

RED BUG PLAZA

8085 Red Bug Lake Road
Oviedo, Florida



4 Blocks west of the Central Florida Greenway

Directly across the street from the main entrance of the
Oviedo Marketplace Regional Mall

The only center in the area with a direct curb cut off Red Bug Lake Road

300 feet of unobstructed visibility

For Additional Information:
P.J. Dikeou
303-825-9192

**RED BUG PLAZA
ORLANDO, FLORIDA**

PROPERTY LOCATION: Red Bug Lake Road
4 blocks West of Central Florida
Greenway (SR 417)

LAND SIZE: 52,272 square feet

BUILDING SIZE: 15,000 square feet

ZONING: Commercial

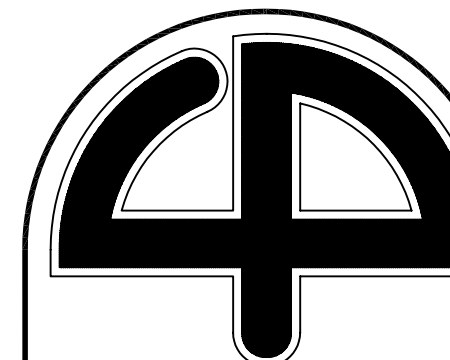
ACCESS: Curb cuts on Red Bug Lake Road
and Vidina Place

Note: all other adjacent sites do not have curb cuts off Red Bug Lake Road. This is the only remaining quality site with direct access off Red Bug Lake Road.

VISIBILITY: 300 feet of unobstructed frontage (i.e., no out parcels are in front of this site).

LOCATION SUMMARY:

- Directly across from the main entrance of Rouse's new regional mall featuring Dillards, Gayfers and United Artists
- Directly across the street from new Winter Park Hospital facility
- This is the only remaining quality site at the main entrance of the Mall. Many larger retailers have already been closed out. Locating here with help insulate you from competition.



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FLORIDA
SEMINOLE CO.,
RED BUG PLAZA

JOB TITLE

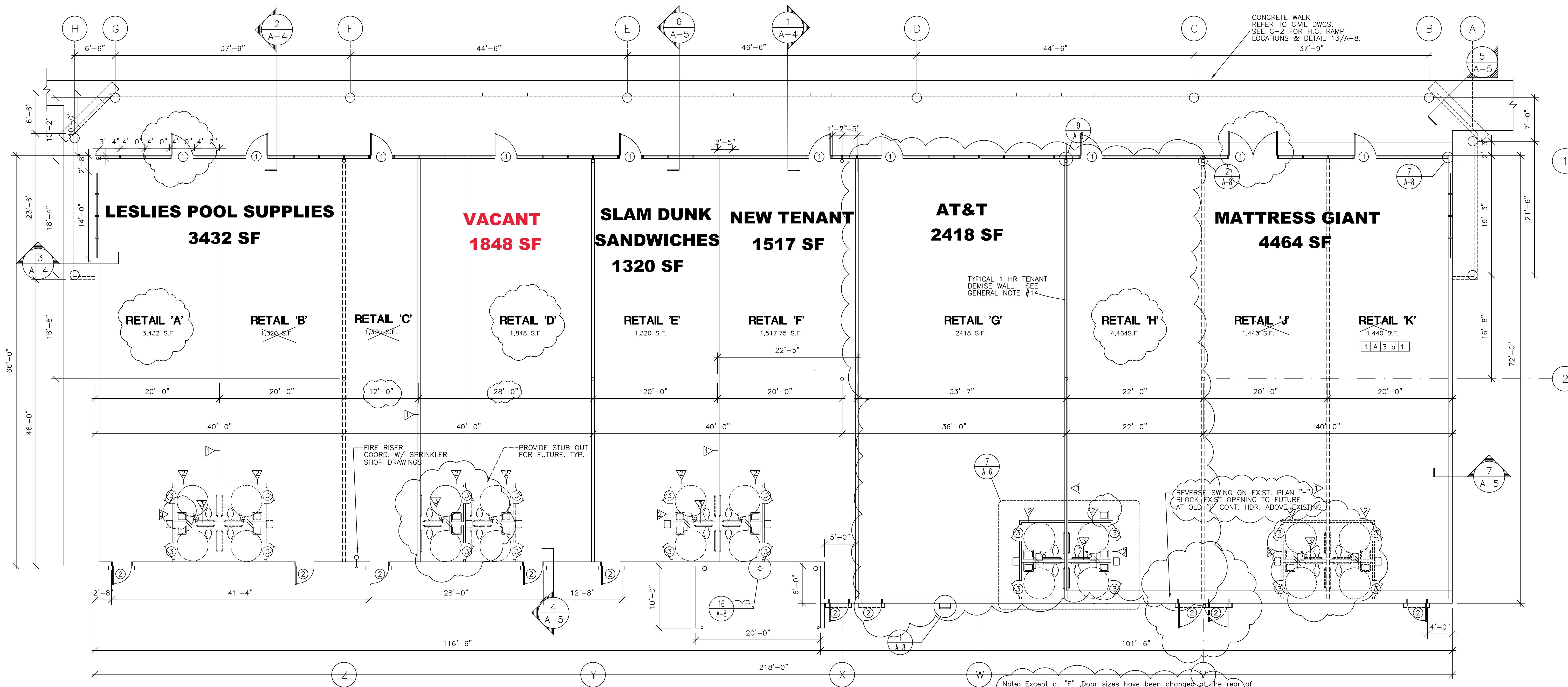
FLOOR PLAN

DRAWING TITLE

REVISION:	
07/19/99	
08/24/99	

JOB NO.	98163
SCALE	1/8" = 1'-0"
DATE	01/25/99
DRAWN	HCS
CHECKED	
DRAWING NO.	

A-1



Note: Except at "F", Door sizes have been changed at the rear of the building to 4'-0" doors and are coordinated presently between the Owner, Architect, and Contractor, for ADA Compliance.

GENERAL NOTES :

- ALL WORK TO CONFORM WITH LOCAL, STATE AND NATIONAL CODES.
- ALL MATERIALS SHALL BE NEW AND OF FIRST QUALITY. ALL WORKMANSHIP SHALL BE PERFORMED BY SKILLED CRAFTSMEN. ALL MATERIALS AND LABOR SHALL MEET THE HIGHEST STANDARDS OF THE INDUSTRY.
- EACH PRIME CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SUBJECT TO DAMAGE OR THEFT.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. IF A DISCREPANCY OCCURS, IMMEDIATELY CONTACT THE OWNER'S REPRESENTATIVE.
- EACH PRIME CONTRACTOR SHALL CONSULT WITH THE RESPECTIVE MUNICIPAL FIRE DEPARTMENT AUTHORITIES HAVING JURISDICTION RELATIVE TO REQUIREMENTS FOR FIRE EXTINGUISHER PROTECTION IN THE BUILDING AND PROVIDE AS REQUIRED.
- FOUNDATIONS AND FOOTINGS FOR ALL COLUMNS, PIERS AND WALLS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEERING DRAWINGS AND SOIL ENGINEER RECOMMENDATIONS. ALL FINAL GRADES TO BE VERIFIED WITH ENGINEER.
- BUILDING SLABS ON GRADE SHALL BE MINIMUM 4" THICK CONCRETE OVER 6MIL VAPOR BARRIER ON COMPACTED POROUS FILL AS REQUIRED AND/OR RECOMMENDED BY SOILS ENGINEER. SLAB REINFORCING AS SHOWN ON STRUCTURAL DRAWINGS.
- SIDEWALK SLABS SHALL BE MINIMUM 4" THICK CONCRETE WITH NON SLIP FINISH ON COMPACTED EXISTING POROUS SUBBASE OR COMPACTED POROUS FILL AS REQUIRED AND/OR RECOMMENDED BY SOILS ENGINEER. CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 10'-0" O.C. SIDEWALK TO SLOPE 1/4" PER 1'-0" AWAY FROM THE BUILDING STOREFRONT.
- NOT USED.
- 2"x4" FIBERGLASS LAY-IN ACOUSTICAL CEILING TILES MOUNTED AT 12'-0" AFF, (8'-0" AFF IN TOILET ROOMS), IN STANDARD DUTY SUSPENDED GRID SYSTEM.
- 1-3/4" X 4-1/2" BRONZE ANODIZED EXTRUDED ALUMINUM STOREFRONT SYSTEM WITH 1/4" CLEAR TEMPERED GLASS. SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS AND HEIGHT. ALL DOORS TO BE NARROW STYLE WITH TEMPERED GLASS (U.N.O.) SEE SPECIFICATIONS
- 8" REINFORCED CONCRETE BLOCK WALLS WITH HORIZONTAL MASONRY REINFORCING PER STRUCTURAL NO COATING REQUIRED FOR INTERIOR BLOCK.
- REFER TO SHEET A-6 FOR DOOR & FINISH SCHEDULES
- TYPICAL TENANT DEMISING WALLS TO BE 5/8" TYPE "X" GYP BOARD ON EACH SIDE OF 6" (20 GAUGE) METAL STUDS AT 16" O.C. FULL HEIGHT TO UNDERSIDE OF ROOF DECK. ALL GYP BOARD PARTITIONS TO BE TAPED, SPACKLED, SANDED AND READY TO PAINT. PAINTING BY TENANT. TIGHT TO ALL EDGES TO MAINTAIN 1 HOUR FIRE RATING. PER UL DESIGN NO. U465 SEE DETAIL 6/A-6

- TOILET ROOM WALLS TO BE 1/2" MOISTURE RESISTANT GYP BOARD ON 3-5/8" (25 GAUGE) METAL STUDS. CARRY GYP. BOARD TO 6" ABOVE CEILING(S). BRACE STUDS TO STRUCTURE AS REQUIRED. AT 16" O.C. PROVIDE BLOCKING FOR TOILET ACCESSORIES AND GRAB BARS. CONCRETE BLOCK SIDE WALLS TO RECEIVE 3/4" METAL FURRING WITH 1/2" MOISTURE RESISTANT GYPSUM BOARD. ALL GYPSUM BOARD TO BE TAPED, SPACKLED AND SANDED, PAINT READY.
- BUILT-UP ROOF OVER RIGID INSULATION BOARD OVER METAL DECK 19 MIN R VALUE. SEE SPECIFICATION.
- NOTICE TO ALL SUBCONTRACTORS: IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS AND SPECIFICATIONS. THE EXCUSE THAT SOMETHING WAS NOT ON YOUR PORTION OF THE DRAWINGS WILL NOT BE ACCEPTABLE AS A REASON FOR AN EXTRA, IF IT CAN BE FOUND ELSEWHERE IN THE DRAWINGS OR SPECIFICATIONS.
- FIRE PROTECTION: CONTRACTOR SHALL FURNISH AND INSTALL FULLY AUTOMATIC FIRE SPRINKLER SYSTEM AT ALL RETAIL SHOPS. SPRINKLER SYSTEMS SHALL CONFORM TO ALL LOCAL AND NFPA CODES, SHALL BE DESIGNED BY A STATE OF FLORIDA REGISTERED ENGINEER, AND CERTIFIED BY THE INSURANCE UNDERWRITER'S SIGNED AND SEALED SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION. LOCATION OF SPRINKLER HEADS AND ALL DISTRIBUTION LINES SHALL BE COORDINATED AS NOT TO INTERFERE WITH THE LOCATION OF ANY LIGHT FIXTURES OR H.V.A.C. WORK. BY CONTRACTOR.
- ALL WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATION OF THE LANDLORD OR OWNER.
- CONTRACTOR TO SECURE ALL PERMITS, INSPECTIONS, ETC. INCLUDING CERTIFICATE OF OCCUPANCY.
- MECHANICAL, ELECTRICAL, AND PLUMBING SUB-CONTRACTOR TO BE LICENSED AND SHALL FILE SEPARATE APPLICATIONS FOR PERMIT, INSPECTION, AND APPROVAL FOR THEIR WORK.
- EACH PRIME CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SUBJECT TO DAMAGE OR THEFT.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF A DISCREPANCY OCCURS, IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCY IN WRITING BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.

FLOOR PLAN
SCALE: 1/8" = 1'-0"
15,000 S.F.

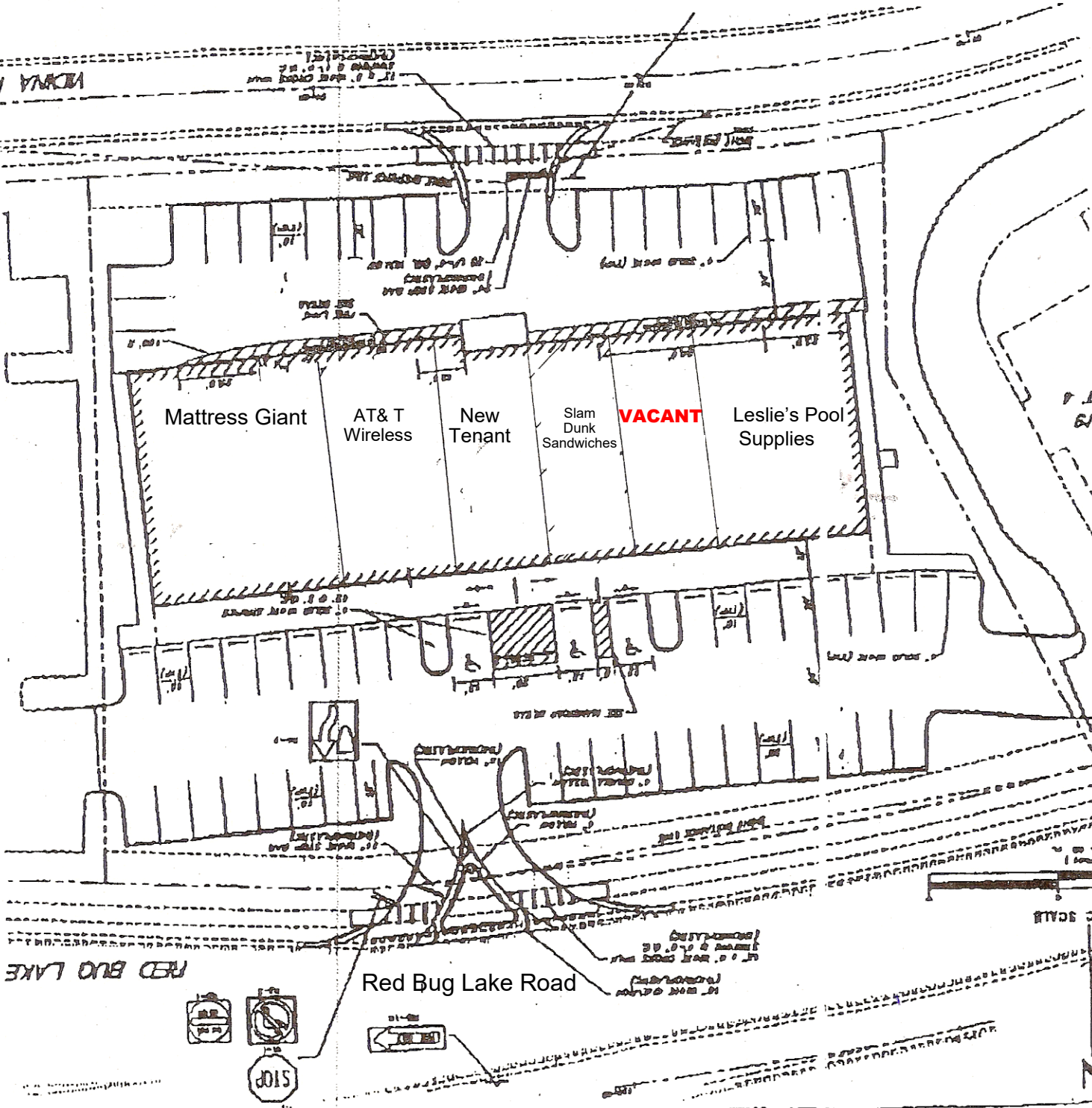
- EACH PRIME CONTRACTOR SHALL CONSULT WITH THE RESPECTIVE MUNICIPAL FIRE DEPARTMENT AUTHORITIES HAVING JURISDICTION RELATIVE TO REQUIREMENTS FOR FIRE EXTINGUISHER PROTECTION IN THE BUILDING AND PROVIDE AS REQUIRED.
 - NOTICE TO ALL SUBCONTRACTORS: EACH CONTRACTOR IS EXPECTED TO REVIEW ALL CONTRACT DOCUMENTS AS IT RELATES TO YOUR WORK. CHANGE ORDER REQUESTS WILL NOT BE APPROVED AS A RESULT OF FAILURE TO DO SO AND IF THE INFORMATION IS CONTAINED WITHIN THE CONTRACT DOCUMENTS. IT IS RECOMMENDED THAT YOUR BID NOT BE BASED ON PARTIAL OR UNCOMPLETE INFORMATION. IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS, SPECIFICATIONS AND ADDENDA ISSUED AT TIME OF THE BIDDING PROCESS.
- NOTES:
- PROVIDE 3-1/2" FIBERGLASS BATT INSULATION WHERE SHOWN ON DRAWINGS.

WALL LEGEND

- 1 HOUR RATED WALL
* SEE GENERAL NOTE #14
* PROVIDE NONCOMBUSTIBLE SOUND INSULATION TO CEILING LEVEL AT BATHROOM LOCATIONS
- 4" STUD WALL WITH SOUND INSULATION TO 6" ABOVE CEILING LINE
- 6" STUD WALL WITH SOUND INSULATION TO 6" ABOVE CEILING LINE

NOTE: SEE ROOF PLAN FOR DRAFT STOP LOCATIONS IN CANOPY.

1/20/2011



Mattress Giant

AT&T
Wireless

New
Tenant

Slam
Dunk
Sandwiches

VACANT

Leslie's Pool
Supplies

Red Bug Lake Road



1" = 50'

N



**THE ONLY QUALITY SITE WITH DIRECT
ACCESS OFF RED BUG LAKE ROAD!**