

**NEW OFFICE BUILDING**  
 LOT #7  
 EAGLES LANDING  
 WINTER SPRINGS, FL  
 For:  
**ARCHINETICS, INC.**

General Notes

Mark Date Revision

Project No: 98-307 Approv. By: RLB  
 Drawn By: RLB/RM Date: 03/24/99  
 Checked By: RLB Scale: NOTED

**SITE + FLOOR PLAN**

Sheet No:

**A-1**

**CODE ANALYSIS**

APPLICABLE CODE REFERENCE:  
 1997 STANDARD BUILDING CODE  
 1997 NFPA 101 LIFE SAFETY CODE

BUILDING TYPE: PROFESSIONAL OFFICE BUILDING  
 OCCUPANCY CLASSIFICATION: BUSINESS (GROUP 'B')  
 GROSS BUILDING AREA: 4098 SF.

CONSTRUCTION CLASSIFICATION:  
 TABLE 400  
 TYPE IV UNPROTECTED / UNSPRINKLERED  
 MAXIMUM AREA ALLOWED: 9000 SF.  
 MAXIMUM HEIGHT ALLOWED: 2 STORY (40')  
 FIRE PROTECTIVE REQUIREMENTS: TABLE 600  
 PARTY + FIRE WALLS: 4 HRS.  
 INTERIOR BRQ. WALLS: 0 HRS.  
 COLUMNS: 0 HRS.  
 BEAMS: 0 HRS.  
 FLOOR: 0 HRS.  
 ROOF: 0 HRS.  
 EXTERIOR BRQ. + NON-BRQ. WALLS:  
 0' TO 30' TO PROPLINE: 1 HRS. (0X)  
 OVER 3' TO 12' TO PROPLINE: 0 HRS. (20X)  
 OVER 10' TO 20' TO PROPLINE: 0 HRS. (40X)  
 OVER 20' TO 30' TO PROPLINE: 0 HRS. (60X)  
 OVER 30' TO PROPLINE: 0 HRS. (N/L)

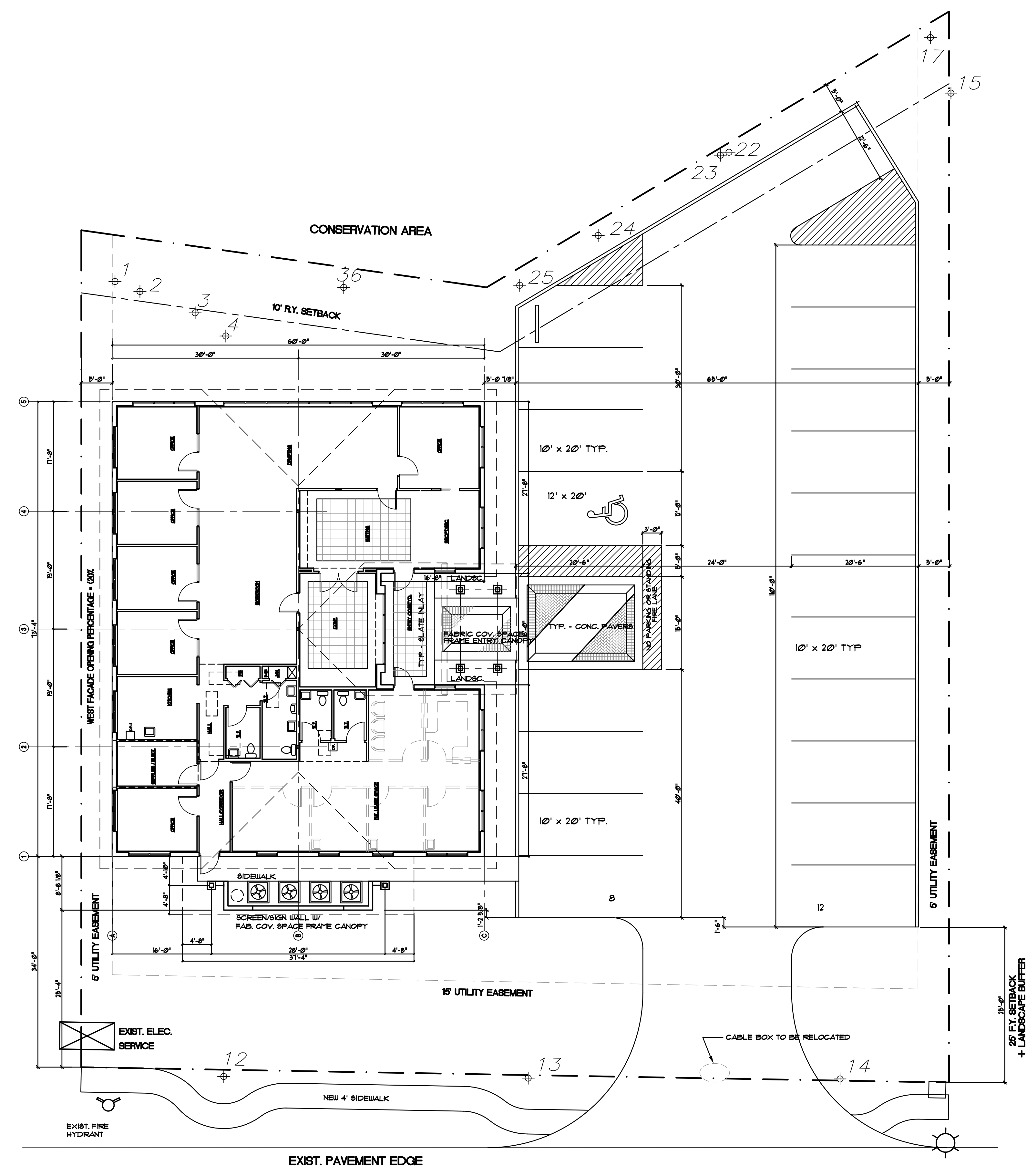
OCCUPANT LOAD ANALYSIS: CHAPTER 10 SIBC  
 BUSINESS AREA + 100 SF. / OCCUPANT:  
 4098 GSF / 100 = 41 PEOPLE  
 MINIMUM NUMBER OF EXITS: 2 REQUIRED AND 3 PROVIDED.  
 EGRESS WIDTH REQUIRED = 2 X OCCUPANT LOAD  
 = 2 X 41 = 82 INCHES  
 EGRESS WIDTH PROVIDED = 108 INCHES  
 MAXIMUM TRAVEL DISTANCE TO AN EXIT:  
 DOES NOT EXCEED 200' (UNSPRINKLERED CRITERIA)

PLUMBING CODE ANALYSIS: FIXTURE COUNT  
 OFFICE AREA + 100 SF. / OCCUPANT:  
 4098 GSF / 100 = 41 PEOPLE

|        | W/C | LAV. | D/F |
|--------|-----|------|-----|
| MALE   | 2   | 2    | 1   |
| FEMALE | 2   | 2    | 1   |

**AREA ANALYSIS:**

Archinetics area = 3098 sf  
 Lease area = 1000 sf  
 TOTAL AREA = 4098 sf (gross area)  
 Parking: 4098 / 200 = 20 spaces required



**ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 10'-0"

NOTE:  
 FABRIC COVERED SPACEFRAME CANOPIES WILL BE FURNISHED AND ASSEMBLED ON-SITE BY OWNER. CONTRACTOR SHALL LIFT, INSTALL, AND ANCHOR ASSEMBLED SPACEFRAME CANOPIES ON CONTRACTOR SUPPLIED SUPPORT COLUMNS AS DETAILED.

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**FLOOR PLAN**

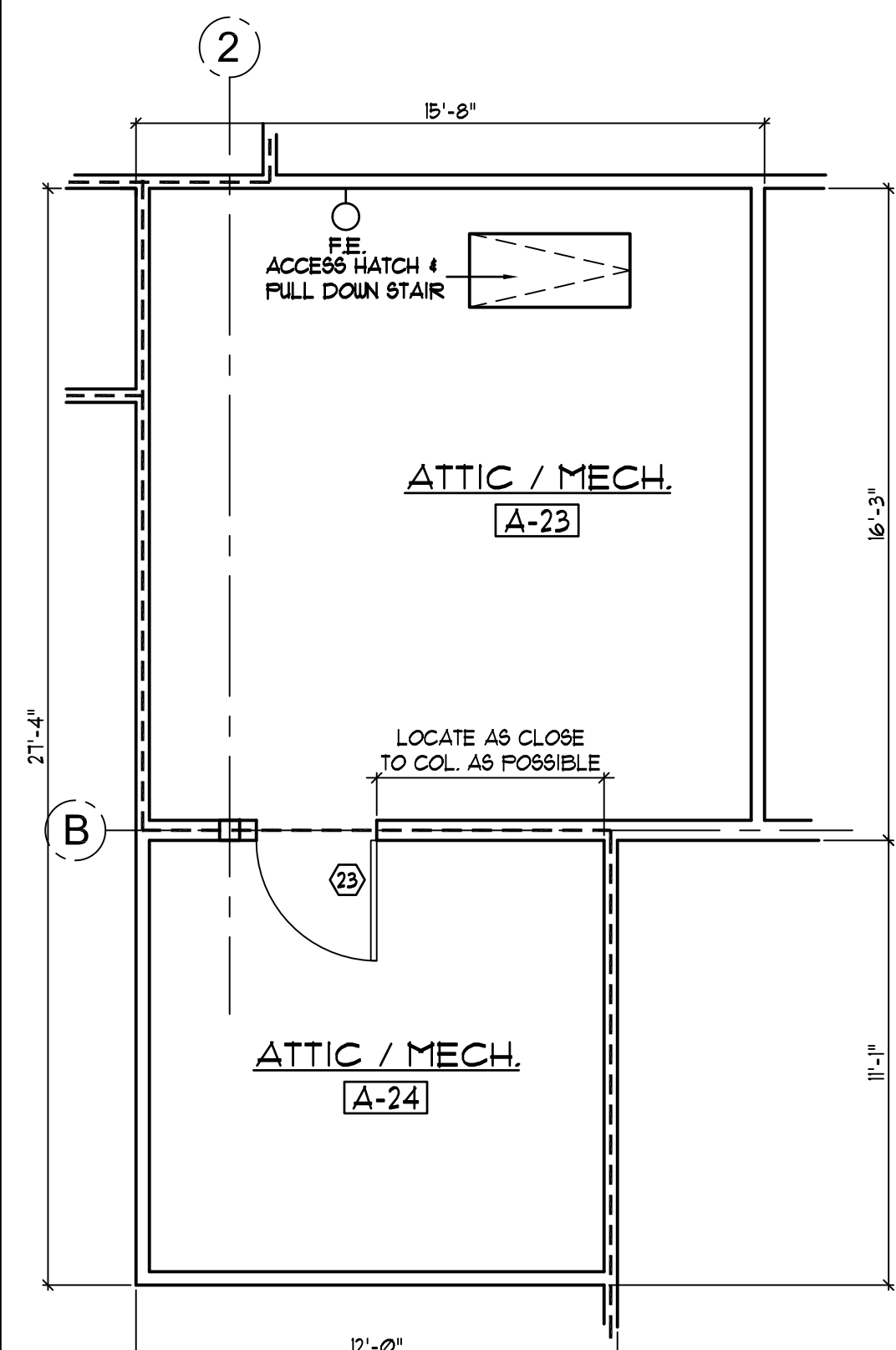
Sheet No:

**A-2**

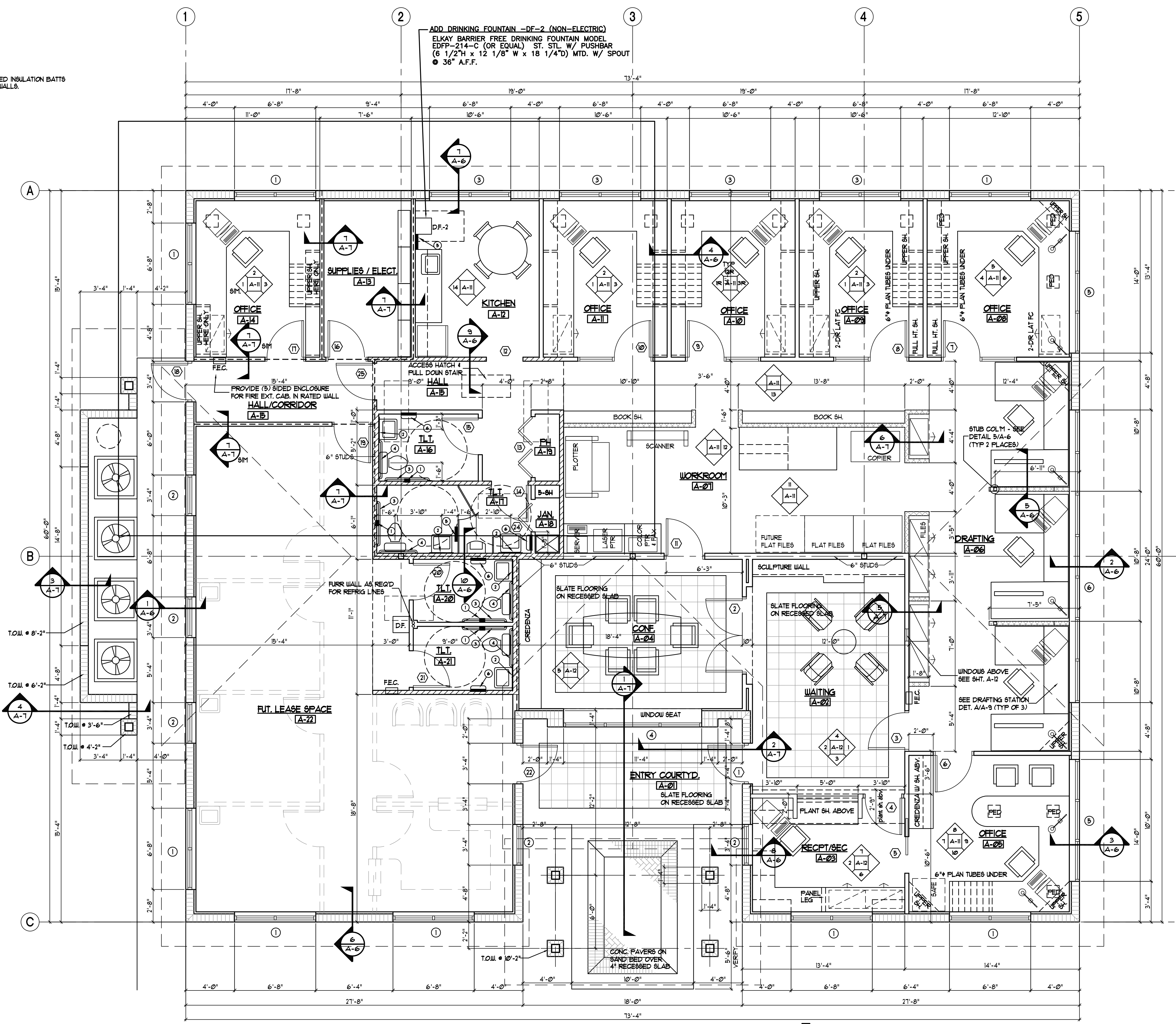
**SYMBOL LEGEND**

- INDICATES 1 HOUR FIRE RATED WALL PROVIDE R-II UNFACED INSULATION BATTS IN ALL FULL HEIGHT WALLS.
- INDICATES BEARING WALL
- INDICATES LOW WALL
- DOOR NUMBER - SEE DOOR SCHEDULE
- WINDOW NUMBER - SEE WINDOW SCHEDULE
- TOILET ACCESSORY - SEE ACCESSORY SCHEDULE

ADD DRINKING FOUNTAIN -DF-2 (NON-ELECTRIC)  
 ELKAY BARRIER FREE DRINKING FOUNTAIN MODEL  
 EDFP-214-C (OR EQUAL) ST. STL. W/ PUSHBAR  
 (6 1/2"H x 12 1/8" W x 18 1/4"D) MTD. W/ SPOUT  
 @ 36" A.F.F.



**ATTIC PLAN**  
 SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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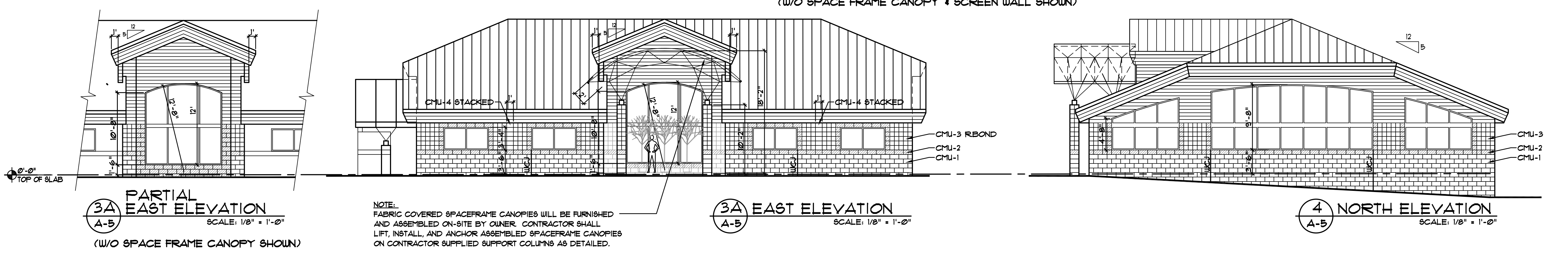
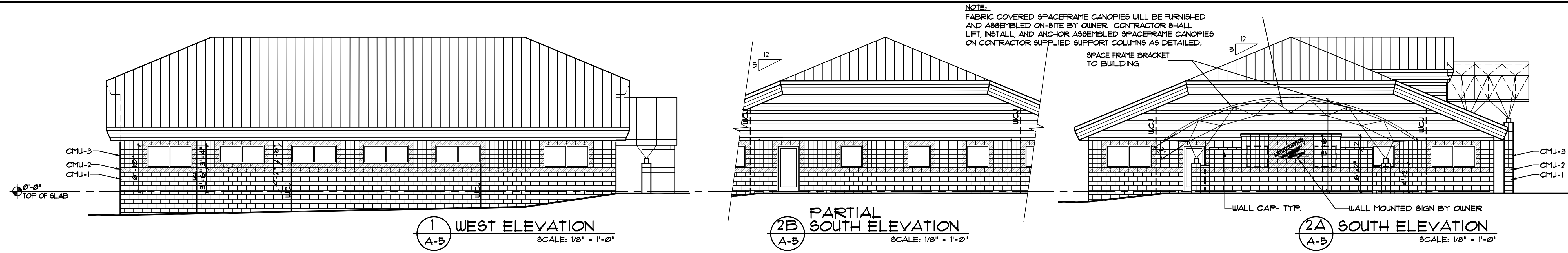
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EXTERIOR ELEV. & SECTIONS

Sheet No:

**A-5**



| EXTERIOR CMU MATERIALS |                                |                   | MATERIAL COLORS           |  |
|------------------------|--------------------------------|-------------------|---------------------------|--|
| NO.                    | SIZE                           | FINISH            | MANUF./COLOR              |  |
| CMU-1                  | 8"x8"x16"                      | 9FLIT-FACE        | TARMAC #E102 EBONY        |  |
| CMU-2                  | 8"x8"x16"                      | GROUND FACE       | TARMAC #E6013 BLACK PEARL |  |
| CMU-3                  | 8"x8"x16" 9VS                  | 9FLIT-FACE-SCORED | TARMAC #E5001 GLACIER     |  |
| CMU-4                  | 8"x8"x16"                      | 9FLIT-FACE        | TARMAC #E5001 GLACIER     |  |
| WALL CAP               | 9"x4"x16"                      | ROUNDED WALL CAP  | MATCH CMU-3 COLOR         |  |
| GROUT                  | MATCH ADJOINING MATERIAL COLOR |                   |                           |  |

NOTE: USE MATCHING 4" X 8" X 16" VENEER UNITS AT SPACE FRAME SUPPORT COLUMNS AS DETAILED.



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**General Notes**

- SEE FINISH SCHEDULE, SHEET A-13 FOR PLASTIC LAMINATE COLORS
- ALL MILLWORK, CABINETS, WOOD TRIM, PASS WINDOW, TRANSACTION SHELF, DISPLAY SHELVES AND WOOD BASE SHOWN THIS SHEET WILL BE OWNER FURNISHED AND INSTALLED.
- GC TO PROVIDE BLOCKING IN WALLS AS SHOWN AND AS FOLLOWS:
  - AT UPPER CABINET + SHELF UNITS: 2 ROWS 2x10 BLOCKING
  - AT BASE CABINET + COUNTERTOPS: 1 ROW 2x10 BLOCKING
  - AT EXTERIOR WALLS, PROVIDE PT 1x10 BLOCKING AT SAME LOCATIONS
  - AT CFOI WOOD BASE, PROVIDE 5/8" X 6" HIGH WD. BLOCKING
- GENERAL CONTRACTOR SHALL INSTALL VINYL BASE ON MILLWORK (WHERE SHOWN) AFTER MILLWORK INSTALLATION IS COMPLETED.
- ALL WOOD TRIM FINISHING TO BE PROVIDED BY ELECTRICAL CONTRACTOR SHALL INSTALL UNDER CABINET + SPECIAL LIGHTS AFTER MILLWORK INSTALLATION IS COMPLETED.

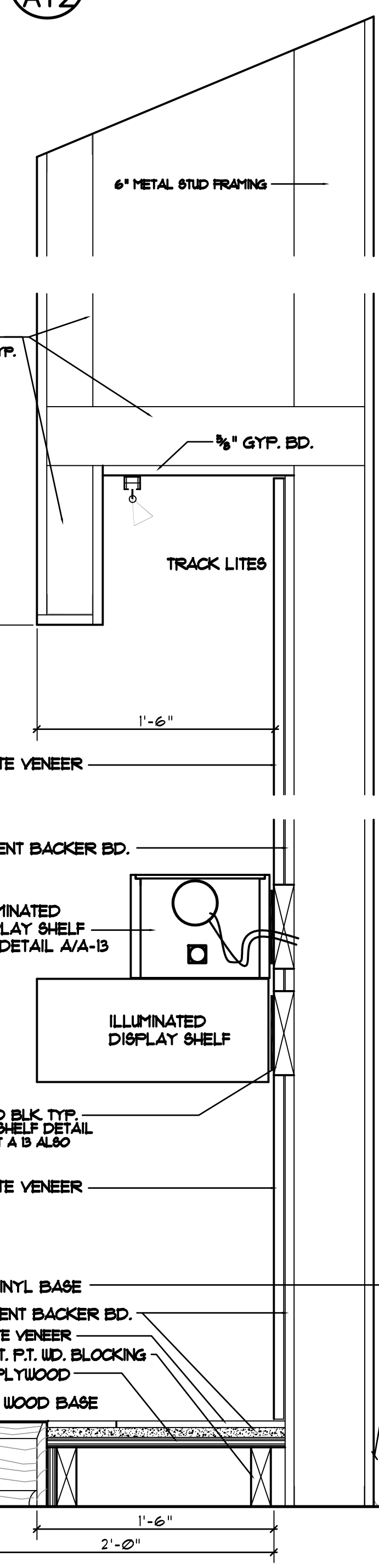
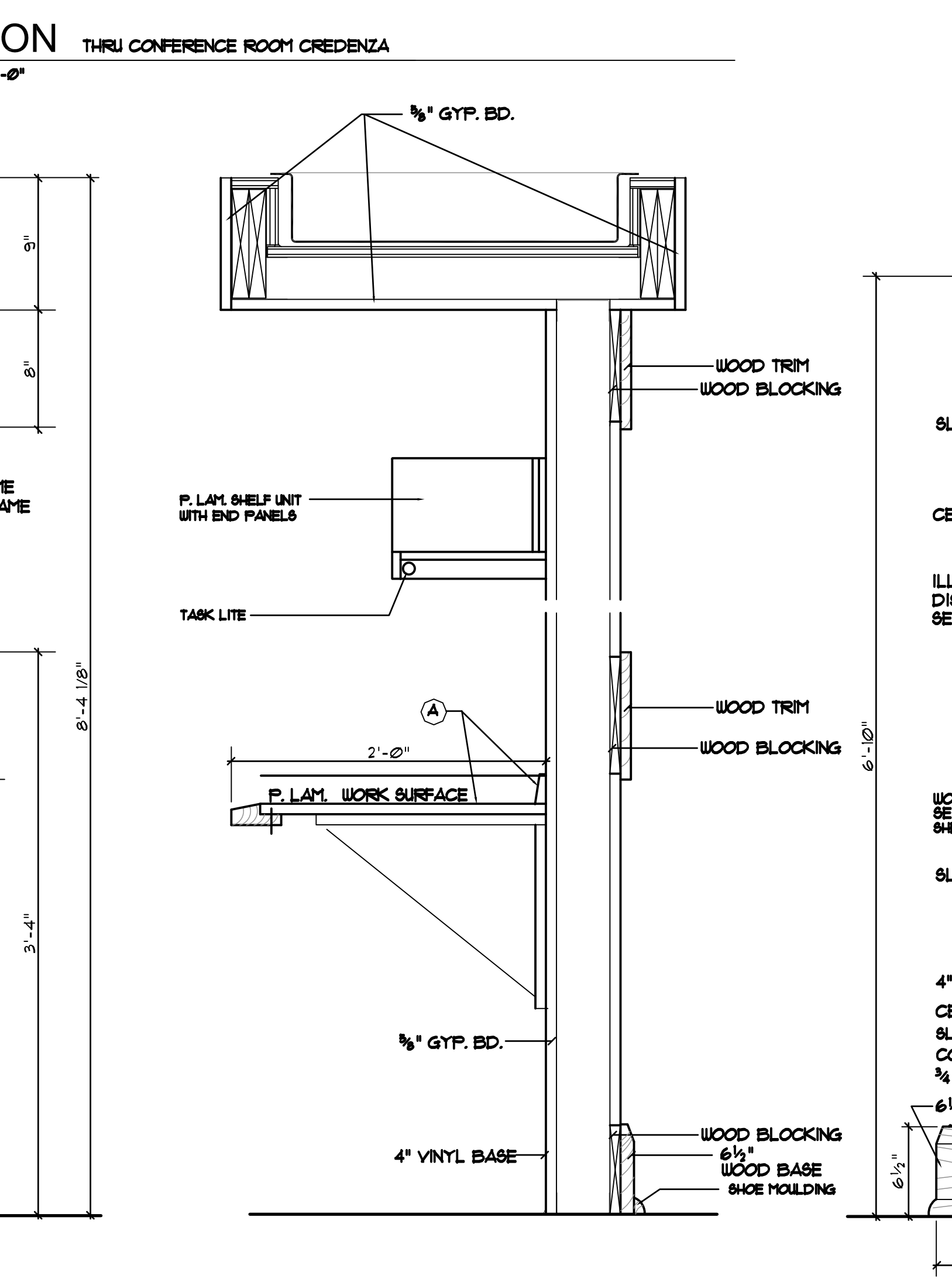
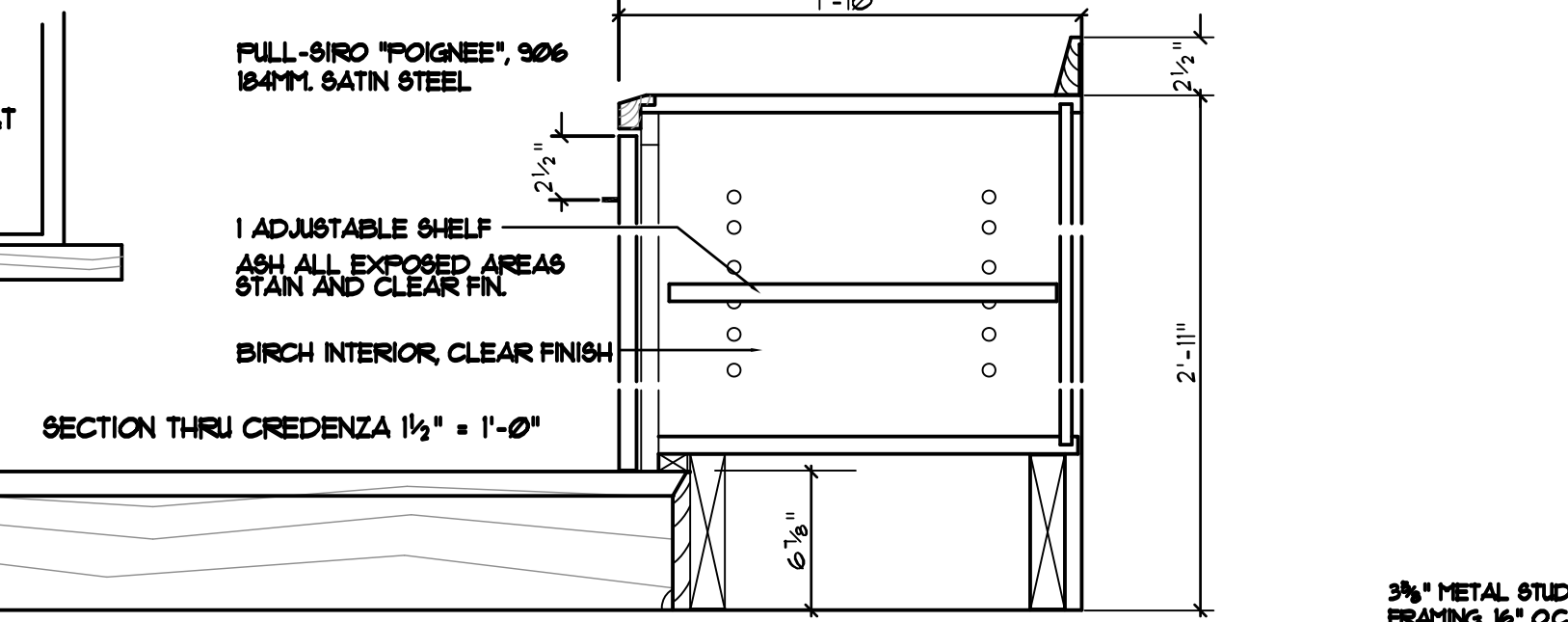
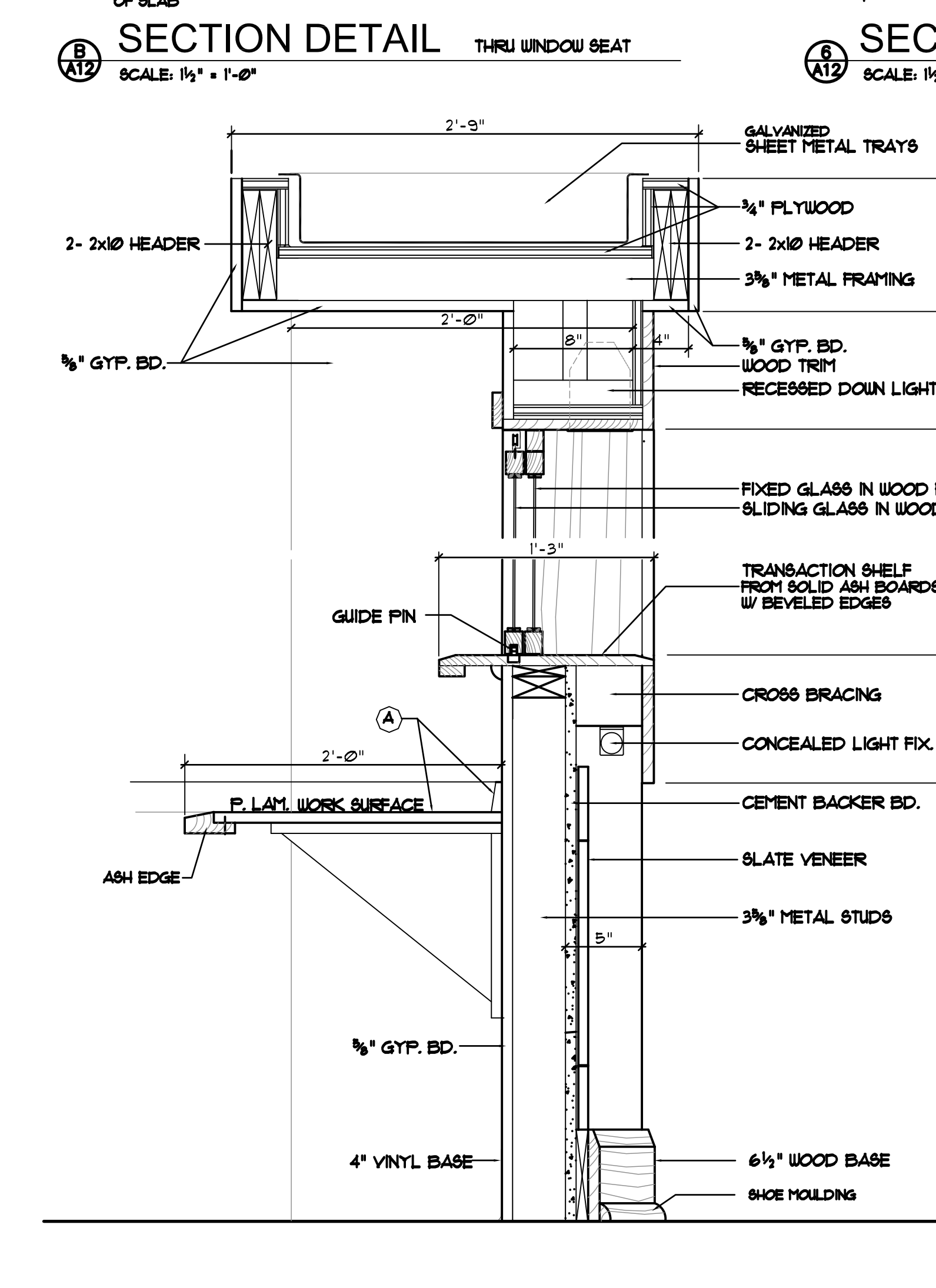
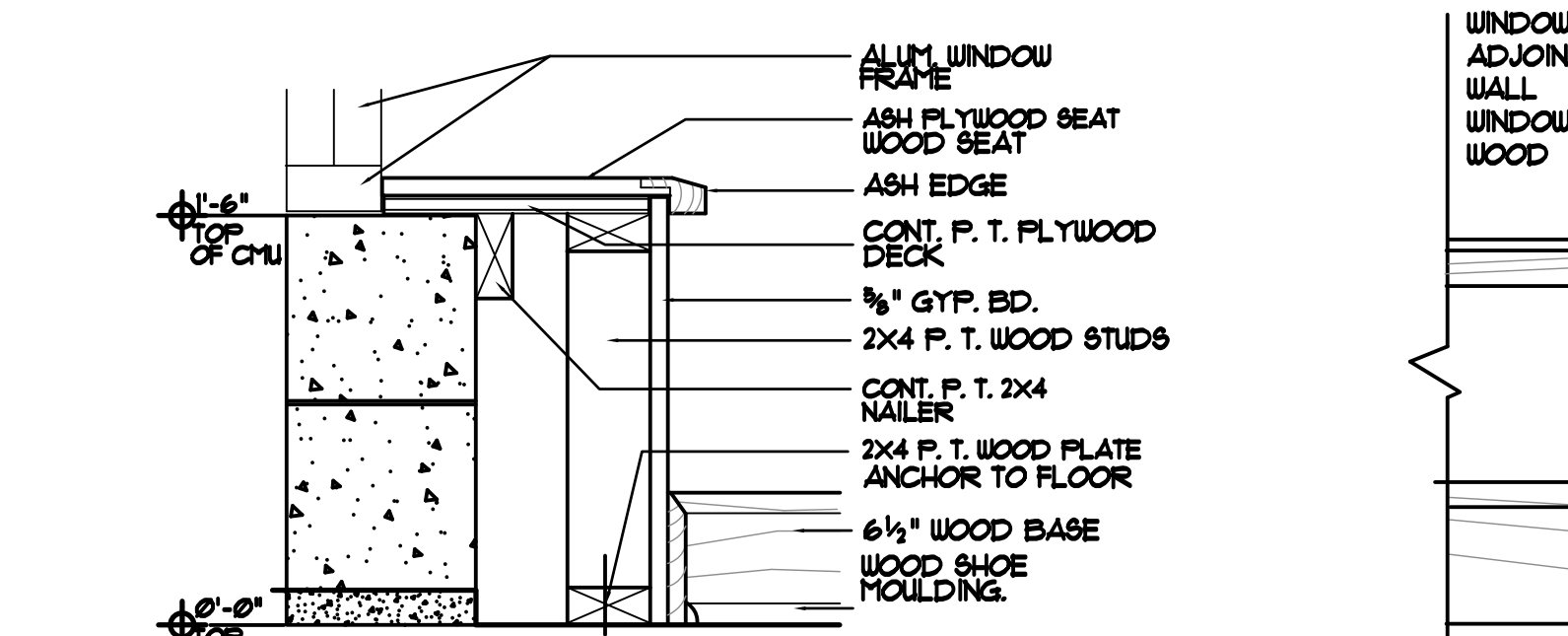
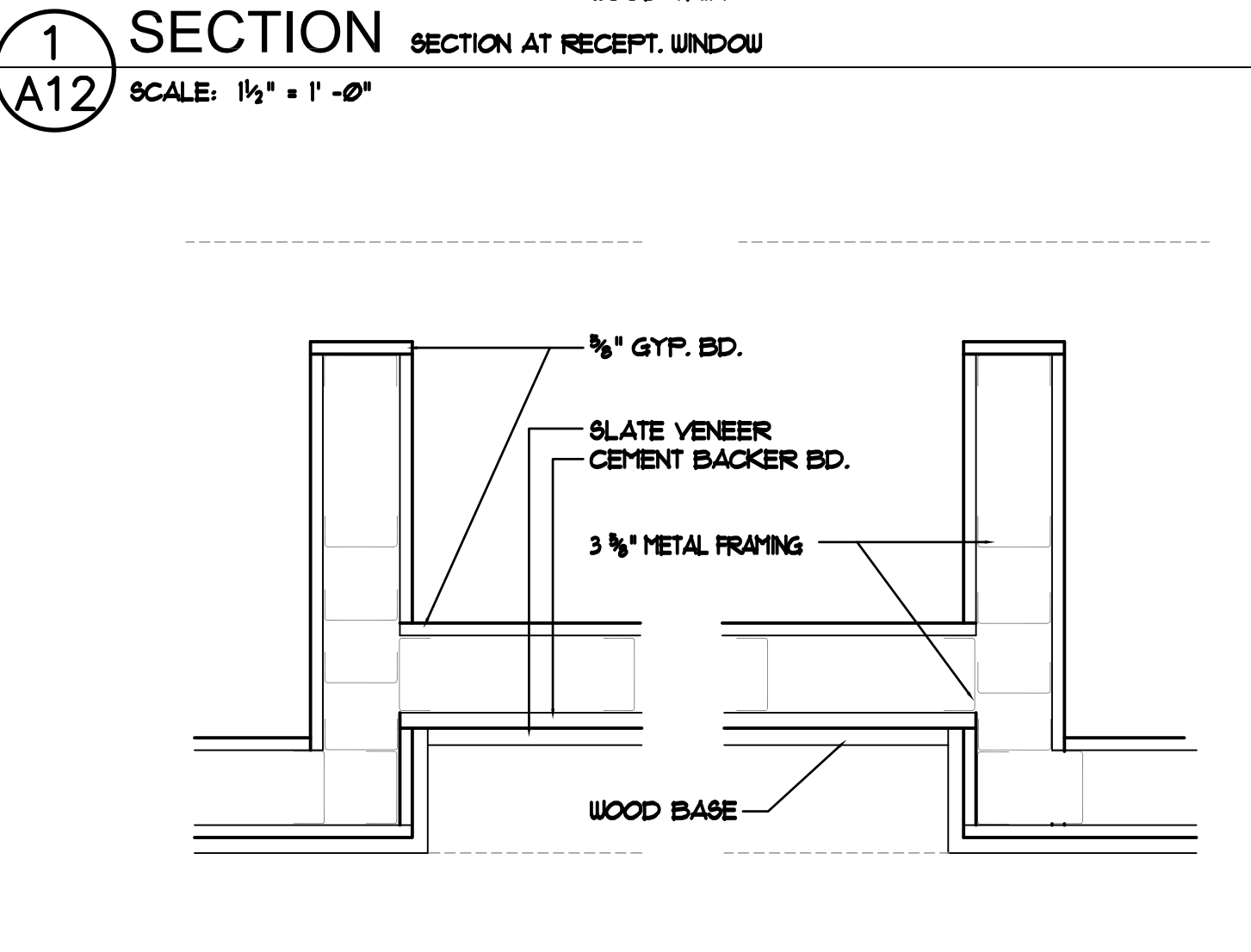
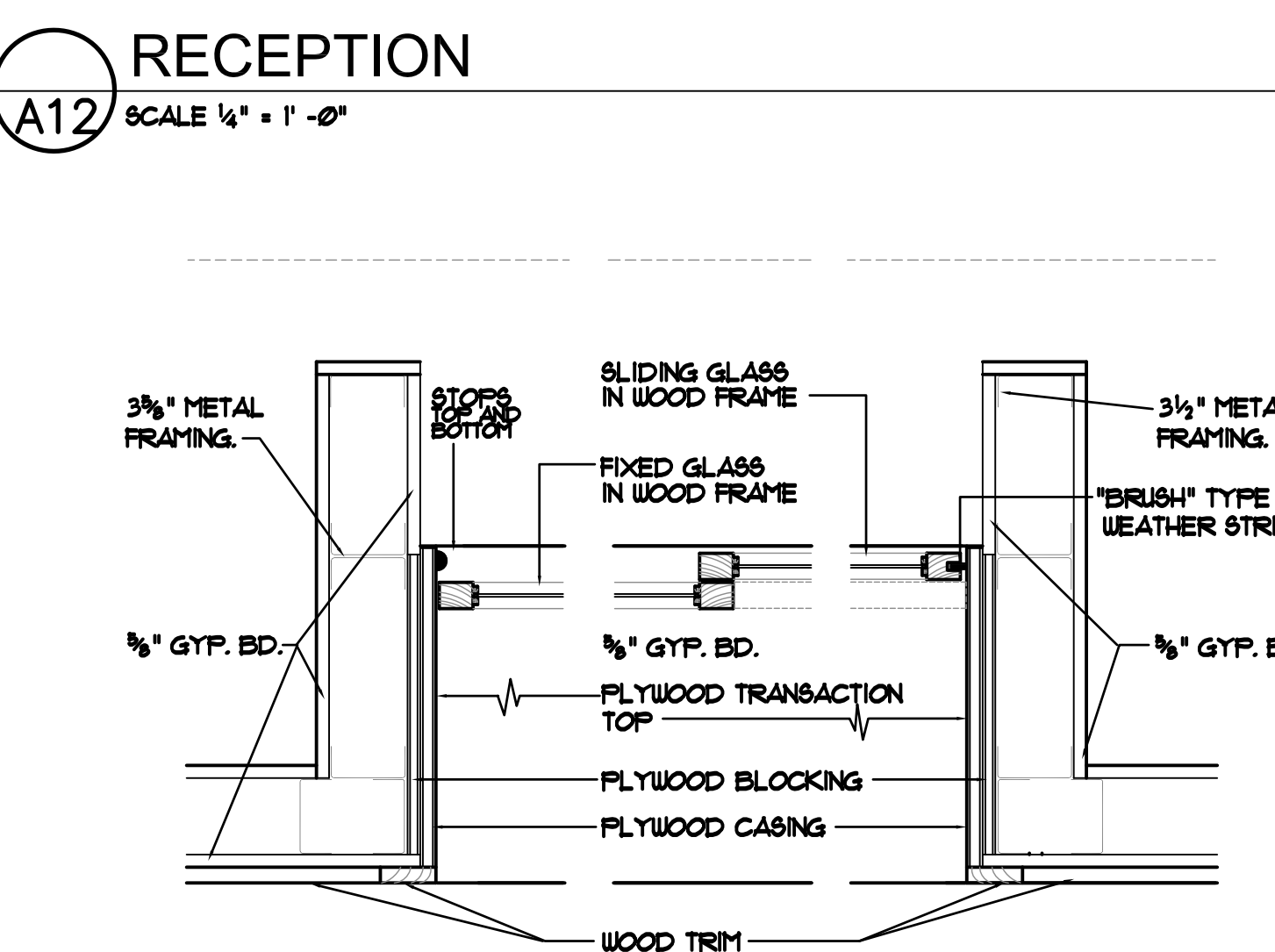
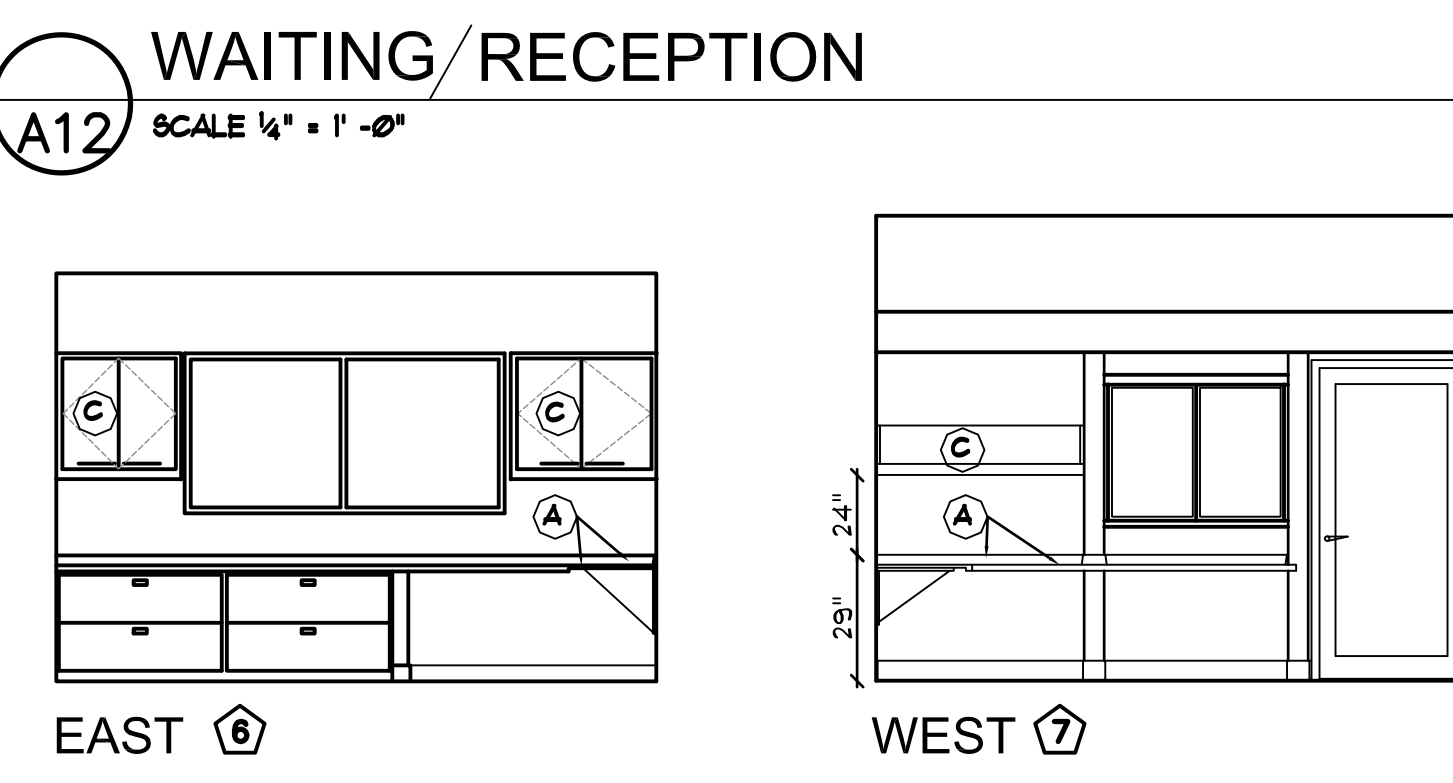
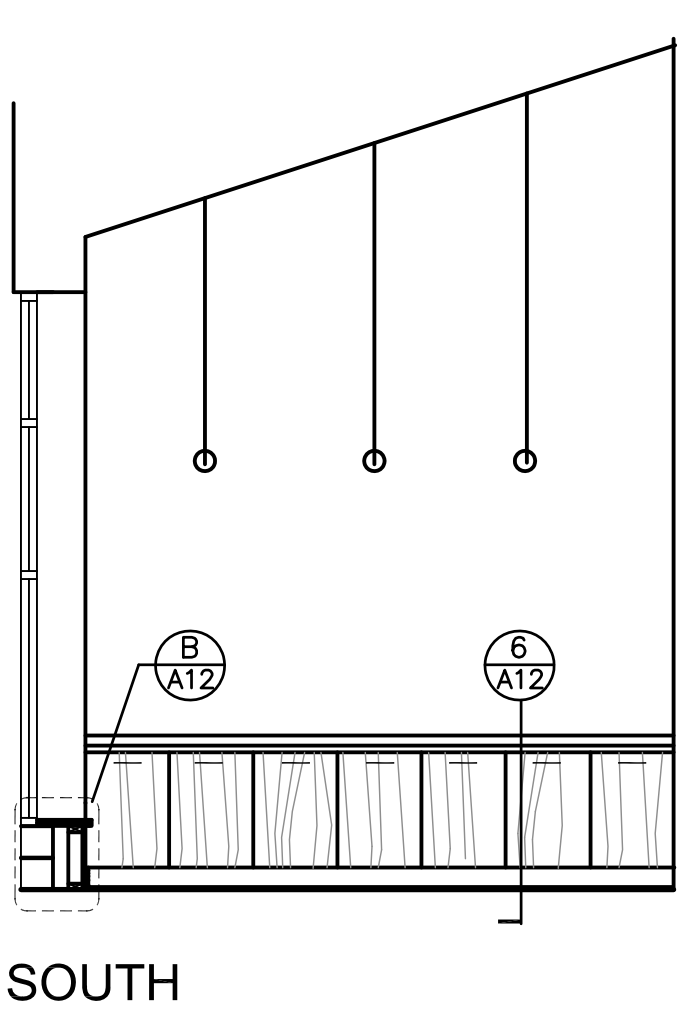
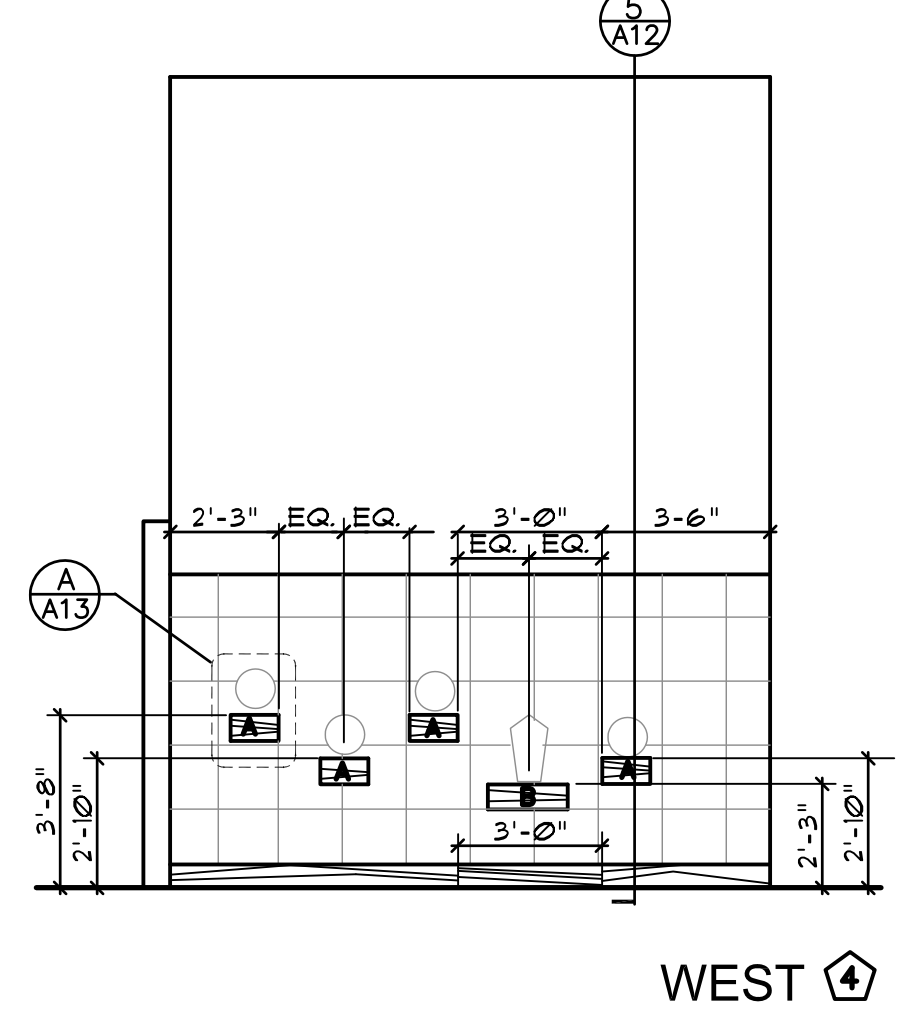
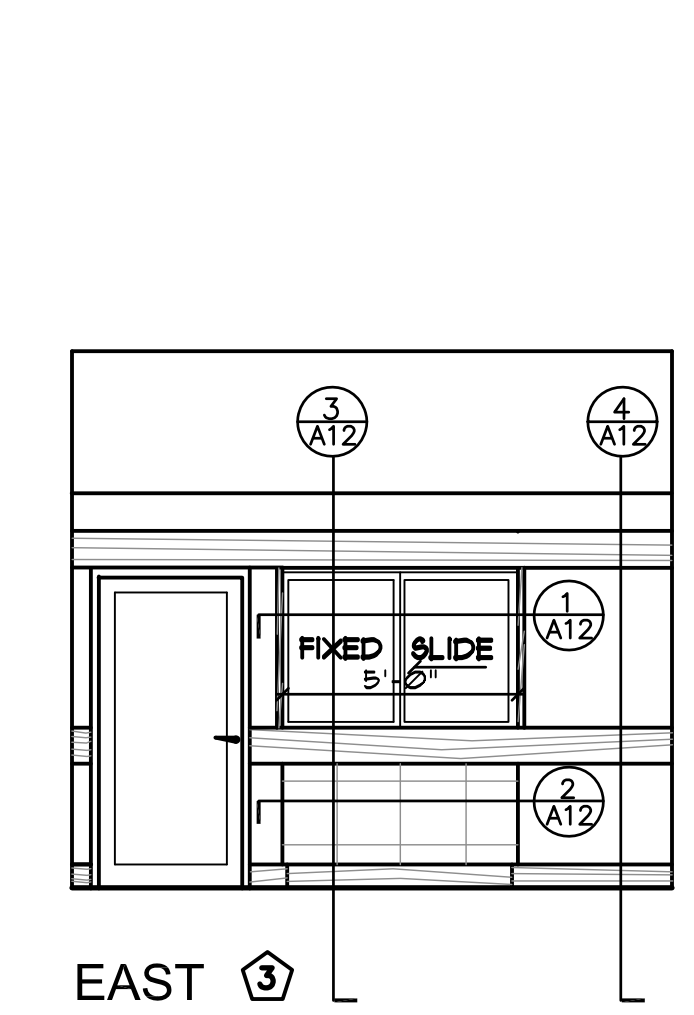
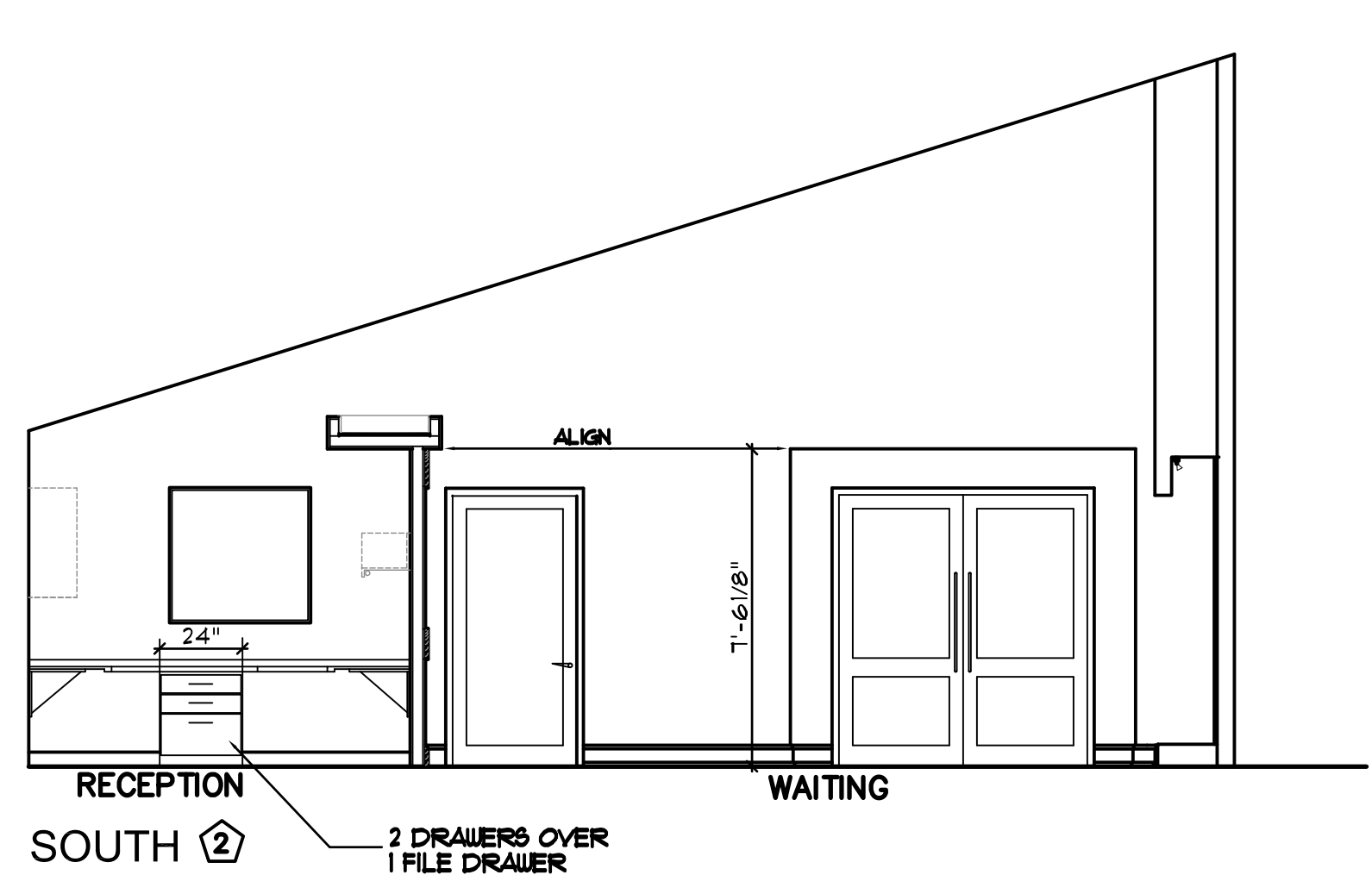
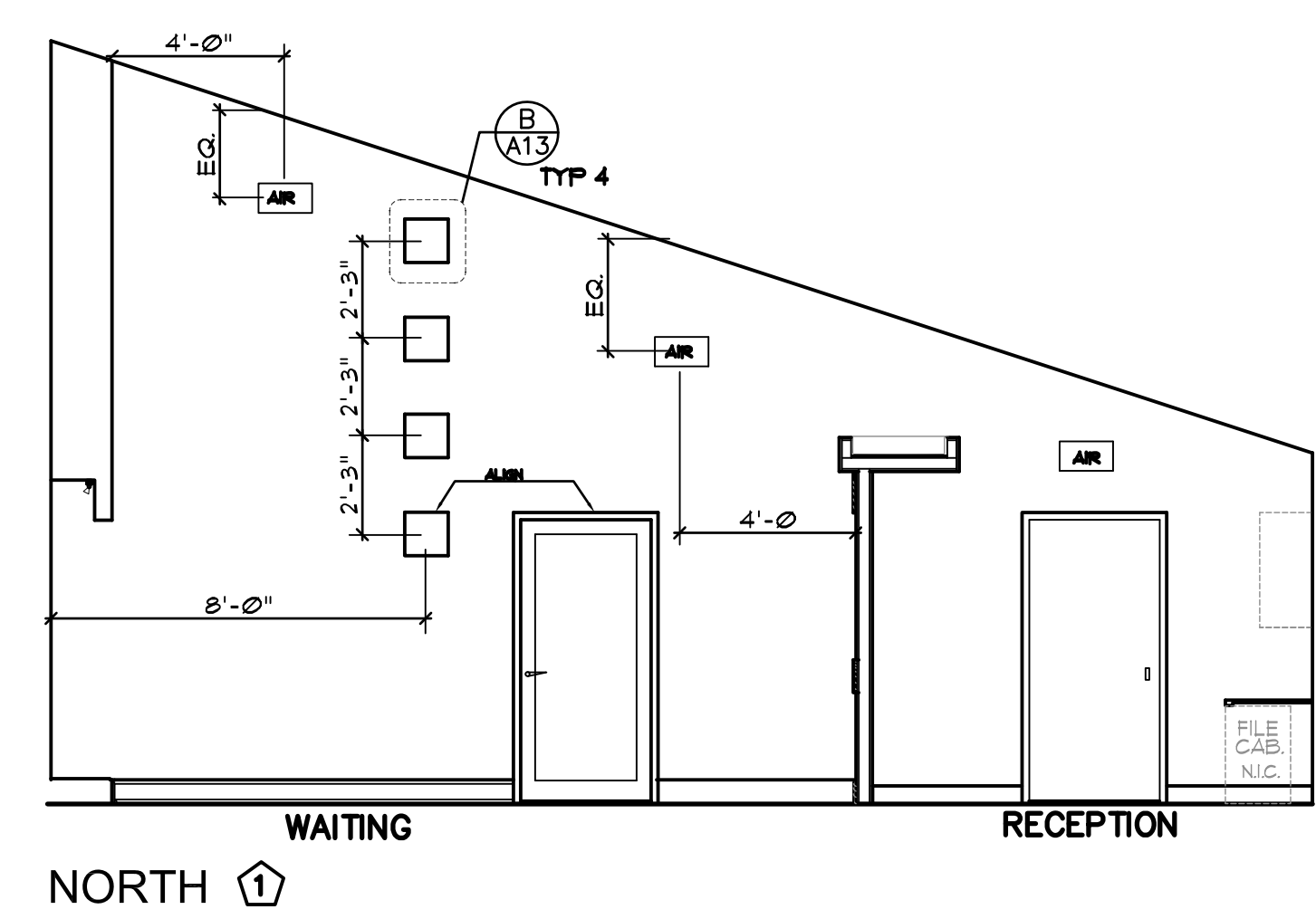
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**INTERIOR ELEVATIONS + DETAILS**

Sheet No:

**A-12**



**② SECTION** SECTION AT RECEIPT WINDOW  
 SCALE: 1 1/2" = 1'-0"

**③ SECTION** VERTICAL SECTION THRU RECEIPT WINDOW  
 SCALE: 1 1/2" = 1'-0"

**④ SECTION** VERTICAL SECTION THRU RECEIPT WALL  
 SCALE: 1 1/2" = 1'-0"

**⑤ SECTION** VERTICAL SECTION THRU DISPLAY WALL  
 SCALE: 1 1/2" = 1'-0"

*General Notes*

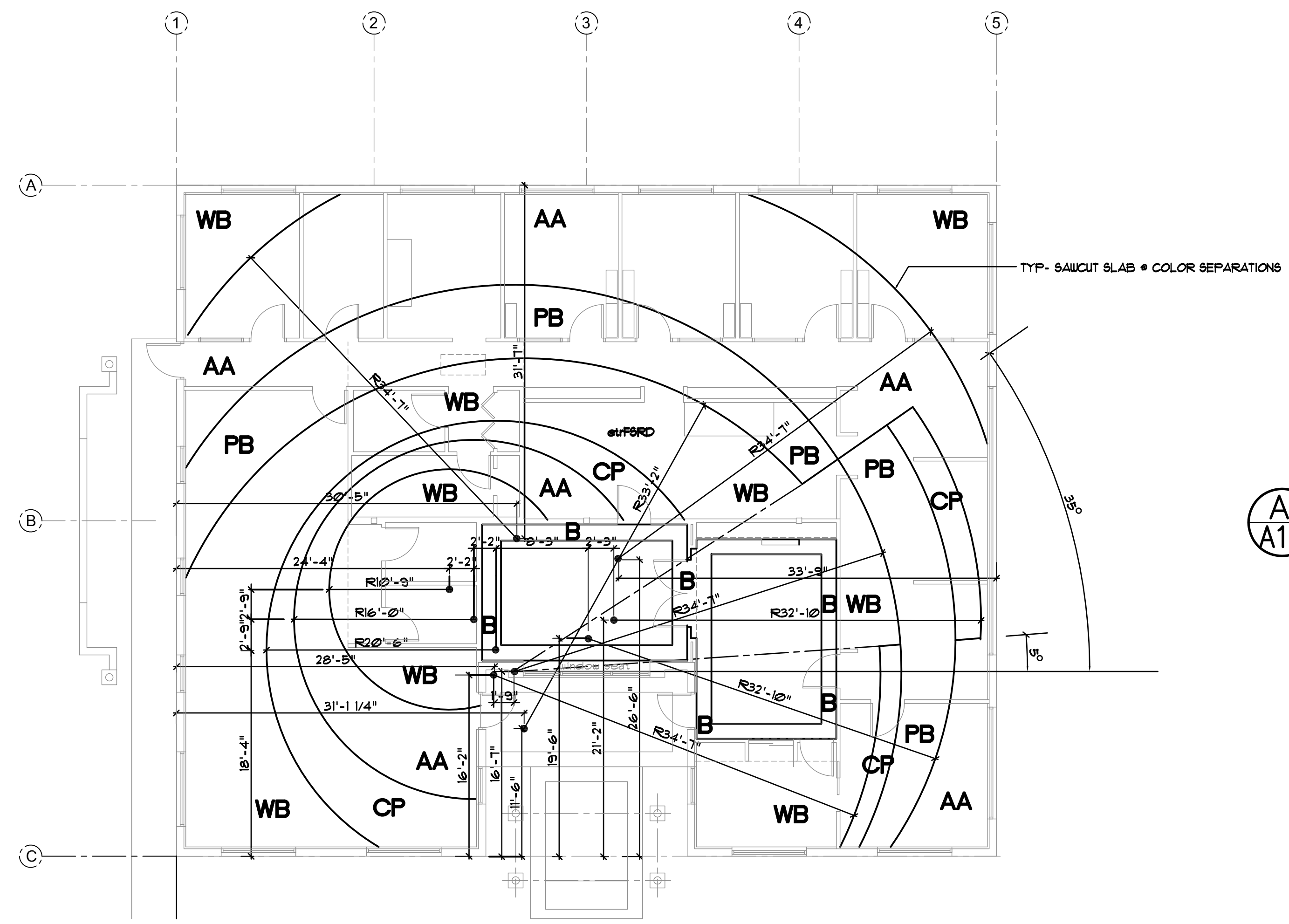
- ALL MILLWORK, CABINETS, WOOD TRIM, PASS WINDOW, TRANSACTION SHELF, DISPLAY SHELVES AND WOOD BASE SHOWN THIS SHEET WILL BE OWNER FURNISHED AND INSTALLED.
- G.C. TO PROVIDE BLOCKING IN WALLS AS SHOWN AND AS FOLLOWS:
  - AT UPPER CABINET & SHELF UNITS: 2 ROUB 2x10 BLOCKING
  - AT BASE CABINET & COUNTERTOPS: 1 ROUB 2x10 BLOCKING
  - AT EXTERIOR WALLS, PROVIDE FT W/0 BLOCKING AT SAME LOCATIONS
  - AT CFOI WOOD BASE, PROVIDE 5/8" X 6" HIGH W/0 BLOCKING
- GENERAL CONTRACTOR SHALL INSTALL VINYL BASE ON MILLWORK (WHERE SHOWN) AFTER MILLWORK INSTALLATION IS COMPLETED.
- ALL WOOD TRIM FINISHING TO BE PROVIDED BY GENERAL CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL INSTALL UNDER CABINET & SPECIAL LIGHTS AFTER MILLWORK INSTALLATION IS COMPLETED.

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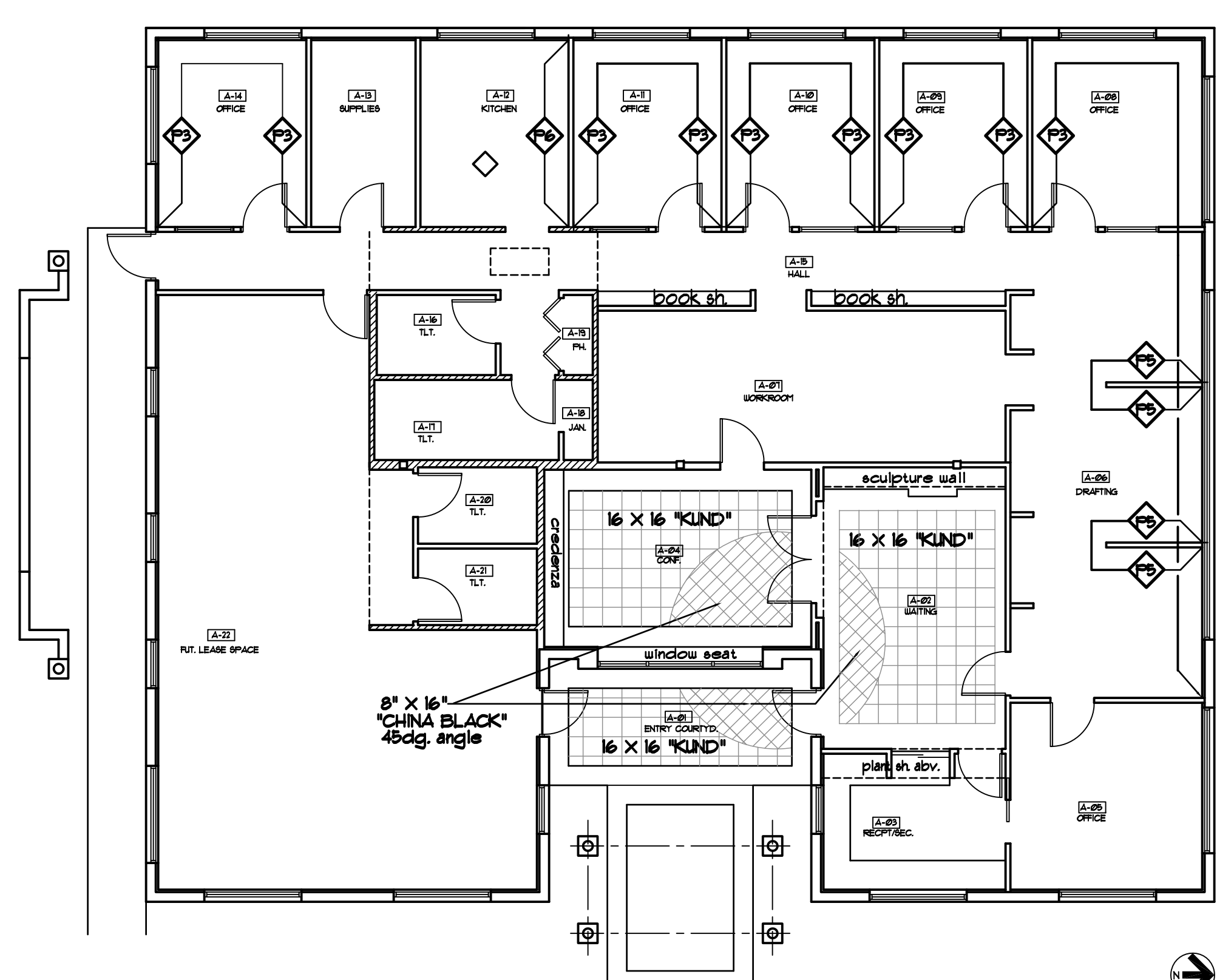
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 Drawn By: RLB Date: 01/03/99  
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**FINISH SCHEDULE + DETAILS**

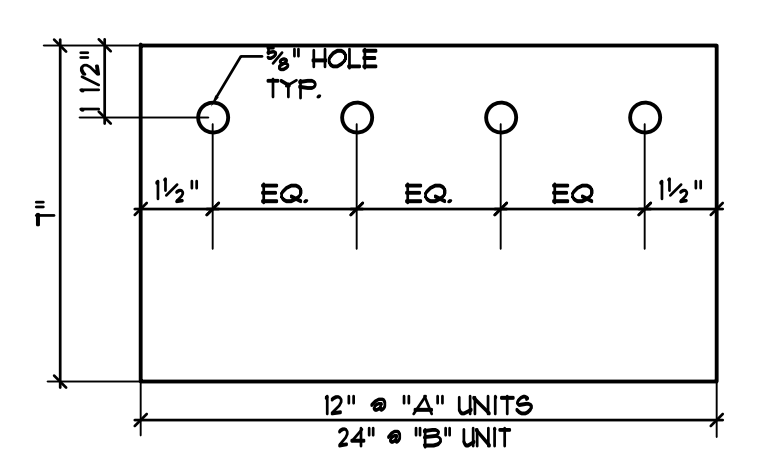
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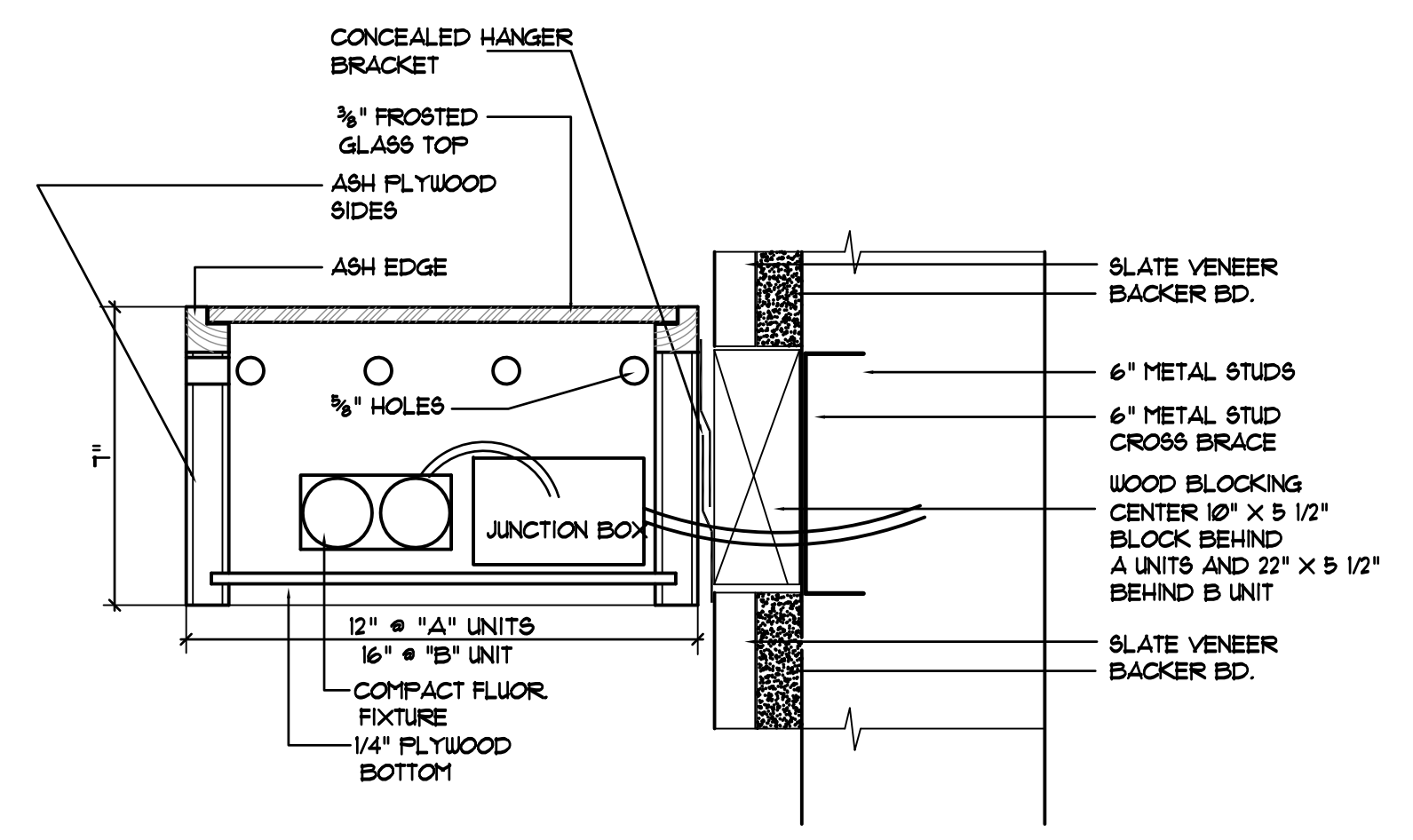
**1**  
**A13** CONCRETE STAIN PATTERN  
 SCALE: 1/8" = 1'-0"



**2**  
**A13** FINISH PLAN  
 SCALE: 1/8" = 1'-0"

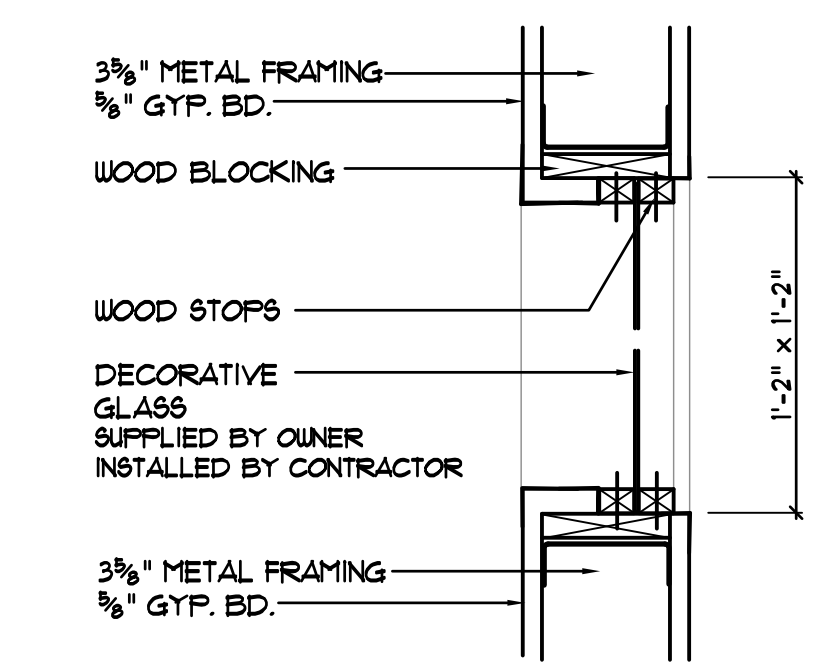


**FRONT VIEW**  
 FRONT AND SIDES SIMILAR



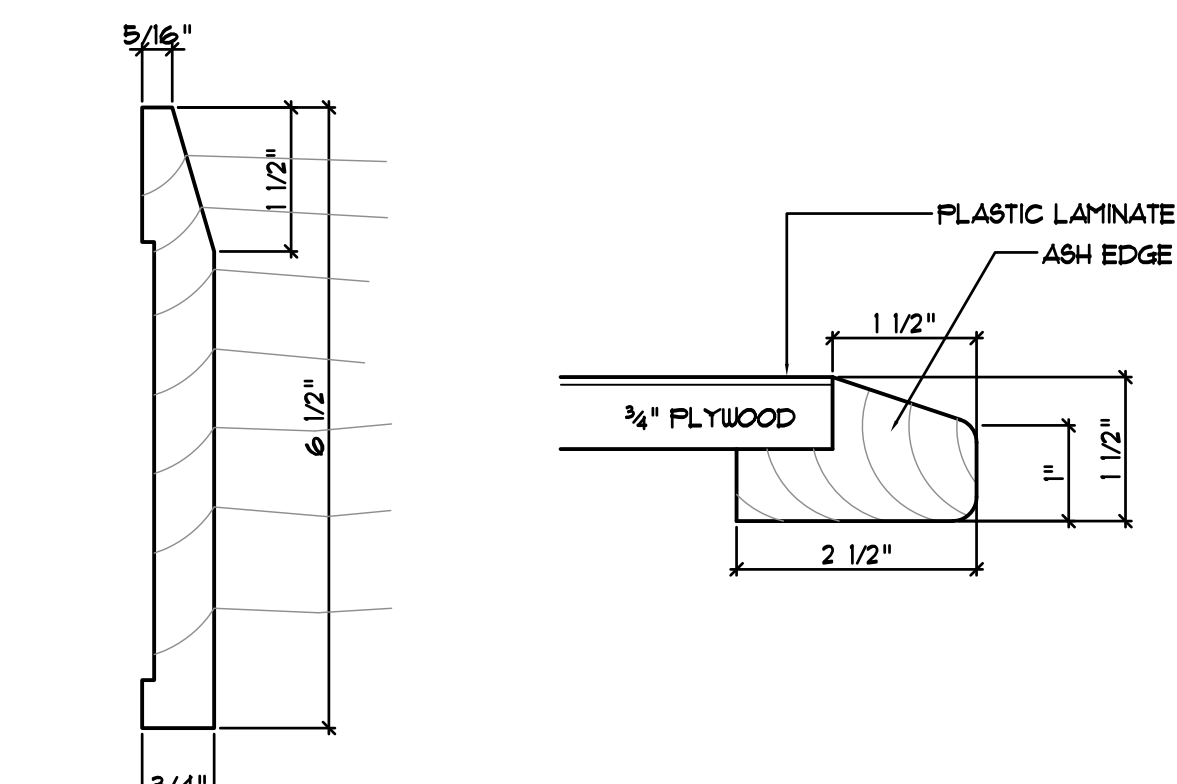
**VERTICAL SECTION**

**A**  
**A13** ILLUMINATED DISPLAY BOXES  
 SCALE: 3/8" = 1'-0"



**VERTICAL SECTION**  
 HORIZONTAL SECTION SIMILAR

**B**  
**A13** INTERIOR WINDOWS  
 SCALE: 1/4" = 1'-0"



**WOOD BASE - ROOMS A-02, A-04**      **TYPICAL WOOD EDGE ON WORK TOPS**

**C**  
**A13** MOULDING PROFILES  
 HALF SIZE

| FINISH SCHEDULE |           |           |       |      |       |      |         |       |           |       |
|-----------------|-----------|-----------|-------|------|-------|------|---------|-------|-----------|-------|
| RM. NO.         | RM. NAME  | FLOOR     | WALLS |      |       |      | CEILING | BASE  | DOORS     | NOTES |
|                 |           |           | NORTH | EAST | SOUTH | WEST |         |       |           |       |
| A-01            | ENTRY CT. | SLATE     |       |      |       |      | P-1F    | WOOD  | CLR. VAR. | 4     |
| A-02            | WAITING   | SLATE     | P-2   | P-2  | P-2   | P-2  | P-1F    | WOOD  | CLR. VAR. | 4     |
| A-03            | RECPY.    | ST. CONC. | P-2   | P-2  | P-2   | P-2  | P-1F    | VINYL | CLR. VAR. | 4     |
| A-04            | CONF.     | SLATE     | P-2   | P-2  | P-2   | P-2  | P-1F    | WOOD  | CLR. VAR. | 4     |
| A-05            | OFFICE    | ST. CONC. | P-3   | P-3  | P-1   | P-1  | P-1F    | VINYL | CLR. VAR. | 4     |
| A-06            | DRAFTING  | ST. CONC. | P-3   | P-1  | P-1   | P-1  | P-1F    | VINYL | CLR. VAR. | 1 4 4 |
| A-07            | WORKRM.   | ST. CONC. | P-1   | P-1  | P-1   | P-1  | P-1F    | VINYL | CLR. VAR. | 4     |
| A-08            | OFFICE    | ST. CONC. | P-3   | P-1  | P-3   | P-3  | P-1F    | VINYL | CLR. VAR. | 1 4 4 |
| A-09            | OFFICE    | ST. CONC. | P-3   | P-1  | P-3   | P-3  | P-1F    | VINYL | CLR. VAR. | 1 4 4 |
| A-10            | OFFICE    | ST. CONC. | P-3   | P-1  | P-3   | P-3  | P-1F    | VINYL | CLR. VAR. | 1 4 4 |
| A-11            | OFFICE    | ST. CONC. | P-3   | P-1  | P-3   | P-3  | P-1F    | VINYL | CLR. VAR. | 1 4 4 |
| A-12            | KITCHEN   | ST. CONC. | P-6   | P-1  | P-1   | P-1  | P-1F    | VINYL | CLR. VAR. | 1 4 4 |
| A-13            | SUPPLIES  | ST. CONC. | P-1   | P-1  | P-1   | P-1  | P-1F    | VINYL | CLR. VAR. | 4     |
| A-14            | OFFICE    | ST. CONC. | P-3   | P-1  | P-3   | P-3  | P-1F    | VINYL | CLR. VAR. | 1 4 4 |
| A-15            | HALL      | ST. CONC. | P-1   | P-1  | P-1   | P-1  | P-1F    | VINYL | CLR. VAR. | 4     |
| A-16            | TLT.      | ST. CONC. | P-15  | P-15 | P-15  | P-15 | P-4F    | VINYL | CLR. VAR. | 4     |
| A-17            | TLT.      | ST. CONC. | P-15  | P-15 | P-15  | P-15 | P-4F    | VINYL | CLR. VAR. | 4     |
| A-18            | JAN.      | ST. CONC. | P-15  | P-15 | P-15  | P-15 | P-1F    | VINYL | CLR. VAR. | 4     |
| A-19            | PH.       | ST. CONC. | P-1   | P-1  | P-1   | P-1  | P-1F    | VINYL | CLR. VAR. | 4     |
| A-20            | TLT.      | ST. CONC. | P-15  | P-15 | P-15  | P-15 | P-4F    | VINYL | CLR. VAR. | 4     |
| A-21            | TLT.      | ST. CONC. | P-15  | P-15 | P-15  | P-15 | P-4F    | VINYL | CLR. VAR. | 4     |
| A-22            | LEASE     | ST. CONC. | P-1   | P-1  | P-1   | P-1  | P-1F    | VINYL | CLR. VAR. | 4     |

- FINISH SCHEDULE NOTES**
- SEE FINISH PLAN THIS SHEET FOR ACCENT COLOR LIMITS.
  - COLOR P-1 IS FOR HVAC DUCTS
  - ALL EXPOSED OUTSIDE CORNERS ON MILL WORK TO HAVE "EASED" EDGES
  - CLEAR SATIN VARNISH OVER BEN. MOORE 234-62 STAIN

**FINISH MATERIAL & COLOR SELECTIONS**

- PAINTS**
- P-1 SHERWIN-WILLIAMS 1102 EGGSHELL FINISH
  - P-15 SHERWIN-WILLIAMS 1102 ALKYD SATIN FINISH
  - P-1F SHERWIN-WILLIAMS 1102 FLAT
  - P-2 SHERWIN-WILLIAMS 2093 FLAT
  - P-3 BEN. MOORE 021 EGGSHELL FINISH
  - P-4 BEN. MOORE 1420 FLAT
  - P-5 BEN. MOORE 134 EGGSHELL FINISH
  - P-6 SHERWIN-WILLIAMS 1166 EGGSHELL FINISH
  - P-7 SHERWIN-WILLIAMS 1833 SATIN FINISH
- WOOD STAIN - BEN. MOORE 234-62 COLONIAL MAPLE**  
 ALL DOORS & ASH MILLWORK
- SLATE - DESIGN MATERIALS 16" X 16" "KUND" AND "CHINA BLACK" CUT TO 8" X 16"**
- GROUT - CUSTOM BUILDING PRODUCTS #9 PEWTER**
- VINYL BASE - TO BE SELECTED BY ARCHITECT**

- ST. CONCRETE - CONCRETE STAINS**  
 LM. SCOFIELD LITHOCHROME CHEMISTAIN
- CS12 WEATHERED BRONZE (WB)
  - CS13 COPPER PATINA (CP)
  - CS15 ANTIQUE AMBER (AA)
  - CS2 FADRE BROWN (FB)
  - CS1 BLACK (B)