

PROJECT INFORMATION

FIRST FLOOR AREA : 3,106 +/- 055 S.F.
 SECOND FLOOR AREA : 3,106 +/- 055 S.F.
 TOTAL FLOOR AREA : 3,106 +/- 055 S.F.
 CONSTRUCTION TYPE : TYPE II B
 UNSPRINKLERED
 UNPROTECTED
 OCCUPANCY TYPE : BUSINESS
 F.F. OCCUPANCY LOAD : 92 PEOPLE
 S.F. OCCUPANCY LOAD : 13 PEOPLE
 TOTAL OCCUPANCY LOAD : 105 PEOPLE*

* SEE OCCUPANCY CALCULATIONS ON SHEET A-1

SITE/BUILDING PLAN NOTE :

THESE SITE & BUILDING PLAN ARE FOR
 REFERENCE ONLY. SEE SITE ENGINEER'S
 AND/OR BUILDING ARCHITECT'S PLANS
 FOR INFORMATION NOT SHOWN HERE.



1 VICINITY MAP
 SCALE: N.T.S.



2 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 60'-0"

INDEX OF DRAWINGS

SHEET	DESCRIPTION	NUMBER
A-0	TITLE SHEET, SITE PLAN AND GENERAL NOTES	1
A-1	LIFE SAFETY PLAN, SCHEDULE, NOTES + DATA	2
A-2	PROPOSED PLAN, SCHEDULES, DETAILS + NOTES	3
A-3	CEILING PLAN, ELEVATIONS, DETAILS + SECTIONS	4

BUILDING CODE DATA

BUILDING CODE : F.B.C. 2020 *
 FIRE CODE : F.F.P.C. 2020 *
 FIRE CODE : N.F.P.A. 1 2015
 LIFE SAFETY CODE : N.F.P.A. 101 2015
 PLUMBING CODE : F.B.C.M. 2020 *
 MECHANICAL CODE : F.B.C.M. 2020 *
 ELECTRICAL CODE : N.E.C. 2014
 ACCESSIBILITY CODE : F.B.C.A. 2020 *
 ENERGY CODE : F.B.C.E. 2020 *
 ADMINISTRATIVE CODE : F.A.C.
 FLORIDA STATUTES F.S.
 * SEVENTH EDITION

DESIGN TEAM ROSTER

TENANT : PARTNERSHIP FOR STRONG FAMILIES
 OWNER/AGENT : LOGAN BAKER
 ARCHITECT : John X. Michler
 ARCHITECTURAL RESOURCE GROUP, INC.
 299 Loraine Drive, Suite 2003
 Altamonte Springs, FL, 32714
 (407) 774 6700
 CONTRACTOR : David Simque
 SIMQUE CONSTRUCTION LLC
 (386) 867 0294

SCOPE OF WORK

TENANT IMPROVEMENTS FOR A NEW MEDICAL CLINIC IN AN
 EXISTING SUITE IN THIS EXISTING BUSINESS BUILDING ON
 BASCOM NORRIS DRIVE IN LAKE CITY, FLORIDA.

SCOPE OF WORK CONSISTS OF MINOR DEMOLITION, CREATING
 WAITING/RECEPTION AREAS, RENOVATING ROOMS TO REMAIN
 AND CONSTRUCTING NEW MEDICAL AREAS AS INDICATED BY
 THESE PLANS.

GENERAL NOTES AND REQUIREMENTS

- All work shall comply with the 2020 Florida Building Code & the 2020 F.F.P.C. and all other applicable rules and regulations.
- The plans and specifications are the property of the Architect and shall not be used or reproduced in any form without the expressed written permission of the Architect.
- The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions or programs in connection with the work, for the acts or omissions of the Contractor, Sub-Contractors or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents.
- The General Contractor and all Sub-Contractors shall verify all conditions, details and dimensions before proceeding with the work and shall be responsible for coordination of the same. Architect shall be notified of any discrepancies.
- Job superintendent shall verify all dimensions in field prior to commencing work.
- Dimensions supersede scale on drawings.
- It is intended that all work be first quality, and accomplished in a workmanlike manner by skilled craftsmen using accepted practices and methods appropriate to the trade involved.
- All products and materials shall be installed as per manufacturer's instructions and specifications unless specifically otherwise directed by the Architect.
- The General Contractor, at Sub-Contractors and Suppliers shall be responsible for coordinating their work and coordinating their work and certifying that their products and installations meet the Florida Accessibility Code. Coordinate all work in question with the Architect.
- The General Contractor and all Sub-Contractors shall employ all necessary safety precautions required for his scope of work. These precautions shall include protection for other Sub-Contractors as well as the general public. All safety precautions shall be coordinated with the project manager.
- Unless otherwise indicated in these specifications, General Contractor, all Sub-Contractors and Suppliers shall provide guarantees based on industry recognized standards for their products and services. In no case shall these guarantees remain in effect for less than one year from the date of substantial completion.
- Sub-Contractors shall provide the General Contractor with such plans and information as may be required for the issuance of Acceptance Certificates.
- The General Contractor shall be responsible for obtaining all applicable permits and providing the Owner with all applicable certificates, operating manuals, warranties, etc.
- All work in question including materials, finishes and colors shall be coordinated with appointed project manager.
- All work to be cut or altered shall be patched to match existing and blend without looking patched.
- Fire sprinkler supplier shall be responsible for submitting plans and obtaining all applicable permits for fire sprinkler system modifications and upgrades.
- Fire alarm supplier/contractor shall be responsible for submitting plans and obtaining all applicable permits for fire alarm systems required to meet code.
- All fabricated items shall be made from field measurements. Provide shop drawings or submittals for approval prior to fabrication.
- Mechanical and Electrical Contractors shall be responsible for submitting any required additional drawings and obtaining their respective permits.
- Mechanical and Electrical Contractors shall be responsible for providing appropriate details and specifications of all penetrations through fire-rated construction as may be required by the building official.
- Provide non-slip surfaces at all areas continually exposed to moisture or surface water.
- All Contractors are required to examine carefully the drawings, specifications and other documents to inform themselves thoroughly regarding any and all conditions and requirements that may in any manner affect the work.
- All Contractors are required, before submitting their proposals, to visit the site of the proposed work and completely familiarize themselves with the nature and extent of the work and any local condition that may in any manner affect the work to be performed.
- All Contractors shall not soil themselves of any unintentional error or omission and shall be charged with the responsibility of furnishing a complete portion of his contract according to the reasonably implied spirit and intent of the drawings. Change orders will not be granted after the General Contractor's contract is signed, unless they can be substantiated as an unforeseeable item beyond the general intent and scope of the work.

REVISIONS	1	DATE	03/07/23
	2	FILE	22-1370
	3	CON	JAM
ADDENDUM	1	PHASE	
	2	S	P
	3	NO	CA

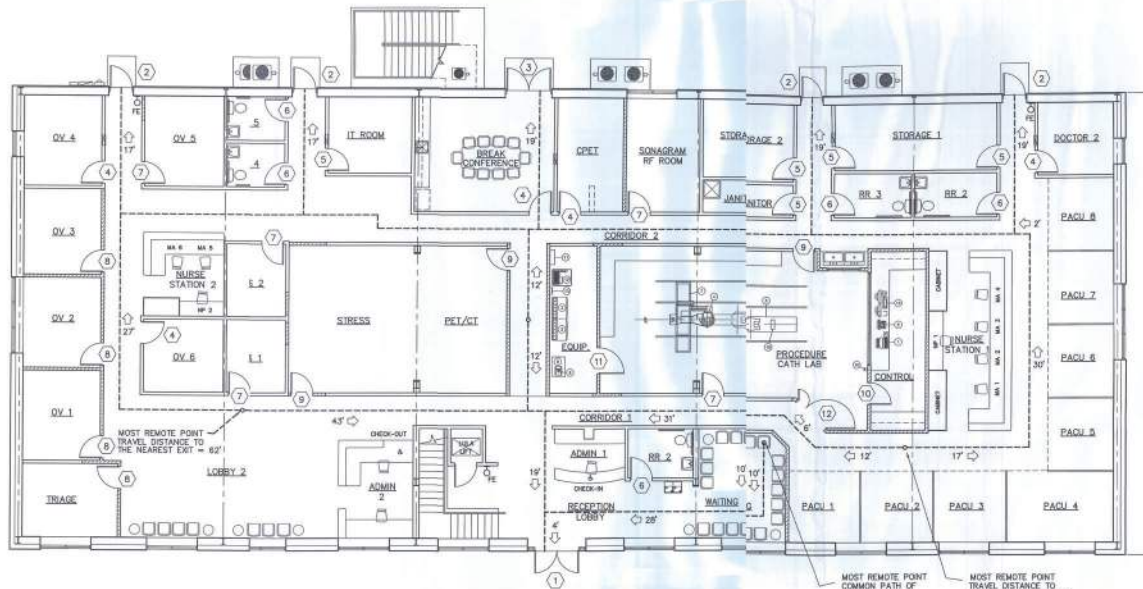
Architectural Resource Group, Inc.
 299 Loraine Drive Suite 2003 • Altamonte Springs, FL 32714 • (407) 774-6700

John X. Michler
 Architect
 Date: 2/23/2023
 Version: 04/00

TENANT IMPROVEMENT PLANS
 PARTNERSHIP FOR STRONG FAMILIES
 1211 SW BASCOM NORRIS DRIVE
 LAKE CITY, FLORIDA

A-0
 SHEET
 1 OF 4

CONSTRUCTION DOCUMENTS : TENANT IMPROVEMENTS FOR PARTNERSHIP FOR STRONG FAMILIES 1211 BASCOM NORRIS DRIVE, SUITE 101 LAKE CITY, FLORIDA



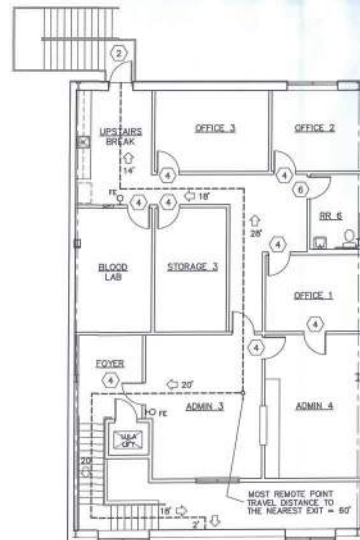
LIFE SAFETY PLAN
FIRST FLOOR SCALE: 1/8" = 1'-0"

LIFE SAFETY PLAN LEGEND



LIGHTING NOTE:

SEE SHEET A-3 FOR EMERGENCY AND EXIT LIGHTING



LIFE SAFETY PLAN
SECOND FLOOR SCALE: 1/8" = 1'-0"

LIFE SAFETY DATA

FIRST FLOOR

OCCUPANT LOAD FACTOR 92 PEOPLE
NUMBER OF EXITS REQUIRED 2
NUMBER OF EXITS PROVIDED 5
REQUIRED MEANS OF EGRESS WIDTH 71'
PROVIDED MEANS OF EGRESS WIDTH 216'
MAX. TRAVEL DISTANCE ALLOWED 200'
MAX. TRAVEL DISTANCE 88'
COMMON TRAVEL PATH ALLOWED 75'
MAX. COMMON PATH OF TRAVEL 42'

SECOND FLOOR

OCCUPANT LOAD FACTOR 92 PEOPLE
NUMBER OF EXITS REQUIRED 1
NUMBER OF EXITS PROVIDED 2
REQUIRED MEANS OF EGRESS WIDTH 36'
PROVIDED MEANS OF EGRESS WIDTH 72'
MAX. TRAVEL DISTANCE ALLOWED 200'
MAX. TRAVEL DISTANCE 60'
COMMON TRAVEL PATH ALLOWED 75'
MAX. COMMON PATH OF TRAVEL 60'

OCCUPANCY CALCULATIONS

FIRST FLOOR

LOBBY, CONFERENCE & BREAK AREAS
LOBBY, CONFERENCE & BREAK AREAS
390 S.F. NET @ 1 PERSON/15 S.F. = 26 PEOPLE
MEDICAL BUSINESS USE
9,400 S.F. GROSS @ 1 PERSON/150 S.F. = 63 PEOPLE
STORAGE, UTILITY & RR AREAS
1,000 S.F. GROSS @ 1 PERSON/300 S.F. = 3 PEOPLE
LOWER OCCUPANT LOAD = 92 PEOPLE

SECOND FLOOR

MEDICAL BUSINESS USE
1,974 S.F. GROSS @ 1 PERSON/150 S.F. = 13 PEOPLE
TOTAL OCCUPANT LOAD = 105 PEOPLE

DOOR SCHEDULE

MARK	NO.	SIZE	THICK	CORE	MATL.	TYPE	FRAME	THRES.	HARDW.	GLDS.	KICK	REMARKS
1	1	(2) 3'-0" x 7'-0"	1 3/4"	GL.	ALUM.	STOREFRONT	ALUM.	ALUM.	THAMTURN	YES	-	EXISTING STOREFRONT DOOR
2	5	3'-0" x 7'-0"	1 3/4"	GL.	ALUM.	STOREFRONT	ALUM.	ALUM.	THAMTURN	YES	-	EXISTING STOREFRONT DOOR
3	1	(2) 3'-0" x 7'-0"	1 3/4"	GL.	ALUM.	STOREFRONT	ALUM.	ALUM.	THAMTURN	YES	-	EXISTING STOREFRONT DOOR
4	13	3'-0" x 7'-0"	1 3/4"	SOL.	WD.	FLUSH	H.M.	-	-	-	-	EXISTING DOOR TO REHAB
5	5	3'-0" x 7'-0"	1 3/4"	SOL.	WD.	FLUSH	H.M.	-	LOOKSET	-	-	EXISTING DOOR TO REHAB
6	6	3'-0" x 7'-0"	1 3/4"	SOL.	WD.	FLUSH	H.M.	-	PRIVACY	YES	-	EXISTING RESTROOM DOOR W/ SIGNAGE
7	3	3'-0" x 7'-0"	1 3/4"	SOL.	WD.	FLUSH	H.M.	-	LOOKSET	-	-	NEW DOOR & FRAME IN EXISTING WALL
8	4	3'-0" x 7'-0"	1 3/4"	SOL.	WD.	FLUSH	H.M.	-	LOOKSET	-	-	NEW DOOR & FRAME
9	3	3'-0" x 7'-0"	1 3/4"	SOL.	WD.	FLUSH	H.M.	-	PASSAGE	-	YES	NEW DOOR & FRAME
10	1	3'-0" x 7'-0"	1 3/4"	SOL.	WD.	FLUSH	H.M.	-	PASSAGE	-	-	NEW DOOR & FRAME
11	1	3'-0" x 7'-0"	1 3/4"	SOL.	WD.	FLUSH	H.M.	-	PASSAGE	-	-	NEW DOOR & FRAME
12	1	(2) 5'-8" x 7'-0"	1 3/4"	SOL.	WD.	FLUSH	H.M.	-	PASSAGE	-	-	NEW DOOR & FRAME (48" & 18" LEAFS)

DOOR NOTES:

1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR EFFORT OR THE USE OF A KEY AND SHALL FOLLOW ALL APPLICABLE CODES.
2. ALL DOORS SHALL BE EQUIPPED WITH H.C. ACCESSIBLE HARDWARE (LEVER TYPE) UNLESS OTHERWISE INDICATED.
3. VERIFY ALL DOOR TYPES, FINISHES AND QUANTITIES.

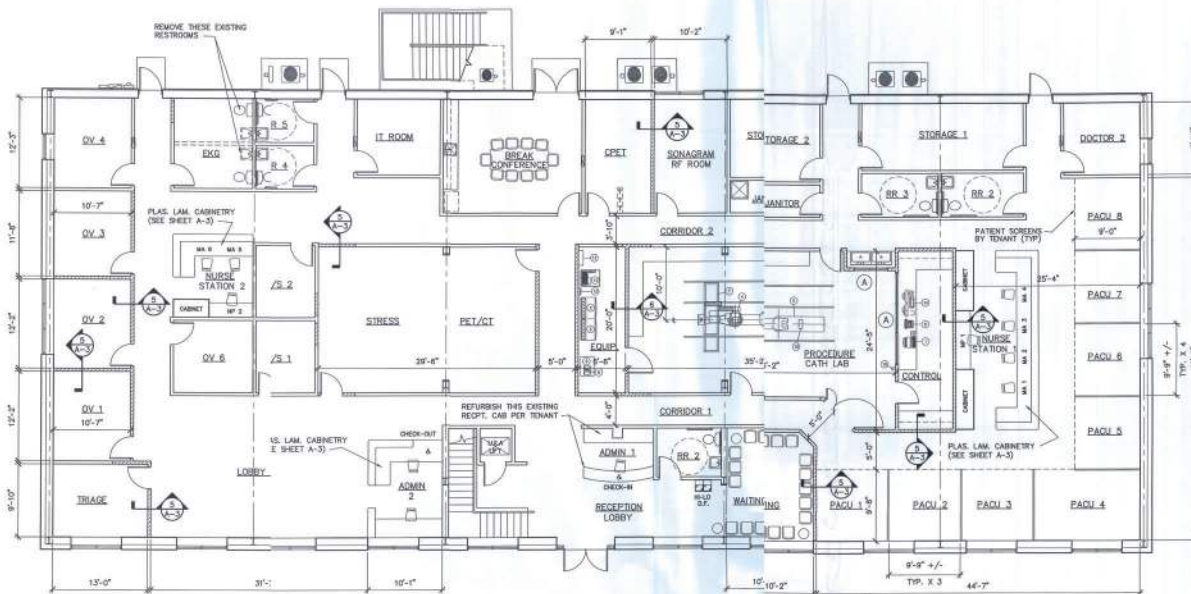
DATE	04/07/23	FILE	23-0975	USER	JMM	PLAID	ADDITIONAL	SCALE	1/8" = 1'-0"	UNIT	US
------	----------	------	---------	------	-----	-------	------------	-------	--------------	------	----

Architectural Resource Group, Inc.
299 Loraine Drive Suite 203 • Altamonte Springs, FL 32714 • (407) 774-6700

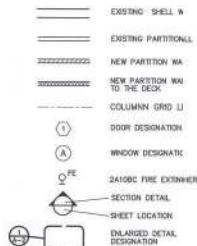
John X. Michelena
Digitally signed by John X. Michelena
Date: 2023.09.23 14:22:13 -0400

PARTNERSHIP FOR STRONG FAMILIES
1211 SW BASCOM NORRIS DRIVE
LAKE CITY, FLORIDA

A-1
SHEET 2 OF 4
DATE: 2-07-24



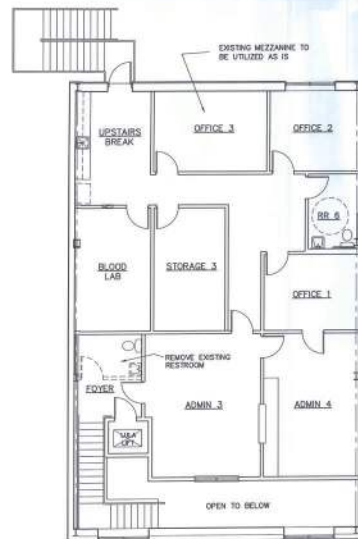
FLOOR PLAN LEGEND



PLAN NOTES

- All dimensions are plus or minus and suit to verification of existing dimensions in field job superintendence.
- All dimensions shown are finish dimensions of walls are normally 5" thick unless otherwise indicated.
- Construction is existing unless otherwise noted.
- All interior non-bearing wall partitions shall be 3-5/8" metal studs at 24" o.c. maximum 1/2" drywall both sides unless otherwise indicated.
- Center new walls on existing wall or column when indicated on drawing.
- Provide R-15 batt insulation over ceiling of conditioned areas.
- Provide R-4.25 full faced barrier insulation herring on all C.M.U. or concrete walls rating conditioned spaces from non-conditioned areas.
- All angles are 45 degrees unless otherwise indicated.
- Cableway elevations (when shown) are for reference only. Supplier shall submit shop drawings for approval by tenant prior to fabrication.
- All exit doors shall be operable from inside without special knowledge or effort or those of a key and shall meet all applicable codes.
- All interior finishes shall meet the restrictions of the 2020 F.B.C. and the 2020 F.P.C.
- Coordinate finish and hardware schedule, project manager.
- Verify exact location of all utilities, elevations, telecommunication and phone outlets wirejoint manager.

PROPOSED FLOOR PLAN FIRST FLOOR SCALE: 1/8" = 1'-0"



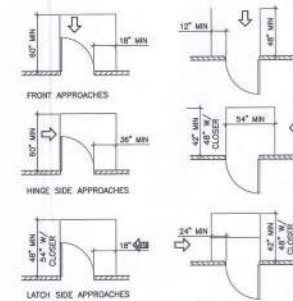
PROPOSED FLOOR PLAN SECOND FLOOR SCALE: 1/8" = 1'-0"

PROJECT NOTES:

- SEE PLANS BY GAMMA TECH INC. FOR BLOCK IMAGING FOR MORE INFORMATION & DETAILING OF THE CATH LAB.
- PROVIDE SHIELDING REQUIRED BY CODE AS DIRECTED BY CERTIFIED RADIOLOGY PHYSICIST FOR THE CATH LAB.

FINISH NOTES

- ALL MATERIALS TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS. PROVIDE ACTUAL SAMPLES OF ALL FINISHES FOR APPROVAL BY CLIENT PRIOR TO ORDER OR INSTALLATION.
- ALL PARTED SURFACES TO RECEIVE A MINIMUM OF ONE PRIMER COAT & TWO FINISH COATS (EXEMPT WALLS BE APPROVED EQUALS). COLOR TO BE SELECTED BY ARCHITECT/INT. DESIGNER & APPROVED BY OWNER.
- ALL DOORS & FRAMES SHALL BE FINISHED AS PER THE DOOR SCHEDULE. STAINS & DOOR FRAME PARTS SHALL BE SELECTED BY OWNER.
- NEW ACQUIS. TILE SHALL BE 2 X 2 "REGULAR EDGE" BY ARISTONITE SET IN PREFINISHED WHITE ALUM. GRID OF APPROVED EQUAL.
- ALL INTERIOR FINISHES SHALL MEET THE RESTRICTIONS OF THE 2020 F.B.C. AND THE 2020 F.P.C.
- CONTRACTOR SHALL DEVELOP BUDGET FOR FINISHES. PROVIDE ALTERNATE FOR TILE W/INCREASING IN RESTROOMS.
- PROVIDE THE FOLLOWING ALLOWANCES FOR UNFINISHED FLOOR FINISHES:
 - A. CARPET - \$ 15/ SQ. YD. INSTALLED
 - B. FLOOR TILE - \$ 6.00/ SQ. FT. INSTALLED
 - C. VINYL PLANKS - \$ 7.00/ SQ. FT. INSTALLED
 - D. STAINED CONC. - \$ 3.00/ SQ. FT. INSTALLED
- COORDINATE ALL WORK W/ DAVE SHAW & BROCK KROENBERG.



DOOR CLEARANCES

SCALE: N.T.S.

H.C. ACCESSIBILITY NOTES

- All work shall comply with all applicable provisions of the 2020 Florida Accessibility Code.
- Work shall include, but shall not be limited to, all designated thresholds, doorways, heights, counters, doors, hardware and restroom requirements.
- Provide lever type hardware on all personnel doors & stairs.
- All accessories for restrooms shall meet all applicable requirements of the Florida Accessibility Code.
- Provide latching in restrooms to resolve grab bars. Grab bars shall support 250 lbs. min.
- Insulate drain and hot water pipes in restrooms on per code.

INTERIOR WINDOW SCHEDULE

MARK	NO.	SIZE	FRAME	FINISH	GLASS	TYPE	REMARKS
A	1	12'-0" X 4'-0"	H.M.	PAINTED	LEADED GLASS	FIXED	SKILL @ 3'-0" A.F.F.
B	1	4'-0" X 4'-0"	H.M.	PAINTED	LEADED GLASS	FIXED	SKILL @ 3'-0" A.F.F.

WINDOW NOTES:

- ALL ARCHITECTURAL GLAZING MATERIALS AND INSTALLATION SHALL COMPLY W/ ALL APPLICABLE CODES AND REGULATIONS OF THE 2020 F.B.C.
- GLAZING SUPPLIER SHALL COORDINATE GLAZING INSTALLATION W/ A CERTIFIED RADIOLOGY PHYSICIST FOR SHIELDING REQUIREMENTS.
- VERIFY ALL WINDOW & OPENING SIZES AND QUANTITIES.

ROOM FINISH SCHEDULE

ROOM DESCRIPTION	FLOOR	BASE	WALLS	CEILING	HEIGHT	WAINS	REMARKS
RECEPTION LOBBY							SEE FINISH NOTES
WAITING AREA							
CORRIDORS							
LOBBY 2							
NURSE STATIONS							
PACU ROOMS							
DOCTOR OFFICE							
PROCEDURE CATH LAB							
SONOGRAPHY ROOM							
OPER. ROOM							
STRESS PET CT							
TRASH ROOM							
OV. ROOM							
L.V.S. ROOM							
RESTROOM							
BREAK ROOM							
IT ROOM							
JANITOR							
STORAGE ROOMS							
2nd FLOOR							
FOYER							
OFFICE AREAS							
RESTROOM							
CORRIDOR/BREAK AREA							

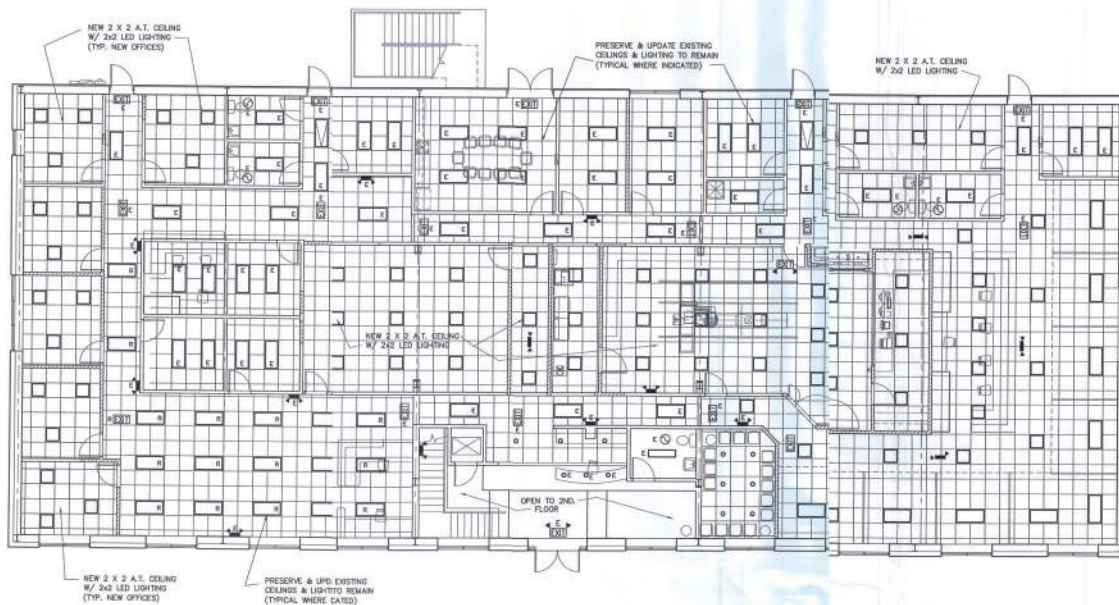
REVISIONS	DATE	BY	CHK	APP
1	01/11/2023	JM		
2	01/11/2023	JM		
3	01/11/2023	JM		
4	01/11/2023	JM		
5	01/11/2023	JM		

Architectural Resource Group, Inc.
298 Loraine Drive Suite 203 • Altamonte Springs, FL 32714 • (407) 714-9700

John X. Michalek
Professional Engineer
Date: 01/11/2023
Signature: [Signature]

PARTNERSHIP FOR STRONG FAMILIES
1211 SW BASCOM NORRIS DRIVE
LAKE CITY, FLORIDA

A-2
SHEET NO. 3 OF 4



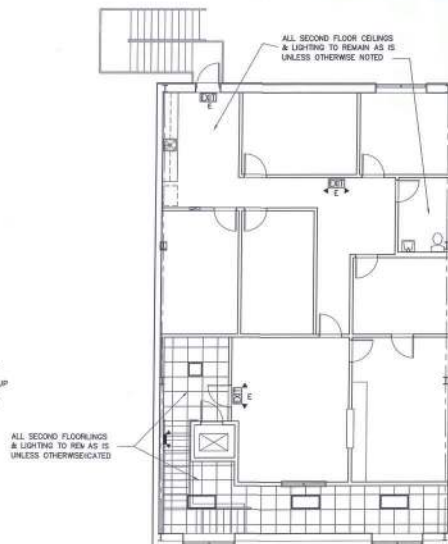
1 REFLECTED CEILING PLAN
FIRST FLOOR SCALE: 1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

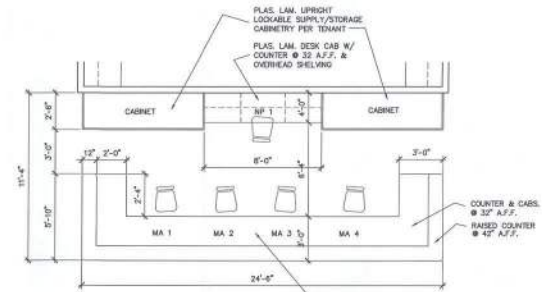
- SMOOTH DRYWALL CEILING
- 2x2 SUSPENDED ACOUSTICAL TILE AND GRID CEILING
- 2x2 LED LIGHT FIXTURE
- 2x2 LED LIGHT FIXTURE
- 1x4 (2) LAMP LIGHT FIXTURE
- 1x4 (1) LAMP LIGHT FIXTURE
- 4" LED DOWN LIGHT
- 4" WP DOWN LIGHT
- PENDANT LIGHT
- CEILING MOUNTED LED LIGHT
- FEATURE PENDANT LIGHT
- WALL MOUNTED VANTY LIGHT
- EXTERIOR WALL SCOSSE
- EXT LIGHT W/BATTERY BACKUP
- EXT/DMER LIGHT W/BATTERY BACKUP
- CEILING EMER LIGHT W/BATTERY BACKUP
- WALL EMER LIGHT W/BATTERY BACKUP
- ELEC. JUNCTION BOX
- SPEAKER LOCATION
- EXHAUST FAN

LIGHTING NOTES:

- SEE SHEET E-X FOR FURTHER LIGHTING DETAILS.
- PROVIDE MOTION SENSOR SWITCHES OR TIME CLOCK SHUTOFF TO MEET THE ENERGY CODE PROVISIONS OF THE 2020 F.B.C.



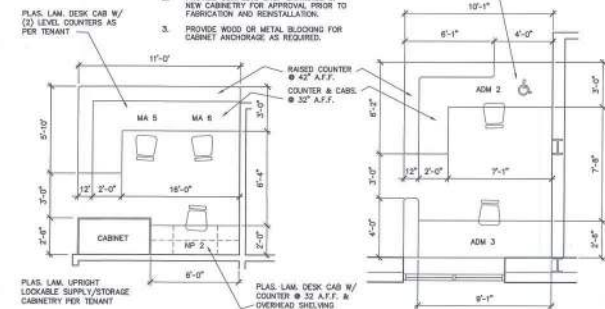
2 REFLECTED CEILING PLAN
SECOND FLOOR SCALE: 1/8" = 1'-0"



NURSE STATION 1

CABINERY NOTES:

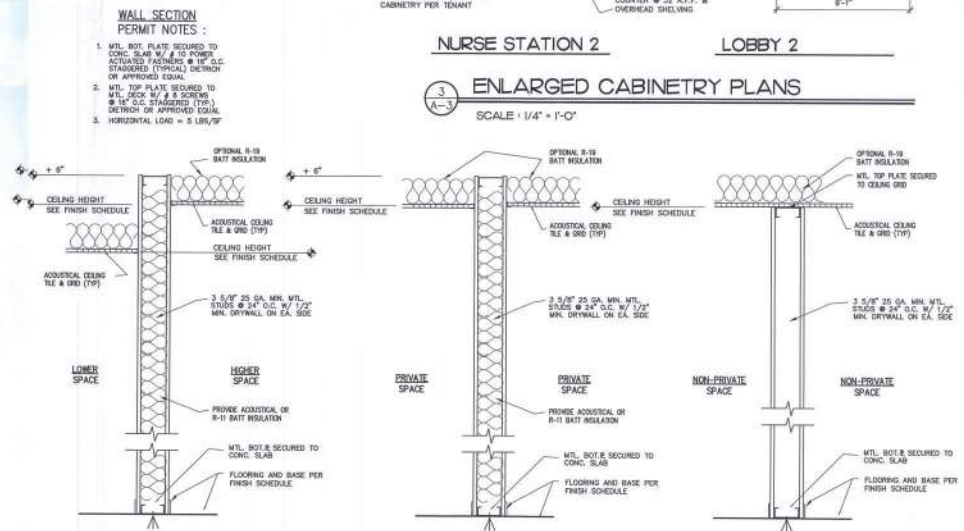
- ALL NOTES AND DIMENSIONS ARE TYP. FOR SUBSEQUENT DRAWINGS UNLESS OTHERWISE INDICATED.
- PROVIDE COMPLETE SHOP DRAWINGS OF NEW CABINERY FOR APPROVAL, PRIOR TO FABRICATION AND REINSTALLATION.
- PROVIDE WOOD OR METAL BLOODING FOR CABINET ANCHORAGE AS REQUIRED.



NURSE STATION 2

LOBBY 2

3 ENLARGED CABINERY PLANS
SCALE: 1/4" = 1'-0"



4 WALL SECTION
SCALE: 1/2" = 1'-0"

5 WALL SECTION
SCALE: 1/2" = 1'-0"

6 WALL SECTION
SCALE: 1/2" = 1'-0"

TYPICAL WALL SECTIONS

DATE	1/10/2023	FILE	21/07/23	USER	JAM	PHASE	ADDITIONAL	NO.	CA
REVISIONS									

Architectural Resource Group, Inc.
299 Loraine Drive Suite 2003 • Altamonte Springs, FL 32714 • (407) 774-6700

John X Michel
Design
2023.02.23
04:00

TENANT IMPROVEMENT PLANS
PARTNERSHIP FOR STRONG FAMILIES
1211 SW BASCOM NORRIS DRIVE
LAKE CITY, FLORIDA

A-3
SHEET PROJECT
SET NO.
Sht. 4 of 4