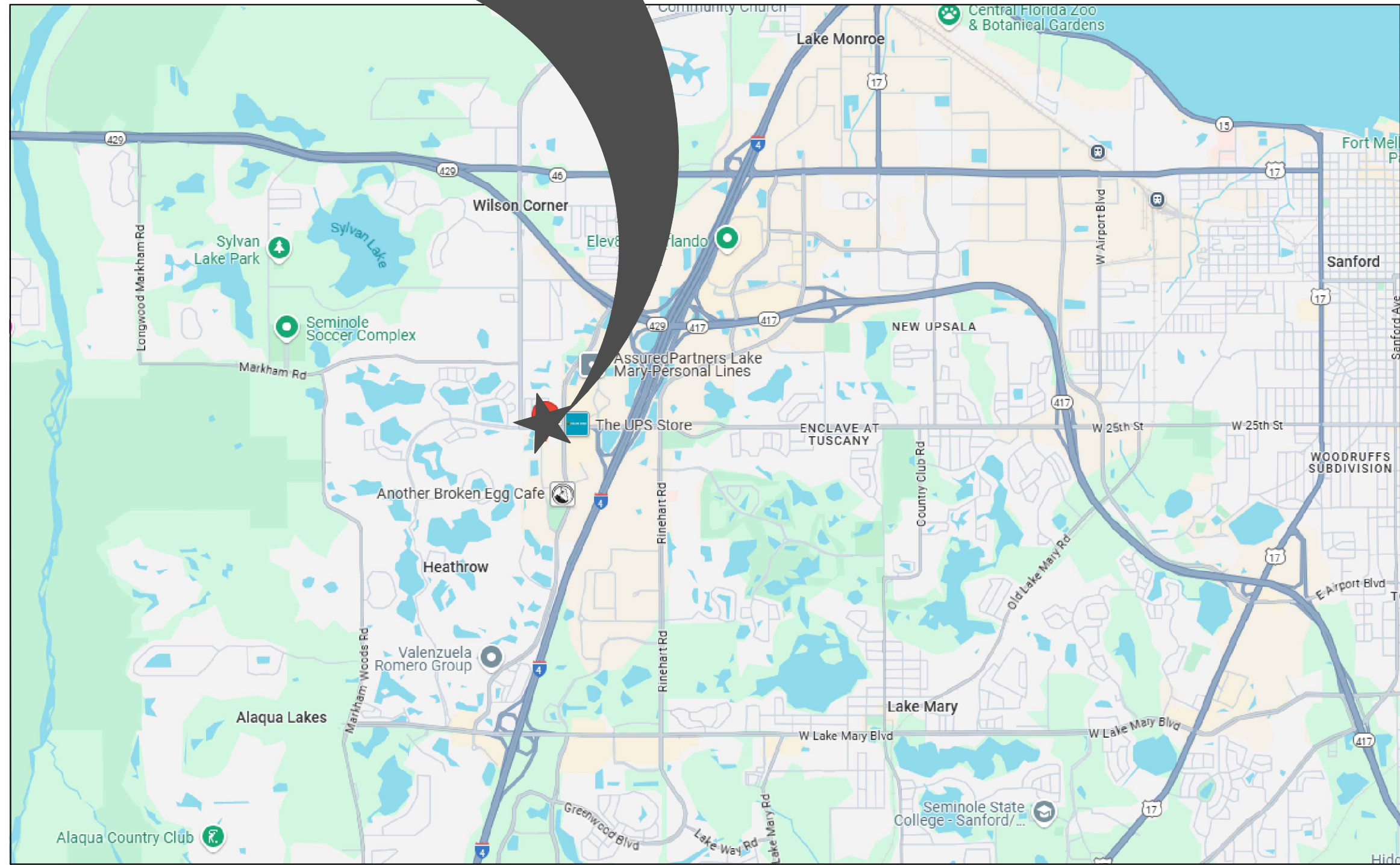
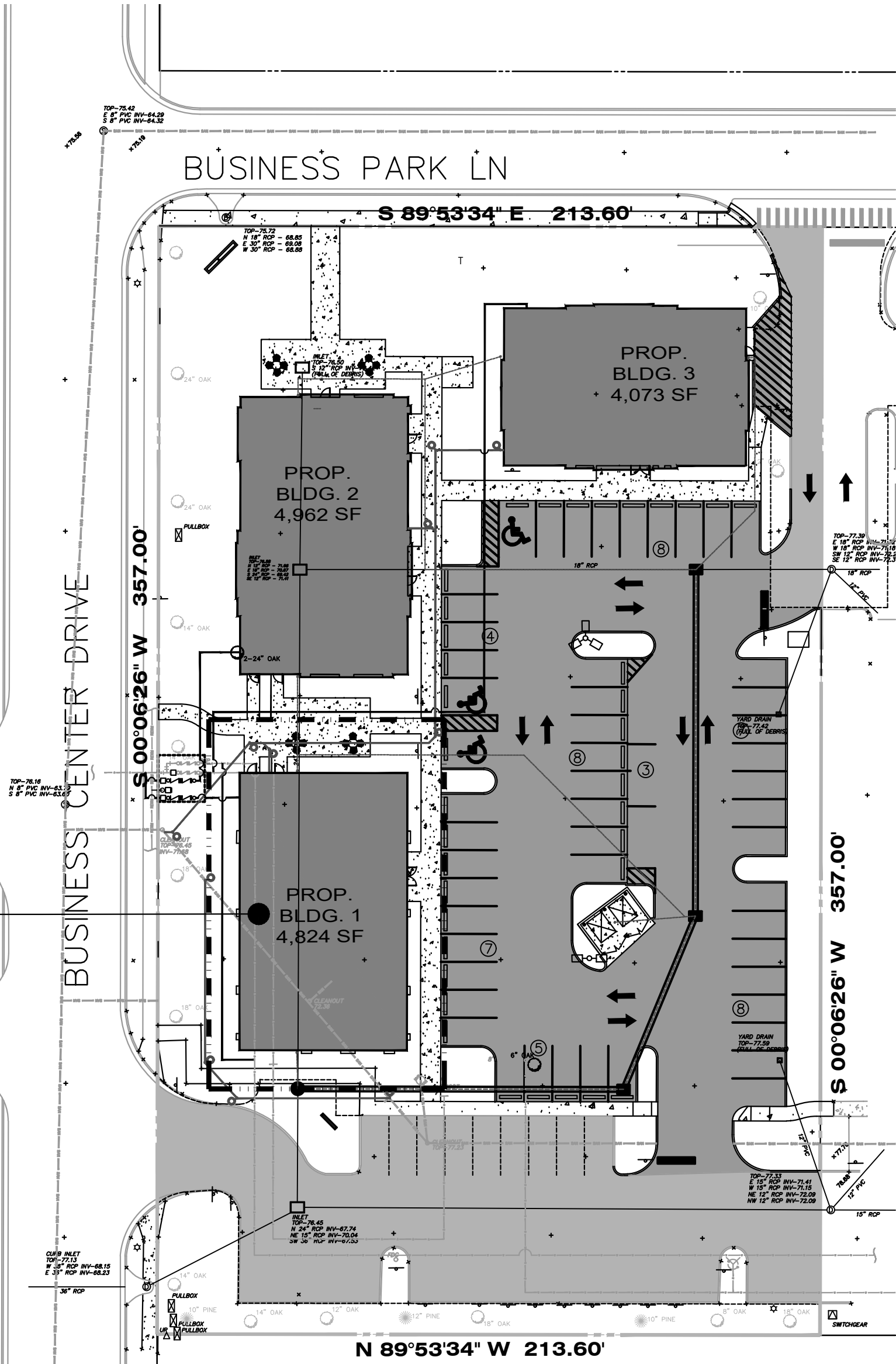


PROJECT SITE



SITE LOCATION

AREA OF WORK



1/A0.0 PROJECT KEY PLAN

SCALE: N.T.S.

HEATHROW CENTRE

BUILDING 01 - NEW OFFICE BUILDING

1165 BUSINESS CENTER DRIVE
LAKE MARY, FLORIDA 32746

PROJECT SITE PLAN/LANDSCAPE/IRRIGATION IS APPROVED
UNDER SEPARATE CIVIL PERMIT (2024-SP-08)

SCOPE OF WORK

NEW CONSTRUCTION OF A 4,824 SF SINGLE STORY BUILDING INCLUDING STRUCTURAL FRAME, EXTERIOR CLADDING, AND INTERIOR FINISHES. THE BUILDING WILL INCLUDE MECHANICAL, ELECTRICAL, PLUMBING, INTERIOR CLADDING, AND INTERIOR FINISHES. SEE MEP DRAWINGS FOR SCOPE OF NEW ENERGY CODE COMPLIANT LIGHTING, MECHANICAL, AND ELECTRICAL SYSTEMS.

PROPOSED OCCUPANCY & BUSINESS: BUILDING WILL BE CONSTRUCTED TO MEET ALL APPLICABLE BUILDING CODES AND REGULATIONS, INCLUDING THE FLORIDA BUILDING CODE 8TH EDITION (2023).

PROJECT IS PROPOSED AS A NEW CONSTRUCTION PER SECTION 903 OF THE FLORIDA BUILDING CODE 8TH EDITION (2023). SEE PLAN APPROVAL APPLICATION UNDER SEPARATE COVER BLDG08-SP-08.

PROPOSED BUSINESS OCCUPANCY

OVERALL BUILDING AREA S.F. = 4,824 S.F.
COMMON AREA S.F. = 812 S.F.
OFFICE AREA S.F. = 4,420 S.F.

BUSINESS AREAS

BUSINESS AREA OCCUPANCY: 3,608 SF @ 150 = 25P
OTHER OCC. GROUP B: 448 SF @ 220 = 2P

WAITING 103: 44 SF @ 15 = 3P
JANITOR 130: 23 SF @ 300 = 1P
STORAGE 134: 64 SF @ 300 = 1P
IT 136: 22 SF @ 300 = 1P
BREAK RM. 137: 139 SF @ 15 = 10P
LAUNDRY 138: 68 SF @ 15 = 5P
ROOF ACCESS 139: 88 SF @ 15 = 1P

TOTAL OCCUPANCY: 47 P

OVERALL DIAGONAL DISTANCE: 102'-8"
PROVIDED DISTANCE BETWEEN EXITS: 51'-6"
LONGEST COMMON PATH OF TRAVEL: 39'-0"
LONGEST TRAVEL DISTANCE: 94'-6"

EXIT CAPACITY PROVIDED = 510P

PLUMBING FIXTURE REQUIREMENTS

1ST. FLOOR	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BUSINESS 47 PERSONS				
TOILETS	1	1	1	1
LAVATORIES	1	1	1	1
SERVICE SINK	1	1		
DRINKING FOUNTAIN	1	1		

LEGAL DESCRIPTION

SEC 04 TWP 20 RGE 30E PT OF LOTS 36 THRU 39 & THAT PT OF VACCD ST ADJ ON W DESC AS BEG 373.82 FT S & 795.4 FT OF NW COR BLK E 213.6 FT S 357 FT W 213.6 FT N 357 FT TO BEG UNRECORDED PLAT OF SUBURBAN ESTATES

BUILDING INFORMATION

APPLICABLE CODES

ALL CONSTRUCTION SPECIFIED ON THESE DOCUMENTS SUBMITTED FOR BUILDING PERMIT SHALL COMPLY WITH ALL CODES AND ORDINANCES OF CITY OF OVIEDO, FLORIDA, INCLUDING REVISIONS, AMENDMENTS AND ADDENDUMS TO THE FOLLOWING CODES:

- FLORIDA BUILDING CODE 8TH EDITION (2023)
- FLORIDA ACCESSIBILITY CODE 8TH EDITION (2023)
- FLORIDA MECHANICAL CODE 8TH EDITION (2023)
- FLORIDA PLUMBING CODE 8TH EDITION (2023)
- FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)
- FLORIDA ENERGY CONSERVATION CODE 8TH EDITION (2023)

ADDITIONAL APPLICABLE CODES

- NFPA 101 LIFE SAFETY CODE FLORIDA EDITION
- NATIONAL ELECTRIC CODE 2020 EDITION
- FLORIDA BUILDING CODE 8TH EDITION (2023)

OCCUPANCY CLASSIFICATION

FLORIDA BUILDING CODE, CHAPTER 3:
304.1 BUSINESS GROUP B.
BUSINESS GROUP B OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR OFFICE, PROFESSIONAL, OR SERVICE TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.

INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
BARBER AND BEAUTY SHOPS

CONSTRUCTION CLASSIFICATION

FLORIDA BUILDING CODE, CHAPTER 6:
TYPE V-B NOT SPRINKLERED - NEW BUILDING

INTERIOR FINISHES

FLORIDA BUILDING CODE, CHAPTER 8:
BUSINESS - GROUP B NOT SPRINKLERED

INTERIOR WALL AND CEILING FINISHES REQUIREMENTS - TABLE B03.1
EXIT ACCESS CORRIDORS / EXITSWAYS: CLASS B
ROOMS AND ENCLOSED SPACES: CLASS C

BUILDING/ UNIT INFORMATION

TENANT S.F.	COMMON AREA S.F.	TOTAL FLOOR S.F.
N/A	N/A	4,824 S.F.

ADDITIONAL PERMITS

ANY APPLICABLE PERMITS OR APPROVAL REQUIRED BY ANY OTHER GOVERNMENT AGENCY (DEP, DOT, SWFWMD, COUNTY, ETC.) ARE THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN.

CONTACT INFORMATION

OWNER

PROVEDENCE ONE PARTNERS

ARCHITECTURE/INTERIOR DESIGNER

CAMPBELL + VAN DUSEN DESIGN STUDIO
255 SOUTH ORANGE AVENUE
SUITE 1240
ORLANDO, FLORIDA 32801
407.930.6016
CONTACT: FRANK W. CAMPBELL
CONTACT: GLORIA VAN DUSEN

ELECTRICAL ENGINEERING

A.C.E. - ARCHITECTURAL CONSULTING
ENGINEERING, INC., 651 MARSHALL LAKE
ROAD, SUITE 100 APOPKA, FL 32703
407.862.1901 CONTACT: GREG SIGLE

MECH & PLUMBING ENGINEERING

TAGS ENGINEERING
1631 KATIE CV.
SANFORD, FL 32771
407.463.9568
CONTACT: TUGCE AGSAK

STRUCTURAL ENGINEERING

GUTHERMAN STRUCTURAL INC.
130 CROWN OAK CENTRE DRIVE
LONGWOOD, FLORIDA 32750
PHONE: (407) 951-8065

CONTACT: JACK GUTHERMAN

CIVIL ENGINEERING

AMERICAN CIVIL ENGINEERING
COMPANY
207 N. MOSS ROAD, SUITE 211 WINTER
SPRINGS, FLORIDA 32708 PHONE: (407)
327-7700
CONTACT: THOMAS H. SKELTON

CONSTRUCTION DOCUMENTS

SHEET INDEX

ARCHITECTURAL:

A0.0 COVER SHEET
A0.1 NOTES
A0.2 NOTES
A0.3 NOTES
A0.5 PARTITION TYPES
A0.6 LIFE SAFETY PLAN
A2.0 CONSTRUCTION FLOOR PLAN
A2.1 DIMENSION FLOOR PLAN
A2.2 DOOR & WINDOW SCHEDULE
A2.3 DOOR DETAILS
A3.0 REFLECTED CEILING PLAN
A4.0 FINISH PLAN & FINISH LEGEND DETAILS
A5.0 MILLWORK
A6.0 EXTERIOR ELEVATIONS
A6.1 EXTERIOR ELEVATIONS
A7.0 CROSS SECTIONS
A7.1 WALL SECTIONS AND DETAILS
A8.0 ROOF PLAN
A8.1 ROOF DETAILS

STRUCTURAL:

S0.1 STRUCTURAL NOTES
S0.2 STRUCTURAL SCHEDULES BDL1
S0.3 TYPICAL DETAILS BDL1
S2.0 BLDG GROUND LEVEL
S3.0 BLDG ROOF LEVEL
S4.1 STRUCTURAL SECTIONS BDL1
S4.2 STRUCTURAL SECTIONS BDL1

MECHANICAL:

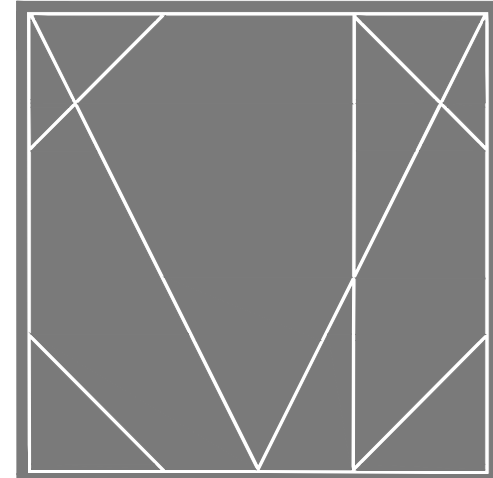
M1.0 MECHANICAL SPECIFICATIONS
M2.0 MECHANICAL FLOOR PLAN
M3.0 MECHANICAL ROOF PLAN
M4.0 MECHANICAL SCHEDULES
M5.0 MECHANICAL DETAILS

ELECTRICAL:

E001 SYMBOL, LEGEND, GENERAL NOTES, AND ELECTRICAL SPECIFICATIONS
E101 FLOOR PLAN - LIGHTING
E102 FLOOR PLAN - POWER AND SYSTEMS
E103 FLOOR PLAN - MECHANICAL PLAN
E501 UI PENETRATION DETAILS
E601 PANELBOARD SCHEDULES
POWER ONE LINE DIAGRAM
SCA LETTER

PLUMBING:

P1.0 PLUMBING SPECIFICATIONS
P2.0 PLUMBING SANITARY WASTE FLOOR PLAN
P2.0B PLUMBING DOMESTIC WATER FLOOR PLAN
P3.0 PLUMBING ROOF PLAN
P4.0 PLUMBING SCHEDULES
P5.0 PLUMBING DETAILS
P6.0 PLUMBING RISERS



CAMPBELL + VAN DUSEN
ARCHITECTURE INTERIOR DESIGN

www.CVDstudio.com

CAMPBELL + VAN DUSEN Design Studio, LLC
255 South Orange Avenue Suite #1240
Orlando, Florida 32801
Phone: 407.930.6016
FL Lic. No. AA26002339

ARCHITECT OF RECORD
FRANK W. CAMPBELL AIA
FL LIC. NO. AR0016053

COPY OF THIS PLAN IS NOT VALID UNLESS SIGNED,
SEALED AND DATED BY THE ARCHITECT OF RECORD.

SCALE

COPY OF THIS PLAN IS NOT VALID UNLESS SIGNED,
SEALED AND DATED BY THE ARCHITECT OF RECORD.

PROJECT DESCRIPTION:
A NEW OFFICE BUILDING FOR
PROVIDENCE ONE PARTNERS
BUILDING - 01
1145 BUSINESS CENTER DRIVE
HEATHROW, FLORIDA, 32746

CONSTRUCTION

DATE
10.21.2025

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT TEAM
PRINCIPAL IN CHARGE
F. CAMPBELL
PROJECT MANAGER
B. BUCKLEY

CLIENT NAME
Providence One Partners

PROJECT NUMBER
24-0919-01

SHEET TITLE
COVER SHEET

REVISION NUMBER
A0.0

