




**Planning and Zoning Commission**  
**June 4, 2026**  
**Council Chambers**  
**6:00 PM**



- I Call to Order
- II Pledge of Allegiance
- III Minutes of Previous Meeting
  - 1 Minutes of the May 7, 2026 meeting of the Planning and Zoning Commission
- IV Public Period
- V Public Hearing
  - 1 Planned Development Amendment AZPD(2026)-0004 Charles Schwab Campus Improvements
- VI Old Business
- VII New Business
- VIII Adjournment

More than one member of the City Council may be present and speak at this meeting.

**Notice: Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office (407-539-6219) 48 hours in advance of the meeting.**

MEETING DATE		AGENDA
June 4, 2026		Section: Minutes of Previous Meeting
Department/Office : Community Development	AGENDA REPORT	Item #: 1
<b>Subject:</b> Minutes of the May 7, 2026 meeting of the Planning and Zoning Commission		
<b>Requested Action or Motion:</b> Approve the minutes of the May 7, 2026 meeting of the Planning and Zoning Commission		
<b>Summary Explanation &amp; Background:</b>		
<b>Fiscal Impact:</b> NA		
<b>Exhibits:</b> 1. Planning and Zoning Commission_Minutes May 7		
<b>Commission/Board:</b> Planning and Zoning Commission		
<b>Contact Person:</b> Barrett Chaix 407-539-6213		
Reviewed by City Attorney No		



**Planning and Zoning  
Commission Minutes  
May 7, 2026  
Council Chambers  
6:00 PM**



**I. CALL TO ORDER**

Chair Glen Jaffee called the meeting to order at 6:00 PM. Staff in attendance included: Director of Community Development Mike Daniels, Attorney Drew Smith, Planner III Michelle Simerdla, and Senior Planner Barrett Chaix.

**Present:** 4- Glen Jaffee (Chair), Jody Barry (Vice-Chair), Ken Linehan, Greg Hardwick  
**Absent:** 1- Eddie Baird

**II. PLEDGE OF ALLEGIANCE**

After reciting the pledge, Director Daniels introduced Michelle Simerdla, Planner III, who recently joined the staff.

**III. MINUTES OF PREVIOUS MEETING**

**1. MINUTES OF THE APRIL 2, 2026 MEETING OF THE PLANNING AND ZONING COMMISSION**

**RESULT:** Approve the minutes of the April 2, 2026 Planning and Zoning Commission  
**MOVER:** Barry  
**SECONDER:** Hardwick  
**AYES:** Hardwick, Linehan, Barry, Jaffee  
**NAYS:** None

**IV. PUBLIC PERIOD**

Chair Jaffee opened the public period and asked if anyone from the public wished to speak on a non-agenda item. There being none, he closed the public period.

**V. OLD BUSINESS**

**1. SMALL LOT RESIDENTIAL DEVELOPMENT IN THE DM ZONING DISTRICT**

Director Daniels presented information on the topic, as a continuation of previous discussion. He explained if they have a proposal after this meeting, he can bring it to Council to gauge their interest before

potentially drafting an ordinance to change the city code.

Pursuant to discussion at the April Planning and Zoning Commission meeting, staff has created draft changes to the City's Residential permitted uses in the Downtown Maitland (DM) Zoning District. Staff is proposing that the Land Development Code be changed to address the following issues:

Existing single-family homes and duplexes can be demolished and redeveloped subject to the requirements of the RSF-D Zoning District with the requirement that new units comply with the public frontage standards that are required in the DM District.

Multifamily developments of 3 units or more in the DM Zoning District are exempted from the requirement prohibiting residential uses on the ground floor, and incorporates nonresidential and non-parking uses along at least sixty (60) percent of the ground-floor building frontage along a public right-of way if:

- a. Located on a Type II or Type III street as defined in section 3.3.5(e)(4)(A) with the exception of Independence Lane, and
- b. Located on a parcel or parcels less than 20,000 square feet prior to the effective date of this ordinance, and
- c. Shall comply with all other requirements of the Downtown Maitland Zoning District

To support this discussion, staff has provided the following materials:  
Proposed Revisions to LDC Section 4.2.4 Standards Specific to Principal Uses

Existing Zoning Requirements for the RSF-D Zoning District  
LDC Section 3.3.5 – Downtown Maitland Zoning Regulations  
LDC Table 4.2.2 – Permitted Residential Uses  
LDC Section 10.3.2 – Definitions  
DM Street Type Definitions

Map Identifying parcels in the DM Zoning District that would qualify for the proposed exemption

Upon approval of conceptual language for proposed ordinance changes to the DM District by the Planning and Zoning Commission, staff will include as a discussion agenda item on the next available City Council agenda.

There was discussion about neighborhoods that would be impacted by change, such as Ridgewood and potentially Circle Drive. The commission discussed how existing single-family homes would be allowed to redevelop in a larger footprint with the potential changes. Also, they discussed the distinction between triplex,

quadplexes, and multifamily and the significance of the decision. They discussed the concept of "missing-middle housing" and concluded this would be an excellent step in that direction. They discussed how there is a sharp distinction currently on different sides of Ridgewood Avenue between what uses are allowed, that this would help to alleviate.


**VI. NEW BUSINESS**

Director Daniels updated the commission on a few items: MCN Lot 6 first reading at City Council will be Monday May 11; A multifamily project was approved at 473 Keller Road by Development Review Committee; Maitland Concourse North and there will be a Bike Safety Trail Ride at Maitland Community Park on May 9.

**VII. ADJOURNMENT**

The meeting was adjourned at 6:36 PM.

DRAFT

MEETING DATE	 <b>MAITLAND</b> FLORIDA	AGENDA
June 4, 2026		Section: Public Hearing
Department/Office : Community Development	AGENDA REPORT	Item #: 1
<b>Subject:</b> Planned Development Amendment AZPD(2026)-0004 Charles Schwab Campus Improvements		
<b>Requested Action or Motion:</b> Recommend approval with conditions of Planned Development Amendment AZPD(2026)-0004 Charles Schwab Campus Improvements based on the findings and decision standards outlined in the DRC Staff report.		
<b>Summary Explanation &amp; Background:</b> Charles Schwab & Co., the property owner, is proposing several site improvements, the most significant of which is the construction of a parking structure up to 10-stories in height. The subject property is located in "The Summit" Planned Development, which was developed in unincorporated Orange County and annexed into the City of Maitland in 2002. The subject property is approximately 24.3 acres in size, split among three parcels. It is developed with four office buildings and two parking structures. The location of the parking garage is within a flood hazard boundary (Zone A). The applicant has submitted engineering analysis for a proposed Letter of Map Revision (LOMR) to revise the boundary of the flood zone which is currently under review with city staff.  The applicant is requesting to apply some standards for these improvements that differ from the development standards in the previously approved PD and the Maitland LDC: <ul style="list-style-type: none"> <li>• A reduction in the existing setback of 25' from the northern property boundary to 10';</li> <li>• An increase of the maximum impervious percentage of 70%; and</li> <li>• Interior illuminated monument and directional signage.</li> </ul> <p>On May 20, 2026, the Development Review Committee (DRC) voted to recommend approval with conditions of this PD amendment based on the findings and decision standards outlined in the enclosed staff report. The Planning and Zoning Commission will be voting on a recommendation of approval, denial, or approval with conditions to the City Council. Following the Planned Development amendment, if approved, the next steps in the development approval process would be Site Plan Review and then building permits.</p>		
<b>Fiscal Impact:</b> NA		
<b>Exhibits:</b> <ol style="list-style-type: none"> <li>1. Signed DRC Report Charles Schwab campus</li> <li>2. PD Amendment Plans_v2_v1</li> <li>3. 25011_ORLG3PG-ELEVS_2026-05-18</li> </ol>		
<b>Commission/Board:</b> Planning and Zoning Commission		

<b>Contact Person:</b> Barrett Chaix 407-539-6213
Reviewed by City Attorney No



**MAITLAND DEVELOPMENT REVIEW COMMITTEE  
PETITION # AZPD(2026)-0004  
CHARLES SCHWAB CAMPUS IMPROVEMENTS  
MAY 20, 2026**

**APPLICANT:** FinFrock Construction; 2400 Apopka Blvd., Apopka, FL 32703  
**OWNER(S):** CHARLES SCHWAB & CO INC, 9800 SCHWAB WAY Lone Tree, CO 80124  
**PETITION:** Planned Development  
**PROPOSED USE:** Office  
**CURRENT USE** Office  
**LOCATION:** 2001, 1950, & 1991 Summit Park Drive, Orlando, FL 32810  
**PID(S):** 27-21-29-8419-00-010; 27-21-29-8419-00-011; 27-21-29-8420-00-020  
**ACREAGE:** 24.33 Acres (+/-)  
**ACCESS:** Summit Park Drive  
**ZONE DISTRICT:** Planned Development  
**FUTURE LAND USE:** Employment Center

**AREA MAP**



## **I. FINDINGS & RECOMMENDATIONS**

City Staff has reviewed this application for planned development amendment to the Official Zone District Map and prepared this report that addresses the application's compliance with the applicable review standards in Section 2.5.1(f)(3) of the Maitland Land Development Code. Based on these findings, the Development Review Committee (DRC) recommends **approval** of the application with conditions.

## **II. STAFF ANALYSIS**

THE FOLLOWING ARE INCLUDED IN THE RECOMMENDATION FOR APPROVAL WITH CONDITIONS:

**Application for Planned Development and supporting information.**

### **REQUEST AND BACKGROUND**

The subject property is part of the "The Summit" Development of Regional Impact (DRI) and was annexed into the City of Maitland on December 9, 2002, after being developed under the jurisdiction of Orange County as part of a Planned Development. The annexation agreement required that Maitland rezoned the property to a Maitland Planned Development zone district that was consistent with the Orange County Planned Development zoning ordinance. This was done so in Maitland City Council's Ordinance No. 1083 on May 24, 2004. Ordinance 1083 recognized and approved the uses both existing on the Property and as permitted in the Development Order and Annexation Agreement which included office uses.

Charles Schwab & Co. Inc., a financial services company, acquired the subject property in 2025 and propose various modifications to the site, the most substantial of which is the construction of an up to 10-story parking structure in the north-west of the site. Construction of this parking structure would be accompanied by a reconfiguration of the stormwater system. Other improvements include a new service yard for an existing office building, a new outdoor café dining area, a reconfigured entrance to an existing parking structure, and canopy replacements on an existing office building. The applicant has requested a few land development code modifications to accomplish these modifications. They request a reduction in the existing setback of 25' from the northern property boundary to 10'; an increase of the maximum impervious percentage of 70%; and permission to have interior illuminated monument and directional signage.

### **PROPERTY DESCRIPTION**

The subject property is approximately 24.3 acres in size split among three parcels. It is developed with four office buildings and two parking structures. It is bounded by Maitland Summit Blvd to the south, Gateway Drive and associated stormwater infrastructure to the north [the northern boundary of the subject property is also boundary between the City of Maitland and the City of Altamonte Springs as well as the boundary between Orange County and Seminole County], and Maitland Boulevard to the West. It is an area of special flood hazard, Zone A and Zone X.

## **PLANNED DEVELOPMENT REVIEW STANDARDS**

Planned developments are amendments to the Official Zone District Map that accommodate developments that are planned and developed under unified control. They allow for flexible standards and procedures conducive to creating more mixed-use, pedestrian-oriented, and otherwise higher quality development than could be achieved through base zone district regulations, as well as offering enhanced community benefits and amenities. Planned Developments are a discretionary approval evaluated on the review procedure and decision standards established in the Land Development Code (LDC). The Development Review Committee reviews the application, prepares a staff report, and makes a recommendation on the application based on the review standards in Sec. 2.5.1(f)(4) of the LDC. Following DRC's recommendation, a public hearing will be scheduled where the Planning and Zoning Commission will review the application in a quasi-judicial public hearing and make a recommendation to City Council on the application based upon the same review standards.

Review of and the decision on an application for a planned development district shall be based on compliance of the application with the following, with staff's findings:

**(A) The review standards in Section 2.5.1(e)(3), Site-Specific Zone District Map Amendment Review Standards;** The applicant has provided a narrative and conceptual site plan with sufficient specificity that demonstrates it is compatible with the development program set out in "The Summit" DRI and PD Plan approved by Maitland City Council Ordinance number 1083. The applicants are requesting a reduction in the existing setback of 25' from the northern property boundary to 10'; an increase of the maximum impervious percentage of 70%; and permission to have interior illuminated monument and directional signage. Staff finds that these proposed modifications are consistent with the adopted CDP and are not inconsistent with the Employment Center future land use designation. No other aspects of the proposed development are inconsistent with the provisions of the Maitland LDC. Staff notes that the proposed total impervious area of 72.2% would be less than the maximum amount of 75% allowed in the West Side District consistent with the Employment Center Future Land Use. Ordinance 1083 also explicitly allows City Council to allow a final development plan with a minimum permeable surface area of less than 30%. The proposed conceptual site plan demonstrates that adequate fire access can be provided to the new structure.

Through its consistency with Ord. number 1083 and adherence to the proposed conditions of approval, staff finds that the applicant has demonstrated that the proposed development:

- Is consistent with the comprehensive development plan, other city plans, and would result in a logical and orderly development pattern;
- Is not in conflict with any provisions of the Maitland LDC;
- Addresses a demonstrated community need;
- Would not adversely affect the property values in the area;
- Would not result in adverse impacts on the natural environment; and
- Is adequately served by public facilities;

[The existing zone district designation (planned development) is unchanged, and therefore the "legitimate public purpose" criteria (2.5.1(e)(3) (B) does not apply.]

**(B) The standards for development in a PD district set forth in in Section 3.5.3(c)(1), PD Plan;** The applicant has provided a narrative and conceptual site plan with sufficient specificity that

demonstrates it is compatible with the development standards set forth in “The Summit” PD plan approved by Maitland City Council Ordinance number 1083. Through its consistency with Ord. number 1083 and adherence to the proposed conditions of approval, staff finds that the applicant has demonstrated that these standards have been met.

**(C)The provision of community benefits, as identified in Section 3.5.3(c)(4), Compensating Community Benefits, to compensate for the increased development flexibility of the PD district.** The applicant has provided a narrative and conceptual site plan with sufficient specificity that demonstrates it is compatible with the development program set out in “The Summit” DRI and PD Plan approved by Maitland City Council Ordinance number 1083. Through its consistency with Ord. number 1083 and “The Summit” development of regional impact and adherence to the proposed conditions of approval, staff finds that the applicant has demonstrated that community benefits will remain as identified in Section 3.5.3(c)(4), Compensating Community Benefits, to compensate for the increased development flexibility of the PD district.

### **CONDITIONS OF APPROVAL**

1. Conditions applicable through Ordinance #1083 remain, unless otherwise specifically requested and approved as a modification through this PD amendment. Subsequent development shall conform to the Land Development Code or be approved as a minor deviation from the PD per Sec. 2.5.1(f)(3)(L)(4).
2. Fire truck route in the SW parking lot under the proposed parking garage is shown over existing parking islands, ramps and curbs, as well as proposed areas near the garage. Revise plan accordingly. In addition, the fire access adjacent to the parking garage and Maitland Blvd has 20’ grass plus a 5’ sidewalk (25 total) yet cross section has 20’ total. Applicant shall revise appropriately for site plan review to avoid conflicts.
3. The applicant shall provide a tree removal and replacement plan showing size, type, and location and net gain/loss.
4. Monument sign, building identification signs and wayfinding (directional) signs internal to the site, may be internally lit, but must conform to lighting standards listed in LDC Section 5.14.5 (b). The signs shall comply with size, location and copy area regulations of the City’s LDC.
5. High-rise buildings require approved automatic sprinklers throughout per FFPC/NFPA 101 Chapter 11 and Florida amendments, eliminating most open garage exemptions for structures over 75 feet. Fully sprinklered structures permit hose lay distances up to 450 feet from the apparatus access road to any exterior wall point on the lowest story, versus 150 feet without sprinklers. Site plan shall conform to these requirements.
6. A comprehensive, performance-based fire protection design demonstrating an equivalent level of safety is required prior to approval of the Site Plan Review. At a minimum, this shall include:
  - a. Full automatic sprinkler protection throughout the structure
  - b. Standpipe system designed for high-rise firefighting operations
  - c. Strategically located and fully accessible fire department connections
  - d. Verified hose reach analysis for all areas of the structure
  - e. Enhanced water supply capable of supporting extended operations
  - f. Evaluation of structural fire resistance and fire spread potential
  - g. Fire department operational plan, including apparatus positioning and deployment strategy.
  - h. Supporting fire modeling or engineering analysis, as required

Additional life safety and fire protection criteria or design may be required once review of comprehensive document above is supplied.

**INFORMATIONAL COMMENTS**

1. The PD accounts for 70% impervious. The applicant is currently claiming the existing impervious for one of the lots that already exceeds this percentage. This may have an effect on the stormwater calculations and has implications that the site is currently out of compliance with the PD and the SJRWMD permit.
2. As of January 1, 2026, the new Statewide Stormwater rule has been implemented, dramatically changing stormwater treatment criteria. Modifying the stormwater system in this manner will likely trigger these new criteria. A SJRWMD modification will be required, as well as stormwater calculations submitted to the city showing conformance with SJRWMD.



**Michael Daniels,  
Community Development Director**

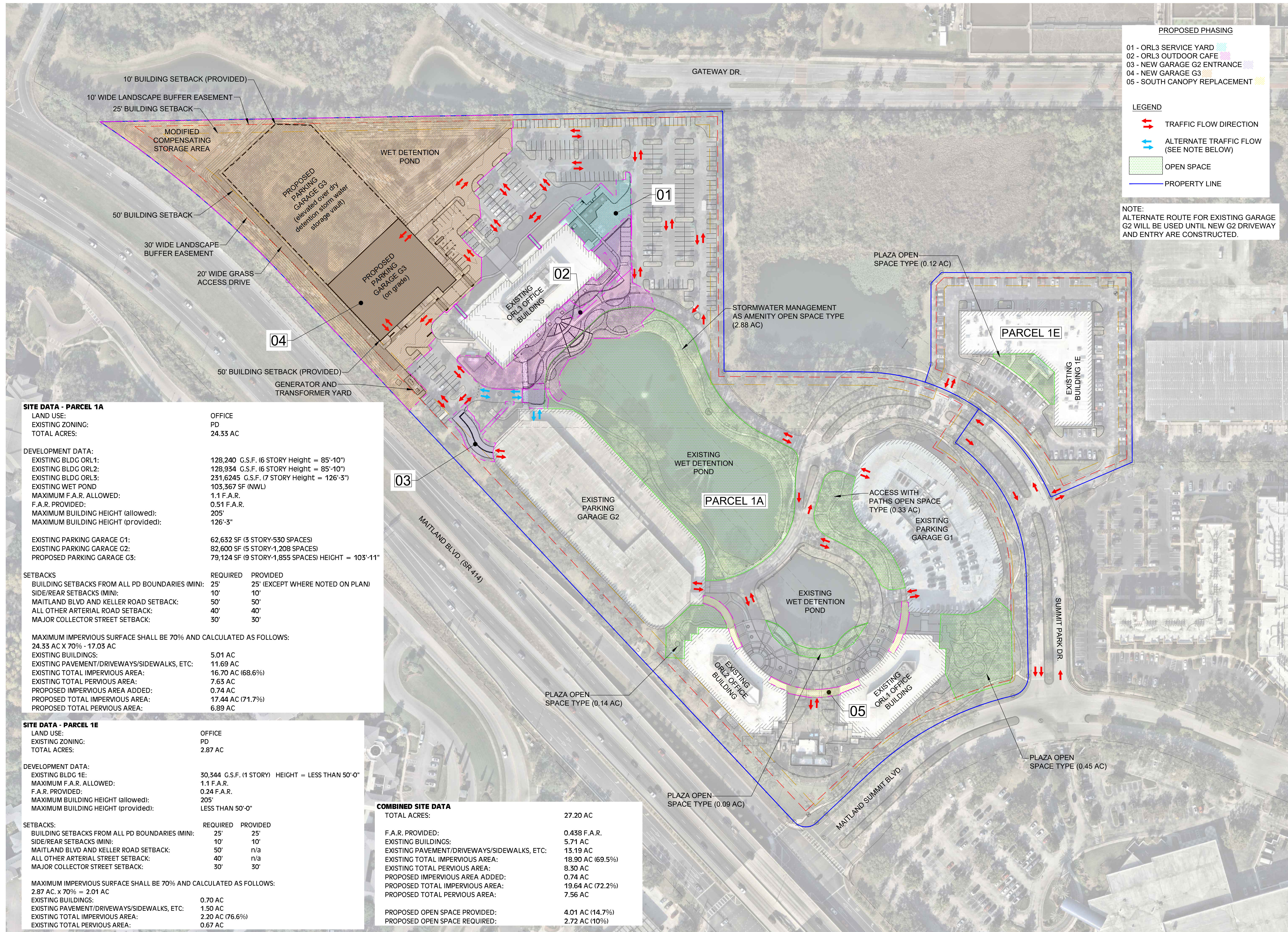


**Date**









**PROPOSED PHASING**

- 01 - ORL3 SERVICE YARD
- 02 - ORL3 OUTDOOR CAFE
- 03 - NEW GARAGE G2 ENTRANCE
- 04 - NEW GARAGE G3
- 05 - SOUTH CANOPY REPLACEMENT

**LEGEND**

- ↔ TRAFFIC FLOW DIRECTION
- ↔ ALTERNATE TRAFFIC FLOW (SEE NOTE BELOW)
- OPEN SPACE
- PROPERTY LINE

**NOTE:**  
ALTERNATE ROUTE FOR EXISTING GARAGE G2 WILL BE USED UNTIL NEW G2 DRIVEWAY AND ENTRY ARE CONSTRUCTED.

**SITE DATA - PARCEL 1A**

LAND USE:	OFFICE
EXISTING ZONING:	PD
TOTAL ACRES:	24.33 AC

**DEVELOPMENT DATA:**

EXISTING BLDG ORL1:	128,240 G.S.F. (6 STORY Height = 85'-10")
EXISTING BLDG ORL2:	128,934 G.S.F. (6 STORY Height = 85'-10")
EXISTING BLDG ORL3:	231,6245 G.S.F. (7 STORY Height = 126'-3")
EXISTING WET POND:	103,367 SF (NWL)
MAXIMUM F.A.R. ALLOWED:	1.1 F.A.R.
F.A.R. PROVIDED:	0.51 F.A.R.
MAXIMUM BUILDING HEIGHT (allowed):	205'
MAXIMUM BUILDING HEIGHT (provided):	126'-3"

**EXISTING PARKING GARAGE G1:** 62,632 SF (3 STORY-530 SPACES)  
**EXISTING PARKING GARAGE G2:** 82,600 SF (5 STORY-1,208 SPACES)  
**PROPOSED PARKING GARAGE G3:** 79,124 SF (9 STORY-1,855 SPACES) HEIGHT = 103'-11"

<b>SETBACKS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
BUILDING SETBACKS FROM ALL PD BOUNDARIES (MIN):	25'	25' (EXCEPT WHERE NOTED ON PLAN)
SIDE/REAR SETBACKS (MIN):	10'	10'
MAITLAND BLVD AND KELLER ROAD SETBACK:	50'	50'
ALL OTHER ARTERIAL ROAD SETBACK:	40'	40'
MAJOR COLLECTOR STREET SETBACK:	30'	30'

**MAXIMUM IMPERVIOUS SURFACE SHALL BE 70% AND CALCULATED AS FOLLOWS:**  
 24.33 AC X 70% = 17.03 AC

EXISTING BUILDINGS:	5.01 AC
EXISTING PAVEMENT/DRIVEWAYS/SIDEWALKS, ETC.:	11.69 AC
EXISTING TOTAL IMPERVIOUS AREA:	16.70 AC (68.6%)
EXISTING TOTAL PERVIOUS AREA:	7.63 AC
PROPOSED IMPERVIOUS AREA ADDED:	0.74 AC
PROPOSED TOTAL IMPERVIOUS AREA:	17.44 AC (71.7%)
PROPOSED TOTAL PERVIOUS AREA:	6.89 AC

**SITE DATA - PARCEL 1E**

LAND USE:	OFFICE
EXISTING ZONING:	PD
TOTAL ACRES:	2.87 AC

**DEVELOPMENT DATA:**

EXISTING BLDG 1E:	30,344 G.S.F. (1 STORY) HEIGHT = LESS THAN 50'-0"
MAXIMUM F.A.R. ALLOWED:	1.1 F.A.R.
F.A.R. PROVIDED:	0.24 F.A.R.
MAXIMUM BUILDING HEIGHT (allowed):	205'
MAXIMUM BUILDING HEIGHT (provided):	LESS THAN 50'-0"

<b>SETBACKS:</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
BUILDING SETBACKS FROM ALL PD BOUNDARIES (MIN):	25'	25'
SIDE/REAR SETBACKS (MIN):	10'	10'
MAITLAND BLVD AND KELLER ROAD SETBACK:	50'	n/a
ALL OTHER ARTERIAL STREET SETBACK:	40'	n/a
MAJOR COLLECTOR STREET SETBACK:	30'	30'

**MAXIMUM IMPERVIOUS SURFACE SHALL BE 70% AND CALCULATED AS FOLLOWS:**  
 2.87 AC. X 70% = 2.01 AC

EXISTING BUILDINGS:	0.70 AC
EXISTING PAVEMENT/DRIVEWAYS/SIDEWALKS, ETC.:	1.50 AC
EXISTING TOTAL IMPERVIOUS AREA:	2.20 AC (76.6%)
EXISTING TOTAL PERVIOUS AREA:	0.67 AC

**COMBINED SITE DATA**

TOTAL ACRES:	27.20 AC
F.A.R. PROVIDED:	0.438 F.A.R.
EXISTING BUILDINGS:	5.71 AC
EXISTING PAVEMENT/DRIVEWAYS/SIDEWALKS, ETC.:	13.19 AC
EXISTING TOTAL IMPERVIOUS AREA:	18.90 AC (69.5%)
EXISTING TOTAL PERVIOUS AREA:	8.30 AC
PROPOSED IMPERVIOUS AREA ADDED:	0.74 AC
PROPOSED TOTAL IMPERVIOUS AREA:	19.64 AC (72.2%)
PROPOSED TOTAL PERVIOUS AREA:	7.56 AC
PROPOSED OPEN SPACE PROVIDED:	4.01 AC (14.7%)
PROPOSED OPEN SPACE REQUIRED:	2.72 AC (10%)

KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

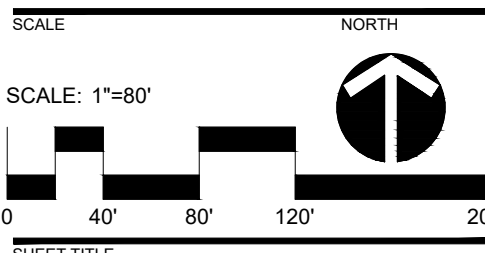
**THE SUMMIT PD PARCELS 1A and 1E**  
 2000 SUMMIT PARK DRIVE  
 MAITLAND, FL 32751

LANDDESIGN PROJ.# 8125024

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
	PD AMENDMENT	01/29/2026
	PD AMENDMENT (RESPONSE)	03/13/2026
	PD AMENDMENT (RESPONSE #2)	04/28/2026

DESIGNED BY: TM / SN  
 DRAWN BY: SN  
 CHECKED BY: TM / SN



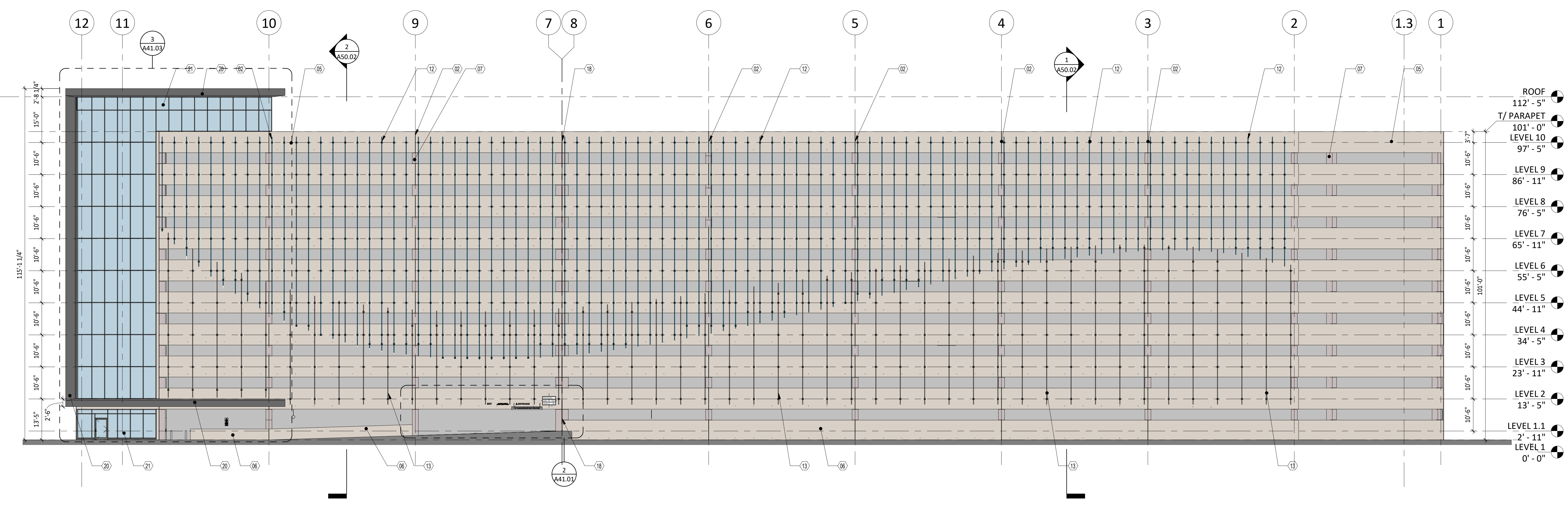
**PD AMENDMENT PLAN**

SHEET NUMBER

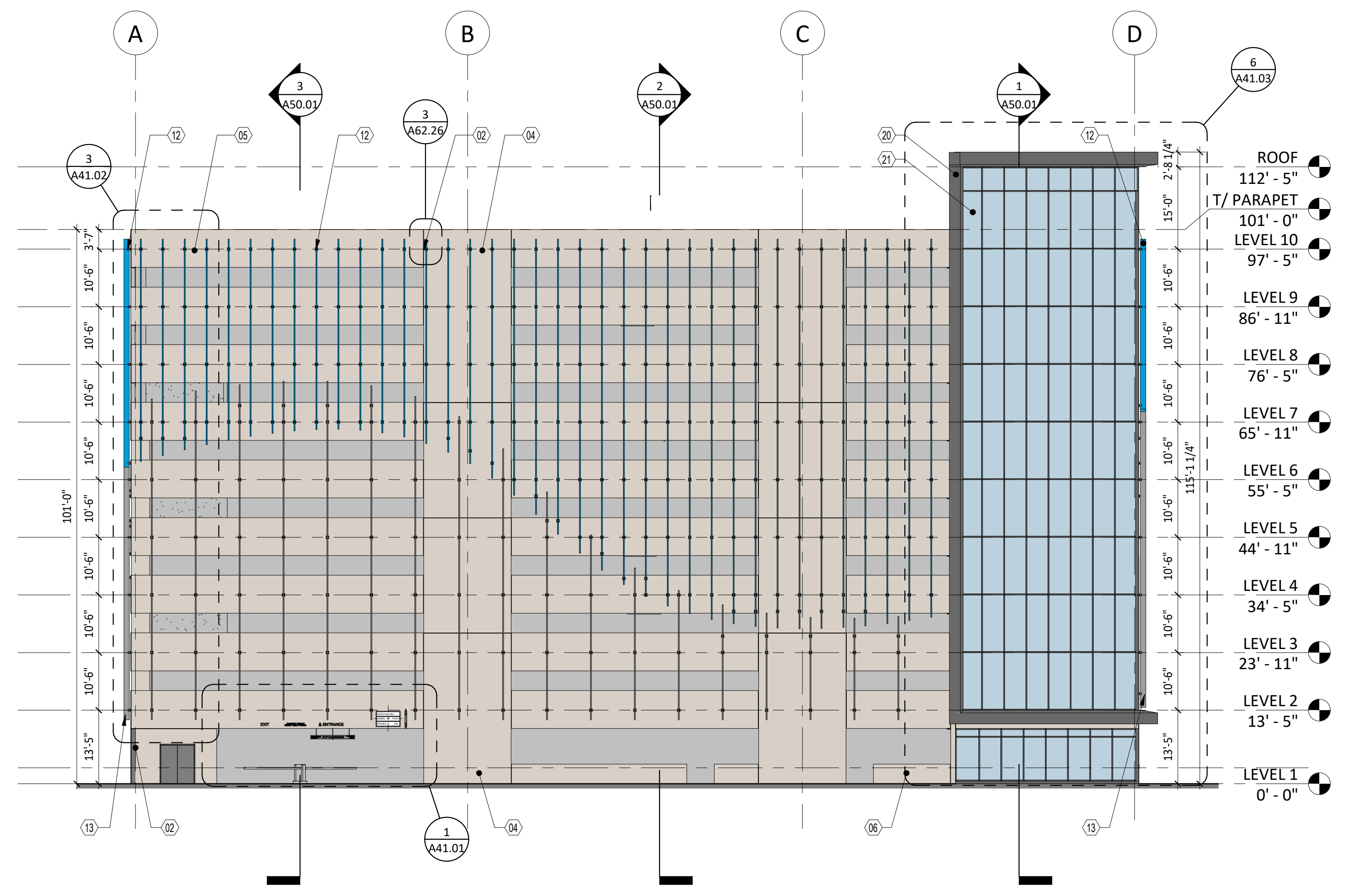




CITY OF MAITLAND STAMP BOX



**NORTH ELEVATION** 1  
 1/16" = 1'-0" A40.01



**EAST ELEVATION** 2  
 1/16" = 1'-0" A40.01

**NOTES:**

- EXTERIOR FINISH TO BE INTEGRAL COLOR CONCRETE WITH LIGHT SAND BLAST
- ALL JOINTS TO BE PAINTED ADJACENT WALL COLOR, UNLESS OTHERWISE NOTED.
- ALL PRECAST ELEMENTS OF STAIRS #1 AND #2 TO REMAIN UNPAINTED.
- SEE A42 SERIES FOR METAL FIN DIMENSIONS
- SEE A80 SERIES FOR DOOR SCHEDULE AND DETAILS.
- SEE A83 SERIES FOR STOREFRONT DETAILS AND DIMENSIONS.
- SEE A84 SERIES FOR CURTAIN WALL DETAILS AND DIMENSIONS.
- SEE A90 SERIES FOR SIGNAGE SCHEDULE AND DETAILS

**LEGEND:**

- INTEGRAL COLOR PRECAST CONCRETE
- ALUMINUM FIN - SCHWAB BLUE
- ALUMINUM FIN - ANODIZED GRAY
- ACM PANELS & WINDOW MULLIONS - CHARCOAL GRAY
- OPENING IN ELEVATION

**KEYNOTES:**

- 1" REVEAL
- VERTICAL JOINT - RECESSED
- HORIZONTAL JOINT - RECESSED
- PRECAST CONCRETE WALL
- PRECAST CONCRETE SPANDREL
- PRECAST CONCRETE GRADE SPANDREL
- PRECAST CONCRETE COLUMN
- PRECAST CONCRETE SHEARWALL
- PRECAST CONCRETE LITTEWALL
- PRECAST CONCRETE STAIR
- PRECAST CONCRETE TAPERED ROOF SLAB
- METAL FIN - PAINTED SCHWAB BLUE (SEE A42 SERIES FOR DIMENSIONS AND DETAILS)
- METAL FIN - PAINTED ANODIZED GRAY (SEE A42 SERIES FOR DIMENSIONS AND DETAILS)
- HSS RECTANGULAR STRUCTURE - GALVANIZED & PAINTED; COLOR T.B.D
- ROOF GUTTER
- DOWNSPOUT
- BUILDING SIGNAGE BY OTHERS - SIGNAGE VARIANCE AND PERMIT APPLICATION TO BE COMPLETED WITH THE CITY OF MAITLAND UNDER SEPARATE SUBMITTAL
- EXPANSION JOINT
- ALUMINUM GUARDRAIL WITH PERFORATED PANELS
- LIGHT GAUGE FRAMED WITH ACM CLADDING
- CURTAIN WALL

ORL G3 PARKING GARAGE  
 FLORIDA  
 MAITLAND  
 EXTERIOR ELEVATIONS

REV.	DATE	DESCRIPTION
005	02-26	BUILDING PERMIT

PROJECT NUMBER:	25011
DRAWN BY:	VJW/m
CHECKED BY:	DP/ra

**A40.01**

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