



370 E. Kennedy Blvd  
Eatonville, FL 32751

## Schematic Design

05/26/25

# Town of Eatonville

370 E. Kennedy Blvd  
Eatonville, FL 32751



This Project is the renovation of the downtown Eatonville CRA building. The building is approximately 1,400 sf concrete masonry unit building that currently houses the CRA. It will be renovated to accommodate the new Eatonville Works - a program that will enable work and workforce development. The building is proposed to house Career Source and provide small business incubator space for residents who do not have the bandwidth to perform business from home. The facility will also accommodate work-from-home employees.

The renovation will improve the facade to give a modern appeal, gut the interior of the building, replace the existing roof, install new air conditioning, electrical and datacom.

### VICINITY MAP



PROJECT DESIGN TEAM

## ARCHITECTURE

**RHODES+BRITO ARCHITECTS**  
605 E. ROBINSON ST, SUITE 750  
ORLANDO, FL 32801  
PH. (407) 648-7288  
CONTACT: MAXIMIANO BRITO

## STRUCTURE

**BOWEN ENGINEERING**  
1528 VASSAR ST  
ORLANDO, FL 32804  
PH: (407) 423-7585  
CONTACT: FRED J. BOWEN

## ELECTRICAL

**HAMMON & ASSOCIATES  
CONSULTING ENGINEERS  
1312 EAST ROBINSON ST  
ORLANDO, FL 32801  
PH: (954) 327-7111  
CONTACT: NATE HAMMOND**

## MECHANICAL

HAMMON & ASSOCIATES  
CONSULTING ENGINEERS  
1312 EAST ROBINSON ST  
ORLANDO, FL 32801  
PH: (954) 327-7111  
CONTACT: NATE HAMMOND

## PLUMBING

HAMMON & ASSOCIATES  
CONSULTING ENGINEERS  
1312 EAST ROBINSON ST  
ORLANDO, FL 32801  
PH: (954) 327-7111  
CONTACT: NATE HAMMOND

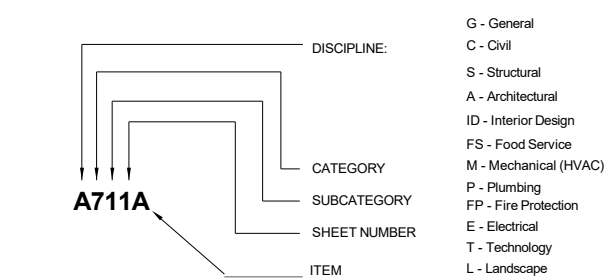
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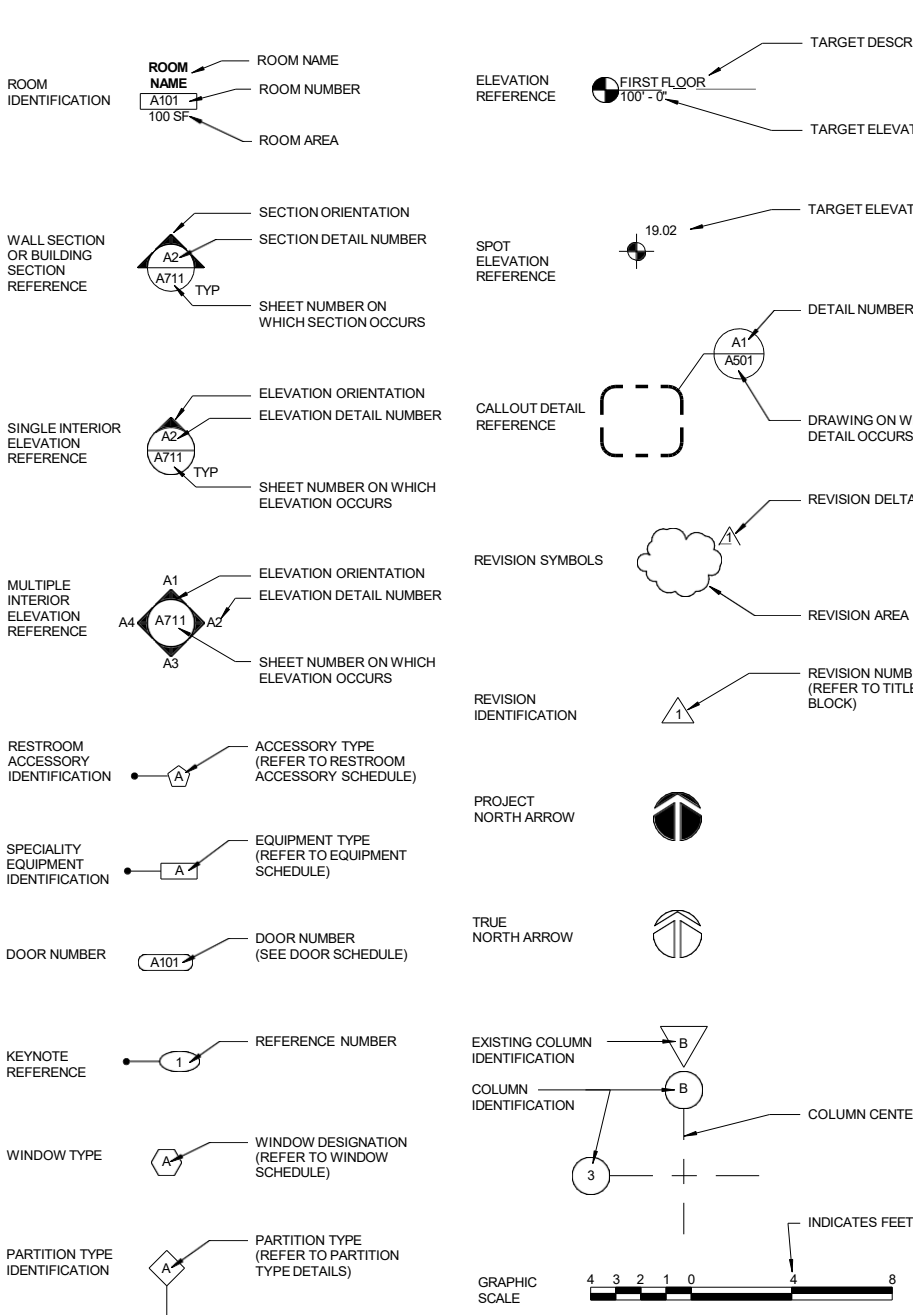
DIMENSIONING

1. WHEN A ROOM/BUILDING/OBJECT CENTERLINE IS INDICATED, ONLY ONE SIDE OF ELEMENT MAY BE DIMENSIONED
2. DOOR LOCATION  
DOORS ARE LOCATED BY ONE OF THE FOLLOWING:  
A. ONE JAMB FACE LOCATED BY A PARTITION AT RIGHT ANGLE.
3. PARTITION FINISH FACE ON COLUMN OR GRID LINE WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY ON LARGER SCALE DRAWINGS.
4. PARTITIONS WITH FINISH FACE FLUSH WITH FINISH FACE OF COLUMN WILL NOT BE DRAWN ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY ON LARGER SCALE DRAWINGS.
5. PARTITIONS CENTERED ON COLUMNS OR GRID LINES WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY ON LARGER SCALE DRAWINGS.
6. PARTITIONS ARE DIMENSIONED TO FACE OF STUDS, FACE OF CMU AND FACE OF BLOCK UNLESS INDICATED OTHERWISE
7. DIMENSIONS ARE INDICATED ON DRAWINGS, DO NOT SCALE DRAWINGS

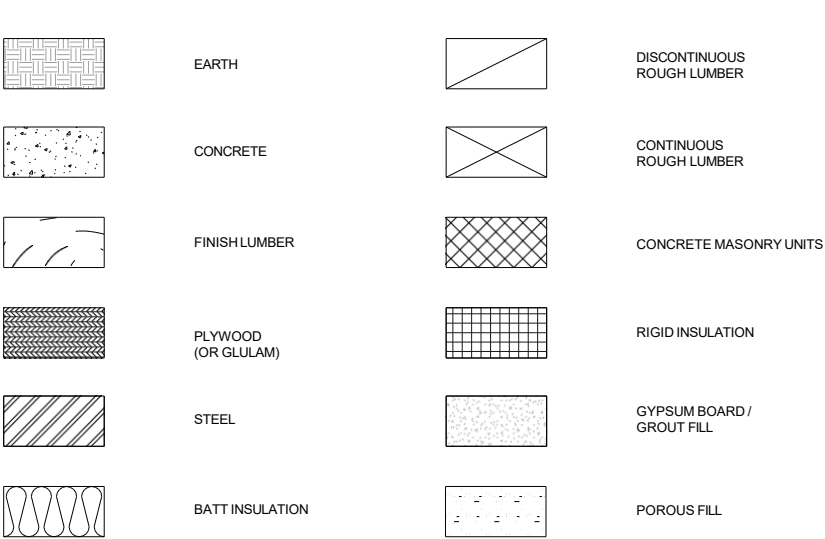
SHEET NUMBERING



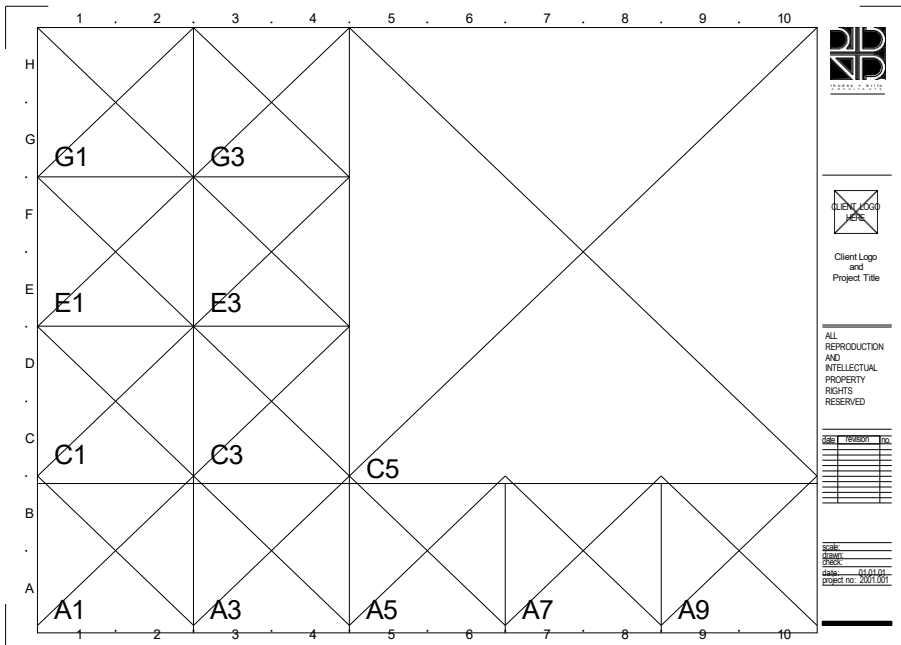
SYMBOL LEGEND



MATERIALS LEGEND



DRAWING FORMAT



EACH SHEET IS DIVIDED INTO A GRID. AN ALPHA-NUMERIC GRID COORDINATE SYSTEM IS USED TO ORGANIZE THE DRAWING TITLES. DRAWING TITLES ARE NUMBERED ACCORDING TO ITS LOCATION ON THE GRID. THE LOWER LEFT HAND CORNER GRID OF THE DRAWING IS USED AS THE IDENTIFICATION NUMBER (SEE DIAGRAM).

DRAWING INDEX

GENERAL

REV. NO.	SHEET NAME
G000	COVER SHEET
G001	GENERAL INFORMATION
G002	ADA CLEARANCE REFERENCE
G021	UL DEFINITIONS & ASSEMBLIES
G041	WALL TYPES / DETAILS
G101	LIFE SAFETY PLAN

CIVIL

REV. NO.	SHEET NAME
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LANDSCAPE

REV. NO.	SHEET NAME
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STRUCTURAL

REV. NO.	SHEET NAME
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ARCHITECTURAL DEMOLITION

REV. NO.	SHEET NAME
AD101	DEMOLITION PLAN

ARCHITECTURAL

REV. NO.	SHEET NAME
A001	ARCHITECTURAL SITE PLAN
A101	PLANS
A201	EXTERIOR ELEVATIONS
A221	INTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A321	WALL SECTIONS
A401	ENLARGED PLANS
A501	EXTERIOR DETAILS
A541	INTERIOR DETAILS
A581	MILLWORK DETAILS
A601	DOOR SCHEDULE
A671	EQUIPMENT PLAN
A681	SIGNAGE
A901	3D VIEWS

INTERIOR DESIGN

REV. NO.	SHEET NAME
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MECHANICAL

REV. NO.	SHEET NAME
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PLUMBING

REV. NO.	SHEET NAME
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FIRE PROTECTION

REV. NO.	SHEET NAME
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ELECTRICAL

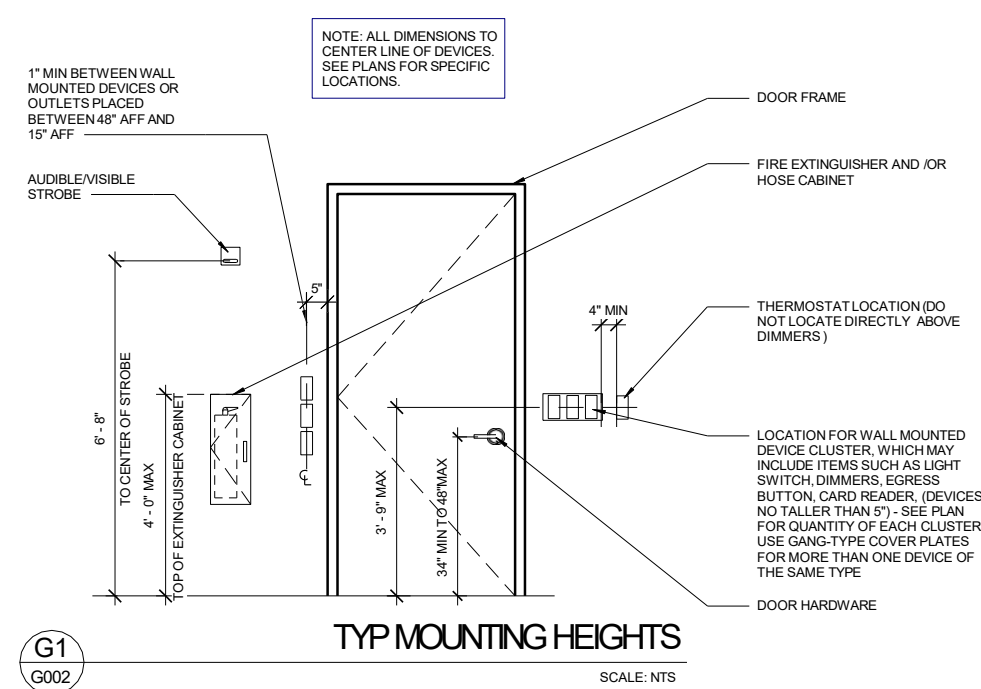
REV. NO.	SHEET NAME
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TECHNOLOGY

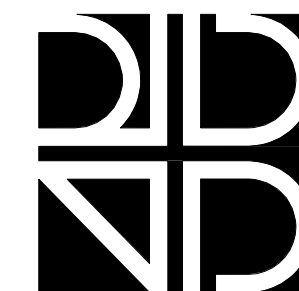
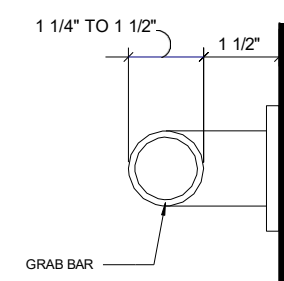
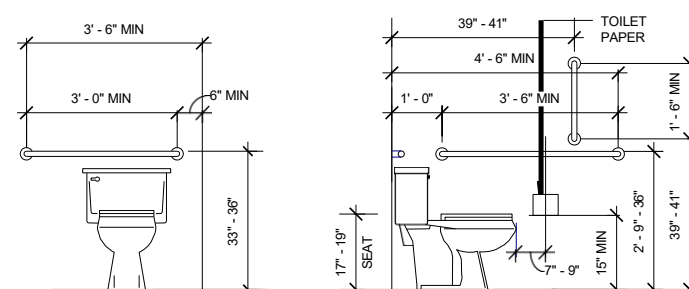
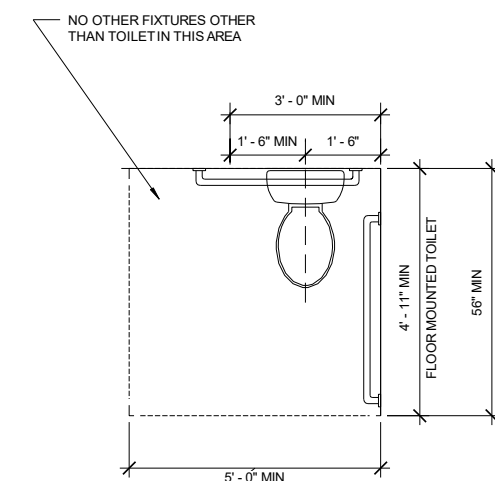
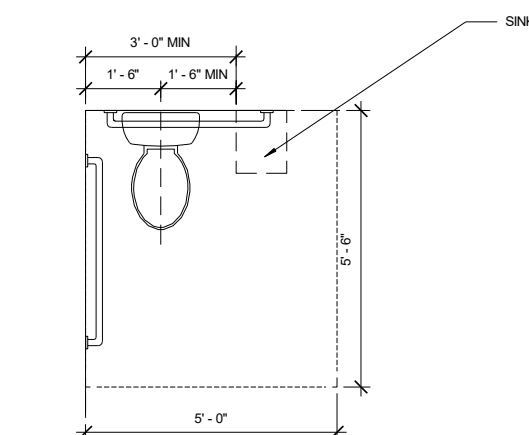
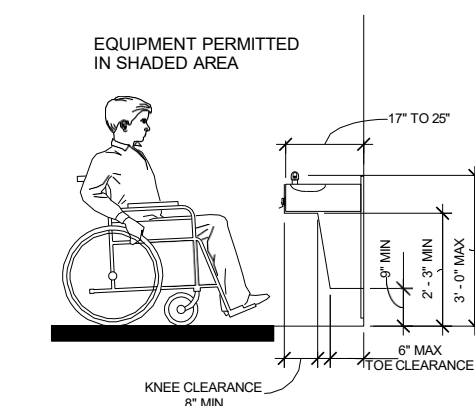
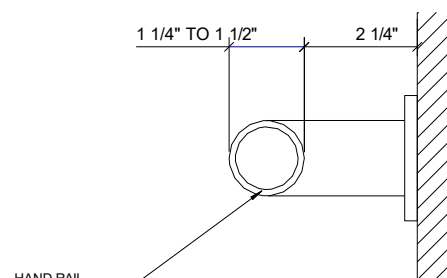
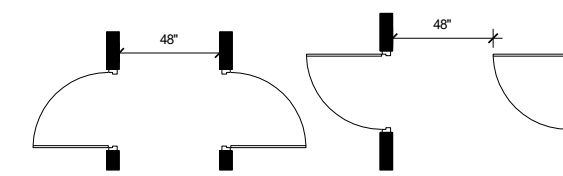
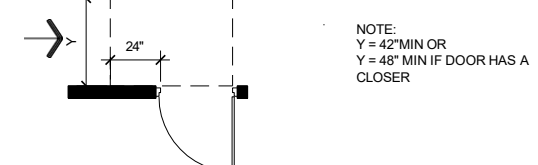
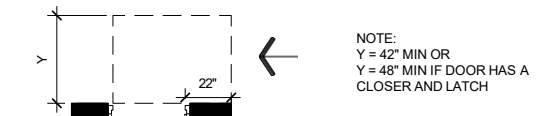
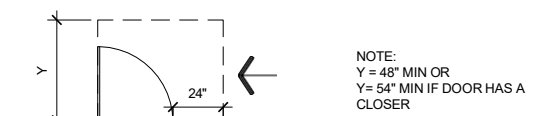
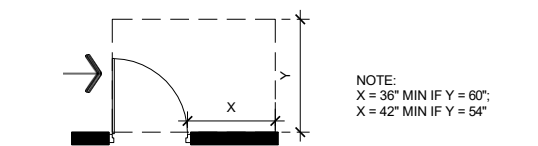
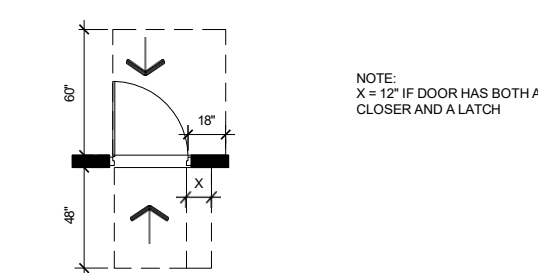
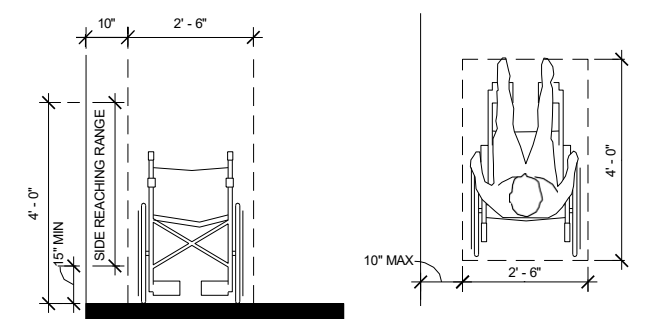
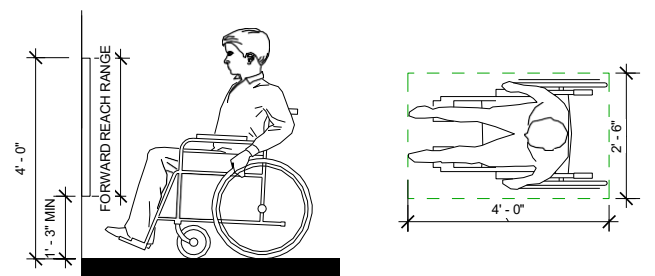
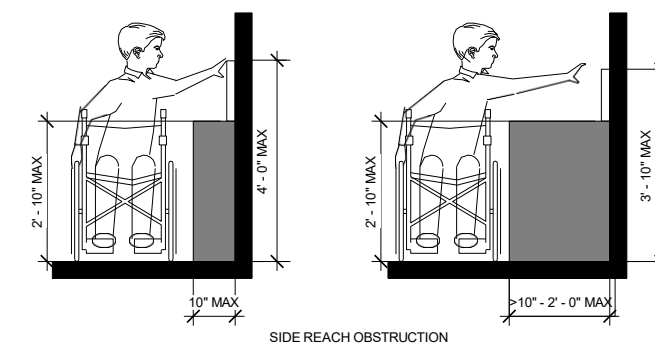
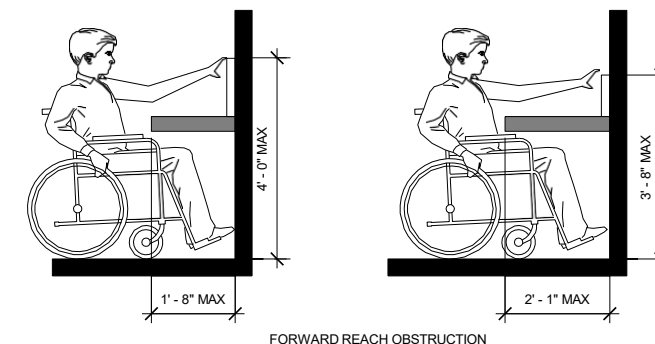
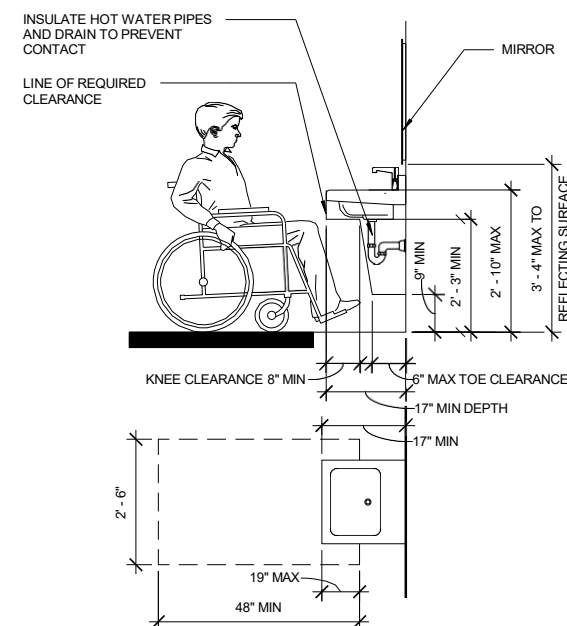
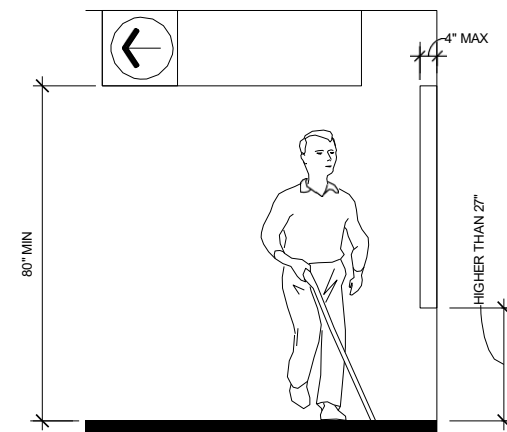
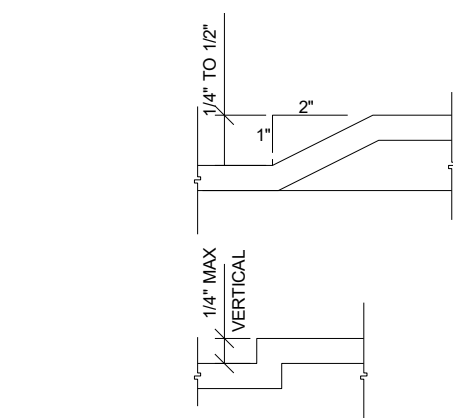
REV. NO.	SHEET NAME
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LIST OF ABBREVIATIONS

ANCHOR BOLT	ABOVE	AIR CONDITIONING	ACROUSTICAL	ACROUSTICAL PLASTER	ADDITIONAL	ADDITIONAL	ADHESIVE	ARCHITECT/ENGINEER	AIR HANDLING UNIT	ALTERNATE	ALUMINUM	ANCHOR(BRACE)	AND/ODD	APPROXIMATE	ARCHITECT(URAL)	ASBESTOS	ASPHALT	AUTOMATIC	AUDIO VISUAL	BOARD	BELOW	BETWEEN	BITUMINOUS	BUILDING	BLOCKING	BENCH MARK	BOTTOM OF	BOTTOM	BEARING	BEARING PLATE	BRICK	BOTH SIDES	BUILDING SETBACK LINE	BASEMENT	BUILT UP ROOFING	BEVELED	BOTHWAYS	CABINET	CATEGORY	CENTR	CUBIC FOOT	CORNER GUARD	CHAMFER	CEILING HEIGHT	CAST-IN-PLACE	CONTROL JOINT	CEILING	CLOSET	CLEARANCE	CLOSURE	CORNER MASONRY UNIT	CENTER	ANCHOR(BRACE)	ACCESS PANEL	CONCRETE	CONNECTION	CONSTRUCTION	CONTINUOUS	CONTRACTOR	COMPARTMENT	CORRUGATED	CENTER POINT	CONTRACTOR PROVIDED	CHROMIUM (PLATED)	COURSES	CASEMENT	CERAMIC TILE	CUBIC YARD	DOUBLE	DEMOLISH	DEMOLITION	FACE BRICK	FACE BRICK	FURNISHED BY OTHERS	FIRE EXTINGUISHER	FINISHED FLOOR ELEVATION	FINISHED FLOOR ELEVATION	FINISHED FLOOR ELEVATION	FINISHED FLOOR ELEVATION	FINISHED FLOOR ELEVATION	FINISHED 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GENERAL NOTE: THE INFORMATION ON THIS SHEET IS FOR REFERENCE ONLY. THE GENERAL CONTRACTOR SHALL COMPLY AND COORDINATE WITH THE LATEST FLORIDA BUILDING CODE ACCESSIBILITY GUIDELINES.

rhodes + brito  
ARCHITECTS

AR0014284  
605 E. ROBINSON STREET, SUITE 750  
ORLANDO, FL 32801  
407.648.7288  
[www.rbarchitects.com](http://www.rbarchitects.com)

Consultants



**Town of Eatonville**

**Eatonville Works (CRA)  
Renovation**

370 E. Kennedy Blvd  
Eatonville, FL 32751

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Seal 4/29/2025

Schematic Design

NOT FOR CONSTRUCTION

DATE	SUBMISSION/REVISION
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ADA CLEARANCE  
REFERENCE

SCALE: As indicated

DRAWN BY: MA

CHECK BY: LG

DATE: 02/27/23

PROJECT NUMBER:	25002-0001
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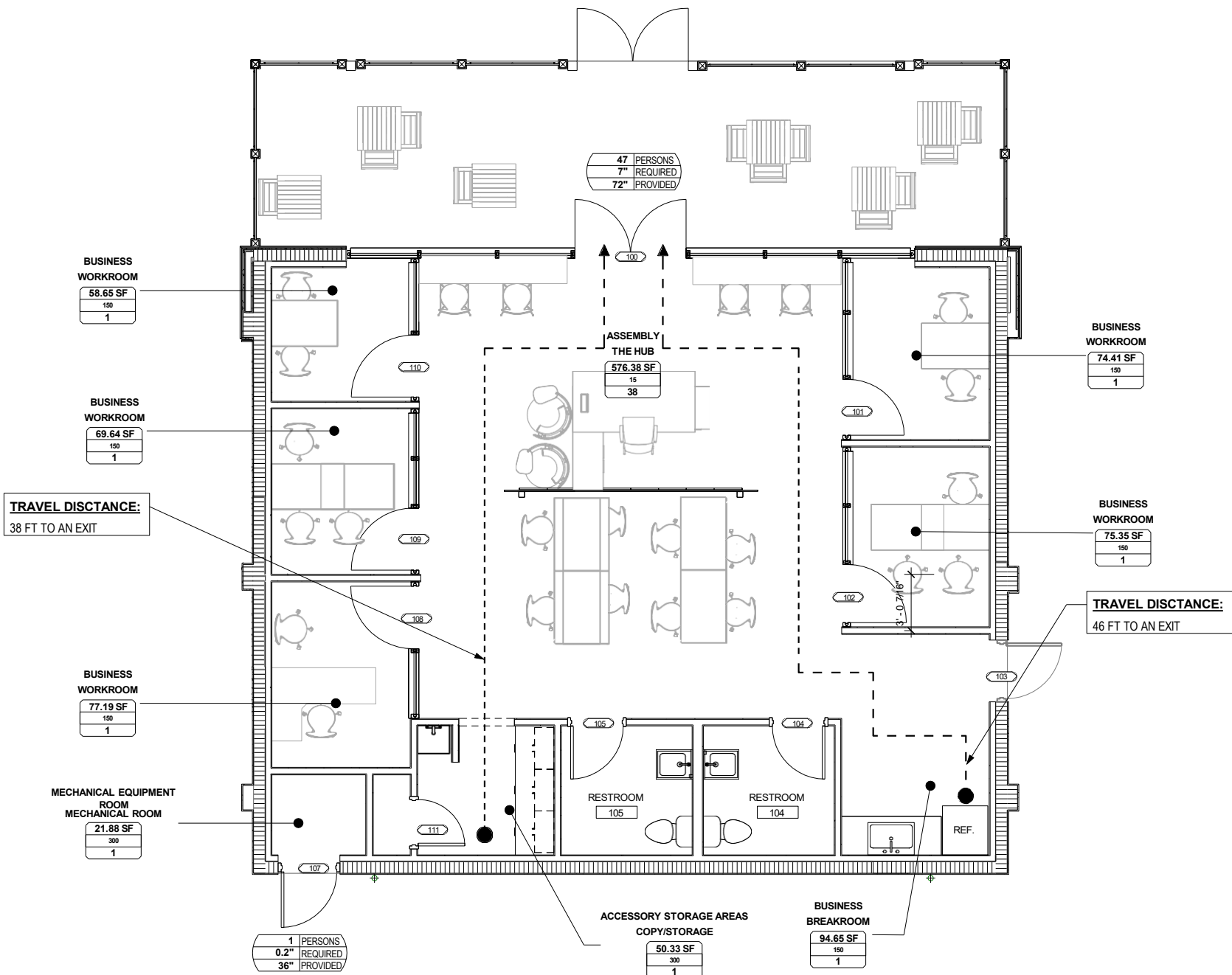
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LIFE SAFETY PLAN

SCALE: 1/4" = 1'-0"

APPLICABLE CODES

1. FLORIDA BUILDING CODE (FBC) 2023 EIGHTH EDITION
  2. FLORIDA ACCESSIBILITY CODE 2023 EIGHTH EDITION
  3. FLORIDA FIRE PREVENTION CODE (FFPC) 2021 EIGHTH EDITION
- OTHER APPLICABLE CODE CRITERIA, BUT NOT LIMITED TO THE FOLLOWING:
1. NFPA 1, "UNIFORM FIRE CODE," 2021 ED., AS MODIFIED BY FFPC
  2. NFPA 10, "STANDARD FOR PORTABLE FIRE EXTINGUISHERS," 2022 EDITION
  3. NFPA 13, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS," 2022 EDITION
  4. NFPA 30, "FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE," 2021 EDITION (REF. SECTION 9.5.4)
  5. NFPA 45, "STANDARD ON FIRE PROTECTION FOR LABORATORIES USING CHEMICALS," 2019 EDITION (REF. SECTION 4.2.2.2, 5.1.2.4, 9.1.1)
  6. NFPA 70, "NATIONAL ELECTRICAL CODE," 2020 EDITION
  7. NFPA 72, "NATIONAL FIRE ALARM CODE," 2022 EDITION
  8. NFPA 80, "STANDARD FOR FIRE DOORS AND FIRE WINDOWS," 2022 EDITION
  9. NFPA 101, "LIFE SAFETY CODE," (LSC) 2021 ED., AS MODIFIED BY THE FFPC
  10. NFPA 110, "STANDARD ON EMERGENCY AND STANDBY POWER SYSTEMS," 2022 EDITION
  11. CLASSIFICATION OF WORK: ALTERATION LEVEL 2 PER FBC SEVENTH EDITION 2020 EXISTING BUILDING CHAPTER 5 SECTION 554.1

CONSTRUCTION CLASSIFICATION

1. OCCUPANCY CLASSIFICATION	MIXED BUSINESS AND ASSEMBLY
	NON SEPARATED
1. CONSTRUCTION TYPE	I-B
2. ALLOWABLE HEIGHT	XXX
3. ALLOWABLE AREA	XXX SQFT
4. ALLOWABLE STORIES	XXX STORIES
2. CONSTRUCTION AREA	XXX SF
1. 2ND FLOOR	2,700 SF
2. AREA RENOVATED	2,700 SF
3. EXISTING NUMBER OF STORIES	3 STORIES

OCCUPANT LOAD

PER TABLE 1004.1.1/ FBC 2020

1. 1ST FLOOR (AREA OF WORK)	
1. BUSINESS (B)	96
2. STORAGE (S-1)	1
	97

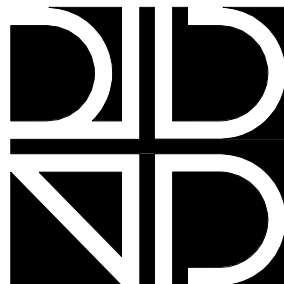
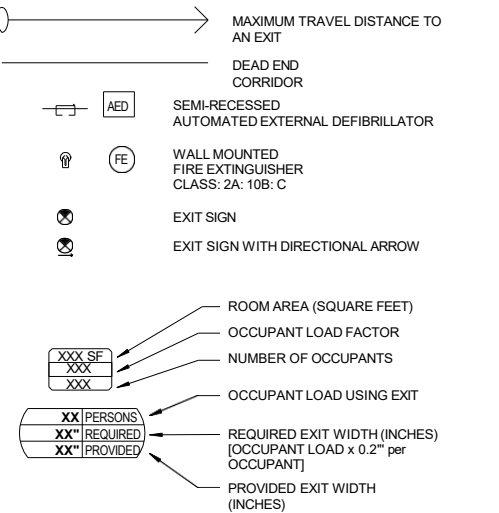
MEANS OF EGRESS

CHAPTER 10 - FBC 2020

	REQUIRED	PROVIDED
1. MAXIMUM TRAVEL DISTANCE TO AN EXIT (PER TABLE 1007.2 FBC 2020 - EXIT ACCESS TRAVEL DISTANCE)	(BUSINESS) = 300 FT, SPRNK	SEE LIFE SAFETY PLAN
2. MAXIMUM COMMON PATH OF TRAVEL (PER TABLE 1008.3.1 FBC 2020 - COMMON PATH OF EGRESS TRAVEL)	(BUSINESS) = 100 FT, SPRNK	SEE LIFE SAFETY PLAN
3. MAXIMUM DEAD END CORRIDOR (PER SECTION 1004.4 DEAD ENDS)	20 FEET	SEE LIFE SAFETY PLAN
4. MINIMUM NUMBER OF EXITS (PER SECTION 1006.3 EXIT OR EXIT ACCESS DOORWAYS REQUIRED)	2	4

5. EGRESS EXIT DOORS: MINIMUM 32 INCHES CLEAR WIDTH (NFPA 101, 7.2.1.2.3.2)
6. FORCE TO OPEN APPLIED AT THE LATCH STILE (FBC 1001.1.3/NFPA 101, 7.2.1.4.5)
  1. LESS THAN OR EQUAL TO 15 LBF TO OPERATE THE LATCH
  2. LESS THAN OR EQUAL TO 30 LBF TO SET THE DOOR IN MOTION
  3. LESS THAN OR EQUAL TO 15 LBF TO FULLY OPEN DOOR TO MINIMUM REQUIRED WIDTH
  4. LESS THAN OR EQUAL TO 5 LBF FOR INTERIOR SIDE-HINGED OR PIVOTED SWINGING DOORS WITHOUT CLOSERS
7. EXIT SIGNS: EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FT OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN (FBC 1013.1/NFPA 101, 7.10.1.5.2)
8. ELEVATOR LOBBY TO COMPLY WITH NFPA 101, 7.2.1.6.3
9. MEANS OF EGRESS SIZING:
  - OCCUPANTS x (0.2) FOR DOOR CLEAR OPENING WIDTH (FBC 1005.3.2)
  - OCCUPANTS x (0.3) FOR STAIRWAYS WIDTH CAPACITY IN INCHES PER OCCUPANT (FBC 1005.3.1)

LIFE SAFETY LEGEND



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LIFE SAFETY PLAN

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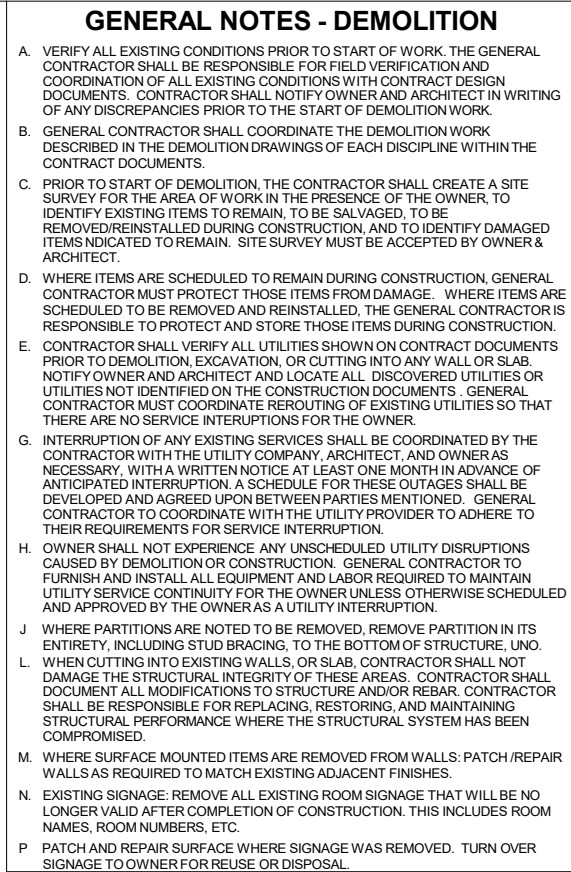
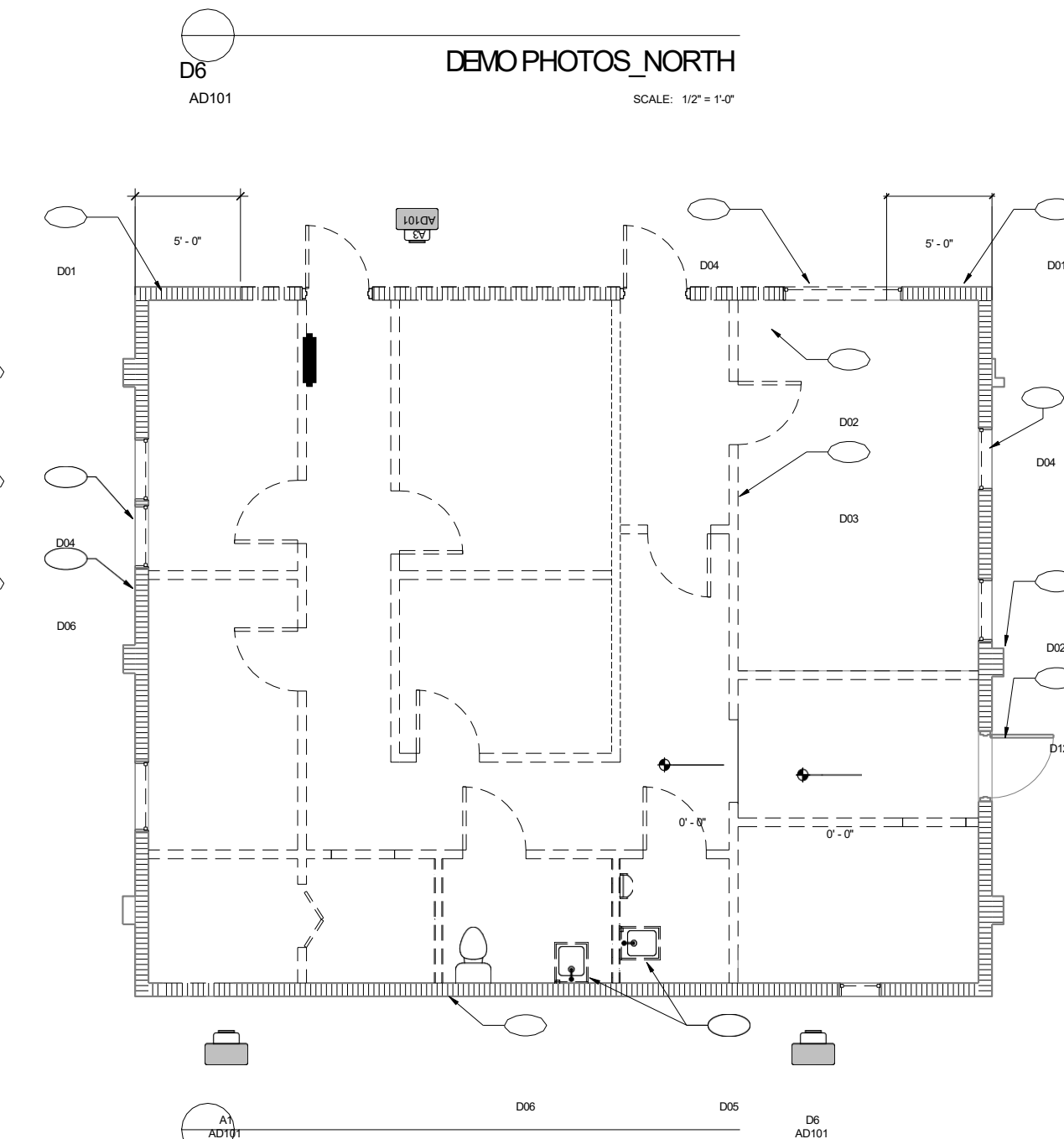
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








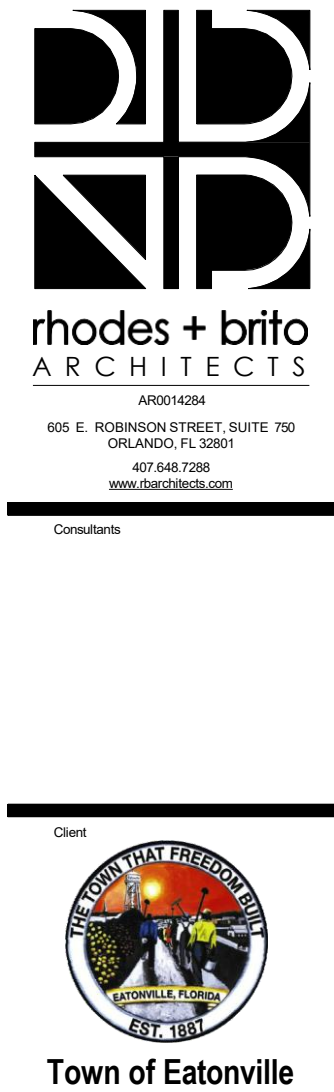


## DEMOLITION KEYNOTE LEGEND

001	DEMOLISH THE NORTH WALL AND RETAIN 5 FEET ON EACH SIDE
002	ALL EXISTING EXTERIOR & INTERIORS DOORS TO BE REMOVED
003	ALL INTERIOR WALLS TO BE DEMOLISHED TO ENTIRETY
004	REMOVE ALL EXTERIOR WINDOWS AND INFILL OPENINGS
005	REMOVE ALL FIXTURES AND RETURN TO OWNER
006	EXISTING EXTERIOR WALL TO REMAIN AND SHALL BE REPAINTED IN ACCORDANCE WITH THE FINISH SCHEDULE
007	EXISTING INTERIOR WALL TO REMAIN & SHALL BE REPAINTED IN ACCORDANCE WITH THE FINISH SCHEDULE
008	EXISTING FIRE PLAQUE TO REMAIN, REMOVE AND STORE FOR USE IN NEW CONSTRUCTION
012	EXISTING CEILING TO REMAIN AND SHALL BE REPAINTED IN ACCORDANCE WITH THE FINISH SCHEDULE

## DEMOLITION PLAN LEGEND

	EXISTING WALL TO REMAIN PROTECT FROM DAMAGE
	EXISTING WALL TO BE REMOVED
	EXISTING DOOR AND/OR FRAME TO BE REMOVED
	EXISTING WINDOW TO REMAIN, PROTECT FROM DAMAGED
	EXISTING WINDOW TO BE REMOVED
	EXISTING SUSPENDED CEILING AND GRID TO BE REMOVED IN ITS ENTIRETY
	EXISTING PLASTER CEILING TO BE REMOVED



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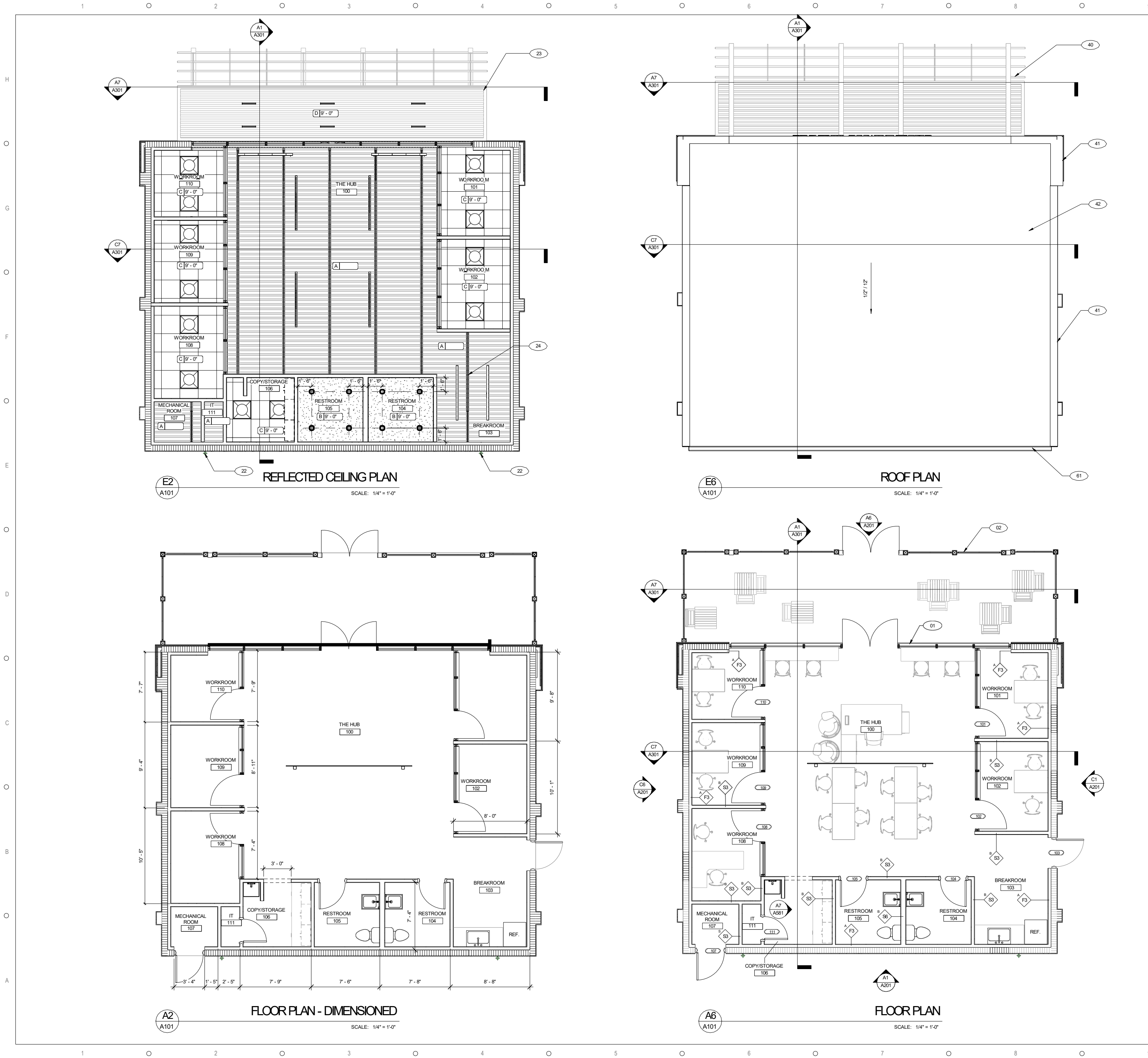
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## DEMOLITION PLAN

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PROJECT NUMBER:	25002-0001

# AD101





### GENERAL NOTES - FLOOR PLAN

- A. THESE DRAWINGS HAVE BEEN DEVELOPED FROM OBSERVED FIELD CONDITIONS AND MAY NOT REFLECT ALL HIDDEN CONDITIONS. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND SHALL VERIFY THESE DRAWINGS WITH THE EXISTING FIELD CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.
- C. CONTRACTOR SHALL PROTECT ALL ITEMS INTENDED TO REMAIN IN PLACE DURING CONSTRUCTION FROM DAMAGE DURING DEMOLITION WORK AND SHALL BEAR ALL COSTS OF REPAIRING OR REPLACING EXISTING ITEMS DAMAGED DURING CONSTRUCTION.
- D. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS ASSOCIATED WITH DEMOLITION AND NEW WORK. FOR ADDITIONAL GENERAL NOTES, LEGENDS, AND SCHEDULES REFER TO SHEET 6001.
- E. WHERE REQUIRED BY CONTRACT DOCUMENTS AND/OR AHJ, CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS AND FL PRODUCT APPROVALS FOR REVIEW BY THE DESIGN TEAM PRIOR TO FABRICATION OF ALL ASSEMBLIES.
- F. ALL MATERIAL STORED ON SITE SHALL BE PROPERLY PROTECTED FROM INJURY OR DETERIORATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED TO CLEAN THE STORED MATERIAL TO THE SATISFACTION OF THE OWNER AND DESIGNER.
- G. WHERE CONFLICT EXISTS AMONG THE VARIOUS PARTS OF THE CONTRACT DOCUMENTS, DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
- H. ARCHITECTURAL AND ENGINEERS DRAWINGS, AS PART OF THE CONTRACT DOCUMENTS, INDICATE SUFFICIENT INFORMATION TO CONVEY DESIGN INTENT. IF ERRORS, INCONSISTENCIES, OR OMISSIONS ARE DISCOVERED, PROMPTLY NOTIFY THE ARCHITECT AND ENGINEERS IN WRITING.
- J. ALL HANGERS FOR EQUIPMENT, DEVICES OR FIXTURES SHALL BE UTILIZED ONLY TO SUPPORT THE INITIAL INTENDED PIECE OF EQUIPMENT, DEVICE OR FIXTURE. NO HANGER CAN BE USED FOR MORE THAN ONE ITEM.
- K. CONTRACTOR SHALL PROTECT ALL EXISTING BUILDING THIN WALLS FOR MOUNTING OF ACCESS PANELS, RESTROOM ACCESSORIES, FIXTURES.
- A. ROOFING SYSTEM AND ROOF DECK SHALL BE CAPABLE OF RESISTING AT MINIMUM, WIND STRESSES AS SHOWN ON STRUCTURAL DRAWINGS.
- B. ROOF WILL BE DRAINED WITH A GUTTER AND DOWNSPOUT SYSTEM LOCATED ALONG THE REAR OF THE BUILDING.
- C. ROOF SHALL BE SLOPED AT A MINIMUM OF 1/4" PER 1 FT.
- D. G.C. SHALL ENSURE THAT THE SPECIFIED ROOF SYSTEM IS INSTALLED PER MANUFACTURERS REQUIREMENTS SO THAT ALL WARRANTIES ARE ISSUED.
- E. CONTRACTOR SHALL CLEAR THE ROOF DAILY OF ALL DEBRIS. CONTRACTOR SHALL REMOVE ALL TOOLS FROM THE ROOF AT THE END OF EACH WORK DAY.
- F. CONTRACTOR SHALL ENSURE THE ROOF IS LEFT IN A WATER TIGHT CONDITION AT THE END OF EACH WORK DAY.

### GENERAL NOTES - CEILING PLAN

- A. CEILING MOUNTED EQUIPMENT TO BE CENTERED ON CEILING TILES, TYPICAL UNLESS NOTED OTHERWISE.
- B. ACCESS PANELS, IF REQUIRED AND NOT SHOWN ON CONSTRUCTION DOCUMENTS, SHALL BE IDENTIFIED TO ARCHITECT IN WRITING PRIOR TO INSTALLATION FOR A/E LOCATION APPROVAL.
- C. GC SHALL COORDINATE ALL CEILING HEIGHTS WITH SHOP DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, & FIRE SUPPRESSION SYSTEMS, WITH CEILING PLENUM DEPTH TO ENSURE NO CONFLICTS. GC TO COMMUNICATE ANY CONFLICTS IN WRITING TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE START OF ANY CEILING PLENUM WORK.
- D. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR CEILING MOUNTED ITEMS (INCLUDING ACCESS PANELS) AND DEVICES.
- E. ALL CEILING HEIGHTS ARE MEASURED FROM FINISHED FLOOR PER EACH LEVEL. TYPICAL UNLESS NOTED OTHERWISE.
- F. CEILINGS, SOFFITS, & OTHER ITEMS SUPPORTED FROM ABOVE CANNOT BE ATTACHED TO THE UNDERSIDE OF ROOF DECKING.
- G. ALL GYP BOARD CEILINGS AND SOFFITS SHALL BE PAINTED AS NOTED. REFER TO REFLECTED CEILING PLAN FOR NOTATION.

### KEYNOTE LEGEND

01	ALUMINUM STOREFRONT WITH INSULATED GLASS
02	ALUMINUM RAILING SYSTEM
22	ALUMINUM DOWNSPOUT, STRAP TO CMU WALL AT THREE LOCATIONS
23	PRE-FABRICATED ALUM. CANOPY WITH INTEGRAL GUTTER
24	STRUCTURAL JOIST ABOVE, REF. TO STRUCTURAL DRAWINGS
40	PRE-FABRICATED ALUM. CANOPY WITH INTEGRAL GUTTER
41	ALUMINUM COPING, TYP.
42	MODIFIED BITUMEN ROOFING SYSTEM
61	GUTTER & DOWNSPOUT

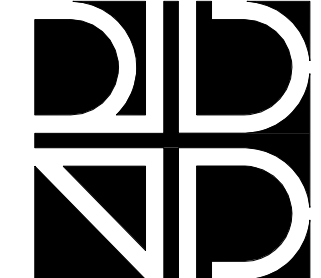
	CEILING TYPE
X[X' - XX'	CEILING HEIGHT

### LEGEND - CEILING TYPES

- A EXPOSED ROOF FRAMING - PAINTED  
B GYPSUM BOARD CEILING - PAINTED  
C 2x2 ACOUSTICAL CEILING TILE  
D UNDERSIDE OF PRE-FABRICATED CANOPY

### PLAN LEGEND

- METAL STUD PARTION  
SEE PARTITION TYPES
- REINFORCED CMU WALL
- DOOR  
SEE DOOR SCHEDULE
- DOOR NUMBER  
SEE DOOR AND WINDOW SCHEDULE SHEET
- PARTITION TYPE INDICATOR  
SEE WALL TYPES / DETAILS SHEET



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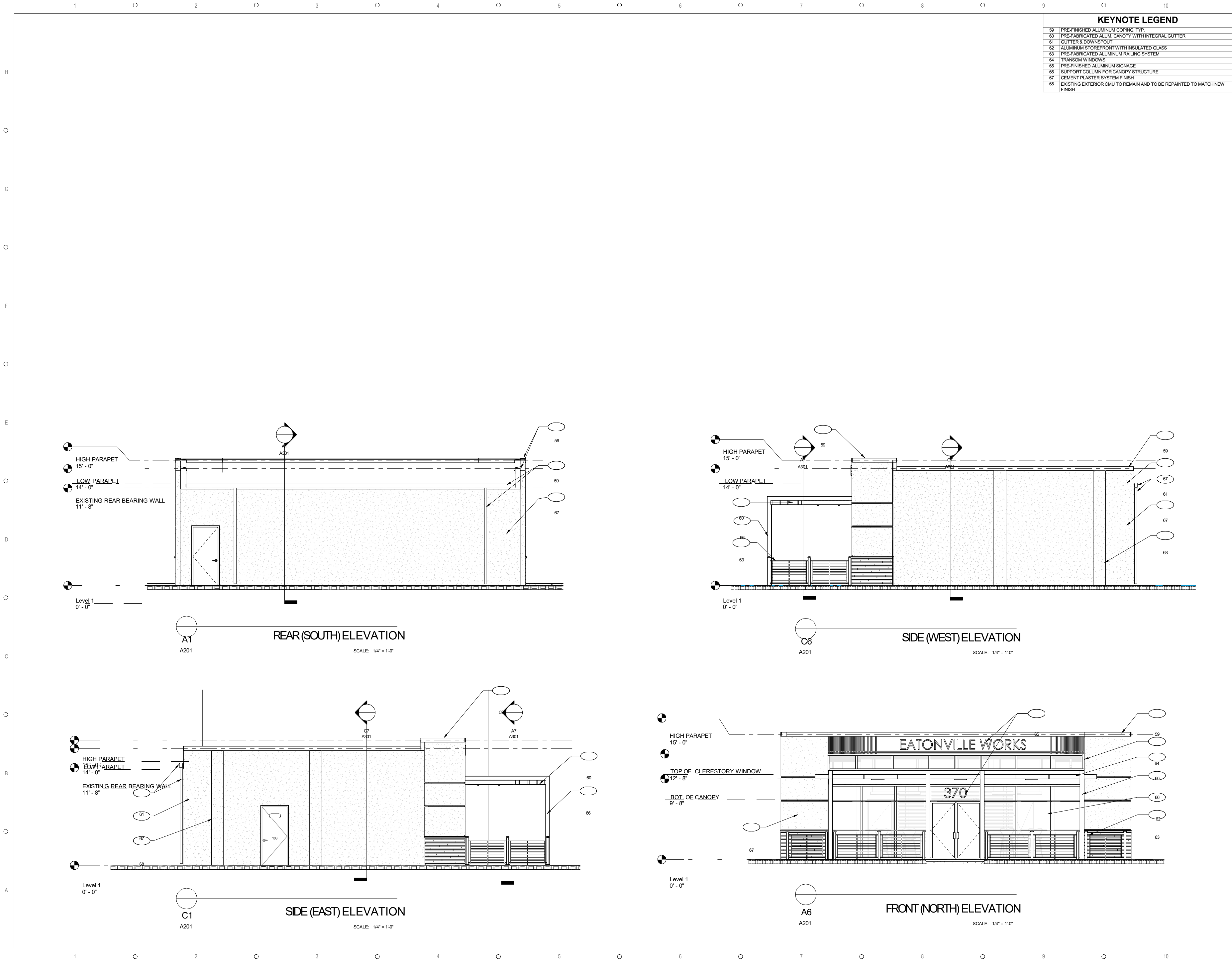
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A101





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EXTERIOR  
ELEVATIONS

SCALE: 1/4" = 1'-0"

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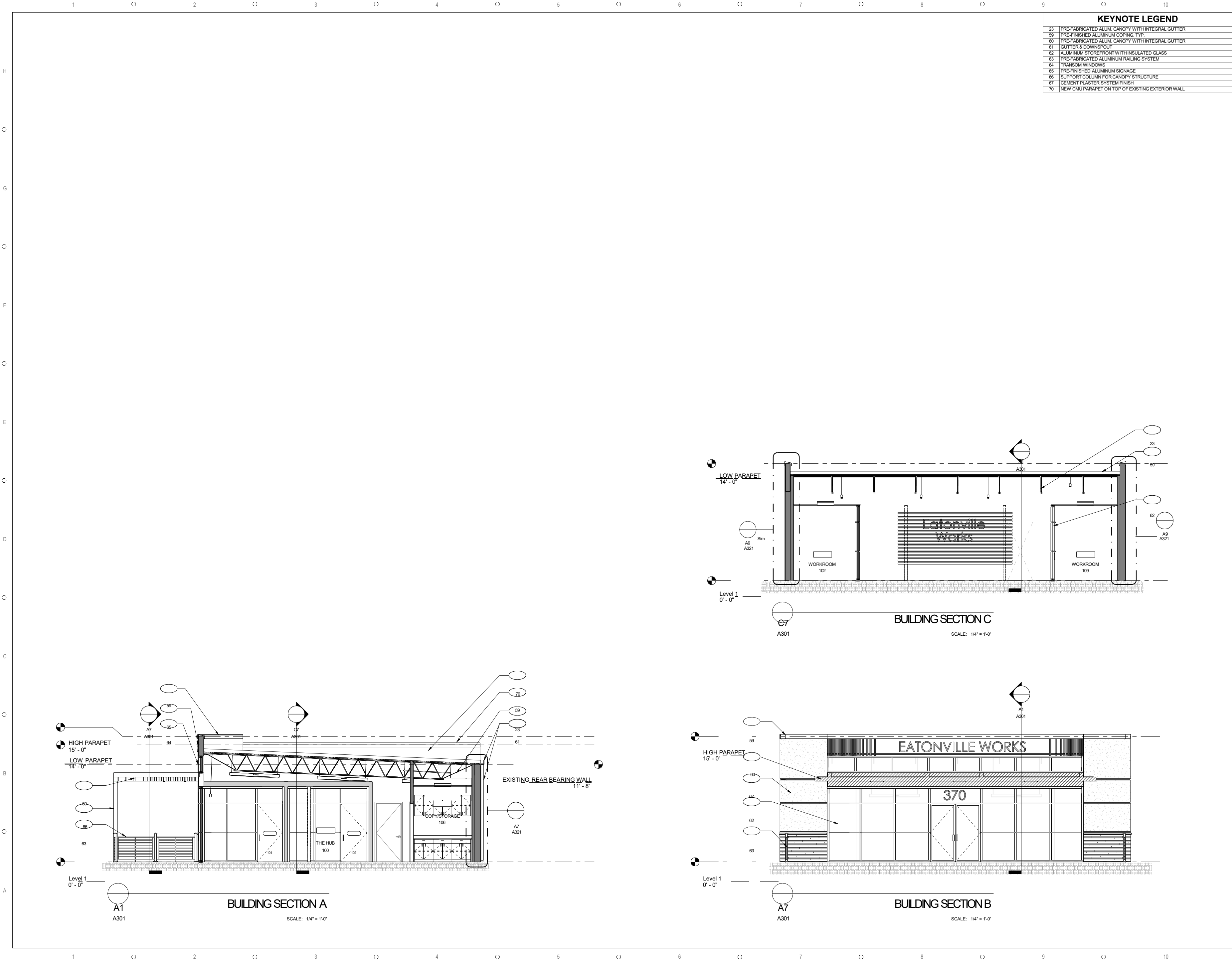
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**BUILDING SECTIONS**

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**A301**



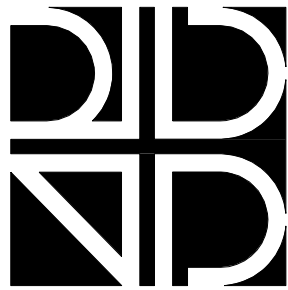


INTERIOR VIEWS

BIRD'S EYE VIEW



EXTERIOR VIEWS



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3D VIEWS

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