect/Engineer, is encountered in the bottom of the trench, remove soil to a depth required and backfill the trench to the proper grade with coarse sand, fine gravel, or other suitable material.
- C. Excavate trenches for utilities to a depth that will provide the following minimum depths of cover from existing grade or from indicated finished grade, whichever is lower, unless otherwise specifically shown.
- 1. Primary electric service: four (4) feet (minimum)
 - 2. Secondary electric service: two (2) feet (minimum)
 - 3. Telephone service: two (2) feet (minimum)
- D. Trenches shall not be placed within ten (10) feet of foundation or soil surfaces which must resist horizontal forces.
- E. Do not backfill trenches until all required tests have been performed and the installation observed by the Engineer. Comply with the requirements of other sections of these specifications. Backfill shall consist of non-expansive soil with limited porosity. Deposit in six (6") inch layers and thoroughly and carefully tamp until the Work has a cover of not less than one (1) foot. Backfill and tamp remainder of trench at twelve (12") inch intervals until complete. Uniformly grade the finished surface. Backfill and tamp with compaction at least equal to the surrounding area.

3.04 CUTTING, PATCHING AND REPAIRING

- A. The work shall be carefully laid out in advance. Where cutting, channeling, chasing or drilling of floors, walls, partitions, ceilings or other surfaces is necessary for the proper installation, support or anchorage of raceway, outlets or other equipment, the work shall be carefully done. Any damage to the building, piping, equipment or defaced finish plaster, woodwork, metalwork, etc. shall be repaired by skilled mechanics of the trades involved at no additional cost to the Owner.
- B. Where conduits, mounting channels, outlet, junction, or pull boxes are mounted on a painted surface, or a surface to be painted, they shall be painted to match the surface. Whenever support channels are cut, the bare metal shall be cold galvanized.

3.05 DEMOLITION AND CONTINUANCE OF EXISTING SERVICES

- A. All existing electrical services not specifically indicated to be removed or altered shall remain as they presently exist.
- B. Should any existing services interfere with new construction, the Contractor shall (after obtaining written approval from the Architect/Engineer) alter or reroute such existing equipment to facilitate new construction.
- C. Under no circumstances shall existing services be terminated or altered unless deemed necessary by the Architect/Engineer or specified herein; also, prior to altering any existing situation, the Contractor shall notify the Owner in writing giving two (2) weeks advance notice of planned alteration.
- D. It shall be solely the Contractor's responsibility to guarantee continuity of present facilities (with respect to damage or alteration due to new construction) and any unauthorized alteration to existing equipment shall be corrected by the Contractor to the Architect/Engineer's satisfaction at the Contractor's expense.

3.06 CLEANING UP

- A. A contractor shall take care to avoid accumulation of debris, boxes, crates, etc., resulting from the installation of his work. Contractor shall remove from the premises each day all debris, boxes, etc., and keep the premises clean.
- B. Contractor shall clean up all fixtures and equipment at the completion of the project.
- C. All switchboards, panelboards, wireways, trench ducts, cabinets and enclosures shall be thoroughly vacuumed clean prior to energizing equipment and at the completion of the project. Equipment shall be opened for observation by the Architect/Engineer as required.

3.07 WATERPROOFING

- A. Avoid, if possible, the penetration of any waterproof membranes such as roofs, machine room floors, basement walls, and the like. If such penetration is necessary, perform it prior to the waterproofing and furnish all sleeves or pitch-pockets required. Advise the Architect/Engineer and obtain written permission before penetrating any waterproof membrane, even where such penetration is shown on the Drawings.
- B. If Contractor penetrates any walls or surfaces after they have been waterproofed, he shall restore the waterproof integrity of that surface as directed by the Architect/Engineer at his own expense.

3.08 SUPPORTS

- A. Support work in accordance with the best industry practice and the following.
- B. Include supporting frames or racks extending from building structure for work indicated as being supported from walls where the walls are incapable of supporting the weight. In particular, provide such frames or racks in electric closets.
- C. Include supporting frames or racks for equipment, intended for vertical surface mounting, which is required in a free standing position.
- D. Supporting frames or racks shall be of standard angle, standard channel or specialty support system steel members. They shall be rigidly bolted or welded together and adequately braced to form a substantial structure. Racks shall be of ample size to assure a workmanlike arrangement of all equipment mounted on them.
- E. Nothing, (including outlet, pull and junction boxes and fittings) shall depend on electric conduits, raceways, or cables for support, except that threaded hub type fittings having a gross volume not in excess of 100 cubic inches may be supported from heavy wall conduit, where the conduit is securely supported from the structure within five inches of the fitting on two opposite sides.
- F. Nothing shall rest on, or depend for support on, suspended ceilings media (tiles, lath, plaster, as well as splices, runners, bars and the like in the plane of the ceiling).
- G. Provide required supports and hangers for conduit, equipment, etc., so that loading will not exceed allowable loadings of structure.

3.09 FASTENINGS

- A. Fasten electric work to building structure in accordance with the best industry practice and the following.
- B. Floor or pad mounted equipment shall not be held in place solely by its own dead weight. Include anchor fastening in all cases.
- C. For items which are shown as being ceiling mounted at locations where fastening to the building construction element above is not possible, provide suitable auxiliary channel or angle from bridging, tying to the building structural elements.

3.10 TESTING EQUIPMENT AND MATERIALS

- A. The Contractor shall provide all testing instruments, equipment and all materials, connections, labor, etc., required to perform tests.
- B. Test all circuits, fixtures, equipment, and systems for proper operation and freedom from grounds, shorts and open circuits before acceptance is requested.
- C. Measure voltage at panelboards and outlets after the building is fully occupied. Make final transformer tap adjustments based on these measurements.
- D. Perform all tests required by local authorities, such as tests of life safety systems, in addition to tests specified herein.
- E. Perform tests required by other specification sections.



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SEAL
ANDREW MOHR
FL PE# 73077

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ISSUE	BY	DATE	DESCRIPTION
	K.V	03/18/24	PERMIT SET
2	K	08/12/24	ADDENDUM 3

PROJECT INFORMATION BLOCK			
JOB #	230632/15-308-00		
DATE	08/12/2024		
DRAWN BY:	KL		
CHECKED BY:	AM		

SHEET TITLE

ELECTRICAL
SPECIFICATIONS

SHEET NUMBER

E-003



COMcheck Software Version COMcheckWeb Interior Lighting Compliance Certificate

Project Information

Energy Code: 2020 Florida - 7th Edition
Project Title: 15-308.00 Mt. Dora
Project Type: New Construction

Construction Site: LOT 2 - ONE OAK MD GROVES MT DORA, Florida 32757
Owner/Agent: Infinity Engineering Group LLC 1208 E. Kennedy Blvd., Suite 230 Tampa, Florida 33602 813.434.4770
Designer/Contractor: Infinity Engineering Group LLC 1208 E. Kennedy Blvd., Suite 230 Tampa, Florida 33602 813.434.4770

Credits: 1.0 Required 1.0 Proposed
Enhanced Interior Lighting Controls, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts
1-Fifth Third Bank (Retail)	1900	1.06	2014
Total Allowed Watts = 2014			

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Fifth Third Bank (Retail)				
Fixture A & AE: Other:	1	15	29	435
Fixture B: Other:	1	3	40	120
Fixture C: Other:	1	52	9	468
Fixture F3: Other:	1	1	27	27
Fixture FEM: Other:	1	2	30	60
Fixture G: Other:	1	2	50	100
Fixture J & JE: Other:	1	8	19	152
Fixture PB: Other:	1	1	17	17
Fixture S: Other:	1	2	27	54
Fixture T & TE: Other:	1	17	16	272
Total Proposed Watts =				1705

Interior Lighting PASSES: Design 15% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2020 Florida - 7th Edition requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Project Title: 15-308.00 Mt. Dora
Data filename: Report date: 03/07/24
Page 1 of 8



COMcheck Software Version COMcheckWeb Inspection Checklist

Energy Code: 2020 Florida - 7th Edition

Requirements: 100.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 (PR4) ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C103.2 (PR8) ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C406 (PR9) ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Project Title: 15-308.00 Mt. Dora
Data filename: Report date: 03/07/24
Page 5 of 8

Name - Title Signature Date

Project Title: 15-308.00 Mt. Dora
Data filename: Report date: 03/07/24
Page 2 of 8

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2 (EL22) ¹	Spaces required to have light-reduction controls that have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.1 (EL18) ¹	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.2.1 (EL19) ¹	Occupancy sensors control function in warehouses: In warehouses, the lighting in aislesways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.2.1 (EL20) ¹	Occupancy sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq ft. within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Exception: Requirement does not apply.
C405.2.2 (EL21) ²	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Project Title: 15-308.00 Mt. Dora
Data filename: Report date: 03/07/24
Page 6 of 8



COMcheck Software Version COMcheckWeb Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2020 Florida - 7th Edition
Project Title: 15-308.00 Mt. Dora
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood business district (LZ2))

Construction Site: LOT 2 - ONE OAK MD GROVES MT DORA, Florida 32757
Owner/Agent: Infinity Engineering Group LLC 1208 E. Kennedy Blvd., Suite 230 Tampa, Florida 33602 813.434.4770
Designer/Contractor: Infinity Engineering Group LLC 1208 E. Kennedy Blvd., Suite 230 Tampa, Florida 33602 813.434.4770

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	56636 ft ²	0.04	Yes	2265
Entry canopy	65 ft ²	0.25	Yes	16
Entry canopy	237 ft ²	0.25	Yes	59
Entry canopy	379 ft ²	0.25	Yes	95
Total Tradable Watts (a) =				2436
Total Allowed Watts =				2436
Total Allowed Supplemental Watts (b) =				400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Parking area (56636 ft ²): Tradable Wattage				
Fixture 1P4D: Other:	1	1	70	Exempt
Exemption:Lighting approved for safety considerations	1	4	64	Exempt
Fixture 1P5D: Other:	1	1	101	Exempt
Exemption:Lighting approved for safety considerations	1	1	101	Exempt
Fixture 3P5F: Other:	1	1	303	Exempt
Exemption:Lighting approved for safety considerations	1	2	140	Exempt
Fixture 2P4D: Other:	1	2	232	Exempt
Exemption:Lighting approved for safety considerations	1	2	232	Exempt
Entry canopy (65 ft ²): Tradable Wattage				
Fixture G1 & GEM: Other:	1	3	21	63
Entry canopy (237 ft ²): Tradable Wattage				

Project Title: 15-308.00 Mt. Dora
Data filename: Report date: 03/07/24
Page 3 of 8

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Fixture G1 & GEM: Other:	1	8	21	168
Entry canopy (379 ft ²): Tradable Wattage				
Fixture G1 & GEM: Other:	1	7	21	147
Total Tradable Proposed Watts =				378

Exterior Lighting PASSES: Design 87% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2020 Florida - 7th Edition requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: 15-308.00 Mt. Dora
Data filename: Report date: 03/07/24
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C408.2.5 (F117) ¹	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C405.3.2 (F118) ¹	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Interior Lighting fixture schedule for values.
C405.4.2 (F119) ¹	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Exterior Lighting fixture schedule for values.
C406.4 (F194) ¹	Enhanced digital lighting controls efficiency package: Interior lighting has following enhanced lighting controls in accordance with Section C405.2.2: Luminaires capable of continuous dimming and being addressed individually, <= 8 luminaires controlled in combination in a daylight zone, digital control system for fixtures, "Sequence of Operations" documentation, and functional testing per Section C408.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.1.1 (F157) ¹	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, recommendations, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated. Regular maintenance actions shall be clearly stated on accessible label.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.
C408.3 (F133) ¹	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Project Title: 15-308.00 Mt. Dora
Data filename: Report date: 03/07/24
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SEAL

ANDREW MOHR
FL PE# 73077

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ISSUE	BY	DATE	DESCRIPTION
	K.V	03/18/24	PERMIT SET
2	K	08/12/24	ADDENDUM 3

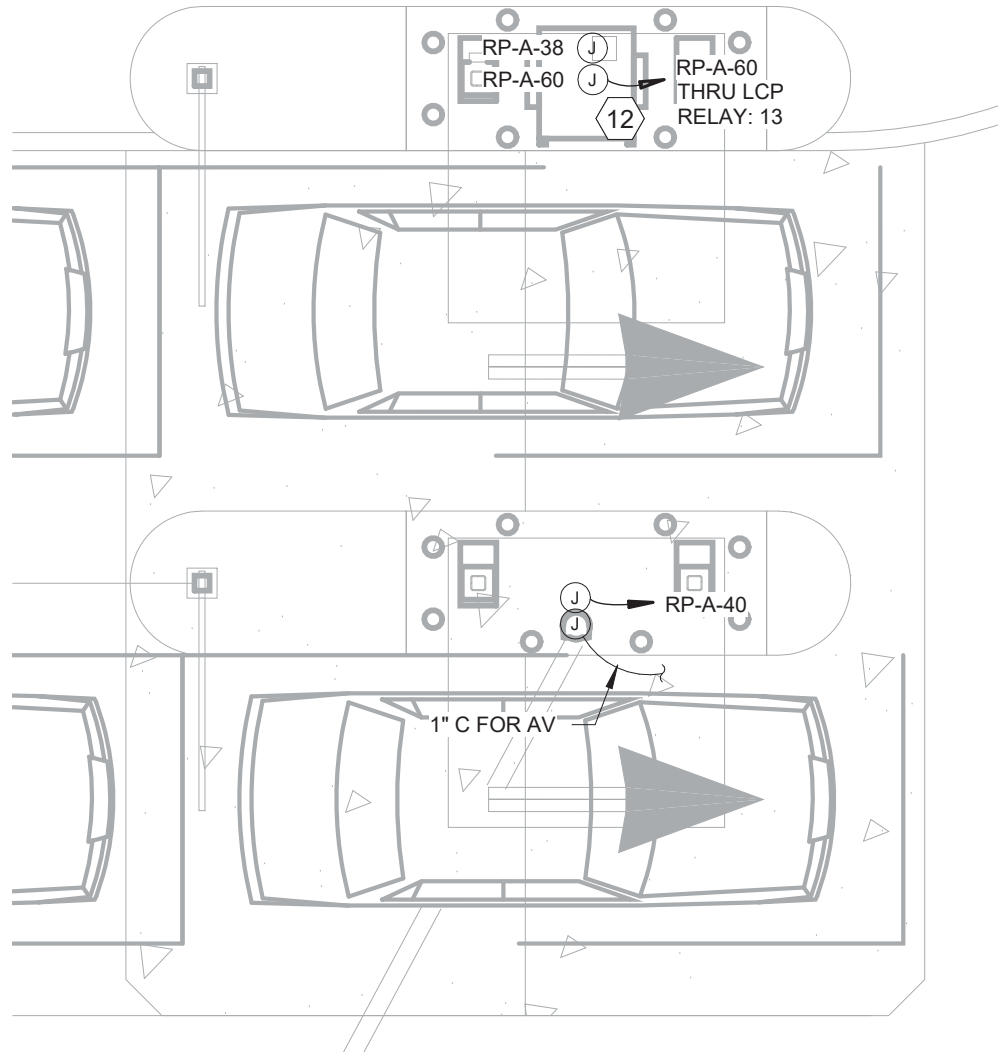
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DATE: 08/12/2024
DRAWN BY: KL
CHECKED BY: AM

SHEET TITLE

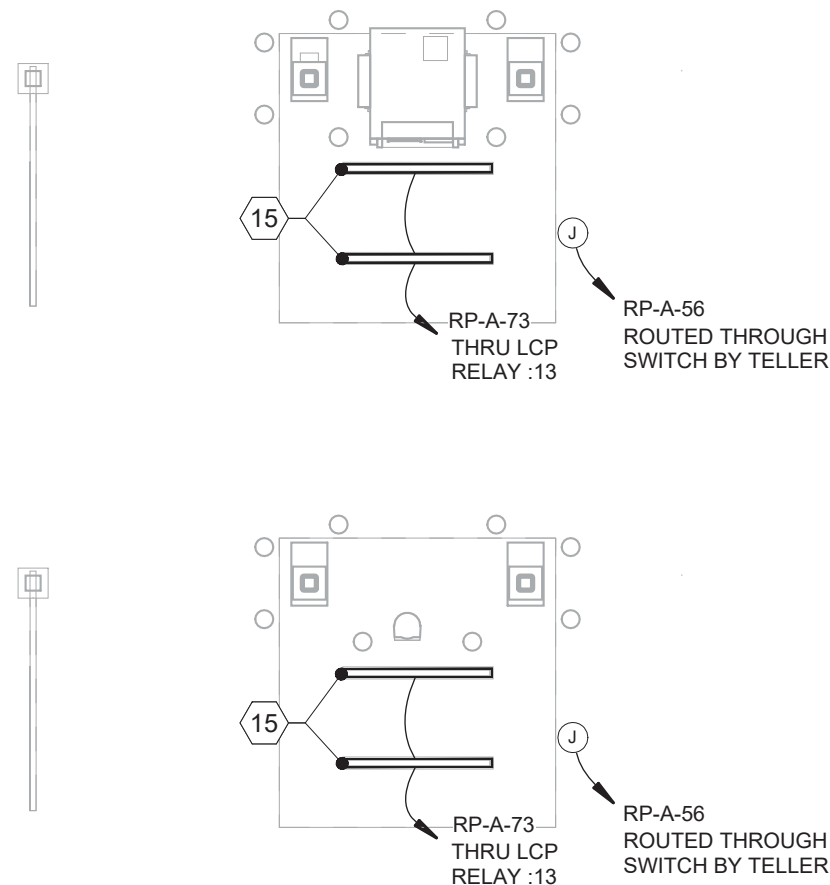
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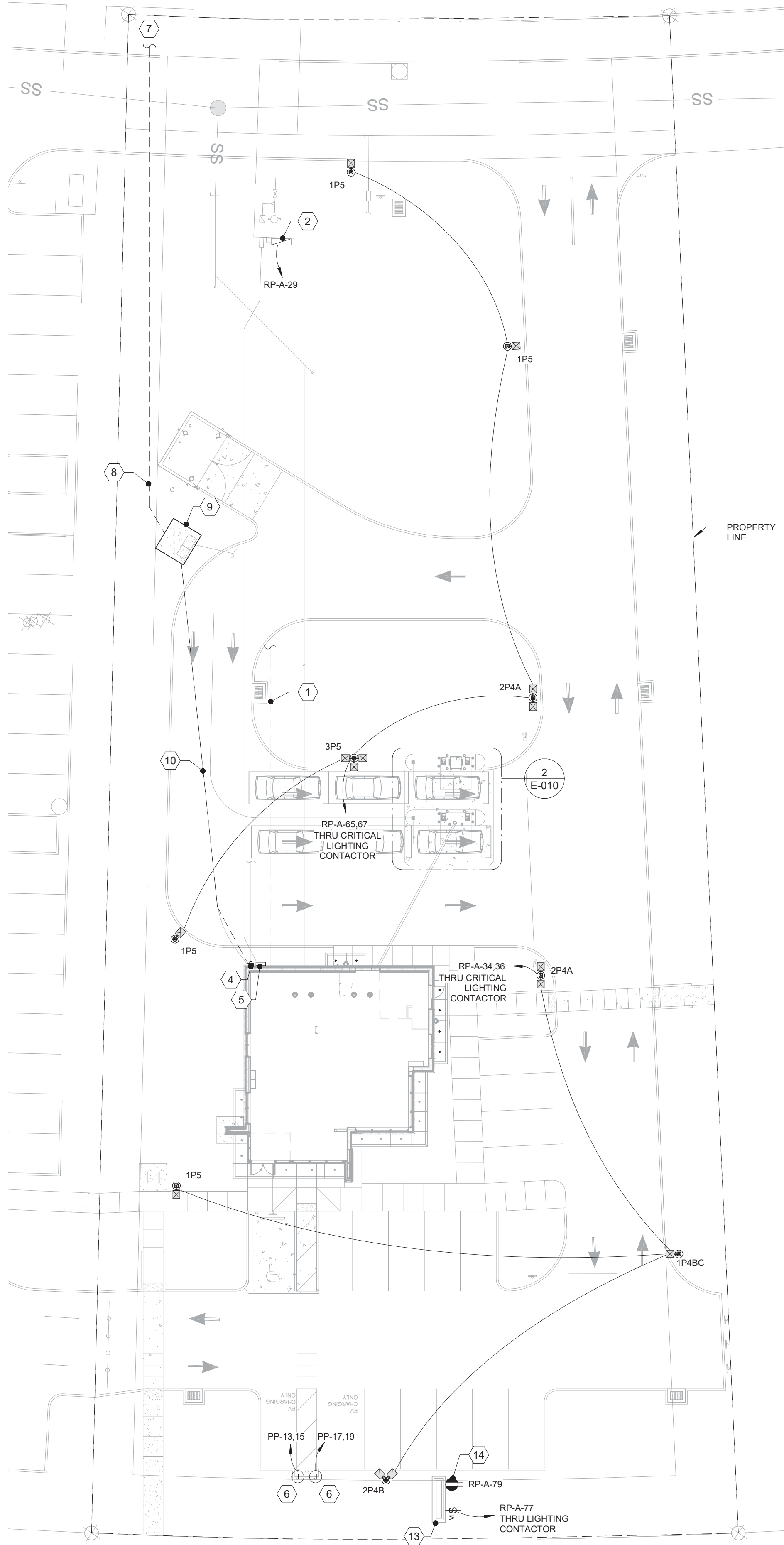
E-004



2 ELECTRICAL POWER & AUXILIARY RDT
PLAN
3/16\"/>



3 ELECTRICAL LIGHTING PLAN RDT
3/16\"/>



1 ELECTRICAL SITE PLAN
1\"/>

SHEET NOTES:

- COORDINATE ALL SITE CONDUIT ROUTINGS WITH GENERAL CONTRACTOR.
- REFER TO CIVIL PLANS FOR FINAL LOCATION AND ELECTRICAL REQUIREMENTS OF ALL SIGNAGE, UTILITY CONNECTION POINTS, AND SITE UTILITIES/EQUIPMENT SUCH AS LIFT STATIONS, IRRIGATION PUMPS/CONTROLLERS, HOT BOXES, ETC.
- ALL UNDERGROUND WIRING SHALL BE LOCATED WITHIN 12\"/>

ELECTRICAL UTILITY CONTACT:

TELEPHONE UTILITY CONTACT:

KEYED NOTES:

- ROUTE (2)-4\"/>
- IRRIGATION BACKFLOW. VERIFY LOCATION - DISCONNECT SHALL BE NEMA 3R.
- NOT USED.
- ELECTRIC UTILITY METER. PROVIDE ELECTRIC UTILITY METER PER POWER COMPANY REQUIREMENTS. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION. EXACT LOCATION TO BE DETERMINED BY UTILITY COMPANY REPRESENTATIVE IN FIELD.
- SERVICE DISCONNECT. PROPOSED ELECTRICAL SERVICE DISCONNECT MOUNTED ON BUILDING EXTERIOR. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
- FOR FUTURE EV CHARGING STATIONS. PROVIDE FLUSH, IN GRADE QUAZITE, STRAIGHT WALL, FRP 11\"/>

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ANDREW MOHR
FL PE# 73077

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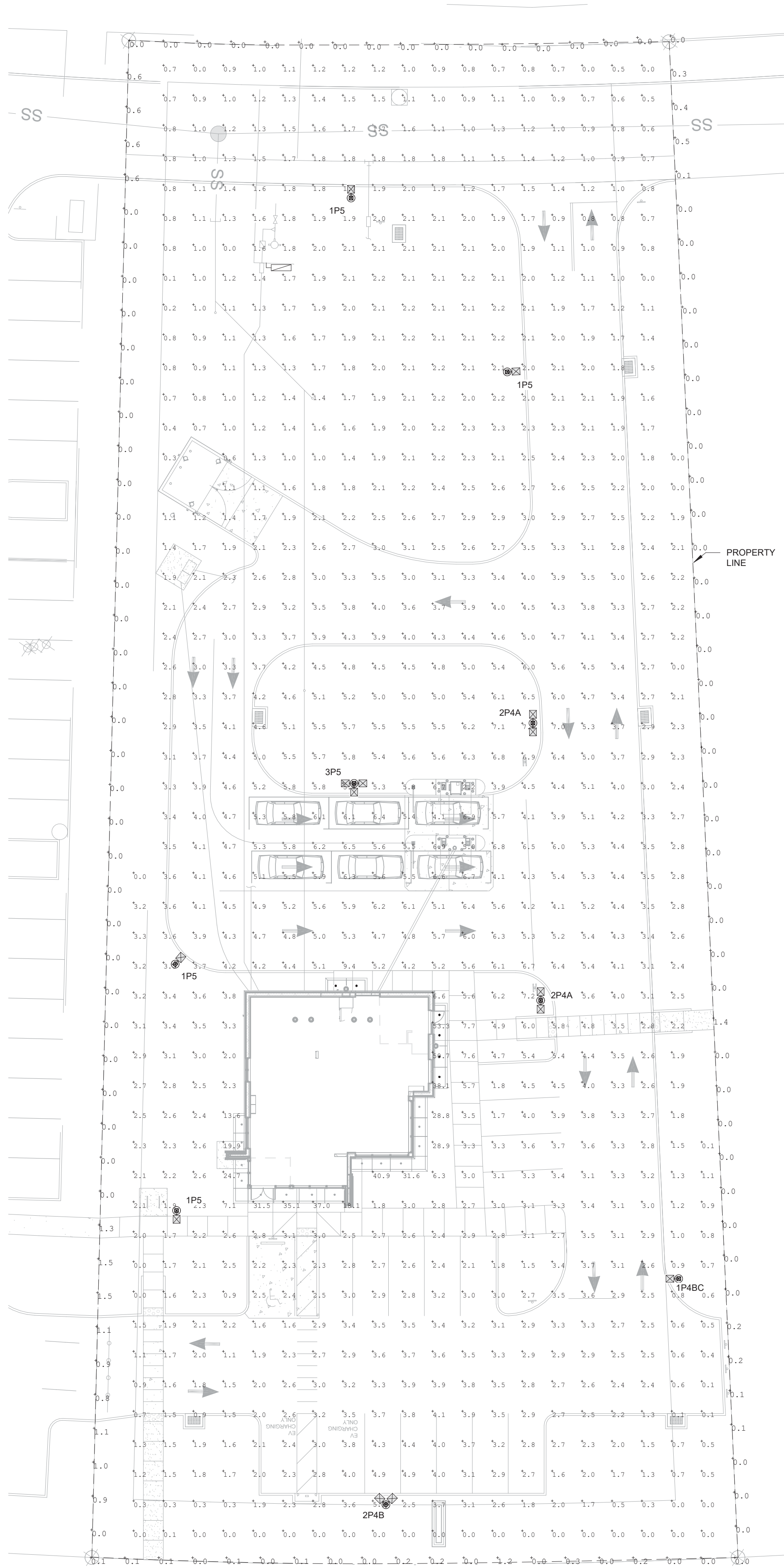
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ISSUE	BY	DATE	DESCRIPTION
	K.V.	03/18/24	PERMIT SET
1	K.V.	05/29/24	ADDENDUM 1
2	K	08/12/24	ADDENDUM 3

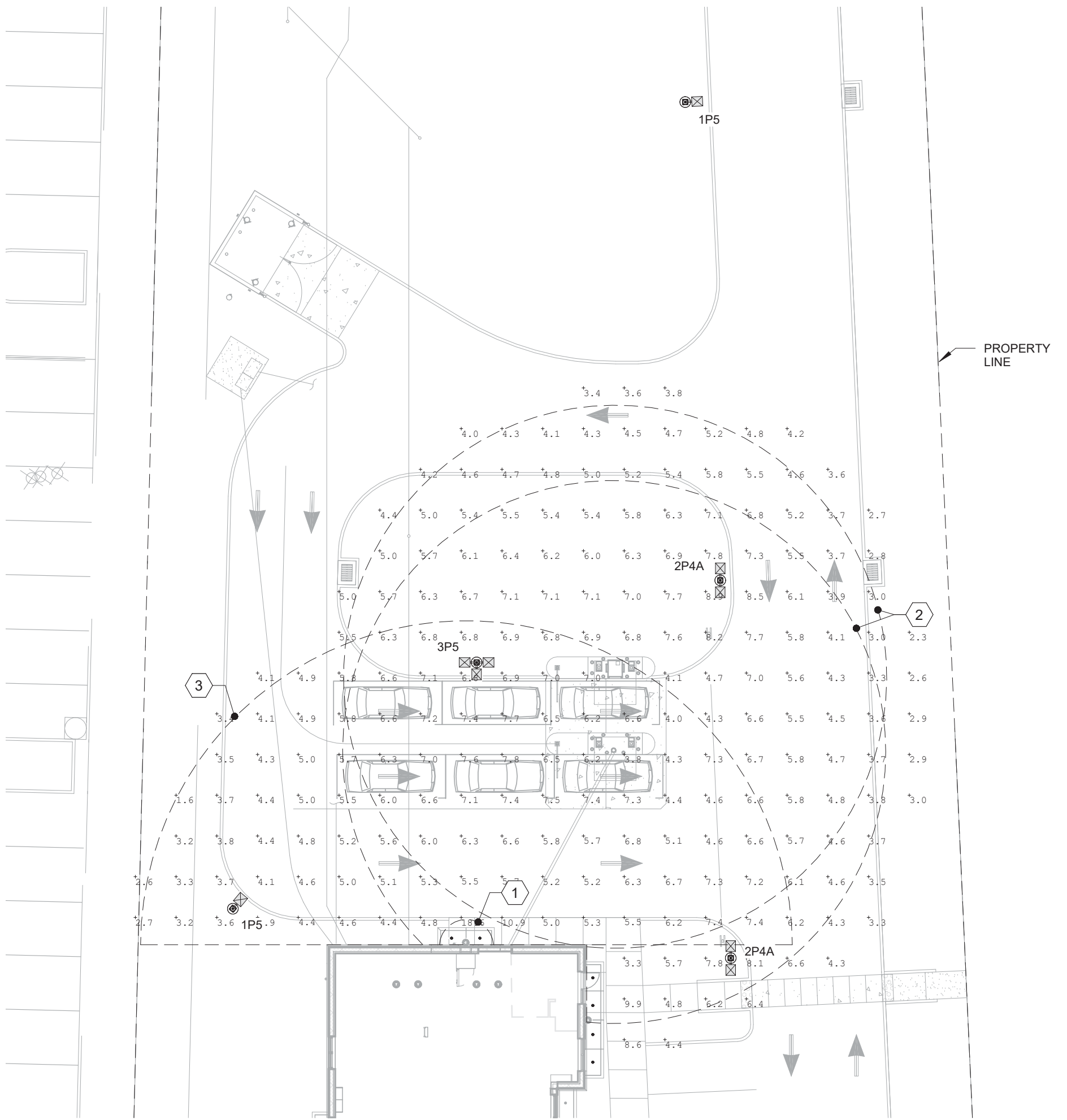
PROJECT INFORMATION BLOCK	
JOB #	230632/15-308.00
DATE:	08/12/2024
DRAWN BY:	KL
CHECKED BY:	AM

SHEET TITLE
**ELECTRICAL SITE PLAN
AND REMOTE DRIVE
THRU**

SHEET NUMBER
E-010



ELECTRICAL PHOTOMETRIC SITE PLAN
AT GRADE
1" = 20'-0"



ELECTRICAL PHOTOMETRIC SITE PLAN
AT 3'-0"
1" = 20'-0"

CALCULATION SUMMARY AT 36" AFG

LABEL	CALCTYPE	UNIT	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVE-UP ATM - 5FT COMPLIANCE	ILLUMINANCE	FC	PROVIDE BY MANUFACTURER				
DRIVE-UP ATM - 50FT COMPLIANCE	ILLUMINANCE	FC	6.00	9.1	2.5	2.31	3.50
VTM - 5FT COMPLIANCE	ILLUMINANCE	FC	PROVIDE BY MANUFACTURER				
VTM - 50FT COMPLIANCE	ILLUMINANCE	FC	6.80	88.7	2.6	2.62	34.12
NIGHT DEPOSITORY - 5FT COMPLIANCE	ILLUMINANCE	FC	63.35	78.6	41.5	1.53	1.89
NIGHT DEPOSITORY - 60FT COMPLIANCE	ILLUMINANCE	FC	6.23	78.6	3.0	2.08	26.20

CALCULATION SUMMARY AT GRADE

LABEL	CALCTYPE	UNIT	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVE WAY	ILLUMINANCE	FC	3.24	9.4	0.1	32.40	94.00
PROPERTY LINE	ILLUMINANCE	FC	0.15	1.5	0.0	NA	NA

SHEET NOTES:

- PHOTOMETRY CALCULATION: PHOTOMETRIC VALUES SHOWN HEREIN ARE INTENDED FOR DESIGN AND EVALUATION PURPOSES ONLY. THE CALCULATED POINT-BY-POINT VALUES SHOWN ON THIS SHEET ARE BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. AS A RESULT, PHOTOMETRIC VALUES MAY VARY FROM ACTUAL FIELD MEASUREMENTS.

LIGHTING STANDARDS:

- MINIMUM STANDARD
- REGULATED STATES: ALABAMA, CALIFORNIA, CONNECTICUT, DISTRICT OF COLUMBIA, FLORIDA, GEORGIA, ILLINOIS, KANSAS, KENTUCKY, LOUISIANA, MARYLAND, MASSACHUSETTS, MISSOURI, MONTANA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW YORK, OREGON, RHODE ISLAND, TEXAS, VIRGINIA, WASHINGTON
- A MINIMUM OF TEN (10) FOOT CANDLE POWER AT THE FACE OF THE ATM OR AFTER-HOUR DEPOSITORY EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS
 - A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARDS IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE FACE OF THE ATM AND AFTER-HOUR DEPOSITORY.
 - A MINIMUM OF TWO (2) FOOT CANDLE POWER IN DEFINED PARKING AREAS WITHIN SIXTY (60) FEET OF THE ATM OR AFTER-HOUR DEPOSITORY. IN THE EVENT THE ATM OR AFTER-HOUR DEPOSITORY IS LOCATED WITHIN TEN (10) FEET OF THE CORNER OF THE BUILDING AND IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE, THERE SHALL BE A MINIMUM OF TWO (2) FOOT CANDLE POWER ALONG THE FIRST FORTY (40) UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING.
 - IF THE ATM OR AFTER-HOUR DEPOSITORY IS LOCATED INSIDE A ACCESSIBLE VESTIBULE DURING ANY HOURS OF DARKNESS, A MINIMUM OF 10 FOOT CANDLE POWER AT THE FACE OF THE ATM OR AFTER-HOUR DEPOSITORY EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS. THERE WILL BE A MINIMUM OF TWO (2) FOOT CANDLE POWER AT THE INSIDE OF THE VESTIBULE ENTRY/EXIT DOOR(S). A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARDS IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE VESTIBULE ENTRY/EXIT DOOR. A MINIMUM OF TWO (2) FOOT CANDLE POWER IN DEFINED PARKING AREAS WITHIN SIXTY (60) FEET OF THE VESTIBULE ENTRY/EXIT DOOR. IN THE EVENT THE VESTIBULE ENTRY/EXIT DOOR IS LOCATED WITHIN TEN (10) FEET OF THE CORNER OF THE BUILDING AND IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE, THERE SHALL BE A MINIMUM OF TWO (2) FOOT CANDLE POWER ALONG THE FIRST FORTY (40) UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING. IN URBAN SETTINGS FOR WHICH THERE IS NO DEFINED BANK PARKING AND THE ONLY ACCESS AREA IS A PUBLIC SIDEWALK, A MINIMUM 2 FOOT CANDLE POWER SHALL BE FOR THE FIRST 5 UNOBSTRUCTED FEET FROM THE DOOR. THE MINIMUM FOOT CANDLE READINGS WILL ALSO BE LIMITED TO BANK CONTROLLED PROPERTY LINES.
 - A MINIMUM OF TWO (2) FOOT CANDLE POWER IN THE IMMEDIATE AREA OF THE DESIGNATED ASSOCIATE ENTRANCE/EXIT TO THE FACILITY. ALL LIGHTING MEASUREMENTS ARE TO BE TAKEN AT 36 INCHES ABOVE THE GROUND ON A HORIZONTAL PLANE.
 - UNLESS OTHERWISE SPECIFIED BY STATE LAW OR REGULATION (307).
 - THE MINIMUM STANDARD SHALL APPLY UNLESS A GREATER STANDARD IS REQUIRED BY AN APPLICABLE LAW FOR A PARTICULAR FACILITY LOCATION.

KEYED NOTES:

- AFTER-HOUR DEPOSITORY FIVE FOOT COMPLIANCE AREA: A MINIMUM OF TEN (10) FOOT CANDLE POWER AT THE FACE OF THE ATM/AFTER-HOUR DEPOSITORY EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS.
- ATM/VTM FIFTY FOOT COMPLIANCE AREA: A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARD IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE FACE OF THE ATM AND AFTER-HOUR DEPOSITORY.
- AFTER-HOUR DEPOSITORY SIXTY FOOT COMPLIANCE AREA: A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARD IN ALL UNOBSTRUCTED DIRECTIONS SIXTY (60) FEET FROM THE FACE OF THE ATM AND AFTER-HOUR DEPOSITORY.

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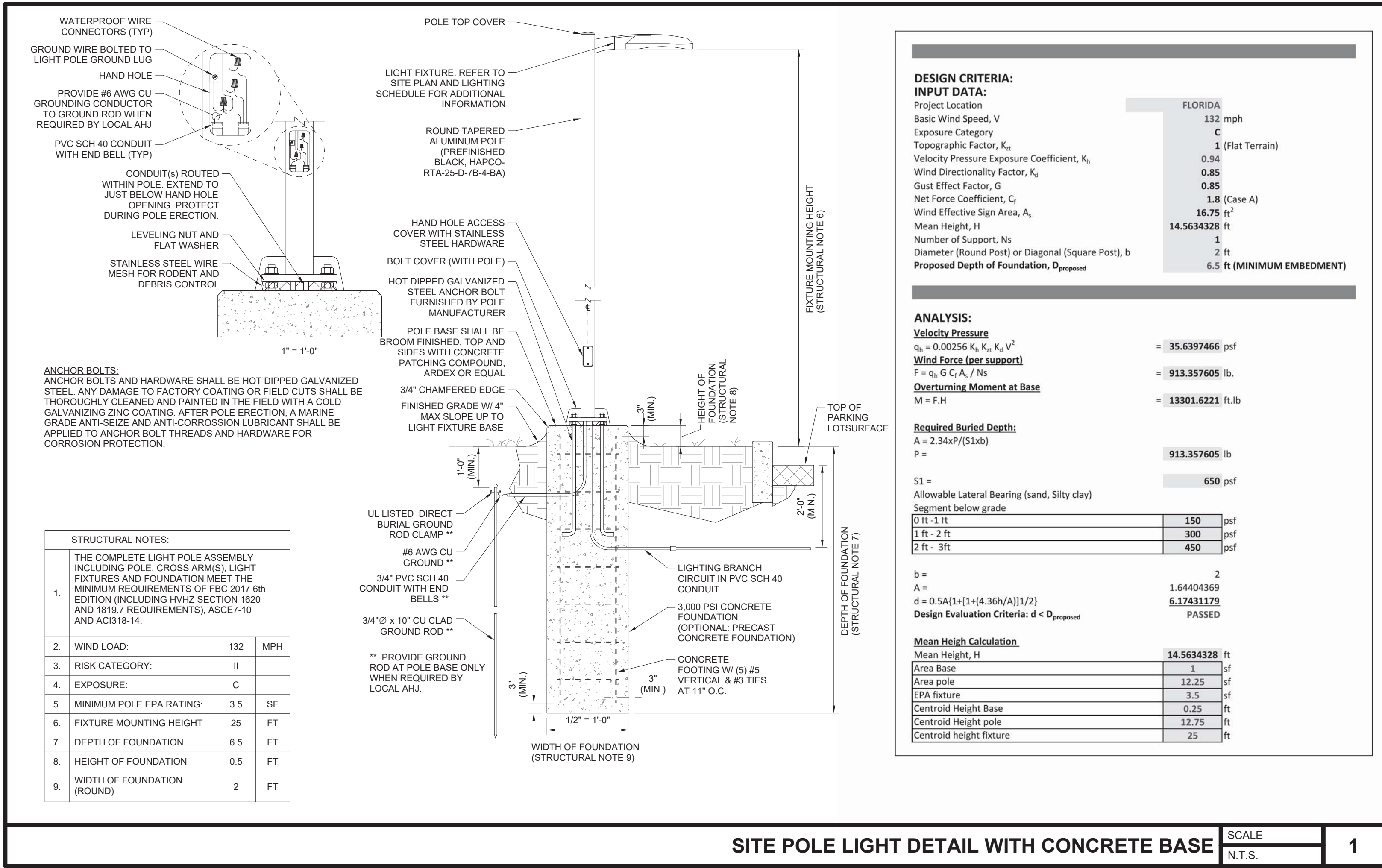
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SHEET TITLE	
ELECTRICAL PHOTOMETRIC SITE PLAN	
SHEET NUMBER	

E-011



LIGHTING FIXTURE SCHEDULE (EXTERIOR)								
LABEL	DESCRIPTION	MFG.	MODEL NUMBER	MOUNTING	LAMP QTY AND TYPE	DIMMING	VOLTS	TOTAL FIXTURE WATTS
1P4BC	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 70 CRI TYPE 4 BACKLIGHT CONTROL 1-HEAD	LITHONIA LIGHTING	DSX1 LED P4 40K 70CRI BLC4	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	125 VA
1P5	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 70 CRI TYPE 5 MEDIUM 1-HEAD	LITHONIA LIGHTING	DSX1 LED P4 40K 70CRI T5M	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	125 VA
2P4A	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 70 CRI TYPE 4 MEDIUM 2-HEAD 180° CONFIGURATION	LITHONIA LIGHTING	DSX1 LED P4 40K 70CRI T4M	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	250 VA
2P4B	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 70 CRI TYPE 4 MEDIUM 2-HEAD 90° CONFIGURATION	LITHONIA LIGHTING	DSX1 LED P4 40K 70CRI T4M	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	250 VA
3P5	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 70 CRI TYPE 5 MEDIUM 3-HEAD 90° CONFIGURATION	LITHONIA LIGHTING	DSX1 LED P4 40K 70CRI T5M	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	375 VA

- LIGHTING FIXTURE SCHEDULE NOTES:**
- MANUFACTURER CATALOG NUMBERS ARE SHOWN FOR GENERAL DESCRIPTIVE PURPOSES AND TO ESTABLISH STANDARD OF QUALITY ONLY. CONTACT CHRIS YOUNG (cyoung@southernlightingsource.com) OR ADAM MAGGIO (amaggio@southernlightingsource.com) (770-242-4000) (53lights@southernlightingsource.com) SOUTHERN LIGHTING SOURCE ON LIGHTING AND LIGHTING CONTROLS. G/EC SHALL PROVIDE LUMINAIRES COMPLETE WITH ALL OPTIONS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALL PRODUCTS SHALL BE UL LISTED. POLE MOUNTED LIGHT FIXTURES SHALL MATCH EXISTING DEVELOPMENT AS SPECIFIED. NO EQUALS FOR POLE MOUNTED FIXTURES.
 - POLE MANUFACTURER SHALL COORDINATE WITH LUMINAIRE MANUFACTURER TO PROVIDE ADEQUATE STRENGTH TO SUPPORT THE FIXTURE. PROVIDE APPROPRIATE MOUNTING HARDWARE, ANCHOR BOLTS, BOLT/BASEPLATE COVERS AND GROUNDING LUG. MANUFACTURER SHALL FURNISH AN ANCHOR BOLT TEMPLATE TO ENSURE PROPER MOUNTING AND LUMINAIRE ORIENTATION FOR CORRECT LIGHT DISTRIBUTION. APPROVED EQUAL POLE MANUFACTURERS: DURAGUARD AND VALMONT.
 - REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT NECESSARILY BE REFLECTED IN CATALOG NUMBER AND/OR DESCRIPTION IN THIS SCHEDULE

The following lines are excerpts from the Florida Statutes and are shown on this drawing for informational purposes only:

FLORIDA STATUTES
2019 FLORIDA STATUTES
TITLE XXXVIII. BANKS AND BANKING
CHAPTER 655. FINANCIAL INSTITUTIONS GENERALLY

- 655.960 Definitions: ss. 655.960-655.965, --
As used in this section and ss. 655.961-655.965, unless the context otherwise requires:--
1. "Access area" means any paved walkway or sidewalk which is within 50 feet of any automated teller machine. The term does not include any street or highway open to the use of the public, as defined in s. 316.003(83)(a) or (b), including any adjacent sidewalk, as defined in s. 316.003.
2. "Access device" has the same meaning as set forth in Federal Reserve Board Regulation E, 12 C.F.R. part 205, promulgated pursuant to the Electronic Fund Transfer Act, 15 U.S.C. ss. 1601 et seq.
3. "Automated teller machine" means any electronic information processing device located in this state which accepts or dispenses cash in connection with a credit, deposit, checking, or convenience account. The term does not include devices used solely to facilitate check guarantees or check authorizations or which are used in connection with the acceptance or dispensing of cash on a person-to-person basis, such as by a store cashier.
4. "Candlefoot power" means the light intensity of candles on a horizontal plane at 36 inches above ground level and 5 feet in front of the area to be measured.
5. "Control," with respect to an access area or defined parking area, means to have the present legal authority to determine how, when, and by whom such area is to be used, and how such area is to be maintained, lighted, and landscaped. If an operator leases an access area or defined parking area as lessee, such lessee shall not be considered to have control for the purposes of ss. 655.960-655.965.
6. "Customer" means a natural person to whom an access device has been issued for personal, family, or household use.
7. "Defined parking area" means that portion of any parking area open for customer parking which is contiguous to an access area with respect to an automated teller machine, is regularly used for parking by users of the automated teller machine while the automated teller machine is conducting automated teller machine transactions during the hours of darkness, and is owned or leased by the operator of the automated teller machine or owned or controlled by the party leasing the automated teller machine site to the operator. The term does not include any parking area which is used for parking by users of the automated teller machine who are conducting automated teller machine transactions during the hours of darkness. A parking area is not open if it is physically closed to access or if conspicuous signs indicate that it is closed. If a multiple level parking area satisfies the conditions of this subsection and would therefore otherwise be a defined parking area, only the single parking level deemed by the operator of the automated teller machine to be the most directly accessible to the users of the automated teller machine shall be considered a parking area.
8. "Financial institution office" means a main office or principal office, as defined in s. 655.005, and a branch or branch office as defined in s. 655.12(4).
9. "Hours of darkness" means the period that commences 30 minutes after sunset and ends 30 minutes before sunrise.
10. "Operator" means any financial institution, as defined in s. 655.005, other business entity, or any person who controls the use or operation by a customer or other member of the general public of an automated teller machine. An operator controls the use or operation of an automated teller machine for the purposes of ss. 655.960-655.965 if such person or entity has the present legal authority to determine when and by whom the automated teller machine may be used or operated and how it is to be maintained in compliance with the provisions of ss. 655.960-655.965. An operator does not include any person or entity which is not a financial institution, if the primary function of such person or entity is to provide data processing services for automated teller machine transactions or to provide for the exchange, transfer, or dissemination of electronic funds transfer data.
11. Terms which are defined in the financial institution codes, unless the context otherwise requires, have the meanings ascribed to them therein for purposes of ss. 655.960-655.965.
- 655.962 Lighting: mirrors; landscaping. --
1. Each operator, or other person responsible for an automated teller machine pursuant to ss. 655.960-655.965, shall provide lighting during the hours of darkness with respect to an open and operating automated teller machine and any defined parking area, access area, and the exterior of an enclosed automated teller machine installation, as follows:
There shall be a minimum of 10 candlefoot power at the face of the automated teller machine and extending in an unobstructed direction outward 5 feet.
a. There shall be a minimum of 2 candlefoot power within 50 feet in all unobstructed directions from the face of the automated teller machine. If the automated teller machine is located within 10 feet of the corner of the building and the automated teller machine is generally accessible from the adjacent side, there shall be a minimum of 2 candlefoot power along a total of four unobstructed feet of the adjacent side of the building.
b. There shall be a minimum of 2 candlefoot power in that portion of the defined parking area within 60 feet of the automated teller machine.
c. The operator shall provide reflective mirrors or surfaces at each automated teller machine which provide the customer with a rear view while the customer is engaged in using the automated teller machine.
2. The operator, or other person responsible pursuant to ss. 655.960-655.965 for an automated teller machine, shall ensure that the height of any landscaping, vegetation, or other physical obstructions in the area required to be lighted pursuant to subsection (1) for any open and operating automated teller machine shall not exceed 3 feet, except that trees trimmed to a height of 10 feet and whose diameters are less than 2 feet and manmade physical obstructions required by statute, law, code, ordinance, or other governmental regulation shall not be affected by this subsection.
- 655.964 Application.--
1. The provisions of ss. 655.961 and 655.962 do not apply to any automated teller machine which is:
a. Located inside of a building, unless it is a freestanding installation which exists for the sole purpose of providing an enclosure for the automated teller machine.
b. Located inside a building, except to the extent a transaction can be conducted from outside the building.
c. Located in any area, including any access area, building, enclosed space, or parking area which is not controlled by the operator.
2. The provisions of ss. 655.960-655.965 shall not be construed to create any duty, responsibility, or obligation for any person or entity whose primary function is to provide for the exchange, transfer, or dissemination of electronic funds transfer data and is not otherwise a financial institution, as defined in s. 655.005, or an operator.
- 655.965 Preemption; prohibition.--
Except as expressly provided, the provisions of this section and ss. 655.960-655.964 supersede and preempt all rules, regulations, codes, or ordinances of any city, county, municipality, or other political subdivision of this state, and of any local agency regarding customer safety at automated teller machines located in this state.

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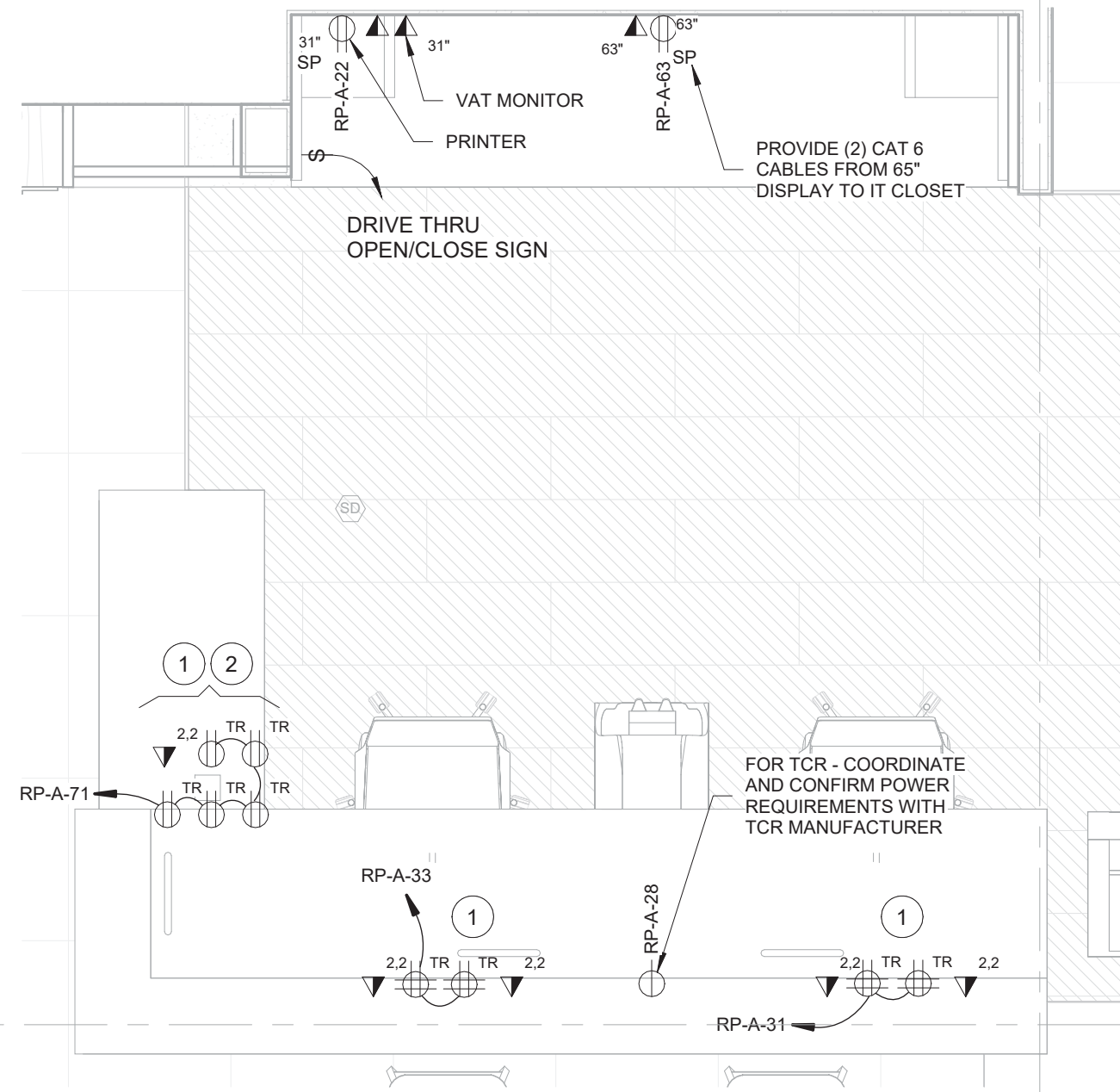
PROJECT INFORMATION BLOCK
JOB # 230632/15-308.00
DATE 08/12/2024
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

ELECTRICAL SITE
DETAILS

SHEET NUMBER

E-012

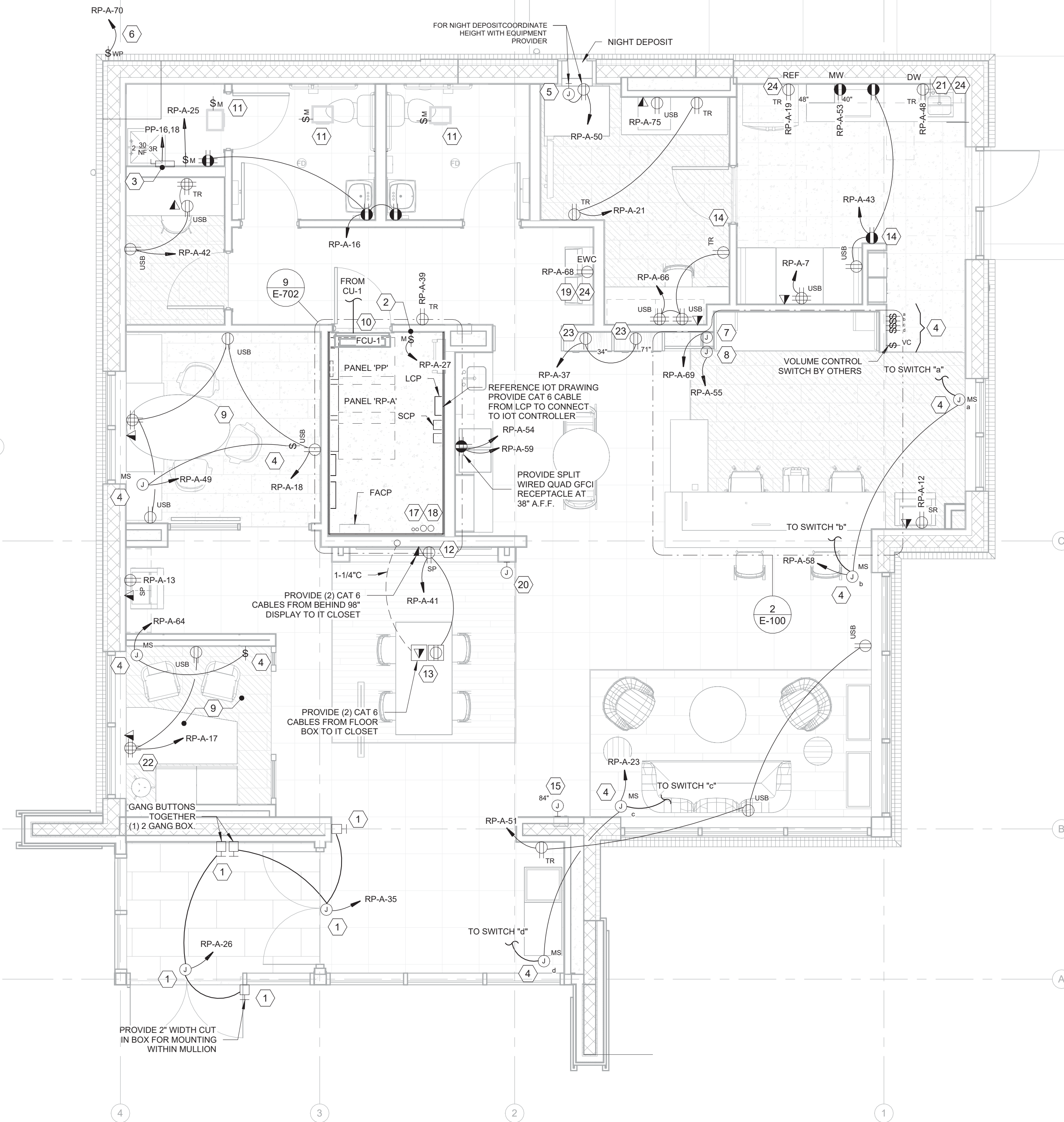


NOTE:
COORDINATE LOCATION OF ALL ELECTRICAL DEVICES WITH ARCHITECTURAL MILLWORK.

TRANSACTION BAR KEYED NOTES:

- 1 ALL RECEPTACLES AND DATA AT TRANSACTION BAR, BELOW COUNTER HEIGHT, SHALL HAVE BLACK COVER PLATES AND OUTLETS U.O.N. COORDINATE DEVICE LOCATIONS WITH MILLWORK PROVIDER AND ARCHITECT. BOX ROUGH OPENINGS SHALL BE CUT BY THE MILLWORK PROVIDER.
- 2 E.C. TO COORDINATE WITH MILLWORK PROVIDER FOR EXACT LOCATIONS. PROVIDE OUTLETS WITHIN MILLWORK POCKET.

ELECTRICAL - POWER ENLARGED PLAN
- TRANSACTION BAR
1/2" = 1'-0"



1 ELECTRICAL POWER & AUXILIARY PLAN
1/4" = 1'-0"

AUXILIARY- GENERAL NOTES:

1. ALL LOW VOLTAGE CONDUITS AND CABLING INCLUDING TELEPHONE, DATA, FIRE ALARM, AUXILIARY, ETC. SHOWN ON THESE PLANS ARE BY THE CONTRACTOR. SEE SHEET E-001 "TEL-DATA" FOR ALL REQUIREMENTS.
2. ALL LOW VOLTAGE CABLES ABOVE ACCESSIBLE CEILING SHALL BE SUPPORTED WITH METALLIC J-HOOKS FROM DEVICE LOCATIONS BACK TO THE TBB. WHERE CABLES ARE NOT ACCESSIBLE OR CONCEALED IN WALLS, THEY SHALL BE RUN IN EMT CONDUIT. J-HOOKS SHALL BE SPACED SO THAT NO CABLE IS UNSUPPORTED FOR MORE THAN 5'-0".

KEYED NOTES:

- 1 FOR POWER TO DOOR MOTOR AND DOOR PUSH PLATE. COORDINATE LOCATION OF DOOR POWER. PROVIDE 2" WIDTH CUT-IN BOX FOR ALL PUSH PLATE MOUNTING WITHIN MULLION. VERIFY ALL REQUIRED CONNECTIONS PRIOR TO ROUGH-IN.
- 2 FOR CONDENSATE PUMP.
- 3 30/2 NF DISCONNECT FOR 2KW WATER HEATER, SEE RISER DIAGRAM.
- 4 RAISE/LOWER SWITCH FOR MECHOSHADOWS - COORDINATE LOCATION WITH ARCHITECT. THE INTERNET OF TEAM, LLC (IOT) WILL PROVIDE LOW VOLTAGE RAISE/LOWER SWITCHES, LINE VOLTAGE RELAY / J-BOX ASSEMBLIES, AND A SHADE CONTROL PANEL (SCP) FOR THE ELECTRICAL CONTRACTOR (EC) TO INSTALL. IOT WILL PROVIDE MULTI GANG SWITCH COVER PLATES WHERE SHOWN AS GANGED. SWITCH AND COVER PLATE SHALL BE BLACK WITHIN THE BOOTHS. EC SHALL PROVIDE WIRE, CONDUIT, AND ANCILLARY ITEMS NECESSARY TO INSTALL THE SYSTEM. TO COMPLETE THE SHADE CONTROL SYSTEM, THE EC MUST PARTICIPATE IN POINT-TO-POINT COMMISSIONING AND RECEIVE SIGN OFF WITH AN AGENT FROM IOT. REFERENCE IOT SHOP DRAWINGS FOR REQUIRED WIRE SPECIFICATIONS, REFERENCE IOT SHOP DRAWINGS FOR SHADE SYSTEM CONTROL DESIGN DETAILS AND INSTALLATION PROCEDURES. REFERENCE NEC AND LOCAL REQUIREMENTS FOR CONDUIT, FITTINGS, AND FIXTURES FOR CODE COMPLIANCE. COORDINATE ALL REQUIREMENTS WITH ARCHITECT, MECHOSHADOWS VENDOR, AND THE INTERNET OF TEAM, LLC.
- 5 4" SQUARE JUNCTION BOX MOUNTED ABOVE NIGHT DEPOSITORY WITH 3/4" C. STUBBED ABOVE ACCESSIBLE CEILING FOR ALARM CONNECTION. ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTION FROM J-BOX TO NIGHT DEPOSITORY. COORDINATE LOCATION WITH EQUIPMENT VENDOR PRIOR TO ROUGH-IN.
- 6 WP SWITCH FOR DISCONNECTING MEANS OF IRRIGATION CONTROL - VERIFY LOCATION PRIOR TO ROUGH-IN. SWITCH AND CONTROLLER SHALL BE MOUNTED NEXT TO THE UTILITY METER AT 16" AFF.
- 7 FOR VAT SYSTEM DIVERter BOXES. FIELD VERIFY EXACT LOCATION PRIOR TO ROUGH-IN.
- 8 FOR VAT SYSTEM BLOWER PUMP. FIELD VERIFY EXACT LOCATION OF BLOWER WITH SYSTEM PROVIDER PRIOR TO ROUGH-IN.
- 9 ALL RECEPTACLES AND DATA OUTLETS AT BOOTHS, SHALL HAVE BLACK DEVICES AND COVER PLATES.
- 10 POWER FOR INDOOR HEAT PUMP UNITS IS DERIVED FROM OUTDOOR HEAT PUMP. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL CONNECTION BETWEEN EACH INDOOR AND OUTDOOR UNIT. ELECTRICAL CONTRACTOR SHALL CONNECT DISCONNECT SWITCH PROVIDED BY MECHANICAL FOR EACH UNIT.
- 11 CONNECT EXHAUST FAN TO LIGHTING CIRCUIT SERVING ROOM. FAN SHALL BE CONTROLLED BY ROOM LIGHT SWITCH.
- 12 FOR CONNECTION TO VIDEO SIGNAGE DISPLAY MONITORS IN TECH WALL. INDICATED JUNCTION BOXES SHALL BE DOUBLE-GANG, DEEP J-BOX, EACH WITH 2" EMT STUBBED ABOVE ACCESSIBLE CEILING, PROVIDE BUSHING AND LABELED. CONTRACTOR SHALL COORDINATE EXACT CABLING AND TERMINATIONS WITH VIDEO SIGNAGE PROVIDER AND ARCHITECT. COORDINATE LOCATION OF SIGNAGE PLAYER BOX WITH SIGNAGE PROVIDER. PROVIDE CABLING FROM PLAYER BOX TO DISPLAY MONITORS. VERIFY THAT ALL CONNECTIONS CAN REACH THE BOXES WHERE THEY ARE TERMINATED AND FED FROM WITHOUT INTERFERING WITH MONITORS. SEE DETAIL 6, SHEET E-501 FOR ELEVATIONS.
- 13 ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS WITH FURNITURE VENDOR AND ARCHITECT PRIOR TO ROUGH-IN.
- 14 FOR MONITOR, COORDINATE EXACT LOCATION, MOUNTING HEIGHT AND CONNECTIVITY WITH ARCHITECT PRIOR TO ROUGH-IN. VERIFY MOUNTING WITH ARCHITECT.
- 15 PROVIDE DRIVE THRU ALERT LIGHT WHERE NOTED. COORDINATE ROUGH-IN REQUIREMENTS AND WIRING.
- 16 ROUGH-IN (1) 1" CONDUIT FROM THE VAT TO I.T. CLOSET AND BACK TO CONNECT TO THE MONITOR AT THE BACK TRANSACTION BAR FOR AUDIO/VIDEO CONTROLS. COORDINATE EXACT ROUGH-IN LOCATIONS, DETAILS, AND WIRING WITH EQUIPMENT OUTSHEETS AND SHOP DRAWINGS. E.C. TO COORDINATE ALL REQUIREMENTS FOR A FULLY OPERATIONAL SYSTEM WITH OWNER VENDOR PRIOR TO ROUGH-IN. ALL CONDUIT SHALL BE CONCEALED.
- 17 STUB UP (2) 2" CONDUITS FROM VTM/ATM DRIVE THROUGH FOR EQUIPMENT DATA CONNECTION.
- 18 STUB UP (2) 4" CONDUITS FOR TELEPHONE SERVICE ENTRANCE. SEE SITE PLAN.
- 19 FOR E.W.C. COORDINATE MOUNTING HEIGHT AND EXACT ROUGH-IN LOCATION WITH PLUMBING FIXTURE SUBMITTAL.
- 20 PROVIDE RECESSED DOUBLE GANG BOX AND (1) CAT 6 CABLE FROM 7" TOUCH PANEL TO IT CLOSET - MOUNT AT 44" TO THE CENTER OF THE BOX A.F.F. CONFIRM TOP OF PANEL IS NOT HIGHER THAN 46" A.F.F. TO THE TOP. THE RECESSED DOUBLE GANG BOX SHALL BE MOUNTED VERTICALLY U.O.N.
- 21 FOR DISHWASHER - MOUNT OUTLET IN THE SPACE ADJACENT TO THE SPACE OCCUPIED BY THE DISHWASHER SO THAT THE FLEXIBLE CORD CAN PASS THROUGH THE OPENING. COORDINATE WITH GC FOR OPENING PLACEMENT.
- 22 INSTALL POWER/DATA RECEPTACLE PER ARCHITECTURAL ELEVATIONS TO AVOID FURNITURE PLACEMENT.
- 23 RECEPTACLES AND COVER PLATES AT LIBRARY WALL SHALL BE BROWN. INSTALL HORIZONTAL AND COORDINATE WITH ARCHITECT AND REFERENCE ARCHITECTURAL ELEVATION DRAWINGS FOR MORE DETAIL.
- 24 GFCI PROTECTED CONTROLLED RECEPTACLE: CONTROLLED RECEPTACLE SHALL BE FED FROM A GFCI PROTECTED CIRCUIT BREAKER. PROVIDE FACTORY ENGRAVED COVER PLATE WITH 'GFCI PROTECTED' LABEL.

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ISSUE	BY	DATE	DESCRIPTION
1	K.V.	03/18/24	PERMIT SET
2	K	08/12/24	ADDENDUM 3

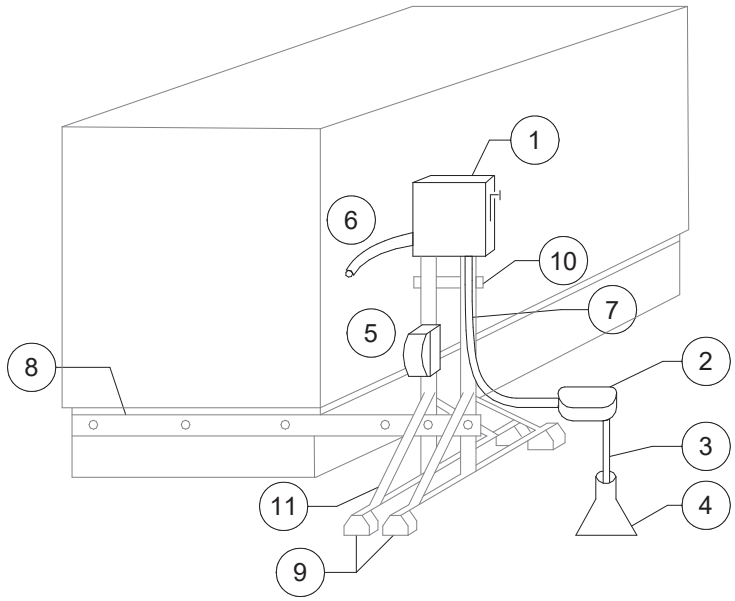
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SHEET TITLE

ELECTRICAL POWER &
AUXILIARY PLAN

SHEET NUMBER

E-100



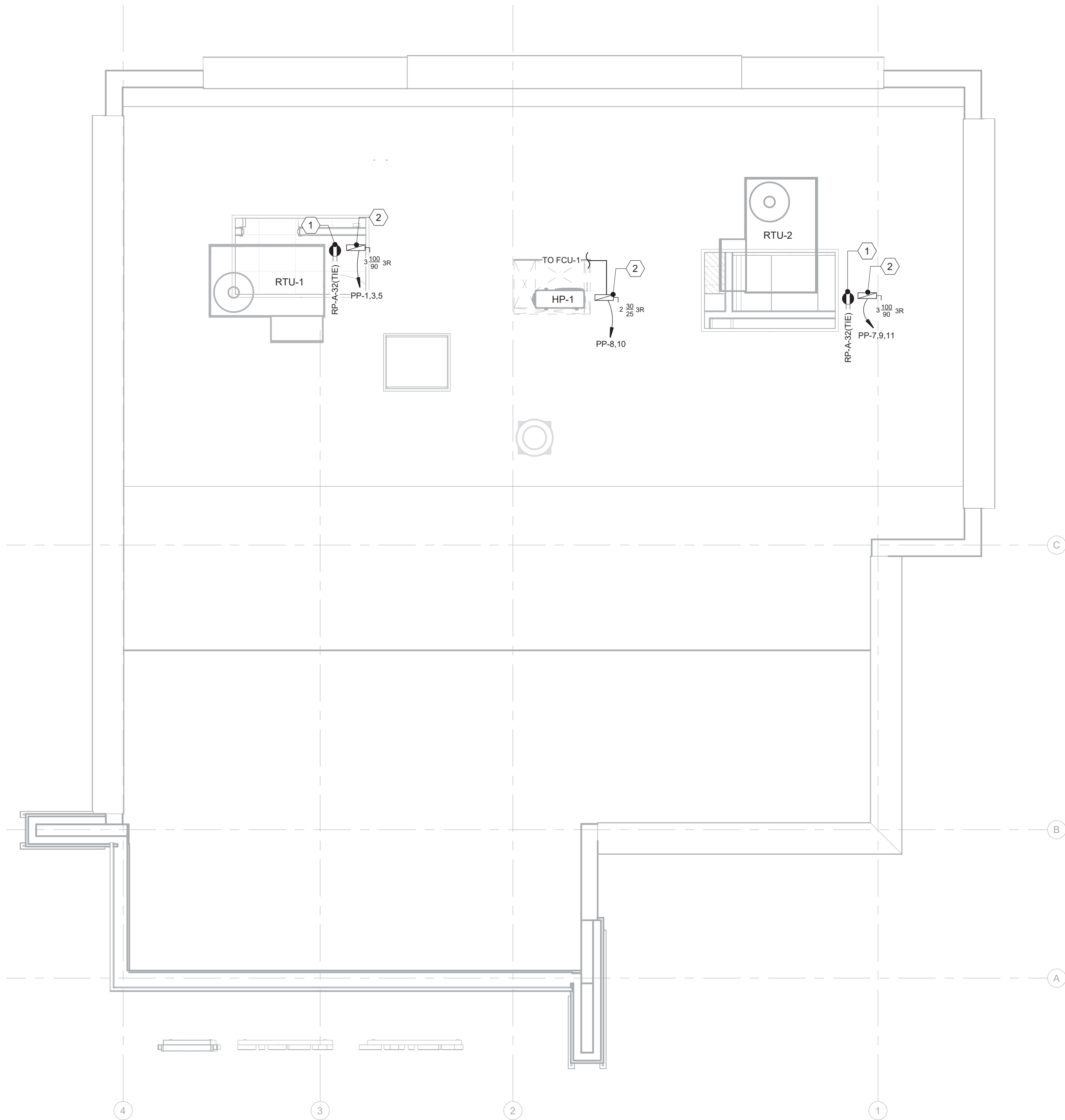
ROOF DISCONNECT MOUNTING DETAIL KEYNOTES:

- 1 DISCONNECT SWITCH SHALL BE LOCATED ADJACENT TO (NOT ATTACHED TO) EQUIPMENT AND MEET WORKING CLEARANCES.
- 2 WEATHERPROOF "LB" CONDUIT TO TRANSITION TO LMFC.
- 3 HVAC EQUIPMENT FEEDER IN IMC CONDUIT.
- 4 PROVIDE PITCH POCKET FOR ALL CONDUIT PENETRATIONS.
- 5 WHERE A RECEPTACLE IS SHOWN ON A UNIT, RECEPTACLE OUTLET WITHIN 25 FT. OF EQUIPMENT WITH AN OUTLET BOX HOOD. RECEPTACLE TO BE GFCI-PROTECTED.
- 6 LMFC PER SPECS WITHIN 12" OR LESS OF THE CONNECTION POINT OF THE UNIT.
- 7 SUPPORT RACEWAY WITH GALVANIZED MULTISTRUT PIPE CLAMP WHERE RUN UP THE UNITSTRUT.
- 8 ATTACH UNISTRUT TO CURB (NOT EQUIPMENT AND FLASHING). SEAL ALL PENETRATIONS.
- 9 UV RESISTANT UNISTRUT SUPPORT BASE. TYPICAL.
- 10 ADDITIONAL UNISTRUT SUPPORT PERPENDICULAR TO THE UNISTRUT THAT THE DISCONNECT IS ATTACHED TO.
- 11 UNISTRUT SUPPORT ADDED AT 45 DEGREE ANGLE FOR ADDITIONAL SUPPORT.

ROOF DISCONNECT
MOUNTING DETAIL

SCALE
N.T.S.

1



1 ELECTRICAL POWER ROOF PLAN
1/4" = 1'-0"

SHEET NOTES:

1. EXACT LOCATIONS OF MECHANICAL EQUIPMENT AND THEIR ELECTRICAL CONNECTIONS SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR. ELECTRICAL CONNECTIONS TO ROOF TOP EQUIPMENT SHALL BE ROUTED WITHIN ROOF CURB.
2. COORDINATE WITH MECHANICAL CONTRACTOR FOR MECHANICAL EQUIPMENT DISCONNECT SWITCH RESPONSIBILITIES. FINAL ELECTRICAL INSTALLATION AND CONNECTIONS BY ELECTRICAL CONTRACTOR.
3. PROVIDE APPROPRIATE TRIM RING AND 3/4" CONDUIT WITH INSULATED CONDUIT BUSHINGS AND PULL STRING TO ACCESSIBLE CEILING FOR EACH THERMOSTAT. REFER TO MECHANICAL PLAN FOR THERMOSTAT QUANTITIES AND LOCATIONS. IN AREAS WITH OPEN CEILINGS, A COMPLETE CONDUIT SYSTEM SHALL BE PROVIDED FROM THE THERMOSTAT TO THE MECHANICAL UNIT; FREE-WIRING IS NOT ACCEPTABLE.
4. ELECTRICAL CONTRACTOR'S BID SHALL INCLUDE POWER TO ALL MISCELLANEOUS MECHANICAL AND PLUMBING EQUIPMENT ACCESSORIES AND AUXILIARY LOADS WHICH MAY NOT BE REFLECTED IN THE ELECTRICAL PLANS BUT NECESSARY FOR A COMPLETE AND FULLY FUNCTIONING SYSTEM. NO CHANGE ORDERS WILL BE CONSIDERED.

KEYED NOTES:

- 1 MAINTENANCE RECEPTACLE: PROVIDE 20A, 120V GFCI WEATHERPROOF/WEATHER-RESISTANT RECEPTACLE WITH METALLIC WHILE-IN-USE COVER IF NOT PROVIDED BY RTU MANUFACTURER. PROVIDE POWER CONNECTIONS AS REQUIRED BY RTU MANUFACTURER.
- 2 MECHANICAL UNIT DISCONNECT SWITCH: PROVIDE NEMA 3R FUSIBLE DISCONNECT SWITCH. REFER TO "ROOF DISCONNECT MOUNTING DETAIL" ON THIS SHEET FOR MORE DETAILS.

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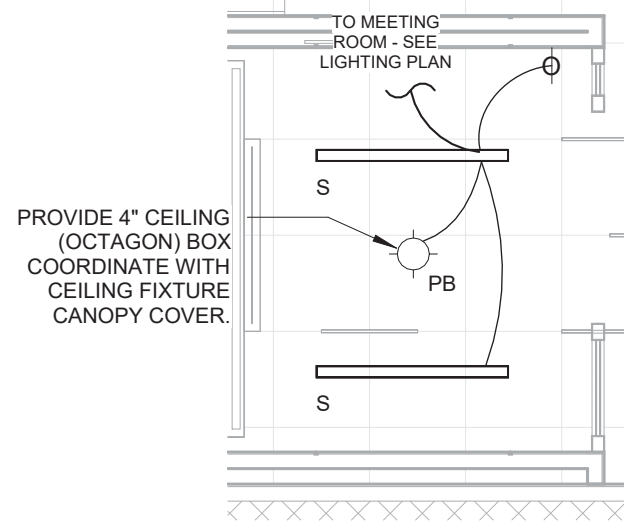
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SHEET TITLE

**ELECTRICAL POWER
ROOF PLAN**

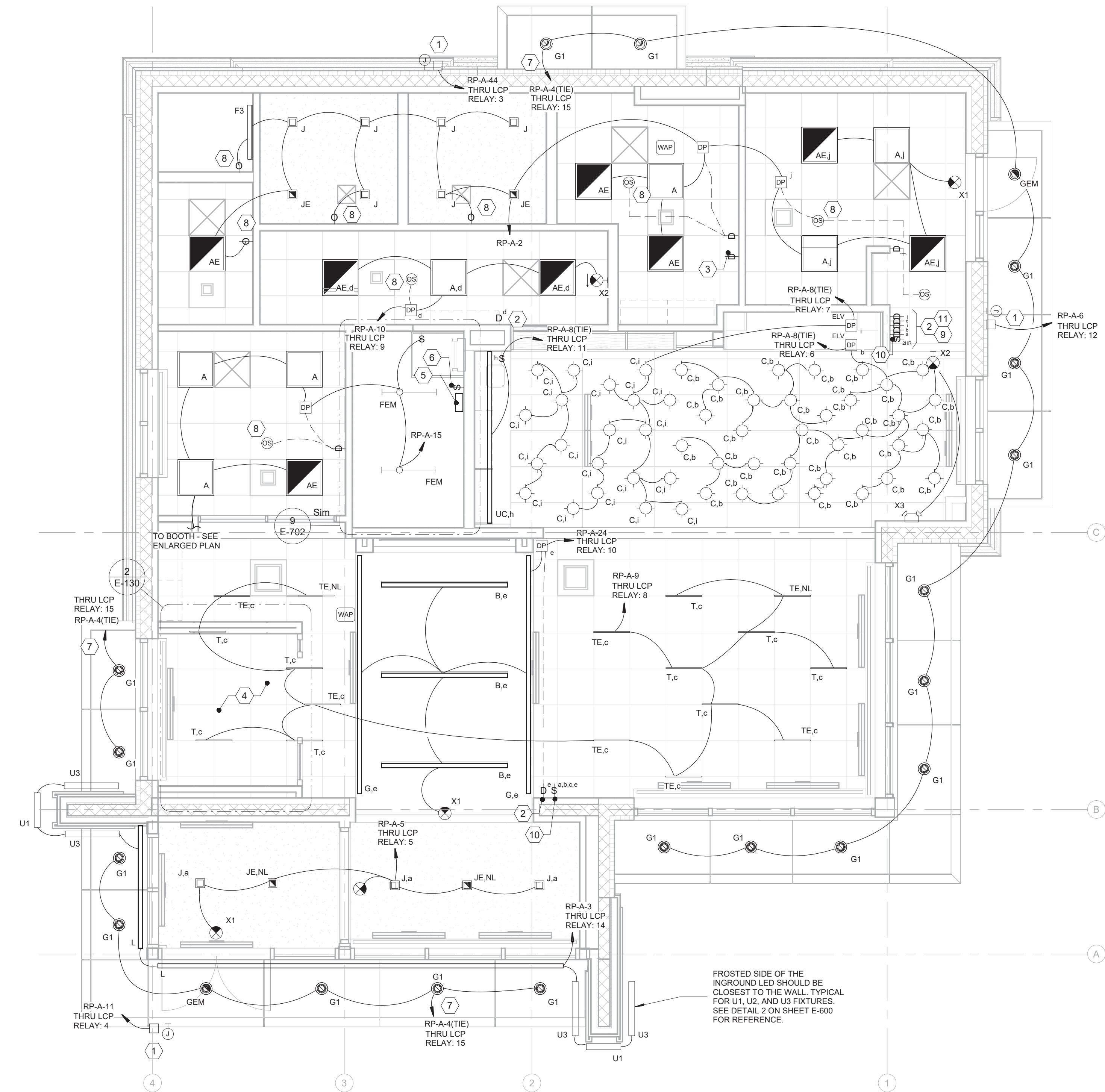
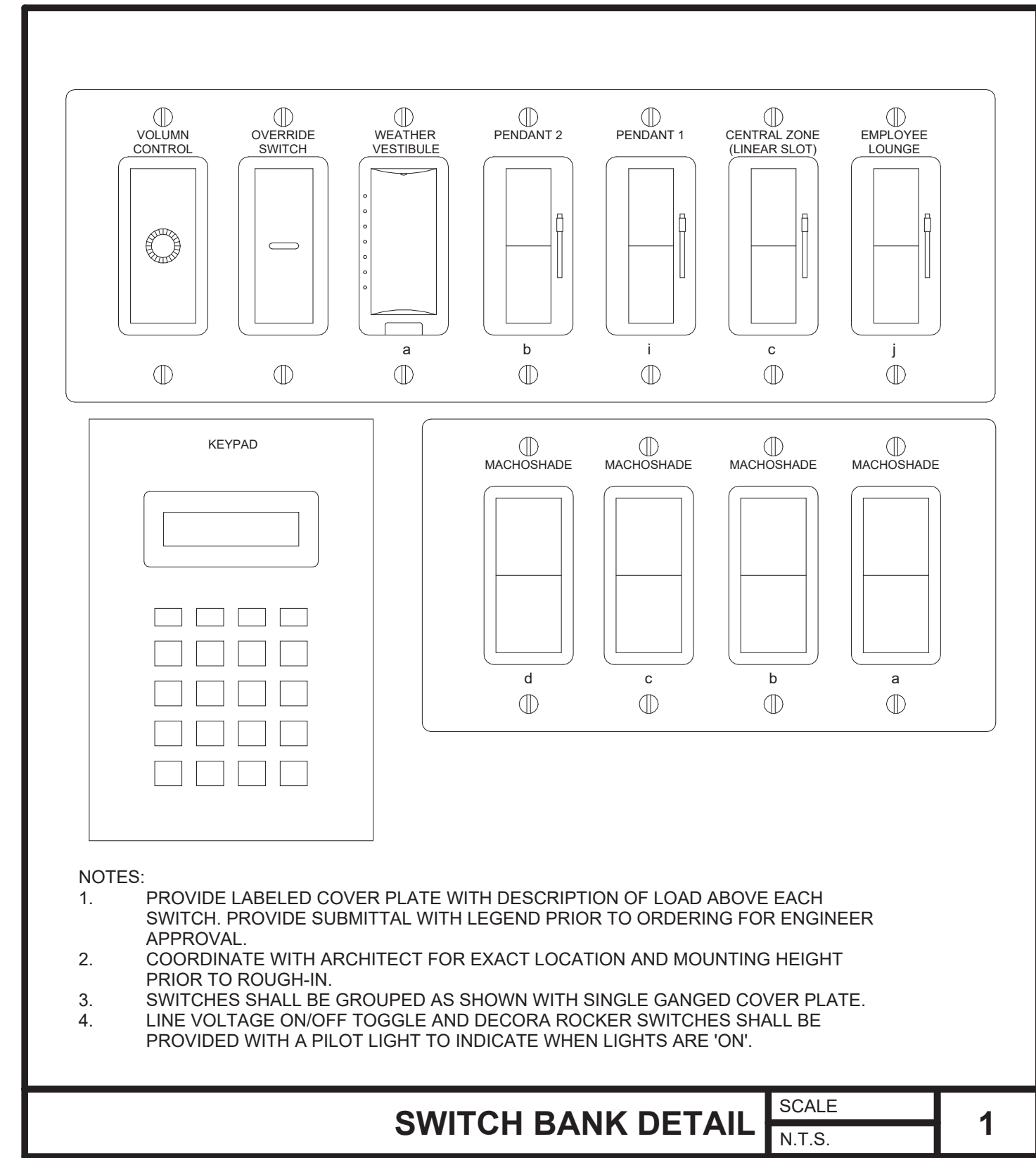
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E-101



2 ELECTRICAL LIGHTING PLAN - BOOTH
1/4" = 1'-0"

LCP SCHEDULE				
RELAY NUMBER	PANEL	CIRCUIT NUMBER	DESCRIPTION OF AREA	LOCAL CONTROL
1	RP-A	47	CRITICAL LTG CONTACTOR	EXTERIOR OVERRIDE SWITCH
2	RP-A	57	NON-CRITICAL LTG CONTACTOR	EXTERIOR OVERRIDE SWITCH
3	RP-A	44	EXTERIOR SIGNAGE	EXTERIOR OVERRIDE SWITCH
4	RP-A	11	EXTERIOR SIGNAGE	EXTERIOR OVERRIDE SWITCH
5	RP-A	5	WEATHER VESTIBULE/ENTRY	OVERRIDE SWITCH "a"
6	RP-A	8	LIBRARY/TRANSACTION BAR	OVERRIDE SWITCH "b" & ELV DIMMER "b"
7	RP-A	8	LIBRARY/TRANSACTION BAR	OVERRIDE SWITCH "t" & ELV DIMMER "t"
9	RP-A	10	VESTIBULE 116	LOCAL OVERRIDE SWITCH "d"
10	RP-A	24	GATHERING AREA	OVERRIDE SWITCH "e"
11	RP-A	8	UNDERCOUNTER SERVICE BAR	OVERRIDE SWITCH "h"
12	RP-A	6	EXTERIOR SIGNAGE	EXTERIOR OVERRIDE SWITCH
13	RP-A	60	ATM TOPPER LIGHTING	EXTERIOR OVERRIDE SWITCH
14	RP-A	3	UPLIGHTS AND PARAPET LIGHTING	EXTERIOR OVERRIDE SWITCH
15	RP-A	4	EXTERIOR CANOPY LIGHTING	EXTERIOR OVERRIDE SWITCH



1 ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"

SHEET NOTES:

- HALF SHADED OR FULLY SHADED LUMINAIRES SHALL BE PROVIDED WITH SELF-CONTAINED 90-MINUTE BACK-UP BATTERY PACKS. EMERGENCY LIGHTING FIXTURES SHALL SWITCH WITH LOCAL NORMAL LIGHTING UNLESS INDICATED AS "EMNL" OR "NL" (NIGHT LIGHT).
- EMERGENCY FIXTURES WITH INTEGRAL 90-MINUTE BATTERY PACKS SHALL BE PROVIDED WITH AN UN-SWITCHED HOT CONDUCTOR SO THAT EMERGENCY BATTERY PACK CAN CHARGE WHEN POWER TO THE LIGHT FIXTURES IS SWITCHED OFF.
- EXIT AND NIGHT LIGHT FIXTURES SHALL BE CONNECTED TO UN-SWITCHED CIRCUIT AHEAD OF LIGHTING CONTROLLER.
- THE CIRCUIT NEUTRAL CONDUCTOR SHALL BE ROUTED TO EACH LINE VOLTAGE WALL SWITCH, WHERE THE WIRING DEVICE DOES NOT REQUIRE THE USE OF A NEUTRAL CONDUCTOR, CAP FOR FUTURE USE. LOW VOLTAGE CIRCUITRY IS NOT SHOWN ON THE FLOOR PLANS FOR CLARITY. LOW VOLTAGE CIRCUITRY SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE LIGHTING CONTROL VENDOR'S INSTRUCTIONS AND AS REQUIRED BETWEEN ALL LOW VOLTAGE CONTROLS AND FIXTURES.
- LIGHTING CONTROLS VENDOR SHALL PRODUCE AND SUBMIT JOB SPECIFIC SHOP DRAWINGS SHOWING ALL DEVICE LOCATIONS, SENSOR COVERAGES, AND TERMINAL-TO-TERMINAL WIRING DIAGRAMS SPECIFIC TO THIS PROJECT.

KEYED NOTES:

- DISCONNECT SWITCH FOR BANK LOGO SIGN. ROUTE 1" C TO PANEL RP-A THRU LIGHTING CONTROL PANEL. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL ELEVATIONS AND SIGNAGE PROVIDER FOR EXACT LOCATION, QUANTITIES AND MOUNTING HEIGHT PRIOR TO ROUGH-IN.
- LOW VOLTAGE ON/OFF/DIMMING OVERRIDE SWITCHES FOR INTERIOR LIGHTING. SWITCH SHALL HAVE THE ABILITY TO TURN THE ZONE ON/OFF DURING PROGRAM "ON" HOURS. HAVE THE ABILITY TO MANUALLY OVERRIDE THE LIGHTS TO BE "ON" FOR TWO HOURS DURING "OFF HOURS", AND HAVE THE ABILITY TO DIM THE LIGHTS.
- DRIVE THROUGH LANE OPEN/CLOSE GANG SWITCHES. SEE DETAIL 6 ON E-500. COORDINATE PLACEMENT WITH ARCHITECT PRIOR TO ROUGH-IN.
- FIXTURES "PB" AND "S" SHALL BE MOUNTED AT BOOTH CEILING HEIGHT (SEE BOOTH ENLARGED PLAN). FIXTURES "T" SHALL BE MOUNTED ABOVE BOOTH. SEE ARCHITECTURAL RCP.
- INTERNET OF TEAM BMS LCP-SA LIGHTING CONTROL PANEL. PANEL HARDWARE IS BY INTERNET OF TEAM AND SHALL BE PRE-PROGRAMMED PER LCP SCHEDULE. PROVIDE FOUR HOURS FOR INSTALLATION AND COMMISSIONING. PROVIDE AND INSTALL SECONDARY PANEL AS NEED FOR THE NUMBER OF RELAY SPACES PANEL SHALL HAVE ABILITY TO CONNECT TO BUILDING AUTOMATION SYSTEM.
- PROVIDE AN OVERRIDE SWITCH FOR TESTING OF EXTERIOR AND SITE LIGHTING. SEE LIGHTING CONTROL SCHEDULE.
- PROVIDE PHOTOSENSOR TO INTERFACE WITH LCP AND BMS FOR EXTERIOR LIGHTING CONTROL. INSTALL PHOTOSENSOR TO WHERE THE EYE OF THE PHOTOSENSOR FACES DUE NORTH. LOCATE PHOTOSENSOR SOMEWHERE THAT IS EXPOSED TO FULL DAYLIGHT AND IS NOT SHADOWED OR DIRECTLY EXPOSED TO ANY NIGHT-TIME ILLUMINATION OR ANY OTHER OBSTRUCTIONS.
- SET LIGHT CONTROLS FOR "OCCUPANCY SENSOR" MODE, TO TURN LIGHTS ON WHEN OCCUPANCY DETECTED.
- LOW VOLTAGE ON/OFF OVERRIDE SWITCHES FOR TRANSACTION BAR/LIBRARY LIGHTING. SWITCH SHALL HAVE THE ABILITY TO TURN THE ZONE ON/OFF DURING PROGRAM "ON" HOURS AND HAVE THE ABILITY TO MANUALLY OVERRIDE THE LIGHTS TO BE "ON" FOR TWO HOURS DURING "OFF HOURS". PROVIDE LINE VOLTAGE ELV DIMMER SEPARATELY AS SHOWN.
- LOW VOLTAGE 2-HOUR MANUAL OVERRIDE SWITCH FOR MULTIZONES. LABEL EACH BUTTON WITH ITS RESPECTIVE ROOM/AREA. SWITCH SHALL HAVE ABILITY MANUALLY OVERRIDE THE LIGHTS TO BE "ON" FOR TWO HOURS DURING "OFF HOURS".
- SWITCH BANK: REFER TO SWITCH BANK DETAIL THIS SHEET AND ELEVATION #3 ON SHEET E-703

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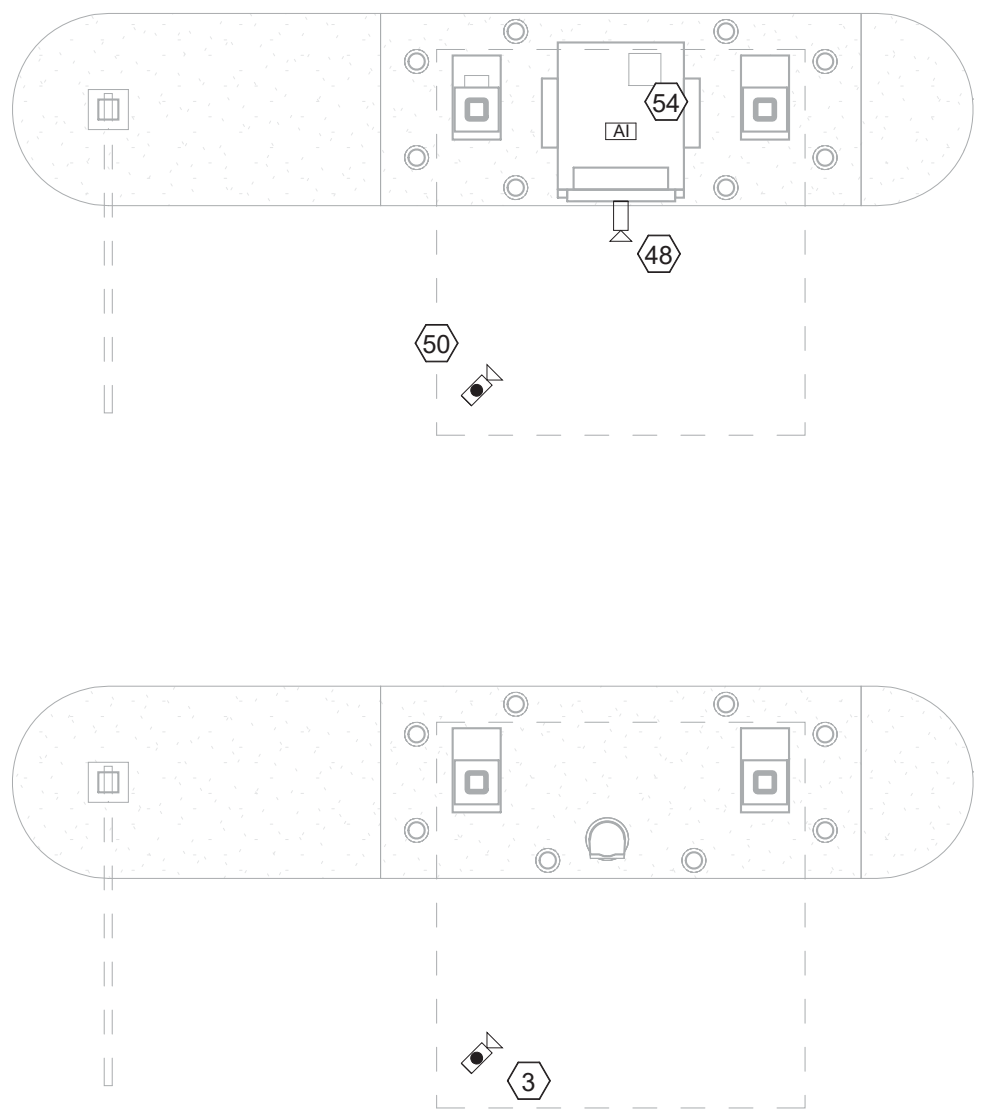
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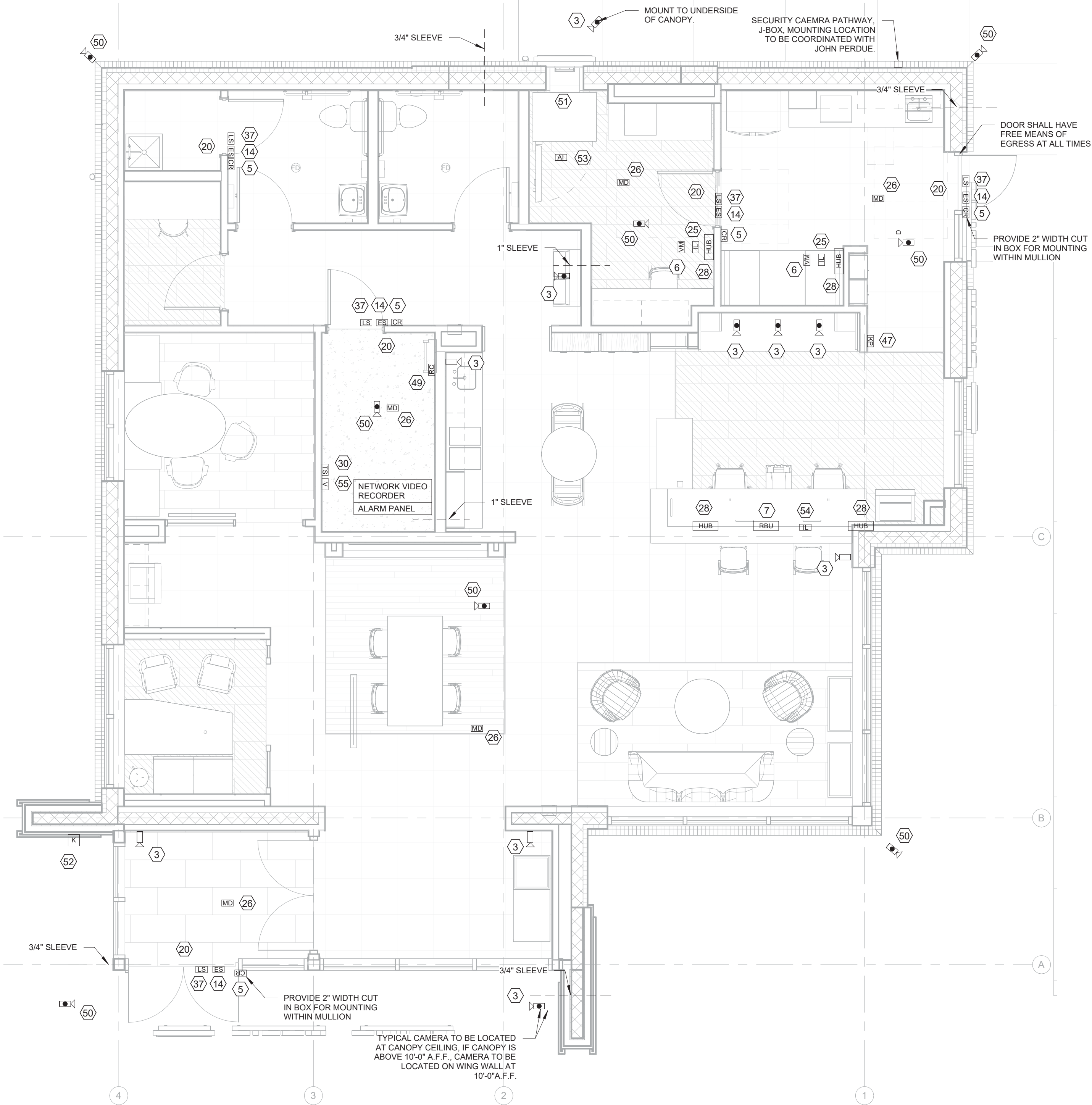
ELECTRICAL LIGHTING PLAN

SHEET NUMBER

2 SECURITY PLAN REMOTE DRIVE THRU
1/4" = 1'-0"



1 ELECTRICAL SECURITY PLAN
1/4" = 1'-0"



SHEET NOTES:

- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL RACEWAYS, BOXES, PULLSTRINGS, ETC. SECURITY CALBING SHALL BE BY SECURITY VENDOR.
- "RED" COLORED WIRE TO BE RESERVED FOR FIRE SYSTEMS AND "YELLOW" WIRES TO BE RESERVED FOR SECURITY SYSTEMS.
- NOT ALL DEVICES MAY BE USED**
- ALL CABLES SHALL BE PLENUM RATED
- SUPPORT DATA / VOICE CABLES ON J-HOOKS, 6" O.C., BACK TO THE SECURITY PANEL
- PROVIDE 3/4" EMT CONDUIT WITH 3/4" BUSHING STUBBED UP TO ACCESSIBLE CEILING AND A 2 GANG BACKBOX FOR THE FOLLOWING: EACH ALARM ACTIVATING DEVICE; EXTERIOR ATM AND / OR NIGHT DEPOSIT; CCTV; CARD READERS; ALL WALL MOUNTED DEVICES. PROVIDE 3/4" C. TO KNOX BOX AND STUB ABOVE TO NEAREST ACCESSIBLE CEILING.
- ALL EXTERIOR CAMERAS SHALL HAVE A 3/4"C. STUBBED BACK TO THE NEAREST ACCESSIBLE CEILING.
- ALL EXTERIOR CAMERAS SHALL BE INSTALLED BELOW THE CANOPIES TO MAXIMIZE CAMERA SIGHT LINES. JUNCTION BOX SHALL BE PROVIDED CLOSEST TO THE SECURITY CAMERA - CONFIRM FINAL LOCATION WITH SECURITY VENDOR.
- ALL DOORS SHALL HAVE FREE EGRESS. COORDINATE WITH ARCHITECTURAL DOOR HARDWARE.
- EXTERIOR JUNCTION BOX TO MOUNTED FOR 360 CAMERA TO BE INSTALLED AT CORNERS OF THE BUILDING.

SECURITY DEVICE SCHEDULE

#	DESCRIPTION	WIRE (FOR REFERENCE - SEE NOTE A)
3	IP CAMERA - INDOOR/OUTDOOR	(1)24/4 PAIR CAT 6 CMP
5	CARD READER	(1) 22/6
6	VIDEO MONITOR	(1) 20/RG59U
7	RBU (TOR)	(2) 18/4
14	ELECTRIC STRIKE	(1) 18/2
20	REQUEST TO EXIT	(1) 18/4
25	ALARM LAMP/INDICATOR LIGHT	(1) 18/2
26	MOTION DETECTOR	(1) 18/4
28	HOLD UP BUTTON	(1) 18/2
30	TEMPERATURE SENSOR	(1) 22 AWG-4C STRANDED
37	LATCH BOLT STATUS	(1) 18/2
47	BURGLAR KEYPAD	(1) 18/4
48	ATM CAMERA	(1) RG59T (1) 18/2
49	ROOF CONTACT	(1) 22/4
50	360° CAMERA	(1)24/4 PAIR CAT 6 CMP
51	NIGHT DEPOSIT	(1)24/4 PAIR CAT 6 CMP
52	KNOX BOX	(1) 18/4
53	ALARM INTERFACE 1076 I/O	(1) 22/6
54	ALARM INTERFACE	(1) 22/6
55	VENUS ROUTER	

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SEAL

ANDREW MOHR
FL PE# 73077

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Andrew Mohr, P.E. on the date and/or time stamp shown
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ISSUE	BY	DATE	DESCRIPTION
1	K, V	03/18/24	PERMIT SET
1	K, V	05/29/24	ADDENDUM 1
2	K	08/12/24	ADDENDUM 3

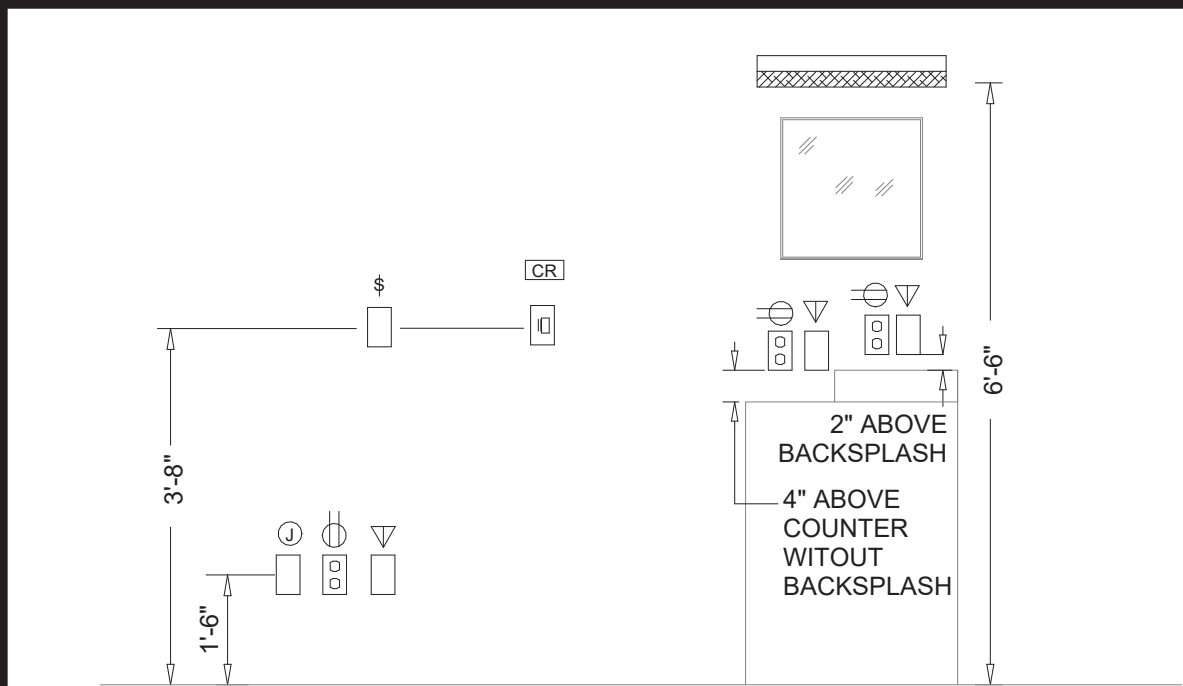
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JOB #	230632/15-308.00
DATE:	08/12/2024
DRAWN BY:	KL
CHECKED BY:	AM

SHEET TITLE

ELECTRICAL SECURITY
PLAN

SHEET NUMBER

E-150

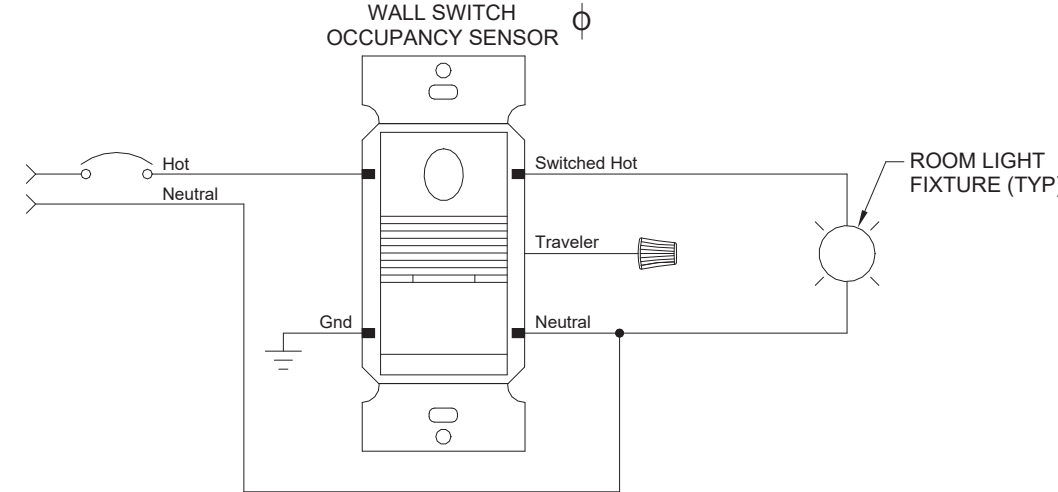


- NOTES:
1. MOUNTING HEIGHTS SHOWN ARE FROM FINISHED FLOOR TO CENTERLINE OF OUTLET, UNLESS OTHERWISE NOTED.
 2. LOCATIONS OF OUTLETS SHOWN ON ARCHITECTURAL ELEVATIONS SHALL TAKE PRECEDENCE OVER THESE MOUNTING HEIGHTS. FIELD LOCATE OUTLETS WITH ARCHITECT DURING ROUGH-IN.
 3. INSTALL OUTLETS THAT ARE IN CLOSE PROXIMITY ON THE SAME CENTERLINE. OUTLETS THAT ARE WITHIN 2'-0" HORIZONTALLY AND WITHIN 1'-0" VERTICALLY SHALL BE INSTALLED ON THE SAME HORIZONTAL CENTERLINE LOCATED HALF WAY BETWEEN THE HEIGHTS SHOWN. OUTLETS THAT ARE MORE THAN 1'-0" APART VERTICALLY SHALL BE INSTALLED ON THE SAME VERTICAL CENTERLINE.

STANDARD MOUNTING HEIGHT

SCALE
N.T.S.

6

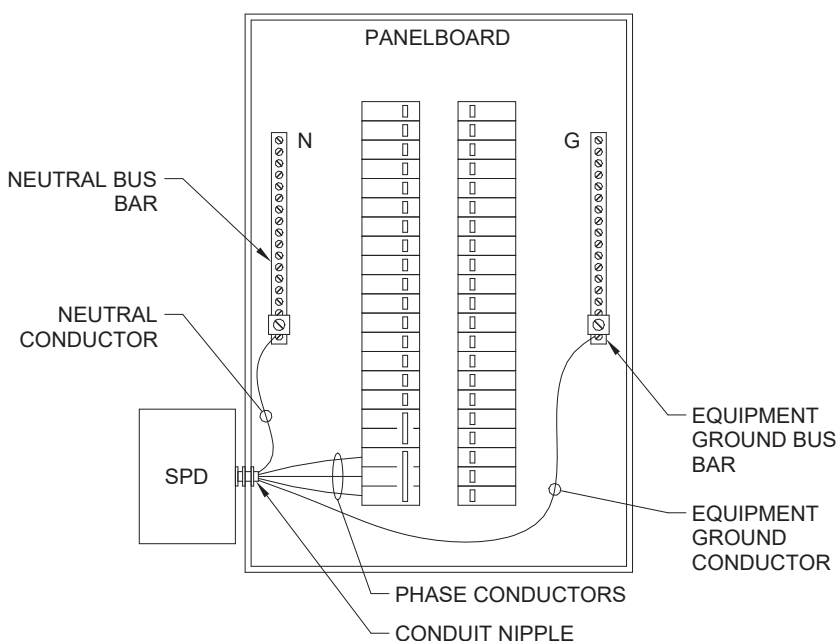


- NOTES:
1. THE CIRCUIT NEUTRAL CONDUCTOR SHALL BE ROUTED TO EACH LINE VOLTAGE OCCUPANCY SENSOR.

LINE VOLTAGE OCCUPANCY SENSOR WIRING DIAGRAM

SCALE
N.T.S.

7

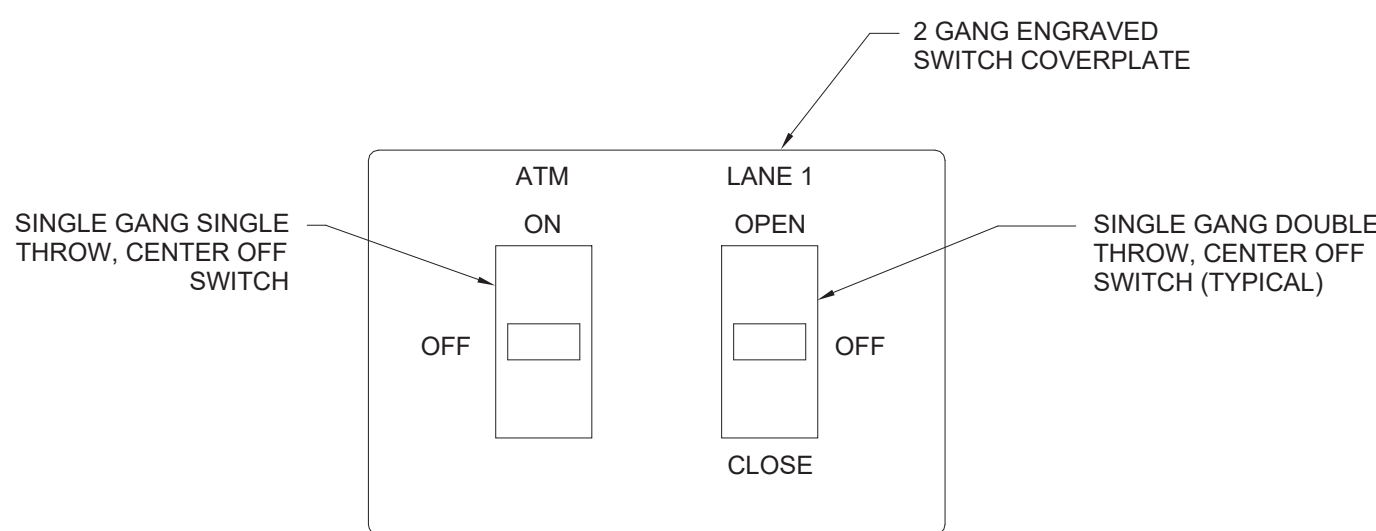


- INSTALLATION NOTES:
1. REFER TO SURGE PROTECTION DEVICE (SPD) MANUFACTURER CUTSHEET FOR BREAKER AMPERE RATING. PROVIDE 2P BREAKER FOR 1 PHASE PANELBOARDS AND 3P BREAKER FOR 3 PHASE PANELBOARDS FOR CONNECTING SPD.
 2. RELOCATE BREAKER IN PANEL AS NECESSARY TO PROVIDE THE SHORTEST WIRE LENGTH TO SPD.
 3. DIRECT CONNECTION TO BUS IS NOT PERMITTED.
 4. USE A NIPPLE CONNECTION VIA KNOCKOUT.
 5. USE #10 AWG OR LARGER CONDUCTORS AS RECOMMENDED BY SPD MANUFACTURER.
 6. LIMIT WIRE LENGTH TO BE AS SHORT AS POSSIBLE, 18" OR LESS.
 7. KEEP WIRE FREE OF ANY SHARP BENDS.

SPD PANELBOARD INSTALLATION DETAIL

SCALE
N.T.S.

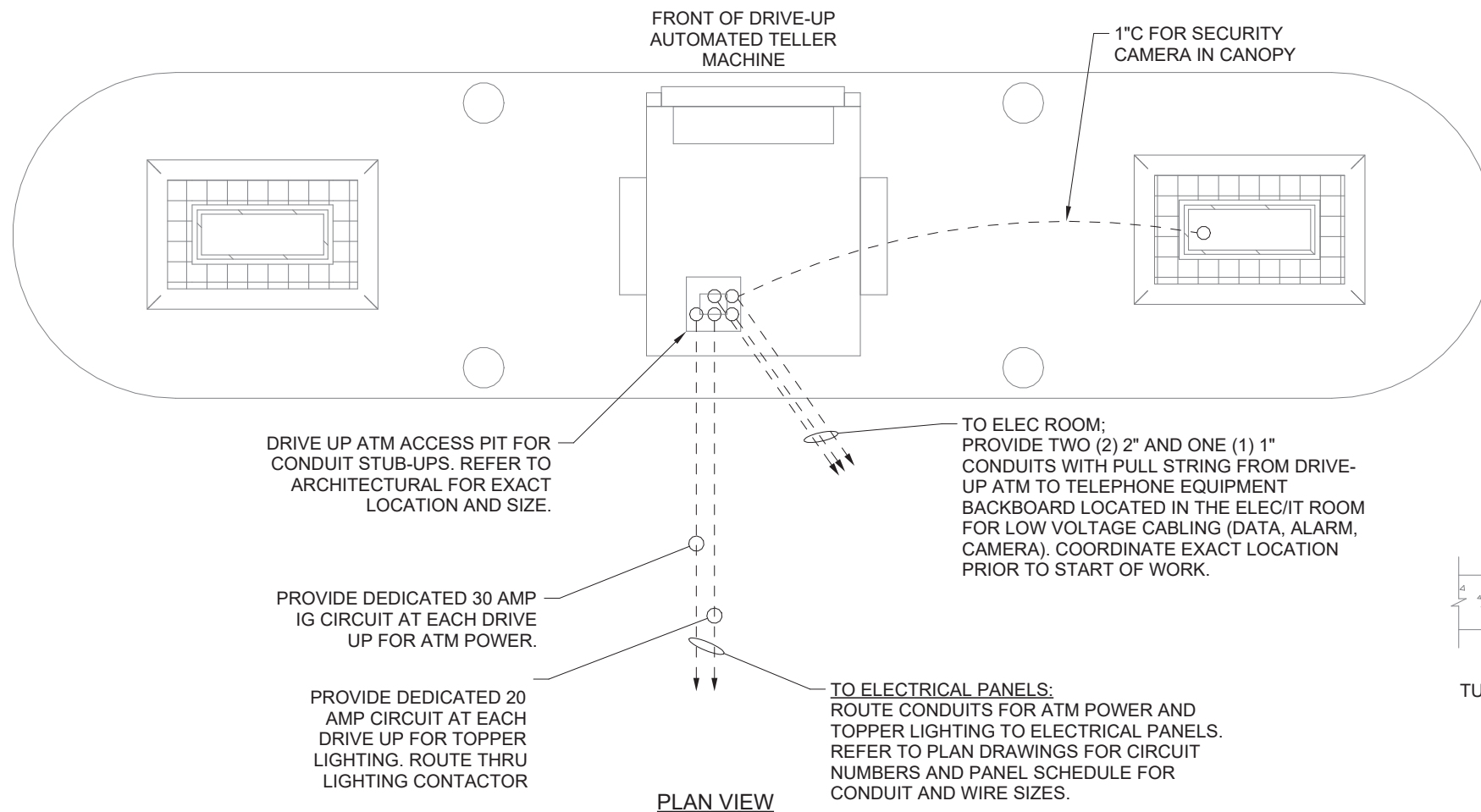
8



DRIVE THRU LIGHT SWITCH

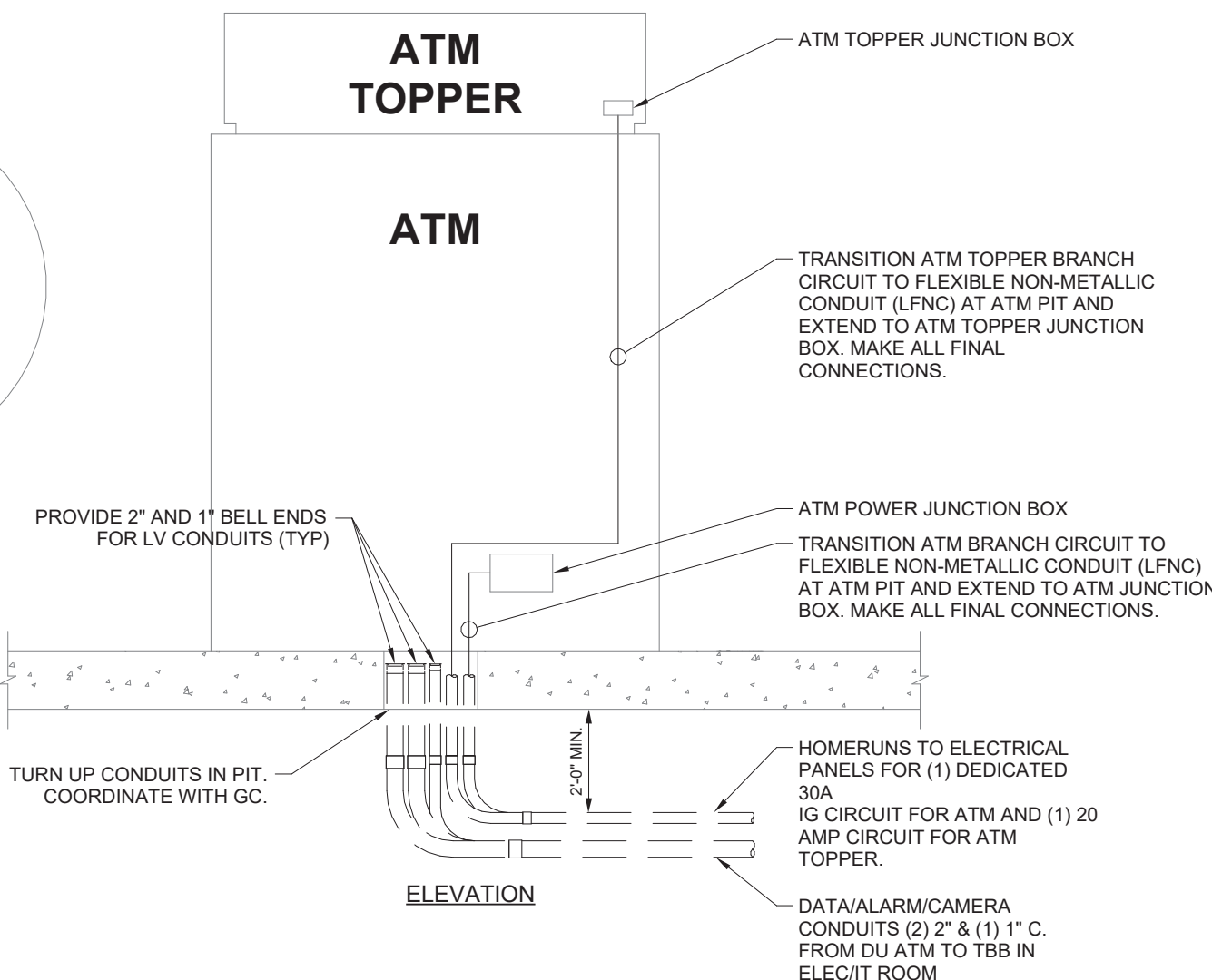
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9



- NOTES:
1. REFER TO ARCHITECTURAL PLANS FOR ATM MODEL NUMBER AND INSTALLATION REQUIREMENTS RELATED TO VEHICULAR AND ANTI-THEFT BOLLARDS, CONDUIT PIT, AND MEDIAN.
 2. REFER TO ATM VENDOR CUT SHEETS FOR SPECIFIC REQUIREMENTS PRIOR TO ROUGH-IN.
 3. COORDINATE EXACT/FINAL STUB-UP LOCATIONS WITH GC AND ATM CUT SHEETS.
 4. EC SHALL BE ON SITE DURING ATM DELIVERY TO MAKE ALL FINAL CONNECTIONS.
 5. COORDINATE WITH THE OWNER AND GENERAL CONTRACTOR FOR SCHEDULING WORK.
 6. REFER TO ELECTRICAL PANEL SCHEDULES FOR BRANCH CIRCUIT CONDUIT AND WIRE SIZES.
 7. REFER TO ELECTRICAL FLOOR PLAN FOR CIRCUIT NUMBERS.
 8. CONDUITS SHALL BE SEALED TO PREVENT RODENT INTRUSION.
 9. ALL CONDUITS SHALL BE ROUTED CONCEALED.

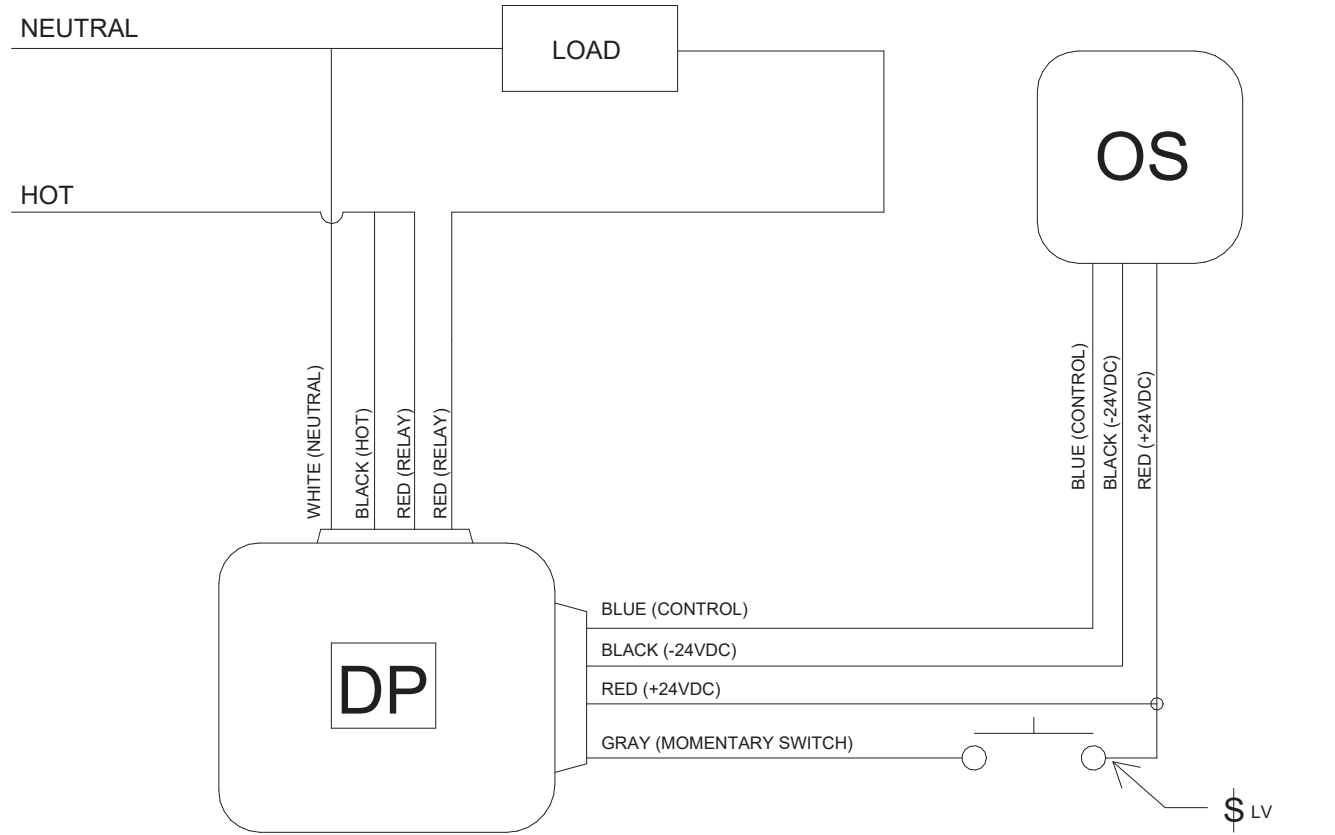
PLAN VIEW



DRIVE-UP ATM DETAIL

SCALE
N.T.S.

1

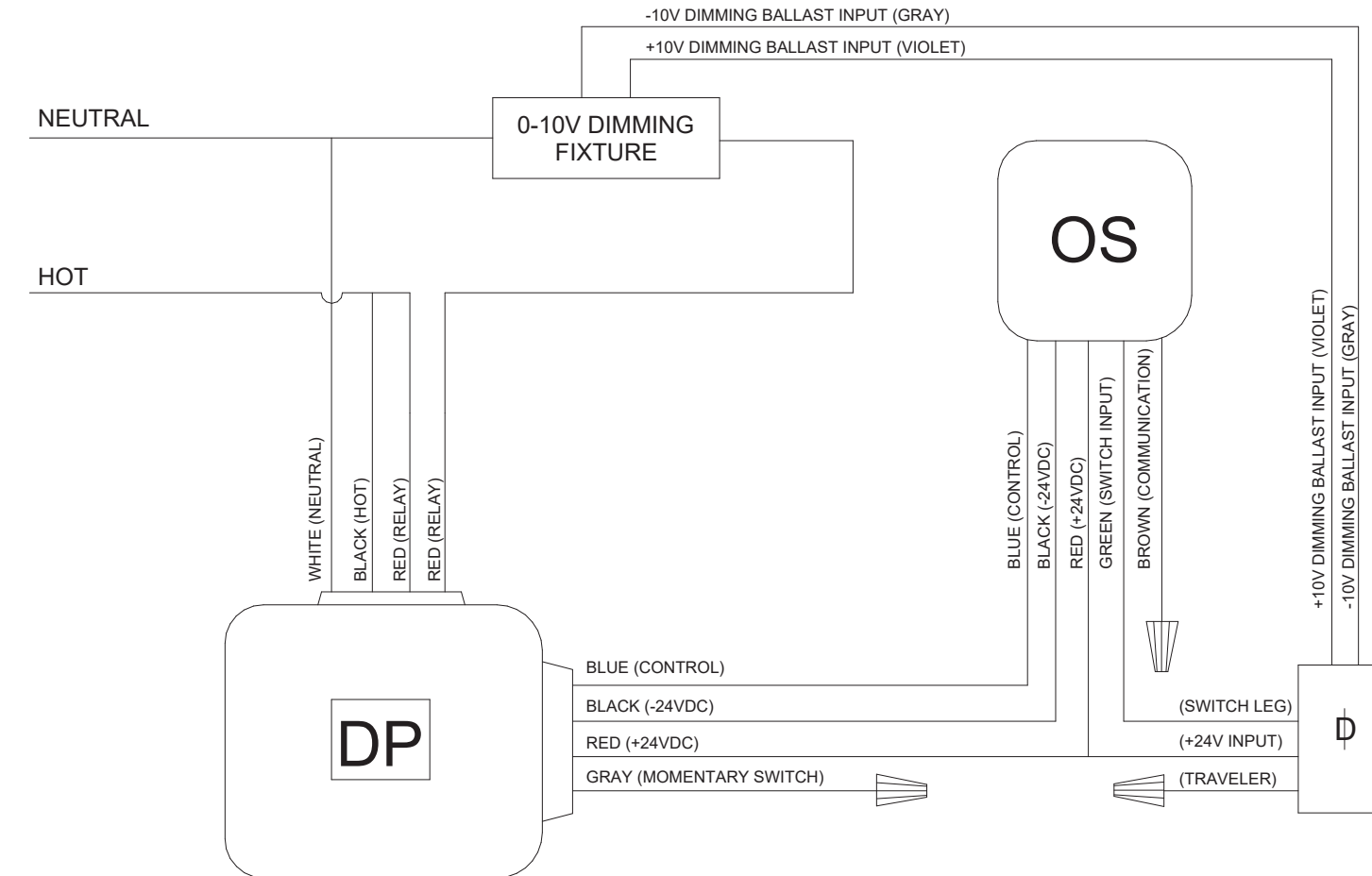


- NOTE:
- SEE GENERAL NOTES ON THE LIGHTING FLOOR PLANS. LIGHTING CONTROLS SHALL BE INSTALLED AND WIRED PER MANUFACTURER INSTALLATION INSTRUCTIONS. WIRING IN THE DETAIL SHOWN IS FOR REFERENCE AND SHALL BE CONFIRMED WITH THE MANUFACTURER INSTALLATION INSTRUCTIONS.

CEILING OCCUPANCY SENSOR NO DIMMING

SCALE
N.T.S.

3

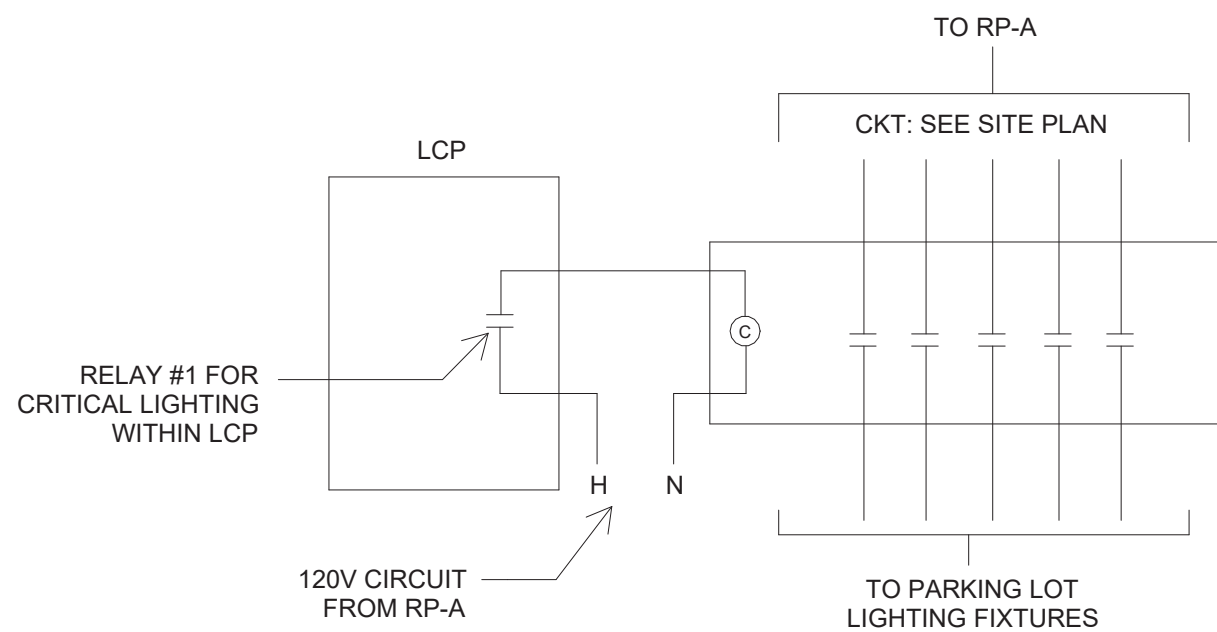


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CEILING OCCUPANCY SENSOR WITH DIMMING

SCALE
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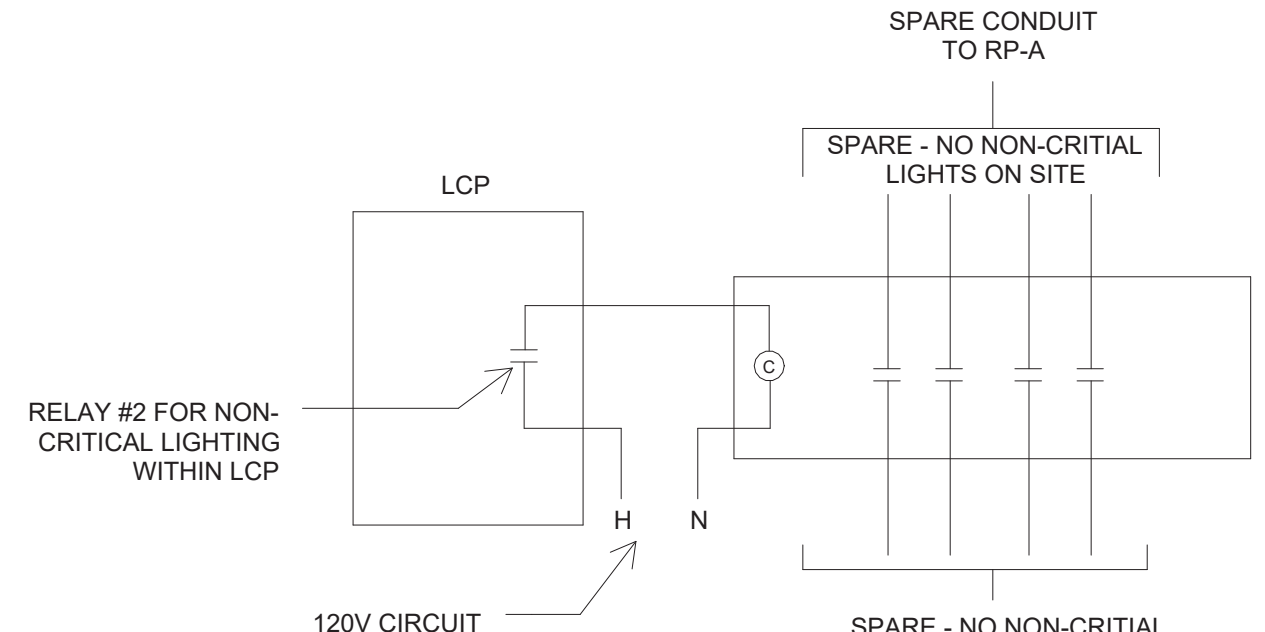
2



CRITICAL LIGHTING CONTACTOR

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5



NON-CRITICAL LIGHTING CONTACTOR

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4

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ISSUE BY DATE DESCRIPTION
K V 03/18/24 PERMIT SET
2 K 08/12/24 ADDENDUM 3

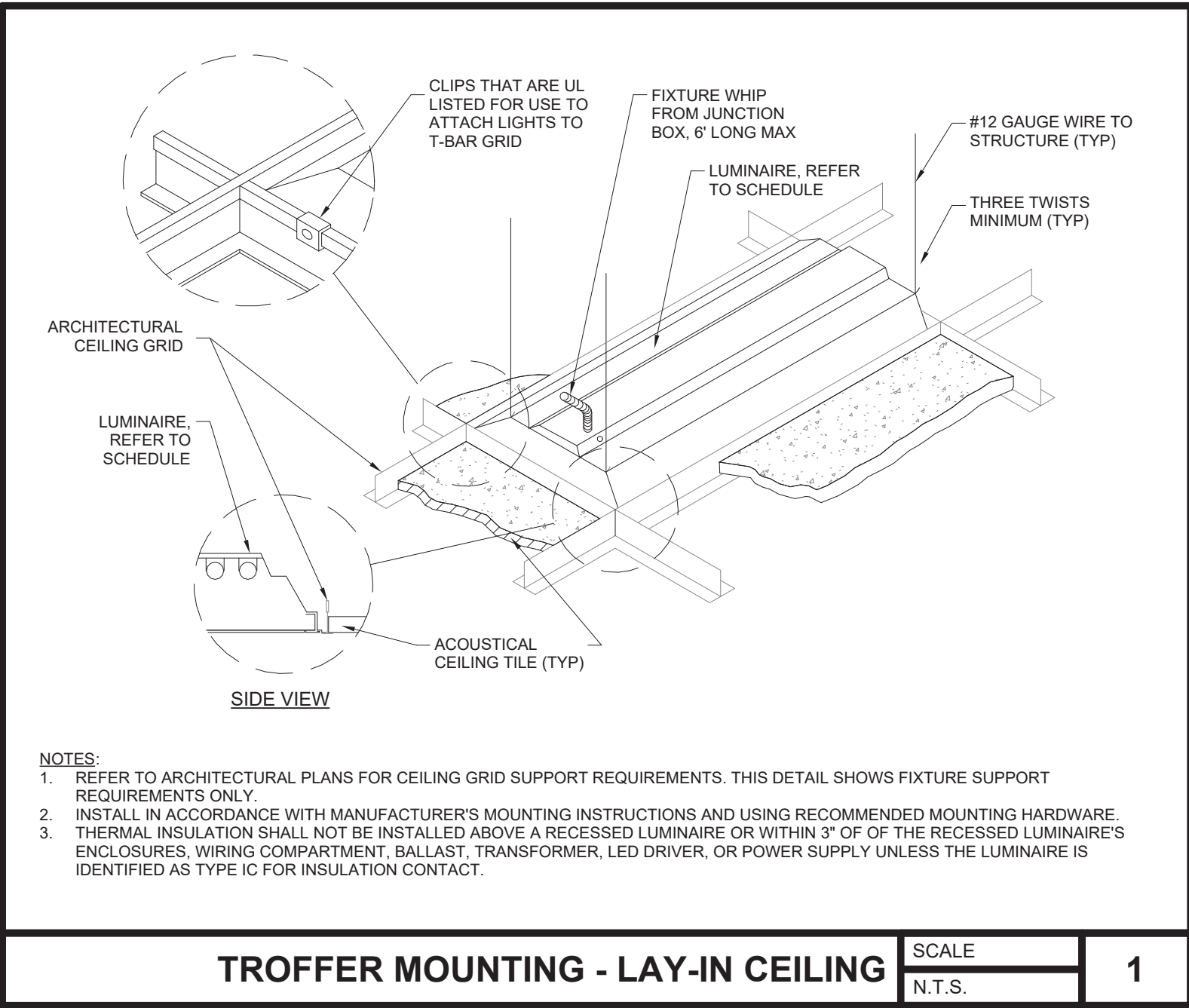
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CHECKED BY: AM

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ELECTRICAL DETAILS

SHEET NUMBER

E-500

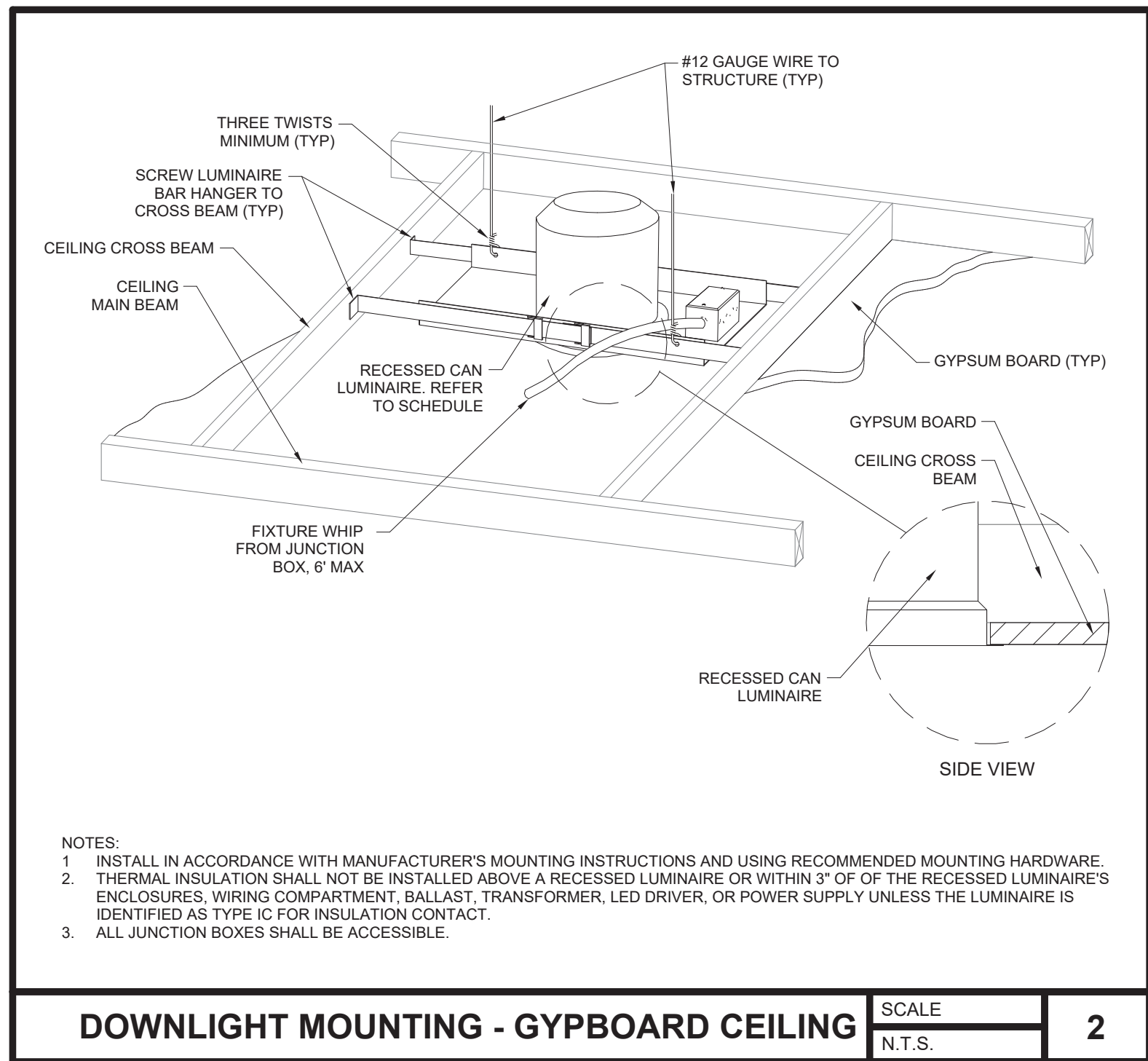


TROFFER MOUNTING - LAY-IN CEILING

SCALE

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1

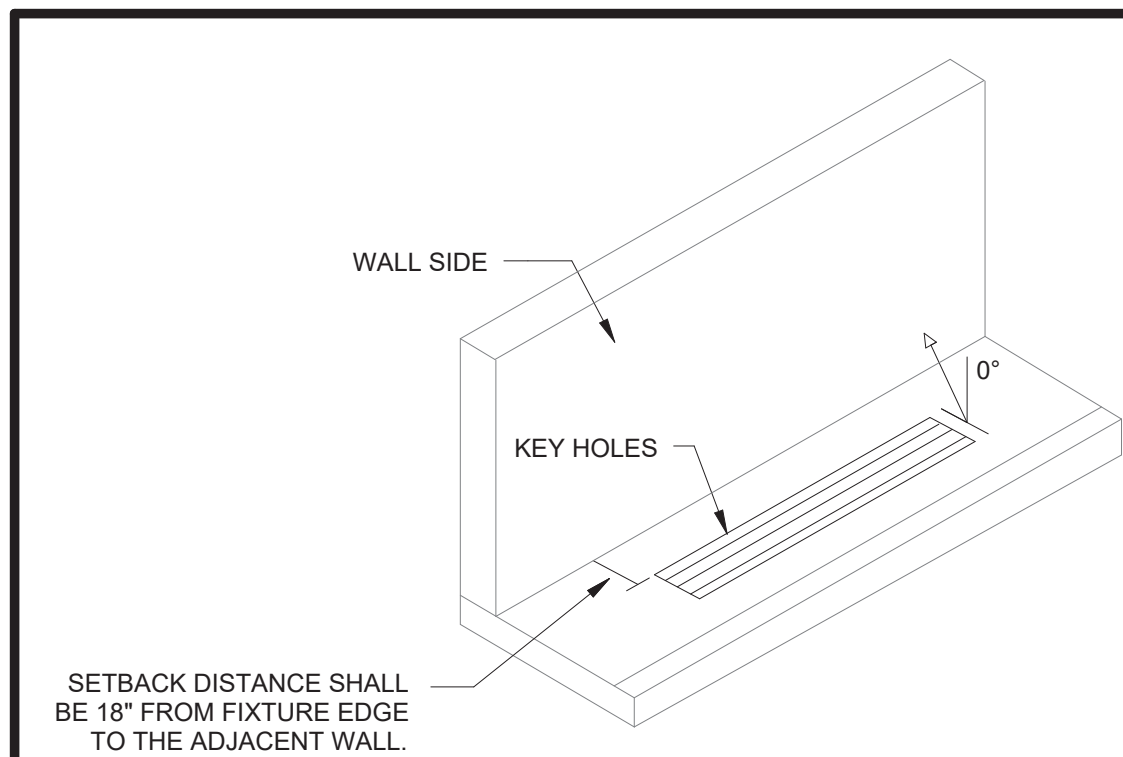


DOWNLIGHT MOUNTING - GYPBOARD CEILING

SCALE

N.T.S.

2



GENERAL NOTES:

- INGROUND LED, WALK-OVER COMPLIANT, IP68 RATED, ASYMMETRIC WALLWASH WITH ANTI-SLIP LENS.
- COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN, AIM KEYHOLES AND FROSTED SECTION OF LENS TOWARD THE WALL SIDE.

INGROUND LED INSTALLATION

SCALE

N.T.S.

3

LIGHTING FIXTURE SCHEDULE (INTERIOR)

LABEL	DESCRIPTION	MFG.	MODEL NUMBER	MOUNTING	LAMP QTY AND TYPE	DIMMING	VOLTS	TOTAL FIXTURE WATTS	NOTES (REFER TO GENERAL AND LAMP AND BALLAST NOTES BELOW)
A	2' X 2' LED RECESSED LUMINAIRE, TRANSMITTANCE DIFFUSER WITH CONCAVE RIBBED REFRACTOR, L90/60,000, STEEL HOUSING, 0-10V DIMMING DRIVER WITH EMERGENCY BATTERY BACK-UP	GE	LVT-22-B-0-33-MM-835-VQ-LT-WHTE-EL	RECESSED	LED	0-10V	120 V	29 VA	
AE	2' X 2' LED RECESSED LUMINAIRE, TRANSMITTANCE DIFFUSER WITH CONCAVE RIBBED REFRACTOR, L90/60,000, STEEL HOUSING, 0-10V DIMMING DRIVER WITH EMERGENCY BATTERY BACK-UP	GE	LVT-22-B-0-33-MM-835-VQ-LT-WHTE-EL	RECESSED	LED	0-10V	120 V	29 VA	
B	RECESSED EXTRUDED ALUMINUM, 0-10V DIMMING STANDARD, LENSED DIFFUSER, STANDARD OUTPUT, HE TECH OPTICS, MUD OVER FLANGE	CORONET	LSR4-8-35-LTG2-UNV-DB-W-NT-SD	RECESSED	LED	0-10V	120 V	40 VA	
C	ALVA PENDANT, BLACK CORD, AGED BRASS HARDWARE SEE REFLECTED CEILING PLANS FOR PENDANT LENGTHS.	TECH LIGHTING	700TDDALVPMC-B-R-LEDWD	PENDANT	LED	0-10V	120 V	9 VA	* VERIFY FINISH WITH ARCHITECT PRIOR TO ORDERING **PROVIDE TEN (10) EXTRA FIXTURES FOR ATTIC STOCK COORDINATE WITH OWNER
F3	WALL MOUNTED 3' LED STRIPLIGHT WITH DIFFUSED LENS AND STEEL HOUSING	COLUMBIA	W3B3-40ML-SF-EDU	WALL MOUNT (ABOVE DOOR)	LED	0-10V	120 V	27 VA	
FEM	48" SUSPENDED STRIP LIGHT, ACRYLIC DROP LENS, 80 CRI, WHITE FINISH, AIRCRAFT CABLE MOUNTING, WIREGUARD WITH EMERGENCY BATTERY BACK-UP	GE	ALV2-0-4T-03-T-C8-1D-S-Q-Q-E-51-A-Q-W	SUSPENDED	LED	0-10V	120 V	30 VA	
G	L-LW-SO-B-0-04-CV-8-35-V-Q-TM-WHITE (LENGTH AS SPECIFIED ON PLANS)	GE	L-LW-SO-B-0-04-CV-8-35-V-Q-TM-WHITE (LENGTH AS SPECIFIED ON PLANS)	COVE	LED	0-10V	120 V	29 VA	
G1	RECESSED LED OPEN ROUND DOWNLIGHT, 5" DIA. APERTURE, WIDE BEAM SPREAD, SEMI-DIFFUSED REFLECTOR FINISH. U.L. LISTED WET LOCATION	CSL	ED5AIC-359050-30S/ED5-SFWL	RECESSED	LED	0-10V	120 V	21 VA	
GEM	RECESSED LED OPEN ROUND DOWNLIGHT, 5" DIA. APERTURE, WIDE BEAM SPREAD, SEMI-DIFFUSED REFLECTOR FINISH. U.L. LISTED WET LOCATION	CSL	ED5AIC-359050-30SEM-1003/ED5-SFWL	RECESSED	LED	0-10V	120 V	21 VA	
J	6" SQUARE DOWNLIGHT, 0-10V DIMMING DRIVER, SEMI-SPECULAR, CLEAR REFLECTOR.	GE	LDX-6S-A-1-15-T-35-VQ / R-DIGS-W-SD-WT	RECESSED	LED	0-10V	120 V	19 VA	
JE	6" SQUARE DOWNLIGHT, 0-10V DIMMING DRIVER, SEMI-SPECULAR, CLEAR REFLECTOR.	GE	LDX-6S-A-1-15-T-35-VQ / R-DIGS-W-SD-WT	RECESSED	LED	0-10V	120 V	19 VA	
L	TETRA CONTOUR LS LED LIGHTING SYSTEM, 2W/ft, GREEN LIGHT ENGINE AND GREEN LIGHT GUIDE 180W POWER SUPPLY	GE	GEGNLE1-A (LENGTH AS SPECIFIED ON PLANS)	RECESSED	LED	0-10V	120 V	180 VA	LOCATE AT PARAPET REVEAL. PROVIDE ALL COMPONENTS AND ACCESSORIES FOR A COMPLETE INSTALLATION
PB	PARAVO PENDANT FIXTURE - WHITE FINISH FIBERGLASS SHADE, ALUMINUM EXOSTRUCTURE, FROSTED GLASS PLATE DIFFUSER, MEDIUM BASE LED A21 2700K DIMMABLE LAMP	TECH LIGHTING	700TDPRPV-WW-LED927	PENDANT	LED	0-10V	120 V	17 VA	PROVIDE 4" ROUND BOX
S	STRIP LED, 4' LENGTH, DIFFUSING LENS, MEDIUM WARM CCT, DIMMABLE REMOTE DRIVER, 96W LED DRIVER POWER SUPPLY	NOVA FLEX	L-LW-SO-B-0-04-CV-8-35-V-Q-TM-WHITEN F-H2-0-128-24V-3500K NF-CH-2216-2M NF-PS-96W-24V-0/10V	RECESSED	LED	0-10V	120 V	27 VA	
T	T-BAR LED, 2' LENGTH, DIFFUSING LENS, MEDIUM WARM CCT, DIMMABLE REMOTE DRIVER, 30W POWER SUPPLY	SLG LIGHTING	TG-2-13-W-G1-35K / TG-2-30W	RECESSED	LED	0-10V	120 V	16 VA	COORDINATE AND CONFIRM GRID TYPE WITH ARCHITECTURAL.
TE	T-BAR LED, 2' LENGTH, DIFFUSING LENS, MEDIUM WARM CCT, DIMMABLE REMOTE DRIVER, 30W POWER SUPPLY WITH EMERGENCY BATTERY BACK-UP	SLG LIGHTING	TG-2-13-W-G1-35K / TG-2-30W-EMH-8	RECESSED	LED	0-10V	120 V	16 VA	COORDINATE AND CONFIRM GRID TYPE WITH ARCHITECTURAL.
U1	12" INGROUND LED, WALK-OVER COMPLIANT, IP68 RATED, ASYMMETRIC WALLWASH WITH ANTI-SLIP LENS, 389 LUMEN/FT(389 LUMEN TOTAL)	LUMENFACADE	LOI RO-120-12-35K-WW-NO-ASL	RECESSED	LED	0-10V	120 V	9 VA	COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN, AIM KEYHOLES AND FROSTED SECTION OF LENS TOWARD THE WALL SIDE.
U3	36" INGROUND LED, WALK-OVER COMPLIANT, IP68 RATED, ASYMMETRIC WALLWASH WITH ANTI-SLIP LENS, 389 LUMEN/FT(1167 LUMEN TOTAL)	LUMENFACADE	LOI RO-120-36-35K-WW-NO-ASL	RECESSED	LED	0-10V	120 V	26 VA	COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN, AIM KEYHOLES AND FROSTED SECTION OF LENS TOWARD THE WALL SIDE.
UC	STRIP LED, PERMANENT HOUSING LENGTH WITH LED TAPE THAT SHALL BE FIELD CUT TO THE SIZE OF THE HOUSING, DIFFUSING LENDS, MEDIUM WARM CCT, DIMMABLE REMOTE DRIVER, 96W LED DRIVER POWER SUPPLY.	NOVA FLEX	NF-H2-0-128-24V-3500K NF-CH-1707-2M NF-PS-96W-24V-0/10V (LENGTH AS SPECIFIED ON PLANS)	UNDER CABINET	LED	0-10V	120 V	66 VA	CENTER WITH CABINETS. COORDINATE EXACT HOUSING LENGTH WITH CABINET LENGTH
X1	LED EDGE LIT EXIT SIGN, SINGLE FACE, RECESSED IN THE CEILING	EVENLITE	SOV-EM-R-1M-BA-RC-UC-FP-FT	RECESSED	LED	-	120 V	3 VA	PROVIDE ARROWS AS SHOWN ON FLOOR PLAN
X2	LED EDGE LIT EXIT SIGN, SINGLE FACE, SURFACE WALL MOUNTED	EVENLITE	SOV-EM-R-1M-BA-SW-UC-FP	RECESSED	LED	-	120 V	3 VA	PROVIDE ARROWS AS SHOWN ON FLOOR PLAN
X3	NORMALLY OFF, EMERGENCY EGRESS CONCEALED WALLPACK	EVENLITE	APLNCUI	WALL AT 7'-6"	LED	-	120 V	3 VA	PROVIDE ALL MOUNTING ACCESSORIES.

LIGHTING FIXTURE SCHEDULE NOTES:

- MANUFACTURER CATALOG NUMBERS ARE SHOWN FOR GENERAL DESCRIPTIVE PURPOSES AND TO ESTABLISH STANDARD OF QUALITY ONLY. CONTACT CHRIS YOUNG (cyoung@southernlightingsource.com) OR ADAM MAGGIO (amaggio@southernlightingsource.com) (770-242-4000) (53lights@southernlightingsource.com) SOUTHERN LIGHTING SOURCE ON LIGHTING AND LIGHTING CONTROLS. GC/EC SHALL PROVIDE LUMINAIRES COMPLETE WITH ALL OPTIONS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALL PRODUCTS SHALL BE UL LISTED. POLE MOUNTED LIGHT FIXTURES SHALL MATCH EXISTING DEVELOPMENT AS SPECIFIED. NO EQUALS FOR POLE MOUNTED FIXTURES.
- REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT NECESSARILY BE REFLECTED IN CATALOG NUMBER AND/OR DESCRIPTION IN THIS SCHEDULE
- PROVIDE FUSES FOR UNGROUNDED CONDUCTORS SUPPLYING LED DRIVERS. PROVIDE FUSE SIZED FOR RATING OF LED DRIVER.
- VERIFY CONSTRUCTION OF CEILINGS BEING INSTALLED AND PROVIDE THE LUMINAIRES SPECIFIED IN APPROPRIATE CONFIGURATION WITH ALL HARDWARE AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
- PROVIDE LUMINAIRES WITH JOINING PLATES, END CAPS, CANOPIED, MOUNTING HARDWARE, ETC. AS REQUIRED FOR COMPLETE INSTALLATION.
- EXIT LIGHTS SHALL BE PROVIDED WITH COLOR OF LETTERS REQUIRED BY LOCAL CODE AUTHORITY. FURNISH WITH CHEVRON DIRECTIONAL INDICATORS AS INDICATED AND REQUIRED.
- PROVIDE DEVICES FOR SECURING LAY-IN TYPE LUMINAIRES TO CEILING GRID TO COMPLY WITH ARTICLE 410 OF THE NATIONAL ELECTRIC CODE.
- FURNISH LINEAR LUMINAIRES IN CONTINUOUS ROWS OR PATTERNS AS INDICATED ON DRAWINGS. PROVIDE WITH CORNER, ANGLE AND END PIECES AS REQUIRED FOR A COMPLETE INSTALLATION.
- FURNISH LUMINAIRES IN MECHANICAL SPACES COMPLETE WITH PENDANT STEMS OR CHAIN HANGERS AS REQUIRED TO MOUNT BELOW PIPING, DUCT, CONDUIT, ETC. MAINTAIN UNIFORM MOUNTING HEIGHT FOR ALL UMINAIRES THROUGHOUT THE MECHANICAL AREA.
- PENDANT MOUNTED LUMINAIRES WITH AIRCRAFT CABLE SUSPENSION SYSTEMS SHALL BE FURNISHED WITH ADJUSTABLE CABLE GRIP HARDWARE. CABLE SIZE SHALL BE SELECTED MY MANUFACTURER TO PROVIDE DEQUATE SUPPORT OF LUMINAIRES SPECIFIED.

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SEAL

ANDREW MOHR
FL PE# 73077

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FL Cert. of Auth# 27869

ISSUE	BY	DATE	DESCRIPTION
	K.V	03/18/24	PERMIT SET
2	K	08/12/24	ADDENDUM 3

PROJECT INFORMATION BLOCK
JOB # 230632/15-308.00
DATE: 08/12/2024
DRAWN BY: KL
CHECKED BY: AM

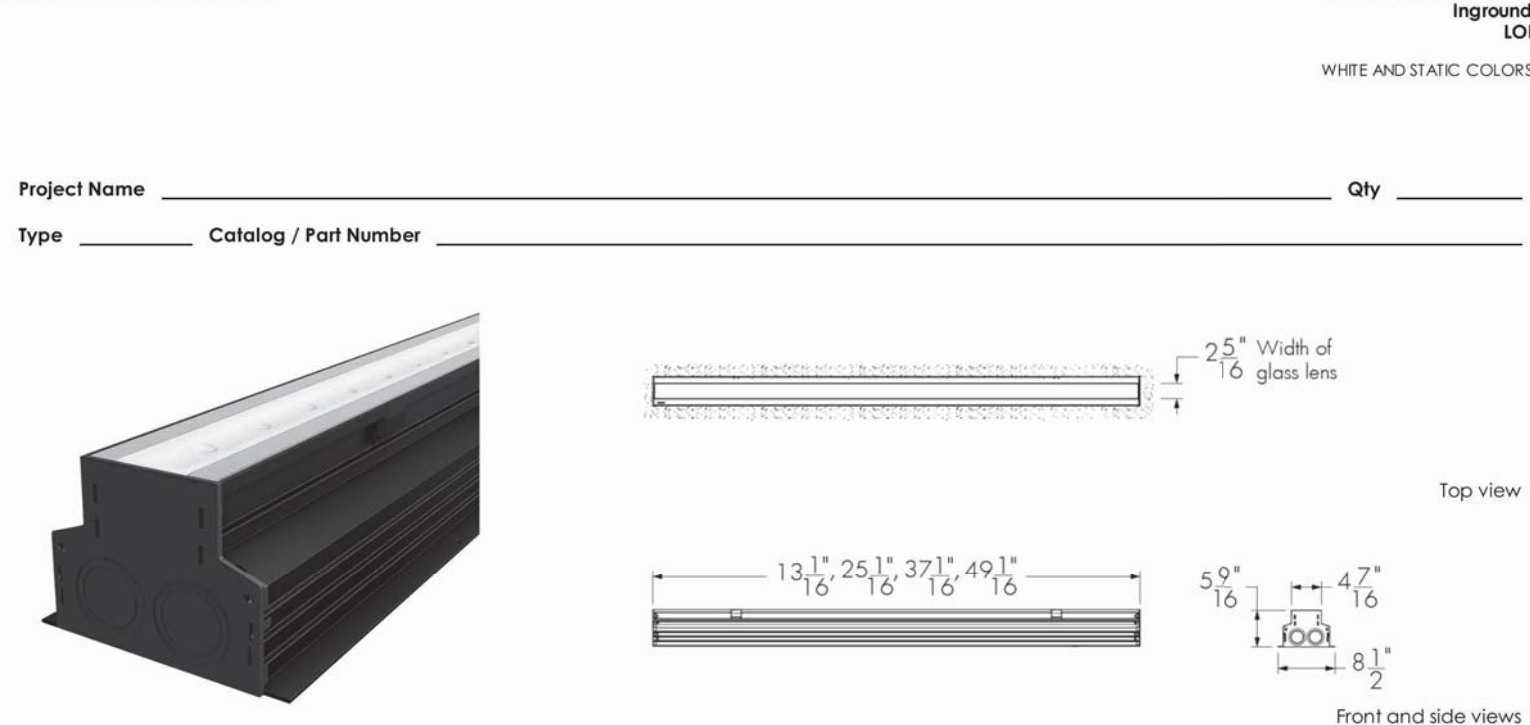
SHEET TITLE

LUMINAIRE AND
SENSOR SCHEDULES
AND DETAILS

SHEET NUMBER

E-600

Specification Sheet

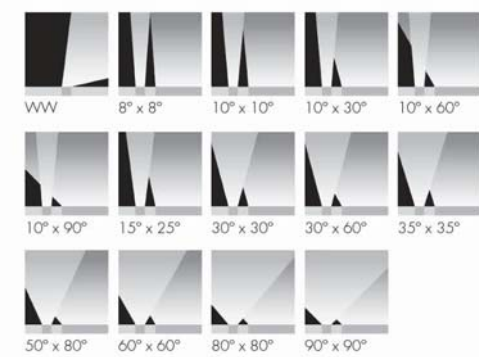


Photometric Summary

	Delivered output (lm)	Intensity (peak cd)
WW	3,634	10,795
8"x8"	4,312	59,238
10"x10"	4,410	33,872
10"x30"	4,586	25,206
10"x60"	3,876	12,062
10"x90"	4,077	6,927
15"x25"	4,346	19,773
30"x30"	4,793	16,886
30"x60"	4,035	5,317
35"x35"	4,612	11,616
60"x60"	3,868	3,368
80"x80"	4,548	2,992
90"x90"	4,070	2,132

Based on HO 40K full output, 4ft (1219mm), DMX/RDM configuration, 2.5° factory-set tilt setting for WW optic, 0° tilt setting for all other optics. Photometric performance is measured in compliance with IESNA LM-79-08.

Optics



lumenpulse

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Specification Sheet

Colors and Color Temperatures		Performance	
		Maximum Delivered Output 4,730 lm (48 in fixture, 4000K, 30° x 30°, 0° tilt setting, DMX/RDM) Maximum Delivered Intensity 59,238 cd at nadir (48 in fixture, 4000K, 8° x 8°, 0° tilt setting, DMX/RDM) Illuminance at Distance Minimum 1 fc at 243 ft (48 in fixture, 4000K, 8° x 8°, 0° tilt setting, DMX/RDM) Color Consistency 2 SDCM, 3 SDCM (2200K) Color Rendering Minimum CRI 80 Lumen Maintenance L70 280,000 hrs, L93 35,000 hrs Physical Optical Chamber Material Aluminum Blockout Material Polymer recycled PVC reinforced with a stainless steel frame Trim Material Anodized aluminum Lens Material Tempered glass End Cap Material Die cast aluminum Hardware Material Stainless steel Weight 12 in: 7.5 lbs, 24 in: 15.3 lbs, 36 in: 21.4 lbs, 48 in: 27 lbs Electrical and control Voltage 120 to 277 volts Fixture Cable Power and data in one cable Leader Cable Conductor SC #16-5 Connectors IP68 push-lock Control On/Off control, Lumentalk, 0-10V dimming, DALI dimming, Lutron® EcoSystem® Enabled dimming, DMX/RDM enabled Resolution (DMX/RDM) Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit Environmental Storage Temperature -40 °F to 185 °F (device must reach start-up temperature value before operating) Start-up Temperature -13 °F to 122 °F Operating Temperature -40 °F to 122 °F Ingress Protection Rating IP68 rated for up to 1 ft, not suitable for permanent immersion applications Impact Resistance Rating IK10 Accessories (order separately) Cables Lumenfacade Inground Leader Cable, Lumenfacade Inground Jumper Cable Electrical Accessories Lumenfacade Inground Junction Box	

lumenpulse

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 SPEC-00273 NEW ECO, 5", V-8.0, UPDATED 05/19/2023	ECO 5" LED DOWNLIGHT	PROJECT: _____
	ED5AIC, ED5ANC, ED5NIC, ED5RM ED5LAIC, ED5LANC, ED5LNIC, ED5LRIC ED5SNIC	TYPE: _____
		NOTE: _____



LED LIGHT ENGINE

RATED WATTAGE	29.5W, 24W, 15.3W
DELIVERED LUMENS	Up to 2657 lm
EFFICACY	Up to 104 LPW
CCT @ 90CRI	2700K, 3000K, 3500K, 4000K, Warm Dim
COLOR QUALITY	90+ CRI, 2-Step SDCM
LED LIFETIME	55,000 hours @ L90

DELIVERED LUMENS MATRIX

	10" Optic	30" Optic	50" Optic	80" Optic
ED5 (29.5W)	10" Optic	30" Optic	50" Optic	80" Optic
2700K (90CRI)	2275 lm	2403 lm	2139 lm	1624 lm
3000K (90CRI)	2458 lm	2597 lm	2311 lm	1755 lm
3500K (90CRI)	2516 lm	2657 lm	2366 lm	1796 lm
4000K (90CRI)	2590 lm	2735 lm	2435 lm	1849 lm

	10" Optic	30" Optic	50" Optic	80" Optic
ED5 NIC, RIC (15.3W)	10" Optic	30" Optic	50" Optic	80" Optic
Warm Dim (88 CRI, R9-90)	1030 lm	1061 lm	992 lm	723 lm
ED5 AIC, ANC (24W)	10" Optic	30" Optic	50" Optic	80" Optic
Warm Dim (88 CRI, R9-90)	1472 lm	1545 lm	1418 lm	1033 lm

	10" Optic	30" Optic	50" Optic	80" Optic
ED5L (15.3W)	10" Optic	30" Optic	50" Optic	80" Optic
2700K (90CRI)	1349 lm	1424 lm	1289 lm	963 lm
3000K (90CRI)	1457 lm	1539 lm	1370 lm	1040 lm
3500K (90CRI)	1491 lm	1575 lm	1402 lm	1065 lm
4000K (90CRI)	1535 lm	1621 lm	1443 lm	814 lm

	10" Optic	30" Optic	50" Optic	80" Optic
ED5S (24W)	10" Optic	30" Optic	50" Optic	80" Optic
2700K (90CRI)	1953 lm	2063 lm	1836 lm	1394 lm
3000K (90CRI)	2110 lm	2229 lm	1984 lm	1507 lm
3500K (90CRI)	2160 lm	2282 lm	2031 lm	1542 lm
4000K (90CRI)	2223 lm	2348 lm	2090 lm	1587 lm
Warm Dim (88 CRI, R9-90)	1472 lm	1545 lm	1418 lm	1033 lm

UL LISTED	WET LOCATION	IC RATED	555 AIRTIGHT	CEC	DIMMABLE	JAB T1F	WARM DIM	5 YEAR
UL LISTED	WET LOCATION	IC RATED	555 AIRTIGHT	CEC	DIMMABLE	JAB T1F	WARM DIM	5 YEAR

1 / 14

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 SPEC-00273 NEW ECO, 5", V-8.0, UPDATED 05/19/2023	ECO 5" LED DOWNLIGHT	PROJECT: _____
	ED5AIC, ED5ANC, ED5NIC, ED5RM ED5LAIC, ED5LANC, ED5LNIC, ED5LRIC ED5SNIC	TYPE: _____
		NOTE: _____

ORDER MATRIX

ED5

ECO 5" HOUSING + LIGHT ENGINE ORDER MATRIX (Example: ED5AIC-309050-30S)

HOUSING BASE			LED PERFORMANCE			DRIVER ASSEMBLY	
FAMILY APERTURE	INSTALLATION TYPE	CCT	CRI	OPTIC	WATTAGE	LED DIMMING DRIVER	
☐ EDS ECO 5"	☐ AIC (Adjustable New Construction, IC, CCEA) ☐ AHC (Adj New Construction) ☐ NIC (New Construction) ☐ RM (Remodel)	☐ -27 (2700K) ☐ -30 (3000K) ☐ -35 (3500K) ☐ -40 (4000K)	90 (90 CRI)	50 (50° Flood) Installed 10", 30", 80" optics available from the Additional Optics Accessories table below	-30 (29.5W)	\$ Universal Dimming Driver (1%-100% 0-10V, TRAC, ELV, 120V/277V)	
☐ EDS ECO 5" Warm Dim	☐ AIC* (Adjustable New Construction, IC, CCEA) ☐ AHC* (Adj New Construction) ☐ NIC* (New Construction IC) ☐ RIC* (Remodel IC)	☐ -WD* (1800K-3000K) ☐ -WD* (1800K-3000K) ☐ -WD* (1800K-3000K) ☐ -WD* (1800K-3000K)	98 (98 CRI) Warm Dim	50 (50° Flood) Installed 10", 30", 80" optics available from the Additional Optics Accessories table below	-16* (15.3W) NIC or RIC Installation Type only -25* (24W) AIC or AHC Installation Type only	\$ Universal Dimming Driver (1%-100% 0-10V, TRAC, ELV, 120V/277V)	

1. AIC or AIC Installation Type and Wattage Code -25, NIC or RIC Installation Type and Wattage Code -16.
2. Wattage Code -25 Title 24 JA-8 compliant only with 10", 30" or 50" optic installed.

ED5L

ECO 5" HOUSING + LIGHT ENGINE ORDER MATRIX (Example: ED5LAIC-309050-16S2)

HOUSING BASE			LED PERFORMANCE			DRIVER ASSEMBLY	
FAMILY APERTURE	INSTALLATION TYPE	CCT	CRI	OPTIC	WATTAGE	LED DIMMING DRIVER	
☐ ED5L ECO 5" LPD	☐ AIC (Adjustable New Construction, IC, CCEA) ☐ AIC (Adj New Construction) ☐ NIC (New Construction IC) ☐ RIC (Remodel IC)	☐ -27 (2700K) ☐ -30 (3000K) ☐ -35 (3500K) ☐ -40 (4000K)	90 (90 CRI)	50 (50° Flood) Installed 10", 30", 80" optics available from the Additional Optics Accessories table below	-16 (15.3W)	\$2 Phase Control Dimming Driver (1%-100% TRAC, ELV, 120V/277V)	

ED5S

ECO 5" HOUSING + LIGHT ENGINE ORDER MATRIX (Example: ED5SNIC-309050-25S)

HOUSING BASE			LED PERFORMANCE			DRIVER ASSEMBLY	
FAMILY APERTURE	INSTALLATION TYPE	CCT	CRI	OPTIC	WATTAGE	LED DIMMING DRIVER	
☐ ED5S ECO 5" Shallow	NIC (Shallow Plenum New Construction, IC, CCEA)	☐ -27 (2700K) ☐ -30 (3000K) ☐ -35 (3500K) ☐ -40 (4000K)	90 (90 CRI)	50 (50° Flood) installed 10" 30" 60" optics available from the Additional Optics Accessories table below	-25 (24W)	S Universal Dimming Driver (1%-100% 0-10V, TRAC, ELV, 120V/277V)	
☐ ED5S ECO 5" Shallow Warm Dim	NIC (Shallow Plenum New Construction, IC, CCEA)	-WD (1800K-3000K)	98 (98 CRI)	50 (50° Flood) installed	-25 (24W)	S Universal Dimming Driver	

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MOUNT DORA FL 32757

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ANDREW MOHR
FL PE# 73077

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FL Cert. of Auth# 27869

ISSUE	BY	DATE	DESCRIPTION
1	K.V	03/18/24	PERMIT SET
2	K	08/12/24	ADDENDUM 3

PROJECT INFORMATION BLOCK			
JOB #	230632/15-308.00		
DATE:	08/12/2024		
DRAWN BY:	KL		
CHECKED BY:	AM		

SHEET TITLE

EXTERIOR LIGHTING
CUTSHEETS

SHEET NUMBER

E-602

Branch Panel: PP

Location: ELEC./I.T. 106

Supply From: MOUNTING: SURFACE

Enclosure: NEMA 1

Volts: 120/208 Wye

Phases: 3

Wires: 4

A.I.C Rating: 42,000 AMPS SERIES RATED

Mains Type: MAIN CB

Main Rating: 400 A

MCB Rating: 400 A

Note:

PROVIDE EQUIPMENT GROUND BUS

CKT NO.	DESCRIPTION	PH SIZE	NEUT SIZE	GND SIZE	IG SIZE	COND SIZE	BRK TYPE	AMP	POLE	A	B	C	A	B	C	POLE	AMP	BRK TYPE	COND SIZE	IG SIZE	GND SIZE	NEUT SIZE	PH SIZE	DESCRIPTION	CKT NO.	
1										15552 VA			0 VA												2	
3	RTU-1	3-#2	--	#8	--	1-1/4"		90 A	3		15552 VA			0 VA		3	30 A		3/4"	--	#10	#10	3-#10	SPD	4	
5												15552 VA			0 VA										6	
7										15552 VA			2288 VA			2	30 A		3/4"	--	#10	--	2-#10	CU-1/FCU-1	8	
9	RTU-2	3-#2	--	#8	--	1-1/4"		90 A	3		15552 VA	15552 VA		2288 VA	2288 VA										10	
11												15552 VA			0 VA										12	
13	EV CHARGER (FUTURE)					2"		40 A	2	3328 VA			0 VA			2	20 A	--	--	--	--	--	--		SPARE	14
15										3328 VA				2000 VA											16	
17	EV CHARGER (FUTURE)					2"		40 A	2		3328 VA	3328 VA			2000 VA				3/4"	--	#10	--	2-#10	WATER HEATER	18	
19										3328 VA			0 VA												20	
21	Space	--	--	--	--	--	--	--	1	--	--			0 VA		2	15 A	--	--	--	--	--	--	CT MODULE - PANEL METER; SEE SHEET E-800 KEYED NOTE #11	22	
23	Space	--	--	--	--	--	--	--	1			--			0 VA										24	
25	Space	--	--	--	--	--	--	--	1	--			0 VA			3	20 A		3/4"	--	#12	#12	3-#12	POWERSCOUT	26	
27	Space	--	--	--	--	--	--	--	1		--			0 VA											28	
29	Space	--	--	--	--	--	--	--	1			--													30	
31										12314 VA			--												32	
33	PANEL RP-A (SUBFEED SECTION)	SR	SR	SR	SR	SR		225 A	3		13624 VA			--		3	--	--	--	--	--	--	--		SPACE (SUBFEED SECTION)	34
35											17787 VA				--										36	

LOAD

CONNECTED(VA)

DF

COOLING

48944 VA

0.01%

HEATING

48944 VA

100.00%

LIGHTING

5145 VA

100.00%

RECEPTACLES

26780 VA

68.67%

MOTORS

WATER HEATER

4000 VA

100.00%

MISC EQUIP

20912 VA

100.00%

LOAD

CONNECTED(VA)

DF

REFRIGERATION

SIGN/DISPLAY

4200 VA

125.00%

KITCHEN

EXISTING

LARGEST MOTOR

SHOW WINDOW

LTG TRACK

ELEVATOR

Only use these tags ['math', 'br', 'i', 'a>, 'div>

PANEL TOTALS

TOTAL PHASE A - VA:

52362 VA

CONNECTED LOAD - AMPS:

436 A

TOTAL PHASE B - VA:

52344 VA

CONNECTED LOAD - AMPS:

436 A

TOTAL PHASE C - VA:

54219 VA

CONNECTED LOAD - AMPS:

452 A

TOTAL PANEL BOARD - VA:

158925 VA

AMPS:

441 A

TOTAL DEMAND

102846 VA

285 A

Note:

Branch Panel: RP-A

Location: ELEC./I.T. 106

Supply From: PP

MOUNTING: SURFACE

Enclosure: NEMA1

Volts: 120/208 Wye

Phases: 3

Wires: 4

A.I.C Rating: 42,000 AMPS SERIES RATED

Mains Type: MLO

Main Rating: 225 A

MCB Rating: 0 A

Note:

PROVIDE EQUIPMENT GROUND BUS

CKT NO.	DESCRIPTION	PH SIZE	NEUT SIZE	GND SIZE	IG SIZE	COND SIZE	BRK TYPE	AMP	POLE	A	B	C	A	B	C	POLE	AMP	BRK TYPE	COND SIZE	IG SIZE	GND SIZE	NEUT SIZE	PH SIZE	DESCRIPTION	CKT NO.
1	MISC-FIRE ALARM CONTROL...	#12	#12	#12	--	3/4"	F/RED	20 A	1	200 VA			414 VA			1	20 A		3/4"	--	#12	#12		LTG-BACK OF HOUSE	2
3	LTG-PARPET LIGHTING	#12	#12	#12	--	3/4"		20 A	1		482 VA			378 VA		1	20 A		3/4"	--	#12	#12		LTG-BUILDING CANOPY	4
5	LTG-ENTRY/WEATHER...	#12	#12	#12	--	3/4"		20 A	1			101 VA			1200 VA	1	20 A		1"	--	#12	#12	#12	SIGN-BUILDING SIGN - BACK	6
7	REC-EMPLOYEE LOUNGE	#12	#12	#12	--	3/4"		20 A	1	360 VA			522 VA			1	20 A		3/4"	--	#12	#12	#12	LTG-TRANSACTION BAR	8
9	LTG-RELAXED SEATING	#12	#12	#12	--	3/4"		20 A	1		272 VA			90 VA		1	20 A		3/4"	--	#12	#12	#12	LTG VESTIBULE	10
11	SIGN-BUILDING SIGN - FRONT	#12	#12	#12	--	1"		20 A	1			1200 VA			180 VA	1	20 A		3/4"	--	#12	#12	#12	REC-PRINTER TRANSACTION	12
13	REC-COPIER LOBBY	#12	#12	#12	--	3/4"		20 A	1	800 VA			200 VA			1	20 A		3/4"	--	#12	#12	#12	MISC-LIGHTING CONTROL PANEL	14
15	LTG-ELEC/IT/MEETING/BOOTH	#12	#12	#12	--	3/4"		20 A	1		247 VA			720 VA		1	20 A		3/4"	--	#12	#12	#12	REC-RESTROOM/JAN	16
17	REC-BOOTH 104	#12	#12	#12	--	3/4"		20 A	1			540 VA			900 VA	1	20 A		3/4"	--	#12	#12	#12	REC-MEETING ROOM	18
19	REC-REFRIGERATOR	#12	#12	#12	--	3/4"	GFCI	20 A	1	1200 VA															20
21	REC-WORK ROOM	#12	#12	#12	--	3/4"		20 A	1		360 VA			400 VA		1	20 A		3/4"	--	#12	#12	#12	REC-PRINTER -TRANSACTION	22
23	MISC-MECHOSHADES	#12	#12	#12	--	3/4"		20 A	1			500 VA			181 VA	1	20 A		3/4"	--	#12	#12	#12	REC-TECH WALL/GATHERING	24
25	MISC-RECIRCULATING PUMP	#12	#12	#12	--	3/4"		20 A	1	200 VA			250 VA			1	20 A		3/4"	--	#12	#12	#12	MISC-DOOR MOTOR/PUSH...	26
27	MISC-CONDENSATE PUMP	#12	#12	#12	--	3/4"		20 A	1		100 VA			1500 VA		1	20 A		3/4"	--	#12	#12	#12	REC-TCR TRANSACTION BAR	28
29	MISC-IRRIGATION BACKFLOW	#12	#12	#12	--	3/4"		20 A	1			500 VA			1080 VA	1	20 A		3/4"	--	#12	#12	#12	REC-ELEC/IT	30
31	REC-TRANSACTION BAR	#12	#12	#12	--	3/4"		20 A	1	720 VA			540 VA			1	20 A		3/4"	--	#12	#12	#12	REC-ROOF	32
33	REC-TRANSACTION BAR	#12	#12	#12	--	3/4"		20 A	1		720 VA			375 VA											34
35	MISC-DOOR MOTOR/PUSH...	#12	#12	#12	--	3/4"		20 A	1			250 VA			375 VA	2	20 A		1"	--	#8	--	2-#8	LTG-LIGHT POLE - DRIVE THRU	36
37	REC-TRANSACTION	#12	#12	#12	--	3/4"		20 A	1	360 VA			1800 VA			1	30 A		3/4"	--	#12	#12	#12	MISC-DRIVE-UP ATM	38
39	REC-VESTIBULE/ELEC/IT	#12	#12	#12	--	3/4"		20 A	1		360 VA			500 VA		1	20 A		3/4"	--	#12	#12	#12	MISC-VTM	40
41	REC-TECH WALL	#12	#12	#12	--	3/4"		20 A	1			360 VA			720 VA	1	20 A		3/4"	--	#12	#12	#12	REC-PHONE RM	42
43	REC-EMPLOYEE LOUNGE	#12	#12	#12	--	3/4"		20 A	1	540 VA			1200 VA			1	20 A		3/4"	--	#12	#12	#12	SIGN-BUILDING SIGN - BACK	44
45	REC-ELEC/IT	#12	#12	#12	--	3/4"		20 A	1		1440 VA			1080 VA		1	20 A		3/4"	--	#12	#12	#12	REC-ELEC/IT	46
47	MISC-CRITICAL LIGHTING...	#12	#12	#12	--	3/4"		20 A	1			200 VA			1500 VA	1	20 A	GFCI	3/4"	--	#12	#12	#12	REC-DISH WASHER	48
49	MISC-MECHOSHADES-MEETING...	#12	#12	#12	--	3/4"		20 A	1	500 VA			680 VA			1	20 A		3/4"	--	#12	#12	#12	REC-NIGHT DEPOSIT	50
51	REC-RELAXED SEATING	#12	#12	#12	--	3/4"		20 A	1		540 VA			1440 VA		1	20 A		3/4"	--	#12	#12	#12	REC-ELEC/IT	52
53	REC-MICROWAVE LOUNGE	#12	#12	#12	--	3/4"		20 A	1		1500 VA			1500 VA		1	20 A		3/4"	--	#12	#12	#12	REC-LIBRARY COUNTER	54
55	MISC-VAT BLOWER	#12	#12	#12	--	3/4"		20 A	1	500 VA			360 VA			1	20 A		3/4"	--	#12	#12	#12	DRIVE THROUGH SIGN	56
57	MISC-LIGHTING CONTACTOR	#12	#12	#12	--	3/4"		20 A	1		200 VA			500 VA		1	20 A		3/4"	--	#12	#12	#12	MISC-TRANSAC MECOSHSHADES	58
59	REC-LIBRARY COUNTER	#12	#12	#12	--	3/4"		20 A	1		1500 VA				600 VA	1	20 A		3/4"	--	#12	#12	#12	LTG-DRIVE UP ATM TOPPER	60
61	Spare	--	--	--	--	--	--	20 A	1	0 VA			0 VA			1	20 A	--	--	--	--	--	--	Spare	62
63	REC-TRANSACTION DISPLAY	#12	#12	#12	--	3/4"		20 A	1		360 VA			500 VA		1	20 A		3/4"	--	#12	#12	#12	MISC-BOOTH MECOSHSHADES	64
65																1	20 A		3/4"	--	#12	#12	#12	REC-WORK ROOM	66
67	LTG-LIGHT POLE - BUILDING	2-#8	--	#8	--	1"		20 A	2		500 VA			180 VA		1	20 A	GFCI	3/4"	--	#12	#12	#12	REC-DRINKING FOUNTAIN	68
69	MISC-VAT DIVERTER	#12	#12	#12	--	3/4"		20 A	1		500 VA			200 VA		1	20 A		3/4"	--	#12	#12	#12	MISC-IRRIGATION CONTROL	70
71	REC-ADA COUNTER	#12	#12	#12	--	3/4"		20 A	1			900 VA			--	1	--	--	--	--	--	--	--	Space	72
73	LTG-ATM CANOPY/SIGN	#12	#12	#12	--	3/4"		20 A	1	108 VA			--			1	--	--	--	--	--	--	--	Space	74
75	REC-WORK 111	#12	#12	#12	--	3/4"		20 A	1		360 VA			--		1	--	--	--	--	--	--	--	Space	76
77	SIGN-MONUMENT SIGN	#8	#8	#8	--	1"		20 A	1			600 VA			--	1	--	--	--	--	--	--	--	Space	78
79	REC-MONUMENT SIGN RECEPT	#10	#10	#10	--	3/4"		20 A	1	180 VA			--			1	--	--	--	--	--	--	--	Space	80
81	Space	--	--	--	--	--	--	--	1			--		--		1	--	--	--	--	--	--	--	Space	82
83	Space	--	--	--	--	--	--	--	1			--		--		1	--	--	--	--	--	--	--	Space	84

LOAD

CONNECTED(VA)

DF

COOLING

HEATING

LIGHTING

5145 VA

100.00%

RECEPTACLES

26780 VA

68.67%

MOTORS

WATER HEATER

MISC EQUIP

7600 VA

100.00%

LOAD

CONNECTED(VA)

DF

REFRIGERATION

SIGN/DISPLAY

4200 VA

125.00%

KITCHEN

EXISTING

LARGEST MOTOR

SHOW WINDOW

LTG TRACK

ELEVATOR

PANEL TOTALS

TOTAL PHASE A - VA:12314 VA

CONNECTED LOAD - AMPS:103 A

TOTAL PHASE B - VA:13624 VA

CONNECTED LOAD - AMPS:115 A

TOTAL PHASE C - VA:17787 VA

CONNECTED LOAD - AMPS:150 A

TOTAL PANEL BOARD - VA:43725 VA

AMPS:121 A

TOTAL DEMAND

36385 VA

101 A

Note:

PANEL TOTALS

TOTAL PHASE A - VA:

12314 VA

CONNECTED LOAD - AMPS:

103 A

TOTAL PHASE B - VA:

13624 VA

CONNECTED LOAD - AMPS:

115 A

TOTAL PHASE C - VA:

17787 VA

CONNECTED LOAD - AMPS:

150 A

TOTAL PANEL BOARD - VA:

43725 VA

AMPS:

121 A

TOTAL DEMAND

36385 VA

101 A

Note:

PANELBOARD NOTES:

1.

PROVIDE PANELBOARD AS SPECIFIED ON ELECTRICAL PANEL SCHEDULES AND RISER DIAGRAM.
2.

CONTRACTOR SHALL ENSURE ALL NEC WORKING SPACE AND DEDICATED EQUIPMENT SPACE CLEARANCES ARE PROVIDED PER NEC 110. IF FIELD CONDITIONS DO NOT ALLOW FOR ADEQUATE CLEARANCE AT THE LOCATION SHOWN ON THE PLANS, THE CONTACTOR SHALL PROPOSE AN ALTERNATE LOCATION FOR REVIEW AND APPROVAL BY ENGINEER PRIOR TO ROUGH-IN OF PANEL.
3.

FIELD COORDINATE INSTALLATION WITH OTHER TRADES TO ENSURE NO FOREIGN SYSTEMS ARE LOCATED WITHIN THE DEDICATED EQUIPMENT SPACE OF THE ELECTRICAL EQUIPMENT.
4.

ALL BUSING SHALL BE COPPER.
5.

BOLT-ON BREAKERS ONLY.
6.

PROVIDE DOOR-IN-DOOR TRIM.
7.

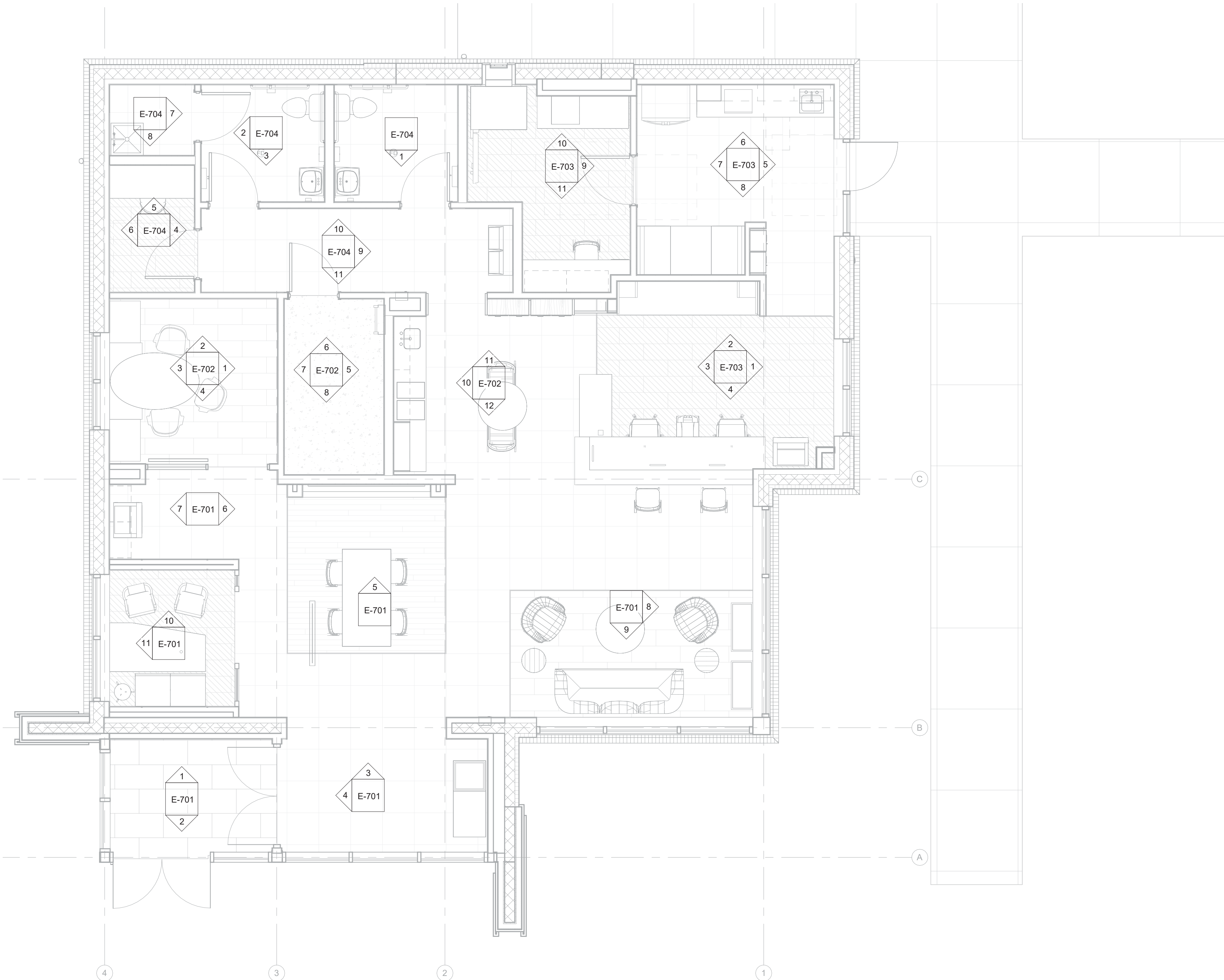
PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY CARD.
8.

ALL PANELBOARDS SHALL BE SUPPLIED FROM THE SAME MANUFACTURER.
9.

IN EXISTING INSTALLATIONS, NEW CIRCUIT BREAKERS SHALL MATCH EXISTING IN TYPE AND AIC RATING. UNO.
10.

LOAD TYPES IN DESCRIPTION AS FOLLOWS:
BOLD TEXT NEW LOAD, WIRE, CONDUIT, CIRCUIT BREAKER(AS APPLICABLE)
GREY TEXT EXISTING LOAD, WIRE, CONDUIT, CIRCUIT BREAKER(AS APPLICABLE) TO REMAIN
(OLD X-#) RELOCATED CIRCUIT FROM OLD PANEL 'X', CIRCUIT '#'
CLG COOLING
EWH ELECTRIC WATER HEATER
HTG HEATING
KIT KITCHEN
LTG LIGHTING
MISC MISCELLANEOUS
MTR MOTOR
REC RECEPTACLE
REF REFRIGERATION
- CIRCUIT BREAKER TYPE ABBREVIATIONS ARE AS FOLLOWS:

AFCI</



1 ELECTRICAL DEVICE PLAN
1/4" = 1'-0"



NOTE: PROJECT NORTH IS FOR
CONSTRUCTION PURPOSES ONLY. REFER
TO CIVIL DRAWING FOR TRUE NORTH AND
CORRECT BUILDING ORIENTATION AS IT
RELATES TO THE SITE.

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SEAL

ANDREW MOHR
FL PE# 73077

This item has been electronically signed and sealed by
Andrew Mohr, P.E. on the date and/or time stamp shown
using a digital signature. Printed copies of this document
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Phone: 813.434.4770
FL Cert. of Auth# 27889

ISSUE	BY	DATE	DESCRIPTION
K, V		03/18/24	PERMIT SET
2	K	08/12/24	ADDENDUM 3

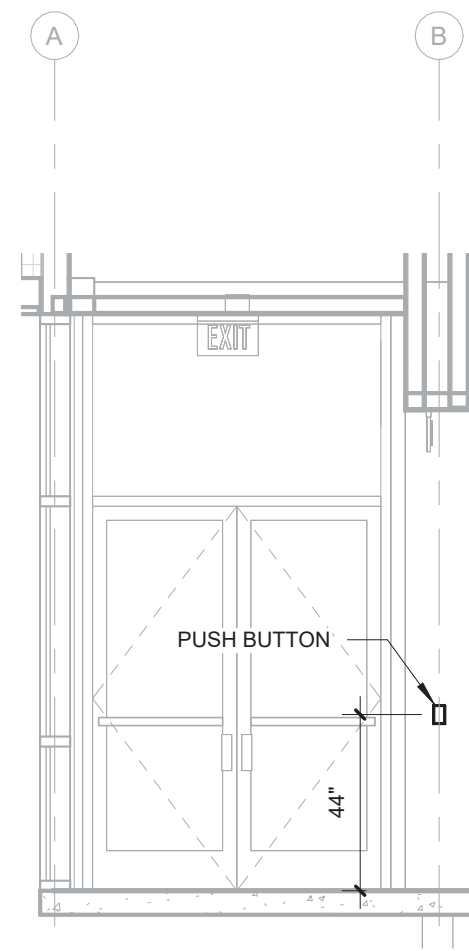
PROJECT INFORMATION BLOCK	
JOB #	230632/15-308.00
DATE:	08/12/2024
DRAWN BY:	KL
CHECKED BY:	AM

SHEET TITLE

ELECTRICAL DEVICE PLAN

SHEET NUMBER

E-700



Side elevation drawing of the wall assembly. It shows the profile of the wall and the mounting of the security camera. The camera is mounted on a bracket that is 14 1/2" high. The distance from the top of the wall to the top of the camera bracket is 102". The distance from the top of the camera bracket to the top of the window frame is 84". The distance from the top of the window frame to the top of the wall is 18". The camera is labeled "SECURITY CAMERA".

Diagram illustrating the fire alarm pull station and door opener assembly. The diagram shows a fire alarm pull station (this side) and an exterior card reader (opposite side) mounted on a wall. The fire alarm pull station is labeled "FIRE ALARM PULL STATION (THIS SIDE)" and the exterior card reader is labeled "EXTERIOR CARD READER (OPPOSITE SIDE)". The fire alarm pull station is also labeled "EXTERIOR PUSH PAD DOOR OPENER (OPPOSITE SIDE)". The diagram includes a dimension line indicating a height of 44" from the bottom of the pull station to the top of the door frame. An "EXIT" sign is visible above the door.

Technical drawing of a window unit. The drawing shows a side elevation of a window with a security camera mounted on the left side. The camera is labeled "SECURITY CAMERA". The window is divided into three vertical panes. The overall height of the window unit is 102". The width of the window unit is 67". The distance from the bottom of the window unit to the center of the security camera is 16". The drawing includes a scale bar at the bottom with markings for 1/2", 1", 1 1/2", 2", 2 1/2", 3", 3 1/2", 4", 4 1/2", 5", 5 1/2", 6", 6 1/2", 7", 7 1/2", 8", 8 1/2", 9", 9 1/2", 10", 10 1/2", 11", 11 1/2", 12", 12 1/2", 13", 13 1/2", 14", 14 1/2", 15", 15 1/2", 16", 16 1/2", 17", 17 1/2", 18", 18 1/2", 19", 19 1/2", 20", 20 1/2", 21", 21 1/2", 22", 22 1/2", 23", 23 1/2", 24", 24 1/2", 25", 25 1/2", 26", 26 1/2", 27", 27 1/2", 28", 28 1/2", 29", 29 1/2", 30", 30 1/2", 31", 31 1/2", 32", 32 1/2", 33", 33 1/2", 34", 34 1/2", 35", 35 1/2", 36", 36 1/2", 37", 37 1/2", 38", 38 1/2", 39", 39 1/2", 40", 40 1/2", 41", 41 1/2", 42", 42 1/2", 43", 43 1/2", 44", 44 1/2", 45", 45 1/2", 46", 46 1/2", 47", 47 1/2", 48", 48 1/2", 49", 49 1/2", 50", 50 1/2", 51", 51 1/2", 52", 52 1/2", 53", 53 1/2", 54", 54 1/2", 55", 55 1/2", 56", 56 1/2", 57", 57 1/2", 58", 58 1/2", 59", 59 1/2", 60", 60 1/2", 61", 61 1/2", 62", 62 1/2", 63", 63 1/2", 64", 64 1/2", 65", 65 1/2", 66", 66 1/2", 67", 67 1/2", 68", 68 1/2", 69", 69 1/2", 70", 70 1/2", 71", 71 1/2", 72", 72 1/2", 73", 73 1/2", 74", 74 1/2", 75", 75 1/2", 76", 76 1/2", 77", 77 1/2", 78", 78 1/2", 79", 79 1/2", 80", 80 1/2", 81", 81 1/2", 82", 82 1/2", 83", 83 1/2", 84", 84 1/2", 85", 85 1/2", 86", 86 1/2", 87", 87 1/2", 88", 88 1/2", 89", 89 1/2", 90", 90 1/2", 91", 91 1/2", 92", 92 1/2", 93", 93 1/2", 94", 94 1/2", 95", 95 1/2", 96", 96 1/2", 97", 97 1/2", 98", 98 1/2", 99", 99 1/2", 100", 100 1/2", 101", 101 1/2", 102", 102 1/2", 103", 103 1/2", 104", 104 1/2", 105", 105 1/2", 106", 106 1/2", 107", 107 1/2", 108", 108 1/2", 109", 109 1/2", 110", 110 1/2", 111", 111 1/2", 112", 112 1/2", 113", 113 1/2", 114", 114 1/2", 115", 115 1/2", 116", 116 1/2", 117", 117 1/2", 118", 118 1/2", 119", 119 1/2", 120", 120 1/2", 121", 121 1/2", 122", 122 1/2", 123", 123 1/2", 124", 124 1/2", 125", 125 1/2", 126", 126 1/2", 127", 127 1/2", 128", 128 1/2", 129", 129 1/2", 130", 130 1/2", 131", 131 1/2", 132", 132 1/2", 133", 133 1/2", 134", 134 1/2", 135", 135 1/2", 136", 136 1/2", 137", 137 1/2", 138", 138 1/2", 139", 139 1/2", 140", 140 1/2", 141", 141 1/2", 142", 142 1/2", 143", 143 1/2", 144", 144 1/2", 145", 145 1/2", 146", 146 1/2", 147", 147 1/2", 148", 148 1/2", 149", 149 1/2", 150", 150 1/2", 151", 151 1/2", 152", 152 1/2", 153", 153 1/2", 154", 154 1/2", 155", 155 1/2", 156", 156 1/2", 157", 157 1/2", 158", 158 1/2", 159", 159 1/2", 160", 160 1/2", 161", 161 1/2", 162", 162 1/2", 163", 163 1/2", 164", 164 1/2", 165", 165 1/2", 166", 166 1/2", 167", 167 1/2", 168", 168 1/2", 169", 169 1/2", 170", 170 1/2", 171", 171 1/2", 172", 172 1/2", 173", 173 1/2", 174", 174 1/2", 175", 175 1/2", 176", 176 1/2", 177", 177 1/2", 178", 178 1/2", 179", 179 1/2", 180", 180 1/2", 181", 181 1/2", 182", 182 1/2", 183", 183 1/2", 184", 184 1/2", 185", 185 1/2", 186", 186 1/2", 187", 187 1/2", 188", 188 1/2", 189", 189 1/2", 190", 190 1/2", 191", 191 1/2", 192", 192 1/2", 193", 193 1/2", 194", 194 1/2", 195", 195 1/2", 196", 196 1/2", 197", 197 1/2", 198", 198 1/2", 199", 199 1/2", 200", 200 1/2", 201", 201 1/2", 202", 202 1/2", 203", 203 1/2", 204", 204 1/2", 205", 205 1/2", 206", 206 1/2", 207", 207 1/2", 208", 208 1/2", 209", 209 1/2", 210", 210 1/2", 211", 211 1/2", 212", 212 1/2", 213", 213 1/2", 214", 214 1/2", 215", 215 1/2", 216", 216 1/2", 217", 217 1/2", 218", 218 1/2", 219", 219 1/2", 220", 220 1/2", 221", 221 1/2", 222", 222 1/2", 223", 223 1/2", 224", 224 1/2", 225", 225 1/2", 226", 226 1/2", 227", 227 1/2", 228", 228 1/2", 229", 229 1/2", 230", 230 1/2", 231", 231 1/2", 232", 232 1/2", 233", 233 1/2", 234", 234 1/2", 235", 235 1/2", 236", 236 1/2", 237", 237 1/2", 238", 238 1/2", 239", 239 1/2", 240", 240 1/2", 241", 241 1/2", 242", 242 1/2", 243", 243 1/2", 244", 244 1/2", 245", 245 1/2", 246", 246 1/2", 247", 247 1/2", 248", 248 1/2", 249", 249 1/2", 250", 250 1/2", 251", 251 1/2", 252", 252 1/2", 253", 253 1/2", 254", 254 1/2", 255", 255 1/2", 256", 256 1/2", 257", 257 1/2", 258", 258 1/2", 259", 259 1/2", 260", 260 1/2", 261", 261 1/2", 262", 262 1/2", 263", 263 1/2", 264", 264 1/2", 265", 265 1/2", 266", 266 1/2", 267", 267 1/2", 268", 268 1/2", 269", 269 1/2", 270", 270 1/2", 271", 271 1/2", 272", 272 1/2", 273", 273 1/2", 274", 274 1/2", 275", 275 1/2", 276", 276 1/2", 277", 277 1/2", 278", 278 1/2", 279", 279 1/2", 280", 280 1/2", 281", 281 1/2", 282", 282 1/2", 283", 283 1/2", 284", 284 1/2", 285", 285 1/2", 286", 286 1/2", 287", 287 1/2", 288", 288 1/2", 289", 289 1/2", 290", 290 1/2", 291", 291 1/2", 292", 292 1/2", 293", 293 1/2", 294", 294 1/2", 295", 295 1/2", 296", 296 1/2", 297", 297 1/2", 298", 298 1/2", 299", 299 1/2",

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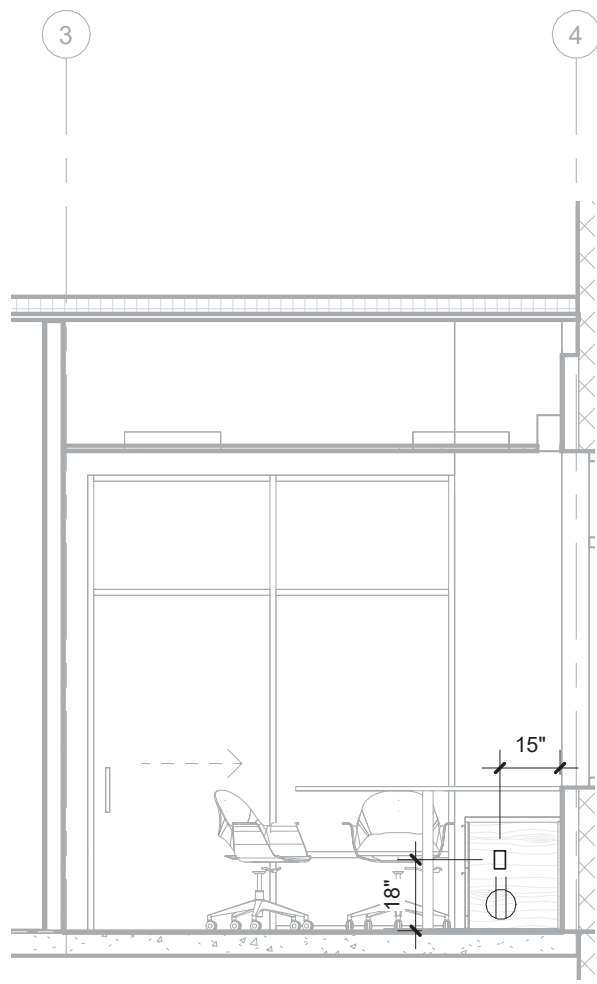
Technical drawing of a wall-mounted display unit. The drawing shows a side view of the unit with dimensions and callouts. The unit is mounted on a wall, and the dimensions are as follows:

- Overall width: 88" (44" + 44")
- Overall height: 60"
- Mounting bracket height: 44"
- Callout 1: 2 GANG BOX, NO MUD RING FOR DISPLAY CONTROL
- Callout 2: 44"
- Callout 3: 44"
- Callout 4: 60"

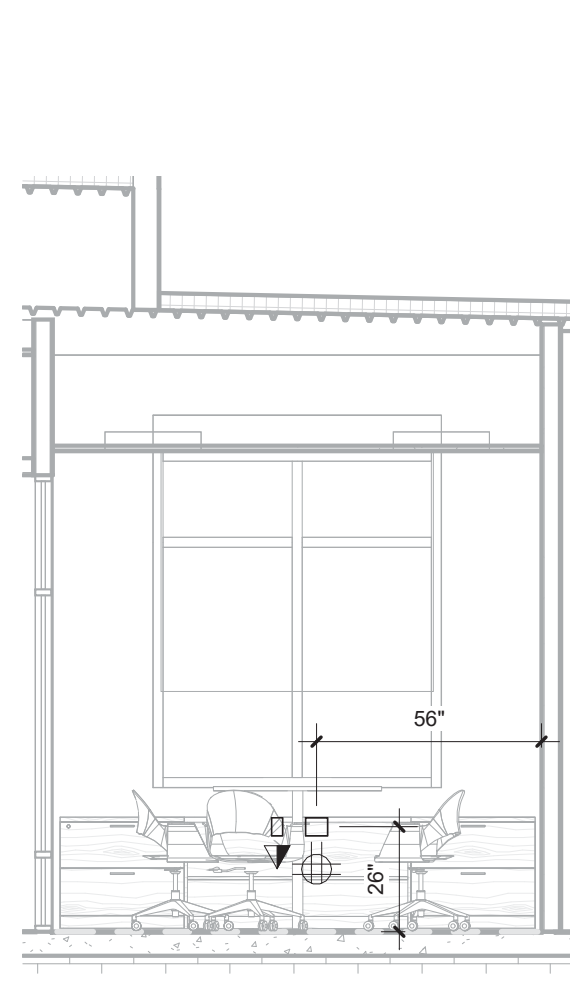
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Technical drawing showing a side elevation of a drive-thru window layout. The drawing includes dimensions and labels for various components:

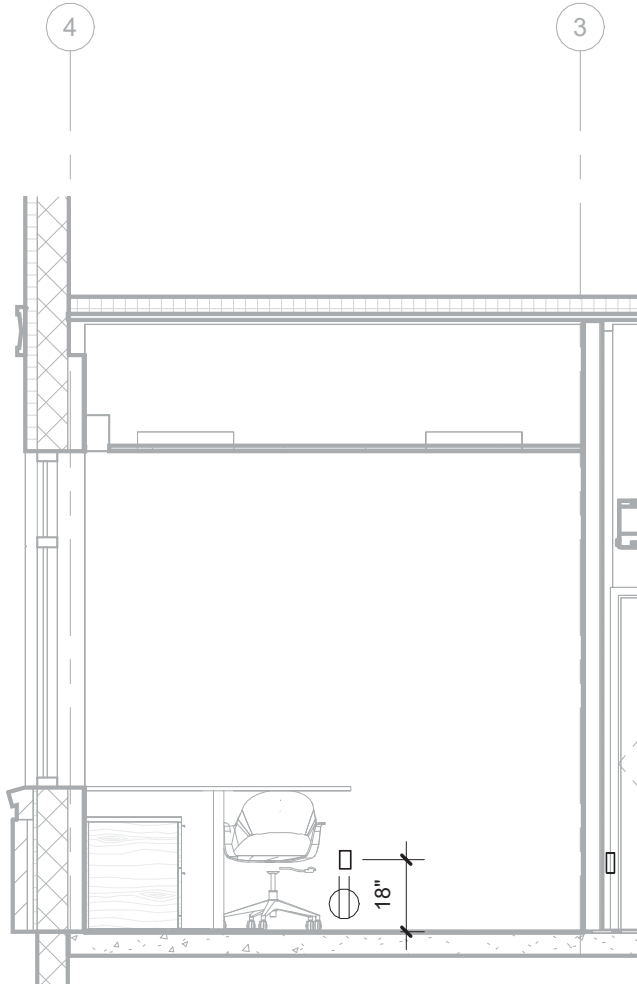
- Dimensions:**
 - Overall height: 8'4"
 - Window height: 4'4"
 - Window width: 16'
- Labels:**
 - DRIVE-THRU INDICATOR LAMP
 - 16' (width of window area)
 - 4'4" (height of window area)
 - 8'4" (total height)
- Components:**
 - Window frame and glass panes.
 - Drive-thru indicator lamp.
 - Service counter with a sign that reads "DRIVE-THRU SERVICE".
 - Two chairs positioned in front of the counter.



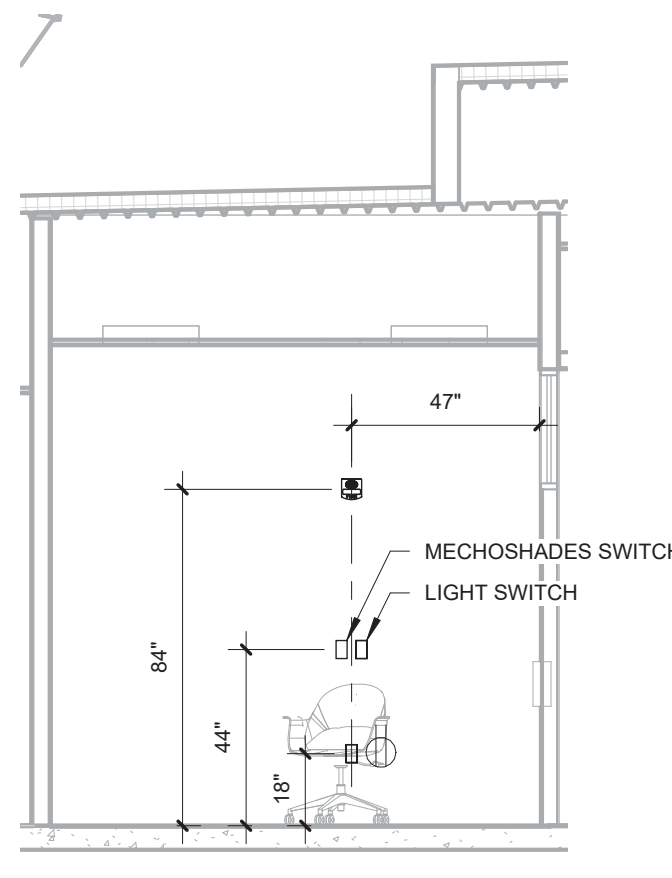
4 ELEVATION MEETING ROOM 105/4
1/4" = 1'-0"



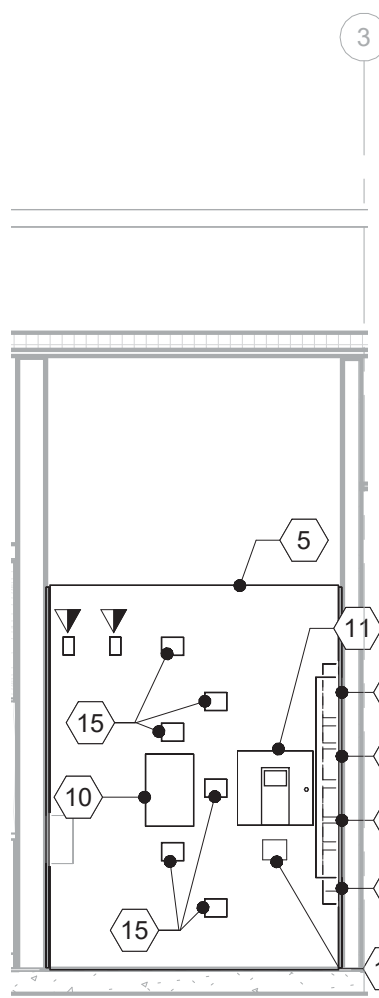
3 ELEVATION MEETING ROOM 105/3
1/4" = 1'-0"



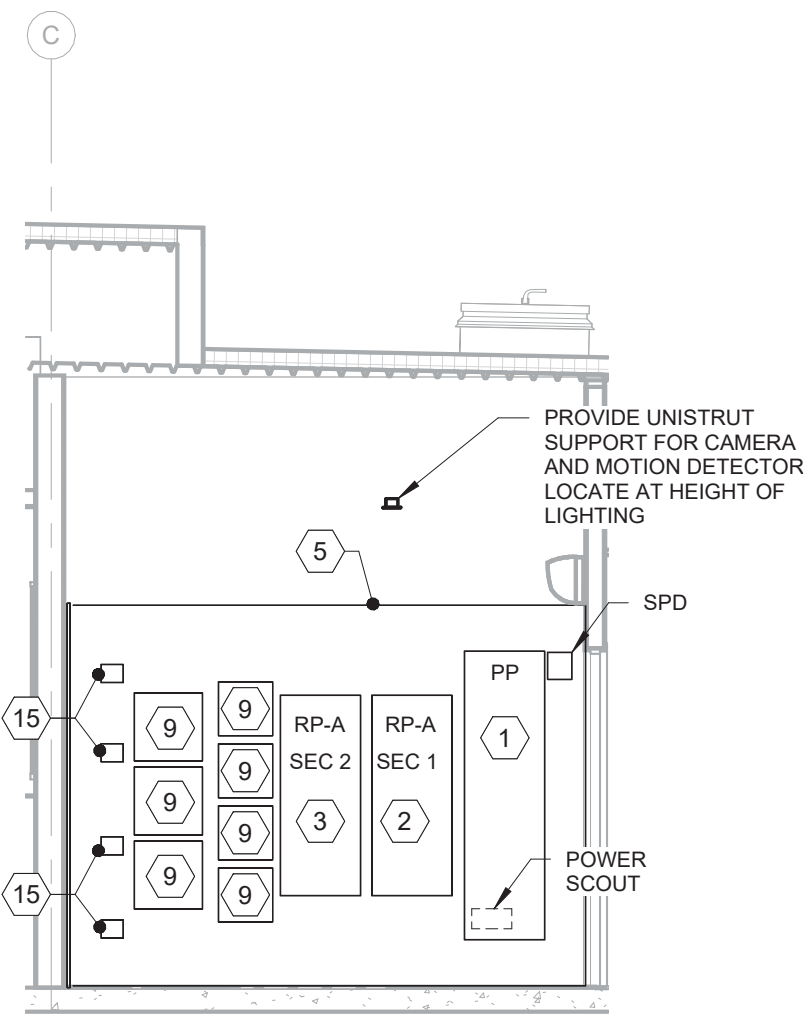
2 ELEVATION MEETING ROOM 105/2
1/4" = 1'-0"



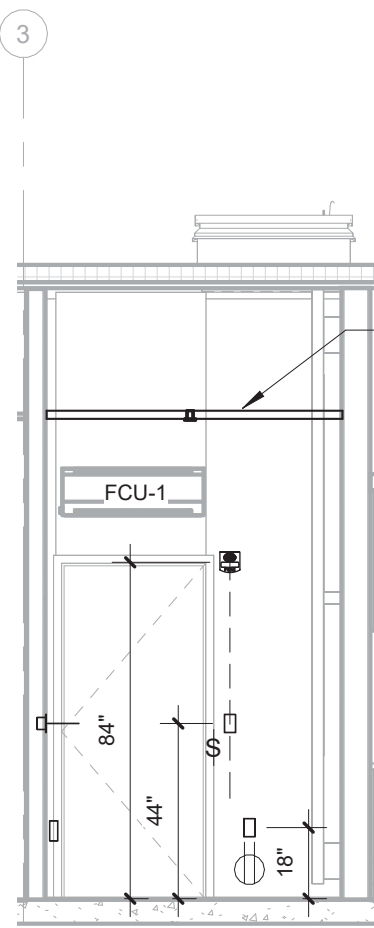
1 ELEVATION MEETING ROOM 105/1
1/4" = 1'-0"



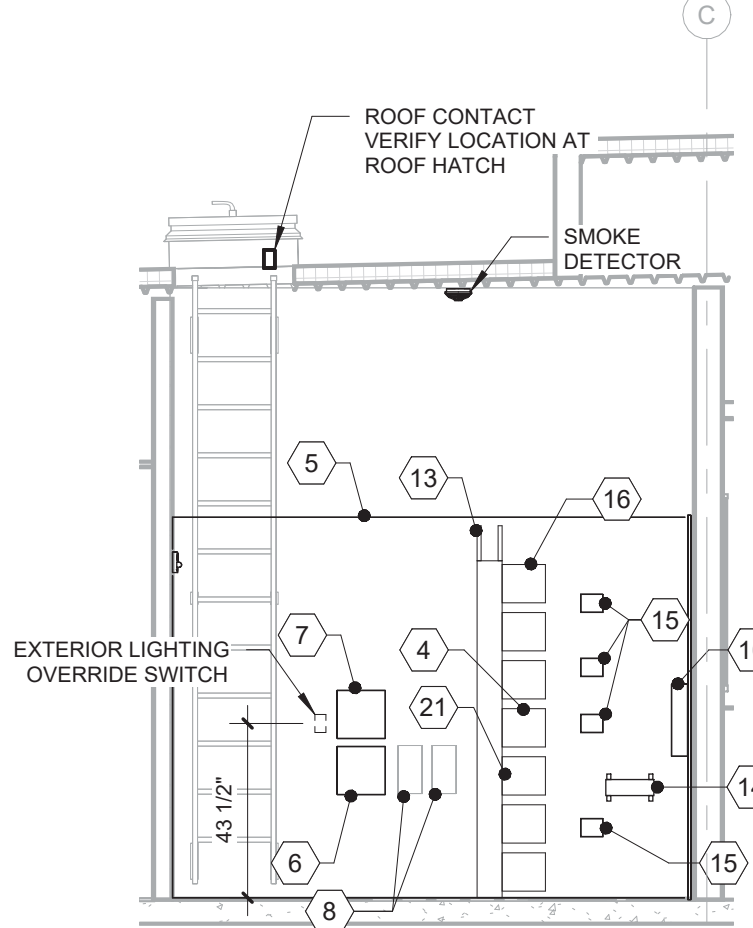
8 ELEVATION ELEC/IT 106/4
1/4" = 1'-0"



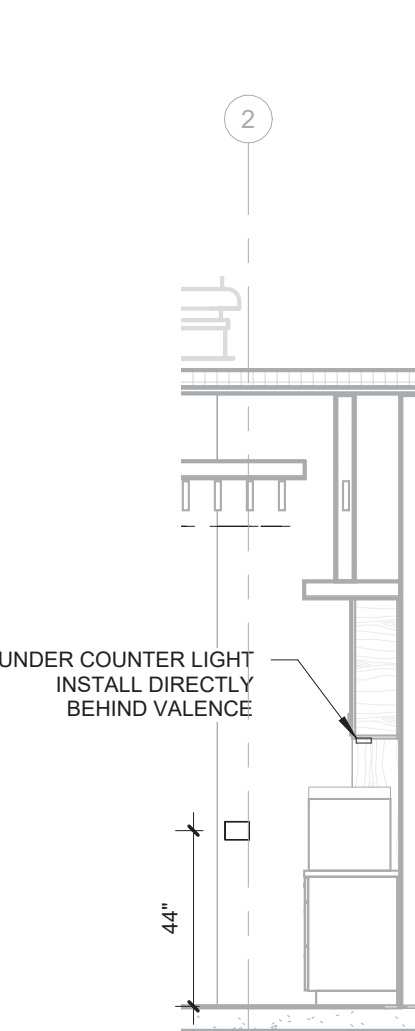
7 ELEVATION ELEC/IT 106/3
1/4" = 1'-0"



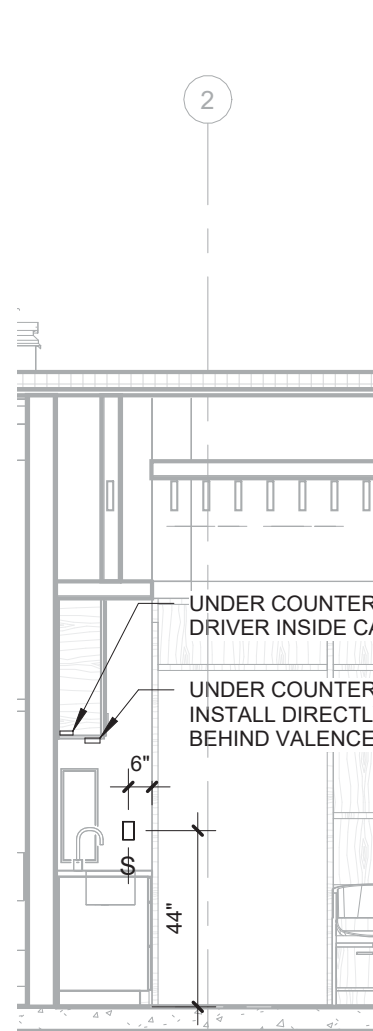
6 ELEVATION ELEC/IT 106/2
1/4" = 1'-0"



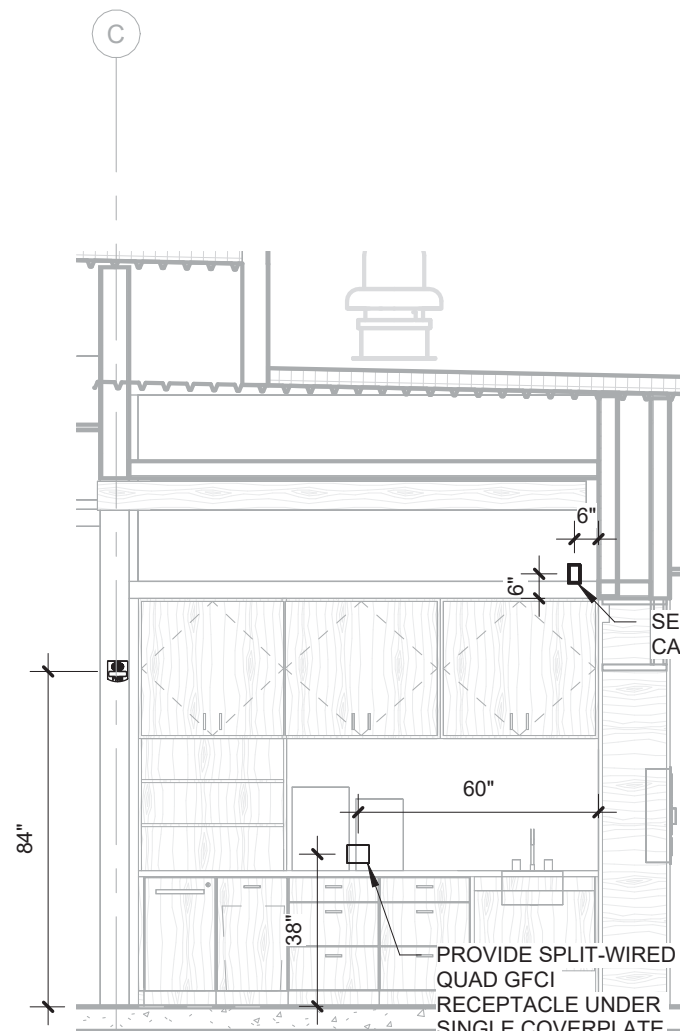
5 ELEVATION ELEC/IT 106/1
1/4" = 1'-0"



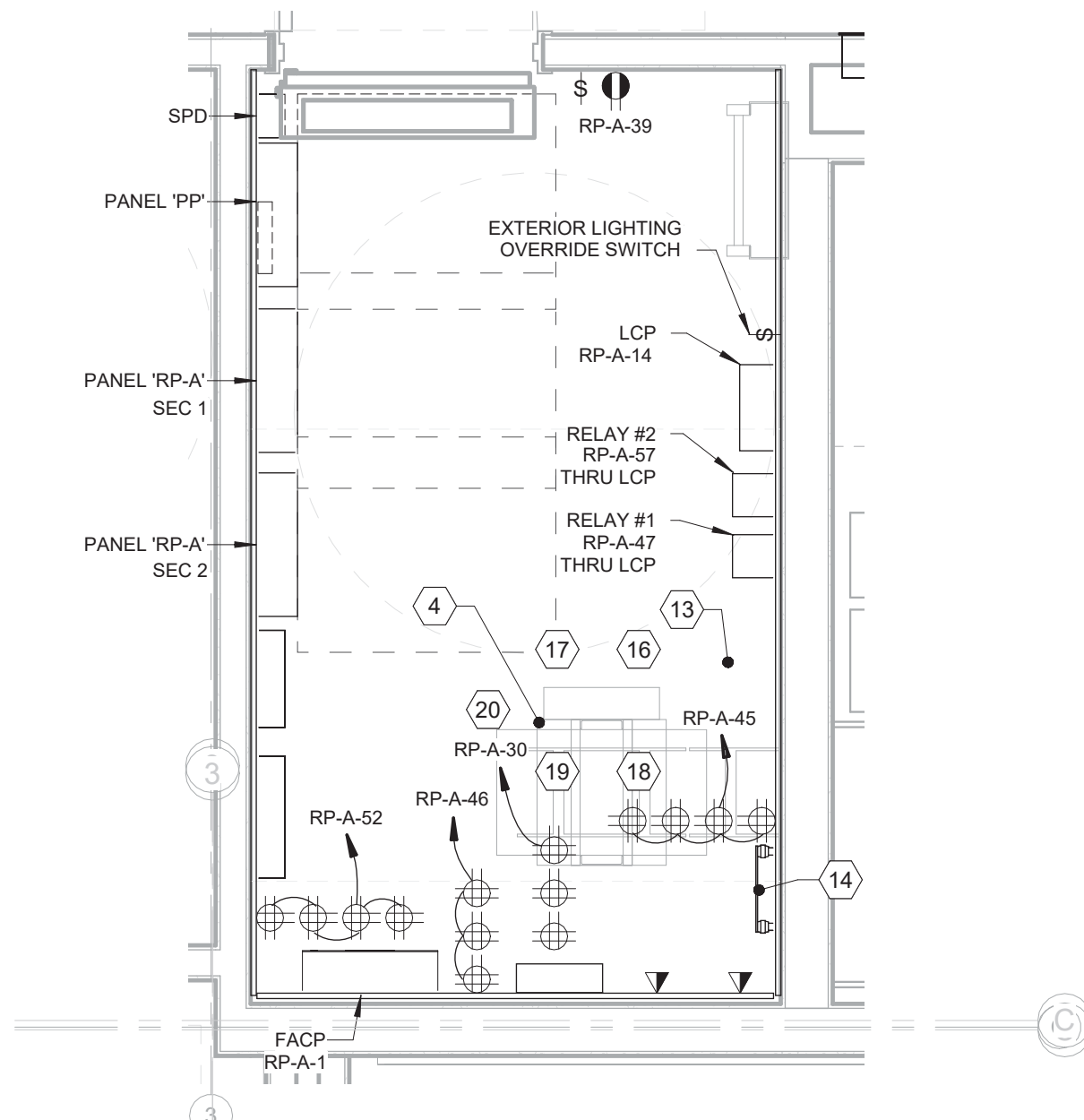
12 ELEVATION LIBRARY 107/3
1/4" = 1'-0"



11 ELEVATION LIBRARY 107/2
1/4" = 1'-0"



10 ELEVATION LIBRARY 107/1
1/4" = 1'-0"



9 ENLARGED ELEC/IT ROOM 106
1/2" = 1'-0"

KEYED NOTES:

- PANEL PP
- PANEL RP-A SEC I
- PANEL RP-A SEC II
- DATA RACK
- PLYWOOD BACKBOARD: PROVIDE 8' X (LENGTH AS REQUIRED) X 3/4" FIRE-RATED PLYWOOD BACKBOARDS MOUNTED VERTICALLY ALONG ALL NER ROOM WALLS. UL FIRE RATING LABEL SHALL REMAIN VISIBLE AFTER INSTALLATION.
- LIGHTING CONTROL PANEL
- DIMMER PANEL
- LIGHTING CONTACTOR
- SECURITY PANEL
- TELECOMMUNICATION BOX
- FIRE ALARM CONTROL PANEL: FIRE ALARM CONTROL PANEL WITH TOP OF CABINET NOT TO EXCEED 72" ABOVE THE FINISHED FLOOR.
- DIGITAL ALARM COMMUNICATOR TRANSMITTER
- CABLE TRAY
- GROUND BUS BAR: PROVIDE A 12" X 2" X 1/4" COPPER GROUND BAR WITH STANDOFF INSULATORS ON TELEPHONE BACKBOARD. PROVIDE #2 AWG COPPER GROUND ROUTED IN 1" CONDUIT FROM TELEPHONE BACKBOARD GROUNDING BAR TO ELECTRICAL SERVICE GROUNDING ELECTRODE SYSTEM. COORDINATE EXACT LOCATION ON BACKBOARD WITH TELEPHONE SERVICE PROVIDER.
- QUAD RECEPTACLE
- PROVIDE A PANDUIT (PART NUMBER: R2P) TWO POST CABLE MANAGEMENT RACK SYSTEM IN IT/ELEC ROOM
- PROVIDE PANDUIT (PART NUMBER: WMPV45E) VERTICAL CABLE MANAGER AND PANDUIT (PART NUMBER: WMP1E) HORIZONTAL CABLE MANAGER IN ELECTRICAL/IT ROOM AS REQUIRED.
- PROVIDE 18" STEEL HOMACO LADDER RACK ABOVE TBB AT 90" AFF. BOND ALL SECTIONS WITH #6 AWG GREEN INSULATED COPPER GROUND TO GROUND BUS ON TBB.
- PROVIDE (1) CAT 6 CABLE RUN FROM RACK TO DRIVE UP EQUIPMENT MATRIX LOCATION. COORDINATE EXACT LOCATION WITH OWNER VENDOR.
- ELECTRICAL CONTRACTOR TO PULL CABLES FOR MOOD MEDIA. EQUIPMENT PROVIDED BY OWNER'S VENDOR, VENDOR TO INSTALL.
- IOT & MOOD MEDIA

ELEC/IT 106 ELEVATION GENERAL NOTES:

- ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. COORDINATE WITH RESPECTIVE EQUIPMENT SUPPLIERS FOR EXACT DIMENSIONS, REQUIRED CLEARANCES, LOCATIONS, MOUNTING HEIGHTS, AND ROUGH-IN REQUIREMENTS AND ADJUST IN FIELD AS REQUIRED.
- MAINTAIN A MINIMUM OF 36" CLEAR IN THE FRONT OF THE ELECTRICAL PANELS PER NEC 110.26.
- EXPOSED CONDUIT IN ELECTRICAL/IT ROOM SHALL BE EMT. MC CABLE SHALL NOT BE EXPOSED.
- ALL WIRING DEVICES IN NER AND ELECTRICAL ROOM SHALL BE FLUSH MOUNTED.
- LOW VOLTAGE CONDUITS SHALL BE PROVIDED WITH PLASTIC INSULATED CONDUIT BUSHINGS ON EACH END AND NYLON PULL STRING.

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ANDREW MOHR
FL PE# 73077

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FL Cert. of Auth# 27889

ISSUE	BY	DATE	DESCRIPTION
K	V	03/18/24	PERMIT SET
2	K	08/12/24	ADDENDUM 3

PROJECT INFORMATION BLOCK			
JOB #	230632/15-308.00		
DATE:	08/12/2024		
DRAWN BY:	KL		
CHECKED BY:	AM		

SHEET TITLE

ELECTRICAL
ELEVATIONS

SHEET NUMBER

E-702

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ISSUE	BY	DATE	DESCRIPTION
1	K.V	03/18/24	PERMIT SET
1	K.V	05/29/24	ADDENDUM 1
2	K	08/12/24	ADDENDUM 3

PROJECT INFORMATION BLOCK
JOB # 230632/15-308.00
DATE: 08/12/2024
DRAWN BY: KL
CHECKED BY: AM

SHEET TITLE

ELECTRICAL
ELEVATIONS

SHEET NUMBER

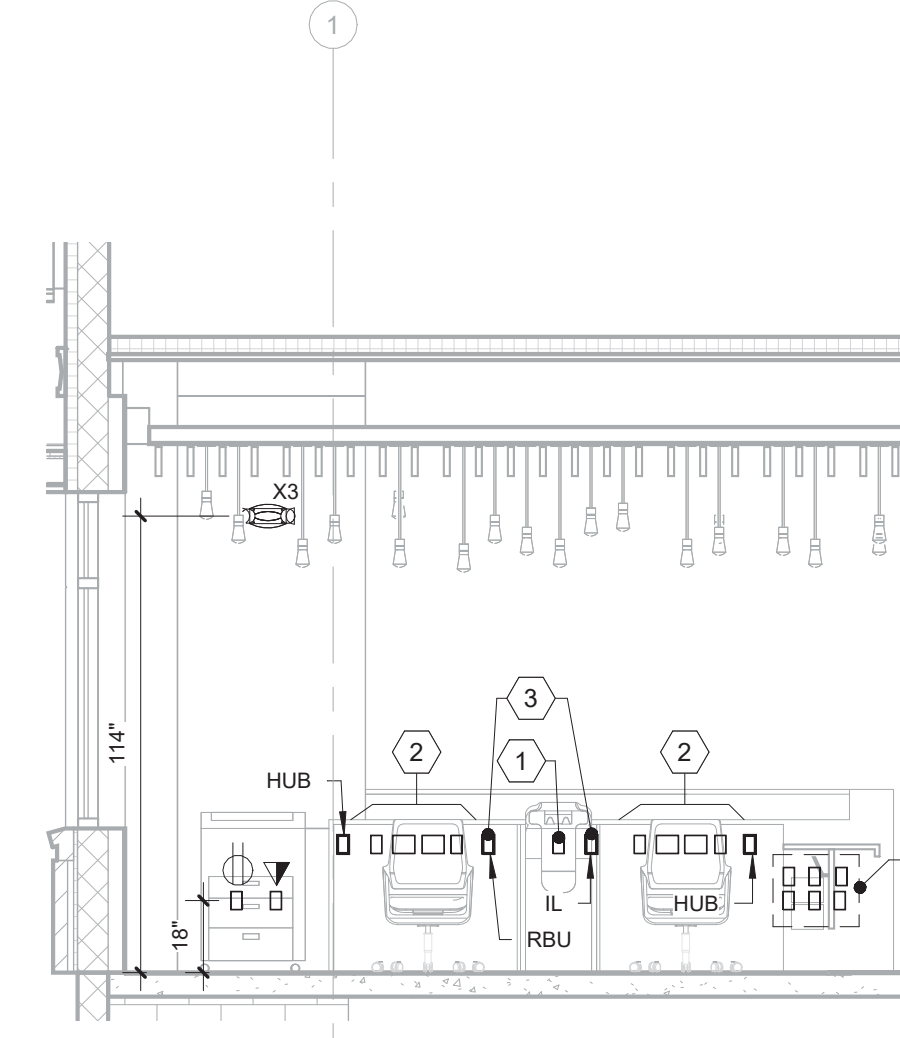
E-703

NOTE:

TRANSACTION BAR DEVICE LAYOUT IS DIAGRAMMATIC FOR REFERENCE AND NOT TO SCALE. COORDINATE WITH MILLWORK SHOP DRAWINGS AND ARCHITECTURAL ELEVATIONS FOR EXACT PLACEMENT.

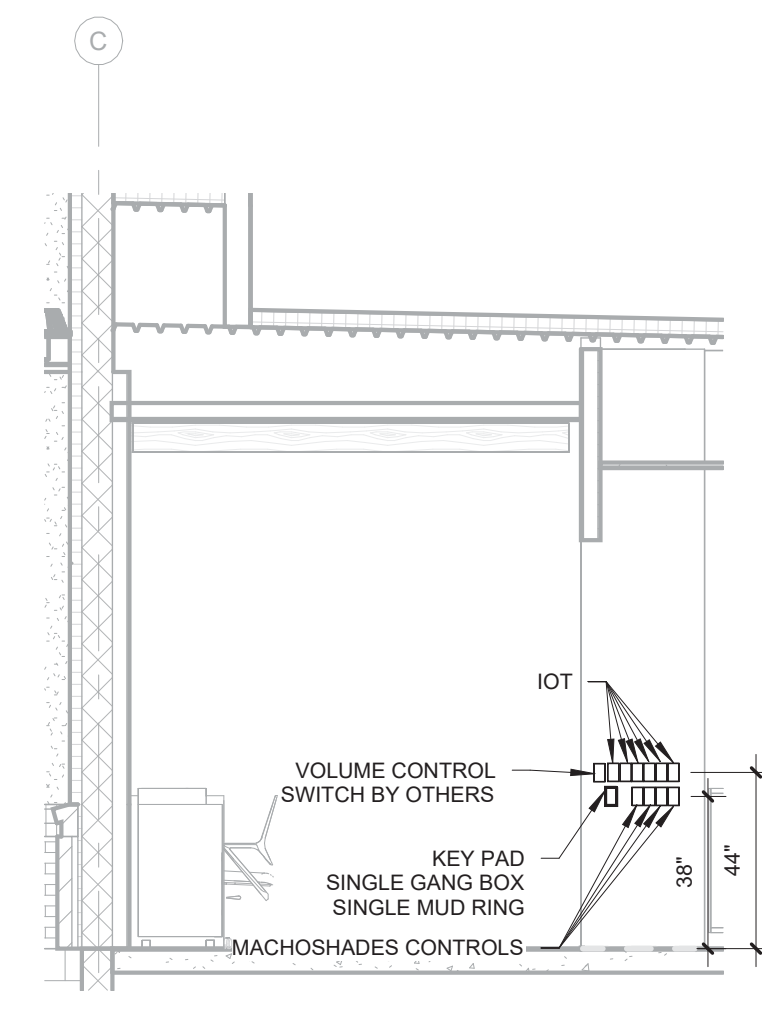
ELECTRICAL CONTRACTOR SHALL SUPPORT ALL LOW VOLTAGE WIRING AND TIE TOGETHER MULTIPLE RUNS CABLES WITH VELCRO AS REQUIRED FOR A NEAT INSTALLATION.

ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MILLWORK SHOP DRAWINGS TO PLAN ALL CONDUIT ROUTING. SUPPORT ALL RACEWAYS PER NEC.

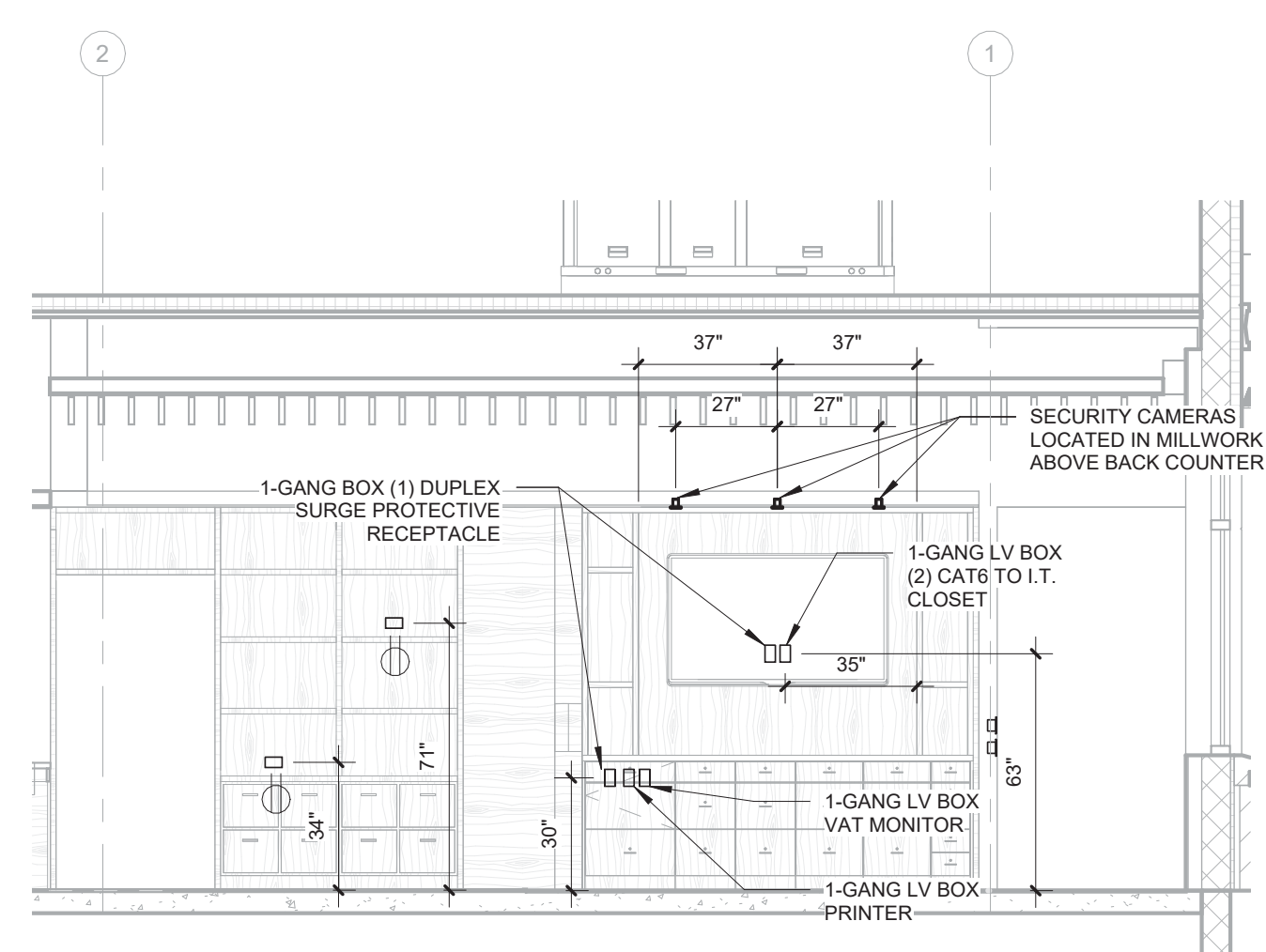


- 1 TCR POWER & DATA OUTLET - MOUNT SO THAT TCR CAN BE PLACED UP AGAINST THE MILLWORK AND SO THAT THE POWER & DATA CORD OF THE EQUIPMENT WILL REACH THE OUTLET. IDENTIFY RECEPTACLE 'TCR'.
- 2 OUTLETS SHALL BE PLACED IN OPENINGS MADE AVAILABLE FROM MILLWORK. DIAGRAM SHOWS GENERAL PLACEMENT OF OUTLETS WITHIN THE OPENINGS. COORDINATE WITH MILLWORK SHOP DRAWINGS AND ARCHITECTURAL ELEVATIONS FOR EXACT PLACEMENT.
- 3 ALL POWER WIRING AND DATA WIRING SHALL BE RUN THROUGH OPENINGS PROVIDED BY MILLWORK PROVIDER. GENERAL LOCATION - COORDINATE WITH MILLWORK SHOP DRAWINGS AND ARCHITECTURAL ELEVATIONS FOR EXACT DIMENSIONS.
- 4 RECESSED ELECTRICAL BOXES (ARLINGTON BOXES TVPS507 3-GANG) FOR POWER & DATA - SEE NOTES ON FLOOR PLAN FOR REQUIREMENTS.

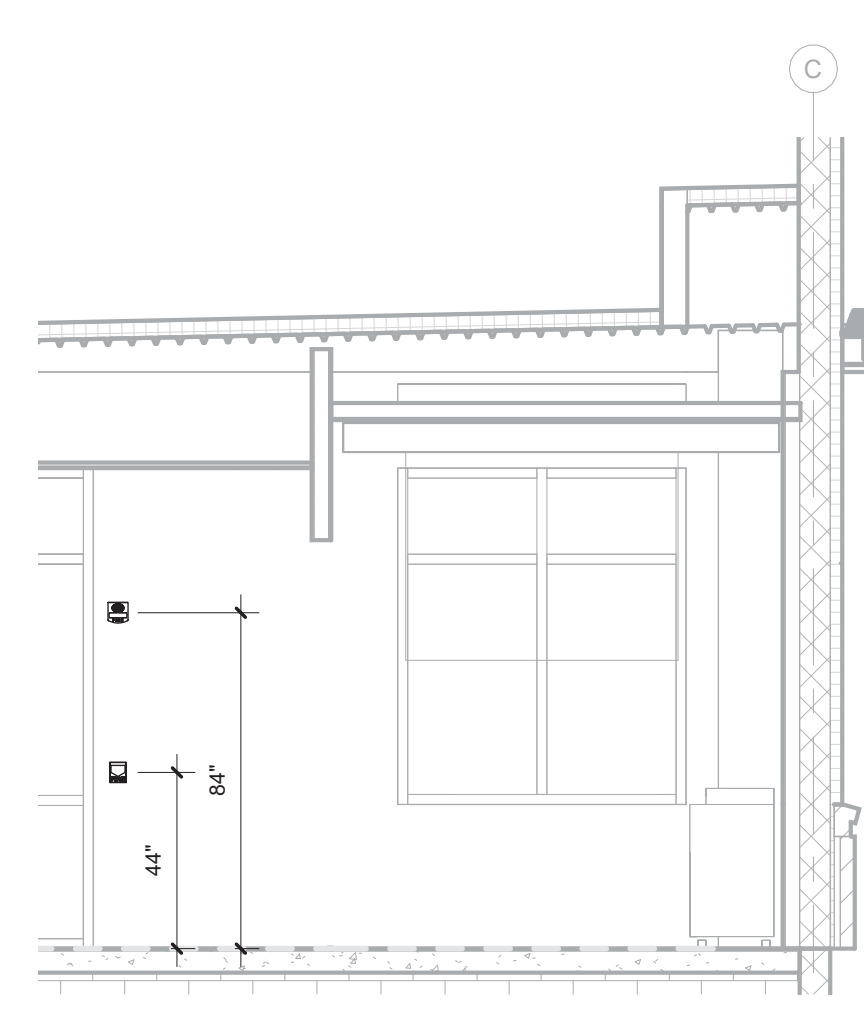
4 ELEVATION TRANSACTION 108/4
1/4" = 1'-0"



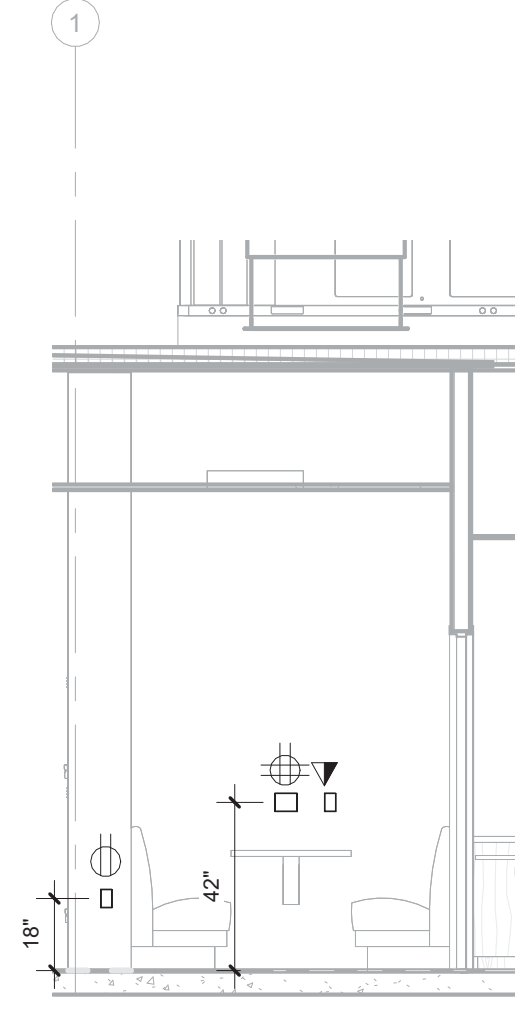
3 ELEVATION TRANSACTION 108/3
1/4" = 1'-0"



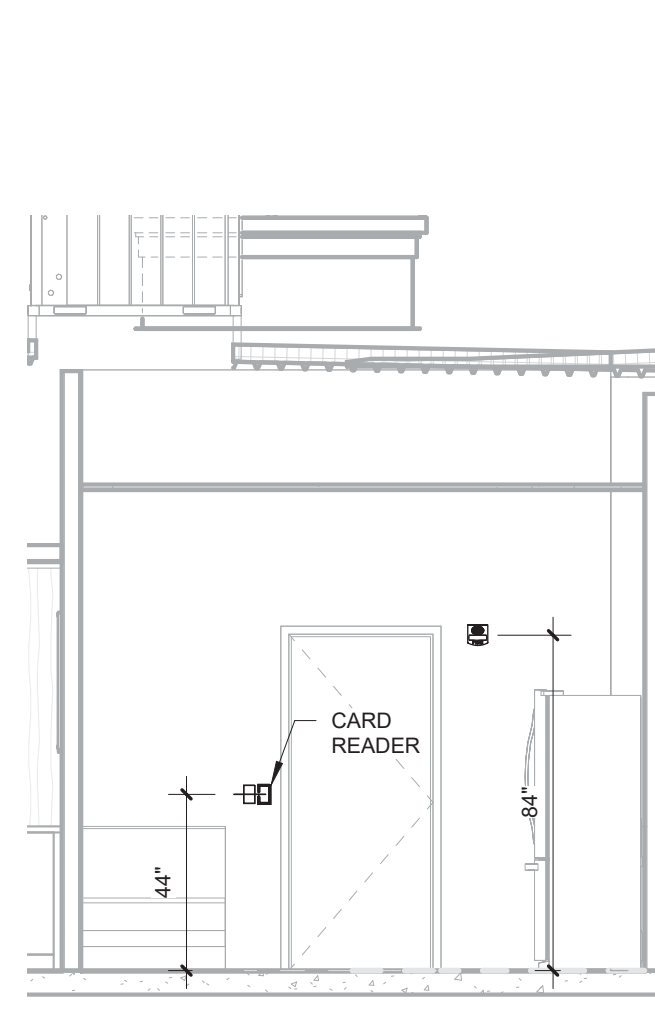
2 ELEVATION TRANSACTION BAR 108/2
1/4" = 1'-0"



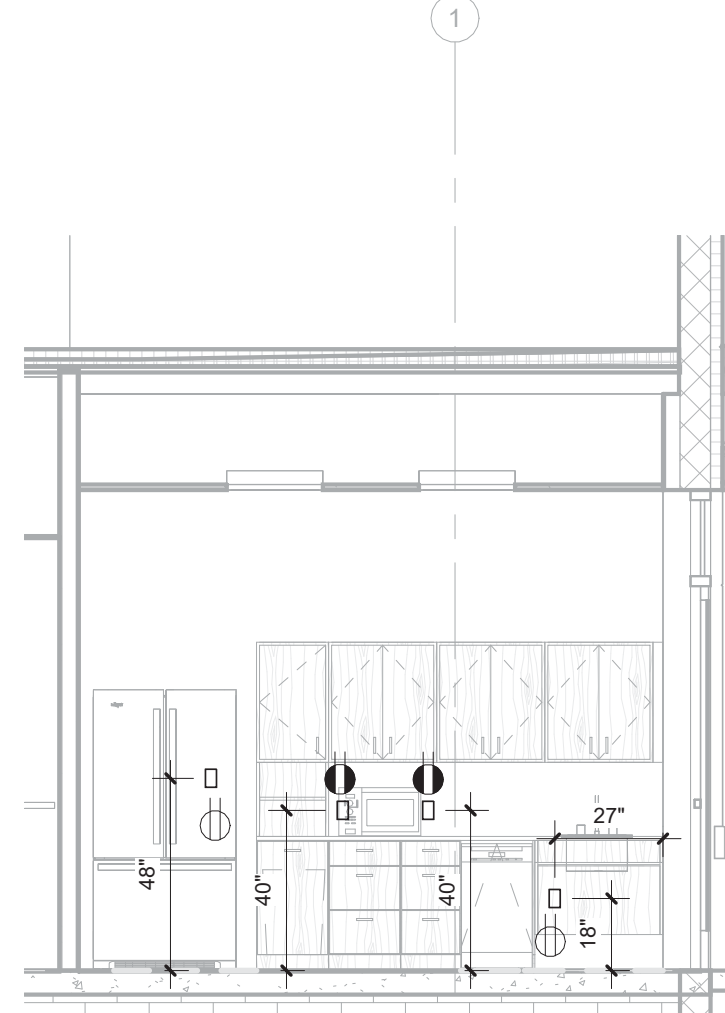
1 ELEVATION TRANSACTION 108/1
1/4" = 1'-0"



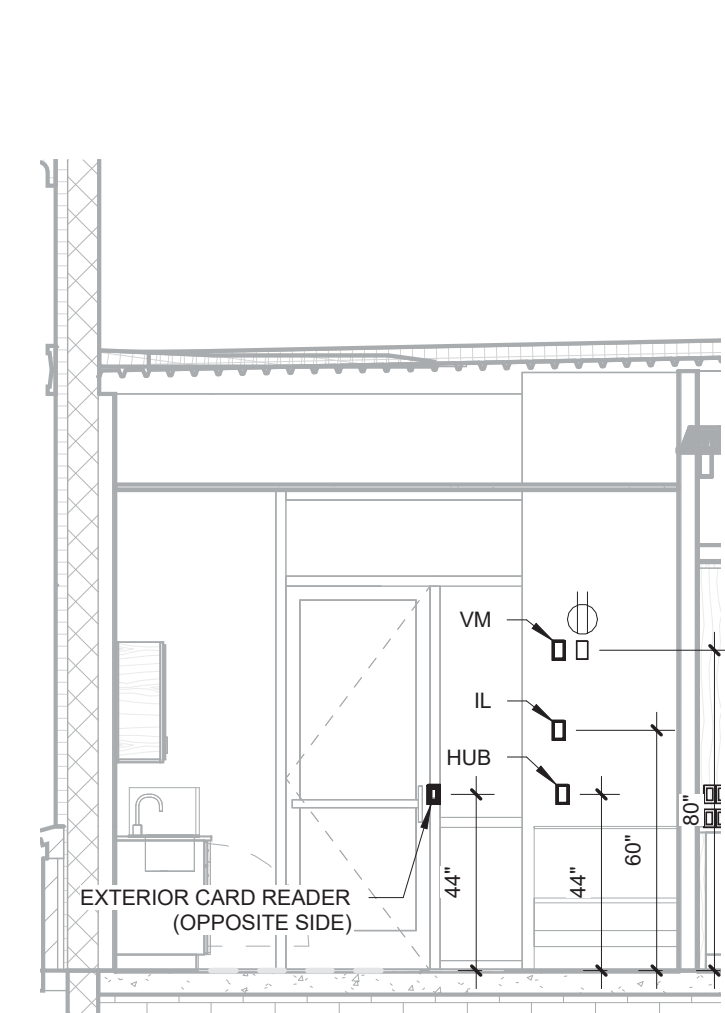
8 ELEVATION EMPLOYEE LOUNGE 110/4
1/4" = 1'-0"



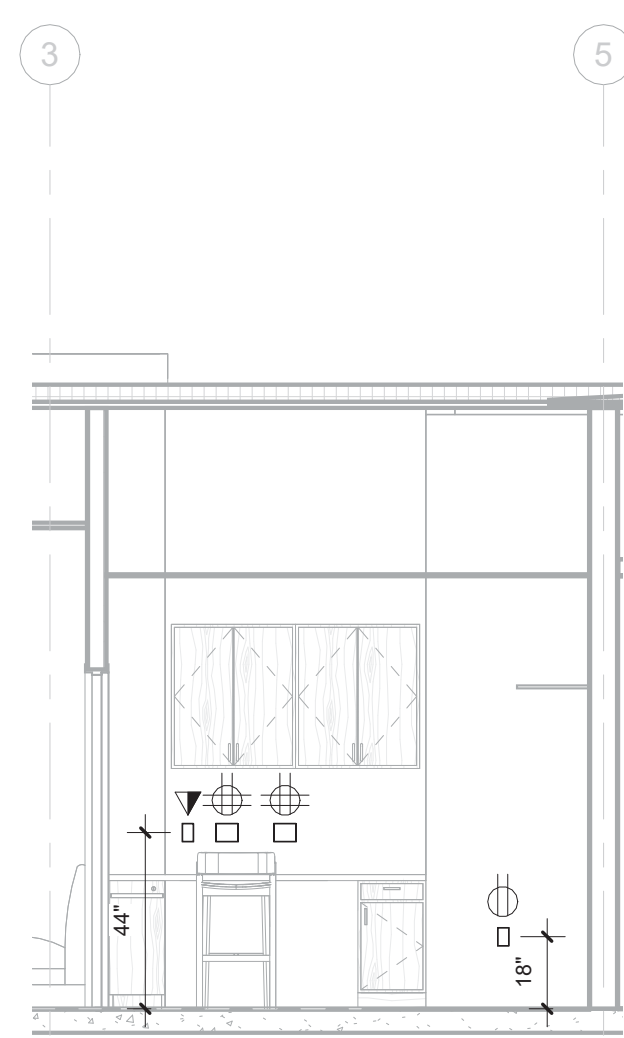
7 ELEVATION EMPLOYEE LOUNGE 110/3
1/4" = 1'-0"



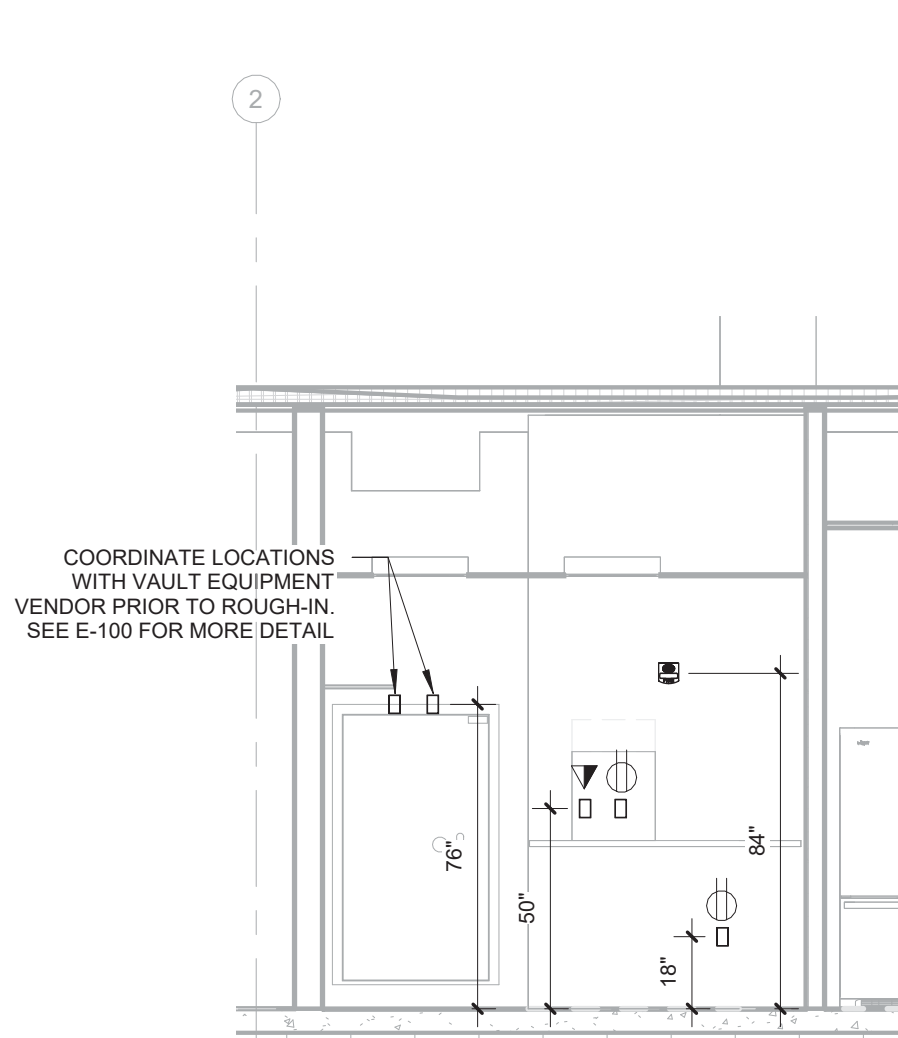
6 ELEVATION EMPLOYEE LOUNGE 110/2
1/4" = 1'-0"



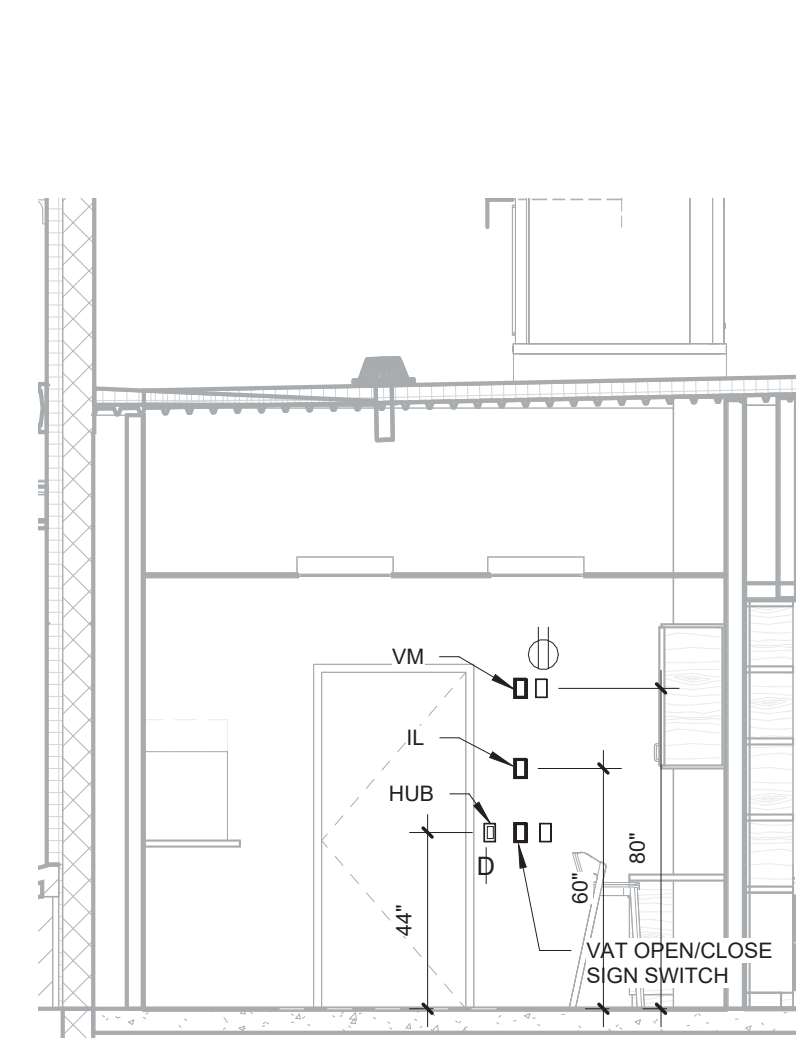
5 ELEVATION EMPLOYEE LOUNGE 110/1
1/4" = 1'-0"



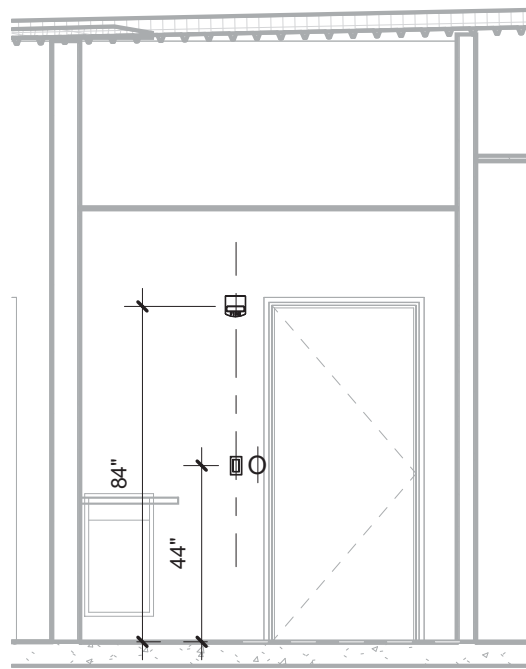
11 ELEVATION WORK ROOM 111/3
1/4" = 1'-0"



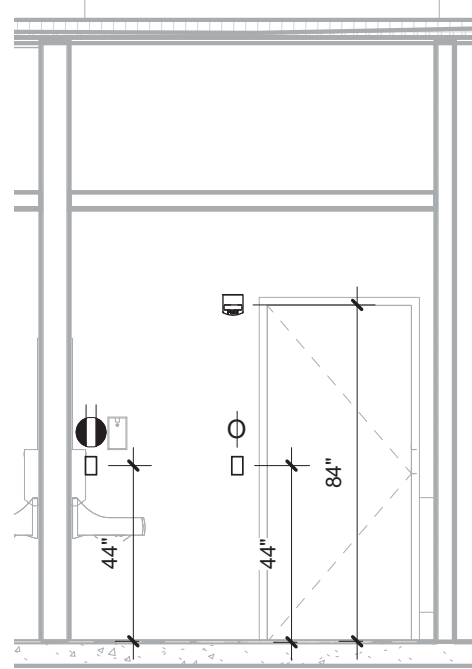
10 ELEVATION WORK ROOM 111/2
1/4" = 1'-0"



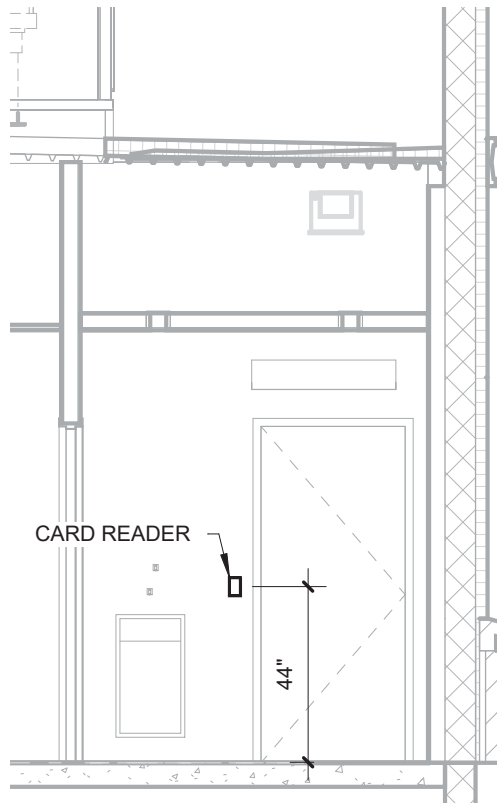
9 ELEVATION WORK ROOM 111/1
1/4" = 1'-0"



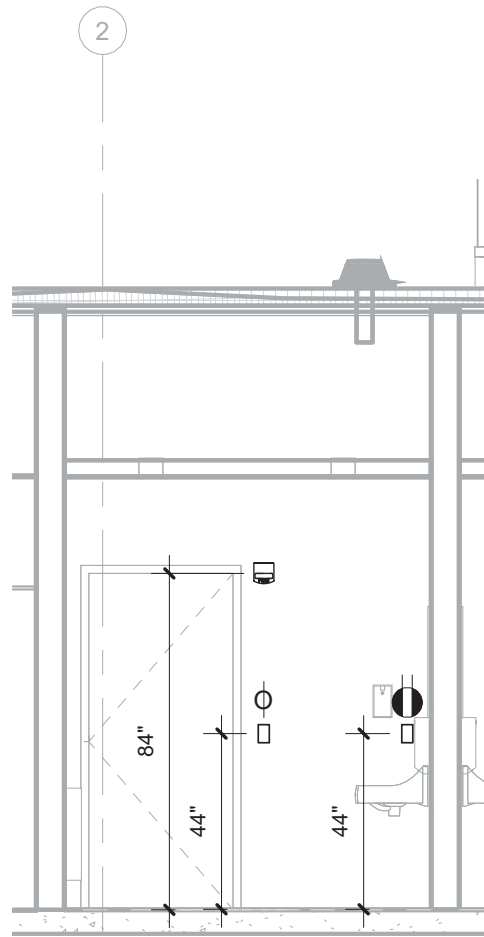
④ ELEVATION PHONE ROOM 114/1
1/4" = 1'-0"



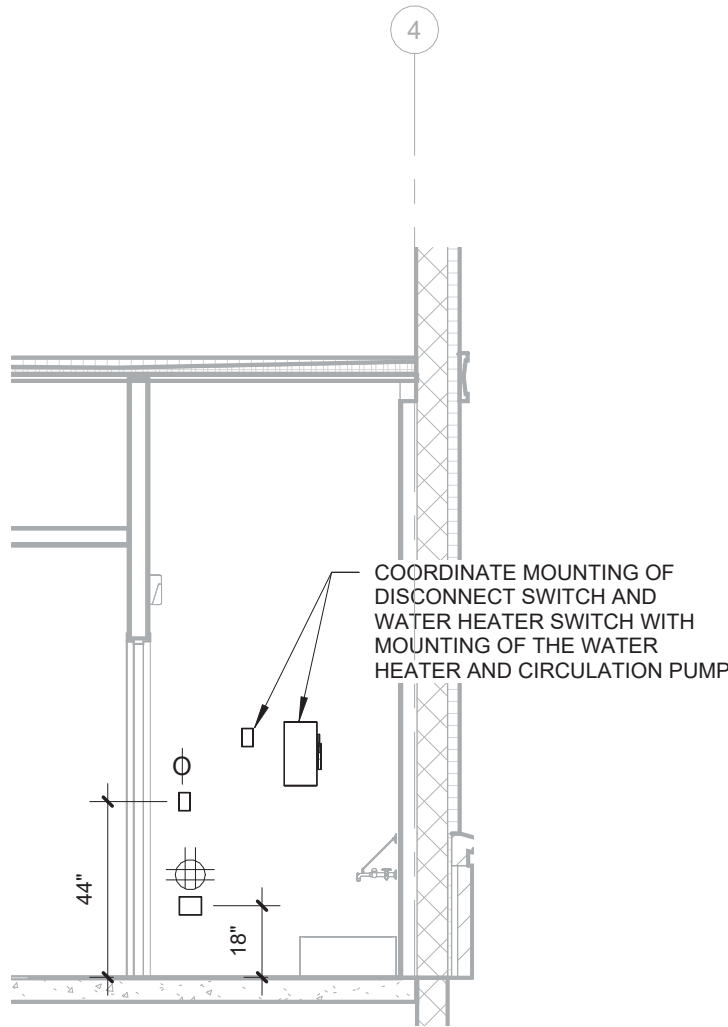
③ ELEVATION MENS 113/2
1/4" = 1'-0"



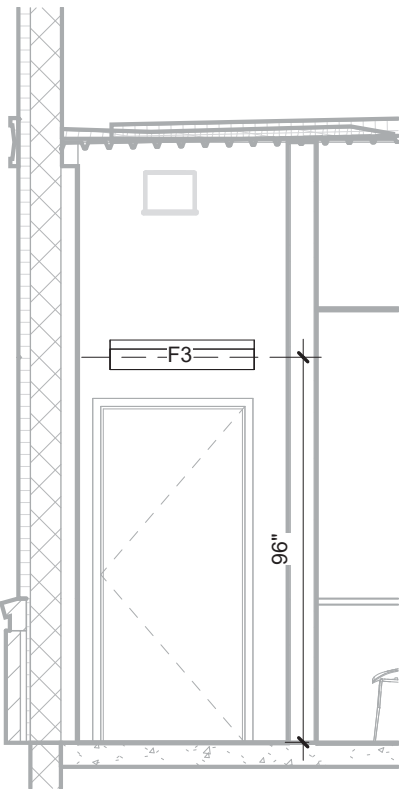
② ELEVATION MENS 113/1
1/4" = 1'-0"



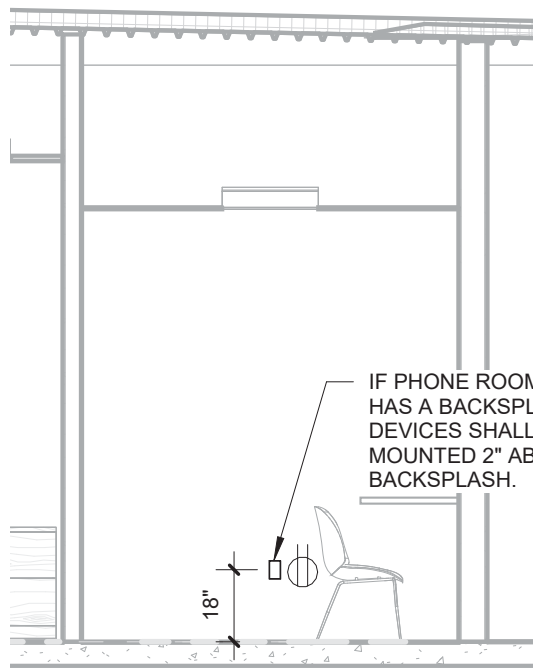
① ELEVATION WOMENS 112/1
1/4" = 1'-0"



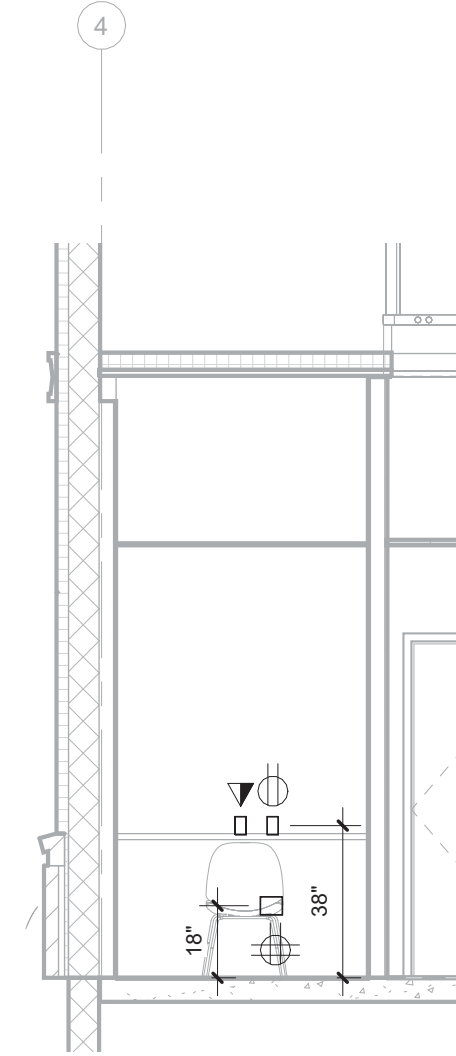
⑧ ELEVATION JANITOR 115/2
1/4" = 1'-0"



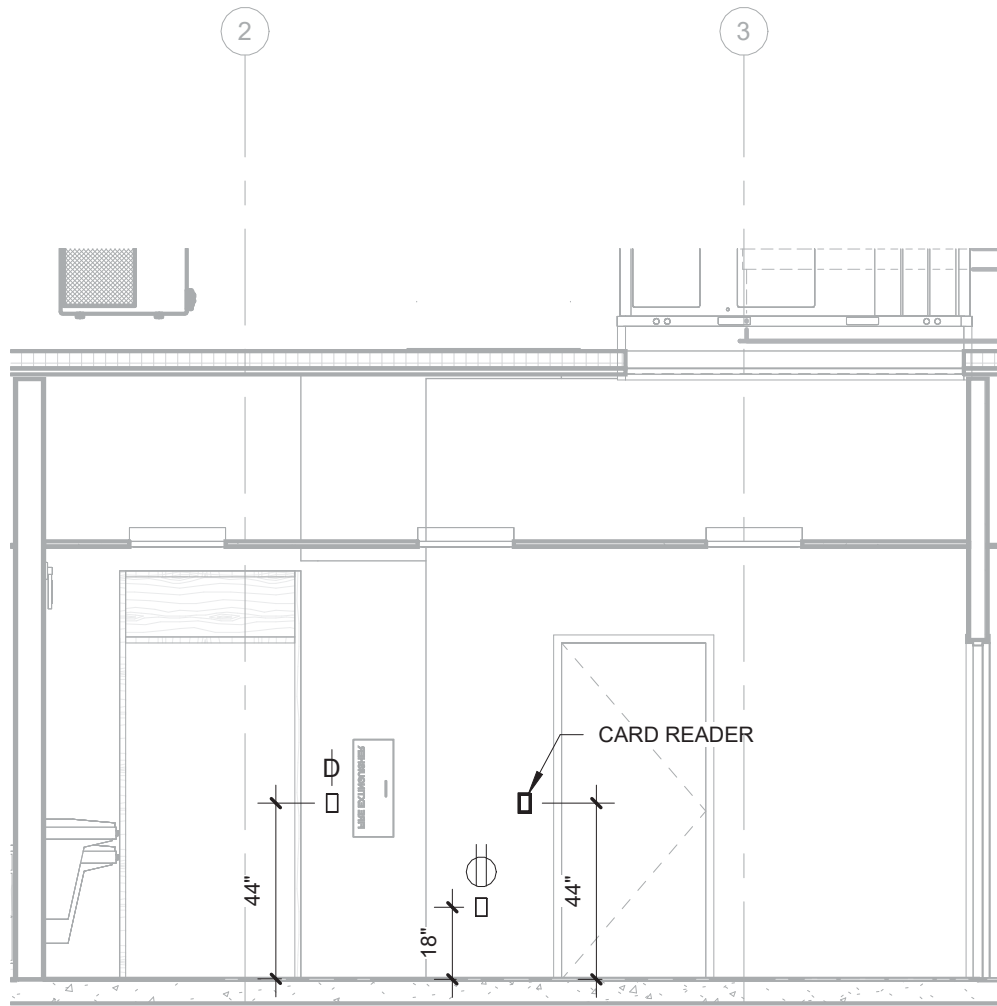
⑦ ELEVATION JANITOR 115/1
1/4" = 1'-0"



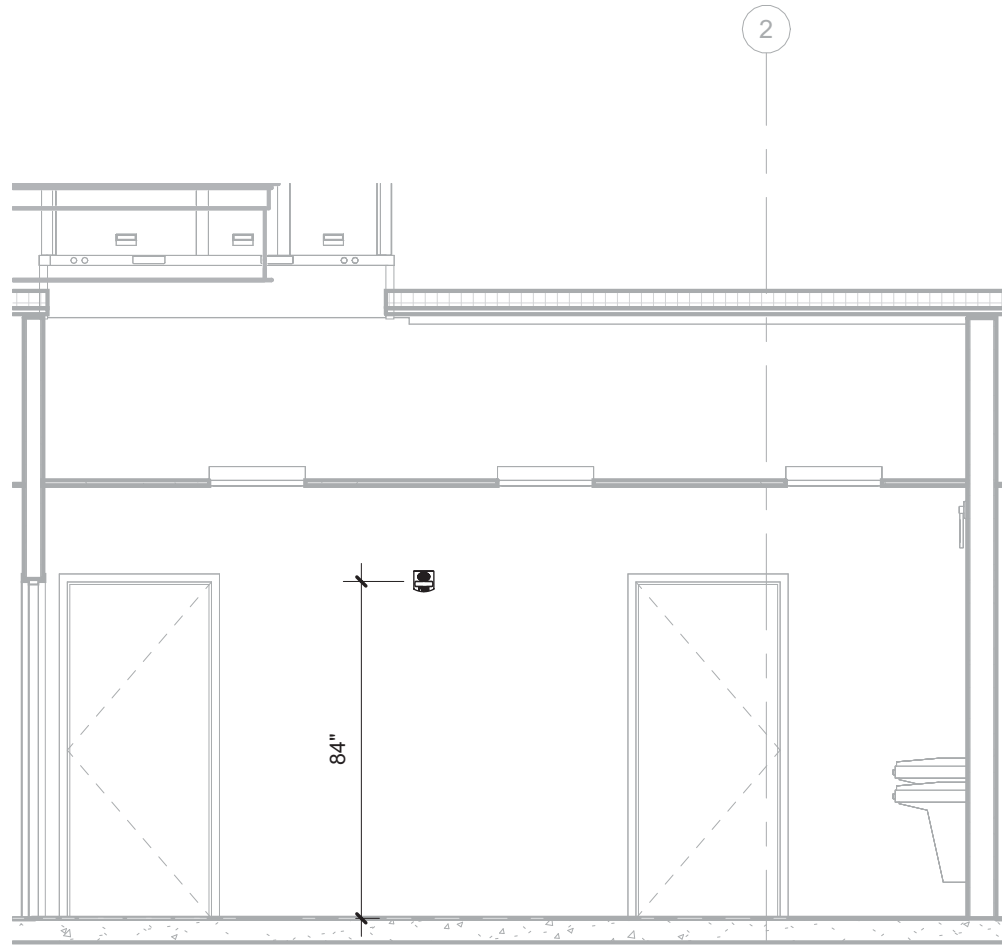
⑥ ELEVATION PHONE ROOM 114/3
1/4" = 1'-0"



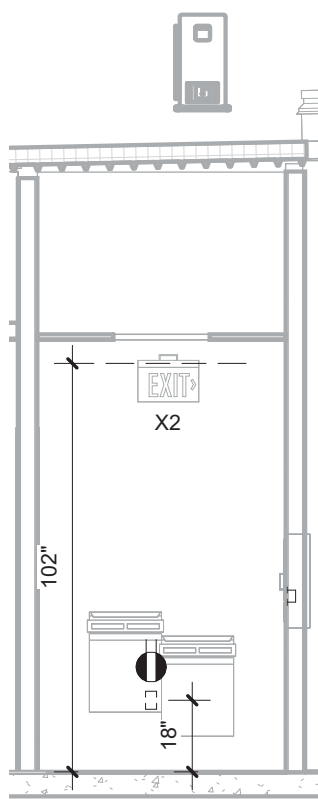
⑤ ELEVATION PHONE ROOM 114/2
1/4" = 1'-0"



⑪ ELEVATION VESTIBULE 116/3
1/4" = 1'-0"



⑩ ELEVATION VESTIBULE 116/2
1/4" = 1'-0"



⑨ ELEVATION VESTIBULE 116/1
1/4" = 1'-0"

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ISSUE	BY	DATE	DESCRIPTION
K	V	03/18/24	PERMIT SET
2	K	08/12/24	ADDENDUM 3

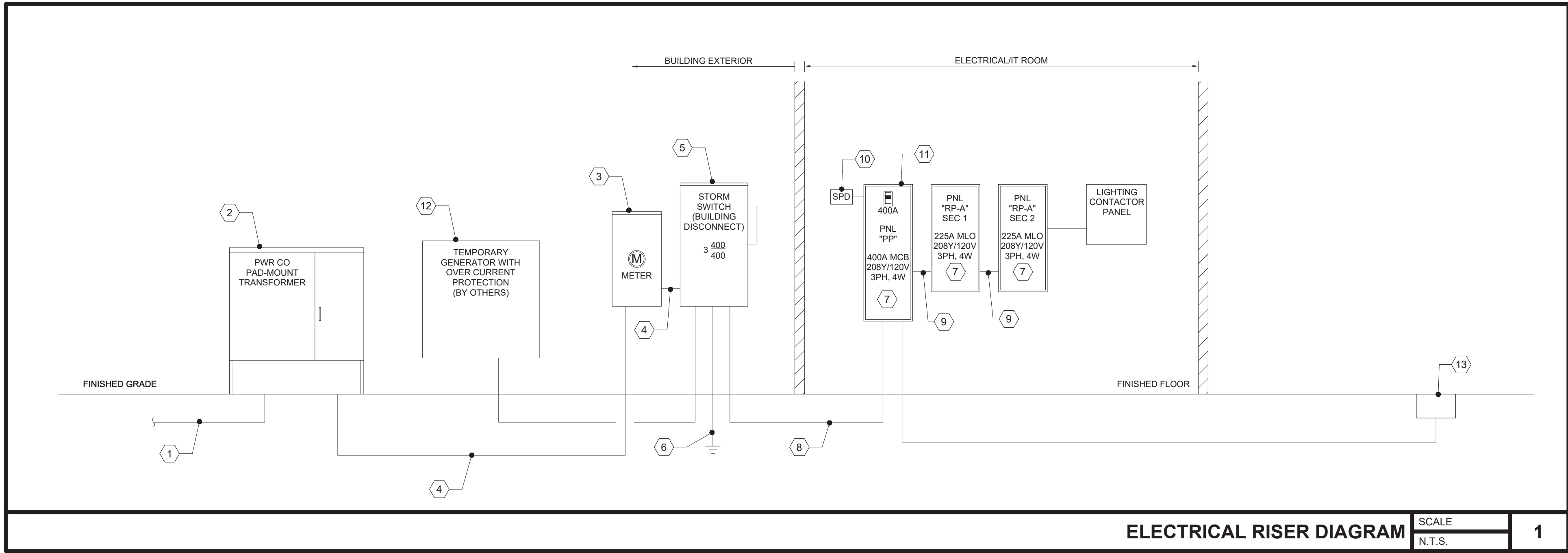
PROJECT INFORMATION BLOCK	
JOB #	230632/15-308.00
DATE:	08/12/2024
DRAWN BY:	KL
CHECKED BY:	AM

SHEET TITLE

ELECTRICAL
ELEVATIONS

SHEET NUMBER

E-704



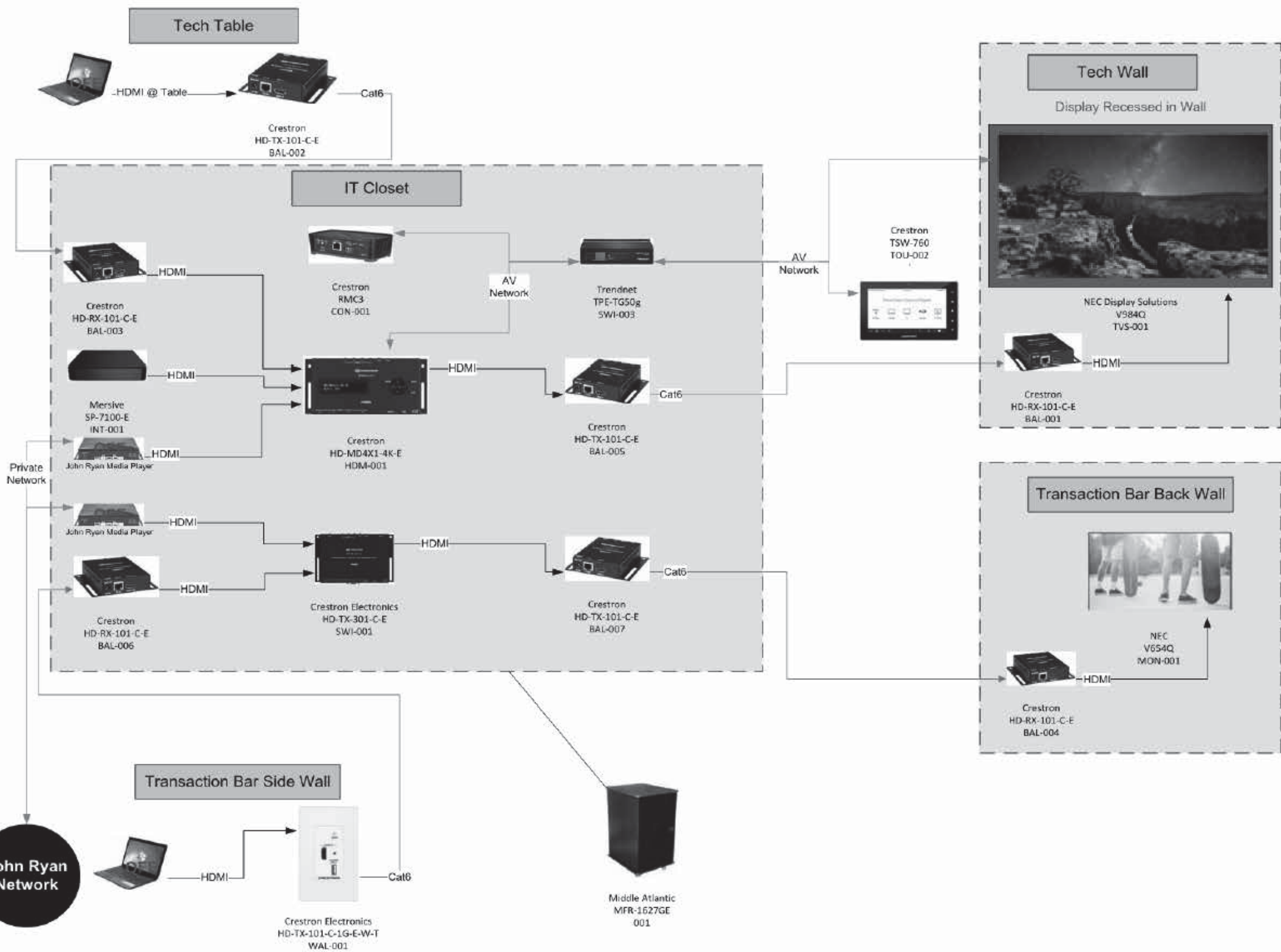
KEYED NOTES:

1. ELECTRIC UTILITY PRIMARY FEEDERS: PROVIDE COMPLETE UNDERGROUND CONDUIT SYSTEMS IF REQUIRED BY THE LOCAL POWER COMPANY FROM TRANSFORMER TO POINT OF INTERCEPTION AT EDGE OF PROPERTY LINE. REFER TO ELECTRICAL SITE PLAN FOR ROUTING AND ADDITIONAL REQUIREMENTS.
2. ELECTRIC UTILITY XFMR (PAD-MOUNTED): REFER TO ELECTRICAL SITE PLAN FOR LOCATION AND ADDITIONAL REQUIREMENTS.
3. ELECTRIC UTILITY METER (SELF-CONTAINED): PROVIDE 320A CONTINUOUS / 400A MAX. 600V, 3PH, 4W, SELF-CONTAINED METER BASE AND ENCLOSURE. COORDINATE METER BASE SELECTION AND INSTALLATION WITH POWER COMPANY.
4. 400A SERVICE ENTRANCE: PROVIDE 2-SETS OF 4-#4/0 EACH IN 3" CONDUIT.
5. STORM SWITCH - MANUAL TRANSFER SWITCH: MANUFACTURED BY ESL POWER SYSTEMS INC, PART# 3042-10V; SFD4-400C-400C-208-311-S-G. 400A, 208Y/120V/AC, 65KAIC, 3PH, 4W SAFETY INTERLOCK MANUAL TRANSFER SWITCH, WALL MOUNT, TYPE 3R, 14GA GALVANNEALED STEEL, POWDER COATED WRINKLE GRAY (RAL7035). FACTORY WIRED COMPLETE USING INSULATED FLEXIBLE BUS WITH 400A MOLDED CASE 3-POLE C/B FOR UTILITY SIDE (ACCEPTS (2) 210-500KCMIL WIRE PER PHASE/NEUTRAL), 400A MOLDED CASE 3-POLE C/B FOR GENERATOR SIDE, MALE CAM-STYLE RECEPTACLES: (1) A-PHASE - BLACK, (1) B-PHASE-RED, (1) C-PHASE-BLUE, (1) NEUTRAL-WHITE, (1) GROUND-GREEN (MATING PLUGS NOT PROVIDED). INCLUDES DEADFRONT, PAD LOCKABLE DOOR WITH STOP AND HANDLE COVER. LOAD WIRE RANGE (2) 210-500KCMIL PER PHASE/NEUTRAL. CONDUIT ENTRY AREA THROUGH BOTTOM LEFT SIDE OR LEFT SIDE AT BOTTOM. SUITABLE FOR USE AS SERVICE EQUIPMENT. USE COPPER WIRE. UL/cUL 1008 LISTED. PROVIDE BREAKAWAY SHACKLE PADLOCK MASTER BRAND ITEM#4DJR4 MODEL: 500KABRKLH.
6. GROUND ELECTRODE CONDUCTOR: PROVIDE #3/0 CU GROUNDING ELECTRODE CONDUCTOR (GEC). TO GROUNDING ELECTRODE SYSTEM CONSISTING OF MIN (2) 3/4" CU CLAD GROUND RODS, BUILDING STEEL, CONCRETE ENCASED ELECTRODE, INTERSYSTEM BONDING JUMPER, AND METALLIC COLD WATER PIPE.
7. ELECTRICAL PANEL: PROVIDE PANELBOARD AS SPECIFIED ON ELECTRICAL PANEL SCHEDULES.
8. 400A FEEDER: PROVIDE 2 SETS OF 4-#3/0, #3 GND EACH IN 3" CONDUIT.
9. 225A FEEDER: PROVIDE 4-#4/0, #4 GND IN 3" CONDUIT.
10. SURGE PROTECTION DEVICE: PROVIDE SURGE PROTECTION DEVICE (SPD) SURGE APT-TE-02-XDS-10-4X-KITFMX. REFER TO "SPD PANELBOARD INSTALLATION DETAIL" ON SHEET E-501.
11. INSTALL POWER SCOUT METER, PSHD3, PROVIDED BY IOT WITH CONNECTION TO THE BUILDING MANAGEMENT SYSTEM AND 400A CTS WITHIN THE MAIN PANEL. PROVIDE ALL CONDUIT AND WIRE TO THE BMS & CONNECT WITH #12 & #12(G).
12. TEMPORARY GENERATOR WITH OVERCURRENT PROTECTION AND CABLE BY OTHERS
13. FUTURE EV CHARGING STATIONS: PROVIDE (2) 2" CONDUITS WITH PULL STRING, CAP AND SEAL ALL SPARE CONDUITS. SEE CIVIL PLAN FOR EXACT LOCATION.

ELECTRICAL RISER DIAGRAM

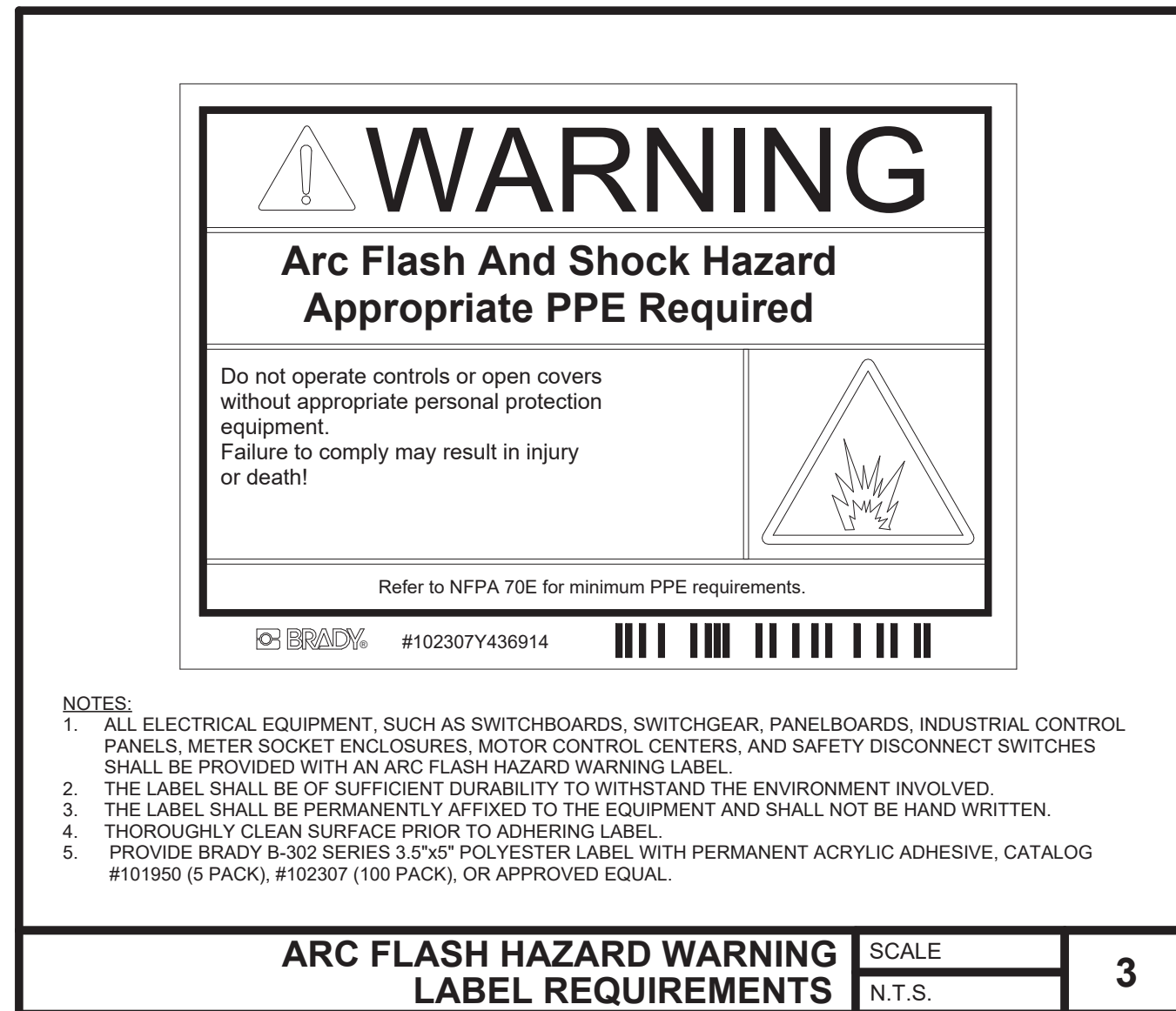
SCALE
N.T.S.

1



AV LINE DIAGRAM:

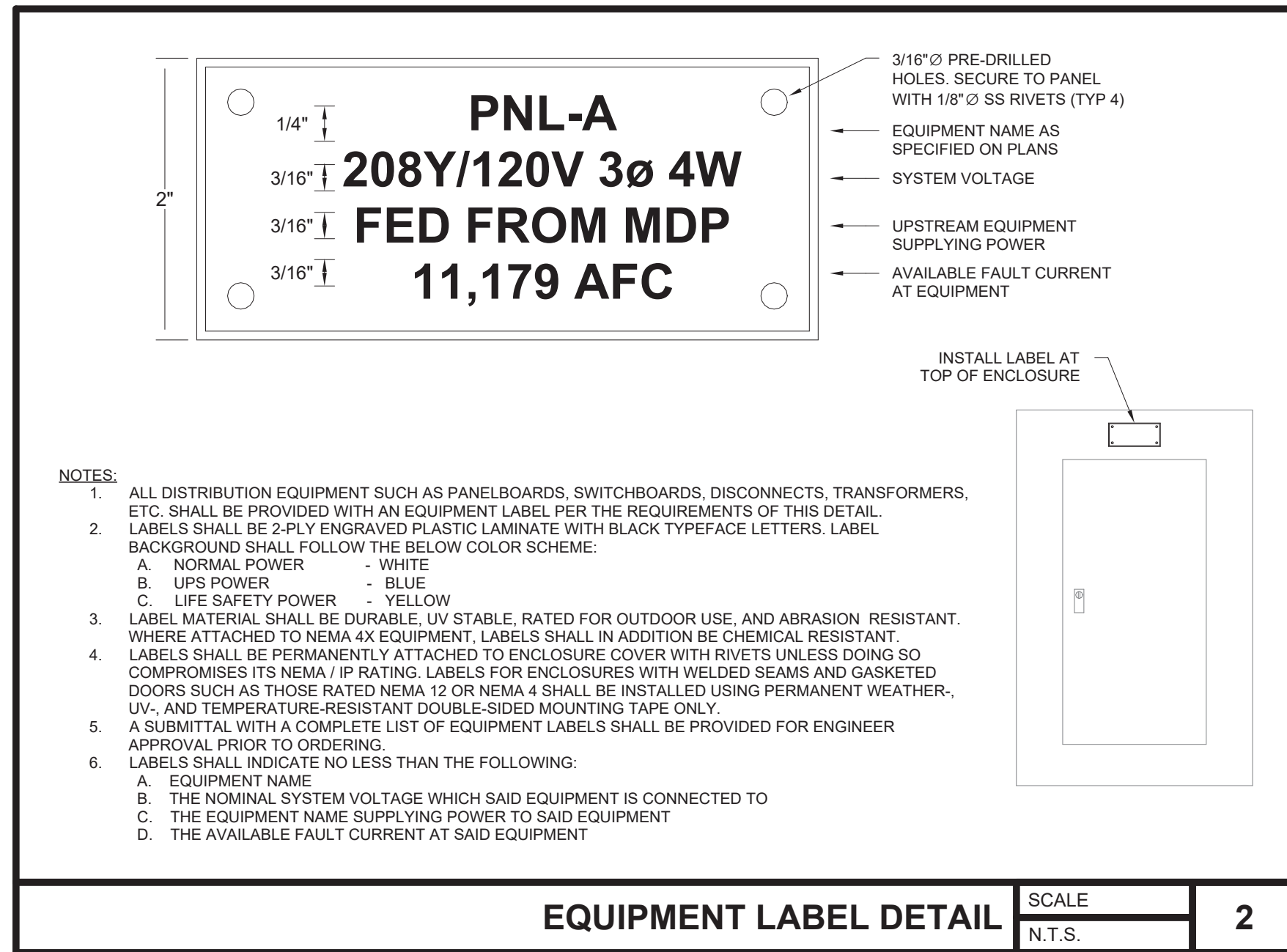
PROVIDE AND INSTALL ALL CABLES SHOWN IN RISER DIAGRAM ABOVE. EQUIPMENT/DEVICES PROVIDED BY OTHERS. TERMINATE ALL CABLES. ALL HDMI CONDUIT SHALL BE 1 1/4". ALL CONDUIT FOR CAT 6 SHALL BE 3/4". COORDINATE WITH PREMIER SOLUTIONS



ARC FLASH HAZARD WARNING
LABEL REQUIREMENTS

SCALE
N.T.S.

3



EQUIPMENT LABEL DETAIL

SCALE
N.T.S.

2

Short-Circuit and Voltage Drop Calculations

Distances are for calculation purposes only and shall not be used for contractor takeoffs nor bidding - Contractor shall notify Engineer of any field condition that results in a change of 10% or greater circuit distance

The following calculations are based on the "Point-by-Point" method where:

$$ISC_{(2)} = ISC_{(1)} \times M_{(1)} \quad M = 1/(1+f)$$

ISC₍₁₎ = short circuit current at fault point 1

ISC₍₂₎ = short circuit current at fault point 2

$$\text{Feeder: } f_{(3\phi)} = 1.732 \times L \times I_{sc}$$

C x E

$$\text{Feeder: } f_{(1\phi)} = 2 \times L \times I_{sc}$$

C x E

$$\text{XFMR: } f_{(3\phi)} = \frac{IP(sca) \times Vp \times 1.73 \times \%Z}{100,000 \times KVA}$$

$$\text{XFMR: } f_{(1\phi)} = \frac{IP(sca) \times Vp \times \%Z}{100,000 \times KVA}$$

L = Length of circuit E = Line to line volts
C = "C" Factor from Bussman table where "C" = 1 / impedance per linear foot

Feeder Types =

NM - Non Magnetic Conduit, M - Magnetic Conduit, FB - Feeder Busway, PB - Plug-in Busway, TX - Transformer

IP = Primary short circuit current
Vp = Primary voltage
IS= Secondary short circuit current
Vs= Secondary voltage

VOLTAGE DROP (3Ø):

$$\%VD = ((R \times \cos(\arccos(pf)) + X \times \sin(\arccos(pf))) \times L \times I \times 1.73) / E$$

VOLTAGE DROP (1Ø):

$$\%VD = ((R \times \cos(\arccos(pf)) + X \times \sin(\arccos(pf))) \times 2 \times L \times I) / E$$

%VD CUM= Cumulative Voltage Drop from Fault Point 1 to Fault Point #

R= resistance in ohms per LF

X= reactances in ohms per LF

Fault Point (F#)	Bus/Feeder Description	Phase	Source (Fault Point)	Source Isc (amps)	Feeder				Conductor 'C' value	Busway C value	L-L Volts E	Circuit Length L	Load Power Factor(pf)	Circuit Load A	Conductor Resistance R	Reactance X	Conductor Impedance, Z/Ø	Transformer				Degree Rise	Z	V sec	f	M	FAULT CURRENT Isc	VOLTAGE DROP %VD	TOTAL V.D. %VD CUM	Fault Point (F#)																				
					Conduit Type	Material	#	Wire/Bus Size										Type	kVA																															
1	Utility Service Point			23800	at the secondary of the utility transformer										208Y/120V - 3 phase										Source Isc + 6X Motor Contribution = 23800																									1
2	Disconnect Switch	3		23800	NM	CU	2	Set(s) of	4/0 AWG	16673		208	115	0.9	300	0.000062	0.000041	0.451027							0.683	0.59	14137	1.06%	1.06%		2																			
3	Panel PP	3	2	14137	M	CU	2	Set(s) of	3/0 AWG	12844		208	55	0.9	300	0.000079	0.000052	0.451027							0.252	0.80	11291	0.64%	1.70%		3																			
4	Panel RP-A	3	3	11291	M	CU	1	Set(s) of	4/0 AWG	15082		208	5	0.9	104	0.000063	0.000051	0.451027							0.031	0.97	10950	0.03%	1.74%		4																			

bdg
architects

400 N Ashley Drive,
Suite, 600
Tampa, FL 33602

P: 813 - 323 - 9233
Lic. #: AA - 0003590
W: www.bdgllp.com

**FIFTH THIRD
BANK**

**FIFTH THIRD BANK
MOUNT DORA**

19160 US HIGHWAY 441,
MOUNT DORA FL 32757

THESE DRAWINGS AND PLANS, ANY REPRODUCTION THEREOF, AND ANY CAD OR ELECTRONIC FILE OF THESE DRAWINGS AND PLANS (HEREINAFTER "PLANS") ARE THE SOLE AND EXCLUSIVE, PROPRIETARY PROPERTY OF BDG ARCHITECTS, AND MAY NOT BE REPRODUCED, PUBLISHED, MODIFIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF BDG ARCHITECTS. USE OF THESE PLANS FOR CONSTRUCTION SHALL BE CONSIDERED ACCEPTANCE OF THE TERMS CONTAINED HEREIN AND THE SUITABILITY AND CONSTRUCTABILITY OF THE PLANS. THE PLANS SHALL NOT BE SCALED OR MODIFIED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS. ANY CHANGES TO THESE PLANS, REGARDLESS OF HOW MINOR, WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS, ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS, OR ANY CHANGE IN THE SCOPE, DESIGN, OR INTENT OF THESE PLANS FOR ANY REASON, BY ANY PERSON OTHER THAN BDG ARCHITECTS SHALL AUTOMATICALLY VOID ANY DESIGN RELATED OBLIGATIONS BDG ARCHITECTS HAVE ON THE PROJECT, AND RESULT IN THE FULL AND COMPLETE RELEASE OF BDG ARCHITECTS FROM ANY LIABILITY, CLAIMS, OR DAMAGES INCLUDING DEFENSE AND COSTS, ARISING OUT OF OR RELATED TO THE PLANS. ANY DISCREPANCIES OR CONFLICTS IN THE PLANS SHALL BE REFERRED IMMEDIATELY TO BDG ARCHITECTS FOR CLARIFICATION PRIOR TO CONTINUING WITH THE WORK. FAILURE TO REFER DISCREPANCIES OR CONFLICTS TO BDG ARCHITECTS PRIOR TO PERFORMING WORK SHALL RESULT IN THE WAIVER OF ANY CLAIMS OR DAMAGES ASSOCIATED WITH THE DISCREPANCIES OR CONFLICTS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION, SCHEDULING AND CONFORMANCE OF ITS WORK AND ALL WORK PERFORMED BY SUBCONTRACTORS OR OTHER TRADES WITH THE DESIGN DOCUMENTS.

SEAL
ANDREW MOHR
FL PE# 73077

This Item has been electronically signed and sealed by Andrew Mohr, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy. FAC A1015-23-004

INFINITY
INFINITY ENGINEERING GROUP, LLC
Infinity Engineering Group
1208 East Kennedy Boulevard,
Suite 230
Tampa, Florida 33602
Phone: 813.434.4770
FL Cert. of Auth# 27889

ISSUE	BY	DATE	DESCRIPTION
	K.V	03/18/24	PERMIT SET
1	K.V	05/29/24	ADDENDUM 1
2	K	08/12/24	ADDENDUM 3

PROJECT INFORMATION BLOCK
JOB # 230632/15-308-00
DATE: 08/12/2024
DRAWN BY: KL
CHECKED BY: AM

SHEET TITLE

**ELECTRICAL RISER
DIAGRAM**

SHEET NUMBER

E-800

July 19, 2024

BDG Architects LLP
Attn: Michaela Kegley
400 North Ashley Drive, STE 600
Tampa, FL 33602
Via Email: Permits@bdgllp.com

Re: **DRC Verification – Additional Information Needed**
Fifth Third Bank, Mount Dora – Mount Dora Groves South / OneOak Development
Site Plan Review (SP24-08) – Second Review

Dear Michaela Kegley:

Please allow this correspondence to serve as verification that the Development Review Committee has reviewed the site plan submittal for project referenced above, and additional information is needed to complete our review. The Site Plan document(s) need to be revised to satisfactorily address the attached DRC review comments prior to scheduling a public hearing for Planning and Zoning Commission.

The re-submittal package will be processed and reviewing following the City's normal DRC review process. Please ensure the resubmittal package includes a written response to the DRC comments; revisions are bubbled on the plan sets; and the updated plan sheets are revised to reflect the revision date. Only digital submittals will be accepted for processing; resubmittal packages may be provided via CD, flash drive, or provided via a data sharing website.

Please be advised, pursuant to Land Development Code (LDC) Section 5.2.2. (9), more than two reviews by DRC staff for a site plan shall be considered a new application and, therefore, require an additional application fee. In additions, costs incurred by the City's outside engineering consultants and City Attorney will be billed directly to the applicant.

If you have any comments or questions about the project status, please do not hesitate to contact our office at 352-735-7112.

Sincerely,

Michele Janiszewski
Michele Janiszewski, AICP
Senior Planner

Enclosure(s): DRC Comments dated July 19, 2024
CPH Comments dated July 11, 2024
Engine 34 and Tower 34 Standards

cc: Andrew J. Hupp, One Oak MD Groves (Property Owner) Ahawkin@oneoakdev.com
Nisit Sapparkhoa, PE,, Inifity Engineering Group, LLC (Engineer) 53civil@iegrou.net
Patrick D Cunningham, Infinity Engineering Group, LLC (Landscape Architect) 53civil@iegrou.net
Jack T. Marshall, BDG Architects LLP (Architect) Permits@bdgllp.com
File

DEVELOPMENT REVIEW COMMITTEE COMMENTS

DATE: July 19, 2024
FROM: Vince Sandersfeld, Planning Director
CONTACT: 352-735-7112 Ext.1707 or SandersfeldV@cityofmountdora.com
THROUGH: Michele Janiszewski, AICP, Senior Planner ^{MJ}
PROJECT NAME: Fifth Third Bank
REVIEW TYPE: Site Plan – Second Review

Administrative approval (or lack of comment on a specific item) does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed that results in a failure to meet applicable code requirements.

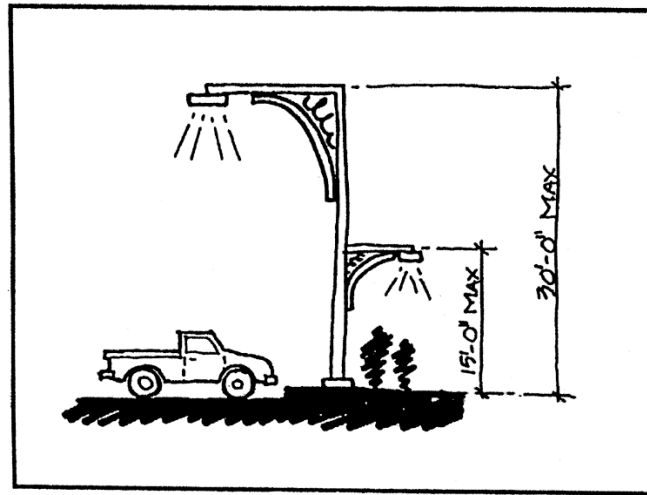
Review Comments

The applicant must revise the plan sets and/or provide additional information to address the following comments.

Planning and Zoning

Comments provided by Michele Janiszewski, janiszewskim@mountdora.gov

1. All new developments, including public rights-of-way, shall utilize lighting fixtures designed and located to minimize glare and reduce light trespass and overhead skyglow. All fixtures shall be designed meeting the International Dark Sky Association principals. Parking lot light plan showing proposed decorative type light pole and fixtures. Lighting to meet Dark Sky Principles. Pursuant to PUD Ordinance #2022-57 Mount Dora Groves South, "lighting shall be used to provide safety while accenting key architectural elements and/or emphasizing landscape features. Light fixtures shall be used as an integral design element that complements the design of the project. This can be accomplished through style, material or color (excluding florescent, primary and secondary colors) or by designing the lighting fixtures to blend into the landscape through the use of dark colors such as bronze, black and forest green. Concrete type poles or mill finish is not permitted. Light pole footers shall not be exposed more than six inches above finish grade. Lighting fixtures shall be a maximum of 30 feet in height within the parking lot and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas (see Illustration 14 below)." **The Response to Staff Comments states refers to Plan Sheets E-102 and E-601 but neither of these sheets are provided in the civil nor architecture plan sets.**



2. Provide photometric plan as indicated on site plan submittal guide. **The Response to Staff Comments states refers to Plan Sheets E-011 but this sheet was not provided in the civil nor architecture plan sets.**
3. Page 7 of Ordinance 2022-57 requires buildings with less than 5,000 square feet in size to have the facades facing a public street to have either windows comprising a minimum of 25 percent of the affected façade; or a projected covered public entry with a minimum of 20 percent of the wall space devoted to windows. Revise the elevations to demonstrate compliance with this provision.
4. Page 10 of Ordinance 2022-57 requires all commercial buildings to have a minimum of four of the following building design treatments: a. Canopies or porticos, integrated with the buildings massing and style; b. Overhangs, minimum of three feet; c. Arcades, minimum of eight feet for buildings of 20,000 square feet of gross building area or more, and six feet for all other buildings, clear in width; d. Sculptured artwork; e. Raised cornice or building banding with a minimum of two reliefs; f. Peaked roof forms; g. Arches; h. Ornamental and structural architectural details, other than cornices; which are integrated into the building structure and overall design; i. Clock bell towers or other such roof treatment (e.g. dormers, belvederes, cupolas); j. Emphasized building base, minimum of three feet high and minimum projection from the wall of two inches; k. Additional roof articulation above the minimum standards, (see Section 6.13.3.2); l. or Metal or tile roof as the dominant roof material. Please indicate which elements are represented on the elevations.
5. Page 11 of Ordinance 2022-57 requires all commercial sites to have at least one of the following site design elements: a. Decorative landscape planters or planting areas, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet; b. Integration of specialty pavers, or stamped concrete along the building's walkway. Said treatment shall constitute a minimum of 60 percent of walkway area; c. Water element(s), a minimum of 150 square feet in area; or d. Two accent or specimen trees (in addition to the minimum required landscaping) along the front facade with a minimum diameter of four inches measured four feet above the ground and a minimum height of 18 feet at planting. Please indicate which elements are represented on the elevations.
6. Page 14 of Ordinance 2022-57 requires roofs to have an overhang at least three feet beyond the supporting walls; Fascia to be a minimum of eight inches; and only allows tile, metal, or 320-pound, 30-year architectural grade asphalt shingles of earth tone as the dominant roof material. Page 15 of Ordinance 2022-57, prohibits asphalt shingles, except laminated, 320-pound, 30-year architectural

grade asphalt shingles or better. Update the elevations to demonstrate compliance with these requirements.

7. Page 17 of Ordinance 2022-57 requires service function areas (including, but not limited to, loading, storage, mechanical equipment, and solid waste disposal), to be fully screened from adjacent properties and road ways at ground and pedestrian level. Screen material and design shall be consistent with the design treatment of the primary facades of the commercial building or project and the landscape plan. Provide details on the proposed trash enclosure to ensure compliance with this provision and ensure mechanical equipment is fully screened as well.

City Water and Sewer Utilities

Comments provided by Josh Kramm, krammj@mountdora.gov

1. Plan Sheet C00.01: Include an item under “Water System Notes” for disinfection to be performed in accordance with ANSI/AWWA C651
2. Plan Sheet C-04.01: Irrigation is not part of the City of Mount Dora infrastructure and is potentially in the way of servicing utilities. Move irrigation well outside of utility easement and away from the sanitary sewer line
3. Plan Sheet C-04.01: Utility System Data section calls out in Irrigation i1 & i2 reclaimed water connection and meter. Is the irrigation from the irrigation well or Mount Dora Utilities?

Fire Review – Building Services

Comments provided by John Abner, abnerj@mountdora.gov (MJ)

1. Ensure the Site Access Plan (Plan Sheet SA01.01) is compliant with the City’s standards for fire truck turn radius; enclosed are the Engine Specifications and turning radius reports for your use and reference.
2. Update the Site Data Table to include the construction type; occupancy type, square footage, and exposure. Utilizing this information and the Insurance Services Office Rating Schedule, determine the fire flow calculations and include this information in the Site Data Table.
3. The required fire flow (RFF) shall be 600 gallons per minute (gpm) with 20 pounds per square inch (psi) residual pressure in single-family residential areas, and 1,500 gallons per minute (gpm) with 20 pounds per square inch (psi) residual pressure in all other areas.
4. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates per 8.7.2.1, NFPA 241, Safeguarding Construction, Alteration, and Demolition Operations as adopted in the Florida Fire Prevention Code.
5. Fire hydrants shall be located not less than 40 feet from buildings to be protected, unless approved by the AHJ (7.2.3 NFPA 24).
6. Fire hydrants shall set back at least 5 feet from any road or curb but no more than 10 feet from any road or curb.

{Rest of Page Intentionally Left Blank}

Informational Comments

The Offices or Departments of the City involved with the review process have provided informational comments to inform the applicant of Code requirements and/or processes that will be required as the project moves forward in the development process. The informational comments are listed below.

Planning and Zoning

Comments provided by Michele Janiszewski, janiszewskim@cityofmounddora.com

1. A Cross-Access Easement from the lot to the east and west will be required prior to site plan approval.
2. Pursuant to PUD Ordinance Section Q. Prior to the issuance of any permits, the developer will be required to submit applications for a preliminary plat, construction plants, and final plat. Staff advises a Final Plat is required for the creation of these commercial lots to include required city utility easements, shared cross-access easements, etc.
3. Once approved, the property will need to apply for a site development permit through Building Services prior to commencing development on the property.
4. Final Plat shall be approved and accepted by the City of Mount Dora before the site plan request will be presented to the Planning and Zoning Commission.
5. Site Plan approval shall be dependent on the subject property having permitted access. Necessary roadwork permits from the department of transportation, county and city must be obtained prior to a building permit being issued.

Building Services – Flood Review

Comments provided by Ryan Morgan, morganr@mounddora.gov

Property is located within floodzone X which is outside the Special Flood Hazard Area (MJ).

Electric Utility

Comments provided by Steve Langley, langleys@mounddora.gov (MJ)

1. Subject property is within the City of Mount Dora's service area for electricity.
2. Per City Ordinance all electric infrastructure required to serve the new facilities will be at the cost of the developer.
3. Close coordination will be required with the City Electric Department prior to and during construction to establish electric service. Owner/builder/developer must follow the rules and procedures contained in the document "Rules and Procedures for Electric Service" which may be downloaded from the City web site www.cityofmounddora.com. These rules include the required

submission of electrical load information, and mandatory meetings with the Electric Department to determine the type of electric service and locations of all facilities. Complete details are contained in the “Rules and Procedures for Electric Service” that are contained in a PDF file that can be accessed through the following page links: Departments | Public Works and Utilities | Engineering | Standard Utility Details | Electric Service - Rules and Procedures (link to PDF File). This document may also be obtained from the City Building Department or the City Electric Department.

Lake County Public Works

Comments Provided by Seth Lynch, slynch@lakecountyfl.gov

No Comments.



1117 East Robinson St.
Orlando, FL 32801
Phone: 407.425.0452
Fax: 407.648.1036

DELIVERED VIA E-MAIL

July 11, 2024

Mr. Vince Sandersfeld
Planning Director
City of Mount Dora
510 Baker Street
Mount Dora, FL 32757

RE: Fifth Third Bank – Site Plan (Project No.: SP24-08)
Second Review

Dear Mr. Sandersfeld,

We are in receipt of the site plans submittal for the above referenced project as received on June 25, 2024. CPH has performed a review of the plans and also confirmed some information with the previous Mount Dora Groves South design plans. The submittal package included the application, design plans, geotechnical reports, and other related documents. Below are our review comments.

Site Plans:

Sheet C00.01:

1. Resolved.
2. Resolved.
3. Resolved.
4. Resolved.
5. Resolved.
6. Resolved.
7. Resolved.

Sheet C02.01:

8. Resolved.
9. In the Site Area table, the Parking Data section states that the required number of parking spaces for a bank is 3 spaces per 1,000 SF of Gross Floor Area; for this lot, that equates to approximately 6 parking spaces required. According to Ordinance 2022-57 for Mount Dora Groves South, the required parking for a general business is one space for each 250 SF of Gross Floor Area; this equates to approximately 9 parking spaces required for this project. The site has 15 spaces, which meets the requirements. Please update the table. **Repeat Comment** – The calculations still show required parking spaces to be 6 spaces. Update to show the required number of spaces to be 9 spaces.
10. Resolved.
11. Resolved.
12. Resolved.

Sheet C03.01

13. Resolved.



14. Paving and Grading General Notes #4 – since this project does not include work in the FDOT ROW, the reference to Department of Transportation can be removed from the note. **Repeat Comment** – Update the revised comment to reference “City of Mount Dora” instead of “Local Municipality”.

Sheet C03.02:

15. Resolved.
16. Resolved.
17. Resolved.

Sheet C04.01:

18. Resolved.
19. Resolved.
20. Resolved.
21. Resolved.
22. Resolved.
23. Resolved.

Sheet C05.01, C05.02

24. Resolved.

Sheet C06.02

25. Resolved.

Additional Comments:

26. Resolved.

Planning Comments:

Site Plan Authorization Comments:

27. Resolved.

Site Plan Application Comments: No site plan application was included in this submittal.

28. Label Future Land Use category per the Comprehensive Plan, as “Bank with Drive thru” is not a FLU designation. – **Repeat comment. No site plan application was included in this submittal.**
29. Is the property being subdivided? Is a lot split going to be occurring? Is this in process with the County to be generated into a separate parcel ID? – **Repeat comment. No site plan application was included in this submittal.**
30. Is there a plat for this property? – **Repeat comment. No site plan application was included in this submittal.**

Site Plan Comments:

31. Resolved.
32. Resolved.



33. Are banks an allowable commercial use within the PUD? **Repeat comment** – The City will need to verify if banks are considered an equivalent to “office.”
34. Correct the parking count located in the site data table to reflect one space per 250 square feet of gross floor area per PUD 1.F.17.4.a. **Repeat Comment** – The calculations still show required parking spaces to be 6 spaces on Sheet C02.01. Update to show the required number of spaces to be 9 spaces.
35. Resolved.

This concludes our civil review of the plans. Please have the applicant to provide a detailed response to each comment (to include where and how comment has been addressed, use clouds as necessary). Please feel free to contact us should you have any questions.

Sincerely,
CPH Consulting, LLC

Allen C. Lane, Jr.

Allen C. Lane, Jr, P.E.
Senior Project Manager

CC: Gabriela Caron, E.I.
File

Pumper, PUC
BODY
Pumper, PUC, Aluminum
CHASSIS
Enforcer Chassis, PUC

CHASSIS
AXLE, FRONT, CUSTOM
18,000 Lb Dana Axle
AXLE, REAR
31,000 Lb Dana Axle
ENGINE
450 HP Cummins L9 Engine
TRANSMISSION
Allison 5th Gen, 3000 EVS P
BUMPER
26" Underlung
CAB
7010 Enforcer Cab, PUC

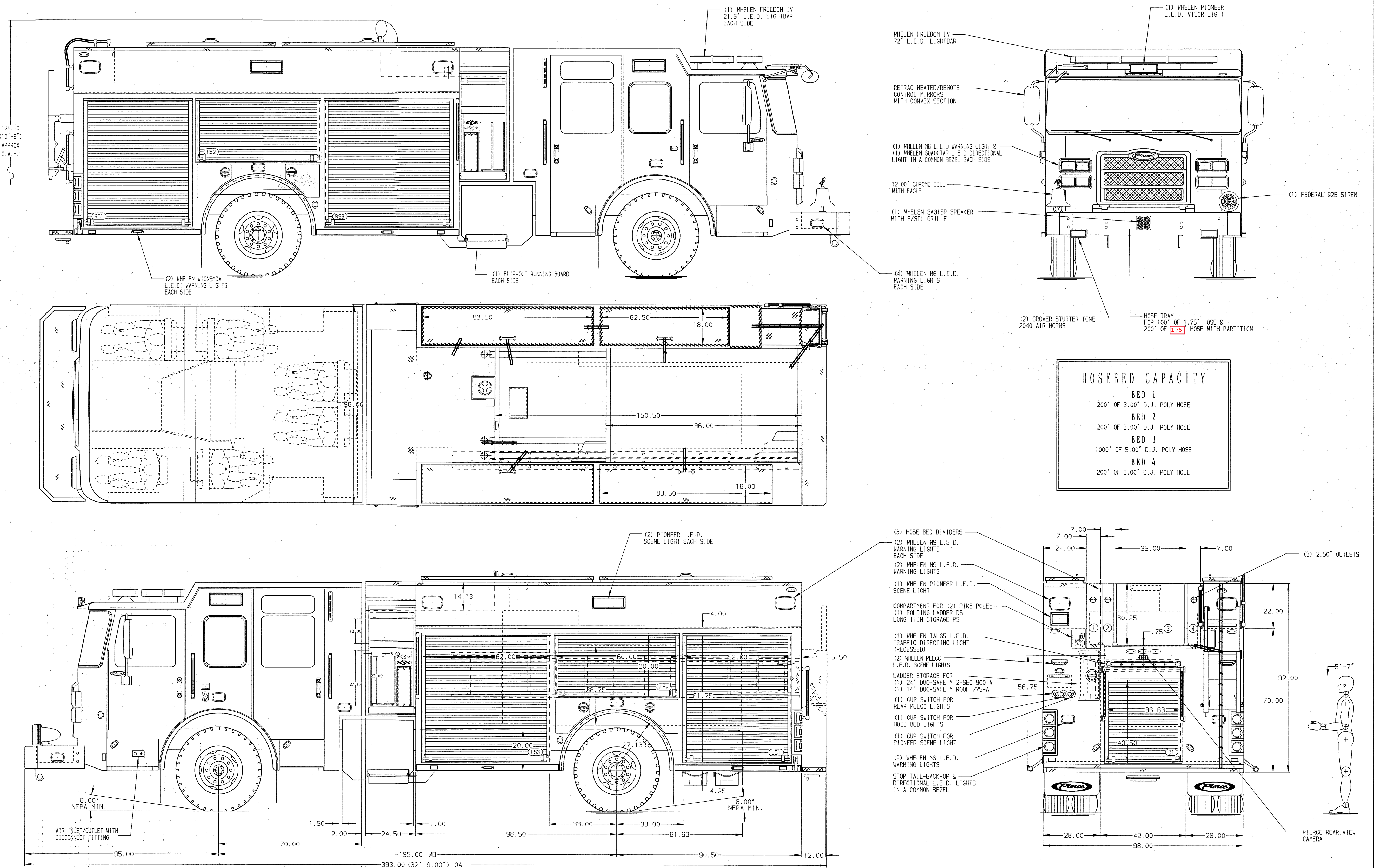
BODY
WATER TANK
750 Gallon Poly Water Tank
COMPT, PUMPER, REAR
44.50" FF RollUp Rear Compt w/Tailboard, PUC
COMPT, PUMPER, LEFT SIDE
189" Rollup Full Height & Depth Front & Rear, PUC
COMPT, PUMPER, RIGHT SIDE
189" Rollup Full Height & Depth Front & Rear, PUC

FIRE SUPPRESSION
PUMPHOUSE
Control Zone, PUC
PUMP
1500 GPM Pierce PUC
CROSSLAYS, 1.50"
1.50", CrossLay Not Required
CROSSLAYS, 2.50"
(2) 2.50", Poly Tray, 200"
GENERATOR
Generator Not Required
Foam System
Foam System Not Required
Foam Cell
Foam Cell Not Required

Side Roll and Frontal Impact Protection

NOTE
DIMENSIONS SHOWN ARE APPROXIMATE
AND ARE SUBJECT TO MINOR DEVIATIONS
AS MAY OCCUR OR BE NECESSARY IN
CONSTRUCTION.
MINOR DETAILS NOT SHOWN.

1. SHORELINE RECEPTACLE WITH KUSSMAUL SUPER AUTO-EJECT LOCATED ON DRIVER SIDE OF THE CAB
2. AIR INLET WITH DISCONNECT COUPLING IN THE DRIVER SIDE STEPWELL
3. BATTERY CHARGER LOCATED IN COMPARTMENT PER SHOP ORDER
4. BATTERY CHARGE INDICATOR LOCATED ON THE DRIVER SIDE OF THE CAB
5. SEVEN ADJUSTABLE SHELVES IN COMPARTMENTS PER SHOP ORDER
6. TWO FLOOR MOUNTED SLIDE-OUT TRAY IN COMPARTMENT PER SHOP ORDER
7. TWO TILT/SLIDE-OUT TRAYS LOCATED IN COMPARTMENT PER SHOP ORDER
8. TWO SLIDE-OUT TOOLBOARDS IN COMPARTMENT PER SHOP ORDER
9. CTECH TWO DRAWER ASSEMBLY LOCATED IN COMPARTMENT PER SHOP ORDER
10. ONE VERTICAL PARTITION IN COMPARTMENT PER SHOP ORDER



Pierce MANUFACTURING INC.		JOB NO.	35625
		SCALE	DATE
		1:24	27OCT20
		DRAWN BY	MMF
		CHECKED BY	COL
		SHEET SIZE	28OCT20
		SHEET NO.	1 OF 1

CHASSIS DATA	TITLE	Pierce PUC Pumper Approval Drawing
MAKE	FOR	Mount Dora Fire Department
PIERCE		
MODEL	DWG	35625AD
ENFORCER	NO.	

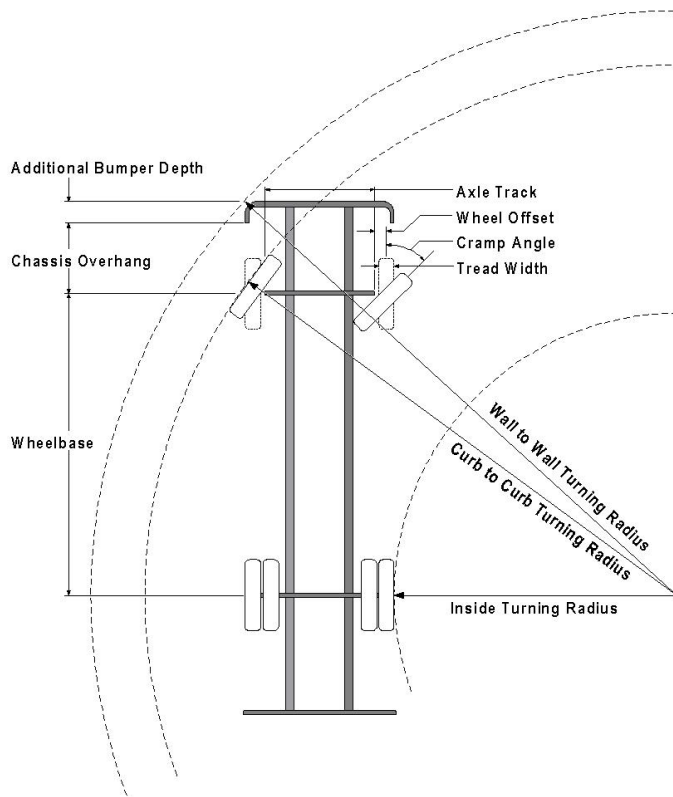


Turning Performance Analysis

08/04/2021

Bid Number: 626
Department: Mount Dora Fire Department

Chassis: Enforcer Chassis, PUC
Body: Pumper, PUC, Aluminum



Parameters:

*Inside Cramp Angle:	50°
Axle Track:	85.86 in.
Wheel Offset:	4.68 in.
Tread Width:	15.9 in.
Chassis Overhang:	65.95 in.
Additional Bumper Depth:	26 in.
Front Overhang:	91.95 in.
Wheelbase:	195.5 in.

Calculated Turning Radii:

Inside Turn:	12 ft. 7 in.
Curb to curb:	27 ft. 6 in.
Wall to wall:	32 ft. 5 in.

Category	Option	Description
Axle, Front, Custom	0630699	Axle, Front, Dana, D-2000F, 18,000 lb (385 Tires) Saber FR/Enforcer
Wheels, Front	0752585	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Dura-Black, Hub Pilot
Tires, Front	0594822	Tires, Front, Goodyear, G296 MSA, 385/65R22.50, 18 ply
Bumpers	0737133	Bumper, 27" Extended, Under Slung, Painted, Recessed Xlays/Trays, 12" H, SFR/Enf

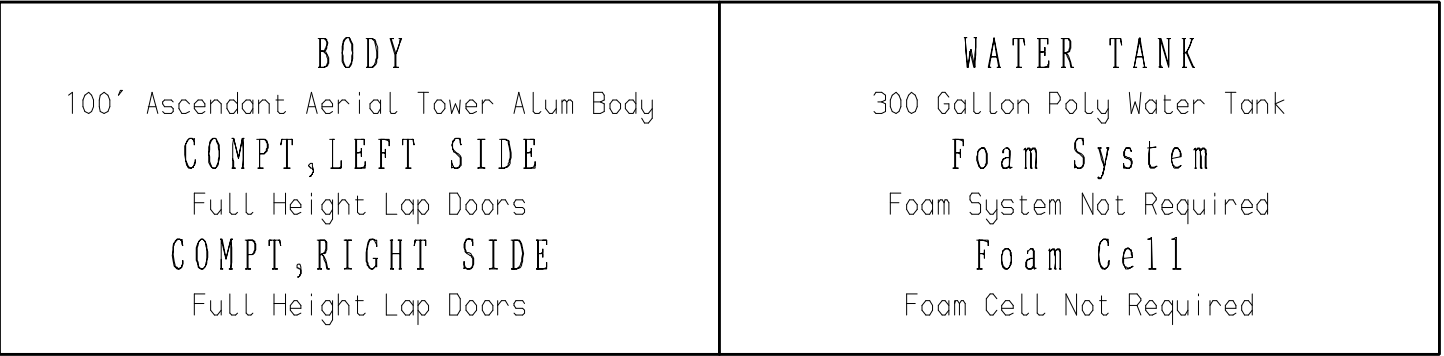
Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.



CHASSIS		CAB		AXLE, FRONT, CUSTOM		TRANSMISSION		PUMPHOUSE		CROSSLAYS, 1.50"		SPEEDLAYS		CUSTOMER APPROVAL		MANUFACTURING INC.		JOB NO.	35606		
Velocity Chassis (Big Block)		6000 Velocity FR Cab		24,000 Lb TAK-4 Axle		Allison 5th Gen, 4500 EVS P		42" Control Zone Side Mount		(2) 1.50", 200' of 2.00" Hose		Speedlays Not Required						APPROVED BY: _____	SCALE	DATE	
ENGINE		BUMPER		AXLE, REAR				PUMP		CROSSLAYS, 2.50"		GENERATOR						DATE: _____	1:24		
500 HP Cummins X12 Engine		15" Extended Painted Aluminum		52,000 Lb Meritor Axle				2000 GPM Waterous S100		2.50" Crosslay Not Required		Generator Not Required									
NOTE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR DEVIATIONS AS MAY OCCUR OR BE NECESSARY IN CONSTRUCTION. MINOR DETAILS NOT SHOWN.		1. SHORELINE RECEPTACLE WITH KUSSMAUL SUPER AUTO-EJECT LOCATED ON DRIVER SIDE OF THE CAB 2. AIR INLET/OUTLET WITH DISCONNECT COUPLING IN THE DRIVER SIDE STEPWELL 3. L.E.D. LIGHT STRIPS LOCATED IN THE HOSE BED PER SHOP ORDER 4. EIGHT ADJUSTABLE SHELVES IN COMPARTMENTS PER SHOP ORDER 5. TWO TILT/SLIDE-OUT TRAYS LOCATED IN COMPARTMENT PER SHOP ORDER 6. TWO FLOOR MOUNTED SLIDE-OUT TRAY IN COMPARTMENT PER SHOP ORDER 7. TWO SLIDE-OUT TOOLBOARDS IN COMPARTMENT PER SHOP ORDER 8. CTECH TWO DRAWER ASSEMBLY LOCATED IN COMPARTMENT PER SHOP ORDER 9. ONE VERTICAL PARTITION IN COMPARTMENT PER SHOP ORDER						10. VANNER LIFE STAR INVERTER/BATTERY CHARGER LOCATED IN COMPARTMENT PER SHOP ORDER 11. THREE 120V DUPLEX RECEPTACLES LOCATED IN COMPARTMENTS PER SHOP ORDER 12. DC POWER TO AERIAL BASKET 13. NON-RAISED AERIAL PEDESTAL 14. 3-in-1 LYFECOMBO BRACKETS AT AERIAL BASKET						CHASSIS DATA		TITLE	100' ASCENDANT AERIAL TOWER AND BODY ASSEMBLY		DRAWN BY	29OCT20	
														MAKE		FOR	MOUNT DORA FIRE DEPARTMENT		CHECKED BY	-	
														PIERCE			MOUNT DORA, FLORIDA				
														MODEL		DWG NO.	35606AD		SHEET SIZE	SHEET NO.	
														VELOCITY		REV	DATE	BY	CH	D	1 OF 1



Turning Performance Analysis

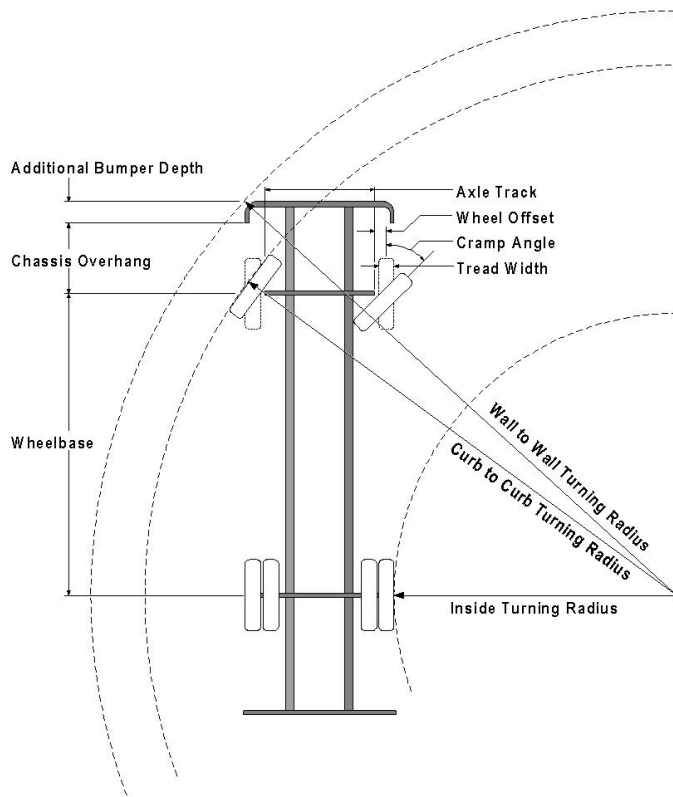
08/04/2021

Bid Number: 673

Department: Mount Dora Fire Department

Chassis: Velocity Chassis, 100AAT

Body: Aerial, 100AAT, Alum Body



Parameters:

*Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	15 in.
Front Overhang:	93 in.
Wheelbase:	261 in.

Calculated Turning Radii:

Inside Turn:	24 ft. 10 in.
Curb to curb:	40 ft. 5 in.
Wall to wall:	44 ft. 11 in.

Category	Option	Description
Axle, Front, Custom	0508846	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity
Wheels, Front	0752585	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Dura-Black, Hub Pilot
Tires, Front	0677592	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0725706	Bumper, 15" Extended, Alum, Painted, Integrated, 100AAT, VEL
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

CONSTRUCTION PLANS FOR:



FIFTH THIRD BANK

MOUNT DORA

19160 US HIGHWAY 441
MOUNT DORA, FLORIDA 32757

PROJECT TEAM

PROPERTY OWNER
ONE OAK MD GROVES, LLC
907 S. FT HARRISON AVE
SUITE 103
CLEARWATER, FL 33756
PH: (727) 210-1900
EMAIL: AHAWKINS@ONEOAKDEV.COM

DEVELOPER:
FIFTH THIRD BANK
MD 10ATL CORP FAC
38 FOUNTAIN SQUARE PLAZA
CINCINNATI, OHIO 45202-3102
PH: (513)579-5203
EMAIL: TAMMALA.BROOKS@53.COM

SURVEYORS:
EBI SURVEYING
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GEOTECHNICAL:
INTERTEK PSI
1748 33RD STREET,
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CONTACT: ROBERT A. TROMPKE

CIVIL ENGINEER:
INFINITY ENGINEERING GROUP, LLC
1208 EAST KENNEDY BOULEVARD
SUITE 230
TAMPA, FLORIDA 33602
PH: (813) 434-4770
CONTACT: NISIT SAPPARKHAO

ARCHITECT:
BDG ARCHITECTS
400 NORTH ASHLEY DRIVE
SUITE 600
TAMPA, FLORIDA 33602
PH: (813) 323-9233
CONTACT: PHILLIP KENNEDY

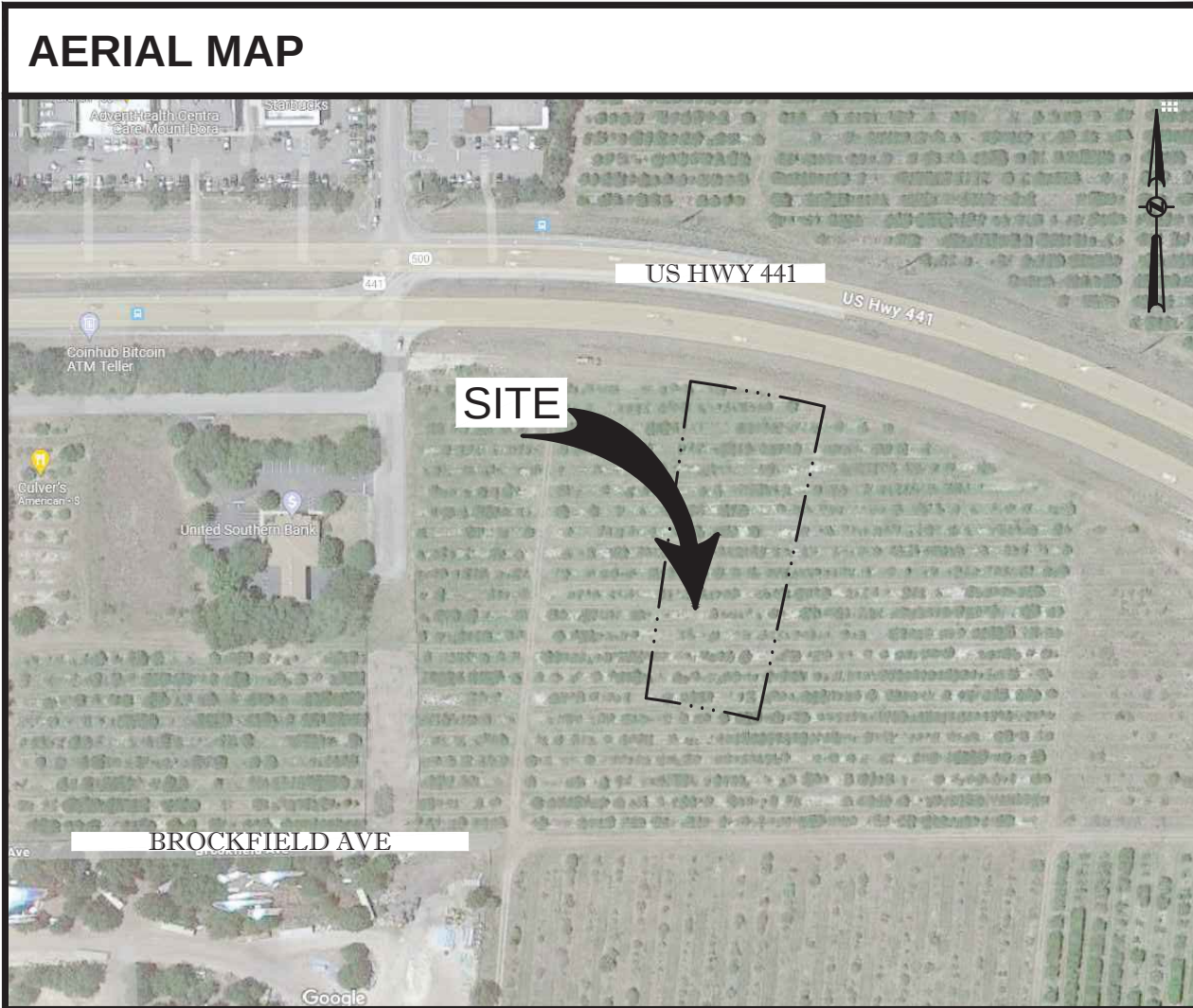
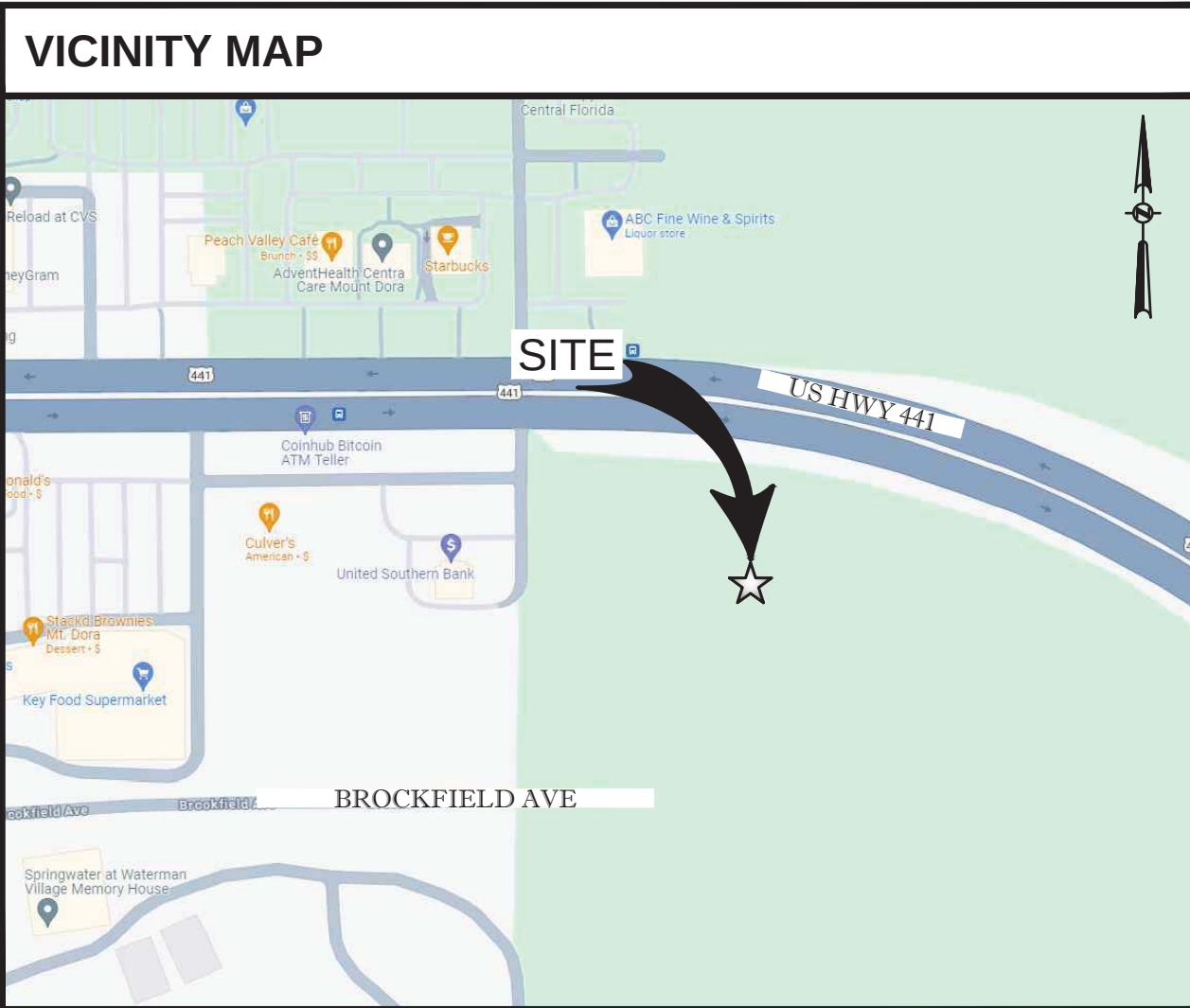
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SANDY RIDGE REPLAT ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 76, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, N89°32'15"E, 59.93 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST 1/4, ALONG THE EAST LINE OF J.W. SIMPSON WAY RIGHT OF WAY, N00°21'47"W, 564.14 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441; THENCE ALONG SAID SOUTH RIGHT OF WAY, S89°56'48"E, 71.96 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY; THENCE 255.40 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CENTRAL ANGLE OF 08°05'04" AND A CHORD BEARING AND DISTANCE OF S86°01'10"E, 255.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, 162.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1810.08 FEET, A CENTRAL ANGLE OF 05°07'53" AND A CHORD BEARING AND DISTANCE OF S79°24'41"E, 162.05 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S11°59'07"W, 380.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE 135.57 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1429.58 FEET, A CENTRAL ANGLE OF 05°26'01" AND A CHORD BEARING AND DISTANCE OF N79°15'05"W, 135.52 FEET; THENCE N07°59'28"E, 380.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.300 ACRES OR 56,639 SQUARE FEET MORE OR LESS.



PARCEL ID: 20-19-27-0002-000-01000
LAKE COUNTY, FL



INFINITY ENGINEERING
GROUP, LLC

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Tampa, Florida 33602
[p]: 813.434.4770
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www.ieggroup.net
FL Cert. of Auth. No. 27889

IEG JOB NO. 15-308.00

NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

DATE
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DRAWING INDEX

SHEET NO.	SHEET TITLE
C00.00	COVER SHEET
C00.01	CIVIL SPECIFICATIONS
C01.01	DEMOLITION PLAN
C02.01	SITE PLAN
C03.01	GRADING PLAN
C03.02	STORM PIPING PLAN
C04.01	UTILITY PLAN
C05.01	DETAILS
C05.02	DETAILS
C05.03	CITY OF MT. DORA DETAILS
C05.04	CITY OF MT. DORA DETAILS
C05.05	VAT TUBE DETAILS
C06.01	SWPPP GENERAL REQUIREMENTS
C06.02	EROSION CONTROL PLAN PHASE I
C06.03	EROSION CONTROL PLAN PHASE II
C06.04	EROSION AND SEDIMENTATION CONTROL DETAILS
SA01.01	SITE ACCESS PLAN
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L01.02	LANDSCAPE DETAILS
L02.01	IRRIGATION PLAN
L02.02	IRRIGATION DETAILS
1 OF 1	ALT/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY



Know what's below.
Call before you dig.

GENERAL NOTE

- ALL CONSTRUCTION SHALL BE EXECUTED AS SHOWN ON THESE PLANS. ANY REVISIONS AND/OR DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD AND MAY RESULT IN ADDITIONAL PERMITTING EFFORTS THROUGH THE RELATED PERMITTING AGENCY. THE CONTRACTOR SHALL ACKNOWLEDGE THAT REVISIONS AND/OR DEVIATIONS MAY RESULT IN ADDITIONAL PERMITTING REQUIREMENTS AND POSSIBLY AFFECT SCHEDULING OF WORK.
- UNLESS OTHERWISE NOTED ON PLANS, OR WITHIN THE PROJECT SPECIFICATIONS, ALL MATERIALS AND CONSTRUCTION ARE TO BE IN ACCORDANCE WITH DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF MOUNT DORA, THE LOCALLY ADOPTED BUILDING CODE, AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
- PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
- THIS PARCEL OF LAND MAY BE SUBJECT TO ANY AND ALL RECORDED (AND POSSIBLY UNRECORDED) EASEMENTS, RESTRICTIONS, AND COVENANTS.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CALL AREA ONE CALL SYSTEM 48 HOURS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IN A TIMELY MANNER.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED.
- THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE FACILITIES.
- NO BLASTING OR BURNING IS ALLOWED ON THE PROJECT, UNLESS OTHERWISE DIRECTED OR NOTED BY THE ENGINEER.
- IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. HOWEVER IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ENGINEER AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

REGULATORY STANDARDS AND REQUIREMENTS

- COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF THE CITY OF MOUNT DORA.
- COMPLY WITH ANSI A10.6, "SAFETY REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION."
- COMPLY WITH NFPA 241, "SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS."

DEMOLITION AND CLEARING

- DEMOLITION AND CLEARING OPERATIONS SHALL CONFORM TO APPLICABLE REGULATIONS RELATING TO ENVIRONMENTAL REQUIREMENTS DISPOSAL OF DEBRIS, BURNINGS OF DEBRIS ON SITE, AND USE OF HERBICIDES.
- DEMOLITION WASTE SHALL BE DISPOSED OF IN A LEGAL MANNER. REMOVED DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF WASTE IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO THE CITY OF MOUNT DORA. DO NOT BURY OR BURN DEMOLITION WASTE ON-SITE.
- HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS, INCLUDING, BUT NOT LIMITED TO CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OF VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF THE OWNER.
- ARRANGE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S ON-SITE OPERATIONS OR OPERATIONS OF ADJACENT OCCUPIED BUILDINGS.
- CONDUCT BUILDING DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND THE CITY OF MOUNT DORA.
- AUTHORITY FOR PERFORMING SITE CLEARING INDICATED ON PROPERTY ADJOINING OWNER'S PROPERTY MUST BE OBTAINED BY OWNER PRIOR TO COMMENCEMENT OF CLEARING. DO NOT PROCEED WITH WORK ON ADJOINING PROPERTY UNTIL DIRECTED BY ENGINEER.
- PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS:
 - VERIFY THAT HAZARDOUS MATERIALS, IF PRESENT, HAVE BEEN REMEDIATED.
 - REVIEW PROJECT RECORD DRAWINGS OF EXISTING BUILDING AND EXISTING SITE IMPROVEMENTS.
 - INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED. TAKE DIGITAL PHOTOGRAPHS OR VIDEO OF PROJECT SITE AND SURROUNDING PROPERTIES, INCLUDING EXISTING ITEMS TO REMAIN DURING CONSTRUCTION OPERATIONS, RECORD CONDITIONS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SALVAGE OPERATIONS.
 - CLEAN, PACK, IDENTIFY, AND TRANSPORT SALVAGED ITEMS TO STORAGE AREA DESIGNATED BY OWNER.
 - REMOVE REFRIGERANT FROM THE MECHANICAL EQUIPMENT ACCORDING TO 40 CFR 82 AND REGULATIONS OF THE CITY OF MOUNT DORA.
 - COORDINATE ANY ADDITIONAL REQUIREMENTS FOR DEMOLISHING OR RELOCATING SITE MECHANICAL AND ELECTRICAL ITEMS WITH OWNER AND OTHER THE CITY OF MOUNT DORA.
 - ASSURE THAT ANY REQUIRED INITIAL EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED AND IN WORKING ORDER.
 - LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP-OFF EXISTING UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED. CUT AND REMOVE PIPE OR CONDUIT A MINIMUM OF 24 INCHES BELOW GRADE. CAP, VALVE, PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT.
 - DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTION AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
- PRIOR TO COMMENCEMENT OF SITE CLEARING OPERATIONS, VERIFY THE FOLLOWING:
 - TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER.
 - THE UTILITY LOCATOR SERVICE HAS DETERMINED AND FLAGGED THE LOCATION OF UNDERGROUND UTILITIES.
 - EXISTING SITE IMPROVEMENTS AND UTILITIES TO REMAIN HAVE BEEN PROTECTED.
 - BENCHMARKS AND SURVEY CONTROL POINTS HAVE BEEN PROTECTED FROM DISTURBANCE.
 - TREES AND VEGETATION TO REMAIN (OR TO BE RELOCATED) HAVE BEEN LOCATED AND CLEARLY FLAGGED IN ACCORDANCE WITH TREE PROTECTION AND TRIMMING REQUIREMENTS.
- COORDINATE UTILITY DEMOLITION AND ABANDONMENT WITH UTILITY COMPANY AND THE CITY OF MOUNT DORA.
- IN THE EVENT BUILDINGS IMMEDIATELY ADJACENT TO THE DEMOLITION AREA

WILL BE OCCUPIED, CONDUCT SITE DEMOLITION SO OPERATIONS OF OCCUPIED BUILDINGS WILL NOT BE INTERRUPTED. MAINTAIN ACCESS TO AND FROM EXISTING WALKWAYS, EXITS, AND OTHER FACILITIES USED BY OCCUPANTS OF ADJACENT BUILDINGS.

- PROTECT EXISTING FACILITIES AND ADJACENT WALKWAYS, LOADING DOCKS, BUILDING ENTRIES, AND OTHER BUILDING FACILITIES DURING DEMOLITION OPERATIONS. MAINTAIN EXITS FROM EXISTING BUILDINGS.
- ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, AS NECESSARY, AND AS REQUIRED BY THE CITY OF MOUNT DORA. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.
- PROTECT EXISTING UTILITIES FROM DAMAGE DURING DEMOLITION OPERATIONS. MAINTAIN OPERATION OF UTILITY SERVICES TO REMAIN. PROVIDE AT LEAST 72 HOURS' NOTICE TO OCCUPANTS OF AFFECTED BUILDINGS IF SHUTDOWN OF SERVICE IS REQUIRED.
- IF REMOVAL, RELOCATION, OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT OCCUPIED BUILDINGS, MAINTAIN CONTINUITY OF SERVICE TO ADJACENT BUILDINGS BY PROVIDING TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED. TEMPORARY BYPASS SERVICES SHALL BE PROVIDED IN ACCORDANCE WITH UTILITY COMPANY OR THE CITY OF MOUNT DORA.
- TEMPORARY SHORING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF EXISTING IMPROVEMENTS BEING DEMOLISHED. ALL SHORING OPERATIONS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PER OSHA REQUIREMENTS.
- DEMOLITION OF STRUCTURAL FRAMING MEMBERS SHALL PROCEED SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE BUILDING DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL. REMOVE DEBRIS FROM ELEVATED PORTIONS OF THE BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL IN A CONTROLLED DESCENT.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.

- CLEARING AND GRUBBING:
 - REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. DO NOT REMOVE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR TO BE RELOCATED.
 - CUT MINOR ROOTS AND BRANCHES OF TREES INDICATED TO REMAIN IN A CLEAN AND CAREFUL MANNER AND ONLY WHERE SUCH ROOTS AND BRANCHES OBSTRUCT INSTALLATION OF NEW CONSTRUCTION.
 - CLEAR UNDERGROWTH AND DEADWOOD WITHOUT DISTURBING SUBSOIL.
 - GRIND STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS EXTENDING TO A DEPTH BELOW EXPOSED SUBGRADE AS FOLLOWS:
 - FOOTINGS, SLABS ON GRADE AND BOTTOM SLABS OF STRUCTURES: 36 INCHES.
 - ROADS AND PAVEMENT AREAS: 18 INCHES.
 - AREAS TO BE GRASSED OR LANDSCAPED: 8 INCHES.
 - AREAS TO BE FILLED: 12 INCHES.
 - USE ONLY HAND METHODS FOR GRUBBING WITHIN TREE PROTECTION ZONES.
 - CHIP REMOVED TREE BRANCHES AND DISPOSE OF OFF-SITE.
 - UNLESS FURTHER EXCAVATION OF EARTHWORK IS INDICATED, FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

- TOPSOIL STRIPPING:
 - REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
 - STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS. C STOCKPILE TOPSOIL MATERIALS AROUND FLOOR EDGE OF EXCAVATIONS WITHOUT INTERMINGLING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDLOWN DUST. LIMIT HEIGHT OF TOPSOIL STOCKPILES TO 72 INCHES. DO NOT STOCKPILE TOPSOIL WITHIN TREE PROTECTION ZONES. STOCKPILE SURPLUS TOPSOIL TO ALLOW FOR RESPREADING DEEPER TOPSOIL.
- SITE IMPROVEMENTS:
 - REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. REMOVE SLABS, PAVING, CURBS, GUTTERS, AND AGGREGATE BASE AS INDICATED.
 - UNLESS EXISTING FULL-DEPTH JOINTS COINCIDE WITH LINE OF DEMOLITION, NEATLY SAW-CUT LENGTH OF EXISTING PAVEMENT TO REMAIN BEFORE REMOVING EXISTING PAVEMENT. SAWCUT ALL FACES VERTICALLY.
 - PAINT CUT ENDS OF STEEL REINFORCEMENT IN CONCRETE TO REMAIN TO PREVENT CORROSION.

- DISPOSAL:
 - REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - REMOVE AND TRANSPORT DEBRIS AND RUBBISH IN A MANNER THAT WILL PREVENT SPILLAGE ON STREETS OR ADJACENT AREAS. CLEAN UP SPILLAGE FROM STREETS AND ADJACENT AREAS.
 - COMPLY WITH FEDERAL, STATE AND LOCAL HAULING AND DISPOSAL REGULATIONS.
 - SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NON-RECYCLABLE STORE OR STOCKPILE WITHOUT INTERMINGLING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

TREE PROTECTION AND TRIMMING

- INSTALL TEMPORARY FENCING AROUND TREE PROTECTION ZONES TO PROTECT TREES AND VEGETATION DESIGNATED TO REMAIN FROM CONSTRUCTION DAMAGE. MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES. AND REMOVE WHEN CONSTRUCTION IS COMPLETE.
- KEEP TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
- DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL INSIDE TREE PROTECTION ZONE, OR PERMIT VEHICLES OR POND TRAFFIC WITHIN TREE PROTECTION ZONE, OR ALLOW FIRES WITHIN TREE PROTECTION ZONE.
- PROTECT TREE ROOT SYSTEMS FROM THE FOLLOWING:
 - DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS;
 - DAMAGE CAUSED BY PONDING, ERODING, OR EXCESSIVE WETTING FROM DETERIORATING OPERATIONS.
- UNLESS OTHERWISE INDICATED, DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES. WHERE EXCAVATION FOR NEW CONSTRUCTION IS UNAVOIDABLE, HAND CLEAR AND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
- WHERE UTILITY TRENCHES ARE UNAVOIDABLE WITHIN TREE PROTECTION ZONES, TUNNEL UNDER OR AROUND ROOTS BY DRILLING, AUGER BORING, PIPE JACKING, OR DIGGING BY HAND. DO NOT CUT MAIN LATERAL ROOTS OR TAPROOTS.
- PROMPTLY REPAIR TREES DAMAGED BY CONSTRUCTION OPERATIONS WITHIN 24

HOURS. TREAT DAMAGED TRUNKS, LIMBS, AND ROOTS ACCORDING TO ARBORIST'S WRITTEN INSTRUCTIONS.

- TREE PRUNING: PRUNE TREES ACCORDING TO ANSI A300 (PART 1), "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (PRUNING)."

EROSION AND SEDIMENTATION CONTROL

- PRIOR TO COMMENCEMENT OF ANY CLEARING AND EXCAVATION WITHIN A WORK AREA, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND IN WORKING ORDER.
- PERFORM WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE AND FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENT CONTROL FEATURES TO PREVENT AND CONTROL SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION AREAS AND ENTERING EXISTING STORMWATER FACILITIES AND SURFACE WATERS. ADDITIONAL MEASURES BEYOND THOSE SHOWN WITHIN THESE PLANS MAY BE NECESSARY DURING CONSTRUCTION, INCLUDING TEMPORARY VEGETATIVE MEASURES AND INSTALLATION OF OTHER SILT TRAPPING MEASURES.
- THE CONTRACTOR IS REQUIRED TO ADJUST THE EROSION AND SEDIMENT CONTROL AS NECESSARY AND AS SHOWN ON THE DRAWINGS; AND ADD ADDITIONAL CONTROL MEASURES AS REQUIRED TO INSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
- ALL BEST MANAGEMENT EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY OPERATIONS; OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST EVERY OTHER WEEK AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR GREATER.
- ALL BEST MANAGEMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

EARTHWORK

- IN THE EVENT OF ANY UNFORESEEN CONDITIONS THAT ARE ENCOUNTERED AND NOT COVERED BY THESE NOTES DURING GRADING OPERATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND RELATED OFF-SITE WORK SO AS TO ESTABLISH THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SPECIFIED WITHIN THE PLANS.
- ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION. ALL SHORING AND ASSOCIATED TEMPORARY STRUCTURES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PURSUANT TO OSHA REQUIREMENTS.

SOIL MATERIALS:

- UNSATISFACTORY SOILS CONSIST OF SOIL CLASSIFICATION GROUPS ML, OL, CH, MH, OH, AND PT, OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
- SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS AS IDENTIFIED ON THE DRAWINGS, OR A COMBINATION OF THESE GROUPS: FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATERIAL.

SUBGRADE INSPECTION:

- PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH HEAVY PNEUMATIC-TIRED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES.
 - COMPLETELY PROOF-ROLL SUBGRADE IN TWO DIRECTIONS, REPEATING PROOF ROLLING IN DIRECTION PERPENDICULAR TO FIRST DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH.
 - PROOF-ROLL WITH A LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT LESS THAN 15 TONS.
 - EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
- RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER, WITHOUT ADDITIONAL COMPENSATION.

BACKFILL:

- THE CONTRACTOR SHALL PLACE AND COMPACT BACKFILL IN EXCAVATIONS PROMPTLY, BUT NOT BEFORE COMPLETING THE FOLLOWING:
 - CONSTRUCTION BELOW FINISH GRADE DISPOSED, WHERE APPLICABLE, SUBDRAINAGE, DAMPPROOFING, WATERPROOFING, AND PERIMETER INSULATION.
 - SURVEYING LOCATIONS OF UNDERGROUND UTILITIES FOR RECORD DRAWINGS.
 - TESTING AND INSPECTING UNDERGROUND UTILITIES.
 - REMOVING CONCRETE FORMWORK.
 - REMOVING TRASH AND DEBRIS.
 - REMOVING TEMPORARY SHORING AND BRACING, AND SHEETING.
 - INSTALLING PERMANENT OR TEMPORARY HORIZONTAL BRACING ON HORIZONTALLY SUPPORTED WALLS.
- COMPACTION OF SOIL BACKFILLS AND FILLS:
 - CONTRACTOR SHALL PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT; AND NOT MORE THAN 4-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
 - PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
 - COMPACT SOIL MATERIALS TO NOT LESS THAN THE PLAN SPECIFIED PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 OR ASTM D 1557. (SEE CIVIL DETAILS FOR SUMMARY OF TRENCH BACKFILL AND BEDDING MATERIALS AND PLACEMENT SPECIFICATIONS).
- GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE. FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO DETAILED/INDICATED CROSS-SECTIONS. LINES, AND ELEVATIONS INDICATED IN PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES. CUT OFF SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
- SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - LAWN OR UNPAVED AREAS: PLUS OR MINUS ONE (1) INCH.
 - WALKS: PLUS OR MINUS ONE (1) INCH.
 - PAVEMENTS: PLUS OR MINUS ONE-HALF (1/2) INCH.

- GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF ONE-HALF (1/2) INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.
- SUBBASE AND BASE COURSES:
 - PLACE SUBBASE AND BASE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
 - PLACE SUBBASE AND BASE COURSE 6 INCHES OR LESS IN COMPACTED THICKNESS IN A SINGLE LAYER.
 - PLACE SUBBASE AND BASE COURSE EXCEEDING 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES.
- COMPACT SUBBASE AND BASE COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROSS SECTIONS, AND THICKNESS ACCORDING TO ASTM D 698 OR ASTM D 1557, AS INDICATED ON THE DRAWING DETAILS.

FIELD QUALITY CONTROL:

- THE TESTING AGENCY WILL INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. CONTRACTOR SHALL PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
- FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ENGINEER.
- THE TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
 - PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST FOR EVERY 10,000 SQ. FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
 - FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
 - TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 150 FEET OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN 2 TESTS.
- IF THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- ALL FIELD QUALITY CONTROL TESTS THAT FAIL TO MEET THE SPECIFIED COMPACTION DENSITY SHALL BE REPORTED TO THE ENGINEER.

GENERAL UTILITY NOTES

- FLOUIDA LAW (F.S. 356) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM.
- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE FACILITIES.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED.
- EXISTING UTILITIES SHOWN HEREIN ARE BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO EXCAVATION WITHIN WORK AREAS. THE ENGINEER SHALL BE NOTIFIED UPON DISCOVERY OF ANY DISCREPANCIES THAT WILL AFFECT INSTALLATION OF WORK OR DISCOVERY OF UNCHARTED UTILITIES WHICH MAY REQUIRE RELOCATION. NOTIFICATION SHALL BE DONE IN A TIMELY MANNER.
- IF APPLICABLE, THE CONTRACTOR SHALL MAINTAIN ALL FENCING, SIGNS, DETOURS, FLAGMEN, SIGNALS, ETC., FOR ANY OPEN TRENCHES, HOLES OR PITS. ALL TRENCHES, HOLES OR PITS SHALL BE CLOSED OR PROTECTED BY BARRICADES AT THE END OF THE DAY.
- PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHO SHOW THE CONSTRUCTED CONDITIONS OF ALL WORK INSTALLED. SEE "AS-BUILT" REQUIREMENTS FOR ADDITIONAL INFORMATION.
- ALL VALVE BOXES, METER BOXES, VAULTS, CLEANOUTS, HOLE COVERS, FIRE HYDRANTS AND OTHER APPURTENANCES THAT ARE TO REMAIN IN SERVICE WITHIN THE PROJECT AREA SHALL BE ADJUSTED TO CONFORM TO FINISHED GRADE.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED AND INSPECTED AS REQUIRED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
- ALL UTILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, THE FOLLOWING SHOULD BE CONTACTED BY THE CONTRACTOR:
 - GAS
 - TELEPHONE
 - CABLE
 - POWER
 - CITY/COUNTY WATER AND SEWER
 - CITY/COUNTY/STATE TRAFFIC SIGNAL UTILITY (FIBER, HARDWIRE TRAFFIC SIGNAL INTERCONNECT)
 - RECLAIMED WATER
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS ACCURACY, UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE OF THESE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES
 - WHITE - PROPOSED EXCAVATION. PINK - TEMPORARY SURVEY MARKINGS.
 - RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES.
 - YELLOW - GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS.
 - ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT.
 - BLUE - POTABLE WATER. PURPLE - RECLAIMED WATER, IRRIGATION AND SLURRY LINES.
 - GREEN - SEWERS AND DRAIN LINES.

- ALL UTILITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MOUNT DORA DETAILS ON SHEETS C05.03 THROUGH C05.04.

WATER SYSTEM NOTES

- A VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWERS AND WATER MAINS. IF CLEARANCE CANNOT BE ACHIEVED BY ADJUSTING WATER MAINS THE SANITARY SEWER SHALL BE CONSTRUCTED PER SANITARY NOTE NO. 1 BELOW.
- A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.
- ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL WATER SYSTEM WORK SHALL CONFORM WITH CITY OF MOUNT DORA STANDARDS AND SPECIFICATIONS.
- CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
- ALL BURIED DUCTILE IRON PIPE SHALL BE CLASS 53 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C150) AND ANSI A 21.51 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).
- ALL BURIED FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
- CONTRACTOR TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
- THRUST BLOCKING AND/AND RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.
- ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241, AND COLOR CODED BLUE.
- ALL FITTINGS 2" AND SMALLER SHALL BE CLASS 180 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
- ALL WATER MAINS AND WATER SERVICES TO BE INSTALLED UNDER ROAD UNDERDRAIN SHALL MAINTAIN 18" SEPARATION.

- MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY DEPARTMENT OF PUBLIC UTILITIES.

- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT AND AWWA SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
- CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING REQUIRED TO OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM THROUGH LOCAL REGULATORY AGENCIES. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

- DESIGN AND CONSTRUCTION OF THE UTILITIES WILL FULLY COMPLY WITH THE CITY OF MOUNT DORA STANDARDS AND DETAILS. ALL UTILITY SHOP DRAWINGS RELATED TO THE CONNECTION TO THE CITY INFRASTRUCTURE MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE WATER SUPPLIER SHOULD BE GIVEN AT LEAST 3 BUSINESS DAYS NOTICE BEFORE CONNECTION.
- DISINFECTION TO BE PERFORMED IN ACCORDANCE WITH ANSIAWWA C651.

SANITARY SEWER NOTES

- A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.
- ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 26 AND COLOR CODED GREEN.
- ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- PVC PIPE AND FITTINGS SHALL CONFORM WITH A.S.T.M. SPECIFICATIONS DESIGNATION D-3034-77C. MA SDR 26. INSTALLATION OF SDR PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF A.S.T.M. SPECIFICATION DESIGNATION D3221. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
- ALL PVC FORCE MAINS WITHIN PUBLIC RW SHALL BE CLASS 200, SDR 18, WITH MECHANICAL JOINTS, AND HAVE A GREEN MAGNETIC TAPE A MINIMUM OF 3" WIDE, PLACED 24" BELOW THE PROPOSED GRADE. THE PRINT ON THE MAGNETIC TAPE SHOULD READ "FORCE MAIN".
- ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE D.I.P. ARE TO BE POLYUNED OR EPOXY LINED.
- ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
- SANITARY SEWERS SHALL HAVE A MINIMUM COVER OF THREE (3) FEET AND SHALL BE INSTALLED ACCOMPANIED BY A METAL TAPE SIMILAR TO "TERRATAPE" COLORED GREEN AND LAID ONE FOOT ABOVE THE PIPE.
- ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
- THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY. THE CITY OF MOUNT DORA WILL ALSO BE REQUIRED TO INSPECT AND APPROVE THE SEWER SYSTEM. PROVIDE 2 FULL DAYS ADVANCE NOTICE FOR INSPECTION REQUESTS.
- ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS CONTRACTOR'S RESPONSIBILITY.
- SANITARY SEWER SYSTEM IS DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CITY OF MOUNT DORA STANDARDS AND DETAILS.

GEOTECHNICAL NOTE

CONTRACTOR TO REVIEW AND FOLLOW CONSTRUCTION TECHNIQUES OUTLINED IN THE SITE GEOTECHNICAL REPORT.

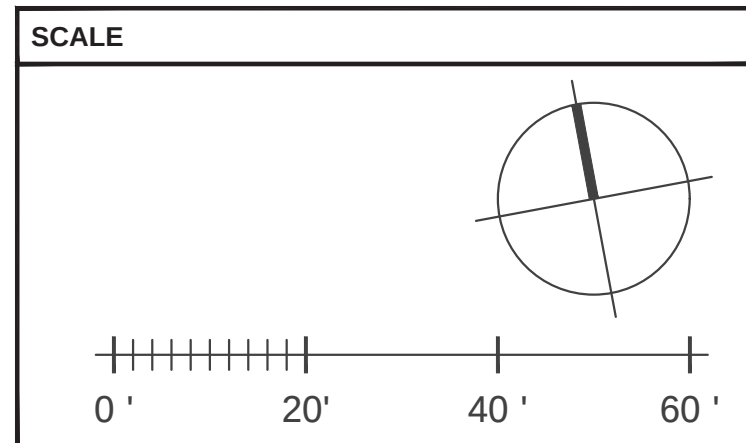
STORM DRAINAGE

- UNLESS OTHERWISE SHOWN ON PLANS, ALL PVC PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING:
 - PVC SEWER PIPE AND FITTINGS, NPS 15-INCH AND SMALLER ASTM D 3034, SDR 35, WITH BELL-AND-SPIOT ENDS FOR GASKETED JOINTS USING ASTM F 477, ELASTOMERIC SEALS.
 - PVC SEWER PIPE AND FITTINGS, NPS 18-INCH AND LARGER: ASTM F 679, T-1 WALL THICKNESS, WITH BELL-AND-SPIOT ENDS FOR GASKETED JOINTS USING ASTM F 477, ELASTOMERIC SEALS.
 - PIPE JOINTS SHALL BE WATER-TIGHT.
- UNLESS OTHERWISE SHOWN ON THE PLANS, ALL REINFORCED CONCRETE PIPE (RCP) AND FITTINGS SHALL CONFORM TO THE FOLLOWING:
 - ASTM C 76, WITH BELL-AND-SPIGOT OR GROOVE AND TONGUE ENDS AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
 - RCP PIPE SHALL BE CLASS II, WALL B.
 - WHEN LOCATED IN TRAFFIC AREAS WITH LESS THAN 2 FEET OF COVER, RCP PIPE SHALL BE CLASS IV, WALL B.
 - WHEN LOCATED UNDER AIRCRAFT RAMPS OR RAILROAD OPERATIONS, RCP PIPE SHALL BE CLASS V, WALL B WITH O-RING JOINTS.
 - PIPE CLASS SHALL BE CLEARLY "STAMPED" ON EACH SEGMENT OF RCP PIPE DELIVERED TO THE PROJECT.
 - PIPE JOINTS SHALL BE WATER-TIGHT.
- CONTRACTOR SHALL HANDLE AND STORE PIPE, FITTINGS, GASKETS, AND RELATED APPURTENANCES IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- PVC PLASTIC PIPE AND FITTINGS SHALL NOT BE STORED IN DIRECT SUNLIGHT.
- ALL PIPE, FITTINGS, GASKETS, AND SEALS SHALL BE PROTECTED FROM DIRT AND DAMAGE.
- ALL STORM SEWER LINES SHALL BE TELEVIEWED AND THE VIDEO REPORTS SUBMITTED TO THE ENGINEER FOR REVIEW.
 - VIDEO REPORTS ARE TO BE SUBMITTED ON CD-ROM OR DVD COMPACT DISKS.
 - ALL LINES MUST BE FLUSHED AND CLEANED WITH POTABLE WATER PRIOR TO TELEVIEWING.
 - FOR SUBMERGED SYSTEMS, POND WATER LEVELS SHALL BE LOWERED (PUMPED DOWN) BELOW THE LOWEST PIPE ENTRANCE INVERT.
 - VIDEO REPORTS WILL BE USED TO VIEW THE CONDITION OF THE STORM SEWER PIPE PRIOR TO ACCEPTANCE OF THE WORKMANSHIP AND CLEANLINESS OF THE INSTALLATION WILL BE CHECKED.
- AS-BUILT SURVEY: THE CONTRACTOR SHALL VERIFY STORM SEWER IMPROVEMENTS ALIGNMENT BY PROVIDING AN "AS-BUILT" SURVEY OF THE CONSTRUCTED CONDITIONS FROM A LICENSED SURVEYOR REGISTERED IN THE STATE OF PROJECT LOCATION. THE "AS-BUILT" SURVEY SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION RELATING TO THE INSTALLATION OF THE STORM SEWER SYSTEM PIPING AND STRUCTURES. DATUM ELEVATION AND BENCHMARK LOCATIONS SHALL BE INDICATED. INFORMATION TO BE INCLUDED IS AS FOLLOWS:
 - PIPE TYPE, SIZE, AND INVERT ELEVATIONS.
 - MANHOLE, DROP INLET, CURB INLET, YARD DRAIN, AND POND CONTROL STRUCTURE LOCATIONS WITH ELEVATIONS OF BOTTOM, RIM OR GRATE ELEVATION SHOWN.
 - POND CONTROL STRUCTURES: SHOW INFORMATION ON ALL FLOW CONTROL APPURTENANCES AND OUTLET PIPING.

- AS-BUILT SURVEY: THE CONTRACTOR SHALL VERIFY STORM SEWER IMPROVEMENTS ALIGNMENT BY PROVIDING AN "AS-BUILT" SURVEY OF THE CONSTRUCTED CONDITIONS FROM A LICENSED SURVEYOR REGISTERED IN THE STATE OF PROJECT LOCATION. THE "AS-BUILT" SURVEY SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION RELATING TO THE INSTALLATION OF THE STORM SEWER SYSTEM PIPING AND STRUCTURES. DATUM ELEVATION AND BENCHMARK LOCATIONS SHALL BE INDICATED. INFORMATION TO BE INCLUDED IS AS FOLLOWS:
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 - POND CONTROL STRUCTURES: SHOW INFORMATION ON ALL FLOW CONTROL APPURTENANCES AND OUTLET PIPING.

ASPHALT PAVING

- THE CONTRACTOR IS TO PROVIDE BARRICADES, SIGNS, FLASHERS, AND FLAG PERSONNEL AS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION IS TO CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES": LATEST EDITION.
- ALL ASPHALT PAVING MATERIALS, WORKMANSHIP, AND INSTALLATION REQUIREMENTS SHALL COMPLY WITH THE STANDARD SPECIFICATIONS OF THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) FOR THE STATE IN WHICH THE WORK OCCURS WITH SOME EXCLUSIONS. THE DOT PAVEMENT PROCEDURES AND SAFETY REQUIREMENTS SHALL GENERALLY NOT APPLY.
 - COURSE AGGREGATE: FINE AGGREGATE AND MINERAL FILLERS IN ACCORDANCE WITH D.O.T. MATERIAL STANDARDS AND ASSOCIATED CONSTRUCTION SPECIFICATIONS.
 - ASPHALT BINDER, ASPHALT CEMENT, PRIME COAT, AND TACK COAT: IN ACCORDANCE WITH D.O.T. MATERIAL STANDARDS AND ASSOCIATED CONSTRUCTION SPECIFICATIONS.
 - JOINT SEALANT: ASTM D 6960 OR AASHTO M 324



① EXISTING TREE TO BE REMOVED.

- | | |
|--|--|
|  | PROPERTY LINE |
|  | EXISTING CONCRETE TO REMAIN |
|  | EXISTING TO REMAIN |
|  | EXISTING ASPHALT/CONCRETE TO BE REMOVED |
|  | EXISTING SIDEWALK/CONCRETE TO BE REMOVED |
|  | EXISTING TO BE REMOVED |
|  | TREE BARRIER LINE |
|  | EXISTING TREE TO BE REMOVED |
|  | TREE BARRICADE |
|  gas | EXISTING GAS |
|  san | EXISTING SANITARY |
|  tel | EXISTING TELEPHONE |
|  ue | EXISTING UNDERGROUND ELECTRIC |
|  oh | EXISTING OVERHEAD LINE |
|  wm | EXISTING WATER |
|  -29- | EXISTING CONTOUR |
| | EXISTING GRADE ELEVATION |
- X428.33

1. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
2. ALL ABOVE AND BELOW GROUND HARDWARE, EQUIPMENT AND MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS.
3. UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER.
4. TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL MUNICIPALITY STANDARDS.
5. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
6. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION, SEE "EROSION & SEDIMENT CONTROL DETAILS".
7. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR ANY DAMAGE OF ANY UTILITY SITE OR OTHER UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
8. ALL DISTURBED AREA WITH THE RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED.

CONTRACTOR TO INSTALL TREE BARRICADES SURROUNDING ALL TREES TO REMAIN.
IRRIGATE ALL LANDSCAPING AS NEEDED.

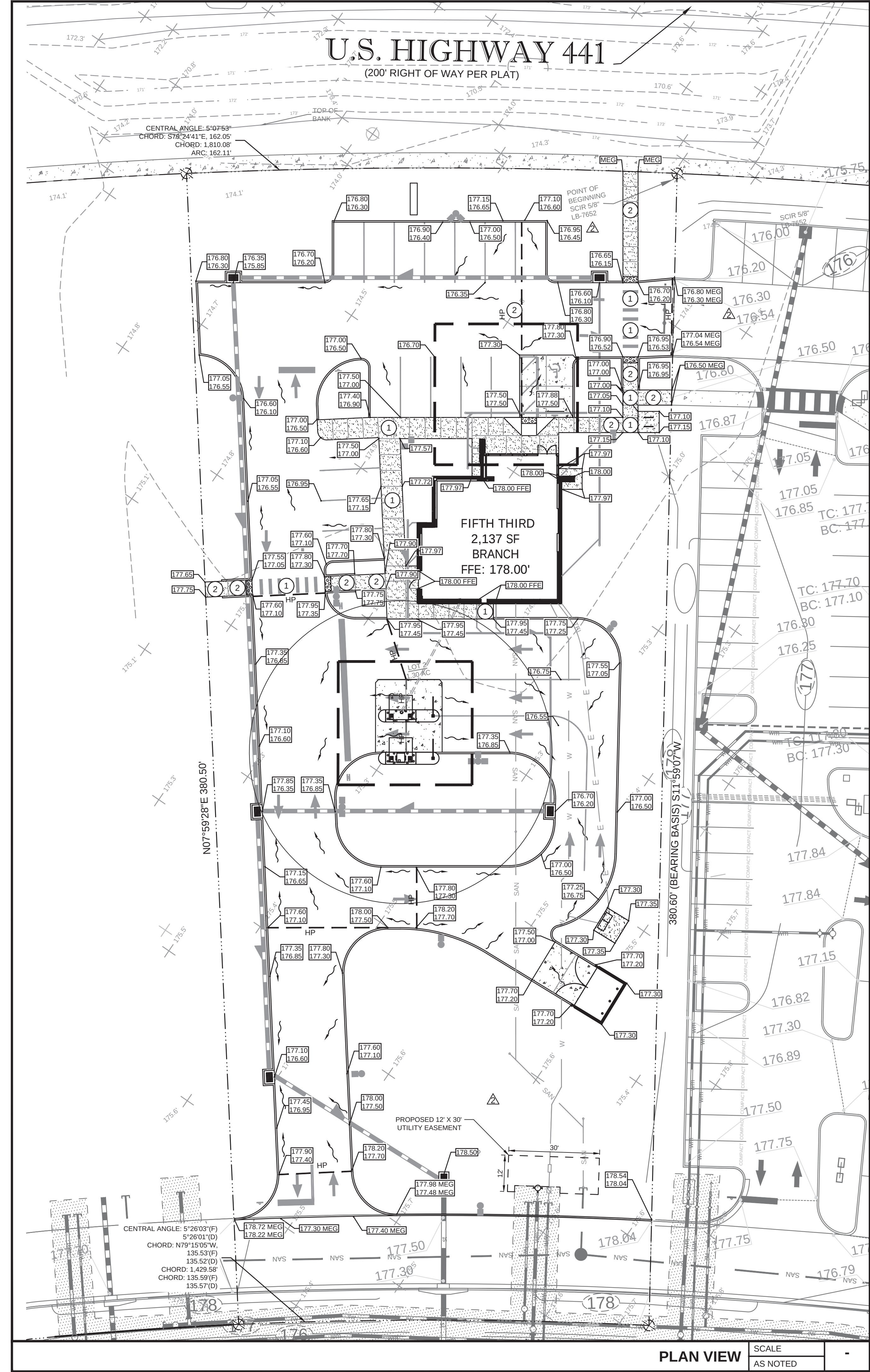
NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (NISIT SAPPAIKHAO,
PE) ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED BY A 3RD PARTY CERTIFICATE AUTHORITY

PROJECT INFORMATION BLOCK	
JOB #	230632
DATE:	03.01.24
DRAWN BY:	SP
CHECKED BY:	SJ

C01.01

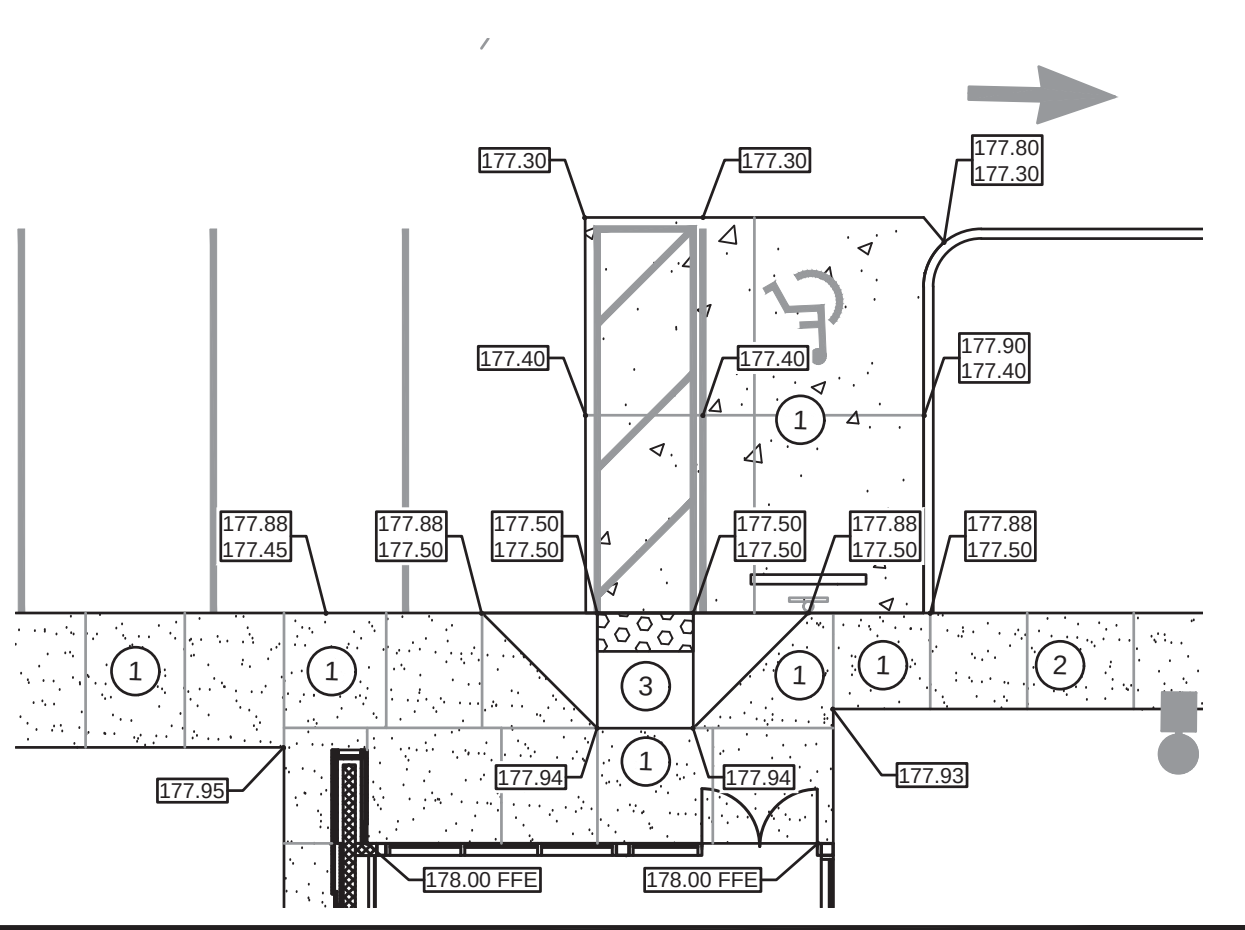
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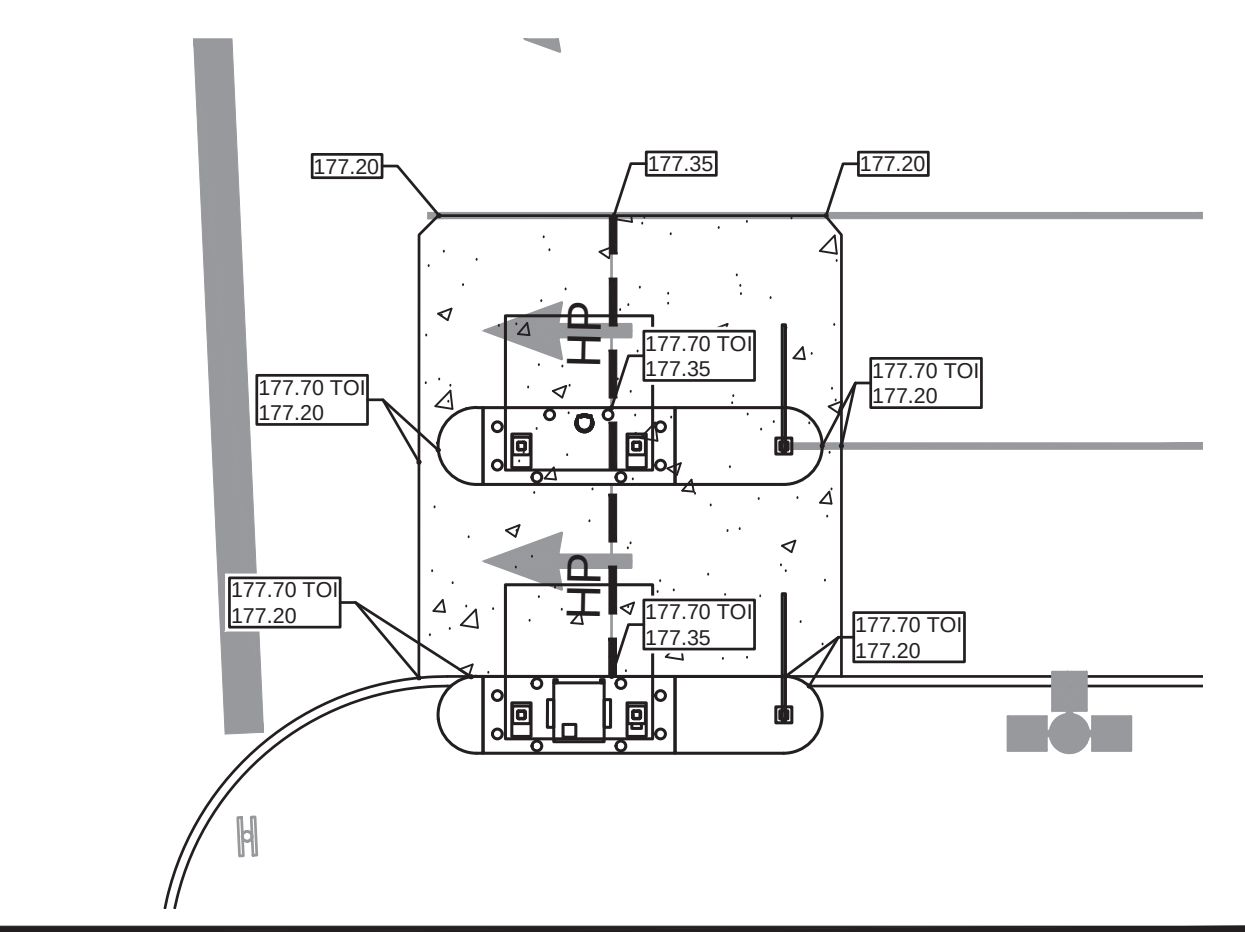
KEYED NOTES:

- 1 SURFACE SLOPES NOT TO EXCEED 1:48 IN ALL DIRECTIONS.
- 2 SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:20 RUNNING.
- 3 SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:12 RUNNING.

PAVING AND GRADING GENERAL NOTES SCALE 1:10



PAVING AND GRADING GENERAL NOTES SCALE 1:10



ACCESSIBILITY NOTES

1. THE DRAWINGS ARE DESIGNED TO MEET ACCESSIBILITY STANDARDS AT MINIMUM. LOCAL AND STATE REQUIREMENTS OR CODES MAY HAVE ADDITIONAL STANDARDS.
2. ACCESSIBLE PARKING SPACES, SIGNAGE, LOGOS, WHEEL STOPS AND ACCESSIBLE AISLES TO MEET ALL OF THE 2010 ADA STANDARDS REQUIREMENTS - PROVIDE SPACES IN SIZE, QUANTITY AND LOCATIONS REQUIRED BY THE ADA STANDARDS AND APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION. PROVIDE A MAXIMUM SLOPE IN EITHER DIRECTION OF 1:48 (1:64 RECOMMENDED).
3. ACCESSIBLE PARKING SIGNAGE ON POST. BOTTOM OF SIGNAGE TO BE MINIMUM 84" ABOVE GRADE. VERIFY ALL REQUIREMENTS WITH ACCESSIBILITY REQUIREMENTS AND LOCAL CODE.
4. CONCRETE WHEEL STOP. ALL ACCESSIBLE SPACES- LOCATE FIXED WHEEL STOP SO AS NOT TO REDUCE THE WIDTH OF THE ADJOINING ACCESSIBLE ROUTE.
5. ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY (1 REQUIRED). MAXIMUM RUNNING SLOPE OF 1:20 AND MAXIMUM CROSS SLOPE OF 1:48 (1:64 RECOMMENDED). ALL PAVED SURFACES, CURB RAMP AND TRANSITIONS ALONG PATH TO MEET ACCESSIBILITY REQUIREMENTS.
6. ACCESSIBLE PATH/WALKWAY TO BE 5'-0" MINIMUM, RUNNING SLOPE 1:20 MAXIMUM, CROSS SLOPE 1:48 MAXIMUM, SLOPE AWAY FROM BUILDING - BROOM FINISH CONCRETE.
7. CURB RAMP TO MEET ALL ACCESSIBILITY REQUIREMENTS. MAXIMUM SLOPE OF RUN 1:12 (1:14 RECOMMENDED). MAXIMUM CROSS SLOPE 1:48 (1:64 RECOMMENDED). REFER TO SITE DETAILS SHEET FOR ADDITIONAL INFORMATION. PROVIDE 36" LONG MINIMUM LANDING AT TOP AND 60" MINIMUM LANDING AT BOTTOM OF RAMP WITH MAXIMUM SLOPE IN EITHER DIRECTION OF LANDING TO BE 1:48 (1:64 RECOMMENDED).
8. SURFACE CONDITIONS AT ACCESSIBLE WALKWAYS AND ACCESSIBLE AREAS (PAVERS SYSTEMS AND/OR CONCRETE SURFACES) SHALL NOT INCLUDE GAPS GREATER THAN 1/2" OR VERTICAL CHANGES AT JOINTS OR BETWEEN UNITS GREATER THAN 1/4" - UNLESS THE OVERALL LEVEL CHANGE DOES NOT EXCEED 1/2" AND THE LEVEL CHANGE IS BEVELED AT 1:2.
9. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALK/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
10. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

LEGEND

- EL ELEVATION
TYP TYPICAL
CO CLEANOUT
IE INVERT ELEVATION
SE SUMP ELEVATION
EXISTING ELEVATION
PROPOSED PAVEMENT ELEVATION
TOP OF SIDEWALK/CURB
EDGE OF PAVEMENT
DITCH BOTTOM INLET
CURB INLET
FFE FINISH FLOOR ELEVATION
RCP REINFORCED CONCRETE PIPE
HP HIGH POINT
MEG MATCH EXISTING GRADE
TOI TOP OF ISLAND
DS BUILDING DOWN SPOUT
12" OR GREATER STORMWATER PIPE
LESS THAN 12" STORMWATER PIPE
PROPOSED SURFACE STORMWATER FLOW
PROPOSED SWALE STORMWATER FLOW
EXISTING CONTOUR
PROPOSED CONTOUR

CONTROL BENCHMARKS

CONTROL BENCHMARK:
STATION IS A 3.5" BRASS FOOT SURVEY DISK MARKED D5PNC 11401 005.
LOCATED 438.40 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE
SUBJECT PARCEL IN THE CONCRETE SIDEWALK.

EL.: 173.90' (NAVD88)

TBM #1:
STATION IS A CAPPED IORN ROD STAMPED "EBI LB-7652" LOCATED 46.12 FEET
NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PARCEL.

EL.: 171.70' (NAVD88)

TBM #2:
STATION IS A CAPPED IORN ROD STAMPED "EBI LB-7652" LOCATED 48.54 FEET
NORTHEAST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.

EL.: 171.64' (NAVD88)

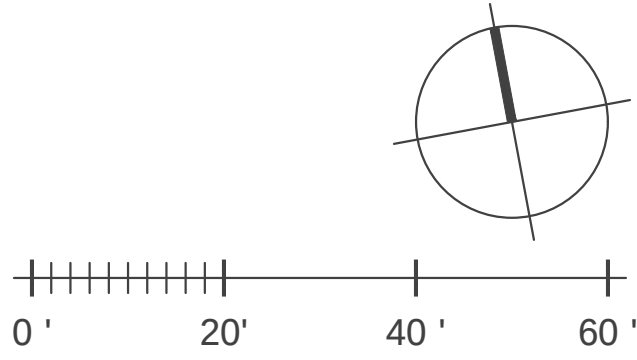
EROSION CONTROL MEASURE NOTE

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED
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ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AND INITIATION OF
CIVIL PENALTY PROCEDURES.

PAVING AND GRADING GENERAL NOTES

1. SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
2. SEE SITE PLAN SHEET FOR SITE DATA.
3. SEE SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
4. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR THE CITY OF MOUNT DORA WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
6. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
7. CONTRACTOR SHALL INSTALL EROSION CONTROL SILT FENCE AROUND THE PERIMETER OF THE SITE AND MUST MAINTAIN THE SILT FENCE IN GOOD REPAIR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OR DISCREPANCIES EXIST.

SCALE



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IEG JOB NO. 15-308.00

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NISIT SAPPARKHAO, P.E.
FL REG. NO. 64085

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ISSUE	BY	DATE	DESCRIPTION
		03.18.24	PERMIT SET
		06.21.24	ADDENDUM 2
		08.12.24	ADDENDUM 3

PROJECT INFORMATION BLOCK

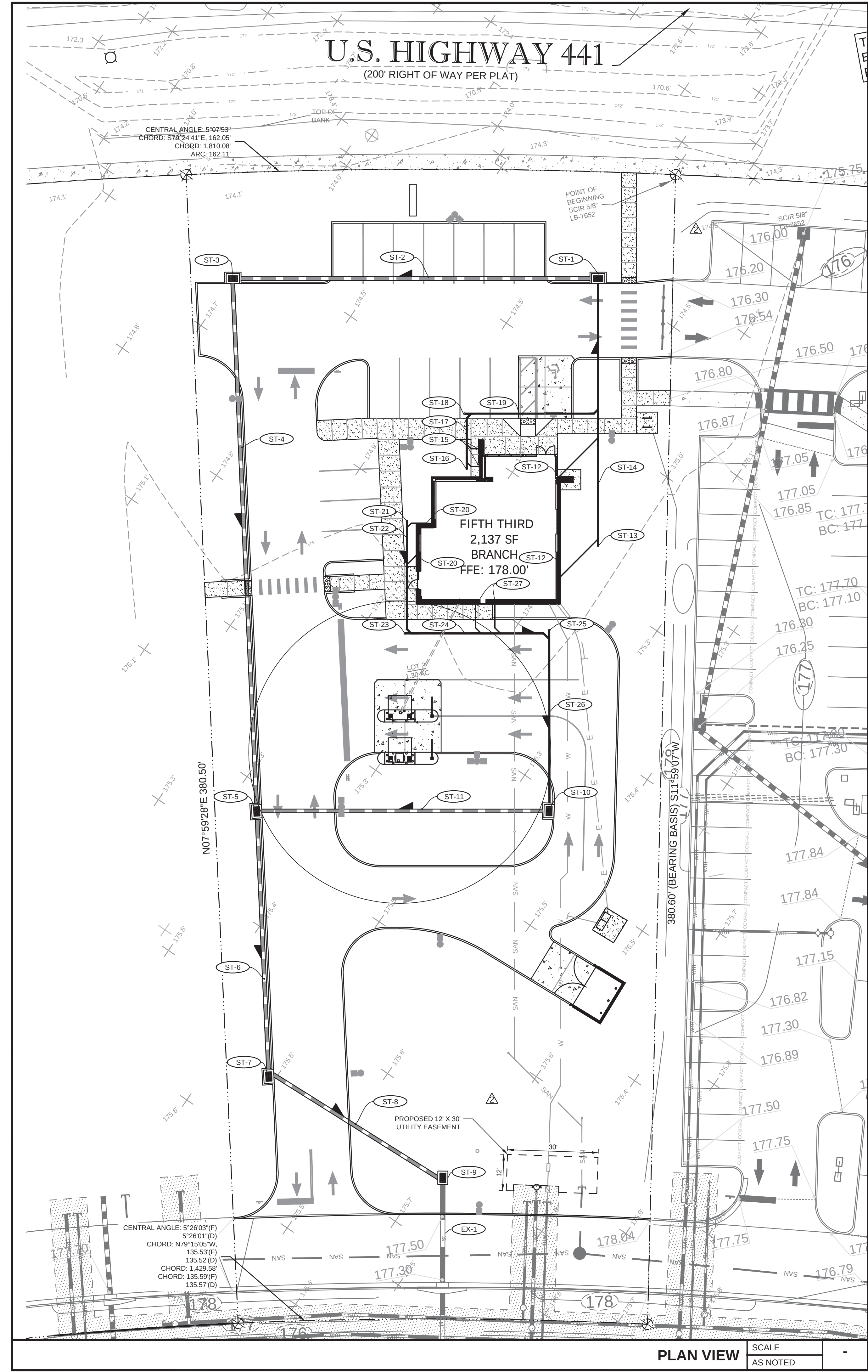
JOB # 230632
DATE: 03.01.24
DRAWN BY: SP
CHECKED BY: SJ

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C03.01



STORM STRUCTURE/PIPING DATA

ST-1 TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 TOP EL. = 176.30' IE (W) = 173.60' IE (S) = 173.60'	ST-14 87 LF OF 8" PVC @ 1.95% SLOPE
ST-2 116 LF OF 15" HDPE @ 0.64% SLOPE	ST-15 BUILDING DOWNSPOUT AND CLEANOUT TOP TO MATCH PROPOSED GRADE 5 LF 4" PVC @1.0% MIN. SLOPE IE = 175.50'
ST-3 TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 TOP EL. = 175.60' IE (E) = 172.75' IE(S) = 172.75'	ST-16 CONSTRUCT CLEANOUT TOP EL TO MATCH PROPOSED GRADE IE = 175.45'
ST-4 172 LF OF 15" HDPE @ 0.75% SLOPE	ST-17 17 LF OF 8" PVC @ 1.0% MIN. SLOPE
ST-5 TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 TOP EL. = 176.35' IE (N) = 171.45' IE(S) = 171.45' IE (E) = 171.45'	ST-18 CONSTRUCT CLEANOUT TOP EL TO MATCH PROPOSED GRADE IE = 175.25'
ST-6 83 LF OF 18" HDPE @ 0.76% SLOPE	ST-19 45 LF OF 8" PVC @ 1.0% MIN. SLOPE
ST-7 TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 TOP EL. = 176.60' IE (N) = 170.80'	ST-20 BUILDING DOWNSPOUT AND CLEANOUT TOP TO MATCH PROPOSED GRADE 4LF - 7LF 4" PVC @1.0% MIN. SLOPE IE = 175.50'
ST-8 64 LF OF 18" HDPE @ 0.61% SLOPE	ST-21 CONSTRUCT CLEANOUT TOP EL TO MATCH PROPOSED GRADE IE = 175.45'
ST-9 TYPE "C" JUNCTION BOX FDOT INDEX NO. 425-052 TOP EL. = 178.50' IE (S - EXISTING) = 170.37' IE (N) = 170.40'	ST-22 38 LF OF 8" PVC @ 1.05% MIN. SLOPE
ST-10 TYPE "C" CATCH BASIN FDOT INDEX NO. 425-052 TOP EL. = 176.20' IE (N) = 174.05' IE (W) = 173.95'	ST-23 CONSTRUCT CLEANOUT TOP EL TO MATCH PROPOSED GRADE IE = 175.05'
ST-11 93 LF OF 18" HDPE @ 2.63% SLOPE	ST-24 48 LF OF 8" PVC @ 1.04% MIN. SLOPE
ST-12 BUILDING DOWNSPOUT AND CLEANOUT TOP TO MATCH PROPOSED GRADE 18 LF 4" PVC @1.0% MIN. SLOPE IE = 175.50'	ST-25 CONSTRUCT CLEANOUT TOP EL TO MATCH PROPOSED GRADE IE = 174.55'
ST-13 CONSTRUCT CLEANOUT TOP EL TO MATCH PROPOSED GRADE IE = 175.30'	ST-26 57 LF OF 8" PVC @ 0.88% MIN. SLOPE
	ST-27 BUILDING DOWNSPOUT AND CLEANOUT TOP TO MATCH PROPOSED GRADE 10 LF OF 4" PVC @1.0% MIN. SLOPE IE = 175.50'

STORM STRUCTURE/PIPING DATA

EX-1 EXISTING 18" CCP STUB-OUT IE = 170.37
--

LEGEND

EL	ELEVATION
TYP	TYPICAL
CO	CLEANOUT
IE	INVERT ELEVATION
SE	SUMP ELEVATION
X 49.58	EXISTING ELEVATION
	DITCH BOTTOM INLET
	CURB INLET
FFE	FINISH FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
	ST-23 STORM SEWER STRUCTURE NUMBER
DS	BUILDING DOWN SPOUT
	12" OR GREATER STORMWATER PIPE
	LESS THAN 12" STORMWATER PIPE
	DIRECTION OF PIPE FLOW
	EXISTING CONTOUR
	PROPOSED CONTOUR

CONTROL BENCHMARKS

CONTROL BENCHMARK:
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		03.18.24	PERMIT SET
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PROJECT INFORMATION BLOCK

JOB #	230632
DATE:	03.01.24
DRAWN BY:	SP
CHECKED BY:	SJ

SHEET TITLE

PIPING PLAN

SHEET NUMBER

C03.02

SCALE



U.S. HIGHWAY 441
(200' RIGHT OF WAY PER PLAT)

CENTRAL ANGLE: 5°07'53"
CHORD: S79°24'41"E, 162.05'
CHORD: 1,810.08'
ARC: 162.11'

FIFTH THIRD
2,137 SF
BRANCH
FFE: 178.00'

CONFLICT POINT (CP-1)
SEE DETAIL, THIS SHEET

CONFLICT POINT (CP-2)
SEE DETAIL, THIS SHEET

CENTRAL ANGLE: 5°26'03"(F)
5°26'01"(D)
CHORD: N79°15'05"W,
135.53'(F)
135.52'(D)
CHORD: 1,429.58'
CHORD: 135.59'(F)
135.57'(D)

PLAN VIEW

SCALE
AS NOTED

UTILITY SYSTEM DATA

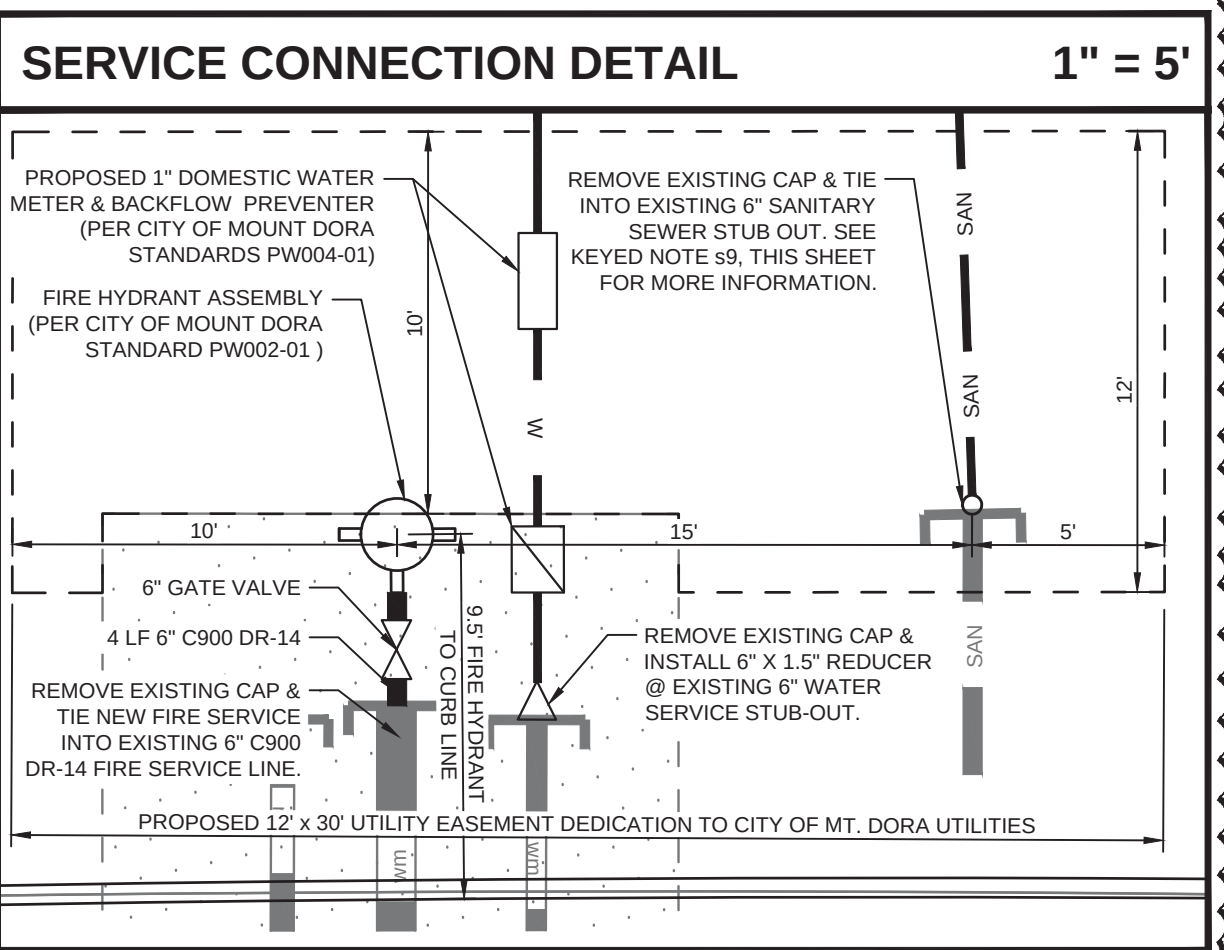
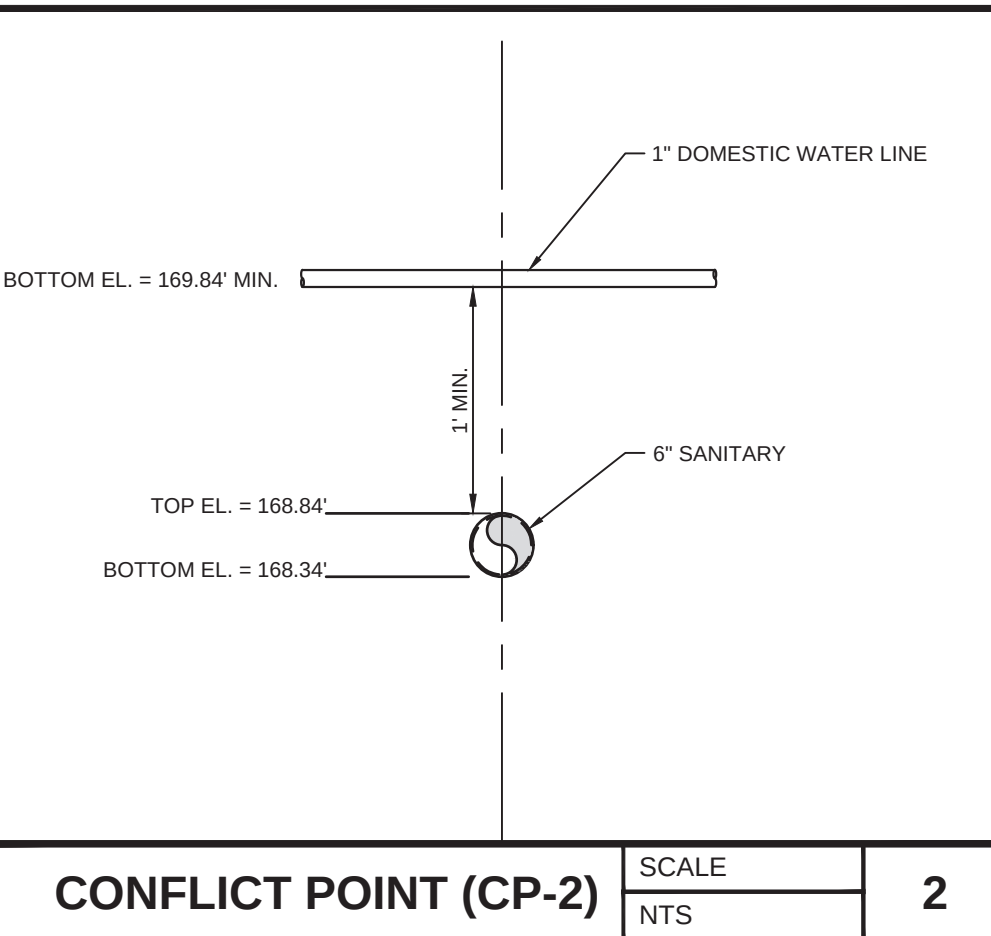
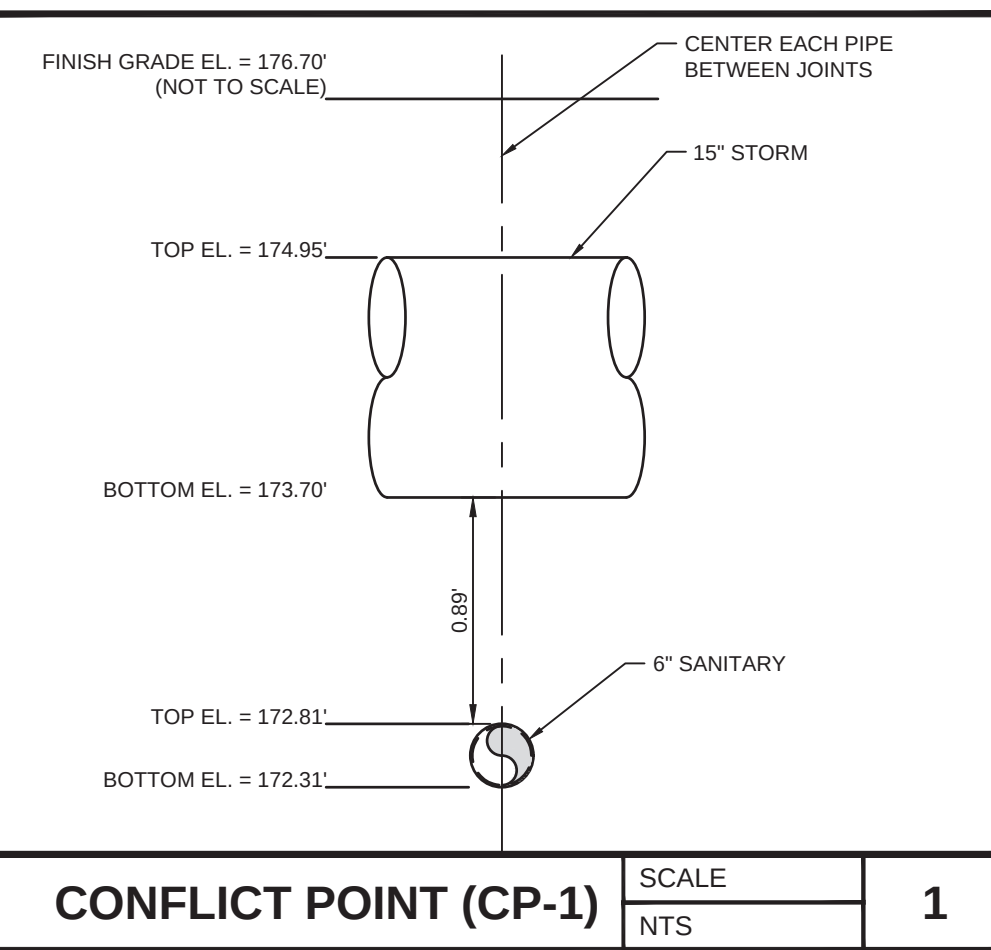
WATER	
(W1)	POINT OF CONNECTION TO BUILDING SEE PLUMBING PLANS FOR CONTINUATION.
(W2)	190 LF - 1.0" .
(W3)	SEE SERVICE CONNECTION DETAIL, THIS SHEET.
SANITARY	
(S1)	6-INCH SEWER STUBOUT FROM BUILDING (BY PLUMBING CONTRACTOR). REFER TO BUILDING PLUMBING PLAN FOR EXACT LOCATION. CONSTRUCT SEWER CLEANOUT. CLEANOUT TOP ELEVATION SHALL MATCH PROPOSED GRADE ELEVATION. INV. EL 175.00'.
(S2)	75 LF - 6" SDR26 @ 3.93% SLOPE.
(S3)	CONSTRUCT SEWER CLEAN OUT - IE. 172.05'.
(S4)	75 LF - 6" SDR26 @ 3.93% SLOPE.
(S5)	CONSTRUCT SEWER CLEAN OUT - IE. 169.10'.
(S6)	32 LF - 6" SDR26 @ 4.03% SLOPE.
(S7)	CONSTRUCT SEWER CLEAN OUT - IE. 167.81'.
(S8)	20 LF - 6" SDR26 @ 4.03% SLOPE.
(S9)	CONTRACTOR TO TIE INTO EXISTING SANITARY 6" SEWER STUBOUT @ IE. 167.01'. CONSTRUCT SANITARY CLEANOUT AT POINT OF CONNECTION.
ELECTRIC	
(E1)	MAIN ELECTRIC SERVICE ENTRANCE & DISCONNECT (SEE ARCHITECTURAL PLANS).
(E2)	UNDERGROUND SECONDARY ELECTRICAL SERVICE. (GC SHALL COORDINATE WITH UTILITY PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS).
(E3)	NEW PAD MOUNTED TRANSFORMER. SEE ELECTRICAL PLANS. (GC SHALL COORDINATE WITH POWER PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS).
(E4)	UNDERGROUND PRIMARY ELECTRICAL SERVICE. (GC SHALL COORDINATE WITH POWER PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS).
TELEPHONE	
(T1)	TWO (2) 4-INCH CONDUITS. UTILIZE WIDE SWEEPS AND A MINIMUM 24-INCH COVER IS REQUIRED TO CENTER LINE OF CONDUITS. TELEPHONE CONDUIT WITH STRING. STUB UP 6" @ ALL ENDS AND CAP FOR FUTURE CONNECTION (BY CONTRACTOR).
(T2)	TELEPHONE/CABLE SERVICE ENTRANCE (SEE ARCHITECTURAL PLANS).
IRRIGATION	
(I1)	NEW IRRIGATION WELL.
ATM PNEUMATIC TUBE	
(P1)	NEW UNDERGROUND MILL-WRAPPED PNEUMATIC TUBE FROM ATM TO BUILDING. PROVIDE CONDUITS FOR POWER AND LOW VOLTAGE. SEE VAT TUBE DETAILS, SHEET C05.05.

LEGEND

TYP	TYPICAL				
H/C	HANDICAP	— FIRE —	— FIRE —	PROPOSED FIRE MAIN	
R	RADIUS	— E —	— GAS —	PROPOSED ELECTRIC SERVICE	
R/W	RIGHT-OF-WAY	— TEL —	— SAN —	PROPOSED GAS SERVICE	
	PROPOSED CONCRETE 6" OR LESS	— WTM —	— RW —	PROPOSED TELEPHONE SERVICE	
	PROPOSED CONCRETE GREATER THAN 6"	— UB —	— CH —	EXISTING SANITARY PIPE	
	PROPERTY LINE	— GAS —	— TEL —	EXISTING RECLAIM WATER PIPE	
SAN	PROPOSED SANITARY SERVICE			EXISTING UNDERGROUND POWER	
GW	PROPOSED GREASE WASTE			EXISTING OVERHEAD WIRE	
FM	PROPOSED FORCE MAIN			EXISTING GAS LINE	
W	PROPOSED WATER MAIN			EXISTING TELEPHONE LINE	

UTILITY NOTES

- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND ADVISE THE ENGINEER OF RECORD OF ANY CONFLICTS IMMEDIATELY.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WATER SERVICE WITH CITY OF MOUNT DORA UTILITIES DEPARTMENT.
- CONTRACTOR SHALL NOTIFY AND COORDINATE SEWER SERVICE WITH CITY OF MOUNT DORA UTILITIES DEPARTMENT.
- CONTRACTOR TO COORDINATE INSTALLATION OF ELECTRICAL POWER SERVICE WITH LOCAL ELECTRIC COMPANY.
- CONTRACTOR TO INSTALL PVC CONDUIT FOR TELEPHONE SERVICE (TO PROPERTY LINE) AND COORDINATE INSTALLATION OF SERVICE WITH TELEPHONE OPERATIONS.
- SEE SURVEY FOR LOCATION OF OTHER EXISTING UTILITIES.
- SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS FOR ADDITIONAL UTILITY NOTES.
- ALL ON-SITE PVC WATER SERVICE AFTER METER SHALL BE SCHEDULE 80 OR PRESSURE RATED HDPE (POLY PIPE).
- ALL CROSSINGS OF WATER AND SEWER LINES MUST MAINTAIN PROPER CLEARANCE (SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS).
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF MOUNT DORA STANDARD CONSTRUCTION AND UTILITY REQUIREMENTS.
- TREES SHALL NOT BE PLANTED WITHIN 10 FEET FROM THE WATER MAIN OR RECLAIMED WATER.
- ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.



WATER / SEWAGE CALCULATIONS

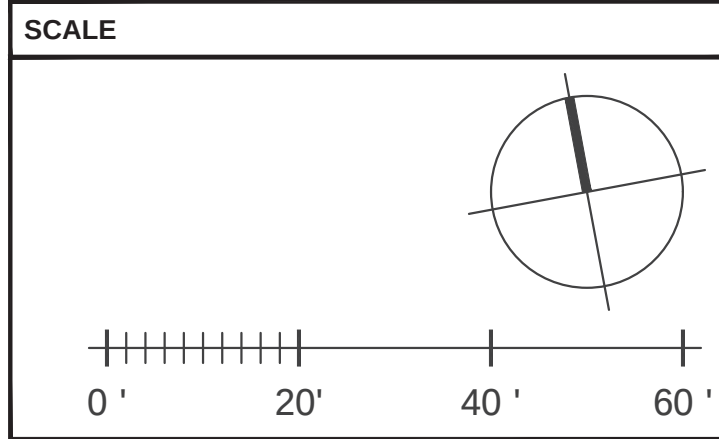
ANTICIPATED / PROP. WATER / SEWER USAGE: 15 GAL. PER 100 SF OF OFFICE SPACE, MULTIPLIED BY 2,137 SF OF TOTAL PROPOSED BANK OFFICE

$15 / 100 * 2,137 = 320 \text{ GPD}$

PER STATE OF FLORIDA DEPARTMENT OF HEALTH, CHAPTER 64E-6

WATER SUPPLY NOTE

A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES PER 8.7.2.1, NFPA 241, SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE.



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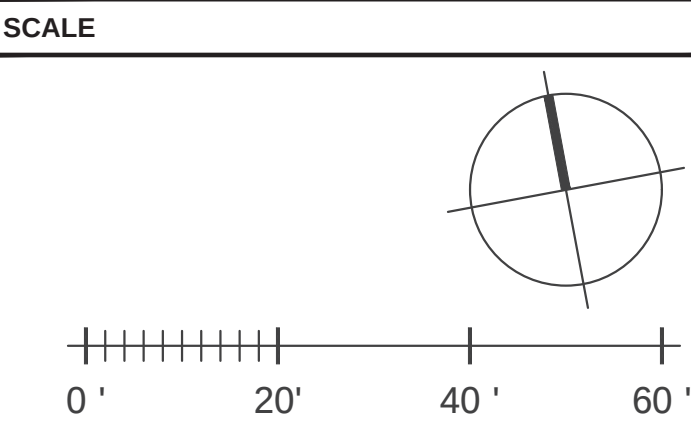
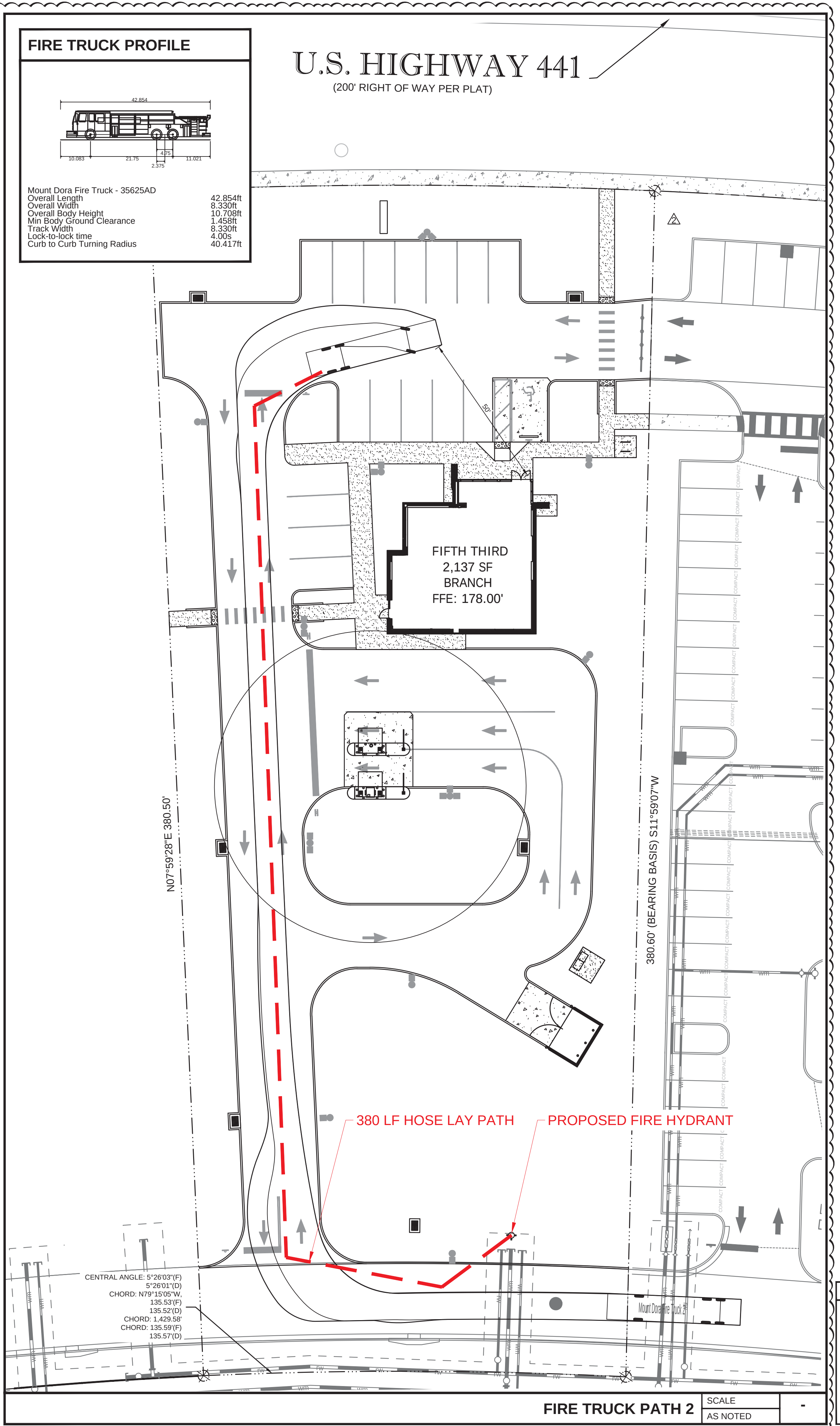
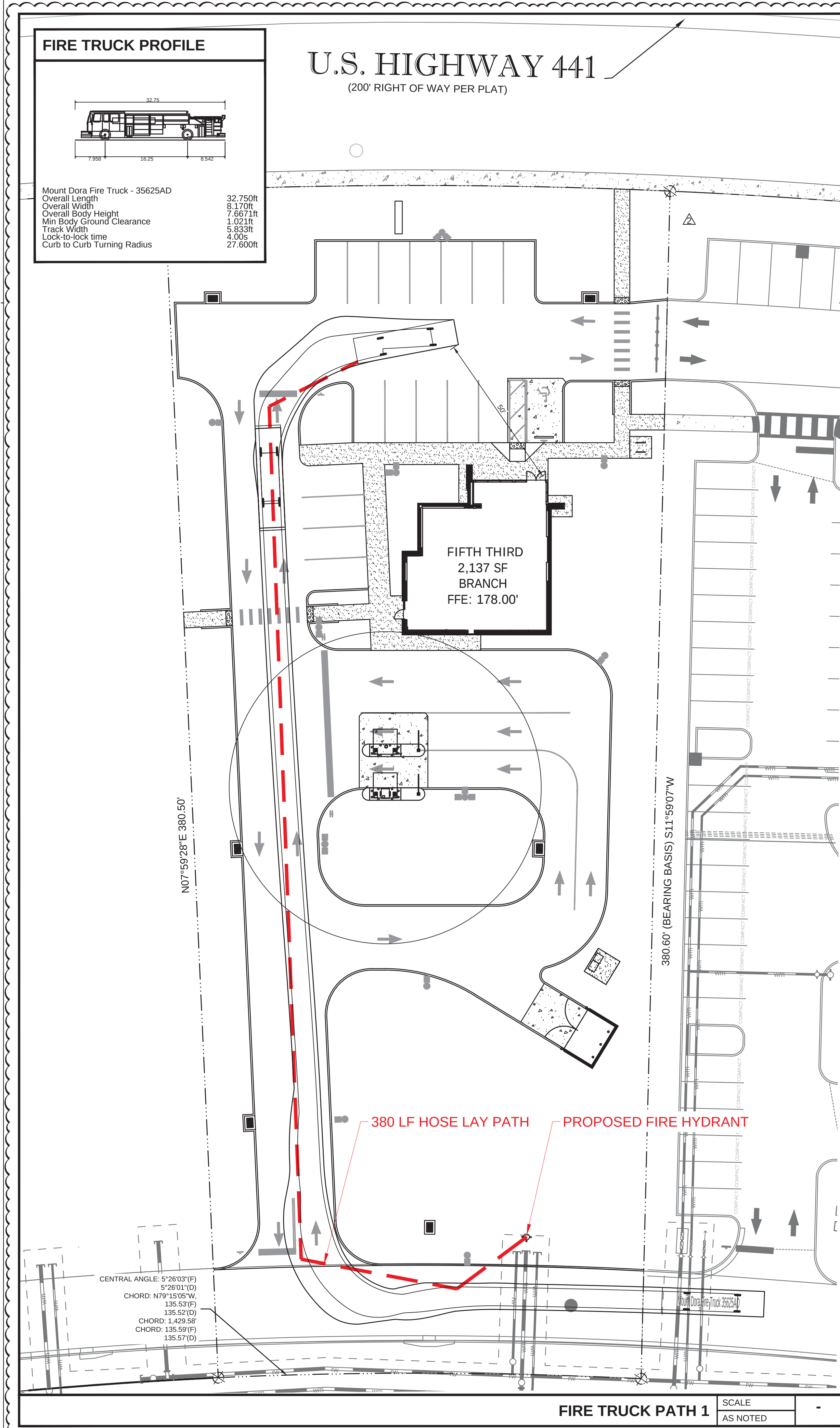
JOB #	230632
DATE:	03.01.24
DRAWN BY:	SP
CHECKED BY:	SJ

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C04.01



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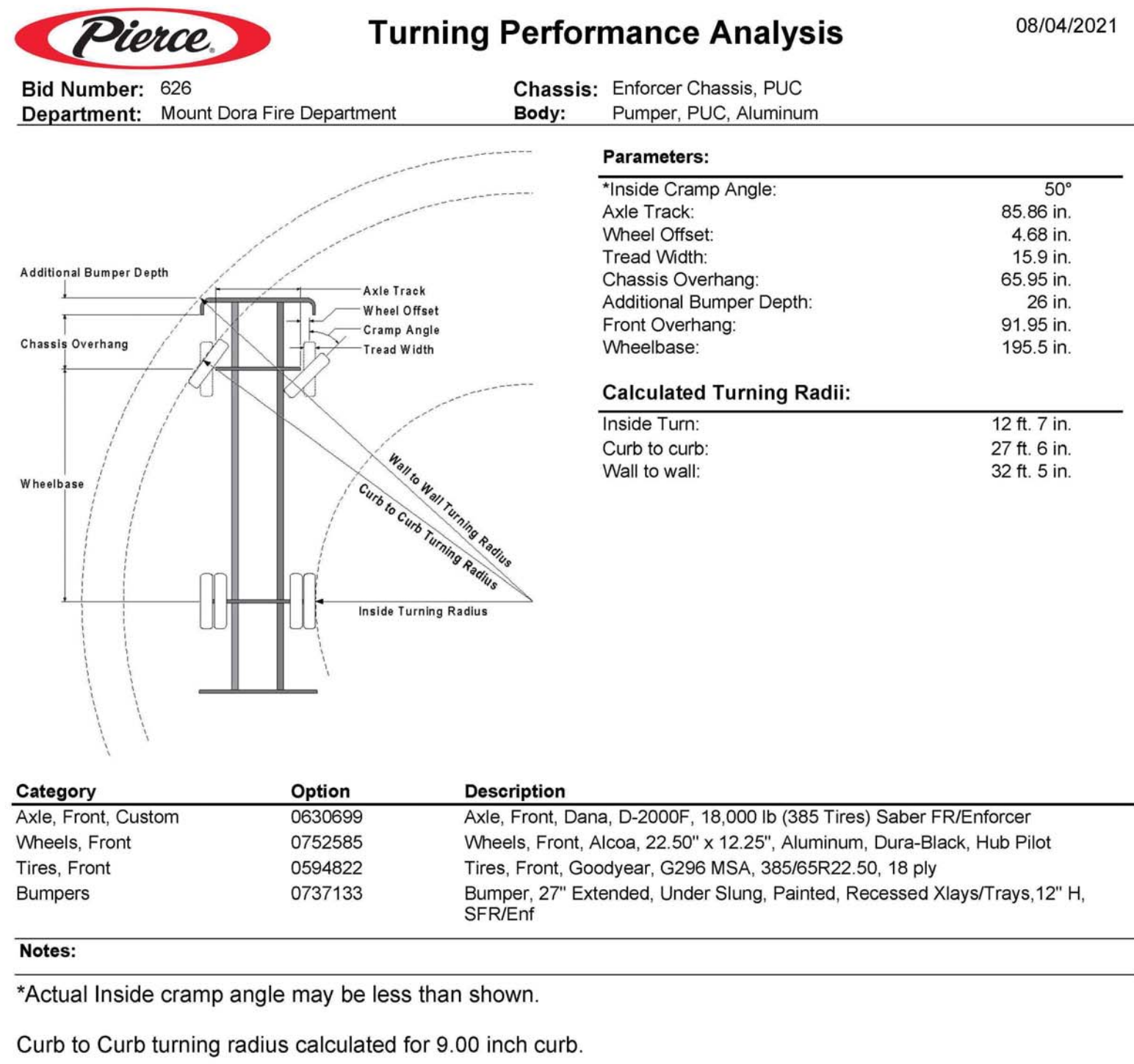
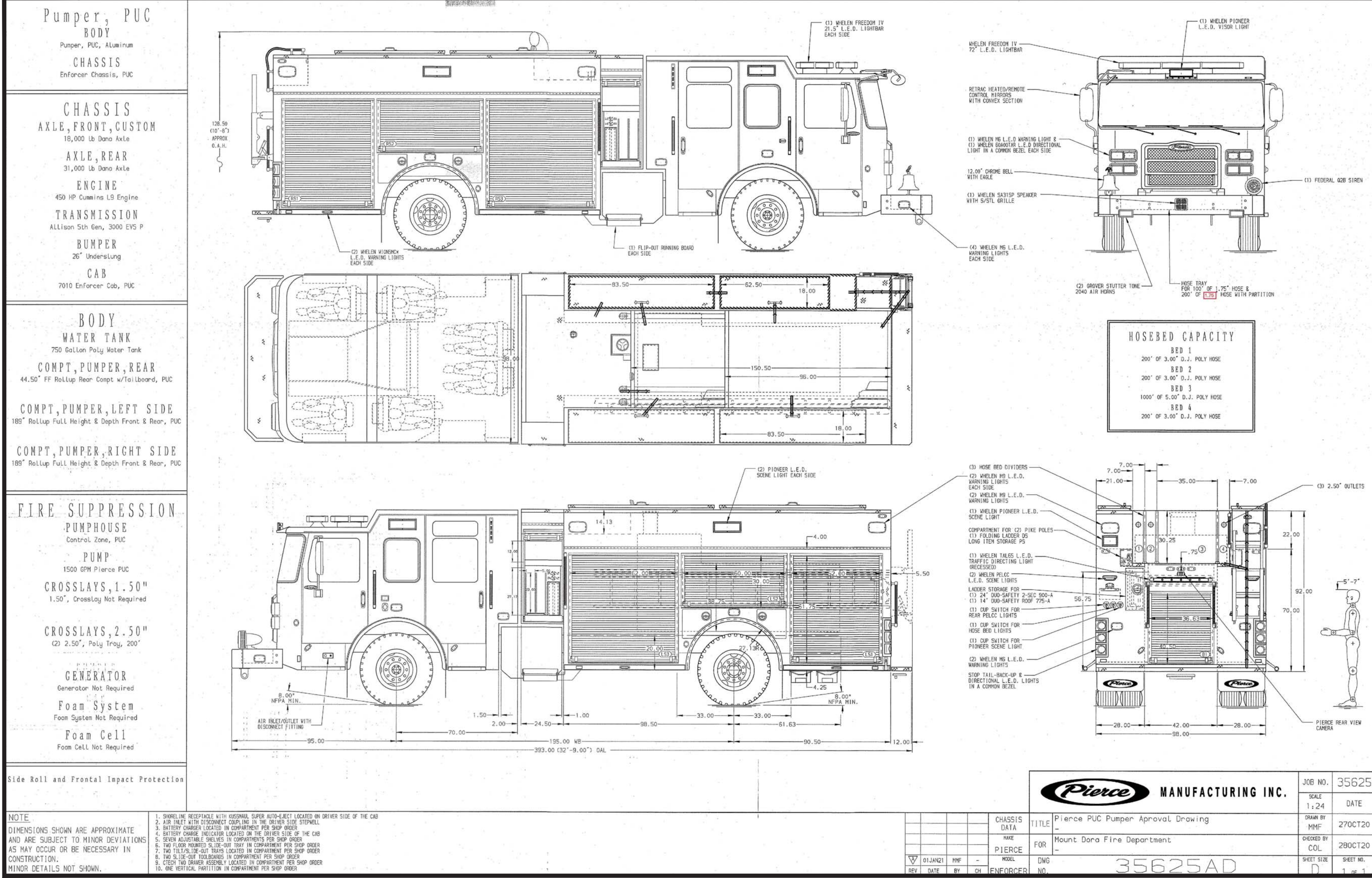
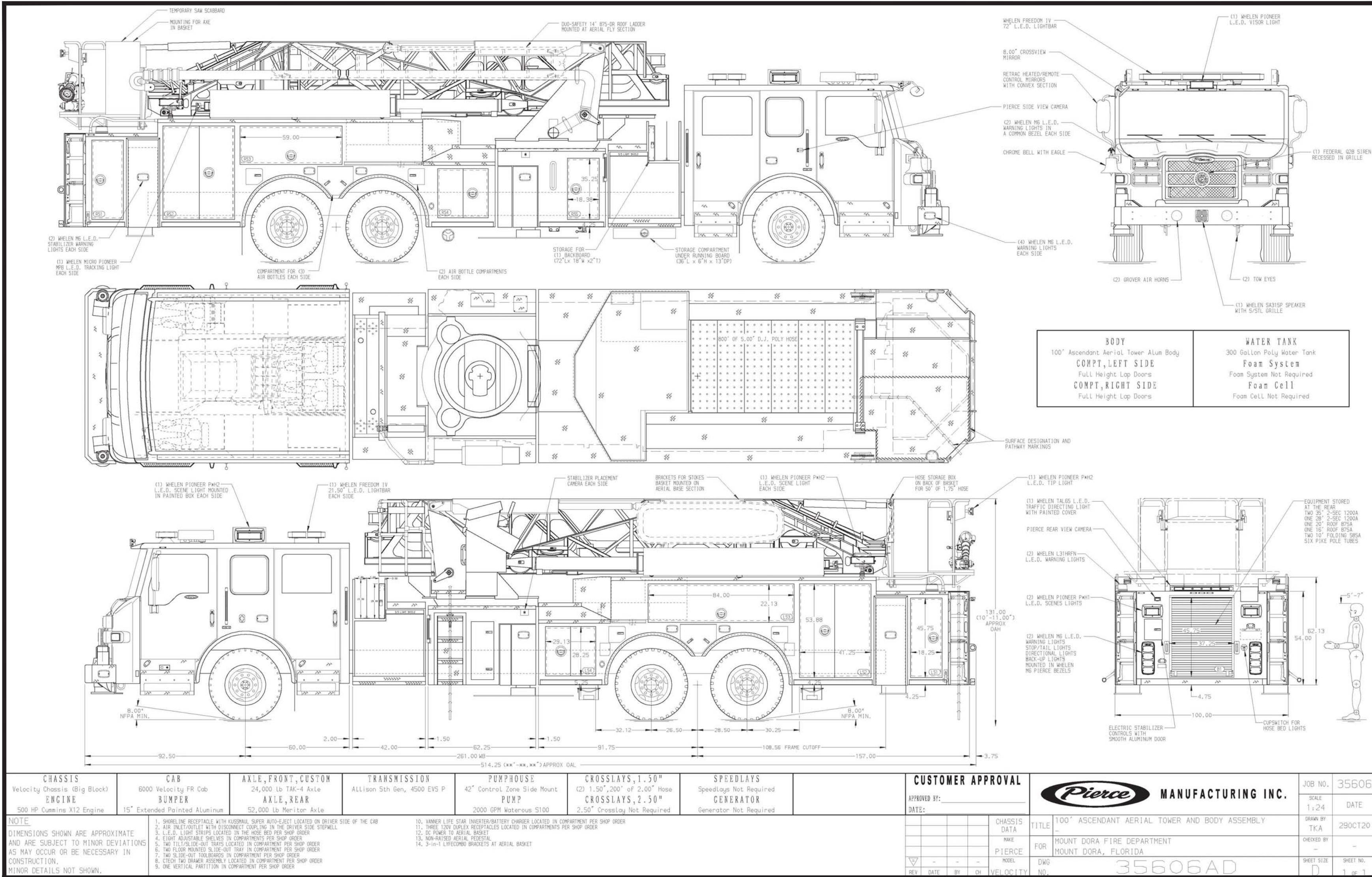
JOB # 230632
DATE: 03.01.24
DRAWN BY: SP
CHECKED BY: SJ

SHEET TITLE

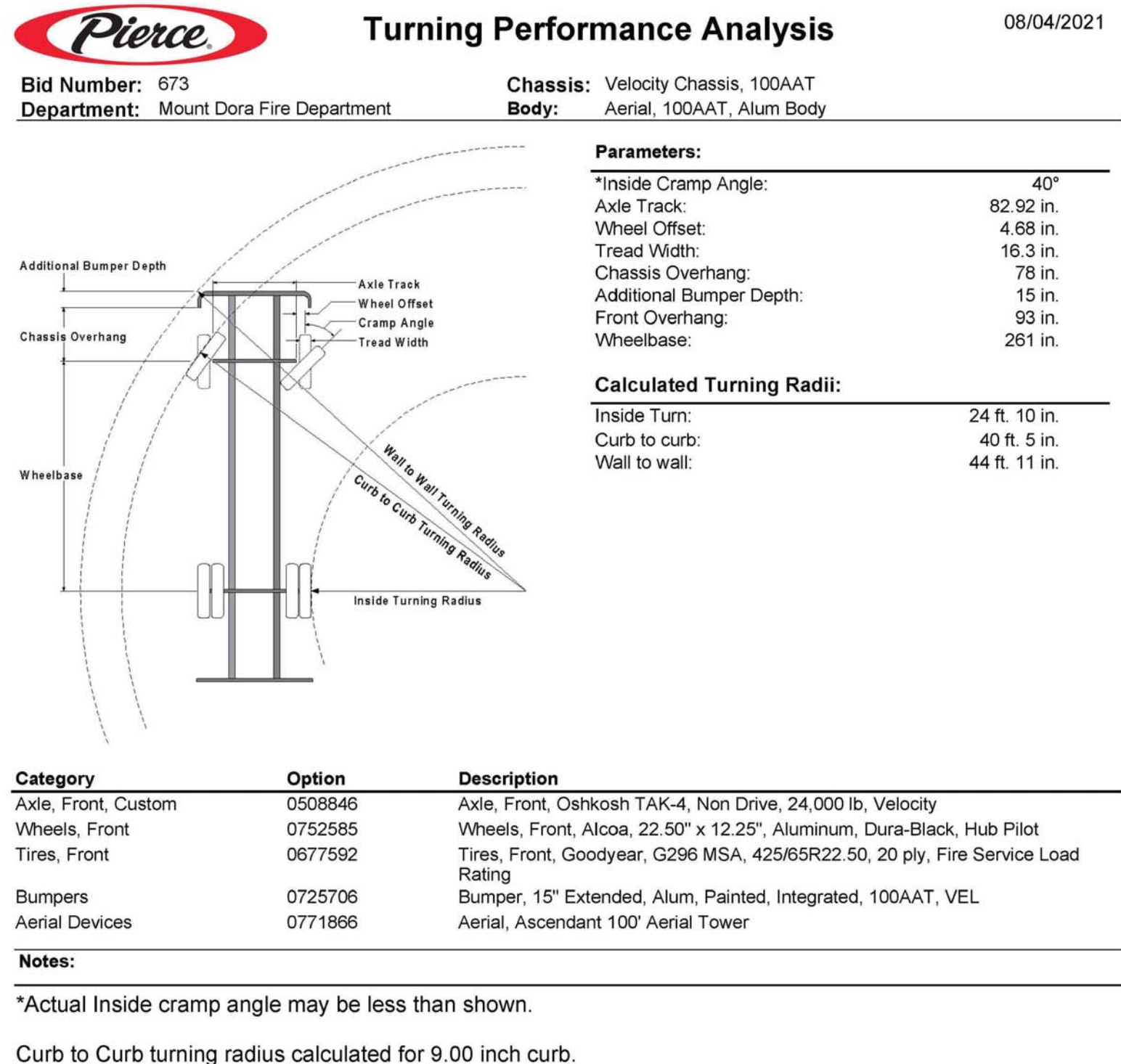
SITE ACCESS PLAN

SHEET NUMBER

SA01.01



Curb to Curb turning radius calculated for 9.00 inch curb.



Curb to Curb turning radius calculated for 9.00 inch curb.

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IEG JOB NO. 15-308.00

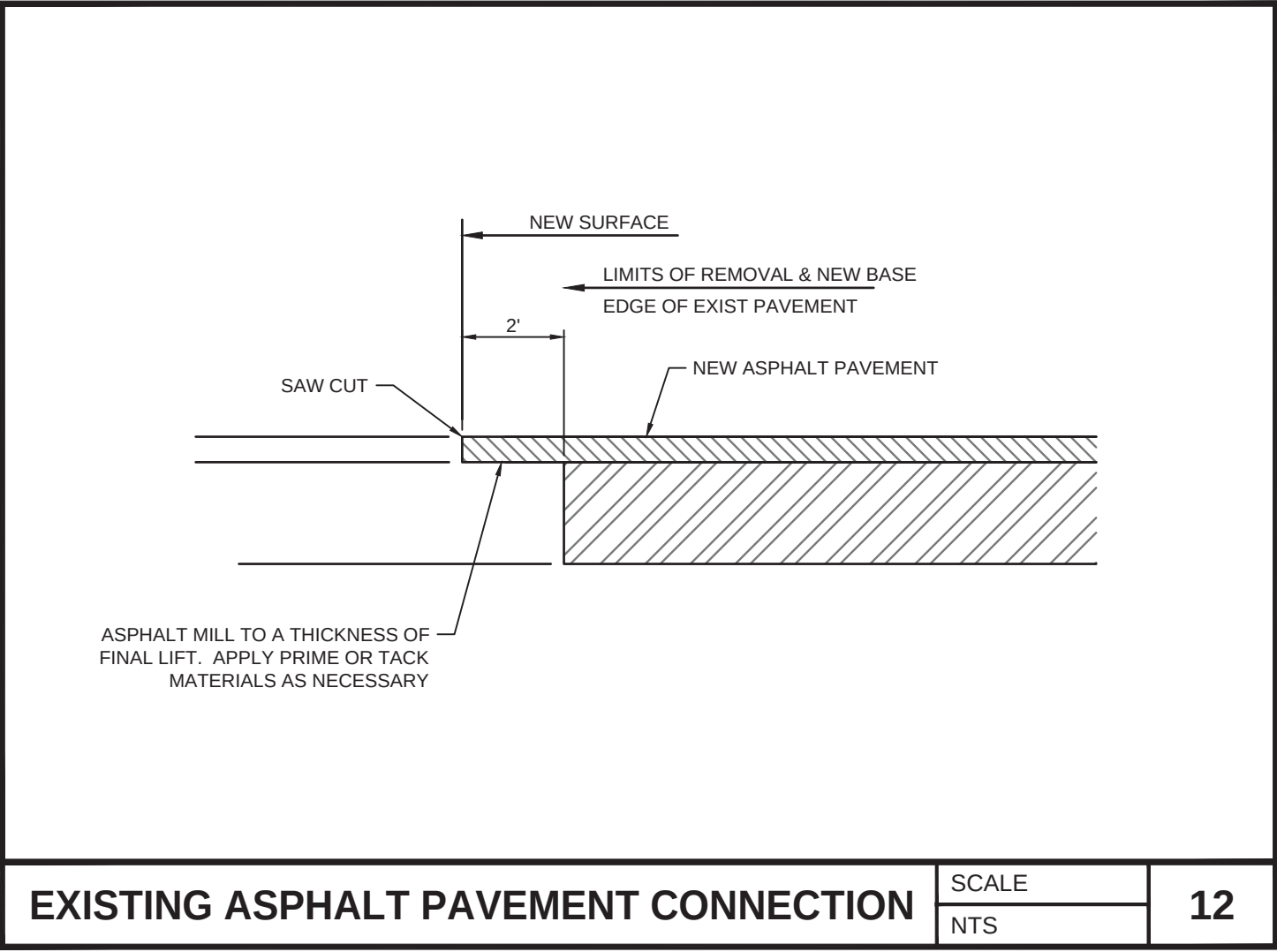
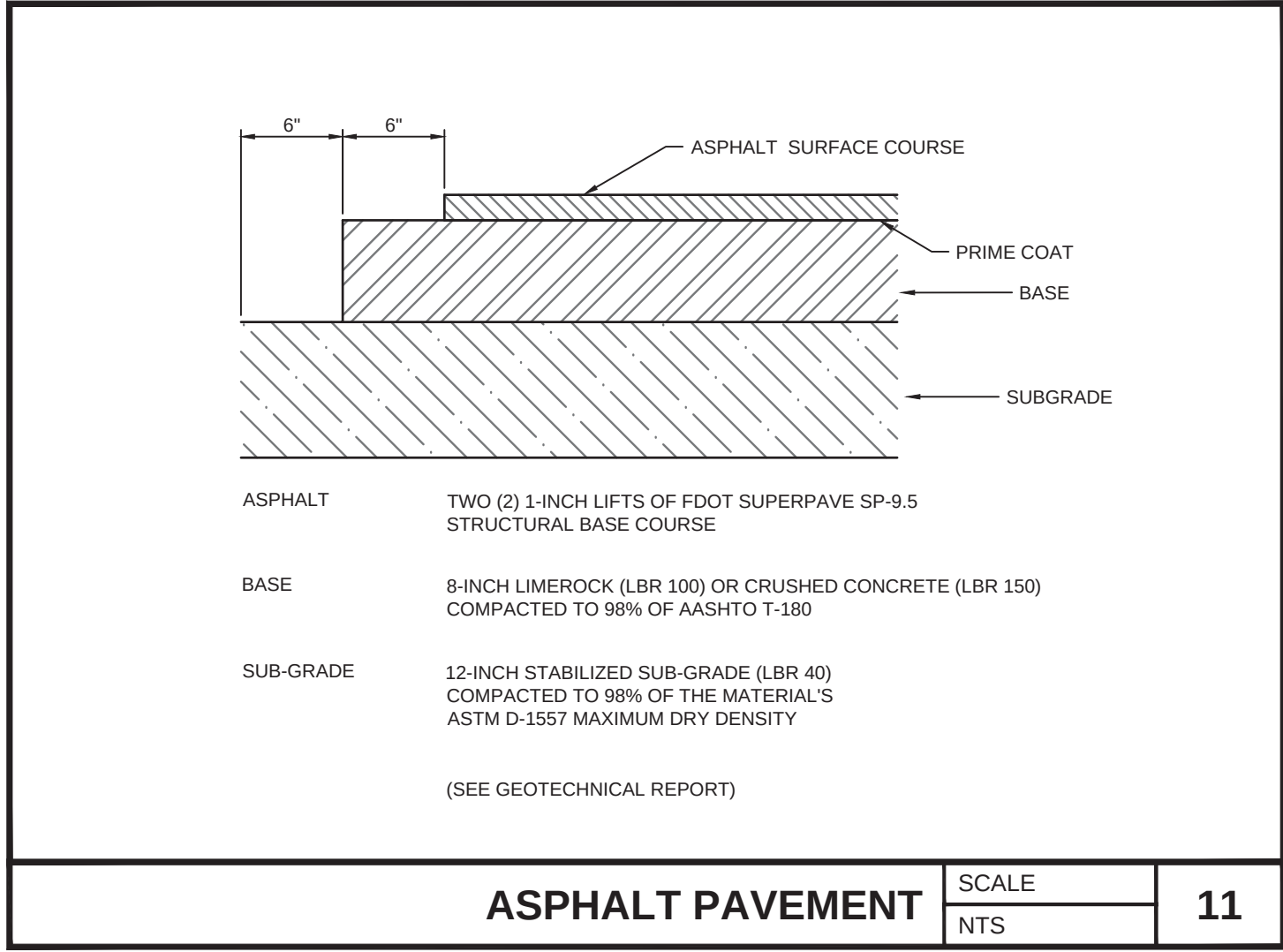
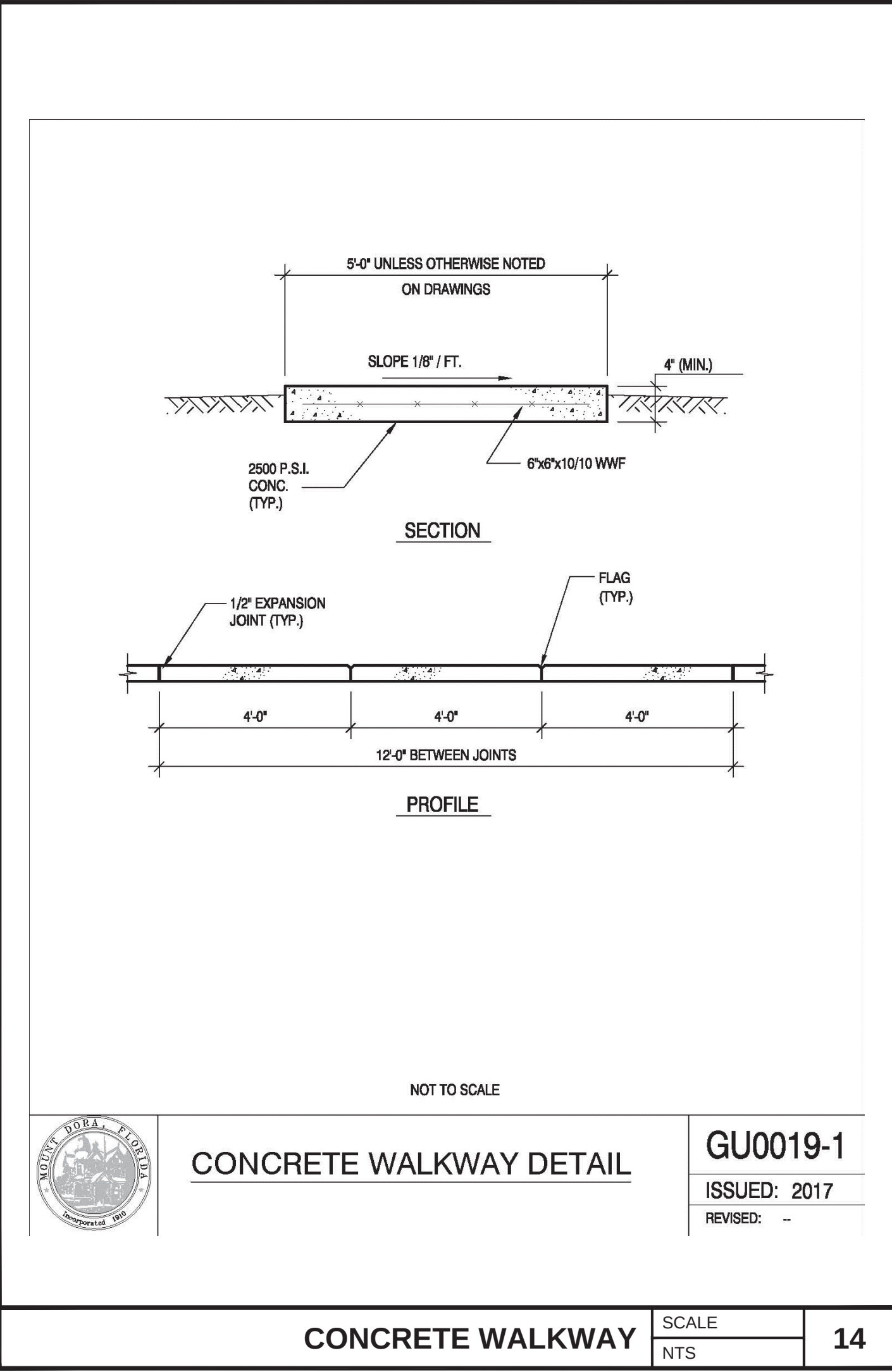
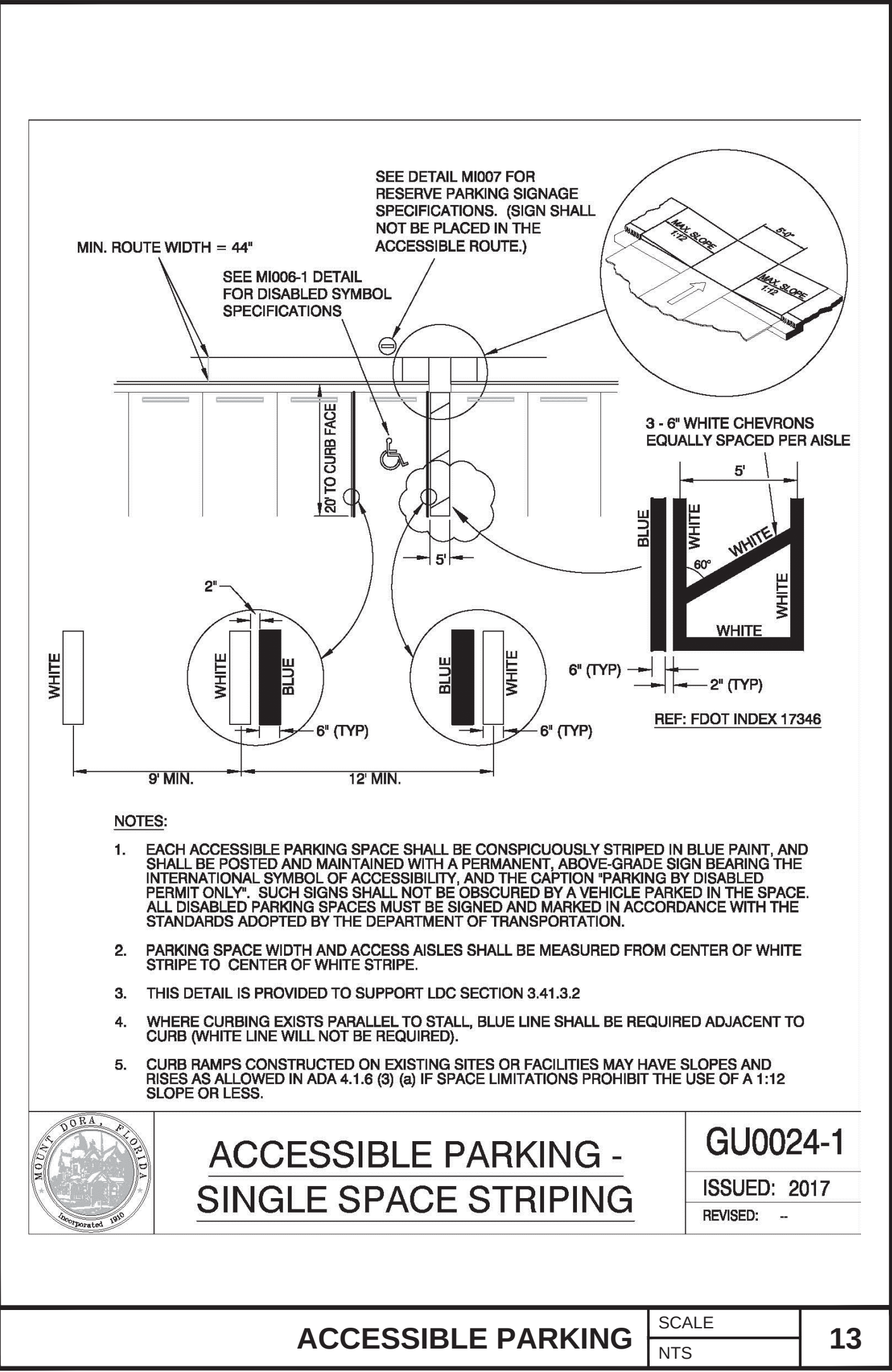
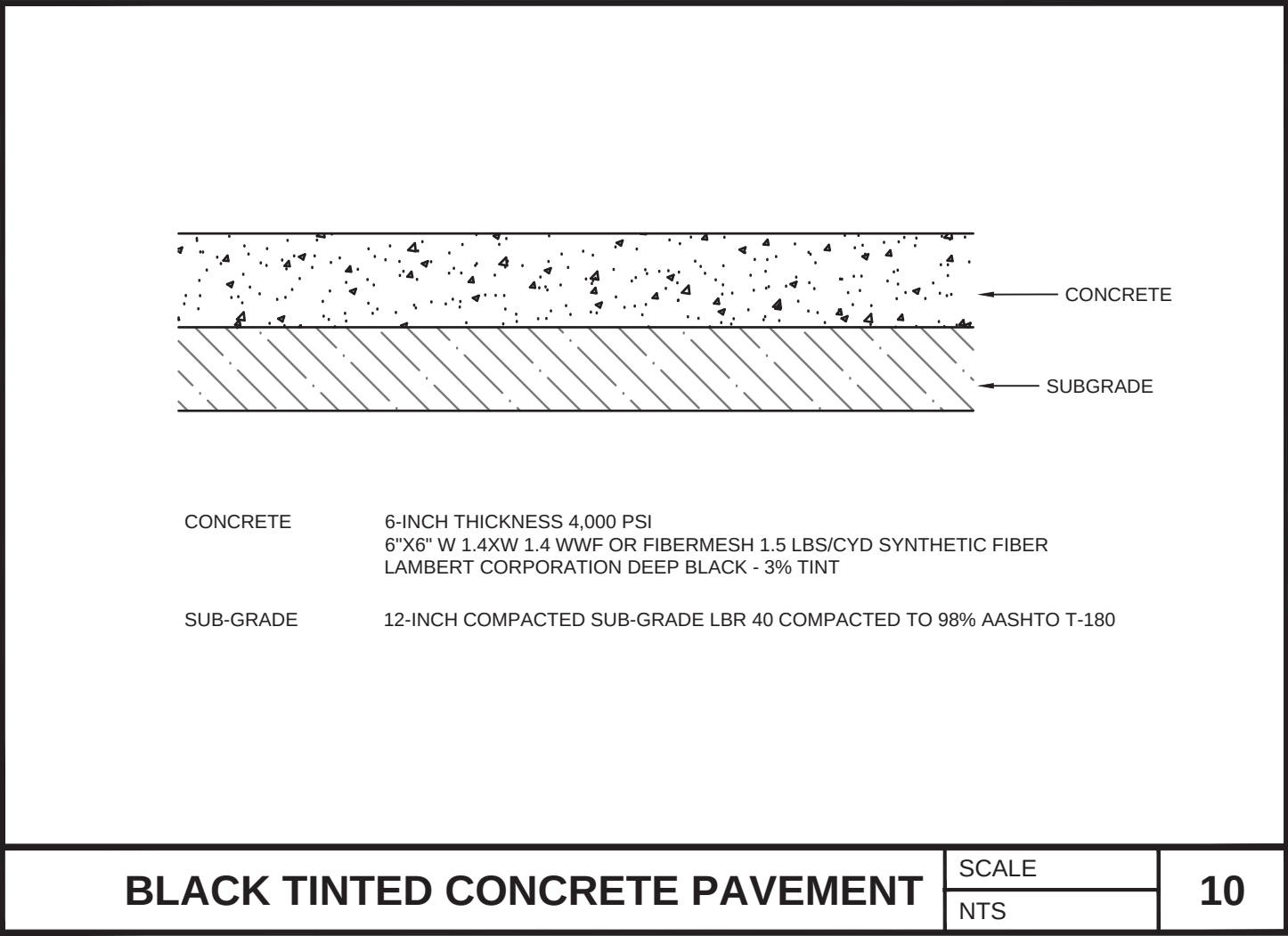
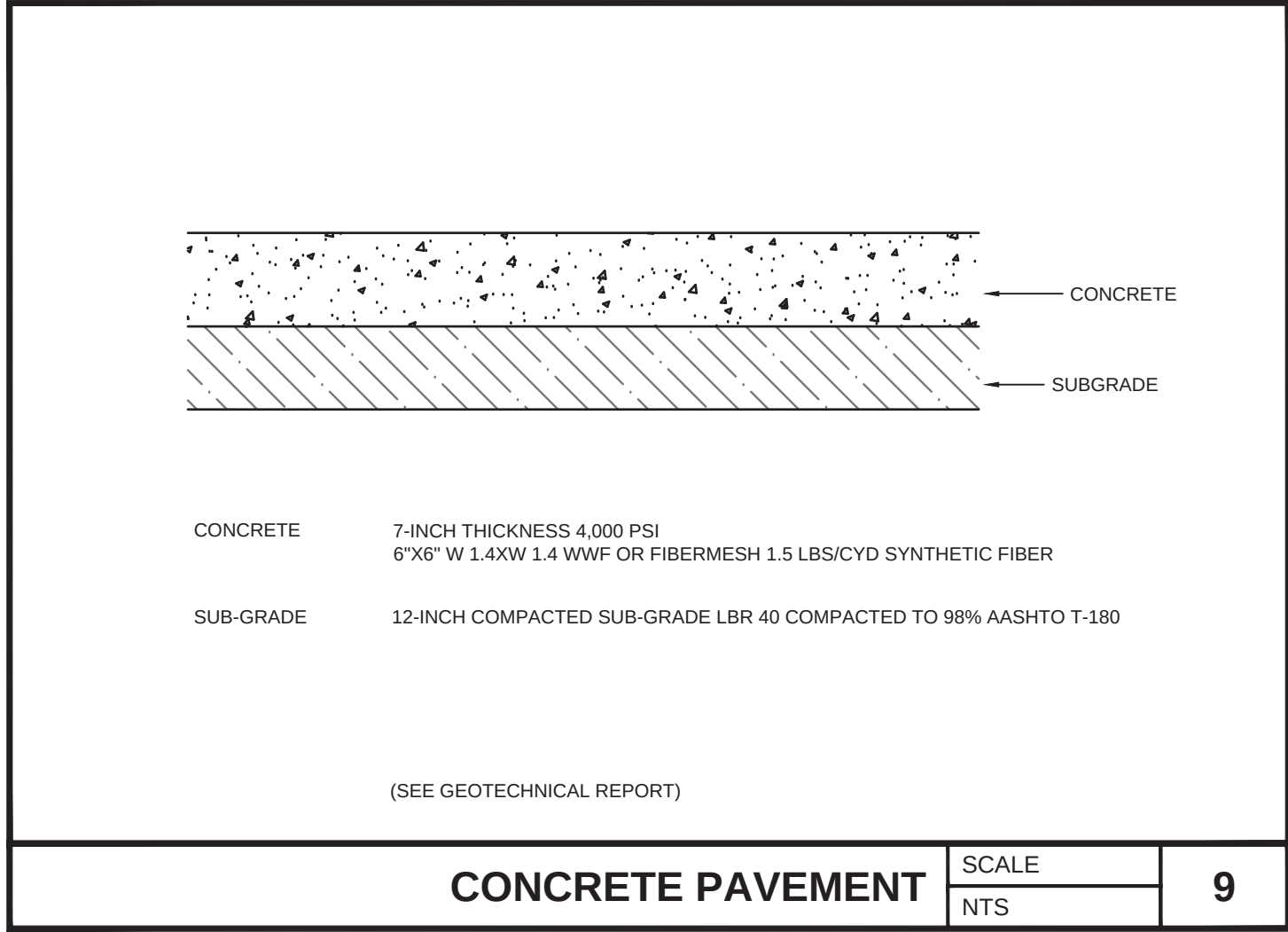
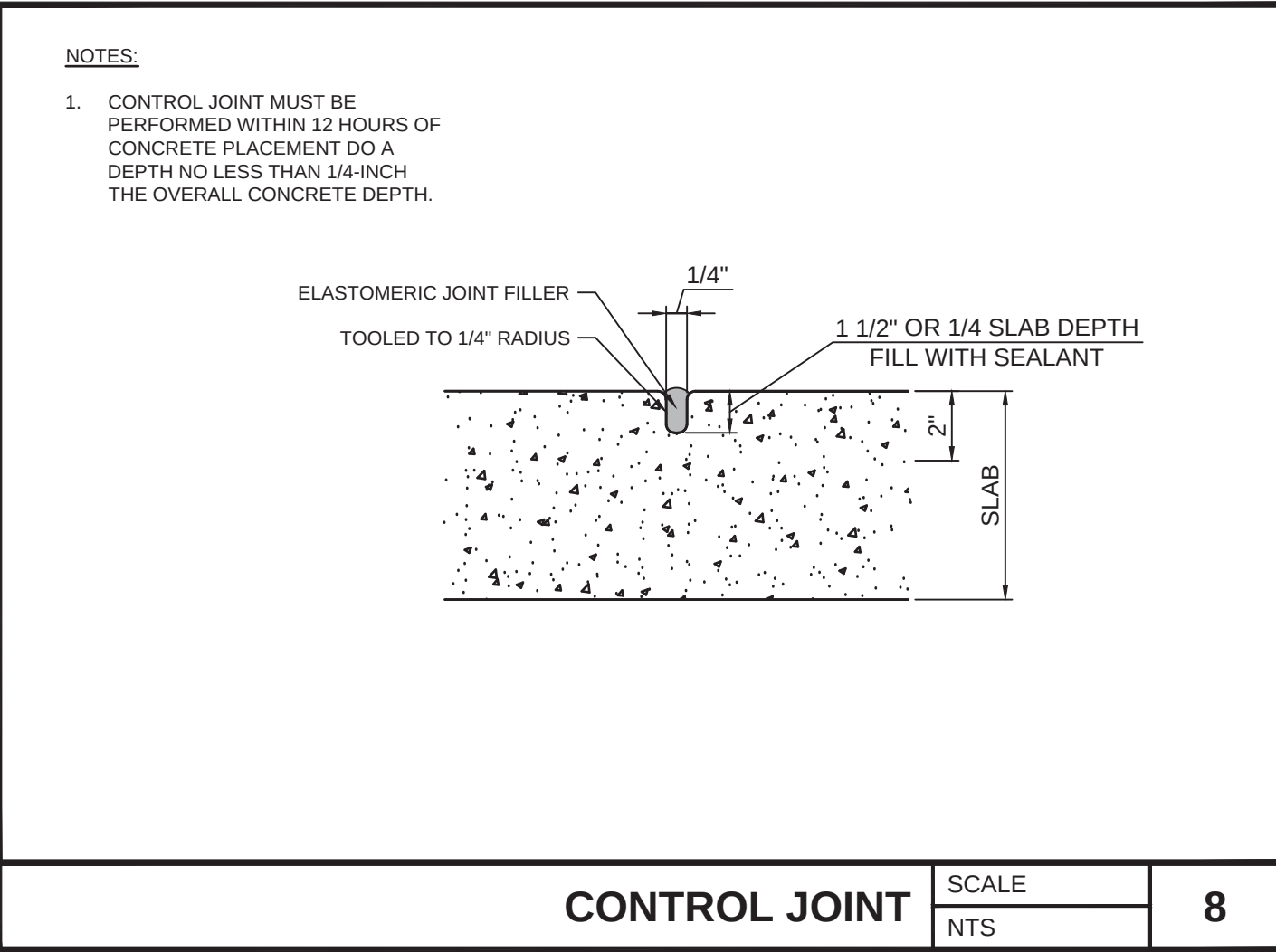
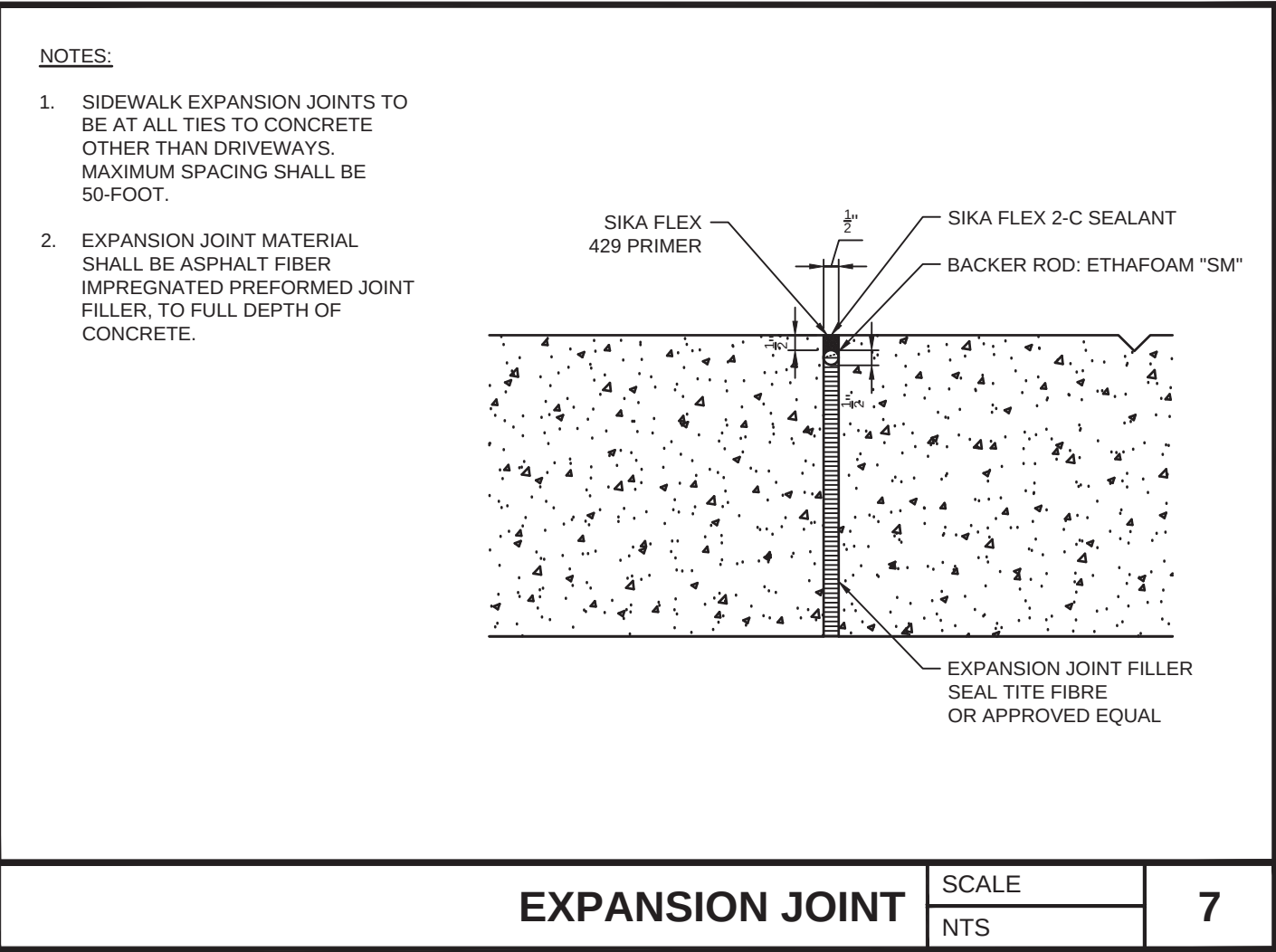
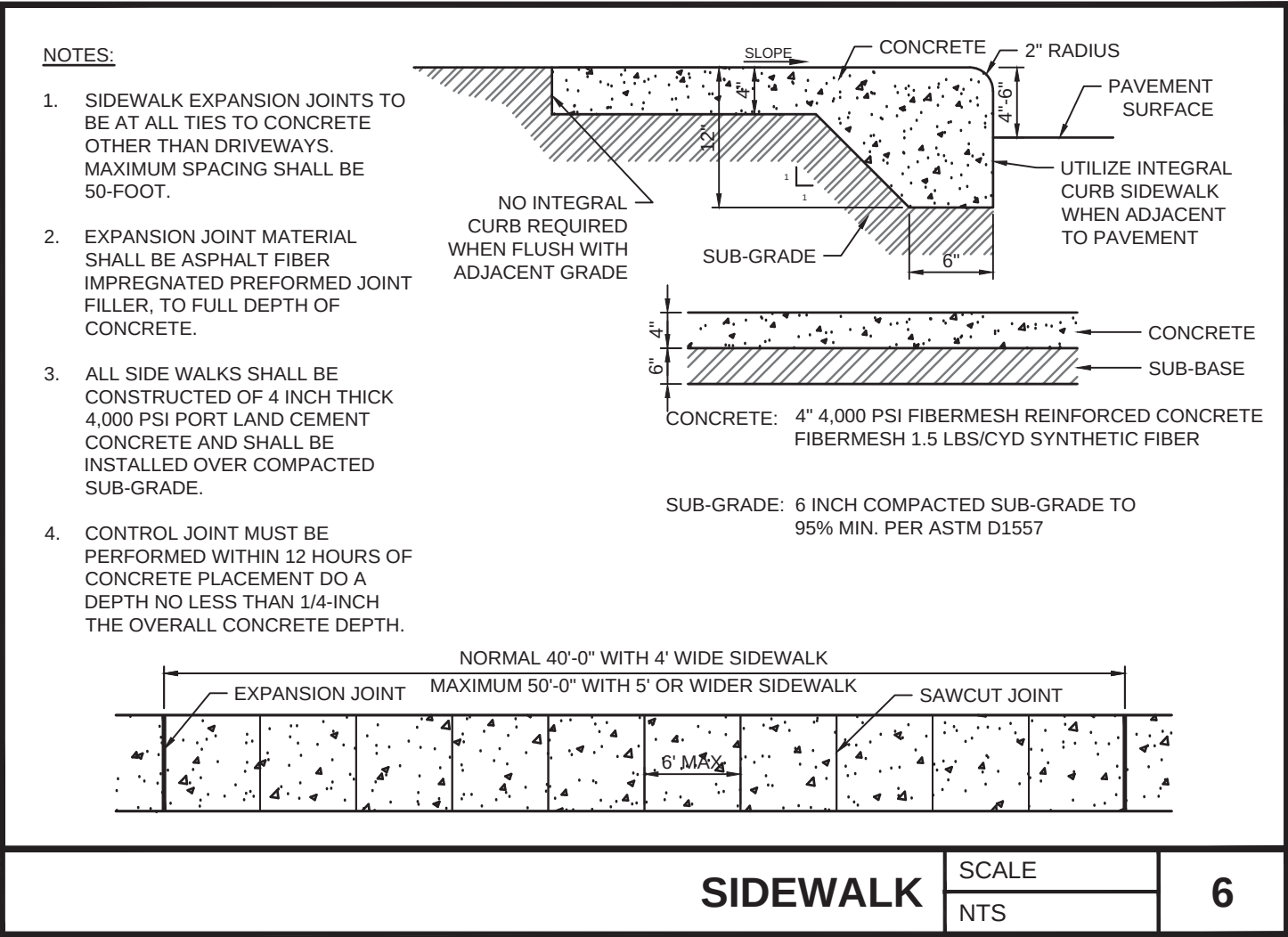
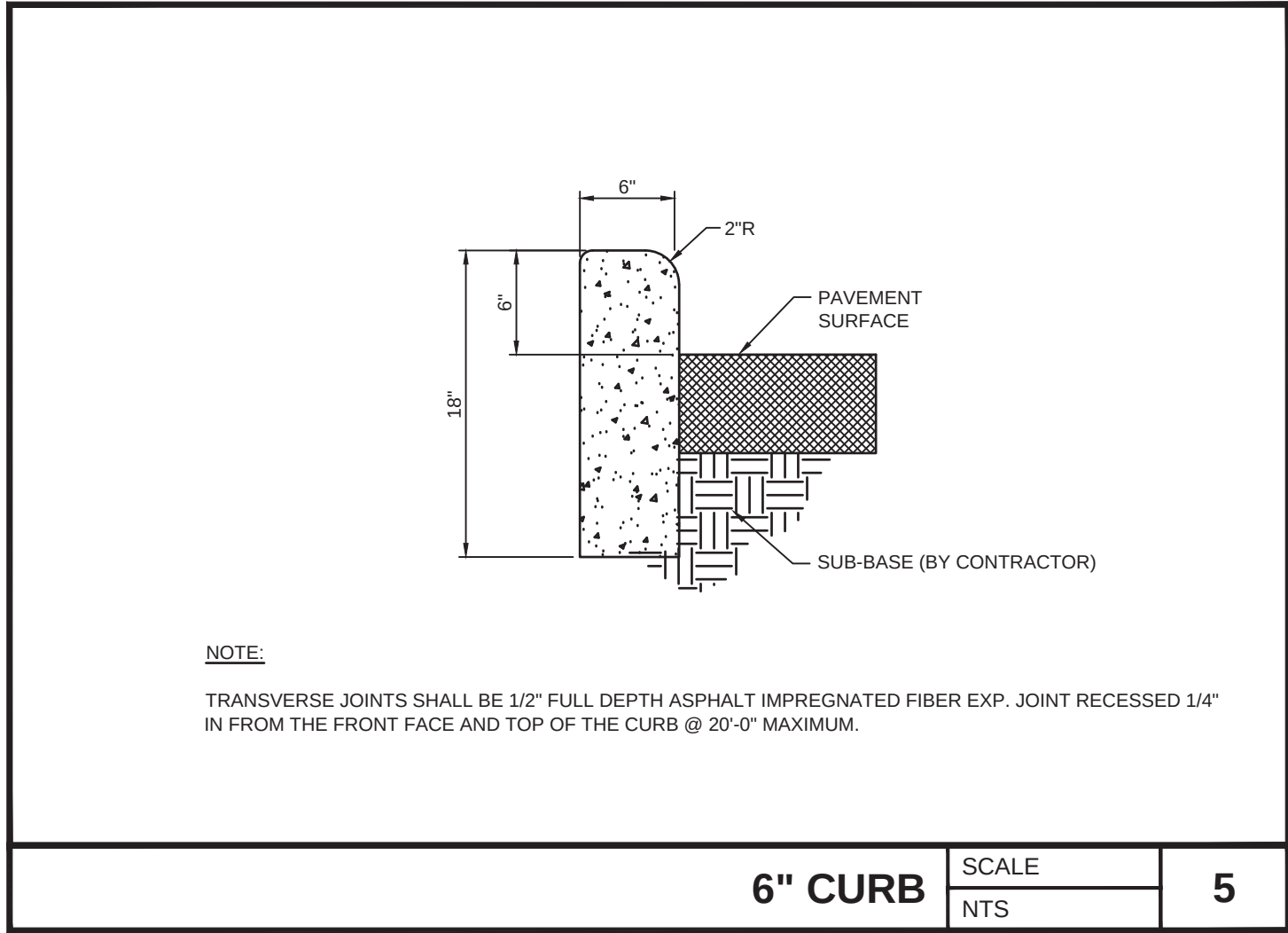
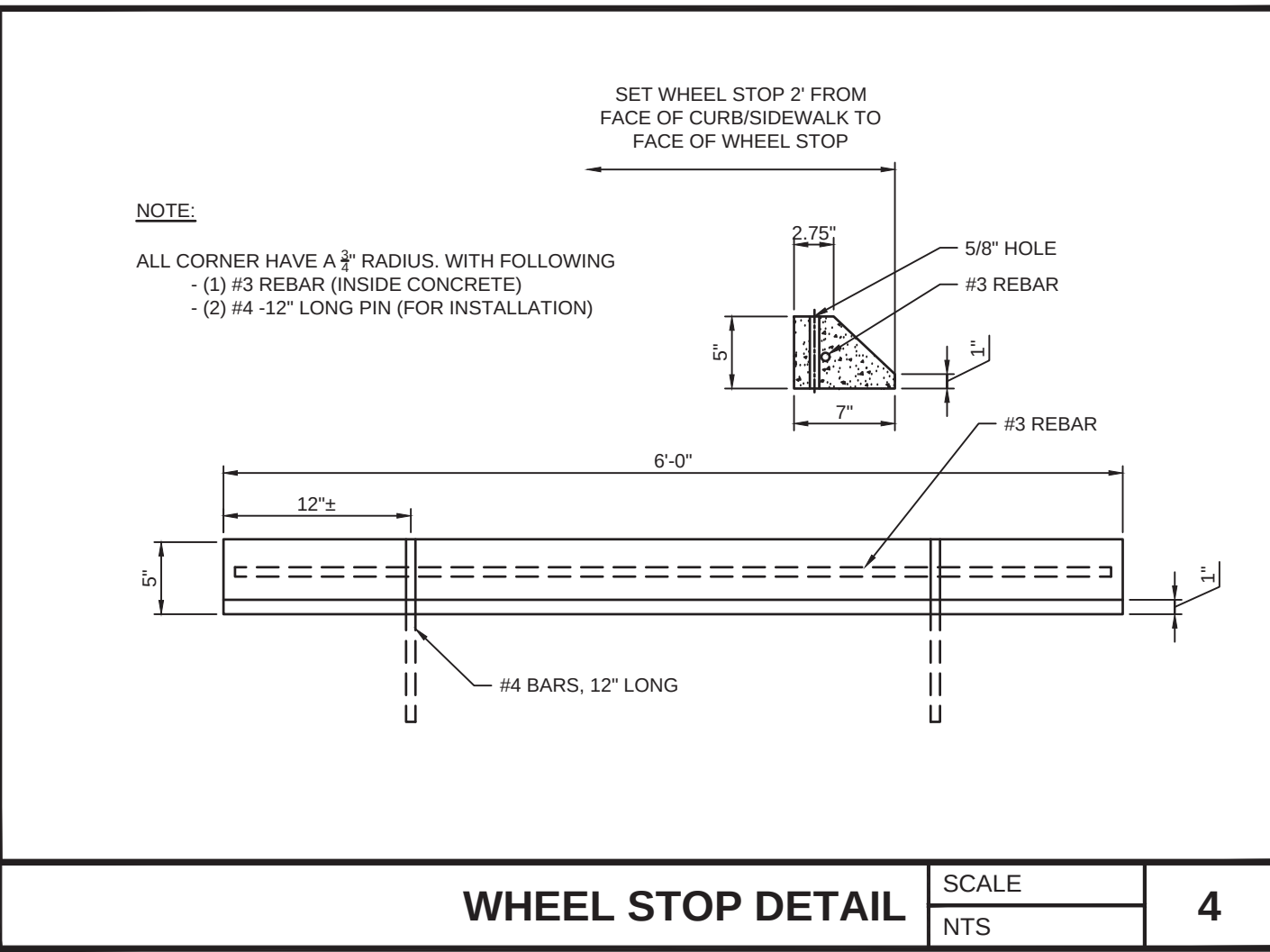
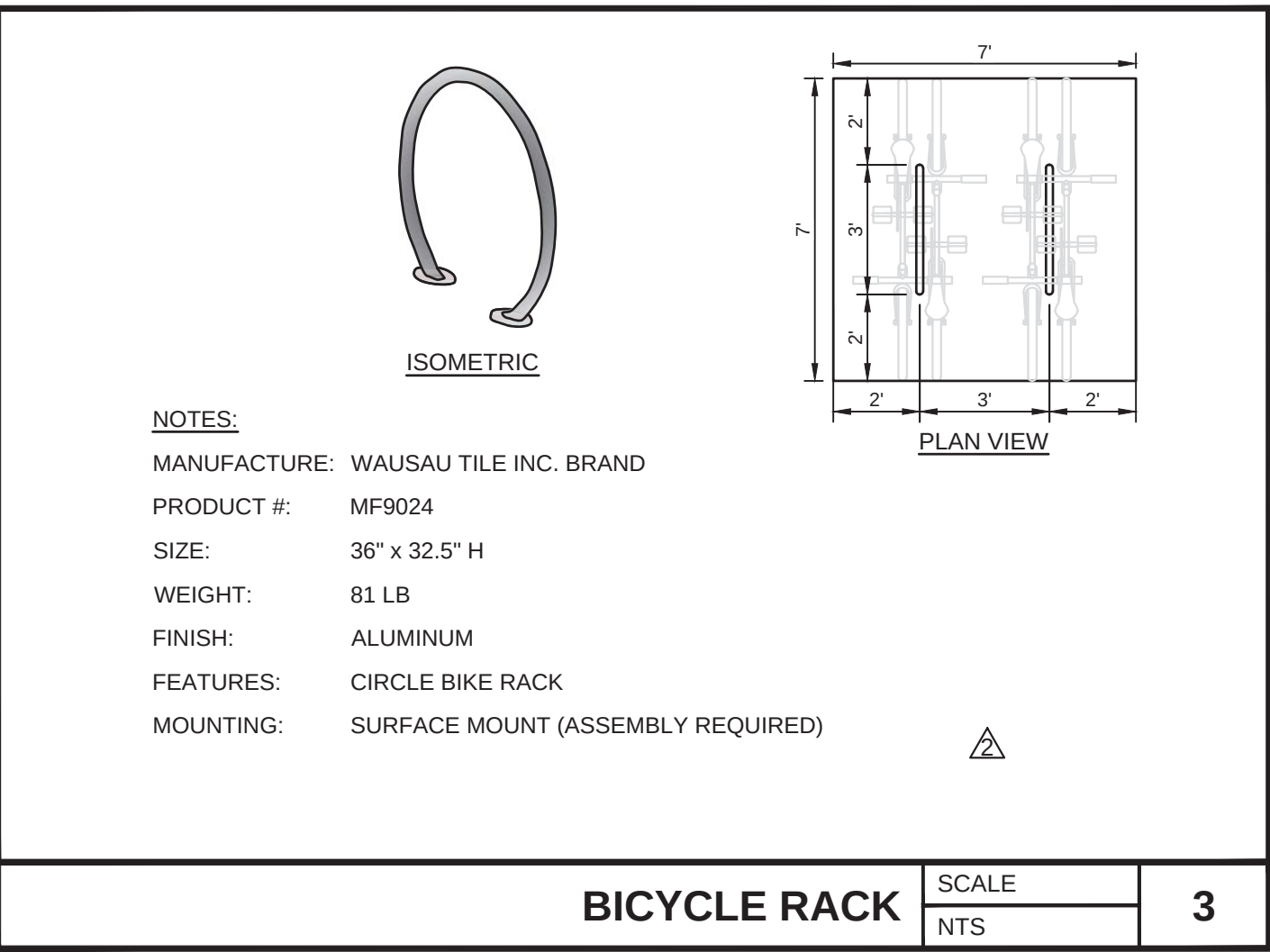
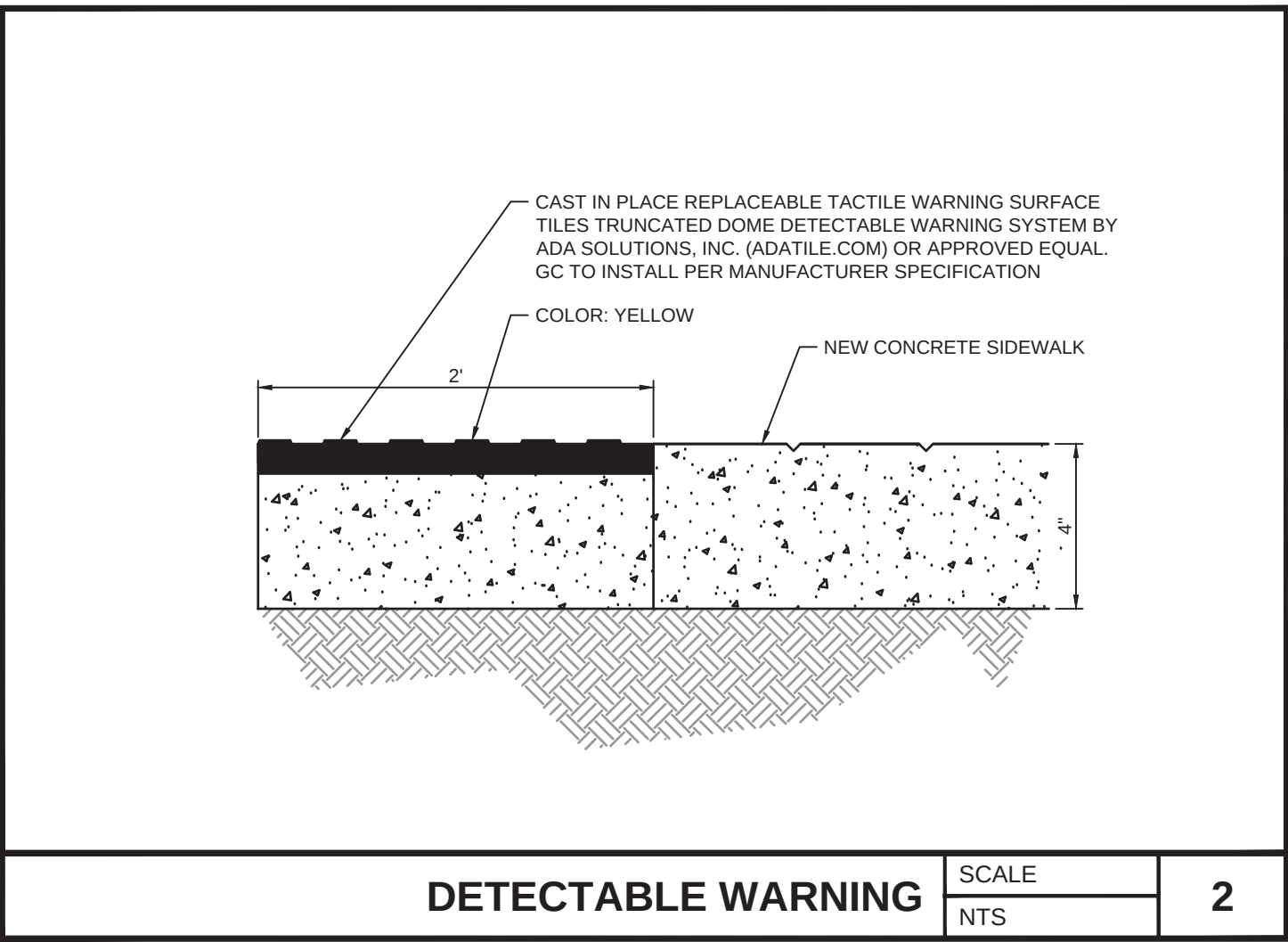
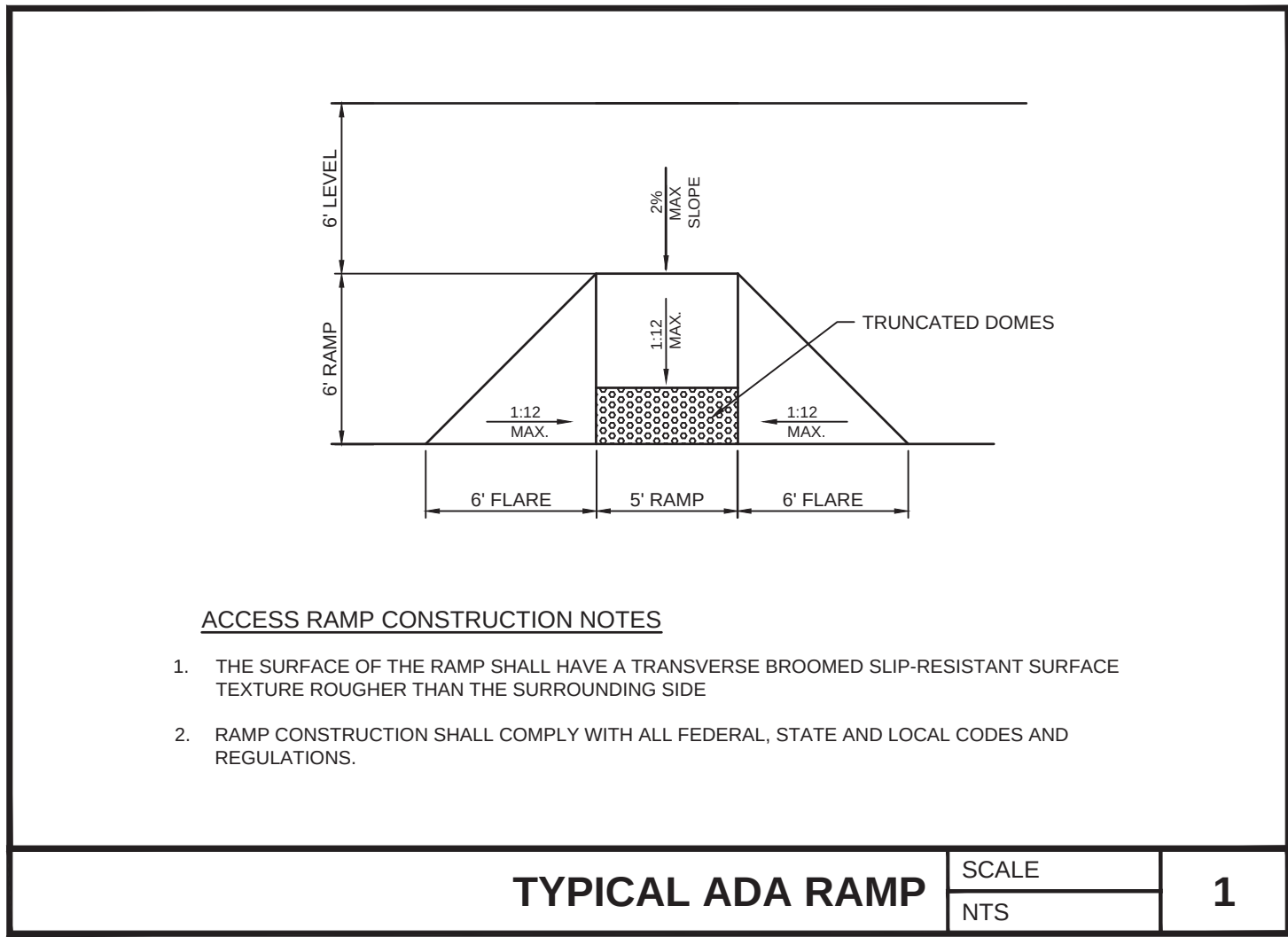
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ISSUE	BY	DATE	DESCRIPTION
1		03.18.24	PERMIT SET
2		08.06.24	ADDENDUM 3
3		08.12.24	ADDENDUM 3

PROJECT INFORMATION BLOCK
JOB # 230632
DATE: 03.01.24
DRAWN BY: SP
CHECKED BY: SJ

SHEET TITLE
SITE ACCESS DETAILS
SHEET NUMBER
SA01.02



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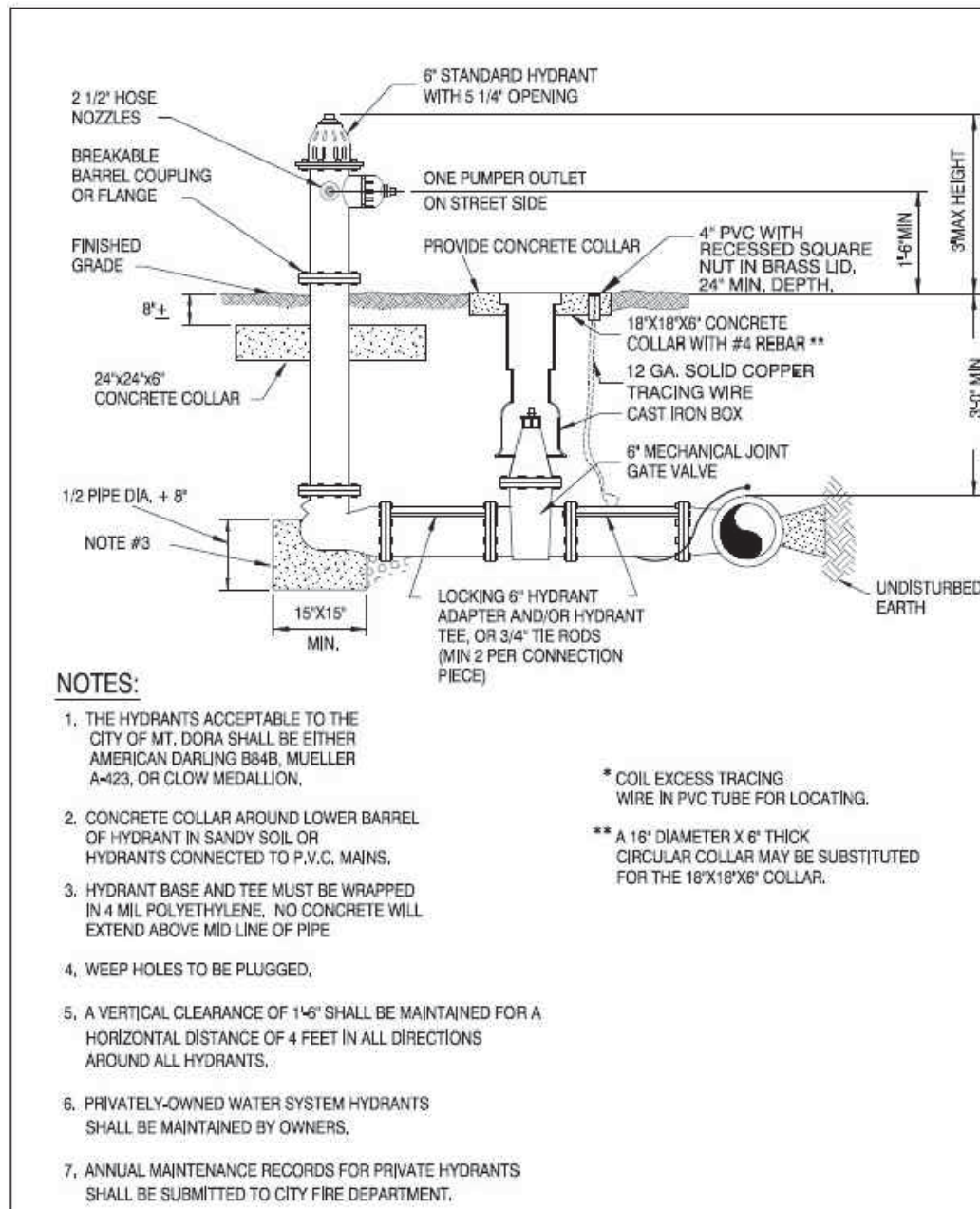
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ISSUE	DATE
03.18.24	PERMIT SET
06.21.24	ADDENDUM 2
08.12.24	ADDENDUM 3

PROJECT INFORMATION BLOCK	
JOB #	230632
DATE:	03.01.24
DRAWN BY:	SP
CHECKED BY:	SJ

SHEET TITLE
DETAILS
SHEET NUMBER

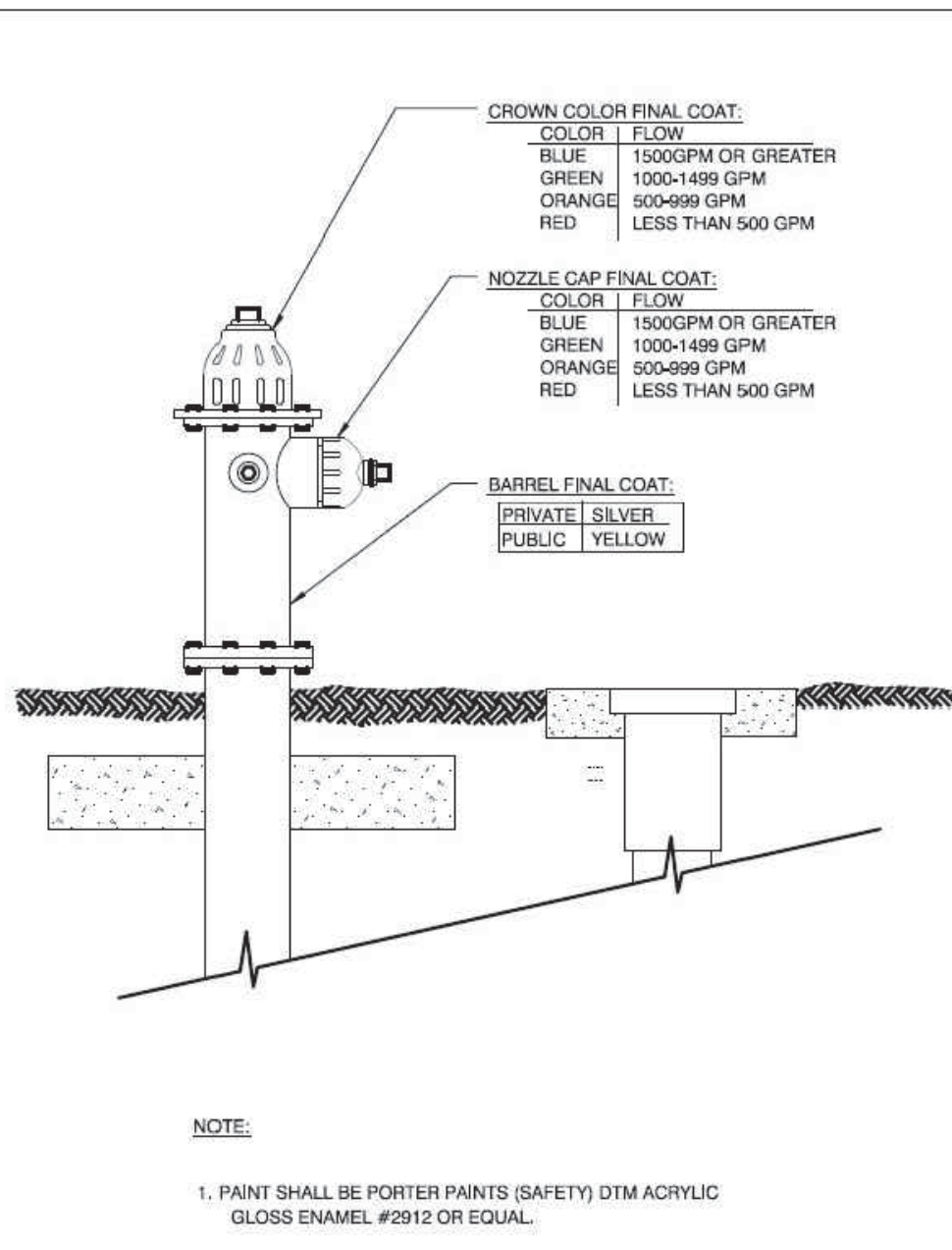
C05.01

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ISSUE	BY	DATE	DESCRIPTION
		03.18.24	PERMIT SET
		08.12.24	ADDENDUM 3
PROJECT INFORMATION BLOCK			
JOB #		230632	
DATE:		03.01.24	
DRAWN BY:		SP	
CHECKED BY:		SJ	
SHEET TITLE			
CITY OF MT. DORA DETAILS			
SHEET NUMBER			
C05.03			



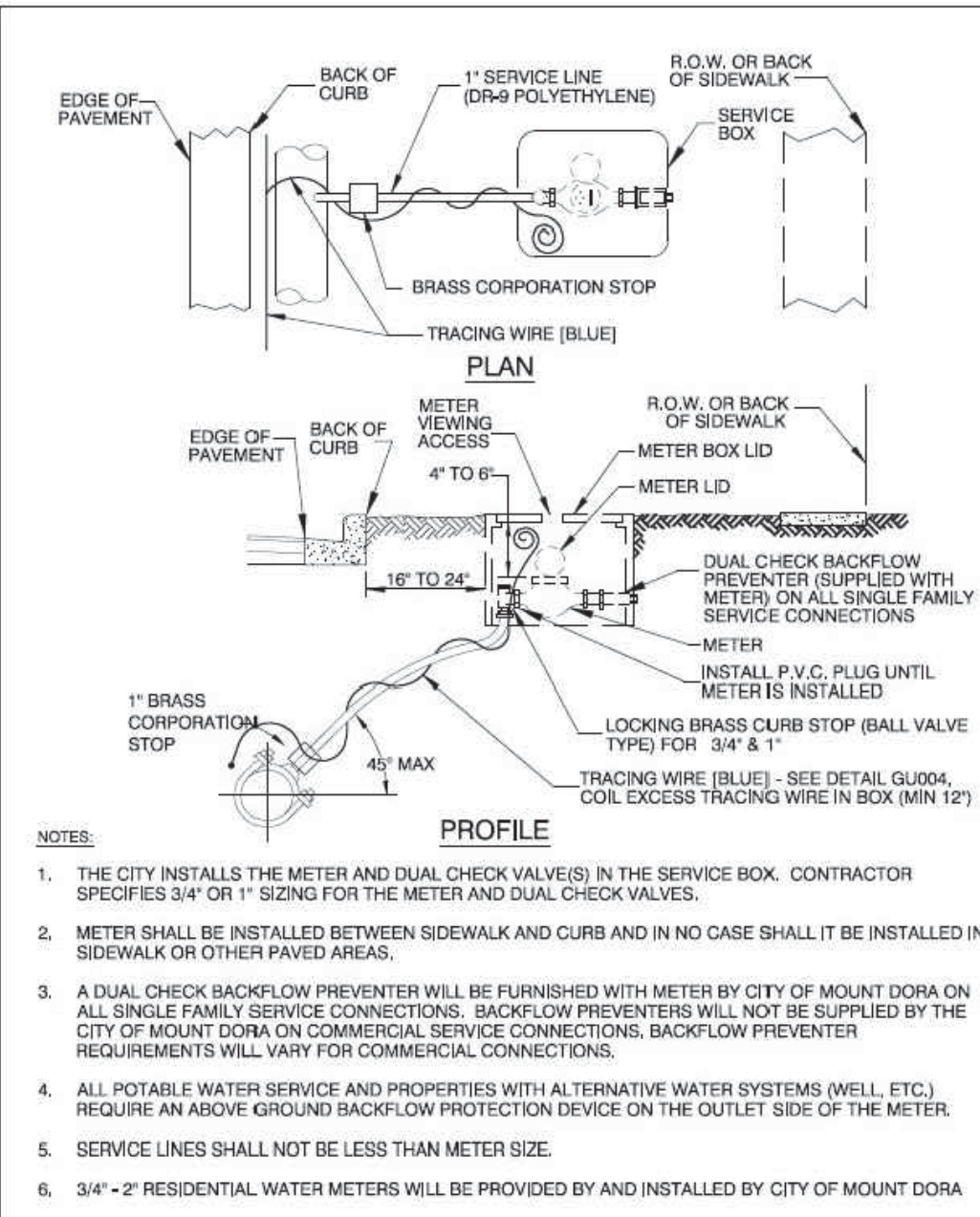
STANDARD FIRE HYDRANT ASSEMBLY

PW002-1
ISSUED: 2017
REVISED: -



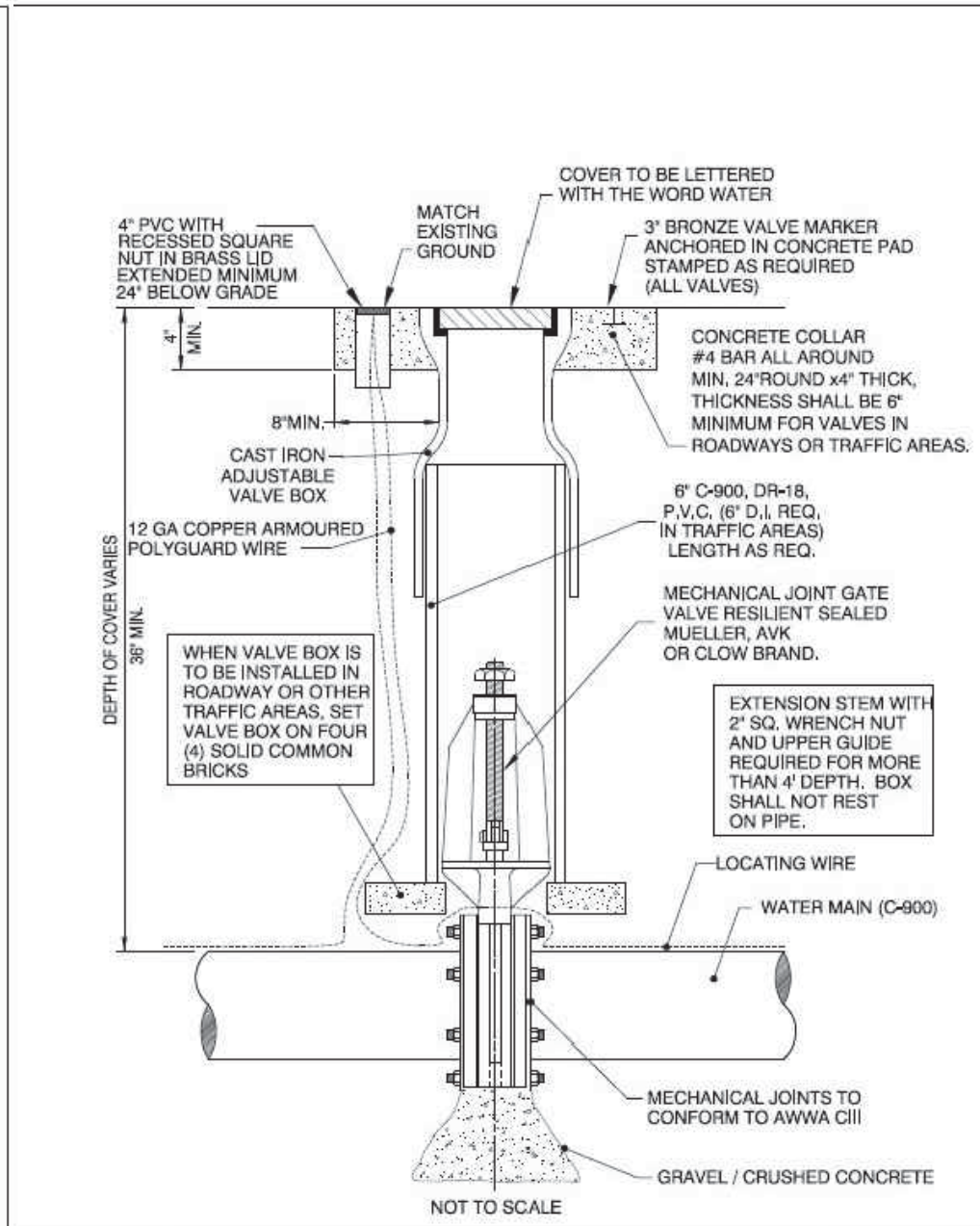
FIRE HYDRANT COLOR IDENTIFICATION

PW003-1
ISSUED: 2017
REVISED: JAN 2020



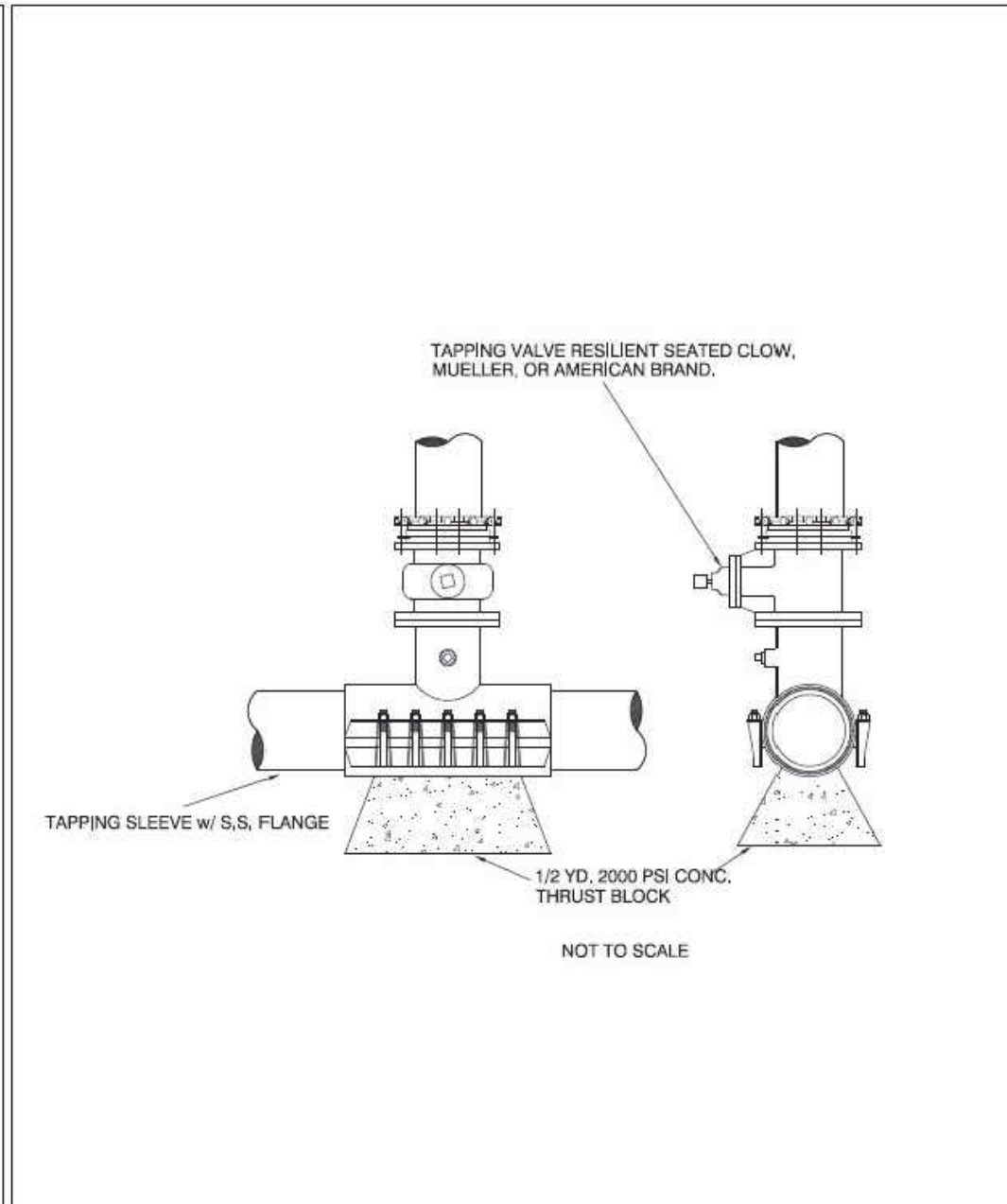
POTABLE WATER-SINGLE SERVICE CONNECTION

PW004-1
ISSUED: 2017
REVISED: -



GATE VALVE & BOX

PW0012-1
ISSUED: 2017
REVISED: -



WET TAP SLEEVE & VALVE

PW0013-1
ISSUED: 2017
REVISED: -

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ISSUE	BY	DATE	DESCRIPTION
		03.18.24	PERMIT SET
		08.12.24	ADDENDUM 3

PROJECT INFORMATION BLOCK
JOB # 230632
DATE: 03.01.24
DRAWN BY: SP
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SHEET TITLE

CITY OF MT. DORA DETAILS

SHEET NUMBER

C05.04

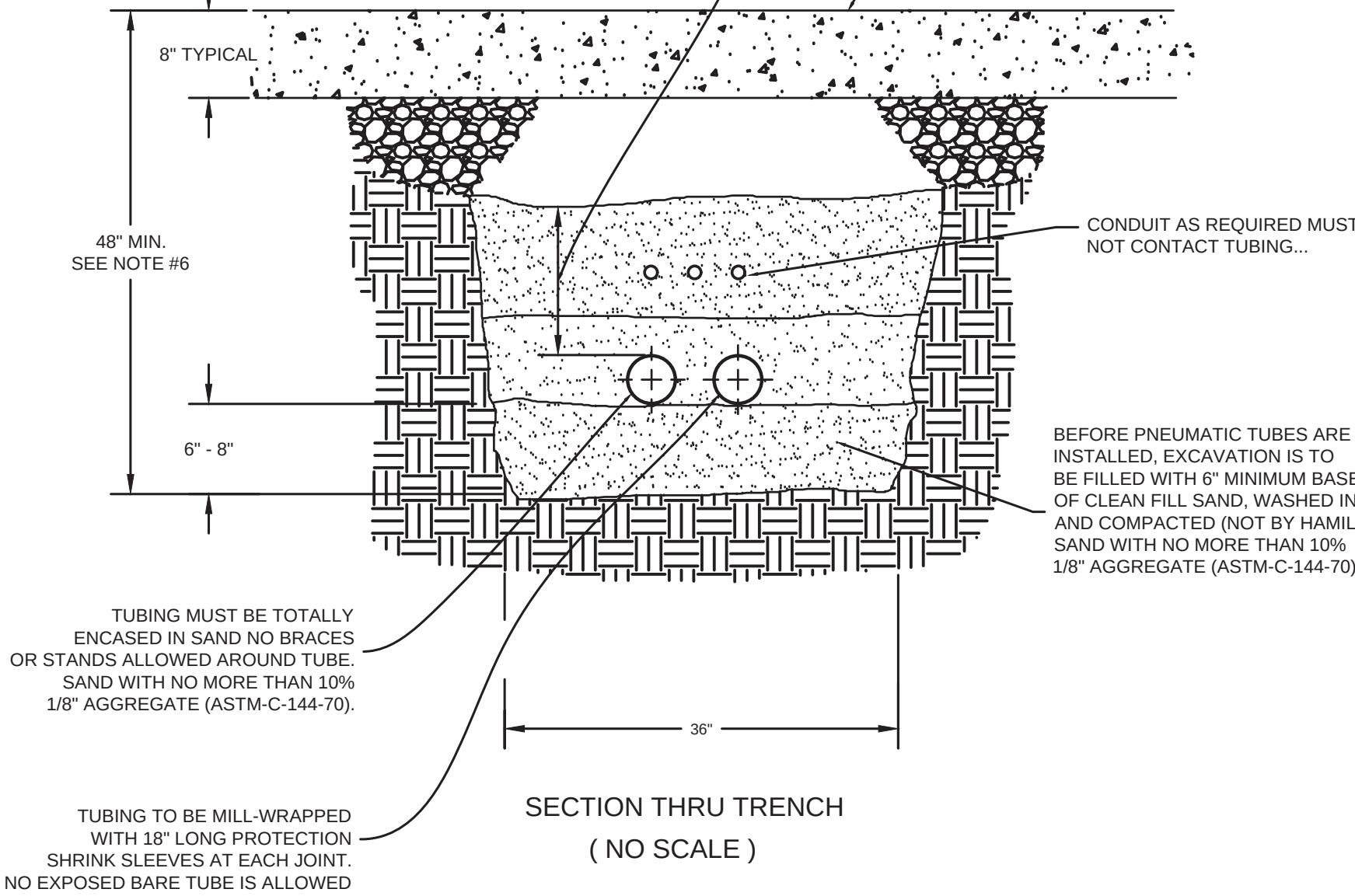
1) OWNER'S GENERAL CONTRACTOR TO PROVIDE OSHA APPROVED TRENCH FROM UNDERSIDE OF OPERATORS AREA TO CUSTOMER UNIT ISLANDS. ACTUAL ROUTING OF TRENCH TO BE DETERMINED BY THE OWNER'S GENERAL CONTRACTOR. DEPTH OF TRENCH MAY VARY TO AVOID OBSTRUCTIONS BUT MUST NOT BE LESS THAN THE MINIMUM AS SHOWN IN THE DETAIL SECTION

3) ELECTRICAL CONDUIT, LOW VOLTAGE CONTROL AND AUDIO CABLE CONDUIT AND OPTIONAL TELL-R-TV CONDUIT TO BE BURIED ABOVE THE PNEUMATIC TUBES AND MUST NOT INTERFERE WITH THE PNEUMATIC TUBES. (ALL BY OWNER'S ELECTRICAL CONTRACTOR)

5) BEFORE PNEUMATIC TUBES ARE INSTALLED, EXCAVATION IS TO BE FILLED WITH 6" TO 8" MINIMUM BASE OF CLEAN FILL SAND, WASHED IN AND COMPACTED (NOT BY HAMILTON). SAND WITH NO MORE THAN 10% 1/8" AGGREGATE (ASTM-C-144-70).

7) THE FOLLOWING NOT FURNISHED BY HAMILTON: CANOPY, SUPPORTS, ISLANDS, CONDUIT, HOLE OPENINGS, GUARD POST, SAND FILL, CHIPPING AND EXCAVATION. ALL FINISH BY OWNER'S GENERAL CONTRACTOR

- ROADWAY & GRAVEL



- 1)___ PRESSURE TEST TUBES BEFORE THEY ARE COVERED
- 2)___ PRESSURE TEST TUBES AT 5 P.S.I. FOR 1 HOUR WITHOUT LEAKAGE
- 3)___ PULL OR BLOW A CARRIER THROUGH THE TUBING

REV.1	DATE: 4/29/04	CHANGED DIMENSIONS & NOTES.....
REV.2	DATE: 10/11/00	Added Specs to Sand saved around tubes
REV.3	DATE: 11/8/00	Added Notes #1 - #8
HAMILTON AIR. TYPICAL CROSS SECTION OF DIRECT BURIAL TUBING AND ELECTRICAL CONDUITS		
Drawing Number :		99-803
Date :		10/10/01

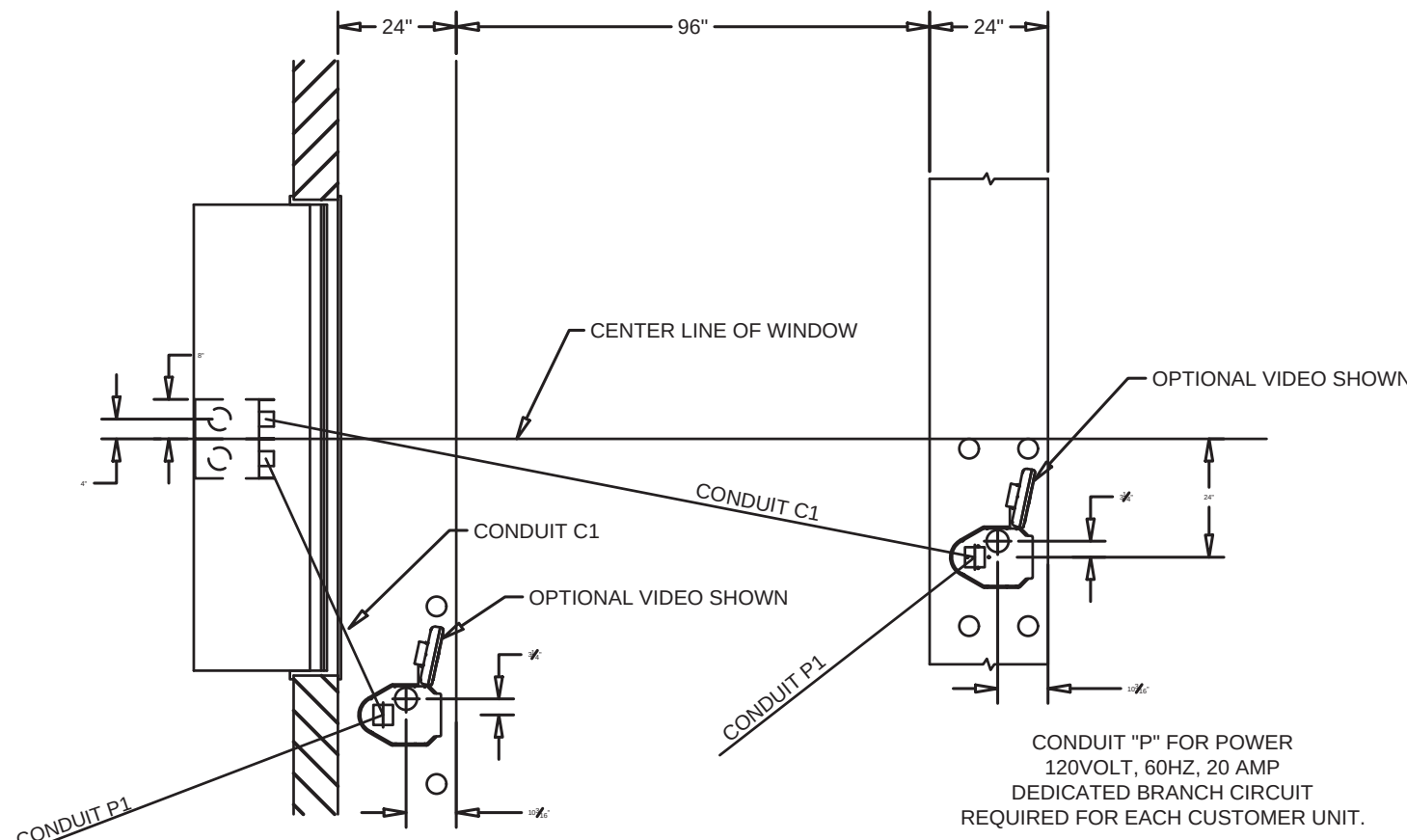
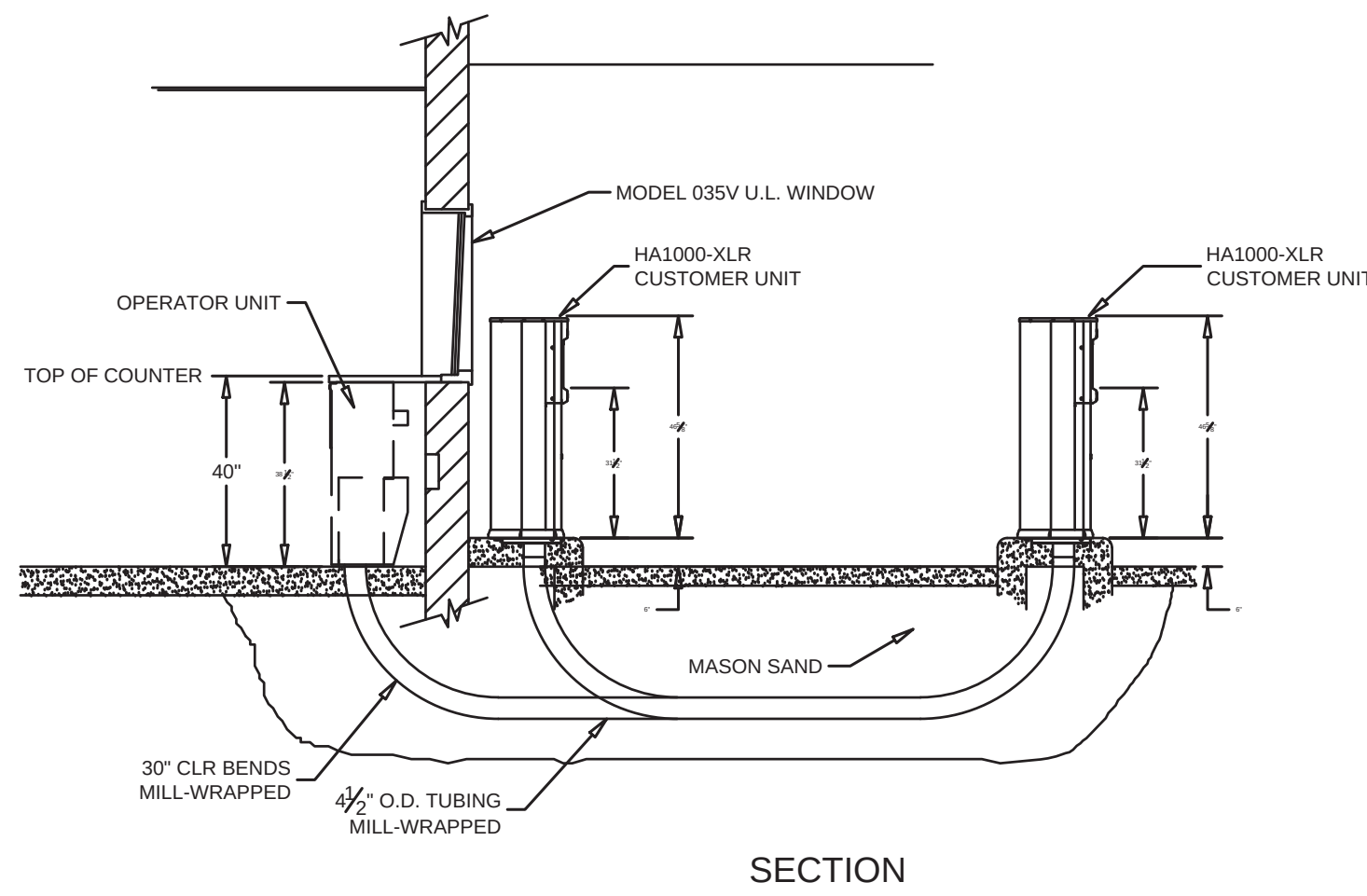
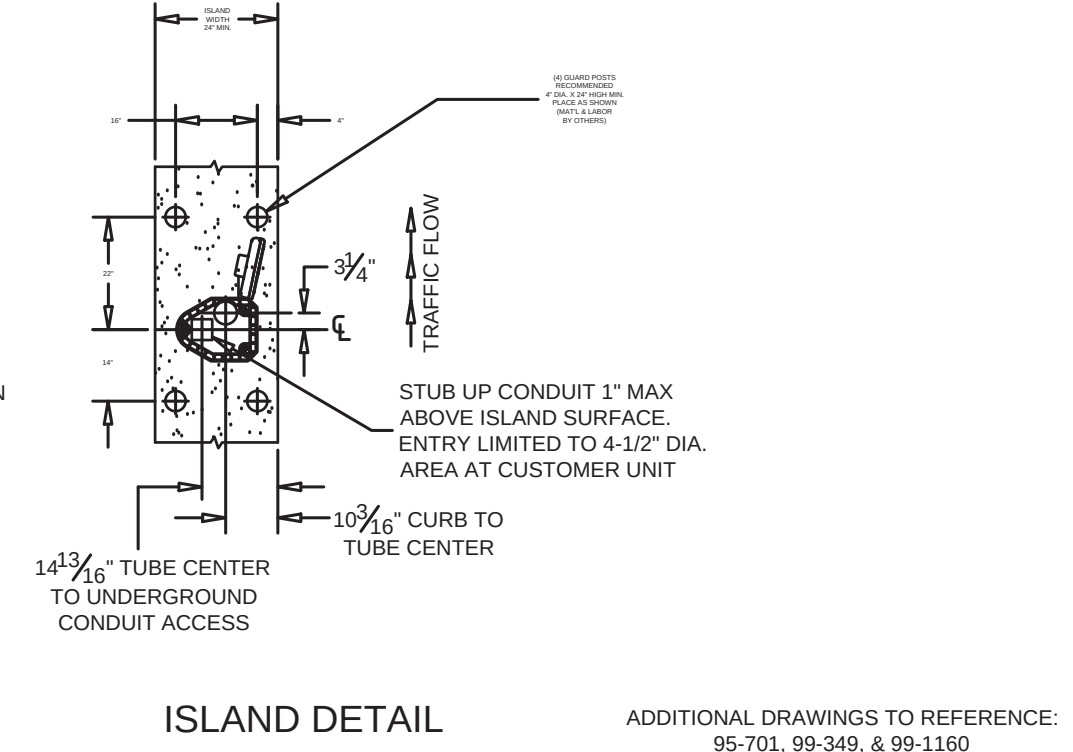


Diagram illustrating the Masonry Detail (For Model 038V U.L. Window). The diagram shows a cross-section of the window assembly and its connection to the masonry structure.

Key components and dimensions:

- Window Frame:** The top portion of the diagram shows the window frame with a width dimension of 48" ± 1/2".
- 4 X 4 J-BOX:** A vertical support structure labeled "4 X 4 J-BOX BELOW COUNTER FOR AUDIO / VIDEO EXIT".
- DUPLEX OUTLET:** A "12VAC, 60Hz, 20A" outlet is shown connected to the J-box.
- CONDUITS:** Two conduits are shown running vertically from the J-box, labeled "CONDUITS 'C" TO EACH ISLAND FOR LOW VOLTAGE INTERCONNECT & AUDIO / VIDEO".
- Finished Floor:** The horizontal line representing the floor level is labeled "FINISHED FLOOR".
- Dimensions:**
 - Vertical distance from the top of the J-box to the finished floor: 36" ± 1/2".
 - Horizontal distance from the J-box to the center of the duplex outlet: 12".
 - Horizontal distance from the J-box to the center of the conduits: 12".
 - Horizontal distance from the center of the conduits to the center of the duplex outlet: 12".
 - Horizontal distance from the center of the conduits to the center of the window frame: 36".
 - Vertical distance from the finished floor to the bottom of the window frame: 12".

MASONRY DETAIL
(FOR MODEL 038V U.L. WINDOW)



ADDITIONAL DRAWINGS TO REFERENCE
95-701, 99-349, & 99-1160

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		03.18.24	PERMIT SET
		08.12.24	ADDENDUM 3

JOB #	230632
DATE:	03.01.24
DRAWN BY:	SP
CHECKED BY:	SJ

VAT TUBE DETAILS

C05.05



ANGLE: 8°05'04"
01'10"E, 255.19'
ADIUS: 1,810.08'
ARC: 255.40'

1
AC

PLAN VIEW

SCALE
AS NOTED

LEGEND

- PROPERTY LINE
- EXISTING CONCRETE TO REMAIN
- EXISTING TO REMAIN
- SILT FENCE
- LIMITS OF CONSTRUCTION
- INLET PROTECTION
- EXISTING CONTOUR
- EXISTING GRADE ELEVATION

GENERAL NOTES

- ALL MATERIALS INCLUDING FILL STOCKPILES SHALL NOT BE PERMANENTLY LOCATED ON THE UNDEVELOPED AREA OF PROPOSED DEVELOPMENT.
- ALL DISTURBED AREAS OF UNDEVELOPED PROPERTY SHALL BE HYDROMULCHED WITH SEED TO ESTABLISH TURN AND PREVENT SILT RUNOFF INTO THE STREETS.

EROSION CONTROL KEYED NOTES

- 1 CRUSHED STONE CONSTRUCTION ENTRANCE AND CONCRETE TRUCK WASHOUT AREA
- 2 SILT FENCE
- 3 LIMITS OF CONSTRUCTION
- 4 INLET PROTECTION
- 5 CONSTRUCTION ENTRANCE TO BE EXTENDED TO THE EDGE OF THE PAVEMENT UPON CONSTRUCTION OF OFF-SITE ROAD (BY OTHERS).

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ISSUE	BY	DATE	DESCRIPTION
		03.18.24	PERMIT SET
		06.21.24	ADDENDUM 2
		08.12.24	ADDENDUM 3

PROJECT INFORMATION BLOCK

JOB # 230632
DATE: 03.01.24
DRAWN BY: SP
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SHEET TITLE

EROSION CONTROL
PLAN PHASE I

SHEET NUMBER

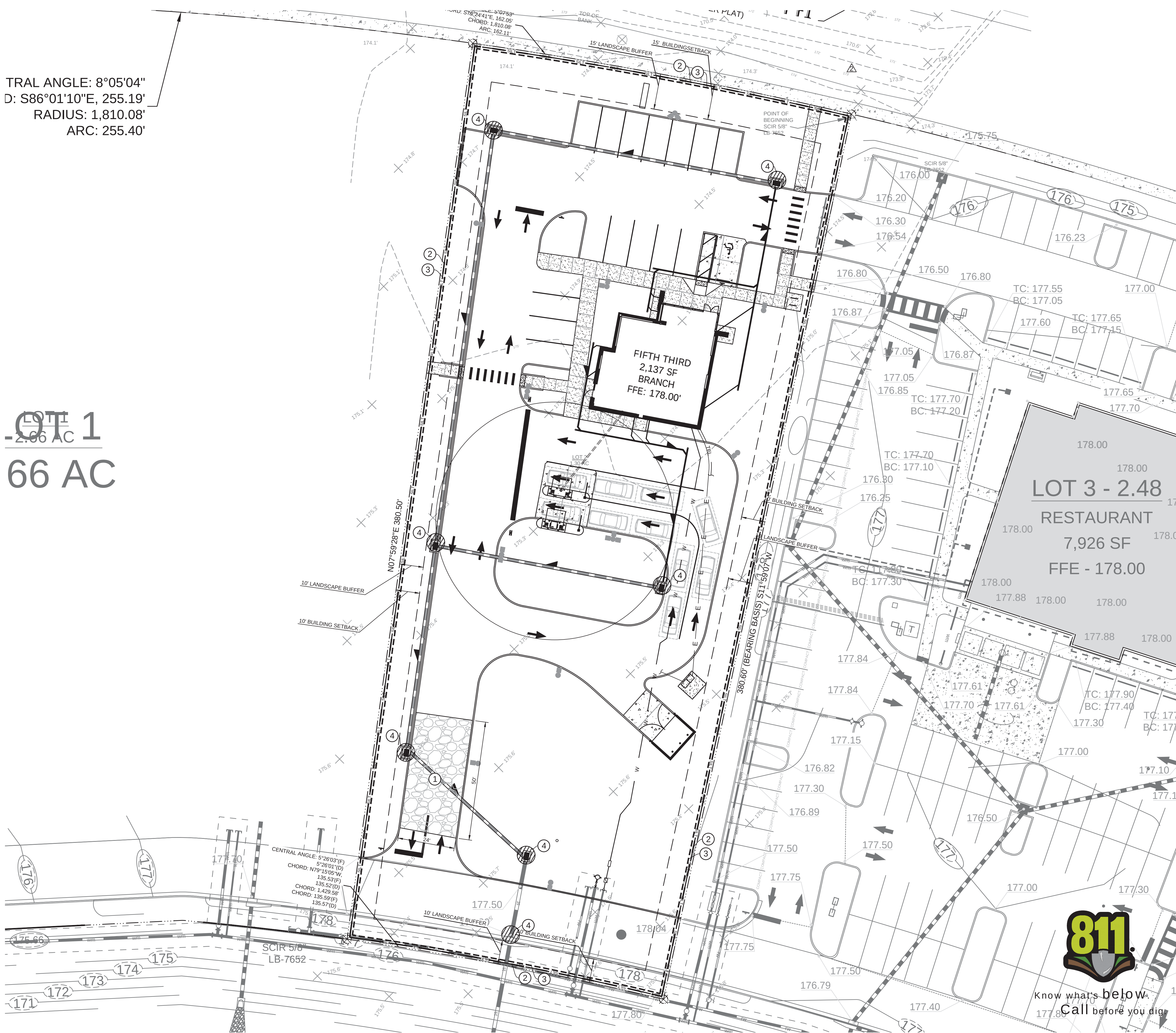
C06.02



Know what's below.
Call before you dig.

TRAL ANGLE: 8°05'04"
D: S86°01'10"E, 255.19'
RADIUS: 1,810.08'
ARC: 255.40'

LOT 1
2.66 AC
66 AC



LEGEND

PROPERTY LINE

EXISTING CONCRETE TO REMAIN

EXISTING TO REMAIN

SILT FENCE

LIMITS OF CONSTRUCTION

INLET PROTECTION

EXISTING CONTOUR

EXISTING GRADE ELEVATION

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GENERAL NOTES

- ALL MATERIALS INCLUDING FILL STOCKPILES SHALL NOT BE PERMANENTLY LOCATED ON THE UNDEVELOPED AREA OF PROPOSED DEVELOPMENT.
- ALL DISTURBED AREAS OF UNDEVELOPED PROPERTY SHALL BE HYDROMULCHED WITH SEED TO ESTABLISH TURN AND PREVENT SILT RUNOFF INTO THE STREETS.

EROSION CONTROL KEYED NOTES

①	CRUSHED STONE CONSTRUCTION ENTRANCE AND CONCRETE TRUCK WASHOUT AREA
②	SILT FENCE
③	LIMITS OF CONSTRUCTION
④	INLET PROTECTION

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		08.12.24	ADDENDUM 3

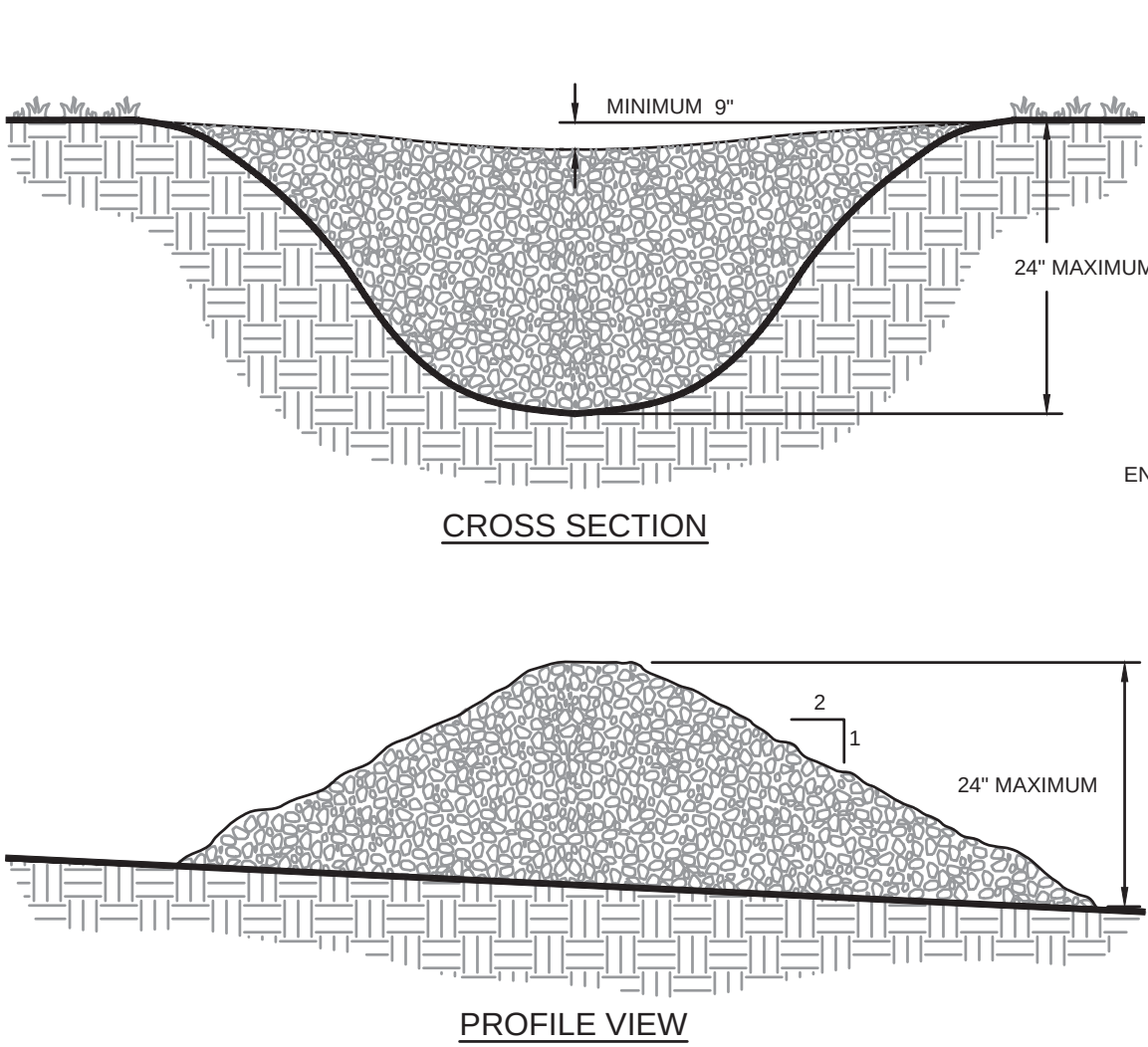
PROJECT INFORMATION BLOCK	
JOB #	230632
DATE:	03.01.24
DRAWN BY:	SP
CHECKED BY:	SJ

SHEET TITLE
EROSION CONTROL
PLAN PHASE II

SHEET NUMBER
C06.03

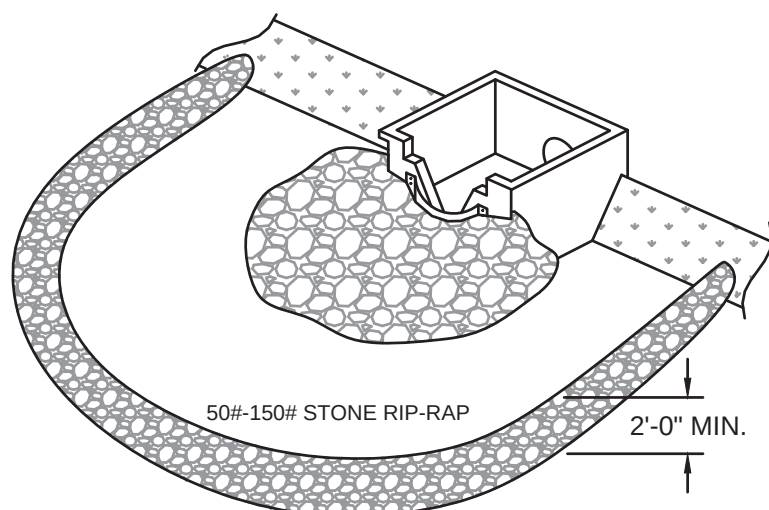


PLAN VIEW
SCALE
AS NOTED



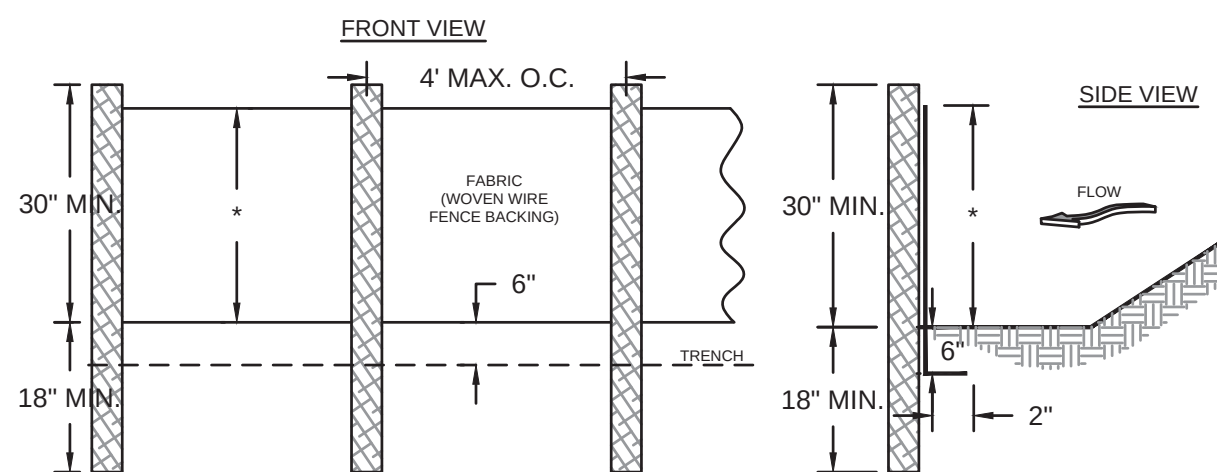
- NOTES:
- CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS).
 - THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
 - THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
 - THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
 - THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
 - GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288-96, SECTION 7.3, TABLE 3).

STONE CHECK DAM



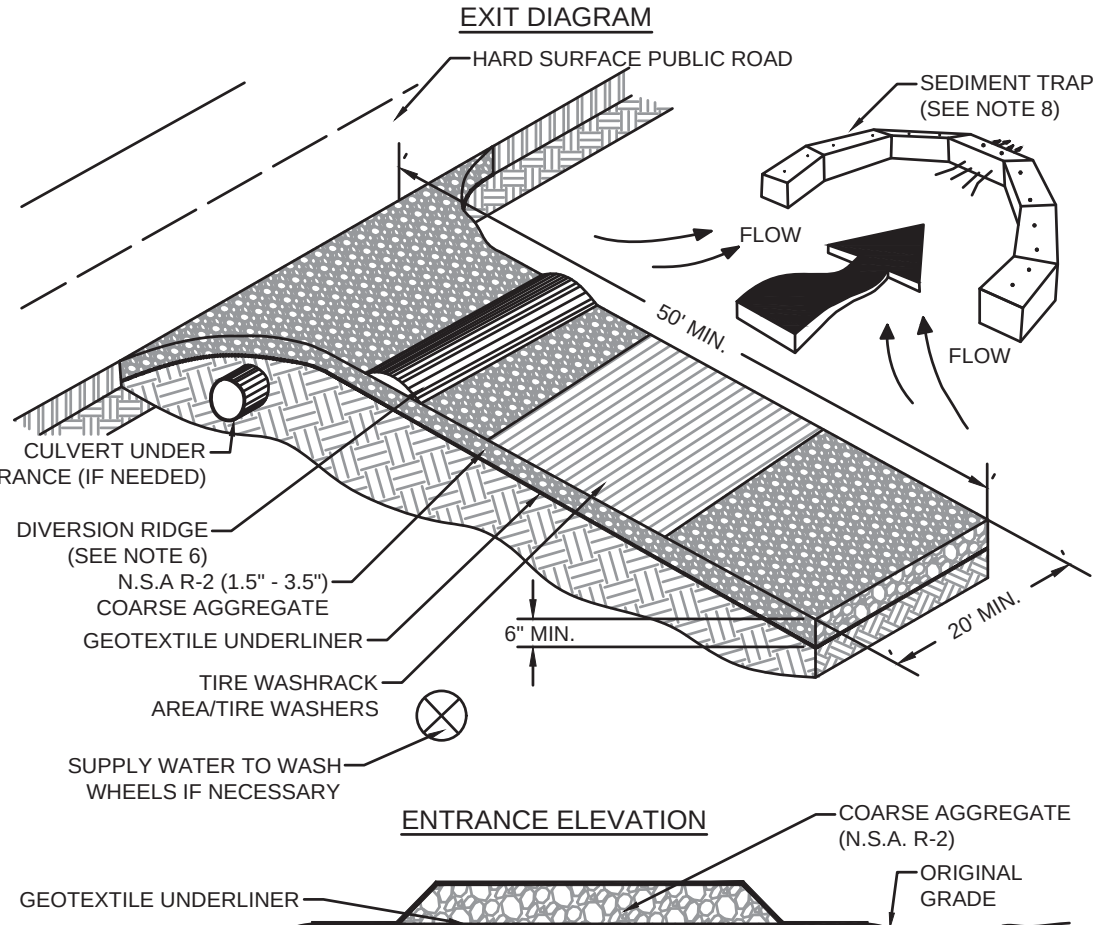
A TEMPORARY STONE BARRIER CONSTRUCTED AT STORM DRAIN INLETS AND POND OUTLETS TO REDUCE FLOW VELOCITIES, PREVENT FAILURE OF OTHER SEDIMENT CONTROL DEVICES AND TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING DRAINAGE SYSTEMS.

STONE FILTER RING



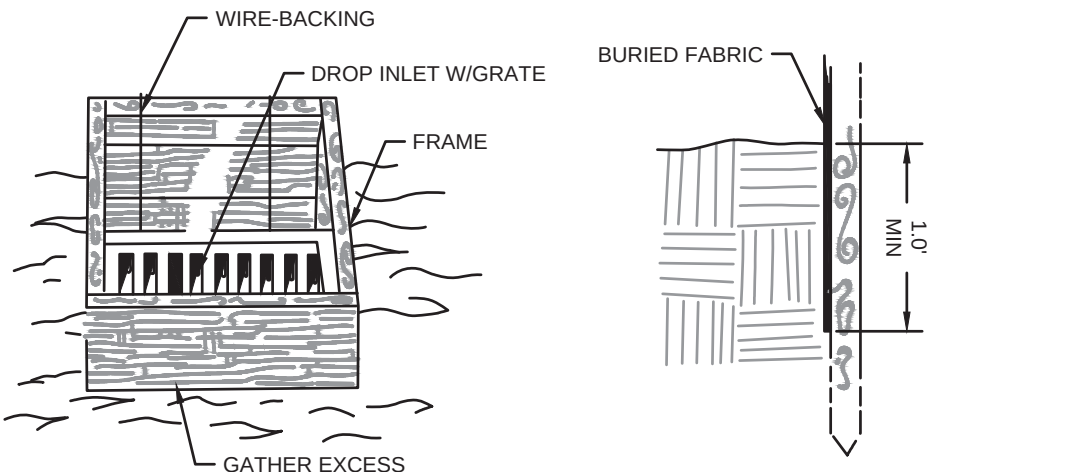
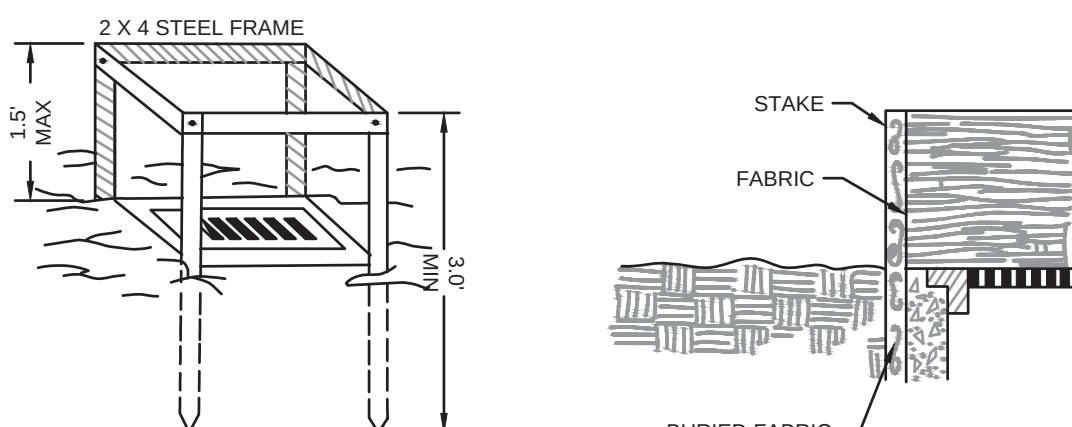
- NOTES:
- USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - HEIGHT (C) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - DOT ALTERNATIVE

Sd1-S SILT FENCE - TYPE SENSITIVE

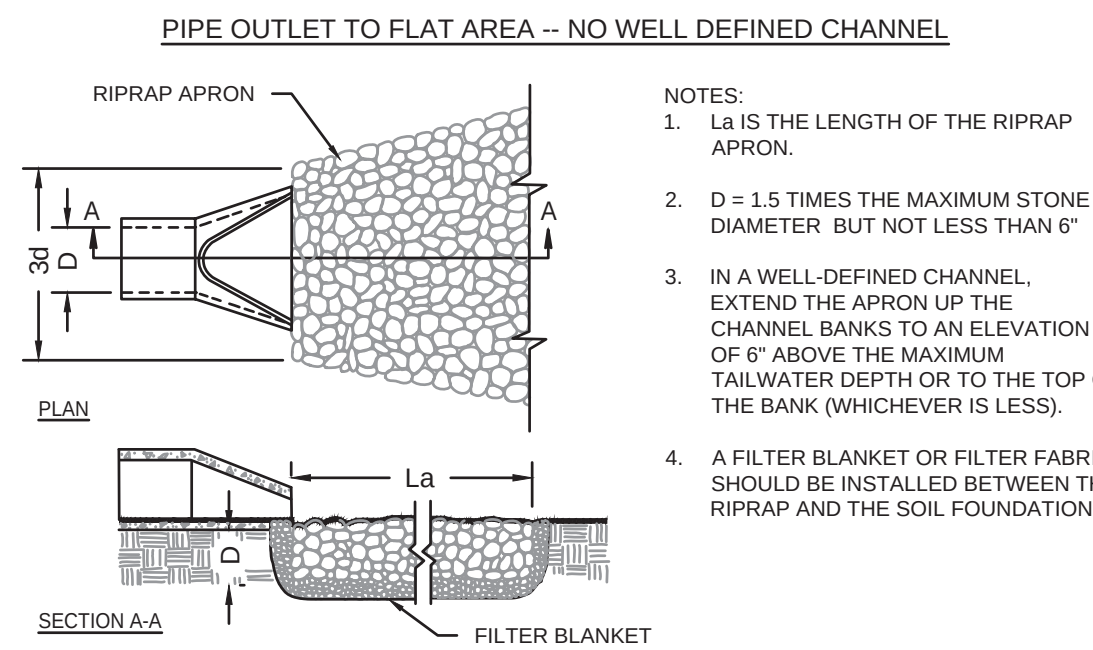


- NOTES:
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 - WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (OVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 - WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 - MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

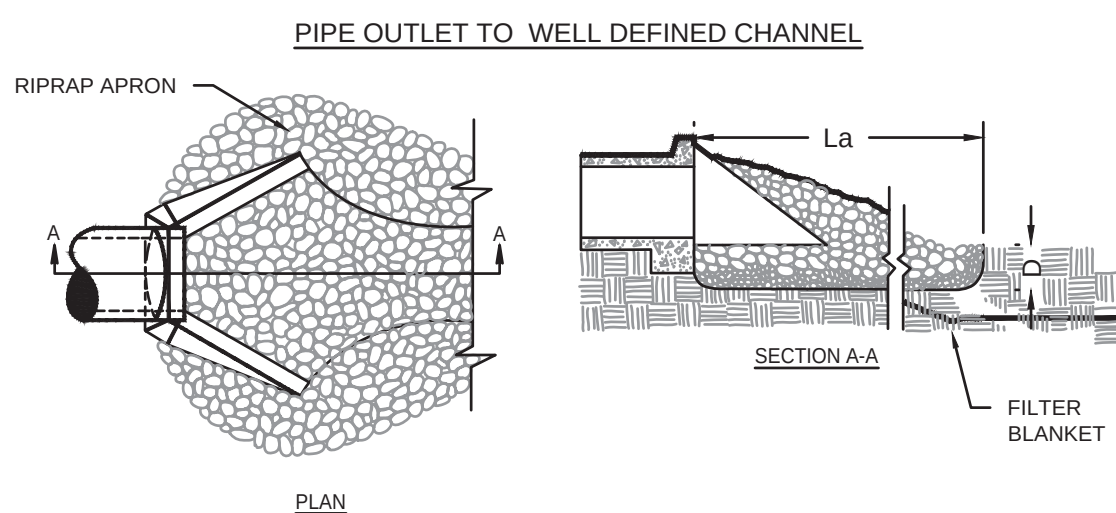
CRUSHED STONE CONSTRUCTION EXIT



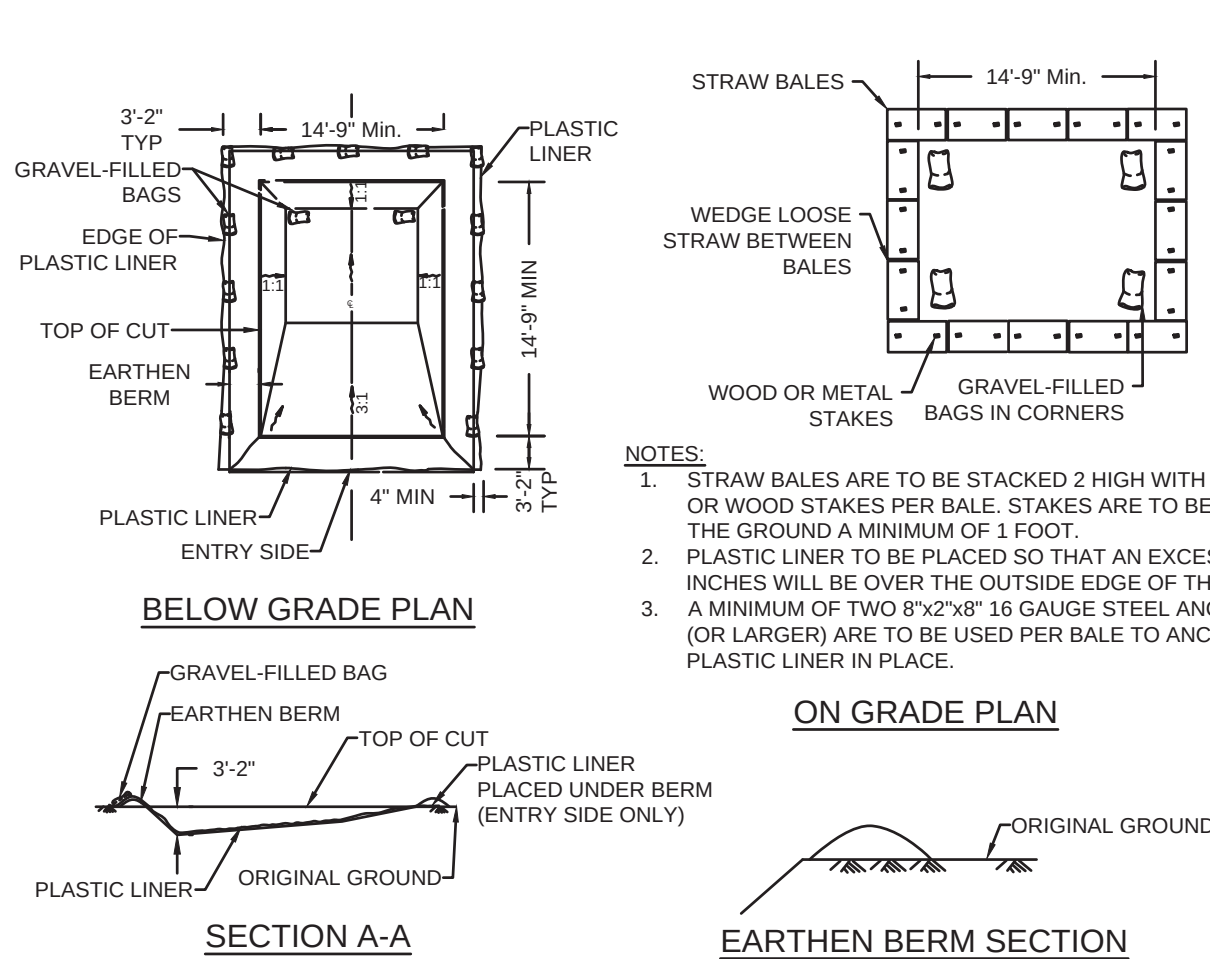
Sd2-F INLET SEDIMENT TRAP-FILTER FABRIC



- NOTES:
- La IS THE LENGTH OF THE RIPRAP APRON.
 - D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
 - IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
 - A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

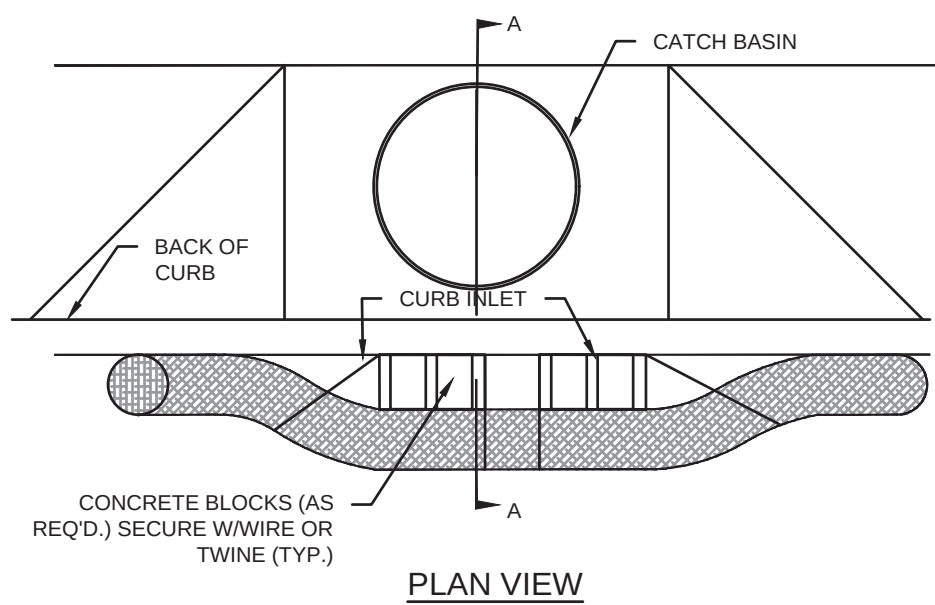


St STORM OUTLET PROTECTION



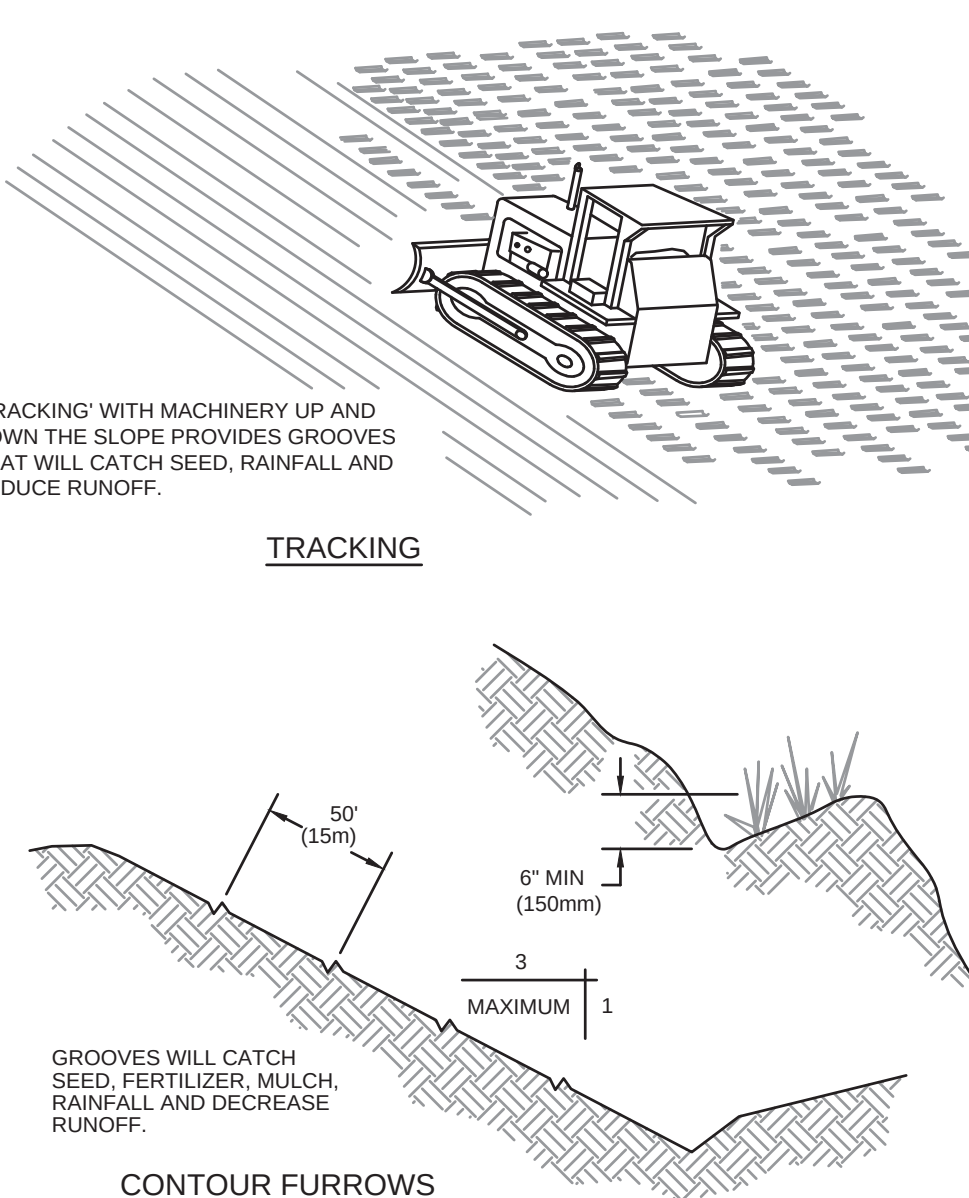
- NOTES:
- WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
 - A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
 - A 4'X2' WHITE SIGN WITH 6" BLACK LETTERS STATING "CONCRETE WASHOUT" IS TO BE PROVIDED SO DRIVERS ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
 - WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS.
 - THE CONTRACTOR SHALL INSPECT THE WASH DOWN AREA INTERMITTENTLY TO ENSURE PROPER CONTAINMENT IS ACCOMPLISHED.
 - IN THE EVENT OF A SPILL OR LEAK THE CONTRACTOR SHALL IMMEDIATELY REPORT & REMEDIATE SAME IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.

Cw TEMPORARY CONCRETE WASHOUT FACILITY



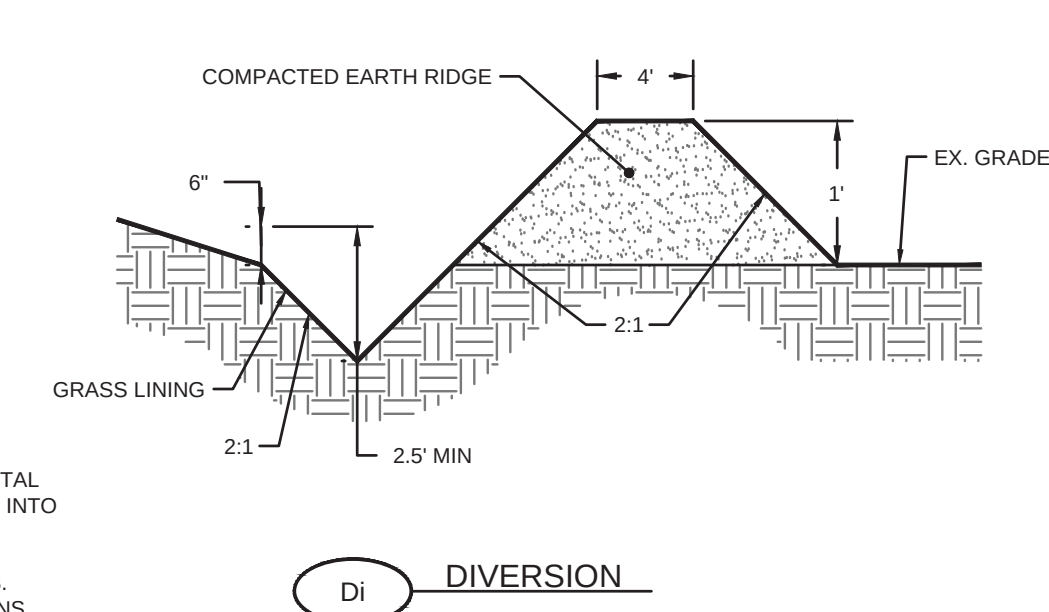
- NOTES:
- COIR WATTLE SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
 - INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

Sd2-P CURB INLET SEDIMENT BARRIER (COIR WATTLE)



TRACKING

Su SURFACE ROUGHENING

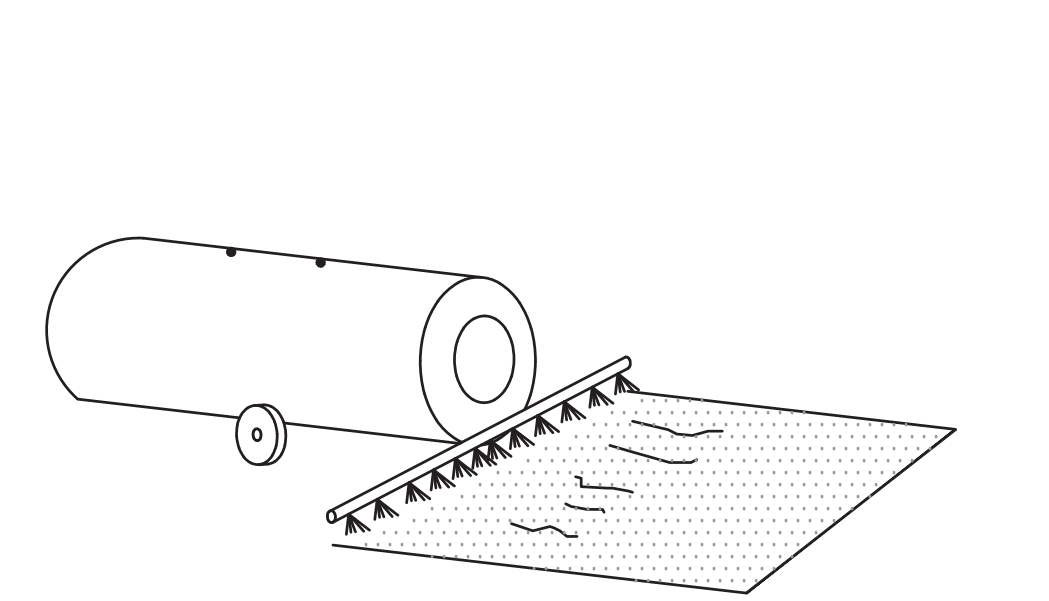


Di DIVERSION



ON GRADE PLAN

EARTHEN BERM SECTION

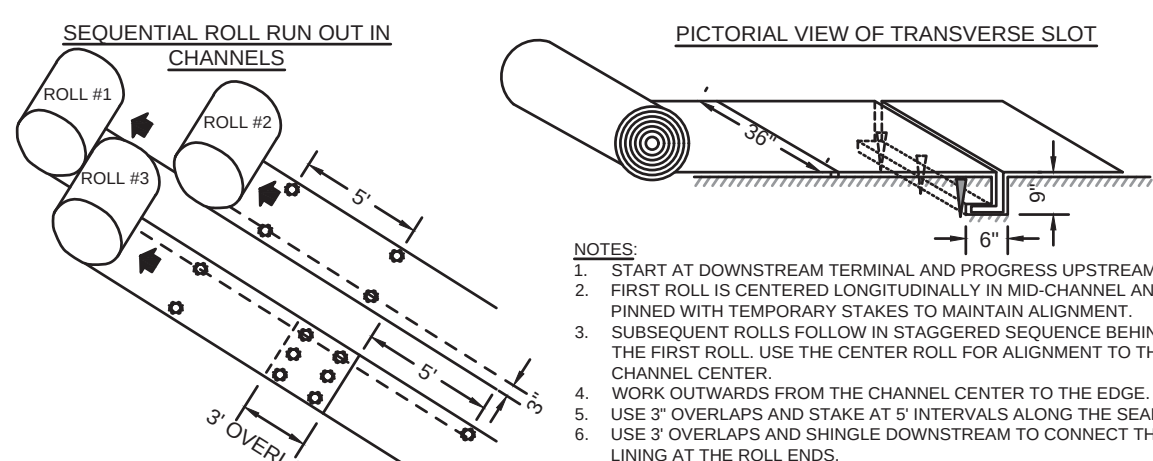
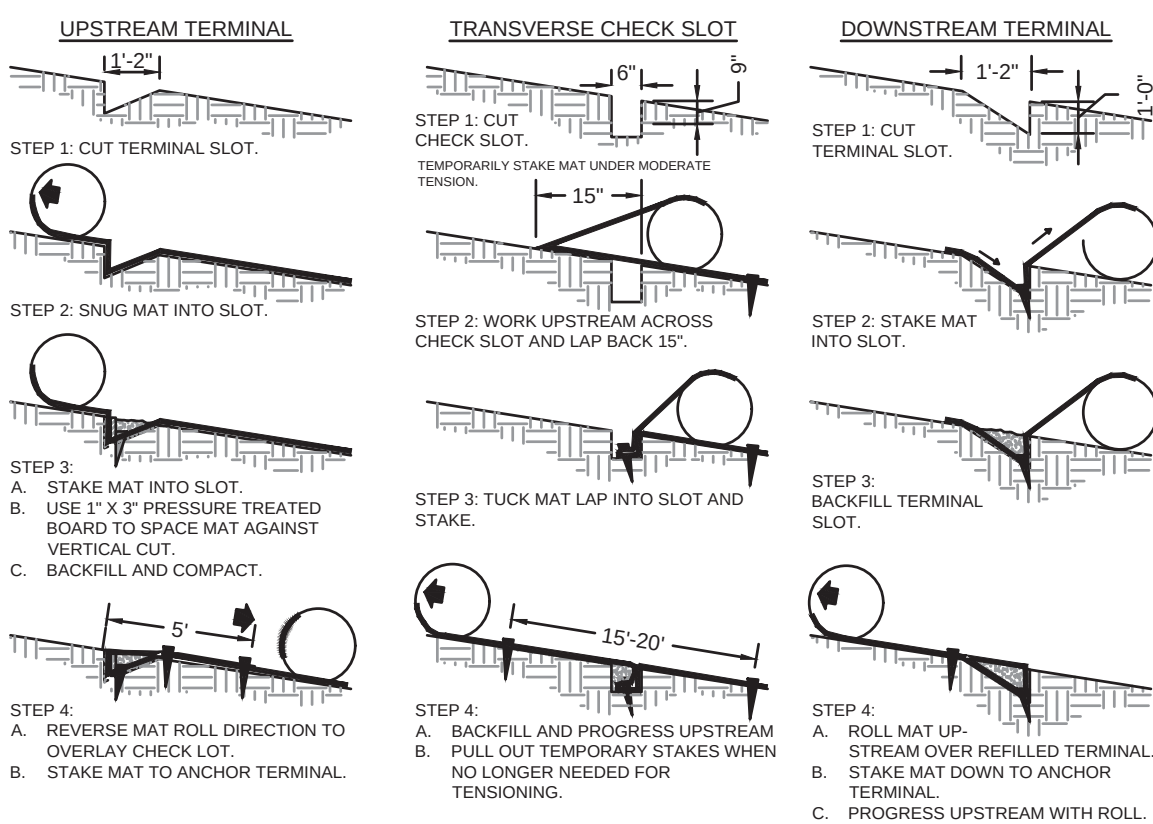


- TEMPORARY METHODS
- MULCHES
 - TEMPORARY VEGETATIVE COVER
 - SPRAY ON ADHESIVES
 - TILLAGE
 - IRRIGATION
 - BARRIERS
 - CALCIUM CHLORIDE
- PERMANENT METHODS
- PERMANENT VEGETATION
 - TOPSOILING
 - STONE COVER

ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIOIC ASPHALT EMULSION	7:1*	SPRAY	1200
LATEX EMULSION	12 1/2:1*	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1*	FINE SPRAY	300

*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE

Du DUST CONTROL ON DISTURBED AREAS



EROSION BLANKETS & TURF REINFORCEMENT MATS

- GENERAL NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
 - THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
 - ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
 - CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
 - THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST MANAGEMENT PRACTICES (BMP) AND MOST CURRENT EROSION AND SEDIMENT CONTROL PRACTICES. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

PRE-Construction SITE PROTECTION:

- EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
- ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
- DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD (1/3) THE HEIGHT OF THE BARRIER OR INLET. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- ALL DISTURBED AREAS ARE TO BE STABILIZED THROUGH COMPACTION. SILT SCREENS, SYNTHETIC BALES, AND GRASSING: ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.

SITE PROTECTION:

- THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED PROPERLY. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6 INCHES. BARRIER IS STAKED, THE EXCAVATED SOIL OR GRAVEL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER. USING WIRE BACKING FOR SUPPORT IS DISCOURAGED DUE TO DISPOSAL PROBLEMS.
- WATER OR SLURRY USED TO CONTROL DUST SHALL BE RETAINED ON THE SITE AND NOT ALLOWED TO RUN DIRECTLY INTO WATERCOURSE OR STORMWATER CONVEYANCE SYSTEMS.
- SPECIAL AREAS SHALL BE DESIGNATED AS VEHICLE AND EQUIPMENT WASHING AREAS AND SUCH AREAS SHALL NOT ALLOW RUNOFF TO FLOW DIRECTLY INTO WATERCOURSE OR STORMWATER CONVEYANCE SYSTEMS.
- SILT FENCE BARRIERS ARE NOT TO BE USED WHERE CONCENTRATED FLOWS OF WATER ARE ANTICIPATED SUCH AS DRAINAGE DITCHES. AROUND INLETS OR ABOVE/BELOW WHERE CULVERTS DISCHARGE.
- SYNTHETIC BALES, SANDBAGS OR OTHER APPROVED DEVICE FACED WITH FILTER FABRIC SHALL BE USED IN HIGH VOLUME AREAS TO DECREASE THE RUNOFF VELOCITY AND SHALL BE SECURELY ANCHORED.
- ALL DEVICES INCLUDING SILT FENCE, FILTER BARRIERS, SYNTHETIC BALES AND/OR SANDBAGS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BARRIERS. END RUNS AND UNDERCUTTING BENEATH BARRIERS.
- ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

STORM DRAIN INLET PROTECTION:

- FILTER FABRIC SHALL BE LAID OVER INLETS SO THAT THE FABRIC EXTEND A MINIMUM OF 1 FOOT BEYOND EAST SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
- 2 INCH - 3 INCH COARSE AGGREGATE SHALL BE PLACED OVER THE FILTER FABRIC. THE DEPTH OF STONE SHALL BE AT LEAST 6 INCHES OVER THE ENTIRE INLET OPENINGS. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
- IF STONE FILTERS BECOME CLOGGED WITH SEDIMENT SO THAT THEY NO LONGER ADEQUATELY PERFORM THEIR FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
- POST-CONSTRUCTION SITE PROTECTION:
- ANY DEWATERING, EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER TEMPORARY BARRIERS ARE. NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.
- ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

b d g
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FIFTH THIRD BANK

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MT. DORA, FL 32757

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IEG JOB NO. 15-308.00

SEAL
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FL REG. NO. 64085

DATE				
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ISSUE	BY	DATE	DESCRIPTION	
		03.18.24	PERMIT SET	
		08.12.24	ADDENDUM 3	

PROJECT INFORMATION BLOCK			
JOB #	230632		
DATE:	03.01.24		
DRAWN BY:	SP		
CHECKED BY:	SJ		

SHEET TITLE	
EROSION & SEDIMENTATION CONTROL DETAILS	
SHEET NUMBER	

C06.04



FIFTH THIRD BANK

MT. DORA

19160 US HIGHWAY 441,
MT. DORA, FL 32757
PROJECT #: 230632

FLORIDA PRODUCT APPROVAL

PRODUCT TYPE	MAUFACTURER	MODEL # / SERIES	FL PRODUCT APPR. NO.	MIAMI DADE N.O.A.
EXTERIOR PANELS				
SWINGING - CURTAIN WALL	YKK AP AMERICA	MODEL 35H MEDIUM STILE	FL 12456 - R6	N/A
SWINGING - STOREFRONT	KAWNEER	350IR DRY GLAZED	FL 15850 - R6	N/A
SWINGING - EXT. DOOR ASSEMBLY	CECO DOOR PRODUCT	OUTSWINGING COMMERCIAL DOOR	FL 16355 - R3	N/A
WALL PANELS				
CURTAIN WALL	YKK AP AMERICA	YHC 300 OG	FL 12456 - R6	N/A
STOREFRONT	KAWNEER	TRIFAB 451T VG	FL 20446 - R3	N/A
ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	REYNOBOND COMPOSITE PANELS	FL 11794 - R3	N/A
EIFS	DRYVIT	DRYVIT OUTSULATION PLUS MD	FL 3423 - R9	N/A
SIDING	JAMES HARDIE	HARDIEPLANK LAP SIDING	FL 13192 2 - R6	N/A
ROOFING PRODUCTS				
TPO ROOFING SYSTEM	FIRESTONE	ULTRA PLY TPO SINLE PLY ROOFING SYSTEM - STEEL DECKS	FL 10254.1 R-15	N/A
ROOF HATCH	BILCO	S-50	FL 15110.1 - R5	N/A
ROOFING BOARD	USG	SECUROCK GYPSUM FIBER ROOF BOARD	FL 4264.1 - R8	N/A
ROOFING FASTENERS	METAL ERA	METAL ERA ROOF EDGE TERMINATION SYSTEM	FL 29463.1 - R1	N/A
OTHER PRODUCTS				
CONCRETE LINTELS	CAST-CRETE USA	HIGH STRENGTH PRECAST AND PRESTRESS CONCRETE LINTEL	FL 158.1 - R15	N/A

SYMBOLS

	WALL TYPE		ROOM TAG		DETAIL TAG		PLAN DETAIL TAG
	REVISION NUMBER		DOOR TAG		INTERIOR ELEVATION TAG		BUILDING SECTION TAG
	FINISH TAG		WINDOW TAG		EXTERIOR ELEVATION TAG		GRID BUBBLE & CENTER LINE
	KEYNOTE		ELEVATION DATUM TAG				

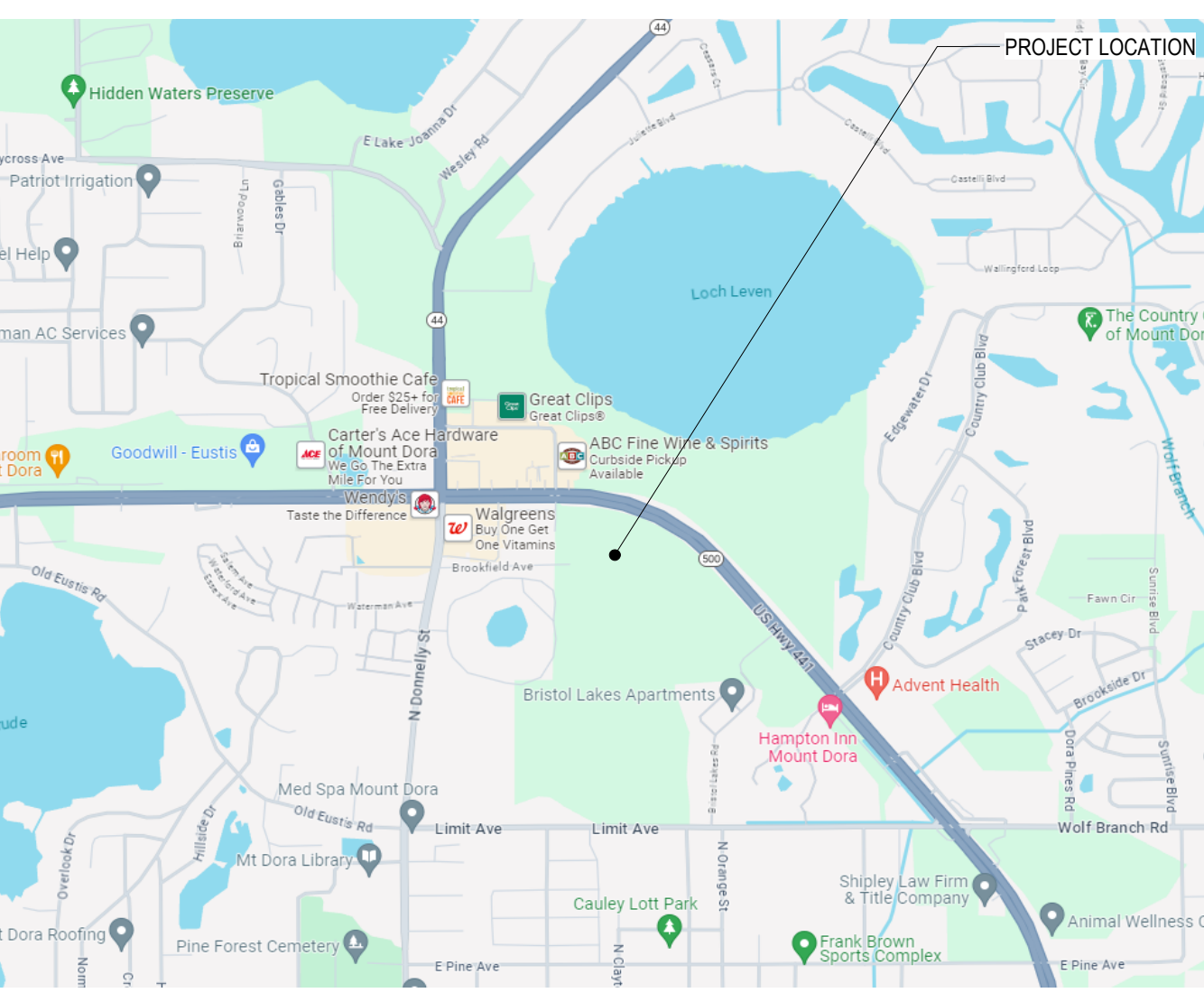
OWNER & CONSULTANTS

OWNER FIFTH THIRD BANK TAMMALA BROOKS VICE PRESIDENT DIRECTOR - PROJECT GROUP FIFTH THIRD BANK RETAIL 38 FOUNTAIN SQUARE PLAZA MD 10903K CINCINNATI, OH 45202 TAMMALA.BROOKS@53.COM	MEP INFINITY ENGINEERING GROUP, LLC 1208 E. KENNEDY BLVD, SUITE 230 TAMPA, FL 33602 CONTACT: BRETT NEVARIL 813.434.4770 ARCHITECT BDG ARCHITECTS 400 N ASHLEY DRIVE, SUITE 600 TAMPA, FL 33602 CONTACT: JACK MARSHALL 205.252.8222	STRUCTURAL GEORGE F. YOUNG, INC 299 DR. MARTIN LUTHER KING JR. ST. N. ST. PETERSBURG, FL 33701 CONTACT: JOHN PURDUE 727.822.4317 CBRE CBRE GLOBAL WORKPLACE SOLUTIONS 201 S. COLLEGE ST #1700 CHARLOTTE, NC 28244 CONTACT: JOHN POU
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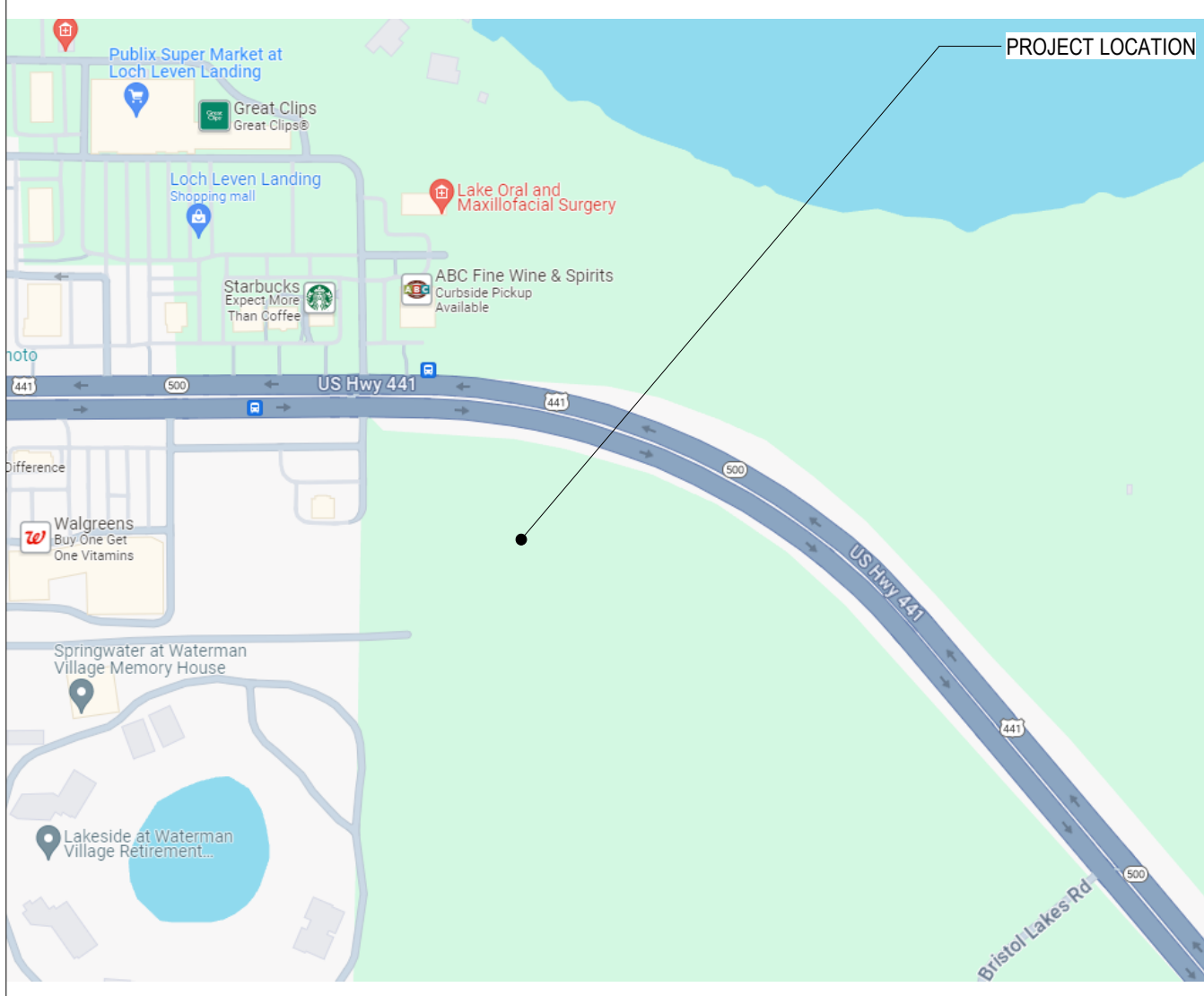
UTILITIES

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ELECTRIC CITY OF MOUNT DORA ELETRIC UTILITY 900 N DONNELLY ST. MT. DORA, FL 32757 www.ci.mount-dora.fl.us 352.735.7151 CONTACT: STEVE LANGLEY langleys@cityofmountdora.com	

VICINITY MAP



LOCATION MAP



GENERAL NOTES

- THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
- ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES & STANDARDS INCLUDING ADA & OTHER HANDICAP ACCESSIBILITY CODES.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET UP AND COORDINATION OF ALL UTILITY SERVICES FOR THE PROJECT.
- GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING AND SEQUENCING OF THE WORK WITH OWNER'S REPRESENTATIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE [SUPERVISOR(PROJECT MANAGEMENT)] (SPM) AT THE END OF THE PROJECT.
- GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT.
- THE DRAWINGS ARE NOT TO BE SCALED. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.
- WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SUBFLOORING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.
- GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO COMPLY WITH FBC 1816.1, UNDER ANY TRENCHING WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE, AT THE TIME OF THE PRE-BID MEETING, IN BASE BID.
- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.
- ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES SHALL BE MEASURED WITH A 24" SMART LEVEL.
- GENERAL CONTRACTOR SHALL PERFORM AS NECESSARY A TOPOGRAPHIC SURVEY PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES IN GRADES AS COMPARED TO EXISTING GRADES INDICATED ON DRAWINGS. SUBMIT A COPY OF TOPOGRAPHIC SURVEY TO ARCHITECT AND INDICATE ANY DISCREPANCIES ON SURVEY PRIOR TO COMMENCING EARTHWORK WHEN SCOPE OF THE PROJECTS NECESSITATES IT.
- NOTED ACCESSIBLE ITEMS AND DESCRIPTIONS FOR PARKING LOT, ARE TO BE A PORTION OF THE SHOWN ACCESSIBILITY WORK. COORDINATED WITH PROJECT MANAGER AS REQUIRED TO COMPLETE THE NOTED WORK. WHERE GRADES ARE AFFECTED THE CONTRACTOR SHALL USE A SURVEYOR AS NEEDED TO ENSURE PROPER GRADES ARE ACHIEVED. STRIPING SHALL BE COMPLETED PER THE REQUIREMENTS OF THE CURRENT ADAAG GUIDELINES, AND THE CUSTOMER PATH OF TRAVEL REMEDIATION GUIDELINES (LATEST REVISION) AS WELL AS APPLICABLE STATE AND LOCAL CODES.

DRAWINGS		DRAWINGS ISSUED			
SHEET #	SHEET NAME	03/18/24 ISSUE FOR PERMIT	05/29/24 ADDENDUM 1	06/12/24 ADDENDUM 2	08/12/24 ADDENDUM 3
GENERAL					
G-000	COVER SHEET	•	•	•	
G-001	LIFE SAFETY PLAN	•			
G-002	ACCESSIBILITY NOTES	•			
G-005	CHANGE DIRECTIVES	•			
CIVIL					
-	COVER SHEET	•	•	•	
C00.01	CIVIL SPECIFICATIONS	•	•	•	
C01.01	DEMOLITION PLAN	•			
C02.01	SITE PLAN	•	•	•	
C03.01	GRADING PLAN	•	•	•	
C03.02	PIPING DETAILS	•	•	•	
C04.01	UTILITY PLAN	•	•	•	
C05.01	DETAILS	•	•	•	
C05.02	DETAILS	•	•	•	
C05.03	CITY OF MT. DORA DETAILS	•			
C05.04	CITY OF MT. DORA DETAILS	•			
C05.05	VAT TUBE DETAILS	•			
C06.01	SWPPP GENERAL REQUIREMENTS	•			
C06.02	EROSION CONTROL PLAN PHASE I	•	•		
C06.03	EROSION CONTROL PLAN PHASE II	•	•		
C06.04	EROSION & SEDIMENTATION CONTROL DETAILS	•			
1 OF 1	ALTANSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY		•		
IRRIGATION					
IR01.01	IRRIGATION PLAN	•	•		
IR02.01	IRRIGATION DETAILS	•			
LANDSCAPE					
LP01.01	LANDSCAPE PLAN	•	•	•	
LP02.01	LANDSCAPE DETAILS	•			
SITE					
SA01.01	SITE ACCESS PLAN	•	•	•	
SA01.02	SITE ACCESS DETAILS			•	

DRAWINGS		DRAWINGS ISSUED			
SHEET #	SHEET NAME	03/18/24 ISSUE FOR PERMIT	05/29/24 ADDENDUM 1	06/12/24 ADDENDUM 2	08/12/24 ADDENDUM 3
ARCHITECTURAL					
A-100	SLAB PLAN	•			
A-110	FLOOR PLAN	•			
A-111	DRIVE-THRU PLANS	•			
A-120	DIMENSIONAL FLOOR PLAN	•			
A-130	REFLECTED CEILING PLAN	•			
A-131	ENLARGED REFLECTED CEILING PLAN	•			
A-140	ROOF PLAN	•	•		
A-150	FINISH PLAN	•			
A-170	FURNITURE & EQUIPMENT	•			
A-180	SIGNAGE & BRANDING	•			
A-190	TRASH ENCLOSURE AND DETAILS	•			
A-200	EXTERIOR ELEVATIONS	•	•	•	
A-201	EXTERIOR ELEVATIONS	•	•	•	
A-202	COLOR EXTERIOR ELEVATIONS	•	•	•	
A-300	BUILDING SECTIONS	•	•	•	
A-301	BUILDING SECTIONS	•	•	•	
A-310	EXTERIOR WALL SECTIONS	•	•	•	
A-311	EXTERIOR WALL SECTIONS	•	•	•	
A-312	WALL SECTIONS	•	•	•	
A-401	PLAN DETAILS	•			
A-402	ENLARGED FLOOR PLANS & DETAILS	•			
A-403	BANK EQUIPMENT CUT SHEETS	•			
A-410	ENLARGED RESTROOM PLANS, ELEVATIONS, & DETAILS	•			
A-440	ROOF DETAILS	•			
A-450	WALL SECTION DETAILS	•	•		
A-600	DOOR SCHEDULE & DETAILS	•			
A-610	WINDOWS SCHEDULE & DETAILS	•	•		
A-611	CURTAINWALL AND STOREFRONT DETAILS	•	•		
A-620	INTERIOR PARTITION SCHEDULE & DETAILS	•			
A-630	CEILING SCHEDULE & DETAILS	•			
A-650	FINISH SCHEDULE & DETAILS	•			
A-700	TRANSACTION BAR - ENLARGED PLAN & DETAILS	•			
A-701	BACK COUNTER - ENLARGED PLAN & DETAILS	•			
A-702	LIBRARY - ENLARGED PLAN & DETAILS	•			
A-703	SERVICE COUNTER - ENLARGED PLAN & DETAILS	•			
A-704	TECH WALL & LOUNGE BOOTH - ENLARGED PLAN & DETAILS	•			
A-705	EMPLOYEE LOUNGE - ENLARGED PLAN & DETAILS	•			
A-706	BOOTH - ENLARGED PLAN & DETAILS	•			
A-707	WORK ROOM - ENLARGED PLAN & DETAILS	•			
A-708	CHECK DESK - ENLARGED PLAN & DETAILS	•			
A-800	3D RENDERED ELEVATIONS	•			
STRUCTURAL					
S-101	GENERAL NOTES	•			
S-102	COMPONENTS & CLADDING	•			
S-103	SPECIAL INSPECTIONS	•			
S-104	SPECIAL INSPECTIONS	•			
S-201	BRANCH FOUNDATION AND FLOOR PLAN	•	•		
S-211	BRANCH ROOF AND FRAMING PLAN	•	•		
S-301	FOUNDATION SECTIONS	•			
S-311	ROOF SECTIONS	•			
S-312	ROOF SECTIONS	•			
A-401	TYPICAL DETAILS	•			
A-402	TYPICAL DETAILS	•			
A-403	TYPICAL DETAILS	•			
A-404	TYPICAL DETAILS	•			
A-405	TYPICAL DETAILS	•			
MECHANICAL					
M-001	MECHANICAL NOTES AND SPECIFICATIONS	•			
M-002	MECHANICAL NOTES AND LEGEND	•			
M-101	MECHANICAL SCHEDULES	•			
M-102	MECHANICAL VENTILATION AND COMCHECK	•			
M-301	MECHANICAL PROPOSED CEILING PLAN	•			
M-302	MECHANICAL PROPOSED ROOF PLAN	•			
M-401	MECHANICAL ISOMETRIC PLAN	•			
M-501	MECHANICAL DETAILS	•			
M-502	MECHANICAL DETAILS AND CONTROLS	•			
PLUMBING					
P-001	PLUMBING SPECIFICATIONS AND NOTES	•			
P-101	PLUMBING TABLES AND SCHEDULES	•			
P-301	PLUMBING PROPOSED SANITARY FOUNDATION PLAN	•			
P-302	PLUMBING PROPOSED DOMESTIC FLOOR PLAN	•			
P-303	PLUMBING PROPOSED ROOF PLAN	•			
P-401	PLUMBING ISOMETRIC RISER DIAGRAMS	•			
P-402	PLUMBING BUILDING ISOMETRIC	•			
P-501	PLUMBING DETAILS	•			
ELECTRICAL					
E-001	ELECTRICAL LEGEND AND ABBREVIATION	•			
E-002	ELECTRICAL GENERAL NOTES	•	•		
E-003	ELECTRICAL SPECIFICATIONS	•			
E-004	COMMONCHECK	•			
E-010	ELECTRICAL SITE PLAN AND REMOTE DRIVE-THRU	•			
E-011	ELECTRICAL PHOTOMETRIC SITE PLAN	•	•		
E-012	AUXILIARY-FLOOR PLAN BRANCH	•			
E-100	ELECTRICAL POWER & AUXILIARY PLAN	•			
E-101	ELECTRICAL POWER ROOF PLAN	•			
E-130	ELECTRICAL LIGHTING PLAN	•	•		
E-150	ELECTRICAL SECURITY PLAN	•	•		
E-500	ELECTRICAL DETAILS	•			
E-600	LUMINAIRE AND SENSOR SCHEDULES AND DETAILS	•			
E-601	EXTERIOR LIGHTING CUT SHEETS	•	•		
E-602	EXTERIOR LIGHTING CUTSHEETS	•			
E-700	ELECTRICAL DEVICE PLAN	•			
E-701	ELECTRICAL ELEVATIONS	•			
E-702	ELECTRICAL ELEVATIONS	•			
E-703	ELECTRICAL ELEVATIONS	•	•		
E-704	ELECTRICAL ELEVATIONS	•	•		
E-800	ELECTRICAL RISER DIAGRAMS	•	•		
FIRE ALARM					
FA-001	FIRE ALARM LEGEND AND GENERAL NOTES	•			
FA-002	FIRE ALARM RISER & DETAILS	•			
FA-101	FIRE ALARM PLAN	•			



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SEAL

ISSUE	BY	DATE	DESCRIPTION
-		03/18/24	PERMIT SET
1		05/29/24	ADDENDUM 1
4		09/20/24	ADDENDUM 4

PROJECT INFORMATION BLOCK

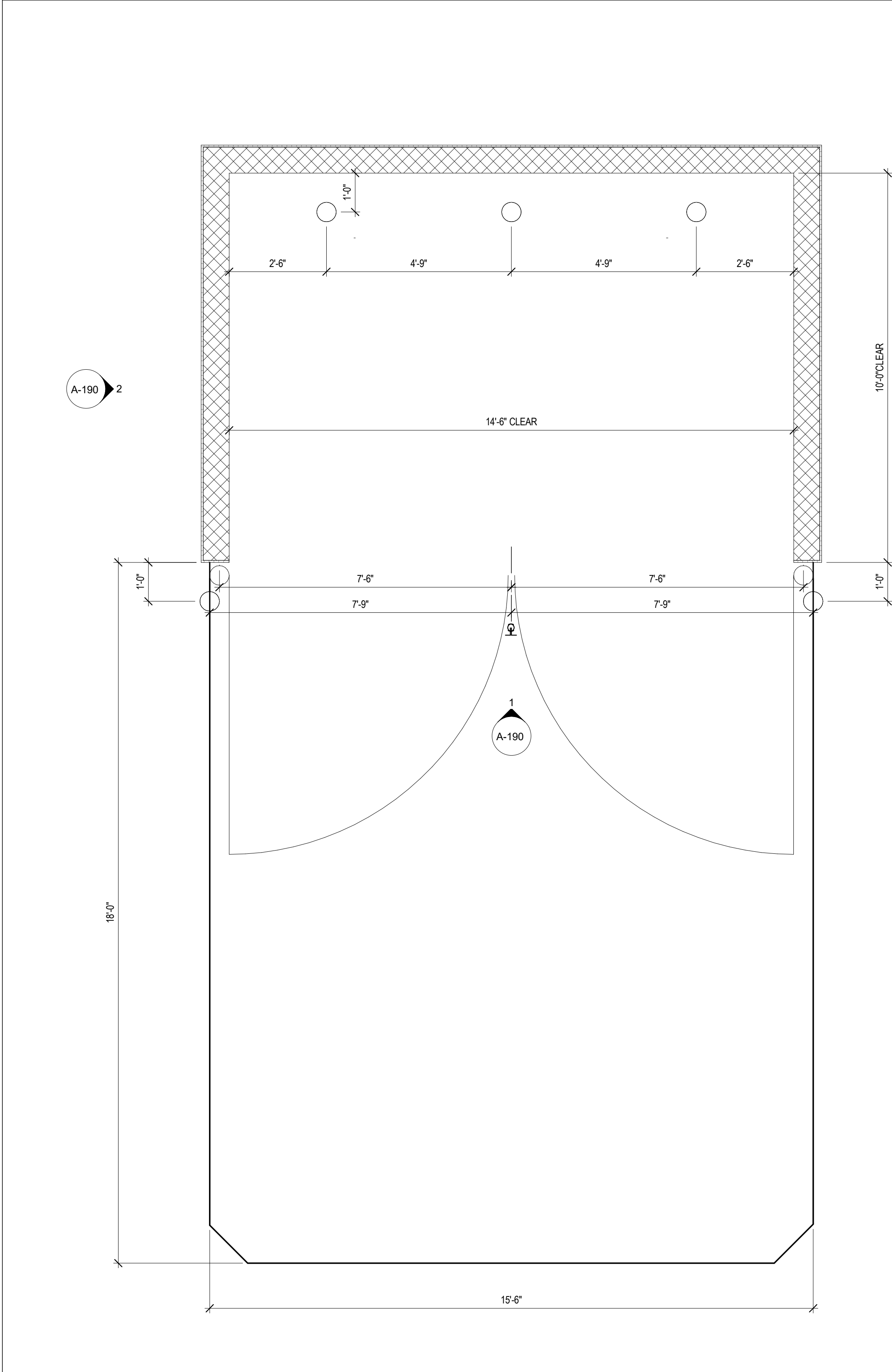
JOB #	230632
DATE:	03/18/24
DRAWN BY:	JM
CHECKED BY:	JM

SHEET TITLE

COVER SHEET

SHEET NUMBER

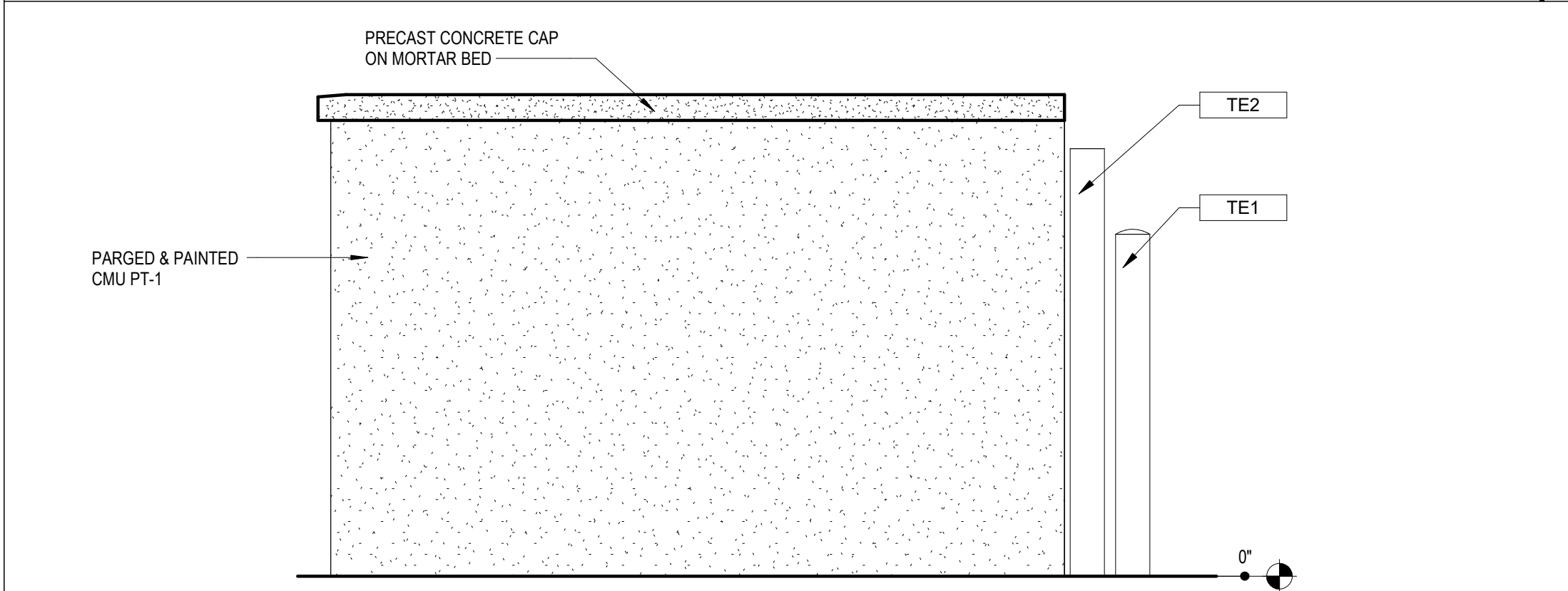
G-000



TRASH ENCLOSURE PLAN

1/2" = 1'-0"

4



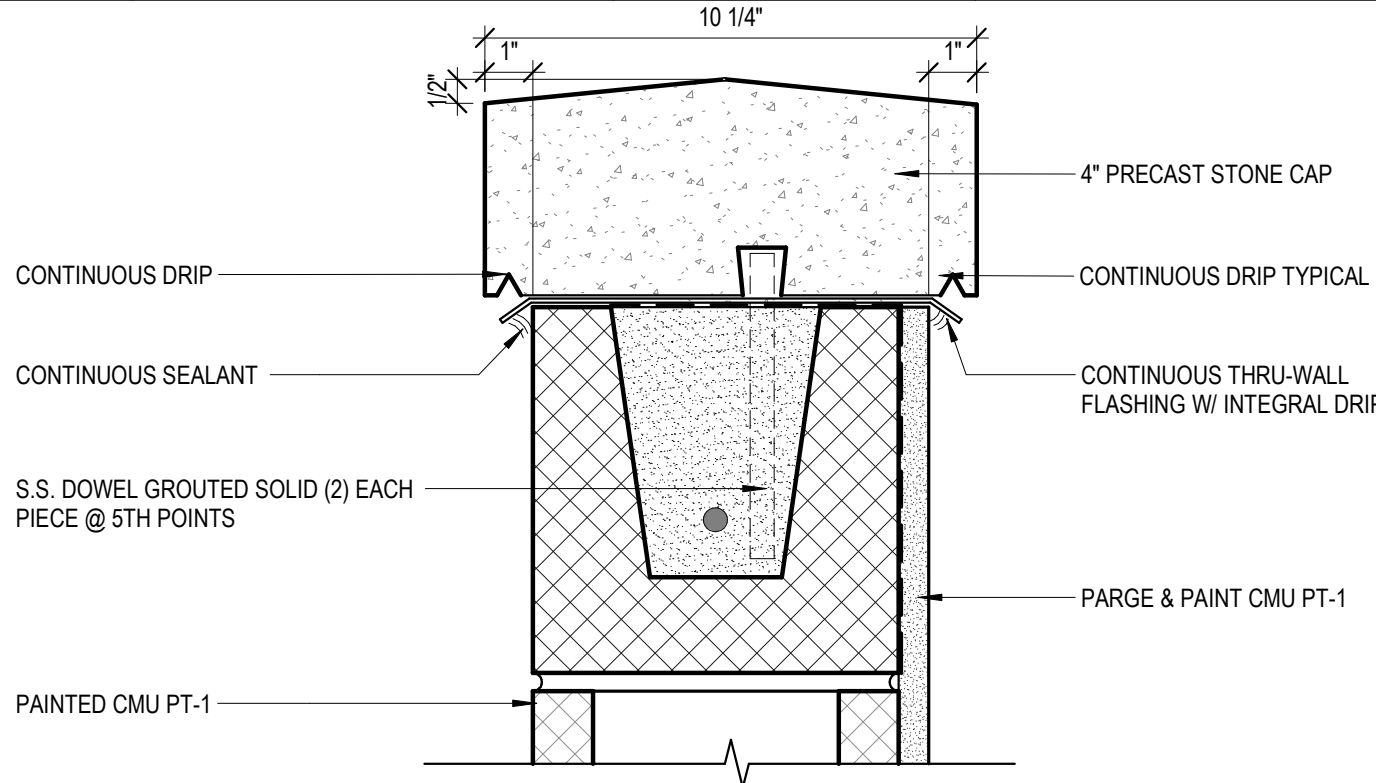
TRASH ENCLOSURE SIDE ELEVATION

1/2" = 1'-0"

2

EXTERIOR FINISH SCHEDULE

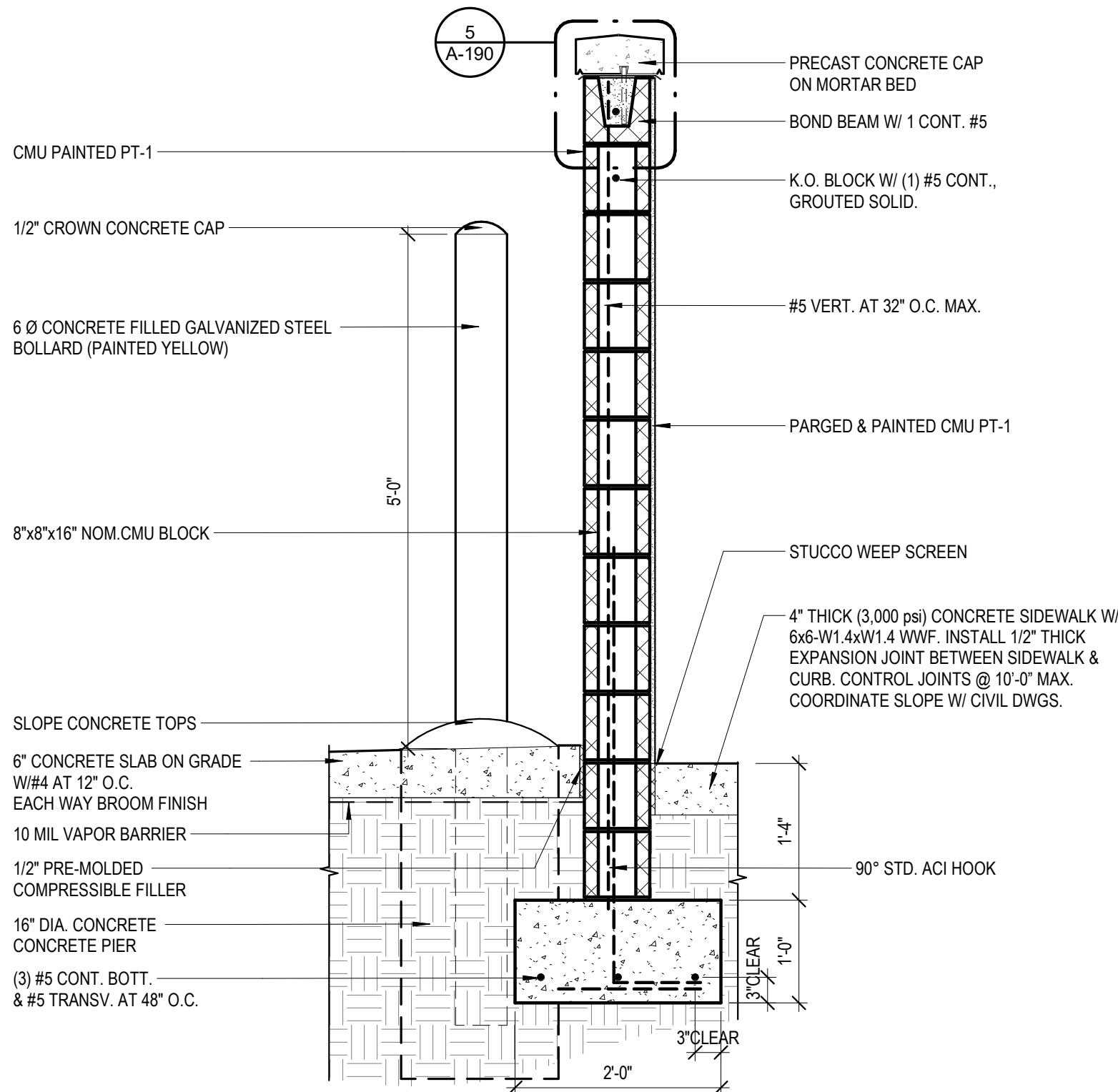
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM MATCH EIFS COLOR SW7624 SLATE TILE
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	MATTE BLACK STEEL	VESTIBULE CURTAIN WALL SYSTEMS
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	MATTE BLACK STEEL	STOREFRONT SYSTEMS
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	3' EIFS SYSTEM - TYP.
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	5' EIFS SYSTEM - VESTIBULE PARAPET
EIFS-3	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7624 - SLATE TILE	3' EIFS SYSTEM - TYP.
EIFS-4	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7624 - PAVESTONE	3' EIFS SYSTEM - TYP.
EIFS-5	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7069 - IRON ORE	4' EIFS SYSTEM - NIGHT DROP BUMPOUT
EXT-1	STANDARD MODULAR BRICK VENEER	GLEN GERRY	EBONITE VELOUR	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	CAST-FIT WATERTABLE	CULTURED STONE	CARBON	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-3	EIFS CORNICE	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: DRYVIT 205C141 604
EXT-4	EIFS ACCENT BAND	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: (2) DRYVIT 205T128 604 TRIMS MIRRORED ON SHORT SIDE
GL-1	EXTERIOR GLAZING	PPG	CLEAR	SOLARBAN 60
M-1	PREFINISHED METAL COPING	PAC-CLAD	MATTE BLACK STEEL	KYNAR 500
PT-1	PAINTED GALVANIZED STEEL GATE	BENJAMIN MOORE	PICKET FENCE	COLOR TO MATCH EIFS COLOR SW9165



CAP SECTION

3" = 1'-0"

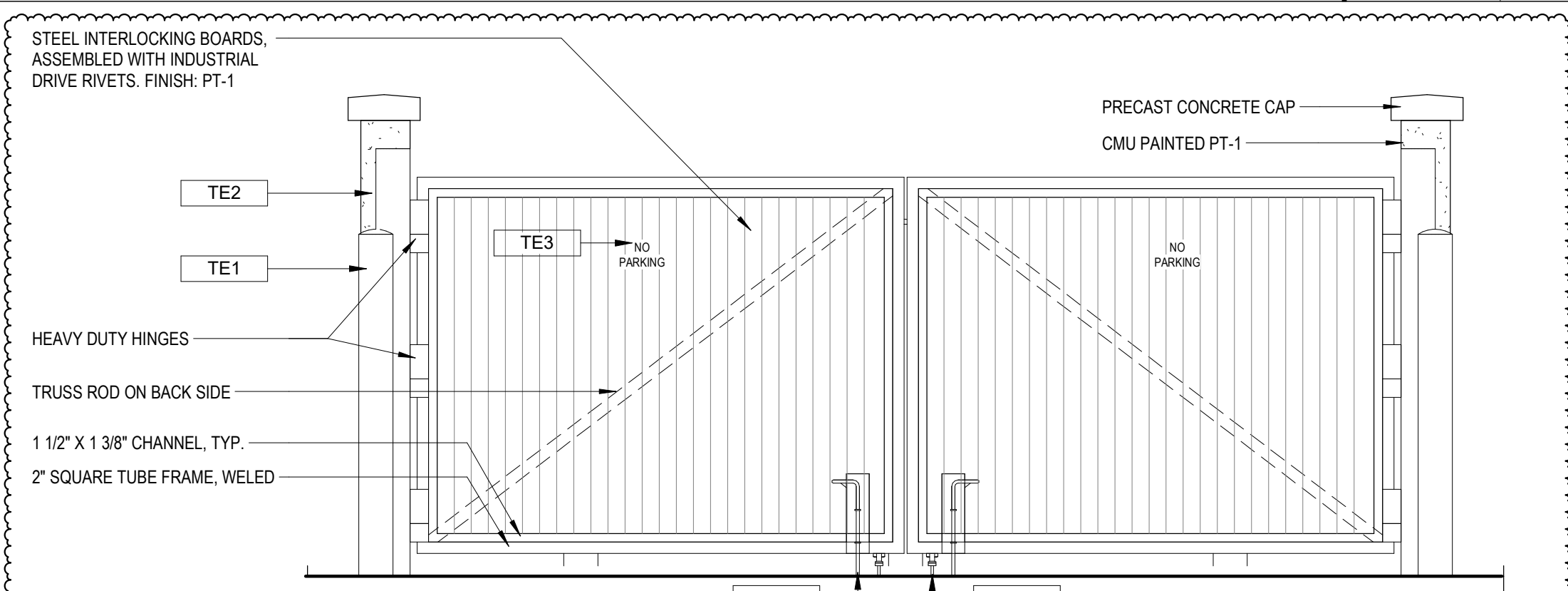
5



TRASH ENCLOSURE SECTION

3/4" = 1'-0"

3



TRASH ENCLOSURE FRONT ELEVATION

1/2" = 1'-0"

1

GENERAL NOTES:

- ALL DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING U.N.O.
- REFER TO CIVIL PLAN FOR NORTH ORIENTATION
- EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION.
- SEE SHEET A-620 FOR PARTITION TYPES.
- LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 13.
- ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
- CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PACE.
- DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION.
- CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS ALL WOOD BLOCKING, BRIDGING, BRACING, FRAMING, ETC., SHALL BE FIRE RETARDANT TREATED AS CALLED FOR BY THE GOVERNING BUILDING CODE AND THE CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE TREATMENT TO THE OWNERSHIP.
- REFER TO EXTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
- REFERENCE ENGINEERING PLANS FOR PLUMBING, ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER.
- CONTRACTOR TO VERIFY SIZE AND LOCATION OF DRIVE-UP BANKING EQUIPMENT WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL STEEL PIPE BOLLARDS AROUND DRIVE-UP BANKING MACHINES WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS OF DRIVE-UP BANKING MACHINES PRIOR TO CONSTRUCTION
- CONTRACTOR TO COORDINATE MAXIMUM EXTERIOR WALL THICKNESS AT NIGHT DROP WITH EQUIPMENT VENDOR
- CONTRACTOR TO VERIFY ALL REQUIREMENTS, SIZE AND LOCATION OF NIGHT DEPOSIT WITH BANKING EQUIPMENT WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
- CONTRACTOR TO FRAME FOR DRIVE-UP OPEN / CLOSE RECESSED SIGNAGE. VERIFY SIZE AND REQUIREMENTS WITH OWNER FURNISHED VENDOR.
- CONTRACTOR TO SET BANKING EQUIPMENT TEMPLATES. EQUIPMENT VENDOR VERIFY CORRECT PLACEMENT AND TO COORDINATE WITH CONTRACTOR FOR PROPER PLACEMENT
- NO ADJUSTMENT TO THE CONTRACT AMOUNT WILL BE GIVEN FOR THE CONTRACTOR NOT FULLY ACQUITTING HIMSELF WITH EQUIPMENT VENDOR REQUIREMENTS.
- COORDINATE PINK NOISE LOCATION WITH VENDOR. REFER TO ELECTRICAL DRAWINGS.
- ALL PAINTED STEEL PIPE BOLLARDS ARE TO RECEIVE A BOLLARD COVER TYPICAL
- ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE.
- REFER TO SHEET A-600 SERIES FOR DOOR AND WINDOW SCHEDULE ALL DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE.
- ALL PLYWOOD SHEATHING SHALL BE FRT.

TRASH ENCLOSURE KEY NOTES

TAG	DESCRIPTION
TE1	6" DIA. CONCRETE FILLED GALVANIZED STEEL BOLLARD (PAINTED YELLOW)
TE2	6" DIA. STEEL GATE POST WITH SELF CLOSING HINGE (PAINTED TO MATCH PREFINISHED PANEL)
TE3	SIGNAGE "NO PARKING" SHALL MEET SOLID WASTE ORDINANCE
TE4	STEEL CANE BOLT ONE PER GATE (BASIS OF DESIGN: STANLEY HARDWARE #1010) WELD TO STEEL PLATE (4"x14"x1/4") ON GATE
TE5	SUPPORT WHEEL ONE PER GATE BASIS OF DESIGN: GRAINGER #1VJD5 WHEEL

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SEAL

ISSUE	BY	DATE	DESCRIPTION
-		03/18/24	PERMIT SET
4		09/20/24	ADDENDUM 4

PROJECT INFORMATION BLOCK			
JOB #	230632		
DATE:	03/18/24		
DRAWN BY:	JC		
CHECKED BY:	JM		

SHEET TITLE

TRASH ENCLOSURE
AND DETAILS

SHEET NUMBER

A-190

NOTE: PROJECT NORTH IS FOR CONSTRUCTION PURPOSES ONLY. REFER TO CIVIL DRAWING FOR TRUE NORTH AND CORRECT BUILDING ORIENTATION AS IT RELATES TO THE SITE.

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19160 US HIGHWAY 441,
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EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM MATCH EIFS COLOR SW7624 SLATE TILE
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	MATTE BLACK STEEL	VESTIBULE CURTAIN WALL SYSTEMS
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	MATTE BLACK STEEL	STOREFRONT SYSTEMS
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	3" EIFS SYSTEM - TYP.
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	5" EIFS SYSTEM - VESTIBULE PARAPET
EIFS-3	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7624 - SLATE TILE	3" EIFS SYSTEM - TYP.
EIFS-4	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7642 - PAVESTONE	3" EIFS SYSTEM - TYP.
EIFS-5	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7069 - IRON ORE	4" EIFS SYSTEM - NIGHT DROP BUMPOUT
EXT-1	STANDARD MODULAR BRICK VENEER	GLEN GERRY	EBONITE VELOUR	MORTAR MANUFACTURER: COOSA , MORTAR COLOR: OLD LIME PUTTY
EXT-2	CAST-FIT WATERTABLE	CULTURED STONE	CARBON	MORTAR MANUFACTURER: COOSA , MORTAR COLOR: OLD LIME PUTTY
EXT-3	EIFS CORNICE	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: DRYVIT 205C141 604
EXT-4	EIFS ACCENT BAND	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: (2) DRYVIT 205T128 604 TRIMS MIRRORED ON SHORT SIDE
GL-1	EXTERIOR GLAZING	PAC	CLEAR	SOLARBAN 60
M-1	PREFINISHED METAL COPING	PAC-CLAD	MATTE BLACK STEEL	KYNAR 500
PT-1	PAINTED GALVANIZED STEEL GATE	BENJAMIN MOORE	PICKET FENCE	COLOR TO MATCH EIFS COLOR SW9165

ACM PANEL - GENERAL NOTES

- A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL METAL STUD FRAMING NOT BY CA SYSTEMS.
- B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
- C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE)
- D. 3/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS)
- E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O.
- F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS.
- G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP.
- H. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE. STUCCO, WINDOW MULLIONS)
- I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKINGS, TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)

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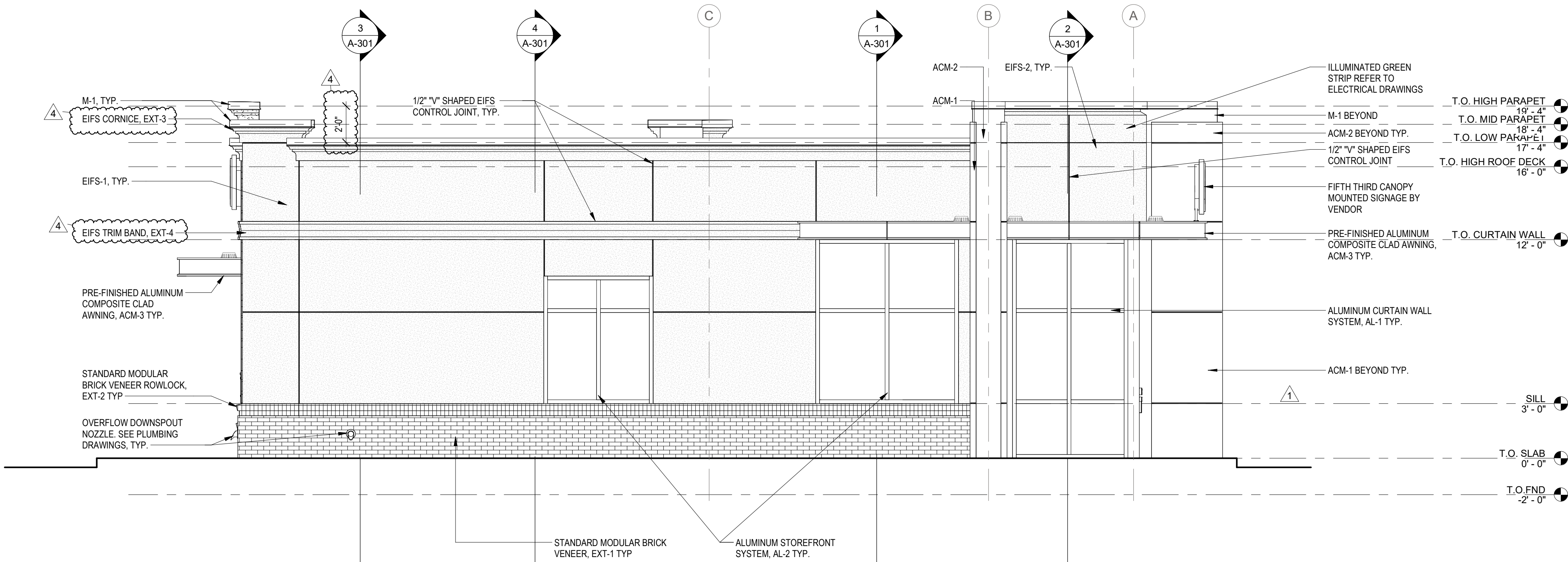
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NORTH EXTERIOR ELEVATION

1/4" = 1'-0"

2



WEST EXTERIOR ELEVATION

1/4" = 1'-0"

1

SEAL

ISSUE	BY	DATE	DESCRIPTION
-		03/18/24	PERMIT SET
1		05/29/24	ADDENDUM 1
4		09/20/24	ADDENDUM 4

PROJECT INFORMATION BLOCK

JOB # 230632

DATE: 03/18/24

DRAWN BY: JC

CHECKED BY: JM

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-200

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM MATCH EIFS COLOR SW7624 SLATE TILE
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	MATTE BLACK STEEL	VESTIBULE CURTAIN WALL SYSTEMS
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	MATTE BLACK STEEL	STOREFRONT SYSTEMS
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	3" EIFS SYSTEM - TYP.
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	5" EIFS SYSTEM - VESTIBULE PARAPET
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EIFS-5	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7069 - IRON ORE	4" EIFS SYSTEM - NIGHT DROP BUMPOUT
EXT-1	STANDARD MODULAR BRICK VENEER	GLEN GERRY	EBONITE VELOUR	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	CAST-FIT WATERTABLE	CULTURED STONE	CARBON	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-3	EIFS CORNICE	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: DRYVIT 205C141 604
EXT-4	EIFS TRIM BAND	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: DRYVIT 205T128 604 TRIMS MIMICRED ON SHORT SIDE
GL-1	EXTERIOR GLAZING	PPG	CLEAR	SOLARBAN 60
M-1	PREFINISHED METAL COPING	PAC-CLAD	MATTE BLACK STEEL	KYNAR 500
PT-1	PAINTED GALVANIZED STEEL GATE	BENJAMIN MOORE	PICKET FENCE	COLOR TO MATCH EIFS COLOR SW9165

ACM PANEL - GENERAL NOTES

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MT. DORA

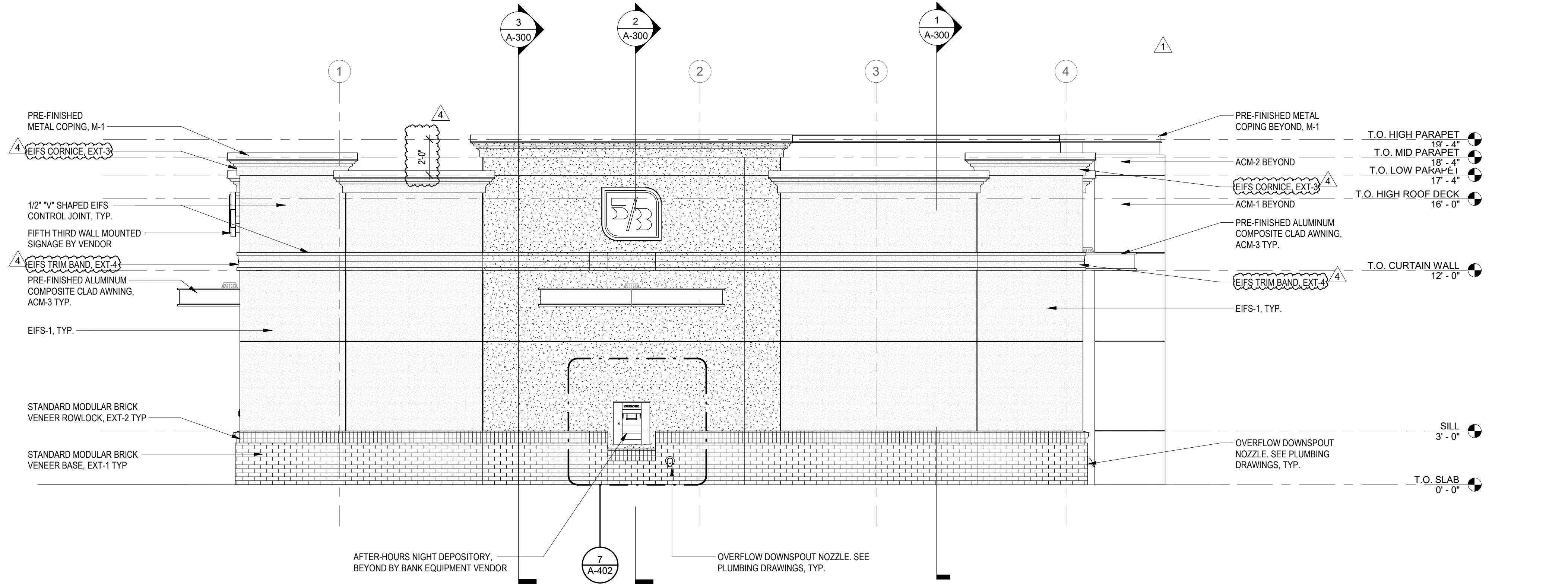
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SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"

2



SEAL

ISSUE	BY	DATE	DESCRIPTION
-		03/18/24	PERMIT SET
1		05/29/24	ADDENDUM 1
4		09/20/24	ADDENDUM 4

PROJECT INFORMATION BLOCK

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DATE: 03/18/24
DRAWN BY: JC
CHECKED BY: JM

SHEET TITLE

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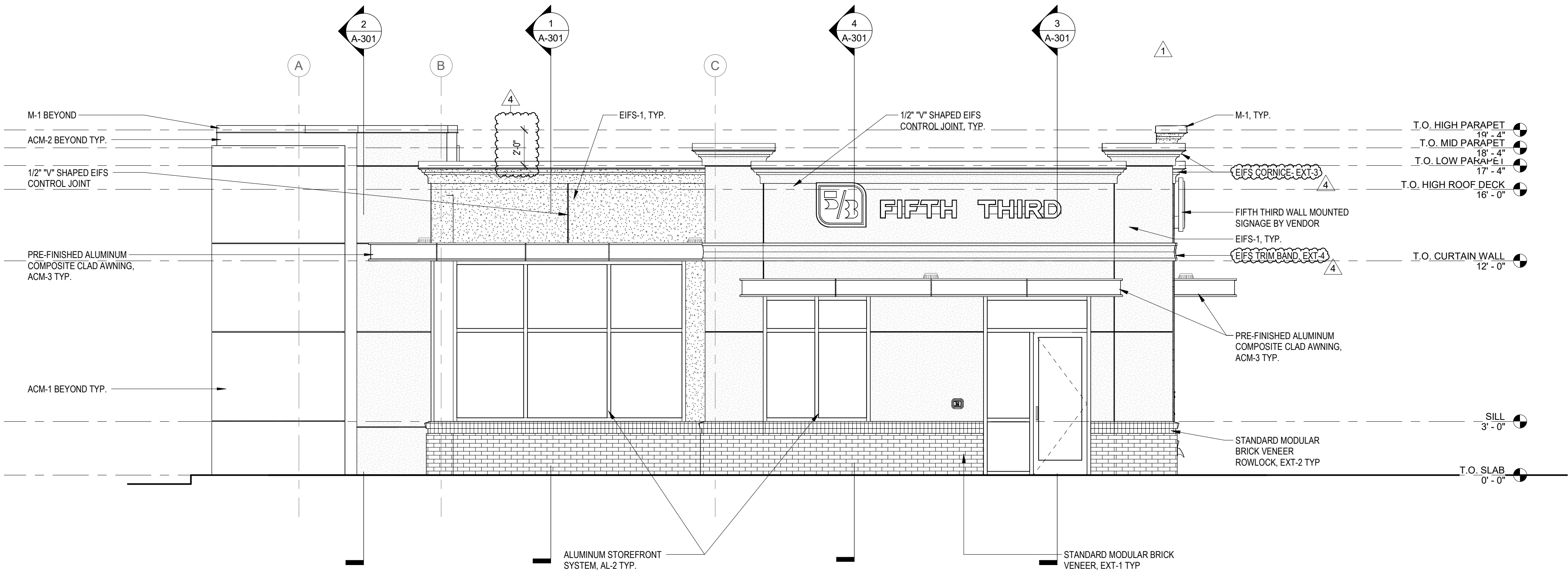
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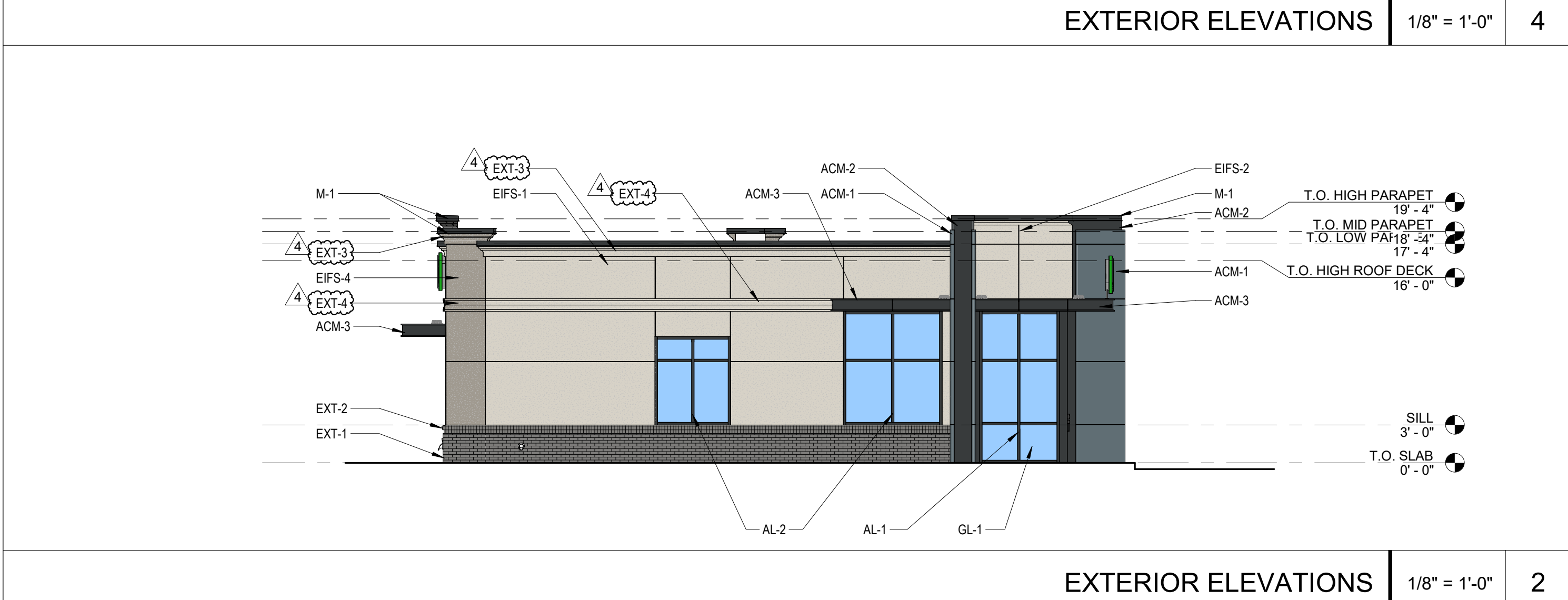
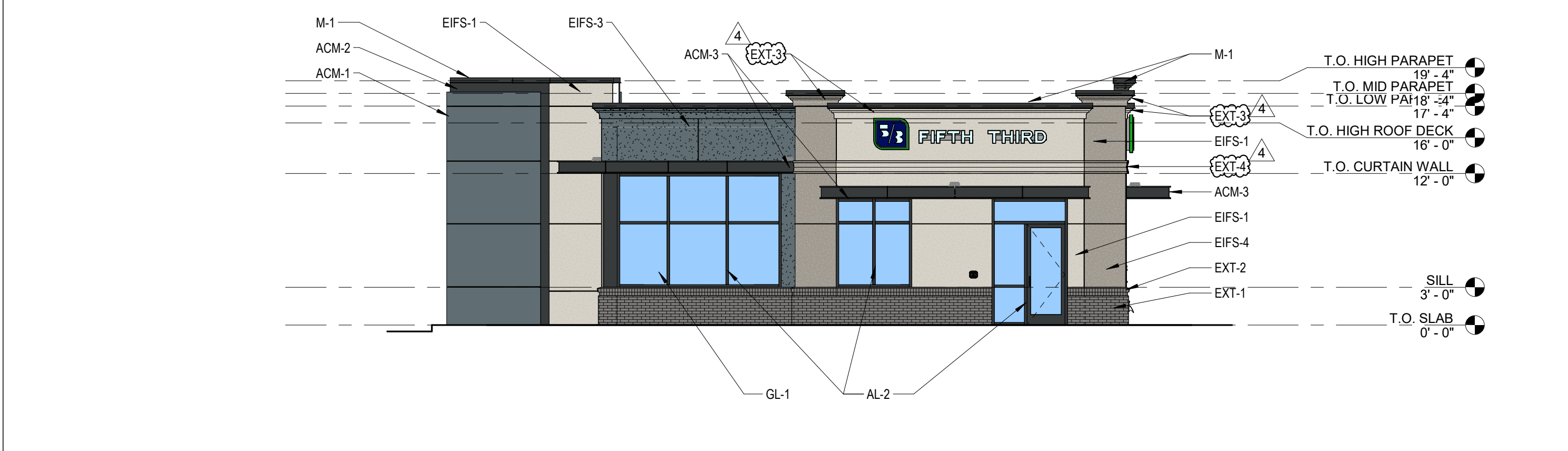
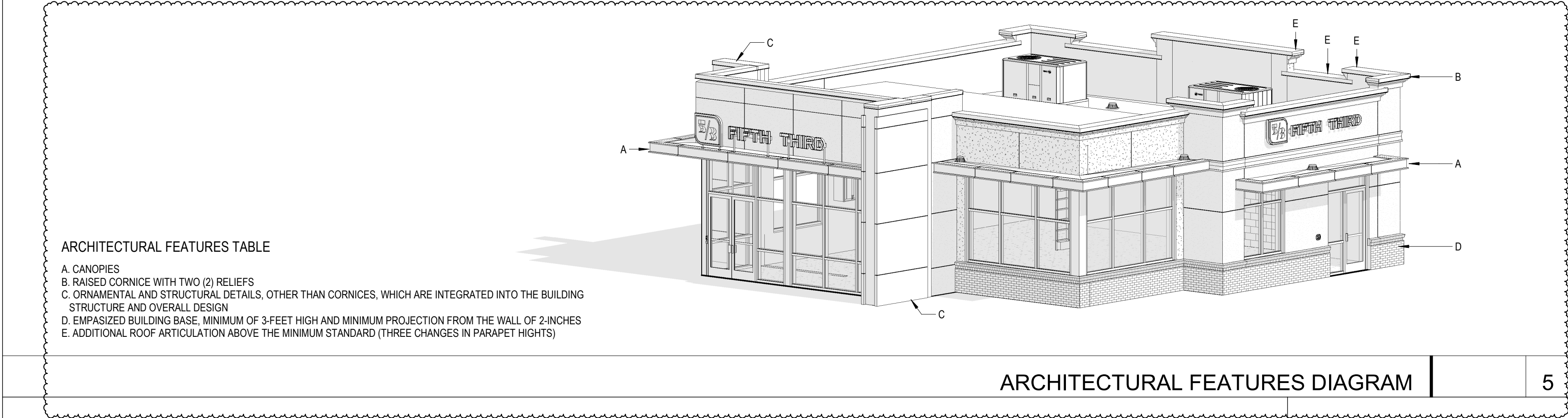
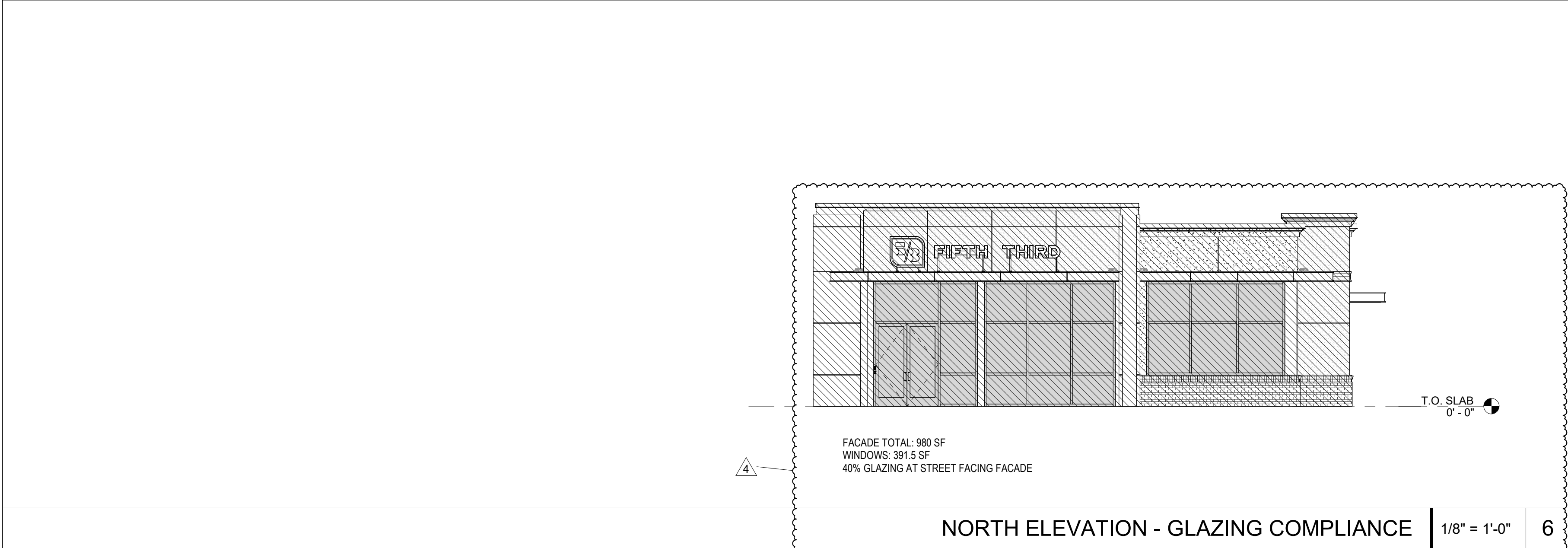
EAST EXTERIOR ELEVATION

1/4" = 1'-0"

1

A-201





EXTERIOR FINISH SCHEDULE				
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM MATCH EIFS COLOR SW7624 SLATE TILE
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM	CUSTOM COLOR TO MATCH M-1 MATTE BLACK STEEL
AL-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER	MATTE BLACK STEEL	VESTIBULE CURTAIN WALL SYSTEMS
AL-2	ALUMINUM STOREFRONT SYSTEM	KAWNEER	MATTE BLACK STEEL	STOREFRONT SYSTEMS
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	3" EIFS SYSTEM - TYP.
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW9165 - GOSSAMER VEIL	5" EIFS SYSTEM - VESTIBULE PARAPET
EIFS-3	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7624 - SLATE TILE	3" EIFS SYSTEM - TYP.
EIFS-4	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7642 - PAVESTONE	3" EIFS SYSTEM - TYP.
EIFS-5	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	SW7069 - IRON ORE	4" EIFS SYSTEM - NIGHT DROP BUMPOUT
EXT-1	STANDARD MODULAR BRICK VENEER	GLEN GERRY	EBONITE VELOUR	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	CAST-FIT WATERTABLE	CULTURED STONE	CARBON	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-3	EIFS CORNICE	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: DRYVIT 255C141 604
EXT-4	EIFS ACCENT BAND	DRYVIT (FINE FINISH)	MATCH TO ADJACENT EIFS WALL COLOR	BOD: (2) DRYVIT 205T128 604 TRIMS MIRRORRED ON SHORT SIDE
GL-1	EXTERIOR GLAZING	PPG	CLEAR	SOLARBAN 60
M-1	PREFINISHED METAL COPING	PAC-CLAD	MATTE BLACK STEEL	KYNAR 500
PT-1	PAINTED GALVANIZED STEEL GATE	BENJAMIN MOORE	PICKET FENCE	COLOR TO MATCH EIFS COLOR SW9165

ACM PANEL - GENERAL NOTES

A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL. METAL STUD FRAMING NOT BY CA SYSTEMS.

B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.

C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE)

D. 5/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS)

E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O.

F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS.

G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING. TYP.

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SWATCHES

EIFS-1

EIFS-2

EXT-3

EXT-4

ACM-1

ACM-2

ACM-3

M-1

AL-1

AL-2

EIFS-4

EXT-2

EXT-3

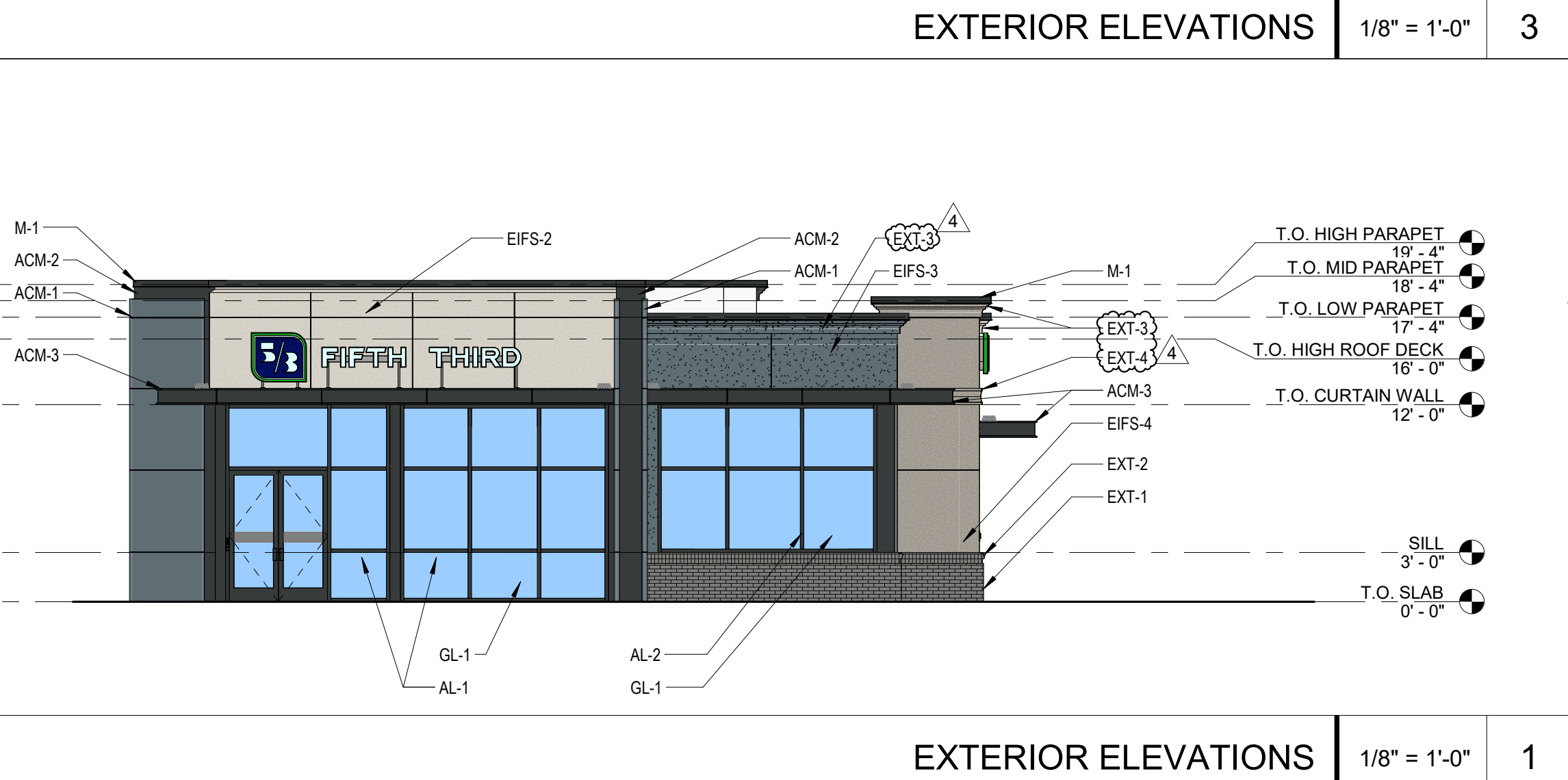
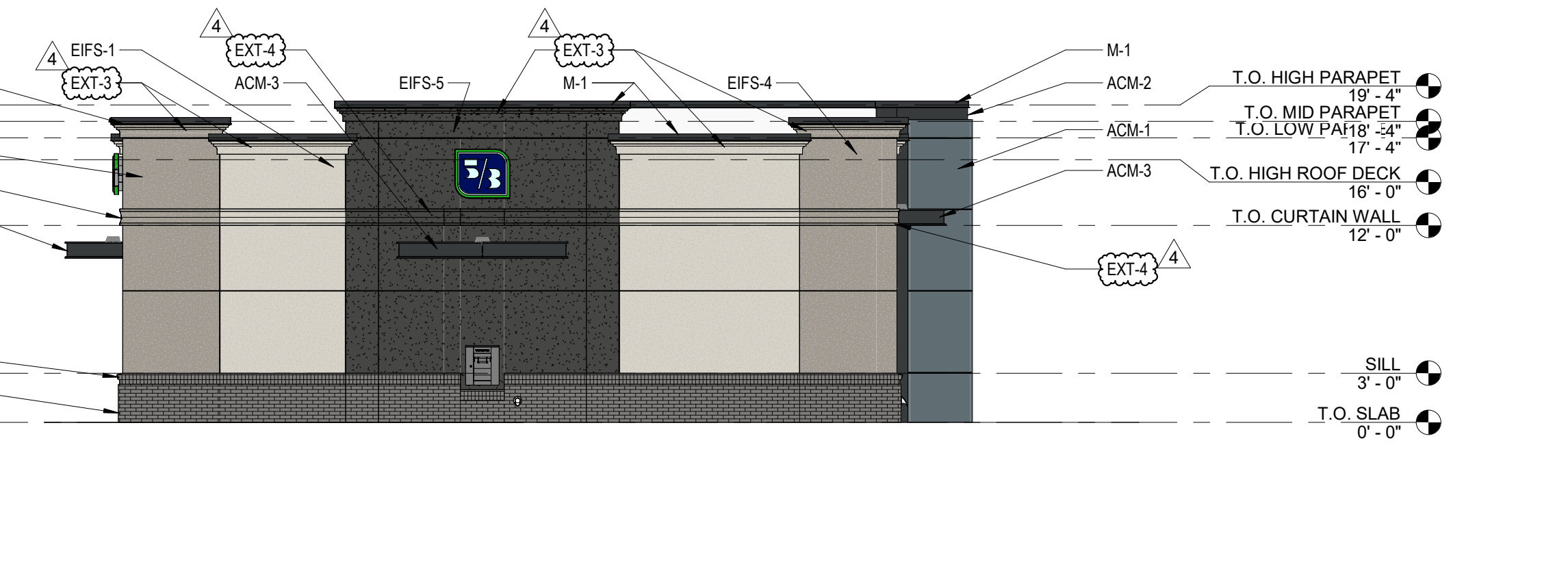
EXT-4

GL-1

EIFS-5

EXT-3

EXT-4



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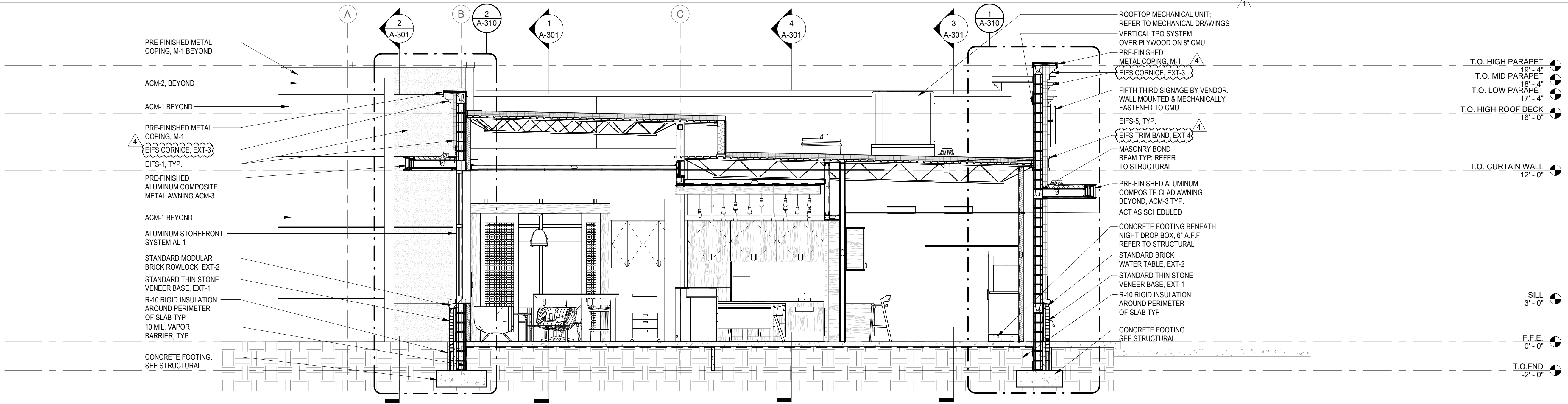
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CHECKED BY: JM

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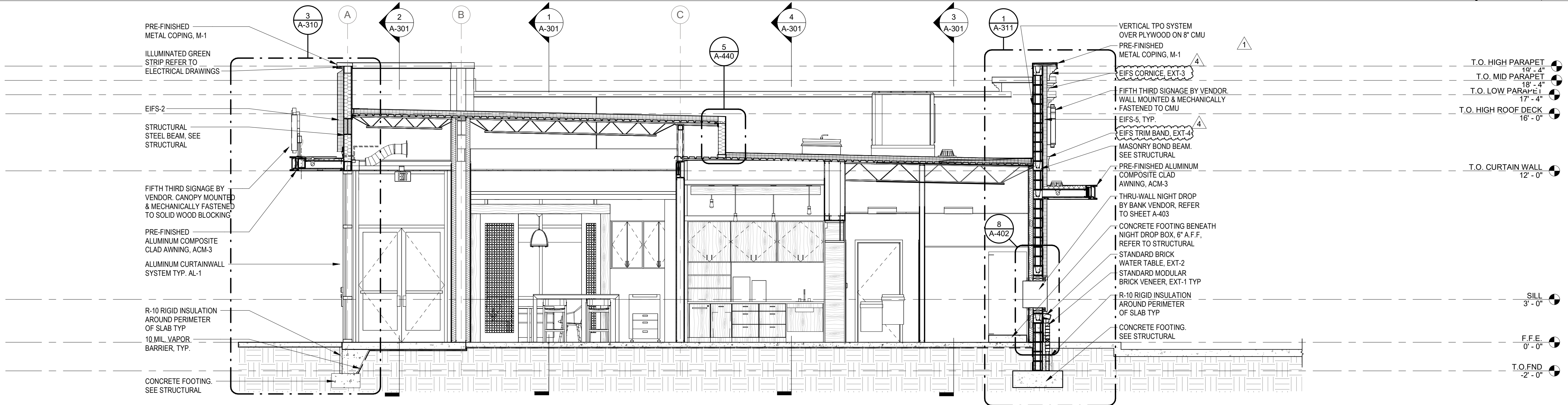
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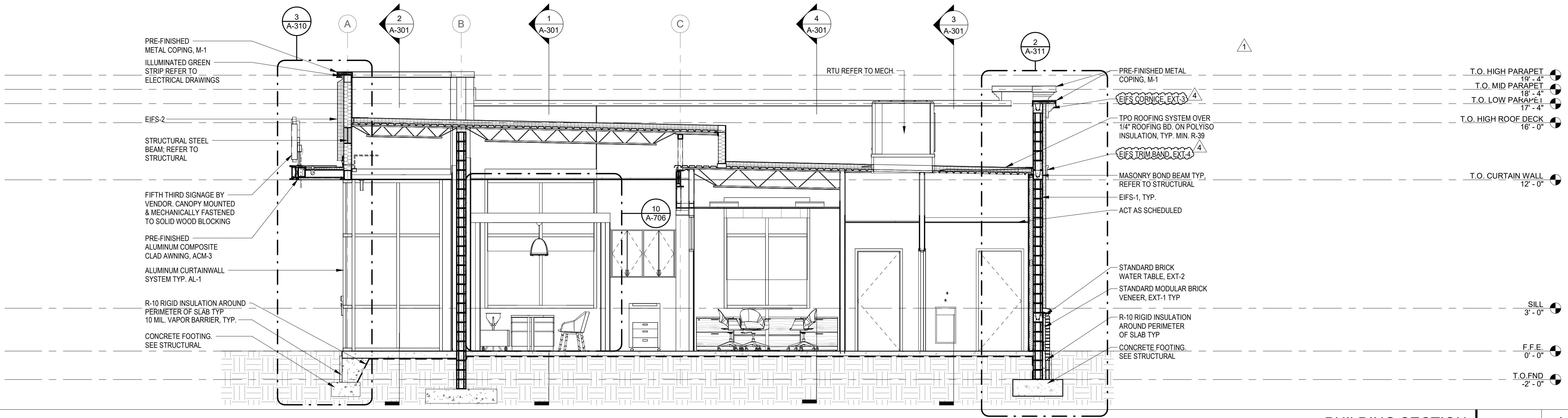
A-202



BUILDING SECTION 1/4" = 1'-0" 3



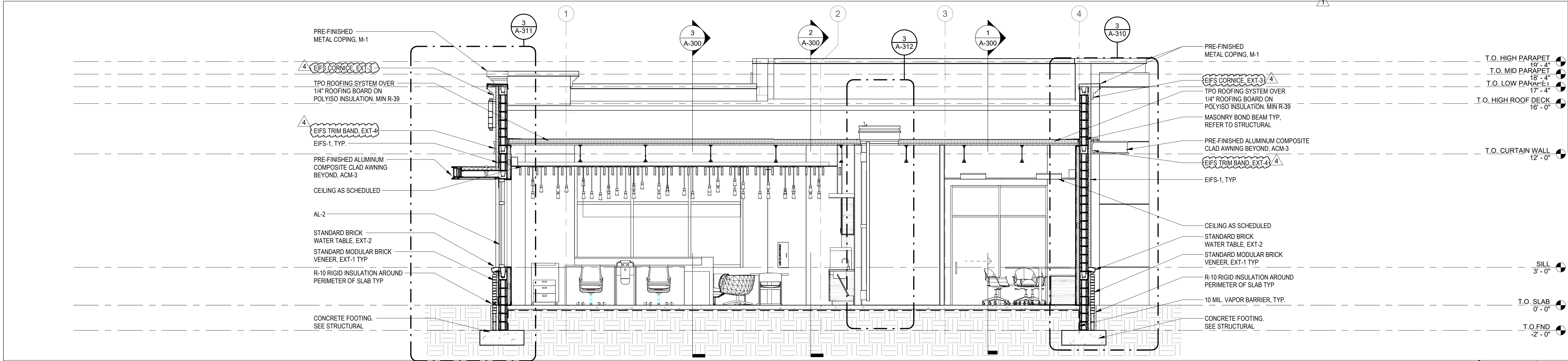
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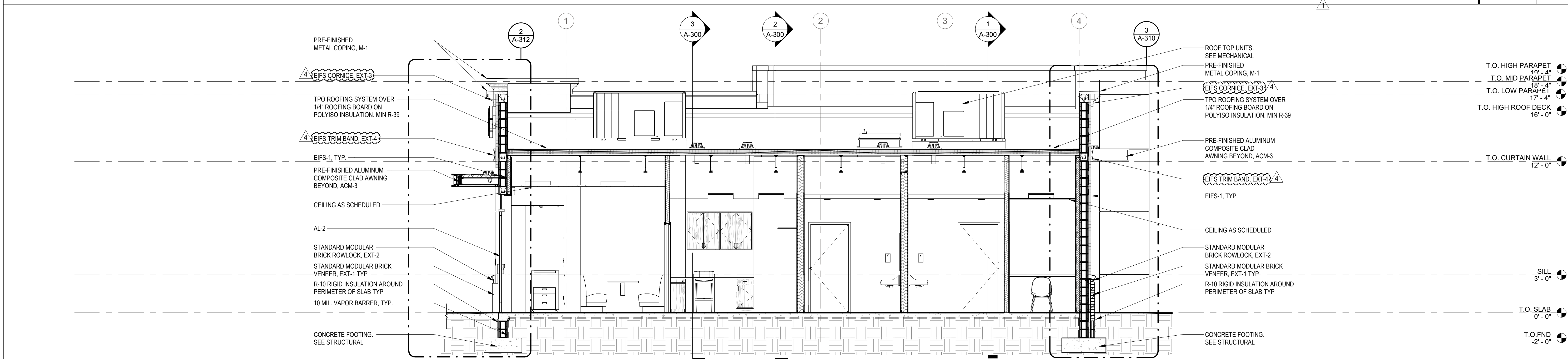
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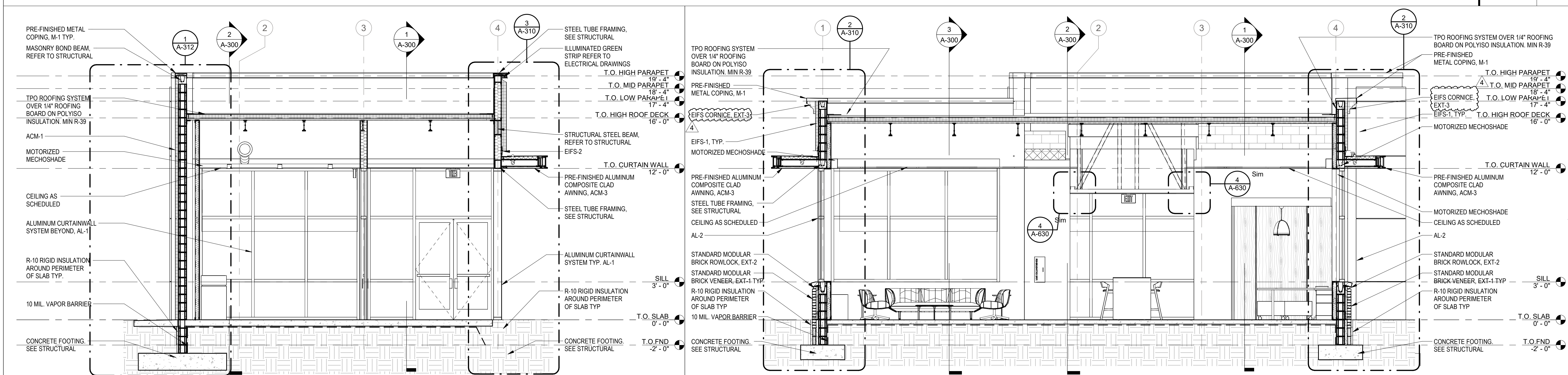
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DATE:	03/18/24
DRAWN BY:	JC
CHECKED BY:	JM



BUILDING SECTION 1/4" = 1'-0" 4



BUILDING SECTION 1/4" = 1'-0" 3



BUILDING SECTION 1/4" = 1'-0" 2

BUILDING SECTION 1/4" = 1'-0" 1

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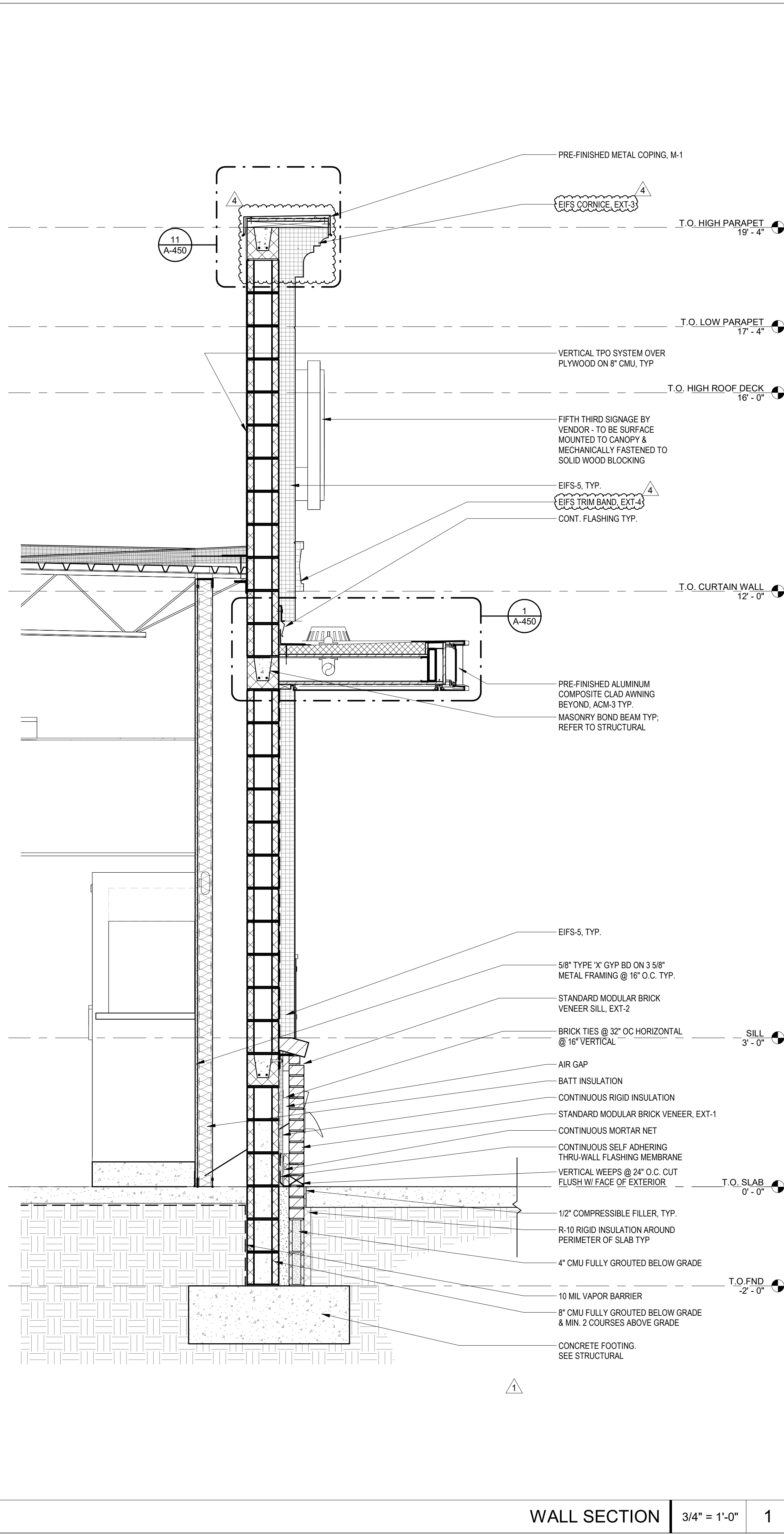
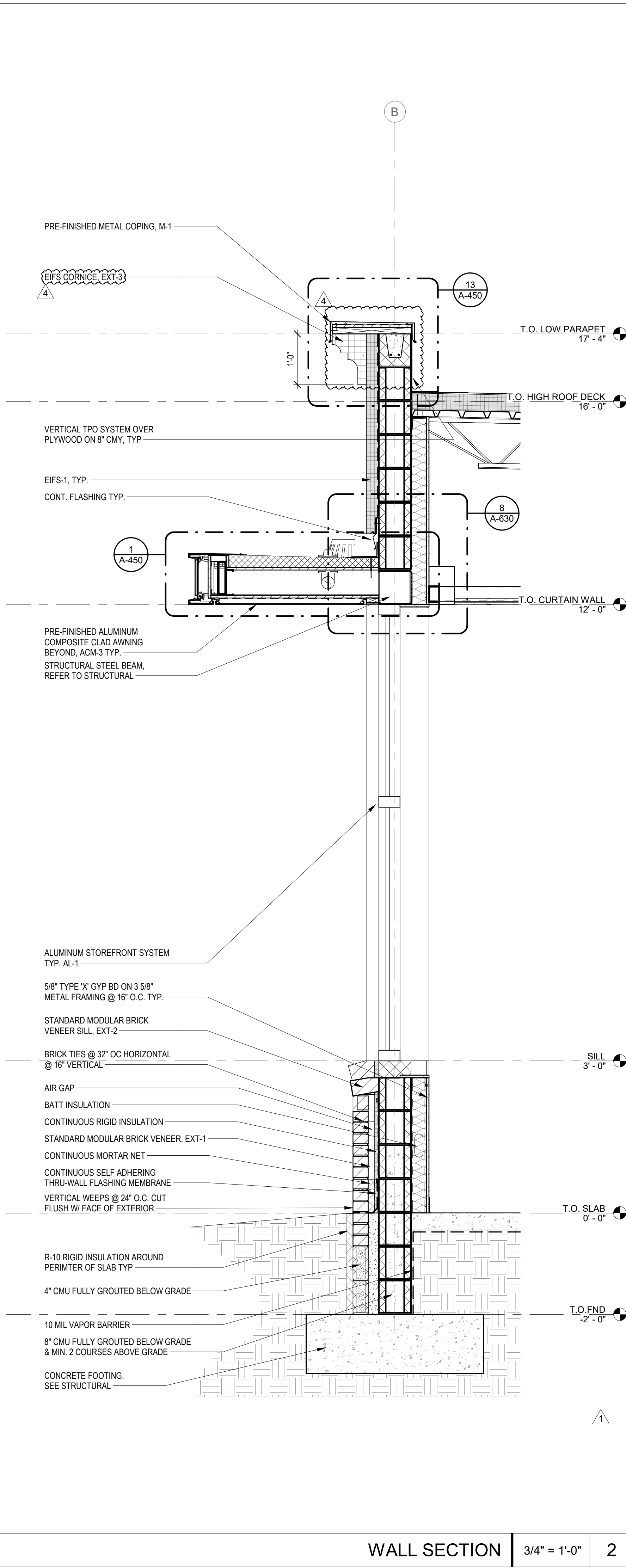
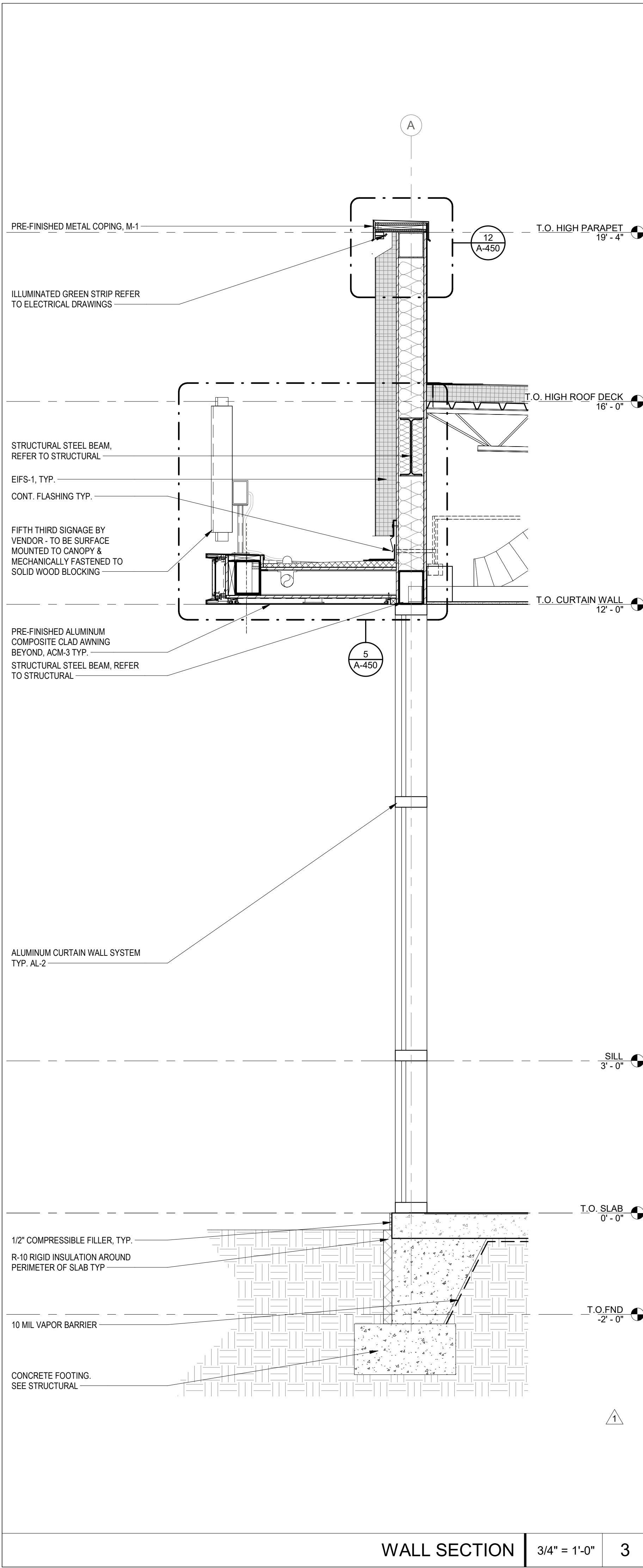
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DATE: 03/18/24
DRAWN BY: JM
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SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

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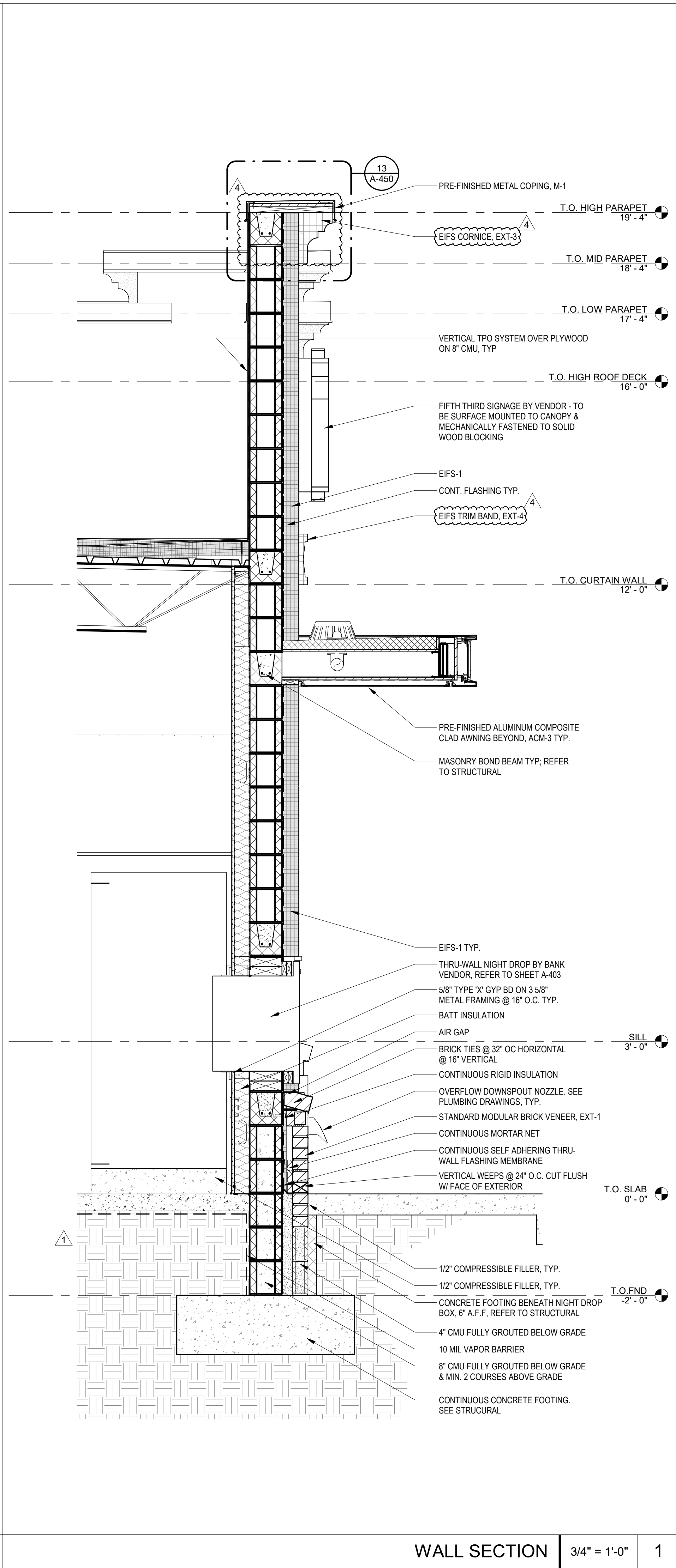
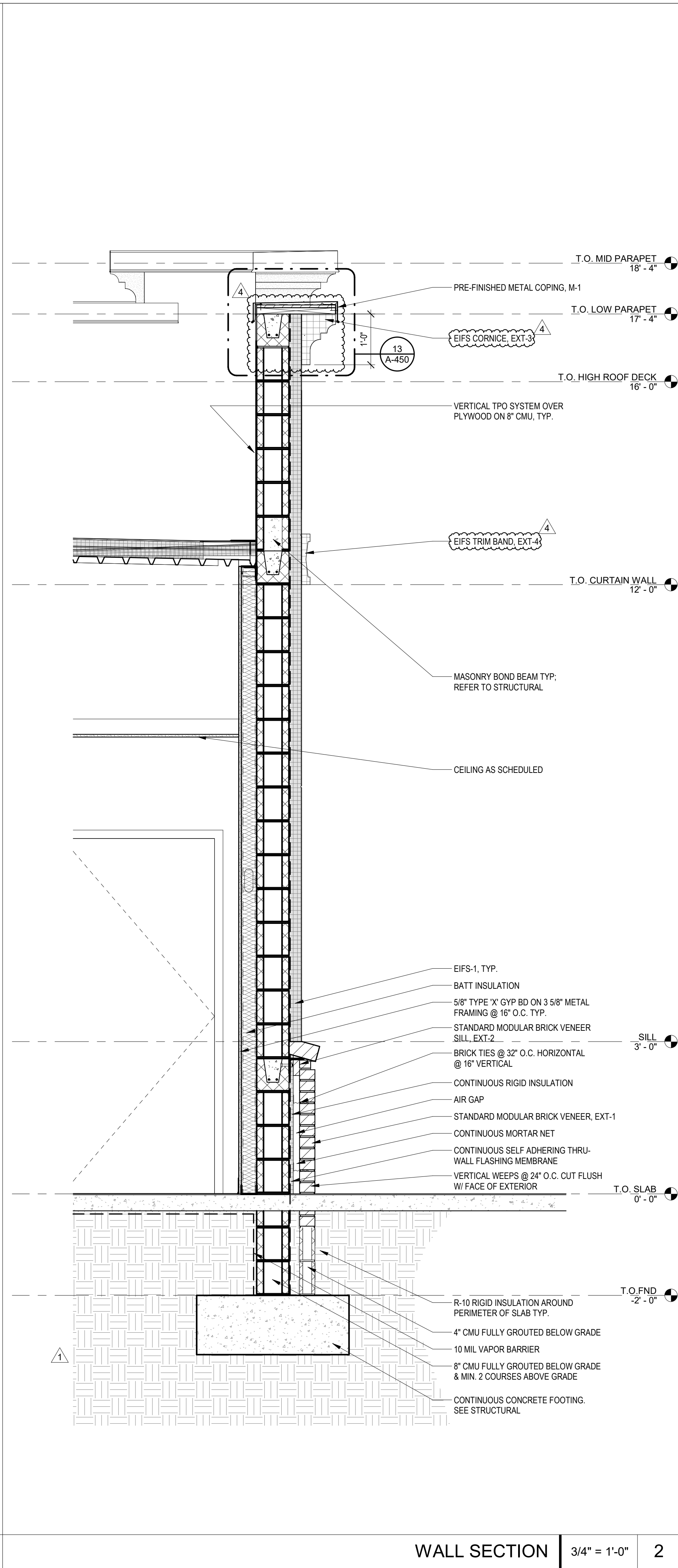
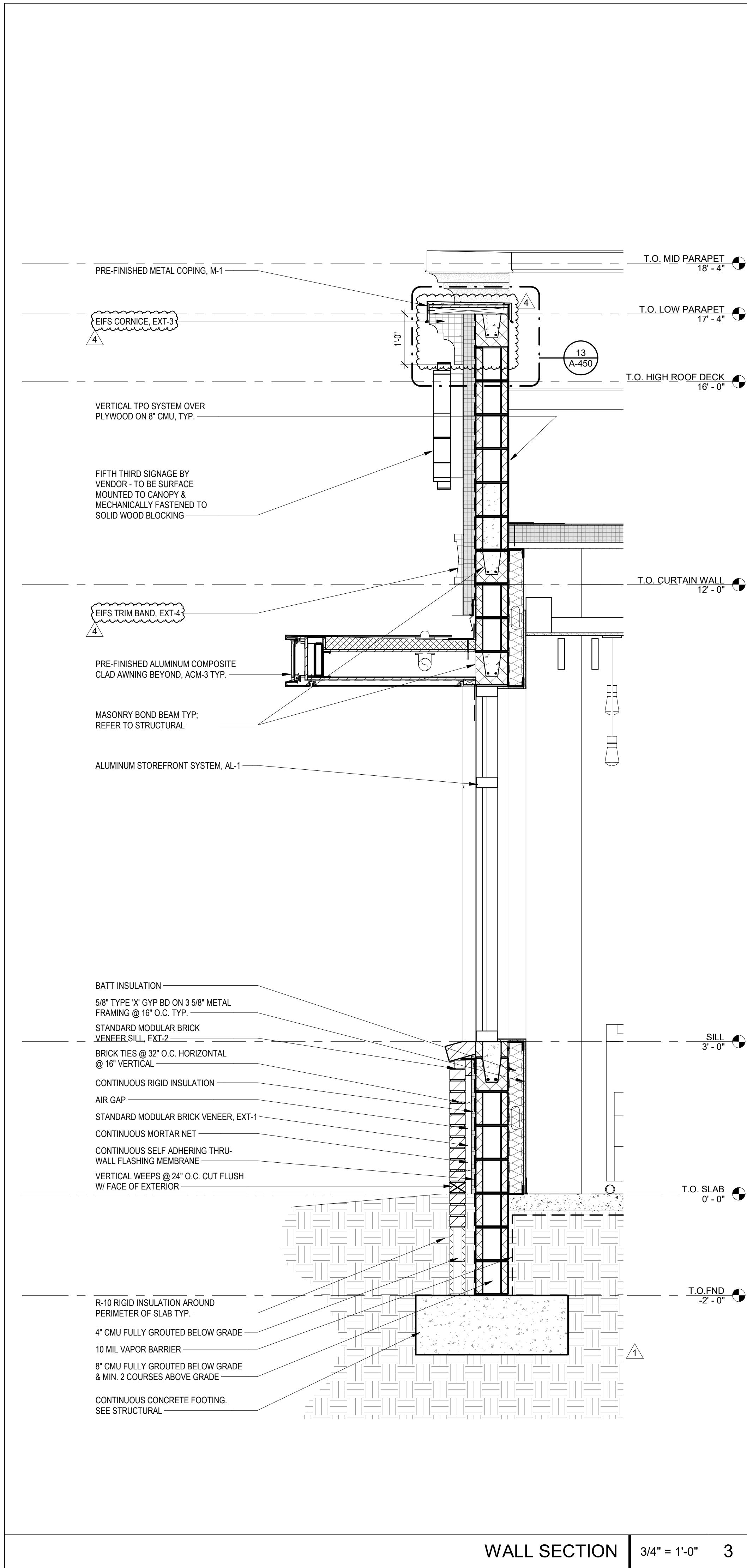
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SHEET TITLE

EXTERIOR WALL SECTIONS

SHEET NUMBER

A-310



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PROJECT INFORMATION BLOCK

JOB #	230632
DATE:	03/18/24
DRAWN BY:	JM
CHECKED BY:	JM

SHEET TITLE

EXTERIOR WALL SECTIONS

SHEET NUMBER

A-311





CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com

DATE: October 16, 2024

TO: Planning and Zoning Commission

FROM: Development Review Committee
Michele Janiszewski, AICP, Senior Planner

RE: Application for a Site Plan; 1518 N Donnelly (Address); Austin Guenther, G3 MD, LLC (Owner & Applicant); Charles C. Hiott, Halff (Project Engineer); Chris Gooden, Gooden Design (Architect).
Project/Case No. SP24-05 Minor

SUMMARY OF RECOMMENDATION:

Staff recommends approval of the above-referenced request, subject to Development Review Committee (DRC) and engineering comments.

REFERENCES/SUPPORT:

Land Development Code (LDC) Section 3.4.9. RP Residential Professional District.
LDC Chapter V. Site Plan Regulations
LDC Section 6.5. Parking and loading areas
LDC Section 6.6. Landscaping and Buffers
LDC Section 6.13. Commercial Architectural and Site Design Requirements

SITE SUMMARY:

Address	1518 N Donnelly Street
General Location:	Southeast corner of N Donnelley Street and E Jackson Ave
Alternate Key Nos.	1447704 and 1447631
Zoning District:	Residential Professional District (RP)
Future Land Use Category:	Residential Professional Office (RP)
Overlays:	Mount Dora CRA
Gross Acres:	0.60 Acres or 26,147 SF
Wetlands & Waterbodies:	0 Acres
Floodzone:	X
Net Acres:	0.60 Acres or 26,147 SF

DEVELOPMENT SUMMARY:

Existing Use:	One Story Office used for a Spa
Proposed Use:	Spa / Residential Professional Uses
Existing Structure(s):	2,191 SF Office, parking area, driveway, deck and fence
Proposed Structure(s):	Addition to existing building and new building totaling 2,535 SF with parking area and stormwater swale.
Impervious Surface Ratio (ISR):	Maximum: 65% Proposed: 46%

Floor Area Ratio (FAR): Maximum: 0.30
 Proposed: 0.18
Building Height: Maximum: 35’
 Proposed: 24’ 4.5” (Grade to top of gable)

SURROUNDING PROPERTY TABLE:

Direction	Jurisdiction	Future Land Use	Zoning District(s)	Existing Use(s)
North	City	Jackson Ave / RP	Jackson Ave / RP	Vacant Residential
South	City	RP	RP	Medical Building
East	City	MD	R-2	Vacant Residential
West	City	Donnelly Ave / RP	Donnelly Ave / RP	Duplex

ANALYSIS:

The subject property is developed with a 2,191 SF spa and the Applicant is proposing to add a 797 SF addition to the existing building and a 1,512 SF building with the necessary site improvements to accommodate the redevelopment including parking spaces, stormwater retention, and sidewalk connection to Donnelly Street.

Parking and Loading Areas

The property is currently developed with six paved parking spaces and four parking spots abutting the property on Donnelly Street to serve the existing 2,191 SF building.

The site plan proposes two concrete spaces and eight paver parking spaces to accommodate the 1,512 SF building and 797 SF addition which will total 4,726 SF of building area. Pursuant to LDC Section 6.5.2 (2), general business or personal service establishments shall provide one space for each 250 square feet of gross floor area and offices uses shall provide one space for each 300 square feet of gross floor area. Based on this, the existing building is required to provide 9 spaces and the proposed building is required to provide 7 spaces, totaling a total of 16 spaces be provided on site.

Pursuant to LDC Section 6.5.11 (1), parking lots, loading areas and vehicular use areas shall have durable all-weather drainage and surface water control; a durable all-weather surface shall mean an improved surface of concrete, brick, asphalt, permanent porous grating or other permanent dust-free surfaces.

The property is developed with six parking spaces and the applicant is proposing to provide two concrete spaces and eight paver spaces which meets the code requirement. In addition, there are four parking spaces abutting the property within the Donnelly Street right-of-way.

Stormwater and Drainage

The site plan depicts a swale along the northern property boundary, approximately 80’ X 15’, designed to accommodate 490 cubic feet of water.

Access

The property will be accessed from Jackson Avenue via an existing asphalt millings driveway. The site plan depicts a new stop sign at the exit of the parking lot.

Traffic

Based on the Trip Generation Analysis prepared by Griffey Engineering, Inc., the additions will result in a net increase of 4 trips during P.M. peak hour; as such, a traffic study is not required.

Landscaping and Tree Removal

The property is currently developed and does not have an approved landscaping plan.

To accommodate the redevelopment of the site, the applicant will be removing six (6) trees, as shown on the site plan. The Applicant has provided a preliminary tree replacement plan which will be finalized in the next submittal to address their outstanding comments.

Utilities

The site will be connecting to potable water and central sewer.

REQUESTED ACTION:

Staff is requesting the Planning and Zoning Commission (PZC) approve the site plan for the City of Mount Dora Resource and Recreation Center, to be located at 1010 Lincoln Avenue, with the condition that the Applicant address the outstanding DRC comments.

PROCESS:

Decision by the Planning & Zoning Commission: October 16, 2024

If Approved:

1. Applicant to address outstanding DRC Comments
2. Applicant to apply for Site Development Permit to commence horizontal construction of the site (tree removal, grading, landscaping, parking spaces, etc.).
3. Applicant to obtain required building permit(s)

ATTACHMENTS:

Vicinity Map

Application

Survey

Site Plan

Tree Replacement Plan

Architectural Renderings

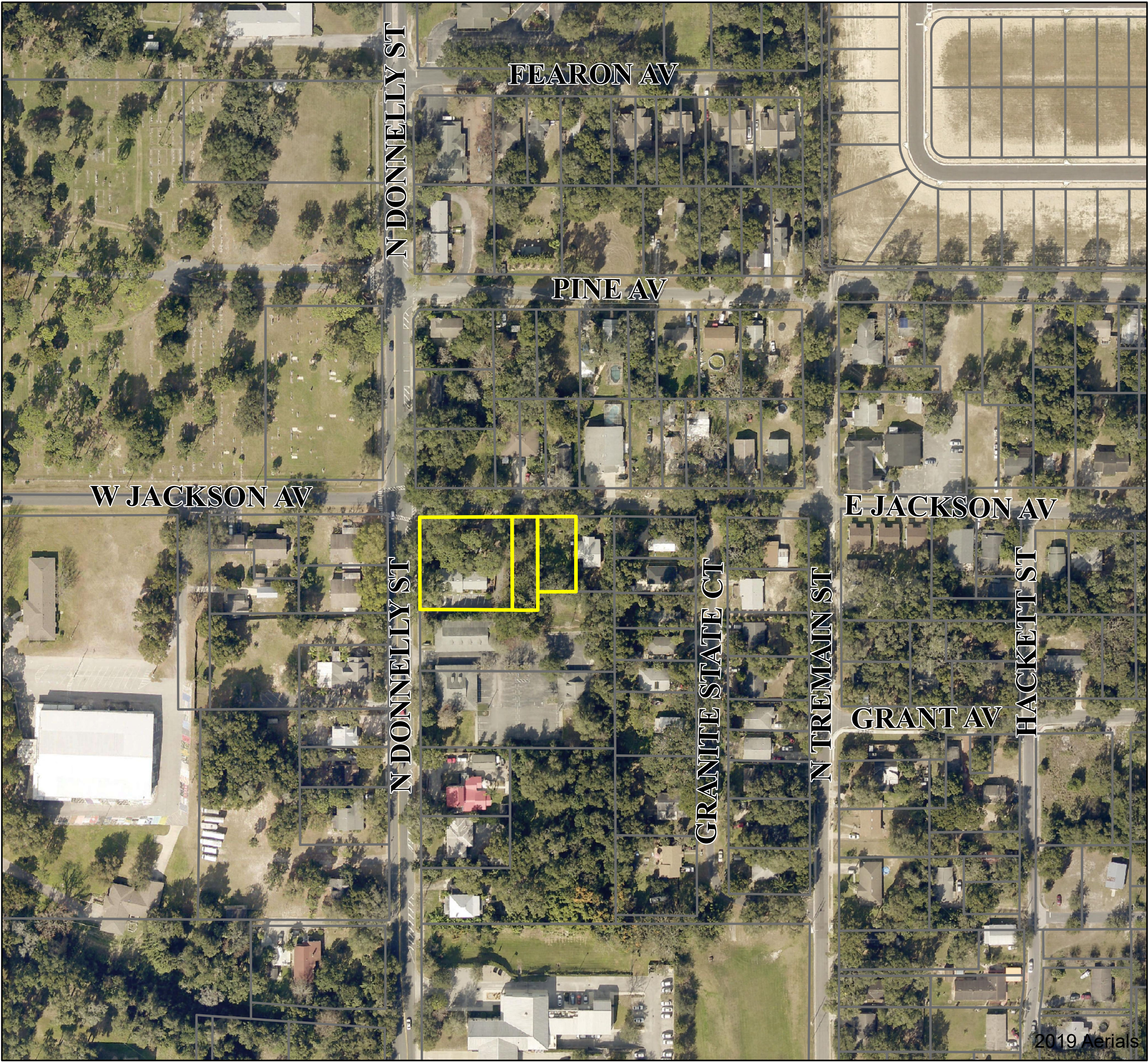
DRC Public Works Comments dated October 4, 2024

CPH Comments dated October 4, 2024



PLANNING AND DEVELOPMENT

VICINITY MAP



Legend

 Subject Properties

PROJECT NAME: 1518 N Donnelly Street Building Addition

PROJECT NUMBER: SP24-05Minor

DATE: April 02, 2024

REQUEST: Minor Site Plan Approval for the construction of an 1,600+/- sf building for professional office use on property at address 1518 N Donnelly Street.



**CITY OF
MOUNT
DORA**

**City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112**

E-mail: plandev@cityofmoundora.com

**MINOR SITE PLAN
APPLICATION**

Date: March 26, 2024 Project Name: 1518 Donnelly New Building

1. Site Address: 1518 Donnelly Street, Mount Dora, FL 32757

2. Applicant's Name: Austin Guenther

Company's Name: G3 MD, LLC

Address: 310 N. Baker Street

City, State & Zip: Mount Dora, FL 32757

Phone: (352) 397 -4869 E-mail: Austin.Guenther@G3Development.com

3. Property Owner's Name(s): G3 MD, LLC

Company's Name: G3 MD, LLC

Address: 310 N. Baker Street

City, State & Zip: Mount Dora, FL 32757

Phone: (352) 397 -4869 E-mail: Austin.Guenther@G3Development.com

4. Engineer's Name: Charles C Hiott

Company's Name: Halff

Address: 902 N Sinclair Ave

City, State & Zip: Tavares, FL 32778

Phone: 352-343-8481 E-mail: chiott@halff.com

5. Landscape Architect's Name: N/A

Company's Name: N/A

Address: N/A

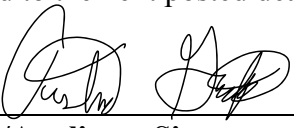
City, State & Zip: N/A

Phone: N/A E-mail: N/A

6. Architect's Name: Chris Gooden
Company's Name: Gooden Design
Address: 1009 Summer Lakes Drive
City, State & Zip: Orlando, FL 32835
Phone: (407) 701-6029 E-mail: goodendesign@hotmail.com
7. Briefly describe the property project and proposed use(s): Construction of an appx. 1600 +/- square foot building on 1518 Donnelly Street for professional office use.
8. Property is located on the following adjacent streets: Jackson and Donnelly
9. Zoning District: RP and R-2 Future Land Use Category: RP and MD
10. Building Size Existing (SF): 2,063 Proposed (SF): 1,600
Total (SF): 3,663
11. Proposed Number of Seats: N/A
12. Size of property in Acres: .483 Square Feet: 21,040
13. Number of structures to be built on the site: 1
14. Height of structures(s): 22 Building Stories: 1
15. Total square footage of impervious surface: 3,663
16. The percentage of lot coverage: 17.4
17. Are vested rights being requested as part of this application? Yes X No
If no, by signing this application you are waiving any future vested development rights on this property.

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.



Owner/Applicant Signature
Minor Site Plan Application

March 28, 2024
Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
G3 MD, LLC

Filing Information

Document Number	L20000310278
FEI/EIN Number	85-3369899
Date Filed	10/01/2020
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	11/19/2021
Event Effective Date	NONE

Principal Address

310 N. Baker Street
Mount Dora, FL 32757

Changed: 04/05/2023

Mailing Address

PO BOX 1273
MOUNT DORA, FL 32756

Registered Agent Name & Address

GUENTHER, GERARD G, JR
310 N. Baker Street
Mount Dora, FL 32757

Address Changed: 04/05/2023

Authorized Person(s) Detail

Name & Address

Title MGR

GUENTHER, GERARD G, JR.
PO BOX 1273
MOUNT DORA, FL 32756

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2022	03/18/2022
2022	05/18/2022
2023	04/05/2023

Document Images

04/05/2023 -- ANNUAL REPORT	View image in PDF format
05/18/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/18/2022 -- ANNUAL REPORT	View image in PDF format
11/19/2021 -- LC Name Change	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
10/01/2020 -- Florida Limited Liability	View image in PDF format

Prepared By/Return to:
David M. Campione, Esq.
Campione & Hackney, P.A.
2750 Dora Avenue
Tavares, Florida 32778
File No.: 23-00063

Parcel Identification Nos. 30-19-27-0001-000-02300
 30-19-27-0001-000-02201
 30-19-27-1975-000-00100

Warranty Deed

This Warranty Deed made this 20th day of December, 2023, between **Donna G. Swain, Individually and as Trustee of the Donna G. Swain Revocable Trust Agreement, dated April 3, 2019** ("Grantor"), whose address is 2897 Joanna Drive, Eustis, Florida 32726, and **G3 MD, LLC**, a Florida limited liability company ("Grantee"), whose address is Post Office Box 1273, Mount Dora, Florida 32756.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever that certain land located in Lake County, Florida, further described in **Exhibit "A"** hereto, incorporated by reference and made a part hereof.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

Subject to taxes for the year 2024 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same. *Neither Donna G. Swain nor anyone dependent on her resides on the property described above or property adjoining to the property described above, and the property does not constitute her homestead within the meaning of Article X of the Florida Constitution.*

Warranty Deed
Page Two

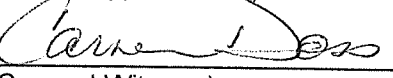
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

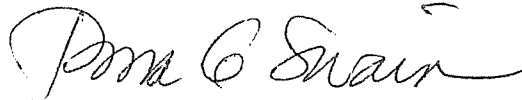
Grantor:


(First Witness)

David M. Campore
(Printed/typed name)


(Second Witness)

Carmen Doss
(Printed/typed name)



Donna G. Swain, Individually and as Trustee
of the Donna G. Swain Revocable Trust
Agreement, dated April 3, 2019

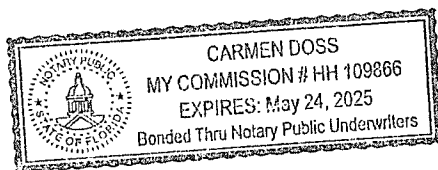
First Witness Address: 2750 Dora Ave Tavares FL 32778
Address City State Zip Code

Second Witness Address: 2750 Dora Ave Tavares FL 32778
Address City State Zip Code

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or
___ online notarization, this 20th day of December, 2023, by Donna G. Swain, individually and as
Trustee of the Donna G. Swain Revocable Trust Agreement, dated April 3, 2019, ___ who is
personally known to me or not who has produced Florida Driver's Licenses as identification.

(Seal)




Notary Public
Commission Expires: _____

General Information

Land Data

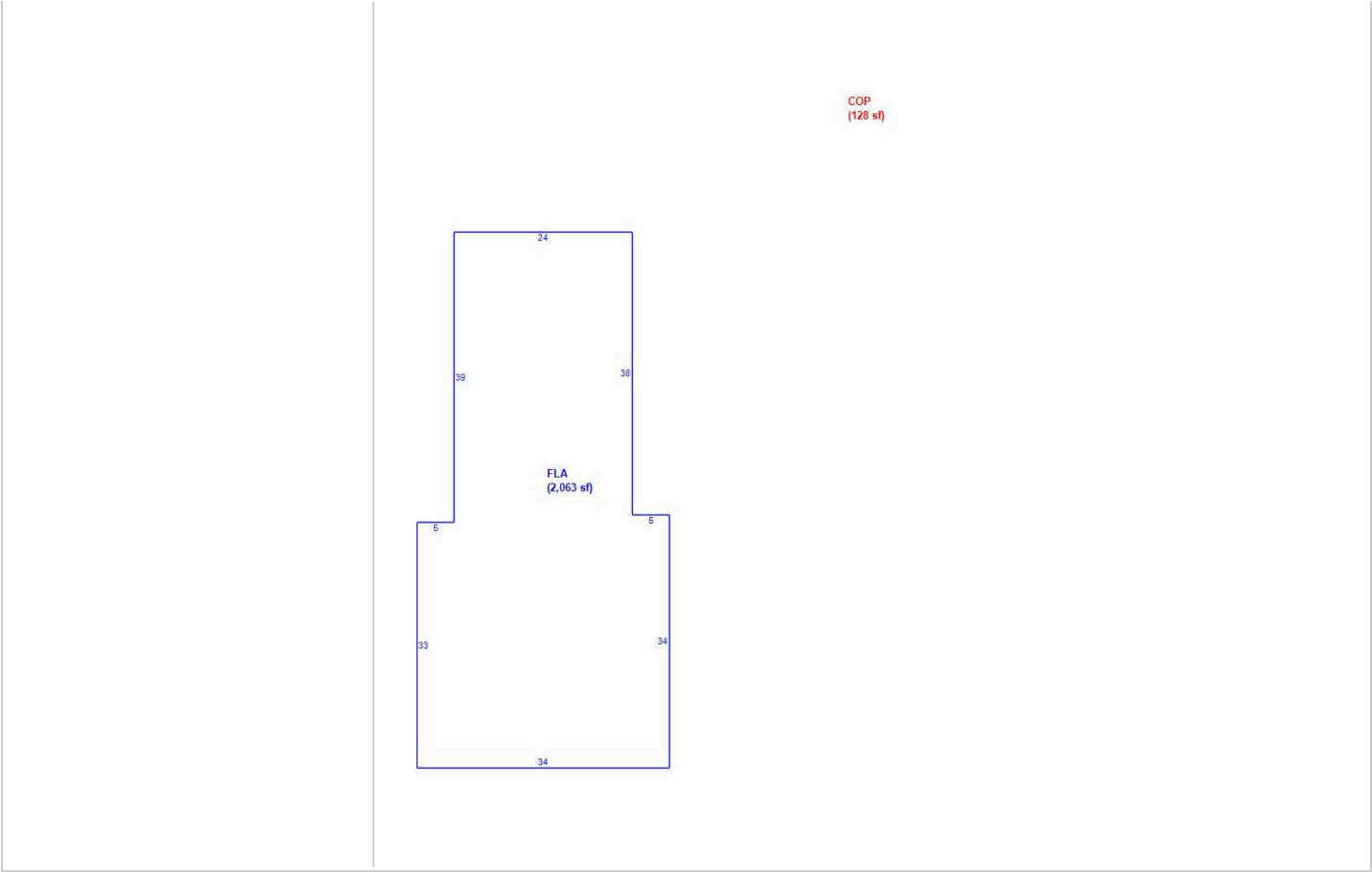
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OFFICE 1 STORY (1700)	0	0		20300.000	Square Feet	\$175,625.00	\$175,625.00

[Click here for Zoning Info](#)
[FEMA Flood](#)

Commercial Building(s)

Building 1

Commercial	Building Value: \$136,068.00 Building Use: OFFICE BLDG 1 STORY (17C) Structure Type:		
Summary	Section(s)		
Year Built:	1948	Section Type	No. Stories Ground Floor Area
Total Effective Area:	2191	COMMERCIAL CANOPY (COP)	1.00 128
Full Bathrooms:	2	FINISHED LIVING AREA (FLA)	1.00 2063
Half Bathrooms:	0		
Elevators:	0	View Larger	
Elevator Landings:	0		
Residential Units:	0		
Kitchens:	0		
Fireplaces:	0		



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	FENCE (CFEN2)	960	SF	2006	\$1,248.00
2	PAVING (CPAV1)	1000	SF	2006	\$810.00
3	FENCE (CFEN2)	720	SF	2019	\$1,966.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6261 / 2464	12/2023	Warranty Deed	Qualified	Improved	\$640,000.00
6233 / 586	10/2023	Warranty Deed	Unqualified	Improved	\$0.00
5259 / 839	04/2019	Warranty Deed	Unqualified	Improved	\$100.00
2264 / 2167	02/2003	Warranty Deed	Qualified	Improved	\$229,000.00
859 / 136	11/1985	Warranty Deed	Qualified	Improved	\$60,000.00
743 / 2434	02/1982	Personal Rep Deed	Unqualified	Improved	\$25,500.00
621 / 886	01/1976	Misc Deed/Document	Qualified	Improved	\$29,500.00
Click here to search for mortgages, liens, and other legal documents. 					

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$315,717	\$315,717	\$315,717	5.0364	\$1,590.08
SCHOOL BOARD STATE	\$315,717	\$315,717	\$315,717	3.2080	\$1,012.82
SCHOOL BOARD LOCAL	\$315,717	\$315,717	\$315,717	2.9980	\$946.52
LAKE COUNTY WATER AUTHORITY	\$315,717	\$315,717	\$315,717	0.2940	\$92.82
NORTH LAKE HOSPITAL DIST	\$315,717	\$315,717	\$315,717	0.1500	\$47.36
ST JOHNS RIVER FL WATER MGMT DIST	\$315,717	\$315,717	\$315,717	0.1793	\$56.61
CITY OF MOUNT DORA	\$315,717	\$315,717	\$315,717	5.9603	\$1,881.77
LAKE COUNTY MSTU AMBULANCE	\$315,717	\$315,717	\$315,717	0.4629	\$146.15
LAKE COUNTY VOTED DEBT SERVICE	\$315,717	\$315,717	\$315,717	0.0918	\$28.98
				Total: 18.3807	Total: \$5,803.11

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.

Site Notice



**CITY OF
MOUNT
DORA**

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

AGENT AUTHORIZATION

I/we, (Property owner name(s)) Gerard G. Guenther, Jr., as the
owner(s) of the real property described as follows,
1447704 (Address, Parcel ID or Alternate Key
Number of subject property), do hereby authorize Austin Guenther to act
as my/our Agent, to execute any petitions/applications or other documents necessary to affect the request
for Development Review Committee & Site Plan Submittal (Application Type), and to appear on my/our
behalf before any administrative, legislative or quasi-judicial body in the City pertaining to the application
described above and to act in all respects as my/our Agent in matters pertaining to the application and City
process.

Gerard G. Guenther, Jr.
Printed Name of Property Owner

Signature of Property Owner

7/8/24
Date

Printed Name of Property Owner

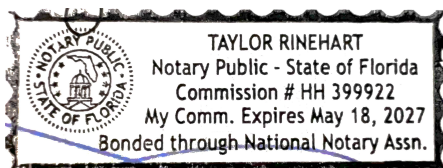
Signature of Property Owner

Date

State of Florida
County of Lake

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization,
this 8th day of July, 20 24, by Gerard G. Guenther.

Personally known OR Produced Identification
Type of Identification Produced: _____



Notary Signature

Note: All applications shall be signed by the Owner(s) of the property, or the Agent as duly authorized herein by the Owner(s).

DONNELLY STREET OFFICE BUILDING TRIP GENERATION EVALUATION

The purpose of this evaluation is to provide a projection of the expected trip generation for a proposed office building. The property, AK# 1447704, is located at the southeast corner of N Donnelly Street and E Jackson Avenue in the City of Mount Dora. The site currently has a day spa. The proposed project will add a new office building to the property. The intended use for the new building is a wealth management business.

TRIP GENERATION RATES

Trip rates used in this analysis are from the ITE publication, Trip Generation, 11th Edition. Table 1 below summarizes the land use types, land use codes and trip rates for the development. The existing day spa will be evaluated as a hair salon since the ITE description for the land use (LUC 918) includes spas.

Table 1 - ITE Trip Rates

LAND USE	LUC	UNIT RATE	PM PEAK HOUR		
			EQUATION	% In	% Out
Small Office Building	712	Trips/1,000 SF GFA	Average Rate = 2.16	34%	66%
Hair Salon	918	Trips/1,000 SF GFA	Average Rate = 1.45	17%	83%

TRIP GENERATION - EXISTING

Once trip generation rates are established, trip generation volumes can be calculated based upon the size and extent of the development. The existing day spa building area is 1,680 SF. The associated trip generation is shown in Table 2.

Table 2 - Trip Generation Volumes (Existing)

LAND USE	AMOUNT	PM PK HR		
		Vol.	In	Out
Hair Salon	1,680 SF of GFA	2	0	2

TRIP GENERATION - PROPOSED

The proposed office building will have an area of 2,040 SF. Table 3 summarizes the trip generation for the site with the additional use.

Table 3 - Trip Generation Volumes (Proposed)

LAND USE	AMOUNT	PM PK HR		
		Vol.	In	Out
Small Office Building	2,040 SF of GFA	4	1	3
Hair Salon	1,680 SF of GFA	2	0	2
TOTAL		6	1	5

NET NEW TRIPS

Net new trips are determined by calculating the difference in the trip volumes between the existing and the proposed uses. Table 4 summarizes the estimated trip generation net increase (or decrease) due to the proposed development.

Table 4 - Net New Trips

CONDITION	PM PEAK HOUR		
	Vol.	In	Out
Existing	2	0	2
Proposed	6	1	5
Net New Trips	4	1	3

Donald A. Griffey, P.E. Reg. # 36799

This item has been digitally signed and sealed by Donald A. Griffey, P.E.

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

FOUND
4"x4" C.M.
LB7514

N 00°29'02" E 139.91'(M)

North Donnelly Street

RIGHT OF WAY VARIES

WEST LINE OF SW 1/4, NE 1/4, SE 1/4, NE 1/4, SCE. 30-19-27

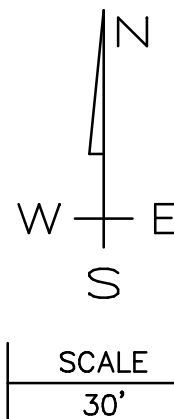
FOUND
NAIL&DISK
LB7064

N 57°39'50" W 91.20'(M)

East Jackson Avenue
50' RIGHT OF WAY PER P.B. 44, PG. 15

Plat of Boundary Survey for
G3 MD, LLC, A FLORIDA LIMITED LIABILITY COMPANY
1518 N. DONNELLY STREET, MT. DORA

NORTH LINE OF SW 1/4, NE 1/4, SE 1/4, NE 1/4, SCE. 30-19-27



LEGEND:

○	IPS	IRON PIN SET (1/2" REBAR W/ CAP)
○	IPF	IRON PIN FOUND
○	CP	CALCULATED POINT ONLY
○	CM	CONCRETE MONUMENT
○		POWER POLE
○		LIGHT POLE
○		WATER VALVE
○		GAS VALVE
○		WELL
○		FIRE HYDRANT
○		SANITARY SEWER MANHOLE
○		STORM DRAIN MANHOLE
○		CATCH BASIN
○		CLEANOUT
○		CURB INLET
○		TRANSFORMER
○		OVERHEAD UTILITY
○		FENCE LINE
(M)		MEASURED
(R)		RECORD
O.R.		OFFICIAL RECORD BOOK
I.D.		IDENTIFICATION
P.B.		PLAT BOOK
Pg.		PAGE
Rd.		ROAD
Ln.		LANE
T		TOWNSHIP
R		RANGE
R/W		RIGHT-OF-WAY
N/F		NOW OR FORMERLY

DESCRIPTION

Parcel One: The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 19 South, Range 27 East, in the City of Mount Dora, Florida; Less and except the West 33 feet thereof; Less and except the North 25 feet thereof; Less and except the South 156 feet thereof; and Less and except the East 160 feet thereof.

Parcel Two: The South 140 feet of the North 165 feet of the West 40 feet of the East 160 feet of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 19 South, Range 27 East, Lake County, Florida.

Parcel Three: Lot 1, Sunshine Place, a subdivision in the City of Mount Dora, Florida, according to the plat thereof recorded in Plat Book 44, Page 15, Public Records of Lake County, Florida

FLOOD NOTE:

This property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel Number 12069C 0367 E, which bears an effective date of Dec. 18, 2012 and is not in a Special Flood Hazard Area. Field surveying was not performed to determine this zone.

FREELAND - CLINKSCALES & ASSOCIATES, INC.	REF. PLAT BOOK	44/15
ENGINEERS * LAND SURVEYORS	REF. O.R. BOOK	XXXXX
201 2nd AVE. EAST	TAX MAP	3794567, 1447631
HENDERSONVILLE, N.C. 28792	PARTY CHIEF	SCL
(828) 697-6539	DRAWN	SCL
814 E. ALFRED ST., TAVARES, FL 32778	DATE	NOV. 9, 2023
(352) 609-2830	DWG. NO.	F43121
SURVEYQUOTEFCA@GMAIL.COM		
LB 7064		

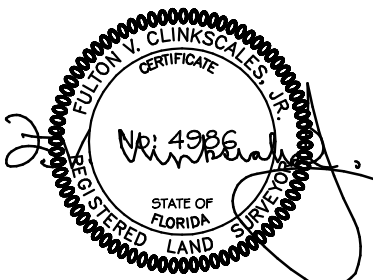
NOTES:

- Bearing Based on Florida grid East zone (Lengemann Network).
- Subject to easements and restrictions of Record.
- This Survey is based on the Description provided, Plat information, Found Monumentation and other data acquired by this firm.
- Foundations, Underground Structures, and Underground Improvements, if any, not located by this firm.
- Fences were located ONLY where dimensioned and may not run straight; ownership of fences, if any, unknown.

BAKER-GC DEVELOPMENT LLC
ALT KEY 1447691

CERTIFIED TO:

G3 MD, LLC, A FLORIDA LIMITED LIABILITY COMPANY
STONE & GERKEN, P.A.
CHICAGO TITLE INSURANCE COMPANY
CAMPIONE & HACKNEY, P.A.



Not valid without the signature
and the original raised seal of
a Florida licensed surveyor and mapper.

CONSTRUCTION PLANS
FOR
1518 DONNELLY ST.
IMPROVEMENTS

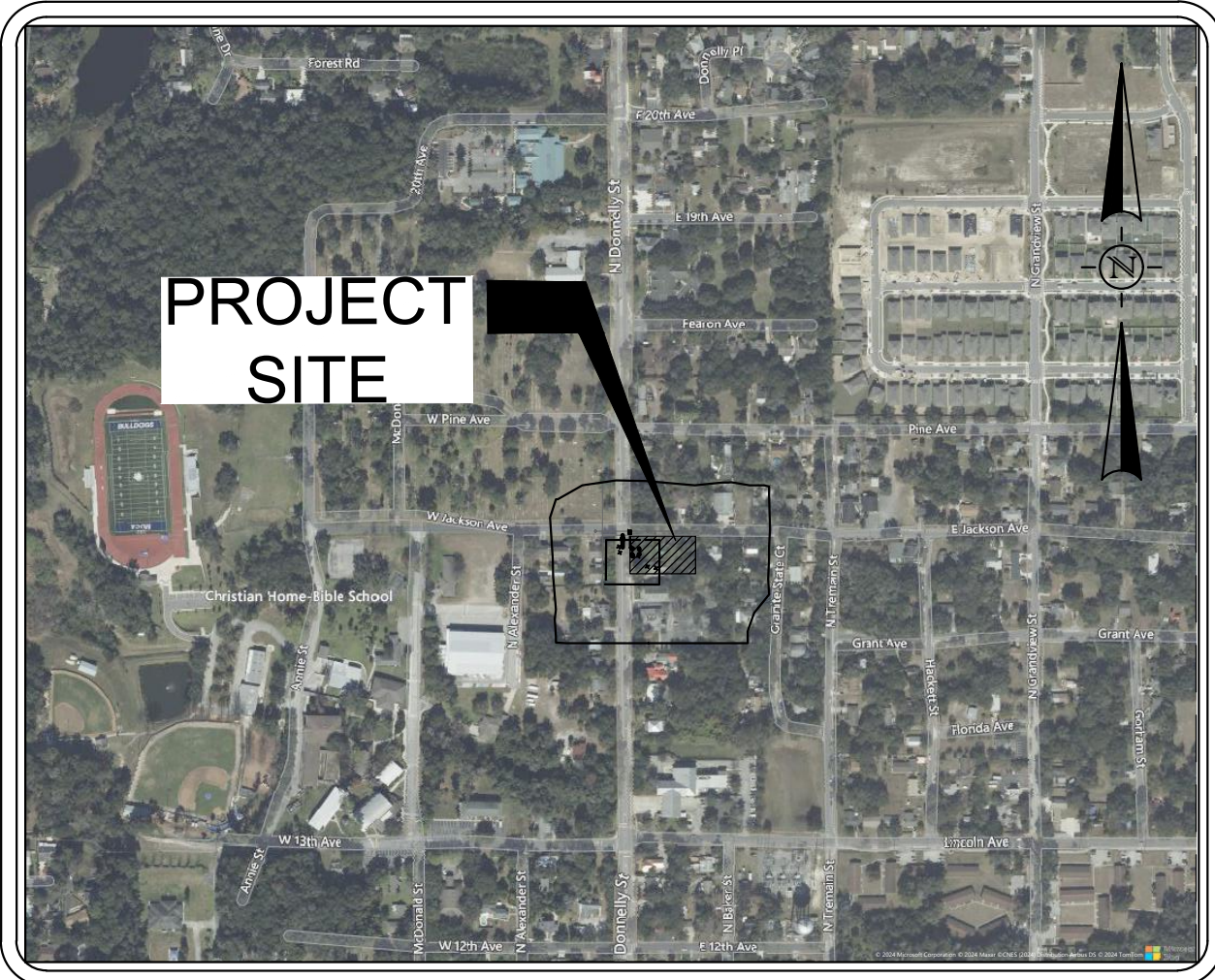
DONNELLY STREET
MOUNT DORA, FL 32756
SEPTEMBER 2024

ENGINEER

HALFF ASSOCIATES, INC.
902 N. SINCLAIR AVE.
TAVARES, FL 32778
CONTACT: CHUCK C. HIOTT
EMAIL: CHIOTT@HALFF.COM
TEL: (352) 343-8481

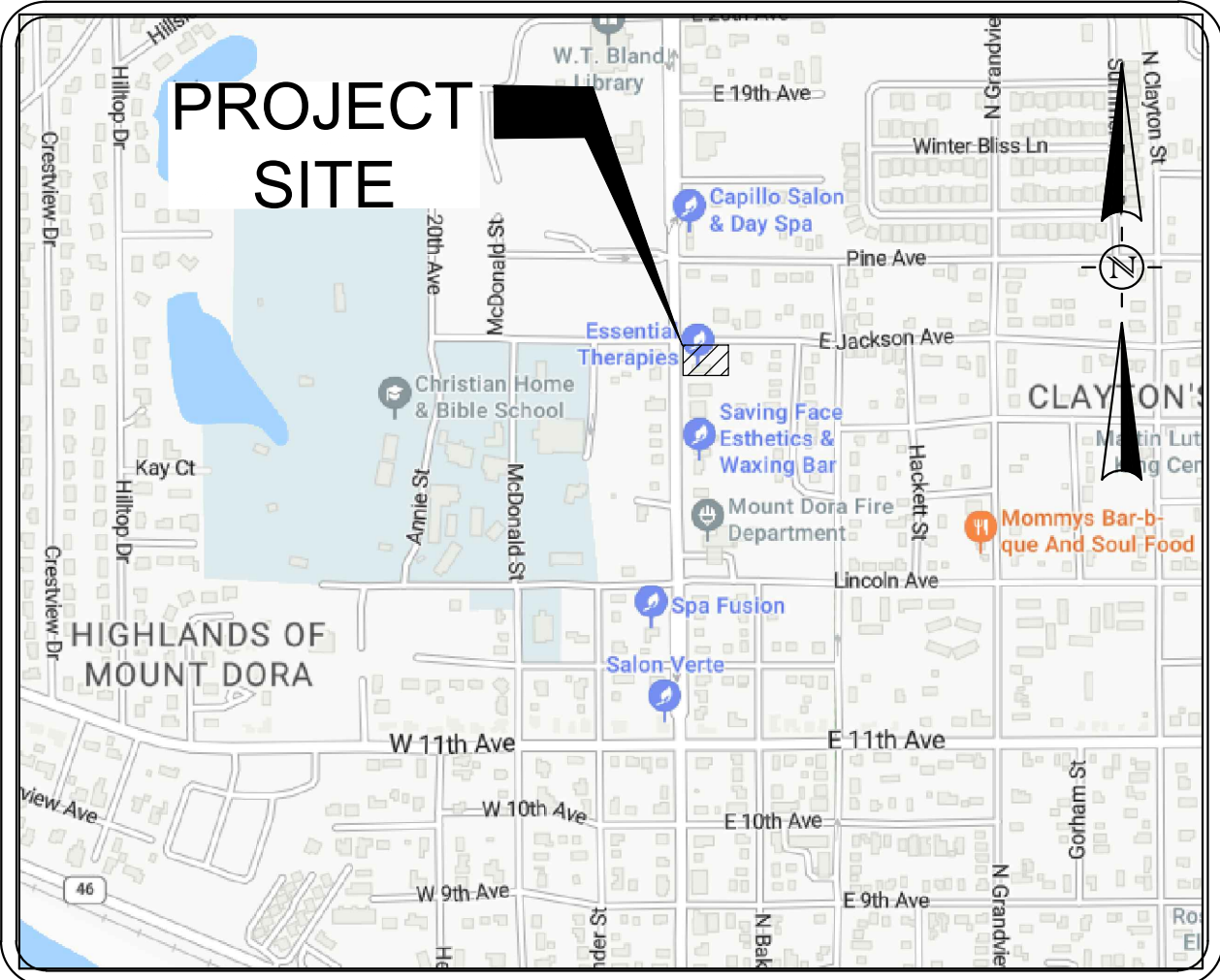
ARCHITECT

STANLEY FORREST
5000 AVE OF THE STARS
KISSIMMEE, FL 34746
CONTACT: STANLEY FORREST
EMAIL: SFORREST@STAR-ISLAND.COM
TEL: (407) 655-6340



AERIAL MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

SHEET INDEX:

- C-1...COVER
- C-2...SITE PLAN
- C-3...DETAILS

LEGAL DESCRIPTION:

Parcel One: The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 19 South, Range 27 East, in the City of Mount Dora, Florida; Less and except the West 33 feet thereof; Less and except the North 25 feet thereof; Less and except the South 156 feet thereof; and Less and except the East 160 feet thereof.

Parcel Two: The South 140 feet of the North 165 feet of the West 40 feet of the East 160 feet of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 19 South, Range 27 East, Lake County, Florida.

OWNER/CLIENT:

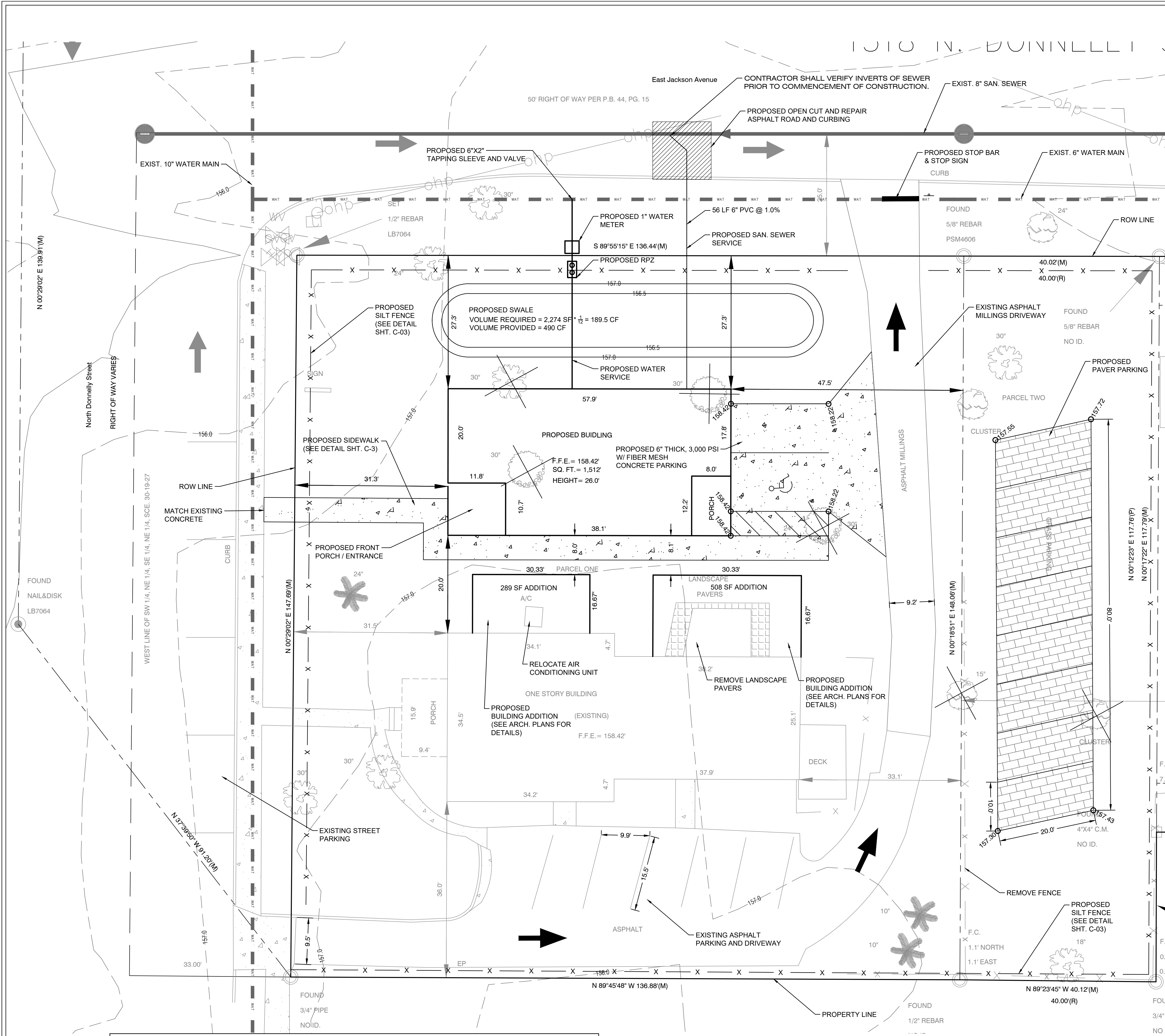
G3 MD LLC
TEL. (352) 516-0348
www.GERRY.GUENTHER@G3DEVELOPMENT.com
PO BOX 1273
MOUNT DORA, FL 32756

PREPARED BY:



902 N. SINCLAIR AVE
TAVARES, FL 34491
TEL. (352) 343-8481
www.halff.com





SWALE DATA			
SWALE	TOP OF BANK ELEVATION	POND BOTTOM ELEVATION	SLOPE (MAX)
1	157'-0"	156'-6"	4:1

SITE DATA

EXISTING FLUMRESIDENTIAL PROFESSIONAL
EXISTING ZONINGRESIDENTIAL PROFESSIONAL
MAXIMUM BUILDING HEIGHT35'
SETBACKS25' FRONT (FROM DONNELLY ST. ROW)
30' REAR
10' SIDE
25' (FROM ANY STREET)
GROSS SITE AREA0.60 ACRES OR 26,147 SF
PARCEL 1 AREA0.46 ACRES OR 20,208 SF
PARCEL 2 AREA0.14 ACRES OR 5,939 SF
WETLANDS/CONSERVATION0.00 SF
BUILDABLE AREA0.60 ACRES OR 26,166 SF
PROPOSED USEMED SPA
ALT KEY1447704, 144783
PROPOSED BUILDING AREA2,535 SF
PROPOSED PAVEMENT0 SF
PROPOSED SIDEWALK625 SF
MAX IMPERVIOUS RATIO (ISR)65%
FLOOR AREA RATIO (FAR)0.18 (4,665 SF / 26,166 SF)
TOTAL IMPERVIOUS12,147 SF (46.42% ISR)
TOTAL OPEN SPACE14,019 SF
PROPOSED SWALE20,501 SF

PARKING REQUIRED1 SPACE/300 SF (OFFICE) = 15 SPACES
EXISTING PARKING18 SPACES
PARKING PROVIDED20 SPACES

WATERCITY OF MOUNT DORA
SEWERCITY OF MOUNT DORA
ELECTRICSECO
POLICECITY OF MOUNT DORA
WASTE MANAGEMENTCITY OF MOUNT DORA
FIRE PROTECTIONCITY OF MOUNT DORA
PHONECENTURYLINK

THIS SITE IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069C0367E, EFFECTIVE DATE: DECEMBER 18, 2012.

NOTE:
1. NEW UTILITY CONNECTIONS FOR THE NEW BUILDING TO BE INSTALLED BY THE OWNER/BUILDER DURING THE SITE DEVELOPMENT IN ACCORDANCE WITH CITY STANDARDS.

EXISTING TREE LEGEND:

- = OAK TREE
- = PINE TREE
- = MAPLE TREE
- = EXISTING TREE TO BE REMOVED

SITE IMPROVEMENTS
1518 DONNELLY ST.
MOUNT DORA, FLORIDA

902 NORTH SINGLAI AVE
MOUNT DORA, FLORIDA 32776
TEL (352) 343-9481

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

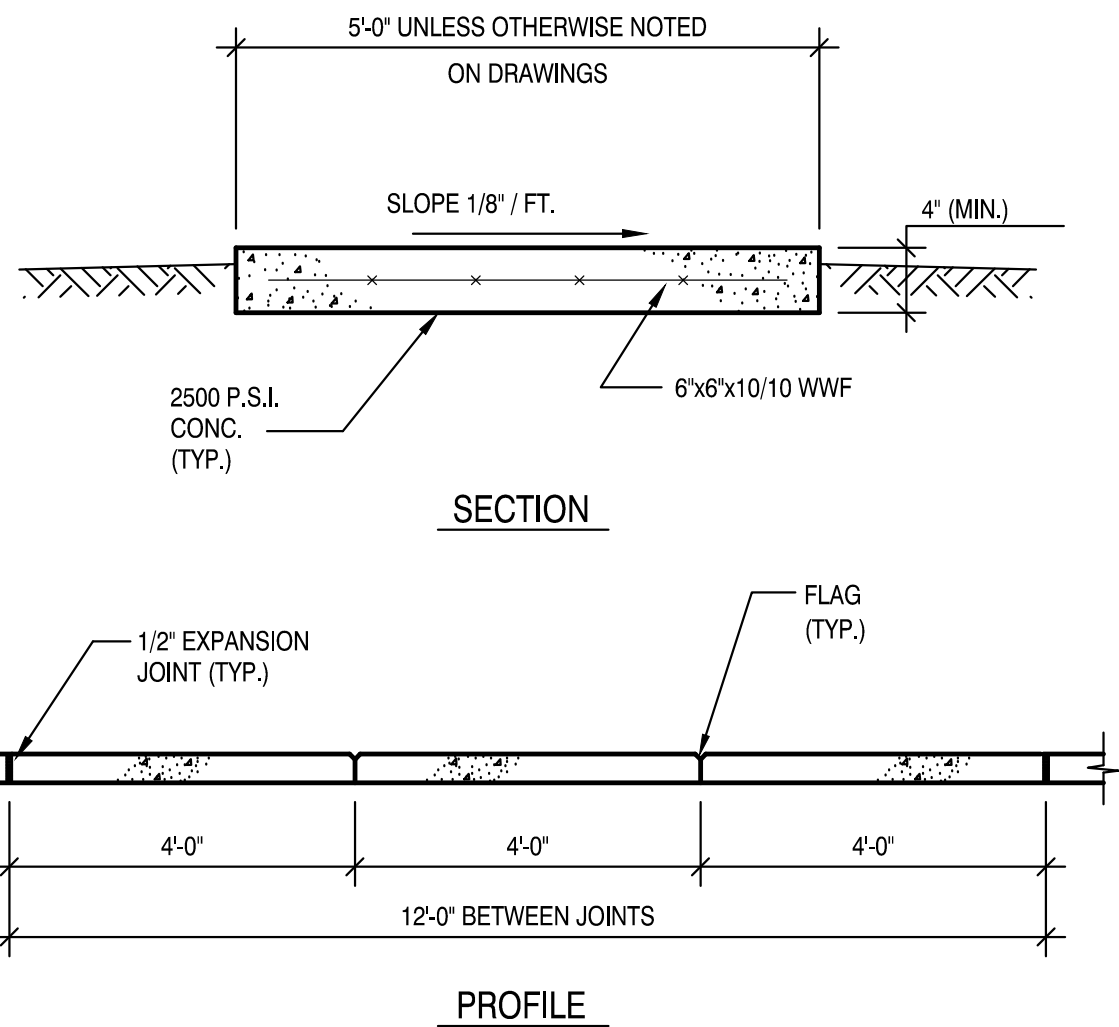
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CHUCK C. HIOTT 54813
NAME P.E. NO.
DATE 9/23/2024
TPEL'S ENGINEERING FIRM #P-312

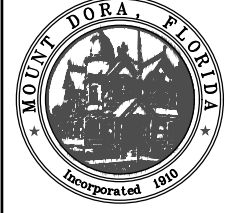
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
CHARLES C. HIOTT
P.E. # 54813 ON 9/23/2024.
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THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:
HALFF ASSOCIATES, INC.
902 NORTH SINGLAI AVE
TAVARES, FLORIDA 32778
TEL (352) 343-9481

PROJECT NO.: XXXX
ISSUED: XXXX
DRAWN BY: RON
CHECKED BY: CCH
SCALE: 1:10
SHEET TITLE:

SITE PLAN



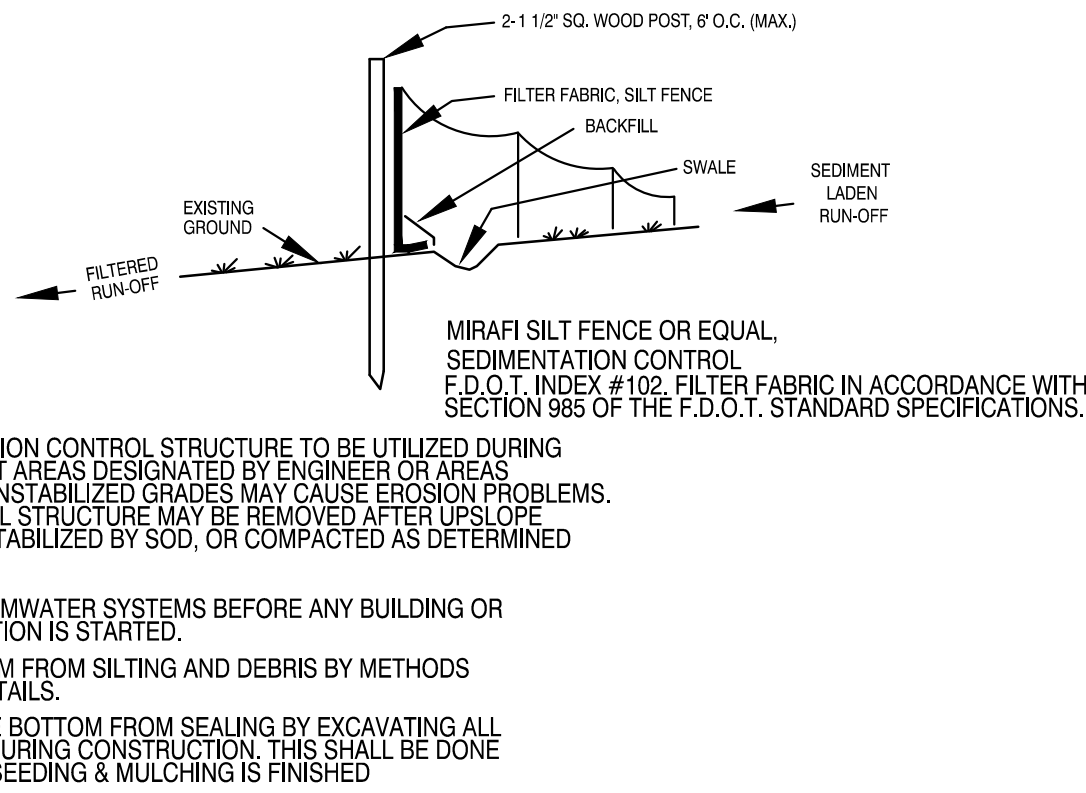
NOT TO SCALE



CONCRETE WALKWAY DETAIL

GU0019-1

ISSUED: 2017
REVISED: --



EROSION CONTROL STRUCTURE

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

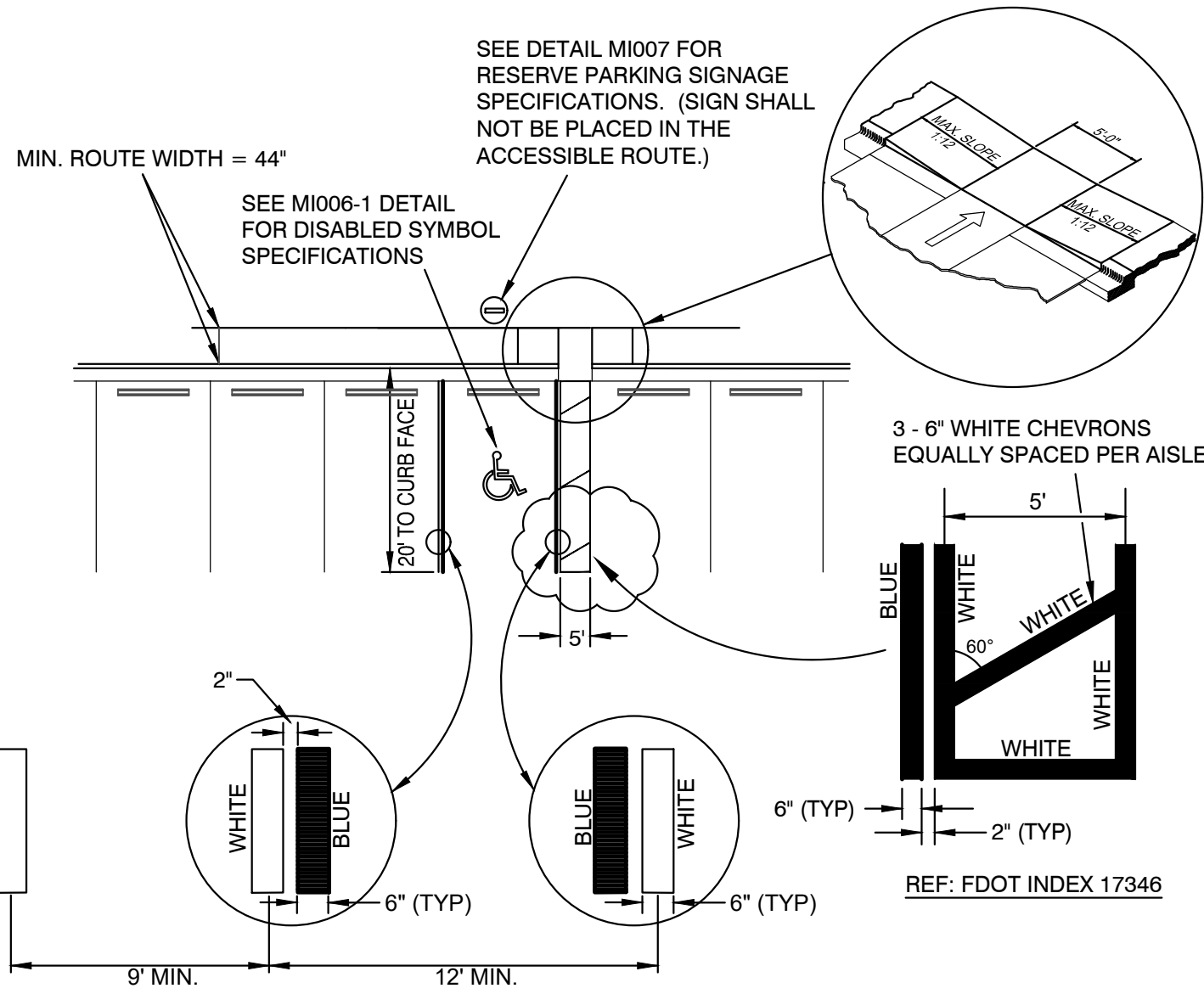
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.



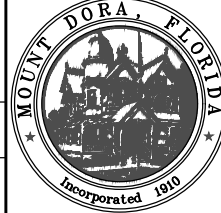
EROSION CONTROL DETAIL

GU0020-1

ISSUED: 2017
REVISED: --



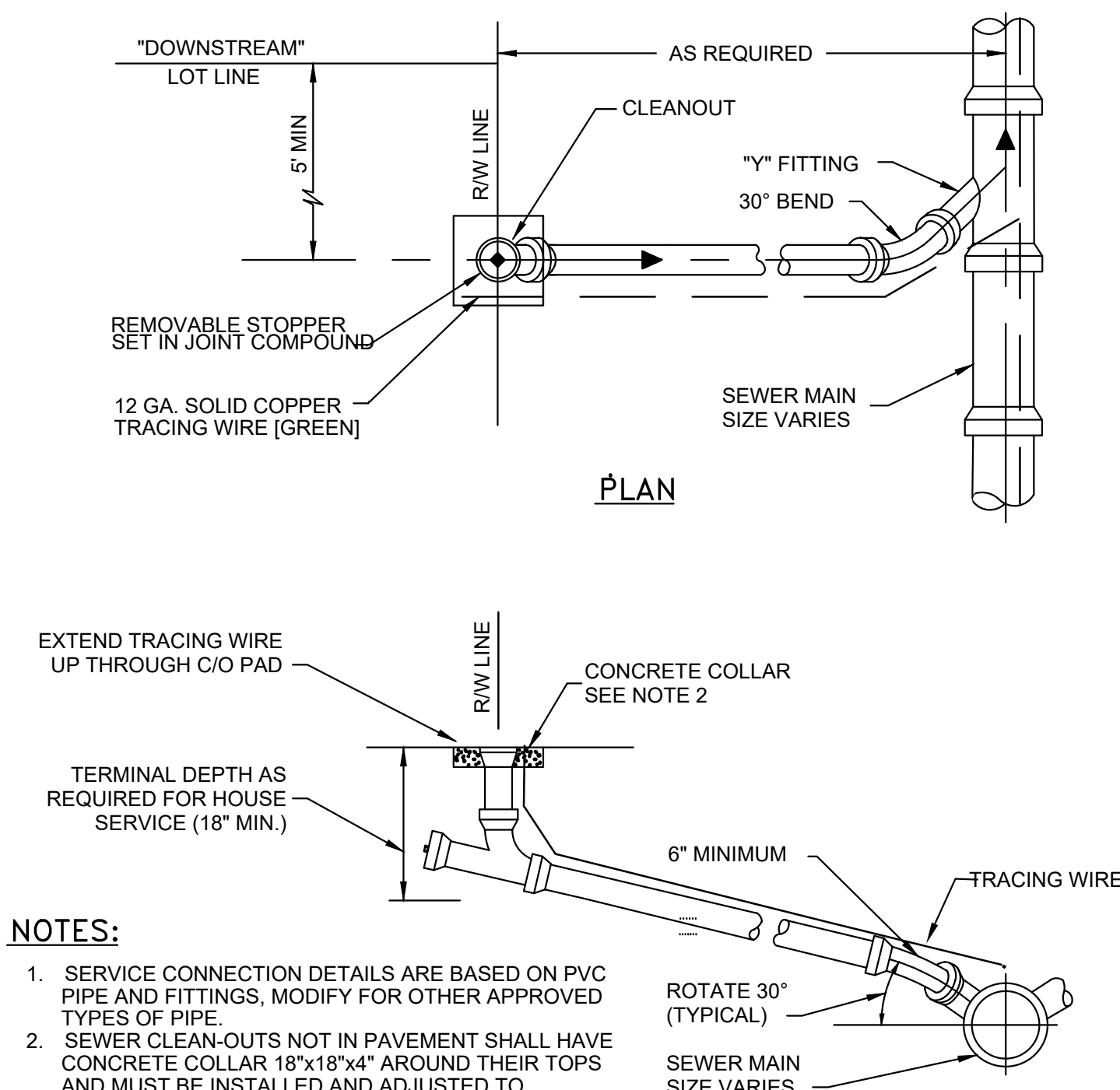
- NOTES:
- EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
 - PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
 - THIS DETAIL IS PROVIDED TO SUPPORT LDC SECTION 3.41.3.2
 - WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
 - CURB RAMPS CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.



ACCESSIBLE PARKING - SINGLE SPACE STRIPING

GU0024-1

ISSUED: 2017
REVISED: --



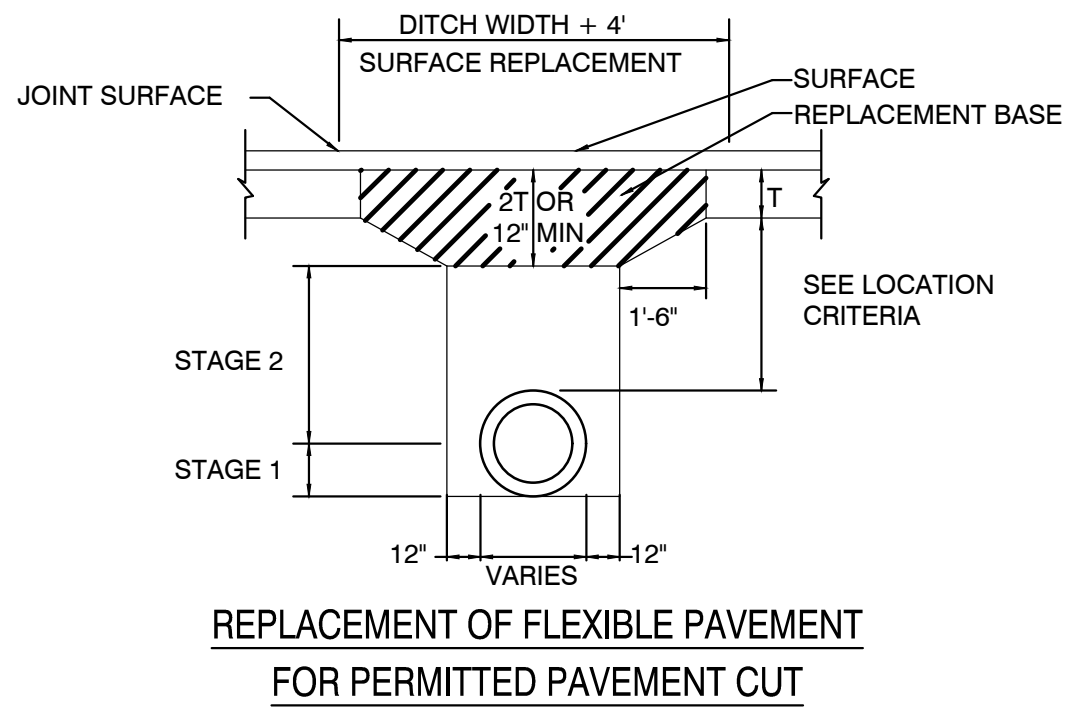
- NOTES:
- SERVICE CONNECTION DETAILS ARE BASED ON PVC PIPE AND FITTINGS. MODIFY FOR OTHER APPROVED TYPES OF PIPE.
 - SEWER CLEAN-OUTS NOT IN PAVEMENT SHALL HAVE CONCRETE COLLAR 18"x18"x4" AROUND THEIR TOPS AND MUST BE INSTALLED AND ADJUSTED TO FINISHED GRADE AT THE RIGHT-OF-WAY/PROPERTY LINE.
 - ALL PVC TO CLAY SERVICE CONNECTIONS UNDER LOAD BEARING SURFACES SHALL USE DFW NON-SHEAR FERNCO TYPE CONNECTORS OR APPROVED EQUAL.
 - 90° FITTINGS ARE PROHIBITED. MINIMUM 6" SPOOL BETWEEN 45° FITTINGS.
 - DOUBLE SERVICE CONNECTIONS ARE PERMITTED, MINIMUM 6" PIPE REQUIRED.



TYPICAL SEWER CONNECTION

SS002-2

DATE: 15 AUG 05



DENSITY PROCEDURES:

THE BACK FILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. TEST REPORTS SHALL BE FURNISHED TO THE CITY.

STAGE #1

THE PERMITTEE SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE. USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.

STAGE #2

THE PERMITTEE SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.

GENERAL NOTES:

BASE AND BACK FILL MATERIALS SHALL BE EITHER OF THE SAME TYPE AND COMPOSITION AS THE MATERIALS REMOVED, OR OF EQUAL OR GREATER STRUCTURAL ADEQUACY. MATERIALS CONTAMINATED WITH DELETERIOUS SUBSTANCES DURING EXCAVATION SHALL NOT BE USED.

REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, (MINIMUM 12")

BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.

ASPHALT CONCRETE PAYMENT THICKNESS SHALL EQUAL EXISTING THICKNESS BUT NOT LESS THAN TWO (2) INCHES.

SURFACE TREATED PAVEMENT JOINT SHALL BE LAPPED AND FEATHERED AND EXTENDED AT LEAST 2' PAST EACH SURFACE JOINT.

SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.

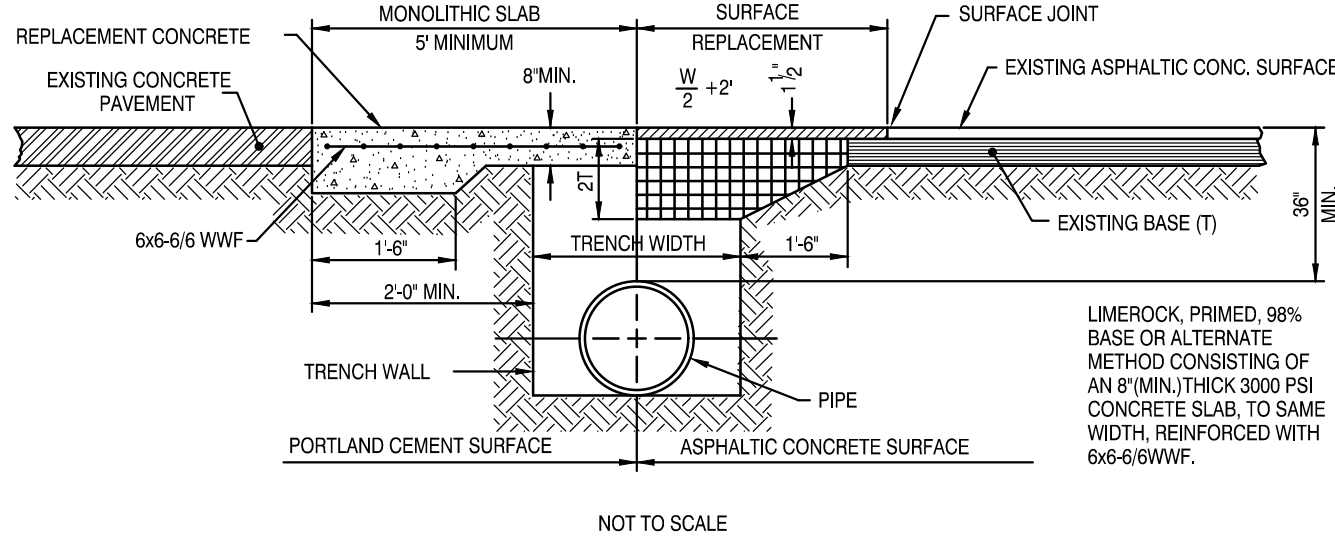
LIMESTONE, SAND-CLAY, SHELL, ETC. BASES:

6" LAYERS COMPACTED THICKNESS DENSITY REQUIREMENTS:

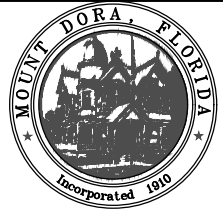
98% UNDER ROADWAY

98% OUTSIDE THE TRAVELED ROADWAY, SUCH AS INTERSECTIONS, CROSSOVERS, TURNOUTS, ETC.

95% SHOULDER PAVEMENT METHOD AASHTO T-180



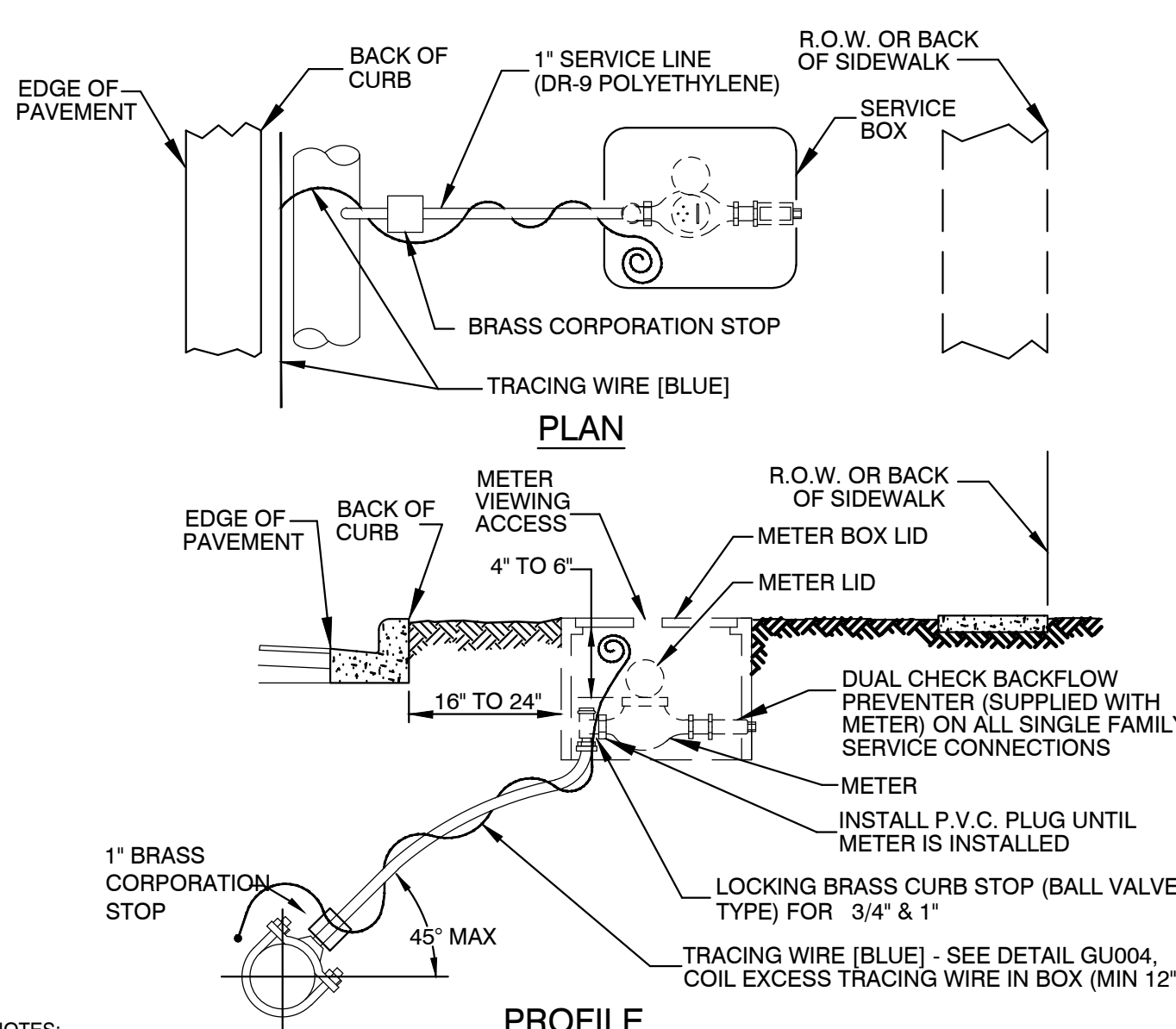
NOT TO SCALE



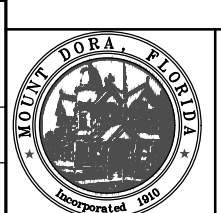
OPEN CUT AND REPAIR DETAIL

GU0011-2

ISSUED: 2017
REVISED: --



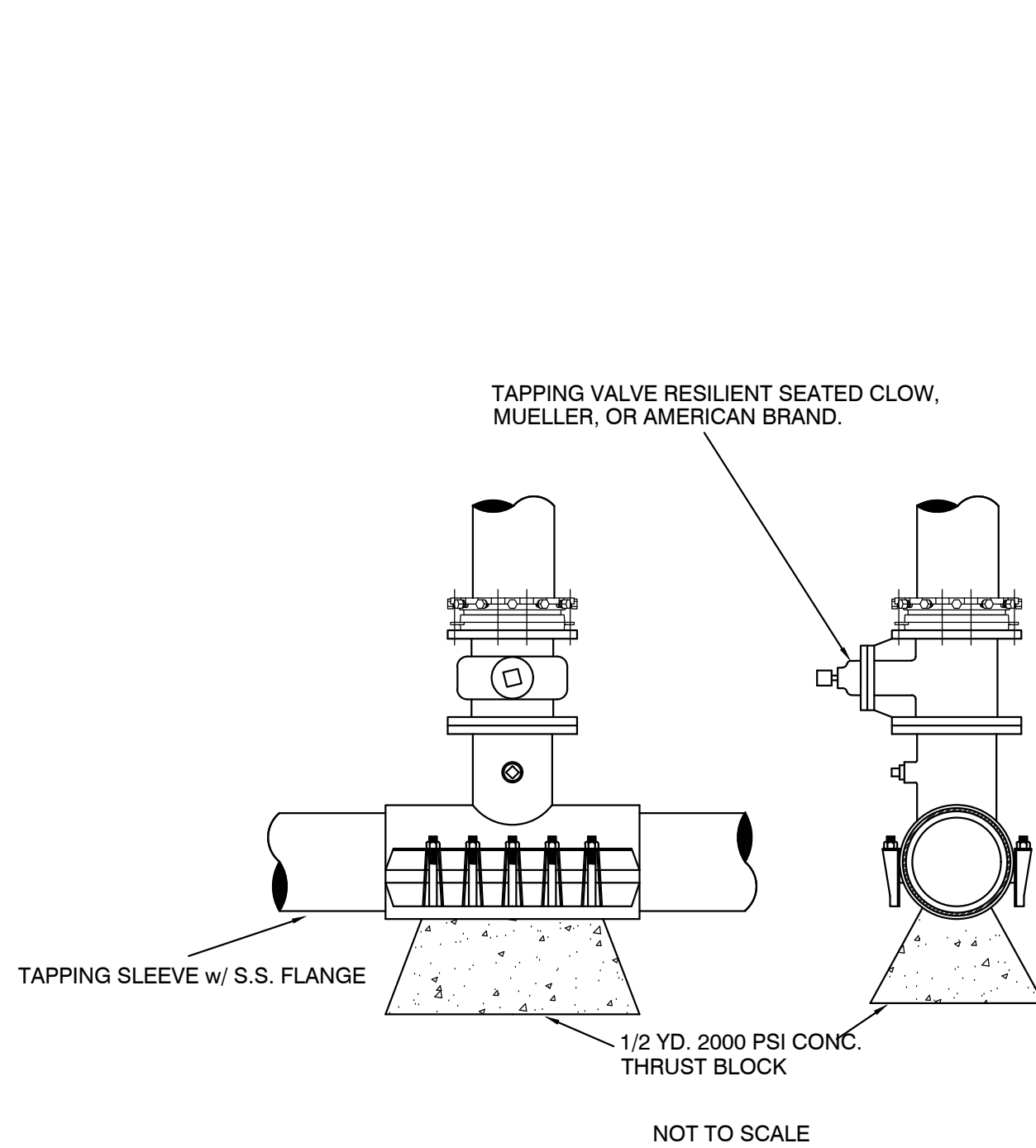
- NOTES:
- THE CITY INSTALLS THE METER AND DUAL CHECK VALVE(S) IN THE SERVICE BOX. CONTRACTOR SPECIFIES 3/4" OR 1" SIZING FOR THE METER AND DUAL CHECK VALVES.
 - METER SHALL BE INSTALLED BETWEEN SIDEWALK AND CURB AND IN NO CASE SHALL IT BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.
 - A DUAL CHECK BACKFLOW PREVENTER WILL BE FURNISHED WITH METER BY CITY OF MOUNT DORA ON ALL SINGLE FAMILY SERVICE CONNECTIONS. BACKFLOW PREVENTERS WILL NOT BE SUPPLIED BY THE CITY OF MOUNT DORA ON COMMERCIAL SERVICE CONNECTIONS. BACKFLOW PREVENTER REQUIREMENTS WILL VARY FOR COMMERCIAL CONNECTIONS.
 - ALL POTABLE WATER SERVICE AND PROPERTIES WITH ALTERNATIVE WATER SYSTEMS (WELL, ETC.) REQUIRE AN ABOVE GROUND BACKFLOW PROTECTION DEVICE ON THE OUTLET SIDE OF THE METER.
 - SERVICE LINES SHALL NOT BE LESS THAN METER SIZE.
 - 3/4" - 2" RESIDENTIAL WATER METERS WILL BE PROVIDED BY AND INSTALLED BY CITY OF MOUNT DORA



POTABLE WATER-SINGLE SERVICE CONNECTION

PW004-1

ISSUED: 2017
REVISED: --



NOT TO SCALE



WET TAP SLEEVE & VALVE

PW0013-1

ISSUED: 2017
REVISED: --

SITE IMPROVEMENTS

SECONDARY TITLE
MOUNT DORA, FLORIDA



902 NORTH SINGULAR AVE
MOUNT DORA, FL 32776
TEL: (352) 343-9481

REVISION	DATE	DESCRIPTION

PRELIMINARY

FOR INTERIM REVIEW ONLY

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CHUCK C. HIOTT 54813
NAME P.E. NO.
DATE 9/18/2024
TPEL'S ENGINEERING FIRM #P-312

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

CHARLES C. HIOTT
P.E. # 54813 ON 9/18/2024.

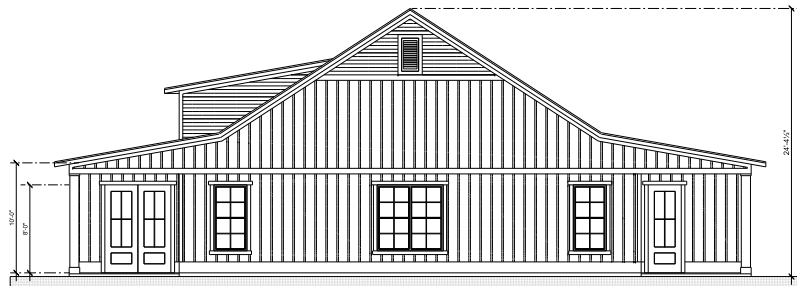
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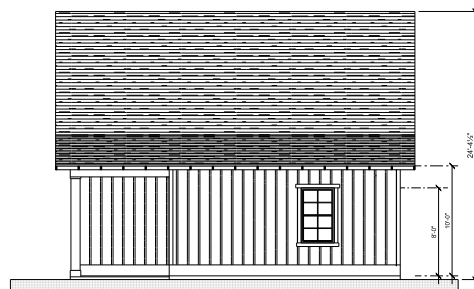
HALF ASSOCIATES, INC.
902 NORTH SINGULAR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-9481

PROJECT NO.: XXXX
ISSUED: XXXX
DRAWN BY: RON
CHECKED BY: CCH
SCALE: NA
SHEET TITLE:

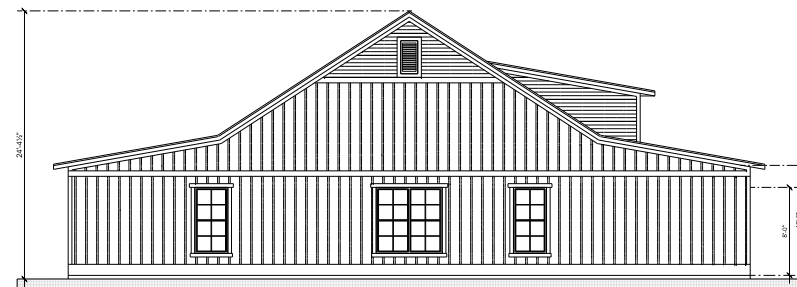
DETAILS



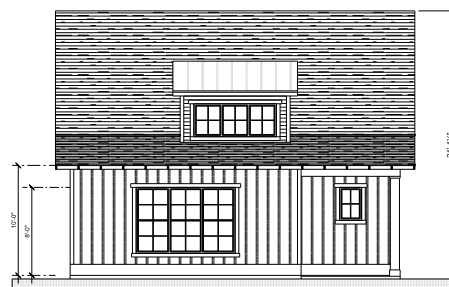
RIGHT SIDE ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



REAR ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



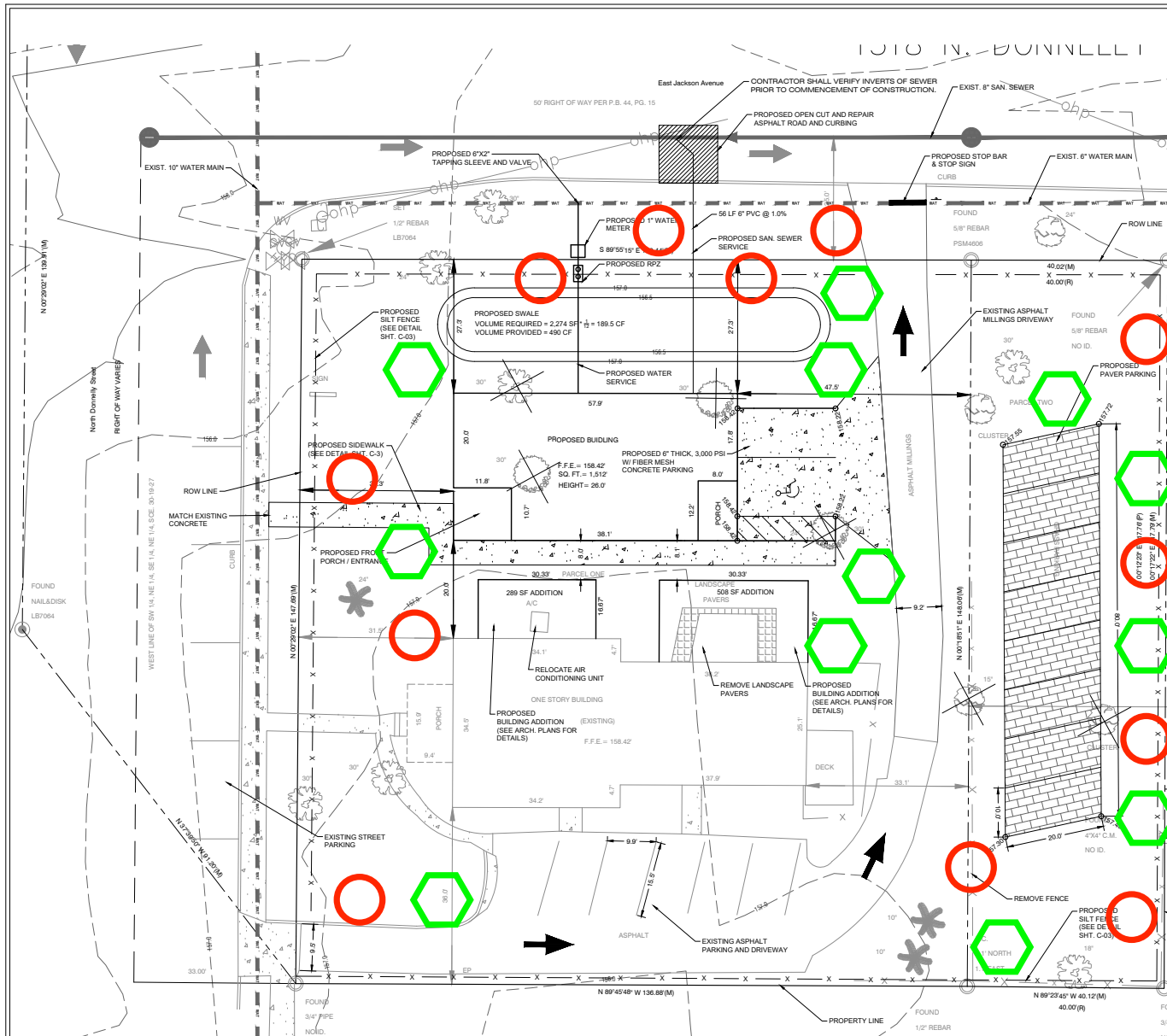
FRONT ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

Fiber Cement Plank
Board & Batten: Arctic White

Asphalt Roof:
Black, 320-pound, 30-year architectural
grade asphalt shingles
Metal Roof:
Ash Grey

FLOOR PLAN
SCALE: 3/16" = 1'-0"

AREA TABULATIONS:	
A/C SPACE	1680 SF
FRONT PORCH	180 SF
BACK PORCH	180 SF
TOTAL UNDER ROOF	2040 SF



SWALE DATA			
SWALE	TOP OF BANK ELEVATION	POND BOTTOM ELEVATION	SLOPE (MAX)
1	157'-0"	156'-6"	4:1

SITE DATA

EXISTING FLUM	RESIDENTIAL PROFESSIONAL
EXISTING ZONING	RESIDENTIAL PROFESSIONAL
MAXIMUM BUILDING HEIGHT	35'
SETBACKS	25' FRONT (FROM DONNELLY ST. ROW) 30' REAR 10' SIDE 25' (FROM ANY STREET)
GROSS SITE AREA	0.60 ACRES OR 26,147 SF
PARCEL 1 AREA	0.46 ACRES OR 20,208 SF
PARCEL 2 AREA	0.14 ACRES OR 5,939 SF
WETLANDS/CONSERVATION	0.00 SF
BUILDABLE AREA	0.60 ACRES OR 26,166 SF
PROPOSED USE	MED SPA
ALT KEY	1447704, 144763
PROPOSED BUILDING AREA	2,535 SF
PROPOSED PAVEMENT	0 SF
PROPOSED SIDEWALK	625 SF
MAX IMPERVIOUS RATIO (ISR)	.65%
FLOOR AREA RATIO (FAR)	0.18 (4,665 SF / 26,166 SF)
TOTAL IMPERVIOUS	12,147 SF (46.42% ISR)
TOTAL OPEN SPACE	14,019 SF
PROPOSED SWALE	20,501 SF
PARKING REQUIRED	1 SPACE/300 SF (OFFICE) = 15 SPACES
EXISTING PARKING	18 SPACES
PARKING PROVIDED	20 SPACES
WATER	CITY OF MOUNT DORA
SEWER	CITY OF MOUNT DORA
ELECTRIC	SECO
POLICE	CITY OF MOUNT DORA
WASTE MANAGEMENT	CITY OF MOUNT DORA
FIRE PROTECTION	CITY OF MOUNT DORA
PHONE	CENTURYLINK

THIS SITE IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 1206900387E, EFFECTIVE DATE: DECEMBER 18, 2012.

NOTE:
1. NEW UTILITY CONNECTIONS FOR THE NEW BUILDING TO BE INSTALLED BY THE OWNER/BUILDER DURING THE SITE DEVELOPMENT IN ACCORDANCE WITH CITY STANDARDS.

EXISTING TREE LEGEND:

- = OAK TREE
- = PINE TREE
- = MAPLE TREE
- = EXISTING TREE TO BE REMOVED

= Magnolia x 12

= Live Oak x 12

SITE IMPROVEMENTS
1518 DONNELLY ST.
MOUNT DORA, FLORIDA



PRELIMINARY

FOR INTERIM REVIEW ONLY

DATE	NO.	DATE	NO.
10/1/2011	1	10/1/2011	1

DATE: 10/1/2011

DATE: 10/1/2011

DATE: 10/1/2011

DATE: 10/1/2011

DATE: 10/1/2011

DATE: 10/1/2011

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DATE: 10/1/2011

DATE: 10/1/2011

DATE: 10/1/2011



CITY OF
MOUNT
DORA

Public Works Department
900 N. Donnelly St.
Mount Dora, FL 32757
352-735-7151

DRC REVIEW COMMENTS

Utilities

DATE: October 4, 2024

FROM: Andrew Marsian, Utilities & Plant Operations Director

THROUGH: William J. Mitchell, Jr., P.E., City Utilities Engineer
Josh Kramm, Utility Manager

PROJECT NAME: 1518 Donnelly New Building
Minor Site Plan – Third Review

Administrative approval (or lack of comment on a specific item) does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed that results in a failure to meet applicable code requirements.

Utilities Comments:

1. Indicate size of the proposed sewer service
2. The proposed sewer service crosses the existing water main. Provide conflict detail for this crossing.
3. The proposed sewer service and the proposed water service cross under the proposed swale. There is concern that when the swale is maintained/cleaned it could potentially result in damage to the proposed utilities. Recommend an alternate configuration to avoid this potential concern. Include drawing details showing depths of swale and pipe elevations.

cc: Andrew Marsian - Utilities & Plant Operations Director



1117 East Robinson St.
Orlando, FL 32801
Phone: 407.425.0452
Fax: 407.648.1036

DELIVERED VIA E-MAIL

October 4, 2024

Mr. Vince Sandersfeld
Planning Director
City of Mount Dora
510 Baker Street
Mount Dora, FL 32757

RE: 1518 N. Donnelly Street – Minor Site Plan (Project No.: SP24-05 Minor)
Third Review

Dear Mr. Sandersfeld,

We are in receipt of the revised Site Plan for the above referenced development. We did not receive a written response letter addressing the previous comments. The following comments are based upon our review of the documents received by CPH on September 20, 2024, as submitted by Austin Guenther of G3 MD, LLC.

Application:

1. No comment

Boundary Survey (Not included in this submittal) Repeat comments:

2. Resolved.
3. Resolved.

Minor Site Plan:

4. Resolved.
5. Resolved.
6. Resolved.
7. **Repeat/New Comment** – the grass parking spaces on Lot 2 have been removed and replaced with a proposed brick paver parking area. The paver parking is also oriented to be accessed from North Donnelly Street. Directional arrows have also been added to the plans. The plans also note the drive isle is asphalt millings and not a paved driveway. How will the pavement marking be applied to an asphalt milling drive isle. Typically, the striping is applied to pavement or concrete. Is the gravel driveway to be paved and widened?
8. Resolved.
9. Resolved. A detail has been added to the plans.
10. **Repeat Comment** – A water service has been provided with a “RPZ” call out. Add the RPZ detail to the plans. Show the existing water and sewer services to the existing structure.
11. **Repeat Comment** – Contact the City about the existing water and sewer facilities within the road ROWs. And show the nearest fire hydrant to the property.
12. Resolved.
13. Resolved.



14. Informational Comment – Site Plan to be prepared and signed and sealed by a Registered Professional Engineer licensed in the State of Florida. The submitted plans is noted as “Preliminary, for interim review only.” The final plans will need to be signed and sealed.

Items not Included:

15. Resolved.
16. Resolved.
17. Resolved.

Planning Comments:

Minor Site Plan Application (Not included in this submittal):

18. Resolved.
19. Resolved.

Site Plan comments:

20. Resolved.
21. Resolved. Site Data table references Residential Professional.
22. **Repeat Comment** – The City’s Code states that Professional offices are a conditional use in the RP (Residential Professional) Zoning district. Per LDC Section 2.5.1.5, a public hearing is required for this use. City to verify.
23. Resolved.
24. Resolved.
25. **Repeat Comment** – Per LDC Section 3.5.2 Table III-1, Major Roadway System Setback Requirements, there is a required 115-foot setback requirement from the centerline of the road. City will need to verify if this requirement will need to go to Council for approval or if staff can approve.
26. Resolved.
27. Resolved. The existing spaces are shown as 9.9 feet wide and 15.5 feet deep. These are grass spaces. The new brick paver parking spaces are shown as 10 feet wide and 20 feet deep. These are proposed parking spaces in Lot 2.
28. Resolved. The city detail for the ADA space has been added to the plans.
29. Resolved.
30. Resolved.
31. **Repeat Comment** – Drive aisle widths shall conform with the standards stated in Section 6.5.5 of the City’s LDC. The response stated to see Sheet C-2. The drive isle is called out as an existing asphalt millings drive. City to verify if this needs to be upgraded to confirm to City LDC.
32. **Repeat Comment** – When required, bicycle parking requirements shall conform with the standards stated in Sec 6.5.11.6 of the City’s LDC. We understand the threshold is 15 parking spaces. No bike parking area and rack are depicted on the plans.
33. Resolved. City detail have been added.
34. **New comment** – There is a new “Proposed stop bar and sign” on the exit to E Jackson Avenue. If this is a one way drive isle, add a “Do Not Enter” sign to the back of the stop sign and extend the stop bar the full width of the exit isle. Also, this surface also appears to be asphalt millings. At a minimum, the last 5 to 10 feet needs to be paved with either asphalt or concrete and then the stop bar applied.



35. **New comment** – there are no sheet numbers on the plans.

This concludes our review of the plans and documents. Please have the applicant provide a detailed response to each comment (to include where and how comment has been addressed, use clouds as necessary). Please feel free to contact us should you have any questions.

Sincerely,

CPH Consulting, LLC

A handwritten signature in cursive script that reads 'Allen C. Lane, Jr.'.

Allen C. Lane, Jr, P.E.
Senior Project Manager

CC: Katherine Shafer
Preston Ciccarello

J:\M7000.01\z-Orlando\Civil\City Plan Review\201.00M7000.670_1518 Donnelly Street New Building_Minor SP\Letter\Review 3\CPH Comments - 1518 Donnelly Street Minor SP - 3rd Review.docx

ORDINANCE NO: 2024 - XX

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER VI, DESIGN STANDARDS AND CHAPTER VIII, DEFINITIONS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Chapter 166, confers upon a local government, the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, pursuant to its home rule powers, the City of Mount Dora may regulate land use matters and design standards within the City limits through the adoption of Land Development regulations; and

WHEREAS, from time to time the City of Mount Dora provides updates and amendments to its Land Development regulations; and

WHEREAS, the City finds that the amendments to its Land Development Code, as set forth herein, are consistent with all applicable policies of the City of Mount Dora Comprehensive Plan; and

WHEREAS, the City has determined that the amendments to its Land Development Code, as set forth herein, advance a legitimate public purpose and promote and protect the health, safety and welfare of the citizens of the City of Mount Dora.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER VI, DESIGN STANDARDS AND CHAPTER VIII,

DEFINITIONS. The City of Mount Dora Land Development Code Chapter VI, Design Standards, and Chapter VIII, Definitions, is hereby revised and amended as follows:

Note: Underlined words constitute additions to existing text, ~~striketrough~~ constitutes deletions from existing text and asterisks (***) indicate omitted parts which are intended to remain unchanged.

CHAPTER VI. – DESIGN STANDARDS

6.6. - Landscaping and buffers.

Landscaping areas and buffers are required between certain land uses, along certain corridors, in certain areas, and in paved parking areas to preserve the value of land and buildings on surrounding properties and neighborhoods; to eliminate or minimize potential nuisances such as noise, lights, signs, dirt, litter, unsightly buildings, or parking areas; and to encourage the proliferation of trees and vegetation. Buffers provide spacing to reduce potentially adverse impacts of odor and danger from fire or explosions. Landscaping can aid in erosion prevention, oxygen production, beautification and aesthetic enhancement of improved and vacant land.

6.6.1. General requirements. The landscape requirements contained herein shall apply to all new development with the exception of city parks.

No additions or improvements may be made on existing developed property unless the development conforms to the regulations contained herein.

City parks shall be exempt from the regulations contained herein; however, landscape improvements shall be required at the discretion of the city council.

In order to fulfill the purposes of this code and to allow for necessary recharge, impervious surface may cover no more than the percentage of the site area (land above the mean high water line) shown below:

District	Percentage
Single and multifamily residential	65
C-1	80
C-2 within downtown exempt district	100
C-2 other	80
C-2A	80
C-3	65
OP	65
RP	65
WP-1	65
WP-2	65
PLI	70
Recreation	25
Conservation	10
EC	75

MU-1 and MU-2	100
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The remaining site area shall be devoted to stormwater retention, easements, green areas and the specific landscaping requirements of this code. Areas within the C-2 downtown exempt district C-1, and MU zoning districts shall be guided by these standards. Landscaping standards as outlined in section 3.4 shall apply.

Notwithstanding anything contained within this section 6.6 to the contrary, any site for which a building or other development permit has been issued shall be appropriately landscaped so that no erosion occurs which impacts adjacent sites or parcels of property.

6.6.2. Buffer standards and requirements.

1. *Location and design:* Buffers shall be provided on the outer perimeter of a lot or parcel, in accordance with the requirements and standards contained herein. Buffers shall not be located on any portion of any existing, dedicated, or reserved public or private street or right-of-way. The buffer width is normally calculated parallel to the property line. Design variations are allowed, however, if the average width of the buffer conforms to the standard listed herein. The average width shall be measured at the two end points of the buffer and two additional points which are each approximately equidistant from themselves and from the closest end point.

In order to reduce the monotony of sight design, no more than 33⅓ percent of canopy and understory trees may be of the same species on-sites where a total of 15 or more canopy trees are required.

2. *Use of buffers:* A buffer may be used for some forms of passive recreation. It may contain pedestrian, bike or equestrian trails, provided that:
 - a. No plant material is eliminated.
 - b. The total width of the buffer is maintained.
 - c. All other requirements of this code are met. In no event, however, shall the following uses be allowed in buffer areas:
 - *Playfields
 - *Tennis courts
 - *Stables
 - *Swimming pools
 - *Other active recreation

The buffer may include a stormwater retention area and/or septic tank.

3. *Required buffer widths:* Requirements for buffers are based on the intensity of the proposed development or use, and the use which is developed or designated on all adjacent properties. In order to determine the type of buffer required for a proposed use, the following procedure shall apply:
 - a. Identify the zoning classification of the site and all adjacent properties.
 - b. Refer to Table VI-1 ~~and/or Table VI-2~~ for the buffer type required on each boundary.
 - c. Refer to buffer type description.

- d. The total required buffer width may be reduced by up to ten feet and the number of required planting materials may be reduced by 20 percent if a six-foot-high brick wall is installed as a part of the buffer.
- e. Regardless of width averaging, in no event shall any portion of a buffer be less than five feet in width nor shall a measurement of any portion of the buffer used in determining the average width exceed 200 percent of the required width.

4. *Installation of Buffers. Landscape buffering Shall be required at the time of development as specified below:*

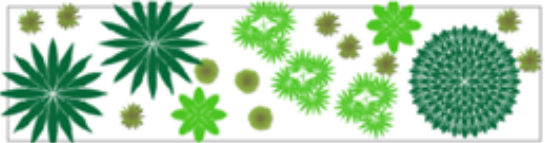
- a. If no buffer exists on the adjoining property or if the existing buffer fails to meet the requirements of the table below, buffering shall be required. In order to utilize a buffer on an adjoining property to meet the regulations, the buffer on the adjoining property must have been required by a development order issued by the City or Lake County.
- b. If a buffer exists on the adjoining property that meets the requirements of the table below, no additional buffering shall be required. In order to utilize a buffer on an adjoining property to meet the regulations, the buffer on the adjoining property must have been required by a development order issued by the City or Lake County.
- c. Commercial parcels within a mixed use Planned Unit Developments (PUD) may utilize the buffer installed on adjacent parcels within the same development if such buffers were required by a development order issued by the City.
- d. If an adjacent commercial parcel is vacant, only fifty (50) percent of the buffer width and plants shall be required for the commercial parcel being developed. The adjacent vacant commercial parcel shall install the remaining fifty (50) percent of the buffer when it is developed.

5. *Buffering from Public Right-of-Ways: Any parcel adjacent to a public right-of-way shall have a Type A landscape buffer along its right-of-way. A Type B Landscape Buffer is required for parcels along US 441 and SR 46.*

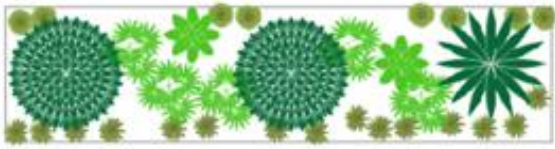
6. *Buffer Types: Each buffer type shall contain the materials described as follows, with the remainder of each buffer area landscaped with grass, ground cover or other landscape treatment:*

Buffer Type A	Width Options	Landscaping Requirements, per 100 linear feet
This buffer functions as basic edge demarcating individual properties with a slight visual obstruction from the ground to a height of ten feet.	5'	3-foot-tall semi-opaque (75% transparent) fence or wall + 5 evergreen shrubs per every 100 linear feet
	15'	1 canopy tree and 6 understory trees 
	25'	3 canopy trees 

Buffer Type B	Width Options	Landscaping Requirements, per 100 linear feet
This buffer functions as an intermittent visual obstruction from the ground to a height of at least 20 feet, and creates the impression of spatial separation without eliminating visual contact	5'	4-foot-tall semi-opaque (50% transparent) fence or wall + 10 evergreen shrubs per every 100 linear feet
	15'	1 canopy tree, 7 understory trees, and 5 shrubs 
	25'	3 canopy trees and 12 shrubs 

Buffer Type C	Width Options	Landscaping Requirements, per 100 linear feet
This buffer functions as a semi-opaque screen from the ground to at least a height of four feet.	5'	6-foot-tall opaque fence or wall + 15 evergreen shrubs per every 100 linear feet
	15'	2 canopy tree, 6 understory trees, and 15 shrubs 
	25'	3 canopy trees, 5 understory trees and 11 shrubs 

Buffer Type D	Width Options	Landscaping Requirements, per 100 linear feet
This buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents	5'	6-foot-tall opaque wall + 20 evergreen shrubs per every 100 feet
	15'	2 canopy tree, 8 understory trees, and 29 shrubs 

visual contact between uses and creates a strong impression of total separation.	25'	3 canopy trees, 7 understory trees and 23 shrubs 
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7. Landscape Buffers: The table below provides the required buffer and specific requirements.

Table VI-1 - Landscape Buffers between Zoning Districts.

	GB	R-1AAA, R-1AA, R-1A, R-1, and R-1B	R-2	R-3	MPH	C-3	RP	OP	WP-1, WP-2	PLI
GB	—	—	—	B	C	C	A	A	D	B
R-1AAA, R-1AA, R-1A, R-1, and R-1B	—	—	—	B	C	C	A	B	D	C
R-2	—	—	—	B	C	C	A	B	D	C
R-3	B	B	B	A	B	B	B	B	D	B
MHP	C	C	C	B	A	B	C	C	D	B
C-3	C	C	C	B	B	A	B	B	D	B
RP	A	A	A	B	C	B	B	B	D	B
OP	A	B	B	B	C	B	B	A	D	B
WP-1, WP-2	D	D	D	D	D	D	D	D	B	D
PLI	B	C	C	B	B	B	B	B	D	B

- a. PUD and Mixed Use (MU-1 and MU-2) buffer requirements will generally be the same as those required of the conventional zoning district most similar to each PUD/Mixed Use (MU-1 and MU-2). Based on adjacent unlike uses, more stringent buffering treatments may be required. Requirements may be negotiated.
- b. Wolf Branch Innovation-Employment (WBI-E) and Wolf Branch Innovation-Gateway (WBI-G) shall follow the buffer and treatments of the Wolf Branch Innovation districts of this code and most recent WBID Design Guidelines adopted by reference.
- c. C-1, C-2, and C-2A zoning district landscape requirements are included in the zoning section of this code.

Reference to removed charts

- ~~4. —Buffer type description: Each buffer type shall contain the materials described as follows, with the remainder of each buffer area landscaped with grass, ground cover or other landscape treatment:~~
- ~~a. —Buffer type A:~~

~~1.—Minimum average width: Twenty-five feet.~~

~~2.—Required materials:~~

~~Landscaping—~~

~~For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be rounded to the nearest whole tree.~~

~~Three canopy trees.~~

~~Five understory trees.~~

~~Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.~~

~~b.—Buffer type B:~~

~~1.—Minimum average width: Thirty feet.~~

~~2.—Required materials:~~

~~Landscaping—~~

~~For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be rounded to the nearest whole tree.~~

~~Four canopy trees.~~

~~Five understory trees.~~

~~Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.~~

~~c.—Buffer type C:~~

~~1.—Minimum average width: Forty feet.~~

~~2.—Required materials:~~

~~Landscaping—~~

~~For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be rounded to the nearest whole tree.~~

~~Four canopy trees.~~

~~Six understory trees.~~

~~Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.~~

- ~~3.—Screen: A six-foot-high brick, block, or stucco wall shall be provided. The location of the wall within the buffer may vary. However, all shrubs and a majority of the trees shall be on the neighbor's side of the wall. The wall shall be designed either with maintenance breaks or other access to the adjacent properties side of the wall for maintaining landscaping on both sides.~~

~~d.—Buffer type (a):~~

- ~~1.—Minimum average width: Ten feet.~~
- ~~2.—Required materials:~~

~~Landscaping—~~

~~For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be rounded to the nearest whole tree.~~

~~Three canopy trees.~~

~~Five understory trees.~~

~~Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.~~

~~e.—Buffer type (b):~~

- ~~1.—Minimum average width: Fifteen feet.~~
- ~~2.—Required materials:~~

~~Landscaping—~~

~~For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be rounded to the nearest whole tree.~~

~~Three canopy trees.~~

~~Ten understory trees.~~

~~Shrubbery or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.~~

~~f.—Buffer type (c):~~

- ~~1.—Minimum average width: Twenty feet.~~
- ~~2.—Required materials:~~

~~Landscaping—~~

~~For each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this section. Fractional amounts of trees calculated hereunder shall be~~

~~rounded to the nearest whole tree.~~

~~Five canopy trees.~~

~~Fifteen understory trees.~~

~~Shrubby or hedge to provide a continuous visual screen within 36 months of planting, or immediately upon planting for buffers contiguous to onsite parking lots.~~

~~For purposes of this section, "continuous visual screen upon planting" shall mean overlapping foliage from one plant to another.~~

6.6.3. *Parking lot requirements.* Landscaping shall be provided for interior vehicular use areas to provide visual and climatic relief from broad expanses of pavement and to channelize and define pedestrian and vehicular traffic.

1. For developments requiring less than 200 spaces, a minimum of ten percent of the gross square footage of the paved parking lot area and entranceway shall be devoted to landscaping. For developments requiring 200 or more parking spaces, 15 percent of the gross square footage of the paved parking area and entranceway shall be devoted to landscaping.
2. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of 100 feet. A maximum of ten parking spaces in a row will be permitted, although adjustments may be made to save specimen trees.
3. One canopy tree shall be required for each landscape break. A two-inch DBH drake elm may be substituted for up to 25 percent of the canopy trees in parking areas. A ground cover such as ivy, juniper, jasmine and lily turf shall be used. Grass or turf is prohibited.
4. All parking garages shall be required to either:
 - a. Provide landscaped hanging baskets and/or landscaped planters around the exterior of the first three levels of the garage structure; or
 - b. Provide additional landscaping in other areas of the site.
5. Parking areas for detached single-family and duplex homes are exempt from these requirements.
6. To promote preservation of trees in parking areas, the city may reduce the total number of required spaces by up to 15 percent in order to provide adequate area for the trees to survive provided:
 - a. Spaces within the dripline are eliminated and a groundcover such as ivy, juniper, jasmine and lily turf is used as a landscape break;
 - b. Trees must be at least six inches in diameter to qualify for the parking space reduction.
7. Interior landscape breaks in parking lots shall be a minimum of ten feet by 20 feet.
8. **Parking garages shall be required to provide landscaping at the entrance(s) and exit(s) of the structure. To soften the façade, parking garages shall provide landscaping features**

on every elevation. Landscaping features include, but are not limited to, hanging baskets, vegetated trellis, or planters.

6.6.4. Downtown. See zoning regulations for downtown landscape standards.

6.6.5. Planting standards and requirements.

1. *Preservation.* Preservation of existing landscape materials and land forms is encouraged. Natural existing vegetation may be substituted for the applicable landscape buffer provided canopy trees are greater than six inches in diameter and understory/hedge/shrubbery provides a continuous visual screen from the adjacent property.

Existing trees may be used to meet the landscaping requirements in accordance with the following criteria:

- a. The trees are in good health and free of pests, disease, or injury.
- b. The trees meet the requirements above for canopy, ornamental and palms.
- c. To count for buffering or interior landscape requirements, the trees must be located within the appropriate corresponding area.
- d. Tree credits Shall be given for existing qualifying canopy trees as follows:

Table VI-2

LANDSCAPING CREDIT FOR EXISTING TREES

<u>Existing Tree Size based on DBH</u>	<u>Number of Trees Credited For Required Landscape</u>
<u>2"—6.99"</u>	<u>1 Canopy Tree Credits</u>
<u>7"—12.99"</u>	<u>2 Canopy Tree Credits</u>
<u>13" or greater</u>	<u>3 Canopy Tree Credits</u>

2. *Quality.* Plant materials used to conform with the provisions of this section shall equal or exceed the Florida No. 1, as given in "Grades and Standards for Nursery Plants," Part I, 1963, and Part III, State of Florida, Department of Agriculture, and amendments thereto.
 - a. *Trees:* Commercial canopy trees shall have a minimum height of eight feet and a caliper requirement of two inches measured six inches above the ground immediately upon planting or where required as replacement planting. Anchoring or staking is not required. Trees of species providing roots known to cause damage to public roadways or other public works shall not be planted closer than 12 feet to such public works, unless the tree root system is completely encased within a container for which the minimum interior dimensions shall be five feet square and five feet deep in compliance with the construction requirements of the city. All rootball wrapping shall be removed prior to planting. Residential canopy trees shall have a minimum height of eight feet and a caliper requirement of two inches

measured six inches above the ground immediately upon planting. Anchoring or staking is not required.

Understory trees shall have a minimum height of six feet and a caliber requirement of 1.5 inches measured six inches above the ground with a minimum four feet crown spread at the time of planting. Multi-trunk understory trees shall have no more than three main trunks with combined caliber of 2.5 inches.

- b. *Shrubs and hedges:* Shrubs shall be a minimum of 24 inches in height immediately upon planting and reach an average height of 36 inches within one year after planting. Hedges shall be of nondeciduous species and planted and maintained so as to form a continuous unbroken solid, visual screen immediately upon planting.
 - c. *Ground cover:* Ground cover such as ivy, juniper and lily turf used in lieu of grass shall be planted in such manner as to present a finished appearance and reasonably complete coverage within three months after planting.
 - d. *Lawn grass:* Grass shall be species normally grown as permanent lawns in the city. However, all species of St. Augustine grass shall be prohibited in new developments. Grass seed shall be clean and reasonably free of weeds and noxious pests or diseases. Grass seed shall be delivered to the job site in containers with Florida Department of Agriculture tags attached indicating the seed grower's compliance with the department's quality control program.
 - e. *Berm:* When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, such berm shall not exceed a slope of 30 degrees and shall be completely covered with shrubs, grass or other living ground cover.
3. *Approved species:* The landscaping requirements of this ~~appendix~~ [section] may be achieved by using any of the approved drought tolerant xeriscape species listed in Table VI-3. Other species may also be used if approved in advance by the city as being equivalent in function and quality. The city encourages plant listing and publication of the <http://floridayards.org>. Pines listed in the approved species list may be counted for landscaping purposes if they exist on site at the time of development; however, pines may not be counted for landscaping purposes if they are planted as a part of new landscaping.
4. *Designation on-site plan:* The specific species designated on the approved site plan shall be the species planted in the locations and quantities indicated.

TABLE VI-3
APPROVED TREE AND PLANT SPECIES LIST

- 1. *Canopy trees*—Trees which normally grown to mature height of 40 feet or more:
 - a. Live Oak (*Quercus Virginiana*)
 - b. Shumard Oak (*Quercus Shumardii*)
 - c. Red Maple (*Acer Rubrum*)
 - d. American Holly (*Ilex Opaca*)

- e. Sweetgum (Liquidambar Styraciflua)
 - f. Southern Magnolia (Magnolia Grandiflora)
 - g. Sweet Bay (Magnolia Virginiana)
 - h. Slash Pine (Pinus Elliottii)
 - i. Sand Pine (Pinus Clausa)
 - j. Longleaf Pine (Pinus palustris)
 - k. Loblolly Pine (Pinus taeda)
 - l. Bald Cypress (Taxodium Distichum)
2. *Understory trees*—Trees which normally grow to a mature height of 15 to 35 feet:
- a. Winged Elm (Ulmus Atata)
 - b. Drake Elm*
 - c. Chinese Elm (Ulmus Parfolia)
 - d. Yaupon Holly (Ilex Vomitoria)
 - e. Weeping Bottlebrush (Callistemon Viminalis)
 - f. Loquat (Eriobotrya Japonica)
 - g. Redbud (Cercis Canadensis)
 - h. Dogwood (Cornus Florida)
 - i. Jerusalem Thorn (Parkinsonia Aculeata)
 - j. Tree of Gold (Tabebuia Argentea)
 - k. Cherry Laurel (Prunus Caroliniana)
 - l. Chickasaw Plum (Prunus Angustifolia)
 - m. Southern Wax Myrtle (Myrica Cerifera)
 - n. Crape Myrtle (Lagerstroemia Indica)
 - o. Citrus trees (all kinds)
 - p. Walter Viburnum (Viburnum Obovatum)
 - q. Devilwood (Osmanthus Americanum)
 - r. Bumelia (Bumelia Tenax)
 - s. Tar Flower (Befaria Racemosa)
 - t. Fringe Tree (Chionanthus Virginicus)

*May be used as canopy tree in parking lots with a minimum of 2.5 inch DBH.

3. *Shrubs:*

- a. Sandankwa Viburnum (*Viburnum Suspensum*)
 - b. Glossy Privet (*Ligustrum Lucidum*)
 - c. Japanese Privet (*Ligustrum Japonicum*)
 - d. Podocarpus (*Podocarpus Macrophylla*)
 - e. Pittosporum (*Pittosporum Tobira*)
 - f. Surinam Cherry (*Eugenia Uniflora*)
 - g. Cherry Laurel (*Prunus Caroliniana*)
 - h. Wax Myrtle (*Myrica Cevifera*)
 - i. Native Azaleas (*Rhododendron Viscosum*)
 - j. Star Anise (*Illicum Parviflorum*)
 - k. Eleagnus (*Eleagnus Pungens*)
 - l. Florida Lencothoe (*Agavista Populifovia*)
 - m. Walter Viburnum (*Viburnum Obovatum*)
 - n. Sweet Viburnum (*Vuburnum Odoratissium*)
 - o. Devilwood
 - p. Red Tip Photinia
4. *Prohibited trees:*
- a. Australian Pine (*Casuarina species*)
 - b. Cajeput or Punk Tree (*Melaleuca Quinquenervia*)
 - c. Chinaberry (*Melia Azedarach*)
 - d. Ear Tree (*Enterlobium Cyclocarpum*)
 - e. Eucalyptus species
 - f. Florida Holly or Brazilian Pepper (*Schninus Terebinthifolius*)
 - g. Paper Mulberry (*Broussonetia Papyrifera*)
 - h. Camphor Tree (*Cinnanonum Camphora*)
5. *Safety and protection:*
- a. Curbing or wheel stops shall be used to protect landscape areas.
 - b. If curbs are used, tree trunks and shrubs shall be set in three feet from either side of a parking space to avoid damage by vehicles.
 - c. Street and highway sight distances established by the Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction, and Maintenance shall be observed for all street intersections or driveways and

streets. Within these sight distances, no landscape material exceeding 2.5 feet in height shall be permitted. Trees shall be permitted when traffic visibility is not obstructed.

6. *Performance standards:*

- a. *Clustering:* In order to provide a more interesting and aesthetically pleasing effect, landscaping may be clustered along perimeter buffers. Clustered landscape plans shall be approved at the discretion of the planning and zoning commission.
- b. *Substitutions:* Six cabbage palm trees may be substituted for each canopy tree for up to 25 percent of the total number of canopy trees. These trees must be clustered at a maximum six foot on center and have a minimum height of 12 feet.
- c. *Shifting:* Canopy trees may be shifted within the perimeter buffers provided a minimum of three canopy trees per 100 linear feet be maintained in any one buffer.
- d. *Off-site donation:* If the applicant finds it difficult to provide the necessary landscape materials to meet minimum code requirements, the planning and zoning commission may consider allowing the applicant to contribute to the City Tree Bank donation of materials for off site landscaping. Such landscaping may be located along public rights-of-way and on publicly owned property.
- e. *Xeriscape standards:* Plant material shall be clustered and located with plants of similar water use requirements. Irrigation systems shall be designed to provide differential zones to accommodate the specific needs for each plant grouping to ensure that over watering does not occur.

6.6.6. Maintenance. Maintenance shall consist of mowing, removing of litter and dead plant materials, necessary pruning, replacement of dead plantings, watering and fertilizing. Maintenance is required in order to ensure proper functioning.

1. *Responsibility:* The owner of any property or the tenant thereof, shall be, as to those parties, jointly and severally responsible for the maintenance of all landscaping on-site and in the unpaved portion of the rights-of-way adjoining the site to present a neat, healthy and orderly appearance, free of refuse and debris. The owner shall have an implied easement on rights-of-way extending from the site to the road pavement to complete the required maintenance.
2. *Irrigation:* All landscape areas shall be provided with an automatic underground irrigation system constructed to the Irrigation Association (IA) standards for irrigation with 100 percent coverage. Rain sensor device required. Irrigation system to be designed with water-friendly conservation practices (Xeriscape standards), per section 6.6.5.6.e of this code. New developments or redevelopments are not required to provide an irrigation plan, however landscape plans shall provide confirmation statements that the design will adhere to the irrigation requirements, as contained in this code.
3. *Enforcement:* The city may conduct periodic inspections to assure compliance with the maintenance requirements of this code.

4. *Pruning:* All pruning Shall be in accordance with Standard Practice for Tree, Shrubs and Other Woody Plant Maintenance—Standard Practices (Pruning), ANSI 300 of the National Tree Care Association.
- a. *Applicability.* ~~The owner of a property, or the tenant thereof, shall not trim, prune, remove living branches or cause the diminution of the crown of any canopy tree without a permit except pursuant to Florida law.~~
- b. ~~*Permit application procedures.* The following procedures shall be followed and shall govern the granting of all permits pursuant to this section:~~
1. ~~*Submittals.* The fees associated with a permit application submitted pursuant to this section shall be adopted from time to time by resolution. Each application for permit to alter, trim, prune, or reduce the canopy or crown of trees shall be accompanied by a written statement indicating the reasons for the requested action and two copies of a legible site plan drawn to the largest practicable scale indicating the following:~~
- a. ~~The portion of the site involved in the operation, and~~
- b. ~~The trees by type and number to be pruned.~~
2. ~~*Application review.* Upon receipt of the application, the appropriate city staff member as designated by the city manager shall review said application, which may include a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies.~~
- c. ~~*Permit exemptions:*~~
1. ~~If the following tree conditions exist, a permit shall not be required:~~
- a. ~~The branches to be pruned obstruct vision along a traveled public or private way;~~
- b. ~~The branches to be pruned interfere with vehicular or pedestrian travel lanes and present a safety hazard;~~
- c. ~~The branches to be pruned are diseased, damaged, or in danger of falling;~~
- d. ~~The branches to be pruned interfere with utility lines, or existing or proposed structures so as to endanger such structures;~~
- e. ~~The removal of specific living parts of the tree will increase fruit or flower production or will facilitate the health of the tree as a whole;~~
- f. ~~As permitted by Florida law.~~
2. ~~*Permit form.* Permits shall be issued in such form as may be prescribed by the city manager and may set forth in detail the conditions upon which the permit is granted. One permit may cover several trees or groups of trees as long as the same can be clearly identified thereon; however, no permit may be issued~~

~~for more than one parcel or area of land unless said parcels or areas of land shall be contiguous to one another.~~

~~d. — Unauthorized pruning of trees. If a tree not authorized for pruning is altered, pruned, trimmed or diminished in canopy, the property owner shall pay the city \$250.00 for each tree pruned.~~

~~e. — Appeals procedure. Any person adversely affected by a decision of any city official or employee in the enforcement or interpretation of this subsection, may appeal such decision to the city council who, by a majority vote, may affirm, reverse, or modify the decision. Any decision of the city council is subject to review by the circuit court by certiorari.~~

5. Irrigation Risers. Irrigation risers shall only be permitted within garden beds.

6. Notification. In any residential plat where landscaping is proposed on individual lots, the final plat and restrictive covenants shall contain a provision that notifies prospective lot purchasers of the landscape maintenance requirements.

6.6.7. Preservation of existing trees.

1. *Tree removal and replacement program for new development requirements:*

a. Removal of ~~an approved protected~~ and specimen trees for construction, new developments, or ~~redevelopments~~, shall require the owner to replace the cumulative inches removed ~~said tree~~ on-site at the replacement ratios listed below. ~~Definition of approved tree: Any living, self-supporting, perennial plant which has a trunk diameter of at least six inches measured four feet above grade (at the base of the tree) and normally grows a minimum overall height of 15 feet.~~

1. Protected Trees: For every 4" DBH removed, 1" shall be replaced.

2. Specimen Tree: For every 2" DBH removed, 1" shall be replaced.

b. Relocation of trees may be allowed provided a tree relocation plan prepared by a certified arborist is submitted for city review and approval. Such plan shall include at a minimum the tree specifications, health and size of the tree, root trimming specification, relocation details, etc. In cases where relocated trees do not survive within 12 months of replanting, the owner shall replace said tree pursuant to the requirements of this code. Relocation of existing trees is not a city preferred tree mitigation, as the survivability of replaced trees is not favorable.

~~c. All trees replaced shall have an oxygen-producing capacity at least equal to that of the tree removed, and of a type to reach an eventual height of at least 15 feet with a trunk diameter of at least three and one-half inches measured six inches above the ground, at the time of planting.~~

Existing trees and trees proposed for removal shall be shown on a landscape plan detailing species, condition and size in DBH of the existing trees; indication of which trees will be removed, which trees will be protected, and which trees will be used to meet the landscaping requirements (if eligible); how the removed trees will

be replaced on the property; and the amount which will be paid into the city tree bank if unable to be accommodated on the property.

- ~~d.~~ Tree sized six inches to 23.99 inches: In the event the tree removed is an approved tree is size if six inches to 23.99 inches in diameter when measured four feet above the ground, the owner shall provide one approved canopy type tree specimen or each tree removed (replacement ratio of tree replaced for tree removed) removed of a type to reach an eventual height of at least 15 feet with a trunk diameter of at least 3½ inches measured six inches above the ground, at the time of planting, with the oxygen producing capacity of the removed tree upon maturity.
- ~~e.~~ Tree sized 24 inches or greater: In the event the tree removed is an approved canopy tree greater than or equal to 24 inches in diameter when measured four feet above the ground, the owner shall provide one approved canopy tree for each six inches of diameter (replacement ratio of 1:6) removed of a type to reach an eventual height of at least 15 feet with a trunk diameter of at least 3½ inches measured six inches above the ground, at the time of planting, with the oxygen producing capacity of the removed tree upon maturity.
- ~~f.~~ d. In the event the replacement trees required would be too numerous to be placed upon the site, the owner may elect to provide fewer replacement trees so long as the tree inches provided as replacement tree inches are greater than or equal to the tree inches required.
- ~~g.~~ e. Replacement trees shall not be counted toward the buffer requirement, but may be planted within the buffer with the approval of planning and zoning commission.
- ~~h.~~ f. City tree bank contributions: In cases where there are no opportunities to replace tree inches on site for tree inches proposed for removal, the owner may make a tree bank contribution for each caliper inch unable to be replaced on site in the amount equal to the retail price of a canopy type specimen tree for the remaining tree replacement inches. Tree bank contributions shall be used for the purpose of planting trees and providing tree maintenance throughout the city at the sole discretion of the city. Replacement retail cost shall be based on a Live Oak (Quercus Virginiana) sized minimum three and one half inches, eight to ten feet in height, and Florida Number one grade or better. Payment of tree bank funds must be made prior to issuance of arbor permit (when required), site development permit or as authorized by the city, or as specified by the city.
- ~~i.~~ Existing trees and trees proposed for removal shall be shown on a landscape plan with the following tree data (applicant to fill in blanks):
- Total existing number of trees sized 6" — 23.99": _____
- Total existing number of trees sized 6" — 23.99" removed: _____
- Total existing number of trees sized 24" or greater: _____
- Total existing number of tree sized 24" or greater removed: _____
- Total number of trees replaced at ratio 1:1 for trees removed 6' — 23.99": _____

~~Total number of trees placed at ratio 1:6 (for trees removed 24" or greater):_____~~

~~Total number of trees replaced:_____~~

~~Total number of tree deficient (not being replaced) for tree bank contribution and includes total dollar amount of contribution funds: \$_____~~

2. Tree removal and replacement program for developed properties:

a. Removal of a protected tree or specimen tree shall only be permitted with the issuance of a tree removal permit by the Public Works Department.

b. The director of Public Works, or their designee, shall review the application on the following merits:

1. Would the tree reasonably restrict economic use of the property?

2. Is the tree incurably infected by disease, in danger of falling, or in too close proximity to existing or proposed structures or utility services?

c. Development with an approved landscaping plan shall replace the removed tree(s) with a tree(s) meeting the requirements for new plantings.

d. Development without an approved landscaping plan shall mitigate the removed trees by replanting an equivalent amount of caliper inches removed on site or contributing to the City Tree Bank.

d. For emergencies, such as storms, a written permit for removal of a tree may be waived if the tree is endangering the public health, welfare or safety and requires immediate removal. Verbal authorization may be given by the mayor, the fire chief, the police chief, the building inspector or the director of public works.

e. Any person adversely affected by a decision of the director of public works, or his representative, under this article, may appeal through written notice filed with the city clerk. The notice shall set forth all grounds for the appeal.

f. Where removal of a tree is approved for construction of a paved area, the director of public works may require the owner to move or replace the tree somewhere within the property site. The replacement tree shall have an oxygen-producing capacity at least equal to that of the tree removed and of a type to reach an eventual height of at least 15 feet, with a trunk diameter of at least four inches.

3. Dead, diseased, and dying trees. Trees determined to be dead, diseased, or dying shall not be required to be mitigated or replaced, unless required for an approved development order.

24. *Erection of protective barriers.* During construction, builders shall be required to erect protective barriers around trees that might be injured. These barriers shall be constructed of wood and extend to the drip line of the tree to be protected. Tree barriers shall be installed and inspected by the city prior to any authorized and permitted tree removal.

- 53. *Other protection.*** It shall be unlawful for any person to allow machinery, soil deposits, harmful liquids or any substance that would cause disease or destruction of any trees protected by this section to encroach into or be stored within the drip line of the tree.
- 64. *Appeals.*** Any person adversely affected by a decision of the zoning official or his representative may appeal to the planning and zoning commission through written notice filed with the City Clerk of the City of Mount Dora. The notice shall set forth all grounds for the appeal.
- 65. *Public property.*** Trees on public parks and public rights-of-way and on city properties shall be subject to this section.
- 76. *Emergency waivers.*** In case of emergencies, such as storms, a written permit for removal may be waived in the event the tree is endangering the public health, welfare or safety and requires immediate removal. Verbal authorization may be given by the city manager, the fire or police chief, the community development director or public services director or their designees.
- 87. *Parking areas.*** No parking areas for more than two cars, public or private, shall be approved until a drawing has been presented to the zoning official showing site plan, existing trees, and plans for planting of trees to provide shade and aesthetic relief from the barrenness of open paving.
- 98.** It shall be unlawful for the owner of any real property within the city to permit any dead canopy tree of a height equal to or greater than the distance from the base of the tree in question to the nearest real property boundary or utility easement to remain standing on such real property.

6.6.8. *Decorative entrances.* Decorative entrances, structures or landscaping shall not be permitted in a public right-of-way unless it can be shown to not conflict with any existing or proposed utilities and may be required to be removed if maintenance within the right-of-way is required. All decorative entrances must be approved by the public services director.

6.6.9 *Residential lot tree.* New residential developments or in cases when a new single-family or duplex dwelling is constructed a minimum one canopy tree as contained in this section shall be planted in the front yard. The canopy tree must be a minimum two-inch caliper, eight feet in height, and Florida number one grade or better. Said lot canopy shall be planted on each residential lot at a distance of three feet from the right-of-way line or any utility easement adjacent to the right-of-way, whichever is further from the center line of the road right-of-way for the lot in question. Addition trees and sizes are listed in section 6.14. residential design standards overlay zoning district.

CHAPTER VIII. – DEFINITIONS

The following definitions shall apply throughout this code. Words not specifically defined or otherwise explained within this code shall be as defined in a standard dictionary or as understood

by the development review coordinator. Definitions specifically related to signage shall be found within Chapter VI, Design Standards, Section 6.7, Signs.

Caliper: Diameter of a new tree measured six inches from the ground on trees up to and including four inches in caliper, and 12 inches above the ground for larger trees. Existing trees shall have their diameter measured at DBH. Caliper for multi-trunk trees shall be determined by measuring each trunk immediately above the fork and adding the total caliper.

Diameter Breast Height (DBH). The diameter, in inches, of a tree measured at four and one-half (4½) feet above the existing grade. When a tree has grown with cluster stems at breast height, DBH shall be equal to the sum or aggregate of the individual stems measured at four and one-half (4½) feet above grade.

Specimen Tree: Any living, self-supporting, perennial plant which has a trunk diameter of at least six inches DBH and normally grows a minimum overall height of 15 feet. Any protected tree measuring thirty-six (36) inches measured four feet above grade (at the base of the tree).

Protected Tree: Any living, self-supporting, perennial plant which has a trunk diameter of at least six (6) inches DBH and normally grows a minimum overall height of 15 feet.

SECTION 3. IMPLEMENTATION OF ADMINISTRATIVE ACTIONS.

The City Manager is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed prudent.

SECTION 4. CODIFICATION AND SCRIVENER'S ERRORS.

A. The revisions to City of Mount Dora Land Development Code, as set forth in Sections 2 above shall be codified in the City of Mount Dora Code of Ordinances.

B. The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the codifier of the City of Mount Dora Land Development Code.

C. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 5. **SAVINGS CLAUSE.** All prior actions of the City pertaining to the amendments to the City of Mount Dora Land Development Code, as well as any and all other applicable matters, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. **CONFLICTS.** All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

SECTION 7. **SEVERABILITY.** If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 8. **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon enactment by the City of Mount Dora.

PASSED AND ADOPTED this XXst day of XXXXXX 2024.

FIRST READING: XXXXXXXX XX, 2024

SECOND READING: XXXXXXXX XX, 2024

MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand, City Clerk

For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

City Attorney

ORDINANCE NO: 2024 - XX

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER I, OVERVIEW, CHAPTER III, ZONING REGULATIONS, CHAPTER VI, DESIGN STANDARDS AND CHAPTER VIII, DEFINITIONS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Chapter 166, confers upon a local government, the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, pursuant to its home rule powers, the City of Mount Dora may regulate land use matters and design standards within the City limits through the adoption of Land Development regulations; and

WHEREAS, from time to time the City of Mount Dora provides updates and amendments to its Land Development regulations; and

WHEREAS, the City finds that the amendments to its Land Development Code, as set forth herein, are consistent with all applicable policies of the City of Mount Dora Comprehensive Plan; and

WHEREAS, the City has determined that the amendments to its Land Development Code, as set forth herein, advance a legitimate public purpose and promote and protect the health, safety and welfare of the citizens of the City of Mount Dora.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The City of Mount Dora has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER II, GENERAL, CHAPTER III, ZONING

REGULATIONS, CHAPTER VI, DESIGN STANDARDS, AND CHAPTER VIII, DEFINITIONS. The City of Mount Dora Land Development Code Chapter II, General, Chapter III, Zoning Regulations, Chapter VI, Design Standards, and Chapter VIII, Definitions, is hereby revised and amended as follows:

Note: Underlined words constitute additions to existing text, ~~strike through~~ constitutes deletions from existing text and asterisks (***) indicate omitted parts which are intended to remain unchanged.

CHAPTER II. – GENERAL

2.2.5. Meetings.

1. The development review committee ~~shall~~ may meet as necessary.
2. ~~An agenda shall be prepared and distributed to each member prior to the meeting.~~
3. ~~All applicants having requests to be reviewed by the development review committee will be provided an agenda and invited to attend and participate in the meeting.~~

2.9.7. *As-builts.* Upon layout of the stemwall, or pouring of the slab or other foundation, construction reference points or the "as-built" foundation perimeter and elevation shall be verified in writing by a registered land surveyor. Such certification, with the registered land surveyor's seal affixed thereon and which shall indicate that all setback requirements have been met and that the building location is in all respects in accordance with the applicable ordinances of the city, shall be required to be submitted to the building department of the city before building construction continues.

CHAPTER III. – ZONING REGULATIONS

3.3.2. Submittals and fees. The application shall be a form provided by the city, stating at least: the applicant's name, a legal description and survey of the property, the current zoning, the requested zoning, proof of ownership and the reason for the requested change. Appropriate fees shall be paid at the time of submittal. Applications for zoning district change to R-3, MHP, RP, C-1, C-2, C-3, WP-1, WP-2, and OP zoning districts must include a conceptual site plan ~~as described in chapter V.~~

3.4. - Establishment of zoning districts.

3.4.9. *RP Residential Professional District.*

1. *Description of district.* This district is established to provide areas where existing residential structures can be utilized for office use and not adversely affect adjacent property owners or traffic patterns. The district would generally be found in transitional neighborhoods along major roads and adjacent to commercial areas to provide a transition to adjacent residential areas. Areas of the city appropriate for this district are included in the residential professional/office designation on the future land use map of the comprehensive plan.
2. *Permitted uses:*
 - a. Single-family homes and customary accessory uses, including boathouses for storage of watercraft, not including sea planes, ~~and not for human occupancy~~, of no more than 25 feet in height.
 - b. Duplexes meeting R-2 development standards.
 - c. Public buildings, public facilities, and public uses.
 - d. Fire and police stations.
 - e. Home occupations (subsection 3.5.12).

3.4.10. OP Office Professional District.

5. *Site development standards:*

		Adjacent to Residential	Standard
a.	Minimum building setbacks (ft.)		
	Front yard	30	25
	Side yard	30	10
	Rear yard	30	25
	From any street	25	25
b.	Minimum lot size (sq. ft.)	15,000	
c.	Minimum lot width (ft.)	125	
d.	Maximum building height (ft.)	35	
	Within 100 ft. of Lake Dora	25	
e.	Parking	See section 6.5	
f.	Landscaping/buffers	See section 6.6	
g.	Signs	See section 6.7	
h.	Access	See subsection 6.3.7	
i.	Floor area ratio (FAR)	0.30 <u>1.00</u>	

3.4.13. PLI Public Lands and Institutions District.

5. *Site development standards:*

a. Minimum setbacks:

Front yard: 25 feet.

Side yard: 25 feet.

Rear yard: 25 feet.

City facilities and structures not adjacent to residential (all sides): 15 feet.

Section 3.5. - Supplemental regulations.

3.5.3 *Measurement of setbacks.* Setbacks shall be measured on a perpendicular to the property line to the first vertical plane which intersects any portion of the structure other than a nominal roof overhang.

3.5.4 *Accessory buildings/structures and uses in residential district.*

1. When an accessory building is attached to a main structure by a breezeway, passage or otherwise, it shall comply with setback requirements of the main building. No more than two accessory structures shall be permitted on a single lot.
2. A detached accessory building, ~~also a garage apartment,~~ shall not be closer than five feet to a side or rear lot line; ~~accessory buildings shall not exceed 600 square feet.~~
3. Residential districts: Screen rooms (covered roofs are allowed), decks and/or patios shall be five feet from the rear property line and the side yard setback shall be pursuant to the underlying zoning district. Screen rooms, decks, and/or patios are not allowed within any platted easement.
4. For waterfront lots, accessory buildings/structures shall not be located within 25 feet from the normal high-water control level of the lake (does not include boat dock).
5. An accessory structure is incidental and subordinate to the principal structure. There must be a permitted principal structure on the same parcel prior to installation and permitting of an accessory structure.
6. Height limit. No accessory structure shall exceed a height of 25 feet or the height of the dwelling unit, whichever is greater.
7. Exempt structures: Play equipment and pet shelters. Children's play equipment, movable dog houses, and similar structures may be placed within a required rear setback without limitation on location. Mailboxes flag poles, utility poles and connection boxes, paper boxes, and driveways shall be exempt from setback requirements as well.
8. Manufactured housing, mobile homes, and recreational vehicles are prohibited from being used as accessory structures.
9. Satellite dishes shall be permitted as accessory uses in conformance with the applicable building setbacks, but shall not be permitted in front yards.
10. Accessory dwelling units are permitted as an accessory use to single-family dwelling units within all residential and residential professional zoning districts subject to the following restrictions:

- a. No more than one accessory dwelling unit shall be permitted on a lot.
- b. Detached accessory dwelling units shall adhere to the setback, height, and design criteria requirements for accessory structures established in Section 3.5.4.
- c. Attached accessory dwelling units shall adhere to the setback and height requirements established by the underlying zoning district.
- d. A property containing an Accessory Dwelling Unit shall be occupied by the owner of the premises, and the owner may live in either the Accessory Dwelling Unit or the Principal Dwelling Unit. Prior to the date a building permit is issued for an Accessory Dwelling Unit or prior to the use of an existing Structure as an Accessory Dwelling Unit, the Owner Shall execute and the City Manager or designee Shall record in the public records of Lake County, Florida, at the Owner's expense, a legal document that requires the principal dwelling and the Accessory Dwelling to remain in the same ownership and limiting occupancy of either the Principal Dwelling Unit or the Accessory Dwelling Unit to the owner of the property. Proof that such restrictions has been recorded shall be provided to the City Manager, or designee, prior to issuance of the occupancy permit for the Accessory Dwelling Unit.
- e. An accessory dwelling unit shall be the same architectural style as the principal dwelling unit.
- f. Accessory Dwelling Units may be used as a rental dwelling unit so long as a rental license is obtained in accordance with Article V, Chapter 10, Mount Dora Code of Ordinances.
- g. Detached accessory dwelling units shall have an assigned address and may be on a separate utility meter.
- h. Impact fees shall be paid for the accessory dwelling unit.

3.5.5. Yards.

1. Every part of a required yard shall be open from its lowest point to the sky, unobstructed, except that an overhang or eaves may project into the required yard five feet or half the width of the established setback, whichever is less.
2. ~~On all lots, the required front yard setback shall be provided from any adjacent right-of-way.~~

3.5.13. Group homes and adult living facilities.

1. Statement of intent. In order to prevent concentration of foster care and group home facilities and the impact on a neighborhood by a high concentration of these facilities, the planning and zoning commission shall exercise care in considering a request to establish a foster care or group home facility by determining that the approval of the new facility or

additions to existing facilities when added to the number of other such facilities licensed by the state (excluding foster homes) in the vicinity of the proposed site will not stress the limited capacity of a neighborhood's existing social structures to accommodate foster care and group home facilities. A second intention of this provision is to protect existing foster care and group home facilities from the possibility that an over-concentration of such facilities in a neighborhood might develop which may inadvertently create an institutional setting. Such a setting is an impediment to the successful functioning of foster care and group home facilities.

To help fulfill this intent, the applicant is required to provide a list of the location of all group care facilities indicating the number of clients at each facility within the city. The list is to be certified by the state department having jurisdiction over these facilities.

2. Standards. Group homes and adult living facilities may be approved by the planning and zoning commission as a conditional use, provided that:
 - a. In single- and two-family residential districts, the commission shall determine if the proposed structure (facility) is compatible with the neighborhood in its physical size and residential density. Residential density shall be based upon two persons per household.
 - b. In multifamily residential districts, the commission shall determine if the proposed use is compatible with the area in its intensity of land use. Persons per acre may be used as a guide establishing equivalency with density. Based on 2.0 persons per household for multifamily residences in the city, the maximum persons per acre allowed in the R-3 district shall be 24.
 - c. A copy of the application to the state department having jurisdiction over these facilities shall accompany the application for the conditional use and requirements of the state department with jurisdiction must be met.
 - d. Adequate parking, landscaping and buffering must be provided.

~~3.5.15. Satellite dishes. Satellite dishes shall be permitted as accessory uses in conformance with the applicable building setbacks, but shall not be permitted in front yards. Front Porch in residential districts. For new and existing residential development in single-family residential, duplex, and multi-family zoning districts, a front porch may project into the required front yard no more than eight (8) feet on single-family detached, single-family attached, and duplex units, provided the following conditions are met:~~

- ~~1. The porch is open on all sides except where it is attached to the principal structure. No permanent screening, lattice-work, banister, or other permanent, attached, visual obstruction shall be permitted.~~
- ~~2. The front porch shall be allowed to encroach up to eight (8) feet into the established front yard. However, at no time may the front porch be placed less than five (5) feet from the front property line.~~
- ~~3. A porch projecting into the required front yard shall be a maximum one-story porch and shall not exceed twelve (12) feet.~~
- ~~4. The proposed porch must be designed in keeping with the architectural style of the structure.~~

CHAPTER V. SITE PLAN REGULATIONS

5.2.2. Application procedure.

1. An approved site plan is required prior to the issuance of a building permit.
2. It shall be unlawful for any person to construct, erect or alter a building or structure or to develop, change or improve land for which a site plan is required except in accordance with an approved site plan.
3. All applicants applying for site plan review, submitted under the purview of this chapter, shall submit an electronic document (PDF) of the site plan to the development review coordinator ~~(three paper copies may be submitted in lieu of a PDF).~~
4. All submittals and revisions for consideration by the development review committee for any given month must be made to the development review coordinator by the first Monday of that month.
5. Site plan submittals shall contain the information required by section 5.3 or applicants will not be placed on the DRC agenda until they are completed.
6. Appropriate fees shall be paid at the time of submittal.
7. The development review committee shall review all site plans for compliance with site plan requirements. The applicant ~~may request to~~ ~~shall be invited to~~ meet with the development review committee ~~in their review of~~ to discuss the site plan. The development review coordinator shall inform the applicant by letter of the recommendations which will be made by the development review committee to the planning and zoning commission if the applicant is not present.
8. If substantial revisions are required as determined by the development review committee, the revised site plan shall be submitted within **60 days** from the development review committee meeting at which the recommendations were made. The development review committee will then review these changes for compliance with the appropriate site plan regulations and make recommendations to the planning and zoning commission.
9. More than two reviews by the development review committee for a site plan shall be considered a new application and, therefore, require an additional application fee.
10. Based upon the information provided by the applicant and the recommendations of the development review committee, the planning and zoning commission will approve, approve subject to stated conditions or deny the site plan.
11. Upon-site plan approval and issuance of a building permit, the development shall be built in accordance with the approved site plan and site plan regulations.

- 5.3.5 (3). *As-built record drawings.* Three copies of as-built record drawings shall be required prior to the issuance of a certificate of occupancy. As-built record drawings shall be prepared, signed and sealed by the engineer of record. The city shall not accept improvements nor issue a certificate of occupancy until three copies of as-built record drawings are submitted to the city and reviewed, and determined to be consistent with this code. Also, see section 7.10.8 and section 7.13.6 of this code for specific as-built requirements for utility construction specifications.

CHAPTER VI. – DESIGN STANDARDS

6.4. – Water and Sewer

6.4.5. *Reuse Water Facilities.*

6.5. Parking and loading areas.

6.5.2. Off-Street Parking Requirements.

15. Alternate data for off-street parking requirements. A reduction in the required number of off-street parking spaces may be considered by the development review coordinator when evidence is submitted demonstrating that the required number of off-street parking spaces are not required based on estimates of parking demand. Evidence may include recommendations from the Institute of Traffic Engineers (ITE), parking studies, data collected from uses that are the same or comparable to the proposed use, or other relevant information. All evidence submitted shall document the source of data used to justify the reduction in off-street parking spaces.

6.5.13. Compact Parking Spaces. Compact car parking may be allowed for up to thirty (30) percent of the required spaces. Compact car parking may be provided for up to one hundred (100) percent of the spaces in excess of the required number of spaces.

1. For ninety-degree compact parking, the minimum stall width shall be eight (8) feet and the minimum stall length shall be sixteen (16) feet.
2. Compact parking spaces must be designated as being for the exclusive use of compact cars through the use of signage or marking.
3. Compact parking spaces shall not be utilized for single-family detached, semi-detached, attached, twofamily, or multi-family townhouse style units, which are located within a garage or in tandem.

CHAPTER VIII. – DEFINITIONS

The following definitions shall apply throughout this code. Words not specifically defined or otherwise explained within this code shall be as defined in a standard dictionary or as understood by the development review coordinator. Definitions specifically related to signage shall be found within Chapter VI, Design Standards, Section 6.7, Signs.

Accessory Dwelling Unit: means an ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area existing within the same structure, or on the same lot, as the primary dwelling unit. The accessory dwelling unit may be a separate and detached unit, an attached unit to the principal structure, a repurposed existing space within the principal structure, an apartment over a garage, or a similar structural form.

As-built record drawings: Final plans amended to include all locations, dimensions, elevations, capacities, capabilities, as actually constructed and installed (included all final plan sheets such as site layout, utilities, as-built survey, landscaping, photometric, etc.). As-built record drawings shall be prepared, signed and sealed by the engineer of record.

~~Garage apartment: A fully functional living unit containing cooking and sanitation facilities located in or above a garage. Garage apartments shall not be allowed in single family zoning districts and shall be considered a separate unit in multifamily residential zoning districts.~~

Personal Care Facilities: A service use primarily engaged in providing services involving the care of a person, his or her apparel, pets, or small appliances. Some examples include barbershops, beauty shops, exercise studios, funeral homes, pet grooming, appliance repair/service, laundromats, health and fitness clubs, parcel delivery offices, etc.

Professional Office: An establishment providing executive, Management, administrative, or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a Permitted use. Typical uses include offices for: accountants, economic consultants and stock brokers; attorneys; Engineers, Architects, surveyors, draftsmen, industrial designing, model making, planners, sculptors and artists, editorial and general designing, ceramic arts, and photographers; advertising agencies; insurance, real estate and/or escrow or abstract offices; secretarial and telephone answering services; and mortuaries and funeral homes.

SECTION 3. IMPLEMENTATION OF ADMINISTRATIVE ACTIONS.

The City Manager is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed prudent.

SECTION 4. **CODIFICATION AND SCRIVENER’S ERRORS.**

A. The revisions to City of Mount Dora Land Development Code, as set forth in Sections 2 above shall be codified in the City of Mount Dora Code of Ordinances.

B. The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the codifier of the City of Mount Dora Land Development Code.

C. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 5. **SAVINGS CLAUSE.** All prior actions of the City pertaining to the amendments to the City of Mount Dora Land Development Code, as well as any and all other applicable matters, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. **CONFLICTS.** All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

SECTION 7. **SEVERABILITY.** If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 8. **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon enactment by the City of Mount Dora.

PASSED AND ADOPTED this XXst day of XXXXXX 2024.

FIRST READING: **XXXXXXXX XX**, 2024

SECOND READING: **XXXXXXXX XX**, 2024

CRISSY STILE
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand, City Clerk

For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

City Attorney



Someplace Special.

DRC Overview

OCTOBER 16, 2024

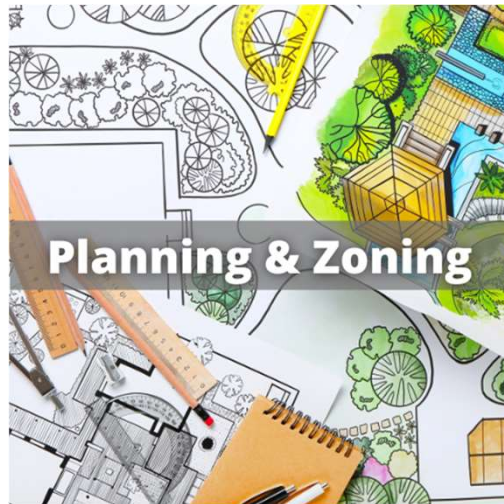


Outline

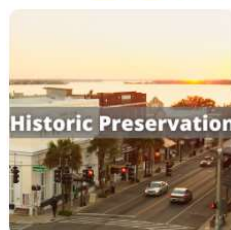
- I. Planning & Zoning Division
- II. Regulating Documents
 - 1. Comprehensive Plan and Future Land Use Map
 - 2. Land Development Code and Zoning Map
- III. DRC Process
- IV. Application Types
 - 1. Entitlements
 - 2. Site Plans
 - 3. Site Development Permits
 - 4. Subdivisions
- V. Joint Planning Areas (JPA)
 - 1. Lake County JPA
 - 2. Orange County JPA



Mount Dora Planning & Zoning Division



Planning & Development Department



Functions of Planning & Zoning Division

1. Enforce the **Land Development Regulations** and **Comprehensive Plan**.
2. Issue zoning permits, approve site plans, review plats, and other administrative review processes.
3. Conduct **Public Hearings** to change the uses on property (Rezoning, Comprehensive Plan Amendments, Conditional Use Permits).
4. Complete planning studies, as needed.
5. **Provide information** on regulations, processes, and current applications to residents, developers, and all other stakeholders.
6. **Facilitate the Development Review Process**



Regulating
Documents



Economy
Development
Safety
Use
Preservation
Historic
Zoning
Infrastructure
Public
Transit
Sustainability
Business
Cyclists
Character
Plan
Community
Master
Comprehensive
Parks
Land
Preparedness
Environment

Comprehensive Plan & Land Development Code Future Land Use Category vs Zoning District



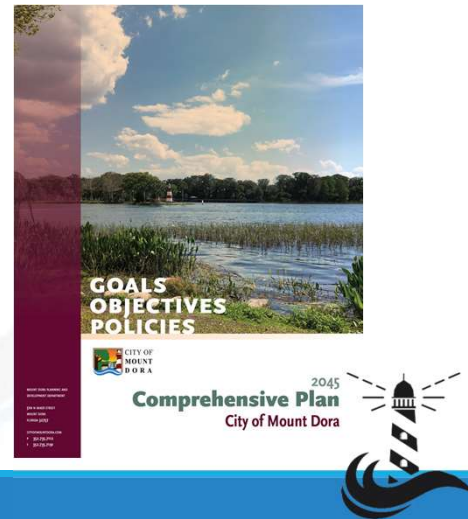
Comprehensive Plan

1. Long-range plan for the City.
2. Every local government in Florida is required to adopt and maintain a comprehensive plan.
3. The Comprehensive Plan must include and be based on supporting data and analysis and be internally consistent.
4. The Comprehensive Plan forms a basis for how a community regulates development and how it invests in infrastructure and services.
5. All actions related to planning and growth management, including the regulation of land use and all development activity, must be consistent with the comprehensive plan.



Comprehensive Plan

1. Future Land Use Element
2. Housing Element
3. Transportation Mobility Element
4. Infrastructure Element
5. Conservation Element
6. Recreation and Open Space Element
7. Intergovernmental Coordination Element

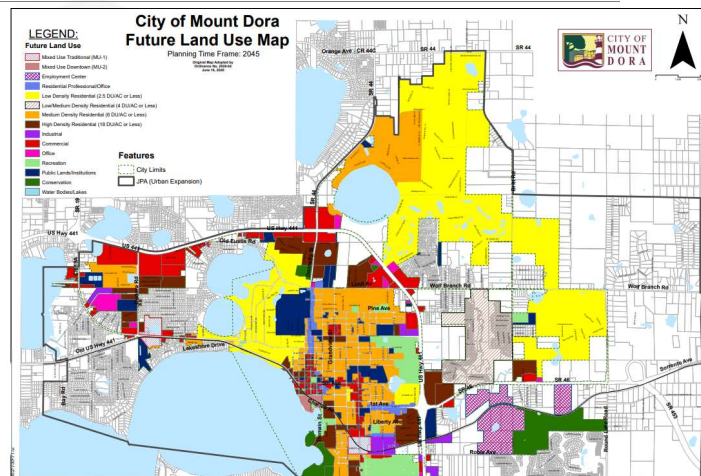


Future Land Use Map

LEGEND:

Future Land Use

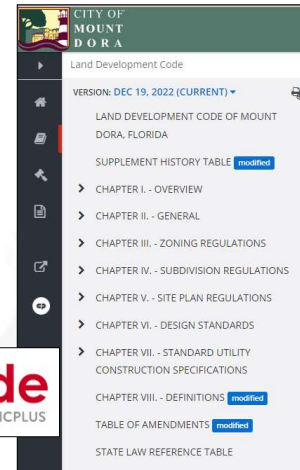
- Mixed Use Traditional (MU-1)
- Mixed Use Downtown (MU-2)
- Employment Center
- Residential Professional/Office
- Low Density Residential (2.5 DU/AC or Less)
- Low/Medium Density Residential (4 DU/AC or Less)
- Medium Density Residential (6 DU/AC or Less)
- High Density Residential (18 DU/AC or Less)
- Industrial
- Commercial
- Office
- Recreation
- Public Lands/Institutions
- Conservation
- Water Bodies/Lakes



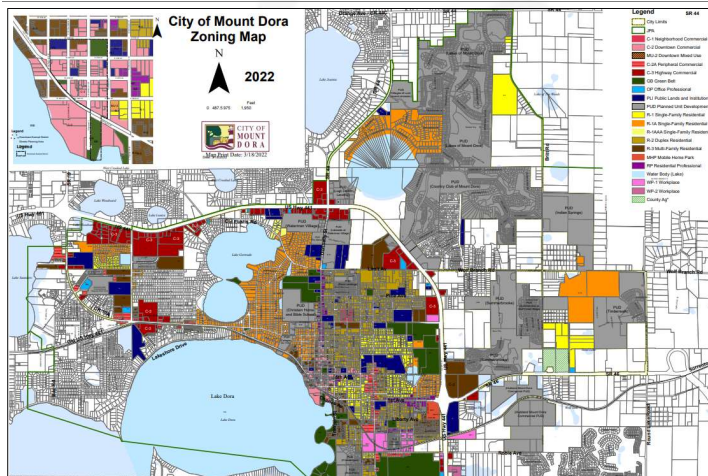
Land Development Code

1. Adopted and Amended by the City Council
2. Contain development standards including setbacks, parking requirements, landscaping requirements, building height, permitted uses, architecture guidelines
3. Establishes the processes and standards for review for development review

municode
POWERED BY CIVICPLUS



Zoning Map



Future Land Use Category vs Zoning District

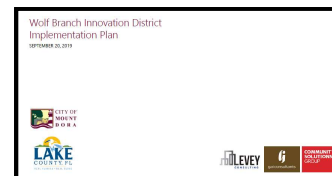
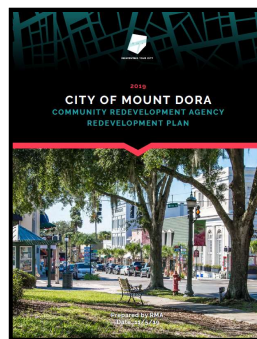
Future Land Use Category	Zoning District
Long-range Vision for the County describing the intended uses	Specifically states the permitted uses and associated development standards
Established on the Future Land Use Map (FLUM) and described in the Comprehensive Plan	Established on the Zoning Map and described in the Land Development Code (LDC)
Amendments evaluated for consistency with the Goals, Objectives, and Policies in the Comprehensive Plan	Rezoning evaluated for consistency with the LDC, compliance with the Comprehensive Plan, and compatibility with the surrounding properties

Future Land Use Categories are the long-range vision for the County and the Zoning Districts are established to implement this vision.



Adopted Plans & Studies

- Mount Dora Trails Master Plan
- Wolfbranch Innovation District Implementation Plan
- Parks Master Plan
- CRA Redevelopment Plans
- Documents Referenced in the Code
 - E.g. Standard Utility Drawings
- Any other studies or plans which may be applicable to the subject property



Development Review Committee (DRC) Process



Development Review Committee

LDC Section 2.2.2, states that members of the development review committee shall include representatives of various city departments and outside consultants whose field of interest is called into play by the new development. The city manager shall designate the members including a chairman. The members shall represent the departments of **public services, economic development, electric, building, zoning, planning, leisure services, police and fire.**

Development Review Committee

LDC Section 2.2.3, states the development review committee shall review and make written recommendations on the following:

1. Annexations.
2. Comprehensive plan amendments.
3. Rezonings.
4. Subdivision plans and plats.
5. Site plans.
6. Conditional uses permits (CUP).
7. Changes to the land development code.
8. Variances.
9. Planned unit developments.
10. Mixed use master plans.

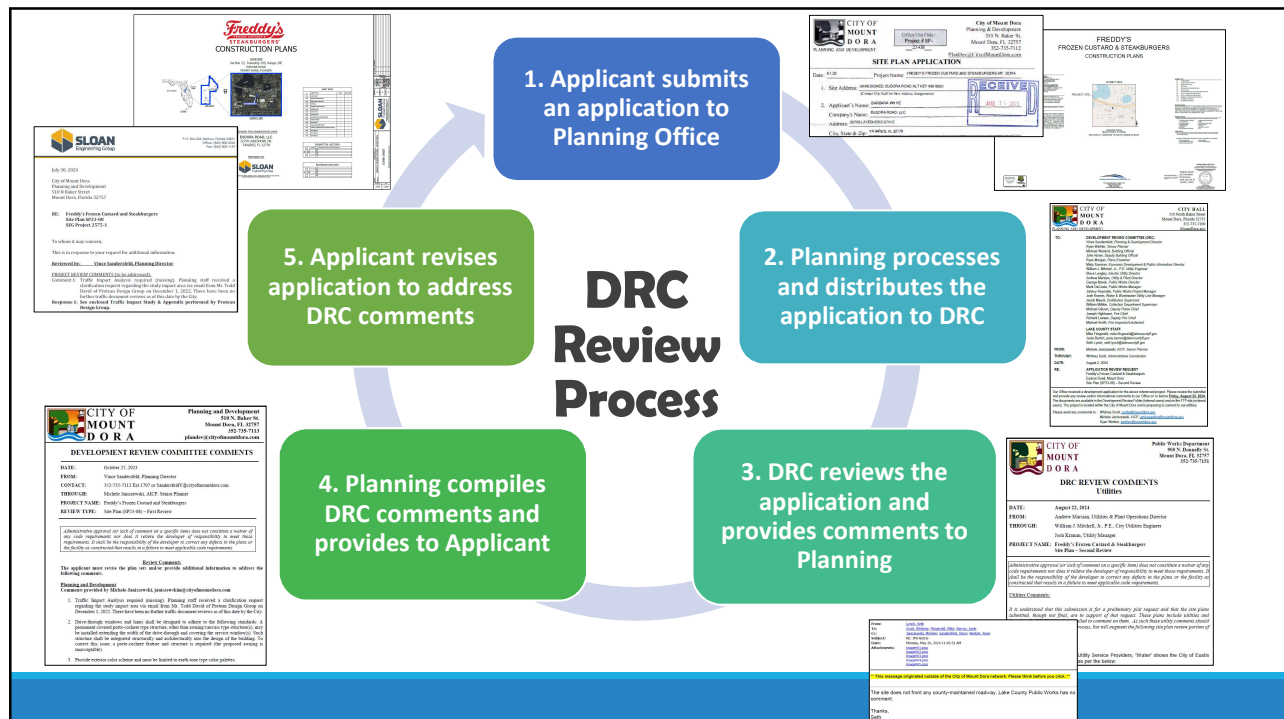


Development Process



Development Review Committee (DRC)

1. Applicant submits an application to the Planning & Zoning Division
2. Staff processes the application and distributes to the Development Review Committee (DRC)
3. DRC staff review the application and provide comments (review and informational) or request additional information
4. Planning & Zoning compile the comments and provide them to the Applicant
5. Applicant resubmits plans to address the DRC comments
6. Process repeats until the application is consistent with the Code, as determined by Staff



3. DRC reviews the application and provides comments to Planning

- Provide to Planning via Department Memo or Email
- 'No Comments' is still a comment
- Additional Review time can usually be accommodated

CITY OF MOUNT DORA
Public Works Department
900 N. Donnelly St.
Mount Dora, FL 32757
352-735-7151

DRC REVIEW COMMENTS
Utilities

DATE: August 22, 2024
FROM: Andrew Mariani, Utilities & Plant Operations Director
THROUGH: William J. Mitchell, Jr., P.E., City Utilities Engineer
Josh Kramm, Utility Manager
PROJECT NAME: Freddy's Frozen Custard & Steakburgers
Site Plan - Second Review

Administrative approval (or lack of comment on a specific item) does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed that results in a failure to meet applicable code requirements.

Utilities Comments:

It is understood that this submission is for a preliminary plat request and that the site plans submitted, though not final, are in support of that request. These plans include utilities and therefore ColMD Utilities is compelled to comment on them. As such these utility comments should not hold up the preliminary plat process, but will augment the following site plan review portion of the DRC review.

Plan Sheet Comments:

1. Sheet C100-Under the Utility Service Providers, "Water" shows the City of Eustis as the provider. Revise as per the below.

From: Lurch, Seth
To: Seth, Whitney; Fitzgerald, Mike; Barton, Jane
Subject: RE: JPA Notice
Date: Monday, May 20, 2024 11:45:51 AM
Attachments: [mountdora.png](#)
[mountdora.png](#)
[mountdora.png](#)
[mountdora.png](#)

This message originated outside of the City of Mount Dora network. Please think before you click.

The site does not front any county-maintained roadway. Lake County Public Works has no comment.

Thanks,
Seth



4. Planning compiles DRC comments and provides to Applicant

- Planning Compiles all the DRC Comments into a single document
- DRC Verification letter provided via email
- Reviewers are copied on the correspondence

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT
CITY HALL
510 North Baker Street
Mount Dora, Florida 32755
352-735-7100
MountDora.gov

DEVELOPMENT REVIEW COMMITTEE COMMENTS

DATE: July 30, 2024
FROM: Vance Sanders/DMD, City Manager
CONTACT: 352-735-7112 Ext 1707 or SandersDMD@cityofmoundora.com
THROUGH: Michele Janiszewski, AICP, Senior Planner
PROJECT NAME: Chick-Fil-A
REVIEW TYPE: Site Plan - First Review

Administrative approval (or lack of comment on a specific item) does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed that results in a failure to meet applicable code requirements.

Review Comments

The applicant must revise the plan sets and/or provide additional information to address the following comments:

Planning and Zoning
Comments provided by Michele Janiszewski, janiszewski@cityofmoundora.gov

- Pursuant to Land Development Code (LDC) Section 5.3.2, please provide a Site Data Table within the Site Plan with the following information:
 - Proposed utilities and their provider
 - Statement on how solid waste will be disposed
 - Fire Flow Calculations
 - Zoning: PUD by Lake County Ordinance 2022-57
 - Maximum water and wastewater consumption for the project
- LDC Section 6.13.3 (6), requires service function areas (including, but not limited to, loading, storage, mechanical equipment, and solid waste disposal), to be fully screened from adjacent properties and road ways at ground and pedestrian level. Screen material and design shall be consistent with the design treatment of the primary facades of the commercial building or project and the landscape plan. Label the Service Function Areas and provide details on the screening measures.

Page 1 of 7

DRC Comments - Chick-Fil-A
Site Plan - First Review
July 30, 2024

Informational Comments

The Office or Department of the City involved with the review process have provided informational comments to inform the applicant of Code requirement and/or processes that will be required as the project moves forward in the development process. The informational comments are listed below:

Planning and Zoning
Comments provided by Michele Janiszewski, janiszewski@cityofmoundora.com

- Once approved, the property will need to apply for a site development permit through Building Services prior to commencing development on the property.
- Pursuant to PUD Ordinance Section Q, Prior to the issuance of any permits, the developer will be required to submit applications for a preliminary plat, construction plans, and final plat. Staff advises a Final Plat is required for the creation of these commercial lots to include required city utility easements, shared cross-access easements, etc.
- A Cross-Access Easement from the lot to the east and west will be required prior to site plan approval.
- Final Plat shall be approved and accepted by the City of Mount Dora before the site plan request will be presented to the Planning and Zoning Commission.
- Site Plan approval shall be dependent on the subject property having permitted access. Necessary roadway permits from the department of transportation, county and city must be obtained prior to a building permit being issued.

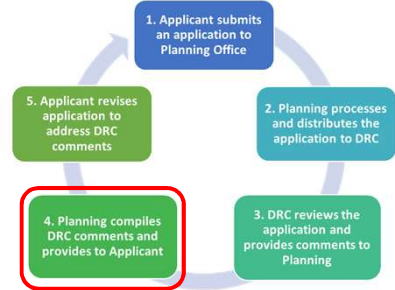
Fire Review - Building Services
Comments provided by John Ahsen, ahsenj@cityofmoundora.gov

- Each separate structure will require a separate building permit (e.g. site lighting, dumpster enclosures, retaining walls, fences, fire sprinkler system, etc.).
- A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates per 8.7.2.1, NFPA 241, Safeguarding Construction, Alteration, and Demolition Operations as adopted in the Florida Fire Prevention Code.

Building Services - Flood Review
Comments provided by Ryan Morgan, morganr@cityofmoundora.gov

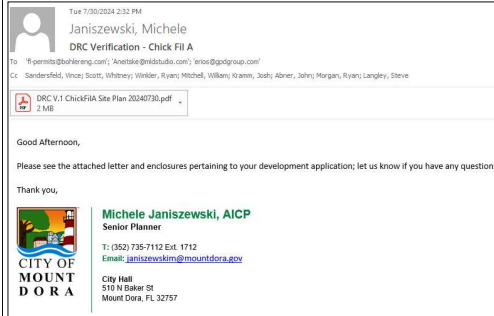
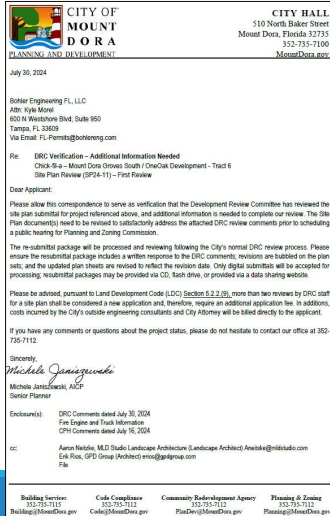
Property is located within floodzone X which is outside the Special Flood Hazard Area.

Page 6 of 7



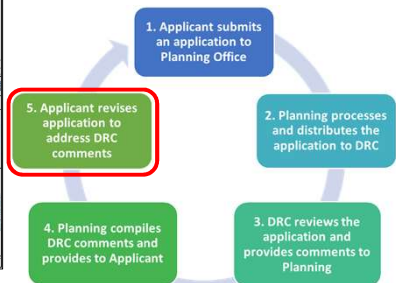
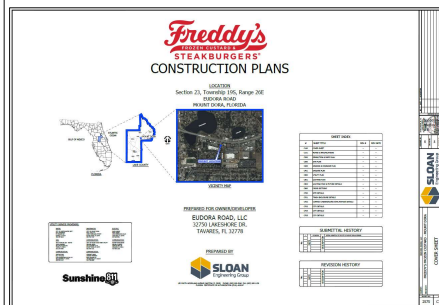
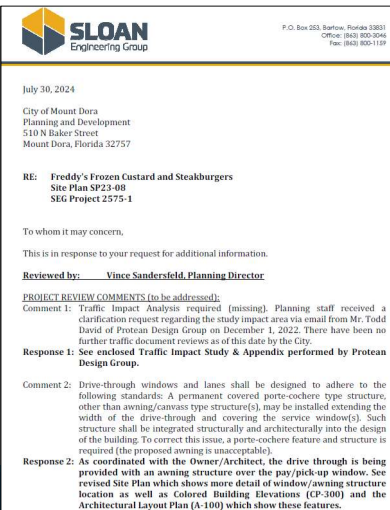
4. Planning compiles DRC comments and provides to Applicant

- Planning Compiles all the DRC Comments into a single document
- DRC Verification letter provided via email
- Reviewers are copied on the correspondence



5. Applicant revises application to address DRC comments

- Revise and resubmit to Planning
- Only accept digital submittals
- Review response to comments and revised plans for compliance with code



Application Types



Development Process

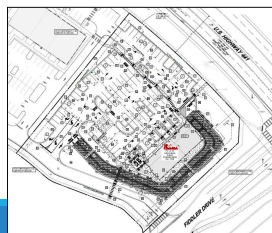
Entitlements

- Jurisdiction
- Zoning district
- Land use category
- Permitted uses
- Development Standards applicable to the property



Development Application

- Site Plan
- Subdivision Plan
- Ensure compliance with Code, Comp Plan, Studies, etc.



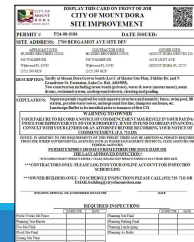
Site Development Permit

- Allows Construction activities (grading, tree removal, etc.)
- Site Improvements such as parking, landscaping, utilities, lighting, roads, etc.
- Inspections



Building Permit

- Ensure structures are compliant with Florida Building Code
- Architectural plans
- Inspections



Application Types

PUBLIC HEARINGS / ENTITLEMENTS

- Annexation
- Amending the Future Land Use Map
- Rezoning
 - Conventional Zoning Districts
 - Planned Districts
- Conditional Use Permit

DEVELOPMENT ORDERS

- Site Plan
- Preliminary Plat
- Final Plan / Construction Plans / Civil Plans
- Final Plat
- Minor Subdivision
- Replat
- Site Development Permit (construction)



Development Process



Public Hearings / Entitlements

1. Annexation

- Adding of property to the boundaries of an incorporated municipality and providing them with City services
- Review for compliance with Florida Statutes

2. Amending the Future Land Use Map

- Change the land use category
- Review for compliance with comprehensive plan and applicable studies

3. Rezoning

- Change the zoning district
- Review for compliance with the comprehensive plan and standards of review in the Land Development Code

4. Conditional Use Permit

- Allow a new use on a property with conditions
- Review for compliance with the standards of review in the Land Development Code

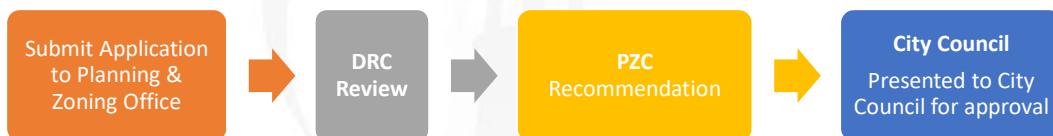


DRC Considerations

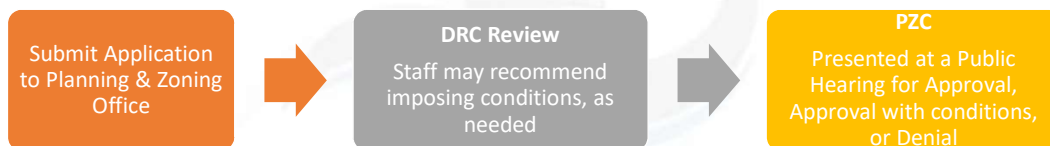
Utility capacity and available lines; Road Impacts; Future Trails / Parks requirements; Compatibility with surrounding development; Future Applications and Permits which may be necessary during development.

Public Hearings / Entitlements

Annexations, future land use map amendments, and rezonings (not PUDS):



Conditional Use Permits:

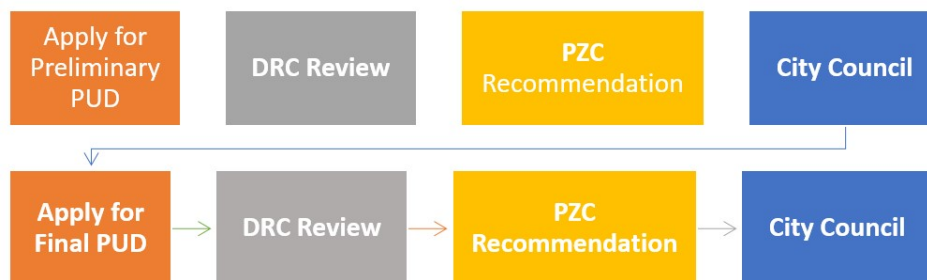


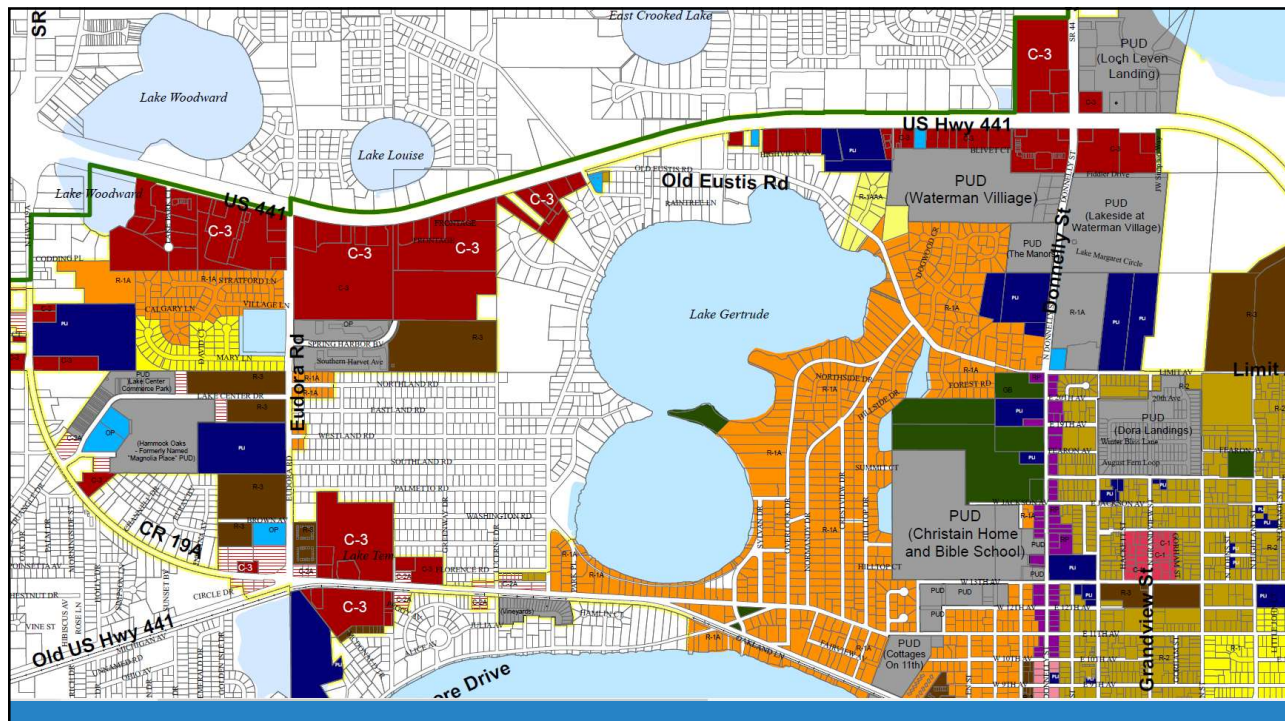
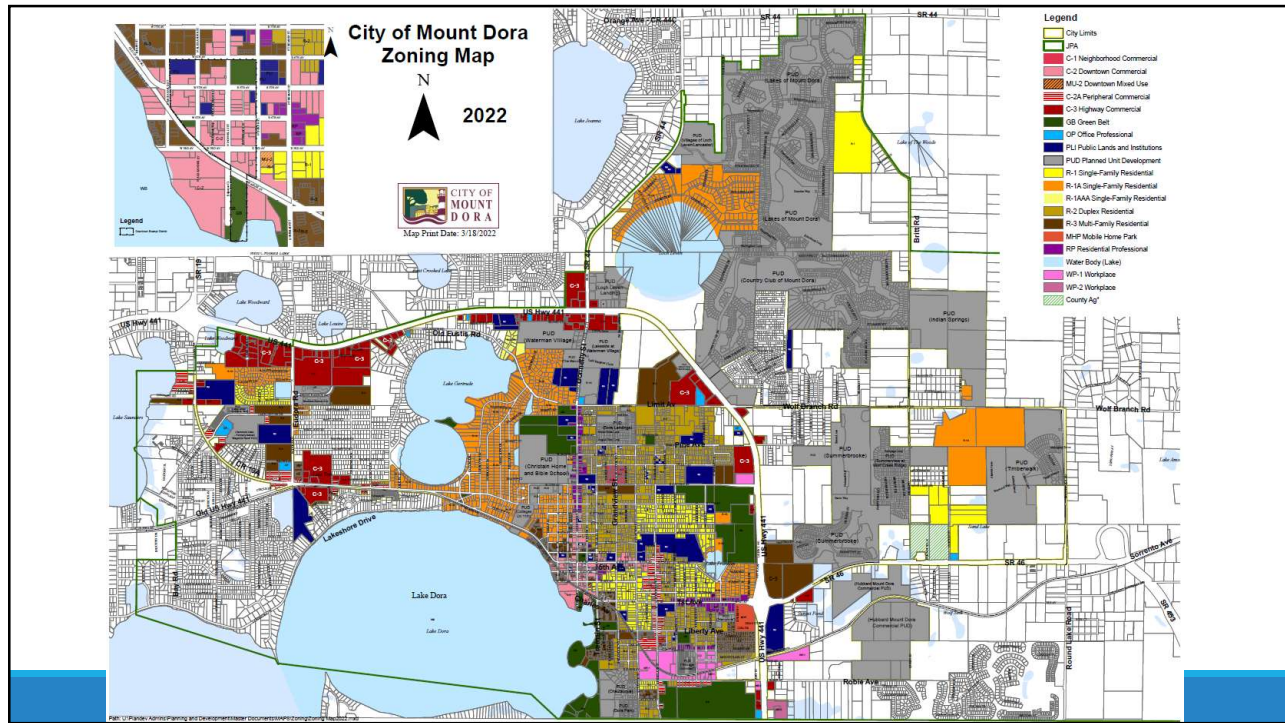
Planned Unit Developments (PUDs)

- A zoning district which is governed by an Ordinance adopted by City Council outlining the development criteria specific to the subject property.
- Ordinance typically contains the permitted uses, setbacks, design criteria, required improvements, and other conditions specific to the property development
- Any development condition not specified in the Ordinance will default to the Land Development Code.
- Subdivision plats and/or site plans are required for each separate section of the PUD.
- Actual construction must begin within the planned unit development within 12 months of approval of the final master plan.

Planned Unit Developments (PUDs)

The two steps are designed to allow the applicant to gain review and approval of general concepts prior to the preparation of detailed plans. However, if the applicant so chooses and is permitted by Staff, steps may be bypassed or combined in an attempt to reduce the time involved at the applicant's own risk.





Development Process



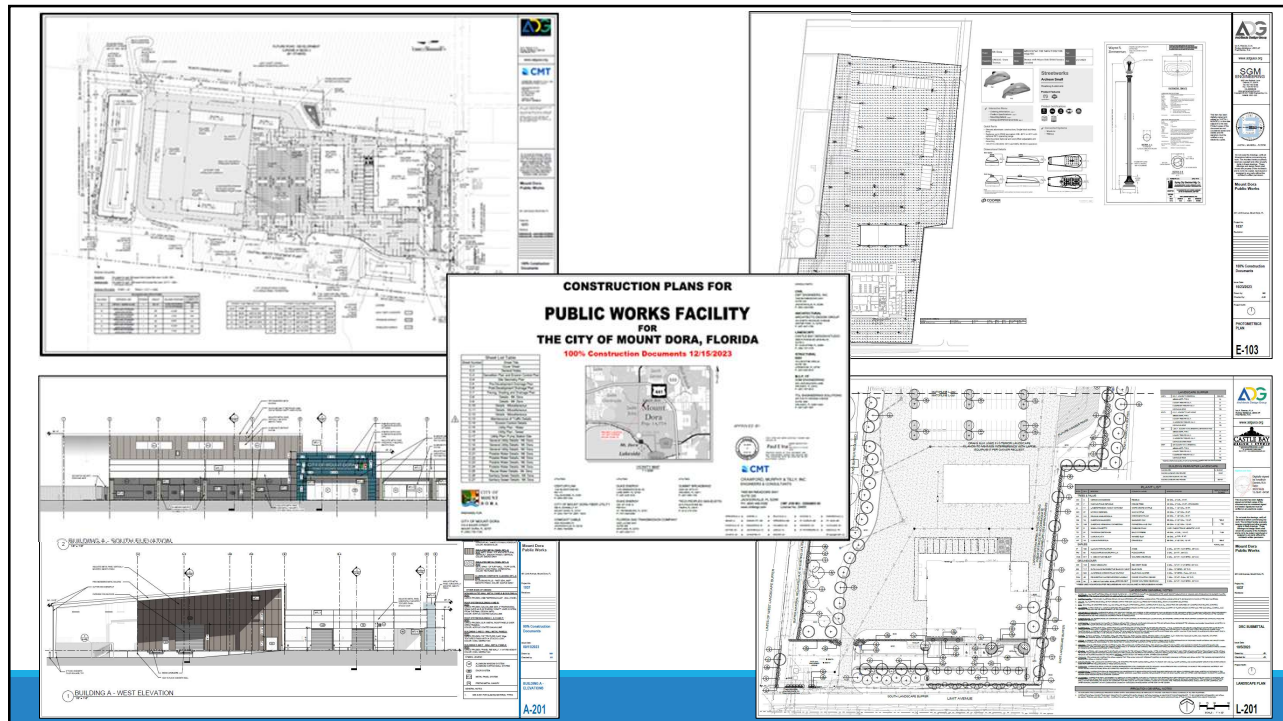
Site Plans

- Shows existing and proposed conditions for a property
- LDC Chapter V outlines the process and requirements
- **Purpose:** Ensure the site plan is compliant with LDC and all other applicable codes (Fire, ADA, etc.)
- **Final Product:** Set of plans approved by DRC and PZC to supplement their application for a Site Development Permit and/or Building Permit(s)

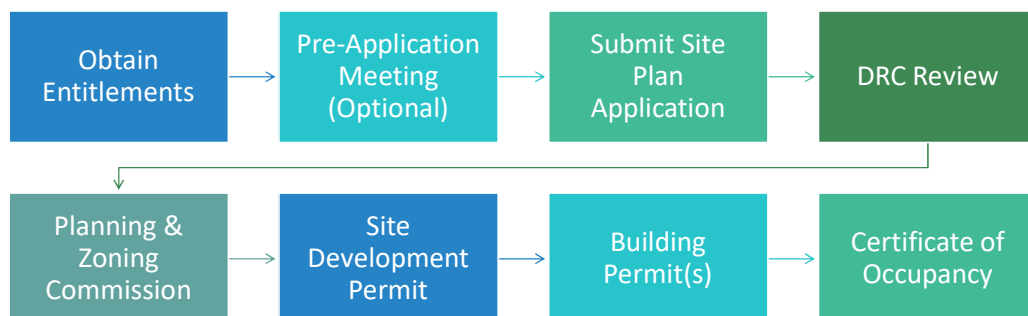


DRC Considerations

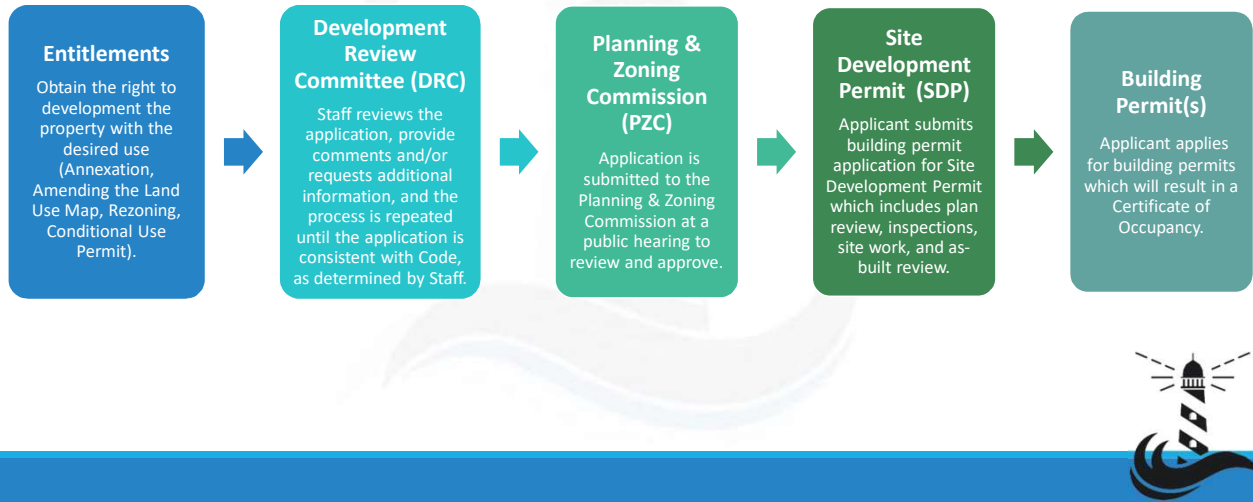
Utility Capacity	Utility Line Connections	Standard Utility Details	Private or Public Roads
Mastered or Individual Meters	Stormwater Retention	Access Requirements	Standard ROW Details
Utility Easements	Lighting Details	Photometric Plan	Architectural Design Standards
Landscaping	Zoning District standards	Tree Removal	MDFD Truck and Engine Turn Radii
Fire Hydrants	Fire Protection	Traffic Generation	Trails/Parks Requirements
Floodzones	ADA Accessibility	Traffic Circulation	Offsite Improvements



Site Plans

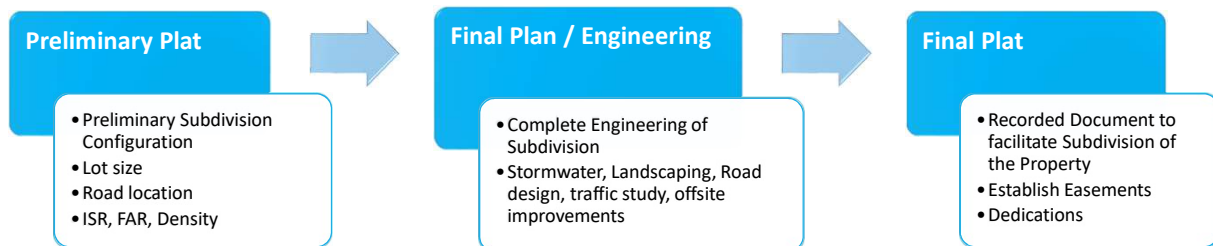


Site Plan Process



Subdivisions

A subdivision is the division of a parcel of land, creating two or more lots or parcels for the purpose, whether immediate or future, of sale, rent, or of building development, and any plan that includes the creation of one or more streets, public easements or other rights-of-way, whether public or private, for access to or from any such lot or parcel.



Preliminary Plat is optional and steps may be combined and reviewed simultaneously

Subdivisions Preliminary Plat

The purpose of the preliminary plat is to permit complete and accurate presentation of technical data and preliminary engineering drawings in such a manner as to allow complete review and evaluation of the proposed development and its impact upon both the site and surrounding areas.



DRC Considerations

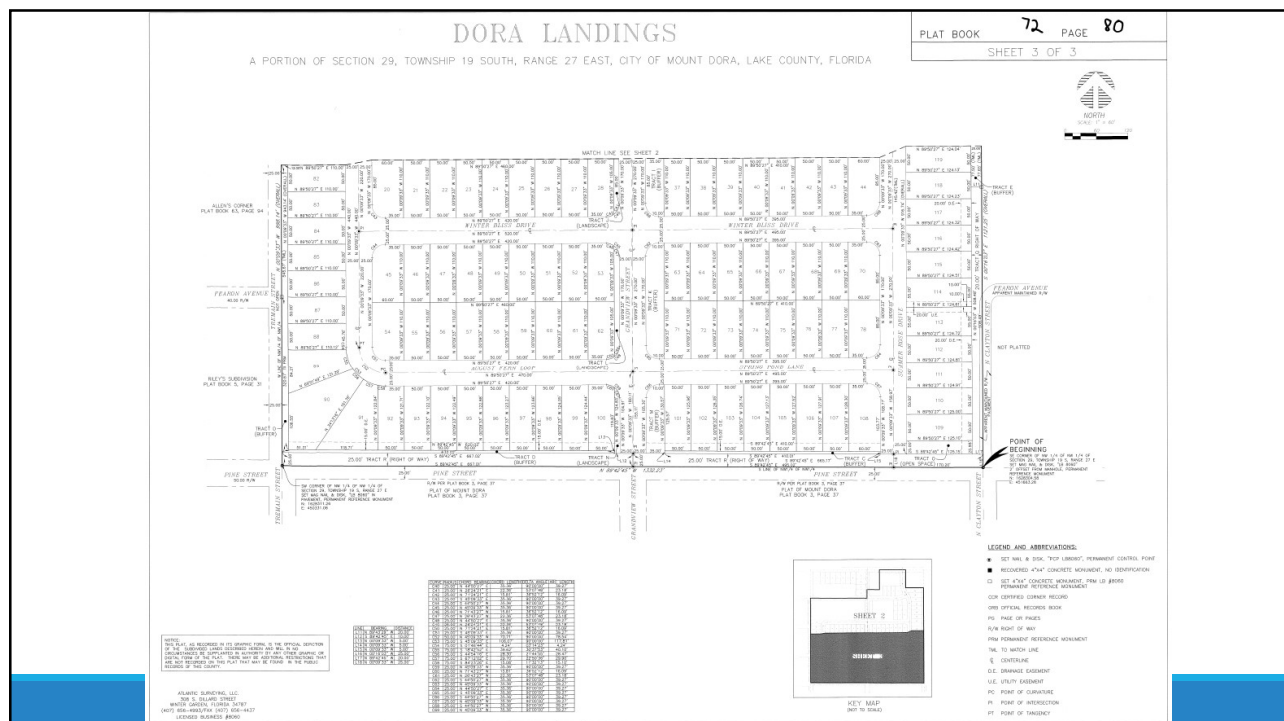
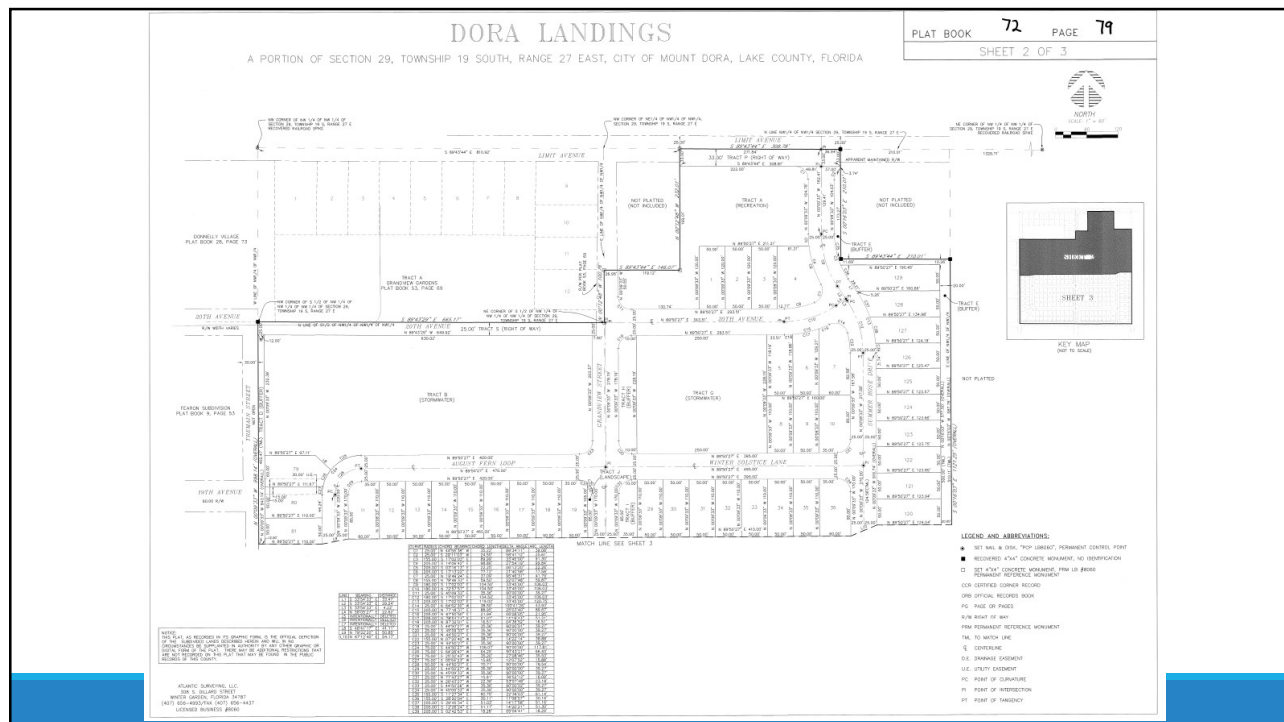
Utility Capacity	Utility Line Connections	Utility Easements	Private or Public Roads
Mastered or Individual Meters	Traffic Circulation	Access Requirements	General ROW Details
Landscaping	Zoning District standards	Tree Removal	Floodzones
Fire Hydrants	Fire Protection	Traffic Generation	Trails/Parks Requirements

Preliminary Plat for Dora Landings

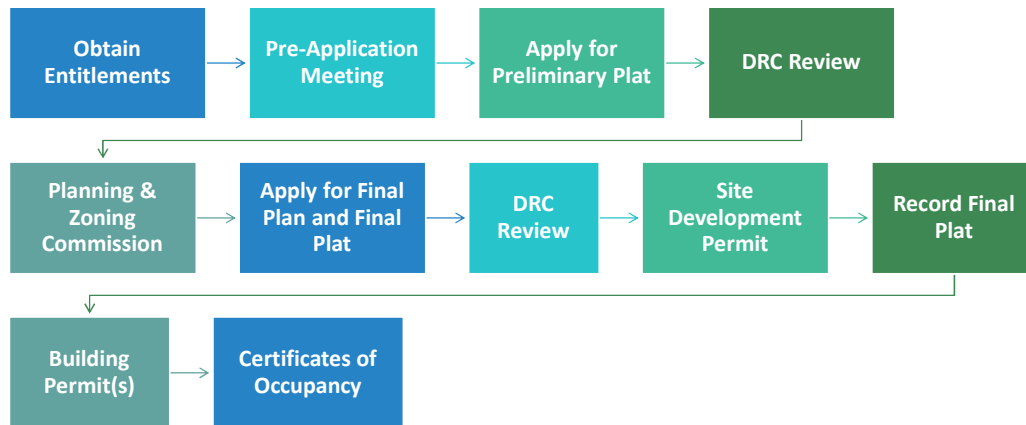
Mount Dora, FL

Legal Description

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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Subdivision Process



Minor Subdivision

If the subject property:

- Abuts an existing dedicated public right-of-way of at least 50 feet in width, and no new improvements for water, sewer or drainage are required; AND
- The proposed subdivision contains
 - two or fewer commercial lots having common access to existing public roads, OR
 - three or fewer residential lots,

the city may permit the final plans and plat to be presented to the city council for approval, approval with conditions or disapproval.



Site Development Permit



Development Process

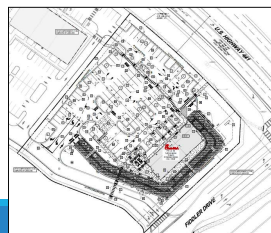
Entitlements

- Jurisdiction
- Zoning district
- Land use category
- Permitted uses
- Development Standards applicable to the property



Development Application

- Site Plan
- Subdivision Plan
- Ensure compliance with Code, Comp Plan, Studies, etc.



Site Development Permit

- Allows Construction activities (grading, tree removal, etc.)
- Site Improvements such as parking, landscaping, utilities, lighting, roads, etc.
- Inspections



Building Permit

- Ensure structures are compliant with Florida Building Code
- Architectural plans
- Inspections

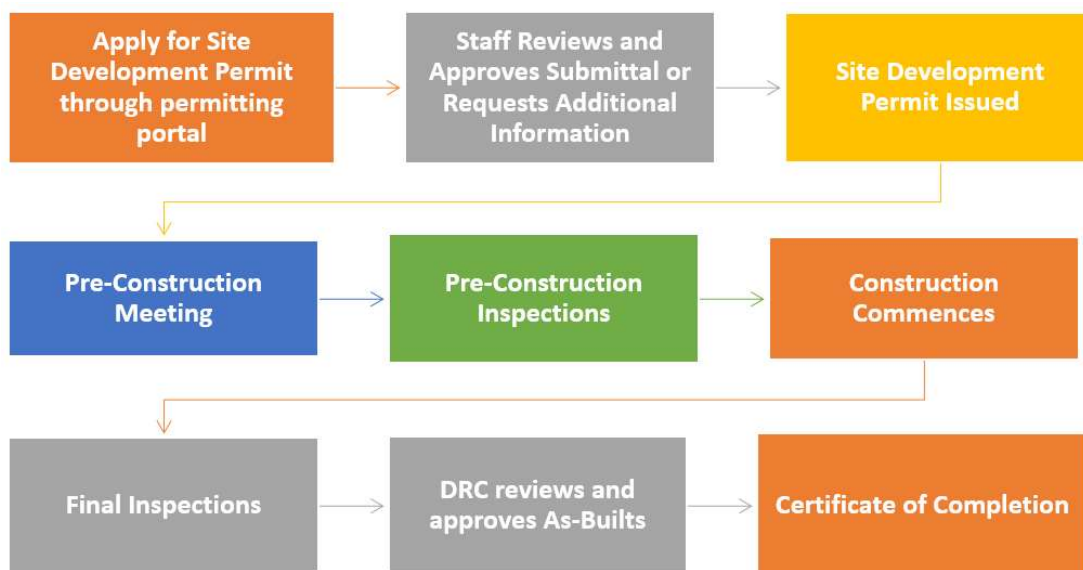
Site Development Permit

1. Pursuant to LDC Section 2.9.5, it shall be unlawful for any site development to occur on a lot or parcel of land within the city unless a site development permit has been issued.
2. Site Development Permit (SDP) allows the Applicant to being horizontal construction of the site in accordance with their approved development order (approved site plan or construction plans).
3. Work includes tree removal, mass grading, utility work, and construction of site elements including parking lots, stormwater systems, roads, sidewalks, landscaping, etc.
4. SDP includes staff inspections of the work.



Site Development Permit

1. The Site Development Permit is applied for through the Building Services online portal.
2. Submittal documents include:
 - Completed Application
 - DRC Approved Plans (Site Plan or Construction Plans)
 - Quote of Construction Costs
 - All applicable federal, state, and county permits
3. Ideally, the plan sets submitted will be identical to the DRC approved plans but Staff still needs to review them to ensure no changes were made and/or any conditions of approval are met.
4. Reviews and Inspections are completed in BS&A.



Site Development Permit

1. Once the SDP is issued, the Applicant may apply for building permits.
2. The Applicant may not obtain a Certificate of Occupancy for habitable buildings until the SDP is completed and closed out.
3. SDP Close-out Considerations:
 - Maintenance Bond, Bill of Sale, warranties, and manuals for improvements dedicated to the City (roads, utilities, lift stations, etc.)
 - As-Builts reviewed and accepted by DRC
 - Tree mitigation fees
 - Offsite Improvements
 - Fire Flow testing
 - Any easements and/or agreements are received and recorded



Development Process

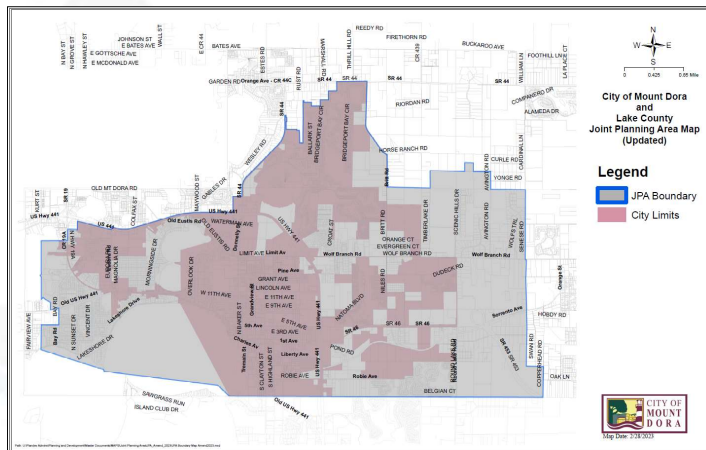


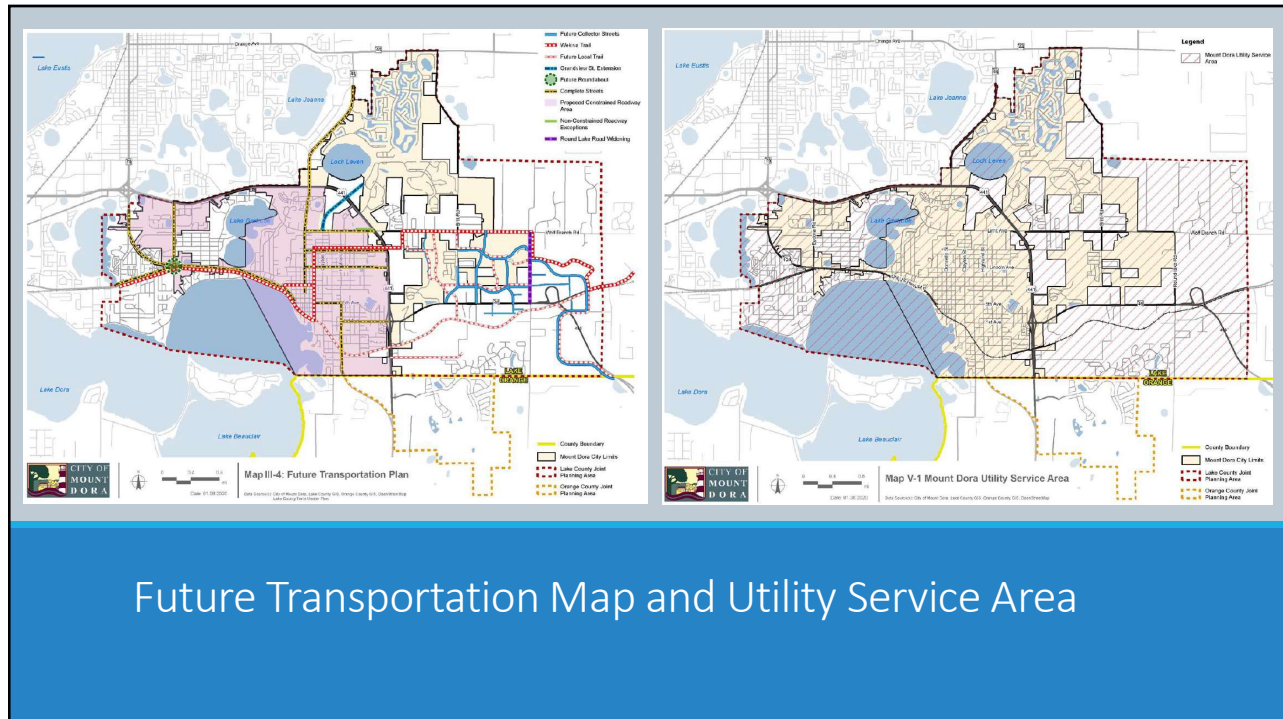
Joint Planning Area (JPA) with Lake County



Lake County Joint Planning Area (JPA)

1. The City and County established our Joint Planning Area (JPA) in 2004.
2. The JPA agreements was amended in 2015 and 2023.
3. Currently renegotiating our JPA with the County.
4. The JPB boundary has been used as the basis of our long-range planning endeavors.





Future Transportation Map and Utility Service Area

JPA Agreement

1. Limits the City to only annexing land within the JPA.
2. Provision of utilities and prohibits the County from allowing private utilities, wells, or septic tanks within the JPA unless City utilities are unavailable.
3. Names the County roads which will continue to be maintained by the County.
4. Designate and promote the creation of an employment center (WBID).
5. Development patterns within the JPA.
6. Establishes procedures for reviewing and commenting on development orders within the JPA.

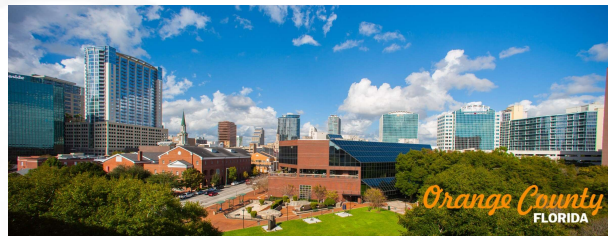


JPA Review Process

1. When applications are received by either the County or City for projects within the JPA area, the application is provided to the other jurisdiction to provide comments.
2. If the property is eligible for annexation, we request that the entitlements are obtained through our jurisdiction.
3. If the property is not eligible for annexation but is seeking to utilize our water or sewer, we have the developer complete a covenant to annex and the development applications (site plan, plats, construction plans) are submitted to our jurisdiction to review simultaneously with the County's review.

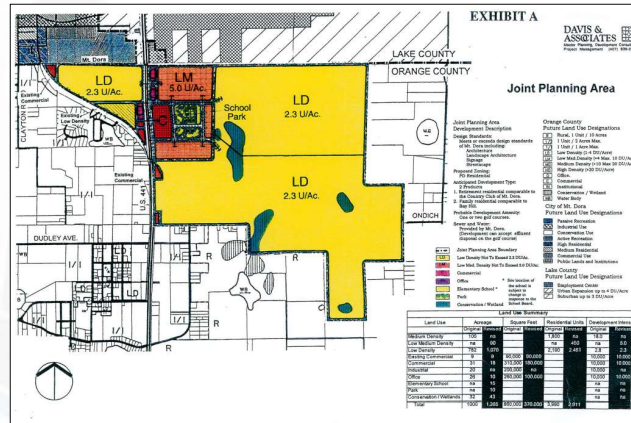


Joint Planning
Area (JPA) with
Orange County



Orange County JPA

- Established in 1996 between the City of Mount Dora and Orange County.
- Agreement on land use categories within the JPA area.
- Orange County requires all new development within the Joint Planning Area to be approved as a planned development.
- New development within the JPA is required to adhere to the City's standards for signage and landscaping.
- No Annexations.



DRC Review of JPA Projects

- Depends on the jurisdiction and the project
- Orange County
 - Utilities
 - Signage
 - Landscaping
- Lake County
 - Utilities
 - Applicable Code Provisions
 - Studies / Plans for the area
- Pre-annexation Agreements
- PUD Ordinances

