

FUTURE BUILDING NEEDS ANALYSIS
 AT:
JEWETT ORTHOPAEDIC CLINIC
 1285 ORANGE AVE.
 WINTER PARK, FLORIDA
 FOR:
JEWETT ORTHOPAEDIC CLINIC
 1285 ORANGE AVE.
 WINTER PARK, FLORIDA

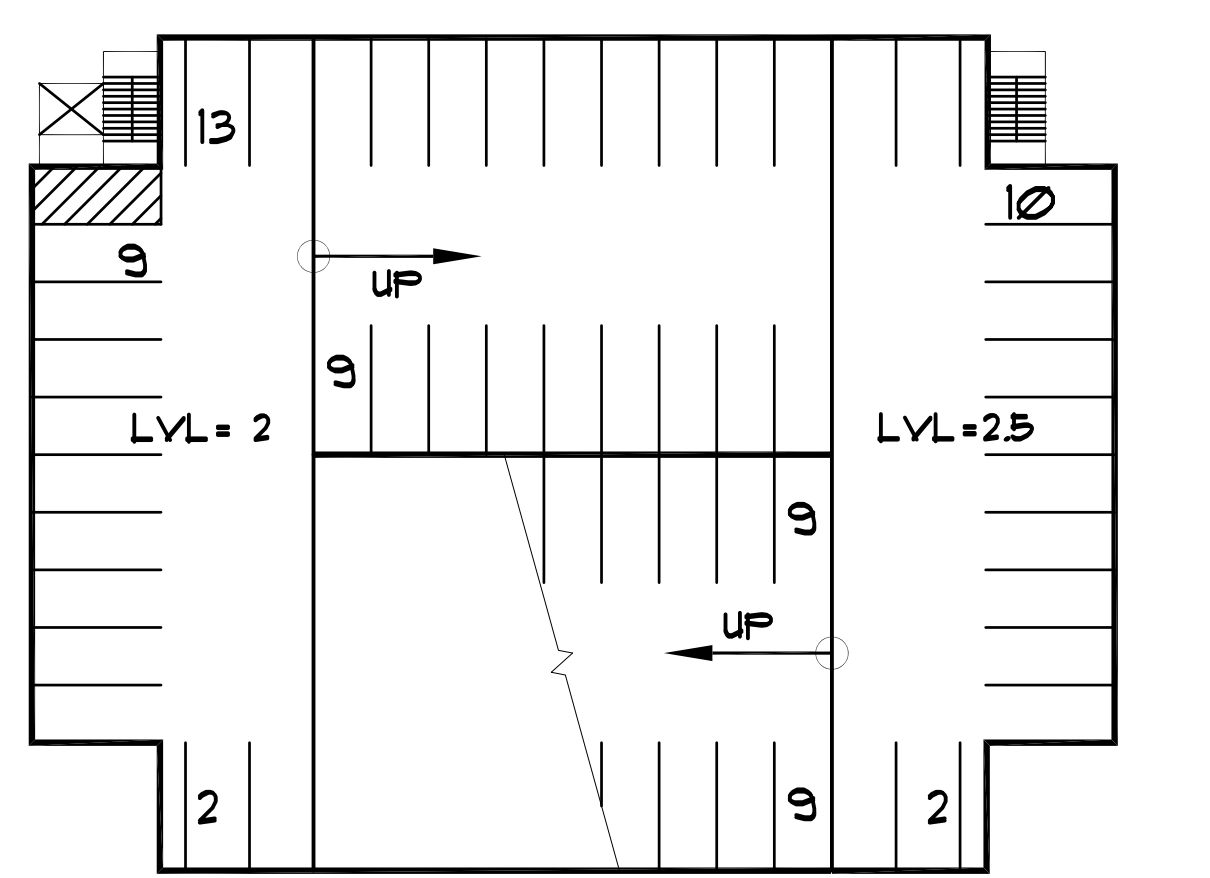
General Notes

Mark Date Revision

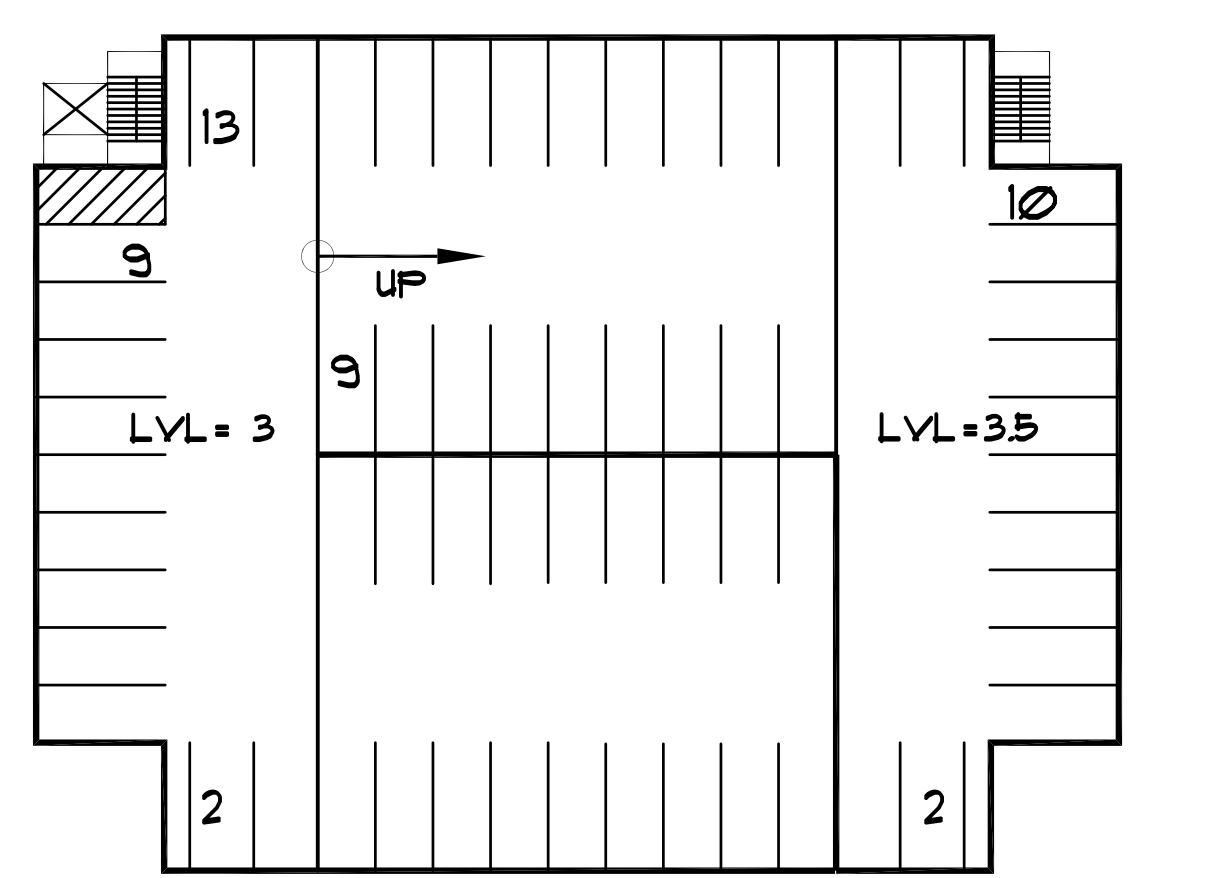
Project No: 32418 Approv. By: RLB
 Drawn By: RLB Date: 9/23/08
 Checked By: RLB Scale: NOTED

OVERALL SITE PLAN

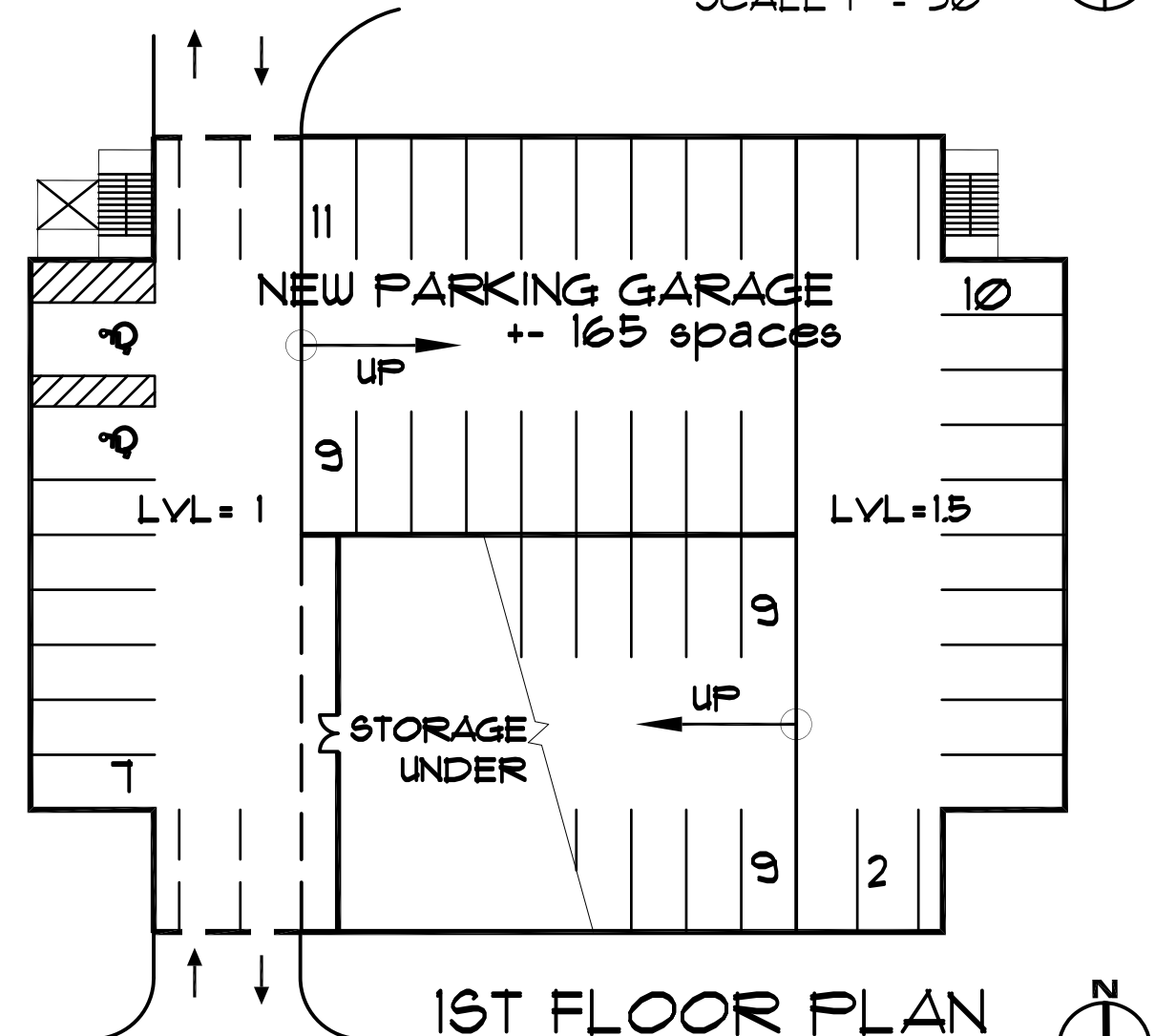
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1C-B.1



2ND FLOOR PLAN
 SCALE 1" = 30'

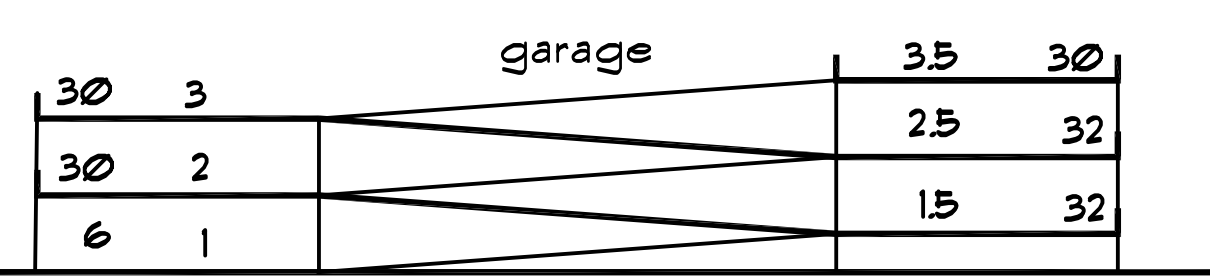


3RD FLOOR PLAN
 SCALE 1" = 30'

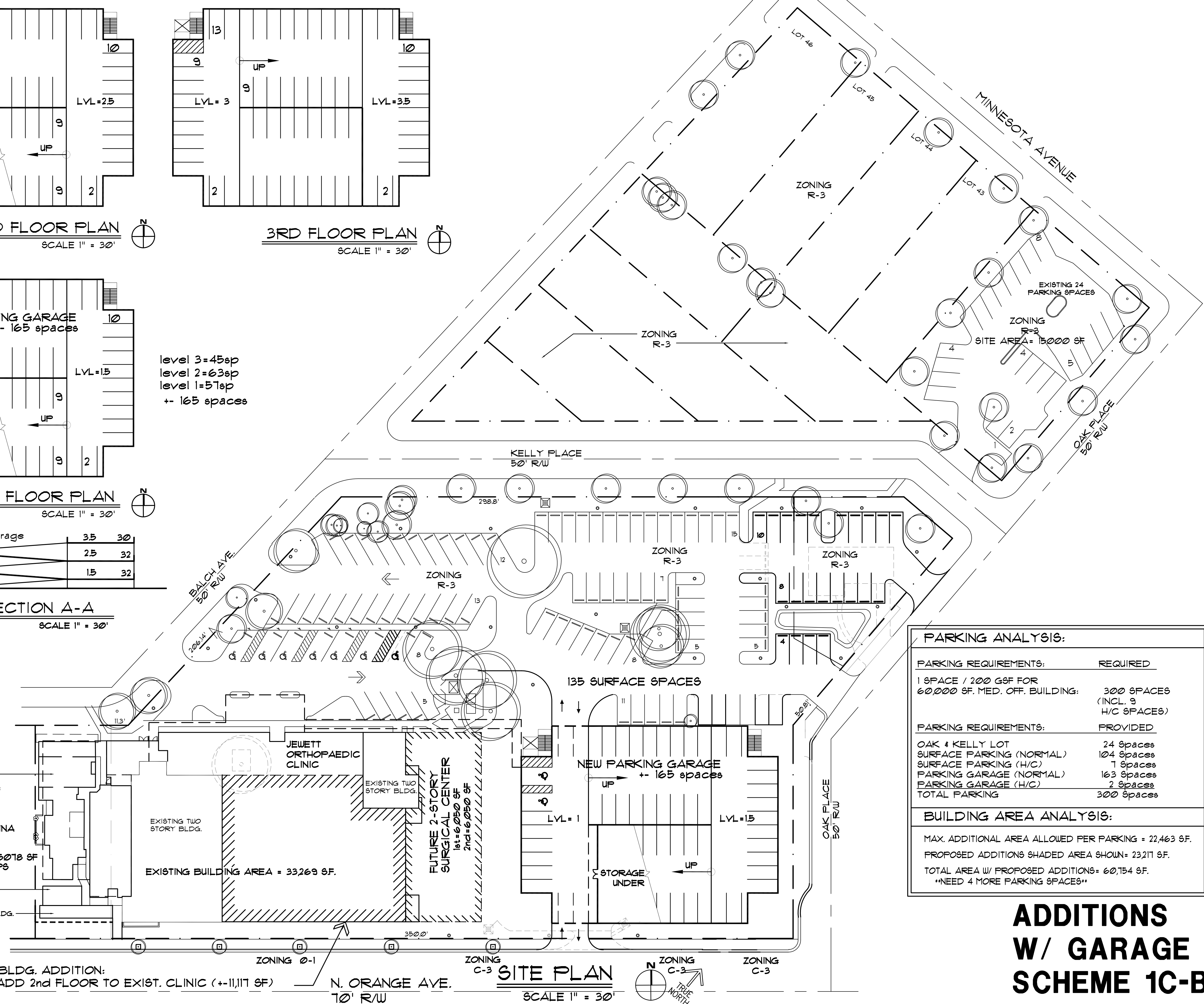


1ST FLOOR PLAN
 SCALE 1" = 30'

level 3=45sp
 level 2=63sp
 level 1=57sp
 +/- 165 spaces



SECTION A-A
 SCALE 1" = 30'



| PARKING ANALYSIS: | |
|---|---------------------------------|
| PARKING REQUIREMENTS: | REQUIRED |
| 1 SPACE / 200 GSF FOR 60,000 SF. MED. OFF. BUILDING: | 300 SPACES (INCL. 9 H/C SPACES) |
| PARKING REQUIREMENTS: | PROVIDED |
| OAK & KELLY LOT | 24 Spaces |
| SURFACE PARKING (NORMAL) | 104 Spaces |
| SURFACE PARKING (H/C) | 7 Spaces |
| PARKING GARAGE (NORMAL) | 163 Spaces |
| PARKING GARAGE (H/C) | 2 Spaces |
| TOTAL PARKING | 300 Spaces |
| BUILDING AREA ANALYSIS: | |
| MAX. ADDITIONAL AREA ALLOWED PER PARKING = 22,463 SF. | |
| PROPOSED ADDITIONS SHADED AREA SHOWN = 23,217 SF. | |
| TOTAL AREA W/ PROPOSED ADDITIONS = 60,154 SF. | |
| **NEED 4 MORE PARKING SPACES** | |

CASA COLINA
 1ST AREA = 2440 SF
 2ND AREA = 1036 SF
FUTURE 2-STORY DEMO CASA COLINA
 1st = 3272 SF
 2nd = 5344 SF
 NET INCREASE = 5078 SF
 WOULD NEED 25 FS

CDI MRI BLDG
 330 SF.
 CDI MRI TRAILER BLDG.
 400 SF.

BLDG. ADDITION:
 ADD 2nd FLOOR TO EXIST. CLINIC (+11,117 SF)

FUTURE 2-STORY SURGICAL CENTER
 1st = 6,050 SF
 2nd = 6,050 SF

SITE PLAN
 SCALE 1" = 30'

ADDITIONS W/ GARAGE SCHEME 1C-B

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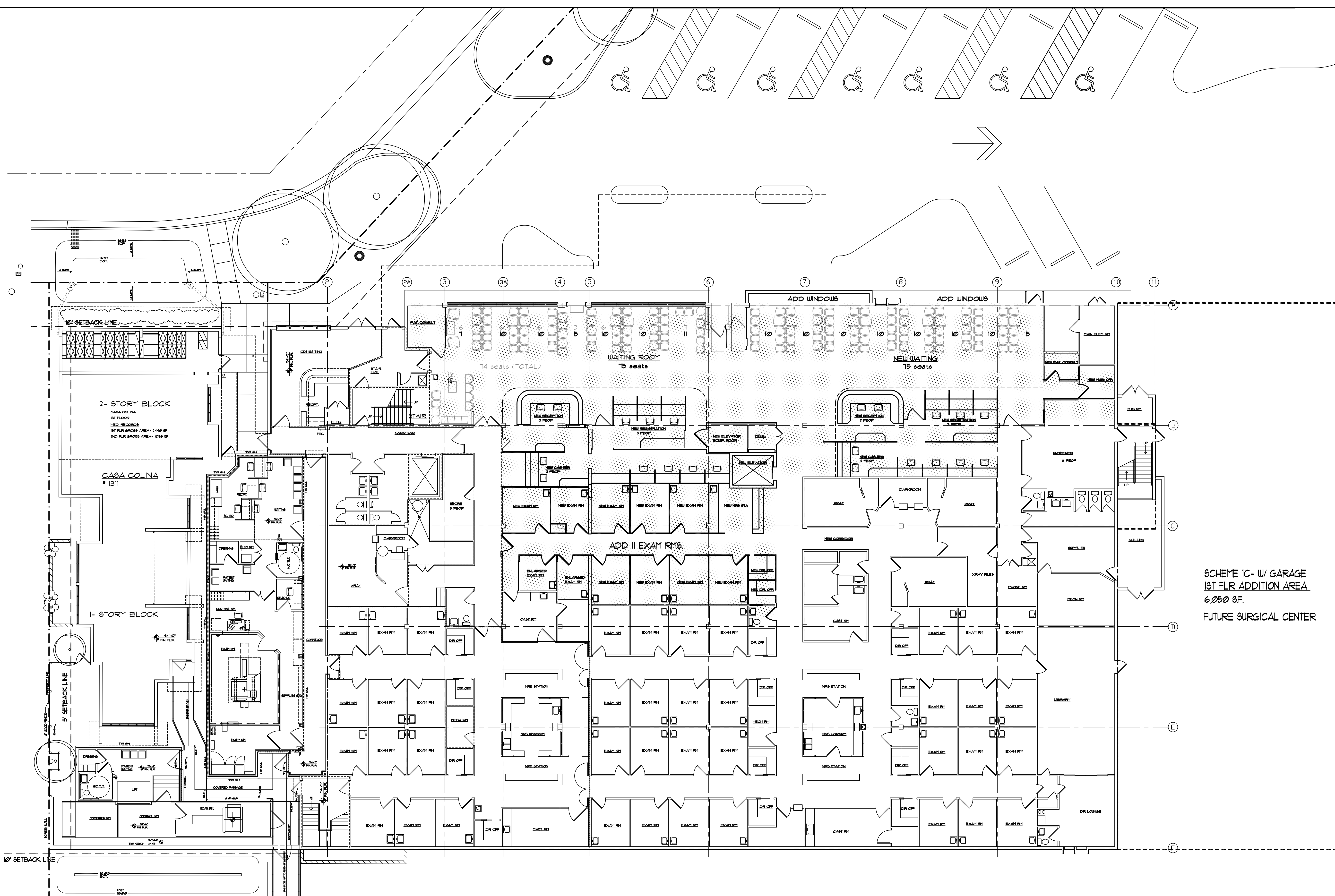
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PRELIM. 1ST FLOOR PLAN

Sheet No:

1C.2



SCHEME 1C- W/ GARAGE
 1ST FLR ADDITION AREA
 6,050 SF.
 FUTURE SURGICAL CENTER

EXISTING AREAS- 1ST FLR

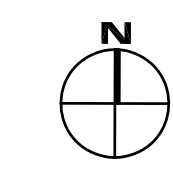
| | |
|------------------------|----------|
| MAIN BUILDING | |
| JOC AREA = | 24664 SF |
| CDI AREA = | 788 SF |
| TOTAL AREA = | 25452 SF |
| CDI MIRI BLDG AREA = | 330 SF |
| CDI MIRI TRLR AREA = | 400 SF |
| CASA COLINA = | 2440 SF |
| REEDY BLDG = | 2330 SF |
| OAK ST HOUSE = | 1540 SF |
| TOTAL 1ST FLOOR AREA = | 33292 SF |

EXISTING AREAS- 2ND FLR

| | |
|------------------------|---|
| MAIN BUILDING | |
| JOC AREA = | 2641 SF (LOUNGE / DATA FR = 1655; JAZZ = 986) |
| CDI AREA = | 5116 SF |
| TOTAL AREA = | 7811 SF |
| CASA COLINA = | 1098 SF |
| TOTAL 2ND FLOOR AREA = | 8915 SF |

TOTAL FLOOR AREA = 33292 + 8915 SF = 42207 SF

FIRST FLOOR PLAN- PROPOSED
 SCALE 3/32" = 1'-0"



**ADDITIONS
 NO GARAGE &
 W/ GARAGE
 SCHEME 1C**

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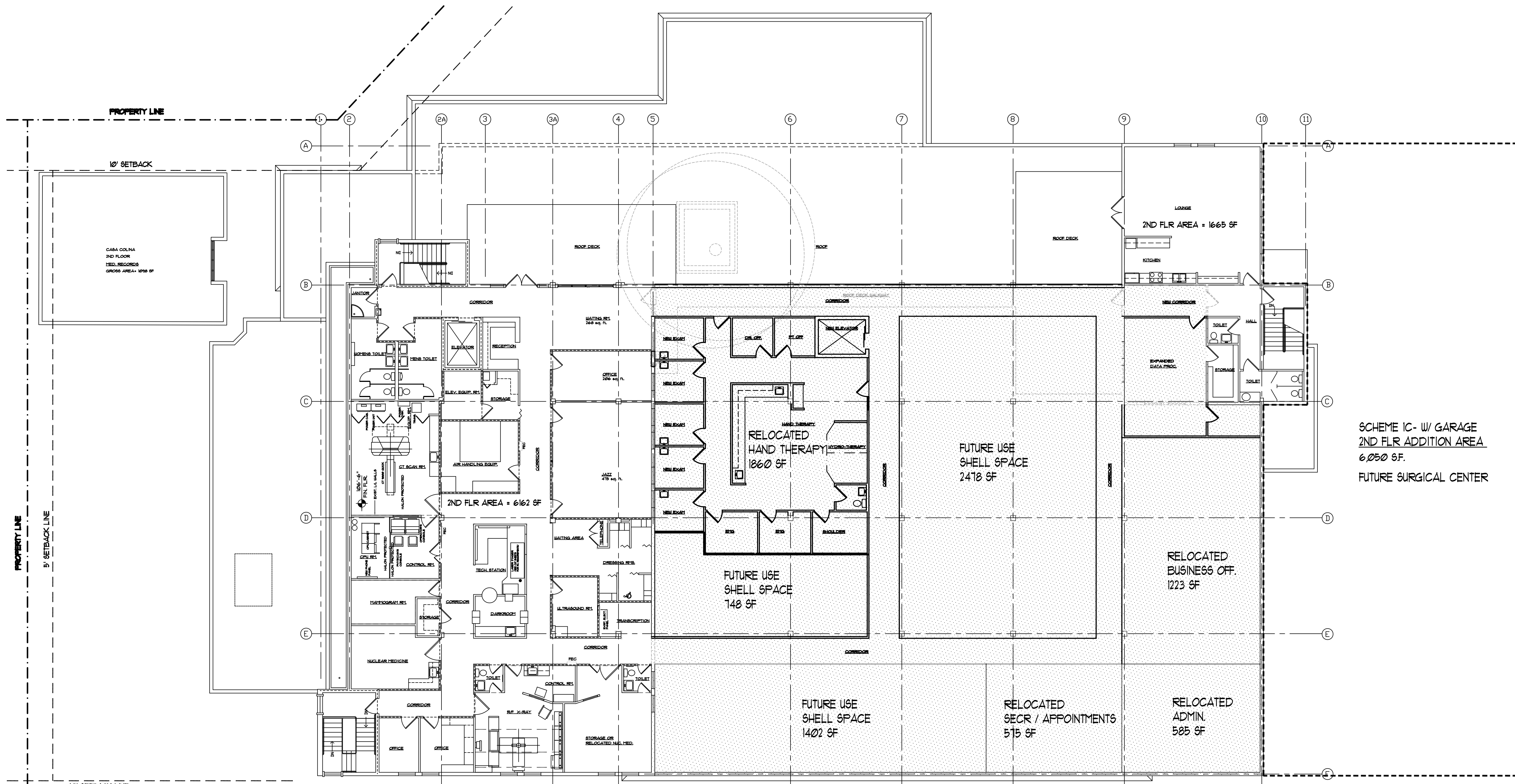
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PRELIM. 2ND FLOOR PLAN

Sheet No:

1C.3



EXISTING AREAS- 2ND FLR
 MAIN BUILDING
 JOC AREA = 2641 SF (LOUNGE / DATA PR= 1655; JAZZ=986)
 CDI AREA = 5716 SF
 TOTAL AREA = 7817 SF
 CASA COLINA = 1098 SF
 TOTAL 2ND FLOOR AREA = 8915 SF

SECOND FLOOR PLAN- PROPOSED
 SCALE 3/32" = 1'-0"

SCHEME 1C-
 2ND FLR ADDITION AREA
 1117 SF.

SCHEME 1C- W/ GARAGE
 2ND FLR ADDITION AREA
 6050 SF.
 FUTURE SURGICAL CENTER

**ADDITIONS
 NO GARAGE &
 W/ GARAGE
 SCHEME 1C**

| ARCHITECT'S BUDGET ESTIMATE (CONCEPTUAL DESIGN) | | | PAGE 2 OF 3 | |
|--|---------------------------------|------------------------------------|----------------------|-----------------------|
| JEWETT ORTHOPAEDIC CLINIC- FUTURE BLDG NEEDS ANALYSIS | | | | |
| FOR SCHEME 1C-B: BUILDING ADDITION W/ PARKING GARAGE | | | | |
| PREPARED BY: ARCHINETICS INC. | | DATE: SEPT 24, 2008 | | |
| DESCRIPTION | UNIT MEAS. | UNIT PRICE | QTY. | EXTENDED PRICE |
| *SCHEME 1C-B: BUILDING ADDITION W/ PARKING GARAGE* (NIC FF&E) | | | | |
| DEMO SITE FOR NEW PARKING GAR.- INCL. OAK ST. HOUSE AND REEDY BLDG | JOB | 24000.00 | 1 | 24000.00 |
| RENOVATIONS- 1ST FLOOR | SF | 120.00 | 6412 | 769440.00 |
| REMOVE TREE AND ATRIUM | JOB | 25000.00 | 1 | 25000.00 |
| NEW 2ND FLOOR ADDITION | SF | 200.00 | 11117 | 2223400.00 |
| NEW ELEVATOR | JOB | 30000.00 | 1 | 30000.00 |
| NEW THREE STORY PARKING GARAGE | SP | 20200.00 | 165 | 3333000.00 |
| NEW SURFACE PARKING | SP | 4000.00 | 20 | 80000.00 |
| PERMITS / IMPACTS | JOB | 20000.00 | 1 | 20000.00 |
| | SUBTOTAL: | | | \$6,504,840.00 |
| CONTINGENCY: | | 5.00% | | \$325,242.00 |
| CONTRACTOR OVERHEAD & PROFIT & BONDS: | AT | 30.00% | | \$1,951,452.00 |
| | CONSTRUCTION TOTAL: | | | \$8,781,534.00 |
| TOTAL COST PER S.F. | NEW BUILDING & RENOVATION AREA= | 17529 | TOTAL COST PER S.F.= | \$500.97 |
| ALL PRICING FOR BUDGET PURPOSES ONLY. ALL PRICING TO BE CONFIRMED AND VERIFIED W/ QUALIFIED GC'S. ALL FEES AND SCHEDULES TO BE CONFIRMED BY ARCHITECT AND CONSULT. | | ARCHITECTURAL FEES: | | |
| Budget estimate does not include items for the existing building as follows: -new finishes- flooring, wallcovering, interior and exterior painting, ceilings -ACM abatement -new fire sprinklers -new hvac units, hvac grilles and diffusers, plumbing fixtures, lighting, water heaters -new replacement millwork, nrs station renovations -new reroofing, paving overlay and striping, site lights -fees for interior design and specialty consultants | | EXIST. CONDITIONS: | 2.00% | \$175,630.68 |
| | | DESIGN: | 6.00% | \$526,892.04 |
| | | CONSTR. ADMIN. | 3.00% | \$263,446.02 |
| | | MISC. EXPENSES: | 1.00% | \$87,815.34 |
| | | TOTAL: | 12.00% | \$1,053,784.08 |
| | | SCHEDULE- TIME TO COMPLETE: | | |
| | | 10% DESIGN: | 4 | WEEKS |
| | | 30% DESIGN: | 6 | WEEKS |
| | | 100% DESIGN: | 8 | WEEKS |
| | | BID AND CONSTRUCT. | 10 | MONTHS |
| FUTURE TWO STORY ADDITION: SURGICAL CENTER* | SF | 350.00 | 12100 | 4235000.00 |
| * NO ADDITIONAL PARKING REQUIRED | | | | |
| FUTURE TWO STORY ADDITION: CASA COLINA DEMO & REPLACEMENT** | SF | 275.00 | 8616 | 2369400.00 |
| ** NEED 25 ADDITIONAL PARKING SPACES | | | | |