

# ONE SEAGROVE PLACE POOL & BOARDWALK IMPROVEMENTS

SANTA ROSA BEACH, FLORIDA

## 100% CONSTRUCTION DOCUMENTS

DECEMBER 9, 2025



ARTISTIC RENDERINGS, AERIAL IMAGES AND AXONOMETRICS ARE PROVIDED FOR PROJECT ORIENTATION ONLY. THEY ARE NOT TO SCALE AND DO NOT NECESSARILY ACCURATELY REFLECT ALL PROVISIONS OF THE CONTRACT DOCUMENTS.

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### CODES & ORDINANCES:

- 2023 FLORIDA BUILDING CODE (FBC) - BUILDING**  
(8TH EDITION W/ AMENDMENTS)
- 2023 FLORIDA BUILDING CODE (FBC) - ACCESSIBILITY**  
(8TH EDITION CHAPTER 11, ACCESSIBILITY)
- 2023 FLORIDA BUILDING CODE (FBC) - PLUMBING**  
(8TH EDITION W/ AMENDMENTS)
- 2023 FLORIDA BUILDING CODE (FBC) - MECHANICAL**  
(8TH EDITION W/ AMENDMENTS)
- 2020 FLORIDA ELECTRICAL CODE**  
(NFPA 70, NATIONAL ELECTRICAL CODE, 2020 EDITION)
- 2023 FLORIDA BUILDING CODE (FBC) - FUEL GAS**  
(8TH EDITION W/ AMENDMENTS)
- 2023 FLORIDA BUILDING CODE (FBC) - ENERGY CONSERVATION**  
(8TH EDITION W/ AMENDMENTS)
- 2023 FLORIDA FIRE PREVENTION CODE (FFPC)**  
(8TH EDITION; WHICH ADOPTS AND AMENDS THE 2021 EDITION OF NFPA 1 FIRE CODE, AND THE 2021 EDITION OF NFPA 101 LIFE SAFETY CODE (FFPC 101))
- OTHER NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS, AS REFERENCED IN THE FBC AND FFPC 101**  
(NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2019 EDITION)  
(NFPA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2019 EDITION)  
(NFPA 20, INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2019 EDITION)  
(NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE, 2019 EDITION)  
(NFPA 110, STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2019 EDITION)
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN**
- FAIR HOUSING ACT DESIGN MANUAL (FHA)**  
(AUGUST 1996, REV. APRIL 1998)

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### ONE SEAGROVE PLACE POOL & BOARDWALK

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

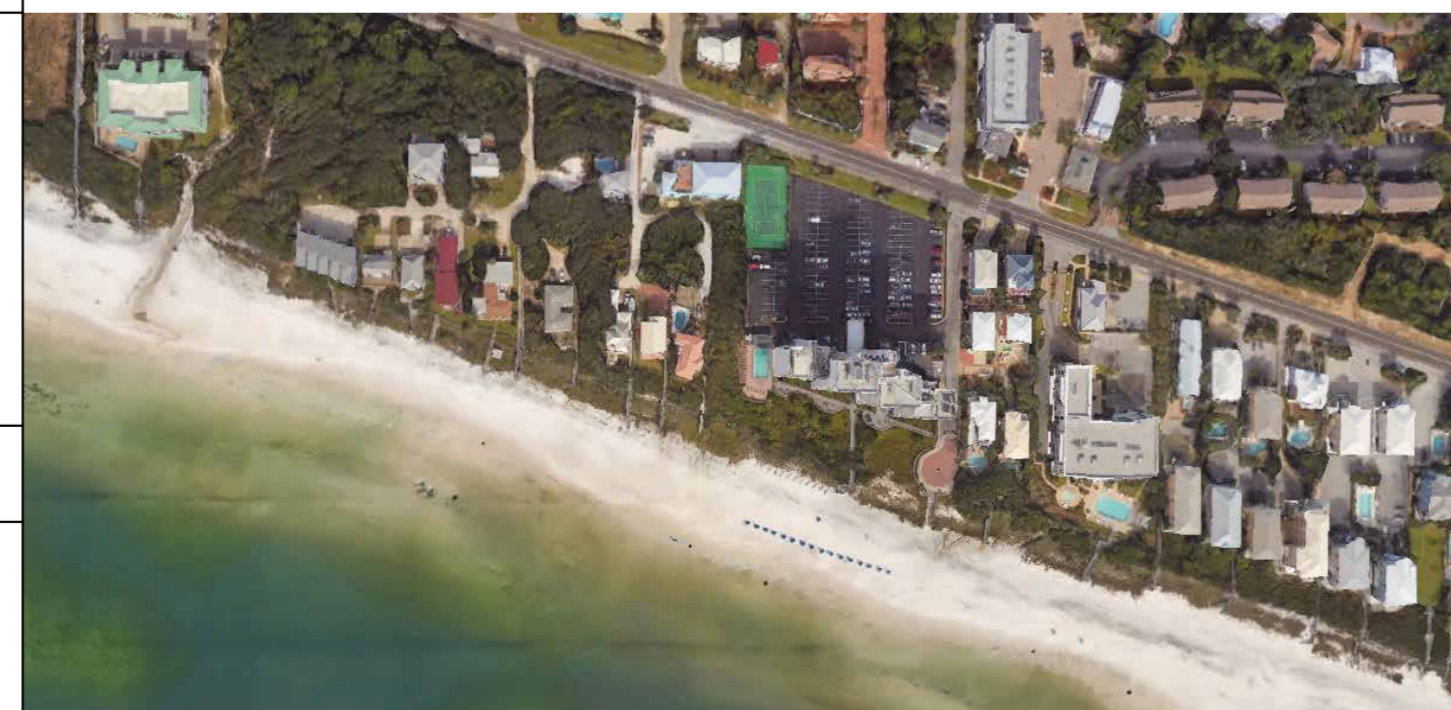
#### REVISIONS:

NO:	DATE:	ISSUE:
10/31/2025	65% CONSTRUCTION DOCS	
12/18/2025	100% CONSTRUCTION DOCS	

### PROJECT DIRECTORY:

OWNER	ARCHITECT
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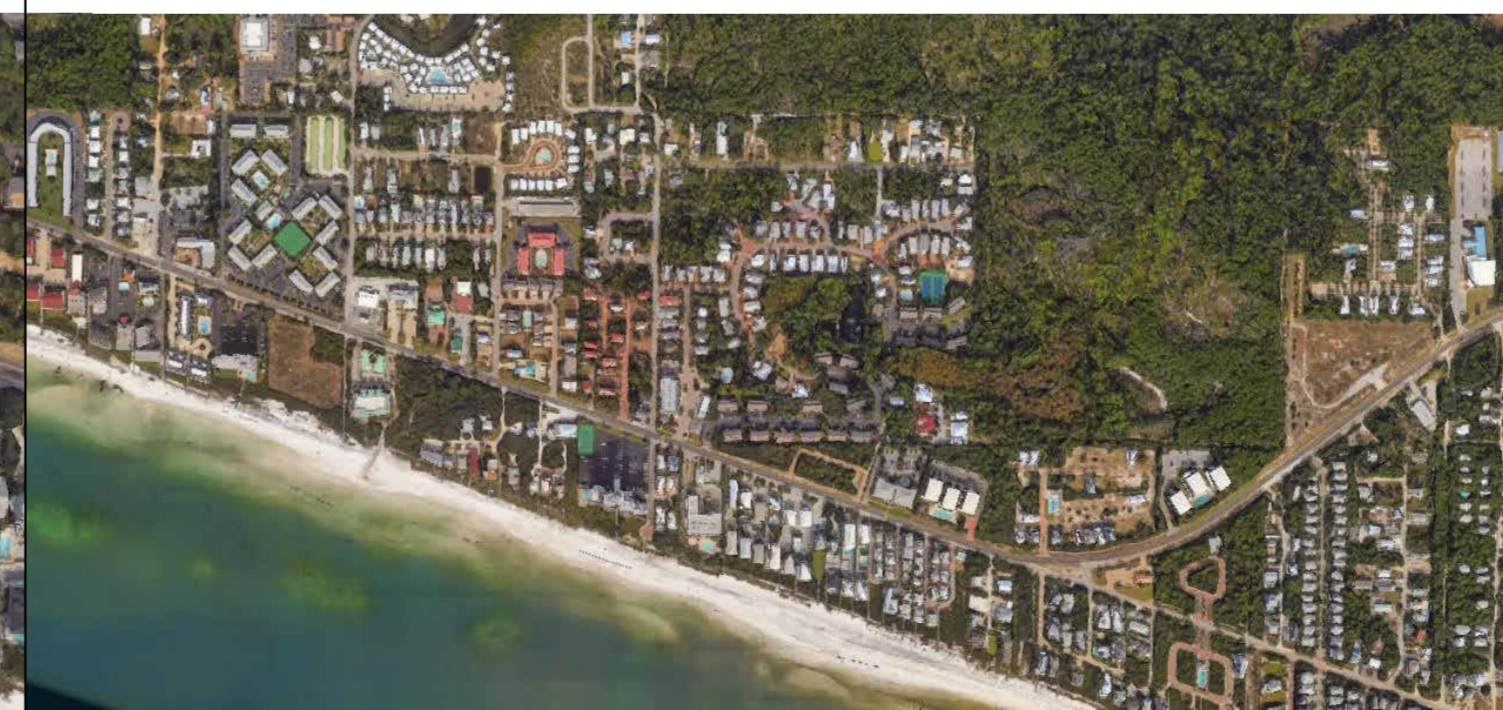
### LOCATION MAP:



4100 E COUNTY HWY 30A



### VICINITY MAP:



SANTA ROSA BEACH, FLORIDA 32459



### PROJECT DATA:

PROJECT SCOPE	
RENOVATION OF EXTERIOR AMENITY SPACES ASSOCIATED WITH AN EXISTING CONDOMINIUM. SCOPE INCLUDES DEMOLITION OF EXISTING POOL, RESTROOM BUILDING, BOARDWALKS AND DUNE WALKOVER AND CONSTRUCTION OF NEW POOL, RESTROOM BUILDING, RAISED WALKWAYS, BOARDWALK SEATING AREAS, AND DUNE WALKOVER. THIS PROJECT INCLUDES SITEWORK, STUCCO WALLS AND FENCES, SMALL BUILDING, AND POOL.	
JURISDICTION	WALTON COUNTY
PRIMARY USE CLASS	A-3 ASSEMBLY
NUMBER OF STORIES	SITE PROJECT
AREA OF WORK	13,000 SF
CONSTRUCTION TYPE	RESTROOM - III-A
SPRINKLERED	NO

### COVER SHEET

PROJECT NUMBER:	24031
DATED:	Issue Date

**G-000**

ISSUED FOR CONSTRUCTION

# ABBREVIATIONS:

AB	Anchor Bolt	EP	Electrical Panel	PA	Public Address	U	Heat Transfer Coefficient
A/C	Air Condition (ED) (ING)	EQ	Equipment	PBD	Particle Board	UC	Undercut
ACCESS	Accessible	EQUIP	Equipment	PC	Precast	UGND	Underground
ACS PNL	Access Panel	EPX	Epoxy	PCC	Precast Concrete	UH	Unit Heater
ACP	Acoustical Ceiling Panel	ES	Emergency Shower	PERP	Perpendicular	UL	Underwriters Laboratories Inc.
ACST	Acoustic (AL)	ETC	Etcetera	PGBD	Peagboard	UNEXC	Unexcavated
ACT	Acoustical Ceiling Tile	EWC	Electric Water Cooler	PL	Plastic Laminate	UNFIN	Unfinished
AD	Area Drain	EXH	Exhaust	PL	Plate	UNO	Unless Noted Otherwise
ADD	Addendum	EXIST	Existing	PLAM	Plastic Laminate	UPH	Upholstery
ADH	Adhesive	EXP	Expansion	PLBG	Plumbing	US	Underslab
ADJ	Adjustable	EXP	Expansion	PLYWD	Plywood	USG	USG Corporation
AFF	Above Finish Floor	EXT	Exterior	PNL	Panel	UTIL	Utility
AGGR	Aggregate			PNT	Paint		
AHU	Air Handling Unit	F	Face of	POL	Polished	V SHT	Vinyl Sheet
ALT	Alternate	F/F	Face to Face	PR	Pair	VB	Vinyl Base
ALUM	Aluminum	FA	Fire Alarm	PREFAB	Prefabricated	VCT	Vinyl Composition Tile
ANN	Annunciator			PRKG	Parking	VENT	Ventilation
ANOD	Anodized	GHM	Galvanized Hollow Metal	PROJ	Project	VERT	Vertical
APPROX	Approximate	GL	Glass, Glazing	PROJ SCRIN	Projection Screen	VEST	Vestibule
ARCH	Architect (URAL)	GLU LAM	Glue Laminated Wood	PROP	Property	VIF	Verify in Field
ASPH	Asphalt	GR	Grade	PSF	Pounds per Square Foot	VOL	Volume
AUTO	Automatic	GSF	Gross Square Foot(FEET)	PSI	Pounds per Square Inch	VT	Vinyl Tile
AWI	Architectural Woodwork Institute	GT	Grease Trap	PSS	Polished Stainless Steel	VVC	Vinyl Wallcovering
		GWB	Gypsum Wall Board	PT	Paint		
		GYP	Gypsum	PTN	Partition	W	West
		GYP PLAS	Gypsum Plaster	PVC	Polyvinyl Chloride	W	Wide, Width
B	Base			PVG	Paving	W	With
B/	Bottom of	H	High			W/D	Washer/Dryer
B/B	Back to Back	HB	Hose Bibb	QT	Quarry Tile	W/O	Without
B BD	Baseboard	HC	Hollow Core	QTY	Quantity	WC	Water Closet
B MK	Benchmark	H/C	Handicap (PED)			WD	Wood
BB	Bulletin Board	HDBD	Hardboard	R	Measure of Thermal Resistance	WF	Wide Flange
BBN	Bolt, Beranek & Newman	HDW	Hardware	RAD	Radius	WG	Wire Glass
BD	Board	HDWD	Hardwood	RAF	Raised Access Floor(ING)	WH	Water Heater
BG	Bumper Guard	HM	Hollow Metal	RAL	Riverbank Acoustical Laboratories	WI	Wrought Iron
BITUM	Bituminous	HO	Hold Open	RB	Rubber Base	WIN	Window
BLDG	Building	HORIZ	Horizontal (LY)	RC	Reinforced Concrete	WM	Wire Mesh
BLKG	Blocking	HP	High Point	RC	Reinforced Concrete	WMN	Women's
BM	Beam	HPC	High Performance Coating	RCP	Reflected Ceiling Plan	WSCT	Wainscoat
BOT	Bottom	HPL	High Pressure Laminate	RCPTN	Reception	WP	Workpoint
BR	Brick	HR	Hour	RD	Roof Drain	WRO	Window Rough Opening
BRG	Bearing	HT	Height	RE	Reference	WT	Weight
BRZ	Bronze	HTG	Heating	REC	Recessed	WWF	Welded Wire Fabric
BSMT	Basement	HTR	Heater	REFR	Refrigerator	X	By
		HV	Homogeneous Vinyl	REINF	Reinforce (ING) (MENT)	YD	Yard
C	Compact parking	HVAC	Heating, Ventilation, Air Conditioning	REQD	Required		
CAB	Cabinet	HW	Hot Water	RESIL	Resilient		
CAC	Ceiling Attenuation Class	HYD	Hydrant	REV	Revise (D) (ION)		
CB	Catch Basin	ID	Inside Diameter	RFG	Roofing		
CCTV	Closed Circuit Television	IN	Inches	RH	Right Hand		
CEM	Cement	INCAND	Incandescent	RL	Rain Leader		
CG	Corner Guard	INCL	Include(D), including	RM	Room		
CH	Coat Hook	INSUL	Insulation	RO	Rough Opening		
CI	Cast Iron	INT	Interior	ROW	Right-of-Way		
CIP	Cast-in-Place	INTERM	Intermediate	S	South		
CIR	Circle	INV	Invert	SAB	Sound Attenuation Batts		
CIRC	Circulation	JAN	Janitor (CLOSET)	SAN	Sanitary		
CJ	Control Joint	JAN CLO	Janitor Closet	SC	Solid Core		
CL	Center Line	JB	Junction Box	SCHED	Schedule		
CL AN	Clear Anodized	JT	Joint	SCONC	Sealed Concrete		
CLG	Ceiling			SCWD	Solid Core Wood(Door)		
CLG HT	Ceiling Height	KD	Knockdown	SECT	Section		
CLOS	Closet	KIT	Kitchen	SERV	Service		
CLR	Clear (ANCE)	KO	Knockout	SF	Square Foot (FEET)		
CM	Centimeter	L	Length	SHLV	Shelving		
CM	Construction Manager	LAM	Laminate	SHR	Shower		
CMU	Concrete Masonry Unit	LAV	Lavatory	SHT	Sheet		
CO	Cleanout	LB(S)	pound(s)	SHTH	Sheathing		
COL	Column	LEV	Level	SIM	Similar		
CONC	Concrete	LF	Linear Foot (FEET)	SP	Standpipe		
CONF	Conference	LH	Left Hand (FEET)	SPEC(S)	Specification(S)		
CONN	Connection	LK	Locker	SPKR	Speaker		
CONST	Construction	LL	Live Load	SQ	Square		
CONT	Continuous	LNG	Longitude, longitudinal	SQ IN	Square Inch		
CONTR	Contractor	LP	Low Point	SS	Stainless Steel		
COORD	Coordinate	LT	Light	SS4	Stainless Steel #4 Finish		
CORR	Corridor	LTG	Lighting	ST	Stain		
CPT	Carpet (ED) (ING)	LVP	Low Voltage Panel	STC	Sound Transmission Coefficient		
CSK	Countersunk	LWC	Lightweight Concrete	STD	Standard		
CT	Ceramic Tile	LYR	Layer	STL	Steel		
CTR	Center			STN	Stone		
CU	Cubic	MACH	Machine	STOR	Storage		
CW	Cold Water	MAINT	Maintenance	STRUCT	Structure (AL)		
		MAS	Masonry	SUSP	Suspended		
d	penny (nail)	MATL	Material	SUSP CLG	Suspended Ceiling		
D	Depth	MAX	Maximum	SV	Sheet Vinyl		
DBL	Double	MDF	Medium Density Fiberboard	SVC	Sprinkler Valve Cabinet		
DEG	Degree	MECH	Mechanic (AL)	SYMM	Symmetrical		
DEMO	Demolish	MEMB	Membrane	SYS	System		
DEPT	Department	MEZZ	Mezzanine	T	Tread		
DET	Detail	MFR	Manufacturer	T/	Top of		
DF	Drinking Fountain	MIN	Minimum	T/P	Top of Footing		
DIA	Diameter	MIN	Minute	T/PP	Top of Parapet		
DIAG	Diagonal	MIR	Mirror	T/S	Top of Sseal		
DIFF	Diffuser	MISC	Miscellaneous	T/W	Top of Wall		
DJM	Dimension	MKR BD	Marker Board	T&B	Top & Bottom		
DISP	Dispenser	MLDG	Moulding	T&G	Tounge & Groove		
DIV	Division	MO	Masonry Opening	TAND	Tandem parking		
DL	Dead Load	MRO	Masonry Rough Opening	TEL	Telephone		
DN	Down	MTD	Mounted	TEMP	Temporary		
DP	Dampproofing	MTG	Mounting	TER	Terrazzo		
DR	Door	MTL	Metal	THK	Thick (ENED) (NESS)		
DS	Downspout	MVBL	Movable	TKBD	Tackboard		
DTL	Detail	N	North	TLT	Toilet		
DW	Dishwasher	N/A	Not Applicable	TMPD	Tempered		
DWG	Drawing	NIC	Not in Contract	TOPO	Topograph (Y) (IC)		
DWR	Drawer	NO	Number	TRANS	Transformer		
E	East	NOM	Nominal	TRTD	Treated		
EA	Each	NRC	Noise Reduction Coefficient	TS	Tube Steel		
EAF	Electric Drinking Fountain	NSF	Net Square Foot (Feet)	TV	Television		
EIFS	Exterior Insulation Finish System	NTS	Not to Scale	TYP	Typical		
EJ	Expansion Joint	OA	Overall				
EL	Elevation	OC	On Center				
ELAST	Elastomeric	OD	Outside Diameter				
ELEC	Electric (AL)	OFD	Overflow Drain				
ELEV	Elevator	OFF	Office				
EMER	Emergency	OH	Opposite Hand				
ENCL	Enclosure	OPNG	Opening				
ENGR	Engineer	OPP	Opposite				
ENR	Entrance	OS	Overflow Scupper				
EO	Electrical Outlet						
EOS	Edge of Slab						

# GENERAL NOTES:

- ALL DIMENSIONS ARE TO FINISHED FACE OF PARTITION, EXCLUDING WOOD OR STONE FINISHES, UNLESS NOTED OTHERWISE.
- ELEVATIONS AND LEVELS ARE SHOWN TO TOP OF FINISHED HARD SURFACES (CONCRETE FLOOR SLAB), EXCLUDING APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIALS).
- DO NOT SCALE DRAWINGS - DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS SHALL GOVERN OVER ALL.
- ALL MECH., ELEC., PLUMBING, AND FIRE PROTECTION ELEMENTS LOCATED IN PUBLIC AREAS SHALL BE FIELD LOCATED AND APPROVED BY THE ARCHITECT. CEILING AND ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSIBLE CEILINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING MECHANICAL, AND PLUMBING DEVICES:
  - A. VALVES
  - B. FLOW MEASURING DEVICES
  - C. MIXING BOXES
  - D. POWER OPERATED DAMPERS
  - E. ACCESS PANELS IN DUCTWORK
  - F. VOLUME AND BALANCING DEVICES
  - G. WATER FLOW SWITCHES
  - H. SPRINKLER SYSTEM DRAINS AND TEST CONNECTIONS
  - I. PRESSURE SWITCHES
- DEVICES REQUIRING ACCESS PANELS SHALL NOT BE LOCATED ABOVE NON-ACCESSIBLE CEILINGS IN PUBLIC AREAS UNLESS APPROVED BY THE ARCHITECT.
- ALL FASTENERS AND ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, CONDITIONS, AND EQUIPMENT LOCATIONS IN THE FIELD PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES OR QUESTIONS AND OBTAIN REQUIRED CLARIFICATION PRIOR TO COMMENCING WORK.
- FINISHES, FIXTURES, AND MANUFACTURERS HAVE BEEN SPECIFIED PER THE DRAWINGS AND PROJECT SPECIFICATION MANUAL. ALL PROPOSED PRODUCT SUBSTITUTIONS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND FINAL APPROVAL IN ACCORDANCE WITH DIVISION 01 OF THE PROJECT SPECIFICATION MANUAL.

# MATERIAL & SYMBOLS LEGENDS:

<p>SECTION MARKER</p>	<p>OFFICE 101 350 SF</p> <p>ROOM IDENTIFIER - NAME, NUMBER, AREA</p>	<p>GRASS</p>
<p>ELEVATION MARKER</p>	<p>PARTITION TYPE IDENTIFIER - SEE WALL TYPES</p>	<p>EARTH</p>
<p>INTERIOR ELEVATION MARKER</p>	<p>DOOR IDENTIFIER - SEE DOOR SCHEDULE</p>	<p>GRAVEL</p>
<p>DETAIL MARKER</p>	<p>EXISTING COLUMN GRIDLINE</p>	<p>SAND</p>
<p>TRUE NORTH ARROW</p>	<p>NEW COLUMN GRIDLINE</p>	<p>CONCRETE</p>
<p>WALL AND BASE FINISH ← EXTENT OF FINISH</p>	<p>EQUIPMENT - CONTRACTOR-PROVIDED</p>	<p>PRECAST CONCRETE</p>
<p>WALL FINISH ← EXTENT OF FINISH</p>	<p>EQUIPMENT - OWNER-PROVIDED</p>	<p>CMU</p>
<p>FLOOR FINISH</p>	<p>SIGNAGE IDENTIFIER - SEE SIGN TYPES</p>	<p>STONE</p>
<p>CHANGE IN SPECIFIED FINISH - PROVIDE TRANSITION STRIP AS REQUIRED</p>	<p>SPOT ELEVATION MARKER</p>	<p>BRICK</p>
<p>DIRECTION OF SPECIFIED FINISH</p>	<p>Name Elevation</p> <p>ELEVATION (FLOOR / LEVEL) MARKER</p>	<p>GROUT, GWB, PLASTER</p>
		<p>STEEL, IRON</p>
		<p>ALUMINUM</p>
		<p>PLYWOOD</p>
		<p>WOOD FINISH</p>
		<p>WOOD, DIMENSIONAL</p>
		<p>INSULATION</p>

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# GENERAL INFORMATION

PROJECT NUMBER:	24031
DATED:	Issue Date

**G-002**

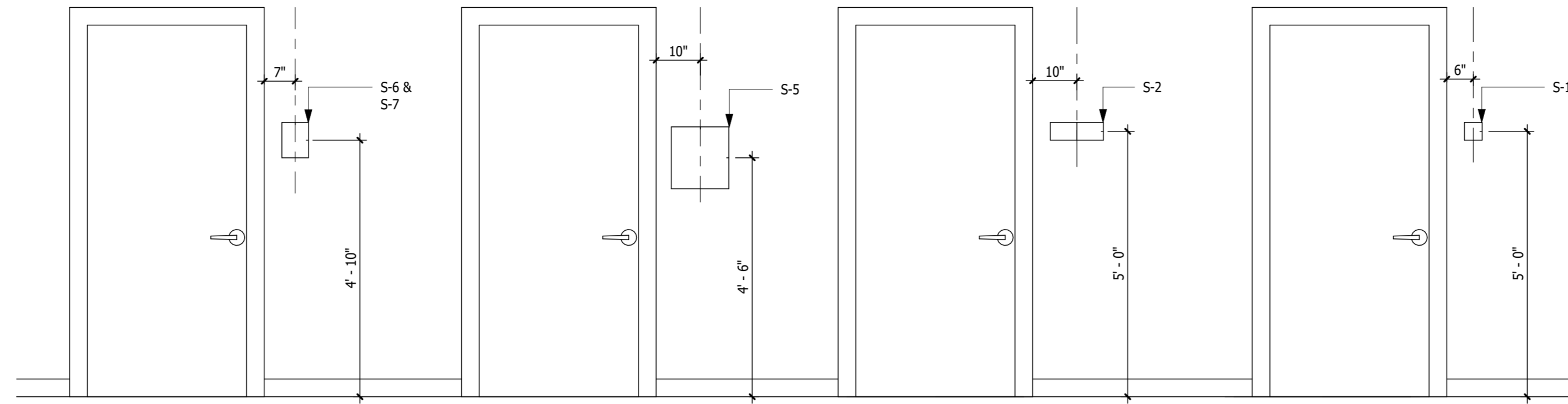
**ISSUED FOR CONSTRUCTION**

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**2010 ADA STANDARDS FOR ACCESSIBLE DESIGN**

**703 Signs**

- 703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.
- 703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.
- 703.2.1 Depth. Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.
- 703.2.2 Case. Characters shall be uppercase.
- 703.2.3 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.
- 703.2.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".
- 703.2.5 Character Height. Character height measured vertically from the baseline of the character shall be 5/8 inch (16 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "I".
- EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2 inch (13 mm) minimum.
- 703.2.6 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.
- 703.2.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum.
- 703.2.8 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.
- 703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.
- 703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.
- 703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.
- EXCEPTION: Braille provided on elevator car controls shall be separated 3/16 inch (4.8 mm) minimum and shall be located either directly below or adjacent to the corresponding raised characters or symbols.
- 703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.
- 703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.
- EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.
- 703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.
- EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.
- 703.5 Visual Characters. Visual characters shall comply with 703.5.
- EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9.
- 703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.
- 703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both.
- 703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.
- 703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".
- 703.5.5 Character Height. Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".
- 703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground.
- EXCEPTION: Visual characters indicating elevator car controls shall not be required to comply with 703.5.6.
- 703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character.
- 703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.
- 703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.
- 703.6 Pictograms. Pictograms shall comply with 703.6.
- 703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.
- 703.6.2 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.
- 703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.
- 703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7.
- 703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.



**SIGNAGE LEGEND**

**SIGN TYPE LOCATION NOTES**

**S-1** 9"x6" ROOM ID - NOVA BRUSHED SILVER CURVED SIGN FRAME 1/16" THICK DUETS CLEAR ADA ACRYLIC, 2ND SURFACE PAINTED GRAY (PMS 417)

.62" TACTILE LETTERS, FONT TO MATCH BUILDING STANDARD (1/32" DUETS BRIGHT WHITE APPLIQUE)  
GRADE II BRAILLE

**S-2** 9" X 10" RESTROOM ID NOVA BRUSHED SILVER CURVED SIGN FRAME 1/16" THICK DUETS CLEAR ADA ACRYLIC, 2ND SURFACE PAINTED GRAY (PMS 417)

STANDARD RESTROOM SYMBOL WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY  
.62" TACTILE LETTERS, FONT TO MATCH BUILDING STANDARD (1/32" DUETS BRIGHT WHITE APPLIQUE)  
GRADE II BRAILLE

**S-2** 9" X 10" WAYFINDING ID NOVA BRUSHED SILVER CURVED SIGN FRAME 1/16" THICK DUETS CLEAR ADA ACRYLIC, 2ND SURFACE PAINTED GRAY (PMS 417)

.62" TACTILE LETTERS, FONT TO MATCH BUILDING STANDARD (1/32" DUETS BRIGHT WHITE APPLIQUE)

**SIGNAGE NOTES:**

- CONTRACTOR SHALL GENERATE AND SUBMIT A SIGN SCHEDULE AND SIGNAGE LOCATION PLANS FOR REVIEW AND APPROVAL
- SIGNAGE VENDOR TO VERIFY ALIGNMENT W/ EXISTING BUILDING SIGNAGE
- SIGNAGE VENDOR TO VERIFY THAT ALL SIGNS COMPLY WITH CURRENT ADA GUIDELINES
- ALL WALL-MOUNTED SIGNS TO BE MOUNTED IN ACCORDANCE WITH ADA
- ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION
- SIGNAGE VENDOR TO VERIFY ALL SIGNS REQUIRED TO MEET APPLICABLE CODES, LAWS, ETC. AND COMPLY WITH SAID CODES, LAWS, ETC.
- SIGNAGE VENDOR TO VERIFY ALL SPELLING PRIOR TO FABRICATION AND INSTALLATION

**DAG Architects**  
 DAG Architects AR0009694  
 850 S Gadsden Street, Suite 140  
 Tallahassee, FL 32301  
 850.656.7506  
 www.DAGarchitects.com

**ONE SEAGROVE PLACE POOL & BOARDWALK**  
 4100 E County Hwy 30A  
 Santa Rosa Beach, FL 32459

**REVISIONS:**

NO:	DATE:	ISSUE:
1	02/25/2026	ADDENDUM 1

**CODE REQUIRED SIGNAGE**

PROJECT NUMBER: 24031  
 DATED: Issue Date

**G-004**

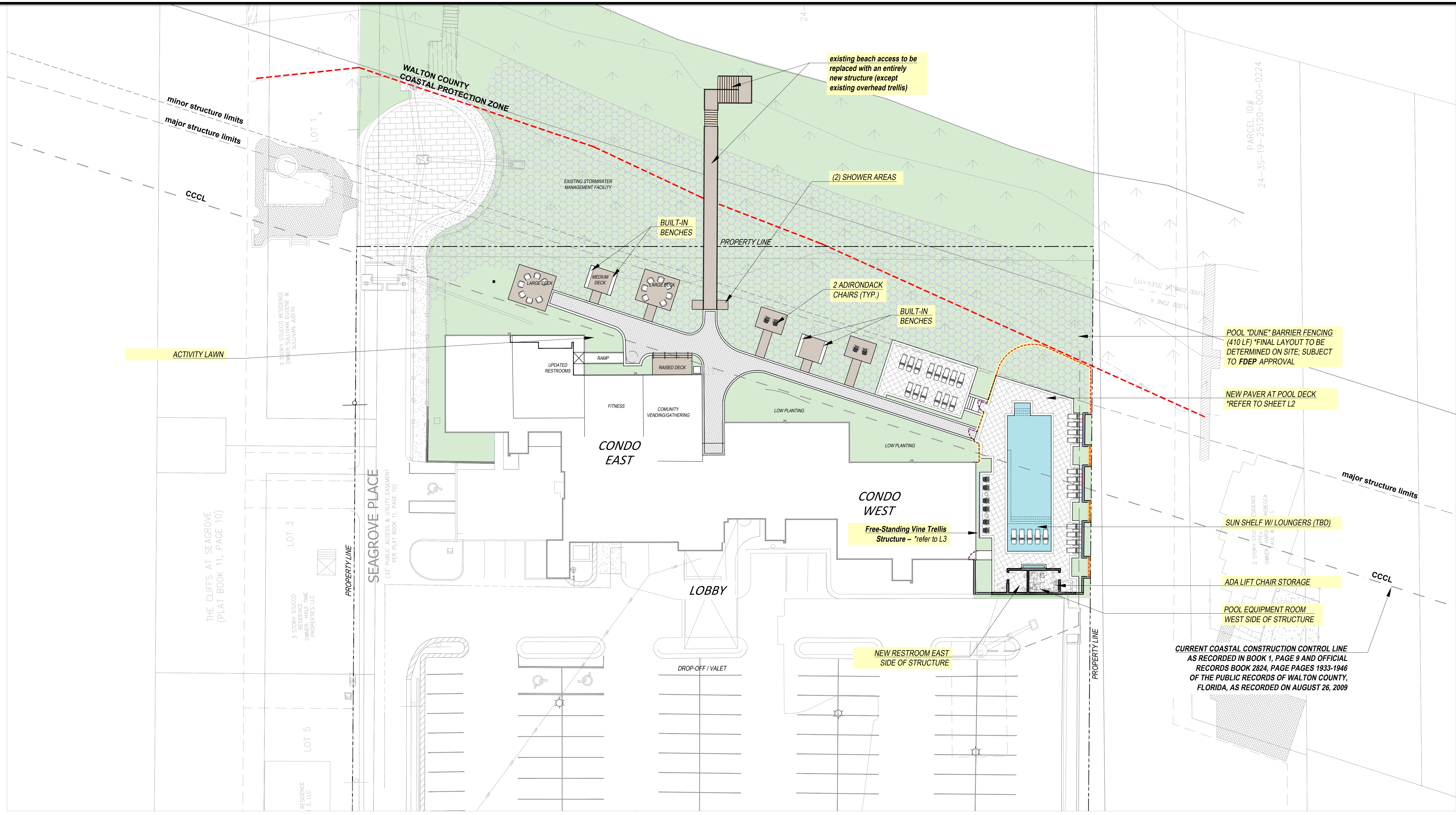
**ISSUED FOR CONSTRUCTION**

LOCATE AT EACH ROOM ENTRY

LOCATE AT EACH PUBLIC RESTROOM

LOCATE AT EACH WAYFINDING MARKER

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**THE PATRICK HODGES LAND STUDIO**  
 PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

Post Office Box 611052  
 Rosemary Beach, FL 32461  
 Phone: (850) 528-1925  
 Email: patrick@phlandstudio.com  
 LICENSE No: LA0000850

FLORIDA LICENSE NO.  
 PATRICK K. HODGES - LA 0000850

DRAWING SCALE AND NORTH ARROW:

0' 20' 40' 80'

SCALE: 1" = 20' - 0"

NORTH

**DAG ARCHITECTS**

ARCHITECT:

**DAG Architects**  
 License No. AR0009694  
 Office: (850) 837-8152  
 1223 Airport Road Destin, FL 32541  
 www.DAGarchitects.com

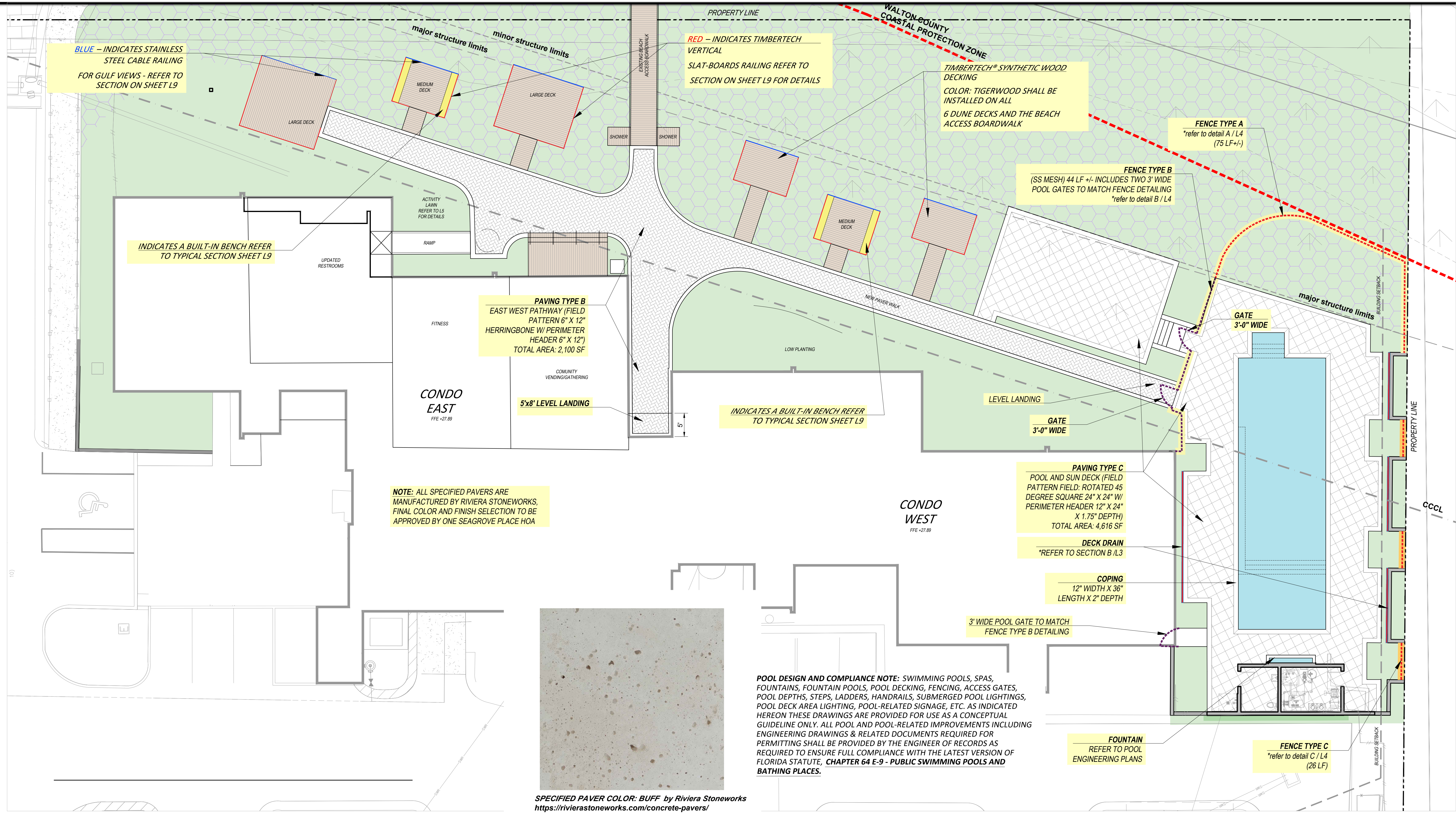
**ONE SEAGROVE PLACE**  
*New Pool, Restrooms, Decks and Walkways*  
 Overall Site Plan

prepared for:  
 One Seagrove Place H.O.A.  
 County Highway 30A - Walton Co. - Florida

DESIGNED BY: HODGES  
 DRAWN BY: RLM  
 REVIEWED BY: PKH/DAG/ECA  
 DRAWING #  
 DATE: February 25, 2026

**L1**

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**BLUE** – INDICATES STAINLESS STEEL CABLE RAILING FOR GULF VIEWS - REFER TO SECTION ON SHEET L9

**RED** – INDICATES TIMBERTECH VERTICAL SLAT-BOARDS RAILING REFER TO SECTION ON SHEET L9 FOR DETAILS

TIMBERTECH® SYNTHETIC WOOD DECKING  
 COLOR: TIGERWOOD SHALL BE INSTALLED ON ALL 6 DUNE DECKS AND THE BEACH ACCESS BOARDWALK

**FENCE TYPE A**  
 \*refer to detail A / L4 (75 LF +/-)

**FENCE TYPE B**  
 (SS MESH) 44 LF +/- INCLUDES TWO 3' WIDE POOL GATES TO MATCH FENCE DETAILING  
 \*refer to detail B / L4

INDICATES A BUILT-IN BENCH REFER TO TYPICAL SECTION SHEET L9

**PAVING TYPE B**  
 EAST WEST PATHWAY (FIELD PATTERN 6" X 12" HERRINGBONE W/ PERIMETER HEADER 6" X 12")  
 TOTAL AREA: 2,100 SF

INDICATES A BUILT-IN BENCH REFER TO TYPICAL SECTION SHEET L9

**PAVING TYPE C**  
 POOL AND SUN DECK (FIELD PATTERN FIELD: ROTATED 45 DEGREE SQUARE 24" X 24" W/ PERIMETER HEADER 12" X 24" X 1.75" DEPTH)  
 TOTAL AREA: 4,616 SF

**NOTE:** ALL SPECIFIED PAVERS ARE MANUFACTURED BY RIVIERA STONERWORKS, FINAL COLOR AND FINISH SELECTION TO BE APPROVED BY ONE SEAGROVE PLACE HOA

**DECK DRAIN**  
 \*REFER TO SECTION B / L3

**COPING**  
 12" WIDTH X 36" LENGTH X 2" DEPTH

3' WIDE POOL GATE TO MATCH FENCE TYPE B DETAILING

**POOL DESIGN AND COMPLIANCE NOTE:** SWIMMING POOLS, SPAS, FOUNTAINS, FOUNTAIN POOLS, POOL DECKING, FENCING, ACCESS GATES, POOL DEPTHS, STEPS, LADDERS, HANDRAILS, SUBMERGED POOL LIGHTINGS, POOL DECK AREA LIGHTING, POOL-RELATED SIGNAGE, ETC. AS INDICATED HEREON THESE DRAWINGS ARE PROVIDED FOR USE AS A CONCEPTUAL GUIDELINE ONLY. ALL POOL AND POOL-RELATED IMPROVEMENTS INCLUDING ENGINEERING DRAWINGS & RELATED DOCUMENTS REQUIRED FOR PERMITTING SHALL BE PROVIDED BY THE ENGINEER OF RECORDS AS REQUIRED TO ENSURE FULL COMPLIANCE WITH THE LATEST VERSION OF FLORIDA STATUTE, **CHAPTER 64 E-9 - PUBLIC SWIMMING POOLS AND BATHING PLACES.**

**FOUNTAIN**  
 REFER TO POOL ENGINEERING PLANS

**FENCE TYPE C**  
 \*refer to detail C / L4 (26 LF)



**SPECIFIED PAVER COLOR: BUFF** by Riviera Stoneworks  
<https://rivierastoneworks.com/concrete-pavers/>

**THE PATRICK HODGES LAND STUDIO**  
 PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

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 Phone: (850) 528-1925  
 Email: patrick@phlandstudio.com  
 LICENSE No: LA0000850

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

SCALE: 1" = 10'-0"

NORTH

**DAG ARCHITECTS**

ARCHITECT:

**DAG Architects**  
 License No. AR0009694  
 Office: (850) 837-8152  
 1223 Airport Road Destin, FL 32541  
 www.DAGarchitects.com

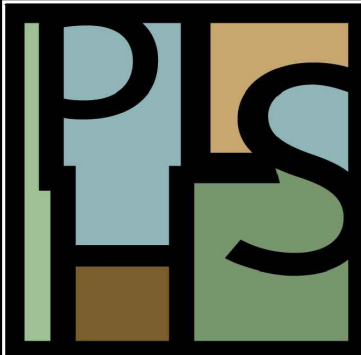
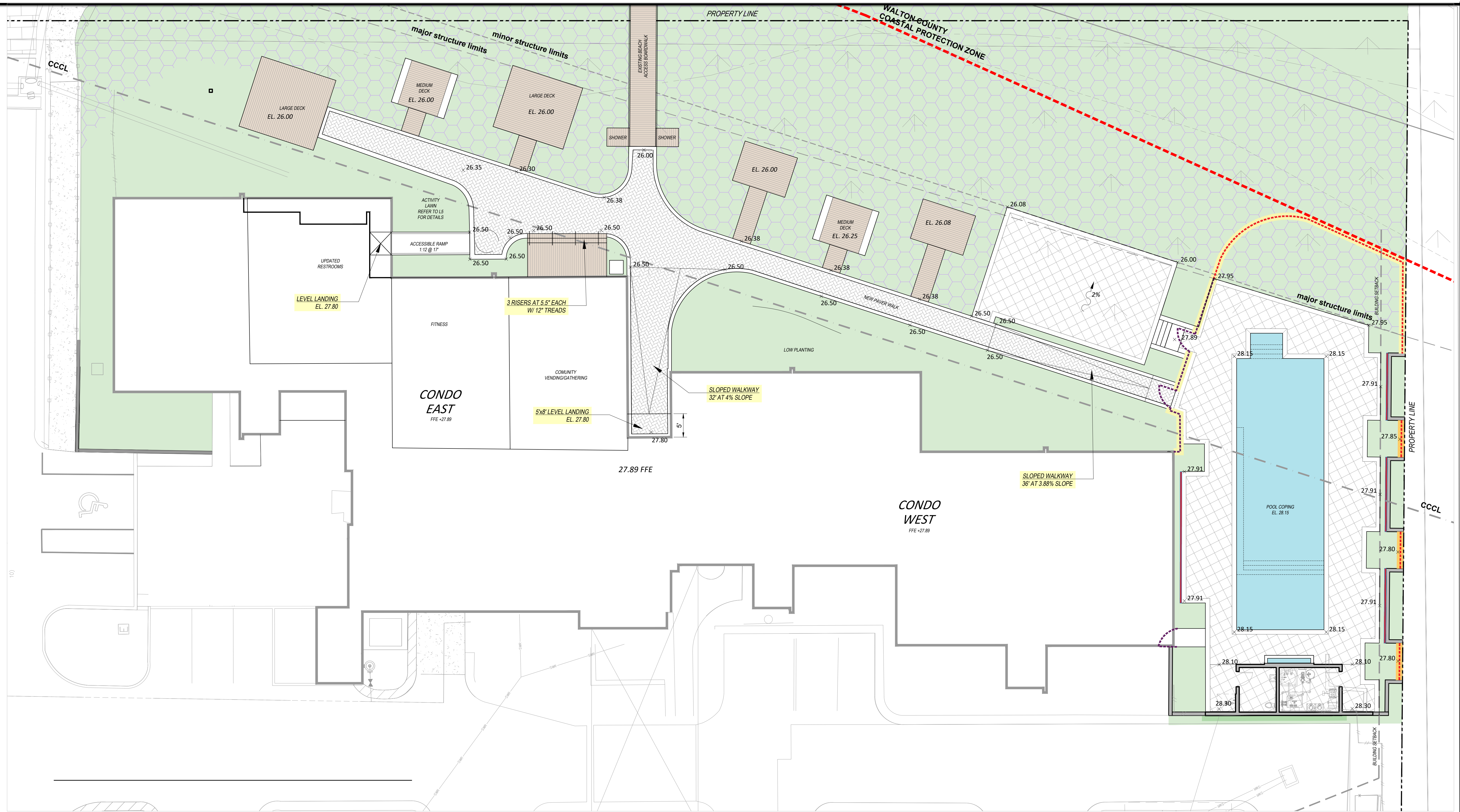
**ONE SEAGROVE PLACE**  
 New Pool, Restrooms, Decks and Walkways  
 Enlarged Site Plan

prepared for:  
 One Seagrove Place H.O.A.  
 County Highway 30A - Walton Co. - Florida

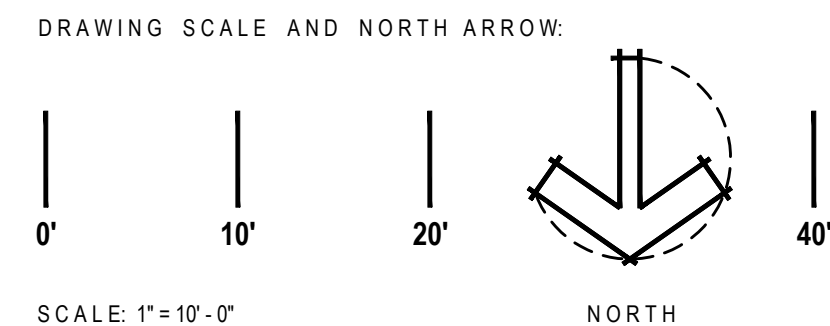
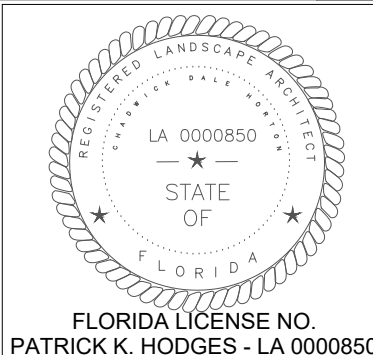
DESIGNED BY: HODGES  
 DRAWN BY: RLM  
 REVIEWED BY: PKH/DAG/ECA  
 DRAWING #  
 DATE: February 25, 2026

**L2**

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PREPARED BY:  
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ARCHITECT:  
**DAG Architects**  
 License No. AR0009694  
 Office: (850) 837-8152  
 1223 Airport Road Destin, FL 32541  
 www.DAGarchitects.com

**ONE SEAGROVE PLACE**  
*New Pool, Restrooms, Decks and Walkways*  
 Enlarged Grading & Drainage Plan

prepared for:  
 One Seagrove Place H.O.A.  
 County Highway 30A - Walton Co. - Florida

DESIGNED BY: HODGES  
 DRAWN BY: RLM  
 REVIEWED BY: PKH/DAG/ECA  
 DRAWING #  
 DATE: February 25, 2026

**L2.1**

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**SLOT DRAIN SYSTEMS**  
a division of Global Drain Technologies

**4000 SERIES SLOT DRAIN®**  
SPECIFICATION SHEET

**SPECIFICATIONS**

**GENERAL:**  
The surface drainage system shall be 4000 Series Slot Drain complete with slotted linear trench opening as manufactured by Slot Drain Systems.

**MATERIALS:**  
T304 Stainless Steel, T316 Stainless Steel

**SLOPE:**  
0.5% Standard

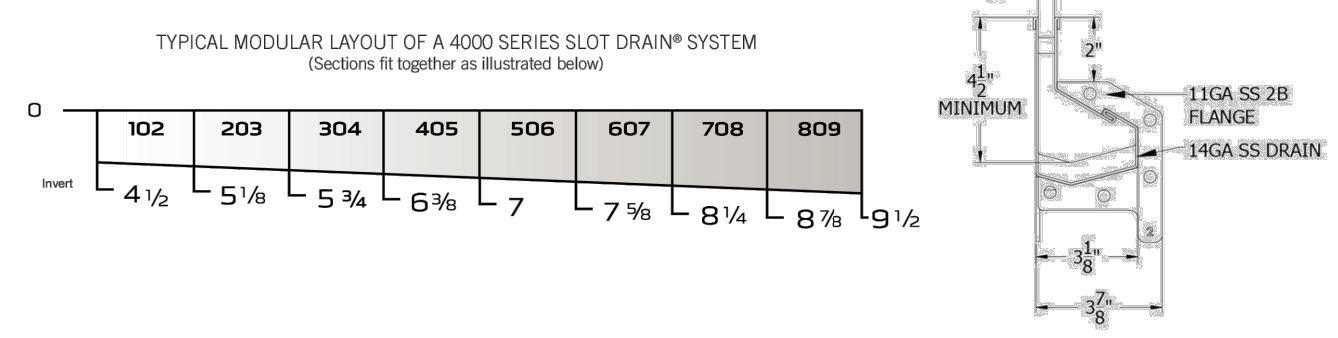
**DESIGN OPTIONS:**  
ADA Compliant  
Material (S): SS304(S), SS316(G)  
Slot Opening (W): 1/2" (O), 1" (L)  
End (\*): Open (O), End Cap (L), Flush Nipple (S)  
Section Lengths: Full 9'8", Half 4'10"  
(Custom Lengths Available)  
Left and Right Versions available for wall install.

**LOAD CLASS:**  
Load Class C

**ACCESSORIES:**  
Cleaning paddle, Flush Flo

**INSTALLATION:**  
The 4000 Series Slot Drain System shall be installed in accordance with the manufacturer's installation instructions and recommendations.

**FLOW RATE:**  
1/2" 11 gpm (per foot of drain)  
1" 18 gpm (per foot of drain)



DESCRIPTION	PART NO.	INVERT SHALLOW INCHES	INVERT DEEP INCHES
4000 SERIES SS SLOT 102 HALF	SD4S# - 102B	4 1/2	5 1/8
4000 SERIES SS SLOT 102	SD4S# - 102	4 1/2	5 1/8
4000 SERIES SS SLOT 203	SD4S# - 203	5 1/8	5 3/4
4000 SERIES SS SLOT 304	SD4S# - 304	5 3/4	6 3/8
4000 SERIES SS SLOT 405	SD4S# - 405	6 3/8	7
4000 SERIES SS SLOT 506	SD4S# - 506	7	7 5/8
4000 SERIES SS SLOT 607	SD4S# - 607	7 5/8	8 1/4
4000 SERIES SS SLOT 708	SD4S# - 708	8 1/4	8 7/8
4000 SERIES SS SLOT 809	SD4S# - 809	8 7/8	9 1/2

NOTE:  
Also available with 90° sections, "T" sections, and Transition Pits for all of the depths specified above.

**CATCH BASIN** LID: STANDARD AND PAN-LID OPTIONS ARE AVAILABLE AND STRAINER IS PART OF THE CATCH BASIN

DESCRIPTION	TOP WIDTH INCHES	TOP LENGTH INCHES	BOTTOM WIDTH INCHES	BOTTOM LENGTH INCHES	HEIGHT INCHES	OUTLET SIZE INCHES
4000 SS CB SMALL	6	6	6	6	12	4
4000 SS CB MEDIUM	6	12	6	12	12	4

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENGAGEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES. SLOT DRAIN SYSTEMS RESERVES THE RIGHT TO CHANGE THE PRODUCT AND SPECIFICATIONS WITHOUT NOTICE.

TF 855.497.7508 F 204.775.2324 E info@slotdrainsystems.com W slotdrainsystems.com 2023

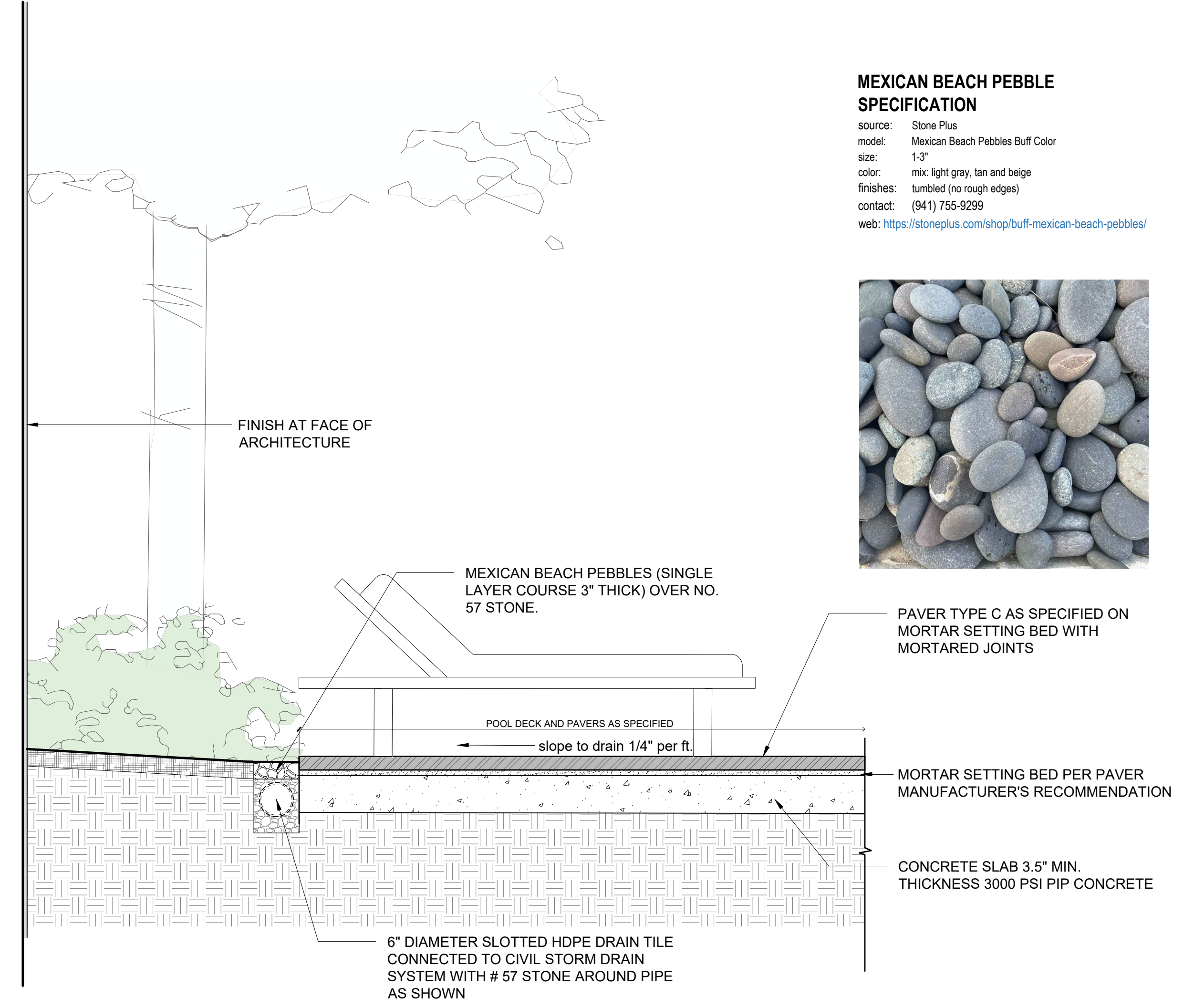
**MINIMAL REVEAL SLOT DRAIN SPECIFICATION (AT POOL DECK)**  
*(alternates to be approved by landscape architect and owner)*  
**NOTE:** confirm size required based on civil drainage calculations and slope as required

**A** **SLOT DRAIN DETAIL**  
SCALE: N/A



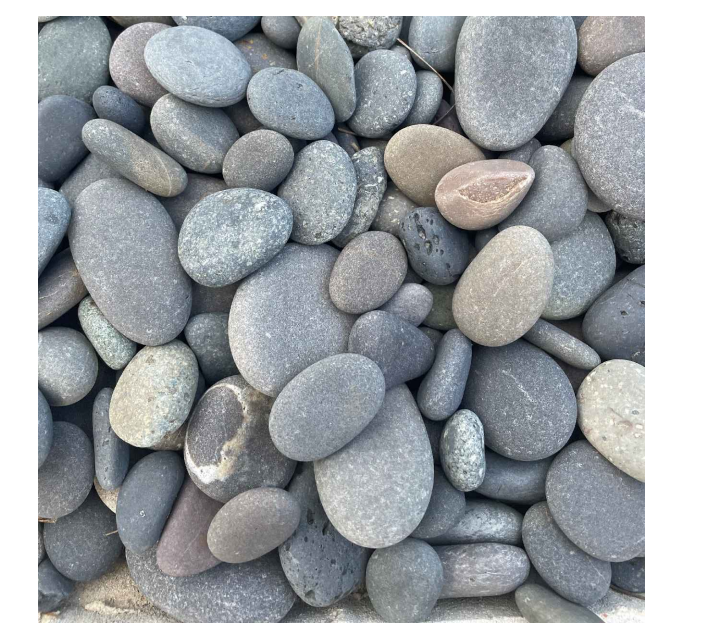
**FREESTANDING VINE TRELLIS SPECIFICATIONS:**  
**Cityscapes® COVRIT & Naturescreen® Double Mesh Trellis**  
Powdercoat Finish Color: OYSTER  
Height: 10'-0" +/- Length - 36' +/-  
DMT Naturescreen Mesh Panel - Suggested Width 6"-0" +/-  
Links :NatureScreen® Commercial Lattice & Trellis Walls - CityScapes, Inc.  
<https://cityscapesinc.com/products/covrit/gates-walls>

The contractor shall submit manufacturer's shop drawings to the LA, architect, and owner for review and approval prior to purchase and installation



**B** **DECK DRAIN DETAIL**  
SCALE: 3/4" = 1'-0"

**MEXICAN BEACH PEBBLE SPECIFICATION**  
source: Stone Plus  
model: Mexican Beach Pebbles Buff Color  
size: 1-3"  
color: mix: light gray, tan and beige  
finishes: tumbled (no rough edges)  
contact: (941) 755-9299  
web: <https://stoneplus.com/shop/buff-mexican-beach-pebbles/>



**PLS**

PREPARED BY:  
**THE PATRICK HODGES LAND STUDIO**  
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

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**DAG**  
ARCHITECTS

ARCHITECT:

**DAG Architects**  
License No. AR0009694  
Office: (850) 837-8152  
1223 Airport Road Destin, FL 32541  
[www.DAGarchitects.com](http://www.DAGarchitects.com)

**ONE SEAGROVE PLACE**  
*New Pool, Restrooms, Decks and Walkways*  
Site Details - Pool Deck Drains, Trellis, etc.

prepared for:  
One Seagrove Place H.O.A.  
County Highway 30A - Walton Co. - Florida

DESIGNED BY: HODGES  
DRAWN BY: RLM  
REVIEWED BY: PKH/DAG/ECA  
DRAWING #  
DATE: February 25, 2026

**L3**



**COASTAL DUNE FENCE** Toll Free: (855) 726-DUNE

Marine-Grade Recycled Aluminum

- Impervious to termites and fungus
- Requires no preservatives or coatings
- Lifetime guaranteed

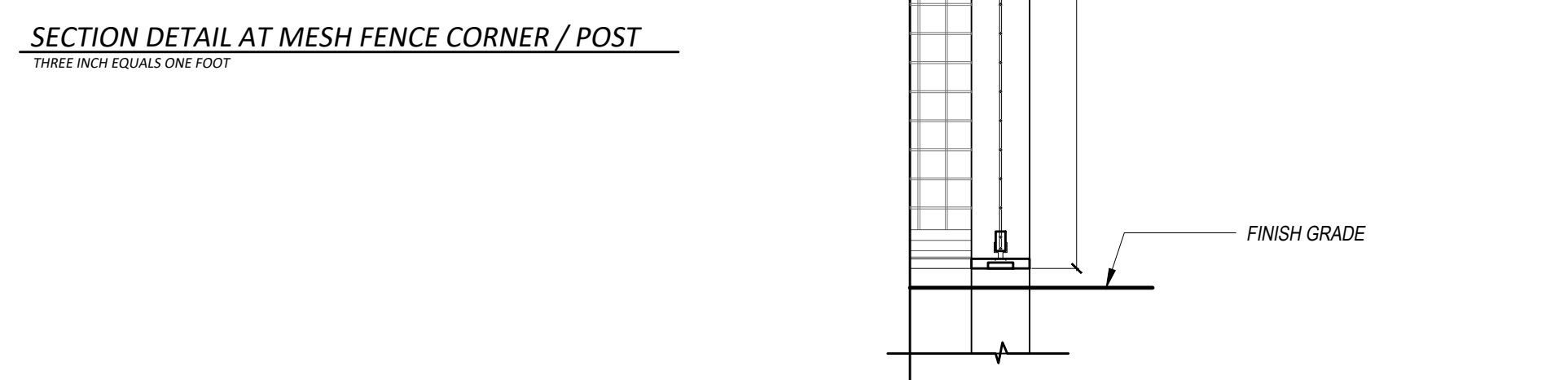
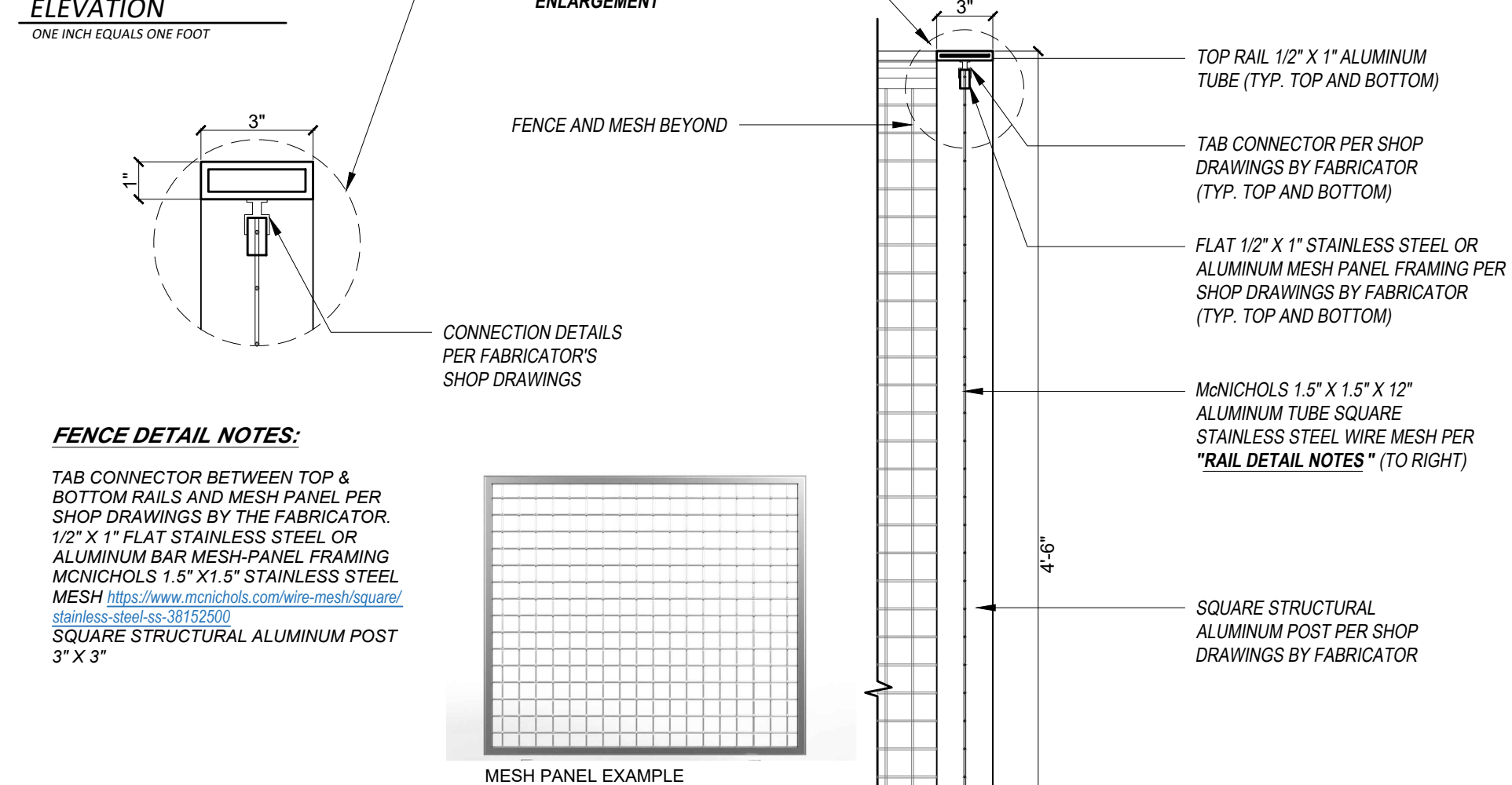
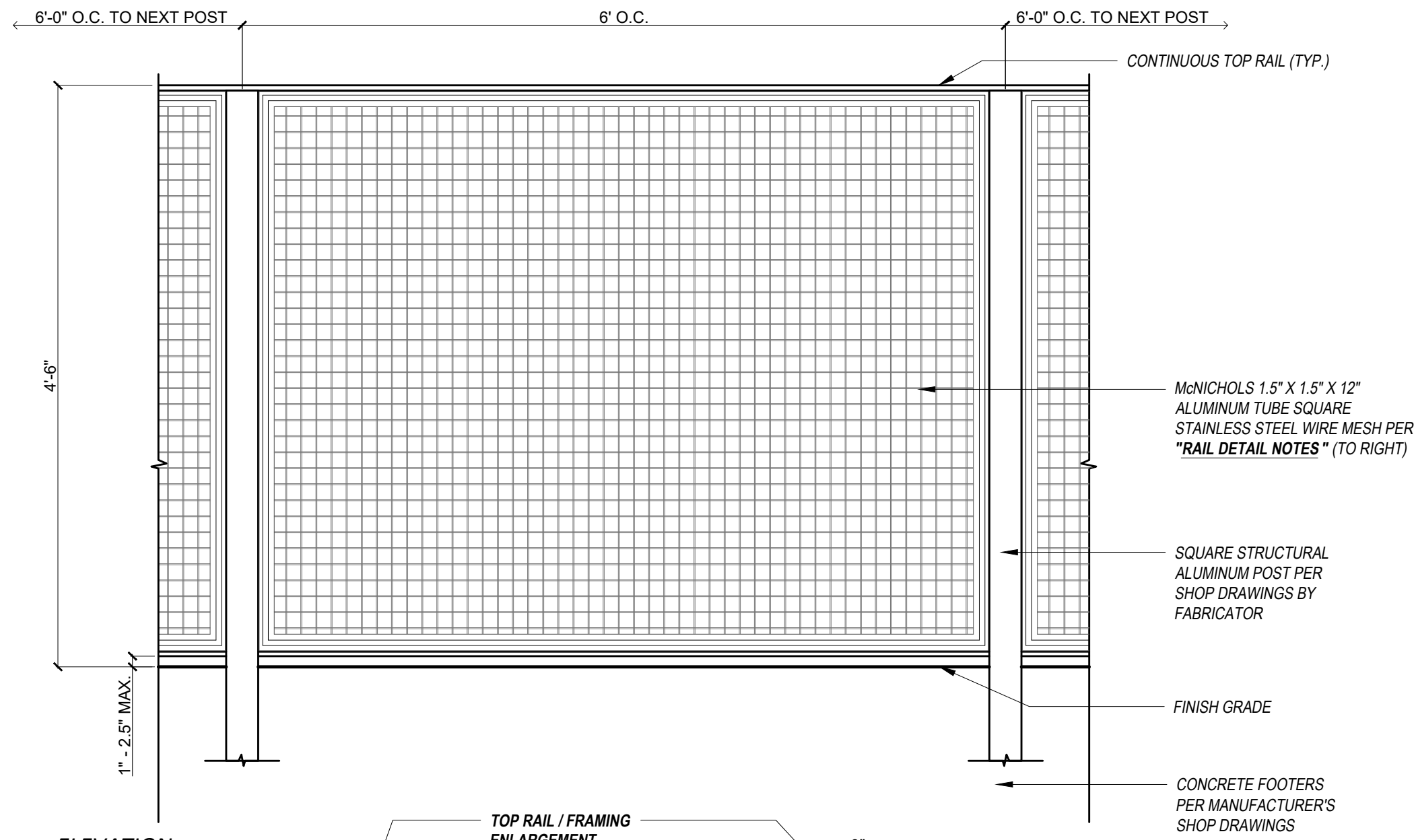
Coastal Dune Fence now offers marine-grade recycled aluminum and responsibly forested exotic hardwood fencing systems for commercial and residential applications. Our fence is specially designed to withstand the harsh salt air, humidity, and sun of coastal settings while requiring no maintenance.

Whether you need to enclose a pool, secure your property, or landscape it naturally, Coastal Dune Fence gives you the flexibility to get it right.

- Uncoated
- Hand twisted
- Permanent, Heavy Duty
- Built in 7 ft sections to code
- 40yr / Lifetime Warranty
- Maintenance Free
- Installation Available
- Unlimited Positional Flexibility
- Made in the U.S.A

COASTALDUNEFENCE.COM

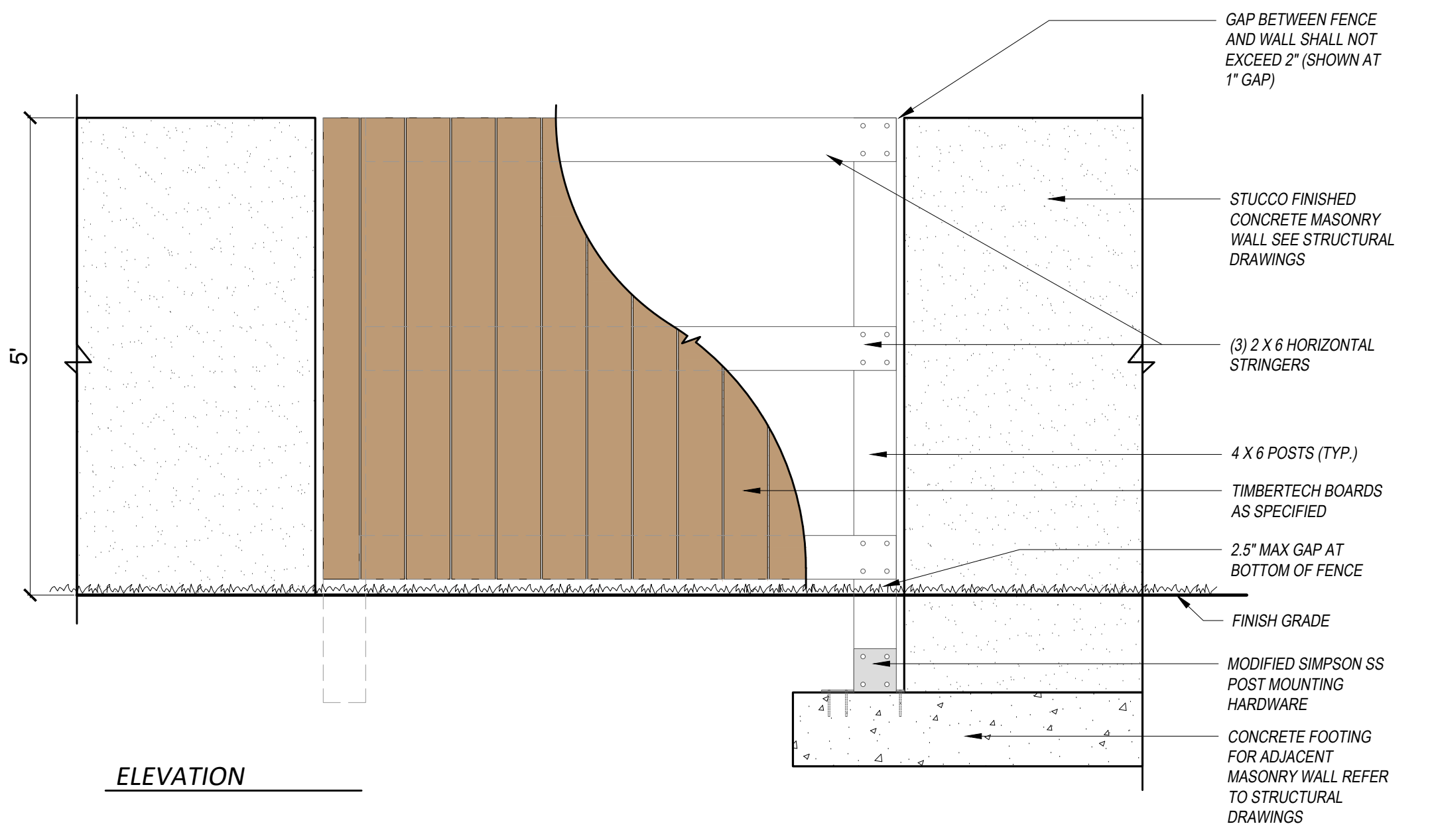
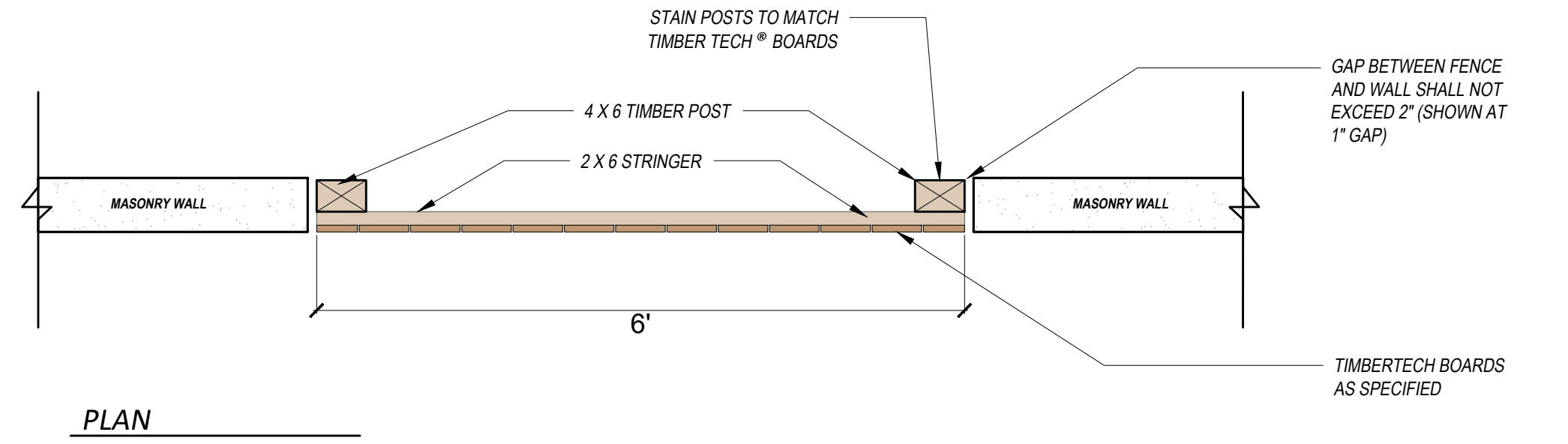
**A FENCE TYPE A - COSTAL DUNE FENCE**  
SCALE: N/A



**B FENCE TYPE B - MESH DESIGN**  
SCALE: AS NOTED



TimberTech® - Specified Color: TIGERWOOD  
Web link: <https://www.timbertech.com/>  
Fasteners Web Link <https://www.timbertech.com/product/concealoc/>



**C FENCE TYPE C - TIMBER TECH VERTICAL BOARD PRIVACY FENCE**  
SCALE: 3/4" = 1'-0"

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LICENSE No: LA0000850

FLORIDA LICENSE NO. PATRICK K. HODGES - LA 0000850

DRAWING SCALE AND NORTH ARROW:  
SCALE: PER DETAIL NORTH

**DAG ARCHITECTS**  
ARCHITECT:  
DAG Architects  
License No. AR0009694  
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1223 Airport Road Destin, FL 32541  
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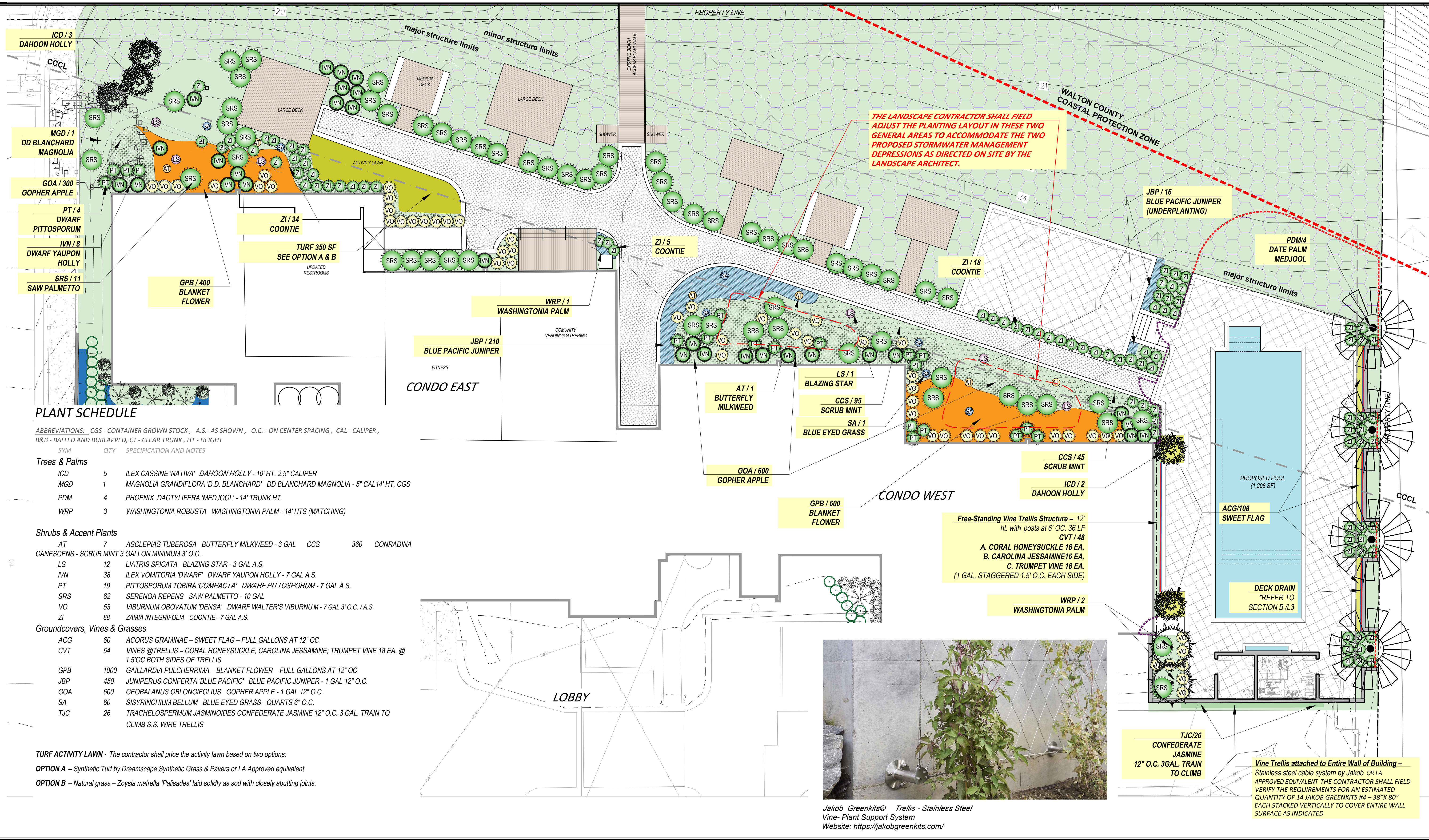
**ONE SEAGROVE PLACE**  
New Pool, Restrooms, Decks and Walkways  
Site Details - Fences - Type A, Type B And Type C

prepared for:  
One Seagrove Place H.O.A.  
County Highway 30A - Walton Co. - Florida

DESIGNED BY: HODGES  
DRAWN BY: RLM  
REVIEWED BY: PKH/DAG/ECA  
DRAWING #  
DATE: February 25, 2026

**L4**

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**PLANT SCHEDULE**

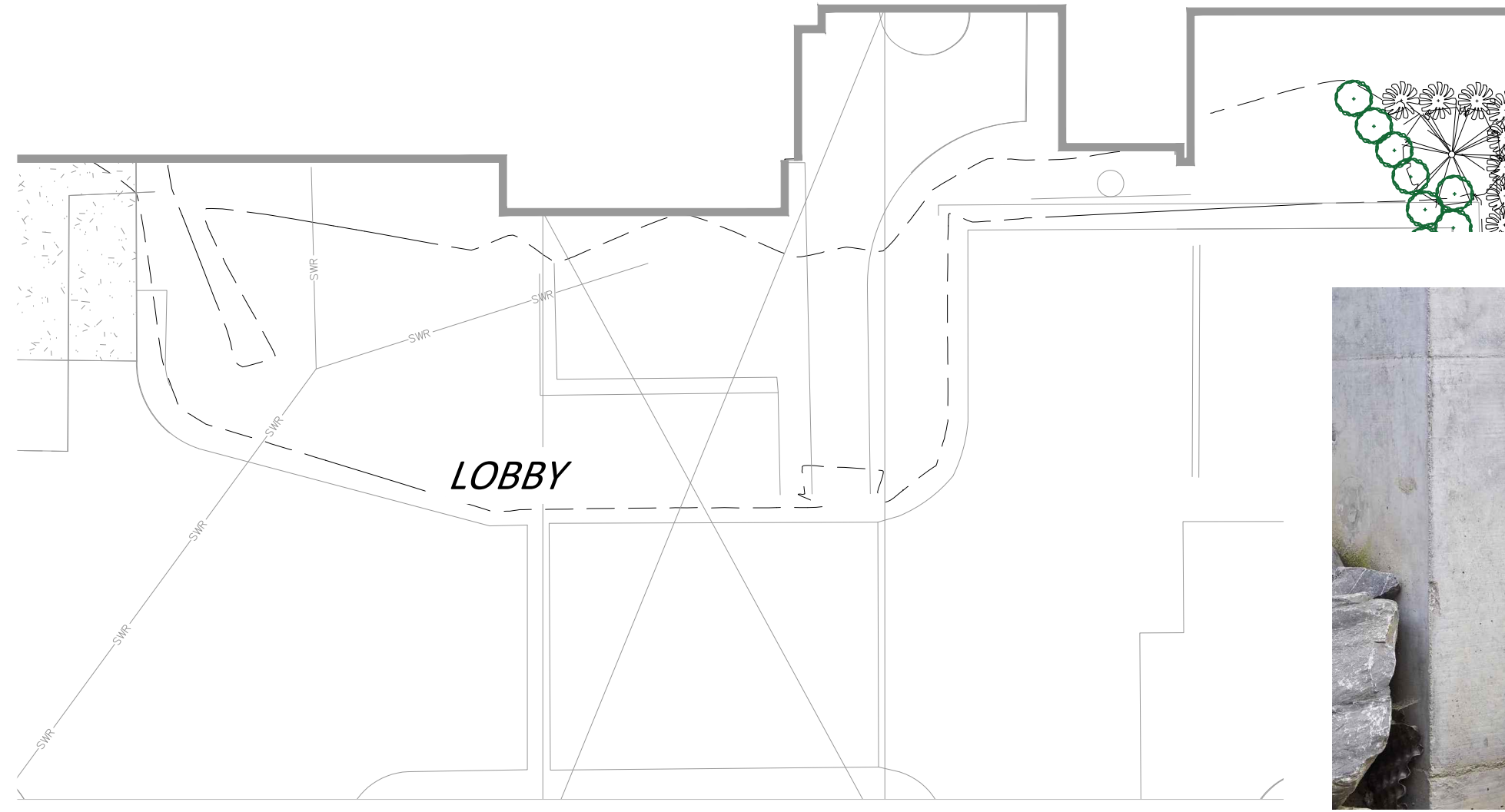
ABBREVIATIONS: CGS - CONTAINER GROWN STOCK, A.S. - AS SHOWN, O.C. - ON CENTER SPACING, CAL - CALIPER, B&B - BALLED AND BURLAPPED, CT - CLEAR TRUNK, HT - HEIGHT

SYM	QTY	SPECIFICATION AND NOTES
<b>Trees &amp; Palms</b>		
ICD	5	ILEX CASSINE 'NATIVA' DAHOON HOLLY - 10' HT. 2.5" CALIPER
MGD	1	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' DD BLANCHARD MAGNOLIA - 5" CAL 14' HT, CGS
PDM	4	PHOENIX DACTYLIFERA 'MEDJOO' - 14' TRUNK HT.
WRP	3	WASHINGTONIA ROBUSTA WASHINGTONIA PALM - 14' HTS (MATCHING)

SYM	QTY	SPECIFICATION AND NOTES
<b>Shrubs &amp; Accent Plants</b>		
AT	7	ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED - 3 GAL CCS 360 CONRADINA
CGS	3	CANESCENS - SCRUB MINT 3 GALLON MINIMUM 3" O.C.
LS	12	LIATRIS SPICATA BLAZING STAR - 3 GAL A.S.
IVN	38	ILEX VOMITORIA 'DWARF' DWARF YAUPON HOLLY - 7 GAL A.S.
PT	19	PITTIOSPORUM TOBIRA 'COMPACTA' DWARF PITTIOSPORUM - 7 GAL A.S.
SRS	62	SERENOA REPENS SAW PALMETTO - 10 GAL
VO	53	VIBURNUM OBOVATUM 'DENSEA' DWARF WALTER'S VIBURNUM - 7 GAL 3" O.C. / A.S.
ZI	88	ZAMIA INTEGRIFOLIA COONTIE - 7 GAL A.S.

SYM	QTY	SPECIFICATION AND NOTES
<b>Groundcovers, Vines &amp; Grasses</b>		
ACG	60	ACORUS GRAMINAE - SWEET FLAG - FULL GALLONS AT 12" OC
CVT	54	VINES @ TRELLIS - CORAL HONEYSUCKLE, CAROLINA JESSAMINE, TRUMPET VINE 18 EA. @ 1.5" OC BOTH SIDES OF TRELLIS
GPB	1000	GALLARDIA PULCHERRIMA - BLANKET FLOWER - FULL GALLONS AT 12" OC
JBP	450	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC JUNIPER - 1 GAL 12" O.C.
GOA	600	GEOBALANUS OBLONGIFOLIUS GOPHER APPLE - 1 GAL 12" O.C.
SA	60	SISYRINCHIUM BELLUM BLUE EYED GRASS - QUARTS 6" O.C.
TJC	26	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE 12" O.C. 3 GAL. TRAIN TO CLIMB S.S. WIRE TRELLIS

**TURF ACTIVITY LAWN** - The contractor shall price the activity lawn based on two options:  
**OPTION A** - Synthetic Turf by Dreamscape Synthetic Grass & Pavers or LA Approved equivalent  
**OPTION B** - Natural grass - Zoysia matrella 'Palisades' laid solidly as sod with closely abutting joints.



Jakob Greenkits® Trellis - Stainless Steel Vine-Plant Support System  
 Website: <https://jakobgreenkits.com/>

**Vine Trellis attached to Entire Wall of Building** - Stainless steel cable system by Jakob OR LA APPROVED EQUIVALENT THE CONTRACTOR SHALL FIELD VERIFY THE REQUIREMENTS FOR AN ESTIMATED QUANTITY OF 14 JAKOB GREENKITS #4 - 38"X 80" EACH STACKED VERTICALLY TO COVER ENTIRE WALL SURFACE AS INDICATED

**PREPARED BY:**  
**THE PATRICK HODGES LAND STUDIO**  
 PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

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 Rosemary Beach, FL 32461  
 Phone: (850) 528-1925  
 Email: patrick@phlandstudio.com  
 LICENSE NO: LA0000850

DRAWING SCALE AND NORTH ARROW:

0' 10' 20' 40'

SCALE: 1" = 10' - 0"

NORTH

**ARCHITECT:**  
**DAG Architects**  
 License No. AR0009694  
 Office: (850) 837-8152  
 1223 Airport Road Destin, FL 32541  
 www.DAGarchitects.com

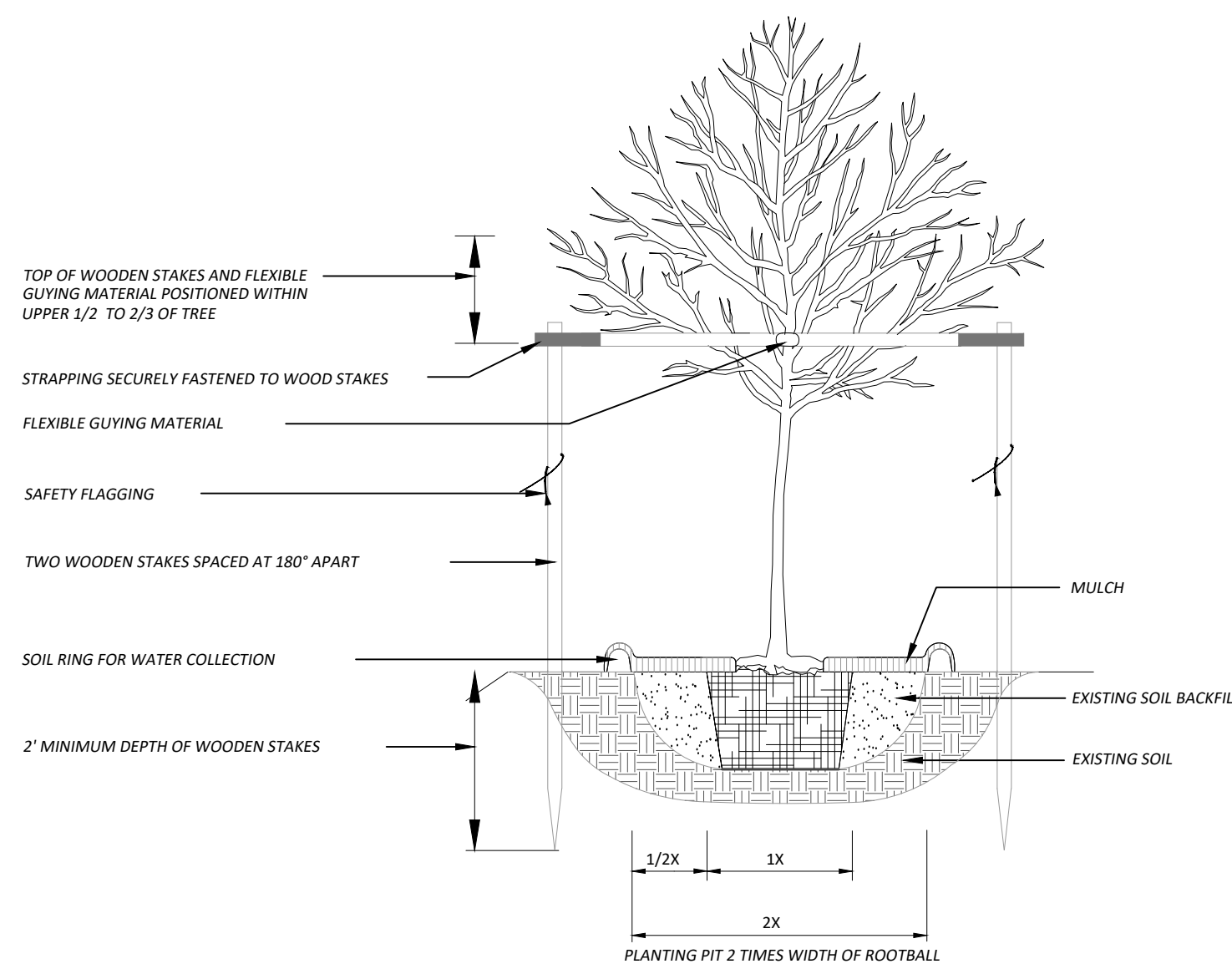
**ONE SEAGROVE PLACE**  
**New Pool, Restrooms, Decks and Walkways**  
 Enlarged Planting Plan

prepared for:  
 One Seagrove Place H.O.A.  
 County Highway 30A - Walton Co. - Florida

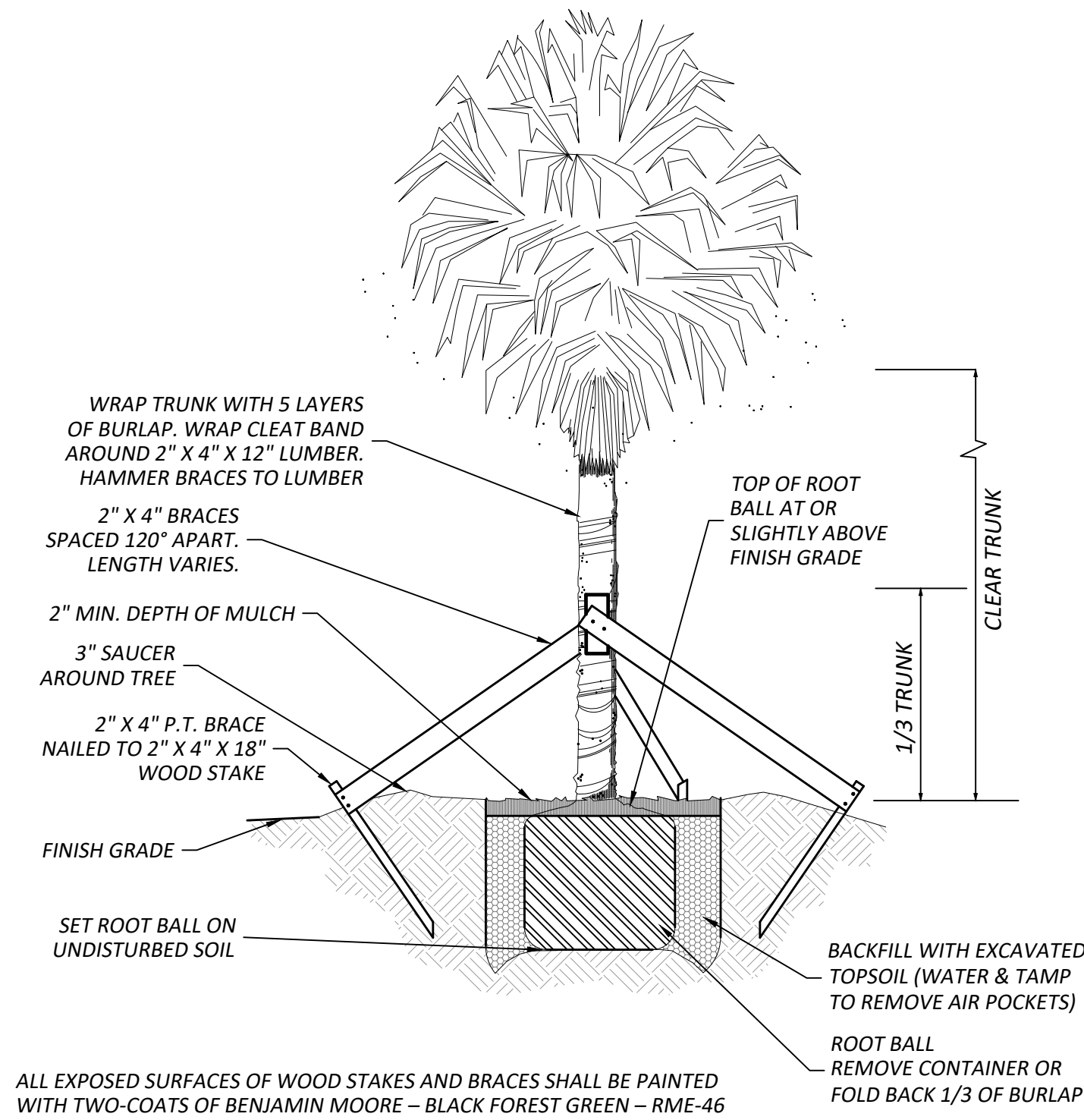
DESIGNED BY: HODGES  
 DRAWN BY: RLM  
 REVIEWED BY: PKH/DAG/ECA  
 DRAWING #  
 DATE: February 25, 2026

**L5**

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**A** TREE PLANTING DETAIL 1" - 3 1/2" CALIPER SIZE  
N.T.S.



**B** PALM PLANTING DETAIL  
N.T.S.

PURSUANT TO A.A.N. STANDARDS CALIPER MEASUREMENTS SHALL BE MADE 6 INCHES ABOVE GROUND LEVEL (ROOTBALL) UP TO AND INCLUDING 4 INCH CALIPER; 12 INCHES ABOVE GROUND LEVEL FOR LARGER SIZES.

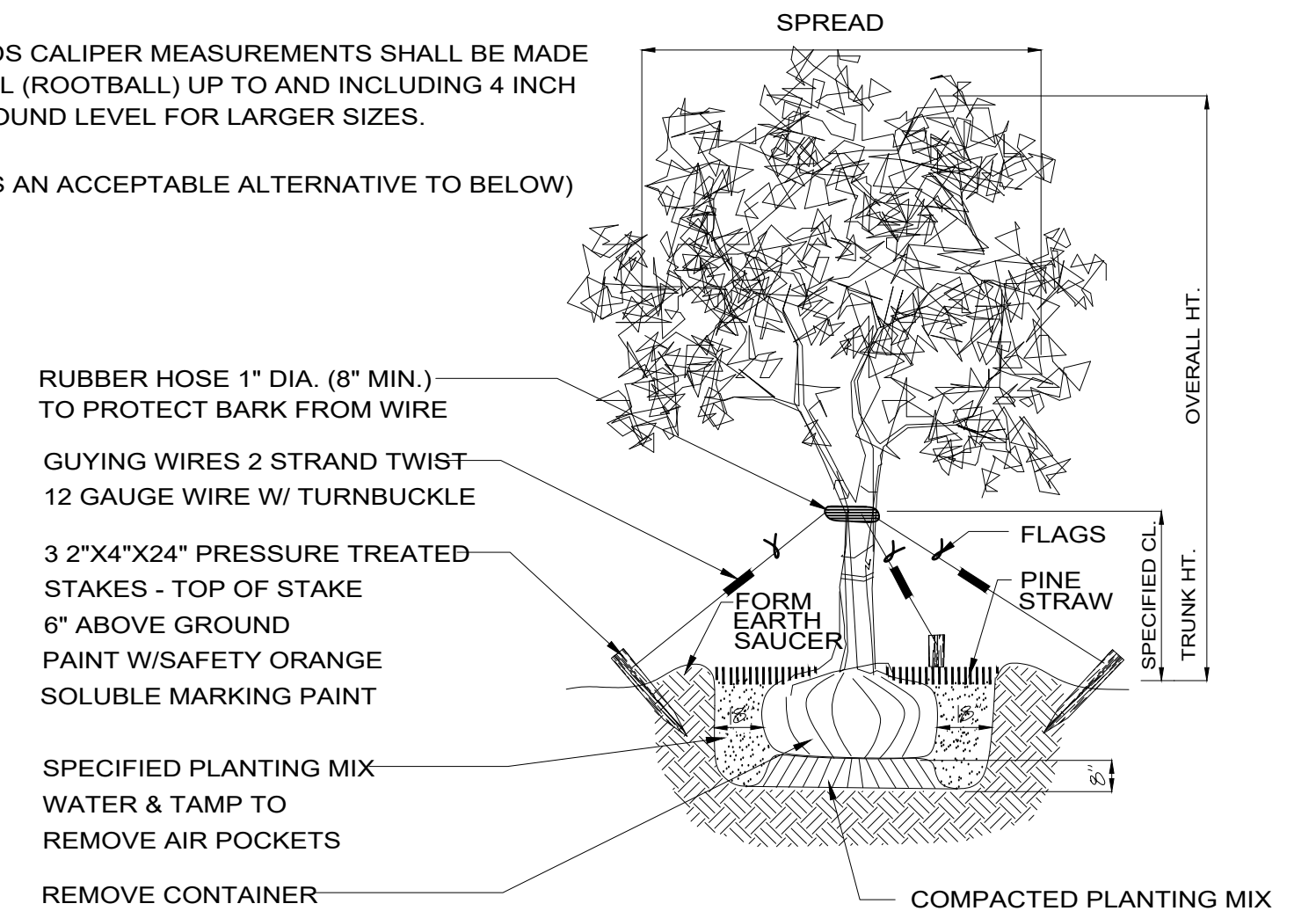
("DUCKBILL" GUYING SYSTEM IS AN ACCEPTABLE ALTERNATIVE TO BELOW)

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

FLAG GUYING WIRES WITH SAFETY ORANGE COLORED SURVEYOR'S FLAGGING TAPE

MAINTAIN GUYING & SAFETY FLAGS FOR ONE YEAR; THEN REMOVE

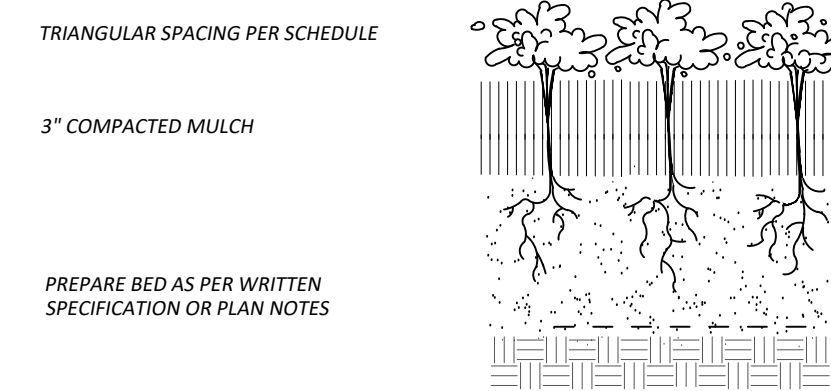
**NOTE:**  
1. INSTALL ROOT BARRIERS AS SPECIFIED TO PREVENT CONFLICTS WITH UTILITIES.  
2. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED, PER TLDC SECTION 5-85(M)(14).



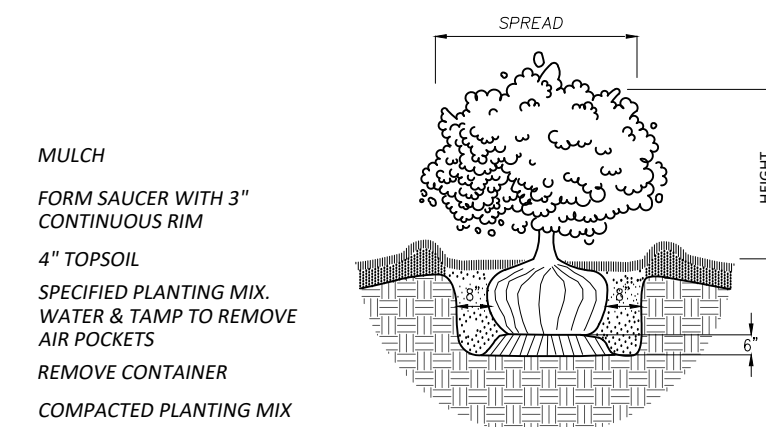
**C** TREE PLANTING DETAIL  
N.T.S.

**GENERAL NOTES AND REQUIREMENTS**

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
2. LOCATE ALL UNDERGROUND UTILITIES, ELECTRICAL WIRING, WATER, SEWER, TELEPHONE, CABLE TV, ETC., PRIOR TO LANDSCAPE OR IRRIGATION INSTALLATION
3. STAKE OUT ALL TREE & LARGE SHRUB LOCATIONS FOR LA AND OWNER REVIEW AND APPROVAL PRIOR TO EXCAVATION OR PLANTING. PLAN LOCATIONS ARE SUBJECT TO FIELD ADJUSTMENT BY THE LA.
4. THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM AS NEEDED TO PROVIDE A COMPLETE WORKING SYSTEM AND AS REQUIRED TO ENSURE 100% COVERAGE OF ALL NEW PLANTING AND SODDED LAWN AREAS. PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL.
5. INSTALL ONLY PLANTS GRADED FLORIDA NO.1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE "GRADES AND STANDARDS FOR NURSERY PLANTS" SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
6. PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 16" GREATER THAN ROOTBALL OR CONTAINER. PLANT TREES IN CIRCULAR PITS WITH A DIAMETER 36" GREATER THAN ROOTBALL OR CONTAINER., PLACE PLANTS WITH BEST "FACE" FORWARD.
7. FERTILIZE ALL TREES WITH AGRIFORM 21 GRAM TABLETS, SLOW-RELEASE 20-10-5 ANALYSIS WITH ONE TABLET PER 1/2" OF TRUNK DIAMETER.
8. BACKFILL ALL PLANTING PITS WITH THE FOLLOWING MIXTURE ; 1/2 ONSITE SOIL, 1/2 CLEAN FRIABLE TOPSOIL. SUBMIT TOPSOIL SAMPLE AND SOIL TEST ANALYSIS FOR APPROVAL BY LANDSCAPE ARCHITECT, (SEE PLANTING DETAILS). REMOVE EXCESS SOIL EXCAVATED FROM PLANT PIT FROM THE SITE OR DISTRIBUTE ON-SITE AS DIRECTED BY L.A.
9. APPLY "DIEHARD TRANSPLANT" MYCORRHIZAL INOCULANT AND 100% ORGANIC STARTER FERTILIZER TO EACH NEW TREE PLANTED AND SHRUB/GROUNDCOVER BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS I.E. 8 OZ. PER 2" CALIPER, 3 LBS/100 S.F. AREA, ETC... CONTACT HORTICULTURAL ALLIANCE, INC. SARASOTA, FL. 34277 800-628-6373
10. FERTILIZE ALL PLANTING BEDS WITH OSMOCOTE 14-14-14 SLOW-RELEASE FERTILIZER AT THE RATE OF 16 POUNDS PER 1,000 SQUARE FEET. FURNISH RECEIPTS FOR MATERIALS USED.
11. TREAT ALL PLANTING BEDS WITH PRE-EMERGENT AND POST-EMERGENT HERBICIDES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. SUBMIT RECEIPTS FOR MATERIALS USED.
12. MULCH PLANTING BEDS TO A MINIMUM 2 1/2" COMPACTED THICKNESS WITH PINE STRAW, FREE OF WEEDS.
13. SOD ALL DISTURBED AREAS WHICH DO NOT HAVE SHRUB OR GROUNDCOVER PLANTINGS INDICATED WITH SOLID SOD LAID WITH CLOSELY ABUTTING JOINTS. FERTILIZE AFTER INSTALLATION WITH A SLOW-RELEASE FORMULA.
14. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES BASED ON THE QUANTITIES IN PLACE AS INDICATED ON THE PLANS AND PROVIDE COMPOSITE UNIT PRICES FOR EACH PLANT INCLUDING ALL COSTS FOR MATERIALS AND INSTALLATION; I.E., LABOR, MULCH, FERTILIZER, WATERING, STAKING, HERBICIDES, MOWING, WEEDING, SITE PREPARATION, ETC.
15. FERTILIZE PALMS WITH PALMGAIN 8-2-12 FORMULA AS MANUFACTURED BY BGI www.bgi-usa.com PER MANUFACTURER RECOMMENDED RATE.
16. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
17. GUARANTEE ALL PLANTS FOR ONE YEAR.
18. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.
19. DO NOT MAKE SUBSTITUTIONS OR REVISIONS, ANY REVISION OR MODIFICATIONS TO THE LANDSCAPE PLAN MUST HAVE PRIOR APPROVAL BY THE THE LANDSCAPE ARCHITECT & OWNER
20. MAINTAIN ALL PLANTING INCLUDING WATERING, MOWING, MULCHING, WEED, PEST CONTROL, ETC. UNTIL FINAL ACCEPTANCE BY THE OWNER.
21. THESE DRAWING DOCUMENTS AND ALL CONTENTS ARE THE PROPERTY OF THE PATRICK HODGES LAND STUDIO, ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR REPRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.



**D** GROUNDCOVER PLANTING DETAIL  
N.T.S.



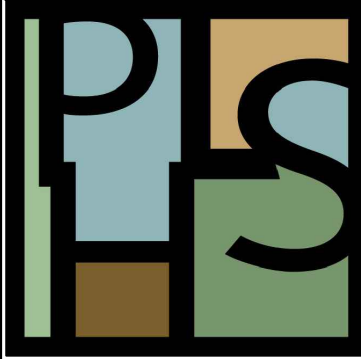
**E** SHRUB PLANTING DETAIL  
N.T.S.

DRAWING SCALE AND NORTH ARROW:

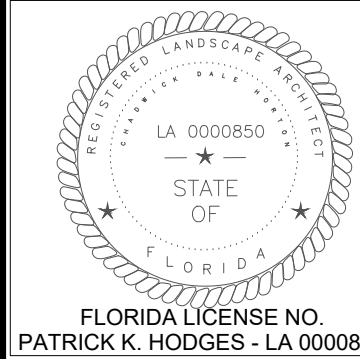
SCALE: N/A NORTH

ARCHITECT:

**DAG Architects**  
License No. AR0009694  
Office: (850) 837-8152  
1223 Airport Road Destin, FL 32541  
www.DAGarchitects.com



PREPARED BY:  
**THE PATRICK HODGES LAND STUDIO**  
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE  
  
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LICENSE No: LA0000850



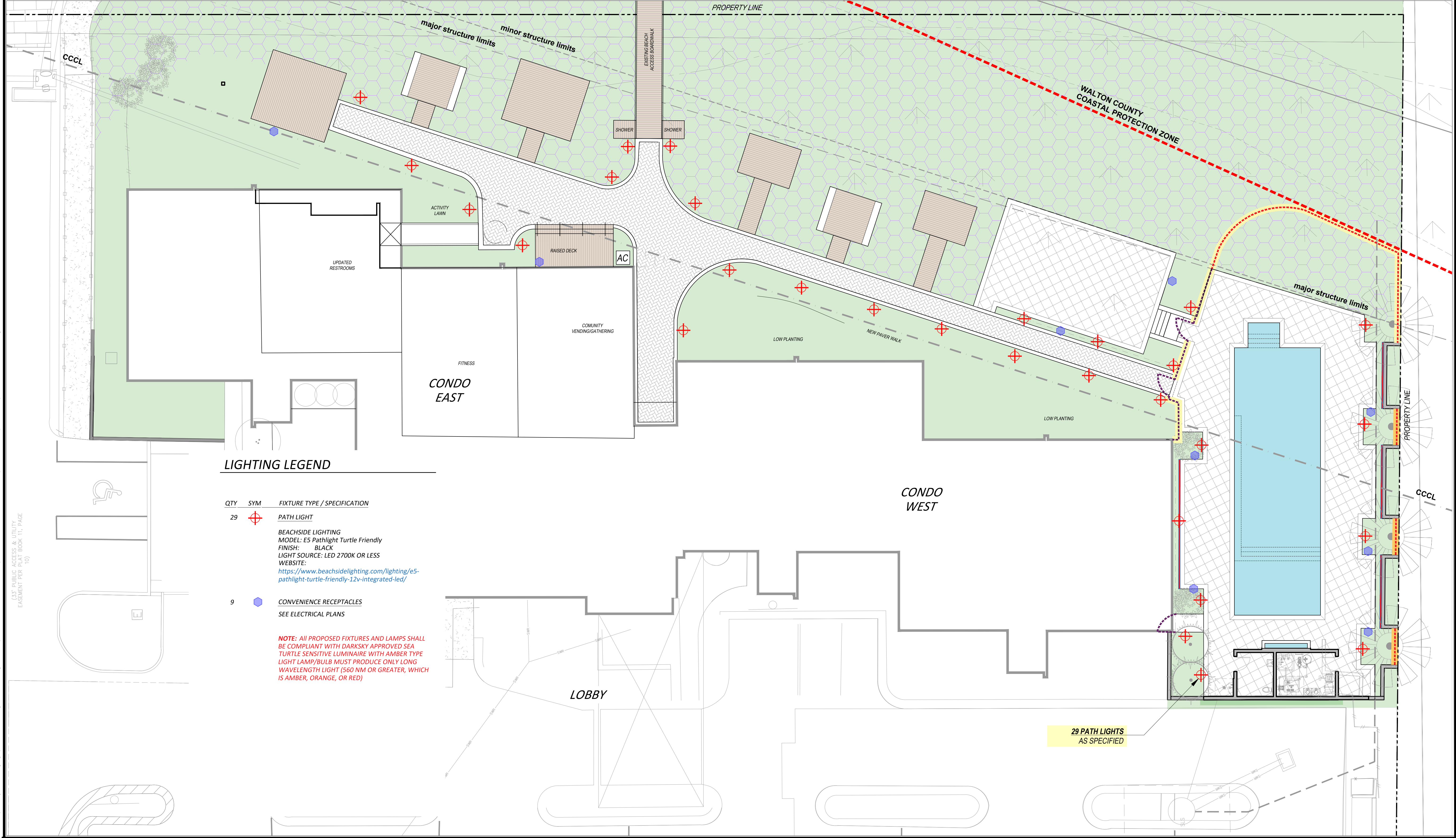
**ONE SEAGROVE PLACE**  
*New Pool, Restrooms, Decks and Walkways*  
Planting Schedule, Notes and Details

prepared for:  
**One Seagrove Place H.O.A.**  
County Highway 30A - Walton Co. - Florida

DESIGNED BY: HODGES  
DRAWN BY: RLM  
REVIEWED BY: PKH/DAG/ECA  
DRAWING #  
DATE: February 25, 2026

**L6**

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**LIGHTING LEGEND**

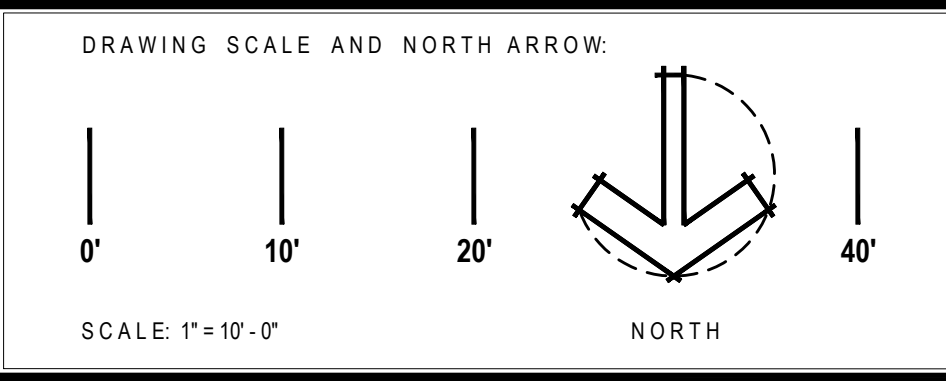
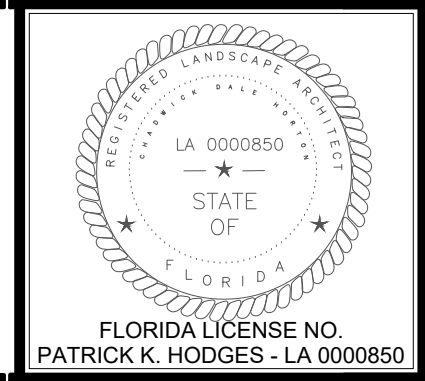
QTY	SYM	FIXTURE TYPE / SPECIFICATION
29	⊕	<b>PATH LIGHT</b>  BEACHSIDE LIGHTING MODEL: E5 Pathlight Turtle Friendly FINISH: BLACK LIGHT SOURCE: LED 2700K OR LESS WEBSITE: <a href="https://www.beachsidelighting.com/lighting/e5-pathlight-turtle-friendly-12v-integrated-led/">https://www.beachsidelighting.com/lighting/e5-pathlight-turtle-friendly-12v-integrated-led/</a>
9	■	<b>CONVENIENCE RECEPTACLES</b> SEE ELECTRICAL PLANS

**NOTE:** ALL PROPOSED FIXTURES AND LAMPS SHALL BE COMPLIANT WITH DARKSKY APPROVED SEA TURTLE SENSITIVE LUMINAIRE WITH AMBER TYPE LIGHT LAMP/BULB MUST PRODUCE ONLY LONG WAVELENGTH LIGHT (560 NM OR GREATER, WHICH IS AMBER, ORANGE, OR RED)

29 PATH LIGHTS AS SPECIFIED

**THE PATRICK HODGES LAND STUDIO**  
 PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

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 LICENSE No: LA0000850



ARCHITECT:  
**DAG Architects**  
 License No. AR0009694  
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 1223 Airport Road Destin, FL 32541  
 www.DAGarchitects.com

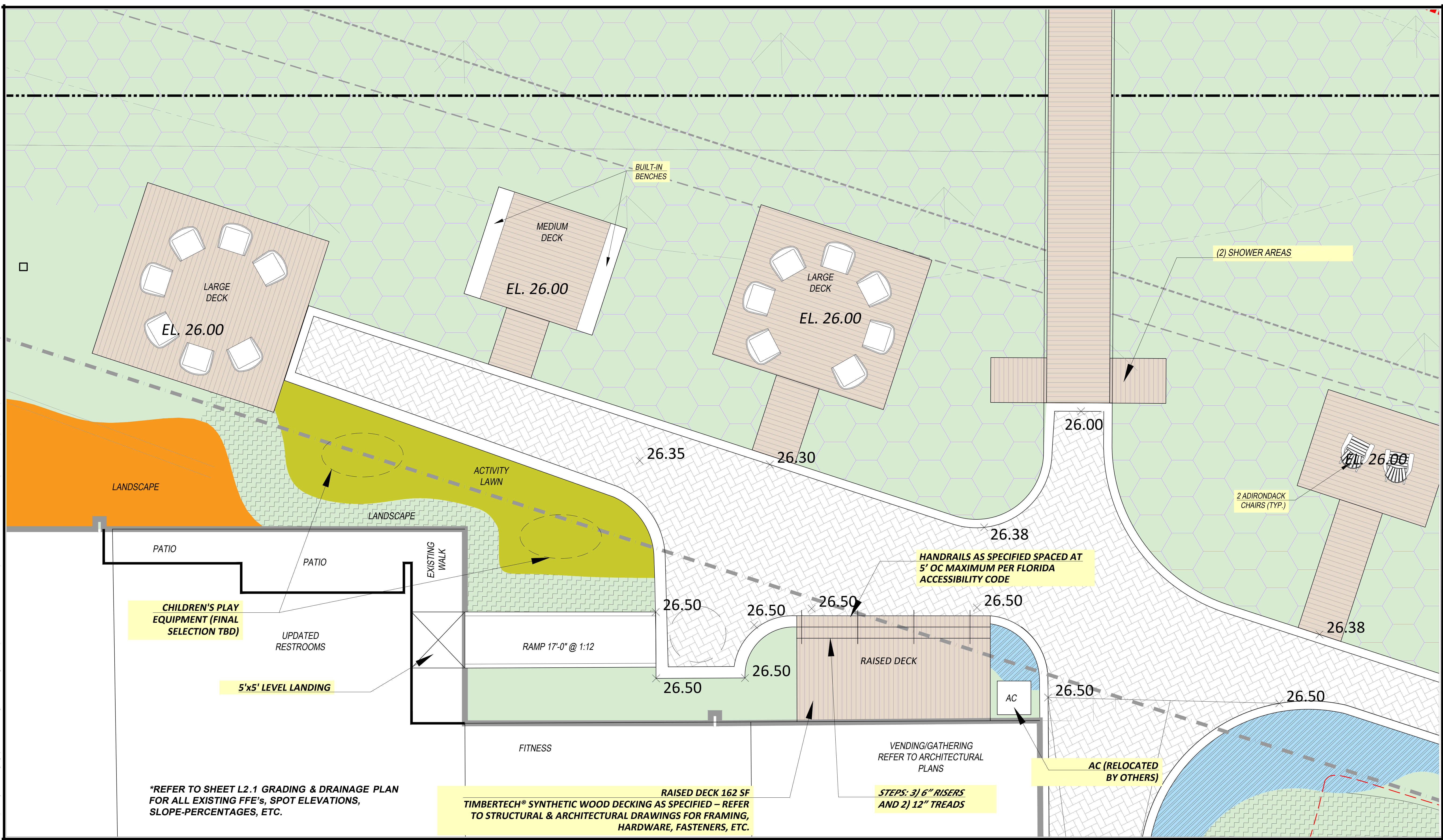
**ONE SEAGROVE PLACE**  
*New Pool, Restrooms, Decks and Walkways*  
 Low Voltage Landscape Lighting Plan

prepared for:  
 One Seagrove Place H.O.A.  
 County Highway 30A - Walton Co. - Florida

DESIGNED BY: HODGES  
 DRAWN BY: RLM  
 REVIEWED BY: PKH/DAG/ECA  
 DRAWING #  
 DATE: February 25, 2026

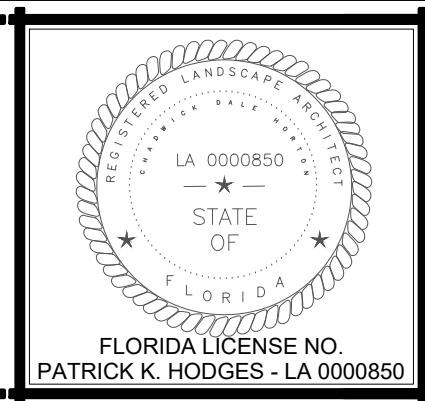
**L7**

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**PREPARED BY:**  
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 Email: patrick@phlandstudio.com  
 LICENSE No. LA0000850



DRAWING SCALE AND NORTH ARROW:

0' 4' 8' 16'

SCALE: 1/4" = 1'-0"

NORTH



ARCHITECT:

**DAG Architects**  
 License No. AR0009694  
 Office: (850) 837-8152  
 1223 Airport Road Destin, FL 32541  
 www.DAGarchitects.com

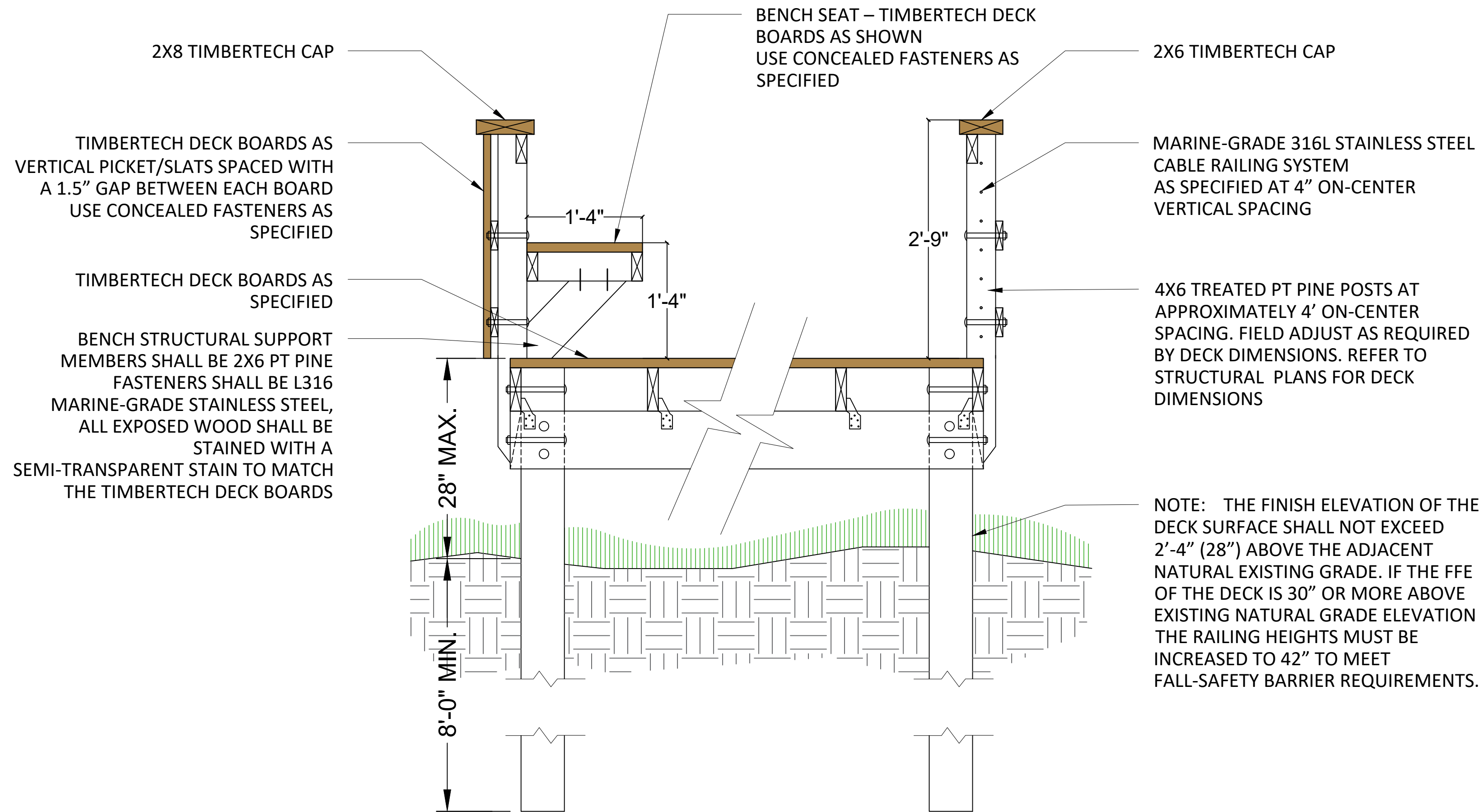
**ONE SEAGROVE PLACE**  
 New Pool, Restrooms, Decks and Walkways  
 Enlarged Plan – East Gulf Front Amenity Area

prepared for:  
 One Seagrove Place H.O.A.  
 County Highway 30A - Walton Co. - Florida

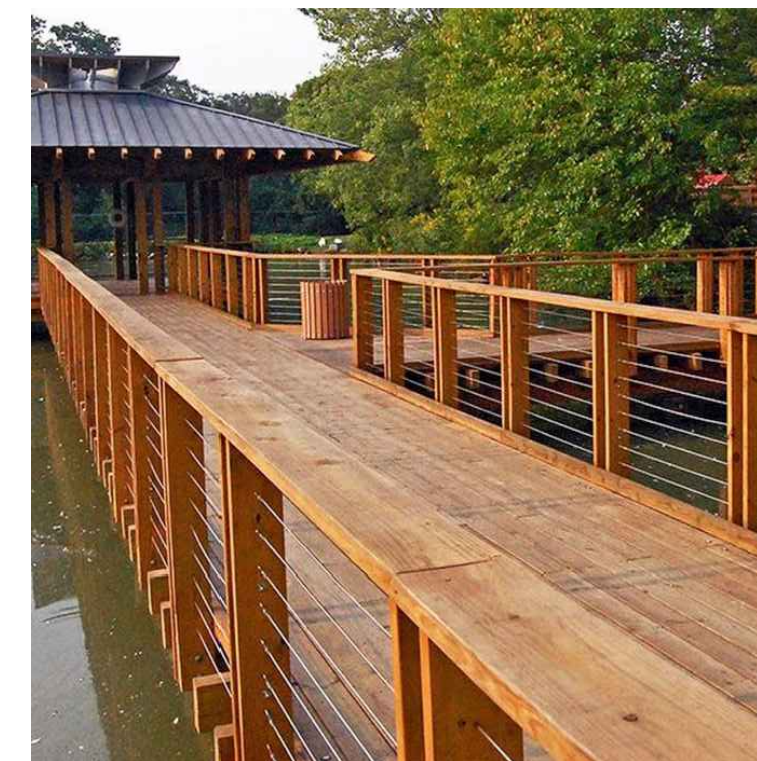
DESIGNED BY: HODGES  
 DRAWN BY: RLM  
 REVIEWED BY: PKH/DAG/ECA  
 DRAWING #  
 DATE: February 25, 2026

**L8**

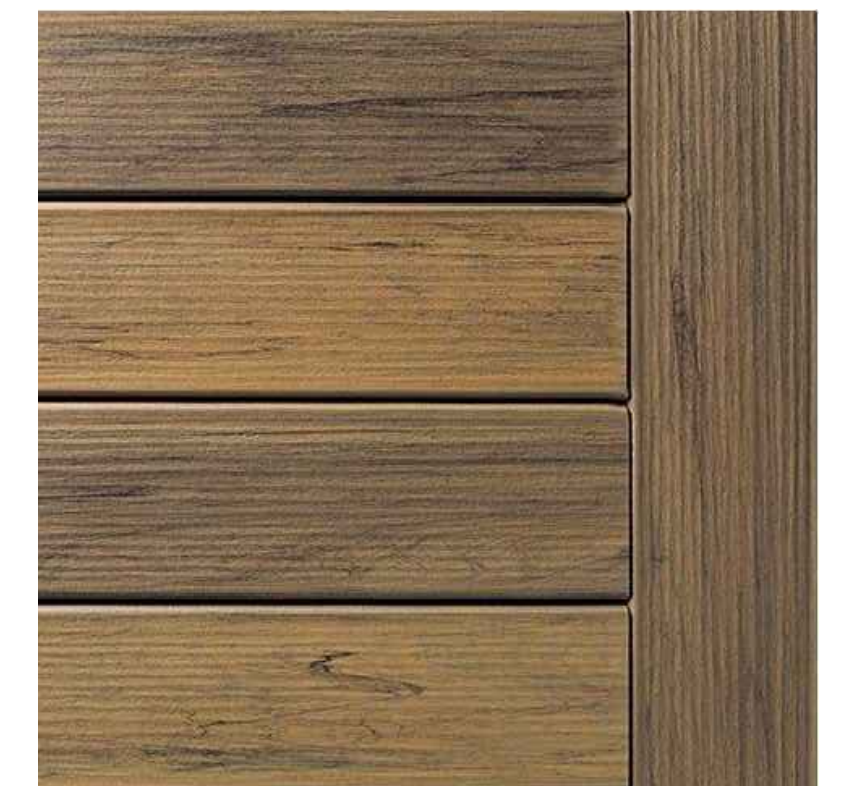
NOTE: THIS SCHEMATIC SECTION/DETAIL IS PROVIDED FOR THE BUILT-IN BENCH SEATING, THE TIMBERTECH VERTICAL RAILING PICKET RAILING SLATS, AND THE STAINLESS STEEL CABLE RAILING COMPONENTS ONLY – REFER TO THE ATLAS ENGINEERING STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ALL OTHER STRUCTURAL DETAILING, I.E., DECK FRAMING, GIRDERS, BEAMS, COLUMNS, ETC.



**A** TYPICAL SECTION: Elevated Dune Deck - Typical Railings and Bench  
SCALE: 1" = 1'-0"

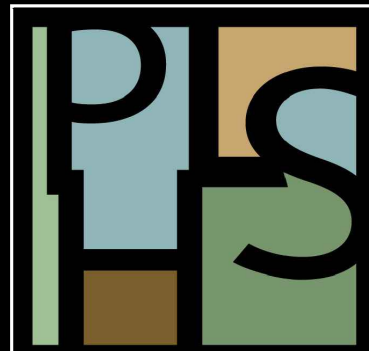


RAIL EASY® Stainless Steel Cable Railing System  
Local Source:  
Decks and Docks  
437 N. Eglin Parkway NE  
Ft. Walton Beach, FL 32547  
(850) 862-1555  
<https://www.decks-docks.com/>



TimberTech® - Specified Color: TIGERWOOD  
Web link: <https://www.timbertech.com/>  
Fasteners Web Link <https://www.timbertech.com/product/concealoc/>

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Email: [patrick@phlandstudio.com](mailto:patrick@phlandstudio.com)  
LICENSE No: LA0000850



DRAWING SCALE AND NORTH ARROW: —  
SCALE: 1" = 10'-0"  
NORTH



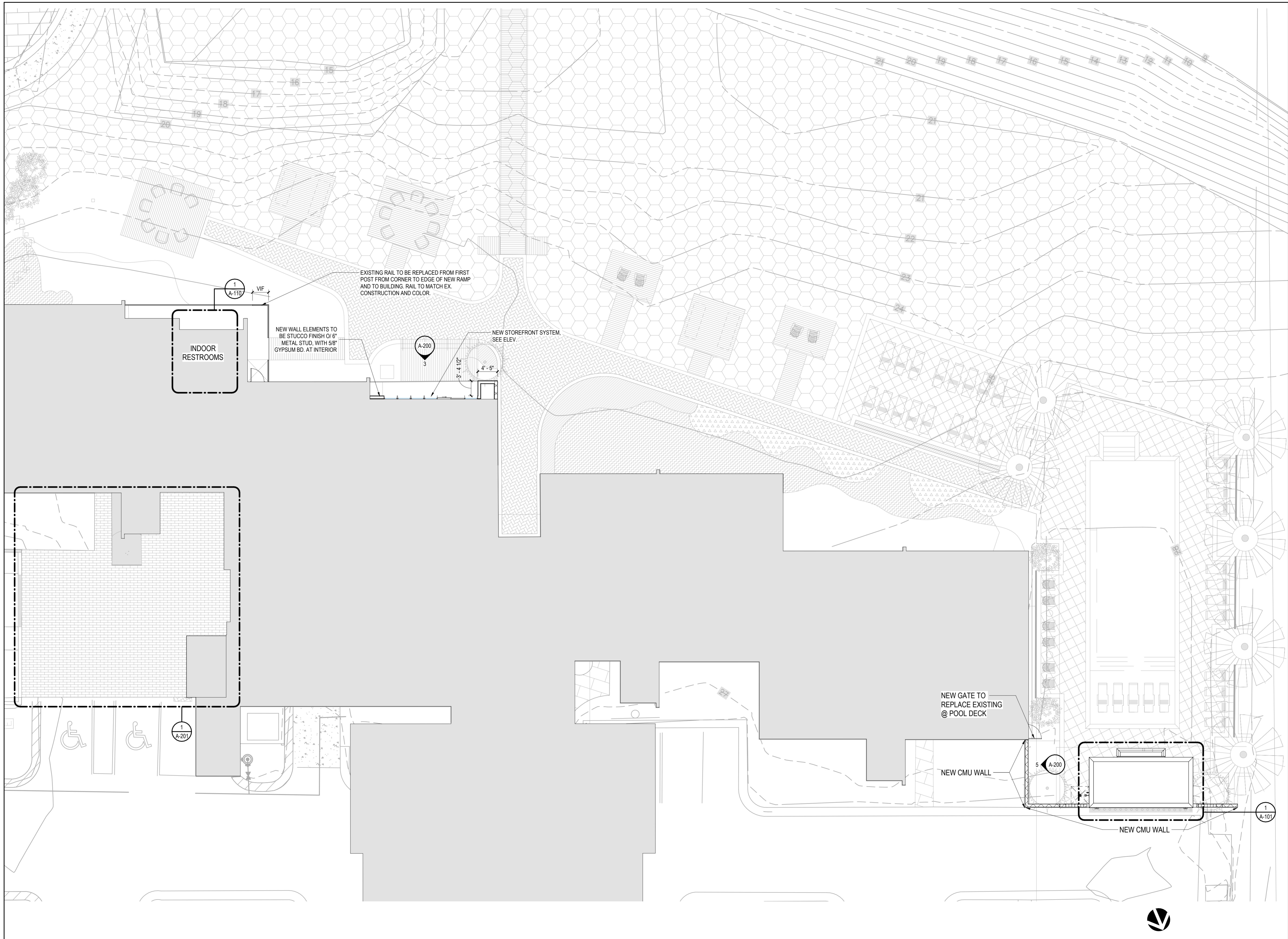
ARCHITECT:  
**DAG Architects**  
License No. AR0009694  
Office: (850) 837-8152  
1223 Airport Road Destin, FL 32541  
[www.DAGarchitects.com](http://www.DAGarchitects.com)

**ONE SEAGROVE PLACE**  
*New Pool, Restroom, Sun Decks and Site Improvements*  
Site Details – Elevated Dune Decks – “Bird Nests”  
prepared for:  
One Seagrove Place H.O.A.  
County Highway 30A - Walton Co. - Florida

DESIGNED BY: HODGES  
DRAWN BY: RLM  
REVIEWED BY: PKH/DAG/ECA  
DRAWING #  
DATE: February 25, 2026

**L9**

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**ONE SEAGROVE PLACE  
POOL & BOARDWALK**

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

**REVISIONS:**

NO:	DATE:	ISSUE:
10/31/2025	65% CONSTRUCTION DOCS	
12/18/2025	100% CONSTRUCTION DOCS	

**ARCHITECTURAL SITE  
PLAN**

PROJECT NUMBER: 24031  
DATED: Issue Date

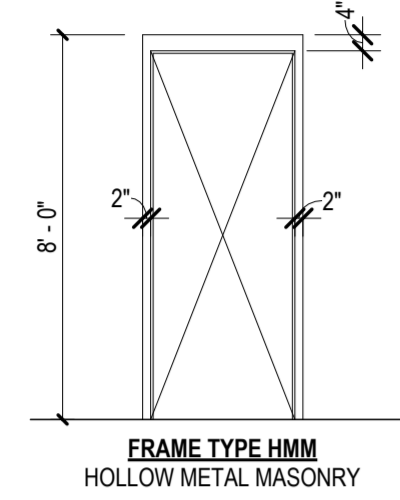
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**ISSUED FOR CONSTRUCTION**

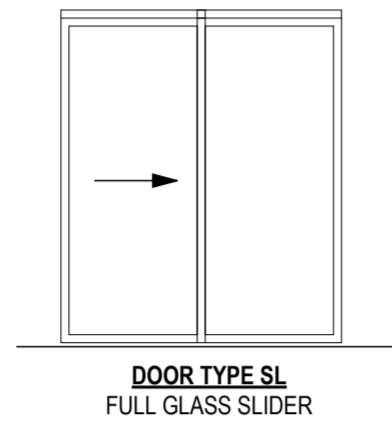
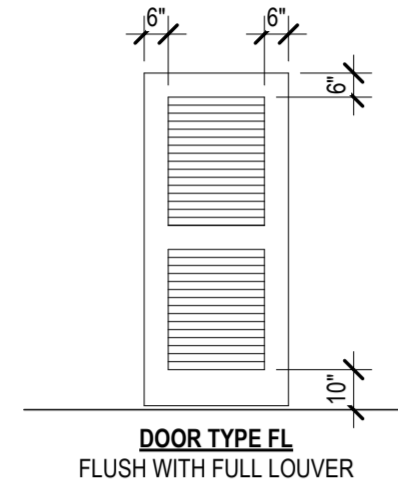
## DOOR SCHEDULE

DOOR		DOOR				FRAME			FIRE RATING	IMPACT RESISTANT	HARDWARE SET	SIGN TYPE	COMMENTS
DOOR NO.	LEAFS	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL					
110		3'-0"	7'-8"	1 3/4"	FL	WD	HMM	HM				2	
111		3'-0"	7'-8"	1 3/4"	FL	WD	HMM	HM				1	

### FRAME TYPES

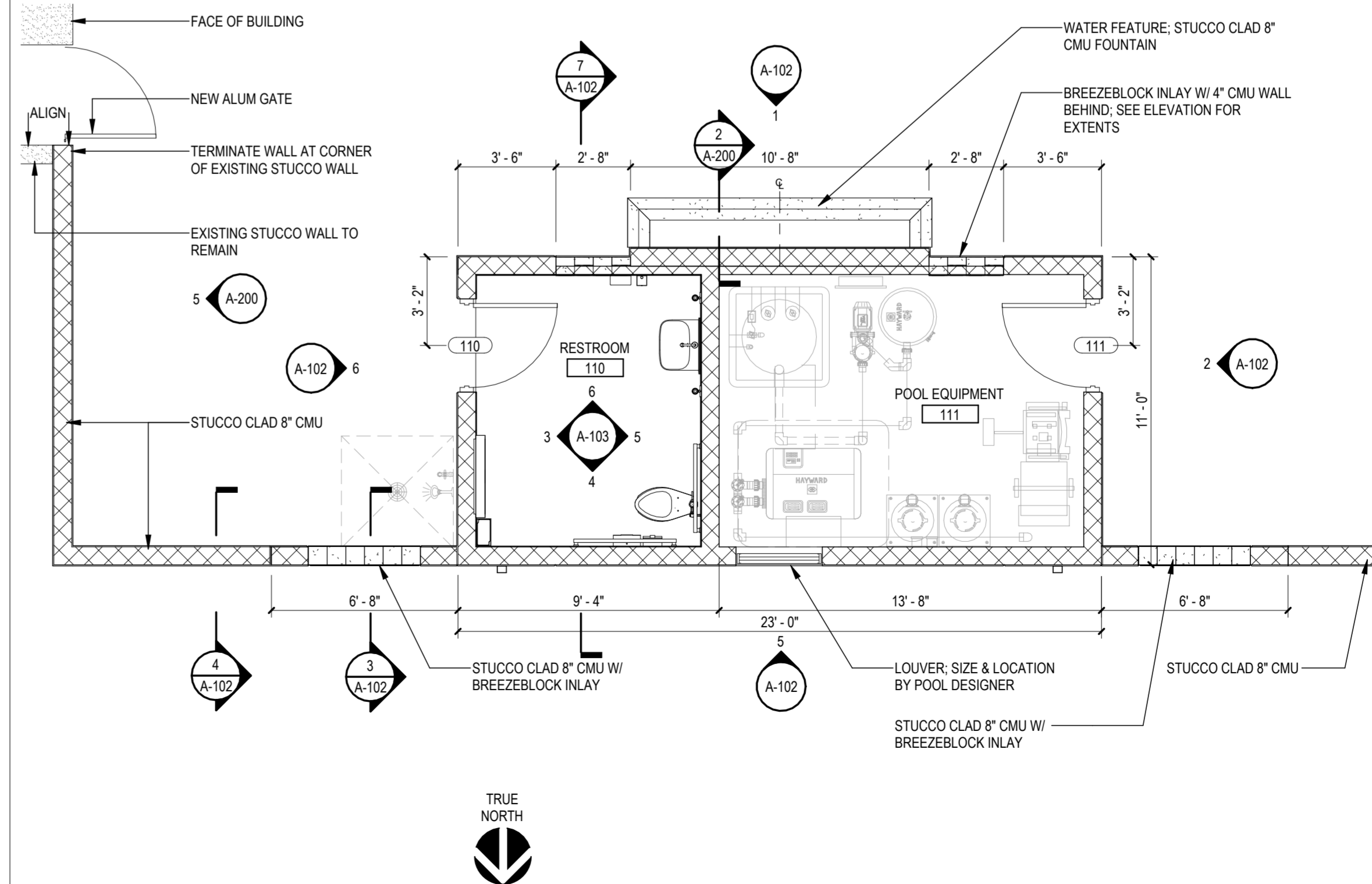
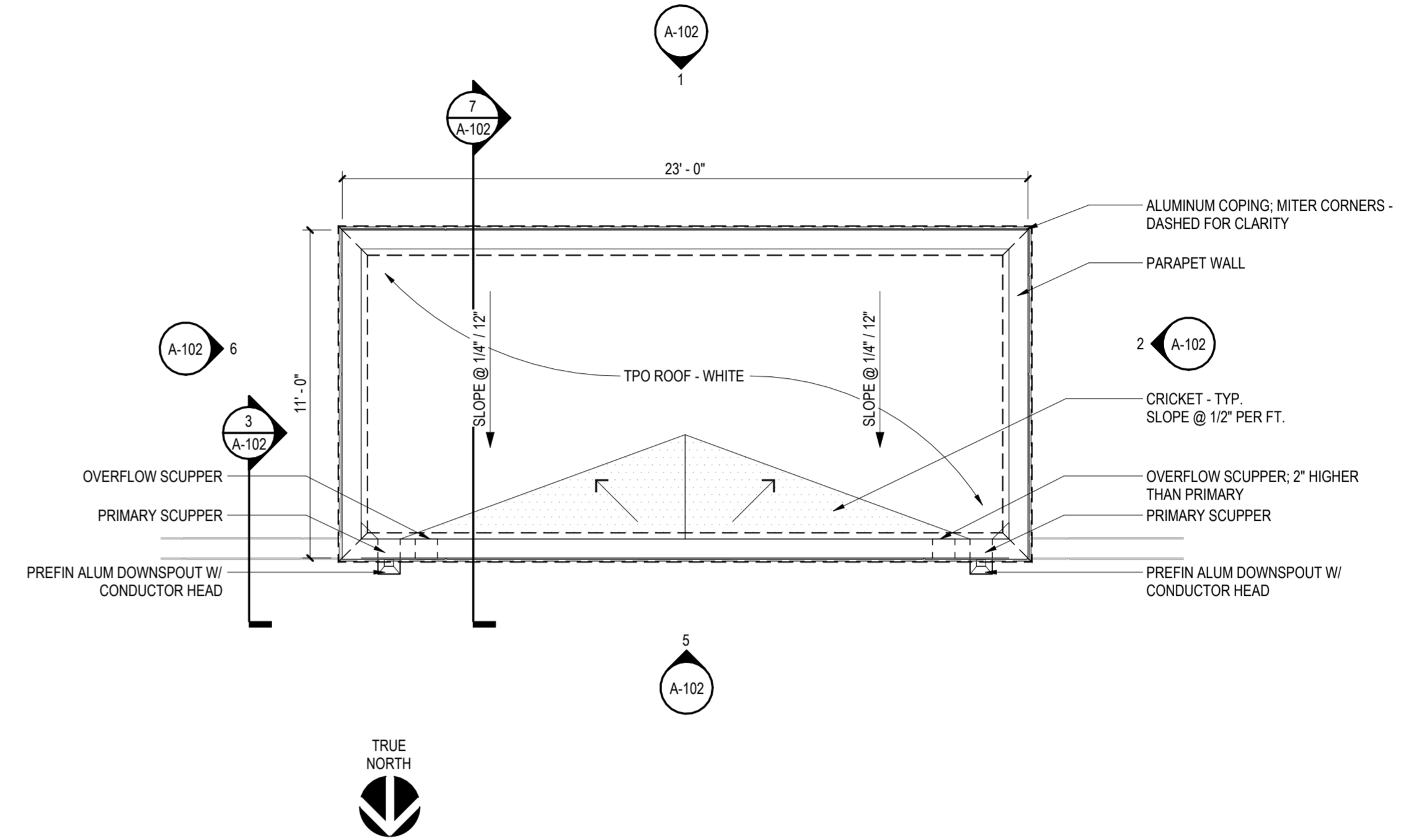


### DOOR TYPES



### DOOR AND FRAME GENERAL NOTES

1. CAULK THE JOINT BETWEEN THE FRAME AND WALL, ALL SIDES, WITH PAINTABLE WHITE LATEX CAULK.
2. CONTRACTOR SHALL REVIEW KEYING WITH OWNER PRIOR TO FITTING CYLINDERS. KEY CYLINDERS TO OWNER'S MASTER.
3. COORDINATE WITH MECHANICAL REQUIREMENTS FOR REQUIRED UNDERCUT IF ANY.



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## ONE SEAGROVE PLACE POOL & BOARDWALK

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

### REVISIONS:

NO.	DATE:	ISSUE:
10/31/2025	65% CONSTRUCTION DOCS	
12/18/2025	100% CONSTRUCTION DOCS	
02/25/2026	ADDENDUM 1	

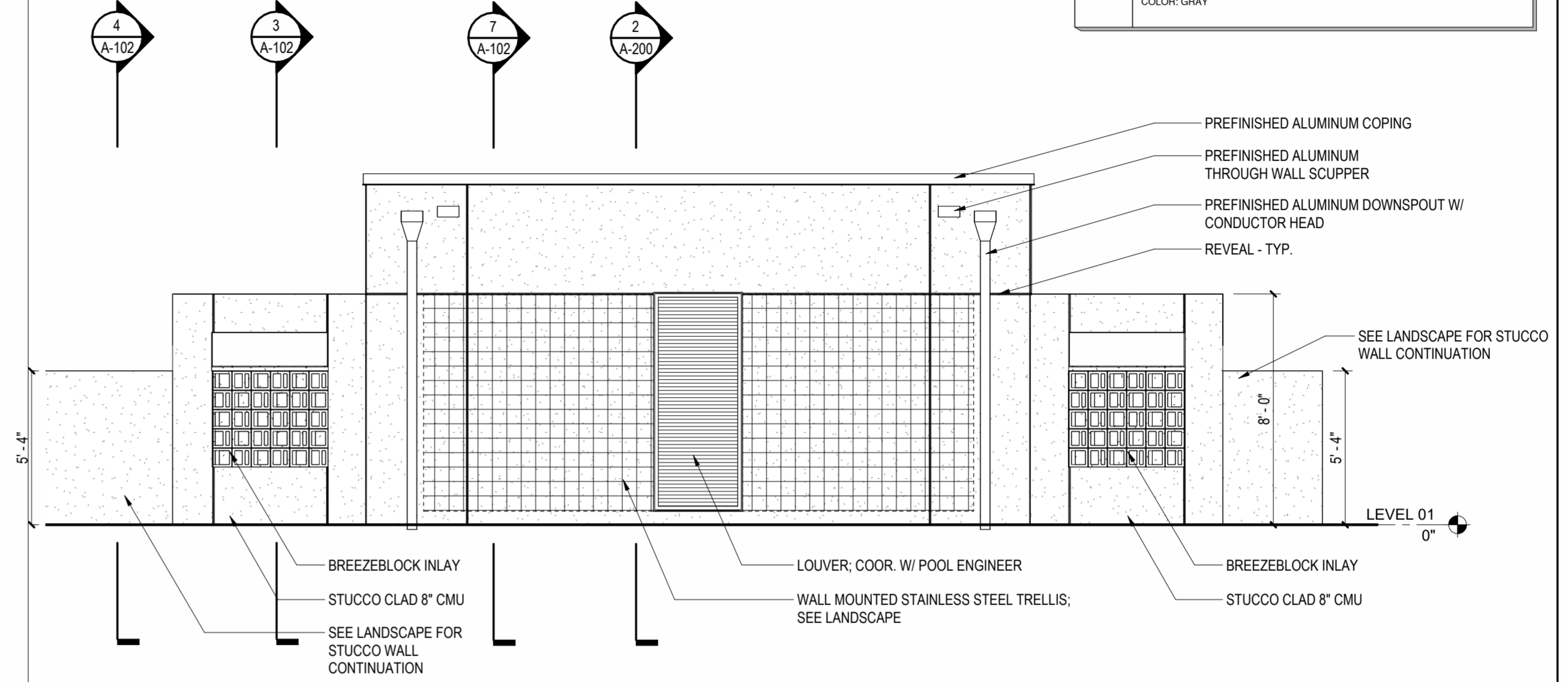
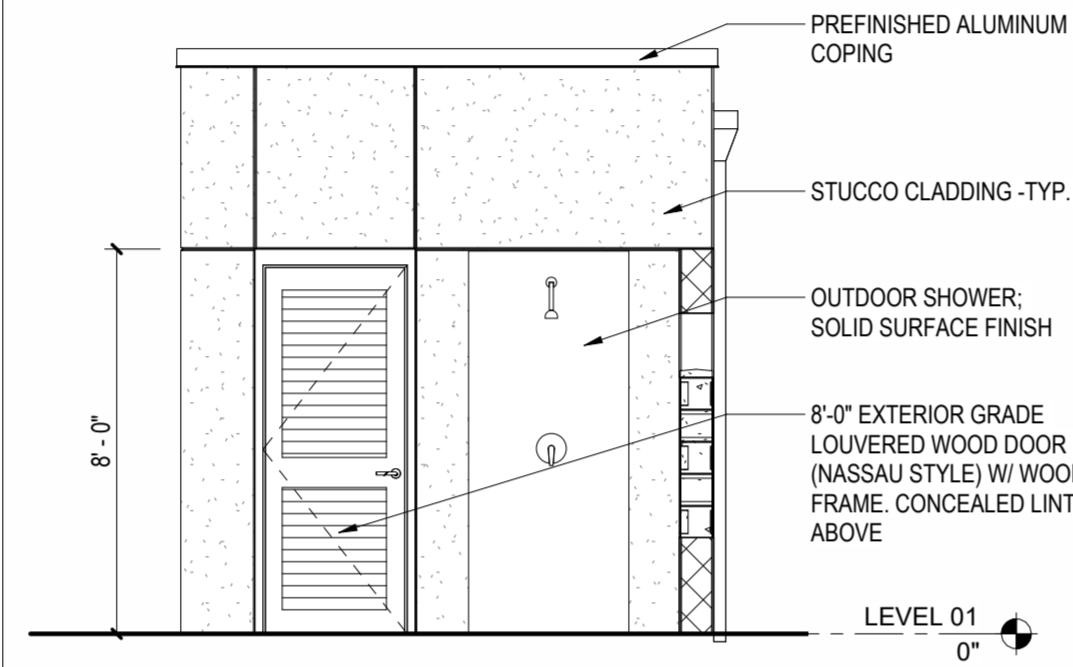
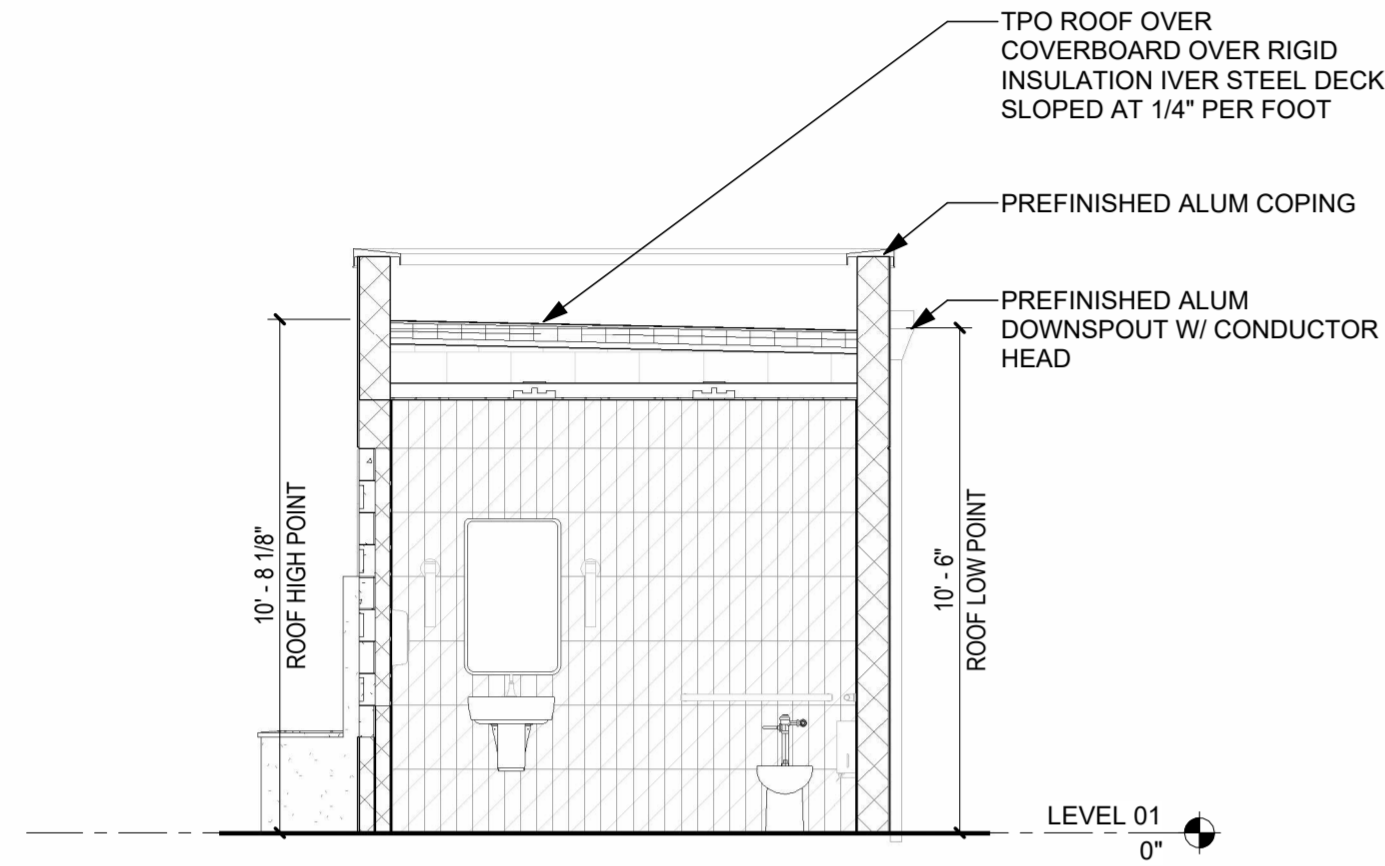
## POOL RESTROOM & EQUIPMENT PLANS

PROJECT NUMBER: 24031  
DATED: Issue Date

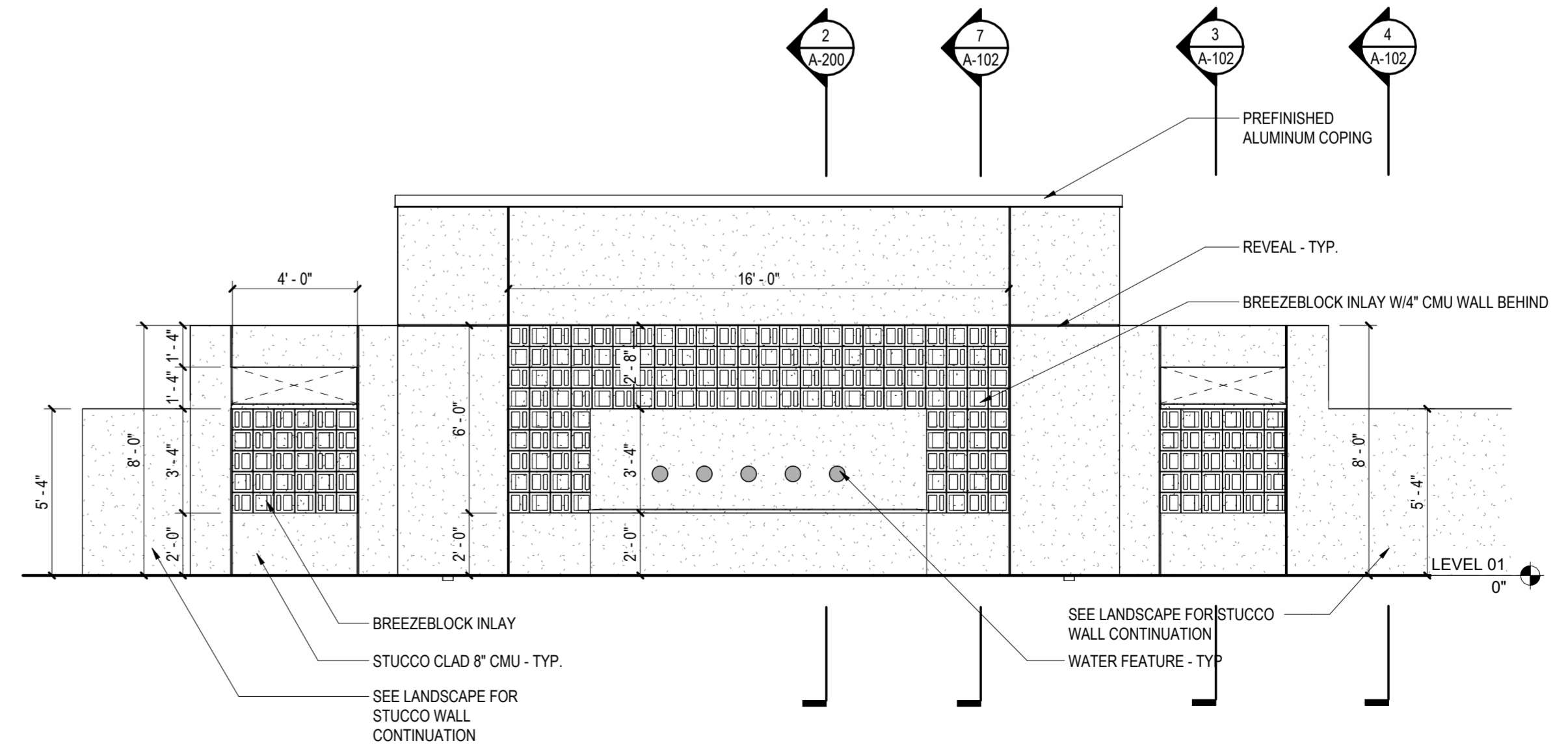
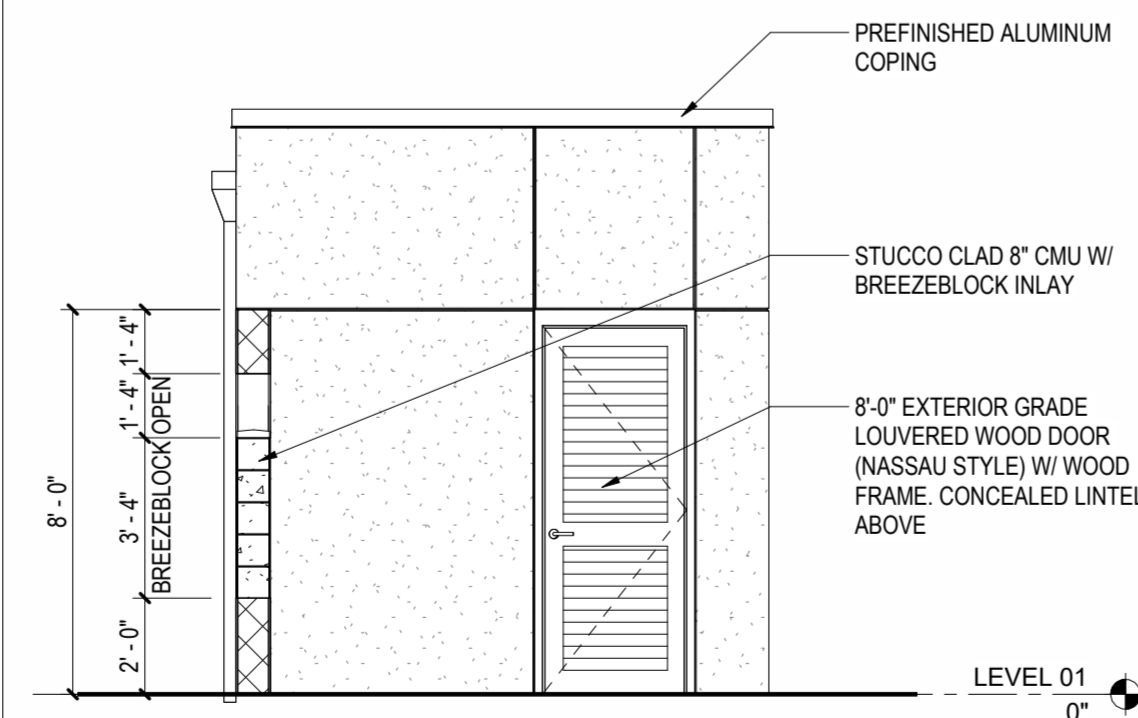
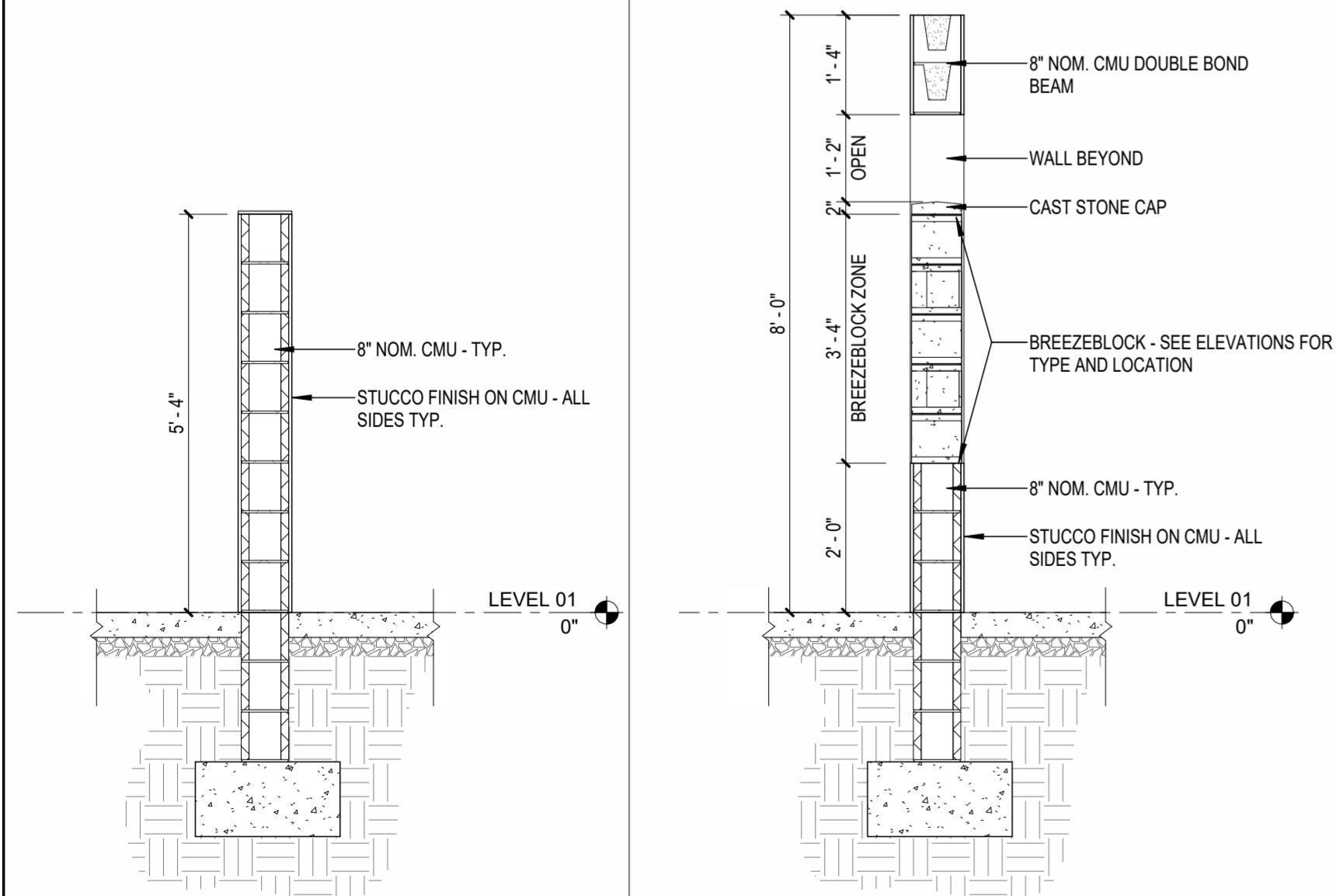
# A-101

ISSUED FOR CONSTRUCTION

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GENERAL NOTES:	
1.	ALL EXTERIOR WALLS TO BE 8" CMU WITH STUCCO CLADDING UNLESS NOTED OTHERWISE.
2.	BREEZE BLOCK TO HAVE 50% QUAD-200, 50% BEVEL-200 MIXTURE UNO.
3.	PAC-CLAD IS BASIS OF DESIGN FOR ALUMINUM COPINGS, DOWNSPOUTS, AND SCUPPERS.
MATERIAL LEGEND:	
	<b>STUCCO:</b> MANUFACTURER: STO CORP PRODUCT: POWERWALL COLOR: WHITE (MATCH EXISTING STUCCO COLOR)
	<b>CAST CONCRETE BREEZEBLOCK:</b> MANUFACTURER: JONITE TYPE: BEVEL-200 SIZE: 8" COLOR: IVORY WHITE
	<b>CAST CONCRETE BREEZEBLOCK:</b> MANUFACTURER: JONITE TYPE: QUAD-200 SIZE: 8" COLOR: IVORY WHITE
	<b>CAST STONE CAP:</b> MANUFACTURER: SOUTHERN CASTINGS TYPE: TWO DIRECTION SLOPE SIZE: 1" HIGH COLOR: GRAY



**ONE SEAGROVE PLACE  
POOL & BOARDWALK**

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

**REVISIONS:**

NO:	DATE:	ISSUE:
10/31/2025	65% CONSTRUCTION DOCS	
12/18/2025	100% CONSTRUCTION DOCS	

**POOL RESTROOM &  
EQUIPMENT ELEVATIONS**

PROJECT NUMBER: 24031  
DATED: Issue Date

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MATERIAL FINISH SCHEDULE							
KEY	PRODUCT	MANUFACTURER	COLLECTION	COLOR	SIZE (in)	TYPE	COMMENTS
<b>FLOORING</b>							
SC	SEALED CONCRETE						
PT-1	PORCELAIN TILE	TRINITY TILE	SASSI	AVORIO	12" X 24"	TEXTURED	SEE DRAWINGS FOR DIRECTION (STACK BOND INSTALL)
GT-1	GROUT	MAPEI	KERAPOXY CQ	01 ALABASTER	N/A	EPOXY GROUT	CORRESPOND WITH TILES PT-1
<b>WALLS</b>							
WT-1	WALL TILE	TRINITY TILE	SOLARA: PRESSED MATTE	ARCTIC	4X16	MATTE CERAMIC	OVERALL TILE (VERTICLE STACK BOND)
WT-2	WALL TILE	TRINITY TILE	SOLARA: STATION PRESSED GLOSSY	INDIGO	4X16	GLOSSY CERAMIC	ACCENT TILE BEHIND VANITY (VERTICLE STACK BOND)
GT-2	GROUT	MAPEI	KERAPOXY CQ	38 AVALANCHE	N/A	N/A	CORRESPOND WITH TILES WT-1, WT-2
EP-1	EPOXY PAINT	SHERWIN WILLIAMS		9545 GHOSTED		EPOXY GROUT	
<b>CEILING</b>							
ECP-1	EPOXY PAINT	SHERWIN WILLIAMS		9543 GYPSUM		EPOXY	

PLUMBING ACCESSORIES							
KEY	TYPE	MANUFACTURER	COLLECTION	DESCRIPTION	MODEL #	COLOR	COMMENTS
SD	SOAP DISPENSER	BOBRICK	CLASSIC SERIES	AUTOMATIC WALL-MOUNTED FOAM SOAP DISP.	B-2013	STAINLESS STEEL	
HD	HAND DRYER	EXCEL	N/A	THINAIR HAND DRYER	TA-SB-H	ABS COVER WHITE	
WR	WASTE RECEPTICLE	BOBRICK	FINO	SURFACE MOUNTED WASTE RECEPTICLE	B-9279	STAINLESS STEEL	
MR	MIRROR	SIGNATURE HARDWARE	ULRIC	DECORATIVE BATHROOM VANITY MIRROR		BLACK FRAME	SIZE 33.25" H X 22.88" W
CT	CHANGING TABLE	KOALA KARE	N/A	HORIZONTAL STAINLESS STEEL SURFACE MOUNTED BABY...	KB310-SSWM	STAINLESS STEEL	
TTD	TOILET TISSUE DISPENSER	BOBRICK	FINO	SURFACE MOUNTED SINGLE JUMBO TOILET ROLL HOLDER	B-9890	STAINLESS STEEL	
SND	SANITARY NAPKIN DISPOSAL	BOBRICK	N/A	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL	B-254	STAINLESS STEEL	
GB-1	GRAB BAR	BOBRICK	FINO	1 1/2" DIAMETER STAINLESS STEEL GRAB BARS WITH...	B-9806X36	STAINLESS STEEL	36" LONG
GB-2	GRAB BAR	BOBRICK	FINO	1 1/2" DIAMETER STAINLESS STEEL GRAB BARS WITH...	B-9806X42	STAINLESS STEEL	42" LONG

**GENERAL ID NOTES:**

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, FIELD CONDITIONS, AND LOCATIONS OF UTILITIES AND STRUCTURE PRIOR TO CONSTRUCTION. REPORT DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.
- ALL WORK SHALL COMPLY WITH THE LATEST EDITIONS OF APPLICABLE LOCAL BUILDING CODES, ADA STANDARDS FOR ACCESSIBLE DESIGN, ANSI A117.1, AND ALL HEALTH DEPARTMENT REQUIREMENTS.
- PROVIDE ALL ITEMS AND ACCESSORIES AS SHOWN ON DRAWINGS AND SPECIFIED, COMPLETE AND OPERATIONAL AT TIME OF SUBSTANTIAL COMPLETION.
- COORDINATE WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. CONFLICTS BETWEEN TRADES SHALL BE BROUGHT TO THE DESIGNER OR ARCHITECT'S ATTENTION PRIOR TO INSTALLATION.
- ALL FINISHES, MATERIALS, AND FIXTURES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND APPROVED SUBMITTALS.
- REVIEW AND INSTALL ALL WALL HUNG FIXTURES AND ACCESSORIES TO PUBLIC MOUNTING HEIGHTS. SEE LEGEND.
- WHERE MIRRORS OCCUR, BOTTOM EDGE SHALL BE MAXIMUM 40" ABOVE FINISHED FLOORING.
- PROTECT ALL FINISHED SURFACES FROM DUST AND/OR DAMAGE DURING CONSTRUCTION.
- REMOVE DEBRIS, DUST, AND RESIDUE FROM ALL FINISH MATERIALS PRIOR TO FINAL INSPECTION.
- CLEAN ALL SURFACES USING MANUFACTURER-RECOMMENDED CLEANERS AND METHODS.
- DELIVER ALL KEYS, MAINTENANCE INFORMATION & CLEANING INSTRUCTIONS TO OWNER AT PROJECT CLOSEOUT.

**FINISH/ MATERIAL NOTES:**

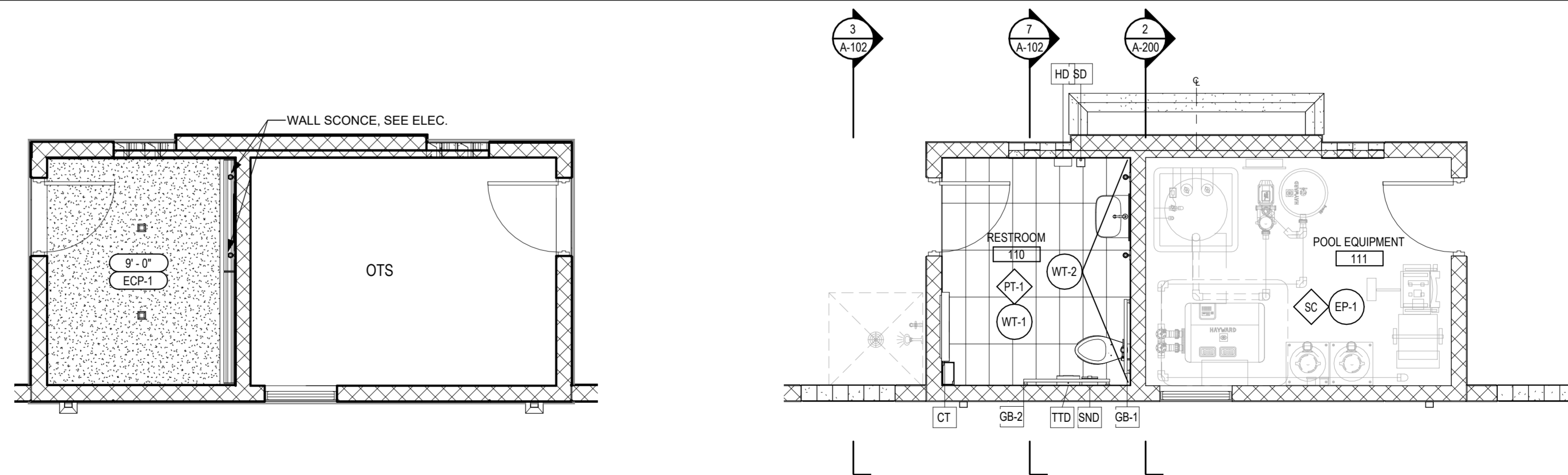
- SUBSTITUTIONS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE DESIGNER.
- MATCH APPROVED SAMPLES FOR COLOR, TEXTURE, SHEEN, AND PATTERN.
- INSTALL FINISH MATERIALS IN ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS, MAINTAINING CONSISTENT JOINT ALIGNMENT AND PATTERN ORIENTATION.
- USE MOISTURE- AND MILDEW-RESISTANT SUBSTRATES, ADHESIVES, AND SEALANTS IN ALL WET OR HUMID AREAS.
- ALL SEALANTS AT FLOORS, WALLS, AND FIXTURES TO BE MOLD- AND MILDEW-RESISTANT SILICONE; COLOR TO MATCH ADJACENT MATERIALS.
- SEALANT TO BE USED AROUND ALL WALL HUNG FIXTURES.
- MAINTAIN FLUSH, SMOOTH TRANSITIONS BETWEEN FINISH MATERIALS AT FLOOR, WALL, AND CEILING JUNCTURES.
- WALL TILE GROUT JOINTS TO MATCH FLOOR GROUT JOINTS. ORIENTATION NOTED ON FINISH PLAN AND INTERIOR ELEVATIONS.
- WT-2 TO EXTEND PAST CEILING 6" IN COORDINATION WITH RECESSED WALL WASH LIGHT.
- PROVIDE UNIFORM GROUT JOINT WIDTHS AND SEAL ALL JOINTS SUBJECT TO MOISTURE.
- REFERENCE FINISH SCHED. & TOILET ACC. SCHED. ON SHEET 103.

**ONE SEAGROVE PLACE  
POOL & BOARDWALK**

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

**REVISIONS:**

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**POOL RESTROOM  
INTERIOR PLANS, RCP,  
ELEV. & SCHEDULES.**

PROJECT NUMBER: 24031  
DATED: Issue Date

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**DEMOLITION NOTES:**

1. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION; NOTIFY DESIGNER/OWNER OF ANY UNFORESEEN CONDITIONS OR INCONSISTENCIES BEFORE PROCEEDING.
2. REMOVE ALL DEBRIS AND DISPOSE OF IN ACCORDANCE WITH LOCAL BUILDING AND ENVIRONMENTAL REGULATIONS.
3. PROTECT ADJACENT FINISHES AND AREAS DURING DEMOLITION.
4. COORDINATE DEMOLITION SEQUENCING WITH ELECTRICAL, PLUMBING, AND MECHANICAL TRADES.
5. REMOVE ALL EXISTING FLOOR FINISHES DOWN TO THE CONCRETE SUBFLOOR.
6. PREPARE CONCRETE SUBFLOOR AS REQUIRED FOR INSTALLATION OF NEW TILE FLOORING (INCLUDING CLEANING, LEVELING, AND PATCHING AS NECESSARY). EXISTING FLOOR DRAIN TO REMAIN.
7. DEMOLISH ALL EXISTING WALL TILE FINISHES, INCLUDING CEMENTITIOUS BACKERBOARD.
8. VERIFY FRAMING IS SOUND AND FREE OF MOISTURE OR DAMAGE BEFORE INSTALLING NEW BACKERBOARD.
9. INSTALL NEW CEMENTITIOUS BACKERBOARD AND PREPARE SURFACES TO RECEIVE NEW TILE FINISHES.
10. REMOVE EXISTING CEILING-MOUNTED LIGHT FIXTURES AND VENTILATION GRILLES/INTS.
11. PATCH AND REPAIR CEILING SURFACES AS NEEDED FOLLOWING DEMOLITION.
12. PREPARE CEILING FOR NEW PAINT FINISH AND INSTALLATION OF NEW LIGHTING AND VENTILATION FIXTURES.
13. DEMOLISH AND REMOVE ALL EXISTING PLUMBING FIXTURES, INCLUDING TOILETS, SINKS, FAUCETS, AND RELATED ACCESSORIES.
14. REMOVE EXISTING TOILET STALLS.
15. CAP PLUMBING LINES AS NEEDED DURING CONSTRUCTION AND PREPARE FOR INSTALLATION OF NEW FIXTURES AND ACCESSORIES.
16. SEE DRAWINGS FOR RETAINED PLUMBING FIXTURE LOCATIONS. CAP PLUMBING LINES WHERE OLD FIXTURES ARE NOT BEING REPLACED.
- 17.

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**ONE SEAGROVE PLACE  
POOL & BOARDWALK**

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

**REVISIONS:**

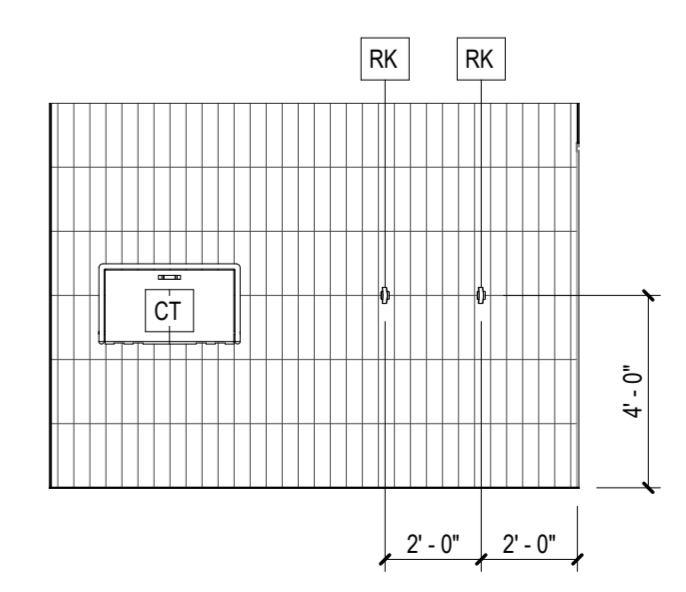
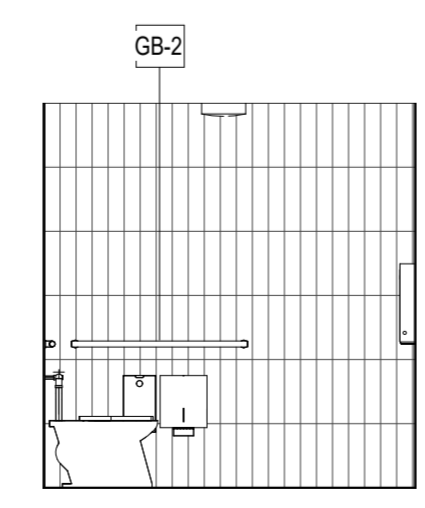
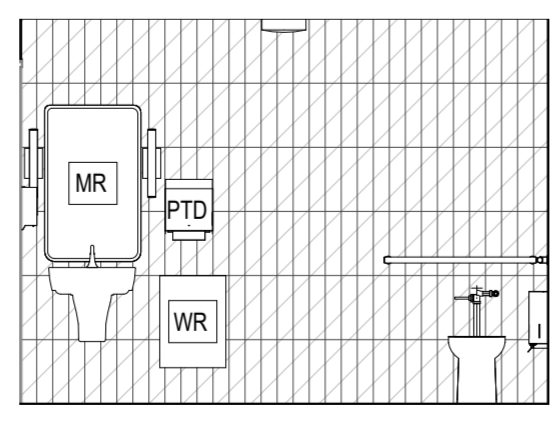
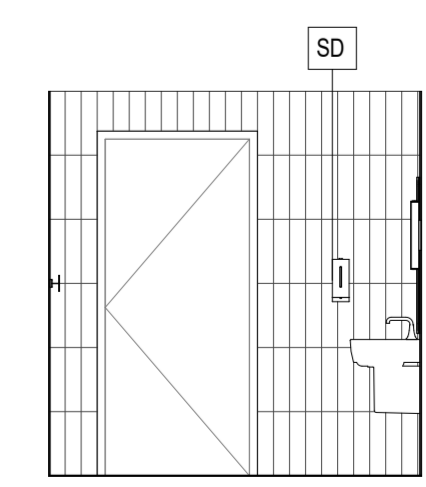
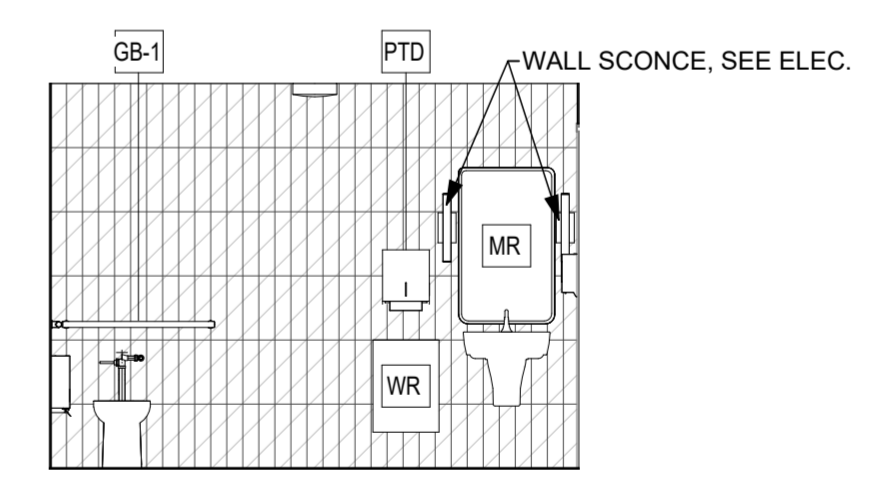
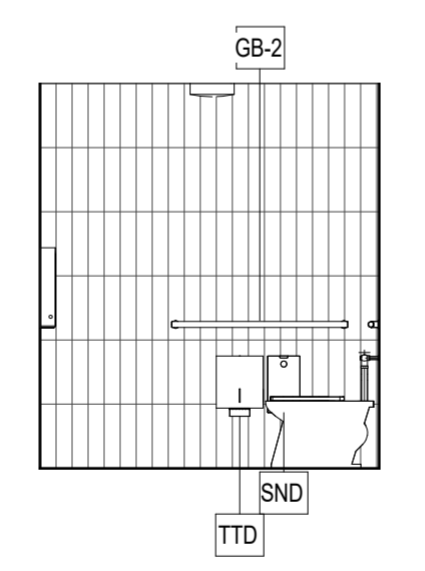
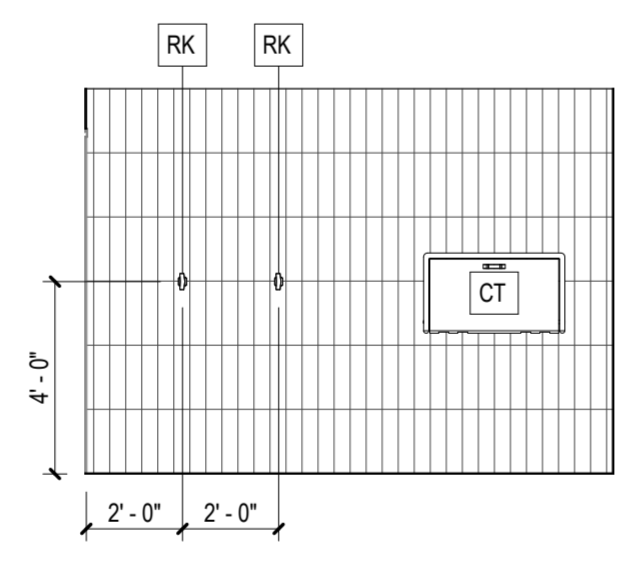
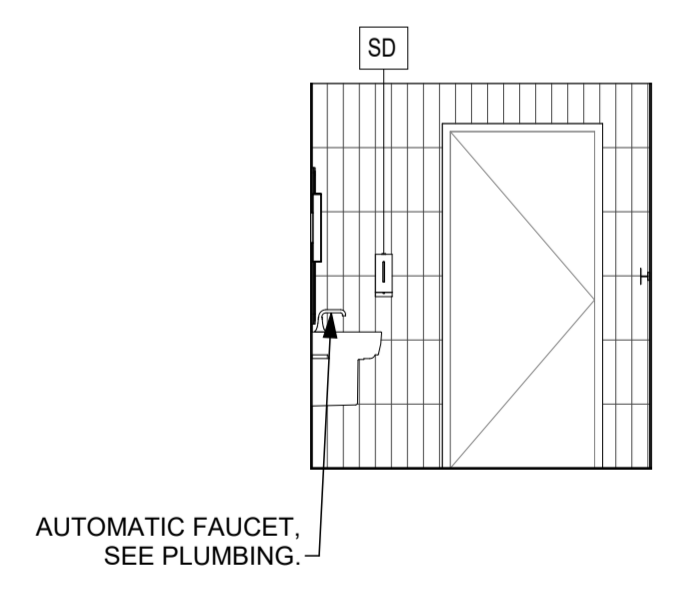
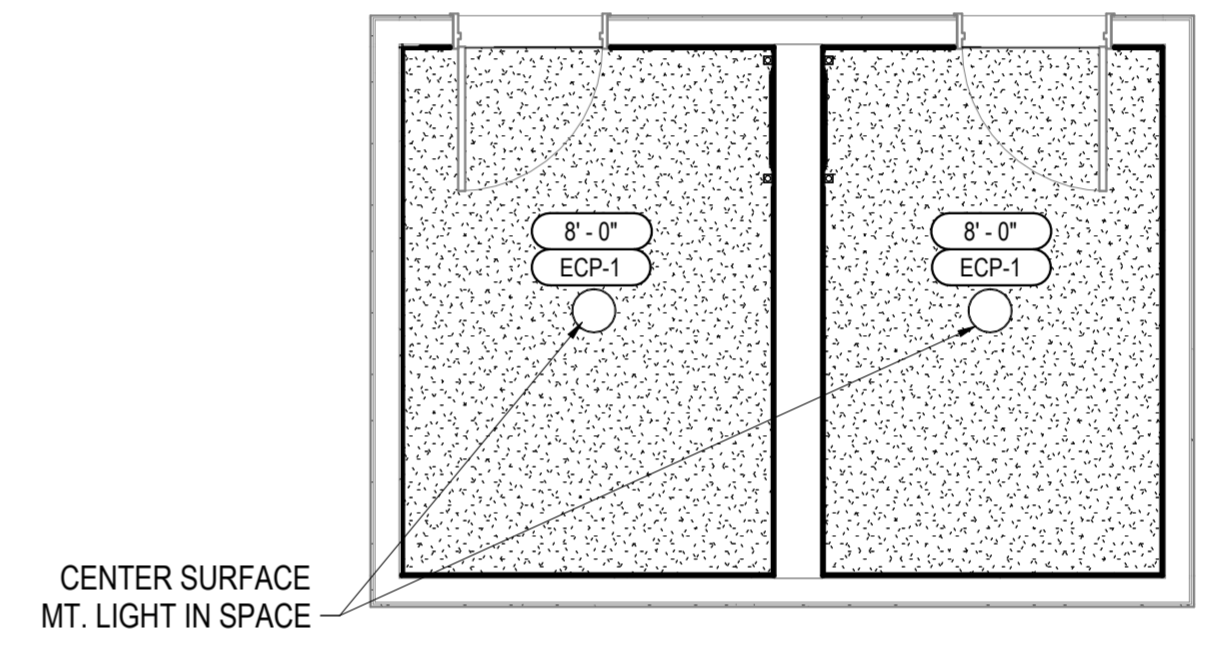
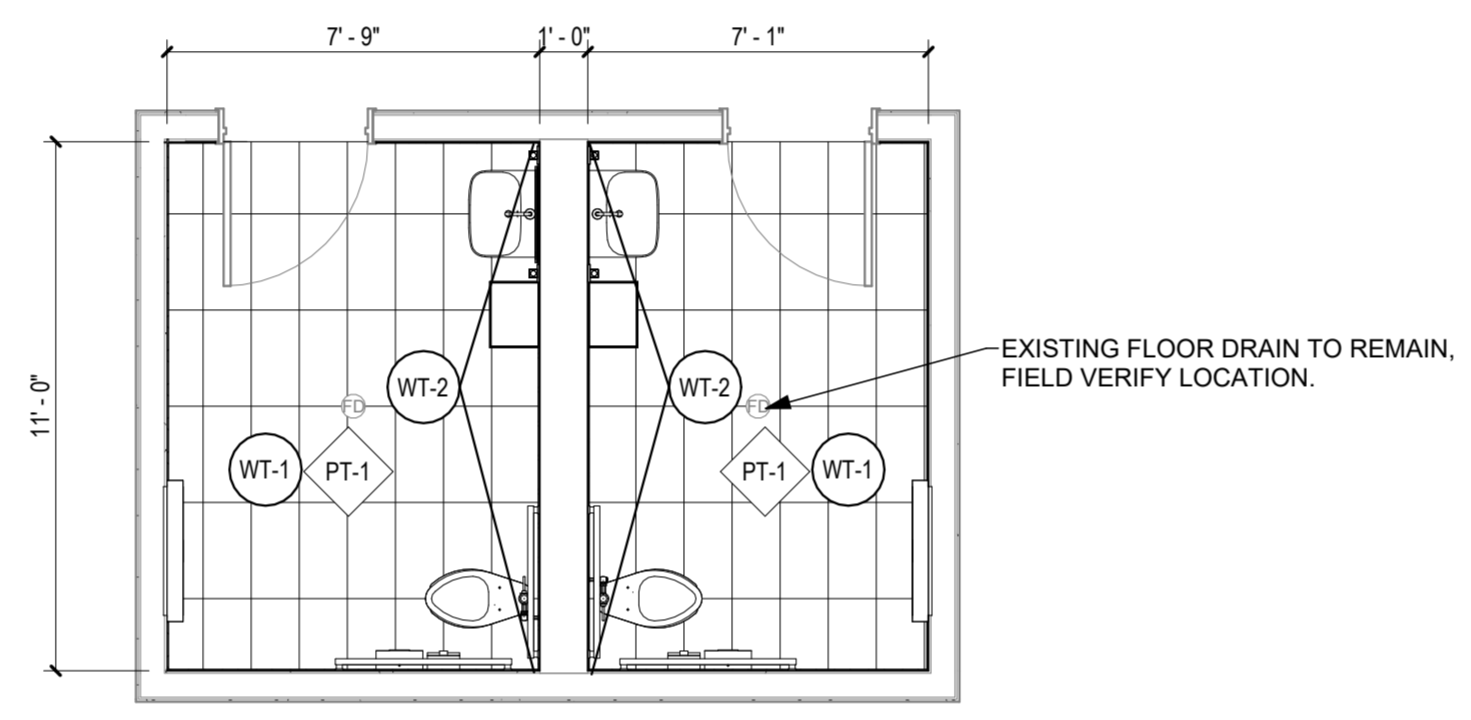
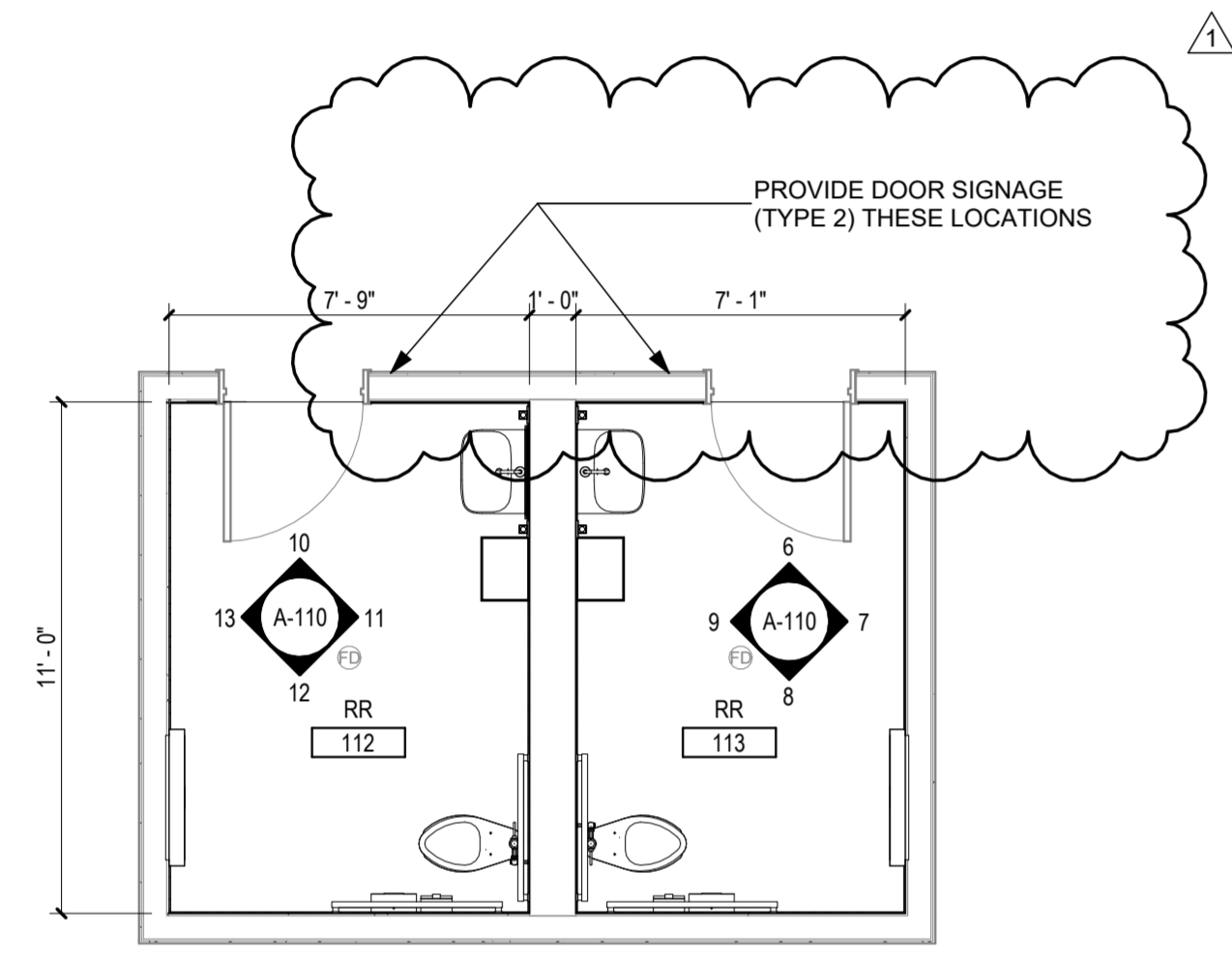
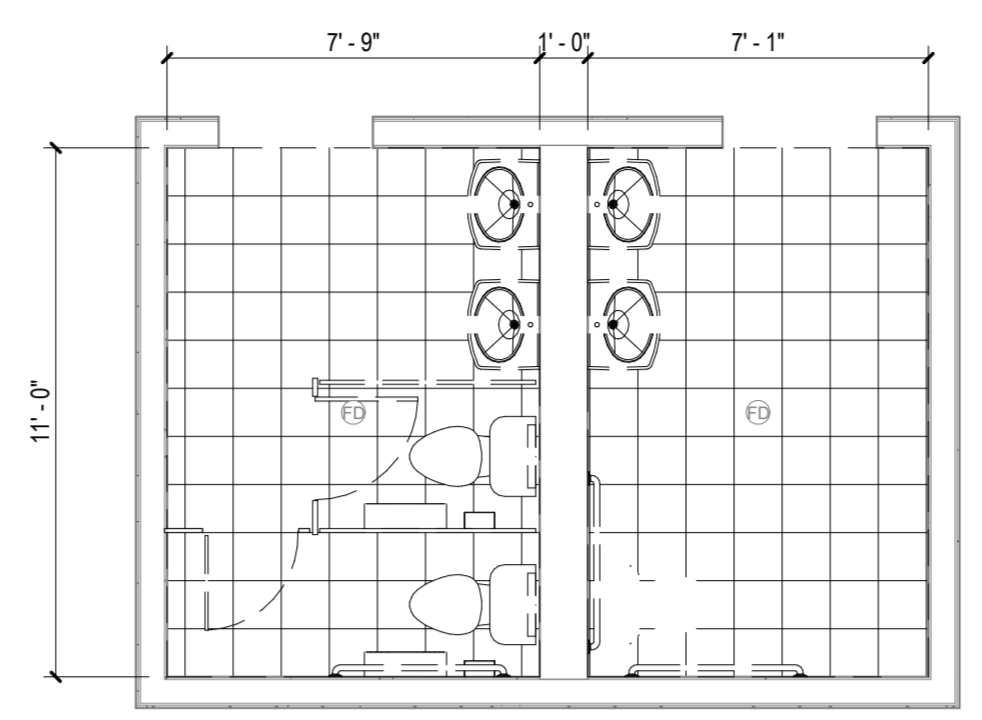
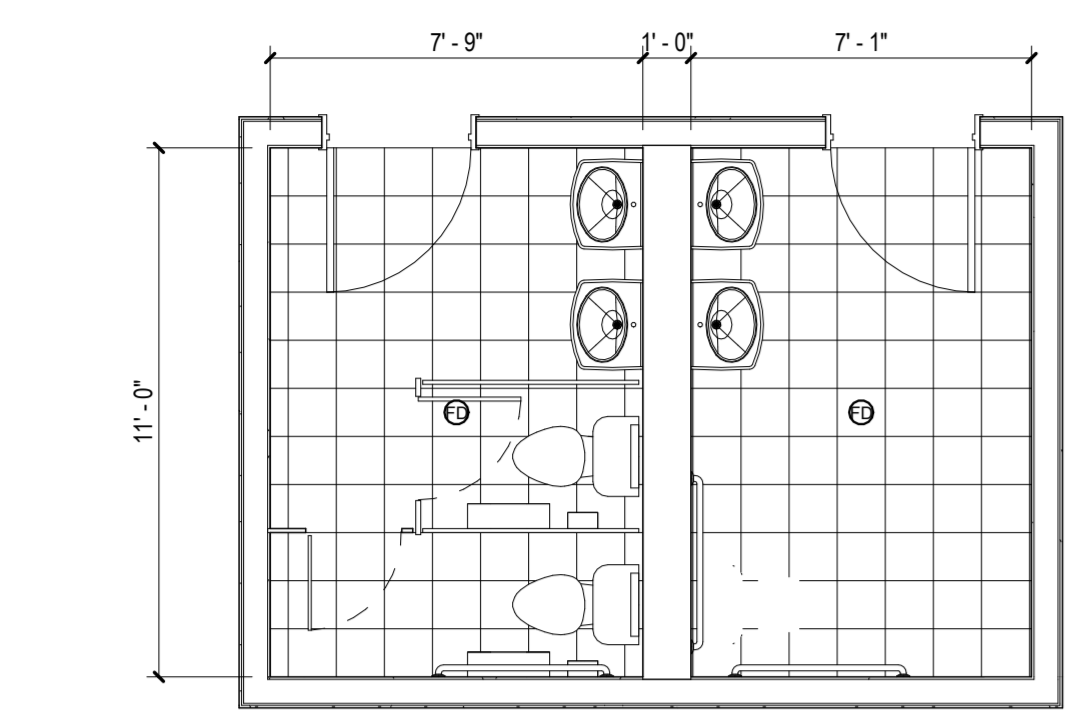
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1	02/25/2026	ADDENDUM 1

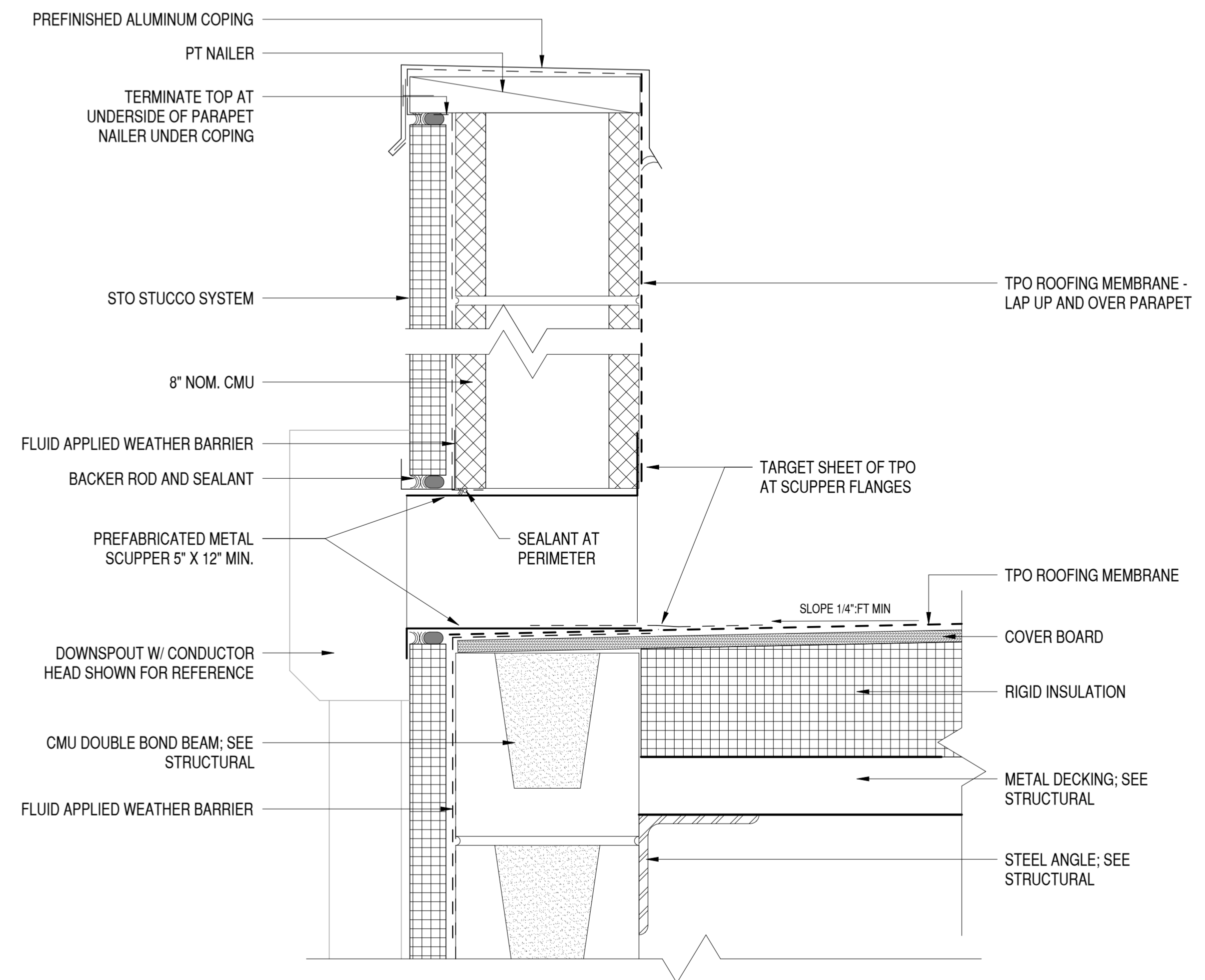
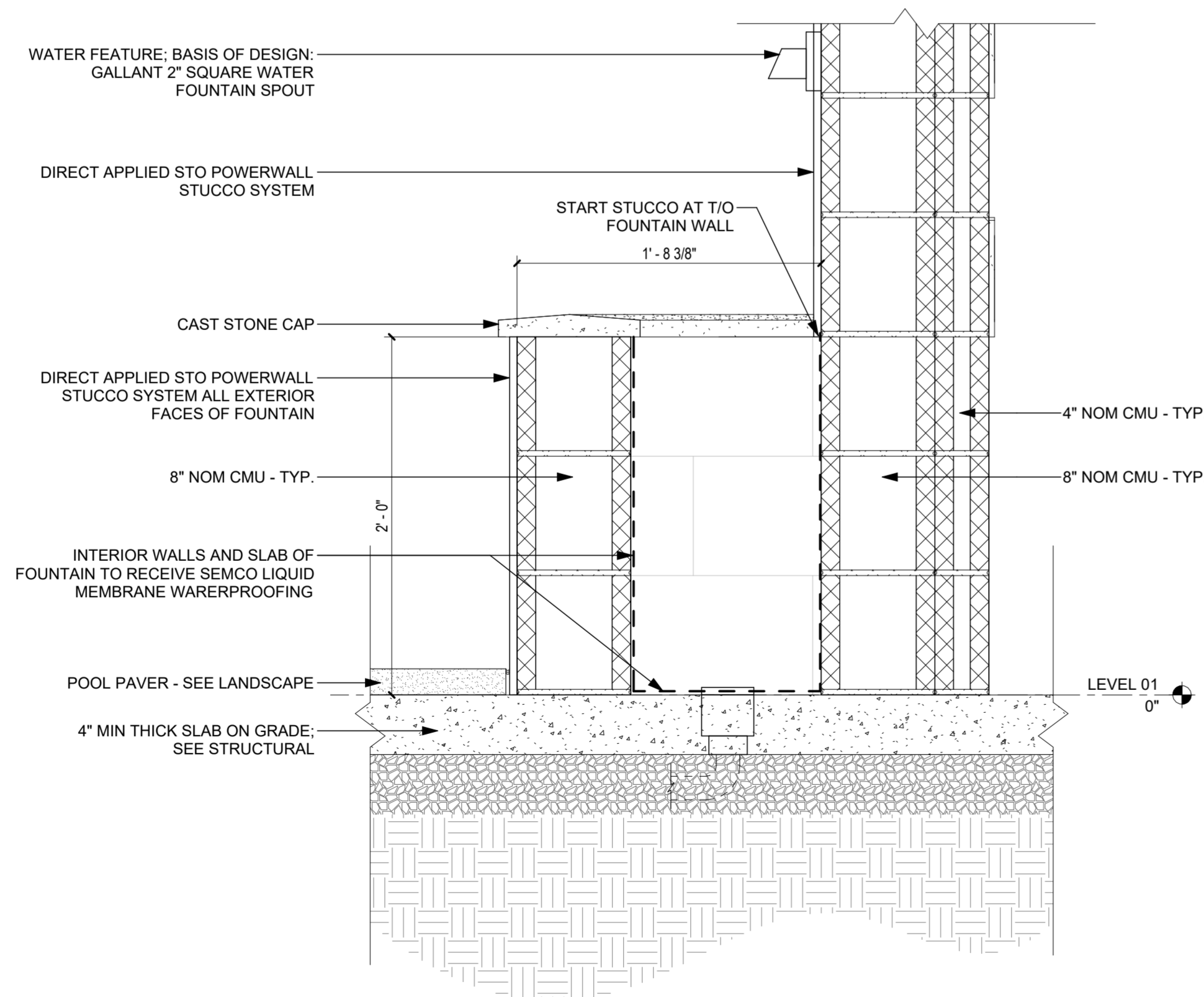
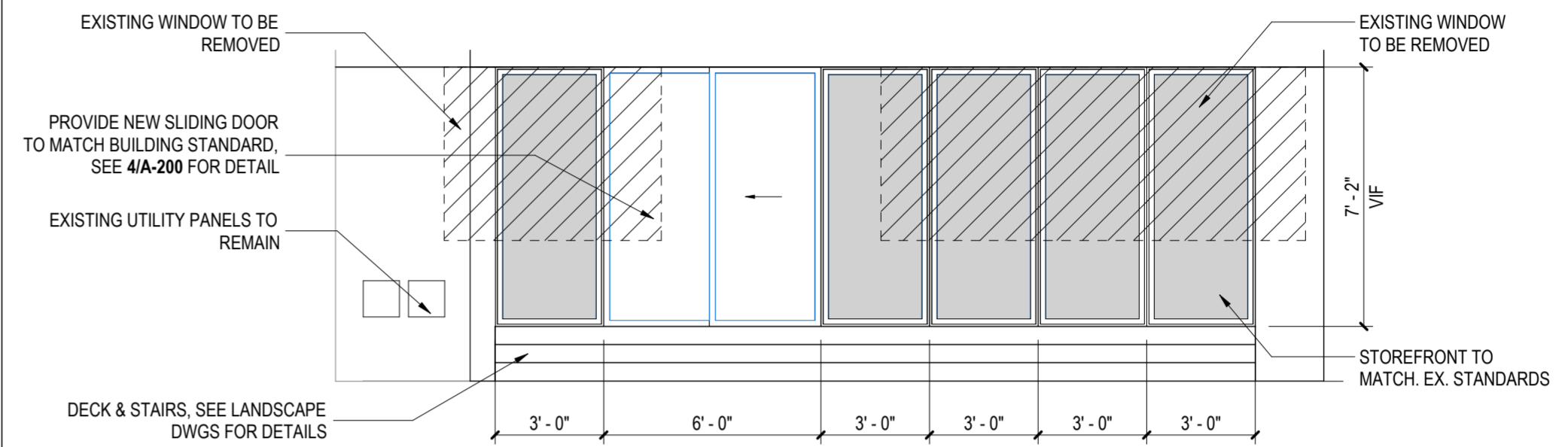
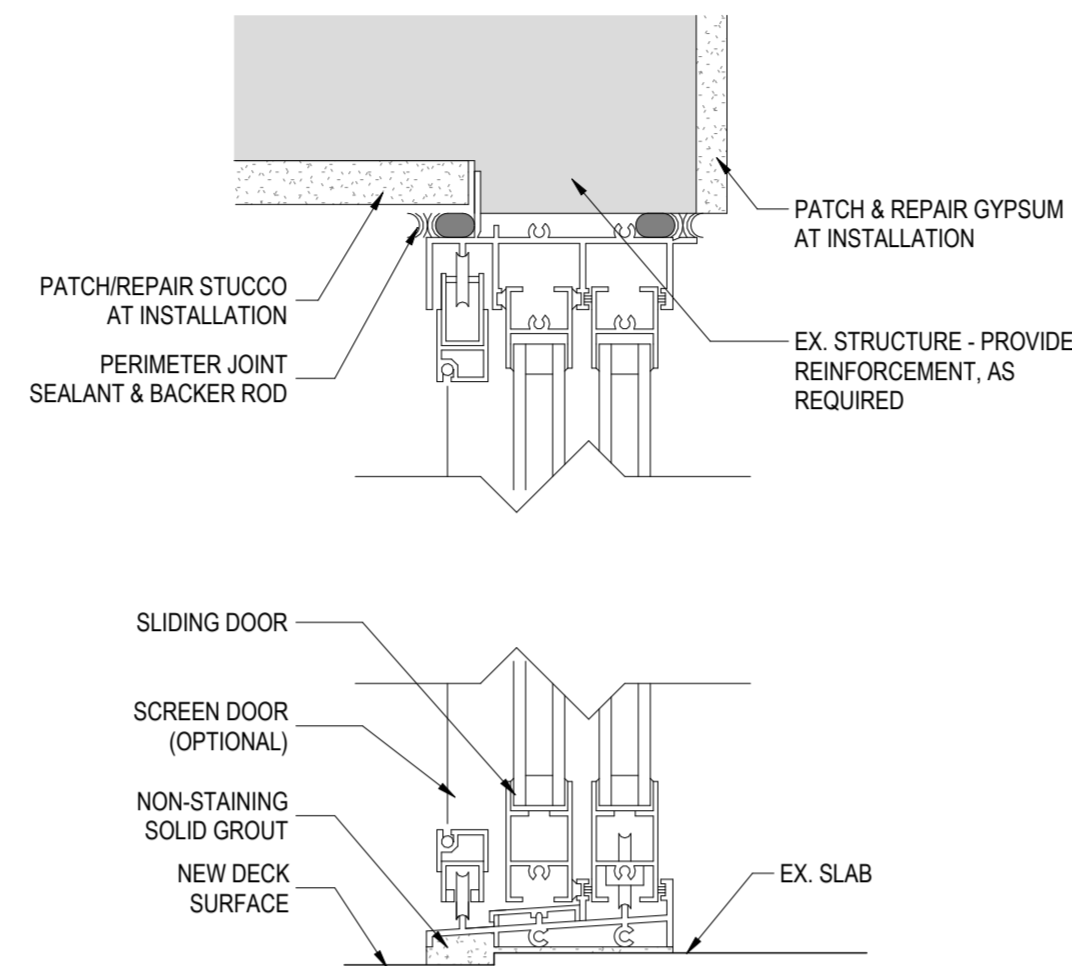
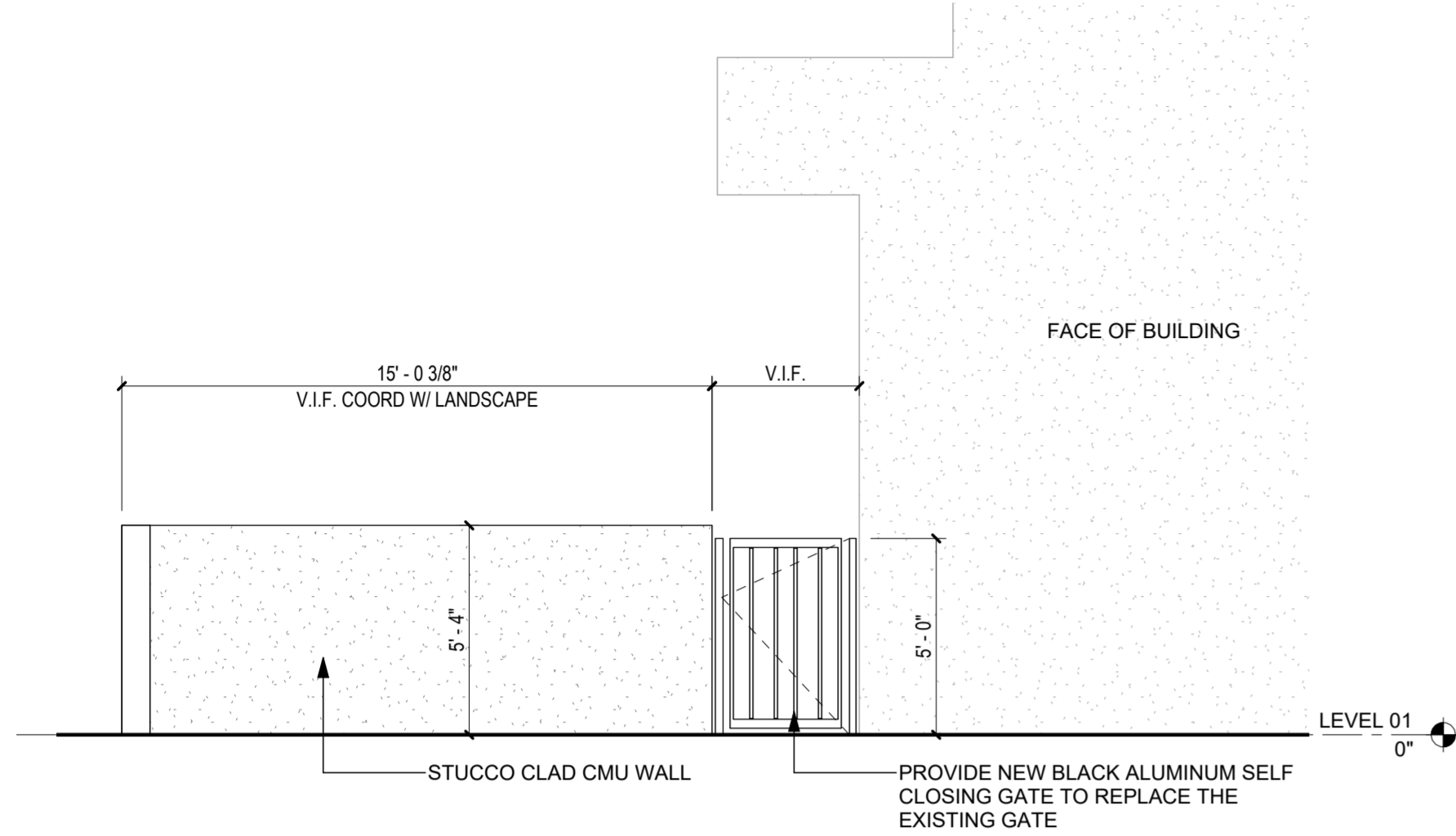
**BUILDING RESTROOM  
PLANS**

PROJECT NUMBER: 24031  
DATED: Issue Date

**A-110**

**ISSUED FOR CONSTRUCTION**





**ONE SEAGROVE PLACE  
POOL & BOARDWALK**

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

**REVISIONS:**

NO:	DATE:	ISSUE:
1	12/18/2025	100% CONSTRUCTION DOCS

**MISC DETAILS**

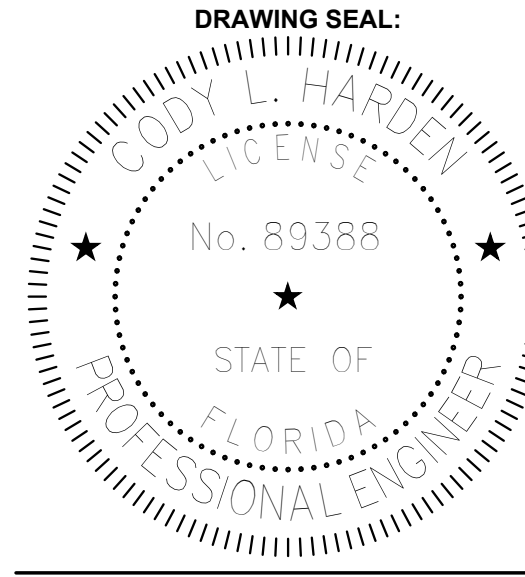
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**A-200**

**ISSUED FOR CONSTRUCTION**







**ONE SEAGROVE PLACE POOL & BOARDWALK**

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

**REVISIONS:**

NO.	DATE	ISSUE
1	02/25/2026	#57 STONE @ POOL & PILE NOTE REVISION

**POOL FOUNDATION / PILING PLAN**

PROJECT NUMBER: 24031  
DATED: 01/22/2026

**S102**

NOT FOR CONSTRUCTION

**FOUNDATION LEGEND**

- DENOTES TIMBER PILE. SPECIFICS TO BE DETERMINED. APPROX QTY: 186
- PENDING GEOTECHNICAL SURVEY, PILES UNDER STRUCTURAL ELEMENTS SHALL BE AS LISTED BELOW: WOOD DECK - 8" DIA. TIMBER PILES w/ 30" EMBEDMENT (QTY: 64)
- POOL AND POOL DECK - 10" DIA. TIMBER PILES w/ 40" EMBEDMENT (QTY: 84)
- TO PROVIDE SUPPORT UP TO A 100-YEAR STORM EVENT. DUNE WALKOVER - 8" DIA. TIMBER PILES w/ 8" EMBEDMENT PER FDP REQUIREMENTS (QTY: 38)
- DENOTES TYP. 8" CMU WALL REINF. w/ VERT. #5 BARS @ ENDS, CORNERS, EACH SIDE OF INTERSECTIONS, & 24" O.C. THEREAFTER. INSTALL DBL COURSE OF OPEN BOTTOM BOND BEAMS w/ (2) CONT. #5 BARS EA. @ TOP OF CMU WALLS & MID FLOORS (TYP)
- DENOTES EDGE OF FOUNDATION ELEMENT BELOW

FOOTING SCHEDULE				
DESIGNATION	TYPE	DIMENSIONS	LONGITUDINAL REINF.	TRANS. REINF.
FTG-30	CONT. STRIP	12" D x 30" W	(3) #5 BARS	#5 BARS x 24" @ 18" O.C.
GB-24	STRIP	24" D x 24" W	(3) #7 BARS T&B	#5 BARS x 18" @ 18" O.C.
GB-48	STRIP	24" D x 48" W	(5) #7 BARS T&B	#5 BARS x 36" @ 18" O.C.
TD-8	TURNDOWN	16" D x 8" W	(1) #5 BAR	N/A

**SLAB-ON-GRADE NOTES**

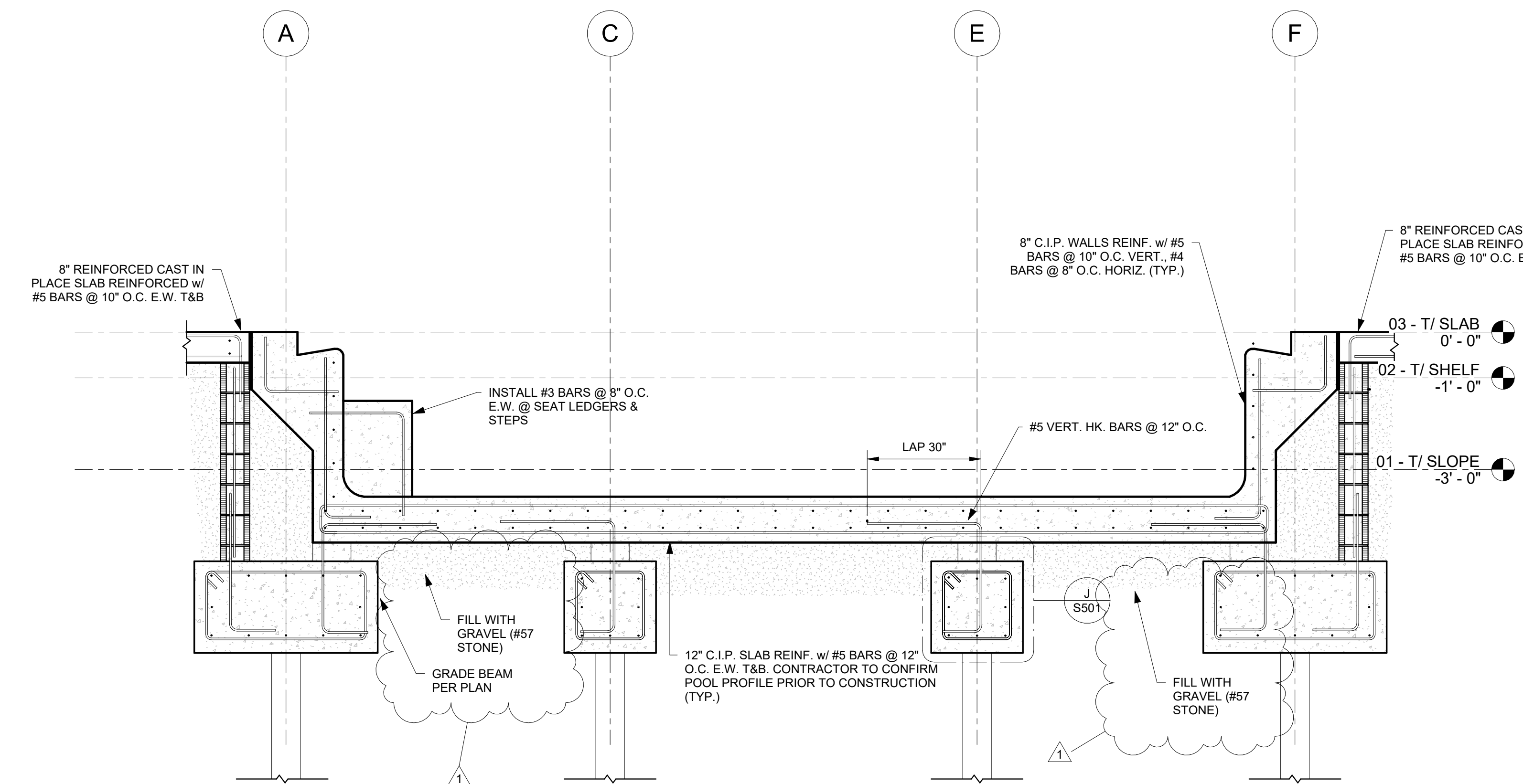
- TOP OF FIRST FLOOR SLAB IS AT DATUM EL. 0'-0" (0'-0" NAVD). (U.N.O.)
- SLABS ARE DESIGNED USING 4" THICK 3,000 PSI CONC. REINFORCED W/ 6X6-W1.4W1.4 WELDED WIRE MESH ON 15 MIL VAPOR BARRIER PLACED AT TOP UNDISTURBED SOIL OR ENGINEERED FILL COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR.
- SLABS UTILIZING 6X6-W1.4W1.4 WELDED WIRE MESH SHOULD HAVE CONTROL JOINTS @ MAXIMUM 12 FT O.C. E.W. TO REDUCE EXCESSIVE TEMPERATURE & SHRINKAGE CRACKING.
- ALL TURNDOWN SLAB FOOTINGS MUST HAVE A MINIMUM PERIMETER HAUNCH DEPTH OF 20" (U.N.O.)
- SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS.
- FOR TYPICAL DETAILS SEE S500 SERIES SHEETS.

**VE FLOOD - CONSTRUCTION NOTES**

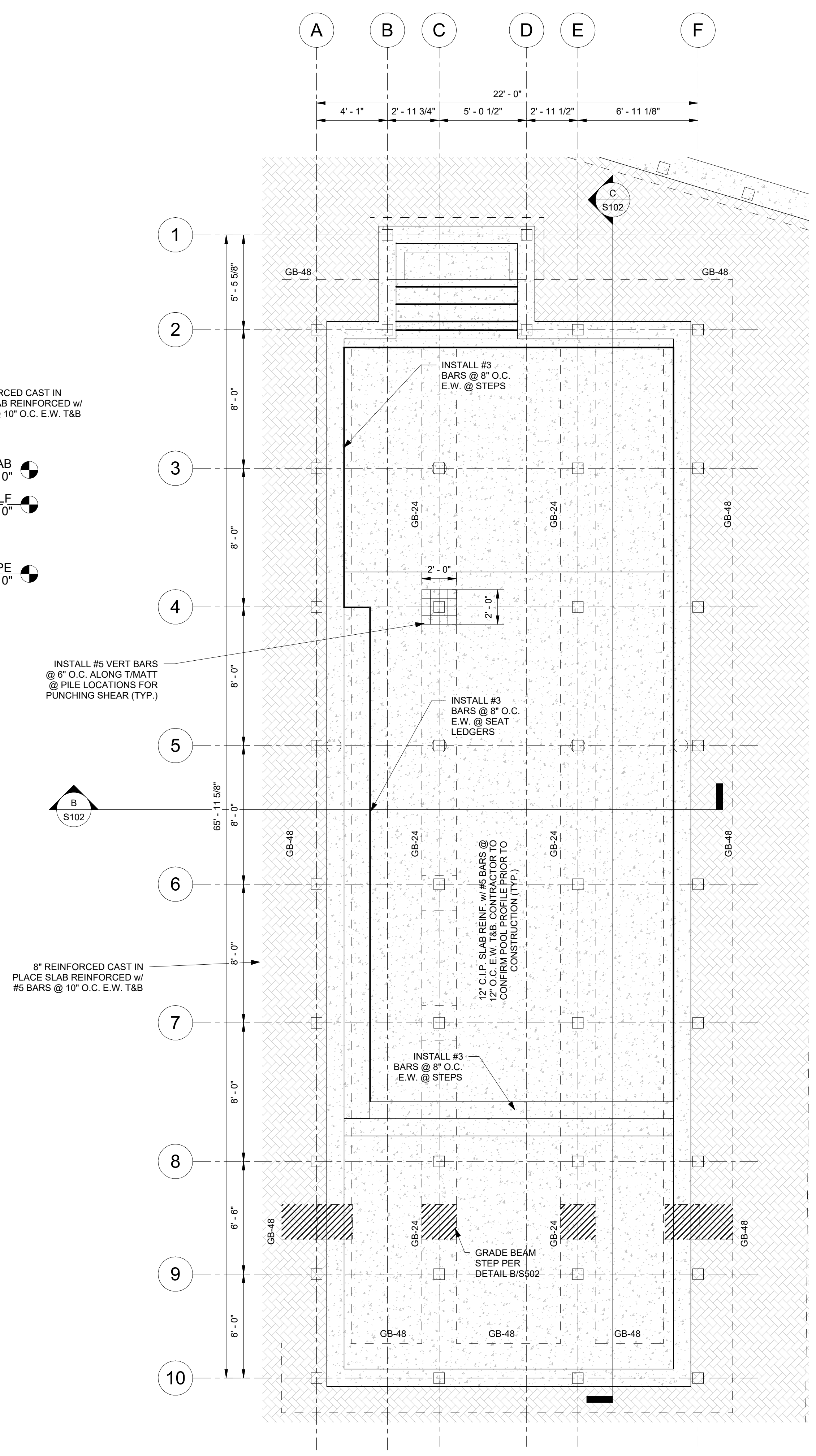
- T/POOL SHALL BE INSTALLED FLUSH w/ ADJACENT GRADE & NOT DIVERT WATER FLOW.
- POOL & DECK SHALL BE STRUCTURALLY INDEPENDENT FROM ADJACENT STRUCTURES.
- POOL HAS BEEN ANCHORED TO REMAIN IN-GROUND & RESIST BUOYANCY DURING FLOOD EVENT.
- POOL SHOULD BE ORIENTED w/ NARROWEST DIMENSION PERPENDICULAR TO THE DIRECTION OF FLOOD FLOW.
- IF CONCRETE DECKS AND / OR WALKWAYS ARE UTILIZED, THESE SYSTEMS SHALL BE COMPRISED OF FRANGIBLE CONSTRUCTION.

**GRADE BEAM NOTES**

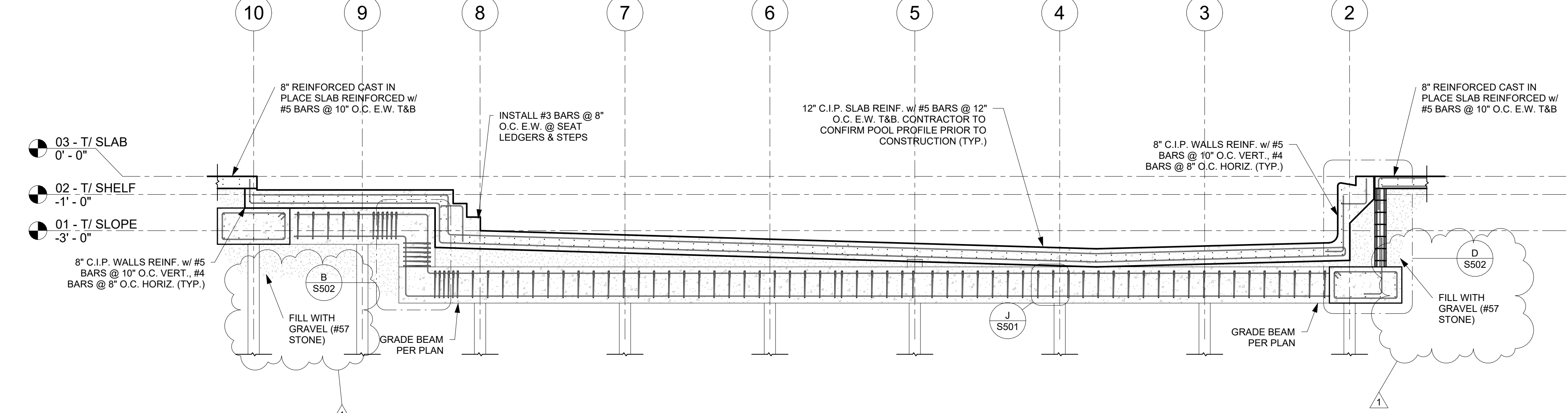
- TOPS OF ALL GRADE BEAM MUST BE COVERED WITH A MINIMUM OF 12" OF FINISH GRADE MATERIAL. (U.N.O.)
- MINIMUM GRADE BEAM WIDTHS MUST ALLOW FOR A MINIMUM 8" OFFSET FROM BOTH FACES OF CMU WALLS (TYP.)
- ALL CONTINUOUS GRADE BEAM MUST BE CENTERED ON THE WALL/PIER UNLESS SPECIFICALLY NOTED AS ECCENTRIC FOOTING.
- GRADE BEAM SIZES, REINFORCING TYPE & SPACING LISTED WITHIN THE FOOTING SCHEDULE SHALL GOVERN OVER FOOTING NOTES.
- VERTICAL DOWEL HOOKS SHOULD EXTEND 12" INTO GRADE BEAM, BELOW & RUNNING PERPENDICULAR TO FLEXURAL REINF.
- NO "WET STICK" SETTING OF REINFORCING WILL BE APPROVED.
- ALL VERTICAL REINFORCING MUST BE IN PLACE & TIED TO GRADE BEAM REINF. PRIOR TO POUR.
- COORDINATE ALL GRADE BEAM LOCATIONS WITH CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL PROVIDE PIPE SLEEVES BELOW OR ABOVE CONTINUOUS WALL FOOTINGS.
- SEE ARCH. DRAWINGS FOR DIMENSIONS NOT SHOWN. IF A CONFLICT EXISTS, THE ARCH. DIMENSIONS SHALL GOVERN. BOTH ENGINEER AND ARCHITECT OF RECORD SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS.
- ALL CONSTRUCTION JOINTS SHALL BE PLACED ALONG MIDDLE THIRD OF ADJACENT PILING LOCATIONS. CONSTRUCTION JOINTS SHALL NOT OCCUR WITHIN 2'-0" OF PILING OR PILE CAP WITHOUT E.O.R. APPROVAL.
- FOR TYPICAL DETAILS SEE S500 SERIES SHEETS.



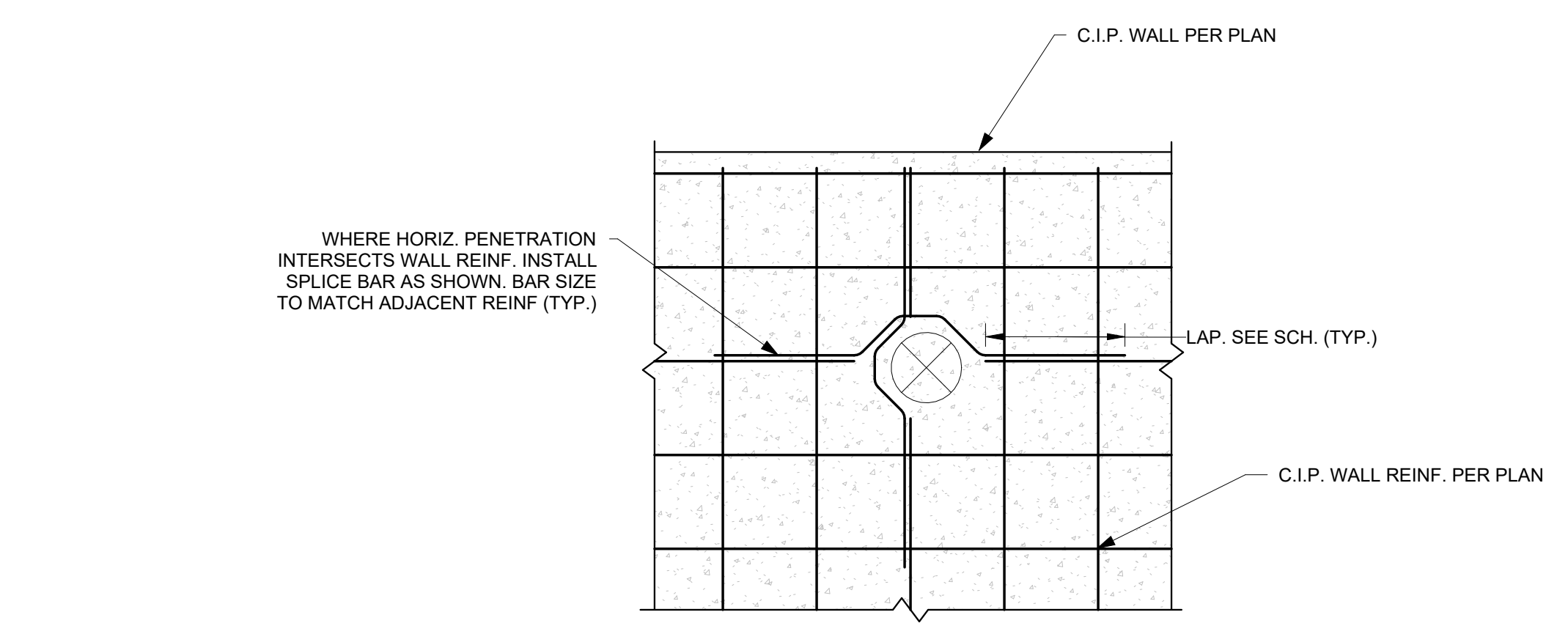
**B) TYPICAL POOL SECTION**  
1/2" = 1'-0"



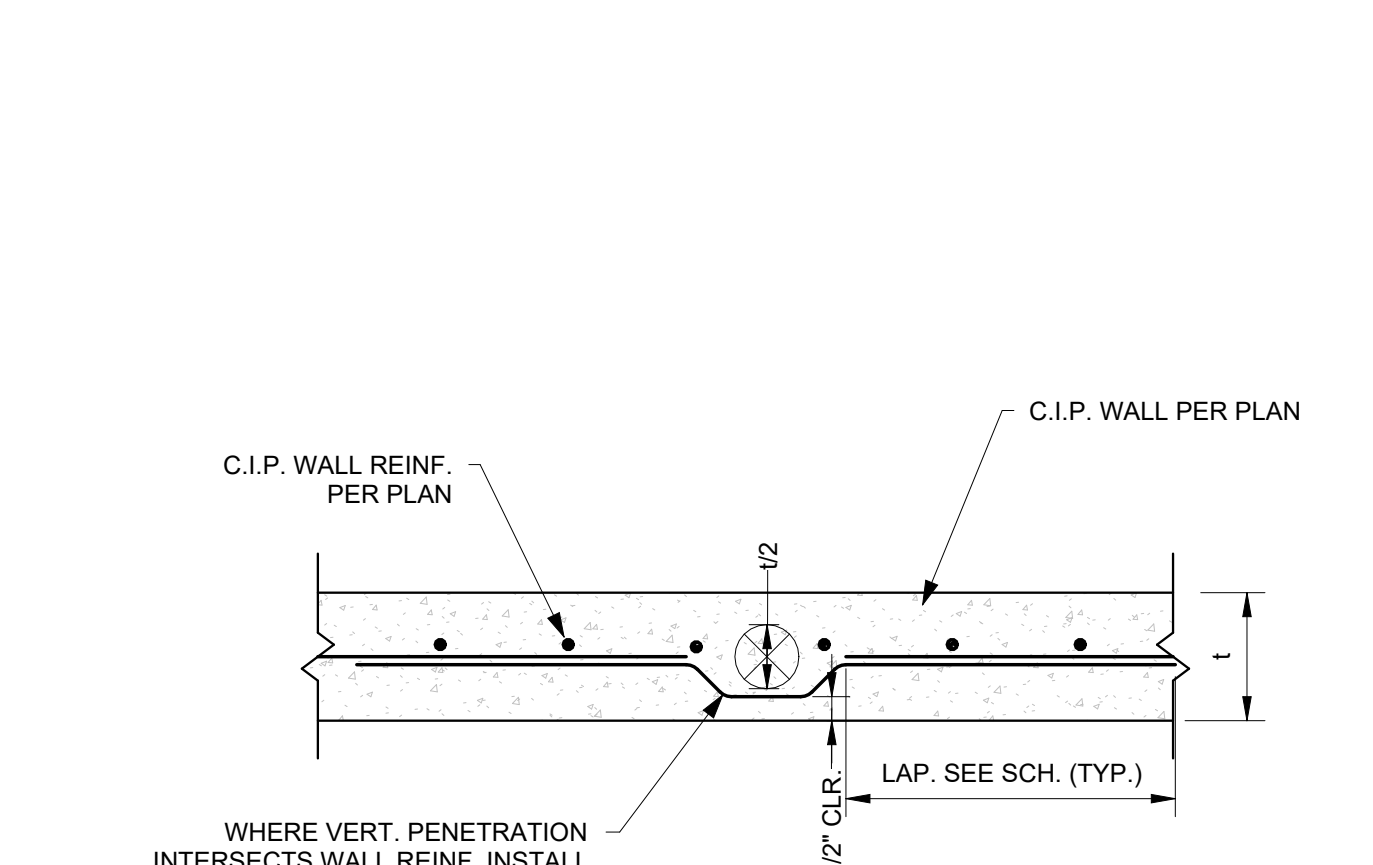
**A) POOL LAYOUT PLAN**  
1/4" = 1'-0"



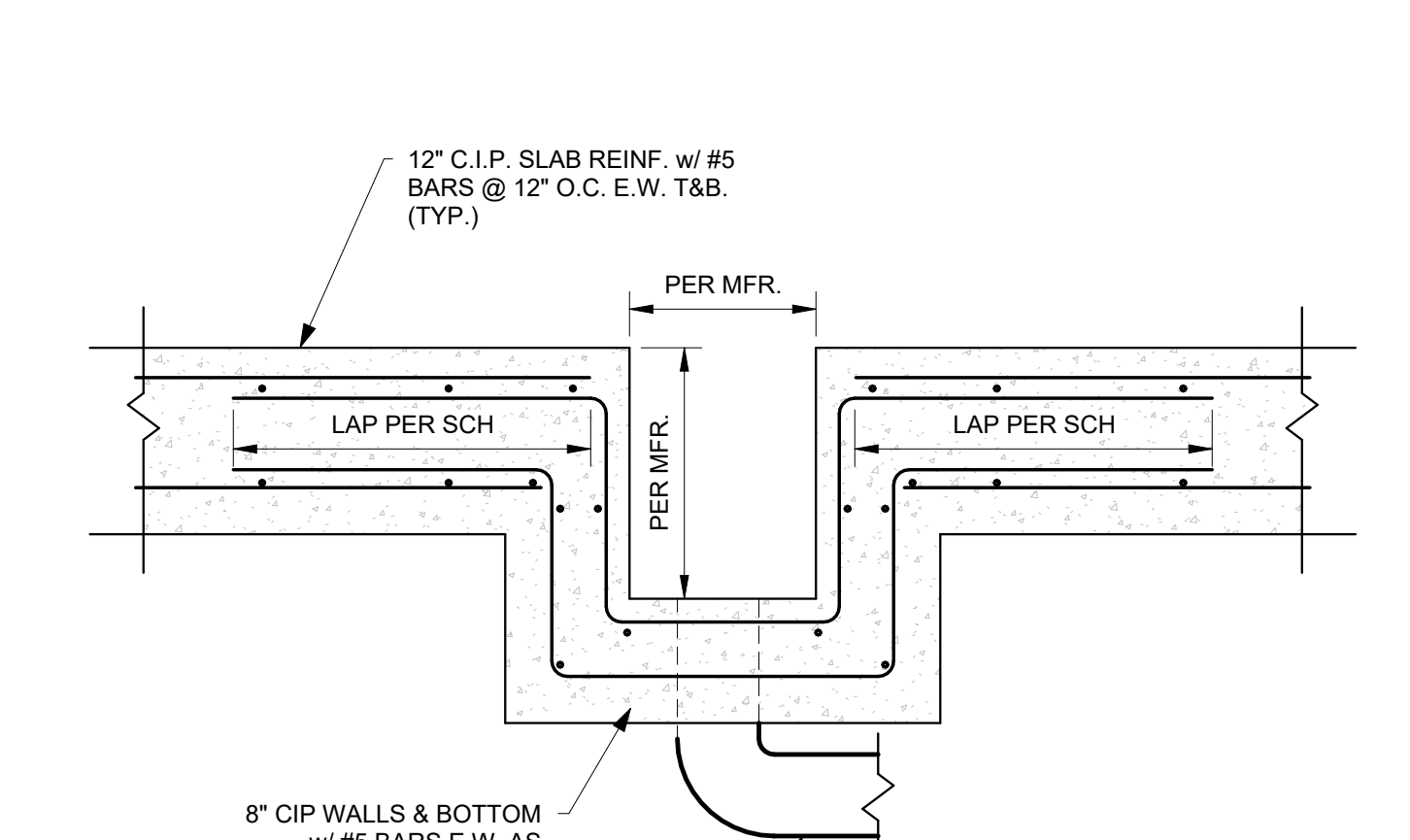
**C) TYPICAL POOL SECTION**  
1/4" = 1'-0"



**D) TYPICAL REINF. @ HORIZ. PENETRATION**  
1" = 1'-0"



**E) TYPICAL REINF. @ VERT. PENETRATION**  
1" = 1'-0"



**F) TYP. MAIN DRAIN DETAIL**  
1" = 1'-0"

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## DUCTWORK AND INSULATION GENERAL NOTES

- ALL ROUND FLEXIBLE DUCT SHALL BE FLEXMASTER TYPE 8M OR ENGINEER APPROVED EQUAL. MAXIMUM LENGTH OF ANY FLEXIBLE DUCT RUNOUT SHALL BE 7'-0". WHERE LENGTH REQUIRED EXCEEDS 7'-0", INSTALL EXTERNALLY INSULATED ROUND SNAPLOCK DUCT FOR BALANCE OF DISTANCE TO SPIN-IN TAP AT MAIN DUCT TRUNK.
- SEAL ALL DUCT PENETRATIONS OF WALLS AND FLOORS AIRTIGHT, REGARDLESS OF WHETHER WALLS AND FLOORS ARE FIRE RATED OR NOT.
- UNLESS OTHERWISE INDICATED, ALL SUPPLY AIR DUCTWORK UPSTREAM OF TERMINAL UNITS SHALL BE OVAL OR ROUND, SMACNA STATIC PRESSURE CLASS 3" W.G., SEAL CLASS A. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS.
- ALL SUPPLY AIR DUCTWORK UPSTREAM OF TERMINAL UNITS WITHIN 40' OF AHU DISCHARGE SHALL BE DOUBLE WALL SPIRAL WITH PERFORATED INNER LINER.
- ALL SUPPLY AIR DUCTWORK DOWNSTREAM OF TERMINAL UNITS (EXCEPT TAKEOFFS TO SUPPLY AIR DIFFUSERS) SHALL BE LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 2" W.G., SEAL CLASS A, EXTERNALLY INSULATED. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS.
- ALL RETURN AIR DUCTWORK SHALL BE LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 2" W.G., SEAL CLASS A, EXTERNALLY INSULATED. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS.
- ALL AHU RETURN DUCT WITHIN 40' OF AHU RETURN PLENUM SHALL BE LINED WITH 2" DUCT LINER PER PROJECT SPECIFICATIONS.
- ALL AHU RETURN PLENUMS SHALL BE LINED WITH 2" DUCT LINER PER PROJECT SPECIFICATIONS.
- ALL OUTSIDE AIR INTAKE DUCTWORK SHALL BE LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 2" W.G., SEAL CLASS A, EXTERNALLY INSULATED. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS.
- STANDARD EXHAUST AIR DUCTWORK SHALL BE LOW PRESSURE RECTANGULAR, SMACNA STATIC PRESSURE CLASS 1/2" W.G., SEAL CLASS A, INSULATION NOT REQUIRED.
- AVOID ROUTING DUCTWORK AND TU'S WITHIN 6" OF TOP OF LIGHT FIXTURES WHEREVER POSSIBLE. MAINTAIN CLEARANCE BETWEEN TU'S AND DUCT INSULATION TO TOP OF LIGHTS. PROVIDE CLEARANCE ALL AROUND AIR TERMINAL UNITS AS REQUIRED FOR ROUTINE MAINTENANCE.
- PROVIDE MVD'S AT ALL TAKEOFFS FROM MAIN DUCTS.
- CONTRACTOR SHALL SUBMIT COORDINATED DUCTWORK SHOP DRAWINGS INDICATING COORDINATION WITH ELECTRICAL AND PLUMBING PRIOR TO BEGINNING WORK. SHOP DRAWINGS SHALL INCLUDE LOCATIONS OF THERMOSTATS, ACCESS PANELS, AIR DEVICES, DUCTWORK, ETC.

## GENERAL NOTES

- ALL DUCT DIMENSIONS ARE NET INSIDE.
- VERIFY COLLAR SIZES ON ALL AIR TERMINALS, EQUIPMENT OUTLETS AND INLETS, TRANSITION DUCTWORK AS NECESSARY. EXTERNALLY INSULATE TRANSITIONS AT EQUIPMENT CONNECTIONS.
- FIELD VERIFY CLEAR SPACE AVAILABLE, ROUTING PATH, AND CONFLICTS WITH STRUCTURE AND THE WORK OF OTHER TRADES PRIOR TO FABRICATING DUCTWORK. PROVIDE OFFSETS IN DUCTWORK AS REQUIRED, WHETHER SPECIFICALLY INDICATED ON DRAWINGS OR NOT. SUBMIT SHOP DRAWINGS ON DUCTWORK LAYOUT PRIOR TO COMMENCING WORK. MAINTAIN CLEARANCE AROUND ALL LIGHT FIXTURES AS REQUIRED TO REMOVE AND SERVICE FIXTURES. COORDINATE WITH ROOF TRUSSES/STRUCTURE. PRESSURE TEST ALL DUCTWORK FOR LEAKS. SEE SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL ALL EQUIPMENT, PIPING, AND DUCTWORK SUCH THAT MANUFACTURERS' RECOMMENDED CLEARANCES ARE MET FOR ALL ACCESS PANELS, MOTORS, FANS, BELTS, FILTERS AND AIR INTAKES. CONDENSATE LINES SHALL BE CLEAR OF FILTER RACK ACCESS.
- PROVIDE DUCT FLEX CONNECTIONS & VIBRATION ISOLATION FOR ALL UNITS NOT INTERNALLY ISOLATED.
- WASTE VENT STACKS, EXHAUST FANS, ETC. SHALL BE A MINIMUM OF 10 FT. FROM OUTSIDE AIR INTAKES.
- ALL SUPPLY, RETURN, EXHAUST AND OUTSIDE AIR INTAKE DUCTWORK SHALL BE GALVANIZED SHEET METAL.
- ALL AHU FILTERS SHALL BE OF A READILY AVAILABLE SIZE, OF DISPOSABLE TYPE, AND BE ACCESSIBLE WITHOUT THE USE OF SCREWS OR OTHER MECHANICAL DEVICES REQUIRING TOOLS.
- PROVIDE ACCESS PANELS IN HARD CEILINGS AS REQUIRED FOR MAINTENANCE AND ADJUSTMENT OF EQUIPMENT LOCATED ABOVE CEILING.
- ALL BIRD AND INSECT SCREENS SHALL BE ANODIZED ALUMINUM.
- BECAUSE OF THE SMALL SCALE OF CONTRACT DOCUMENTS IT IS NOT POSSIBLE TO SHOW ALL OFFSETS, TRANSITIONS, ETC. THE CONTRACT DOCUMENTS ARE ESSENTIALLY DIAGRAMATIC. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS COORDINATED WITH THE STRUCTURE AND ARCHITECTURAL WORK FOR REVIEW PRIOR TO COMMENCING WORK.
- ALL WORK SHALL COMPLY WITH 2023 FLORIDA BUILDING CODE.

## VENTILATION SCHEDULE

SPACE TYPE	VENTILATION CFMS.F.	VENTILATION CFM/PERSON	EXHAUST CFM
RESTROOM	0	0	70/FIXTURE
STORAGE	1.5	0	0

NOTE:

VENTILATION RATES IN COMPLIANCE WITH ASHRAE STANDARD 62.1-2019.

## ELECTRIC UNIT HEATER SCHEDULE

UNIT EH	CFM	BASIS OF DESIGN	MODEL	ELECTRICAL			NOTES
				VOLTS/PHASE	KW	AMPS	
EUH-1	150	BERKO	OFF1500	120/1	1.5	12.5	1, 2, 3

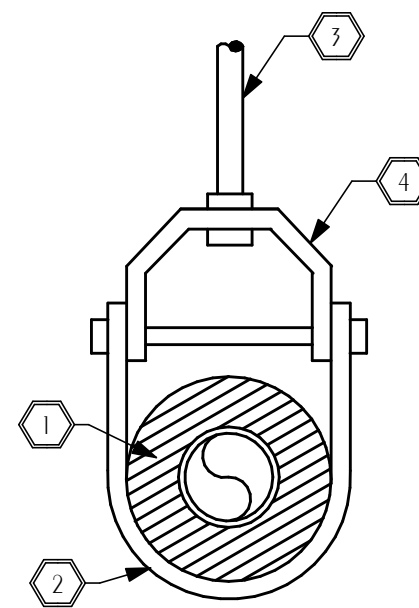
- PROVIDE DISCONNECT AND THERMAL OVERLOAD.
- PROVIDE FACTORY WALL MOUNTED TAMPER-PROOF THERMOSTAT AND WIRING.
- RECESSED CEILING MOUNT.

## AIR DEVICE SCHEDULE

MARK	MAX AIRFLOW CFM	AIR DEVICE SIZE	DUCT CONNECTION SIZE	TITUS MODEL
RG, EG, SG, TG, RR, ER				
xx-1 CFM	570	12x12	12x12	350FL

NOTES:

- MAX NC=20
- PROVIDE 2x2 LAY IN PANEL FOR AIR DEVICES IN LAY IN CEILINGS.
- PROVIDE BEVELED MOUNTING FRAME FOR CEILING DIFFUSERS IN HARD CEILINGS.
- PROVIDE FLAT MOUNTING FRAME FOR GRILLES LOCATED IN HARD CEILINGS.
- PAINT ALL DUCT VISIBLE THROUGH GRILLES FLAT BLACK.



- INSULATION
- PIPE COVERING PROTECTION SADDLE
- HANGER ROD FASTEN TO STRUCTURE PER SPECIFICATIONS
- CLEVIS TYPE HANGER

## 1 OVERHEAD PIPE SUPPORT

M-001 SCALE: NONE

## FAN SCHEDULE

UNIT	TYPE	CFM	MAX. FAN RPM	ESP (IN. H2O)	MAX. MOTOR POWER	SONES/db (MAX)	BASIS OF DESIGN	MODEL	CONTROL	ELECTRICAL VOLTS/PHASE	NOTES
EF-1	ROOF	200	1251	0.25	0.1 HP	5.3	GREENHECK	CUE-080-VG	RUN CONTINUOUSLY	115/1	1, 2, 3, 4, 5, 7
EF-2	CREF	150	1300	0.25	12.5W	2.8	GREENHECK	G-070-G	INTERLOCK WITH LIGHTS	115/1	1, 2, 3, 4, 5, 7, 8

- PROVIDE DISCONNECT
- PROVIDE SOLID STATE SPEED CONTROLLER
- PROVIDE BACKDRAFT DAMPER
- PROVIDE THERMAL OVERLOAD
- PROVIDE DIRECT DRIVE FAN WITH EC MOTOR.
- PROVIDE RUBBER IN SHEAR VIBRATION ISOLATION.
- PROVIDE ROOF MOUNTED UPBLAST FAN AND CURB WITH FLORIDA PRODUCT APPROVAL.
- PROVIDE WITH WALL MOUNTED THERMOSTAT TO OVERRIDE OCCUPANCY BASED ON ADJUSTABLE SETPOINT.

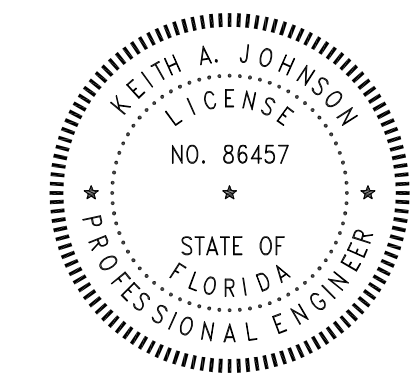
## HVAC LEGEND

EQUIPMENT TAG	AIR DEVICE TAG. TOP LINE INDICATES TYPE OF DEVICE BOTTOM LINE INDICATES AIRFLOW IN CFM
AHU-1	SR-1 100
(1) M3	(2)SR-1 100
1	TYP TYPICAL
[Symbol]	TEMP TEMPERATURE
[Symbol]	SA SUPPLY AIR
[Symbol]	RA RETURN AIR
AxB	EA EXHAUST AIR
[Symbol]	MA MIXED AIR
[Symbol]	OA OUTDOOR AIR
[Symbol]	TA TRANSFER AIR
[Symbol]	EF EXHAUST FAN
[Symbol]	CD CEILING DIFFUSER
[Symbol]	RG RETURN GRILLE
[Symbol]	EG EXHAUST GRILLE
[Symbol]	ER EXHAUST REGISTER
[Symbol]	CREF CEILING ROOF EXHAUST FAN
[Symbol]	AHU INDOOR AIR HANDLING UNIT
[Symbol]	HP HEAT PUMP
[Symbol]	OAU OUTSIDE AIR UNIT
[Symbol]	① UNIT THERMOSTAT, "1" INDICATES UNIT CONTROLLED
[Symbol]	② DUCT MOUNTED SMOKE DETECTOR
[Symbol]	UC UNDERCUT DOOR 3/4"
[Symbol]	DG DOOR GRILLE, REFER TO DOOR SCHEDULE
[Symbol]	AFF ABOVE FINISHED FLOOR
[Symbol]	[Symbol] FIRE DAMPER AT CEILING DIFFUSER OR GRILLE
[Symbol]	XFR TRANSFER AIR
[Symbol]	ESP EXTERNAL STATIC PRESSURE
[Symbol]	DDC DIRECT DIGITAL CONTROLS
[Symbol]	TAB TESTING, ADJUSTING, AND BALANCING
[Symbol]	NOM NOMINAL
[Symbol]	VFD VARIABLE FREQUENCY DRIVE
[Symbol]	WM DUCTLESS FCU - WALL MOUNTED UNIT
[Symbol]	[Symbol] SUPPLY DUCT SECTION POSITIVE PRESSURE
[Symbol]	[Symbol] RETURN OR EXHAUST DUCT NEGATIVE PRESSURE
[Symbol]	[Symbol] RECTANGULAR DUCT SIZE ("A" INDICATES SIDE SHOWN; "B" INDICATES SIDE NOT SHOWN) INDICATES RISE IN ELEVATION OF DUCT.
[Symbol]	[Symbol] EXTERNALLY INSULATED DUCTWORK
[Symbol]	[Symbol] EXTERNALLY INSULATED ROUND FLEXIBLE DUCTWORK
[Symbol]	[Symbol] DUCT ELBOW WITH TURNING VANES
[Symbol]	[Symbol] RADIUS DUCT ELBOW
[Symbol]	[Symbol] FLEXIBLE DUCT CONNECTION
[Symbol]	[Symbol] MANUAL VOLUME BALANCING DAMPER
[Symbol]	[Symbol] MOTORIZED DAMPER
[Symbol]	[Symbol] FIRE DAMPER WITH ACCESS DOORS
[Symbol]	[Symbol] SMOKE DAMPER WITH ACCESS DOORS
[Symbol]	[Symbol] BACKDRAFT DAMPER
[Symbol]	[Symbol] TEE WITH TURNING VANES
[Symbol]	[Symbol] TRANSITION
[Symbol]	[Symbol] FLEX DUCT TAKE OFF WITH MVD SIZE EQUALS DIFFUSER NECK SIZE UNLESS NOTED OTHERWISE
[Symbol]	[Symbol] BRANCH DUCT TAKEOFF WITH MVD
[Symbol]	[Symbol] INTERNALLY INSULATED DUCTWORK

## DEHUMIDIFIER SCHEDULE

UNIT	MODEL	BASIS OF DESIGN	BLOWER (CFM)	WATER REMOVAL (PINTS/DAY)	SOUND RATING	ELECTRICAL		NOTES
						VOLTS/PHASE	AMPS	
DHU-1	4044610	SANTA FE	150	37	46 dBA	120/1	15	1, 2, 3, 4, 5

- PROVIDE 1/2" WASHABLE AIR FILTER.
- PROVIDE INTERNALLY MOUNTED CONTROLS BEHIND TAMPER-PROOF COVER.
- WATTS AND WATER REMOVAL BASED ON 80°F AND 60% RH.
- PROVIDE WITH SURFACE MOUNT KIT.
- PROVIDE WITH HARDWIRED ELECTRICAL CONNECTION.



# DAG Architects

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## ONE SEAGROVE PLACE POOL & BOARDWALK

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

### REVISIONS:

NO:	DATE:	ISSUE:
1	10/31/2025	65% CONSTRUCTION DOCS
2	12/18/2025	100% CONSTRUCTION DOCS

## HVAC LEGEND, SCHEDULES & NOTES

PROJECT NUMBER: 24031  
DATED: Issue Date

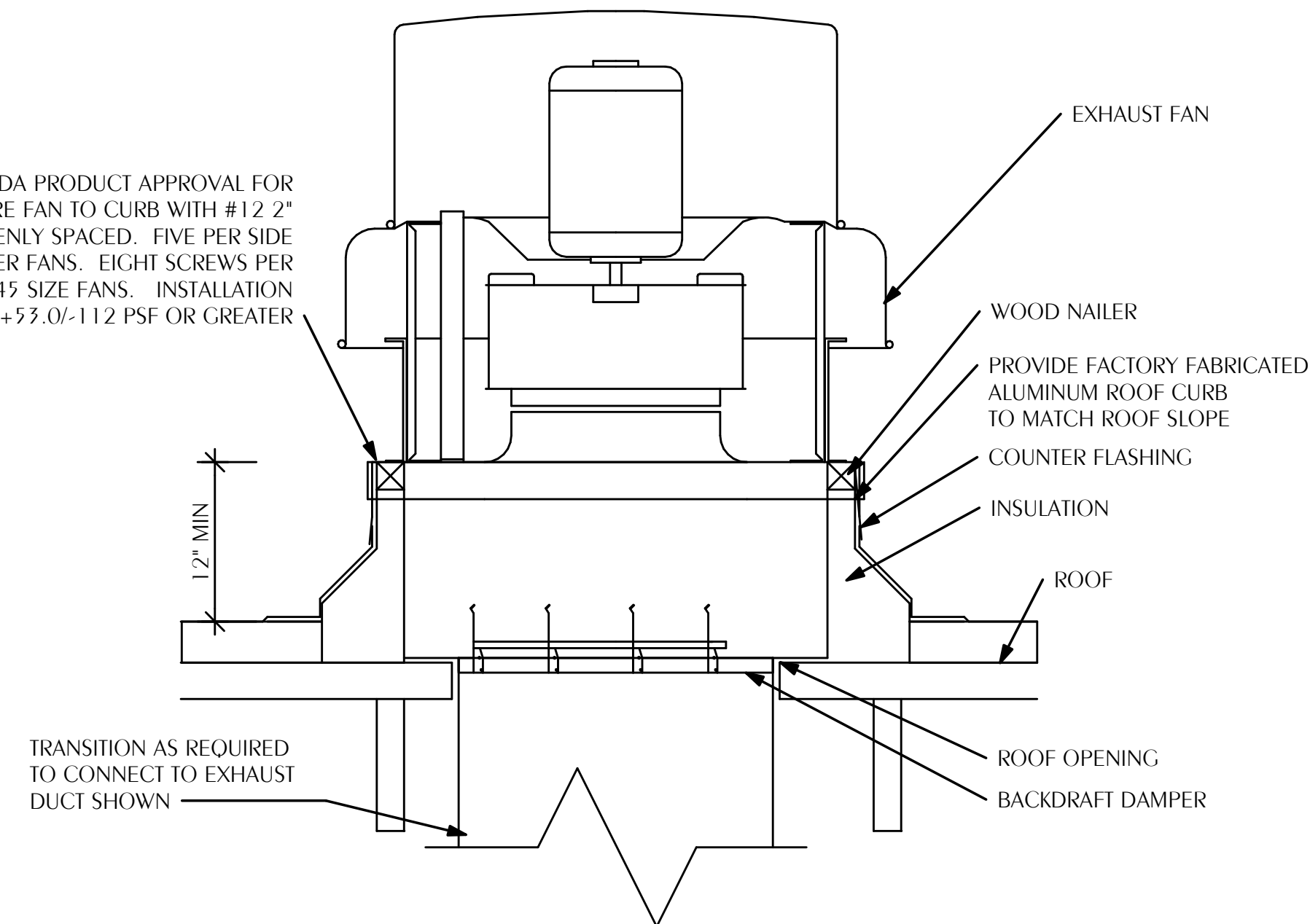
# M-001

ISSUED FOR CONSTRUCTION

## SHEET NOTES

- 1 EF-1 TO BE CURB MOUNTED ON ROOF ABOVE.
- 2 EUH-1 TO BE CEILING MOUNTED AND RECESSED FINAL MOUNTING LOCATION TO BE CENTERED BETWEEN LIGHTING FIXTURES THIS AREA.
- 3 ROOF MOUNTED RESTROOM EXHAUST FAN.
- 4 36"X96" EHV-901D WALL LOUVER. PROVIDE BLANK OFF PANEL ON THE INSIDE SURFACE OF THE LOUVER. LEAVE AN OPENING SIZED 36"X16" AT THE BOTTOM OF THE LOUVER AND A 36"X12" OPENING AT THE TOP OF THE LOUVER.
- 5 LOUVERED DOOR FOR VENTILATION AIR INTAKE.
- 6 8" DOUBLE WALL FLUE VENT FROM GAS FIRED POOL HEATER. SEE POOL HEATER VENT KIT IOM FOR ADDITIONAL DETAILS.
- 7 ALL EXISTING HVAC INFRASTRUCTURE TO REMAIN IN ITS ENTIRETY EXCLUDING GRILLES, REGISTERS, AND DIFFUSERS. ALL NEW AIR DEVICES TO BE PLAQUE STYLE. NEW GRILLES OR REGISTERS TO BE INCREASED BY ONE NOMINAL NECK SIZE TO ACCOUNT FOR INCREASED NOISE AND PRESSURE DROP ASSOCIATED WITH USING PLAQUE DEVICES FOR NEGATIVE PRESSURE.
- 8 THERMOSTAT TO BE STACKED WITH LIGHT SWITCH.
- 9 DHU-1 CONDENSATE TO BE ROUTED DOWN IN WALL AND PENETRATE THE EXTERIOR BLOCK WALL WITHIN 12" OF THE FINISHED GRADE ELEVATION ON THE NORTH SIDE OF THE BUILDING. PROVIDE AN ARCHITECTURAL SPILL BLOCK FOR DRAINAGE CONTROL.

FAN SHALL HAVE A FLORIDA PRODUCT APPROVAL FOR THE INSTALLATION. SECURE FAN TO CURB WITH #12 2" SELF DRILLING SCREWS EVENLY SPACED. FIVE PER SIDE FOR SIZE 175 AND SMALLER FANS. EIGHT SCREWS PER SIDE FOR SIZE 180-245 SIZE FANS. INSTALLATION SHALL BE DESIGNED FOR +53.0/-112 PSF OR GREATER

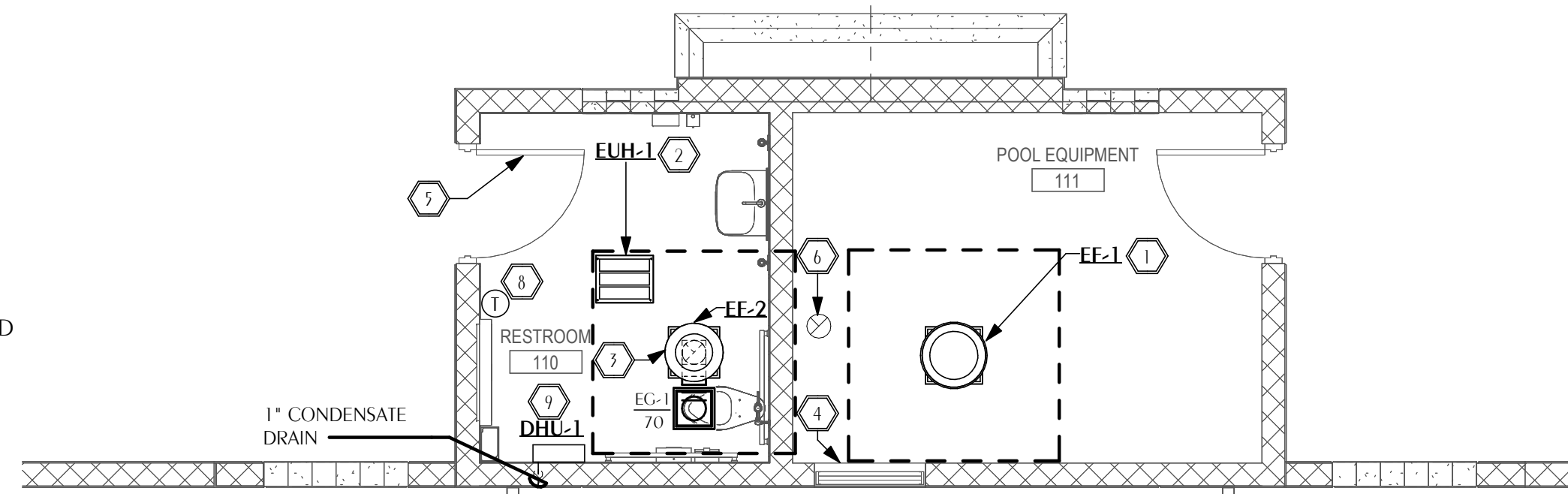


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NOTES:  
CURB SHALL BE INSTALLED LEVEL AS REQUIRED BY MANUFACTURER'S FLORIDA PRODUCT APPROVAL.  
CURB SHALL BE A MINIMUM OF 12" ABOVE FINISHED ROOF SURFACE.  
PROVIDE ALUMINUM INSECT SCREEN.

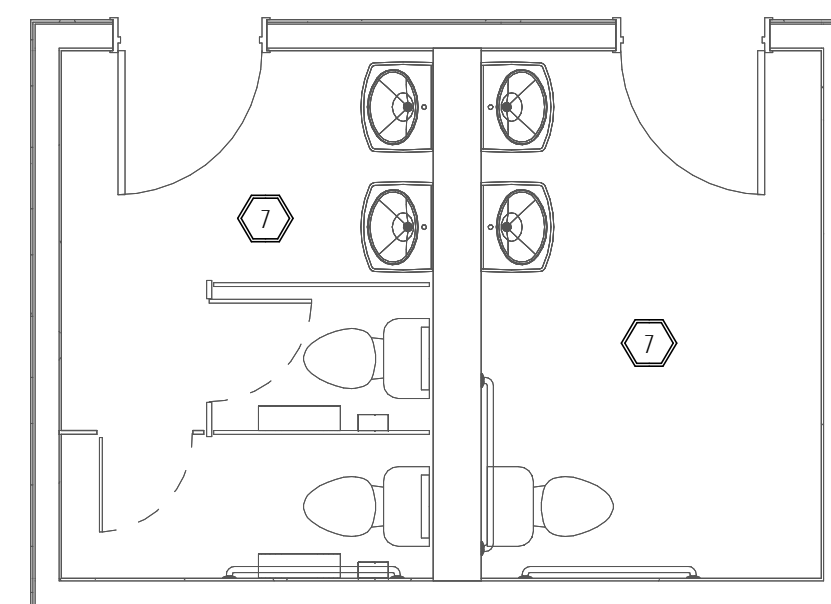
### 4 ROOF MOUNTED EXHAUST FAN DETAIL

M-101 SCALE: NONE



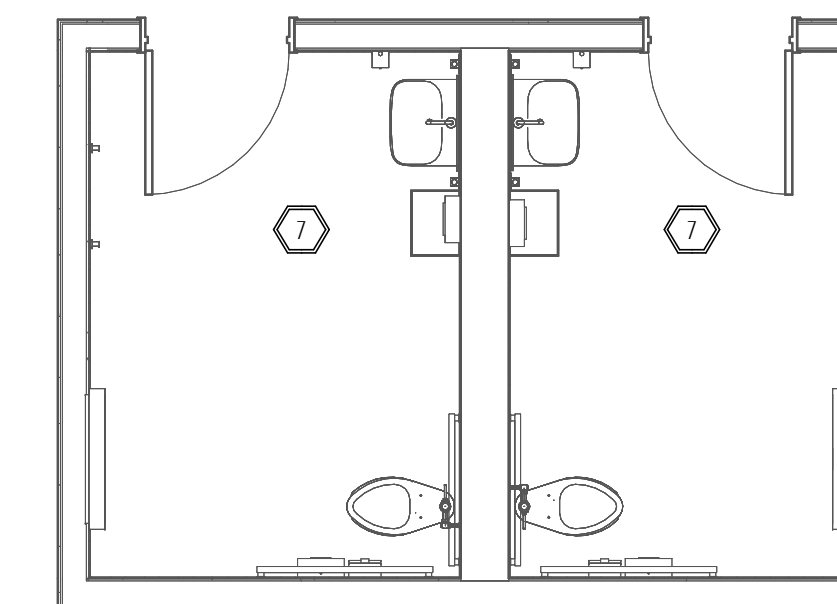
### 1 HVAC NEW WORK PLAN

M-101 SCALE: 1/4" = 1'-0"  
PROJECT TRUE NORTH



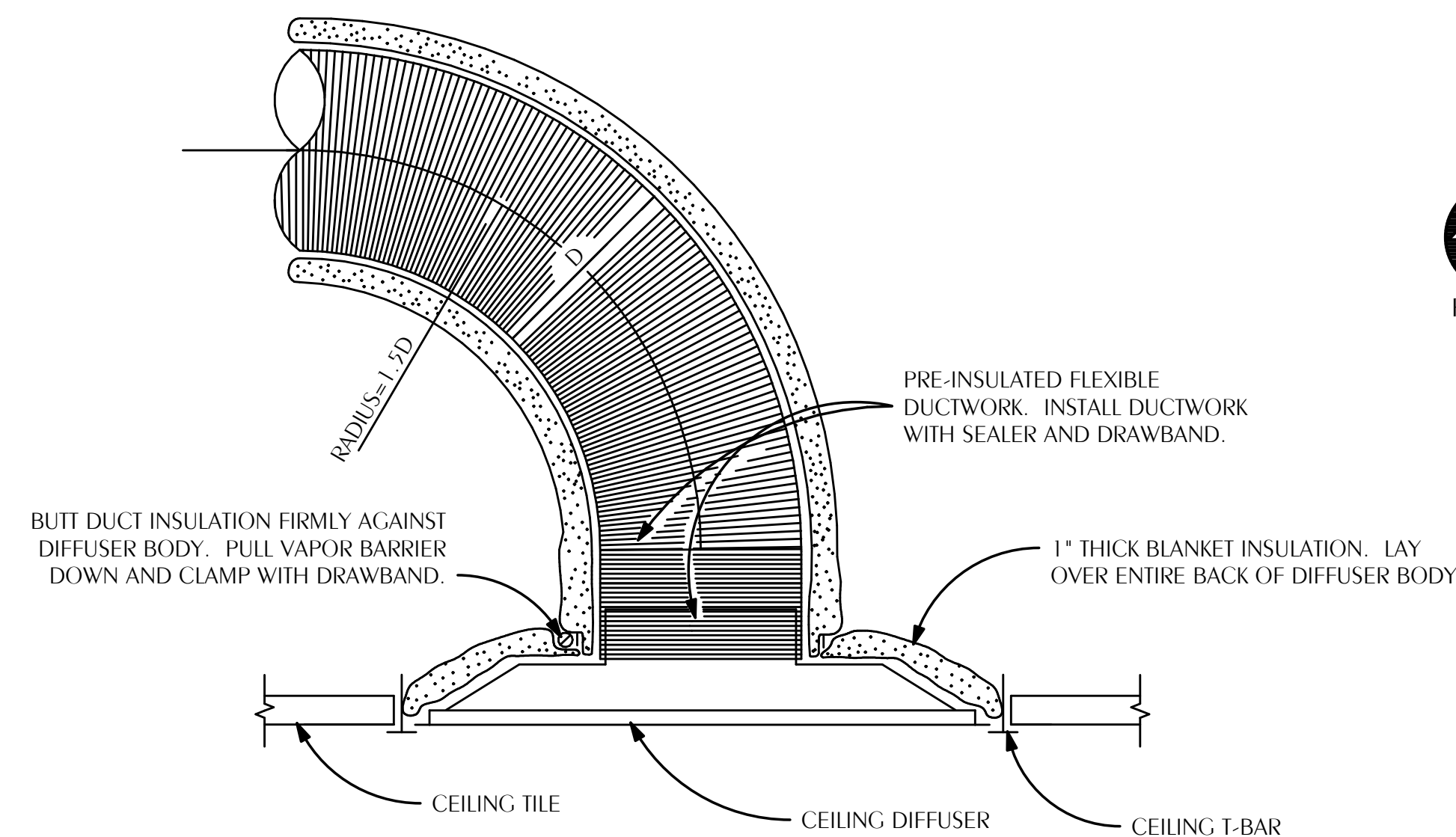
### 2 HVAC DEMOLITION PLAN - RR 103

M-101 SCALE: 1/4" = 1'-0"  
PROJECT TRUE NORTH



### 3 HVAC NEW WORK PLAN - RR 103

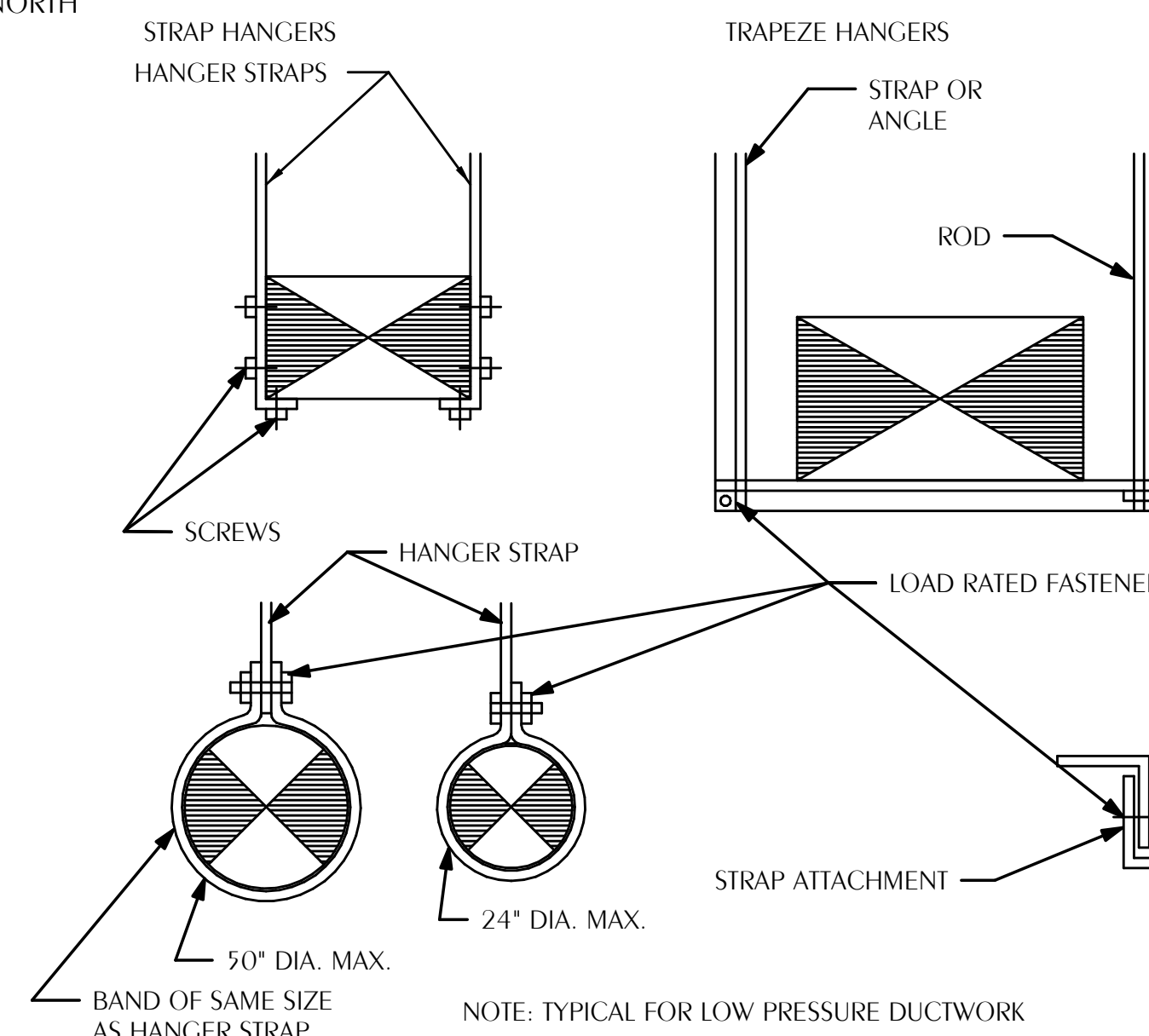
M-101 SCALE: 1/4" = 1'-0"  
PROJECT TRUE NORTH



NOTES:  
FLEX DUCT SHALL BE NO LONGER THAN 5'-0". FLEXIBLE DUCT SHALL HAVE REINFORCED, METALIZED POLYESTER JACKET WITH NO FIBERGLASS EROSION IN THE AIRSTREAM AND AN ENCAPSULATED WIRE HELIX. FLEX DUCT SHALL HAVE OPERATING PRESSURE OF 6" W.G. AND NEGATIVE OPERATING PRESSURE OF 0.75" W.G. FLEX DUCT SHALL HAVE R-VALUE OF R-6 AND MEET REQUIREMENTS OF UL-181, 2023 FLORIDA ENERGY CODE, NFPA 90A AND NFPA 90B. ATCO 36 OR APPROVED EQUAL.  
PROVIDE 24X24 LAY IN PANEL FOR DIFFUSERS IN LAY IN CEILINGS.  
PROVIDE BEVELED MOUNTING FRAME FOR DIFFUSERS IN HARD CEILINGS.

### 5 TYPICAL CEILING DIFFUSER DETAILS

M-101 SCALE: NONE



### 6 TYPICAL DUCT HANGER DETAILS

M-101 SCALE: NONE

## ONE SEAGROVE PLACE POOL & BOARDWALK

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

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## HVAC NEW WORK PLAN

PROJECT NUMBER: 24031  
DATED: Issue Date

# M-101

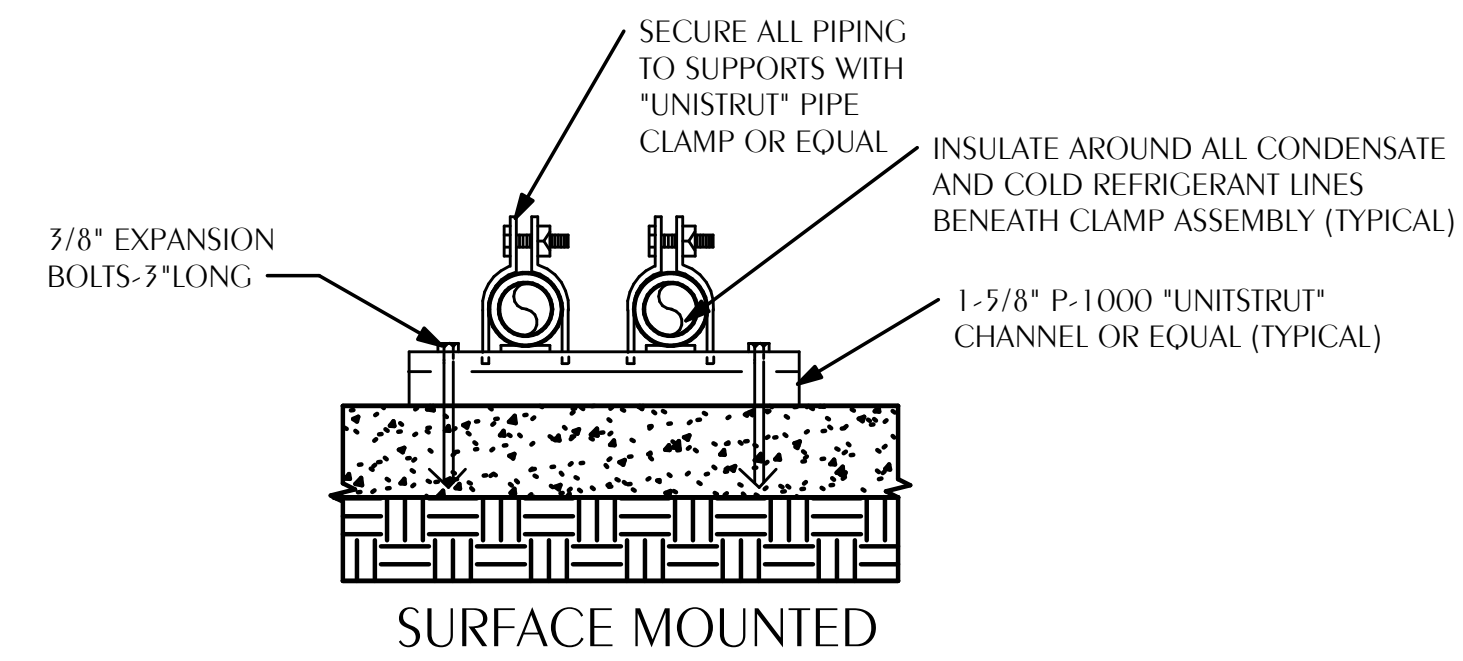
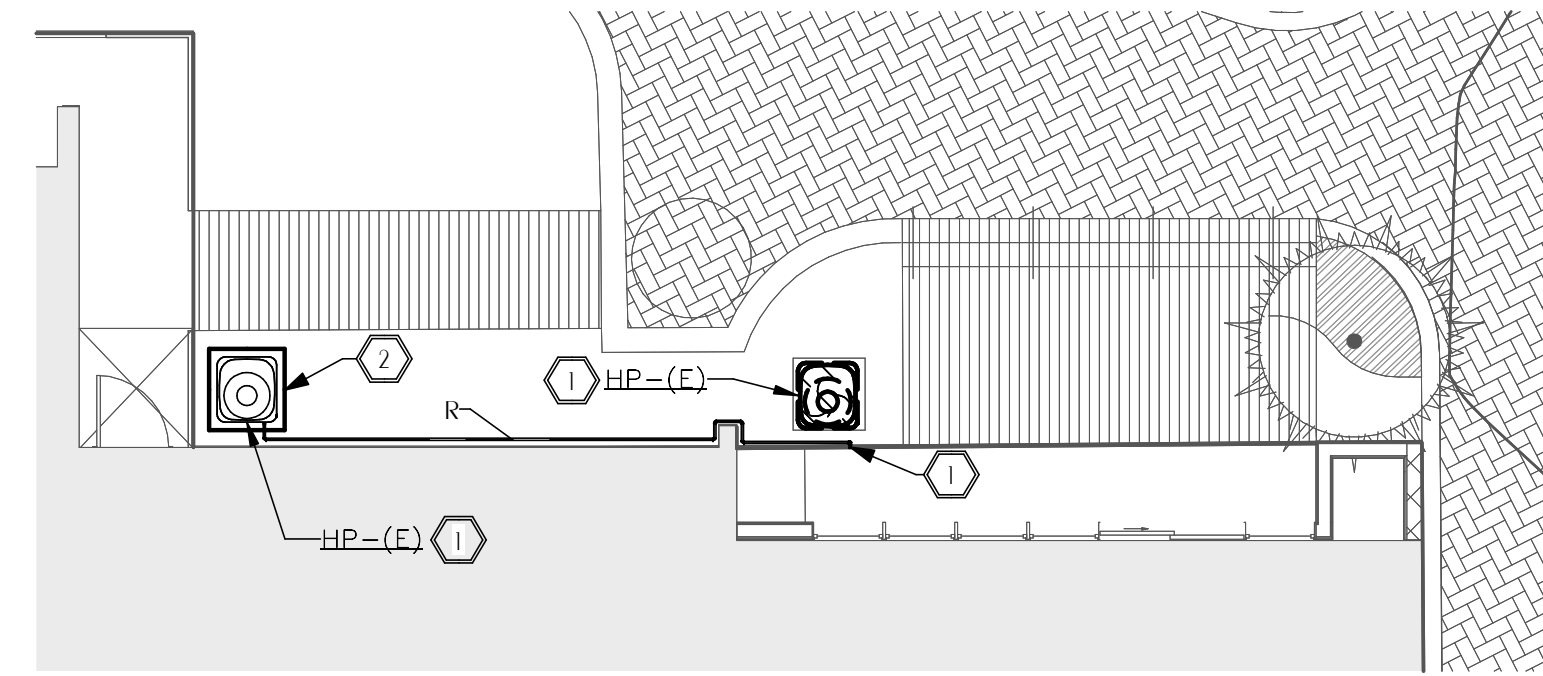
ISSUED FOR CONSTRUCTION

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850.526.3447  
Project Number: 2025-078  
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Drawn By: CHM  
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## SHEET NOTES

- 1 EXISTING CONDENSING UNIT TO BE REMOVED AND RELOCATED AS SHOWN. REMOVE ALL EXISTING SUPPORTS. REFRIGERANT LINES TO BE INTERCEPTED AND EXTENDED FROM POINT OF EXISTING PENETRATION. NEW REFRIGERANT PIPING TO BE ROUTED ALONG EXTERIOR OF THE BUILDING. ALL REFRIGERANT PIPING EXPOSED OUTDOORS TO BE FULLY INSULATED WITH 3/4" FLEXIBLE UNICELLULAR INSULATION. INSULATION SHALL BE PROTECTED WITH 0.016" SMOOTH ALUMINUM JACKET. ALUMINUM JACKET SHALL BE SEALED WATER TIGHT.
- 2 PROVIDE NEW HOUSEKEEPING PAD AT LOCATION OF RELOCATED CONDENSING UNIT.



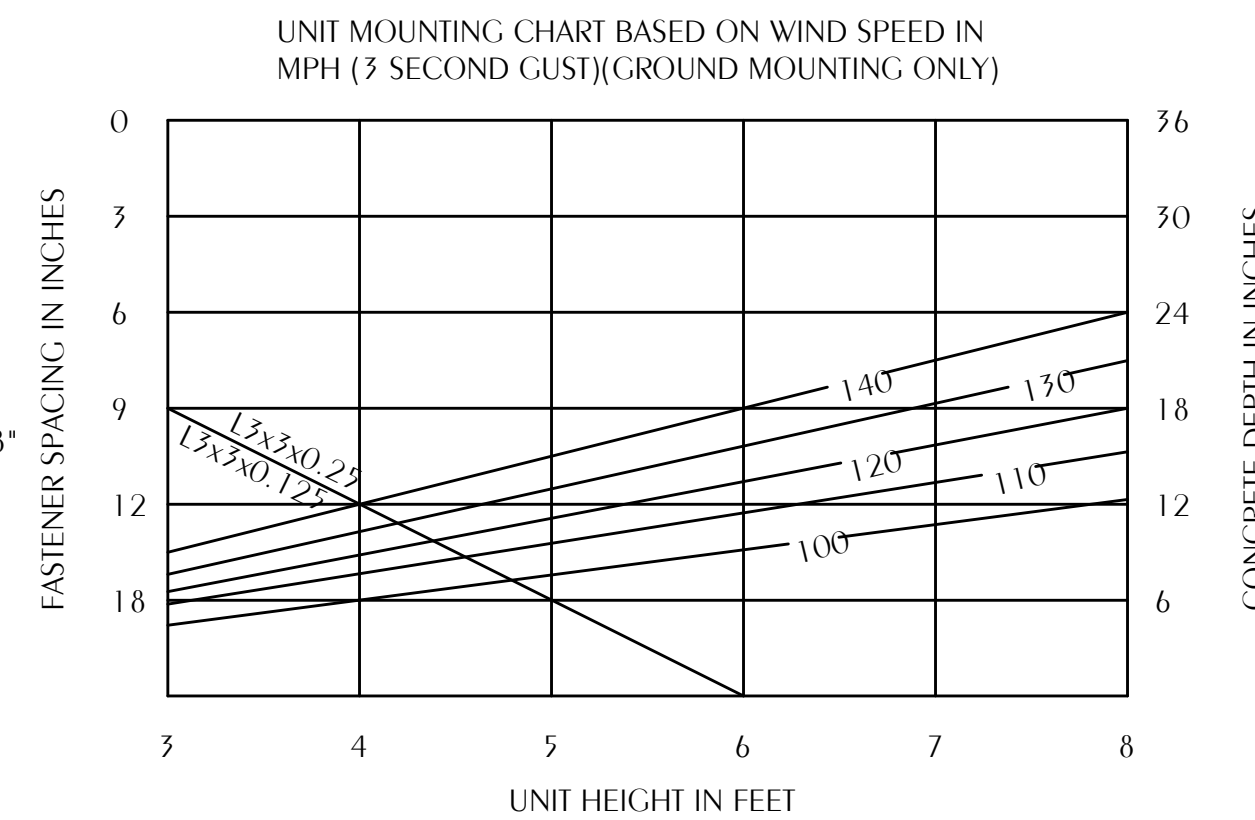
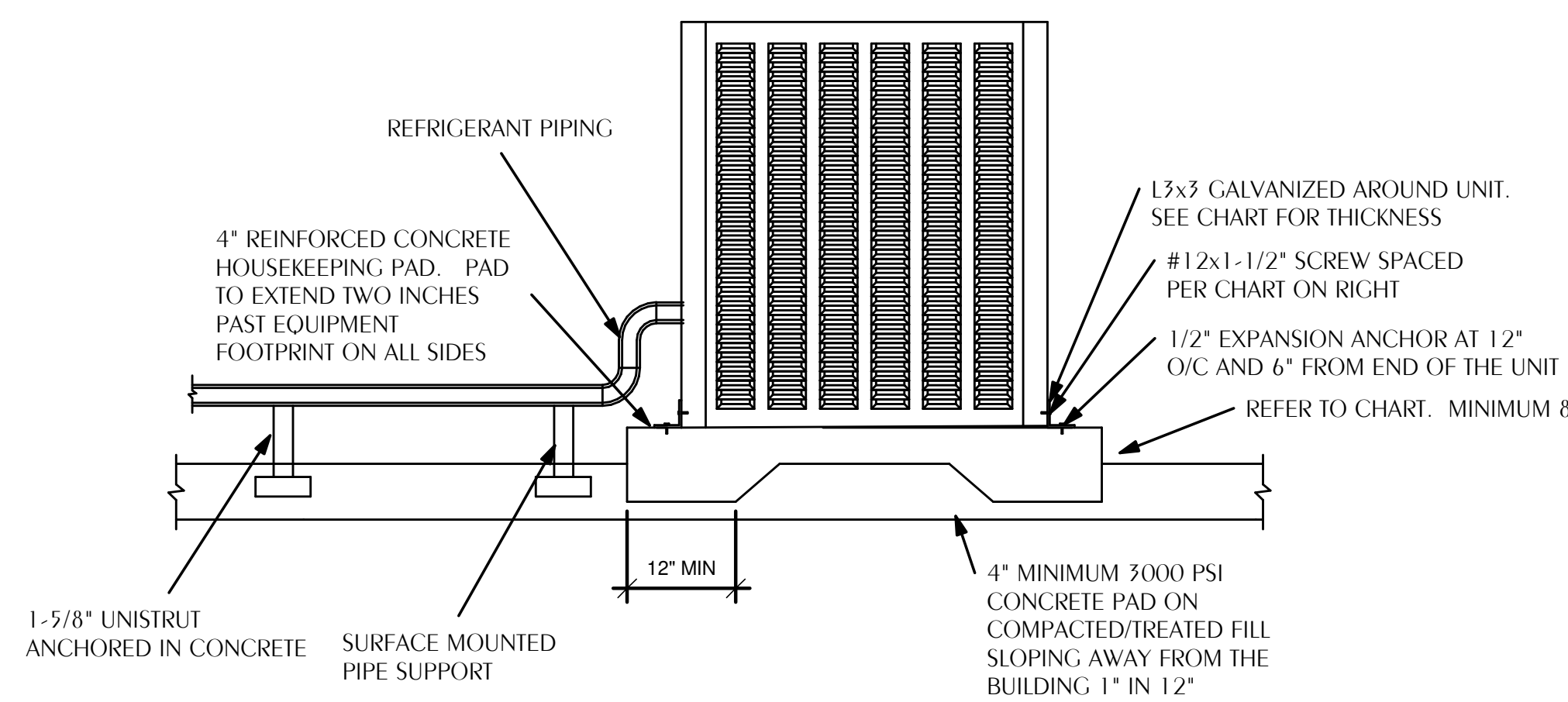
**NOTE:**  
 PROVIDE FACTORY END CAPS FOR CHANNEL.  
 PROVIDE ALUMINUM JACKET BETWEEN INSULATION AND PIPE CLAMP AT ALL INDOOR LOCATIONS.  
 PROVIDE SMOOTH ALUMINUM JACKET OVER ALL EXPOSED OUTDOOR INSULATION.  
 PROVIDE SUPPORT AT INTERVALS REQUIRED BY THE FLORIDA BUILDING CODE.

### 1 HVAC NEW WORK PLAN - DECK AREA

M-102 SCALE: 1/8" = 1'-0"  
 PROJECT TRUE NORTH

### 2 TYPICAL EXTERIOR PIPING SUPPORT DETAIL

M-102 SCALE: NONE



DESIGN CRITERIA:

CODE:	ASCE 7-10
VELOCITY:	SEE BELOW
Kz:	0.70
Kz1:	1.00
Kd:	0.85
IMPORTANCE:	1.15
EXPOSURE:	B
Ci:	1.3
Gf:	0.85
qs:	
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
Pdesign:	
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 TYPICAL OUTDOOR MECHANICAL UNIT MOUNTING DETAIL

M-102 SCALE: NONE

## ONE SEAGROVE PLACE POOL & BOARDWALK

4100 E County Hwy 30A  
 Santa Rosa Beach, FL  
 32459

**REVISIONS:**

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2	12/18/2025	100% CONSTRUCTION DOCS
3	02/25/2025	ADDENDUM 1

## HVAC NEW WORK PLAN

PROJECT NUMBER: 24031  
 DATED: Issue Date

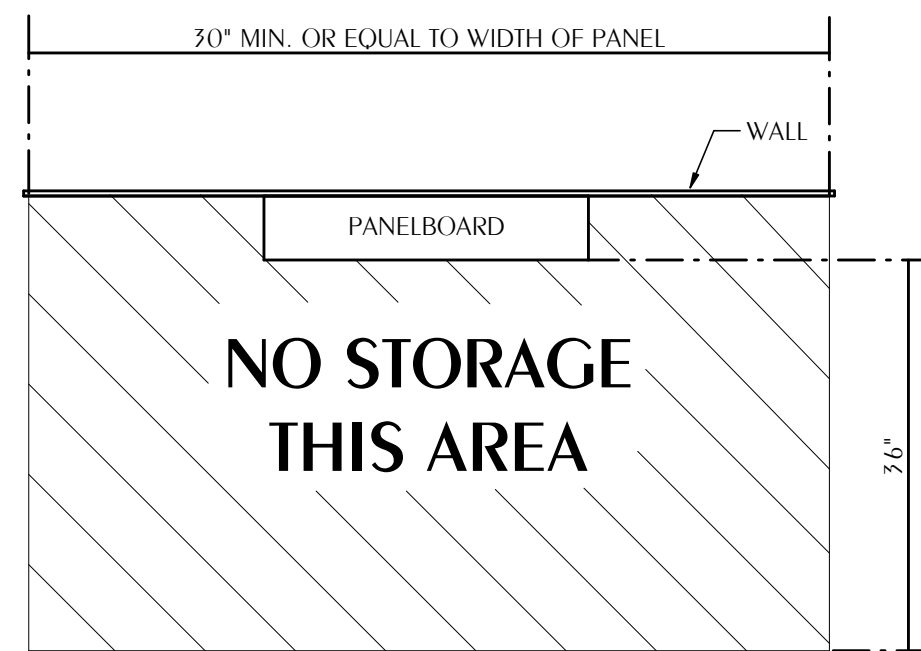
Florida CA Number: 27925  
 Keith A. Johnson, P.E.  
 Florida License Number: 86457  
 850.526.3441  
 Project Number: 2025-078  
 Checked By: KAJ  
 Drawn By: CHM

M-102

ISSUED FOR CONSTRUCTION

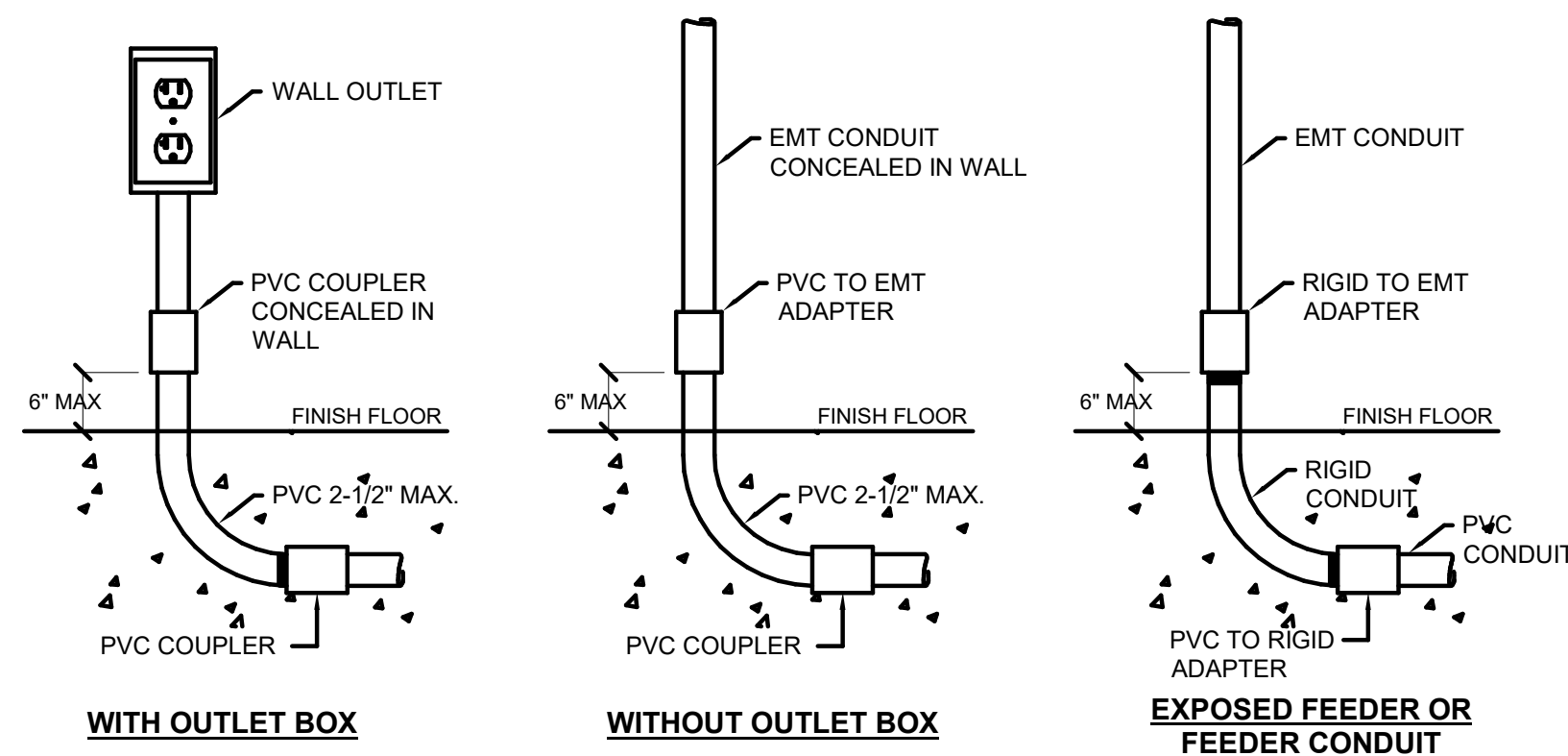
# ELECTRICAL GENERAL NOTES

- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO 'AV' DRAWINGS FOR REQUIRED RACEWAYS, EXACT SIZE, AND LOCATION OF EQUIPMENT WHICH IS FURNISHED BY OTHERS AND CONNECTED BY ELECTRICAL.
- RECEPTACLES, SWITCHES AND COVERPLATES COLOR SHALL BE SELECTED BY THE ARCHITECT FROM STANDARD COLORS.
- LOCATION OF LIGHTING FIXTURES, DISCONNECT SWITCHES, ETC. FOR AUDIO-VISUAL EQUIPMENT/ROOM SHALL BE COORDINATED WITH FINAL 'AV' EQUIPMENT LOCATIONS TO PROVIDE NATIONAL ELECTRIC CODE REQUIRED ACCESS SPACE.
- FINAL CONNECTION TO ALL MOTORS SHALL BE WITH FLEXIBLE CONDUIT CONNECTION.
- ALL EXIT AND EMERGENCY FIXTURES SHALL BE CONNECTED TO LIGHT CIRCUIT AHEAD OF LOCAL SWITCH.
- ALL PANELBOARDS, BACKBOARDS, TERMINAL CABINETS, ETC SHALL HAVE CUSTOM ENGRAVED MICARTA NAMEPLATE MECHANICALLY AFFIXED IDENTIFYING SYSTEM.
- GENERAL CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. FAILURE TO DO SO INDICATES THAT THE CONTRACTOR ACCEPTS THE CONDITIONS AS THEY EXIST, AND SHALL PERFORM THE WORK REQUIRED AS SHOWN AND SPECIFIED.
- THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND REVIEW THE AUDIO-VISUAL AND SPECIAL EQUIPMENT SUBMITTALS PRIOR TO SUBMITTING THE ELECTRICAL SUBMITTALS. ANY ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE SIZE CHANGES RESULTING FROM THIS REVIEW SHALL ALSO BE SUBMITTED FOR APPROVAL.
- FURNISH ALL EQUIPMENT AND LABOR. PERFORM ALL LABOR WITH SUPERVISION. BEAR ALL EXPENSES, AS NECESSARY FOR THE SATISFACTORY COMPLETION OF ALL WORK READY FOR OPERATION.
- COMPLY WITH ALL LOCAL CODE, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK, THE STATE BUILDING CODE, 2020 NATIONAL ELECTRIC CODE AND 2023 FBC. OBTAIN ALL PERMITS REQUIRED BY LOCAL ORDINANCES.
- OBTAIN ARCHITECTS/ENGINEERS APPROVAL OF ALL LIGHT FIXTURES, SWITCHES, RECEPTACLES, PANELBOARDS, ETC. PRIOR TO PURCHASING.
- TERMINATIONS FOR ALL EQUIPMENT SHOWN TO HAVE TEMPERATURE RATING OF 75deg C PER NEC 2011 ART. 110.14 & TABLE 310.15(B)(16).
- WHERE USED, PROVIDE MEANS TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE CIRCUIT BREAKERS SERVING MULTI-WIRE BRANCH CIRCUITS IN ACCORDANCE WITH NEC 210.4(B).
- ALL SUBMITTALS MUST INCLUDE LISTING AND LABELING STATEMENT. EXAMPLE: ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE LABEL-LISTED BY A NORTH CAROLINA APPROVED THIRD PARTY TESTING AGENCY. IF ANOTHER STATEMENT IS USED, IT SHALL HAVE EQUIVALENT CONTENT TO THE ABOVE EXAMPLE.
- ALL LIGHTING CONTROL SYSTEMS SHALL UNDERGO FUNCTIONAL TESTING UPON COMPLETION OF CONSTRUCTION TO VERIFY PROPER OPERATION, CALIBRATION, AND PROGRAMMING IN ACCORDANCE WITH SECTION C408.3 OF THE FLORIDA BUILDING CODE, ENERGY CONSERVATION. TESTING SHALL BE CONDUCTED TO ENSURE COMPLIANCE WITH CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS.



## 1 TYPICAL CLEARANCE AT ELECTRICAL PANEL

E-001 SCALE: NONE



## 2 PVC STUB-UP DETAILS

E-001 SCALE: NONE

# ELECTRICAL LEGEND

- CEILING OUTLETS**
- RECESSED 2' X 4' LED FIXTURE MARK "A" CIRCUIT TYPICAL
  - RECESSED 2' X 4' LED FIXTURE INSTALLED FOR CONTINUOUS OPERATION
  - INDICATES FIXTURE WITH EMERGENCY UNIT BATTERY PACK
  - SURFACE MOUNTED, RECESSED OR SUSPENDED LED FIXTURE MARK "A" AS NOTED
  - SURFACE MOUNTED LED STRIP FIXTURE MARK "A" AS NOTED
  - EXIT LIGHT
  - JUNCTION BOX
  - RECESSED/SURFACE MOUNT LIGHT
  - RECESSED/SURFACE MOUNT LIGHT INSTALLED FOR CONTINUOUS OPERATION
  - EXHAUST FAN

- PANELS AND POWER**
- 120/240, 120/208, OR 277/480 VOLT PANELBOARD
  - EXISTING 120/208 VOLT PANELBOARD
  - NON-FUSIBLE DISCONNECT SWITCH; XX/YY/ZZ WHERE X INDICATES AMPERAGE, Y INDICATES # OF POLES, AND Z INDICATES NEMA RATING

- WALL SWITCHES (UNLESS OTHERWISE NOTED, MOUNT 48" A.F.F.)**
- A.C. TYPE, SINGLE POLE, 20 AMP, 120/277 VOLT, MOUNT 48" AFF TO C/L
  - A.C. TYPE, 3-WAY, 20 AMP, 120/277 VOLT, MOUNT 48" AFF TO C/L
  - A.C. TYPE, 4-WAY, 20 AMP, 120/277 VOLT, MOUNT 48" AFF TO C/L
  - MOTOR-RATED TOGGLE SWITCH; FIELD-VERIFY EXACT HT & LOCATION WITH EQUIPMENT INSTALLER
  - WALL MOUNTED OCCUPANCY SENSOR (PASSIVE INFRARED) EQUAL TO WATTSTOPPER PW-100 OR PLC MULTIPOINT OCS-10X; SET DELAY OFF TIME FOR 10 MINUTES (120/277V); MOUNT 48" AFF TO C/L

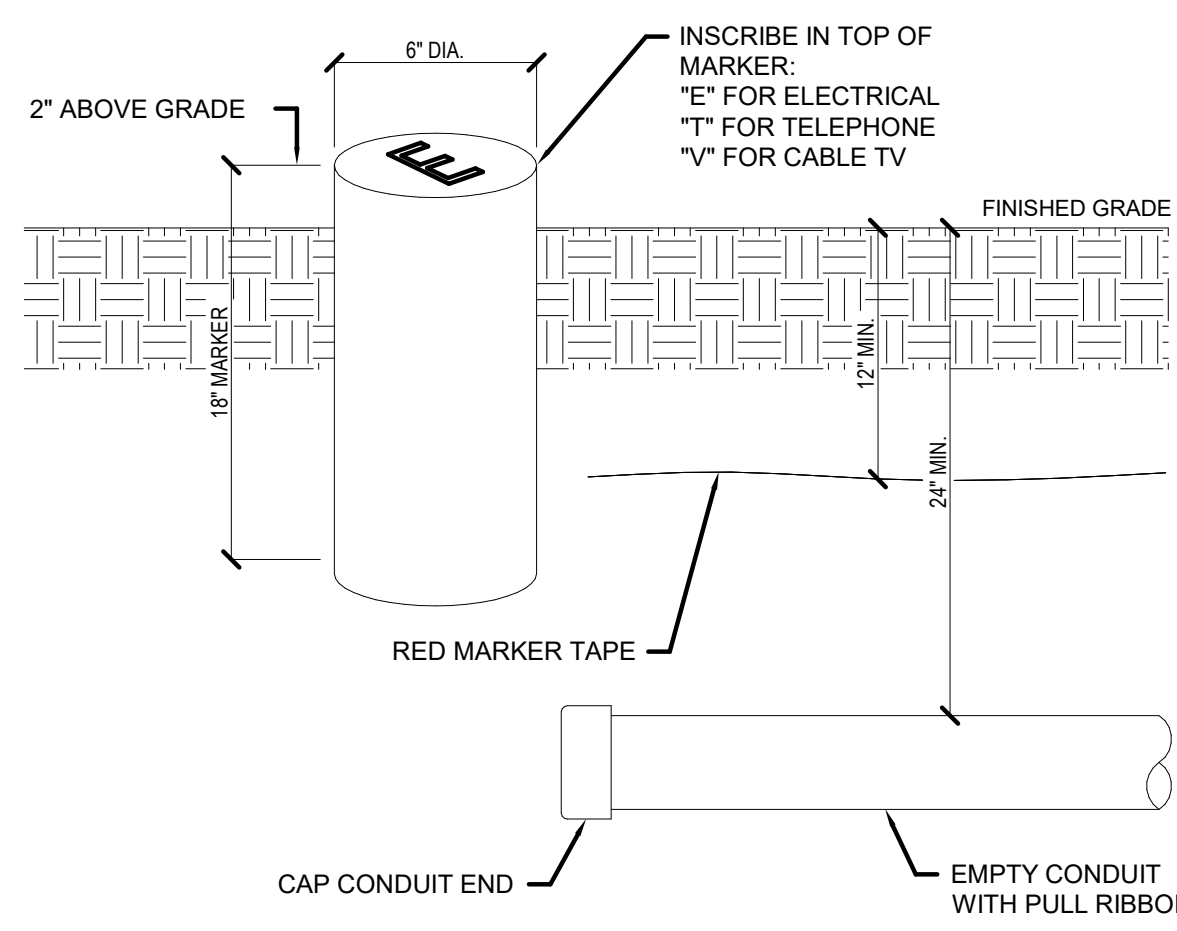
- AUTOMATIC LIGHTING CONTROL SYSTEM**
- 180° CEILING MOUNTED OCCUPANCY SENSOR EQUAL TO WATTSTOPPER DT-205 (LOW VOLTAGE); DUAL TECH-NOLOGY INFRARED AND ULTRASONIC, 2000 SQ FT COVERAGE; SEE CEILING MOUNTED MOTION DETECTOR DETAIL
  - 360° CEILING MOUNTED OCCUPANCY SENSOR EQUAL TO WATTSTOPPER DT-355 (LINE VOLTAGE); DUAL TECH-NOLOGY INFRARED AND ULTRASONIC, 1000 SQ FT COVERAGE; SEE CEILING MOUNTED MOTION DETECTOR DETAIL
  - POWER PACK RELAY EQUAL TO WATTSTOPPER BZ-50 POWER PACK; SEE CEILING MOUNTED MOTION DETECTOR DEVICE TO BE MOUNTED ABOVE CEILING. (UNIVERSAL 100-277V)...20 AMP MAX. SWITCHING CAPABILITY CAPABILITY

- BRANCH CIRCUITING**
- RUN CONCEALED UNDER FLOOR OR IN GRADE
  - RUN CONCEALED IN CEILING OR WALLS
  - HOMERUN TO PANEL. ANY CIRCUIT WITHOUT FURTHER IDENTIFICATION INDICATES 2#12, 1#12 GROUND-1/2" C, 3#12, 1#12 GROUND-1/2" C, 4#12, 1#12 GROUND-1/2" C, ETC. AS PER NEC. LETTERS AND NUMERALS INDICATE PANEL AND CIRCUIT NUMBER.
  - LIQUID-TIGHT FLEXIBLE CONDUIT CONNECTION
  - SURFACE MOUNTED CONDUIT, RUN PARALLEL OR PERPENDICULAR TO BUILDING LINES

- TELEPHONE & TV SYSTEM**
- WALL OUTLET - 4" SQ X 2-1/8" DEEP BOX @ 18" A.F.F. TO C/L OF DEVICE U.N.O.; INSTALL 3/4" TO ACCESSIBLE LOCATION ABOVE CEILING. COMMUNICATIONS CONTRACTOR SHALL PROVIDE COVERPLATES, INSERTS, ETC.
  - WALL OUTLET - 4" SQ X 2-1/8" DEEP BOX @ 6" ABOVE COUNTER TO C/L OF DEVICE U.N.O.; INSTALL 3/4" TO ACCESSIBLE LOCATION ABOVE CEILING. COMMUNICATIONS CONTRACTOR SHALL PROVIDE COVERPLATES, INSERTS, ETC.
  - WALL OUTLET - 4" SQ X 2-1/8" DEEP BOX @ 6" HORIZONTALLY ABOVE COUNTER TO C/L OF DEVICE; INSTALL 3/4" TO ACCESSIBLE LOCATION ABOVE CEILING; COMMUNICATIONS CONTRACTOR SHALL PROVIDE COVERPLATES, INSERTS, ETC.
  - 3/4" (60" HIGH) TELEPHONE BACKBOARD EXTERIOR GRADE PLYWOOD WITH TWO COATS OF INSULATING VARNISH, SIZE AS SHOWN
  - TELEVISION CABLE WALL OUTLET - 4" SQ X 2-1/8" DEEP BOX; INSTALL 3/4" TO ACCESSIBLE LOCATION ABOVE CEILING. COMMUNICATIONS CONTRACTOR SHALL PROVIDE COVERPLATES, INSERTS, ETC...MOUNT 18" A.F.F. TO C/L OF DEVICE U.N.O.

- WALL OUTLETS**
- DUPLX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE
  - DUPLX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE. "TAMPER RESISTANT"
  - DUPLX RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE
  - DUPLX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE. "USB" DENOTES DEVICE TO FEATURE DUAL INTEGRAL USB CHARGING PORTS.
  - DUPLX WEATHERTIGHT/WEATHER-RESISTANT (WR) RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE; PROVIDE WEATHERPROOF BOX FOR RECEPTACLE. DEVICE MUST COMPLY WITH NEC 406.9
  - DUPLX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT FLUSH IN CEILING
  - DUPLX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT ADJACENT TO TELEVISION OUTLET AT SAME HEIGHT.
  - DUPLX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 6" ABOVE COUNTER
  - DUPLX RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 6" ABOVE COUNTER
  - DUPLX RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 6" ABOVE COUNTER...HORIZONTALLY
  - DUPLX RECEPTACLE - 20 AMP, 125 VOLT, GFI, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA GF-5-20R. MOUNT 26" AFF TO C/L FOR DRINKING FOUNTAIN
  - QUADRAPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE
  - QUADRAPLEX RECEPTACLE - 20 AMP, 125 VOLT, 2 POLE, 3 WIRE GROUNDED TYPE, NEMA 5-20R. MOUNT 18" A.F.F. UNLESS NOTED OTHERWISE "H" DENOTES DEVICE TO BE MOUNTED HORIZONTALLY
  - 240V RECEPTACLE - MOUNT 18" AFF UNLESS NOTED OTHERWISE; VERIFY TYPE REQUIRED WITH EQUIPMENT FURNISHED
  - JUNCTION BOX WITH BLANK SCREW COVER AND FLEXIBLE CONDUIT CONNECTION
  - SURFACE-MOUNTED JUNCTION BOX WITH BLANK SCREW COVER (UNLESS DEVICE SHOWN TO BE INSTALLED); SIZE OF BOX TO BE DETERMINED BY DEVICE BEING INSTALLED
  - WALL MOUNTED EXIT LIGHT
  - WALL MOUNTED LED FIXTURE
  - WALL MOUNTED EMERGENCY UNIT BATTERY PACK
  - WALL MOUNTED EXIT LIGHT/BATTERY PACK COMBO FIXTURE
  - SIDEWALL PHOTOCELL EQUAL TO TORQ #2101 (120V)

- MISCELLANEOUS**
- A.F.F. ABOVE FINISH FLOOR
  - A.F.G. ABOVE FINISH GRADE
  - B.F.C. BELOW FINISHED CEILING
  - E. EXISTING
  - LV. LOW VOLTAGE



## 3 CONDUIT MARKER DETAIL

E-001 SCALE: NONE

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# DAG Architects

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## ONE SEAGROVE PLACE POOL & BOARDWALK

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

REVISIONS:		
NO.	DATE:	ISSUE:
1	10/31/2025	65% CONSTRUCTION DOCS
2	12/18/2025	100% CONSTRUCTION DOCS

## ELECTRICAL LEGEND, GENERAL NOTES & DETAILS

PROJECT NUMBER: 24031  
DATED: Issue Date

# E-001

ISSUED FOR CONSTRUCTION

Florida CA Number: 27925  
Anthony L. Davis, P.E.  
Florida License Number: 57419  
850.526.3414  
Project Number: 2025-078  
Checked By: ALD  
Drawn By: MBS  
4452 Clinton Street Marianna, Florida 32446  
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

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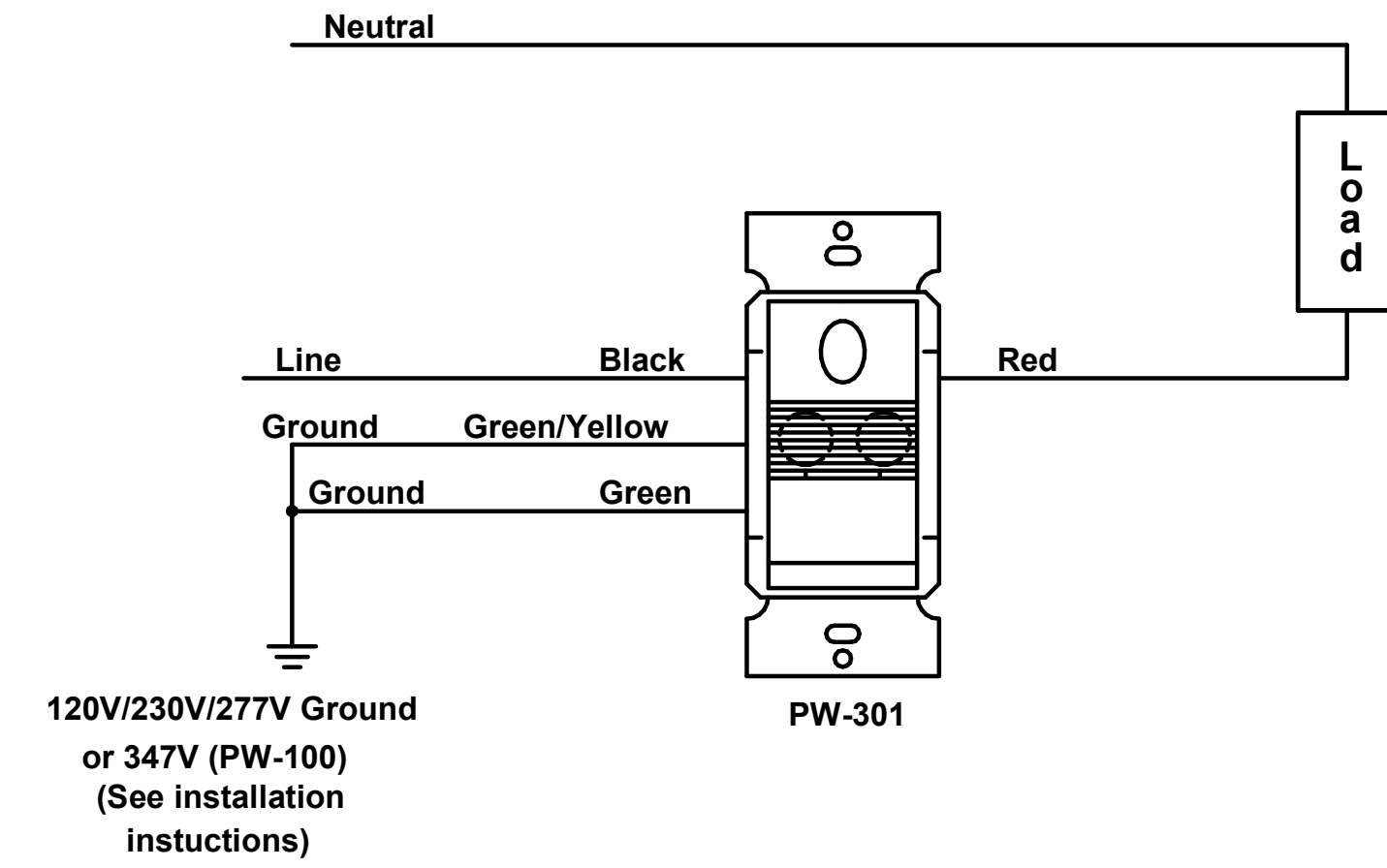
EQUALS TO BE SUBMITTED TO ARCHITECT/ENGINEER 10 DAYS PRIOR TO SUBMITTING BID FOR APPROVAL

### Lighting Fixture Schedule

Mark	Manufacturer and catalog No.	Lamp Type	Mounting	Remarks
BP	ISOLITE LIGHTING #OWL-EM-(FINISH)-MB	1 LED	WALL @ 7'-6" AFF	120V
BPC	BEGHELLI #EL-SE-205LED-120/277V	2 LED	WALL @ 7'-6" AFF	EMERGENCY BUG EYE FIXTURE, CORROSION RESISTANT, 120V
LD3	3G LIGHTING #3G-DL33SF-10-H95-30K-90D-UNV-DIM-(FINISH)-(FINISH)-NCF	10W 3000K LED	CEILING RECESSED	3" RECESSED DOWNLIGHT, FINISH BY ARCH, STD 0-10V DIMMING, 3500K, UNV.
LSS	KENALL LIGHTING #MLRS8-48-R-(FINISH)-PP-45L40K-DCC-DV-PM	50W 4000K LED	PENDANT MOUNT	4' CORROSION RESISTANT LED STRIP, WET LOC. LISTED, 4000K, UNV
SCA*	LITON OUTDOOR #WD1340-TAM-LVR	22W 590nm LED	WALL MOUNTED	4" ROUND ONE-DIRECTION EXTERIOR SCONCE, WET LOC. LISTED, TURTLE FRIENDLY, 120V...
SCB**	LIGHTOLOGY #KW 2123BZ-CG	5W 3000K LED	WALL MOUNTED	LIAISON LARGE WALL SCONCE, FINISH BY ARCH, 120V...
SM	SCOTT ARCHITECTURAL LIGHTING #LC100-L24-30K-(FINISH)	24W 3000K LED	SURFACE MOUNTED	21" ROUND DECROTIVE SURFACE MOUNTED FIXTUE, STD 0-10V, FINISH BY ARCH, 120V...
SL	LITON OUTDOOR #SL630-(FINISH)-UE-DUN-TAM	11W 590nm LED	STEP MOUNTED	9" EXTERIOR TURTLE FRIENDLY STEP LIGHT, FINISHED BY ARCH, UNV...
WBE*	VISIONAIE LIGHTING #PGAS-2-T2-32LC-5-TS-UNV-WM-(FINISH)-EBPL	52W 590nm LED	WALL MOUNTED	WALL MOUNTED EXTERIOR SCONCE, UNV, TURTLE LIGHT, W/ EMERGENCY DRIVER
WW	FOCAL POINT LIGHTING #FSM4PR-ALH-GR2-275LF-930-1C-UNV-LD1-TF-WH-9FT 7IN	9W 3000K LED	CEILING RECESSED	4' RECESSED LINEAR WALL WASH, 3000K, FIELD-VERIFY LENGTH OF WALL/CEILING FOR EXACT FIXTURE LENGTH, UNV

\*FIXTURE SHALL BE PROVIDED WITH A 2" VISIONAIE LIGHTING SHIELD (PRODUCT #PGAS-1-DSIDED SHIDEL (2IN)

\*\*FIXTURE SHALL BE PROVIDED WITH LIGHTOLOGY FILAMENT T8 E12 CANDELABRA BASE 4.5W 120V 3000K 90CRI BUBLB (PRODUCT #BUB1157854)



**1 SINGLE SWITCH 'SR'**  
E-002 SCALE: NONE

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## ONE SEAGROVE PLACE POOL & BOARDWALK

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

### REVISIONS:

NO.	DATE:	ISSUE:
1	10/31/2025	65% CONSTRUCTION DOCS
2	12/18/2025	100% CONSTRUCTION DOCS

## LIGHTING FIXTURE SCHEDULE & DETAILS

PROJECT NUMBER: 24031  
DATED: Issue Date

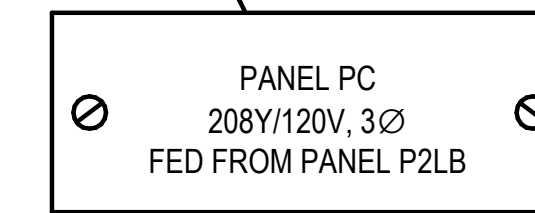
# E-002

ISSUED FOR CONSTRUCTION



Branch Panel: HPC													
Location: POOL EQUIPMENT 111				Volts: 120/208 Wye				A.I.C. Rating: 10,000					
Supply From:				Phases: 3				Mains Type: MCB					
Mounting: SURFACE				Wires: 4				Mains Rating: 225 A					
Enclosure: NEMA 3R				MCB Rating: 225 A									
Notes:													
CKT	Circuit Description	Trip	Poles	A	B	C	A	B	C	Poles	Trip	Circuit Description	CKT
1	SPARE	20 A	1	0.00...			0.72...			1	20 A	REC-POOL...	2
3	SPARE	20 A	1	0.00...			0.18...			1	20 A	ADA CHAIR LIFT	4
5	SPARE	20 A	1		0.00...				0.08...	1	20 A	LTS-EXTERIOR POOL EQUIPMENT ROOM	6
7	SPARE	20 A	1	0.00...			0.04...			1	20 A	LTS-INTERIOR POOL EQUIPMENT /RESTROOM	8
9	SPARE	20 A	1		0.00...		1.50...			1	20 A	EHU-1	10
11	SPARE	20 A	1		0.00...			1.00...		1	20 A	ELECTRIC HAND DRYER	12
13	SPARE	20 A	1	0.00...			0.26...			1	15 A	DUH-1	14
15	SPARE	20 A	1		0.00...			0.15...		1	20 A	IWH CONTROL BOARD	16
17	SPARE	20 A	1			0.00...			0.18...	1	15 A	EF-1	18
19	SPARE	20 A	1	0.00...			0.02...			1	20 A	LTS-EXTERIOR SCONCES	20
21	SPARE	20 A	1		0.00...			0.03...		1	20 A	LTS-POOL PATHLIGHTS	22
23	SPARE	20 A	1		0.00...				0.04...	1	20 A	LTS-DECK PATHLIGHTS	24
25	SPACE	--	1	--			0.72...			1	20 A	REC-LANDSCAPE	26
27	SPACE	--	1	--				0.36...		1	20 A	REC-LANDSCAPE	28
29	SPACE	--	1	--					0.36...	1	20 A	REC-LANDSCAPE	30
31	SPACE	--	1	--			0.00...			1	20 A	SPARE	32
33	SPACE	--	1	--				0.00...		1	20 A	SPARE	34
35	SPACE	--	1	--					0.00...	1	20 A	SPARE	36
37	SPACE	--	1	--			0.00...						38
39					8.32...			0.00...					40
41	POOL CONTROL PANEL	100 A	2			8.32...			0.00...	3	30 A	SURGE SUPPRESSOR	42
<b>Total Load:</b>				1753 VA		10537 VA		9974 VA					
<b>Total Amps:</b>				15 A		98 A		94 A					
<b>Legend:</b>													
Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals									
HVAC	1680 VA	100.00%	1680 VA										
Other	284 VA	100.00%	284 VA	<b>Total Conn. Load:</b>	22264 VA								
Receptacle	2340 VA	100.00%	2340 VA	<b>Total Est. Demand:</b>	22264 VA								
Power	17790 VA	100.00%	17790 VA	<b>Total Conn.:</b>	62 A								
Lighting	173 VA	100.00%	173 VA	<b>Total Est. Demand:</b>	62 A								
<b>NOTES:</b>													
1) HACR RATED BREAKER; VERIFY SIZE REQUIRED FOR EQUIPMENT FURNISHED													
2) FURNISH BREAKER W/ HANDLE 'LOCK-OFF'													
3) FURNISH/INSTALL GFCI BREAKER													

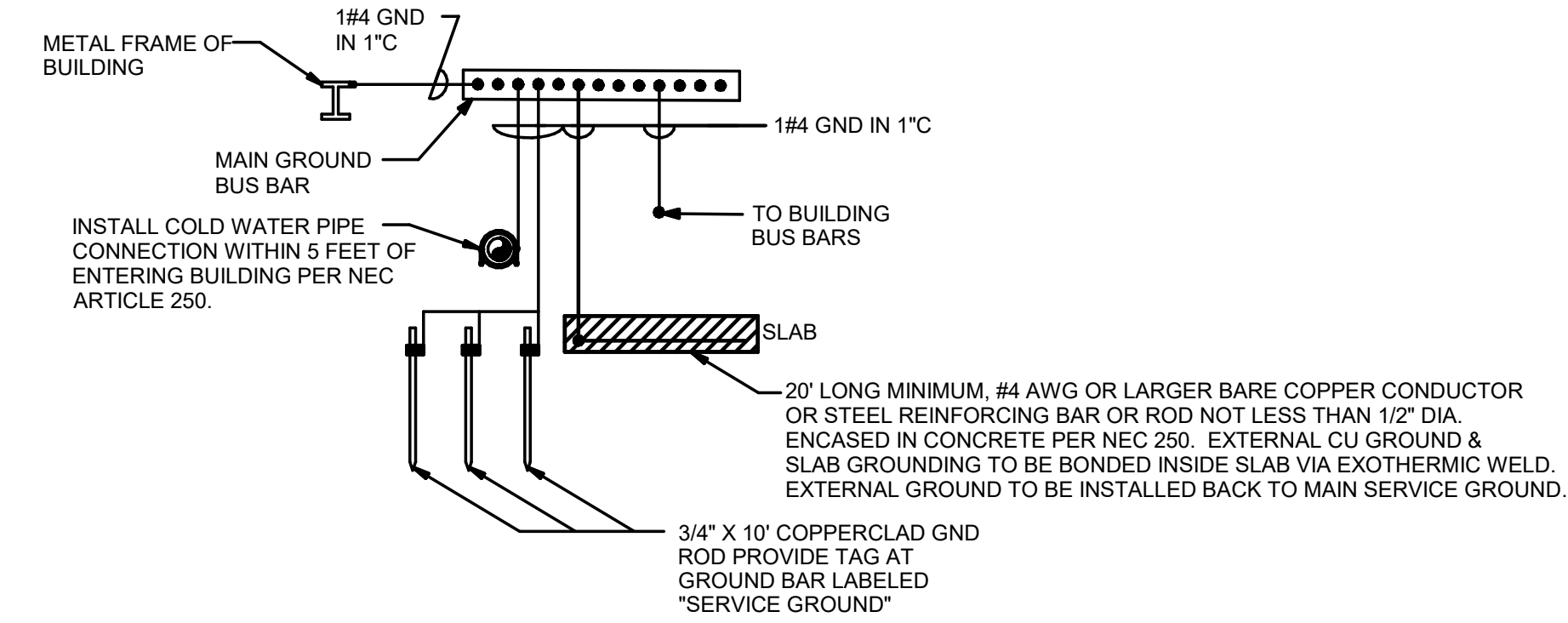
EXAMPLE PANELBOARD LABEL



ENGRAVED PLASTIC TAG WITH 1/4" HIGH WHITE LETTERS ON BLACK BACKGROUND (RED BACKGROUND FOR EMERGENCY EQUIPMENT). TAG SHALL HAVE ALL EDGES BEVELED AND SMOOTH. SECURE TAG WITH 2 CHROME (STAINLESS STEEL FOR WET OR DAMP LOCATIONS) SCREWS.

### 4 TYPICAL PANELBOARD LABELING DETAIL

E-003 SCALE: NONE

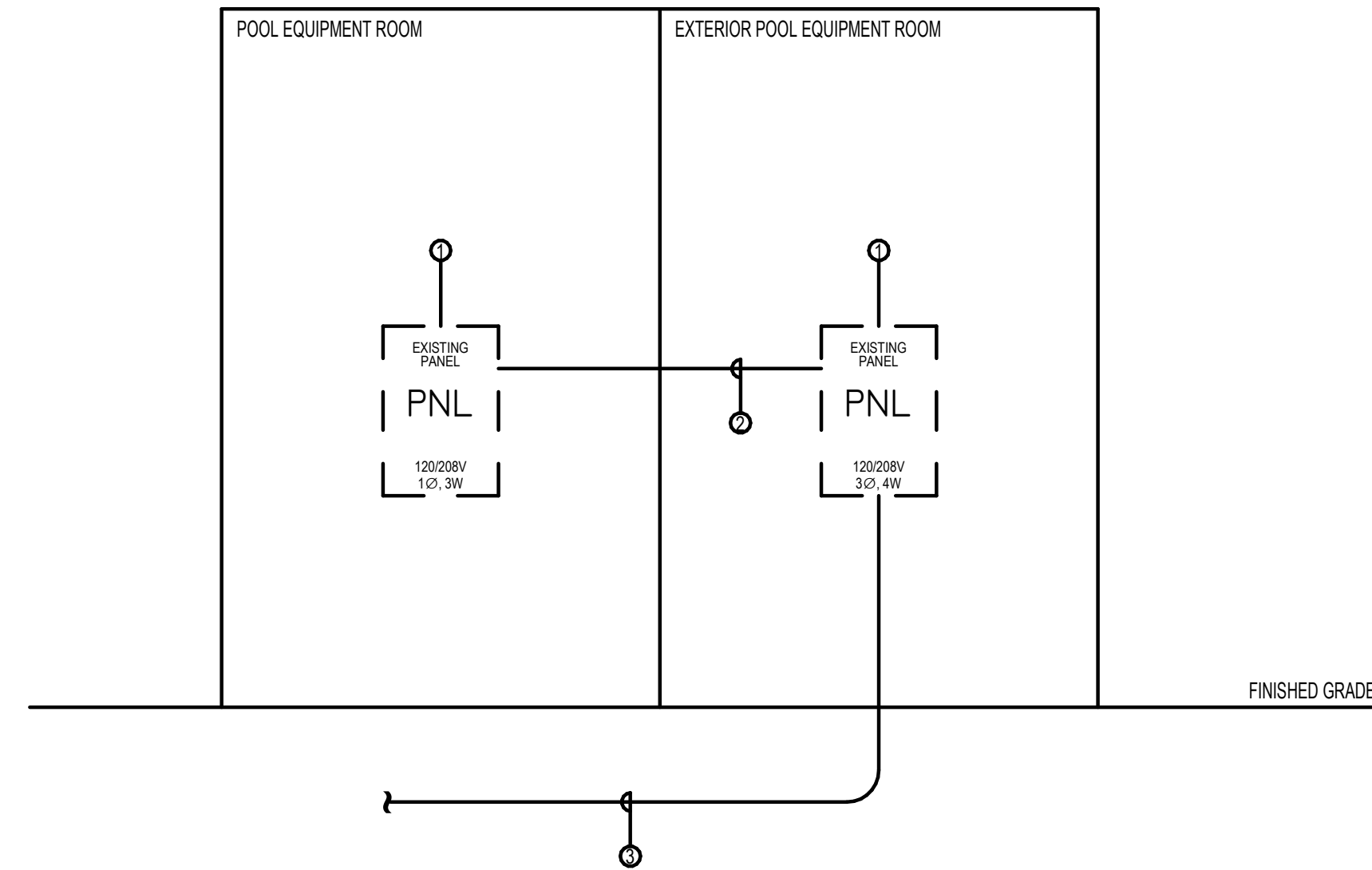


### 3 GROUNDING SYSTEM RISER DIAGRAM

E-003 SCALE: NONE

### POWER RISER DIAGRAM KEYNOTES:

- ⊖ EXISTING UNNAMED PANEL TO BE REMOVED DURING DEMOLITION PHASE.
- ⊖ EXISTING FEEDER TO BE REMOVED.
- ⊖ EXISTING FEEDER TO BE DISCONNECTED FROM PANEL BEING REMOVED. PREPARE FEEDER FOR SPlicing/RELOCATING; SEE 'NEW WORK - POWER RISER DIAGRAM', FOR MORE INFORMATION.

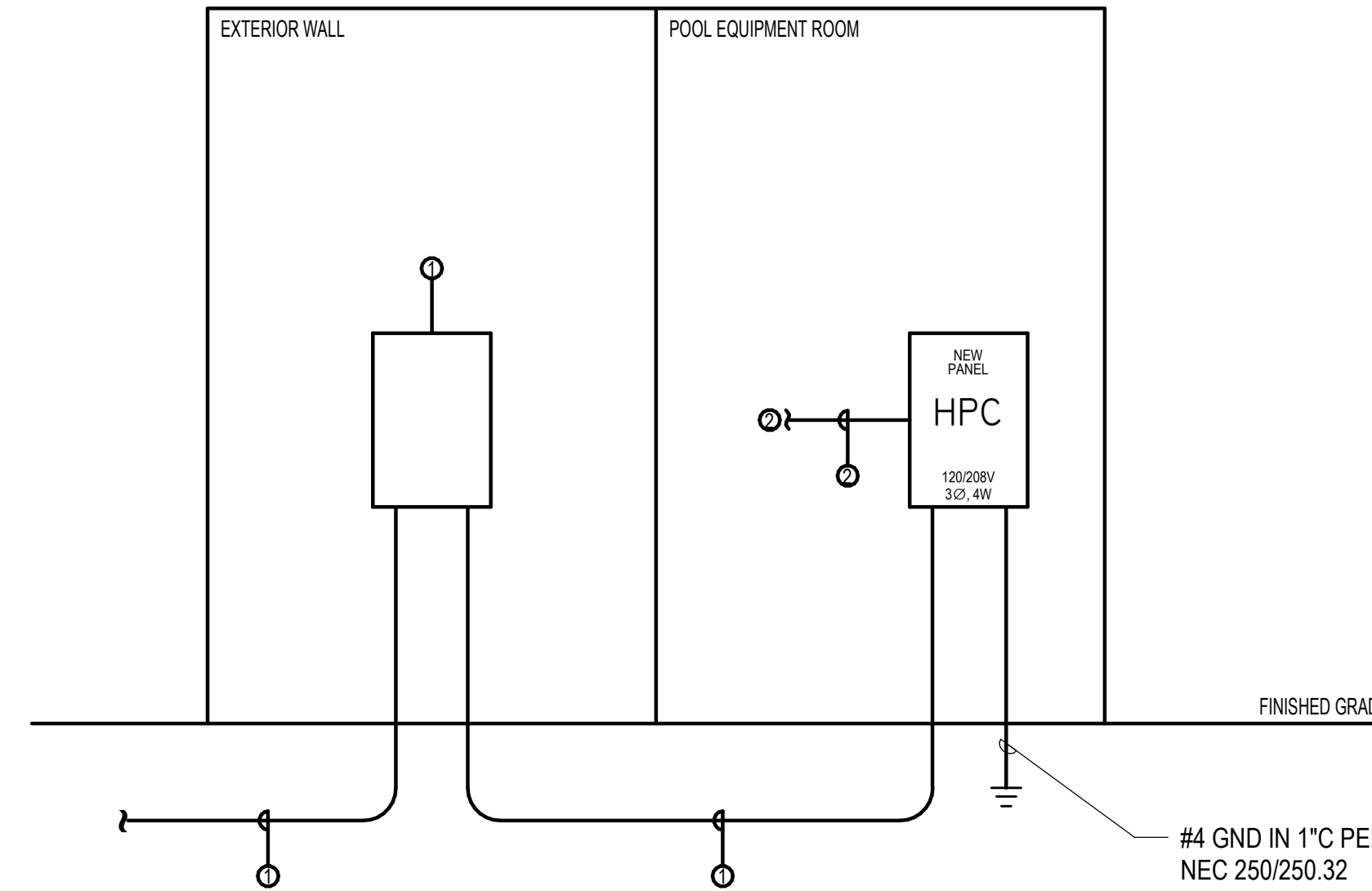


### 1 DEMOLITION - POWER RISER DIAGRAM

E-003 SCALE: NONE

### POWER RISER DIAGRAM KEYNOTES:

- ⊖ EC TO FURNISH/INSTALL NEMA 3R JUNCTION BOX AND ROUTE EXISTING FEEDER INTO J-BOX. SPLICE FROM J-BOX TO NEW INTERIOR PANEL 'HPC'. EXISTING FEEDER IS 4#250MCM AL, 1#4 AL GND. NOTE: NO AS-BUILT DRAWINGS WERE RECEIVED AND DURING SITE VISIT, THE EXACT BREAKER FEEDING PANEL TO BE REMOVED WAS NOT DETERMINED. EC TO FIELD-COORDINATE WITH MAINTENANCE STAFF FOR REQUIRED OUTAGE TO DETERMINE EXACT SOURCE.
- ⊖ EC SHALL INSTALL 3#3 CU, 1#4 CU GND IN 1-1/4" CONDUIT TO POOL CONTROL PANEL. COORDIANTE WITH GC/POOL CONTRACTOR FOR EXACT LOCATION OF PANEL.



### 2 NEW WORK - POWER RISER DIAGRAM

E-003 SCALE: NONE

### REVISIONS:

NO.	DATE:	ISSUE:
1	10/31/2025	65% CONSTRUCTION DOCS
2	12/18/2025	100% CONSTRUCTION DOCS

### ELECTRICAL POWER RISER DIAGRAM, PANEL SCHEDULE, & DETAILS

PROJECT NUMBER: 24031  
DATED: Issue Date

# E-003

ISSUED FOR CONSTRUCTION

**WATFORD ENGINEERING**

Florida CA Number: 27925  
Anthony L. Davis, PE  
Florida License Number: 57419  
850.526.3441  
Project Number: 2025-078  
Checked By: ALD  
Drawn By: MBS

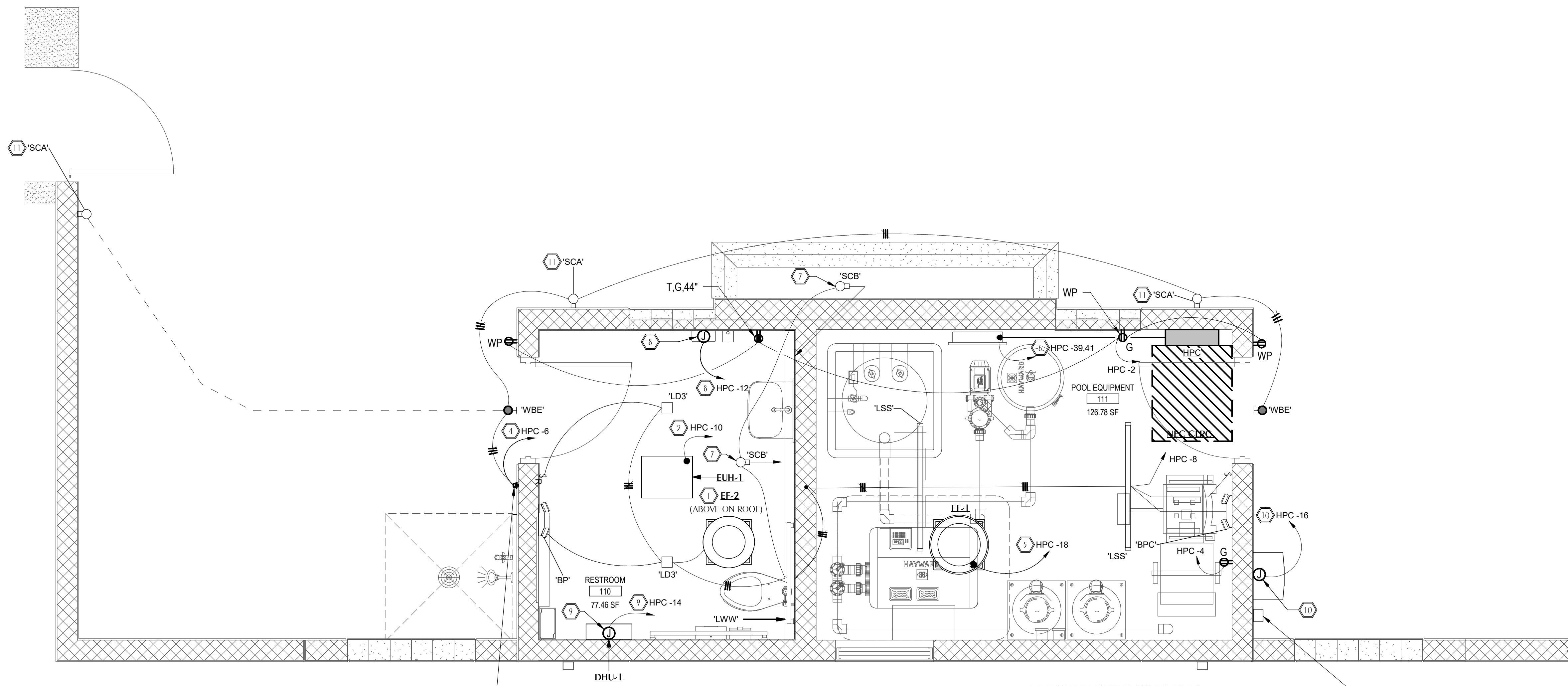
4452 Clinton Street Marietta, Florida 32846  
2449 Moores Mill Rd, Suite 100 Auburn, AL 36830

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## ONE SEAGROVE PLACE POOL & BOARDWALK

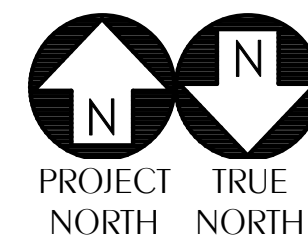
4100 E County Hwy 30A  
 Santa Rosa Beach, FL  
 32459

REVISIONS:		
NO:	DATE:	ISSUE:
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2	12/18/2025	100% CONSTRUCTION DOCS



7 SIDE-WALL MOUNTED PHOTOCELL

LANDSCAPE LIGHTING 120VAC-12VAC, STEP-DOWN TRANSFORMER; COORDINATE WITH LANDSCAPE ARCHITECT FOR ADDITIONAL REQUIREMENTS. EXACT LOCATION OF TRANSFORMERS TO BE FIELD-COORDINATED WITH LANDSCAPE CONTRACTOR



### 1 ELECTRICAL RESTROOM & POOL EQUIPMENT PLANS

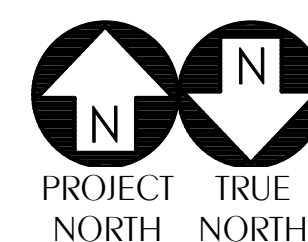
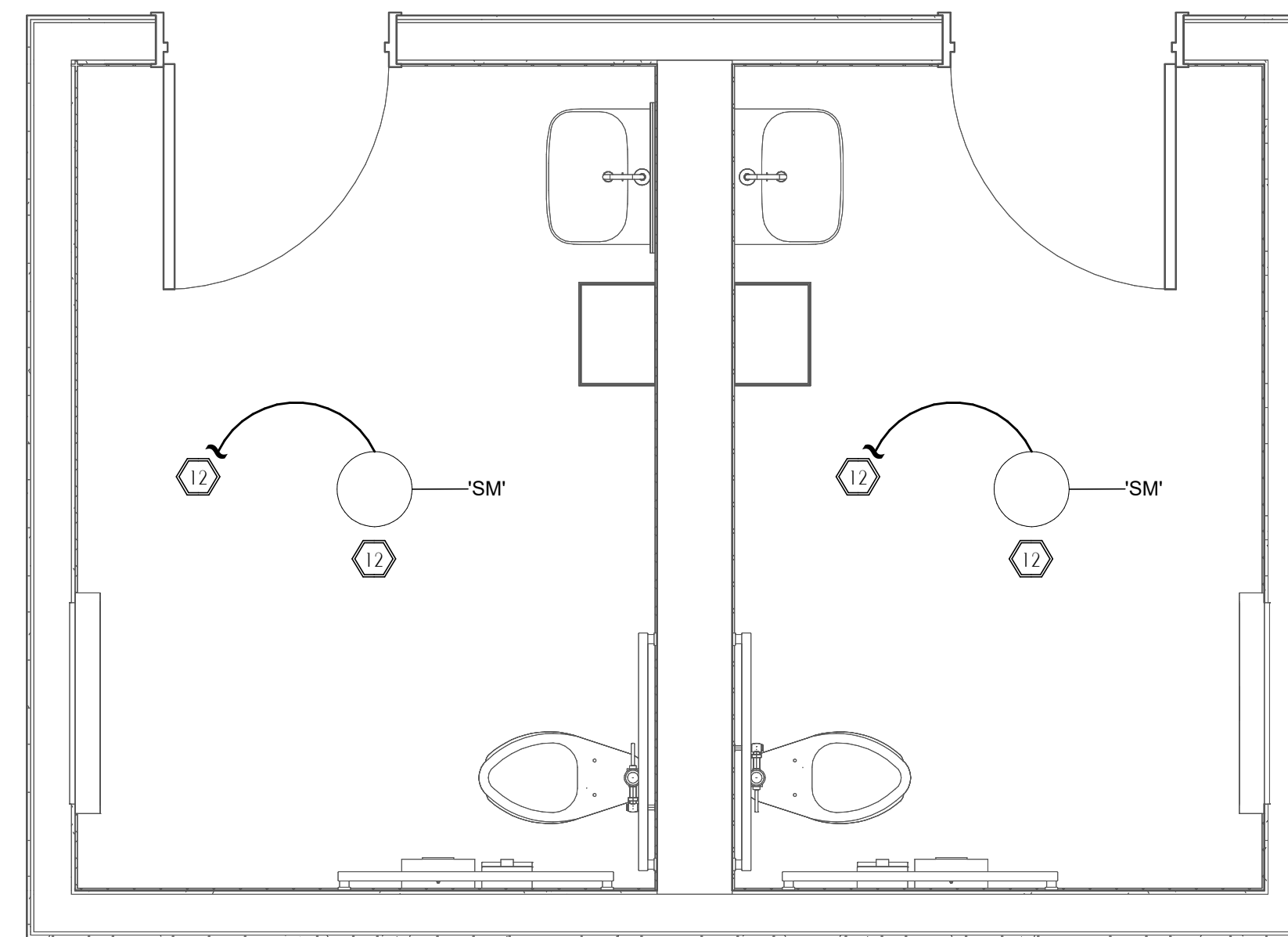
E-101 SCALE: 1/2" = 1'-0"

#### SHEET NOTES

- 1 PER MECHANICAL DESIGN, EXHAUST FAN (ON ROOF) TO BE FURNISHED WITH INTEGRAL DISCONNECT. EC TO INTERLOCK EXHAUST FAN (ON ROOF) WITH LIGHTING FIXTURE SERVING AREA.
- 2 PER MECHANICAL DESIGN, ELECTRIC UNIT HEATER TO BE PROVIDED WITH INTEGRAL DISCONNECT. EC SHALL INSTALL 2#12, 1#12GND IN 3/4" CONDUIT.
- 3 EC TO POSITION/SHIELD PHOTOCELL TO PREVENT INTERFERENCE FROM ADJACENT EXTERIOR LIGHTING AND ENSURE CORRECT OPERATION.
- 4 ROUTE CIRCUIT VIA PHOTOCELL.
- 5 PER MECHANICAL DESIGN, EXHAUST FAN TO BE PROVIDED WITH DISCONNECT BY OTHERS. EC SHALL INSTALL 2#12, 1#12GND IN 3/4" CONDUIT.
- 6 EC SHALL INSTALL 2#2, 1#8GND IN 1-1/2" CONDUIT.
- 7 FIELD-COORDINATE WITH GC/ARCHITECT FOR EXACT MOUNTING HEIGHT/LOCATION OF DECORATIVE SCONCE.
- 8 PRIOR TO ROUGH-IN, FIELD-COORDINATE WITH GC/ARCH FOR EXACT LOCATION OF RECESSED JUNCTION BOX FOR ELECTRIC HAND DRYER. EC SHALL INSTALL 2#10, 1#10GND IN 3/4" CONDUIT.
- 9 PRIOR TO ROUGH-IN, FIELD-COORDINATE WITH GC/MECHANICAL CONTRACTOR FOR EXACT LOCATION OF RECESSED JUNCTION BOX FOR DEHUMIDIFIER. EC SHALL INSTALL 2#12, 1#12GND IN 3/4" CONDUIT.
- 10 PRIOR TO ROUGH-IN, FIELD-COORDINATE WITH GC/PLUMBING CONTRACTOR FOR EXACT LOCATION OF RECESSED JUNCTION BOX FOR INSTANTANEOUS WATER HEATER. EC SHALL INSTALL 2#12, 1#12GND IN 3/4" CONDUIT.
- 11 FIELD-COORDINATE WITH GC/ARCHITECT FOR EXACT MOUNTING HEIGHT/LOCATION OF EXTERIOR SCONCE.
- 12 EC TO REMOVE EXISTING SURFACE MOUNTED LIGHT FIXTURE AND PREPARE EXISTING CIRCUIT FOR RECONNECTION TO NEW SURFACE MOUNTED LIGHTING FIXTURE SHOWN; RECONNECT TO EXISTING SWITCH.

#### GENERAL NOTE(S):

1. ELECTRICAL DESIGN WAS COORDINATED WITH POOL EQUIPMENT VENDOR. PRIOR TO CONSTRUCTION, EC SHALL FIELD-COORDINATE WITH POOL EQUIPMENT SUPPLIER TO ENSURE ALL REQUIREMENTS ARE MET.
2. FOR LOW-VOLTAGE LANDSCAPE LIGHTING, THE BASIC POWER (INCLUDING RACEWAYS, JUNCTION BOXES AND LOW-VOLTAGE TRANSFORMERS IS SHOWN ON THE ELECTRICAL DESIGN DRAWINGS. LOW-VOLTAGE LIGHTING FIXTURES ARE SHOWN ON THE LANDSCAPE DESIGN DRAWINGS AND ARE TO BE FURNISHED BY LANDSCAPE CONTRACTOR. PRIOR TO CONSTRUCTION, FIELD-COORDINATE WITH THE LANDSCAPE CONTRACTOR.



### 2 ELECTRICAL NEW WORK BUILDING RESTROOM

E-101 SCALE: 1/2" = 1'-0"

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 Florida License Number: 57419  
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## ELECTRICAL RESTROOM & POOL EQUIPMENT PLANS

PROJECT NUMBER: 24031  
 DATED: Issue Date

# E-101

ISSUED FOR CONSTRUCTION

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## ONE SEAGROVE PLACE POOL & BOARDWALK

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Santa Rosa Beach, FL  
32459

### REVISIONS:

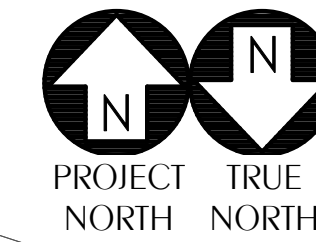
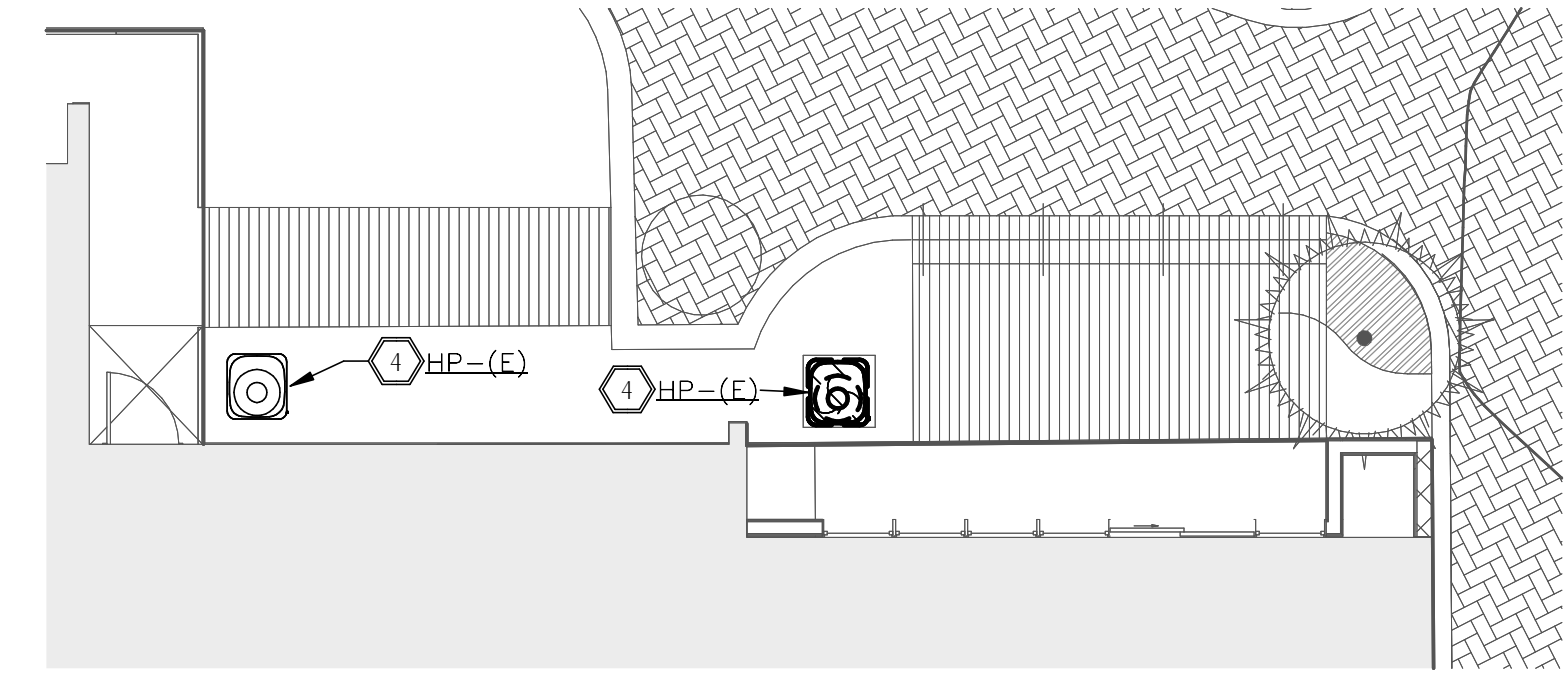
NO:	DATE:	ISSUE:
1	10/31/2025	65% CONSTRUCTION DOCS
2	12/18/2025	100% CONSTRUCTION DOCS
3	02/25/2025	ADDENDUM 1

### ELECTRICAL NEW WORK SITE PLAN

PROJECT NUMBER: 24031  
DATED: Issue Date

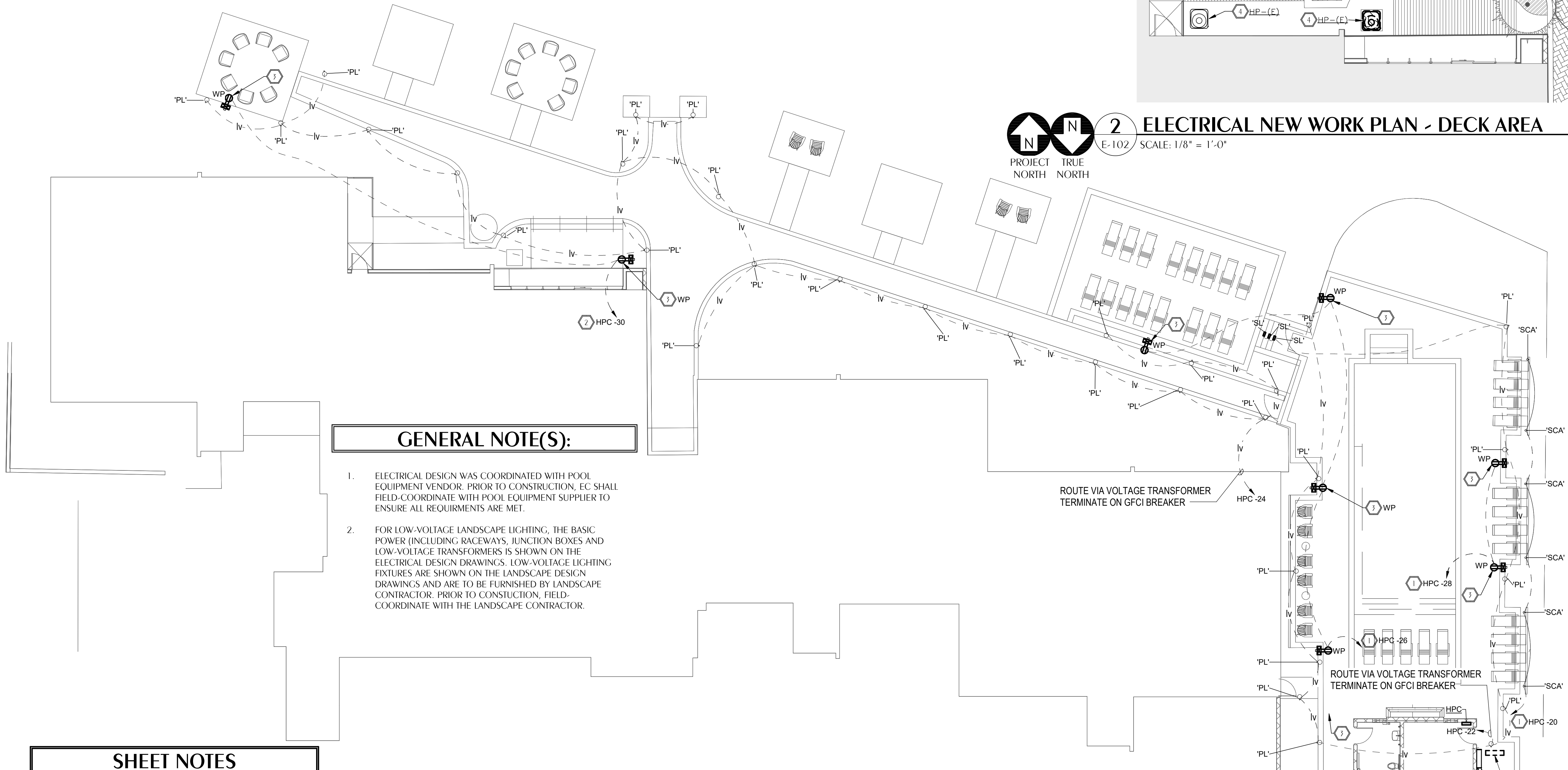
**E-102**

ISSUED FOR CONSTRUCTION



## 2 ELECTRICAL NEW WORK PLAN - DECK AREA

E-102 SCALE: 1/8" = 1'-0"



### GENERAL NOTE(S):

- ELECTRICAL DESIGN WAS COORDINATED WITH POOL EQUIPMENT VENDOR. PRIOR TO CONSTRUCTION, EC SHALL FIELD-COORDINATE WITH POOL EQUIPMENT SUPPLIER TO ENSURE ALL REQUIREMENTS ARE MET.
- FOR LOW-VOLTAGE LANDSCAPE LIGHTING, THE BASIC POWER (INCLUDING RACEWAYS, JUNCTION BOXES AND LOW-VOLTAGE TRANSFORMERS) IS SHOWN ON THE ELECTRICAL DESIGN DRAWINGS. LOW-VOLTAGE LIGHTING FIXTURES ARE SHOWN ON THE LANDSCAPE DESIGN DRAWINGS AND ARE TO BE FURNISHED BY LANDSCAPE CONTRACTOR. PRIOR TO CONSTRUCTION, FIELD-COORDINATE WITH THE LANDSCAPE CONTRACTOR.

### SHEET NOTES

- EC SHALL INSTALL 2#10, 1#10GND IN 3/4" CONDUIT.
- EC SHALL INSTALL 2#8, 1#10GND IN 3/4" CONDUIT.
- PRIOR TO CONSTRUCTION, EC SHALL CONFIRM ALL LOCATIONS OF WEATHERPROOF RECEPTACLES WITH GC/ARCHITECT. EC TO FURNISH/INSTALL DRY-BOX PEDESTAL (ARLINGTON GPD19); COORDINATE WITH ARCHITECT ON COLOR FOR LANDSCAPE ENCLOSURE.
- EXISTING MECHANICAL UNIT TO BE RELOCATED BY MECHANICAL CONTRACTOR; EC TO INTERCEPT EXISTING BRANCH CIRCUIT AT CURRENT PENETRATION AND EXTEND TO NEW UNIT LOCATION. EC MAY REUSE EXISTING CONDUCTORS WHERE POSSIBLE AND PROVIDE ADDITIONAL CONDUCTORS OF SAME SIZE AND TYPE AS REQUIRED TO NEW LOCATION. ROUTE NEW CONDUIT ALONG EXTERIOR OF BUILDING, PROVIDE PROPER SUPPORTS, AND REINSTALL EXISTING DISCONNECT OR PROVIDE NEW IF REQUIRED OF SAME NEMA RATING AND AMPACITY. SEAL ALL PENETRATIONS WATER-TIGHT AND FIELD-COORDINATE FINAL ROUTING AND LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO RECONNECTION.

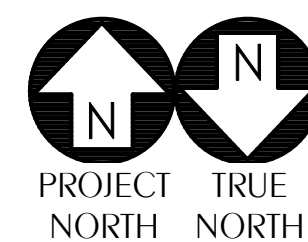
ROUTE VIA VOLTAGE TRANSFORMER  
TERMINATE ON GFCI BREAKER

ROUTE VIA VOLTAGE TRANSFORMER  
TERMINATE ON GFCI BREAKER

LANDSCAPE LIGHTING 120VAC-12VAC, STEP-DOWN TRANSFORMER;  
COORDINATE WITH LANDSCAPE ARCHITECT FOR ADDITIONAL REQUIREMENTS.  
EXACT LOCATION OF TRANSFORMER(S) TO BE FIELD-COORDINATED WITH  
LANDSCAPE CONTRACTOR

EC TO FURNISH/INSTALL NEMA 3R JUNCTION BOX AND ROUTE EXISTING FEEDER INTO J-BOX.  
SPLICE FROM J-BOX TO NEW INTERIOR PANEL 'HPC'. EXISTING FEEDER IS 4#250MCM AL, 1#4 AL GND.  
(NOTE: NO AS-BUILT DRAWINGS WERE RECEIVED AND DURING SITE VISIT, THE EXACT BREAKER FEEDING PANEL  
TO BE REMOVED WAS NOT DETERMINED. EC TO FIELD-COORDINATE WITH MAINTENANCE STAFF FOR REQUIRED  
OUTAGE TO DETERMINE EXACT SOURCE.)

EXISTING PANEL TO BE REMOVED; PANEL IS FED UNDERGROUND VIA 'LB' LOCATED BELOW PANEL ON TOP OF DECK.



## 1 ELECTRICAL NEW WORK SITE PLAN

E-102 SCALE: 3/32" = 1'-0"

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850.526.3447  
Project Number: 2025-078  
Checked By: ALD  
Drawn By: MBS

## GENERAL NOTES

- COORDINATE ALL PIPING WITH DUCTWORK SHOP DRAWINGS AND EXISTING CONDITIONS. ROUTE PIPING AS REQUIRED TO AVOID CONFLICTS.
- PRIOR TO START OF ANY WORK, COORDINATE SANITARY SEWER AND POTABLE WATER PIPING WITH EXISTING SITE UTILITIES. REPORT ANY CONFLICT WITH ARCHITECT.
- FIELD VERIFY PIPE INVERTS PRIOR TO LAYING OUT SANITARY SEWER PIPING. COORDINATE WITH EXISTING CONDITIONS.
- ALL PIPING PASSING THROUGH ANY WALL SHALL HAVE A SLEEVE PER SPECIFICATIONS.
- ALL PIPING PASSING THROUGH FIRE-RATED WALLS SHALL HAVE A FIRE-RATED SLEEVE PER SPECIFICATIONS. ALL PIPING PENETRATIONS THROUGH WALLS OR FLOORS SHALL BE SEALED TO EQUAL THE RATING OF THE WALLS OR FLOORS.
- ALL PIPING INDICATED IS ABOVE THE CEILING EXCEPT THE OBVIOUS SANITARY SOIL, WASTE, VENT AND POTABLE WATER PIPING BELOW FLOOR OR GRADE.
- COORDINATE EXACT LOCATION OF ALL EXTERIOR WALL HYDRANTS WITH ARCHITECTURAL DRAWINGS.
- UNDER SLAB SOIL, WASTE AND VENT PIPING PASSING TO UNDERSIDE OR THROUGH FOUNDATION FOOTING, WALL OR GRADE BEAM SHALL BE PROVIDED WITH A RELIEVING ARCH OR PIPE SLEEVE 2 (TWO) PIPE SIZES GREATER THAN PIPE SIZE INDICATED ON PLANS. COORDINATE FINAL PIPE ROUTING AND LAYOUT WITH STRUCTURAL DRAWINGS.
- PRIOR TO SUBSTANTIAL COMPLETION OF NEW AND ALTERED WORK AREAS, CONTRACTOR SHALL HAVE SANITARY PLUMBING SYSTEM CLEARED OF DEBRIS OR ANY MATTER THAT WOULD INTERFERE OR PREVENT ADEQUATE CONVEYANCE OF MATERIALS FROM MOVING THROUGH AND TERMINATING INTO BUILDING OR PUBLIC DISPOSAL FACILITIES.
- ALL (VTR'S) VENT THRU ROOF PENETRATIONS INDICATED ON PLANS ARE PRELIMINARY. FINAL LOCATIONS SHALL BE COORDINATED WITH ALL TRADES. ALL VTR'S SHALL BE A MINIMUM OF 10'-0" FROM ALL FRESH AIR INTAKE OPENINGS.
- ALL TRAP PRIMERS AND DOMESTIC WATER ISOLATION VALVES SHALL BE ACCESSIBLE. TRAP PRIMERS LOCATED IN THE VICINITY OF WATER CLOSETS SHALL BE ACTIVATED BY WATER CLOSET USAGE. ISOLATION VALVES SHALL BE OF THE QUARTER TURN BALL OR GATE TYPE.
- CONTRACTOR SHALL DEVELOP AND SUBMIT COORDINATION SHOP DRAWINGS WHICH IDENTIFY ROUTING OF PLUMBING PIPE AND LOCATION OF EQUIPMENT. SHOP DRAWINGS SHALL INDICATE COORDINATION WITH THE WORK OF OTHER TRADES.
- ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) PLUMBING.

## GAS FIRED EQUIPMENT SCHEDULE

MARK	DESCRIPTION	INPUT (BTUH)	CONNECTION SIZE	INLET PRESSURE RANGE IN. WC
IWH-1	INSTANT GAS WATER HEATER	199,000	3/4"	4-10.5

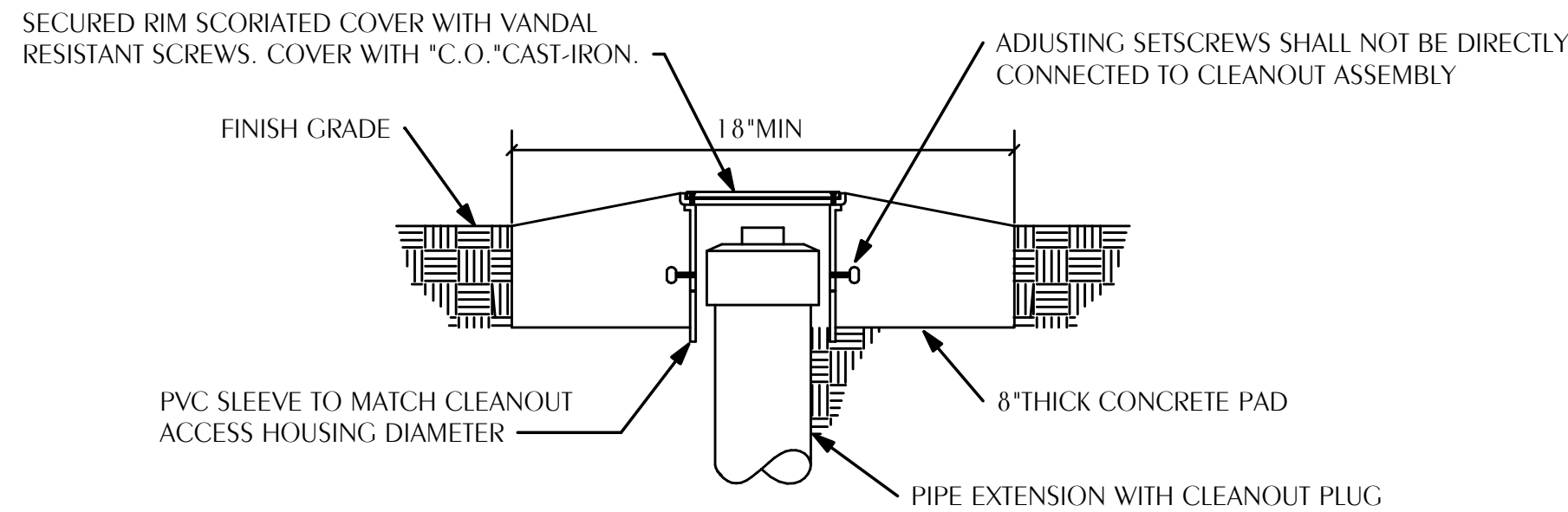
## PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	FIXTURE CONNECTIONS-INCHES		
		CW	HW	W
WC-1	WATER CLOSET (ADULT HANDICAP, ELECTRONIC FLUSH VALVE)	1	-	3
L-1	LAVATORY (ADULT HANDICAP, 20"x18" WALL MOUNTED)	3/8	-	1-1/4
SH-1	SHOWER (HANDICAP)	1/2	1/2	2
IWH-1	INSTANT GAS WATER HEATER	3/4 INLET	3/4 OUTLET	-
FD	FLOOR DRAIN	1/2	-	3
HDFD	FLOOR DRAIN	1/2	-	4
WH	RECESSED WALL HYDRANT	3/4	-	-
MV-1	WATER MIXING VALVE	1/2	1/2	-
TP-1	TRAP PRIMER	1/2	-	-

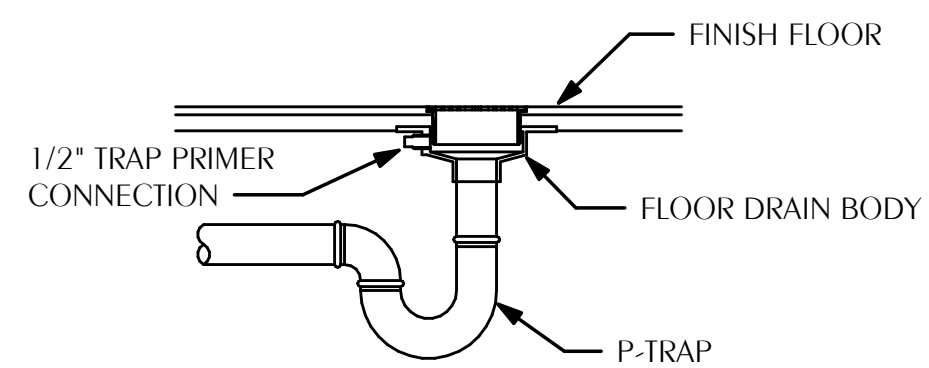
- WATER SUPPLY TAPPING TO EACH PLUMBING FIXTURE SHALL BE FULL SIZE (MINIMUM).
- SEE ELECTRICAL DWGS FOR FINAL POWER REQUIREMENTS.
- PROVIDE WATER HAMMER ARRESTERS ON HOT & COLD WATER SUPPLY BRANCHES SERVING SINGULAR, MULTIPLE OR GROUPS OF PLUMBING FIXTURES. ADHERENCE TO THE PLUMBING AND DRAINAGE INSTITUTE STANDARD P.D.I.-WH201 (PER SPECIFICATIONS) SHALL BE EMPLOYED IN DETERMINING PROPER SIZE, SELECTION, PLACEMENT, LOCATION AND INSTALLATION OF ARRESTERS.

## LEGEND

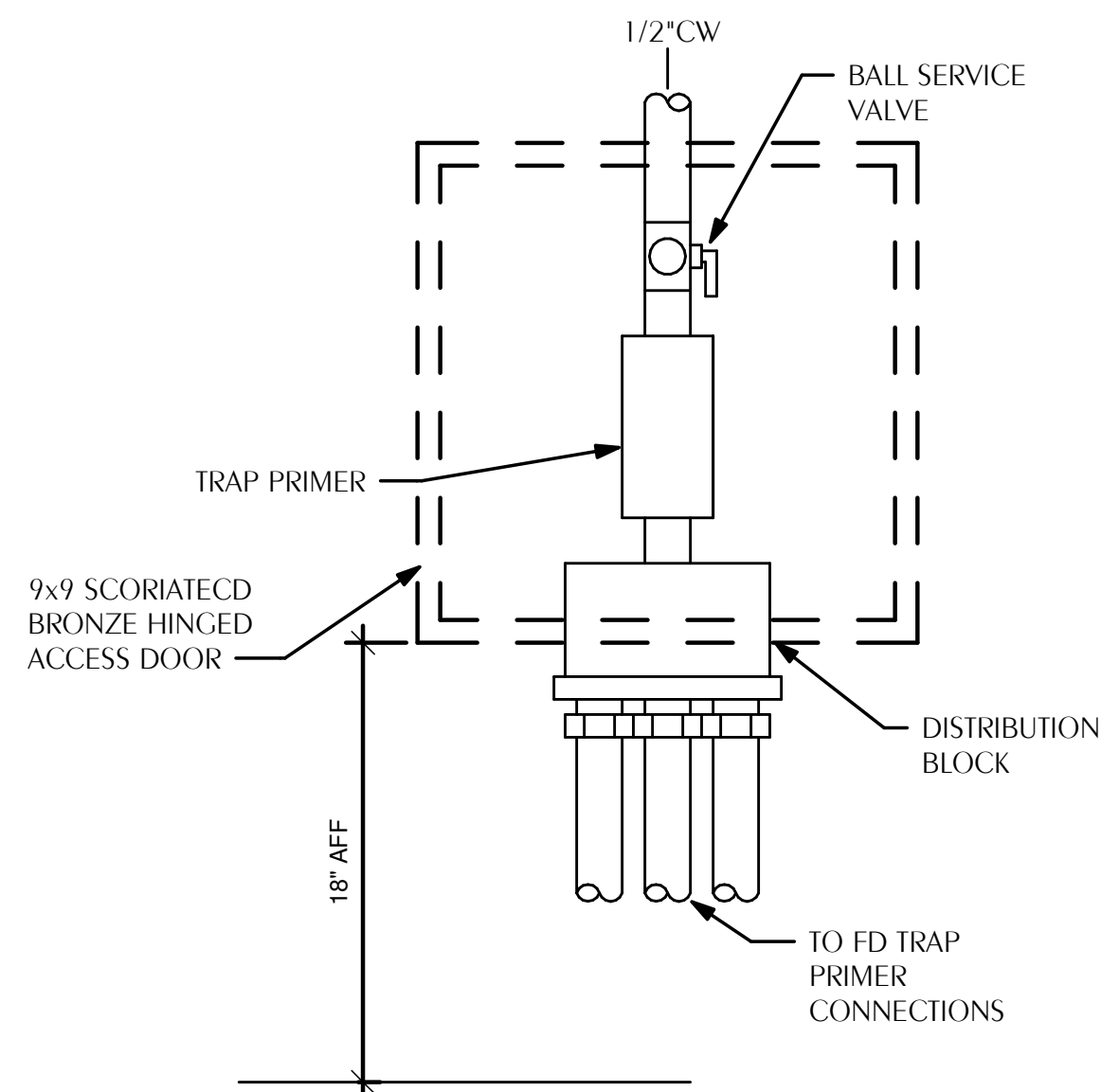
	S or W	SOIL OR WASTE PIPING
	V	VENT PIPING
	CW	COLD WATER SUPPLY PIPING
	HW	HOT WATER SUPPLY PIPING
	HWR	HOT WATER RETURN PIPING
	TW	TEMPERED WATER PIPING (85°F)
	G	GAS PIPING
	GV	GATE VALVE
	CV	CHECK VALVE
	BV	BALL VALVE
	HB	HOSE BIBB
	WH	WALL HYDRANT
	CO	CLEANOUT TO FLOOR
	FD	FLOOR DRAIN
	FD	FLOOR DRAIN WITH TRAP PRIMER CONNECTION
	COTG	CLEANOUT TO GRADE
	UNION	UNION
	VTR	VENT THRU ROOF
	SHEET NOTE	SHEET NOTE
	POINT OF CONNECTION TO EXISTING	POINT OF CONNECTION TO EXISTING
	SOLENOID VALVE	SOLENOID VALVE
	SS	SERVICE SINK
	WC	WATER CLOSET
	TP	TRAP PRIMER
	EW	ELECTRIC WATER HEATER
	WHA	WATER HAMMER ARRESTOR TYPE A
	WHB	WATER HAMMER ARRESTOR TYPE B
	WHC	WATER HAMMER ARRESTOR TYPE C
	L	LAVATORY
	UR	URINAL
	KW	KILOWATT
	TCV	THERMOSTATIC CONTROL VALVE
	(E)	EXISTING
	(M)	INDICATES MECHANICAL EQUIPMENT, REFER TO MECHANICAL DRAWINGS.
	(C)	INDICATES CIVIL EQUIPMENT, REFER TO CIVIL DRAWINGS.



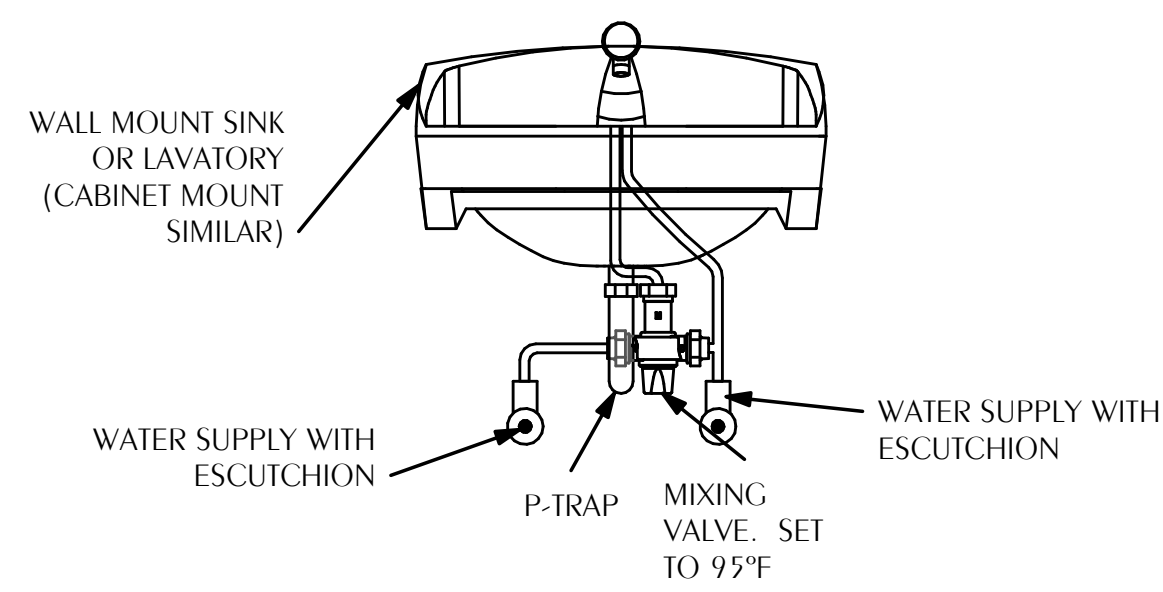
**1 CLEANOUT TO GRADE**  
P-001 SCALE: NONE



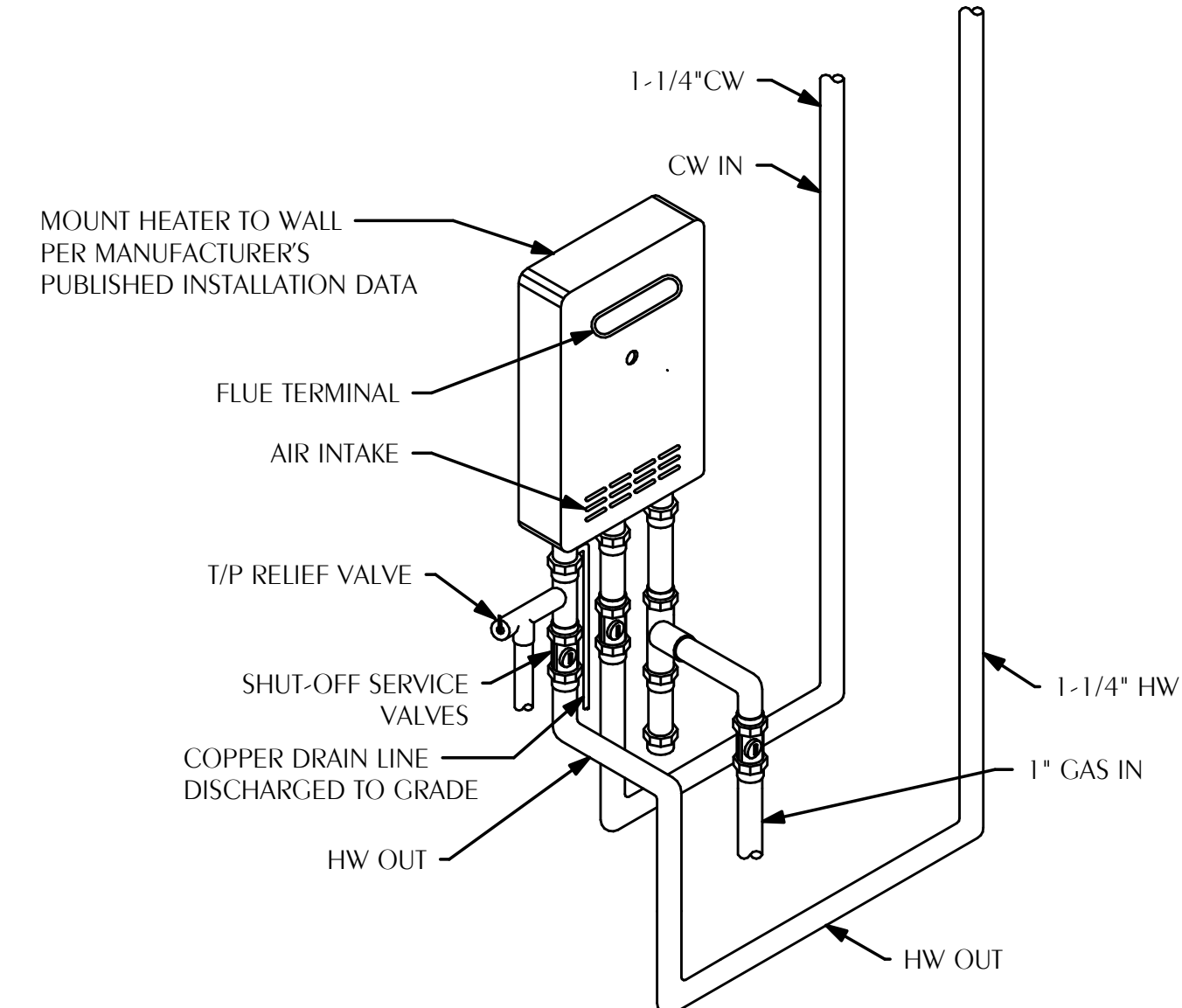
**2 FLOOR DRAIN WITH TRAP PRIMER**  
P-001 SCALE: NONE



**3 TRAP PRIMER DETAIL**  
P-001 SCALE: NONE



**4 UNDER SINK MIXING VALVE DETAIL**  
P-001 SCALE: NONE



**5 INSTANTANEOUS GAS WATER HEATER**  
P-001 SCALE: NONE

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## ONE SEAGROVE PLACE POOL & BOARDWALK

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REVISIONS:		
NO.	DATE:	ISSUE:
1	10/31/2025	65% CONSTRUCTION DOCS
2	12/18/2025	100% CONSTRUCTION DOCS

## PLUMBING LEGEND, SCHEDULE, DETAILS & NOTES

PROJECT NUMBER: 24031  
DATED: Issue Date

# P-001

ISSUED FOR CONSTRUCTION



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Project Number: 2025-078  
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# PLUMBING FIXTURE SPECIFICATIONS

1. FIXTURES AND EQUIPMENT:

A. FURNISH AND INSTALL PLUMBING FIXTURES, EQUIPMENT, DRAINS, ETC., COMPLETE WITH ALL TRIM, FITTINGS, AND OTHER DEVICES WHICH ARE CONSIDERED NECESSARY BY THE TRADE, BY CRAFT STANDARDS, AND/OR BY THE ARCHITECT.

2. PLUMBING FIXTURES, EQUIPMENT, AND TRIM:

WC-1 WATER CLOSET, FLOOR-MOUNTED (HANDICAP, ELECTRONIC VALVE):

VITREOUS CHINA, 1.28 GALLONS PER FLUSH, ELONGATED, SIPHON JET, WHITE, WITH 1-1/2" TOP SPUD, 17" HIGH FOR HANDICAPPED. PROVIDE HYDROPOWERED, GEAR DRIVEN, SENSOR FLUSH VALVE WITH MECHANICAL OVER-RIDE BUTTON, CHECK ANGLE STOP, NON-HOLD-OPEN FEATURE, ADJUSTABLE TAILPIECE, SPUD COUPLING AND FLANGES, VACUUM BREAKER, BRUSHED NICKEL WALL COVER PLATES WITH VANDAL RESISTANT SCREWS, ALL EXPOSED PARTS BRUSHED NICKEL, CONTROL CIRCUIT SHALL BE SOLID STATE 24V INPUT AND OUTPUT INITIATING DELAY FUNCTIONS. HEAVY MOLDED PLASTIC, WHITE, ELONGATED, OPEN FRONT SEAT LESS COVER, WITH STAINLESS STEEL SELF-SUSTAINING CHECK HINGES.

WATER CLOSET	ZURN Z5665-BWL
VALVE	ZURN ZER6000AV-HYD-HET-BN
SEAT	Z5955S-EL-ST5
CLOST BOLT/WAX RING KIT	Z5972-COMB

L-1 LAVATORY, WALL-MOUNT (HANDICAP):

VITREOUS CHINA 21-3/4" X 17-3/4", COLOR "WHITE" SINGLE CENTER MOUNTED FAUCET HOLE, WITH OVERFLOW, FOR CONCEALED ARM SUPPORT. FURNISH FLOOR-MOUNTED SINGLE CARRIER WITH CONCEALED ARMS, LEVELING AND SECURING SCREWS, STRUCTURAL UPRIGHTS AND BLOCK BASES, SECURE BASE TO FLOOR FOR RIGID CONNECTION WITH 1/2" X 3-3/4" THREADED ZINC PLATED STEEL HEAVY DUTY WEDGE ANCHORS, COMPLETE WITH STAINLESS STEEL CLIP, WASHER AND THREADED NUT, CONFORMING TO FEDERAL SPEC. FF-S-325. PROVIDE CHROME PLATED ANGLE STOP TO WALL WITH CHROME PLATED 3/8" FLEXIBLE SUPPLY AND LOOSE KEY OPERATOR, INTEGRAL PERFORATED CAST BRASS STRAINER WITH ELBOW AND 1-1/4" OFFSET TAILPIECE, CHROME PLATED 17 GAUGE CAST BRASS P-TRAP WITH CLEANOUT AND TUBE WASTE TO WALL. POLISHED BRUSHED NICKEL CAST BRASS, HYDROPOWERED, GEAR DRIVEN, CERAMIC CARTRIDGE SENSOR OPERATED WATER FAUCET, 1 GPM WITH AERATOR AND BATTERY BACKUP. LAVATORY P-TRAP, HYDROGENERATOR, AND SINGLE VALVE ASSEMBLIES SHALL BE CONCEALED WITHIN VITREOUS CHINA PIPE SHROUD. FASTENERS SHALL BE NYLON-TYPE SUPPLIED WITH KIT. LAVATORY SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 28" FROM FLOOR TO BOTTOM OF THE APRON. KNEE AND TOE CLEARANCES SHALL BE AS FOLLOWS: 27" CLEAR HEIGHT SHALL BE PROVIDED FROM FINISHED FLOOR TO A POINT ON UNDERSIDE OF BOWL 8" IN FROM FRONT APRON. TOE CLEARANCE SHALL BE A MINIMUM HEIGHT OF 9" UNDER P-TRAP AND SUPPLIES OR STOPS. UNDER SINK 3/8" COMPRESSION FITTING MIXING VALVE, BRONZE BODY, LIMITS HOT WATER BETWEEN 80°F & 120°F, DUAL CHECK VALVES, 40 MESH STAINLESS STEEL STRAINER, TAMPER RESISTANT LOCKING CAP. MEETS ASSE 1070 STANDARDS.

LAVATORY	KOHLER K-77768-1
FAUCET	ZURN ZC6950-L BRUSHED NICKEL FINISH
SUPPLY W/STOP	ZURN 8802LRK-PC
P-TRAP	ZURN Z870-PC
DRAIN	ZURN Z8746
AERATOR	ZURN -9M
CARRIER	ZURN Z1231EZ
MIXING VALVE	WATTS LFUSG-B

IWH-1 INSTANTANEOUS GAS WATER HEATER:

ASHRAE STANDARD 90.1, FULLY MODULATING CONDENSING NATURAL GAS FIRED TANKLESS WATER HEATER WITH A MAXIMUM OUTPUT OF 199 MBH. WATER HEATER SHALL BE ACCEPTABLE FOR COMMERCIAL APPLICATION BY MANUFACTURER. THE WATER HEATER(S) SHALL USE A COMMERCIAL-GRADE COPPER, FIN TUBE PRIMARY HEAT EXCHANGER WITH QUICK RELEASE BRASS OR BRONZE WATERWAYS. THE SECONDARY HEAT EXCHANGER SHALL BE CONSTRUCTED FROM STAINLESS STEEL 316L. THE HEATER(S) SHALL BE CONTROLLED BY AN ON-BOARD SOLID-STATE PRINTED CIRCUIT BOARD WHICH USES THE FOLLOWING FACTORY INSTALLED COMPONENTS: THERMISTORS TO MONITOR WATER TEMPERATURE AND EXHAUST TEMPERATURE; A FLOW SENSOR TO MEASURE FLOW RATE; A FLAME SENSOR TO MONITOR COMBUSTION; AN AIR-FUEL RATIO ROD TO MEASURE AND ADJUST AIR INPUT IN ORDER TO MAINTAIN OPTIMAL COMBUSTION EFFICIENCY. THE HEATER ALSO CONSISTS OF IN-LINE FUSING AND SURGE ABSORBERS FOR ELECTRICAL SURGE PROTECTION, AN ELECTRONIC SPARK IGNITER, ALUMINIZED STAINLESS STEEL BURNERS, HI-LIMIT TEMPERATURE SWITCHES TO MONITOR WATER AND EXHAUST TEMPERATURES, MODULATING GAS VALVE, DUAL FREEZE PROTECTION THAT WILL AUTOMATICALLY FIRE THE HEATER (INDOOR MODEL ONLY) AND USE HEATING BLOCKS TO PROTECT THE HEAT EXCHANGER, AND AN OVERHEAT CUTOFF FUSE. PROVIDE 3 FULL YEAR WARRANTY.

WATER HEATER	A. O. SMITH CT-199 OUTDOOR
VACUUM RELIEF	WATTS 36A
EXPANSION RELIEF VALVE	WATTS 330

SH-1 SHOWER, OUTDOOR (HANDICAP):

SINGLE HANDLE PRESSURE-BALANCING MIXING VALVE. CERAMIC CONTROL CARTRIDGE WITH STAINLESS STEEL BALANCING PISTON. MUST HOLD SHOWER TEMPERATURE STEADY WITH PRESSURE FLUCTUATIONS UP TO 85%. PACKING WITH BRASS ADJUSTABLE LIMIT STOP SCREW TO PROHIBIT VALVE HANDLE FROM BEING TURNED TO EXCESSIVE HOT DISCHARGE TEMPERATURES. ALL TRIM TO BE BRUSHED FINISH. SERVICE STOPS TO BE BRASS AND CAST INTEGRAL WITH VALVE BODY. TWO WAY STAINLESS DIVERTER VALVE. STAINLESS SHOWER HEAD WITH ARM. WALL/HAND SHOWER WITH 60" FLEXIBLE METAL HOSE, IN-LINE VACUUM BREAKER, WALL CONNECTION AND FLANGE. 2.5 GPM SHOWER HEAD. MUST MEET ASSE 1016. LIMIT MAXIMUM VALVE SETTING TO 110F.

SHOWER	316 OUTDOOR SHOWERS 316-SM-BR
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SH-2 SHOWER, OUTDOOR FREE STANDING (HANDICAP):

PROVIDE VANDAL RESISTANT OUTDOOR FREE STANDING SHOWER WITH 1.5 GPM HEAD, (1) FOOT SHOWER, SINGLE TEMPERATURE METERING VALVE, AND MARINE GRADE 316 STAINLESS STEEL BODY. SHOWER HEADS AND FOOT SHOWERS TO BE ACTIVATED BY STAINLESS STEEL PUSH BUTTON ASSEMBLIES CONTROLLING 1.5 GPM METERING VALVES. SHOWER UNIT TO BE CAPABLE OF WINTERIZATION AND FACTORY TESTED FOR PROPER OPERATION. PROVIDE WITH STAINLESS STEEL MOUNTING KIT.

SHOWER	WILLOUGHBY WODS-1-1-1.5-16-ODS
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MV-1 WATER MIXING VALVE (THERMOSTATIC MIXING):

UNDER SINK 3/8" COMPRESSION FITTING MIXING VALVE, BRASS BODY, LEAD FREE, LIMITS HOT WATER BETWEEN 80°F & 120°F, DUAL CHECK VALVES, 0.25GPM MIN. FLOW, 40 MESH STAINLESS STEEL STRAINER, TAMPER RESISTANT LOCKING CAP. MEETS ASSE 1070 STANDARDS.

EXPOSED MIXING VALVE	WATTS LFUSG-B-M3
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TP-1 TRAP PRIMERS:

PROVIDE BRASS TRAP PRIMERS AND DISTRIBUTION UNITS TO SEAL FLOOR DRAINS INDICATED ON DRAWINGS. TRAP PRIMER VALVES SHALL BE AUTOMATIC, SELF-CONTAINED TYPE WITH NO SPRINGS OR DIAPHRAGMS AND SHALL NOT REQUIRE ADJUSTMENT. INLET AND OUTLET SIZE IS 1/2". TRAP PRIMER VALVES SHALL BE THE TYPE THAT CAN BE INSTALLED ANYWHERE ON COLD WATER PIPING SIZE 1-1/2" OR LESS. DISTRIBUTION UNITS SHALL SUPPLY 1-4 FLOOR DRAINS. TRAP PRIMER VALVES SHALL COMPLY WITH ASSE 1018. PRECISION PLUMBING PRODUCTS (PPP)

TRAP PRIMER	PPP PR-500
DISTRIBUTION UNIT	PPP DU-U

HFD-1 FLOOR DRAIN:

DURA-COATED CAST IRON BODY, BOTTOM OUTLET AND TRAP PRIMER CONNECTION. TYPE B (ROUND) POLISHED NICKEL BRONZE STRAINER, MEMBRANE CLAMP & ADJUSTABLE COLLAR WITH SLOTS.

FLOOR DRAIN	ZURN Z-415B-P-HD-AR
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AD-1 AREA DRAIN:

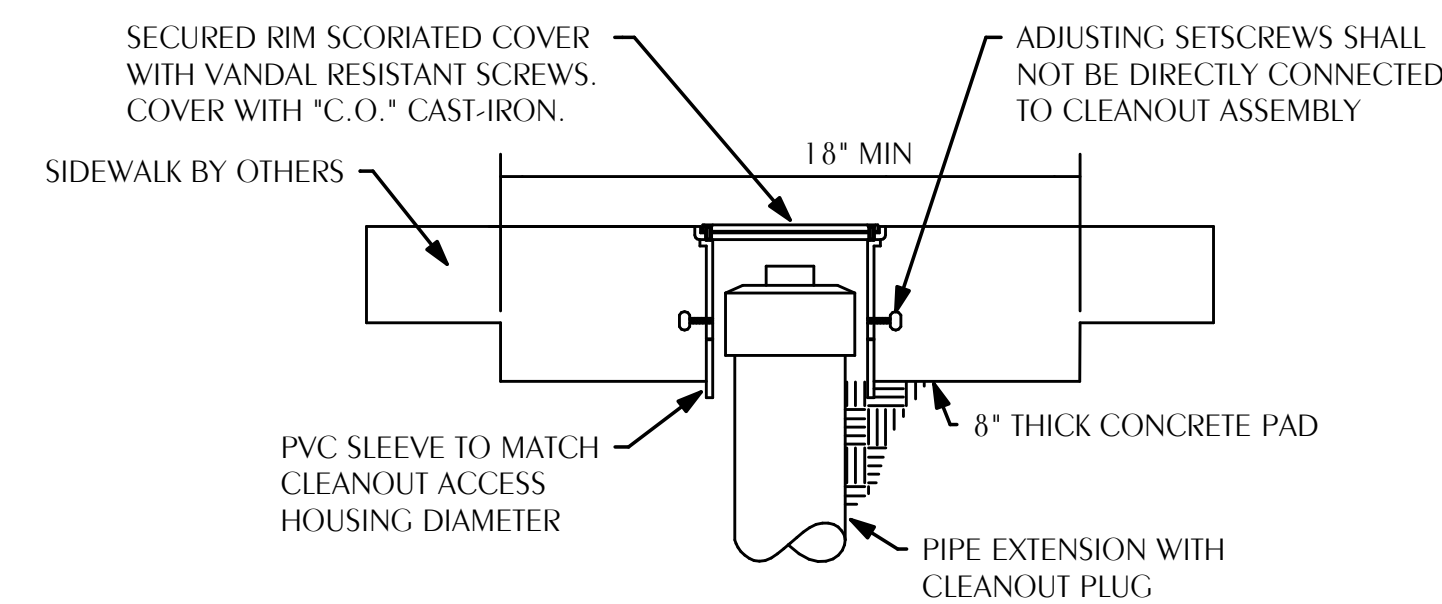
316 STAINLESS STEEL HEAVY DUTY ADJUSTABLE DRAIN WITH INTEGRAL ANCHOR FLANGE, ADJUSTABLE TOP FRAME AND DEEP FLANGE GRATE WITH PLAIN FINISH, BOTTOM OUTLET AND TRAP PRIMER CONNECTION.

DRAIN	ZURN ZM-Z1732-VP-Y-4"
TRAP BARRIER	ZURN Z1072-4"

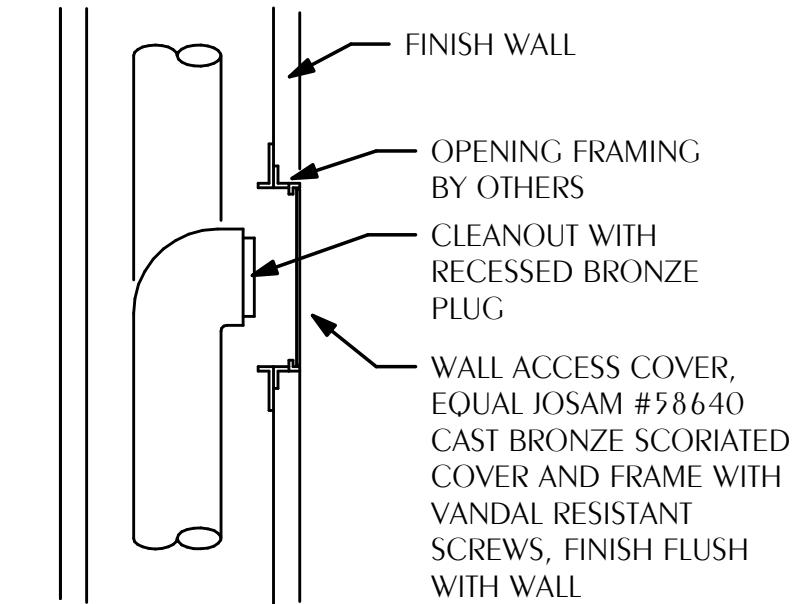
WH-1 RECESSED HOSE BIB AND WALL HYDRANT:

AIR-SIPHON VACUUM BREAKER, FLUSH MOUNTING WALL BOX, 3/4 INCH, MALE HOSE THREAD, BRASS CASTING WITH CHROME FINISH POLYCARBONATE WHEEL HANDLE, LOOSE KEY FAUCET OPERATOR.

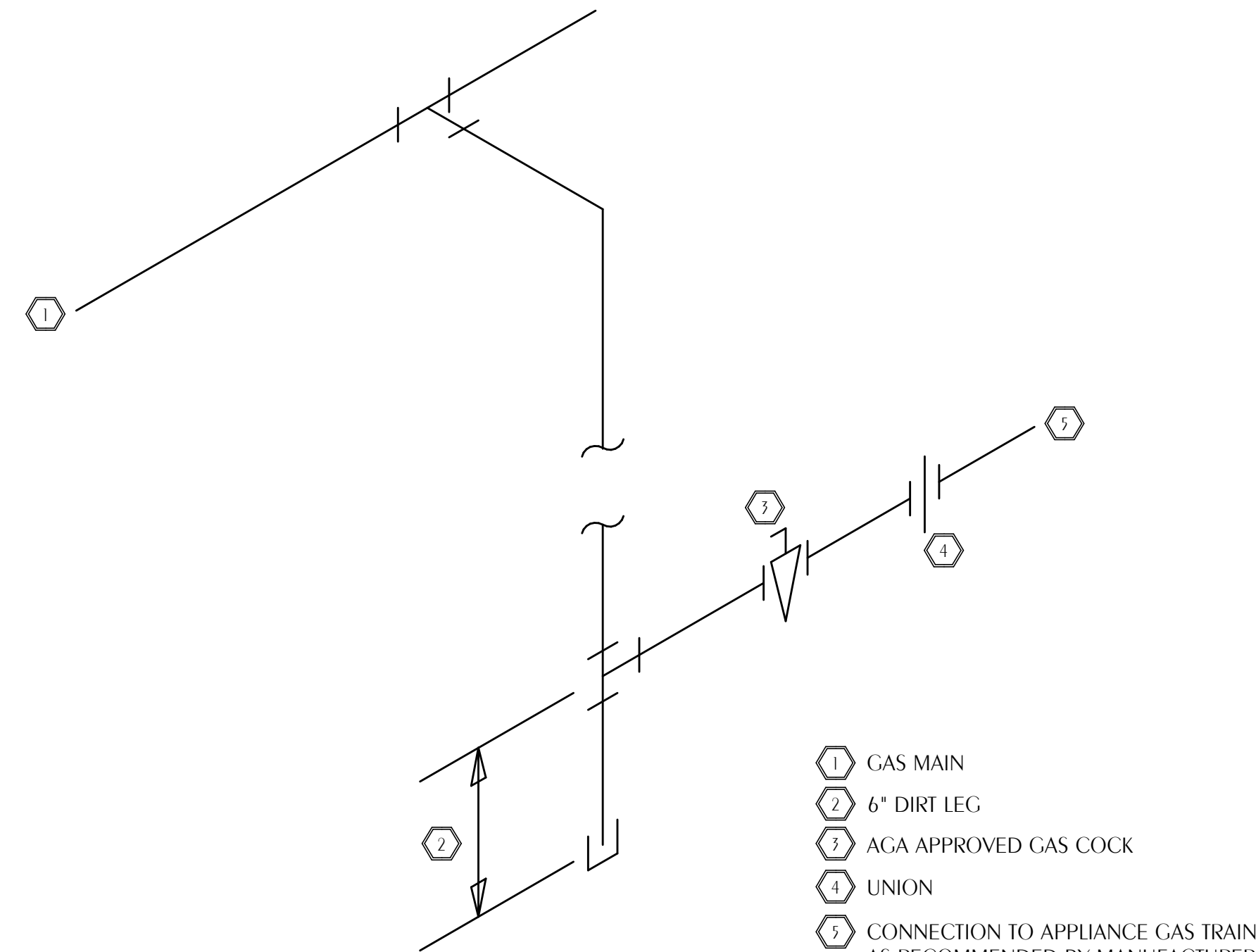
WALL FAUCET	WOODFORD MODEL B24 SERIES
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**1 CLEAN OUT TO SIDEWALK**  
P-002 SCALE: NONE



**2 CLEANOUT TO WALL**  
P-002 SCALE: NONE



**3 GAS PIPING CONNECTION**  
P-002 SCALE: NONE

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## ONE SEAGROVE PLACE POOL & BOARDWALK

4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

**REVISIONS:**

NO.	DATE:	ISSUE:
1	10/31/2025	65% CONSTRUCTION DOCS
2	12/18/2025	100% CONSTRUCTION DOCS

## PLUMBING SPECIFICATIONS AND DETAILS

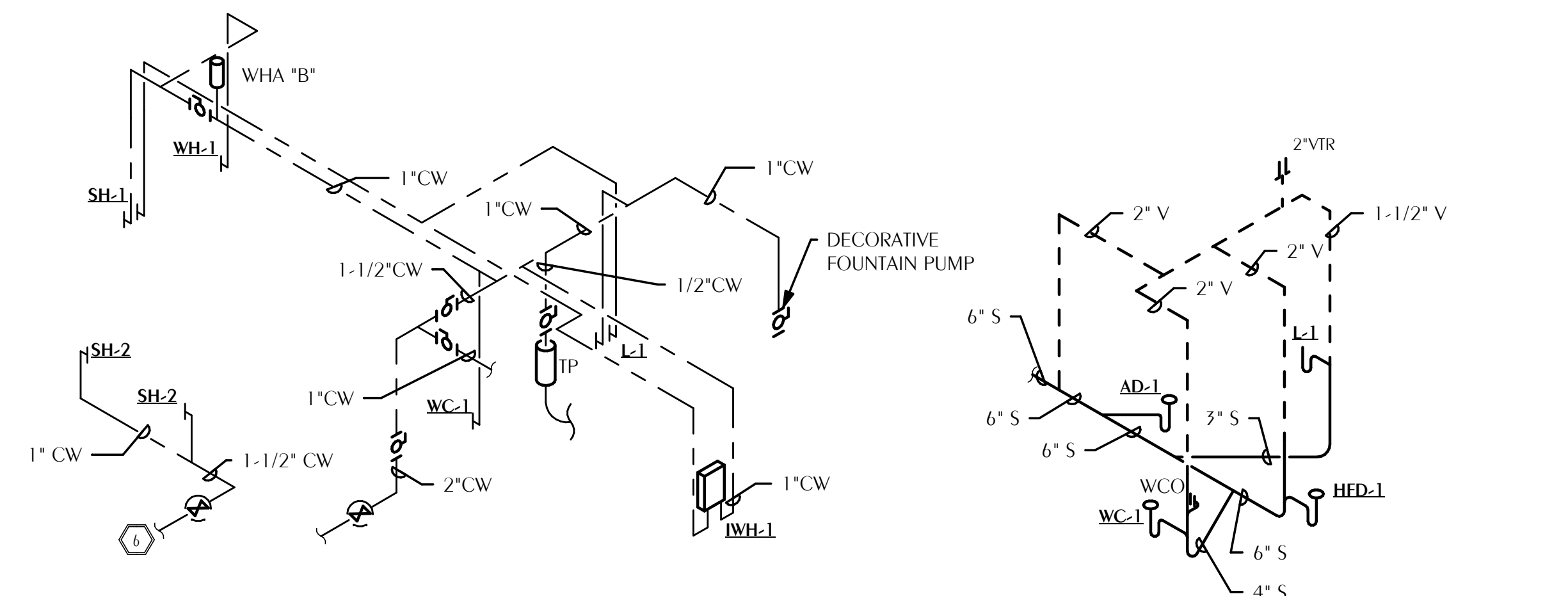
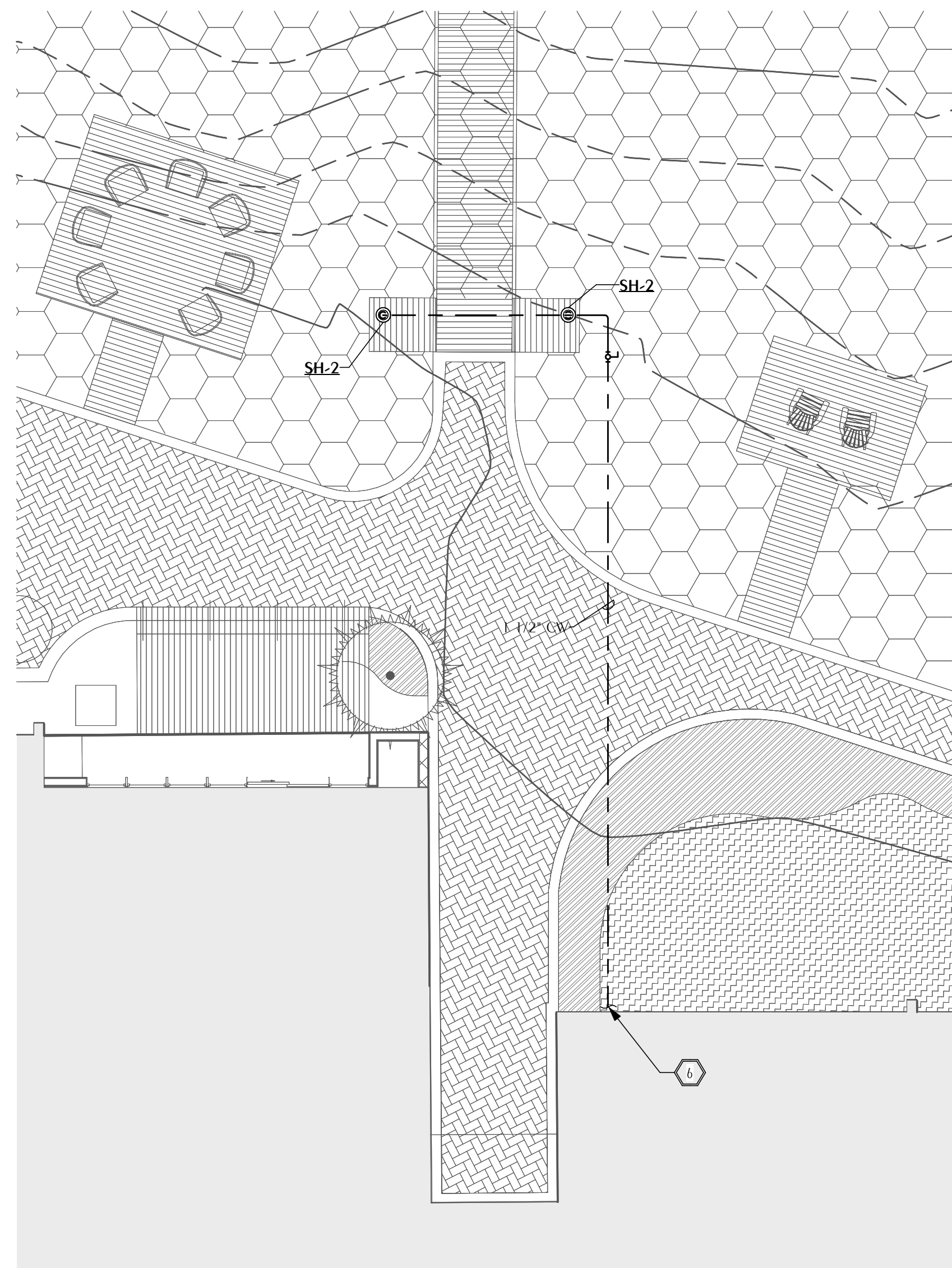
PROJECT NUMBER: 24031  
DATED: Issue Date

# P-002

ISSUED FOR CONSTRUCTION

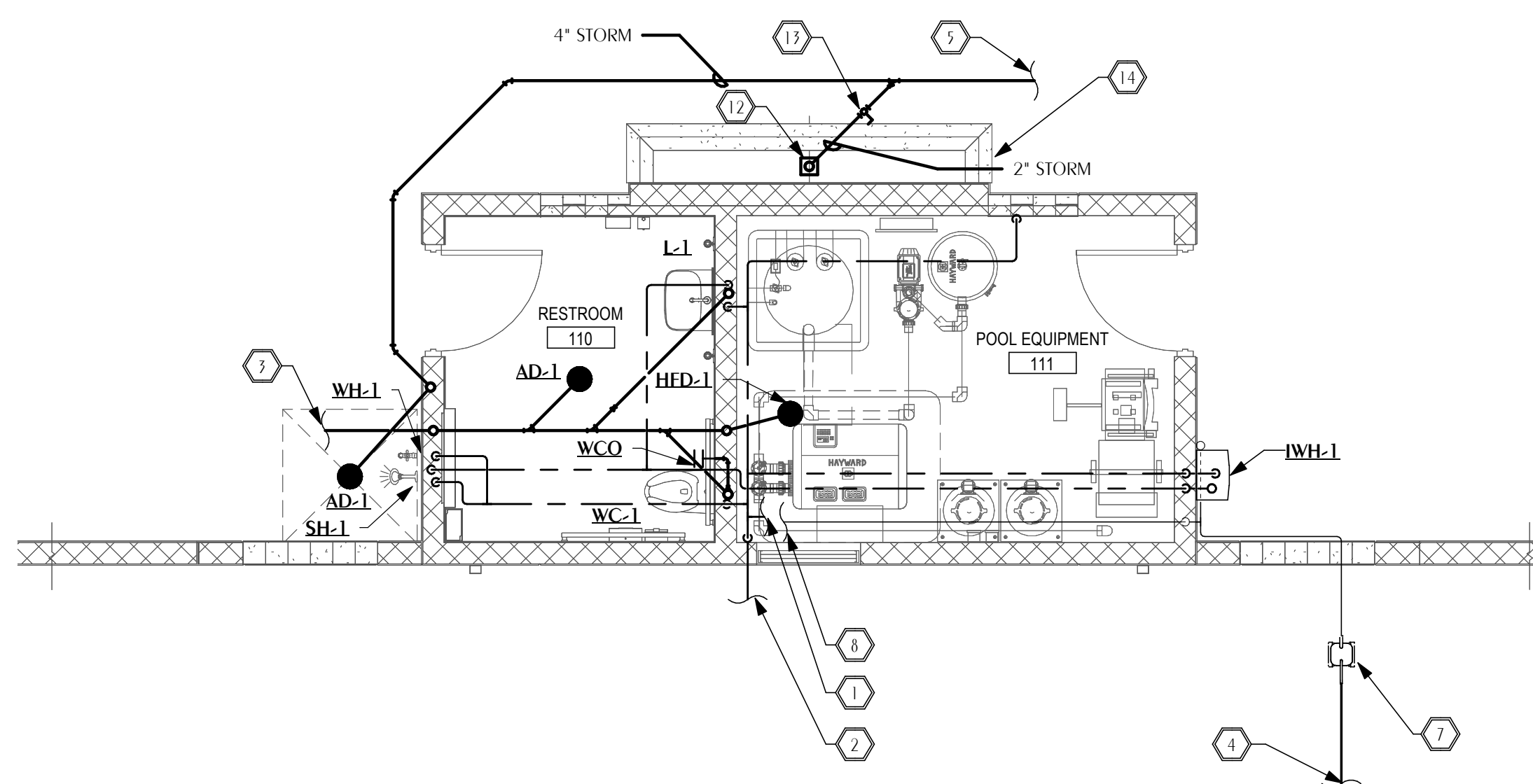
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Kath A. Johnson, P.E.  
Florida License Number: 86457  
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Project Number: 2025-078  
Checked By: KAJ  
Drawn By: CHM

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**3 PLUMBING RISER DOMESTIC WATER**  
P-101 SCALE: NONE

**4 PLUMBING RISER SANITARY**  
P-101 SCALE: NONE

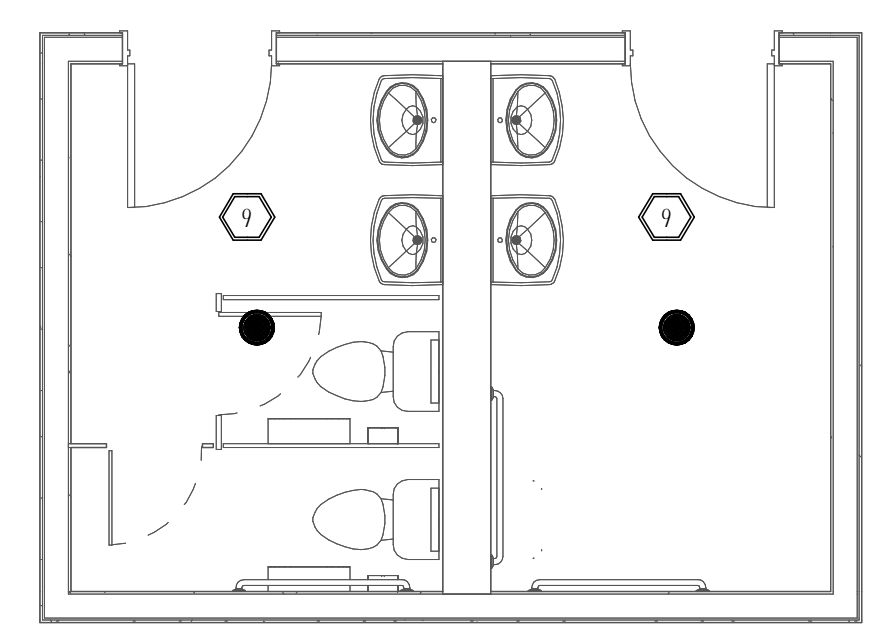
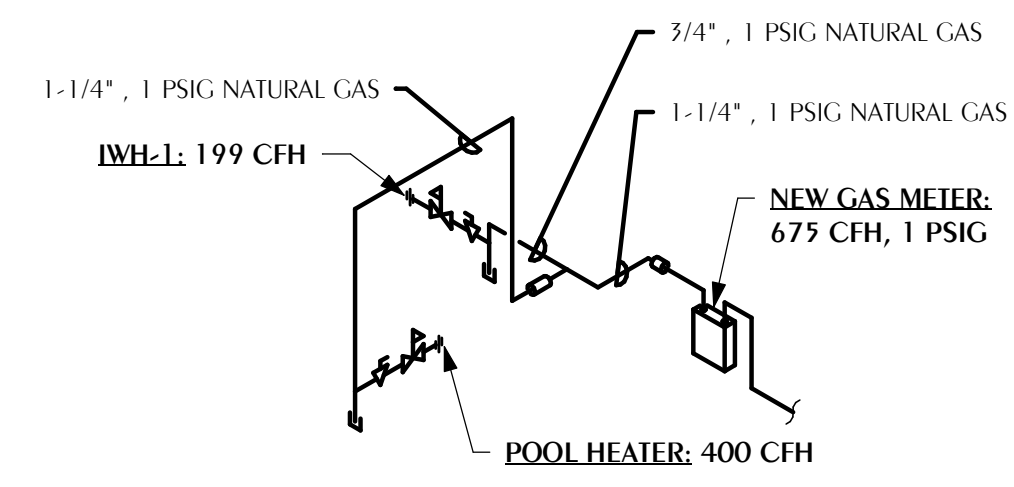


**2 PLUMBING NEW WORK PLAN - POOL HOUSE**  
P-101 SCALE: 1/4" = 1'-0"  
PROJECT TRUE NORTH NORTH

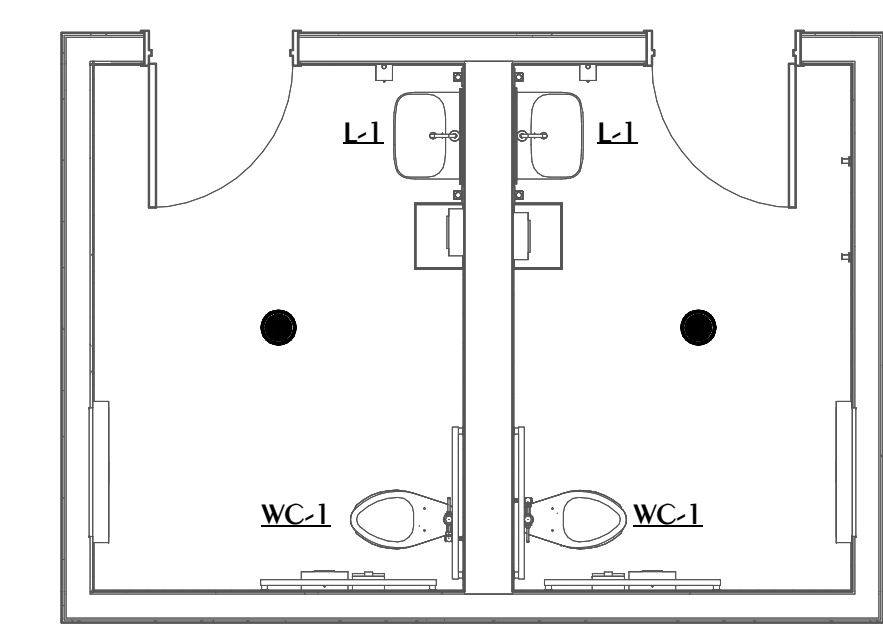
**1 PLUMBING NEW WORK PLAN - DECK SHOWERS**  
P-101 SCALE: 1/8" = 1'-0"  
PROJECT TRUE NORTH NORTH

**NATURAL GAS GENERAL NOTES**

- COORDINATE GAS SERVICE AND METERING WITH GAS UTILITY. CONTRACTORS SHALL PAY ALL FEES AND INSTALLATION COSTS FOR SERVICE TO THE BUILDING.
  - COORDINATE FINAL CONNECTION SIZES AND LOCATION WITH EQUIPMENT SUPPLIED.
  - ALL INDOOR NATURAL GAS REGULATORS TO BE DIRECT VENTED TO THE BUILDING EXTERIOR VIA SOFT DRAWN COPPER TUBING.
- NOTES:  
SIZES BASED ON INCOMING NATURAL GAS SUPPLY LESS THAN 2 PSI, PRESSURE DROP 0.5 IN. W.C. AND SPECIFIC GRAVITY OF 0.60 AS REFERENCED IN THE 8TH EDITION FLORIDA FUEL GAS CODE. LONGEST RUN = 50 FEET



**6 PLUMBING DEMOLITION PLAN - RR 103**  
P-101 SCALE: 1/4" = 1'-0"  
PROJECT TRUE NORTH NORTH



**7 PLUMBING NEW WORK PLAN - RR 103**  
P-101 SCALE: 1/4" = 1'-0"  
PROJECT TRUE NORTH NORTH

**5 PLUMBING RISER GAS**  
P-101 SCALE: NONE

**SHEET NOTES**

- 1" DOMESTIC WATER CONNECTION TO POOL EQUIPMENT AND COLLECTION TANK
- 2" DOMESTIC WATER TO CONNECT TO EXISTING DOMESTIC WATER PIPING PREVIOUSLY SERVING DEMOLISHED POOL HOUSE. FIELD VERIFY EXACT LOCATION. NOTIFY DESIGN TEAM IF EXISTING WATER SIZE/CONDITION IS NOT SUFFICIENT FOR NEW WORK.
- NEW 6" SANITARY TO CONNECT TO EXISTING SANITARY PIPING PREVIOUSLY SERVING DEMOLISHED POOL HOUSE. FIELD VERIFY EXACT LOCATION. NOTIFY DESIGN TEAM IF EXISTING SANITARY SIZE/CONDITION IS NOT SUFFICIENT FOR NEW WORK.
- EXISTING NATURAL GAS PIPING, SEE CIVIL FOR CONTINUATION.
- 4" STORM FROM AREA DRAIN. COORDINATE ELEVATION OF STORM RUNOUT WITH POOL PIPING AND AREA DRAINAGE. CONNECT TO NEW STORM DRAINAGE PIPING, SEE CIVIL FOR CONTINUATION.
- 1-1/2" DOMESTIC WATER SERVING NEW PEDESTAL SHOWERS ON BOARDWALK. ROUTE DOMESTIC WATER UNDERGROUND TO NEAREST EXTERIOR WALL HYDRANT. PENETRATE EXTERIOR WALL ABOVE GRADE AT EXISTING WALL HYDRANT AND CONNECT TO EXISTING DOMESTIC WATER UPSTREAM OF WALL HYDRANT SHUTOFF VALVE (FIELD VERIFY). IF NO SHUTOFF VALVE IS PRESENT PROVIDE ONE TO ISOLATE EXISTING WALL HYDRANT FROM NEW SHOWERS.
- REMOVE AND REPLACE EXISTING GAS METER AND REGULATOR ASSEMBLY. ROUTE 1-1/4", 1 PSIG GAS PIPING AS SHOWN TO NEW NATURAL GAS POOL HEATER AND WATER HEATER. EXISTING GAS PIPING ROUTES TO METER UNDERGROUND FROM UTILITY PRESSURE REGULATORS AT HIGHWAY 30A.
- 1-1/4", 1 PSIG NATURAL GAS TO POOL HEATER.
- REMOVE ALL EXISTING WATER CLOSETS AND LAVS IN THEIR ENTIRETY CAP DOMESTIC WATER AND SANITARY LINES THAT ARE NOT TO BE REUSED BELOW FFE OR CONCEALED WITHIN EXISTING WALL. PREPARE FOR INSTALLATION OF NEW PLUMBING FIXTURES.
- EXISTING FLOOR DRAINS TO REMAIN.
- ROUTE 1" CW TO DECORATIVE FOUNTAIN SUPPLY. PROVIDE ISOLATION VALVE AT FOUNTAIN PUMP.
- PROVIDE 2" PVC DRAIN IN BOTTOM OF FOUNTAIN SUMP BASIN. STUB 2" DRAIN OUT FOR CONNECTION TO STORM PIPING. DRAIN SHALL BE EQUAL TO ZURN FD-2380. COORDINATE INSTALLATION WITH FOUNTAIN CONTRACTOR /DESIGNER. DRAIN SHALL BE INSTALLED UNOBSTRUCTED BY FOUNTAIN EQUIPMENT.
- INSTALL 2" BALL VALVE IN CAST IRON VALVE BOX FLUSH WITH GRADE.
- 2" OVERFLOW DRAIN - COORDINATE EXACT LOCATION AND HEIGHT WITH FOUNTAIN CONTRACTOR/DESIGNER.

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**ONE SEAGROVE PLACE POOL & BOARDWALK**  
4100 E County Hwy 30A  
Santa Rosa Beach, FL  
32459

**REVISIONS:**

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**PLUMBING NEW WORK PLAN**

PROJECT NUMBER: 24031  
DATED: Issue Date

**P-101**

**ISSUED FOR CONSTRUCTION**

**WATFORD ENGINEERING**  
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Kath A. Johnson, P.E.  
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Project Number: 2025-078  
Checked By: KAJ  
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