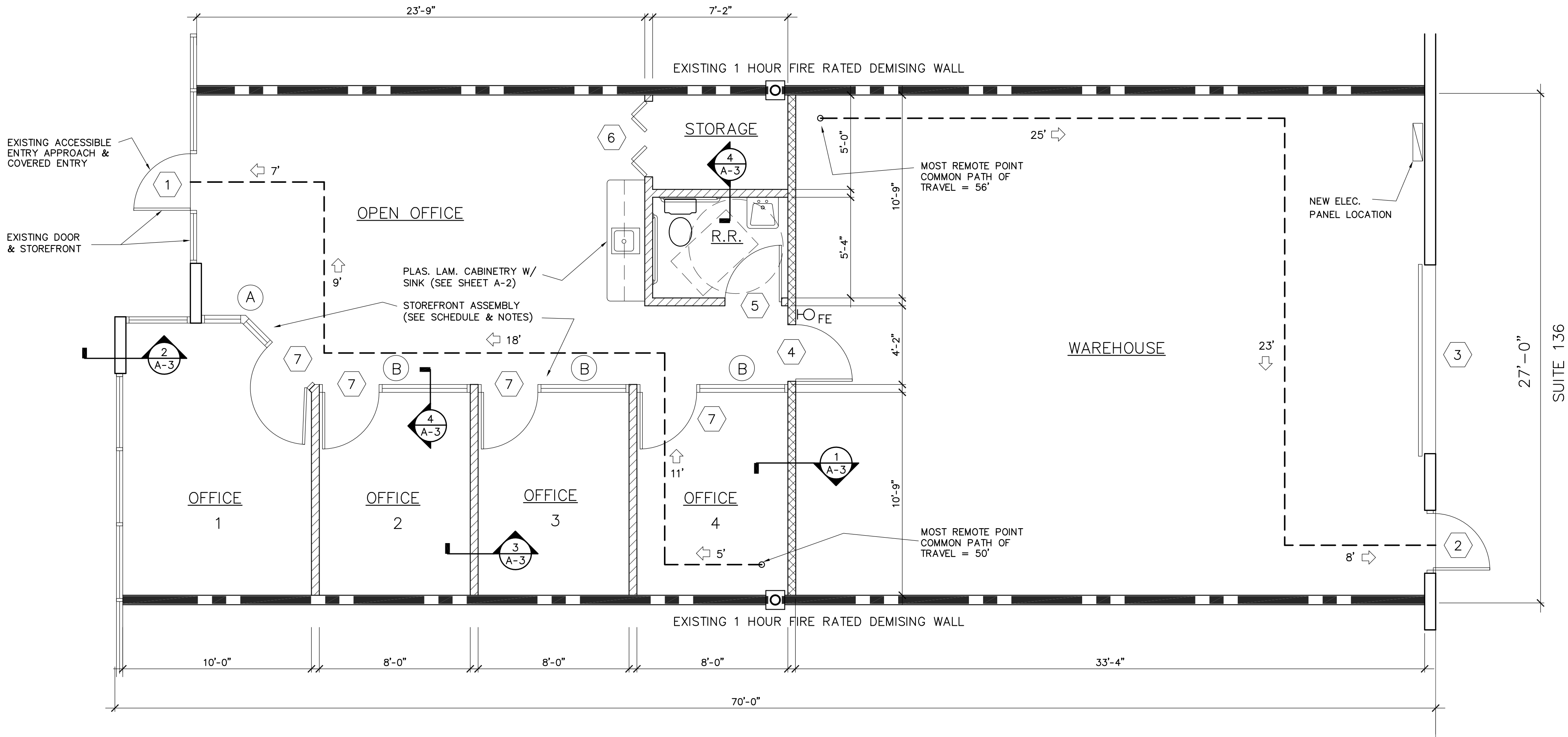
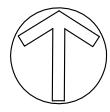
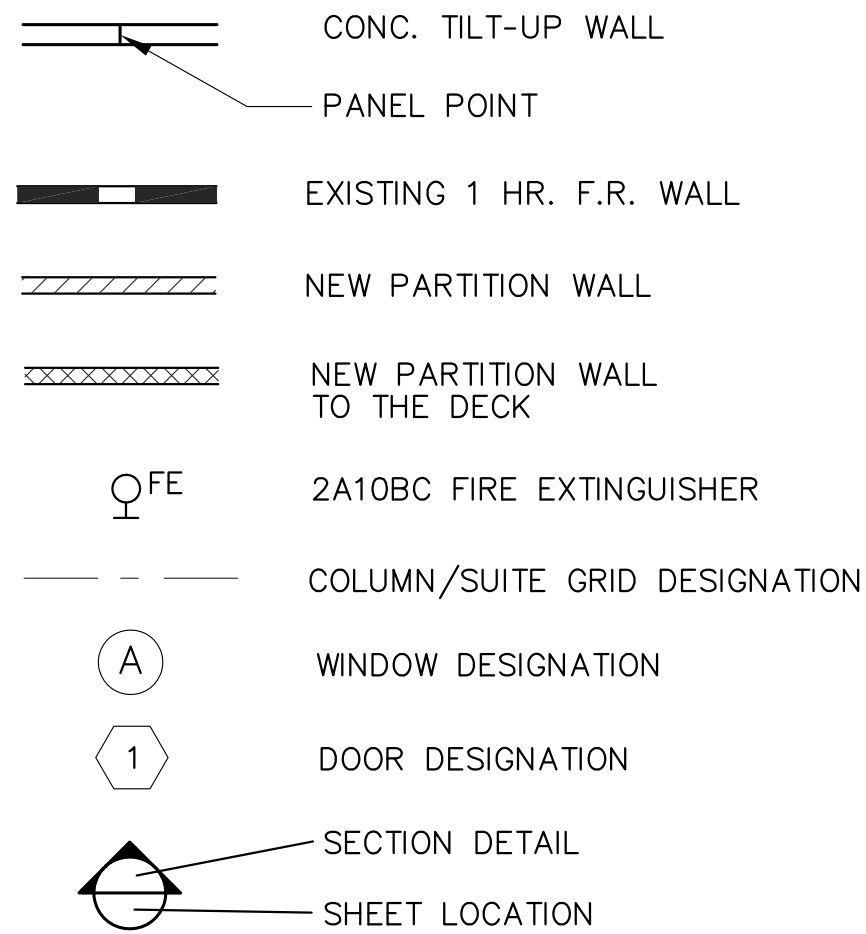




PLAN LEGEND



1
A-1

PROPOSED SUITE PLAN

SCALE : 1/4" = 1'-0"

ZONING PERMIT NOTES :

- CORRECT ADDRESS FOR THIS SUITE IS :
11602 LAKE UNDERHILL ROAD, SUITE 136
ORLANDO, FLORIDA 32825
- THIS SHELL SUITE HAS NOT BEEN IMPROVED
AND THESE ARE THE FIRST BUILDOUT PLANS.

OCCUPANCY CALCULATIONS

OFFICE & BUSINESS AREAS	
880 S.F. GROSS @ 1 PERSON/150 S.F. = 6 PEOPLE	
STORAGE WAREHOUSE AREA	
880 S.F. GROSS @ 1 PERSON/300 S.F. = 3 PEOPLE	
TOTAL OCCUPANT LOAD	= 9 PEOPLE

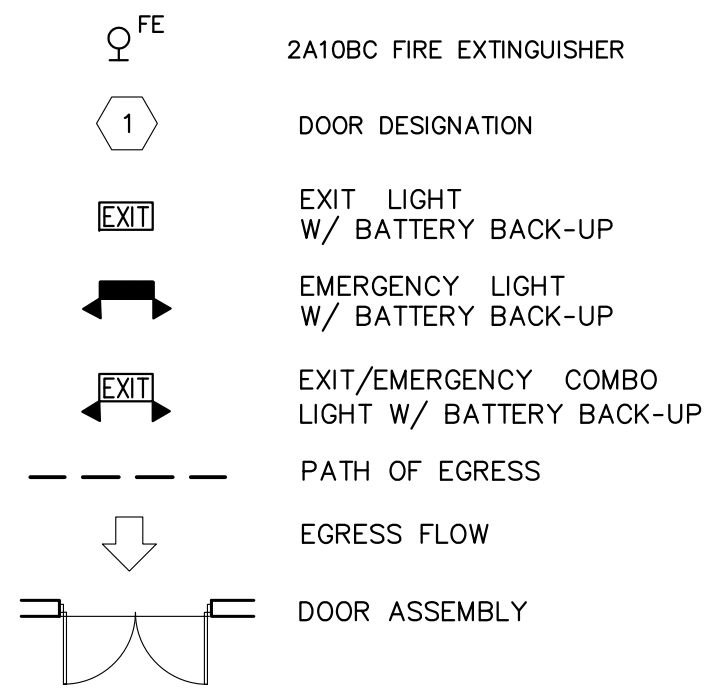
ROOM FINISH SCHEDULE

ROOM DESCRIPTION	FLOOR	BASE	WALLS	CEILING	HEIGHT	WAINS	REMARKS
	TILE L.V.T. SEALED CONC.	TILE VINYL WOOD	EGG SHELL SATIN PAINT SEMI GLOSS	ACOUS TILE EXPOSED	8'-0" AFF. 9'-0" AFF. 10'-0" AFF. VARIES		
OPEN OFFICE	•		•	•	•		SEE FINISH NOTES
OFFICES 1-4	•		•	•	•		
RESTROOM	•		•	•	•		
STORAGE	•		•	•	•		
WAREHOUSE	•		•	•	•		

FINISH NOTES

- ALL INTERIOR FINISHES SHALL MEET THE RESTRICTIONS OF THE 2020 F.B.C. & 2020 F.F.P.C.
- ALL MATERIALS TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS. PROVIDE ACTUAL SAMPLES OF ALL FINISHES FOR APPROVAL BY CLIENT PRIOR TO ORDER OR INSTALLATION.
- ALL PAINTED SURFACES TO RECEIVE A MINIMUM OF ONE PRIMER COAT & TWO FINISH COATS (SHERWIN WILLIAMS OR APPROVED EQUAL). COLOR TO BE SELECTED BY ARCHITECT/INT. DESIGNER & APPROVED BY OWNER.
- ALL DOORS & FRAMES SHALL BE FINISHED AS PER THE DOOR SCHEDULE. STAINS SHALL MATCH EXISTING.
- ACOUSTICAL TILE & GRID SHALL BE 2 X 2 TILE SHALL BE DUNE LAY-IN BY ARMSTRONG IN A PREFINISHED WHITE ALUM. GRID
- CONTRACTOR SHALL PROVIDE A BUDGET FOR ALL INTERIOR FINISHES:
- COORDINATE ALL WORK WITH ERIKA DUARTE.

LIFE SAFETY PLAN LEGEND

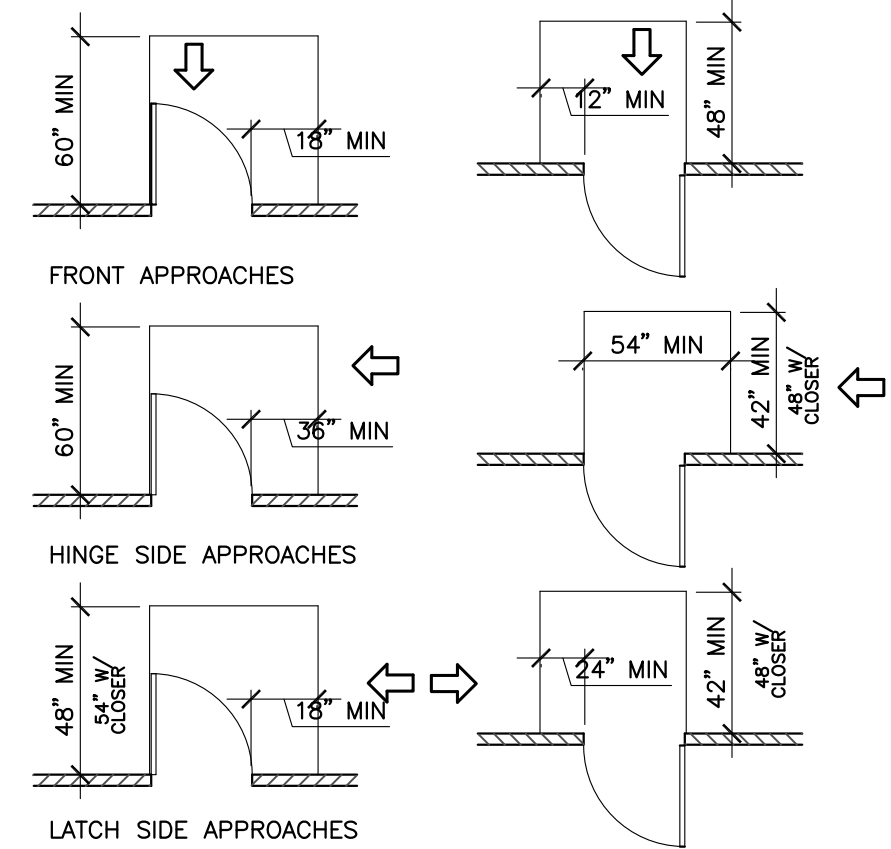


PLAN NOTES

- All dimensions are plus or minus and subject to verification of existing dimensions in field by job superintendent.
- All dimensions shown are finish dimensions and all walls are nominally 5" thick unless otherwise indicated.
- All storefronts, exterior walls & doors, etc. are existing unless otherwise indicated.
- All interior non-bearing wall partitions shall be 3-5/8" metal studs at 24" o.c. maximum with 1/2" drywall each side unless otherwise indicated.
- Center new walls on existing window mullion, existing wall or column when indicated on drawings.
- Provide sound insulation blanket in all new walls.
- All glazing shall be tempered or acrylic and glazing system shall meet all applicable codes.
- Cabinetry elevations (when shown) are shown for reference only. Supplier shall submit shop drawings for approval by owner prior to fabrication.
- All exit doors shall be operable from the inside without special knowledge or effort or the use of a key and shall meet all applicable codes.
- All interior finishes shall meet the restrictions of the 2020 F.B.C. and the 2020 FFPC.
- Coordinate finish and hardware schedule with project manager.
- Verify exact location of all switches, electrical, telecommunication and phone outlets with project manager.

H.C. ACCESSIBILITY NOTES

- All work shall comply with all applicable provisions of the 2020 Florida Accessibility Code.
- Work shall include, but shall not be limited to, all designated parking spaces, ramps, thresholds, clearances, heights, corridors, doors, hardware and restroom requirements.
- Provide lever type hardware on all personnel doors and sinks.
- All accessories for restrooms shall meet all applicable requirements of the Florida Accessibility Code.
- Maintain 5'-0" turning diameter or '1' turning area in restrooms as indicated on the plans.
- Provide blocking in restrooms to receive grab bars. Grab bars shall support 250 lbs. min.
- Insulate drain and hot water pipes in restrooms as per code.
- See interior elevations and details for further information not shown on plan.



DOOR CLEARANCES

SCALE: N.T.S.

LIFE SAFETY DATA

OFFICE AREA				WAREHOUSE AREA			
OCCUPANT LOAD FACTOR	6 PEOPLE	OCCUPANT LOAD FACTOR	3 PEOPLE	OCCUPANT LOAD FACTOR	3 PEOPLE	OCCUPANT LOAD FACTOR	3 PEOPLE
NUMBER OF EXITS REQUIRED	1	NUMBER OF EXITS REQUIRED	1	NUMBER OF EXITS REQUIRED	1	NUMBER OF EXITS REQUIRED	1
NUMBER OF EXITS PROVIDED	1	NUMBER OF EXITS PROVIDED	1	NUMBER OF EXITS PROVIDED	1	NUMBER OF EXITS PROVIDED	1
REQUIRED MEANS OF EGRESS WIDTH	36"	REQUIRED MEANS OF EGRESS WIDTH	36"	REQUIRED MEANS OF EGRESS WIDTH	36"	REQUIRED MEANS OF EGRESS WIDTH	36"
PROVIDED MEANS OF EGRESS WIDTH	36"	PROVIDED MEANS OF EGRESS WIDTH	36"	PROVIDED MEANS OF EGRESS WIDTH	36"	PROVIDED MEANS OF EGRESS WIDTH	36"
COMMON TRAVEL PATH ALLOWED	100'	COMMON TRAVEL PATH ALLOWED	100'	COMMON TRAVEL PATH ALLOWED	100'	COMMON TRAVEL PATH ALLOWED	100'
MAX. COMMON PATH OF TRAVEL	50'	MAX. COMMON PATH OF TRAVEL	56'	MAX. COMMON PATH OF TRAVEL	56'	MAX. COMMON PATH OF TRAVEL	56'

STOREFRONT GLAZING NOTES:

- ALL ARCHITECTURAL GLAZING MATERIALS & INSTALLATION SHALL COMPLY W/ THE 2020 F.B.C. & ALL APPLICABLE CODES.
- ALL DIMENSIONS ARE APPROXIMATE. ALL GLASS WALLS SHALL BE FABRICATED FROM FIELD DIMENSIONS.
- ALL NEW GLAZING SHALL BE TEMPERED.
- GLASS WALL SYSTEM SUPPLIER/INSTALLER SHALL PROVIDE COMPLETE SHOP DRAWINGS FOR COUNTY APPROVAL PRIOR TO FABRICATION.

WINDOW SCHEDULE

MARK	NO.	SIZE	FRAME	FINISH	GLAZING	TYPE	REMARKS
A	1	SEE PLAN x 9'-0"	ALUM	FACTORY	CLEAR	FIXED	STOREFRONT ASSEMBLY W/ STOREFRONT DOOR
B	3	8'-0" x 9'-0"	ALUM	FACTORY	CLEAR	FIXED	STOREFRONT ASSEMBLY W/ STOREFRONT DOOR

WINDOW NOTE

- ALL ARCHITECTURAL GLAZING MATERIALS AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS OF THE 2020 F.B.C.
- SEE STOREFRONT GLAZING NOTES ABOVE

DOOR SCHEDULE

MARK	NO.	SIZE	THICK	CORE	MAT'L	TYPE	FRAME	THRES.	HARDW.	CLOS.	KICK	REMARKS
1	1	3'-0"X 7'-0"	1 3/4"	SDL.	GL.	STOREFRONT	ALUM.	ALUM.	THUMBTURN	YES	-	EXISTING STOREFRONT DOOR
2	1	3'-0"X 6'-8"	1 3/4"	HDL	H.M.	FLUSH	H.M.	ALUM.	THUMBTURN	YES	-	EXISTING REAR DOOR
3	1	10'-0"X 10'-0"	-	STL.	STL.	OVERHEAD	STL.	-	LOCK	MANUAL	-	EXISTING OVERHEAD DOOR
4	1	3'-0"X 7'-0"	1 3/4"	SDL.	WD.	FLUSH	H.M.	-	LOCKSET	YES	-	PAINT GRADE W/ WEATHERSTRIPING
5	1	3'-0"X 7'-0"	1 3/4"	SDL.	WD.	FLUSH	H.M.	-	PRIVACY	YES	-	PAINT GRADE W/ RR SIGNAGE
6	1	(2) 2'-0"X 6'-8"	1 3/4"	SDL.	WD.	BI-FOLD	H.M.	-	PULLS	-	-	PAINT GRADE
7	4	3'-0"X 7'-0"	1 3/4"	SDL.	GL.	STOREFRONT	ALUM.	-	PASSAGE	-	-	BY STOREFRONT SUPPLIER

DOOR NOTES :

- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR EFFORT OR THE USE OF A KEY AND SHALL FOLLOW ALL APPLICABLE CODES.
- ALL DOORS SHALL BE EQUIPPED WITH H.C. ACCESSIBLE HARDWARE (LEVER TYPE) UNLESS OTHERWISE INDICATED.

DATE

12/20/23

FILE

23-1404

DSN

J.M.

PHASE

1

ADDENDUM

2

S

P

CA

CA

REVISIONS

1

2

3

2

A-1

Architectural Resource Group, Inc.

299 Loraine Drive

Suite 2003 • Altamonte Springs, FL 32714 • (407) 774-6700

STATE OF FLORIDA

JOSEPH JAVIER HIGDON

REGISTERED ARCHITECT

#9062

TENANT IMPROVEMENT PLANS FOR

BUSINESS SUITE 136

BUILDING 1 - LAKE UNDERHILL BUSINESS CENTER

ORANGE COUNTY, FLORIDA

SHEET

A-1

PROJECT

PROJECT

SET NO.

2

OF

4