

STONEYBROOK EXCHANGE

SHELL BUILDING 7

WINTER GARDEN, FL



CONCEPTUAL BUILDING & SITE PERSPECTIVE RENDER BUILDINGS 7

LOCATION MAP



SITE ADDRESS:

TBD,
WINTER GARDEN, FL 34787

PARCEL ID: 27-22-36-0000-00-085

ALTKEY: XXXXXX

LEGAL DESCRIPTION:

WINTER GARDEN, LOST LAKE SUB 32-22-26 TRACT 7D--LESS BEG AT INTERSECTION OF E'LY R/W LINE OF US HWY 27 WITH N R/W LINE OF JOHN'S LAKE RD, RUN N 25-09-24 W 7.86 FT, N 16-24-07 W 505.89 FT, N 25-09-25 W 510.74 FT, N 64-49-42 E 863.24 FT TO POINT ON A NON-TANGENT CURVE CONCAVE TO THE N, HAVING A RADIUS OF 450 FT & A CHORD BEARING OF S 78-53-07 E, THENCE RUN SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 09-05-22 A DIST OF 71.39 FT TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SW, HAVING A RADIUS OF 400 FT, THENCE RUN SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 43-13-43 A DIST OF 301.79 FT TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NE, HAVING A RADIUS OF 500 FT, THENCE RUN SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 28-08-44 A DIST OF 245.62 FT, THENCE RUN S 68-20-48 E A DIST OF 222.87 FT, S 23-20-57 E 71.15 FT TO W'LY R/W LINE FO PROPOSED CITRUS TOWER BLVD, S 21-40-04 W 420.33 FT, N 68-19-56 W 15 FT, S 21-40-04 W 260.35 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SE, HAVING A RADIUS OF 1565 FT, THENCE RUN SW'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 03-35-20 A DIST OF 98.03 FT TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NW, HAVING A RADIUS OF 25 FT, RUN SW'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 81-20-57 A DIST OF 35.50 FT TO N R/W LINE OF JOHN'S LAKE RD & A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE S, HAVING A RADIUS OF 1320 FT, THENCE RUN SW'LY ALONG SAID N R/W LINE ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 34-35-06 A DIST OF 796.78 FT TO THE POINT OF TANGENCY, RUN S 64-50-35 W 84.55 FT TO POB--PB 50 PG 64-69

OWNER

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STRUCTURAL

ASE ENGINEERING SERVICE, INC.
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ORLANDO, FL 32817
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CONTACT:
MASON XIE, P.E.
EMAIL: mason@aseincorp.com

M / E / P

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CONTACT:
ADAM JOSEPH BARNEY, P.E.
EMAIL: adam.barney@jlceng.com

LANDSCAPE

GENERAL NOTE - DEFERRED SUBMITTALS:

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED PER FBC 107.3.4.1.

THE FOLLOWING STRUCTURAL COMPONENTS SHALL BE TREATED AS DEFERRED SUBMITTALS:

1. PRE-ENGINEERED WOOD TRUSSES

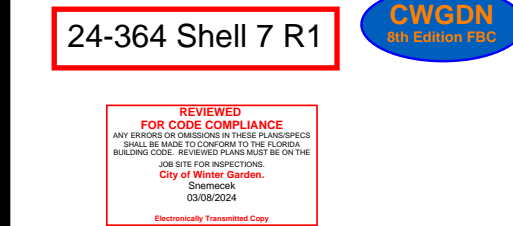
DRAWINGS LIST

ARCHITECTURAL			
Sheet #	Sheet Name	Current Revision	Current Revision Date
A1.0	COVER SHEET		
A1.1	PROJECT DATA/SYMBOL LEGEND/NOTES		
A2.0	SITE PLAN		
A3.1	LIFE SAFETY PLAN		
A3.2	FLOOR PLAN		
A4.1	ELEVATIONS		
A5.1	SECTIONS		
A5.2	WALL SECTIONS		
A6.1	DETAILS		
A6.2	DETAILS		
A7.1	ROOF PLAN		
A8.1	DOOR SCHEDULES, STOREFRONT ELEVATIONS & DETAILS		
STRUCTURAL			
Sheet #	Sheet Name	Current Revision	Current Revision Date
S1.01	GENERAL NOTES		
S2.01	FOUNDATION PLAN		
S3.01	ROOF FRAMING PLAN		
S5.01	SECTIONS AND DETAILS		
S5.02	SECTIONS AND DETAILS		
MECHANICAL			
Sheet #	Sheet Name	Current Revision	Current Revision Date
M0.1	SYMBOLS & LEGENDS MECHANICAL		
M2.1	FLOOR PLAN MECHANICAL		
M3.1	ENERGY COMPLIANCE MECHANICAL		
M4.1	SPECIFICATIONS MECHANICAL		
ELECTRICAL			
Sheet #	Sheet Name	Current Revision	Current Revision Date
E0.1	SYMBOLS & LEGENDS - ELECTRICAL		
E2.1	FLOOR PLAN POWER & SYSTEMS		
E2.2	ROOF PLAN ELECTRICAL		
E3.1	FLOOR PLAN LIGHTING		
E4.1	POWER RISER DIAGRAM ELECTRICAL		
E6.1	SCHEDULES - ELECTRICAL		
E6.1	DETAILS ELECTRICAL		
PLUMBING			
Sheet #	Sheet Name	Current Revision	Current Revision Date
P0.1	SYMBOLS & LEGENDS PLUMBING		
P2.1	FLOOR PLAN PLUMBING		
P2.2	ROOF PLAN PLUMBING		
P3.1	RISER DIAGRAM PLUMBING		
P4.1	SCHEDULES & DETAILS PLUMBING		



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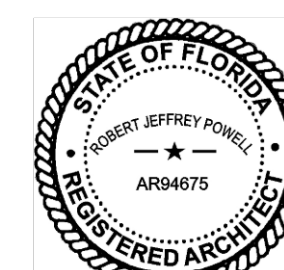
OWNER LOGO:



OWNER / PROJECT:

STONEYBROOK
EXCHANGE
SHELL BUILDING 7
WINTER GARDEN, FL

PROFESSIONAL SEAL:



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Robert Jeffrey Powell, AIA

Florida Licensed Architect #AR94675

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ISSUE DATE: JANUARY 10, 2024

COVER SHEET

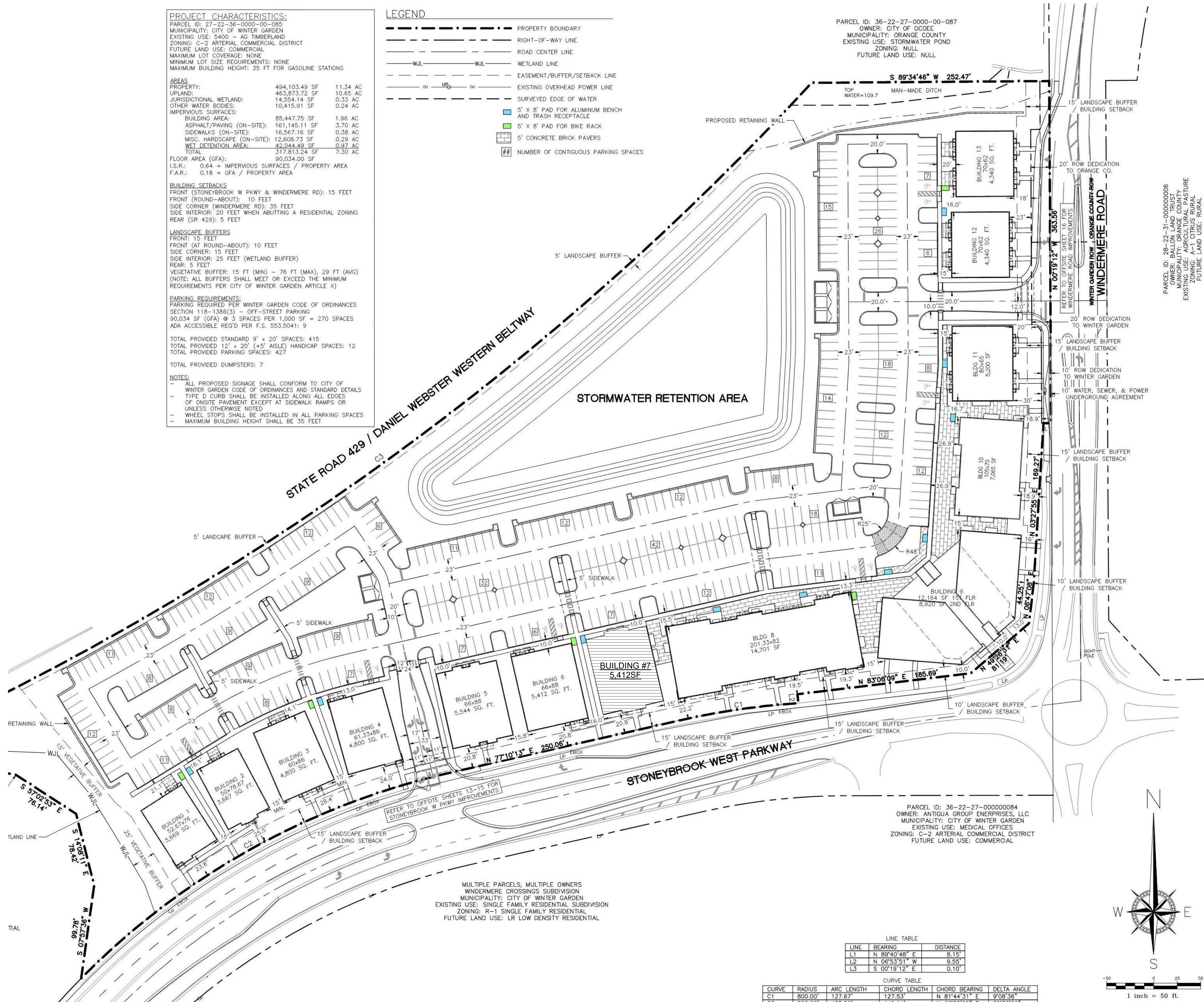
PROJECT NO. PSA 2023-39.03

DRAWN BY AG

CHECKED BY JP

A1.0

Scale As indicated



PROJECT CHARACTERISTICS:
PARCEL ID: 27-22-36-0000-00-085
MUNICIPALITY: CITY OF WINTER GARDEN
EXISTING USE: 5400 - AG. TIMBERLAND
ZONING: C-2 ARTERIAL COMMERCIAL DISTRICT
FUTURE LAND USE: COMMERCIAL
MAXIMUM LOT COVERAGE: NONE
MINIMUM LOT SIZE REQUIREMENTS: NONE
MAXIMUM BUILDING HEIGHT: 35 FT FOR GASOLINE STATIONS

AREAS
PROPERTY: 494,103.49 SF 11.34 AC
UPLAND: 463,873.72 SF 10.65 AC
JURISDICTIONAL WETLAND: 14,554.14 SF 0.33 AC
OTHER WATER BODIES: 10,415.91 SF 0.24 AC
IMPERVIOUS SURFACES: 85,447.75 SF 1.96 AC
BUILDING AREA: 161,145.11 SF 3.70 AC
ASPHALT/PAVING (ON-SITE): 16,567.16 SF 0.38 AC
SIDEWALKS (ON-SITE): 12,608.73 SF 0.29 AC
MISC. HARDSCAPE (ON-SITE): 42,044.49 SF 0.97 AC
WET DETENTION AREA: 317,813.24 SF 7.30 AC
TOTAL: 90,034.00 SF
FLOOR AREA (GFA): 90,034.00 SF
I.S.R.: 0.64 = IMPERVIOUS SURFACES / PROPERTY AREA
F.A.R.: 0.18 = GFA / PROPERTY AREA

BUILDING SETBACKS
FRONT (STONEBROOK W PKWY & WINDERMERE RD): 15 FEET
FRONT (ROUND-ABOUT): 10 FEET
SIDE CORNER (WINDERMERE RD): 35 FEET
SIDE INTERIOR: 20 FEET WHEN ABUTTING A RESIDENTIAL ZONING REAR (SR 429): 5 FEET

LANDSCAPE BUFFERS
FRONT: 15 FEET
FRONT (AT ROUND-ABOUT): 10 FEET
SIDE CORNER: 15 FEET
SIDE INTERIOR: 25 FEET (WETLAND BUFFER)
REAR: 5 FEET
VEGETATIVE BUFFER: 15 FT (MIN) - 76 FT (MAX), 29 FT (AVG)
(NOTE: ALL BUFFERS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS PER CITY OF WINTER GARDEN ARTICLE X)

PARKING REQUIREMENTS:
PARKING REQUIRED PER WINTER GARDEN CODE OF ORDINANCES SECTION 118-1386(3) - OFF-STREET PARKING
90,034 SF (GFA) @ 3 SPACES PER 1,000 SF = 270 SPACES
ADA ACCESSIBLE REQ'D PER F.S. 553.5041: 9

TOTAL PROVIDED STANDARD 9' x 20' SPACES: 415
TOTAL PROVIDED 12' x 20' (+5' AISLE) HANDICAP SPACES: 12
TOTAL PROVIDED PARKING SPACES: 427
TOTAL PROVIDED DUMPSTERS: 7

NOTES:
- ALL PROPOSED SIGNAGE SHALL CONFORM TO CITY OF WINTER GARDEN CODE OF ORDINANCES AND STANDARD DETAILS
- TYPE D CURB SHALL BE INSTALLED ALONG ALL EDGES OF ON-SITE PAVEMENT EXCEPT AT SIDEWALK RAMPS OR UNLESS OTHERWISE NOTED
- WHEEL STOPS SHALL BE INSTALLED IN ALL PARKING SPACES
- MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET

- LEGEND**
- PROPERTY BOUNDARY
 - RIGHT-OF-WAY LINE
 - ROAD CENTER LINE
 - WETLAND LINE
 - EASEMENT/BUFFER/SETBACK LINE
 - EXISTING OVERHEAD POWER LINE
 - SURVEYED EDGE OF WATER
 - 5' x 8' PAD FOR ALUMINUM BENCH AND TRASH RECEPTACLE
 - 5' x 8' PAD FOR BIKE RACK
 - 5' CONCRETE BRICK PAVERS
 - NUMBER OF CONTIGUOUS PARKING SPACES

PARCEL ID: 36-22-27-0000-00-087
OWNER: CITY OF OCOCOE
MUNICIPALITY: ORANGE COUNTY
EXISTING USE: STORMWATER POND
ZONING: NULL
FUTURE LAND USE: NULL

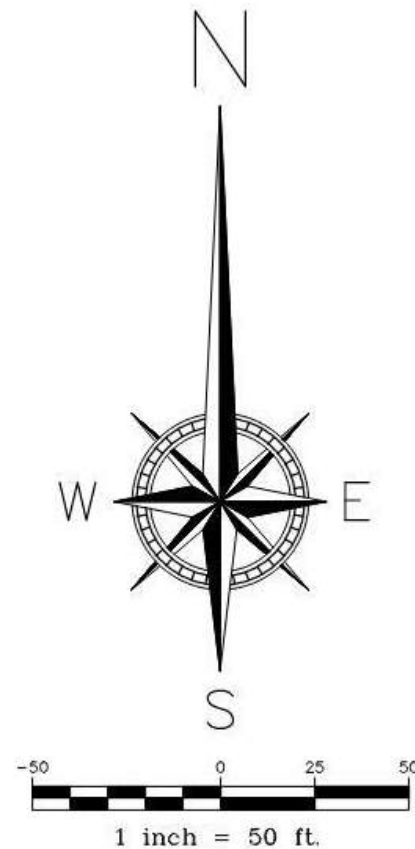
PARCEL ID: 28-22-31-000000006
OWNER: BALLON LAND TRUST
MUNICIPALITY: ORANGE COUNTY
EXISTING USE: AGRICULTURAL PASTURE
ZONING: A-1 CITRUS RURAL
FUTURE LAND USE: RURAL

PARCEL ID: 36-22-27-000000084
OWNER: ANTIGUA GROUP ENTERPRISES, LLC
MUNICIPALITY: CITY OF WINTER GARDEN
EXISTING USE: MEDICAL OFFICES
ZONING: C-2 ARTERIAL COMMERCIAL DISTRICT
FUTURE LAND USE: COMMERCIAL

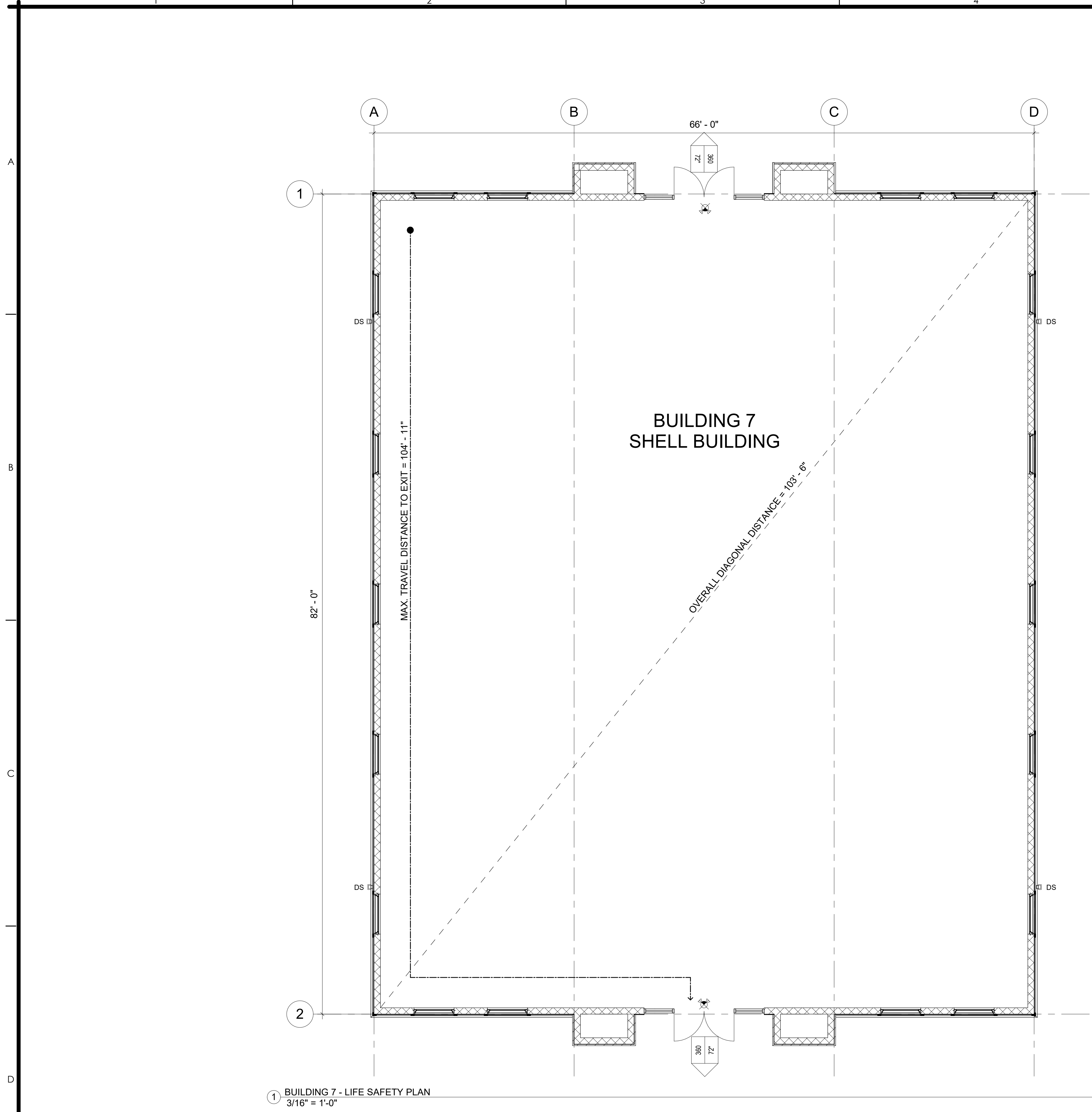
MULTIPLE PARCELS, MULTIPLE OWNERS
WINDERMERE CROSSINGS SUBDIVISION
MUNICIPALITY: CITY OF WINTER GARDEN
EXISTING USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
ZONING: R-1 SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE: LR LOW DENSITY RESIDENTIAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°40'48" E	8.15'
L2	N 06°53'51" W	9.55'
L3	S 00°19'12" E	0.10'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	800.00'	127.67'	127.53'	N 81°44'31" E
C2	800.00'	127.67'	127.53'	N 81°44'31" E



1 ARCHITECTURAL SITE PLAN
1" = 50'-0"



1 BUILDING 7 - LIFE SAFETY PLAN
3/16" = 1'-0"

LIFE SAFETY GENERAL NOTES

1.

SEE ELECTRICAL PLANS FOR EMERGENCY LIGHTING LOCATIONS.

2.

COMMON PATH OF EGRESS (CPT), THAT PORTION OF EXIT ACCESS TRAVEL DISTANCE MEASURED FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE TO THAT POINT WHERE THE OCCUPANTS HAVE SEPARATE AND DISTINCT ACCESS TO TWO EXITS OR EXIT ACCESS DOORWAYS.

3.

EXIT ACCESS TRAVEL DISTANCE (TDE), THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY TO THE ENTRANCE OF AN EXIT.

4.

PROVIDE (2) LB A/B/C FIRE EXTINGUISHERS IN LOCATIONS AS INDICATED IN THE LIFE SAFETY PLAN.

5.

PROVIDE TACTILE EXIT SIGNS AT ALL EXIT DOORS PER NFPA 101 - 7.10.1.3

6.

VERIFY LOCATION OF ALL FIRE EXTINGUISHERS AND EXIT SIGNAGE WITH AHJ PRIOR TO INSTALLATION.

LIFE SAFETY PLAN SYMBOL LEGEND

100

0"

ALLOWABLE OCCUPANT LOAD DOOR WIDTH

1 HR RATED WALL

PATH OF EGRESS

EMERGENCY EXIT

DUAL EMERGENCY EXIT LIGHT

EMERGENCY LIGHT

X" DOWN SPOUT

1 HR RATED WALL

PATH OF EGRESS

EMERGENCY EXIT

DUAL EMERGENCY EXIT LIGHT

EMERGENCY LIGHT

X" DOWN SPOUT

POWELLSTUDIO

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AA# 2602236

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24-364 Shell 7 R1

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OWNER / PROJECT:

STONEBROOK
EXCHANGE
SHELL BUILDING 7
WINTER GARDEN, FL

PROFESSIONAL SEAL:

2024.02.02 17:51:24-05'00'

Robert Jeffrey Powell, AIA

Florida Licensed Architect #AF94675

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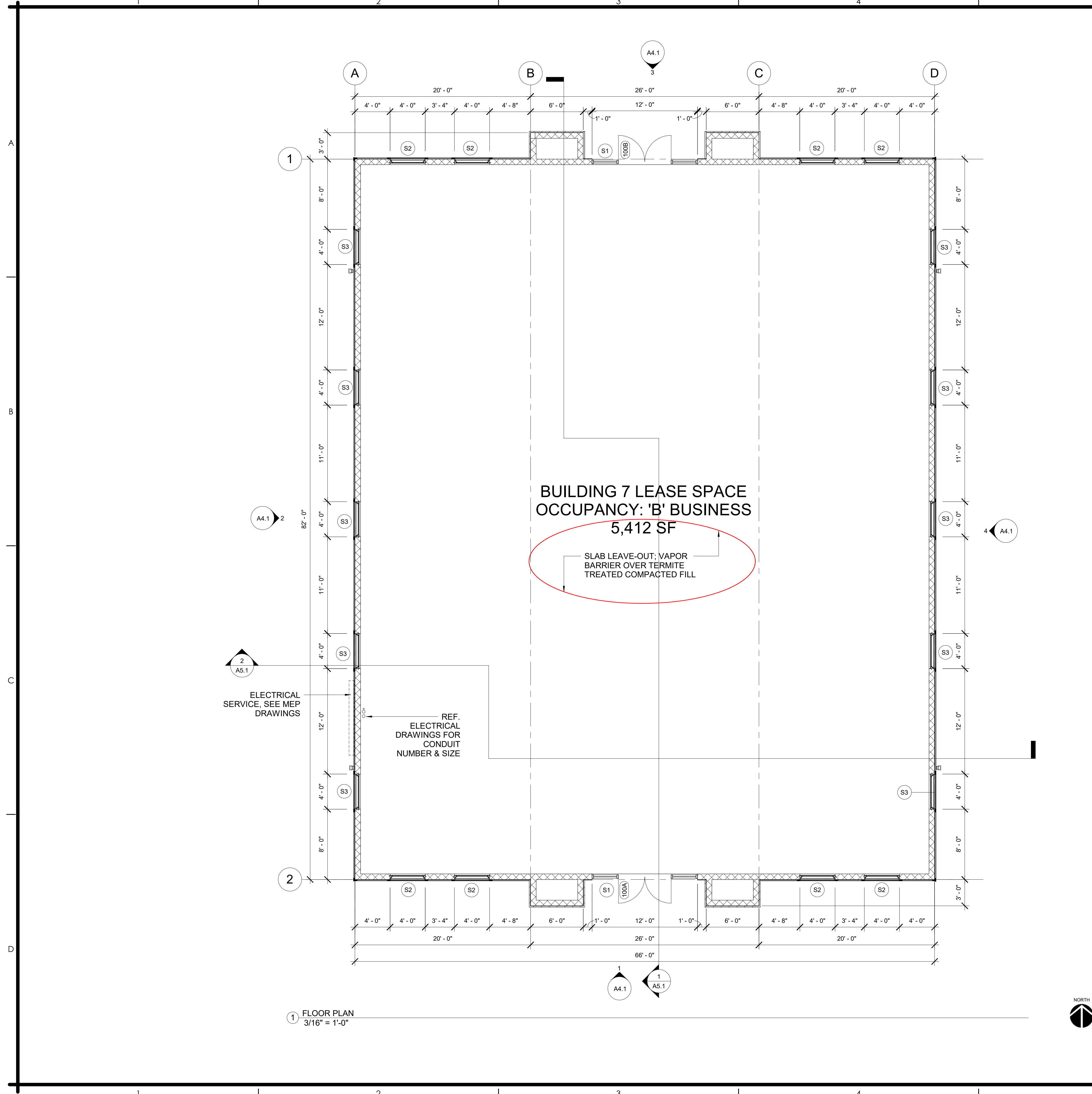
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LIFE SAFETY PLAN

PROJECT NO.	PSA 2023-39.03
DRAWN BY	YB
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A3.1

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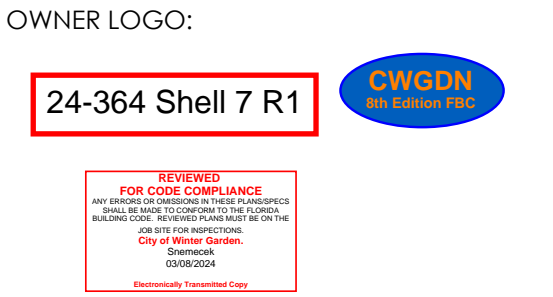
- FLOOR PLAN GENERAL NOTES
1. CONTRACTOR TO PROVIDE AND INSTALL NEW 10LB ABC FIRE EXTINGUISHERS AND COORDINATE PLACEMENTS WITH FIRE MARSHALL. INSTALL QUANTITY AS REQUIRED SO AS NOT TO EXCEED 75'-0" OF TRAVEL TO AN EXTINGUISHER.
 2. CONSTRUCTION SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL CODES AND STANDARDS.
- ALL "WORK" STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL. ALL "WORK" IS TO BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.
3. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE CONSTRUCTION COMMENCES.
 4. THERE ARE NO EXTERIOR SIGNS AS PART OF THIS SCOPE OF WORK. EXTERIOR SIGNAGE WILL BE PERMITTED SEPARATELY BY FUTURE TENANT.
 5. REFER TO SHEET A1.1 FOR WALL HATCH, DOORS AND WINDOWS SYMBOLS, SHEETS A8.1 FOR DOOR SCHEDULE AND SHEET A8.2 FOR STOREFRONT INFORMATION.
 6. REFER TO STRUCTURAL DOCUMENTS FOR LOCATIONS AND INSTALLATION OF MASONRY CONTROL JOINTS.

FLOOR PLAN LEGEND

	6" METAL STUD WALL WITH 5/8" GYPSUM BOARD AT BOTH SIDES.
	8" CMU WALL.



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STONEBROOK EXCHANGE

SHELL BUILDING 7

WINTER GARDEN, FL

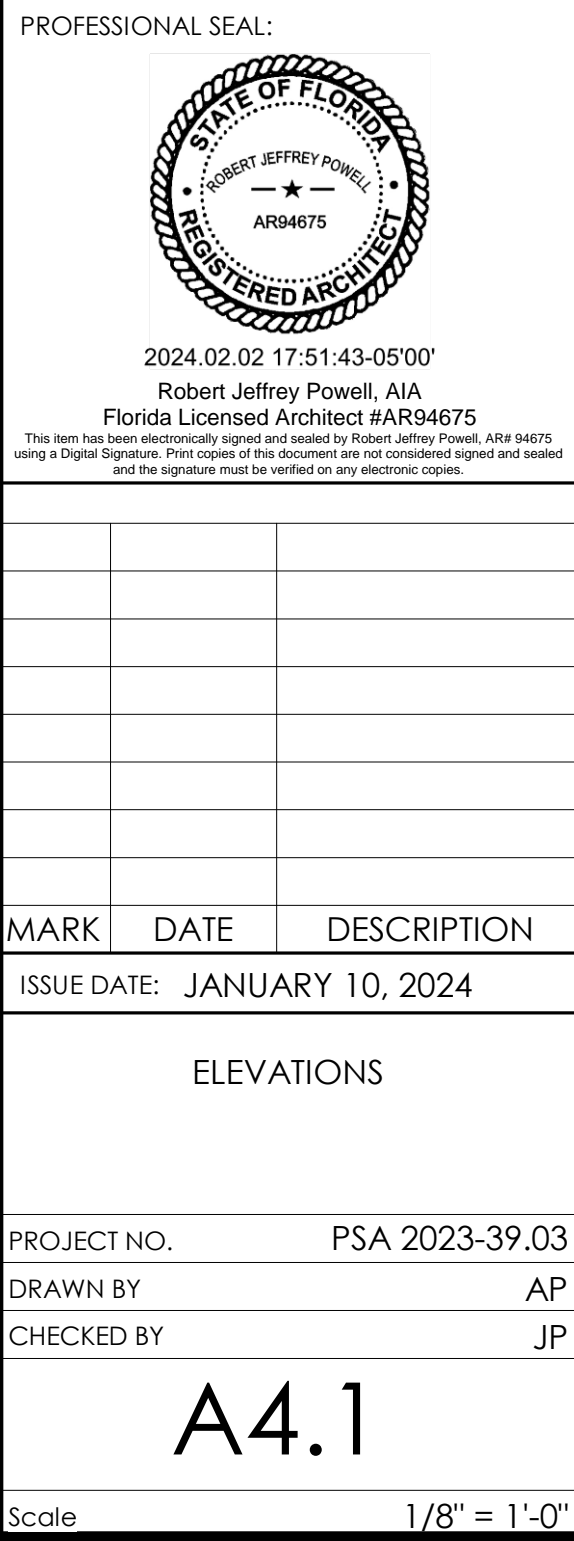
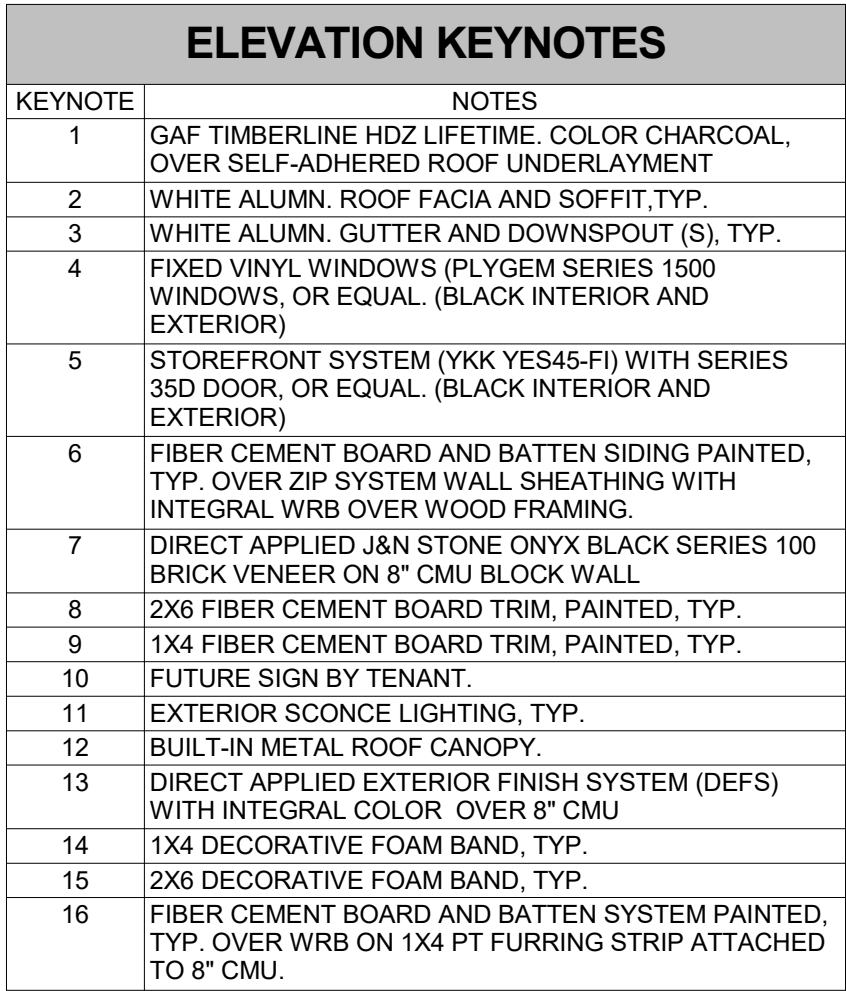


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FLOOR PLAN	
PROJECT NO.	PSA 2023-39.03
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A3.2

Scale As indicated



ARCHITECTURAL ASPHALT
SHINGLES OVER SELF-ADHERED
ROOF UNDERLAYMENT

ALUMN. FACIA AND SOFFIT. TYP.

1x4 FC BOARD TRIM, TYP.

R-30 SPRAY FOAM
INSULATION TO UNDERSIDE
OF STRUCTURE

FC BOARD AND BATTEN
SIDING OVER ZIP SYSTEM
WALL SHEATHING WITH
INTEGRAL WRB OVER WOOD
FRAMING

PRE-ENG. METAL
ROOF CANOPY

CONCRETE LINTEL, SEE
STRUCTURAL DRAWINGS

STOREFRONT SYSTEM, SEE
SCHEDULE FOR DETAILS

DIRECT APPLIED MASONRY VENEER
ON 8" CMU BLOCK WALL

CONCRETE SIDEWALK,
SLOPED TO SHED WATER

FOOTING, SEE
STRUCTURAL FOR
TYPE AND SIZE

PRE-ENGINEERED TRUSSES,
SEE STRUCTURAL, TYP.

FOOTING, SEE
STRUCTURAL FOR
TYPE AND SIZE

T.O. GABLE ROOF
29' - 5 3/4"

T.O. LOW GABLE
26' - 9 3/4"

FC BOARD AND BATTEN SIDING
OVER ZIP SYSTEM WALL
SHEATHING WITH INTEGRAL
WRB OVER WOOD FRAMING
ROOF TRUSS
BEARING
19' - 8"

FIBER CEMENT BOARD AND
BATTEN SYSTEM OVER WRB ON
1X4 PT FURRING STRIP ATTACHED
TO 8" CMU.

T.O. CMU @ PIERS
12' - 8"

T.O. CMU
11' - 4"

EXTERIOR SCONCE LIGHTING, TYP.
T.O. WINDOW
8' - 0"

SILL HEIGHT
3' - 4"

2x6 FIBER CEMENT BOARD TRIM, TYP.

FINISH FLOOR
0' - 0"

DIRECT APPLIED MASONRY VENEER
ON 8" CMU BLOCK WALL

1 SECTION 1
3/16" = 1'-0"

R-30 SPRAY FOAM
INSULATION TO UNDERSIDE
OF STRUCTURE

DIRECT APPLIED EXTERIOR
FINISH SYSTEM (DEFS) WITH
INTEGRAL COLOR ON 8" CMU

CONCRETE LINTEL, SEE
STRUCTURAL DRAWINGS

WINDOW, SEE SCHEDULE FOR
DETAILS

2x6 DECO. FOAM BAND,
TYP.

CONCRETE SIDEWALK, SLOPED
TO SHED WATER, REFER TO
CIVIL DRWGS.

FOOTING, SEE
STRUCTURAL FOR
TYPE AND SIZE

PRE-ENGINEERED TRUSSES, SEE
STRUCTURAL, TYP.

FOOTING, SEE STRUCTURAL
FOR TYPE AND SIZE

T.O. GABLE ROOF
29' - 5 3/4"

T.O. LOW GABLE
26' - 9 3/4"

ARCHITECTURAL ASPHALT SHINGLES
OVER SELF-ADHERED ROOF
UNDERLAYMENT

ROOF TRUSS
BEARING
19' - 8"

DIRECT APPLIED EXTERIOR FINISH
SYSTEM (DEFS) WITH INTEGRAL
COLOR ON 8" CMU

T.O. CMU
11' - 4"

T.O. WINDOWS
9' - 4"

T.O. WINDOW
8' - 0"

SILL HEIGHT
3' - 4"

2x6 DECO. FOAM BAND, TYP.

FINISH FLOOR
0' - 0"

DIRECT APPLIED MASONRY VENEER
ON 8" CMU BLOCK WALL

CONCRETE SIDEWALK,
SLOPED TO SHED WATER

2 SECTION 2
1/4" = 1'-0"

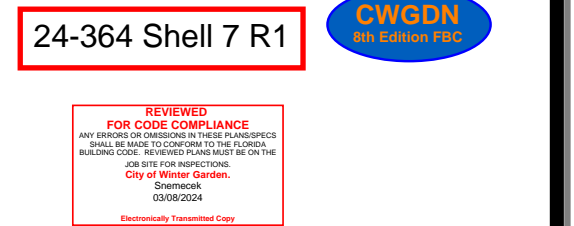


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ARCHITECTURE

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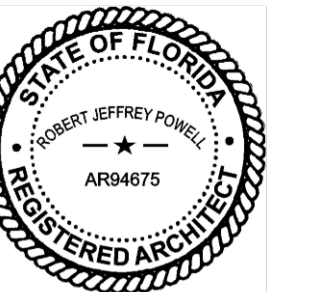
OWNER LOGO:



OWNER / PROJECT:

STONEBROOK
EXCHANGE
SHELL BUILDING 7
WINTER GARDEN, FL

PROFESSIONAL SEAL:



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Florida Licensed Architect #AR94675
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MARK	DATE	DESCRIPTION

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SECTIONS

PROJECT NO. PSA 2023-39.03
DRAWN BY AP
CHECKED BY JP

A5.1

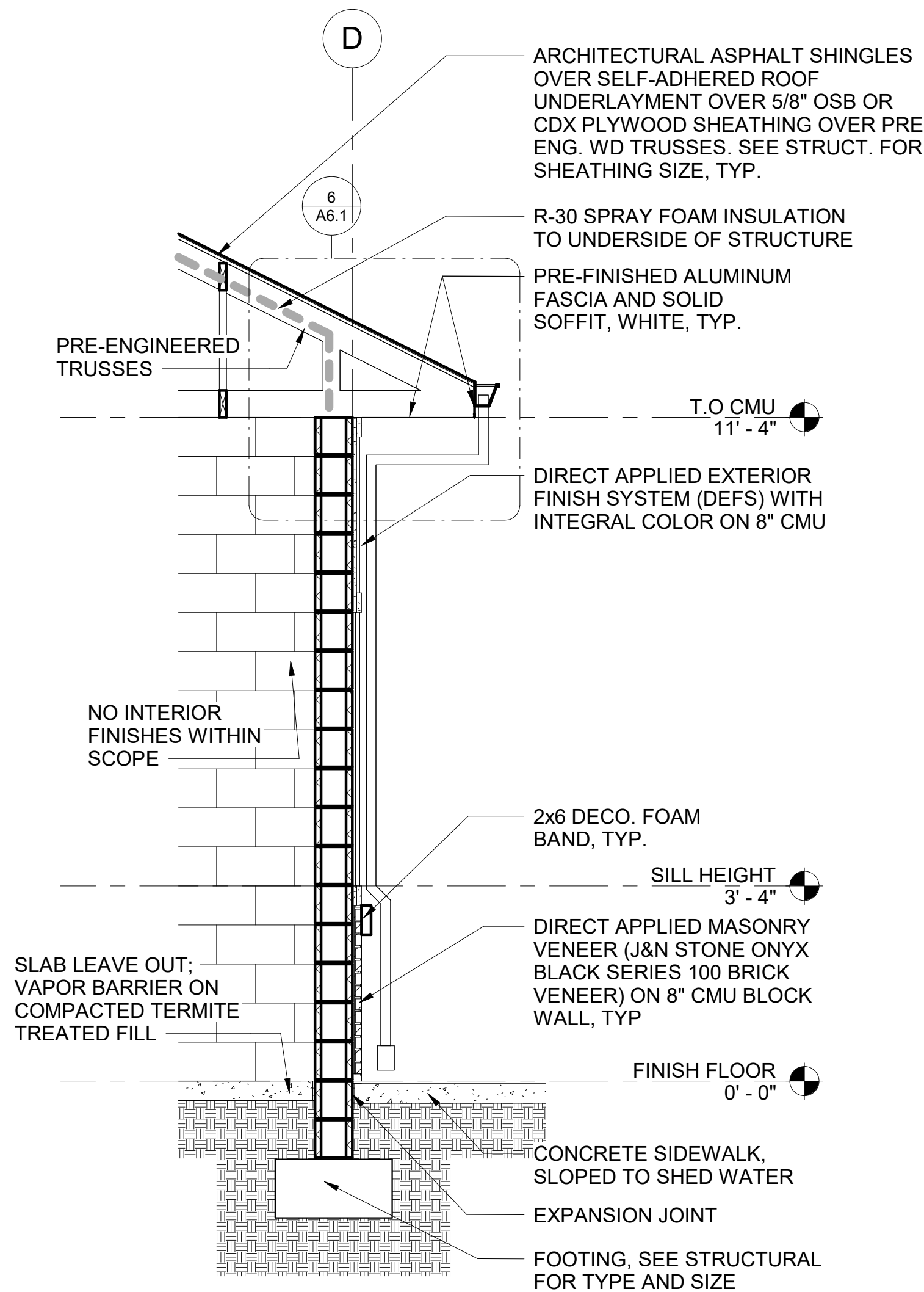
Scale As indicated

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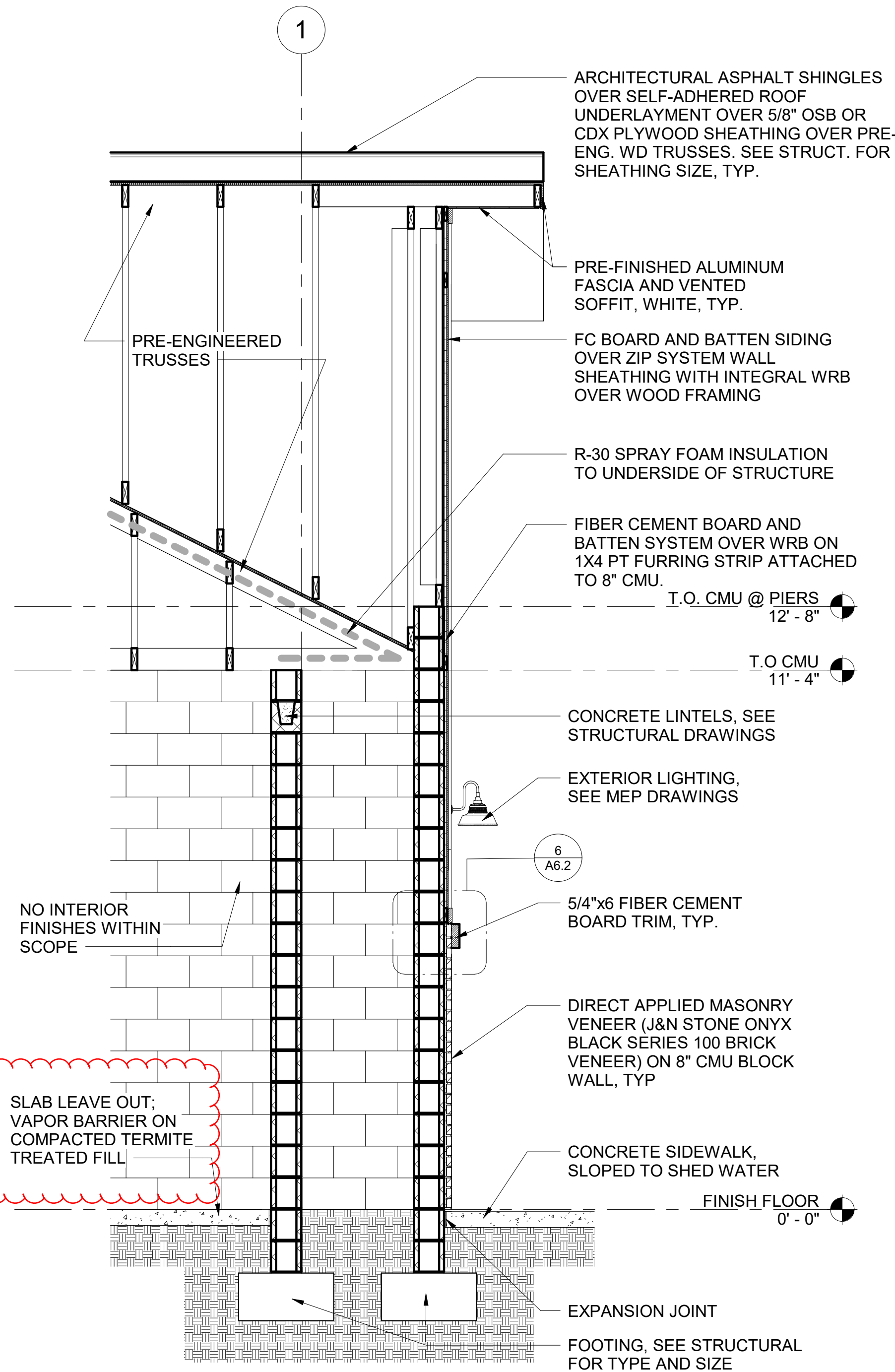
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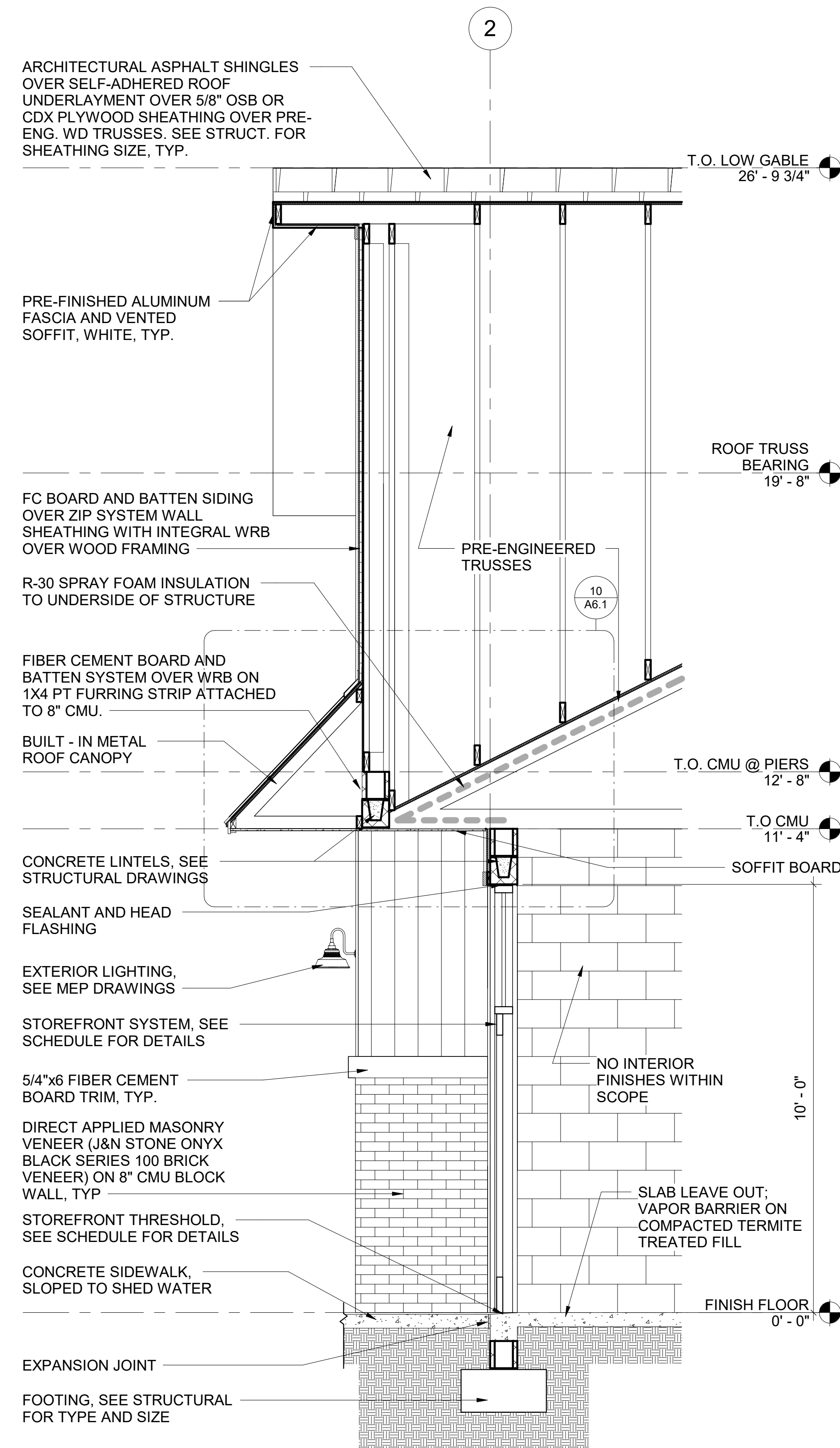
D



3 BUILDING 7 - WALL SECTION 3
1/2" = 1'-0"

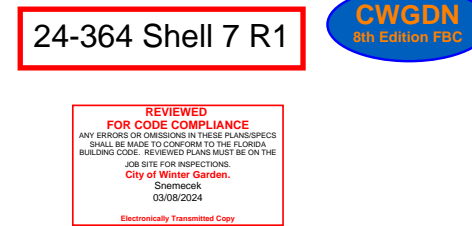


2 WALL SECTION 2
1/2" = 1'-0"



1 WALL SECTION 1
1/2" = 1'-0"

OWNER LOGO:

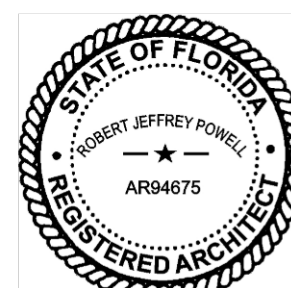


OWNER / PROJECT:

STONEYBROOK EXCHANGE

SHELL BUILDING 7
WINTER GARDEN, FL

PROFESSIONAL SEAL:



2024.02.02 17:52:00-05'00'
Robert Jeffrey Powell, AIA
Florida Licensed Architect #AR94675
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MARK	DATE	DESCRIPTION
ISSUE DATE: JANUARY 10, 2024		

WALL SECTIONS

PROJECT NO.	PSA 2023-39.03
DRAWN BY	AP
CHECKED BY	JP

A5.2

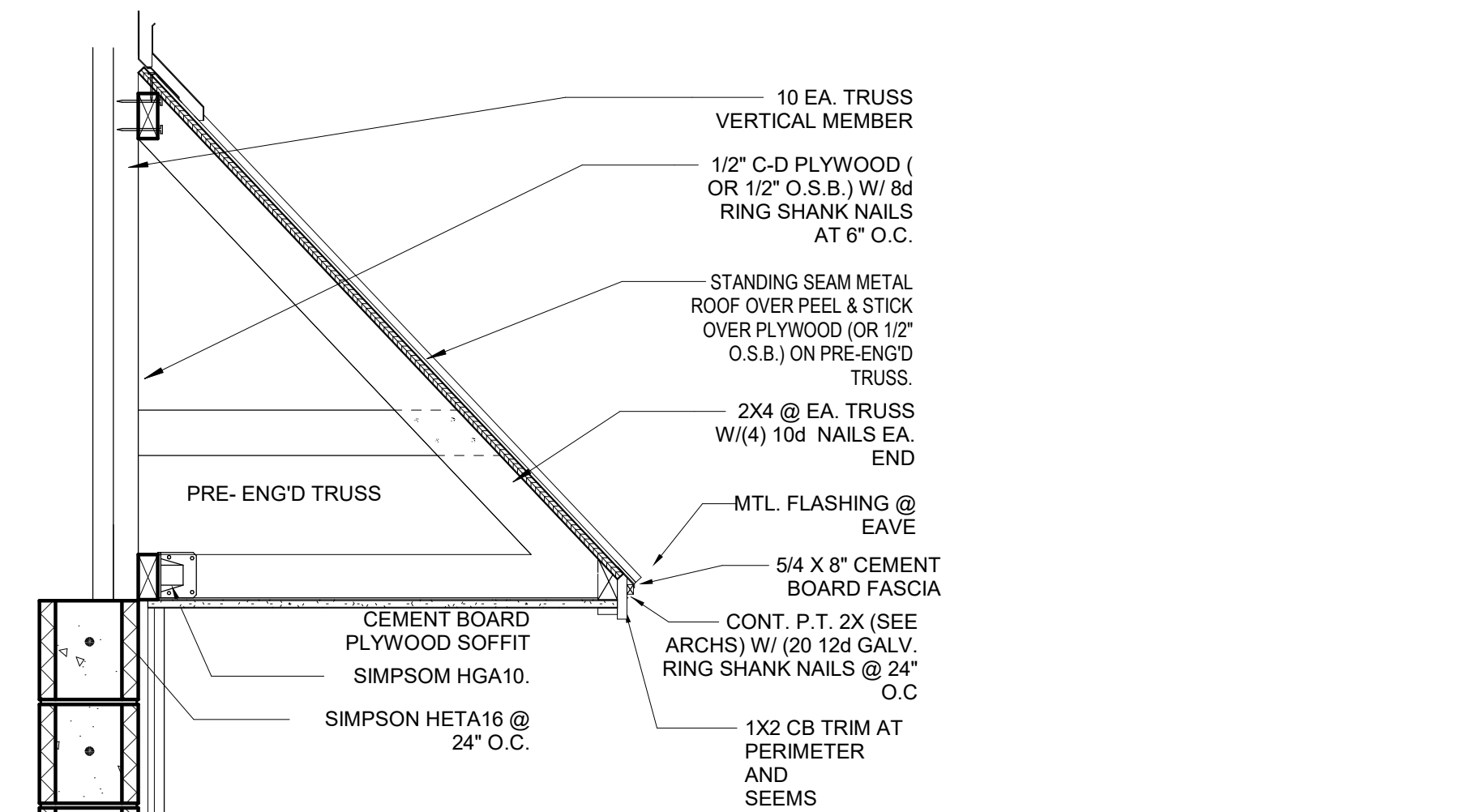
Scale 1/2" = 1'-0"

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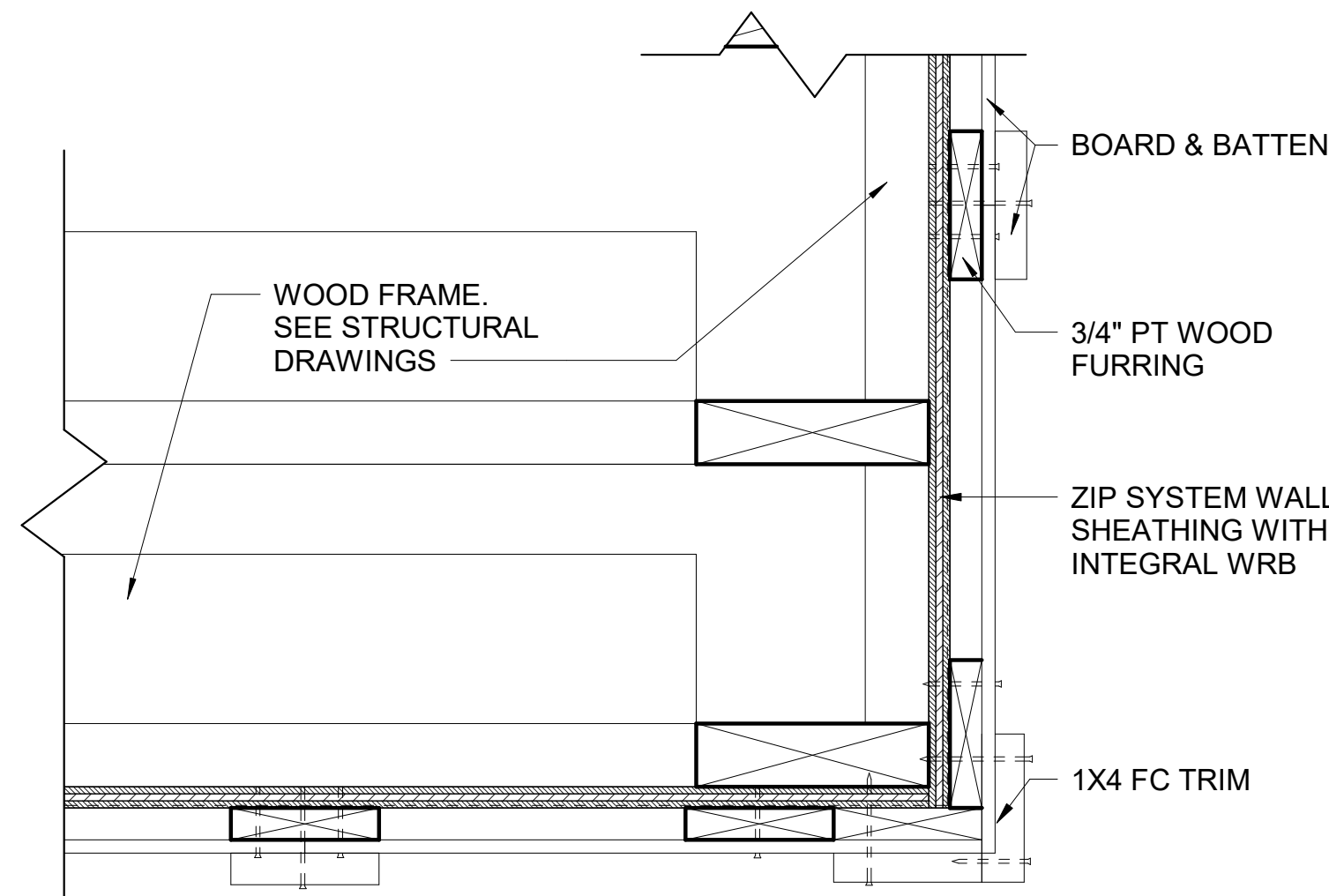
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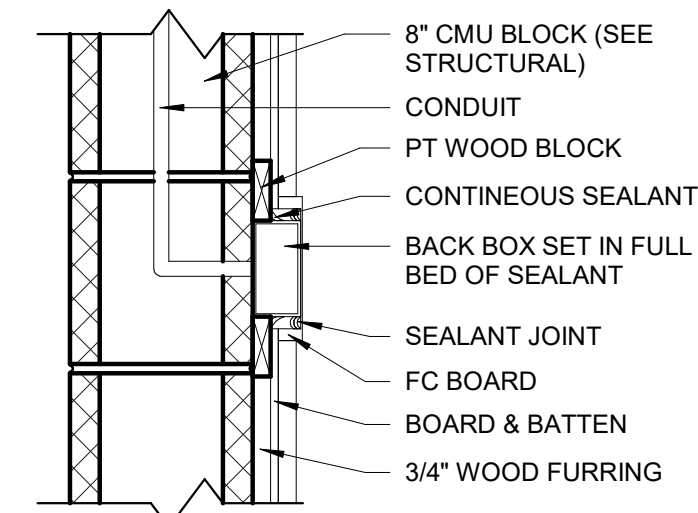


10 BUILT-IN CANOPY DETAIL
1" = 1'-0"

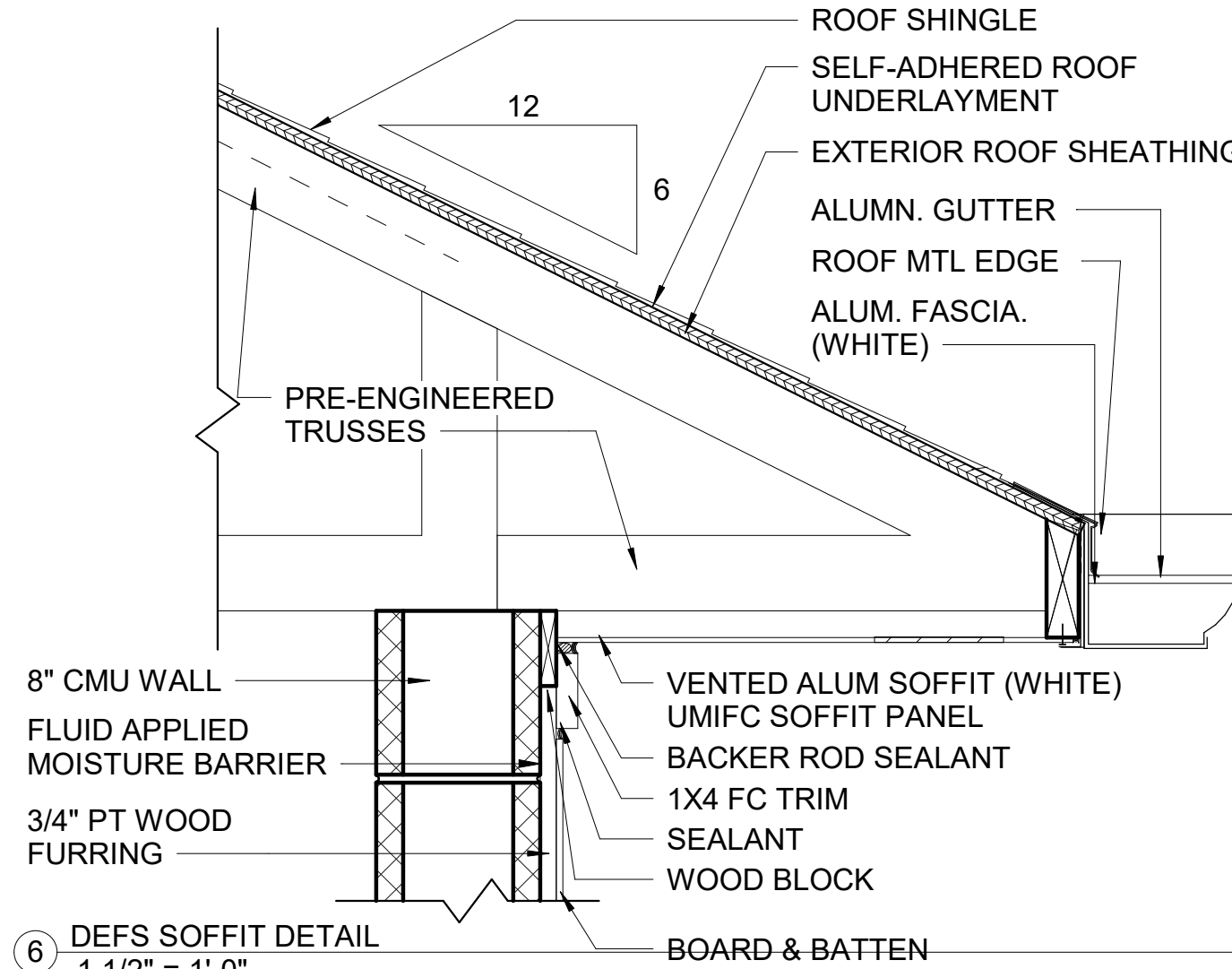


8 B&B OUTSIDE CORNER DETAIL - WOOD FRAME
3" = 1'-0"

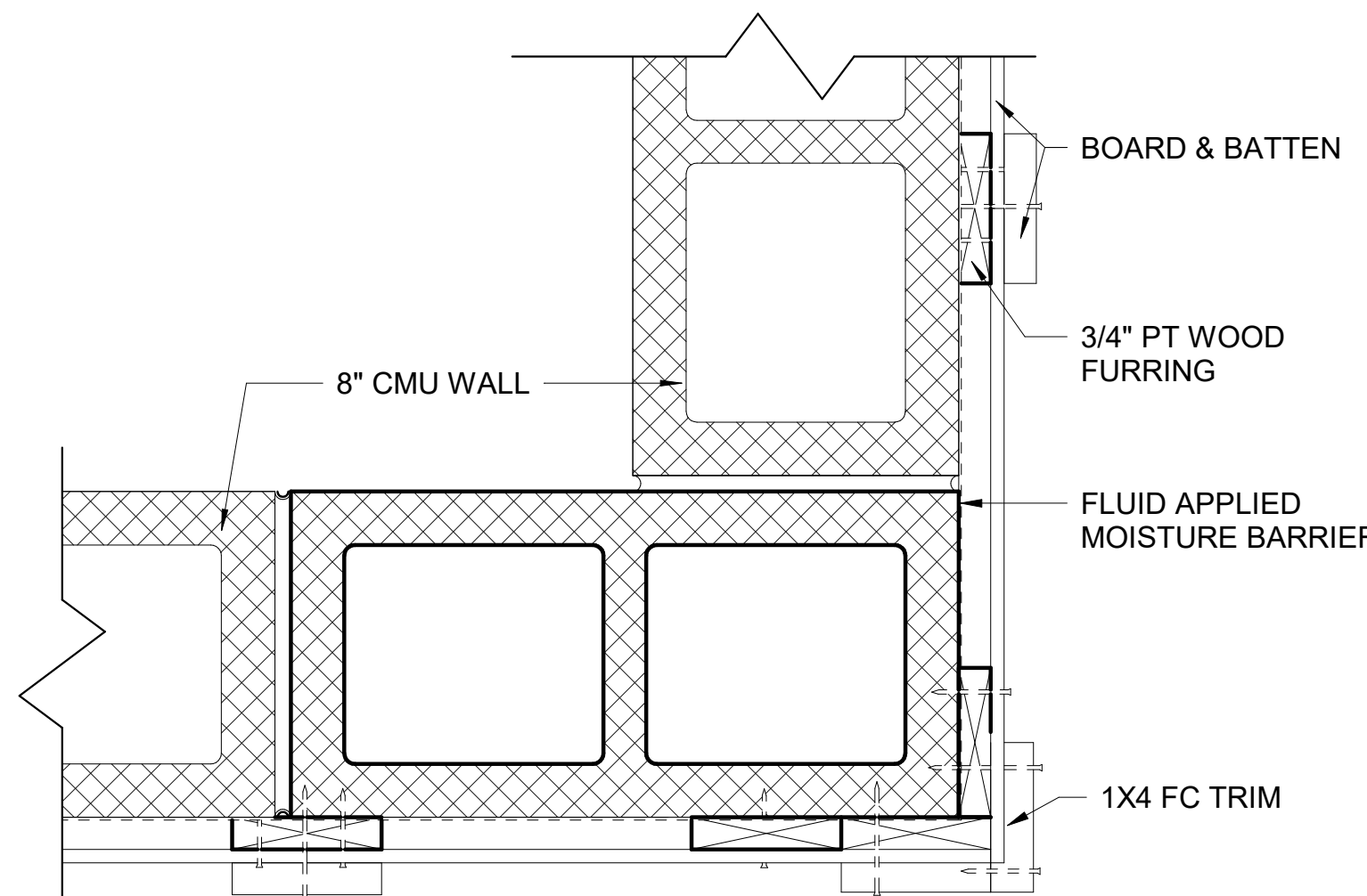
NOTE: COMPLETELY SEAL THE CONDUIT PENETRATION OF THE BOARD AND BATTEN SYSTEM PRIOR TO INSTALLATION OF THE ELECTRICAL BOX.



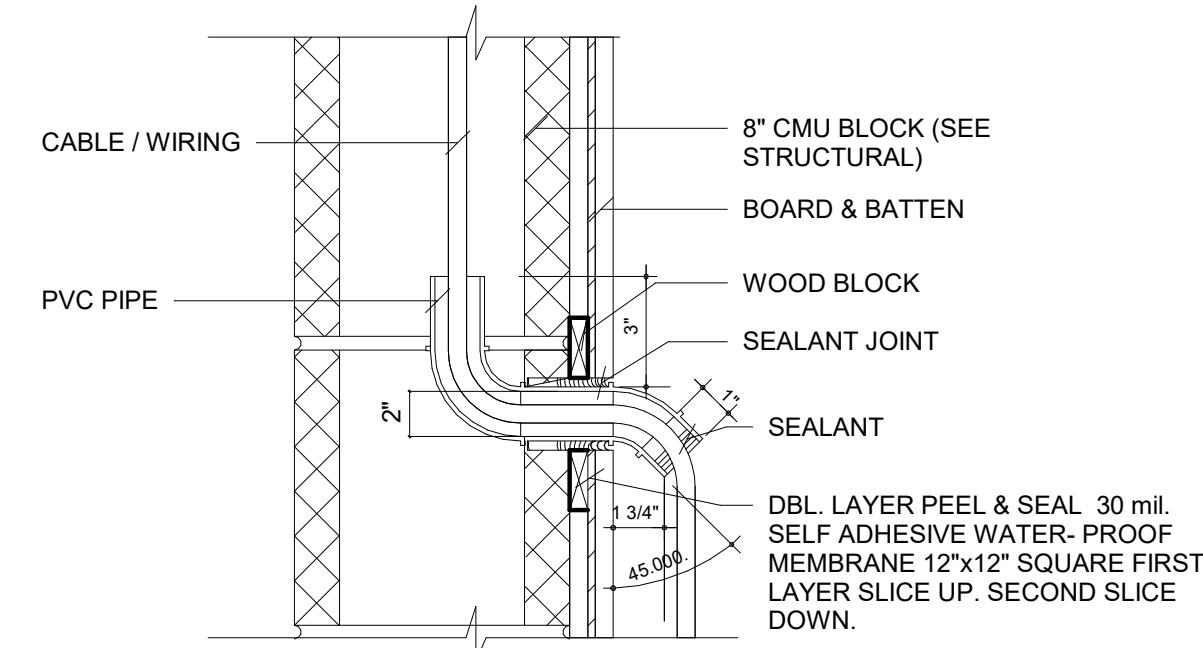
7 B&B ELECTRICAL DEVICE MOUNT - CMU WALL
1 1/2" = 1'-0"



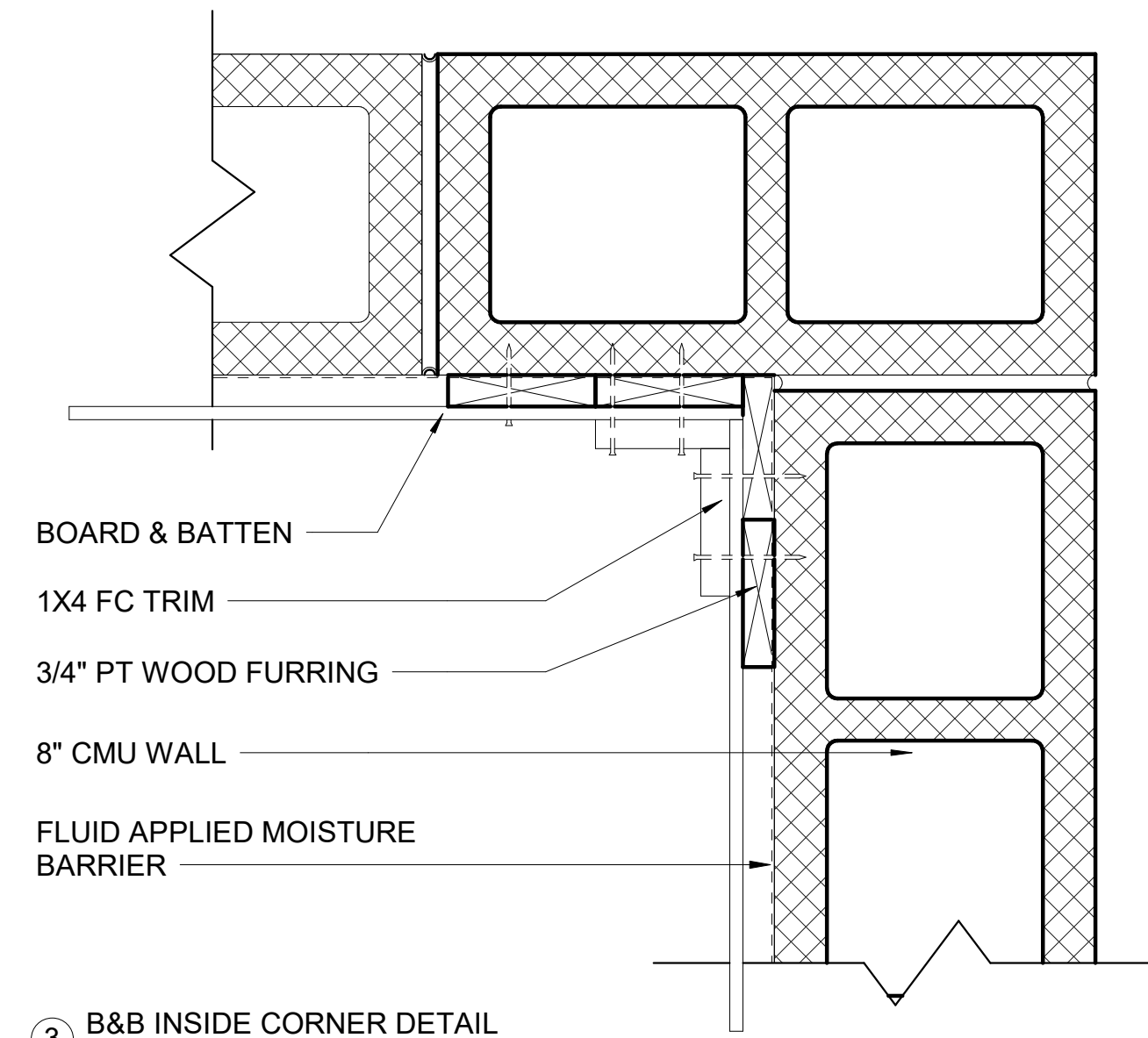
6 DEFS SOFFIT DETAIL
1 1/2" = 1'-0"



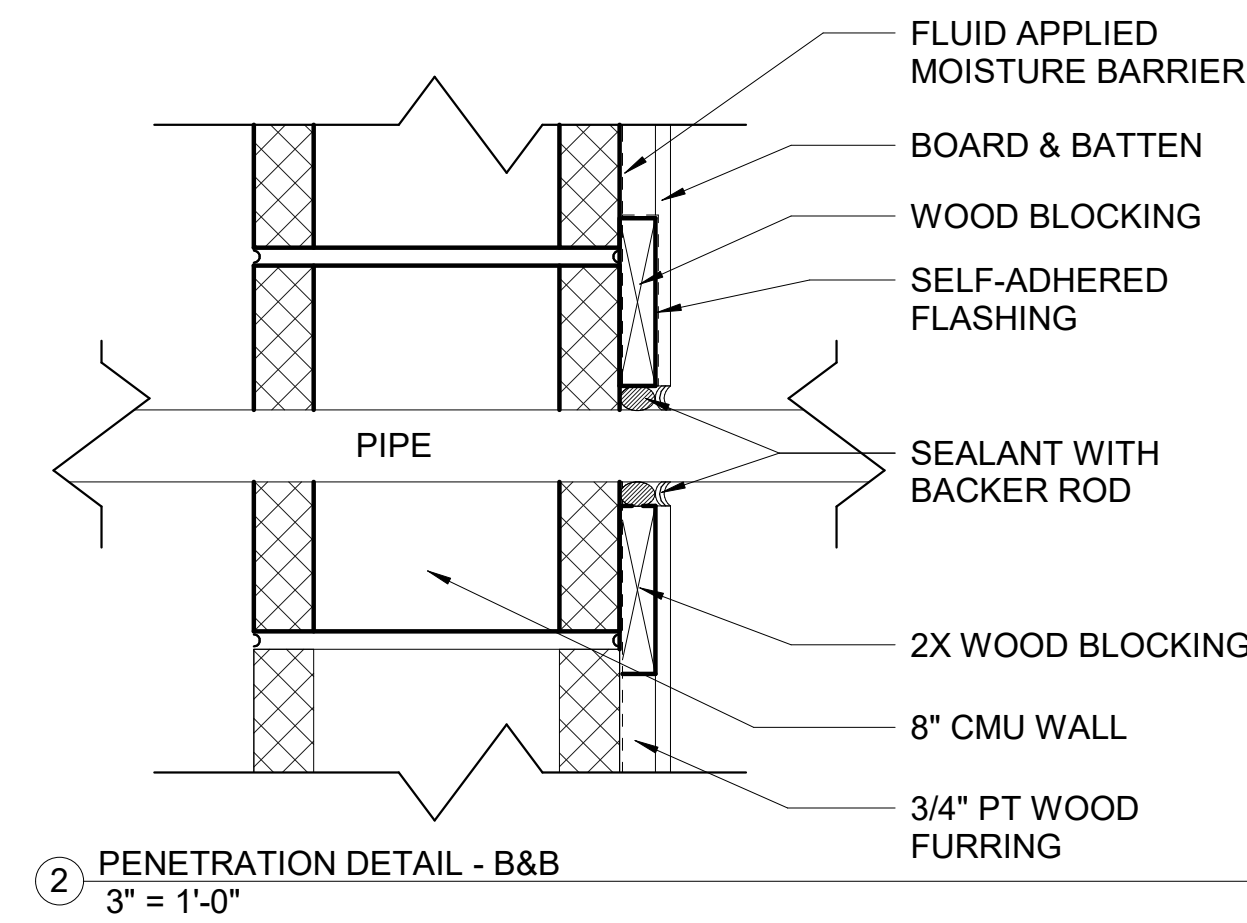
5 B&B OUTSIDE CORNER DETAIL
3" = 1'-0"



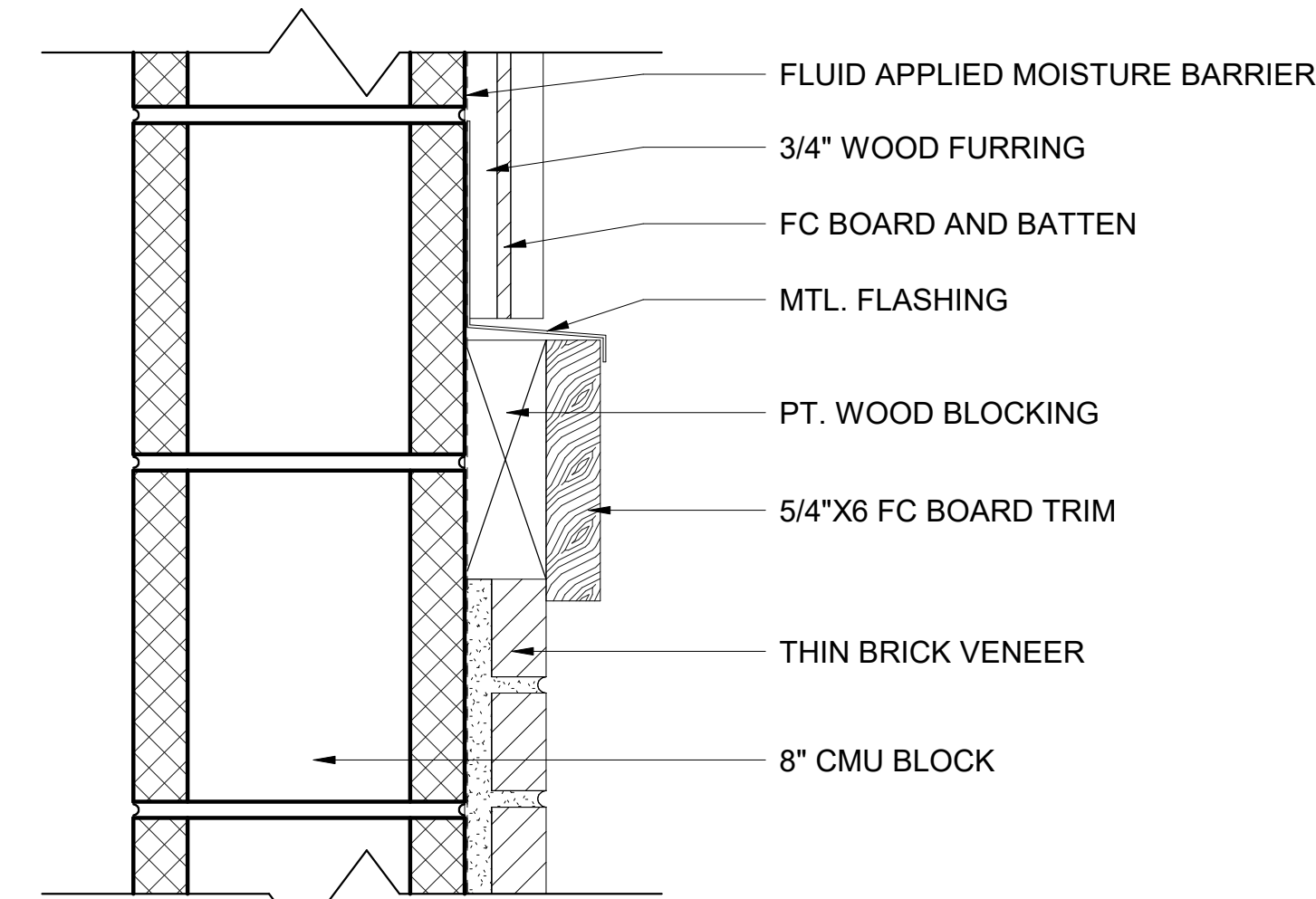
4 SLEEVE PENETRATION DETAIL - B&B
1 1/2" = 1'-0"



3 B&B INSIDE CORNER DETAIL
3" = 1'-0"



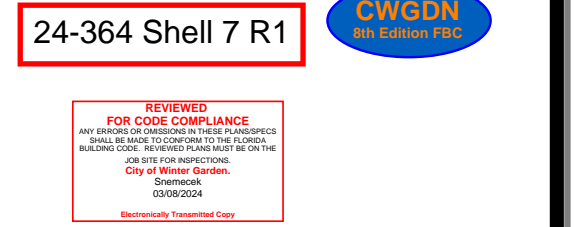
2 PENETRATION DETAIL - B&B
3" = 1'-0"



1 FC BOARD TRIM DETAIL
3" = 1'-0"

9 ROOF VALLEY DETAIL
3" = 1'-0"

OWNER LOGO:

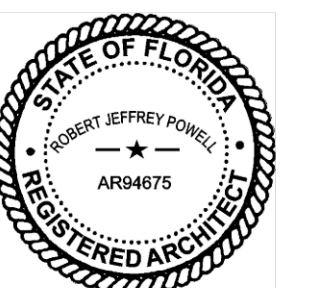


OWNER / PROJECT:

STONEBROOK EXCHANGE

SHELL BUILDING 7
WINTER GARDEN, FL

PROFESSIONAL SEAL:



2024.02.02 17:52:09-05'00'
Robert Jeffrey Powell, AIA
Florida Licensed Architect #AR94675
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MARK	DATE	DESCRIPTION
ISSUE DATE: JANUARY 10, 2024		

DETAILS	
PROJECT NO.	PSA 2023-39.03
DRAWN BY	AP
CHECKED BY	JP

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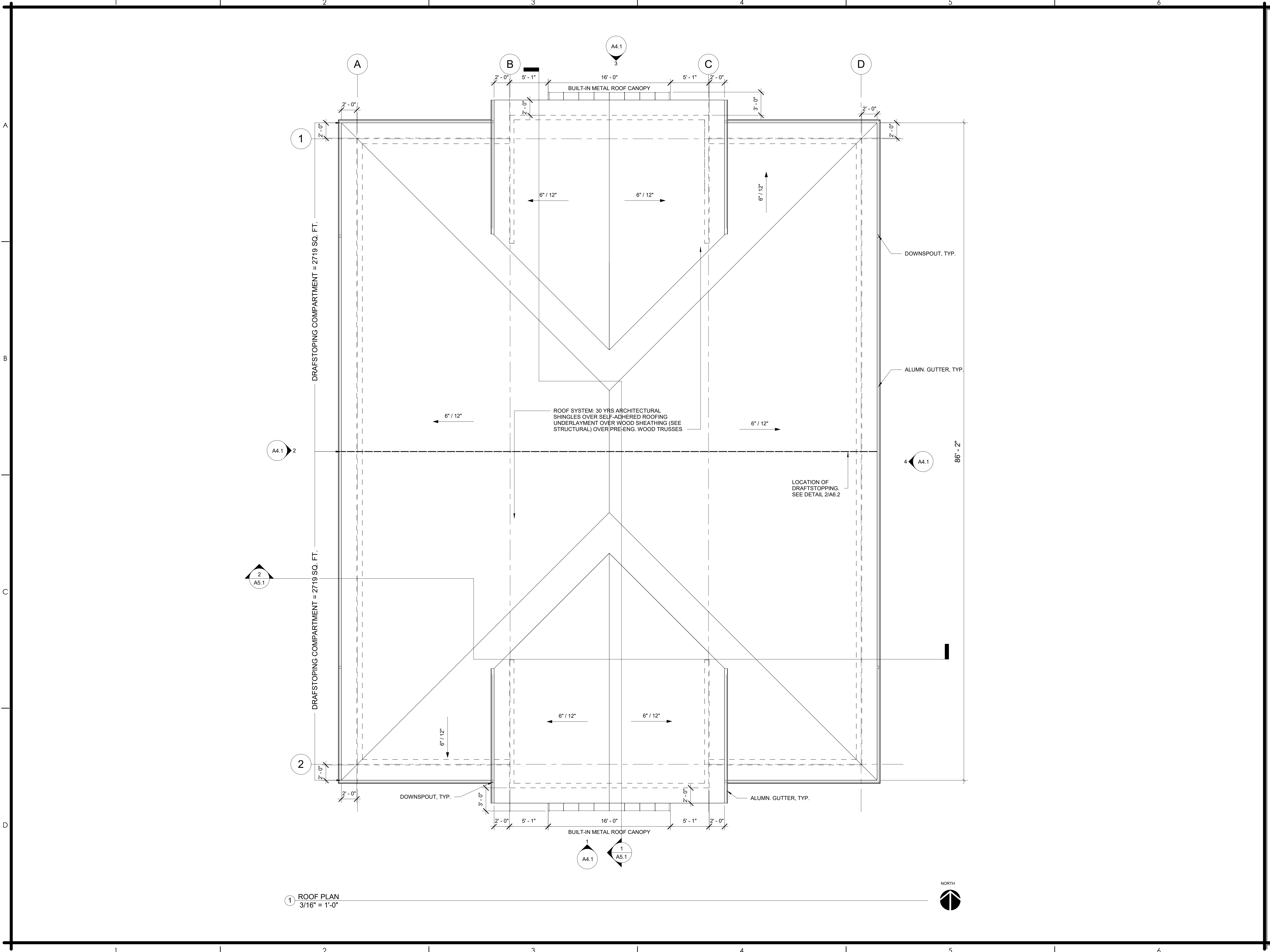
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OWNER / PROJECT:
**STONEYBROOK
EXCHANGE**
SHELL BUILDING 7
WINTER GARDEN, FL

PROFESSIONAL SEAL:

2024.02.02 17:52:26-05'00'
Robert Jeffrey Powell, AIA
Florida Licensed Architect #AR94675
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MARK	DATE	DESCRIPTION
	ISSUE DATE:	JANUARY 10, 2024
		ROOF PLAN
PROJECT NO.	PSA 2023-39.03	
DRAWN BY	AP	
CHECKED BY	JP	

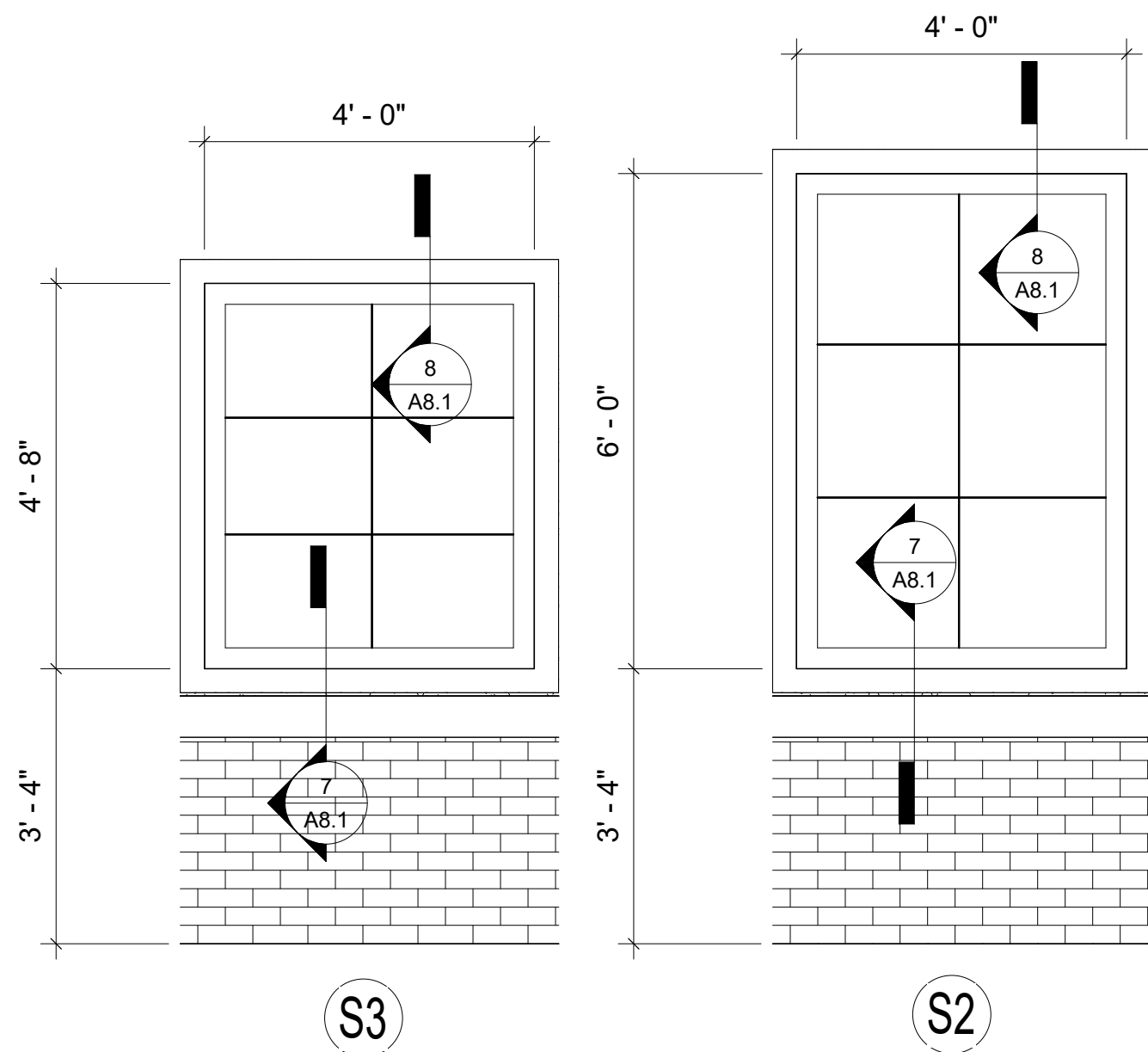
A7.1
Scale 3/16" = 1'-0"

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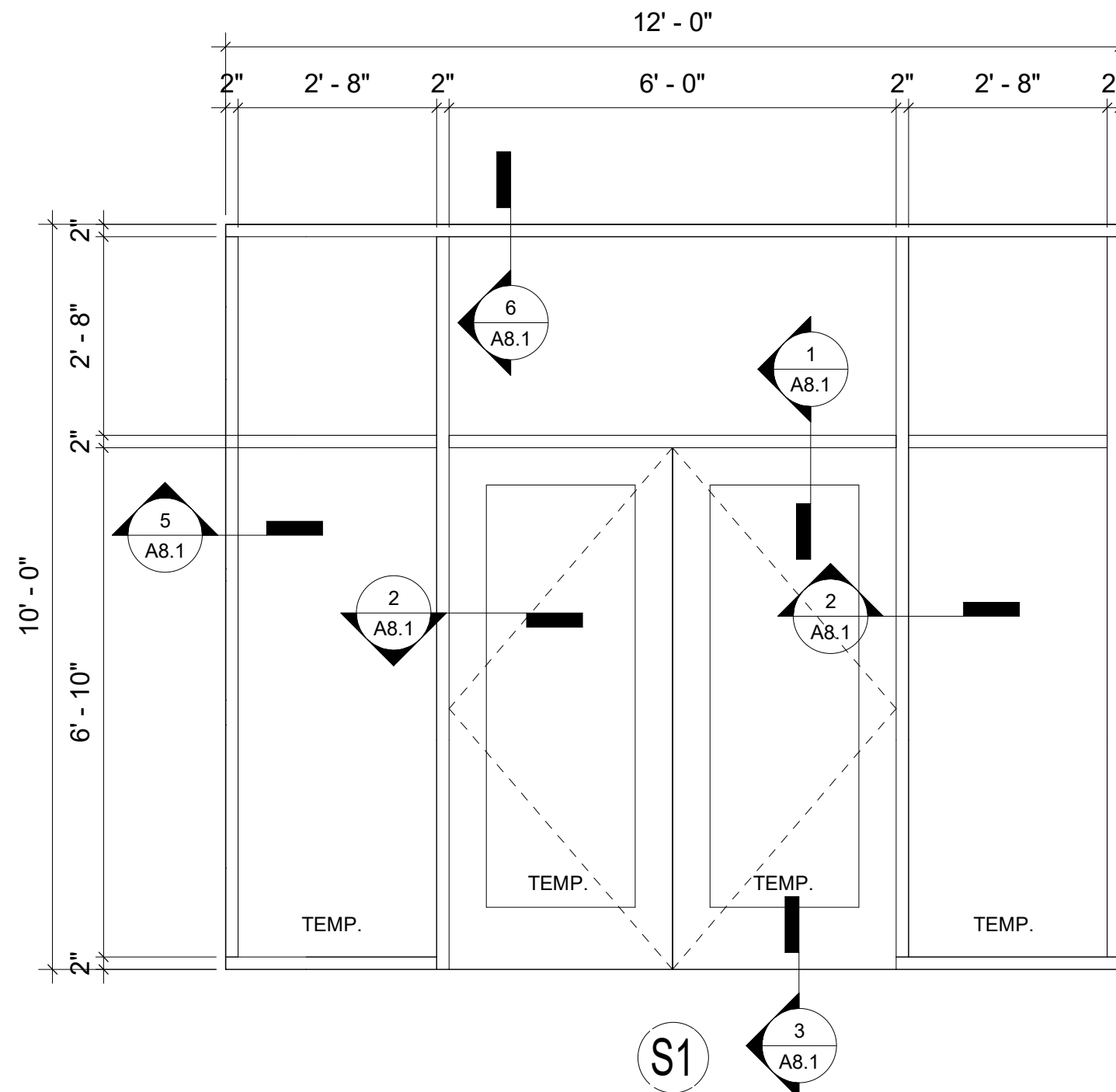
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10 FIXED WINDOW ELEVATIONS
1/2" = 1'-0"



9 STOREFRONT ELEVATIONS
1/2" = 1'-0"

DOOR SCHEDULE

DOOR	MARK	WIDTH	HEIGHT	THICKNESS	DOOR	MATERIAL - FINISH	TYPE	FRAME MATERIAL - FINISH	DOOR RATING	HARDWARE SET	COMMENTS
100A		6'-0"	7'-0"	2"	ALUM / GLASS	M1		BLACK ANODIZED		A	
100B		6'-0"	7'-0"	2"	ALUM / GLASS	M1		BLACK ANODIZED		A	

DOOR & FRAME LEGEND

DOOR MATERIAL	FINISHES	FRAME MATERIAL & TYPES
MTL METAL WD WOOD	PT PAINT FP FACTORY PRIMED ST STAIN	MTL METAL WD WOOD AN. ALUM ANODIZED ALUMINUM

GENERAL NOTES:

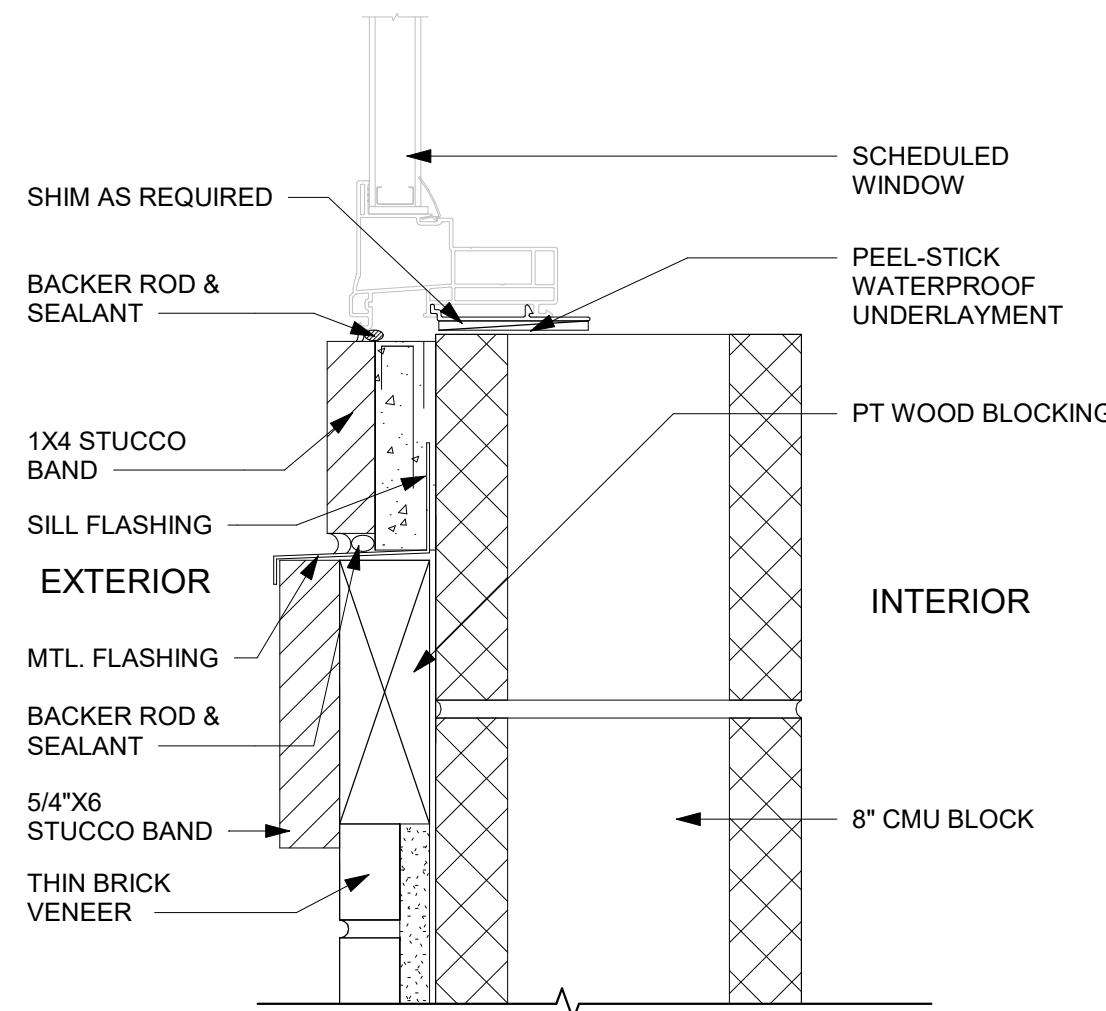
- CONTRACTOR TO VERIFY ROUGH OPENINGS REQUIRED FOR DOORS WITH DOOR FRAME PRODUCT MANUFACTURER.
- FIELD VERIFY ALL DOOR MOLDING, TRIM, PANELING AND OVERALL DIMENSIONS.
- CONTRACTOR TO REVIEW AND CONFIRM HARDWARE SETS WITH OWNER AND ARCHITECT PRIOR TO ORDERING.
- ALL HARDWARE TO BE SATIN CHROME FINISH UNLESS OTHERWISE NOTED.
- ALL GLAZING TO BE 1" INSULATED LOW 'E' TEMPERED CLEAR GLASS, UNLESS OTHERWISE NOTED.
- ALL LEVER HANDLE LATCH SETS SHALL BE COMPLIANT WITH THE FABC 309 & 404.2.7.

DOOR HARDWARE SCHEDULE

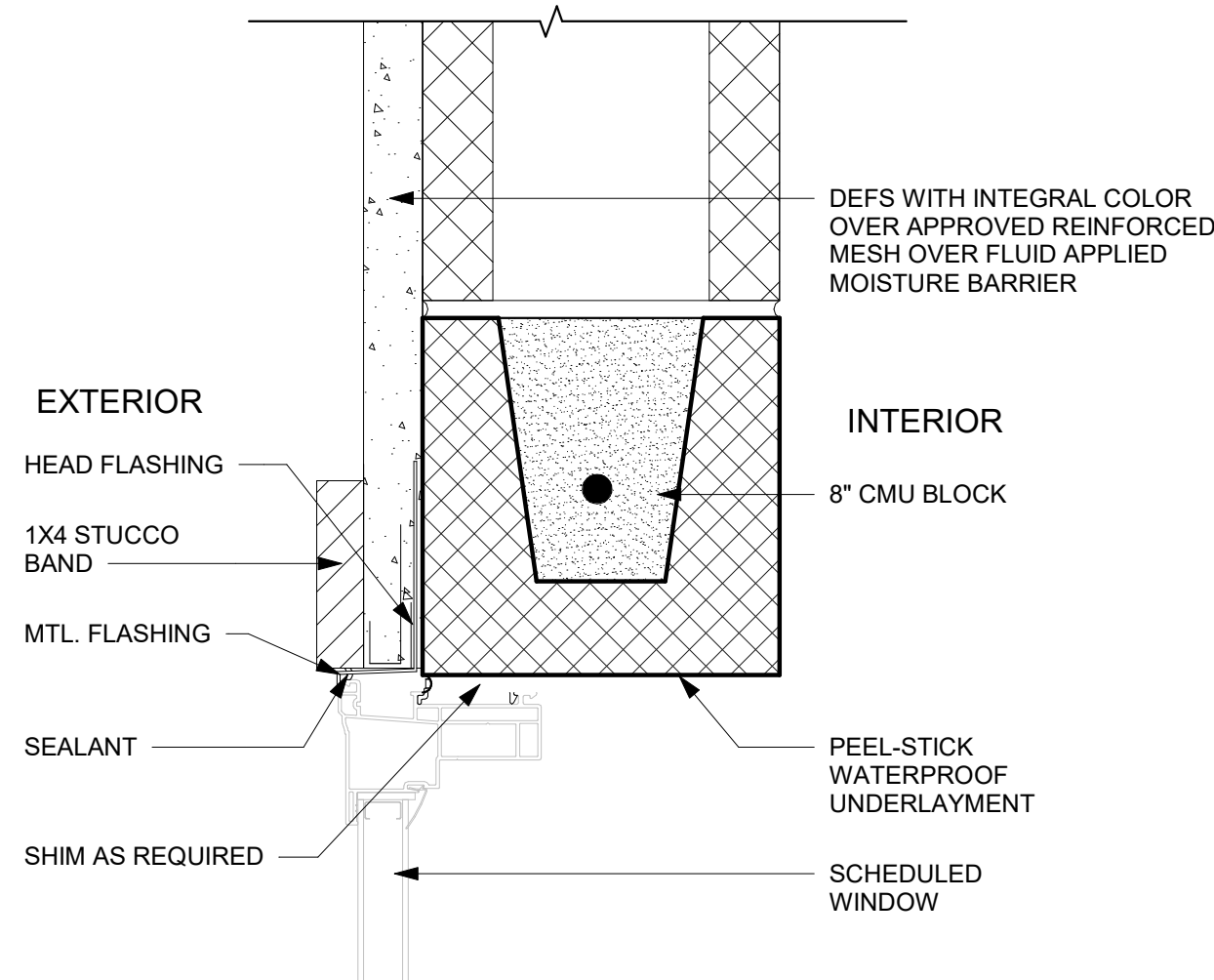
SET	ITEM	MANUFACTURER & MODEL NUMBER
HARDWARE SET 'A'	INACTIVE LEAF: (1-1/2) PAIR 4-1/2 X 4-1/2 BUTT HINGES (1 EA) PUSH / PULL (1) CLOSER	STANDARD YKK 4-1/2" X 4-1/2" BALL BEARING HINGES YKK CP-11 PUSH BAR / CO-9 PULL HANDLE LCN 1260 SERIES SURFACE MTD. CLOSER WITH BACKCHECK AND HOLD OPEN
	ACTIVE LEAF: (1-1/2) PAIR 4-1/2 X 4-1/2 BUTT HINGES (1 EA) PUSH / PULL (1) CLOSER	STANDARD YKK 4-1/2" X 4-1/2" BALL BEARING HINGES YKK CP-11 PUSH BAR / CO-9 PULL HANDLE LCN 1260 SERIES SURFACE MTD. CLOSER WITH BACKCHECK AND HOLD OPEN ADAMS RITE MS-1850 DEADLOCK WITH CYLINDER KEYED TO MASTER KEY SYSTEM
	GENERAL: (1) WEATHER STRIPPING (1) TRESHOLD	BOTTOM DOOR SWEEPTHRESHOLD 1/2" HIGH OFFSET PIVOT / BUTT HUNG

ALUMINUM STOREFRONT NOTES:

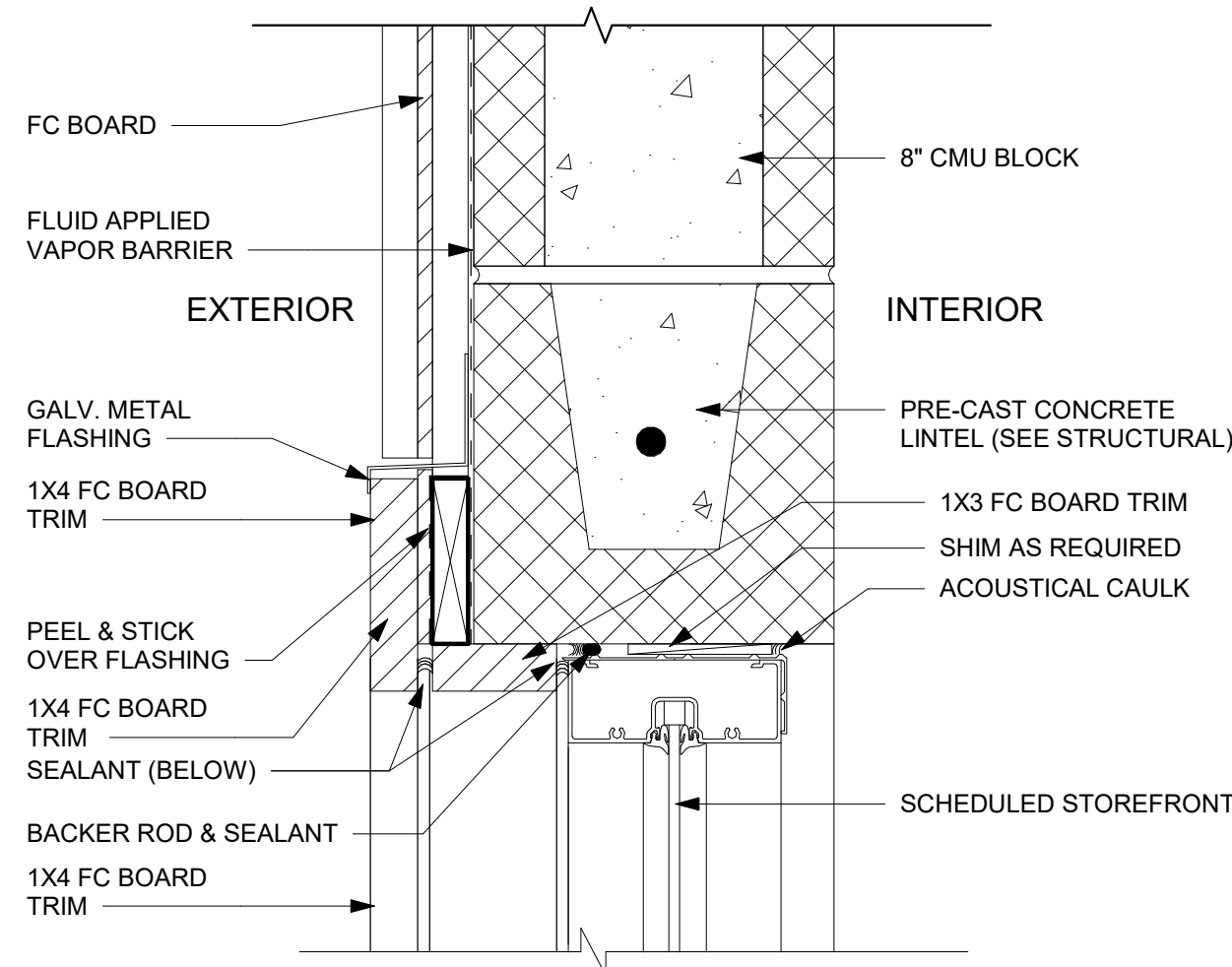
- EXTERIOR FIXED WINDOW SYSTEM BASIS OF DESIGN: YKK AP YES 45 TU FIXED ALUMINUM STOREFRONT SYSTEM, THERMALLY BROKED, INSULATED CENTER SET, FLUSH GLAZED STOREFRONT SYSTEM FOR 1" INSULATING GLASS, WITH MANUF. STANDARD EPDM GLAZING GASKET, FABRICATED AS SHOWN AND WHERE LOCATED ON THE DRAWINGS.
- ENTRANCE FRAMING SYSTEM (STOREFRONT DOORS) BASIS OF DESIGN: YKK AP SERIES 35D SWING ENTRANCES; DOUBLE GLAZED WITH MANUF. STANDARD VINYL GLAZING BEAD.
- FRAME FINISH: BLACK ANODIZE
- T = TEMPERED GLASS
- GENERAL CONTRACTOR TO VERIFY ALL OPENINGS AND HARDWARE PRIOR TO FABRICATION OF ALUMINUM STOREFRONT AND WINDOWS.



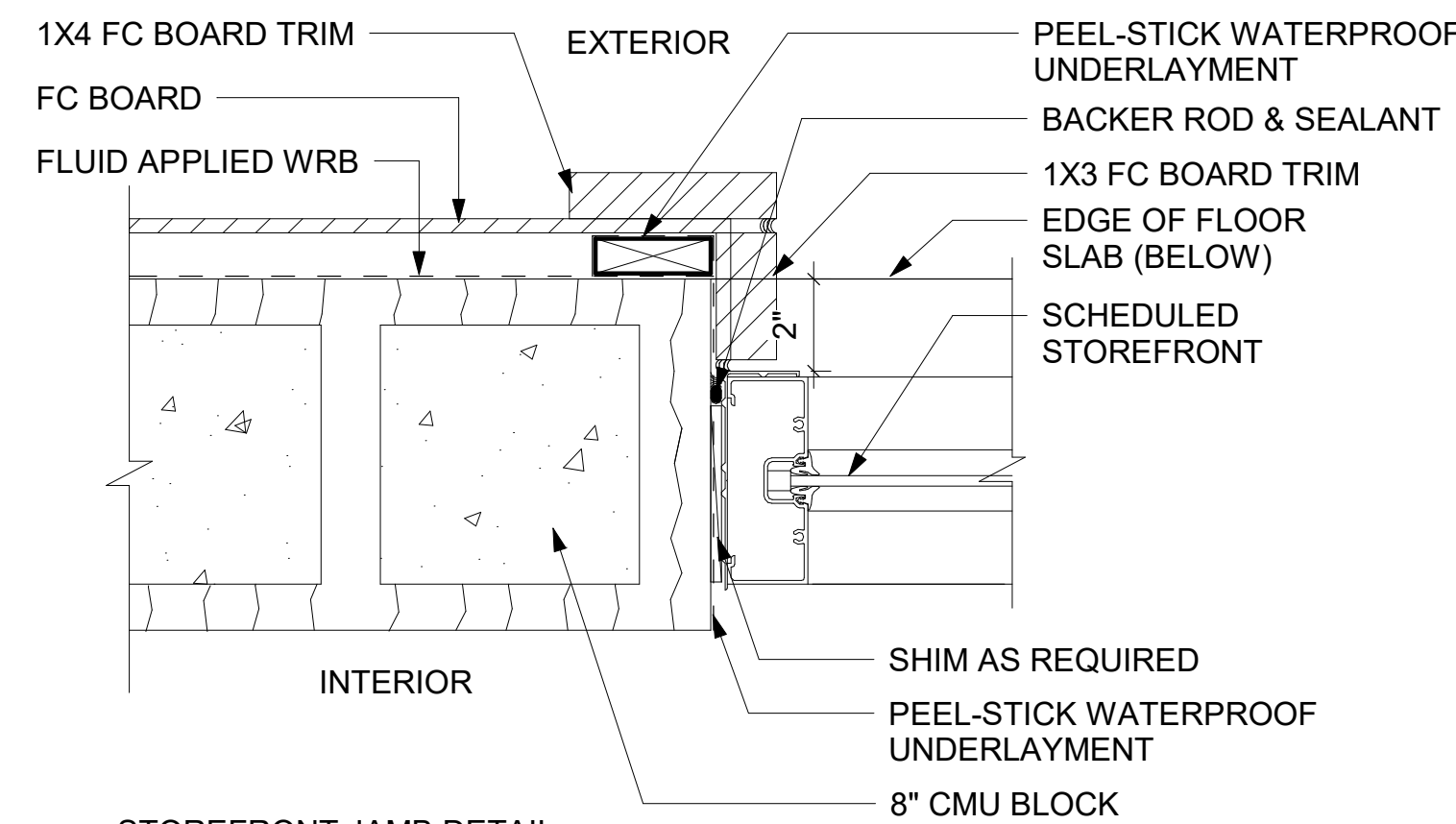
7 WINDOW SILL DETAIL-DEFS
3" = 1'-0"



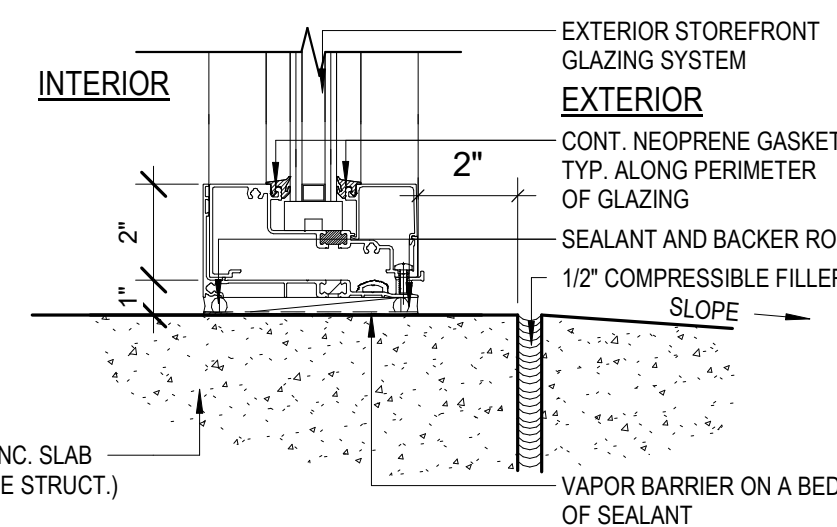
8 WINDOW HEAD DETAIL-DEFS
3" = 1'-0"



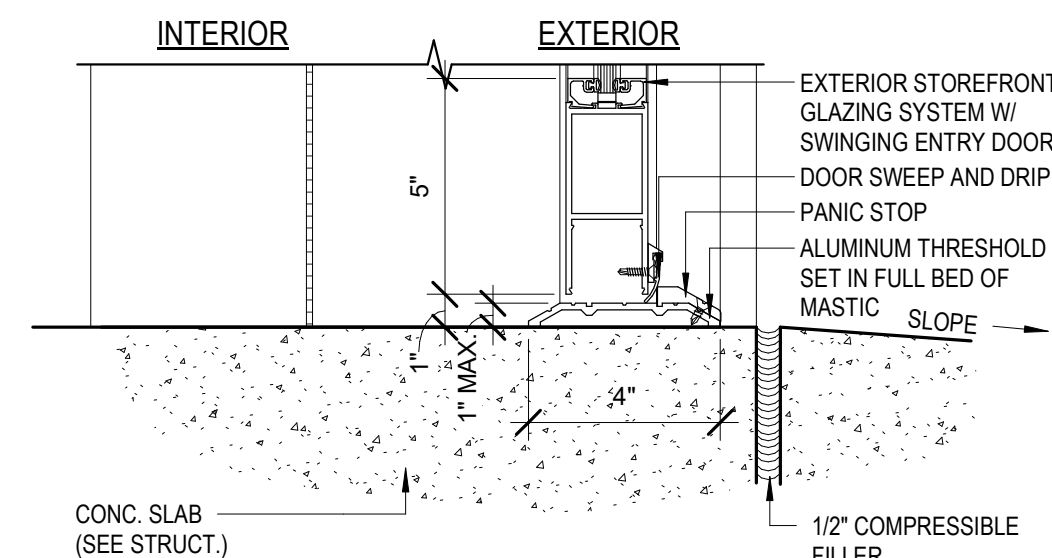
6 STOREFRONT HEADER DETAIL B&B
3" = 1'-0"



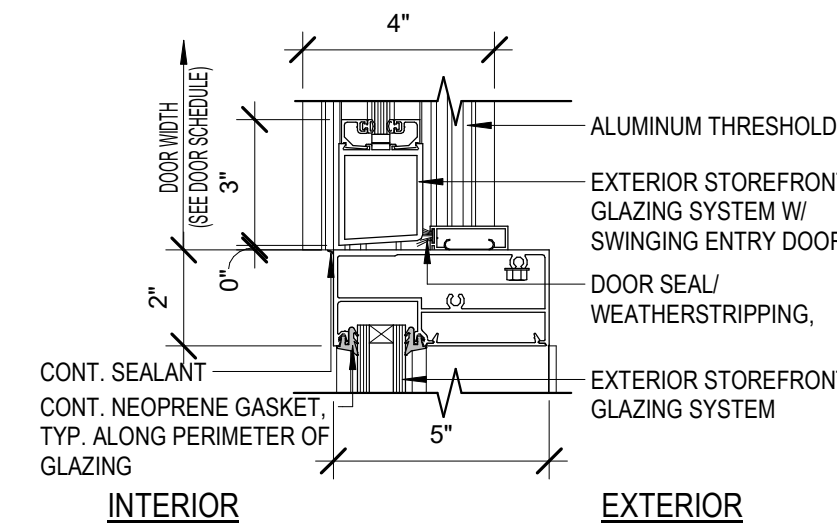
5 STOREFRONT JAMB DETAIL
3" = 1'-0"



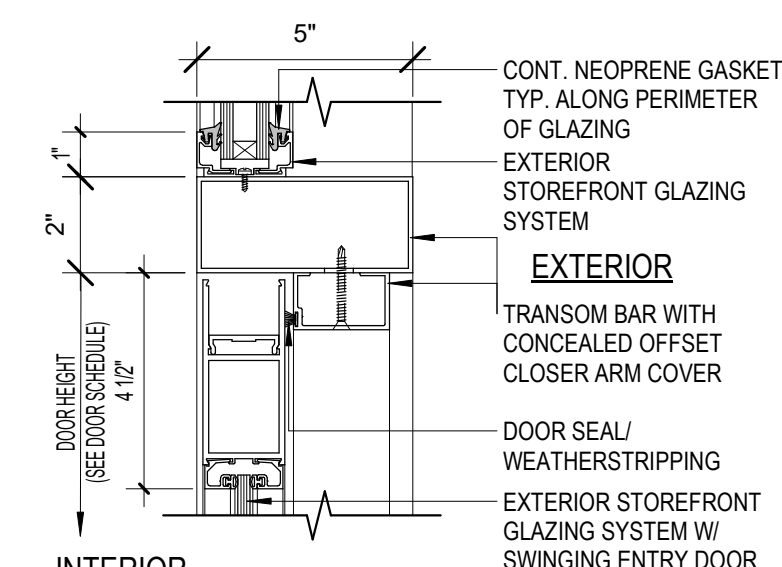
4 EXT. STOREFRONT DOOR SILL DETAIL
3" = 1'-0"



3 EXT. STOREFRONT DOOR SILL DETAIL
3" = 1'-0"



2 EXT. STOREFRONT DOOR INT. JAMB DET.
3" = 1'-0"



1 EXT. STOREFRONT DOOR HEAD DETAIL
3" = 1'-0"