

STONEYBROOK EXCHANGE

SHELL BUILDING 7

WINTER GARDEN, FL



CONCEPTUAL BUILDING & SITE PERSPECTIVE RENDER BUILDINGS 7



SITE ADDRESS:

TBD,
WINTER GARDEN, FL 34787

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

ALTKEY: XXXXX

LEGAL DESCRIPTION:

WINTER GARDEN, LOST LAKE SUB 32-22-26 TRACT 7D-LESS BEG AT INTERSECTION OF E'LY RAW LINE OF US HWY 27 WITH N RAW 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 WLY 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	ARCHITECT	CIVIL ENGINEER	STRUCTURAL	M / E / P	LANDSCAPE
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15690 W. COLONIAL DRIVE
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ADAM JOSEPH BARNEY, P.E.
EMAIL: adam.barney@jlcceng.com

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		
E5.1	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		

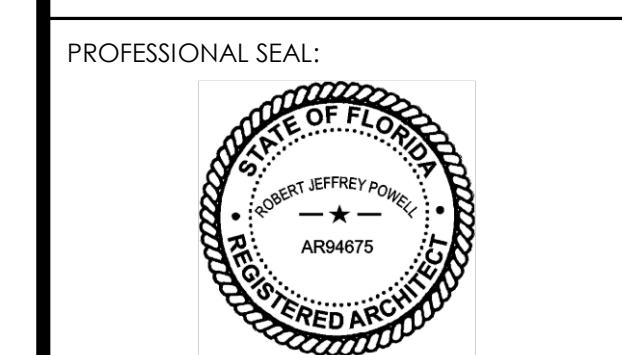
PROJECT NO. PSA 2023-39.03
DRAWN BY AG
CHECKED BY JP

A1.0

Scale As indicated

STONEYBROOK
EXCHANGE
SHELL BUILDING 7
WINTER GARDEN, FL

WINTER GARDEN, FL



2024.02.17 50:57:05'00"

Robert Jeffrey Powell, AIA

Florida Licensed Architect #AR94075

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COVER SHEET

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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.

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CWDON
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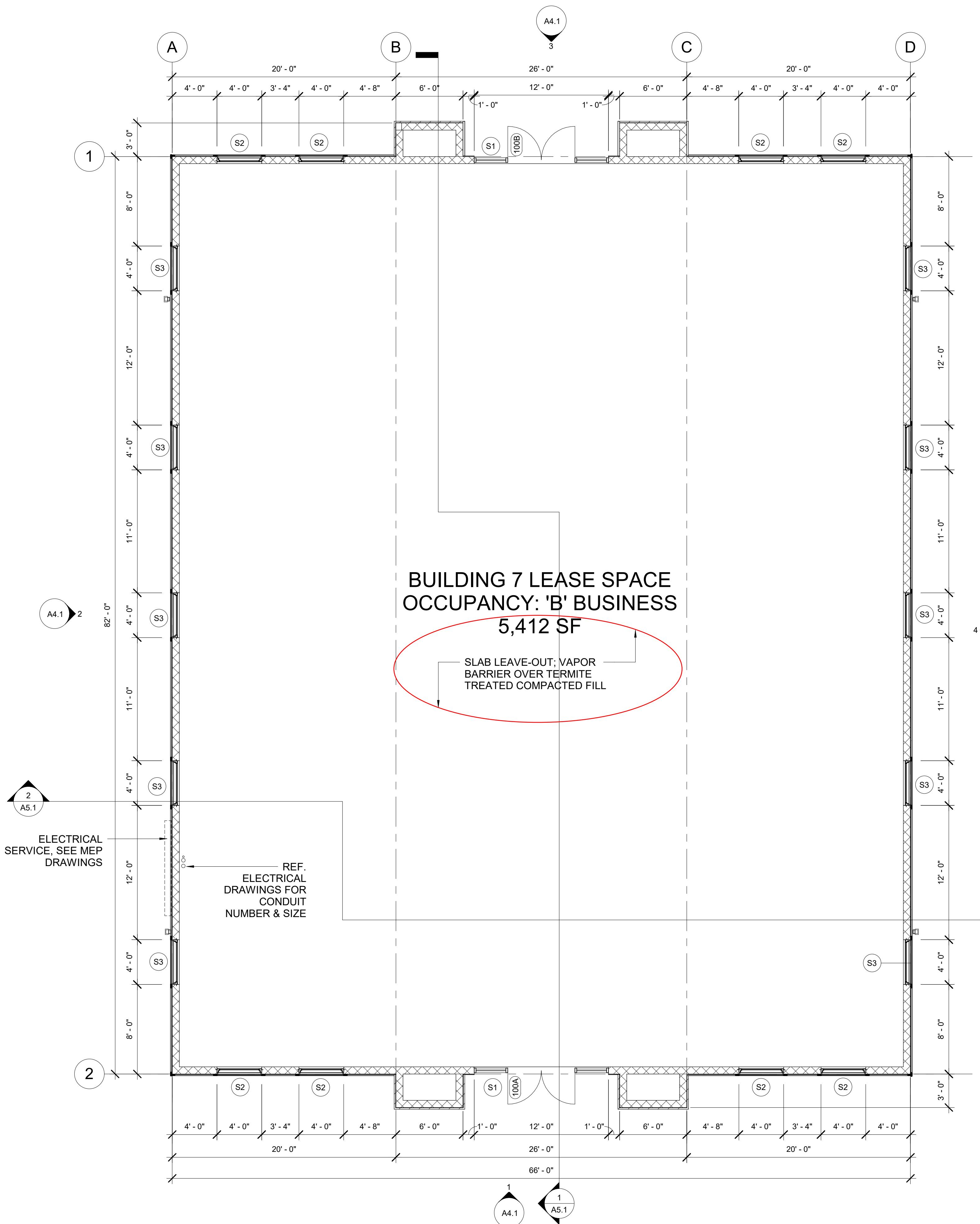
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24-364 Shell 7 R1
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2024-02-17 50:57:05'00"

OWNER / PROJECT:



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 TRAVE 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 A.1 FOR WALL HATCH, DOORS AND WINDOWS SYMBOLS, SHEETS A.1 FOR DOOR SCHEDULE AND SHEET A.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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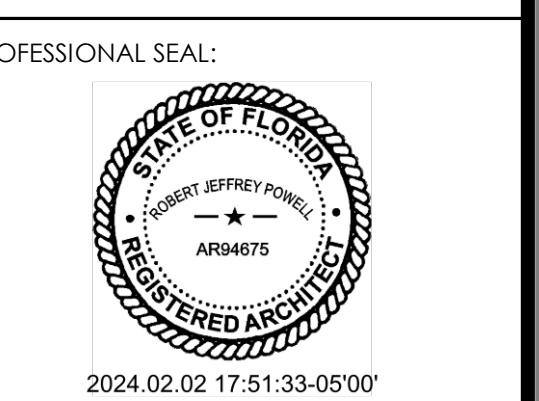
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OWNER LOGO:
24-364 Shell 7 R1

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JAN 10, 2024
S. GARDNER
Architectural Engineer

OWNER / PROJECT:

STONEYBROOK EXCHANGE
SHELL BUILDING 7
WINTER GARDEN, FL



2024.02.02 17:51:33-05:00

Robert Jeffrey Powell, AIA

Florida Licensed Architect #AR94675

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FLOOR PLAN

PROJECT NO. PSA 2023-39.03
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A3.2

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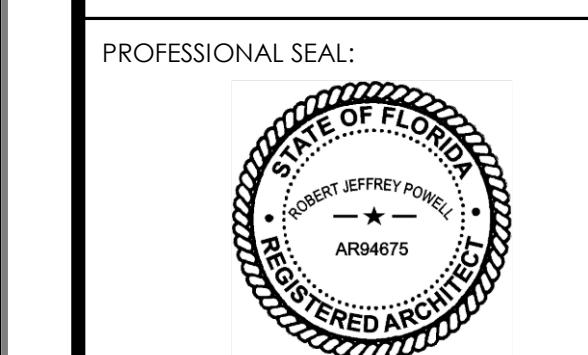


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STONEYBROOK EXCHANGE

SHELL BUILDING 7

WINTER GARDEN, FL



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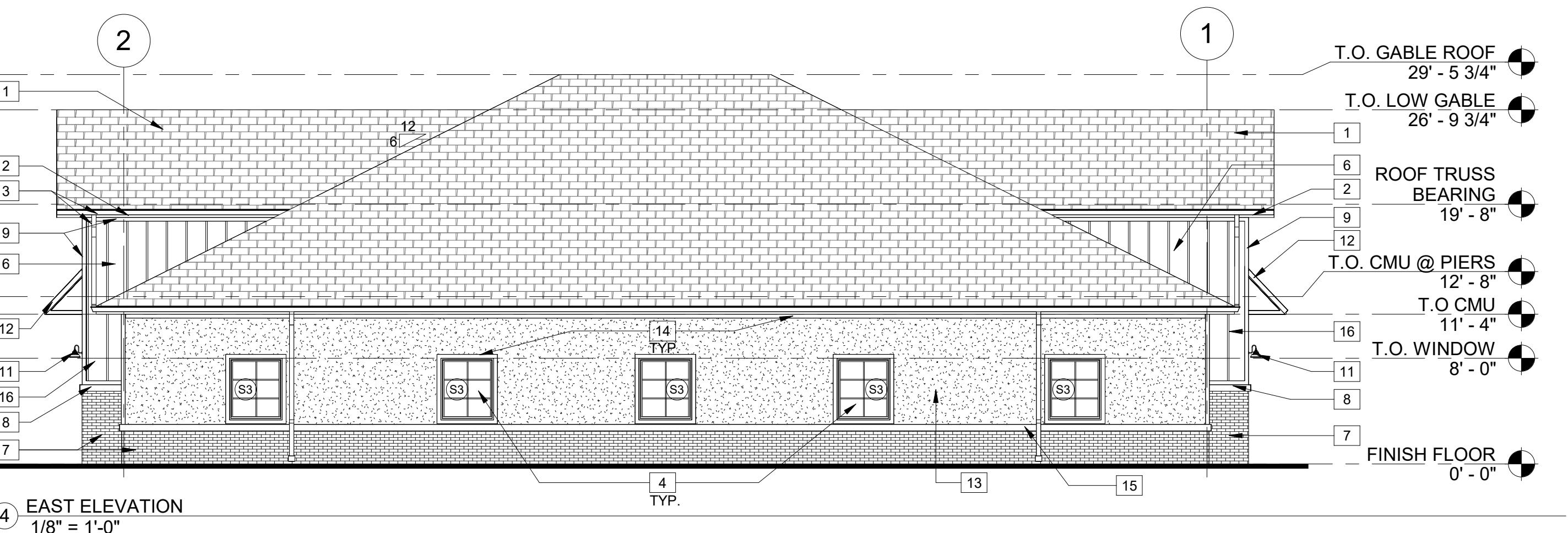
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ELEVATIONS

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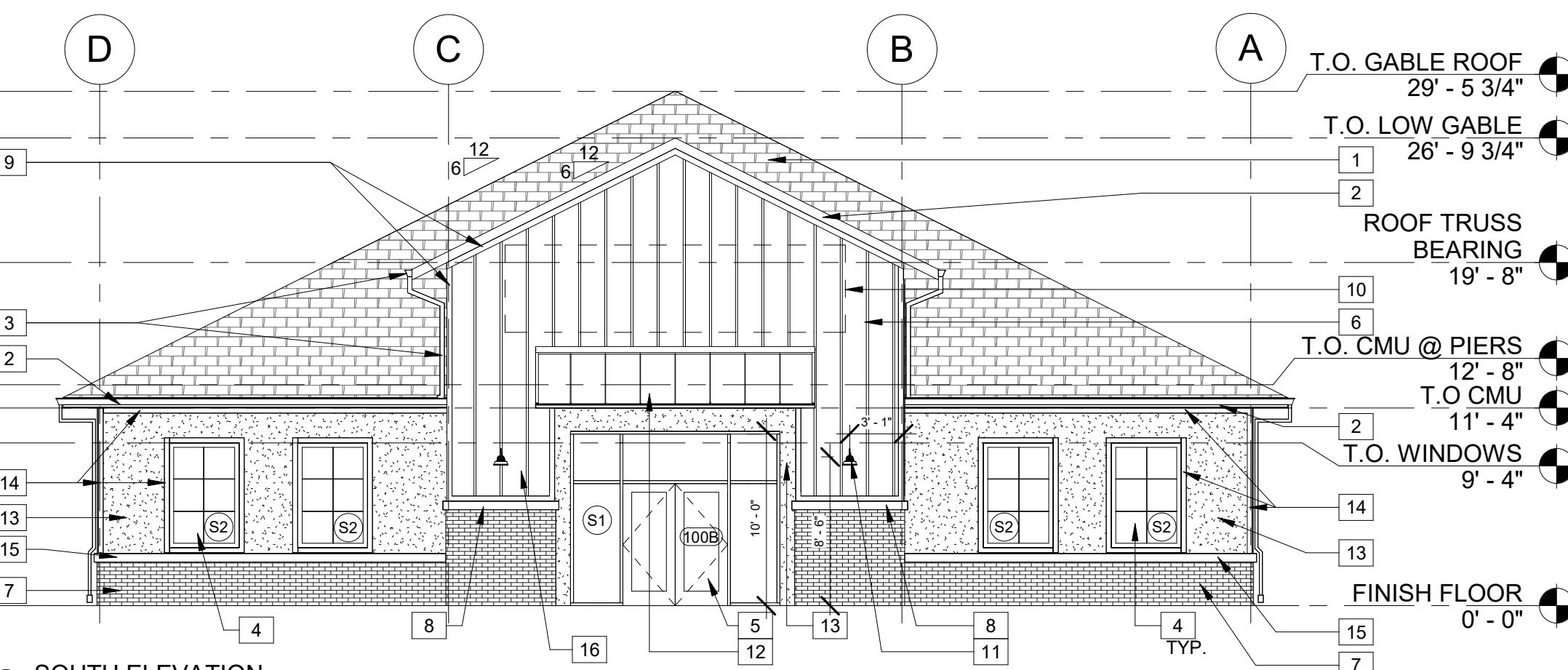
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Scale 1/8" = 1'-0"



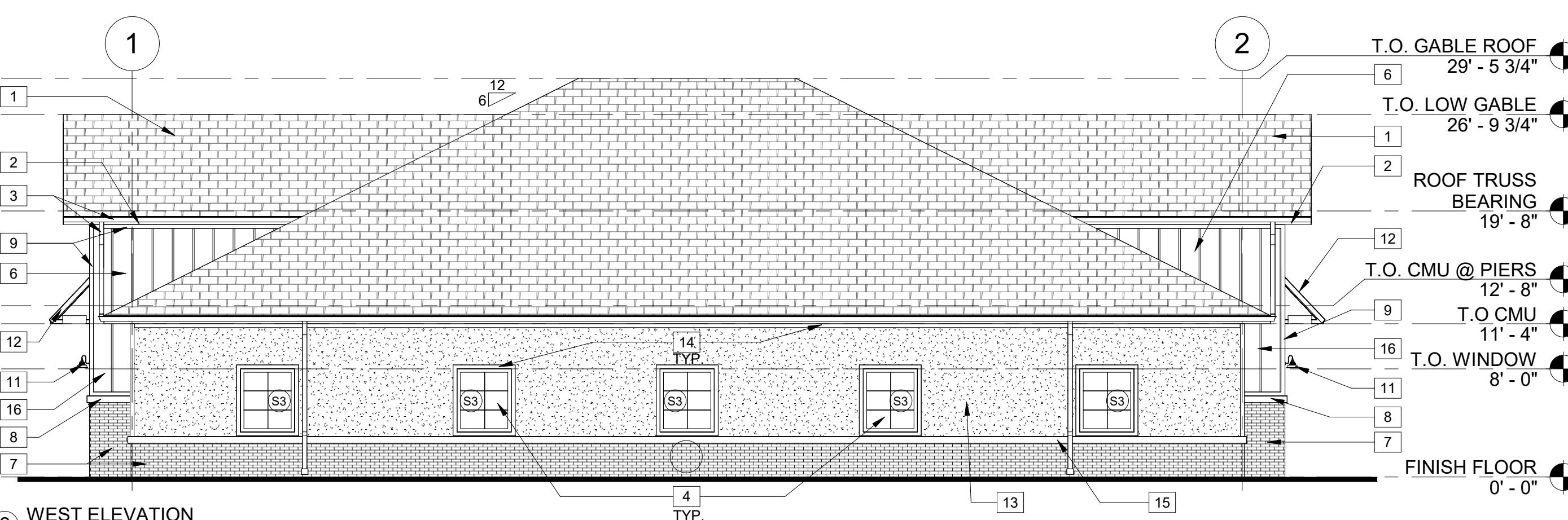
④ EAST ELEVATION

1/8" = 1'-0"



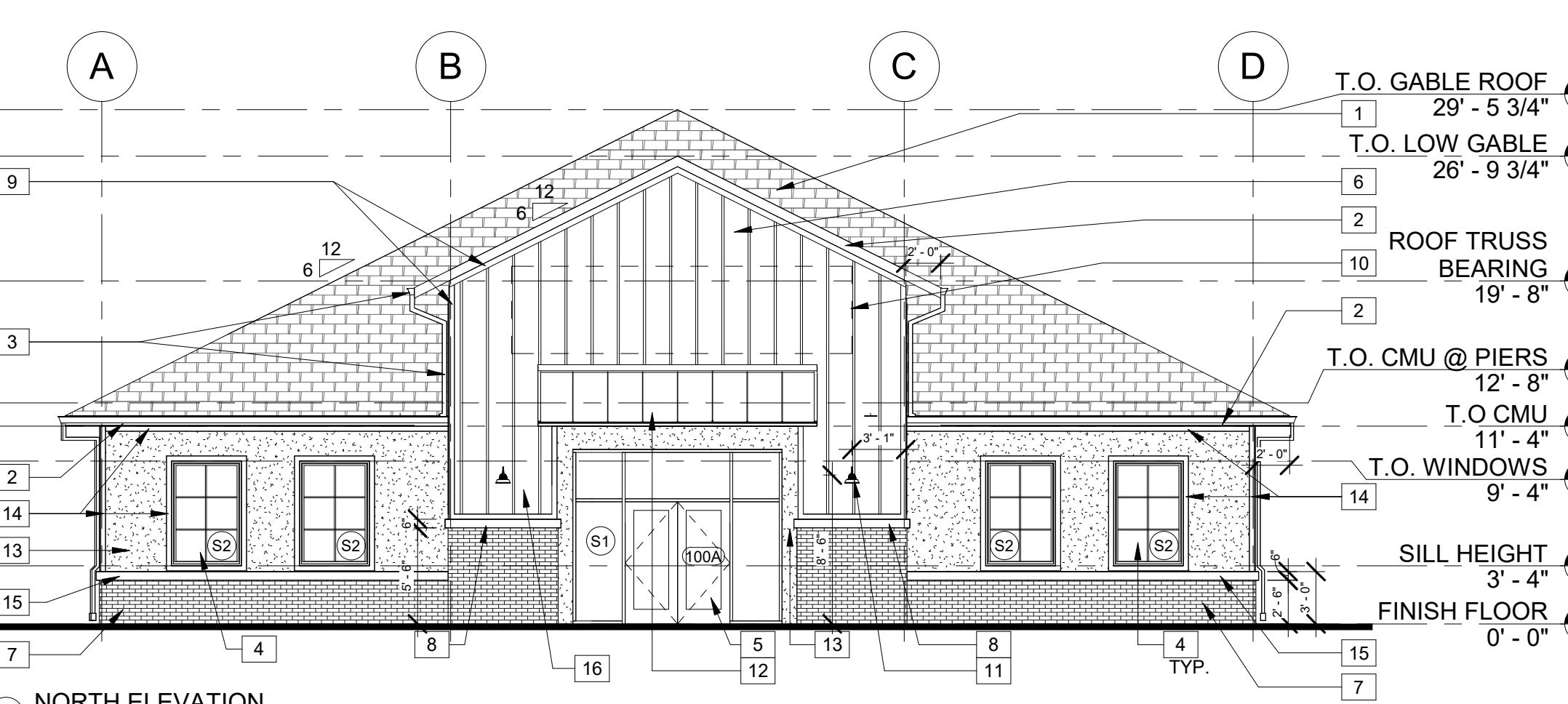
③ SOUTH ELEVATION

1/8" = 1'-0"



② WEST ELEVATION

1/8" = 1'-0"



① NORTH ELEVATION

1/8" = 1'-0"

ELEVATION KEYNOTES	
KEYNOTE	NOTES
1	GAF TIMBERLINE HDZ LIFETIME COLOR CHARCOAL, OVER SELF-ADHERED ROOF UNDERLayment
2	WHITE ALUMINUM FACIA AND SOFFIT, TYP.
3	WHITE ALUMINUM GUTTER AND DOWNSPOUT, TYP.
4	FIXED VINYL WINDOWS (PLYGEM SERIES 1500 WINDOWS, OR EQUAL (BLACK INTERIOR AND EXTERIOR)
5	STOREFRONT SYSTEM (YKK YES45-F1) WITH SERIES 350 DOOR, OR EQUAL (BLACK INTERIOR AND EXTERIOR)
6	FIBER CEMENT BOARD AND BATTEN SIDING PAINTED, TYP. OVER ZIP SYSTEM WALL SHEATHING WITH INTEGRAL WRB OVER WOOD FRAMING
7	DIRECT APPLIED J&N STONE ONYX BLACK SERIES 100 BRICK VENEER ON 8" CMU BLOCK WALL
8	2X6 FIBER CEMENT BOARD TRIM, PAINTED, TYP.
9	1X4 FIBER CEMENT BOARD TRIM, PAINTED, TYP.
10	FUTURE SIGN BY TENANT
11	EXTERIOR SCONCE LIGHTING, TYP.
12	BUILT-IN METAL ROOF CANOPY
13	DIRECT APPLIED EXTERIOR FINISH SYSTEM (DEFS) WITH INTEGRAL COLOR OVER 8" CMU
14	1X4 DECORATIVE FOAM BAND, TYP.
15	2X6 DECORATIVE FOAM BAND, TYP.
16	FIBER CEMENT BOARD AND BATTEN SYSTEM PAINTED, TYP. OVER WRB ON 1X4 PT FURRING STRIP ATTACHED TO 8" CMU

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BY THE FLORIDA BUREAU OF BUILDING
AND SAFETY CODES
SARAH SCHAFFNER
Architectural Reviewer

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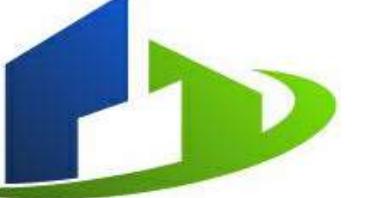
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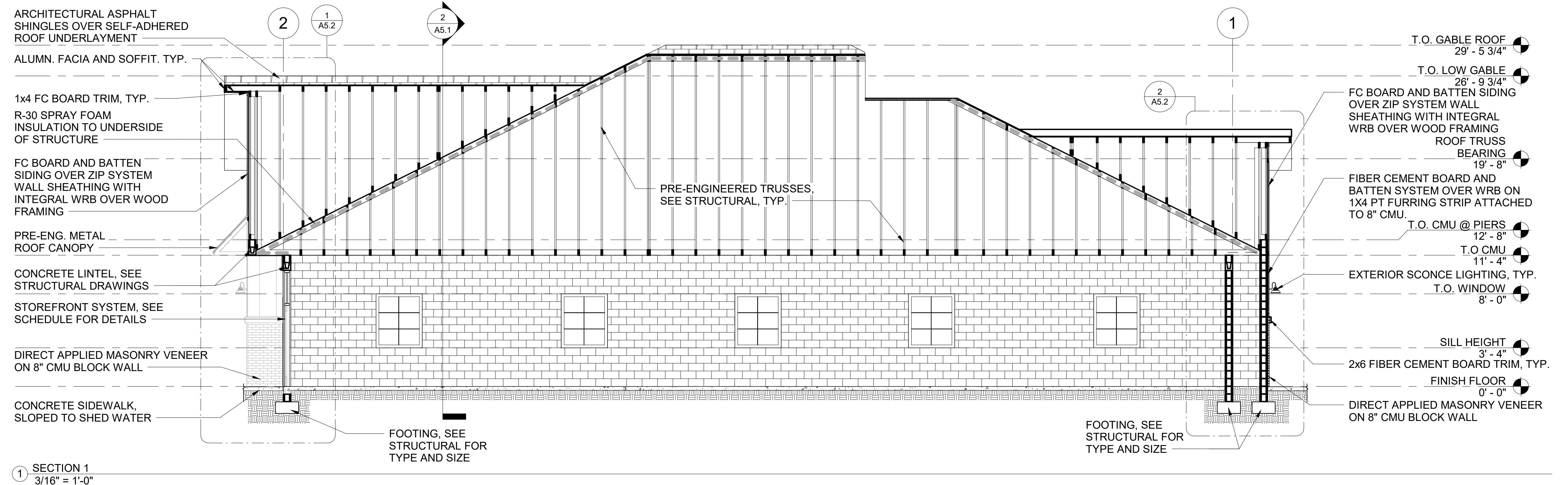
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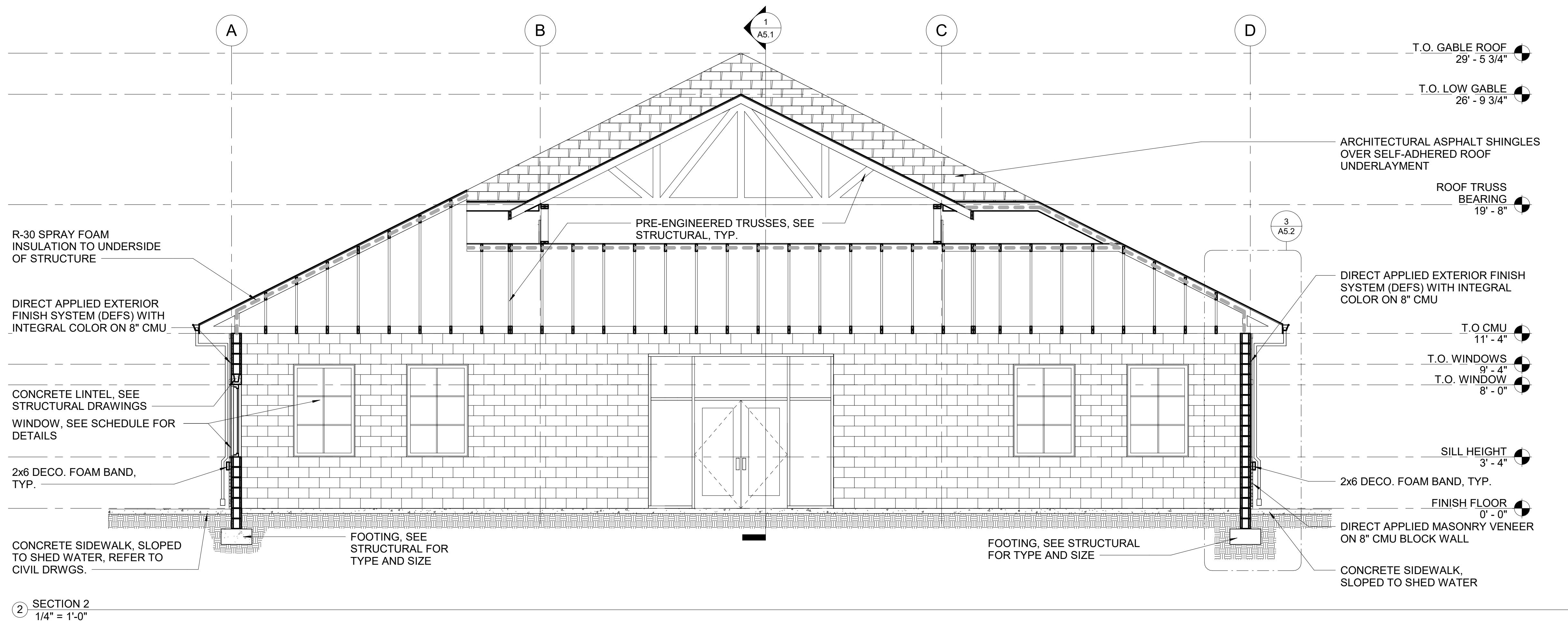
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2024 International Green
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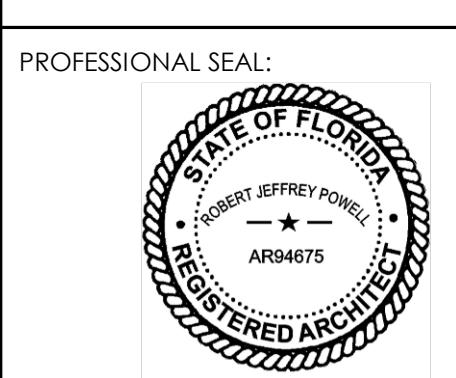
STONEYBROOK EXCHANGE
SHELL BUILDING 7
WINTER GARDEN, FL



① SECTION 1
3/16" = 1'-0"



② SECTION 2
1/4" = 1'-0"



2024.02.02 17:51:52-05'00"

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SECTIONS

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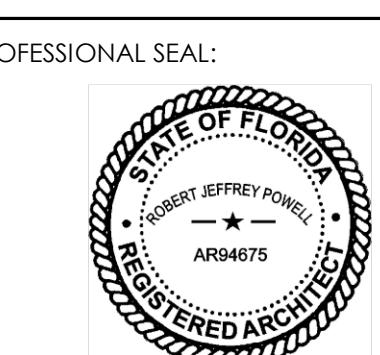
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CODE OFFICE
Date: 01/10/2024
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Comments: [Comments]

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STONEYBROOK EXCHANGE

SHELL BUILDING 7
WINTER GARDEN, FL



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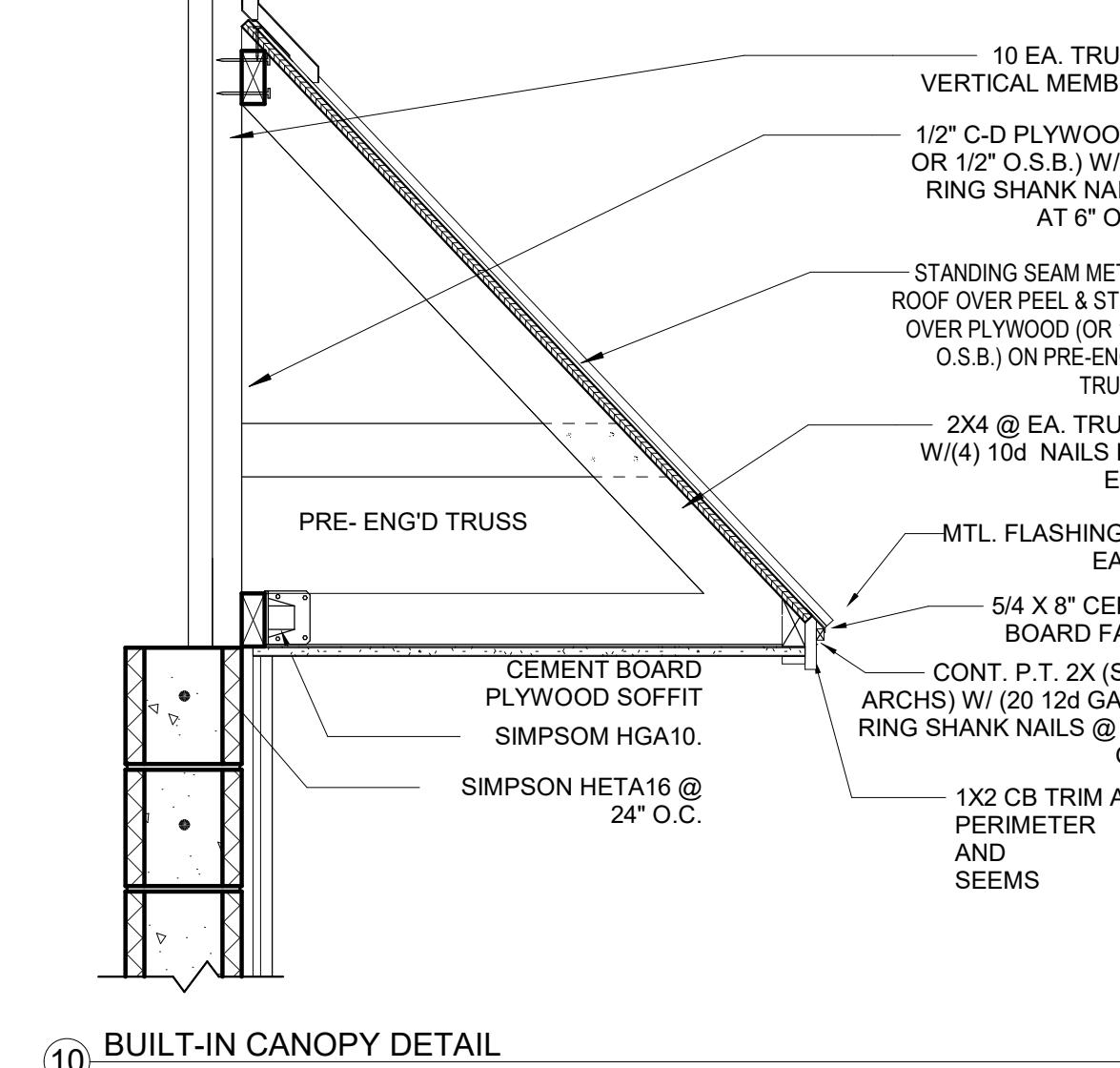
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DETAILS

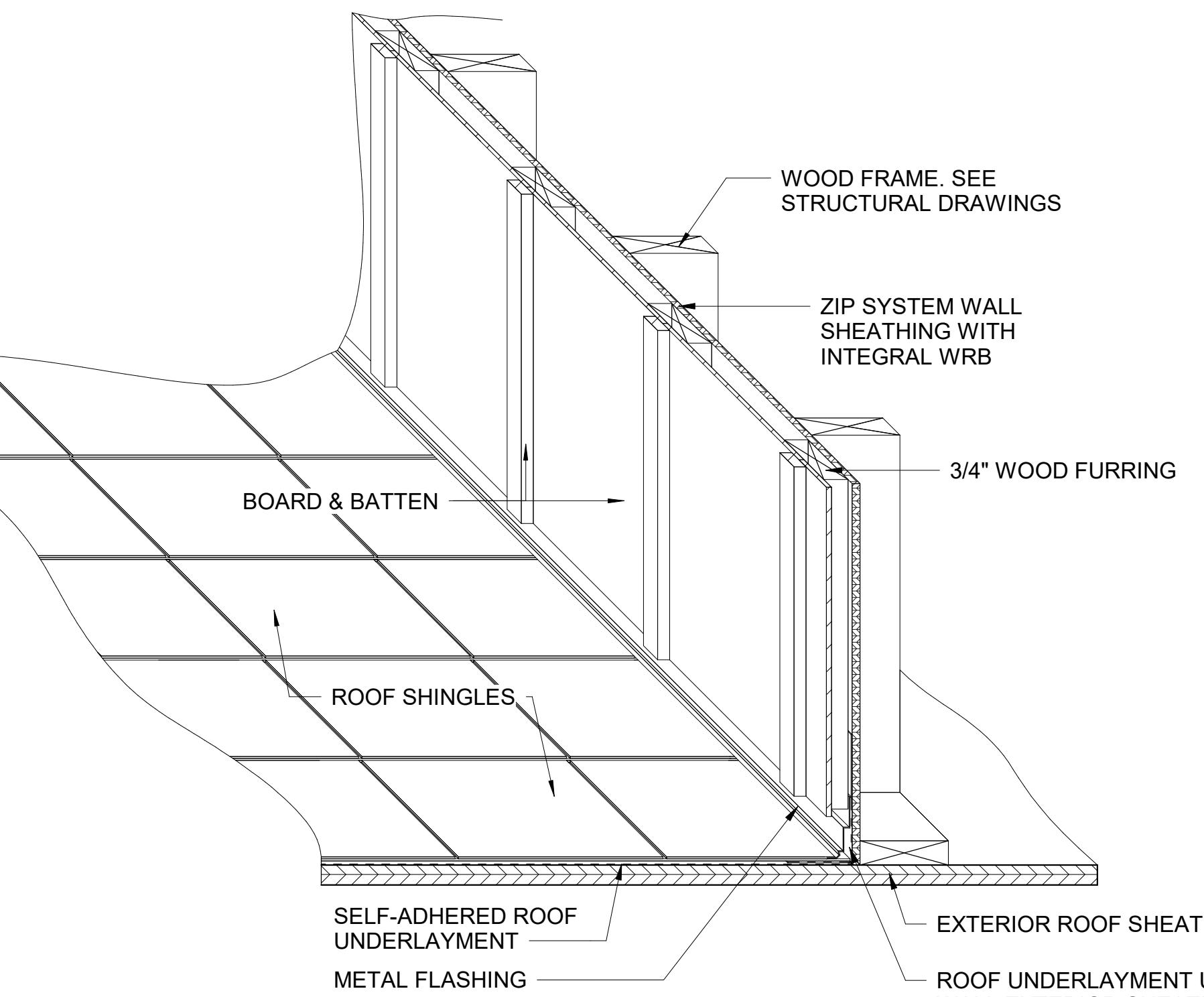
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A6.1

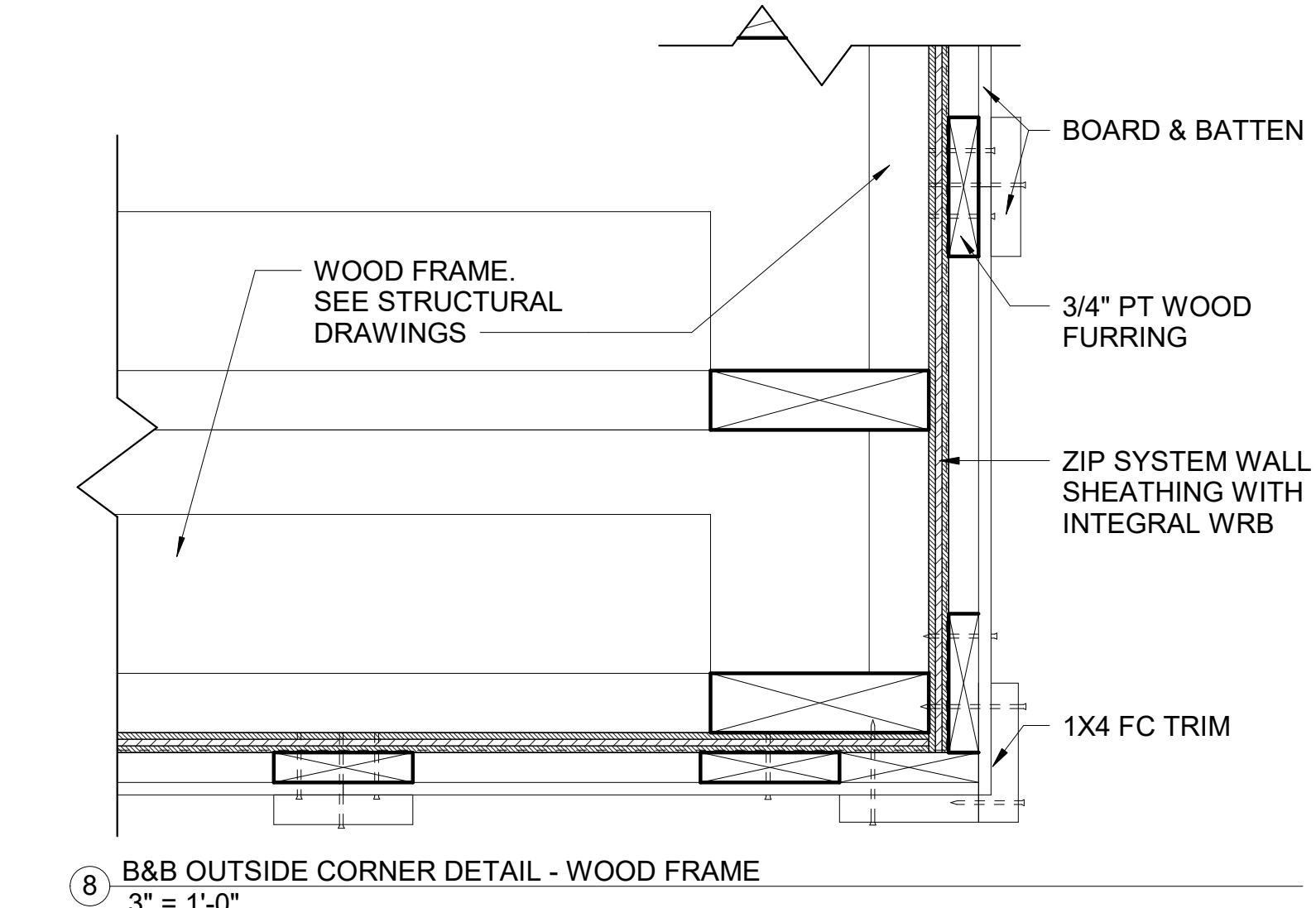
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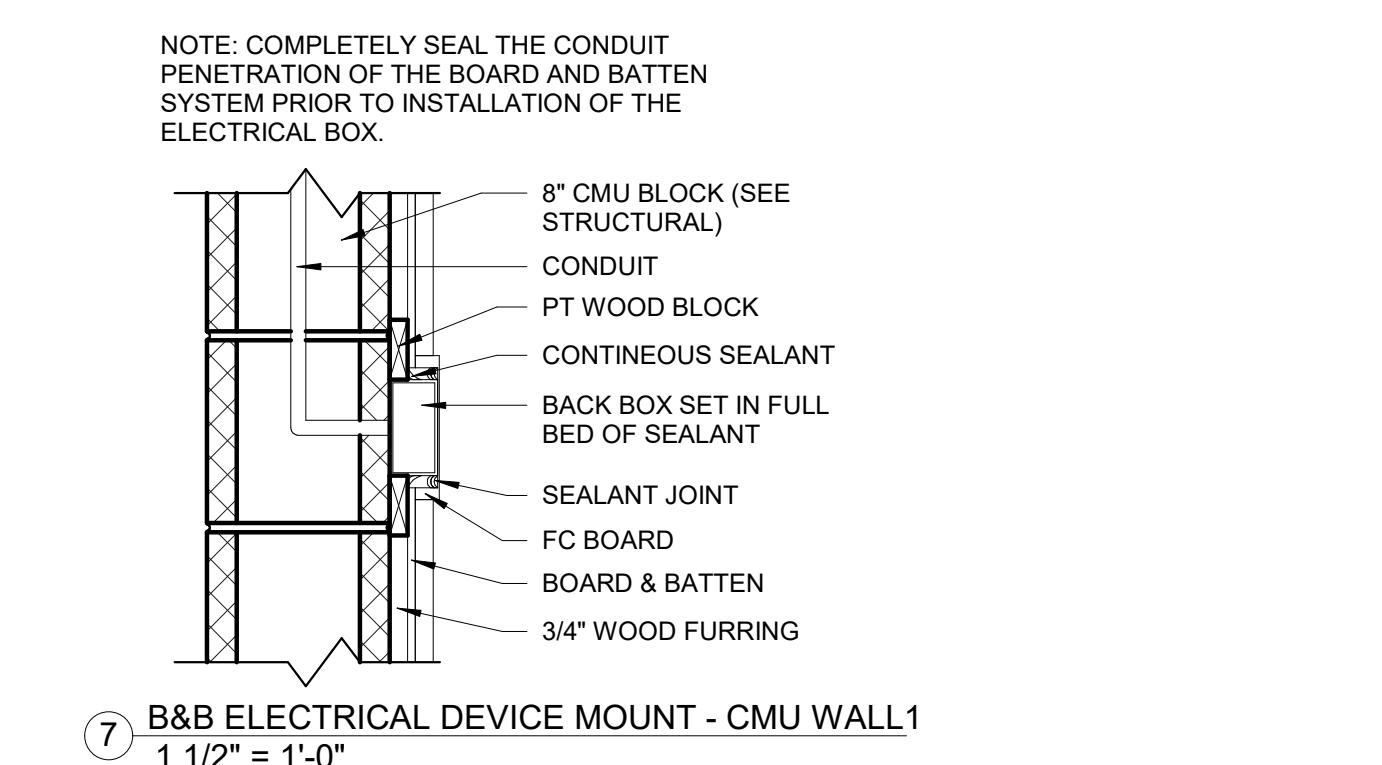
10 BUILT-IN CANOPY DETAIL
1" = 1'-0"



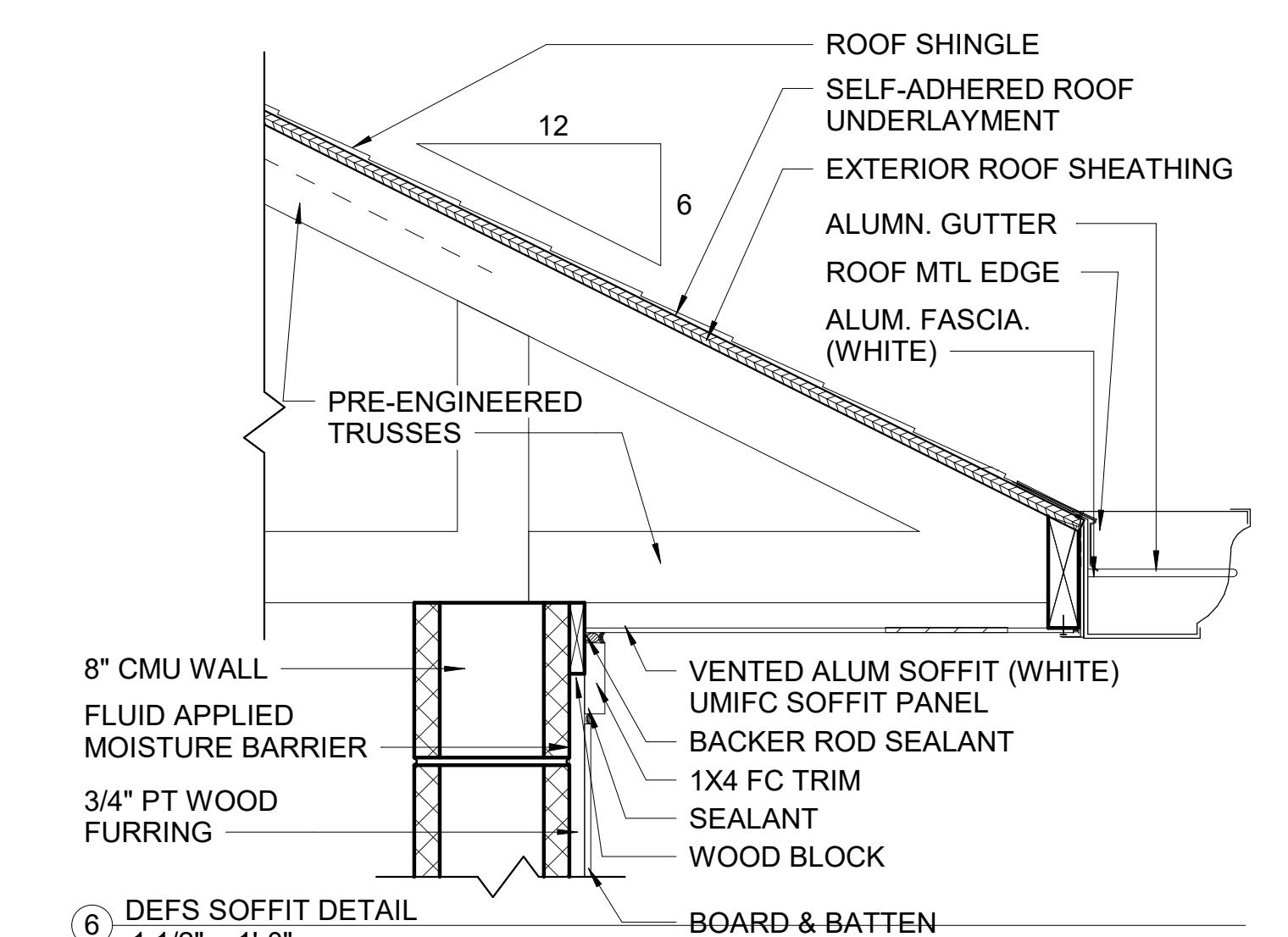
9 ROOF VALLEY DETAIL
3" = 1'-0"



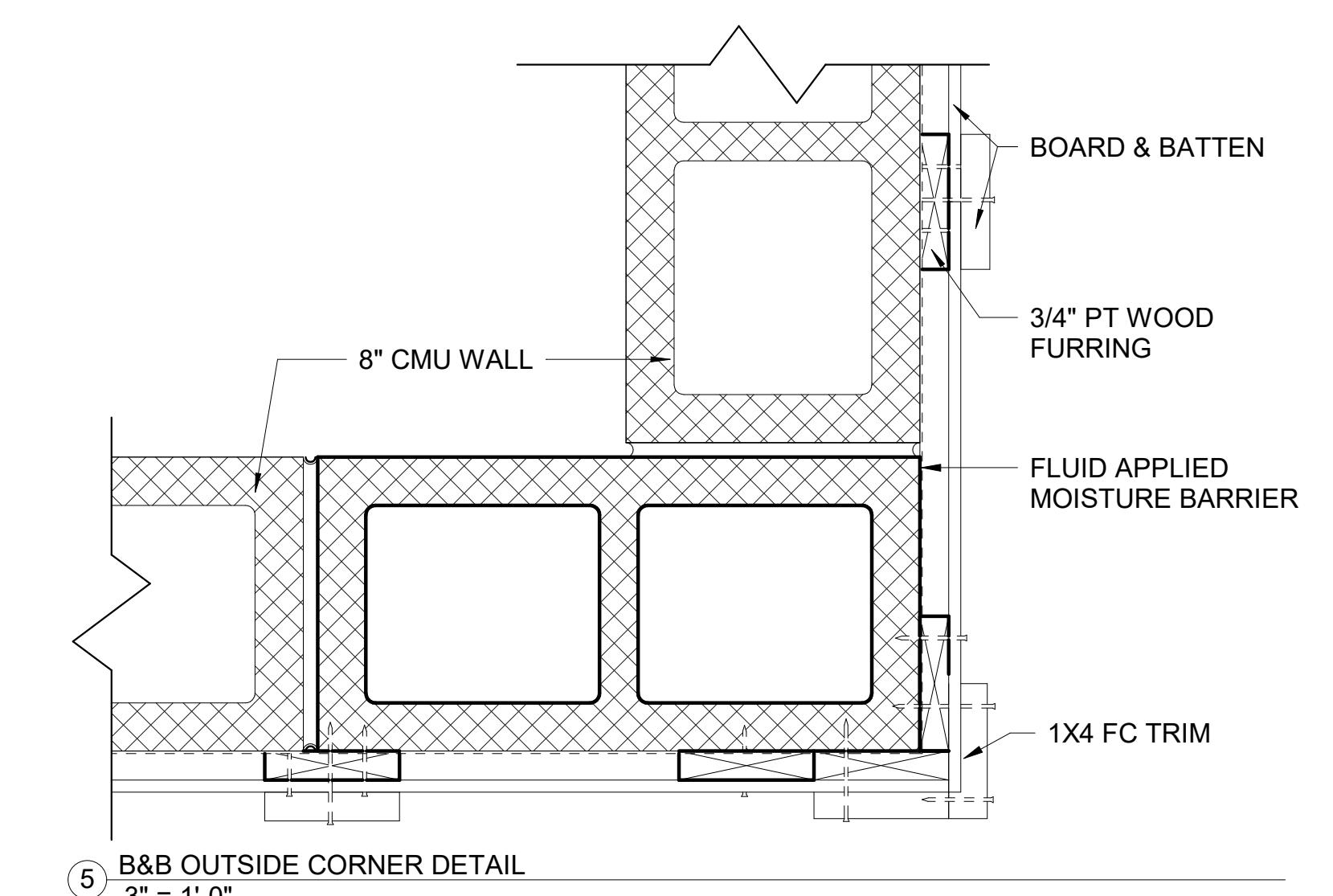
8 B&B OUTSIDE CORNER DETAIL - WOOD FRAME
3" = 1'-0"



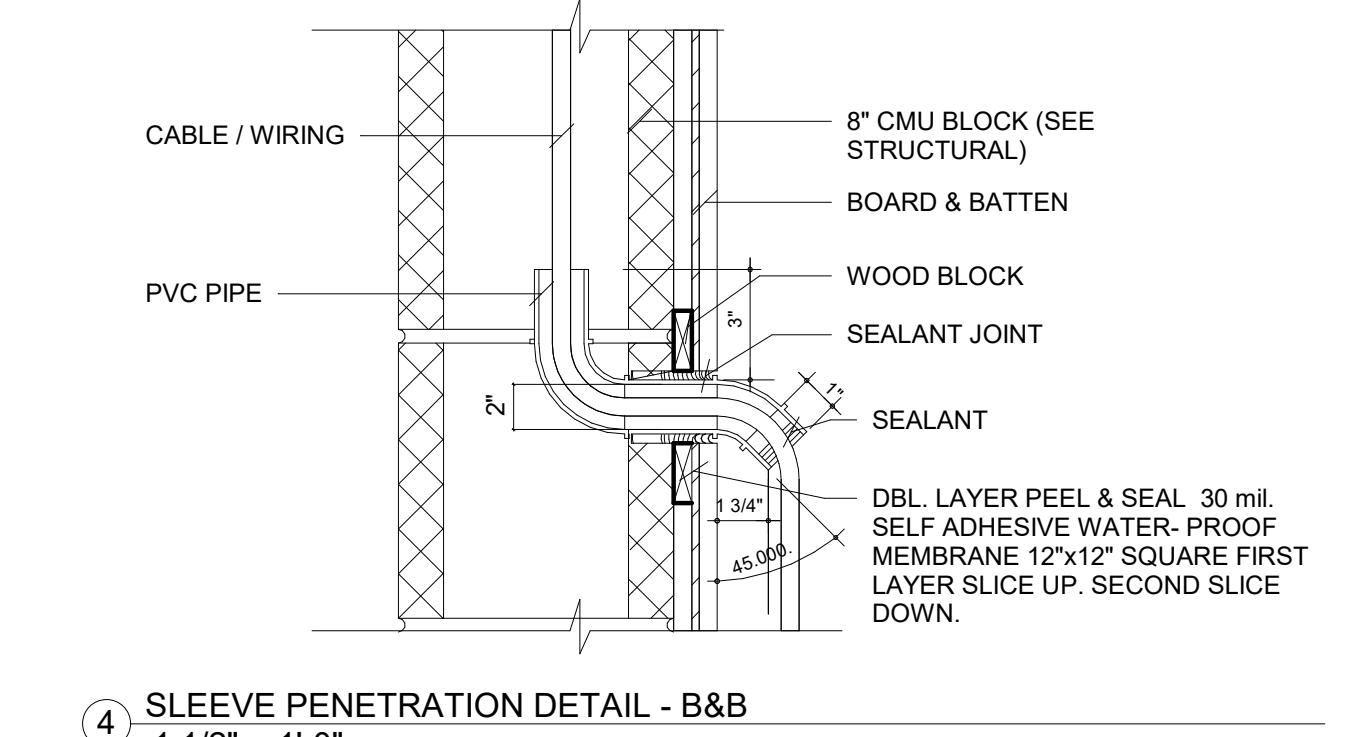
7 B&B ELECTRICAL DEVICE MOUNT - CMU WALL
1 1/2" = 1'-0"



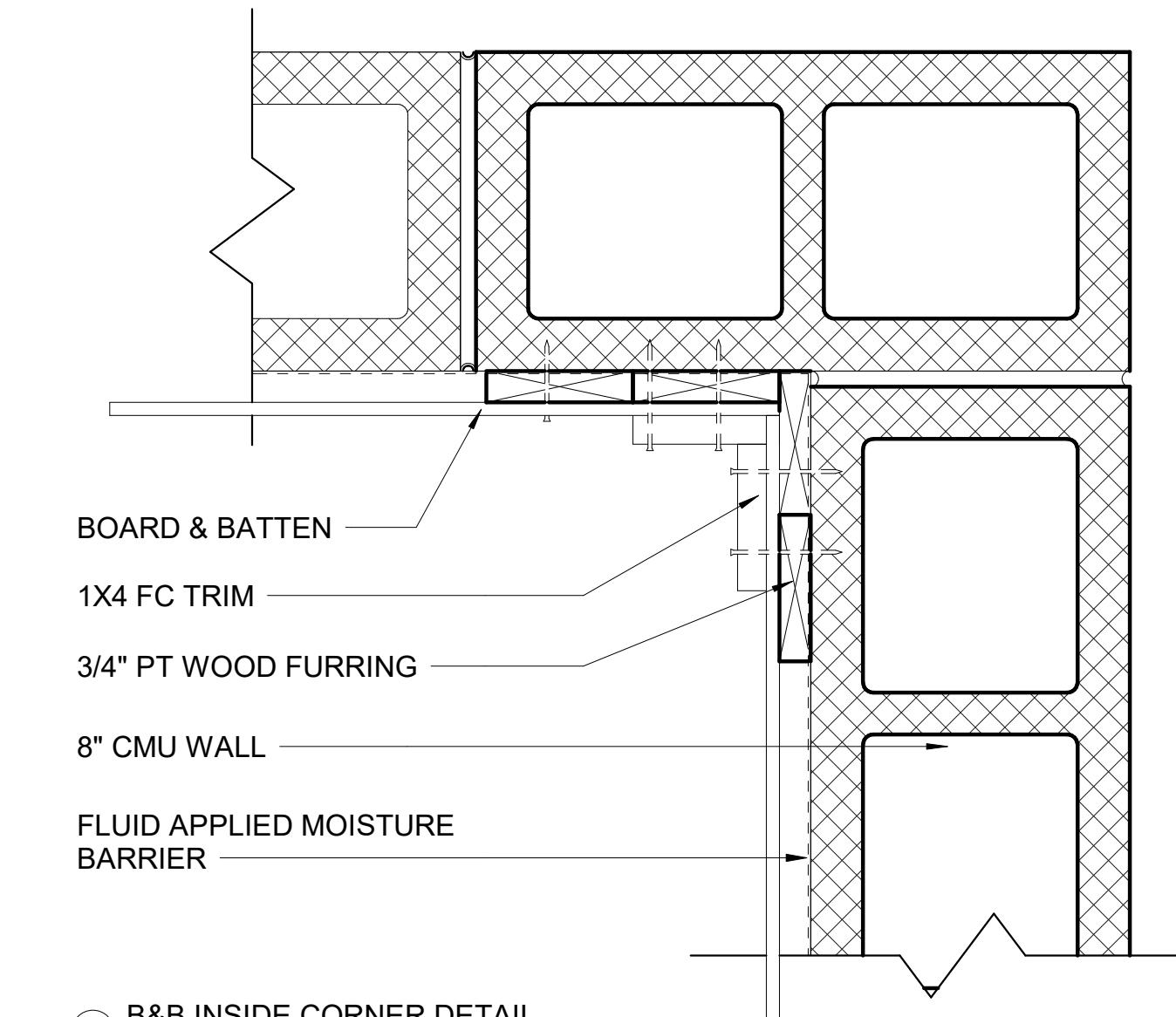
6 DEFS SOFFIT DETAIL
1 1/2" = 1'-0"



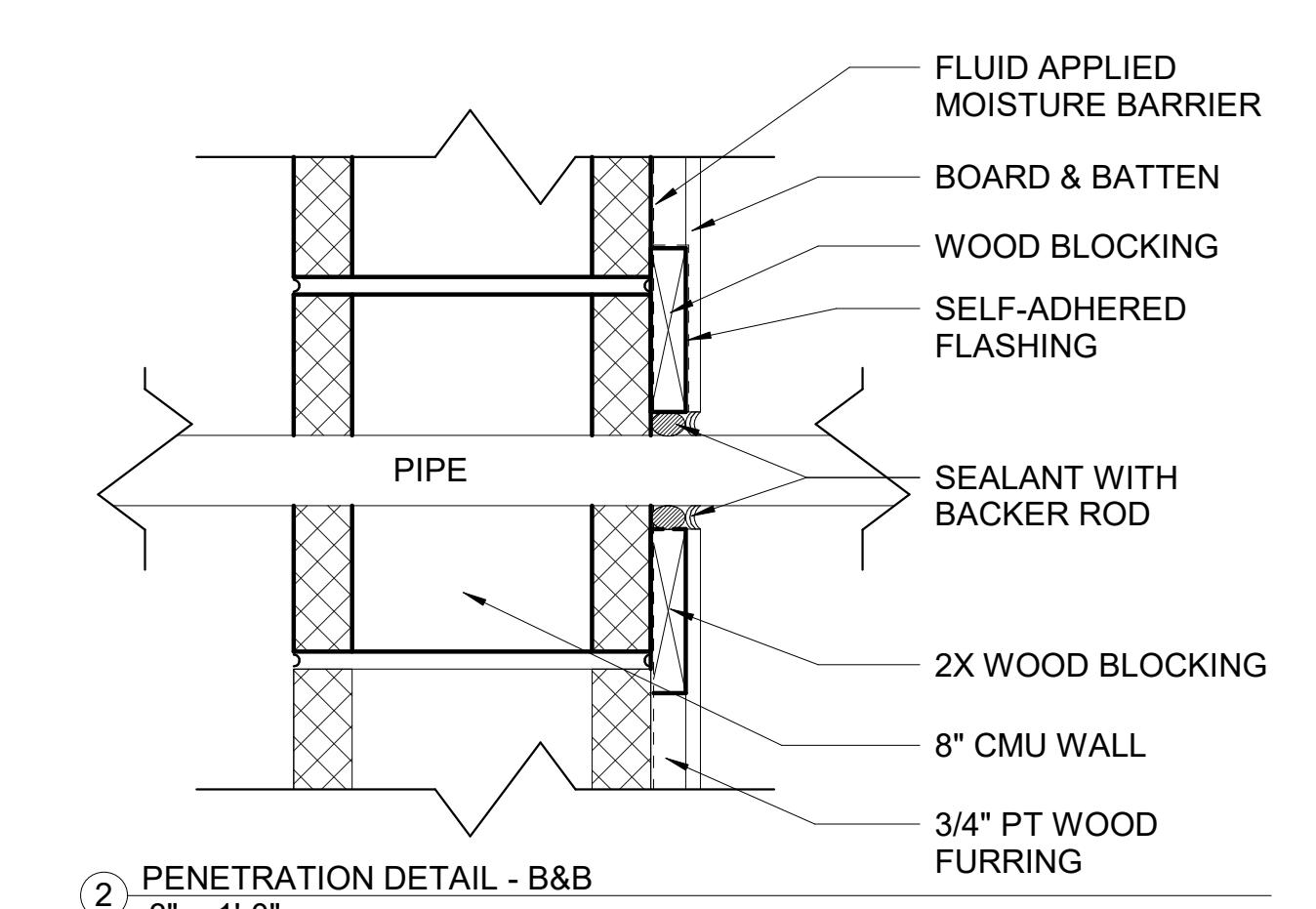
5 B&B OUTSIDE CORNER DETAIL
3" = 1'-0"



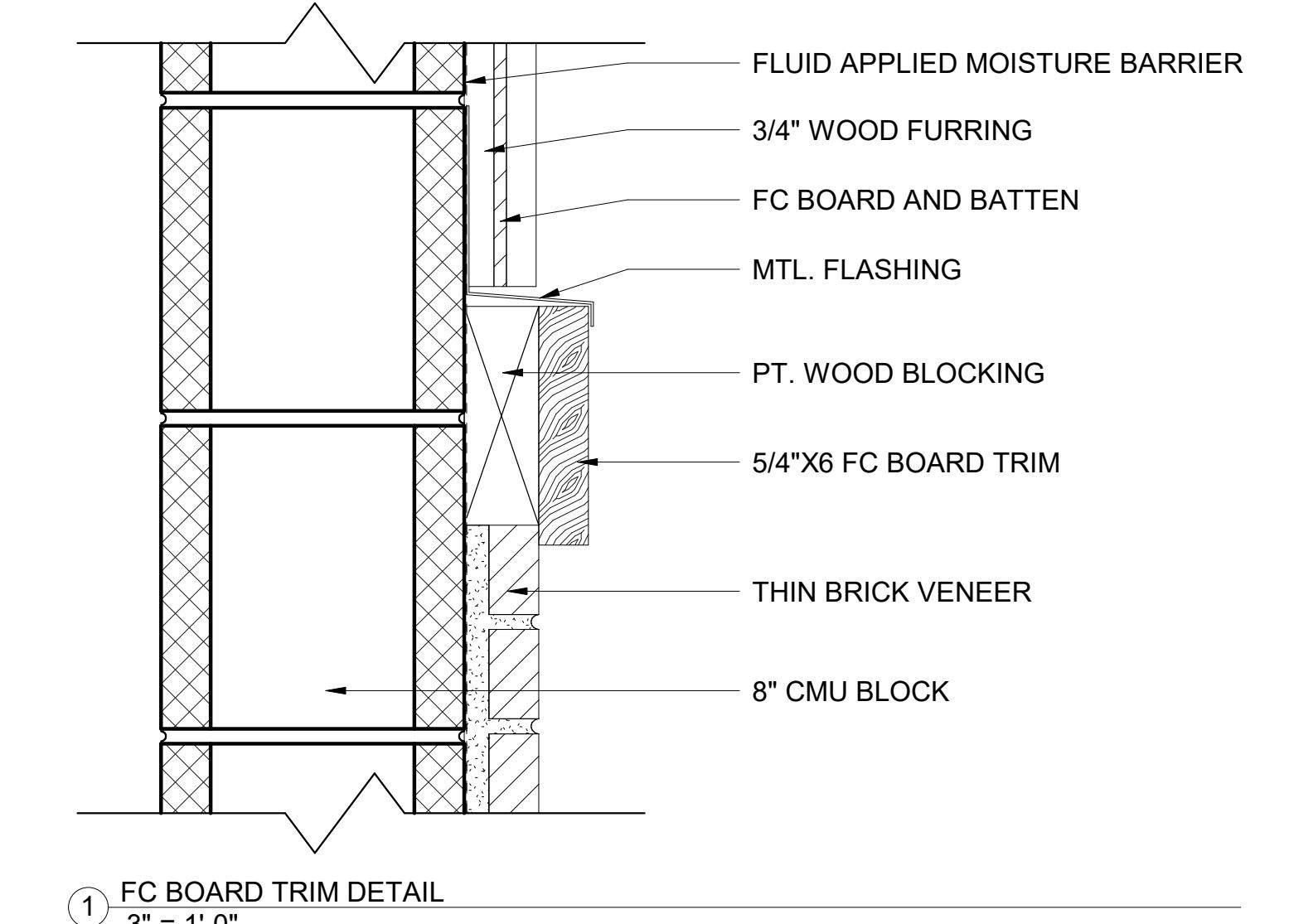
4 SLEEVE PENETRATION DETAIL - B&B
1 1/2" = 1'-0"



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"

Scale As indicated



Powell Studio
ARCHITECTURE

ARCHITECTURE | INTERIOR DESIGN
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24-364 Shell 7 R1

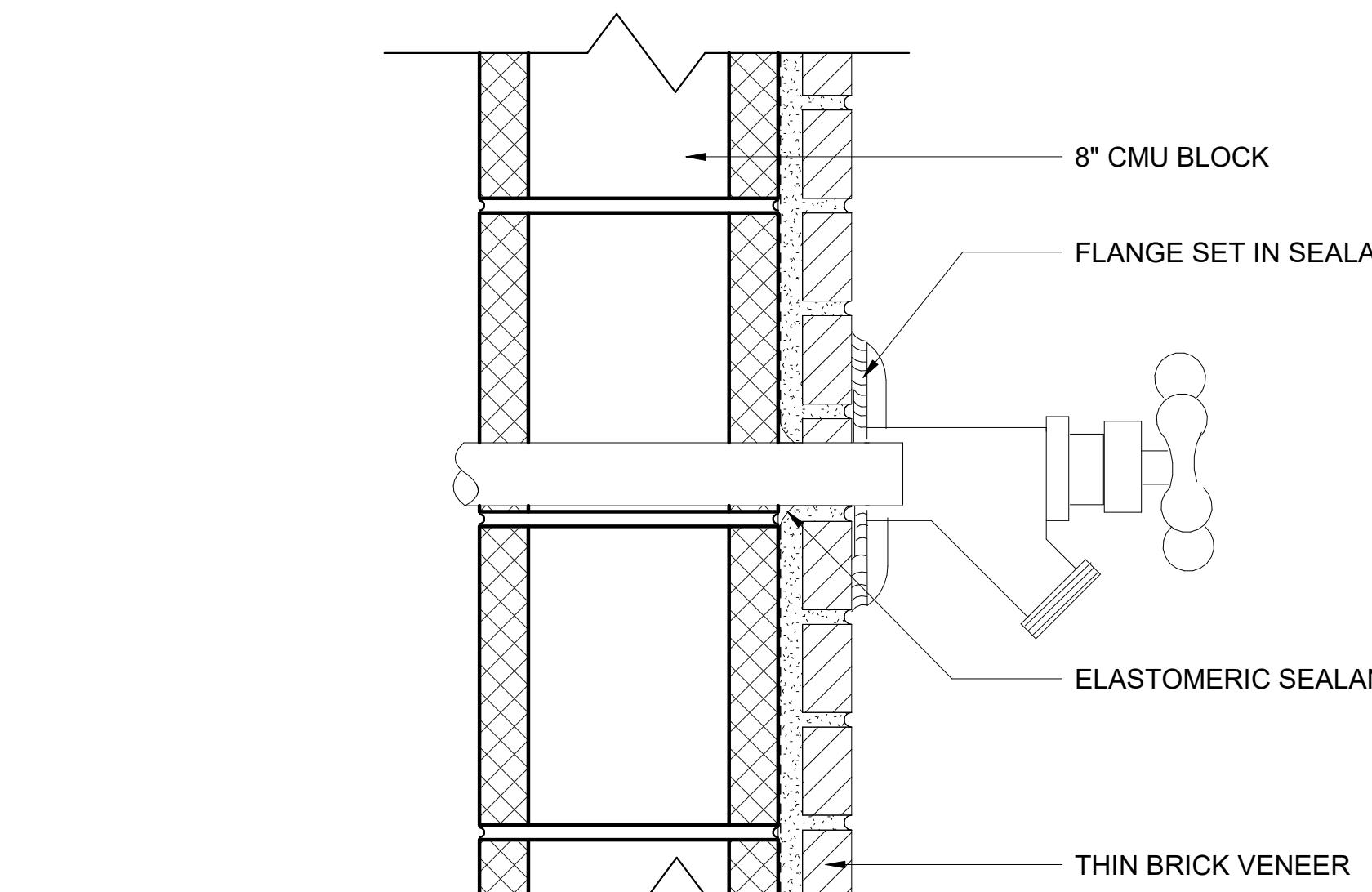
REVIEWED
FOR CODE COMPLIANCE
BY THE PROJECT TEAM
JULY 10, 2024
S. GARDNER
Architectural Services Co.

OWNER / PROJECT:

STONEYBROOK EXCHANGE

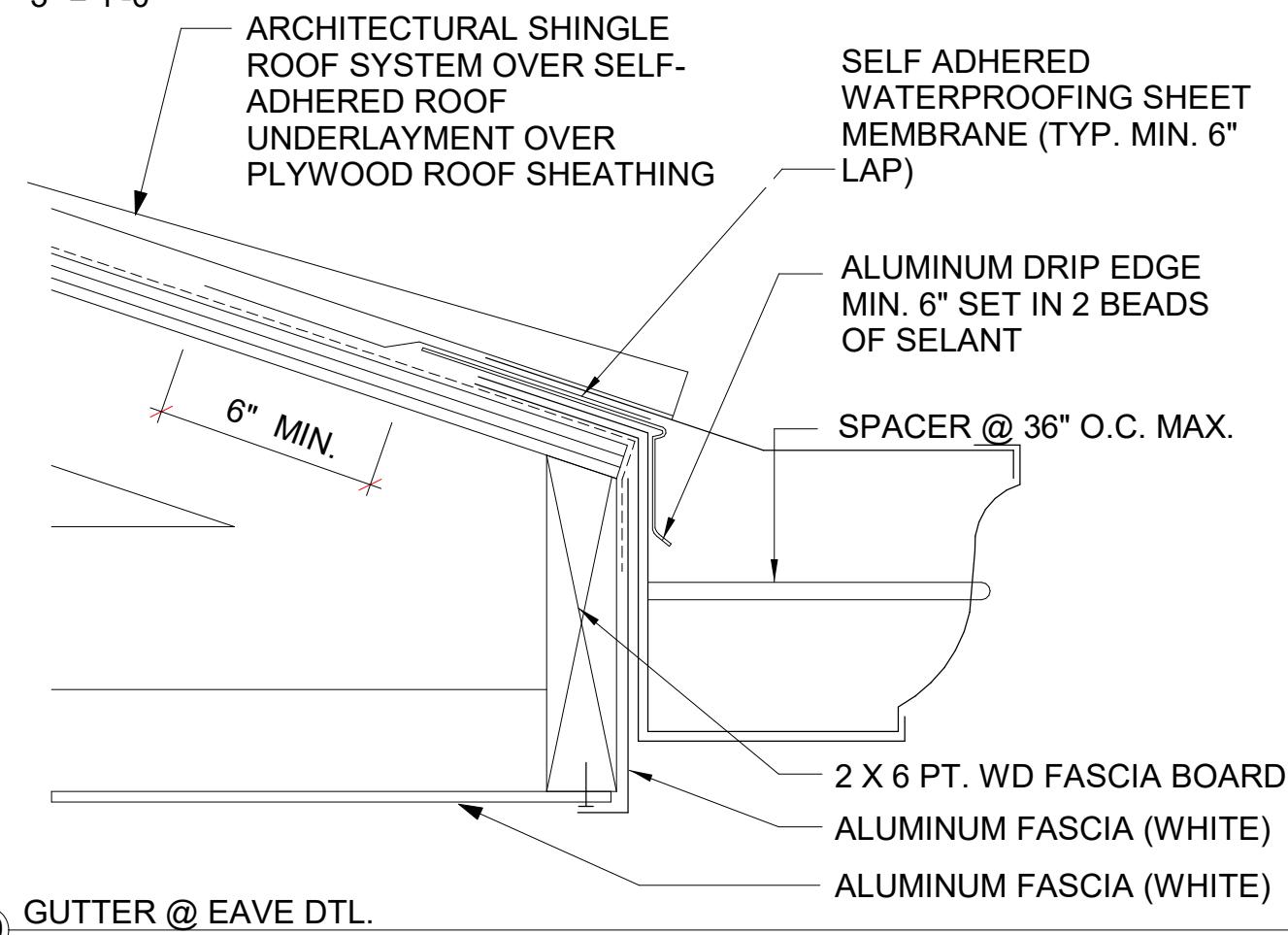
SHELL BUILDING 7

WINTER GARDEN, FL



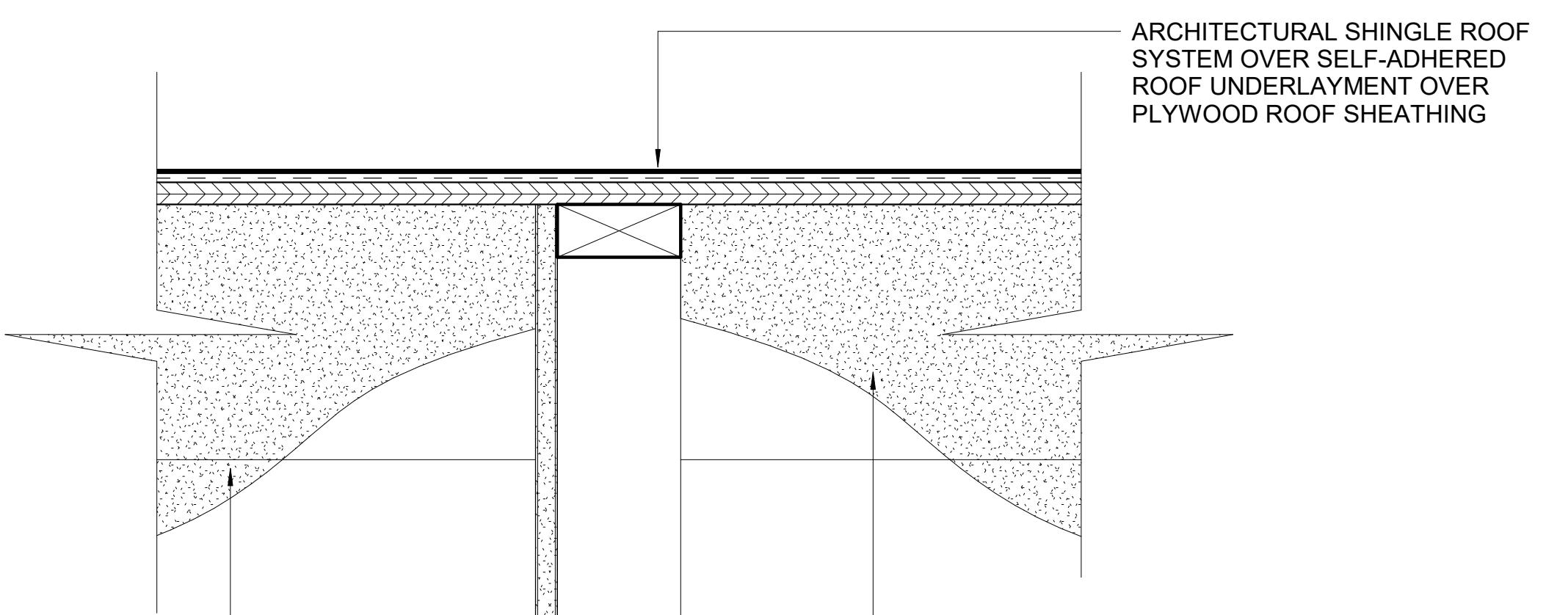
⑪ BRICK VENEER HOSEBIB DETAIL

3" = 1'-0"

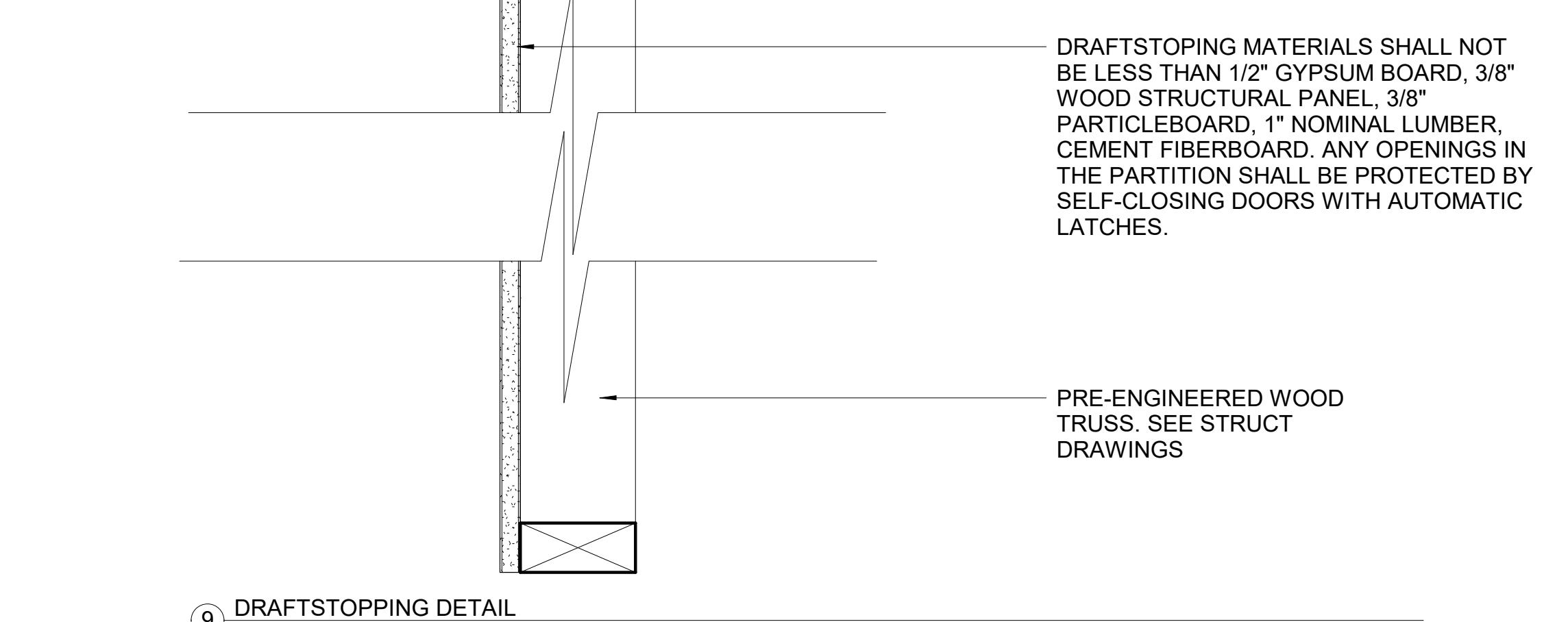


⑩ GUTTER @ EAVE DTL.

3" = 1'-0"

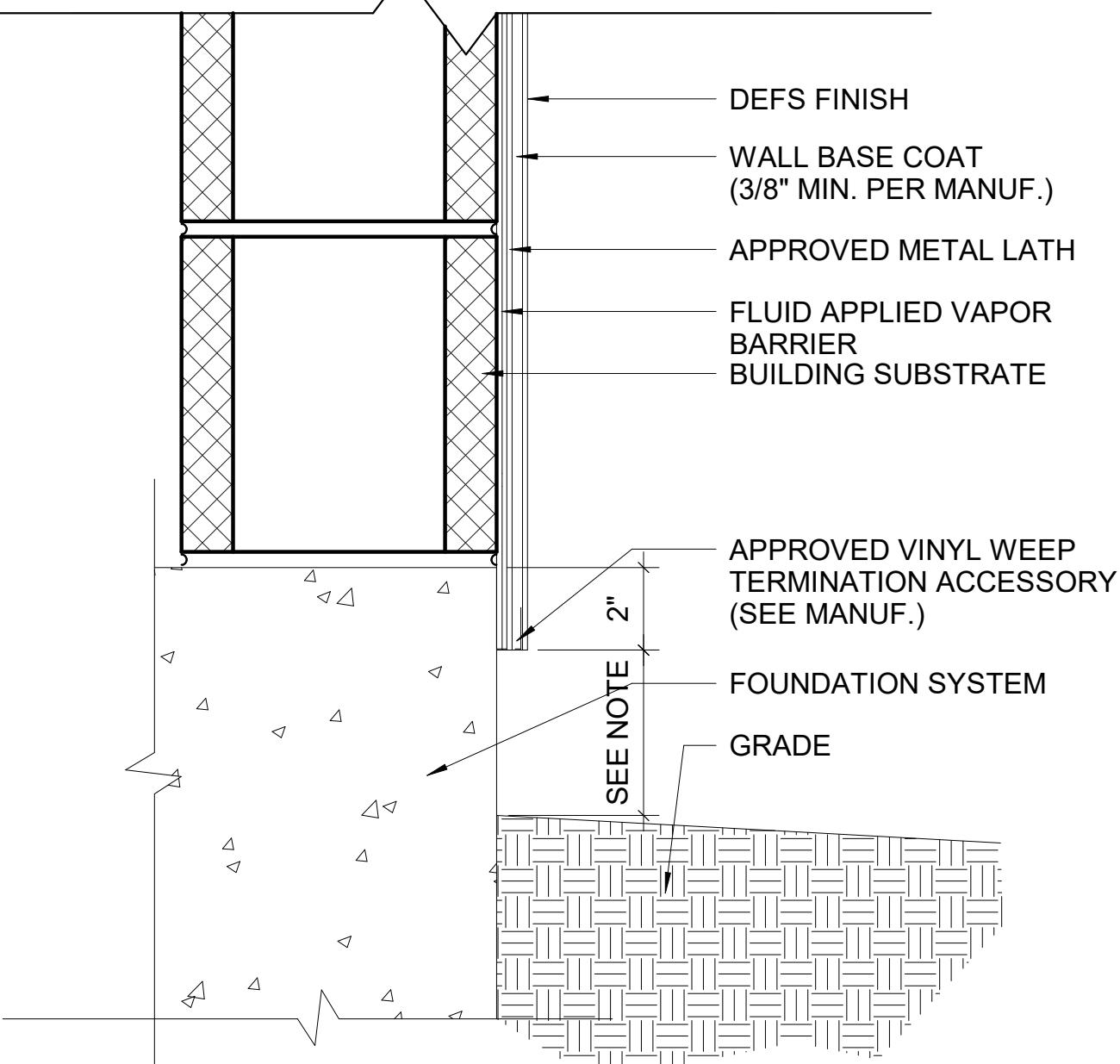


R-30 SPRAY FOAM INSULATION



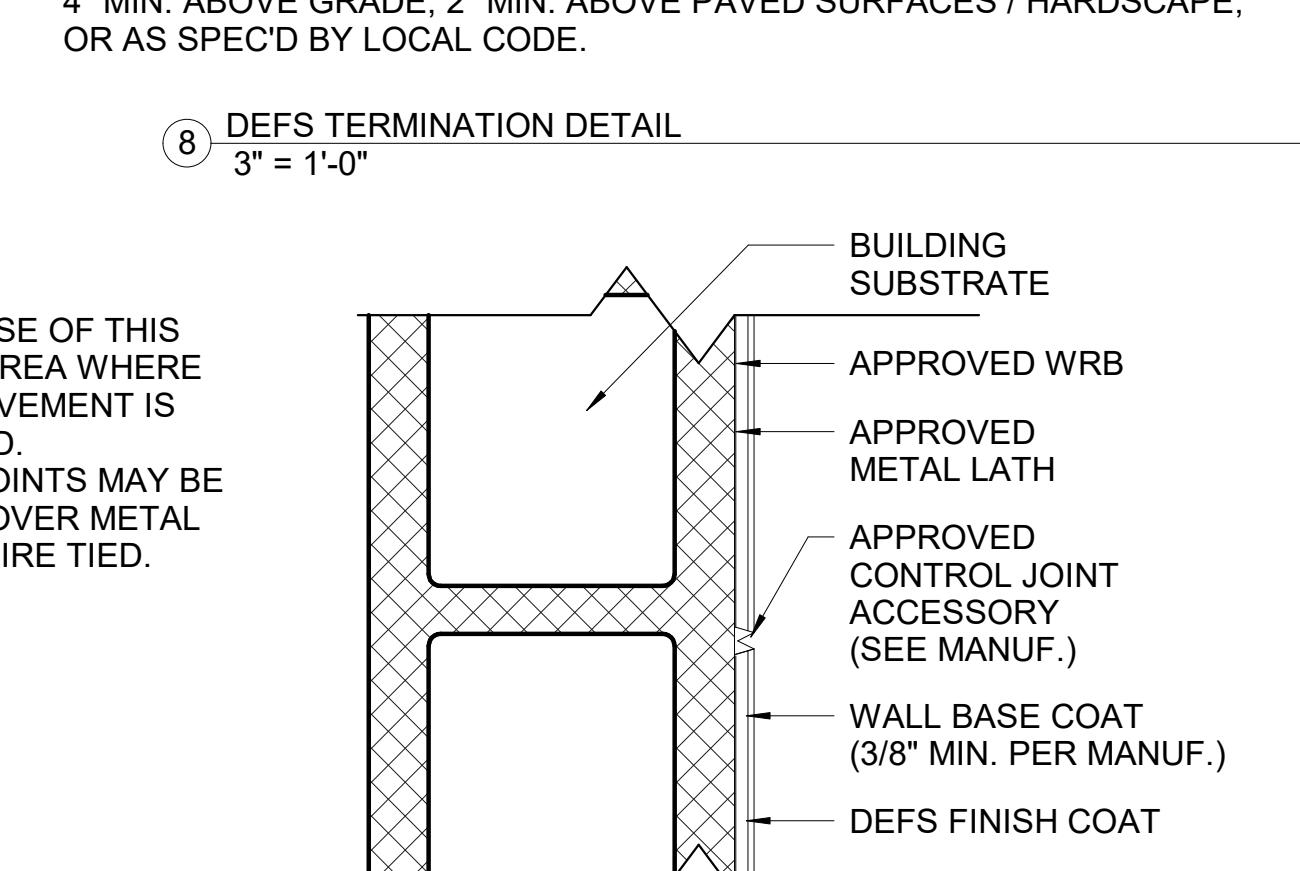
⑨ DRAFTSTOPPING DETAIL

3" = 1'-0"



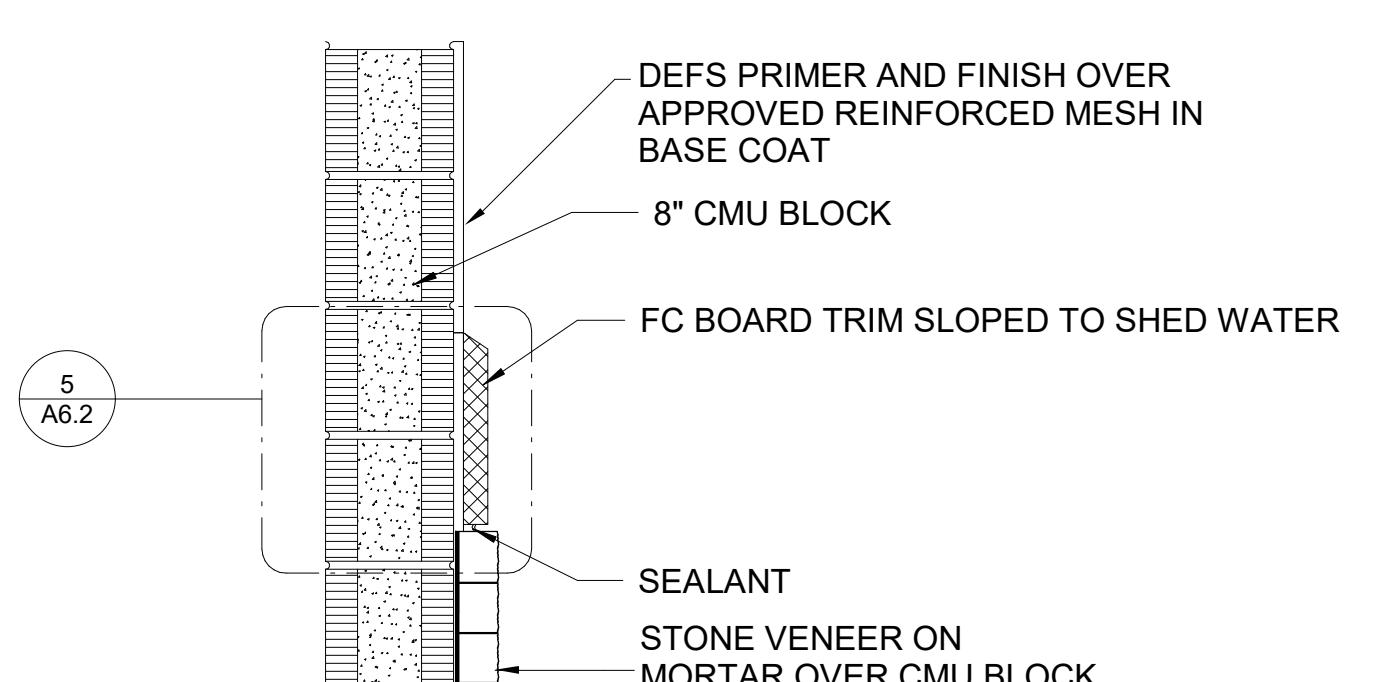
⑧ DEFS TERMINATION DETAIL

3" = 1'-0"



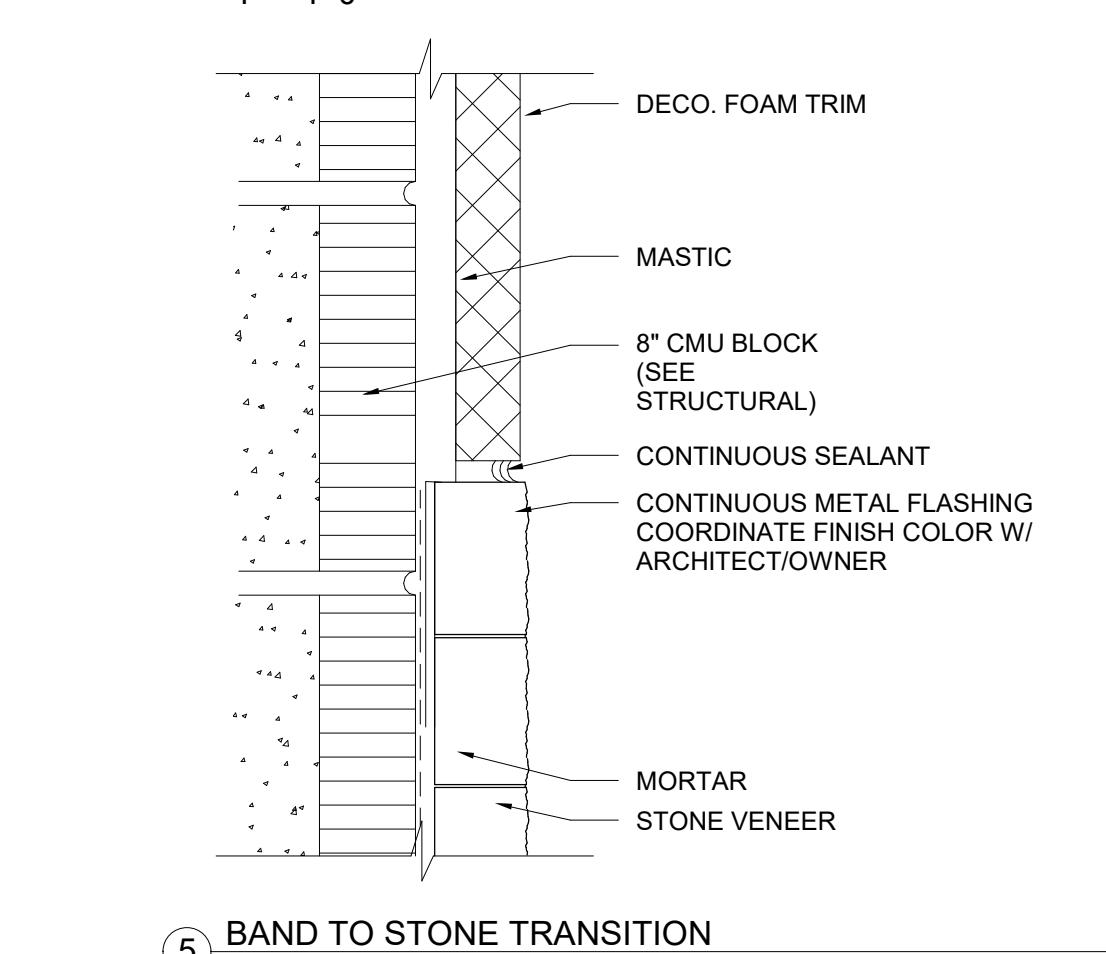
⑦ DEFS CONTROL / EXPANSION JOINT DETAIL

3" = 1'-0"



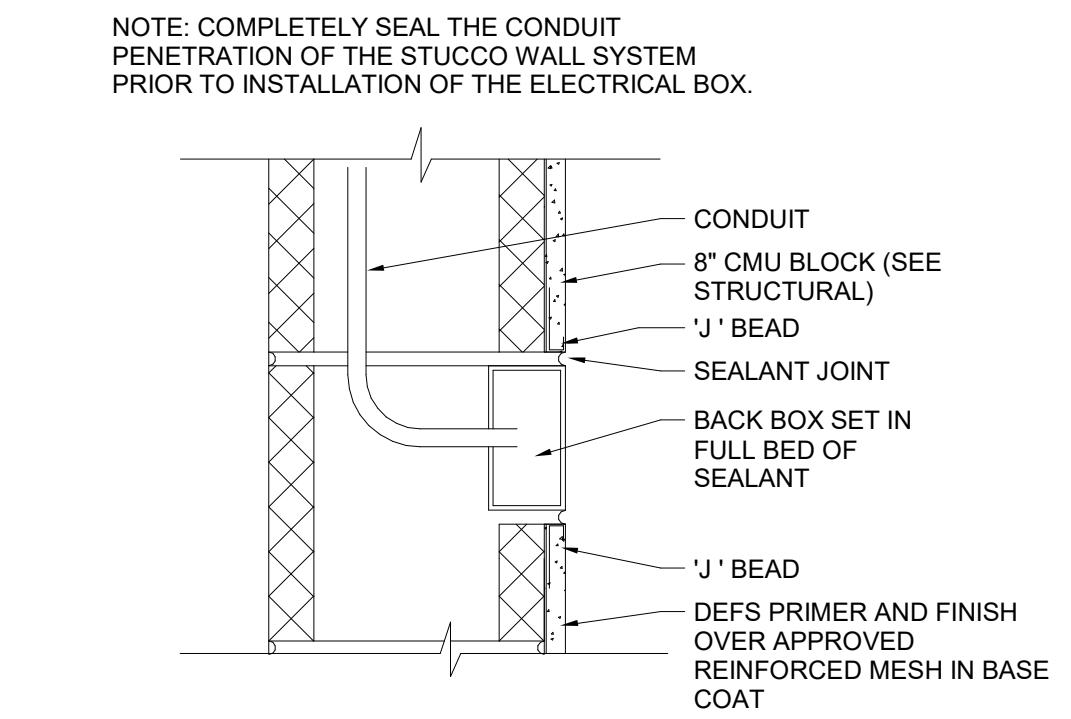
⑥ BAND TRANSITION DETAIL

1" = 1'-0"



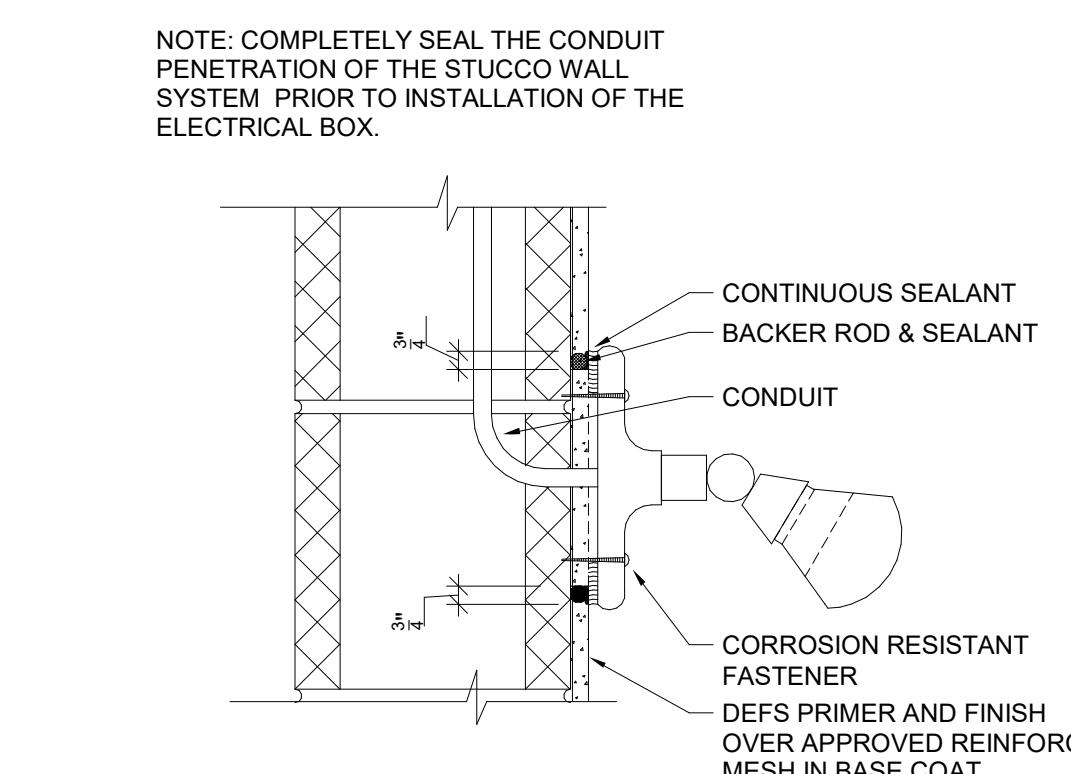
⑤ BAND TO STONE TRANSITION

3" = 1'-0"



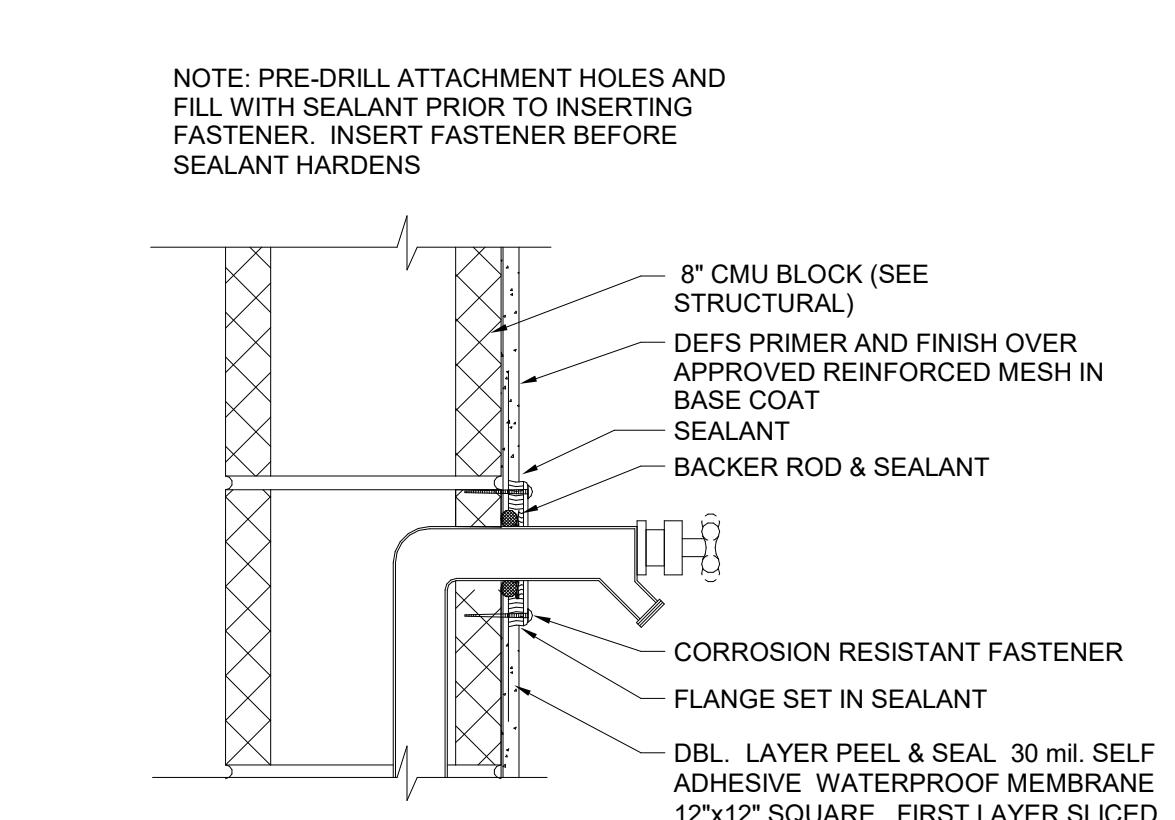
④ ELECTRICAL DEVICE MOUNT

1 1/2" = 1'-0"



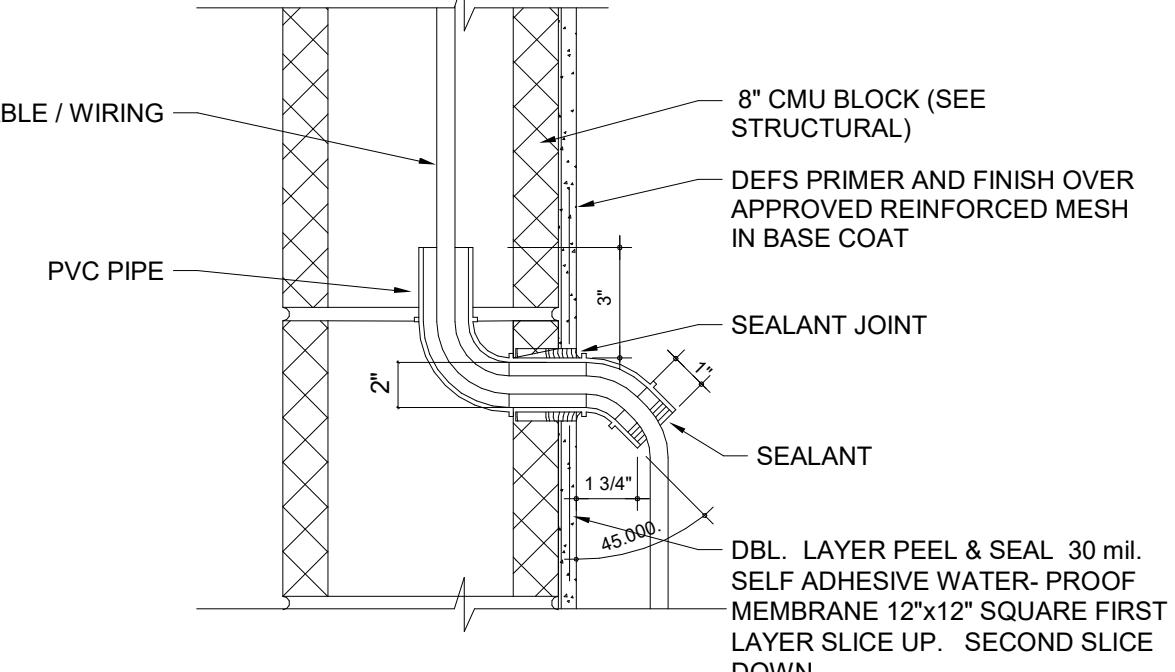
③ LIGHT FIXTURE MOUNT

1 1/2" = 1'-0"



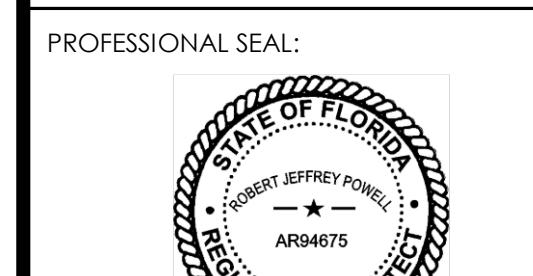
② HOSE BIBB DETAIL

1 1/2" = 1'-0"



① SLEEVE PENETRATION DETAIL

1 1/2" = 1'-0"



2024.02.02 17:52:18-05'00"

Robert Jeffrey Powell, AIA

Florida Licensed Architect #AR94675

This item has been signed and sealed by Robert Jeffrey Powell, AIA #AR94675, using a Digital Signature. Print copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

MARK DATE DESCRIPTION
ISSUE DATE: JANUARY 10, 2024

DETAILS

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

A6.2

Scale As indicated

