

## THE DOVER BUILDING

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Koger Equity, Inc.  
Orlando, Florida



Computer Generated  
Interior Views

**Client / Contact:**  
Koger Equity, Inc.  
Charles Sheppard  
Jacksonville, Florida  
904.723.1000

**Location:**  
Orlando, Florida

**Project Size:**  
68,000 SF

**Completion Date:**  
January 2001

**Construction Cost:**  
\$3,400,000

**Civil:**  
PEC Inc.  
Orlando, Florida

**Structural:**  
Atlantic Engineering Services

**Electrical:**  
Bolden Engineers, Inc.  
Atlanta, Georgia

**Mechanical/Plumbing/Fire Protection:**  
AMC Consulting Engineers, Inc.  
Atlanta, Georgia

The Dover Building is a (3) three story steel framed office building of approximately 68,000 gross square feet located in tract 10 of the Koger Center East at University Boulevard and Rouse Road, Orlando, Florida. The building is accessible to the disabled, accommodates the visually and hearing impaired and is fully sprinklered for protection against fire.

The building is situated on a site to the north of Corporate Boulevard. Care was taken in the design of the Dover Building to harmonize the exterior materials and character with the neighboring existing buildings. The curtain wall glazing is designed to match the existing buildings which have strong horizontal black aluminum mulls at the head and sill members and structural, butt glazed joints at the vertical, providing an elegant, crisp appearance to the facade. The gray glass is complimented by the precast concrete column covers and spandrel panels. The ribbed precast parapet wall matches the existing buildings.

The main entrances at the front and rear of the Dover Building, along with the secondary entrances at either end are framed in architectural precast concrete, providing pleasing, easily recognizable entries. Main entrances open onto well-lit lobbies which are designed to enhance entrances to tenant office suites while affording easy access to the elevator lobby centered in the building core. Entries at either end of the building are through the ground floor level of stairwells glazed on the exterior side to provide an open, naturally lighted space leading to all floors.

The Dover Building houses (2) two large elevator cabs, one with front and rear doors, which open onto a lobby with stone flooring, geometrically patterned and finished with a flame finish to provide slip resistance. Lobby walls are finished in rich woods, polished granite and vinyl wall coverings for an easily maintained yet inviting appearance.