

SUNSHINE GARDENS MOTEL INTERIOR RENOVATIONS CRYSTAL RIVER, FLORIDA CONSTRUCTION DOCUMENTS

SHEET INDEX

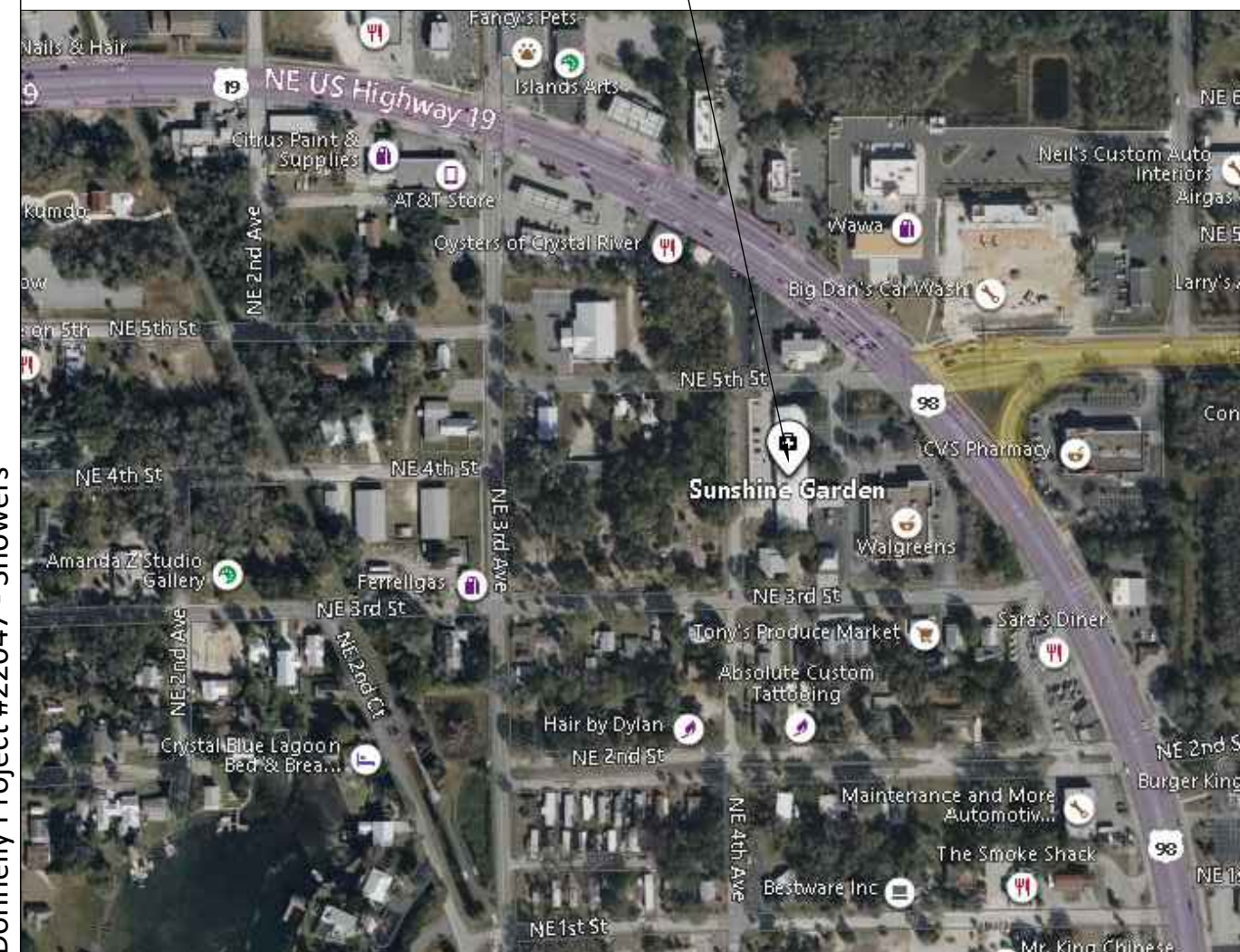
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CONTACT INFORMATION:

OWNER:
SUNSHINE GARDENS MOTEL
311 NE 4TH AVENUE
CRYSTAL RIVER, FLORIDA 34429

ARCHITECT:
DONNELLY ARCHITECTURE, INCORPORATED
1384 NORTH CITRUS AVENUE
CRYSTAL RIVER, FLORIDA 34428
PHONE: 352.249.1166

PROJECT LOCATION:



PROJECT DESCRIPTION:

RENOVATION OF AN EXISTING BUILDING
TO BE CONVERTED INTO A MOTEL
IN CRYSTAL RIVER, FLORIDA

SUNSHINE GARDENS MOTEL
INTERIOR RENOVATIONS
Crystal River, Florida

PROJECT LOCATION:
SUNSHINE GARDENS
311 NE 4TH AVENUE
CRYSTAL RIVER, FLORIDA 34429
FLORIDA ARCHITECT AR 92950

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OCTOBER 4, 2022

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DOCUMENTS

COVER SHEET
AND CONTENTS

A0.00

BUILDING CODE SUMMARY:

APPLICABLE CODES:
 FLORIDA BUILDING CODE, 7TH EDITION (2020)
 FLORIDA FIRE PREVENTION CODE, 7TH EDITION
 FLORIDA BUILDING CODE - EXISTING, 7TH EDITION (2020)
 FLORIDA BUILDING CODE - PLUMBING, 7TH EDITION (2020)
 FLORIDA BUILDING CODE - MECHANICAL, 7TH EDITION (2020)
 FLORIDA BUILDING CODE - ACCESSIBILITY, 7TH EDITION (2020)
 2017 NATIONAL ELECTRIC CODE

RESIDENTIAL (R-2) EXTENDED STAY (LONGER THAN 30 DAY) MOTEL UNITS
 ALTERATION CLASSIFICATION CHANGE OF OCCUPANCY (FROM I-2 TO R-1/R-2)
 TOTAL PROJECT AREA: 10413 SQ.FT

OCCUPANT FACTOR (FFPC 7.3.1.2 AND FBC TABLE 1004.5):
 RESIDENTIAL = 200 SQ.FT GROSS PER PERSON

10413 SQ.FT RESIDENTIAL/ 200 GROSS
 = 52.1 = 53 OCCUPANTS

CONSTRUCTION TYPE CLASSIFICATION:
 EXISTING TYPE VB PER FBC TABLE 506.2 AND TABLE 601, TYPE V (0,0,0) PER NFPA 220
 ALLOWABLE AREA = CHANGE TO AN EQUAL HAZARD PER FBC-E 1012.5 (NO CHANGES REQUIRED)
 ALLOWABLE HEIGHT = CHANGE TO A LESSER HAZARD PER FBC-E 1012.4 (NO CHANGES REQUIRED)

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
 CHANGE TO AN EQUAL HAZARD PER FBC-E 1012.6 (NO CHANGES REQUIRED)

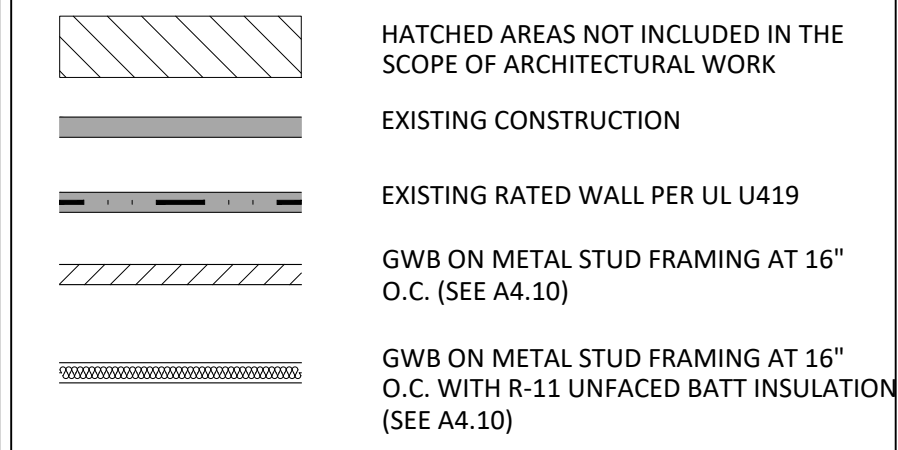
EGRESS REQUIREMENTS:
 MINIMUM NUMBER OF EXITS REQUIRED = (2) = 5 EXITS PROVIDED (FBC 1006.2.1 AND 1006.3.2)
 CHANGE TO A LESSER HAZARD PER FBC-E 1012.4 (NO CHANGES REQUIRED)

PORTABLE FIRE EXTINGUISHERS:
 EXISTING, RECREATIF

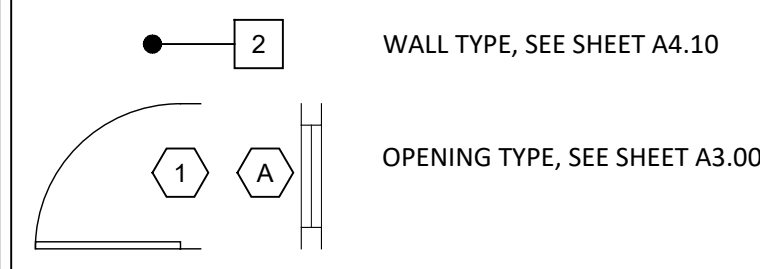
FIRE SPRINKLER:
 EXISTING

FIRE ALARM:
 EXISTING

FLOOR PLAN WALL LEGEND:



FLOOR PLAN LEGEND:

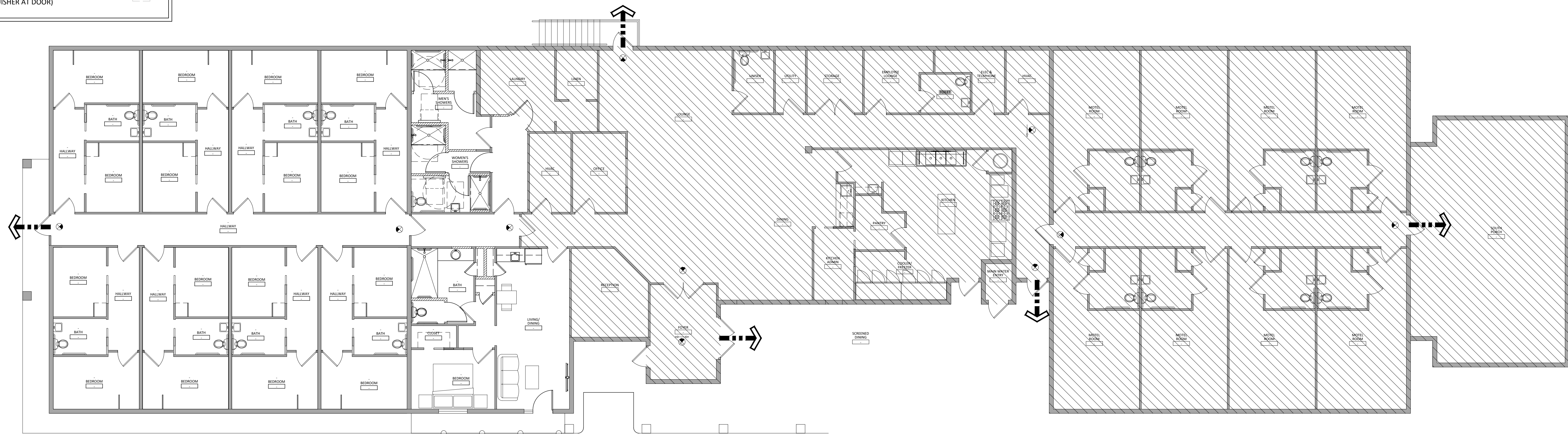
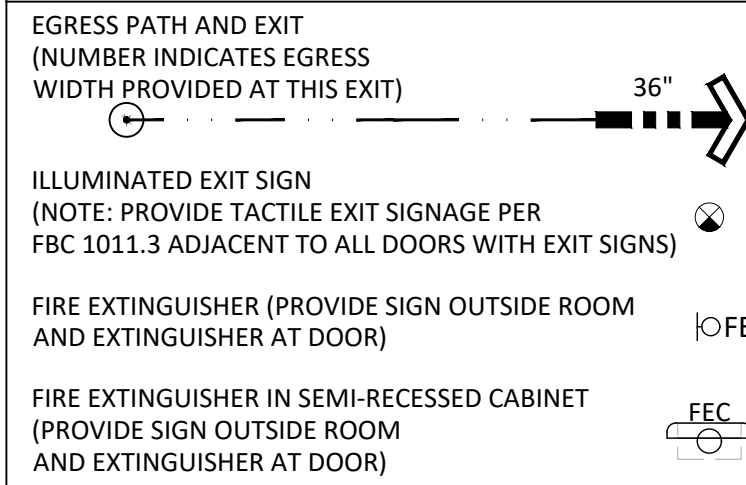


- NOTES:
- SEE SHEET A1.21 FOR REFLECTED CEILING PLAN.
 - PROVIDE INTERIOR SIGNS (ACCESSIBLE IN TYPE AND LOCATION) EQUAL TO ASI SYSTEMS 390R SERIES 6" X 6" AT TOILET ROOMS, STORAGE, MECHANICAL, STAFF ONLY AREAS. INSTALL AT 5'-0" TO CENTER OF SIGN ON WALL ADJACENT TO LATCH SIDE. INSTALL SQUARE AND PLUMB.
 - PROVIDE TACTILE EXIT SIGNS ADJACENT TO ALL DOORS WITH EXIT SIGNS (SEE A0.01). INSTALL AT 5'-0" TO CENTER OF SIGN ON WALL ADJACENT TO LATCH SIDE. INSTALL SQUARE AND PLUMB.

PLUMBING FIXTURE CALCULATIONS:

WATER CLOSETS: 1 PER SLEEPING UNIT (EXISTING)
 LAVATORIES: 1 PER SLEEPING UNIT (EXISTING)
 BATHTUBS/ SHOWERS: 1 PER SLEEPING UNIT (EXISTING)
 DRINKING FOUNTAIN: NOT REQUIRED
 SERVICE SINK: EXISTING

LIFE SAFETY LEGEND:



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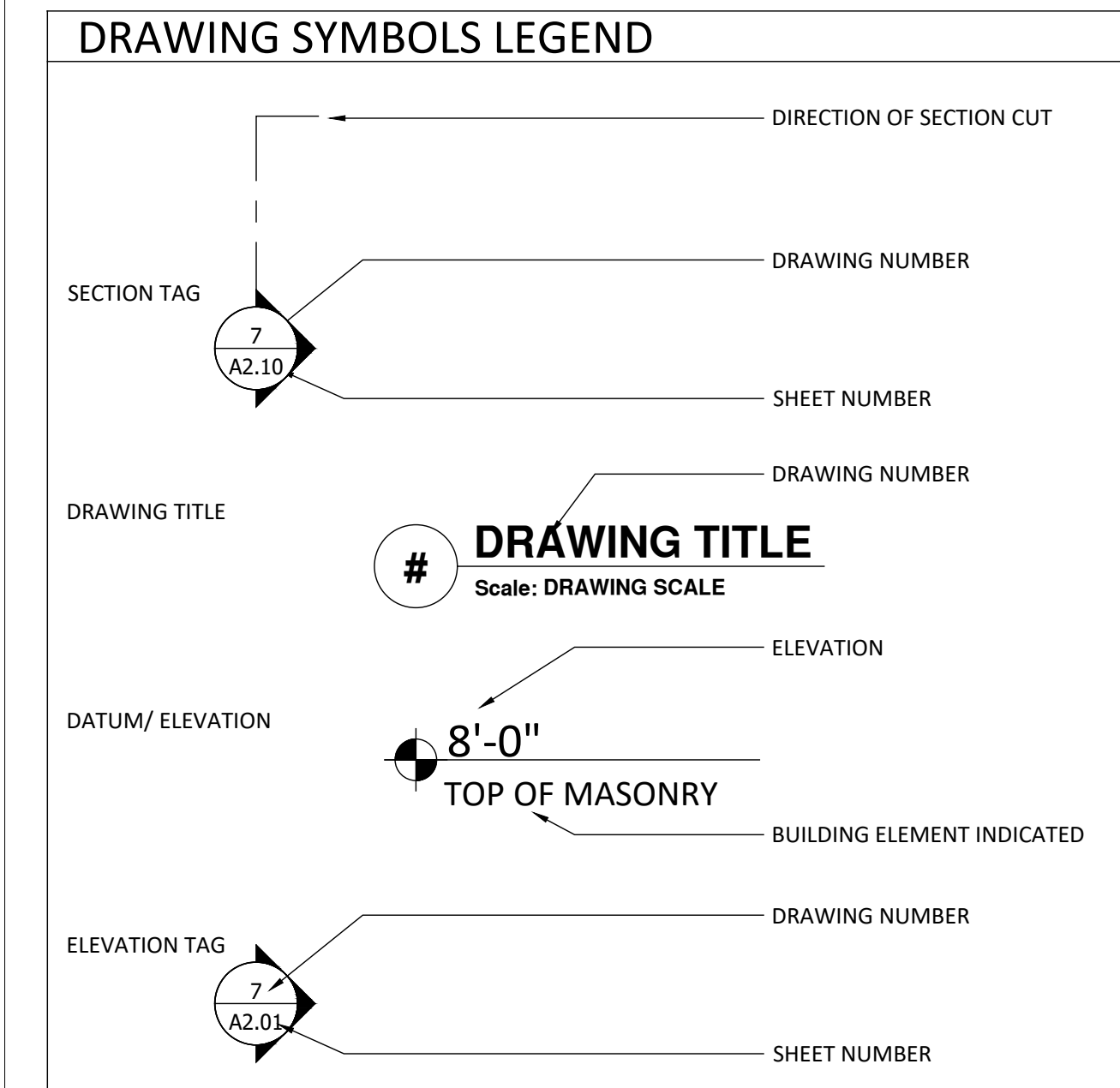
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LIFE SAFETY PLAN,
 CODE SUMMARY

A0.01

ABBREVIATIONS:

ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
&	AND
ARCH.	ARCHITECT, ARCHITECTURAL
C.I.P.	CAST IN PLACE
CL	CENTER LINE
CFM	CUBIC FEET PER MINUTE
CMU	CONCRETE MASONRY UNIT
∅	DIAMETER
EA.	EACH
ELEC.	ELECTRIC, ELECTRICAL
FT OR '	FOOT, FEET
GYP.	GYPSUM BOARD
GWB	GYPSUM WALL BOARD
IN OR "	INCH, INCHES
I.D.	INSIDE DIAMETER
MECH.	MECHANICAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPP.	OPPOSITE
OPP. HAND	OPPOSITE HAND
O.D.	OUTSIDE DIAMETER
P. LAM.	PLASTIC LAMINATE
PLUMB.	PLUMBING
PVC	POLYVINYL CHLORIDE
LBS	POUNDS
PSF	POUNDS PER SQUARE FOOT
R.O.W.	RIGHT OF WAY
SIM.	SIMILAR
S.F., SQ. FT.	SQUARE FOOT (FEET)
STRCT.	STRUCTURAL
T & G	TONGUE AND GROOVE
T.O.M.	TOP OF MASONRY
T.O.S.	TOP OF STEEL
TYP.	TYPICAL
UL	UNDERWRITER'S LIMITED
U.N.O.	UNLESS NOTED OTHERWISE
VTR	VENT THRU ROOF
V.I.F.	VERIFY IN FIELD
VCT	VINYL COMPOSITE TILE
W/	WITH



GRAPHIC MATERIAL SYMBOLS

	EARTH
	CONCRETE
	STEEL
	ALUMINUM
	BATT INSULATION
	RIGID INSULATION OR FOAM BAND
	ENGINEERED WOOD
	GYPSUM BOARD OR CEMENTITIOUS SIDING
	CONTINUOUS FRAMING (SIZE AS NOTED)
	BLOCKING (SIZE AS NOTED)

GENERAL NOTES:

- THE FOLLOWING DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE OWNER FOR THE SOLE PROJECT NAMED AND DESCRIBED IN THE ATTACHED DRAWINGS AND SPECIFICATIONS, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF DONNELLY ARCHITECTURE, INCORPORATED AND SHALL NOT BE USED FOR ANY ENDEAVOR OTHER THAN THE SPECIFIC PROJECT DESCRIBED IN THE ATTACHED DOCUMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES.
- DO NOT SCALE OFF OF DRAWINGS. USE ONLY WRITTEN DIMENSIONS. DIMENSIONS ARE FROM FACE OF MASONRY, FACE OF GYPSUM BOARD, FACE OF ALUMINUM STOREFRONT/ CURTAIN WALL FRAME, AND FINISHED FLOOR SURFACE UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS INDICATE THE REQUIRED DIMENSION AFTER ALL FINISH MATERIALS HAVE BEEN INSTALLED. DIMENSIONS INDICATED AS ± DESCRIBE AN APPROXIMATE DIMENSION WHERE THERE IS FLEXIBILITY WITHIN REASONABLE CONSTRUCTION TOLERANCES TO ALLOW OTHER DIMENSIONS TO REMAIN CONSTANT. DIMENSIONS INDICATED AS MINIMUM OR MIN. INDICATE THAT THE FINAL DIMENSION AFTER ALL FINISHES AND FIXTURES HAVE BEEN INSTALLED SHALL NOT BE LESS THAN THE DIMENSION LISTED. DIMENSIONS INDICATED AS MAXIMUM OR MAX. INDICATE THAT THE FINAL DIMENSION AFTER ALL FINISHES AND FIXTURES HAVE BEEN INSTALLED SHALL NOT BE GREATER THAN THE DIMENSION LISTED.
- THE GENERAL CONTRACTOR DETERMINES THE DIVISION OF WORK BETWEEN TRADES. THE ATTACHED DOCUMENTS ARE NOT TO BE USED FOR THE DIVISION OF WORK BETWEEN TRADES.
- PRIOR TO SUBMITTING A BID TO THE OWNER, THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS, SHALL EXAMINE AND VERIFY ALL EXISTING CONDITIONS AT THE PROJECT SITE. SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AND ALL CONFLICTS OR DISCREPANCIES. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
- ALL COMPONENTS REQUIRED FOR THE PROPER COMPLETION AND OPERATION OF THE WORK SHALL BE INCLUDED.
- THE WORK DESCRIBED IN THE ATTACHED DOCUMENTS AND SPECIFICATIONS SHALL ALSO INCLUDE ANY WORK REASONABLY INFERRED AS BEING REQUIRED TO COMPLETE THE WORK.
- ALL MATERIALS, FIXTURES, AND EQUIPMENT TO BE INSTALLED SHALL BE NEW, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL OBTAIN AND PAY COSTS OF PERMITS AND LICENSES NECESSARY FOR COMPLETION OF THIS WORK.
- PRIOR TO DIGGING CONTRACTOR SHALL NOTIFY LOCAL UTILITY COMPANIES.
- PROVIDE ACCESS DOORS/ PANELS WHERE ACCESS IS REQUIRED FOR MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT AND FIXTURES. ACCESS DOORS/ PANELS IN FIRE RATED WALLS OR CEILINGS SHALL BE RATED AS REQUIRED.
- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED ACCORDING TO THE RATED PENETRATION DETAILS (UL OR OTHER) INDICATED IN THE DOCUMENTS. IF SUBCONTRACTOR FINDS THAT A MATERIAL OR SIZE PENETRATIONS NOT LISTED UNDER THE PENETRATION DETAILS, THE GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR INFORMATION PROVIDING THE PENETRATING MATERIALS AND SIZES ALONG WITH A PROPOSED PENETRATION DETAIL (UL OR OTHER).
- ANY BUILDING AREAS LISTED ON THE ATTACHED DOCUMENTS ARE PROVIDED FOR THE PERMITTING AUTHORITY TO ILLUSTRATE COMPLIANCE WITH BUILDING CODES AND ARE NOT TO BE RELIED UPON FOR CONTRACTOR'S MATERIAL ESTIMATES OR "TAKEOFFS". ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIFFERENCES BETWEEN THE LISTED AREAS AND THE AREA OF MATERIALS REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SHALL VERIFY EXISTING TOPOGRAPHY AND GRADE ELEVATIONS, AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- ANY SITE VISITS BY THE ARCHITECT ARE TO REVIEW GENERAL CONFORMANCE TO THE CONSTRUCTION DOCUMENTS AND DO NOT RELIEVE THE GENERAL CONTRACTOR FROM HIS RESPONSIBILITY OF BUILDING ACCORDING TO THE APPROVED DRAWINGS AND BUILDING CODES.
- THESE DRAWINGS DO NOT INCLUDE WARRANTY OR GUARANTEE INCLUDING BUT NOT LIMITED TO WARRANTY FOR WATER INTRUSION OR MILDEW/ MOLD DAMAGE.
- ARCHITECT IS NOT RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS, SPECIFICATIONS, OR INFORMATION TO SUBCONTRACTORS. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE SET OF CONTRACT DOCUMENTS AND ANY ADDENDA OR REVISIONS. CONTRACTOR IS ALSO RESPONSIBLE FOR ENSURING THAT ALL SUBCONTRACTORS ARE WORKING FROM THE MOST CURRENT SET OF DOCUMENTS.

SUBSTITUTIONS:

ANY PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR ARCHITECT'S / ENGINEER'S APPROVAL AS PART OF THE CONTRACTOR'S BIDDING PROCESS, PRIOR TO THE OWNER'S NOTICE OF COMMENCEMENT. CONTRACTOR SHALL PROVIDE ARCHITECT/ ENGINEER WITH ALL REQUIRED DATA SHEETS, SAMPLES, AND/OR TEST DATA REQUIRED FOR PROPOSED MATERIAL OR SYSTEM AS WELL AS SAME FOR SPECIFIED SYSTEM.

TESTING LABORATORY SERVICES:

TESTS OF MATERIALS, EQUIPMENT, AND SYSTEMS REQUIRED AS PART OF THE CONSTRUCTION DOCUMENTS SHALL BE PAID FOR BY THE CONTRACTOR. THREE COPIES OF ALL TEST REPORTS SHALL BE PROVIDED TO ARCHITECT.

OPERATION AND MAINTENANCE MANUALS:

CONTRACTOR SHALL PREPARE AND FURNISH TWO (2) OPERATION AND MAINTENANCE MANUALS FOR BUILDING OPERATING SYSTEMS, EQUIPMENT, AND FOR CARE AND MAINTENANCE OF PRODUCTS AND FINISHES. MANUALS SHALL INCLUDE:

- NAME, ADDRESS, TELEPHONE NUMBER OF INSTALLER
- COPIES OF ALL APPLICABLE SHOP DRAWINGS AND MANUFACTURER'S PRODUCT DATA
- SYSTEM EQUIPMENT IDENTIFICATION INCLUDING NAME, MANUFACTURER, MODEL NUMBER, AND SERIAL NUMBER OF EACH COMPONENT, AS APPLICABLE
- OPERATION, MAINTENANCE, AND REPAIR INSTRUCTIONS
- EMERGENCY INSTRUCTIONS
- WIRING DIAGRAMS
- COPIES OF WARRANTIES/ GUARANTEES AND SERVICE CONTRACTS
- SPARE PARTS LIST
- NAMES AND ADDRESSES OF SOURCES OF MAINTENANCE PARTS, MATERIALS AND SERVICE FOR EACH ITEM

**SUNSHINE GARDENS MOTEL
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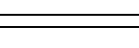
GENERAL NOTES
AND LEGENDS

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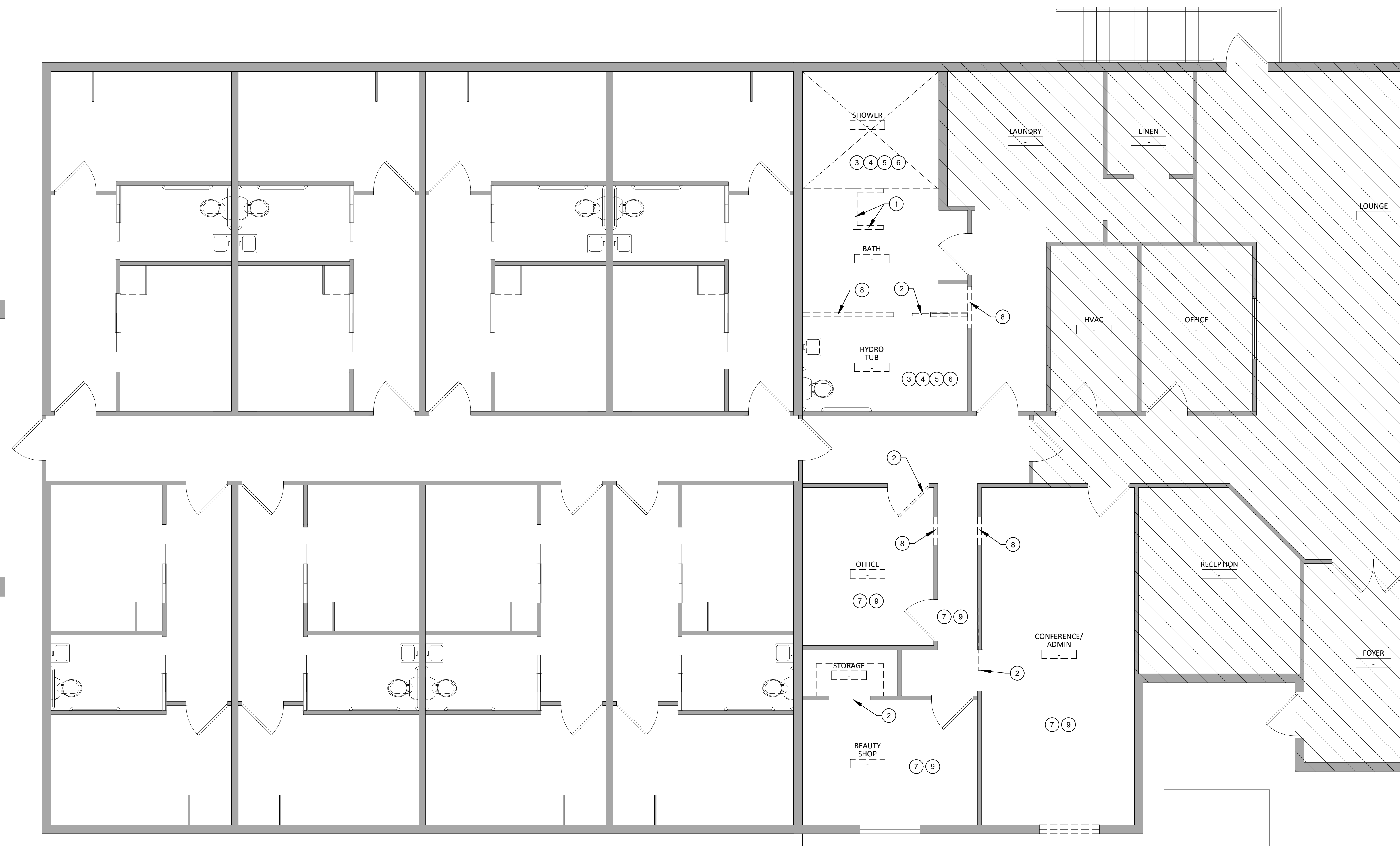
DEMOLITION PLAN NOTES

1. REMOVE EXISTING WALL AS SHOWN.
2. REMOVE EXISTING DOOR AS SHOWN.
3. REMOVE EXISTING CONCRETE SLAB AS REQUIRED FOR PLUMBING WORK AND TO ADJUST FLOOR SLOPE AS SHOWN.
4. REMOVE EXISTING PLUMBING FIXTURE AS SHOWN.
5. REMOVE EXISTING FLOOR FINISH COMPLETE.
6. PATCH AND REPAIR EXISTING WALLS TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS TO REMAIN.
8. PARTIALLY REMOVE EXISTING WALL FOR NEW OPENING AS SHOWN.
9. REMOVE ALL VINYL WALL BASE COMPLETE.

DEMOLITION PLAN LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING DOOR TO REMAIN
-  EXISTING WINDOW TO REMAIN
-  EXISTING WALL, WINDOW, OR DOOR TO BE REMOVED AS SHOWN
-  HATCHED AREAS NOT INCLUDED IN THE SCOPE OF ARCHITECTURAL WORK

- NOTE:**
1. OWNER HAS FIRST RIGHT OF REFUSAL FOR ALL MATERIALS, EQUIPMENT, AND/OR FIXTURES INDICATED TO BE REMOVED.
 2. CAP EXISTING ABANDONED PLUMBING IN WALL, FLOOR, OR CEILING. COMPLETELY REMOVE OTHER UTILITIES AS NOTED FOR DEMOLITION, REMOVAL, RELOCATION OF APPLIANCES, EQUIPMENT, FIXTURES, WALLS AS SHOWN.
 3. CUTTING OF STRUCTURAL MEMBERS AND BEARING WALLS NOT SHOWN ON THESE DRAWINGS SHALL ONLY BE DONE WITH WRITTEN APPROVAL OF THE ENGINEER. USE BRACING AND SHORING WHERE NECESSARY TO MAINTAIN STRUCTURAL INTEGRITY OF THE BUILDING.
 4. KEEP BUILDING REASONABLY CLEAN AND SWEEP DAILY.
 5. PROMPTLY REMOVE MATERIALS, RUBBISH, AND DEBRIS FROM THE BUILDING AND PROPERTY.
 6. PROVIDE CUTTING AND PATCHING OF EXISTING WORK AS REQUIRED. VERIFY EXACT LOCATIONS AND MATERIALS OF EXISTING BEFORE PERFORMING WORK.



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DEMOLITION PLAN
AND NOTES

A0.09

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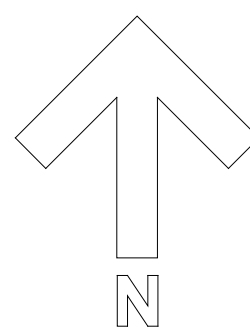
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OVERALL
FLOOR PLAN




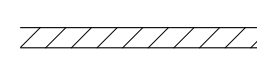
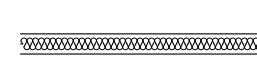
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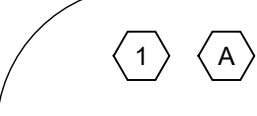
1 Overall Floor Plan (Shown without tags or dimensions to show completed design intent)

Scale: 1/8" = 1'-0"

FLOOR PLAN WALL LEGEND:

	HATCHED AREAS NOT INCLUDED IN THE SCOPE OF ARCHITECTURAL WORK
	EXISTING CONSTRUCTION
	EXISTING RATED WALL PER UL U419
	GWB ON METAL STUD FRAMING AT 16" O.C. (SEE A4.10)
	GWB ON METAL STUD FRAMING AT 16" O.C. WITH R-11 UNFACED BATT INSULATION (SEE A4.10)

FLOOR PLAN LEGEND:

	WALL TYPE, SEE SHEET A4.10
	OPENING TYPE, SEE SHEET A3.00

NOTES:

- SEE SHEET A1.21 FOR REFLECTED CEILING PLAN.
- PROVIDE INTERIOR SIGNS (ACCESSIBLE IN TYPE AND LOCATION EQUAL TO ASI SYSTEMS 390R SERIES 6" X 6" AT TOILET ROOMS, STORAGE, MECHANICAL, STAFF ONLY AREAS. INSTALL AT 5'-0" TO CENTER OF SIGN ON WALL ADJACENT TO LATCH SIDE. INSTALL SQUARE AND PLUMB.
- PROVIDE TACTILE EXIT SIGNS ADJACENT TO ALL DOORS WITH EXIT SIGNS (SEE A0.01). INSTALL AT 5'-0" TO CENTER OF SIGN ON WALL ADJACENT TO LATCH SIDE. INSTALL SQUARE AND PLUMB.



1 Floor Plan
Scale: 1/4" = 1'-0"

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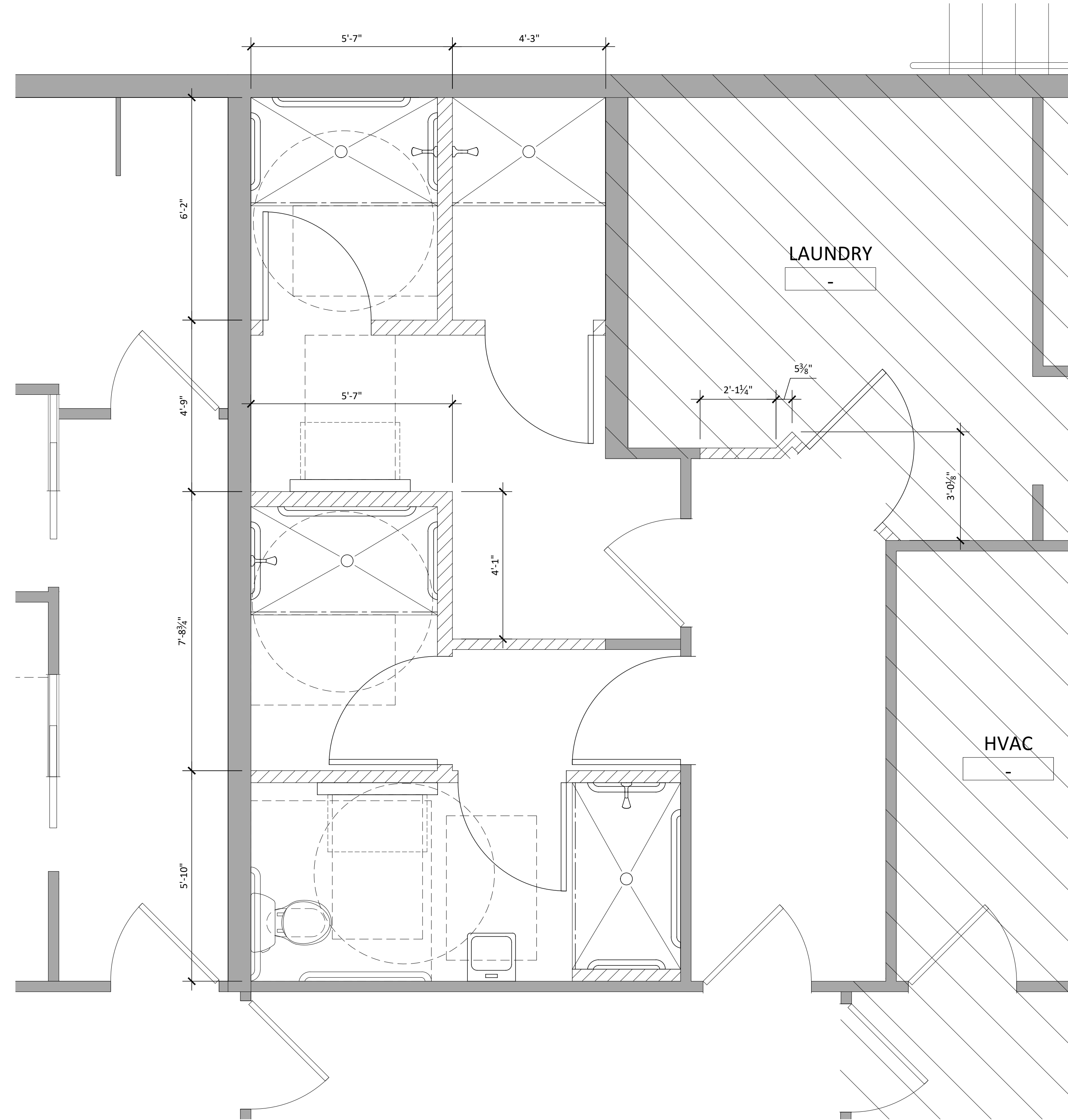
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DOCUMENTS

FLOOR PLAN
AND NOTES

A1.01

TOILET ACCESSORIES			
#	DESCRIPTION	SPEC.	MANUFACTURER/ NOTES
1	PAPER TOWEL DISPENSER	B-262	BOBRICK (SURFACE)
2	TOILET PAPER DISPENSER	9031	AMERICAN SPECIALTIES INC
3	SOAP DISPENSER	B-2111	BOBRICK (SURFACE)
4	GRAB BAR - 36"	B-6806 x 36	BOBRICK
5	GRAB BAR - 42"	B-6806 x 42	BOBRICK
6	TRASH RECEPTACLE	-	BY OWNER
7	MIRROR	B-165 1836	BOBRICK
8	BABY CHANGING STATION	KB200 HORIZ.	KOALA CARE
9	SANITARY NAPKIN DISPOSAL	B-270	BOBRICK

- NOTES:
1. MOUNT ALL TOILET ROOM ACCESSORIES IN COMPLIANCE WITH FLORIDA BUILDING CODE, ACCESSIBILITY.
 2. CONTRACTOR MAY PROVIDE OWNER/ ARCHITECT APPROVED EQUAL FOR ANY ITEM SCHEDULED ABOVE.
 3. PROVIDE SOFT-CLOSE OPEN TOILET SEAT FOR ALL COMMERCIAL WATER CLOSETS. FLUSH CONTROLS SHALL BE AUTOMATIC OR, WHERE HAND OPERATED, SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET COMPARTMENT.
 - 4.



1 Enlarged Floor Plan
Scale: 1/8" = 1'-0"

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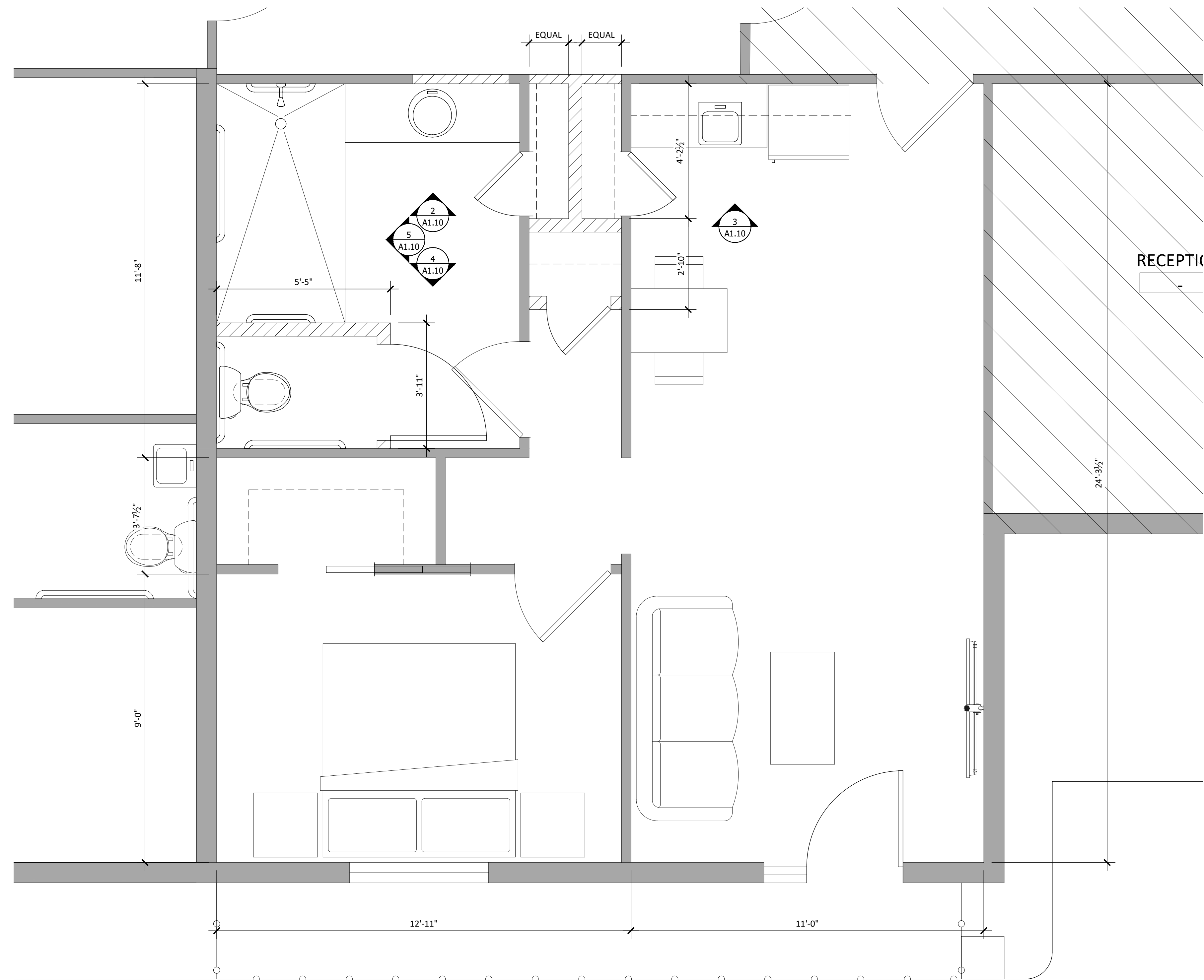
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ENLARGED FLOOR
PLANS AND NOTES

A1.10

TOILET ACCESSORIES		
#	DESCRIPTION	SPEC. MANUFACTURER/ NOTES
1	PAPER TOWEL DISPENSER	B-262 BOBRICK (SURFACE)
2	TOILET PAPER DISPENSER	9031 AMERICAN SPECIALTIES INC
3	SOAP DISPENSER	B-2111 BOBRICK (SURFACE)
4	GRAB BAR - 36"	B-6806 x 36 BOBRICK
5	GRAB BAR - 42"	B-6806 x 42 BOBRICK
6	TRASH RECEPTACLE	- BY OWNER
7	MIRROR	B-165 1836 BOBRICK
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9	SANITARY NAPKIN DISPOSAL	B-270 BOBRICK

- NOTES:
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 4. FLUSH CONTROLS SHALL BE AUTOMATIC OR, WHERE HAND OPERATED, SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET COMPARTMENT.



1 Enlarged Floor Plan
Scale: 1/2" = 1'-0"

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ENLARGED FLOOR
PLANS AND NOTES

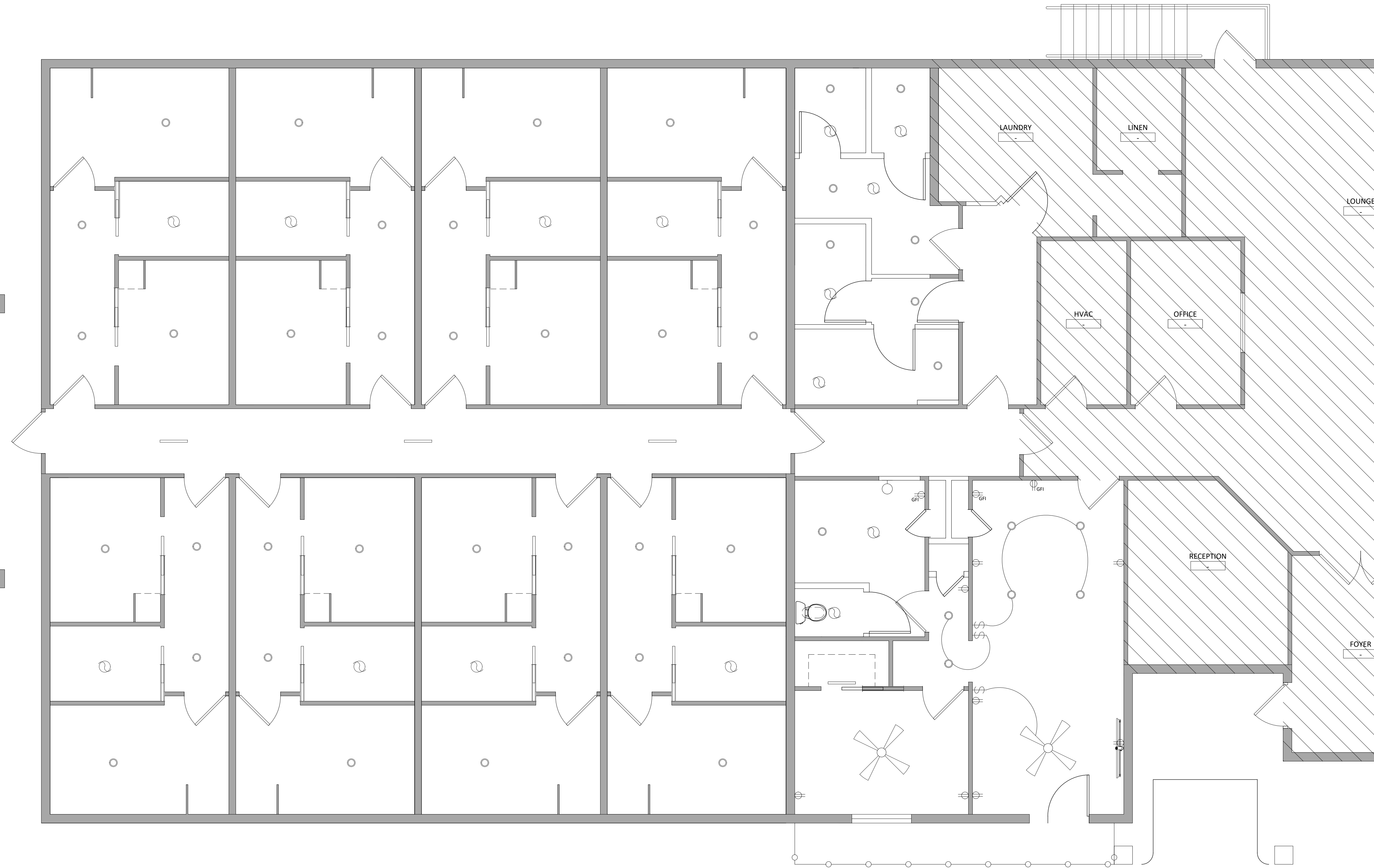
A1.11

CEILING FINISH SPECIFICATIONS						NOTE: SEE REFLECTED CEILING PLAN FOR FINISH LOCATIONS.
CODE	MATERIAL	MANUFACTURER	PRODUCT NO	PRODUCT INFO	TEXTURE	FASTENERS AND FRAMING
AET-1	LAY-IN CEILING	ARMSTRONG (BASIS OF DESIGN), USG, CERTAINTED, APPROVED EQUAL	TILE: ULTIMA TEGULAR GRID: PRELUDE ML 15/16"	WHITE 24X24 TILE, WHITE GRID, EXPOSED TEE	N/A	WIRES PER MANUFACTURER'S RECOMMENDATIONS
GB-1	PAINT ON GWB	SHERWIN-WILLIAMS (BASIS OF DESIGN), BENJAMIN MOORE, PITTSBURGH PAINTS, APPROVED EQUAL	PAINT ON 1/2" GWB (UNLESS NOTED OTHERWISE)	FLAT FINISH, 3 COAT SYSTEM	NONE	SEE INTERIOR WALL SECTIONS AND INTERIOR WALL NOTES
-	FOR EXTERIOR CEILINGS (SEE ALSO A1.21 AND A0.25)	SHERWIN-WILLIAMS (BASIS OF DESIGN), BENJAMIN MOORE, PITTSBURGH PAINTS, APPROVED EQUAL	PAINT ON DENSGLASS EXTERIOR GYPSUM SHEATHING	FLAT FINISH, 3 COAT EXTERIOR PAINT SYSTEM	NONE, WITH FIBERGLASS MESH TAPE	

- NOTES:
 1. SEE A0.01 FOR INTERIOR FINISH RATINGS AND CLASSIFICATIONS.
 2. SEE A4.10 FOR GYPSUM BOARD AND INTERIOR PAINT NOTES.
 3. PROVIDE ATTIC STOCK AS REQUESTED BY OWNER.

REFLECTED CEILING PLAN LEGEND:	
	ACT-1
	GWB SOFFIT
	ACT-2
	GB-1
	SOFFIT PER ROOF SYSTEM SPECIFICATIONS
	1'X4' SURFACE MOUNTED FIXTURE
	2' LIGHT FIXTURE WALL MOUNT ABOVE DOOR OR UNDER CABINET
	PENDANT MOUNTED FIXTURE
	RECESSED CAN LIGHT FIXTURE
	FLOOD LIGHT
	WALL MOUNTED LIGHT FIXTURE
	SUPPLY GRILLE
	CEILING MOUNTED LIGHT FIXTURE
	RETURN GRILLE
	EXHAUST FAN
	EXIT SIGN
	CEILING FAN
	EMERGENCY LIGHT FIXTURE
	ELECTRICAL METER AND DISCONNECT
	ELECTRICAL PANEL

- NOTES:
 1. GWB SOFFITS SHALL BE AT 4" BELOW ADJACENT CEILING.
 2. LOCATE LIGHTS, EQUIPMENT, EXIT SIGNS, AND SPRINKLER HEADS IN CENTER OF TILE UNLESS SHOWN OTHERWISE.
 3. SEE A1.50 FOR INTERIOR FINISHES.



SUNSHINE GARDENS MOTEL
INTERIOR RENOVATIONS
Crystal River, Florida

PROJECT LOCATION:
 SUNSHINE GARDENS
 311 NE 4TH AVENUE
 CRYSTAL RIVER, FLORIDA 34429
 FLORIDA ARCHITECT AR 92950

NOT FOR
 REGULATORY APPROVAL,
 PERMITTING OR
 CONSTRUCTION

OCTOBER 4, 2022

90% CONSTRUCTION DOCUMENTS

REFLECTED CEILING PLAN AND NOTES

A1.21

EXTERIOR OPENING NOTES:

- PRE HUNG EXTERIOR FIBERGLASS DOORS SHALL BE EQUAL TO THERMA-TRU SMOOTH STAR OR CLASSIC CRAFT SERIES INSTALLED PER FL#5891 (SINGLE DOOR) OR FL#7347 (DOUBLE DOOR). (U-VALUE 0.30, SHGC 0.28 MIN.)
- NOTE: PROVIDE LABEL AT EACH EXTERIOR OPENING LISTING MANUFACTURER, MODEL, PRODUCT APPROVAL NUMBER, AND U-FACTOR

NOTES:

- GLASS SHALL BE TEMPERED IN LOCATIONS REQUIRED BY FLORIDA BUILDING CODE SECTION 2406:
- GLAZING IN DOORS: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION. EXCEPTIONS: DECORATIVE GLAZING; GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3/8" INCH DIAMETER (76 MM) SPHERE IS UNABLE TO PASS.
 - GLAZING ADJACENT TO DOORS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. EXCEPTIONS: DECORATIVE GLAZING; WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING; WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH; GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION 2406.4.3; GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION IN ONE- AND TWO-FAMILY DWELLINGS OR WITHIN DWELLING UNITS IN GROUP R-2.

INTERIOR OPENING NOTES:

- INTERIOR FLUSH WOOD DOORS SHALL BE 1-3/4" SOLID CORE, 5-PLY CONSTRUCTION WITH VENEER SUITABLE FOR TRANSPARENT FINISH, EQUAL TO MASONITE ASPIRO (MARSHFIELD-ALGOMA), EGGERS, MOHAWK, VT INDUSTRIES, OR APPROVED EQUAL.
- GLASS SHALL BE TEMPERED WHERE REQUIRED BY FBC2406.3

OPENING & HARDWARE SCHEDULE

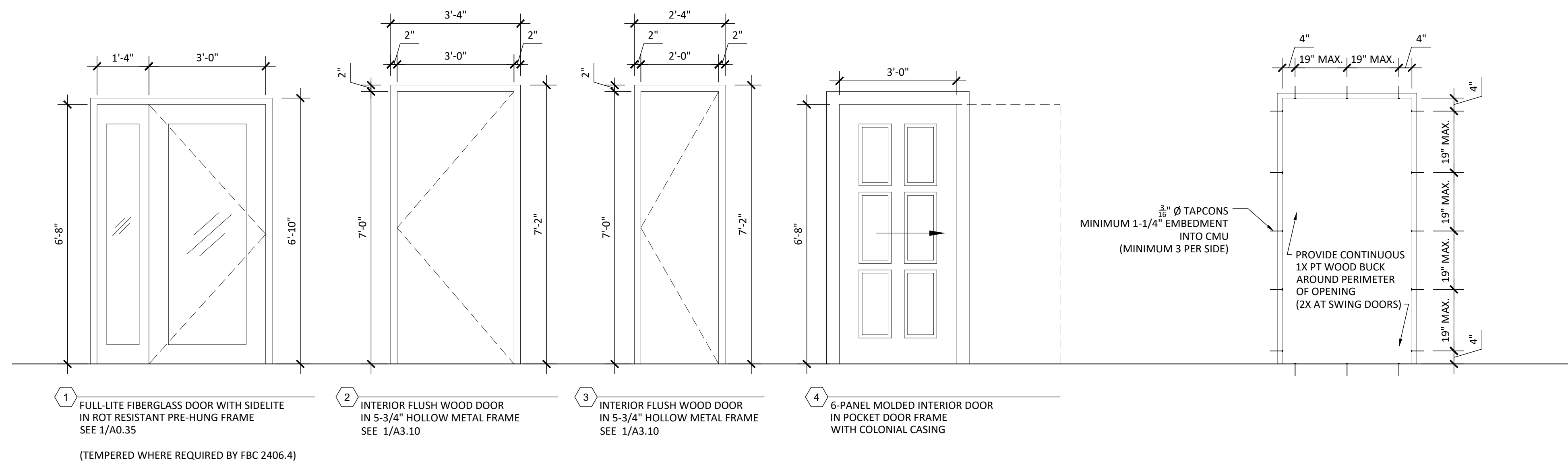
ROOM NAME	OPENING TYPE/ DETAIL GROUP	DOOR AND HARDWARE RATING	DOOR HARDWARE FUNCTION
MEN'S SHOWERS	2	-	PRIVACY FUNCTION
WOMEN'S SHOWERS	2	-	PRIVACY FUNCTION
LIVING / DINING	1	-	ENTRY FUNCTION
BATH	2, 3	-	PRIVACY FUNCTION, PASSAGE FUNCTION
BEDROOM CLOSET	4	-	PASSAGE FUNCTION

PROVIDE CYLINDRICAL LEVER LOCK SETS EQUAL TO SCHLAGE AL-SERIES COMMERCIAL STANDARD DUTY LOCK SETS WITH JUPITER STYLE LEVER HANDLES, SATIN NICKEL FINISH

LEVER LOCKSETS, CLOSERS, AND MOUNTING HEIGHTS OF ALL DOOR HARDWARE SHALL COMPLY WITH FLORIDA BUILDING CODE, ACCESSIBILITY.

NOTE:

- DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL BE MOUNTED 34" MINIMUM AND 48" MAXIMUM ABOVE FINISHED FLOOR OR GROUND.
- CLOSERS SHALL BE ADJUSTED SO THAT FROM OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- OPENING OR CLOSING A DOOR SHALL NOT REQUIRE A FORCE GREATER THAN 5 POUNDS.
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.



2 Interior Opening Types
Scale: 1/2" = 1'-0"

SUNSHINE GARDENS MOTEL
INTERIOR RENOVATIONS
Crystal River, Florida

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INTERIOR OPENING
TYPES AND NOTES

A3.00

SUNSHINE GARDENS MOTEL
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DOCUMENTS

INTERIOR
WALL TYPES

A4.10

INTERIOR WALL NOTES

NON-BEARING METAL FRAMING:

1. PROVIDE STEEL STUDS AND RUNNERS EQUAL TO ASTM C 645, 22 GAUGE MINIMUM FOR WALLS (INTERIOR NON-BEARING), 3-5/8 INCHES UNLESS NOTED OTHERWISE ON DRAWINGS.
2. FLAT STRAP AND BACKING PLATE: SHEET FOR BLOCKING OR BRACING IN LENGTH AND WIDTH AS INDICATED, AND WITH MINIMUM BASE METAL (UNCOATED) 0.0179" THICK.
3. FASTENERS SHALL BE TYPE, MATERIAL, SIZE, CORROSION RESISTANCE, HOLDING POWER AND OTHER PROPERTIES REQUIRED TO FASTEN STEEL FRAMING AND FLOORING MEMBER SECURELY TO SUBSTRATES INVOLVED; COMPLY WITH RECOMMENDATIONS OF GYPSUM BOARD MANUFACTURERS FOR APPLICATIONS INDICATED.
4. STIFFEN STEEL FRAMED WALLS WITH 3/4" COLD-ROLLED CHANNELS PLACED HORIZONTALLY APPROXIMATELY 4'-0" ABOVE FLOOR AND SECURELY ATTACH TO EACH STUD. REINFORCE OPENINGS FOR WINDOWS AND DOORS WITH 3/4" COLD-ROLLED CHANNELS PLACED HORIZONTALLY APPROXIMATELY 4'-0" ABOVE FLOOR AND SECURELY ATTACH TO EACH STUD EXTENDING 1'-6" MINIMUM EACH SIDE OF OPENING.
5. BRACE PARTITION FRAMING, NOT EXTENDING FULL HEIGHT TO STRUCTURE ABOVE, WITH STUDS SAME SIZE AND THICKNESS AS PARTITION FRAMING. PROVIDE BRACING AT:
4'-0" O.C. INTERVALS ALONG LENGTH OF PARTITIONS.
NOT LESS THAN 4'-0" FROM PARTITION ENDS AND CORNERS.
DOOR AND WINDOW OPENINGS.

INTERIOR FINISHES:

1. SEE INTERIOR FINISHES SPECIFICATIONS.

SOUND BATT INSULATION:

1. PROVIDE SOUND BATT UNFACED R-11 INSULATION.

FASTENER NOTES

METAL STUD FASTENERS: SCREWS AND SPACING SHALL COMPLY WITH MANUFACTURER'S RECOMMENDATIONS

GYPSUM BOARD ATTACHMENT:

1. NAILS OR SCREWS IN ACCORDANCE WITH THE GYPSUM ASSOCIATION HANDBOOK AT 8" O.C. PANEL EDGES AND 12" O.C. FIELD.
2. 1/2" GYPSUM CEILING: 8D AT 6" O.C. EDGES (GLUE & NAIL) AT 12" O.C. FIELD

SEE A0.02 FOR FASTENER TYPE AND PATTERN FOR FIRE RATED ASSEMBLIES.

GYPSUM ASSEMBLIES NOTES

STEEL FRAMING SHALL COMPLY WITH ASTM C 754 AND GYPSUM CONSTRUCTION HANDBOOK

BRACE PARTITIONS NOT EXTENDING FULL HEIGHT OF STRUCTURE ABOVE AT 48" O.C. MINIMUM WITH SAME SIZE STUDS AND THICKNESS AS PARTITION FRAMING

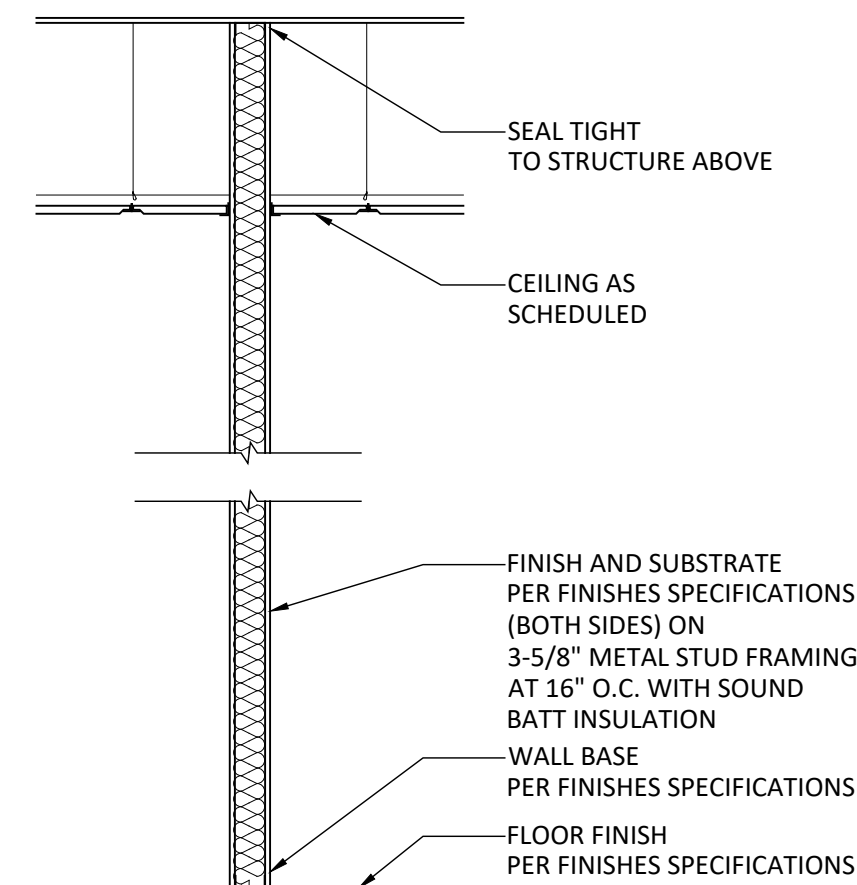
STIFFEN STEEL FRAMED WALLS WITH CONTINUOUS 3/4" COLD ROLLED CHANNELS PLACED HORIZONTALLY APPROXIMATELY 4'-0" ABOVE FLOOR AND SECURELY ATTACHED TO EACH STUD.

PROVIDE GYPSUM FINISH LEVEL IN COMPLIANCE WITH GA 214:

- LEVEL 1: AT ABOVE CEILING AND CONCEALED AREAS EXCEPT WHERE HIGHER LEVEL OF FINISH IS REQUIRED FOR FIRE RATING
- LEVEL 2: GYPSUM SUBSTRATE AT TILE
- LEVEL 3: AT AREAS OF TEXTURED FINISHES AND HEAVY DUTY WALL COVERINGS
- LEVEL 4: AT ALL AREAS UNLESS NOTED OTHERWISE ABOVE

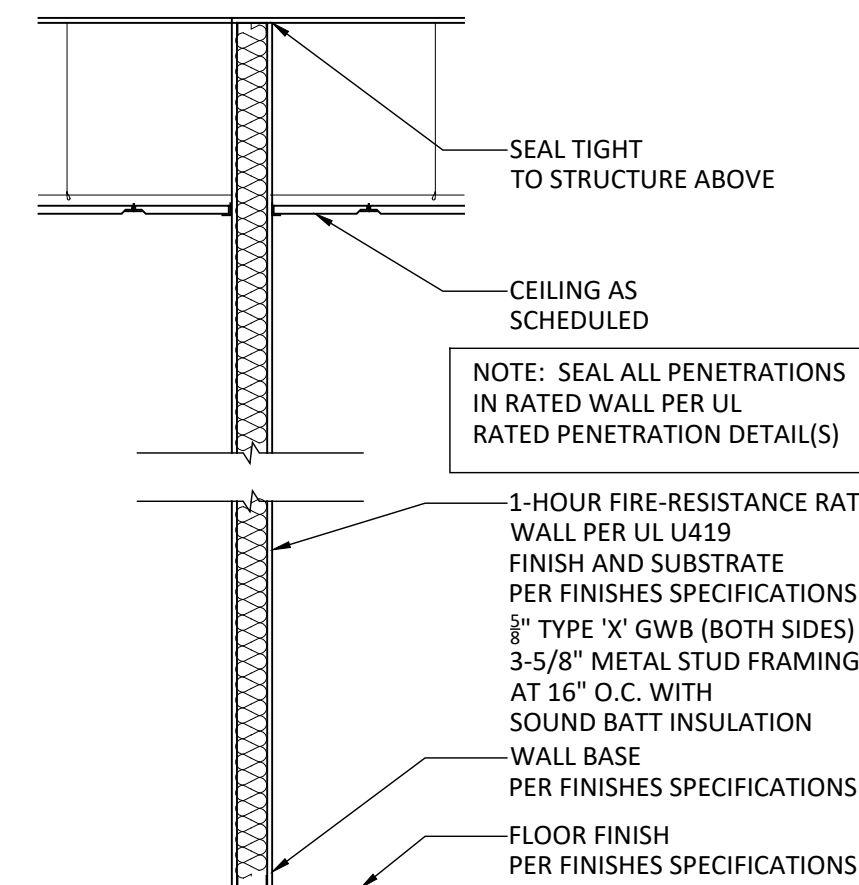
PROVIDE GYPSUM BOARD CONTROL JOINTS AT 30' O.C.

NOTE: PROVIDE SHEET METAL BACKING FOR WALL HUNG ACCESSORIES AND CASEWORK AS REQUIRED.



3 WALL SECTION - SOUND INSULATION
Scale: 1/2" = 1'-0"

NOTE: SEAL ALL PENETRATIONS IN RATED WALL PER UL RATED PENETRATION DETAIL(S)



4 WALL SECTION - 1-HOUR (UL U419)
Scale: 1/2" = 1'-0"