EAGLE SPRINGS GOLF COURSE
MAINTENANCE BUILDING
WALTON COUNTY FLORIDA

SYMBOL LEGEND

MATERIAL SYMBOLS

EARTH
GRANULAR FILL
CONCRETE
CONCRETE MASONRY UNIT
BRICK
FINISHED WOOD
ROUGH WOOD (CONTINUOUS)
ROUGH WOOD (NOT CONTINUOUS)
PLYWOOD
ACOUSTICAL OR CERAMIC TILE
GUSB/PLASTER/ STUCCO/GROUT
RIGID INSULATION
FIRE SAFING/ COMP FILLER
BATT INSULATION
LATH
BIT DAMPROOFING

GENERAL SYMBOLS

DETAIL NUMBER 4 / SHEET REFERENCE A5.1 — DETAIL — SCALE: 1"=1'-0" — DETAIL TITLE
SECTION NUMBER 8 / SHEET REFERENCE A5.1 — BUILDING SECTION
SECTION NUMBER 14 / SHEET REFERENCE A5.1 — SECTION CUTS
NAME NUMB — ROOM NAME / ROOM NUMBER
10 — DOOR MARK
10 — WINDOW MARK
123 — WALL TYPE MARK
15'-4" — FINISH FLOOR ELEVATION
A — INTERIOR ELEVATION
2 / A — COLUMN REFERENCE AND GRID LINES

ABBREVIATIONS

#	AT	FDN	FOUNDATION	OC	ON CENTER(S)
ACT	ACOUSTICAL TILE	FE	FIRE EXTINGUISHER	OD	OUTSIDE DIAMETER
AD	AREA DRAIN	FEC	FIRE EXTINGUISHER CABINET	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
AE	ARCHITECT-ENGINEER	FF	FINISHED FLOOR	OFCI	OWNER FURNISHED
AFF	ABOVE FINISHED FLOOR	FHC	FIRE HOSE CABINET	OFCI	OWNER INSTALLED
AHU	AIR HANDLING UNIT	FIN	FINISH(ED)	OFOR	OWNER FURNISHED CONTRACTOR ROUGH IN
APPROX	APPROXIMATE	FIXT	FIXTURE	OH	OVERHEAD
ARCH	ARCHITECT(URAL)	FL	FLOOR	OPP	OPPOSITE HAND
		FO	FACE OF	OPPH	OPPOSITE
BD	BOARD	FT	FOOT/FEET		
BIT	BITUMINUS	FTG	FOOTING	PL	PLATE
BLDG	BUILDING			PLAM	PLASTIC LAMINATE
BLK	BLOCK	GA	GAGE/GAUGE	PR	PAIR
BLKG	BLOCKING	GALV	GALVANIZED	PT	PRESSURE TREATED
BM	BEAM	GL	GLASS/GLAZING		
BOT	BOTTOM	GWB	GYPSUM WALL BOARD	QT	QUARRY TILE
BRG	BEARING	GYP	GYPSUM		
BRK	BRICK			R	RISER/RADIUS
BUR	BUILT UP ROOFING	HA	HANDICAP ACCESSIBLE	RD	ROOF DRAIN
		HDW	HARDWARE	REC	RECESSED
CEM PL	CEMENT PLASTER	HM	HOLLOW METAL	REINF	REINFORCED(ING)
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	HR	HOUR	REQ	REQUIRED
		HT	HEIGHT/HIGH	RESIL	RESILIENT
CHEM	CHEMICAL	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	REV	REVISE(D)(ION)
CJ	CONTROL JOINT/ CONSTRUCTION JOINT			RM	ROOM
CL	CENTER LINE	ID	INSIDE DIAMETER	RO	ROUGH OPENING
CLG	CEILING	IN	INCH		
CMU	CONCRETE MASONRY UNIT	INSUL	INSULATE(D)(ION)	S	SOUTH
COL	COLUMN	INT	INTERIOR	SC	SOLID CORE
CONC	CONCRETE			SECT	SECTION
CONF	CONFERENCE	JT	JOINT	SIM	SIMILAR
CONT	CONTINUE(OUS)			SPEC	SPECIFICATION(S)
CPT	CARPET(ED)	L	LENGTH	SQ	SQUARE
CT	CERAMIC TILE	LAV	LAVATORY	SS	STAINLESS STEEL
		LF	LINEAL FEET	STRUCT	STRUCTURAL
DEMO	DEMOLISH(TION)			SYS	SYSTEM
DET	DETAIL				
DF	DRINKING FOUNTAIN	MAX	MAXIMUM	T	TREAD
DIA	DIAMETER	MECH	MECHANICAL	THK	THICKNESS
DIM	DIMENSION	MET	METAL	TO	TOP OF
DIV	DIVISION	MFR	MANUFACTURER	TYP	TYPICAL
DN	DOWN	MIN	MINIMUM		
DR	DOOR	MISC	MISCELLANEOUS	UC	UNDERCUT
DWG	DRAWING(S)			UL	UNDERWRITERS LABORATORY
		N	NORTH	UON	UNLESS OTHERWISE NOTED
E	EAST,	NA	NOT APPLICABLE		
EA	EACH	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
EJ	EXPANSION JOINT	NO	NUMBER	VERT	VERTICAL
EL	ELEVATION	NOM	NOMINAL	VTR	VENT THRU ROOF
ELEC	ELECTRIC(AL)	NTS	NOT TO SCALE	VWC	VINYL WALL COVERING
ELEV	ELEVATOR				
EQ	EQUAL			W	WEST/WIDTH
EQUIP	EQUIPMENT			W/	WITH
EWC	ELECTRIC WATER COOLER			W/O	WITHOUT
EXIST	EXISTING			WPT	WORK POINT
EXP	EXPOSED				
EXT	EXTERIOR				

1. FIRE EXTINGUISHER NOTES:
   - 1.1. THE LOCATION, SIZE, AND CLASS OF FIRE EXTINGUISHERS SHALL BE DETERMINED PER NFPA REQUIREMENTS BY THE FIRE EXTINGUISHER SUPPLIER AND AS APPROVED BY THE FIRE MARSHALL / INSPECTOR.
   - 1.2. THE INSTALLATION OF THE PORTABLE FIRE EXTINGUISHERS SHALL BE PER A FIRE PROTECTION CONTRACTOR IN CONJUNCTION WITH THE GENERAL CONTRACTOR.
   - 1.3. SUBMIT FIRE EXTINGUISHER LAYOUT, SIZE, AND CLASS TO THE APPROPRIATE FIRE MARSHALL / INSPECTOR FOR REVIEW AND APPROVAL INDICATING THE FIRE EXTINGUISHER HAZARD CLASSIFICATIONS, SIZES, PLACEMENTS AND TRAVEL DISTANCES PRIOR TO INSTALLATION.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CODES REFERENCED IN THESE DOCUMENTS AND AS ADPOTED AND SUPPLEMENTED BY LOCAL REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL BUILDING PERMITS FROM THE LOCAL BUILDING DEPARTMENTS AS REQUIRED BY CITY/COUNTY REGULATIONS. FEES FOR SUCH PERMITS SHALL BE PAID BY THE CONTRACTOR AND A SET OF APPROVED DRAWINGS AND ORIGINAL PERMITS SHALL BE RETAINED ON SITE FOR THE DURATION OF THE PROJECT.

3. THE DESIGN INFORMATION SHOWN ON THE DRAWINGS PROVIDES OVERALL DIMENSIONAL PARAMETERS AND DESCRIBES ELEMENTS TO BE CONSTRUCTED. THE CONTRACTOR SHALL ADJUST DIMENSIONS AND DETAILS AS REQUIRED TO FIT EXISTING CONDITIONS. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ALL PROPOSED MODIFICATIONS.

4. NO CHANGES TO THE INFORMATION SHOWN ON THE DRAWINGS SHALL BE MADE WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER, AS APPICABLE.

5. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES ON THESE DOCUMENTS.

6. ALL EXTERIOR COMPONENTS SHALL HAVE FLORIDA APPROVAL NUMBERS.

7. EXTERIOR GLAZING SHALL BE IMPACT RATED. PROVIDE OPTIONAL PRICE FOR NON-IMPACT RATED.

8. EXTERIOR DOORS SHALL BE IMPACT RATED. PROVIDE OPTIONAL PRICE FOR NON-IMPACT RATED.

9. FIRE SPINKLER / FIRE ALARM IF REQUIRED SHALL BE DESIGNED BY OTHERS AS REQUIRED TO MEET FBC 2020, NFPA, & FLORIDA FIRE PREVENTION CODE.

OPTIONS FOR PRICING:

CONTRACTORS SHALL PROVIDE OPTIONAL PRICING AS FOLLOWS:

1. EXTERIOR METAL PANELS AS INDICATED ON ELEVATIONS
2. STORAGE AREA FLOOR FINISHES AS INDICATED ON FINSH SCHEDULE
3. STORAGE AREA - 8 FT HIGH METAL INTERIOR PANELS.

SHOP DRAWINGS

COPIES OF ALL SHOP DRAWINGS FOR STRUCTURAL OR LIFE SAFETY RELATED COMPONENTS SHALL BE SUBMITTED TO THE ARCHITECT & OWNER FOR APPROVAL.
THE CONTRACTOR SHALL SUBMIT DETAILED FABRICATION AND INSTALLATION DRAWINGS AND PRODUCT LITERATURE FOR THE FOLLOWING ITEMS. ARCHITECT REVIEW OF SHOP DRAWING IS FOR COMPLIANCE OF THE PRODUCT WITH THE DESIGN CONCEPTS DELINEATED IN THESE DOCUMENTS. THE CONTRACTOR AND/OR PRODUCT MANUFACTURER SHALL BE RESPONSIBLE FOR THE ACCURACY AND PERFORMANCE OF THE PRODUCT AND ITS COORDINATION WITH THE OTHER TRADES.

1. STRUCTURAL STEEL
2. METAL STUD FRAMING
3. ROOF TRUSSES, LVL, & PRE-ENGINEERED BEAMS
4. REINFORCING STEEL
5. CONCRETE DESIGN MIXES
6. WATERPROOF MEMBRANES
7. RAILINGS & HANDRAILS
8. ARCHITECTURAL PRE-CAST OR PRE-FORMED COLUMNS
9. APPLIED FOAM TRIM, WINDOW/DOOR HEADS, AND ARCHITECTURAL DETAILING
10. BATHROOM ACCESSORIES & MIRRORS
11. ALL FOOR, WALL , AND CEILING FINISHES
12. ALL CABINETRY
13. ELEVATORS
14. STAIRS AND HANDRAILS
15. ALL HEATING & VENTILATING EQUIPMENT
16. ELECTRICAL FIXTURES & EQUIPMENT
17. ALL PLUMBING FIXTURES
18. DOORS, WINDOWS, AND ALL HARDWARE
19. FIREPLACES
20. APPLIANCES

PERFORMANCE STANDARDS

ALL MATERIALS, PRODUCTS AND THEIR INSTALLAITON SHALL MEET THE PRODUCT APPROVAL OF AND BE INSTALLED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE FOLLOUING AGENCIES, AS APPICALBE

ASTM AMERCIAN SOCIETY OF TESTING MATERIALS
ACI - AMERICAN CONCRETE INSTITUE
AF&PA - AMERICAN FOREST & PAPER ASSOCIATION
AISC - AMERICAN INSITUTE OF STEEL CONSTRUCTION
AWI - AMERICAN WOODWORK INSTITUTE
AWPB - AMERICAN WOOD PERSERVATIVES BUREAU
ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
AAMA - ARCHITECTURAL ALUMINUM MANUFACTURERS ASSOCIATION
FBC - FLORIDA BUILDING CODE
GA - GYPSUM ASSOCIATION
LSC - LIFE SAFETY CODE
NER - NATIONAL EVALUATION SERVICE INC
NFPA - NATIONAL FIRE RPTOTECTION ASSOCIATION
NDW - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
SJI - STEEL JOIST INSTITUTE
TCA - TILE COUNCIL OF AMERICA
UL - UNERWRITERS LABORATORIES

NOTE:

ARCHITECT NOT RESPSONIBLE FOR ANY CIVIL WORK, SITE WORK, LANDSCAPE DESIGN, FIRE SUPPRESSION SYSTEMS, OR ANY OTHER WORK NOT SPECIFICALLY ADDRESSED BY THESE DOCUMENTS.
THIS PROJECT IS A PRE-FAB METAL BUILDING. COORDINATE ALL DIMENSIONS WITH METAL BUILDING SHOP DRAWINGS. PROVIDE FULL SHOP DRAWINGS SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.

PROVIDE FULL SHOP DRAWINGS WITH ALL LOADING AND REACTIONS TO STRUCTURAL ENGINEER FOR FOUNDATION DESIGN VERIFICATION PRIOR TO ANY CONSTRUCTION ACTIVITY.

BUILDING DESIGN DATA

APPLICABLE CODES

2020 FLORIDA BUILDING CODE, BUILDING, 7TH EDITION
2020 FLORIDA BUILDING CODE, ACCESSIBILITY, 7TH EDITION
2020 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 7TH EDITION
2020 FLORIDA BUILDING CODE, PLUMBING, 7TH EDITION
2020 FLORIDA BUILDING CODE, MECHANICAL, 7TH EDTION,
2020 FLORIDA BUILDNG CODE, FUEL GAS, 7TH EDITION
FLORIDA FIRE PREVENTION CODE
NATIONAL ELECTRICAL CODE 2017
NFPA 101 LIFE SAFETY CODE 2020 W/ AMENDMENTS
FLORIDA STATUTES
FLORIDA ADMINISTRATIVE CODE
REFER TO OTHER DRAWINGS FOR OTHER APPLICABLE CODES

PROJECT DATA

METAL BUILDING - EQUIPMENT STORAGE AND OFFICE SPACE
TOTAL SF = 9,600 SF

OCCUPANT LOADS:
BUSINESS OCCUPANCY = 1,920 SF / 150 SF / OCC = 13 OCC.
STORAGE S2 OCC. = 7,680 SF / 300 SF/OCC = 26 OCC
TOTAL OCCUPANT LOAD = 39 OCC.

FIRE SPRINKLER NOTE: BASED ON THE ALLOWABLE AREA FOR NON-SPRINKLERED S2 OCCUPANCY (13,500 SF ALLOWED), A FIRE SPRINKLER SYSTEM IS NOT REQUIRED. HOWEVER, THE AHJ, AUTHORITY HAVING JURISDICTION, MAY REQUIRE A FIRE SPRINKLER SYSTEM/ALARM BASED ON THE ACTUAL STORAGE MATERIALS AND EQUIPMENT THAT THE OWNER PLACES IN THE STORAGE AREA. CONTRACTOR SHALL COORDINATE FIRE SPRINKLER REQUIREMENTS W/ THE OWNER AND AHJ. IF A FIRE SPRINKLER/ALARM IS REQUIRED, IT SHALL BE DESIGNED BY OTHERS AND SHALL MEET THE REQUIREMENTS OF FBC 2020, NFPA CODES, AND THE FLORIDA FIRE PREVENTION CODE.

INDEX OF DRAWINGS

MAIN BUILDING

STRUCTURAL DRAWINGS

MECHANICAL / PLUMBING

ELECTRICAL ENGINEERING

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ELECTRICAL ENGINEER
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OWNER REVIEW
05.17.23

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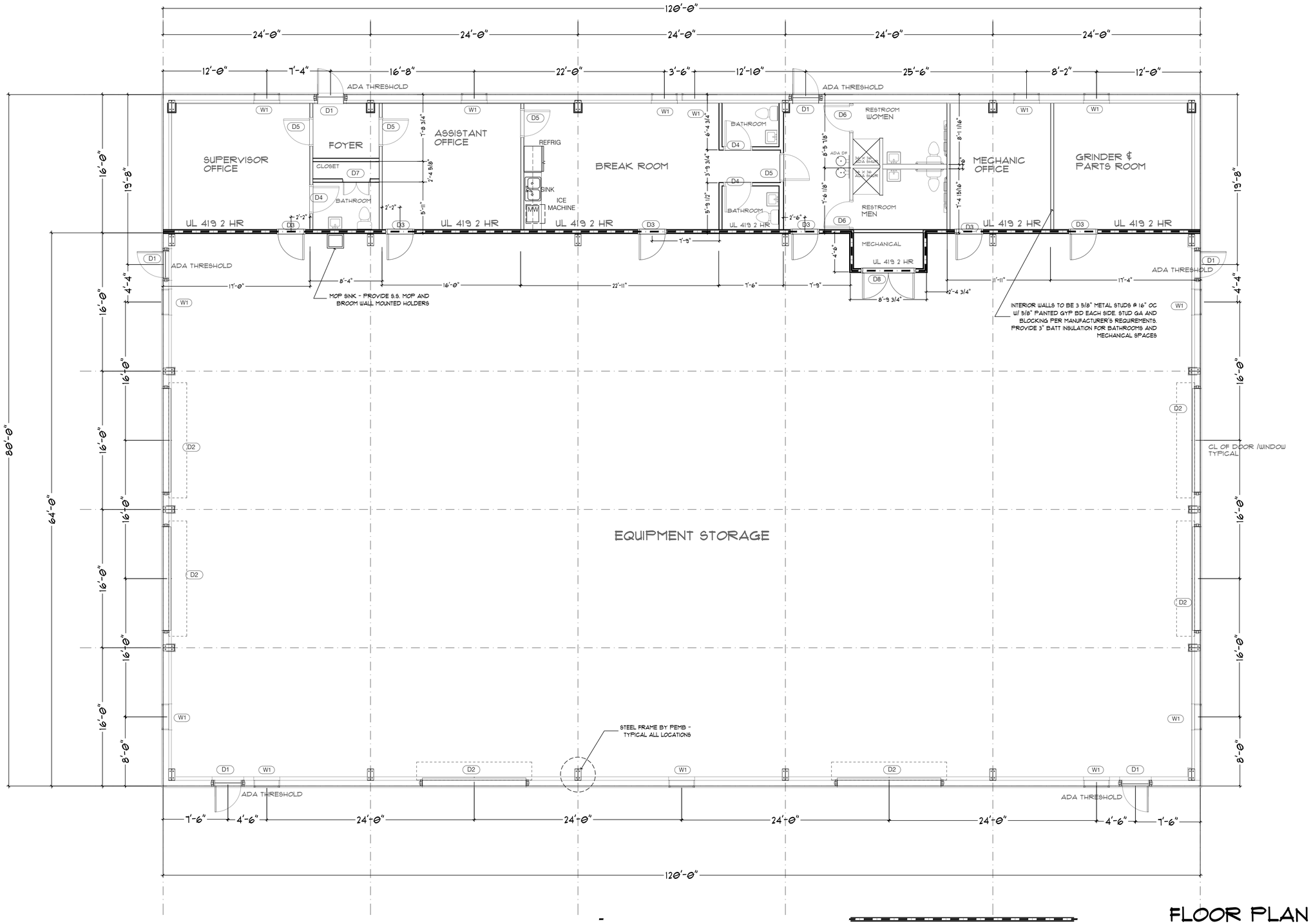
PROJECT #

EAGLE SPRINGS GOLF COURSE
MAINTENANCE BUILDING
WALTON COUNTY, FLORIDA

STATE OF FLORIDA
RUSSELL A JOHNSON
AR0012593
REGISTERED ARCHITECT

A - 100



INDICATES 2 HR WALL ASSEMBLY
UL 419 OR APPROVED EQUAL

FLOOR PLAN

SCALE: 3/16" = 1'-0"

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DATE
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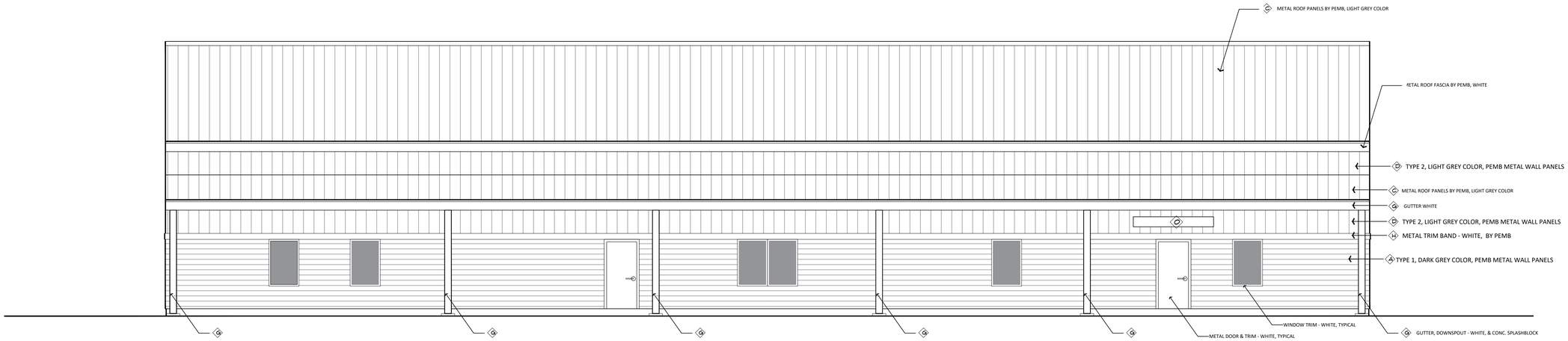
NO. DATE

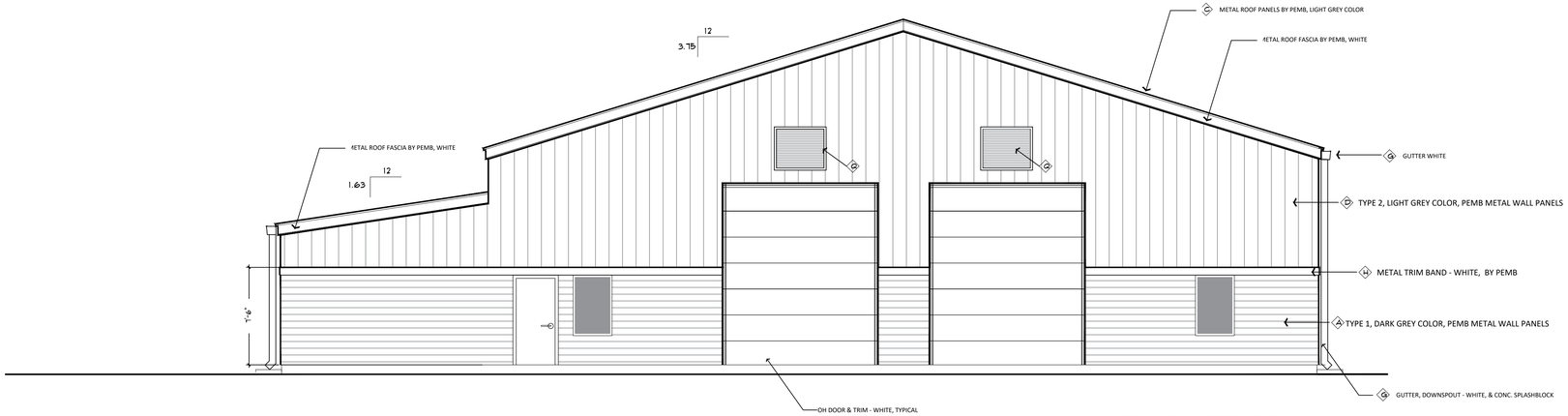
PROJECT #

EAGLE SPRINGS GOLF COURSE
MAINTENANCE BUILDING
WALTON COUNTY, FLORIDA

A - 101



FRONT ELEVATION



RIGHT SIDE ELEVATION

LEGEND

- A — TYPE 1, COLOR 1, PEMB METAL WALL PANELS
- B — STEEL PEMB FRAME
- C — METAL ROOF PANELS BY PEMB
- D — TYPE 2, COLOR 2, PEMB METAL WALL PANELS
- E — PEMB Z-GIRTS
- F — WALL INSULATION W/ VAPOR RETARDER - IN COMPLIANCE W/ FBC ENERGY CODE -
- G — GUTTER, DOWNSPOUT, & CONC. SPLASHBLOCK
- H — METAL TRIM BAND / FLASHING BY PEMB
- I — ROOF INSULATION W/ VAPOR RETARDER - IN COMPLIANCE W/ FBC ENERGY CODE -
- J — INTERIOR FINISH - COORDINATE W/ OWNER
  8 FT H METAL PANELS BY PEMB IN STORAGE AREA
  5/8" PAINTED GYP BOARD OTHER SPACES
  4" VINYL BASE ALL SPACES - EXCEPT STORAGE AREA
  VINYL FLOOR TILE ALL SPACES EXCEPT STORAGE AREA
- K — CEILING - 5/8" TYPE X PAINTED GYP BD, COORDINATE W/ OWNER ON 6" 18 GA CEILING JOISTS @ 16" OC.
  TYPICAL ALL SPACES EXCEPT MAIN STORAGE AREA
- L — CONCRETE FOUNDATION - REFER TO STRUCTURAL
- M — 3-5/8" METAL STUDS (6" @ PLUMBING WALLS IF REQUIRED) @ 16" OC W/ 5/8" TYPE X PAINTED GYP BD
  METAL STUD GAUGE, BRACING, ETC SHALL BE PER SIGNED AND SEALED SHOP DRAWINGS FROM THE METAL STUD MANUFACTURER
  PROVIDE 3.5" BATT INSULATION ALL INTERIOR WALLS THAT ABUTT THE MAIN STORAGE AREA AND ALL MECHANICAL AND BATHROOMS.
  PROVIDE 2 HOUR WALL ASSEMBLY WHERE INDICATED ON PLAN
- N — CONCRETE FLOOR SLAB - REFER TO STRUCTURAL, PROVIDE VAPOR BARRIER
- O — BUILDING SIGNAGE PER OWNER'S SPECIFICATIONS
  12" H X 8 ' L ALUM BACKING W/ 8" H ALUM LETTERS
- P — PROVIDE UL APPROVED FIRE CAULKING SYSTEM MATCHING FIRE RATING OF WALL @ STEEL BEAM PENETRATIONS
- Q — LOUVERS - COORDINATE W/ MECHANICAL DRAWINGS
- R — PROVIDE UL APPROVED 2HR ASSEMBLY UL I 506 OR APPROVED EQUAL (2) LAYERS 5/8" TYPE ULIX GYP BD, LOOSELY LAID ON TOP OF MIN 6" D STEEL JOISTS @16" OC AND (3) LAYERS TYPE ULIX GYP BD ATTACHED TO THE BOTTOM OF THE STEEL CEILING JOISTS.

EXTERIOR METAL WALL PANELS

NOTE: PROVIDE OWNER WITH AN OPTIONAL PRICE TO REPLACE TYPE 1 PEMB WALL PANEL WITH A CONTINUATION OF TYPE 2 PEMB WALL PANEL AND DELETE TRIM BAND H

FINISH SCHEDULE

INTERIOR WALLS -
OFFICES / BREAK ROOMS / RESTROOMS ETC. PAINTED GYP BD, PRIME COAT, (2) COATS OF FINISH, COLOR PER OWNER, EPOXY PAINT IN RESTROOMS, MECH SPACES, AND SURFACES EXPOSED TO STORAGE AREA

STORAGE AREA - 8 FT HIGH METAL PANELS BY PEMB MANUFACTURER - OPTIONAL PRICE TO DELETE FOR OWNER COORDINATION
EXPOSED METAL FRAMES TO BE PAINTED AFTER REMOVING ALL RUST - USE PRIMER AND PAINT DESIGNED FOR METAL - SUBMIT PAINT TO OWNER FOR APPROVAL

INTERIOR DOOR FRAMES TO RECEIVE TNEMEC "GRAY COURT" #GR22.

CEILINGS - PAINTED GYP BD, 1 COAT PRIMER 2 COATS FINISH (EXCEPT STORAGE AREA)

STORAGE AREA FLOORS - PROVIDE OPTIONAL PRICES FOR:
1. SEALED CONCRETE W/ A NON-SLIP FINISH
2. PRIME COAT TNEMEC 201 PRIMER - 6-8 MILS
   SECOND COAT TNEMEC 281 COAT - 8-12 MILS
   TOP COAT TNEMEC 248 TOP COAT - 2-3 MILS

APPROVED EQUALS ARE ACCEPTABLE, COORDINATE WITH OWNER

FLOORING - (OFFICES, BREAK ROOM, BATHROOMS, HALLWAY, ETC) VINYL COMPOSITION TILE EQUAL TO AZROCK V783
BASE - EQUAL TO MERCER #207 4" VINYL
NOTE: FINISHES SHALL BE COORDINATED WITH OWNER PRIOR TO PURCHASING AND CONSTRUCTION. SUBMIT SAMPLES FOR OWNER APPROVAL.

NOTE: PROVIDE 3" SOUND BATT IN BATHROOM AND MECHANICAL ROOM WALLS.

ROOM FINISH NOTES:

1. ALL FLOOR FINISHES SHALL BE IN COMPLIANCE W/ FBC ACCESSIBILITY CHAPTER 3. EXPOSED / POLISHED CONCRETE SHALL HAVE SLIP-RESISTANT FINISHES IN COMPLIANCE W/ FBC ACCESSIBILITY AND THE CONCRETE POLISHING COUNCIL. ALL FLOORING SHALL MEET OR EXCEED THE FLOOR DYNAMIC COEFFICIENT OF FRICTION (DCOF) AS PER ACCESSIBILITY CODES FOR NON-SLIP / SLIP RESISTANT STANDARDS.

2. ALL GYP BD SHALL BE 5/8" MIN. THICKNESS. ALL EXPOSED GYP BD SHALL BE PAINTED. MOISTURE RESISTANT GYP BD SHALL BE "PROROC" BY CERTAINEED OR APPROVED EQUAL FOR ALL MOISTURE RESISTANT CEILINGS, PROVIDE 2 X BLOCKING @ 12" OC E.W.

3. INTERIOR WALLS AND CEILINGS IN THE RESTROOMS SHALL BE PAINTED AS FOLLOWS:
   3.1 PRIMER: TNEMEC SERIES 151 ELASTO-GRIP FC APPLIED @ 1.0 MIL DRY FILM THICKNESS
   INTERMEDIATE: TNEMEC SERIES 113 TNEME-TUFCOAT APPLIED @ 4.0-6.0 MIL DRY FILM THICKNESS
   FINISH: TNEMEC SERIES 113 TNEME-TUFCOAT APPLIED @ 4.0-6.0 MIL DRY FILM THICKNESS

4. CHANGES IN LEVEL: ALL FLOOR CHANGES IN LEVEL SHALL MEET FBC 2010 ACCESSIBILITY CODE. VERTICAL CHANGES IN LEVEL BETWEEN 1/4" HIGH MAX ARE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH AND 1/2" HIGH MAX SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED AND SHALL COMPLY W/ SECTIONS 405 & 406.

WINDOW SCHEDULE

CODE	DESCRIPTION
W1	3'-4" W X 4'-8" H IMPACT RATED WINDOW

NOTE: THE BASIS OF DESIGN FOR THE WINDOWS SHALL BE "KAWNEER" NX3800, W/ THERMAL BREAK, ARGON GAS, SOLAR BAN 70, AND AN .09 INNER LAYER. THE FRAME SHALL ALUMINUM - FRAME COLOR AS SELECTED BY OWNER FROM MANUFACTURER'S STANDARD COLORS. APPROVED EQUALS ARE ACCEPTED IF APPROVED BY OWNER DURING BIDDING.
NOTE: PROVIDE OPTION PRICE FOR NON IMPACT RATING FOR EXTERIOR DOORS & WINDOWS.

DOOR SCHEDULE

SYMBOL	TYPE	SIZE	DESCRIPTION	REMARKS
D1	EXTERIOR DOOR	3-0 W, 6-8 H	PAINTED GALV STEEL, HM FRAME MINERAL FIBER INSULATION	IMPACT RATED W/ CLOSERS & ADA COMPLIANT LOCKSETS/HANDLES KEYED ON THE EXTERIOR SIDE W/ PRIVACY TURN BUTTON ON INTERIOR SIDE
D2	OH DOOR - ELECTRIC	12-0 W, 14-0 H	PAINTED GALV STEEL, HM FRAME	IMPACT RATED
D3	PERSONEL DOOR, INTERIOR	3-0 W, 6-8 H	PAINTED METAL, HM FRAME MINERAL FIBER INSULATION	1.5 HOUR FIRE RATED UL ASSEMBLY W/ CLOSERS & ADA COMPLIANT LOCKSETS/HANDLES, SMOKE GASKET, DOOR SWEEP KEYED ON THE EXTERIOR SIDE W/ PRIVACY TURN BUTTON ON INTERIOR SIDE
D4	BATHROOM DOOR	3-0 W, 6-8 H	PAINTED METAL, HM FRAME	W/ CLOSERS & ADA COMPLIANT LOCKSETS/HANDLES PRIVACY PUSH BUTTONS, INSIDE PUSH BUTTON LOCKS OUTSIDE LEVER PROVIDE COAT HOOK
D5	OFFICE DOOR, INTERIOR	3-0 W, 6-8 H	PAINTED METAL, HM FRAME	W/ CLOSERS & ADA COMPLIANT LOCKSETS/HANDLES, SMOKE GASKET, DOOR SWEEP KEYED ON THE EXTERIOR SIDE W/ PRIVACY TURN BUTTON ON INTERIOR SIDE
D6	RESTROOM DOOR	3-0 W, 6-8 H	PAINTED METAL, HM FRAME	W/ CLOSERS & ADA COMPLIANT LOCKSETS/HANDLES PROVIDE COAT HOOK PRIVACY PUSH BUTTON ON INSIDE, INSIDE BUTTON LOCKS OUTSIDE LEVER. TURNING INSIDE LEVER RELEASES INSIDE BUTTON AND UNLOCKS LOCKSET.
D7	CLOSET DOOR	(2)1-6 W, 6-8 H	PAINTED WOOD, WD FRAME	W/ CLOSERS & ADA COMPLIANT LOCKSETS/HANDLES
D8	MECH CLOSET	(2) 3-0 W, 6-8 H	PAINTED METAL, HM FRAME MINERAL FIBER INSULATION	1.5 HOUR FIRE RATED UL ASSEMBLY W/ CLOSERS & ADA COMPLIANT LOCKSETS/HANDLES, SMOKE GASKET, DOOR SWEEP KEYED ON THE EXTERIOR SIDE W/ PRIVACY TURN BUTTON ON INTERIOR SIDE

NOTE: PROVIDE OPTION PRICE FOR NON - IMPACT RATING FOR EXTERIOR DOORS & WINDOWS.

ELEVATIONS

SCALE: 3/16" = 1'-0"

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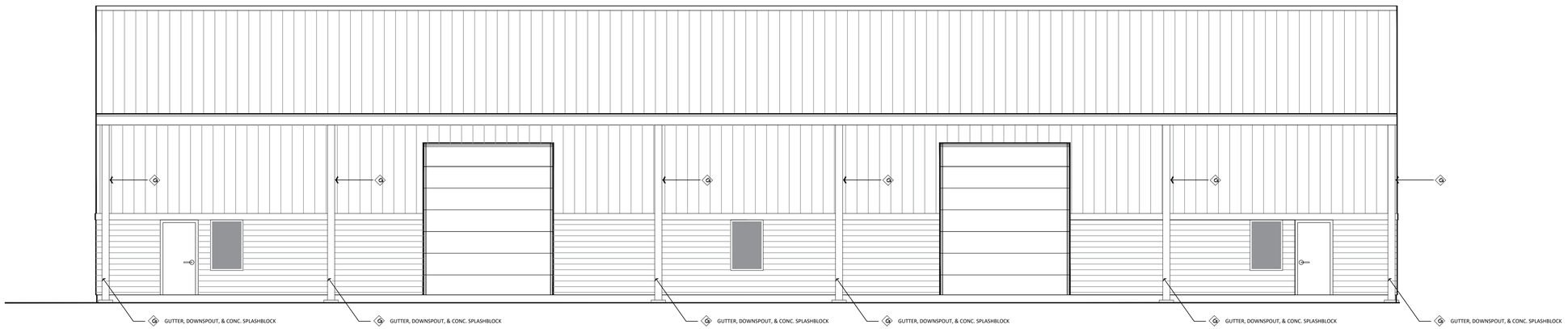
DATE
DRAWN | REVIEWED

REVISIONS
NO. | DATE

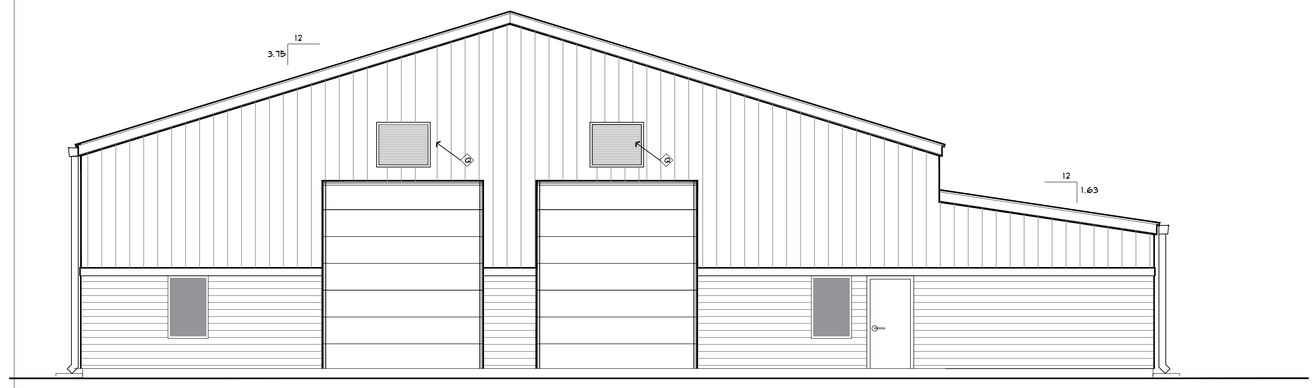
PROJECT #

EAGLE SPRINGS GOLF COURSE
MAINTENANCE BUILDING
WALTON COUNTY, FLORIDA

A - 102



REAR ELEVATION



LEFT SIDE ELEVATION

INSULATION SYSTEM

1. INSULATION SYSTEM SHALL BE "SIMPLE SAVER SYSTEM" W/ OSHA COMPLIANT FALL PROTECTION OR APPROVED EQUAL
2. INSULATION SHALL BE IN COMPLIANCE W/ FBC 2020 ENERGY CODE FOR METAL BUILDING, CLIMATE ZONE 2, ALL OTHER CATEGORY.

CLIMATE ZONE	1		2		
	All other	Group R	All other	Group R	All
Insulation entirely above roof deck	R-20ci	R-25ci	R-25ci	R-25ci	R
Metal building[a, b]	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R11 LS	R-19 + R-11 LS	R R-
Attic and other	R-38	R-38	R-38	R-38	F
Mass	R-5.7ci[c]	R-5.7ci[c]	R-5.7ci[c]	R-7.6ci	R-
Metal building	R-13+ R-6.5ci	R-13 + R-6.5ci	R13 + R-6.5ci	R-13 + R-13ci	R R-
Metal framed	R-13 + R-5ci	R-13 + R-5ci	R-13 + R-5ci	R-13 + R-7.5ci	R R-
Wood framed and other	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R R-3 F
Below-grade wall[d]	NR	NR	NR	NR	
Mass[e]	NR	NR	R-6.3ci	R-8.3ci	R
Joist/framing	NR	NR	R-30	R-30	F
Unheated slabs	NR	NR	NR	NR	
Heated slabs[f]	R-7.5 for 12" below	R-7.5 for 12" below	R-7.5 for 12" below	R-7.5 for 12" below	R- 24"
Nonswinging	R-4.75	R-4.75	R-4.75	R-4.75	R

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 4.88 kg/m^2, 1 pound per cubic foot = 16 kg/m^3.

ci = Continuous insulation, NR = No requirement, LS = Liner system.

a. Assembly descriptions can be found in ANSI/ASHRAE/IESNA Appendix A.
b. Where using *R*-value compliance method, a thermal spacer block shall be provided, otherwise use the *U*-factor compliance method in Table C402.1.4.
c. R-5.7ci is allowed to be substituted with concrete block walls complying with ASTM C90, ungrouted or partially grouted at 32 inches or less on center v
d. Where heated slabs are below-grade, below-grade walls shall comply with the exterior insulation requirements for heated slabs.

LEGEND

- A — TYPE 1, COLOR 1, PEMB METAL WALL PANELS
- B — STEEL PEMB FRAME
- C — METAL ROOF PANELS BY PEMB
- D — TYPE 2, COLOR 2, PEMB METAL WALL PANELS
- E — PEMB Z-GIRTS
- F — WALL INSULATION W/ VAPOR RETARDER - IN COMPLIANCE W/ FBC ENERGY CODE -
- G — GUTTER, DOWNSPOUT, & CONC. SPLASHBLOCK
- H — METAL TRIM BAND / FLASHING BY PEMB
- I — ROOF INSULATION W/ VAPOR RETARDER - IN COMPLIANCE W/ FBC ENERGY CODE -
- J — INTERIOR FINISH - COORDINATE W/ OWNER
  8 FT H METAL PANELS BY PEMB IN STORAGE AREA
  5/8" PAINTED GYP BOARD OTHER SPACES
  4" VINYL BASE ALL SPACES - EXCEPT STORAGE AREA
  VINYL FLOOR TILE ALL SPACES EXCEPT STORAGE AREA
- K — CEILING - 5/8" TYPE X PAINTED GYP BD, COORDINATE W/ OWNER ON 6" 18 GA CEILING JOISTS @ 16" OC.
  TYPICAL ALL SPACES EXCEPT MAIN STORAGE AREA
- L — CONCRETE FOUNDATION - REFER TO STRUCTURAL
- M — 3-5/8" METAL STUDS (6" @ PLUMBING WALLS IF REQUIRED) @ 16" OC W/ 5/8" TYPE X PAINTED GYP BD
  METAL STUD GAUGE, BRACING, ETC SHALL BE PER SIGNED AND SEALED SHOP DRAWINGS FROM THE METAL STUD MANUFACTURER
  PROVIDE 3.5" BATT INSULATION ALL INTERIOR WALLS THAT ABUTT THE MAIN STORAGE AREA AND ALL MECHANICAL AND BATHROOMS.
  PROVIDE 2 HOUR WALL ASSEMBLY WHERE INDICATED ON PLAN
- N — CONCRETE FLOOR SLAB - REFER TO STRUCTURAL, PROVIDE VAPOR BARRIER
- O — BUILDING SIGNAGE PER OWNER'S SPECIFICATIONS
- P — PROVIDE UL APPROVED FIRE CAULKING SYSTEM MATCHING FIRE RATING OF WALL @ STEEL BEAM PENETRATIONS
- Q — LOUVERS - COORDINATE W/ MECHANICAL DRAWINGS
- R — PROVIDE UL APPROVED 2HR ASSEMBLY UL I 506 OR APPROVED EQUAL (2) LAYERS 5/8" TYPE ULIX GYP BD, LOOSELY LAID ON TOP OF MIN 6" D STEEL JOISTS @16" OC AND (3) LAYERS TYPE ULIX GYP BD ATTACHED TO THE BOTTOM OF THE STEEL CEILING JOISTS.

EXTERIOR METAL WALL PANELS

NOTE: PROVIDE OWNER WITH AN OPTIONAL PRICE TO REPLACE TYPE 1 PEMB WALL PANEL WITH A CONTINUATION OF TYPE 2 PEMB WALL PANEL AND DELETE TRIM BAND H

ELEVATIONS

SCALE: 3/16" = 1'-0"

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ARCHITECTURE
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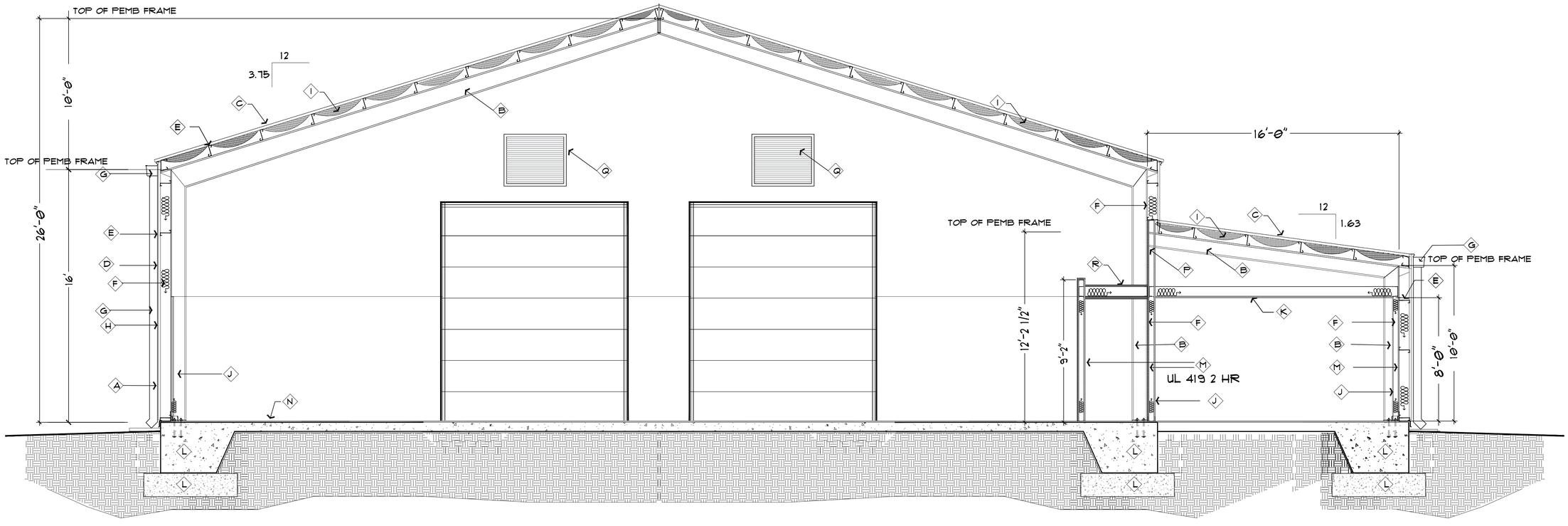
DATE
DRAWN | REVIEWED
REVISIONS
NO. DATE

PROJECT #

EAGLE SPRINGS GOLF COURSE
MAINTENANCE BUILDING
WALTON COUNTY, FLORIDA

A - 103



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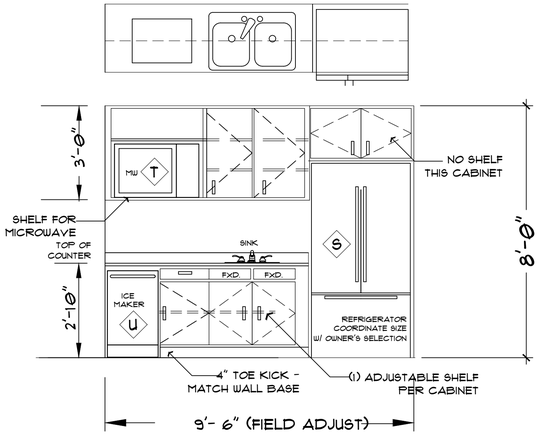
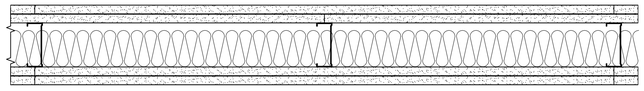
APPLIANCE SCHEDULE:
COORDINATE W/ OWNER FOR FINAL SELECTIONS.
APPROVED EQUALS ARE ACCEPTABLE

- S — GE 27.8 cu ft FRENCH DOOR REFRIGERATOR w/ Ice Maker
  Stainless Steel
  Model #PFE28KYNFS
- T — GE Profile 2.2 cu. ft. Countertop Sensor MICROWAVE OVEN
  Stainless Steel
  Model # PES7227SLSS
- U — EDGESTAR IB250SS 15" wide 20 lb Built-In ICE MAKER
  Stainless Steel
  Model # IB250SS



BREAK ROOM CABINET ELEVATIONS
SCALE: NTS

NOTE:
1. COORDINATE CABINET DESIGN WITH OWNER - SUBMIT SHOP DRAWINGS FOR OWNER APPROVALS PRIOR TO PURCHASE / CONSTRUCTION OF CABINETS.
2. CABINETS TO BE PLASTIC LAMINATE OVER 3/4" PLYWOOD.
3. HARDWARE TO BE STAINLESS STEEL, COMMERCIAL GRADE



DEMISING WALL - U419 OR APPROVED EQUAL

1. 3 5/8 " METAL STUDS - @ 16" OC - GAUGE AND BLOCKING PER MANUFACTURER'S REQUIREMENTS - 25 GA MIN.
2. (2) LAYERS OF 5/8 " SHEETROCK FIRECODE CORE PANELS EACH SIDE OF WALL - PROVIDE R19 INSULATION.
3. PROVIDE UL APPROVED FIRE RATED ASSEMBLY AT ALL VOIDS & PENETRATIONS

BUILDING SECTION
NTS

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EAGLE SPRINGS GOLF COURSE
MAINTENANCE BUILDING
WALTON COUNTY, FLORIDA

A - 104

BATHROOM ACCESSORY PRODUCT SELECTION SCHEDULE

NOTE: Specified products listed are for design intent/quality control, approved equals are accepted as approved by owner. Submit complete shop drawings and specs for owner review and approval.

COAT HOOK Bobrick B-6707 satin finished stainless steel finished single utility/coat hook.

GB; Bobrick B-6806.99 series peened satin stainless steel finished grab bars for accessible toilet size 42" L side wall, 36" L back wall

Mirror - Bobrick B-292 1830 seried welded satin stainless steel finish framed mirror with 5" shelf, 18" x 30".

PTC; Bobrick B-262 classic series satin stainless steel finished surface mounted paper towel cabinet for folded paper.

SDISP, Bobrick B-2111 classic series surface mounted soap dispensers with satin stainless steel finish.

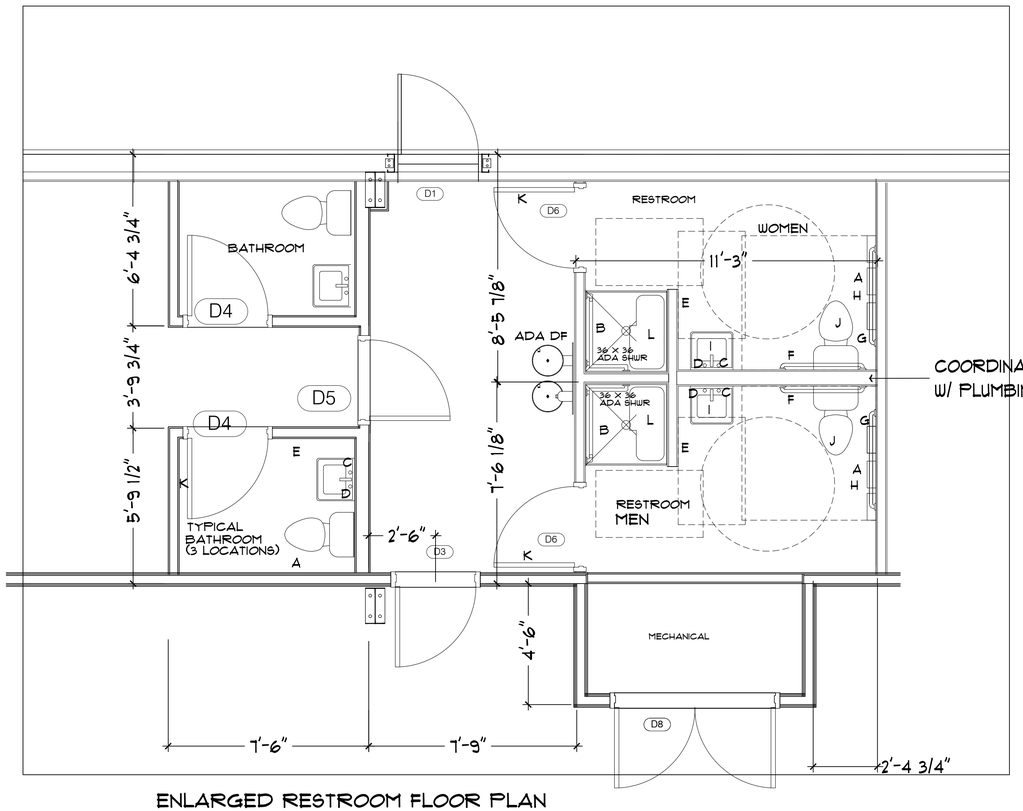
TPH; Bobrick B-6867 classic series surface mounted satin stainless steel finish two roll toilet paper holder.

ADA COMPLIANT LAV (exposed piping shall be insulated per ada requirements)

ADA COMPLIANT WATER CLOSET -

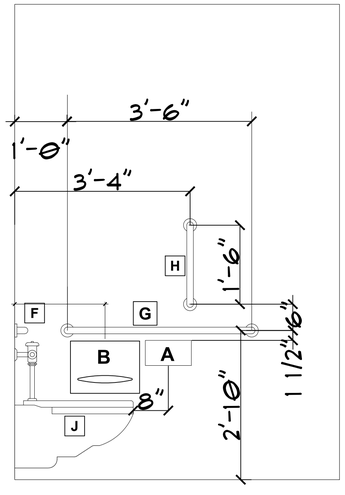
ADA COMPLIANT WALL MOUNTED URINAL - kohler Steward Hybrid K-5244-ET-0 or owner approved equal

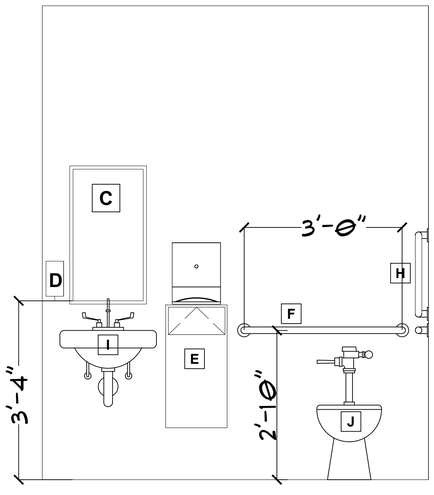
Bobrick B 2260 satin stainless steel floor standing waste receptacle



ENLARGED RESTROOM FLOOR PLAN

3/8" = 1'-0"





TOILET ACCESSORIES

A TOILET TISSUE DISPENSER

B ADA SHWR GRAB BARS

C ADA MIRROR

D SOAP DISPENSER

E PAPER TOWEL DISPENSER & WASTE RECEPTACLE

F 36" ADA GRAB BAR

G 42" ADA GRAB BAR

H 18" VERTICAL ADA GRAB BAR

I ADA LAVATORY

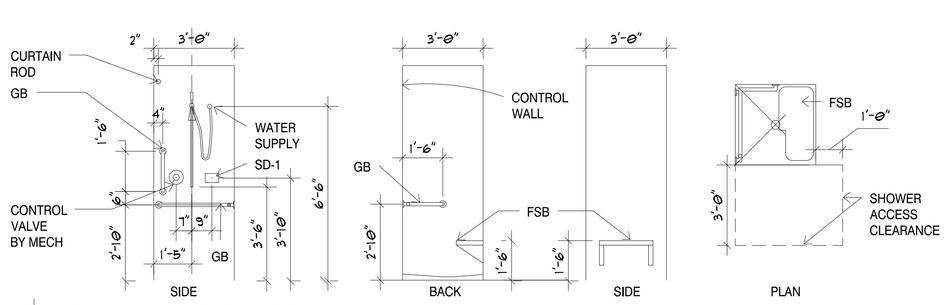
J ADA WC

K COAT HOOK, S.S.

L ADA FOLDING SEAT

NOTES:

1. COORDINATE TOILET ACCESSORIES WITH OWNER. SUBMIT FULL SHOP DRAWINGS / CUT SHEETS FOR OWNER APPROVAL DURING BIDDING.
2. COORDINATE MOUNTING HEIGHTS OF ACCESSORIES WITH MANUFACTURER'S DATA FOR ADA COMPLIANCE.



ACCESSIBLE SHOWER - TRANSFER TYPE SHOWER WITH SEAT

1. 36" X 36" CLEAR ACCESSIBLE TRANSFER TYPE SHOWER. DIMENSIONS ARE ABSOLUTE CLEAR INSIDE INCLUDING FINISHES.
2. PROVIDE HAND HELD SHOWER WITH SLIDE BAR, ADJUSTABLE MECHANISE AND BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING OR TWISTING OF THE WRIST. MAX. 5 LB FORCE TO OPERATE.
3. GB BLKG TO BE DESIGNED FOR 250 LB LAT. AND DEAD LOADS.
4. HAND HELD SHOWER MUST HAVE A NON-POSITIVE SHUT OFF AND A HOSE THAT IS 59" LONG MIN.

BATHROOM - MOUNTING HEIGHTS

RUSSELL JOHNSON ARCHITECT PL
ARCHITECTURE
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DATE
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EAGLE SPRINGS GOLF COURSE
MAINTENANCE BUILDING
WALTON COUNTY, FLORIDA

A - 105

STRUCTURAL GENERAL NOTES

ABBREVIATIONS

AB	ANCHOR BOLT
ADDL	ADDITIONAL
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECTURAL or ARCHITECT
B/	BOTTOM OF
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOS	BOTTOM OF STEEL
BRG	BEARING
B/S	BOTTOM SIDE
BTM or (B)	BOTTOM, "BOT" SIM
BTW	BETWEEN
CB	CARRIAGE BOLT
CFS	COLD FORMED STEEL
CIP	CAST IN PLACE
CJ.	CONTROL JOINT
CL or (℄)	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUE or CONTINUOUS
CSJ	CONSTRUCTION JOINT
CTR	CENTERED, "CNTR'd" SIM
DET	DETAIL
DBL	DOUBLE
DIA or (ø)	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIR	DIRECTION
D.L.	DEAD LOAD
DN	DOWN
DWG	DRAWING
DWL	DOWEL
EA	EACH
E.E.	EACH END
E.F.	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION
EMBED	EMBEDDED or EMBEDMENT
EOS	EDGE OF SLAB
E.G.	EXISTING GRADE
E.S.	EACH SIDE
EQ	EQUAL
E.W.	EACH WAY
EX	EXISTING
EXPB	EXPANSION BOLT
EXT	EXTERIOR
F.F.	FAR FACE
FFE	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE
FIN	FINISH
FL	FLOOR
FLG	FLANGE
FND	FOUNDATION
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FULL PENETRATION
F/S	FAR SIDE
FT	FOOT OR FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GDR	GIRDER
GP	GUSSET PLATE
HAS	HEADED ANCHOR STUD
HD	HOLDOWN
HDG	HOT DIP GALVANIZED
HDR	HEADER
HK	HOOK
HORIZ	HORIZONTAL
HSB	HIGH STRENGTH BOLT
H.S.S.	HEADED SHEAR or "NELSON" STUD
HSS	HOLLOW STL SECTION or TUBE
I.F.	INSIDE FACE
IN	INCH OR INCHES
INT.	INTERIOR
INV	INVERT
JST	JOIST
JT	JOINT
K	KIP (1,000 POUNDS)
LB	POUNDS
L.E.	LEFT END
LL	LIVE LOAD
LLD	LONG LEG DOWN
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LVL	LAMINATED VENEER LUMBER
LWC	LIGHT WEIGHT CONCRETE
MAS	MASONRY
MAX	MAXIMUM
MB	MACHINE BOLT
MFGR	MANUFACTURER
MID or (M)	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
M.R.D.	METAL ROOF DECK
MTL	METAL
MTRL	MATERIAL
N.F.	NEAR FACE
NOM	NOMINAL
NO.	NUMBER OR #
N/S	NEAR SIDE
NS	NON-SHRINK
N.T.S.	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
O.C.	ON CENTER, "C.C." SIM
O.D.	OVERALL DIM. "O/O" SIM
O.F.	OUTSIDE FACE
OPP	OPPOSITE
OVS	OVERSIZED
PCC	PRECAST CONCRETE
PEN	PENETRATION
PERP	PERPENDICULAR
P.L.	POINT LOAD
PL.	PLATE
PSL	PARALLEL STRAND LUMBER
PT	POINT
P.T.	PRESSURE TREATED or POST-TENSION
P.U.	RIGHT END
REINF	REINFORCING
REF	REFERENCE
RET	RETURN
REQ	REQUIRED
R.L.L.	ROOF LIVE LOAD
R.O.	ROUGH OPENING
SC	SLIP CRITICAL
SCHED	SCHEDULE
S.D.N.	STRUCTURAL DESIGN NOTES
SIM	SIMILAR
SOG	SLAB ON GRADE
S.E.	STUD PACK
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL, "S.S." SIM
STAG	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STR	STRUCTURAL, "STRUCT" SIMILAR
S.W.	SHEAR WALL
SYM	SYMMETRICAL
T or (T)	TOP
T&B	TOP AND BOTTOM
T&S	TEMPERATURE & SHRINKAGE REINF.
T/	TOP OF
T/S	TOP SIDE
TDR	THREADED ROD
TEMP.	"T&S" FOR REINF, ELSE TEMPORARY
THK	THICK OR THICKNESS
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE, "U.N.O." SIM
UWA	UNDER WALL ABOVE, "U.W.A." SIM
VERT	VERTICAL
W/	WITH
WF	WIDE FLANGE
WP	WORKING POINT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

1. GENERAL NOTES:

1.1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR OPENINGS, DEPRESSIONS, EQUIPMENT WEIGHTS AND LOCATIONS, EMBEDDED ITEMS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

1.2. DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

1.3. NO STRUCTURAL MEMBER OR COMPONENT SHALL BE CUT, NOTCHED, OR OTHERWISE ALTERED UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED BY THE ENGINEER OF RECORD FOR REVIEW OF ANY SUCH DEVIATIONS.

1.4. DO NOT SCALE DRAWINGS.

1.5. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, AND TIEDOWNS.

1.6. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

1.7. THE GENERAL CONTRACTOR SHALL COMPARE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN EACH SET OF DRAWINGS AND WITHIN EACH SET OF DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD PRIOR TO THE FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS.

1.8. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCE AND SAFETY. THE ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

1.9. THE REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE STRUCTURAL ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR MEANS, METHOD, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

1.10. PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF ATLAS ENGINEERING AND CONSULTING, LLC IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN GENERAL ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHALL NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK.

1.11. ALL STRUCTURES REQUIRE PERIODIC MAINTENANCE TO EXCEED LIFE SPAN AND TO ENSURE STRUCTURAL INTEGRITY FROM EXPOSURE TO THE ENVIRONMENT. A PLANNED PROGRAM OF MAINTENANCE SHALL BE ESTABLISHED BY THE OWNER. THIS PROGRAM SHALL INCLUDE ITEMS SUCH AS, BUT NOT LIMITED TO, PAINTING OF STRUCTURAL STEEL, PROTECTIVE COATINGS FOR CONCRETE, SEALANTS, CAULKED JOINTS, EXPANSION JOINTS, CONTROL JOINTS, SPALLS AND CRACKS IN CONCRETE, AND PRESSURE WASHING OF EXPOSED STRUCTURAL ELEMENTS EXPOSED TO SALT ENVIRONMENT OR OTHER HARSH CHEMICALS.

1.12. STRUCTURAL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR THE DESIGN OF STEEL STAIRS, HANDRAILS, CURTAIN WALL/WINDOW WALL SYSTEMS, COLD-FORMED STEEL FRAMING, OR OTHER SYSTEMS NOT SHOWN IN THE STRUCTURAL DOCUMENTS. SUCH SYSTEMS SHALL BE DESIGNED, FURNISHED, AND INSTALLED AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.

1.13. ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE 7TH EDITION (2020). REFERENCE TO OTHER CODES OR STANDARD SPECIFICATIONS REFER TO THE LATEST EDITION OF SUCH CODES OR SPECIFICATIONS, UNLESS STATED OTHERWISE.

1.14. NO PROVISIONS HAVE BEEN MADE FOR VERTICAL OR HORIZONTAL EXPANSION EXCEPT AS SHOWN ON CONTRACT DOCUMENTS.

1.15. FINISH FLOOR ELEVATION (FIRST FLOOR) OF 0'-0" IS USED AS A REFERENCE ELEVATION. SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.

1.16. THE USE OF REPRODUCTIONS OF THESE CONTRACT DOCUMENTS AND USE OF CAD FILES BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS IS PROHIBITED UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM ENGINEER OF RECORD.

1.17. IN THE EVENT THAT THE STRUCTURAL CONTRACTS DRAWINGS AND SPECIFICATIONS CONFLICT ON INFORMATION, THE STRUCTURAL CONTRACT DRAWINGS SHALL SUPERSEDE THE SPECIFICATIONS.

2. CODE DESIGN:

2.1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE.

2.2. FLOOD DESIGN DATA:

FLOOD ZONE = X
BFE = N/A
PANEL NO = 12131C0260G

3. FOUNDATIONS:

3.1. THE FOUNDATIONS ARE DESIGNED FOR AN ANTICIPATED ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF ON COMPACTED FILL IF GEOTECHNICAL INVESTIGATION HAS NOT BEEN CONDUCTED.

3.2. REGARDLESS OF WHETHER OR NOT A GEOTECHNICAL INVESTIGATION IS PERFORMED, NO WARRANTIES, EXPRESSED OR IMPLIED, ARE MADE BY ATLAS ENGINEERING AND CONSULTING, LLC FOR THE PERFORMANCE OF THE FOUNDATION.

3.3. AT A MINIMUM, SITE PREPARATION WORK SHALL INCLUDE:

3.3.1. STRIPPING AND GRUBBING OF THE BUILDING FOOTPRINT PLUS A MARGIN OF 5 FEET AROUND THE BUILDING, REMOVING ALL ORGANIC MATERIALS.

3.3.2. PROOF ROLLING THE BUILDING SITE TO LOCATE ANY UNFORESEEN SOFT AREAS. ANY SOFT AREAS SHALL BE EXCAVATED AND REPLACED WITH CLEAN FILL. A DENSITY OF AT LEAST 95% FOR A DEPTH OF 2 FEET IS REQUIRED UNDER THE BUILDING FOOTPRINT.

3.3.3. ALL FILL SHALL BE CLEAN SAND AND FREE OF ORGANIC MATERIALS. COMPACT FILL IN 12 INCH (UNCOMPACTED THICKNESS) LIFTS TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE.

3.3.4. EXCAVATIONS FOR FOUNDATIONS SHALL BE COMPACTED TO 95% FOR A DEPTH OF AT LEAST 2 FEET BELOW THE BOTTOM OF THE FOUNDATION.

3.3.5. DEWATERING MAY BE REQUIRED TO ACHIEVE THE REQUIRED COMPACTION VALUES, AND IF USED, SHOULD DRAW DOWN THE WATER LEVEL TO AT LEAST 2 FEET BELOW THE BOTTOM OF THE EXCAVATION.

3.4. SLABS ON GRADE SHALL BE PLACED OVER A 15 MIL, CLASS "B" VAPOR RETARDER. VAPOR RETARDER SHALL BE LAPPED A MINIMUM OF 6", OR AS RECOMMENDED BY THE MANUFACTURER (WHICHEVER IS GREATER) AND TAPED AT ALL JOINTS. ALL PUNCTURES IN THE VAPOR RETARDER SHALL BE REPAIRED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. ALL PENETRATIONS THROUGH THE VAPOR RETARDER (COLUMNS, PLUMBING, CONDUITS, ETC) SHALL BE SEALED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. VAPOR RETARDER SHALL BE CONTINUOUS UNDER WALL FOUNDATIONS OR SEALED TO EXTERIOR WALLS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

4. CONCRETE:

4.1. CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.

4.2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTHS:

4.2.1.	FOUNDATIONS & SLAB-ON-GRADE	3,000 PSI
4.2.2.	STRUCTURAL SLABS	4,000 PSI
4.2.3.	CIP BEAMS, COLUMNS & WALLS	4,000 PSI
4.2.4.	EXTERIOR RETAINING WALLS	4,000 PSI

4.3. SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE.

4.4. CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

4.5. THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE.

4.6. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

4.7. CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.

4.8. CONDUITS, PIPES AND SLEEVES SHALL BE PLACED AND SPACED IN ACCORDANCE WITH ACI 318, 20.6.

4.9. CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER 26.4.4 OF ACI 318.

4.10. CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH 6x6 W1.4xW1.4 STEEL MESH OR SYNTHETIC FIBERS AT A MINIMUM RATE OF 3.0 LBS/CY, OR AS RECOMMENDED BY THE FIBER MANUFACTURER FOR CONTROL OF TEMPERATURE AND SHRINKAGE/CRACKING, WHICHEVER IS GREATER. UNLESS NOTED OTHERWISE.

4.11. WHEN WATER-BASED ADHESIVE ARE BEING USED ON CONCRETE SURFACES, THE CONTRACTOR SHALL VERIFY THAT THE WATER CONTENT OF THE CONCRETE IS WITHIN THE ALLOWABLE RANGE BEFORE INSTALLATION.

4.12. CHAMFER OR ROUND ALL EXPOSED CORNERS A MINIMUM OF 3/4".

5. REINFORCING STEEL

5.1. SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.

MINIMUM LAP SPLICE LENGTH (IN.) - 3000 PSI CONCRETE

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
FOOTINGS (HORIZ.)	21	23	29	37	50	-
VERT. DOWELS	22	29	36	43	63	72

MINIMUM LAP SPLICE LENGTH (IN.) - 4000 PSI CONCRETE

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
BEAMS/SLABS	-	-	-	-	-	-
- TOP BARS	22	29	36	43	63	72
- OTHER	21	21	26	31	39	51
COLUMNS	16	18	19	22	37	45
C.I.P. WALLS	-	-	-	-	-	-
- VERT. (1 MAT)	21	21	22	25	39	51
- VERT. (2 MATS)	16	18	19	22	34	43
- HORIZONTAL	16	19	27	37	60	74

MINIMUM LAP SPLICE LENGTH (IN.) - 1500 PSI NORMAL WEIGHT CMU

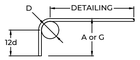
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
6-in CMU WALL	19	25	39	81	-	-
8-in CMU WALL	19	25	31	57	79	113
12-in CMU WALL	19	25	31	53	61	75

RECOMMENED END HOOKS ANCHORAGE LENGTH (IN.) - 3000 PSI CONCRETE

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	6	8	10	12	14	16

RECOMMENED END HOOKS ANCHORAGE LENGTH (IN.) - 4000 PSI CONCRETE

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8
D	2.25	3.00	3.75	4.50	5.25	6.00
A or G	7	10	12	15	17	19



5.2. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE CLEAR COVER UNO (PER ACI 318-05 PAR.7.7.1)

5.2.1.	CONCRETE CAST AGAINST EARTH:	3"	
5.2.2.	FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:	2"	(#6 BARS & LARGER)
		1-1/2"	(#5 BARS & SMALLER)
5.2.3.	CONCRETE NOT EXPOSED TO EARTH OR WEATHER:	3/4"	(SLABS)
		1"	(WALLS)
		1-1/2"	(STIRRUPS & TIES)

5.3. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

5.4. PROVIDE STANDARD HOOKS AT DISCONTINUOUS ENDS OF ALL TOP BARS.

5.5. WHERE REINFORCING IS SHOWN CONTINUOUS, SPLICE BOTTOM BARS OVER SUPPORTS AND TOP BARS AT CENTER OF SPAN. ALL OTHER LAP SPLICES SHALL BE IN ACCORDANCE WITH SPLICE TABLES AND DETAILS SHOWN ON DRAWINGS.

5.6. PROVIDE DOWELS INTO FOOTINGS, PILE CAPS, SUPPORT BEAMS, ETC. TO MATCH VERTICAL BARS WITH CLASS B TENSION LAP SPLICES, U.N.O.

5.7. WHERE HOOKS ARE SHOWN ON THE PLANS OR DETAILS, HOOKS SHALL BE DETAILED TO EXTEND DEEP ENOUGH INTO SUPPORTING STRUCTURE TO DEVELOP THE FULL STRENGTH OF THE HOOKED BAR. PROVIDE ADDITIONAL TIES OR STIRRUPS IN SUPPORTING STRUCTURE AS REQUIRED TO SATISFY ACI 318 HOOK DEVELOPMENT, CONFINEMENT, AND ANCHORAGE CRITERIA.

5.8. ALL REINFORCEMENT SHALL BE BENT COLD, UNLESS OTHERWISE APPROVED BY THE STRUCTURAL EOR.

5.9. SHOP DRAWINGS SHOWING ALL FABRICATION DIMENSIONS AND LOCATIONS FOR PLACING REINFORCING STEEL IN MAT SLABS, CAST-IN-PLACE WALLS, AND STRUCTURAL SLABS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

5.10. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS FOR REINFORCED CONCRETE, "ACI 318" AND THE "MANUALS OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315 (LATEST EDITION).

5.11. ALL REINFORCING STEEL AND EMBEDMENTS SHALL BE SECURELY TIED AND SUFFICIENTLY SUPPORTED TO MAINTAIN THE POSITION WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES. "WET STICKING" DOWELS INTO CONCRETE IS NOT PERMITTED.

5.12. CONTINUOUS REINFORCEMENT SHALL BE PROVIDED WHEREVER POSSIBLE. REINFORCEMENT SHALL BE SPLICED ONLY AS SHOWN OR NOTED IN THE STRUCTURAL CONTRACT DOCUMENTS. STAGGER SPLICES WHERE POSSIBLE; USE FULL TENSION SPLICE (CLASS "B") UNLESS NOTED OTHERWISE. DOWELS SHALL MATCH THE SIZE AND SPACING OF THE SPECIFIED REINFORCEMENT AND SHALL BE LAPPED WITH FULL TENSION SPLICES (CLASS "B") UNLESS NOTED OTHERWISE. TERMINATE BARS WITH STANDARD HOOKS.

5.13. REINFORCING STEEL SHALL NOT BE WELDED OR TACK WELDED UNLESS APPROVED BY THE STRUCTURAL EOR.

5.14. ALL STEEL REINFORCING USED IN SLAB-ON-GRADE CONSTRUCTION IS REQUIRED TO BE SUPPORTED IN THE CENTER TO UPPER ONE THIRD OF THE SLAB.

6. WELDED WIRE FABRIC:

6.1. SHALL CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.

6.2. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

6.3. ALL WELD WIRE MESH USED IN SLAB-ON-GRADE CONSTRUCTION IS REQUIRED TO BE SUPPORTED IN THE CENTER TO UPPER ONE THIRD OF THE SLAB.

7. WOOD:

7.1. STRUCTURAL GLUED LAMINATED TIMBER SHALL BE PRODUCED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC). MINIMUM ALLOWABLE BENDING STRESS SHALL BE 2,400 PSI (DRY CONDITIONS).

7.2. PROVIDE DRESSED SEASONED LUMBER, S4S, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF DRESSING AS LISTED BELOW.

7.2.1. INTERIOR AND EXTERIOR LOAD-BEARING WALLS: SOUTHERN PINE, NO. 2 GRADE.

7.2.2. LINTELS, FLOOR JOISTS AND BEAMS: SOUTHERN PINE, NO. 2 GRADE.

7.2.3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE PRESSURE-TREATED. USE GALVANIZED NAILS IN PRESSURE-TREATED WOOD. THE PROTECTIVE COATING ON LIGHT GAUGE STEEL CONNECTIONS IN CONTACT W/ PRESSURE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURERS RECOMMENDATIONS.

7.3. ENGINEERED LUMBER PRODUCTS

7.3.1. PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F/B = 2900 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F/C⊥ = 750 PSI
COMPRESSION PARALLEL TO GRAIN	F/C|| = 2900 PSI
HORIZONTAL SHEAR	F/V = 290 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI

7.3.2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F/B = 2600 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F/C⊥ = 750 PSI
COMPRESSION PARALLEL TO GRAIN	F/C|| = 2510 PSI
HORIZONTAL SHEAR	F/V = 285 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI

7.3.3. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F/B = 1700 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F/C⊥ = 710 PSI
COMPRESSION PARALLEL TO GRAIN	F/C|| = 1835 PSI
HORIZONTAL SHEAR	F/V = 425 PSI
MODULUS OF ELASTICITY	E = 1,300,000 PSI

7.3.4. GLULAM BEAMS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F/B = 3000 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F/C⊥ = 805 PSI
TENSION PARALLEL TO GRAIN	F/T|| = 1350 PSI
HORIZONTAL SHEAR	F/V = 300 PSI
MODULUS OF ELASTICITY	E = 2,100,000 PSI

7.3.5. PRESERVED GLULAM BEAMS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND PROPERTIES:

ALLOWABLE BENDING STRESS	F/B = 2400 PSI
COMPRESSION PERPENDICULAR TO GRAIN	F/C⊥ = 740 PSI
HORIZONTAL SHEAR	F/V = 300 PSI
MODULUS OF ELASTICITY	E = 1,800,000 PS

7.4. STRUCTURAL PANELS

7.4.1. FLOOR PANELS SHALL BE CONSTRUCTED WITH TONGUE AND GROOVE APA RATED, EXPOSURE 1, $^{23}/_{32}$" PLYWOOD. FLOOR PANELS SHALL BE GLUED AND NAILED W/ 10D RING SHANK NAILS @ 4" O/C AT PANEL EDGES AND AT 6" O/C IN THE FIELD.

7.4.2. WALL PANELS SHALL BE CONSTRUCTED WITH APA RATED, EXPOSURE 1, $^{15}/_{32}$" SHEATHING, SHEATHING SHALL BE ATTACHED WITH 10D COMMON NAILS @ 3" O/C AT PANEL EDGES AND 6" O/C IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.

7.4.3. ROOF PANELS SHALL BE CONSTRUCTED WITH APA RATED, EXPOSURE 1, $^{19}/_{32}$" SHEATHING. SHEATHING SHALL BE ATTACHED WITH 10D RING SHANK NAILS @ 4" O/C AT PANEL EDGES AND AT 6" O/C IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON PSCA PANEL SHEATHING CLIPS. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.

7.5. FABRICATED WOOD TRUSSES

7.5.1. DESIGN OF WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND SUPPORT REACTIONS SEALED BY AN ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS WITH REGARD TO TRUSS CONFIGURATION, AND THE CONTRACTOR'S INTERPRETATION OF DESIGN LOADS AND DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.

7.5.2. ERECTION AND TEMPORARY BRACING OF PREFABRICATED WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS".

7.5.3. SECURE EACH COMMON ROOF TRUSS/RAFTER TO TOP PLATE WITH SIMPSON H-10 OR H-7 HURRICANE CLIP AT ALL BEARING POINTS. USE SIMPSON H-7 AT GIRDER TRUSSES. PROVIDE A MINIMUM OF TWO STUDS UNDER GIRDER TRUSS END BEARING.

7.5.4. TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACED TO AVOID TIPPING.

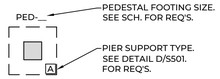
7.5.5. INSTALLATION OF ALL TRUSSES SHALL BE DONE US

PLAN LEGEND

- DENOTES CIP PIER SUPPORT. SEE DETAIL D/SS01 FOR REQ'S (TYP)
- DENOTES THICKENED SLAB @ WALL BEARING & SLAB STEP DOWN LOCATIONS.
- DENOTES FOOTER OUTLINE BELOW.
- DENOTES SLAB TURNDOWN OUTLINE.

NOTE: PRELIMINARY DESIGN ONLY. SUBJECT TO CHANGE UPON RELEASE OF FINAL BUILDING REACTIONS & COLUMN PLACEMENT. PEMB TO BE DESIGNED TO RESIST 140 MPH WIND SPEED (MIN.)

TYP. C.I.P. PIER & FOOTING CALLOUT



PEDESTAL FOOTING SCHEDULE

DESIGNATION	TYPE	DIMENSIONS	LONGITUDINAL REINF. (T&B)	TRANSVERSE REINF. (T&B)
PED-72	PEDESTAL FTG.	18" D x 72" SQR.	(8) #5 BARS EQ. SPACED	(8) #5 BARS EQ. SPACED

CONTINUOUS FOOTING SCHEDULE

DESIGNATION	TYPE	DIMENSIONS	CONTINUOUS REINF.	TRANSVERSE REINF.
TD-24	TURN DOWN	16" D x 24" W	(3) #5 BARS	#5 BARS x 18" @ 18" O.C.
TS-24	THICKENED SLAB	12" D x 24" W	(3) #5 BARS	#5 BARS x 18" @ 18" O.C.

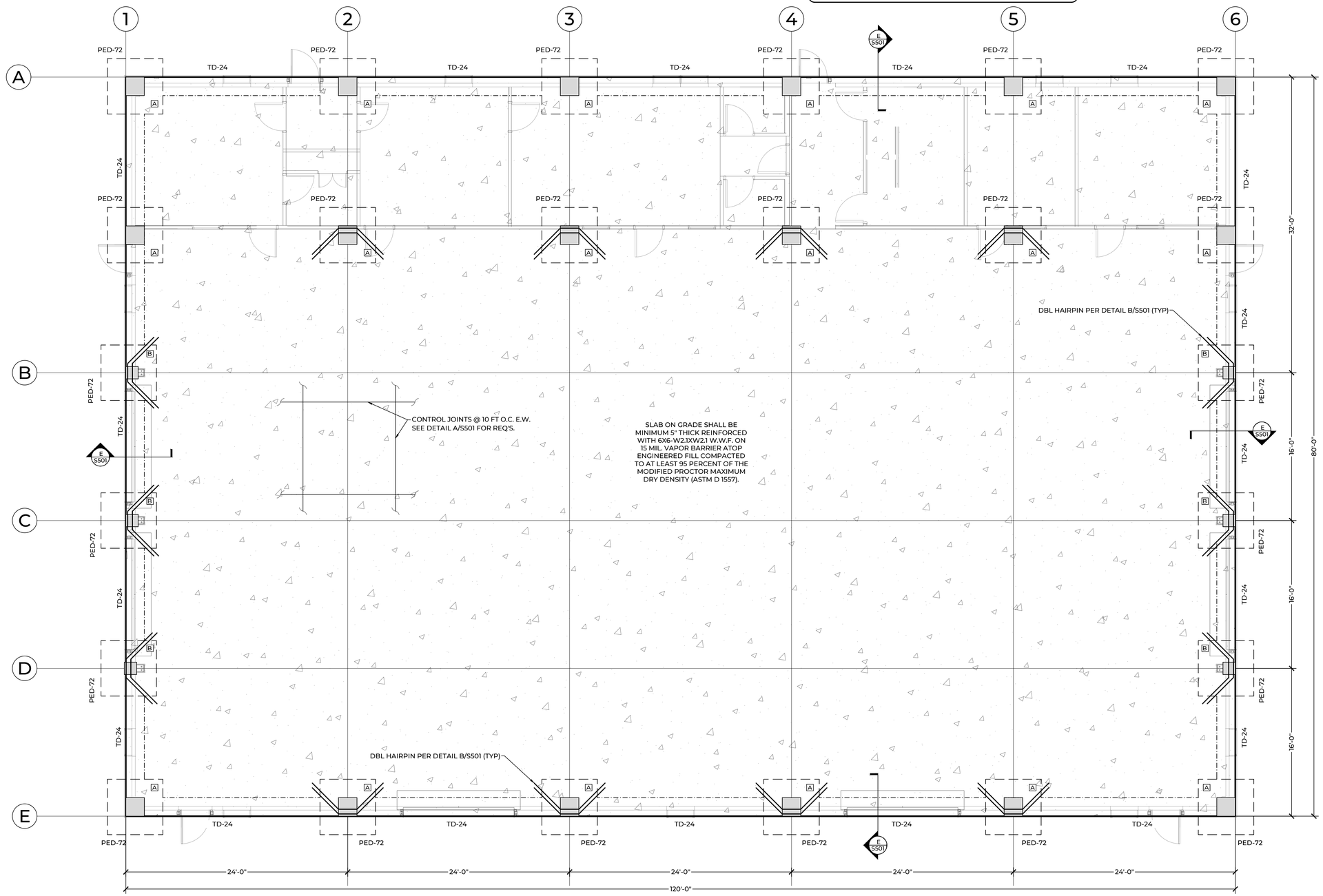
FOOTING NOTES

1. TOPS OF ALL FOOTINGS (EXCEPT TURNDOWNS) MUST BE COVERED WITH A MINIMUM OF 12" OF FINISH GRADE MATERIAL, (U.N.O.).
2. BOTTOMS OF ALL FOOTINGS MUST BEAR ATOP UNDISTURBED SOIL OR ENGINEERED FILL COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR A MINIMUM OF 12" BELOW EXISTING GRADE UNLESS PROPER PROVISIONS HAVE BEEN MADE FOR THE USE OF ENGINEERED FILL BASED ON A SITE SPECIFIC GEOTECHNICAL EVALUATION (BY OTHERS).
3. ALL CONTINUOUS FOOTINGS & PEDESTALS MUST BE CENTERED ON THE WALL/PIER UNLESS SPECIFICALLY NOTED AS ECCENTRIC FOOTING.
4. VERTICAL DOWEL HOOKS SHOULD EXTEND 9" IN TO FTG'S, BELOW & RUNNING PERPENDICULAR TO FLEXURAL REINF.
5. NO "WET STICK" SETTING OF REINFORCING WILL BE APPROVED.
6. ALL VERTICAL REINFORCING MUST BE IN PLACE & TIED TO FOOTING REINF. PRIOR TO POUR.
7. COORDINATE ALL FOOTING LOCATIONS WITH CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL PROVIDE PIPE SLEEVES BELOW OR ABOVE CONTINUOUS WALL FOOTINGS.
8. 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.

SCHEDULE OF INSPECTIONS TO BE CONDUCTED BY E.O.R.

1. FOUNDATION ELEMENTS:
   - REVIEW OF GENERAL LAYOUT, ELEMENT SIZES, AND REINFORCING
   - ALL VERT. DOWEL REINF. MUST BE IN PLACE & TIED
2. MASONRY:
   - FOUNDATION STEM WALLS AND PIERS VERT. REINF., HORZ. REINF. & TIES
   - REINF. FOR CMU WALLS, PARTITIONS, SITE WALLS & RETAINING WALLS
   - REINF. REVIEW FOR LINTELS, BOND BEAMS, WALL TOP-OUT'S
   - SPECIAL INSPECTION REQUIRED FOR ALL REINF. NOT CENTERED WITHIN CELLS.
3. CAST IN PLACE CONCRETE ELEMENTS:
   - REINF. FOR WALLS & COLUMNS PRIOR TO CLOSING FORMWORK
   - REINF. IN ALL C.I.P. BEAMS, & STRUCTURAL SLABS

NOTES:
- A $300 FEE WILL BE ACCESSED PER INSPECTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTION FEE'S.
- CONTRACTOR TO PROVIDE E.O.R. 24 HR ADVANCED NOTICE (MIN) PRIOR TO INSPECTION.



NOT FOR CONSTRUCTION

RELEASE RECORD	
REVIEW ONLY / N.F.C.	06/23/2022

DESIGNER:	RSL
REVIEWED BY:	CLH
PROJECT NO:	22-101-006
SHEET SCALE:	1/4"=1'-0" U.N.O.

ATLAS
ENGINEERING AND CONSULTING
455 HARRISON AVE, SUITE B
PANAMA CITY, FLORIDA 32401
EMAIL: INFO@ATLASENGINEERINGFL.COM
REGISTRY NO. 34399
PHONE: (850) 257-5316

NEW PRE-ENGINEERED BUILDING FOUNDATION

EAGLE SPRINGS GOLF COURSE

MAINTENANCE BUILDING

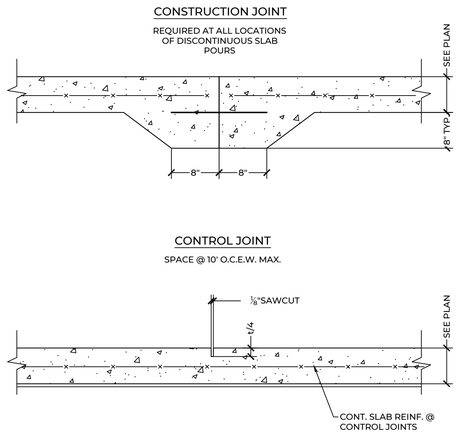
WALTON COUNTY, FLORIDA

SHEET TITLE

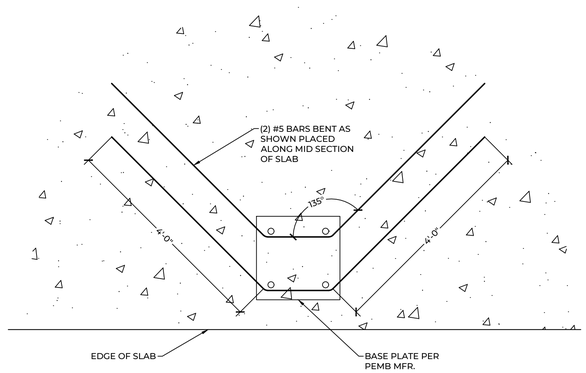
FOUNDATION PLAN

SHEET NO.

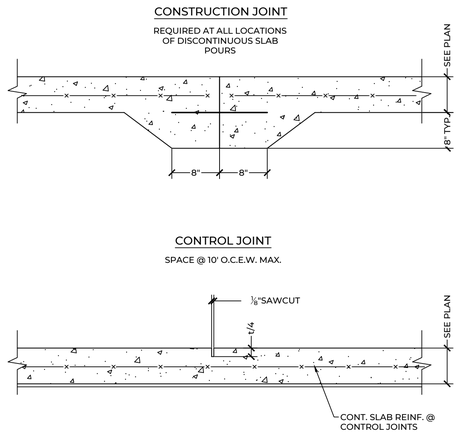
S101



A TYP. SLAB FINISHING DETAIL
SCALE : 1" = 1'-0"



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



C TYP. SLAB FINISHING DETAIL
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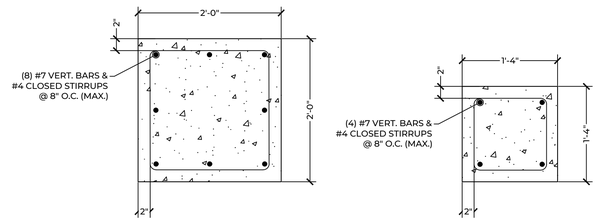
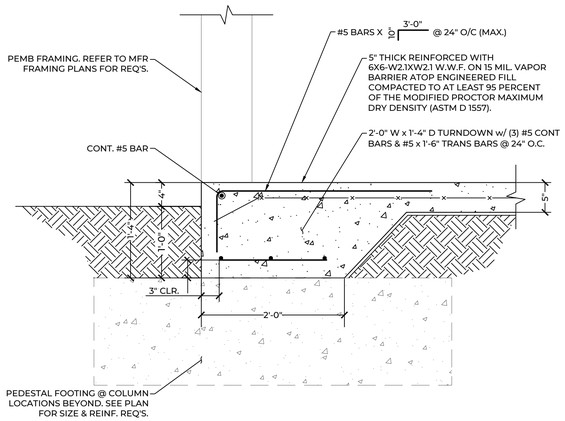


PIER "A" - SECTION VIEW

PIER "B" - SECTION VIEW

D TYP. CONCRETE PIER DETAIL
SCALE : 1" = 1'-0"



E TYP. TURNDOWN DETAIL
SCALE : 1" = 1'-0"

NEW PRE-ENGINEERED BUILDING FOUNDATION

EAGLE SPRINGS GOLF COURSE
MAINTENANCE BUILDING

WALTON COUNTY, FLORIDA

NOT FOR CONSTRUCTION

ATLAS
ENGINEERING AND CONSULTING
455 HARRISON AVE, SUITE B
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PHONE: (850) 257-5316 EMAIL: INFO@ATLASENGINEERINGFL.COM REGISTRY NO. 34399

PROJECT INFORMATION	
DESIGNER:	RSL
REVIEWED BY:	CLH
PROJECT NO:	22-101-006
SHEET SCALE:	SEE DETAIL

RELEASE RECORD	
REVIEW ONLY / N.F.C.	06/23/2023

SHEET TITLE: STRUCTURAL CONSTRUCTION DETAILS

SHEET NO.: S501

DATETIME

HEAT PUMP SPLIT SYSTEM SCHEDULE

AIR HANDLING UNIT															CONDENSING UNIT – AIR COOLED											
SPECIFICATIONS										ELECTRICAL																
MARK	TYPE	COOLING CAP.	HEATING CAP.	CFM	OA	ESP	FAN #	FAN HP	AUX. HEAT KW	VOLT.	∅	# CIRCUITS	MCA	MOCP	MODEL	MARK	SEER/ EER	VOLT.	∅	COMPRESSOR #	COMPRESSOR RLA (EA)	FAN #	FAN HP (EA)	FAN FLA (EA)	UNIT WIRING MCA	UNIT WIRING OVER CURRENT	MODEL
AHU-2	CONVERTIBLE AIR HANDLER	47,100	46,500	1600	200	–	1	3/4	10.8/ 14.4	208/ 230	1	2	51/60 22/25	58/60 25/25	TRANE 4TEM4A48	AC–1	14	208/ 230	1	1	19.6	1	1/5	1.1	26	45	TRANE 4TWR4048G1
NOTES: 1) MIN. SEER SHALL BE ASHRAE 90.1 OR FBC COMPLIANT																										
ACCESSORIES: HARDWIRED REMOTE WALL MOUNTED THERMOSTATS, ANTI–SHORT CYCLE TIME, SEA COAST PROTECTION, 4" FILTER SECTION (2" FILTER), VERIFY REGFRIGERANT REQUIREMENTS IF R–32 REQ'D OR SIMILAR – PROVIDE SUITABLE MODEL EQUIP, OSA DAMPER CLOSES WHEN UNIT OFF																										
EQUALS: YORK, CARRIER, RHEEM																										

EXHAUST FAN SCHEDULE

MARK	SERVICE	CFM	SP	TYPE	OPENING	OUTLET	INTERLOCKED	ACCES.	MOTOR HP	VOLT	ϕ	MODEL
EF-1	BATHROOM	50	0.1"	CEILING	13-¾" x 10-⅝"	6"ø	OCC SENSOR	1,2,3,4	FRAC	115	1	GREENHECK SP–A50
EF-2	BATHROOM	50	0.1"	CEILING	13-¾" x 10-⅝"	6"ø	OCC SENSOR	1,2,3,4	FRAC	115	1	GREENHECK SP–A50
EF-3	BATHROOM	50	0.1"	CEILING	13-¾" x 10-⅝"	6"ø	OCC SENSOR	1,2,3,4	FRAC	115	1	GREENHECK SP–A50
EF-4	BATHROOM	70	0.1"	CEILING	13-¾" x 10-⅝"	6"ø	OCC SENSOR	1,2,3,4	FRAC	115	1	GREENHECK SP–A70
EF-5	BATHROOM	70	0.1"	CEILING	13-¾" x 10-⅝"	6"ø	OCC SENSOR	1,2,3,4	FRAC	115	1	GREENHECK SP–A70
EF-6	GRINDER ROOM	500	0.3"	WALL PROPELLER	20.5X20.5	20.38	WALL SWITCH	1,2,4,5	¼	115	1	GREENHECK AER–2––VG
EF-7,8	STORAGE AREA HEAT AND FUME	5000	0.65"	WALL PROPELLER	38.5X38.5	–	WALL SWITCH	1,2,4,5,6	1	208	1	GREENHECK SBE–3H36–10
ACCESSORIES: 1) BACKDRAFT DAMPER 2) DISCONNECT 3) CEILING GRILLE 4) SPEED CONTROL 5)WALL SLEEVE 6) DAMPER AND 120V MOTOR												
EQUALS: ACME, PENN, COOK, CARNES NOTE: EF–7,8 FOR COMPLIANCE IF STORED VEHICLES EXCEED FUELING LIMITS – AFTER BID OWNER MAY PRECLUDE USE IF IN COMPLIANCE WITH FUELING REQUIREMENTS												

HIGH VOLUME LOW SPEED FAN SCHEDULE

NO.	SERVICE	CFM	SP	HP	VOLTAGE	ROOM SERVED	TYPE	INTERLOCKED	ACCESS.	GREENHECK FAN MODEL
HVLS-1,2	AREA VENT	29,000	—	1/4	115V	WORK BAYS	CEILING PROPELLER	DDC, VFD SPEED CTRL	1,2,3	BASE 6-12'

ACCESSORIES: 1)DISCONNECT 2)INTERNAL OVERLOAD PROTECTION 3) VFD WITH CONTROLLER 4) HANG KIT

EQUALS: BIG ASS

HVAC GENERAL NOTES

1. REFRIGERANT LINES FROM OUTDOOR CONDENSING UNITS SHALL BE EXTENDED FROM UNIT THRU WALL TO INDOOR UNITS. REFRIGERANT LINES SHALL BE SIZED AS PER MANUFACTURER'S RECOMMENDATIONS.
2. RECT. DUCT DIMENSIONS ARE METAL-TO-METAL SIZES AND INCLUDE AN ALLOWANCE FOR THE 1" DUCT LINER.
3. CENTER GRILLES, DIFFUSERS, & REGISTERS IN LAY-IN CEILING TILES.
4. ROUND DUCT DIMENSIONS ARE METAL-TO-METAL SIZES AND SHALL BE EXTERNALLY WRAPPED WITH 2" INSULATION.
5. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL CONCRETE CONDENSING UNIT PADS.
6. 24V DAMPER OPERATOR TO OPEN WHEN FAN OPERATES, CLOSE WHEN FAN STOPS.

HVAC LEGEND

12x12	RECTANGULAR DUCT WITH 2" DUCT WRAP
12x12	RECTANGULAR DUCT WITH 1" LINER
12" ∅	ROUND DUCT WITH 2" DUCT WRAP
	ROUND DUCT WITH 2" DUCT WRAP
	FLEX DUCT
	SUPPLY DUCT UP
	SUPPLY DUCT DOWN
	RETURN/EXHAUST DUCT UP
	RETURN/EXHAUST DUCT DOWN
SCE	SQUARE ELBOW WITH TURNING VANES - RECT. DUCT
	ROUND ELBOW - 5 PIECE 90, 3 PIECE 45
	ROUND ELBOW (12" OR LESS) - 5 PIECE 90, 3 PIECE 45
	MANUAL VOLUME DAMPER
M	MOTORIZED VOLUME DAMPER
	CEILING DIFFUSER (FLOW DIRECTION INDICATED)
	RETURN AIR GRILLE
T	THERMOSTAT (CONTROLLER LOCATION)
T	THERMOSTAT (BULB LOCATION)
SP	STATIC PRESSURE SENSOR
XX / #	EQUIPMENT TAG
FACE / FLOW NECK	DIFFUSER/GRILLE TAG
NIC	NOT IN CONTRACT (NO WORK)
CFM	CUBIC FEET PER MINUTE
℄	CUBIC FEET PER MINUTE
ϕ	ROUND DUCT
	THERMOSTAT

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EAGLE SPRINGS GOLF COURSE
MAINTENANCE BUILDING
WALTON COUNTY, FORT WALTON, FLA

NOTES, SCHEDULES, ABBREVIATIONS

6/28/2023

LAWRENCE E. STEPHENS LICENSE NO. 63259 STATE OF FLORIDA PROFESSIONAL ENGINEER

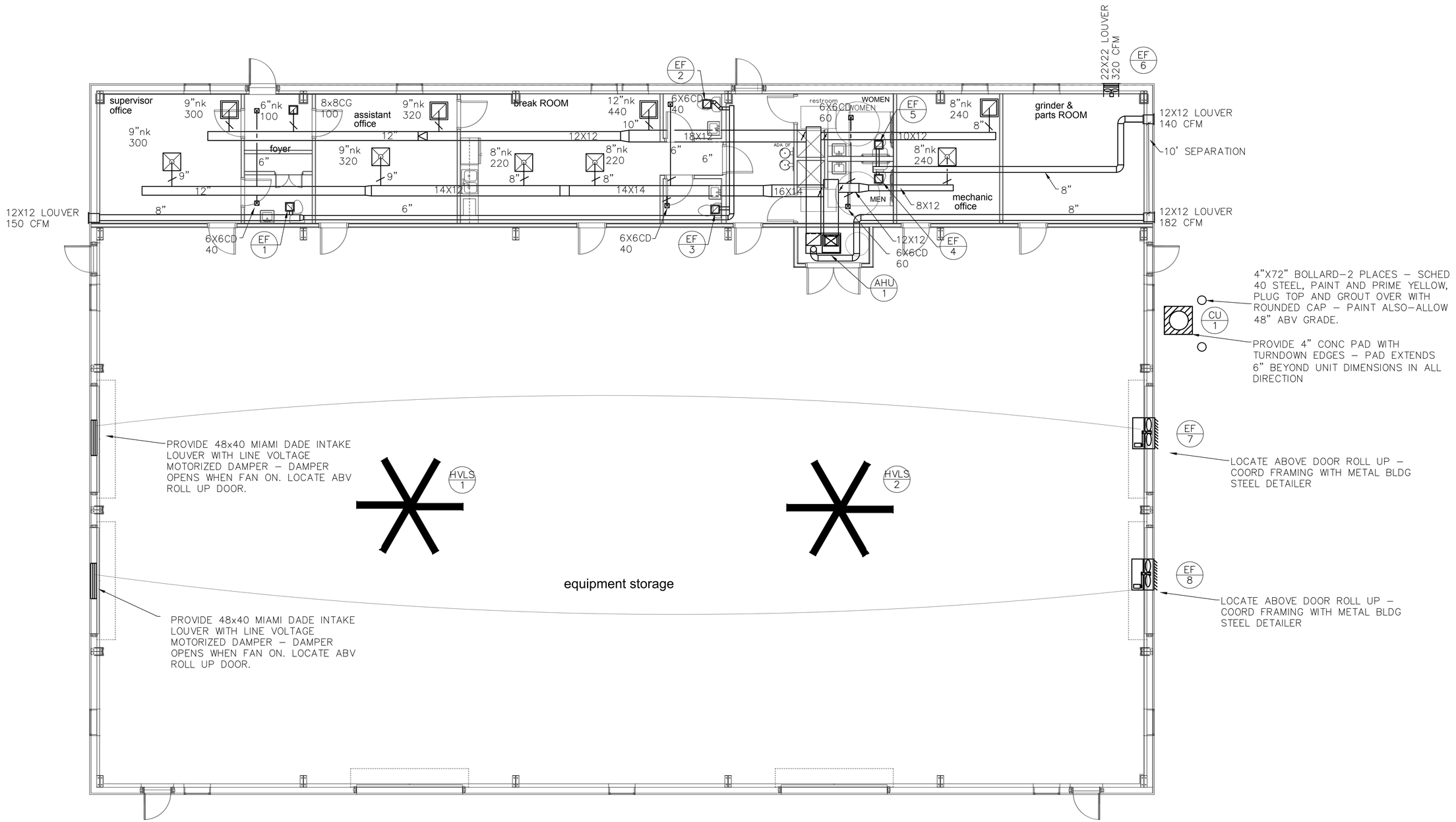
JOB NO.	DATE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
23021	6/5/2023	LES	LES	LES

SHEET NUMBER

M001

SHEET COUNT

1 OF 4



1 HVAC PLAN

SCALE : 3/16" = 1'-0"

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HVAC PLAN

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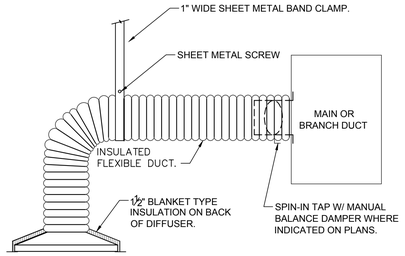
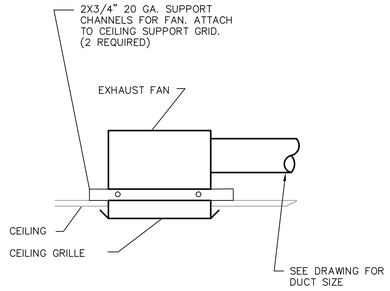
DATETIME



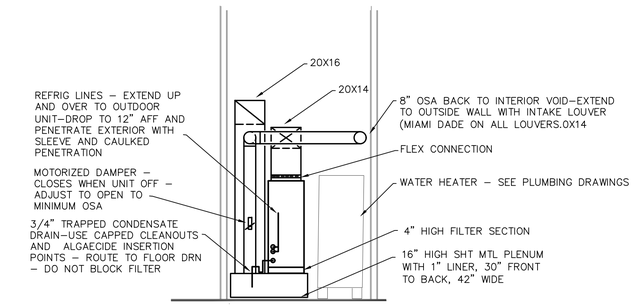
FLEXIBLE DUCT NOTES

1. FLEX DUCT MAX LENGTH 5'-0".
2. SPACE HANGERS SO THAT DUCT SAG IS LESS THAN ½" PER FOOT.
3. SECURE FLEX DUCT TO SPIN-IN FITTING AND DIFFUSER WITH ½" GALVANIZED ADJUSTABLE BAND CLAMP WITH CADMIUM PLATED BUCKLE AND SCREW. PLACE BAND CLAMP BETWEEN THE WIRES OF LAST SPIRAL OF THE FLEX DUCT.

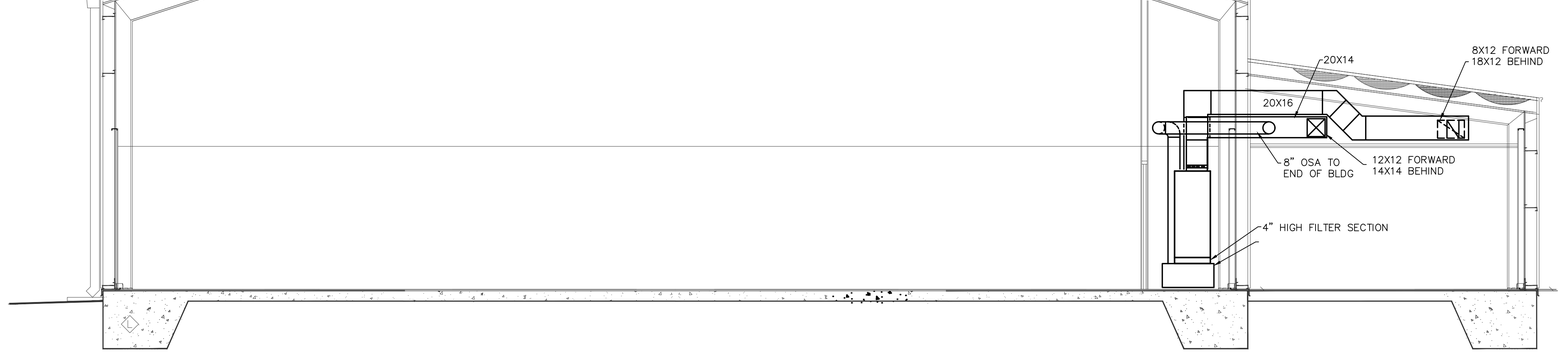
1 FLEXIBLE DUCT TAP SCHEMATIC ELEVATION VIEW
SCALE : N.T.S.



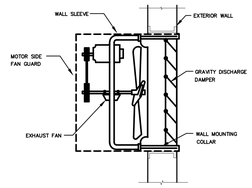
2 EXHAUST FAN DETAIL
SCALE :NONE



3 HP-1 INSTALLATION SCHEMATIC
SCALE : 1/4" = 1'-0"



2 ELEVATION VIEW - HVAC
SCALE : 1/4"=1'-0"



4 EF-7,8 INSTALLATION SCHEMATIC
SCALE : NTS

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HVAC ELEVATION AND DETAILS

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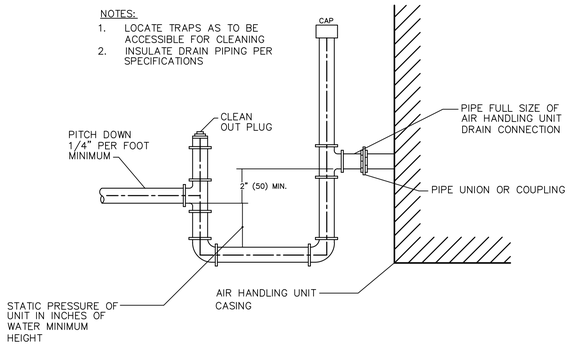
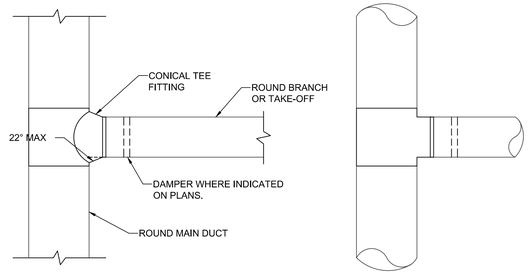
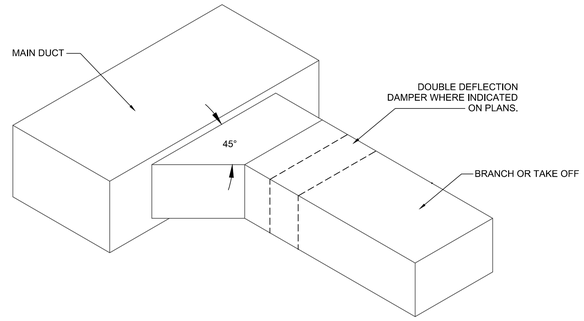


1 CONDENSATE TRAP SCHEMATIC
SCALE : N.T.S.



2 ROUND DUCT TAP SCHEMATIC - PLAN VIEW
SCALE : N.T.S.



3 RECTANGULAR DUCT TAP SCHEMATIC - ISOMETRIC VIEW
SCALE : N.T.S.

Ventilation Sizing Summary for BLOCK LOAD

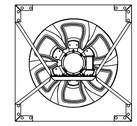
1. Summary

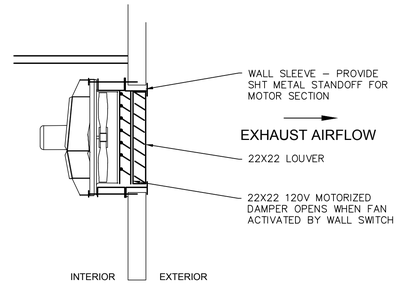
Ventilation Sizing Method	**ASHRAE Std 62.1-2013**
Design Condition	**Heating operation**
Occupant Diversity (D)	**1.000**
Uncorrected Outdoor Air Intake (Vou)	182 CFM
System Ventilation Efficiency (Ev)	**0.831**
Outdoor Air Intake (Vot)	218 CFM

2. Space Ventilation Analysis

Zone Name / Space Name	Mult.	Supply Air (CFM) (Vpz)	Space Floor Area (ft²) (Az)	Area Outdoor Air Rate (CFM/ft²) (Ra)	Time Averaged Occupancy (Occupants) (Pz)	People Outdoor Air Rate (CFM/person) (Rp)	Air Distribution Effectiveness (Ez)	Space Outdoor Air (CFM) (Voz)	Breathing Zone Outdoor Air (CFM) (Vbz)	Space Ventilation Efficiency (Evz)
Zone 1										
SUPERVISOR	1	316	118.0	0.06	1.0	5.00	0.8	**15**	*12*	1.043
ASSISTANT	1	315	239.0	0.06	1.0	5.00	0.8	**24**	*19*	1.014
BREAK ROOM	1	467	336.0	0.12	5.0	5.00	0.8	**82**	*65*	0.916
FOYER	1	39	52.0	0.06	1.0	5.00	0.8	**10**	*8*	0.831
GRINDER & PARTS	1	355	236.0	0.06	2.0	5.00	0.8	**30**	*24*	1.005
MECHANIC OFFICE	1	289	175.0	0.06	2.0	5.00	0.8	**26**	*21*	1.002
MENS	1	85	78.0	0.06	1.0	5.00	0.8	**12**	*10*	0.947
TOILET LOBBY	1	92	117.0	0.06	1.0	5.00	0.8	**15**	*12*	0.928
WOMEN	1	50	88.0	0.06	1.0	5.00	0.8	**13**	*10*	0.834
Totals (incl. Space Multipliers)		**2008**							**182**	**0.831**

DRAWING VIEWED FROM INTERIOR





WALL OPENING 20.53 SQ.
MOTOR IS ACCESSIBLE FROM INTERIOR OF BUILDING

6 EF-6 INSTALLATION SCHEMATIC
SCALE : N.T.S.

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HVAC DETAILS

6/28/2023

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DATETIME

PLUMBING FIXTURE SCHEDULE

FIXTURE	MARK	TRAP	WASTE	VENT	CW	HW	REMARKS
WATER CLOSET	WC–1	–	4"	3"	½ "	–	TANK TYPE FLOOR MOUNTED
WATER CLOSET	WC–2	–	4"	3"	½ "	–	TANK TYPE FLOOR MOUNTED – ADA COMPLIANT
LAVATORY	L–1	1¼"	2"	1½"	½"	½"	WALL HUNG
LAVATORY	L–2	1¼"	2"	1½"	½"	½"	WALL HUNG – ADA COMPLIANT
KITCHEN SINK	KS–1	1½"	2"	2"	½"	½"	STAINLESS STEEL, COUNTER MOUNT, DOUBLE COMPARTMENT
DRINKING FOUNTAIN	EDF–1	1¼"	1½"	1½"	½"	–	WALL HUNG, DUAL HEIGHT FOR ADA, BOTTLE FILLER
SHOWER	SH–2	2"	2"	2"	½"	½"	MIXING VALVE, ADA COMPLIANT
WATER HEATER	WH–1	–	–	–	¾"	¾"	SEE WH SCHEDULE
HOSE BIBB	HB–1	–	–	–	¾"	¾"	BOX MOUNTED, FREEZE PROOF, VACUUM BREAKER
FLOOR DRAIN	FD–2	3"	3"	2"	–	–	TYPE A – STRAINER
FLOOR DRAIN	FD–1	3"	3"	2"	½"	–	TYPE A – STRAINER, W/ TRAP PRIMER
MOP SINK	MS–1	3"	3"	2"	½"	½"	3X3X12, CHECK VALVE FAUCET W/STOPS, PAIL HOOK, MOP HOOKS, S.S. SHIELD ON BACK WALL – MIN 24" HIGH WITH FOLDED EDGES.
NOTES:							

WATER HEATER SCHEDULE

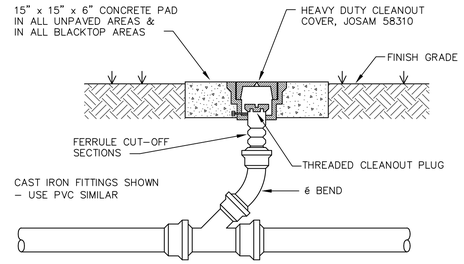
MARK	LOCATION	MIN. STORAGE	MIN. RECOVERY	TEMP. SETTING	TEMP RISE	ELECTRICAL				REMARKS
						VOLT.	PHASE	INPUT	ELEMENTS	
		GAL	GPH	°F	°F	V	ø	KW	#	
WH–2	MECH CLOSET–MAIN BAY	50	40	140	60	208	3	4.5	2	
NOTES: USE SAFETY PAN BELOW HEATER ON FLOOR WITH DRAIN DIRECTED TO FLOOR DRAIN, DIRECT T&P TO FLOOR DRAIN, PROVIDE INLINE CIRCULATOR FOR RETURN – 6GPM @ 12FT, 120V, PROVIDE WITH TIMER TO STOP DURING UNOCCUPIED PERIODS										

WATER HAMMER ARRESTOR SCHEDULE

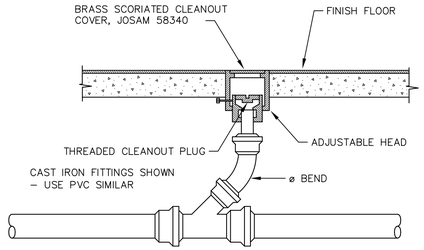
SIZE	FIXTURE UNITS	PDI STANDARD
1/2"	1–11	A
3/4"	12–32	B
1"	33–60	C
1–1/2"	61–113	D
1–3/4"	114–154	E
2"	155–330	F

PLUMBING LEGEND

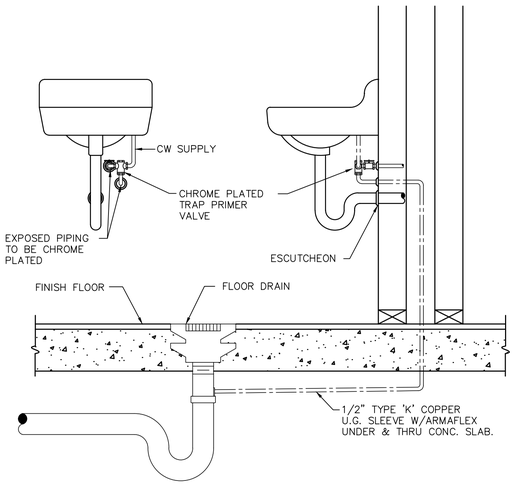
—SS—	SANITARY SEWER
———	SOIL OR WASTE PIPING (W.)
- - - - - - -	VENT PIPING
——— - ———	COLD WATER PIPING (CW)
——— – – ———	HOT WATER PIPING (HW)
——— – - – ———	HOT WATER RETURN PIPING (HWR)
——— – – – ———	EXIST. HOT WATER PIPING RETURN PIPING (HWR)
F.F.C.O.	FINISH FLOOR CLEANOUT
F.G.C.O.	FINISH GRADE CLEANOUT
VTR	VENT THRU ROOF
EXIST.	EXISTING
ELEV.	ELEVATION
U.G.	UNDERGROUND
ABV.	ABOVE
CLG.	CEILING
CONC.	CONCRETE
FIN.	FINISH
O.C.	ON CENTER
—▷◁— GV	GATE VALVE (G.V.)
—BV—	BALL VALVE (B.V.)
oz.	OUNCES
(TYP.)	TYPICAL
DWN	DOWN
SAN.	SANITARY
BLDG	BUILDING
AFF.	ABOVE FINISH FLOOR



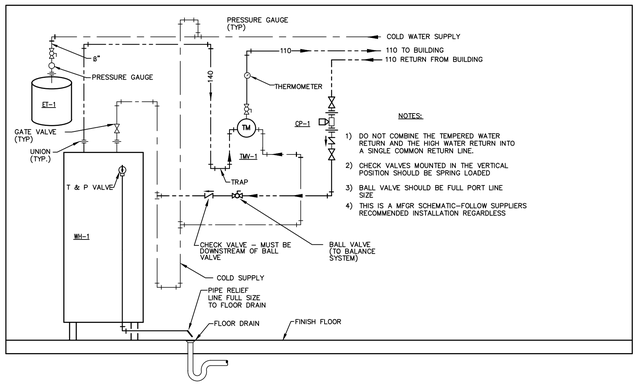
1 FINISH GRADE CLEANOUT DETAIL
SCALE : NTS



2 FINISH FLOOR CLEANOUT DETAIL
SCALE : NTS



3 TRAP PRIMER INSTALLATION DETAIL
SCALE : NTS



4 WATER HEATER DETAIL
SCALE : NTS

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NOTES, SCHEDULES, ABBREVIATIONS, DETAILS

6/28/2023

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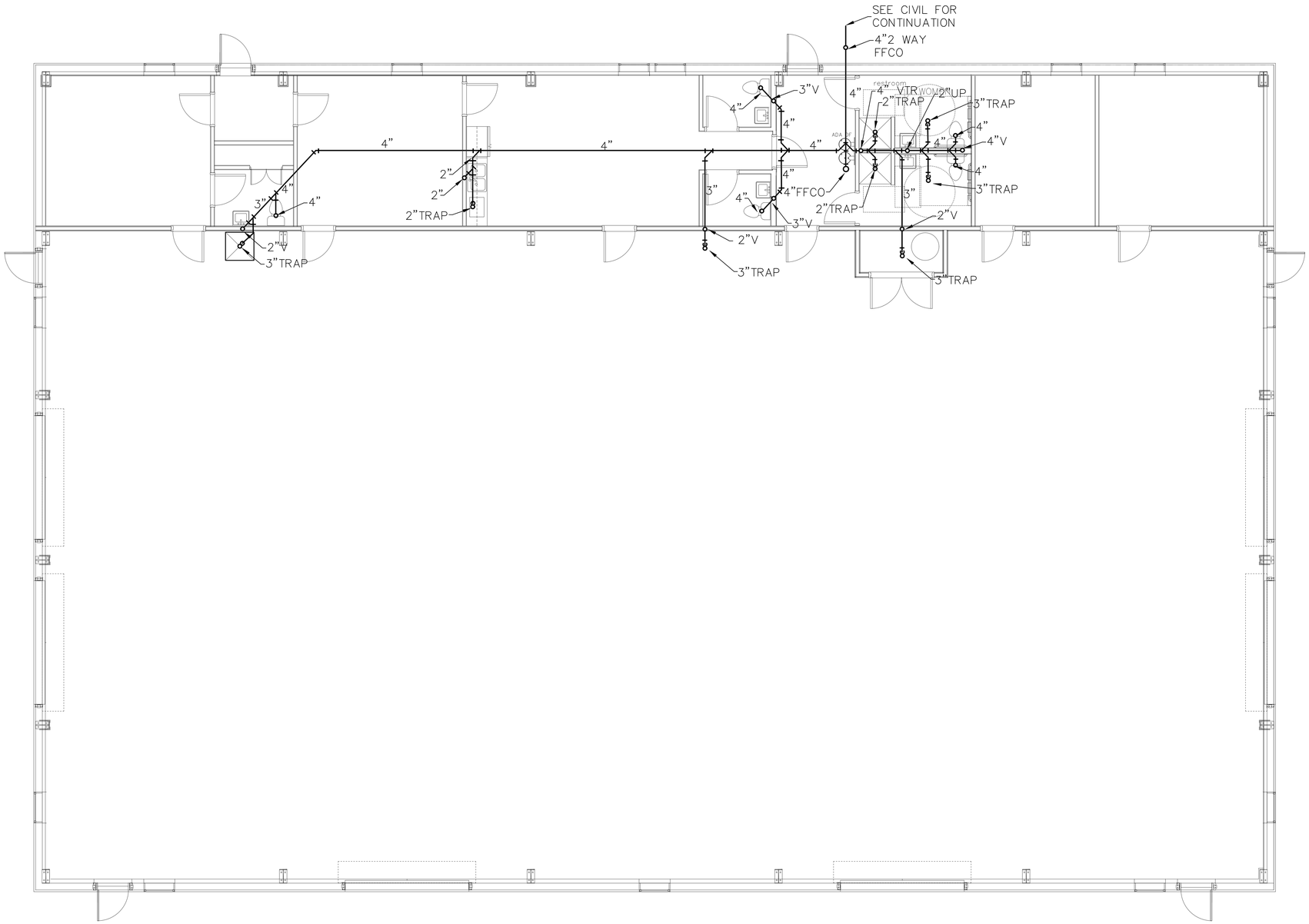

1 BELOW FLOOR SANITARY WASTE

SCALE : 3/16" = 1'-0"

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MAINTENANCE BUILDING
WALTON COUNTY, FORT WALTON, FLA

BELOW FLOOR WASTE SYSTEM

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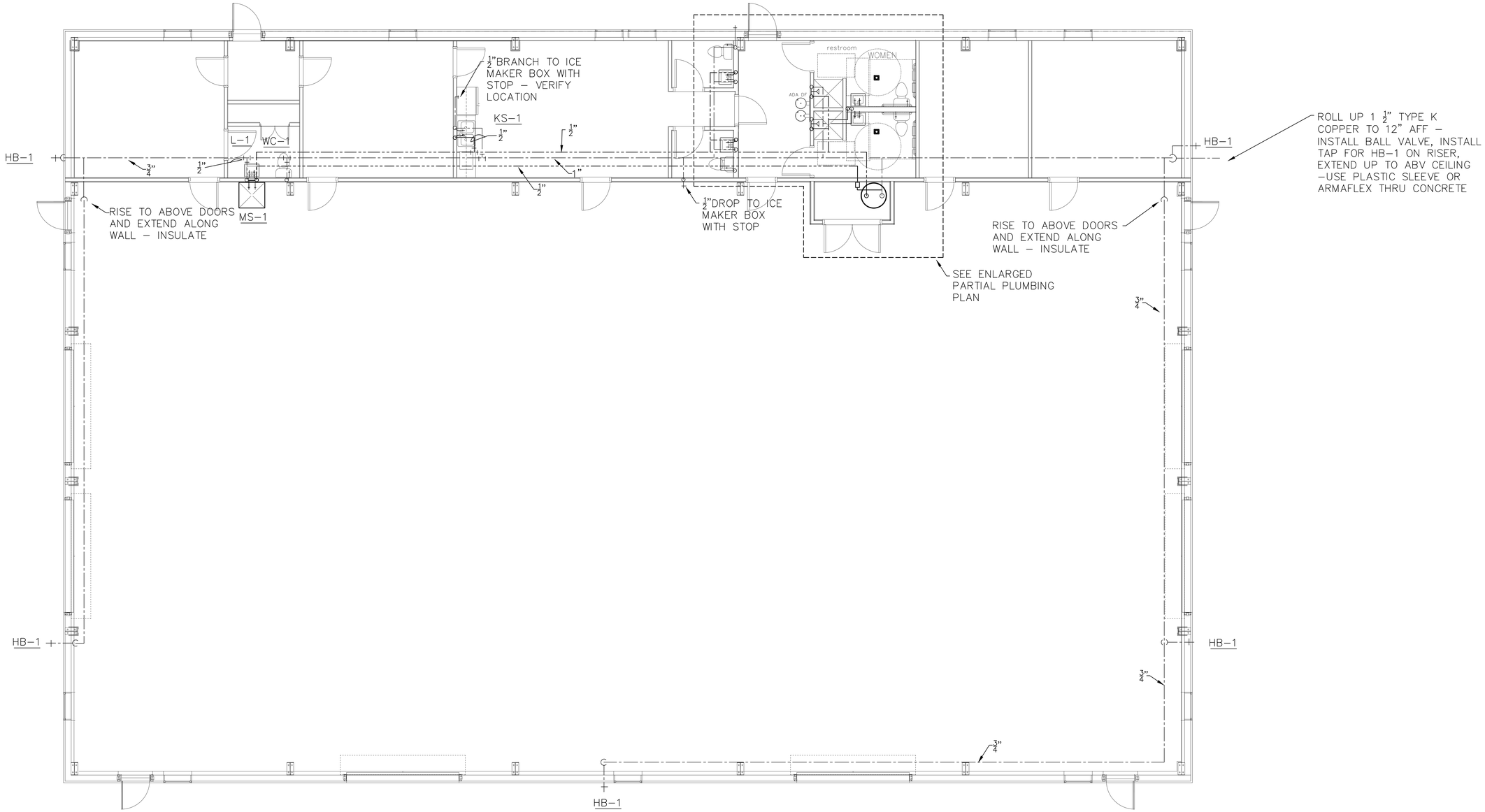
DESIGNED BY:	LES
CHECKED BY:	LES

SHEET NUMBER
P100

SHEET COUNT
1 OF 4

© STEPHENS MECHANICAL ENGINEERING

DATETIME



1 ABOVE FLOOR PLUMBING PLAN

SCALE : 3/16" = 1'-0"

STEPHENS MECHANICAL ENGINEERING LLC.
925 TOMMY MUNRO DR., STE B
BILOXI, MS 39532
228 207 3322 FAX 228 207 3346
LAWRENCE STEPHENS PE 63259
FL AUTHORIZATION NO: 000030951

STEPHENS MECHANICAL ENGINEERING LLC.
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LES@STEPHENSMECHENG.COM

EAGLE SPRINGS GOLF COURSE
MAINTENANCE BUILDING
WALTON COUNTY, FORT WALTON, FLA

ABOVE FLOOR PLUMBING PLAN

6/28/2023

LAWRENCE E. STEPHENS LICENSE NO. 63259 STATE OF FLORIDA PROFESSIONAL ENGINEER

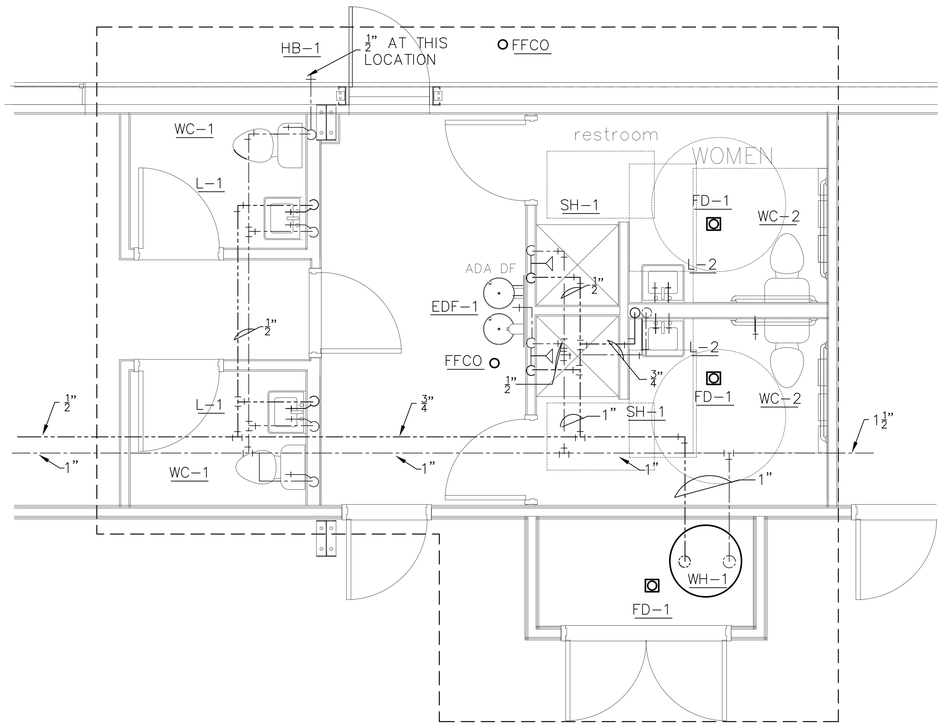
JOB NO.	23021
DATE:	6/5/2023
DRAWN BY:	LES
DESIGNED BY:	LES
CHECKED BY:	LES

SHEET NUMBER

P101

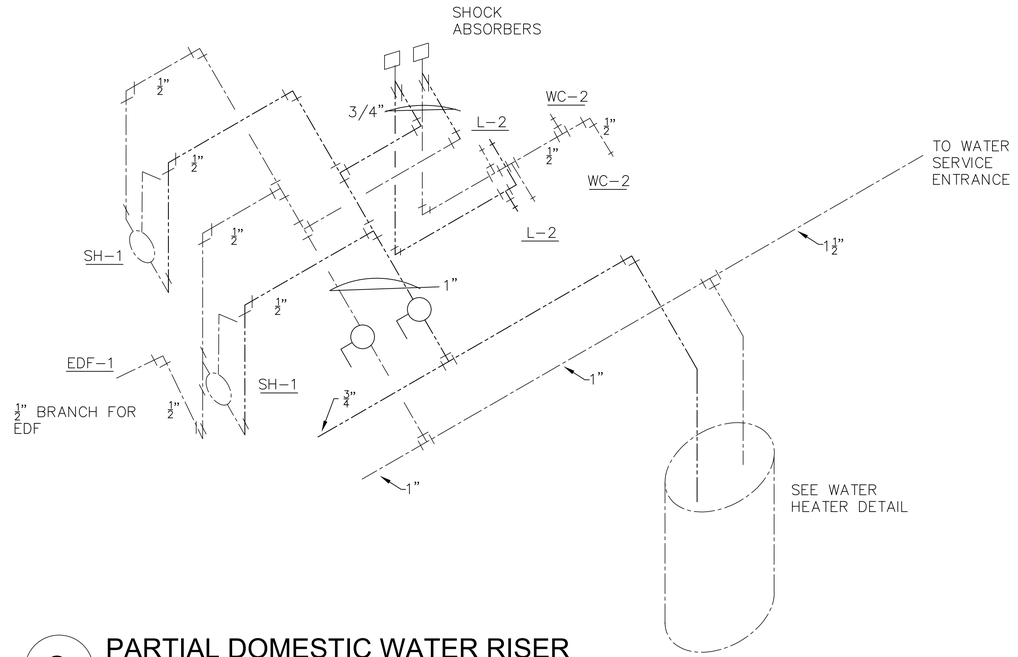
SHEET COUNT

1 OF 4



1 ENLARGED PLUMBING PLAN

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



2 PARTIAL DOMESTIC WATER RISER

SCALE : NTS

STEPHENS
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EAGLE SPRINGS GOLF COURSE
MAINTENANCE BUILDING
WALTON COUNTY, FORT WALTON, FLA

PARTIAL PLUMBING PLAN AND DOMESTIC RISER

6/28/2023

LAWRENCE E. STEPHENS LICENSE NO. 63259 STATE OF FLORDA PROFESSIONAL ENGINEER

JOB NO.	23021
DATE:	6/5/2023
DRAWN BY:	LES
DESIGNED BY:	LES
CHECKED BY:	LES

SHEET NUMBER

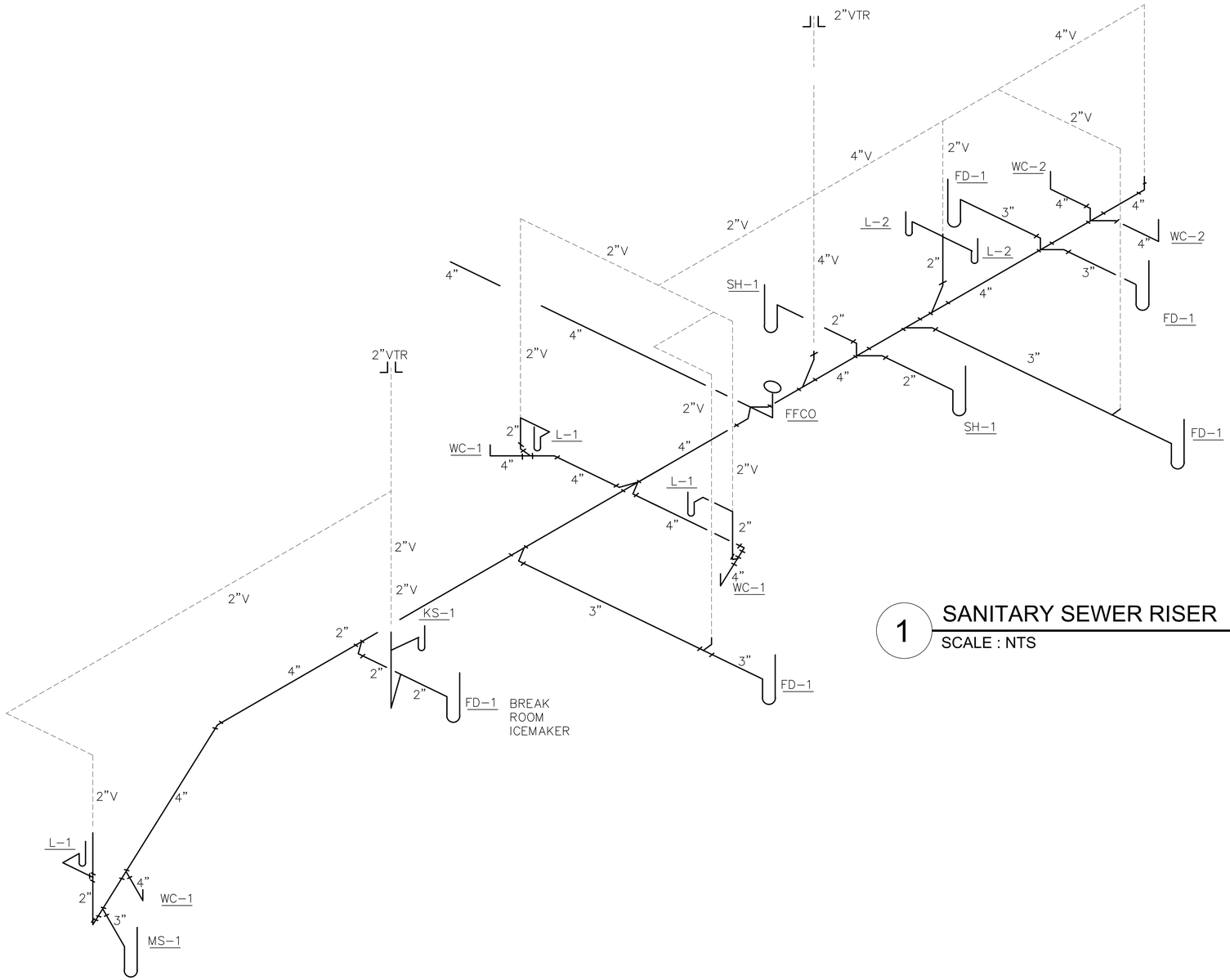
P102

SHEET COUNT

1 OF 4

STEPHENS
MECHANICAL ENGINEERING LLC.
925 TOMMY MUNRO DR., STE B
BILOXI, MS 39532
228 207 3322 FAX 228 207 3346
LAWRENCE STEPHENS PE 63259
FL AUTHORIZATION NO: 000030951

DATETIME



1 SANITARY SEWER RISER

SCALE : NTS

STEPHENS MECHANICAL ENGINEERING LLC.
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EAGLE SPRINGS GOLF COURSE
MAINTENANCE BUILDING
WALTON COUNTY, FORT WALTON, FLA

SANITARY SEWER RISER

6/28/2023

LAWRENCE E. STEPHENS
LICENSE
NO. 63259
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.	23021
DATE:	6/5/2023
DRAWN BY:	LES
DESIGNED BY:	LES
CHECKED BY:	LES

SHEET NUMBER

P103

SHEET COUNT

1 OF 4

STEPHENS MECHANICAL ENGINEERING LLC.
925 TOMMY MUNRO DR., STE B
BILOXI, MS 39532
228 207 3322 FAX 228 207 3346
LAWRENCE STEPHENS PE 63259
FL AUTHORIZATION NO: 000030951

ELECTRICAL LEGEND

LIGHTING

- SURFACE MOUNT, WRAP FIXTURE
- RECESSED CEILING FIXTURE
- SURFACE/STRUCTURE HI-BAY FIXTURE
- BATTERY BACKUP EMERGENCY/EGRESS FIXTURE

SWITCHES

- $ — SINGLE POLE SWITCH – 20A, 120/277V, +48" AFF, UNLESS NOTED
- $3 — THREE WAY SWITCH – 20A, 120/277V +48" AFF, UNLESS NOTED
- $4 — FOUR WAY SWITCH – 20A, 120/277V +48" AFF, UNLESS NOTED
- $OC — MOTION SENSOR SWITCH, WALL MOUNT 48" AFF
- $F — SINGLE POLE FAN SWITCH – 20A, 120/277V, +48" AFF, UNLESS NOTED
- PHOTO ELECTRIC CONTROL, MOUNT AT BUILDING FACADE, UNLESS NOTED
- MOTORIZED DOOR OPEN/CLOSE CONTROL

SWITCHGEAR

- NON FUSED SAFETY SWITCH NEMA 3R AT WET LOCATIONS
- F — FUSED SAFETY SWITCH NEMA 3R AT WET LOCATIONS
- M — COMBO MOTOR STARTER/SAFETY SWITCH
- LIGHT AND POWER PANELBOARD
- METER
- TVSS — TRANSIENT VOLTAGE SURGE SUPPRESSOR
- SPECIAL ELECTRICAL CONNECTION
- WH — WATER HEATER ELECTRICAL CONNECTION
- EF — EX. FAN ELECTRICAL CONNECTION
- AHU — AIR HANDLING UNIT ELECTRICAL CONNECTION
- CU — CONDENSING UNIT ELECTRICAL CONNECTION

CONDUIT AND WIRE

- FLEXIBLE CONDUIT, SEALTITE AT WET LOCATIONS
- CONDUIT CONCEALED IN WALL OR ABOVE CEILING
- CONDUIT BELOW FLOOR OR CONCEALED IN WALL
- CONDUIT EXPOSED
- CIRCUIT CONDUCTORS IN CONDUIT
- MULTIPLE CIRCUIT CONDUCTORS IN CONDUIT WITH NEUTRALS
- GROUND CONDUCTORS IN CONDUIT
- CONDUIT UP
- CONDUIT DOWN
- XX-XX — CIRCUIT HOMERUN TO PANEL BOARD. XX-XX DENOTES PANEL NAME AND CIRCUIT NUMBER
- CONTINUATION OF CONDUIT RUN

DEVICES

- DUPLEX RECEPTACLE – 20A, 120V
- GFCI — GFI DUPLEX RECEPTACLE – 20A, 120V
- WR — GFI, WEATHER RESISTANT DUPLEX RECEPTACLE – 20A, 120V WITH IN-USE WEATHERPROOF COVER
- 30 — SINGLE RECEPTACLE – 30A, 250V, 2W, G
- WR 30 — SINGLE RECEPTACLE – 30A, 250V, 2W, G WITH IN-USE WEATHERPROOF COVER
- 50 — SINGLE RECEPTACLE – 50A, 250V, 2W, G
- 20A, 120V, CORD CAP, 250V, 2W, G MOUNTED FROM CEILING K&H INDUSTRIES RTFH3L-WW-B12K, OR EQUAL
- 30 — 30A, 120V, CORD CAP, 250V, 2W, G MOUNTED FROM CEILING K&H INDUSTRIES RTFD3L-WW-B10G, OR EQUAL

MOUNT ALL DEVICES AT +18" AFF, UNLESS NOTED OTHERWISE.

COMMUNICATIONS

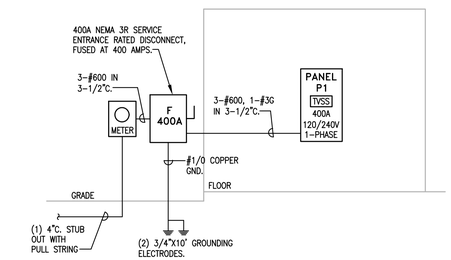
- TELEPHONE OUTLET +18" AFF, UNLESS NOTED
- COMBO DATA/TELEPHONE OUTLET +18" AFF, UNLESS NOTED
- TELEPHONE/TELEVISION TERMINAL BOARD 3/4" 2'x2' FIRE RATED PLYWOOD

LUMINAIRE SCHEDULE

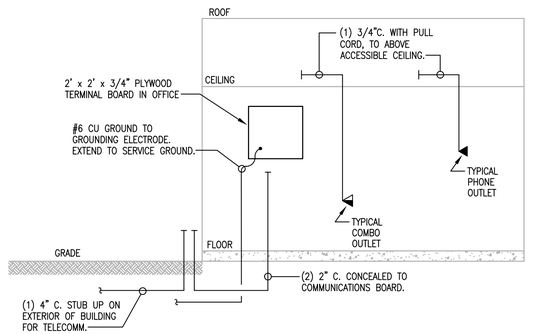
MARK	LAMPS	MOUNTING	DESCRIPTION	MANUFACTURER	EQUALS
C1	LED	RECESSED CEILING	LED, 6" RECESSED WAFER LIGHT	LITHONIA WF6-LED-35K-MVOLT	OR APPROVED EQUAL
EWP	LED	WALL; ABOVE DOOR	EMERGENCY/EGRESS FIXTURE, EXTERIOR	ISOLITE OWL-EM-BZ-MB	OR APPROVED EQUAL
F1	LED	SURFACE CEILING	LED, LOW PROFILE WRAPAROUND FIXTURE	LITHONIA LBL4-4800LM-80CRI-35K-MVOLT	OR APPROVED EQUAL
F1E	LED	SURFACE CEILING	LED, LOW PROFILE WRAPAROUND FIXTURE, W/EMERGENCY	LITHONIA LBL4-4800LM-80CRI-35K-MVOLT-EL14L	OR APPROVED EQUAL
H1	LED	SUSPENDED AT STRUCTURE	LED, ROUND HI-BAY FIXUTRE, SWITCHABLE LUMENS	LITHONIA CPRB-ALO13-UVOLT-SWW9-80CRI-DWH-12000/15000/18000	OR APPROVED EQUAL
W1	LED	WALL; (VERIFY)	LED, EXTERIOR WALL PACK	LITHONIA TWX1-LED-ALO-40K-MVOLT-DDBTXD	OR APPROVED EQUAL
W2	LED	WALL; (VERIFY)	LED, EXTERIOR WALL PACK	LITHONIA TWX2-LED-ALO-40K-MVOLT-DDBTXD	OR APPROVED EQUAL
XE	RED LED	WALL/CEILING	COMBO EXIT/EMERGENCY EGRESS - 1 SIDE - ALUMINUM HOUSING	ISOLITE DCL-R-U-BA-BA-MTEBP	OR APPROVED EQUAL

NOTE: LUMINAIRES WITH "E" DESIGNATION SHALL HAVE INTEGRAL EMERGENCY BALLAST. CONNECT EMERGENCY BALLAST ONLY AHEAD OF ANY SWITCHING. NORMAL BALLAST TO BE SWITCHED AS INDICATED, UNLESS NOTED OTHERWISE.

PANEL	BUSS: 400 AMP	VOLT: 120/240V, 1 PHASE, 3 WIRE					AIC RATING: 22,000				
P1	MAINS: 400A MLO	MOUNT: SURFACE, NEMA 1					LOCATION: GRINDER & PARTS ROOM				
CKT.	BKR.	DESCRIPTION	FEEDER	LOAD (AMPS) A	LOAD (AMPS) C		LOAD (AMPS) A	LOAD (AMPS) C	FEEDER	DESCRIPTION	BKR.	CKT.
1	20/1	EXTERIOR LIGHTS	2-12, 1-12G	8			13.2		2-12, 1-12G	EQUIP. STOR. LIGHTS	20/1	2
3	20/1	LIGHTS	2-12, 1-12G		10			8.8	2-12, 1-12G	EQUIP. STOR. LIGHTS		4
5	20/1	EXHAUST FAN	2-12, 1-12G	5.8			6		2-12, 1-12G	REC. - GRINDER/PARTS ROOM	20/1	6
7	20/1	REC. - COMM. BOARD	2-12, 1-12G		3			7.5	2-12, 1-12G	REC. - MECH. OFFICE	20/1	8
9	20/1	REC. - RESTROOMS	2-12, 1-12G	7.5			6		2-12, 1-12G	REC. - DRINKING FOUNTAINS	20/1	10
11	20/1	REC. - BREAK ROOM	2-12, 1-12G		4.5			4.5	2-12, 1-12G	REC. - BREAK ROOM	20/1	12
13	20/1	ICE MACHINE	2-12, 1-12G	10			3		2-12, 1-12G	REC. - BREAK ROOM.	20/1	14
15	20/1	REC. - BREAK ROOM REFRIG.	2-12, 1-12G		8			12	2-12, 1-12G	REC. - ASSIST. OFFICE	20/1	16
17	20/1	REC. - SUPERVISOR OFFICE	2-12, 1-12G	10.5			7.5		2-12, 1-12G	REC. - EQUIP. STORAGE	20/1	18
19	20/1	REC. - EQUIP. STORAGE	2-12, 1-12G		9			1.5	2-12, 1-12G	REC. - EQUIP. STOR. CORD REEL	20/1	20
21	20/1	REC. - EQUIP. STORAGE	2-12, 1-12G	9			5.8		2-12, 1-12G	EQUIP. STOR. FAN	20/1	22
23	20/1	EQUIP. STOR. FAN	2-12, 1-12G		5.8			5	2-12, 1-12G	ROLL UP DOOR	20/1	24
25	20/1	ROLL UP DOOR	2-12, 1-12G	5			5		2-12, 1-12G	ROLL UP DOOR	20/1	26
27	20/1	ROLL UP DOOR	2-12, 1-12G		5			5	2-12, 1-12G	ROLL UP DOOR	20/1	28
29	20/2	EF-7 AND LOUVER	3-12, 1-12G	8			5		2-12, 1-12G	ROLL UP DOOR	20/1	30
31					8					SPARE	20/1	32
33	30/2	REC. - EQUIP. STORAGE	2-10, 1-10G	15			8		3-12, 1-12G	EF-8 AND LOUVER	20/2	34
35					15			8				36
37	30/2	REC. - EQUIP. STORAGE	2-10, 1-10G	15			15		2-10, 1-10G	REC. - EQUIP. STORAGE	30/2	38
39					15			15				40
41	30/2	REC. - GRINDER/PARTS	2-10, 1-10G	15			15		2-10, 1-10G	REC. - EQUIP. STORAGE	30/2	42
43					15			15				44
45	30/2	REC. - EXTERIOR	3-10, 1-10G	20			15		2-10, 1-10G	REC. - GRINDER/PARTS	30/2	46
47					20			15				48
49	20/1	SPARE					20		2-10, 1-10G	ICE MACHINE	30/2	50
51	20/1	SPARE						20				52
53	30/2	AHU-1 #2	2-10, 1-10G	22			18.75		2-10, 1-10G	WH-1	30/2	54
55					22			18.75				56
57	50/2	CU-1	2-8, 1-10G	26			51		2-6, 1-10G	AHU-1 #1	60/2	58
59					26			51				60
				176.8	166.3		194.3	187.1				
			CONNECTED LOADS PER PHASE				A phase	371.1			amps	
							C phase	353.4			amps	



1 E100 POWER RISER DIAGRAM
SCALE: NONE



2 E100 COMMUNICATIONS RISER DIAGRAM
SCALE: NONE

WELCON
ELECTRICAL CONSULTANTS
14116 CUSTOMS BOULEVARD, SUITE #111
GULFPORT, MISSISSIPPI 39503
228.822.8000

Project Name and Address
EAGLE SPRINGS GOLF COURSE MAINT. BUILDING
WALTON COUNTY, FLORIDA

Sheet Title
ELECTRICAL LEGEND, LUMINAIRE SCHEDULE, PANELBOARD SCHEDULE AND DETAILS

No.	Date	Revision

Seal
GREGORY P WYROSDICK LICENSE No. 80 STATE OF FLORIDA PROFESSIONAL ENGINEER
06/27/23

Project No.	23-SM-03
Date	06/27/2023
Drawn By	WH
Checked By	GPW
Scale	AS SHOWN

Drawing No.
E100
1 of 3 Sheets

ELECTRICAL GENERAL NOTES AND SPECIFICATIONS

BASIC ELECTRICAL REQUIREMENTS

1. ALL ELECTRICAL WORK TO CONFORM TO CURRENT EDITIONS OF THE FLORIDA BUILDING CODES, AND OTHER APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, ORDINANCES, AND REGULATIONS. WHERE DRAWINGS OR SPECIFICATIONS EXCEED CODE REQUIREMENTS, THE DRAWINGS AND SPECIFICATIONS SHALL GOVERN. NO WORK SHALL BE INSTALLED WHICH IS LESS THAN MINIMUM LEGAL STANDARDS.
2. ALL WORK PERFORMED UNDER THIS DIVISION SHALL BE INSPECTED AND APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING WORK. NO ADDITIONAL SCOPE WILL BE AUTHORIZED DUE TO LACKING OF UNDERSTANDING ON EXISTING CONDITIONS.
4. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANIES FOR SERVICE ENTRANCE REQUIREMENTS TO THE BUILDING/FACILITY. SERVICE ENTRANCES TO BE INSTALLED PER RESPECTIVE UTILITY COMPANY REQUIREMENTS.
5. PROVIDE FOR ALL PERMITTING AND INSPECTIONS. INCLUDE PAYMENT OF ALL PERMIT AND INSPECTION FEES APPLICABLE THE WORK IN THIS DIVISION.
6. PROVIDE ONE YEAR WARRANTY, RECORD (AS-BUILT) DRAWINGS, AND OPERATION/MAINTENANCE MANUALS ON ALL ELECTRICAL EQUIPMENT AND LIGHTING.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL EXERCISE CARE AND TAKE APPROPRIATE PRECAUTIONARY MEASURES TO PREVENT ANY DAMAGE TO THE EXISTING STRUCTURES, SIDEWALKS, UTILITIES, COMMUNICATIONS, ETC. DURING THE PROJECT. THE CONTRACTOR SHALL CORRECT ALL DAMAGE CAUSED BY OR DURING THE PROJECT. CONTRACTOR SHALL PROVIDE NOT LESS THAN (2) AND NOT MORE THAN (10) WORKING DAYS ADVANCE WRITTEN, ELECTRONIC, OR TELEPHONIC NOTICE OF THE COMMENCEMENT, EXTENT, LOCATION AND DURATION OF THE EXCAVATION WORK TO LOCAL OR STATE ONE-CALL SYSTEMS AND ANY NONMEMBERS OPERATOR(S) OF ANY UNDERGROUND UTILITY LINES OR UNDERGROUND FACILITIES IN AND NEAR THE EXCAVATION AREA, SO THAT OPERATOR(S) AND ANY NON-MEMBER OPERATOR(S) MAY LOCATE AND MARK THE LOCATION OF UNDERGROUND UTILITY LINES AND UNDERGROUND FACILITIES IN THE EXCAVATION AREA.
8. PROVIDE FOR AND INSTALL TEMPORARY LIGHTING AND POWER. COORDINATE WITH OWNER OR UTILITY COMPANY FOR CONNECTIONS. ALL TEMPORARY LIGHTING AND POWER SHALL CONFORM TO OSHA STANDARDS AND ALL CODE REQUIREMENTS.
9. WORKERS POSSESSING THE SKILLS AND EXPERIENCE OBTAINED IN PERFORMING WORK OF SIMILAR SCOPE AND COMPLEXITY SHALL PERFORM THE WORK OF THIS DIVISION.
10. FOR PURPOSES OF CLEARNESS AND LEGIBILITY, DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND THE SIZE AND LOCATION OF EQUIPMENT IS INDICATED TO SCALE WHENEVER POSSIBLE. VERIFY CONDITIONS, DIMENSIONS, INDICATED EQUIPMENT SIZES, AND MANUFACTURER'S DATA AND INFORMATION AS NECESSARY TO INSTALL THE WORK OF THIS DIVISION. COORDINATE LOCATION AND LAYOUT WITH OTHER WORK.
11. DRAWINGS INDICATE REQUIRED SIZE AND POINTS OF TERMINATION OF CONDUITS, NUMBER AND SIZE OF CONDUCTORS, AND DIAGRAMMATIC ROUTING OF CONDUIT. INSTALL CONDUITS WITH MINIMUM NUMBER OF BENDS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, KEEP OPENINGS AND PASSAGEWAYS CLEAR, AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.
12. OUTLET LOCATIONS SHALL BE COORDINATED WITH ARCHITECTURAL ELEMENTS PRIOR TO START OF CONSTRUCTION. LOCATIONS INDICATED ON THE DRAWINGS MAY BE DISTORTED FOR CLARITY. WHERE INSTALLED AT MILLWORK, OUTLETS SHALL BE LOCATED IN KNEE SPACE OR ABOVE COUNTERTOP.
13. COORDINATE ELECTRICAL WORK WITH ALL OTHER WORK.
14. THE SCOPE OF THE ELECTRICAL WORK INCLUDES FURNISHING, INSTALLING TESTING AND WARRANTY OF ALL ELECTRICAL WORK AND COMPLETE ELECTRICAL SYSTEMS SHOWN ON THE ELECTRICAL DRAWINGS AND SPECIFIED HEREIN.
15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL SYSTEMS TO PROVIDE A COMPLETE PACKAGE AS INDICATED BY THE CONTRACT DOCUMENTS. THE DOCUMENTS ARE INTENDED TO PROVIDE AN OUTLINE FOR THE REQUIRED INSTALLATIONS. THE CONTRACTOR SHALL ULTIMATELY PROVIDE A COMPLETE AND OPERATIONAL SYSTEM AT THE CONCLUSION OF THE PROJECT.
16. DETAILS ARE PROVIDED AS THEY RELATE TO THE INSTALLATION. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS COMPONENTS, PARTS, MATERIALS, FASTENERS, SPLICES, AND ANY OTHER INCIDENTAL ITEMS NECESSARY TO PROVIDE A COMPLETE INSTALLATION.
17. ELECTRICAL CONNECTIONS INDICATED ON DRAWINGS SHALL INCLUDE WIRING, INSTALLATION, CONNECTION AND ADJUSTMENT. REQUIRED ELECTRICAL CONNECTIONS SHALL BE PERFORMED FOR SUCH EQUIPMENT AND APPLIANCES. WORK SHALL INCLUDE FURNISHING AND INSTALLING SUITABLE OUTLETS, DISCONNECTING DEVICES, STARTERS, PUSH-BUTTON STATIONS, SELECTOR SWITCHES, CONDUIT, JUNCTION BOXES, AND WIRING NECESSARY FOR A COMPLETE ELECTRICAL INSTALLATION.
18. PROTECT MATERIALS AND EQUIPMENT FROM DAMAGE AND PROVIDE ADEQUATE AND PROPER STORAGE FACILITIES DURING PROGRESS OF THE WORK. DAMAGED MATERIALS AND/OR EQUIPMENT SHALL BE REPLACED. REMOVE RUBBISH, DEBRIS AND WASTE MATERIALS AND LEGALLY DISPOSE OF OFF THE PROJECT SITE.
19. REMOVE GREASE AND OIL SPOTS WITH SOLVENT. SUCH SURFACES SHALL BE WIPED AND CORNERS AND CRACKS SCRAPED OUT. EXPOSED ROUGH METAL SHALL BE SMOOTH, FREE OF SHARP EDGES, CAREFULLY STEEL BRUSHED TO REMOVE RUST AND OTHER SPOTS, AND LEFT IN PROPER CONDITION TO RECEIVE FINISH PAINTING.
20. ADVISE THE GENERAL CONTRACTOR OR ARCHITECT BEFORE STARTING THE WORK OF THIS DIVISION.
21. EXPOSED CONDUITS SHALL BE PAINTED TO MATCH THE SURFACES ADJACENT TO INSTALLATION. REFER TO PAINTING AND COATING SECTION OF SPECIFICATIONS.
22. VERIFY ALL DIMENSIONS AND CLEARANCES WITH ARCHITECT AND OWNER.
23. SEAL ALL WALL PENETRATIONS WITH AN APPROVED CAULK COMPOUND EQUAL TO 3M FIRE BARRIER CAULK.
24. COORDINATE PHASING OF WORK WITH ARCHITECTURAL DRAWINGS AND OTHER TRADES / DISCIPLINES FOR ELECTRICAL INSTALLATIONS.
25. NOTIFY THE ENGINEER IMMEDIATELY OF ANY PLAN DISCREPANCIES PRIOR TO PROCEEDING WITH ROUGH-IN OR TRIM OUT.

BASIC ELECTRICAL MATERIALS, BOXES, CONDUIT, WIRING, AND GROUNDING

1. BOXES INSTALLED IN CONCEALED WORK SHALL BE GALVANIZED STEEL, PRESSED, OR WELDED TYPE, WITH KNOCKOUTS.
2. BOXES SHALL BE 4-INCH OCTAGON, 4-INCH SQUARE, 2-1/8 INCHES DEEP OR LARGER, DEPENDING UPON NUMBER OF CONDUCTORS OR CONDUITS THEREIN, UNLESS NOTED OTHERWISE. PLASTER OR TILE RINGS SHALL BE FURNISHED FOR SUITABLE MOUNTING OF LIGHT FIXTURE. PROVIDE SUITABLE COVERS FOR ALL BOXES.
3. JUNCTION AND PULL BOXES, IN ADDITION TO THOSE INDICATED, SHALL ONLY BE USED IN COMPLIANCE WITH CODES, RECOGNIZED STANDARDS, AND CONTRACT DOCUMENTS. PROVIDE NEMA 3R WHERE INSTALLED OUTDOORS OR SUBJECT TO MOISTURE. PROVIDE POLYMER CONCRETE PULL BOXES AS NOTED WHERE INSTALLED AT GRADE LEVEL. PROVIDE SUITABLE COVERS FOR ALL BOXES.
4. ALL CONDUIT IN SLAB AND UNDERGROUND TO BE PVC SCH. 40.
5. ALL INTERIOR CONDUITS CONCEALED IN WALLS, ABOVE CEILINGS, OR IN EXPOSED STRUCTURE SHALL BE EMT WITH COMPRESSION FITTINGS FOR CONDUITS 1" AND SMALLER, CONDUITS 1-1/4" AND ABOVE SHALL HAVE STEEL SET-SCREW FITTINGS. METAL-CLAD (MC) CABLE MAY ONLY BE USED FOR FLEX CONNECTIONS TO LIGHT FIXTURES WHERE INSTALLED ABOVE LAY-IN ACOUSTICAL CEILINGS OR WHERE INSTALLED CONCEALED WITHIN BUILDING PURLING AT ROOF.
6. ALL EXPOSED CONDUITS SHALL BE GALVANIZED RIGID TO 10 FEET ABOVE FINISHED FLOOR WHEN INSTALLED IN AREAS SUSCEPTIBLE TO DAMAGE.
7. ALL CONDUITS SHALL BE INSTALLED PARALLEL AND PERPENDICULAR TO BUILDING STRUCTURE. DO NOT INSTALL CONDUITS AT "ANGLED" / "STRAIGHT-RUNS" BETWEEN BOXES.
8. FEEDER CONDUITS SHALL BE PVC BELOW GRADE, GRC ELBOWS AND RISERS UP TO PANELS FROM BELOW GRADE, OR EMT WHERE INSTALLED OVERHEAD AND COMPLETELY INDOORS, UNLESS NOTED OTHERWISE.
9. ALL WIRING SHALL BE COPPER.
10. ALL WIRING SHALL BE #12 AWG MINIMUM, THHN/THWN, UNLESS NOTED OTHERWISE.
11. ALL WIRING SHALL BE CONDUCTOR TYPE THHN OR THWN INSULATED WITH POLYVINYL CHLORIDE AND COVERED WITH A PROTECTIVE SHEATH OF NYLON, RATED AT 600 VOLTS. WIRES SHALL BE LISTED BY UNDERWRITER'S LABORATORIES (UL) FOR INSTALLATION IN ACCORDANCE WITH ARTICLE 310 OF THE NATIONAL ELECTRICAL CODE (NEC). CONDUCTORS MAY BE SOLID OR STRANDED COPPER FOR 12 AWG AND SMALLER CONDUCTORS, AND STRANDED COPPER FOR 10 AWG AND LARGER CONDUCTORS. CONDUCTORS SHALL BE INSULATED WITH PVC AND SHEATHED WITH NYLON.
12. GROUNDING SHALL BE INSTALLED PER NEC SECTION 250.
13. METALLIC OBJECTS ON THE PROJECT SITE THAT ENCLOSE ELECTRICAL CONDUCTORS, OR THAT ARE LIKELY TO BE ENERGIZED BY ELECTRICAL CURRENTS, SHALL BE EFFECTIVELY GROUNDED.
14. METAL EQUIPMENT PARTS, SUCH AS ENCLOSURES, RACEWAYS, AND EQUIPMENT GROUNDING CONDUCTORS, AND EARTH GROUNDING ELECTRODES SHALL BE SOLIDLY JOINED TOGETHER INTO A CONTINUOUS ELECTRICALLY CONDUCTIVE SYSTEM.
15. METALLIC SYSTEMS SHALL BE EFFECTIVELY BONDED TO THE MAIN GROUNDING ELECTRODE SYSTEM.
16. ELECTRICAL CONTINUITY TO GROUND METAL RACEWAYS AND ENCLOSURES, ISOLATED FROM EQUIPMENT GROUND BY INSTALLATION OF NON-METALLIC CONDUIT OR FITTINGS, SHALL BE PROVIDED BY A GREEN INSULATED GROUNDING CONDUCTOR OF REQUIRED SIZE WITHIN EACH RACEWAY CONNECTED TO ISOLATED METALLIC RACEWAYS, OR ENCLOSURES AT EACH END. EACH FLEXIBLE CONDUIT OVER 6 FEET IN LENGTH SHALL BE PROVIDED WITH A GREEN INSULATED GROUNDING CONDUCTOR OF REQUIRED SIZE.
17. COLD WATER, OR OTHER UTILITY PIPING SYSTEMS, SHALL NOT BE UTILIZED AS GROUNDING ELECTRODES DUE TO THE INSTALLATION OF INSULATING COUPLINGS AND NON-METALLIC PIPE IN SUCH INSTALLATIONS.
18. NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT, PANELS, EQUIPMENT CABINETS, AND METAL FRAMES OF BUILDINGS SHALL BE PERMANENTLY AND EFFECTIVELY GROUNDED. PROVIDE A NEC SIZED GROUNDING CONDUCTOR IN EVERY RACEWAY.
19. NEUTRAL OF SERVICE CONDUCTORS SHALL BE GROUNDED AS FOLLOWS: NEUTRAL SHALL BE GROUNDED AT THE SERVICE PANELBOARD, OR MAIN SWITCH, EQUIPMENT AND CONDUIT GROUNDING CONDUCTORS SHALL BE BONDED TO THAT GROUNDING POINT, FEEDER NEUTRALS SHALL BE BONDED AT SERVICE ENTRANCE POINT ONLY, NEUTRALS OF SEPARATELY DERIVED SYSTEMS SHALL BE BONDED AT THE SOURCE ONLY.
20. WITHIN EVERY BUILDING, THE MAIN PANELBOARD, SHALL BE BONDED TO THE COLD WATER LINE. METALLIC PIPING SYSTEMS SUCH AS GAS, FIRE SPRINKLER, OR OTHER SYSTEMS SHALL BE BONDED TO THE COLD WATER LINE.
21. GROUNDING ELECTRODES SHALL BE COPPER-CLAD STEEL GROUND RODS, MINIMUM 3/4 INCH DIAMETER BY 10 FEET LONG. INSTALL ADDITIONAL ELECTRODES WHERE GROUND REMAINS HIGHER THAN 25 OHMS. INSTALL GROUNDING ELECTRODES AS NOTED ON DRAWINGS.
22. GROUNDING CONDUCTORS SHALL BE COPPER, #12 MINIMUM WITH GREEN INSULATION, UNLESS NOTED OTHERWISE.
23. GROUND TAILS SHALL BE COPPER, #12 MINIMUM WITH GREEN INSULATION, INSTALLED IN ALL METALLIC JUNCTION BOXES WHERE DEVICES ARE BEING INSTALLED. BRANCH CIRCUIT GROUND, JUNCTION BOX, AND DEVICES SHALL BE BONDED AT EACH JUNCTION BOX.

WIRING DEVICES

1. RECEPTACLES SHALL COMPLY WITH NEMA WD 1, NEMA WD 6, AND UL 498.
2. SWITCHES SHALL COMPLY WITH NEMA WD 1 AND UL 20.
3. DUPLEX RECEPTACLES SHALL BE HEAVY-DUTY SPECIFICATION GRADE, GROUNDING TYPE. TERMINAL SCREWS SHALL BE BACK AND SIDE WIRED WITH INTERNAL SCREW PRESSURE PLATES. MOUNTING STRAP SHALL FEATURE HEAVY-DUTY BRASS CONSTRUCTION. RECEPTACLE BACK BODY SHALL BE PVC. RECEPTACLE FACE SHALL BE IMPACT RESISTANT NYLON. RECEPTACLES SHALL HAVE TRIPLE WIPE BRASS POWER CONTACTS.
4. PROVIDE SPECIFICATION GRADE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES IN ACCORDANCE WITH UL STANDARDS. GFCI RECEPTACLES SHALL HAVE A TRIP INDICATION LIGHT. RECEPTACLE TERMINAL SCREWS SHALL BE BACK AND SIDE WIRE WITH INTERNAL SCREW PRESSURE PLATES. TEST AND RESET BUTTONS SHALL MATCH DEVICE BODY IN COLOR. GFCI RECEPTACLES SHALL BE MANUFACTURED IN STANDARD CONFIGURATION FOR INSTALLATION WITH STAINLESS STEEL SMOOTH PLATES. EXTERIOR MOUNTED RECEPTACLES SHALL BE MOUNTED INSIDE WEATHERPROOF ENCLOSURE.
5. FOR EQUIPMENT RECEPTACLES, PROVIDE 2-WIRE OR 3-WIRE, GROUNDING TYPE, RATED 30 OR 50 AMPS AT 125/250 VOLTS, NEMA RATING AS NOTED ON DRAWINGS OR AS REQUIRED FOR EQUIPMENT, WITH 2-GANG STAINLESS STEEL PLATES.
6. PROVIDE LOCAL SWITCHES, HIGH STRENGTH THERMOPLASTIC TOGGLE, SPECIFICATION GRADE, RATED 20 AMPS AT 120-277 VOLTS AC ONLY, WITH PLASTER EARS, EXTERNAL SCREW PRESSURE PLATE BACK AND SIDE WIRED, AND STANDARD SIZE COMPOSITION CUPS WHICH FULLY ENCLOSE MECHANISM. SWITCHES SHALL BE APPROVED FOR INSTALLATION AT CURRENTS UP TO FULL RATING ON RESISTIVE, INDUCTIVE, TUNGSTEN FILAMENT LAMP AND FLUORESCENT LAMP LOADS, AND FOR UP TO 80 PERCENT OF RATING FOR MOTOR LOADS. SWITCHES SHALL HAVE OVERSIZED SILVER ALLOY CONTACTS FOR LONG LIFE AND BETTER HEAT DISSIPATION. PROVIDE SWITCHES AS SINGLE POLE, DOUBLE POLE, 3-WAY, 4-WAY, NON-LOCK TYPE.
7. WHERE NOTED, PROVIDE OCCUPANCY SENSOR SWITCHES (CEILING OR WALL MOUNT). SWITCHES SHALL BE DUAL TECHNOLOGY WITH INPUT VOLTAGE AND LOAD CHARACTERISTICS SUITABLE FOR LOADS BEING SERVED.
8. PROVIDE STAINLESS STEEL FACEPLATE ON ALL DEVICES.
9. WHERE DEVICES ARE TO BE INSTALLED AT MILLWORK OR ABOVE COUNTERS, COORDINATE WITH ARCHITECT FOR DEVICE HEIGHTS AND LOCATIONS PRIOR TO ROUGH-IN. INSTALL OUTLETS TO BE IN KNEE SPACE AREA OR IN AREA THAT WILL BE ACCESSIBLE AFTER MILLWORK IS COMPLETED.

PANELBOARDS AND SAFETY SWITCHES

1. PROVIDE ENGRAVED NAMEPLATE LABEL FOR ALL PANELBOARDS, SWITCHES (WHERE NOTED), DISCONNECTS, STARTERS, AND ANY EQUIPMENT NOTED OR REQUIRING NAMEPLATE IDENTIFICATION.
2. ALL ELECTRICAL PANELS SHALL BE COPPER BUSSING, PANELBOARDS AND CONSTRUCTED TO NATIONAL ELECTRIC CODE, ARTICLE 408, UL 67, PANELBOARDS; UL 50, CABINETS AND BOXES; UL 943, GFCI; UL 489, MOLDED CASE CIRCUIT BREAKERS; NEMA PB1; AND FEDERAL SPECIFICATIONS W-P-115C AND WC-375B. LOAD CENTERS NOT ALLOWED UNLESS NOTED OTHERWISE.
3. PANELBOARDS SHALL BE WALL-MOUNTED, ENCLOSED SAFETY TYPE WITH 120/240 VOLT, 3-WIRE SOLID NEUTRAL MAINS AS INDICATED ON DRAWINGS OR SPECIFIED. FIRST PANELBOARD OF EACH BUILDING SHALL BE PROVIDED WITH MAIN OR SUB-FEEDER CIRCUIT BREAKERS WHERE INDICATED. PROVIDE NEMA 3R PANEL ENCLOSURES WHERE INSTALLED OUTDOORS OR WHERE SUBJECT TO MOISTURE OR WHERE NOTED ON DRAWINGS.
4. SURGE SUPPRESSORS SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS, PROVIDE TRANSIENT VOLTAGE SURGE SUPPRESSORS AS SEPARATELY INSTALLED OF PANELBOARDS. PANELBOARDS SHALL BE COMPLETE WITH FULLY RATED COPPER NEUTRAL BUS, GROUND BUS AND ISOLATED GROUND BUS. SURGE SUPPRESSORS SHALL BE AS FOLLOWS: SURGE CAPACITY: SERVICE ENTRANCE SPDS SHALL BE ANSI/UL LISTED TYPE 1 SPD WITH A 160 KA SURGE RATING PER MODE, WITH FIELD REPLACEABLE SURGE MODULES. DISTRIBUTION OR BRANCH PANELS SHALL BE UL LISTED TYPE 1 SPD WITH A 80 KA SURGE RATING PER MODE. SURGE SUPPRESSION UNITS SHALL MEET UL 1449 3RD EDITION SUPPRESSED VOLTAGE RATING. MOVS SHALL BE THERMALLY PROTECTED FOR LOW CURRENT FAULTS AND SHALL BE FUSED WITH SURGE-RATED FUSES. THE SURGE-RATED SURGE CURRENT PASSES AND CLEARS THE CIRCUIT SAFELY IF THE SURGE CAPACITY IS EXCEEDED. ENHANCED DIAGNOSTICS SHALL CONTINUOUSLY MONITOR THE UNIT'S STATUS AND SHALL INCLUDE LEDS TO SIGNAL A REDUCTION IN SURGE CAPACITY OR THE LOSS OF A SUPPRESSION CIRCUIT. AN AUDIBLE ALARM, WITH TEST AND SILENCE FEATURES, SHALL BE FURNISHED IN DIAGNOSTIC PACKAGE.
5. SINGLE POLE BRANCHES SHALL BE MOLDED CASE, THERMAL MAGNETIC CIRCUIT BREAKERS WITH INVERSE TIME DELAY, TRIP FREE, QUICK-MAKE, QUICK-BREAK MECHANISM AND SILVER ALLOY CONTACTS. CIRCUIT BREAKERS SHALL BE FULLY RATED, WITH AMPERE RATING MARKED ON HANDLE AND SHALL INDICATE ON/OFF AND TRIPPED POSITIONS. GROUND FAULT INTERRUPTERS SHALL BE INCORPORATED INTO CIRCUIT BREAKERS WHERE INDICATED. THEY SHALL BE LISTED BY UL, OR OTHER NRTL AS GROUND FAULT DEVICES. PROVIDE APPROPRIATE LUG KIT OF SUFFICIENT SIZE TO ACCOMMODATE THE FEEDERS.
6. TWO-POLE BRANCHES SHALL BE ENCLOSED, AND SHALL BE THERMAL MAGNETIC CIRCUIT BREAKERS WITH INVERSE TIME DELAY, TAMPER-PROOF, AMBIENT COMPENSATED, SINGLE HANDLE, INTERNAL COMMON TRIP, AND QUICK-MAKE, QUICK-BREAK MECHANISM WITH SILVER ALLOY CONTACTS. CIRCUIT BREAKERS SHALL BE FULLY RATED OR AS OTHERWISE INDICATED ON THE DRAWINGS.
7. MAIN AND SUBFEEDER CIRCUIT BREAKERS SHALL BE ENCLOSED, THERMAL MAGNETIC TYPE WITH INVERSE TIME DELAY, SINGLE HANDLE COMMON TRIP, QUICK-MAKE, QUICK-BREAK MECHANISM, CORROSION-RESISTANT BEARINGS AND SILVER ALLOY CONTACTS. AMPERE FRAME SIZE AND TRIP RATING SHALL BE AS INDICATED ON DRAWINGS. VOLTAGE RATING SHALL BE AS INDICATED ON DRAWINGS. BRANCH MOUNTED MAINS ARE NOT ACCEPTABLE.
8. CIRCUIT BREAKERS SHALL BE FULLY RATED AND OF ONE-PIECE, BOLT-ON TYPE AND SHALL MEET SHORT-CIRCUIT INTERRUPTING CAPACITY REQUIREMENTS INDICATED ON DRAWINGS.
9. INTERNAL PHASE AND GROUND BUSS SHALL BE COPPER.
10. PROVIDE A NEATLY TYPEWRITTEN PANELBOARD SCHEDULE WITH NUMBER OR NAME OF ROOM OR AREA, OR LOAD SERVED BY EACH PANELBOARD CIRCUIT. SCHEDULE SHALL ALSO INDICATE PANEL DESIGNATION, VOLTAGE AND PHASE, BUILDING AND DISTRIBUTION PANEL OR SWITCHBOARD FROM WHICH IT IS FED. SCHEDULE SHALL BE INSTALLED IN A FRAME UNDER TRANSPARENT PLASTIC ON INSIDE OF EACH PANELBOARD DOOR.
11. ALL ELECTRICAL DISCONNECTS SHALL BE HEAVY DUTY AND RATED FOR VOLTAGE AND AMPACITY OF EQUIPMENT BEING SERVED, UNLESS NOTED OTHERWISE. PROVIDE FUSES BASED ON EQUIPMENT RATINGS WHERE NOTED. PROVIDE NEMA 3R ENCLOSURES WHERE INSTALLED OUTDOORS OR WHERE SUBJECT TO MOISTURE OR WHERE NOTED ON DRAWINGS.
12. INSTALL ALL ELECTRICAL EQUIPMENT WITH CODE REQUIRED CLEARANCES.

LIGHTING

1. LIGHT FIXTURES MODEL NUMBERS WERE DETERMINED AT THE TIME THIS SPECIFICATION WAS WRITTEN; MODEL NUMBERS MAY NEED TO BE MODIFIED, OR MAY REQUIRE THE ADDITION OR DELETION OF OPTIONS TO FULLY MEET SPECIFICATION REQUIREMENTS.
2. DESIGN OF LIGHTING FIXTURES, ACCESSORIES, SUPPORTS, AND METHOD OF FIXTURE INSTALLATION SHALL COMPLY WITH REQUIREMENTS OF CEILING TYPE WHICH FIXTURE IS INSTALLED.
3. PROVIDE SUSPENSION POINTS AT NO MORE THAN 2 FEET FROM FIXTURE ENDS. SPACING BETWEEN SUPPORTS SHALL NOT EXCEED 8 FEET.
4. PROVIDE ALL NECESSARY COMPONENTS TO INSTALL FIXTURES IN CEILING TYPES BEING INSTALLED. SURFACE MOUNT FIXTURES SHALL BE ATTACHED TO STRUCTURE. TOGGLE BOLTS ARE NOT PERMITTED. PROVIDE BACKING WHERE REQUIRED.
5. COMPONENTS AND FIXTURES SHALL BE LISTED AND APPROVED FOR THE INTENDED APPLICATION BY UNDERWRITER'S LABORATORIES (UL), OR OTHER NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL).
6. LIGHTING FIXTURES SHALL BE THE TYPE INDICATED ON DRAWINGS AND AS SPECIFIED. FIXTURES OF SAME TYPE SHALL BE OF ONE MANUFACTURER.
7. FIXTURES SHALL BE OF THE TYPES AND MANUFACTURERS DESCRIBED IN THE LUMINAIRE SCHEDULE OF THE DRAWINGS, WITH LAMPS, WATTAGE AND VOLTAGE AS INDICATED OR APPROVED EQUAL. SUBMIT TO ENGINEER FOR ANY SUBSTITUTION APPROVALS PRIOR TO PURCHASE AND INSTALLATION.
8. ALL FIXTURE SHALL BE HIGH EFFICIENCY, HAVE SUITABLE BALLASTS OR DRIVERS TO MATCH LAMP TYPES, AND BE RATED FOR VOLTAGE BEING SUPPLIED.
9. ALL LAMPS SHALL BE AS NOTED ON DRAWINGS. PROVIDE LAMPS FOR ALL FIXTURES AS NOTED.
10. WHERE EMERGENCY BATTERY PACKS ARE INSTALLED, PROVIDE CONSTANT HOT FOR EMERGENCY FIXTURES. UNLESS NOTED OTHERWISE, WHEN POWERING UNIT INVERTER POWER PACKS, USE THE SAME CIRCUIT THAT POWERS THE SWITCHED BALLAST TO POWER THE INVERTER.
11. WHERE EMERGENCY BALLAST(S) ARE SPECIFIED WITHIN THE FIXTURE, PROVIDE CONSTANT HOT FOR THE BALLAST(S). NONEMERGENCY BALLASTS WITHIN THE SAME FIXTURE SHALL BE SWITCHED AS INDICATED, UNLESS NOTED OTHERWISE.
12. CHECK AND ADJUST FIXTURES FOR REQUIRED ILLUMINATION. REPLACE DEFECTIVE LAMPS AND BALLASTS. TEST AND ADJUST LIGHTING CONTROL EQUIPMENT FOR PROPER OPERATION.

COMMUNICATIONS

1. COMMUNICATIONS DEVICES AND SYSTEMS SHALL BE ROUGH-IN ONLY, WITH 4" SQUARE DEEP BOX WITH APPROPRIATE EXTENSION RING. STUB (1) 3/4" MINIMUM CONDUIT FOR DATA/TEL DEVICES TO ABOVE CEILING UNLESS NOTED OTHERWISE.
2. ALL COMMUNICATIONS CONDUITS SHALL BE TERMINATED WITH PLASTIC BUSHING ON ENDS OF CONDUITS.
3. PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS.
4. INSTALL CONDUITS BELOW GRADE AS NOTED ON PLANS FROM EDGE OF BUILDING TO THE TELECOM BACKBOARD. STUB UP AT BASE OF BACKBOARD, UNLESS NOTED OTHERWISE ON PROJECT DETAILS.
5. PROVIDE AND INSTALL GROUNDING BUSHING WITH GROUND WIRE AS NOTED BACK TO SERVICE ENTRANCE GROUND.

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EAGLE SPRINGS GOLF
COURSE MAINT. BUILDING
WALTON COUNTY, FLORIDA

Sheet Title
ELECTRICAL GENERAL NOTES &
SPECIFICATIONS

No.	Date	Revision

Seal
GREGORY P. WYROSDICK
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No. 80098
06/27/23
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PROFESSIONAL ENGINEER

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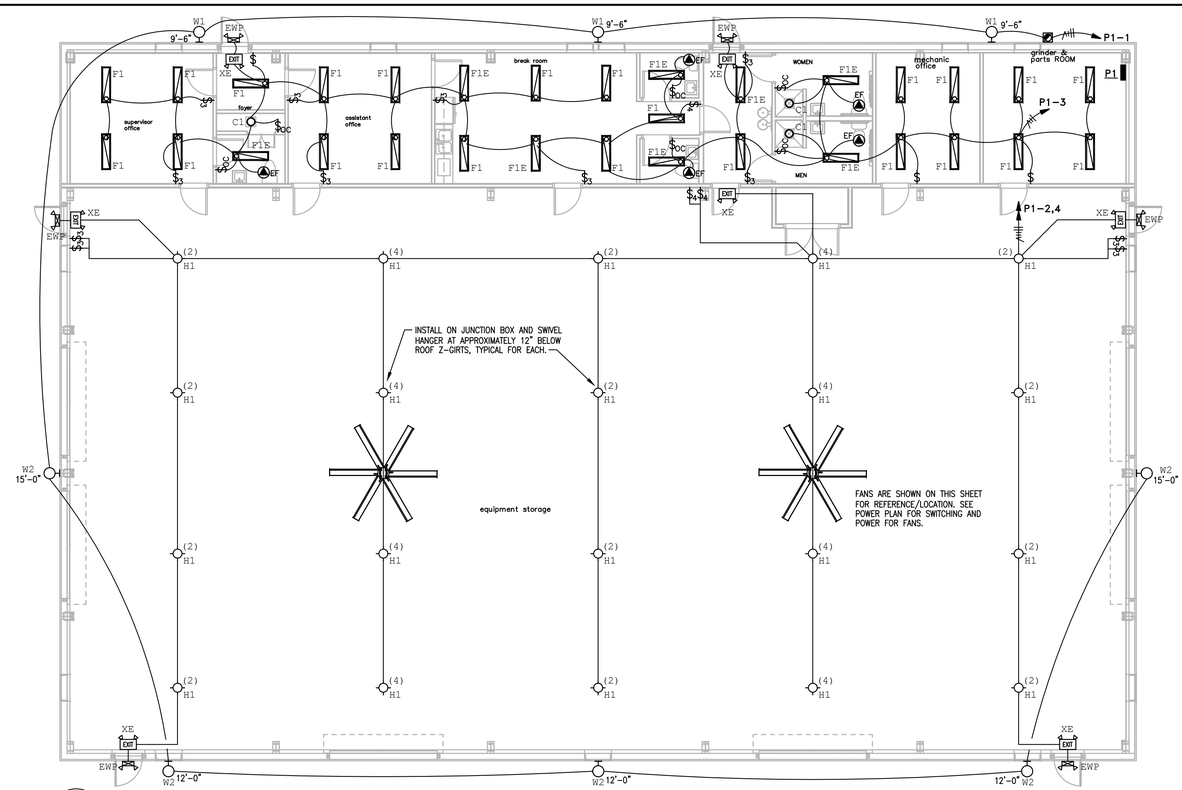
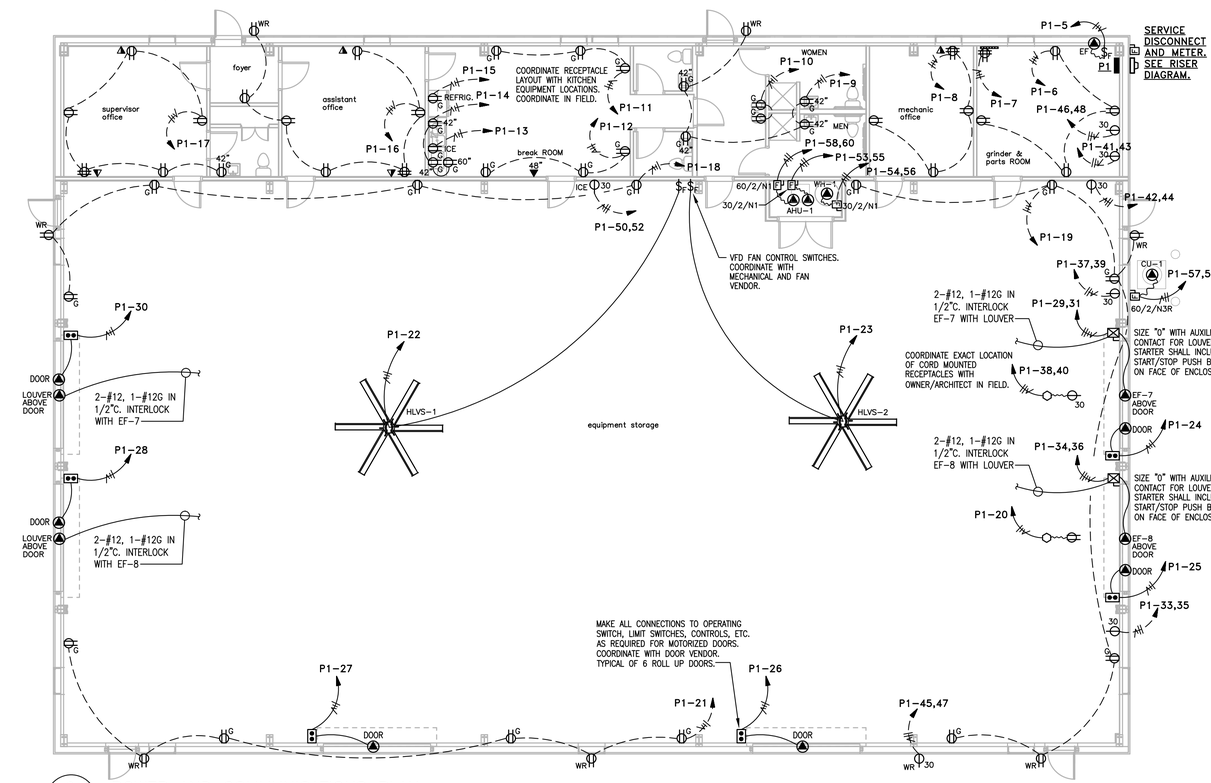
Scale	AS SHOWN

Drawing No.
E101
2 of 3 Sheets



1 LIGHTING PLAN

E102 SCALE: 1/8" = 1'-0"



2 POWER AND COMMUNICATIONS PLAN

E102 SCALE: 1/8" = 1'-0"

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ELECTRICAL PLANS

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3 of 3 Sheets