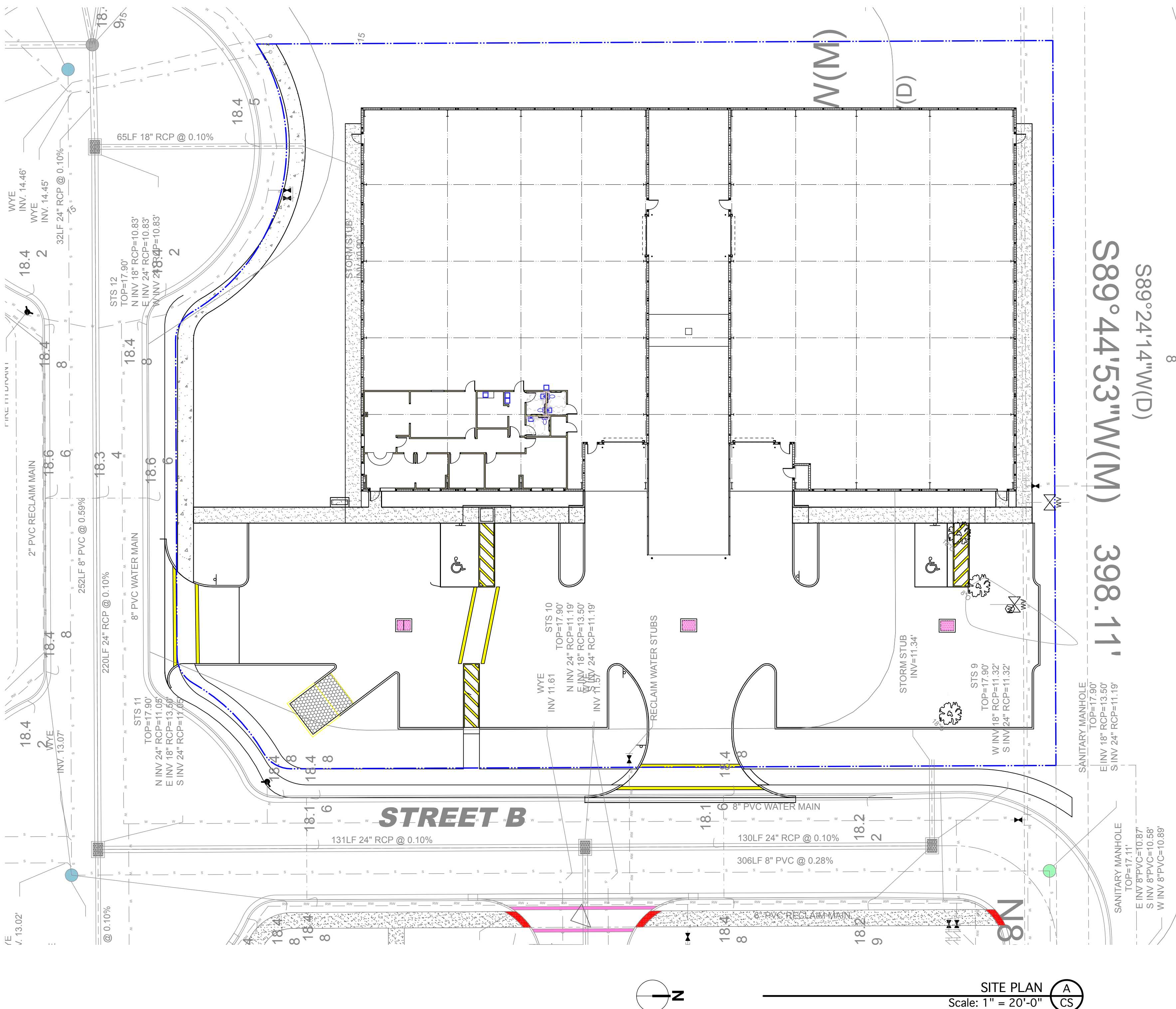


A NEW WAREHOUSE BUILDING

LOT P3-1

SANFORD, FLORIDA 32771



GENERAL NOTES

- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID AND PRIOR TO THE START OF ANY WORK ALL INCONSISTENCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
- THE CONTRACTOR SHALL INFORM HIMSELF OF ALL EXISTING LIMITATIONS AND CONDITIONS OF THE SITE.
- ALL DIMENSIONS ARE NOMINAL (UNLESS NOTED OTHERWISE)
- IN THE ABSENCE OF DETAILED SPECIFICATIONS, IT IS THE INTENT THAT THE WORK INDICATED ON THESE DRAWINGS BE PERFORMED IN A WORKMANLIKE MANNER AND BE COMPLETED IN EVERY RESEPECT FOR OCCUPANCY BY THE OWNER. TOLERANCES ARE TYPICALLY 1/8" IN 10'-0"
- ALL WORK OR MATERIALS NOT SHOWN ON THE DRAWINGS, BUT NORMALLY REQUIRED TO COMPLETE THE WORK, SHALL BE FURNISHED, PERFORMED AND DONE BY THE GENERAL CONTRACTOR AS IF THE SAME WERE SHOWN ON THE DRAWINGS.
- FLASH ALL ROOF PENETRATIONS WATERTIGHT WITH MATERIALS WHICH ARE COMPATIBLE WITH ROOFING MATERIALS. COMPLY WITH "SMACNA" RECOMMENDATIONS AND STANDARDS FOR INSTALLATION. COORDINATE WITH LANDLORD'S ROOFING CONTRACTOR.
- INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATIONS.
- FIELD VERIFY ALL DIMENSIONS AND ROUGH-IN DIMENSIONS WITH ACTUAL CONDITIONS.
- ALL SYSTEMS AND CONSTRUCTION TO BE COMPLETE IN EVERY RESPECT AND OPERATIONAL FOR THE PURPOSE FOR WHICH THEY WERE INTENDED. PROVIDE OWNER WITH ALL WARRANTIES FOR MATERIALS, SYSTEMS. ETC...
- UNLESS OTHERWISE INDICATED, ALL EQUIPMENT, MATERIALS, FINISHES, COLORS, ETC... SHALL BE SELECTED BY OWNER.
- ARCHITECT ASSUMES NO LIABILITY FOR CHANGES MADE IN THE FIELD OR EXISTING CONDITIONS.
- WHERE INCONSISTENCIES OR CONFLICTS OCCUR WITHIN THE DRAWINGS, THE MORE STRINGENT SHALL GOVERN. REPORT THESE IN WRITING TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.

DEFERRED SUBMITTALS

- PER SECTION 107.3.4.1 OF THE 2023 8TH EDITION FLORIDA BUILDING CODE, THE PREEINGINEERED METAL BUILDING SHOP DRAWINGS AND METAL AWNINGS WILL BE DEFERRED UNTIL A LATER DATE.
- FIRE SPRINKLER AND FIRE ALARM PLANS SHALL BE DEFERRED AND COMPLETED BY "OTHERS" UNDER A SEPERATE PERMIT.

APPLICABLE CODES

2023 8TH EDITION FLORIDA CODE (BUILDING)
2023 8TH EDITION FLORIDA CODE (PLUMBING)
2023 8TH EDITION FLORIDA CODE (MECHANICAL)
2023 8TH EDITION FLORIDA CODE (ACCESSIBILITY)
2023 8TH EDITION FLORIDA CODE (ENERGY CONSERVATION)
2023 8TH EDITION FLORIDA FIRE PREVENTION CODE
CURRENT NATIONAL ELECTRIC CODE (NEC)
ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES & ORDINANCES WILL APPLY

DESIGN CRITERIA

PROJECT: PRE-ENGINEERED METAL BUILDING WITH OFFICES AND WAREHOUSE OCCUPANCIES
UNIT A - TOTAL SF 10,507
THIS WILL BE PERMITTED SEPERATELY INTO OFFICE AND WAREHOUSE

UNIT B - TOTAL SF 10,507
2,038 SF OFFICE
8,469 SF WAREHOUSE

LOADING DOCK 3,586

CONSTRUCTION TYPE IIIB UNPROTECTED, SPRINKLED
SINGLE STORY, NON-COMBUSTABLE CONSTRUCTION

B (BUSINESS) = 2,038 SF
S-2 (NON-COMBUSTABLE STORAGE) = 8,469 SF
S-2 (TRUCK DOCK) = 3,586 SF

92,000 MAX SF (MOST RESTRICTIVE USE) 24,600 SF PROPOSED
S-2 ALLOWABLE 104,000 SF : PROPOSED 17,526 SF

BUILDING HEIGHT ALLOWABLE 75' : PROPOSED 28'-6"
STORIES ALLOWABLE 2 : PROPOSED 1

OCCUPANCY
MIXED OCCUPANCY: (B) BUSINESS AND S-2 STORAGE
NON-SEPERATED OCCUPANCIES
OCCUPANT LOAD UNIT A:
STORAGE 10,507 SF @ 500 GROSS SF/OCCUPANT 21 PEOPLE
TOTAL OCCUPANT LOAD 21 PEOPLE
OCCUPANT LOAD UNIT B:
BUSINESS 2,038 SF @ 150 GROSS SF/OCCUPANT 14 PEOPLE
STORAGE 8,469 SF @ 500 GROSS SF/OCCUPANT 17 PEOPLE
TOTAL OCCUPANT LOAD 31 PEOPLE

PLUMBING
OCCUPANCY B REQUIRES 1 WATER CLOSET AND LAVATORY PER SEX FOR FIRST 25 PEOPLE
1 SERVICE SINK AND 1 DRINKING FOUNTAIN
OCCUPANCY S-2 REQUIRES 1 WATER CLOSET AND LAVATORY PER 100 PEOPLE
1 SERVICE SINK / 1 DRINKING FOUNTAIN PER 1,000 PEOPLE

BUSINESS:			
WATER CLOSETS			
MEN (1:25)	1	1	
WOMEN (1:25)	1	1	
LAVATORIES			
MEN (1:40)	1	1	
WOMEN (1:40)	1	1	
WATER FOUNTAIN			
	1	1	H/LOW
STORAGE:			
WATER CLOSET	1	1	
LAVATORIES	1	1	

WIND LOAD
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE 139 MPH (VULT) WIND LOAD REQUIREMENTS OF CHAPTER 16 OF THE 2023 8TH EDITION BUILDING CODE

TABLE OF AREAS

TBD SF	UNIT A - OFFICE AREA (HVAC)
TBD SF	UNIT A - WAREHOUSE
10,507 SF	UNIT A - TOTAL
2,038 SF	UNIT B - OFFICE AREA (HVAC)
8,469 SF	UNIT B - WAREHOUSE
10,507 SF	UNIT B - TOTAL
3,586 SF	LOADING DOCK
24,600 SF	TOTAL UNDER ROOF

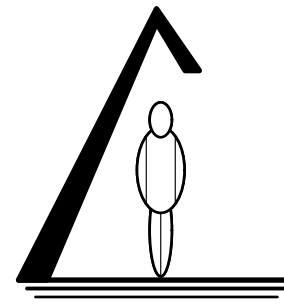
Drawing Index

James P. Senatore, Architect

CS	COVER SHEET
AS1	PROJECT DATA
AS2	ARCHITECTURAL SPECIFICATIONS
LS1	ARCHITECTURAL SITE PLAN
1	EXTERIOR ELEVATIONS
2	FLOOR PLAN
4	ENLARGED FLOOR PLAN OFFICE B
5	FOUNDATION PLAN
6	FOUNDATION DETAILS
7	FULL BUILDING SECTIONS
8	FULL BUILDING SECTION / DETAIL
9	WALL SECTIONS
10	WALL SECTIONS
11	DOOR / WINDOW SCHEDULE
12	RCP

Enginuity Engineering

E1	ELECTRICAL NOTES, SCHEDULES AND LEGENDS
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E2	LIGHTING PLAN
E2.1	OFFICES LIGHTING PLAN
E3	POWER PLAN
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P2.1	UNIT 2 WATER PIPING PLAN
P3	UNIT 1 SANITARY PIPING PLAN
P3.1	UNIT 2 SANITARY PIPING PLAN
P3.2	SANITARY RISER DIAGRAMS
P4	PLUMBING DETAILS



1317 Sumter Street Leesburg, FL 34748
P: 352.787.1211 F: 352.728.6092
AR0006808 - CB C060129

DESIGN/BUILD SPECIALISTS
SENATORE INC.
JAMES P. SENATORE, ARCHITECT - SENATORE CONSTRUCTION

2024.36

	A	ADDED DEFERRALS FOR FS / FA	5.21.25

DESIGN / BUILD SPECIALISTS
SENATORE INC.
JAMES P. SENATORE, ARCHITECT - SENATORE CONSTRUCTION
1317 Sumter Street Leesburg, FL 34748 P: 352.787.1211 F: 352.728.6092 AR0006808 - CB C060129
NOTES: This drawing is the property of Senator Inc. and is not to be copied, reproduced, or used in whole or in part without the written permission of James P. Senatore, Architect.

NORTH PARK COMMERCE CENTER - LOT P3-1
3888 ENTERPRISE WAY, SANFORD, FLORIDA 32771

COVER SHEET

DRAWING NO.: 2024.36
DATE: 5.30.25
DESIGNED BY: JPS
DRAWING BY: JPS
CHECKED BY: JPS

SHEET
CS

James P. Senatore
Architect

Florida No. AR 00006808

GC to perform all work shown on Engineering plans.

11 Permits

All Permit Fees & Impact Fees to be paid by Owner. NIB

- A) Building, Zoning;
- B) Fire, Road Impacts, Engineering
- C) Utilities and Impacts;
- D) Storm Water Authority;
- E) Water and Sewer;
- F) Roads and Streets;

Note: Meet as a minimum, the most stringent requirements of the:

1. State of Florida
 2. Local and State Permitting Agencies
 3. Contract for Construction with Owner.
- Provide evidence of coverage with bid per Bid Docs.
- A) **General Liability:** per State, Permit Jurisdiction & Contract with Owner.
 - B) **Insurance:** Builders Risk per with Owner and Architect & Contractor protected;
 - C) **Workers Comp:** Contractor & Subs per State, Permit Jurisdiction & Contract with Owner.

A) Site Plan Engineering and Design:

- B) Site Work:
1. See Architects Graphic Site Plan for Architectural Features and Details.
 2. Provide all work shown in the ENGINEERING plans. Work shall be done in accordance with construction documents. Provide all labor and materials required for completion of project as designed.
 3. Provide as built rough in survey to confirm elevations and locations before covering.
- C) Building Pad:
1. Pad shall be compacted and level within 2" elevation.
 2. Building pad is fill material free of debris and organic materials.
 3. Fill placed, compacted and tested in 12 inch lifts.
 4. Acceptable density 98% of a modified proctor.
 5. Number and Frequency of field test, Compaction Tests at each 12" lift of fill.
- D) Site Grading: See Civil for grading. Finished grade shall be min 8" below finished floor and slope away from building not less than one unit vertical in 10 units horizontal (5% slope)

A) Electric Service:
B) Water Service:
C) Sewer Service:
D) Telephone:
E) Cable

- ## 15 Layout
- A) The design, fabrication and erection of batter boards shall result in a final structure that conforms to the shape, lines and dimensions of the building as required by the construction documents. Batter boards shall be substantially braced to maintain position.
- B) Contractor shall have Surveyor place "Hub & Tick" Main construction points of building slab floor; Top at Finish Floor Elevation per plans, or as directed by Architect;
- C) The GC shall fabricate and erect batter boards and install string lines at foundation line.
- D) The GC shall furnish a certified survey of the batter boards and layout before proceeding.

Construct concrete spread footings and pedestals per plans; Steel bolt pattern is critical;
See Architect Plans and Details:

- A) Trench site Footings:**
1. Dig trenches straight, level and with plumb sides. Keep fill moist and compacted as needed. Concrete permitted to be cast against the earth where soil conditions do not require forming.
 2. Bottom of footing 12 inches below grade min; Step footings where required to maintain coverage, step footings 8" vertical max. and 48" horizontal min.
- B) Bearing:**
- Allowable load bearing values of soils per table 1806.2 (2,000 lb/sf assumed min)
- C) Steel Reinforcing:**
1. See plans for steel rebar Size, Grade and Lap; Lap & tie per Florida Building Code;
 2. Stirrups, Cross-Bars, Footing Corners & Filled Cell Dowel locations in plans;
 3. Support rebar on Brick at 48" on each way; Keep rebar 3" clear of surrounding earth;
 4. Steel to be clean, free of oil, grease and dirt.
- D) Concrete:**
1. Concrete Strength 3,000 psi commercial mix; 5" Slump max; Place with crane pump;
 2. Concrete shall not be placed through water.
 3. Concrete footings shall not be placed when the site temperature drops below 45 degrees F.
 4. Footing tops shall be level and smoothed off.
 5. Take samples and perform standard break tests.
- E) Anchor Bolts:** See Plans for size, depth and placement; Bolts shall conform to ASTM A 307.
- Allowable service loads per table 1912.2 FBC may be increased per Section 1605.3.2

Contractor shall provide all Materials and Installation to complete the Work in this Section;
Construct stem wall foundation per plans;

- A) Concrete masonry units:**
1. Nominal 8 inches x 8 inches x 16 inches number 1 block; Lay in Running bond pattern;
 2. Concrete masonry units shall conform to ASTM C90 for load bearing;
 3. Top of unfinished masonry shall be protected.
 4. Follow guidelines in FBC for cold and hot weather construction.
- B) Mortar & Joints:**
1. All units shall be placed while the mortar is soft and plastic, in rows that are straight, level, plumb and consistent. Broken mortar joints shall be removed and reset in fresh mortar.
 2. Masonry Mortar: shall conform to ASTM C 270 and proportions of table 2103.7(2).
 3. Bed joints and head joints to be 3/8 inch thick +/- 1/16.
 4. Head joints to be min 1.5 to 2.0 inches deep with mortar.
 5. Bed joint at foundation may not be less than 1/4 inch and not more than 3/4 inch.
- C) Vertical filled cells:** Cells shall be filled with concrete and rebar as noted in plans
1. Concrete; Concrete Strength shall be 3,000 psi commercial pump mix.
 2. Reinforcing; Deformed reinforcing bars shall conform with ASTM A 615. Rebar as noted in plans vertical laps shall be 40 bar diameter for 40 grade rebar and 60 bar diameter for 60 grade rebar; Provide 12" hook into footing and 8" hook at top knock out lintel masonry units the beam;
 3. See plans for locations of fill knock
- D) Fill Foundation Solid:**
1. See details in Architect Plans;
 2. Fill with 3,000 psi concrete after MEP sleeves through Foundation Wall have been installed.

Contractor shall provide all Materials and Installation to complete the Work in this Section;

- A) Fill inside stem wall, 4 inches below finished floor; Fill shall be clean and compacted ;
- B) Building pad; See civil engineering plans for finished floor elevation;
1. Fill shall be free of all debris, organic materials, controlled low strength material and deleterious material.
 2. Place and compact fill in such a manner as not to damage or disturb foundation stem wall. ASTM D698-12
 3. Fill shall be termit treated as directed per Section 19 architectural specifications.

Contractor shall provide all Materials and Installation to complete the Work in this Section.

- Termite treatment shall comply with Florida Building Code Chapter 18, section 1816.
- A) **Pretreatment:**
Pretreat building foundation and slab area for termites with "Termadore" per code. Provide Owner & Architect a receipt showing the amount of material applied and percent concentration
- B) **Retreat**
12" min around exterior foundation wall at final, after all wood and debris is removed;
- C) **Certificate of compliance**
Termite provider shall issue Certificate of compliance to the Building Department and Contractor by the licensed pest control company that contains the following statement: *"The building has received a complete treatment for the prevention of subterranean termites Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services";*
- D) **IBC 1816.2 Penetrations:**
Protective sleeves around metallic piping penetrating concrete slab-on-grade floors shall not be of cellulose containing materials and, if soil treatment is used for subterranean termite protection, shall receive application of a termiticide in annular space between sleeve and pipe.
- E) **Warranty:**
Provide renewal contract with repair limit per occurrence, per Contract with Owner.

Note: Concrete material shall be 3,000 psi at 28 days: Slump 4 to 5 inches max.

- A) **Main Floor Slab:** Nominal Thickness 4"
- B) **Vapor Barrier:** 6 mil polyvinyl visqueen; Place on compacted and treated subgrade; Joints lapped not less than 18 inches; Tape all joint and penetration;
- C) **Wire Mesh:** 6" x 6" 10ga welded wire reinforcement fabric located in the middle to the upper one third of the slab. Welded wire reinforcement fabric shall be supported with approved materials at spacing not to exceed 3 feet. Welded wire shall comply to ASTM A 186.
- D) **Interior Load Bearing Thickened Concrete slabs:** See plans for size and reinforcement.
- E) **Steel Rebar Reinforcement:**
1. Steel Rebar shall be bent cold;
 2. Steel Rebar shall not be bent when partially embedded.
 3. Hooks 8" into the beam and 12" into footing;
 4. Lap 40 bar diameter for 40 grade and 60 bar diameter for 60 grade;
 5. Rebar shall be accurately placed and adequately supported before concrete is placed.
- F) **Anchor Bolts:** See Plans for size, depth and placement; Bolts shall conform to ASTM A 307.
Allowable service loads per table 1912.2 FBC may be increased per Section 1 605.3.2
- G) **Conveying:** Concrete shall be done by method that will prevent separation or loss of materials and without interruptions sufficient to permit the loss of plasticity between successive increments. Once concrete pour has started, it shall be carried on as a continuous operation until placing of a panel or section, as defined by its boundaries.
- H) **Leveling:** Install Concrete level (1/8 inch max in 10 feet) and with a smooth hard trowelled finish.
Saw Cut 1.5 inches deep at specific grid shown in plans. Saw Cut 9 to 12 hours after placing.
- I) **Concrete slab on grade shall comply with Florida Building Code Chapter 19 and ACI 318**
- J) **Preparation:** before concrete placement shall include:
1. Equipment for mixing and transporting concrete shall be clean. Debris and/or ice shall be removed from spaces to be occupied by concrete. Forms shall be properly coated.
 2. Masonry filler will be in contact with concrete shall be properly dressed. ASTM C 309
 3. Reinforcement shall be thoroughly clean of ice or other deleterious coatings. Water shall be removed from place where concrete is being poured.
- K) **Ready mixed concrete** shall be mixed and delivered in accordance with ASTM C 94 or ASTM C 685.
Concrete shall be mixed until there is a uniform distribution of materials and shall be discharged completely before mixer is recharged.
- L) **Placing Concrete:** Concrete shall be placed as near as possible to its final position to avoid segregation. Timing shall be carried on at such a rate that the concrete is at all times plastic and flows readily into spaces between reinforcement.
- M) **Testing:**
1. Qualified field testing technicians shall perform test on fresh concrete at the job site, prepare specimens required for curing under field conditions, prepare specimens required for testing in the laboratory and record the temperature of the fresh concrete when preparing specimens for strength tests.
 2. Testing frequency: 1 sample per 50 cyd or 3,000 square feet for each class of concrete.
 3. Laboratory cured specimens; Samples test per ASTM C 172. Cylinders molded and cured in accordance with ASTM C 31 and tested in accordance with ASTM C 39.

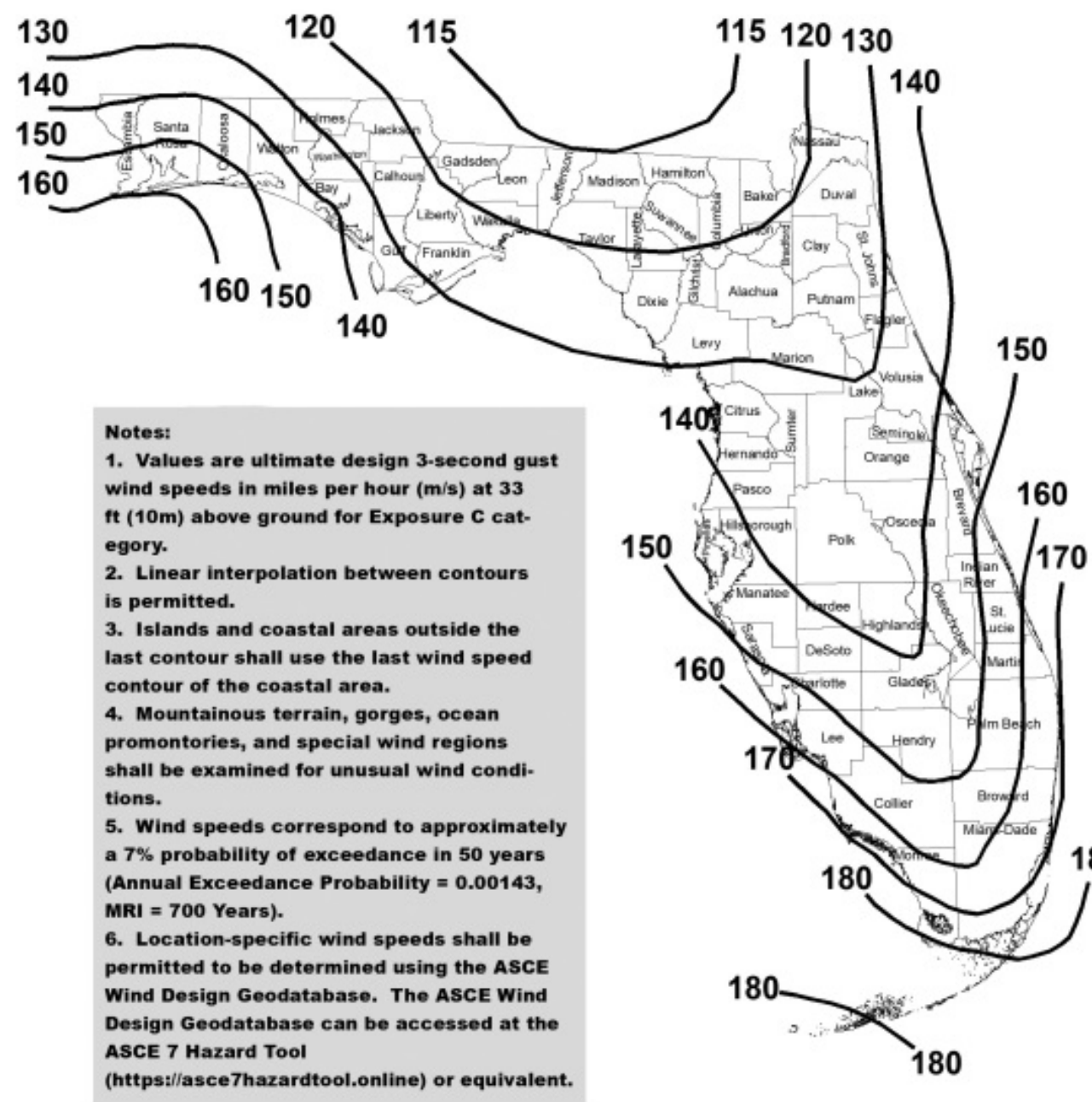
Contractor shall provide all Materials and Installation to complete the Work in this Section; Notes:
Masonry construction to comply with FBC 2104.1.1 thru 2104.5 & ACI 530.1/ASCE 6/TMS 602

- Masonry Units to comply with Florida Building Code Chapter 21 and ACI 530/ASCE 5/TMS 402;
- A) Concrete Masonry Units;**
1. Nominal 8 inches x 8 inches x 16 inches number 1 block; Lay in Running bond pattern;
 2. See plans for heights and openings, course to level and plumb;
 3. Concrete masonry units shall conform to ASTM C90 for load bearing;
 4. Chases or recesses wider than 12 inches require lintels with 4" minimum bearing.
 5. Masonry units shall not be supported by wood.
 6. Top of unfinished masonry shall be protected. Broken block to be replaced.
 7. Bracing of masonry walls during construction shall be provided and installed in accordance with "Practice for bracing masonry walls under construction".
 8. Follow guidelines in FBC for cold and hot weather construction.
 9. Provide wall clean outs (inspection holes) at each vertical filled cell for each pour.
- B) Mortar & Joints:**
1. All units shall be placed while the mortar is soft and plastic, in rows that are straight, level, plumb and consistent. Broken mortar joints shall be removed and reset in fresh mortar.
 2. Masonry Mortar: shall conform to ASTM C 270 and proportions of table 2103.7(2).
 3. Bed joints and head joints to be 3/8 inch thick +/- 1/16.
 4. Head joints to be min 1.5 to 2.0 inches deep with mortar.
- C) Vertical filled cells; Cells shall be filled with concrete and rebar as noted in plans**
1. Concrete: Concrete Strength shall be 3,000 psi commercial pump mix.
 2. Reinforcing: Deformed reinforcing bars shall conform with ASTM A 615.
 3. Rebar as noted in plans vertical laps shall be 40 bar diameter for 40 grade rebar and 60 bar diameter for 60 grade rebar; Provide 8" hook into top KOL Tie Beam;
 3. See plans for locations of filled cells
- D) Masonry openings;**
1. See plan for size and locations of all masonry openings.
 2. Provide precast and prestressed lintels per "Cast-crete" chart with Load capacity stamp; Fill with 3,000 psi concrete and 1 - #5 rebar (grade 40) lap 25" min.
 3. Provide precast sills at window openings.
 4. Provide vertical filled cell on each side of masonry openings see plans; Course masonry units to allow for a full filled cell at each window and door opening.
- E) Finish for exterior walls; See Exterior Elevations;**
1. Stucco Finish Texture to be a floated "Sand finish. Stucco to be Painted.
 2. Trim details applied to exterior walls. See exterior elevations.
 - a) Window bands: 8" wide x 2" projection stucco finish on "EPS" with hard coat finish.

Contractor shall provide all Materials and Installation to complete the Work in this Section;
Contractor shall provide and install the horizontal KOL Masonry Tie Beams, Vertical Masonry Filled Cells and Pilasters per
plan. Pour in lifts as indicated in plans, not to exceed 8'-0" in single pour.

- A) Concrete Masonry horizontal KOL Masonry Tie Beams;**
1. KOL Masonry Unit Nominal 8" wide x 8" high x 16" long with knock out centers.
 2. Place 1 #5 Rebar (grade 40) per course, per plans; Tie vertical steel at each intersection.
 3. Intersecting walls and pilasters shall be anchored or bonded with an interlaced masonry bonding pattern at 24" or #5 Rebar with 8" U-hook at 32" oc vertical;
 3. See plans for wall heights, course to level, square and plumb;
 4. Top of unfinished masonry shall be protected. Broken block shall be replaced before pour.
 5. Masonry units shall not be supported by wood, except for temporary bracing support.
 6. Concrete masonry units shall conform to ASTM C90 for load bearing;
 7. Bracing of masonry Tie Beams during construction shall be provided and installed in accordance with "Practice for bracing masonry walls under construction".
- B) Follow guidelines in FBC for cold and hot weather construction.**
- C) Provide wall clean outs (inspection holes) at each vertical filled cell for each pour.**
- C) Concrete Masonry vertical Filled Cells;**
1. Place 1 #5 Rebar (grade 40) vertical in masonry unit cell per locations shown on plans;
 2. Start in footing with 12" bend and tie to footing steel.
 3. Extend upward continuously to top of masonry wall;
 4. Lap and Tie vertical steel at each intersection. Provide 8" bend into top Tie Beam.
 5. Intersecting walls and pilasters shall be anchored or bonded with an interlaced masonry bonding pattern at 24" or #5 Rebar with 8" U-hook at 32" oc vertical;
- C) Precast Lintels;**
1. See plan for size and locations of all masonry openings.
 2. Lintels shall be precast or prestressed manufactured by "Cast-Crete".
 3. Safe loads calculated based of "Cast-Crete" load chart. Units to have Load capacity stamp;
 4. Fill with 3,000 psi concrete and 1 - #5 rebar (grade 40).
 6. Openings wider than 12 inches require lintels with 4" minimum bearing.
- D) Steel Rebar Reinforcement:**
1. Steel Rebar shall be bent cold;
 2. Steel Rebar shall not be bent when partially embedded.
 3. Hooks 8" into the beam and 12" bend into footing;
 4. Lap 40 bar diameter for 40 grade and 60 bar diameter for 60 grade;
 5. Rebar shall be accurately placed and adequately supported before concrete is placed.
 6. Rebar shall be clean, free of mud, oil or other nonmetallic coatings.
- E Concrete: 3,000 psi pump mix;**
1. Fill all vertical and horizontal concrete Tie Beams, Filled Cells and Precast Lintels;
 2. Ready mixed concrete shall be mixed and delivered in per ASTM C 94 or ASTM C 685.
 3. Concrete shall be mixed until there is a uniform distribution of materials and shall be discharged completely before mixer is recharged.
- G) Concrete Placement:**
- Place concrete as near as possible to its final position to avoid segregation. Timing shall be carried on such that the concrete is at all times plastic and flows readily into spaces between reinforcement.
- H Roof Truss and Framing Anchors:**
1. Truss straps shall be Simpson strong tie connectors or approved equal.
 2. See construction documents for strap size, location, number and size of fasteners.
 3. Straps shall be embedded into the beam, depth per manufacturer's specifications.
 4. Straps and Anchors shall be placed while concrete is pliable, anchors may not be driven or forced into p
 5. Missing, bent or misaligned straps shall be applied after the beam has set.
 5. Anchor bolts and Tie max. curb bolts shall be "A307" steel, embed at locations per plans.

FLORIDA PRODUCT APPROVAL NUMBERS					
PRODUCT TYPE	APPROVAL NUMBER	MFG AND DESCRIPTION			
Storefront	FL 17692.1-R6	Oldcastle Bldg Envelope • MS-37's Alum Entrance Door			
Roll-up Door	FL 17399.2-R6	Wayne-Dalton			
Windows	FL 17688.1-R4	Oldcastle Building Envelope FG-2000			
Lintels	FL 158 - R1	"Cast-crete" - Pre-cast Concrete Lintels			
Metal Roofing	FL 9093.1-R6	Schulte Building System			
Siding	FL 8702.2-R6	Schulte Building System			
TABLE 1604.5 RISK CATEGORY OF BUILDINGS AND OTHER STRUCTURES					
RISK CATEGORY	NATURE OF OCCUPANCY				
I	Buildings and other structures that represent a low hazard to human life in the event of failure, including but not limited to:				
	• Agricultural facilities. • Certain temporary facilities. • Minor storage facilities. • Screen enclosures.				
II	Buildings and other structures except those listed in Risk Categories I, III and IV				
III	Buildings and other structures that represent a substantial hazard to human life in the event of failure, including but not limited to:				
	Buildings and other structures whose primary occupancy is public assembly with an occupant load greater than 300. • Buildings and other structures containing elementary school, secondary school or day care facilities with an occupant load greater than 250. • Group I-2 occupancies with an occupant load of 50 or more resident patients but not having surgery or emergency treatment facilities. • Group I-3 occupancies. • Any other occupancy with an occupant load greater than 5,000a. • Power-generating stations, water treatment facilities for potable water, waste water treatment facilities and other public utility facilities not included in Risk Category IV. • Buildings and other structures not included in Risk Category IV containing sufficient quantities of toxic or explosive substances to be dangerous to the public if released.				
IV	Buildings and other structures designated as essential facilities, including but not limited to:				
	Buildings and other structures having surgery or emergency treatment facilities. • Fire, rescue, ambulance and police stations and emergency vehicle garages. • Designated earthquake, hurricane or other emergency shelters. • Designated emergency preparedness, communications and operations centers and other facilities required for emergency response. • Power-generating stations and other public utility facilities required as emergency backup facilities for Risk Category IV structures. • Structures containing highly toxic materials as defined by Section 307 where the quantity of the material exceeds the maximum allowable quantities of Table 307.1(2). • Aviation control towers, air traffic control centers and emergency aircraft hangars. • Buildings and other structures having critical national defense functions. • Water storage facilities and pump systems required to maintain water pressure for fire suppression.				

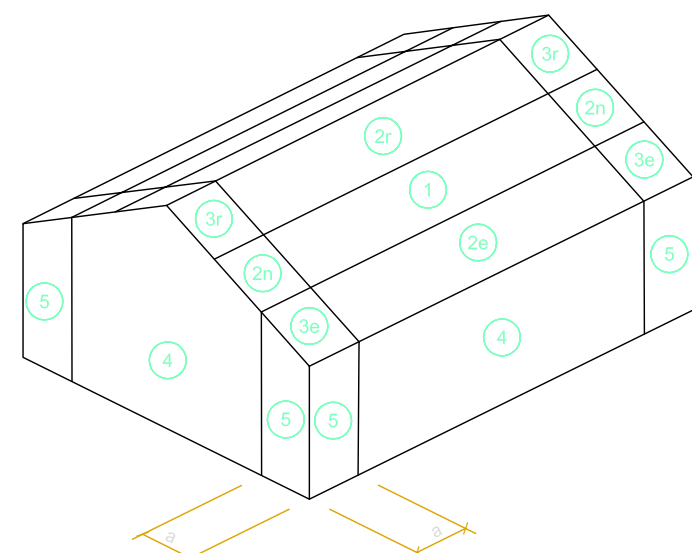


Gravity Load	
Roof Live Load	= 30 psf
Roof Dead Load	= 17 psf
Solar Panel Allowance (where noted)	= 10 psf
Floor Dead Load	= 10 psf
Floor Live Load	= 30 psf sleeping areas = 40 psf all other areas
Stair Dead Load	= 10 psf
Stair Live Load	= 50 psf
Ground Snow Load (Pg)	= 0 psf
Exposure Factor (Ce)	= 1.00
Thermal Factor (Ct)	= 1.00
Importance Factor (I)	= 1.00
Flat Roof Snow Load (Pf)	= 0 psf

Allowable Deflection Factor for:	
<u>Roof/Floors</u>	
Live Load	= L/360
Total Load	= L/240
<u>Member supporting Masonry/Brick</u>	
Live Load	= L/600
Total Load	= L/600

<u>Wind Load</u>	
Basic Wind Speed (Vult)	= 135 mph
Exposure Category	C
Internal Pressure Coefficient (GCPI)	± 0.55 (Part Enclosed)
Comments and Clarifying Remarks: See sheet 4-10 for details.	

COMPONENTS AND CLADDING DESIGN PRESSURES (Vult = 135 mph)						
ZONE		EFFECTIVE WIND AREA				
		10 SQ FT	20 SQ FT	50 SQ FT	100 SQ FT	500 SQ FT
1		23.48/-52.06	22.1/-45.8	20.2/-37.6	18.8/-31.3	17.4/-21.4
2e, 2r, 3		23.6/-84.7	22.1/-58.3	20.1/-59.0	18.8/-48.0	17.4/-48.0
WALL	4	29.6/-31.4	28.6/-30.5	27.3/-29.2	26.4/-28.2	24.1/-25.9
	5	29.6/-37.0	28.6/-35.0	27.3/-32.4	26.4/-30.5	24.1/-25.9
OVERHANG 2		16.0/-52.6				
OVERHANG 3		16.0/-63.9				



		1317 Sumter Street Leesburg, FL 34748 P. 352-787-1121 • F. 352-728-8292 AR0006808 • CB C060129	
SENATORE INC. DESIGN • BUILD SPECIALISTS JAMES P. SENATORE, ARCHITECT • SENATORE CONSTRUCTION		2024.36	
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23 Pre-Engineered Steel Building

A) Pre-Engineered Steel Building: As engineered, fabricated and supplied

B) Pre-Engineered Building to meet "MBMA" standards;

1. Provide "MBMA" Certificate to "Architect, Contractor, Owner";
2. Shall adhere to codes and standards "ACI", "AISC", "ASCE" and "ASME"

C) Steel Members

1. Shall be "ASTM A36" mild low carbon steel with yield strength of 36,300ksi.
2. Painted Gray to "MBMA" standards;

a.) Shop Painting

- 1.) Do not paint surfaces to be welded or high-strength bolted with friction-type connections.
- 2.) Apply 2 coats of paint to surfaces. Change color of second coat to distinguish it from first.
- 3.) Surface Preparation: After inspection and before shipping, clean steelwork to be painted. Remove loose rust, loose mill scale, and spatter, slag, or flux deposits. Clean steel in accordance with SSPC as follows:
SP-1 "Solvent Cleaning"
SP-2 "Hand-Tool Cleaning"
SP-3 "Power-Tool Cleaning"

3. Painting: Immediately after surface preparation, apply structural steel primer paint in accordance with manufacturer's instructions and at a rate to provide dry film thickness of not less than 3.0 mils. Use painting methods that result in full coverage of joints, corners, edges, and exposed surfaces.

D) Anchor Bolts

1. Shall be 1" diameter x length per plans.
- a.) Shall be embed as shown in details
- b.) Splayed as shown and tied to rebar in footing.
2. Shall meet ASTM A554 standards.
3. Shall be grade 55 - 55ksi min yield strength, size and locations per plans, coordinate with Architectural and A & S Steel Building plans.
4. Bolts shall have proper identification markings
- a.) "AB55PB" with supplementary S1 for weldability
- b.) ASTM A370 (S4 for Charpy for Impact testing requirements).
- c.) 1045 or A193 grade B7 may NOT be substituted.

E) Structural Bolts

1. Shall meet ASTM 325 High Strength Heavy Hex Head Structural Bolts 92ksi min.
2. Shall meet standards for slip critical connections, Fully threaded length limited to 4 times diameter.
3. Use recommended Type 3, plain, "A563C3" nuts and Type 3 "F436-3" washers.

F) Structural Nuts

1. Shall meet ASTM A563 Standards
2. Shall be Grade "C3" with Mechanical Properties Proof load stress of 144ksi and hardness between 143 and 352.
3. Shall have proper identification markings per ASTM A563.
4. Shall have proper identification markings per ASTM A563.
5. All structural fasteners shall be tightened by turn of the nut method
- a.) Erector contractor shall have clearly marked all bolts and nuts to indicated proper tightening.
- b.) Bolt inspection shall be performed on 100% of all structural bolts.
- c.) Certified Copies of the Report shall be given to City of Groveland, Owner, Architect and Contractor.

G) Exterior Sheeting

1. Metal Building Supplier shall provide for Roof Sheeting, Wall Sheeting and Flashing inspection.
2. Metal Building Supplier shall provide 20 year weathertightness warranty
3. Roofing:

a.) Standing Seam Metal "Double-Lok" roof shall meet ASTM E1514

i.) Metal Roof and Wall Systems 24" wide x 3" high roof panel

ii.) Roof shall be field seamed system

a.) Metal building erector shall supply all equipment to complete the task.

b.) Factory formed metal roof panels designed to be field assembled by lapping and interconnecting raised side edges of adjacent panels with joint type indicated, and mechanically attaching panels to supports using concealed clips in side laps. Include clips, cleats, pressure plates, and accessories required for a weathertight installation.

c.) Vertical Standing seam "Double-Lok" metal roof panels:

Formed with vertical ribs at panel edges and intermediate stiffening ribs symmetrically spaced between ribs; designed for sequential installation by mechanically attaching panels to supports using concealed clips located under one side of panels and engaging opposite edge of adjacent panels and snapping panels together.

d.) Panel Coverage: 608 mm (24 inches) x 3" high x rake of building.

4. Exterior Sheet Metal Siding "MBCI" Metal Roof and Wall Systems.

a.) Exterior sheet metal siding

i.) Mansard sheeting "Artisan" Series 12" wide NO Beads

ii.) Wall Sheeting "PBR"

b.) Sheet Metal Siding shall meet ASTM A755, ASTM E1514, ASTM E1592 and ASTM D6864.

c.) Factory formed metal roof panels designed to be field assembled by lapping and interconnecting raised side edges of adjacent panels with joint type indicated, and mechanically attaching panels to supports using concealed clips in side laps. Include clips, cleats, pressure plates, and accessories required for a weathertight installation.

d.) Fasteners: Self drilling, or self tapping zinc plated hex head carbon-steel screws.

5. Sealants

a.) ASTM C920

b.) Type, Grade, and Class as recommended in writing by the manufacturer.

c.) Sealant Type

1. Pressure sensitive, 100% solids, Gray Polyisobutylene compound with release-paper backing.
2. 12 mm (1/2 inch) wide x 3 mm (1/8 inch) thick.

d.) Fasteners: Self drilling, or self tapping zinc plated hex head carbon-steel screws

6. Finishes

a.) Factory finished complying with SMACNA's recommendations for applying and designating finishes

b.) Exterior Finish: Pluoropolymer

c.) Color: As indicated

H) Erection of Pre-Engineered Metal Building by "Certified Florida Metal Building Contractor";

1. Provide worker's comp certificate naming "Hope International"

a.) Provide Performance and Payment bond Required prior to work starting.

2. Temporary Shoring and Bracing:

a.) Provide temporary shoring and bracing members with connections of sufficient strength to bear imposed loads.

b.) Remove temporary members and connections when permanent members are in place and final connections are made.

c.) Provide temporary guy lines to achieve proper alignment of structures as erection proceeds.

3. Anchor Bolts

a.) Furnish anchor bolts and other connectors required for securing structural steel to foundation.

b.) Furnish templates and other devices as necessary for presetting bolts and other anchors to accurate locations.

4. Setting Bases and Bearing Plates

a.) Clean concrete and masonry bearing surfaces, Clean bottom surface of base and bearing plates.

b.) Set base plates and bearing plates for structural members.

c.) Tighten anchor bolts after supported members have been positioned and plumbed.

5. Field Assembly

a.) Set structural frames accurately to lines and elevations indicated and in accordance with AISC Specifications.

Align and adjust various members forming part of complete frame or structure before permanently fastening. Clean bearing surfaces and other surfaces that will be in permanent contact before assembly. Perform necessary adjustments to compensate for discrepancies in elevations and alignment.

b.) Level and plumb individual members of structures within specified AISC tolerances.

c.) Establish required leveling and plumbing measurements on mean operating temperature of structure. Make allowances for difference between temperature at time of erection and mean temperature at which structure will be when completed and in service.

d.) Splice members only where indicated and accepted on shop drawings.

e.) Comply with AISC Specifications for bearing, adequacy of temporary connections, alignment, and removal of paint on surfaces adjacent to field welds.

f.) Do not enlarge unfair holes in members by burning or by using drift pins, except in secondary bracing members. Ream holes that must be enlarged to admit bolts.

6. Gas Cutting:

a.) Do not use gas cutting torches in field for correcting fabrication errors in primary structural framing.

Cutting will be permitted only on secondary members that are not under stress, as acceptable to the SDR. Finish gas-cut sections equal to a sheared appearance when permitted. Comply with NFPA 51B for cutting processes.

7. Touch-Up Painting:

a.) Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint.

Apply paint to exposed areas using same material as used for shop painting.

Apply by brush or spray to provide minimum dry film thickness of 3.0 mils.

23 Steel and Metals: Secondary Steel

A) Tie Max structural tie down

1. Connect frame walls to foundation with 5/8" x 14" curb bolts at 48" oc max or as shown in plans
2. Fasten bottom plates to curb bolts with heavy hex nut and bearing plate
3. Connect 1/2" threaded rod to Curb bolts with 5/8" to 1/2" coupler
4. Connect top plates to all thread with 1/2" heavy hex head nut and bearing plate
5. Continue process to top of bearing condition per plans for continual load path

B) Anchor Bolts

1. See Plans for size, depth and placement; Bolts shall conform to ASTM A 307. Allowable service loads per table 1912.2 FBC may be increased per Section 1605.3.2

24 Wood Pre-Engineered Floor Trusses

Contractor shall provide all Materials and Installation to complete the Work in this Section;

A) Pre-engineered Wood Floor system. See plans for size, span and layout;

1. Truss shop drawings shall be provided to the Architect and Structural Engineer for review and approval. Allow 10 days turn around for review.
2. Truss drawings shall be provided to the building official and approved prior to installation.
3. Metal-plate-connected wood floor trusses shall be manufactured as required by TPI Standards.
4. Floor trusses spaced 16" / 24" oc with hurricane straps each truss each end; See schedules;
5. Design loading to be 100# per square foot total load;
6. Additional loads to any truss member shall not be permitted without verification that the truss is capable of supporting such additional loading
7. Truss members and components shall NOT be cut, notched, drilled, spliced or altered in any way other than shown in typical truss mfg. alteration details, without the written concurrence and approval of the Truss Mfg. Engineer, the Architect and Structural Engineer.
8. Floor decking shall be as noted in plans; 3/4" x 4' x 8' plywood (6 ply)
9. Layout shall follow plans fastened as noted;
10. Protect plywood floor as required
11. Floor trusses shall have a total load of 100#/sf up made of 80#/sf Live Load and 20#/sf Dead Load. Spaces shown are 12'-0" x 8'-0" see truss elevations.

25 Lumber

Contractor shall provide all Materials & Labor per this Section 25-Lumber;

See Architect's Plans for size, locations and installation details;

A) Lumber used for load bearing purposes shall be identified by the grade mark of a lumber

grading or inspection agency approved by an accreditation body that complies with DOC PS 20.

B) Preservative treated wood shall conform to requirements of the applicable AWWA.

Preservatives shall conform to AWWA. Lumber shall bear the quality mark of an inspection agency that maintains continuing supervision, testing and inspection over the quality. The quality mark shall be on a stamp or label affixed to the preservative treated wood. The moisture content of lumber used in enclosed locations shall be 19 percent or less before being covered with insulation.

C) Load bearing walls. See plans for size, location and height.

1. Bottom plates shall be pressure treated 2 x nominal thickness.
2. Studs shall be southern yellow pine number 2 or better at 16 inches on center minimum. Holes shall not be bored more than 40% of stud width in any wood stud. Cutting or notching shall not exceed 25% in load bearing walls and not more than 40% in non-load bearing walls.
3. Top plates minimum 2 plates continuous lap 48 inches minimum syp#2 or better.
4. Headers: 2 x syp#2 or better with 1/2" cdx plywood between each 2 x.
5. Blocking required at midpoints and at all acoustical ceiling heights.

D) Interior non-load bearing partitions. See plans for size, location and height.

1. Bottom plates shall be pressure treated 2 x nominal thickness.
2. Studs shall be spruce or fir at 16 inches on center.
3. Top plates minimum 2 plates continuous lap 48 inches minimum spruce or fir.

E) Floor framing. See plans for, floor truss layout and elevations.

1. Truss design drawings shall be provided to the building official and approved prior to installation. Truss shop drawings shall be provided with the shipment of trusses.
2. Trusses; Metal-plate-connected wood trusses shall be manufactured as required by TPI. Each manufacturer of trusses using metal plate connectors shall retain an approved agency. The inspection shall cover all phases of truss operation.
3. Floor trusses at 24" oc
4. Floor decking shall be 3/4" x 4' x 8' plywood (6 ply).

F) Nails shall conform to requirements of ASTM F 1667.

Note: Minimum average bending yield strengths;

1. 0.254 inch to 0.177 inch 80 kips per square inch.
2. 0.177 inch to 0.142 inch 90 kips per square inch.
3. 0.142 inch or less 100 kips per square inch.
4. Fasteners shall be not less than FBC table 2304.9.1;
5. Sheathing fasteners head shall be flush with surface of sheathing;
6. Fasteners in PT or Fire-retardant lumber shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

26 Framing

Contractor shall provide all labor, equipment and materials to complete all Framing necessary;

See construction documents for size, locations and installation details;

See construction documents for nailing & anchoring schedules and Wall Composite Details;

All work to be installed plumb, level and square unless noted and detailed otherwise.

A) Framing: The design, fabrication and erection of structural components shall result in a final structure that conforms to the design, lines and dimensions of the members as required by the construction documents. Components shall be substantially x.t. impair safety and serviceability of the structure.

B) Construct all load bearing and non-load bearing walls per construction documents.

1. Provide all Temp and Permanent Bracing for all walls as required.
2. Frame all openings as shown, install headers where required.
3. Install all deadwood at grab bars, cabinets, ceilings etc.... see construction documents.

C) Set all Floor Trusses as required for complete structure.

1. Place all Temporary and permanent bracing as required for framing components. See construction documents and truss manufacturer's sealed drawings.
2. Deck all floor areas as required for complete structure. Fasten per construction documents.

27 Windows

Contractor shall provide all Materials and Installation to complete the Work in this Section;

Contractor shall provide and install all Windows and Aluminum Storefront per this section.

Rough openings per plans to be plumb, level, square and provide allowance for blocking

A) Aluminum Windows:

See Floor plan and Elevations for window size and locations;
Window manufacturer "PGT"; Aluminum frames; Glass: Insulated, Impact Resistant, Laminated;
Submit Shop Drawings showing typical installation details similar to details in plans;

B) Window sills: Azak PVC sills; install level & square with 1" nose; See details;

29 Accessories

Contractor shall provide all Materials and Installation to complete the Work in this Section;

A) H.C. grab bars: shall meet 11-4.26.3 "FBC"; See plans for placement;

1. SS bars 1-1/2" round; Mount per plans; Provide 2x12 wood backing;
2. Bending stress of material 250lbF (1112n)
3. Shear stress of material or components of 250lbF (1112n)
4. Shear force of fastener or mounting device of 250lbF (1112n)
5. Tensile force of fastener of 250lbF (1112n)
6. Grab bars shall not rotate within their fittings

B) Restroom accessories:

Bobrick - Satin finish stainless; See Architect's Room Finish Schedule & Finish Materials;

See Specs noted on schedules

1. B-39617 Classic Series recessed paper towel dispenser waste receptacle
2. Wall Mounted liquid soap dispensers by "Owner";
3. B-2892 Classic Series surface mounted twin jumbo-roll toilet tissue holders;
4. B-76717 Classic Series single robe hook for partition doors;

C) Signs: Mounted on latch side at 60" aff and 6" from jamb;

1. Provide ADA approved signs at restrooms;
2. Provide label for "Electrical" door as noted.

D) Fire Extinguishers:

1. Provide & Install Fire Extinguishers per Plan and Fire Department;
2. Provide wall mounts; In Closets and Storage (3) required.

E) Address numbers:

1. Provide 911 Address Numbers;

30 Soffit

Contractor shall provide all Materials and Installation to complete the Work in this Section;

A) Soffit:

1. Provide metal building soffit for canopy.

31 Insulation

Contractor shall provide all Materials and Installation to complete the Work in this Section;

Contractor shall provide for the protection or replacement of work damaged by construction or weather.

Any material that gets damaged or wet is to be removed and replaced;

A) Insulating materials, where concealed as installed in buildings of any type construction shall have flame spread rating of not more than 25 and smoke-developed index not more than 450.

B) Sound Board: 1/2" "Hush-Board" on one face of common walls; See plans for locations.

32 Drywall

Contractor shall provide all Materials and Installation to complete the Work in this Section;

Contractor shall provide for the protection or replacement of work damaged by construction or weather.

Any material that gets damaged or wet is to be removed and replaced;

A) Gypsum Drywall Board:

Note: ALL BOARD 5/8" TYPE-X as mfg. by "Gold Bond"; "USG" or approved equal;

1. Edges and ends (all joints) of gypsum board shall occur at framing members or blocks.
2. Gypsum Drywall installed over framing: Prefill all joints with mud; Tape and finish;
3. See Room Finish Schedule for Materials and Finishes; Spray Textures "ASBO";
4. Gypsum shall not be used where there will be direct exposure to water;
5. Use dura-rock cement board or Fire-X drywall at ceramic tile areas;
6. Install 10" "Dura-Rock" at base of all restroom walls only. (NOT in Storage Area)
6. Attach with type "S" galvanized screws at 4" oc at edges and 8" in the field.

B) Ceilings:

ALL BOARD 5/8" TYPE-X on framing; Screw 4" oc at edges and 8" in the field. Hang, Tape and spray smooth finish or UNO per Room Finish Schedule;

C) Walls:

1. ALL BOARD 5/8" TYPE-X on framing; Screw 4" oc at edges and 8" in the field.
 2. Provide corner bead;
 3. Hang, Tape and spray finish "Smooth" or UNO per Room Finish Schedule;
- D) Preparation: Cover and protect other work.
1. Hang material; Attach with type "S" galvanized screws, 4" oc at edges and 8" in the field.
 2. Prefill all joints with compound and then apply joint tape; Cover all screw heads.
 3. Make several more applications of drywall compound until the wall is smooth.
 4. Sand all joints and smooth; Remove all sanding dust from walls and ceilings before spray.
 5. Make first spray application Level 5 all areas, Add Paint to spray, smooth finish.
 6. Make a second application to apply the desired finish texture.
 7. Difficent work will be noted and tagged with blue painters tape for refinsh.
 8. Clean up all trash, debris, plastic covering, over spray drywall compound drops and globs.

33 Painting

Contractor shall provide all Materials and Installation to complete the Work in this Section;

Contractor shall provide for the protection or replacement of work damaged by construction or weather.

See Architect's Finish Schedules & Finish Materials lists; See Specs noted on schedules;

A) Paint and Stain materials mfg. by Sherwin-Williams or approved equal;

B) Exterior Finishes (UNO): Colors ASBO;

1. Metal Doors & Frames: 1 coat metal primer; 2 coats 100% Acrylic semi-gloss finish;

C) Interior Finishes (UNO): Colors ASBO;

1. Drywall Ceilings: Two coats 100% Acrylic "Ceiling White" Flat Finish;
2. Drywall Walls: Two coats 100% Acrylic, Egg Shell Finish;
3. Wood Jambos: 1 coat primer and 3 coats oil semi-gloss finish;
4. Wood Doors: Doors natural birch - Color "ASBO";
4. Add Heights: Stained Wood Base & Trim: 1 coat match door stain; Three coats of S.O.S. satin finish;
6. Painted Wood Base & Trim: 1 coat primer and 3 coats oil semi-gloss finish;

D) Interior Doors: Fiberglass Colonist doors, color ASBO; One Piece jambos, caulk, sand & paint.

1. One Piece Door Frames: 1 coat primer and 3 coats oil semi-gloss finish;

E) Preparation: Cover and protect other work.

1. Clean and prep all surfaces to be painted or stained
2. Make each application above. Architect or agent to inspect each application before next.
3. Caulk, seal, fill and sand smooth each application on finished wood and trim detail work.
4. Difficent work will be noted and tagged with blue painters tape for refinsh.

34 Wood Trim Material

GC to provide all Materials and Installation to complete the Work in this Section;

GC to provide for replacement of work damaged by construction or weather.

See Architect's Finish Schedules & Finish Materials lists; See Specs noted on schedules;

A) See Architect's Plans for material sizes, locations and installation details;

B) See Plans & Room Finish Schedule; Styles & Colors ASBO;

C) Azek trim at porch post: 1" thick vcp trim boards, kerfed , glued and nailed per manufacturer

D) Brick mold around exterior doors Empire molding number 180

E) Wood Base: Wood 5-1/4" clear white pine with OG top design; match door stain;

35 Labor to Trim

Contractor shall provide all Materials and Installation to complete the Work in this Section;

Contractor shall provide for the protection or replacement of work damaged by construction or weather.

See Architect's Finish Schedules & Finish Materials lists; See Specs noted on schedules;

A) See Architect's Plans for material size, locations and installation details;

B) See plans for Door Schedule and Room Finish Schedule;

C) Install all doors & hardware;

D) Install all trim & casing per plans and schedules;

E) Install miscellaneous trim as needed;

F) Install Pull Down Stairs;

G) Install fire extinguisher wall mounted, HC Bars, Restroom Accessories;

36 Doors, Hardware and Store Front System

Contractor shall provide all Materials and Installation to complete the Work in this Section;

Contractor shall provide for the protection or replacement of work damaged by construction or weather.

See Architect's Finish Schedules & Finish Materials lists; See Specs noted on schedules;

See Architect's Plans for locations and sizes; See Door Schedule for types and hardware;

Contractor shall Submit Shop Drawings; "Field Measured" Rough Opening Sizes for each opening.

A) Aluminum Storefront Framing Systems:

Note: See Architect Plan for location and sizes; See Door Schedule for types and hardware;

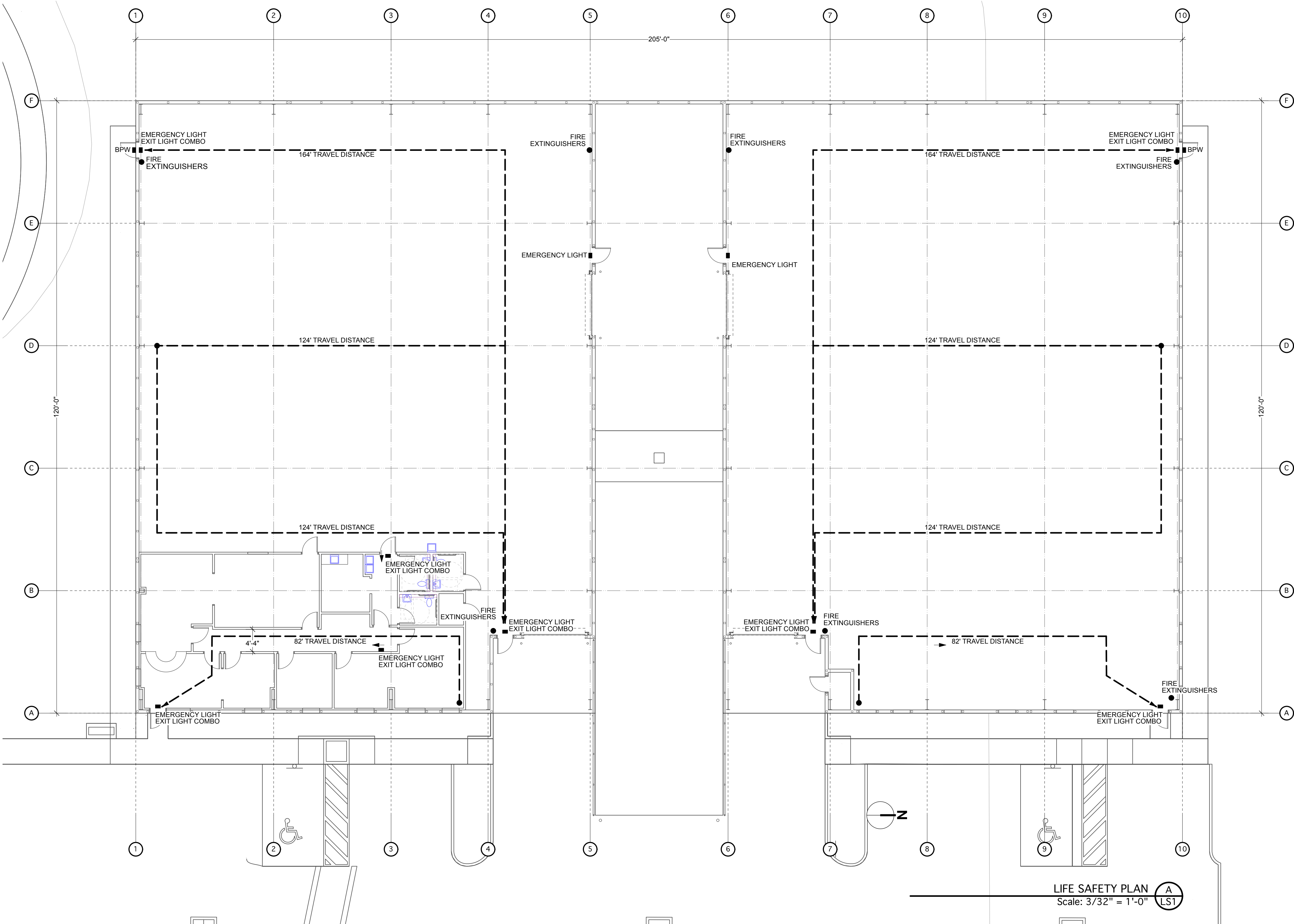
1. Exterior: Kawneer TriFab VG 451 Storefront Framing System
- a) Glass: 1/4", center set application, insulated, gray-tint, impact resistant
- b) Door: Kawneer 350 Medium Style Standard Entrance, CO-9 Pulls
- c) Exit Device: Hager 4500 Series "Grade 1" for Exit Devices. See "Exit Devices" for specifications.

B) Exterior Steel Doors:

Note: See Architect Plan for location and sizes; See Door Schedule for types and hardware;

1. Door: Ceco Insulated Ultrador
- a) 1-3/4" Polystyrene, 18 ga. fully welded, full-flush steel door
- b) 14 ga. closer reinforcement
- c) (2) 4-1/2" full mortised hinge provisions with 7 ga. hinge reinforcement
2. Frame: 16 ga. fully welded steel frame
- a) Include provisions on frame for silencers to be installed
2. Hinges: Hager ECB1101 Grade 1 shall meet ANSI/BHMAA156.17
- a) Five Knuckle Full Mortise, Steel Ball Bearing Standard Weight
- b) Stainless Steel with Stainless Steel Pin, 0.134 ga., 4-1/2" x 4-1/2"
- c) Screws shall be steel screws
3. Exit Devices: Hager 4500 Series "Grade 1"
- a) See Door Schedule for Surface Vertical Rod (SVR) or Rim Panic (RIM)
- b) Trim: Hager 45CE Cylinder Escutcheon "Archer (ARC)" style Lever; US26D Finish
- c) Rim Panic Exit Devices require Key Removable Mullion.
4. Exterior Pulls: Door Closers; Weather stripping; Bug sweeps; impact resistant glass inserts

C) Interior Doors:

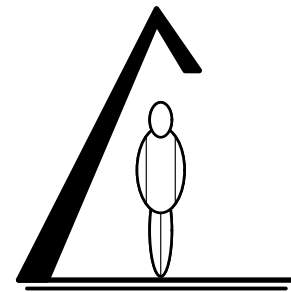


LIFE SAFETY NOTES

1. INSTALL EMERGENCY LIGHTING TO PROVIDE MINIMUM OF ONE FOOT CANDLE FLOOR ILLUMINATION. EMERGENCY LIGHTING SYSTEM SHALL BE SO ARRANGED AS TO PROVIDE THE REQUIRED ILLUMINATION AUTOMATICALLY IN THE EVENT OF ANY INTERRUPTION OF NORMAL LIGHTING SUCH AS ANY FAILURE OF PUBLIC UTILITY OR OTHER OUTSIDE ELECTRICAL POWER SUPPLY, OPENING OF A CIRCUIT BREAKER OR FUSE OR ANY MANUAL ACT, INCLUDING ACCIDENT. A FIRE INSPECTION SHALL WITNESS AN OPERATIONAL TEST ON THE EMERGENCY LIGHTING PRIOR TO FINAL BUILDING APPROVAL.
2. LOCKING DEVICES ON REQUIRED EXIT DOORS SHALL NOT REQUIRE THE USE OF A KEY FROM INSIDE THE BUILDING.
3. PROVIDE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 2A10BC FOR EVERY 3,000SF. EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED AND READILY ACCESSIBLE. THE TOP OF THE EXTINGUISHERS SHALL NOT BE LESS THAN 5'-0" AFF AND THE BOTTOM SHALL NOT BE LESS THAN 4" AFF. TRAVEL DISTANCE TO AN EXTINGUISHERS SHALL NOT EXCEED 75 FEET.
4. ALL REQUIRED EXITS AND WAY OF TRAVEL TO THE EXITS, LEADING TO THE OUTSIDE OF THE BUILDING, SHALL BE CONTINUOUSLY MAINTAINED AND FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCIES.

EXIT AND TRAVEL DISTANCE

BUSINESS (B)	
REQUIRED:	2
NUMBER OF EXITS PROVIDED	2
MAX TRAVEL DISTANCE TO EXIT:	
	300'
ACTUAL TRAVEL DISTANCE FROM FURTHEREST POINT	
	160'
MAXIMUM DEAD END CORRIDOR	
	50'
WAREHOUSE (S-2)	
NUMBER OF EXITS REQUIRED	4
NUMBER OF EXITS PROVIDED	4
MAX WAREHOUSE TRAVEL DISTANCE TO EXIT	
	400'
ACTUAL TRAVEL DISTANCE FROM FUTHEREST POINT	
	164'
MIN CORRIDOR WIDTH (50 PEOPLE AND OVER)	
	44"
MIN CORRIDOR WIDTH (UNDER 50 PEOPLE)	
	36"



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2024.36

#	DATE	DESCRIPTION
A	5.1.25	REVISED EXIT PATH IN WAREHOUSE

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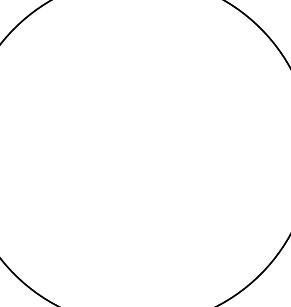
NORTH PARK COMMERCE CENTER - LOT P3-1
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LIFE SAFETY PLAN

DRAWING NO.: 2024.36
DATE: 5.30.25
DESIGNED BY: JPS
DRAWING BY: JPS
CHECKED BY: JPS

SHEET
LS1

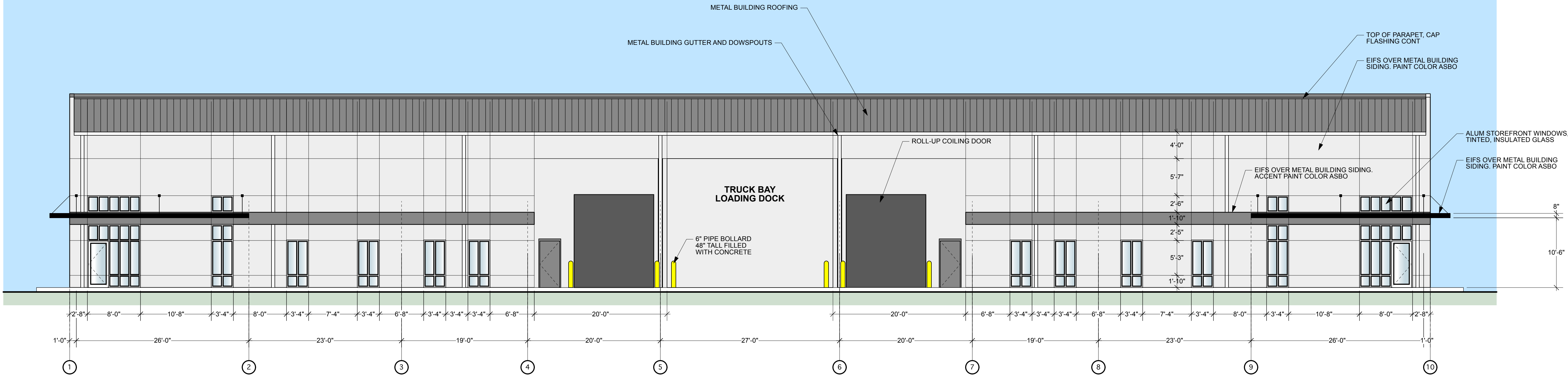
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Florida No. AR 00006808

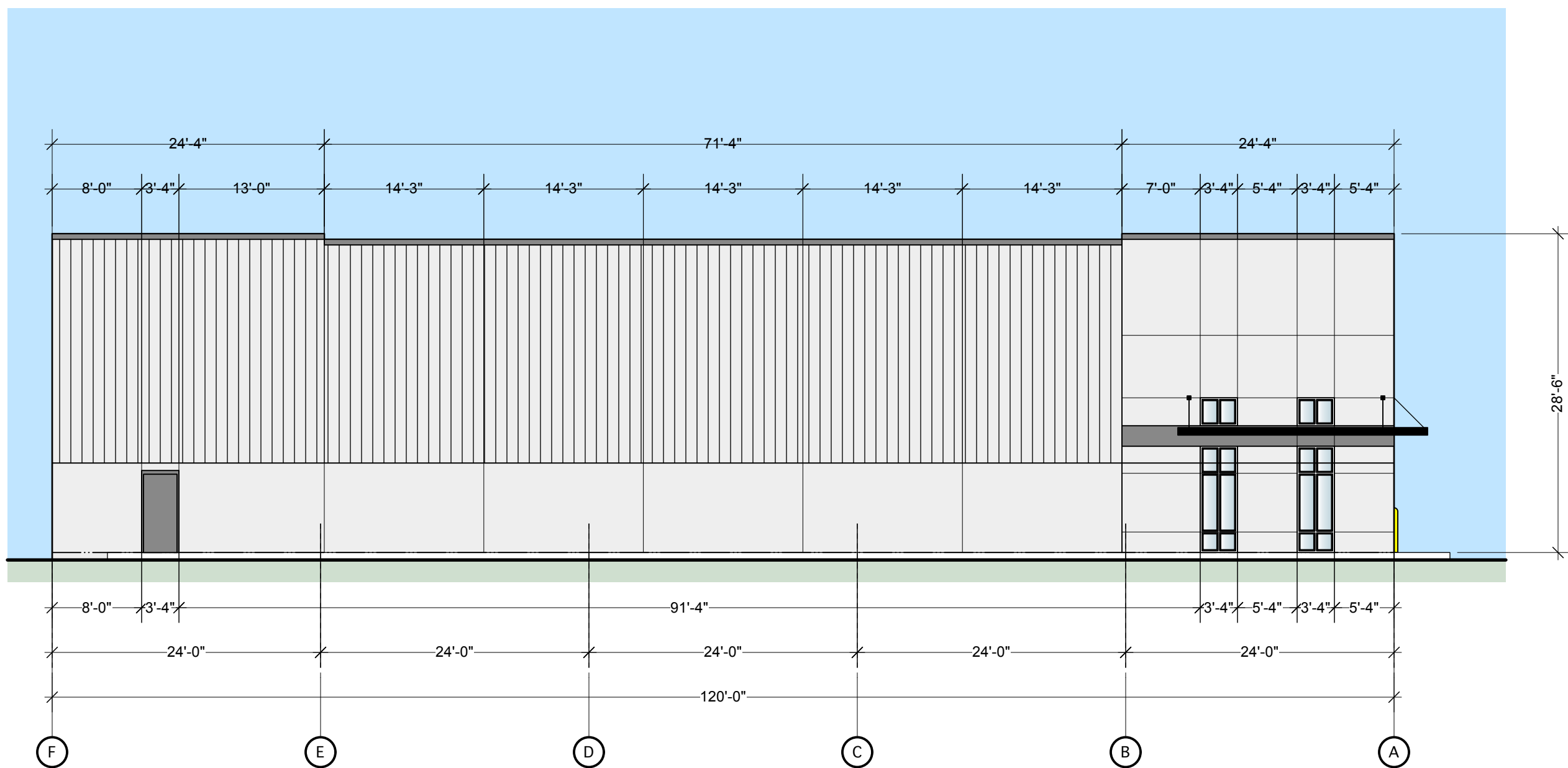
TABLE OF AREAS

2,038 SF	UNIT A - OFFICE AREA (HVAC)
8,469 SF	UNIT A - WAREHOUSE
10,507 SF	UNIT A - TOTAL
2,038 SF	UNIT B - OFFICE AREA (HVAC)
8,469 SF	UNIT B - WAREHOUSE
10,507 SF	UNIT B - TOTAL
3,586 SF	LOADING DOCK
24,600 SF	TOTAL UNDER ROOF



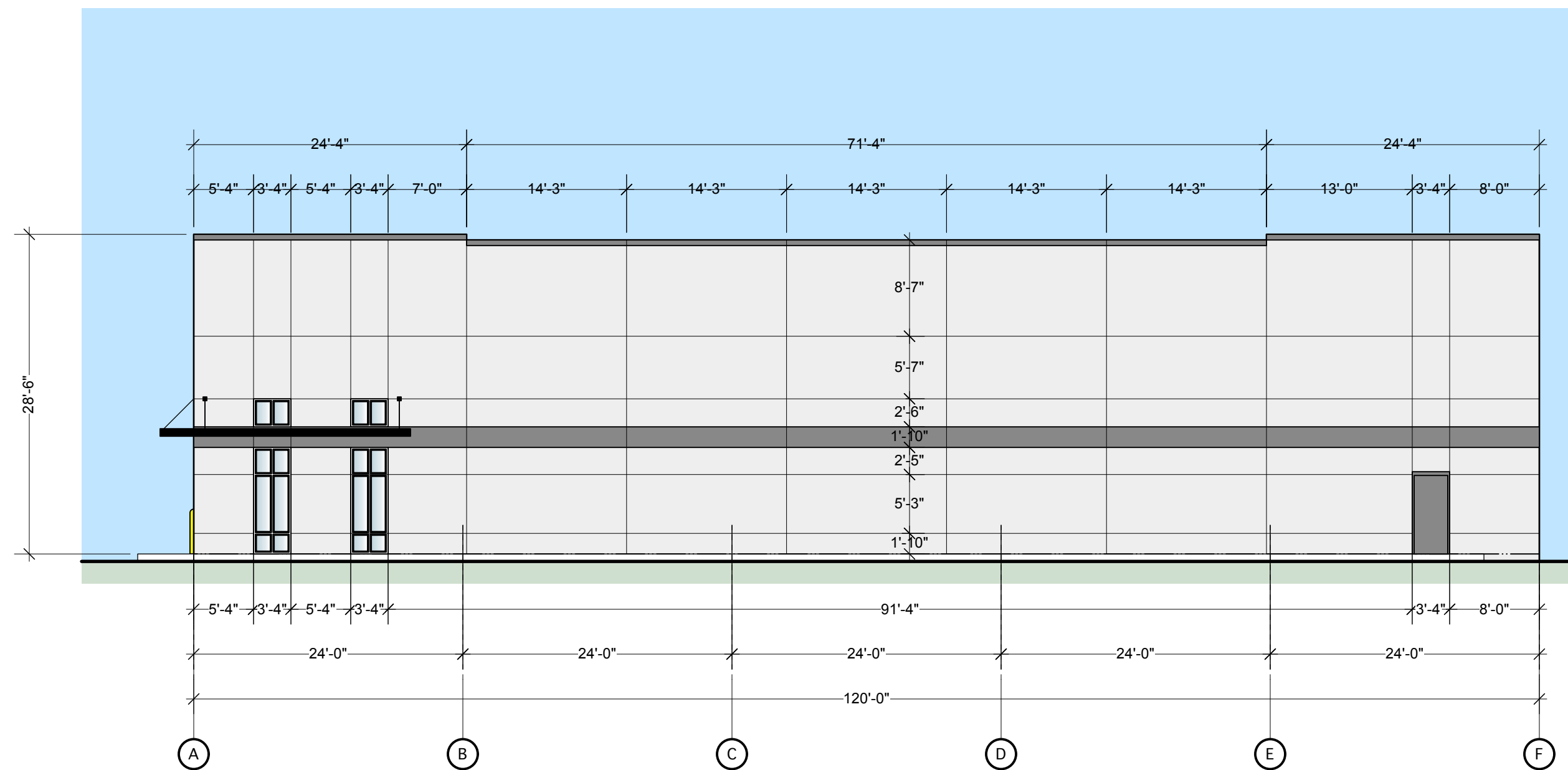
FRONT (EAST) ELEVATION
Scale: 1/8" = 1'-0"

A
1



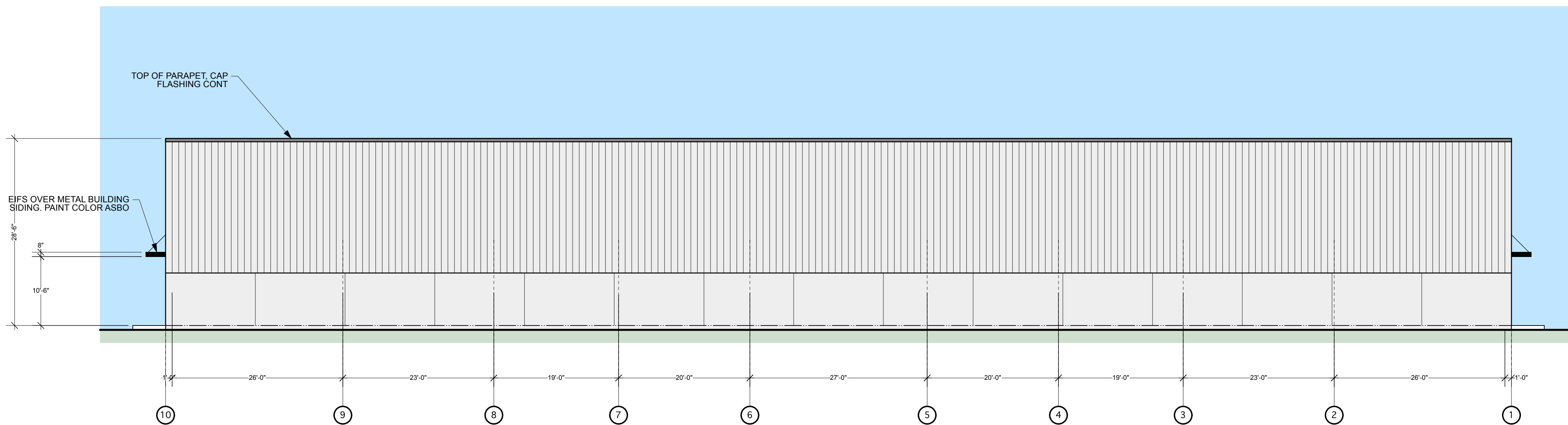
LEFT (SOUTH) ELEVATION
Scale: 3/32" = 1'-0"

B
1



RIGHT (NORTH) ELEVATION
Scale: 3/32" = 1'-0"

C
1



REAR (WEST) ELEVATION
Scale: 3/32" = 1'-0"

D
1

BUILDING PAINT SCHEME

THE BASE COLOR OF THE MAIN BUILDING IS SHERWIN WILLIAMS SW7006ST
EXTRA WHITE ON ALL FOUR ELEVATIONS.

THE ACCENT BAND IS SHERWIN WILLIAMS SW6002 ESSENTIAL GRAY
ON ALL FOUR ELEVATIONS

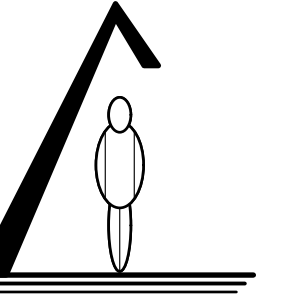
ROOF COLOR ASBO

GUTTERS AND DOWNSPOUTS ASBO

STOREFRONT WINDOWS ALUM COLOR ASBO

EXTERIOR METAL DOORS AND FRAMES COLOR ASBO

ROLL-UP DOORS COLOR ASBO



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DATE

DESCRIPTION

#

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ELEVATIONS

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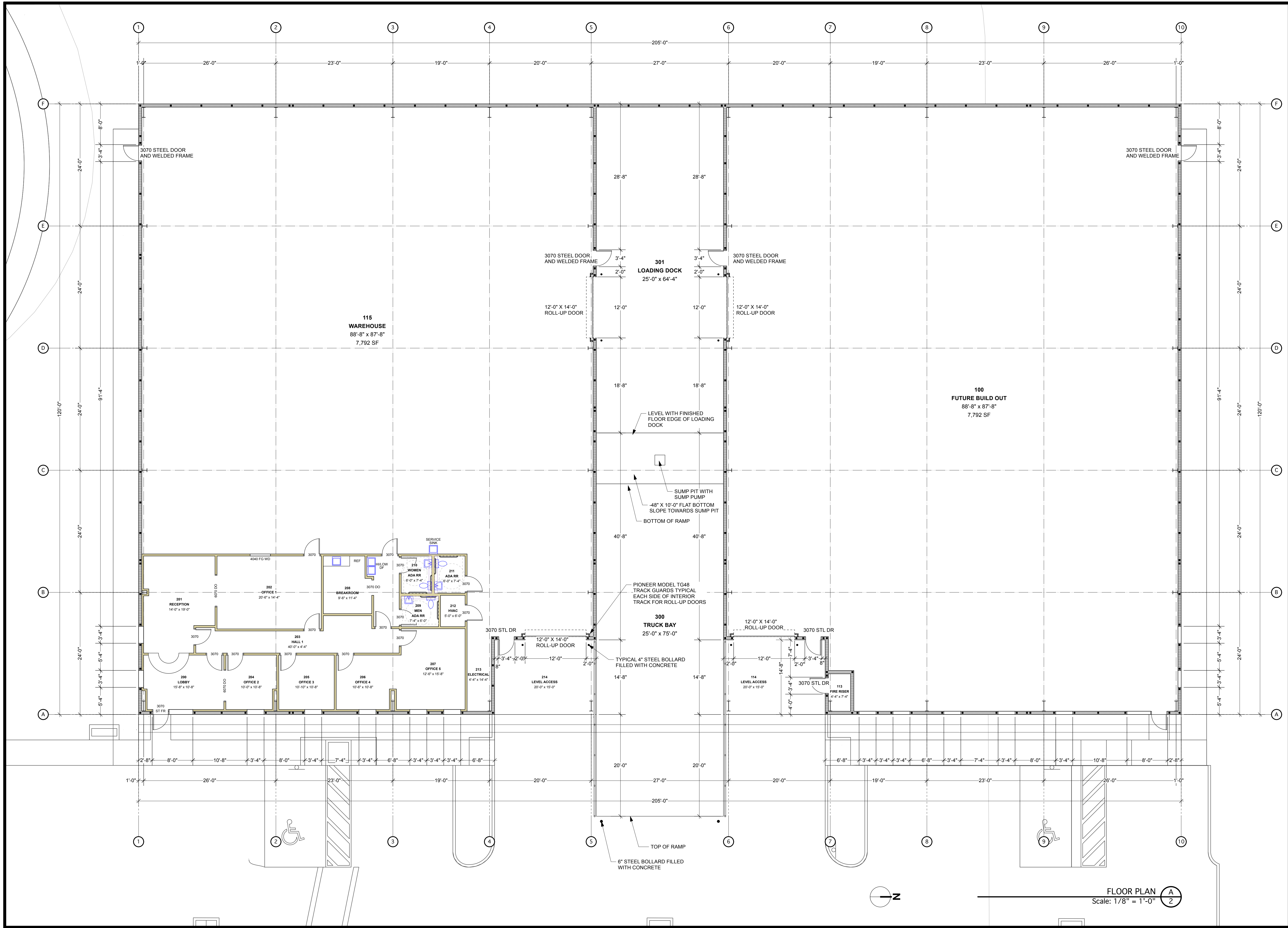
DRAWING BY: JPS

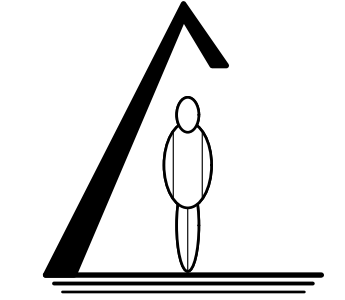
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1

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2024.36

#	DATE	DESCRIPTION
A	2.26.26	DELETE OFFICES ONE SIDE

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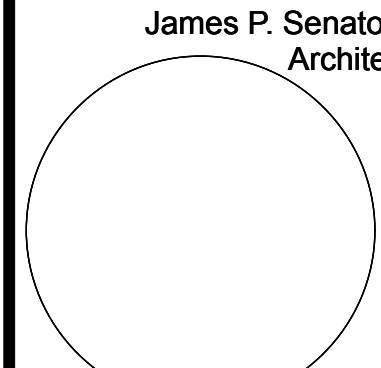
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FLOOR PLAN

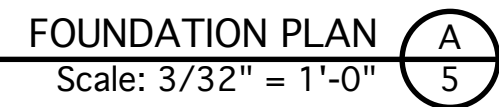
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SHEET 2

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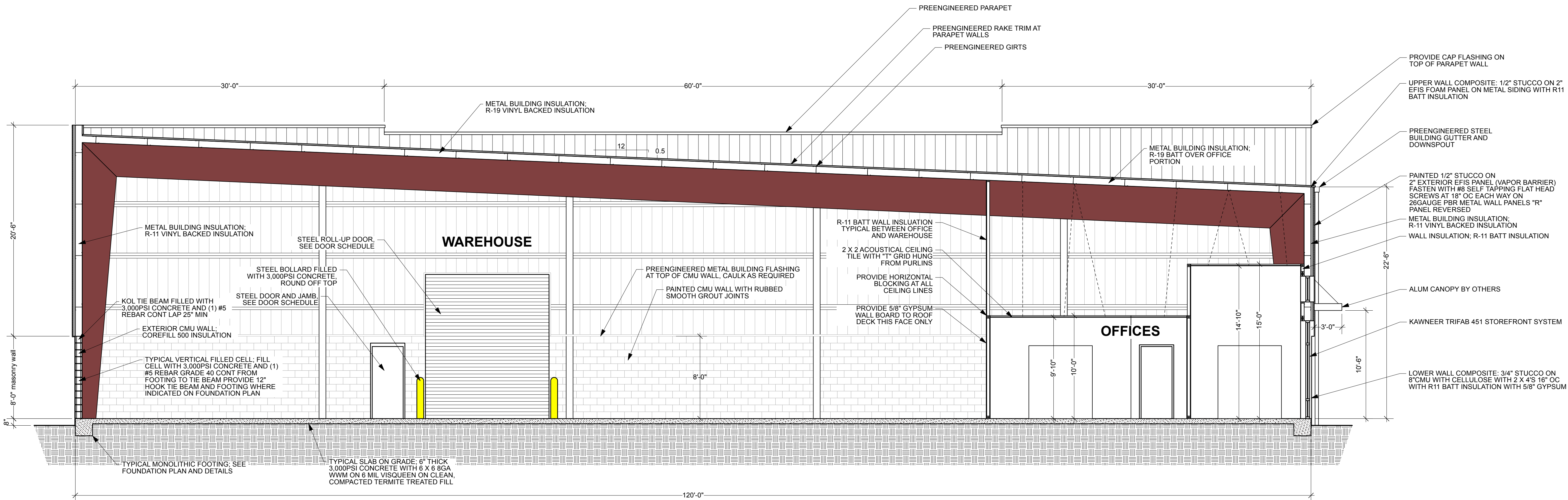


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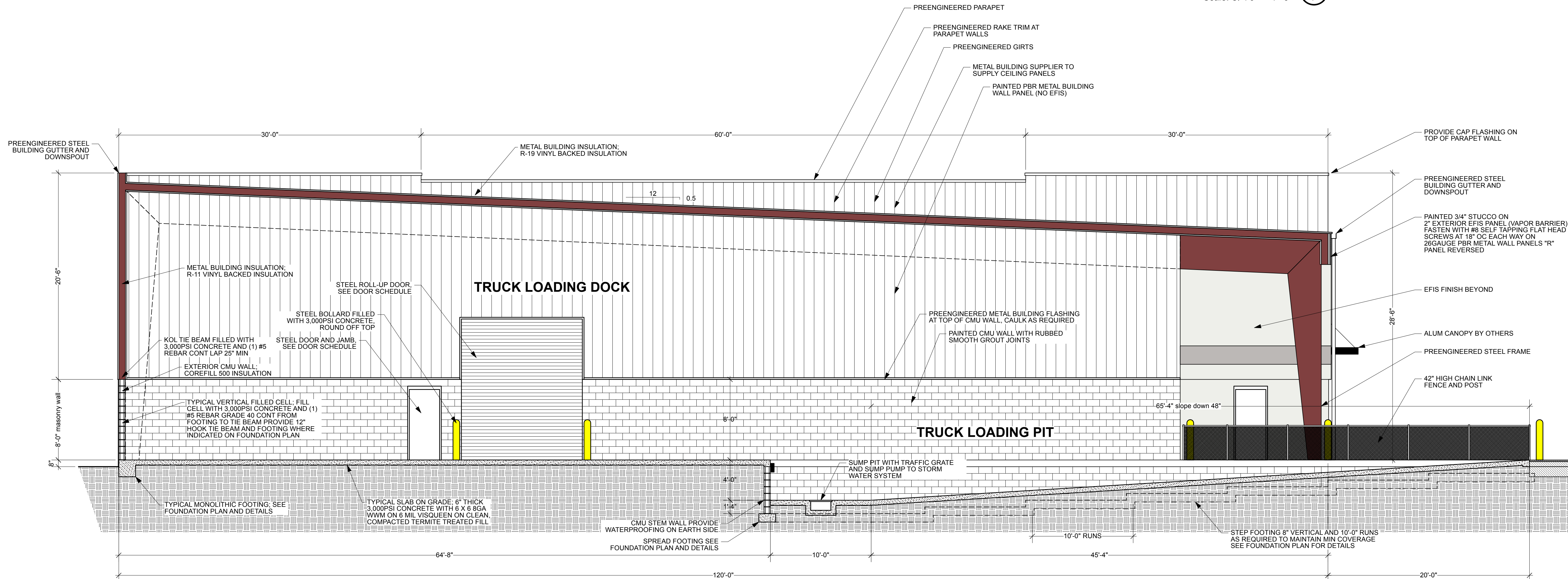


1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, A SLUMP OF 4" PLUS OR MINUS 1" AND HAVE 2-4% AIR ENTRAINMENT, AND A MAXIMUM WATER TO CEMENT RATIO OF 0.58.	CONCRETE" ACI 318 LATEST EDITION, AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 301.	FIELD CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS TO PROTECT AND MAINTAIN THE PROJECT LIMITS OF CONSTRUCTION DURING CONSTRUCTION ACTIVITIES.
2. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL PRESSURE OF 2,500 PSF.	6. THE FOLLOWING MINIMUM COVER SHALL BE PROVIDED FOR REINFORCEMENT: 3" FOR CONCRETE CAST AGAINST THE EARTH, AND 2" FOR ALL OTHER CASES (UNLESS NOTED OTHERWISE).	10. ENGINEER TO REVIEW PRE-ENGINEERED METAL BLDG. PLANS PRIOR TO BUILDING ERECTION.
3. ALL FOOTINGS SHALL BE PLACED ON WELL COMPACTED SOIL. MINIMUM 95% OF MODIFIED PROCTOR. SOIL COMPACTION SHALL BE VERIFIED BY A LICENSED GEOTECH ENGINEER.	7. PROVIDE 1/4" WIDE X 1" DEEP TYPICAL SAW-CUT CONTROL JOINTS AT LOCATIONS SHOWN ON PLANS WITHIN 12 HOURS OF FINISHING SLAB.	11. REFEREE TO ERECTION PLANS FOR BOLT PATTERN LAYOUT. ANCHOR BOLTS SHALL CONFORM TO ASTM-307.
4. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.	8. DIMENSIONS SHOWN ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER ALL SCALED DIMENSIONS.	
5. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED	9. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF	

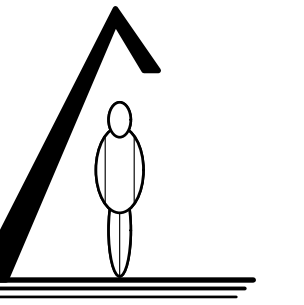




FULL BUILDING SECTION B
Scale: 3/16" = 1'-0"



FULL BUILDING SECTION A
Scale: 3/16" = 1'-0"



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2024.36

DATE	DESCRIPTION
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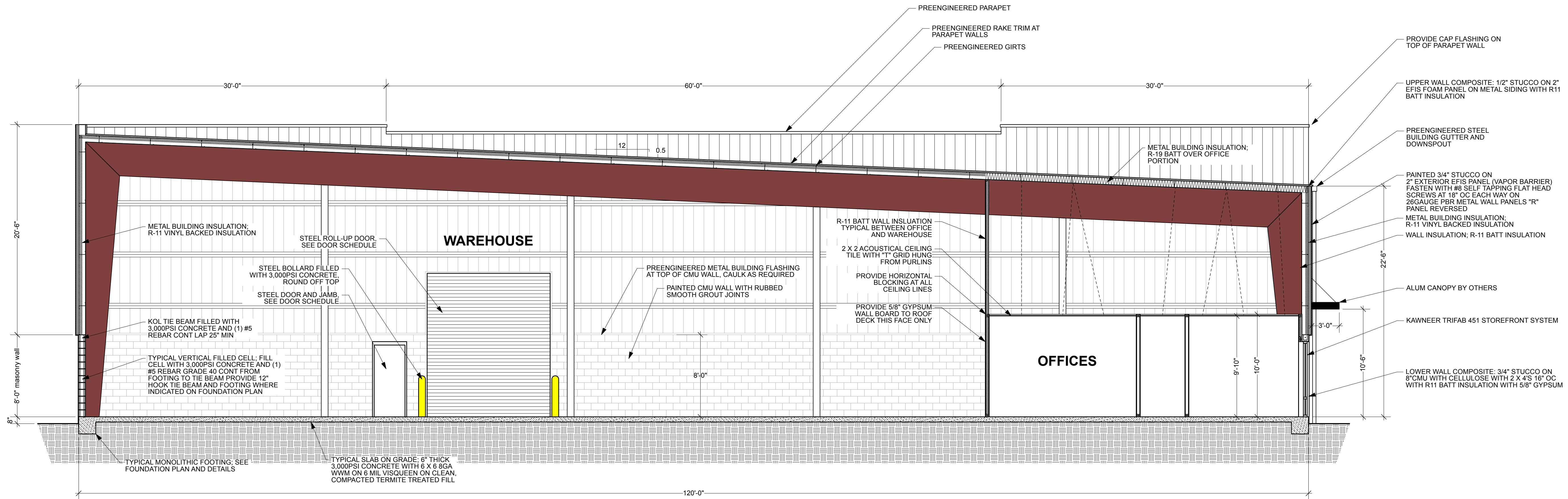
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FULL BUILDING SECTION

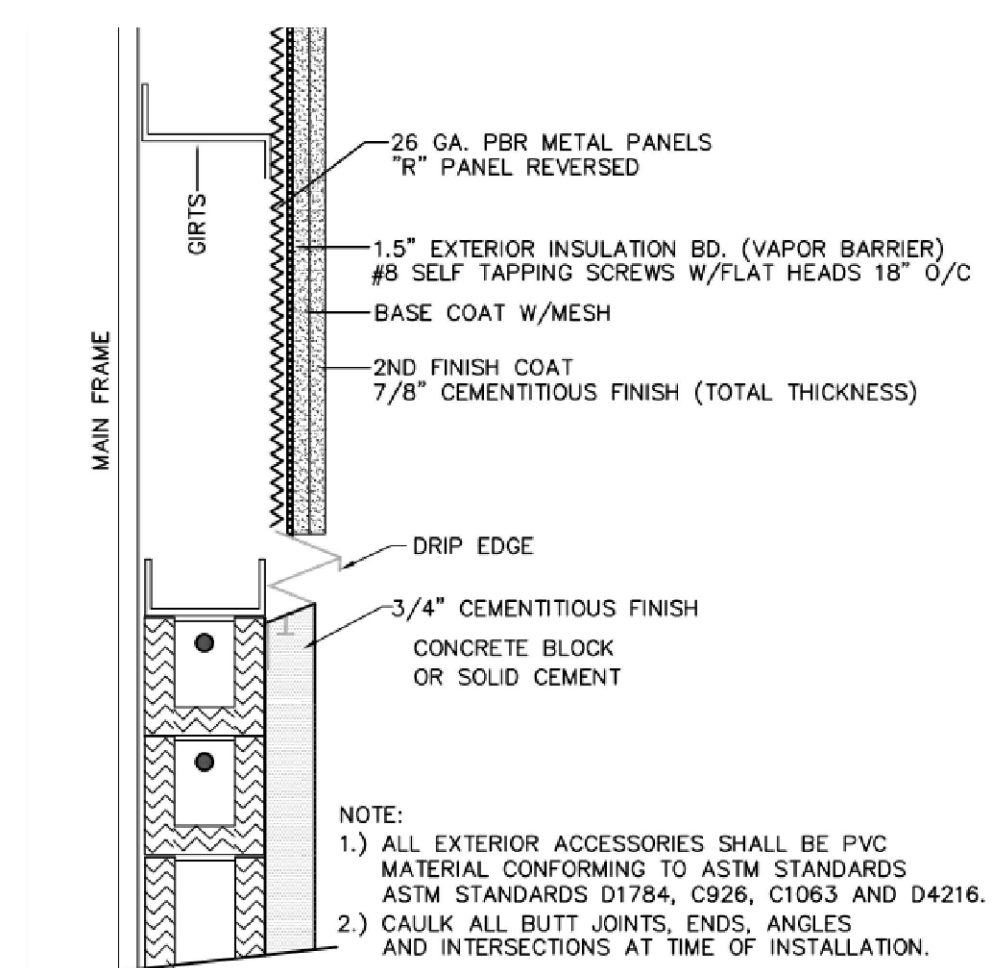
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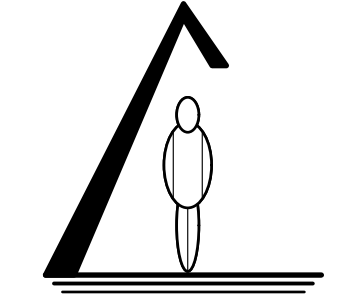


FULL BUILDING SECTION C
Scale: 3/16" = 1'-0"



EIFS SYSTEM STUCCO & DRIP EDGE DETAIL

EIF SYSTEM STUCCO & DRIP EDGE DETAIL
D 8 NTS



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DATE	DESCRIPTION
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FULL BUILDING SECTION

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SHEET 8

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SENATORE INC.

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WALL SECTIONS

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Architect

Florida No. AR 00006808

WALL SECTION B
 Scale: 3/8" = 1'-0"

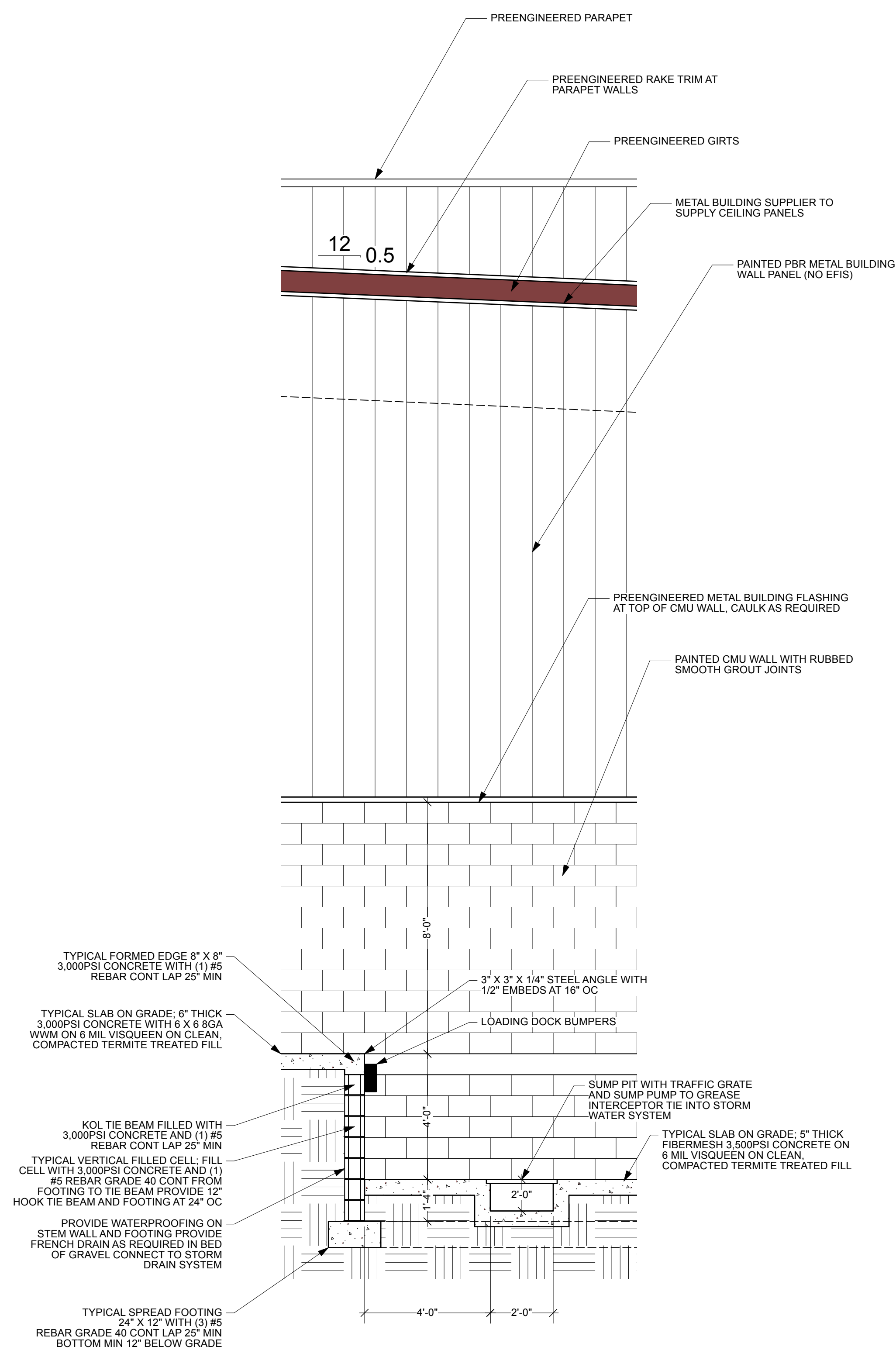
WALL SECTION A
 Scale: 3/8" = 1'-0"

Section B Callouts:

- PROVIDE CAP FLASHING ON TOP OF PARAPET WALL
- METAL BUILDING INSULATION; R-19 BATT OVER OFFICE PORTION
- PREENGINEERED STEEL BUILDING MAIN RIGID FRAME
- R-11 BATT WALL INSULATION TYPICAL BETWEEN OFFICE AND WAREHOUSE
- 3 5/8" X 2" FLANGE "CLARK DEITRICH OR APPROVED EQUAL" STRUCTURAL METAL STUD 362500-97-F AT 16" OC
- 23'-1 5/8"
- PROVIDE BLOCKING AT ALL CEILING LINES
- 2 X 2 ACOUSTICAL TILE CEILING
- PT 2 X 4 PLATE CONT WITH 3 5/8" METAL TRACK
- 10'-0"
- 8'-10"

Section A Callouts:

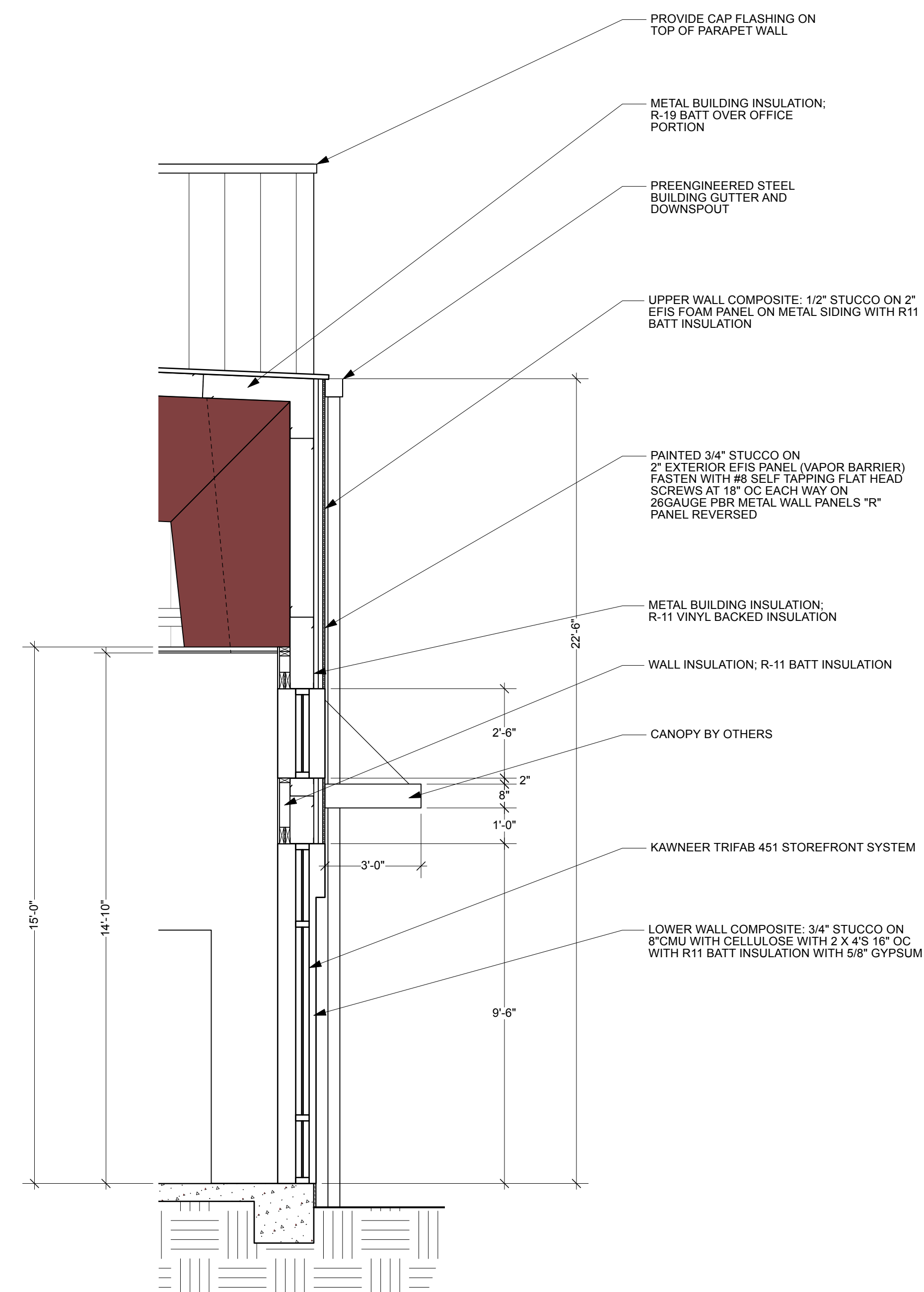
- PROVIDE CAP FLASHING ON TOP OF PARAPET WALL
- METAL BUILDING INSULATION; R-19 BATT OVER OFFICE PORTION
- PREENGINEERED STEEL BUILDING GUTTER AND DOWNSPOUT
- UPPER WALL COMPOSITE: 1/2" STUCCO ON 2" EFIS FOAM PANEL ON METAL SIDING WITH R11 BATT INSULATION
- PAINTED 3/4" STUCCO ON 2" EXTERIOR EFIS PANEL (VAPOR BARRIER) FASTEN WITH #8 SELF TAPPING FLAT HEAD SCREWS AT 16" OC EACH WAY ON 26GAUGE PBR METAL WALL PANELS "R" PANEL REVERSED
- METAL BUILDING INSULATION; R-11 VINYL BACKED INSULATION
- 22'-6"
- CANOPY BY OTHERS
- WALL INSULATION; R-11 BATT INSULATION
- 3'-0"
- KAWNEER TRIFAB 451 STOREFRONT SYSTEM
- 10'-6"
- LOWER WALL COMPOSITE: 3/4" STUCCO ON 8"CMU WITH CELLULOSE WITH 2 X 4'S 16" OC WITH R11 BATT INSULATION WITH 5/8" GYPSUM
- 10'-0"
- 8'-10"



WALL SECTION @ TRUCK LOADING PIT

Scale: $3/8" = 1'-0"$

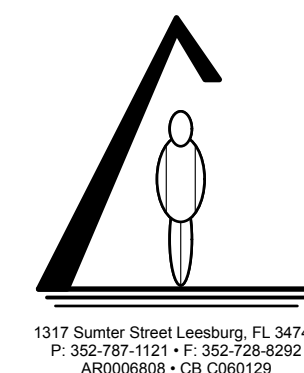
D 10



WALL SECTION

Scale: $3/8" = 1'-0"$

C
10



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JAMES P. SENATORE, ARCHITECT • SENATORE CONSTRUCTION

2024.36

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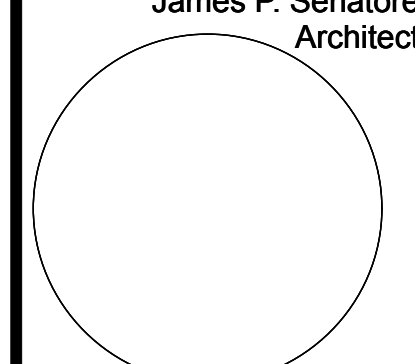
NORTH PARK COMMERCE CENTER - LOT P3-1
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WALL SECTIONS

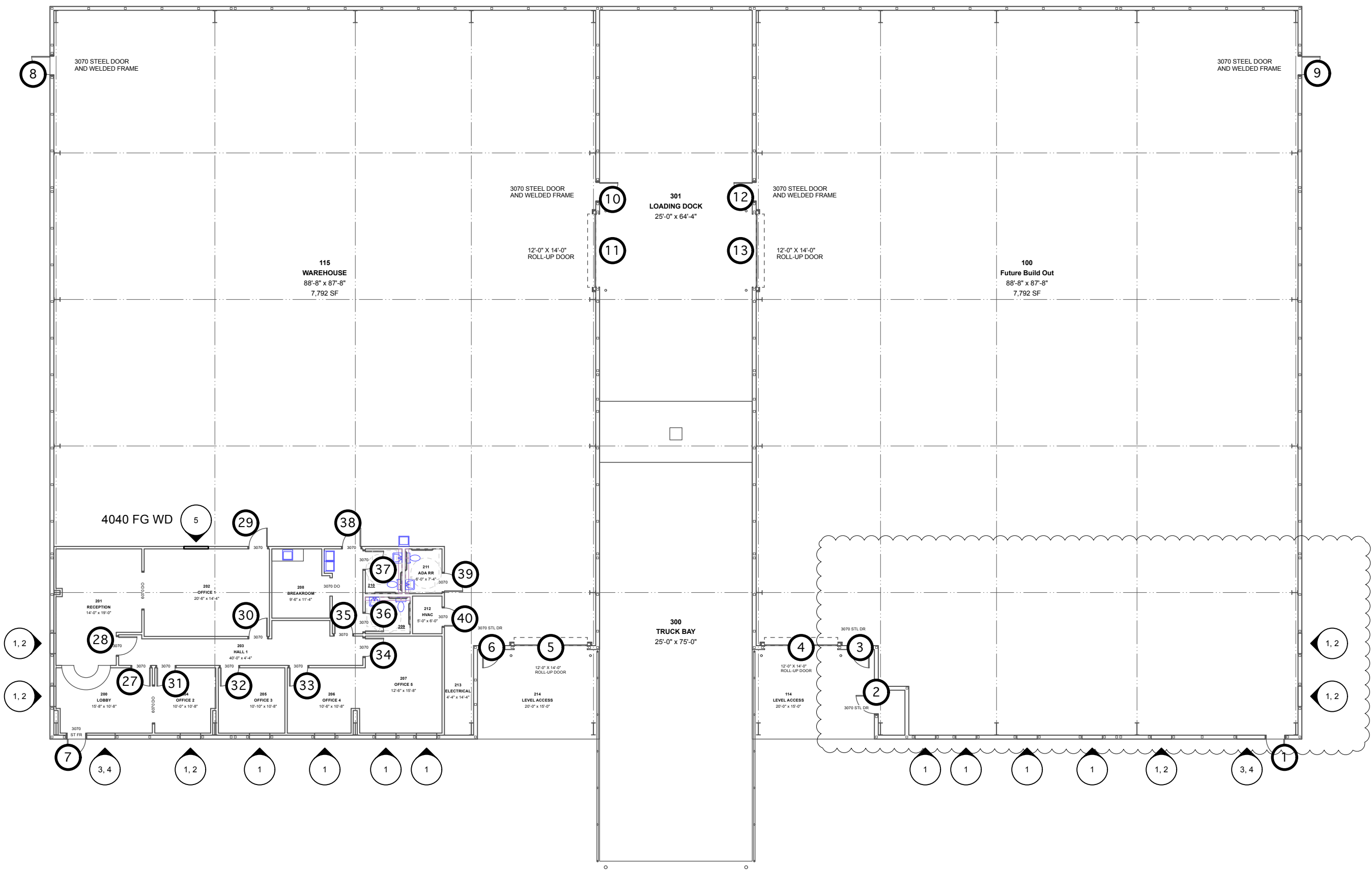
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SHEET
10

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Architect



Florida No. AR 00006808



KEY PLAN
Scale: 1/16" = 1'-0"

Door Schedule

Exterior Door

DOOR #	LOCATION	SIZE & TYPE	WALL	FRAME			DOOR SELECTION				GLASS			HARDWARE												Misc. Notes
				A	B	C	A	B	C	D	A	B	C	A	B	C	D	E	F	G	H	I				
1	100 LOBBY	3070 ST FR	8" CMU			C				D	A				A	B	C	D						H	I	-
2	113 FIRE RISER	3070 ST FR	8" CMU		B					C					A	B	C	D						H		-
3	114 SHIP/RECEIVE	3070 ST FR	8" CMU		B					C			B		A	B	C	D						H		-
4	114 SHIP / RECEIVE	12' X 14' ROLLUP	8" CMU	A				A																		-
5	214 / SHIP / RECEIVE	12' X 14' ROLLUP	8" CMU	A				A																		-
6	214 SHIP / RECEIVE	3070 ST FR	8" CMU		B					C			B		A	B	C	D						H		-
7	200 LOBBY	3070 ST FR	8" CMU		B	C				C	D	A			A	B		D						H	I	-
8	215 WAREHOUSE	3070 ST FR	8" CMU		B					C					A	B	C	D						H	I	-
9	115 WAREHOUSE	3070 ST FR	8" CMU		B					C					A	B	C	D						H	I	-
10	301 LOADING DOCK	3070 ST FR	8" CMU		B					C			B		A	B	C	D						H		-
11	301 LOADING DOCK	12' X 14' ROLLUP	8" CMU	A				A																		-
12	301 LOADING DOCK	3070 ST FR	8" CMU		B					C			B		A	B	C	D						H		-
13	301 LOADING DOCK	12' X 14' ROLLUP	8" CMU	A				A																		-

NOTES:

1. Card readers for access

WALL THICKNESS

8" nominal thickness Concrete Masonry Units

FRAME SELECTION

A Roll-up Door
B Fully welded 16ga steel frame (2" x 5 3/4")
C 2" Aluminum Kawneer storefront frame color "ASBO"

DOOR SELECTION

A Steel
B 1 3/4" thick 18ga fully welded flush steel, polystyrene core
C 1 3/4" thick 18ga fully welded flush steel, polypropylene core
D Aluminum Door "Kawneer" 350 med style or Equal

GLASS SELECTION

A Insulated, tinted, Temperer glass
B 6" x 30" Vision Lite wired glass insert
C 5" x 25" Vision Lite wired glass insert

HARDWARE

26D FINISH or "STANLEY, ASBO"
A 3 NRSS Hinges
B Key Lock with surface panic release
C Kickplate
D Door Closer
E Wall Stop
F Floor Stop
G Hinge Stop
H ADA Threshold
I Rain Cap

Interior Doors First Floor

DOOR #	LOCATION	SIZE & TYPE	WALL	FRAME SELECTION				DOOR SELECTION								HARDWARE												Misc. Notes
				A	B	C	D	A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	I	J			
14	NOT USED																											
15	NOT USED																											
16	NOT USED																											
17	NOT USED																											
18	NOT USED																											
19	NOT USED																											
20	NOT USED																											
21	NOT USED																											
22	NOT USED																											
23	NOT USED																											
24	NOT USED																											
25	NOT USED																											
26	NOT USED																											
27	200 LOBBY	3070	4 7/8" Frame	A				A								A			D	E	F		H		J	-		
28	201 RECEPTION	3070	4 7/8" Frame	A				A									A			D	E	F		H			-	
29	202 OFFICE 1	3070	4 7/8" Frame	A				A									A			D	E	F		H			-	
30	202 OFFICE 1	3070	4 7/8" Frame	A				A									A			D	E	F		H			-	
31	204 OFFICE 2	3070	4 7/8" Frame	A				A									A			D	E	F		H			-	
32	205 OFFICE 3	3070	4 7/8" Frame	A				A									A			D	E	F		H			-	
33	206 OFFICE 4	3070	4 7/8" Frame	A				A									A			D	E	F		H			-	
34	207 OFFICE 5	3070	4 7/8" Frame	A				A									A			D	E	F		H		J	-	
35	203 HALL 1	3070	4 7/8" Frame	A				A									A			D	E	F		H		J	-	
36	209 ADA RR	3070	4 7/8" Frame	A				A									A		C	D		F		H			-	
37	210 ADA RR	3070	4 7/8" Frame	A				A									A		C	D		F		H			-	
38	203 HALL 1	3070	4 7/8" Frame	A				A									H	A		D	E	F		H		J	-	
39	211 ADA RR	3070	4 7/8" Frame	A				A									H	A		C	D		F		H			-
40	212 HVAC	3070	4 7/8" Frame	A				A									H	A		D	E	F		H			-	

WALL THICKNESS

4 7/8" - 3 1/2" Stud with 5/8" drywall each side
5 3/8" - 3 1/2" Stud with 1/2" Sound Board and 5/8" drywall each side
6 7/8" - 5 1/2" Stud with 5/8" drywall each side
7 3/8" - 5 1/2" Stud with 1/2" HushBoard or Plywood and 5/8" drywall each side

FRAME SELECTION

A Knock Down Hollow Metal Frame, Painted as Specified in plans
B Stanley Automatic Door
C 2" Aluminum Kawneer or approved equal
D Fully welded 16ga steel frame (2" x 5 3/4")

DOOR SELECTION

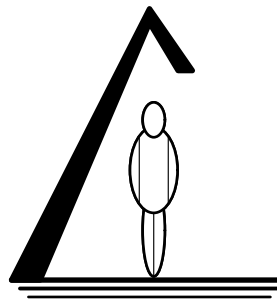
A 1 3/4" Solid Core Flush, Rotary Cut Select White Birch
B 1 3/8" Solid Core Flush, Rotary Cut Select White Birch
C 1 3/4" Hollow Core Flush, Rotary Cut Select White Birch
D 1 3/8" Hollow Core Flush, Rotary Cut Select White Birch
E Aluminum Stanley Automatic Door
F 20 min Fire Rated Solid Core Flush, Rotary Cut Select White Birch
G Kawneer Medium Style Aluminum door with 15 lite tempered glass
H 1 3/4" thick 18ga fully welded flush steel, polystyrene core

HARDWARE

26D FINISH
A 3 NRSS Hinges
B Key Lock with Lever Handle
C Privacy lock with Lever handle
D Door Closer
E Vision Lite
F Wall Stop
G Hinge Stop
H Kickplate
I Passage Lock
J Panic device hardware

WINDOW SCHEDULE

MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
1	3'-4"	9'-6"		ALUM	--
2	3'-4"	2'-6"		ALUM	--
3	8'-0"	9'-6"		ALUM	W/ 3070 DOOR
4	8'-0"	2'-6"		ALUM	--



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DESIGN / BUILD SPECIALISTS
SENATOR INC.
JAMES P. SENATOR, ARCHITECT • SENATOR CONSTRUCTION

2024.36

DATE

2.26.26

DESCRIPTION

DELETE OFFICES ONE SIDE

#

A

DESIGN / BUILD SPECIALISTS

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DOOR SCHEDULE

DRAWING NO.: 2024.36
DATE: 5.30.25
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DRAWING BY: JPS
CHECKED BY: JPS

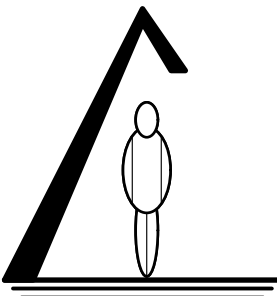
SHEET

11

James P. Senator
Architect

Florida No. AR 00006808





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NORTH PARK COMMERCE CENTER - LOT P3-1

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RCP PLAN

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James P. Senatore
Architect

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