



Exterior Facade Study - 125 W Church Street
City of Orlando History Preservation Board Submittal

29 April 2016

Project Description



The building is a two-story, eclectic traditional architecture with frontage on Church Street, east of Garland Avenue. The proposed renovation to the Church Street façade will occur on the first level only. The wrought iron balcony, cross street bridge, and brick façade on the second floor will not be affected. The geometry of the existing street façade can be described as a symmetrical layout with the center axis defined by a street spanning ornamental cross bridge, and marked on the first level with a single leaf door patio below the bridge. On each side of the bridge are two structural bays. The first level are articulated with large window openings with ornamental details including large single pane arch windows framed by pairs of ionic wood columns and topped with stained glass transom windows.

The purpose of the façade renovation is to re-define a new street entrance for Ceviche Tapas restaurant, and to introduce large operable windows that will engage the atmosphere of the street with the restaurant. Effort will be made to preserve the brick herringbone header above the existing fenestration openings, the ornamental downspouts and stained glass transom windows. The large plate glass windows and wood ionic columns below the transom line will be removed for the proposed windows and doors. Structural shoring will be implemented and strict care will be taken in order to stabilize and protect the existing ornamental elements to remain, including the stained glass transom.

Phase I (easternmost bay)– New Restaurant Entrance

The proposed entrance bay will be located in the easternmost structural bay opening. It will have a new structural frame to support the existing stained glass transom while creating a structural header for a new pair of entrance doors and new fixed windows. The new entrance will be defined by new outswinging French wood and aluminum clad doors with large full vision lites. Fixed sidelight windows will flank the new door. The new pair of doors will be centered under the existing arch top. New vertical mullions will align with the mullions above.

Phase II (three remaining bays) – Operable Window Partitions

Like the Phase I opening, each bay will be structurally supported with a new frame and header. The operable window panels will fold out from each end meeting in the middle under the existing arch. Each hinge fold will align w/ the vertical mullions above. These windows will be large vision panels to simulate much of the openness in the existing windows, while providing a narrow profile frame for each pane.

The end result will enhance the street and restaurant atmosphere with a cohesive integration of new operable doors and windows to the existing architecture without compromising much of the character that defines this historic building.

Ceviche Existing Condition



Church Street Examples



Cheyenne Saloon



Harry Buffalo

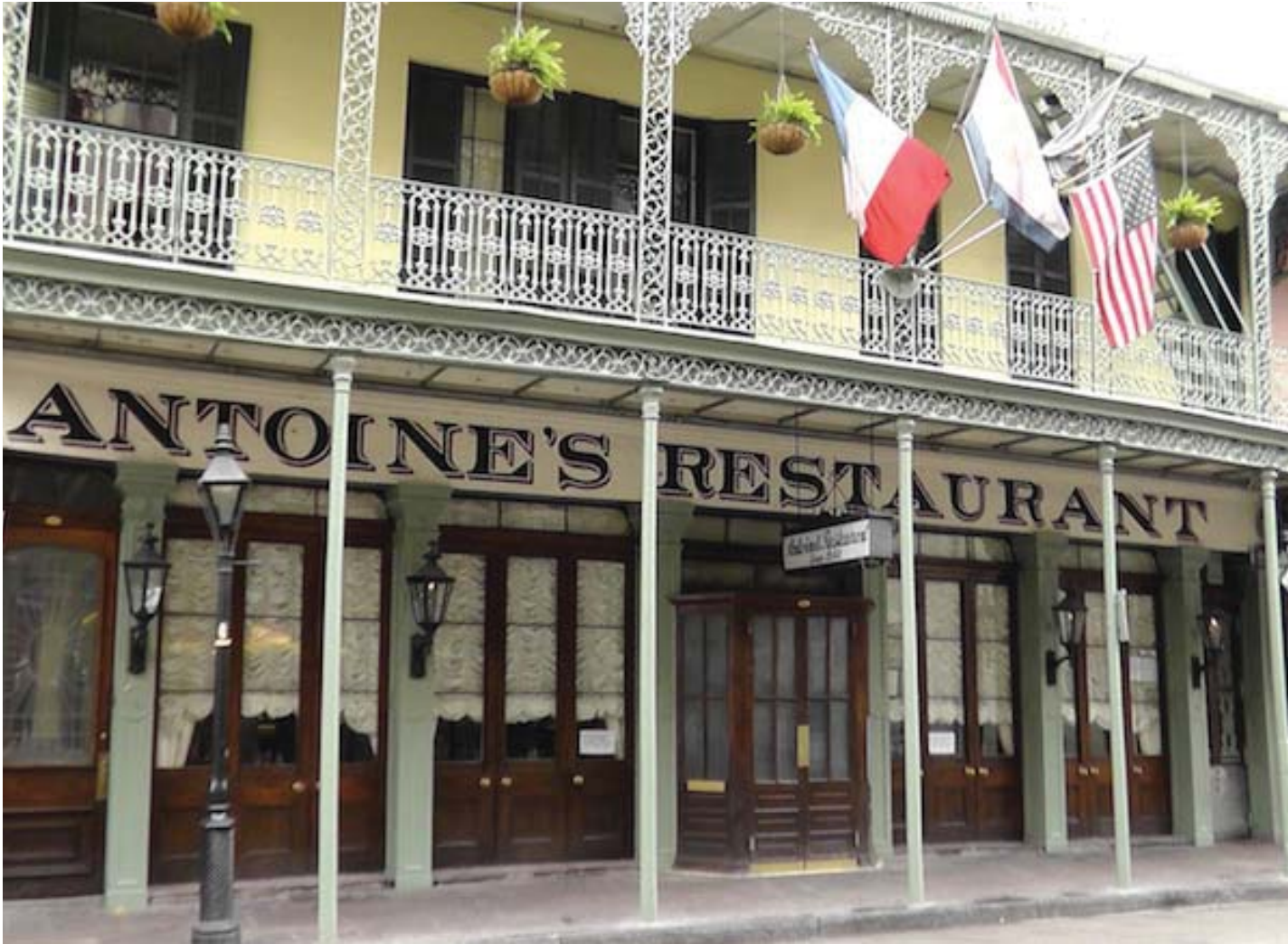


Church St. Tavern

Patio Partition Examples



Ceviche St. Petersburg



Antoine's - New Orleans



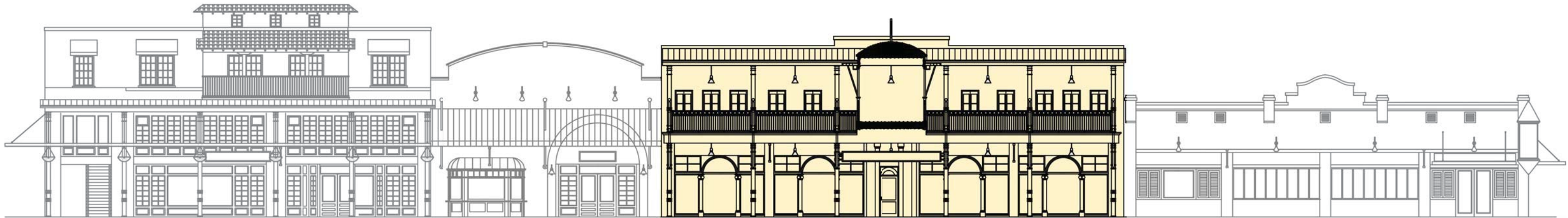
Prato - Winter Park

Folding Partition Examples



Marvin Windows and Doors





Existing Building Elevations

Proposed - Partitions Closed



- New Wood Cladded Steel Beam
- New Wood Cladded Steel Columns
- New Arch Insulated Glass

Proposed - Partitions Open



- Existing Stained Glass Transom

- New Wood and Glass Folding Partition Pairs
- New Wood and Glass Entry System







INDEX OF DRAWINGS

Architectural	Structural
G000.2 COVER SHEET	S001.2 ABBREVIATION SYMBOLS AND SHEET INDEX
G001.2 GENERAL INFORMATION	S101.2 STRUCTURAL PLANS AND DETAILS
G050.2 SHEET SPECIFICATIONS	
G051.2 SHEET SPECIFICATIONS	
G101.2 LIFE SAFETY PLAN	
	Electrical
A101.2 FLOOR PLANS AND PLAN DETAILS	E001.2 ELECTRICAL SYMBOL LEGEND, ABBREVIATIONS, AND SHEET INDEX
A102.2 INFILL WALL DETAILS	E002.2 GENERAL NOTES
A200.2 ENLARGED EXTERIOR ELEVATIONS	E101.2 CEILING PLAN - LEVEL 1 - LIGHTING PHASE 2
A300.2 ENTRY DOOR/BIFOLD SECTIONS AND DETAILS	E201.2 FLOOR PLAN - LEVEL 1 - POWER PHASE 2
	E301.2 ELECTRICAL DETAILS
	E401.2 ELECTRICAL SCHEDULES



<div>CITY OF ORLANDO</div> <div>HISTORIC PRESERVATION</div> <div>CASE NUMBER:</div> <div>HPB 2016-00093</div>	<div>TENANT</div> <div>CALEDON CONCEPTS</div> <div>2504 AZEELE STREET,</div> <div>TAMPA, FL 33609</div> <div>CONTACT: LEE KARLINS</div>	<div>OWNERS REPRESENTATIVE</div> <div>TREMONT REALTY</div> <div>30 FEDERAL STREET,</div> <div>BOSTON, MA 02110</div> <div>CONTACT: STEVEN SKELLEY</div>	<div>DEVELOPMENT MANAGER</div> <div>JLL</div> <div>250 S. ORANGE AVENUE,</div> <div>7TH FLOOR</div> <div>ORLANDO, FL 32801</div> <div>CONTACT: MAUREEN LACHMAN</div>
<div>ELECTRICAL ENGINEER</div> <div>TLC</div> <div>255 S. ORANGE AVENUE,</div> <div>SUITE 1600</div> <div>ORLANDO, FL 32801</div> <div>CONTACT: MAURO CAMPOS</div>	<div>MECHANICAL AND PLUMBING ENGINEER</div> <div>TLC</div> <div>255 S. ORANGE AVENUE,</div> <div>SUITE 1600</div> <div>ORLANDO, FL 32801</div> <div>CONTACT: ERIC CEPULL</div>	<div>STRUCTURAL ENGINEER</div> <div>TLC</div> <div>255 S. ORANGE AVENUE,</div> <div>SUITE 1600</div> <div>ORLANDO, FL 32801</div> <div>CONTACT: CARL JENNE</div>	<div>ARCHITECT</div> <div>LITTLE</div> <div>201 S. ORANGE AVENUE,</div> <div>SUITE 940</div> <div>ORLANDO, FL 32801</div> <div>407-218-8282</div> <div>CONTACT: ARANYA MOM</div>

OCCUPANCY TYPE : A-2 ASSEMBLY OCCUPANCY

LEVEL 1	AREAS	OCCUPANT LOAD
---------	-------	---------------

LEVEL 2	AREAS		OCCUPANT LOAD
Less Concentrated Use without Fixed Seating			
Banquet Room 1	1,060 SF	/ 15 =	71 persons
Banquet Room 2	1,020 SF	/ 15 =	68 persons
Banquet Room 3	634 SF	/ 15 =	43 persons
Banquet Room 4	953 SF	/ 15 =	64 persons

Bench-type Seating			
Bar (Patron Area)	12 Linear feet	/ 1.5 =	8 persons
Kitchens:			
Kitchen	450 SF	/ 100 =	5 persons
Bar Back Area	114 SF	/ 100 =	2 persons

Storage:			
(Non Mercantile and Non Storage Use)	457 SF	/ 300 =	2 persons
Unoccupied Areas:			
Restrooms	446 SF		
Other Unoccupied Areas (i.e. corridors, counter tops, walls, fire place, etc.)	2,369 SF		

Total Area Level 2: 7,517 SF Total Occupant Load Level 2: 263 persons

LEVEL 3	AREAS		OCCUPANT LOAD
Storage:			
(Non Mercantile and Non Storage Use)	1,699 SF	/ 300 =	6

Other Unoccupied Areas (i.e. corridors, counter tops, walls, fire place, etc.)	236 SF
---	--------

Total Area Level 3: 1,935 SF Total Occupant Load Level 3: 6 persons

PER FBC 1028.2, FOR AN ASSEMBLY OCCUPANCY, THE MAIN EXIT MUST ACCOMMODATE 50% OF THE TOTAL OCCUPANCY.

TOTAL RESTAURANT OCCUPANT LOAD :
 750 persons / 2 = 375 persons X 0.2 = **75* required**
 (1) Pr. 48" Doors Provided = **96" provided**

REMAINING OCCUPANT LOAD : 375 persons / 0.2 = **75" required**
(3) 36" Doors Provided as Secondary Exits = **108" provided**

MINIMUM ALLOWABLE TRAVEL DISTANCE : 250'
MAXIMUM PROVIDED TRAVEL DISTANCE : 165'

MINIMUM ALLOWABLE TRAVEL DISTANCE : 25
MAXIMUM PROVIDED TRAVEL DISTANCE : 16

[illegible]

A-1 ADD ALTERNATE 1:
ALUMINUM CLADDED WOOD OUTSWING BI-FOLD
PARTITION, B.O.D.: PELLA:
FRAME COLOR: (MATCH EXISTING WOOD) RAL 8012
INSULATED LOW E NON IMPACT GLASS



D

EST. 1997

Ceviche

PASSION IS EVERYTHING

ISSUE FOR

CONSTRUCTION

ISSUE DATE

08/02/2016

REVISIONS

NO.	
-----	--

[illegible]

--	--

[illegible]

--	--

[illegible]

[illegible]

--	--

[illegible]

--	--

[illegible]

--	--

[illegible]

--	--

[illegible]

--	--

[illegible]

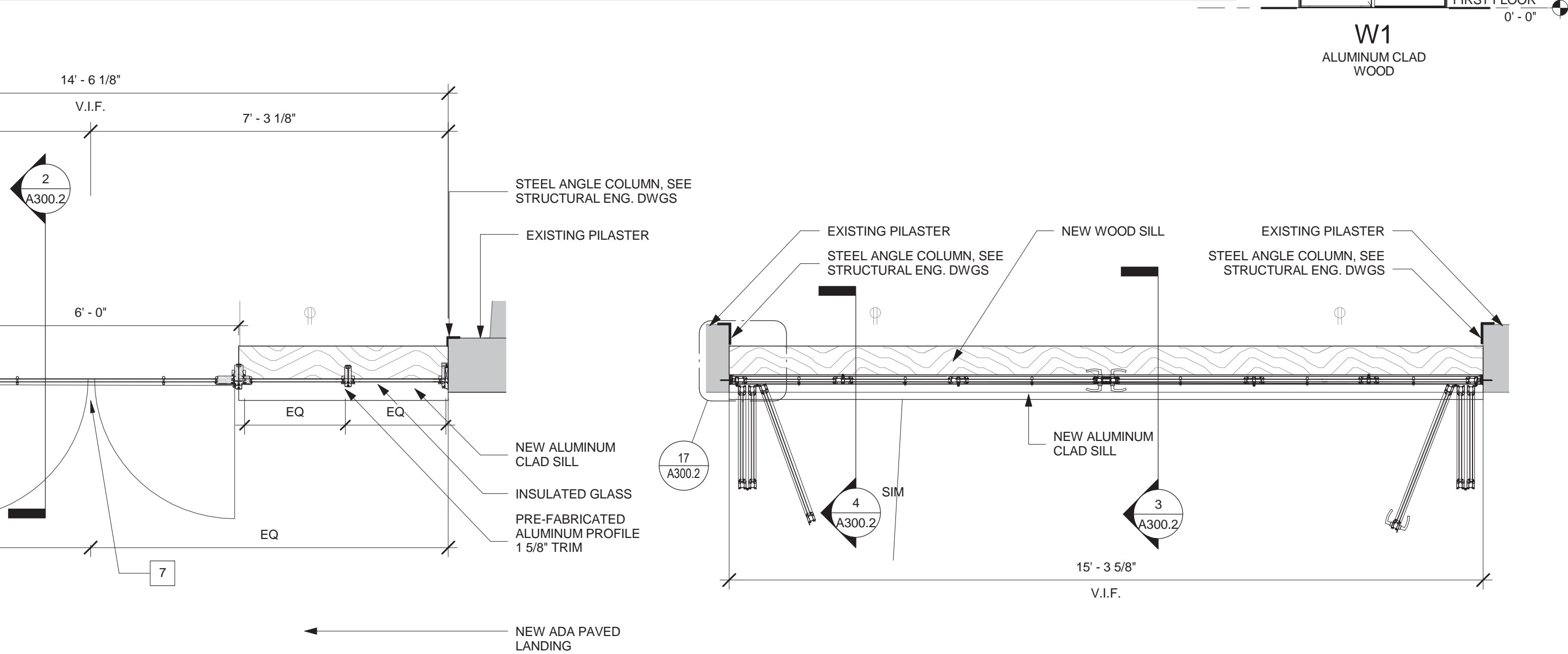
--	--

[illegible]

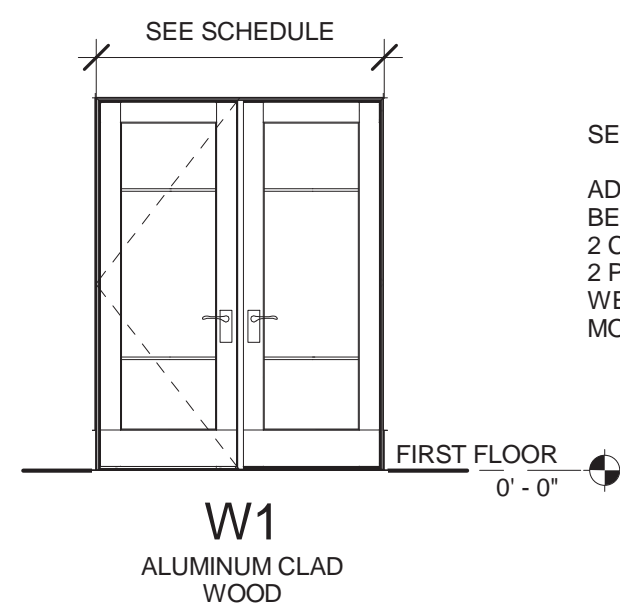
--	--

PROJECT TEAM

DOOR SCHEDULE PHASE 2											
Door				Fire Rating	Hardware	Frame				Comments	
Ess	Material	Finish	Under Cut			Type	Material	Finish	Jamb (SHEET A101.2 U.O.N.)		Head
	ALUMINUM CLAD WOOD	PAINT			SET 1		ALUMINUM CLAD WOOD	PAINT	8/A101.2	14/A300.2	PANIC EXIT DEVICE REQUIRED



5 ENLARGED PLAN - BIFOLD - ALTERNATE
A101.2 1/2" = 1'-0"



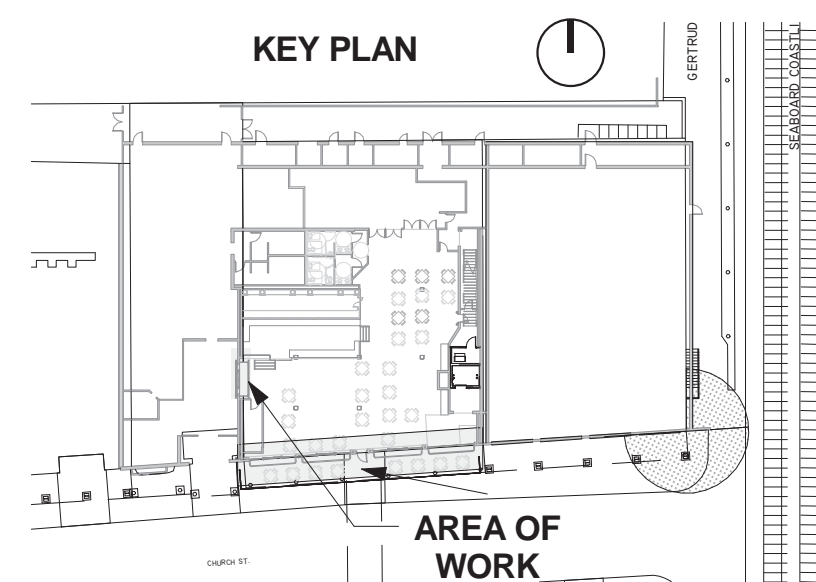
HARDWARE

SET 1:
ADA THRESHOLD - INSTALL IN FULL
BED OF SEALANT
2 CLOSERS
2 PANIC HARDWARE EXIT DEVICE
WEATHERSTRIPPING
MORTISE ENTRY LOCKSET

PHASING OF OCCUPIED BUILDING

THE PROJECT SCOPE OF WORK IS THE RENOVATION OF A CURRENTLY OCCUPIED SPACE/ BUILDING. OWNER OCCUPATION OF THE SPACE MUST BE MAINTAINED WITH MINIMAL DISRUPTION OF CONTINUOUS OPERATION.

1. GENERAL CONTRACTOR TO COORDINATE WITH THE OWNER FOR THE PHASING OF CONSTRUCTION AND OCCUPANCY.
2. GENERAL CONTRACTOR MUST ENSURE ACCESSIBILITY AND LIFE SAFETY MEASURES ARE PROVIDED TO OCCUPANTS DURING ALL PHASES. GC TO PROVIDE OWNERS DRAWINGS/ DOCUMENTATION TO THE GOVERNING JURISDICTION, IF NECESSARY.
3. GENERAL CONTRACTOR TO COORDINATE WITH THE GOVERNING JURISDICTION TO ENSURE TIMELY DELIVERABLES OF NECESSARY CERTIFICATE OF COMPLETIONS AND/ OR TEMPORARY CERTIFICATE OF OCCUPANCY.



GENERAL CONSTRUCTION NOTES

- | | | | |
|----|--|---|--|
| 1. | TYPICAL DIMENSIONS ARE TO FINISH FACE OF MASONRY FOR CMU WALLS, AND FACE OF PARTITION FOR FRAMED WALLS, UNLESS OTHERWISE NOTED. | 1 | ALIGN FACE OF NEW WALL WITH FACE OF NEW OR EXISTING WALL. |
| 2. | WHERE NEW PARTITION ALIGNS WITH THE FACE OF AN EXISTING FURRED COLLUM OR PARTITION, REMOVE CORNER BEAD, TAPE AND SPACKLE NEW PARTITION TO EXISTING GYPSUM BOARD. | 2 | NEW STAINED WOOD TRIM MOLDING FRAME TO MATCH EXISTING |
| 3. | PROVIDE RECESSED FIRE EXTINGUISHER CABINETS, SMOKE DETECTORS, AND ALL OTHER LIFE SAFETY DEVICES AS REQUIRED BY CODE. SEE DRAWING SHEET A100.1 FOR FRAMING DETAIL. DO NOT PLACE IN FIRE TEST PARTITIONS. | 3 | PATCH EXISTING WALLS |
| 4. | ALL EXISTING WALL SURFACES AND PARTITIONS TO REMAIN SHALL BE PATCHED, SMOGGLED AND SANDED SMOOTH SO AS NOT TO LEAVE ANY EVIDENCE OF DISCOLORATION OR REPAIR WORK. PREPARE SURFACES FOR NEW FINISHES AS REQUIRED. | 4 | NEW LIGHT FIXTURES |
| 5. | ALL RATED PARTITIONS INDICATED, UNLESS OTHERWISE EXISTING, MUST BE NEW CONSTRUCTION PER DRAWINGS. MODIFICATION OF EXISTING PARTITION ASSEMBLIES IS NOT ACCEPTABLE. | 5 | NEW CROWN MOLDING TO MATCH EXISTING |
| 6. | PROVIDE REUSE IF POSSIBLE HOT & COLD WATER LINES, SOIL & VENT LINES AND PRESSURE & SHUT OFF VALVES AS REQUIRED IN ACCORDANCE WITH LOCAL BUILDING CODES AND PLUMBING CODES FOR SINKS AND ANY OTHER PLUMBING FIXTURES INDICATED ON PLAN. | 6 | STEEL ANGLE COLUMN ON INTERIOR SIDE WRAPPING EXISTING PILASTER; SEE STRUCTURAL DRAWINGS |
| | | 7 | ALUMINUM CLADED WOOD OUTSWEING ENTRANCE DOOR PAIR WITH FIXED SIDEGLASS, B.O.D: PELLA- PATIO "ARCTIC SERIES"
FRAME COLOR: MATCH EXISTING WOOD, R2025 - GLASSBRAUN INSULATED TEMPERED GLASS
PANIC EXIT DEVICE REQUIRED |
| | | 8 | 2 HR. FIRE BARRIER SEPARATION - UL L4149 OR EQUIVALENT FRAMED WALL CONSTRUCTION - FIRE SEAL AT FLOOR DECK ABOVE |
- ADD ALTERNATE**

NOTE:
G.C. SHALL CALL ARCHITECT TO THE SITE FOR REVIEW OF THE WALL TRACK LAYOUT. ARCHITECT WILL NOT MEASURE SPACE FOR ACCURACY OF LAYOUT. THE WALL SUBCONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY DISCREPANCIES, VISUAL OR DIMENSIONAL, AT THIS TIME, AND SHALL BEAR ALL RESPONSIBILITY FOR FUTURE RELOCATION OF ANY WALLS NOT IDENTIFIED AND ADDRESSED AT THIS INSPECTION.

INSTRUCTION KEY NOTES

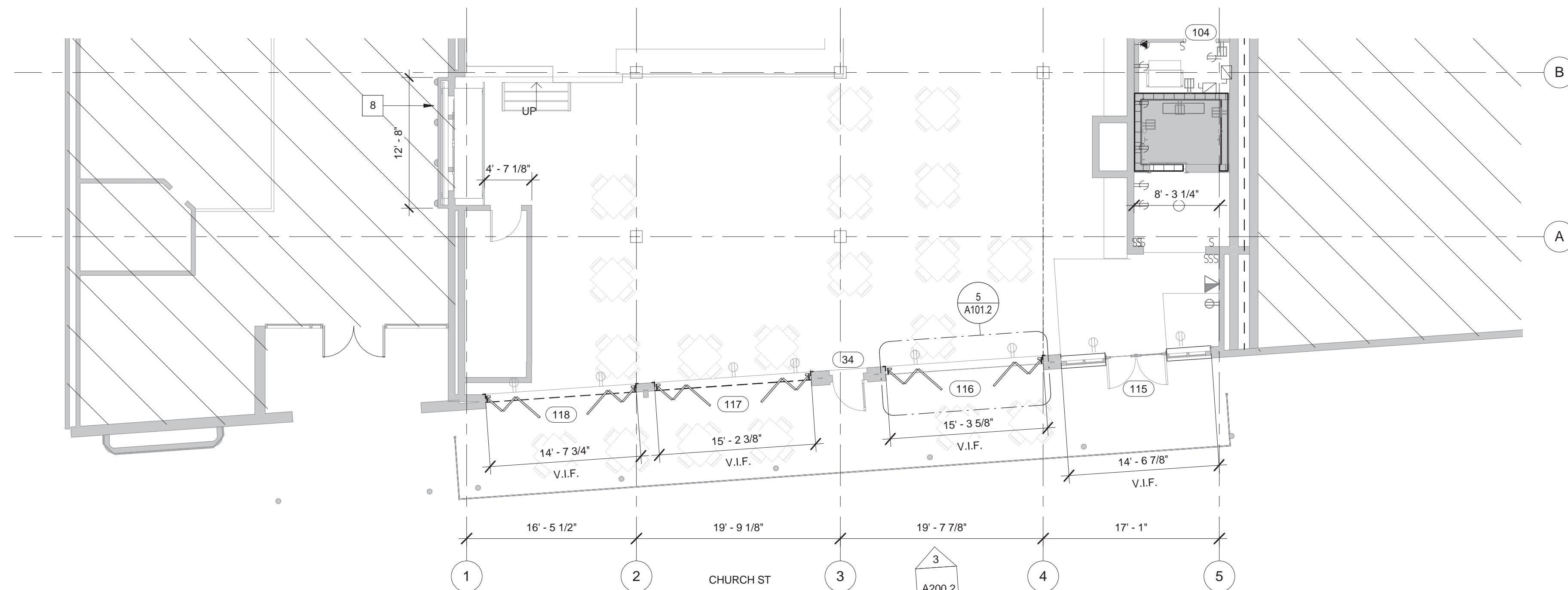
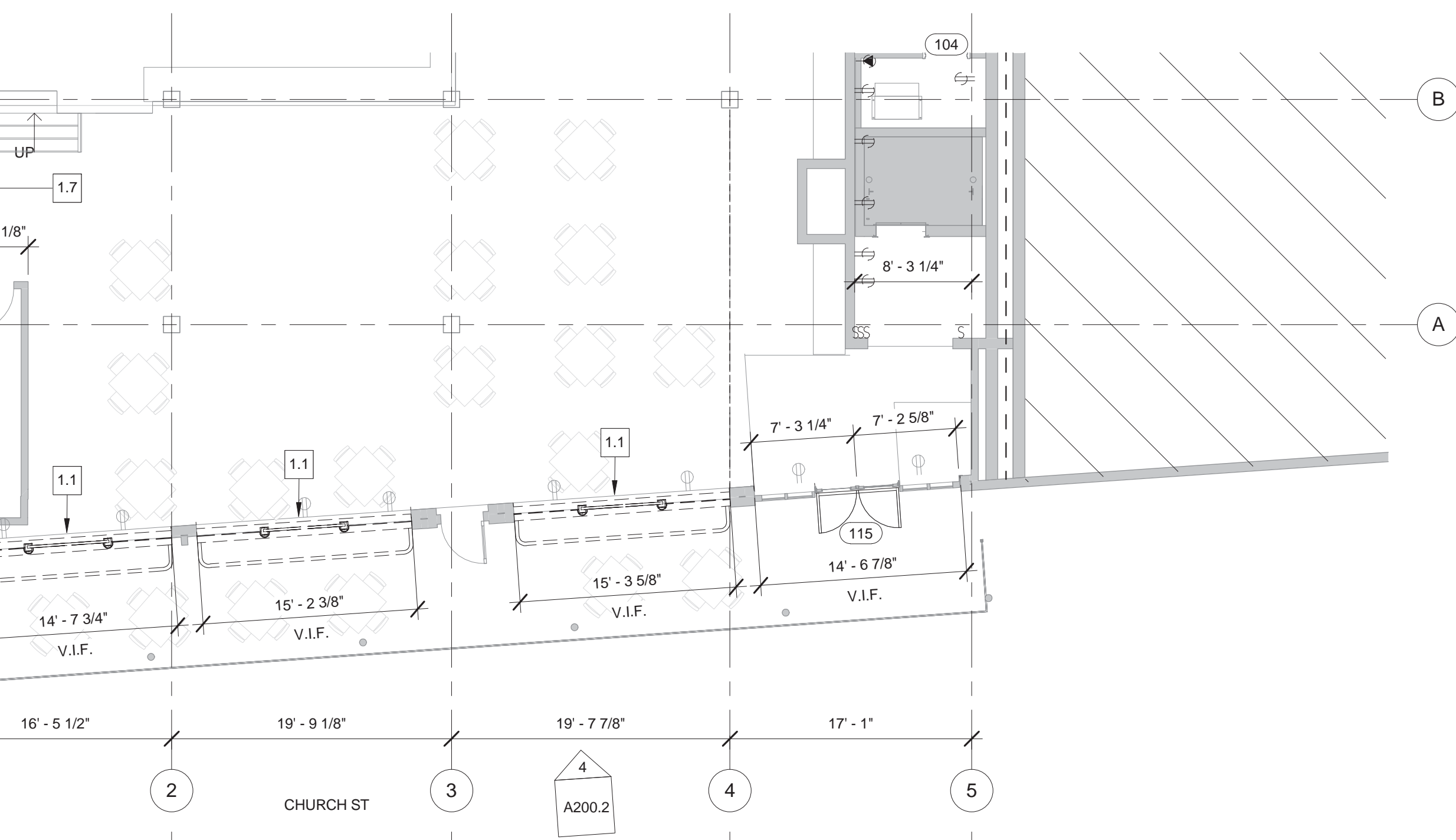
- 1 ALIGN FACE OF NEW WALL WITH FACE OF NEW OR EXISTING WALL.
- 2 NEW STAINED WOOD TRIM MouldING FRAME TO MATCH EXISTING
- 3 PATCH EXISTING WALLS
- 4 NEW LIGHT FIXTURES
- 5 NEW CROWN Molding TO MATCH EXISTING
- 6 STEEL ANGLE COLUMN ON INTERIOR SIDE WRAPPING EXISTING PLASTER. SEE STRUCTURAL DRAWINGS
- 7 ALUMINUM CLADED WOOD OUTSISING ENTRANCE DOOR PAIR WITH FIXED Sidelights, B.O.D. PELLA PATIO "ARCHITECT SERIES" FRAME COLOR: (MATCH EXISTING WOOD) RAL 8025 - BLASSBRAUN USULET TEMPERED GLASS PANIC EXIT DEVICE REQUIRED
- 8 2 HR. FIRE BARRIER SEPARATION - UL U419 OR EQUIVALENT FLOOR WALL CONSTRUCTION - FIRE SEAL AT FLOOR DECK ABOVE

ADD ALTERNATE

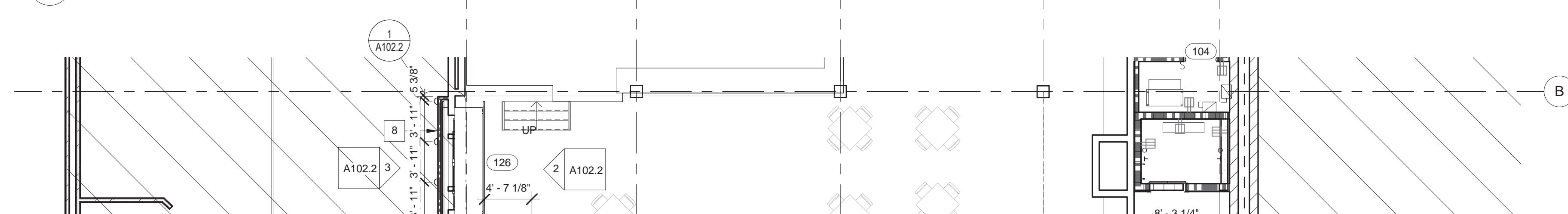
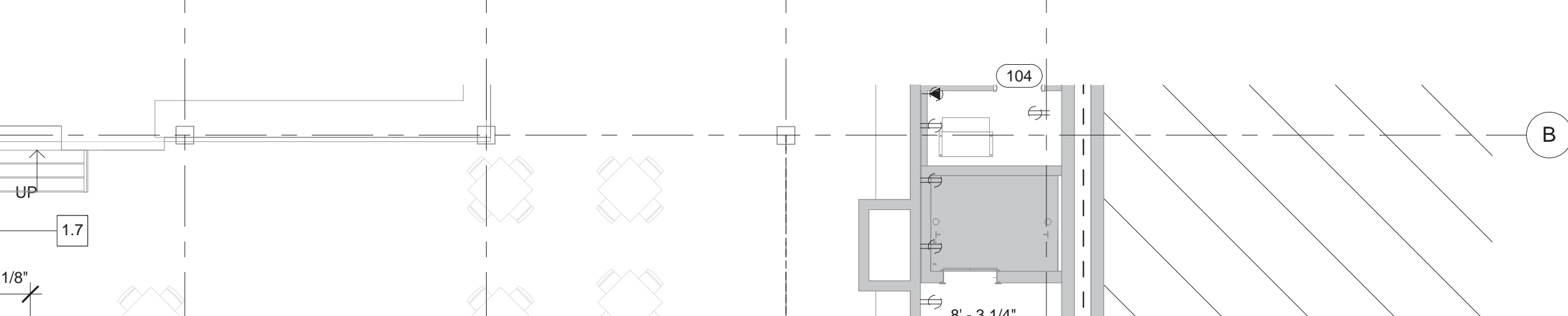
- A-1 ALUMINUM ADDED WOOD OUTSWING BI-FOLD PARTITION, B.O.D.:
PELLA: "ORIGIN BI-FOLD DOOR" 6 DOOR SYSTEM 3R/3L
FRAME COLOR:
INTERIOR: STAINED TO MATCH EXISTING WOOD
EXTERIOR: RAL 8025 - BLASSBRAUN (OWNER TO CONFIRM)
GLAZING: INSULATED CLEAR FULLY TEMPERED GLASS
HARDWARE: BY MANUFACTURER, OIL-RUBBED BRONZE FINISH
WEATHERSTRIPPING: BY MANUFACTURER
LOCKSET: MORTISED LOCKING SYSTEM, BY MANUFACTURER, OIL-
RUBBED BRONZE FINISH

DEMOLITION PLAN KEY NOTES

- 1.1 REMOVE ARCHED WINDOW AND SIDELIGHT SYSTEM.
EXISTING STAINED GLASS TO BE REUSED
- 1.2 EXISTING TRANSOM NOTE: EXISTING STAINED GLASS AND WOOD FRAME TO BE REMOVED IN ITS ENTIRETY. EXISTING STAIN GLASS TO BE REUSED
- 1.3 WILL BE SUBMITTED UNDER SEPARATE COVER BY SIGNAGE VENDOR FOR THE REVIEW OF THE HISTORIC PRESERVATION BOARD
- 1.4 WOOD FRAMED DOOR AND GLASS ENTRY SYSTEM TO REMAIN LOCKED FOR CLOSED FUNCTION
- 1.5 HANGING "CEVICHE" EXISTING BLADE SIGN, RELOCATED
- 1.6 REMOVE BRICK PLANTER IN ITS ENTIRETY
- 1.7 LOCK DOORS AND APPLY BLACK OUT FILM ON OPPOSITE



3 FLOOR PLAN - PHASE II - ALTERNATE OPTION
A101.2 1/8" = 1'-0"



1. TYPICAL DIMENSIONS ARE TO FINISH FACE OF MASONRY FOR CMU WALLS, AND FACE OF PARTITION FOR FRAMED WALLS. UNLESS OTHERWISE NOTED.
2. WHERE NEW PARTITION ALIGNS WITH THE FACE OF AN EXISTING WALL, REMOVE AND COLICUTE WALL. REMOVE CORNER BEAD, TAPE AND SPACKLE NEW PARTITION TO EXISTING GYPSUM BOARD.
3. PROVIDE RECESSED FIRE EXTINGUISHER CABINETS, SMOKE DETECTORS AND ALL OTHER LIFE SAFETY DEVICES AS REQUIRED BY CODE. SEE DRAWING SHEET A101.0 FOR FRAMING DETAIL. DO NOT PLACE IN FIRE RATED PARTITIONS.
4. ALL EXISTING WALL SURFACES AND PARTITIONS TO REMAIN SHALL BE PATCHED, SPACKLED AND SANDED SMOOTH SO AS NOT TO LEAVE ANY EVIDENCE OF DEFECTS OR REPAIRS. PREPARE SURFACES FOR NEW FINISHES AS REQUIRED.
5. ALL RATED PARTITIONS INDICATED, UNLESS OTHERWISE EXISTING, MUST BE NEW CONSTRUCTION PER DRAWINGS. MODIFICATION OF EXISTING PARTITION ASSEMBLIES IS NOT ALLOWED.
6. PROVIDE (REUSE IF POSSIBLE) HOT & COLD WATER LINES, SOIL & VENT LINES AND PRESSURE & SHUTOFF VALVES AS REQUIRED IN ACCORDANCE WITH LOCAL BUILDING CODES AND PLUMBING CODES. PROVIDE SINKS AND ALL OTHER PLUMBING FIXTURES INDICATED ON PLAN.

DEMOLITION PLAN KEY NOTES

- 1 ALIGN FACE OF NEW WALL WITH FACE OF NEW OR EXISTING WALL.
- 2 NEW STAINED WOOD TRIM Moulding FRAME TO MATCH EXISTING
- 3 PATCH EXISTING WALLS
- 4 NEW LIGHT FIXTURES
- 5 NEW CROWN Molding TO MATCH EXISTING
- 6 STEEL ANGLE COLUMN ON INTERIOR SIDE WRAPPING EXISTING PLASTER SEE STRUCTURAL DRAWINGS
- 7 ALUMINUM GLAZED WOOD OUTSWINGING ENTRANCE DOOR PAIR WITH SIDELIGHTS B.O.D. PELLA PATIO ARCHITECT SERIES*
FRAME COLOR: [MATCH EXISTING WOOD] RAL 8025 - BLASSBRAUN
INSULATED TEMPERED GLASS
PANC EXT DEVICE REQUIRED
- 8 2HR. FIRE BARRIER SEPARATION - UL U419 OR EQUIVALENT FRAMED WALL CONSTRUCTION - FIRE SEAL AT FLOOR DECK ABOVE

1. GENERAL CONTRACTOR TO COORDINATE WITH THE OWNER FOR THE PHASING OF CONSTRUCTION AND OCCUPANCY.
2. GENERAL CONTRACTOR MUST ENSURE ACCESSIBILITY AND LIFE SAFETY MEASURES ARE PROVIDED TO OCCUPANTS DURING ALL PHASES. GC TO PROVIDE CODE DRAWINGS/ DOCUMENTATION TO THE GOVERNING JURISDICTION, IF NECESSARY.
3. GENERAL CONTRACTOR TO COORDINATE WITH THE GOVERNING JURISDICTION TO ENSURE TIMELY DOWNGRADING OF NECESSARY CERTIFICATE OF COMPLETIONS AND/ OR TEMPORARY CERTIFICATE OF OCCUPANCY.





- ## DEMOLITION PLAN KEY NOTES
- | | |
|-----|--|
| 1.1 | REMOVE ARCHED WINDOW AND SIDELIGHT SYSTEM.
EXISTING STAINED GLASS TO BE REUSED |
| 1.2 | EXISTING TRANSOM NOTE: EXISTING STAINED GLASS AND WOOD FRAME TO REMOVED IN ITS ENTIRETY. EXISTING STAIN GLASS TO BE REUSED |
| 1.3 | WILL BE SUBMITTED UNDER SEPARATE COVER BY SIGNAGE VENDOR FOR THE REVIEW OF THE HISTORIC PRESERVATION BOARD |
| 1.4 | WOOD FRAMED DOOR AND GLASS ENTRY SYSTEM TO REMAIN LOCKED FOR CLOSED FUNCTION |
| 1.5 | HANGING "CEVICHE" EXISTING BLADE SIGN, RELOCATED |
| 1.6 | REMOVE BRICK PLASTER IN ITS ENTIRETY |
| 1.7 | LOCK DOORS AND APPLY BLACK OUT FILM ON OPPOSITE SIDE |

CONSTRUCTION KEY NOTES

- | | |
|---|--|
| 1 | ALIGN FACE OF NEW WALL WITH FACE OF NEW OR EXISTING WALL. |
| 2 | NEW STAINED WOOD TRIM MouldING FRAME TO MATCH EXISTING |
| 3 | PATCH EXISTING WALLS |
| 4 | NEW LIGHT FIXTURES |
| 5 | NEW CROWN MOLDING TO MATCH EXISTING |
| 6 | STEEL ANGLE COLUMN ON INTERIOR SIDE WRAPPING EXISTING PILASTER. SEE STRUCTURAL DRAWINGS |
| 7 | ALUMINUM GLAZED WOOD OUTSWINGING ENTRANCE DOOR PAIR WITH DOUBLE SIGHTLIGTS, B.O.D. PELLA- PATIO "ARCHITECT SERIES"
FRAME COLOR: (MATCH EXISTING WOOD) RAL 8025 - BASSBRAUN
GLAZED TEMPERED GLASS
Panic Exit Device REQUIRED |
| 8 | 2 HR. FIRE BARRIER SEPARATION - UL1419 OR EQUIVALENT FRAMED WALL CONSTRUCTION - FIRE SEAL AT FLOOR DECK ABOVE |

ADD ALTERNATE

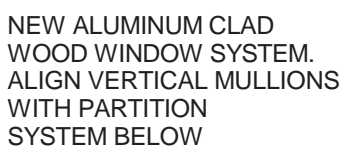
- A-1 ALUMINUM CLADDED WOOD OUTSING BI-FOLD PARTITION, B.O.D.:
PELLA: "ORIGIN BI-FOLD DOOR" 6 DOOR SYSTEM 3R/3L
FRAME COLOR:
INTERIOR: STAINED TO MATCH EXISTING WOOD
EXTERIOR: RAL 8025 - BLASSBRAUN (OWNER TO CONFIRM)
GLAZING: INSULATED CLEAR FULLY TEMPERED GLASS
HARDWARE: BY MANUFACTURER, OIL-RUBBED BRONZE FINISH
WEATHERSTRIPPING: BY MANUFACTURER
LOCKSET: MORTISED LOCKING SYSTEM, BY MANUFACTURER, OIL-
RUBBED BRONZE FINISH

EXISTING CONDITIONS



THE PROJECT SCOPE OF WORK IS THE RENOVATION OF A CURRENTLY OCCUPIED SPACE/BUILDING. OWNER OCCUPATION OF THE SPACE MUST BE MAINTAINED WITH MINIMAL DISRUPTION OF CONTINUOUS OPERATION.

1. GENERAL CONTRACTOR TO COORDINATE WITH THE OWNER FOR THE PHASING OF CONSTRUCTION AND OCCUPANCY.
2. GENERAL CONTRACTOR MUST ENSURE ACCESSIBILITY AND LIFE SAFETY MEASURES ARE PROVIDED TO OCCUPANTS DURING ALL PHASES. GC TO PROVIDE CODE DRAWINGS/ DOCUMENTATION TO THE GOVERNING JURISDICTION, IF NECESSARY.
3. GENERAL CONTRACTOR TO COORDINATE WITH THE GOVERNING JURISDICTION TO ENSURE TIMELY DELIVERABLES OF NECESSARY CERTIFICATE OF COMPLETIONS AND/ OR TEMPORARY CERTIFICATE OF OCCUPANCY.



ISSUE FOR

CONSTRUCTION

ISSUE DATE

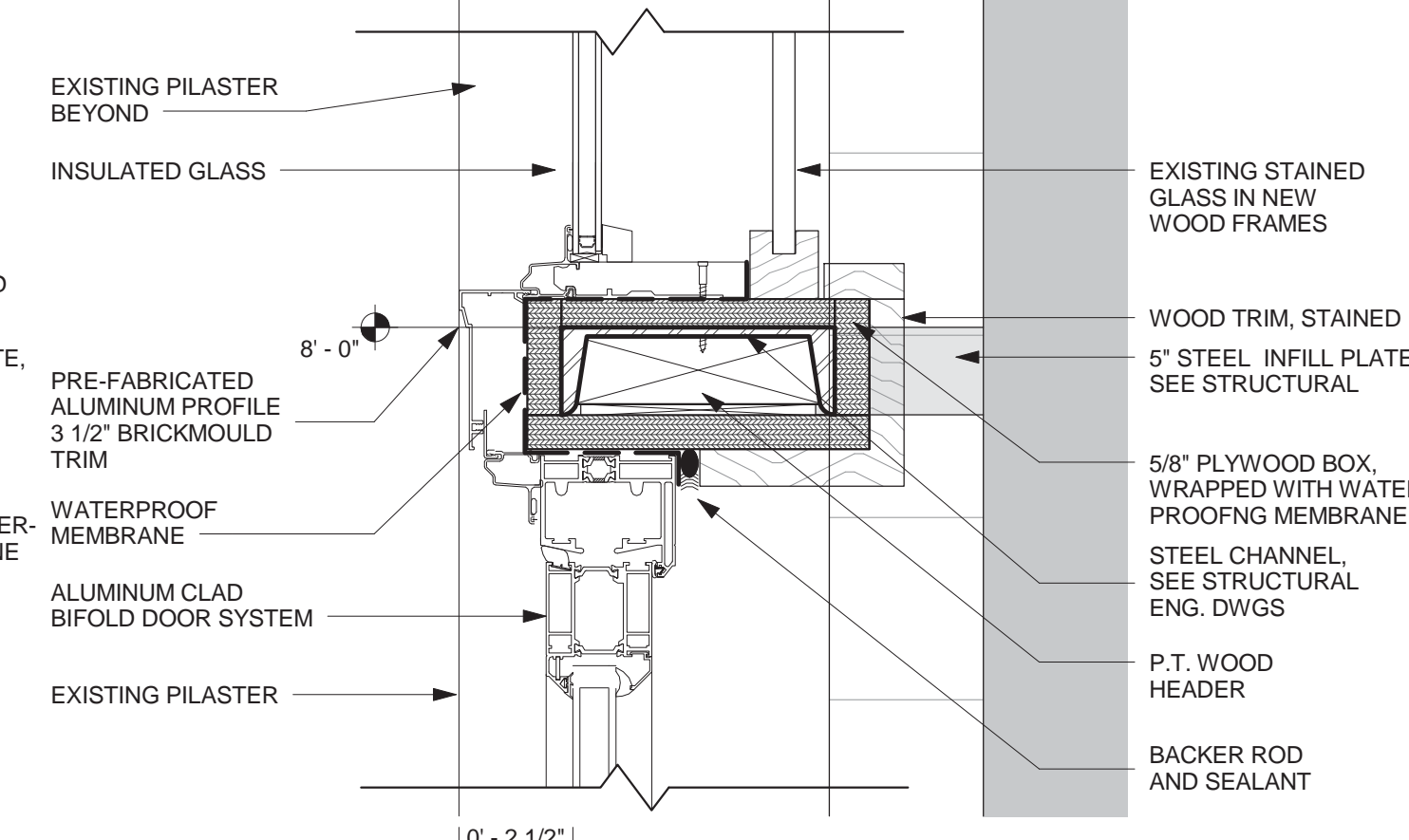
08/02/2016

REVISIONS

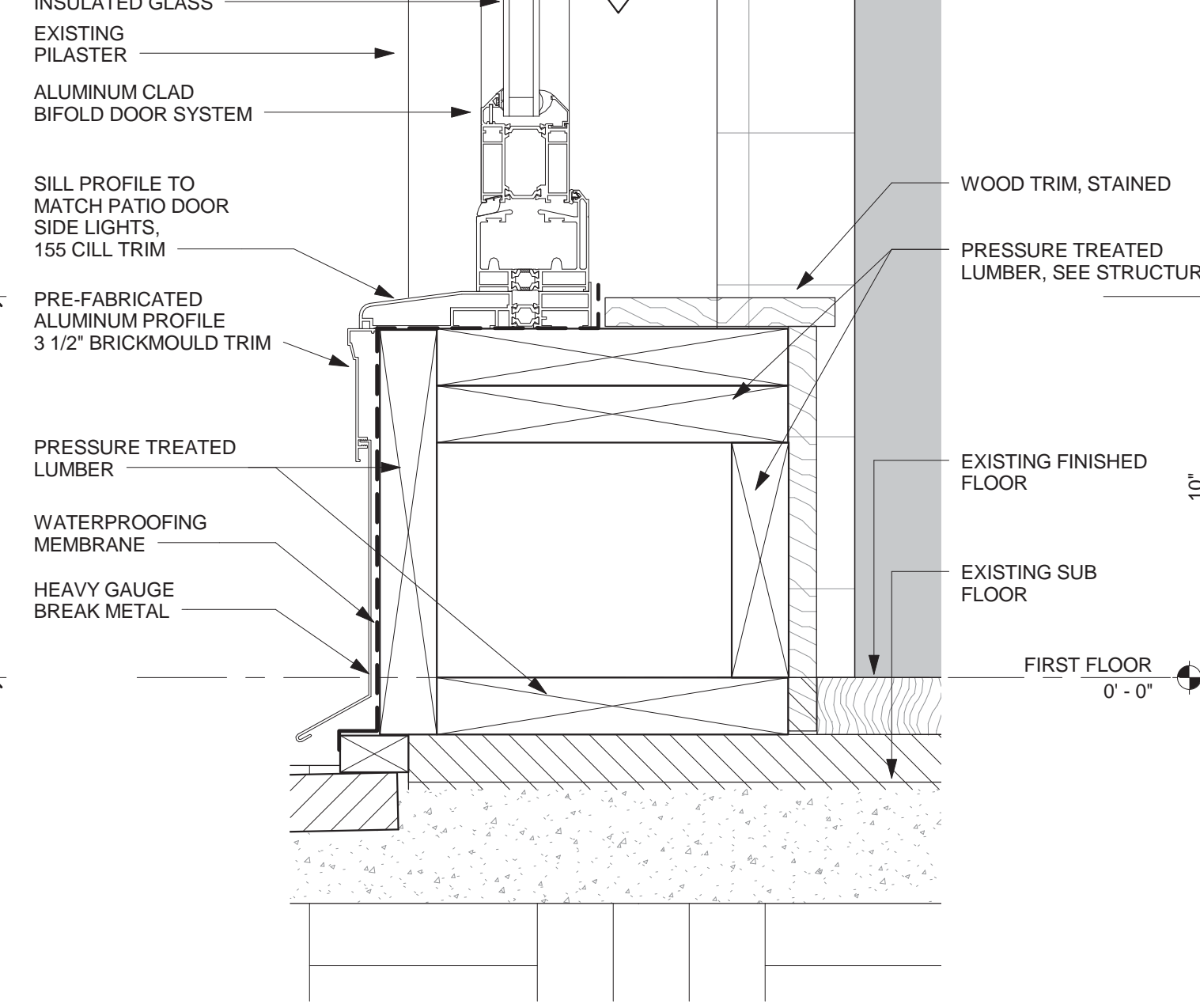
[illegible]

PROJECT TEAM

PRINCIPAL IN CHARGE
ADANYA MON



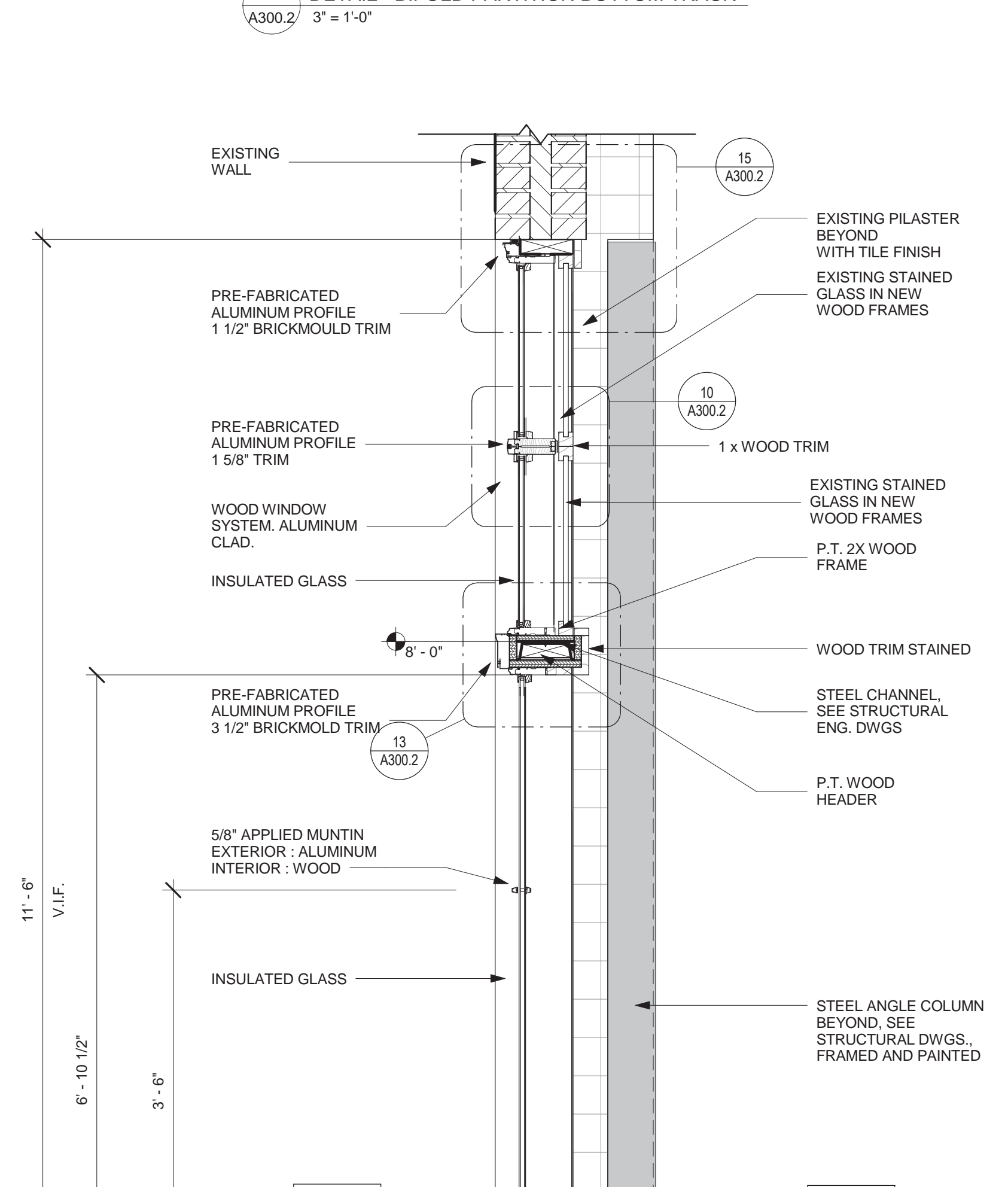
12 DETAIL - BIFOLD PARTITION TOP TRACK
A300.2 3" = 1'-0"



7
A300.2

DETAIL - BIFOLD PARTITION BOTTOM TRACK

3" = 1'-0"



—© Little 2016



1. REFER TO SYMBOL LEGEND, ABBREVIATION AND SHEET INDEX ON SHEET E-001.
2. REFER TO GENERAL NOTES ON SHEET E-002.
3. REFER TO SPECIFICATIONS.
4. COORDINATE ALL DEMOLITION WITH ARCHITECTURAL DRAWINGS.
5. ALL EXISTING EQUIPMENT IS NOT SHOWN.

- 1 REMOVE EXISTING WINDOW ACCENT LIGHTING FIXTURES, AND ALL ASSOCIATED ELECTRICAL IN ITS ENTIRETY BACK TO NEXT UPSTREAM JUNCTION OUTSIDE AREA OF SCOPE.
- 2 REMOVE EXISTING LIGHTING CONTROL SWITCH.
- 3 REMOVE EXISTING EXIT SIGNS, AND ALL ASSOCIATED ELECTRICAL IN ITS ENTIRETY BACK TO NEXT UPSTREAM JUNCTION OUTSIDE AREA OF SCOPE.
- 4 EXISTING LIGHTING TO REMAIN.

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

TLC
ENGINEERING
FOR ARCHITECTURE

255 S. Orange Avenue
Suite 1600
Orlando, FL 32801
Phone: 407-841-9050
Fax: 407-425-7367
www.tlc-engineers.com

©Copyright 2016 TLC Engineering for Architecture, Inc.
COA 15 TLC NO: 116019

This item has been electronically signed and sealed by the individual named above, using a dated Digital Signature in the space below, per F.A.C. Rule 61G15-23.004. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

[illegible]

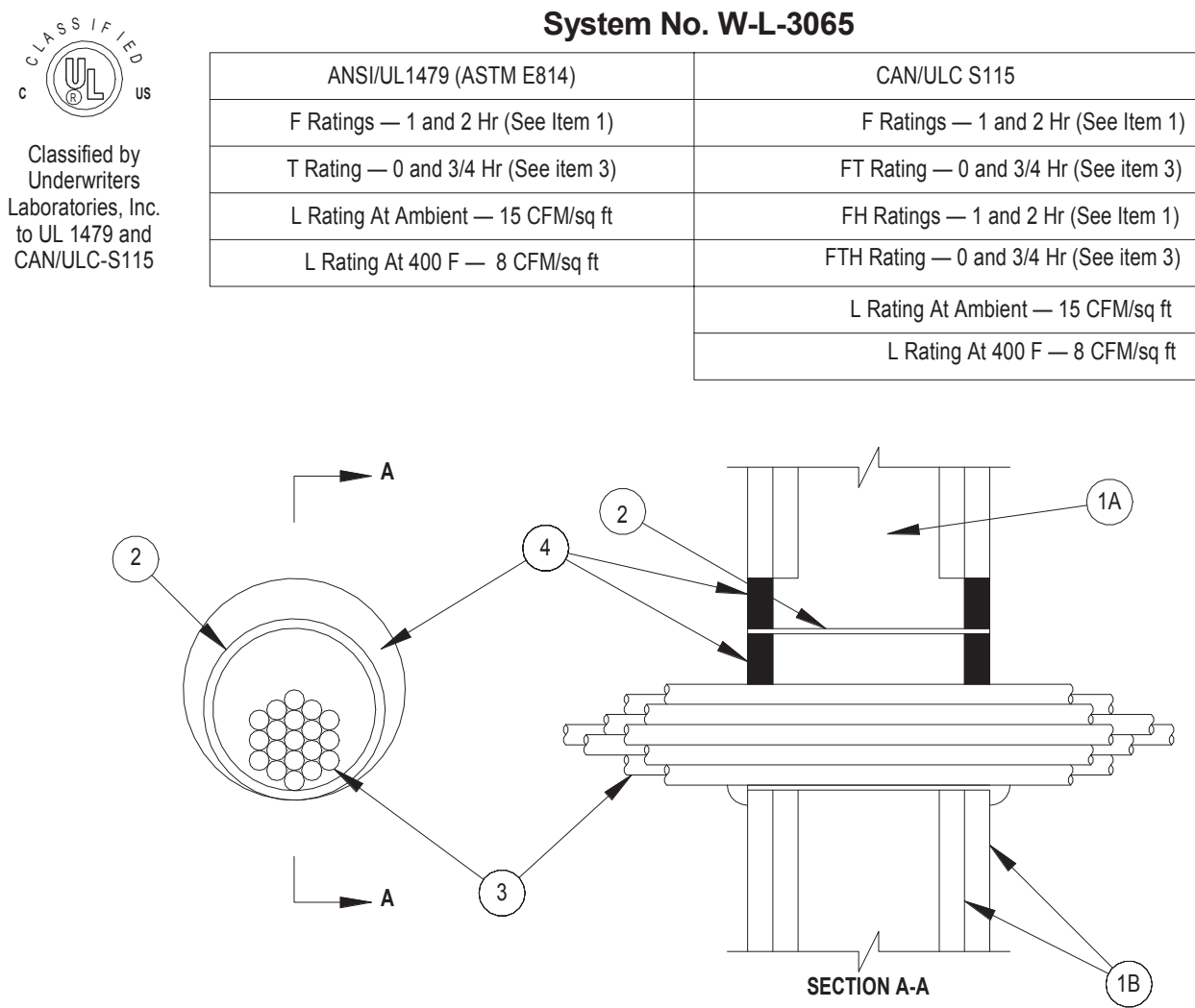
PRINCIPAL IN CHARGE
ARANYA MOM

[illegible]

n opening to be max 45 percent of the aggregate cross-sectional area of the opening. Cables
assembly. Any combination of the following types and sizes of metallic conductor or fiber optic cable

of min 4 pcf (64 kg/m³) mineral wool batt insulation firmly packed into opening as a permanent of floor to accommodate the required thickness of fill material.

2 (UL
N.T.S.



A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.

2. **Metallic Sleeve** — (Optional) - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or Schedule 5 (or heavier) steel pipe or min 0.016 in. thick (0.41 mm, No. 26 ga) galv steel sleeve installed flush with wall surfaces. The annular space between steel sleeve and periphery of opening shall be min 0 in. (0 mm, point contact) to max 1 in. (25mm). When Schedule 5 steel pipe or EMT is used, sleeve may extend up to 18 in. (457 mm) beyond the wall surfaces. As an option when Schedule 5 steel pipe or EMT is used, sleeve may extend continuously beyond one wall surfaces. When cable bundle penetrates wall assembly at an angle of 45 degrees, no metallic sleeve is used.

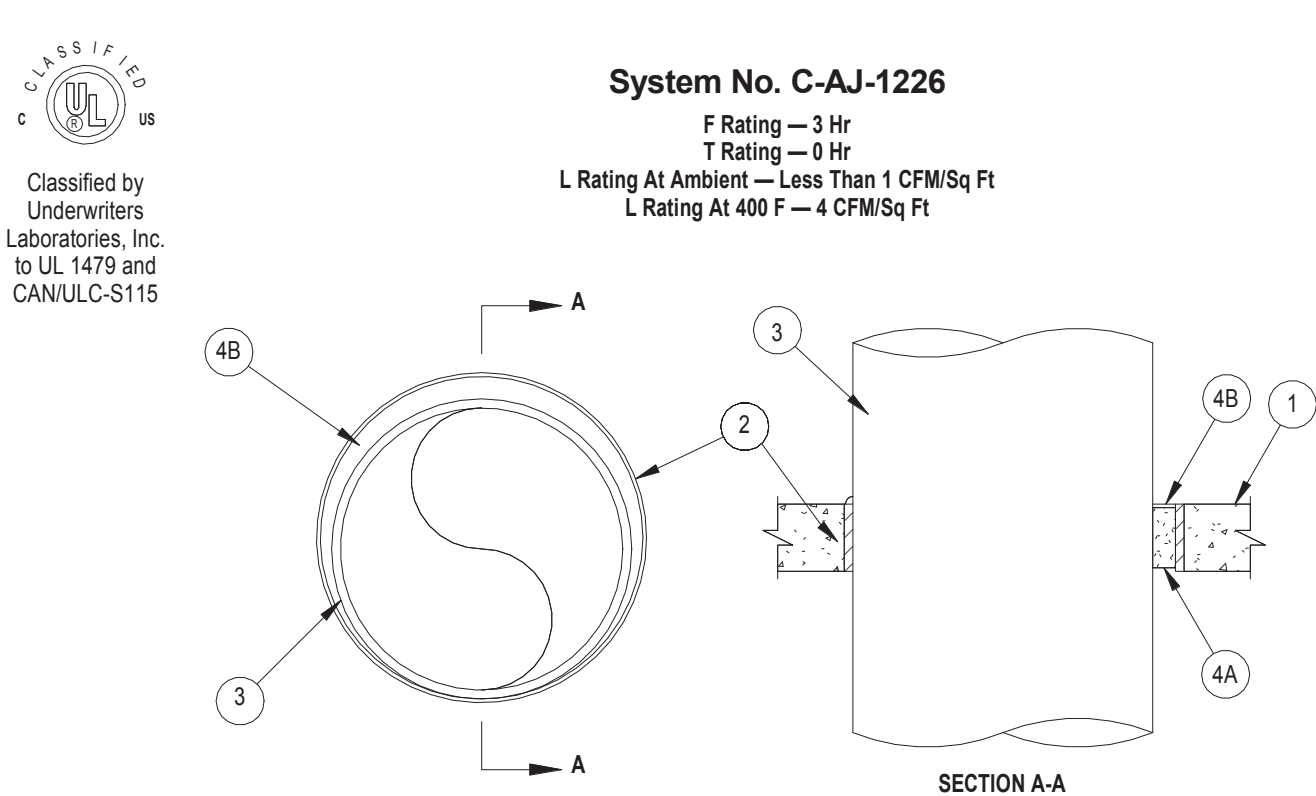
A. Max 7/C No. 12 AWG with polyvinyl chloride (PVC) insulation and jacket.
B. Max 25 pair No. 24 AWG telephone cable with PVC insulation and jacket. B1. Max 4 pr No. 22 AWG Cat 5 or Cat 6 computer cables
C. Type RG/U coaxial cable with polyethylene (PE) insulation and PVC jacket having a max outside diameter of 1/2 in. (13 mm).

F. Max 3/16 (with ground) or smaller No. 8 AWG copper conductor cable with PVC insulation and jacketing.

J. Through Penetrating Product* - Any cables, Metal-Clad Cable+ or Armored Cable+ currently Classified under the Through Penetrating Products category.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S, CP606, FS-One Sealants or CP618 Putty

3 C-A
N.T.S.



2. Metallic Sleeve — (Optional) Nom 32 in. diam (or smaller) Schedule 40 (or heavier) steel sleeve cast or grouted into floor or wall assembly, flush with floor or wall surfaces or extending a max of 3 in. above floor or beyond both surfaces of wall.

2B. Sheet Metal Sleeve — (Optional) - Max 12 in. diam, min 24 ga galv steel provided with a 24 ga galv steel square flange spot welded to the sleeve at approx mid-height, or flush with bottom of sleeve in floors, and sized to be a min of 2 in. larger than the sleeve diam. The sleeve is to be cast in place and may extend a max of 4 in. below the bottom of the deck and a max of 1 in. above the top surface of the concrete floor.

A. Steel Pipe — Nom 30 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe — Nom 30 in. diam (or smaller) cast or ductile iron pipe.
C. Copper Pipe — Nom 6 in. diam (or smaller) Regular (or heavier) copper pipe.
D. Copper Tubing — Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.

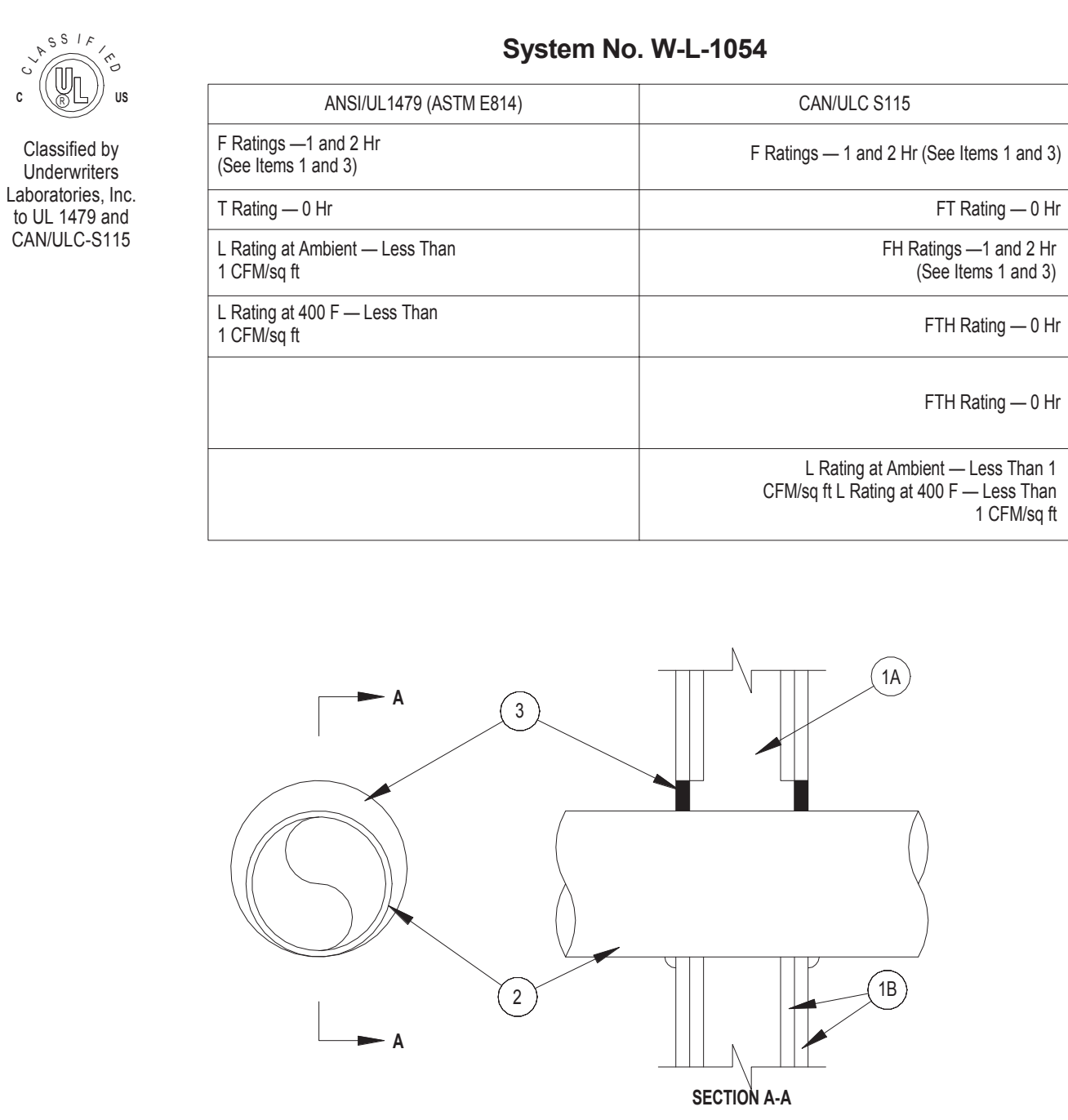
4. Firestop System — The firestop system shall consist of the following:

A. Packing Material — Min 4 in. thickness of min 4 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing

or with both surfaces of wall or sleeve. At the point or continuous contact locations between penetrant and concrete or sleeve, a min 1/4 in. diam bead of fill material shall be applied at the concrete or sleeve/ pipe penetrant interface on the top surface of floor and on both surfaces of wall.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant

4 (UL
N.T.S



A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of min 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. wider and 4 to 6 in. higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. clearance is present between the penetrating item and the framing on all four sides.

2. Through-Penetrants — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 2-1/4 in. Pipe may be installed with continuous point contact. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

E. Copper Pipe — Nom 6 in. diam (or smaller) regular (or heavier) copper pipe.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant

www.littleonline.com

© Little 2015



This item has been electronically signed and sealed by the individual named above, using a dated Digital Signature in the space below, per F.A.C. Rule 61G15-23.004. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.



08/02/2016

[illegible]

PRINCIPAL IN CHARGE

E- EQUIPMENT SCHEDULE - MECHANICAL AIR CURTAIN							
Number of Poles	Panel	Circuit Number	Apparent Load	Wire Size	Breaker Rating	Comments	
2	K1	69.71	3.1 kVA	248, 148, 14#10	40 A	PHASE 2 ALTERNATE	
2	K1	73.75	3.1 kVA	248, 148, 14#10	40 A	PHASE 2 ALTERNATE	

AIR CURTAIN SCHEDULE								
MODEL NUMBER	NUMBER REQUIRED	OVERALL LENGTH (INCHES)	FAN H.P.	WEIGHT (LBS.)	FLA	ELEC. VOLT/PH.	MAX FPM	MAX CFM
ETD-4-180	4	180	3/4 (4 EA)	X	X	208/1	1800	X

ATION, HIGH-EFFICIENCY PLENUM, COORDINATE FINISH WITH ARCHITECT AND OWNER.
CURVED CENTRIFUGAL TYPE, DOUBLE INLET DESIGN, WITH ZINC PLATED HUBS,
STAINLESS STEEL.
ELECTRIC MOTOR, TO FACILITATE DEFLECTION OF AIRSTREAM +/- 20 DEGREES.
1/2 HP EC MOTORS.
ON/OFF SPEED SWITCH AND ADJUSTABLE TIME DELAY RELAY.
TO ENABLE UNIT WHEN ASSOCIATED PARTITION DOOR IS OPEN AND DISABLE UNIT WHEN DOOR IS CLOSED.
FOR GLASS WINDOWS, PROVIDE BRACKETS AND LOCATE PER MANUFACTURER'S RECOMMENDATIONS,
FOR THE UNITED STATES AND CANADA.

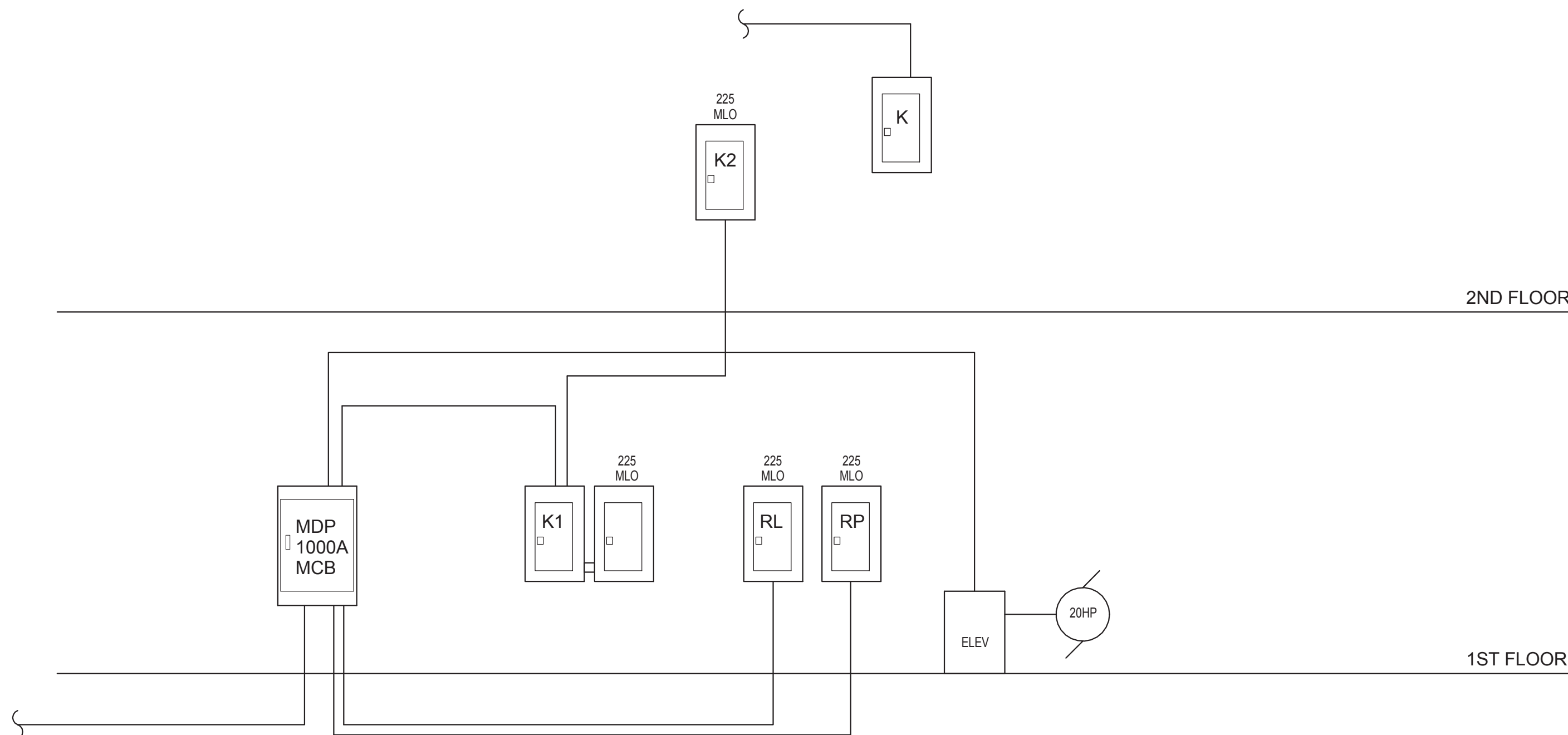
MODULE

(SEE SPECIFICATIONS FOR 240-VOLT, SINGLE PHASE, 20 AMP OR 30 AMP BREAKERS TO BE USED FROM THE FOLLOWING TABLES:
FOR EACH SPECIFIC PROJECT)

#1	#6	#4
105	164	254
109	167	265
114	179	277
120	188	290
126	197	305
132	207	321
140	219	338
148	232	358
157	246	381
168	263	405
180	282	435
194	303	469
210	329	508
229	359	554
252	395	610
280	438	677
315	493	762
360	564	871
420	658	1016
505	790	1220
631	987	1525
841	1316	2033
1262	1975	3050
2525	3950	6101

208 VOLT CIRCUIT WIRING FOR <3% VOLTAGE DROP (PER FEC ENERGY CONSERVATION C405.7.3) DISTANCES (FT)						
#MP5	#12	#10	#8	#6	#4	
30 AMP CIRCUIT:						
24		126	191	298	457	
23		130	199	311	477	
22		137	208	325	499	
21		144	218	340	523	
20		151	229	357	549	
19		159	241	376	578	
18		168	255	397	610	
17		178	270	420	646	
20 OR 30 AMP CIRCUIT:						
26	114	189	286	445	686	
15	121	201	303	476	731	
14	130	215	326	509	783	
13	140	232	352	550	844	
12	152	251	381	596	915	
11	166	274	416	650	998	
10	182	301	456	714	1096	
9	200	336	507	793	1219	
8	229	378	572	882	1372	
7	263	431	655	1020	1568	
6	305	504	762	1190	1829	
5	365	604	915	1429	2195	
4	457	757	1143	1786	2744	
3	610	1008	1524	2382	3658	
2	916	1514	2292	3573	5487	
1	1833	3028	4581	7148	10974	

TABLES



ALL EQUIPMENT SHOWN IN LIGHT LINE WEIGHT IS EXISTING TO REMAIN, UNLESS NOTED OTHERWISE, AND IS SHOWN FOR REFERENCE PURPOSES ONLY.

ALL EQUIPMENT SHOWN IN HEAVY LINE WEIGHT IS NEW

GENERAL NOTES:

1. INFORMATION SHOWN ON DRAWINGS IS BASED ON LIMITED FIELD OBSERVATION OF EXISTING EQUIPMENT, PANEL DIRECTORIES, AND OWNER-PROVIDED EXISTING RECORD DRAWINGS; FEEDER & CONDUIT SIZES, CIRCUITING, ETC. NEED TO BE VERIFIED BY CONTRACTOR AS THERE MAY BE DISCREPANCIES BETWEEN EXISTING RECORD DRAWINGS AND WHAT HAS BEEN ACTUALLY INSTALLED OR MODIFIED (TYPICAL)
2. VOLTAGE DROP = 2% MAX ON EXISTING FEEDERS WHICH COMPLIES WITH 2014 FLORIDA BUILDING CODE ENERGY CONSERVATION SECTION 405.7.3.1.
3. VOLTAGE DROP = 2% MAX ON NEW FEEDERS WHICH COMPLIES WITH 2014 FLORIDA BUILDING CODE ENERGY CONSERVATION SECTION 405.7.3.1.
4. VOLTAGE DROP = 3% ON NEW BRANCH CIRCUITS WHICH COMPLIES WITH 2014 FLORIDA BUILDING CODE ENERGY CONSERVATION SECTION 405.7.3.
5. EXACT LENGTHS OF FEEDERS AND BRANCH CIRCUITS SHALL BE FIELD VERIFIED PRIOR TO BIDDING.

PARTIAL RISER DIAGRAM -
PHASE 2
N.T.S.

N.T.S.

FROM 12 MONTH DEMAND HISTORY, MAXIMUM DEMAND OF MDP WAS 95.1 KW.

EXISTING SERVICE: 95.8kW * 1.25 = 120kW

NEW LOAD ADDED:

AC-1 + AC-2 + AC-3 + AC-4

$$3.2 + 3.2 + 3.2 + 3.2 = 12.8$$

TOTAL BUILDING LOAD 12.50 MW

120kW + 40.35kW (ADDED IN PHASE 1)+ 12.8kW @ 206V 3-PHASE ~480A

MAIN SERVICE:
1000A AT 80%
800A - 480A= 320A SPARE AMPS OF SERVICE CAPACITY

SERVICE CALC - PHASE 2
N.T.S.

N.T.S.

Existing Panel: K1

Location:
Supply From: MDP
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating:
Maine Type: MLO
Main Rating: 400 A
MCB Rating:
Neutral Rating:

Notes:

CKT	Circuit Description	No t e	Tri p	P o l e	A (KVA)	B (KVA)	C (KVA)	P o l e	Tri p	No t e	Circuit Description	CKT		
1	WAREWASHER	30 A	1	2, 74	1.60			1	20 A		MICROWAVE	2		
3	SHUNT TRIP CONTROL	20 A	1			0.50	1.60	1	20 A		MICROWAVE	4		
5	EXHAUST HOOD	20 A	1					1, 20	0.60	1	20 A	RECEPTS ADA RM	6	
7	CONVECTION OVEN	20 A	1	1.08	1.50			1	20 A		HEAT LAMPS	8		
9	SHUNT	--	--	--		0.00	1.40	1	20 A		DRAWER WARMER	10		
11	CONVECTION OVEN	20 A	1					1, 08	0.60	1	20 A	REFRIGERATOR	12	
13	SHUNT	--	--	--	0.00	0.84		1	20 A		VEGETABLE CUTTER	14		
15	CONVECTION OVEN	20 A	1			1.08	1.80				ELECTRICAL GRIDDLE	16		
17	SHUNT	--	--	--				0.00	1.09	1	20 A	REFRIGERATOR	18	
19	CONVECTION OVEN	20 A	1	1.08	0.36			1	20 A		RECEPTACLES	20		
21	SHUNT	--	--	--		0.00	0.36	1	20 A		RECEPTACLES	22		
23	REFRIGERATOR	20 A	1					1, 14	0.36	1	20 A	RECEPTACLES	24	
25	SHUNT	--	--	--	0.00	0.36		1	20 A		RECEPTACLES	26		
27	FRYER	20 A	1			1.40	0.36	1	20 A		RECEPTACLES	28		
29	SHUNT	--	--	--				0.00	1.60	1	20 A	KITCHEN & EMERG. LTS.	30	
31	REFRIGERATOR	20 A	1	1.09	0.80					2	20 A		32	
33	REFRIGERATOR	20 A	1			1.09	0.80					HOT FOOD TABLE	34	
35	SANDWICH PREP	20 A	1					1, 03	0.50	1	20 A	ELEVATOR CAB LTS.	36	
37	SANDWICH PREP	20 A	1		0.94	6.14							38	
39	CLOSET 215 RECEPT	1	20 A	1			0.40	4.68					K2	40
41	LTO - 213/214/215/ EF-1	1	20 A	1				0.17	2.61					42
43	FOOD SLICER	20 A	1	0.35	0.40				1	20 A	1	OFFICE 103 RECEPTS	44	
45	COUNTER MIXER	20 A	1			0.96	0.00		1	20 A		Spare	46	
47	ICE CREAM CABINET	20 A	1					1, 60	0.60	1	20 A	POS	48	
49	REFRIGERATOR	20 A	1	0.47	1.50			1	20 A			COOLER DOOR HEATER	50	
51	MICROWAVE	20 A	1			1.60	0.00		1	20 A		Spare	52	
53	MICROWAVE	20 A	1					1, 60	0.80				54	
55	COFFEE MAKER	20 A	2	3.00	0.80				3	20 A		ICE MACHINE	56	
57						3.00	0.80						58	
59	REFRIGERATOR	20 A	1					1, 26	0.80				60	
61	Spare	20 A	1	0.00	0.80					3	20 A	ICE MAKER	62	
63	OFFICE/ELEV VEST	1	20 A	1		0.29	0.80						64	
65	ELEVATOR PIT AND MACH. RM	1	20 A	1			0.88	1.35					66	
67	OIL MINDER	1	20 A	1	0.86	1.35				2	20 A	2	CU-1	68

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

955 Overland Court
San Dimas, CA 91773
Tel: 949.688.1100 / Fax: 949.638.1433
www.littleonline.com

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

TKC
ENGINEERING
ARCHITECTS
©Copyright 2016 TKC Engineering for Architects, Inc.
CALS 15 TNC No. 116019

Wayne Edward Allred, P.E.
State of Florida
Professional Engineer
License No. 45800

This item has been electronically signed and sealed by the individual named above, using a dated Digital Signature in the space below per F.A.C. Rule 61G15-23.004. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

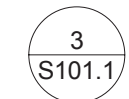
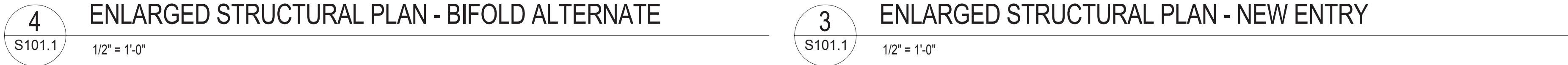


CONSTRUCTION

08/02/2016

[illegible]

PRINCIPAL IN CHARGE
ADANYA MON



This item has been electronically signed and sealed by the individual named above, using a dated Digital Signature in the space below per F.A.C. Rule 61G15-23.004. Printed copies of this document are not considered signed and sealed, and the signature may be verified on any electronic copies.



PRINCIPAL IN CHARGE
ADANYA MOM