City of Bay Minette



Planning Commission

301 D'Olive Street · Bay Minette, Alabama 36507 Phone (251) 580-1650 · COBM_Planning@cityofbayminetteal.gov

AGENDA
January 12, 2023
Regular Meeting
8:00 a.m.
City Hall Council Chambers
301 D'Olive Street, Bay Minette

- 1.) Call to Order
- 2.) Invocation and Pledge
- 3.) Announcements/Registration to Address the Commission
- 4.) Approval of Minutes for the December 8, 2022 Regular Meeting
- 5.) Disclosure of Prior Communications and/or Conflicts of Interest
- 6.) Old Business
 - a.) Fee Schedule
 - b.) Southern Visions/Sweet Brew Update
- 7.) New Business
 - a.) SP-23001, Beason Property The Landing

Disclosure of Prior Communications and/or Conflict of Interest

Request: Site Plan Approval for an Addition and Renovation to The Landing facility

Location: The subject property is located at 2411 S US Hwy 31, approximately 300ft NE of Industrial Blvd.

- b.) Upcoming Case Briefing
- 8.) Reports & Comments
 - a.) Mayor/Council
 - b.) Attorney
 - c.) Commissioners
 - d.) Planning Staff
 - e.) Citizen Comments
- 9.) Adjournment

Next Regular Meeting – February 9, 2023

CAPZO Training – Tentatively Scheduled for March 16-17, 2023

Bay Minette Planning Commission Regular Meeting Minutes

Minutes December 8, 2022 Monthly Meeting No. 11

The Bay Minette Planning Commission met in Regular Session on Thursday, December 8, 2022. The meeting was called to order at 8:02 a.m. by Chairman, Todd Stewart, in the Council Chambers located in Bay Minette City Hall, in Bay Minette, Alabama; this being the proper place, date and hour as advertised to hold such meeting.

IN ATTENDANCE At 8:02 a.m. the following members were present, and a quorum established:

Todd Stewart, Chairman
Neal Covington, Vice-Chairman
Robert A. "Bob" Wills, Mayor
Rob Madison, Building Official
William Taylor, City Council/Commission Member
Scotty Langham, Commission Member
Earl Emmons, Commission Member

Commission Members absent:

Ray Clark, Commission Member

Commission Members late:

None

Other persons in regular attendance:
Clair Dorough, City Planner
Jessica Peed, Planning Coordinator
Tampy Smith City Administrator

Tammy Smith, City Administrator

Scotty Lewis, City Attorney

Kristina Pittman, Chamber of Commerce

GUESTS None

INVOCATION Mayor Wills gave the invocation, followed by the pledge.

ITEM 3. Announcements/Registration to address the Commission

Approval of the Minutes of the November 10, 2022, Regular meeting. Councilman Taylor made a motion to approve the November minutes as written. The motion was seconded by Mayor Wills and unanimously carried.

ITEM 5. Disclosure of Prior Communications and/or Conflicts of Interest

ITEM 6. Old Business

Mrs. Dorough updates the Planning Commission on the submitted 7Brew photometrics plan stating that the plans have been reviewed and approved, and the applicant is moving forward with Building Permitting. She also states the previously discussed William's property located at 603 D'Olive St who was requesting an entertainment venue at the barber shop has withdrawn his application with a refund, due to the conversation Staff presented to Mr. Williams regarding the Planning Commission's concerns related to access and parking. Mr. Williams stated he may possibly pursue purchasing the lot next to his, and if so, he would return with newly revised plans designed by a professional and resubmit for Site Plan.

ITEM 7. New Business:

a.) Proposed Fee Schedule

Mrs. Dorough reviews the proposed revised Planning & Zoning Fee Schedule and includes the revisions and clarifications pertaining to Land Uses, accessory structures, renewals, temporary construction field offices, rezoning requests, site plan approval, concurrent Planning Commission use/site plan option, PUD application, Board of Adjustment's slight increase, annexation with various zoning requests, de-annexation, exempt, administrative, major and minor subdivisions, master plan and amendments, pre-application conferences, infrastructure acceptance, plat vacation and amendments, Right-of-Way road names and changes, vacation of public Right-of-Way, and printed copies of the Comprehensive Plan. Mrs. Dorough includes these costs are to defray staffing expenses, to cover the costs of on-call consultants, and will hopefully contribute towards permitting software that is currently being discussed. Mrs. Dorough also includes that many other municipalities have additional costs such as impact fees, which leads the Planning Commission to discuss if there is a current or future need to also establish impact fees. Mrs. Dorough gives examples of the other municipalities throughout the County regarding their established fees, and it is determined the best course of action, currently, is to research and obtain the knowledge needed to potentially, eventually include impact fees within the fee schedule. With no further discussion, Vice-Chairman Covington made a motion to recommend approval to the City Council for the proposed fee schedule as presented. Commission Member Earl Emmons seconded and the motion was unanimously carried.

b.) Upcoming Case Briefing

Mrs. Dorough includes the following for potential upcoming cases:

- Rezoning request from R-2 to B-2 for home to office conversion on S US Hwy 31, which is near the property that
 recently cleared for site prep work but was issued a stop work order by the Building Official. The applicant stated
 they were unaware of the approval process required prior to clearing.
- 2-lot Minor Subdivision at the corner of Moran St, Brady Rd, and Clay Street.
- Site plan approval request for "The Landing" which received Board of Adjustment Special Exception approval in January of 2022. Originally, the applicant was planning to construct apartments but at this time are only presenting plans for an addition and remodel of the current facility.
- Meeting scheduled next week to discuss the potential complete raze and rebuild the Murphy Oil gas station to a
 convenience store, located on the corner lot at the Walmart site.
- Communications between a potential seafood market near Delta Animal Hospital and the High School.

Additional Discussions:

- Earl Emmons inquires on the Church's Chicken building to which Mr. Madison states is it now under new ownership who is cleaning up the property but is unsure what he would like to do with it as of now.
- There is also a discussion on the ownership and history of the Cockrell's building site owned by Claude Johnson.
- The Mayor inquired about the recently cleared lot by the cemetery. Mrs. Dorough stated the applicant received a Stop Work Order and was informed of the regulations, specifically related to temporary storage units. Staff is considering code enforcement action as the owner was explicitly informed that advertisement and temporary storage units were not allowed at this time. Mrs. Pittman, Chamber of Commerce, stated he was recently in their office and stated he was unsure if he wanted to do mini warehouses or a gas station. Mrs. Dorough stated that at this time, no applications have been submitted.
- Chairman Stewart inquires on the most recent discussion for the Sweet Brew building façade, to which Mrs. Dorough,
 Mr. Madison, and Mrs. Smith all stated the business owners have been told numerous times and are aware that the
 façade must meet the requirements prior to the final Certificate of Occupancy (C/O) being issued. Mr. Madison stated
 that as of now, they have received a partial C/O, and spoke with the owners again less than two weeks ago. Mrs.
 Smith suggested Planning & Development issuing a request for the owners to give an update at the next Planning
 Commission meeting.

ITEM 8. Reports:

a.) Mayor/Council Report – Mayor asks for Kristina Pittman to share news on the recent Christmas Fest. Mrs. Pittman states the annual event went well, with over 100 vendors in attendance and the Chamber has received a lot of positive feedback on social media. She also stated she learned a lot and will be having a post-meeting next week, along with completing the upcoming year's calendar of events. Mayor Wills states the Methodist Men sold a lot of BBQ sandwiches at Christmas Fest. Commission Member Emmons stated he is requesting the restroom trailer be moved to a different location next year.

Mrs. Smith states the splash pad is completed at Ulmer Park, and that the Justice Center is moving along, ahead of schedule with the slab pour to begin soon.

- b.) Attorney None
- c.) Commissioner None
- d.) Planning Staff Mrs. Dorough states Chairman Stewart has agreed to extend his term with the Planning Commission and a new Planning Commission member, Hiram Templeton, will be appointed to fill the expired term of Wynter Crook. She states the University of Alabama (UNA) instructor will not be able to lead a CAPZO training in January but has offered an alternate date in February. She states there will be a full agenda for the January 12, 2023 meeting, so attendance is vital.

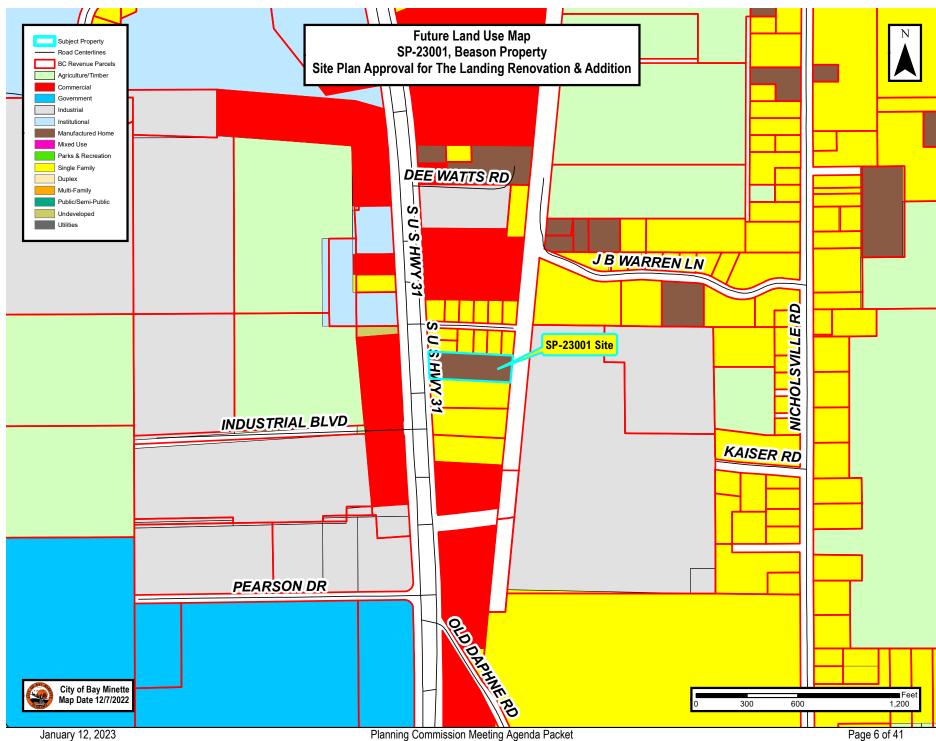
ITEM 9.	With no further business	Chairman Stewart adjourns	the meeting at 8:50 am.

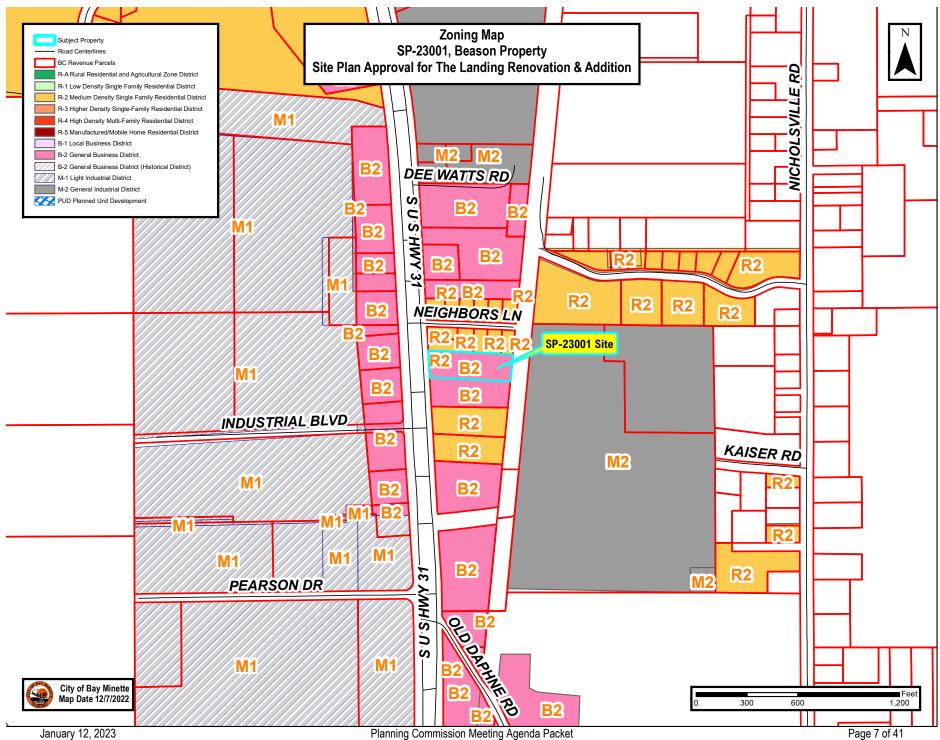
	DONE THIS THE 8 TH DAY OF DECEMBER 202
	Chairman, Todd Stewart
ATTEST:	

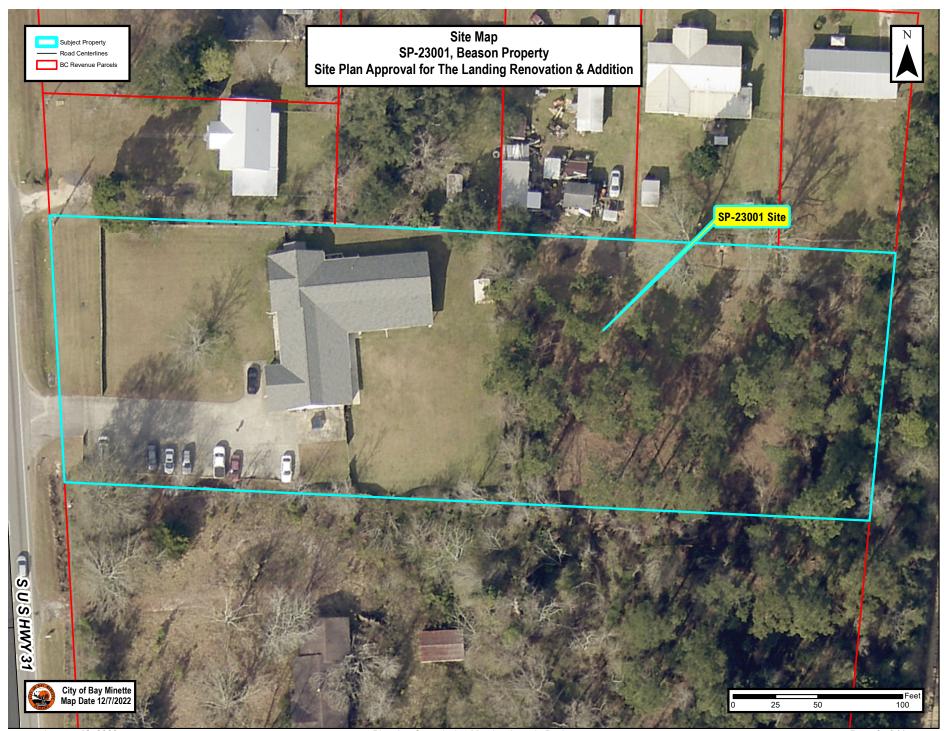
Motion Summary:

- 1.) *Minutes:* Approval of the Minutes of the November 10, 2022, Regular meeting. Councilman Taylor made a motion to approve the November minutes as written. The motion was seconded by Mayor Wills and unanimously carried.
- 2.) Proposed Planning & Zoning Fee Schedule: Vice-Chairman Covington made a motion to recommend approval to the City Council for the proposed fee schedule as presented. Commission Member Earl Emmons seconded and the motion was unanimously carried.

City of Bay Minette Planning Ordinance 1018 Administrative Fee Schedu Effective January 12,	le, Adopted January 3, 2023
Application Type	Fee
Land Use Certificate - Residential Dwelling New Construction, Additions, Alterations, Repairs or Renovation of Residential Dwellings, including Single-Family and Two-Family (duplex) dwelling units	\$50.00 per structure
Land Use Certificate - Residential Accessory Structure New Construction or Renovation of Accessory Structures, including carports, garages,	\$50.00 per structure
pools, decks and storage sheds Land Use Certificate - Pre-Manufactured Carport For any detached carport manufactured or constructed off-site and delivered for	\$75.00 per structure*
assembly and/or installation Land Use Certificate - Fencing/Screening New Construction, Installation or Renovation of Residential, Commercial or Industrial	Residential: \$25.00* Commercial/Industrial: \$50.00 application fee plus \$1.00 per
Fencing or Screening Land Use Certificate - Commercial and Industrial Change of Use/Occupancy, New Construction, Additions, Alterations, Repairs or	linear foot* \$50.00 per 1,000 gross sq. foot floor area or fraction thereof
Renovation of Commercial or Industrial structures Land Use Certificate - Home Occupation	with a maximum fee of \$1,000 per structure* \$50.00 per occupation*
Land Use Certificate - Signage - Permanent	\$50.00 plus \$2.00 per sq. foot of display area, rounded to next
New Construction, Alteration, Re-facing, Repair or Renovation of building signage or	whole sq. ft.*
Land Use Certificate - Signage - Commercial Banner/Wind Sign	\$25.00 per banner, 4 maximum banners per year*
Land Use - Temporary Structures	Commercial: \$250.00 per 6 month renewal Temp Construction Field Office: \$50.00
*Land Use Application Fee doubled if Land Use is not	
Planning Commiss	
Rezoning Site Plan Approval	\$500.00 + \$10.00 per certified letter \$500.00
Planning Commission Use Approval	\$300.00
Concurrent Planning Commission Use & Site Plan Approval	\$600.00
Planned Unit Development (PUD) Application	\$500.00 + \$10.00 per certified letter
Board of Adjustme	
Variance	\$300.00 + \$10.00 per certified letter
Special Exception Administrative Appeal	\$300.00 + \$10.00 per certified letter \$300.00
Annexation	ψοσο:σσ
Annexation - R-1 Zoning	\$250.00 + cost of public notice
Annexation - with Zoning Petition	\$500.00 + cost of public notice
Deannexation	\$250.00 + cost of public notice
Subdivision Exempt Subdivision	\$250.00
Pre-Application Conference	No Fee
Sketch Plan	\$100.00
Master Plan for PUD & Phased Development	\$350.00
Master Plan Amendment	\$200.00
Final Plat - Minor Subdivision	\$350.00 + \$20.00 per lot + \$10.00 per certified letter
Preliminary Plat - Major Subdivisions Final Plat - Major Subdivisions	\$500.00 + \$20.00 per lot + \$10.00 per certified letter \$250.00 + \$10.00 per certified letter
Request for Infrastructure Acceptance	\$250.00 * \$10.00 per certified fetter \$250.00
Request for Subdivision Extensions	\$250.00 per request
Request to Vacate Plat	\$500.00 + \$20.00 per lot + \$10.00 per certified letter
Extensive Plat Amendments	\$350.00 + \$10.00 per certified letter
Subdivision Inspection	\$20.00/lot - Initial Inspection \$10.00/lot - Additional inpsection
Roads and Right-of	
Right-Of-Way Permit	No Fee
New Road Name Application Fee	\$250.00 + cost of signage
Road Name Change Application Fee	\$250.00 + cost of public notice and signage
Request to Vacate Public Right-of-Way	\$250.00 + cost of public notice + property value if approved
Request for Traffic Calming Measures Miscellaneous	No Fee
Community Banner Application	No Fee
Zoning / Jurisdiction Verification	No Fee
Assessment Letter	\$50.00
Printed Copy of Zoning Ordinance or Subdivision Regulations	\$35.00 per copy
Printed Copy of Comprehensive Plan Public Records Request	\$35.00 per copy \$25.00 per hour of research, 1-hour min + cost of copies
Large Format Scanning	\$25.00 per flour of research, 1-flour filling + cost of copies
Large Format Copy/Printing	\$10.00 per square foot
Custom Map Generation & Printing Fee	\$50.00 per hour, 1-hour minimum + printing costs
8.5"x11" Paper Size	\$7.00
11"x17" Paper Size 18"x24" Paper Size	\$14.00 \$30.00
24"x36" Paper Size	\$30.00 \$60.00
36"x48" Paper Size	\$120.00
JU A-O I apel Size	









City of Bay Minette

Site Plan Review Application

301 D'Olive Street · Bay Minette, Alabama 36507

Phone (251) 580-1650 · COBM_ Planning@ci.bay-minette.al.us

Office Use Only Case No.: SP-23001

Fce: \$300.00

Paid: □ Cash □ Check
Credit Card

Are you the property owner? Yes No (If you are not the property owner, you must submit an Agent Authorization Form signed by the property owner)
(If you are not the property owner, you must submit an Agent Authorization Form signed by the property owner) Applicant Name: Rea for Recovery 1 C The Date: 11-14-72 Mailing Address: 2411 f us they 31 City: Ray Mirel 12 State: At Zip Code: 34507 Phone Number: 251 226 0061 Email: the landing 4 women
Mailing Address: 2411 / Uf Huy 31
City: Kay Mi Ne tre State: AZ Zip Code: 36507
Phone Number: 251 228 0061 Email: the landing 4 women
@ gmail. Lon
Site information
Property Address: 2411 & US Hwy 31 Bay MINE HE AT
or Property Location:
*Parcel No.: 26-08-28-4-000-012 *PPIN No.: 040862 *Parcel or PPIN information must be completed.
Request:
Addition 2 Remodel OF CURRENT
Addition 2 Remodel OF CURRENT fucility.
I, the undersigned, do hereby request the City of Bay Minette Planning Commission to grant a Site Plan Review for the location to determine if it meets the regulations of the Zoning Ordinance for the reason(s) stated above.
(Stal. Rem 11-14-22
Signature of Applicant (Owner of Property of Authorized Agent) Date
Submittal Requirements Application Fee paid in full
Agent Authorization Form (if applicant is not the owner) Complete Legal Description of Property
Plot Plan or Survey – indicating any existing structures, proposed structures, and setbacks from property lines Submittal Requirements listed in 8.9 Site Plan, as applicable

Version 1.2 8/4/2020



City of Bay Minette

Planning & Development Services

PLANNING COMMISSION STAFF ANALYSIS

Meeting: January 12, 2023 Case Number: SP-23001

SUMMARY INFORMATION

Project Name: Beason Property // The Landing

Property Location: 2411 S US Hwy 31

Property PID/PPIN: 05-23-08-28-4-000-012.000 // 40862

Current Property Size: 1.76± acres

Requested Action: Addition to and Renovation of

Existing Facility

Applicant: Haley Beason

Property Owner: Haley & Harold Beason

Subject Property	Zoning	Existing Land Use		
SP-23001	B-2	The Landing, Sober Living Facility for women		
Adjacent Property	erty Zoning Existing Land Use			
North	North R-2 Single Family Residential			
South	B-2	Single Family Residential - vacant		
East	East M-2 Railroad, Mobile Lumber Millwork Plant			
West	B-2	Various Commercial: Salon; Pest Control, Contractor and Financial Offices		

SITE AND REQUEST SYNOPSIS

The subject property, which consists of approximately 1.76± total acres is zoned B-2, General Business District. The site is located on the east side of US Hwy 31 at 2411 S US Hwy 31, approximately 300 feet NE of Industrial Boulevard. The applicant is requesting Planning Commission Site Plan approval for an addition to and renovation of the existing facility, known as "The Landing", a sober living facility for women. The existing structure is 6,339ft² under roof and contains 13 bedrooms, with office, laundry, kitchen, dining and meeting space; plus a covered porch and patio. The new wing will add approximately 1,200ft² of meeting space and five (5) bedrooms with a total of 17 beds (1 manager & 4 shared bedrooms). In anticipation of this proposed redevelopment, the subject property was rezoned in December of 2021 from R-2, Medium Density Single Family Residential zoning designation to B-2, General Business District (Z-2101, Ordinance 999). The applicants then received approval of their Special Exception request for a Lodging/Boarding/Rooming House by the Board of Adjustment in January 2022 (SE-2105).

ZONING DISTRICT AND TABLE OF PERMITTED USES

6.3.2 B-2, General Business District. This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location in proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included.

Table of Permitted Uses and Conditions	R-A	R-1	R-2	R-3	R-4	R-5	B-1	B-2	M-1	M-2
Lodging, boarding or rooming houses							S	S		

DEPARTMENT AND AGENCY COMMENTS

North Baldwin Utilities - No comments received.

Bay Minette Public Works - No comments received.

Bay Minette Police Department - No comments received.

Bay Minette Fire Department – Submitted the following comments:

Regarding this project a fire hydrant will be required within 100 feet of the FDC.

As a note to the applicant: If future development is proposed behind this facility apparatus access road will be difficult to achieve if not impossible between the south side of the building and the property line.

Baldwin County E-911 – No comments received.

Tensaw Engineering, Benjamin White, P.E. – City Consultant as Civil Engineer - No comments received.

Neel-Schaffer, Shane Bergin, PE, PTOE, PTP, RSP1 – *City Consultant as Transportation Engineer* - No comments received.

- 2.) Other matters which may be appropriate in relation to Section 8.9 Site Plan
 - a) The density or intensity of land use to be allocated to all parts of the site together with tabulations by acreage and percentages thereof itemized by use and density.

Subject Property Site Totals	76,826± ft ²	1.76± acres	
Site Use/Type	±Square Footage	% Lot Coverage	Note
Existing Building	6,339±ft ²	8.25%	Existing Facility
Proposed Addition	4,342±ft ²	5.65%	New Wing and Covered Porch
Proposed Future Pavilion	1,200±ft ²	1.56%	30'x40'
Total Building Coverage	11,881±ft ²	15.46%	
Existing Impervious Surface	6,850±ft ²	8.92%	Driveway and Parking Areas
Additional Impervious Surface	6,140±ft ²	7.99%	New Parking Area
Total Impervious Surface	24,870±ft ²	32.37%	
Landscaped Area	0±ft²	0%	No landscape plan provided
Open Space/Natural Areas	51,796±ft ²	67.42%	Grassed and natural open space
Total Landscaped/Open Space	51,796±ft ²	67.42%	

The above calculations are estimations made by staff using the applicant's submitted information and are not exact calculations provided by a licensed professional. Drainage/Stormwater information was not submitted, but the development is required to comply with the Zoning Ordinance regulation below:

- **8.3.4** Noise, air pollutants including dust emissions, and surface runoff shall not exceed background levels by more than 10%.
- 7.13 Surface Drainage Owners, particularly developers of larger paved areas such as those in connection with apartment complexes, shopping centers, etc., shall be responsible for increased runoff resulting from these developments which cause flood damage to neighboring property. The Building Official shall, in consultation with a certified Engineer, determine that reasonable provisions for properly handling surface drainage have been made in the applicant's design and report these findings for the Planning Commission's consideration in acting on building applications. If such reasonable provisions are not made in the applicant's design, the Planning Commission shall make such remedies as may be available to the applicant as a condition of the building permit issuance.
- **9.2.8 Drainage**. Off-street parking facilities shall be drained to prevent damage to abutting property and streets and to prevent pollutants from draining onto the adjacent lots. Landscaped areas and perimeter areas shall be so

graded as to receive a reasonable portion of the rainfall from the surrounding pavement. Protective curbing around landscaped areas will leave openings for the flow of water onto unpaved areas.

- 12.1 Erosion and Sediment Control: Persons engaged in land-disturbing activities shall take all reasonable measures to protect all public and private property, including roadways, from damage by such activities. In addition, owners shall comply with all applicable laws, rules and regulations, including federal and state regulations regarding the discharge of storm water. For all projects required by the Alabama Department of Environmental Management ("ADEM") to obtain a national pollutant discharge elimination system ("NPDES") permit, a copy of said permit shall be provided to the City Planner and Building Official prior to the land disturbance activities. For projects requiring a NPDES permit, owners shall prepare a Construction Best Management Practices Plan ("CBMPP") in accordance with ADEM requirements. It shall be the responsibility of the owner to design, install and maintain an ADEM approved CBNPP. Where required by ADEM, owners shall provide the City Planner and Building Official with a copy of its CBMPP prior to land disturbance activities.
- b) The location, size and character of any common open space, commonly owned facilities and form of organization which will own and maintain any common open space and such facilities. Not applicable to this development.
- c) The use and maximum height, bulk and location of all buildings and other structures to be located on the site.

The proposed site plan shows a building footprint of 31'x148'4" with a covered porch area of 24'6"x10' for a total of approximately 4,342ft². for the new wing. The existing structure is approximately 6,339ft² under roof and contains 13 bedrooms; office, laundry, kitchen, dining and meeting space; plus a covered porch and patio. The majority of renovations proposed for this structure primarily affect interior finishes, HVAC work, window replacement or infill - all outside the scope of the Planning Commission's review. The construction of the new wing, parking area and future pavilion are items within the Commission's review authority as the development increases and/or alters the footprint, lot coverage, intensity and structure locations.

The new wing will add approximately 4,047ft² of conditioned space and 295ft² of unconditioned area with the covered deck. It contains approximately 1,200ft² of meeting space, a laundry area and five bedrooms. The new wing has a total occupancy of 17 - one Manager's room & four shared-occupancy bedrooms each containing four beds, two closets and one bathroom. The new wing will bring the facility's total occupancy to 30 residents and staff.

Submitted elevations show the addition's finishes will match the existing structure. The new roof will match the type, color and slope of the existing roof with an approximate height of 16 feet. Space has also been dedicated for a 30'x40' pavilion in the rear yard on the NE side of the property for future development. Apartments were previously noted for future development, but no additional structures are proposed at this time. The Fire Inspector did note that if additional development is proposed in the future to the rear of the facility, a fire apparatus access road will be difficult, if not impossible to achieve between the south side of the new wing and the property line. This does not affect the current application and the applicant is aware of and understands the potential barrier to the future development of apartments.

The B-2 district requires a 30' front setback on arterial/collectors and the new wing will be approximately 120' from the front property line. The southeast corner of the front of the new wing appears to be located approximately 24 feet from the southern property line and the southwest corner in the rear is approximately 40 feet from the southern property line. The B-2 district does not have a required rear or side yard setback except it will be five feet if abutting an alley (not applicable in this case), and when abutting a residential district, it shall be not less than 20 feet (applicable only to the northern property line). As shown on the submitted survey, the existing structure is less than 18 feet from the northern property line and the adjacent residential district, but is considered to be a legal nonconformity. The proposed pavilion would be a new structure and would be required to meet the minimum setbacks along the northern property line at the time of construction.

d) The substance of covenants, grants of easements or other restrictions which will be imposed upon the use of the land, buildings and structures, including proposed easements or grants for public utilities or other purposes.

N/A

e) The provisions for disposition of open space, including tree protection, landscaping provisions and buffering requirements.

Landscape Provisions // Off-Street Parking: The design and appearance of parking areas are intended to be compatible with the character of the community, and as this development requires the construction of off-street parking areas accommodating six (6) or more parking spaces, the parking areas will require additional landscaping to meet the following regulations:

- 10.10.1 Landscaped areas and perimeter areas shall be so graded as to receive a reasonable portion of the rainfall from the surrounding placement. Protective curbing around landscaped areas will leave openings for the flow of water onto unpaved areas.
- 10.10.2 At least ten (10) percent of the total interior area intended for off-street parking shall be suitably landscaped.
- 10.10.3 A maximum of twelve (12) parking spaces in a row will be permitted without a landscaped island.
- 10.10.4 Interior portions of the parking area shall be broken by provision of landscaped islands. Such landscaped area shall include the placement of shade or flowering trees at intervals of twelve (12) parking spaces; such trees shall be at least three and one half (3 ½) inches or greater in caliper and twelve (12) feet in height in planting.
- 10.10.5 Each separate landscaped area must be a minimum of ninety (90) square feet if it is to be counted toward the minimum landscaped area requirements.
- 10.10.6 Landscaped area shall be protected from vehicular encroachment by the use of curbing or wheel stops.
- 10.10.7 The owner, tenant and/or agent, if any, shall be jointly and severally responsible for watering and maintaining all landscaping in a healthy, neat and orderly condition, replacing it when necessary, and keeping it free of refuse and debris.
- 10.10.8 A minimum of five (5) feet side and rear landscaping may be required in the landscape plan depending on the topography and arrangement of parking facilities. If required, such areas shall be planted with a combination of trees, shrubs and grass or other ground cover adequate to break the expanse of contiguous parking areas and to present an attractive appearance as determined by the City Planner. Adjacent property owners may jointly agree on the establishment of a common landscaped area between their properties that meets such agreement and the planting and maintenance of the common area shall be binding upon both parties and their successors in interest, hears, and their assigns.
 - 10.10.8.1 Innovative landscape designs using "natural cluster of trees" rather than the required one (1) tree for every twelve (12) parking spaces may be approved by the Planning Commission if it is compatible with the character of the community and shown not to be a safety hazard.

Buffering: The property is zoned B-2, Commercial with R-2, Residential zoning to the North, which, per Section 8.3.2, will require a 10-foot buffer zone along the abutting lot line. The property has an existing wooden fence that appears to meet the minimum requirements below:

8.3.2.1 Wall or Fence. If a wall or fence is provided as a protection buffer, it shall be six (6) feet high and of a construction and a design approved by the Planning Commission. Said wall or fence shall be maintained in good repair by the owners of the property.

Open Space & Landscape Provisions // General: For this property, approximately 11,523ft²//.26+ acres, will be required to be landscaped or remain open space. A landscape plan was not submitted, but based on the submitted plans and GIS information, the percentage of open grassed and natural area is estimated at approximately 67.42%. That amount will change slightly based on required landscaping of off-street parking areas and Greenbelt Zone. The balance of the site will remain as natural green space, easily exceeding the 15% requirement.

Tree Protection: A tree survey was not submitted; however, there does not appear to be a significant quantity or quality of trees to be affected by the proposed development. This property is located within the Greenbelt Zone and would be required to meet those standards:

- 10.6.4 Greenbelt Zone. All developments along or abutting the right-of-ways of U.S. Highway 31 South, U.S. Highway 31 North, State Highway 59, State Highway 287, McMeans Avenue, D'Olive Street and North Hand Avenue shall maintain a minimum of ten (10) feet of the required thirty (30) foot setback as a landscaped greenbelt along the entire front width of the property except where curb cuts provided ingress and egress. If any of the thirty (30) foot front setback is used for parking, said greenbelt shall be in addition to the landscape requirements for parking areas described in Section 9.2 of this Ordinance. Said greenbelt shall be planted with trees, shrubs, and grass or other ground over so that an attractive appearance is presented as detailed in the developer's required landscape plan. The trees shall be shade of flowering trees and shall be at least three and one half (3 ½) inches or greater in caliper and twelve (12) feet in height at planting. There shall be a minimum of one (1) tree planted for every twenty-five (25) feet or fraction thereof of lot frontage, fifty (50) percent of which shall be shade trees having a maximum crown of seventy (70) feet.
- f) In the case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed. N/A
- g) Where required by the Alabama Department of Transportation ("ALDOT"), the Building Official shall be proved proof that the applicant has submitted a driveway permit application to ALDOT. In the event that any type of traffic study is required by the ALDOT, copies thereof shall be provided to the Building Official. The applicant submitted correspondence from ALDOT's Area Permit Manager Michael Smith, P.E., stating that:

 "ALDOT will not require any access improvements for this site at this time based on the attached plans. Any expansion beyond what is shown in the attached plans will require the access to be brought into compliance with current ALDOT standards."
- h) Front and side architectural elevations.
 Submitted plans note that the new wing will be constructed to match the existing structure's construction and lap siding. As the pavilion is proposed for future development, elevations were not submitted at this time.
- i) The location and size of all signs to be located on the site. In the event that a sign is pre-existing and fails to conform to the requirements as set forth in this ordinance, site plan approval will be granted only under the condition that all signs will comply with the regulations as set forth in the sign ordinance.
 - Signage will require a Sign Permit prior to construction/installation.
- i) Landscape plans.
 - See Item (e) above.
- k) Any additional data, plans or specifications which the applicant or the City believes is pertinent and which will assist in clarifying the application including, but not limited to plans for screening, lighting and space, surface drainage, erosion and sediment control, water and sewer connections, landscaping, and signs.
 - As noted by the Fire Inspector, this project will require a hydrant with 100 ft of the FDC. If the infrastructure is not existing, the applicant will be responsible for the cost of installation.
 - The facility has private garbage service, and the current dumpster is located at the front of the building on the south side. The new location is proposed within the parking area along the south lot line.
 - Off-Street Parking: Plans show a total of 20 10'x20' parking spaces in the front. Boarding and rooming houses require one space for each guest bedroom. There are 13 existing bedrooms, and the new wing will accommodate 5 additional bedrooms for a total of 18 required spaces.

The access widths are noted on the plan at the minimum required width of 24-feet for two-way access driveways within parking areas.

STAFF RECOMMENDATION

Based on the information submitted by the applicant, City Staff and Consultant input and the analysis above, staff recommends that the Planning Commission Site Plan Application be

Approved with the following conditions:

- 1.) The applicant submit a landscaping plan satisfying the provisions for the disposition of open space, including tree protection, Greenbelt Zone standards, off-street parking landscaping provisions, and buffering requirements prior to the issuance of a building permit.
- 2.) Prior to the issuance of a Building Permit for the construction of the proposed pavilion, the applicant shall submit a Land Use Application and Site Plan for review of setback and other minimum requirements.

PLANNING COMMISSION ACTION

For Site Plan Approval, the Planning Commission makes the final decision and has the option to:

- Approve the Site Plan
- Approve the Site Plan with conditions, stating the conditions required
- Deny the Site Plan, with stated factors for the denial
- Table Request, due to lack of information

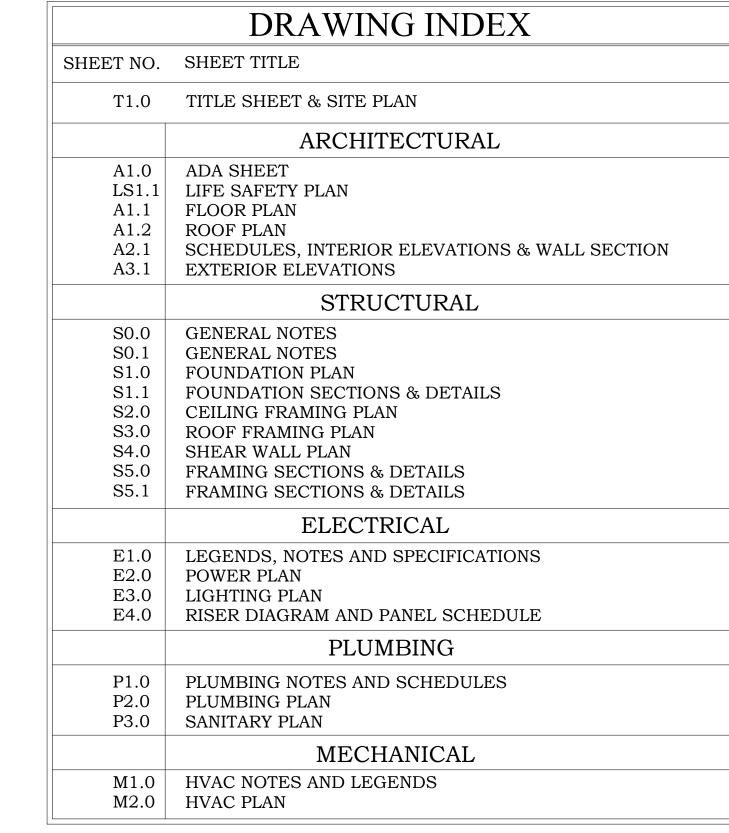
Legal Description as provided by client - Instrument 1758823: Beginning at a point on the East right-of-way line of U.S. Highway 31, 383.0 feet East and 244 feet South of the Southeast corner of the Northwest Quarter of Section 28, Township 2 South, Range 3 East, Baldwin County, Alabama, said point also being the Southwest corner of Boler Estates as recorded in Map Book 10, page 110, Probate Court, Baldwin County, Alabama; thence run South 06 degrees 07 minutes 04 seconds East, along the East right-of-way line of U. S. Highway No. 31, 160.57 feet to a point; thence run 88 degrees 27 minutes 34 seconds East, 464.91 feet to a point on the West right-of-way line of Bay Minette and Fort Morgan Railroad; thence run North 04 degrees 45 minutes 00 seconds East, along said line 159.39 feet to a point on the South line of Boler Estates; thence run North 88 degrees 27 minutes 34 seconds West, along said line 495.23 feet to the Point of Beginning. SCALE: 1"=40' NOTES: 1. MEASURED BEARINGS BASED ON ASTRONOMIC NORTH AS OBTAINED BY GPS OBSERVATION. 2. ELEVATIONS BASED ON NAVD 1988 AS OBTAINED BY GPS OBSERVATION.).B - SW CORNER OF LER ESTATES 2 12 N 88°27′35" W 495.23' (R) N 87°47′08" W 494.99' (M) FOUND 1" RESIDENCE 1.76 Acres ± 76,826 SQ. FT. ± S 87°46'41" E 471.07' (M) S 88°27'34" E 464.91' (R) (POLY) #4 REBAR y & Topographic Survey ed the real property as shown hereon in Baldwin County, Alabama; and hereby state that all parts quirements of the Standards of Practice for Surveying in the State of Alabama to the best of my invalid if not sealed in red. Wilson PLS #34764 Surveying LLC ve., Suite 12 AL 36542 -975-7555 nis firm. The parcel shown hereon is subject to setbacks, zoning, easements, rights of way

ures, utilities, cemeteries or burial sites were not located unless otherwise noted. eriod of 6 years from the date of survey and non-transferable.

RENOVATION AND ADDITION FOR

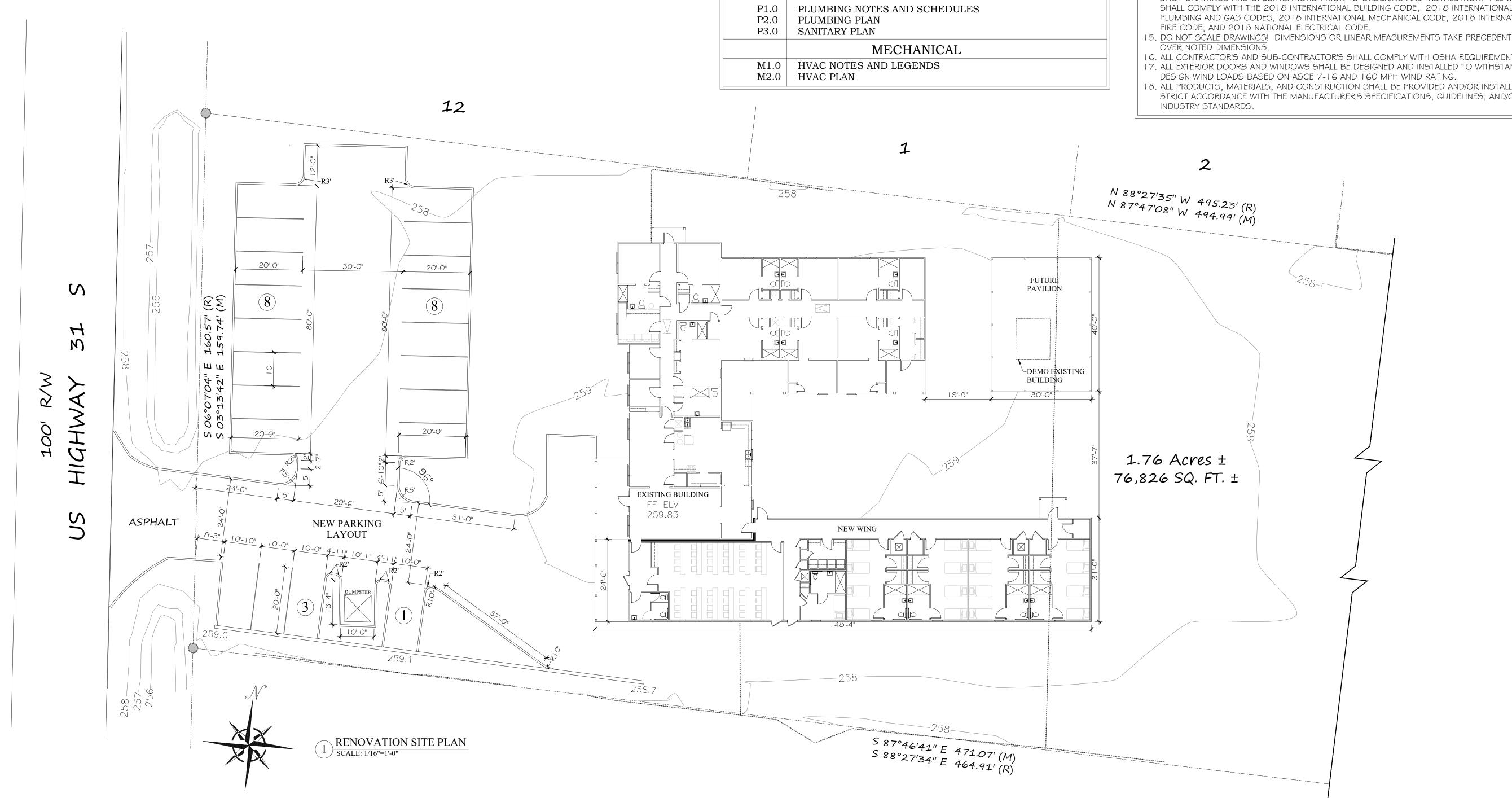
SOBER LIVING

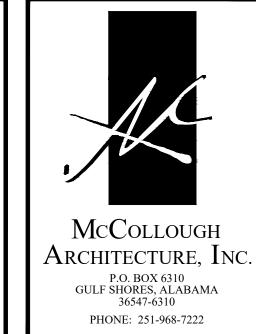
BAY MINETTE, ALABAMA

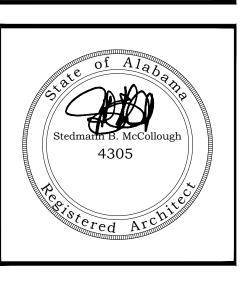


GENERAL NOTES

- ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES, AND INDUSTRY STANDARDS FOR CONSTRUCTION, ELECTRICAL, PLUMBING, AND MECHANICAL.
- 2. THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER WITH GENERAL GUIDELINES FOR THE SOUND CONSTRUCTION OF THE STRUCTURE INDICATED HEREIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH
- SUPPLEMENTAL DRAWINGS FROM THE ARCHITECT. B. IT IS RECOMMENDED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES. SETBACK
- 4. DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF STUD OR MASONRY UNLESS
- 5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INDICATED WITHIN THESE DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATION PRIOR TO THE PURCHASE OF MATERIALS, FABRICATION, OR BEGINNING CONSTRUCTION
- S. PROVIDE TEMPORARY SETTLING BASINS, HAY BALES, AND OTHER METHODS AS APPROPRIATE TO FILTER WATER AT ALL AREAS WHERE STORM WATER LEAVES THE PROJECT. CLEAN ALL SOIL WHICH FLOWS OFF-SITE.
- 7. ALL EXISTING SITE CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO START OF
- 8. PROVIDE CHEMICAL BARRIER TO BUILDING FROM SUBTERRANEAN TERMITE ATTACK.
- 9. NO QUALIFYING STATEMENTS OR EXCEPTIONS TO PLANS OR NOTES ARE ALLOWED. IO. ALL WORK RELATED DEBRIS SHALL BE REMOVED FROM THE SITE REGULARLY AND PROMPTLY.
- II. THE CONTRACTOR SHALL LEAVE ALL AREAS AND FINISHED SPACES IN A CLEAN AND ACCEPTABLE CONDITION AT THE PROJECT COMPLETION.
- I 2. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE FULLY COORDINATED WITH THE ARCHITECTURAL DOCUMENTS.
- 13. ALL PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND INSTALLED BY A STATE OF ALABAMA LICENSED AND CERTIFIED CONTRACTOR AND THEIR RESPECTIVE DISCIPLINE. PLUMBING CONTRACTOR SHALL SHOW EVIDENCE OF THEIR ALABAMA PLUMBERS AND GAS FITTERS LICENSE; HEATING AND COOLING CONTRACTOR'S LICENSE: AND ALABAMA ELECTRICAL CONTRACTOR'S LICENSE.
- 14. PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTOR'S SHALL PROVIDE THE OWNER WITH SHOP DRAWINGS AND SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION. ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL PLUMBING AND GAS CODES, 2018 INTERNATIONAL MECHANICAL CODE, 2018 INTERNATIONA FIRE CODE, AND 2018 NATIONAL ELECTRICAL CODE.
- OVER NOTED DIMENSIONS.
- I 6. ALL CONTRACTOR'S AND SUB-CONTRACTOR'S SHALL COMPLY WITH OSHA REQUIREMENTS. 17. ALL EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED AND INSTALLED TO WITHSTAND DESIGN WIND LOADS BASED ON ASCE 7-16 AND 160 MPH WIND RATING.
- 18. ALL PRODUCTS, MATERIALS, AND CONSTRUCTION SHALL BE PROVIDED AND/OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, GUIDELINES, AND/OR







JOB NO.: DRAWN: CHECKED: 2022.11.1 **REVISION:**

1/16'' = 1'-0''

SHEET NO.:

TITLE SHEET

& SITE PLAN

January 12, 2023



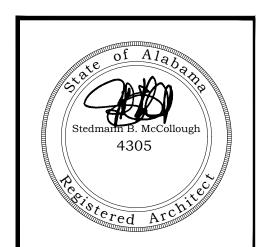
INTERIOR ELEVATION

WALL TYPE MARKER

ELEVATION MARKER

LOCATION MARKER

McCollough f ARCHITECTURE, f INC. P.O. BOX 6310 GULF SHORES, ALABAMA 36547-6310 PHONE: 251-968-7222



JOB NO.: CLT DRAWN: 2022.11.1

REVISION:

SHEET NO.:



ABBREV.	TERM
ACC.	ACCESSIBLE
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES AC
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ASSEM.	ASSEMBLY
В.В.	BEAD BOARD
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
DIM	DIMINSION(S)
D/W	DISHWASHER
ELEC.	ELECTRIC / ELECTRICAL
	ELEVATOR
ELEV.	· · · · · · · · · · · · · · · · · · ·
EQUIP.	EQUIPMENT
E.P.	EPOXY PAINT
EXT.	EXTERIOR
EWC	ELECTRIC WATER COOLER
FEC	FIRE EXTINGUISHER CABINET
FG.	FIBERGLASS
FIN.	FINISH / FINISHED
FLR.	FLOOR
FRP	FIBER-REINFORCED PLASTIC
FT.	FOOT / FEET
GFI	GROUND FAULT INTERRUPTOR
GYP.BD.	GYPSUM BOARD
	HOSE BIBB
H.B.	
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR	HOUR
INT.	INTERIOR
JAN.	JANITOR
MAX	MAXIMUM
MECH.	MECHANICAL
MT.	METAL
MICRO.	MICROWAVE
MIN.	MINIMUM
M.R.	MOISTURE RESISTANT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
PRE-FAB	PRE FABRICATED
PT.	PAINT / PAINTED
P.T.	· · · · · · · · · · · · · · · · · · ·
	PRESSURE TREATED
Q.T.	QUARRY TILE
REF.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
SC.	SOLID CORE
S.F.	SQUARE FOOT / FEET
SHWR.	SHOWER
S.S.	SCORED \$ STAINED
5/5	STAINLESS STEEL
ST.	STAINED
STOR.	STORAGE
TYP.	TYPICAL
U/C	UNDER COUNTER
VEND.	VENDING MACHINE
V.W.P.	VINYL WOOD PLANK
WD	WOOD
W/	WITH
	LAZA CHED DDVED
W/D	WASHER DRYER

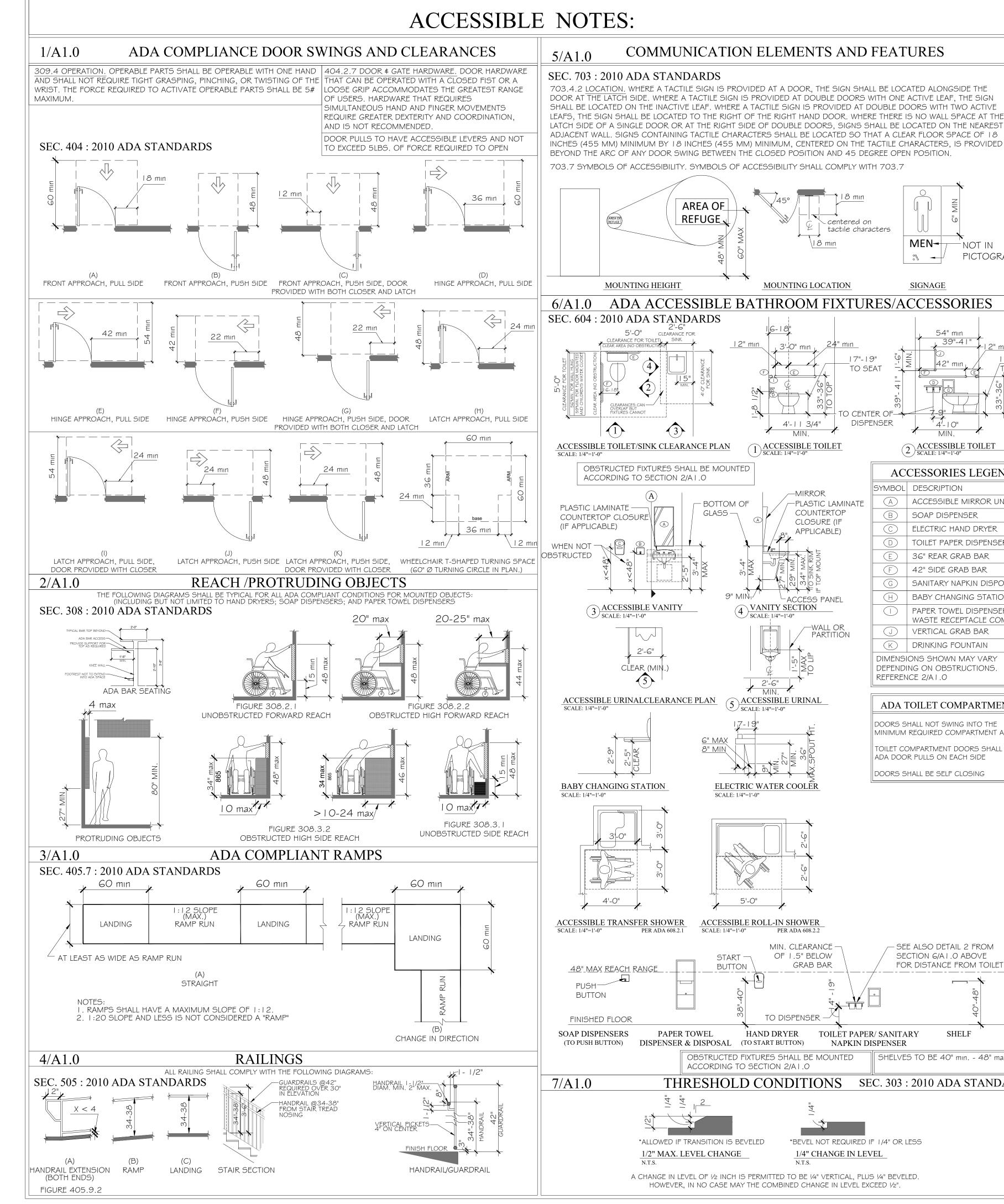
ABBREV.	TERM
ACC.	ACCESSIBLE
ACC. ACT	
	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ASSEM.	ASSEMBLY
B.B.	BEAD BOARD
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
DIM	DIMINSION(S)
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ELEC.	ELECTRIC / ELECTRICAL
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HR	HOUR
INT.	INTERIOR
JAN.	JANITOR
MAX	MAXIMUM
MECH.	MECHANICAL
MT.	METAL
MICRO.	MICROWAVE
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N.T.S.	NOT TO SCALE
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PRE-FAB	PRE FABRICATED
PT.	PAINT / PAINTED
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
REF.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
SC.	SOLID CORE
5.F.	SQUARE FOOT / FEET
5.1 . SHWR.	SHOWER
5.5.	SCORED & STAINED
5.5. 5/5	STAINLESS STEEL
5/3 ST.	STAINED
51. STOR.	STORAGE
	1 '
TYP.	TYPICAL LINDER COUNTER
U/C	UNDER COUNTER
VEND.	VENDING MACHINE
V.W.P.	VINYL WOOD PLANK
WD	WOOD
W/	WITH
W/D	WASHER DRYER
W/O	WITH OUT

ZVIZITON ELGEND		JECULIAD
TERM	[30]	ROOM NUMBER
ACCESSIBLE		
ACOUSTICAL CEILING TILE	[124]	DOOR NUMBER
AMERICANS WITH DISABILITIES ACT		
ABOVE FINISHED FLOOR		
ALUMINUM	DETAIL NUMBER	
ASSEMBLY		
BEAD BOARD	AG. I	INTERIOR ELEVATION
CONCRETE	SHEET NUMBER	
CONTINUOUS		
CARPET		
DIMINSION(S)	_ SECTION	
DISHWASHER	IDENTIFICATION	
ELECTRIC / ELECTRICAL	SECTION	
ELEVATOR	BB	SECTION CUT
EQUIPMENT	\A4.2/	LOCATION MARKE
EPOXY PAINT		
	SHEET NUMBER	
EXTERIOR SOCIETY CONTRACTOR OF THE STATE OF		
ELECTRIC WATER COOLER		
FIRE EXTINGUISHER CABINET	- DRAWING	
FIBERGLASS	/ DESIGNATION	
FINISH / FINISHED	DETAIL LOCATION	
FLOOR	A	DETAIL MARKER
FIBER-REINFORCED PLASTIC		
FOOT / FEET	A2.5	
GROUND FAULT INTERRUPTOR		
GYPSUM BOARD	SHEET NUMBER	
HOSE BIBB		
HOLLOW CORE	— WALL TYPE	
HOLLOW METAL	/ NUMBER	
HORIZONTAL	INTERSECTS WALL REFERENCED	
HOUR		WALL TYPE MARKE
INTERIOR	<u> </u>	
JANITOR		
MAXIMUM		
MECHANICAL	/— STOREFRONT	
METAL	/ TYPE	STOREFRONT TYPE
MICROWAVE		
MINIMUM		
MOISTURE RESISTANT	HEIGHT OF	
NOT TO SCALE	HEIGHT OF CEILING A.F.F.	
	9'-0"	ELEVATION MARKE
ON CENTER		
PRE FABRICATED	T	
PAINT / PAINTED		
PRESSURE TREATED		
QUARRY TILE	REVISION NUMBER	REVISION MARKER
REFRIGERATOR	NUMBLE	
REINFORCED		
REQUIRED		
SOLID CORE		
SQUARE FOOT / FEET		
SHOWER		
SCORED & STAINED		
STAINLESS STEEL		
STAINED		
STORAGE		
TYPICAL		
I NIDED COLLITED		

GENERAL NOTES

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- . THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER WITH GENERAL GUIDELINES FOR THE SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTAL DRAWINGS FROM THE ARCHITECT.
- 3. IT IS RECOMMENDED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
- . CONTRACTOR TO SECURE AND PAY FOR ALL NECESSARY FEES AND PERMITS FOR CONSTRUCTION, ELECTRICAL, AND PLUMBING INSPECTORS,
- . DO NOT SCALE DRAWINGS!!! DIMENSIONS OR LINEAR MEASUREMENTS TAKE PRECEDENCE OVER NOTED DIMENSIONS.
- S. DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF STUDS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INDICATED WITHIN THESE DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATION PRIOR TO THE PURCHASING OF ANY MATERIALS, STARTING FABRICATION, OR BEGINNING CONSTRUCTION

- 8. PROVIDE TEMPORARY SETTLING BASINS, HAY BALES, AND OTHER METHODS AS APPROPRIATE TO FILTER WATER AT ALL AREAS WHERE STORM WATER LEAVES THE PROJECT. CLEAN UP ALL SOIL WHICH FLOWS OFF SITE AT THE END OF THE DAY.
- 9. ALL EXISTING SITE CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.
- IO. PROVIDE CHEMICAL BARRIER TO BUILDING FROM SUBTERRANEAN TERMITE ATTACK.
- I I . NO QUALIFYING STATEMENTS OR EXCEPTIONS TO PLANS OR NOTES TO BE ALLOWED.
- 12. ALL WORK RELATED DEBRIS SHALL BE REMOVED FROM THE SITE REGULARLY AND PROPERLY.
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- 14. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY W/ OSHA REQUIREMENTS.
- 15. ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, ELECTRICAL PLUMBING, AND MECHANICAL.



January 12, 2023

5'-0" ACCESSIBLE TRANSFER SHOWER ACCESSIBLE ROLL-IN SHOWER PER ADA 608.2.1 PER ADA 608.2.2 MIN. CLEARANCE -OF 1.5" BELOW START -

- SEE ALSO DETAIL 2 FROM SECTION G/A I .O ABOVE FOR DISTANCE FROM TOILET BUTTON GRAB BAR 48" MAX REACH RANGE PUSH-BUTTON TO DISPENSER FINISHED FLOOR PAPER TOWEL SOAP DISPENSERS HAND DRYER TOILET PAPER/ SANITARY (TO PUSH BUTTON) DISPENSER & DISPOSAL (TO START BUTTON) NAPKIN DISPENSER OBSTRUCTED FIXTURES SHALL BE MOUNTED SHELVES TO BE 40" min. - 48" max A.F.F

COMMUNICATION ELEMENTS AND FEATURES

centered on

TO CENTER OF

DISPENSER

MOUNTING LOCATION

4'-11 3/4"

-MIRROR

-PLASTIC LAMINATE

COUNTERTOP

CLOSURE (IF

APPLICABLE)

-ACCESS PANEL

VANITY SECTION

ELECTRIC WATER COOLER

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

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

tactile characters

NOT IN

SIGNAGE

4'-10"

ACCESSIBLE TOILET

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

ACCESSORIES LEGEND

ACCESSIBLE MIRROR UNIT

TOILET PAPER DISPENSER

SANITARY NAPKIN DISPOSAL

BABY CHANGING STATION

PAPER TOWEL DISPENSER /

WASTE RECEPTACLE COMBO

ELECTRIC HAND DRYER

36" REAR GRAB BAR

42" SIDE GRAB BAR

(J) | VERTICAL GRAB BAR

(K) DRINKING FOUNTAIN

DIMENSIONS SHOWN MAY VARY

DEPENDING ON OBSTRUCTIONS.

DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA

ADA DOOR PULLS ON EACH SIDE

DOORS SHALL BE SELF CLOSING

ADA TOILET COMPARTMENTS

TOILET COMPARTMENT DOORS SHALL HAVE

REFERENCE 2/A1.0

SOAP DISPENSER

SYMBOL DESCRIPTION

PICTOGRAM

AREA OF

REFUGE_

12" min

- BOTTOM OF

GLASS -

6" MAX

<u>8" MIN</u> `

MOUNTING HEIGHT

CLEARANCE FOR TOILET SINK
CLEAR AREA (NO OBSTRUCTION)

CLEARANCE FOR

OBSTRUCTED FIXTURES SHALL BE MOUNTED

ACCORDING TO SECTION 2/A1.0

ACCESSIBLE VANITY

2'-6"

CLEAR (MIN.)

5

4'-0"

ACCORDING TO SECTION 2/A1.0 THRESHOLD CONDITIONS SEC. 303 : 2010 ADA STANDARDS

1/2" MAX. LEVEL CHANGE 1/4" CHANGE IN LEVEL A CHANGE IN LEVEL OF 1/2 INCH IS PERMITTED TO BE 1/4" VERTICAL, PLUS 1/4" BEVELED. HOWEVER, IN NO CASE MAY THE COMBINED CHANGE IN LEVEL EXCEED 1/2".

*ALLOWED IF TRANSITION IS BEVELED

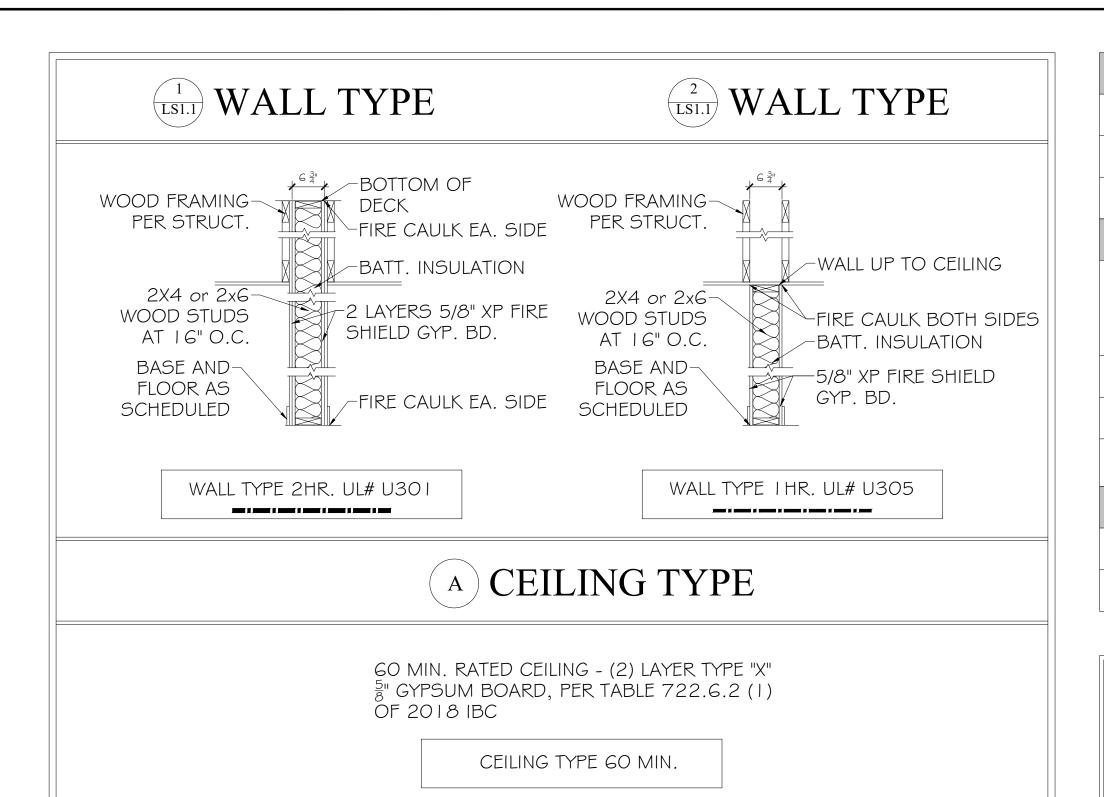
Planning Commission Meeting Agenda Packet

*BEVEL NOT REQUIRED IF 1/4" OR LESS

ADA SHEET

CHECKED:

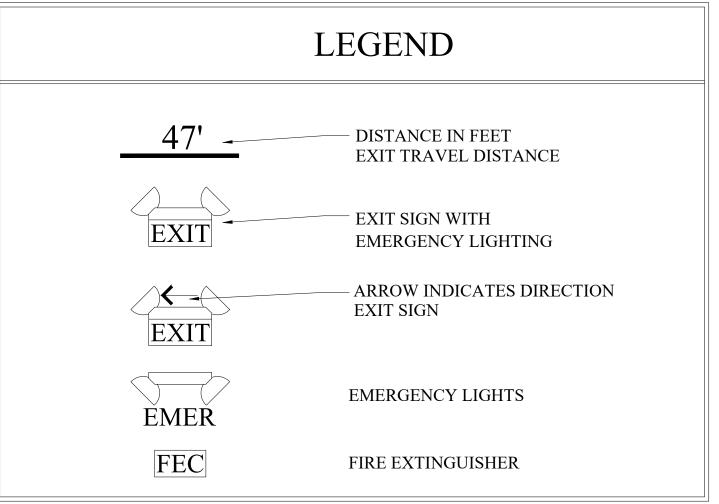
1/4" = 1'-0" SCALE:



DRAFT STOP DETAIL

-5" GYPSUM "TAPED"

AREA TABLE								
HEATED AN		=	4047	S.F.				
COVERED D	ECK			=	295	S.F.		
TOTAL				=	4342	S.F.		
OCCUPANCY LOAD CALCULATION NEW WING								
USE AREA COCCUPANT LOAD FACTOR					OCCUPANCY AMOUNT			
MEETING	1155	15	78 NI	NET / 48 ACTUAL				
BEDROOMS	2905	200	16					
TOTAL					94			
EGRESS CALCULATION NEW WING								
REQUIRED (94x.2) EXIT DOORS						19		
PROVIDED						170		



BUILDING CODE SUMMARY

-2018 INTERNATIONAL BUILDING CODE

-2018 INTERNATIONAL PLUMBING CODE -2018 INTERNATIONAL FIRE CODE -2018 INTERNATIONAL MECHANICAL CODE -2017 NATIONAL ELECTRIC CODE

PROJECT DATA

VB, SPRINKLERED -CONSTRUCTION TYPE: -OCCUPANCY -STORIES/SQUARE FOOTAGE ALLOWED 1/7,000 S.F. -STORIES/SQUARE FOOTAGE ACTUAL NEW WING = 1/4,047 S.F. EXISTING = 1/5,660 S.F NEW MEETING ROOM =78 OCC. NEW BEDROOMS=16 OCC. EXISTING = 28 OCC. -OCCUPANT LOAD -TOTAL OCCUPANT LOAD 122 OCC

-FIRE SPRINKLER NFPA 13D PER IBC 2018 903.3.1.3 -FIRE ALARM SMOKE ALARMS PER IBC 2018 907.2.10.2

-PROVIDED FIRE EXTINGUISHER 3 IN NEW WING 2 HOUR FIRE WALL PER 706.4 -FIRE WALL SEPARATING EXISTING AND NEW FIRE AREAS

-FIRE WALL NOTES: FIRE WALL TO STOP AT UNDERSIDE OF ROOF SHEATHING PER IBC 2018 SECTION 706.6 EXCEPTION 4 (4.1-4.3)

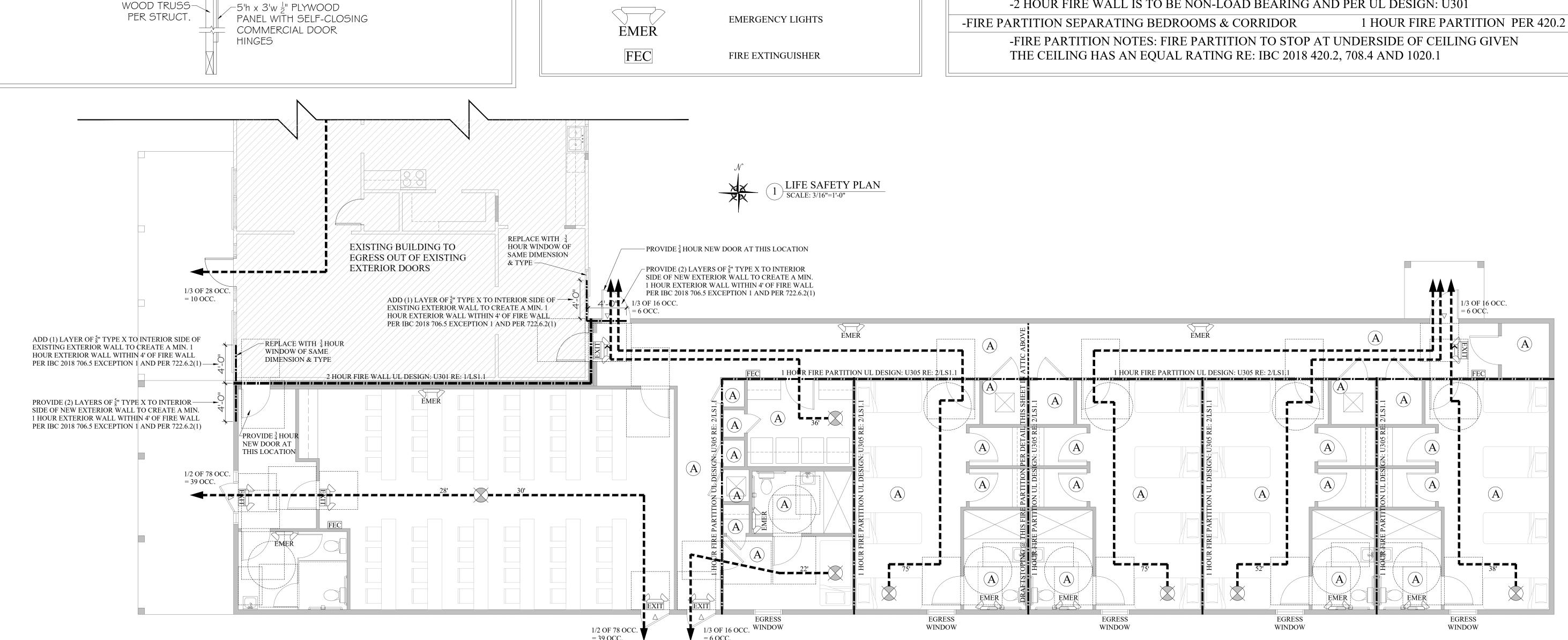
4.1: ROOF OPENINGS ARE NOT LESS THAN 4 FEET FROM THE FIRE WALL

-EXIT TRAVEL DISTANCE

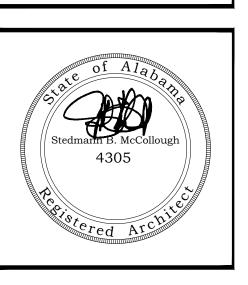
4.2: THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING

4.3: THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5" TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY NOT LESS THAN 2-INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A DISTANCE OF NOT LESS THAN 4 FEET ON BOTH SIDES OF THE FIRE WALL.

-2 HOUR FIRE WALL IS TO BE NON-LOAD BEARING AND PER UL DESIGN: U301







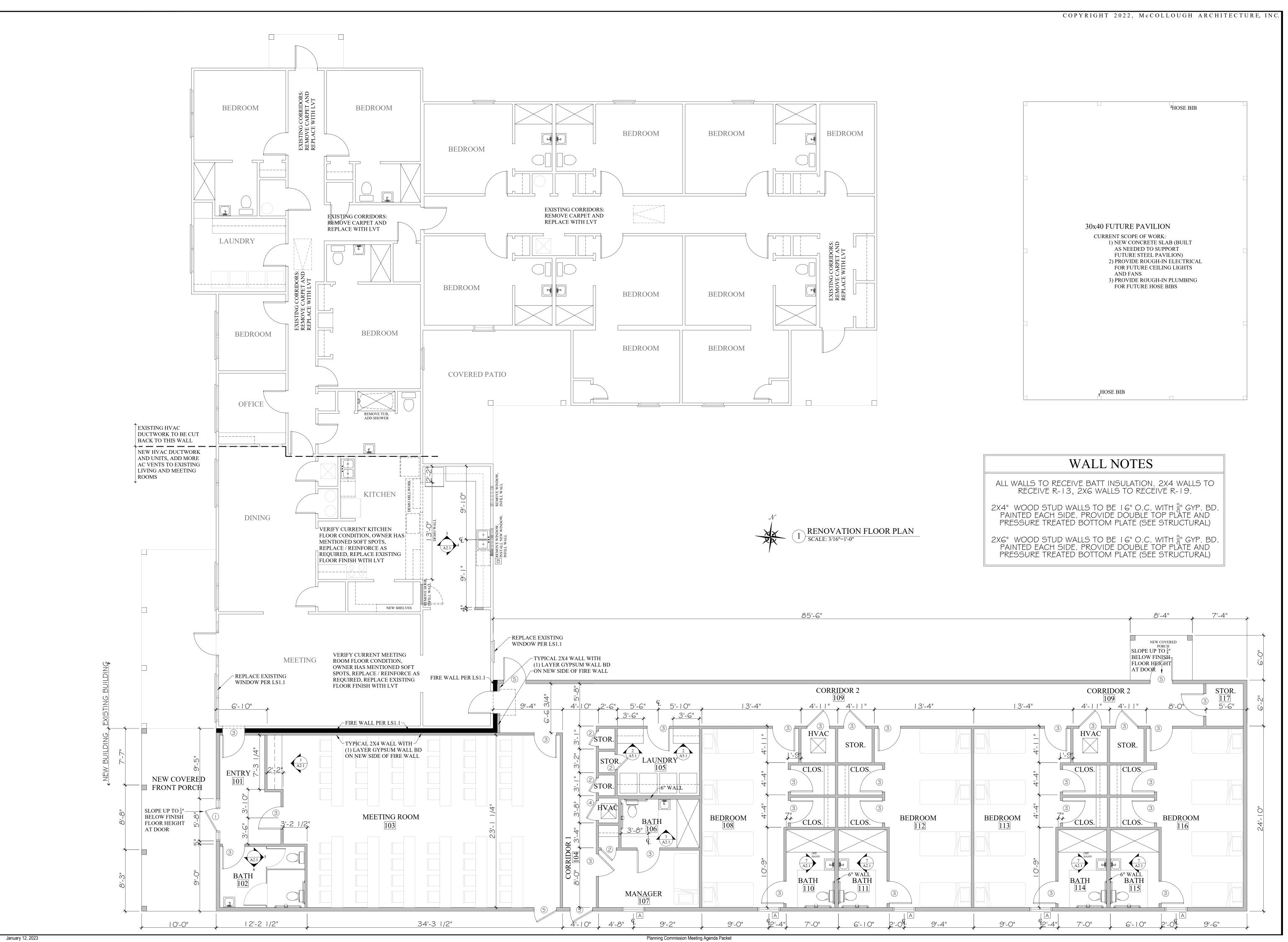
JOB NO.: DRAWN: CHECKED: 2022.11.1 **REVISION:**

3/16" = 1'-0"

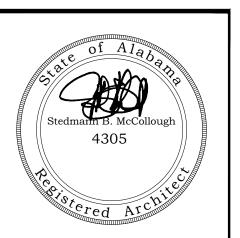
SHEET NO.:

LIFE SAFETY PLAN

Planning Commission Meeting Agenda Packet







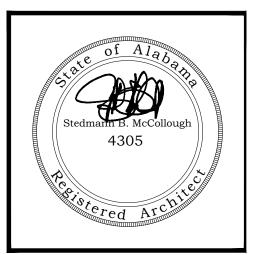
OR C

JOB NO.: CLT DRAWN: CHECKED: 2022.11.11 DATE: **REVISION:**

3/16" = 1'-0"SCALE: SHEET NO.:

> RENOVATION FLOOR PLAN





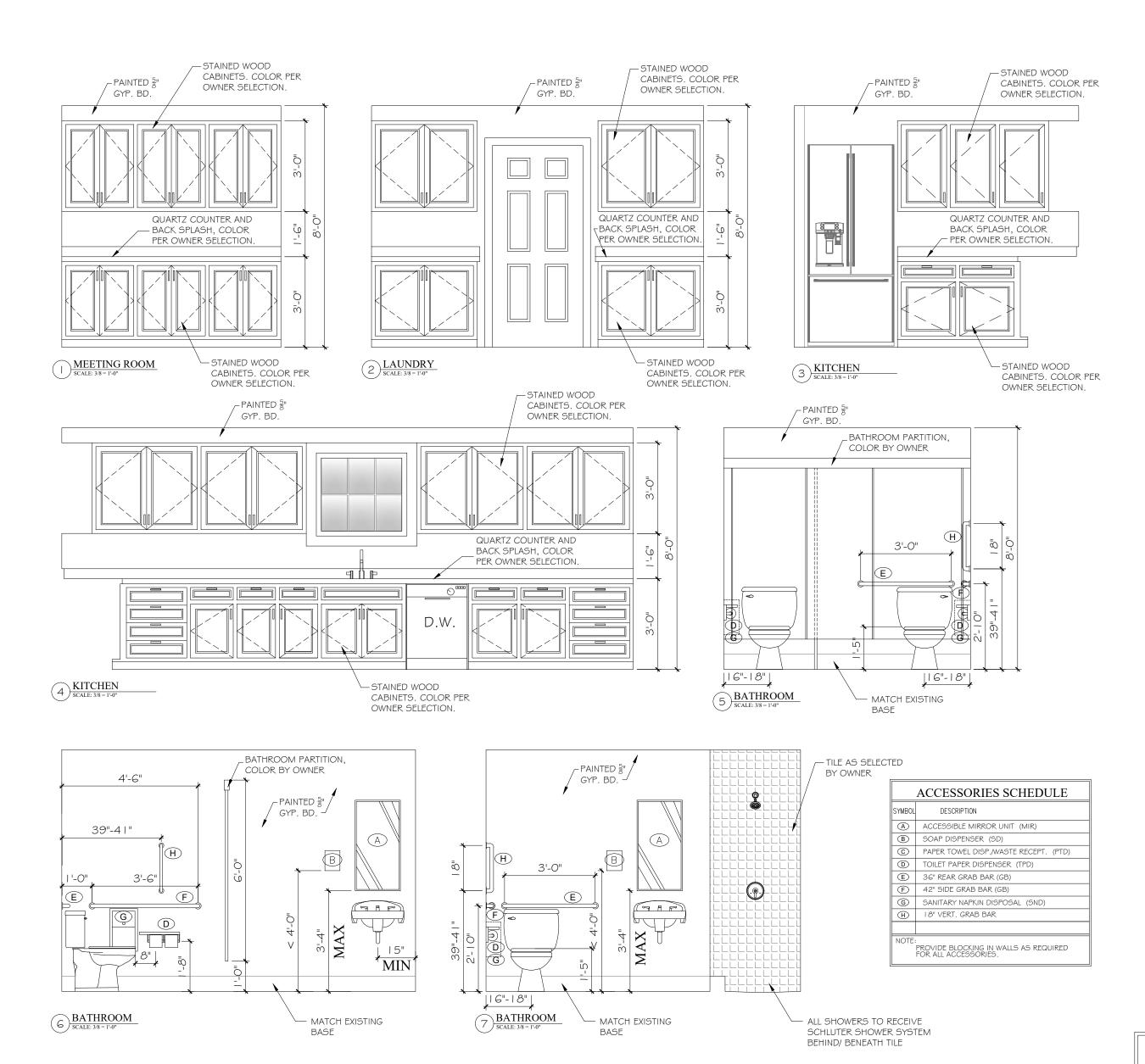
JOB NO.: CLT DRAWN: CHECKED: 2022.11.11 REVISION:

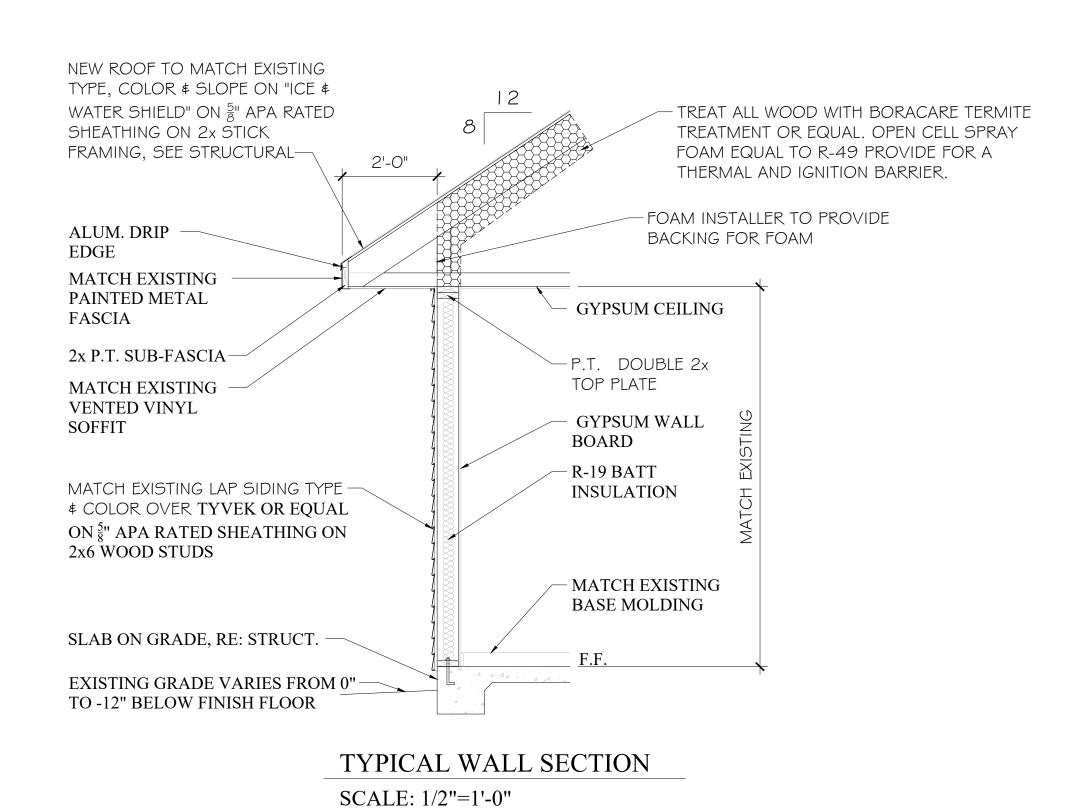
3/16" = 1'-0"SCALE:

SHEET NO.:

RENOVATION

ROOF PLAN Page 21 of 41

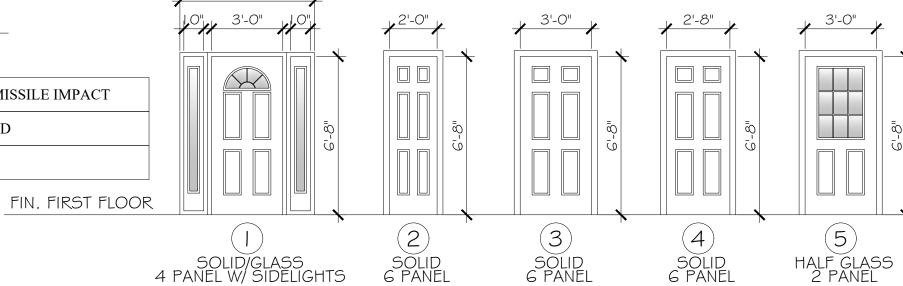




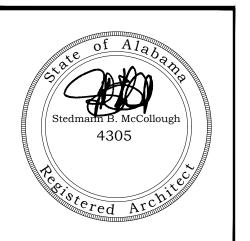
DOOR SCHEDULE SCALE: 1/4"=1'-0"

*ALL EXT. DOORS TO BE RATED LARGE MISSILE IMPACT DOORS TO BE VINYL OR ALUMINUM CLAD

ALL DOOR TRIM IS TO MATCH EXISTING



McCollough Architecture, Inc. P.O. BOX 6310 GULF SHORES, ALABAMA 36547-6310 PHONE: 251-968-7222



WINDOW SCHEDULE

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

*ALL WINDOWS TO BE RATED LARGE MISSILE IMPACT. CONTRACTOR TO VERIFY EGRESS REQUIREMENTS FOR ALL BEDROOM WINDOWS.

WINDOWS TO BE VINYL OR ALUMINUM CLAD

ALL WINDOW TRIM IS TO MATCH EXISTING

FIN. FLOOR

VINYL CLAD DOUBLE HUNG

VINYL CLAD

FIXED

GENERAL NOTE

1 REVIEW FLOOR PLAN THOROUGHLY FOR ADDITIONAL FINISHES TO BE INSTALLED. EXISTING ROOMS SCOPE OF WORK ARE NOT ON THIS A2.1, REFER TO FLOOR PLAN A1.1

								I LAN AT	. 1			
				RO	OM F	INISH SCH	IEDU	ILE				
	ROOM	ROOM		FLOORS		WALLS		CEILING				
	NUMBER	NAME	FLOOR	BASE	FINISH	MATERIALS	FINISH	MATERIAL	FINISH	HEIGHT	CHAIR RAIL	REMARKS
J	101	ENTRY	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	(3)	
LEVEL	102	BATH	TILE	(2)	-	M.R. GYP. BD. (1)	PAINT	M.R. GYP. BD.	PAINT	9'-0"	-	()
	103	MEETING ROOM	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	(3)	
GROUND	104	CORRIDOR I	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	(3)	
OO	105	LAUNDRY	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	-	
GR	106	BATH	TILE	(2)	_	M.R. GYP. BD. (1)	PAINT	M.R. GYP. BD.	PAINT	9'-0"	-	(1)
	107	MANAGER	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	-	
	108	BEDROOM	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	-	
	109	CORRIDOR 2	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	(3)	
	110	BATH	TILE	(2)	-	M.R. GYP. BD. (1)	PAINT	M.R. GYP. BD.	PAINT	9'-0"	-	(1)
	111	BATH	TILE	(2)	-	M.R. GYP. BD. (1)	PAINT	M.R. GYP. BD.	PAINT	9'-0"	-	(1)
	112	BEDROOM	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	-	
	113	BEDROOM	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	-	
	114	BATH	TILE	(2)	-	M.R. GYP. BD. (1)	PAINT	M.R. GYP. BD.	PAINT	9'-0"	-	(1)
	115	BATH	TILE	(2)	_	M.R. GYP. BD. (1)	PAINT	M.R. GYP. BD.	PAINT	9'-0"	-	(1)
	116	BEDROOM	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	-	
	117	STORAGE	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	-	
GEN	NERAL NO	OTES										
ABI	BREVIAT	IONS				REMARKS						
GYP. I	BOARD	= GYPSUM BOAR	RD			(I) TILE TUB/SH	OWER WA	LLS TO CEILING				
	GYP. BD.	= MOISTURE RES		1 BOARD		(2) MATCH EXIS						
RE: El		= REFER TO ELEV	/ATIONS			(3) MATCH EXIS	IING CHA	IK RAIL				
PRE-F	IN	= PRE-FINISHED	T11 E			NOTE ENLA CE		OF ALL MATERIAL	_			
LVT		= LUXURY VINYL	IILE					OF ALL MATERIALS ERMINED BY OWN				

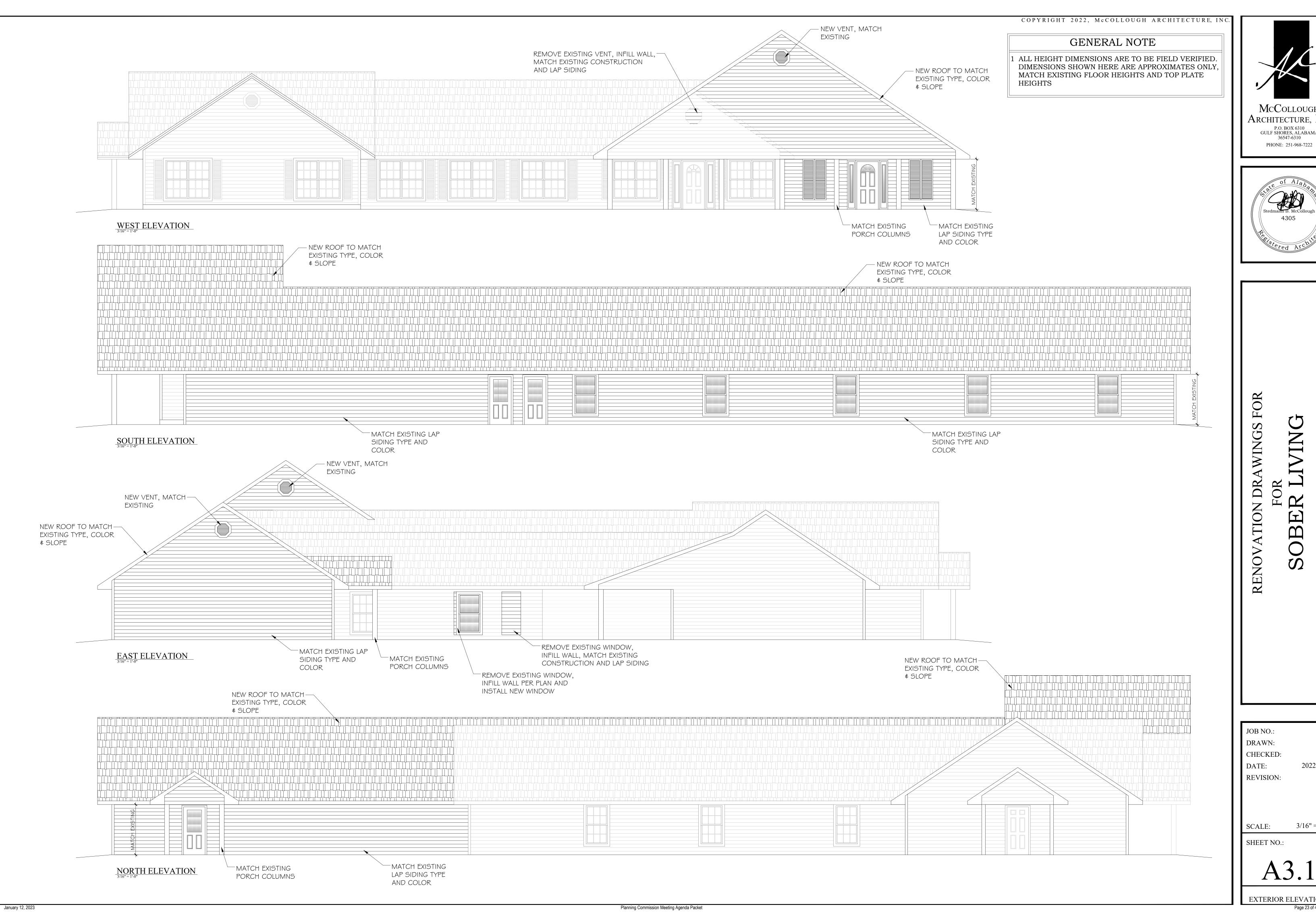
JOB NO.: CLT DRAWN: CHECKED: 2022.11.11 **REVISION:**

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

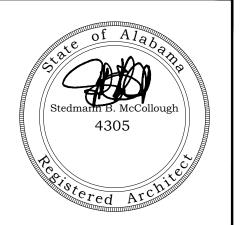
SHEET NO.:

DOOR, WINDOW & ROOM

Planning Commission Meeting Agenda Packet January 12, 2023



McCollough Architecture, Inc. P.O. BOX 6310 GULF SHORES, ALABAMA 36547-6310



FOR R L

JOB NO.: CLT DRAWN: CHECKED: 2022.11.11 REVISION:

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

SHEET NO.:

EXTERIOR ELEVATIONS
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- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO STARTING CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES WITH ANY WORK SO
- ALL PHASES OF THE WORK SHALL CONFORM TO THE MINIMUM STANDARDS AND REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS NOTED OTHERWISE, THEY DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONNEL DURING CONSTRUCTION.
- ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST EDITIONS OR REVISIONS.
- IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONTRACT DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN. IF SIMILAR CONDITIONS ARE NOT SHOWN, THEN CONTACT THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO START
- EXISTING CONDITIONS DEPICTED ON THESE DRAWINGS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR, AS THEY ARE UNCOVERED DURING THE CONSTRUCTION. IN THE EVENT EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IMMEDIATELY AND AWAIT FURTHER INSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL DRAWINGS ARE THE SAME OR EQUIVALENT TO THOSE ON THE ARCHITECTURAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- VERIFY ALL OPENINGS IN FOUNDATIONS, FLOORS, WALLS, AND ROOF WITH MECHANICAL AND ELECTRICAL REQUIREMENTS BEFORE PROCEEDING WITH CONSTRUCTION.
- SITE WORK AND DRAINAGE DESIGN SHALL BE BY OTHERS.

LOCAL CODES, ORDINANCES, AND AMENDMENTS

GENERAL BUILDING CODE: 2018 INTERNATIONAL RESIDENTIAL CODE

BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14) GUIDE TO DESIGN OF SLABS-ON-GROUND (ACI 360R-10)

BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 402-13/ACI 530-13/ASCE 5-13)

AWC MANUAL FOR ENGINEERED WOOD CONSTRUCTION (2018) AWC NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION (2018) AWC SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC (SDPWS) (2015) AWC NATIONAL DESIGN SPECIFICATION (NDS) SUPPLEMENT (2018)

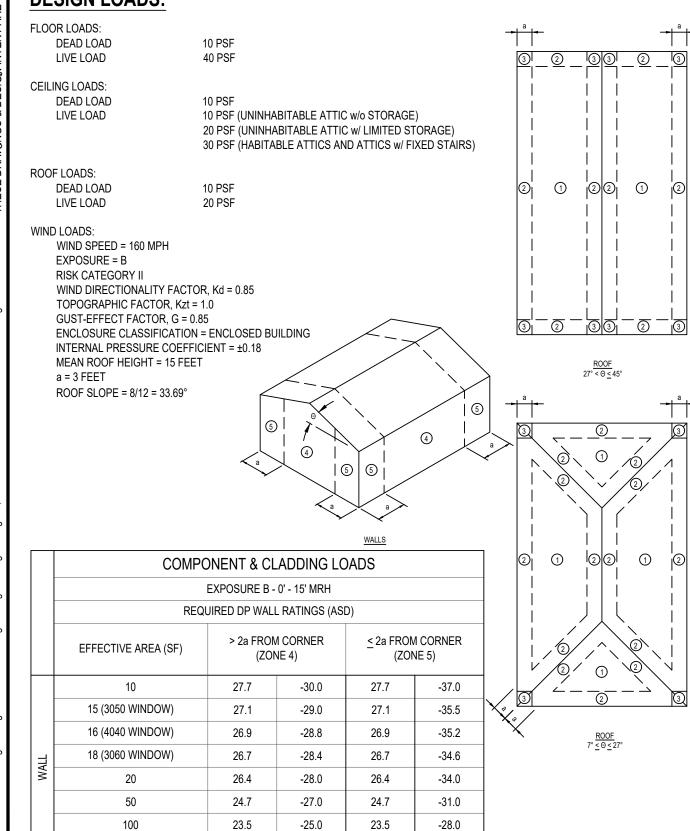
AWC WOOD FRAME CONSTRUCTION MANUAL (WFCM) (2018)

DESIGN LOADS:

112 (16070 GARAGE DOOR)

January 12, 2023

23.2



			COMPO	ONENT & CL	ADDING LO	DADS		
				EXPOSURE B -	0' - 15' MRH			
		EFFECTIVE AREA (SF)	ZO	NE 1	ZOI	NE 2	ZOI	NE 3
		10	11.2	-27.0	11.2	-46.0	11.2	-69.0
	0 TO 7 DEGREES	20	10.6	-26.0	10.6	-41.0	10.6	-57.0
	OTO DEGF	50	10.0	-26.0	10.0	-34.0	10.0	-41.0
		100	10.0	-25.0	10.0	-30.0	10.0	-30.0
		10	15.9	-25.0	15.9	-44.0	15.9	-65.0
ROOF	O 27 REES	20	14.5	-24.0	14.5	-40.0	14.5	-60.0
8	> 7 TO 27 DEGREES	50	12.7	-23.0	12.7	-35.0	12.7	-55.0
		100	11.2	-22.0	11.2	-32.0	11.2	-51.0
		10	25.3	-27.0	25.3	-32.0	25.3	-32.0
	> 27 TO 45 DEGREES	20	24.6	-26.0	24.6	-30.0	24.6	-30.0
	27.T DEGF	50	23.6	-24.0	23.6	-29.0	23.6	-29.0
		100	22.9	-22.0	22.9	-27.0	22.9	-27.0

-24.5

23.2

-27.3

FOUNDATIONS:

- 1. NO SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE SOIL SUPPORT FOR THE FOUNDATION DESIGN, AND SHALL REPORT UNEXPECTED
- ALLOWABLE SOIL BEARING = 1500 PSF. THIS PRESUMPTIVE CAPACITY IS BASED ON THE ASSUMPTION THAT THE EXISTING SOILS ARE AS DESCRIBED IN SECTION R401.4 AND TABLE R401.4.1 OF THE INTERNATIONAL RESIDENTIAL CODE. THE ENGINEER OF RECORD MAKES NO WARRANTY OR GUARANTEE OF FUTURE SETTLEMENT OF THE EXISTING SOILS. THE TOP 12 INCHES OF EXISTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT
- 3. ALL FOOTINGS, OR PORTIONS THEREOF, BELOW GRADE MAY BE EARTH FORMED BY NEAT EXCAVATIONS.
- 4. FOOTINGS TO BE CENTERED ON WALLS OR COLUMNS UNLESS NOTED OTHERWISE.
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINTS OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATIONS OR FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- 6. STRUCTURES REQUIRED BY THE PERMITTING AUTHORITY TO BE FLOOD RESISTANT SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING THE DESIRED TOP OF FOUNDATION

CONCRETE WORK:

- 1. CONCRETE (NORMAL WEIGHT) COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI, UNLESS NOTED OTHERWISE.
- PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE I OR II.
- 3. ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
- ALL REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.
- MINIMUM WWF LAP SHALL BE THE GREATER OF ONE CROSS WIRE SPACING PLUS 2 INCHES OR MINIMUM OF 6 INCHES
- ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTION EDITION OF THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND ITS REVISIONS AND THE "ACI MANUAL OF CONCRETE PLACEMENT."
- ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI STANDARDS. NO WELDING OF REINFORCEMENT SHALL BE ALLOWED UNLESS NOTED OTHERWISE OR APPROVED BY ENGINEER.
- 8. NO SPLICING OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES WHERE PERMITTED SHALL BE CLASS B TENSION LAP SPLICES, UNLESS NOTED OTHERWISE. MAKE ALL BARS CONTINUOUS
- 9. STAGGER SPLICES A MINIMUM 0F 4'-0" FOR CONTINUOUS BARS IN ALL CONCRETE WORK, UNLESS NOTED OTHERWISE.
- 10. PROVIDE TWO (2) #5 BARS (1 EACH FACE) WITH MINIMUM 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS NOTED
- 11. SLABS, WALLS, AND PILE CAPS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE.
- 12. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCED CAST-IN-PLACE CONCRETE:

12.1. CONCRETE PLACED AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES

12.2. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: #6 - #18 BARS #5 BARS AND SMALLER 1.5 INCHES

12.3. CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH EARTH: 12.3.1. SLABS, WALL, AND JOISTS

#14 AND #18 BARS 1.5 INCHES #11 BARS AND SMALLER 1 INCH BEAMS, COLUMNS, AND WALL JAMBS PRIMARY REINFORCEMENT, TIES, STIRRUPS, AND SPIRALS #14 AND #18 BARS 2.5 INCHES

- 13. PROVIDE REINFORCING BAR PLACING ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT IN ACCORDANCE WITH ACI MANUAL OF STANDARD PRACTICE.
- 14. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE STRUCTURAL ENGINEER.

#11 BARS AND SMALLER 1.5 INCHES

- ALL FIELD BENDING OF REINFORCING BARS SHALL BE MADE COLD FOR #8 BARS AND SMALLER. #9, #10 AND #11 BARS UPON APPROVAL MAY BE PREHEATED UNIFORMLY AND CAREFULLY BENT OR STRAIGHTENED PER CRSI RECOMMENDATIONS.
- 16. ALL REINFORCING BAR. ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING
- PROJECTING CORNERS OF BEAMS, COLUMNS, ETC. SHALL BE FORMED WITH 3/4" CHAMFER UNLESS NOTED OTHERWISE.
- CONSTRUCTION JOINTS SHALL BE PROVIDED TO MINIMIZE CRACKING. CONSTRUCTION JOINTS SHALL BE CAULKED USING A URETHANE CAULKING.
- 19. TERMITE PROTECTION SHALL BE INSTALLED TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.
- 20. THE CONTRACTOR SHALL PASS ALL REQUIRED LOCAL INSPECTIONS PRIOR TO PLACING CONCRETE.
- UNLESS OTHERWISE DIRECTED BY THE OWNER, THE PORCH, PATIO, AND GARAGE SURFACES SHALL BE LIGHT BROOM FINISHED AND THE HOUSE SHALL BE SMOOTH FAN FINISH.

STRUCTURAL LUMBER:

Fb = 925 PSI Fc = 565 PSI

MINIMUM FOLLOWING CHARACTERISTICS:

- 1. WOOD FRAMING AND COLUMNS 5" x 5" AND LARGER SHALL BE NO. 1 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS: Fb = 1350 PSI Fc = 375 PSI FcII = 825 PSI Fv = 165 PSI E = 1,500,000 PSI
- 2. WOOD FRAMING AND COLUMNS 2-4" THICK AND 2-4" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS: Fb = 1100 PSI Fc = 565 PSI E = 1,400,000 PSI
- 3. WOOD FRAMING AND COLUMNS 2-4" THICK AND 5-6" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:

E = 1,400,000 PSI

- 4. WOOD FRAMING AND COLUMNS 2-4" THICK AND 8" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
- 5. WOOD FRAMING AND COLUMNS 2-4" THICK AND 10" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
- Fb = 800 PSI Fc = 565 PSI 6. WOOD FRAMING AND COLUMNS 2-4" THICK AND 12" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE
- Fb = 750 PSI Fc = 565 PSI FcII = 1250 PSI Fv = 175 PSI E = 1,400,000 PSI 7. 2x4 WALL STUDS AND PLATES SHALL BE SPRUCE-PINE-FIR IN STUD GRADE WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
- Fb = 675 PSI E = 1,200,000 PSI
- 8. 2x6 WALL STUDS AND PLATES SHALL BE SPRUCE-PINE-FIR IN STUD GRADE WITH THE MINIMUM FOLLOWING CHARACTERISTICS: Fb = 675 PSI E = 1,200,000 PSI
- 9. ALL LVL BEAMS SHALL BE VERSA-LAM AS MANUFACTURED BY BOISE CASCADE, OR AN APPROVED EQUAL WITH THE MINIMUM FOLLOWING CHARACTERISTICS: Fb = 3100 PSI Fc = 750 PSI FcII = 3000 PSI Fv = 285 PSI E = 2,100,000 PSI
- 10. ALL GLULAM BEAMS SHALL BE POWER PRESERVED GLULAM BEAMS BY ANTHONY FOREST PRODUCTS, OR AN APPROVED EQUAL WITH THE MINIMUM FOLLOWING CHARACTERISTICS: Fb = 2400 PSI Fc = 740 PSI FcII = 1650 PSI Fv = 300 PSI E = 1,800,000 PSI
- 11. ALL WOOD-I JOISTS SHALL BE AS MANUFACTURED BY BOISE CASCADE, OR AN APPROVED EQUAL
- PLYWOOD DECKING AS FOLLOWS
- 12.A. ALL WALL SHEATHING AND ROOF DECKING SHALL BE APA RATED SHEATHING, STRUCTURAL I OR II, EXTERIOR PLYWOOD. 12.B. ROOF SHEATHING THICKNESS SHALL BE AS SHOWN ON THE ROOF FRAMING PLAN, BUT 7/16" THICK AT A MINIMUM, PANEL
- IDENTIFICATION INDEX 48/4 PLYWOOD. LONG DIMENSION OF PANEL PERPENDICULAR TO SUPPORTS.
- WALL SHEATHING THICKNESS SHALL BE AS SHOWN ON THE SHEAR WALL PLAN, BUT 7/16" THICK AT A MINIMUM. STAGGER ENDS OF SHEETS IF LAYING HORIZONTALLY
- 12.E. PROVIDE BLOCKING AT EDGES OF ALL SHEAR WALL PANELS & ROOF SHEETS.
- 12.F. ROOF SHEATHING NAILING: (U.N.O. ON PLANS) 4" O.C. MAXIMUM SPACING PANEL EDGES
- 4" O.C. MAXIMUM SPACING INTERMEDIATE SUPPORTS.
- USE MINIMUM 0.113" x 2-3/8" RING SHANK NAILS (8d RING SHANK).
- INSTALL SIMPSON PSC CLIPS OR USP MODEL PC SHEATHING CLIPS AT ALL UNSUPPORTED EDGES OF ROOF DECK (ONE PER SPAN) PANELS SHALL BE SPACED 1/8" END TO END PER MANUFACTURER'S RECOMMENDATION.
- 13. TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS &
- RECOMMENDATIONS OF TPI 1-2014 & BCSI-2103 BY THE TRUSS PLATE INSTITUTE (TPI).
- 14. TRUSS MANUFACTURER SHALL SUBMIT FOR APPROVAL CALCULATIONS & SHOP DRAWINGS FOR DETAILS, FABRICATION & ERECTION OF WOOD TRUSSES. DRAWINGS SHALL INCLUDE LAYOUT, SPACING, MATERIAL, MEMBER PROPERTIES, & DETAILS OF CONNECTIONS FOR ALL TIMBER FRAMING INDICATED ON THE DRAWINGS. TRUSSES SHALL BE DESIGNED TO RESIST THE FORCES AS INDICATED, BY THE FABRICATOR, UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.
- 15. TRUSS MANUFACTURER SHALL DESIGN FOR THE FOLLOWING SUPERIMPOSED LOADS: ROOF TOP CHORD DEAD LOAD 10 PSF

ROOF TOP CHORD LIVE LOAD 20 PSF BOTTOM CHORD DEAD LOAD

10 PSF DESIGN ROOF TRUSSES TO RESIST A NET UPLIFT PRESSURE APPLIED NORMAL TO THE ROOF PLANE AS REQUIRED IN THE INTERNATIONAL RESIDENTIAL CODE

- 16. IN ADDITION, WOOD TRUSSES SHALL BE DESIGNED FOR ALL CONCENTRATED LOADS HUNG FROM OR SUPPORTED ON TRUSSES. REFER TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS & SPECIFICATIONS FOR LOADING INFORMATION & LOCATIONS. LOADING AS REQUIRED BY OTHER SUB-CONTRACTORS, SUCH AS FIRE PROTECTION SHALL BE COORDINATED BY THE GENERAL CONTRACTOR
- 17. TEMPORARY BRACING SHALL NOT IMPOSE ANY FORCES ON THE SUPPORTING STRUCTURE. PERMANENT BRACING FORCES SHALL BE TRANSFERRED TO THE ROOF DIAPHRAGM BY THE BRACING DESIGN PROVIDED BY THE TRUSS MANUFACTURER.
- 18. ALL SAWN LUMBER IN CONTACT WITH STEEL, MASONRY, OR CONCRETE OR EXPOSED TO EXTERIOR ENVIRONMENT SHALL BE TREATED IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD U1-21 TO THE REQUIREMENTS OF USE
- 19. ALL MULTIPLE PIECE WOOD BEAMS SHALL BE CONNECTED TOGETHER WITH MINIMUM TWO ROWS OF 16d NAILS @ 8" O.C. (U.N.O.).
- 20. NAILING U.N.O., SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
- 21. ALL CONNECTORS AND HARDWARE SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SIZE, QUANTITY, AND LOCATION OF NAILS AND FASTENERS SHALL CONFORM TO THE MANUFACTURER'S PUBLISHED LITERATURE.
- 22. ALL BOLTS, NAILS, JOIST HANGERS, CLIPS, STRAPS, ETC. THAT ARE IN CONTACT WITH PRESSURE TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL
- 23. ALL LUMBER AND WOOD STRUCTURAL PANEL MEMBERS, INCLUDING PRESSURE TREATED 2" THICK AND LESS SHALL CONTAIN NO MORE THAN 19% MOISTURE AT THE TIME OF PERMANENT INCORPORATION INTO STRUCTURE.
- 24. FLOOR JOISTS SHALL BE DOUBLED UNDER PARALLEL WALLS U.N.O. ON PLANS.
- 25. SOLID 2x BLOCKING OR DIAGONAL 1x BLOCKING SHALL BE PLACED BETWEEN FLOOR JOISTS AT INTERVALS NOT EXCEEDING 8 FT. UNDER LOAD BEARING WALLS.
- 26. STRUCTURAL MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS OF THE MANUFACTURER'S PUBLISHED LITERATURE OR THE INTERNATIONAL RESIDENTIAL CODE.

MASONRY:

- 1. HOLLOW CONCRETE BLOCK (MASONRY) UNITS SHALL CONFORM TO ASTM C90 SPECIFICATIONS, NORMAL WEIGHT, TYPE I, GRADE N.
- 2. COMPOSITION, QUALITY, STORAGE, HANDLING, PREPARATION AND PLACEMENT OF MATERIALS, QUALITY ASSURANCE FOR MATERIALS AND MASONRY, AND CONSTRUCTION OF MASONRY SHALL COMPLY WITH TMS 402/ACI 530/ASCE 5. A QUALITY ASSURANCE PROGRAM SHALL BE USED TO ENSURE THAT THE CONSTRUCTED MASONRY IS IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- 3. SPECIFIED COMPRESSIVE STRENGTH OF MASONRY SHALL BE A MINIMUM OF f'm = 1500 PSI.
- 4. MINIMUM NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS SHALL BE 1900 PSI.
- 5. ALL MORTAR USED IN MASONRY SHALL CONFORM TO ASTM C270 TYPE M OR S. TYPE N MASONRY CEMENT MORTAR IS NOT ACCEPTABLE. MASONRY SHALL BE LAID IN MORTAR IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE SECTION 2103 AND TABLES 2103.8(1) AND 2103.8(2).
- 6. ALL REINFORCING IN MASONRY WALLS SHALL BE FULLY ENCLOSED WITH GROUT, GROUT MIX SHALL CONFORM TO ASTM C476 WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. USE GROUT TYPE (FINE OR COARSE) THAT WILL COMPLY WITH TABLE 7 (GROUT SPACE REQUIREMENTS) OF ACI 530 SPECIFICATION OF MASONRY STRUCTURES FOR DIMENSIONS OF GROUT SPACES AND POUR HEIGHTS. PROVIDE A MINIMUM OF 1" GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS.
- 7. ALL REINFORCEMENT FOR USE IN MASONRY CONSTRUCTION SHALL CONFORM TO ASTM A615, GRADE 60.
- ALL DEFORMED WIRE HORIZONTAL REINFORCEMENT IN CMU WALLS SHALL CONFORM TO ASTM A497. PROVIDE #9 TRUSS TYPE JOINT REINFORCEMENT @ 16" O.C. FOR TYPICAL HORIZONTAL REINFORCING AND @ 8" O.C. FOR TYPICAL HORIZONTAL REINFORCING AT
- 9. ALL PLAIN WIRE HORIZONTAL REINFORCEMENT IN CMU WALLS SHALL CONFORM TO ASTM A82 OR ASTM A185.
- 10. MAKE ALL REINFORCING CONTINUOUS BY LAPPING AND PROVIDING CORNER BARS FOR ALL REINFORCEMENT. VERTICAL AND HORIZONTAL REINFORCEMENT IS TO BE CONTINUOUS AND LAPPED A MINIMUM OF 48 BAR DIAMETERS.
- 11. VERTICAL REINFORCEMENT FOR CMU WALLS TO BE PLACED IN CENTER OF WALL, UNLESS INDICATED OTHERWISE ON THE DRAWINGS. PROVIDE ALL ACCESSORIES AS REQUIRED TO SUPPORT BARS AT LOCATIONS INDICATED.
- 12. MASONRY IS TO BE LAID IN ACCORDANCE WITH LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE SECTION 2104.7 AND TABLES 2104.7A AND 2104.7B, OR APPLICABLE LOCAL GOVERNING CODES. ALL CONCRETE MASONRY UNITS SHALL BE LAID IN
- 13. MASONRY WALLS SHALL BE ADEQUATELY BRACED DURING CONSTRUCTION TO WITHSTAND WIND LOADS. BRACING SHALL REMAIN IN PLACE UNTIL ROOF FRAMING IS COMPLETELY INSTALLED AND CAPABLE OF PROVIDING LATERAL SUPPORT.

STRUCTURAL STEEL:

STEEL STUDS

RUNNING BOND IN ACCORDANCE WITH ACI 530.

- 1. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE AISC MANUAL OF STEEL CONSTRUCTION.
- 2. ALL STRUCTURAL STEEL SHALL CONFORM TO FOLLOWING: STRUCTURAL WIDE FLANGE SHAPES ASTM A992 MIN 50 KSI STRUCTURAL M, S, & HP SHAPES ASTM A36 ALL OTHER STRUCTURAL SHAPES ASTM A36 STFFI PIPF ASTM A53 GRADE B STEEL TUBING ASTM A500 GRADE B
- WELDING: 3.1. ALL WELDING SHALL BE IN CONFORMANCE WITH ANSI/AWS D1.1 STRUCTURAL STEEL WELDING CODE.
- ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES. ALL WELDERS SHALL HAVE EVIDENCE OF PASSING THE AWS STANDARD QUALIFICATION TESTS WITHIN 180 DAYS OF DATE OF

ASTM A108

- FABRICATION OR ERECTION. ALL WELDS NOT SPECIFIED SHALL BE CONTINUOUS FILLET WELDS, SIZE OF WELD SHALL BE BASED ON AISC STANDARD FOR THICKER PART JOINED.
- 4. ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 36, UNLESS NOTED OTHERWISE, IN SIZES INDICATED ON THE DRAWINGS. ALL ANCHOR BOLTS, NUTS AND WASHERS FOR COLUMNS OUTSIDE OF THE BUILDING (i.e. CANOPIES) SHALL BE HOT DIPPED GALVANIZED.
- 5. BEARING (N) TYPE CONNECTIONS SHALL BE USED AT ALL SIMPLE SHEAR CONNECTIONS, U.N.O. IT IS THE INTENT OF THE ENGINEER THAT ALL CONNECTIONS SHALL BE SHOP-WELDED & FIELD BOLTED TO FULLEST EXTENT POSSIBLE. ALL STRUCTURAL CONNECTIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE DESIGNED TO RESIST FORCES AS INDICATED, BY THE CONTRACTOR UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.
- 8. ALL BOLTS SHALL BE A MIN. OF 3/4"Ø U.N.O. AND SHALL CONFORM TO ASTM A325 HIGH STRENGTH, WITH HEX NUTS & WASHERS U.N.O. ON THE DRAWINGS.
- OPENINGS SHALL NOT BE ALLOWED IN STRUCTURAL STEEL UNLESS SPECIFICALLY DETAILED OR WITHOUT ENGINEER'S APPROVAL.
- 10. STRUCTURAL STEEL SHALL BE DELIVERED TO THE JOBSITE FREE OF EXCESS RUST, MILL SCALE, GREASE, ETC., AND/OR SHALL BE FINISHED WITH STANDARD PRIMER.

SHEET INDEX

GENERAL NOTES

S-0.1 GENERAL NOTES

S-1.0 FOUNDATION PLAN

S-1.1 FOUNDATION SECTIONS & DETAILS

ROOF FRAMING PLAN

FRAMING SECTIONS & DETAILS

FRAMING SECTIONS & DETAILS

OJECT NUMBER RAWN BY



HECKED BY

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S-2.0 CEILING FRAMING PLAN

S-4.0 SHEAR WALL PLAN

Planning Commission Meeting Agenda Packet

FORTIFIED NOTES (2020 STANDARD):



THE INFORMATION SHOWN ON THIS PAGE IS NOT INDICATIVE OF THE ENTIRETY OF THE 2020 FORTIFIED STANDARD, FOR THE FULL 2020 FORTIFIED STANDARD. PLEASE SCAN THE QR CODE OR GO THE WEB ADDRESS LISTED BELOW:

https://fortifiedhome.org/wp-content/uploads/2020-fortified-home-standard.pdf

ROOF DECKING ATTACHMENT

ROOF DECKING SHALL BE NAILED PER THE ENGINEERED PLANS HEREIN; SEE FOLLOWING SHEETS.

TABLE F-RS-2. FROM F-RS-2: MINIMUM REQU FASTENING FOR HURRICAN	
MINIMUM NAIL SIZE / TYPE 1 4	MAXIMUM NAIL SPACING (ALL ROOF AREAS) 1
RSRS-01; 0.113"Ø x 2-3/8" ROOF SHEATHING RING SHANK NAIL	4" O.C.

1. LOCAL BUILDING CODE REQUIREMENTS FOR ROOF SHEATHING THICKNESS AND/OR NAIL SIZE/ATTACHMENT SPACING MAY BE MORE STRINGENT BASED ON SITE CONDITIONS

- 2. FOR CONCRETE AND CLAY TILE ROOF COVERS, MINIMUM REQUIRED SHEATHING THICKNESS IS 15/32".
- 3. FOR METAL ROOF COVERS, VERIFY MANUFACTURER'S SHEATHING THICKNESS REQUIREMENTS ARE MET
- 4. FULL ROUND HEAD Ø; NO CLIPPED-HEAD NAILS, COMMON NAILS OR STAPLES SHALL BE ALLOWED.

SEALED ROOF DECK - FOR SHINGLE OR METAL ROOF COVERS, SEAL THE ROOF DECK IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS:

1. FLASHING TAPE & UNDERLAYMENT

TAPE SEAMS BETWEEN ROOF SHEATHING THAT FORMS THE ROOF DECK. THERE ARE TWO MATERIAL OPTIONS FOR TAPING THE SEAMS

A. MATERIAL OPTION 1: APPLY AN ASTM D1970 COMPLIANT SELF-ADHERING POLYMER-MODIFIED BITUMEN FLASHING TAPE, AT LEAST 4 IN. WIDE, DIRECTLY TO THE ROOF DECK TO SEAL THE HORIZONTAL AND VERTICAL JOINTS IN THE ROOF DECK.

B. MATERIAL OPTION 2: APPLY AN AAMA 711-13, LEVEL 3 (FOR EXPOSURE UP TO 80°C/176°F) COMPLIANT SELF-ADHERING FLEXIBLE FLASHING TAPE AT LEAST 3-3/4 IN. WIDE DIRECTLY TO THE ROOF DECK TO SEAL THE HORIZONTAL AND VERTICAL JOINTS IN THE

ANY FLASHING TAPE USED TO ACHIEVE A SEALED ROOF DECK MUST BE FULLY ADHERED WITHOUT VOIDS (E.G., WRINKLES) IN ORDER TO BE ACCEPTED. IN SOME INSTANCES, THE ABILITY OF SELF-ADHERED FLASHING TAPES TO ADHERE TO ORIENTED STRAND BOARD (OSB) SHEATHING MAY BE COMPROMISED BY THE LEVEL OF SURFACE TEXTURE OR WAX USED IN FABRICATING THE OSB PANELS. IN APPLICATIONS WHERE, FLASHING TAPE ADHESION TO OSB IS MARGINAL, APPLY A MANUFACTURER-SPECIFIED COMPATIBLE PRIMER TO THE OSB PANELS WHERE THE TAPE WILL BE APPLIED TO ENSURE THE PROPER ATTACHMENT OF THE SELF-ADHERING TAPE TO THE SHEATHING. DO NOT NAIL OR STAPLE THE TAPE TO THE ROOF SHEATHING. REFER TO THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION AND PRIMER REQUIREMENTS (IF APPLICABLE).

NEXT, APPLY ONE OF THE FOLLOWING CODE-COMPLIANT UNDERLAYMENT OPTIONS OVER THE SELF-ADHERING TAPE:

ASTM D226 TYPE II (#30)

ASTM D4869 TYPE III OR TYPE IV (#30)

• ASTM D6757 (FOR ASPHALT SHINGLE ROOF COVERS)

 AS AN ALTERNATIVE, APPLY A REINFORCED SYNTHETIC ROOF UNDERLAYMENT WHICH HAS AN ICC APPROVAL AS AN ALTERNATE TO ASTM D226 TYPE II FELT PAPER. THE SYNTHETIC UNDERLAYMENT MUST HAVE A MINIMUM TEAR STRENGTH OF 15 LBF IN ACCORDANCE WITH ASTM D4533 AND A MINIMUM TENSILE STRENGTH OF 20 LBF/IN. IN ACCORDANCE WITH ASTM D5035.

NOTE: AN AC266-RATED SYSTEM CONSISTING OF WOOD STRUCTURAL PANEL SHEATHING WITH INTEGRATED WATER RESISTIVE BARRIER SUCH AS HUBER ZIP™ ROOF SHEATHING USED IN COMBINATION WITH APPROVED OR PROPRIETARY TAPE TO SEAL THE ROOF DECK SEAMS AS DESCRIBED ABOVE AND IN COMPLIANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS, IS DEEMED TO COMPLY AS AN APPROVED FORTIFIED SEALED ROOF DECK WITHOUT ANY ADDITIONAL UNDERLAYMENTS REQUIRED.

UNDERLAYMENT INSTALLATION:

SUFFICIENT LENGTH TO PENETRATE THROUGH THE ROOF SHEATHING OR NOT LESS THAN 3/4 IN. INTO THE ROOF SHEATHING) WITH MINIMUM 1-IN.-DIAMETER CAPS (METAL OR PLASTIC BUTTON CAP NAILS). METAL CAPS AND NAIL OR METAL CAP-NAILS ARE REQUIRED FOR ULTIMATE DESIGN WIND SPEED OF 160 MPH OR GREATER. FASTENERS SHALL MEET THE CORROSION PROTECTION REQUIREMENTS OUTLINED IN F-G-1. SPACE FASTENERS AT 6 IN. O.C. SPACING ALONG ALL LAPS AND AT 12 IN. O.C. VERTICALLY AND

UNDERLAYMENT MUST BE ATTACHED USING ANNULAR-RING OR DEFORMED-SHANK ROOFING NAILS (0.083 IN. MINIMUM DIAMETER AND

HORIZONTALLY IN THE FIELD OR A MORE STRINGENT FASTENER SCHEDULE IF REQUIRED BY THE MANUFACTURER FOR HIGH-WIND AND PROLONGED EXPOSURE INSTALLATIONS. HORIZONTAL LAPS MUST BE A MINIMUM OF 4 IN. AND END LAPS MUST BE A MINIMUM OF 6 IN

2. TWO LAYERS FELT UNDERLAYMENT

THIS METHOD IS NOT RECOMMENDED. FOR THIS METHOD, PLEASE REFERENCE SECTION 4.4.1.2 OF THE 2020 FORTIFIED STANDARD. IN THIS INSTANCE, THE CONTRACTOR SHALL CONTACT THE FORTIFIED EVALUATOR FOR FURTHER INFORMATION.

SELF-ADHERED MEMBRANE (SHOWING BOND BREAK FOR ASPHALT SHINGLES)

CAUTION: MANUFACTURERS EMPHASIZE THE NEED FOR ADEQUATE ATTIC VENTILATION WHEN SELF-ADHERED MEMBRANE IS APPLIED OVER THE ENTIRE ROOF. ALSO, SOME LOCAL BUILDING DEPARTMENTS PROHIBIT THE USE OF THIS SYSTEM. CHECK WITH THE LOCAL BUILDING DEPARTMENT FOR RESTRICTIONS AND REFER TO UNDERLAYMENT AND PRIMARY ROOF SYSTEM MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR VENTILATION LIMITATIONS.

UNDERLAYMENT TYPE:

ASTM D1970 SELF-ADHERING POLYMER-MODIFIED BITUMEN MEMBRANE.

UNDERLAYMENT INSTALLATION:

REFER TO AND INSTALL IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. REFER TO PRODUCT APPROVAL TO VERIFY REQUIRED WIND PRESSURES ARE MET, IF APPLICABLE, COVER THE ENTIRE ROOF DECK WITH A FULL LAYER OF SELF-ADHERING POLYMER-MODIFIED BITUMEN MEMBRANE MEETING ASTM D1970 REQUIREMENTS. LAP UNDERLAYMENT WITH MINIMUM 6-IN. LEG "TURNED UP" AT WALL INTERSECTIONS. LAP WALL WEATHER BARRIER OVER TURNED-UP ROOF UNDERLAYMENT. IN SOME INSTANCES, THE ABILITY OF THE SELF-ADHERED MEMBRANES TO ADHERE TO ORIENTED STRAND BOARD (OSB) SHEATHING MAY BE COMPROMISED BY THE LEVEL OF SURFACE TEXTURE OR WAX USED IN FABRICATING THE OSB PANELS. IN APPLICATIONS WHERE MEMBRANE ADHESION TO OSB IS MARGINAL, APPLY A MANUFACTURER-SPECIFIED COMPATIBLE PRIMER TO THE OSB PANELS TO ENSURE THE PROPER ATTACHMENT OF THE SELF-ADHERING MEMBRANE TO THE SHEATHING.

SHINGLES MAY BOND TO SELF-ADHERED MEMBRANES WHICH COULD LEAD TO DAMAGE OF THE SHEATHING WHEN IT COMES TIME TO REPLACE THE SHINGLES. CONSEQUENTLY, FOR SHINGLE ROOFS ONLY, THE MEMBRANE SHOULD BE COVERED WITH A BOND BREAK SUCH AS A #15 ASTM D226, TYPE I UNDERLAYMENT. THE BOND BREAK ONLY NEEDS TO BE FASTENED WELL ENOUGH TO KEEP IT ON THE ROOF SURFACE AND PROVIDE SAFETY TO THE ROOFERS UNTIL THE SHINGLES ARE APPLIED. HOLD BOND BREAK MATERIAL BACK 8 IN. FROM ROOF EDGES TO ALLOW MASTIC AND STARTER STRIP OR SELF-ADHERED STARTER STRIP TO BE APPLIED DIRECTLY TO DRIP

• FOR CONCRETE AND CLAY TILE ROOF COVERS, SEAL THE ROOF DECK IN ACCORDANCE WITH ONE OF THE TWO METHODS OUTLINED IN SECTION 4.4.2 OF THE 2020 FORTIFIED STANDARD. IN THIS INSTANCE, THE CONTRACTOR SHALL CONTACT THE FORTIFIED EVALUATOR FOR FURTHER INFORMATION.

ROOF COVERINGS

ASPHALT SHINGLES:

1. ASPHALT SHINGLES MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS FOR HIGH WIND REGIONS OR LOCAL BUILDING CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT.

2. INSTALLATION OF STARTER STRIPS AT EAVES SHALL BE IN ACCORDANCE WITH ONE OF TWO OPTIONS (REFER TO APPENDIX A OF THE

3. INSTALLATION OF SHINGLES AT GABLE RAKES SHALL BE IN ACCORDANCE WITH ONE OF THREE OPTIONS (REFER TO APPENDIX A OF THE 2020 FORTIFIED STANDARD)

4. AT INTERSECTIONS AND BOTH SIDES OF OPEN VALLEYS, SHINGLES SHALL BE SET IN A MINIMUM 8-IN.-WIDE STRIP OF FLASHING CEMENT (MAXIMUM THICKNESS OF FLASHING CEMENT = 1/8 IN.).

5. AT CUT SIDE OF CLOSED VALLEYS, SHINGLES SHALL BE SET IN A MINIMUM 2-IN.-WIDE STRIP OF FLASHING CEMENT (MAXIMUM THICKNESS OF FLASHING CEMENT = 1/8 IN.).

6. WOVEN VALLEYS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

ROOF COVERING (CONT'D.)

CLAY & CONCRETE TILES:

CLAY AND CONCRETE ROOF TILE SYSTEMS MUST MEET THE REQUIREMENTS LISTED IN SECTION 4.7.2 OF THE 2020 FORTIFIED STANDARD. IN THIS INSTANCE, THE CONTRACTOR SHALL CONTACT THE FORTIFIED EVALUATOR FOR FURTHER INFORMATION.

METAL SHINGLES & PANELS:

METAL ROOF COVER SYSTEMS MUST MEET THE REQUIREMENTS LISTED IN SECTION 4.7.3 OF THE 2020 FORTIFIED STANDARD. REFER TO THE ROOF FRAMING PLAN INCLUDED IN THESE PLANS FOR FURTHER INFORMATION.

OTHER STEEP-SLOPE ROOF COVERINGS:

 OTHER ROOF COVER SYSTEMS MUST MEET THE REQUIREMENTS LISTED IN SECTION 4.7.4 OF THE 2020 FORTIFIED STANDARD. IN THIS INSTANCE, THE CONTRACTOR SHALL CONTACT THE FORTIFIED EVALUATOR FOR FURTHER INFORMATION.

NOTE: FOR ROOF SLOPES LESS THAN 2:12, REFER TO MANUFACTURER'S DRIP EDGE INSTALLATION REQUIREMENTS.

 USE NEW (MINIMUM 26 GAUGE FOR STEEL) CORROSION-RESISTANT METAL DRIP EDGE AND FASTENERS IN ACCORDANCE WITH FORTIFIED STANDARD DETAIL F-G-1 "CORROSION PROTECTION REQUIREMENT" (REFER TO APPENDIX A OF THE 2020 FORTIFIED STANDARD).

1.a. DRIP EDGE SHALL COMPLY WITH BUILDING CODE REQUIREMENTS FOR METAL FLASHING. FOR ADDITIONAL GUIDANCE, REFER TO THE FORTIFIED HOME GENERAL FLASHING GUIDELINES FOR STEEP-SLOPED ROOFS.

2. FOR SHINGLE OR METAL ROOF COVERS WITH SEALED ROOF DECKS IN ACCORDANCE WITH F-SRD-2, F-SRD-3 OR F-SRD-4 (REFER TO SECTION 4.4 OF THE 2020 FORTIFIED STANDARD), INSTALL DRIP EDGE ALONG ALL EAVES AND GABLE RAKE EDGES IN ACCORDANCE WITH FORTIFIED STANDARD DETAIL F-DE-1

INSTALLATION AND ATTACHMENT

DRIP EDGES SHALL BE INSTALLED OVER THE UNDERLAYMENT ALONG GABLE RAKE EDGES AND AT EAVES. OVERLAP DRIP EDGE A MINIMUM OF 3 IN. AT JOINTS. DRIP EDGE FLANGE SHALL EXTEND 1/2 IN. BELOW THE BOTTOM OF THE SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 IN.

INSTALL (2) FASTENERS INSTALLED IN EACH OVERLAP JOINT. MECHANICAL FASTENERS SHOULD BE APPLIED IN AN ALTERNATING (STAGGERED) PATTERN ALONG THE LENGTH OF THE DRIP EDGE WITH ADJACENT FASTENERS PLACED NEAR OPPOSITE EDGES OF THE LEG/FLANGE OF DRIP EDGE ON THE ROOF. DRIP EDGES MUST BE MECHANICALLY FASTENED TO THE ROOF DECK AT 4 IN. O.C.

SEALING THE DRIP EDGE:

FOR SHINGLE ROOF COVERS

THE TOP SURFACE OF THE DRIP EDGE SHALL BE CLEAN, FREE OF OIL, AND IF REQUIRED BY THE STARTER STRIP MANUFACTURER, PRIMED WITH ASTM D41 PRIMER. SEAL THE DRIP EDGE, UNDERLAYMENT AND STARTER STRIP AT THE EAVE BY EITHER USING A SELF-ADHERING STARTER STRIP OR APPLYING AN 8-IN.-WIDE LAYER OF COMPATIBLE FLASHING CEMENT WITH 1/8 IN. MAXIMUM THICKNESS OVER THE DRIP EDGE AND UNDERLAYMENT.

FOR METAL ROOF COVERS

THE TOP SURFACE OF THE DRIP EDGE SHALL BE CLEAN, FREE OF OIL, AND IF REQUIRED, PRIMED WITH MANUFACTURER-APPROVED PRIMER. APPLY A COMPATIBLE MANUFACTURER-APPROVED SEALANT BETWEEN THE DRIP EDGE AND ADJACENT UNDERLAYMENT TO PREVENT WATER FROM ACCUMULATING UNDER THE DRIP EDGE OR USE A MANUFACTURER APPROVED 4 IN. SELF-ADHERED SEAM TAPE.

FOR CONCRETE AND CLAY TILE ROOF COVERS WITH SEALED ROOF DECKS IN ACCORDANCE WITH F-SRD-5 OR F-SRD-6 (REFER TO SECTION 4.4 OF THE 2020 FORTIFIED STANDARD), INSTALL DRIP EDGE ALONG ALL EAVES AND GABLE RAKE EDGES IN ACCORDANCE WITH FORTIFIED STANDARD DETAIL F-DE-1.

FLASHING:

FLASHINGS ARE USED TO WEATHERPROOF OR SEAL ROOF SYSTEM EDGES AT PERIMETERS, PENETRATIONS, WALLS, EXPANSION JOINTS, VALLEYS, DRAINS, AND OTHER PLACES WHERE THE ROOF COVERING IS INTERRUPTED OR TERMINATED. ENSURING FORTIFIED ROOF REQUIREMENTS ARE IN PLACE, ROOFING CONTRACTORS SHALL INSTALL FLASHINGS WHETHER METAL OR MEMBRANE TYPE IN A MANNER CONSISTENT WITH ROOF COVER MANUFACTURERS INSTALLATION REQUIREMENTS PREVENTING MOISTURE FROM ENTERING THE WALL OR ROOF, OR THROUGH MOISTURE-PERMEABLE MATERIALS AT INTERSECTIONS OR OTHER

USE NEW, CORROSION-RESISTANT METAL FLASHING AND FASTENERS IN ACCORDANCE WITH FORTIFIED STANDARD DETAIL F-G-1, "CORROSION PROTECTION REQUIREMENTS" (REFER TO APPENDIX A OF THE 2020 FORTIFIED STANDARD).

- ALL FLASHING MUST BE IN NEW CONDITION.
- WHEN RE-ROOFING, ALL EXISTING FLASHING MATERIAL SHALL BE REMOVED AND DISCARDED. FOR ADDITIONAL GUIDANCE, REFER TO THE FORTIFIED HOME GENERAL FLASHING GUIDELINES FOR STEEP-SLOPED ROOFS.

FLASHINGS SHALL BE INSTALLED AT ALL PLACES WHERE THE ROOF COVERING IS INTERRUPTED OR TERMINATED, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- ROOF SYSTEM PERIMETERS AND EDGES
- ROOF PITCH CHANGES
- ROOF PENETRATIONS WALLS
- CHIMNEYS EXPANSION JOINTS
- VALLEYS DRAINS

FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF THE COMPLIANCE METHODS LISTED IN SECTION 4.6 OF THE 2020 FORTIFIED STANDARD.

ATTIC VENTS AND COVERS:

1. RIDGE AND OFF-RIDGE VENTS MUST BE TAS 100(A) RATED AND ANCHORED TO THE ROOF IN COMPLIANCE WITH MANUFACTURER RECOMMENDED INSTALLATION FOR HIGH WINDS.

2. IF OFF-RIDGE VENTS OR VENTILATORS REQUIRE MODIFICATION / MITIGATION ACTIONS SUCH AS REMOVING PART OF THE DEVICE AND CAPPING THE HOLE WHEN A HURRICANE THREATENS. THE HOMEOWNER MUST BE MADE AWARE OF THIS REQUIREMENT BEST PRACTICE: IBHS RECOMMENDS AGAINST USING VENTILATION SYSTEM COMPONENTS THAT REQUIRE ROOF ACCESS TO REMOVE IT OR

PREPARE IT WHEN A HURRICANE THREATENS. GABLE END VENTS MUST EITHER BY TAS 100(A) RATED OR HAVE REMOVABLE SHUTTERS IN ACCORDANCE WITH FORTIFIED STANDARD DETAIL F-GS-1 "GABLE VENT SHUTTERING" (REFER TO APPENDIX A OF THE 2020 FORTIFIED STANDARD), AND HOMEOWNER MUST BE MADE AWARE THAT INSTALLATION OF

SHUTTERS IS TEMPORARY AND THAT SHUTTERS MUST BE REMOVED ONCE THE HURRICANE THREAT HAS PASSED. BEST PRACTICE: IBHS RECOMMENDS AGAINST INCLUDING GABLE END VENTS IN NEW HOMES BUILT IN HURRICANE-PRONE REGIONS IF THERE ARE OTHER ADEQUATE MEANS TO ALLOW PROPER VENTILATION OF THE ROOF SPACE.

CHIMNEYS:

CHIMNEYS MUST BE ADEQUATELY CONNECTED TO THE ROOF STRUCTURE TO RESIST LOADS BASED ON SITE DESIGN WIND SPEED AND EXPOSURE CATEGORY. CERTIFICATION FROM A PROFESSIONAL ENGINEER (REFER TO APPENDIX D FOR DEFINITION) IS REQUIRED FOR NEW CONSTRUCTION AND FOR EXISTING CONSTRUCTION WHEN CONNECTIONS ARE CONCEALED BY FINISHED MATERIALS. PROFESSIONAL ENGINEER SHALL PROVIDE DETAILING SIMILAR TO FORTIFIED STANDARD DETAIL F-CTD-1 "CHIMNEY TIE-DOWN DETAIL" (REFER TO APPENDIX A IN THE 2020 FORTIFIED STANDARD)INCLUDING THE FOLLOWING:

CHIMNEY WALL FRAMING ADEQUACY

 OVERALL OVER-TURNING STABILITY AND BASE SHEAR REQUIREMENT ROOF SUPPORT MEMBERS ADEQUACY AND BRACING REQUIREMENT

SPECIFIC ATTACHMENT SCHEDULE OF CHIMNEY STRUCTURE TO THE EXISTING STRUCTURE

SOFFITS:

FOR NEW HOMES, VINYL OR ALUMINUM SOFFITS ARE LIMITED TO 12 IN. BETWEEN SUPPORT MEMBERS AND MUST BE INSTALLED IN ACCORDANCE WITH THE SOFFIT

NOTE: LOCALLY ADOPTED STANDARDS MAY BE MORE RESTRICTIVE.

ALUMINUM SOFFIT COVERS MAY NOT BE USED WITHIN 3,000 FT OF THE COAST.

OPENING PROTECTION:

OPENINGS AND OPENING COVERS DESCRIBED AS "IMPACT-RATED" FOR DEBRIS IN THE 2020 FORTIFIED STANDARD MUST BE TESTED AND APPROVED AT MINIMUM IN ACCORDANCE WITH ONE OF THE FOLLOWING INTERNATIONAL RESIDENTIAL CODE (IRC) ACCEPTED TEST STANDARDS FOR IMPACT RESISTANCE (OR WITH LOCALLY ADOPTED STANDARDS IF THEY ARE MORE RESTRICTIVE) AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS:

LARGE MISSILE D (9 LB 2x4 IMPACTING END ON AT 50 FT/SEC) AS DEFINED IN ASTM E1996 AND ASTM E1886 AND AAMA 506

THE FLORIDA BUILDING CODE TESTING APPLICATION STANDARDS TAS 201 AND TAS 20

WINDOWS & SKYLIGHTS

NOTE: FOR FORTIFIED SILVER DESIGNATION, IT MAY BE SUFFICIENT TO PROTECT WINDOWS AND DOORS WITH OPENING PROTECTION SYSTEMS. HOWEVER, IF SEEKING FORTIFIED GOLD DESIGNATION, ALL WINDOWS AND DOOR ASSEMBLY PRESSURE RATINGS MUST MEET OR EXCEED THE DESIGN PRESSURES PROVIDED IN APPENDIX TABLE B2.3 OF THE 2020 FORTIFIED STANDARD.

1. ALL GLAZED OPENINGS (OPENING WITH GLASS) MUST BE PROTECTED FROM IMPACT BY ONE OF THE TWO FOLLOWING OPTIONS: 1.a. OPTION 1: OPENINGS ARE IMPACT-RATED (REFER TO SECTION 2.7)

OPTION 2: OPENINGS HAVE QUALIFIED IMPACT-RATED OPENING PROTECTION SYSTEMS (REFER TO SECTIONS 2.7 AND 2.8.2 OF THE 2020 FORTIFIED STANDARD)

FOR VULT < 130 MPH, PROTECTIVE SYSTEMS THAT PROVIDE AT LEAST THE LEVEL OF PROTECTION OF WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 IN. AND A MAXIMUM SPAN OF 44 IN. BETWEEN LINES OF FASTENERS ARE PERMITTED TO BE USED AS REMOVABLE OPENING PROTECTION, ATTACHED IN ACCORDANCE WITH THE REQUIREMENTS OF FORTIFIED STANDARD DETAIL F-GS-1 "GABLE VENT SHUTTERING" (REFER TO APPENDIX A).

REFER TO SECTION 2.10 FOR "ULTIMATE" VS. "NOMINAL" WIND SPEED

ENTRY DOORS

1. ALL ENTRY DOORS MUST BE PROTECTED FROM IMPACT BY ONE OF THE FOLLOWING TWO OPTIONS: OPTION 1: ENTRY DOORS ARE IMPACT-RATED (REFER TO SECTION 2.7)

OPTION 2: ENTRY DOORS HAVE QUALIFIED IMPACT-RATED OPENING PROTECTION SYSTEMS (REFER TO SECTION 2.7) 2. AT LEAST ONE EXTERIOR ENTRY DOOR MUST BE OPERABLE FROM INSIDE THE LIVING SPACE WHEN OPENING PROTECTION IS IN PLACE.

ALL GARAGE DOORS MUST BE PRESSURE-RATED. AND GARAGE DOORS WITH WINDOWS MUST ALSO BE PROTECTED FROM IMPACT BY

CORROSION PROTECTION REQUIREMENTS FOR FASTENERS & CONNECTORS IN COASTAL REGIONS **BEST PRACTICES** REQUIREMENTS

		CONNECTIONS	DISTANCE TO SHORE		DISTANCE TO BRACKISH WATER SHORELINE
			0 - 300 FT	300 - 3,000 FT	0 - 300 FT
~		ROOFING NAILS FOR SHINGLES			
TICES FOI	(0)	CONCRETE AND CLAY ROOF TILE FASTENERS	CAT. A	CAT. B (OR BETTER)	
T PRAC ESIGNA	CTION	ROOF VENT FASTENERS			
REQUIREMENTS & BEST PRACTICES FOR FORTIFIED ROOF DESIGNATIONS	ROOF CONNECTIONS	METAL ROOF SYSTEM INCLUDING PANELS & EXPOSED FASTENERS, CLIPS, ETC.	CAT. A	CAT. B (OR BETTER)	CAT. B
QUIREMEN	ROG	FASTENERS USED FOR ATTACHMENT OF UNDERLAYMENT TO ROOF DECK	CAT. (OR BET		
REC		ROOF MOUNTED EQUIPMENT EXPOSED CONNECTIONS & FASTENERS	CAT. A	CAT. B (OR BETTER)	
FIED SILVER	EXTERIOR EXPOSED CONNECTIONS (INCLUDING UNDER SOFFITS & ELEVATED FOUNDATION)	SILVER: - SOFFIT FASTENERS - EXPOSED ATTACHED STRUCTURE CONNECTORS, ANCHORS, FASTENERS	CAT. A	CAT. B (OR BETTER)	CAT. B (OR BETTER)
S FOR FORTI	EXTERIO CONNI (INCLUDI SOFFITS 8	GOLD: - EXPOSED CLP CONNECTORS, ANCHORS, FASTENERS	SOFFITS <u>NOT</u> ALLOWED	ALUMINUM SOFFITS ALLOWED	(OR BETTER)
REQUIREMENTS & BEST PRACTICES FOR FORTIFIED SILVER & FORTIFIED GOLD DESIGNATIONS	INTERIOR CONNECTIONS (INCLUDING ENCLOSED IN ATTIC OR WITHIN WALL CAVITY)	SILVER: - GABLE BRACING METAL CONNECTORS AND FASTENERS - GABLE OUTLOOKER HANGERS, CLIPS, FASTENERS - CHIMNEY FRAMING METAL CONNECTORS, ANCHORS, FASTENERS	CAT. (OR BET		CAT. C (OR BETTER)
REQUIREN	INTERIC (INCLUDINC OR WIT	GOLD: - ENCLOSED CLP CONNECTORS, ANCHORS, FASTENERS	CAT. (OR BET	-	

CORROSION RE	SISTANCE CATEGORIES
CATEGORY A: STAINLESS OR EQUIVALENT	CATEGORY B: ENHANCED GALVANIZED OR EQUIVALENT
METAL CONNECTORS: - STAINLESS STEEL PER ASTM A316 FASTENERS: - STAINLESS STEEL PER ASTM A304 OR ASTM A316 - PROPRIETARY COATED FASTENERS REQUIRE DOCUMENTATION OF EQUIVALENT CORROSION PROTECTION PERFORMANCE TO STAINLESS STEEL, SUCH AS EQUIVALENCE TESTING PER ICC-ES AC257 EXPOSURE CONDITION 4, OR OTHER COMPARATIVE TESTING DOCUMENTATION	METAL CONNECTORS: - GALVANIZED PER ASTM A653 WITH G185 COATING - HOT-DIP GALVANIZED PER ASTM A123 FASTENERS WITH DIAMETER OVER 3/8 IN.: - HOT-DIP GALVANIZED PER ASTM A153 CLASS C FASTENERS WITH DIAMETERS UP TO 3/8 IN. SHALL MEET ONE OF THE FOLLOWING: - HOT DIP GALVANIZED PER ASTM A153 CLASS D - GALVANIZED PER ASTM A641 CLASS 3 - PER ASTM G85, ANNEX 5, CORROSION RESISTANCE EXHIBITING NOT MORE THAN THAN 5% RED RUST AFTER THE FOLLOWING: - FOR NAILS: 280 HOURS
CATEGORY C:	- FOR ROOF TILE FASTENERS: 1000 HOURS - FOR OTHER CARBON STEEL FASTENERS: 360 HOURS
METAL CONNECTORS: - GALVANIZED PER ASTM A653 WITH G90 COATING FASTENERS: - GALVANIZED PER ASTM A641 CLASS 1	IN LIEU OF TESTING LISTED ABOVE, PROPRIETARY COATED FASTENERS REQUIRE DOCUMENTATION OF EQUIVALENT OR SUPERIOR CORROSION PROTECTION PERFORMANCE TO THE GALVANIZATION OPTIONS LISTED ABOVE, SUCH AS EQUIVALENCE TESTING PER ICC-ES AC257 EXPOSURE CONDITION 4, OR OTHER COMPARATIVE TESTING DOCUMENTATION.
	TESTING PER ASTM B117 WITH CORROSION RESISTANCE EXHIBITING NOT MORE THAN 5% RED RUST AFTER 1,000 HOURS EXPOSURE MAY BE ACCEPTED IF NO OTHER TESTING IS AVAILABLE.

MODEL NUMBER FROM FASTENER SUPPLIER MAY DIFFER FROM PLANS DUE TO CORROSION RESISTANCE. CORROSION PROTECTION REQUIREMENTS FOR FORTIFIED SHALL CONTROL IN THIS INSTANCE. FOR THE PURPOSES OF FORTIFIED HOME DESIGNATION, "SALTWATER SHORELINE" SHALL BE CONSIDERED AS THE OCEAN OR GULF COASTLINE ALONG THE MAINLAND

IITED STATES INCLUDING SEAWARD ISLAND COASTLINES. THIS INCLUDES THE ATLANTIC, PACIFIC, AND GULF OF MEXICO COASTLINES, AS WELL AS THE COASTLINE OF ANY

BAY OR SOUND WITH NO LAND BARRIER SEPARATING IT FROM BEING COMPLETELY OPEN TO THE OCEAN OR GULF OF MEXICO. DISTANCES ARE MEASURED FROM THE CLOSEST FEATURE OF THE SUBJECT BUILDING TO THE OCEAN OR GULF COASTLINE.

FASTENER AND CONNECTOR MATERIALS AND COATINGS MUST BE COMPATIBLE WITH MATERIALS AND COATINGS THEY COME INTO CONTACT WITH TO PREVENT GALVANIC CORROSION DUE TO DISSIMILAR MATERIALS.

3. FASTENERS IN CONTACT WITH CHEMICALLY TREATED WOOD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC/IRC OR LOCALLY ADOPTED CODE AS

ENERGY CODE REQUIREMENTS:

- 1. ALL GLAZED OPENINGS SHALL HAVE A MAXIMUM U FACTOR OF 0.40
- ALL GLAZED OPENINGS SHALL HAVE A MAXIMUM SHGC OF 0.25.
- 3. ATTIC INSULATION SHALL BE A MINIMUM OF R-38.
- 4. WALL AND FLOOR INSULATION SHALL BE A MINIMUM OF R-13.
- 5. SEMI-CONDITIONED ATTICS WHERE TABLE R402.1.2 REQUIRES R-30, AN AIR IMPERMEABLE INSULATION INSTALLED TO THE ROOF DECK WITH R-VALUE OF R-20 SHALL BE DEEMED EQUIVALENT TO THE PROVISIONS IN
- A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1 (TABLE N1102.4.1.1), AS APPLICABLE TO THE METHOD OF CONSTRUCTION.
- 7. THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL HAVE INSULATION APPLIED AND ALL GAPS IN THE BARRIER SHALL BE SEALED.
- 8. ACCESS DOORS AND HATCHES FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWL SPACES) SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL IN ACCORDANCE WITH THE FOLLOWING INSULATION VALUES:

8.a. HINGED VERTICAL DOORS SHALL HAVE A MAXIMUM U-FACTOR OF U-0.20 (R-5 MINIMUM.) HATCHES/SCUTTLE HOLE COVERS SHALL HAVE A MAXIMUM U-FACTOR OF U-0.05 (R-19 MINIMUM). PULL DOWN STAIRS SHALL HAVE A MAXIMUM U-FACTOR OF U-0.20 WITH A MINIMUM OF 75 PERCENT OF THE

ACCESS SHALL BE PROVIDED TO ATTIC-LOCATED MECHANICAL EQUIPMENT WITHOUT DAMAGE TO, OR COMPRESSION OF, CEILING INSULATION. A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED

10. THE JUNCTION OF THE TOP PLATE AND TOP OF WALLS SHALL BE SEALED.

TO BE PROVIDED WHEN LOOSE-FILL INSULATION IS INSTALLED.

PANEL AREA HAVING (R-5 MINIMUM) INSULATION.

11. RIM JOIST SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.

- 12. EAVE BAFFLE FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS.
- 13. EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED.
- 14. DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFT OPENINGS TO THE EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
- 15. HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING, OR CEILING PENETRATED BY THE BOOT.
- 16. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
- 17. ALL SUPPLY AND RETURN DUCTS IN AN UNCONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM R-8.
- 19. DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE TO MEET SECTIONS R403.3.3 AND R403.3.4. EXCEPTION: A DUCT AIR LEAKAGE TEST SHALL NOT BE REQUIRED WHERE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING ENVELOPE.

18. ALL SUPPLY AND RETURN DUCTS IN AN SEMI CONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM R-6.

20. MECHANICAL SYSTEM PIPING (REFRIGERANT LINE) CAPABLE OF CARRYING FLUIDS ABOVE 105 FAHRENHEIT OF BELOW 55 DEGREES FAHRENHEIT SHALL BE INSULATED TO A MINIMUM OF R-3 SUCTION LINES ONLY. PIPING INSULATION SHALL BE PROTECTED FROM DAMAGE INCLUDING ENVIRONMENTAL DAMAGE.

21. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE

REQUIREMENTS OF THE BUILDING CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IN NOT OPERATING. 22. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT

EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE

PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. 23. TEST RESULTS FOR DUCT, VENTILATION, AND BLOWER DOOR SHALL BE POSTED IN HEATER CLOSET OR PULL

OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL

- 24. A MINIMUM OF 90 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTS SHALL BE LISTED AS
- 25. RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE FINISHED SURFACE.
- 26. AN AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION OR AIR SEALED BOX SHALL BE
- 27. NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS AND COMBUSTION AIR. 28. INSULATION CERTIFICATE SHALL BE POSTED IN HEATER CLOSET OR PULL DOWN STAIRWAY.
- 29. COMPLIANCE CERTIFICATE A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING. IT SHALL LIST THE REQUIREMENTS OF

MISCELLANEOUS:

DOWN STAIRWAY.

- 1. ANY DOOR BETWEEN THE GARAGE AND LIVING AREA SHALL HAVE A MINIMUM 1-3/8" SOLID WOOD, HONEYCOMB CORESTEEL. OR 20 MINUTE FIRE RATED TO COMPLY WITH R302.5.1.
- GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT TO COMPLY WITH R311.7. THIS NOTE APPLIES ONLY TO MOBILE COUNTY: SOFFITS THAT ARE TO BE COVERED WITH ALUMINUM OR VINYL

SHALL FIRST BE SHEATHED WITH 7/16 OSB OR PLYWOOD CONNECTED TO FRAMING DESIGNED TO RESIST ASCE

VINYL SHAKES SHALL BE NAILED @ 10" O.C. HORIZONTAL VINYL SIDING SHALL BE NAILED @ 16" O.C. VERTICAL

7-16 ADJACENT COMPONENTS AND CLADDING WALL PRESSURES. THE PLYWOOD SHEATHING MAY BE INSTALLED WITH A CONTINUOUS VENT GAP UP TO 2-INCHES WIDE. SOFFITS IN THE GABLE SHALL NOT BE VENTED. 4. VINYL SIDING & SOFFIT SHALL BE NAILED WITH CORROSION RESISTANT NAILS HAVING A MINIMUM 3/8" HEADS AND 1/8" DIAMETER x 1-1/2" LONG SMOOTH SHANKS, AND INSTALLED THROUGH THE CENTER OF THE NAILING SLOTS.

VINYL SIDING & SOFFIT SHALL BE NAILED @ 12" O.C. VINYL ACCESSORIES SHALL BE NAILED AT 10" O.C.

5. MANUAL J LOAD CALCULATIONS SHALL BE SUBMITTED (SEE ATTACHMENT BY OTHERS).

ROJECT NUMBER: CB2207-01

SSUE DATE: 11-14-2022

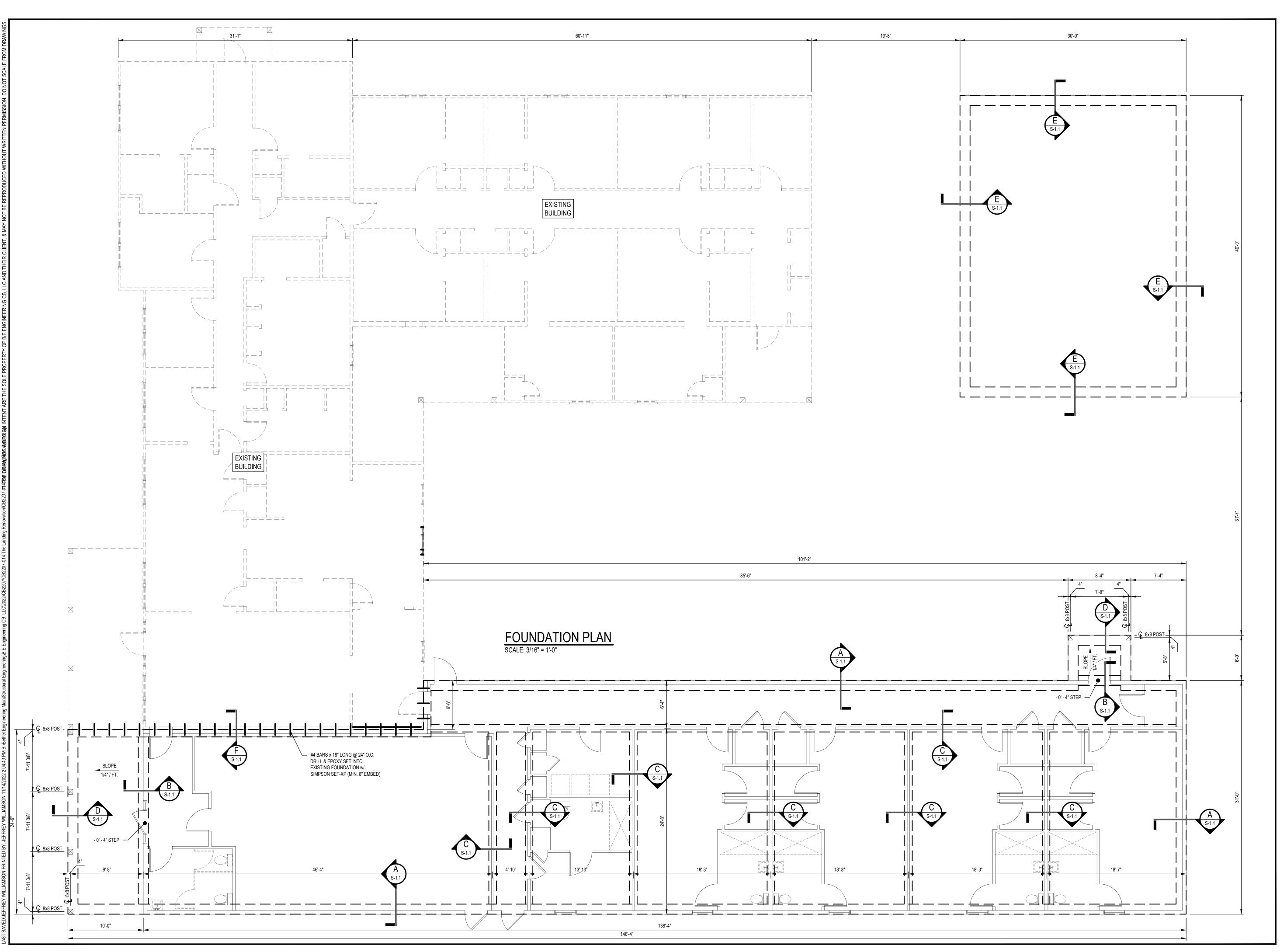
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SHEET TITLE & NUMBER: **GENERAL NOTES**

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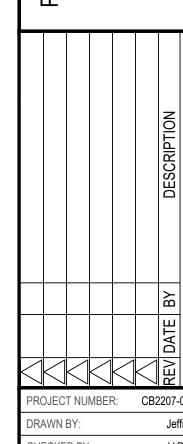


CHECKED BY: SSUE DATE: 11-14-2022 SHEET TITLE & NUMBER: FOUNDATION PLAN S-1.0



E ENGINEERING CB, LLC 3233 Executive Park Cir. Mobile, AL 36606

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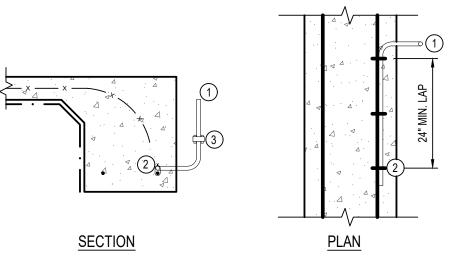


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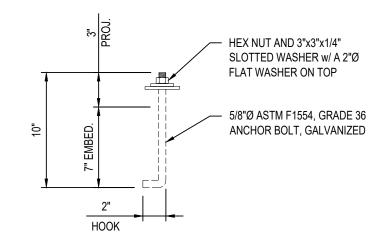
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S-1.1

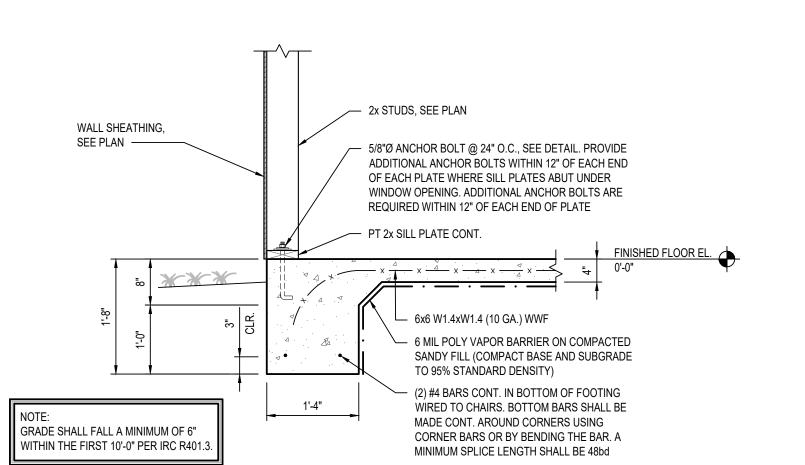


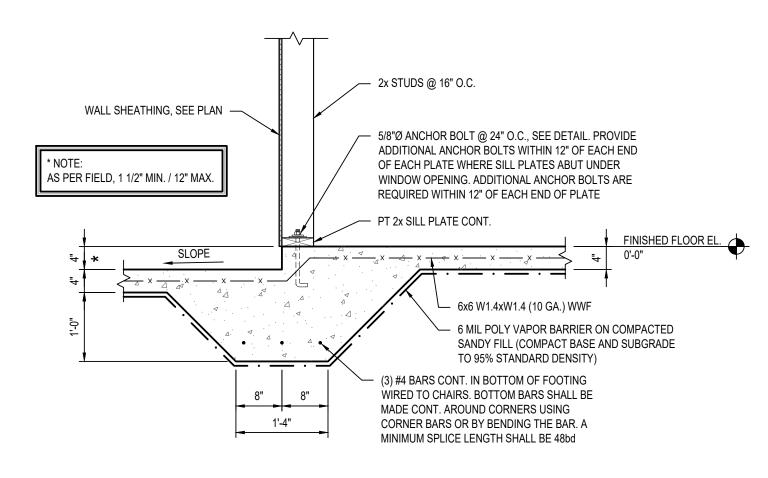
- 1) STANDARD GROUNDING ELECTRODE LOCATED CLOSE TO SERVICE ENTRANCE, ABOVE GRADE.
- (2) ELECTRODE TIED (MIN. 3 TIES) TO OUTER TENSION ROD IN FOOTING - MIN. 24" LAP.
- 3 ELECTRICIAN TO INSTALL GROUND CLAMP BELOW GRADE, CUT ELECTRODE BELOW GRADE AND INSTALL GROUND SERVICE

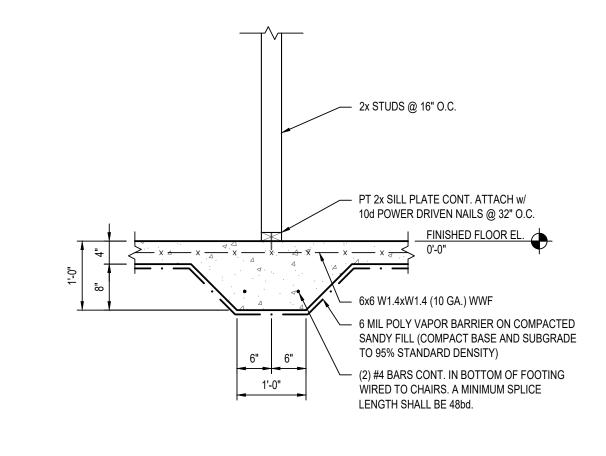
TYPICAL GROUNDING DETAIL SCALE: 3/4" = 1'-0"



TYPICAL ANCHOR BOLT DETAIL SCALE: 1 1/2" = 1'-0"



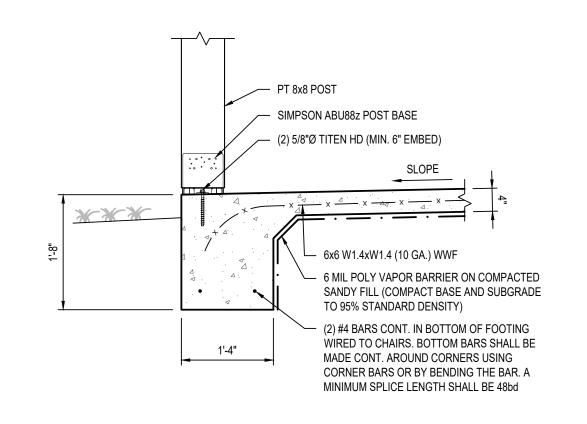


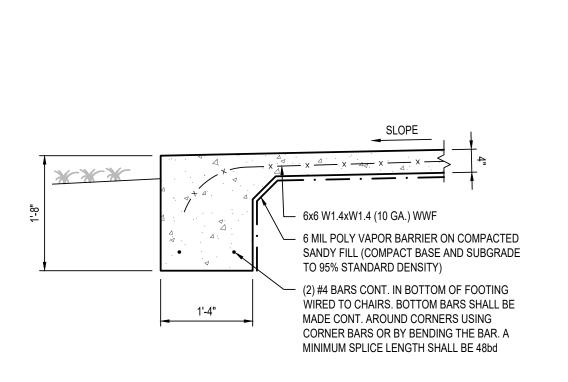


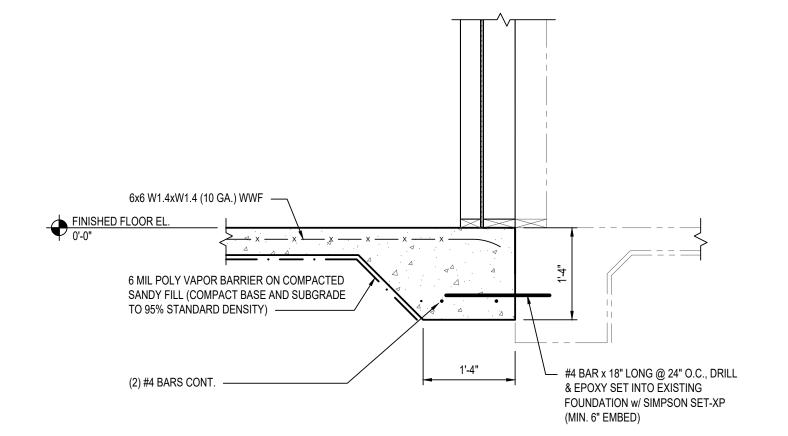






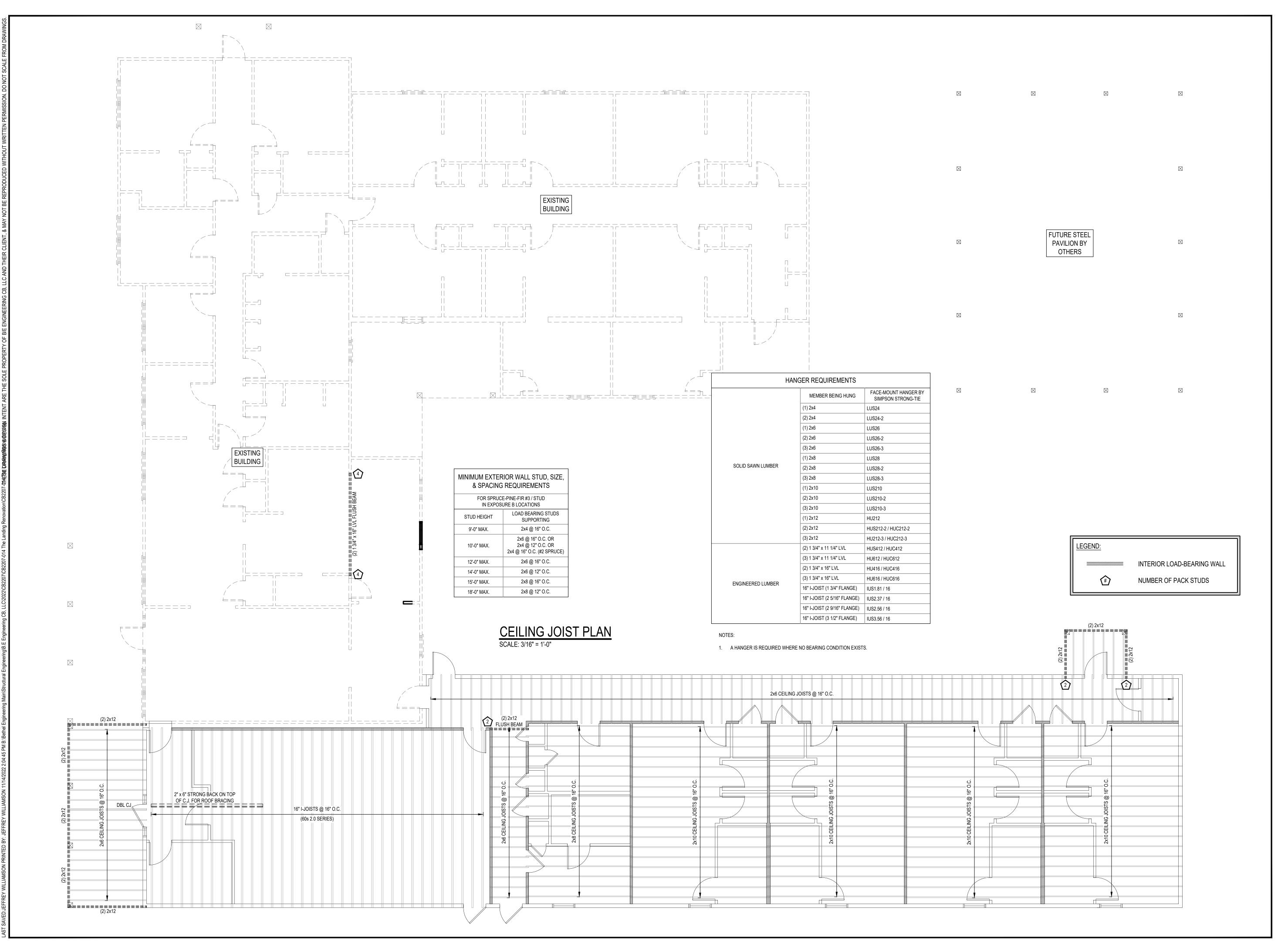




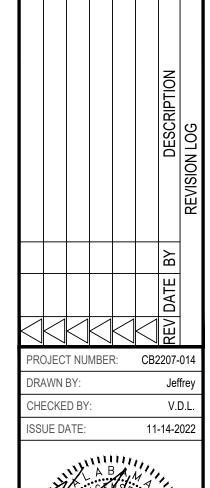


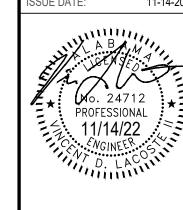






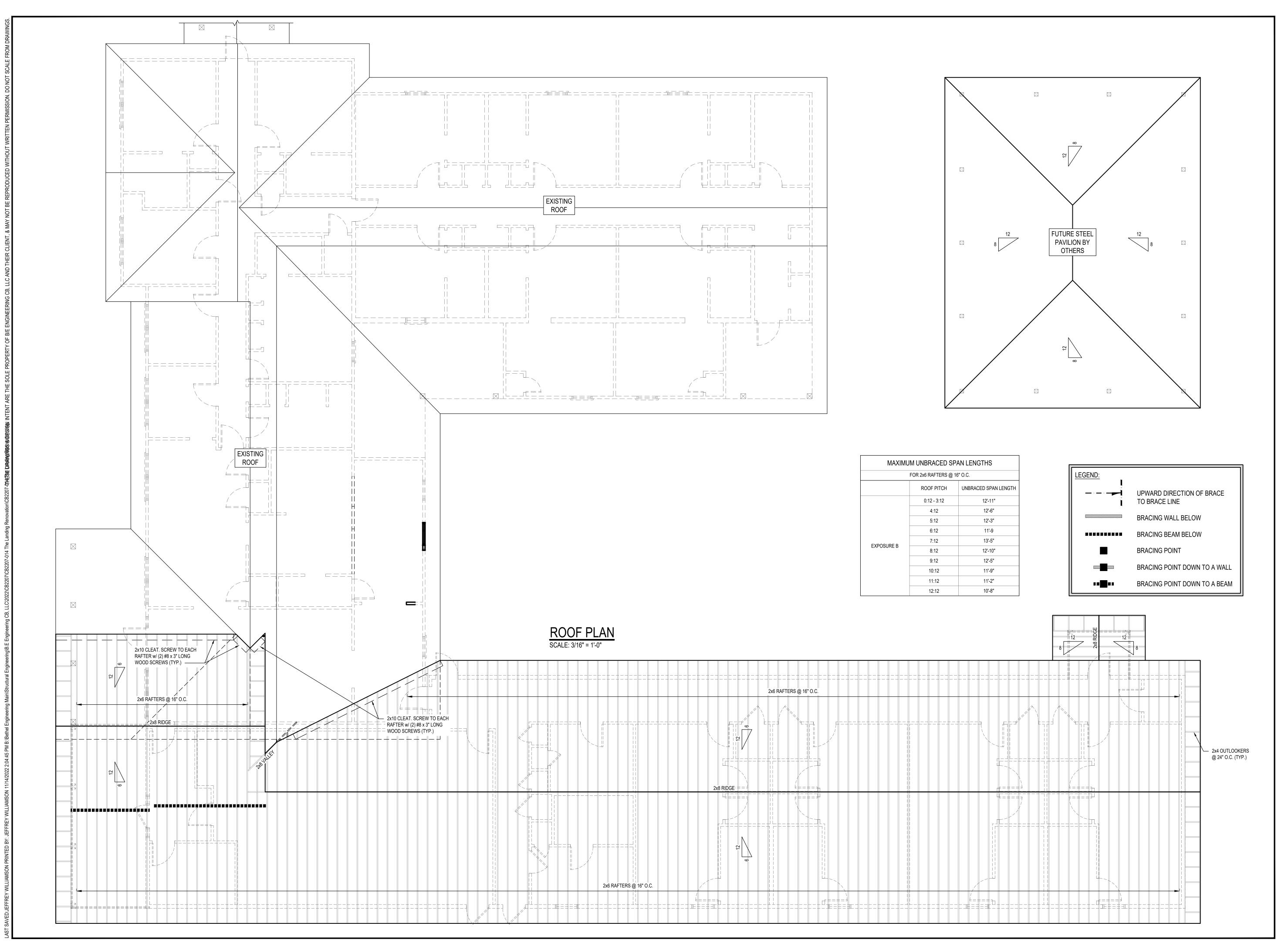
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SHEET TITLE & NUMBER: CEILING FRAMING PLAN

S-2.0



B/E ENGINEERING CB, LLC
3233 Executive Park Clr.
Mobile, AL 36606
251-661-4747

bethel

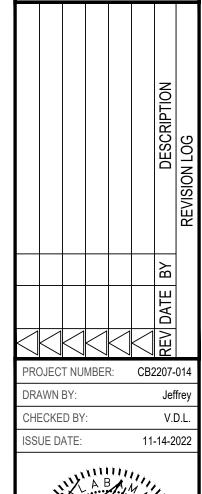
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DPOSED RENOVATION CONSTRUCTION FOR

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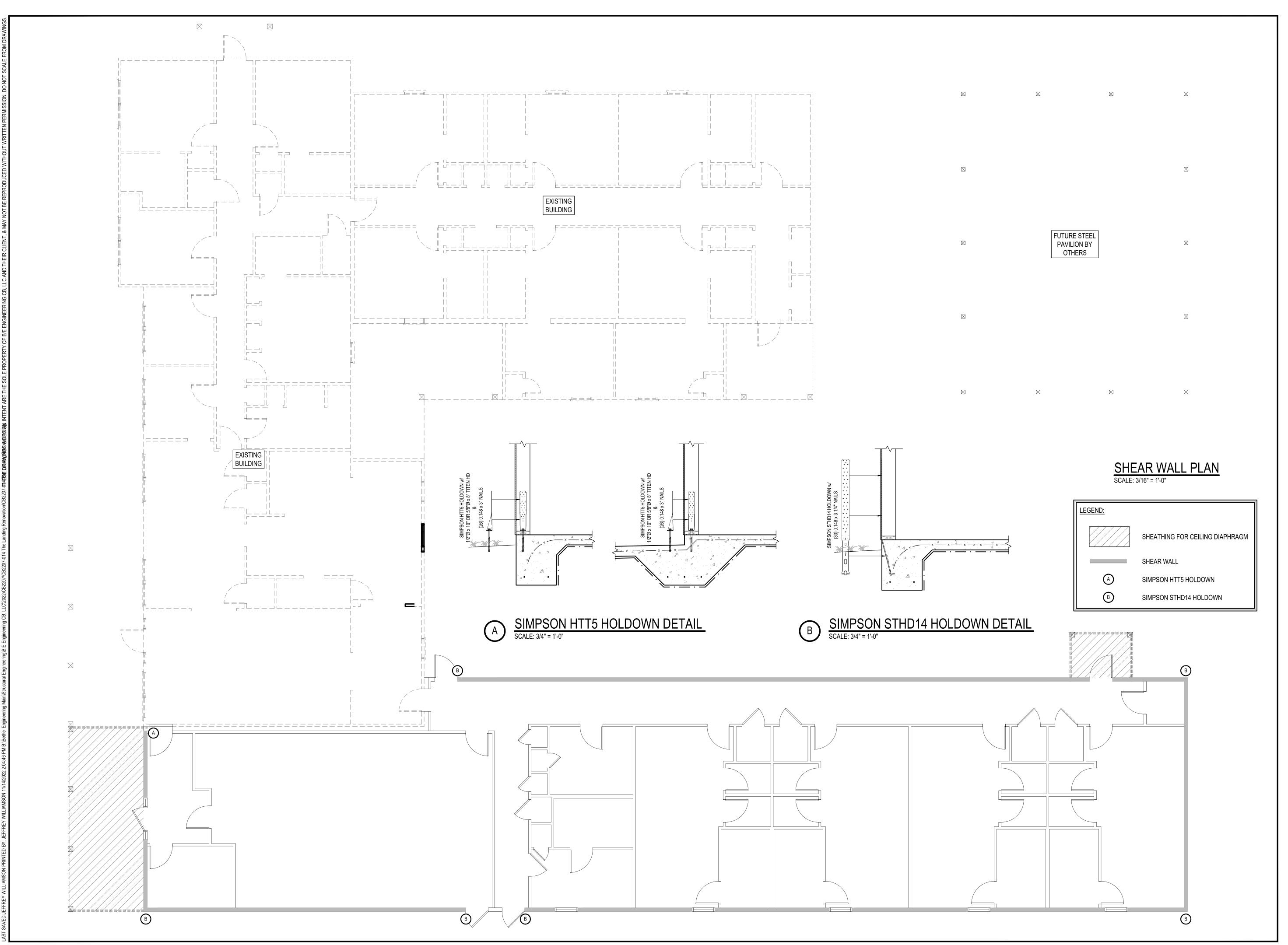
BAY MINETTE, AL





SHEET TITLE & NUMBER:
ROOF FRAMING PLAN

S-3.0



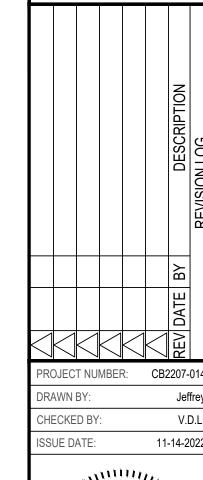
ENGINEERING CB, LLC
3233 Executive Park Cir.
Mobile, AL 36606
251-661-4747
thebethelgroup.com

J bethel

PROPOSED RENOVATION CONSTRUCTION

THE LANDING

SOBER LIVING

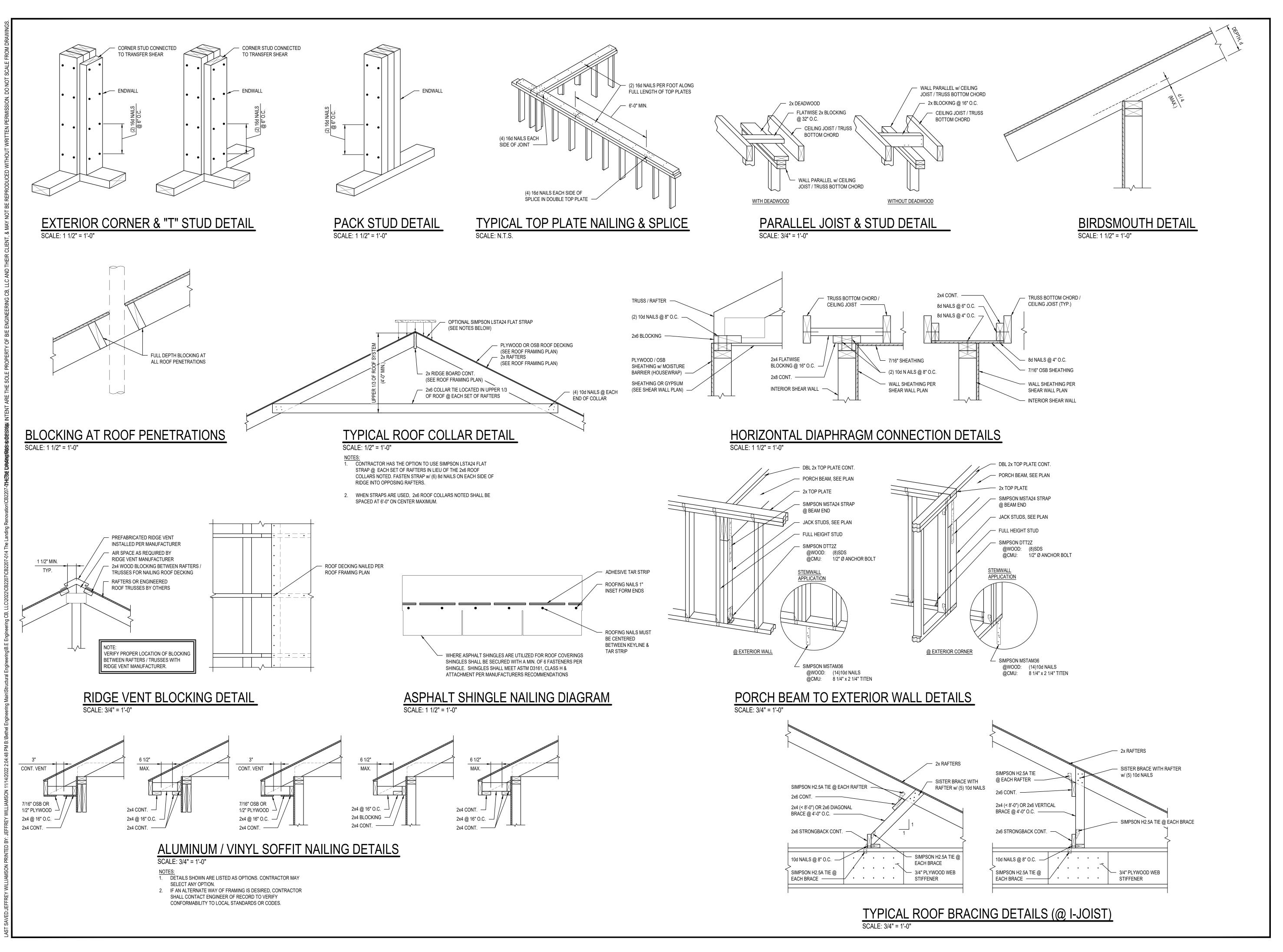


Mo. 24712
PROFESSIONAL
11/14/22

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SHEET TITLE & NUMBER:
SHEAR WALL PLAN

S-4.0



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ROJECT NUMBER:

PROFESSIONAL

SHEET TITLE & NUMBER:

FRAMING SECTIONS &

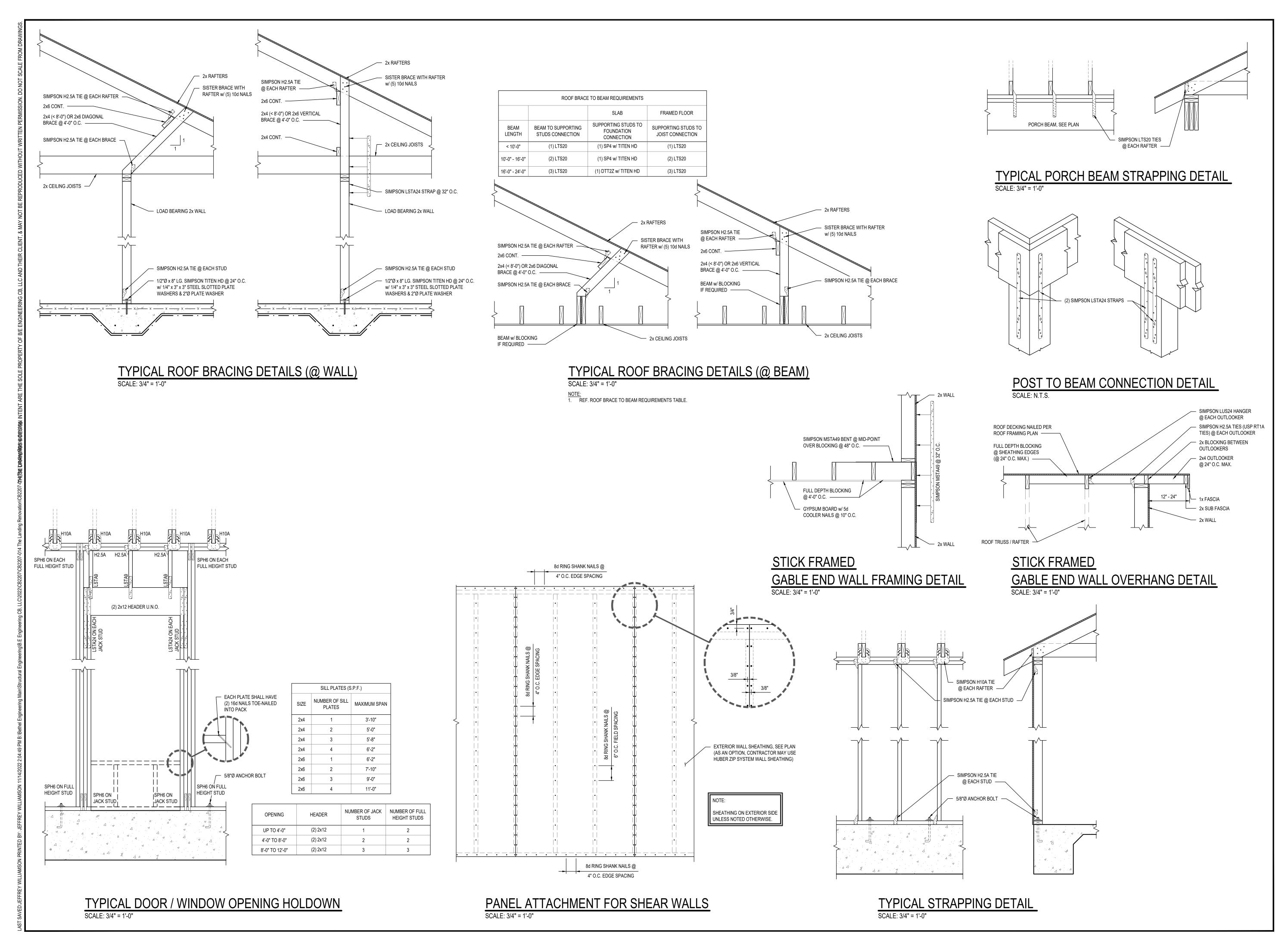
DETAILS

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January 12, 2023 Planning Commission Meeting Agenda Packet

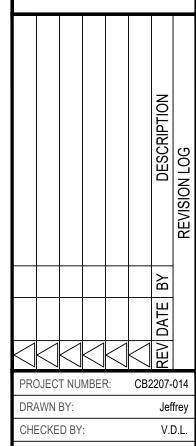


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ENGINEERING

RENOVATION CONSTRUCTION F

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SSUE DATE:

SHEET TITLE & NUMBER: FRAMING SECTIONS & **DETAILS**

S-5.1

LEGEND

- SPECIFICATION GRADE DUPLEX RECEPTACLE, 20 AMP, 125V. TAMPER PROOF HEAVY DUTY.
- SPECIFICATION GRADE DUPLEX RECEPTACLE, 20 AMP, 125V. TAMPER PROOF. WITH USB CHARGING PORTS.
- WP SPECIFICATION GRADE WEATHER RESISTANT, DUPLEX RECEPTACLE -TAMPER PROOF WITH GROUND FAULT INTERRUPT.
- SPECIFICATION GRADE, DUPLEX RECEPTACLE TAMPER PROOF WITH GROUND FAULT INTERRUPT.
- "C" INDICATES DEVICE MOUNTED @ 2" ABOVE BACKSPLASH UNLESS NOTED. COORDINATE IN FIELD.
- SPECIFICATION GRADE, DUPLEX RECEPTACLE 20 AMP, 125V. TAMPER PROOF HEAVY DUTY. MTD. IN FLOOR BOX, WITH BRASS COVERPLATE.
- 240V SIMPLEX RECEPTACLE, MTD. AS REQUIRED BY EQUIPMENT BEING SERVED, TXXA COORDINATE IN FIELD, AMPERAGE AS NOTED.
- SPECIFICATION GRADE 20A-1P TOGGLE SWITCH, HEAVY DUTY
- SPECIFICATION GRADE 20 AMP THREE WAY TOGGLE SWITCH, HEAVY DUTY.
- &D SPECIFICATION GRADE 0−10V LED DIMMER SWITCH
- ♦ OD SPECIFICATION GRADE 0-10V LED DIMMER/OCCUPANCY SWITCH
- SPECIFICATION GRADE WALL MOUNTED OCCUPANCY SWITCH
- 120V, 20AMP MOTOR RATED TOGGLE SWITCH, WITH LOCKING DEVICE.
- SPECIFICATION GRADE 20A-1P TOGGLE SWITCH WITH PILOT LIGHT, HEAVY DUTY.
- VOICE/DATA OUTLET. RUN (2) CAT 6 CABLES FROM OUTLET TO AV/I.T. CLOSET.
- WALL MOUNTED VOICE OUTLET. RUN (2) CAT 6 CABLES FROM OUTLET TO
- VOICE/DATA OUTLET, FLOOR MOUNTED. RUN (2) CAT 6 CABLES FROM OUTLET TO AV/I.T. CLOSET.
- CABLE TV OUTLET. FLUSH MOUNTED 1 GANG WALL BOX. CONTRACTOR TO RUN CO-AX FROM OUTLET TO AV/I.T. CLOSET.
- COMPUTER DATA OUTLET, BOX. FLUSH MOUNTED 1 GANG WALL BOX.
- CONTRACTOR TO RUN (2) CAT 6 CABLES FROM OUTLET TO AV/I.T. CLOSET.
- EXHAUST FAN
- JUNCTION BOX LOCATION MOUNTED AS NOTED ON DRAWING, SIZED AS REQUIRED BY EQUIPMENT BEING SERVED.
- DISCONNECT SWITCH, SIZE AND TYPE AS NOTED.
- HOME RUN CONDUIT, CIRCUIT NUMBER AS INDICATED ON DRAWINGS, HASHMARKS INDICATE HOT NEUTRAL AND GROUND.
- CONDUIT RUN IN FLOOR OR SLAB.
- CONDUIT RUN IN WALLS OR CEILING.
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED SMOKE DETECTOR, 120V. WITH BATTERY BACK UP.
- AIR DUCT SMOKE DETECTOR, W/EXTRA SET OF CONTACTS R=RETURN
- DUCT SMOKE DETECTOR REMOTE TEST STATION
- WEATHER PROOF HORN STROBE 15cd UNLESS OTHERWISE NOTED
- HORN STROBE 15cd UNLESS OTHERWISE NOTED
- STROBE 15cd UNLESS OTHERWISE NOTED
- CARBON MONOXIDE DETECTOR
- FLUSH MOUNTED PULL STATION F WP WEATHER PROOF FLUSH MOUNTED PULL STATION
- WATER FLOW SWITCH
- SS SURGE SUPPRESOR
- TS TAMPER SWITCH
- AUXILIARY RELAY
- FACP FIRE ALARM CONTROL PANEL
- ANN FIRE ALARM REMOTE ANNUCIATOR
- FCPS FIELD CHARGING POWER SUPPLY
- 120V WATERFLOW BELL

BASIS OF DESIGN

LVD & LOW VOLTAGE DIMMER SWITCH. 1. 2017 NATIONAL ELECTRICAL CODE

LV & LOW VOLTAGE SWITCH.

MORE INFORMATION.

FACEPLATE.

BRASS COVERPLATE.

BACKBOARD.

NEC/NFPA70.

WITH BRASS COVERPLATE.

LOW VOLTAGE POWER PACK.

OC & DUAL TECHNOLOGY WALL OCCUPANCY SWITCH.

CEILING MOUNTED OCCUPANCY SENSOR.

____ _ LOW VOLTAGE WIRING. SEE MANUFACTURER DRAWINGS FOR

1 20A 20A, 240V SIMPLEX RECEPTACLE, MOUNTED AS REQUIRED BY

(†) 30A 30A, 240V SIMPLEX RECEPTACLE, MOUNTED AS REQUIRED BY

EQUIPMENT BEING SERVED, WITH BRUSHED STAINLESS STEEL

EQUIPMENT BEING SERVED, WITH BRUSHED STAINLESS STEEL

SPECIFICATION GRADE DUPLEX RECEPTACLE - 20 AMP, 125V.

TAMPER PROOF HEAVY DUTY. MTD. IN FLOOR BOX, WITH

SPECIFICATION GRADE DOUBLE DUPLEX RECEPTACLE - 20

MIRELESS ACCESS POINT, WALL MOUNTED AT 11'-4". POE

(POWER OVER ETHERNET) RUN (1) CAT 6 CABLE FROM WAP

CABLE TV OUTLET WITH COAX CABLE BACK TO TELEPHONE

APPLICABLE CODE:

ALL WORK SHALL MEET OR EXCEED 2017 EDITION OF THE

AMP, 125V. TAMPER PROOF HEAVY DUTY. MTD. IN FLOOR BOX,

- 2. 2009 INTERNATIONAL ENERGY CONSERVATION CODE 3. SERVICE CHARACTERISTICS: THESE DRAWINGS ARE FOR A METERED, UNDERGROUND BUILDING SERVICE OF SINGLE PHASE, THREE WIRE, 60
- 4. ALL CONDUCTORS SHALL BE COPPER, U.N.O. SERVICE ENTRANCE CONDUCTORS MAY BE ALUMINUM.
 - 5. ALL WIRE AND CABLES SHALL BE UNDERWRITERS LABORATORIES' LISTED, AND LABELED, AND CONFORM WITH APPLICABLE STANDARDS OF U.L. (44 AND 83), NEMA (WC-5 AND WC-7), IPECA (S-61-402 AND S-66-524), FEDERAL SPECIFICATIONS (J-C-30A1(1) AND HH-I-595C), ANSI, AND OTHER APPLICABLE INDUSTRY STANDARDS CONNECTORS AND LUGS SHALL MEET U.L. PUBLICATION 486. ALL BRANCH CIRCUIT WIRING SHALL BE 600 VOLT, COPPER, 75 DEGREE C (MINIMUM), TYPE THHN/THWN WITH A MINIMUM SIZE OF #12 AWG UNLESS NOTED OTHERWISE. WIRE SIZES OF #8 AWG AND LARGER SHALL BE STRANDED. SERVICE AND FEEDER CABLES SHALL BE 600 VOLT, STRANDED COPPER, 75 DEGREE C (MINIMUM), TYPE XHHW. ALL CIRCUITS SHALL HAVE A SEPARATE GROUNDED CONDUCTOR. PROVIDE GREEN INSULATED GROUNDING CONDUCTOR IN ALL RACEWAYS, CABLE ASSEMBLIES, AND WHERE NOTED
 - 6. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF THE QUALITY INDICATED BY THE SPECIFIED BRAND NAMES. REMANUFACTURED, REPAIRED, AND RECONDITIONED EQUIPMENT ARE NOT ACCEPTABLE.
 - 7. ALL EQUIPMENT IS SCHEDULED WITHOUT SUBSTITUTIONS. HOWEVER SUBSTITUTIONS OF MATERIAL OF EQUAL QUALITY BY OTHER MAJOR MANUFACTURERS OF COMMERCIAL EQUIPMENT MAY BE ACCEPTABLE PROVIDED A LIST OF SUCH SUBSTITUTIONS IS APPROVED BY THE OWNER, ARCHITECT, AND ENGINEER OF RECORD.
 - 8. PANEL BOARDS SHALL BE BOLT-ON CIRCUIT BREAKER TYPE, AS SHOWN ON THE PLANS. PANELS SHALL BE OF A PANEL BOARD CONSTRUCTION, 20 INCHES WIDE (MINIMUM), 5-3/4" TO 6-1/2" DEEP, U.L. LISTED, AND MEET U.L. 67, U.L. 50, AND FEDERAL SPECIFICATION W-P-115B AS TYPE 1, CLASS 1, WITH BOLT-ON CIRCUIT BREAKERS, COPPER BUS BARS, NEUTRAL BUS, GROUND BUS, AND A HINGED LOCKABLE DOOR. CABINETS SHALL BE CODE GAUGE, GALVANIZED STEEL, MOUNTED AS SHOWN.
 - 9. ALL JUNCTION BOXES, PULL BOXES, WIRE WAYS, ETC., SHALL BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
 - 10. ALL PRODUCTS AND EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
 - 11. ALL FURNISHED EQUIPMENT TERMINALS SHALL BE LISTED FOR USE AT 75 DEGREE C.
 - 12. NO CONDUIT SMALLER THAN 3/4" SHALL BE INSTALLED.

ELECTRICAL CONTRACTOR REQUIREMENTS

- 1. PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT IN ACCORDANCE WITH THESE SPECIFICATIONS, AND THE ACCOMPANYING DRAWINGS TO PROVIDE A COMPLETE AND PROPERLY OPERATING ELECTRICAL SYSTEM FOR THE BUILDING.
- 2. BIDDING CONTRACTORS MUST VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND OBTAIN WRITTEN COPIES OF ALL REFERENCED CODES AND ORDINANCES PRIOR TO SUBMITTING BIDS. NO ALLOWANCE WILL BE MADE FOR ADVERSE CONDITIONS WHICH WERE ASCERTAINABLE PRIOR TO BID TIME.
- 3. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY THE ELECTRICAL SERVICE ARRANGEMENTS WITH THE LOCAL POWER COMPANY AND WITH OWNER SUPPLIED SITE PLAN. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR A COMPLETE INSTALLATION.
- 4. THE CONTRACTOR SHALL FURNISH AND INSTALL OF THE FOLLOWING MATERIAL AND EQUIPMENT, UNLESS NOTED OTHERWISE: PANEL BOARDS; LIGHTING FIXTURES; LAMPS; RACEWAYS; 600 VOLT WIRE AND CABLE; WIRING DEVICES; DEVICE PLATES; DEVICE, PULL, AND JUNCTION BOXES; SAFETY SWITCHES; MOTOR STARTERS; LIGHTING CONTROLS; CIRCUIT BREAKERS; FUSES; TIME CLOCKS; EQUIPMENT IDENTIFICATION (NAMEPLATES AND DIRECTORIES); WIRE AND CABLE TERMINATIONS; CONNECTIONS TO INDIVIDUAL UNITS OF EQUIPMENT. THIS REQUIREMENT INCLUDES DEVICES, CONDUCTORS, AND ETC. REQUIRED BY OTHER DISCIPLINES. THE ELECTRICAL CONTRACTOR SHALL REVIEW OTHER INSTALLATION PACKAGES TO INSURE EQUIPMENT NEEDED TO BE INSTALLED.
- 5. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND REVIEW THE MECHANICAL AND SPECIAL EQUIPMENT SUBMITTALS PRIOR TO SUBMITTING THE ELECTRICAL SUBMITTALS. ANY ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE SIZE CHANGES RESULTING FROM THIS REVIEW SHALL ALSO BE SUBMITTED FOR APPROVAL.
- 6. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL FITTINGS AND NECESSARY EQUIPMENT FOR LIGHT FIXTURE MOUNTING, AND INSTALLATION.
- 7. ALL WORK SHALL BE PERFORMED BY SKILLED LICENSED ELECTRICIANS IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE, MEETING THE REQUIREMENTS OF THE LATEST, ADOPTED, EDITION OF THE NATIONAL ELECTRICAL CODE, APPLICABLE FEDERAL, STATE AND LOCAL CODES, AND THE REQUIREMENTS OF THE ELECTRICAL UTILITY COMPANY FURNISHING THE SERVICES. ALL NECESSARY CONSTRUCTION PERMITS AND CERTIFICATES OF INSPECTION SHALL BE PURCHASED AND OBTAINED UNDER THIS CONTRACT
- 8. FURNISH A GUARANTEE IN WRITING TO THE OWNER THAT ALL WORK EXECUTED UNDER THIS PACKAGE IS FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. IN ADDITION, DURING THE TERM OF THIS GUARANTEE, THE REPAIR AND/OR REPLACEMENT OF ANY DEFECTIVE WORK, AND ALL RESULTING DAMAGES SHALL BE MADE AT

NO ADDITIONAL EXPENSE TO THE OWNER.

GENERAL NOTES

- 1. NON-METALLIC SHEATHED (TYPE NM) CABLE IS NOT PERMITTED.
- 2. ALL WIRING SHALL BE RUN IN CONDUIT.
- 3. ALL WIRES SHALL BE TAGGED WITH PANEL AND CIRCUIT NUMBERS.
- 4. FOR HOME RUNS ON 20 AMP CIRCUITS EXCEEDING FIFTY-FIVE (55) FEET FROM THE PANEL BOARD SHALL USE #10 AWG MINIMUM.
- 5. AN ELECTRICALLY CONTINUOUS, EQUIPMENT GROUNDING CONDUCTOR SHALL BE RAN WITH EACH POWER AND LIGHTING CONDUIT. SIZE OF THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE AS NOTED OR AS DETERMINED IN TABLE 250.122 OF THE N.E.C. IF NOT NOTED. EQUIPMENT GROUNDING CONDUCTOR SHALL BE INCLUDED REGARDLESS OF THE CONDUIT TYPE AND MATERIAL USED.
- 6. BOND TELEPHONE EQUIPMENT TO THE ELECTRICAL SERVICE GROUNDING SYSTEM PER NATIONAL ELECTRICAL CODE.
- 7. ALL CIRCUITS SHALL HAVE AN INDIVIDUAL GROUNDED CONDUCTOR. NO MULTIWIRE CIRCUITS ARE PERMISSIBLE.
- 8. CONDUCTORS SHALL COLOR CODED AS FOLLOWS. FOR CONDUCTORS SMALL THAN #6 THE JACKET SHALL BE OF THE NOTED COLOR. FOR CONDUCTORS LARGER THAN #6, EACH END OF THE CONDUCTOR SHALL BE MARKED WITH TAPE FOR A MINIMUM OF FOUR (4) INCHES.

	CONDUCTOR COLOR CODES													
	PHASE A PHASE B PHASE C GROUNDED GROUNDING CONDUCTOR													
<= 240V	BLACK	RED	BLUE	WHITE	GREEN									
> 240V	BROWN	ORANGE	YELLOW	GREY	GREEN									

- 9. ALL CIRCUIT BREAKERS, DISCONNECTS, AND OTHER PROTECTIVE DEVICES SHALL BE FULLY RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AT THE SITE AS DETERMINED BY THE LOCAL UTILITY. E.C. SHALL COORDINATE WITH LOCAL UTILITY BEFORE STARTING WORK.
- 10. ALL BUILDING SYSTEM GROUNDING ELECTRODES SHALL BE BONDED TOGETHER TO FORM A SINGLE GROUNDING ELECTRODE SYSTEM. GROUNDING SYSTEM SHALL COMPLY WITH N.E.C. ARTICLE 250
- 11. EMERGENCY UNIT LIGHTING EQUIPMENT SHALL BE CONNECTED TO THE UNSWITCHED LEG OF THE CIRCUIT OF THE LIGHTS IN THE IMMEDIATE AREA.
- 12. ALL LIGHTING FIXTURES SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING SYSTEM. 2' X 4' FIXTURES SHALL BE SUPPORTED WITH A CABLE FROM AT LEAST TWO CORNERS.
- 13. HIGH BAY LIGHTING, SHALL HAVE A SAFETY CHAIN INSTALLED. 14. ALL MOUNTING HEIGHTS ARE GIVEN FROM THE CENTER OF THE
- 15. LIGHT SWITCHES SHALL BE MOUNTED 46" A.F.F. U.N.O.
- 17. TELECOMMUNICATIONS AND DATA OUTLETS SHALL BE MOUNTED 18' A.F.F. U.N.O.
- 18. WALL MOUNTED TELECOMMUNICATIONS AND DATA OUTLETS SHALI BE MOUNTED 46" A.F.F. U.N.O.
- 19. CABLE T.V. OUTLET SHALL BE MOUNTED 18" A.F.F. U.N.O. 20. DISCONNECT SWITCHES SHALL BE FURNISHED, AS PART OF THIS
- 21. PROVIDE NAMEPLATES FOR ALL PANEL BOARDS, CONTROLS, DISCONNECTS, AND OTHER ELECTRICAL EQUIPMENT. NAMEPLATES
- 22. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORIES WITH CLEAR PLASTIC
- 23. OUTDOOR RECEPTACLES SHALL HAVE INSTALLED AN EXTRA
- WIRE LEFT REMAINING
- 26. CONDUIT PLACED IN CONCRETE OR RUN UNDERGROUND SHALL BE PLASTIC COATED RIGID GALVANIZED CONDUIT OR PVC. IF PVC IS USED, ALL ELBOWS, SWEEPS AND STUB-UPS SHALL BE PLATIC COATED RIGID GALVANIZED STEEL. (LIST HEIGHT ABOVE FF FOR THE ELBOW). ALL CONDUIT BENDS SHALL BE FREE FROM DENTS
- BE PVC OR EMT WHERE ALLOWED BY LOCAL CODES. IF EMT IS NOT PERMITTED, RIGID SCREWED GALVANIZED PIPE CONDUIT AND FITTINGS SHALL BE USED. IF SHIELDED CABLE IS REQUIRED FOR CONTROL CIRCUITRY, IT SHALL BE TAN, GREY OR ANY NEUTRAL COLOR OTHER THAN THAT AS SPECIFIED FOR POWER DISTRIBUTION
- TERMINATIONS AND MOTORS, EQUIPMENT, OR APPARATUS NECESSITATING FLEXIBLE CONNECTIONS, APPROVED FLEXIBLE CONDUIT SHALL BE USED. OUTDOOR CONNECTIONS TO FANS, HVAC UNITS, OR ROTATING EQUIPMENT SHALL BE MADE WITH EXCEED FIVE (5) FEET.
- A MEANS ACCEPTABLE TO THE NATIONAL ELECTRICAL CODE 30. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED SO THAT ALL
- CODE REQUIRED AND MANUFACTURER RECOMMENDED SERVICING CLEARANCES ARE MAINTAINED.
- APPROVED FIRE SEALANT. COORDINATE WITH ARCHITECTURAL METHOD FOR MINIMIZING THE SEAL REQUIREMENTS.
- BE MOUNTED 2" ABOVE BACKSPLASH TO BOTTOM OF DEVICE TO ROUGH IN. IF THESE DEVICES ARE NOT INDICATED TO BE

- ABOVE COUNTER TOP (6") AMP FRAME ABOVE FINISHED FLOOR AIR HANDLING UNIT AMPERE INTERRUPTING CAPACITY AMMETER APPROX **APPROXIMATELY** ASYMMETRICAL AUTOMATIC TRANSFER SWITCH AUX AUXII IARY AMERICAN WIRE GAUGE BUILDING CONDUIT CONDUCTOR CIRCUIT BREAKER CIRCUIT CURRENT LIMITING FUSE COMPANY COLUMN CONTROL CURRENT TRANSFORMER DEPTH DIAMETER
- DS OR DISC DISCONNECT SWITCH DRAWING(S) ELECTRIC, ELECTRICAL **EMERGENCY** ELECTRICAL METALLIC TUBING **ESTOP** EMERGENCY STOP EXPLOSION PROOF EXHAUST FAN EQUIPMENT GROUND
- ENERGY MANAGEMENT SYSTEM ET CETERA **EXIST** EXISTING FL, FLR FLOOR
- GALVANIZED GEN **GENERATOR** GROUND FAULT GFCI
- H-O-AHAND-OFF-AUTOMATIC HORSEPOWER HVAC HEATING, VENTILATION & AIR SOLATED GROUND
- INFRARED ISCA INSTANTANEOUS SHORT CIRCUIT AVAILABLE JB OR JUNCTION BOX
 - KILOVOLT AMPS KILOWATTS
 - LIGHTNING ARRESTOR
- 16. RECEPTACLES SHALL BE MOUNTED 18" A.F.F. U.N.O. LIGHTING MAXIMUM
- PACKAGE, AND INSTALLED FOR EACH UNIT OF HVAC AND OTHER REQUIRED EQUIPMENT.
- SHALL BE ENGRAVED PHENOLIC LABELS WITH WHITE LETTERING ON A BLACK BACKGROUND.
- PROTECTORS IN ALL PANELS.
- HEAVY-DUTY WEATHER PROOF WHILE IN-USE RECEPTACLE COVER. 24. ALL EMPTY AND UNUSED CONDUIT SHALL HAVE A #12 AWG PULL
- 25. DURING CONSTRUCTION, CONDUIT SHALL BE KEPT FREE OF ALL FOREIGN MATTER BY USE OF CAPPED BUSHINGS ON ALL TURNED-UP ENDS. PAPER OR WOOD PLUGS ARE NOT
- ACCEPTABLE FOR THIS PURPOSE.
- 28. WHERE CONNECTIONS ARE TO BE MADE BETWEEN CONDUIT CONDUIT SHALL BE SUITABLY SUPPORTED AT INTERVALS NOT TO

- 31. ALL FIRE BARRIER PENETRATIONS SHALL BE SEALED WITH
- 32. RECEPTACLES AND DEVICES LOCATED AT MILLWORK COUNTERS TO COVER PLATE. COORDINATE WITH G.C. THESE REQUIREMENTS PRIOR ABOVE COUNTER WITH A "C", THEN THEY MAY BE MOUNTED AT NORMAL HEIGHT, COORDINATE THIS PRIOR TO ROUGH IN ALSO.

ABBREVIATIOINS

- EQUIPMENT GROUND CONDUCTOR GROUND GAUGE
- G OR GND GROUND FAULT CIRCUIT INTERRUPT GROUND FAULT INTERRUPTING
- INTRINSICALLY SAFE BARRIER RELAY ISBR
- KILOWATT-HOUR
- LIQUIDTIGHT FLEXIBLE METAL CONDUIT MCB OF MAIN CIRCUIT BREAKER MOTOR CONTROL CENTER
- MECHANICAL MANUFACTURER MH OR MTG MOUNTING HEIGHT MAIN LUGS ONLY
- MOUNTED NEUTRAL NORMALLY CLOSED NEMA NATIONAL ELECTRICAL MFRS ASSOCIATION NON-FUSIBLE
- NFPA NATIONAL FIRE PROTECTION ASSOCIATION NUMBER NORMALLY OPEN NOT TO SCALE ON CENTER

RELOCATED

RECEPTACLE

REFERENCE

SHIELDED

SWITCH

TYPICAL

RIGID GALVANIZED STEEL

SURGE PROTECTION DEVICE

TWISTED INDIVIDUAL SHIELD

UNDERWRITER'S LABORATORIES

VOLTS ALTERNATING CURRENT

VARIABLE FREQUENCY DRIVE

VOLTS DIRECT CURRENT

TWISTED OUTER SHIELD

ROOT MEAN SQUARE

STAINLESS STEEL

SWITCHBOARD

SYMMETRICAL

UNDERGROUND

ULTRAVIOLET

VOLT AMPS

VOLTMETER

WITHOUT

WATTMETER

WEATHER PROOF

TRANSFORMER

TELEPHONE

OVERCURRENT PROTECTIVE DEVICE

OVERHEAD ELECTRICAL OHE PERMANENT PERM POWER FACTOR CAPACITOR

OCPD

RECEP¹

RGS

RMS

SPD

SWBD

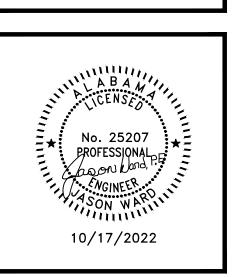
SYM

TWIS

TWOS

- PROGRAMMABLE LOGIC CONTROLLER POLYVINYLCHLORIDE CONDUIT PWR REMOVE AND RELOCATE R&R
- AND KINKS 27. CONDUIT EXPOSED OR RUN IN MASONRY WALLS ABOVE GRADE MAY
- HELICAL WOUND, LIQUID TIGHT, FLEXIBLE STEEL CONDUIT. EXPOSED
- 29. ALL CIRCUITS ENTERING A JUNCTION BOX SHALL BE IDENTIFIED BY
- PLANS FOR ALL RATED WALLS AND CEILINGS PRIOR TO BID SO AN UNDERSTANDING OF NUMBER OF SEALS REQUIRED, AND DETERMINE





OR H

JOB NO.: DRAWN: CHECKED: 2022.06.24 DATE: **REVISION:**

SCALE: SHEET NO.:

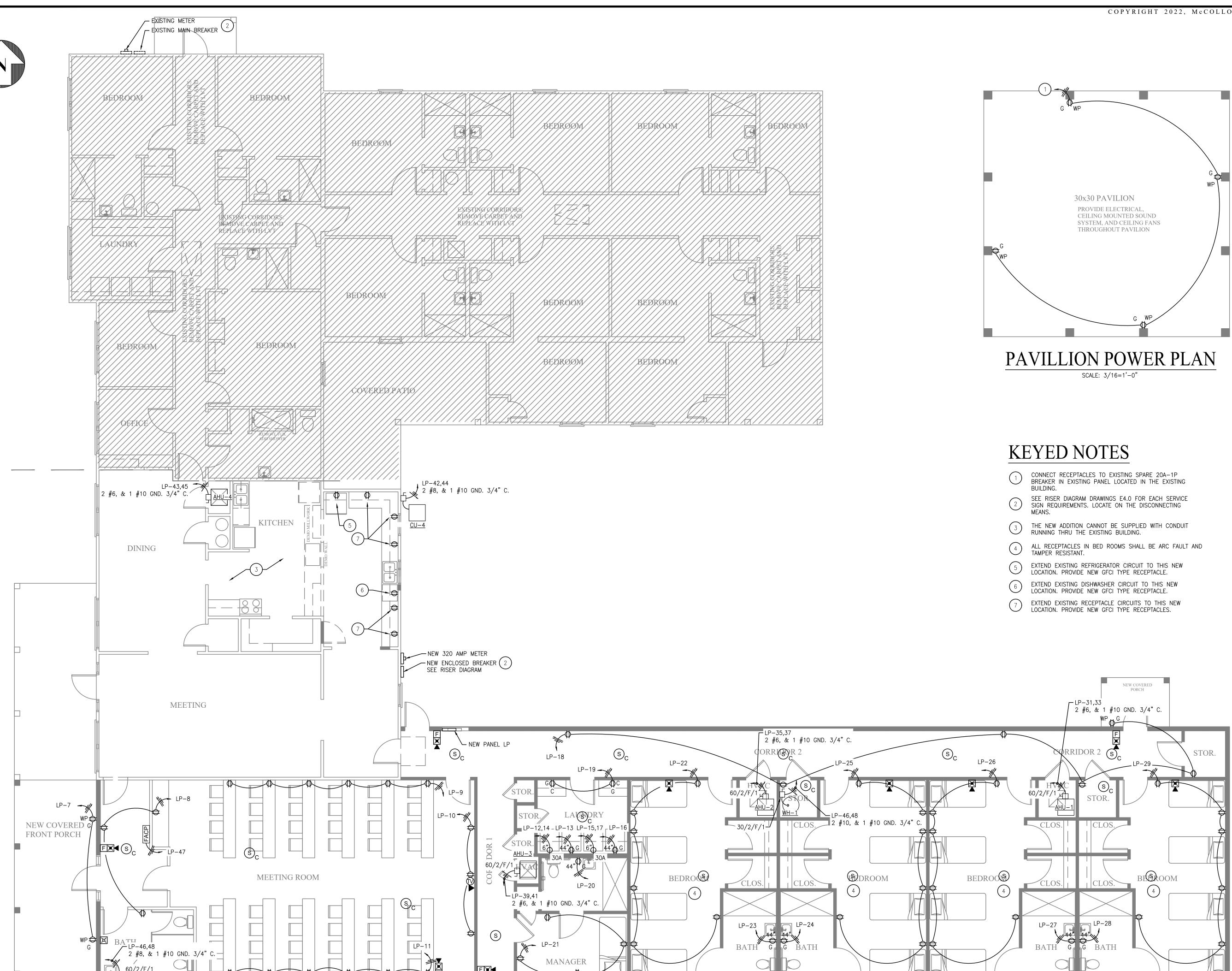
GSE

Gulf States Engineering, Inc

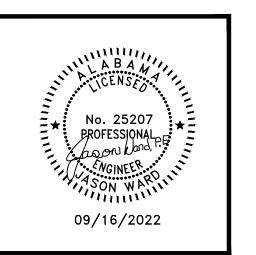
LEGENDS, NOTES AND

SPECIFICATIONS

Planning Commission Meeting Agenda Packet







AWINGS RENOVATION

JOB NO.: DRAWN: CHECKED: 2022.06.24 DATE: **REVISION:** 3/16" = 1'-0"SCALE: SHEET NO.:

GSE POWER PLAN

₩_ LP-30,32

2 #8, & 1 #10 GND. 3/4" C.

₩_ LP-34,36

2 #8, & 1 #10 GND. 3/4" C.

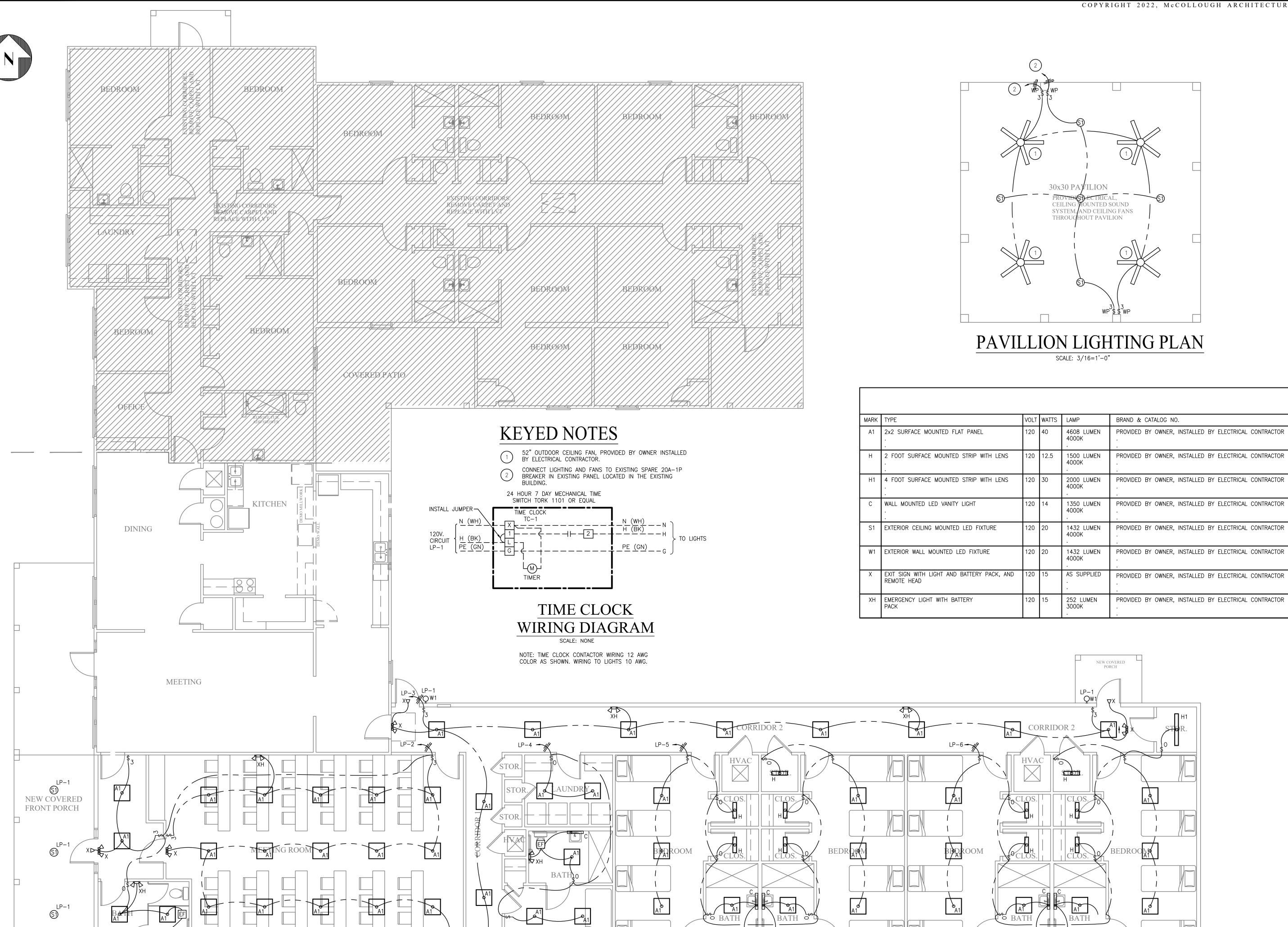
~ 60/2/F/3R

₩<u>LP</u>-38,40

2 #8, & 1 #10 GND. 3/4" C.

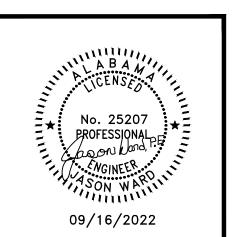
POWER PLAN

SCALE: 3/16=1'-0"





McCollough Architecture, Inc. P.O. BOX 6310 GULF SHORES, ALABAMA 36547-6310 PHONE: 251-968-7222



AWINGS FOR R L RENOVATION DR

JOB NO.: DRAWN: CHECKED: DATE: 2022.06.24 REVISION:

3/16" = 1'-0"SCALE: SHEET NO.:

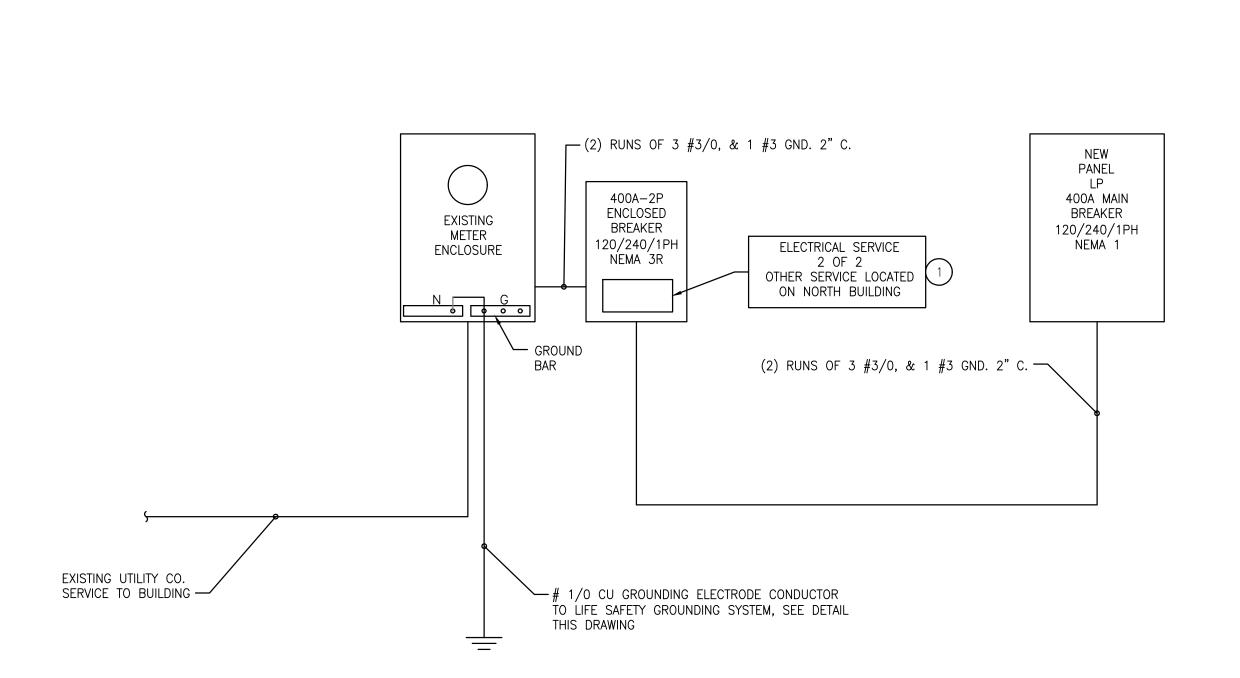
LIGHTING PLAN

LIGHTING PLAN

SCALE: 3/16=1'-0"

MANAGER

		1	20/240	P	ANEL LI)		
– 120/240 VOLT, 1 PHASE, 3 WIRE, 60HZ		1	20/210	. .		-		NEMA 1 XXXXX MOUNT
LOCATION	LOAD	CIRCUIT				CIRCUIT	LOAD	LOCATION
LOCATION	(VA)	NUMBER				NUMBER	(VA)	LOCATION
			L1	1 L2	N G			
			400 AMD		\perp \perp			
			400 AMP MLO		N GND			
					-			
LIGHTING:	120	1	20A		<u>20A</u>	2	920	LIGHTING:
LIGHTING:	445	3	20A	\rightarrow		4	329	LIGHTING:
LIGHTING:	320	5	20A		<u>20A</u>	6	608	LIGHTING:
RECEPT: FRONT PORCH	360	7	20A	\rightarrow		8	540	RECEPT: LOBBY, BATH, MEETING ROOM
RECEPT: MEETING ROOM	1080	9	20A			10	540	RECEPT: MEETING ROOM
RECEPT: MEETING ROOM	1080	11	20A	\downarrow		12	3000	RECEPT: CLOTHES DRYER
RECEPT: WASHING MACHINE	1200	13	20A			14	3000	,
RECEPT: CLOTHES DRYER	3000	15	30A	\bot		16	1200	RECEPT: WASHING MACHINE
•	3000	17				18	1080	RECEPT: CORRIDOR, STORAGE, EXTERIOR
RECEPT: LAUNDRY	360	19	20A	\rightarrow		20	180	RECEPT: BATH
RECEPT: MANAGER	720	21	20A			22	1080	RECEPT: BEDROOM
RECEPT: BATH	180	23	20A	\downarrow	20A	24	180	RECEPT: BATH
RECEPT: BEDROOM	1080	25	20A			26	1080	RECEPT: BEDROOM
RECEPT: BATH	180	27	20A	\downarrow	20A	28	180	RECEPT: BATH
RECEPT: BEDROOM	1080	29	20A		6_30A	30	2160	CU-1
. AHU-1	6600	31	60A	\bot		32	2160	,
	6600	33			40A	34	2880	CU-2 .
_ AHU-2	6960	35	60A			36	2880	•
	6960	37			6 <u>640A</u>	38	2880	CU-3
AHU-3	6960	39	60A			40	2880	•
	6960	41			6 <u>40A</u>	42	2880	CU-4
AHU-4	6960	43	60A			44	2880	•
	6960	45			6 <u></u> 30A	46	2250	WATER HEATER WH-1
FIRE ALARM CONTROL PANEL	200	47	20A			48	2250	•
SPARE	٠	49	20A		40A	50	3000	WATER HEATER WH-2
SPARE	•	51	20A			52	3000	•
SPARE	•	53	20A	\bot		54	•	SPARE
SPARE		55	20A			56		SPARE
SPARE	•	57	20A			58	•	SPARE
SPARE		59	20A			60	•	SPARE
TOTAL CONNECTED LOAD: 118.8 KW - DEMAND S	90.7 KW		•	•	- - 1	ALL BR	ANCH BRE	EAKERS SIZED AS SHOWN
PANEL LOCATION: CORRIDOR 2								



NEW SERVICE #2

— BUILDING FRAME

SERVICE EQUIPMENT —

5'-0"

— METAL UNDERGROUND

LIFE SAFETY GROUNDING DETAIL

WATER PIPE CONCRETE ENCASED ELECTRODE

PER NEC ARTICLE 250 SECTION III 250.50 ALL GROUNDING ELECTRODES AS DESCRIBED IN 250.52(A)(1) THROUGH (A)(6) THAT ARE AT EACH BUILDING OR STRUCTUR SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE GROUNDING ELECTRODES EXIST, ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN 250.52(A)(4) THROUGH (A)(7)

CONNECTION MADE WITHIN —— 5 FT. OF POINT

GROUND RODS

SCALE: NONE

SHALL BE INSTALLED AND USED.

(3) EACH

OF ENTRANCE

EXISTING SERVICE #1

EXISTING METER

ENCLOSURE

BAR

EXISTING GROUNDING ELECTRODE SYSTEM

EXISTING ENCLOSED

| BREAKER | | 120/240/1PH | | NEMA 3R |

ELECTRICAL SERVICE
1 OF 2
OTHER SERVICE LOCATED
ON SOUTH BUILDING

EXISTING SERVICE TO EXISTING POWER PANELS—

EXISTING UTILITY CO. SERVICE TO BUILDING —

RISER DIAGRAM

KEYED NOTES

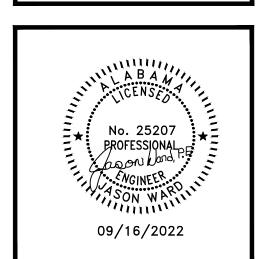
CONTRACTOR TO SUPPLY PERMANENT SIGNAGE STATING THE LOCATION OF EACH SERVICE PER NEC 230.2. SIGNAGE SHALL BE LOCATED THE DISCONNECTING MEANS.

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— GROUNDING ELECTRODE CONDUCTOR

CONCRETE SLAB



FOR R L RENOVATION DR

JOB NO.: DRAWN: CHECKED: DATE: 2022.06.24 **REVISION:**

SCALE:

SHEET NO.:

E4.0 RISER DIAGRAM AND PANEL SCHEDULE

January 12, 2023

GENERAL PLUMBING NOTES:

- 1. FURNISH ALL LABOR, MATERIALS, TOOLS, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE SANITARY, VENTING AND DOMESTIC WATER SYSTEM. INCLUDE ANY LABOR AND MATERIAL NOT SPECIFICALLY MENTIONED. BUT NECESSARY TO PROVIDE A COMPLETE AND OPERATING SYSTEM. ALL WORK SHALL BE INSTALLED IN A PROFESSIONAL MANNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2018 IPC, NFPA AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. ALL COSTS FOR SAID REQUIREMENTS SHALL BE INCLUDED IN THIS CONTRACTORS BID PRICE.
- 2. THIS CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS AND PERFORM ALL TESTS CALLED FOR OR REQUIRED AS A PART OF HIS WORK. FURNISHED APPROVED CERTIFICATE OF FINAL INSPECTION, AND TURN OVER TO OWNER AT COMPLETION OF PROJECT.
- 3. PLUMBING PLANS ARE DIAGRAMMATIC, NOT SHOWING EVERY ITEM IN EXACT LOCATION OR DETAIL. MEASUREMENTS AND LOCATIONS MUST BE FIELD VERIFIED AND COORDINATED WITH ARCHITECTURAL, HVAC, FIRE PROTECTION, STRUCTURAL, ELECTRICAL AND OTHER BUILDING DRAWINGS.
- 4. LAY OUT PIPING BASICALLY AS SHOWN. MAJOR CHANGES IN LAYOUT MAY BE MADE ONLY WITH WRITTEN CONSENT OF ARCHITECT OR ENGINEER.
- 5. COLOR OF FIXTURES AND TRIM SHALL BE AS SELECTED BY OWNER/ARCHITECT.
- 6. FIXTURES INDICATED AS BARRIER FREE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
- PROVIDE WATER HAMMER ARRESTORS ON POTABLE WATER ROUGH—INS AS INDICATED ON DRAWINGS.
- PROVIDE ELECTRICAL CONTRACTOR WITH EXACT WIRING REQUIREMENTS. IF ELECTRICAL REQUIREMENTS VARY FROM THOSE INDICATED ON PLANS, PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ASSOCIATED ADDITIONAL COSTS.
- 9. REFER TO SITE PLAN FOR ROUTING OF WATER AND SEWER.
- 10. ALL WATER LINES, BOTH HOT AND COLD, SHALL BE AS FOLLOWS: A. LINES BELOW GRADE SHALL BE TYPE "K" SOFT COPPER. B. LINES ABOVE GRADE SHALL BE SCH 80 PVC AND CPVC. C. FITTINGS SHALL BE OF HARD DRAWN COPPER OF ASTM SPEC B-88. D. ALL JOINTING SHALL BE WITH LEAD-FREE SILVER SOLDER. E. EQUIPPED WITH SHOCK ABSORBERS AS REQUIRED.
- 11. PLUMBING CONTRACTOR SHALL FURNISH & INSTALL SHUT-OFF VALVES TO ALL FIXTURES NOT OTHERWISE EQUIPPED.
- 12. ALL WASTE PIPING SHALL BE SCHEDULE 40 PVC CONFORMING TO ASTM D-1785. PIPING SMALLER THAN 3" SHALL BE LAID OUT AT 1/4" PER FOOT GRADE. PIPING 3" AND LARGER SHALL BE LAID OUT AT 1/8" PER FOOT GRADE. ALL VENT PIPING WITHIN PLENUM OR AIR-HANDLING SPACES SHALL BE COPPER OR CAST IRON.
- 13. ALL WATER LINES, BOTH HOT AND COLD, SHALL BE CAPPED AND TESTED AT 100 PSI FOR 24 HOURS. ALL WASTE PIPING SHALL BE TESTED WITH A 10' WATER COLUMN FOR A 2 HR PERIOD WITH NO CHANGE IN LEVEL.
- 14. VENT PIPING SHALL BE LAID OUT SUCH THAT ALL ROOF PENETRATIONS SHALL BE ON BACK SIDE OF ROOF. PAINT EXPOSED VENT PIPING TO MATCH ROOF.
- 15. COORDINATE ROOF PENETRATIONS WITH ROOFING CONTRACTOR. ENSURE THAT WARRANTY REQUIREMENTS OF ROOFING MANUFACTURER ARE SATISFIED.
- 16. MATERIALS, EQUIPMENT, AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THIS PERIOD SHALL BE CORRECTED AT THE MECHANICAL CONTRACTOR'S EXPENSE.
- 17. INSULATE HOT WATER MAINS AND RETURN ONLY.

FIXTURE CONNECTION NOTES:

PLUMBING SYMBOL LEGEND

PIPE TURNING UP

PIPE TURNING DOWN

TIE IN TO EXISTING

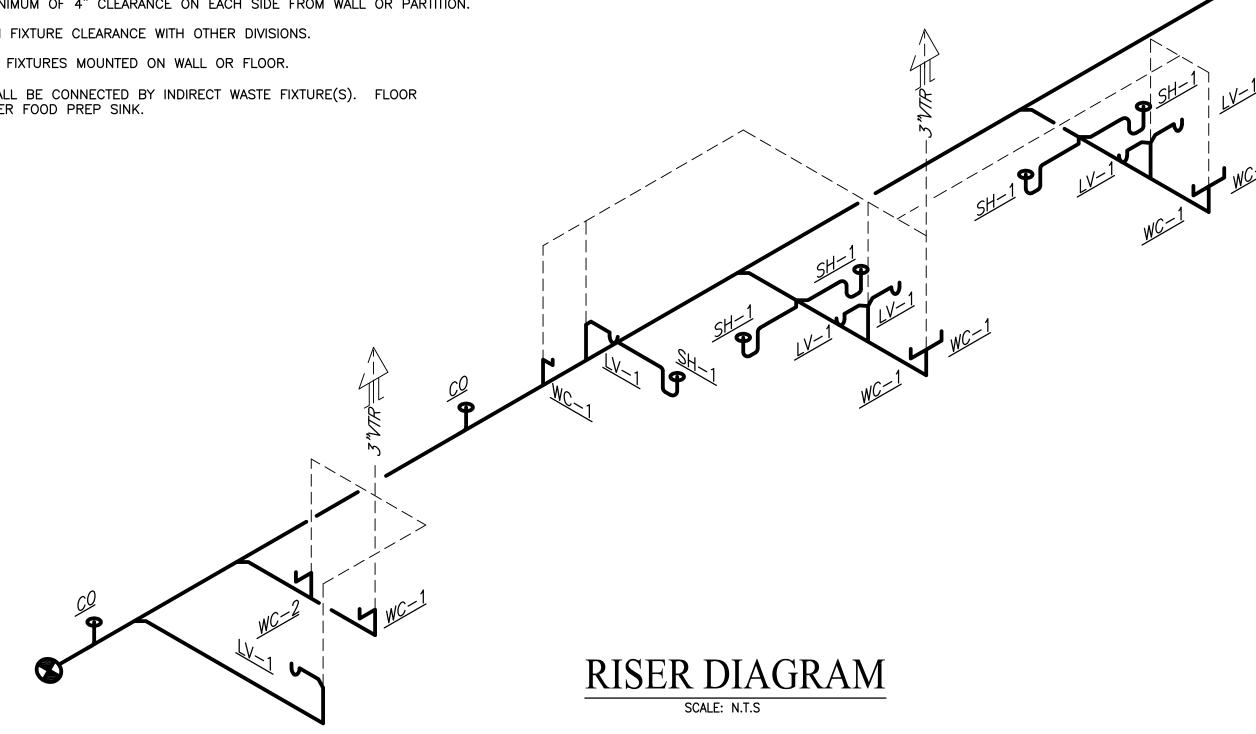
TEMPERING VALVE

CLEAN OUT

----- CW PIPING

- 1. CONNECT TO PLUMBING FIXTURES AND EQUIPMENT PROVIDED UNDER THIS AND OTHER SECTIONS OF SPECIFICATION, ARCHITECTURAL DRAWINGS, AND MANUFACTURER'S SHOP DRAWINGS. PROVIDE ROUGH-IN CONNECTION AS SHOWN IN DRAWINGS.
- 2. USE FIXTURE SCHEDULE AND DETAILS ON DRAWINGS OR MANUFACTURER'S SHOP DRAWINGS FOR CONNECTION SIZES TO FIXTURES.
- 3. PROVIDE SEPARATE P-TRAP FOR EACH FIXTURE, FLOOR DRAIN, AND PIECE OF EQUIPMENT.
- 4. PROVIDE CAST IRON P-TRAPS FOR UNDER FLOOR DRAINS.
- 5. MOUNT FIXTURES RIGID TO WALLS AS SHOWN ON DRAWINGS OR DETAILS.
- 6. PROVIDE OUTLET DEVICES WHICH LIMIT FLOW OF HOT WATER TO LAVATORIES AND HAND SINKS TO A MINIMUM OF 0.5 GPH AND SIZED AS RECOMMENDED BY MANUFACTURER AND AS REQUIRED BY ASHRAE STANDARD 90-75, PARAGRAPH 7.7.2, LOCAL AND STATE ENERGY CODES.
- 7. INSTALL LAVATORIES AND HAND SINKS WITH A MINIMUM OF 4" CLEARANCE ON EACH SIDE FROM WALL OR PARTITION.
- 8. COORDINATE DIMENSIONS REQUIRED FOR MINIMUM FIXTURE CLEARANCE WITH OTHER DIVISIONS.
- 9. INSTALL APPROVED CAULKING AROUND JOINTS AT FIXTURES MOUNTED ON WALL OR FLOOR.

10. ALL DRAINS LOCATED WITHIN KITCHEN AREAS SHALL BE CONNECTED BY INDIRECT WASTE FIXTURE(S). FLOOR MOUNTED GREASE TRAP SHALL BE UTILIZED UNDER FOOD PREP SINK.



PLUMBING FIXTURE SCHEDULE

WC-1 WATER CLOSET, ZURN ECOVANTAGE SERIES Z5555, FLOOR MOUNTED FLUSH TANK, ELONGATED, LOW CONSUMPTION, HIGH PERFORMANCE SIPHON JET W/3" FLUSH VALVE; ZURN Z5955SS-EL OPEN FRONT SEAT WITHOUT COVER; ZURN Z8800-CR STOP WITH FLEX. CLOSET RISER. MOUNT FIXTURE AT ADA HEIGHT WITH RIM AT 16-3/4" AFF. CONNECTIONS: CW 1/2", WASTE 3", VENT 2" MIN.

WC-2 WATER CLOSET, ZURN ECOVANTAGE SERIES Z5535, FLOOR MOUNTED FLUSH TANK, ELONGATED, LOW CONSUMPTION, HIGH PERFORMANCE SIPHON JET W/3" FLUSH VALVE; ZURN Z5955SS-EL OPEN FRONT SEAT WITHOUT COVER; ZURN Z8800-CR STOP WITH FLEX. CLOSET RISER. CONNECTIONS: CW 1/2", WASTE 3", VENT 2" MIN.

LV-1 LAVATORY, WALL MOUNTED - ZURN Z5314 SERIES WITH VITREOUS CHINA CONSTRUCTION AND 4" FAUCET CENTERS; ZURN Z831R4 FAUCET WITH LEVER HANDLES, ZURN Z8800 SUPPLIES; ZURN Z8700 TRAP; Z8746-PC ADA GRID STRAINER; ZURN Z8946-3-NT ADA PROTECTORS, ZURN Z1231 CONCEALED ARM CARRIER, CONNECTIONS: CW 1/2", HW 1/2", WASTE 1 1/4". MOUNT AT 34" TOP OF RIM FOR ADA REQUIRED MOUNTING

KS-1 KITCHEN SINK, KOHLER VERSE, 2 BOWL, STAINLESS STEEL, TOP MOUNT, GOOSENECK FAUCET: KOHLER SIMPLICE, METAL CONSTRUCTION, CONNECTIONS: CW 1/2", HW 1/2", WASTE 1 1/4". INCLUDE 1/2HP GARBAGE DISPOSER WITH DISH WASHER CONNECTION.

SH-1 SHOWER STALL SELECTED BY OWNER, CONNECTIONS: CW 1/2", HW 1/2", WASTE 1-1/2"

UB-1 UTILITY BOX, WASHING MACHINE - OATEY WASHING MACHINE UTILITY BOX, HOT AND COLD WATER SUPPLY WITH DRAIN. QUARTER TURN WATER VALVES, CONNECTIONS: CW 1/2", HW 1/2", WASTE 1-1/2"

UB-2 UTILITY BOX, ICE MAKER - OATEY ICE MAKER UTILITY BOX, COLD WATER SUPPLY. QUARTER TURN WATER VALVES, CONNECTIONS: CW 3/8"

HB-1 HOSE BIBB, OUTDOOR TYPE, ZURN 195XL. CONNECTION: CW 3/4"

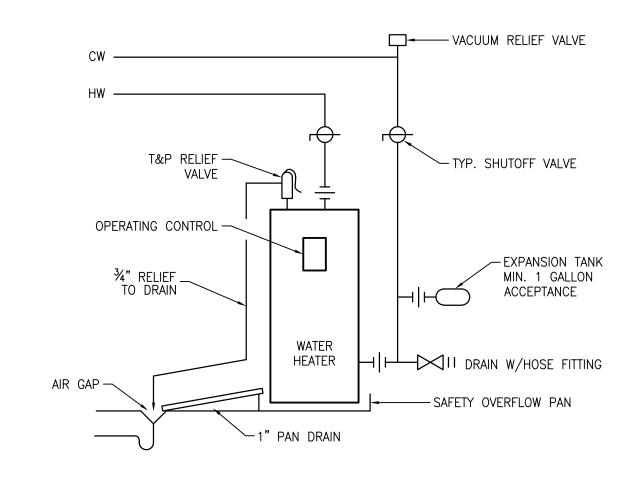
					_		WATER H	EATER SC	HEDULE				
		ELECT	RIC DATA				HYDRONIC	DATA					
TAG	FLA	моср	VOLT PHASE	KW	EWT	LWT	RATE OF RECOVERY	RISE OF RECOVERY	CAPACITY (GAL)	BASIS OF DESIGN WE		WEIGHT	NOTES
	AMPS	AMPS	PHASE		DEG.F	DEG.F	GPM	DEG. F	(GAL)	MFGR	MODEL	LBS	
WH-1	19	30	240/1	4.5	60	120	0.5	80	60	RHEEM	ELD60	100	ALL
WH-2	25	30	240/1	6.0	60	110	0.5	50	_	RHEEM	RTEX-06	30	2,3

NOTES:

. 3/4" INLET OUTLET CONNECTIONS

2. SUPPLY 140°F WATER TO MOP SINK AND 110°F WATER TO LAVATORIES. LAVATORIES SHALL BE EQUIPPED WITH INDIVIDUAL TEMPERATURE LIMITING DEVICES THAT CONFORM WITH ASSE 1070.

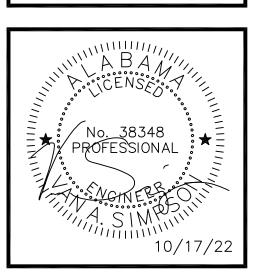
3. OPERATING PRESSURE BETWEEN 20PSI TO 150 PSI



WATER HEATER DETAIL SCALE: N.T.S







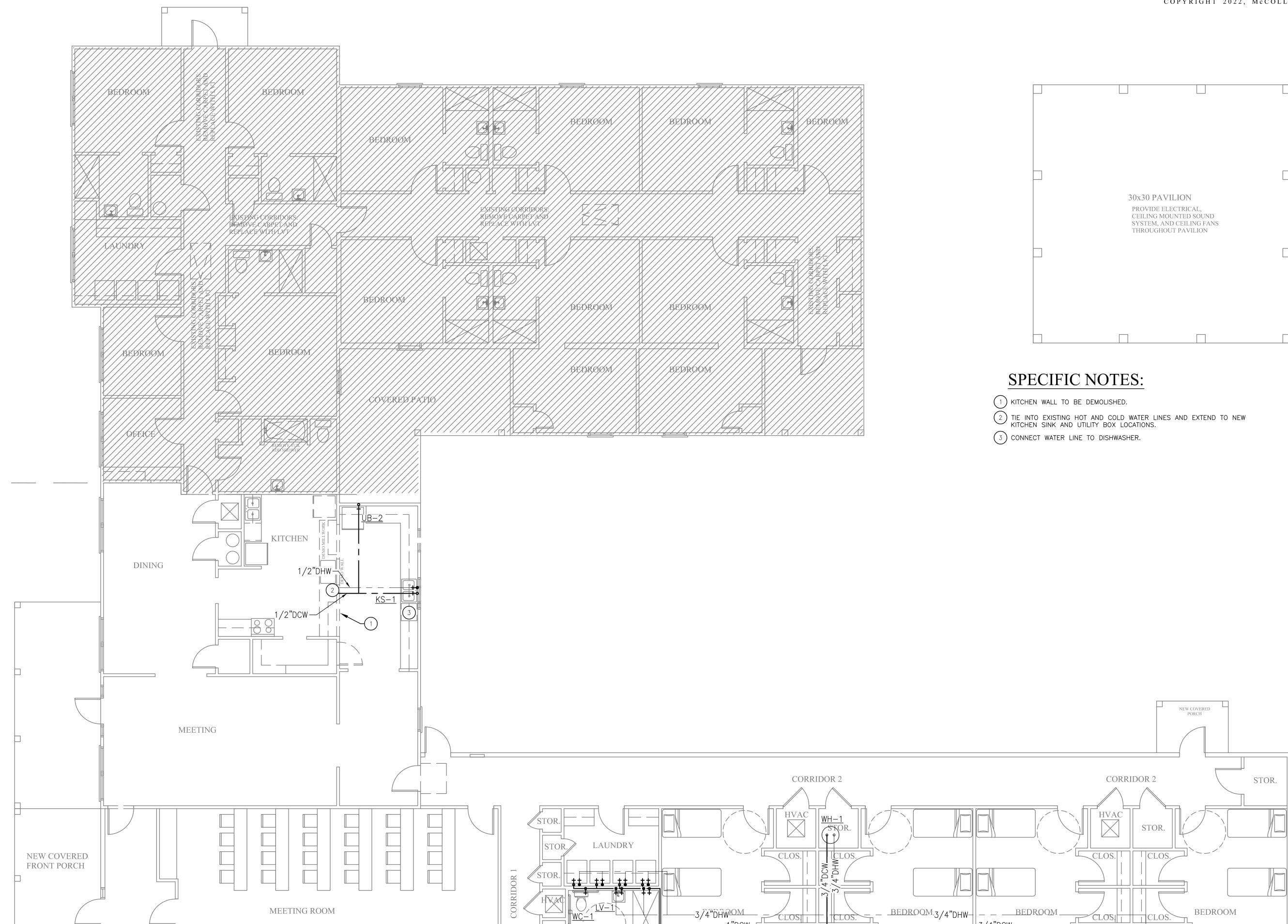
JOB NO.: DRAWN: CHECKED: DATE: 2022.06.24 **REVISION:**

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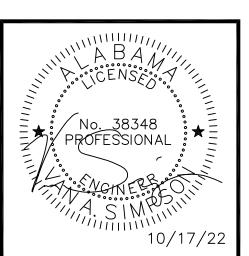
SHEET NO.:

PLUMBINGNOTES AND SCHEDULES

Planning Commission Meeting Agenda Packet January 12, 2023







JOB NO.: DRAWN: CHECKED: 2022.06.24 DATE: REVISION:

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

SHEET NO.:

PLUMBING PLAN

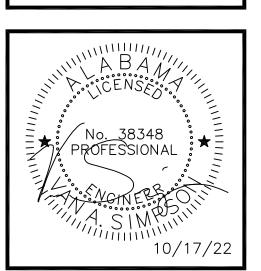
MANAGER

PLUMBING PLAN

SCALE: 3/16=1'-0"







OVATION DRAWINGS FOR FOR

JOB NO.:
DRAWN: XX
CHECKED: XX
DATE: 2022.06.24
REVISION:

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

SHEET NO.:

P3.0

SANITARY PLAN

January 12, 2023

Planning Commission Meeting Agenda Packet

MANAGER

SANITARY PLAN

SCALE: 3/16=1'-0"

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GENERAL HVAC NOTES

- 1. FURNISH ALL LABOR, MATERIALS, TOOLS, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE HEATING, VENTILATING, AIR CONDITIONING SYSTEM. ALL WORK SHALL BE INSTALLED IN A PROFESSIONAL MANNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2015 INTERNATIONAL MECHANICAL CODE, SAFETY AND HEALTH CODES, NFPA CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. ALL COSTS FOR SAID REQUIREMENTS SHALL BE INCLUDED IN THIS CONTRACTORS BID
- 2. THIS CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS AND CERTIFICATE OF FINAL INSPECTION, AND TURN OVER TO OWNER AT COMPLETION OF PROJECT.
- 4. MECHANICAL CONTRACTOR TO PROVIDE GENERAL CONTRACTOR WITH AS-BUILT DRAWINGS, ALL EQUIPMENT SHOP DRAWINGS, INFORMATION ON THERMOSTATS, CONTROL WIRING DIAGRAMS AND OTHER PERTINENT
- 5. DUCTS USED TO CONVEY THE CONDITIONED AIR SUPPLY AND VENTILATION AIR SHALL BE MADE OF CONTINUOUS SHEET METAL AND SHALL BE FABRICATED IN ACCORDANCE WITH ASHRAE GUIDE AND
- 6. DUCT LININGS (THERMAL AND ACOUSTICAL), VIBRATION ISOLATION CONNECTORS, FLEXIBLE DUCT CONNECTORS, AND DUCT TYPE SHALL BE APPROVED BY APPLICABLE CODE AND MECHANICAL ENGINEER.
- 7. ALL RETURN AND SUPPLY AIR DUCTWORK WITHIN 20'-0" OF AIR HANDLING EQUIPMENT SHALL BE DUCT LINED FOR SOUND ATTENUATION. REMAINING DUCT SHALL INSULATED WITH MINERAL FIBER DUCT WRAP.
- 8. ALL RETURN AND SUPPLY AIR DUCTWORK, THAT IS NOT LINED, SHALL BE EXTERNALLY INSULATED WITH NET DIMENSIONS, ADD TO SHEET METAL SIZE FOR INSULATION. IN GENERAL, INSTALL DUCTWORK TIGHT TO UNDERSIDE OF STRUCTURE UNLESS OTHERWISE NOTED OR REQUIRED BY FIELD CONDITIONS. COORDINATE EXACT MOUNTING HEIGHT IN FIELD WITH GENERAL CONTRACTOR. ROUND DUCTWORK IN CONDITIONED SPACE DOES NOT REQUIRE INSULATION UNLESS OTHERWISE NOTED.
- 9. ALL BRANCH TAKE-OFFS SHALL BE PROVIDED WITH MANUAL BALANCING DAMPERS.
- 12. ALL LOW VOLTAGE WIRING REQUIRED FOR MECHANICAL EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. MECHANICAL CONTRACTOR SHALL COORDINATE POWER REQUIREMENTS FOR HVAC EQUIPMENT WITH ELECTRICAL CONTRACTOR.
- 13. SEAL & TAPE ALL OPENINGS IN DUCTWORK AIRTIGHT AFTER TESTING.
- BEFORE INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES.
- 15. TEST & BALANCE ALL SUPPLY, RETURN & EXHAUST SYSTEMS ACCORDING TO CFM INDICATED ON PLANS. SUBMIT REPORT AS PER SPECIFICATIONS.
- 16. ALL APPLIANCE AND PLUMBING VENTS SHALL BE AT LEAST TEN (10) FEET IN A HORIZONTAL DIRECTION.
- 17. IN THE EVENT THAT CERTAIN WORK REQUIRES INCIDENTAL DAMAGE TO THE BUILDING, FINISHES OR THE AFFECTED AREA BACK TO OWNER THAT MEETS OR EXCEEDS THE CONDITION PRIOR TO DAMAGE.
- 19. ALL AIR DISTRIBUTION SYSTEMS THAT SUPPLY AIR CAPACITY GREATER THAN 2000 CFM REQUIRE A SMOKE DETECTION SYSTEM MOUNTED IN THE SUPPLY SIDE UPSTREAM OF FIRST BRANCH. IN THE CASE

HVAC SYMBOL LEGEND

ALL SYMBOLS SHOWN MAY NOT APPEAR IN DRAWINGS.

SUPPLY AIR

RETURN AIR

EXHAUST AIR THERMOSTAT

☐ WALL CAP

January 12, 2023

→ SUPPLY AIR → EXHAUST AIR

PERFORM ALL TESTS CALLED FOR OR REQUIRED AS A PART OF HIS WORK. FURNISHED APPROVED

MECHANICAL PLANS ARE DIAGRAMMATIC, NOT SHOWING EVERY ITEM IN EXACT LOCATION OR DETAIL. MEASUREMENTS AND LOCATIONS MUST BE FIELD VERIFIED AND COORDINATED WITH ARCHITECTURAL, HVAC, FIRE PROTECTION, STRUCTURAL, ELECTRICAL AND OTHER BUILDING DRAWINGS.

INFORMATION AT COMPLETION OF PROJECT.

SMACNA MANUAL LATEST EDITIONS.

2" THICK, 1.5 LBS. DENSITY FOIL FACED FIBERGLASS INSULATION. DUCT DIMENSIONS SHOWN ARE INSIDE

10. FLEXIBLE INSULATED DUCTS SHALL BE MAXIMUM 6'-0" LONG AND SHALL MEET INSTALLATION AND MATERIAL REQUIREMENTS OF LOCAL CODES.

11. ALL TEMPERATURE CONTROLS, FIRE ALARM COMPONENTS, EQUIPMENT NAMEPLATES, LABELS, OR COLOR CODED COMPONENTS SHALL BE MASKED DURING PAINTING TO PREVENT DAMAGE FROM OVER-SPRAY OR OBSCURING INFORMATION.

14. CHECK & VERIFY ALL FIELD CONDITIONS & ACTUAL DIMENSIONS BEFORE PREPARING SHOP DRAWINGS

OR THREE (3) FEET ABOVE THE OUTSIDE AIR INTAKES FOR HVAC AND MAKE-UP AIR UNITS.

PROPERTY TO COMPLETE THE WORK, THE CONTRACTOR FURNISH ALL REPAIR NECESSARY TO DELIVER TO

18. VERIFY EXISTING CONDITIONS WHERE FANS ARE SCHEDULED FOR REPLACEMENT PRIOR TO EQUIPMENT

WHERE SMOKE DETECTORS ARE INSTALLED IN CONCEALED LOCATION A REMOTE ALARM AND TEST SWITCH SHALL BE MOUNTED IN AN ACCESSIBLE LOCATION.

	AIR TERM	IINAL D	EVICE SCI	HEDULE		
MARK	DESRIPTION	MFGR	MODEL	MATERIAL	NECK	NOTES
CD	CLG SUPPLY AIR GRILLE	TITUS	250-AA	ALUM.	RECT	ALL
RAG	RETURN AIR GRILLE	TITUS	4FL	ALUM.	RECT	ALL

. BASIS OF DESIGN - MAY SUBMIT EQUAL. 2. FINISH SHALL BE VERIFIED W/ARCHITECT

LOCKING QUADRANT EXPOSED AND ACCESTIE TO STRUCTURAL FLEXIBLE DUCT WITH 1 INSULATION AND VAPORMAX. RUN TO BE 8'-0 TIE TO STRUCTURAL SUPPORTS 2" WIDE METAL BAND SUPPORT (TYPICAL)	SUPPORT —	GALVANIZED STEEL ROD OR STRAP SUPPORTS PER SMACNA STANDARDS SHEET METAL SUPPLY DUCT WITH 2" THICK WRAP INSULATION. SPIN-IN TAP FITTING WITH AIR SCOOP & DAMPER AND MASTIC AT FLANGE.
SQUARE TO-ROUND ADAPTER CEILING SYSTEM	AT EACH CO	 — 1-1/2" x 1-1/2" x 1/8" GALVANIZED ANGLE OR STRAP PER SMACNA

NOTE: FOR BRANCH DUCT CONNECTIONS IN EXCESS OF 8'-0" PROVIDE RIGID ROUND DUCT TO WITHIN 6'-0" OF DIFFUSER AND CONNECT WITH FLEXIBLE DUCT.

TYP DIFFUSER & BRANCH CONNECTION

SCALE: NOT TO SCALE

										SPLIT SYSTEM	I HEAT	PUM	P SCH	EDULE	Ξ								
		. AREA SERVED TONS TOTAL O.A. SEER CLG CAPACITY			APACITY			INDO	OR UNIT						OUTDOOR UN	NIT							
MARK	NO.	AREA SERVED	TONS	CFM	(CFM)	SEER	TOTAL MBH	SENS MBH	ELECT HEAT KW	MFGR & MODEL (BASIS OF DESIGN)	VOLT PHASE	HP	E.S.P.	MCA	МОСР	MFGR & MODEL (BASIS OF DESIGN)	VOLT PHASE	COMP. RL-LR	FAN FLA (AMPS)	MCA	МОСР	WEIGHT (LBS)	NOTES
AHU-1	CU-1	BEDROOMS	3	1200	100	14	36	27	9.6	TRANE GAM5B0B36	240/1	1/2	0.5	55	60	TRANE 4TTR4036	240/1	14.7-72.2	0.64	18	30	275	1-7
AHU-2	CU-2	BEDROOMS	4	1600	0	14	48	35	9.6	TRANE GAM5B0C48	240/1	3/4	0.5	58	60	TRANE 4TTR4048	240/1	19.6-130	1.05	24	40	275	1-7
AHU-3	CU-3	MEETING	4	1600	0	14	48	35	9.6	TRANE GAM5B0C48	240/1	3/4	0.5	58	60	TRANE 4TTR4048	240/1	19.6-130	1.05	24	40	275	1-7
AHU-4	CU-4	KITCHEN	5	2000	0	14	60	50	9.6	TRANE GAM5B0C60	240/1	1.0	0.5	58	60	TRANE 4TTR4060	240/1	20.8-127.1	1.05	27	45	275	1–7

NOTES:

1. 410A REFRIGERANT. 2. FURNISH THERMOSTAT CONFIGURED FOR REMOTE BULB SENSOR AT AHU RETURN PLENUM.

3. FURNISH WITH LOW AMBIENT CONTROLS. 4. FURNISH WITH ANTI-SHORT CYCLE TIMER.

DIFFUSERS/GRILLES/LOUVERS

NUMBER OF DUPLICATE AIR -DEVICES DESIGNATED BY THIS

SYMBOL (2)

INCHES (12")

DELIVERED BY DEVICE

IN CFM (200 CFM)

AIR QUANTITY -

NECK SIZE IN ______12"ø

5. FURNISH AND INSTALL VIBRATION ISOLATOR FEET TO OUTDOOR UNITS.

— DISTRIBUTION DEVICE

C-CEILING, D-DOOR,

D-DIFFUSER, G-GRILLE,

FOURTH CHARACTER: BLOW

F-FLOOR, W-WALL SECOND LETTER:

PATTERN (4-WAY)

FIRST LETTER:

L-LOUVER

TYPE CODE

THIRD LETTER:

6. FASTEN OUTDOOR UNITS TO HOUSEKEEPING PAD. 7. FURNISH NEW MERV 10 FILTERS AT OWNER OCCUPANCY.

			V	ENTILATIO	N CALCUL	ATION			
	APPROX	VENTILATION REQUIREMENTS	OCCUPANCY	VALUES "Pz"	VENTILATION RATES "Vbz"	EXHAUST AIR RATES	ADJUSTED	EXHAUST AIR RATE AS	
ROOM	ROOM SIZE (SF) "Az"	IMC 2018 TABLE 403.3	IMC 2018 TABLE 403.3	PEOPLE REQUIRED PER DESIGN	IMC 2018 TABLE 403.3	IMC 2018 TABLE 403.3	OUTSIDE AIR RATE (CFM)	DESIGNED (CFM)	REMARKS
DINING/MEETING	1000	30/1000 7.5 CFM/PERSON + 0.06 CFM/SF	35	35	285	-	300		
MEETING	800	30/1000 7.5 CFM/PERSON + 0.06 CFM/SF	24	24	228	-	250		
KITCHEN	200	20/1000 7.5 CFM/PERSON + 0.12 CFM/SF, 0.7 CFM/SF EXH	4	4	54	140	55	140	
BEDROOM	1400	10/1000 5 CFM/PERSON + 0.06 CFM/SF	14	16	164	-	200		
RESTROOMS	12 FIXTURES	50 CFM/FIXTURE	_	_	_	600	_	600	

FAN PERFORMANCE DATA												
TAG	SERVICE	CFM	SONES	EL	ECTRICAL DA	ГА	BASIS OF	DESIGN	NOTES			
17.0	oel.woe	01 141		POWER	E.S.P.	VOLTAGE	MFGR	MODEL	110120			
EF-1	RESTROOMS	140	3.5	50W	0.25	120/1	GREENHECK	SP-A190	1-6			

EQUIPMENT NOTES:

MFGR SPECIED IS "BASIS OF DESIGN" OR EQUAL. CONTRACTOR SHALL SUBMIT MFGR, MODEL AND PERFORMANCE DATA.

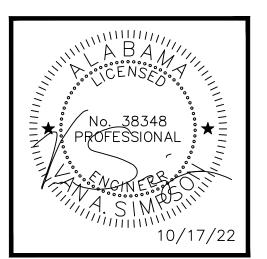
. INTEGRAL DISCONNECT 2. VIBRATION ISOLATION KIT

3. INTEGRAL BACKDRAFT KIT 4. FAN SPEED CONTROL

5. ALUMINUM CEILING GRILL

6. FURNISHED WITH KITCHEN HOOD PACKAGE (BY OWNER). 7. INTERLOCK WITH RTU-2

McCollough ARCHITECTURE. INC. GULF SHORES, ALABAMA 36547-6310 PHONE: 251-968-7222



OR C RENOV

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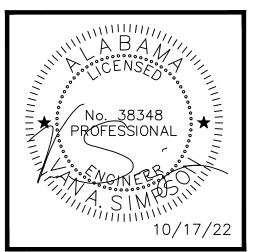
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HVAC NOTES AND SCHEDULES

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AWINGS FOR R L RENOVATION DR

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SHEET NO.: M2.0HVAC PLAN

CU-2

____ CU-1

____ CU-3

SCALE: 3/16=1'-0"