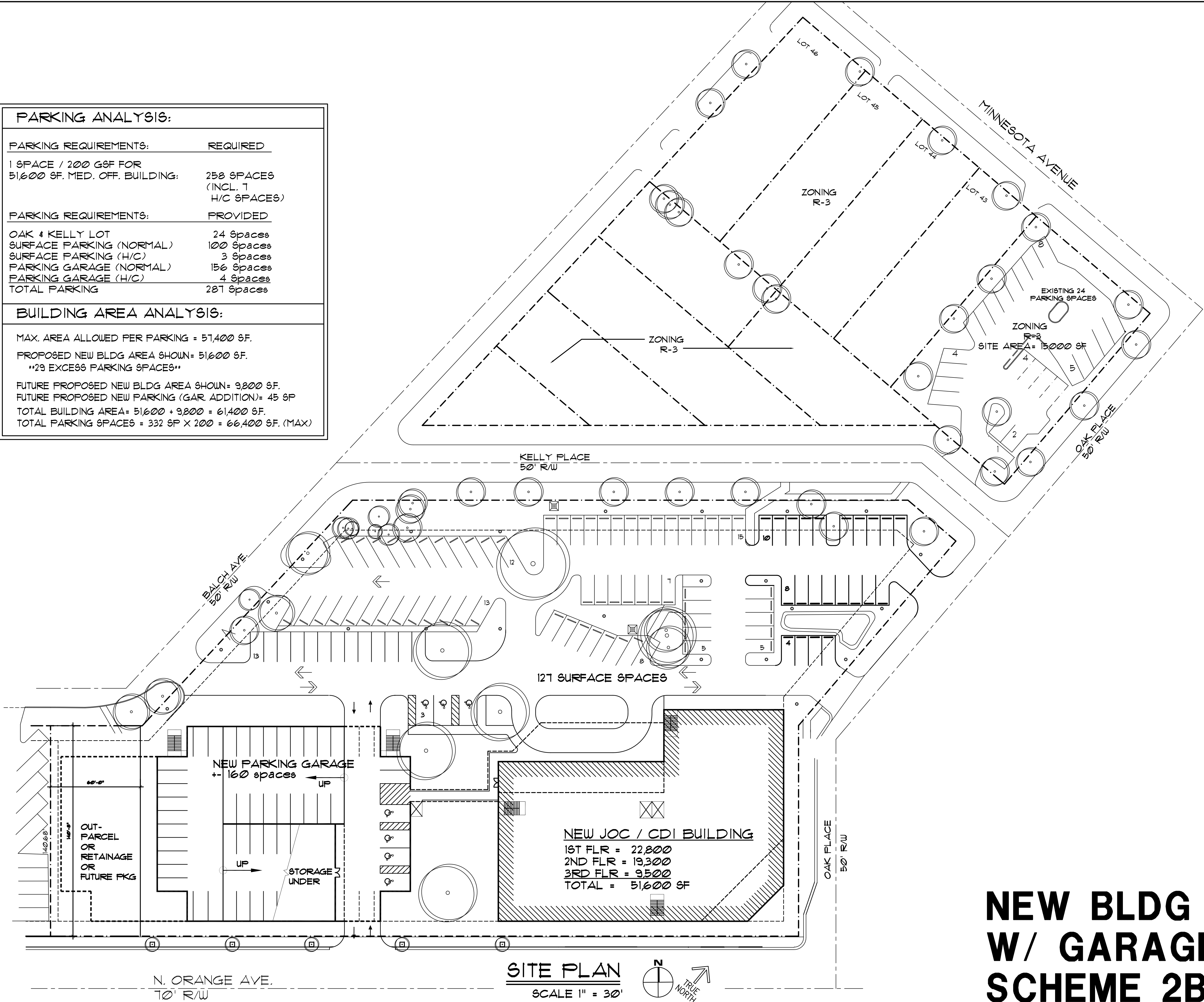


PARKING ANALYSIS:	
<b>PARKING REQUIREMENTS:</b>	<b>REQUIRED</b>
1 SPACE / 200 GSF FOR 51,600 SF. MED. OFF. BUILDING:	258 SPACES (INCL. 7 H/C SPACES)
<b>PARKING REQUIREMENTS:</b>	<b>PROVIDED</b>
OAK & KELLY LOT	24 Spaces
SURFACE PARKING (NORMAL)	100 Spaces
SURFACE PARKING (H/C)	3 Spaces
PARKING GARAGE (NORMAL)	156 Spaces
PARKING GARAGE (H/C)	4 Spaces
<b>TOTAL PARKING</b>	<b>287 Spaces</b>
BUILDING AREA ANALYSIS:	
MAX. AREA ALLOWED PER PARKING =	51,400 SF.
PROPOSED NEW BLDG AREA SHOWN=	51,600 SF.
**29 EXCESS PARKING SPACES**	
FUTURE PROPOSED NEW BLDG AREA SHOWN=	9,800 SF.
FUTURE PROPOSED NEW PARKING (GAR. ADDITION)=	45 SP
TOTAL BUILDING AREA=	51,600 + 9,800 = 61,400 SF.
TOTAL PARKING SPACES =	332 SP X 200 = 66,400 SF. (MAX)

**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: 324.18    Approv. By: RLB  
 Drawn By: RLB    Date: 9/23/08  
 Checked By: RLB    Scale: NOTED

OVERALL SITE PLAN

Sheet No:

**2B.1**

**NEW BLDG  
 W/ GARAGE  
 SCHEME 2B**

**SITE PLAN**  
 SCALE 1" = 30'

**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

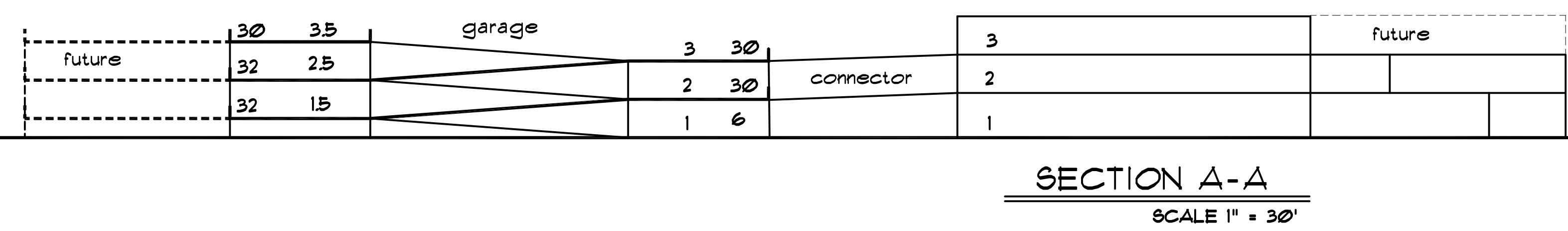
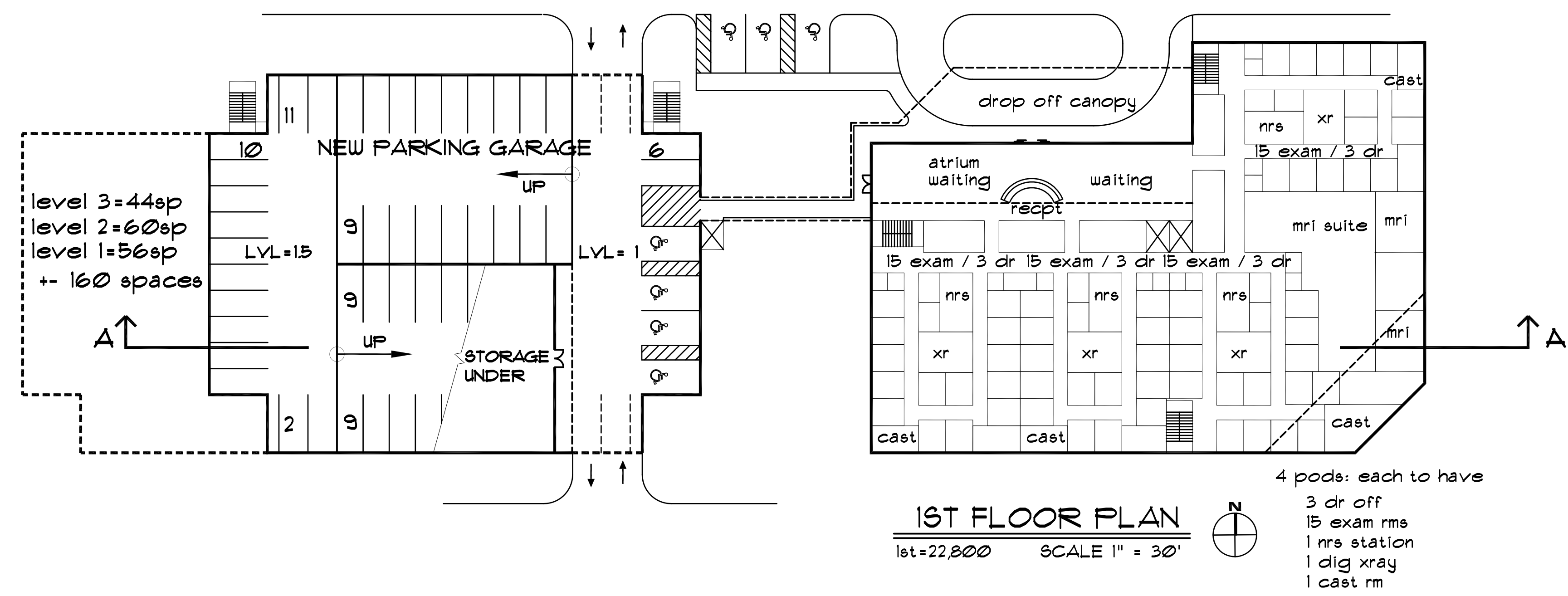
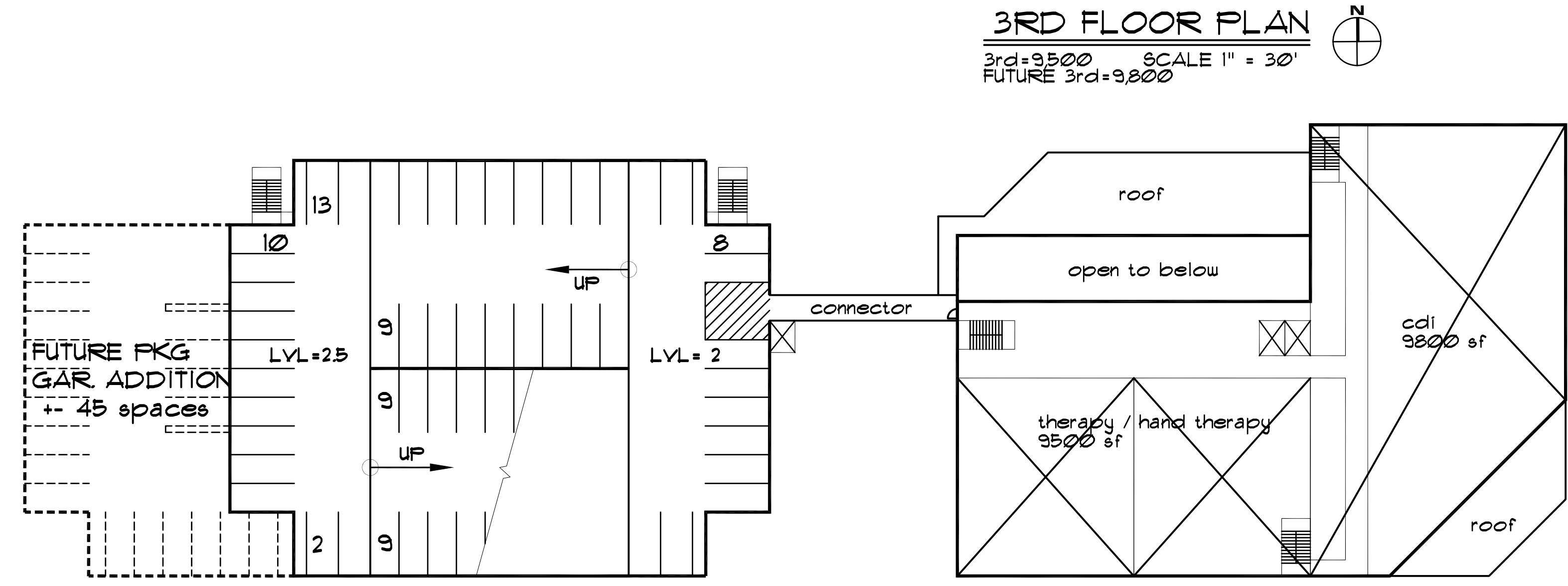
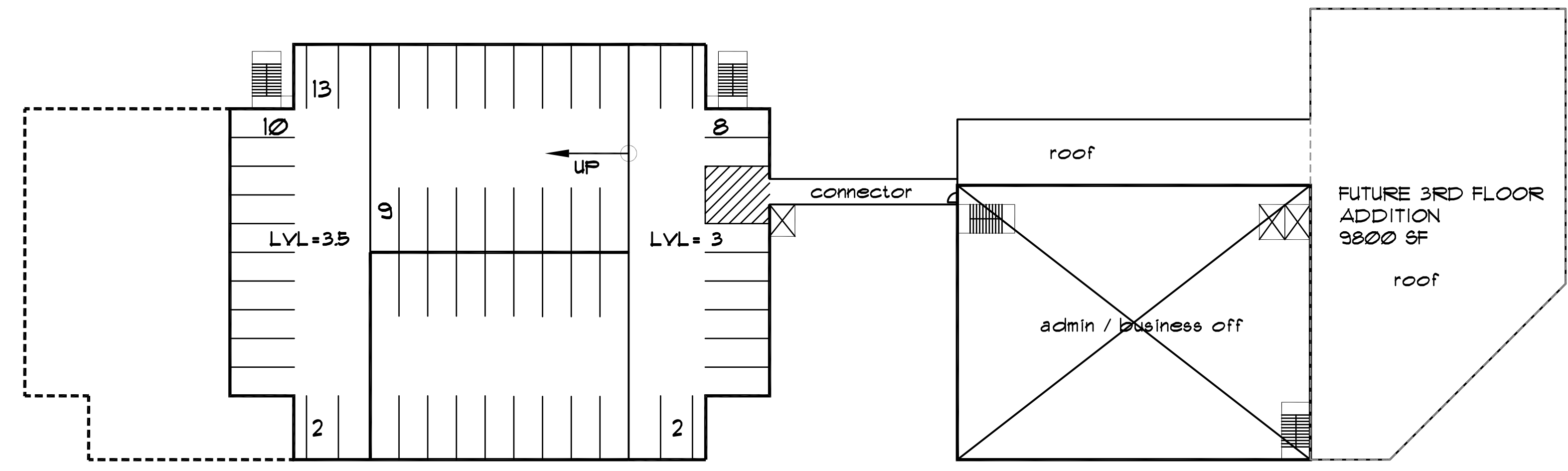
Mark Date Revision

Project No: 324.18    Approv. By: RLB  
 Drawn By: RLB    Date: 9/23/08  
 Checked By: RLB    Scale: NOTED

**OVERALL FLOOR PLANS**

Sheet No:

**2B.2**



**NEW BLDG  
 W/ GARAGE  
 SCHEME 2B**

ARCHITECT'S BUDGET ESTIMATE (CONCEPTUAL DESIGN)			PAGE 1 OF 3	
JEWETT ORTHOPAEDIC CLINIC- FUTURE BLDG NEEDS ANALYSIS				
FOR SCHEME 2B: NEW 50,000 SF BUILDING W/ PARKING GARAGE				
PREPARED BY: ARCHINETICS INC.		DATE: SEPT 24, 2008		
DESCRIPTION	UNIT MEAS.	UNIT PRICE	QTY.	EXTENDED PRICE
<b>*SCHEME 2B: NEW 50,000 SF BUILDING AND 160 SP PARKING GARAGE* (NIC FF&amp;E)</b>				
DEMO SITE FOR NEW BUILDING PAD- INCL. OAK ST. HOUSE AND REEDY BLDG	JOB	24000.00	1	24000.00
ACM ABATEMENT- MAIN BLDG	JOB	160000.00	1	160000.00
DEMO EXISTING BUILDINGS: MAIN BLDG, CASA COLINA, CDI	JOB	40000.00	1	40000.00
NEW THREE STORY BLDG	SF	200.00	51600	10320000.00
NEW THREE STORY PARKING GARAGE	SP	20200.00	160	3232000.00
NEW SURFACE PARKING	SP	4000.00	20	80000.00
PERMITS / IMPACTS	JOB	30000.00	1	30000.00
	SUBTOTAL:			\$13,886,000.00
CONTINGENCY:		2.00%		\$277,720.00
CONTRACTOR OVERHEAD & PROFIT & BONDS:	AT	30.00%		\$4,165,800.00
		<b>CONSTRUCTION TOTAL:</b>		<b>\$18,329,520.00</b>
TOTAL COST PER S.F.	NEW BUILDING AREA=	51600	TOTAL COST PER S.F.=	\$355.22
<b>ALL PRICING FOR BUDGET PURPOSES ONLY.</b> <b>ALL PRICING TO BE CONFIRMED AND VERIFIED W/ QUALIFIED GC'S.</b> <b>ALL FEES AND SCHEDULES TO BE CONFIRMED BY ARCHITECT AND CONSULT.</b>		<b>ARCHITECTURAL FEES:</b>		
		EXIST. CONDITIONS:	0.50%	\$91,647.60
		DESIGN:	6.00%	\$1,099,771.20
		CONSTR. ADMIN.	3.00%	\$549,885.60
		MISC. EXPENSES:	1.00%	\$183,295.20
		<b>TOTAL:</b>	<b>10.50%</b>	<b>\$1,924,599.60</b>
		<b>SCHEDULE- TIME TO COMPLETE:</b>		
		10% DESIGN:		4 WEEKS
		30% DESIGN:		8 WEEKS
		100% DESIGN:		10 WEEKS
		BID AND CONSTRUCT.		12 MONTHS