

- PROPOSED SILT FENCE**
1. SILT FENCE WILL COMPLY WITH FOOT STANDARD PAGE 102.
 2. TO BE PLACED ALONG ALL PROPERTY LINES & ADJACENT TO RIGHT OF WAY.

LEGEND:

- TEMPORARY PAVEMENT TO BE REMOVED AFTER SITE IMPROVEMENTS ARE COMPLETED
- EXISTING PAVEMENT TO BE REMOVED AFTER SITE IMPROVEMENTS ARE COMPLETED
- TEMPORARY GRAVEL
- EXISTING SIDEWALK TO REMAIN
- EXISTING SIDEWALK TO BE REMOVED
- PROPOSED SIDEWALK

WATER DISTRIBUTION POINT OF CONNECTION
CONNECT FROM 1" PVC WATER SERVICE TO EX. WATER SERVICE STUB OUT @ U.C. SERVICE AREA

SANITARY SEWER POINT OF CONNECTION
CONNECT FROM 8" PVC SANITARY SERVICE TO EX. MH @ ORANGE COUNTY SERVICE AREA

LEGAL DESCRIPTION

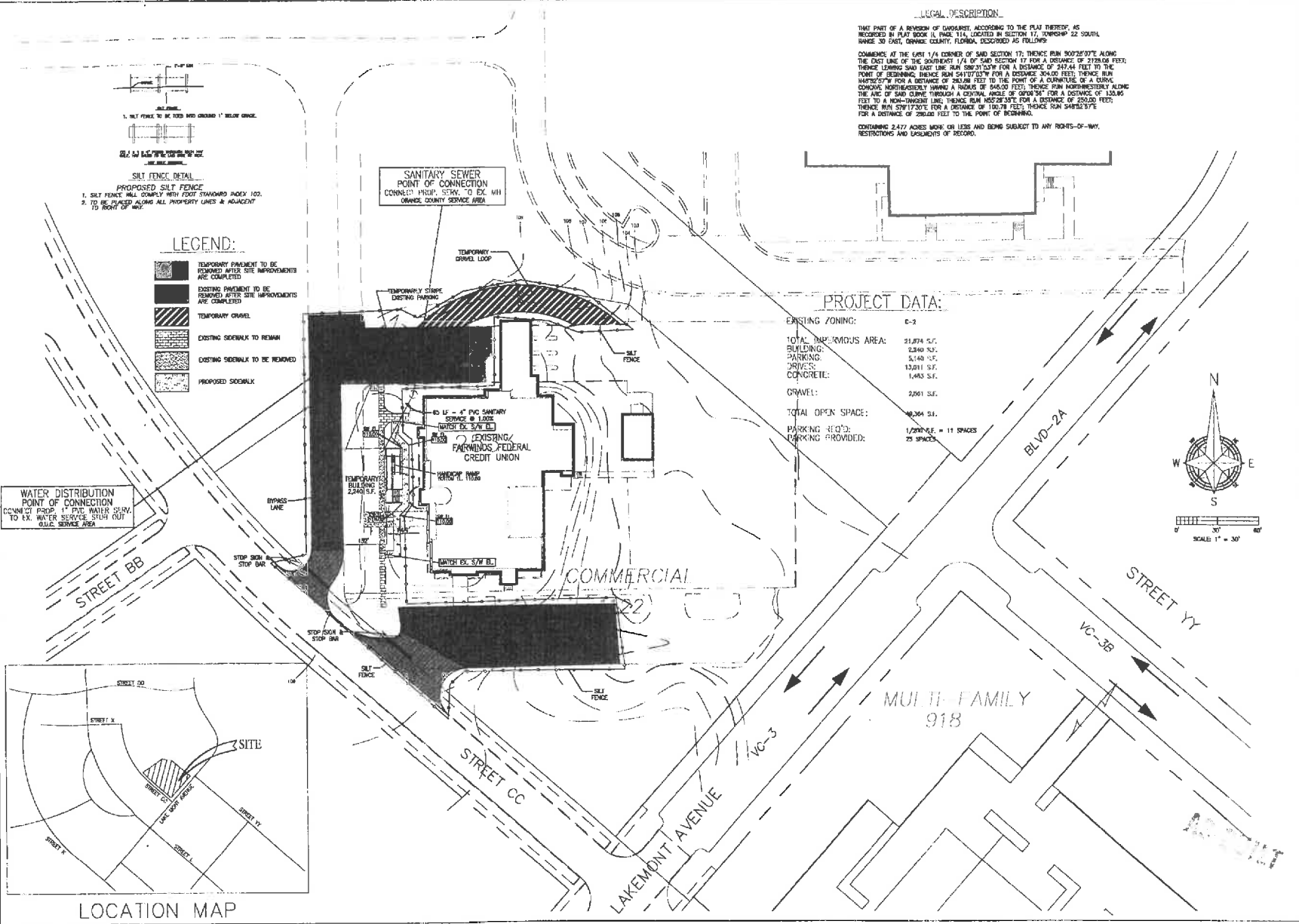
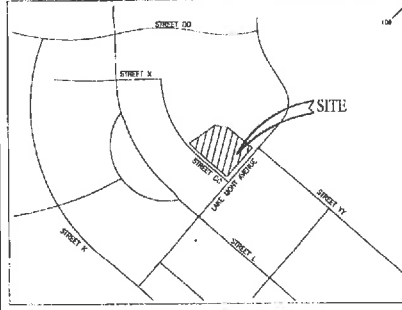
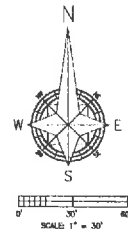
THAT PART OF A PARCEL OF LAND, ACCORDING TO THE PLAN THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 114, LOCATED IN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE CORNER 1/4 CORNER OF SAID SECTION 17; THENCE RUN S00°20'07"E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 218.00 FEET; THENCE LEAVING SAID EAST LINE RUN S89°31'50"W FOR A DISTANCE OF 247.44 FEET TO THE POINT OF BEGINNING; THENCE RUN S45°00'00"W FOR A DISTANCE OF 304.00 FEET; THENCE RUN N45°00'00"W FOR A DISTANCE OF 262.00 FEET TO THE POINT OF A CURVATURE OF A CURVE; CURVE CHORD HORIZONTALLY HAVING A RADIUS OF 540.00 FEET; THENCE RUN HORIZONTALLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°00'00"W FOR A DISTANCE OF 130.80 FEET TO A HIGH-WATER LINE; THENCE RUN N00°00'00"E FOR A DISTANCE OF 250.00 FEET; THENCE RUN S71°17'30"E FOR A DISTANCE OF 100.78 FEET; THENCE RUN S48°25'17"E FOR A DISTANCE OF 286.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.477 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

PROJECT DATA:

- EXISTING ZONING: C-2
- TOTAL IMPERVIOUS AREA: 21,874 S.F.
- BUILDING: 2,840 S.F.
- PARKING: 5,140 S.F.
- ROOF: 13,011 S.F.
- CONCRETE: 1,483 S.F.
- GRAVEL: 2,061 S.F.
- TOTAL OPEN SPACE: 48,364 S.F.
- PARKING REQ'D: 1/2000 S.F. = 11 SPACES
- PARKING PROVIDED: 25 SPACES

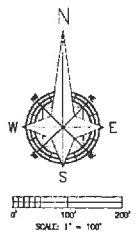
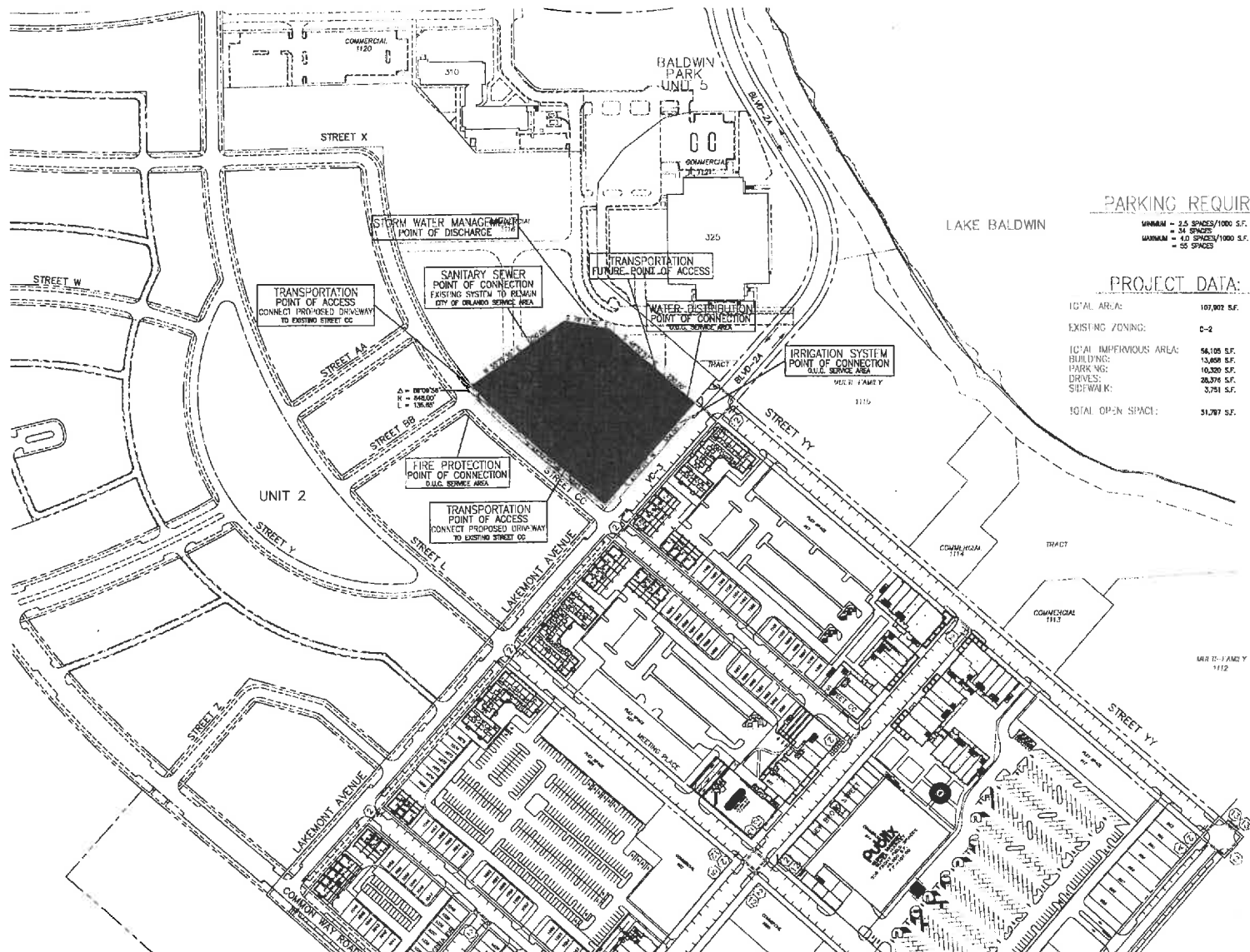


DATE: JANUST 17, 2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO. 01 OF 02
 PROJECT NO. 24-0001
 CLIENT: FAIRWINDS CREDIT UNION
 ADDRESS: 1000 S. BALDWIN PARK AVENUE, AUSTIN, TX 78748
 PHONE: (512) 416-1100
 FAX: (512) 416-1101
 EMAIL: INFO@FAIRWINDS-CU.COM
 WEBSITE: WWW.FAIRWINDS-CU.COM

AMERICAN CIVIL ENGINEERING CO.

FAIRWINDS CREDIT UNION TEMP. BUILDING AT BALDWIN PARK

SCALE: C1 OF C1



PARKING REQUIREMENTS:

MINIMUM = 2.5 SPACES/1000 S.F.
 = 34 SPACES
 MAXIMUM = 4.0 SPACES/1000 S.F.
 = 52 SPACES

PROJECT DATA:

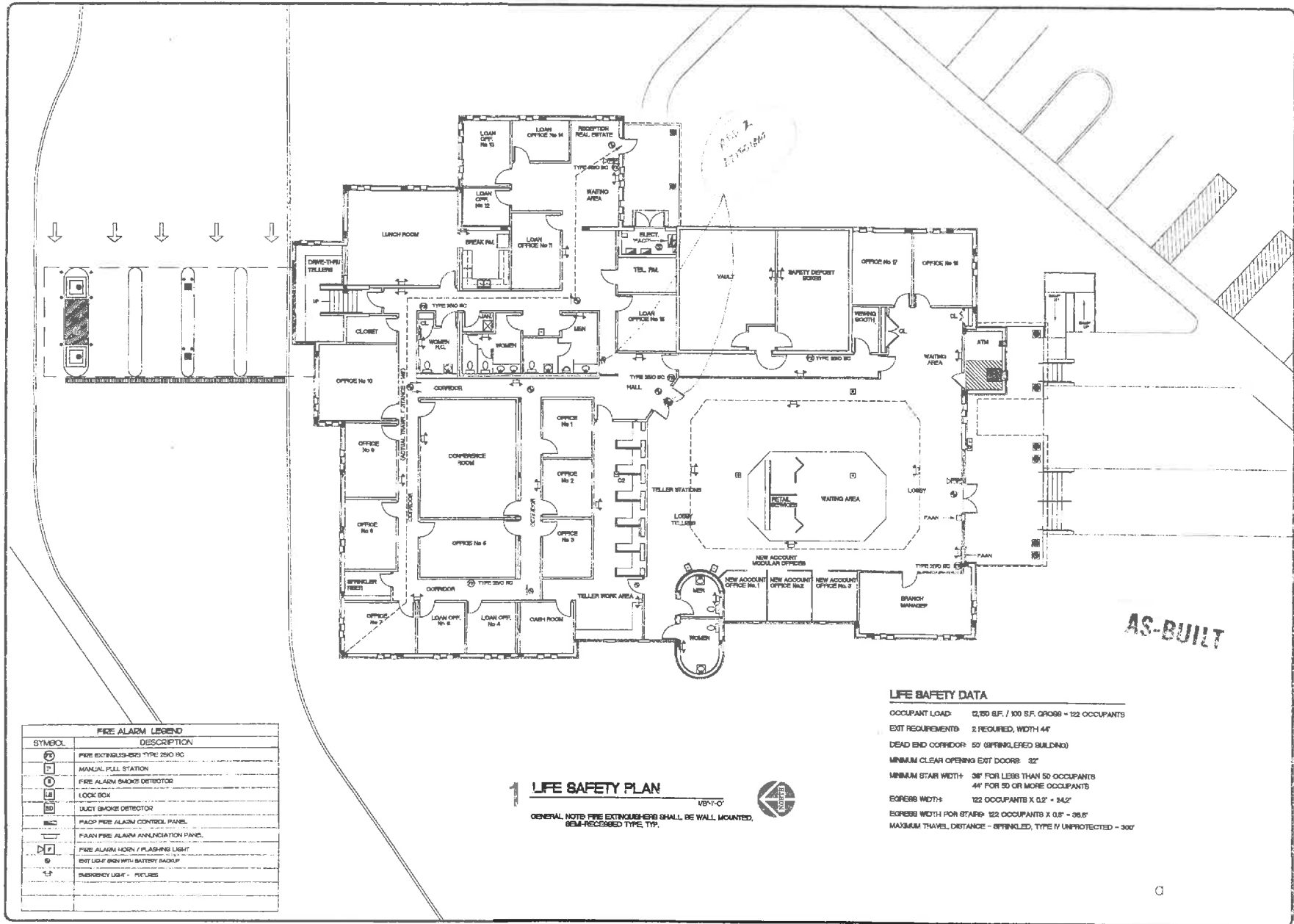
TOTAL AREA:	167,807 S.F.	2.48 ACRES
EXISTING ZONING:	C-2	
TOTAL IMPERVIOUS AREA:	56,105 S.F.	(33.0%)
BUILDINGS:	13,600 S.F.	(12.7%)
PARKING:	10,200 S.F.	(6.1%)
DRIVES:	20,374 S.F.	(26.3%)
SIDEWALK:	3,751 S.F.	(3.3%)
TOTAL OPEN SPACE:	51,787 S.F.	(44.0%)

DATE:	11/11/2011
PROJECT:	FAIRWINDS CREDIT UNION AT BALDWIN PARK
CLIENT:	AMERICAN CIVIL ENGINEERING CO.
DESIGNER:	AMERICAN CIVIL ENGINEERING CO.
CHECKER:	AMERICAN CIVIL ENGINEERING CO.
APPROVER:	AMERICAN CIVIL ENGINEERING CO.
SCALE:	1" = 100'
DATE:	11/11/2011

AMERICAN CIVIL ENGINEERING CO.
 1000 N. W. 10TH AVE. SUITE 100
 MIAMI, FL 33136
 (305) 571-1111

MASTER PLAN
FAIRWINDS CREDIT UNION
 AT BALDWIN PARK

AS-BUILT



FIRE ALARM LEGEND	
SYMBOL	DESCRIPTION
	FIRE EXTINGUISHERS TYPE 2B10 BC
	MANUAL PULL STATION
	FIRE ALARM SMOKE DETECTOR
	LOCK BOX
	JURY SMOKE DETECTOR
	PACP FIRE ALARM CONTROL PANEL
	FAAN FIRE ALARM ANNUNCIATION PANEL
	FIRE ALARM HORN / FLASHING LIGHT
	EXIT LIGHT SIGN WITH BATTERY BACKUP
	EMERGENCY LIGHT - PICTURES

1 LIFE SAFETY PLAN

GENERAL NOTE: FIRE EXTINGUISHERS SHALL BE WALL MOUNTED, SEMI-RECEIVED TYPE, TYP.



LIFE SAFETY DATA

- OCCUPANT LOAD: 12,150 S.F. / 100 S.F. GROSS = 122 OCCUPANTS
- EXIT REQUIREMENTS: 2 REQUIRED, WIDTH 44"
- DEAD END CORRIDOR: 50' (SPRINKLERED BUILDING)
- MINIMUM CLEAR OPENING EXIT DOORS: 32"
- MINIMUM STAIR WIDTH: 36" FOR LESS THAN 50 OCCUPANTS
44" FOR 50 OR MORE OCCUPANTS
- EGRESS WIDTH: 122 OCCUPANTS X 0.5' = 61.0'
- EGRESS WIDTH FOR STAIRS: 122 OCCUPANTS X 0.5' = 30.5'
- MAXIMUM TRAVEL DISTANCE - SPRINKLED, TYPE IV UNPROTECTED - 300'

AS-BUILT

REVISION	BY
03/20/07	DAV
03/21/07	DAV
03/21/07	DAV
03/21/07	DAV

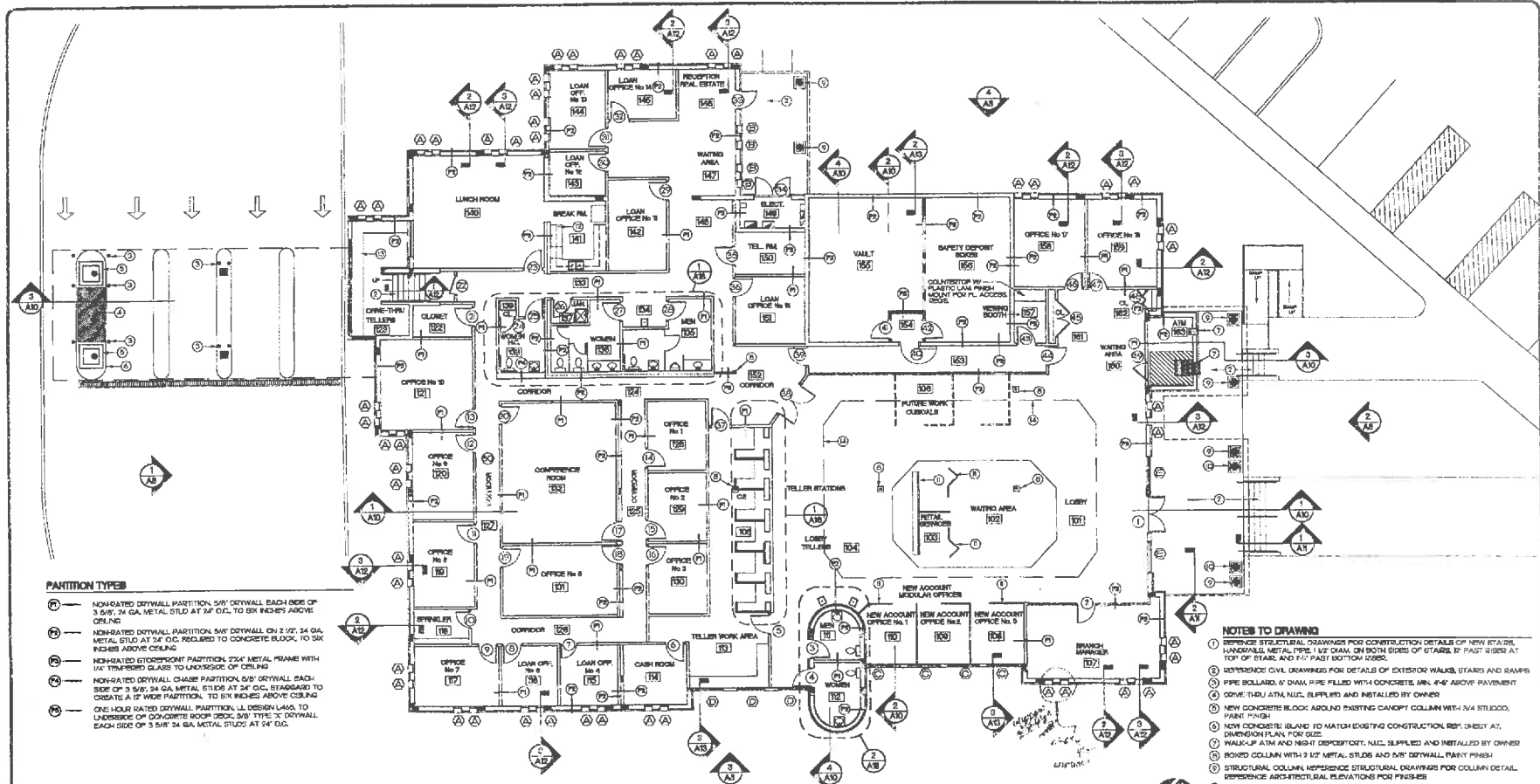
ARTERBURY ARCHITECTS, INC.
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LONGWOOD, FL 32778
(407) 774-2233
FAX (407) 774-7377

FAIRWINDS CREDIT UNION
BALDWIN PARK BRANCH
1901 JOHN PAUL JONES AVE.
ORLANDO, FLORIDA

OCCUPANCY PLAN

Drawn	AM
Checked	
Date	3/20/07
Revised	03/21/07
Job No.	22004
Checked by	

A5



PARTITION TYPES

- (1) NON-RATED DRYWALL PARTITION, 5/8" DRYWALL EACH SIDE OF 3/8" x 24 GA. METAL STUD AT 24" O.C. TO SIX INCHES ABOVE CEILING.
- (2) NON-RATED DRYWALL PARTITION, 5/8" DRYWALL ON 2 1/2" x 24 GA. METAL STUD AT 24" O.C. REQUIRED TO CONCRETE BLOCK, TO SIX INCHES ABOVE CEILING.
- (3) NON-RATED DRYWALL CHASE PARTITION, 5/8" DRYWALL EACH SIDE OF 3/8" x 24 GA. METAL STUD AT 24" O.C. STAGGERED TO CREATE A 1/2" WIDE PARTITION, TO SIX INCHES ABOVE CEILING.
- (4) ONE HOUR RATED DRYWALL PARTITION, U. DESIGN LAGO, TO UNDERSIDE OF CONCRETE ROOF DECK, 5/8" TYPE X DRYWALL EACH SIDE OF 3/8" x 24 GA. METAL STUD AT 24" O.C.

GENERAL NOTES

1. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL CURRENT APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE, AND REPORT ALL DISCREPANCIES IN THE EXISTING CONDITIONS AND CONSTRUCTION DRAWINGS TO THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY OBSERVE. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION WHICH HAS NOT BEEN POINTED TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL BE REVIEWED BY THE ARCHITECT.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER KNOWN OR UNKNOWN, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROSECUTION OF THE WORK.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL PLUMBING FIXTURES, FLOOR DRAIN, ELECTRICAL AND PLUMBING RISER OUTLETS AND ALL OTHER WORK UNDER HIS SCOPE OF RESPONSIBILITIES RELATED TO THE EQUIPMENT.
6. GRAVITY COUNTY APPROVED PLANS SHALL BE KEPT IN A PLAIN BOX, AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL BE KEPT IN THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THEIR USE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.
8. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES BY RESPONSIBLE SUBCONTRACTOR AND ALL AREAS SHALL BE LEFT IN A CLEAN, READY CONDITION AT ALL TIMES.
9. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE OCCUPANTS AND WORKING AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REPAIR ANY DAMAGE TO EXISTING UTILITIES OR WORKMANSHIP OF ANY DAMAGE WHICH SHALL BE REPAIR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
11. CONSULTATION INFORMATION (ISMA) MAY NOT BE ALL INCLUSIVE. THE GENERAL CONTRACTOR IS TO REVIEW THE REQUIREMENTS OF NEW CONSTRUCTION AND IS TO COMPLETE ALL DEMOLITION/DEMOUNTING CUTTING AND PATCHING NECESSARY TO ACHIEVE INTENDED NEW CONDITION AND QUALITY.
12. ALL MATERIALS REMOVED BY DEMOLITION ARE TO BE DEPOSITED BY THE CONTRACTOR OFF THE PROJECT SITE IN ACCORDANCE WITH LOCAL RESTRICTIONS.
13. DISCREPANCIES BETWEEN NOTATIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT ANY DISCREPANCIES WHICH MAY OCCUR PRIOR TO COMMENCING CONSTRUCTION.
14. UTILITIES ENCOUNTERED SHALL BE PROTECTED FROM DAMAGE. ACTIVE UTILITIES SHALL BE REMOVED OR CAPTURED ONLY IF REQUIRED. INACTIVE AND ABANDONED UTILITIES SHALL BE PLUGGED OR CAPPED AS REQUIRED BY GOVERNING AUTHORITIES REMOVE INACTIVE WIRES.

15. PROVIDE PROPER PROTECTION FOR ALL UNDISTURBED WORK, WET DOWN ALL DIRT AND LOOSE DEBRIS BEFORE HANDLING.
16. DO NOT CLOSE OR OBSTRUCT STAIRS, SIDEWALKS, ALLEYS, PASSAGEWAYS WITH-CUT PERMIT. CONDUCT OPERATIONS WITH MINIMAL INTERFERENCE WITH SAME.
17. UPON COMPLETION BRING TOOLS, MATERIALS, APPARATUS, RUBBER, ETC. OF EVERY SORT, LEAVE PREMISES CLEAN, NEAT AND ORDERLY.
18. DIMENSIONS ON THE ARCHITECTURAL FLOOR PLAN ARE AS FOLLOWS:
 - EXTERIOR WALLS: DIMENSION TO FACE OF CONCRETE BLOCK
 - INTERIOR METAL STUD DRYWALL PARTITIONS: TO FACE OF DRYWALL - NOMINAL 1/2"
 - INTERIOR CONCRETE BLOCK PARTITIONS: TO FACE OF CONCRETE BLOCK - NOMINAL 1/2"
19. EXTERIOR AND INTERIOR CONCRETE BLOCK WALLS AND PARTITIONS TO BE FINISHED WITH 5/8" DRYWALL OVER 2 1/2" METAL STUDS AT 24" O.C.
20. DIMENSIONS ARE BASED ON ORIGINAL BUILDING DRAWINGS DATED NOVEMBER 15, 1974, FIRST ADDITION BUILDING DRAWINGS DATED JUNE 1, 1979, AND SECOND ADDITION BUILDING DRAWINGS DATED FEBRUARY 3, 1982.
21. EXISTING WALLS AND PARTITIONS TO REMAIN MUST BE REPAIRED AND MADE READY FOR APPLICATION OF NEW MATERIALS AND FINISHES.
22. CONTRACTOR TO INSTALL SOUND ATTENUATION BATTS AROUND CONFERENCE AND TOILET ROOMS.

1 REFERENCE FLOOR PLAN

NOTES TO DRAWING

1. REFERENCE STRUCTURAL DRAWINGS FOR CONSTRUCTION DETAILS OF NEW STAIRS, HANDRAILS, METAL PIPE 1 1/2" DIA. ON BOTH SIDES OF STAIRS, 1/2" PAST RISES AT TOP OF STAIR AND 1/2" PAST BOTTOM CORNER.
2. REFERENCE CIVIL DRAWINGS FOR DETAILS OF EXTERIOR WALKWAYS, STAIRS AND RAMPS.
3. PIPE BOLLARD, 6" DIA. PIPE FILLED WITH CONCRETE, MIN. 4'-6" ABOVE PAVEMENT.
4. DRIVE THRU ATRA. NUC. BOLLARD AND INSTALLED BY OWNER.
5. NEW CONCRETE BLOCK AROUND EXISTING CANOPY COLUMN WITH 3/4" STUCCO, PAINT FINISH.
6. NEW CONCRETE ISLAND TO MATCH EXISTING CONSTRUCTION, REPT. SHEET AT, DIMENSION PLAN FOR SIZE.
7. WALK-UP WITH AND WASH DEPOSITORY, NUC. SUPPLIED AND INSTALLED BY OWNER.
8. BORED COLUMN WITH 3/2" METAL STUDS AND 5/8" DRYWALL, PAINT FINISH.
9. STRUCTURAL COLUMN REFERENCE STRUCTURAL DRAWINGS FOR COLUMN DETAIL, REFERENCE ARCHITECTURAL ELEVATIONS FOR FINISHES.
10. FALSE COLUMN REFERENCE ELEVATIONS FOR FINISHES.
11. MODULAR CUBICAL PARTITION FINISHED BY OWNER, INSTALLED BY OWNER.
12. MILLWORK WALL AND CASE CABINETS WITH 4" BACK SPLASH PLASTER, LAMINATE FINISH WALL CABINETS WITH TWO ADJUSTABLE SHELVES AND BASE CABINET WITH ONE ADJUSTABLE SHELF, AND DRAWER. CONTRACTOR TO VERIFY SHOP DRAWINGS FOR REVIEW AND APPROVAL WITH FIELD WORK.
13. MILLWORK EXISTING, BASE CABINETS. CONTRACTOR TO VERIFY WITH OWNER FOR NEW PLASTIC LAMINATE FINISH.
14. OUTLINE OF HIGH CEILING AT ONE, LOW CEILING AT 1'-0" REPT. REFLECTED CEILING PLAN.

AS-BUILT

REVISIONS BY	
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**FAIRWINDS CREDIT UNION
BALDWIN PARK BRANCH
1901 JOHN PAUL JONES AVE.
ORLANDO, FLORIDA**

REFERENCE FLOOR PLAN

DRAWN BY	AM
CHECKED BY	
DATE	11-20-04
SCALE	1/8"=1'-0"
JOB NO.	72004
DRAWING NO.	

A6