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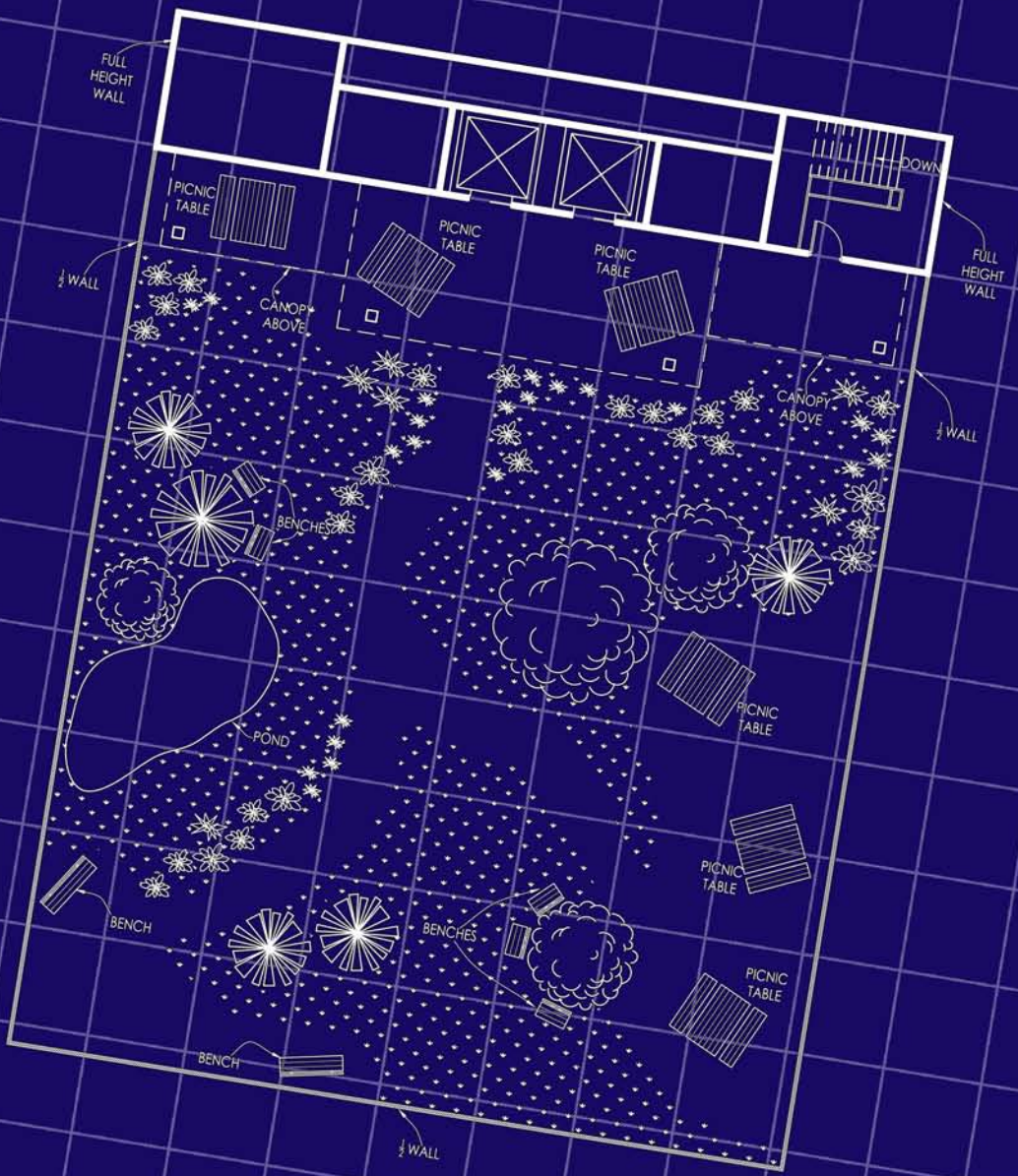
# Modern Floorplans

## Office Spaces

### An Average Highrise Building

### "The Lynette Group - Adnap Memorial Gardens"

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# Modern Floorplans
## Volume 1: Office Spaces

### *An Average Highrise Building*

### *"The Lynette Group - Adnap Memorial Garden"*

By Charles and Krista White

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Conceptualized by: Charles White
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Preston DuBose
Immeasurable assistance by:
Clint Black and Stu Miller

Plus, a very special thank you to our publisher, 12 to Midnight . . . especially Preston DuBose and Jerry Blakemore.

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This product is a work of fiction. Any similarity to actual structures is purely coincidental. Although these floor plans have been created with a great deal of quality, they are not intended to be used to create actual structures. Made in the USA.

# Table of Contents

Author's Notes....4
About the Authors....5
Introduction....6
How to Use Our Maps....7
The Lynette Group
An Average Highrise Building - Adnap Memorial Garden
24 x 36 Overview....8
8 1/2 x 11 Overview....9
Tile Key....10
Complete Map....11
No Labels....20
No Grid....31
No Furniture/No Labels....42
Adnap Memorial Garden - Alternate Layout
24 x 36 Overview-Quad Layout....53
8 1/2 x 11 Overview....54
Tile Key....55
Complete Map....56

# Author's Notes

For years, I have enjoyed playing in and running modern and near-future campaigns. The frustrating thing about gaming within these settings is the lack of maps. I began collecting maps of places that I visited for use in my games, such as hospitals, museums and other places. One of my favorites was a map of a museum that I found online. However, none of them completely fit the bill. I went to various gaming websites and stores looking for good maps, but couldn't find any that interested me. I quickly got tired of planning my games around the maps that I had available. I knew that I needed to do something, but didn't know what.

About seven years ago, Krista began drafting in AutoCAD and creating some amazing structures for school projects and then for work. It wasn't until about two years ago that it dawned on me that these structures were exactly what I needed for my games. Although not a gamer herself, Krista used her expertise to create incredible modern structures for me based on the input that I offered. I then figured that if I am in need of maps of modern structures, there must be many other people that need maps as well.

I initially thought that gaming companies would be falling all over themselves to get their hands on these maps. Boy was I wrong. There were several things that I hadn't thought of if the maps were going to be produced and sold in gaming stores.

Most gamers wanted a map that they could throw on a table and use with their miniatures. They didn't want to draw out the maps; and given the detail of the maps it would be difficult for those that wanted to try. In addition, the maps needed to be printed on 24"x36" paper to be at the correct scale and this was very expensive. If we wanted to sell the maps, the cost would be prohibitive.

The maps sat on the shelf for quite some time until Krista and I decided to contact a few game companies to see if they needed someone to create maps of modern structures for their products. There were no takers. About the same time, one of our good friends, Clint Black, was working with a couple of gaming companies on various projects. We sent him some of the maps that Krista had created. He suggested that we talk with an indie gaming company that was heavily utilizing modern settings. That company was 12 to Midnight.

We sent a couple of samples to the folks at 12 to Midnight and they loved them. At the same time, they solved our biggest obstacle. If we released the maps in .PDF format, we didn't have to worry about the constraints of printing. And, the rest is history. It just goes to show that if you have a dream and the support of great friends and family, you can accomplish anything!

- Charles White

# About the Authors

Charles White has been involved with gaming ever since a high school friend brought a copy of the expert set of Dungeons and Dragons to school one day. Twenty years later, Charles still games on a regular basis and runs games on occasion. Definitely not the typical gamer, Charles is a Lutheran Seminary graduate and holds two Masters degrees; one with a focus in American Church History and the other, an advanced Masters, in the area of American Religion and Culture.

Krista White is not your typical creator of gaming supplements. In fact, she has never gamed in her life. However, one fateful day, over ten years ago, she met a bright-eyed handsome gamer and her life has never been the same since. Krista is an experienced architectural drafter who works on many real world projects during her "day job". In addition, she has a degree in interior design and is a painter, sculptor, scrapbooker and all around artiste.

Krista and Charles both call North Carolina home where they live with their "daughter", Daisy, a full-blooded Golden Retriever and recently added "son", George, a rambunctious hound mix.

# Introduction

## Modern Floor Plans
## Office Spaces
## An Average Highrise Building
## "The Lynette Group - Adnap Memorial Garden"

Welcome to Modern Floor Plans. We hope that you enjoy these floor plans and encourage you to keep an eye out for more releases from Fabled Environments.

### Building Green Castles In The Sky

In this age of metal monoliths and brick bastions, few CEOs stop and think about the direct impact that their company headquarters has on the surrounding environment. It has been shown that in large metropolitan areas, the average temperature is seven degrees hotter than in nearby rural areas. The phenomenon has been dubbed an urban heat island and few business leaders have even acknowledged the issue. Enter Krista Lynette, CEO of the Lynette Group, a conglomerate with locations throughout the world.

Not only has Ms. Lynette recognized that this is a problem plaguing industrialized urban areas throughout the world, but she has sought to offer a solution. "One only needs to take a stroll down 5th avenue in July to realize that there is a problem," offers Ms. Lynette. "Our corporation knows that we have a responsibility to address this issue. We firmly believe that if you aren't part of the solution, then you are part of the problem."

Ms. Lynette's solution to the problem is to return some green space to the urban jungle. The result is a rooftop garden space named for the company's first Chairman of the Board, Ysiad Adnap. "With new construction techniques, there is no need to clutter the rooftop with air conditioning units and other items," explains Ms. Lynette. "This left us with a quandary. What do we do with this new space? It became clear that the answer was the Adnap Memorial Gardens."

The result is the institution of a lush green space. This area consists of walking paths, several different types of plants and a water feature. "Ms. Lynette wanted to offer her staff a calm, relaxing space that would allow them to re-center themselves and find a sense of balance," explains Landscape Designer and Horticulturalist, Dr. George White.

The space covers most of their flagship building's roof, with the exception of a small area that allows both stair and elevator access to the green space. Several seating areas are present that allow for small meetings or private reflection. Colorful annuals and wonderful bushes and trees of many varieties round out the greenscape and transport you to another world. A small pond in the western part of the area filled with koi and completed with a beautiful waterfall makes one feel like they have left the city for an oasis in the Colorado Rockies.

It is Ms. Lynette's hope that this will become a trend of the future. "We plan to install a greenscape on the roofs of all of our new structures and retrofit all of our existing structures that would allow for such a project," states Ms. Lynette. "We feel it is the environmentally responsible thing to do and challenge other corporations to follow suit."

Ms. Lynette plans to incorporate this design element into their new structures in Kuala Lumpur and Sidney and hopes to be able to retrofit 3 other buildings by 2012. With all the uproar about passing out the green in corporations, especially in this economy, this is one bit of green we would all be proud to see spread through corporations throughout the world.

# How to Use Our Maps

Each map in the Modern Floorplans collection is available for printing in three options:

- An 8.5×11 single-page overview map. On these maps, 1 square does not equal 1 inch, however each square does represent 5 feet. This map is useful for the GM who just needs an overview or who plans on drawing out the floor plan on a dry-erase grid.

- A 24×36 or 36×48 map. These are "standard" miniature-ready maps, in which 1 square equals 1 inch, and each square represents 5 feet. These maps are ideal for throwing on the table and instantly playing, but not many people have large-format printers in their homes. These maps can usually be printed at a copy shop relatively inexpensively, and the copyright notice on page 2 includes a note to copy shop owners explicitly allowing you to print our maps for your personal use.

- A series of 8.5×11 pages that, when laid out side by side, form the same size map (at the same scale) as the one above. This tiled version can be printed from your home printer, but requires some invisible tape and scissors to put together. See "How to Tile" below.

In putting together this map pack, we tried to keep GM flexibility in the forefront. Not only do you have three different ways to use the map on your gaming table, but also we have provided you with three different iterations of each floor plan. We have rendered each map...

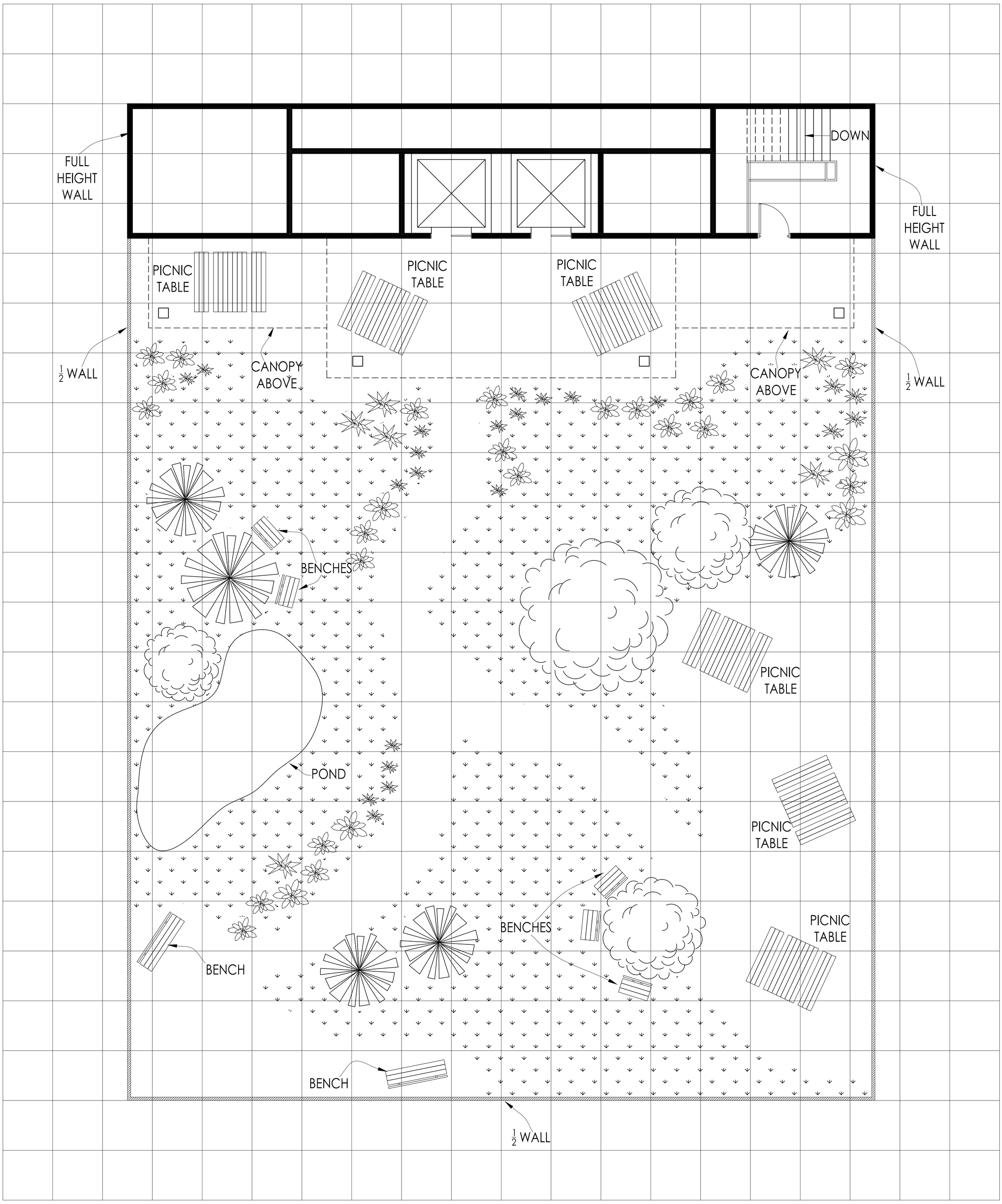
- with furniture, room labels, and gridlines
- with furniture and gridlines
- with gridlines only

Because each floor plan comes in different sizes AND with different features enabled, the table of contents and PDF Bookmarks are crucial for finding and printing only the floor plans you need. We have tried to be as clear as possible in labeling and navigation, but please let us know if you have ideas for improvement.

Thank you for your purchase. We welcome your feedback regarding future map ideas, constructive criticism or anything else you might like to share with us. If you have enjoyed this map set, we have many other maps available that you might also like. You can find information on all our current and future releases at www.12tomidnight.com. Please feel free to join in the discussion on our forum at 12 to Midnight.com - http://12tomidnight.com/forum - or send us an email at fabledenvironments@gmail.com.

# How to Tile

First, you simply print out the tile pages on your standard printer on 8.5×11 paper. Then, using the tile key we have provided you (if necessary), match up the tiles using the annotations on the upper left of each tile. For example, A1 matches up to A2, which matches up to A3. B1 matches up to B2, which matches up to B3. Put all the rows together and you have your full scale 1" = 5' map.




SCALE: 1" = 5' - 0"

# "Office Spaces" map pack
# "The Lynette Group - Adnap Memorial Garden"
# Rooftop Garden

*An Average Highrise Building*

## Approximately 6,614 sq. ft.

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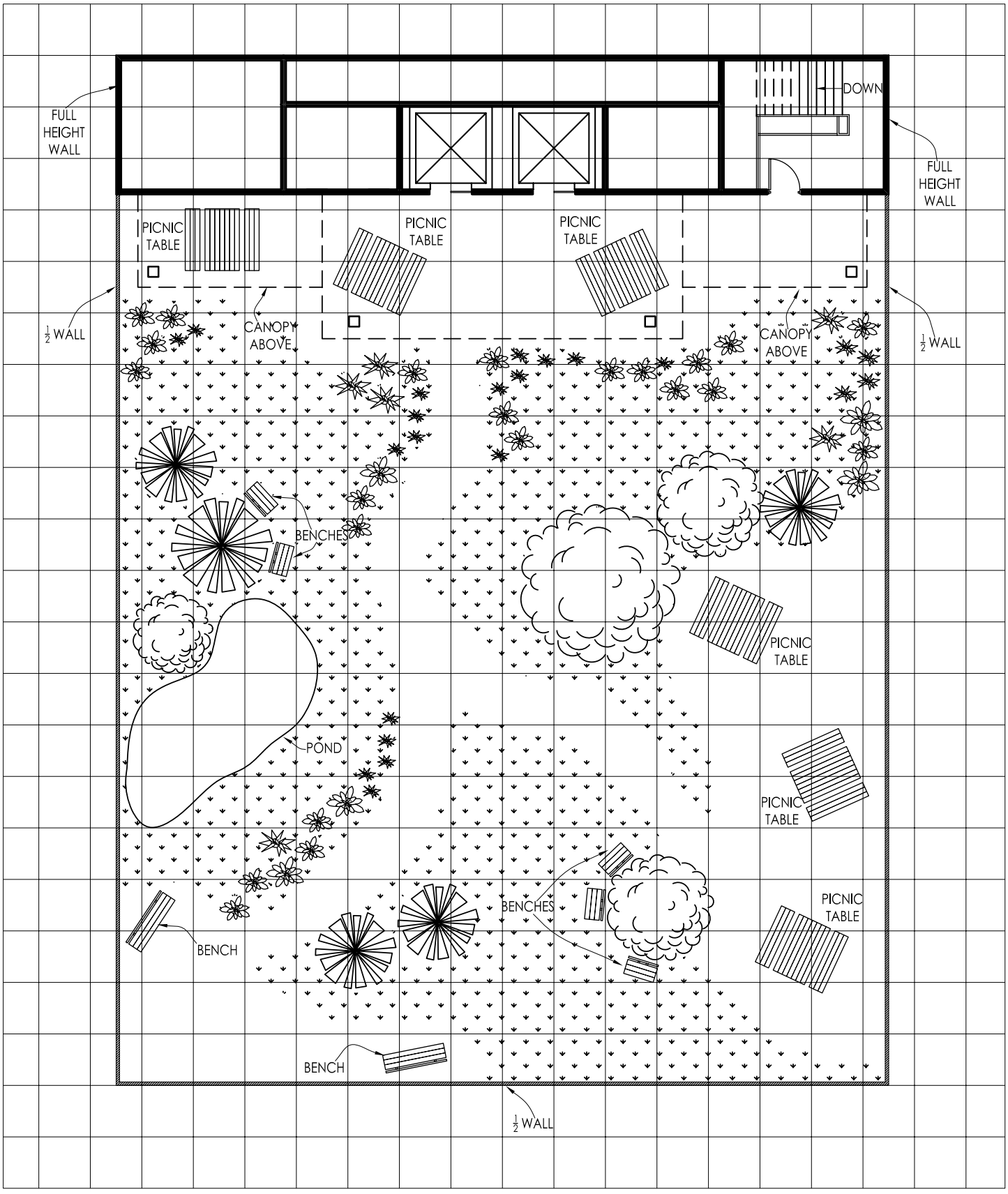


"Office Spaces" map pack

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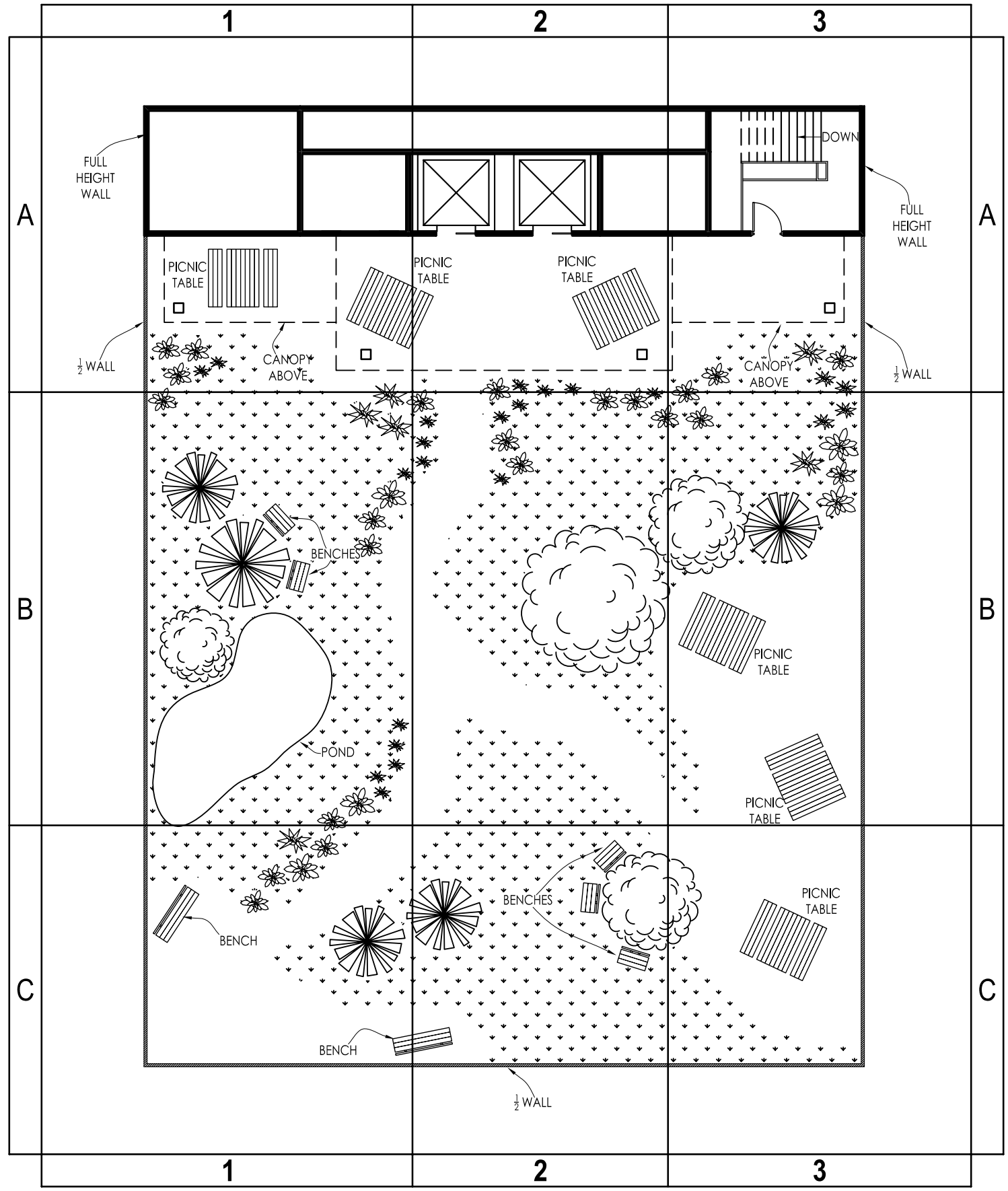


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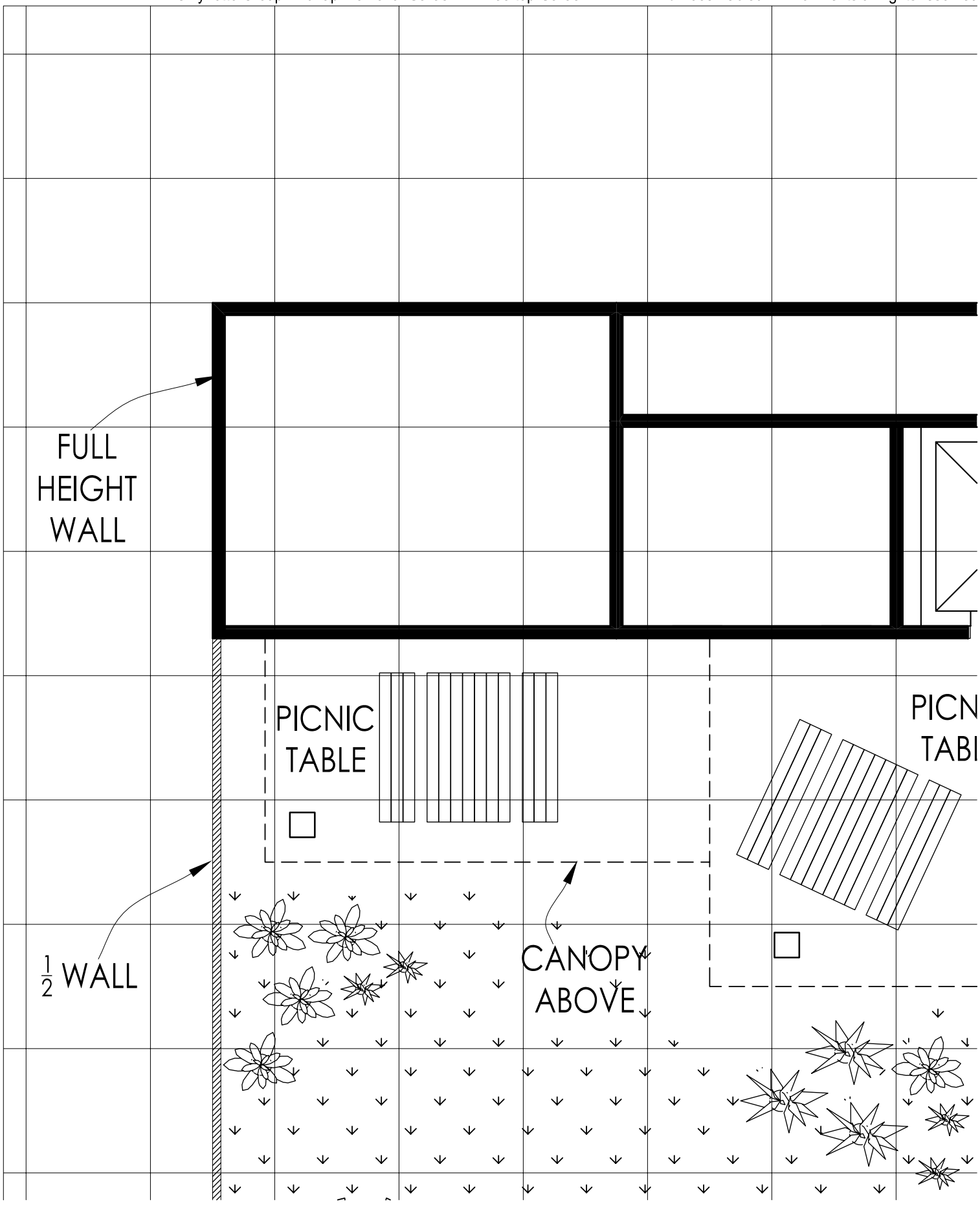

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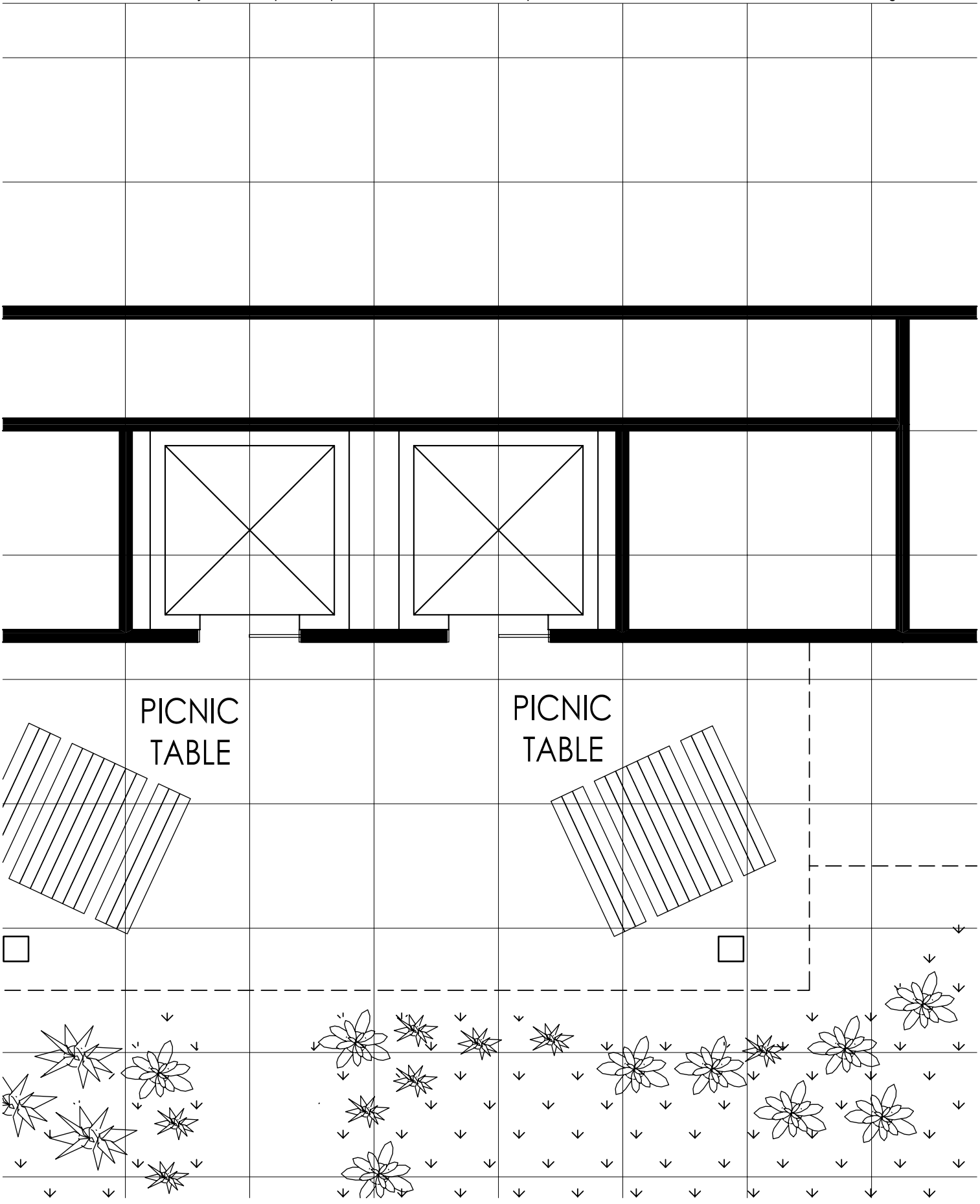

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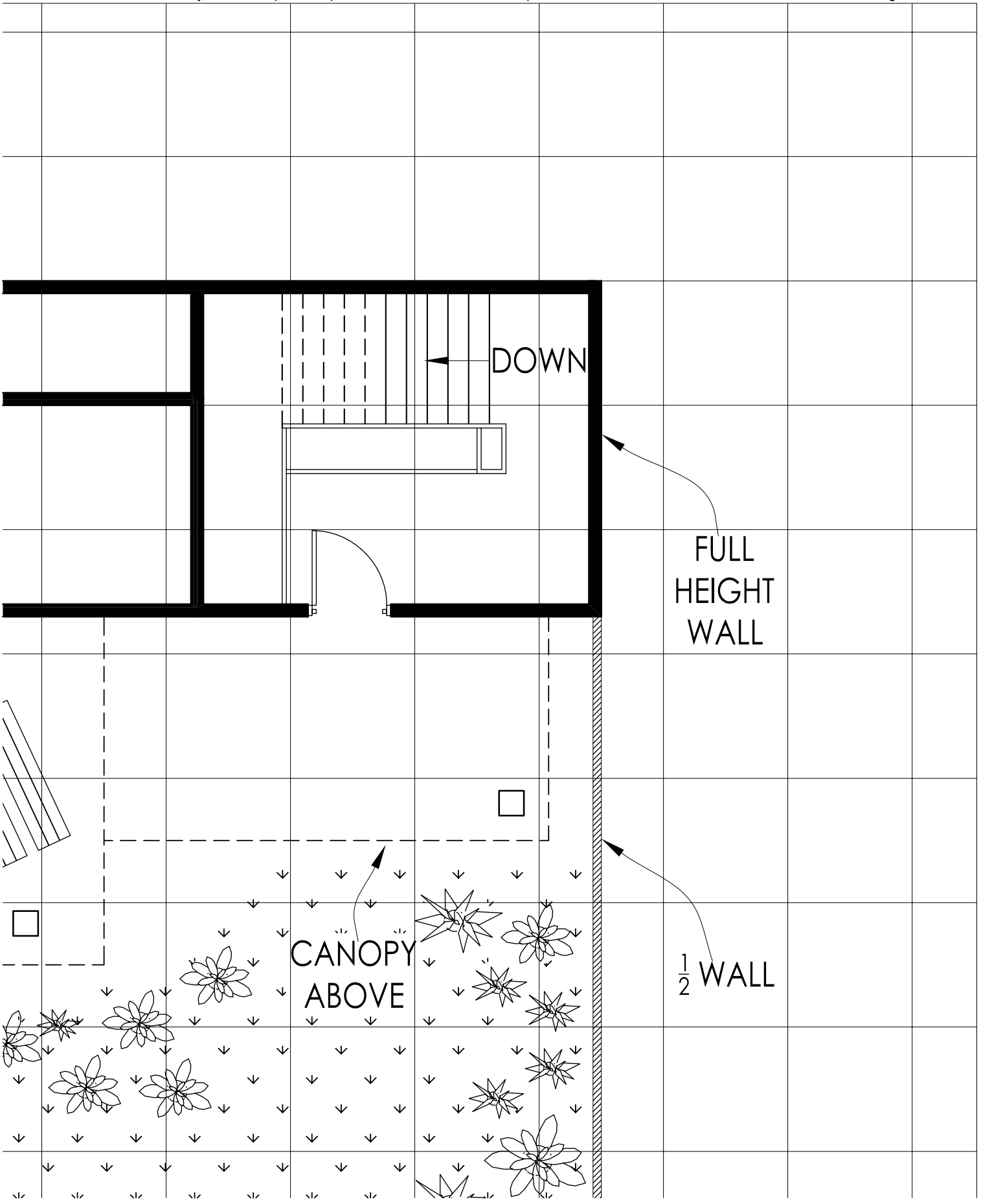

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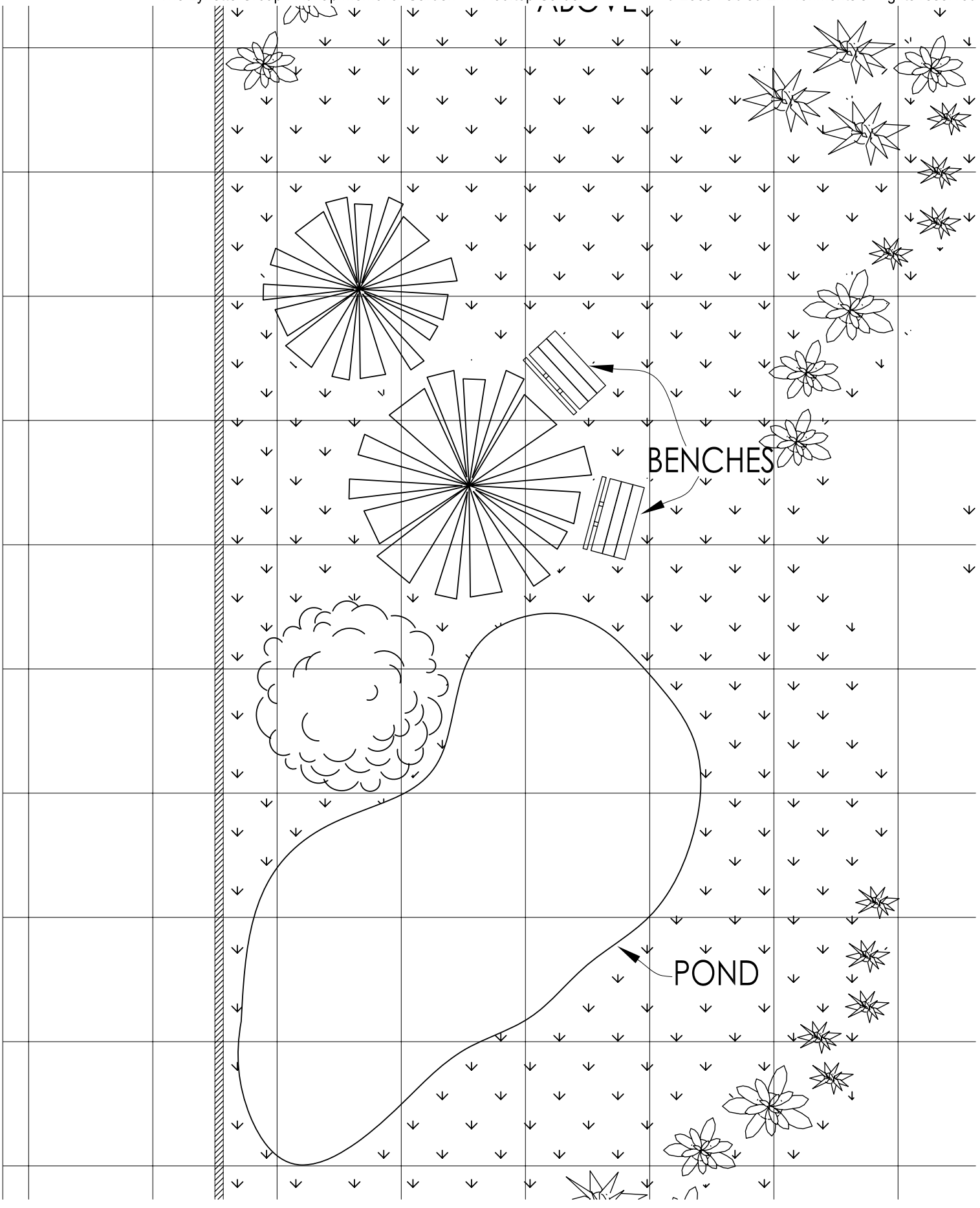

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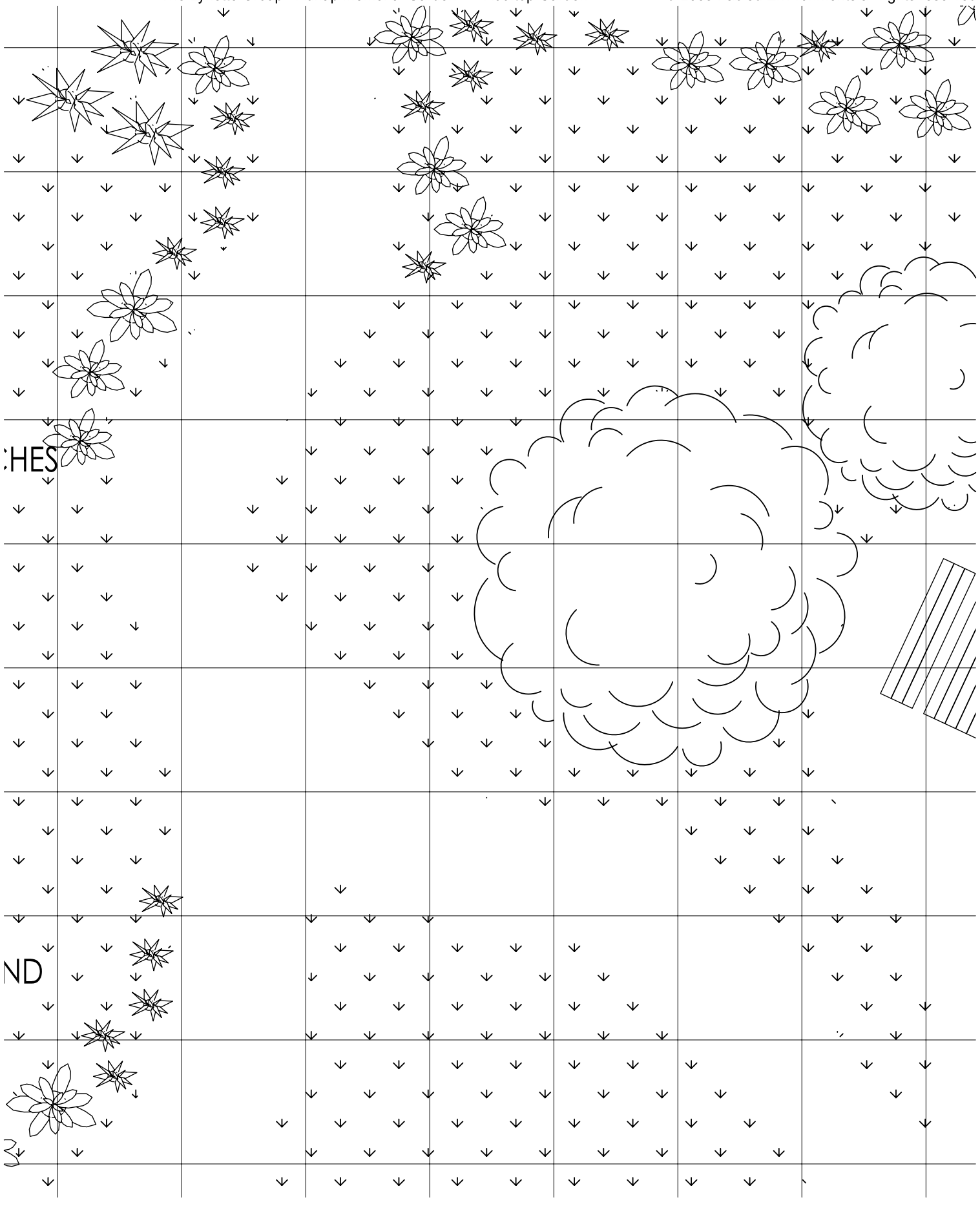

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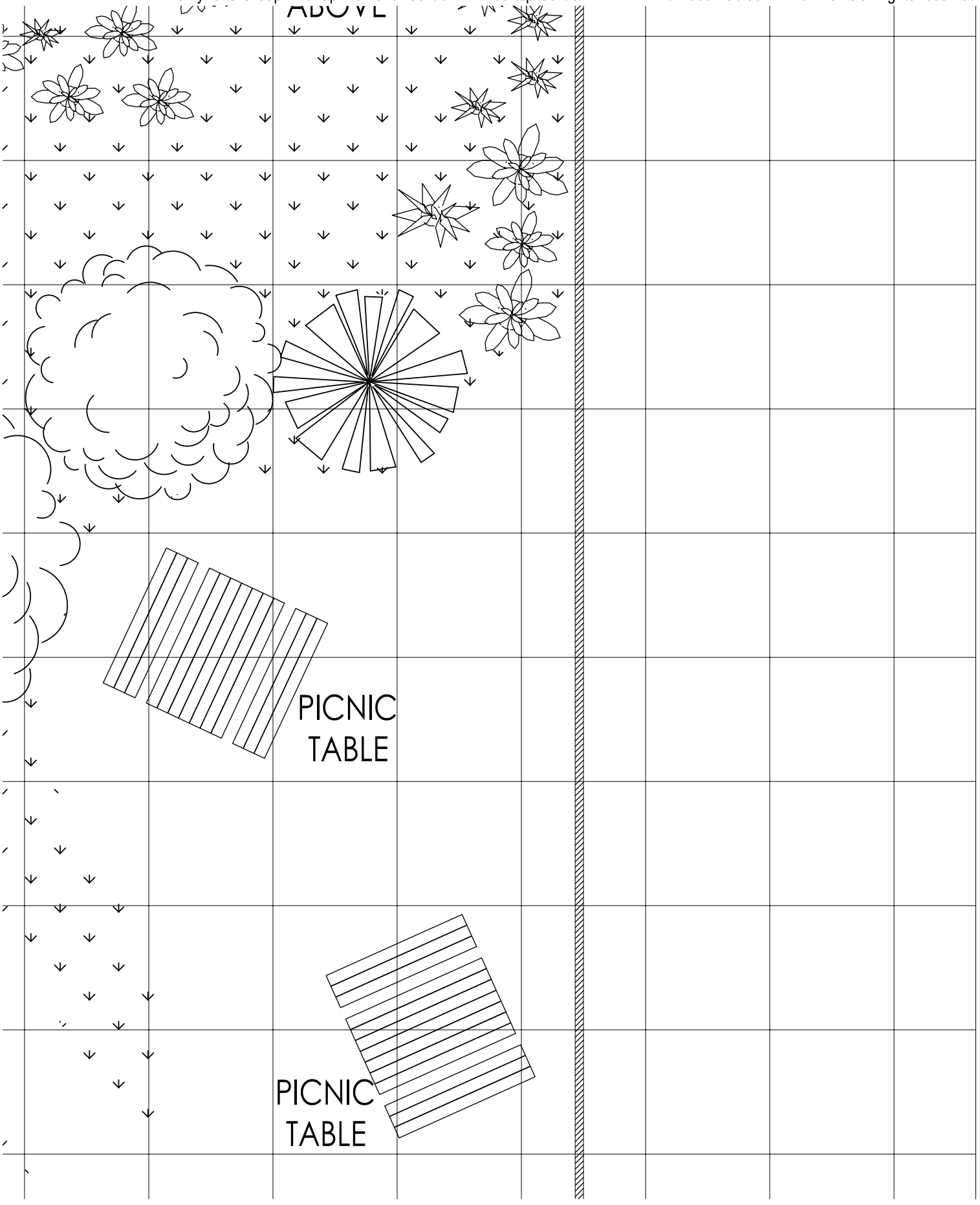

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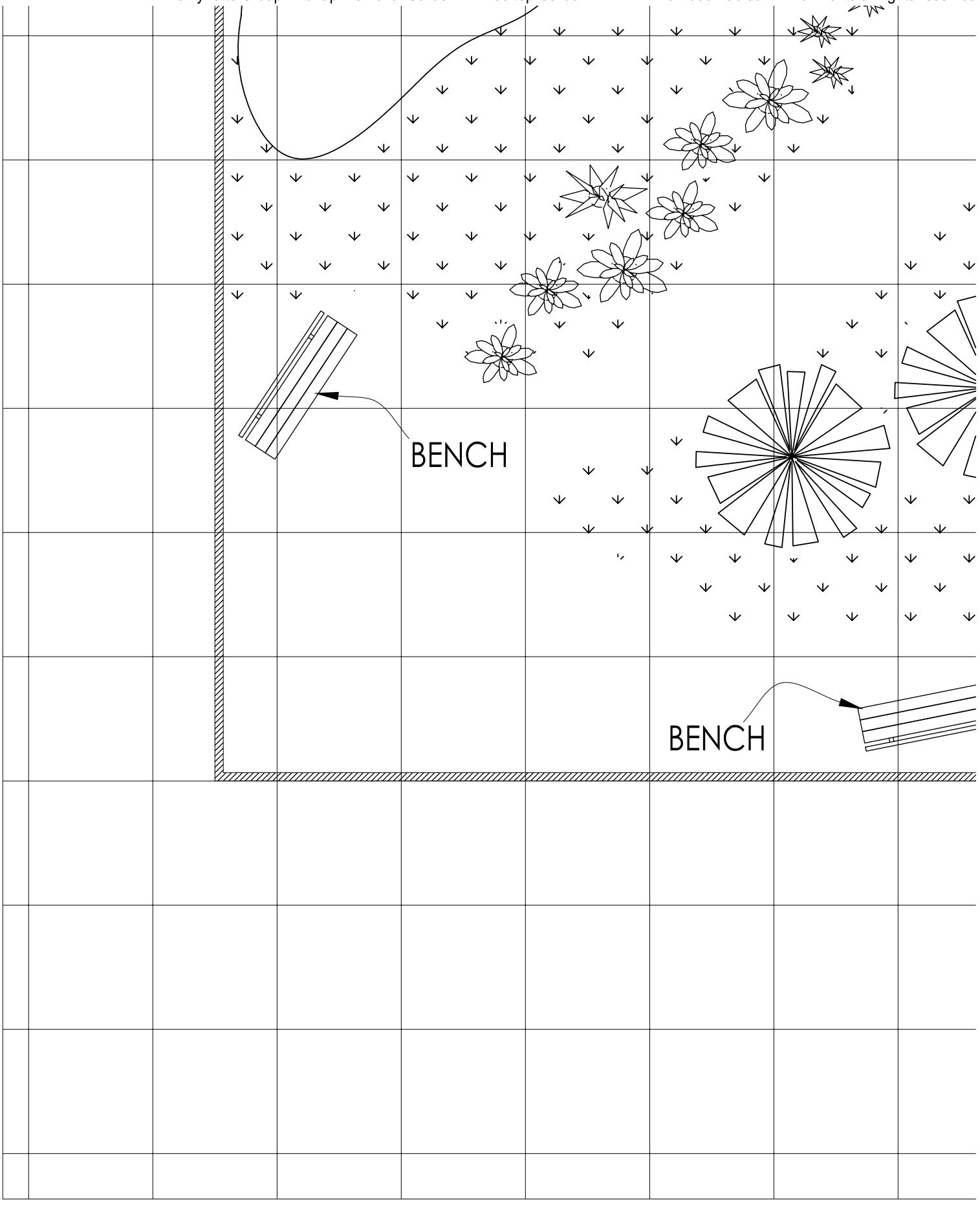

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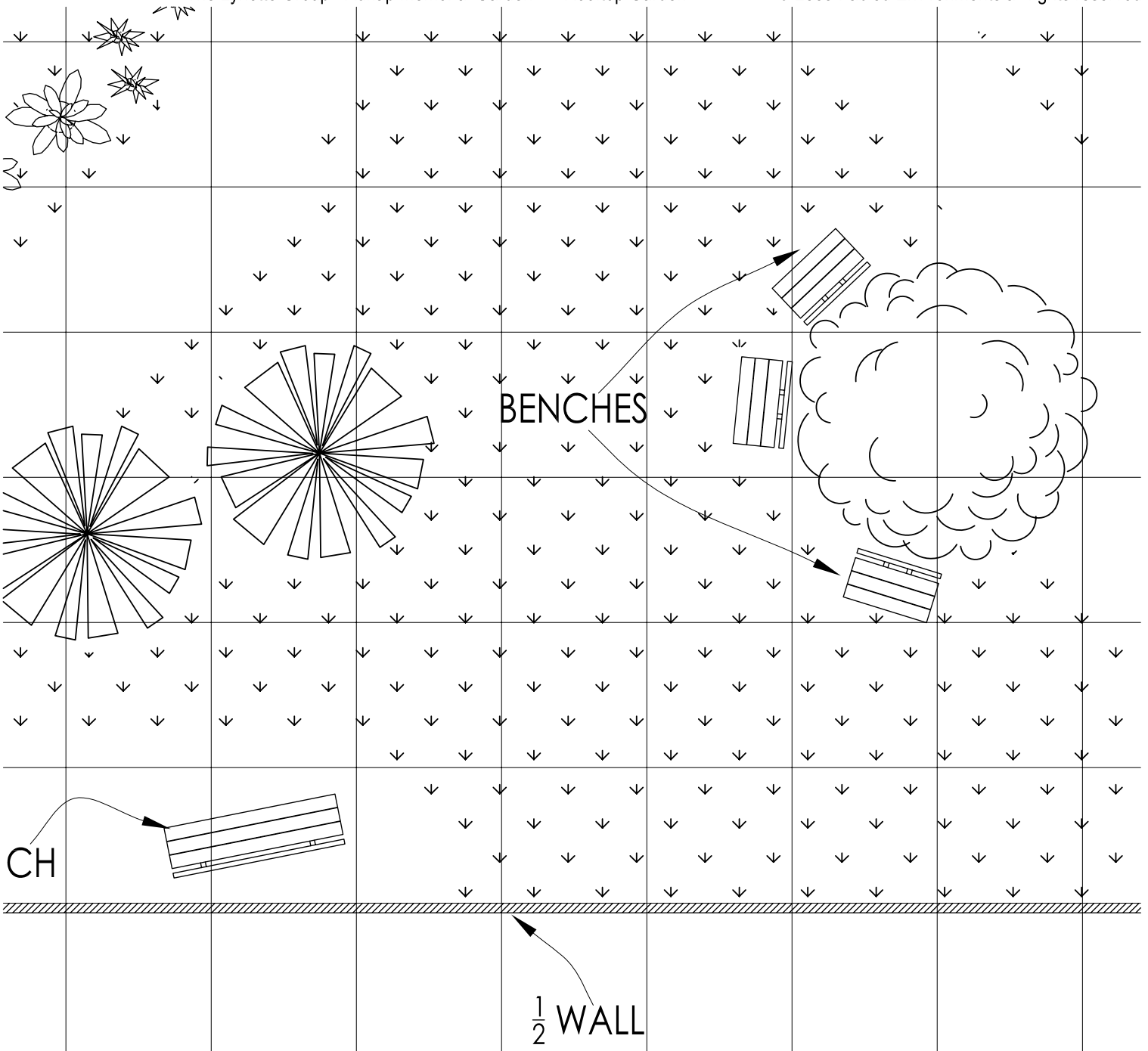

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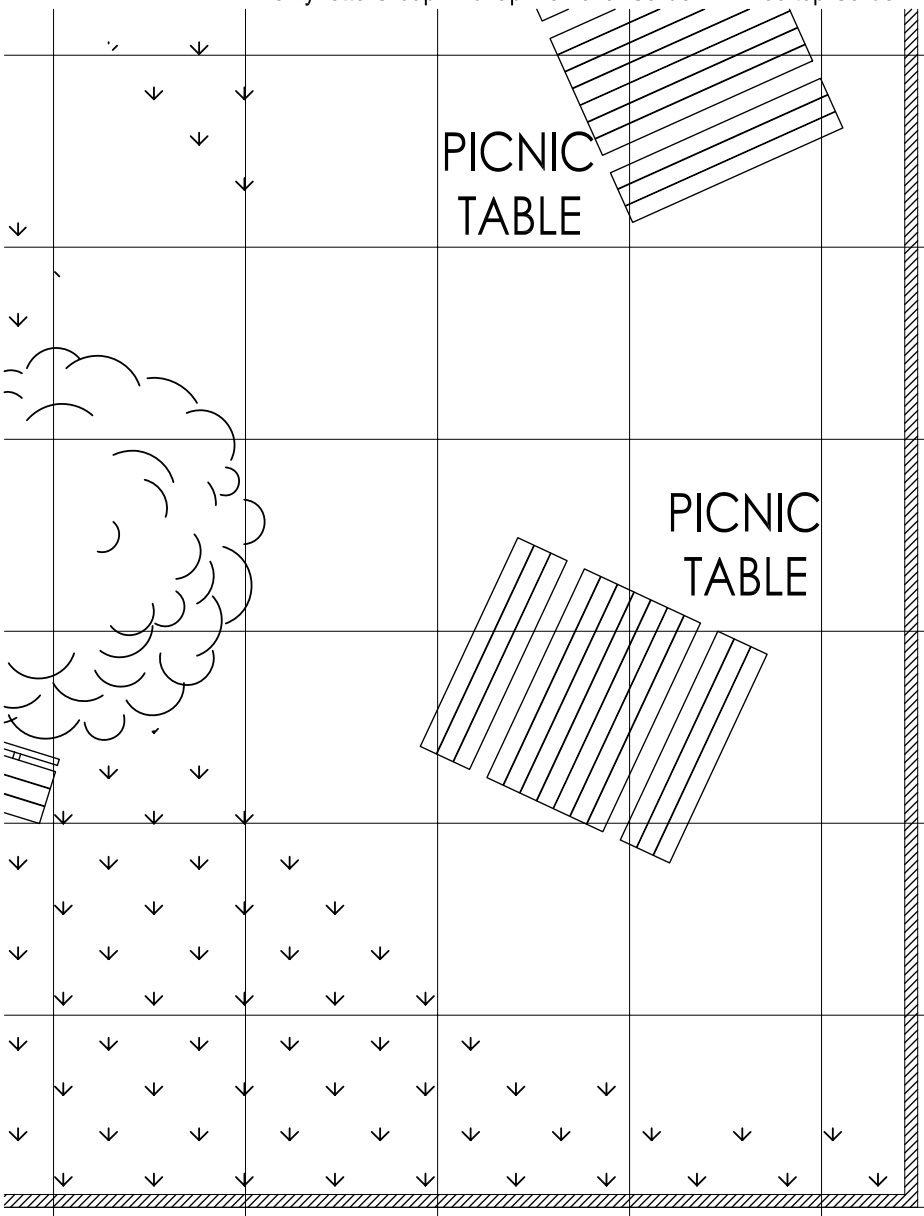

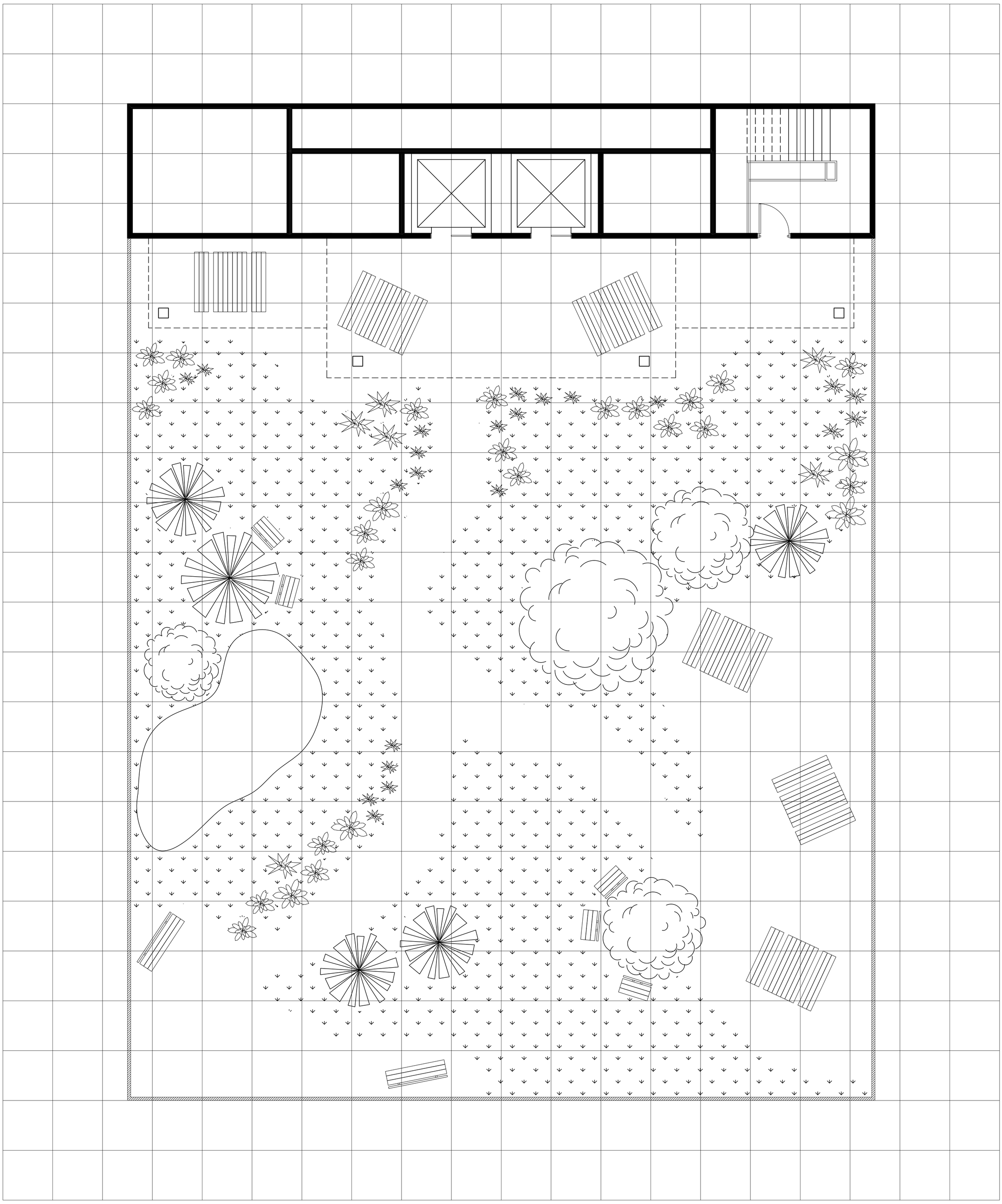

SCALE:  1" = 5' - 0"

"Office Spaces" map pack

"The Lynette Group - Adnap Memorial Garden"

Rooftop Garden

*An Average Highrise Building*

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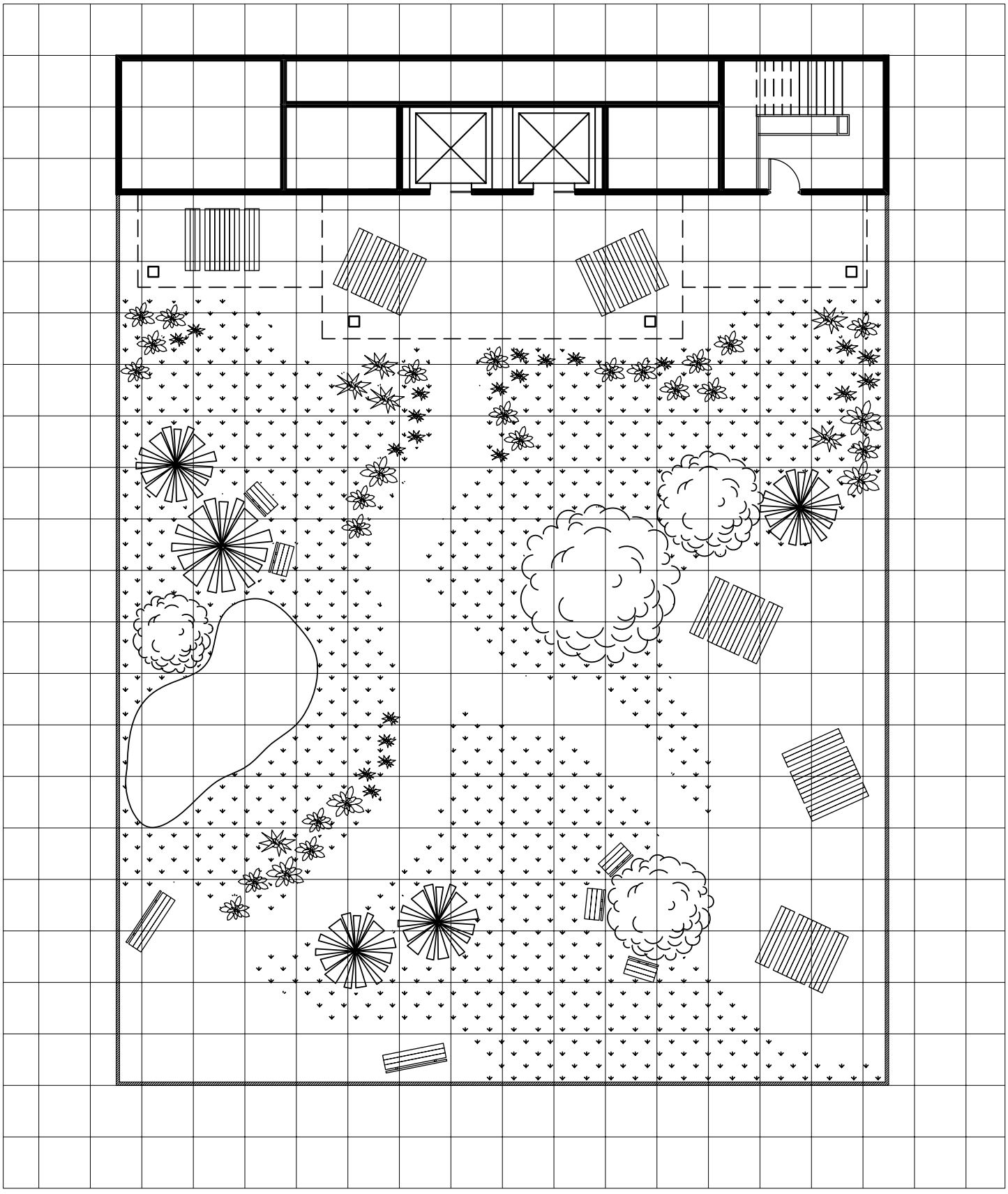

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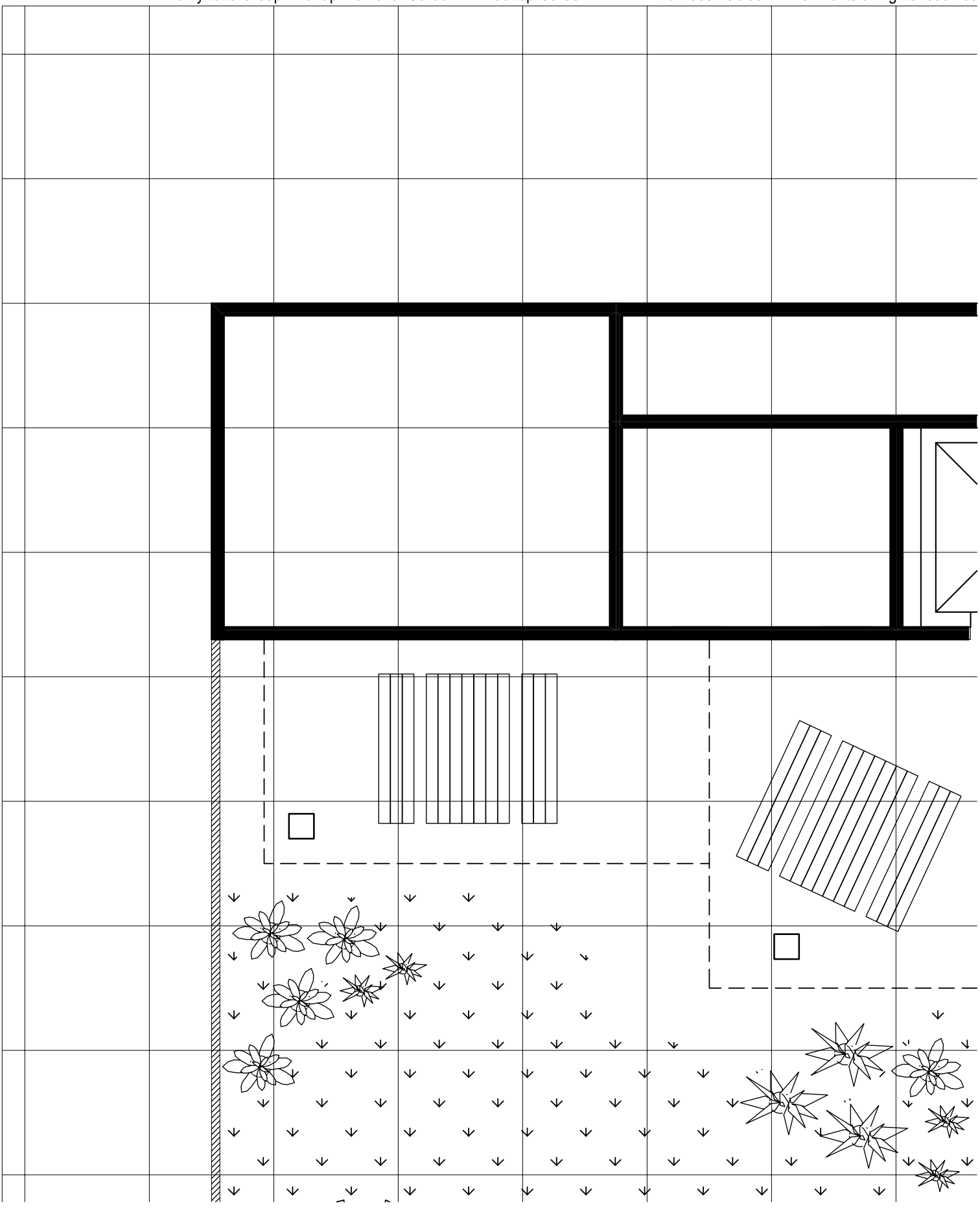

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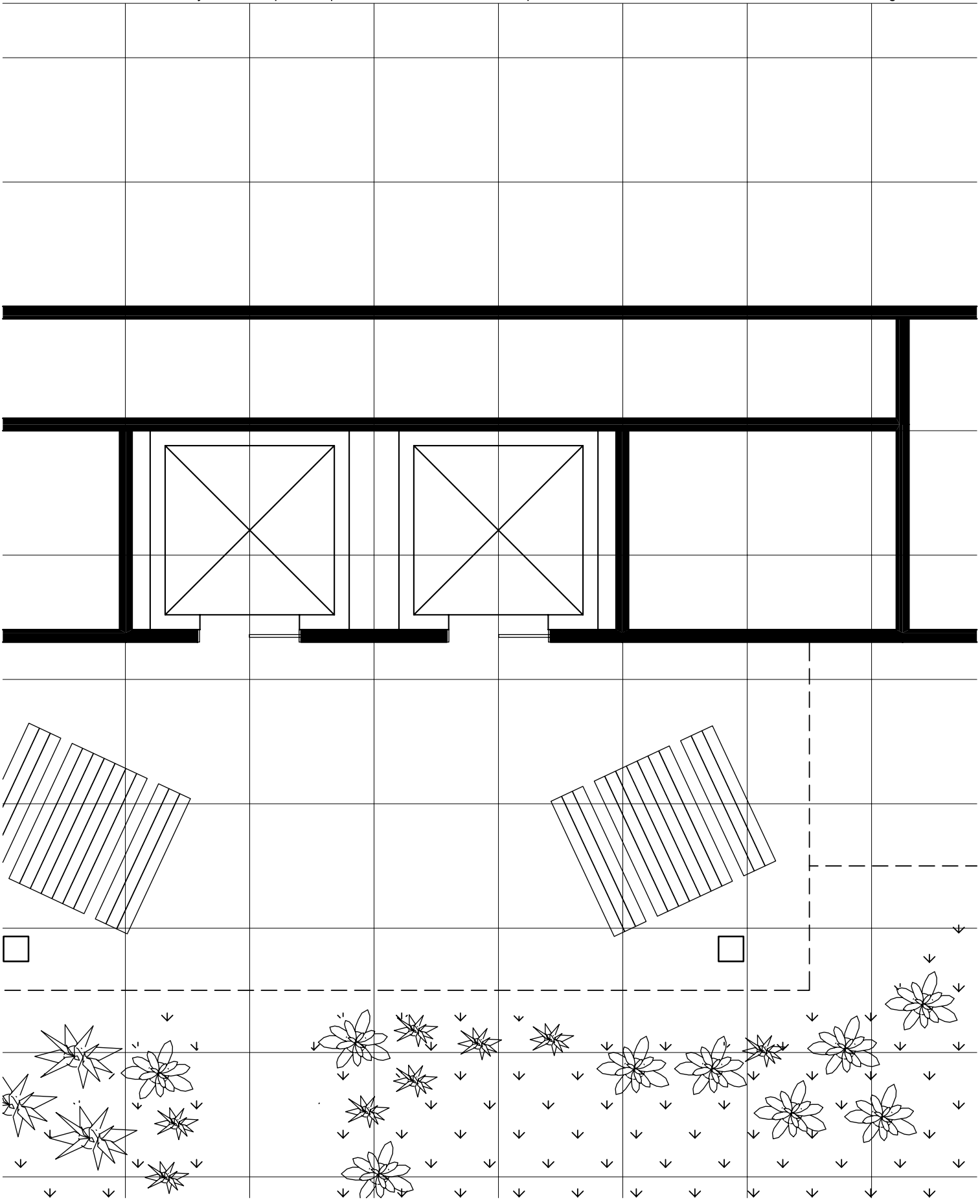

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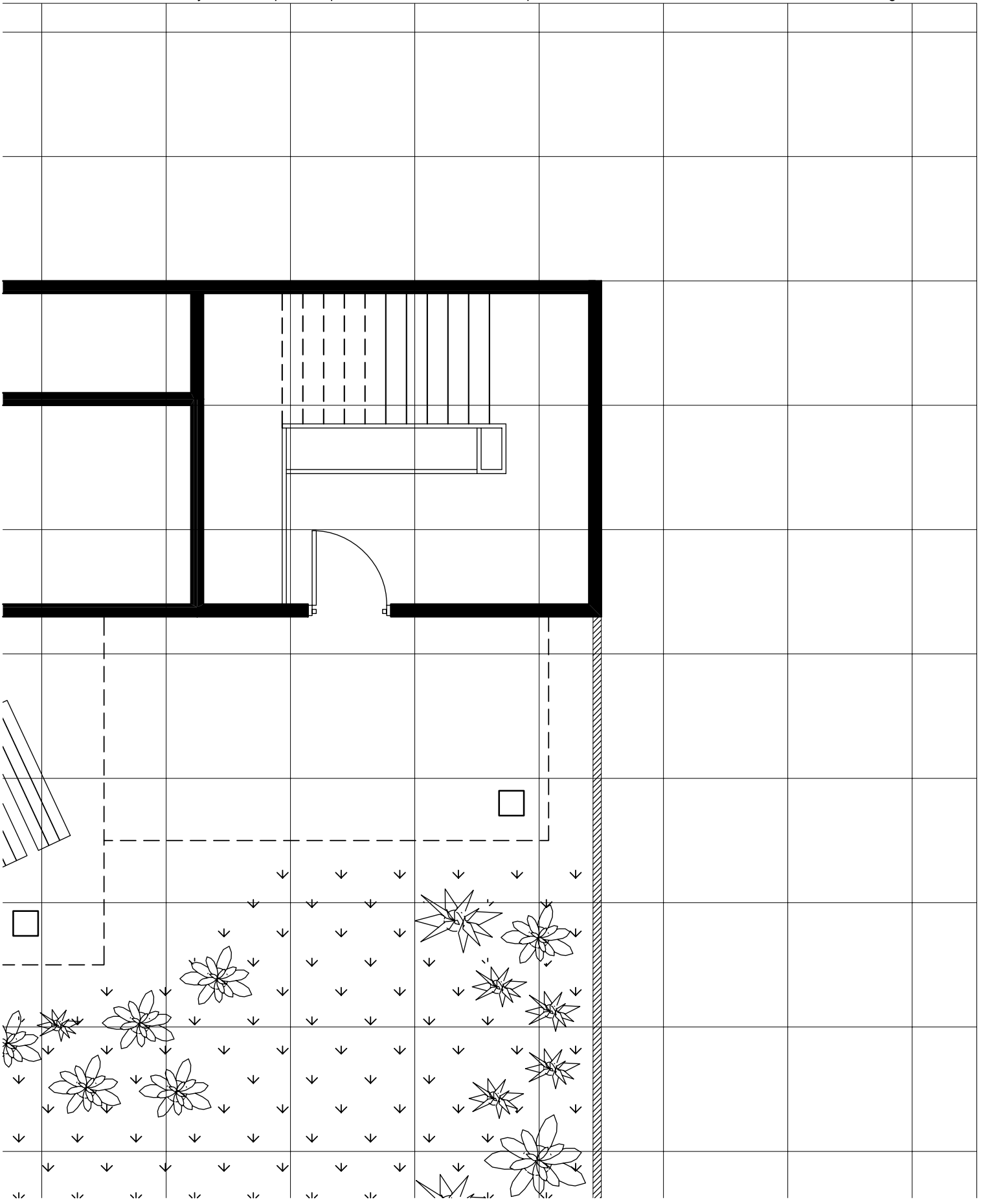

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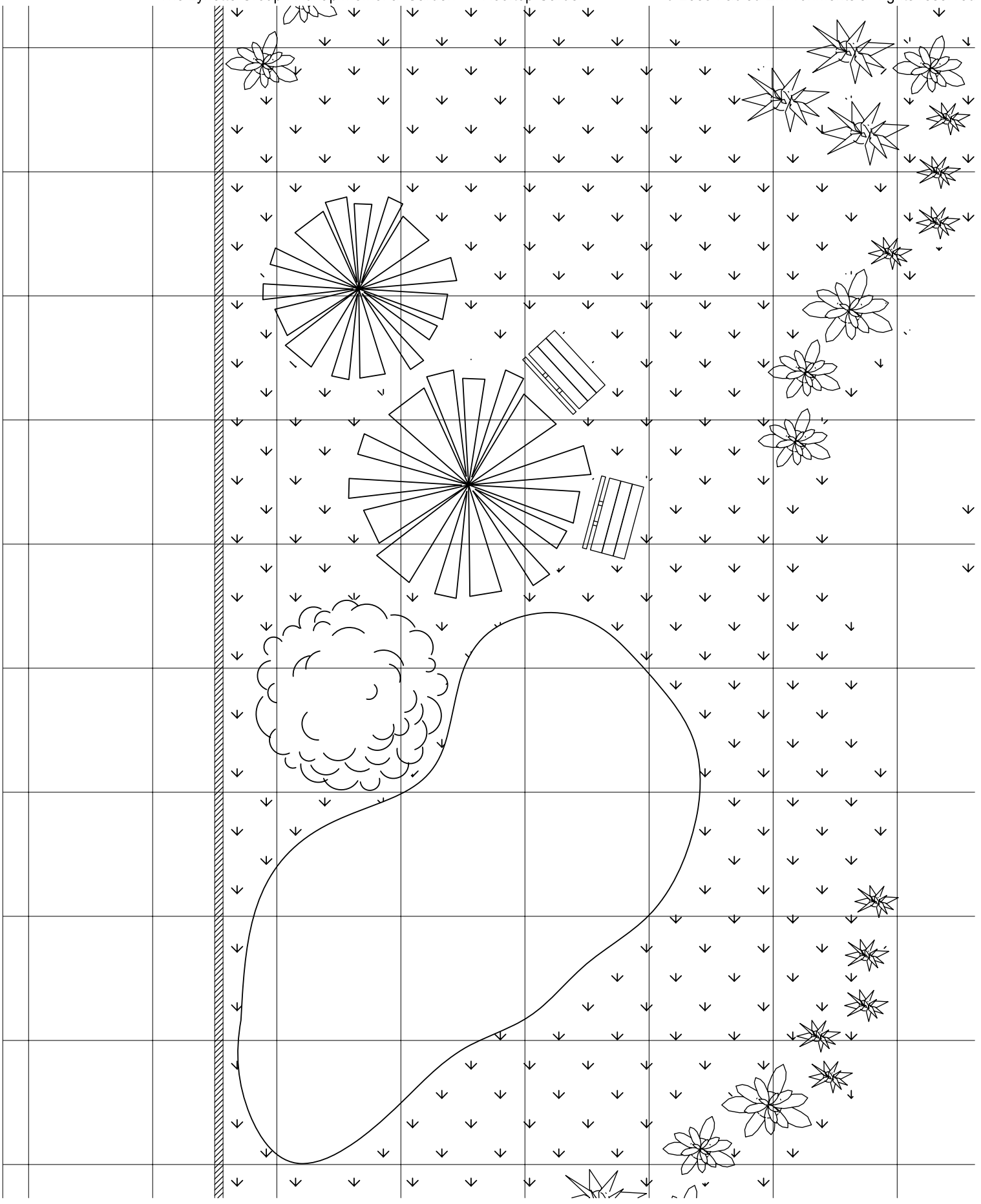

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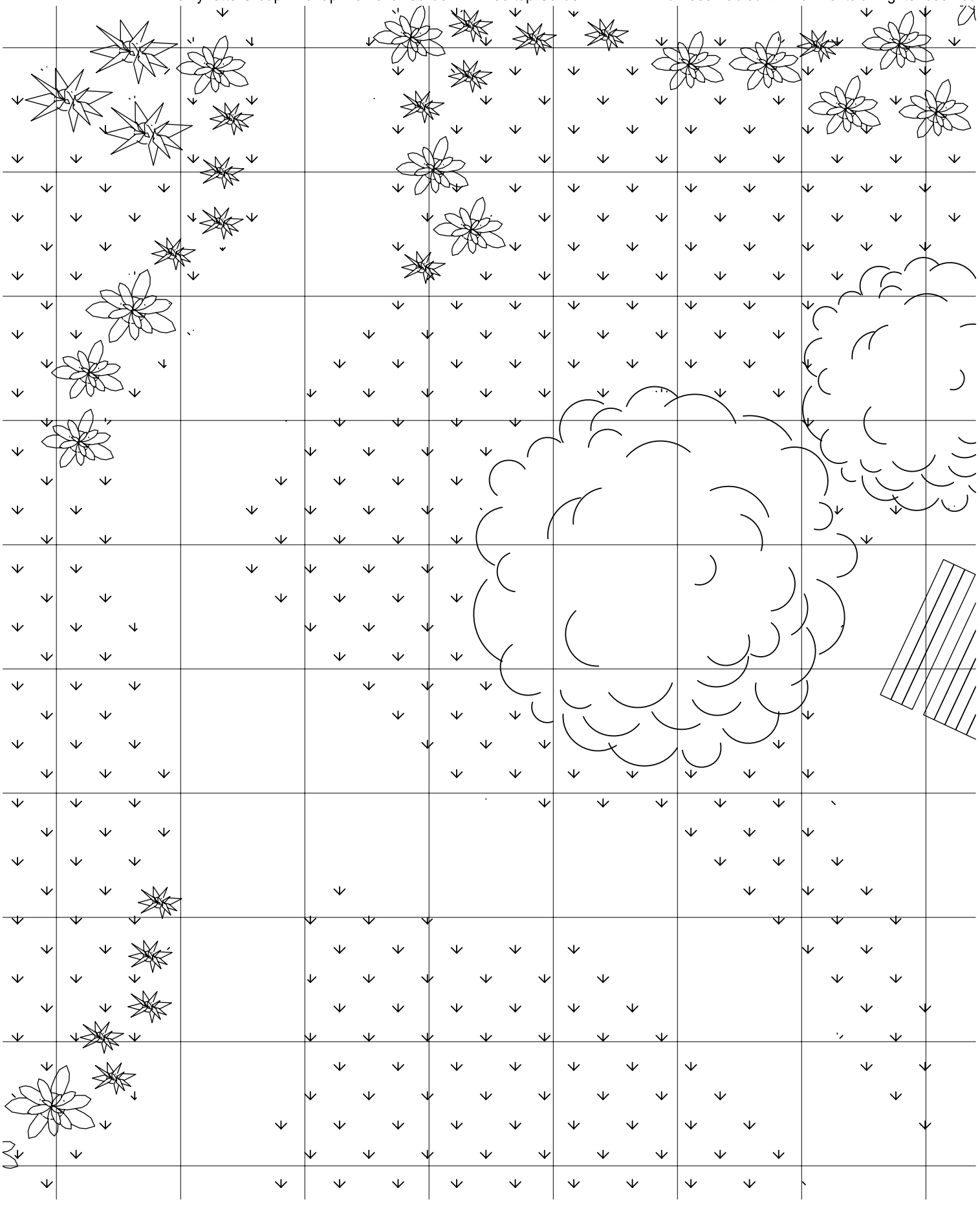

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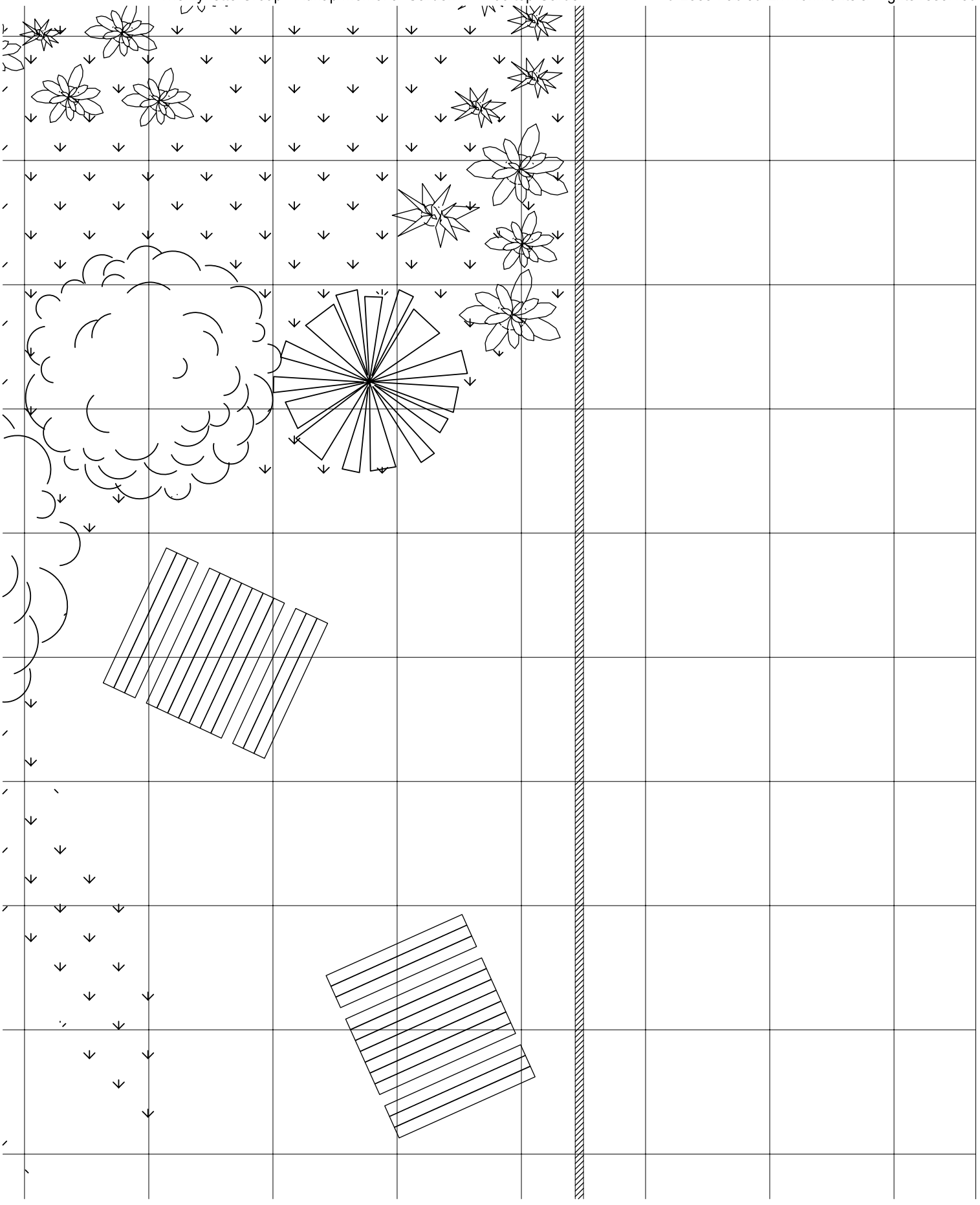

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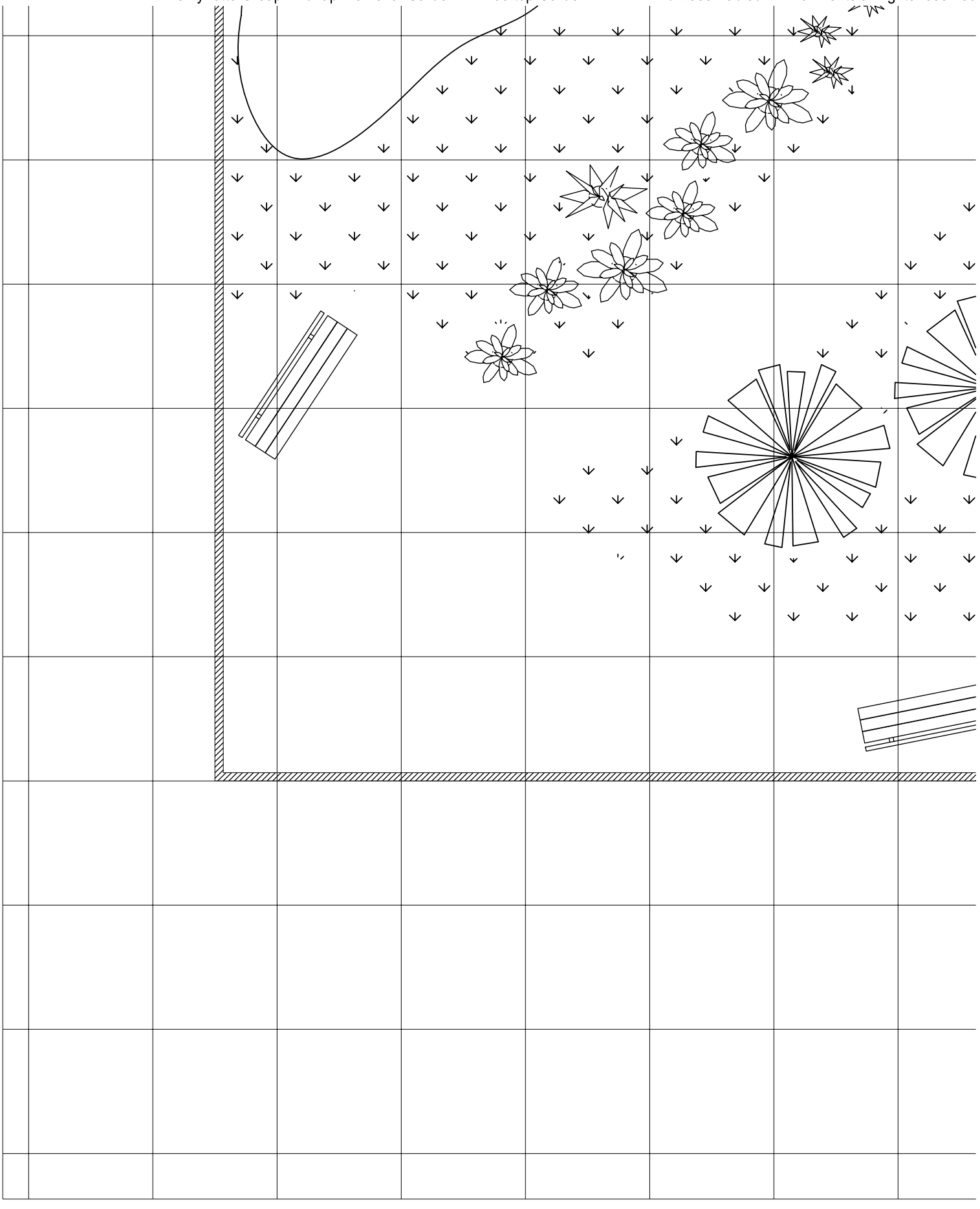

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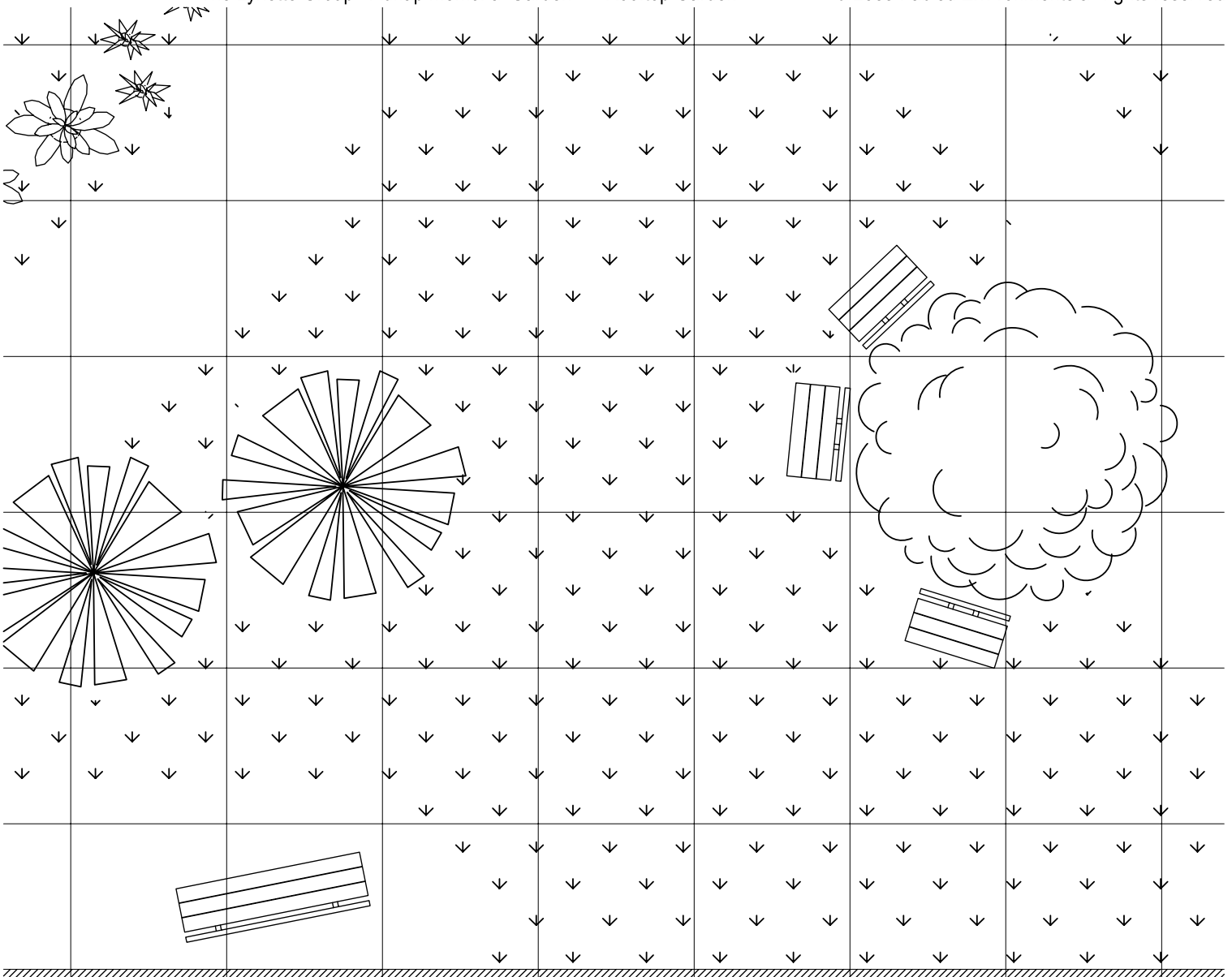

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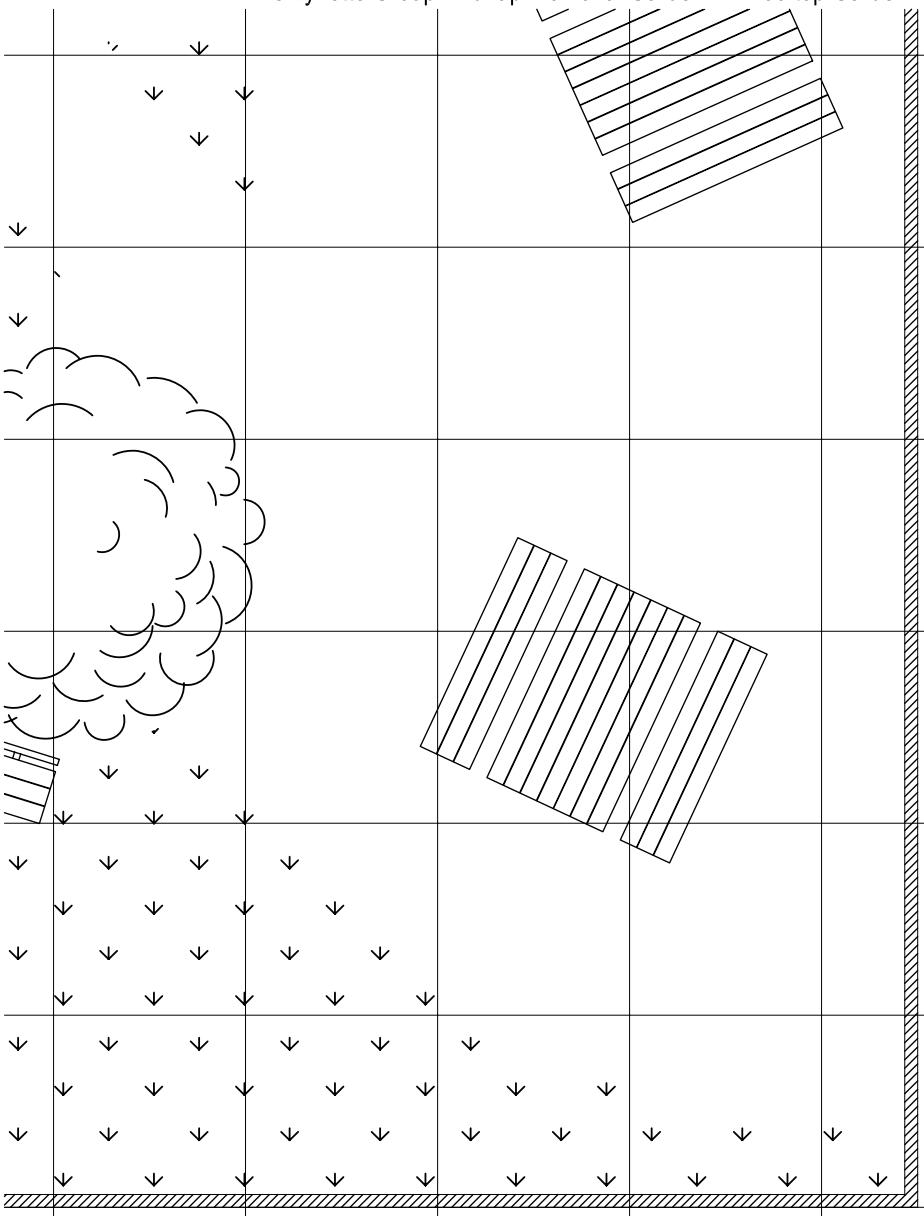

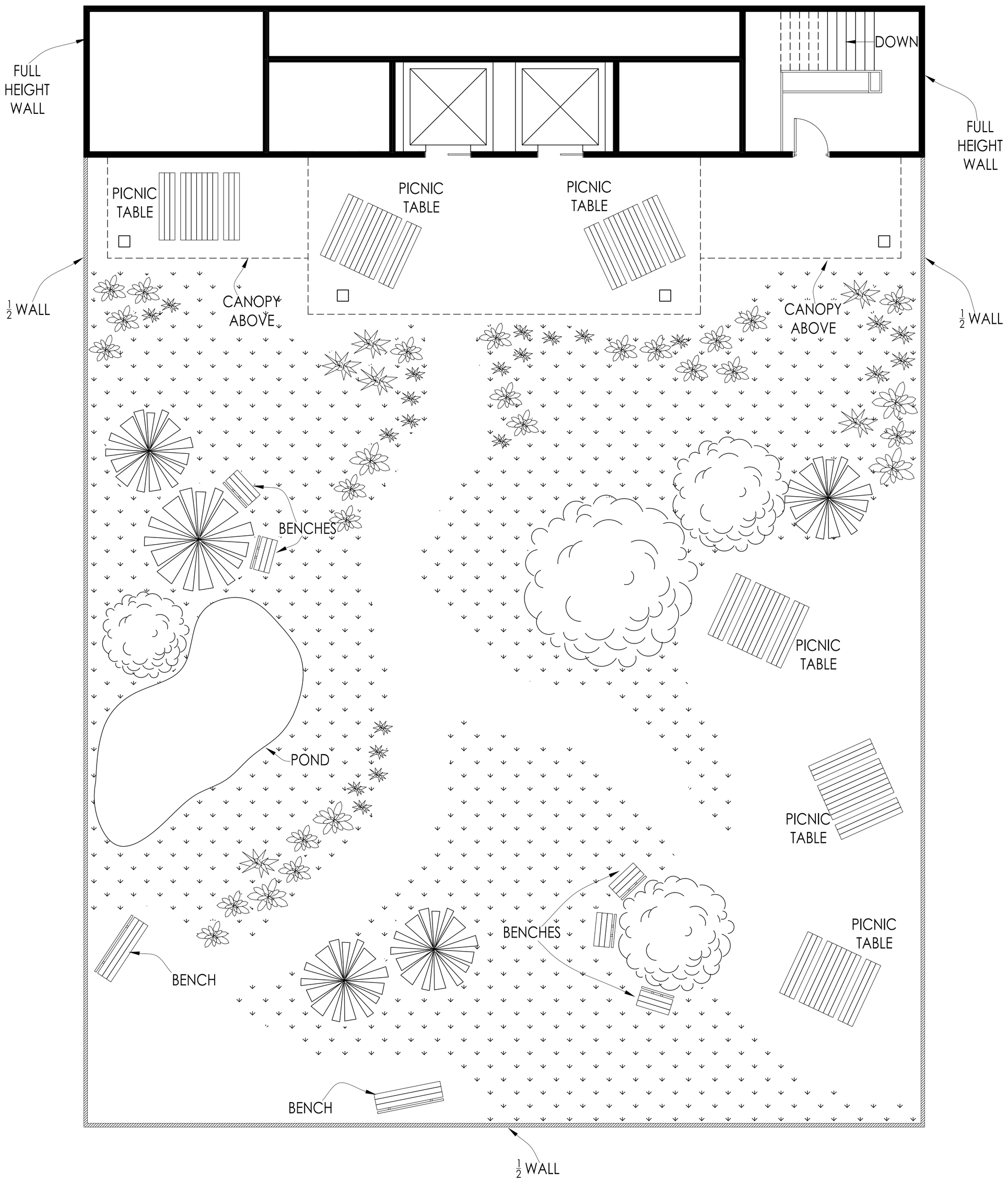


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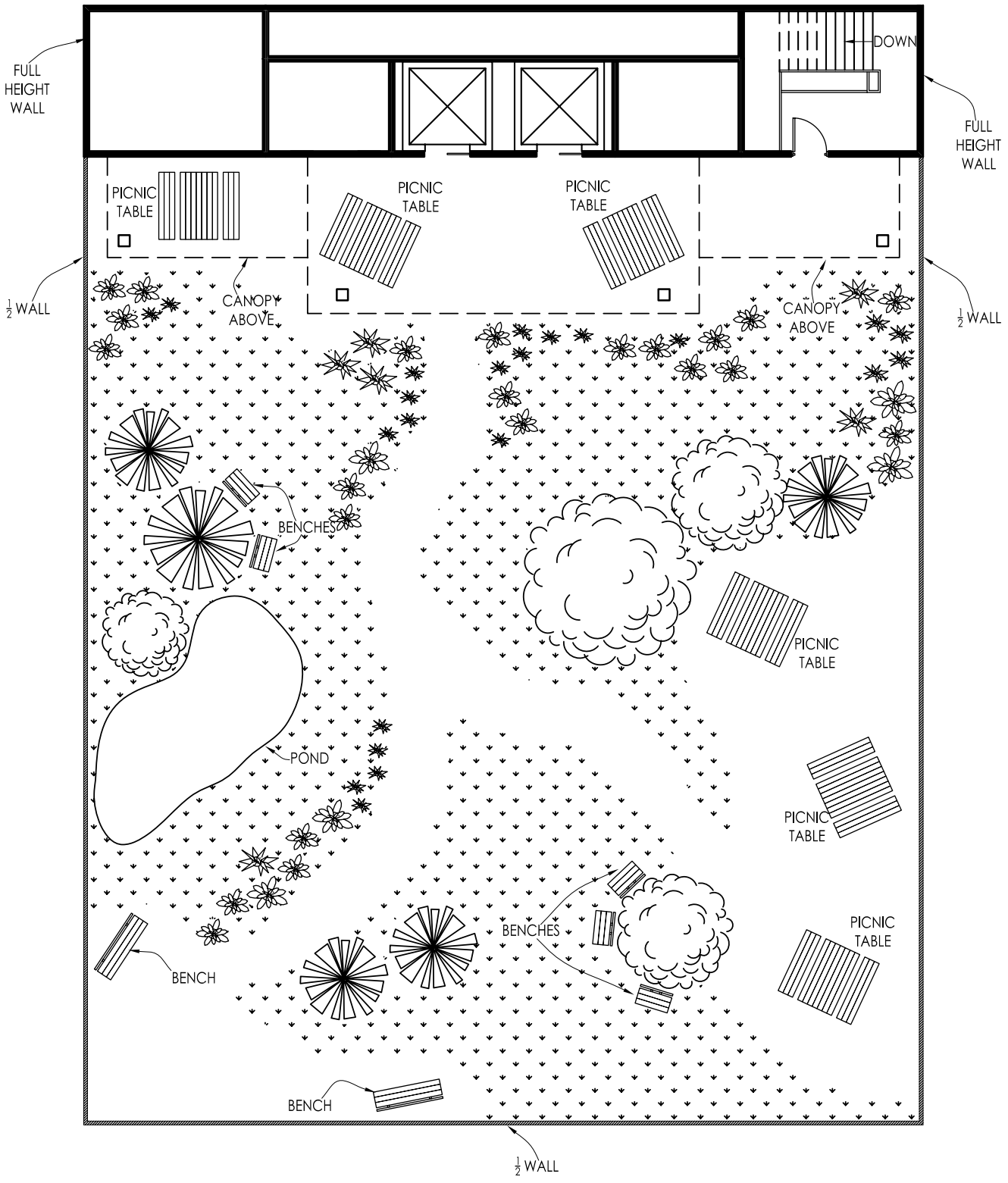


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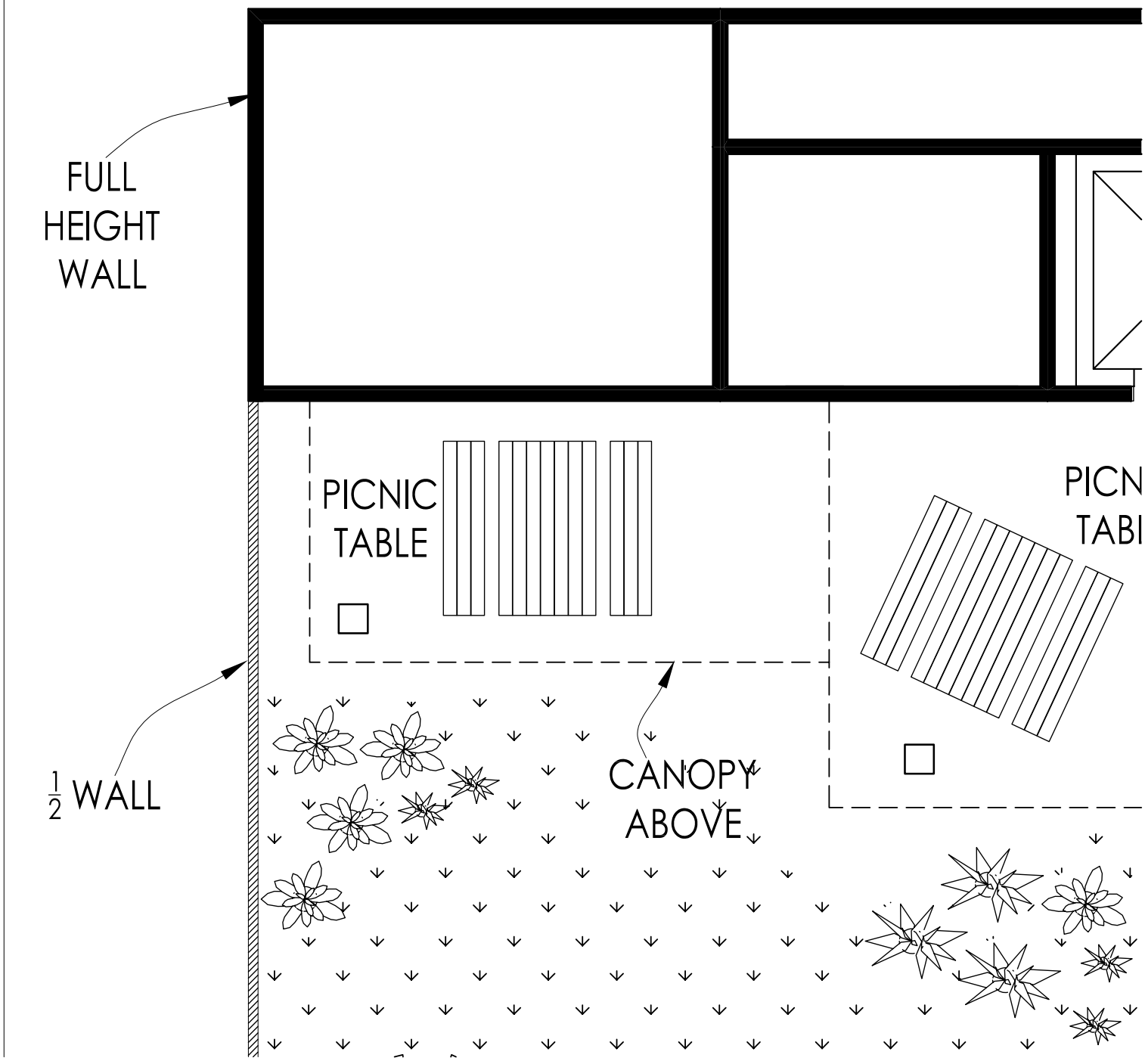

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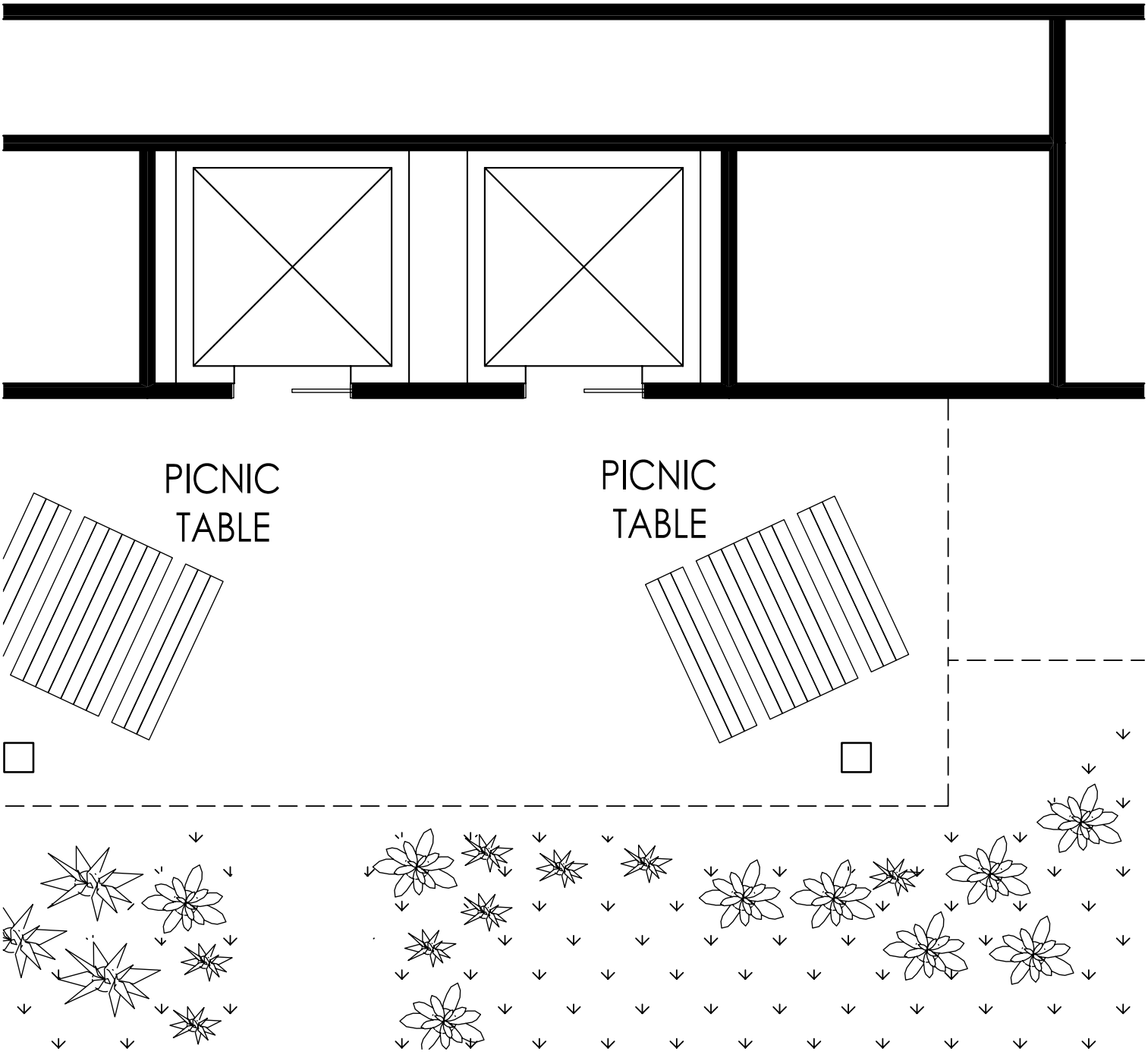

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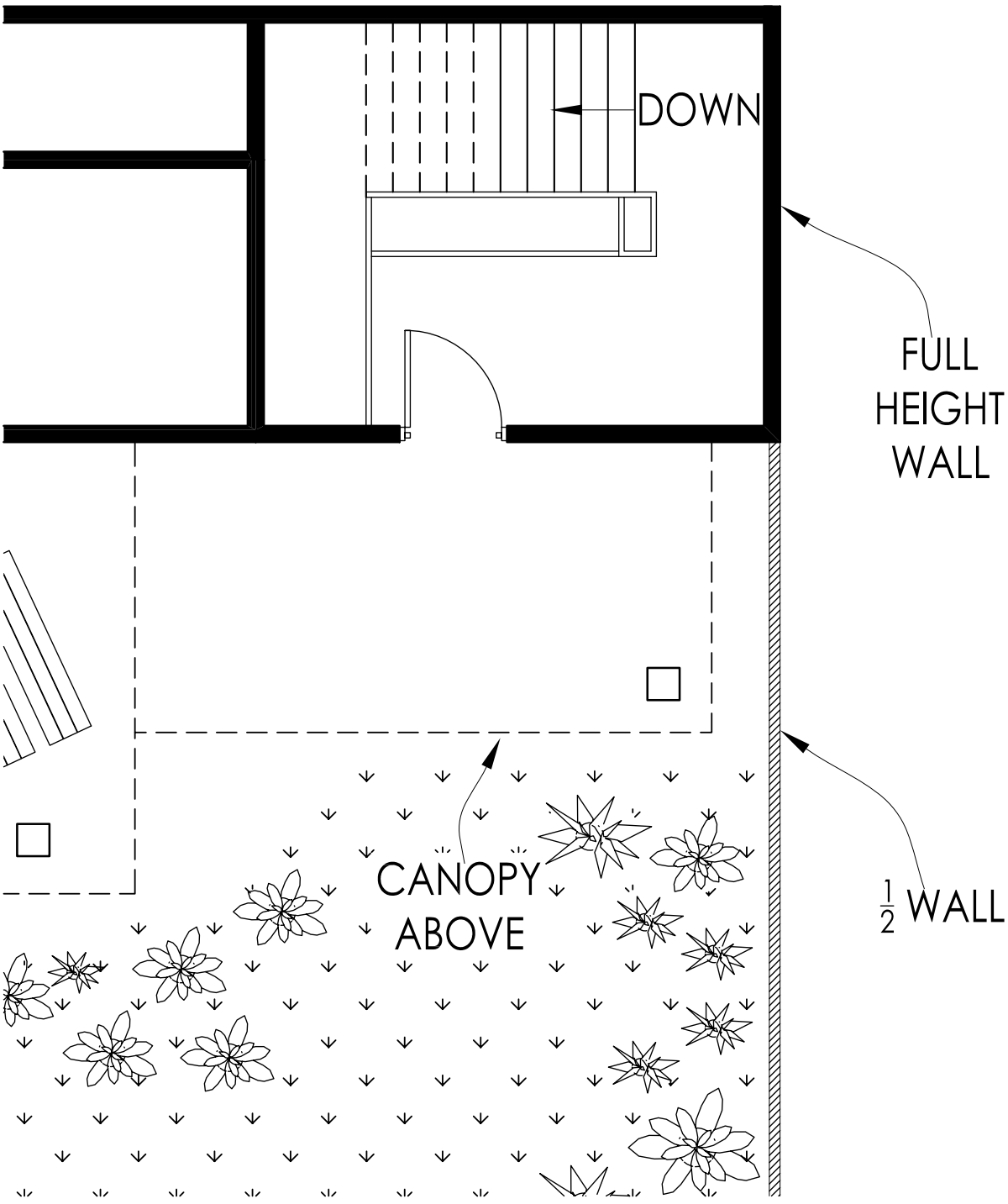

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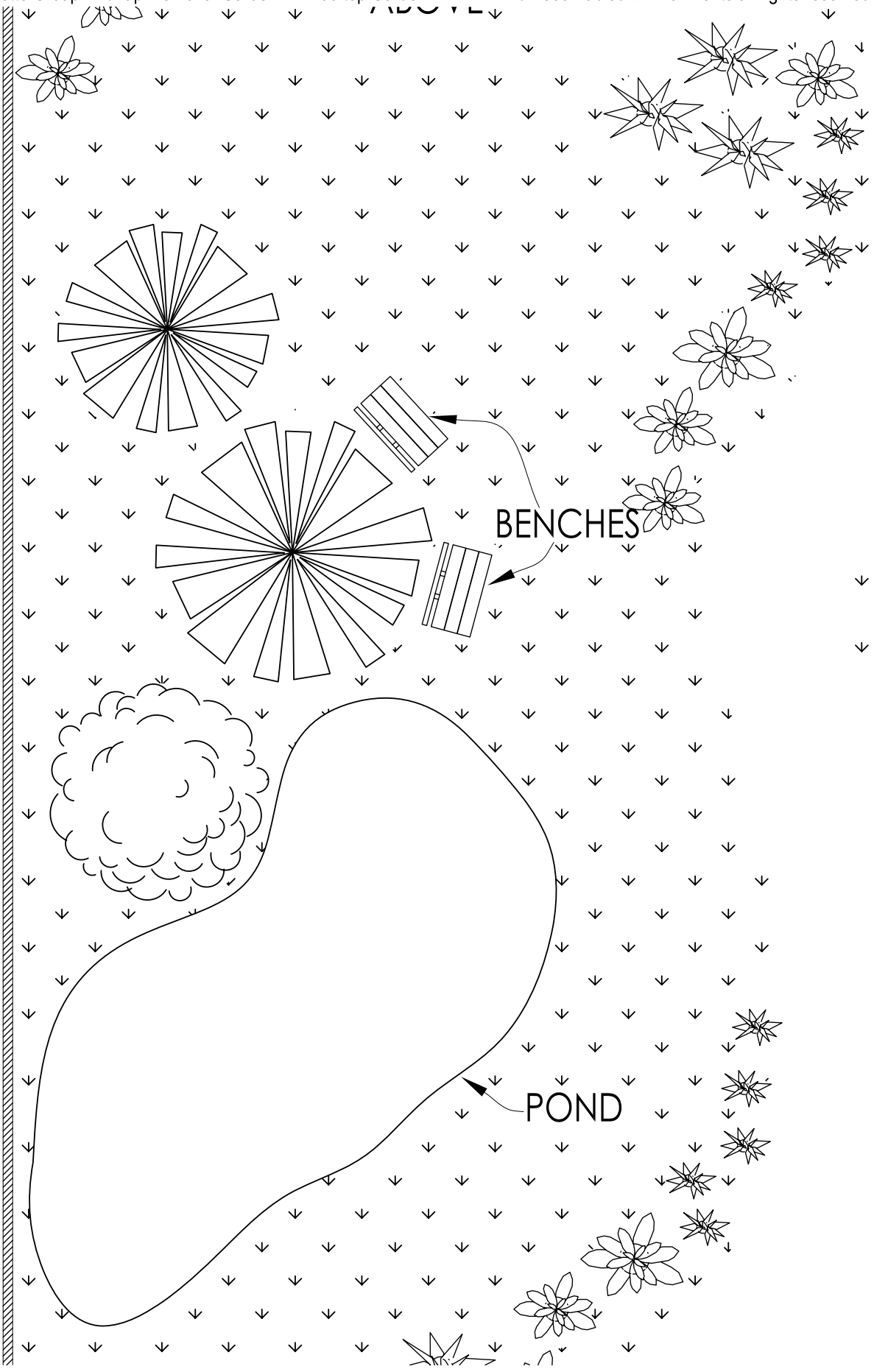

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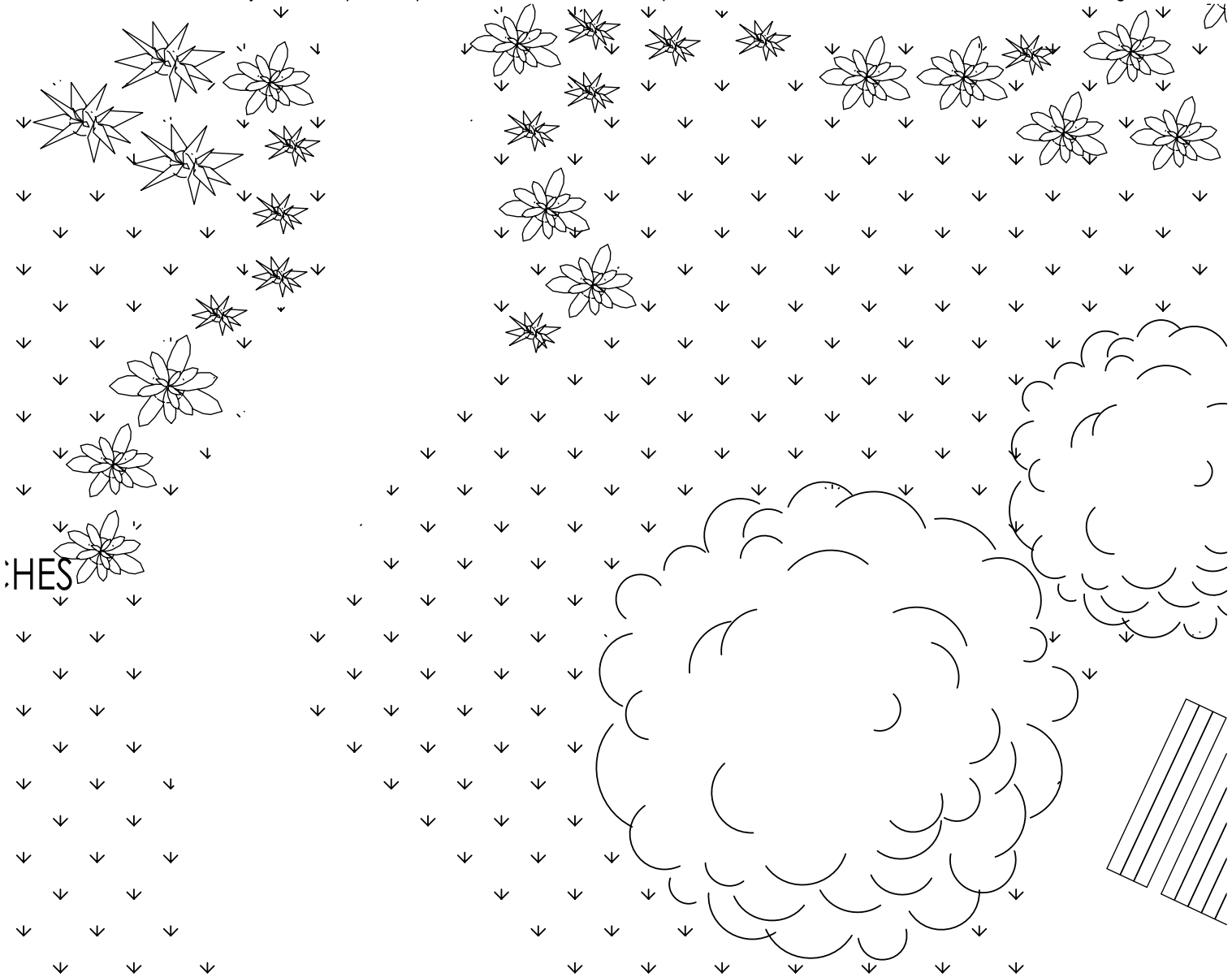

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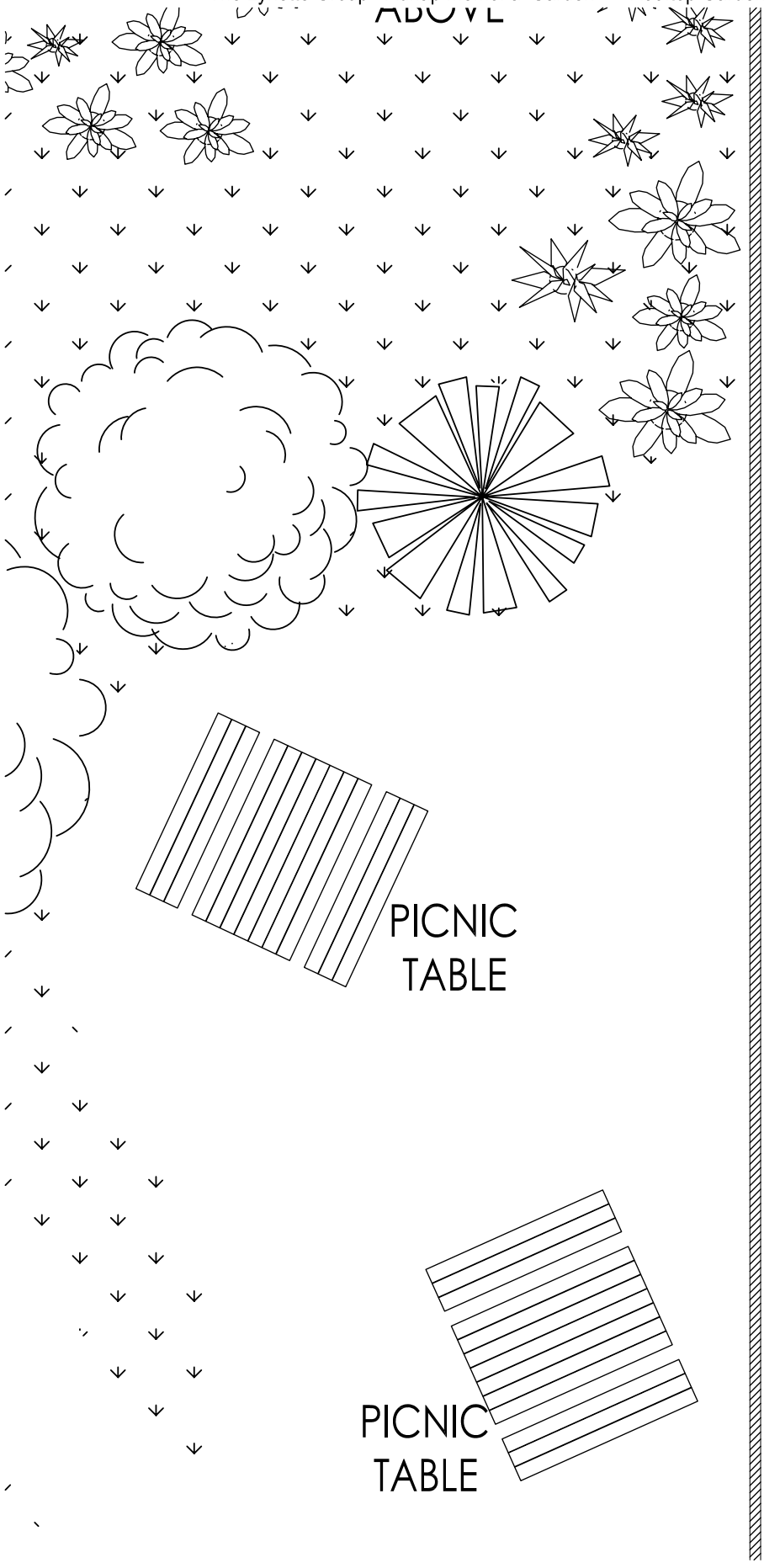

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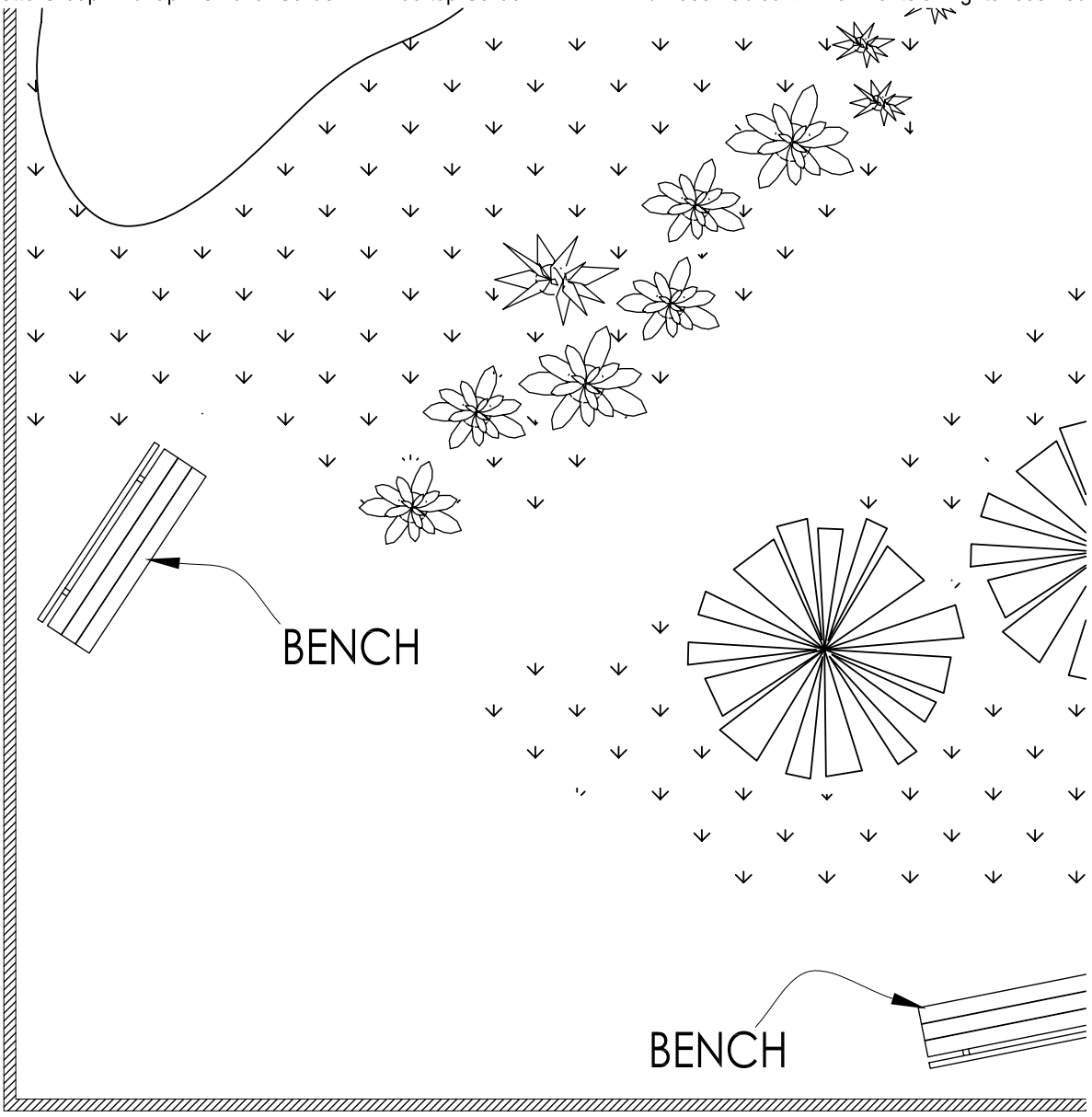

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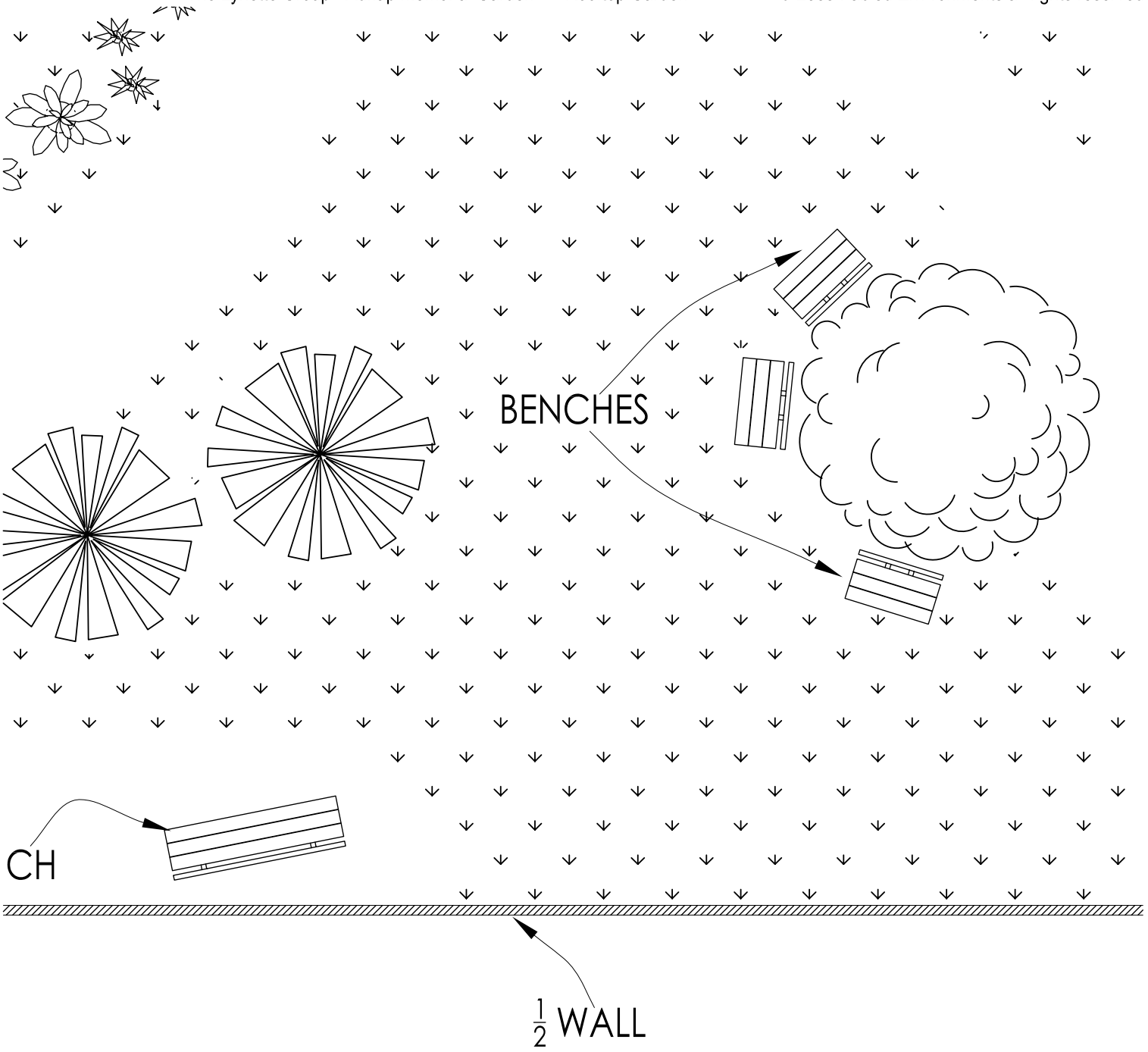

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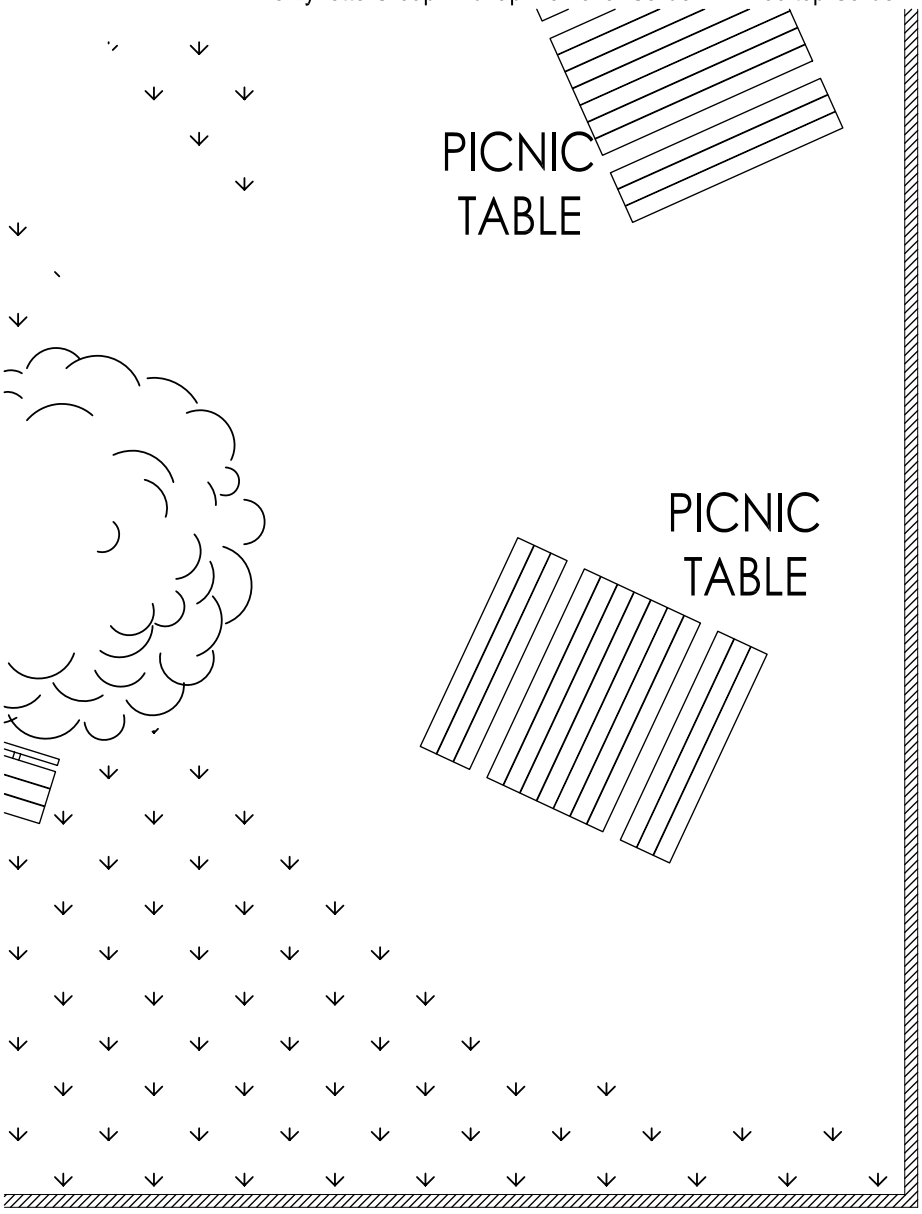

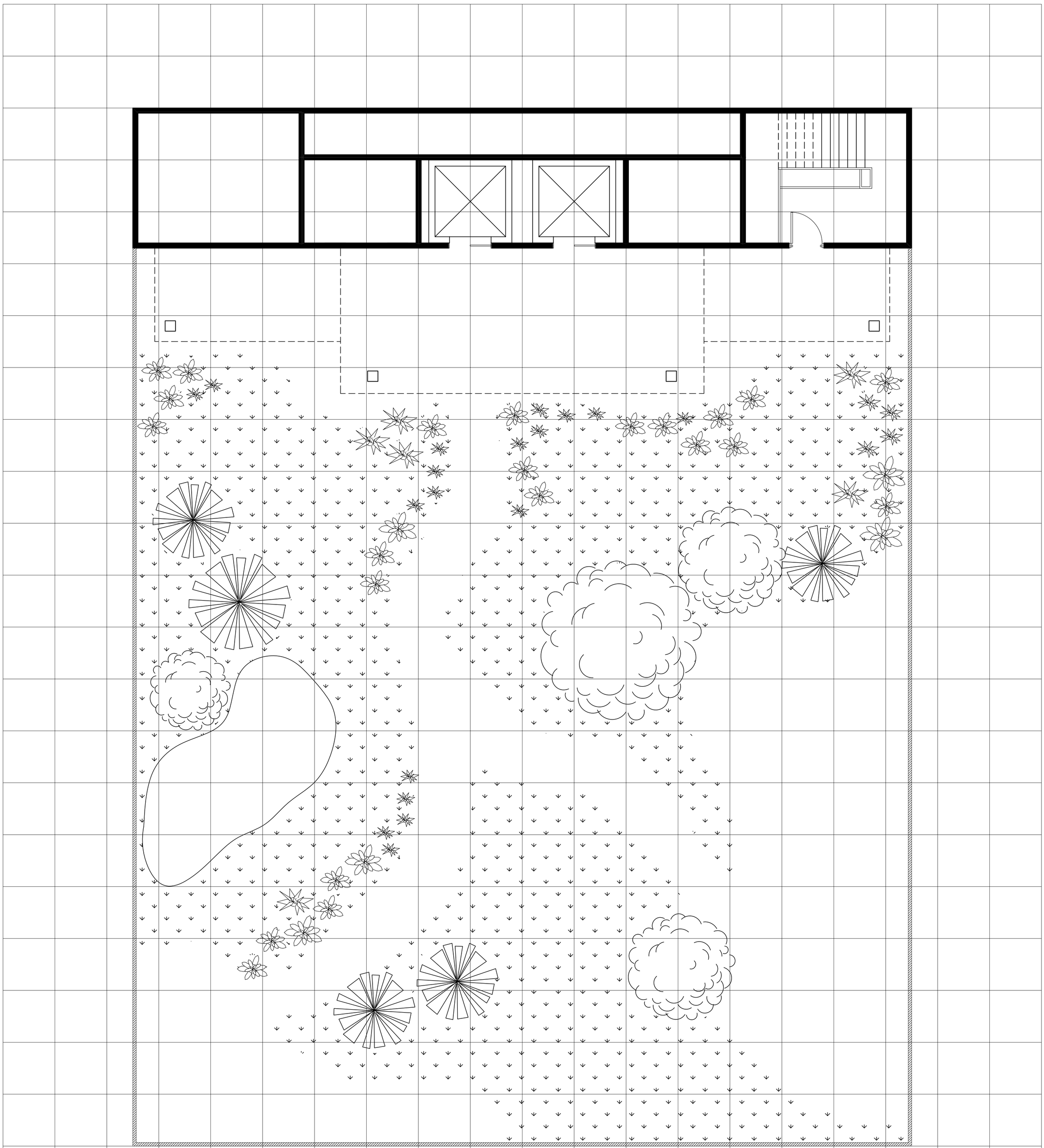

SCALE:  1" = 5' - 0"

# "Office Spaces" map pack
# "The Lynette Group - Adnap Memorial Garden"
# Rooftop Garden

*An Average Highrise Building*

## Approximately 6,614 sq. ft.

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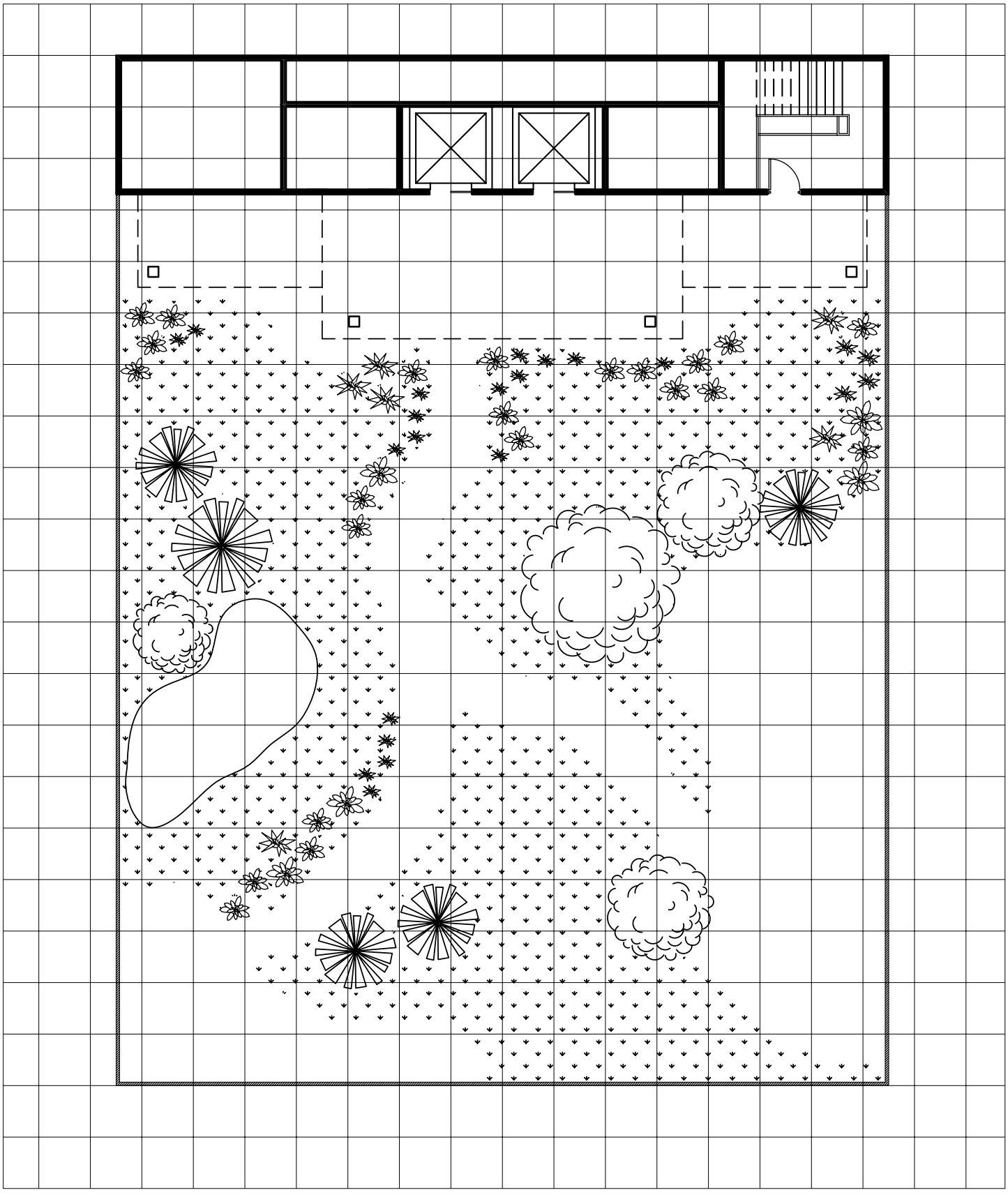

"Office Spaces" map pack
"The Lynette Group - Adnap Memorial Garden" - Rooftop Garden
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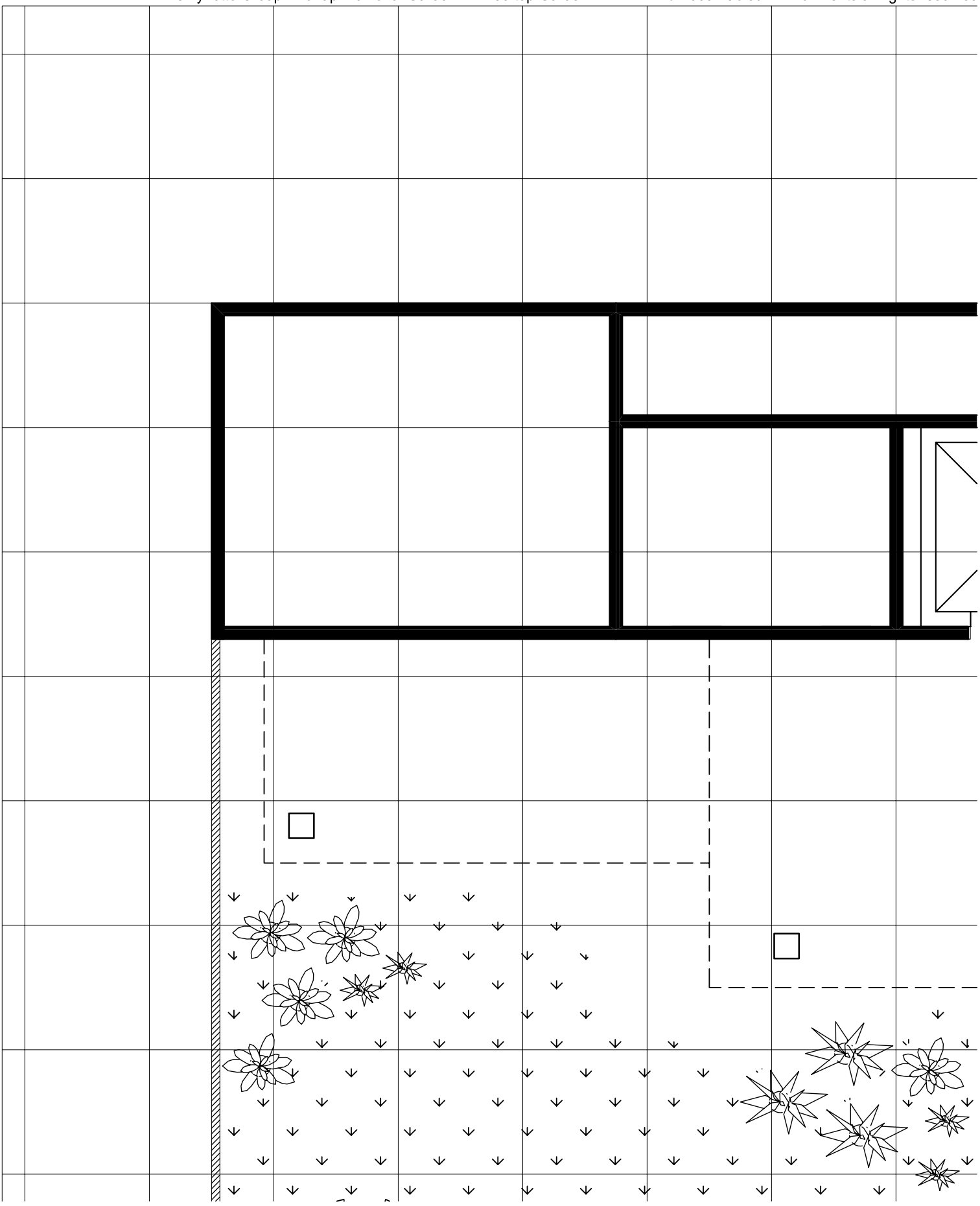

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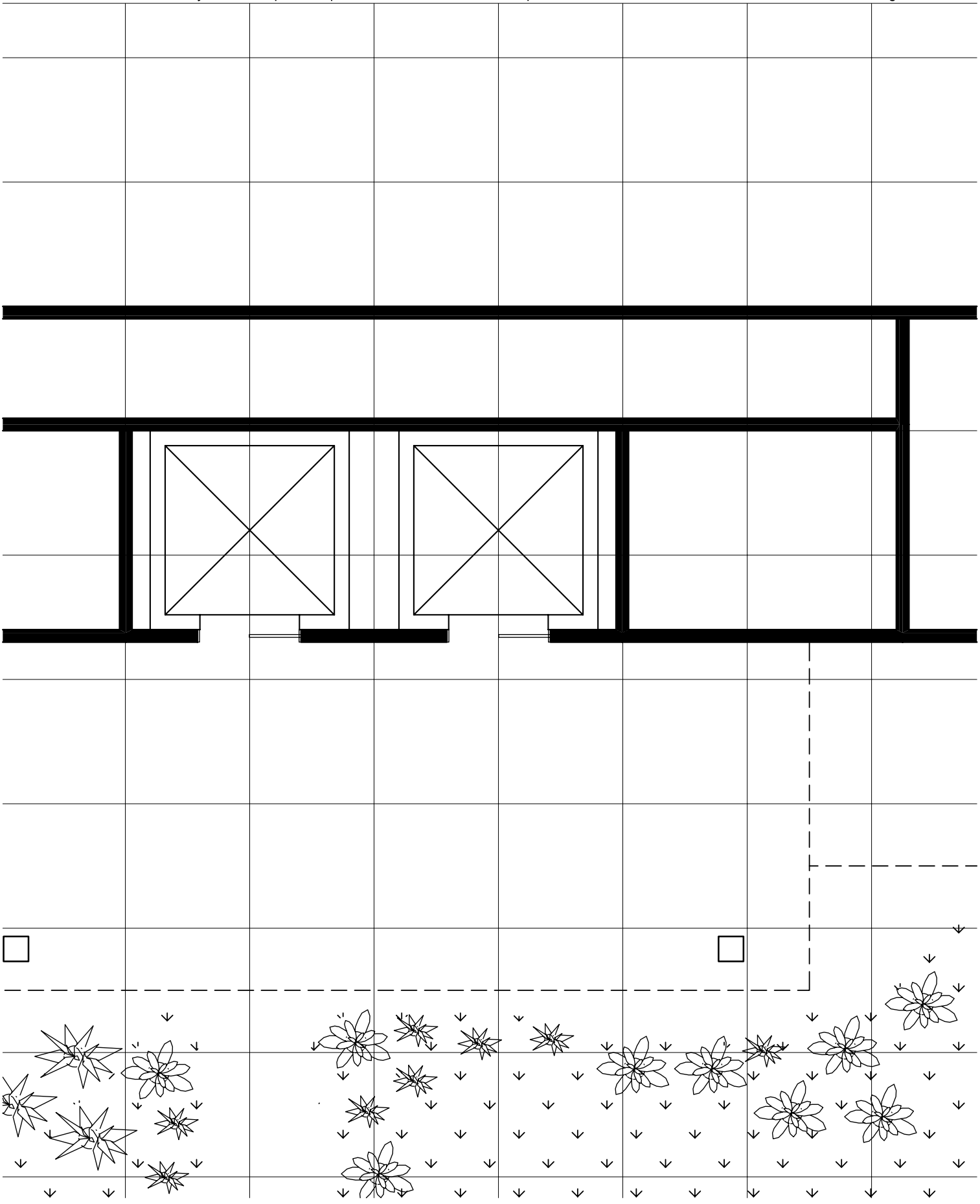

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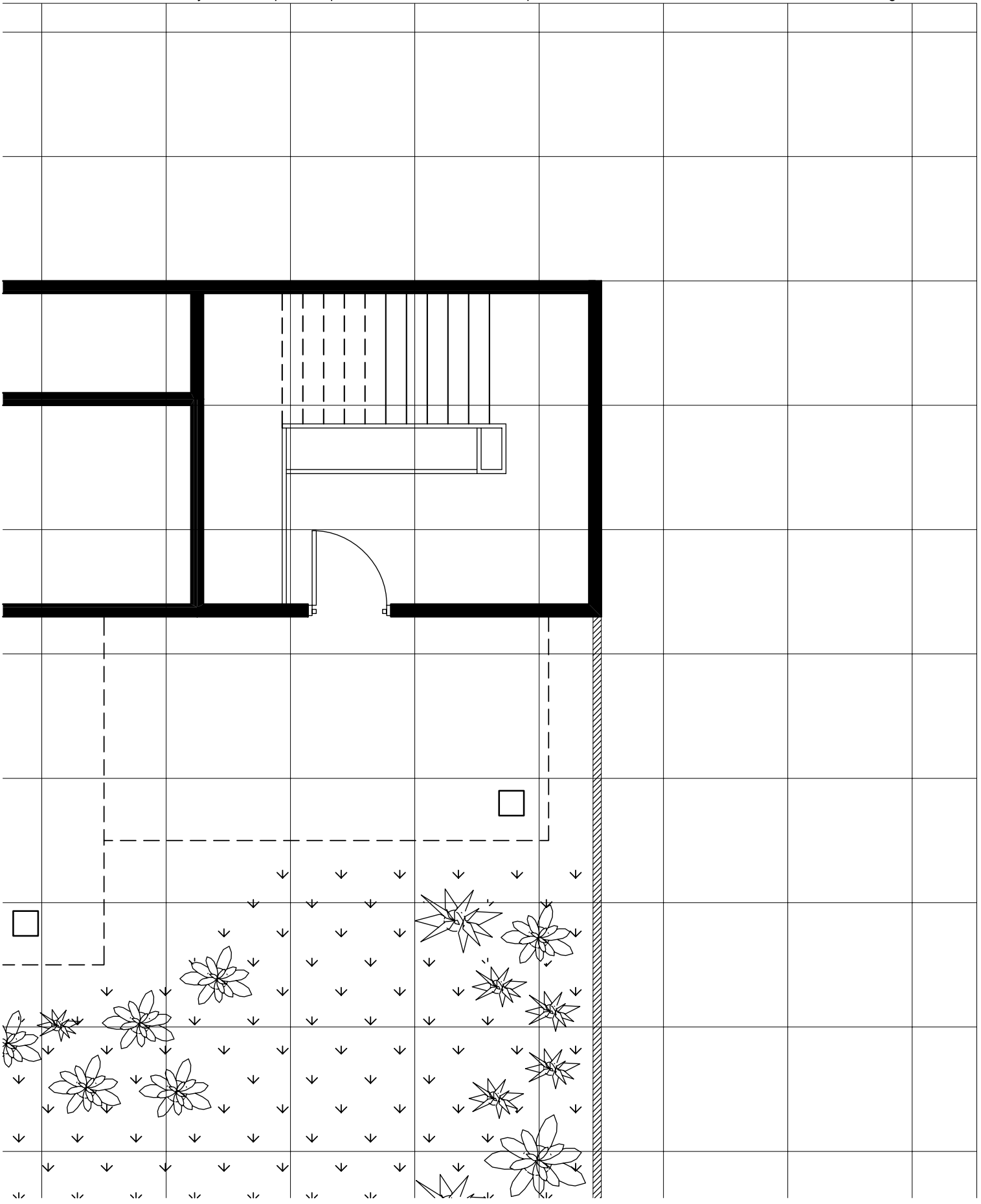

"The Lynette Group - Adnap Memorial Garden" - Rooftop Garden

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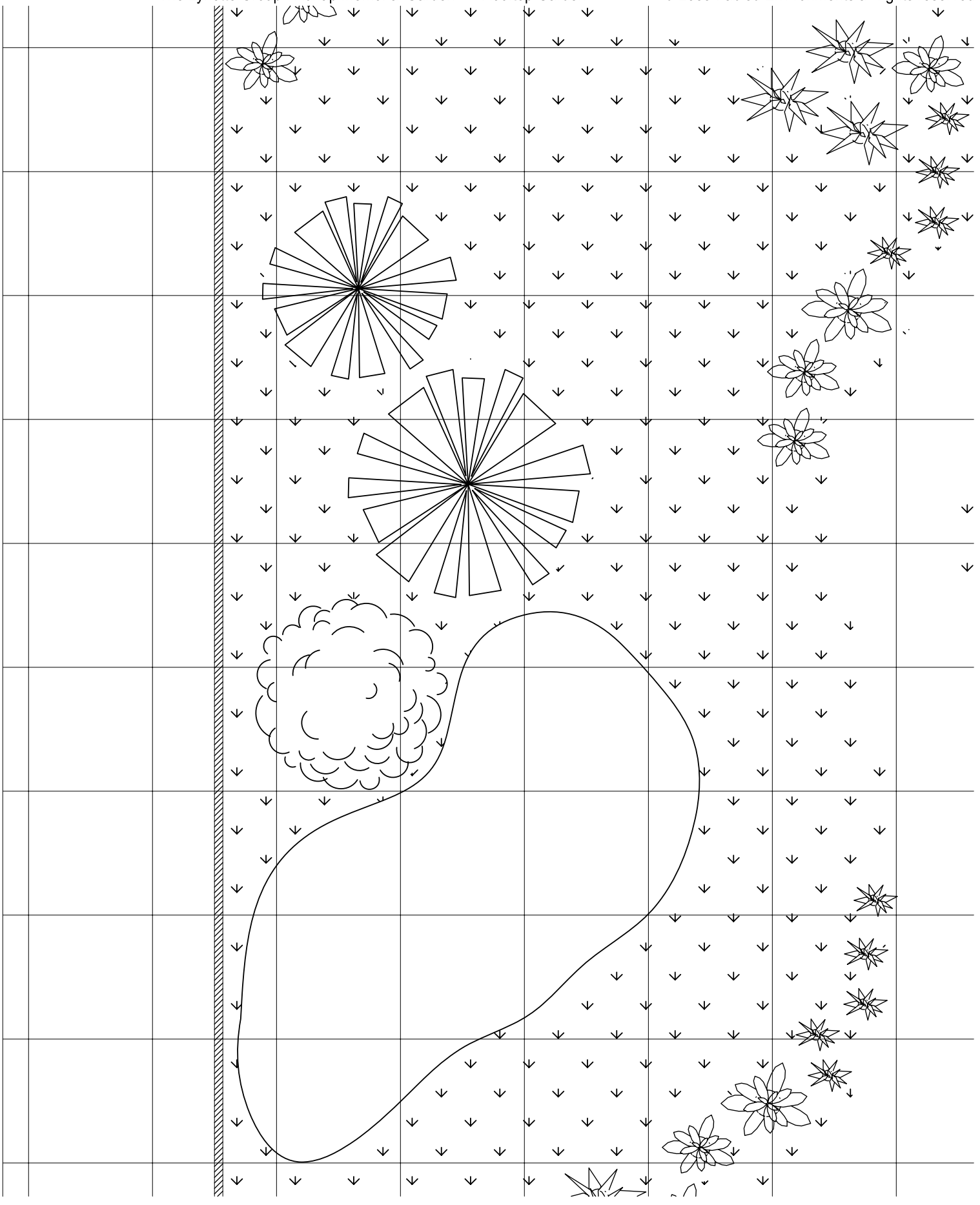

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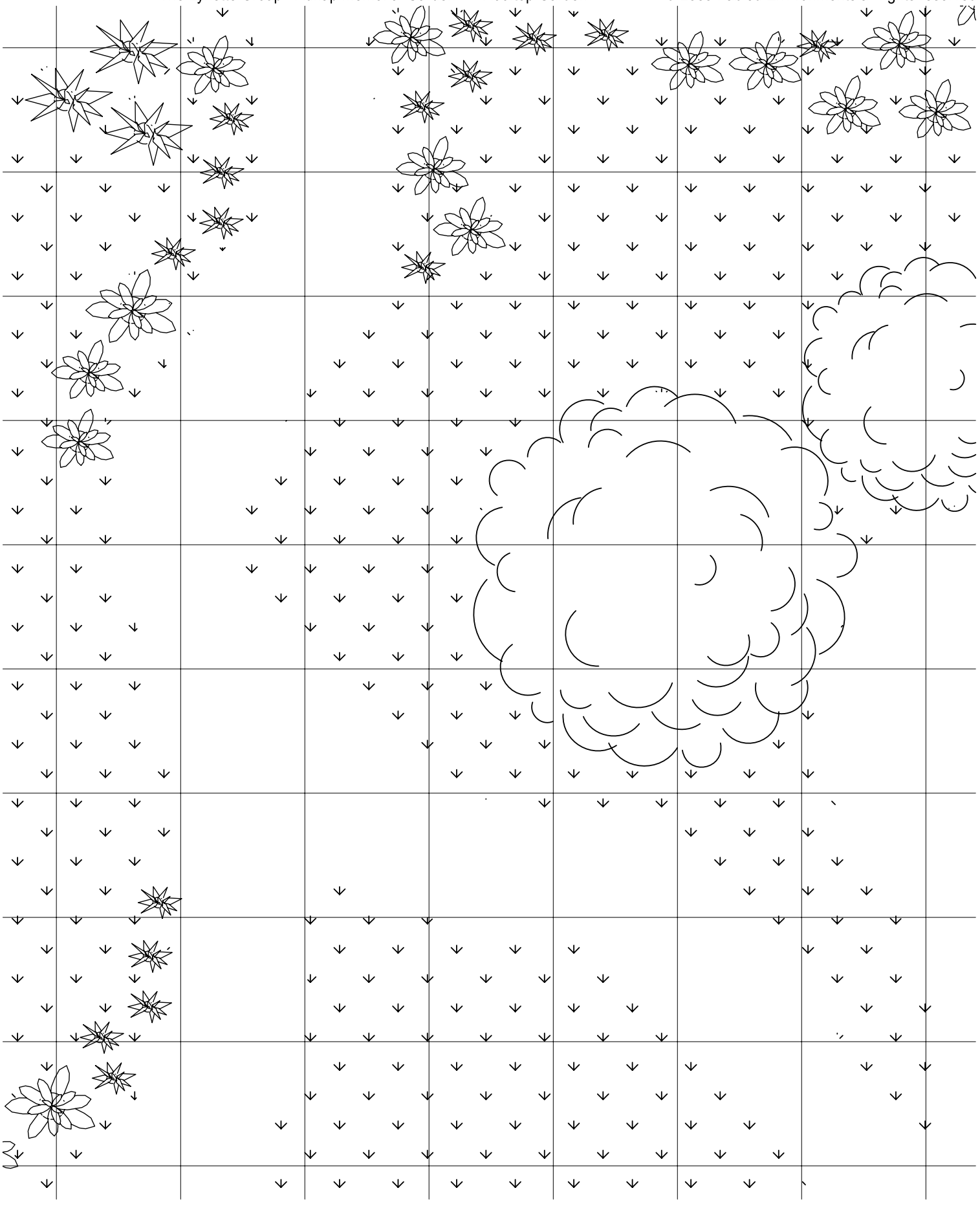

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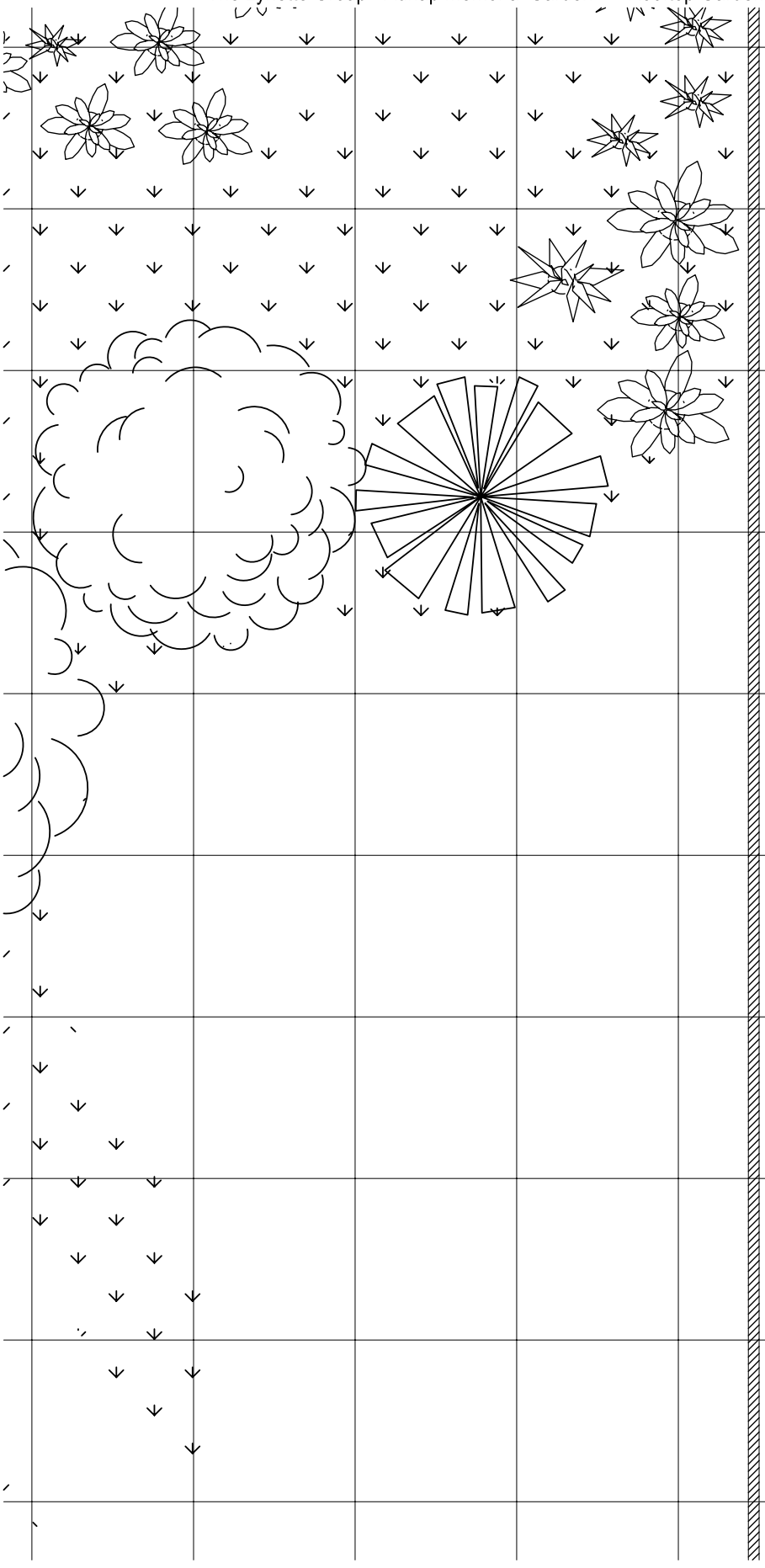

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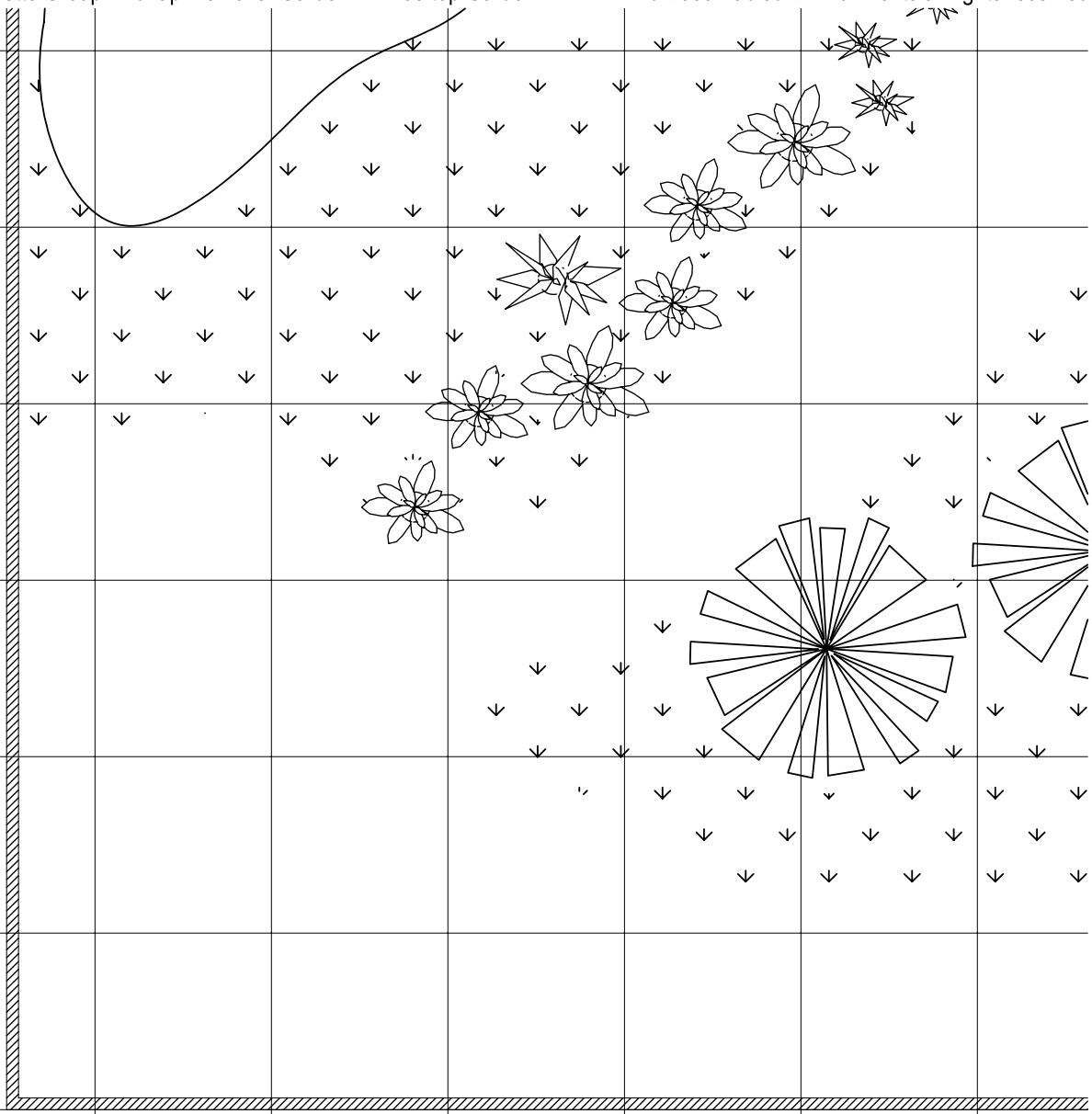

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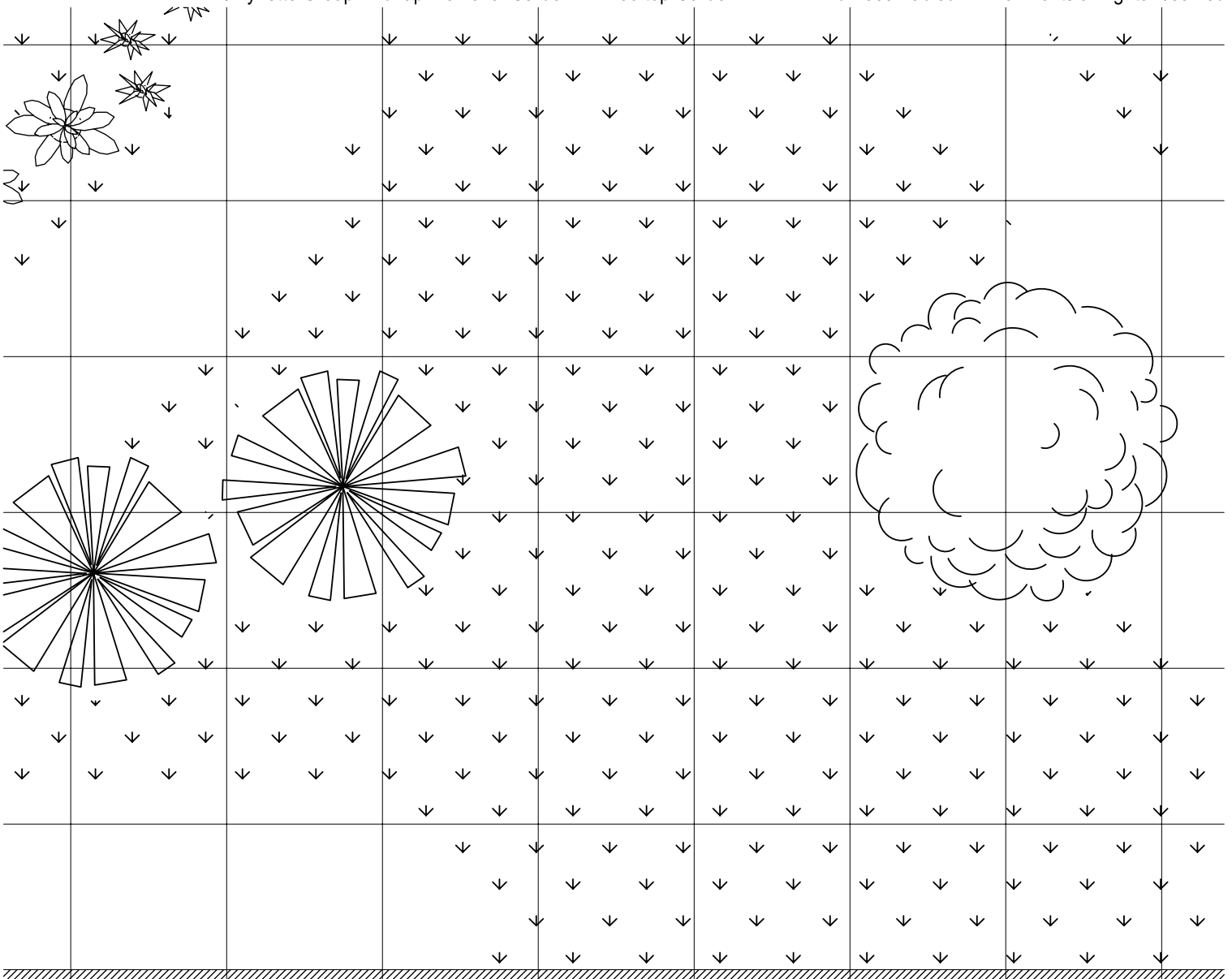

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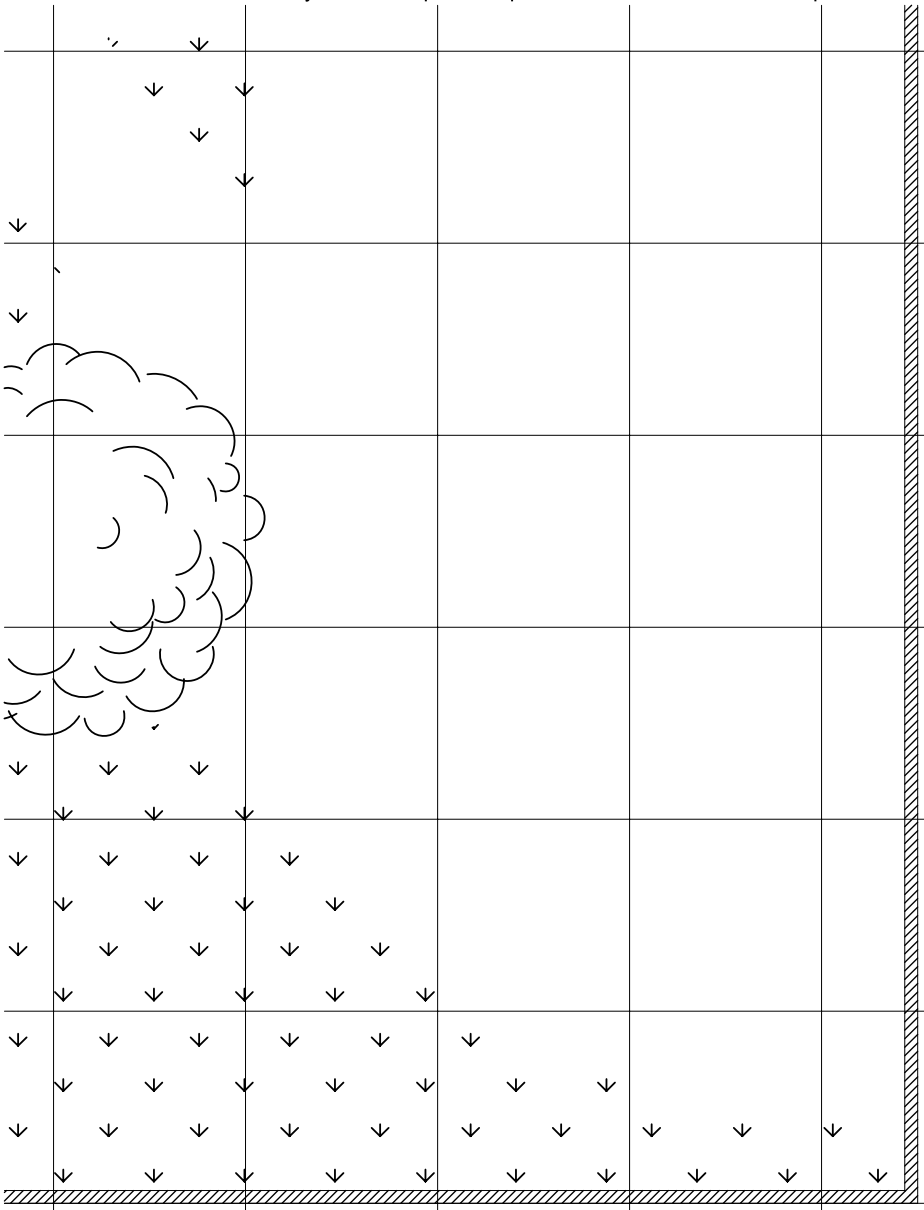

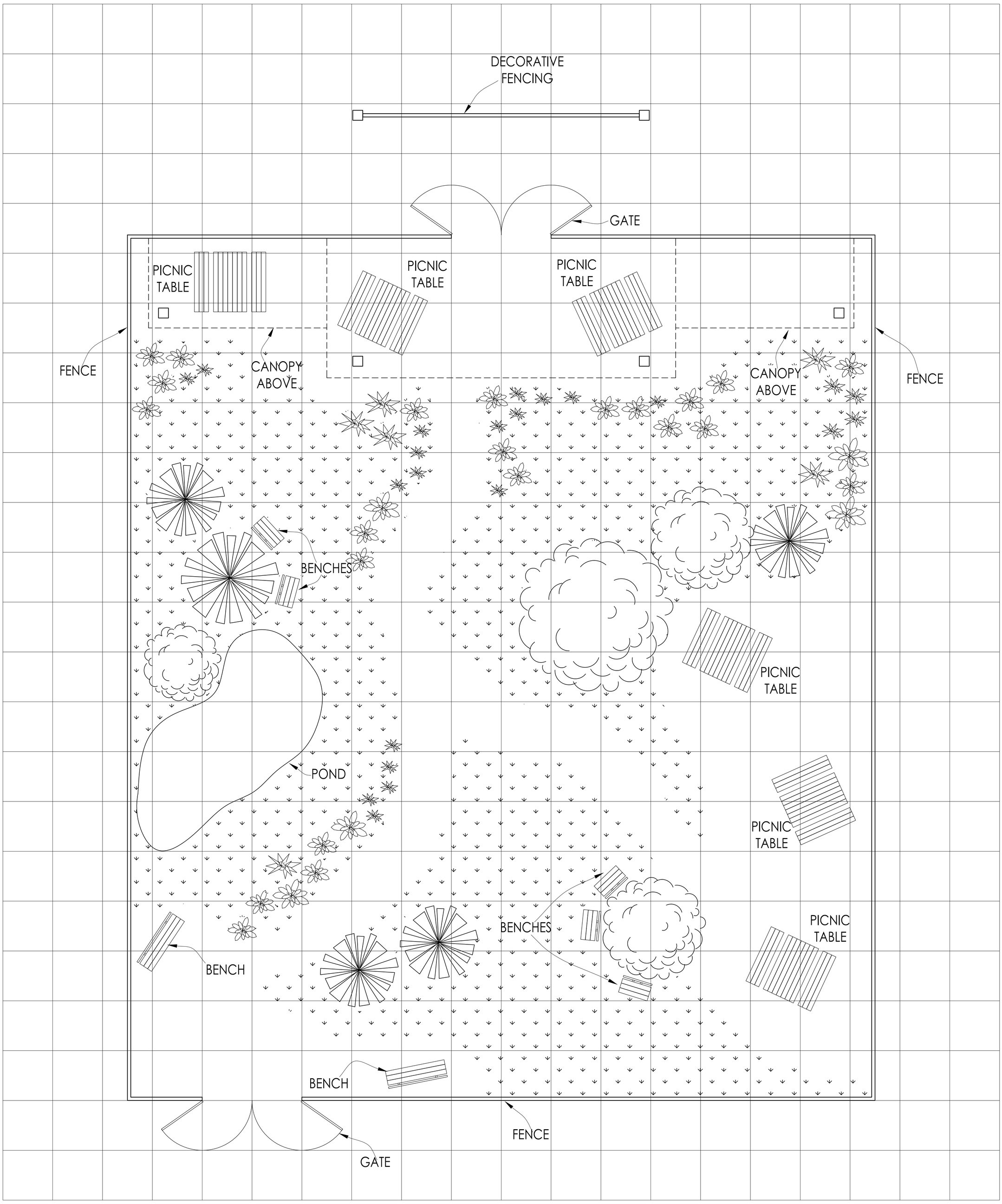


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# "Office Spaces" map pack
# "The Lynette Group - Adnap Memorial Garden"
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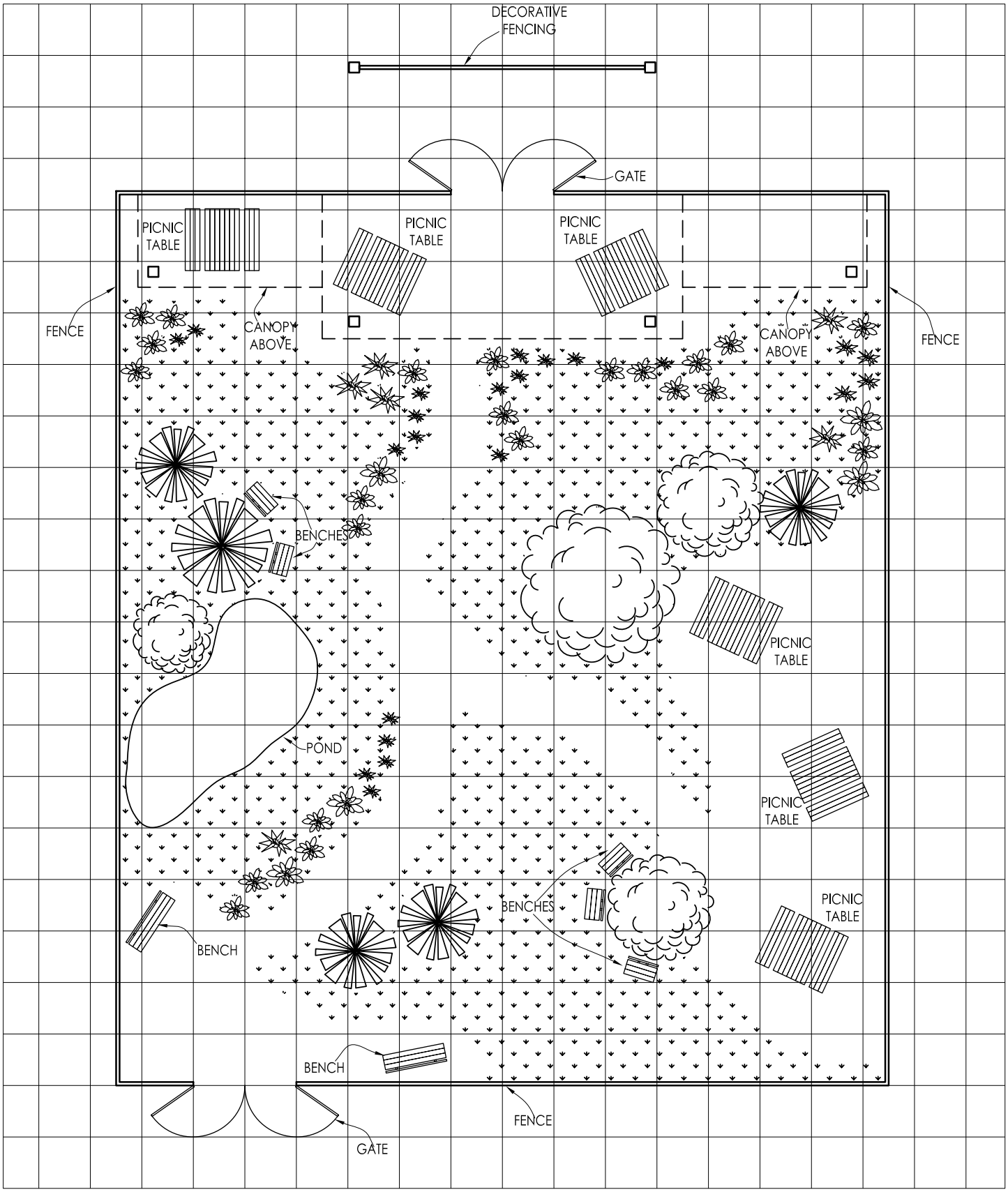


"Office Spaces" map pack

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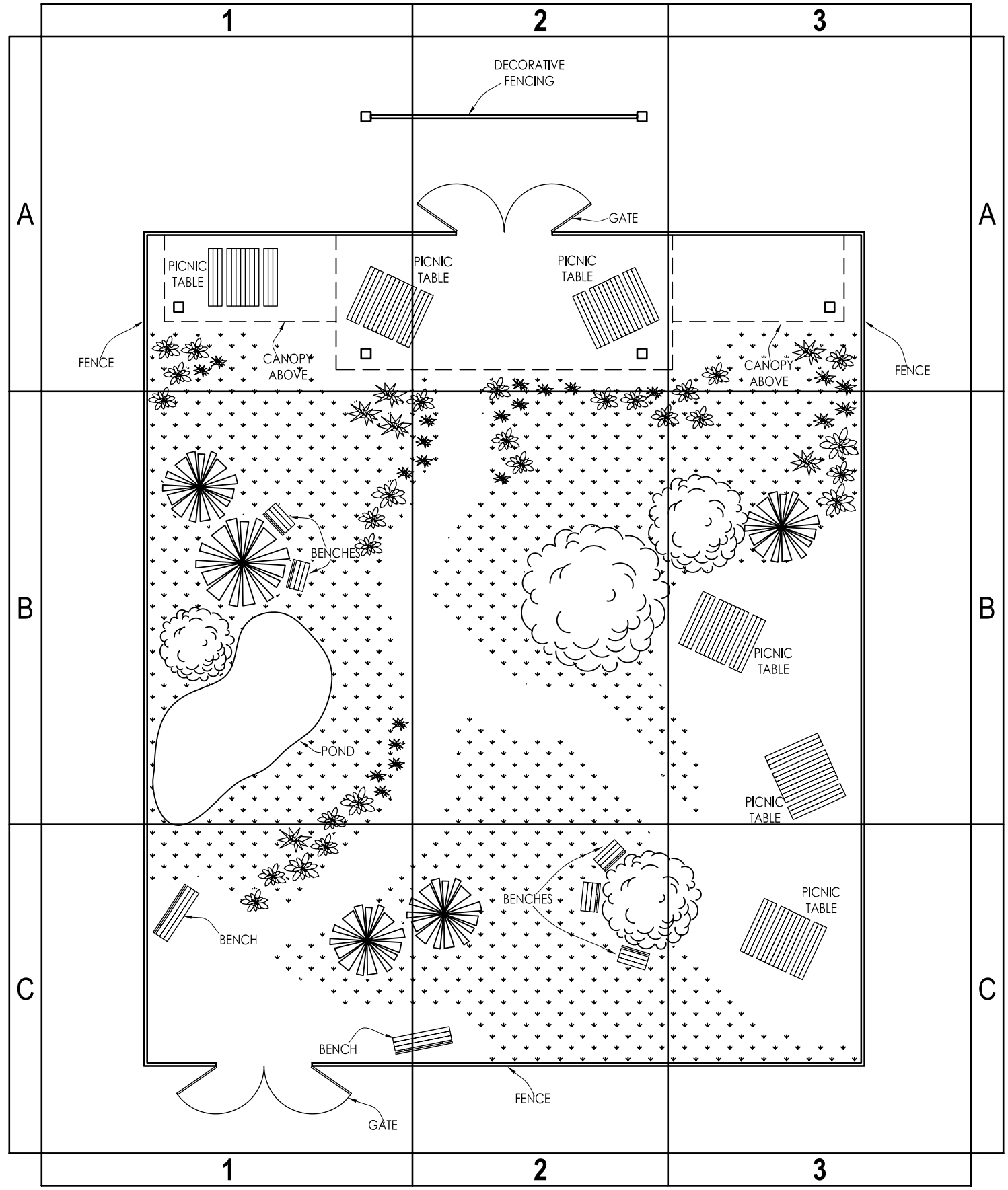


"Office Spaces" map pack

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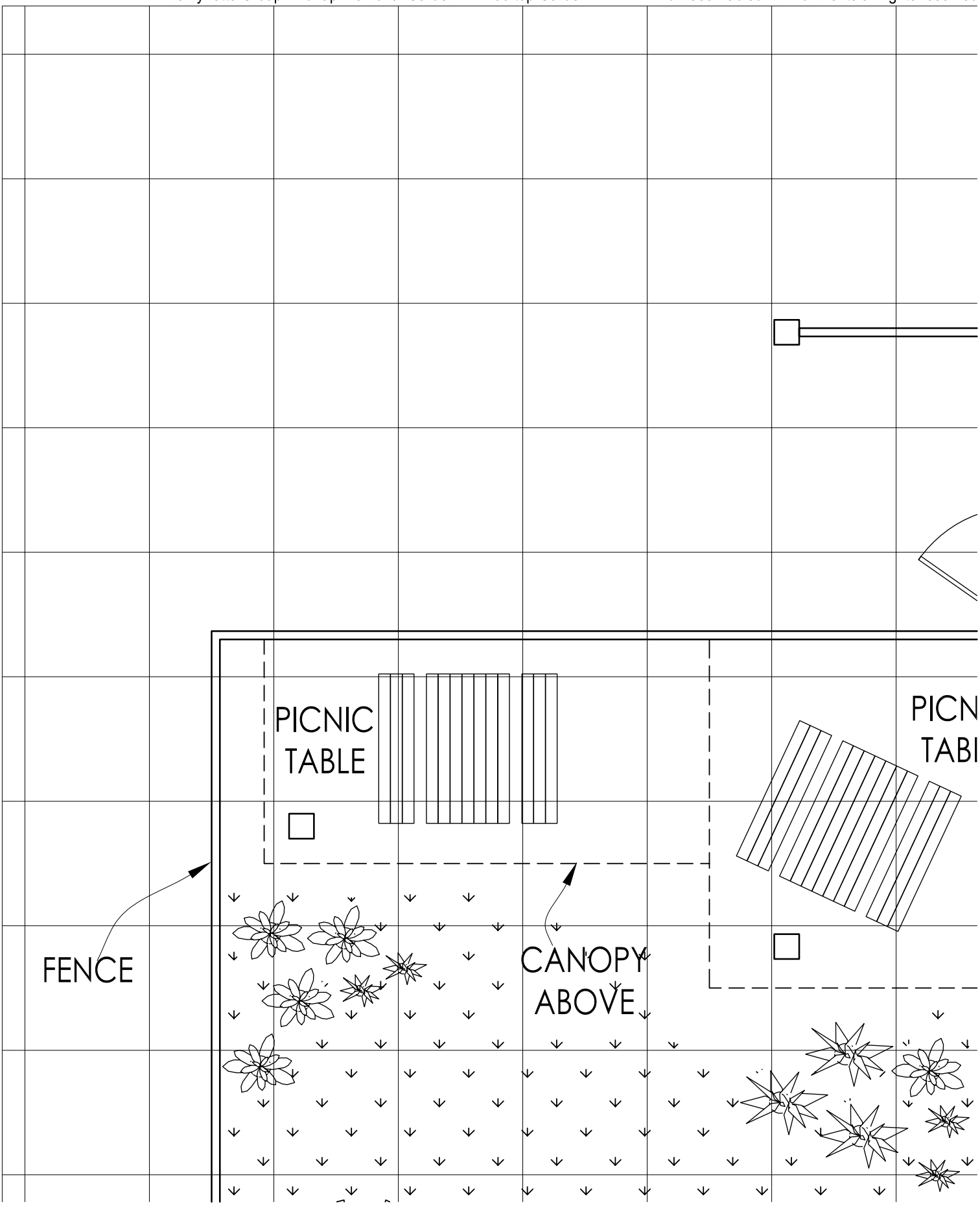

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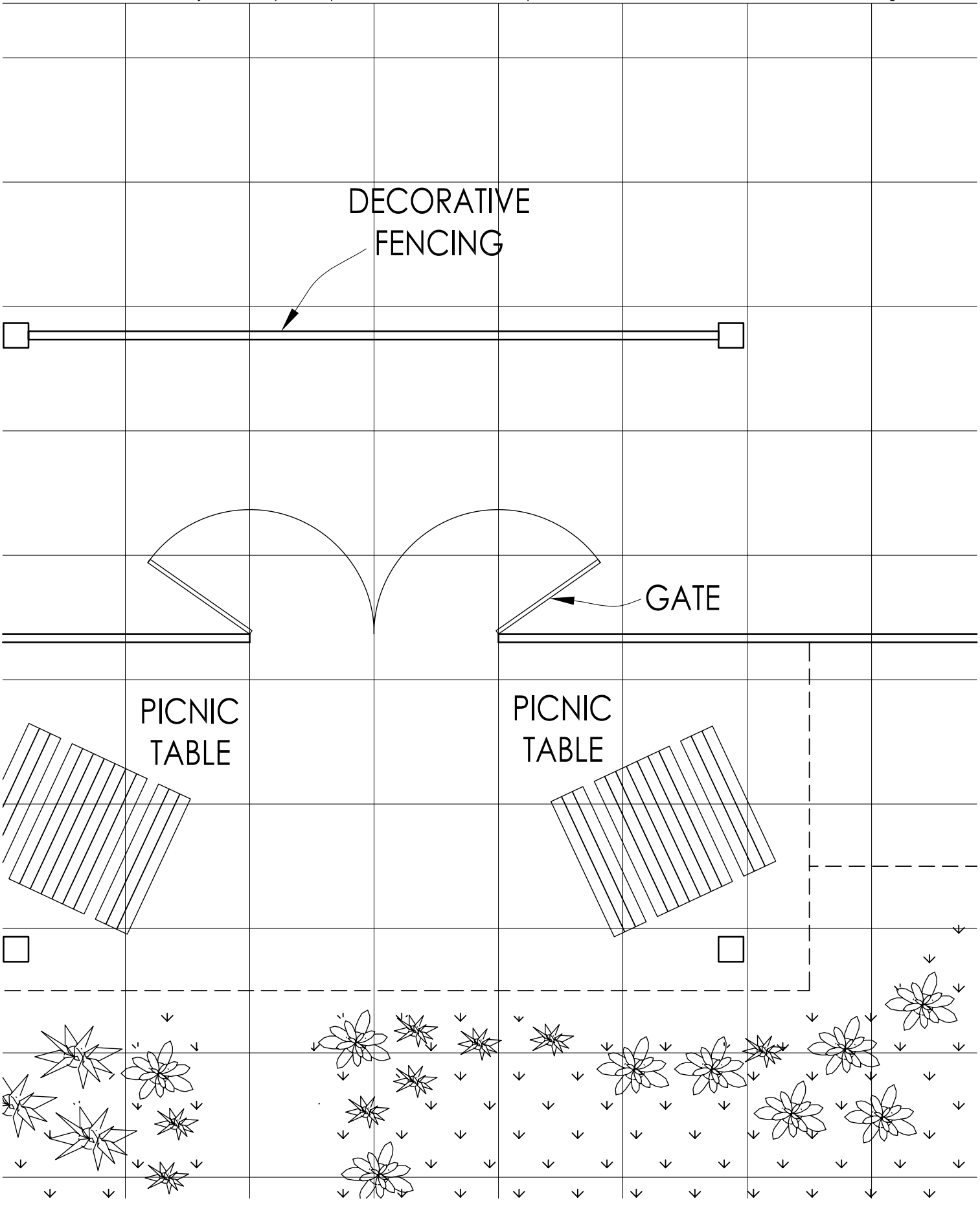

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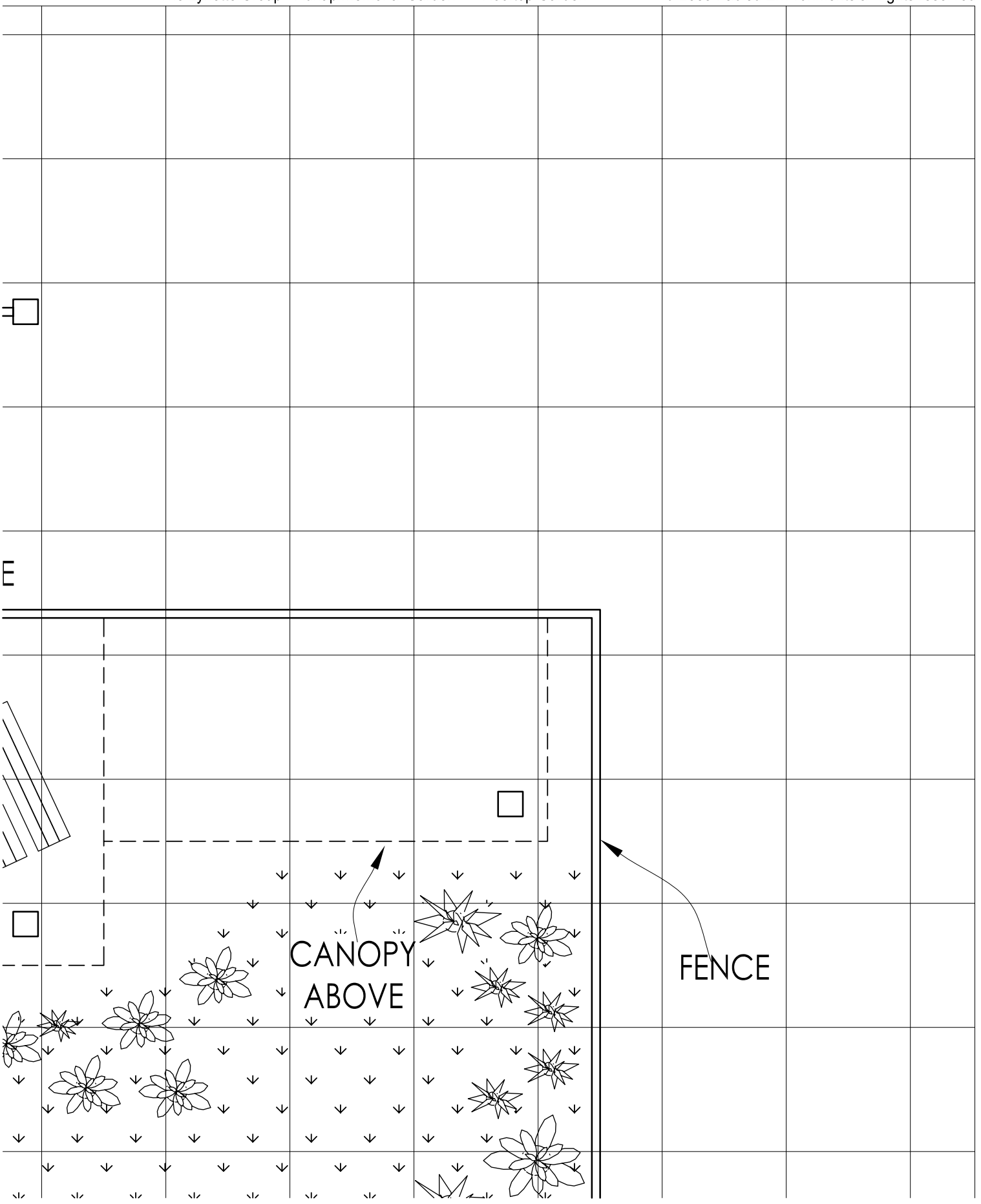

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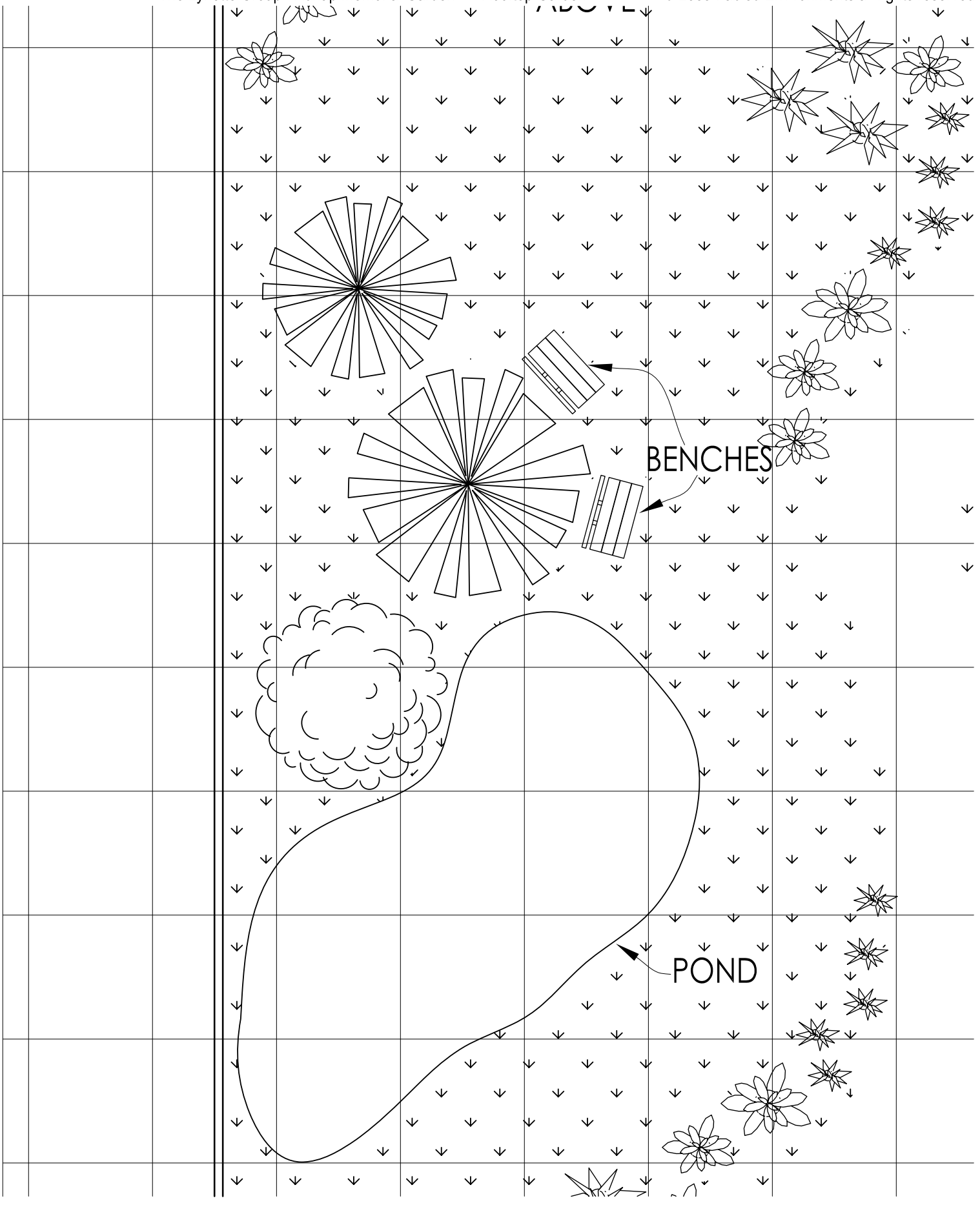

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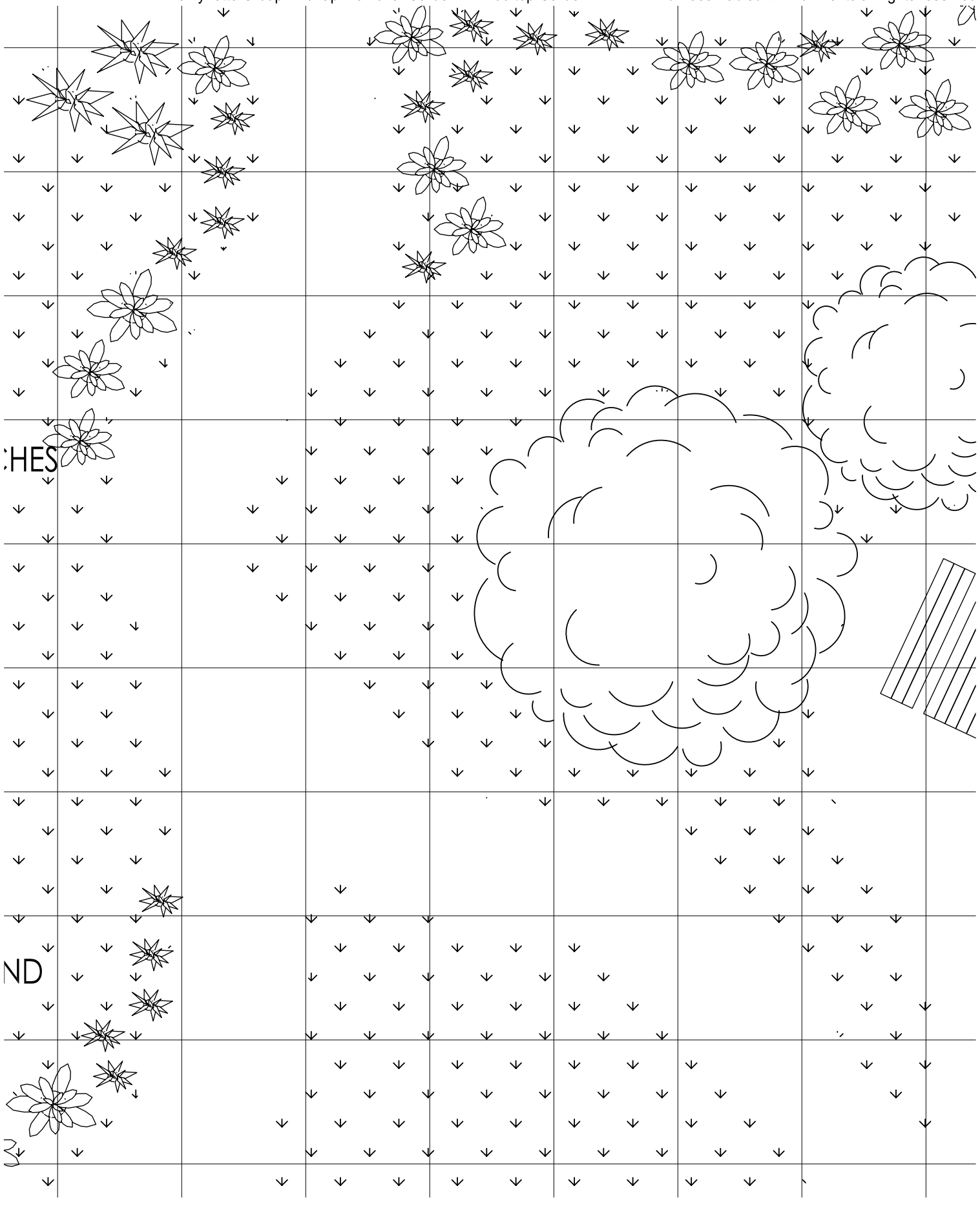

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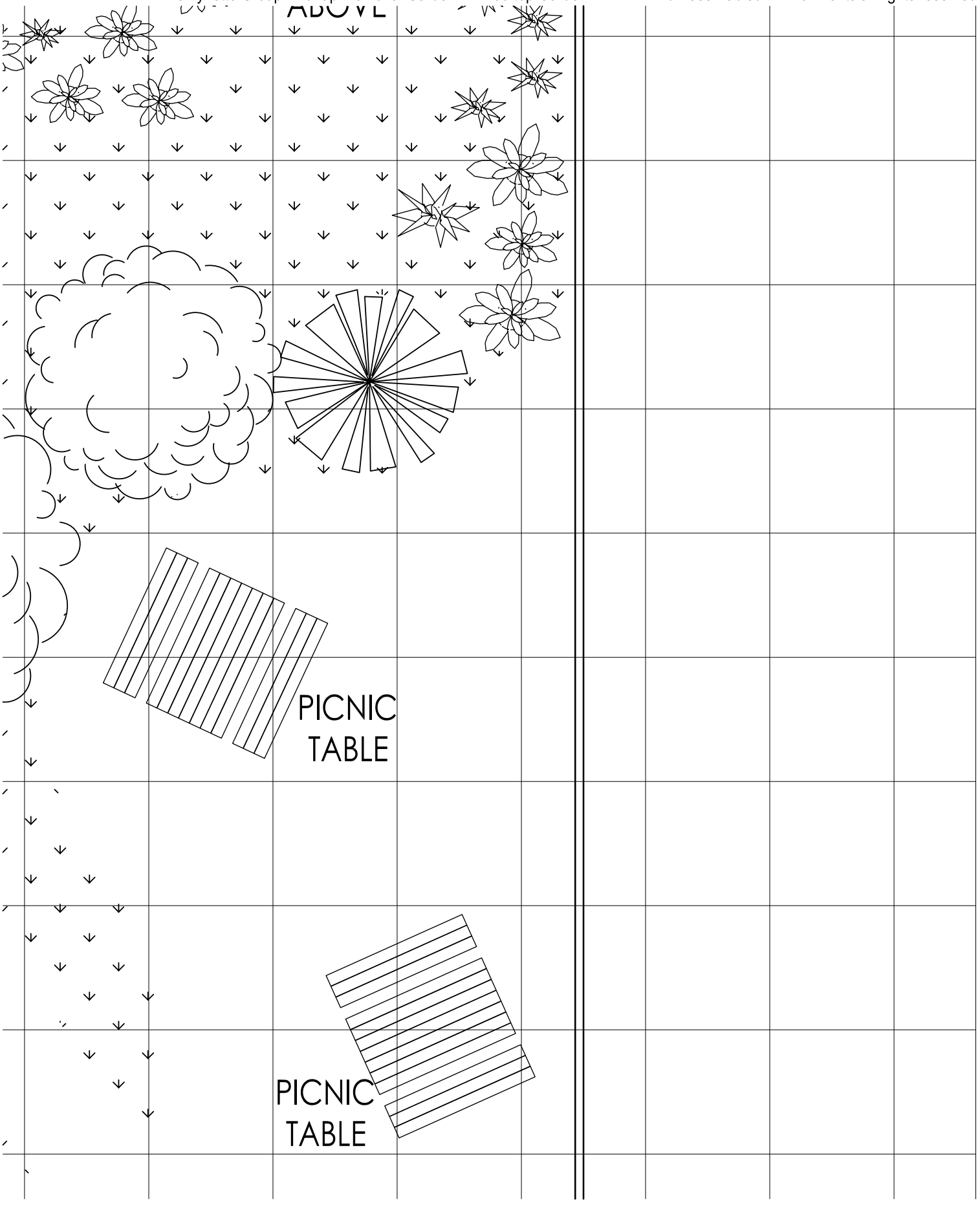

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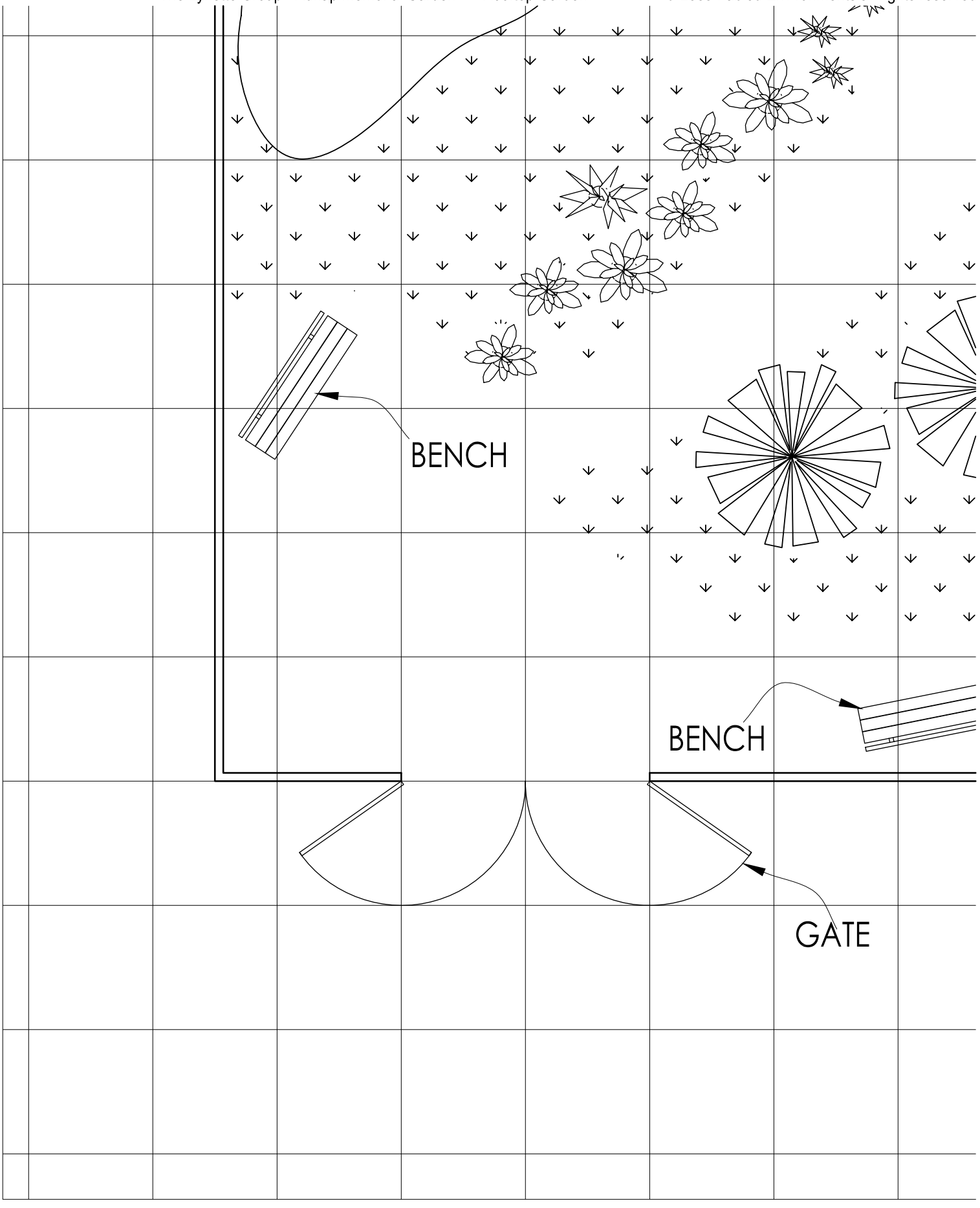

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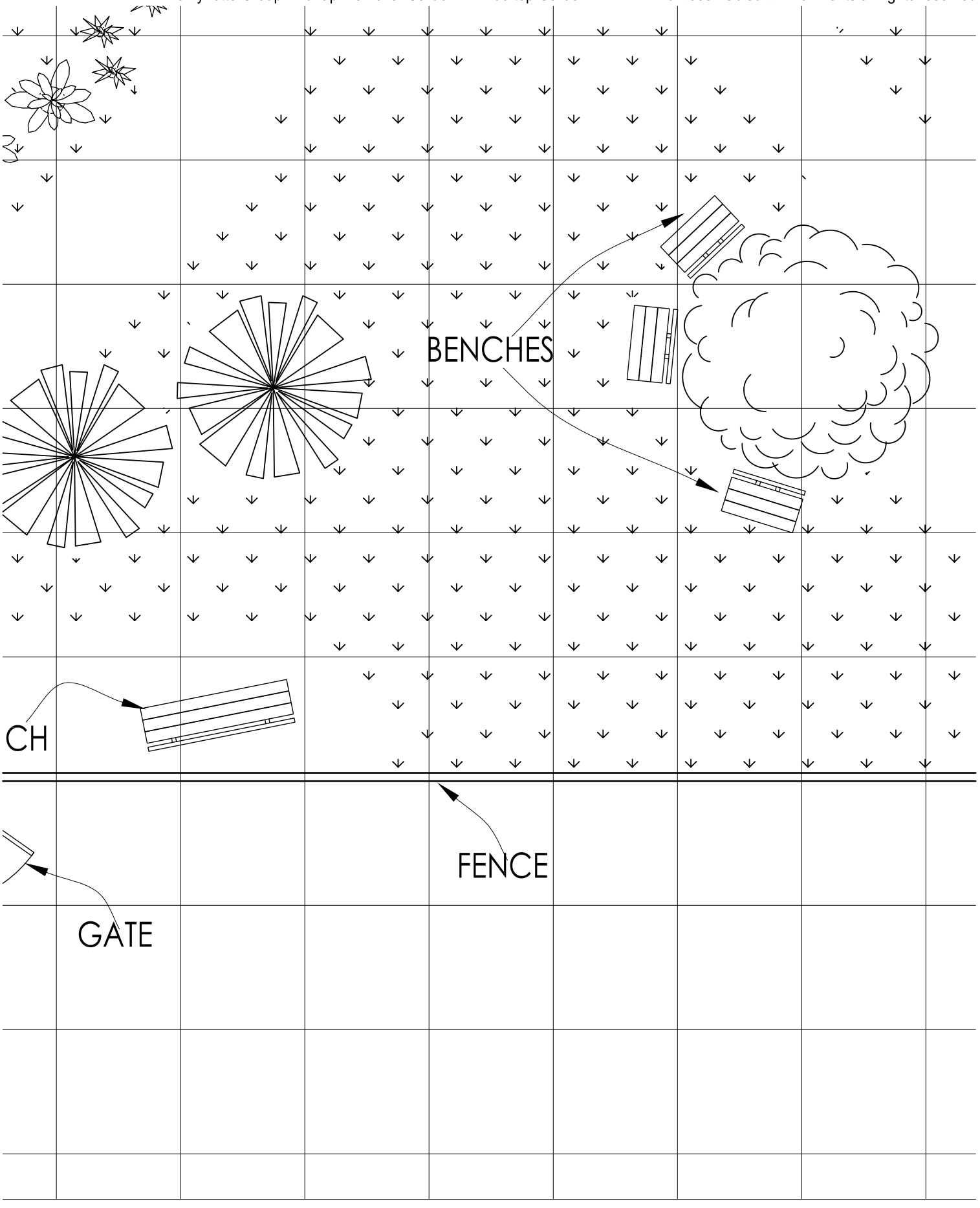
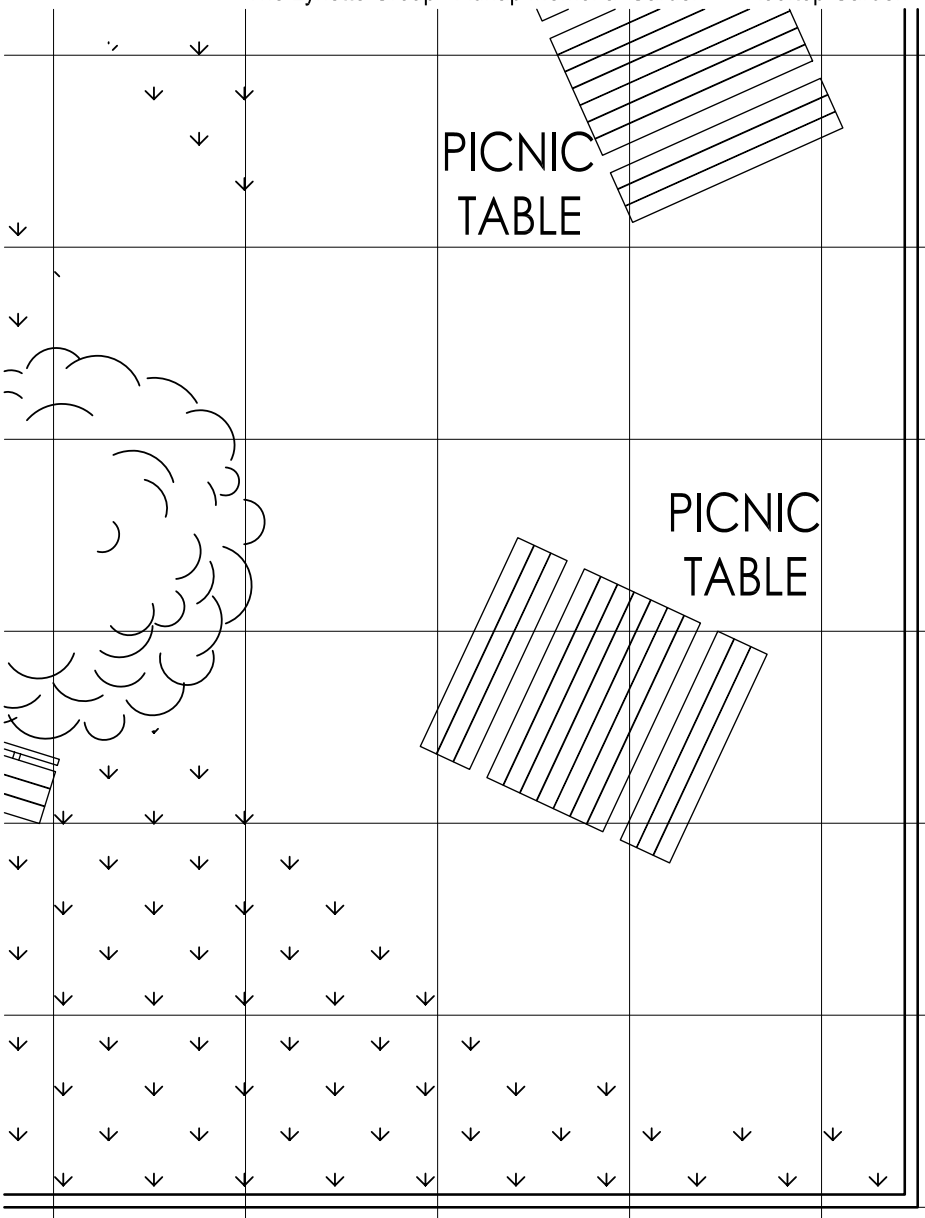
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