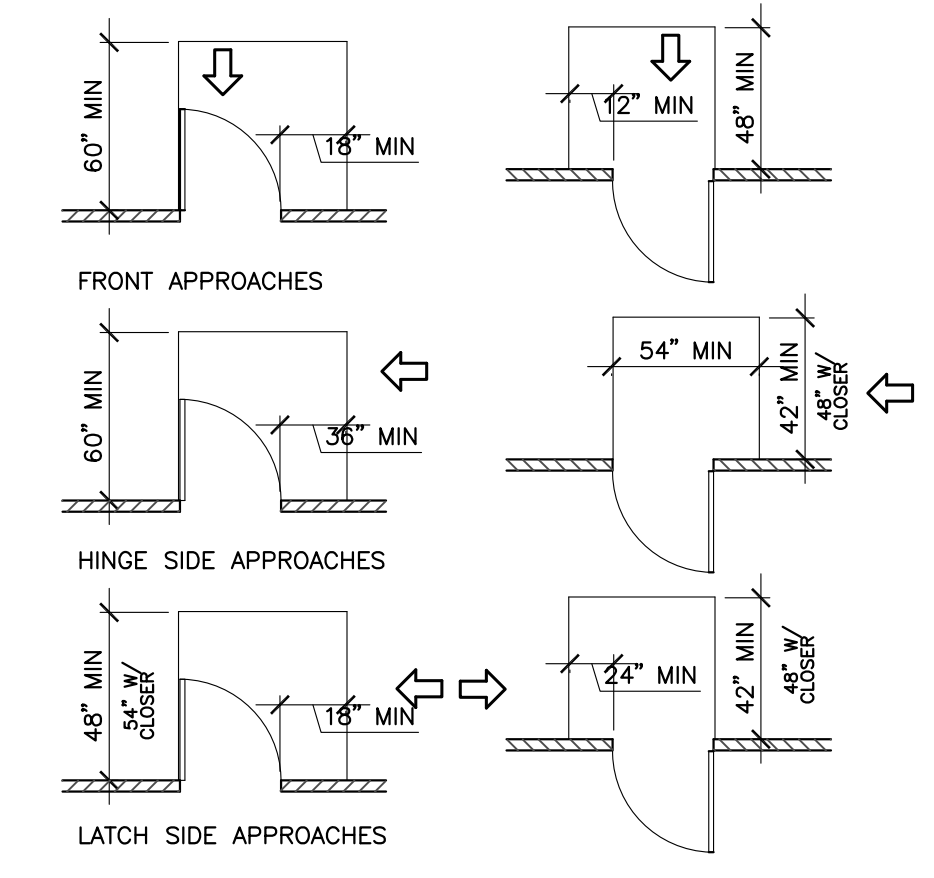


- H.C. ACCESSIBILITY NOTES**
- All work shall comply with all applicable provisions of the 2023 Florida Accessibility Code.
 - Work shall include, but shall not be limited to, all designated parking spaces, ramps, thresholds, clearances, heights, corridors, doors, hardware and restroom requirements.
 - 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 "T" 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.



2
A-1 **DOOR CLEARANCES**
SCALE N.T.S.

PLAN LEGEND

- CONC. TILT-UP WALL
- PANEL POINT
- EXISTING 1 HR. F.R. WALL
- NEW PARTITION WALL
- NEW PARTITION WALL TO THE DECK
- 2A10BC FIRE EXTINGUISHER
- COLUMN/SUITE GRID DESIGNATION
- WINDOW DESIGNATION
- DOOR DESIGNATION
- SECTION DETAIL
- SHEET LOCATION

1
A-1 **PROPOSED SUITE/LIFE SAFETY PLAN**
SCALE: 1/4" = 1'-0"

ZONING PERMIT NOTES :

- CORRECT ADDRESS FOR THIS SUITE IS : 11602 LAKE UNDERHILL ROAD, SUITE 131 ORLANDO, FLORIDA 32825
- THIS SHELL SUITE HAS NOT BEEN IMPROVED AND THESE ARE THE FIRST BUILDOUT PLANS.

OCCUPANCY CALCULATIONS

OFFICE & BUSINESS AREAS
986 S.F. GROSS @ 1 PERSON/150 S.F. = 7 PEOPLE

STORAGE WAREHOUSE AREA
776 S.F. GROSS @ 1 PERSON/300 S.F. = 3 PEOPLE

TOTAL OCCUPANT LOAD = 10 PEOPLE

LIFE SAFETY PLAN LEGEND

- 2A10BC FIRE EXTINGUISHER
- DOOR DESIGNATION
- EXIT LIGHT W/ BATTERY BACK-UP
- EMERGENCY LIGHT W/ BATTERY BACK-UP
- EXIT/EMERGENCY COMBO LIGHT W/ BATTERY BACK-UP
- PATH OF EGRESS
- EGRESS FLOW
- DOOR ASSEMBLY

WAREHOUSE PERMIT NOTE :

WAREHOUSE/COMMODITY LAYOUT SHALL BE FUTURE BY SEPARATE PERMIT.

LIFE SAFETY DATA

OFFICE AREA		WAREHOUSE AREA	
OCCUPANT LOAD FACTOR	6 PEOPLE	OCCUPANT LOAD FACTOR	3 PEOPLE
NUMBER OF EXITS REQUIRED	1	NUMBER OF EXITS REQUIRED	1
NUMBER OF EXITS PROVIDED	1	NUMBER OF EXITS PROVIDED	1
REQUIRED MEANS OF EGRESS WIDTH	36"	REQUIRED 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'
MAX. COMMON PATH OF TRAVEL	54'	MAX. COMMON PATH OF TRAVEL	49'

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.

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

FINISH NOTES

- ALL INTERIOR FINISHES SHALL MEET THE RESTRICTIONS OF THE 2023 F.B.C. & 2023 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.

PLAN NOTES

- All dimensions are plus or minus and subject to verification of existing dimensions in field by 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 2023 F.B.C. and the 2023 FFPC.
- Coordinate finish and hardware schedule with project manager.
- Verify exact location of all switches, electrical, telecommunication and phone outlets with project manager.

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 NOTES :

- ALL ARCHITECTURAL GLAZING MATERIALS AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS OF THE 2023 F.B.C.
- SEE STOREFRONT GLAZING NOTES ABOVE

MARK	NO.	SIZE	THICK	CORE	MAT'L	TYPE	FRAME	THRES.	HARDW.	CLDS.	KICK	REMARKS
1	1	3'-0"X 7'-0"	1 3/4"	SOL.	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"	SOL.	WD.	FLUSH	H.M.	-	LOCKSET	YES	-	PAINT GRADE W/ WEATHERSTRIPING
5	1	3'-0"X 7'-0"	1 3/4"	SOL.	WD.	FLUSH	H.M.	-	PRIVACY	YES	-	PAINT GRADE W/ RR SIGNAGE
6	4	3'-0"X 7'-0"	1 3/4"	SOL.	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.

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STATE OF FLORIDA
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TENANT IMPROVEMENT PLANS FOR
OFFICE/WAREHOUSE SUITE 131
BUILDING 1 - LAKE UNDERHILL BUSINESS CENTER
ORANGE COUNTY, FLORIDA

PROJECT SHEET
A-1
SHEET NO. 2 OF 4

REVISIONS	DATE	FILE	DRN	PHASE	APP'D	CA
1	09/28/25	25-1426	J.M.	PHASE	P	CA
2					S	