

DESIGN CRITERIA

2017 FL. BLDG. CODE/FIRE PREVENTION/SIXTH ADDITION
 2017 FL. BLDG. CODE/SIXTH ADDITION
 2017 FL. MECHANICAL CODE/SIXTH ADDITION
 2017 NATIONAL ELECTRICAL CODE
 2017 ACCESSIBILITY CODE/SIXTH ADDITION

TYPE OF CONSTRUCTION: EXISTING V-B, SPRINKLED

OCCUPANCY: A-2, ASSEMBLY (SPRINKLED)
 ALLOWABLE HEIGHT: 2 STORIES & 40 FEET. PROPOSED: EXISTING 28'-0".
 ALLOWABLE AREA: 24000 SF/STORY. PROPOSED: EXISTING 1710 SF.

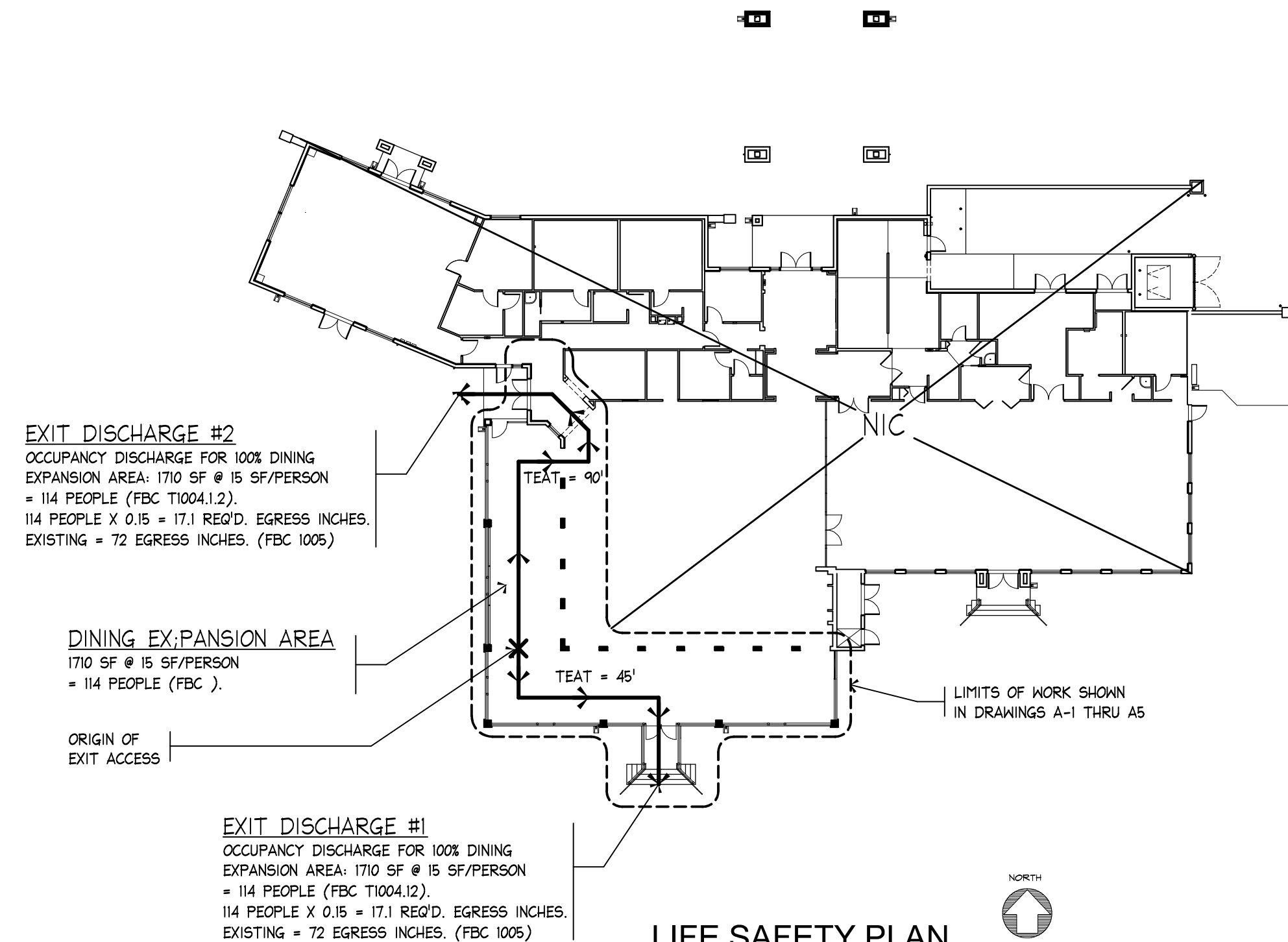
OCCUPANCY LOADS: FBC (T1004.1.2)
 ASSEMBLY (UN-CONCENTRATED) A-2, 1710 SF @ 1/15 NET = 114 PEOPLE.

EGRESS WIDTH: (FBC 1005)
 114 PEOPLE X 0.15 = 17.10 REQ'D. EGRESS INCHES. EXISTING: 288 INCHES.
 MAX TRAVEL DISTANCE: 100 FEET.
 FIRE RESISTANCE OF BLDG. COMPONENTS: (FBC T601)
 PRIMARY STRUCTURAL FRAME - 0 HRS.
 BEARING WALLS (INTERIOR & EXTERIOR) - 0 HRS.
 ROOF CONSTRUCTION & SECONDARY MEMBERS - 0 HRS.
 AREA SEPARATION WALLS (FBC T608.3.3) - 0 HRS.

ULTIMATE DESIGN WIND SPEED = 139 MPH
 EXPOSURE CATEGORY: C
 ENCLOSED STRUCTURE
 OPENING DESIGN PRESSURE = +/- 40 PSF
 PROJECT SHALL COMPLY WITH ALL NATIONAL, STATE & LOCAL CODES AND ORDINANCES.

DINING EXPANSION FOR: SUN 'N LAKE CLUBHOUSE

5223 SUN 'N LAKE BLVD.
 SEBRING, HIGHLANDS COUNTY, FL



EXIT DISCHARGE #2
 OCCUPANCY DISCHARGE FOR 100% DINING
 EXPANSION AREA: 1710 SF @ 15 SF/PERSON
 = 114 PEOPLE (FBC T1004.1.2).
 114 PEOPLE X 0.15 = 17.11 REQ'D. EGRESS INCHES.
 EXISTING = 72 EGRESS INCHES. (FBC 1005)

DINING EXPANSION AREA
 1710 SF @ 15 SF/PERSON
 = 114 PEOPLE (FBC)

EXIT DISCHARGE #1
 OCCUPANCY DISCHARGE FOR 100% DINING
 EXPANSION AREA: 1710 SF @ 15 SF/PERSON
 = 114 PEOPLE (FBC T1004.1.2).
 114 PEOPLE X 0.15 = 17.11 REQ'D. EGRESS INCHES.
 EXISTING = 72 EGRESS INCHES. (FBC 1005)

LIFE SAFETY PLAN

NO SCALE

- LEGEND:**
- OFFICE ← SPACE NAME
 - 180 SF DIVIDED BY 100 ← SPACE SQUARE FOOTAGE DIVIDED BY MAX. AREA ALLOWED PER PERSON.
 - 2 PEOPLE (FBC T1004.1.2) ← CODE REFERENCE
 - ← OCCUPANCY LOAD ALLOWED PER CODE FOR THIS SPECIFIC SPACE
 - TEAT = TOTAL EXIT ACCESS TRAVEL

ABBREVIATIONS

AB ATC. ADD'L. AFF ALUM./AL ANOD. @ BLK'G. BM BRG. BLK BLDG. CAB. C CG CJ CLG. CLOS./CLO. CMU COL. CONC. CONF. CONST. COR. CONT. CPT. CT DIM'S. DIA / Ø DIM DN DWG'S. EA. ELEC. ELEV. EQ. EQUIP. EXIST. EXP. / EJ EXT.	ANCHOR BOLT ACOUSTICAL TILE CEILING ADDITIONAL ABOVE FINISHED FLOOR ALUMINUM ANODIZED AT BLOCKING BEAM BEARING BLACK . BLOCK BUILDING CABINET CENTER LINE CORNER GUARD CONTROL JOINT CEILING CLOSET CONCRETE MASONRY UNIT COLUMN CONCRETE CONFERENCE CONSTRUCTION CORRIDOR CONTINUOUS CARPET CERAMIC TILE DIMENSIONS DIAMETER DIMENSION DOWN DRAWINGS EACH ELECTRIC ELEVATION EQUAL EQUIPMENT EXISTING EXPANSION / JOINT EXTERIOR	FD F.F. FE FEC FIN. FLR. FLASH'G. FR./FRM. FRT. FTG. FURN. FURR'G. GA. GEN. GC G.I. GL. GYP. B'D. H.M. HR. INSUL. INT. JAN. JT MAX. MECH. MIN. MNT. MTL. MFR. NO. NUMBER O.C. ON CENTER PNT. P.C. PLAS. LAM. PLYW'D. PMEJ. P.P.T. PTD.	FLOOR DRAIN FINISHED FLOOR FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FLASHING FRAME FIRE RETARDANT TREATMENT FOOTING FURNITURE FURRING GAUGE GENERAL GENERAL CONTRACTOR GALVANIZE IRON GLASS GYPSUM BOARD HOLLOW METAL HOUR INSULATION INTERIOR JANITOR JOINT MAXIMUM MECHANICAL MINIMUM MOUNT METAL MANUFACTURER NUMBER ON CENTER PAINT PORTLAND CEMENT PLASTIC LAMINANT PLYWOOD PREMOLDED EXPANSION JOINT PRESERVATIVE PRESSURE TREATED PAINTED	RCP RE: REC'PT. REINF. RESIL. RET. REQ'D. SCHED. SC WD SECT. SEC'Y. SHTV. STL. STN. STO./STOR. STRUCT SUSP. TELE. TEMP. T.G. TLWC T.V. T.V. T.W. TYP. U.L. U.N.O. VB VERT. VEST. VCT VWC W/ WD.	REFLECTED CEILING PLAN REFERENCE RECEPTION REINFORCING RESILIENT RETAINING REQUIRED SCHEDULE SOLID CORE WOOD SECTION SECRETARY SHEET VINYL STEEL STAIN STORAGE STRUCTURAL SUSPENDED TELEPHONE TEMPERED TOP OF GRATE TOP OF LIGHTWEIGHT CONCRETE TELEVISION TOP OF WALL TYPICAL UNDERWRITERS LABORATORIES UNLESS NOTED OTHERWISE VINYL BASE VERTICAL VESTIBULE VINYL COMPOSITION TILE VINYL WALL COVERING W/TH WOOD
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OWNER MANAGER:

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 MICHAEL SULLIVAN

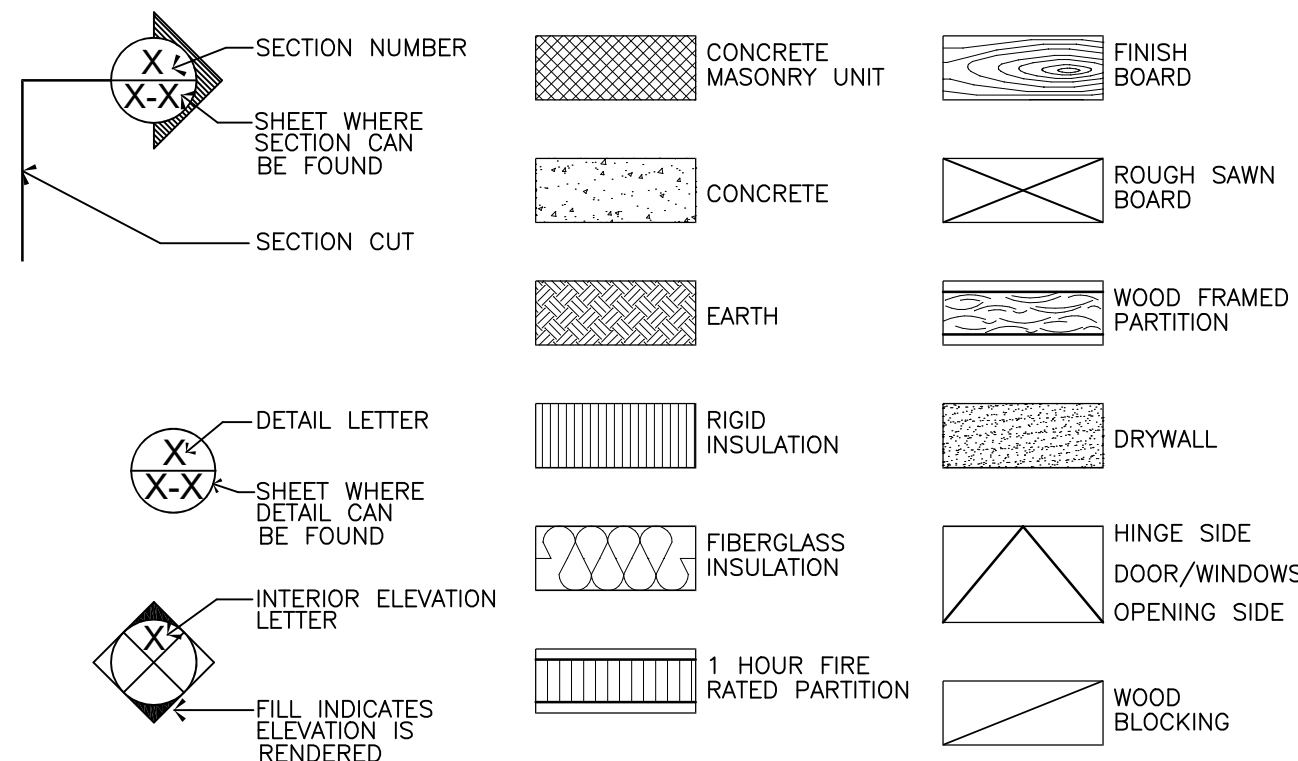
ELECTRICAL:

MARK PALMER ELECTRIC & AIR CONDITIONING
 5232 US HWY 27 N
 SEBRING, FL 33870
 863-453-4444
 JOHN PAYNE

GENERAL CONTRACTOR:

TBD

LEGEND



INDEX OF DRAWINGS

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- A1 EXISTING & DEMOLITION PLANS
- A2 NEW CONSTRUCTION PLAN - REFLECTED CEILING PLAN
- A3 DEMO & NEW CONSTRUCTION INTERIOR ELEVATIONS
- A4 MISC. DETAILS - SCHEDULES

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COVER SHEET

DINING EXPANSION FOR:
SUN 'N LAKE CLUBHOUSE
 5223 SUN 'N LAKE BLVD
 SEBRING, HIGHLAND COUNTY, FL

PROJECT NO. 1837

DATE: 12-16-18

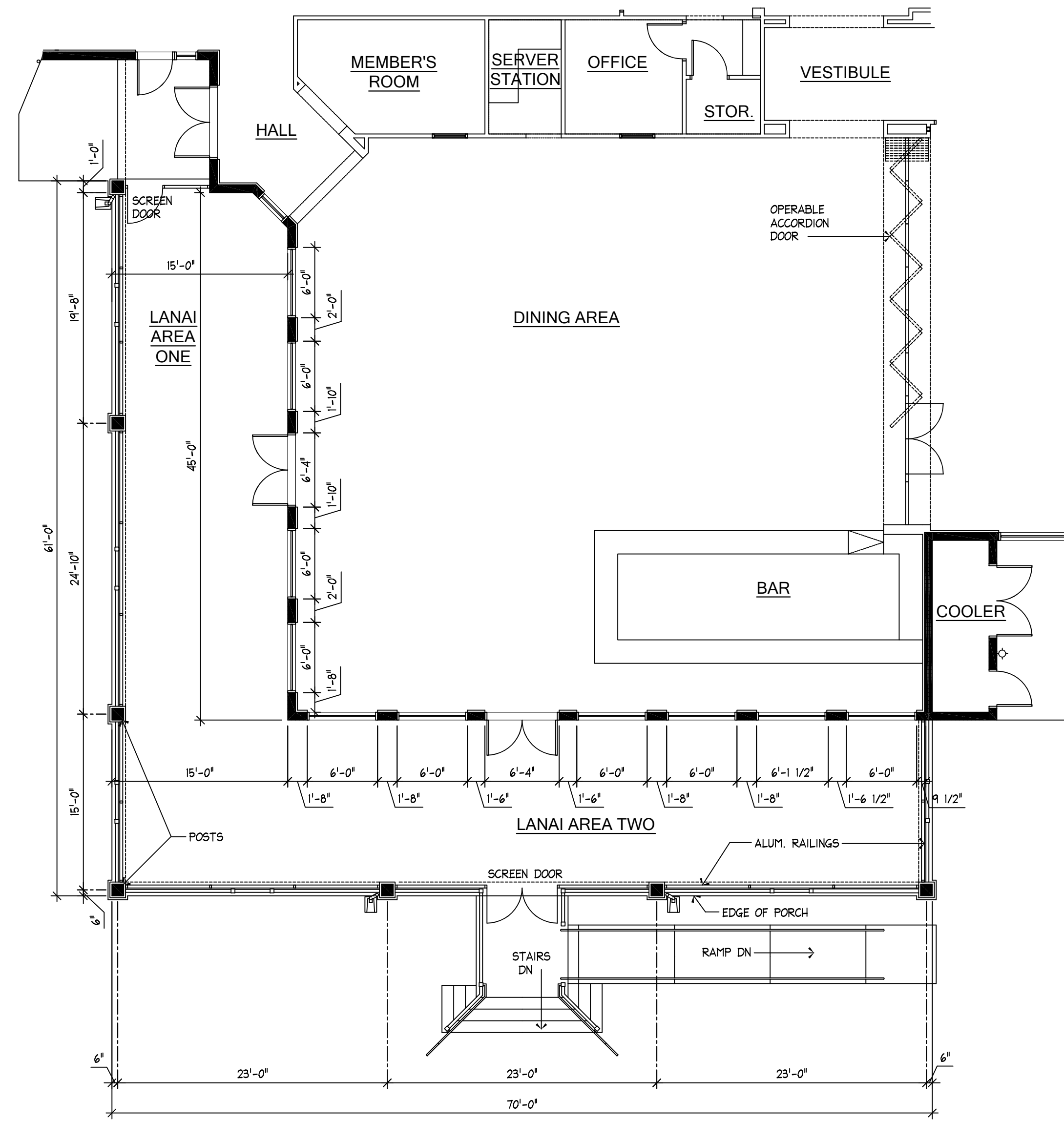
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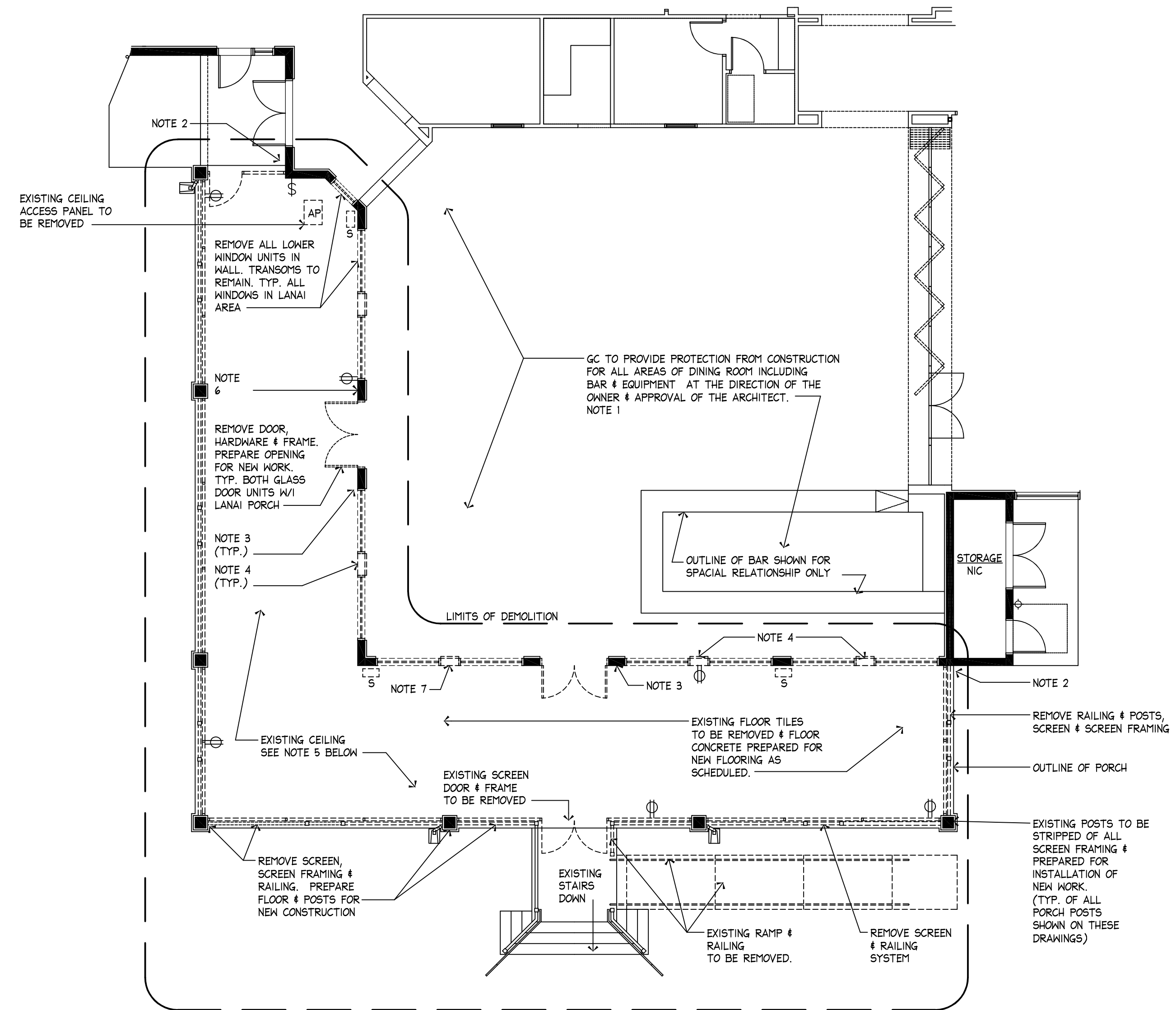
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ALL DIMENSION AND MEASUREMENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE



EXISTING FLOOR PLAN
1/8" = 1'-0" (NOTE 1)

EXISTING FLOOR PLAN GENERAL NOTES:
1. DIMENSIONS ARE SHOWN FOR CLARITY OF OVERALL SIZES OF SCOPE OF WORK, NOT FOR NEW CONSTRUCTION.



DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION GENERAL NOTES:

- GC, PRIOR TO ROOM PROTECTION INSTALLATION, SHALL COORDINATE METHODS OF PROTECTION FOR OWNER'S REVIEW, COMMENTS & APPROVAL.
- AREAS WHERE LIMITS OF NEW CONSTRUCTION ADJUT EXISTING WORK, THE GC, OWNER & ARCHITECT SHALL DISCUSS EXISTING CONSTRUCTION PROTECTION & FINAL FINISHED DETAILS.
- VERTICAL WALLS SCHEDULED TO REMAIN SHALL BE PATCHED & REPAIRED AFTER DEMOLITION PHASE COMPLETED TO ACCEPT EITHER FINISHES AS SCHEDULED OR DETAILED OR PAINTING.
- WHERE VERTICAL WALLS ARE SCHEDULED TO BE REMOVED, GC TO PREPARE BOTH FLOOR & BOTTOM OF EXISTING HEADER BEAM ABOVE FOR NEW STEEL PIPE COLUMNS AS DETAILED ON STRUCTURAL DRAWINGS.
- CEILING: REMOVE ALL CEILING FANS, SPEAKERS, REMAIN & PROTECTED IN PLACE; SPRINKLER HEADS; RECESSED LIGHT FIXTURES, ELECTRICAL CONVENIENCE OUTLETS.
- FIRE ALARM PULL STATION TO REMAIN & PROTECTED DURING NEW WORK.
- EXISTING HOSE BIB & BOX TO REMAIN & REINSTALLED INTO NEW WORK.

LEGEND

- S SPEAKER - TO BE REMOVED DURING CONSTRUCTION & REINSTALLED AFTER COMPLETION OF WORK.
- AP ACCESS PANEL - TO BE REMOVED
- ⊕ EXISTING HIGH MOUNTED ELECTRICAL CONVENIENCE OUTLET TO REMAIN
- ⊖ EXISTING SWITCH TO REMAIN

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EXISTING & DEMOLITION PLANS
DINING EXPANSION FOR:
SUN 'N LAKE CLUBHOUSE
5223 SUN 'N LAKE BLVD.,
SEBRING, HIGHLAND COUNTY, FL

PROJECT NO. 1837

DRAWN BY: DB
CHECK'D BY: MG

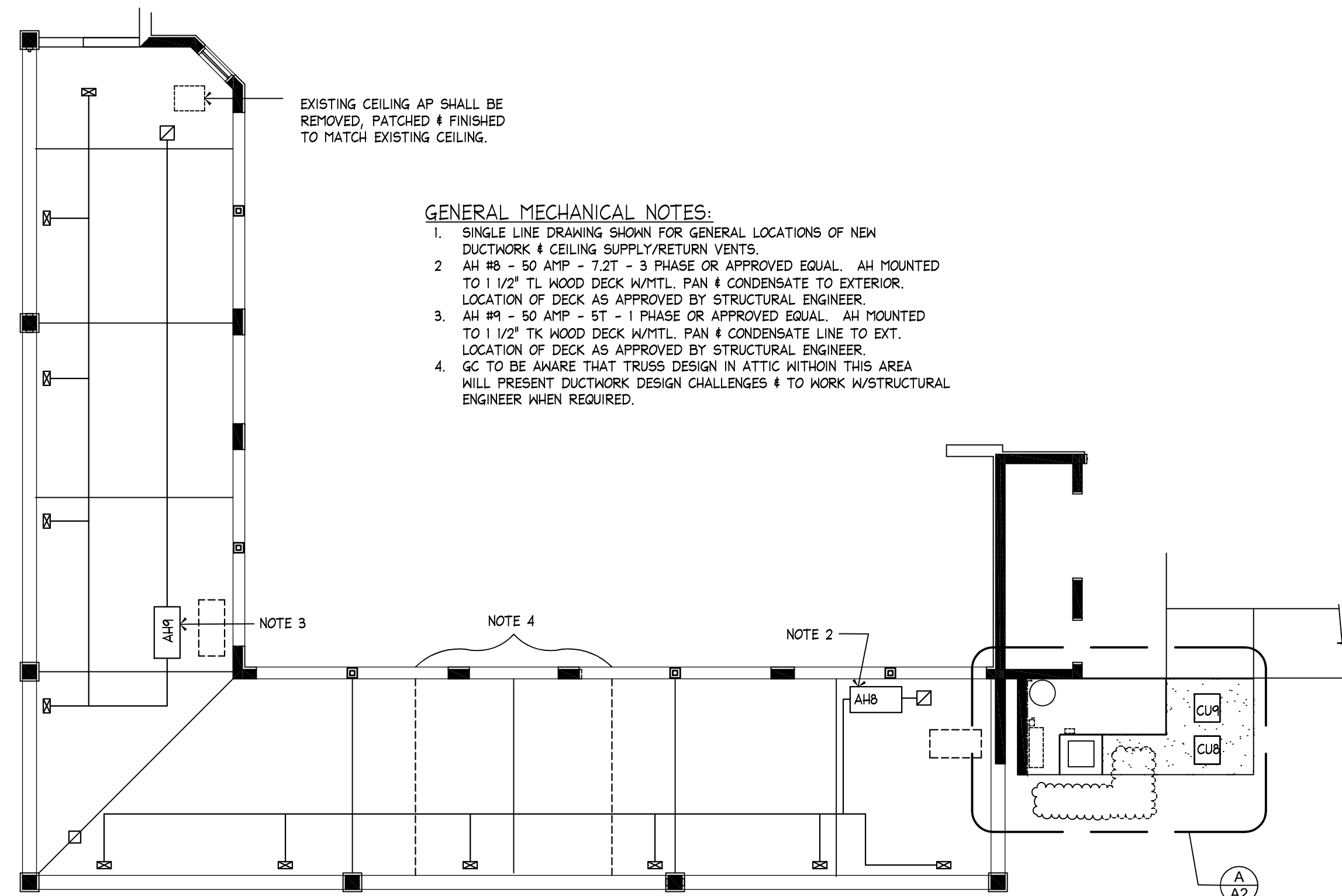
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DATE: 12-16-18

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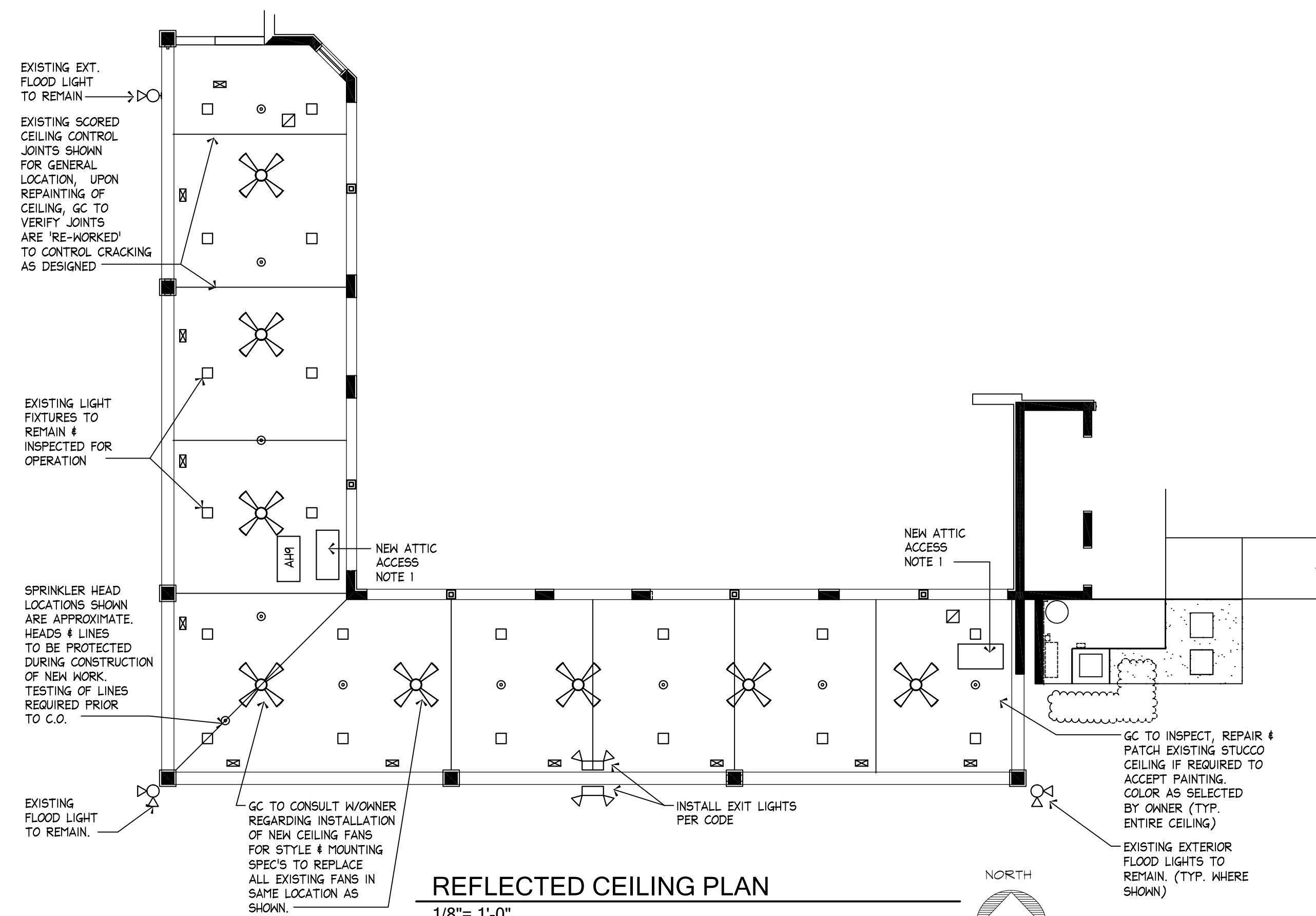
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MECHANICAL SCHEMATIC

1/8" = 1'-0"

NOTE 1

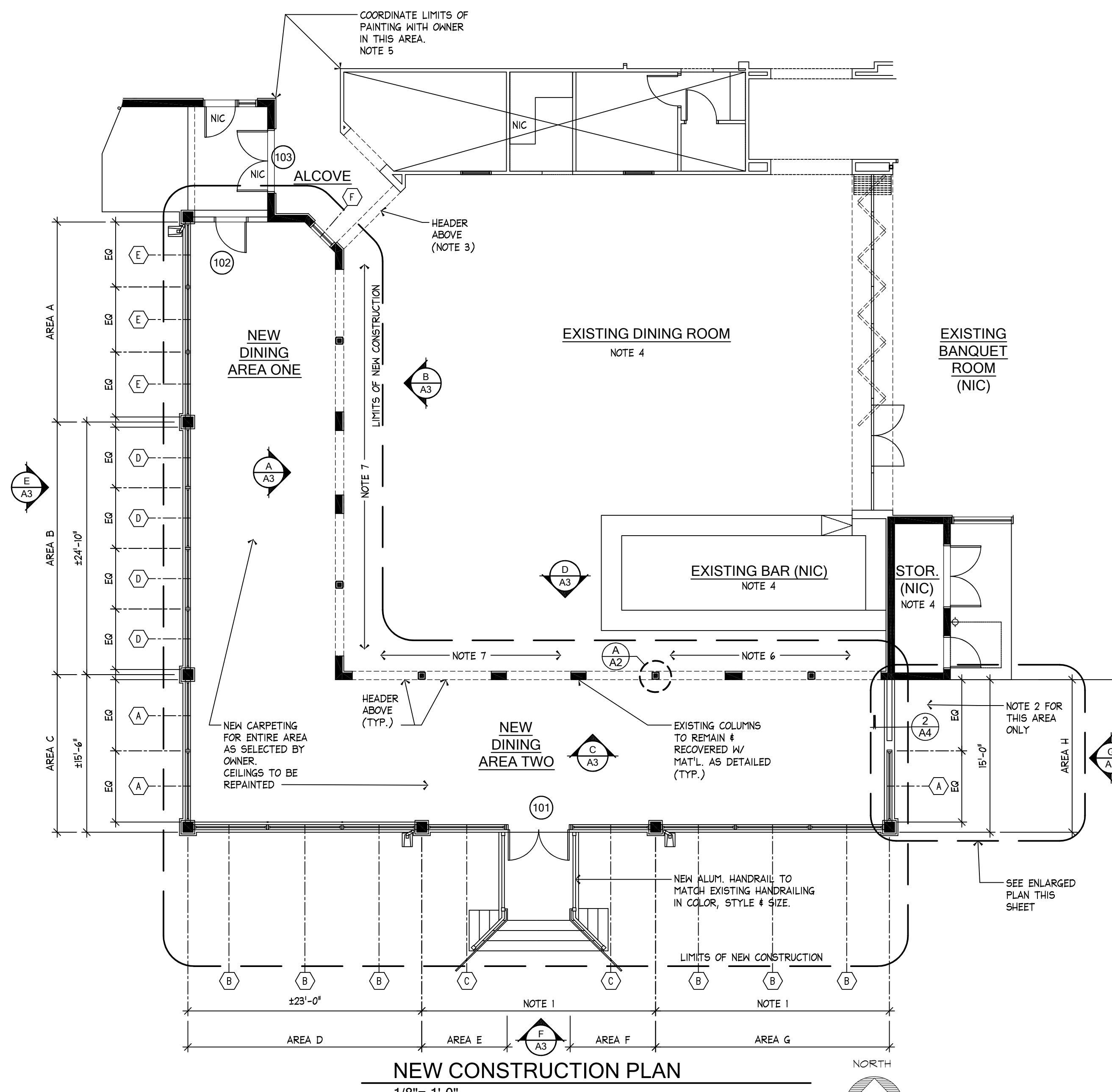
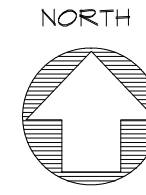


REFLECTED CEILING PLAN

1/8" = 1'-0"

REFLECTED CEILING GENERAL NOTES:

- ACCESS PANEL LOCATIONS SHOWN TO BE FIELD VERIFIED FOR SIZES AFTER INSPECTION OF ACTUAL SPACE BETWEEN EXISTING TRUSSES.



NEW CONSTRUCTION PLAN

1/8" = 1'-0"



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NEW CONSTRUCTION PLAN - REFLECTED CEILING PLAN

DINING EXPANSION FOR:
SUN 'N LAKE CLUBHOUSE
5223 SUN 'N LAKE BLVD.
SEBRING, HIGHLAND COUNTY, FL

DATE: 12-16-18 SCALE: AS NOTED DRAWN BY: DB CHECK'D BY: MG PROJECT NO: 1837

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DEMO & NEW CONSTRUCTION INTERIOR ELEVATIONS

DINING EXPANSION FOR:
SUN 'N LAKE CLUBHOUSE
5223 SUN 'N LAKE BLVD.,
SEBRING, HIGHLAND COUNTY, FL

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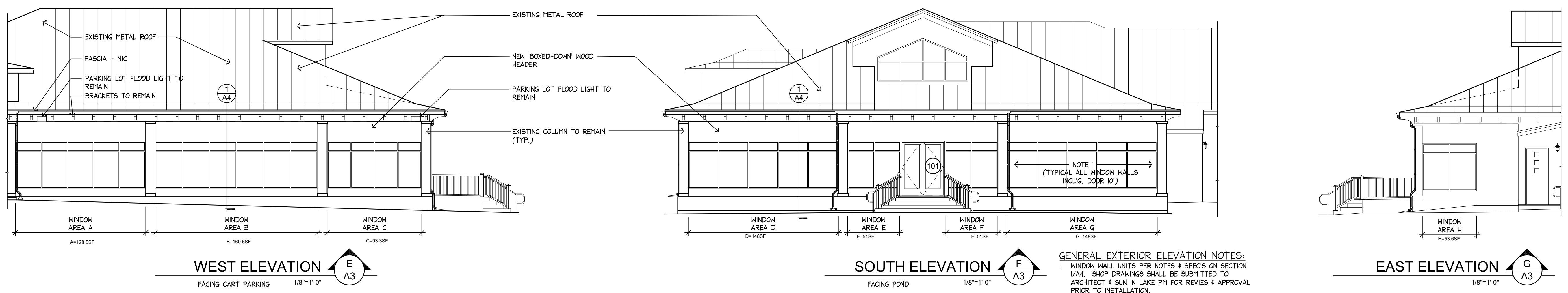
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PROJECT NO. 1837

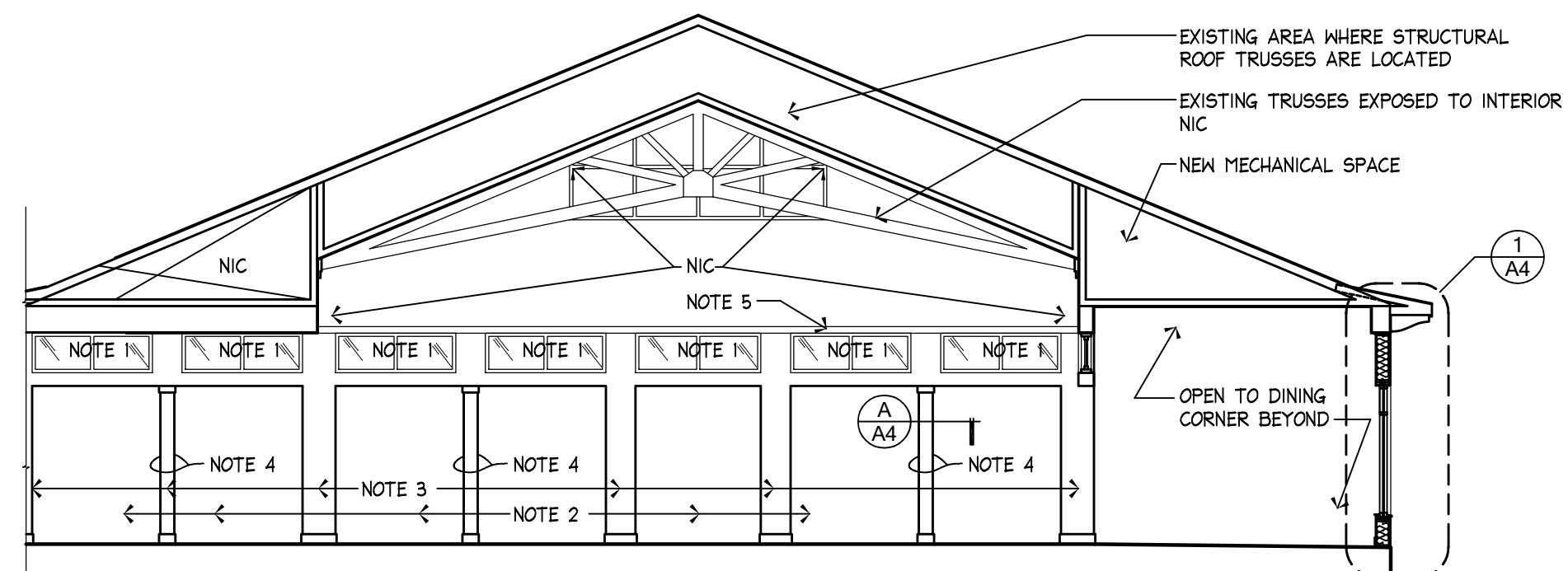
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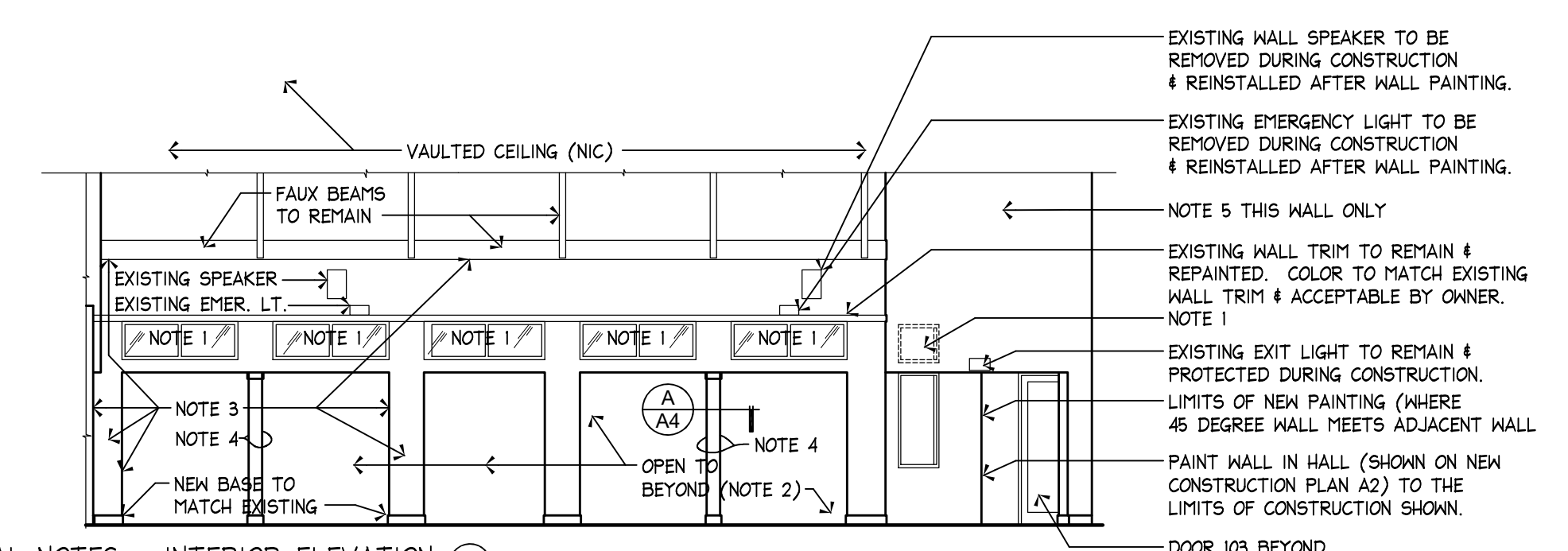
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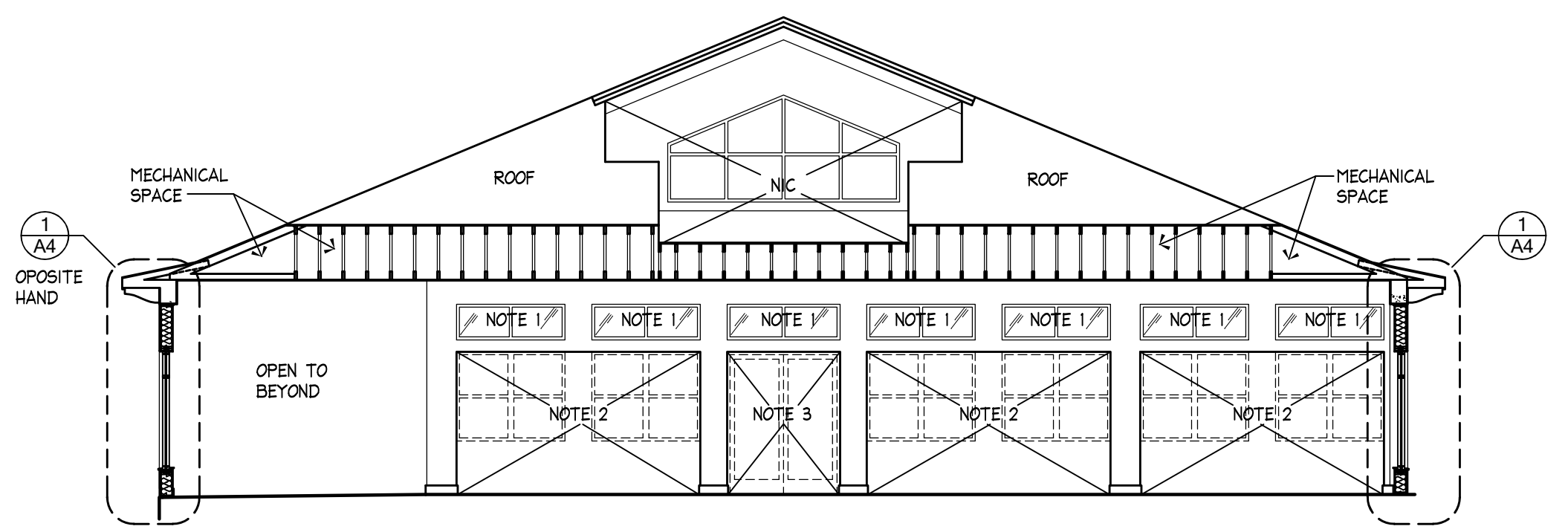
GENERAL EXTERIOR ELEVATION NOTES:
1. WINDOW WALL UNITS PER NOTES & SPECS ON SECTION 1/A4. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT & SUN 'N LAKE PM FOR REVIEWS & APPROVAL PRIOR TO INSTALLATION.



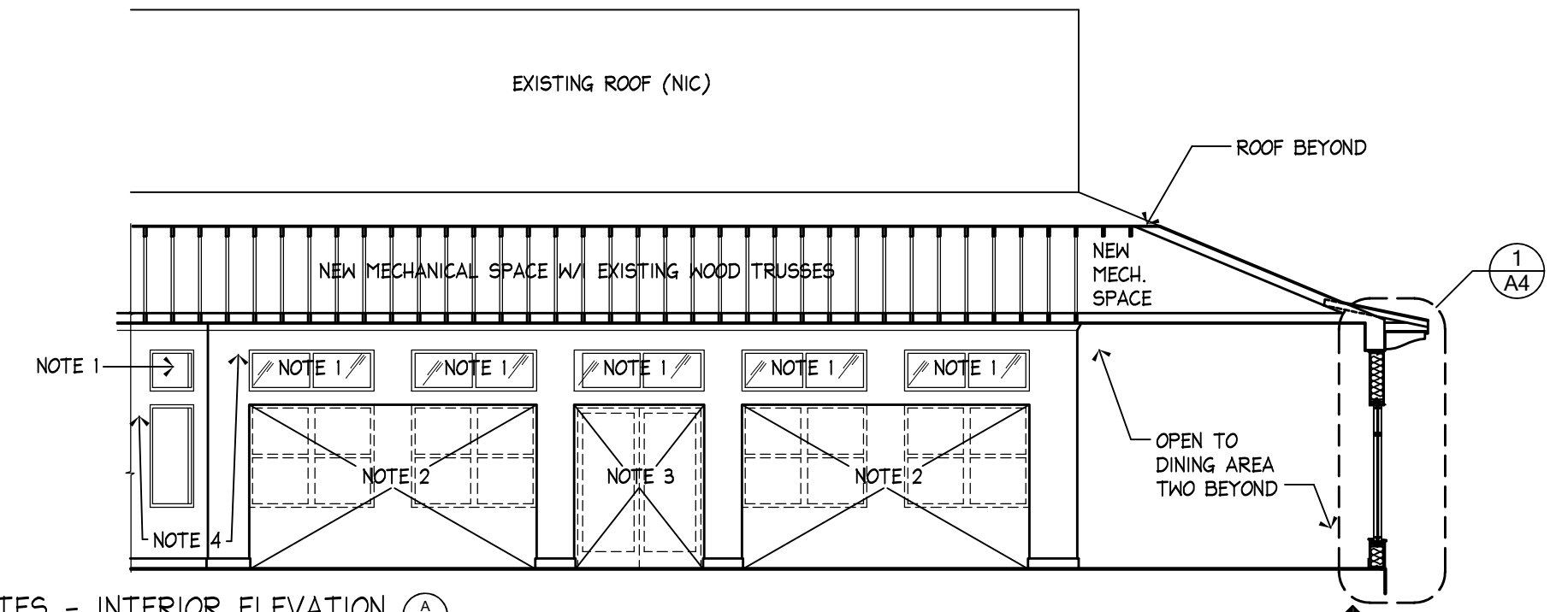
GENERAL NOTES - INTERIOR ELEVATION (D A3)
1. EXISTING TRANSOM WINDOWS/FRAMES TO REMAIN. PROTECT DURING CONSTRUCTION AND CLEANED PRIOR TO C.O.
2. OPENINGS SHOWN AS 'OPEN TO BEYOND' ARE OPENED TO NEW DINING AREA BEYOND. DEMOLITION OF DOOR & WINDOWS & PORTIONS OF WALL NOT SHOWN FOR CLARITY OF NEW WORK. SEE ELEVATION 'A'3 FOR DEMOLITION.
3. WALLS SHOWN ON THIS ELEVATION SHALL BE PAINTED PER SELECTION APPROVED BY OWNER.
4. NEW STRUCTURAL COLUMN
5. EXISTING HEADER TRIM SHALL BE 'UPPER' LIMITS OF NEW PAINTING.



GENERAL NOTES - INTERIOR ELEVATION (B A3)
1. EXISTING TRANSOM WINDOWS/FRAMES TO REMAIN. PROTECT DURING CONSTRUCTION AND CLEANED PRIOR TO C.O.
2. OPENINGS SHOWN AS 'OPEN TO BEYOND' ARE OPENED TO NEW DINING AREA BEYOND. DEMOLITION OF DOOR & WINDOWS & PORTIONS OF WALL NOT SHOWN FOR CLARITY OF NEW WORK. SEE ELEVATION A/A3 FOR DEMOLITION.
3. WALLS SHOWN ON THIS ELEVATION SHALL BE PAINTED PER SELECTION APPROVED BY OWNER. LIMITS OF HEIGHT OF NEW PAINTING SHALL BE TO BOTTOM OF FAUX BEAM.
4. NEW STRUCTURAL COLUMN
5. GC TO CONFIRM W/OWNER THE LIMITS OF NEW PAINTING.



GENERAL NOTES - INTERIOR ELEVATION (C A3)
1. EXISTING TRANSOM WINDOWS/FRAMES TO REMAIN. PROTECT DURING CONSTRUCTION AND CLEANED PRIOR TO C.O.
2. AREA SHOWN ON DRAWINGS TO BE REMOVED. DISTURBANCES TO OVERHEAD BEAMS, WINDOWS AND WALL JAMBS & FLOORING MATERIAL SURFACES TO BE REPAIRED & CLEANED TO ACCEPT NEW SCHEDULED MATERIALS
3. REMOVE EXISTING MTL. STOREFRONT DOOR, FRAME & HARDWARE & REPAIR OPENING SAME AS NOTE 2.
4. REMAINING WALL SURFACES TO BE INSPECTED; PATCH WHERE REQUIRED & PREPARE TO ACCEPT NEW PAINT.



GENERAL NOTES - INTERIOR ELEVATION (A A3)
1. EXISTING TRANSOM WINDOWS/FRAMES TO REMAIN. PROTECT DURING CONSTRUCTION AND CLEANED PRIOR TO C.O.
2. AREA SHOWN ON DRAWINGS TO BE REMOVED. DISTURBANCES TO OVERHEAD BEAMS, WINDOWS AND WALL JAMBS & FLOORING MATERIAL SURFACES TO BE REPAIRED & CLEANED TO ACCEPT NEW SCHEDULED MATERIALS
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PROJECT NO. 1837

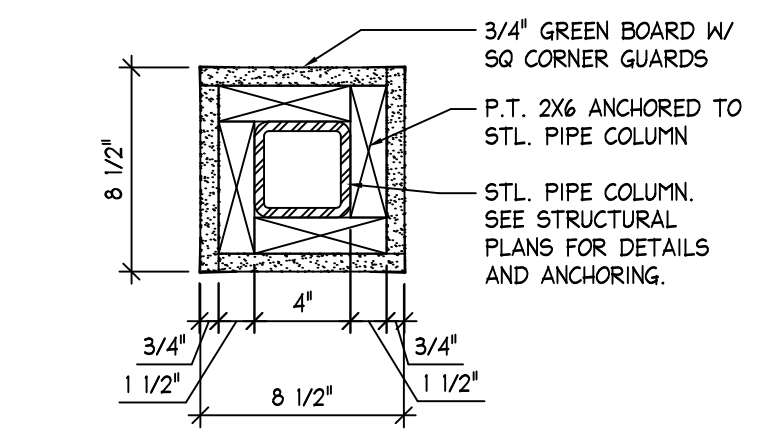
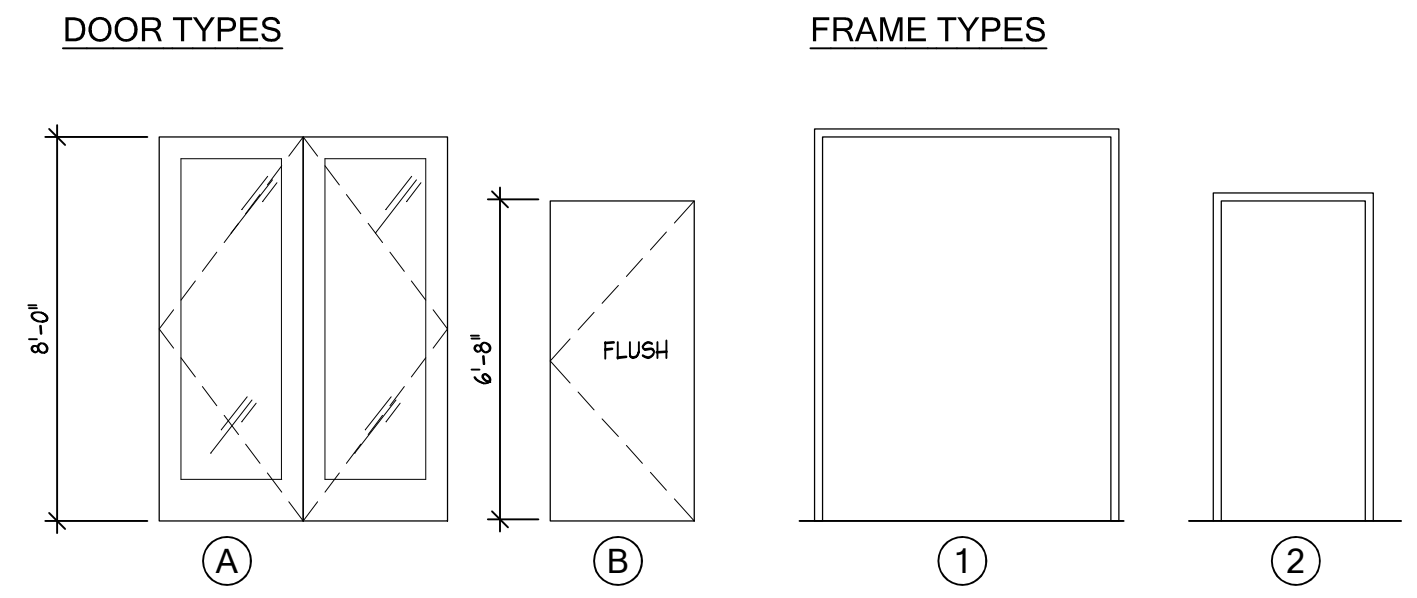
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MISC. DETAILS - SCHEDULES
DINING EXPANSION FOR:
SUN 'N LAKE CLUBHOUSE
5225 SUN 'N LAKE BLVD.
SEBRING, HIGHLAND COUNTY, FL
DATE: 12-16-18 SCALE: AS NOTED

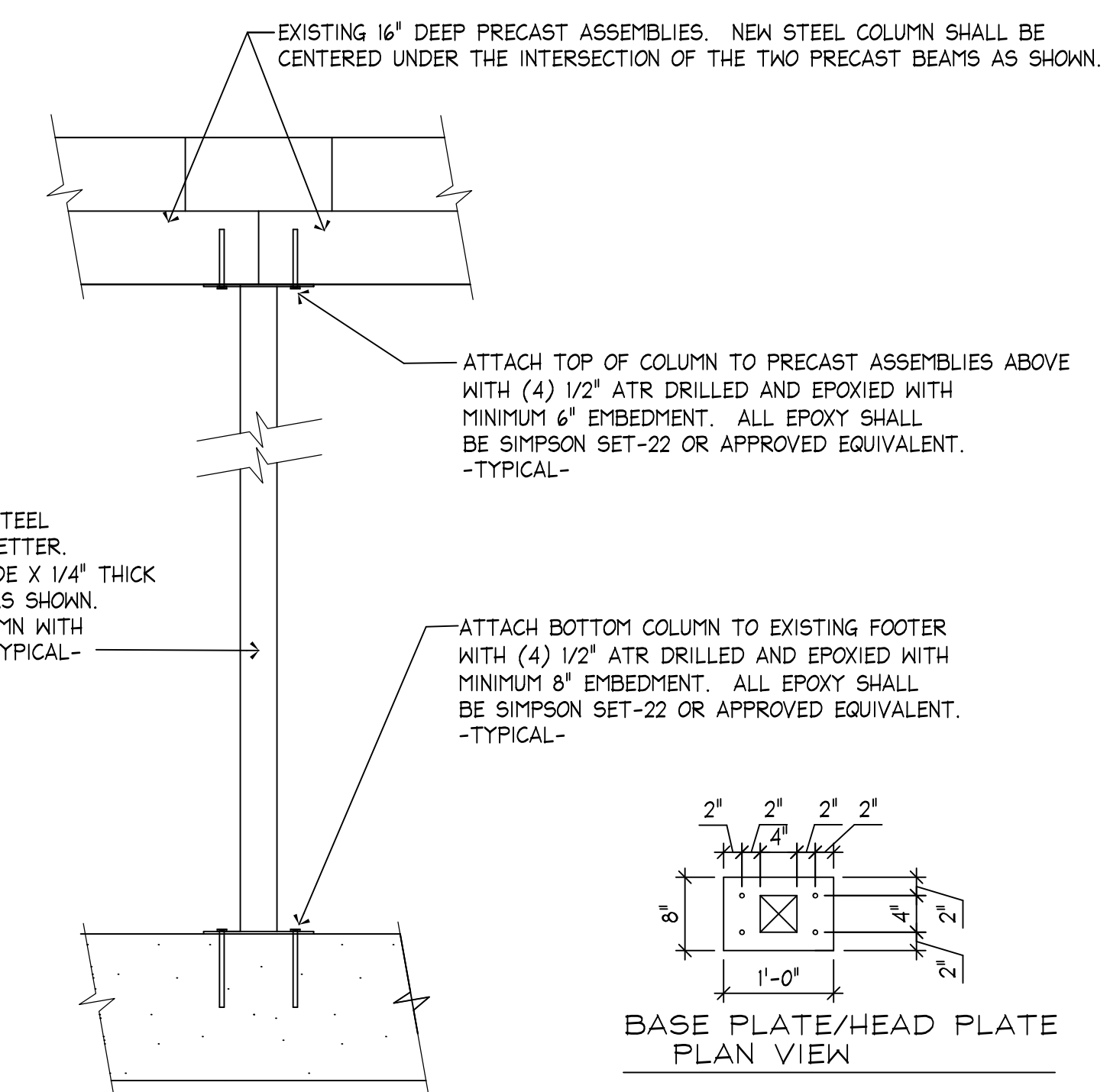
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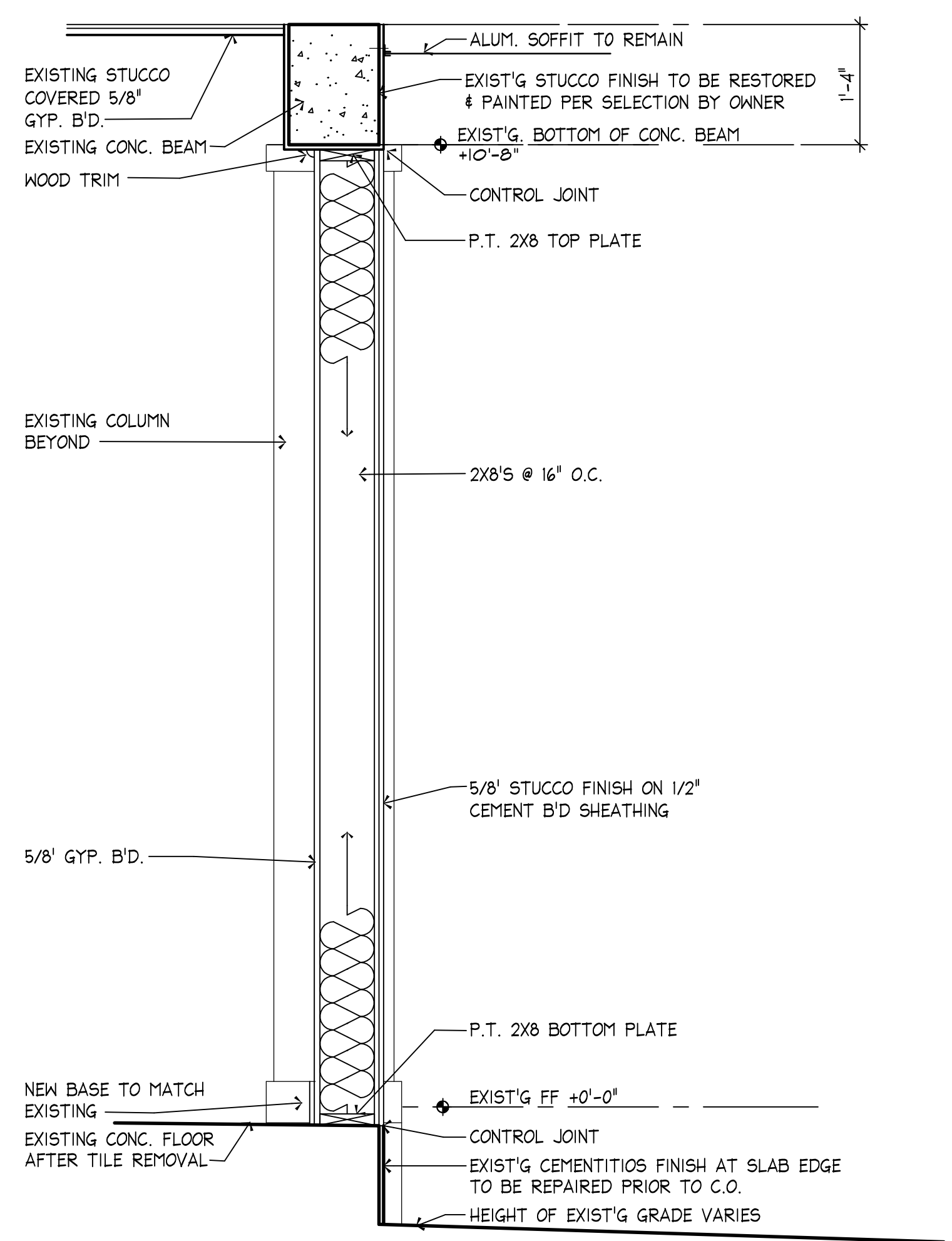
DOOR SCHEDULE 'O'									
MARK	SIZE			MATL	TYPE	FRAME		DP RATING	REMARKS
	WD	HGT	THK			MATL	TYPE		
101	6'-0"	8'-0"	1 3/4"	MTL.	A	MTL.	1	40	STOREFRONT - FULL LITE W/PANIC
102	3'-0"	6'-8"	1 3/4"	MTL.	A	MTL.	2	40	CLOSER - LOCKSET
103	EXISTING EXIT DOUBLE DOORS								



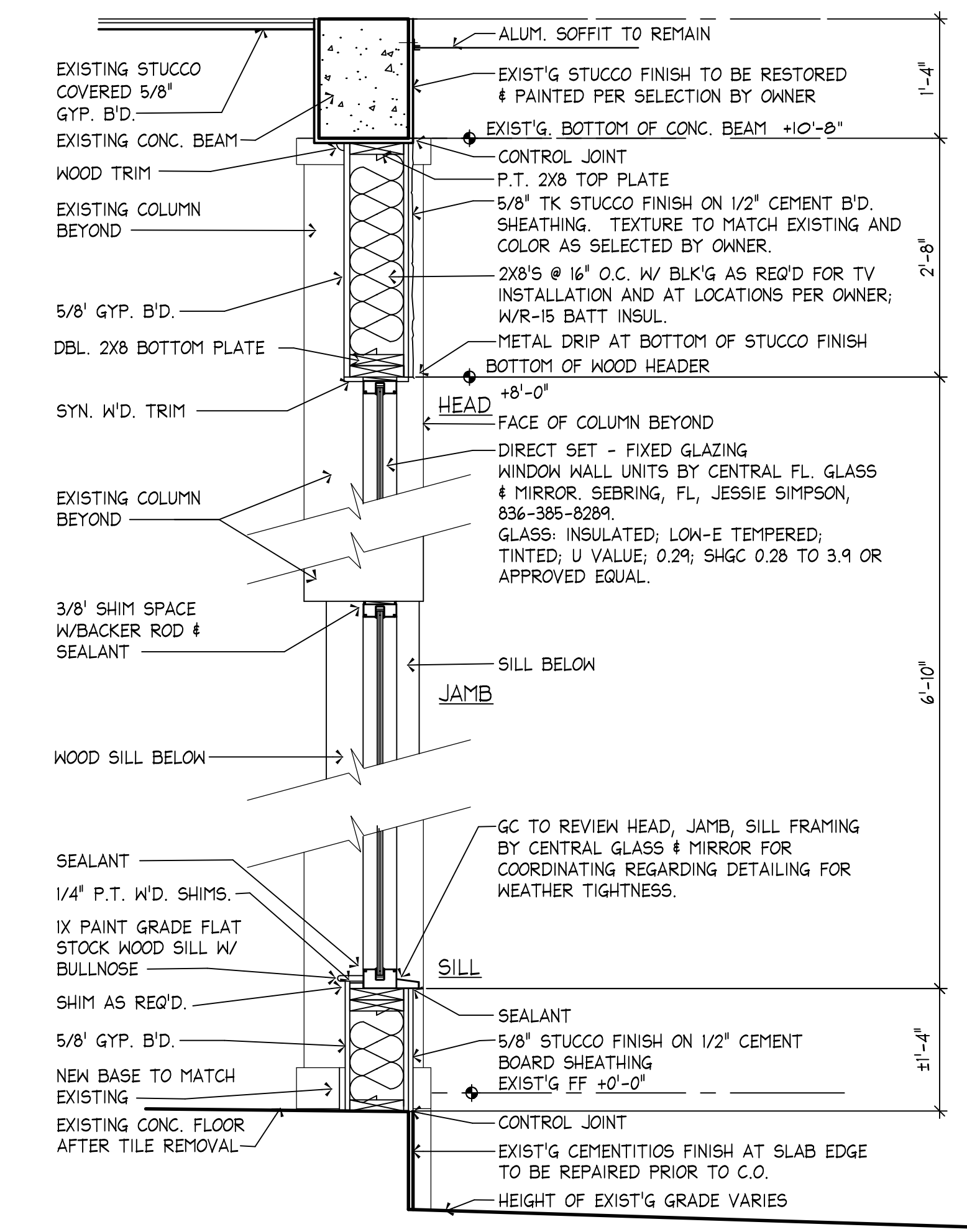
STL PIPE COLUMN DETAIL A/A4
1/12"=1'-0"



INTERIOR COLUMN SECTION 3/A4
3/4"=1'-0"



EXTERIOR WALL SECTION 2/A4
3/4"=1'-0"



EXTERIOR WALL SECTION 1/A4
3/4"=1'-0"

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