

BUILDING CODE ANALYSIS

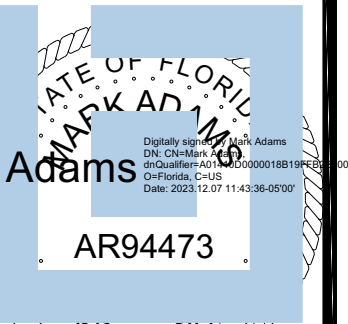


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ORLANDO, FLORIDA 32803
Ph. (407) 745-5300

Plans Prepared By:
CPH, LLC.

State of Florida Licenses:
Architect No. AA2609926
Engineer No. 3215
Landscape No. LC0000296
Surveyor No. 7143



Mark Adams

AR94473

MARK ADAMS, ARCHITECT
FL REG. #AR94473

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NO.	DATE	REVISION
01	10/26/2023	FIRE REVIEW COMMENTS
02	11/15/2023	FIRE REVIEW COMMENTS
03	12/04/2023	FIRE REVIEW COMMENTS

Designed: MS
Drawn: SP
Checked: MS
Job No.: 201.118054.000
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FIRST FLOOR LIFE SAFETY PLAN & CODE ANALYSIS
TUSKAWILLA OPTOMETRY
LOT 6
WINTER SPRINGS, FL, 32708

THIS SHEET NOT VALID FOR
CONSTRUCTION WITHOUT COMPLETE
SET OF PLANS. SEE GENERAL NOTES
FOR MASTER LEGEND

Sheet No.

A001

Project Narrative:

Overall Description: This work is for a ground up construction of a new 2 story building with a footprint of approximately 5,000sf. The proposed use is a business occupancy, which is consistent with the zoning of the property. Both floors of the space will be used as an optometry facility. The proposed scope of work includes, but is not limited to, exterior CMU walls, second floor concrete slab, roof structure, interior metal framed non-bearing partitions, ADA and non-ADA restrooms, millwork, ACT ceilings, and mechanical, electrical, and plumbing systems.

Project Identification: Tuskawilla Optometry, Lot 6, Winter Springs, FL 32708

Reference Codes:

Florida Building Code (FBC), 7th Edition, 2020
Florida Plumbing Code (FBC), 7th Edition, 2020
Florida Fuel Gas Code (FBC), 7th Edition, 2020
Florida Mechanical Code (FBC), 7th Edition, 2020
Florida Accessibility Code (FBC), 7th Edition, 2020
Florida Energy Code (FBC), 7th Edition, 2020
Florida Fire Protection Code (FBC), 7th Edition, 2020
National Fire Protection Association, NFPA 72, 2016
National Fire Protection Association, NFPA 1 Fire Code, 2018
National Fire Protection Association, NFPA 101 Fire Code, 2018
National Electric Code, 2017

General Code Parameters:

Occupancy Classifications (FBC Chapter 3): B
Use Designation (FBC Chapter 3): Business
Construction "Type" Classification (FBC Chapter 6): II-B
Automatic Sprinkler Systems? No Yes
Fire Separation Distance (FBC table 602): Distance: 10 ≤ X < 30 Rating: 0

General Building Heights & Area (FBC Chapter 5):
Building Height (FBC Table 504.3): Max. allowed 55'-0" Actual 39'-4"
Number of Stories (FBC Table 504.4): Max. allowed 3 Actual 2
Building Area (FBC Table 506.2): Max. allowed 23,000 SF Actual 10,156 SF

Occupancy Load Calculation:

(FBC Table 1004.5)

Floor Level	Area	Load Factor	Occupant Load	Total
First Floor Level	5,078	150 / Person	34	34
Second Floor Level	3,984	150 / Person	28	28
ADMINISTRATIVE	494	15 / Person	33	33
CONFERENCE ROOM	300	50 / Person	6	6
				101

Means of Egress:

Ceiling heights in common Path of Egress: min. 10'-4"

Minimum Egress Sizing (FBC Section 1005)

Component	Total Load	Capacity Factor	Required	Provided
Stairway 1	33.5	@ 0.3"/occupant	10 inches	48 inches
Stairway 2	33.5	@ 0.3"/occupant	10 inches	48 inches

Min. number of Exits required/floor (FBC Table 1006.3.2): Required (2) Provided (4)

Minimum exits required per floor:

Exit Separation (FBC Section 1007.1.1):
Minimum separation distance (measured diagonally): Required 50'-9" Provided 51'-9"

Maximum Travel Distance (FBC Table 1017.2):
Not to exceed... (feet): Required (200) Provided (145)

No part of this building exceeds this requirement

Stairs & Elevators:

Stairs	Reference	Required	Provided
Stair Width (min.)	NFPA 101 Table 7.2.2.2.1.2	4'-0"	4'-0"
Riser Height (max.)	NFPA 101 Table 7.2.2.2.1.1	0'-7"	0'-7"
Tread Depth (min.)	NFPA 101 Table 7.2.2.2.1.1	0'-11"	0'-11"
Headroom (min.)	NFPA 101 Table 7.2.2.2.1.1	6'-8"	21'-0"
Height between landings (max.)	NFPA 101 Table 7.2.2.2.1.1	12'-0"	8'-9"

Plumbing Fixture Calculations:

Plumbing Fixture Calculations: (FBC Table 2902.1), (FPC Table 403.1)

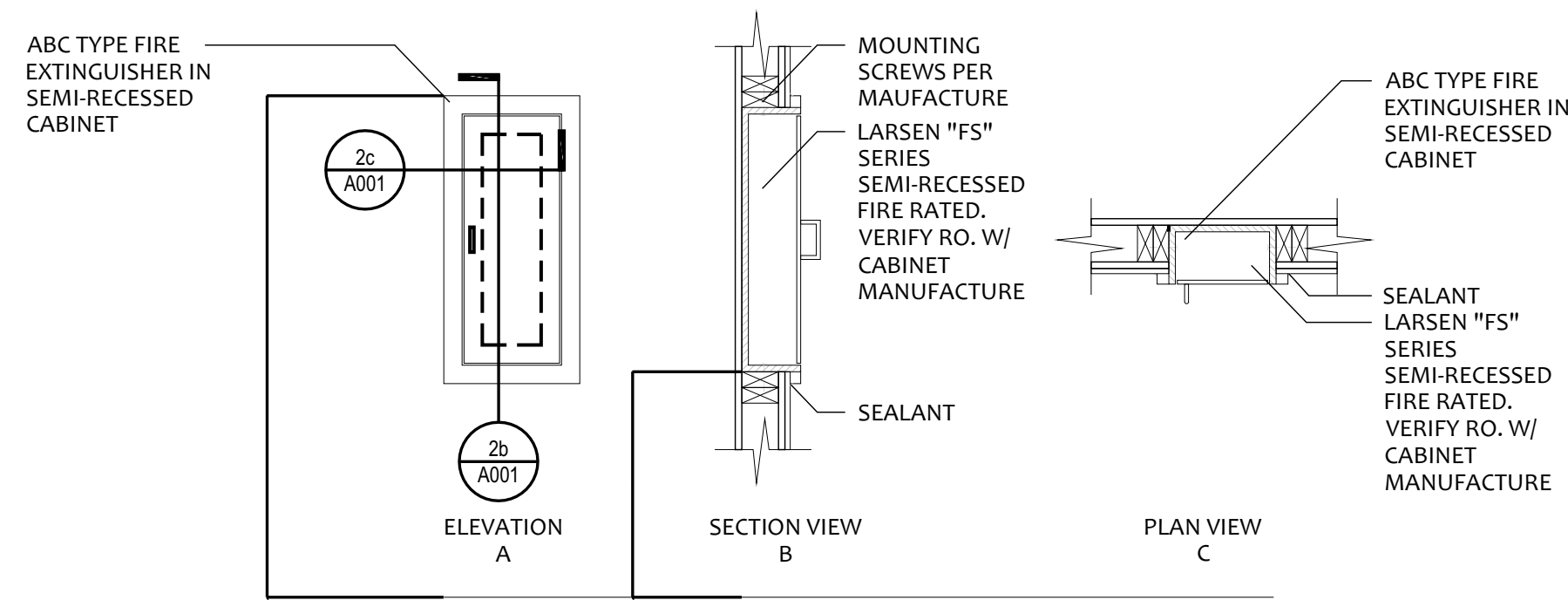
Occupancy	Gender	W.C.		LAV.		D.F.		S.S.	
		Factor	Req. Prov.	Factor	Req. Prov.	Factor	Req. Prov.	Factor	Req. Prov.
1	Male	25/50	2 2	40/80	1 2	1/100	1 2	1 req.	1 2
	Female	25/50	2 2	40/80	1 2				

Note:

- EXIT DOOR TACTILE SIGNAGE SHALL BE PROVIDED AT EACH EXIT DOOR IN ACCORDANCE WITH SECTION 7.101.3, NFPA 101, 2018 EDITION.
- EXIT SIGN FROM CONFERENCE ROOM SHALL BY PROVIDED, NFPA 101, 7.2

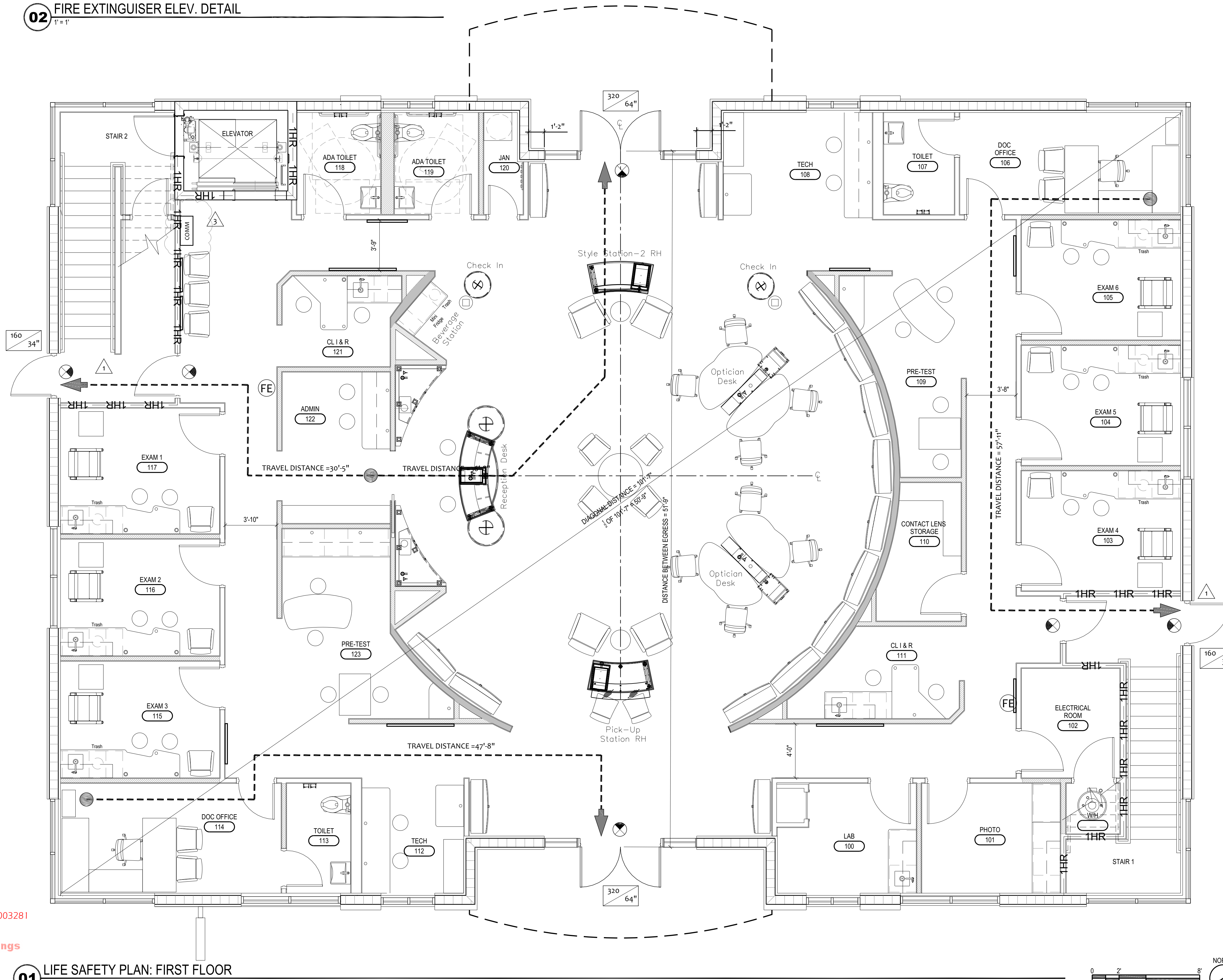
LIFE SAFETY LEGEND

	EXIT WIDTH INDICATOR (SHOWING CLEAR WIDTH OF OPENING AND NUMBER OF OCCUPANTS THAT CLEAR WIDTH CAN SERVE PER CODE)
	TRAVEL DISTANCE INDICATOR (SHOWING EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINTS IN EACH AREA)
	FIRE EXTINGUISHER (5LBS 2A/ 10B/C) IN SEMI-RECESSED CABINET
	EXIT SIGN: LITHONIA QUANTUM SERIES OR APPROVED EQUAL (SEE ELECTRICAL DWGS)
	1 HR FIRE RATING WALL



02 FIRE EXTINGUISHER ELEV. DETAIL

1/4" = 1"



01 LIFE SAFETY PLAN: FIRST FLOOR

1/4" = 1"

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City of Winter Springs

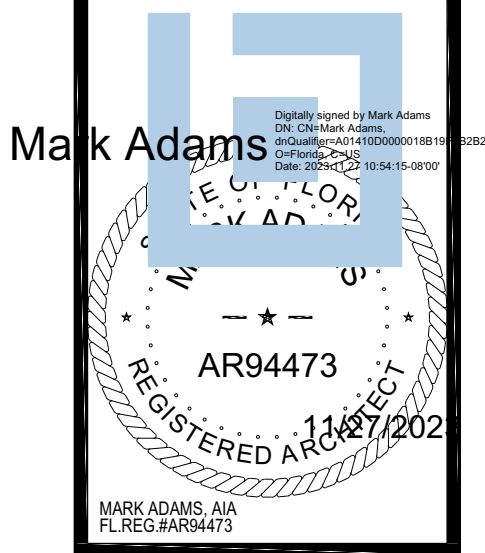


LEGGEND	
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	TRAVEL DISTANCE INDICATOR (SHOWING EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINTS IN EACH AREA)
	FIRE EXTINGUISHER (5LBS 2A/ 10B/C) IN SEMI-RECESSED CABINET
	EXIT SIGN: LITHONIA QUANTUM SERIES OR APPROVED EQUAL (SEE ELECTRICAL DWGS)
	1 HR FIRE RATING WALL
	TWO-WAY EMERGENCY COMMUNICATION SYSTEM

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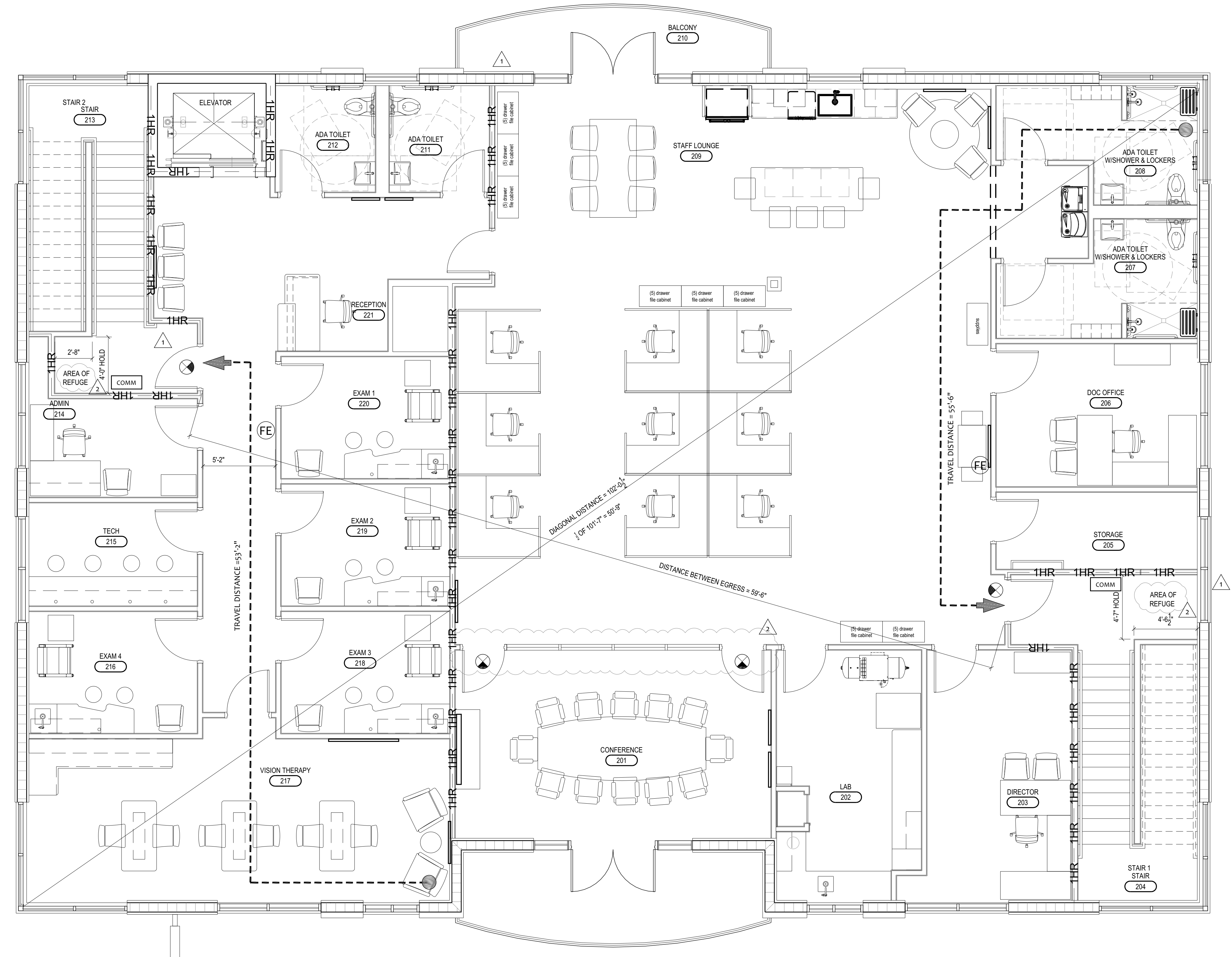
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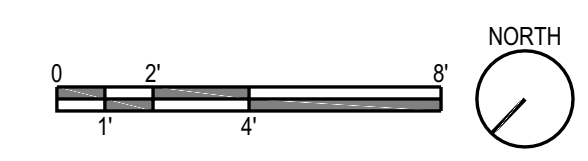
SECOND FLOOR LIFE SAFETY PLAN
 TUSKAWILLA OPTOMETRY
 LOT 6
 WINTER SPRINGS, FL, 32708

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Sheet No.
A002

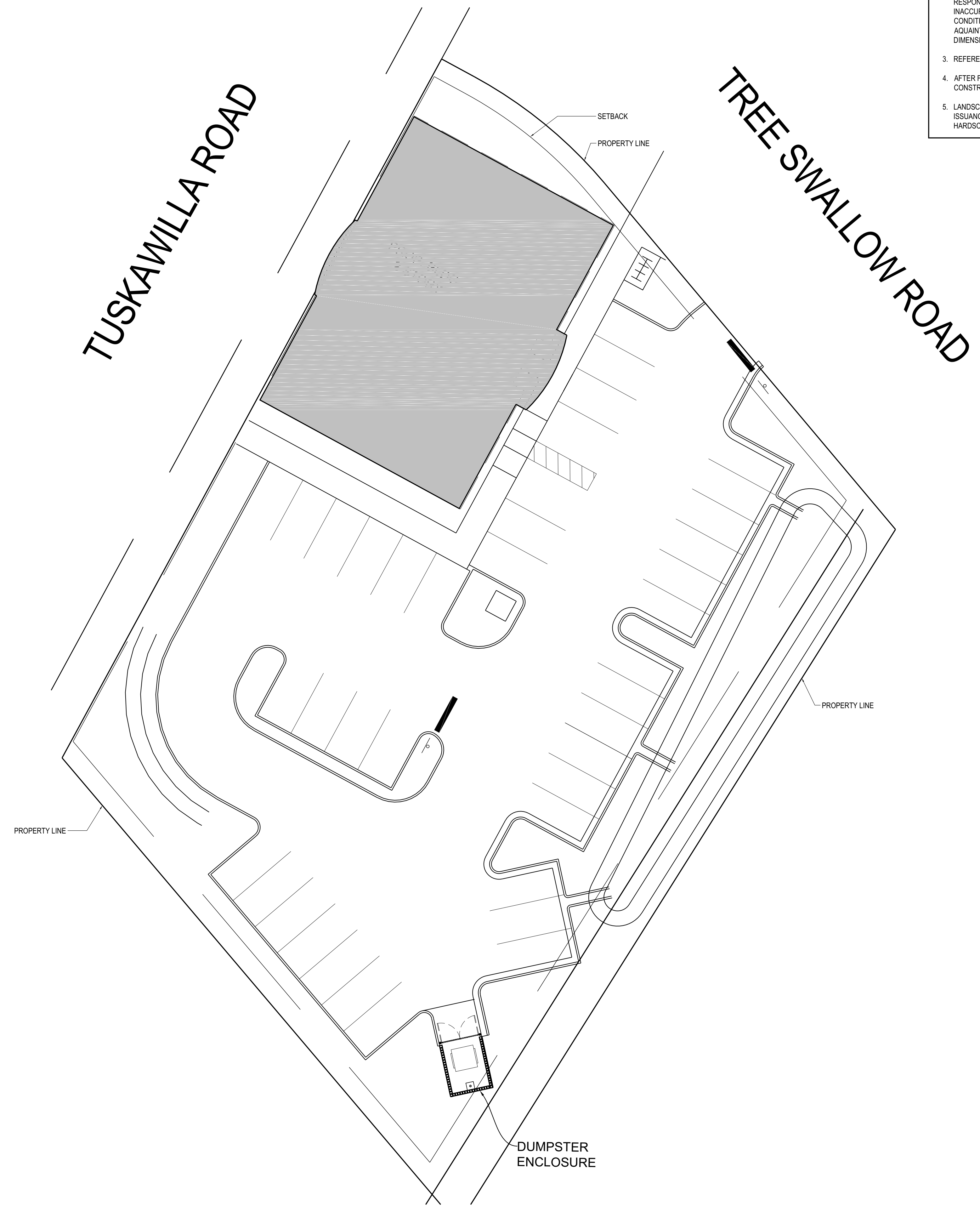


01 LIFE SAFETY PLAN: SECOND FLOOR
 1/4" = 1'



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- SITE PLAN NOTES:**
1. REFERENCE SHEET A003 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
 2. SITE INFORMATION SHOWN HEREIN IS TAKEN FROM INFORMATION PROVIDED BY OTHERS NOT UNDER CONTRACT CONTROL OF THE ARCHITECT. THE ARCHITECT HAS VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION BASED ON VISUAL OBSERVATION ONLY. THEREFORE THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS, OMISSIONS, CONFLICTS, DEFICIENCIES OR INACCURACIES ARISING FROM DISCOVERY OF CONCEALED, UNKNOWN OR DIFFERING CONDITIONS AS A RESULT OF THIS CIRCUMSTANCE. CONTRACTOR SHOULD FULLY ACQUAINT HIMSELF WITH THE SITE AND FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO PERFORMING ANY WORK.
 3. REFERENCE CIVIL DRAWINGS FOR LOCATION OF BUILDING ON SITE.
 4. AFTER FINAL GRADING AND PRIOR TO CONSTRUCTION, PRE-TREAT SOIL UNDER NEW CONSTRUCTION FOR WOOD DESTROYING ORGANISMS PER FBC 1816.
 5. LANDSCAPE IMPROVEMENTS WILL BE INSPECTED BY LOCAL AUTHORITIES PRIOR TO ISSUANCE OF OCCUPANCY. REFERENCE LANDSCAPE PLANS FOR LANDSCAPING, HARDSCAPING AND IRRIGATION REQUIREMENTS.



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Kimberly McCann
 STATE OF FLORIDA
 KIMBERLY SUE, D.A.
 AR91738
 REGISTERED ARCHITECT
 KIM MCCANN, AIA
 FL REG #AR91738

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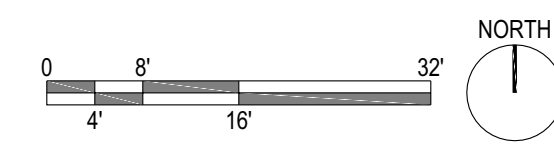
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ARCHITECTURAL SITE PLAN
 TUSKAWILLA OPTOMETRY
 LOT 6
 WINTER SPRINGS, FL 32708

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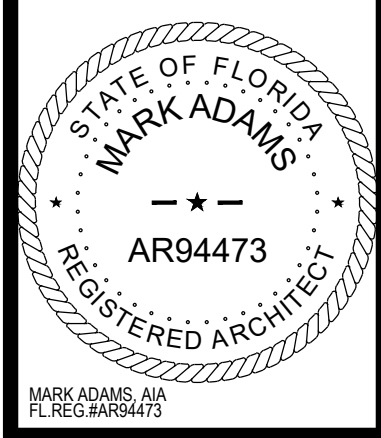
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A100



- FLOOR PLAN NOTES:**
1. REFERENCE SHEET A003 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
 2. FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
 3. CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET. THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
 4. REFERENCE THE A-700 SERIES SHEETS FOR DOOR AND GLAZING SCHEDULES.
 5. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLASS. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED FOR IMPACT RESISTANCE.
 6. ALL GYPSUM BOARD IN CORRIDORS SHALL BE HUNG VERTICALLY.
 7. REFER TO ENLARGED PLANS FOR ADDITIONAL INFO. INCLUDING DIMENSIONS, DOOR TAGS, WALL TYPES, GLAZING LAYOUT, AND CONSTRUCTION DETAILS. ENLARGED PLANS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING.

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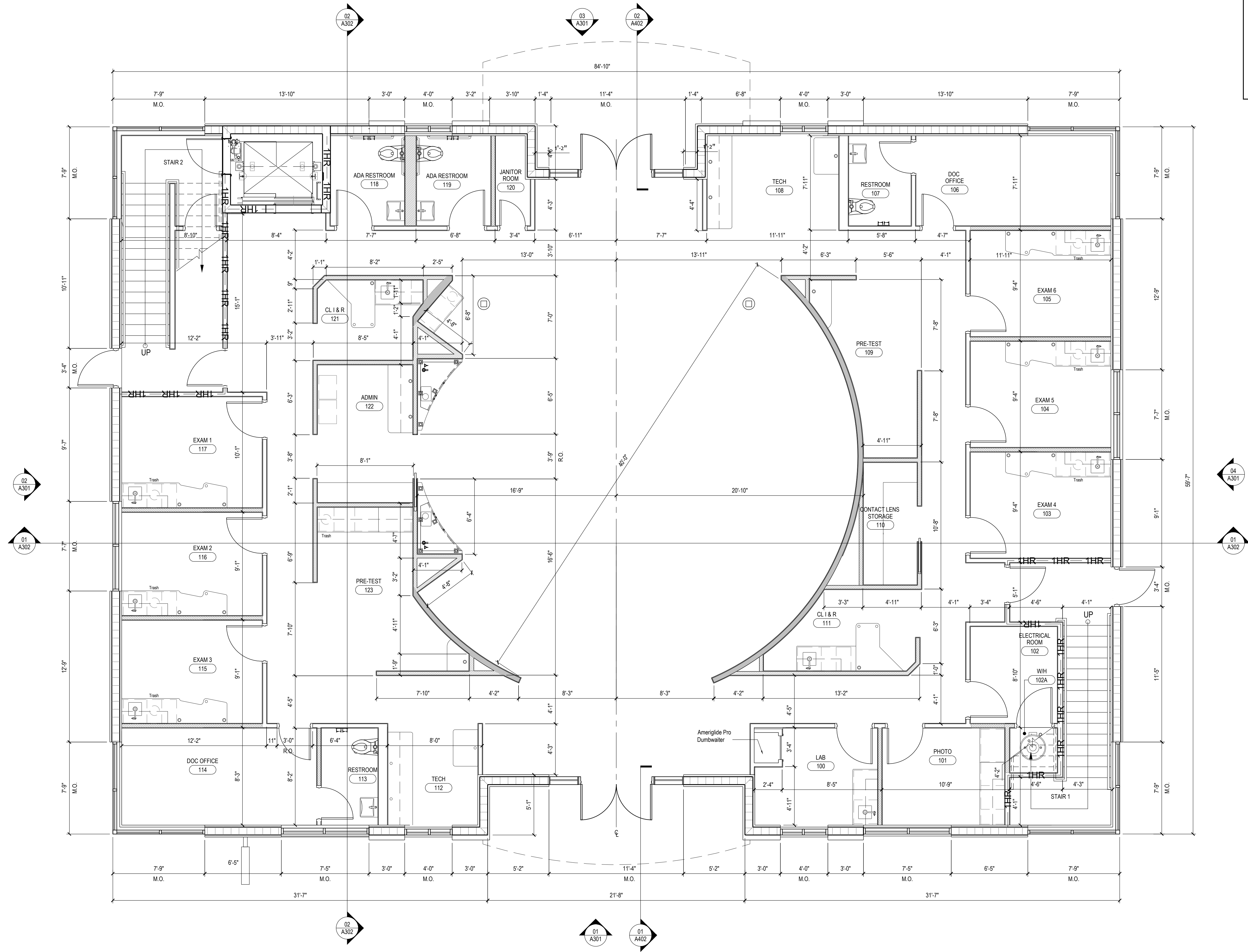
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04	01/12/2024	REVISION 4 - INTERIOR DESIGN PACKAGE

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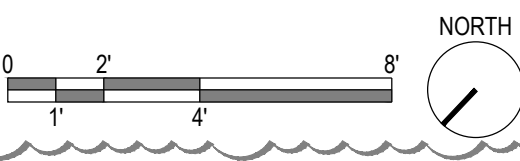
FIRST FLOOR DIMENSION PLAN
TUSKAWILLA OPTOMETRY
LOT 6
WINTER SPRINGS, FL 32708

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Sheet No.
A201



01 FIRST FLOOR DIMENSION PLAN
1/4" = 1'



4 ENTIRE SHEET REVISED

GENERAL NOTES
 1. SEE FIRST SHEET OF SERIES FOR APPLICABLE GENERAL NOTES.

WALL TYPE LEYEND

	9'-6" HEIGHT WALL
	8'-9" HEIGHT WALL
	11'-0" HEIGHT WALL
	FULL HEIGHT WALL
	1 HOUR RATED

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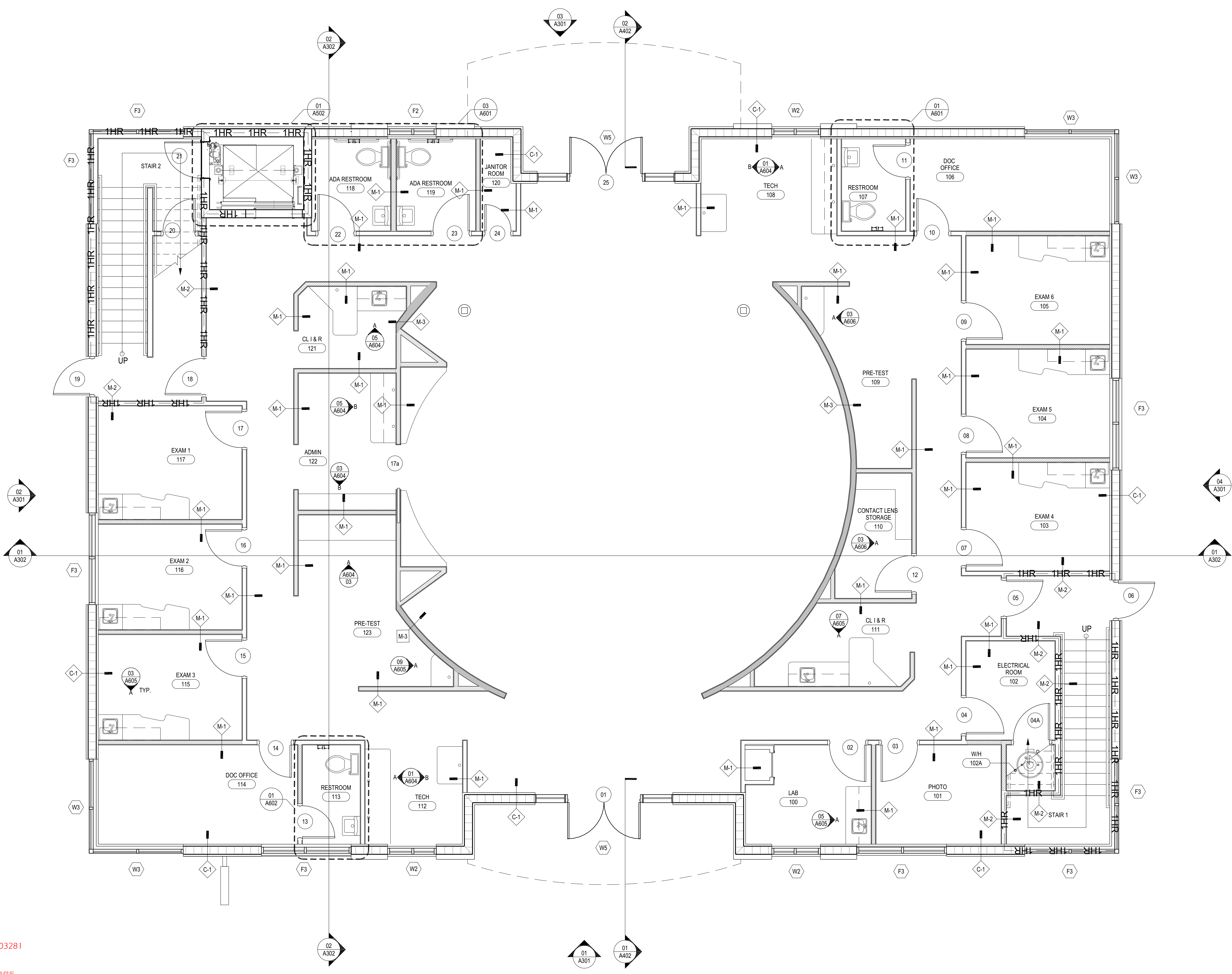
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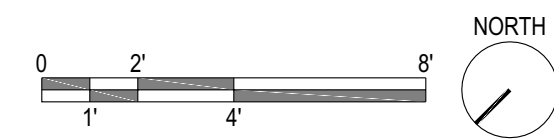
FIRST FLOOR REFERENCE PLAN
 TUSKAWILLA OPTOMETRY
 LOT 6
 WINTER SPRINGS, FL 32708

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Sheet No.
A202

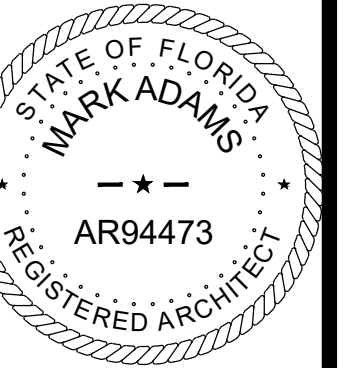


01 FIRST FLOOR REFERENCE PLAN
 1/4" = 1'



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FL REG #AR94473

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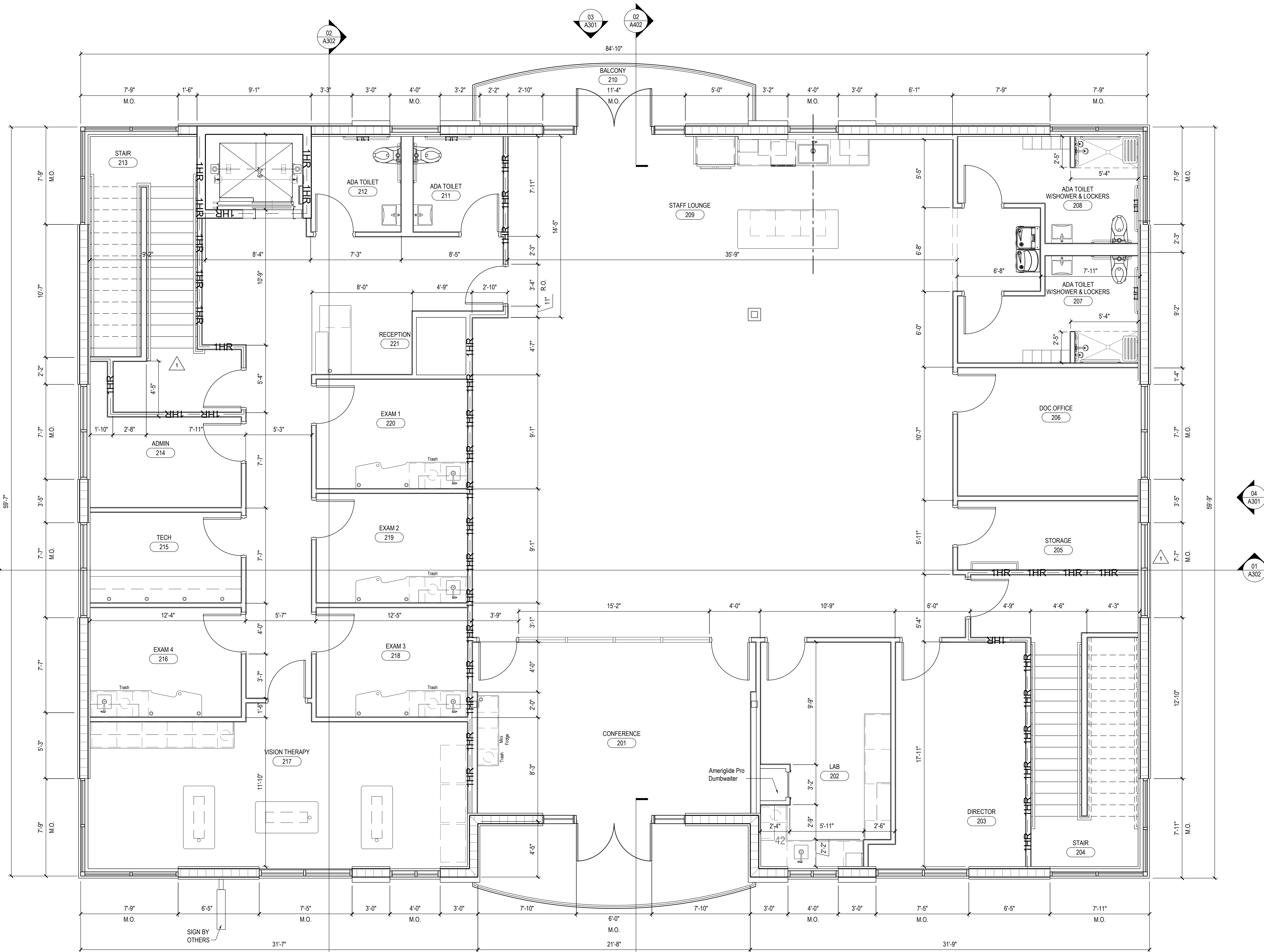
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SECOND FLOOR DIMENSION PLAN
TUSKAWILLA OPTOMETRY
LOT 6
WINTER SPRINGS, FL 32708

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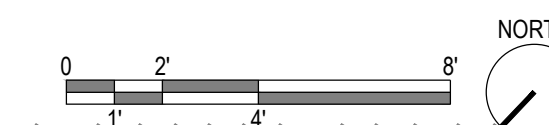
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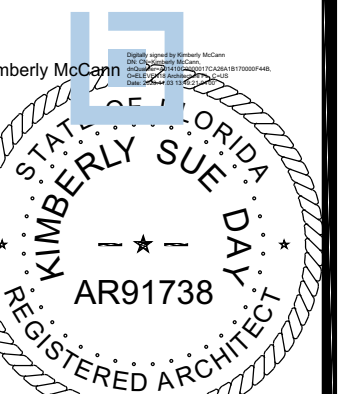


01 SECOND FLOOR DIMENSION PLAN

1/8" = 1'



4 ENTIRE SHEET REVISED



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FL REG #AR91738

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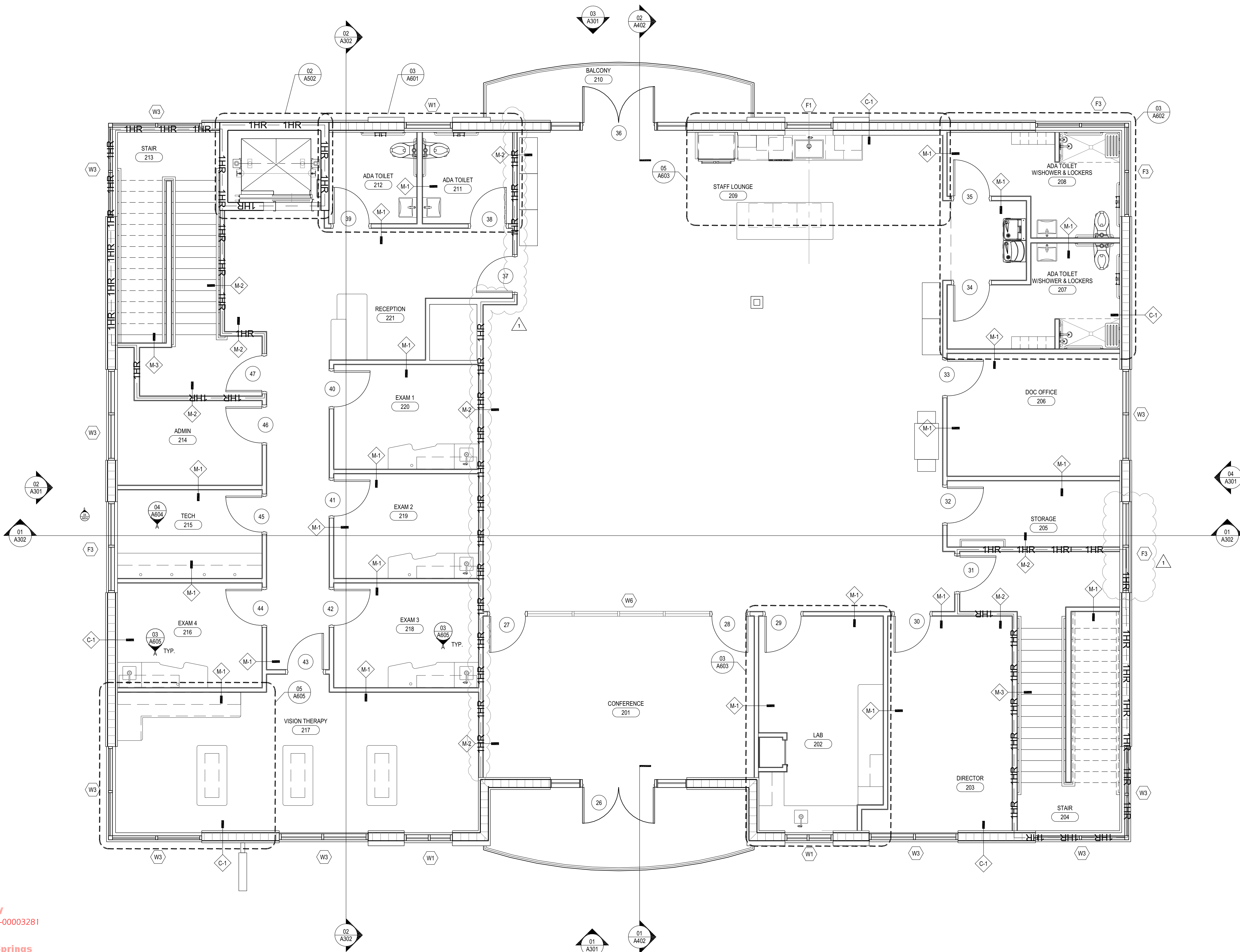
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Sheet No.

A204



01 SECOND FLOOR REFERENCE PLAN
1/4" = 1"



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City of Winter Springs

RCP NOTES:

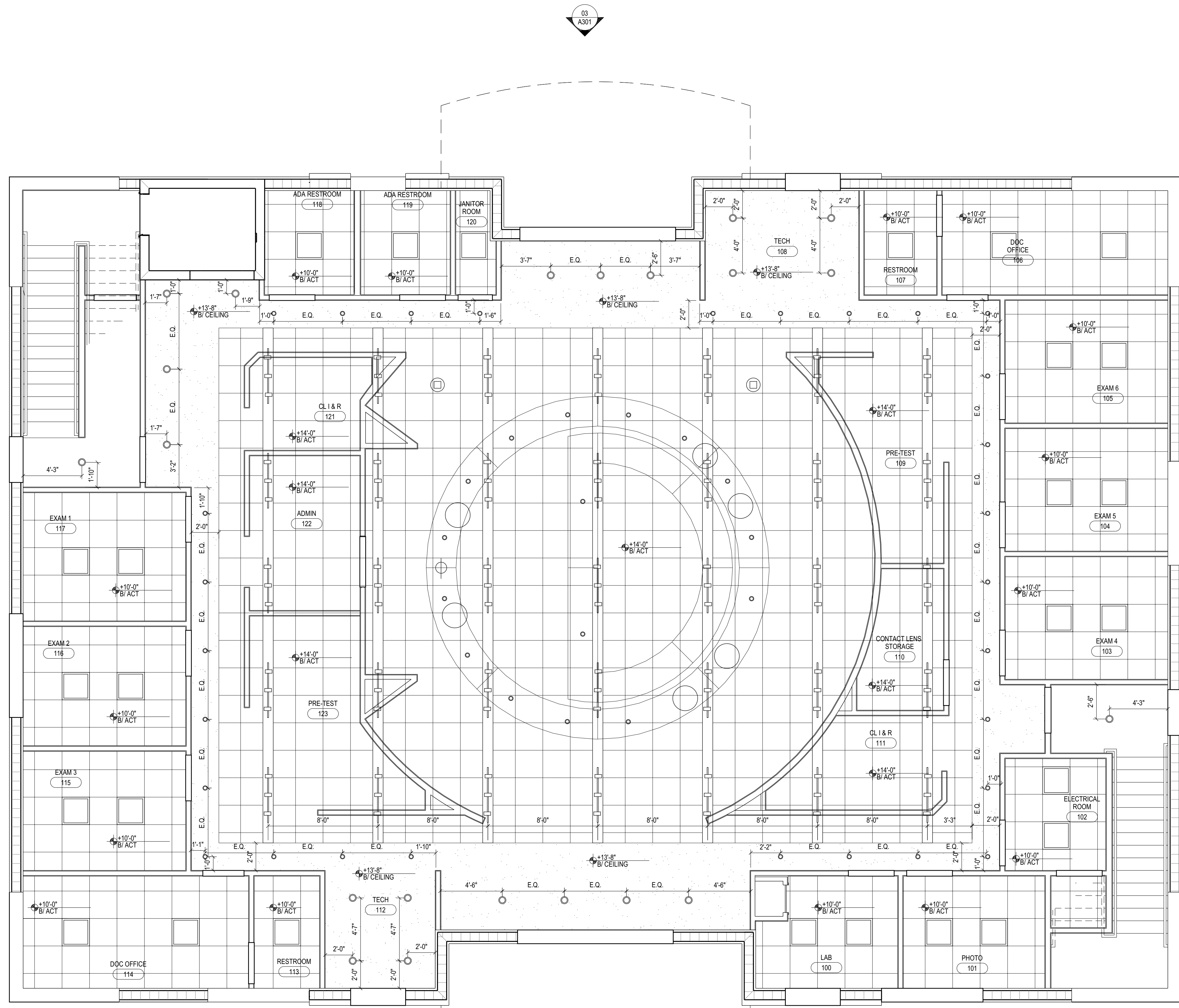
1. REFERENCE SHEET A003 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS EFFECTING THIS WORK.
2. FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION. ALL CEILING ELEVATION FINISHES ARE FROM TOP OF SLAB UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHT. WITH THE DEMOLITION WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
4. REFERENCE THE A-700 SERIES SHEETS FOR FINISH SCHEDULE.
5. USE MATERIALS IDENTICAL TO EXISTING MATERIALS. FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES INsofar AS POSSIBLE. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED, USE MATERIALS WHOSE INSTALLED PERFORMANCE WILL EQUAL OR SURPASS THAT OF EXISTING MATERIALS.
6. LOCATION OF CEILING GRID AND TILES ARE REFERENCED FROM EQUAL DISTANCE BETWEEN OPPOSITE WALLS. U.N.O.
7. GYPSUM BOARD CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLATION OF ALL SUPPLEMENTAL AND MISCELLANEOUS ITEMS REQUIRED TO ADEQUATELY SUPPORT ALL GYPSUM BOARD DROPS, SOFFITS, CORNICES, ECT. FROM STRUCTURE ABOVE.
8. ALL FINISH CEILING MATERIALS SHALL BE INSTALLED AFTER UTILITIES, HANGARS, SUPPORTS, INSULATION AND MISC. INTERSTITIAL ITEMS ARE INSTALLED.

CEILING PLAN LEGEND

*REF MEP SHEETS FOR SPECS. + DETAILS

	2X2' CEILING LIGHT		LED ROUND PENDANT
	3' RECESSED CAN LIGHT		FINO LARGE PENDANT
	4' RECESSED CAN LIGHT		HVAC SUPPLY GRILL
	TRACK LIGHT		HVAC RETURN GRILL
	ACT-1		HVAC SUPPLY GRILL
	ACT-2 MOISTURE RESISTANT AT ADA TOILETS 207 & 208		HVAC EXHAUST
	9' OPEN SLOT FOR LIGHTING, HVAC, SPRINKLERS, ETC.		
	GYPSUM BOARD		

NOTE: PENDANT EXACT LOCATION TO BE COORDINATE WITH RETAIL ONE



02
A301

04
A301

03
A301

01
A301



GENERAL NOTES

1. SEE FIRST SHEET OF SERIES FOR APPLICABLE GENERAL NOTES.



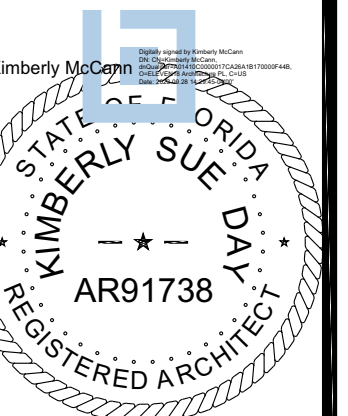
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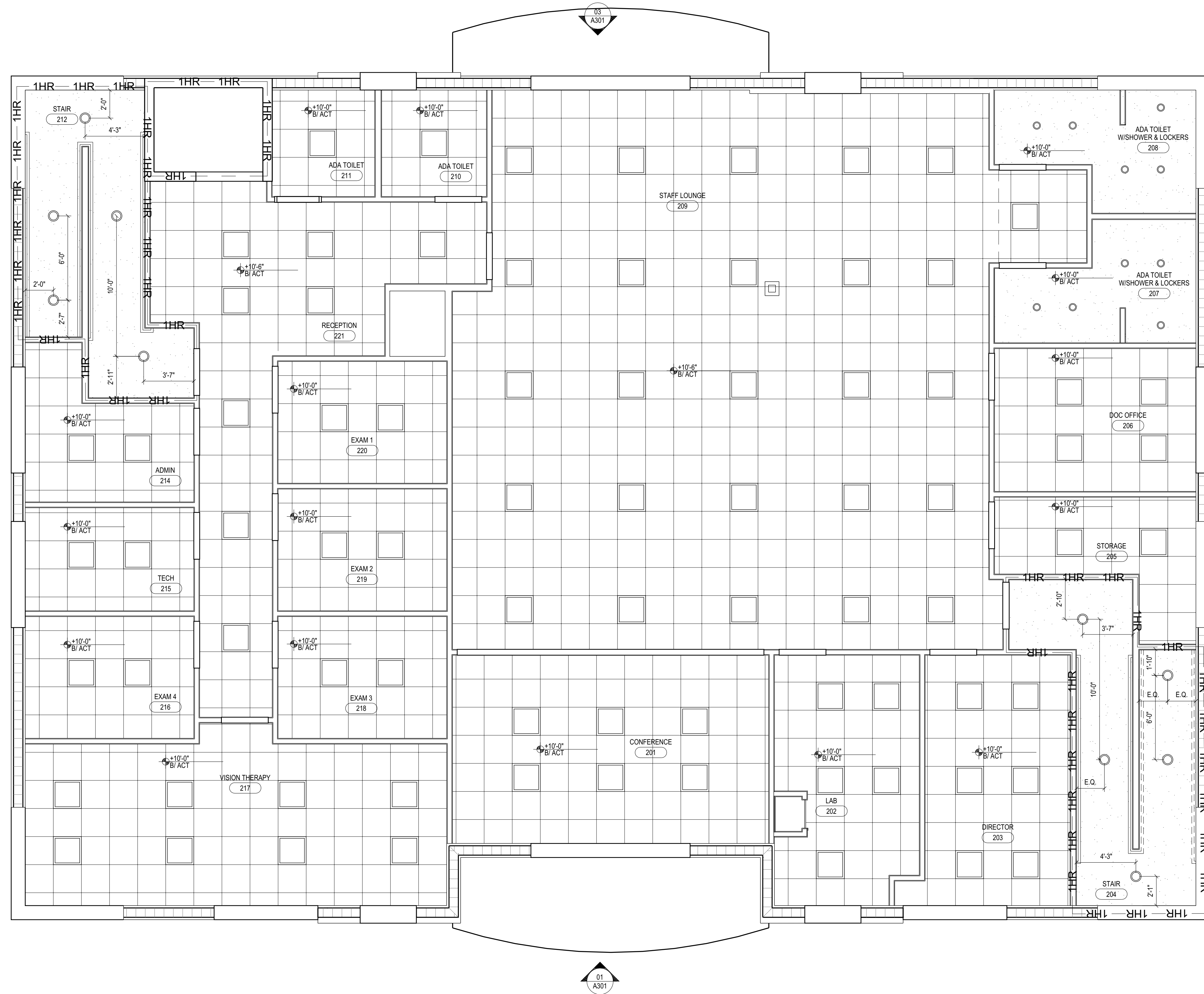
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Issued Date: 08/24/2023

SECOND FLOOR RCP
TUSKAWILLA SELF-STORAGE
TUSKAWILLA ROAD AND AVERY LAKE DRIVE
WINTER SPRINGS, FL 32708

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A206



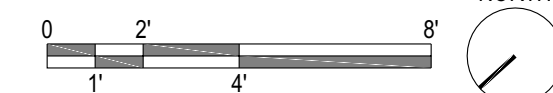
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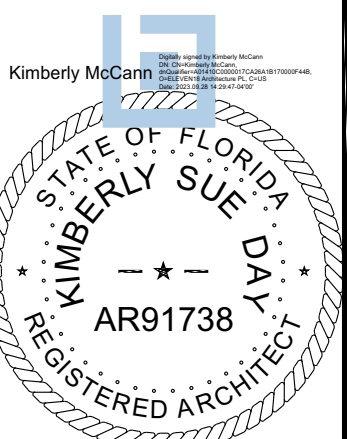
01
A301

01 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'



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COMPLIANCE WITH APPLICABLE
CODES AND LAWS

NO.	DATE	DESCRIPTION

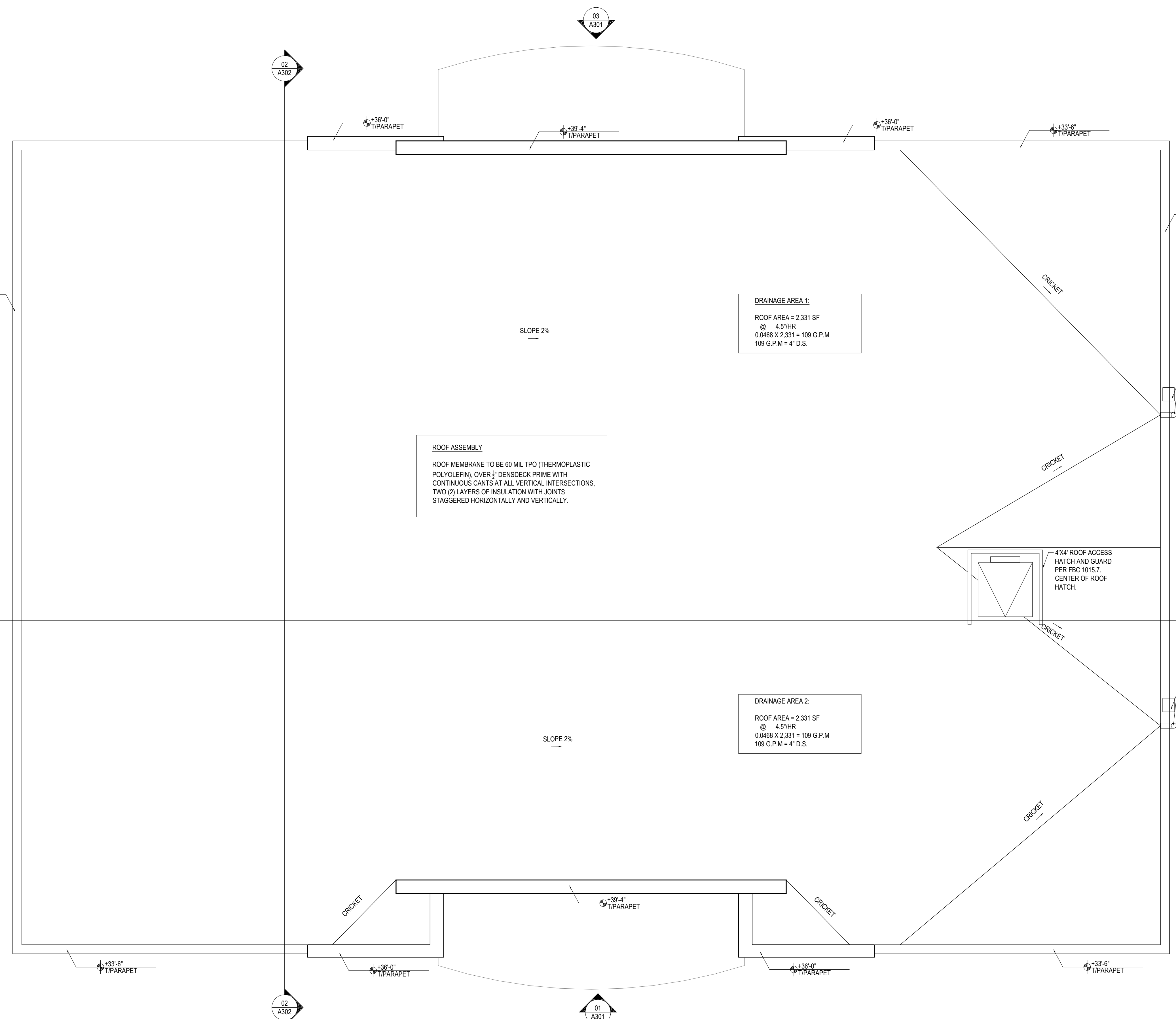
DESIGNED: MS
DRAWN: SP
CHECKED: MS
JOB NO.: 201.1118054.000
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ROOF PLAN, ROOF DETAILS
TUSKAWILLA OPTOMETRY
LOT &
WINTER SPRINGS, FL, 32708

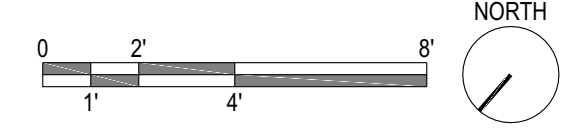
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SET OF PLANS. SEE GENERAL NOTES
FOR MASTER LEGEND

Sheet No.
A207

- ROOF PLAN NOTES:**
- REFER TO ARCHITECTURAL GENERAL CONDITIONS, SHEET A003, FOR ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
 - FINISH FLOOR CORRESPONDING REFERENCE ELEVATION+ 0'-0" IS TO TOP OF FIRST FLOOR SLAB, UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR GEODIMENSIONAL ELEVATION.
 - CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
 - ROOFING SYSTEM(S) SHALL BE DESIGNED, FABRICATED AND INSTALLED TO WITHSTAND WIND SPEED DESIGN IDENTIFIED ON STRUCTURAL DRAWINGS.
 - FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL A COMPLETE ROOFING SYSTEM, COMPLETE WITH ALL ACCESSORIES AND INCIDENTALS REQUIRED BY THE ROOFING MANUFACTURER.
 - INSTALLER SHALL PROVIDE CERTIFICATION FROM ROOFING SYSTEM MANUFACTURER THAT INSTALLER IS APPROVED FOR INSTALLATION OF SPECIFIED ROOFING SYSTEM.
 - CONTRACTOR SHALL PROVIDE MANUFACTURERS STANDARD WARRANTY AGREEING TO PROMPT REPAIR OF LEAKS RESULTING FROM DEFECTIVE MATERIALS OR WORKMANSHIP FOR A PERIOD OF 20 YEARS.
 - USE A SYNTHETIC HIGHLY PERMEABLE, WRB UNDERLAYMENT. UNDER ALL SLOPES ROOFING MATERIALS. INSTALL OVER EXTERIOR GRADE PLYWOOD DECKING (DO NOT USE OSB).
 - TAPE ALL DECK SEAMS WITH SELF ADHERE (SA) WATERPROOFING (WP) MEMBRANE (GRACE ICE & WATER SHIELD OR EQUAL), TAPE IN SIMILAR MANNER. ALL EDGES (RAKES, EAVES, FASCIAS, HIPS, RIDGES, ETC.), INCLUDING UNDER ALL METAL FLASHING; ALL VALLEYS 12" EACH SIDE UNDER VALLEY FLASHING; ALL VERTICAL INTERSECTIONS, PENETRATIONS & ANY OTHER SEAMS AS APPROPRIATE TO STORM PROOF ROOF ASSEMBLY.
 - CONTRACTOR SHALL CALCULATE RAINWATER DRAINAGE CAPACITIES NEEDED TO SIZE GUTTERS & DOWN SPOUTS BASED ON 4.5"HR RAINFALL REQUIREMENT.

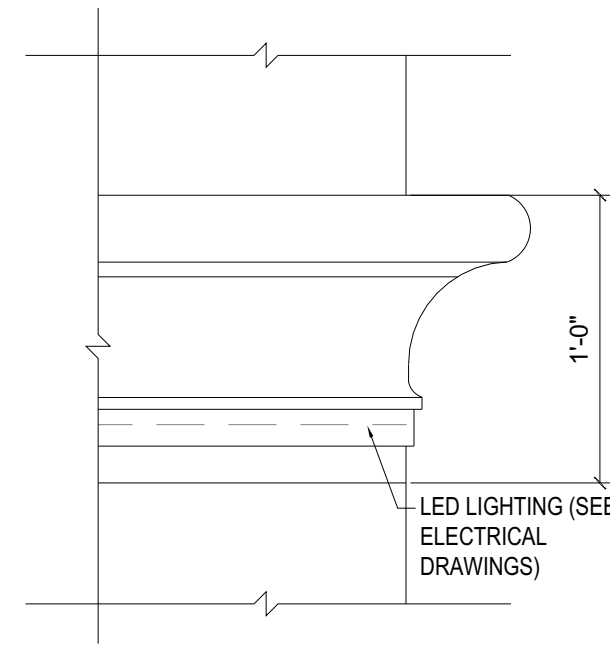


01 ROOF PLAN
1/4" = 1'

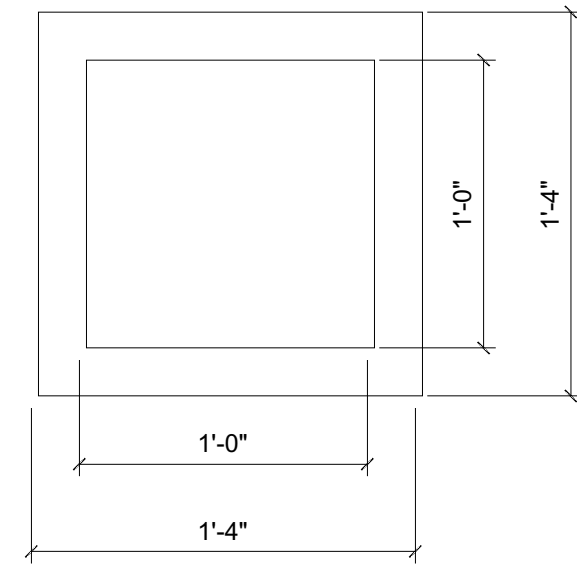


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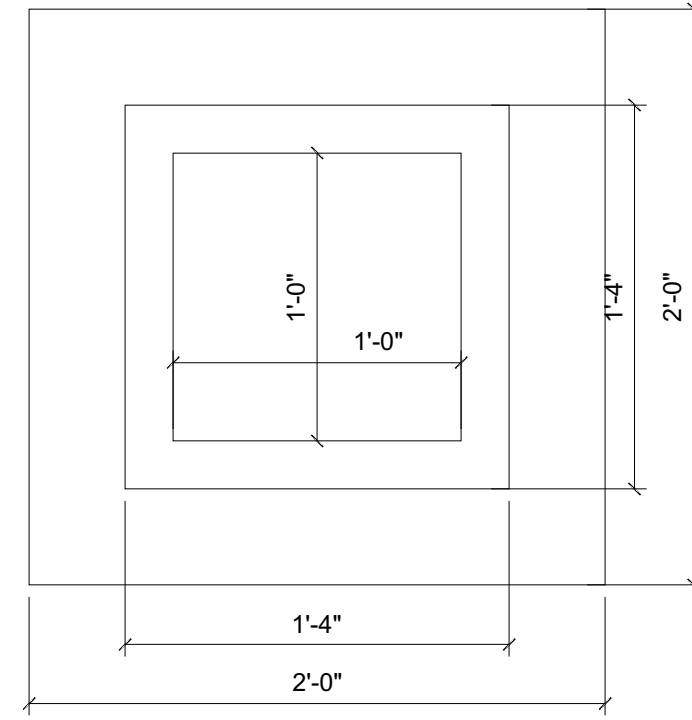




07 EIFS TRIM DETAIL
1-1/2" = 1'



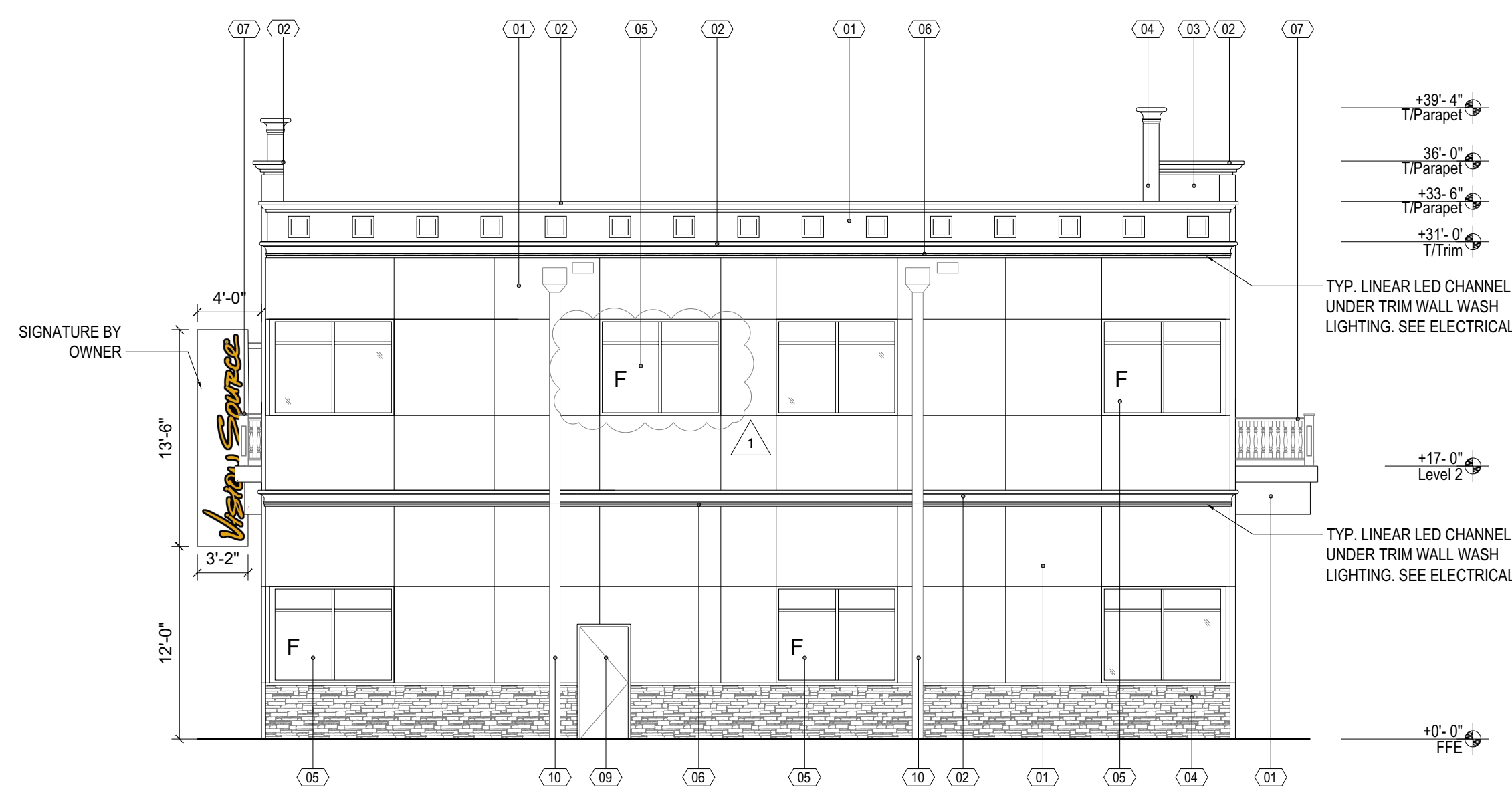
06 EIFS TRIM DETAIL
1-1/2" = 1'



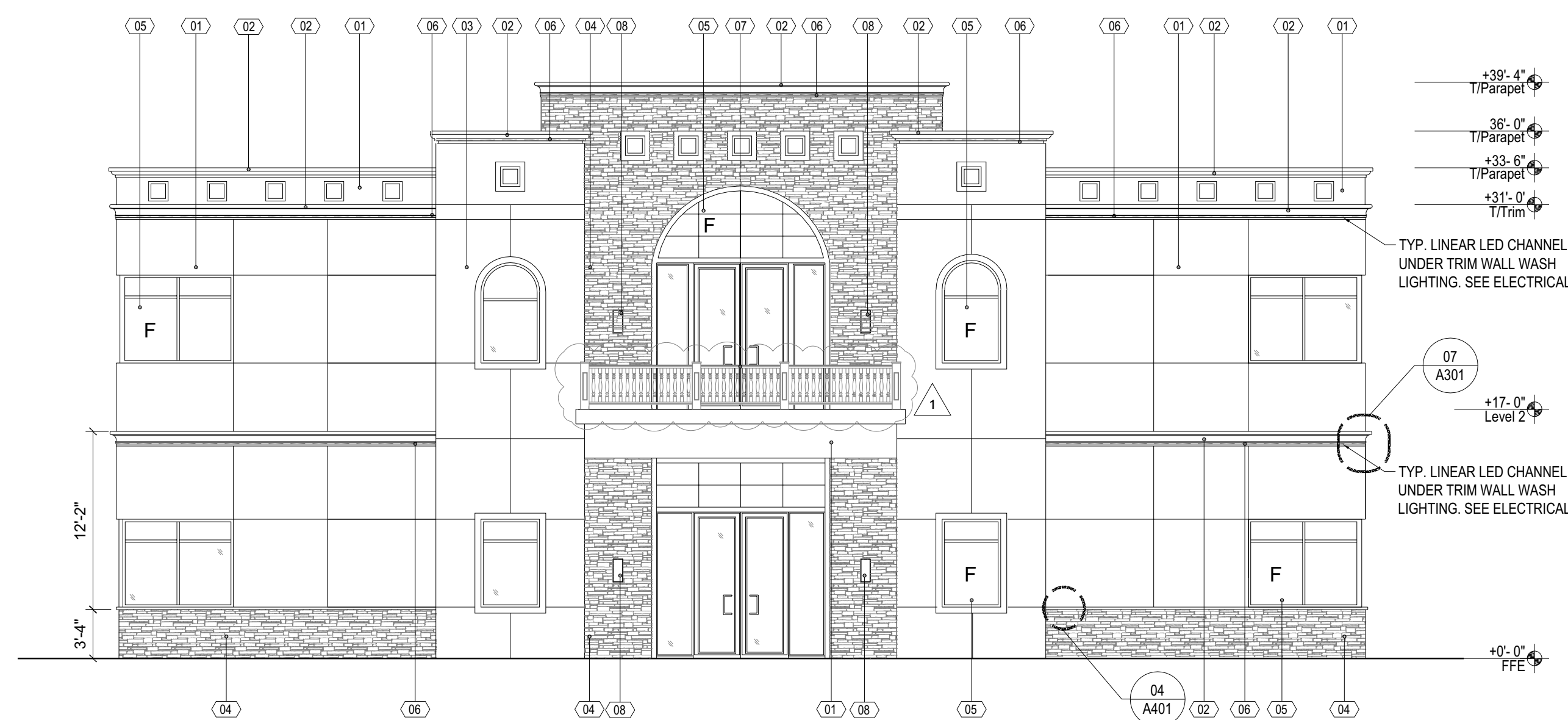
05 EIFS TRIM DETAIL
1-1/2" = 1'

FINISH SCHEDULE				
TAG	DESCRIPTION	MANUFACTURER	COLOR	COMMENTS
01	EIFS	TBD	SW 9119 DIRTY MARTINI	--
02	EIFS TRIM	TBD	SW 9541 WHITE SNOW	--
03	EIFS	TBD	SW 9027 PALE MOSS	--
04	STONE VENEER	TBD	--	--
05	FAUX WINDOW	TBD	--	--
06	LED LINEAR LIGHTING CHANNEL	TBD	--	TYPICAL BELOW TRIM
07	BALUSTRADE SYSTEM	TBD	--	--
08	CLAUMET 13 DEGREE WALL 2X6 CYLINDER UP/DOWN ACCENT LIGHT	TBD	--	--
09	HOLLOW METAL DOOR	TBD	SW 9119 DIRTY MARTINI	--
10	DOWNSPOUTS	TBD	SW 9119 DIRTY MARTINI	--
F	FAUX WINDOW	TBD	SEE SHEET A701	--

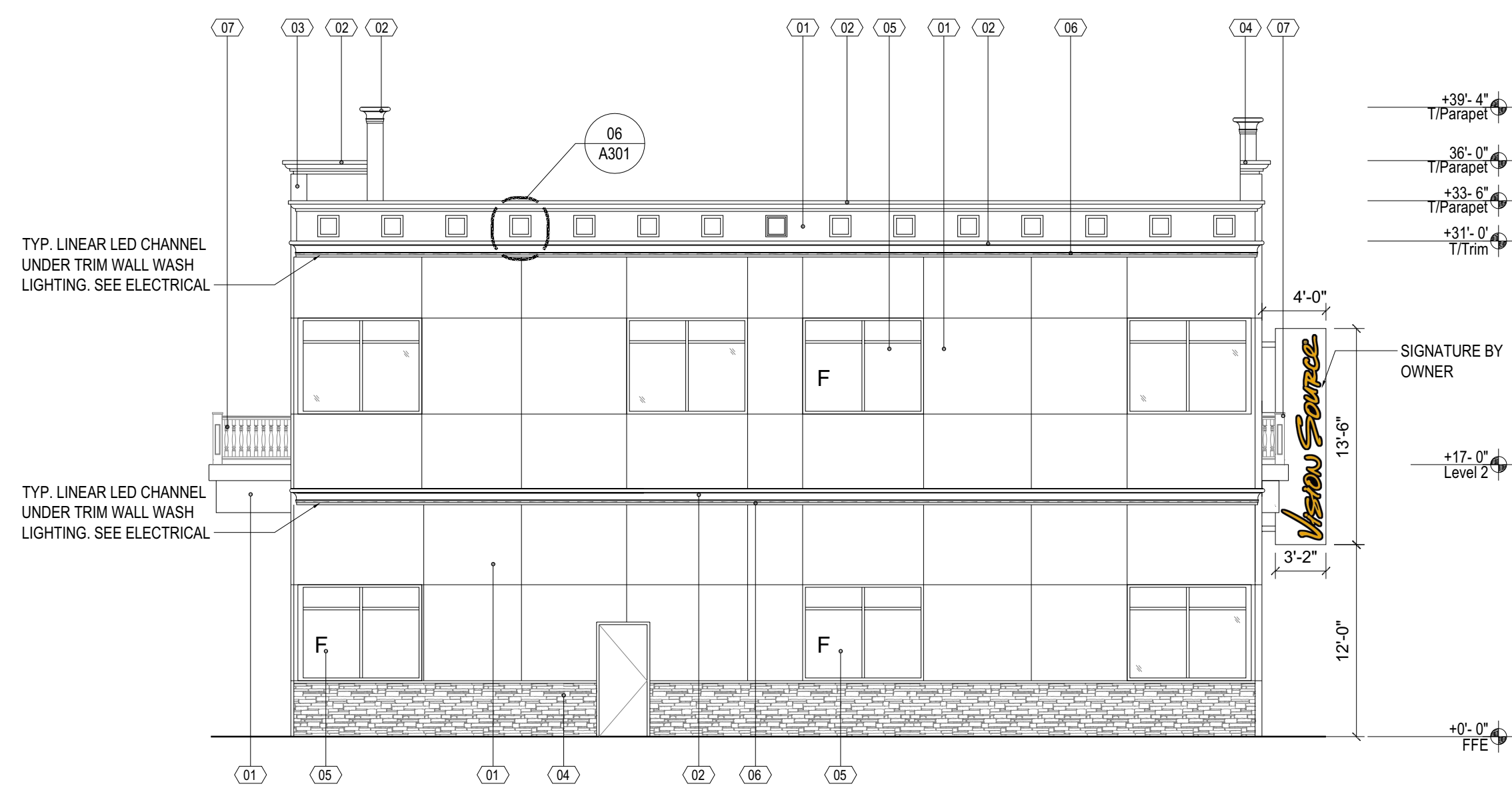
- ELEVATION NOTES:**
- REFERENCE SHEET A003 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
 - FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FROM ACTUAL FINISH FLOOR ELEVATION.
 - CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET WITH THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
 - ALL PRE-MANUFACTURED TRIM, MOLDINGS, CLADDING & COMPONENTS SHALL BE FASTENED AND ADHERED TO BUILDING PER MANUFACTURER SPECIFICATIONS TO WITHSTAND DESIGN WIND PRESSURE IDENTIFIED ON STRUCTURAL DRAWINGS.
 - COORDINATE WITH ARCHITECT THE LOCATION OF ALL ADDITIONAL CONTROL JOINTS REQUIRED BUT NOT INDICATED ON PLANS.



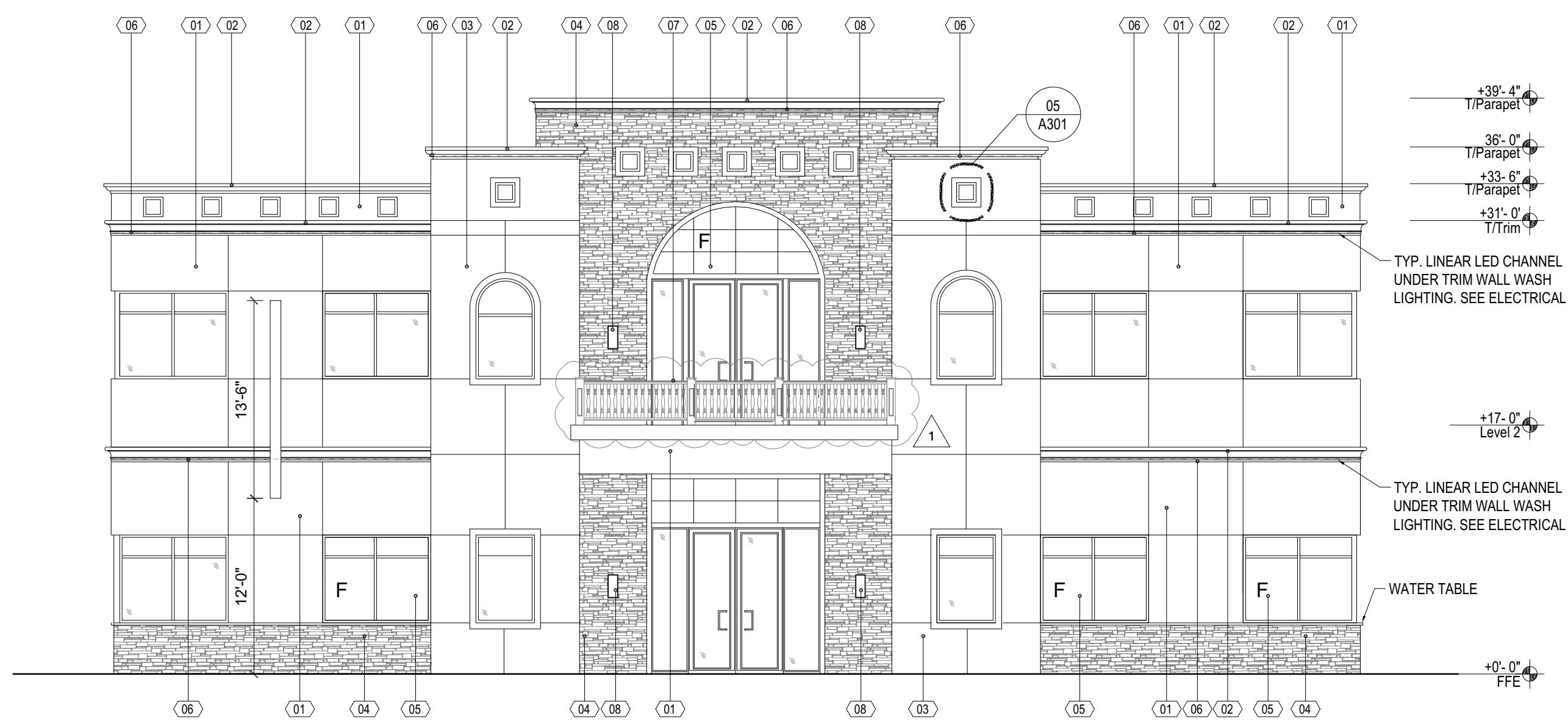
04 RIGHT ELEVATION
1/8" = 1'



03 REAR ELEVATION
1/8" = 1'



02 LEFT ELEVATION
1/8" = 1'



01 FRONT ELEVATION
1/8" = 1'

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1011 E. COLONIAL DR #307
ORLANDO, FLORIDA 32803
Ph. (407) 745-5300
Plans Prepared By :
CPH, LLC.
State of Florida Licenses:
Architect No. AA2609926
Engineer No. 3215
Landscaper No. LC0000296
Surveyor No. 7143

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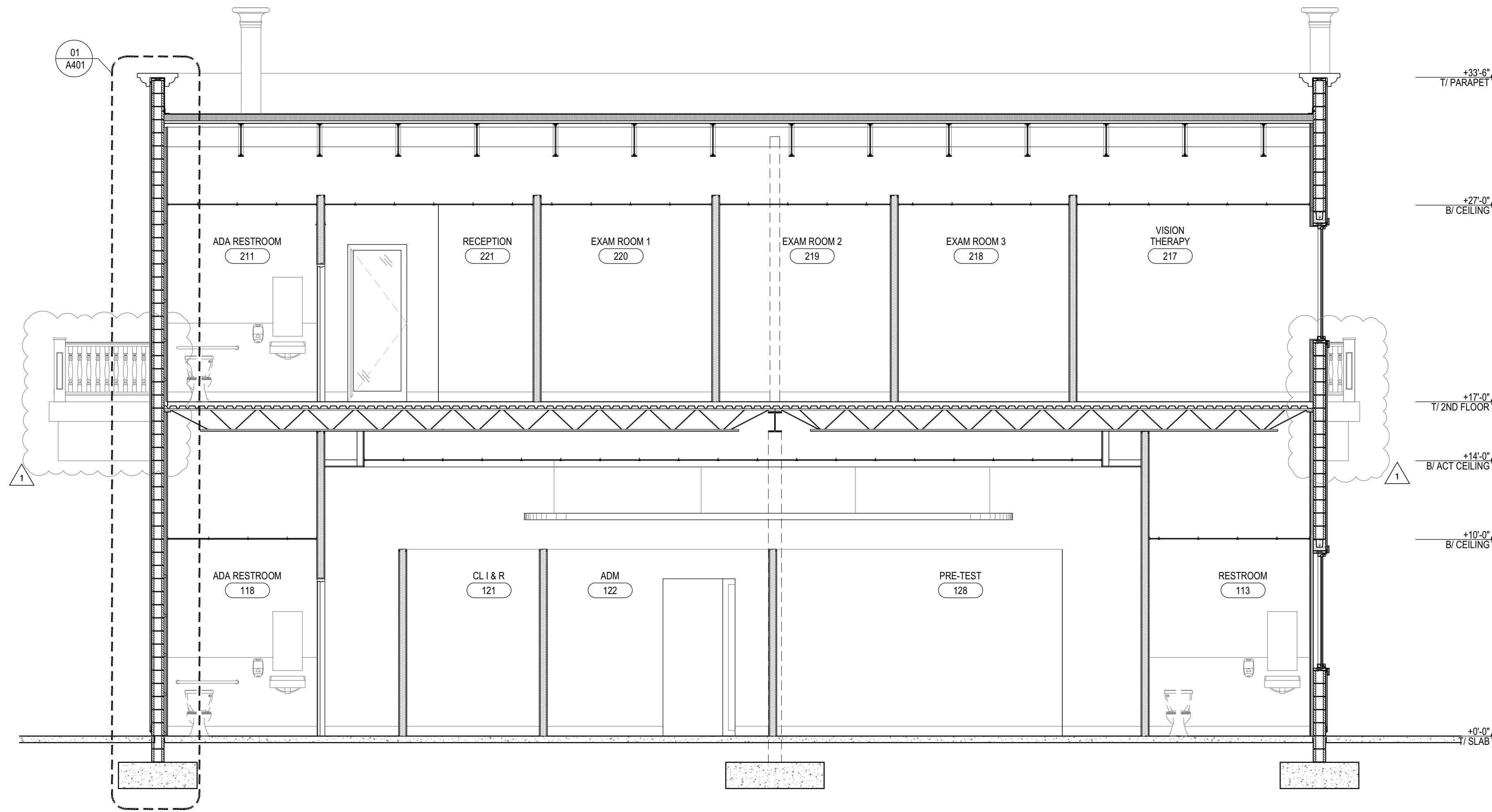
NO.	DATE	REVISION
01	10.26.2023	

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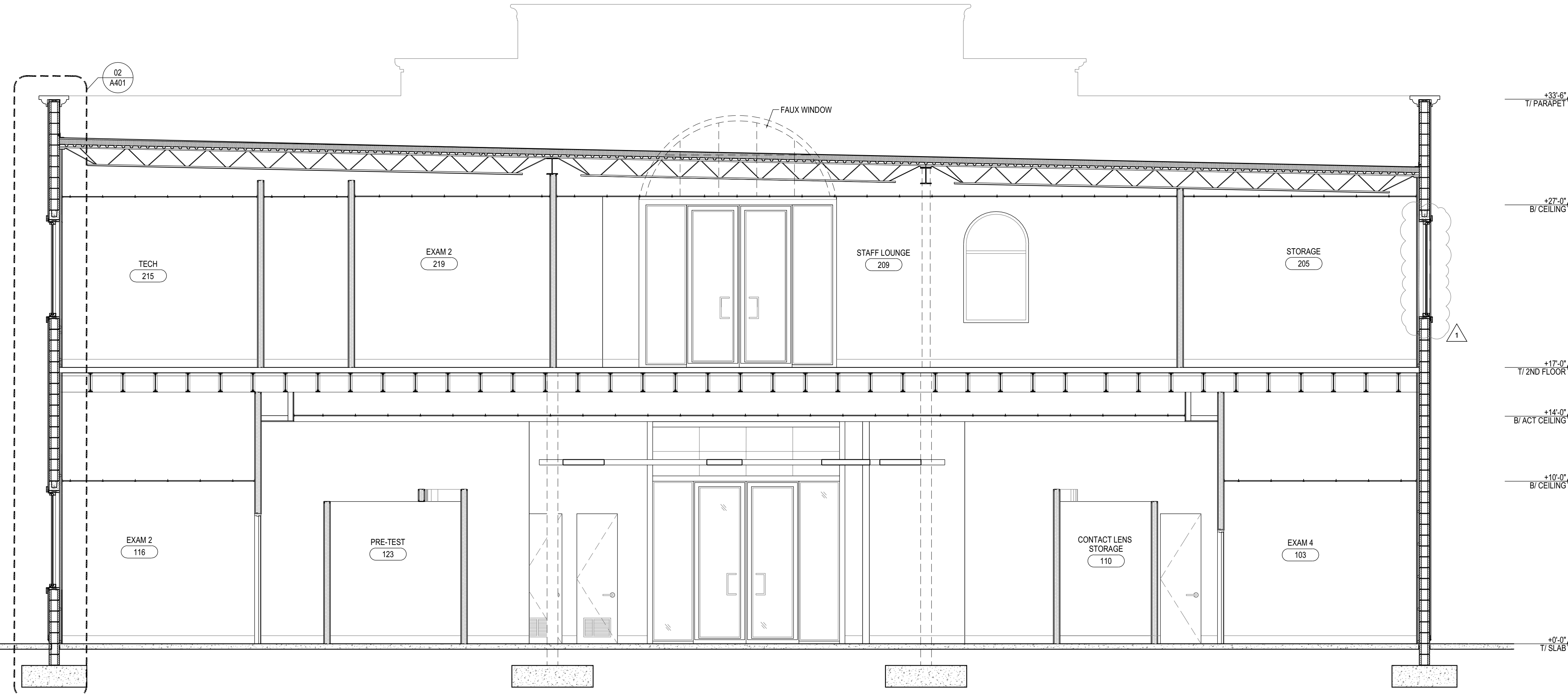
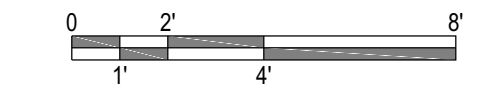
ELEVATIONS
TUSKAWILLA OPTOMETRY
LOT 6
WINTER SPRINGS, FL 32708

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND
Sheet No.
A301

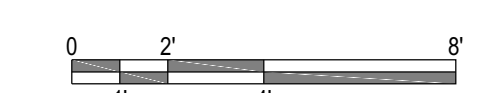
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02 BUILDING SECTION
1/4" = 1"



01 BUILDING SECTION
1/4" = 1"



BUILDING SECTION NOTES:

1. REFERENCE SHEET A003 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
2. FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
3. CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET WITH THE DEMOLITION WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.

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Plans Prepared By :
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Engineer No. 3215
Landscape No. LC0000298
Surveyor No. 7143

Kimberly McCann, AIA
FL REG #AR91738

STATE OF FLORIDA
KIMBERLY SUE DAVIS
AR91738
REGISTERED ARCHITECT

KIM MCCANN, AIA
FL REG #AR91738

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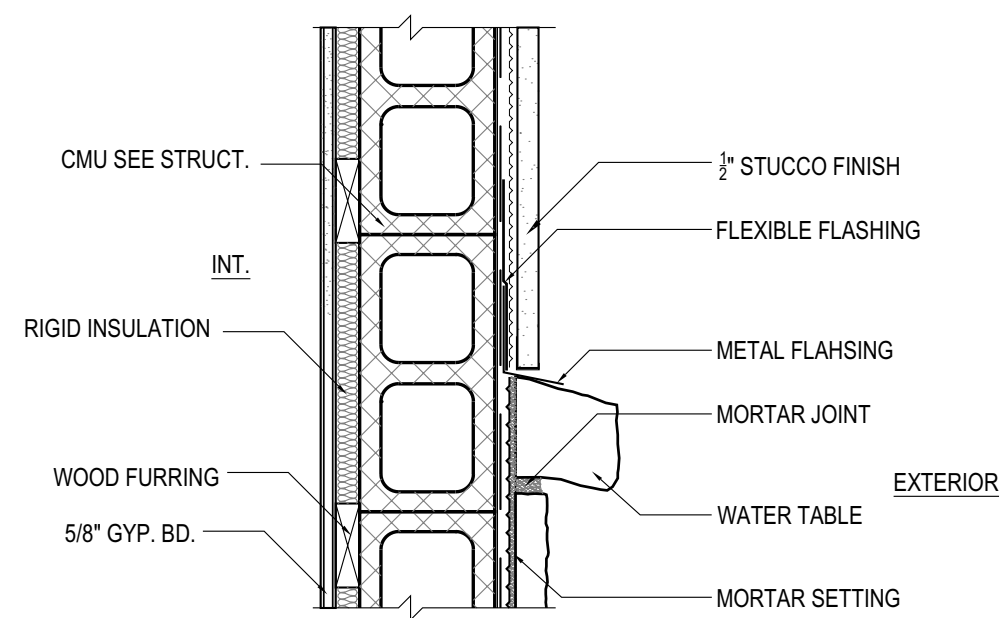
BUILDING SECTIONS
TUSKAWILLA OPTOMETRY
LOT 6
WINTER SPRINGS, FL 32708

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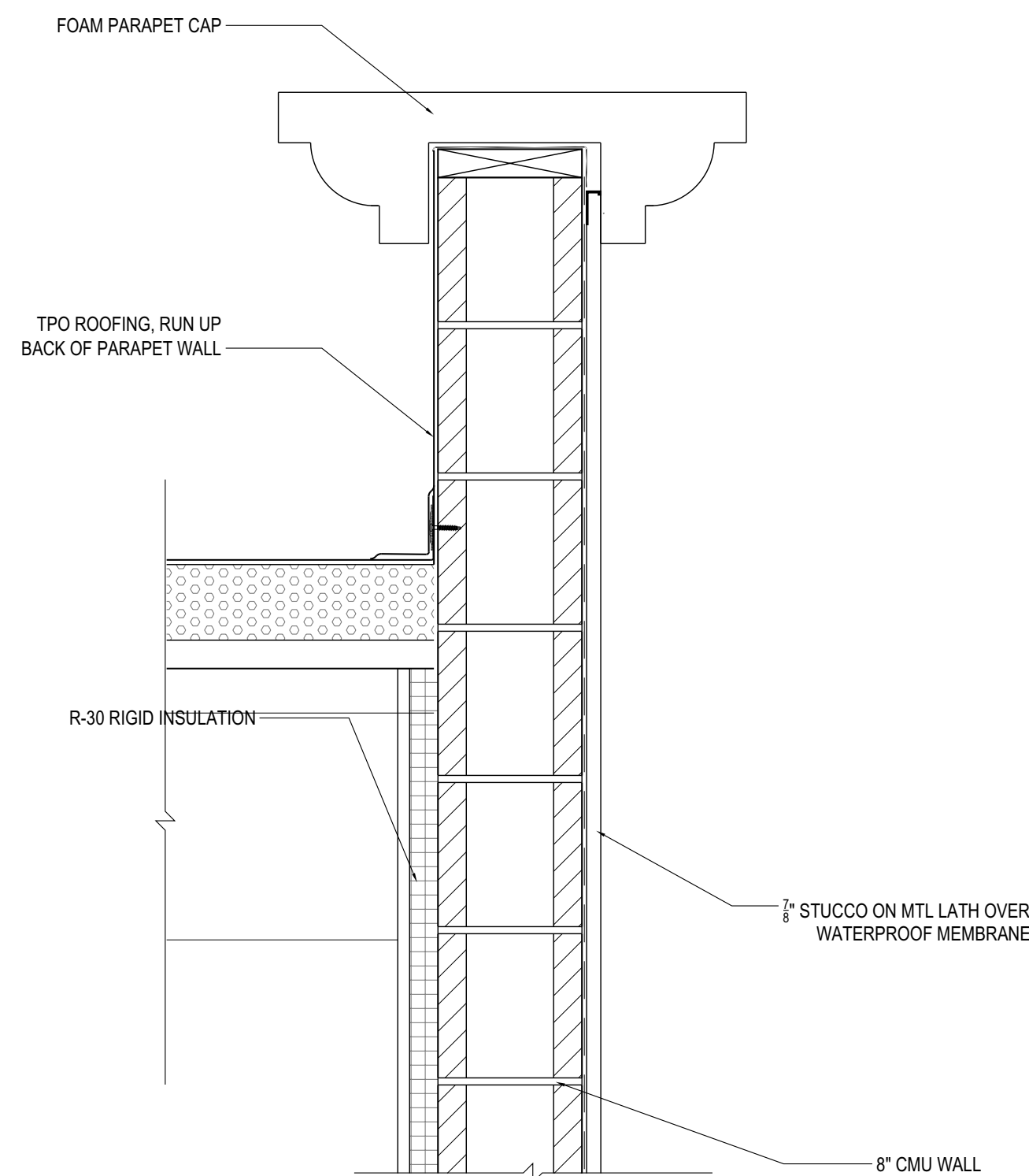
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A302



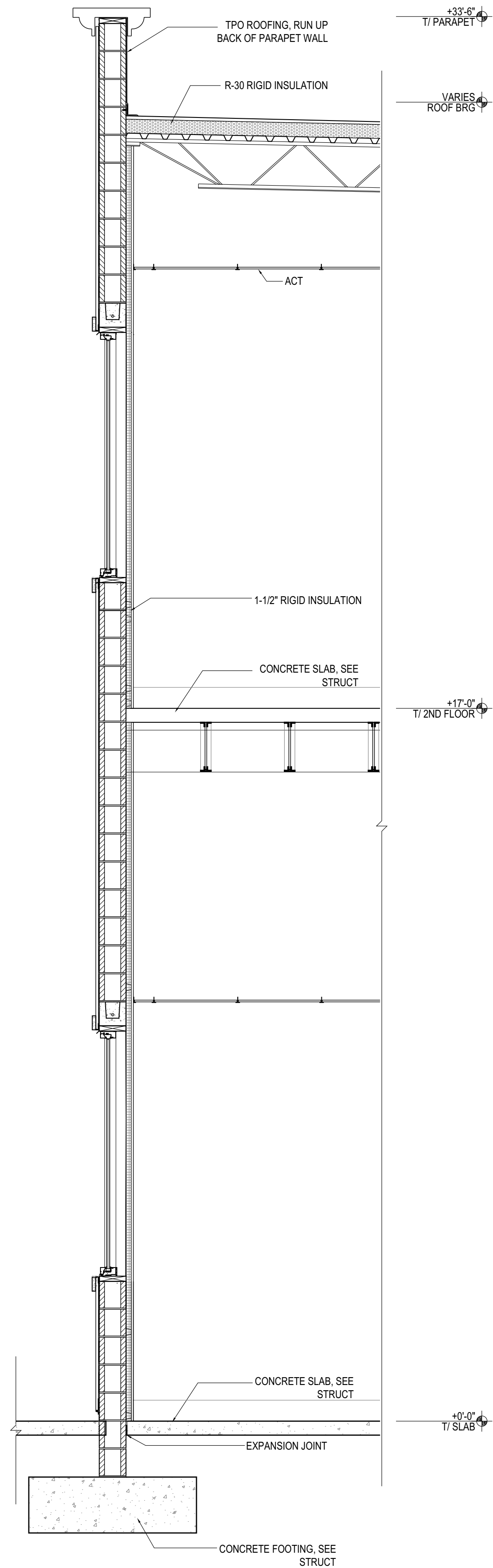
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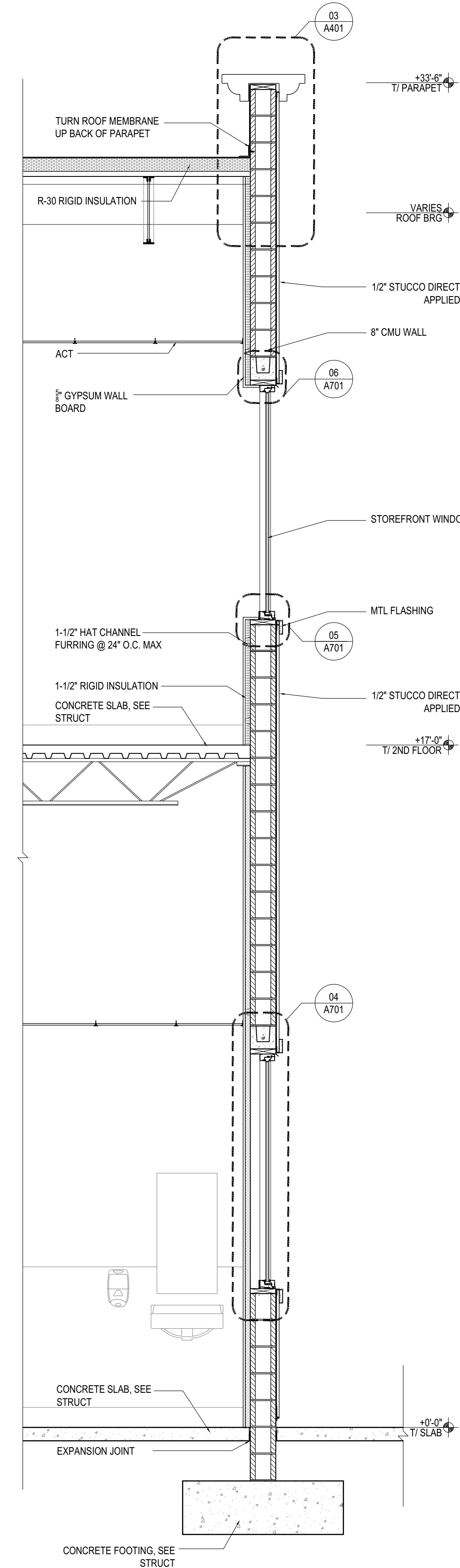
04 HORIZONTAL TRANSITION / STONE VENEER-STUCCO
1-1/2" = 1"



03 TOP OF PARAPET DETAIL
1-1/2" = 1"



02 WALL SECTION
1/2" = 1"



01 WALL SECTION
1/2" = 1"

TYP. EXTERIOR CMU WALL		
2 HR - RATED		EXT. FINISH AS PER ELEVATION (SEE NOTE 2)
UL #	U905	WATERPROOFING MEMBRANE
STC	---	CMU SEE STRUCT.
IIC	---	BATT INSULATION
		WOOD FURRING SEE STRUCT.
		5/8" GYP. BD.

TYP. INTERIOR PARTITION		
NON-RATED		
UL #	---	3 5/8" METAL FRAMING
STC	---	5/8" GYPSUM BOARD
IIC	---	

TYP. INTERIOR PARTITION RATED		
1 HR RATED		
UL #	U-305	R-13 BATT INSULATION
STC	50 OR BETTER	6" METAL FRAMING
IIC	---	5/8" GYPSUM BOARD

TYP. INTERIOR PARTITION		
NON-RATED		
UL #	---	6" METAL FRAMING
STC	---	5/8" GYPSUM BOARD
IIC	---	

SHAFT WALL		
1 HR RATED		1 HR CAVITY HORIZONTAL SHAFTWALL ASSEMBLY WITH 20 GA 400CH-18 FRAMING
UL #	U415	1" THICK GYP. LINER PANEL
STC	---	12" STRIPS OF MINERAL FIBER INSULATION
IIC	---	SEALANT 3M CP 25WB+
		ACOUSTIC INSULATION IN THICKNESS TO FILL STUD CAVITY
		SCHEDULED CEILING
		20 GAUGE 3 5/8" METAL STUDS
		5/8" TYPE X GYP BD BOTH SIDES

NO.		REVISION	DATE

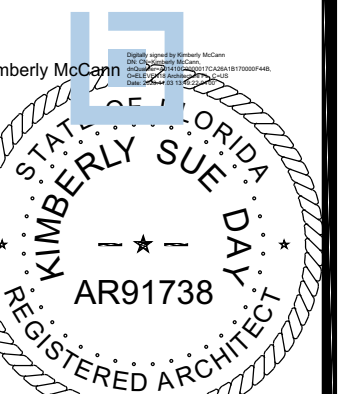
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WALL SECTIONS, TYP. WALL TYPES & DETAILS
TUSKAWILLA OPTOMETRY
LOT & WINTER SPRINGS, FL. 32708

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Sheet No.
A401





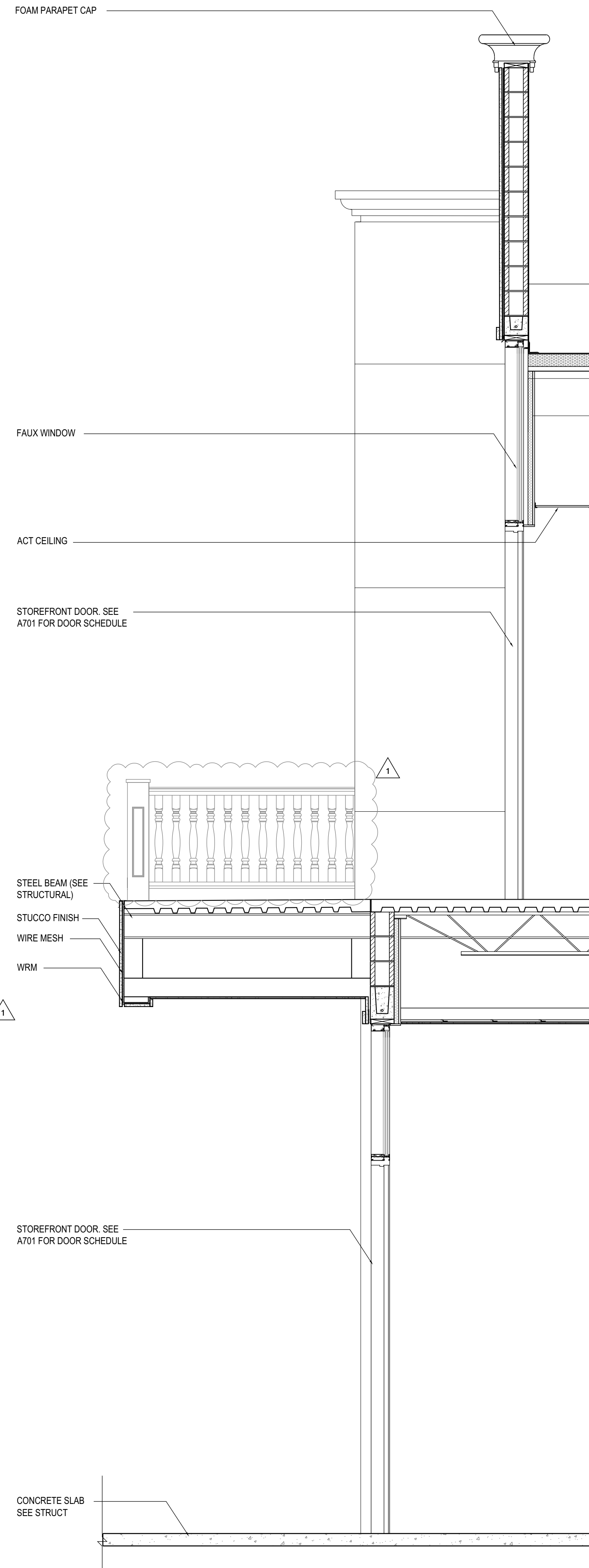
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01	10.02.2023		

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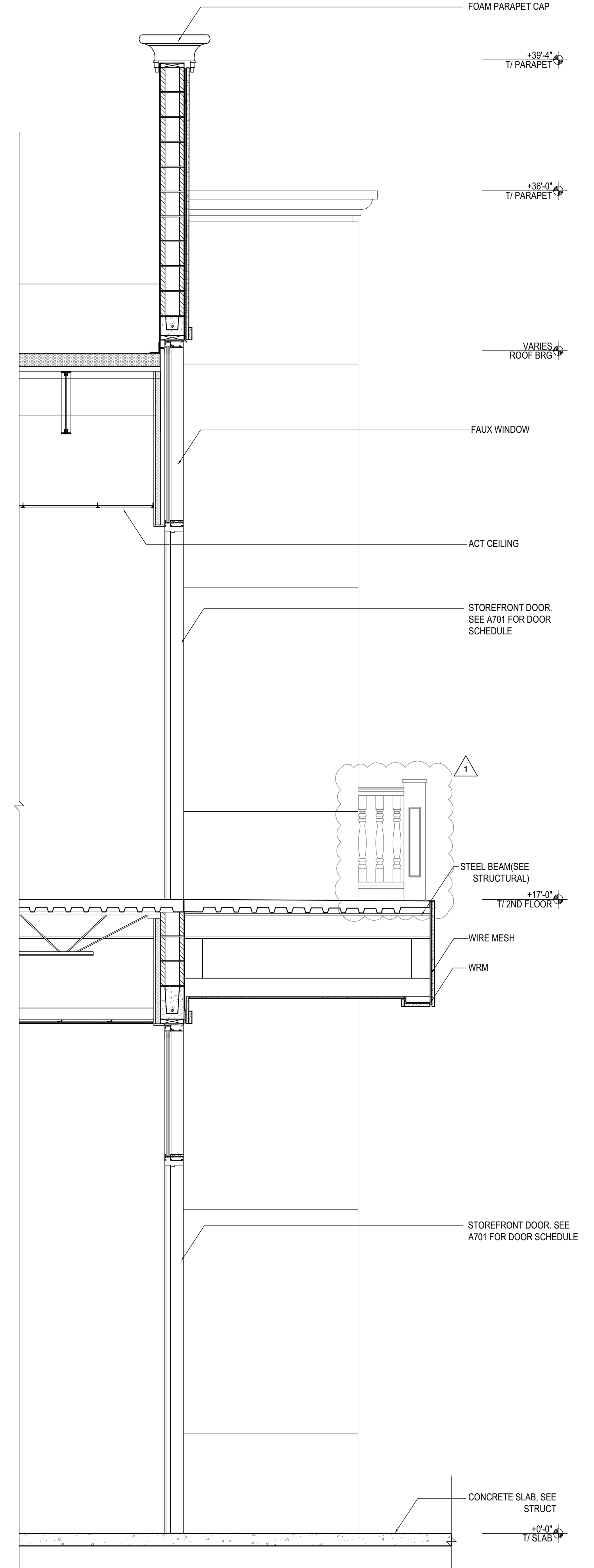
BALCONY WALL SECTION AND DETAILS
TUSKAWILLA OPTOMETRY
LOT 6
WINTER SPRINGS, FL 32708

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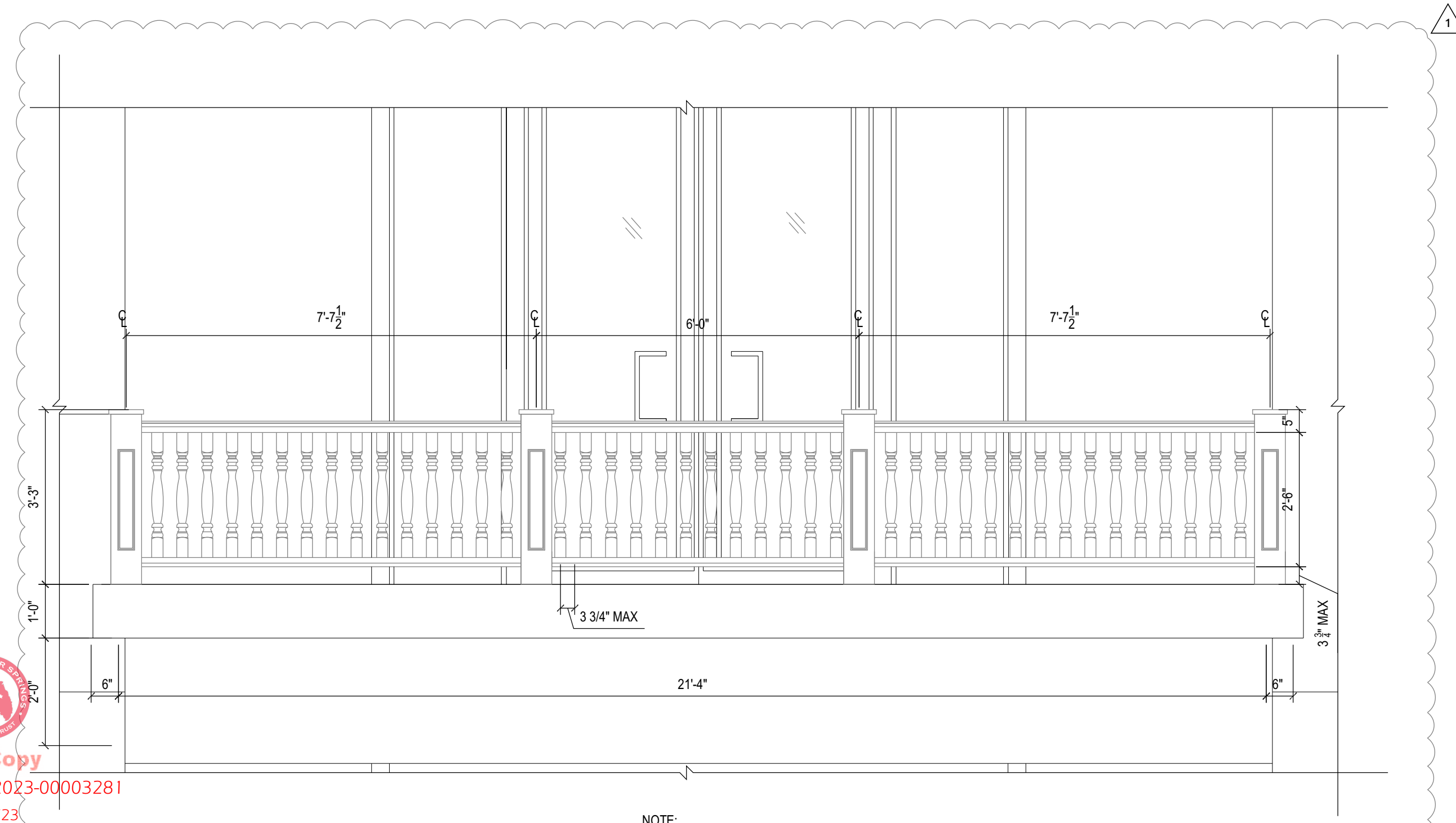
Sheet No.
A402



02 BALCONY WALL SECTION
1/2" = 1'



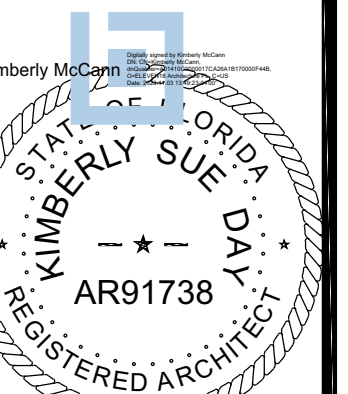
01 BALCONY WALL SECTION
1/2" = 1'



03 ENLARGED BALCONY ELEVATION
1/2" = 1'

NOTE:
Balustrade System compliance with NFPA 101, Section 7.2.2.4.6.3 Open guards, other than approved existing open guards, shall have intermediate rails or an ornamental pattern such that a sphere 4 in. (100mm) in diameter is not able to pass through any opening up to a height of 34in

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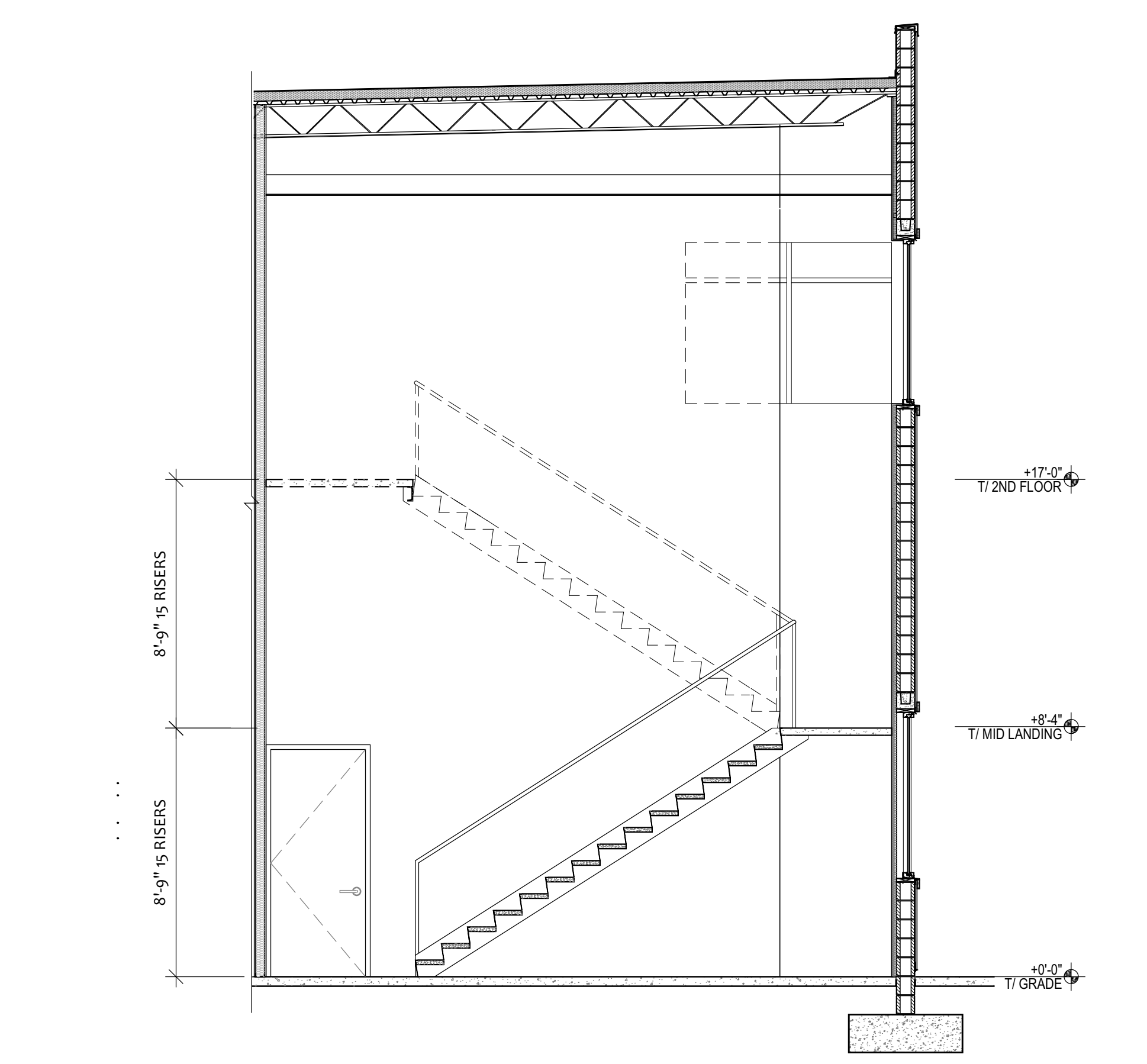
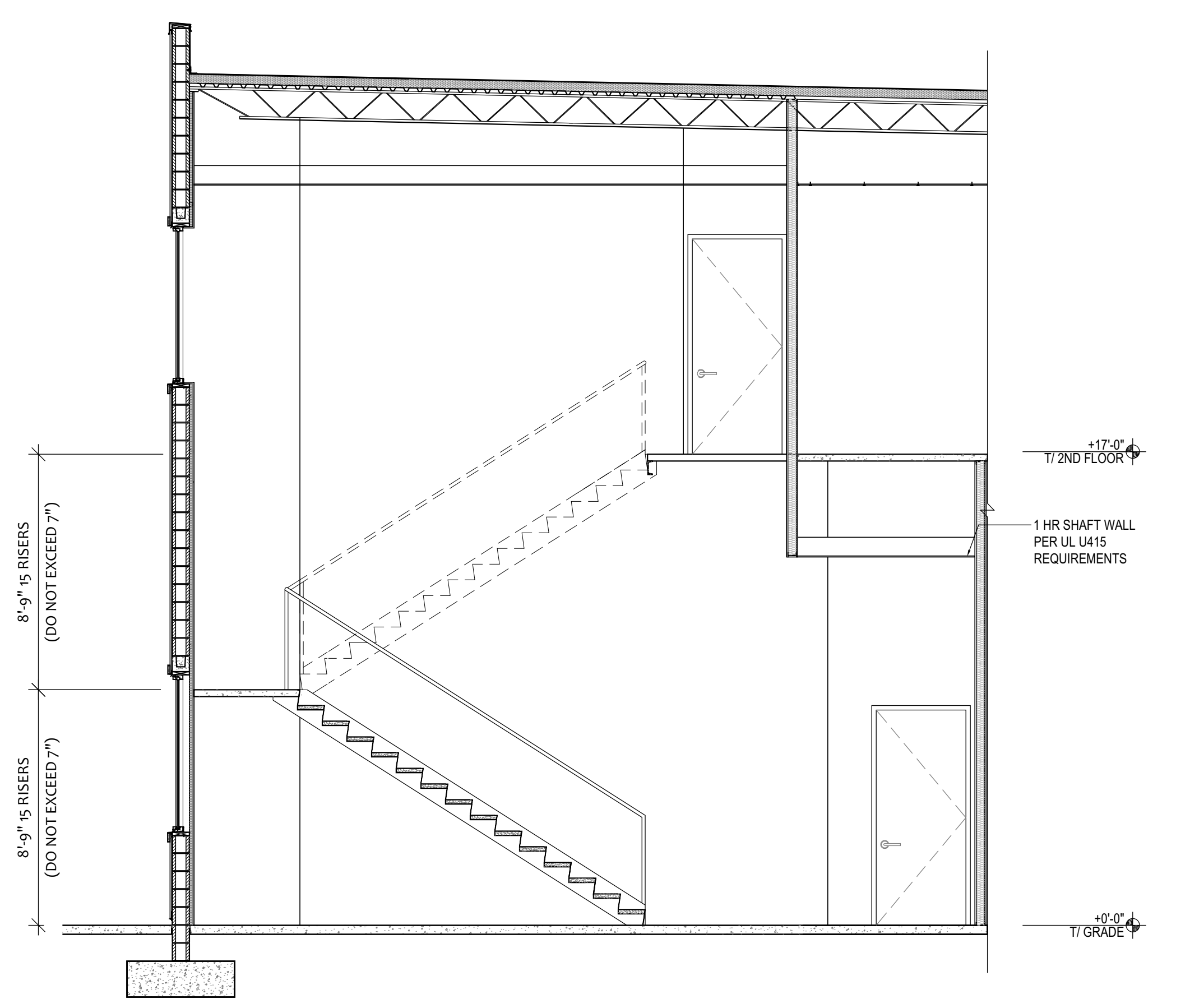
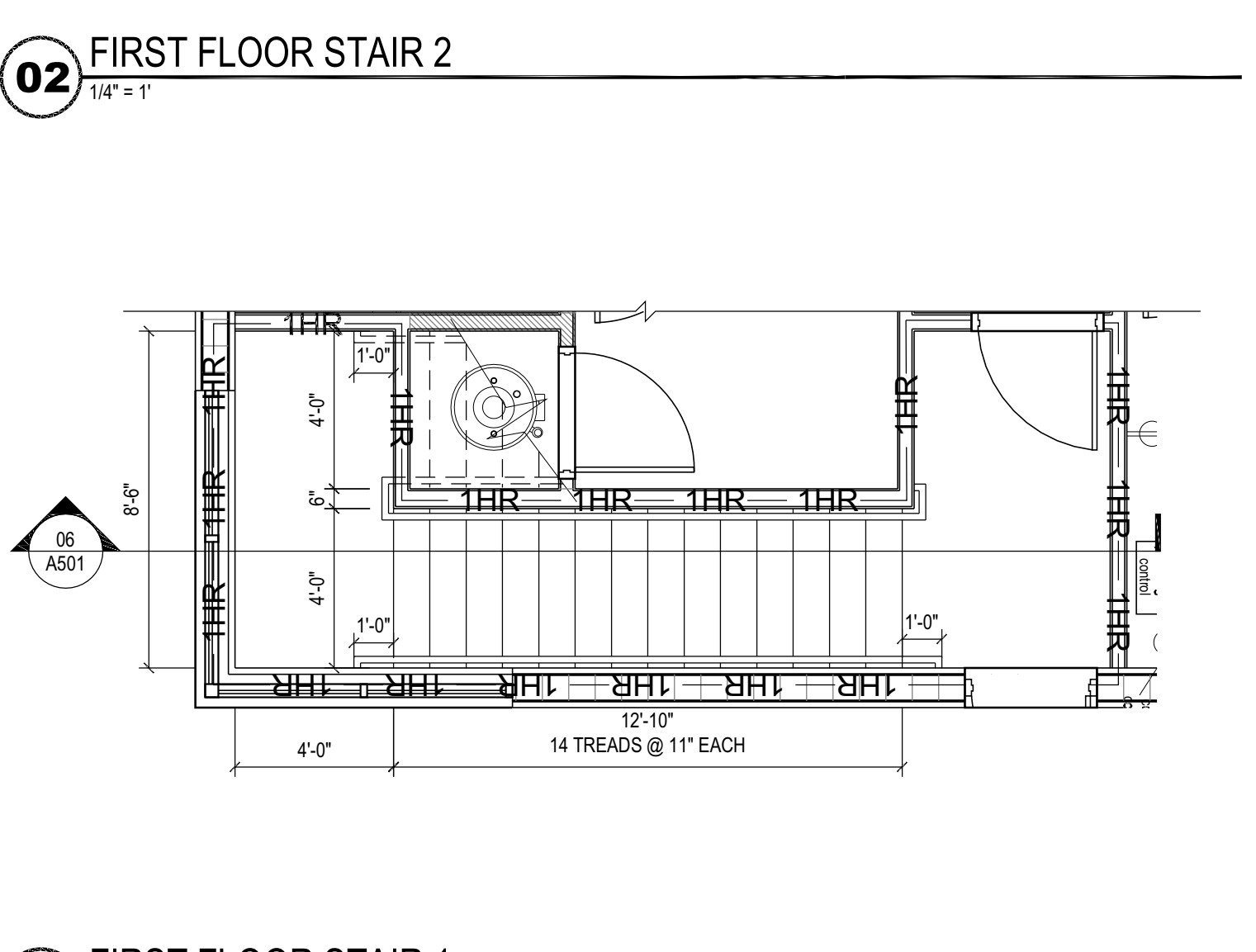
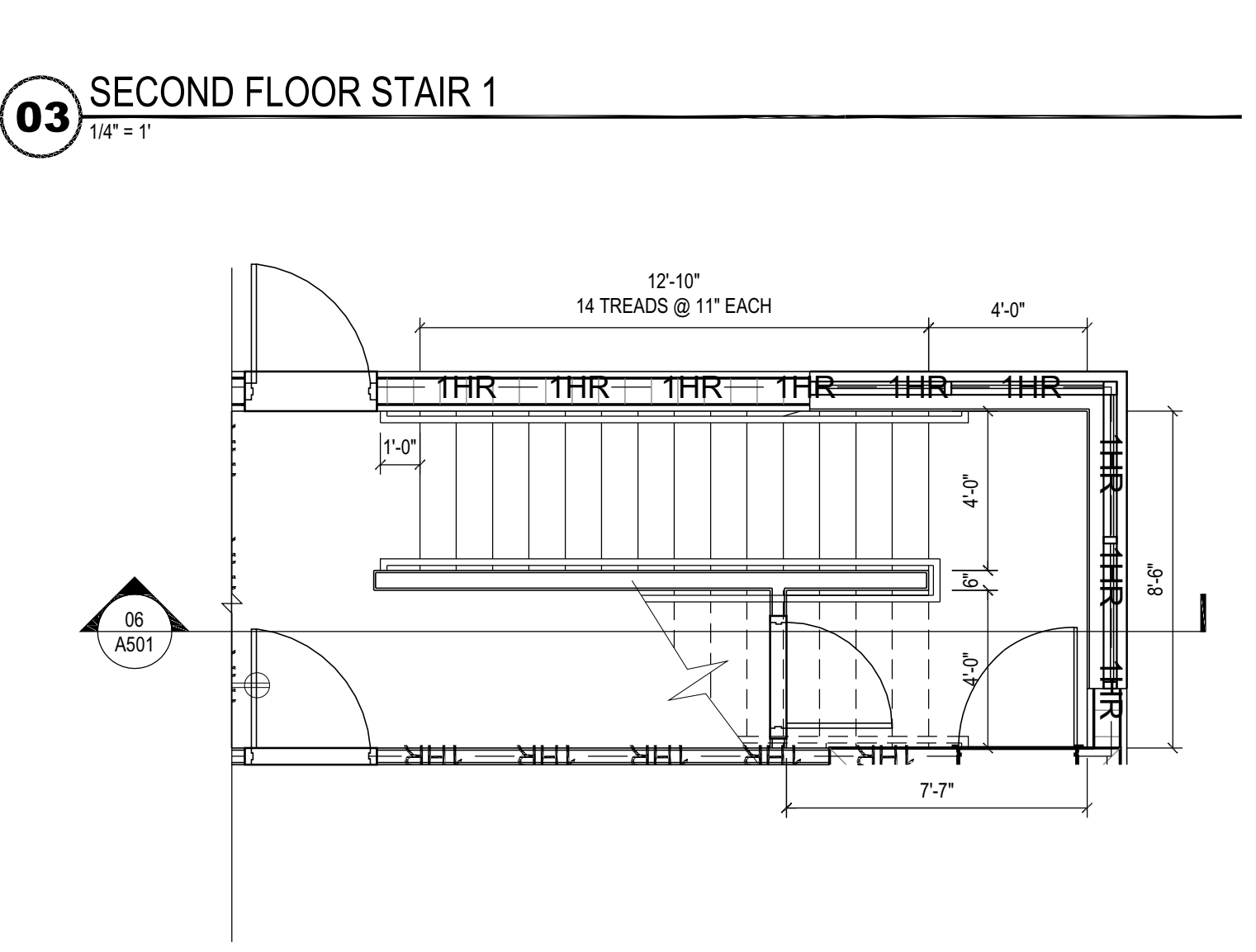
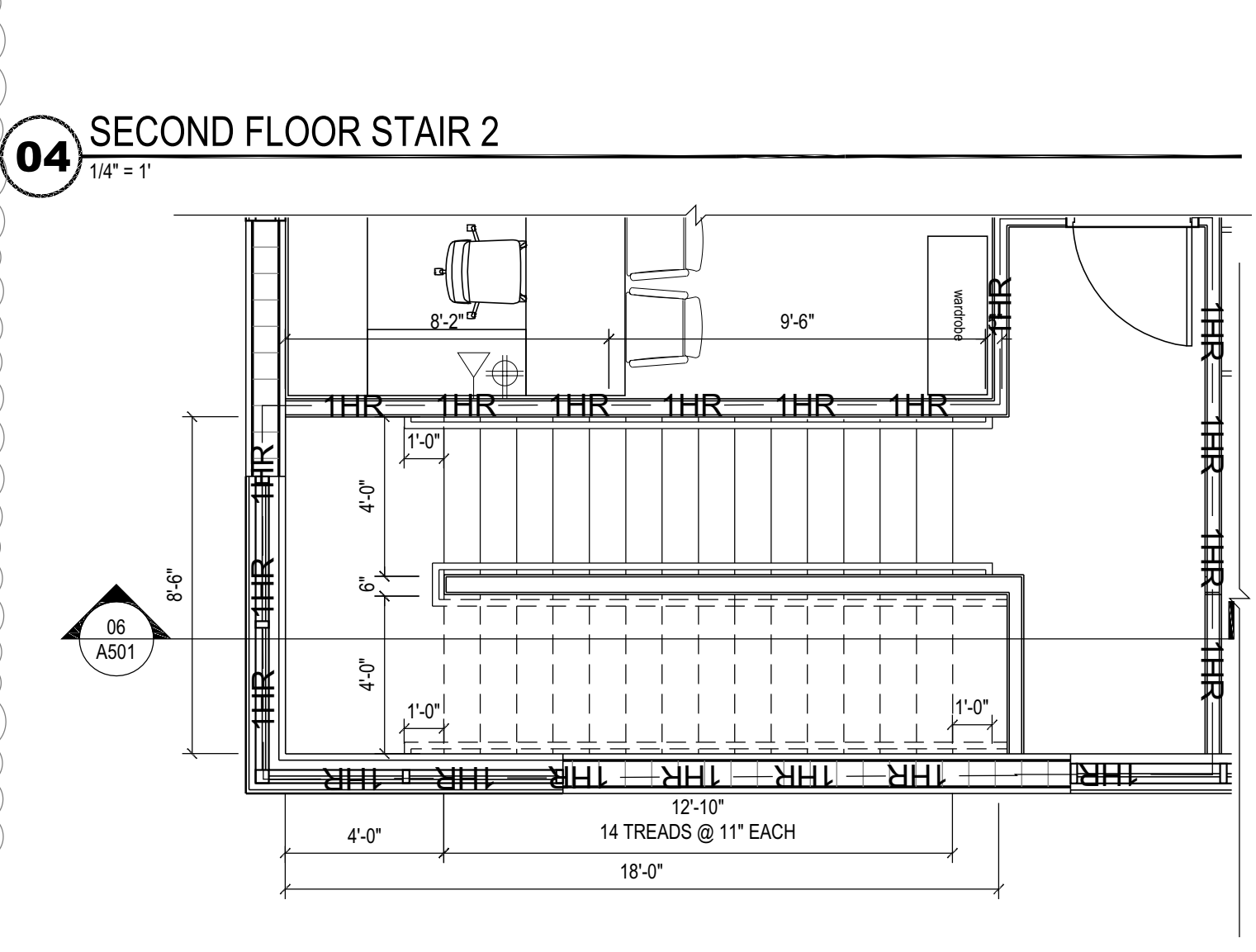
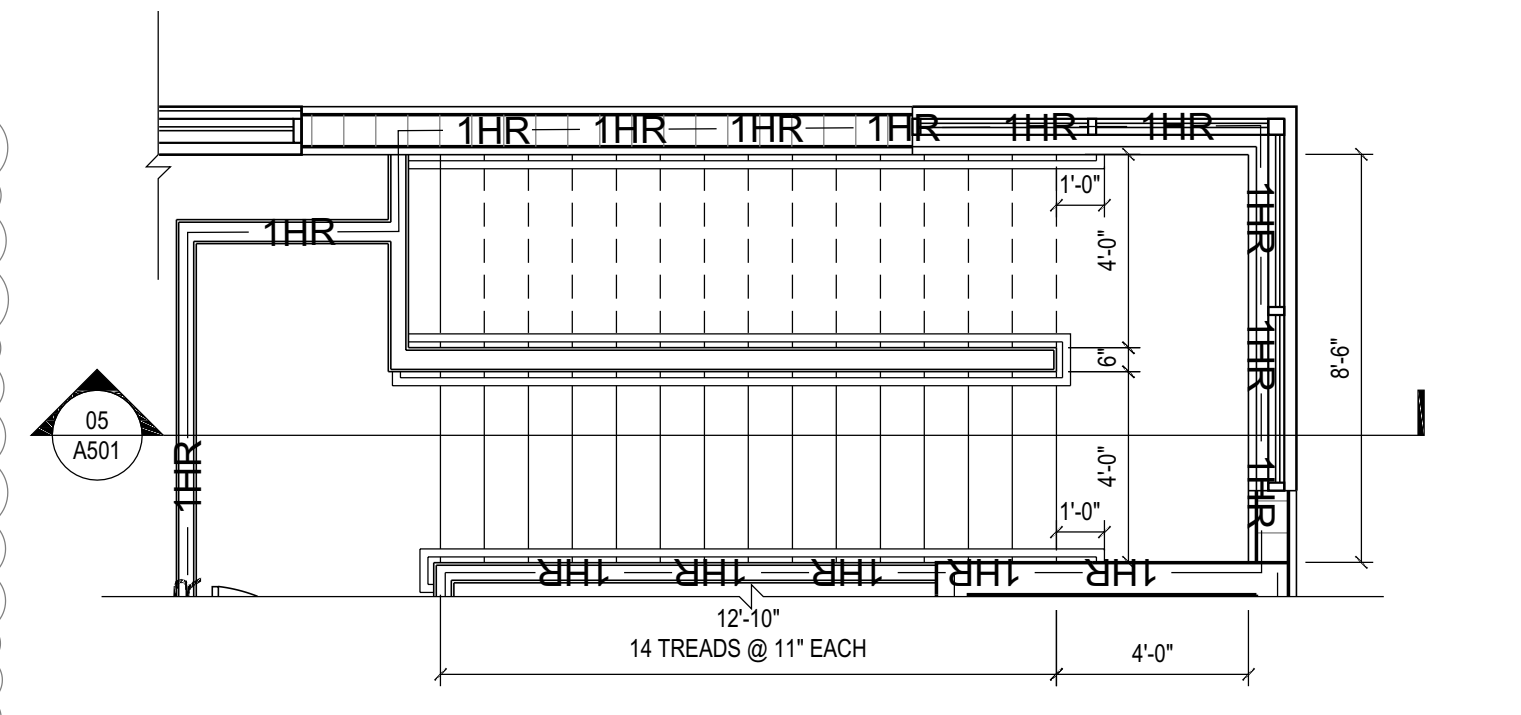
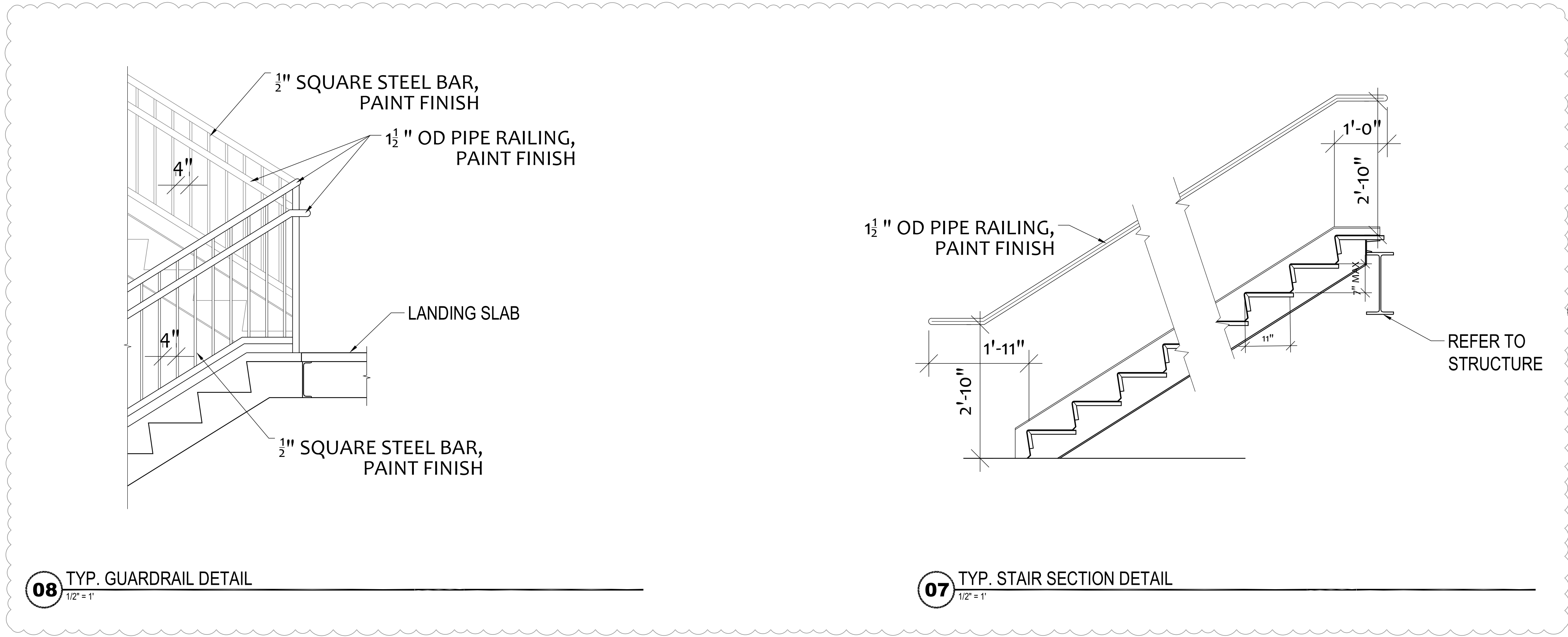
NO.	DATE	REVISION
01	10.26.2023	

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STAIR SECTIONS AND DETAILS
TUSKAWILLA OPTOMETRY
LOT 6
WINTER SPRINGS, FL 32708

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FOR MASTER LEGEND

Sheet No.
A501

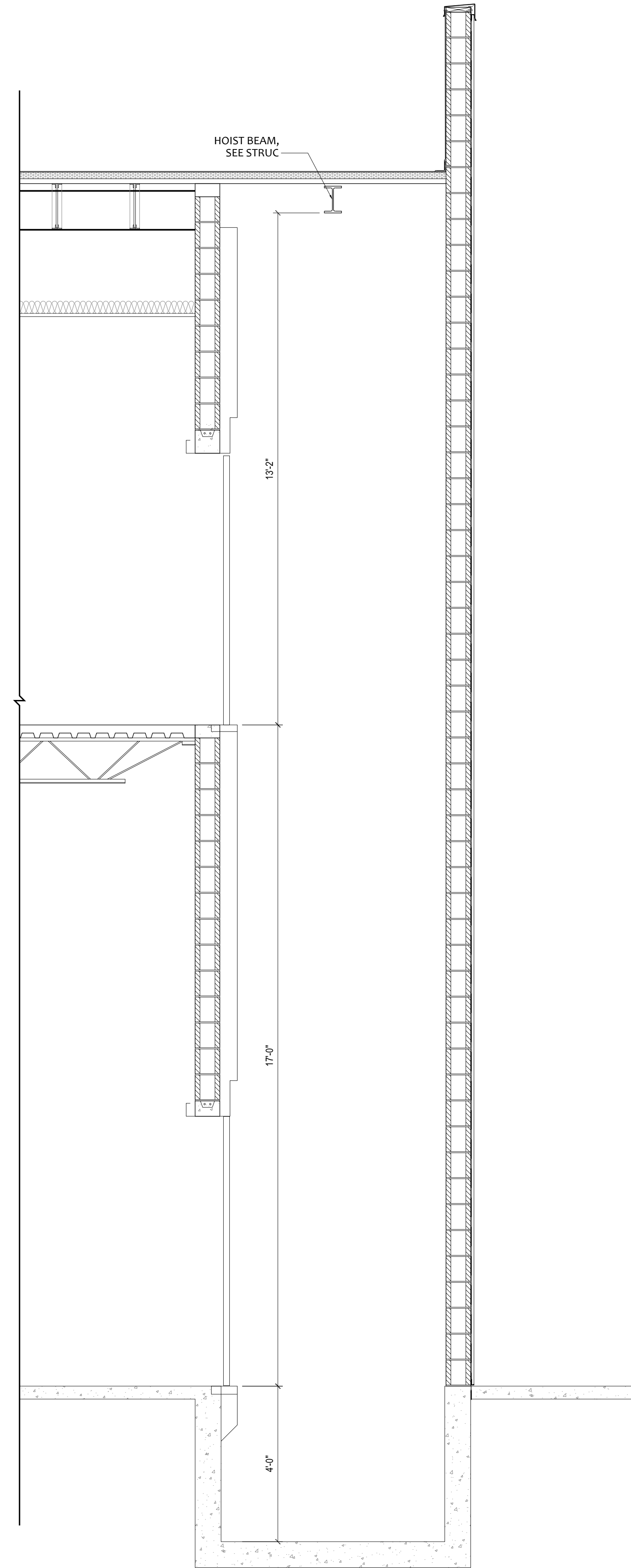
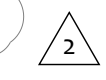


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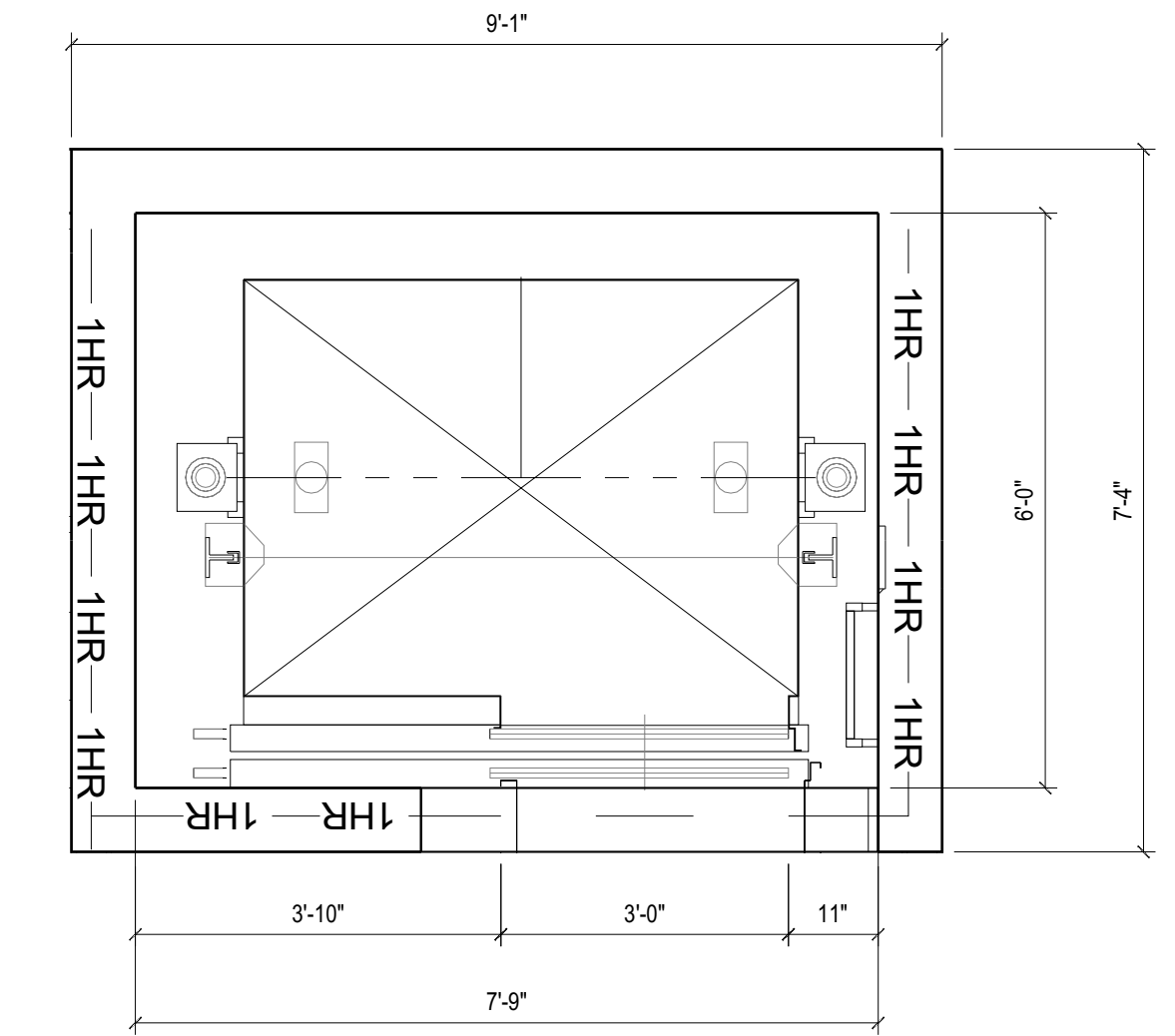


ELEVATOR NOTES

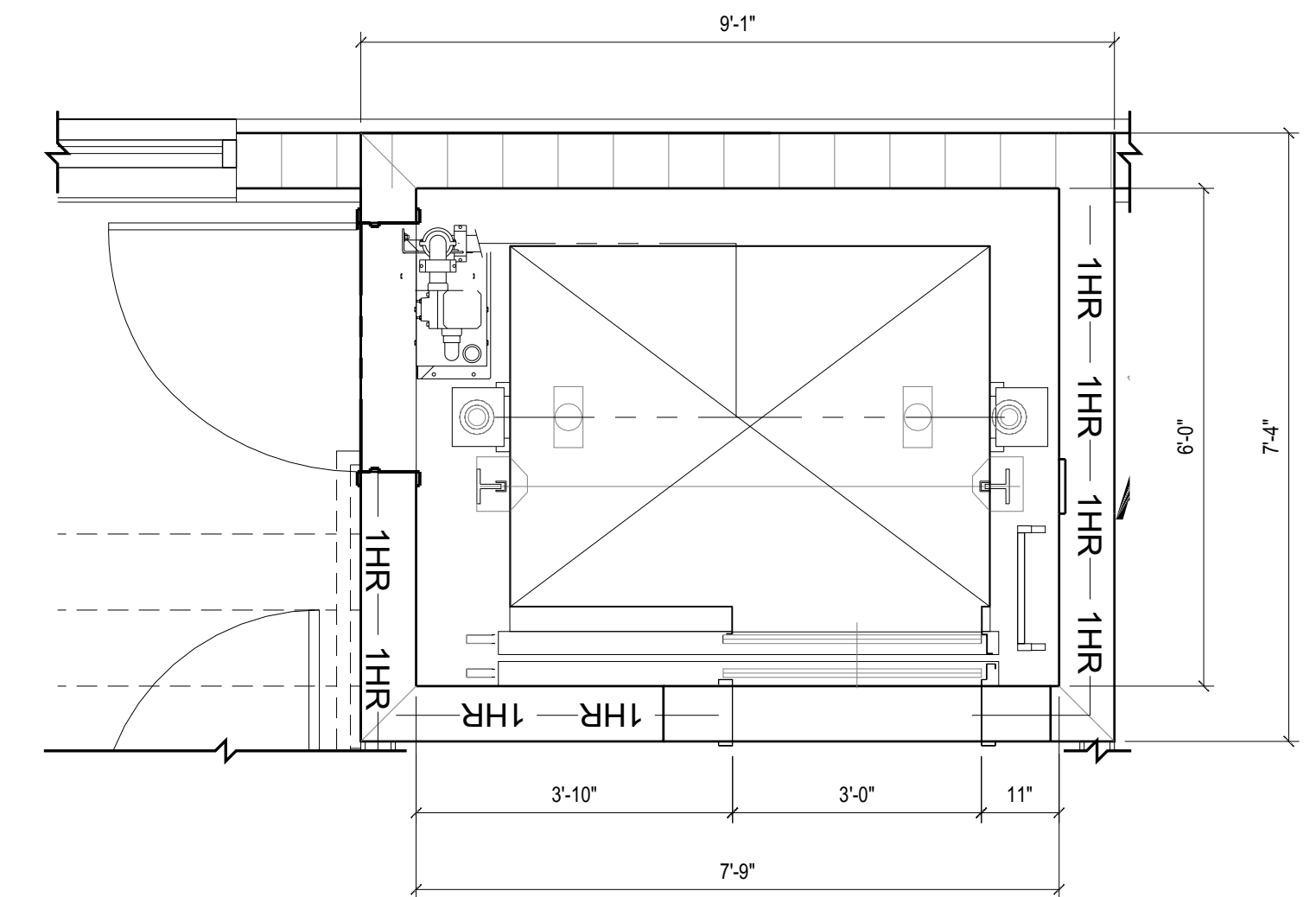
- ELEVATORS SHALL CONFORM TO THE FIRE FIGHTER'S EMERGENCY OPERATIONS REQUIREMENTS OF ASMEA17.1/CSA B44, SAFETY CODE FOR ELEVATORS AND ESCALATORS ACCORDING TO NFPA 101, SECTION 9.4.3.1(2018 EDITION)



03 ELEVATOR SECTION
1/2" = 1"



02 ELEVATOR PLAN - SECOND FLOOR
1/2" = 1"



01 ELEVATOR PLAN - FIRST FLOOR
1/2" = 1"

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 CPH, LLC.
 State of Florida Licenses:
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 Engineer No. 3215
 Landscape No. LC0000298
 Surveyor No. 7143



TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, INFORMATION, AND BELIEF, THIS DESIGN IS IN COMPLIANCE WITH APPLICABLE CODES AND LAWS

FIRE REVIEW COMMENTS		NO.	DATE	REVISION
01	10/26/2023			
02	11/15/2023			

Designed: MS
 Drawn: SP
 Checked: MS
 Job No.: 201.1118054.000
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ELEVATOR SHAFT AND DETAILS
 TUSKAWILLA OPTOMETRY
 LOT 6
 WINTER SPRINGS, FL, 32708

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND

Sheet No.
A502



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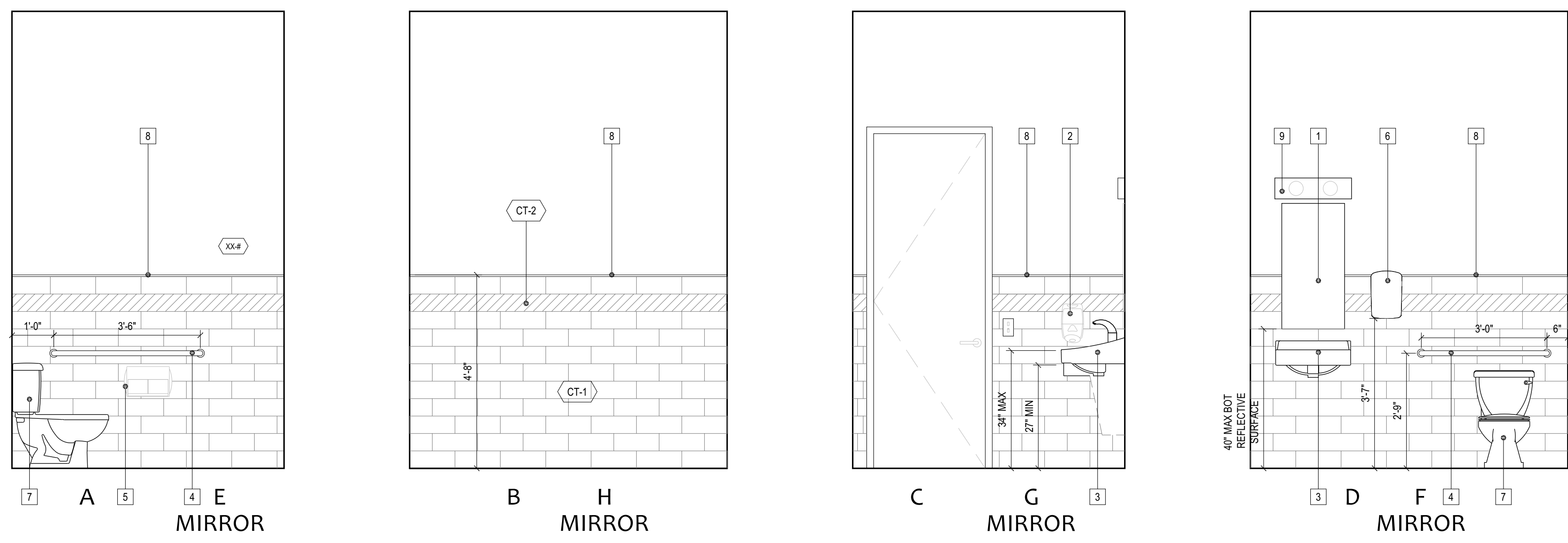
RESTROOM ELEVATION NOTES	
1.	REFERENCE SHEET A003 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS EFFECTING THIS WORK.
2.	FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
3.	CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET WITH THE DEMOLITION WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
4.	2" RADIUS TYP. AT CABINETS CORNERS.

FINISH SPECIFICATIONS		B-1	CT-1	CT-2	PL-1	PL-2	PT-1	ST-1
MATERIAL	VINYL BASE	CERAMIC TILE	TILE ACCENT BAND	PLASTIC LAMINATE	PLASTIC LAMINATE	PORCELAIN TILE	PORCELAIN TILE	
MFG	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
COLOR	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
STYLE	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
SIZE	NA	4' x 12'	NA	NA	NA	12' x 24'	NA	
FINISH	TBD	TBD	TBD	TBD	TBD	TBD	TBD	

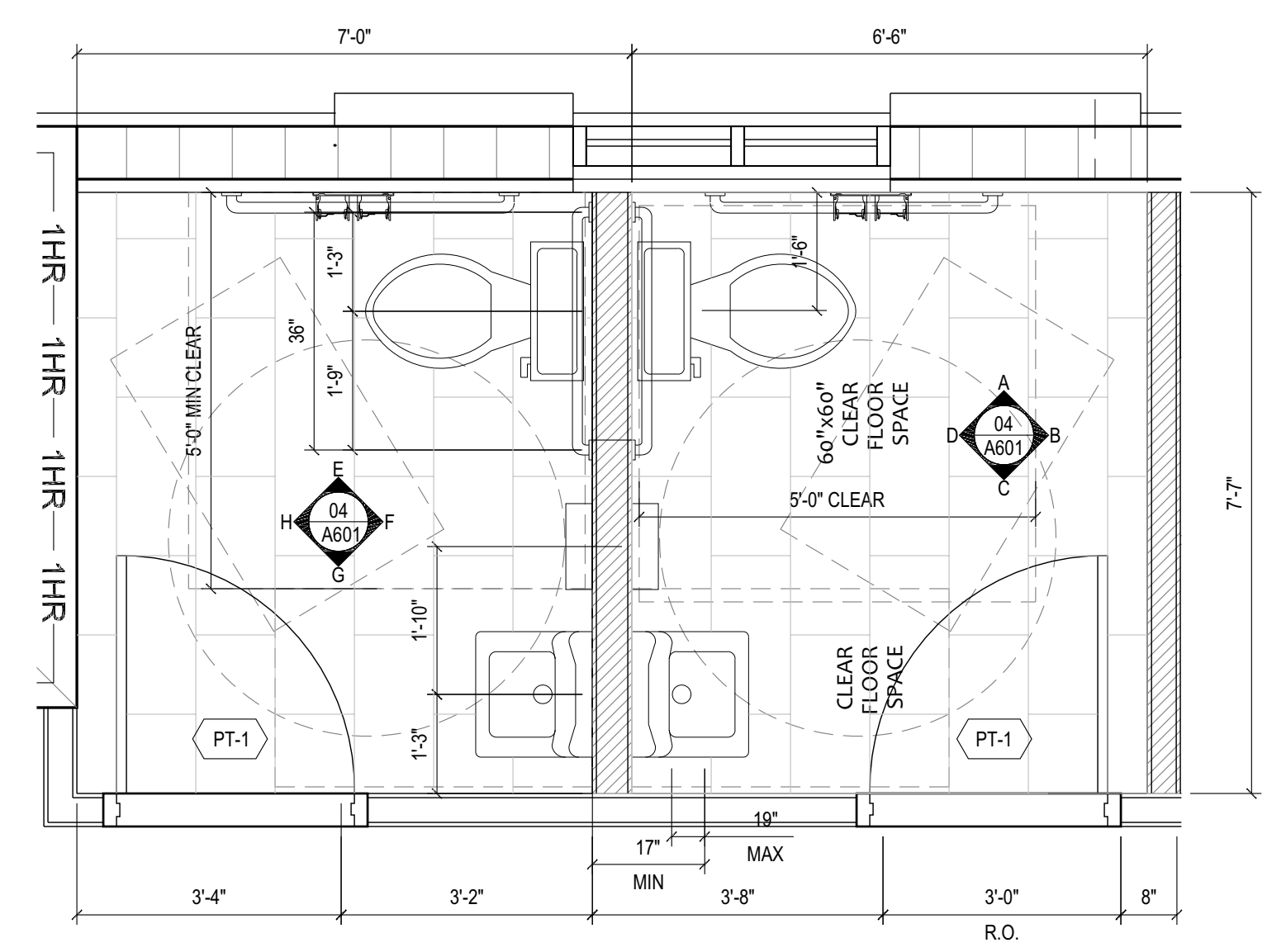
TOILET FIXTURE & ACCESSORIES NOTES	
A	THE HIGHEST OPERABLE PART OF DISPENSERS AND RECEPTACLES SHALL BE NO GREATER THAN 48" ABOVE FINISH FLOOR.
B	MIRRORS SHALL BE MOUNTED WITH BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40" ABOVE FINISH FLOOR.
C	LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER TOP NO HIGHER THAN 34" ABOVE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29" ABOVE FINISH FLOOR TO THE BOTTOM OF THE APRON. PROVIDE PROTECTIVE COVERING OF ALL HOT WATER AND DRAIN PIPES. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. REF. FBAC 11.4.19.4
D	THE DIAMETER OF THE GRIPPING SURFACE OF THE GRAB BAR SHALL BE 1 1/4" TO 1 1/2". THE GRAB BAR SHALL HAVE A 1/2" CLEARANCE FROM THE WALL. THE LENGTH OF THE GRAB BARS ARE AS SHOWN.
E	THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE 17"-19" MEASURED TO THE TOP OF THE TOILET SEAT ABOVE FINISH FLOOR AND SHALL HAVE AN 18" CLEARANCE ON EACH SIDE FROM CENTER LINE OF WATER CLOSET. FLUSH CONTROL MUST BE MOUNTED ON THE WIDE SIDE OF TOILET NO MORE THAN 44" HIGH.
F	THE TOILET PAPER DISPENSER SHALL BE MOUNTED SO THAT THE DISPENSING HEIGHT OF THE PAPER SHALL HAVE A CLEARANCE OF NOT LESS THAN 15" AND NO MORE THAN 48" FROM THE FINISH FLOOR AND THE CENTER LINE BETWEEN 7" AND 9" FROM THE FRONT EDGE OF THE TOILET.

TOILET ACCESSORY LEGEND	
BASIS OF DESIGN: 'BOBRICK' WASHROOM ACCESSORIES	
1	MIRROR: BOBRICK B-290 2436 OR EQ.
2	SOAP DISPENSER
3	ACCESSIBLE LAVATORY: KOHLER WALL MOUNT SINK 5027-1 W/ DELTA FAUCET 559HA-DST. LEVER FAUCETS MUST BE PROVIDED. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
4	HANDICAP GRAB BAR(S): BOBRICK B-6806 OR EQ.
5	TOILET PAPER HOLDER: BOBRICK B-685 OR EQ. OUTLET SHALL BE BELOW GRAB BAR AND NOT CONTROL DELIVERY OR PROHIBIT CONTINUOUS PAPER FLOW
6	HAND DRYER
7	ADA COMPLIANCE WATER CLOSET
8	ALUMINUM SCHLUTER STRIP
9	LIGHT FIXTURE

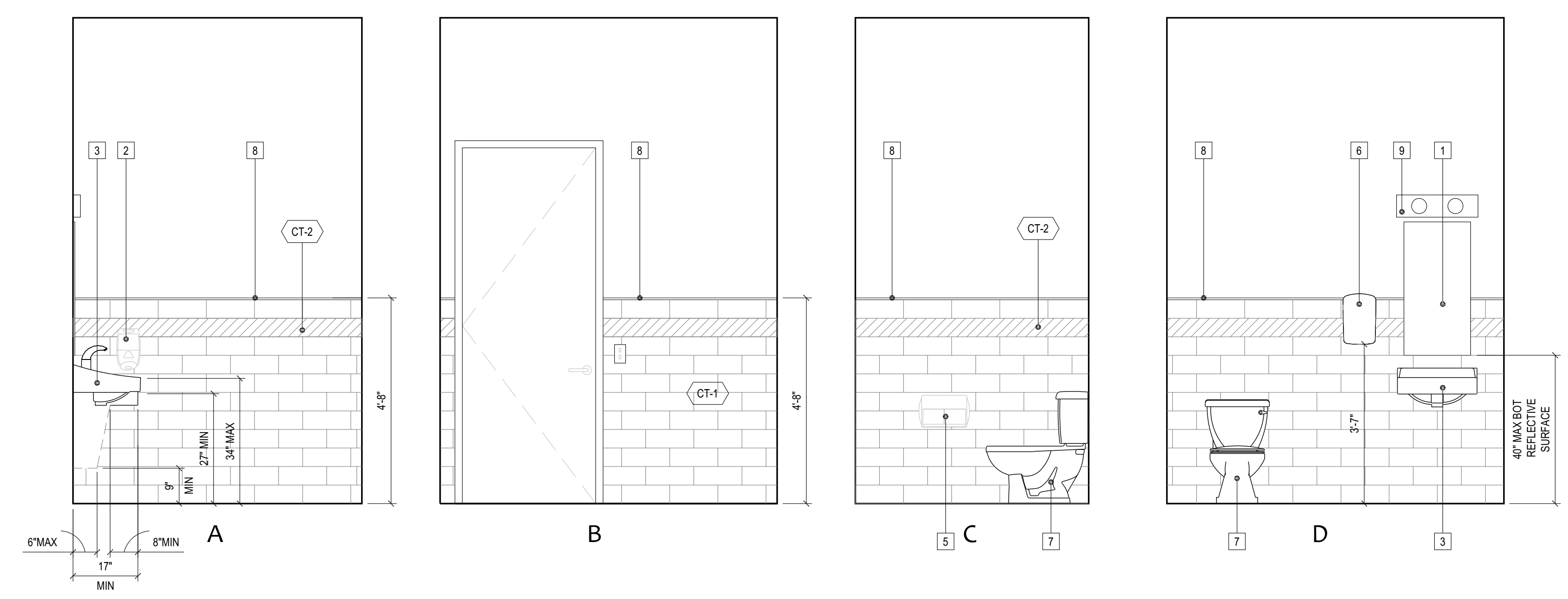
TOILET ACCESSORY NOTES	
1.	TOILET ACCESSORIES SHOWN ARE BASIS OF DESIGN ONLY, FOR BUDGETING PURPOSES. GC MUST COORDINATE DIRECTLY WITH OWNER FOR TYPE AND STYLE PRIOR TO ORDERING. ACCESSORIES MUST BE IN ACCORDANCE WITH ALL APPLICABLE ADA REQUIREMENTS.
2.	GC SHALL FURNISH ALL ACCESSORIES, INCIDENTAL TRIM PIECES, ETC. FOR A COMPLETE INSTALLATION.
3.	GC SHALL USE WATER RESISTANT DRYWALL FOR TOILET ROOMS AND FINISH TOILET ROOMS WITH MATERIALS ACCEPTABLE TO LOCAL CODE AUTHORITIES.
4.	GC SHALL PROVIDE BLOCKING IN WALLS FOR GRAB BARS, MIRRORS, DISPENSERS, ETC. GRAB BARS SHALL BE LOCATED AS SHOWN. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL WITHSTAND VERTICAL AND HORIZONTAL FORCES OF 250 LBS PER ANSI A 117.1 SECTION 11158.8.3.



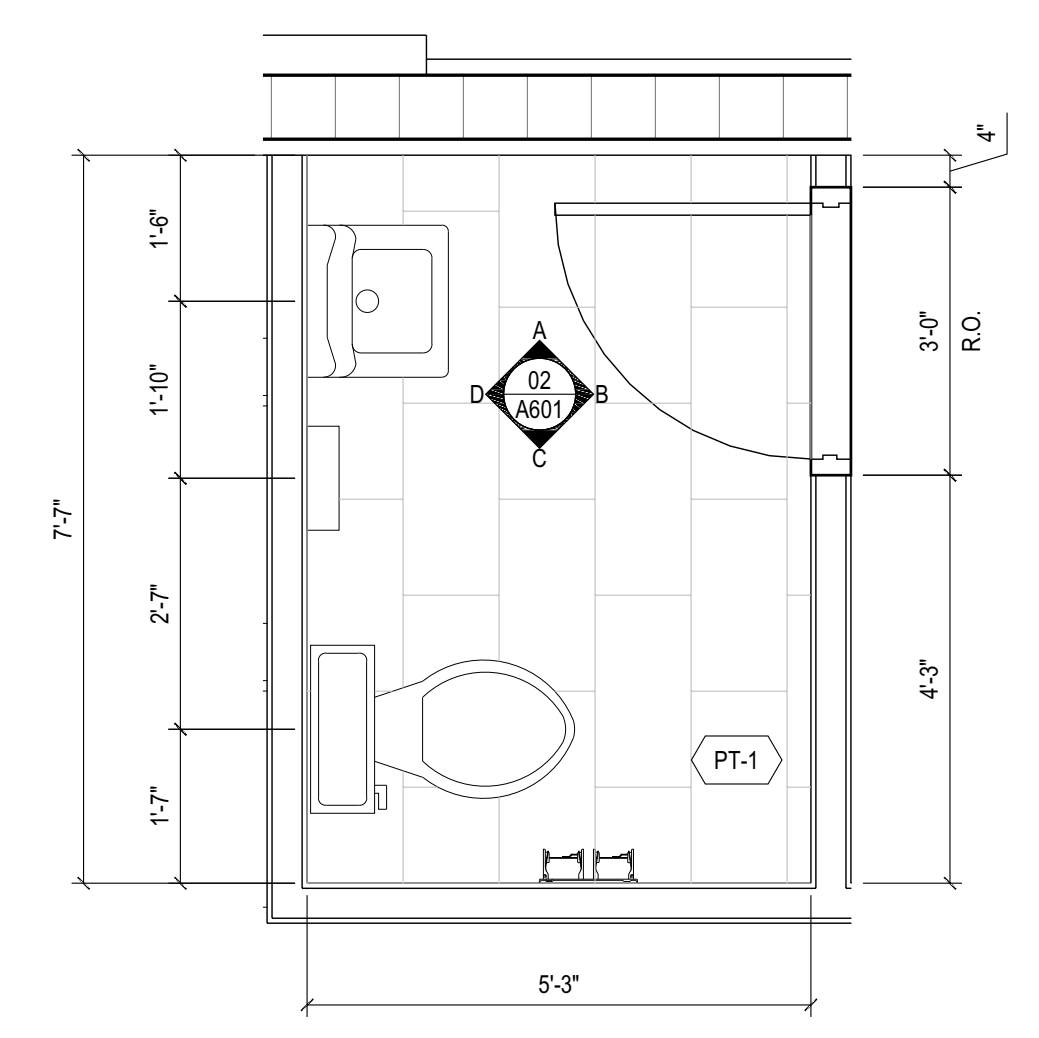
04 ADA RESTROOM INTERIOR ELEVATIONS
1/2" = 1'



03 ENLARGED ADA RESTROOM PLAN
1/2" = 1'



02 RESTROOM INTERIOR ELEVATIONS
1/2" = 1'



01 ENLARGED RESTROOM PLAN
1/2" = 1'

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Plans Prepared By:
CPH, LLC.
State of Florida License:
Architect No. AA2609926
Engineer No. 3215
Landscape No. LC0000296
Surveyor No. 7143

Kimberly McCann
STATE OF FLORIDA
KIMBERLY SUE D.V.
REGISTERED ARCHITECT
AR91738

KIM MCCANN, AIA
FL REG #AR91738

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, INFORMATION, AND BELIEF, THIS DESIGN IS IN COMPLIANCE WITH APPLICABLE CODES AND LAWS

DESIGNED: MS
DRAWN: SP
CHECKED: MS
JOB NO.: 201.1118054.000
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ENLARGED PLANS AND ELEVATIONS
TUSKAWILLA OPTOMETRY
LOT 6
WINTER SPRINGS, FL 32708

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Sheet No.
A601

Field Copy
Permit #: 2023-00003281
Date: 12/21/23
City of Winter Springs

GENERAL NOTES
 1. SEE FIRST SHEET OF SERIES FOR APPLICABLE GENERAL NOTES.

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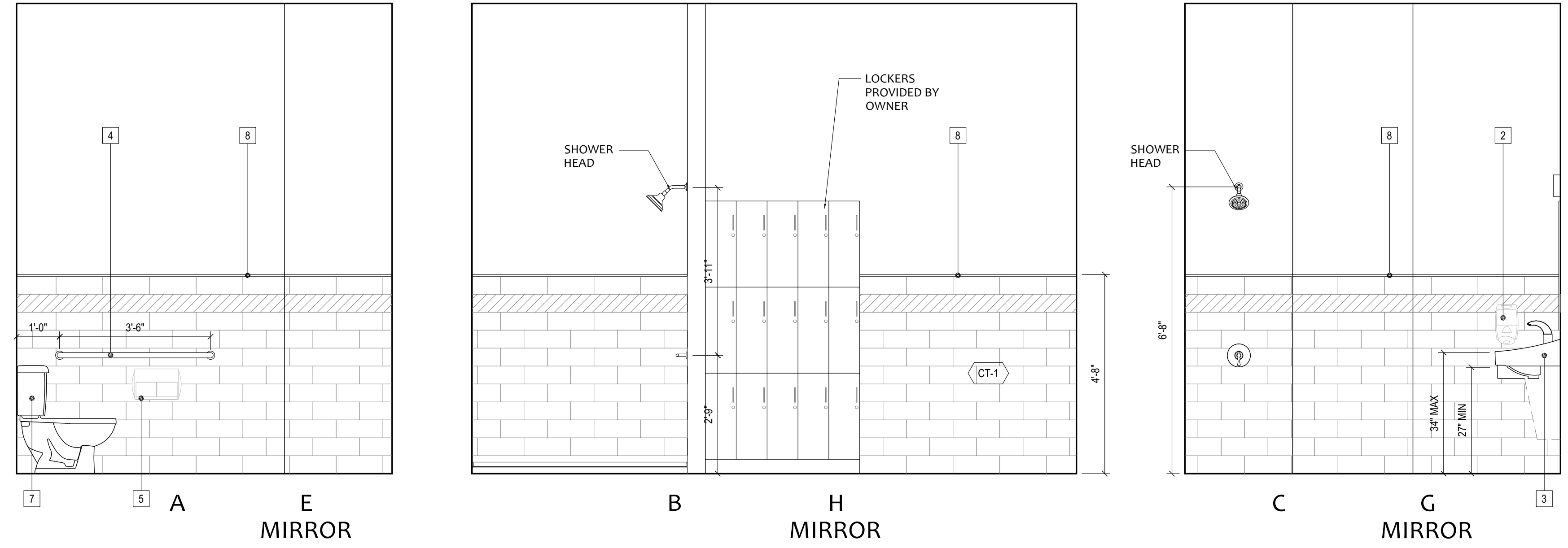
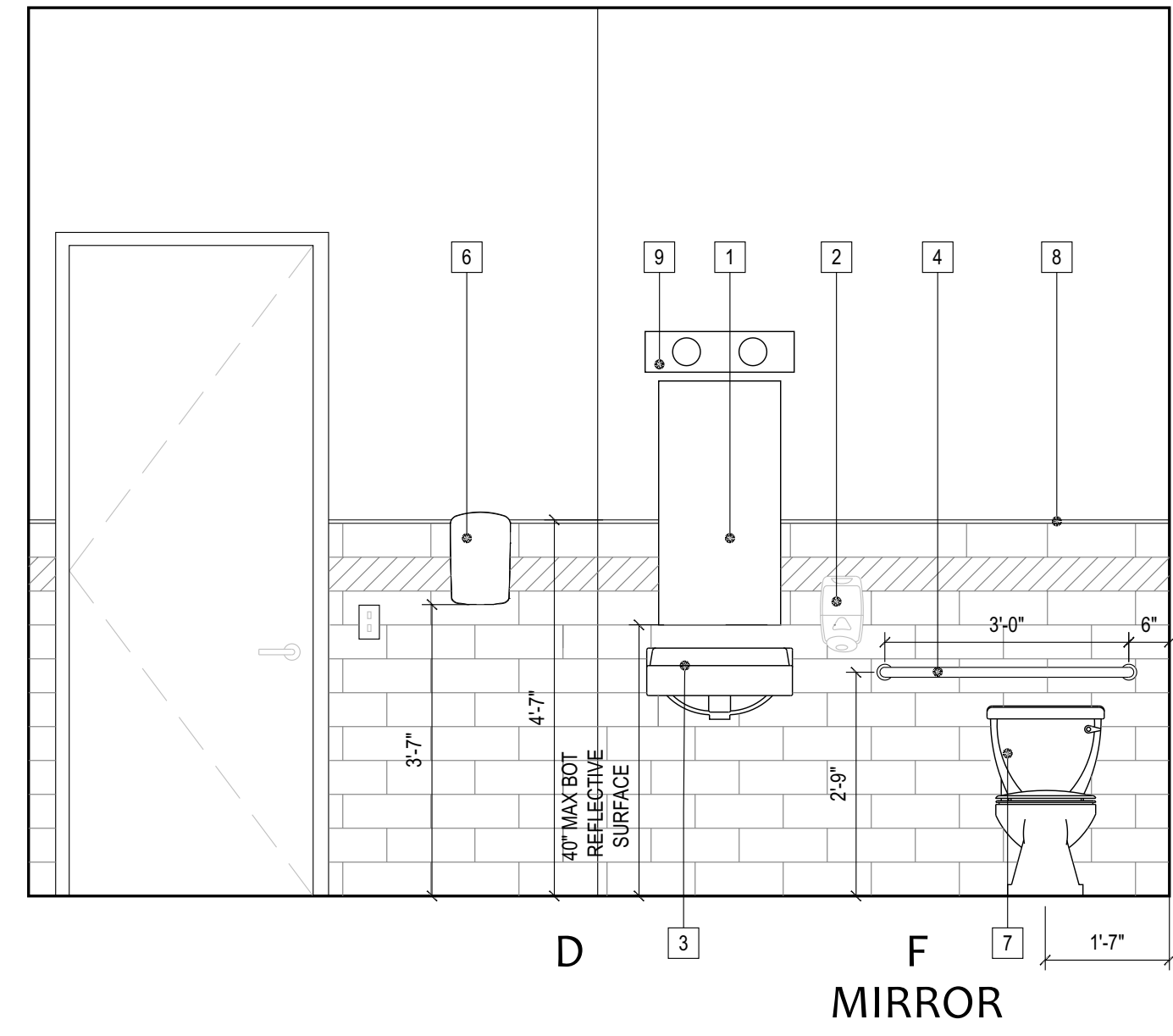
Plans Prepared By :
 CPH, LLC.

State of Florida Licenses:
 Architect No. AA260926
 Engineer No. 3215
 Landscape No. LC0000298
 Surveyor No. 7143

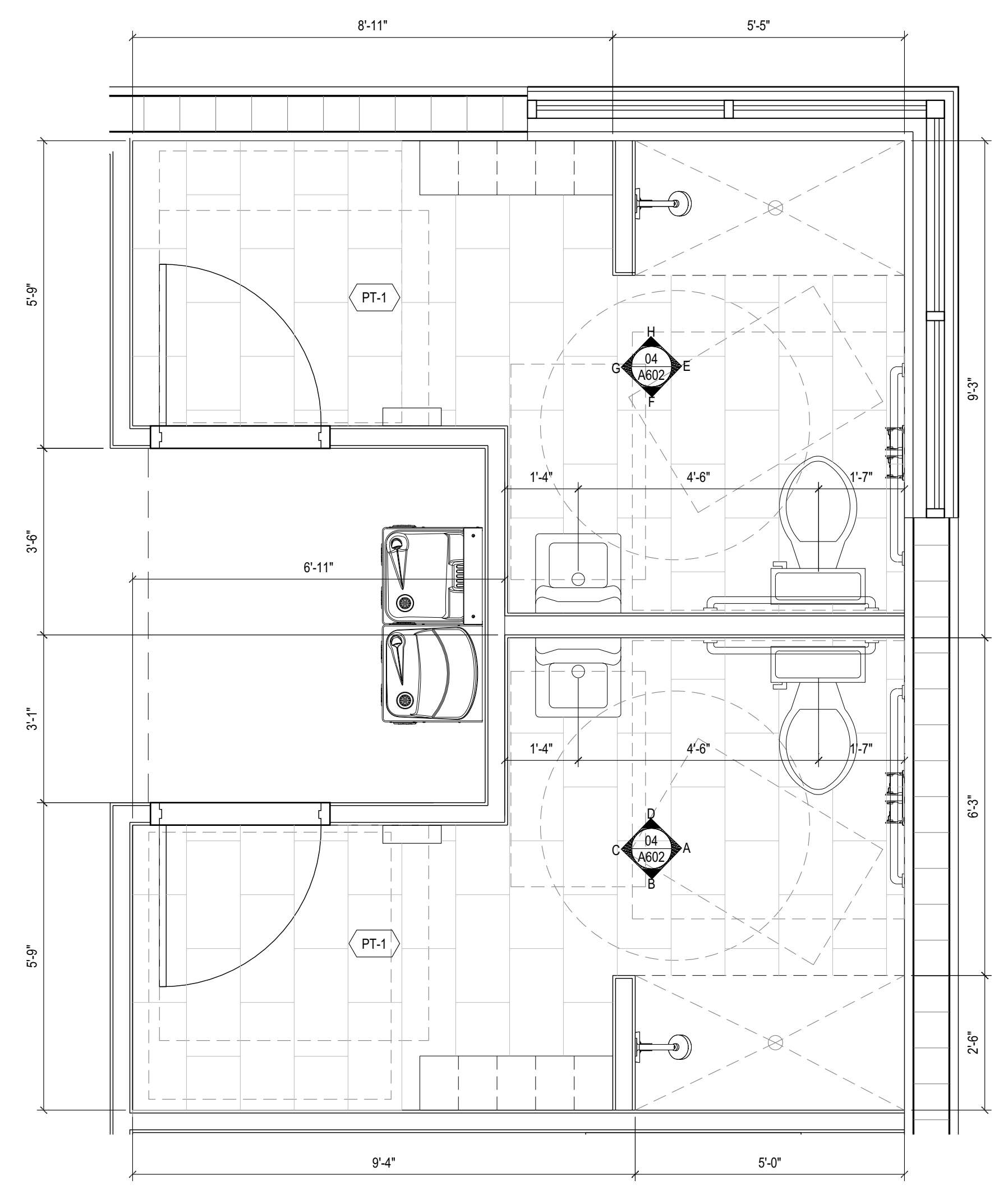
Kimberly McCann
 STATE OF FLORIDA
 KIMBERLY SUE D.V.
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 AR91738

KIM MCCANN, AIA
 FL REG #AR91738

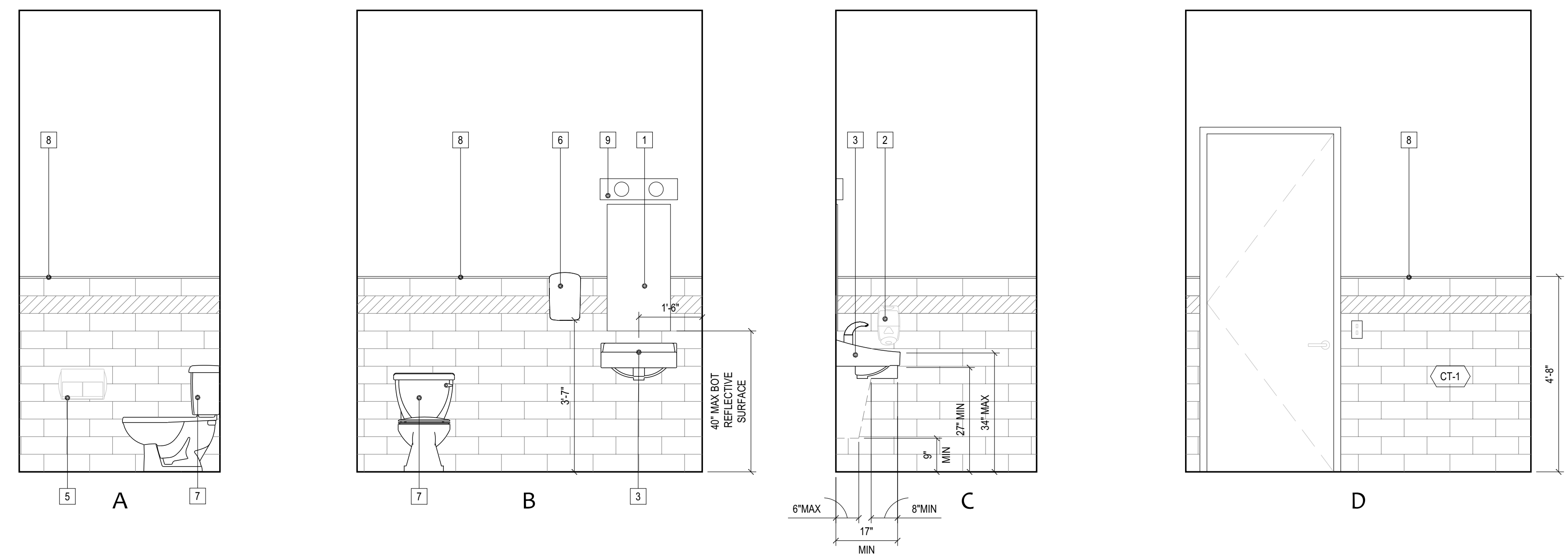
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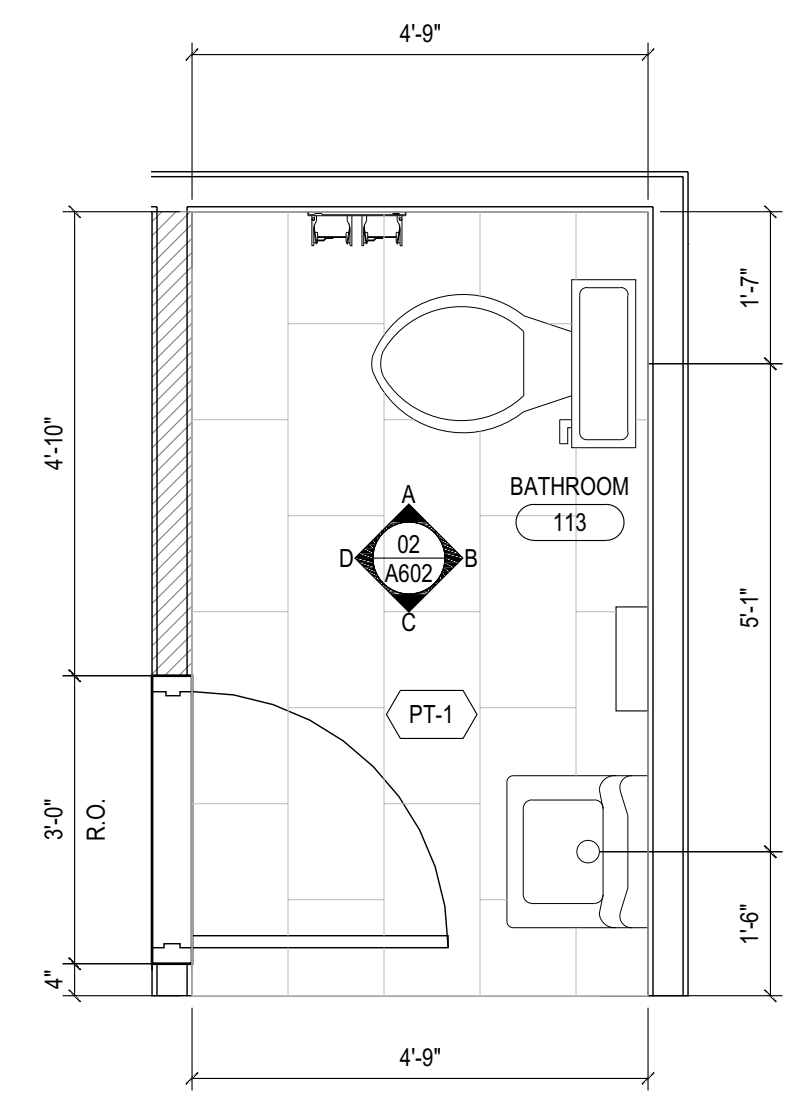
04 ADA RESTROOM W/ SHOWER & LOCKERS INTERIOR ELEVATIONS
 1/2" = 1"



03 ENLARGED ADA RESTROOM W/ SHOWER & LOCKERS PLAN
 1/2" = 1"



02 RESTROOM INTERIOR ELEVATIONS
 1/2" = 1"



01 ENLARGED RESTROOM PLAN
 1/2" = 1"

NO.	09.20.2023	PERMIT SET
-----	------------	------------

Designed:	MS
Drawn:	SP
Checked:	MS
Job No.:	201.1118054.000
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ENLARGED PLANS AND ELEVATIONS
 TUSKAWILLA OPTOMETRY
 LOT 6
 WINTER SPRINGS, FL 32708

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 FOR MASTER LEGEND

Sheet No.
A602

Field Copy
 Permit #: 2023-00003281
 Date: 12/21/23
 City of Winter Springs

GENERAL NOTES

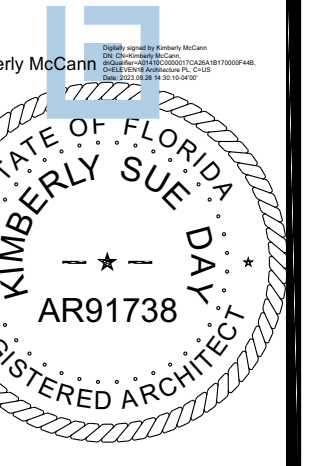
1. SEE FIRST SHEET OF SERIES FOR APPLICABLE GENERAL NOTES.



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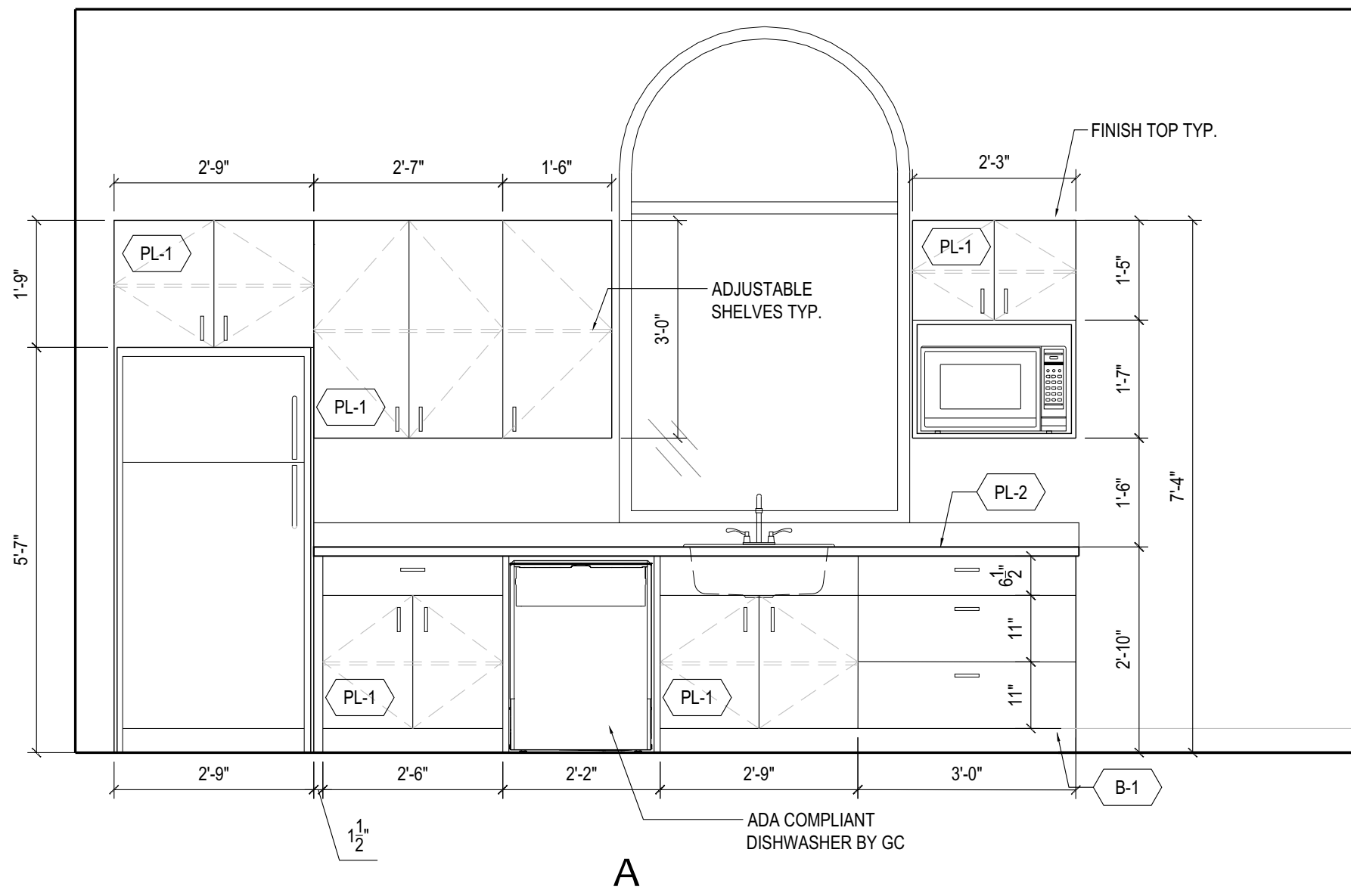
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Plans Prepared By:
CPH, LLC.
State of Florida Licenses:
Architect No. AA260926
Engineer No. 3215
Landscape No. LC0000298
Surveyor No. 7143

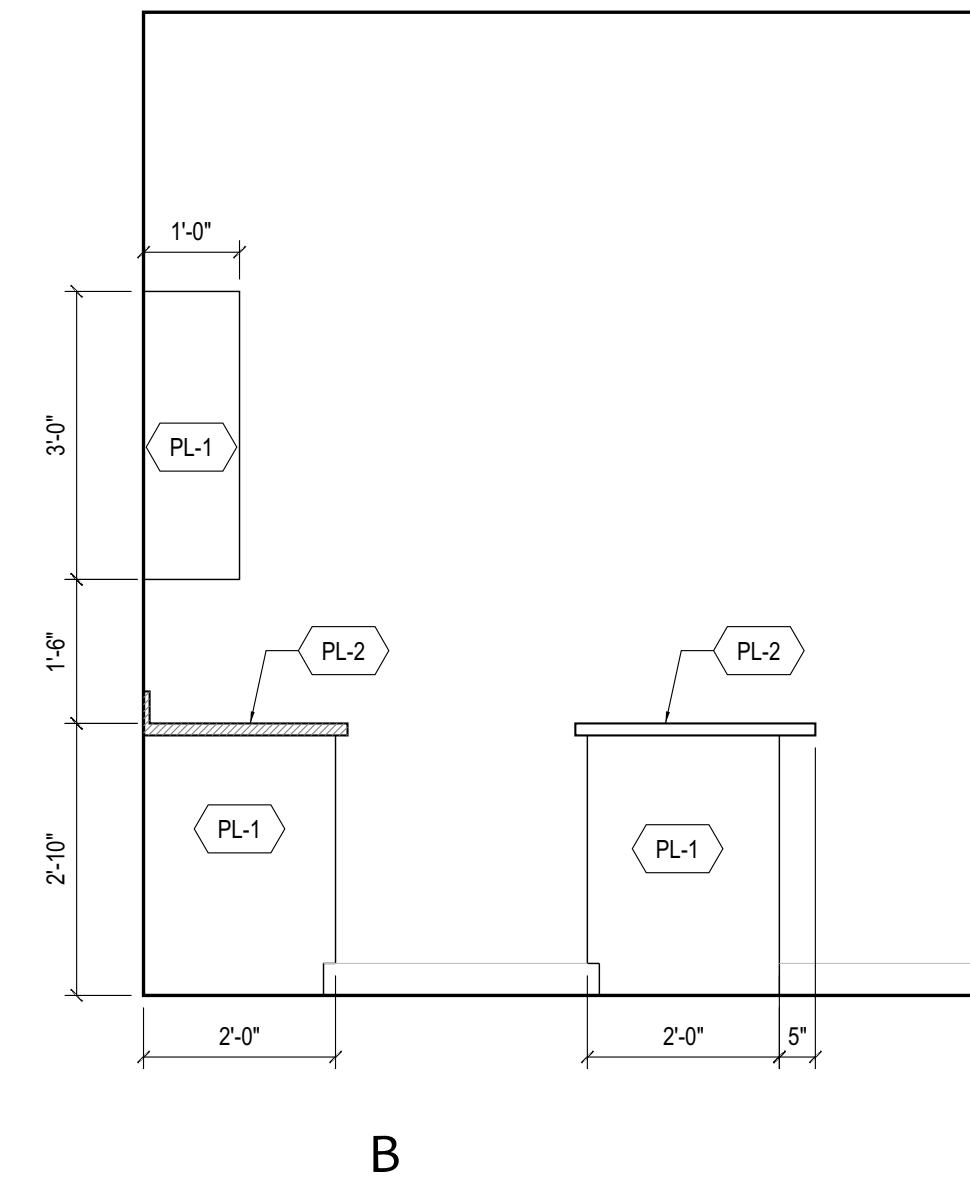


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FL REG #AR91738

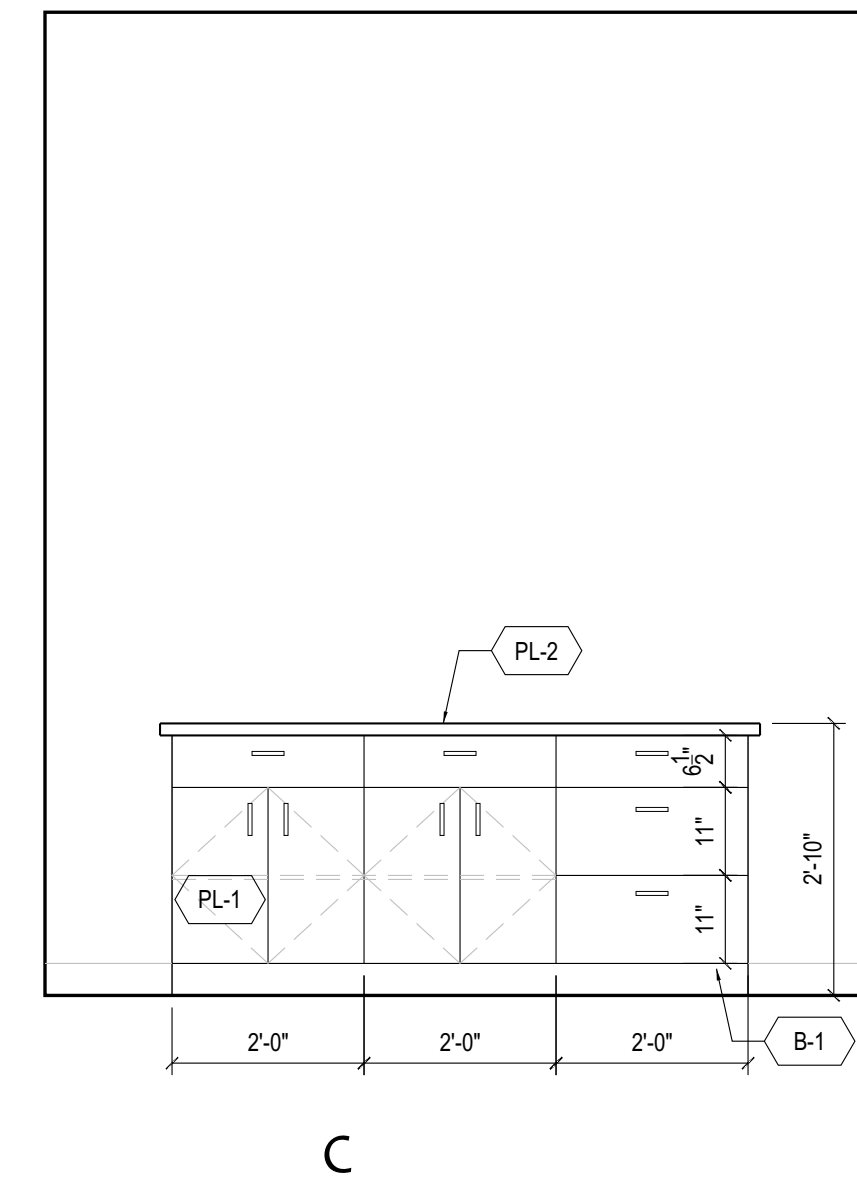
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A

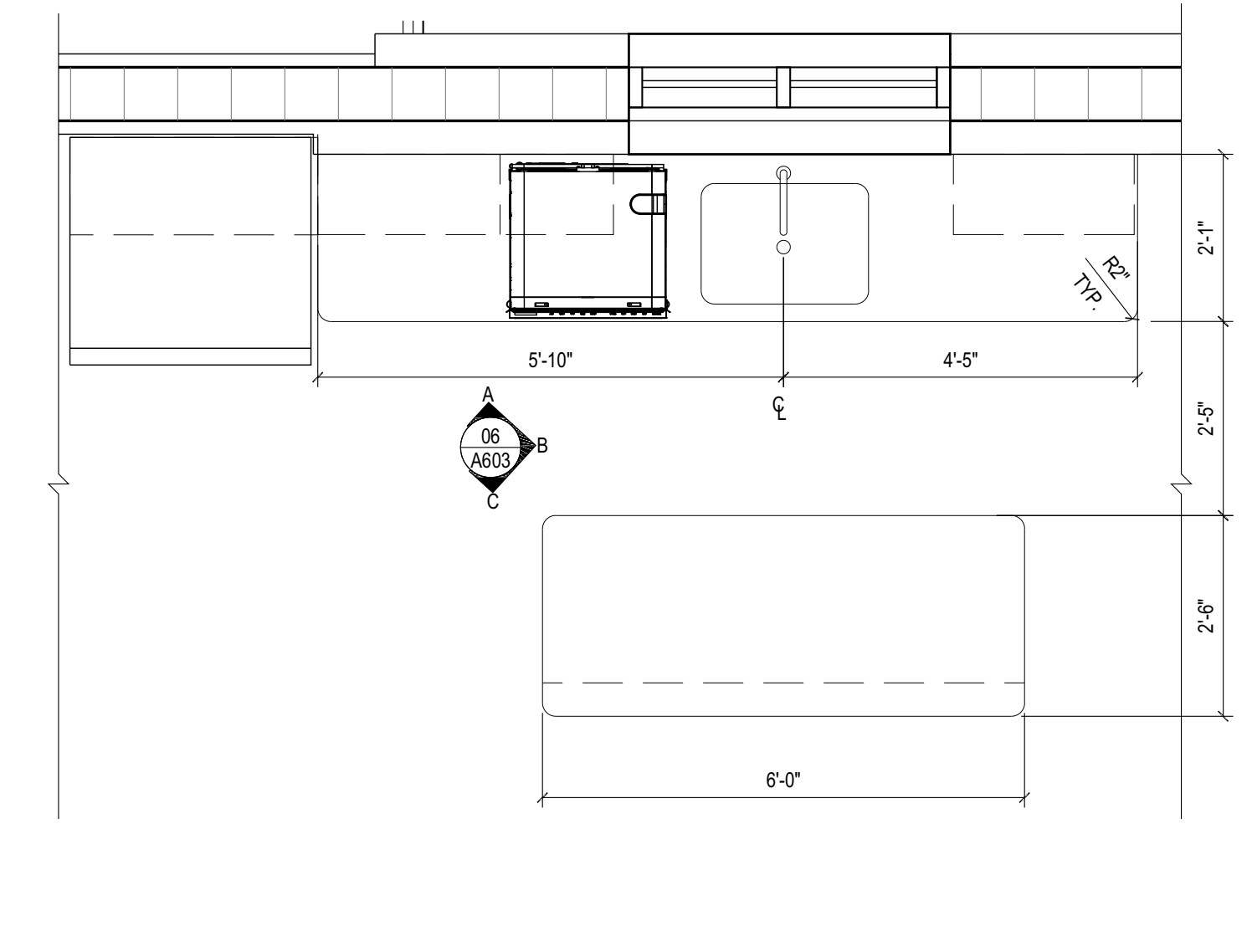


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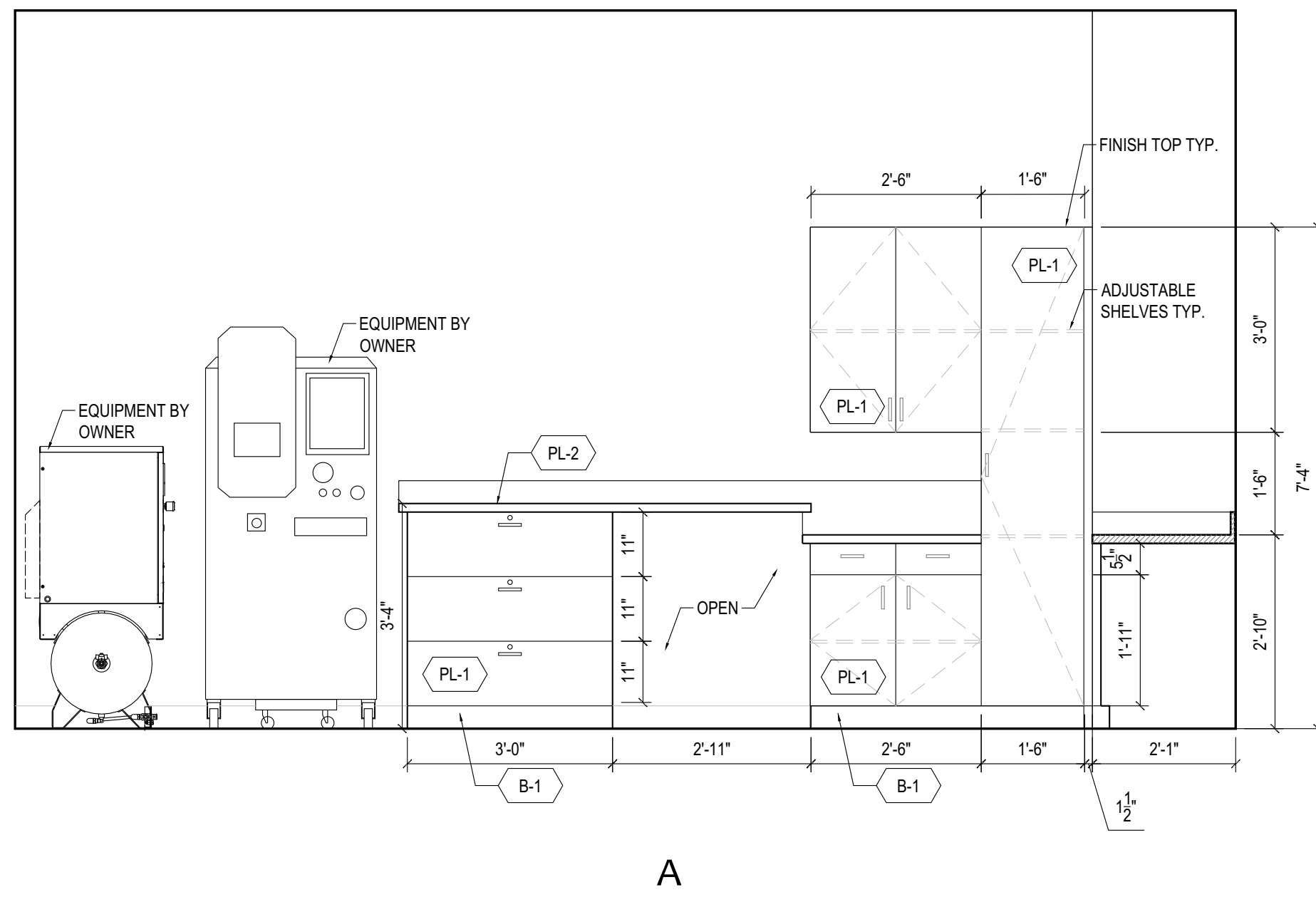


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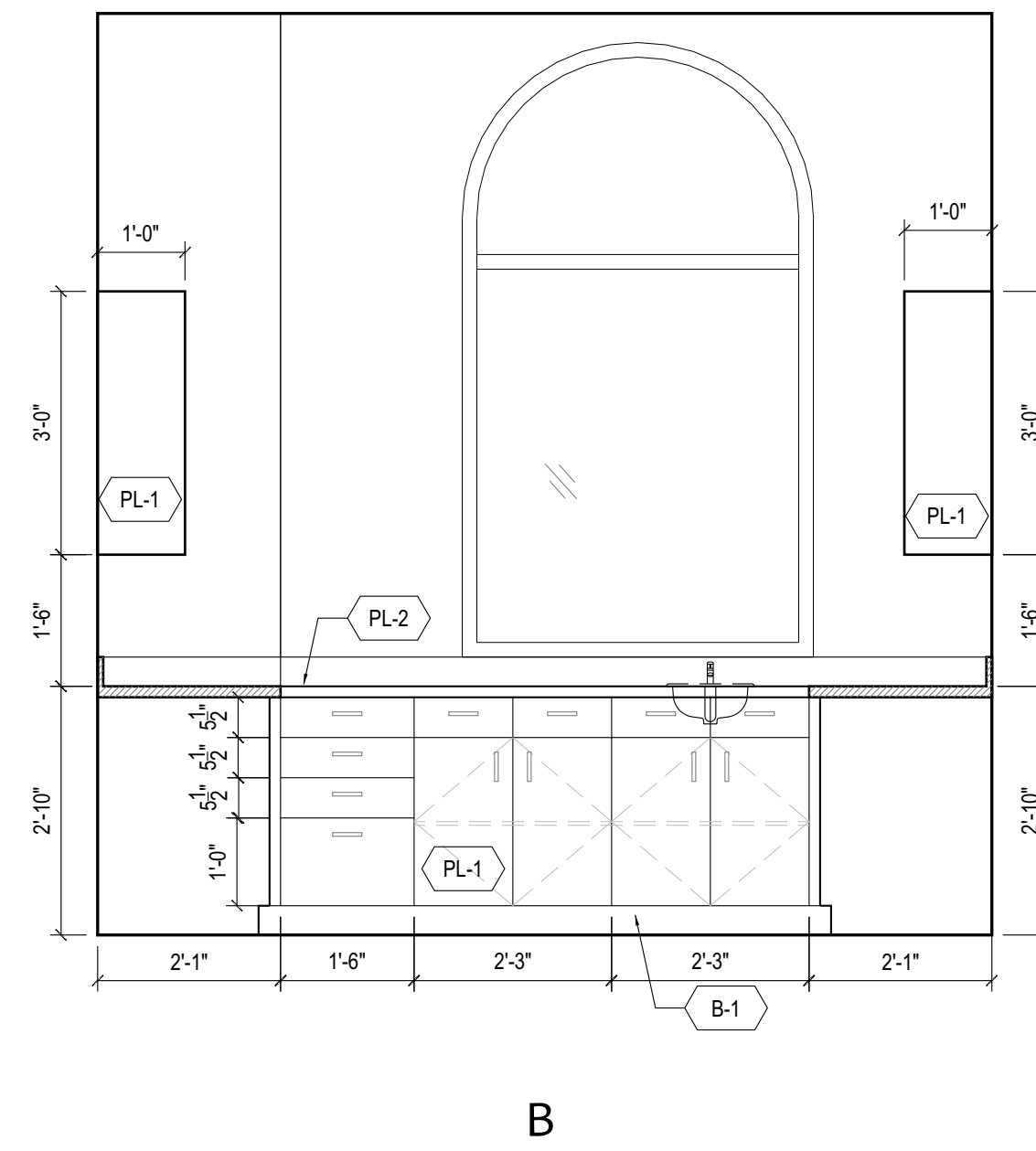
06 STAFF LOUNGE INTERIOR ELEVATIONS
1/2" = 1"



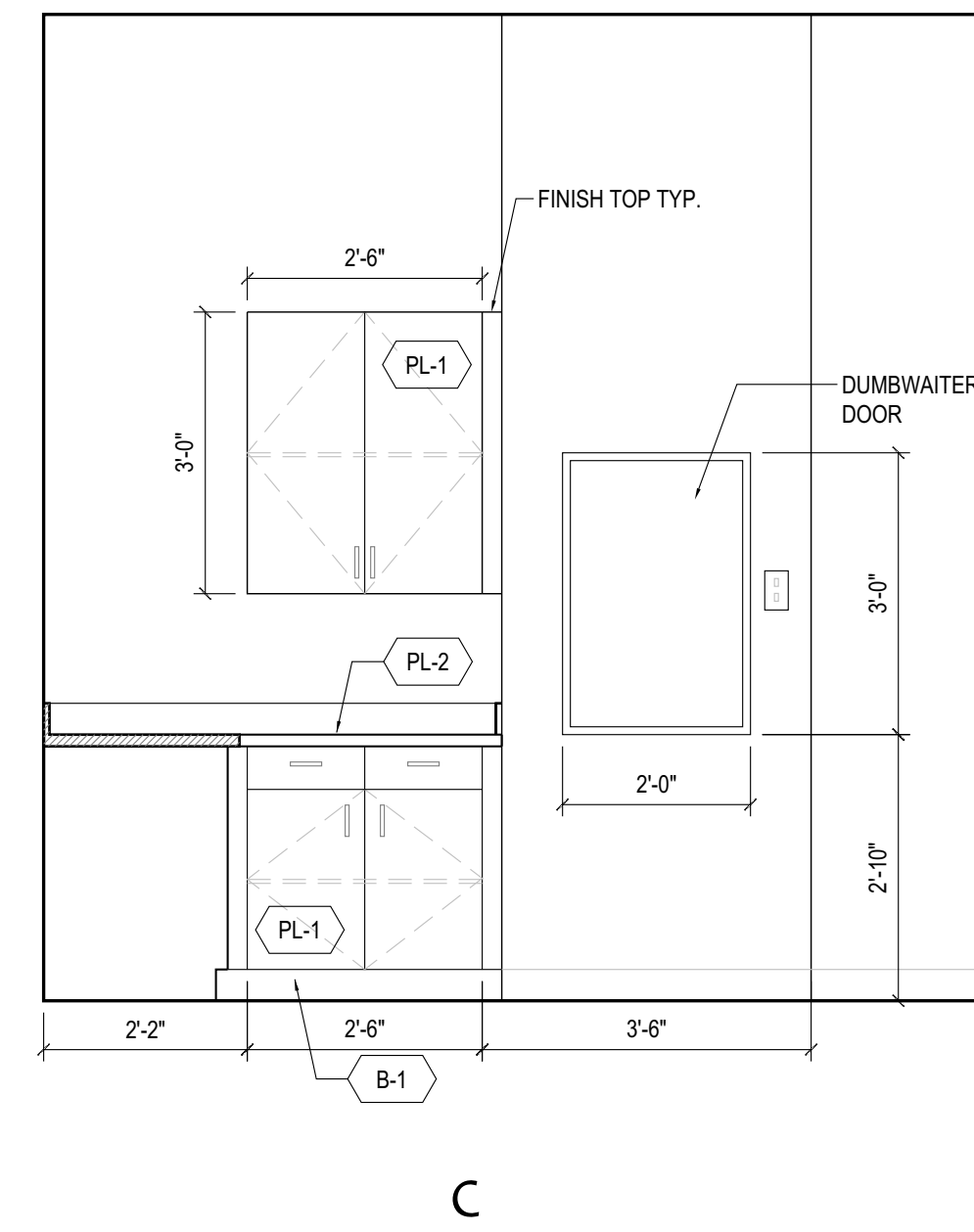
05 ENLARGED STAFF LOUNGE PLAN
1/2" = 1"



A

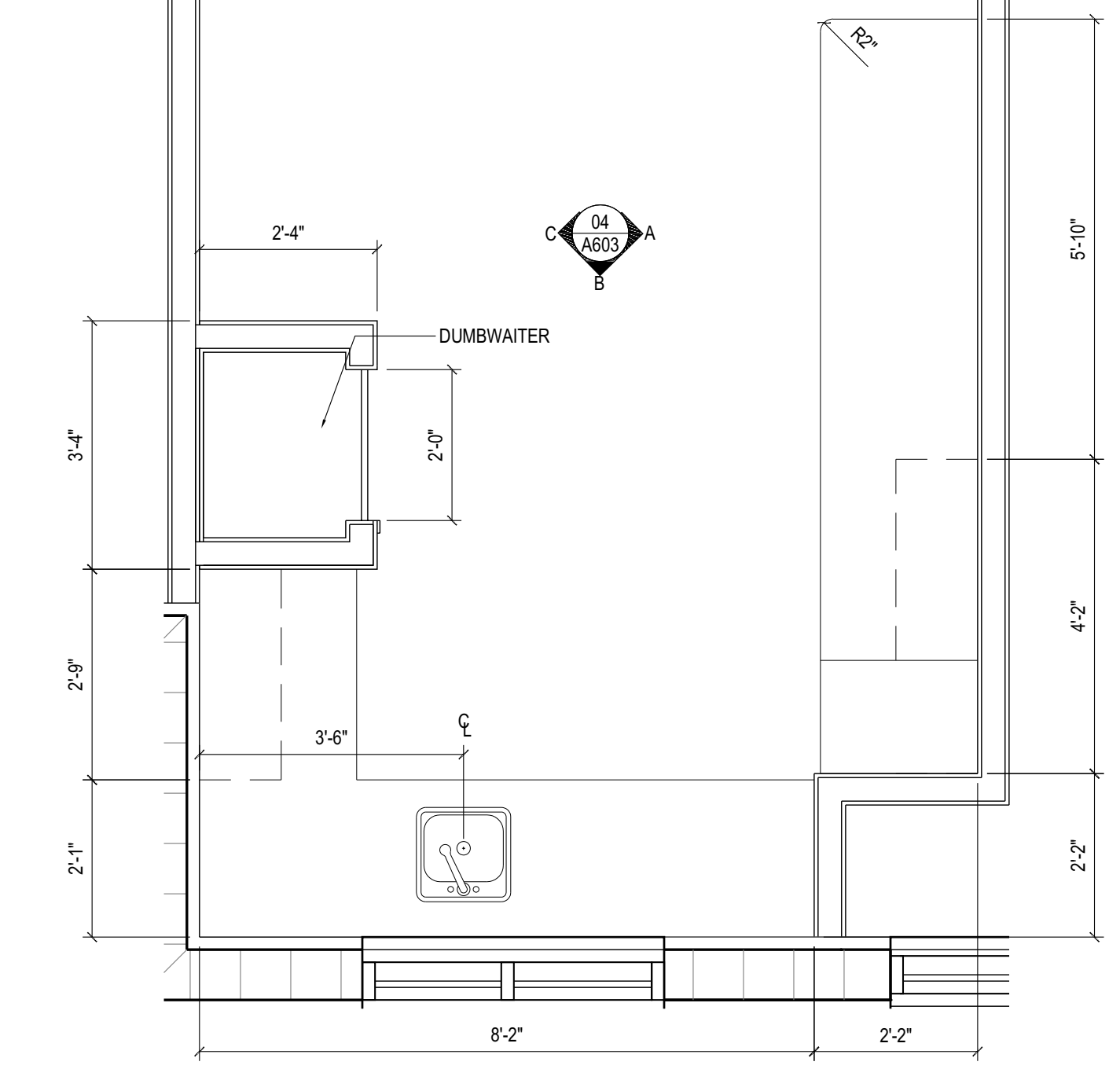


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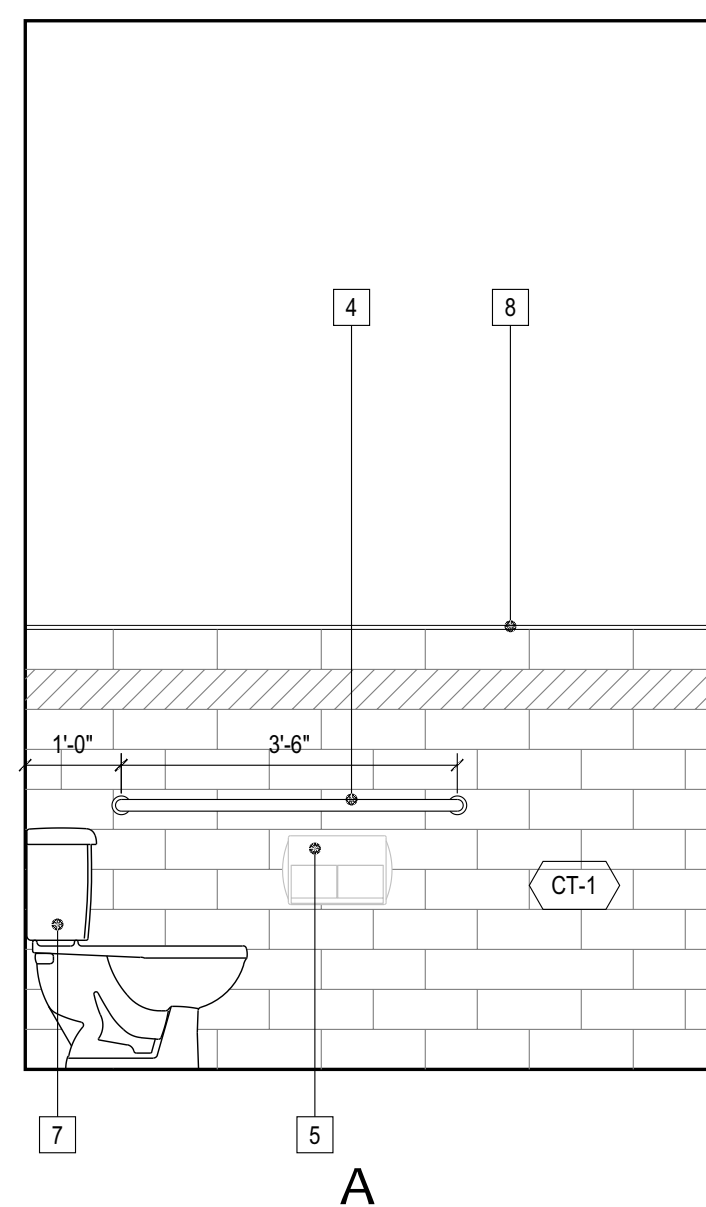


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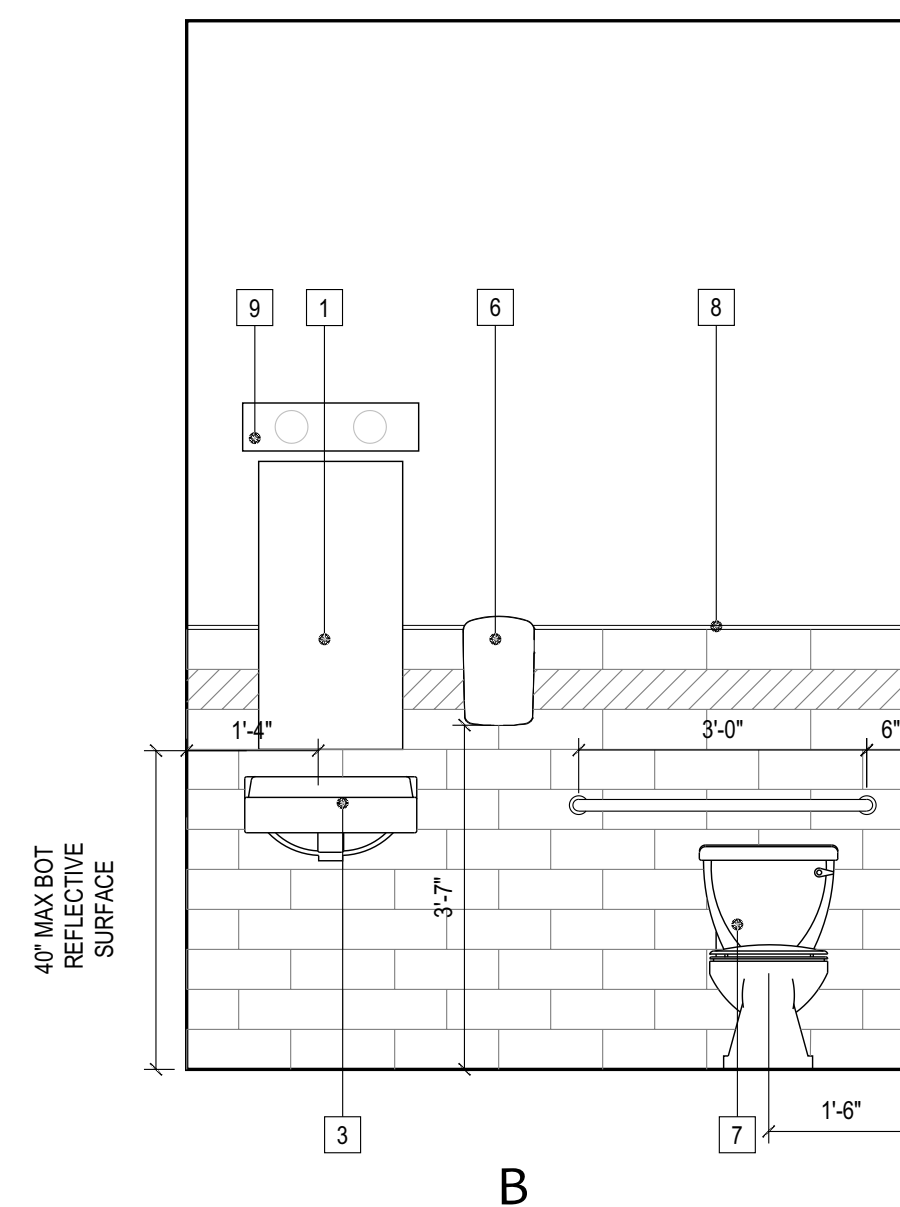
04 LAB INTERIOR ELEVATIONS
1/2" = 1"



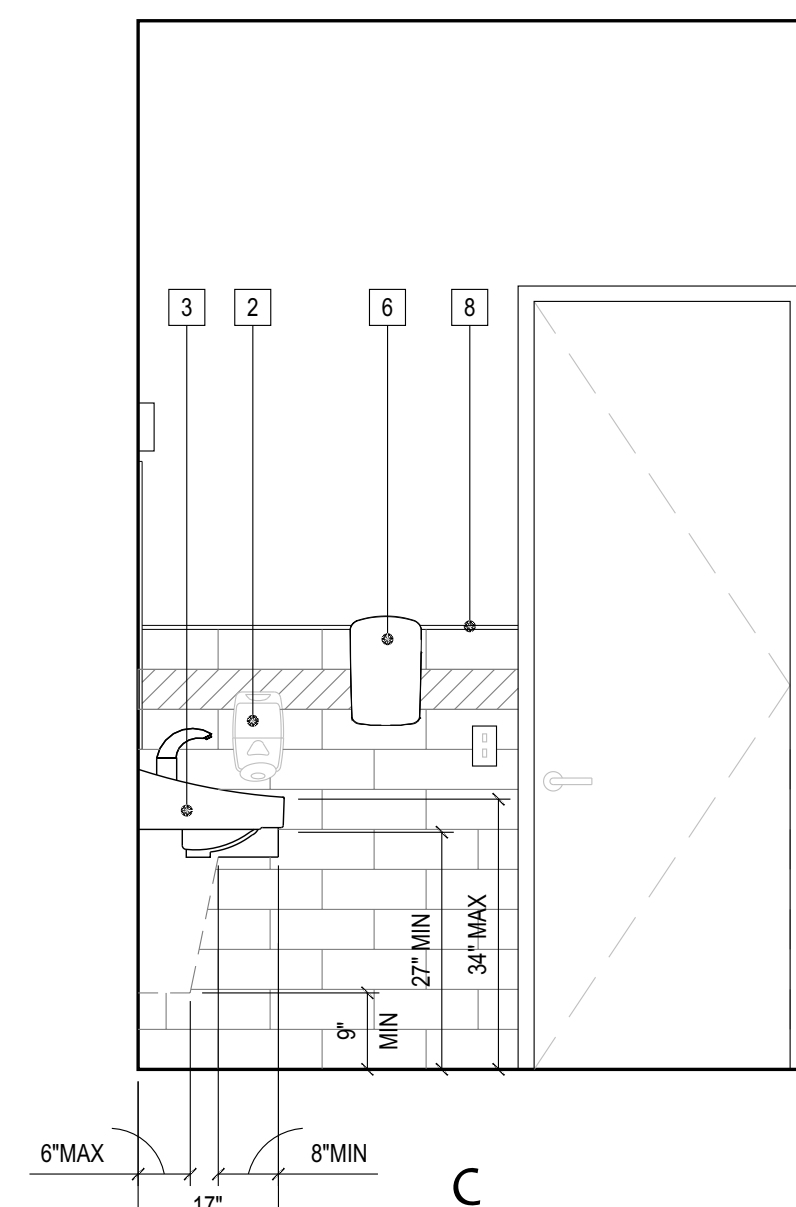
03 ENLARGED LAB. PLAN
1/2" = 1"



A

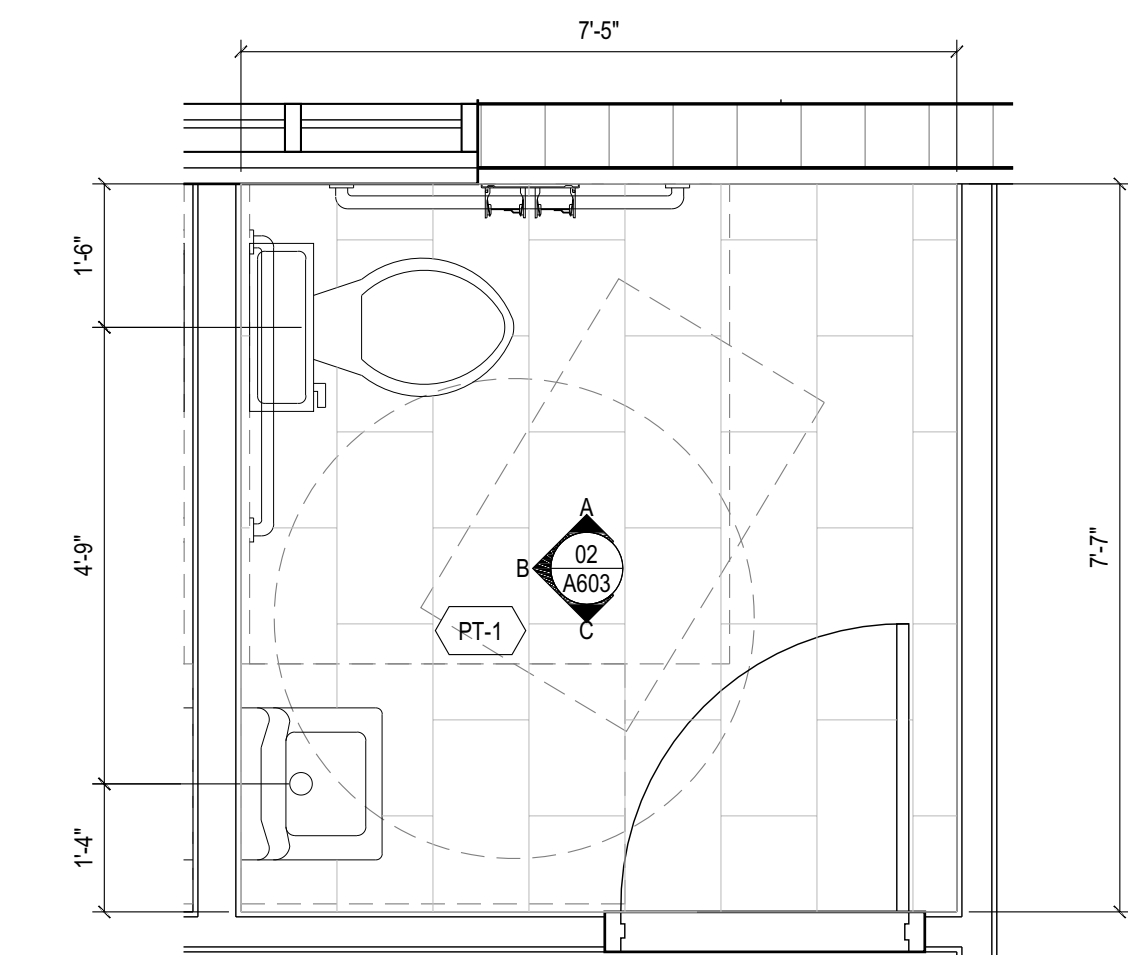


B



C

02 ADA RESTROOM INTERIOR ELEVATIONS
1/2" = 1"



01 ENLARGED ADA RESTROOM PLAN
1/2" = 1"

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ENLARGED PLANS AND ELEVATIONS
TUSKAWILLA OPTOMETRY
LOT 6
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Sheet No.
A603



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City of Winter Springs

NO.	DESCRIPTION	DATE
01	PRELIMINARY PERMIT SET	09/20/2023

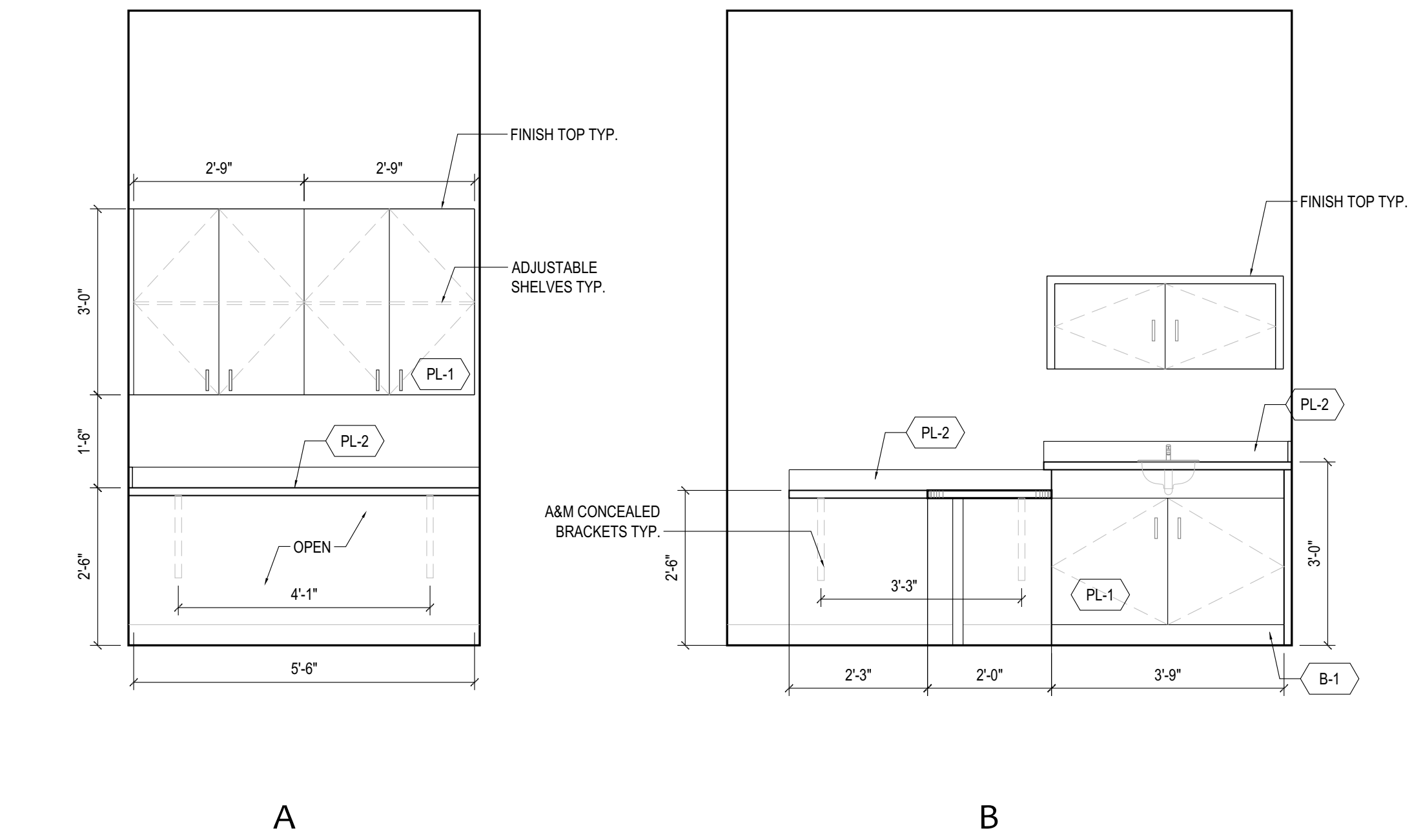
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ENLARGED PLANS AND ELEVATIONS
TUSKAWILLA OPTOMETRY
LOT 6
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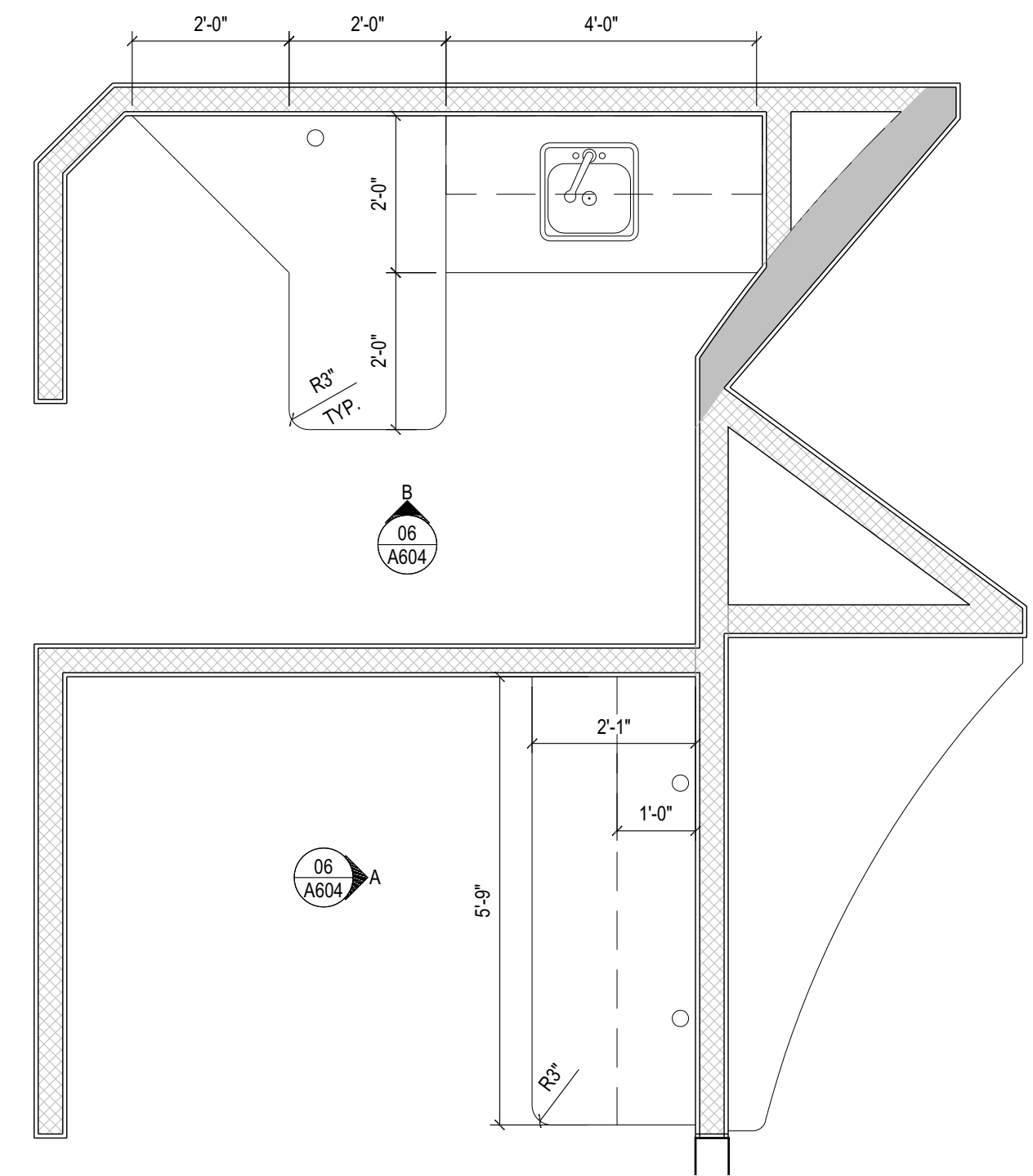
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Sheet No.

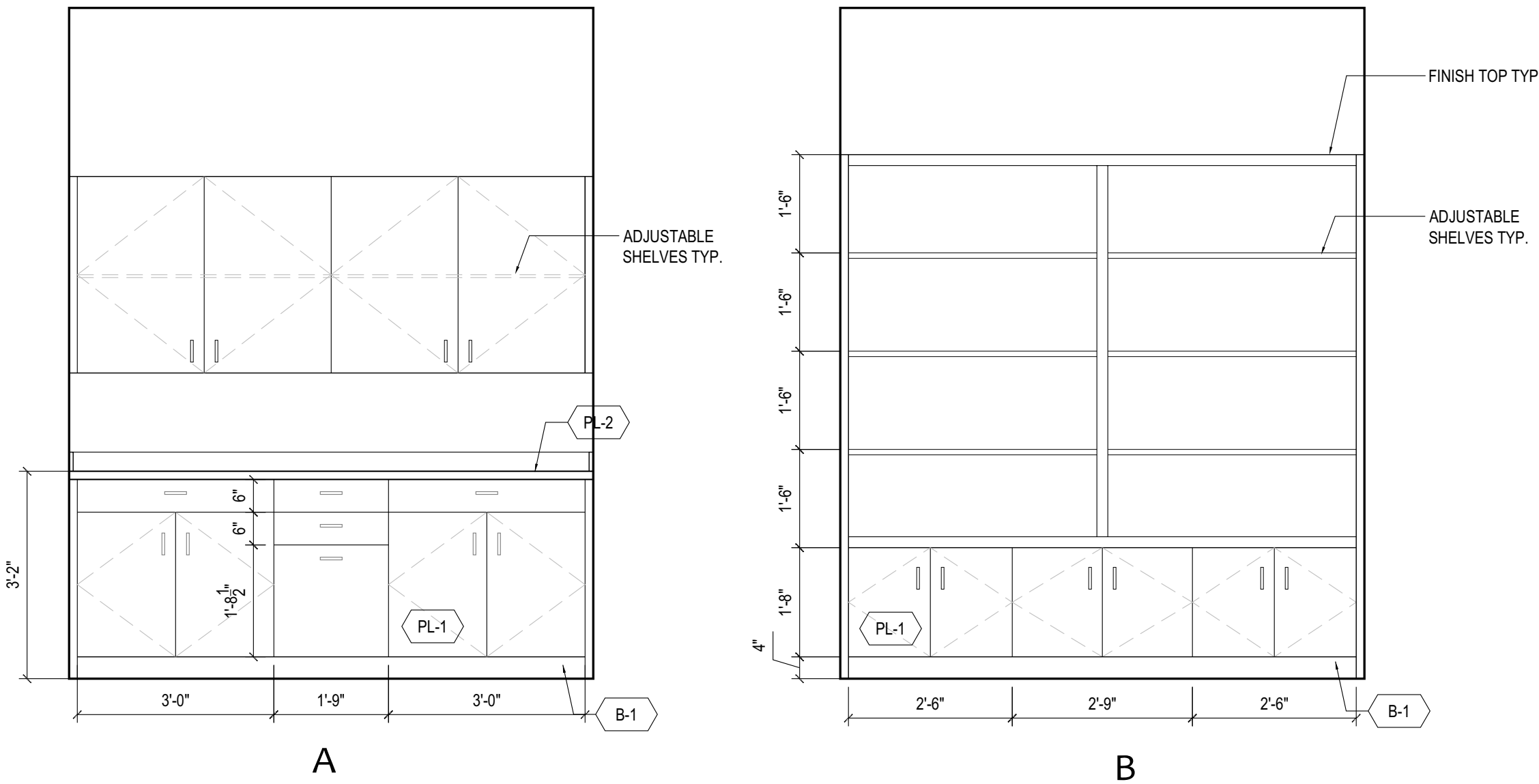
A604



06 121 & 122 ROOM INTERIOR ELEVATIONS
1/2" = 1"



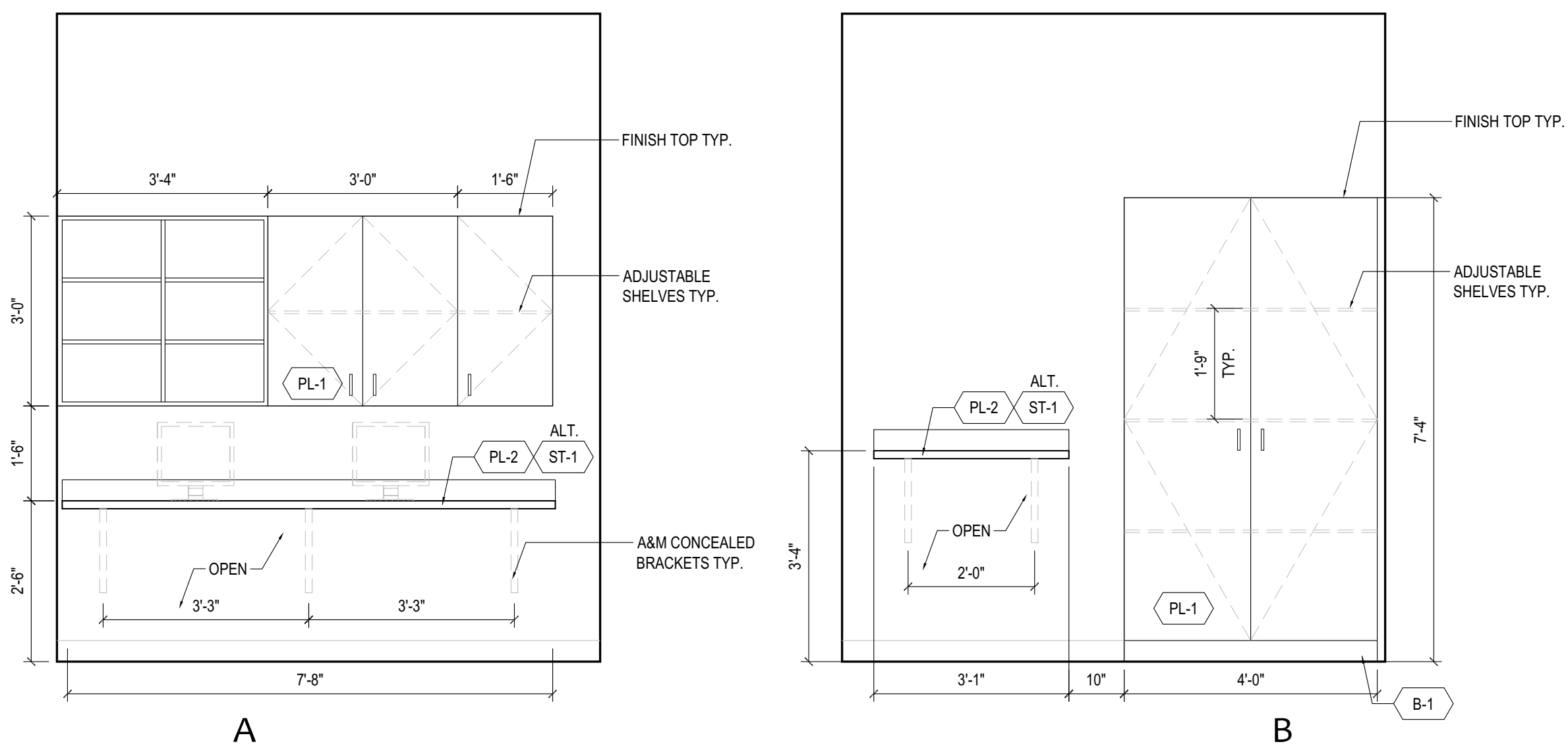
05 ENLARGED 122 & 122 ROOMS PLAN
1/2" = 1"



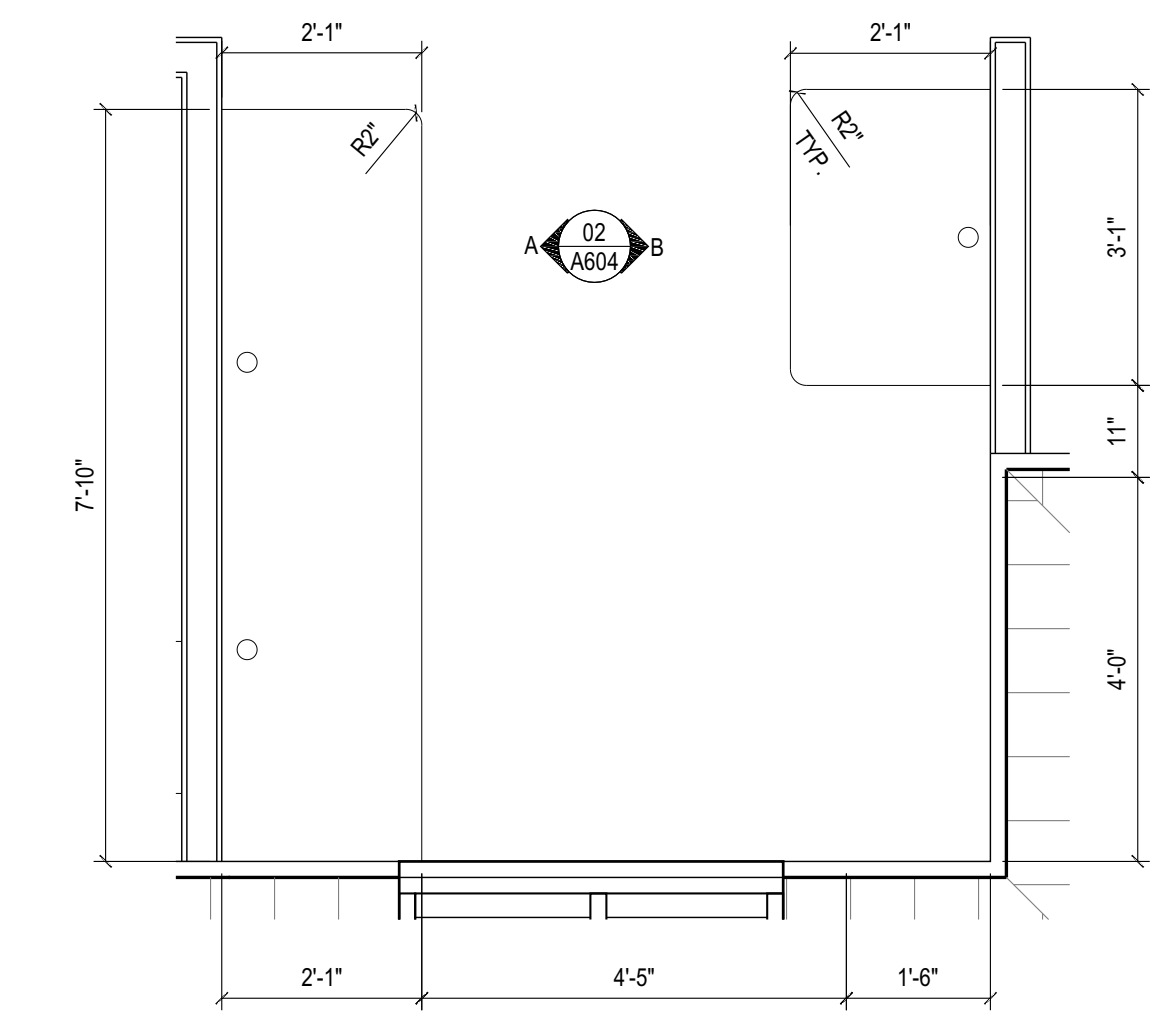
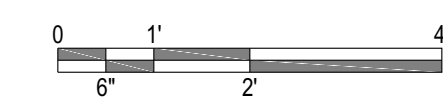
04 PRE-TEST INTERIOR ELEVATIONS
1/2" = 1"



03 ENLARGED PRE-TEST PLAN
1/2" = 1"



02 TECH ROOM INTERIOR ELEVATIONS
1/2" = 1"



01 ENLARGED TECH ROOM. PLAN
1/2" = 1"



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Permit #: 2023-0003281

Date: 12/21/23

City of Winter Springs

GENERAL NOTES
 1. SEE FIRST SHEET OF SERIES FOR APPLICABLE GENERAL NOTES.



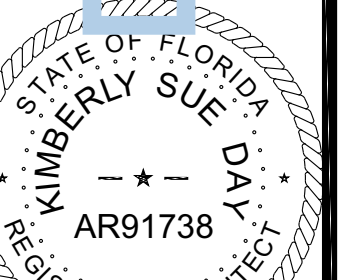
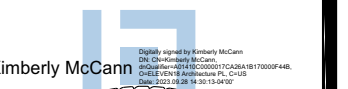
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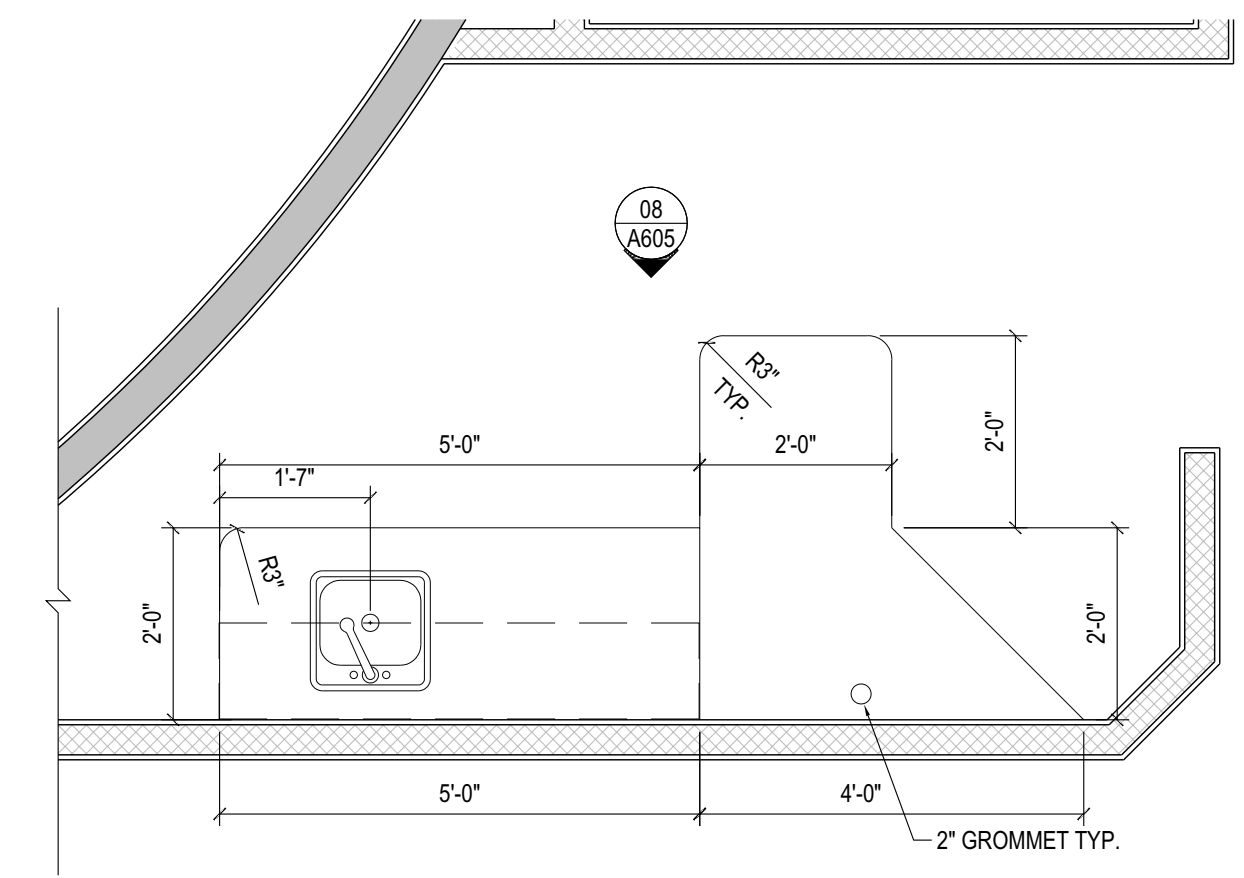
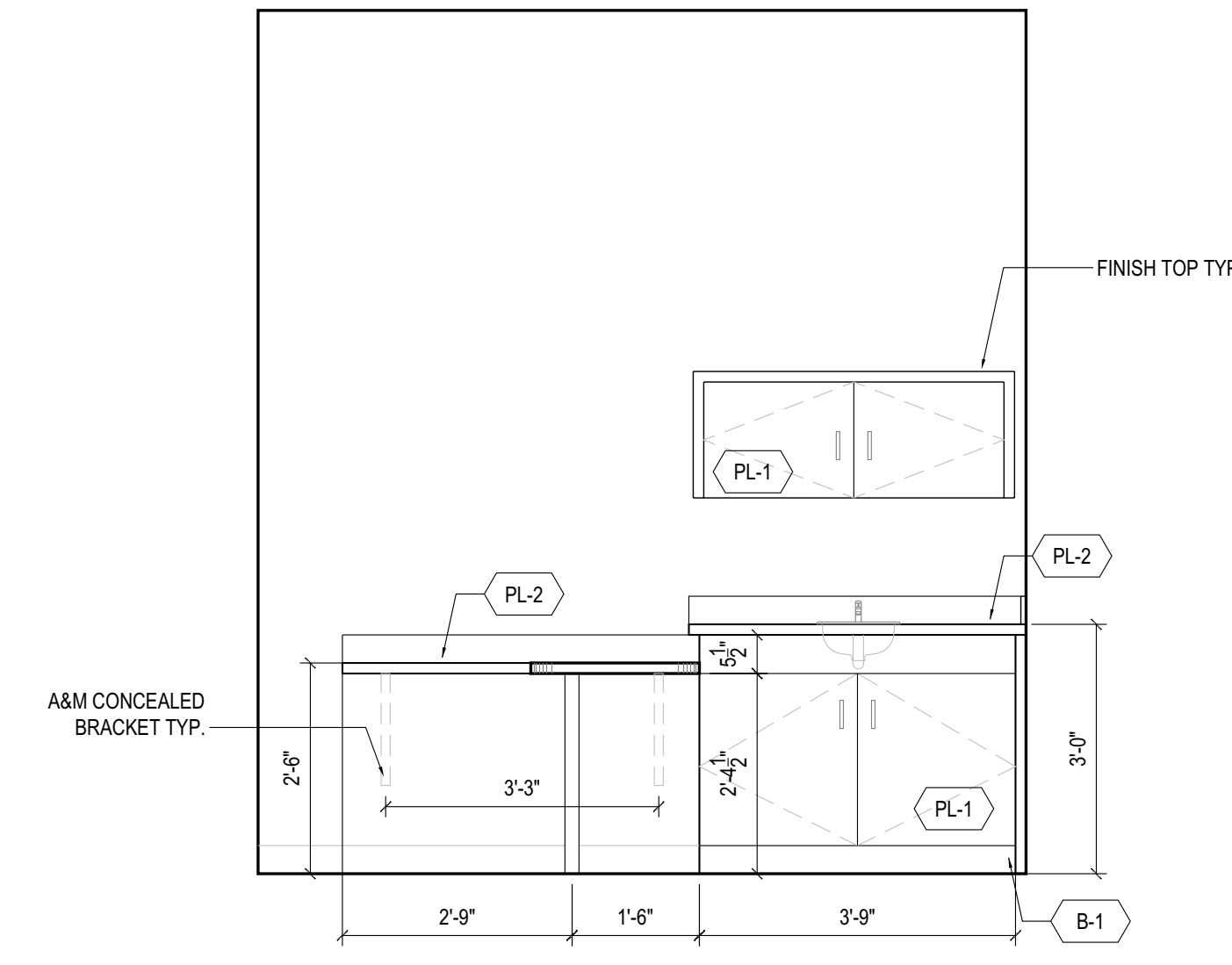
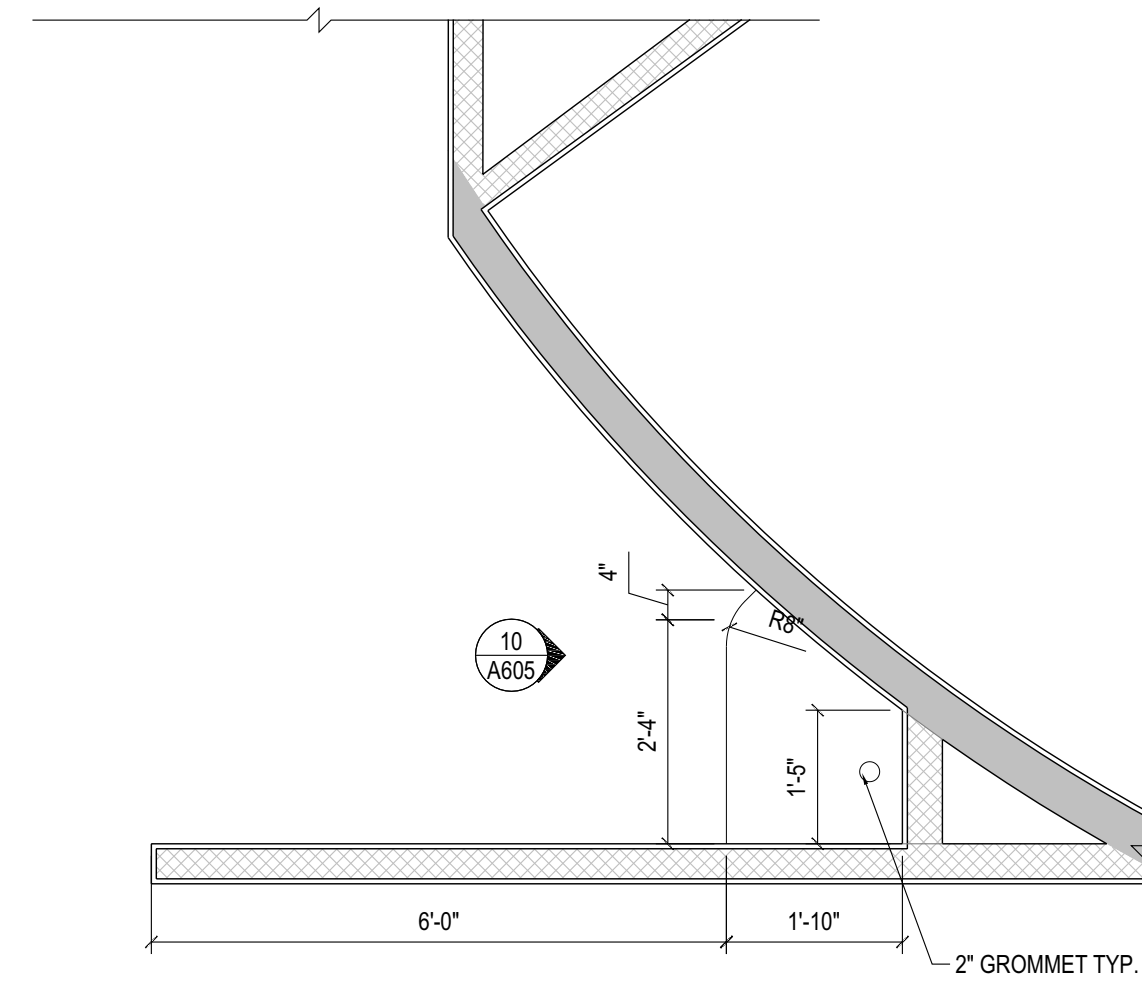
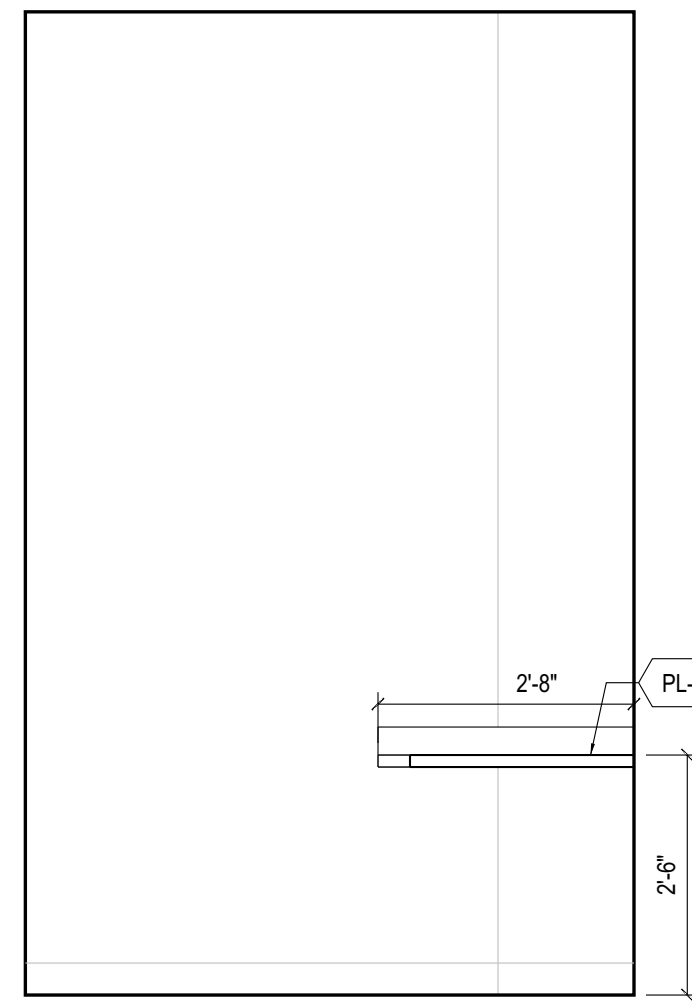
Plans Prepared By :
 CPH, LLC.

State of Florida Licenses:
 Architect No. AA2609926
 Engineer No. 3215
 Landscape No. LC0000298
 Surveyor No. 7143



KIM MCCANN, AIA
 FL REG #AR91738

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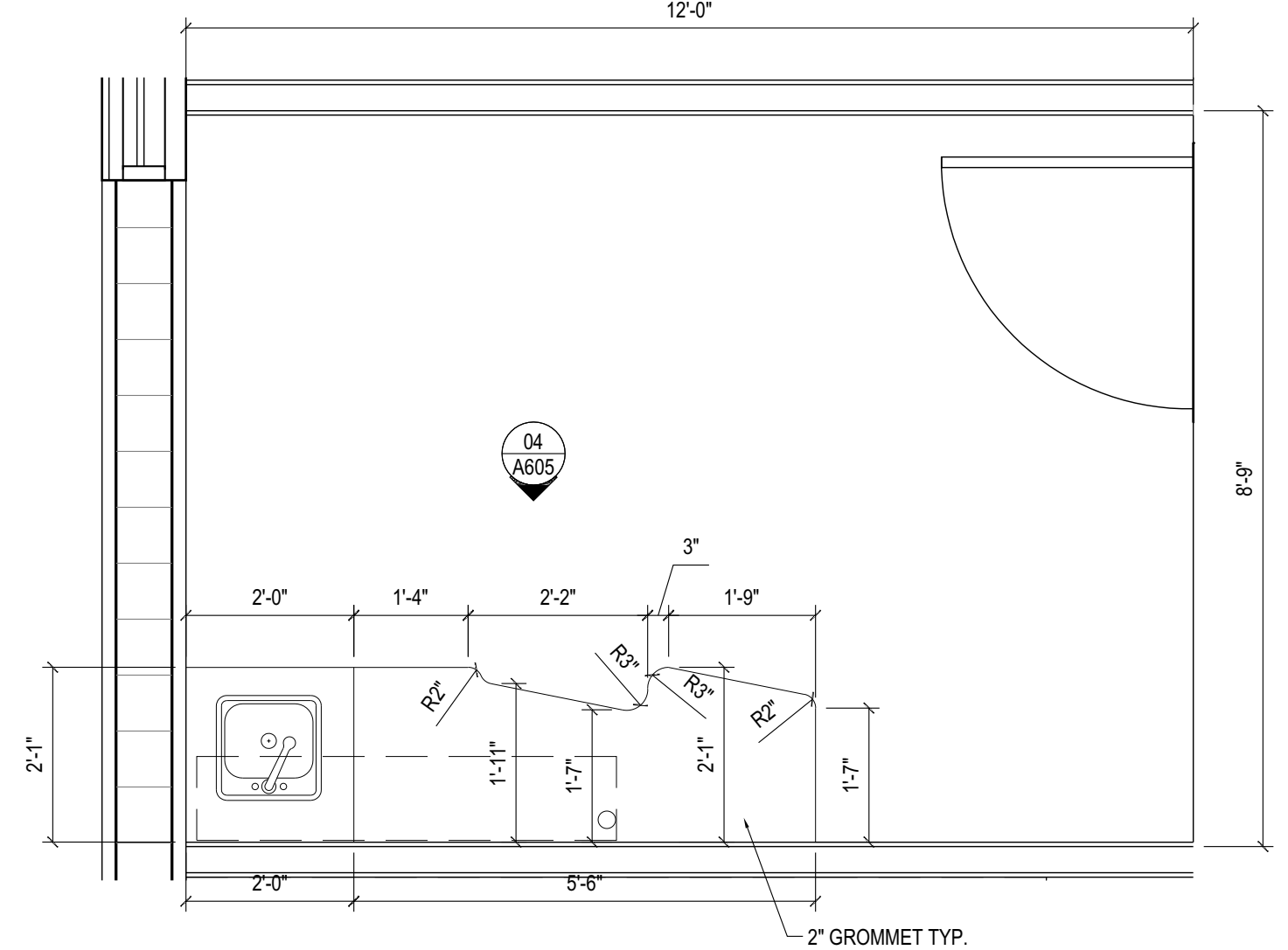
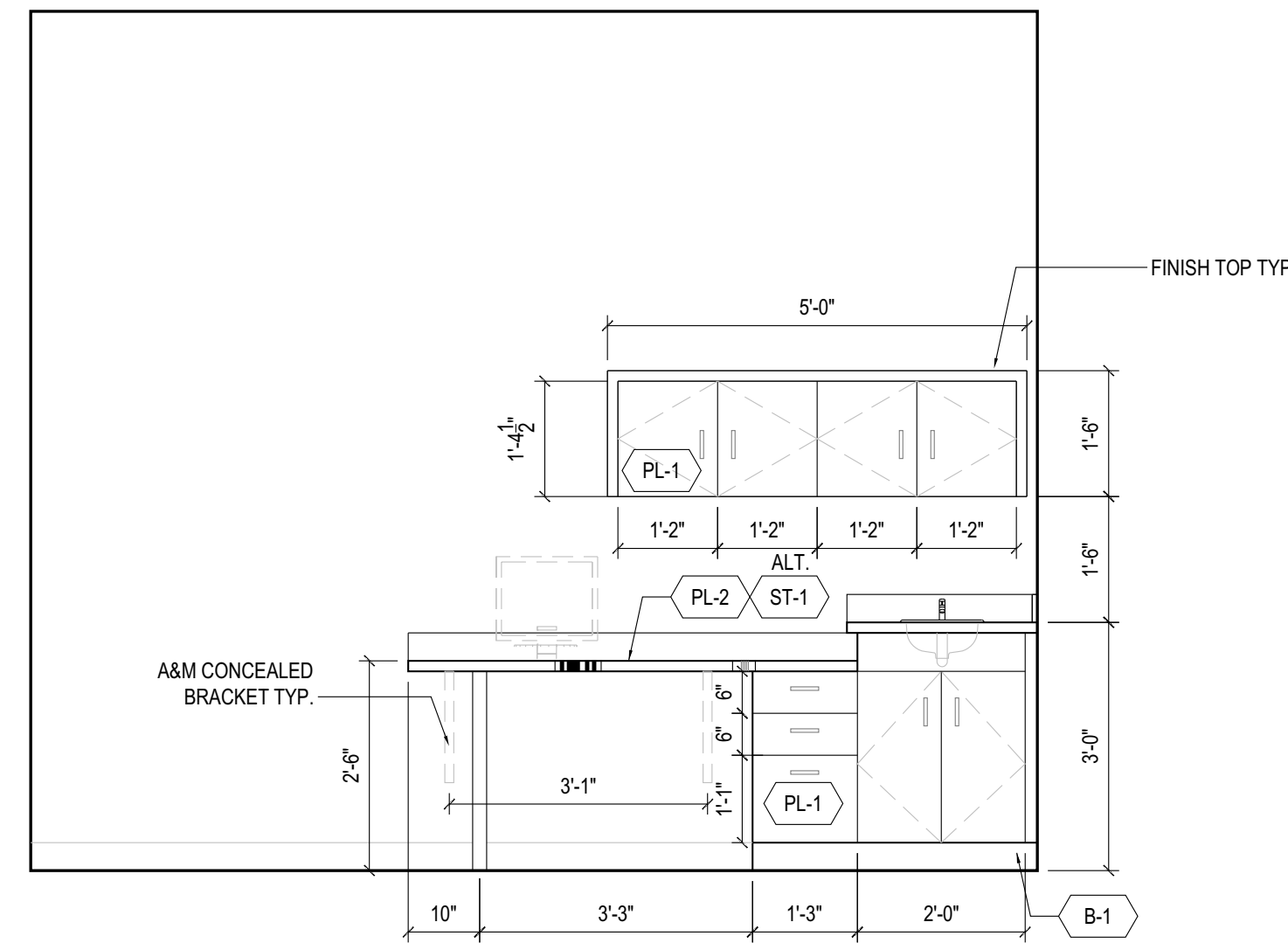
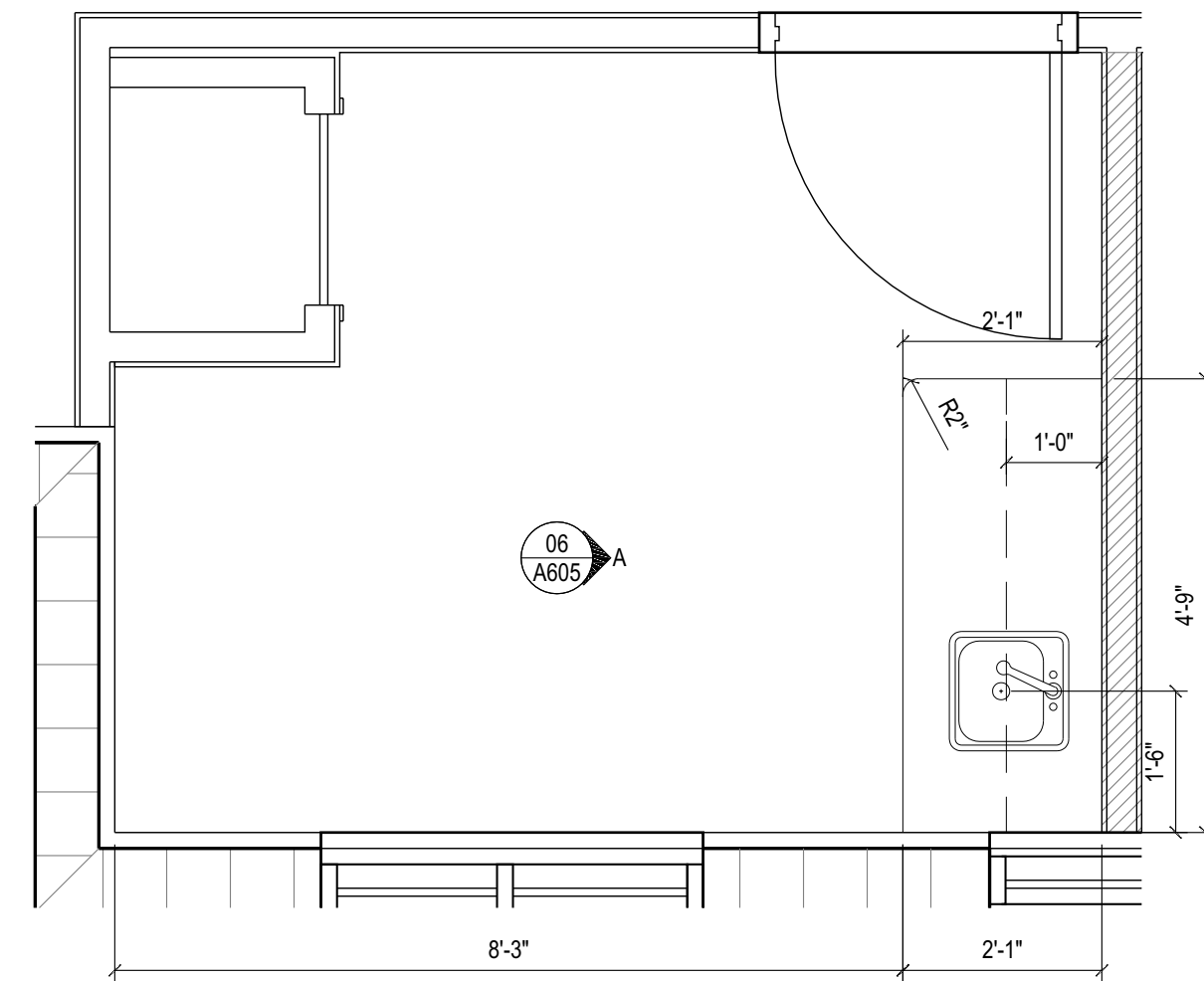
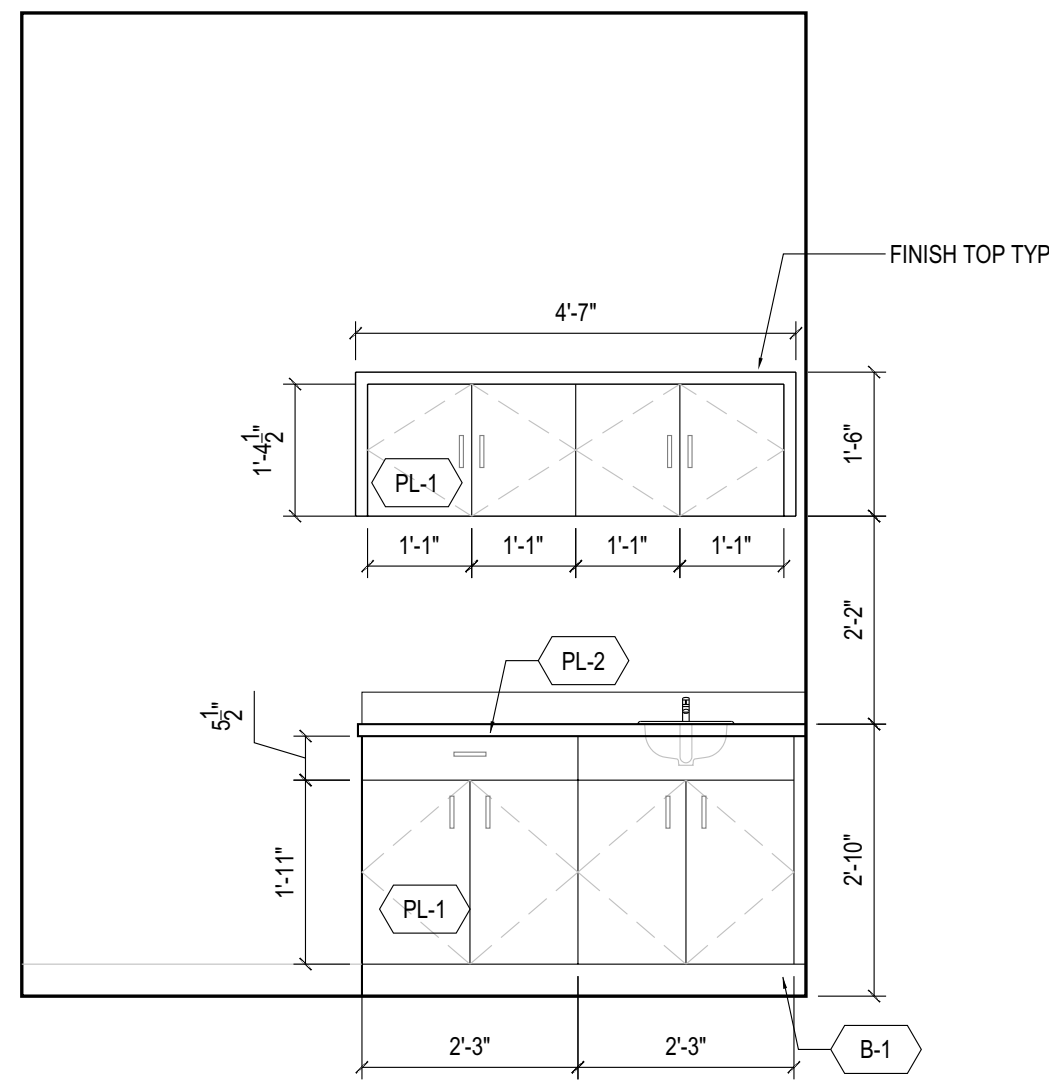


10 PRE TEST 123 INTERIOR ELEVATIONS
 1/2" = 1"

09 ENLARGED PRE TEST 123 PLAN
 1/2" = 1"

08 CL I & R ROOM INTERIOR ELEVATIONS
 1/2" = 1"

07 ENLARGED CL I & R ROOM PLAN
 1/2" = 1"

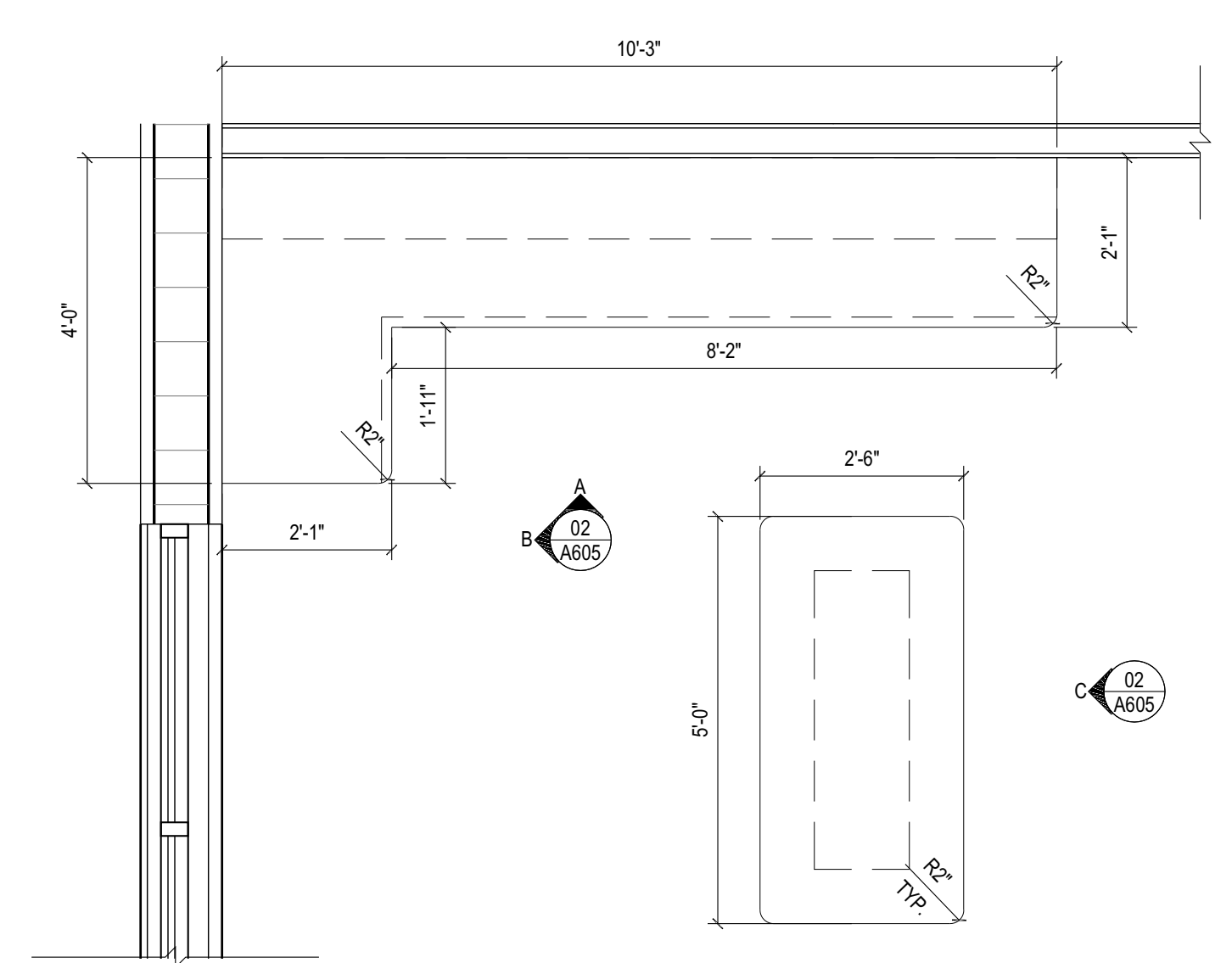
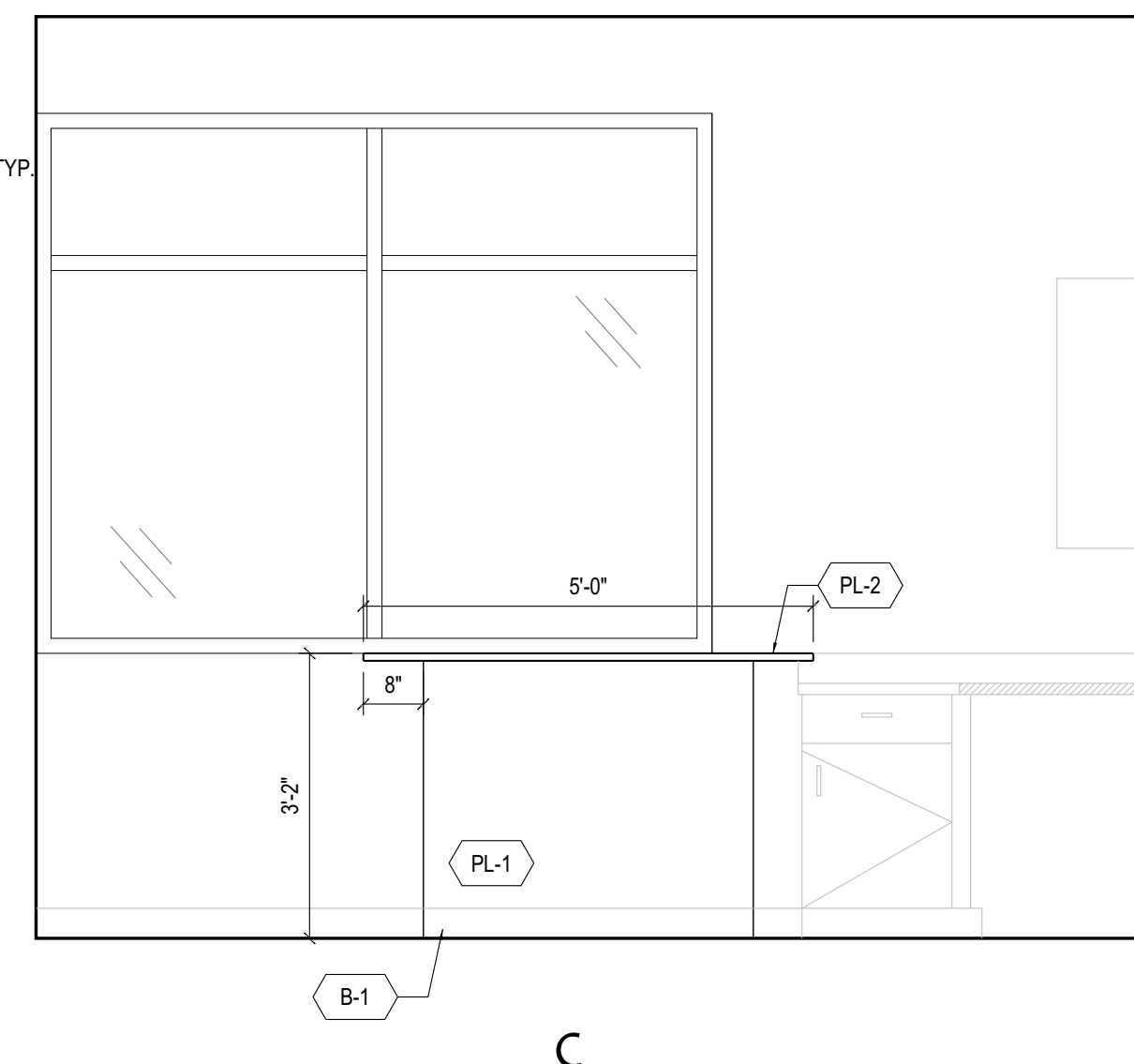
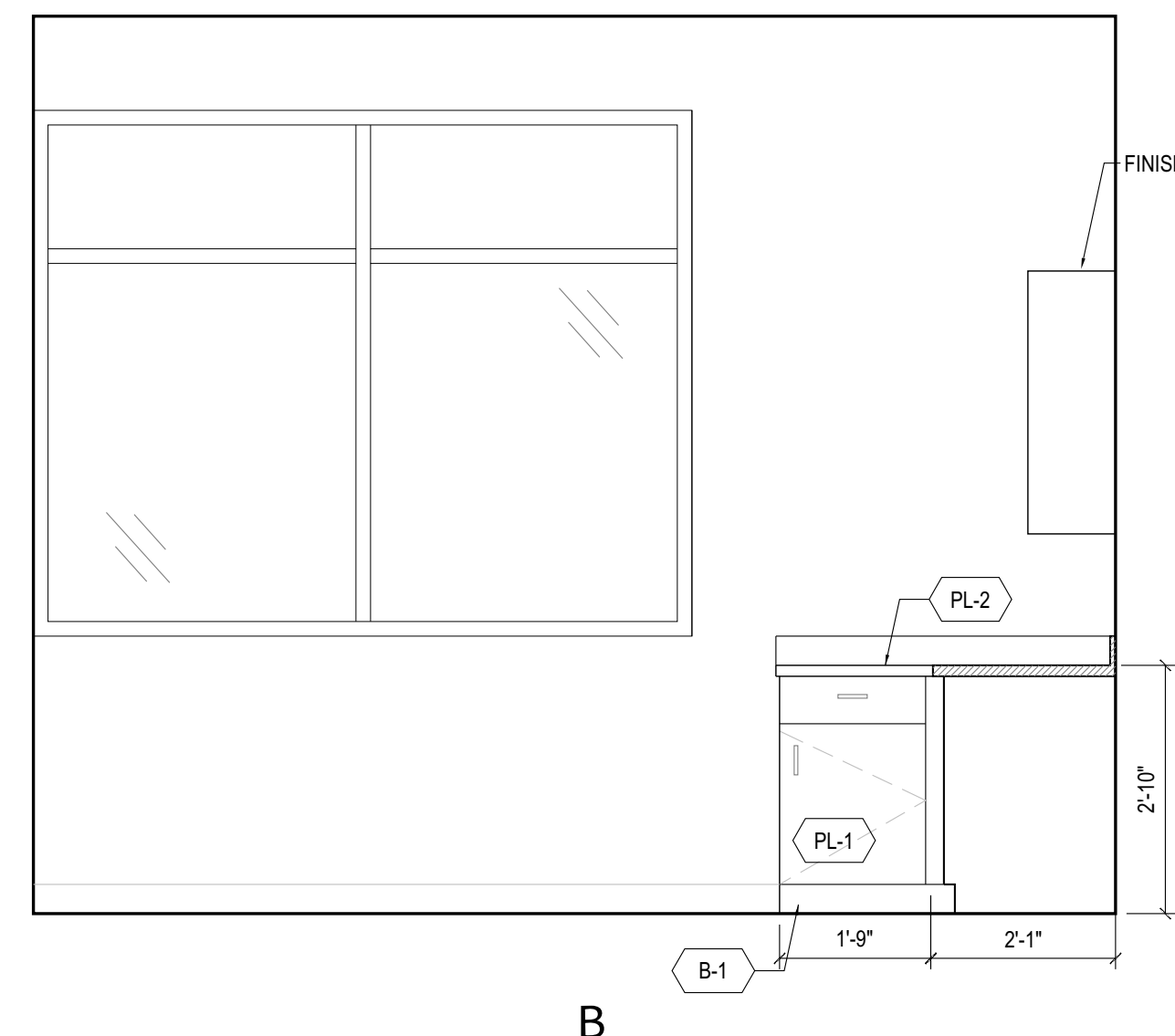
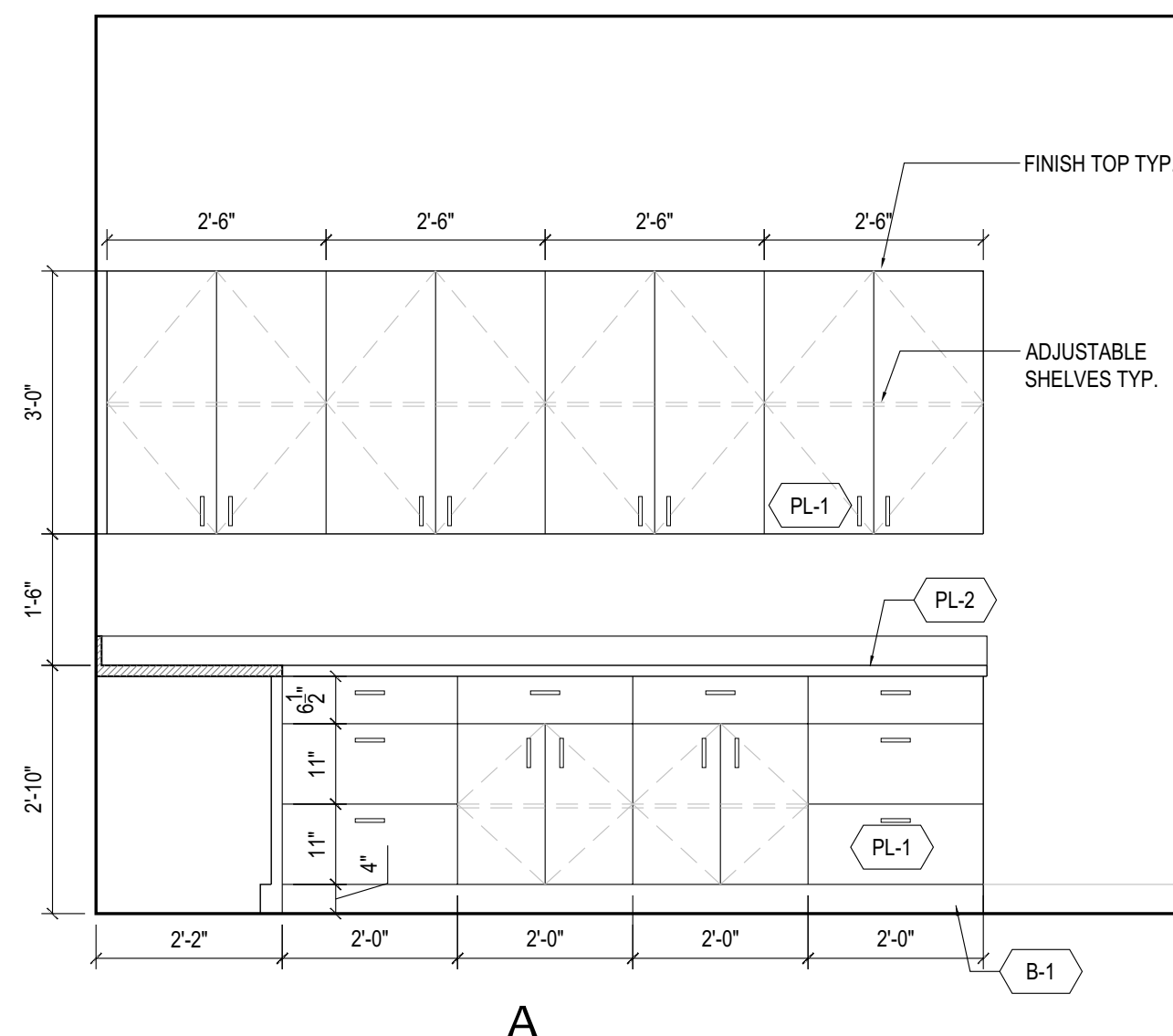


06 LAB INTERIOR ELEVATIONS
 1/2" = 1"

05 ENLARGED LAB PLAN
 1/2" = 1"

04 TYP. EXAM ROOM INTERIOR ELEVATIONS
 1/2" = 1"

03 ENLARGED TYP. EXAM ROOM PLAN
 1/2" = 1"



02 VISION THERAPY ROOM INTERIOR ELEVATIONS
 1/2" = 1"

01 ENLARGED VISION THERAPY ROOM PLAN
 1/2" = 1"

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ENLARGED PLANS AND ELEVATIONS
 TUSKAWILLA OPTOMETRY
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Sheet No.
A605

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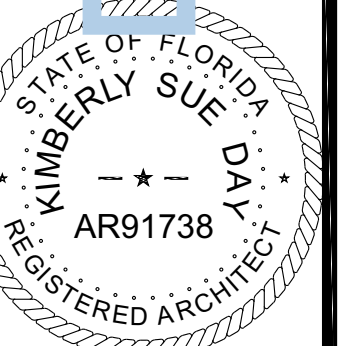
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Kimberly McCann



KIM MCCANN, AIA
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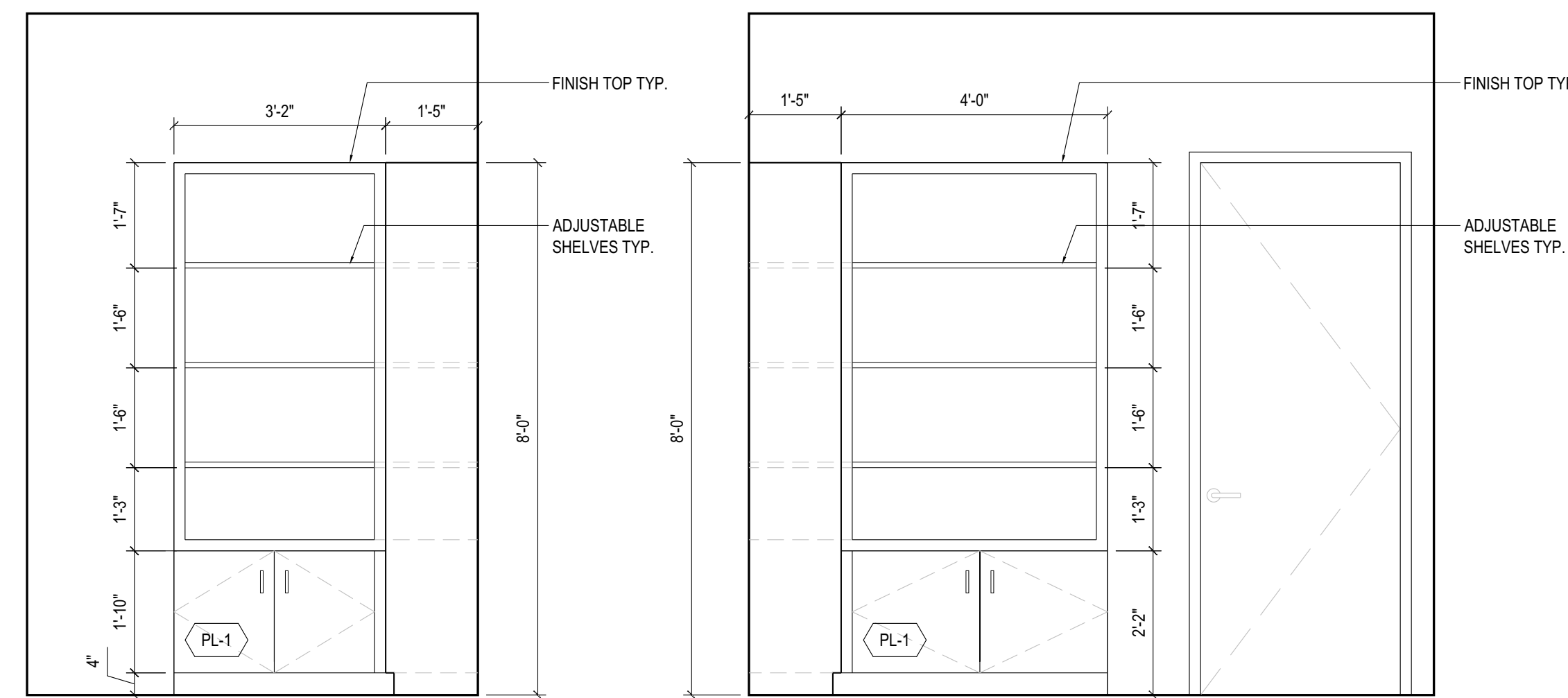
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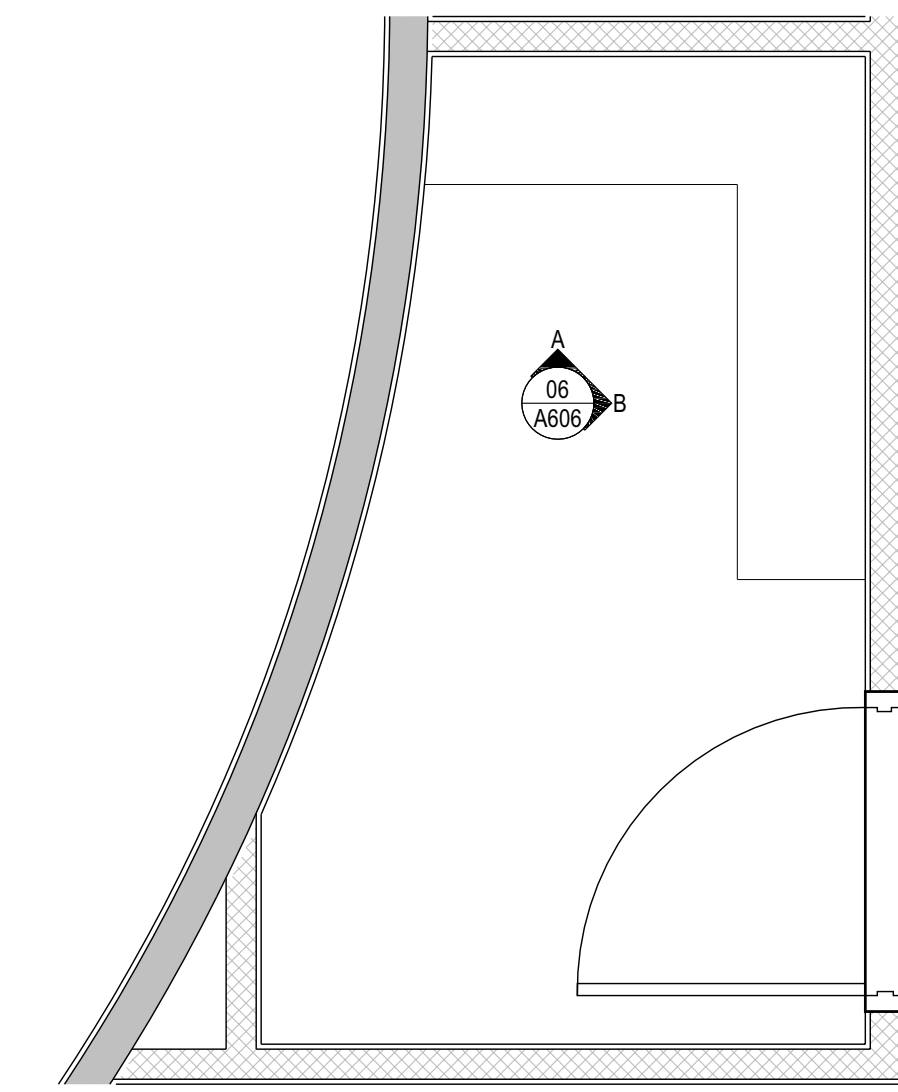
ENLARGED PLANS AND ELEVATIONS
 TUSKAWILLA OPTOMETRY
 LOT 6
 WINTER SPRINGS, FL 32708

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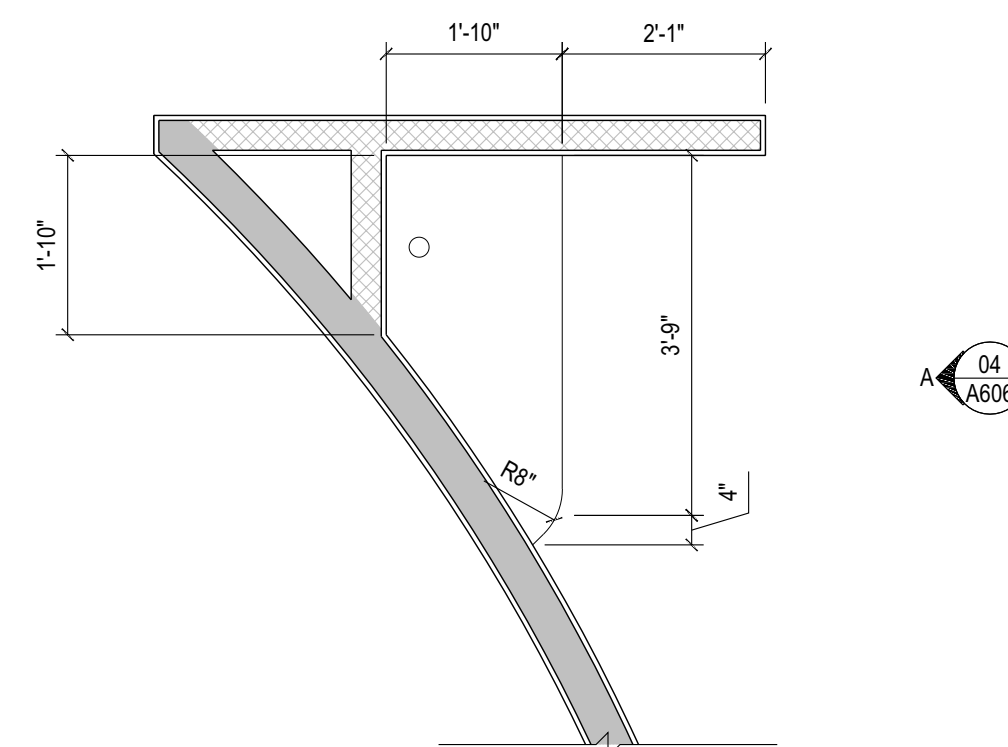
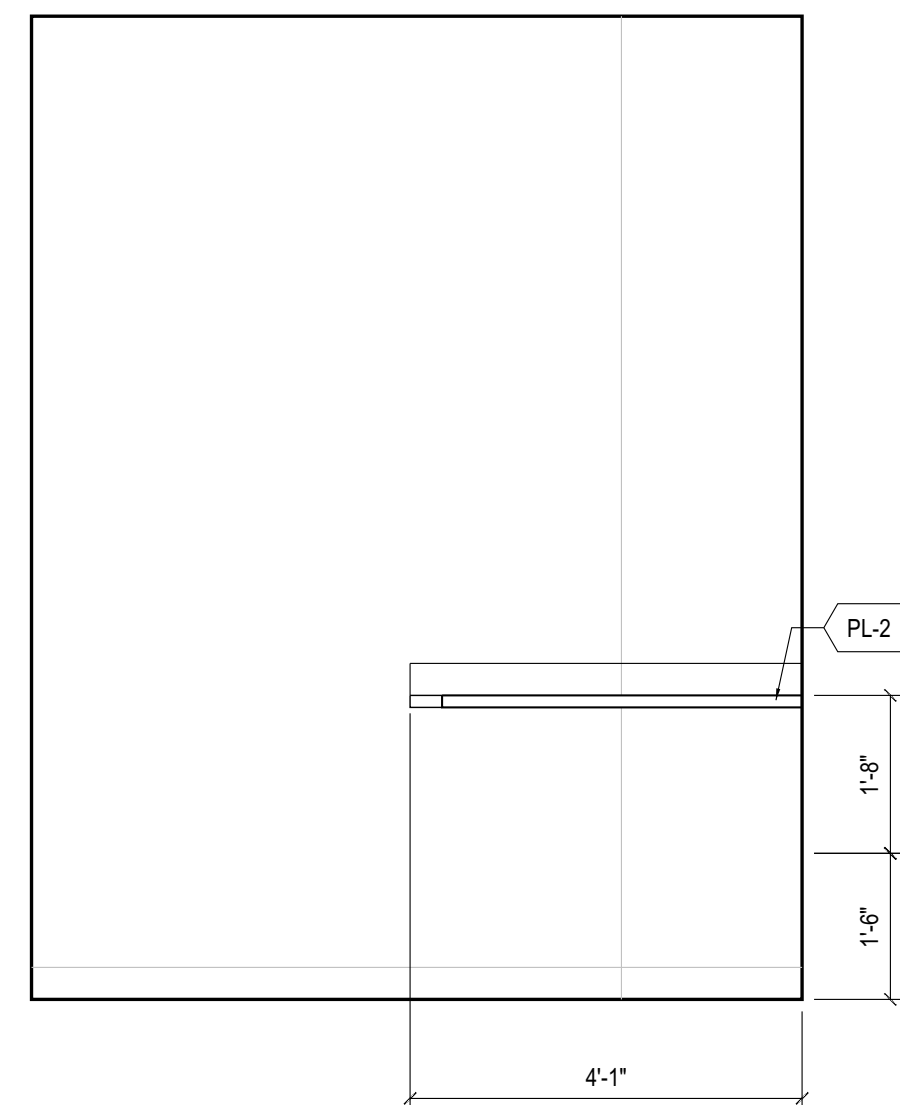
Sheet No.
A606



06 CONTACT LENS STORAGE INTERIOR ELEVATIONS
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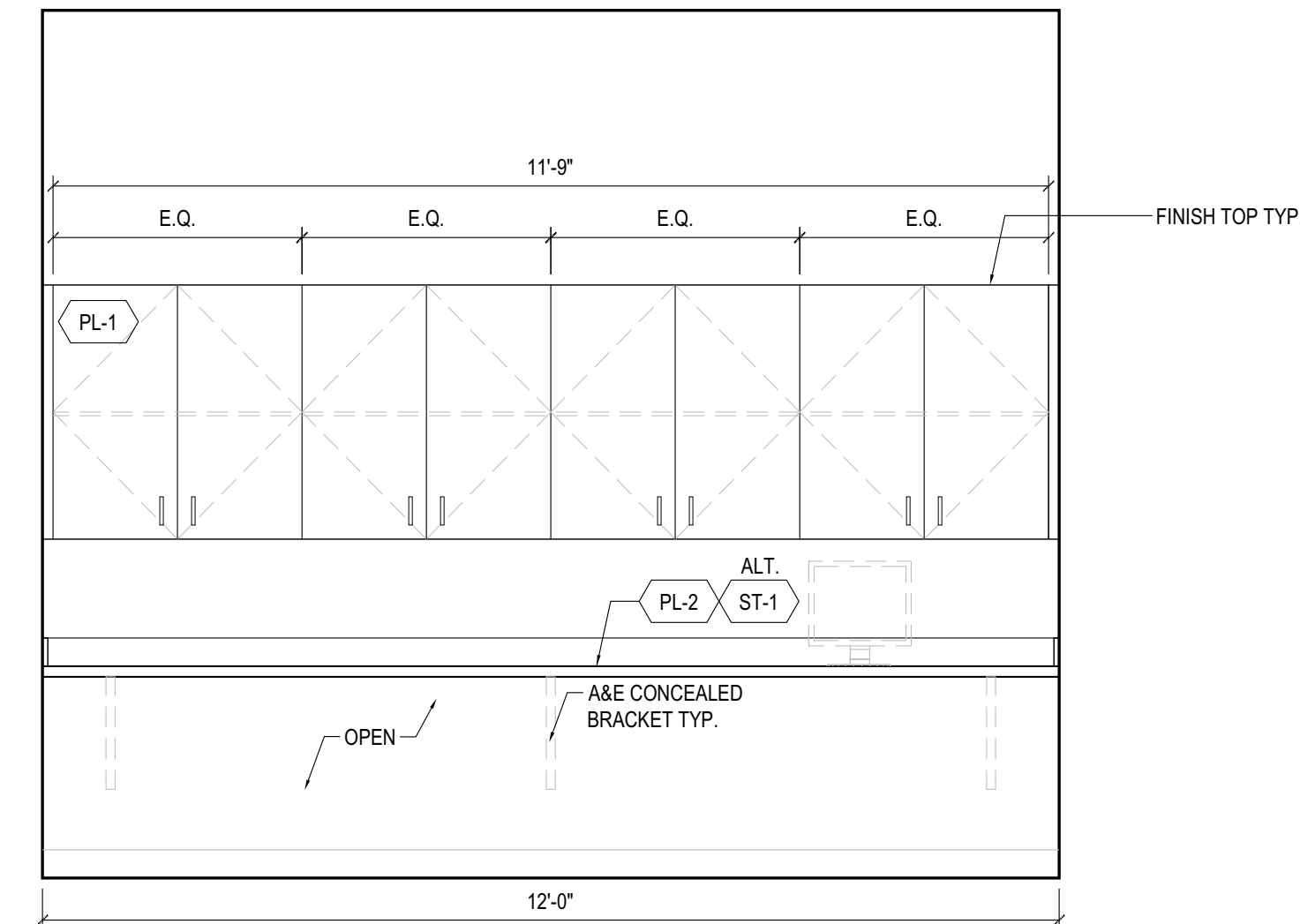


05 ENLARGED CONTACT LENS STORAGE
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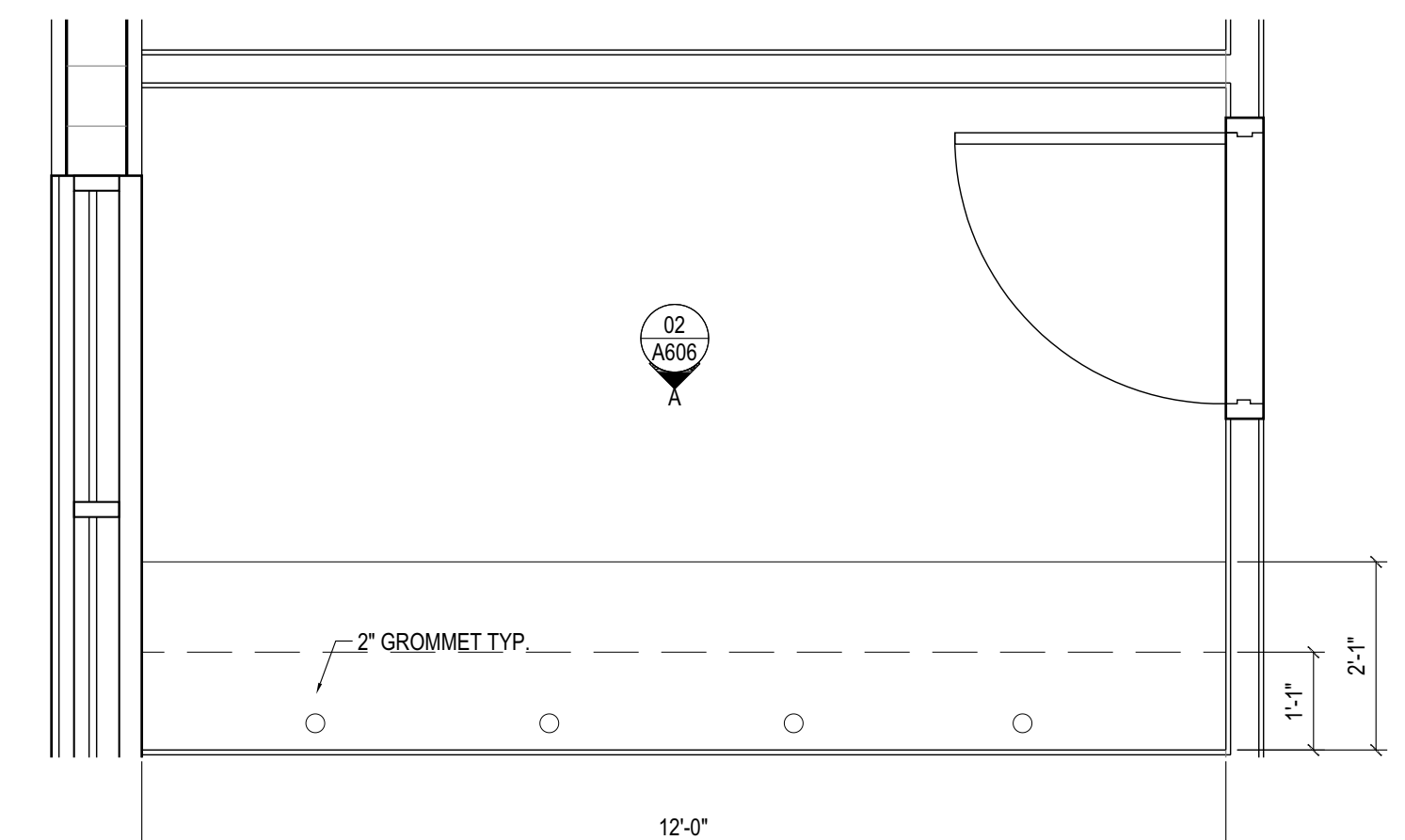


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03 ENLARGED PRE TEST 109 PLAN
 1/2" = 1"

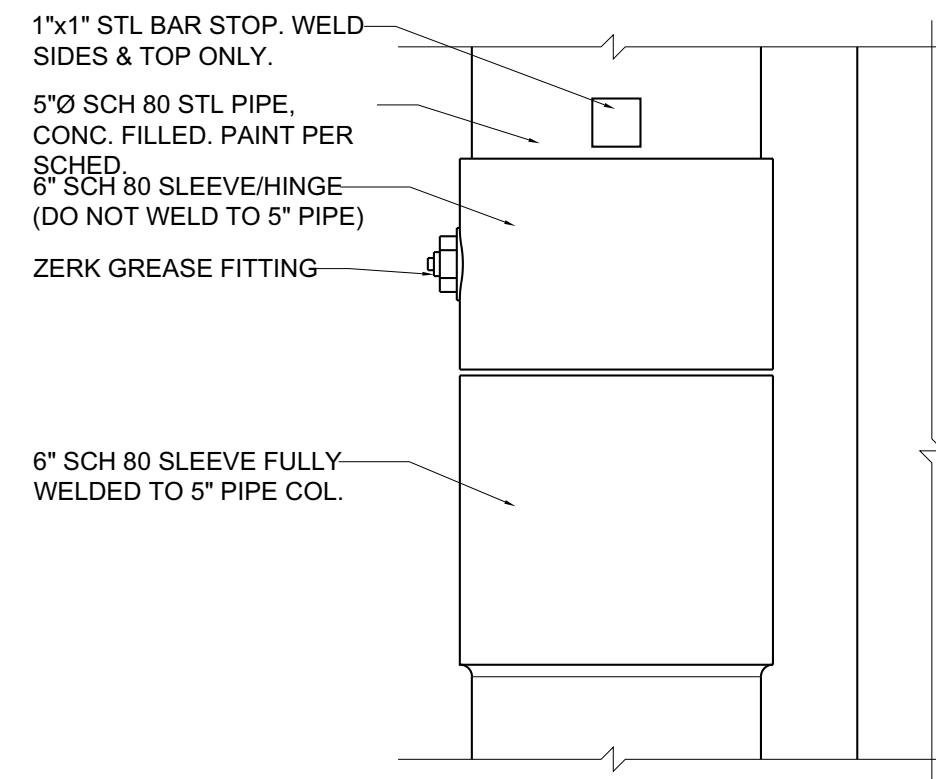


02 TECH ROOM INTERIOR ELEVATIONS
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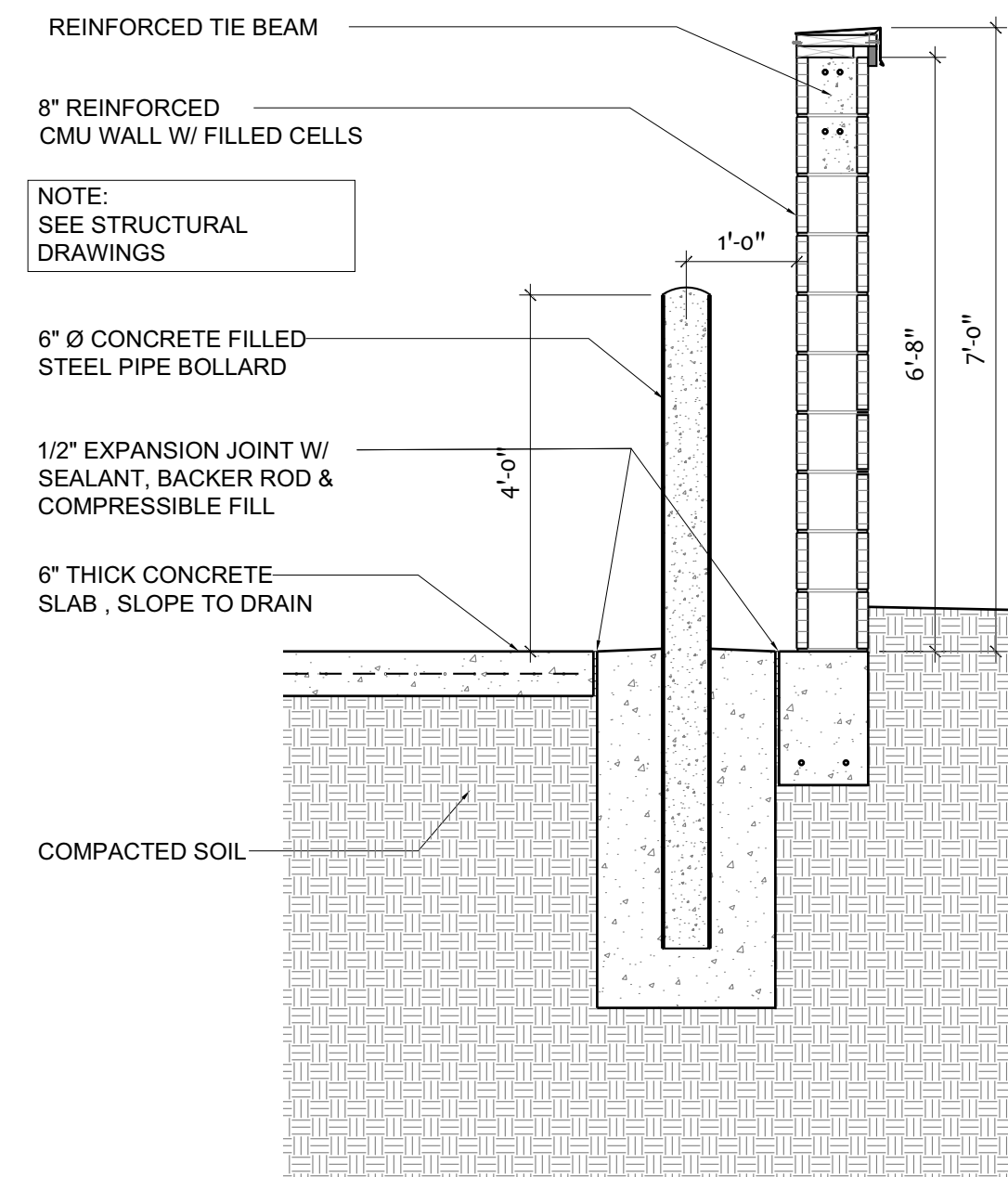


01 ENLARGED TECH ROOM PLAN
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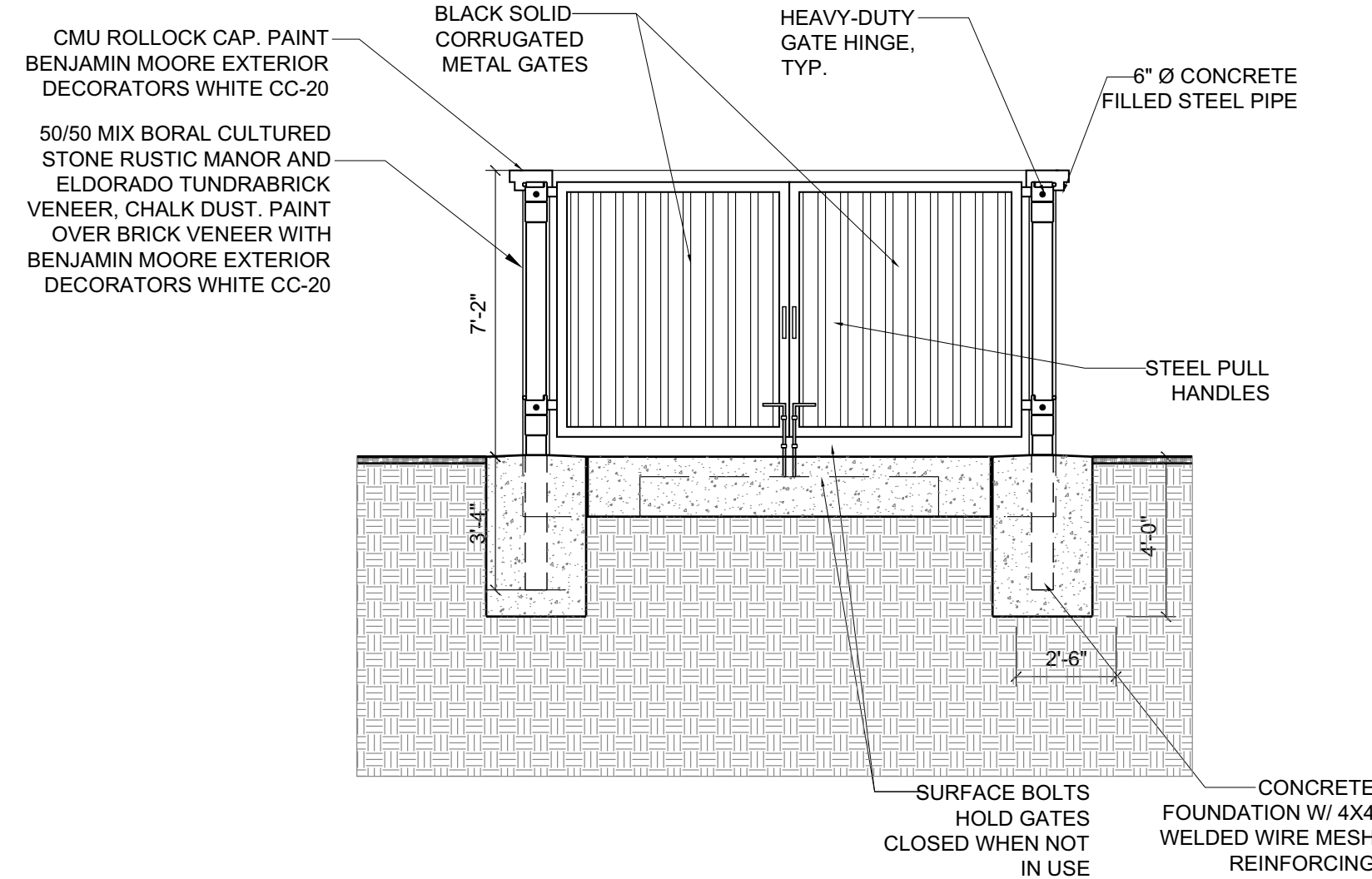
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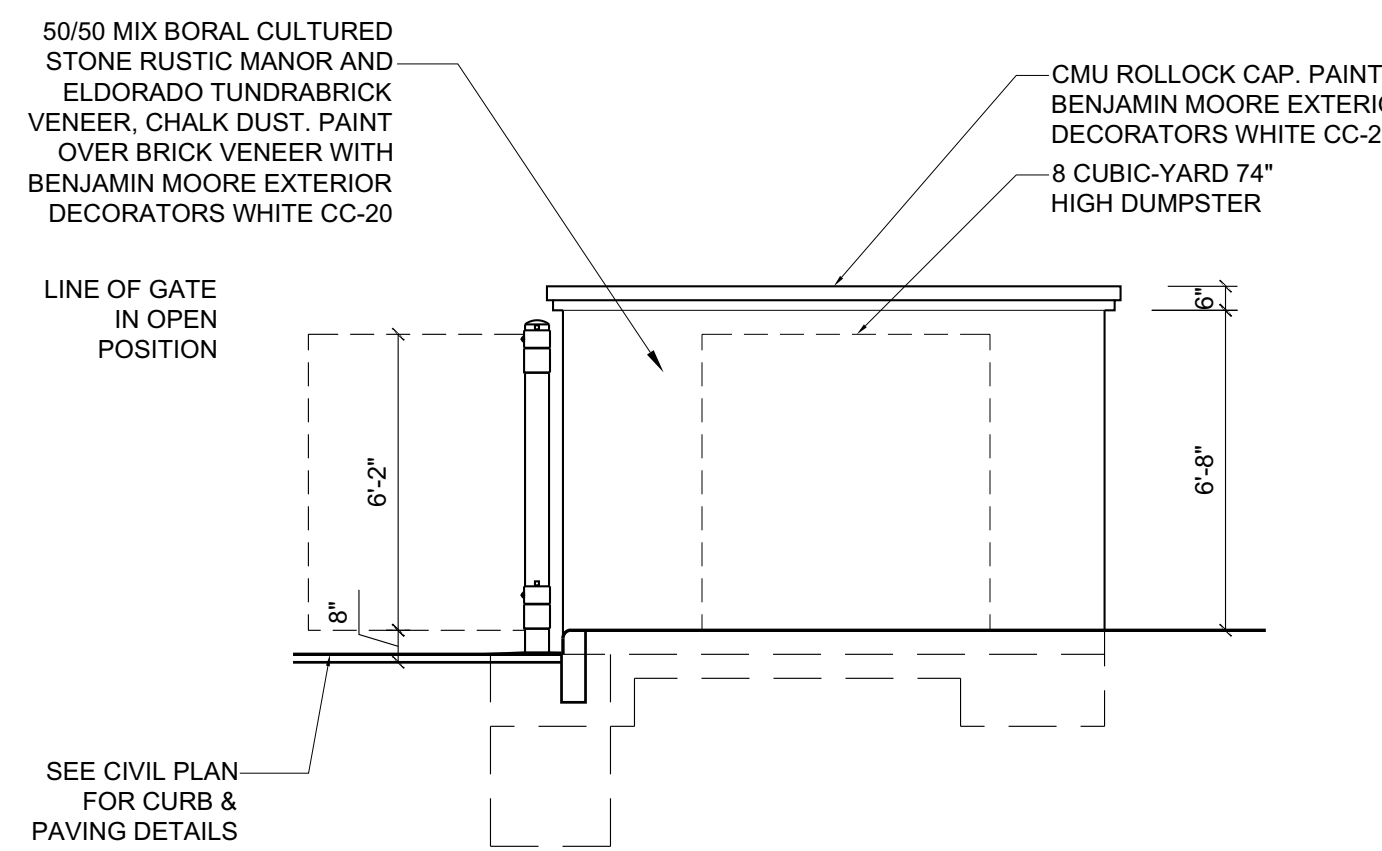
06 HINGE DETAIL (SIDE VIEW)
3" = 1"



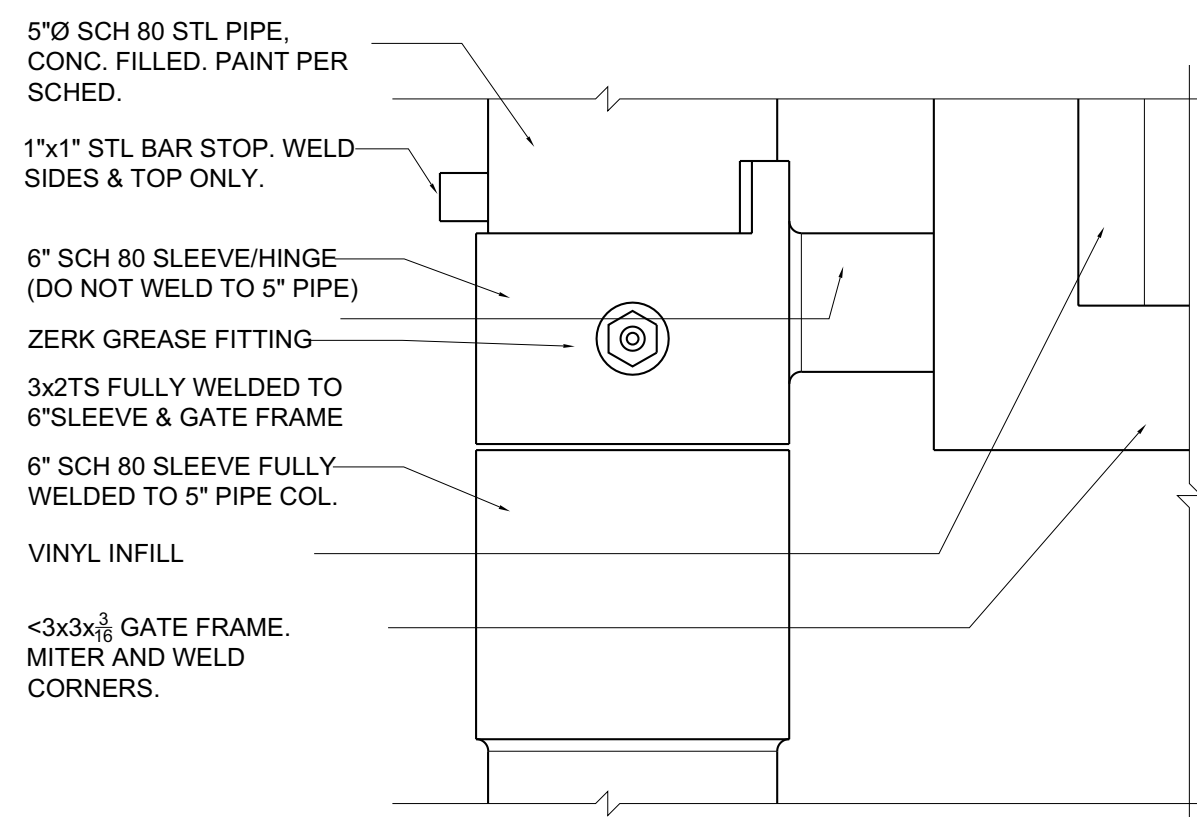
05 SECTION
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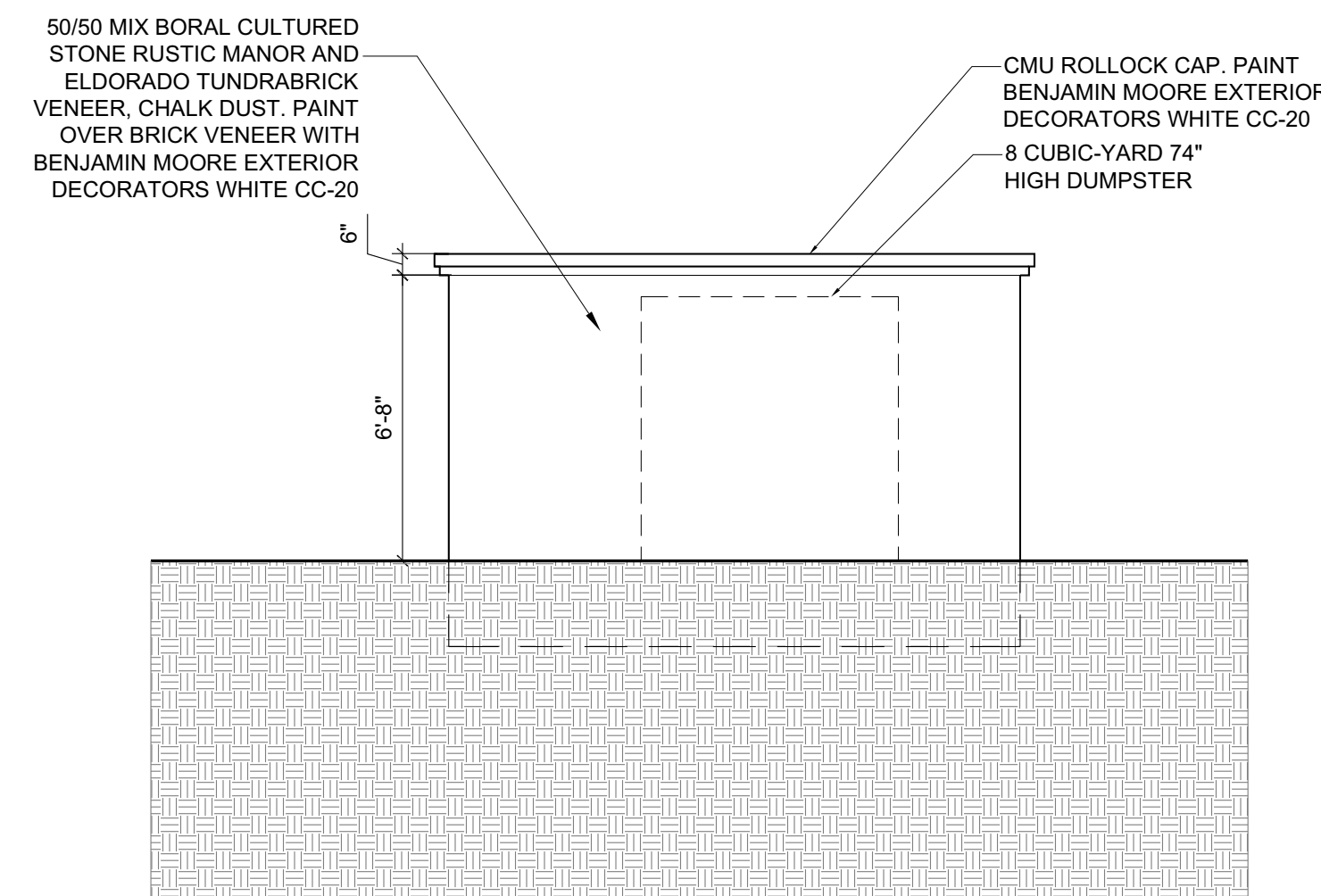
04 DUMPSTER ENCLOSURE ELEVATION - FRONT
1/4" = 1"



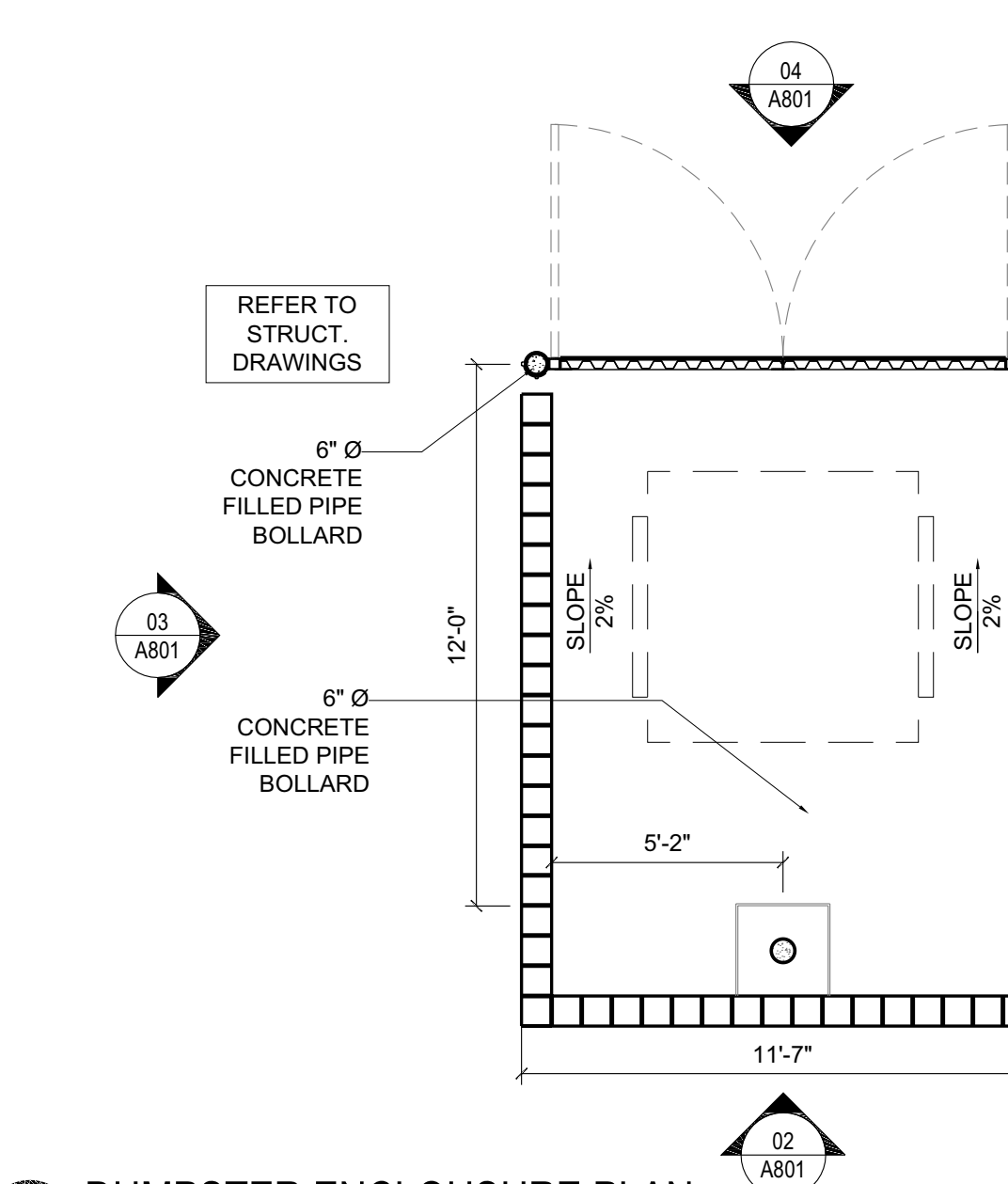
03 DUMPSTER ENCLOSURE ELEVATION - SIDE
1/4" = 1"



07 HINGE DETAIL (FRONT VIEW)
3" = 1"



02 DUMPSTER ENCLOSURE ELEVATION - REAR
1/4" = 1"



01 DUMPSTER ENCLOSURE PLAN
1/4" = 1"

- GENERAL NOTES**
- DUMPSTER ENCLOSURE DETAILS AND DESIGN ARE TYPICAL FOR ALL DUMPSTER LOCATIONS ON THE SITE.
 - SEE CIVIL DRAWINGS FOR EXACT LOCATION AND SIZE OF DUMPSTER.
 - CONTRACTOR TO VERIFY THE OPENING WIDTH AND ALL OTHER DIMENSIONS COMPLY WITH CITY ORDINANCES AND WASTE MANAGEMENT REQUIREMENTS.

cph
www.cphcorp.com
A Full Service A & E Firm
1011 E. COLONIAL DR #307
ORLANDO, FLORIDA 32803
Ph. (407) 745-5300

Plans Prepared By:
CPH, LLC.

State of Florida Licenses:
Architect No. AA2609926
Engineer No. 3215
Landscape No. LC0000298
Surveyor No. 7143

Kimberly McCann
STATE OF FLORIDA
KIMBERLY SUE DAVIS
AR91738
REGISTERED ARCHITECT

KIM MCCANN, AIA
FL REG #AR91738

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, INFORMATION, AND BELIEF, THIS DESIGN IS IN COMPLIANCE WITH APPLICABLE CODES AND LAWS

NO.	09.20.2023	PERMIT SET
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Designed:	MS
Drawn:	SP
Checked:	MS
Job No.:	201.1118054.000
©	2023

DUMPSTER ENCLOSURE DETAILS
TUSKAWILLA OPTOMETRY
LOT 6
WINTER SPRINGS, FL 32708

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND

Sheet No.
A801

Field Copy
Permit #: 2023-0003281
Date: 12/21/23
City of Winter Springs