

ABV	ABOVE	HM.	HOLLOW METAL
ACOUS	ACOUSTICAL	HOR.	HORIZONTAL
AD	AREA DRAIN	H.P.	HIGH POINT
ADJ	ADJACENT/ADJUSTABLE	H.V.A.C.	HEATING, VENTILATING AND AIR
AFF	ABOVE FINISHED FLOOR		CONDITIONING
AGGR	AGGREGATE	ID.	INSIDE DIAMETER
ALUM	ALUMINUM	IN.	INCH
ANCH	ANCHOR	INSUL	INSULATION
ANOD	ANODIZED	INT.	INTERIOR
APPROX	APPROXIMATE (LY)	JC.	JANITOR'S CLOSET
ARCH	ARCHITECT (UPAL)	JST.	JOIST
AS	ACOUSTICAL SEALANT	JT.	JOINT
ASPH	ASPHALT	KIT.	KITCHEN
AT	ACOUSTICAL TILE	KO.	KNOCK-OUT
B	BOTTOM OF	LAM	LAMINATE
BD	BOARD	LP	LOW POINT
BTUM	BITUMINOUS	LT	LIGHT
BLDG	BUILDING	LVR	LOUVER
BM	BEAM	MACH.	MACHINE
BRK	BRICK	MAX.	MAXIMUM
CAB	CABINET	MECH.	MECHANICAL
CJ	CONTROL JOINT	MFR.	MANUFACTURER
CLG	CEILING	MIN.	MINIMUM
CLR	CENTERLINE	MISC.	MISCELLANEOUS
CLR OPG	CLEAR OPENING	M.O.	MASONRY OPENING
CMU	CONCRETE MASONRY UNIT	M.R.	MOISTURE RESISTANT
CP	CEMENT PLASTER	MTL.	MEAN SEA LEVEL
COL	COLUMN	MULL	MULLION
CONC	CONCRETE	N.I.C.	NOT IN CONTRACT
CONST	CONSTRUCTION	NO.	NUMBER
CONT	CONTINUOUS	NOM.	NOMINAL
CONTR	CONTRACTOR	N.T.S.	NOT TO SCALE
CPT	CARPET	OC	ON CENTER
CT	CERAMIC TILE	OD	OUTSIDE DIAMETER
DAM	DIAMETER	OPNG	OPENING
DIM	DIMENSION	OPP	OPPOSITE
D.O.S.	DOOR OPENING SIZE	PARTN	PARTITION
DP	DAMP PROOFING	PFS	PREMULDED FILLER
DR	DOOR	PL	PLATE
DTL	DETAIL	PBLG	PLUMBING
DWGS.	DRAWING (S)	PLAS	PLASTER, PLASTIC
DW.	DRYWALL	PRCJ	PROJECT
E	EACH	PLYWD	PLYWOOD
E.J.	EXPANSION JOINT	PVMT	PAVEMENT
ELECT.	ELECTRICAL	PT	POINT
ELEV./EL.	ELEVATION	P.T.	PRESSURE TREATED
EQ.	EQUAL	Q.T.	QUARRY TILE
EQUIP.	EQUIPMENT	REF	REFERENCE/REFRIGERATOR
EXP.	EXPOSED	REINF	REINFORCED
EXPAN	EXPANSION	RES	RESILIENT
EXIST	EXISTING	RO	ROUGH OPENING
FE	FIRE EXTINGUISHER	SAN	SANITARY
FEC.	FIRE EXTINGUISHER CABINET	SHT	SHEET
FD.	FLOOR DRAIN	SHTG	SHEATHING
F.F.	FINISHED FLOOR	SIM	SIMILAR
F.F.E.	FINISHED FLOOR ELEVATION	SPEC	SPECIFICATION
FHC	FIRE HOSE CABINET	S.S.	STAINLESS STEEL
FIN.	FINISHED	STRD	STANDARD
FL.	FLOOR	T.O.C.	TOP OF CONCRETE
FLASH.	FLASHING	T & G	TONGUE AND GROOVE
FLR.	FLOOR	TEMP	TEMPERED
FT.	FOOT, FEET	TERR	TERRAZO
FURR.	FURRING	TJ	TOP OF JOIST
GA.	GAUGE	TOW	TOP OF WALL
GALV	GALVANIZED	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UCN	UNLESS OTHERWISE NOTED
GL	GLASS	W/	WITH
G.W.B.	GYPSSUM WALL BOARD	WD	WOOD
GYP	GYPSSUM	WDW	WINDOW
GYP BD	GYPSSUM BOARD	WH	WATER HEATER
HANDIC	HANDICAPPED	W/O	WITHOUT
HB.	HOSE BIB	WSCT	WAINSCOT
HC.	HOLLOW CORE		
HD.	HAND		
HDW.	HARDWARE		
HDWD.	HARDWOOD		
HGT./HT	HEIGHT		

3

C

GRID LETTER ON "X" AXIS

COLUMN LINE

GRID NO. ON "Y" AXIS

ROOM NAME

ROOM NUMBER

ROOM NAME

ROOM NUMBER

DOOR SYMBOL

01

DOOR NUMBER

WINDOW SYMBOL

C

WINDOW/STOREFRONT

ELEVATION

3

ELEVATION NUMBER

A-5

SHEET NUMBER

ELEVATION ABOVE N.G.V.D.

4th FLOOR

ELEV.

+32.00'

ABOVE FINISH FLOOR

PARTITION SYMBOL

PARTITION TYPE

PARTITION TYPE

SECTION

0

SECTION NUMBER

A-000

SHEET NUMBER

WALL SECTION

0

SECTION NUMBER

A-000

SHEET NUMBER

DETAIL

0-00

DETAIL NUMBER

A-000

SHEET NUMBER

ENLARGED DETAIL

3

DETAIL NUMBER

A-5

SHEET NUMBER

REVISION

Note No.

Note No.

NOTE TAG

Note No.

Note No.

Abbreviations & Symbols

07

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Location Plan

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Project Information

01

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED AND COMPLETED IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND MANUFACTURERS' RECOMMENDED PROCEDURES FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT AS REQUIRED TO SATISFY THE DRAWINGS AND THESE SPECIFICATIONS.
- BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY MEASUREMENTS AND CONDITIONS AT THE EXISTING BUILDING AND SITE. ANY DIFFERENCES, OR DISCREPANCIES, BETWEEN ACTUAL MEASUREMENTS AND CONDITIONS FROM THOSE SHOWN ON THE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND DECISION BEFORE PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL FURNISH OR PROVIDE FOR ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS OR METHODS LISTED, MENTIONED OR SCHEDULED ON THE DRAWINGS AND HEREIN SPECIFIED.
- THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED.
- ALL DETAILS AND SECTIONS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- IF ANY CLARIFICATIONS OF THE CONSTRUCTION DOCUMENTS ARE REQUIRED, OR ANY DISCREPANCIES ARE NOTICED, THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR FURTHER CLARIFICATION.
- CONTRACTOR SHALL OBTAIN THE LATEST SET OF DRAWINGS FROM THE ARCHITECT, INCLUDING ANY DATED REVISIONS, BEFORE STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.
- PROVIDE ALL SHORING, BRACING AND SHEATHING AS REQUIRED FOR SAFETY AND FOR THE PROPER EXECUTION OF THE WORK.
- IN THE PROCESS OF LOCATING INTERIOR PARTITIONS, THE CONTRACTOR RESPONSIBLE SHALL REPORT ANY DIMENSIONAL DIFFERENCES IN THE FIELD FROM THE DIMENSIONS INDICATED ON THE PLANS, BEFORE PROCEEDING WITH ANY WORK.
- WALL THICKNESS DIMENSIONS SHOWN ARE NOMINAL. PLEASE SEE PARTITION DETAILS FOR ACTUAL ASSEMBLY THICKNESSES.
- PROVIDE BACKING IN PARTITIONS AND WALLS, AS REQUIRED, TO SUPPORT SHELVING AND WALL MOUNTED FIXTURES (SEE BACKING DETAIL IN THE ARCHITECTURAL DETAILS).

EXISTING SLAB

- THE EXISTING CONCRETE SLAB IS TO BE CUT FOR NEW PLUMBING WHERE NEEDED FOR NEW PLUMBING.

WOOD CONSTRUCTION

- ALL WOOD IN CONTACT WITH CONCRETE, OR METAL, SHALL BE PRESSURE TREATED.

METAL STUDS

- ANY NEW METAL STUDS USED SHALL BE GALVANIZED.
- GALVANIZED METAL STUDS USED AT INTERIOR WALLS SHALL BE 25 GA. (MINIMUM) AT 24" O.C. (MAXIMUM).
- HORIZONTAL METAL TRACK RUNNERS SHALL BE USED AT THE TOP AND BOTTOM OF EACH METAL STUD WALL.
- ATTACHMENTS FOR METAL STUD FRAMING SHALL BE WITH USE OF SHEET METAL SCREWS AT CODE MINIMUM SPACINGS (MINIMUM). GYPSUM WALLBOARD SHALL BE INSTALLED WITH DRYWALL SCREWS AT CODE MINIMUM SPACINGS.
- ATTACHMENTS FOR METAL STUD TRACK RUNNERS TO CONCRETE SHALL BE WITH USE OF APPROPRIATE FASTENERS 2" L. (MIN.) AT 24" O.C. (MAX).
- 6" GALV. METAL STUDS SHALL BE USED AT ALL PLUMBING WET WALLS TO ALLOW PROPER CLEARANCE FOR PIPING ROUGH-IN.
- ALL PARTITIONS, WHICH DO NOT RUN FULL HEIGHT, SHALL BE BRACED TO THE ROOF DECK ABOVE AT 48" O.C. (MAX) WITH ANGLED STUD BRACING, STAGGERED SIDE-TO-SIDE. SEE STUD BRACING DETAIL IN THE ARCHITECTURAL DETAILS.

GYPSUM WALLBOARD

- GYPSUM WALLBOARD SHALL BE SCREWED TO METAL STUDS AT MIN. SPACING(S) PER CODE.
- PROVIDE MIN. (2) COATS DRYWALL COMPOUND AT ALL JOINTS, WITH SANDING BETWEEN COATS.
- TAPE SHALL BE USED AT ALL DRYWALL SHEET SEAMS, AND CORNER BEADS AT ALL EXPOSED CORNERS. DRYWALL J-BEADS SHALL BE USED AT ANY CONDITIONS WHERE DRYWALL ENDEDGE IS EXPOSED.
- USE MOISTURE RESISTANT AT ALL WET WALL LOCATIONS.

MILLWORK

- ALL CUSTOM BUILT MILLWORK SHALL BE BUILT AS PER DETAILS IN THESE PLANS, OR SHOP DRAWINGS SHALL BE PROVIDED FOR OWNER AND ARCHITECT REVIEW.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE BACKING AND/OR BLOCKING, AS REQUIRED, FOR INSTALLATION AND SUPPORT OF ALL MILLWORK. SEE BLOCKING DETAIL IN THE ARCHITECTURAL DETAILS.
- ASSUMPTIONS HAVE BEEN MADE ABOUT THE FABRICATION OF MILLWORK FOR THIS PROJECT. CONTRACTOR SHALL COORDINATE BETWEEN TRADESMEN (I.E., VERIFY REQUIREMENTS OF COUNTERTOP INSTALLER, AND PROVIDE FOR SAME IN THE BASE CABINETY).

Interior Finish Classification: Per FFPC 101 CHAPTER 10. Industrial, Special Purpose Non Sprinklered

- ALL INTERIOR FINISHES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. THE CONTRACTOR SHALL VERIFY THAT EACH FINISH MEETS OR EXCEEDS THESE REQUIREMENTS, PRIOR TO ORDERING, OR INSTALLATION.
AS PER THE FLORIDA FIRE PREVENTION CODE (NFPA 101) SEC. 39.3.3.2. AND FBC TABLE 803.3, THE MINIMUM INTERIOR FINISH CLASSIFICATIONS SHALL BE AS FOLLOWS:
ENCLOSED STAIRWAYS: N/A CLASS 'A' OR 'B'
EXIT ACCESS CORRIDORS/LOBBIES: N/A CLASS 'A' OR 'B'
ROOMS AND ENCLOSED SPACES: CLASS 'A', 'B', OR 'C'
2. FINISHES ARE TO BE SELECTED BY THE OWNER AND/OR TENANT, AND COORDINATED BY THE GENERAL CONTRACTOR.
ALL INTERIOR FINISHES SHALL COMPLY WITH FLORIDA BUILDING CODE 2020 ED. CHAPTER 8, SECTION 803.1.1, TABLE 803.11 AND CLASSIFIED IN ACCORDANCE TO ASTM 84. FINISH TYPES SHALL BE AS FOLLOWS:
CLASS 'A' FLAME SPREAD 0-25 SMOKE DEVELOPED INDEX 0-450
CLASS 'B' FLAME SPREAD 26-75 SMOKE DEVELOPED INDEX 0-450
CLASS 'C' FLAME SPREAD 76-200 SMOKE DEVELOPED INDEX 0-450

GENERAL CONTRACTOR SHALL VERIFY THAT ALL SELECTED FINISHES MEET THESE CRITERIA, OR PROVIDE SPECIFICATIONS FOR ARCHITECT REVIEW AND APPROVAL.

ALL INTERIOR FLOOR FINISHES SHALL COMPLY THE FLORIDA FIRE PREVENTION CODE (NFPA 101) SEC. 12.3.3.5, AND FBC 804.4.1, THE MINIMUM INTERIOR FLOOR FINISH CLASSIFICATIONS SHALL BE AS FOLLOWS:
EXIT ENCLOSURES: CLASS II
EXIT ACCESS CORRIDORS: CLASS II
CLASS I: 0.45 WATTS/CM2 OR GREATER; CLASS II: 0.22 WATTS/CM2 OR GREATER.

HANDICAPPED ACCESSIBILITY

- SEE PLANS, DETAILS, AND SHEET A-5.1 FOR HANDICAPPED ACCESSIBILITY REQUIREMENTS.
- CHANGES IN LEVEL AT DOOR THRESHOLDS, OR AT TRANSITIONS BETWEEN FLOORING MATERIALS SHALL BE NO GREATER THAN 1/2 INCH WITH A BEVELED EDGE (WITH A SLOPE NO GREATER THAN 1:2). CHANGES IN LEVEL UP TO 1/4 INCH MAY BE VERTICAL, AND WITHOUT EDGE TREATMENT.

FIRE ASSEMBLY REQUIREMENTS

- FIRE RATED SEPARATIONS IS NOT REQUIRED BETWEEN OCCUPANCY GROUP B AND CORRIDOR PER FBC 2022 TABLE 1018.1.1 CORRIDOR FIRE-RESISTANCE RATING. ALSO PER FBC 2022 EXISTING CODE SECT. 804.1.1 FIRE SPRINKLER COVERAGE IS PROVIDED FOR THE STAIRWELL LANDINGS SERVING THE FLOOR AND THE INTERMEDIATE LANDINGS IMMEDIATELY BELOW.

Shop Drawings:

1. EXTERIOR DOORS/WINDOWS	5. ALUMINUM COMPOSITE PANELS
2. PLUMBING FIXTURES	6. RESTROOM ACCESSORIES
3. METAL CANOPIES	7. MECHANICAL HVAC
4. LIGHTING FIXTURES	8. ROOF MEMBRANES INSULATION & FLASHING

EL CAR WASH

NEW CAR WASH 2860 W SAND LAKE RD ORLANDO, FL

PROJECT TEAM :

Architect:

GBM ARCHITECTURE, P.A.
330 HIMMARSHEE STREET, UNIT 108
TAMARAC, FL 33321 USA
CONTACT PERSON: JACK BROWN
954-999-5633
jack@gbmarchitecture.com

MEP Engineer:

DELTA G CONSULTING ENGINEERS
1800 Eller Drive, Suite 570
FORT LAUDERDALE, FL 33316
CONTACT PERSON: SHAWN WALKER
954-789-8795
shawn@deltag.net

Structural Engineer:

UNISON STRUCTURAL DESIGN LLC
2515 N. STATE RD 7, SUITE 207
MARGATE, FLORIDA 33063
CONTACT PERSON: KERVIN VENTURA
305-298-0467
unisonstructuraldesign@gmail.com

Car Wash Equipment:

SONNY'S ENTERPRISES, INC.
5605 HIATUS ROAD,
TAMARAC, FL 33321 USA
CONTACT: RONALD VAQUEDANO
TEL: (800)327-8723 CELL: 954-812-1998
ronald.vaquedano@sonnysdirect.com

Lighting:

GENESIS LIGHTING
14101 NW 8th Street
Sunrise FL 33325
CONTACT: Ryan McCarthy
850-980-5708
rmccarthy@genesislighing.net

Civil & Landscape:

KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: L. JORDAN DRAPER, P.E.
PHONE: (407) 412-7741
EMAIL: jordan.draper@kimley-horn.com

FLORIDA FIRE PREVENTION CODE, (8TH ED) CHAPTER 16
SAFEGUARDING CONSTRUCTION, ALTERATIONS, AND
DEMOLITION OPERATIONS

- PER F.F.P.C. CHAPTER 16 SECTION 16.3.4.1
AT LEAST ONE PORTABLE FIRE EXTINGUISHER HAVING A RATING OF AT LEAST 4-A, 30-BC SHALL BE WITHIN A TRAVEL DISTANCE OF 75 FT OR LESS TO ANY POINT OF A STRUCTURE UNDER CONSTRUCTION. PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN THE USE OF THE FIRE EXTINGUISHER PROVIDED.

- PER F.F.P.C. CHAPTER 16 SECTION 16.2.3.1
FLAMMABLE OR COMBUSTIBLE LIQUIDS SHALL BE STORED, HANDLED, OR USED ON CONSTRUCTION THE CONSTRUCTION SITE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 16.2.3.1

PROJECT SCOPE:

A GENERAL DESCRIPTION OF THE WORK IS AS FOLLOWS:

New Work

NEW MECHANICAL, ELECTRICAL, PLUMBING FOR OFFICE SPACE, CAR WASH TUNNEL, EQUIPMENT ROOM AND ADA COMPLIANT RESTROOM. NEW FLOOR FINISHES, INTERIOR DRYWALL PARTITIONS, REFLECTED CEILING WITH LIGHTING AND MECHANICAL.

ZONING INFORMATION:

LEGAL DESCRIPTION: TRACT 1, OF SAND LAKE CORNERS AT SOUTH PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 147, 148 AND 149, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL CONTROL NUMBER: 33-23-29-7457-01-001

PROPERTY OWNER: EL CAR WASH SAND LAKE EAST, LLC

PROPERTY ADDRESS: 2860 W. SAND LAKE RD.
ORLANDO, FLORIDA 32819

BUILDING JURISDICTION: ORANGE COUNTY, FLORIDA

WATER, WASTEWATER SERVICE PROVIDER: CITY OF ORLANDO
ZONING DESIGNATION: P-D
LAND USE DESIGNATION: COMMERCIAL
BUILDING HEIGHT: +/- 26'-0" A.F.F.
SITE AREA: +/- 1.55 ACRES

BUILDING INFORMATION:

APPLICABLE CODE(S): FLORIDA BUILDING CODE - 2023
WITH ALL STATE & LOCAL AMENDMENTS
FLORIDA ACCESSIBILITY CODE - 2023
FLORIDA ENERGY CONSERVATION - 2023
FLORIDA FUEL GAS CODE - 2023
FLORIDA MECHANICAL CODE - 2023
FLORIDA PLUMBING CODE - 2023
FLORIDA TEST PROTOCOLS CODE - 2023
NATIONAL ELECTRICAL CODE - 2020
FLORIDA FIRE PREVENTION CODE 8th ED

NFPA 1, 2023 EDITION, "FIRE CODE".
NFPA 101, 2023 EDITION, "LIFE SAFETY CODE".
NFPA 10, 2023 EDITION, "STANDARD FOR PORTABLE FIRE EXTINGUISHER".
NFPA 70, 2023 EDITION, "NATIONAL ELECTRICAL CODE".
NFPA 72, 2023 EDITION, "NATIONAL FIRE ALARM CODE".
NFPA 110, 2023' EDITION, "STANDARD FOR EMERGENCY AND STAND-BY POWER SUPPLY".

TYPE OF CONSTRUCTION: TYPE III-B (NON SPRINKLERED)
EXISTING OCCUPANCY : BUSINESS - CAR WASH
PROPOSED USE FFPC: INDUSTRIAL, SPECIAL PURPOSE
PROPOSED USE FBC: BUSINESS - CAR WASH
NEW TOTAL GSF 4,045 SF

CLASSIFICATION OF HAZARD OF CONTENTS: ORDINARY HAZARD AS DEFINED IN NFPA SECTION 6.2.2.3

FBC TABLE 503: ALLOWABLE BUILDING HEIGHTS AND AREAS:

PROPOSED GROUP		TYPE OF CONSTRUCTION			
		TYPE III-B (NON SPRINKLERED)			
B	HEIGHT (ft)	55'	ALLOWED	26'-0"	PROPOSED
	STORY	3	ALLOWED	1	PROPOSED
	AREA	19,000 (2)	PER/STORY	4,045 SF	PROPOSED

FBC TABLE 601: FIRE RESISTANCE RATING REQ. FOR BLDG. ELEMENTS (HRS.)

BUILDING ELEMENTS	FIRE RATING REQUIRED	FIRE RATING PROVIDED
STRUCTURAL FRAME (INCL. COLUMNS, GIRDERS, TRUSSES)	0	0
BEARING WALLS : EXTERIOR	2	2
INTERIOR	0	0
NON BEARING EXTERIOR WALLS & PARTITIONS	0	0
NON BEARING INTERIOR WALLS & PARTITIONS	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

FIRE SPRINKLERS REQUIRED : NO PROVIDED : NO
FIRE ALARM REQUIRED : NO PROVIDED : NO

FBC TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANTS:

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
GROUP "B" BUSINESS : TABLE 1004.1.2 Accessory storage areas, mechanical equipment room	SQUARE FEET : DIVISOR : OCCUPANT :
ENTIRE USABLE FIRST FLOOR:	4,045 300 14

OCCUPANTS PER S.F. = 14 OCCUPANTS

CHAPTER 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS

FBC PLUMBING TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES: 15 OR FEWER 1 FACILITY REQUIRED, DRINKING FOUNTAIN AND SERVICE SINKS NOT REQUIRED.

CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS 1 UNISEX	LAVATORIES	WATER FOUNTAIN
BUSINESS	B	OTHER SERVICES	1	1	1
REQUIRED			1	1	
PROVIDED			1	1	

CONSULTANT

Gregory B. Molina

24100269138, P.A. c/o Gregory B. Molina, Inc. email: gbm@gbmarchitect.com phone: 954.999.5633 fax: 954.999.5633

FL REG. # ARB354

DATE: 07-11-25

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GBM

ARCHITECTURE, P.A.

ARCHITECTURE MASTER PLANNING

4426002322

330 HIMMARSHEE ST., SUITE 108, FORT LAUDERDALE, FLORIDA 33312

E: gbm@gbmarchitecture.com

WEB: WWW.GBMARCHITECTURE.COM

T : 9 5 4 . 999 . 5633

EL CAR WASH

2860 W. SAND LAKE RD., ORLANDO, FLORIDA 32819

PERMIT SET

DRAWING ISSUE DATES:

COVER

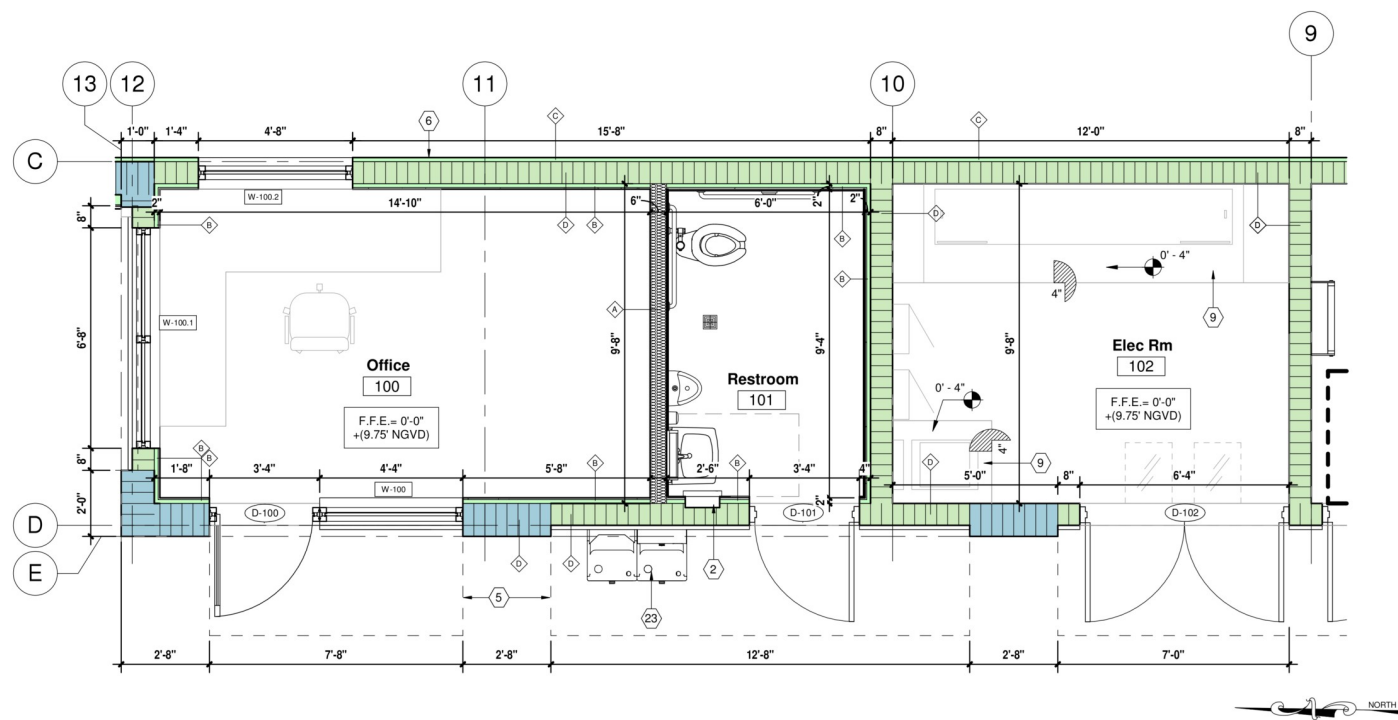
SHEET

A-0.0

PROJECT 250416

DATE 07-11-25

PERMIT NO.



Keynote Legend	
No.	Keynote
1	ROLL UP OVERHEAD ENTRY DOOR. DOOR TO REMAIN OPEN DURING HOURS OF OPERATION.
2	FRAME OUT FOR HAND DRIVER
3	MASONRY WATER PROOFER TO BE APPLIED TO TUNNEL SIDE OF CMU SEPARATION WALL WHERE INDICATED. PRIOR TO ROYAL PANEL INSTALLATION. REFER TO DETAIL 02A-2.4
4	FIXED VENTILATION LOUVERS REFER TO EXTERIOR ELEVATIONS & WINDOW SCHEDULE
5	DASHED LINES INDICATE PRECAST METAL WINGING REFER TO SHEET A-3.3 FOR DETAILS
6	PVC PANELS INSTALLED ON WALLS THROUGHOUT WASH TUNNEL. SPECS & COORDINATE COLOR WITH OWNER PRIOR TO PURCHASE/INSTALLATION
7	DASHED LINES INDICATE TOWER ROOF OVERHEAD REFER TO ROOF PLAN & EXTERIOR ELEVATIONS FOR DETAIL
8	BIKE RACKS REFER TO SHEET DETAIL 06 ON A-1.0 FOR SPECIFICATION & DETAIL
9	4" HIGH CONCRETE HOUSEKEEPING PAD AROUND CONDUIT UNDER PANELS. VERIFY SIZE WITH EQUIPMENT
10	FLOOR MOUNTED MOP SERVICE SINK WITH FAUCET REFER TO PLUMBING DRAWINGS
11	LAUNDRY SINK REFER TO PLUMBING DRAWINGS
12	ROOF ACCESS STEEL LADDER REFER TO SHEET A-9.2 FOR DETAILS
13	DASHED LINES INDICATE BLOOD TYPE S ROOF ACCESS HATCH ABOVE REFER TO SHEET A-9.2 FOR DETAILS
14	INSTALL CONTINUOUS 3/8" (R-11) FIBERGLASS BATT INSULATION WITH VAPOR BARRIER TO WARM SIDE. PS-25 VAPOR BARRIER WHERE EXPOSED
15	BRUSH FINISHED HANDICAP ACCESSIBLE MINIMUM 4" THICK POURED CONCRETE WALKWAYS PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED. SEE CIVIL ENGINEERING DRAWINGS FOR DESIGN DETAILS AND DESCRIPTION.
16	NON MOUNTABLE 6" HIGH (EXPOSED) CONTINUOUS CONCRETE CURBS. TYPICAL IN ALL LOCATIONS AS SHOWN AND WHERE LANDSCAPING AREAS ADJUT ASPHALT OR CONCRETE PAVING. SEE CIVIL ENGINEERING DRAWINGS FOR DETAILS AND FULL DESCRIPTION.
17	CONCRETE DRIVEWAY REFER TO CIVIL DRAWINGS
18	LOCATION OF MANUFACTURED MULTI STATION CAR WASH TUNNEL IN THE WASH TUNNEL AND SUPPORT/CONTROL EQUIPMENT IN THE EQUIPMENT ROOM. EQUIPMENT NOT SHOWN. SEE SHOP DRAWINGS BY THE EQUIPMENT MANUFACTURER FOR FULL LAYOUT, DETAILED EQUIPMENT DESCRIPTION, DIMENSIONS, LOCATIONS, AND DRAWINGS FOR ALL REQUIRED ELECTRICAL AND PLUMBING CONNECTIONS.
19	4" OR 6" WIDE PAINTED LANE AND PARKING STRIPING. WATCHING FOR CROSS WALK AND HANDICAP LANES AND 1" WIDE WASH MARKS ON CONCRETE PAVING. DESIGNS AS INDICATED WITH A MINIMUM OF 2 COATS OF D.O.T. APPROVED PAINT - COLORS TO BE "WHITE, YELLOW, OR BLUE" (TO MEET ALL D.O.T. STANDARDS FOR ROADWAY CONSTRUCTION).
20	TRENCH DRAIN SYSTEM. ZURN 2886
21	TRENCH DRAIN REFER TO EQUIPMENT PLAN
22	ENTRY SLAB EXTENSION REFER TO CIVIL DRAWINGS
23	BI LEVEL EXTERIOR DRINKING FOUNTAIN. REFER TO PLUMBING SCHEDULE FOR DETAILS

CONSTRUCTION PLAN LEGEND

NOTES:
PARTITION TYPES - REFER TO SHEET A-3.1

WINDOW INDICATOR:
WINDOW NUMBER - REFER TO WINDOW SCHEDULE A-5.2

DOOR INDICATOR:
DOOR NUMBER - REFER TO DOOR SCHEDULE FOR DIMENSIONS AND DESCRIPTION ON SHEET A-5.2

SECTION/DETAIL MARK:
INDICATES "CUT LINE" FOR WALL SECTION, OR DETAIL NUMBER. SEE DETAIL NUMBER (TOP NUMBER) ON SHEET INDICATED (BOTTOM NUMBER).

INTERIOR ELEVATION:
INDICATES INTERIOR ELEVATION. SEE DETAIL NUMBER (TOP NUMBER) ON SHEET INDICATED (BOTTOM NUMBER).

WALL MOUNTED FIRE EXTINGUISHER:
FIRE EXTINGUISHER MOUNTED TO WALL W/ WALL BRACKET W/ MP5 2A-10 BC FIRE EXTINGUISHER

NOTES:
CHANGE IN FLOOR ELEVATION.

NOTES:
ROOM NAME AND NUMBER.

NOTES:
SLAB ELEVATIONS.

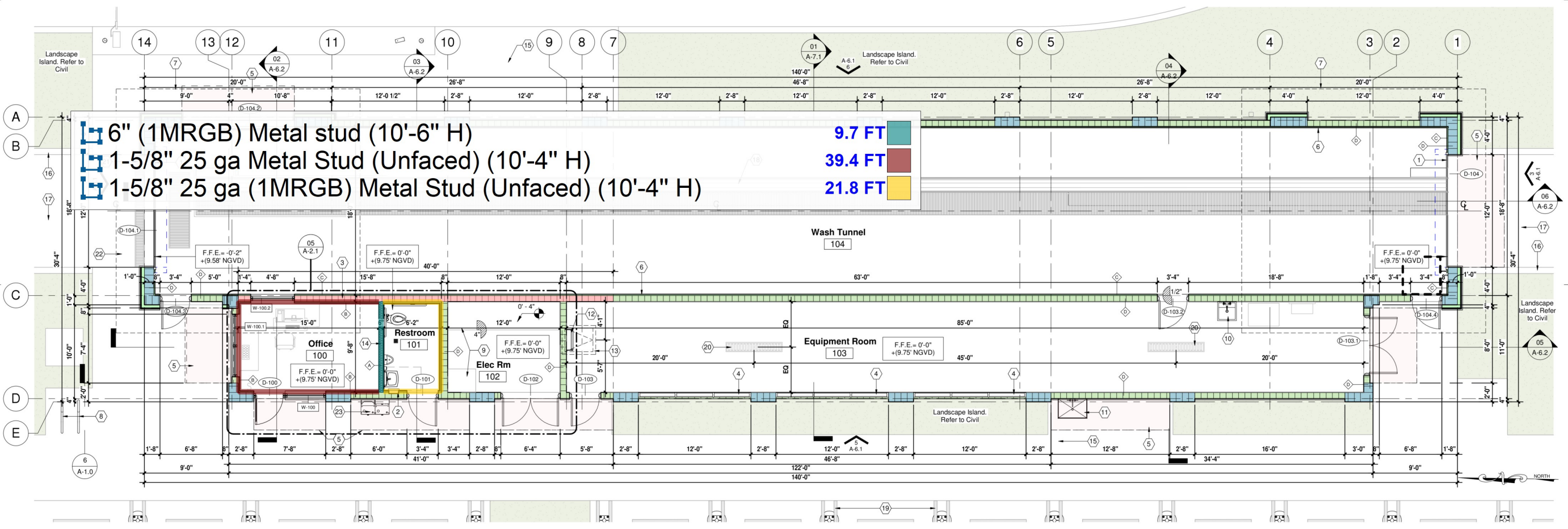
SAFEGUARD DURING CONSTRUCTION

THIS PROJECT SHALL CONFORM TO ALL SAFEGUARD CONSTRUCTION REQUIREMENTS AS PER CHAPTER 33 OF THE 2010 F.B.C AND ALL PREVAILING CODES UNDER THIS JURISDICTION.

STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATIONS AND DEMOLITION OPERATIONS.

IN BUILDINGS UNDER CONSTRUCTION, ADEQUATE ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES FOR THE USE OF CONSTRUCTION WORKERS. ESCAPE FACILITIES SHALL CONSIST OF DOORS, WALKERS, STAIRS, RAMPS, FIRE ESCAPES, LADDERS, OR OTHER APPROVED MEANS OR DEVICES, ARRANGED IN ACCORDANCE WITH THE GENERAL PRINCIPLES OF NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE. INsofar AS THEY CAN REASONABLY BE APPLIED TO BUILDING UNDER CONSTRUCTION.

PER N.F.P.A. 1141 SECTION 3-9.6 AT LEAST ONE PORTABLE FIRE EXTINGUISHER HAVING A RATING OF AT LEAST 4-A, 30-BC SHALL BE WITHIN A TRAVEL DISTANCE OF 75 FT OR LESS TO ANY POINT OF A STRUCTURE UNDER CONSTRUCTION. PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN THE USE OF THE FIRE EXTINGUISHER PROVIDED.



6" (1MRGB) Metal stud (10'-6" H)
1-5/8" 25 ga Metal Stud (Unfaced) (10'-4" H)
1-5/8" 25 ga (1MRGB) Metal Stud (Unfaced) (10'-4" H)

9.7 FT
39.4 FT
21.8 FT

CONSULTANT
Gregory B. Molina
P.E., F.A.S.T., F.A.S.T.2
02410036958,
Gbm Architecture,
P.A., c/o Gregory B.
Molina
1500-19-04/02
FL REG. # AR9354
DATE: 07-11-25
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GBM
ARCHITECTURE P.A.
ARCHITECTURE
MASTER PLANNING
A-2602322

330 HIMMARSHEE ST.,
SUITE 108
FORT LAUDERDALE,
FLORIDA 33312
E: GREG@GBMARCHITECTURE.COM
WEB: WWW.GBMARCHITECTURE.COM
T: 954.999.5633

EL CAR WASH
2860 W. SAND LAKE RD.,
ORLANDO, FLORIDA 32819

PERMIT SET

DRAWING ISSUE DATES:

FLOOR PLAN

SHEET
A-2.1
PROJECT 250416
DATE 07-11-25
PERMIT NO.

FLOOR FINISH SPECIFICATIONS				
CODE	MATERIAL	MANUFACTURER	PRODUCT NO.	PRODUCT INFO
CONC.	CONCRETE FLOOR	SHERWIN WILLIAMS ARMORSEAL (OR EQUAL)	ARMORSEAL 1K-CLEAR COAT	HIGH PERFORMANCE COMPONENT POLYESTER WATERBASED URETHANE ABRASION AND CHEMICAL RESISTANT.
FT-1	GLAZED PORCELAIN FLOOR TILE	DALTILE	VOLUME 1.0 SERIES "AMPLIFY BLACK"	12"x24" RECTANGLE FLOOR TILE IN STACK BOND PATTERN W/ 3/16" GROUT JOINTS. GROUT: WATERPROOF LATEX PORTLAND CEMENT (SANDED) - CHARCOAL

WALL BASE FINISH SPECIFICATIONS				
CODE	MATERIAL	MANUFACTURER	PRODUCT NO.	PRODUCT INFO
WB-1	GLAZED PORCELAIN COVE BASE TILE	DALTILE	VOLUME 1.0 SERIES "AMPLIFY BLACK", MATTE	6"x12" COVE BASE TO MATCH THE FT-1 FLOOR TILE W/ 3/16" GROUT JOINTS. GROUT: WATERPROOF LATEX PORTLAND CEMENT (SANDED) - CHARCOAL
WB-2	CERAMIC TILE	DALTILE	COLOR WHEEL CLASSIC "CHALKBOARD" 0180, GLOSSY	6"x6" FLAT-TOPPED COVE BASE W/ 1/16" GROUT JOINTS. GROUT: WATERPROOF LATEX PORTLAND CEMENT-WHITE

CEILING FINISH SPECIFICATIONS				
CODE	MATERIAL	MANUFACTURER	PRODUCT NO.	PRODUCT INFO
ACT-1	CLG-TILE	ARMSTRONG	TILE-ULTIMA REGULAR GRID-PRELUDE ML 1516"	WHITE
CP-1	PAINT	SHERWIN WILLIAMS	S.W. # 7757-"HIGH REFLECTANCE WHITE"	LOW ODOR/VOC, SUPERFLAT
CP-2	PAINT	SHERWIN WILLIAMS	S.W. # 6256-"TRICORN BLACK"	LOW ODOR/VOC, SUPERFLAT

WALL FINISH SPECIFICATIONS				
CODE	MATERIAL	MANUFACTURER	PRODUCT NO.	PRODUCT INFO
PT-FL	PAINT	SHERWIN WILLIAMS	S.W. # 7757-"HIGH REFLECTANCE WHITE"	LOW ODOR/VOC, MATTE
PT-2-SG	PAINT	SHERWIN WILLIAMS	S.W. # 7757-"HIGH REFLECTANCE WHITE"	LOW ODOR/VOC, SEMI-GLOSS WATER-PROOF EPOXY PAINT
WT-1	CERAMIC TILE (FIELD)	DALTILE	DAL TILE COLOR WHEEL COLLECTION CLASSIC SERIES "ARCTIC WHITE" 0190, GLOSSY	3"x6" CERAMIC WALL TILE W/ 1/16" GROUT JOINTS. GROUT: WATERPROOF LATEX PORTLAND CEMENT-WHITE
WT-2	CERAMIC TILE (ACCENT)	DALTILE	DAL TILE COLOR WHEEL COLLECTION CLASSIC SERIES "OCEAN BLUE" 1049, GLOSSY	6"x6" CERAMIC BULLNOSE TILE W/ 1/16" GROUT JOINTS. GROUT: WATERPROOF LATEX PORTLAND CEMENT-WHITE
SEAL	MASONRY WATER PROOFER	SHERWIN WILLIAMS (OR EQUAL)	LOXON XP	DIRECT-TO-CONCRETE & MASONRY HIGH-BUILD COATING
WP-1	PLASTIC LAMINATE WALL PANELS	ROYAL (OR EQUAL)	SMOOTH FINISH	COORD. COLOR W/ OWNER

WALL DETAIL INFORMATION			
CODE	MATERIAL	NOTES	
GYP-1	(1) LAYER 5/8" GYP. BOARD	5/8" GYP. BOARD ON 1 5/8" FURRING W/ R-75 RIGID INSULATION ON C.M.U.	
GYP-2	(1) LAYER 5/8" GYP. BOARD	5/8" GYP. BOARD ON METAL FRAMED WALL	
CB	(1) LAYER 5/8" DUROCK	MOISTURE/MOLD RESISTANT CEMENT BOARD SUBSTRATE IN RESTROOMS-TILE-BACKER	

MILLWORK SPECIFICATIONS			
CODE	MATERIAL	MANUFACTURER	PRODUCT NO.
SILL	WINDOW SILL ** PRIOR TO ORDERING & INSTALLATION**	MARAVILLA	SNOW WHITE ENGINEERED STONE SILL

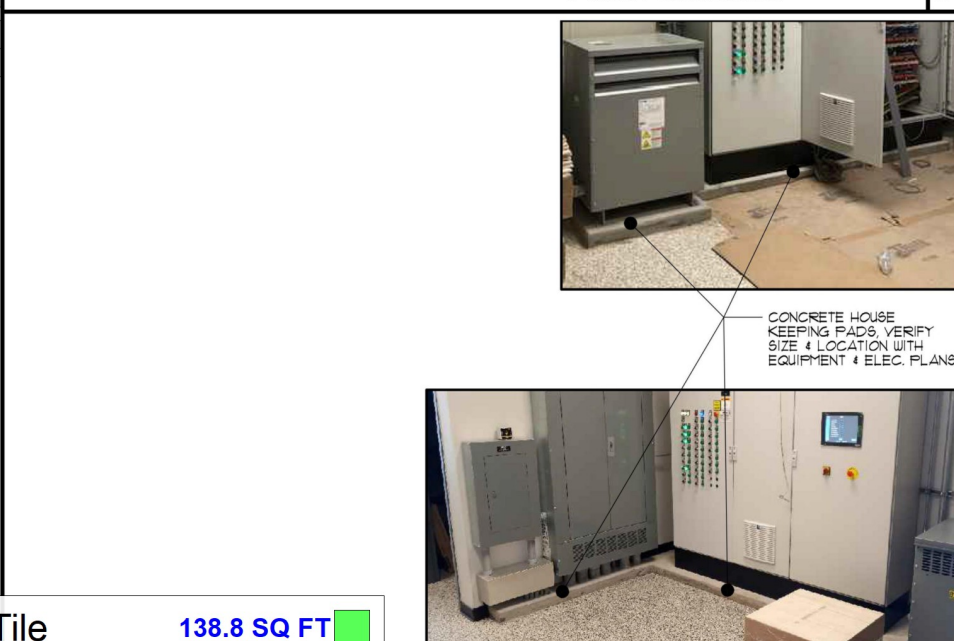
SCHLUTER SPECIFICATIONS			
METAL FLOOR EDGING BY SCHLUTER W/ SATIN ANODIZED ALUMINUM : AE100 AND AEU100			

WALL LEGEND	
	TYP. 8x8x16 (U.N.O.) C.M.U. WALL
	12x8x16 C.M.U. WALL
	INTERIOR METAL STUD FRAMED PLUMBING WALL (HDR @ B.O. ROOF)
	TYP. EXTERIOR METAL STUD FRAMING W/ 5/8" CDX PLYWOOD

*CT = CERAMIC TILES (SELECTION BY OWNER)
*CT-1= CERAMIC TILES (SELECTION BY OWNER)
*CC-1 = SEALED CONCRETE
*EPI = EXTRUTECH PLASTICS, INC
*GWB-1 = GYPSUM WALL BOARD PAINTED

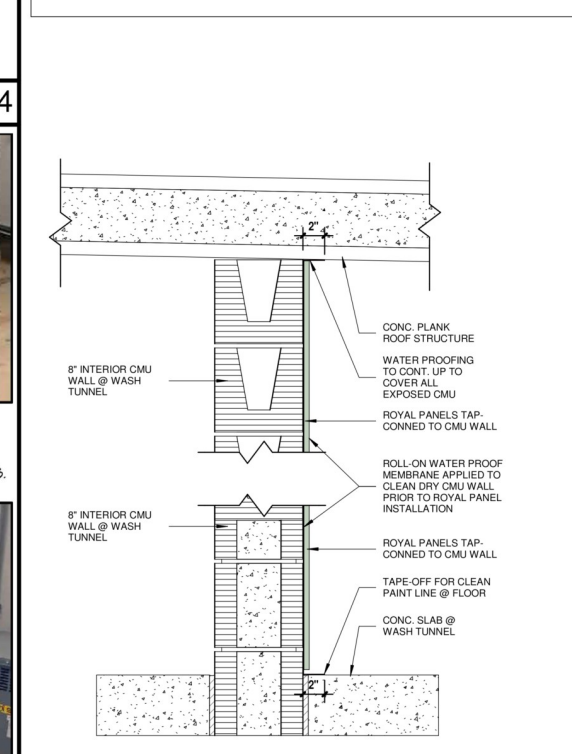
Room Schedule						
Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
100	Office	FT-1		PT-1	ACT-1	
101	Restroom	FT-1		WT-1	ACT-1	
102	Elec Rm	CP-1		PT-2	EXP.	
103	Equipment Room	CP-1		PT-2	EXP.	
104	Wash Tunnel	CP-2		WP-1	EXP.	

Finish Schedule 04

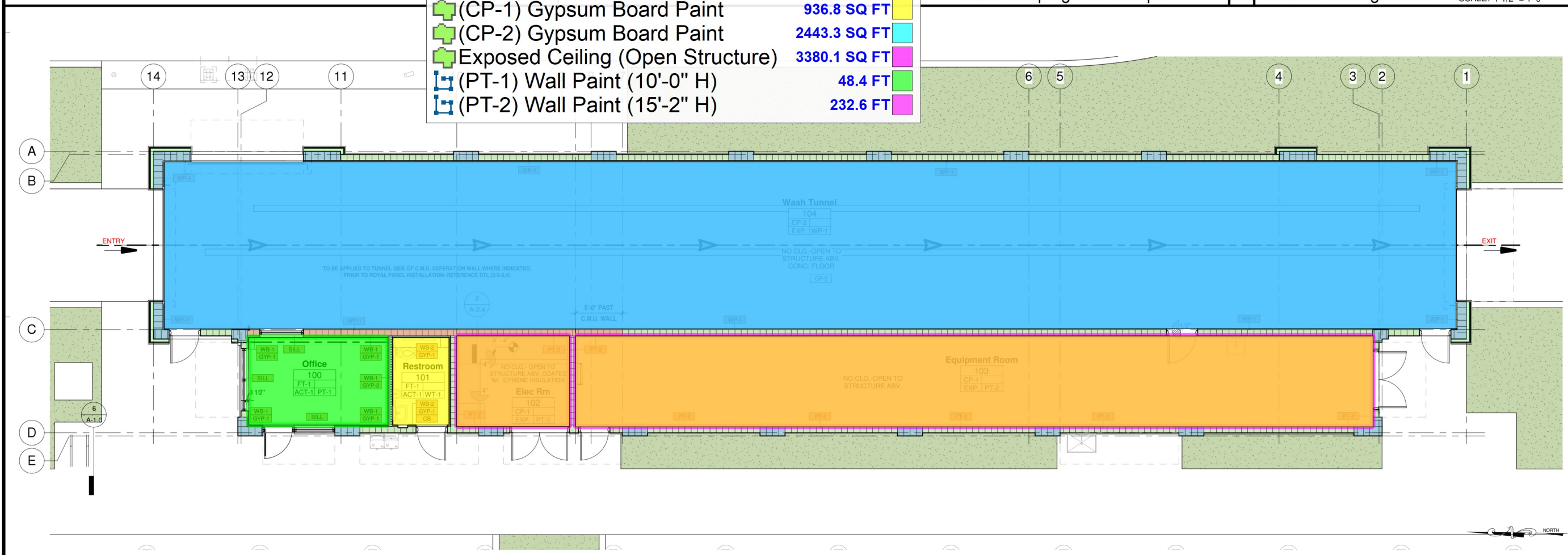


House Keeping Pad Sample 03

NOTE: VERIFY ALL FINISHES, MANUFACTURERS, MATERIALS, COLORS & PRODUCTS WITH OWNER PRIOR TO PURCHASE & INSTALLATION



Water Proofing Detail SCALE: 1 1/2" = 1'-0" 02



Ground Floor Finish Plan SCALE: 3/16" = 1'-0" 01

CONSULTANT
Gregory B. Molina
Architect
1000 S. Orange Ave., Suite 1200
Orlando, FL 32801
Tel: 407.257.2240
Fax: 407.257.2240
www.gbma.com

FL REG. # AR0354
DATE: 07-11-25

GBM
ARCHITECTURE, P.A.
ARCHITECTURE
MASTER PLANNING
AA2602322

330 HIMMARSHEE ST., SUITE 108
FORT LAUDERDALE, FLORIDA 33312
E: GREG@GBMARCHITECTURE.COM
WEB: WWW.GBMARCHITECTURE.COM
T: 954.999.5633

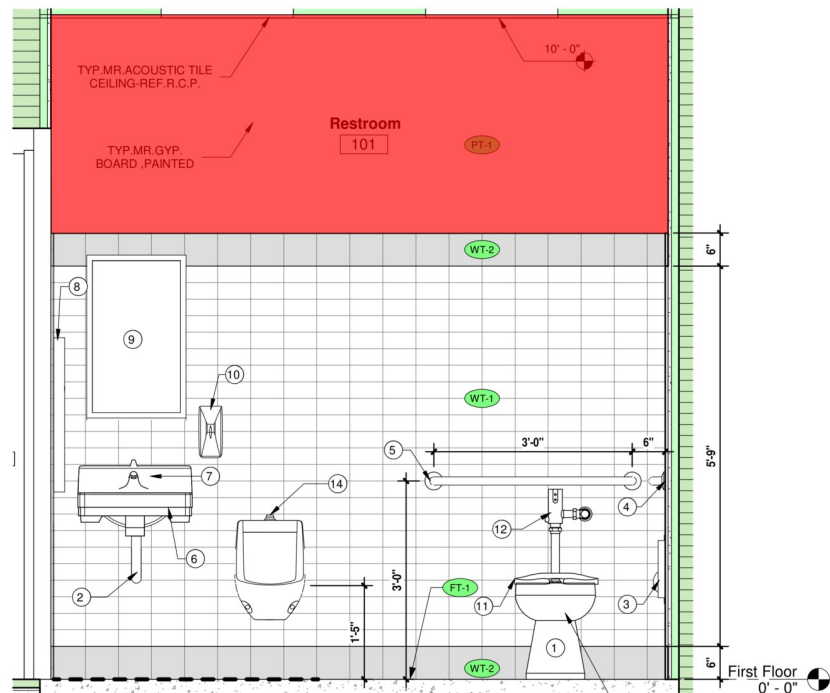
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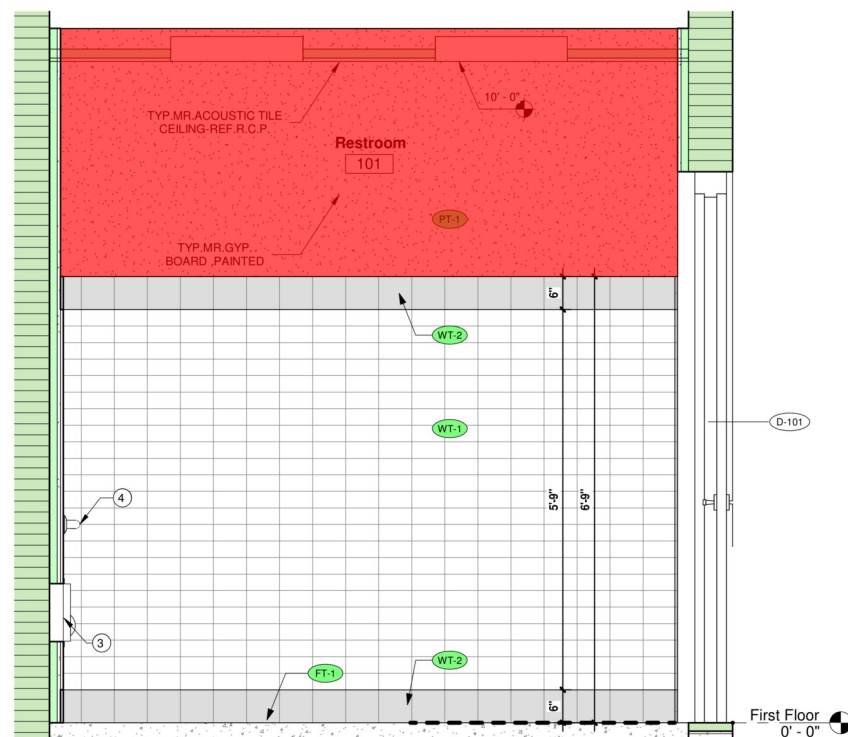
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FINISH FLOOR PLAN

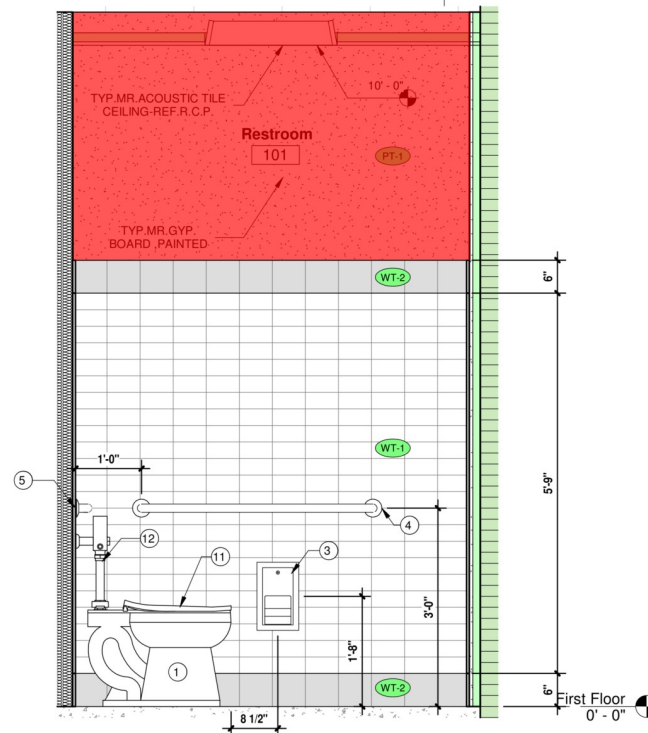
SHEET
A-2.4
PROJECT 250416
DATE 07-11-25
PERMIT NO.



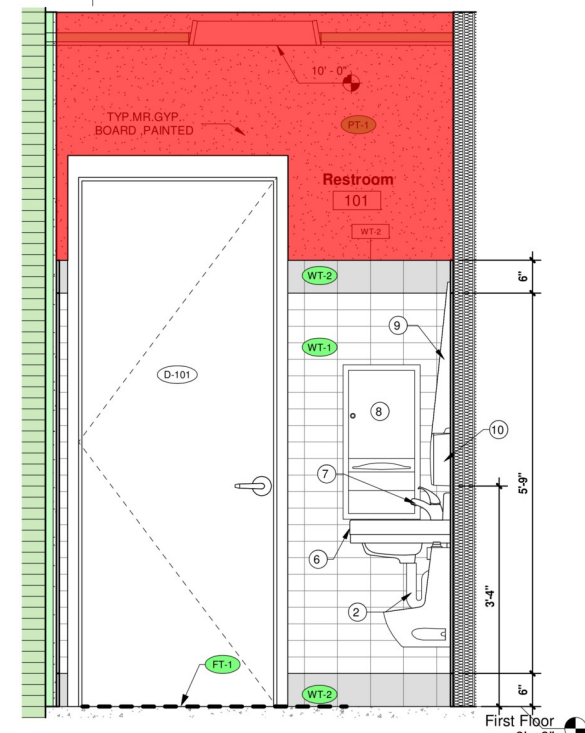
East Elev. SCALE: 3/4" = 1'-0" 06



West Elev. SCALE: 3/4" = 1'-0" 03

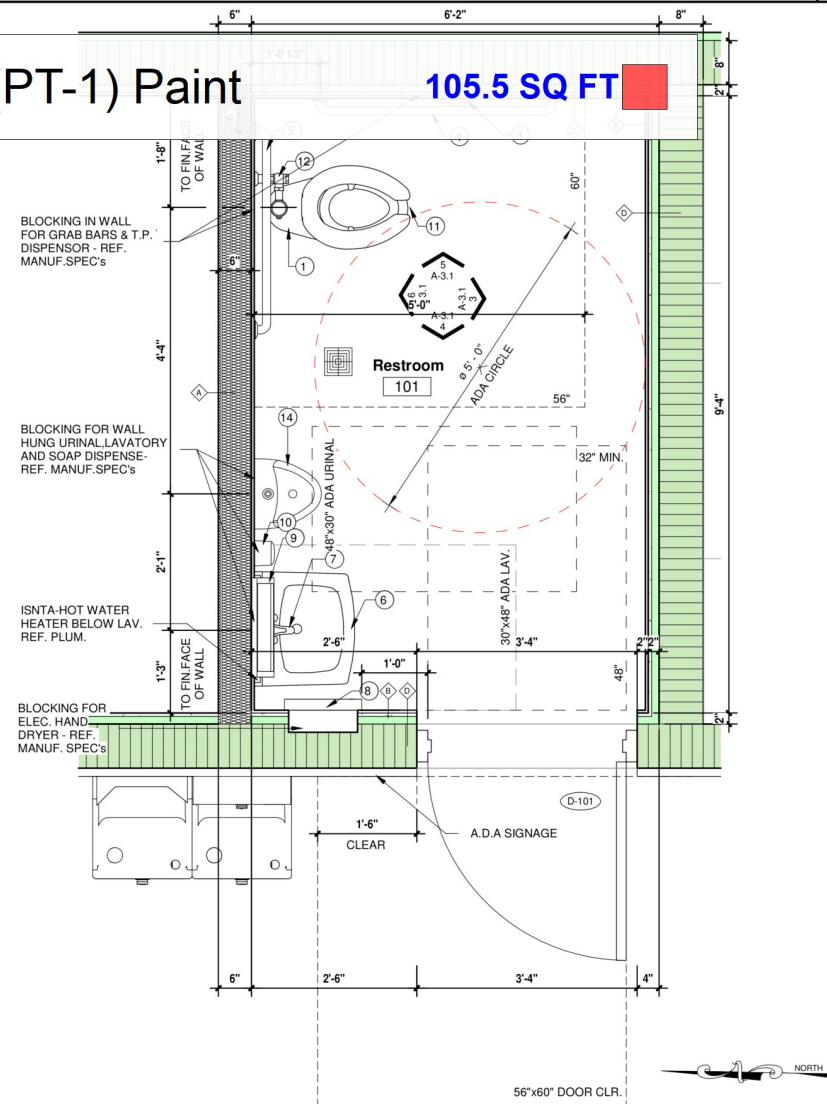


North Elev. SCALE: 3/4" = 1'-0" 05



South Elev. SCALE: 3/4" = 1'-0" 04

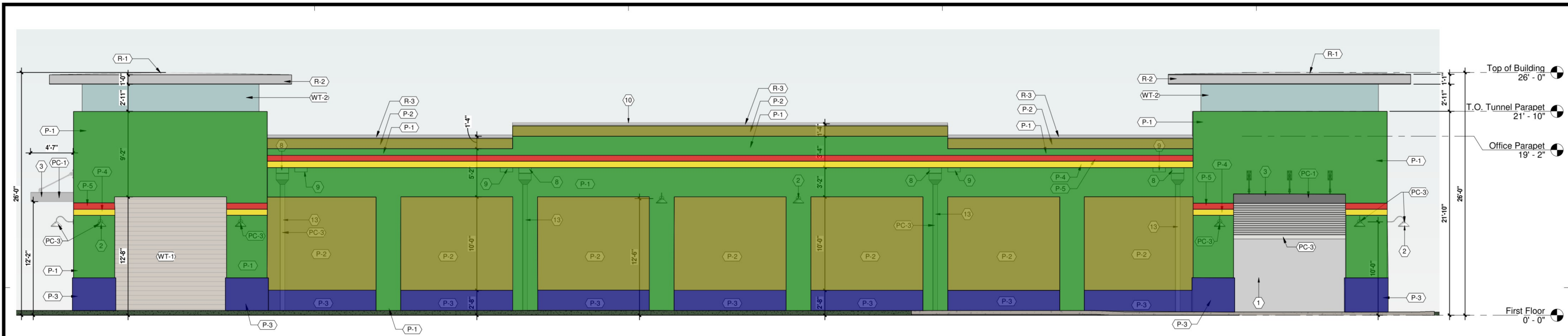
(PT-1) Paint 105.5 SQ FT



Enlarge Restroom Plan SCALE: 3/4" = 1'-0" 02

Plumbing Fixture Schedule			
Mark	Type	Manufacturer	Type Comments
1	Water Closet (ADA)	American Standard	Modera FloWise 16- 1/2" Height Elongated Flushometer Toilet Vitreous China Less Everclean Model 3043.001
2	Insulating Jacket		Provide Insulating Jacket for all Pipes Under the Sink
3	Mens Toilet Paper Dispenser	Bradley Corporation	Model 5412 — Recessed
4	42" Grab Bar	Bradley Corporation	All grab bar configurations are specified using centerline to centerline dimensions.
5	36" GrabBar	Bradley Corporation	All grab bar configurations are specified using centerline to centerline dimensions.
6	Lavatory ADA	American Standard	Lucerne Wall-Hung Lavatory Vitreous China Model 0355.012
7	Lav. Faucet (ADA)	American Standard	Reliant Control Lavatory Faucet 0.5 GPM Model 7385.050
8	Towel Dispenser	Bradley Corporation	Model 244-10 — Semi Recessed
9	ADA Mirror	Bradley Corporation	740 Fixed Tilted Mirror 18 x 30, GC to Mount Mirror to Wall before Tile is Installed Fixed Tilt Mirror
10	Soap Dispenser	Bradley Corporation	Model 6A01-11—Surface-Mounted
11	Commercial Toilet Seat	Proflo	Elongated Commercial Toilet Seat White Model PFTSCOF2000WH
12	Flush Valve	Sloan	Sloan Optima Systems Battery Powered Flushometer Model 8111-1.28
13	Adjustable Floor Drain	Zurn	Model Z415E, Neo-Loc Nickel Bronze Trap Primer Connection. Refer to Plumbing Drawings
14	Wall Hung Urinal	American Standard	Vitreous China, 0.125GPF, Top Spud Urinal-Includes Flushometer

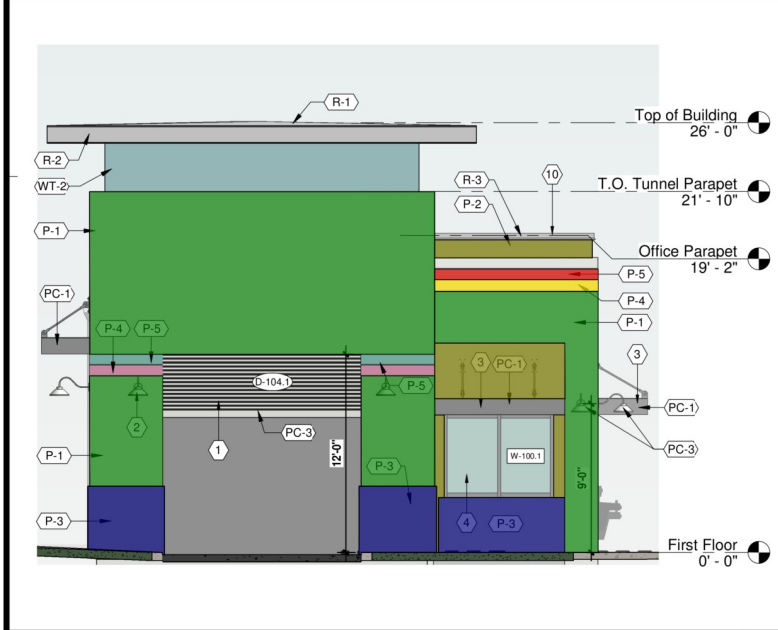
Restroom Fixture Schedule 01



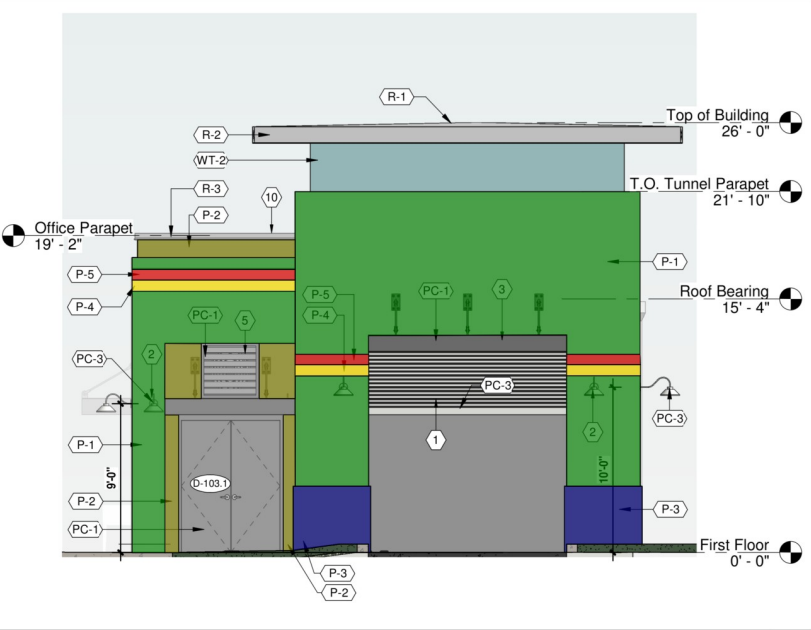
EAST ELEVATION SCALE: 3/16" = 1'-0" 06



WEST ELEVATION SCALE: 3/16" = 1'-0" 05



NORTH ELEVATION SCALE: 3/16" = 1'-0" 04



SOUTH ELEVATION SCALE: 3/16" = 1'-0" 03

FINISH SCHEDULE						
CODE	COLOR	SPECS	SWATCH	CODE	COLOR	SPECS
P-1	HIGH REFLECTIVE WHITE	S.W. # 7757		PC-1	DARK GRAY	RAL # 850-M
P-2	EVENING SHADOW (LIGHT GRAY)	S.W. # 7662		PC-2	TELEGRAPHY 4	RAL # 7047
P-3	GAUNLET GRAY (DARK GRAY)	S.W. # 7019		PC-3	SIGNAL WHITE	RAL # 9003
P-4	VIVACIOUS PINK ACCENT STRIPE	S.W. # 6850		R-1	WHITE	TPO ROOFING MEMBRANE
P-5	LARCHMERE ACCENT STRIPE	S.W. # 6752		R-2	BRIGHT SILVER	ALUCO BOND METAL PARAPET CAP FLASHING & (EAVE) FACIA/DROP
P-6	RHINESTONE LIGHTEST GRAY ACCENT	S.W. # 7656		R-3	TELEGRAPHY 4	GALV. ALUMINUM PARAPET WALL CAP FLASHING
WT-1	ACCENT TILE WOOD LOOK	DAL TILE RESEMBLANCE MEDIUM GRAY		WT-2	SILVER MIRROR	ALUCO BOND REFLECTIVE PANELS TOWER CLEARESTORY

GENERAL NOTES	
1. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIAL COLORS AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.	
2. REFER TO LIGHTING PLANS FOR LIGHTING FIXTURE LOCATION AND SCHEDULE.	
3. SEPERATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS	
Elevation Keynotes	
No.	Keynote
1	ROLL UP OVERHEAD ENTRY DOOR, DOOR TO REMAIN OPEN DURING HOURS OF OPERATION
2	WALL MOUNT DOOR NECKS LIGHT FIXTURE REFER TO LIGHTING FIXTURE SCHEDULE
3	PREFABRICATED METAL BLADE AWNING, REFER TO SHEET A-2.10 FOR DETAIL
4	STOREFRONT SYSTEM WITH ANODIZED ALUMINUM FINISH REFER TO A-3.2 FOR DETAILS
5	PANEL MOUNTED TYPE EXHAUST FAN REFER TO SHEET A-3.3 FOR SPECIFICATION & DETAIL
6	LAUNDRY SINK REFER TO PLUMBING DRAWINGS
7	BI LEVEL EXTERIOR DRINKING FOUNTAIN REFER TO PLUMBING SCHEDULE FOR DETAILS
8	16"X8" PRIMARY SCUPPER WITH DOWNSPOUT REFER TO ROOF PLUMBING PLAN P-2.4
9	16"X8" SECONDARY EMERGENCY SCUPPER REFER TO ROOF PLUMBING PLAN P-2.4
10	POWERGRATED ALUMINUM PARAPET WALL CAPING & FLASHING
11	MAIN ENTRY DOOR, 3'-7X8'-0" STOREFRONT SYSTEM, IMPACT RATED ANODIZED
12	PAIR OF 8'W X 8' H HOLLOW METAL IMPACT DOORS, PC1 SEMI GLOSS PAINT
13	6" SQUARE RAIL ATTACHED TO WALL WITH BRACKETS, DOWN TO SPLASH BLOCKS, REFER TO CIVIL DRAWINGS FOR RETENTION AREA

(P-1) High Reflective White

2947.8 SQ FT

(P-2) Evening Shadow (Light Grey)

1704.9 SQ FT

(P-3) Gaunlet Gray (Dark Gray)

447.4 SQ FT

(P-5) Larchmere Accent Stripe

175.4 SQ FT

(P-4) Vivacious Pink Accent Stripe

183.5 SQ FT

DR ELEVATIONS

A-6.1

250416

07-11-25

NO.

CONSULTANT

Designed by

Gregory B. Molina

Architect, P.A.

4100238155 c-GBM

Architecture, P.A.

cn-Gregory B. Molina

hmet@gbm.com

407.255.0718

103350 04/07

FL. REG. # ARB3354

DATE: 07-11-25

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GBM

ARCHITECTURE P.A.

ARCHITECTURE

MASTER PLANNING

A-26002322

330 HIMMARSHEE ST,

SUITE 108

FORT LAUDERDALE,

FLORIDA 33312

EL GREGM@GBMARCHITECTURE.COM

WEB: WWW.GBMARCHITECTURE.COM

T: 9 5 4. 999. 5633

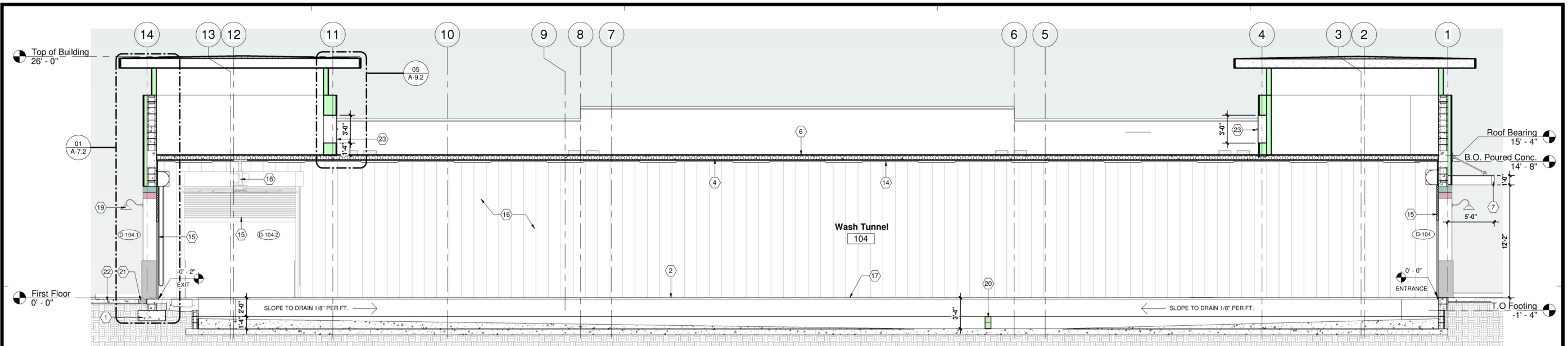
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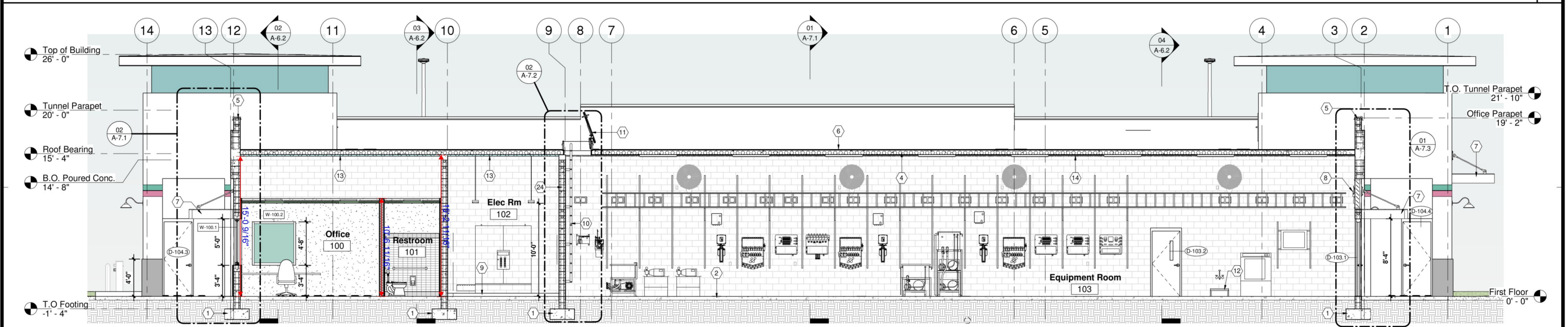
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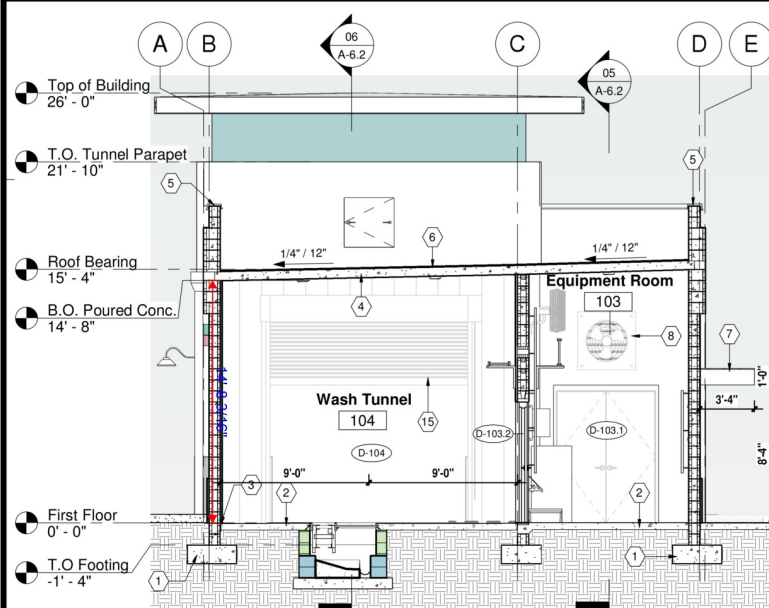
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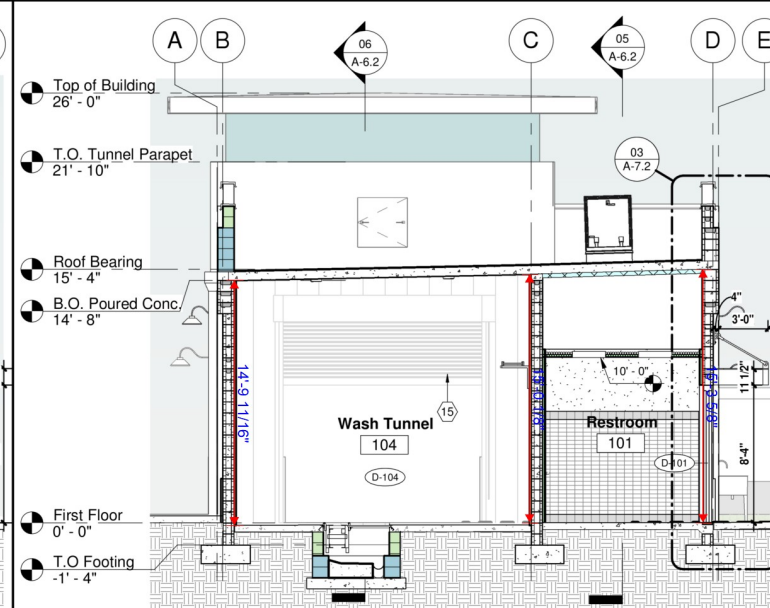
Section 05	SCALE: 3/16" = 1'-0"	06
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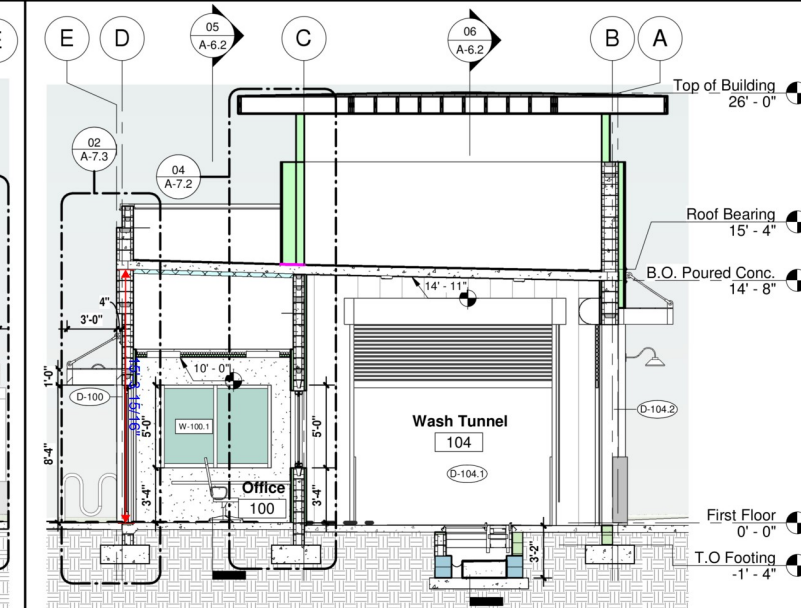
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Section 03 SCALE: 3/16" = 1'-0" 04



Section 02 SCALE: 3/16" = 1'-0" 0



Section 01	SCALE: 3/16" = 1'-0"	0
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No.	Keynote
	CONCRETE STEM WALL FOOTING REFER TO STRUCTURAL DRAWINGS
2	5" REINFORCED CONCRETE SLAB OVER VAPOUR BARRIER ON COMPACTED SOIL REFER TO STRUCTURAL DRAWINGS
3	TYPICAL 1/2" EXPANSION JOINT MATERIAL
4	6" PRECAST CONCRETE PLANK ROOF STRUCTURE
5	CONTINUOUS GALVANIZED METAL CAP FLASHING FORM FOR POSITIVE SLOPE
6	TIPO ROOF MEMBRANE OVER 5/8" RIGID INSULATION
7	PREFABRICATED METAL SLAB FINISH REFER TO SHEET A-2.10 FOR DETAIL
8	PANEL MOUNTED TYPE EXHAUST FAN REFER TO SHEET A-2.31 FOR SPECIFICATION & DETAIL
9	4" HIGH CONCRETE HOUSING/KEEP PAD AROUND CONDUIT UNDER PANELS, VERIFY SIZE WITH ELECTRICAL
10	ROOF ACCESS STEEL LADDER REFER TO SHEET A-2.2 FOR DETAILS
11	BLOO TYPE S ROOF ACCESS HATCH REFER TO SHEET A-2.2 FOR DETAILS
12	FLOOR MOUNTED WOF SERVICE SINK WITH FALCET REFER TO PLUMBING DRAWINGS
13	OPEN TO ABOVE STRUCTURE ABOVE W/ SPRAY ON KYCHINE INSULATION PAINTED PER SCHEDULE
14	OPEN TO STRUCTURE ABOVE PAINTED PER SCHEDULE
15	RECALL UP OVERHEAD ENTRY DOOR TO REMAIN OPEN DURING HOURS OF OPERATION
16	PVC PANELS INSTALLED ON WALLS THROUGHOUT WASH TUNNEL SPEC & COORDINATE COLOR WITH OWNER PRIOR TO PURCHASE/ORDER INSTALLATION
17	12" CONVEYOR AND DRAIN TRENCH REFER TO SHEET A-2.4 FOR DETAILS
18	BIG ASS CEILING FAN REFER TO ELEC DRAWINGS
19	WALL MOUNT GROUND NECK LIGHT FIXTURE REFER TO LIGHTING FIXTURE SCHEDULE
20	22 COURSE 8X8X8 TRENCH DAM WITH ALL CELLS FILLED SOLID WITH GRUPT TROTS TRENCH FOR POSITIVE DRAINAGE
21	TRENCH DRAIN REFER TO EQUIPMENT PLAN
22	ENTRY SLAB EXTENSION REFER TO CIVIL DRAWINGS
23	BARBECQ DAYS 38" X 3" ROOF TOWER ACCESS PANEL REFER TO DETAIL 02 ON SHEET A-2.8
24	IF WALL CALL COLOUR, PAINT AS PER SCHEDULE

2	Keynotes	01
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CONSULTANT designed by
Gregory B. Molina
200 S. G St., Florida,
Inc., P.A. 33404
serialNumber=AATL20
241003269138
o=GbmArchitecture,
P.A., cnsj Gregory B.
Molina
email=gbm@gbmarchi
tecture.com
dn=CN=Gregory B. M
olina, O=07-11-25
12:52:19 -04'00'

Gregory B. Molina

FL. REG. # AR93354
DATE: 07-11-25

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ARCHITECTURE
MASTER PLANNING
AA26002322

EL CAR WASH
2860 W. SAND LAKE RD.
ORLANDO, FLORIDA 32819

PROJECT 250416
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SCALE: 3/4" = 1'-0"

02



SCALE: 1/2" = 1'-0"

01