

TOMMY SMITH ELEMENTARY PLAYGROUND ENCLOSURE

PANAMA CITY, FLORIDA

CONSTRUCTION DOCUMENTS
MARCH 6, 2026



**BAY DISTRICT SCHOOLS
SCHOOL BOARD MEMBERS**

SUPERINTENDENT	*	MARK McQUEEN
DISTRICT 1	*	JERRY REGISTER
DISTRICT 2	*	ANN LEONARD
DISTRICT 3	*	CHRIS MOORE
DISTRICT 4	*	WINSTON CHESTER
DISTRICT 5		STEVE MOSS



BAY COUNTY. FLORIDA



2211 NAVY BLVD, SUITE 100
PANAMA CITY BEACH, FLORIDA
PHONE: (850) 236-9832

Commission Number: 25873

STRUCTURAL

ATLAS ENGINEERING AND CONSULTING
455 HARRISON AVE. STE B
PANAMA CITY, FL 32401
PHONE: (850) 708-5964

MECHANICAL / PLUMBING / ELECTRICAL

WATFORD ENGINEERING, INC.
4471 CLINTON STREET
MARIANNA, FL 32446
PHONE: (850) 526-3447

LIFE SAFETY CODE INFORMATION

USE AND OCCUPANCY CLASSIFICATION:

OCCUPANCY CLASSIFICATION:
- BUSINESS GROUP B (FBC 304.1)

CONSTRUCTION TYPE: II B NON-COMBUSTIBLE / UNPROTECTED (FBC 602.2)

BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. ALLOWABLE BUILDING AREA/HEIGHT/STORIES (FBC 503) ARE SHOWN TO INCLUDE SPRINKLER SYSTEM INCREASES PER FBC 504.3, FBC 504.4 AND FBC 506.2.

GENERAL BUILDING HEIGHT AND AREA:

	ALLOWED	PROVIDED
BUILDING HEIGHT (TABLE 504.3a) B AND S OCCUP. (11B/5):	15 FT	VARIES TO 22'-0" +/- MAX
NO. OF STORIES (TABLE 504.4) B OCCUP. (11B/5):	4	1
BUILDING AREA (TABLE 506.2) B OCCUP. (11B/5):	92,000 SF.	3852 SF.
TOTAL BUILDING AREA		3852 SF.

OCCUPANT LOAD:

OCCUPANT TYPE:	FLOOR AREA / MAX FLOOR AREA ALLOW. PER OCCUP.	NO. OCCUP.
BUSINESS	3852 / 100 SF. GROSS	39

TOTAL DESIGN OCCUPANT LOAD: 39

MEANS OF EGRESS:

	REQUIRED	PROVIDED
NUMBER OF EXITS (TABLE 1006.3.2):	2	2
MIN. CORRIDOR WIDTH (1005.3.2):	44	N/A
MAX. TRAVEL DISTANCE (1011.2) - BUSINESS (B):	300	60
MAX. COMMON PATH TRAVEL OCCUP. LOAD OVER 30 (SPRINKLERED) (TABLE 1006.2.1) - BUSINESS (B):	100	N/A

MISCELLANEOUS:

FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS (FBC TABLE 601): 0 REQUIRED (ALL)
CORRIDOR FIRE RATING (FBC 1002.1): B NOT REQUIRED

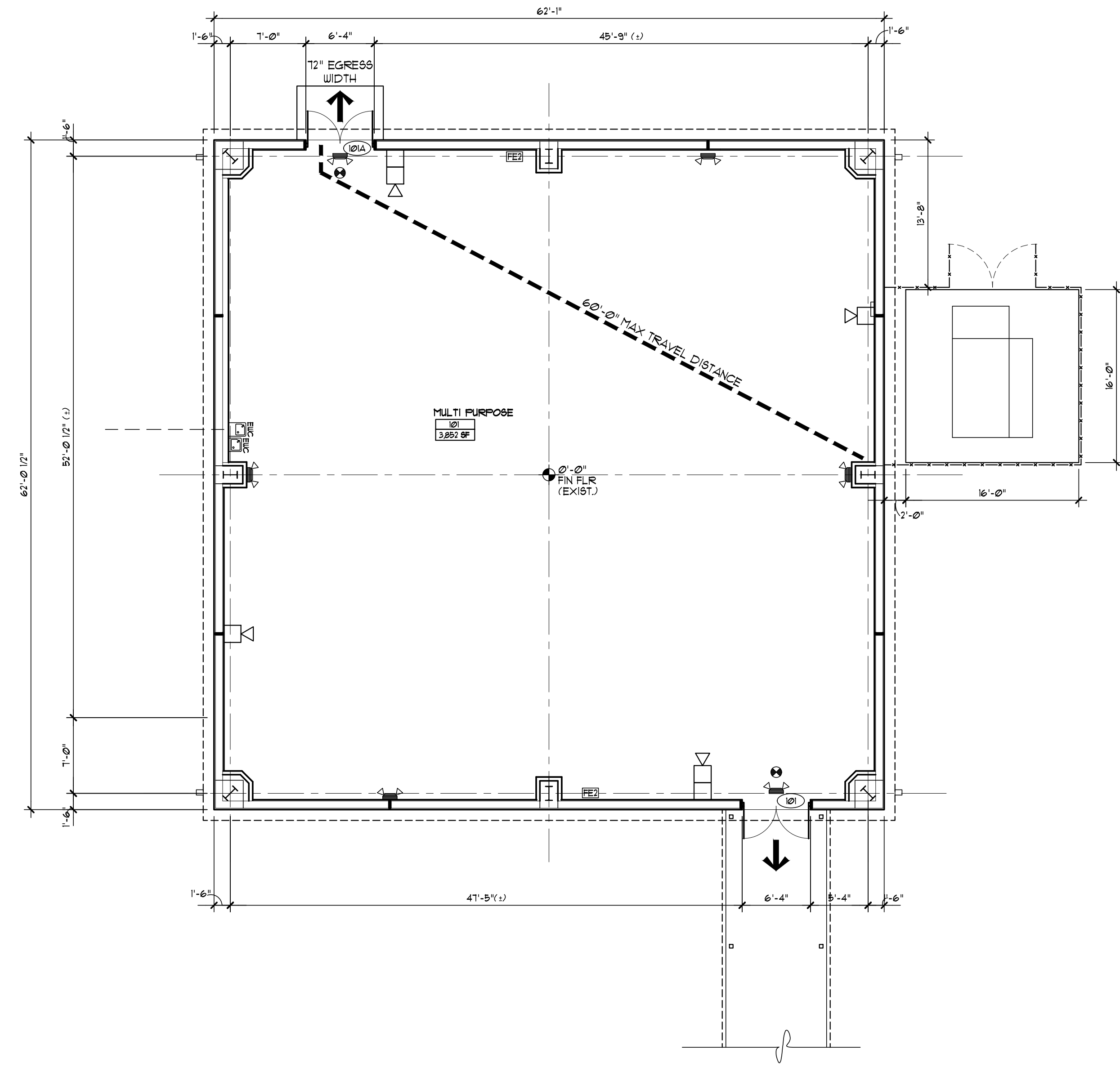
OTHER:
INTERIOR FINISHES: A RATING
FIRE ALARMS: MANUAL FIRE ALARM NOT REQUIRED
SPRINKLERS SYSTEM: REQUIRED / PROVIDED
FIRE EXTINGUISHERS: REQUIRED / PROVIDED
EXIT SIGNS: REQUIRED / PROVIDED
EMERGENCY LIGHTING: REQUIRED / PROVIDED

SYMBOL LEGEND

- ↳ EMERGENCY BATTERY PACK FIXTURE
- ⊗ EXIT LIGHT FIXTURE
- ⊗ SMOKE DETECTOR
- ⊗ HEAT DETECTOR
- MANUAL PULL STATION
- ⊗ FIRE ALARM SPEAKER/STROBE
- ⊗ FACP: FIRE ALARM CONTROL PANEL
- GYM SPACE NAME
- 1 SPACE NUMBER
- 3,724 SF SQUARE FOOTAGE
- O.L.+248 OCCUPANCY LOAD PER TABLE 1004.1
(1) OCCUPANT PER 15 GSF
- ⊗ SEMI-RECESSED FIRE EXTINGUISHER
- ⊗ BRACKET MOUNTED FIRE EXTINGUISHER
- PRIMARY EGRESS
- SECONDARY EGRESS
- PATH OF TRAVEL

NOTES

1. THIS BUILDING DOES "NOT" REQUIRE APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH FBC 903.3.1.
2. THIS LIFE SAFETY PLAN IS PROVIDED FOR REVIEW ONLY. SEE PLANS & SPECIFICATIONS FOR COMPLETE SCOPE AND REQUIREMENTS OF SYSTEMS AND CONSTRUCTION.
3. NOT ALL LEGEND SYMBOLS MAY BE USED. SEE PLAN.
4. SEE MEP & FP DOCUMENTS FOR ADDITIONAL INFORMATION ON SYSTEMS REQUIREMENTS AND SCOPE.
5. SEE INDEX SHEET FOR ALL CODE REQUIREMENTS.



REVISIONS

NO.	DESCRIPTION	DRAWN	CHECKED	DATE

PHASE

	DRAWN	CHECKED	DATE
SCHEMATIC DESIGN	MAY	SLB	11/21/25
DESIGN DEVELOPMENT	TSH	-	01/23/26
CONSTRUCTION DOCUMENTS	TSH	-	03/06/26

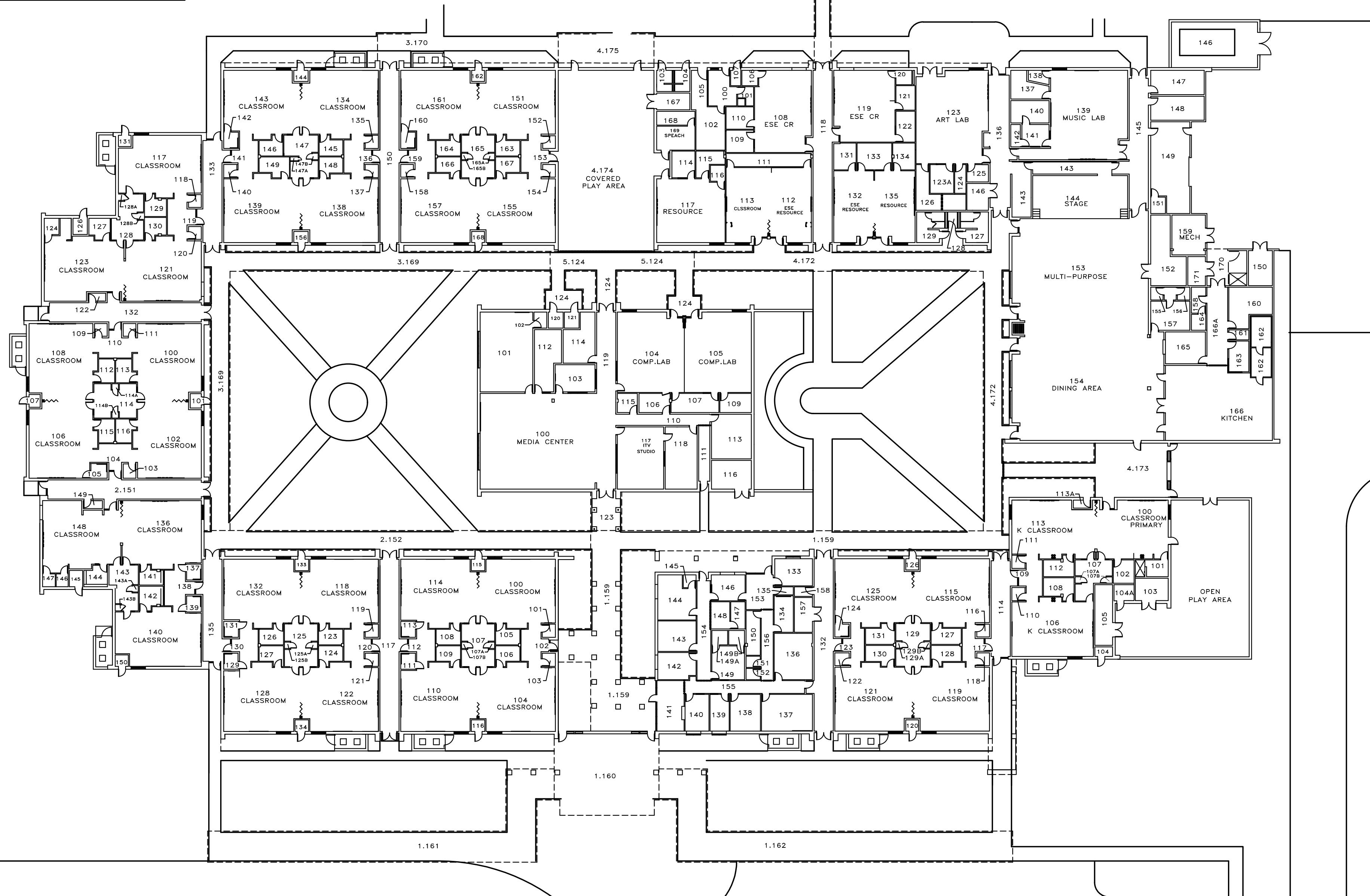
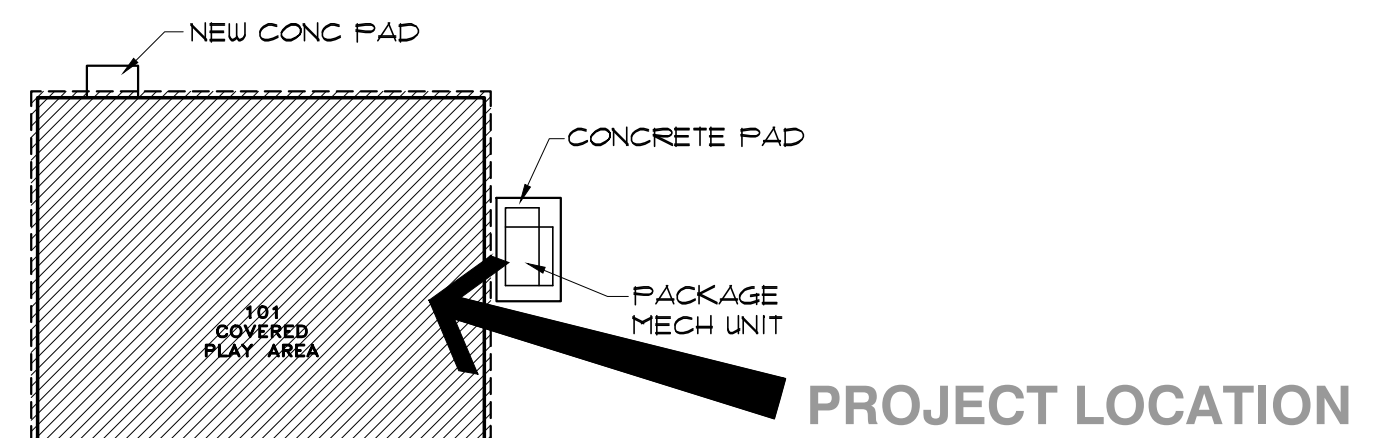
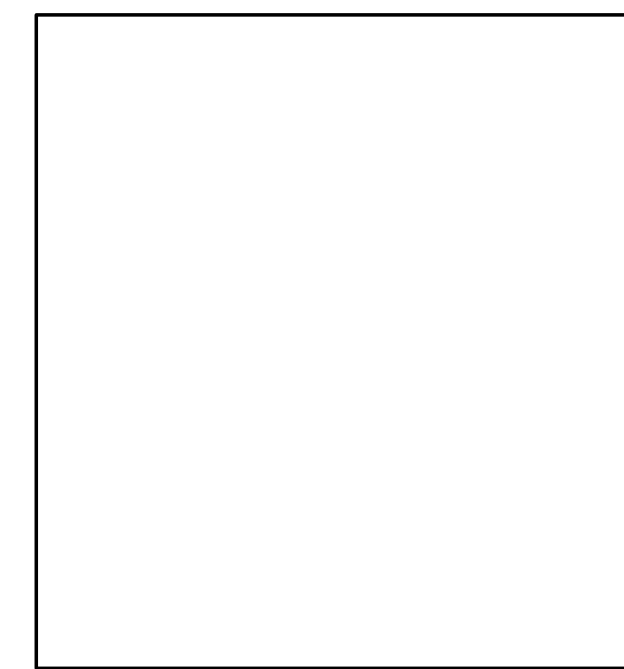
JRA ARCHITECTS 2211 NAVY BLVD, STE 100
PANAMA CITY BEACH, FL
PHONE: (850) 236-9832
Commission Number: 25813

CONSULTANTS:

PROJECT:
BAY DISTRICT SCHOOLS COVERED PLAY ENCLOSURE TOMMY SMITH ELEMENTARY
PANAMA CITY, FLORIDA

SHEET TITLE:
LIFE SAFETY PLAN

SHEET NUMBER:
LS1.1



ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



REVISIONS				
NO.	DESCRIPTION	DRAWN	CHECKED	DATE

PHASE			
	DRAWN	CHECKED	DATE
SCHEMATIC DESIGN	MAY	SLB	11/21/25
DESIGN DEVELOPMENT	TSH	-	01/23/26
CONSTRUCTION DOCUMENTS	TSH	-	03/06/26

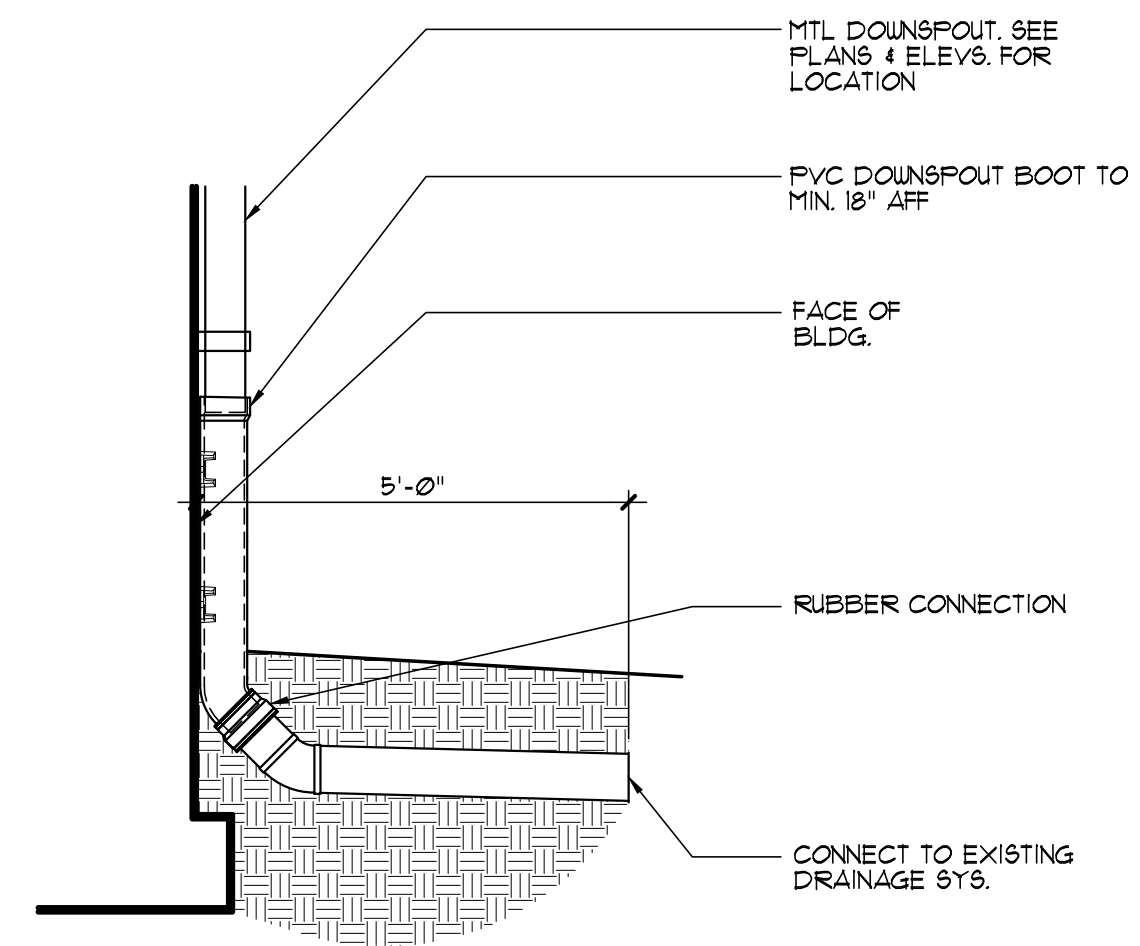
JRA ARCHITECTS 2211 NAVY BLVD, STE 100
PANAMA CITY BEACH, FL
PHONE: (850) 236-9832
Commission Number: 25873

CONSULTANTS:

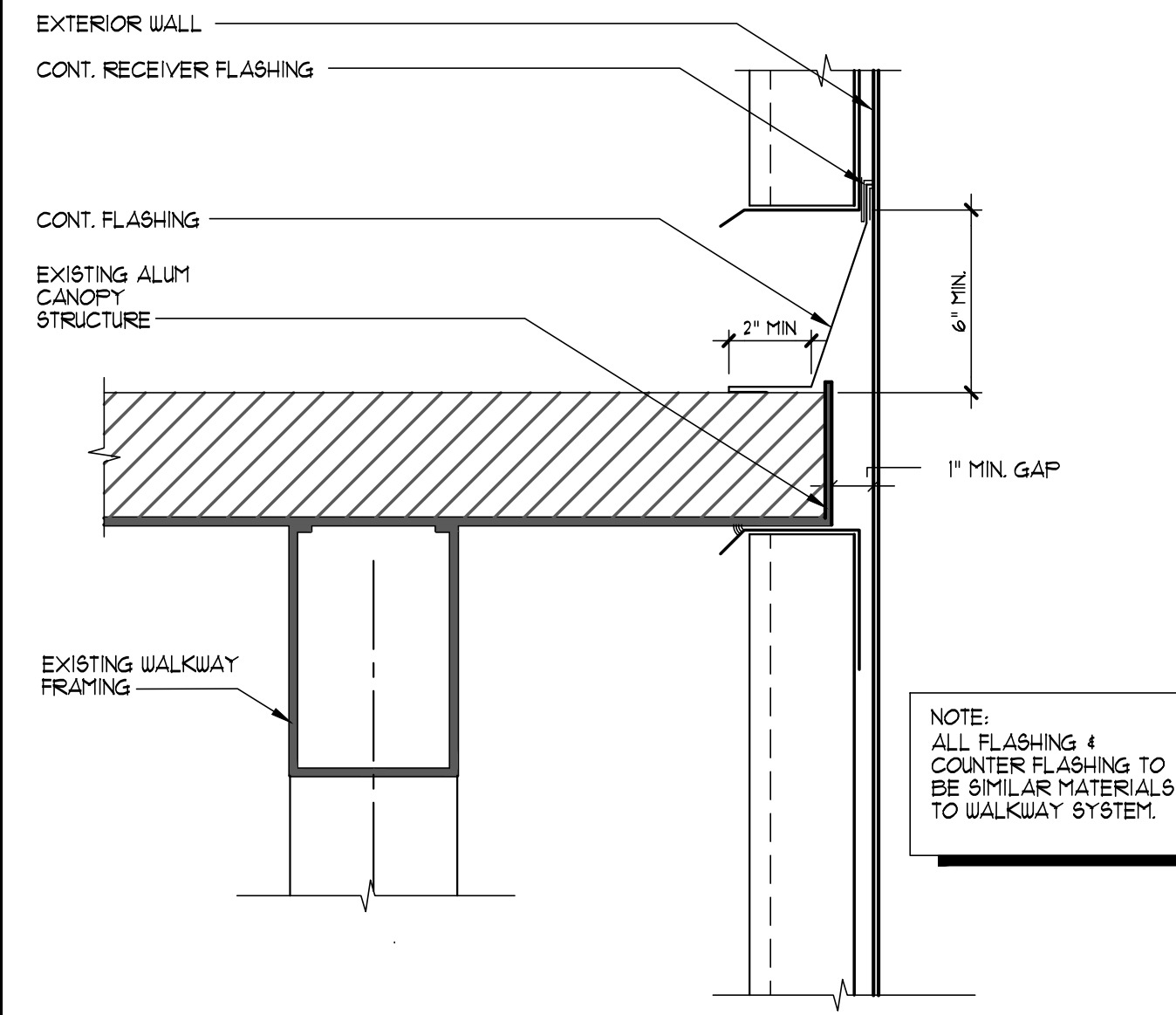
PROJECT:
**BAY DISTRICT SCHOOLS
COVERED PLAY ENCLOSURE
TOMMY SMITH ELEMENTARY**
PANAMA CITY, FLORIDA

SHEET TITLE:
**ARCHITECTURAL
SITE PLAN**

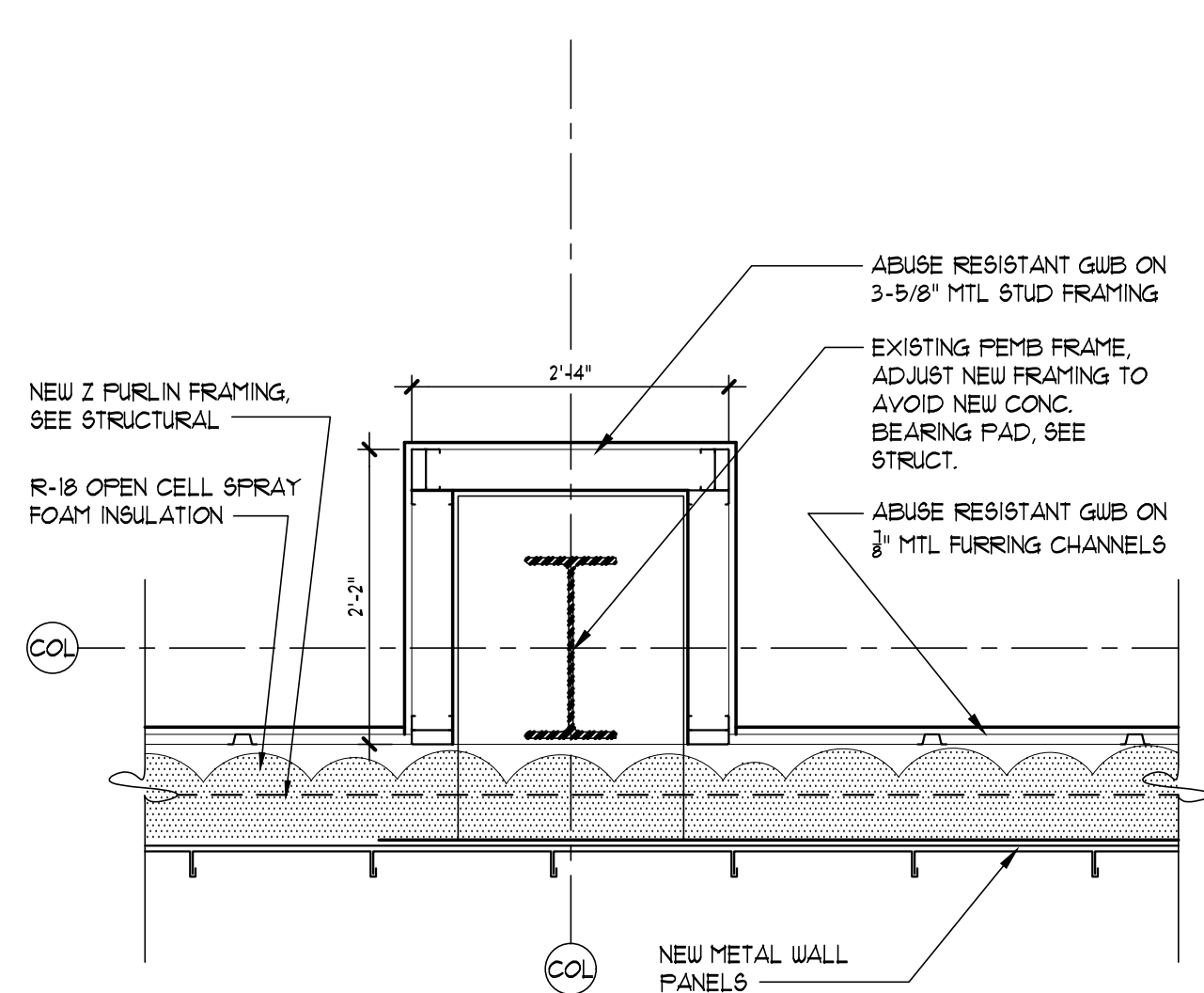
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A0.1



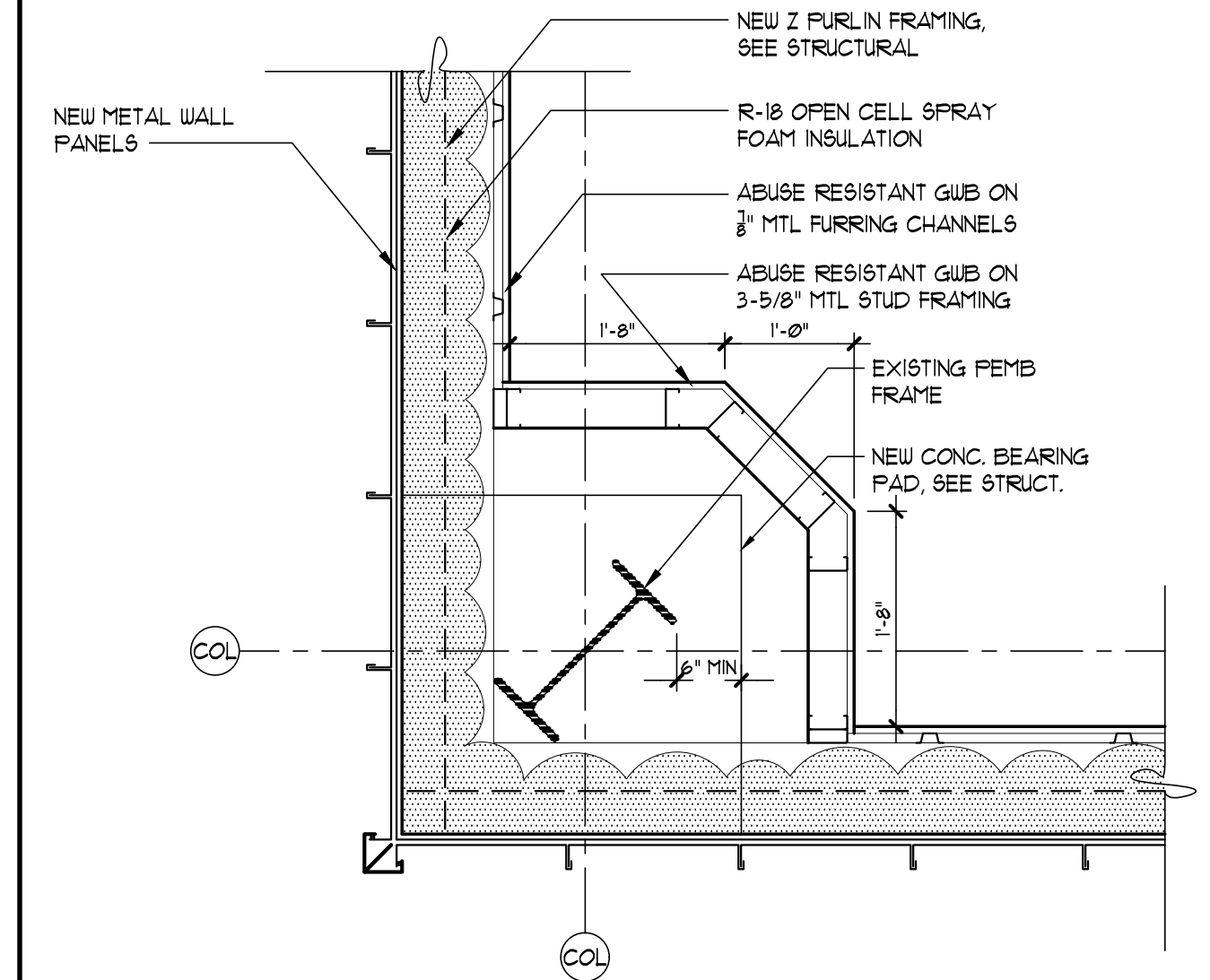
4 TYPICAL D.S. CONNECTION
SCALE: 3/4" = 1'-0"



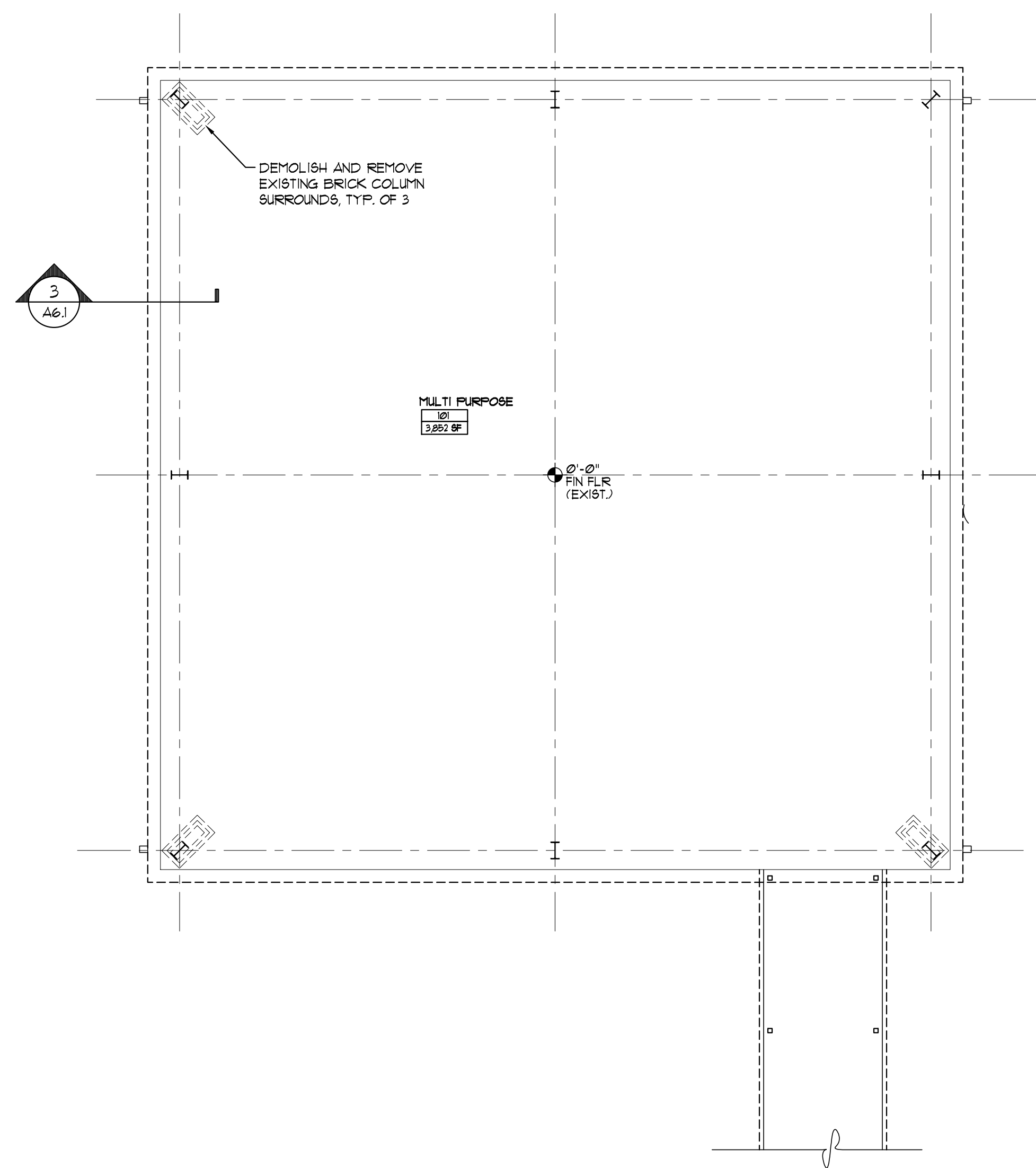
3 CANOPY AT WALL
SCALE: 3" = 1'-0"



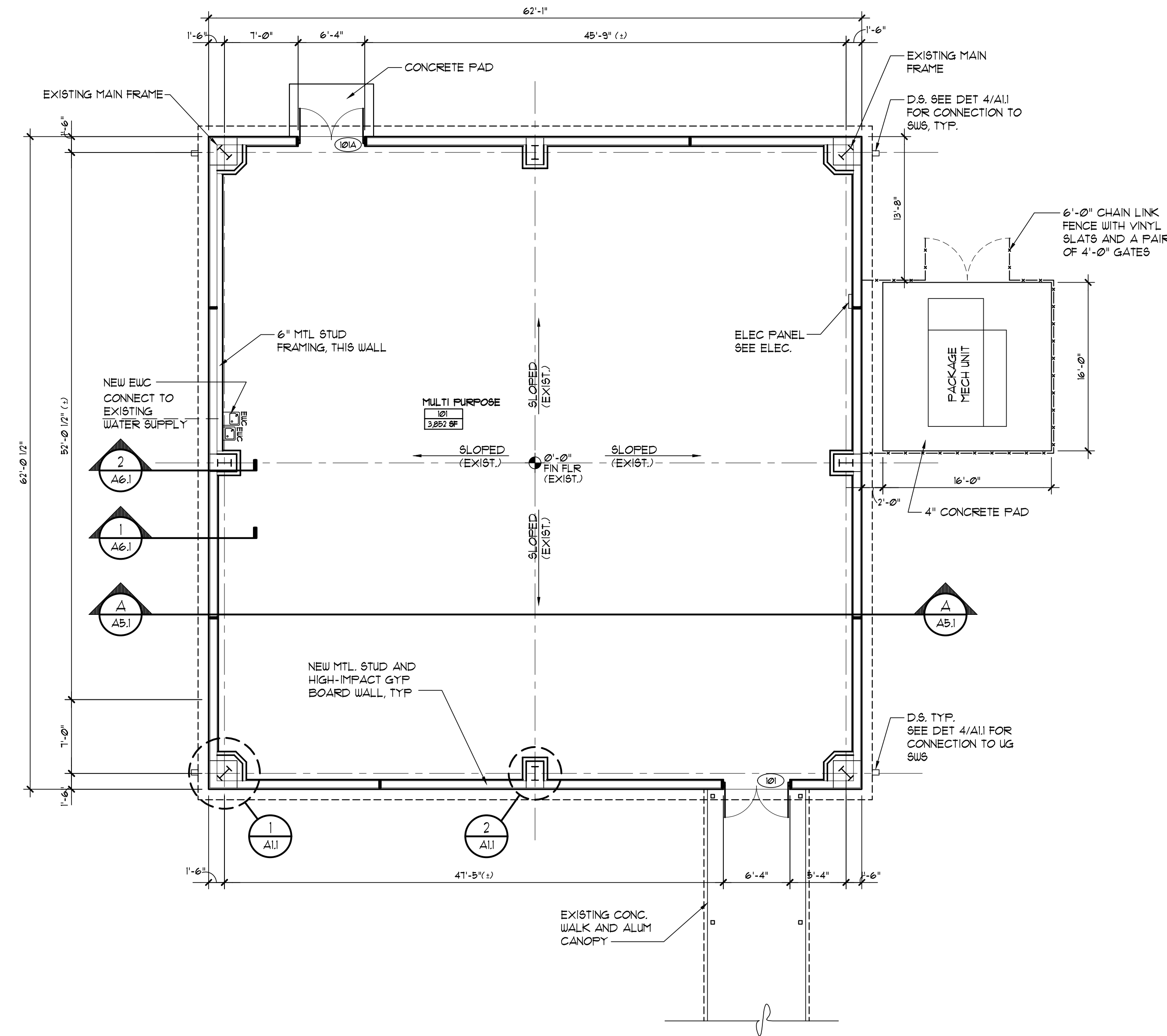
2 PLAN DETAIL
SCALE: 3/4" = 1'-0"



1 PLAN DETAIL
SCALE: 3/4" = 1'-0"



DEMOLITION PLAN
SCALE: 1/8" = 1'-0"
NORTH



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

REVISIONS

NO.	DESCRIPTION	DRAWN	CHECKED	DATE

PHASE

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DESIGN DEVELOPMENT	TSH	-	01/23/26
CONSTRUCTION DOCUMENTS	TSH	-	03/06/26

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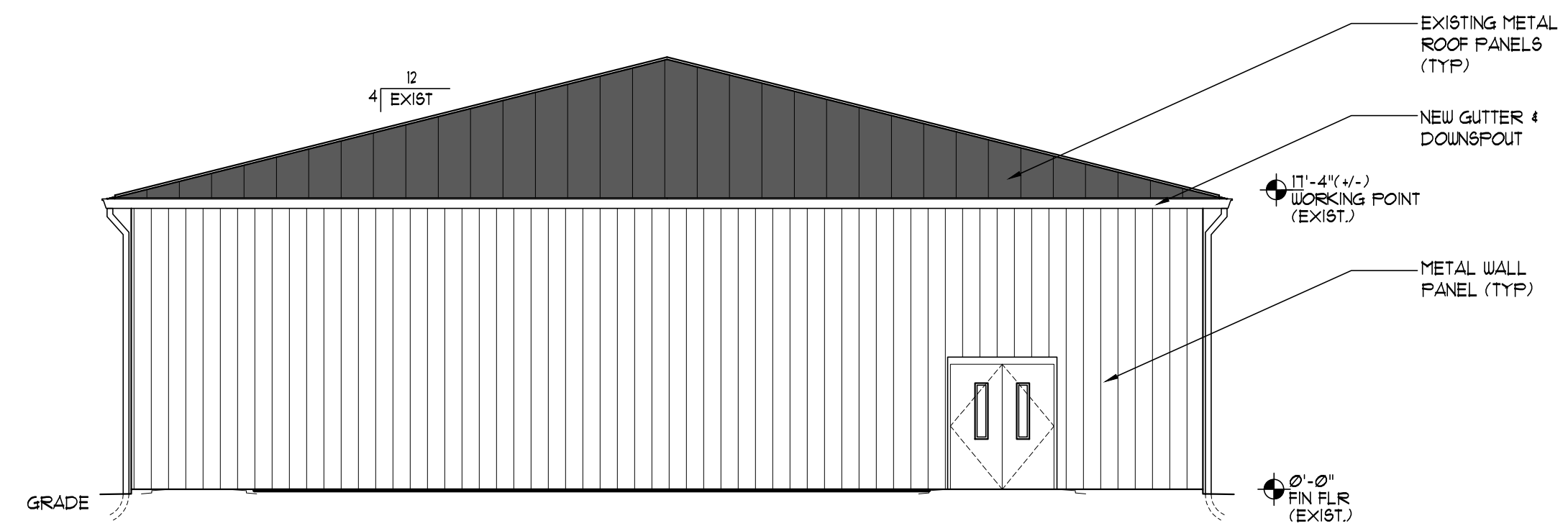
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PROJECT:

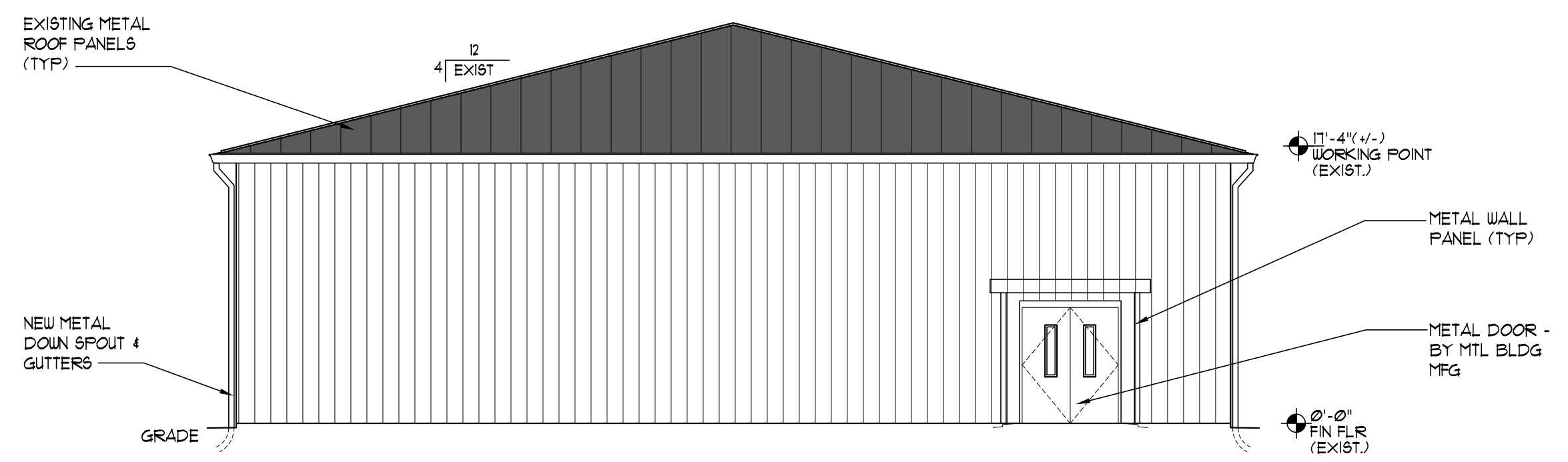
BAY DISTRICT SCHOOLS COVERED PLAY ENCLOSURE TOMMY SMITH ELEMENTARY
PANAMA CITY, FLORIDA

SHEET TITLE:
FLOOR PLANS

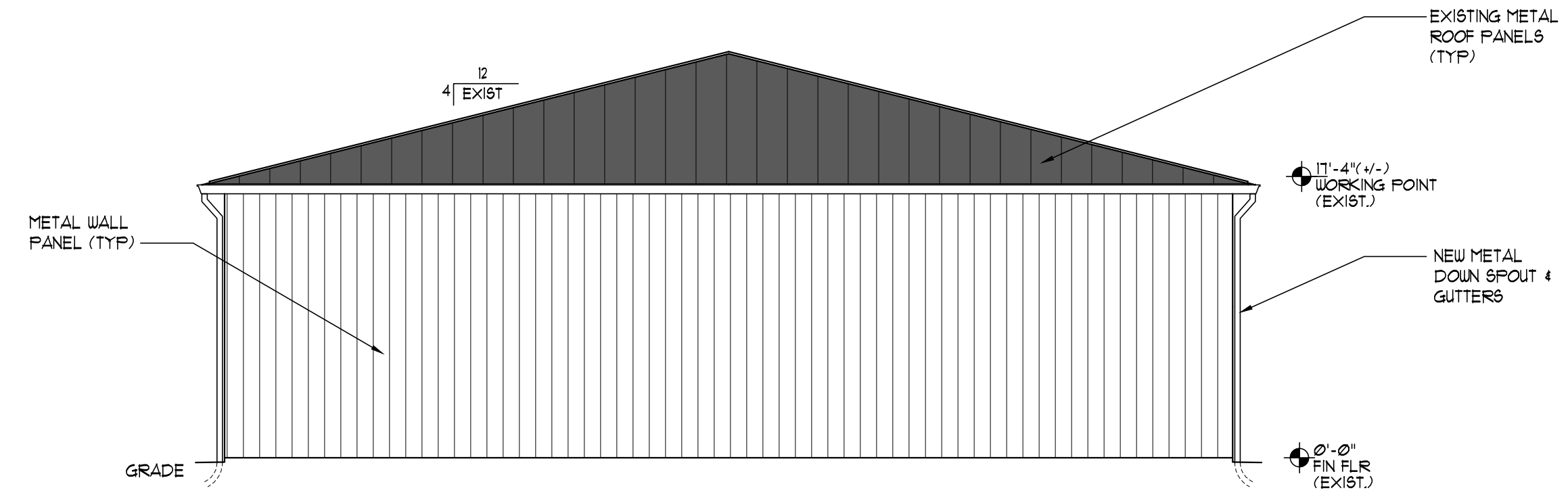
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A1.1



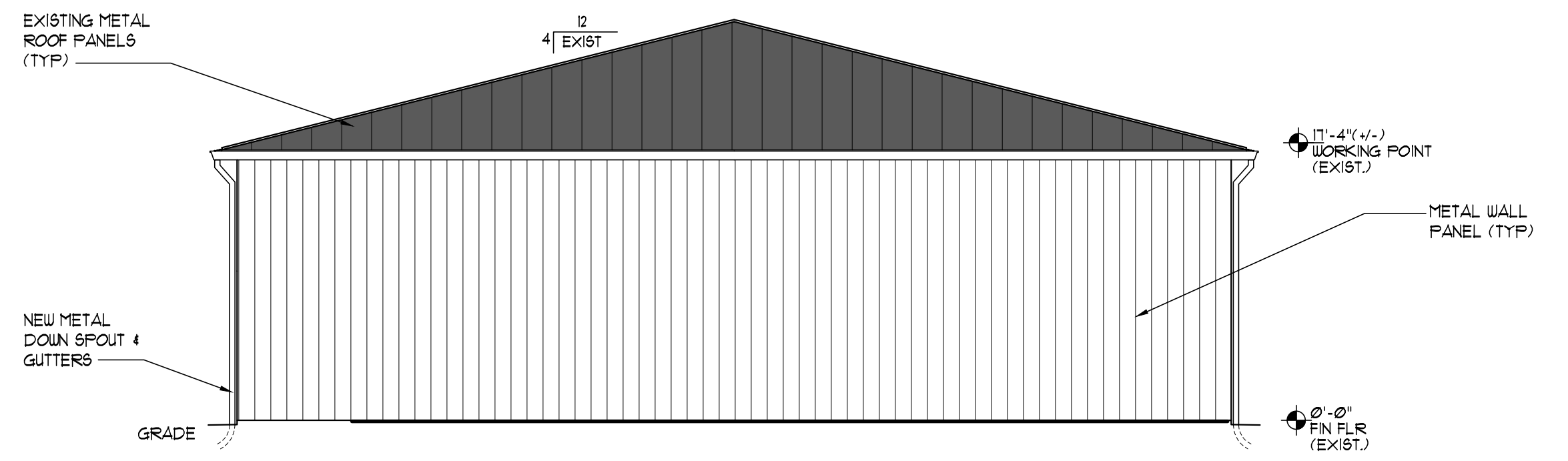
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



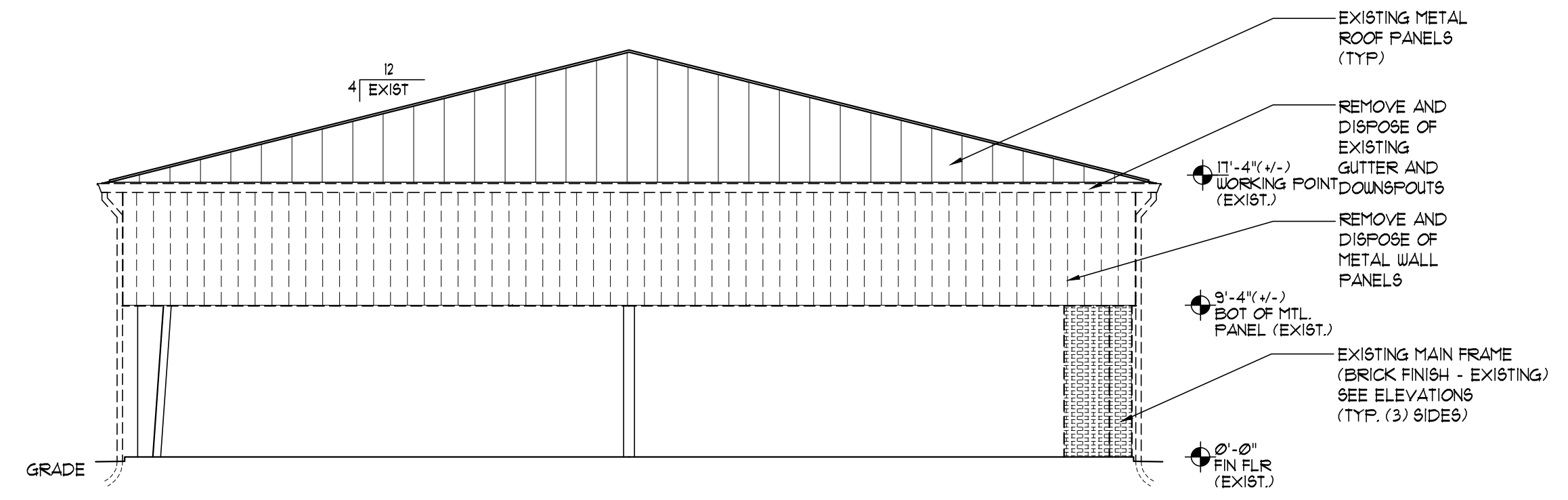
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



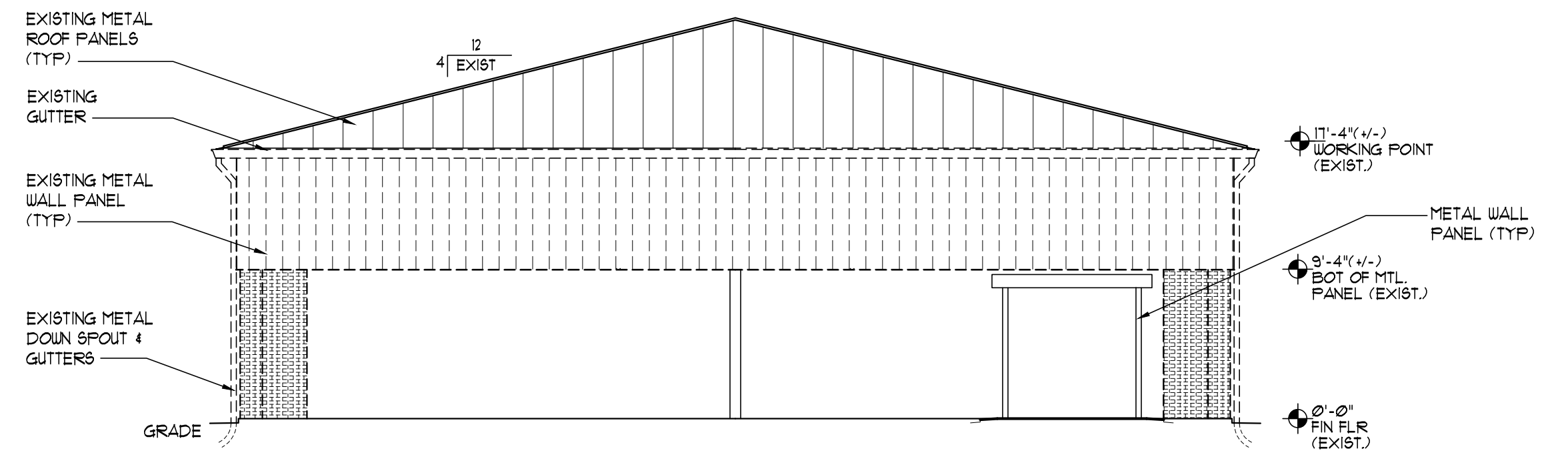
WEST ELEVATION
SCALE: 1/8" = 1'-0"



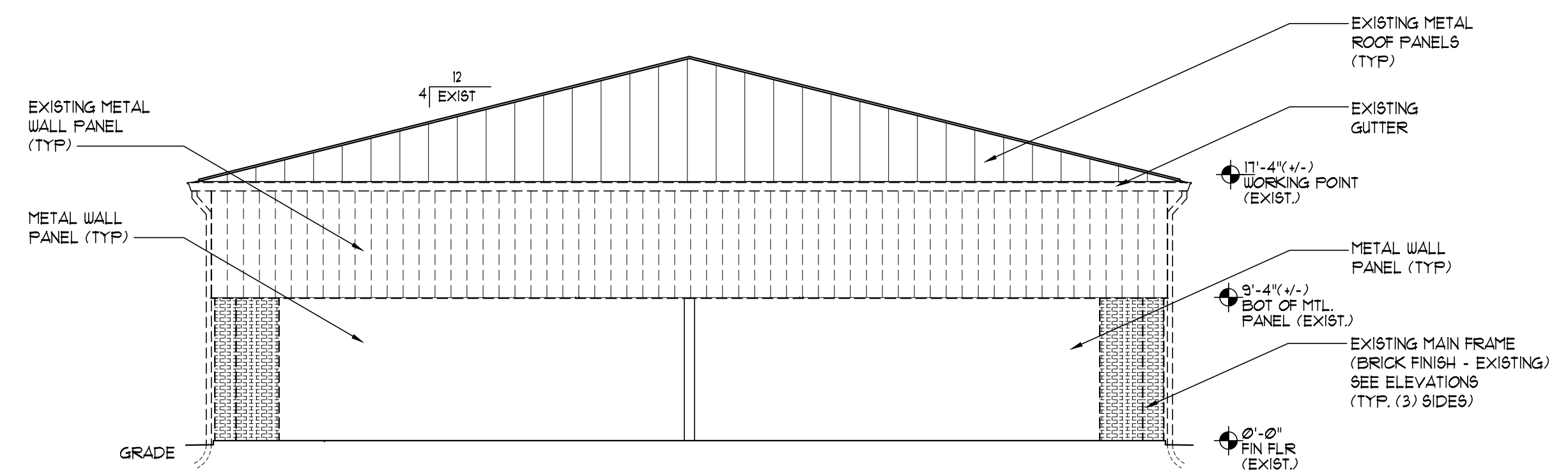
EAST ELEVATION
SCALE: 1/8" = 1'-0"



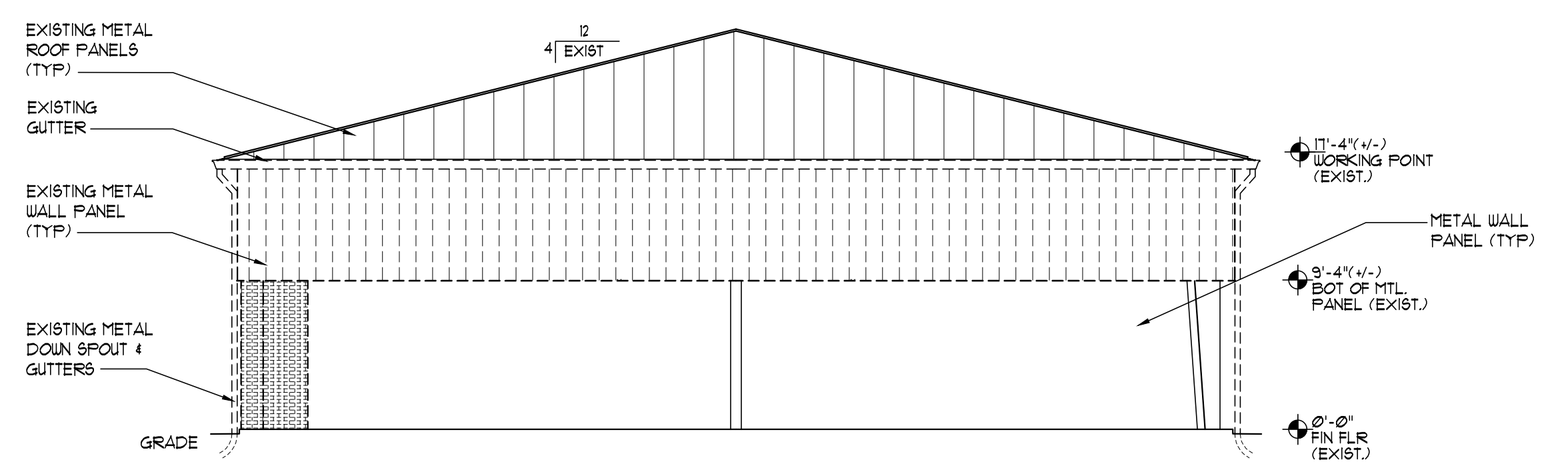
DEMO NORTH ELEVATION
SCALE: 1/8" = 1'-0"



DEMO SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



DEMO WEST ELEVATION
SCALE: 1/8" = 1'-0"



DEMO EAST ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS				
NO.	DESCRIPTION	DRAWN	CHECKED	DATE
PHASE				
		DRAWN	CHECKED	DATE
SCHEMATIC DESIGN		MAY	SLB	11/21/25
DESIGN DEVELOPMENT		TSH	-	01/23/26
CONSTRUCTION DOCUMENTS		TSH	-	03/06/26

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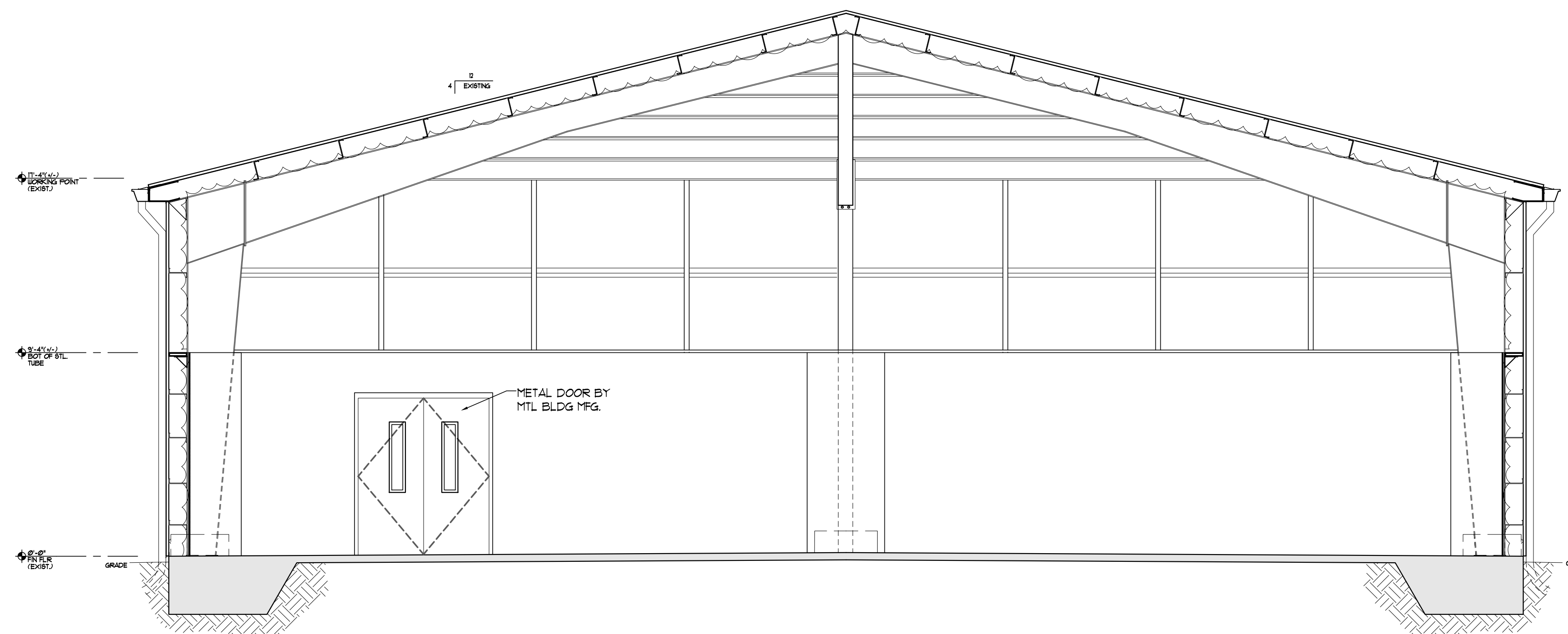
CONSULTANTS:

PROJECT:

BAY DISTRICT SCHOOLS COVERED PLAY ENCLOSURE TOMMY SMITH ELEMENTARY
PANAMA CITY, FLORIDA

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
A4.1



A BUILDING SECTION
SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DRAWN	CHECKED	DATE

PHASE

PHASE	DRAWN	CHECKED	DATE
SCHEMATIC DESIGN	MAY	SLB	11/21/25
DESIGN DEVELOPMENT	TSH	-	01/23/26
CONSTRUCTION DOCUMENTS	TSH	-	03/06/26

JRA ARCHITECTS 2211 NAVY BLVD, STE 100
PANAMA CITY BEACH, FL
PHONE: (850) 236-9832
Commission Number: 25873

CONSULTANTS:

PROJECT:

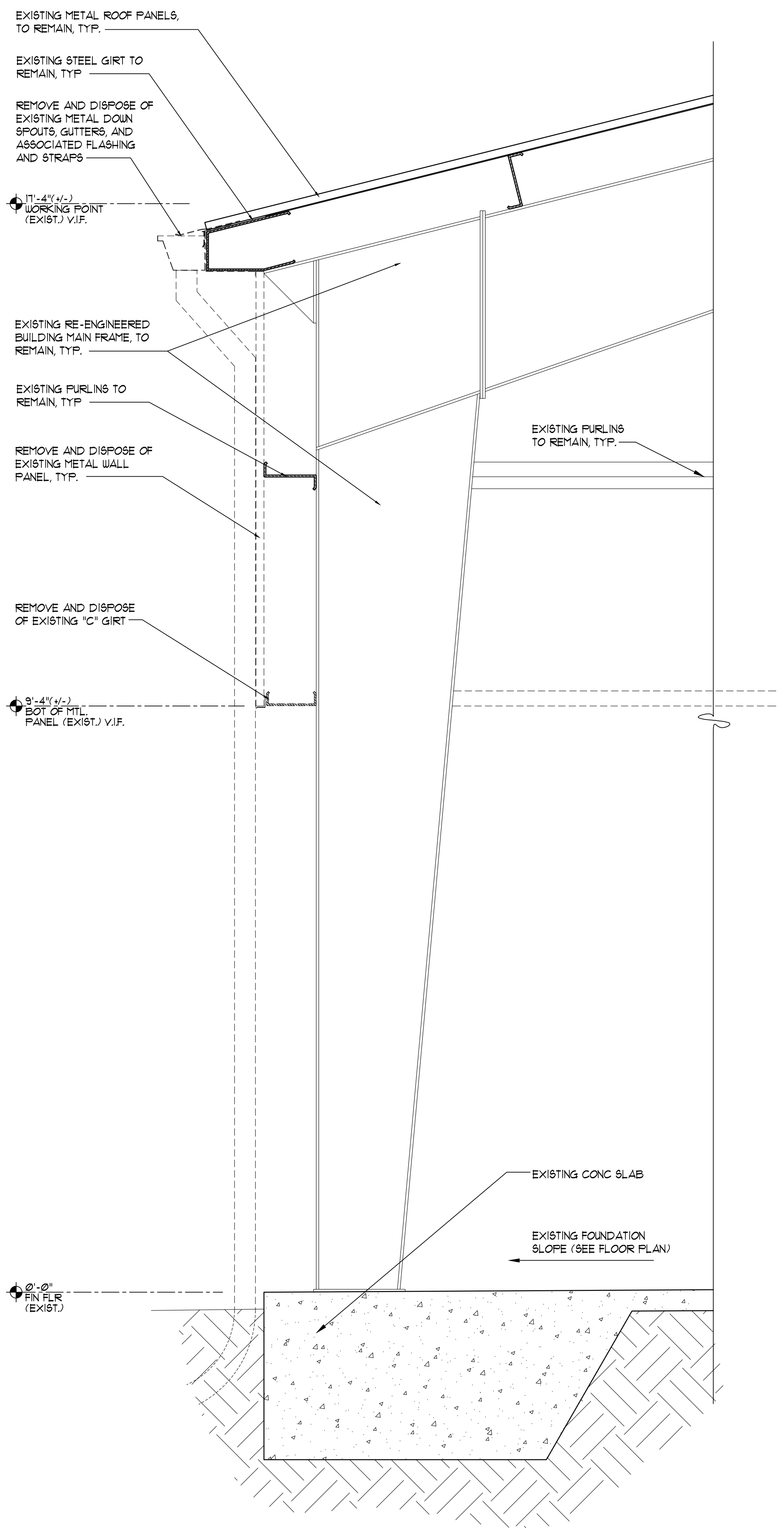
**BAY DISTRICT SCHOOLS
COVERED PLAY ENCLOSURE
TOMMY SMITH ELEMENTARY**
PANAMA CITY, FLORIDA

SHEET TITLE:

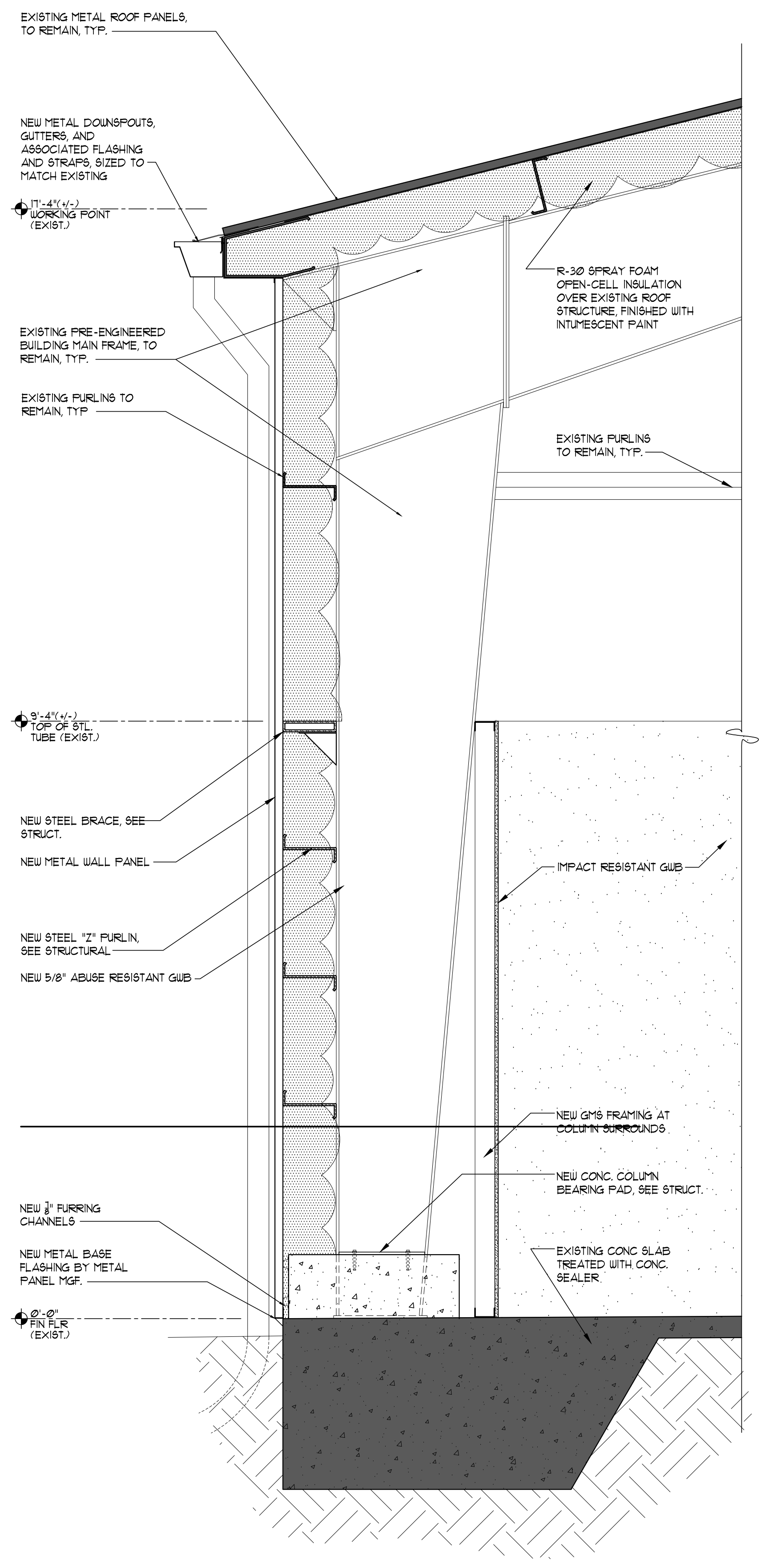
BUILDING SECTION

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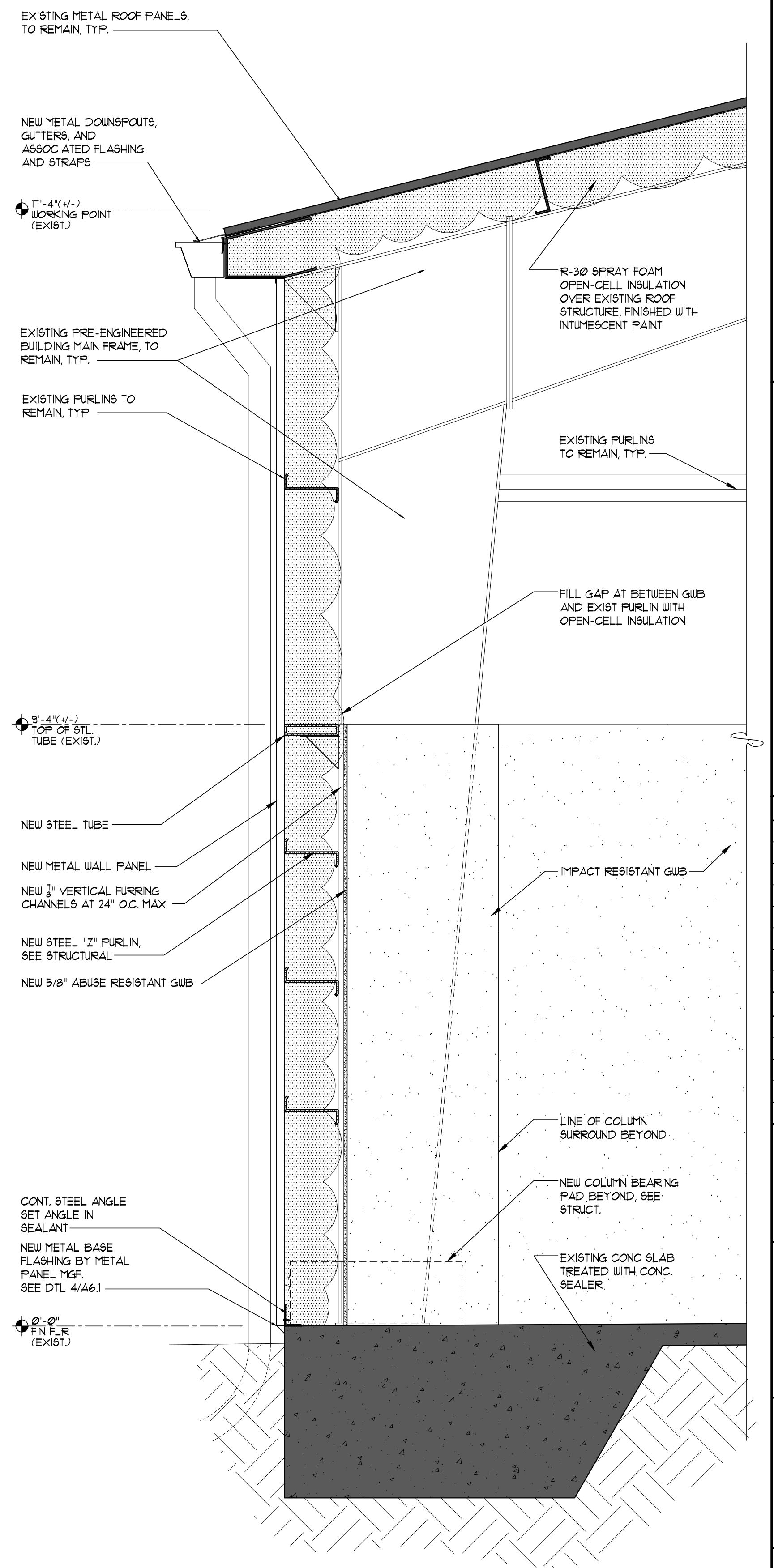
A5.1



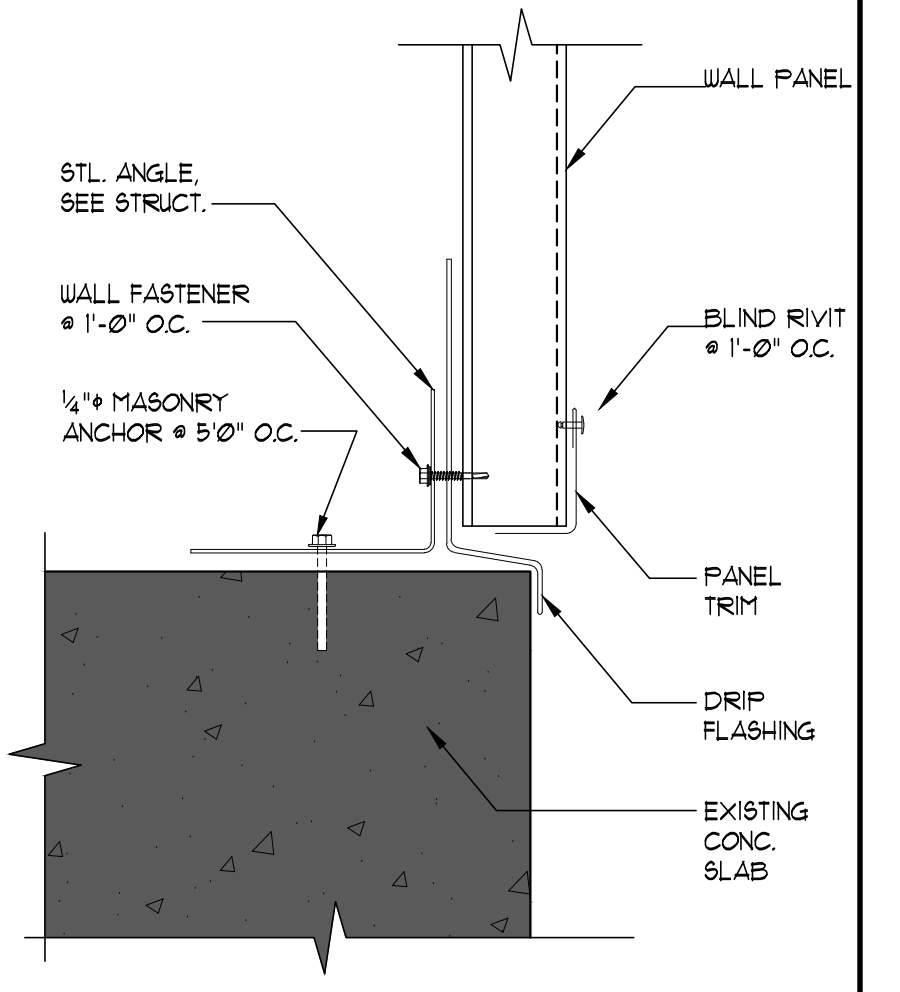
3 DEMO WALL SECTION
SCALE: 3/4" = 1'-0"



2 WALL SECTION - NEW WORK AT COLUMN
SCALE: 3/4" = 1'-0"



1 WALL SECTION - NEW WORK
SCALE: 3/4" = 1'-0"



4 WALL PANEL DETAIL
SCALE: 3" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DRAWN	CHECKED	DATE

PHASE

PHASE	DRAWN	CHECKED	DATE
SCHEMATIC DESIGN	MAY	SLB	11/21/25
DESIGN DEVELOPMENT	TSH	-	01/23/26
CONSTRUCTION DOCUMENTS	TSH	-	03/06/26

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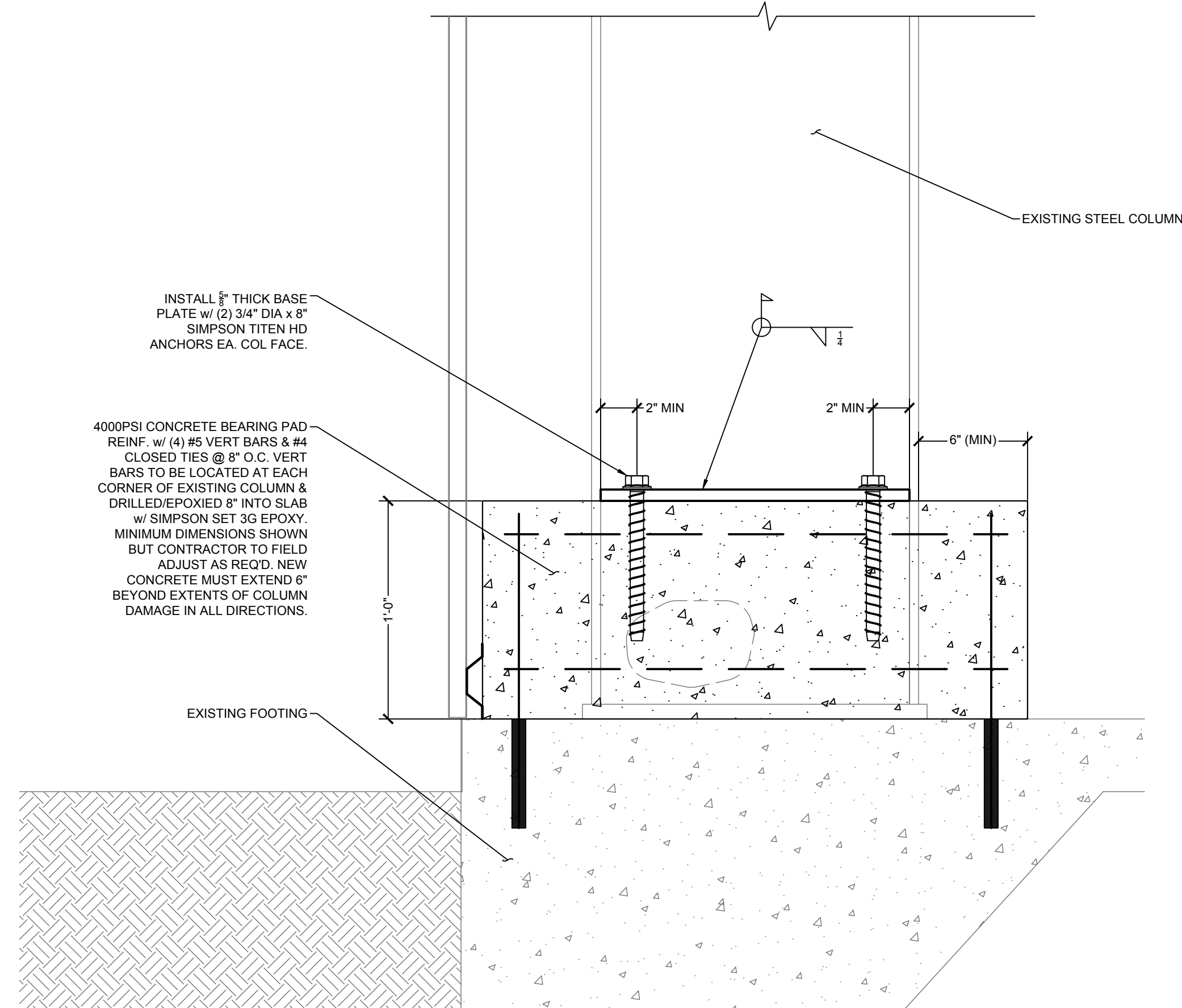
CONSULTANTS:

PROJECT:

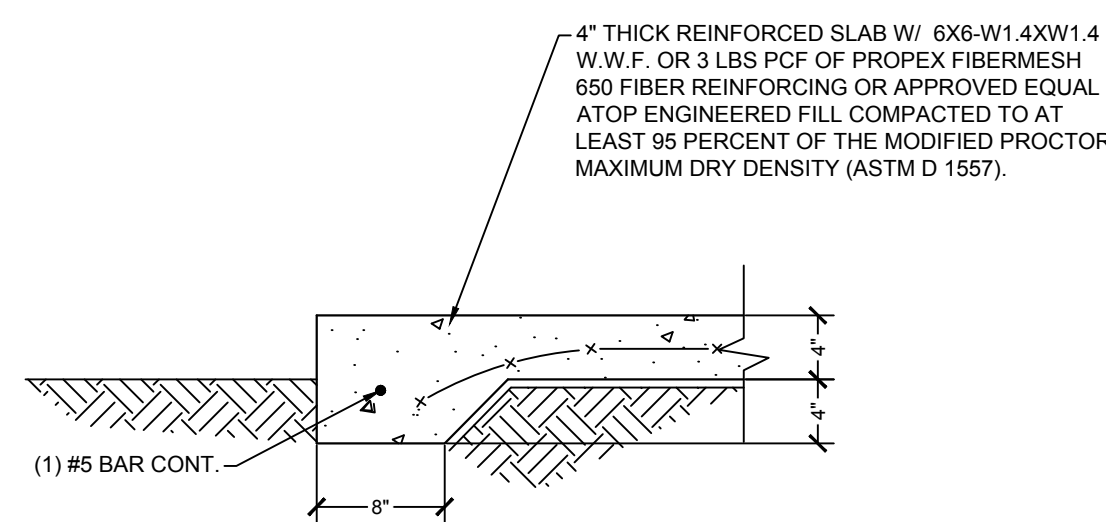
BAY DISTRICT SCHOOLS COVERED PLAY ENCLOSURE TOMMY SMITH ELEMENTARY
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WALL SECTION

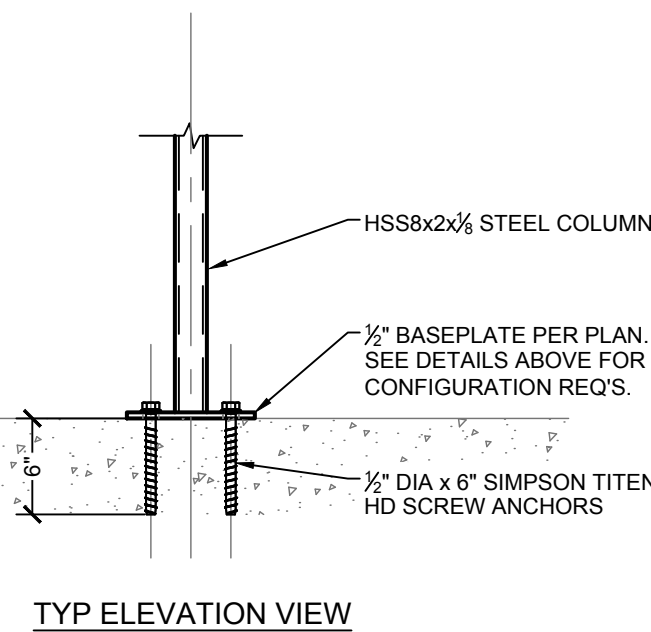
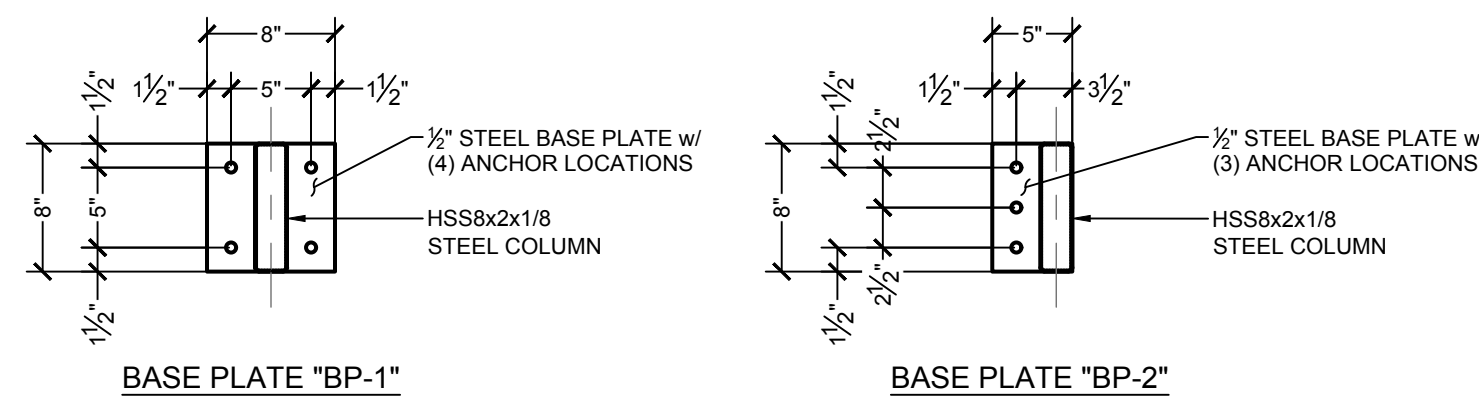
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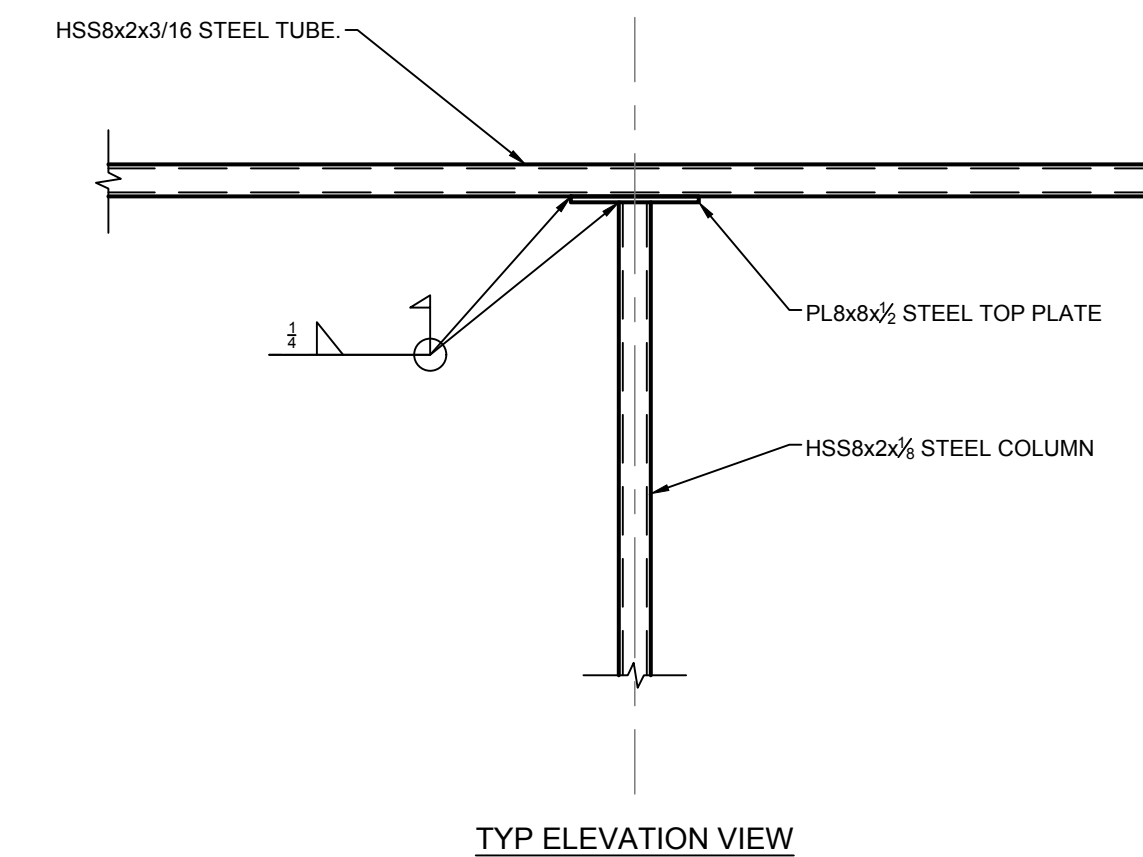
A TYP. COLUMN BEARING PAD RETORFIT
SCALE: 1" = 1'-0"



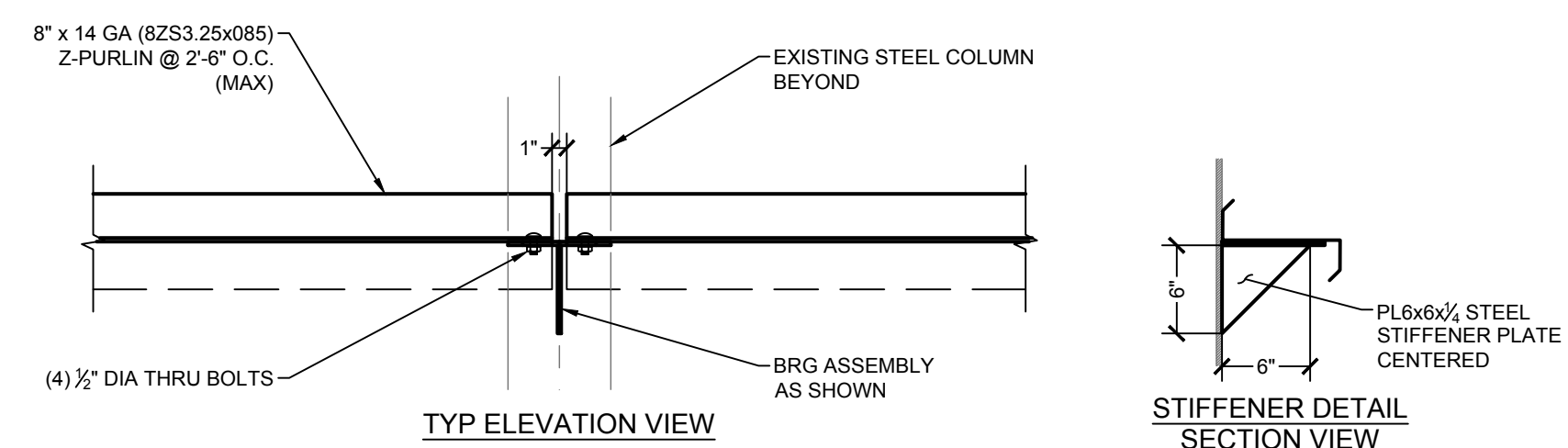
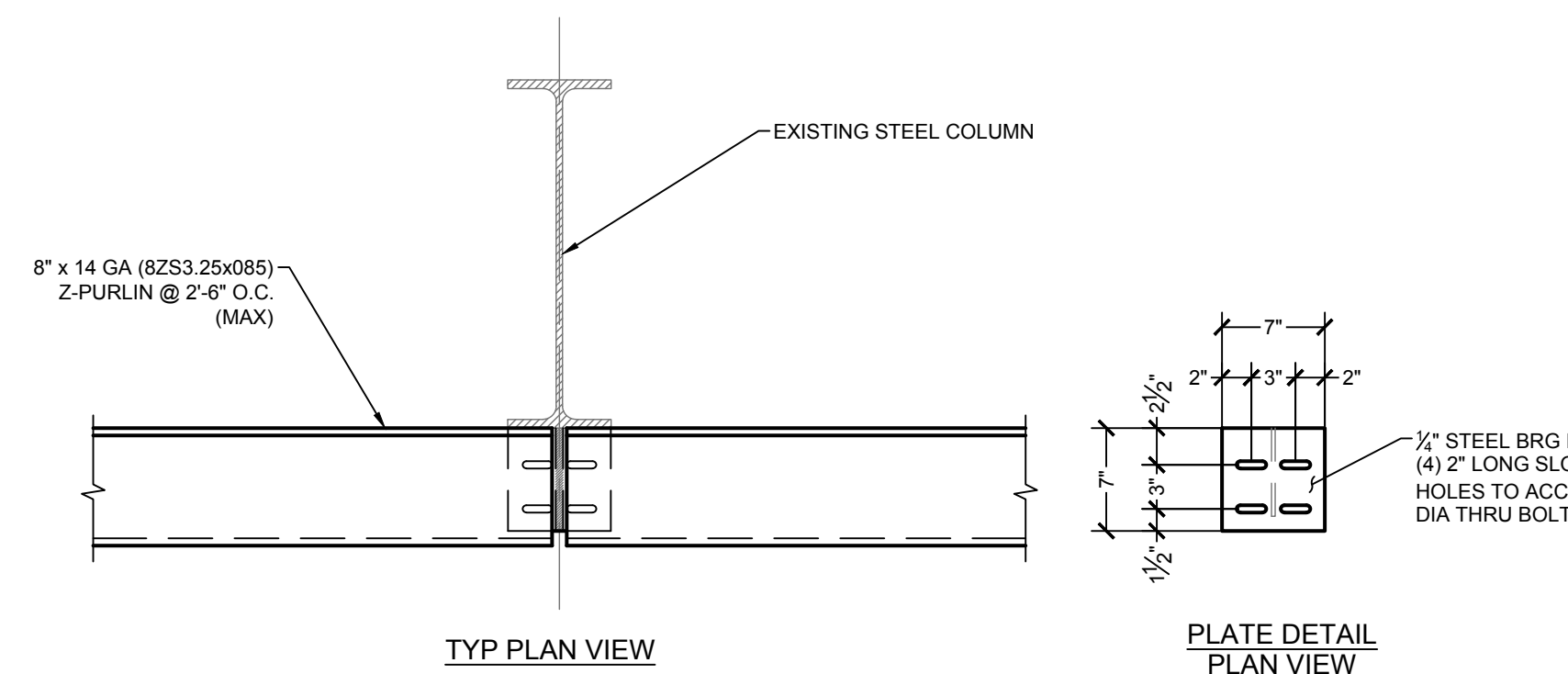
F TYP. SLAB HAUNCH DETAIL
SCALE: 1" = 1'-0"



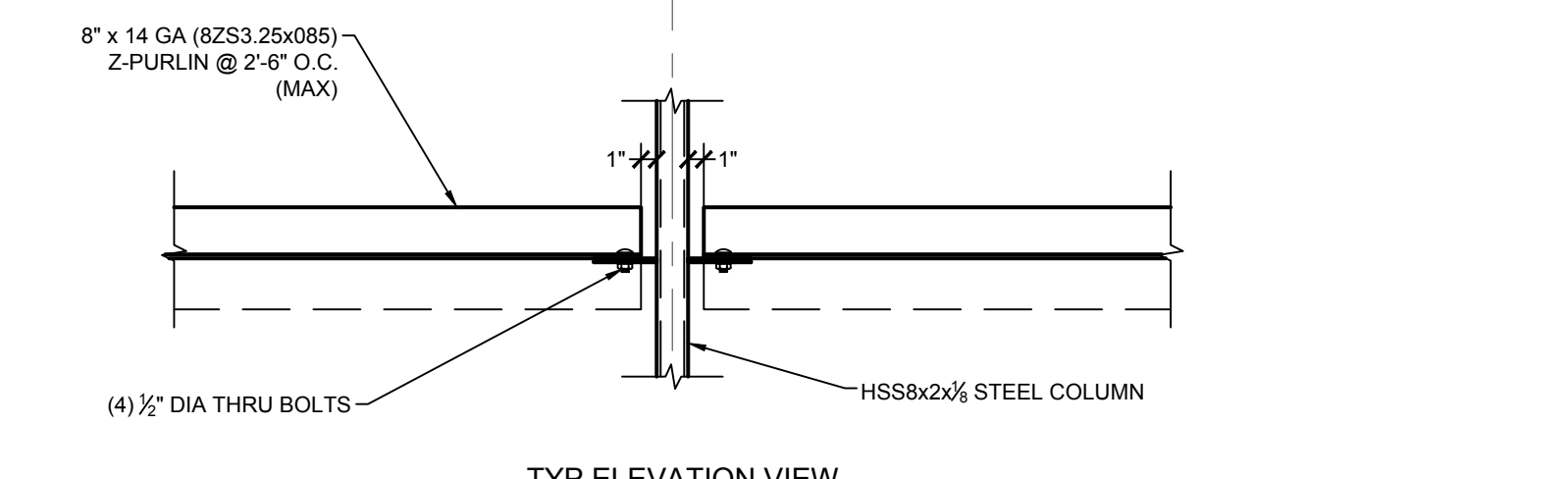
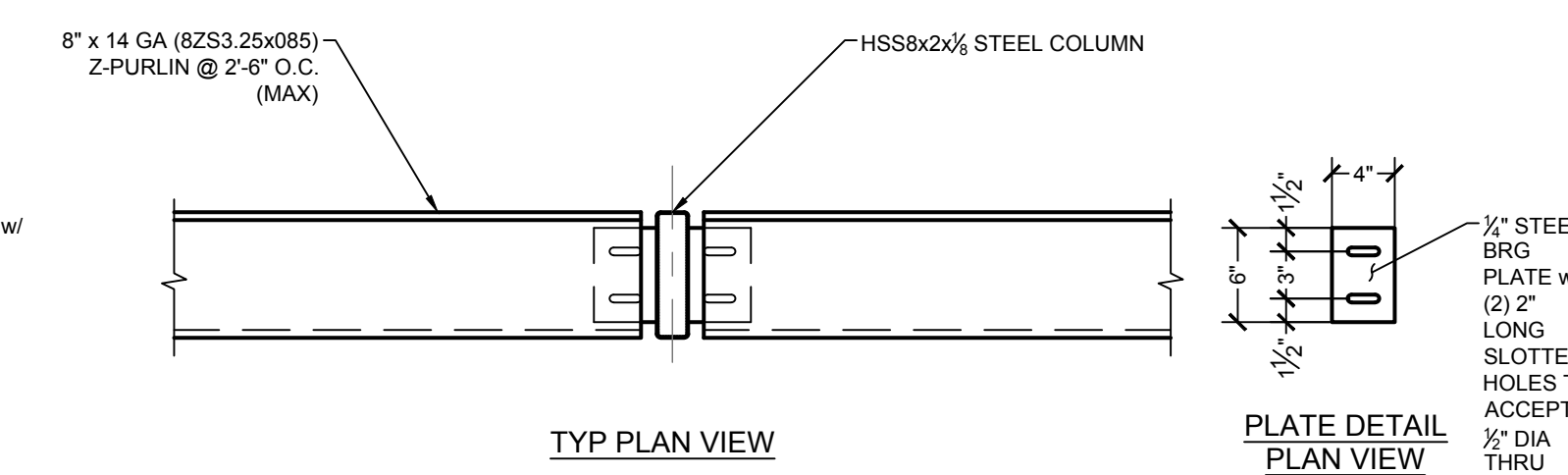
B TYP. COLUMN BASEPLATE DETAIL
SCALE: 1" = 1'-0"



C TYP. COLUMN TOP PLATE DETAIL
SCALE: 1" = 1'-0"



D TYP. PURLIN TO EXISTING COLUMN CONNECTION DETAIL
SCALE: 1" = 1'-0"



E TYP. PURLIN TO NEW COLUMN CONNECTION DETAIL
SCALE: 1" = 1'-0"

REVISIONS				
NO.	DESCRIPTION	DRAWN	CHECKED	DATE
PHASE				DATE
SCHEMATIC DESIGN				11/21/25
DESIGN DEVELOPMENT				01/23/26
CONSTRUCTION DOCUMENTS				03/06/26

JRA ARCHITECTS
2211 NAVY BLVD, STE 100
PANAMA CITY BEACH, FL
PHONE: (850) 236-9832
Commission Number: 25873

CONSULTANTS:

PROJECT:

BAY DISTRICT SCHOOLS
COVERED PLAY ENCLOSURE
TOMMY SMITH ELEMENTARY
PANAMA CITY, FLORIDA

SHEET TITLE:

STRUCTURAL
CONSTRUCTION DETAILS

SHEET NUMBER:

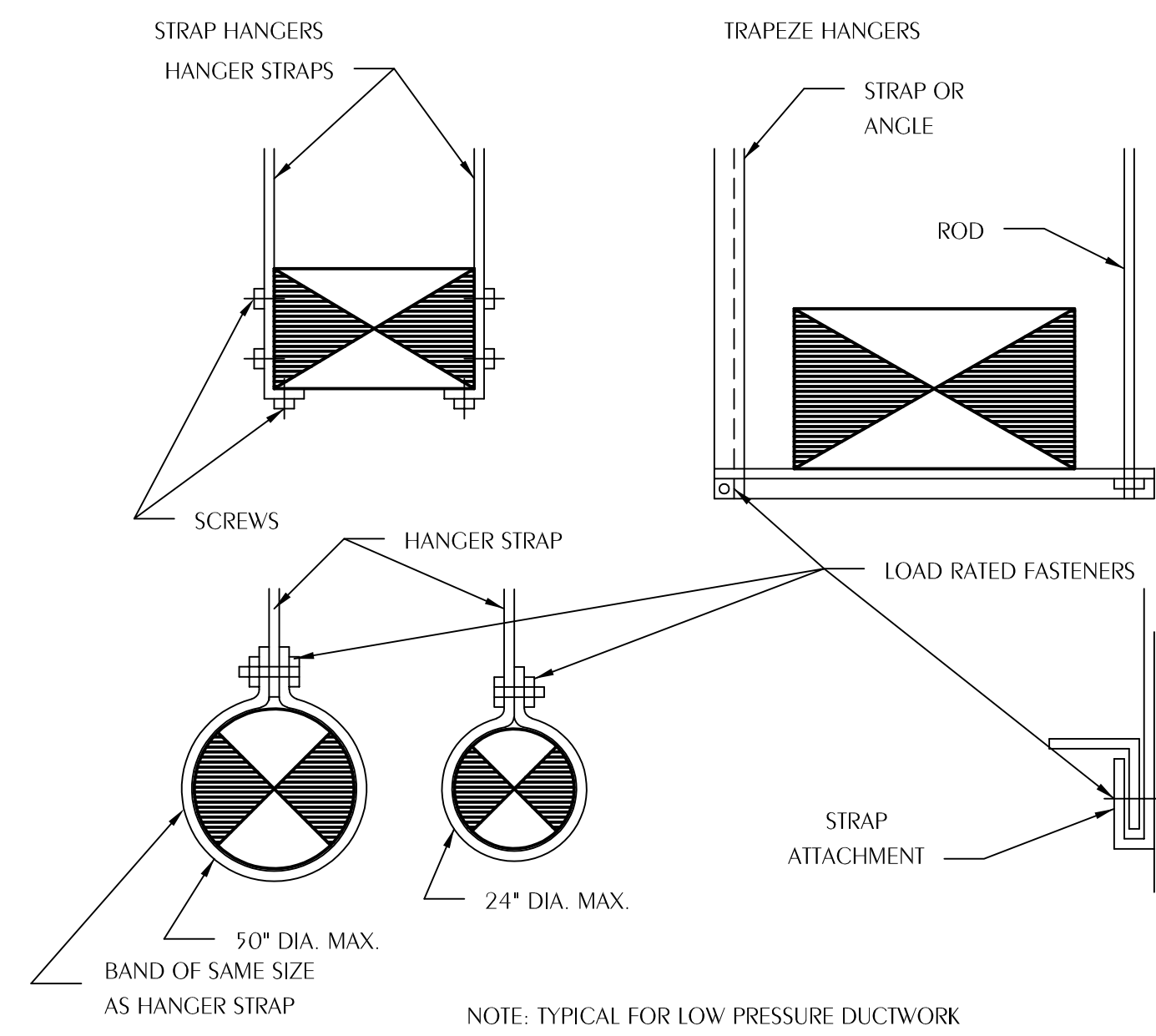
S501



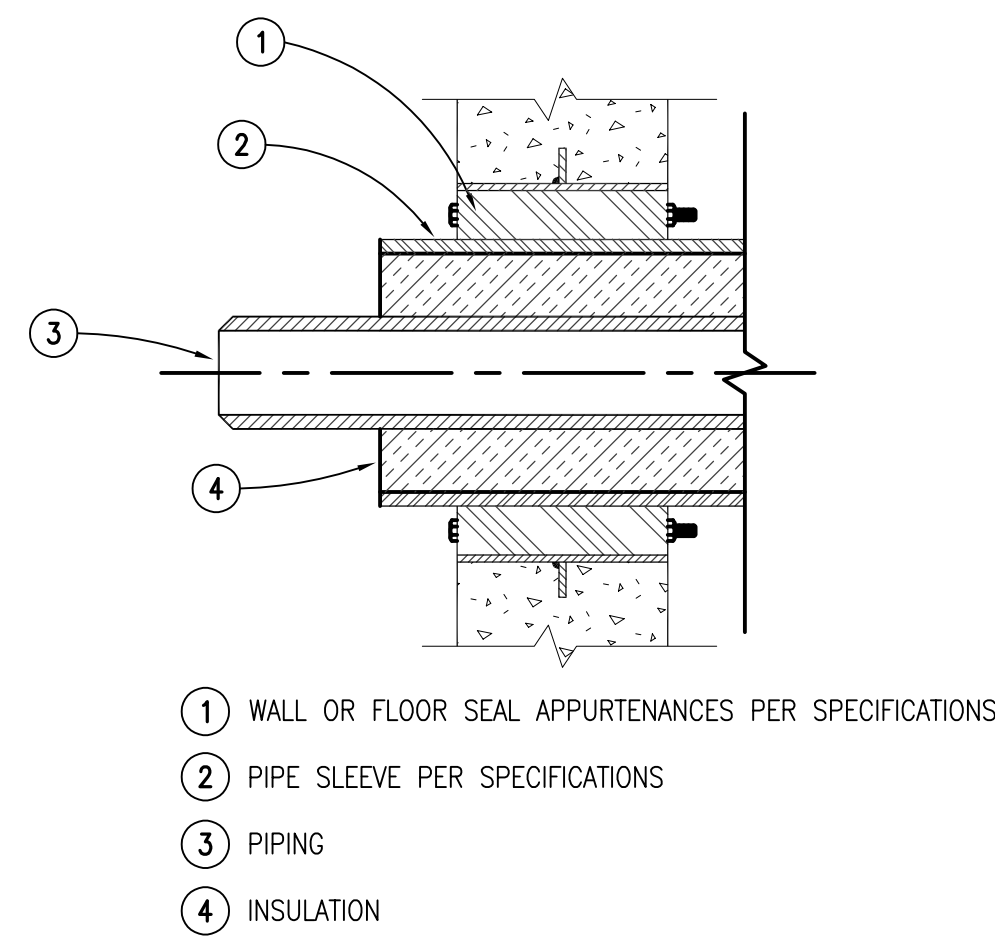
ATLAS
ENGINEERING AND CONSULTING

455 HARRISON AVE. SUITE B
PANAMA CITY, FLORIDA 32401

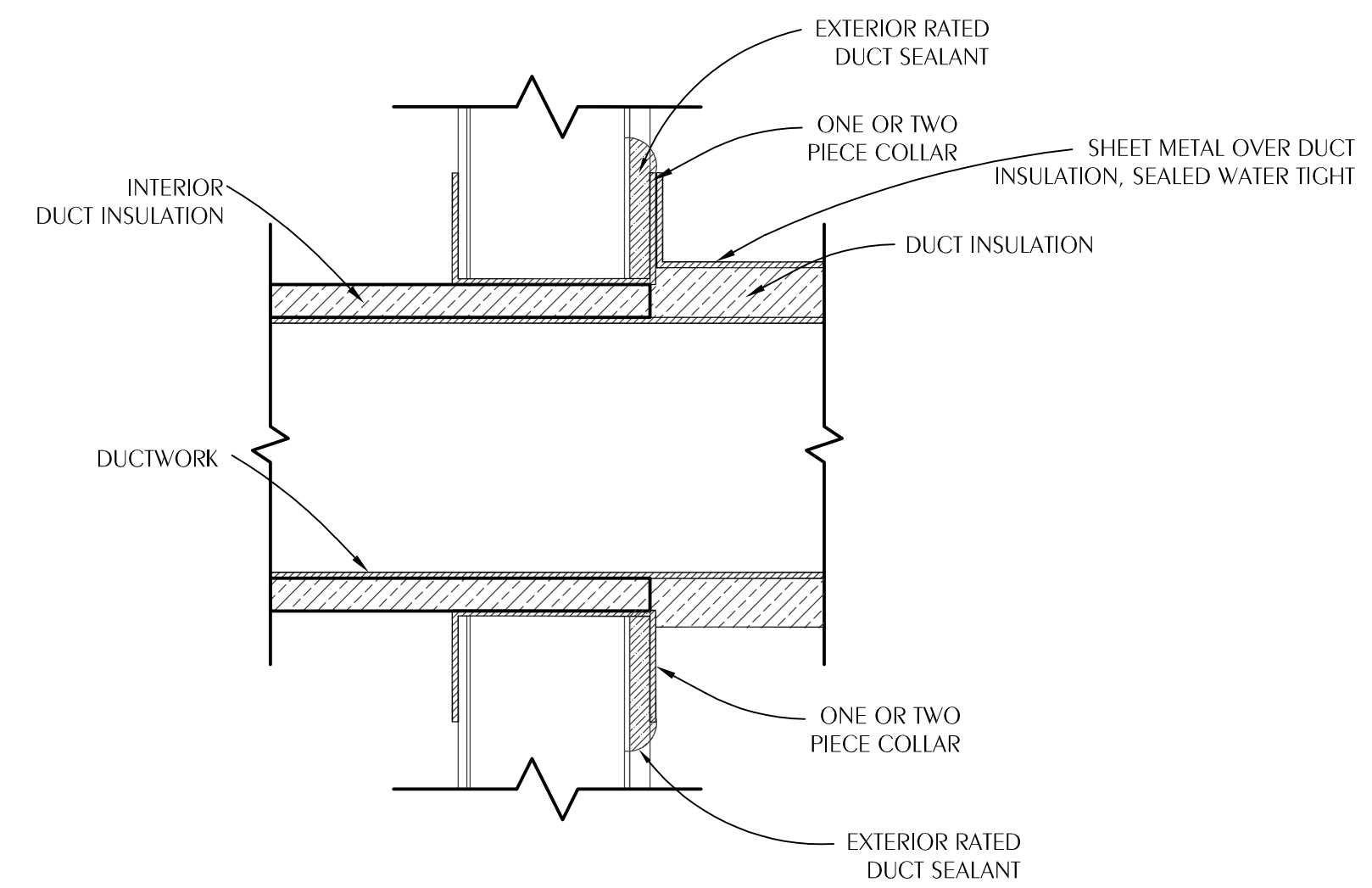
PHONE: (850) 257-5316 EMAIL: INFO@ATLASENG.US REGISTRY NO. 34399



1 DUCT HANGER DETAILS
M2.1 SCALE: NONE



2 TYPICAL WALL PIPE PENETRATION
M2.1 SCALE: NONE



3 DUCTWORK THROUGH WALL DETAIL
M2.1 SCALE: NONE

REVISIONS

NO.	DESCRIPTION	DRAWN	CHECKED	DATE
PHASE		DRAWN	CHECKED	DATE
SCHEMATIC DESIGN		-	-	
DESIGN DEVELOPMENT		JFG	KAJ	01/23/26
CONSTRUCTION DOCUMENTS		JFG	KAJ	03/06/26

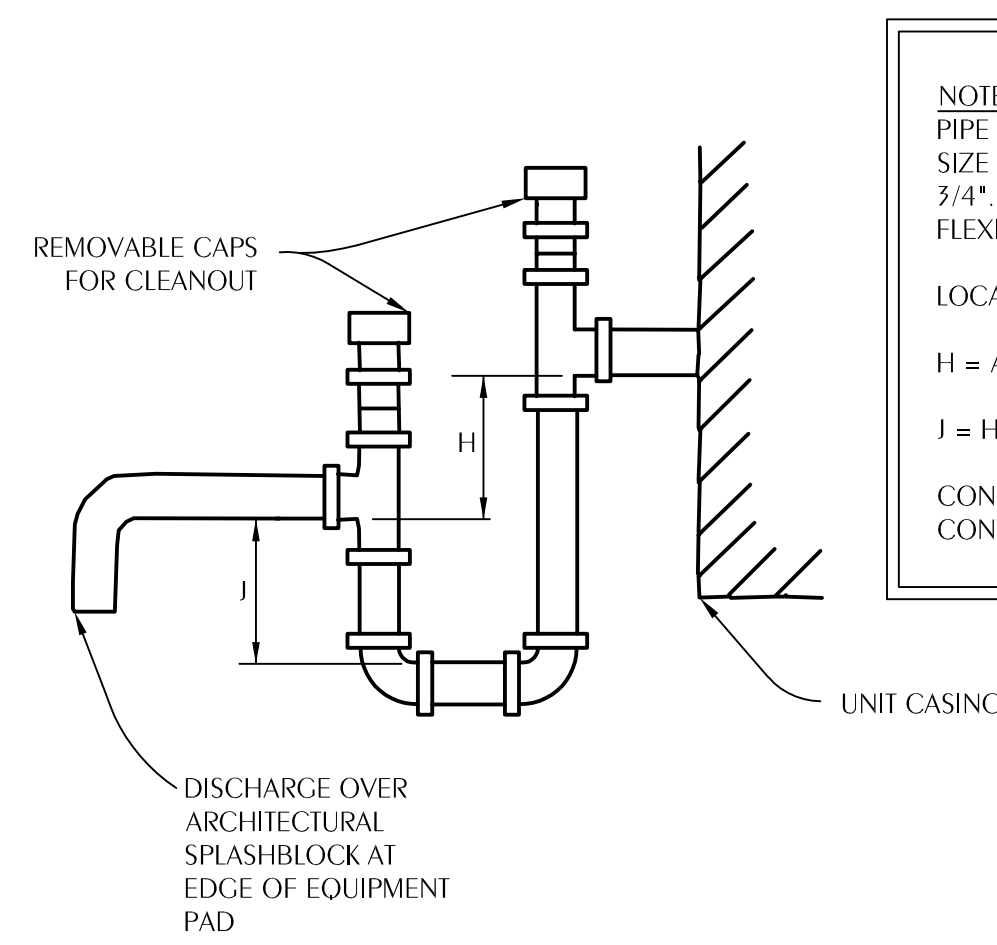
JRA ARCHITECTS 2211 NAVY BLVD, STE 100
PANAMA CITY BEACH, FL
PHONE: (850) 236-9832
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CONSULTANTS:
WATFORD ENGINEERING
442 Clinton Street, Marianna, Florida 32446 Florida Certificate of Authorization: 27825
850.285.3447 Project Number: 2026001 Kath A. Johnson, PE Florida License #6862

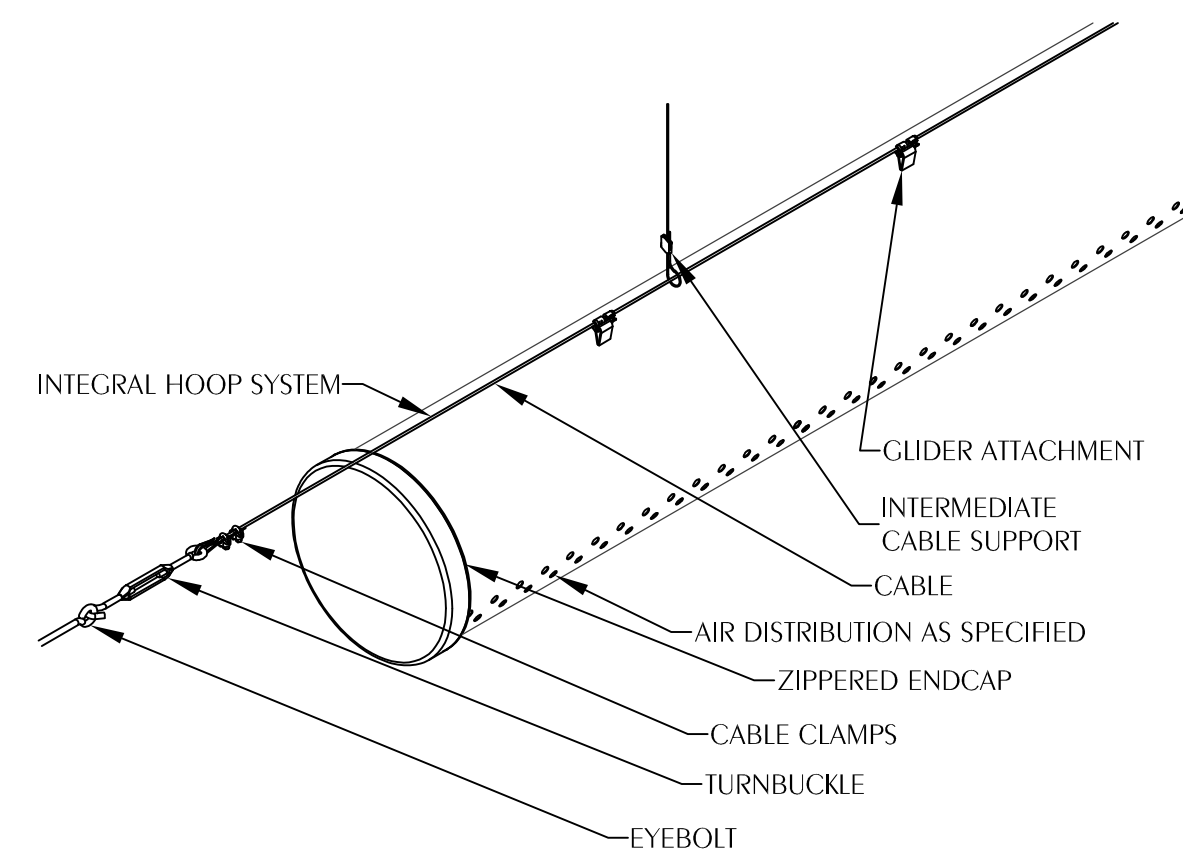
PROJECT:
**BAY DISTRICT SCHOOLS
COVERED PLAY ENCLOSURE
TOMMY SMITH ELEMENTARY**
PANAMA CITY, FLORIDA

SHEET TITLE:
HVAC DETAILS

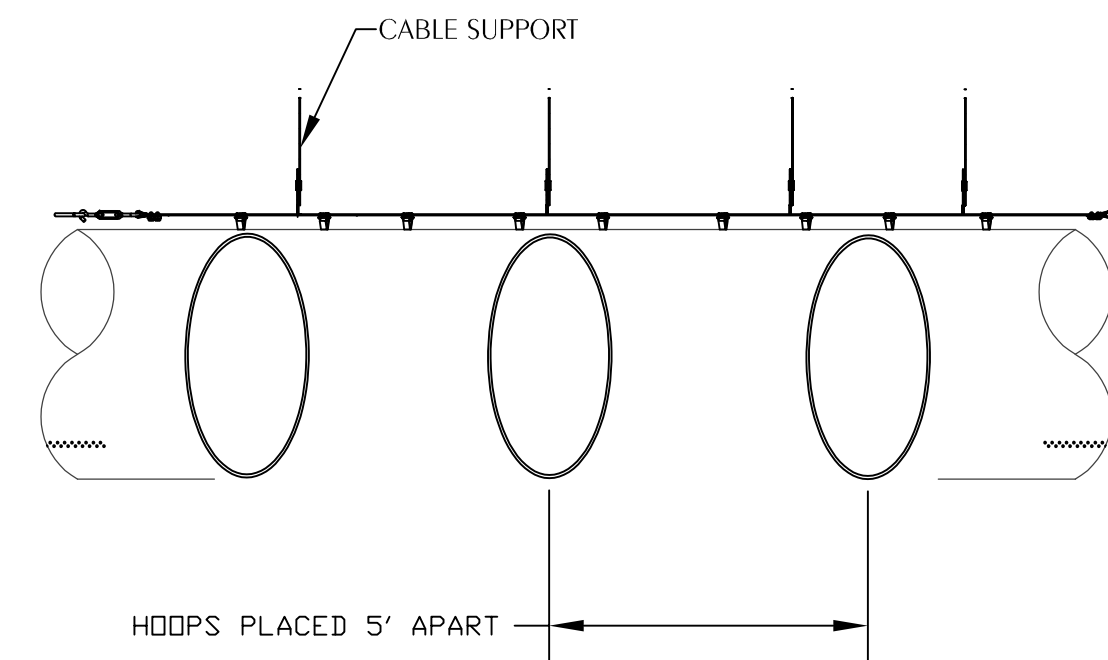
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M2.1



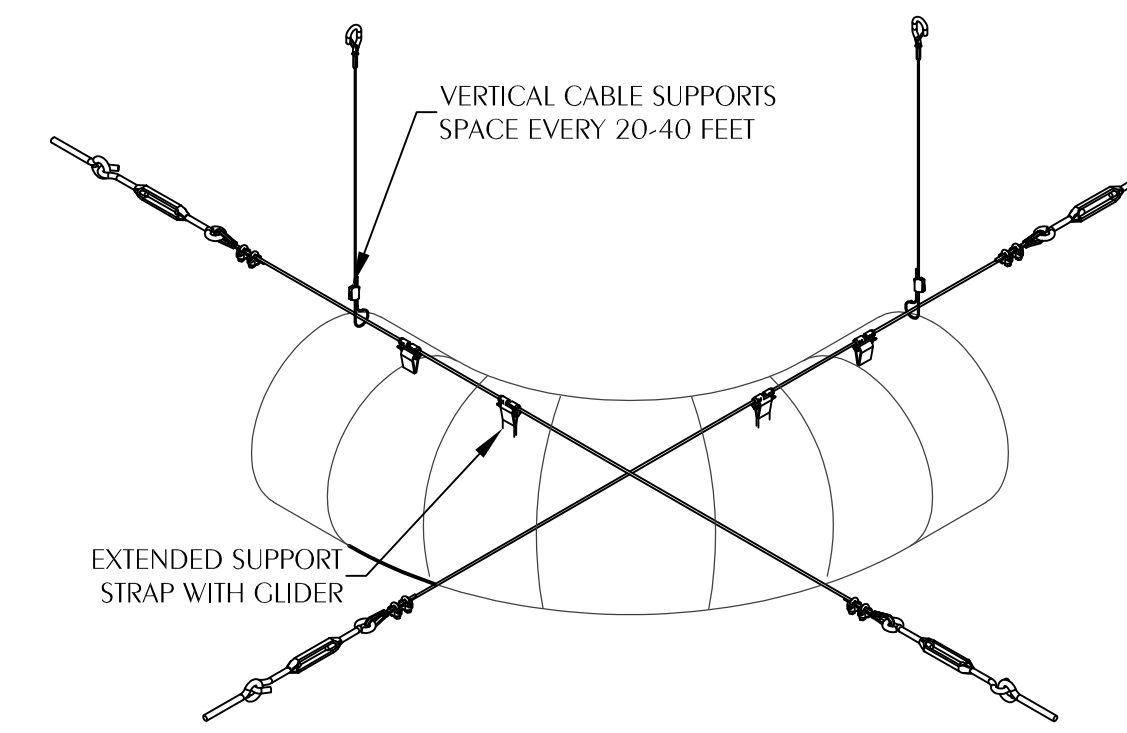
NOTES:
 PIPE TYPE 'L' HARD DRAWN COPPER CONDENSATE LINE AT FULL SIZE OF UNIT CONNECTION, BUT IN NO CASE SMALLER THAN 3/4". CONDENSATE LINES SHALL BE INSULATED WITH 1/2" FLEXIBLE UNICELLULAR INSULATION.
 LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING.
 $H = \text{AIR UNIT TOTAL STATIC PRESSURE} + 1"$
 $I = H/2$
 CONDENSATE PIPE SHALL BE PROVIDED BY THE HVAC CONTRACTOR.



ONE ROW CABLE SUSPENSION AT 12 O'CLOCK HOOPS (IHS) CABLE



VIEW OF INTERIOR FABRIC DUCT WITH HOOPS (IHS) HANGING

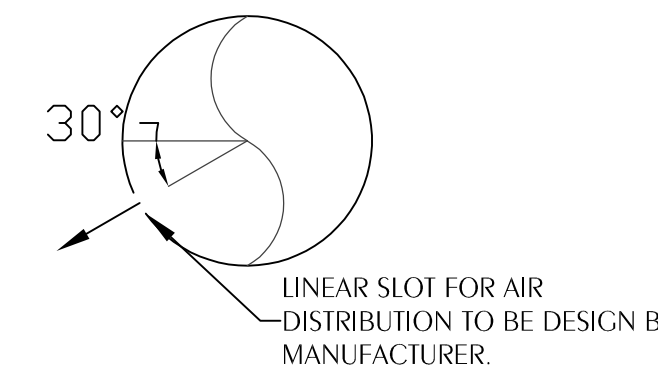
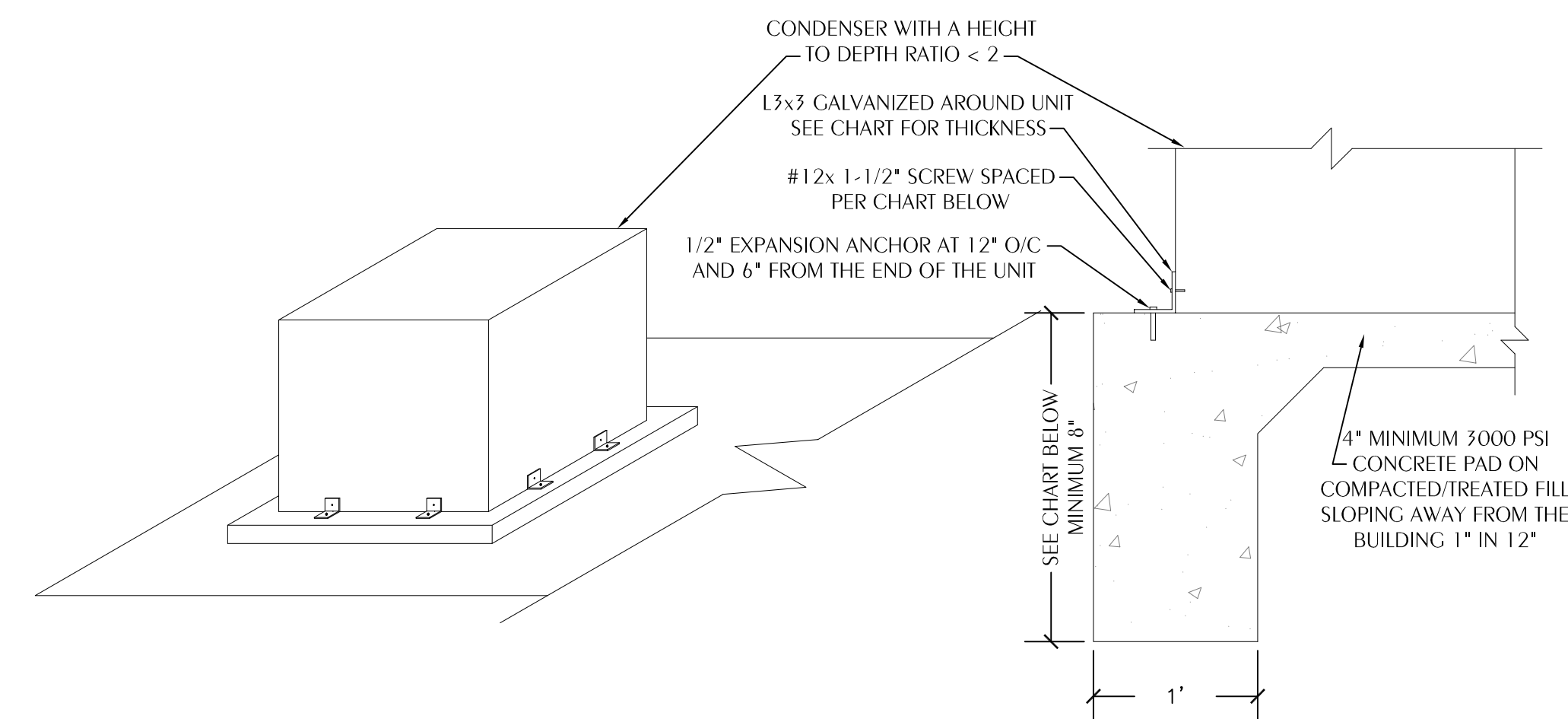


RADIUS ELBOW ONE ROW CABLE SUSPENSION

NOTE:
 HOOP SYSTEM IS REQUIRED IN ORDER FOR DUCT TO MAINTAIN SHAPE IN LOW-FLOW CONDITIONS.

1 NEGATIVE PRESSURE CONDENSATE DRAIN TRAP
 M2.2 SCALE: NONE

2 SUSPENSION DETAIL
 M2.2 SCALE: NONE



4 LINEAR SLOT DETAIL
 M2.2 SCALE: NONE

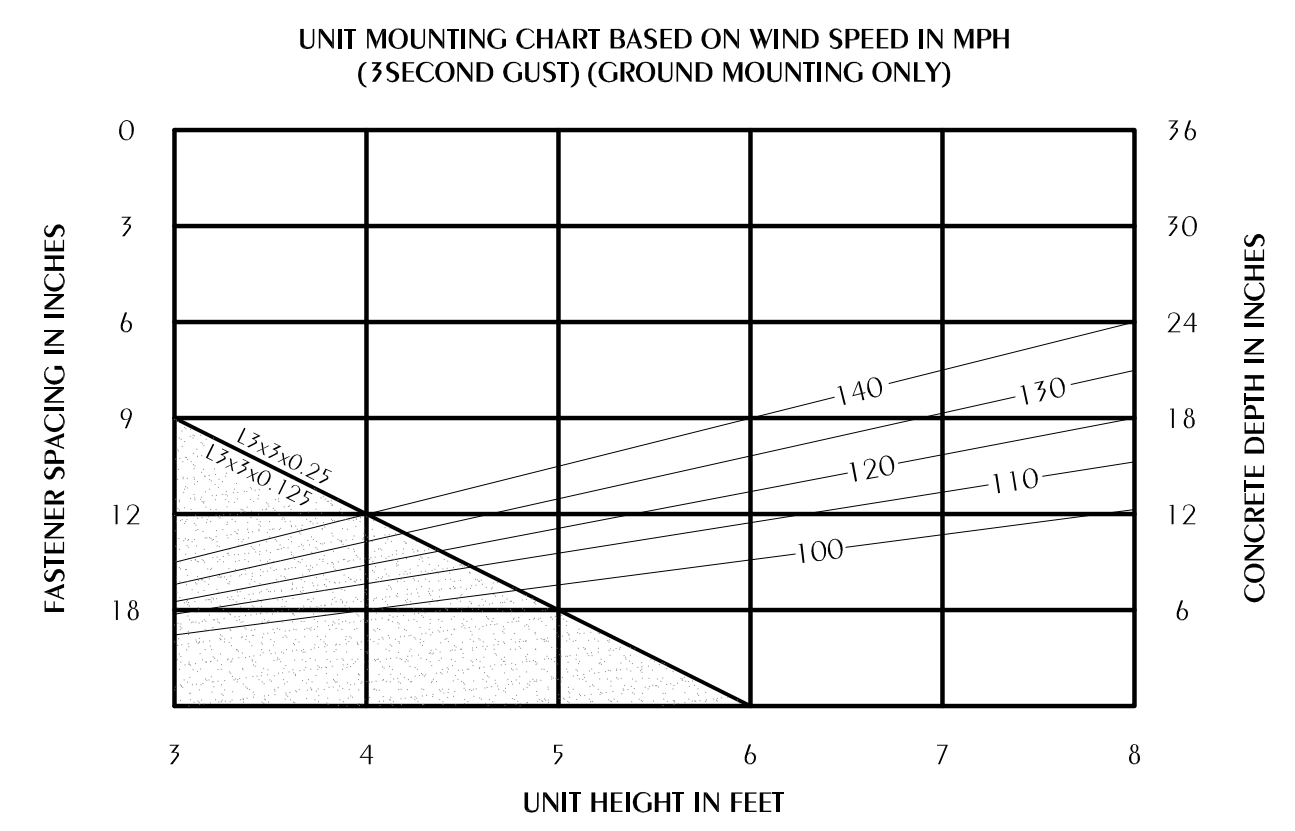
REVISIONS				
NO.	DESCRIPTION	DRAWN	CHECKED	DATE
PHASE				
	DRAWN	CHECKED	DATE	
SCHEMATIC DESIGN	-	-		
DESIGN DEVELOPMENT	JFG	KAJ	01/23/26	
CONSTRUCTION DOCUMENTS	JFG	KAJ	03/06/26	

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 4423 Clinton Street, Marianna, Florida 32446 Florida Certificate of Authorization: 27825
 850.226.3447 Project Number: 2026051 Keith A. Johnson, PE Florida License #6461

PROJECT:
BAY DISTRICT SCHOOLS COVERED PLAY ENCLOSURE TOMMY SMITH ELEMENTARY
 PANAMA CITY, FLORIDA
 SHEET TITLE:
HVAC DETAILS

SHEET NUMBER:
M2.2



DESIGN CRITERIA:

CODE:	ASCE 7-05
VELOCITY:	SEE BELOW
Kz:	0.70
Kz1:	1.00
Kd:	0.85
IMPORTANCE:	1.15
EXPOSURE:	B
CE:	1.3
CF:	0.85
gz:	
100 mph	17.52 psf
110 mph	21.20 psf
120 mph	25.22 psf
130 mph	29.60 psf
140 mph	34.33 psf
Pd design:	
100 mph	19.36 psf
110 mph	23.42 psf
120 mph	27.87 psf
130 mph	32.71 psf
140 mph	37.94 psf

3 OUTDOOR MECHANICAL UNIT MOUNTING DETAIL
 M2.2 SCALE: NONE

SEQUENCE OF OPERATION PACKAGED HEAT PUMP UNIT

GENERAL: STARTING AND STOPPING OF EQUIPMENT SHALL BE BY A ROOM MOUNTED BACnet THERMOSTAT WITH HUMIDITY SENSOR. THE UNIT SHALL BE STARTED AUTOMATICALLY BY THE BACnet THERMOSTAT AND ALL CONTROLS ACTIVATED SUBJECT TO THE FIRE ALARM RELAY, SAFETIES AND OVERLOADS. THE CONTROLLER SHALL PROVIDE A FOUR DEGREE DEADBAND (ADJUSTABLE FROM THE GRAPHIC UP TO FIVE DEGREES) BETWEEN THE HEATING AND COOLING SETPOINTS.

OCCUPIED MODE: THE MOTORIZED OA DAMPER SHALL OPEN TO THE BALANCED POSITION AND THE INDOOR FAN SHALL RUN CONTINUOUSLY. THE CONDENSING UNIT SHALL CYCLE TO MAINTAIN SPACE TEMPERATURE. THE SUPPLEMENTAL ELECTRIC HEAT SHALL BE DISABLED UNLESS THE OUTDOOR TEMPERATURE IS BELOW 35°F OR THE UNIT IS OPERATING IN DEFROST CYCLE. THE SETPOINT FOR COOLING SHALL BE 75° F ADJUSTABLE FROM THE GRAPHIC. THE SETPOINT FOR HEATING SHALL BE 70° F ADJUSTABLE FROM THE GRAPHIC. THE INDOOR FAN SHALL START AND RUN AT A REDUCED SPEED AS THE FIRST STAGE OF TEMPERATURE CONTROL. IF THE CALL FOR TEMPERATURE CONTROL IS NOT MET AFTER 7 1/2 MINUTES, THE INDOOR FAN SHALL INCREASE TO FULL FAN SPEED AND RUN UNTIL THE CALL FOR TEMPERATURE CONTROL IS SATISFIED. DUAL STAGE OR CIRCUITED UNITS SHALL RUN START THE FIRST STAGE OF COOLING OR HEATING WITH THE FIRST STAGE COMPRESSORS.

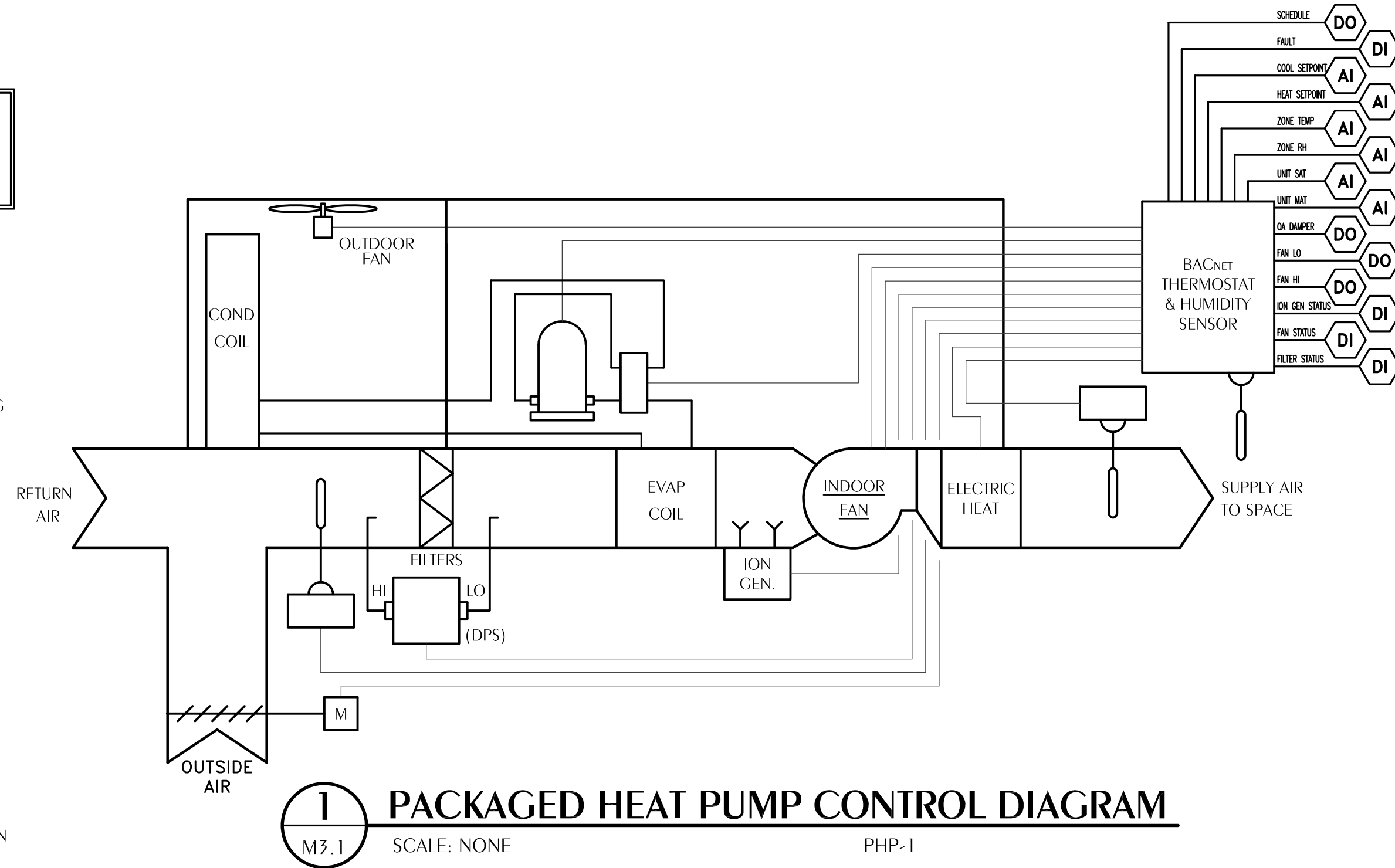
UNOCCUPIED MODE: THE MOTORIZED OA DAMPER SHALL CLOSE. THE INDOOR FAN AND CONDENSING UNIT SHALL CYCLE TO MAINTAIN SETPOINT TEMPERATURE. THE SETPOINT FOR COOLING SHALL BE 80°F ADJUSTABLE FROM THE GRAPHIC. THE SETPOINT FOR HEATING SHALL BE 65°F ADJUSTABLE FROM THE GRAPHIC.

VERRIDE MODE: THE OVERRIDE MODE SHALL PLACE THE SYSTEM IN OCCUPIED MODE FOR ONE HOUR AND THE OUTSIDE AIR DAMPER FOR THE UNIT IN OVERRIDE SHALL OPEN TO THE BALANCED POSITION.

HUMIDITY CONTROL: UPON A CALL FOR DEHUMIDIFICATION, THE UNIT SHALL RUN AT FULL COMPRESSOR LOAD AND MINIMUM AIRFLOW UNTIL THE CALL FOR DEHUMIDIFICATION IS SATISFIED (SPACE RH < SETPOINT - 5%) OR THE SPACE FALLS TWO DEGREES BELOW THE HEATING SETPOINT. THE SETPOINT FOR DEHUMIDIFICATION SHALL BE 60%, ADJUSTABLE FROM THE GRAPHIC.

BIPOLAR IONIZATION: THE BACnet THERMOSTAT SHALL MONITOR THE DIGITAL ALARM OUTPUT ON THE IONIZATION DEVICE AND THE DDC SHALL MONITOR THIS POINT AND POST AN ALARM IF THERE IS A FAILURE.

DOOR INTERLOCK: UNIT SHALL INTERLOCK WITH ALL ROLL UP DOORS. UNIT SHALL SHUT DOWN IF ANY ROLL UP DOOR IS OPEN FOR 10 CONSECUTIVE MINUTES.



PACKAGED HEAT PUMP POINTS LIST

POINT NAME	HARDWARE POINTS				SOFTWARE POINTS/FUNCTIONS					
	AI	AO	DI	DO	AV	DV	SCHED	TREND	ALARM	GRAPHIC
SCHEDULE							X			X
FAULT			X						X	X
ZONE TEMP SETPOINT	X									X
ZONE TEMP (T)	X								X	X
ZONE HUMIDITY (RH)	X								X	X
SUPPLY AIR TEMP (SAT)	X									X
MIXED AIR TEMPERATURE (MAT)	X									X
OA DAMPER				X						X
FAN LO SPEED				X						X
FAN HI SPEED				X						X
ION GENERATOR STATUS			X						X	X
FAN STATUS			X						X	X
FILTER STATUS			X						X	X

REVISIONS

NO.	DESCRIPTION	DRAWN	CHECKED	DATE
PHASE		DRAWN	CHECKED	DATE
SCHMATIC DESIGN		-	-	
DESIGN DEVELOPMENT		JFG	KAJ	01/23/26
CONSTRUCTION DOCUMENTS		JFG	KAJ	03/06/26

JRA ARCHITECTS 2211 NAVY BLVD, STE 100
PANAMA CITY BEACH, FL
PHONE: (850) 236-9832
Commission Number: 25873

CONSULTANTS:



WATFORD ENGINEERING

4432 Clinton Street, Miramar, Florida 33045 Florida Certificate of Authorization: 27825
850.261.3447 Project Number: 2020051 Keith A. Johnson, PE Florida License #6462

PROJECT:

**BAY DISTRICT SCHOOLS
COVERED PLAY ENCLOSURE
TOMMY SMITH ELEMENTARY**

PANAMA CITY, FLORIDA

SHEET TITLE:
HVAC CONTROLS

SHEET NUMBER:

M3.1

