

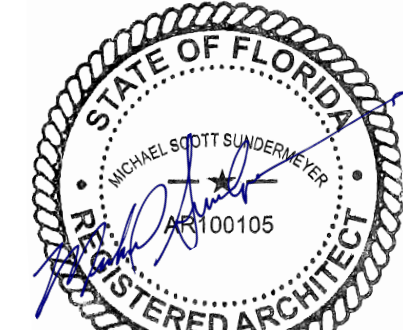
# ROOMS TO GO

## PATIO ADDITION 2832 SW COLLEGE ROAD OCALA, FL 34474

ROOMS TO GO  
PATIO ADDITION  
2832 SW COLLEGE ROAD  
OCALA, FLORIDA 34474

CONSTR. DOC. & REVISIONS

| No. | Description        | Date     |
|-----|--------------------|----------|
| 1   | CODE RESPONSE      | 12/13/21 |
| 2   | ADDENDUM 1         | 05/02/22 |
| 3   | CHANGE BULLETIN 1  | 06/15/22 |
| 4   | CHANGE BULLETIN 10 | 05/04/23 |
| 4   | CHANGE BULLETIN 12 | 07/11/23 |



PROFESSIONAL OF RECORD  
MICHAEL SCOTT SUNDERMEYER  
License No. AR100105  
Expiration Date 02/28/25  
ALL WORK PREPARED ON THIS DRAWING PRIOR TO 02/28/2023 WAS COMPLETED UNDER THE DIRECT SUPERVISION OF JAMES A. SCHWETT, LICENSED PROFESSIONAL ARCHITECT. REVISIONS TO THIS PROJECT AFTER 02/28/2023 HAVE BEEN COMPLETED UNDER THE DIRECT SUPERVISION OF THE PROFESSIONAL LISTED IN THE TITLE BLOCK.

Drawn By/Checked By: MTT/MSB  
Project Number: 2100630  
Owner & Permit Date: 09/21/21  
Bid Date: 04/20/22

COVER SHEET

A0.0

### GENERAL NOTES

#### GENERAL

1. MATERIALS, EQUIPMENT, AND ASSEMBLIES SHOWN OR SPECIFIED ARE MINIMUM REQUIREMENTS OR PERFORMANCE STANDARDS. LOCAL JURISDICTIONS MAY REQUIRE PERFORMANCE STANDARDS BEYOND THOSE SHOWN OR SPECIFIED. FURTHERMORE, LOCAL JURISDICTIONS MAY PREVENT THE USE OF COMMONLY ACCEPTED MATERIALS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL LOCAL REQUIREMENTS FOR LICENSING, MATERIALS, AND PERFORMANCE STANDARDS, PRIOR TO SUBMITTING BID. ALL CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION AND RESOLVED, BY MUTUAL AGREEMENT, PRIOR TO SUBMISSION OF BID OR HIGHEST PRICED WORK. LOCAL REQUIREMENTS VERSUS SPECIFIED REQUIREMENTS SHALL BE INCLUDED IN THE BID.

2. THIS DESIGN CRITERIA IS PROVIDED FOR BUILDING OFFICIAL REVIEW CONVENIENCE ONLY AND IS NOT INTENDED FOR USE BY COMPONENT DESIGNERS OR MANUFACTURERS AS THEIR SOLE DESIGN CRITERIA WITHOUT VERIFICATION. EACH DESIGNER AND/OR MANUFACTURER MUST INDEPENDENTLY CONFIRM ALL CODE CRITERIA WITH WHICH HIS ELEMENTS OR COMPONENTS MUST COMPLY, INCLUDING BUT NOT LIMITED TO LOADING, APPLICATION, FUNCTIONALITY, ETC. PERFORMANCE CRITERIA PROVIDED ELSEWHERE BY A SPECIFIC DISCIPLINE SHOULD BE REGARDED AS THE MINIMUM STANDARDS ACCEPTABLE TO THE CLIENT. EACH SUPPLIER MUST EVALUATE THESE MINIMUMS AGAINST SPECIFIC INDUSTRY STANDARDS AS WELL AS CODES, LAWS, ORDINANCES, AND UNDERWRITER REQUIREMENTS GOVERNING HIS PRODUCT AS WELL AS OWNER INSURER REQUIREMENTS, AS APPLICABLE. THE MOST STRINGENT OF THESE CRITERIA SHALL GOVERN.

#### NOTES TO CONTRACTOR REGARDING MOLD AND MILDEW

- THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
- IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND / OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND / OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT / ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
- CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF THREE (3) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
- ONCE DISCOVERY OR SUSPICION OF MOLD AND / OR MILDEW IS MADE, THE CONTRACTOR SHALL TAKE ALL REASONABLE AND PRACTICAL PRECAUTIONS TO PROTECT ALL CONSTRUCTION PERSONNEL AND THE PUBLIC FROM THE EXPOSURE TO MOLD AND / OR MILDEW, AND SUCH PRECAUTIONS SHALL REMAIN IN PLACE UNTIL SUCH TIME AS THE OWNER OR HEALTH AUTHORITY DIRECTS OTHERWISE. CONSTRUCTION OPERATIONS SHALL NOT BE STOPPED OR CURTAILED, EXCEPT IN THE AREA OF MOLD / MILDEW CONCERN, DUE TO THESE REQUIRED PRECAUTIONS.
- THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL-VENTILATED CONDITIONS.
- THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
- ALL PENETRATIONS SHALL BE SEALED WATER-TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.

8. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED AND COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE, BUT ARE NOT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AND DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.)

9. INSURE THAT THERE ARE NO WATER LEAKS IN CONCEALED PLUMBING CHASES. RETURN AIR PATHS AND PLENUMS SHALL BE KEPT DRY. ALL EXISTING SUPPLY AIR PATHS AND ALL EXISTING DUCTWORK TO BE RE-USED SHALL BE CLEANED AND TREATED AS REQUIRED TO REMOVE THE POTENTIAL FOR MOLD AND MILDEW. ALL DAMP AREAS SHALL BE DRIED THOROUGHLY PRIOR TO ENCLOSURE.

#### ROOF DRAINAGE

1. THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE TO PUT THE FOLLOWING **ROOF DRAINAGE NOTICE** IN THE BUILDING OWNER'S OPERATING AND MAINTENANCE MANUALS AT THE TIME THE FACILITY IS TURNED OVER TO THE OWNER. THE **NOTICE TO CONTRACTOR** BELOW SHALL APPLY TO PROJECTS HAVING INTERIOR ROOF DRAINS AND/OR SCUPPERS. IN ADDITION, THE GENERAL CONTRACTOR SHALL HAVE THE FOLLOWING NOTICE TYPED IN 12 POINT FONT, FRAMED UNDER GLASS, AND PERMANENTLY MOUNTED TO THE BACK SIDE OF THE MANAGER'S OFFICE DOOR.

#### NOTICE TO BUILDING OWNERS AND TENANTS REGARDING ROOF DRAINAGE

EXCESSIVE PONDING DUE TO CLOGGED ROOF DRAINS CAN CAUSE RAPID ROOF COLLAPSE. WHILE THE ROOF AND STRUCTURE HAVE BEEN DESIGNED TO CODE STANDARDS AT THE TIME OF BUILDING PERMIT ISSUE, PONDING WATER, ESPECIALLY IN EXCESS OF 4.5 INCHES DEPTH, SHOULD BE AVOIDED.

A SECONDARY (OVERFLOW) ROOF DRAINAGE SYSTEM IS PROVIDED TO RELIEVE PONDING WHEN WATER DEPTH EXCEEDS 3 INCHES. HOWEVER, IT IS IMPERATIVE THAT THE OWNER, TENANT, OR FACILITY MANAGER PERIODICALLY INSPECT THE ROOF TO INSURE THAT BOTH THE PRIMARY AND SECONDARY ROOF DRAINAGE SYSTEMS ARE FUNCTIONING PROPERLY AND ARE UNOBSTRUCTED BY LEAVES OR DEBRIS. AN INSPECTION SHOULD BE PERFORMED PRIOR TO ANY PREDICTED MAJOR STORMS OR HURRICANES THAT ARE EXPECTED TO CAUSE LOCAL FLASH FLOODING AND UNUSUAL DEBRIS.

FACILITY MANAGERS SHOULD BE MADE AWARE OF THE ROOF COLLAPSE RISK ASSOCIATED WITH PONDING. MANAGERS SHOULD ALSO BE SENSITIVE TO THE FLOW OF STORM WATER THROUGH SECONDARY OR OVERFLOW OUTLETS, WHICH ARE GENERALLY LOCATED TO CALL ATTENTION TO FLOW THROUGH THE SECONDARY SYSTEM VIA SPILL-OUT OR WASHING. ANY UNUSUAL BUILDING SOUNDS OR MOVEMENTS OF THE ROOF STRUCTURE MIGHT INDICATE EXCESSIVE PONDING DURING A SIGNIFICANT STORM EVENT. THE MANAGER ON DUTY SHOULD EVACUATE THE BUILDING IF THERE IS ANY EVIDENCE OF EXCESSIVE PONDING THAT MIGHT RESULT IN ROOF COLLAPSE.

### CIVIL ENGINEERING COORDINATION

NOTICE TO ALL PARTIES HAVING AN INTEREST IN THIS CONSTRUCTION PROJECT:

- CIVIL ENGINEERING FOR THIS PROJECT IS BEING PERFORMED BY OTHERS.
  - CONTRACTORS RELYING ON DOCUMENTS NOT COORDINATED WITH THE CIVIL ENGINEERING WORK SHALL DO SO AT THEIR OWN RISK.
  - COORDINATION WITH THE CIVIL ENGINEERING DOCUMENTS HAS BEEN COMPLETED ONLY AS SHOWN BELOW.
- CIVIL ENGINEERING CONSULTANT IS:  
THOMAS ENGINEERING GROUP  
1502 W. FLETCHER AVE., SUITE 101  
TAMPA, FL 33612  
PHONE: (813) 379-4100  
FAX: (813) 379-4040

| CIVIL SHEET DRAWING NUMBER | CIVIL SHEET DRAWING TITLE | REVISION NUMBER | REVISION DATE | REVISION NUMBER | REVISION DATE | REVISION NUMBER | REVISION DATE |
|----------------------------|---------------------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
| C-5                        | SITE PLAN                 | 0               | -             |                 |               |                 |               |
| C-7                        | UTILITIES PLAN            | 0               | -             |                 |               |                 |               |
| -                          | -                         | -               | -             |                 |               |                 |               |
| -                          | -                         | -               | -             |                 |               |                 |               |

|                          |               |      |          |      |         |      |
|--------------------------|---------------|------|----------|------|---------|------|
| COORDINATION CHECKED BY: | INITIAL       | DATE | INITIAL  | DATE | INITIAL | DATE |
| DISCIPLINE:              | ARCHITECTURAL | MTT  | 09/14/21 |      |         |      |

### CODE DATA

THESE PLANS WERE PREPARED AND SHALL COMPLY WITH THE FOLLOWING CODES:

2020 FLORIDA BUILDING CODE  
2020 FLORIDA FIRE PREVENTION CODE  
2020 FLORIDA PLUMBING CODE  
2020 FLORIDA MECHANICAL CODE  
2020 FLORIDA FUEL GAS CODE  
2020 FLORIDA ENERGY CONSERVATION  
2017 NATIONAL ELECTRICAL CODE  
BUILDING TYPE: II B, (UNPROTECTED)  
OCCUPANCY: MERCANTILE  
BUILDING IS FULLY SPRINKLED & HAS A FIRE ALARM SYSTEM & SPRINKLER SYSTEM THAT IS MONITORED  
RISK CATEGORY: II  
AREA OF ADDITION = 15,003 SQUARE FEET  
NET AREA (TOTAL) = 40,710 SQUARE FEET "EXCLUDING EXTERIOR WALLS"

AREA CALCULATIONS:  
ALLOWABLE BUILDING AREA (TABLE 506.2) = 50,000 SQUARE FEET TOTAL ALLOWABLE AREA  
50,000 SQUARE FEET > 40,710 SQUARE FEET (OK)

#### EXITING CALCULATIONS

MINIMUM OCCUPANT LOAD (TABLE 1004.5):  
39,391 SQUARE FEET AT 60 SQUARE FEET / PERSON = 657 PEOPLE (MAIN SALES AREA)  
975 SQUARE FEET AT 100 SQUARE FEET / PERSON = 10 PEOPLE (BUSINESS AREA)  
343 SQUARE FEET AT 300 SQUARE FEET / PERSON = 2 PEOPLE (STORAGE/UTILITY AREA)  
TOTAL = 669 PEOPLE  
MINIMUM NUMBER OF EXITS (TABLE 1006.2.1) = 3  
MAXIMUM TRAVEL DISTANCE (TABLE 1017.2) = 262'  
SUFFICIENTLY REMOTE AND BALANCED (SECTIONS 1006 AND 1007)  
MAXIMUM DEAD END CORRIDOR (SECTION 1020.4) = 50'  
LEVEL EGRESS WIDTH PER PERSON (SECTION 1005.3.2) = .20"  
MINIMUM WIDTH OF MEANS OF EGRESS: 44"  
MINIMUM AISLE OR CORRIDOR (TABLE 1020.2)  
669 PEOPLE x .21/PERSON (SECTION 1005.3.2) = 133.8"

WIDTH OF EGRESS PROVIDED:  
MAIN ENTRANCES / EXITS (4) DOORS AT 68" EACH = 272"

SECONDARY EXITS (3) DOORS AT 34" EACH = 102"

TOTAL DOOR INCHES 374" > 133.8" (OK)

#### PLUMBING FIXTURES CALCULATIONS:

669 PEOPLE PER BUILDING CODE (TABLE 1004.5):  
50% MENS = 335 PEOPLE  
50% WOMENS = 335 PEOPLE  
MINIMUM PLUMBING FIXTURES REQUIRED (TABLE 2902.1)  
WATER CLOSETS: 1 PER 500 = 1 REQUIRED  
LAVATORIES: 1 PER 750 = 1 REQUIRED  
DRINKING FOUNTAIN: 1 PER 1,000 = 1 REQUIRED  
SERVICE SINK: 1 REQUIRED

#### PLUMBING FIXTURES PROVIDED:

MENS  
1 WATER CLOSETS  
1 URINAL  
1 LAVATORY  
WOMENS  
2 WATER CLOSETS  
1 LAVATORY  
2 DRINKING FOUNTAINS  
1 SERVICE SINK

### SYMBOLS LEGEND

|                                 |     |
|---------------------------------|-----|
| INTERIOR FINISHES.....          | xxx |
| ROOM NUMBER IDENTIFICATION..... | xxx |
| DOOR NUMBER IDENTIFICATION..... | x   |
| INTERIOR PARTITION TYPES.....   | x   |
| TOILET ACCESSORIES.....         | x   |
| REVISION MARK.....              | x   |
| BUILDING ELEVATION.....         | x   |
| WALL SECTION.....               | x   |
| INTERIOR ELEVATION MARK.....    | x   |
| DETAIL MARK.....                | x   |

TYPICAL DETAIL DESIGNATION  
DETAIL NUMBER  
SHEET WHERE DETAIL IS SHOWN

### BUILDING AREAS

|                       |                    |
|-----------------------|--------------------|
| ADULT SALES           | 24,829 SQUARE FEET |
| PATIO SALES           | 12,682 SQUARE FEET |
| BEDDING GALLERY       | 1,880 SQUARE FEET  |
| MAIN SALES AREA TOTAL | 39,391 SQUARE FEET |
| RESTROOMS             | 240 SQUARE FEET    |
| JANITOR CLOSET        | 40 SQUARE FEET     |
| OFFICE                | 228 SQUARE FEET    |
| HALLS                 | 317 SQUARE FEET    |
| BREAKROOM             | 151 SQUARE FEET    |
| BUSINESS AREA TOTAL   | 976 SQUARE FEET    |
| UTILITY ROOM          | 82 SQUARE FEET     |
| STORAGE               | 261 SQUARE FEET    |
| UTILITY AREA TOTAL    | 343 SQUARE FEET    |
| NET AREA              | 40,710 SQUARE FEET |
| WALL AREA             | 1,257 SQUARE FEET  |
| GROSS BUILDING AREA   | 41,967 SQUARE FEET |

### COLD-FORMED STEEL IDENTIFICATION LEGEND

MEMBER DEPTH:  
(EXAMPLE: 6" = 600 x 1/100 INCHES) ALL MEMBER DEPTHS ARE TAKEN IN 1/100 INCHES  
FLANGE WIDTH:  
(EXAMPLE: 1 1/4" = 125" = 125 x 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES  
MATERIAL THICKNESS:  
(EXAMPLE: 0.054" = 54 MILS 1 MIL = 1/1000 INCH)  
STYLE  
S = STUD OR JOIST  
SECTION  
T = TRACK SECTIONS

### DRAWING INDEX

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#### CIVIL & LANDSCAPE

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- C-4 SEDIMENT AND EROSION CONTROL PLAN
- C-5 SITE PLAN
- C-6 PAVING, GRADING AND DRAINAGE PLAN
- C-7 UTILITY PLAN
- C-8 CITY OF OCALA DETAILS
- C-9 CITY OF OCALA DETAILS
- C-10 CITY OF OCALA DETAILS
- C-11 SITE DETAILS
- C-12 CROSS SECTIONS
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- L-001 DISPOSITION PLAN
- L-002 DISPOSITION CHART
- L-003 LANDSCAPE PLAN
- L-004 LANDSCAPE DETAILS
- L-005 LANDSCAPE GENERAL NOTES
- L-006 IRRIGATION PLAN
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- 1 OF 3 ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
- 2 OF 3 ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
- 3 OF 3 ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

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- A0.1 LIFE SAFETY PLAN
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- A1.0 FLOOR & FLOOR FINISH PLANS
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- A2.0 ENLARGED PLANS & ELEVATIONS
- A3.0 EXTERIOR ELEVATIONS
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- A4.2 WALL SECTIONS
- A4.3 WALL SECTIONS
- A5.0 PARTITION TYPES AND DETAILS
- A5.1 ROOF DETAILS
- A5.3 DETAILS
- A6.0 PATIO SALES INTERIOR ELEVATIONS AND DETAILS
- A6.1 PATIO SALES INTERIOR ELEVATIONS AND DETAILS
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- A8.0 SCHEDULES AND DETAILS

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- S0.2 TYPICAL DETAILS
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- S2.1 FRAMING DETAILS
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#### MECHANICAL / PLUMBING

- M1.0 HVAC SCHEDULES AND DETAILS
- M2.0 HVAC PLAN
- P1.0 PLUMBING SCHEDULES DETAILS AND ENLARGED PLANS
- P2.0 PLUMBING PLAN

#### ELECTRICAL

- E0.1 ELECTRICAL SITE PLAN
- E1.0 NOTES, SYMBOLS AND DETAILS
- E2.0 POWER PLAN
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- E4.0 RISER DIAGRAM AND SCHEDULES
- E4.1 PANEL SCHEDULES
- E4.2 SCHEDULES AND DETAILS