



# 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  
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

**ITEM 4.** 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. Dorrough 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<sup>TH</sup> DAY OF DECEMBER 2022

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Chairman, Todd Stewart

ATTEST:

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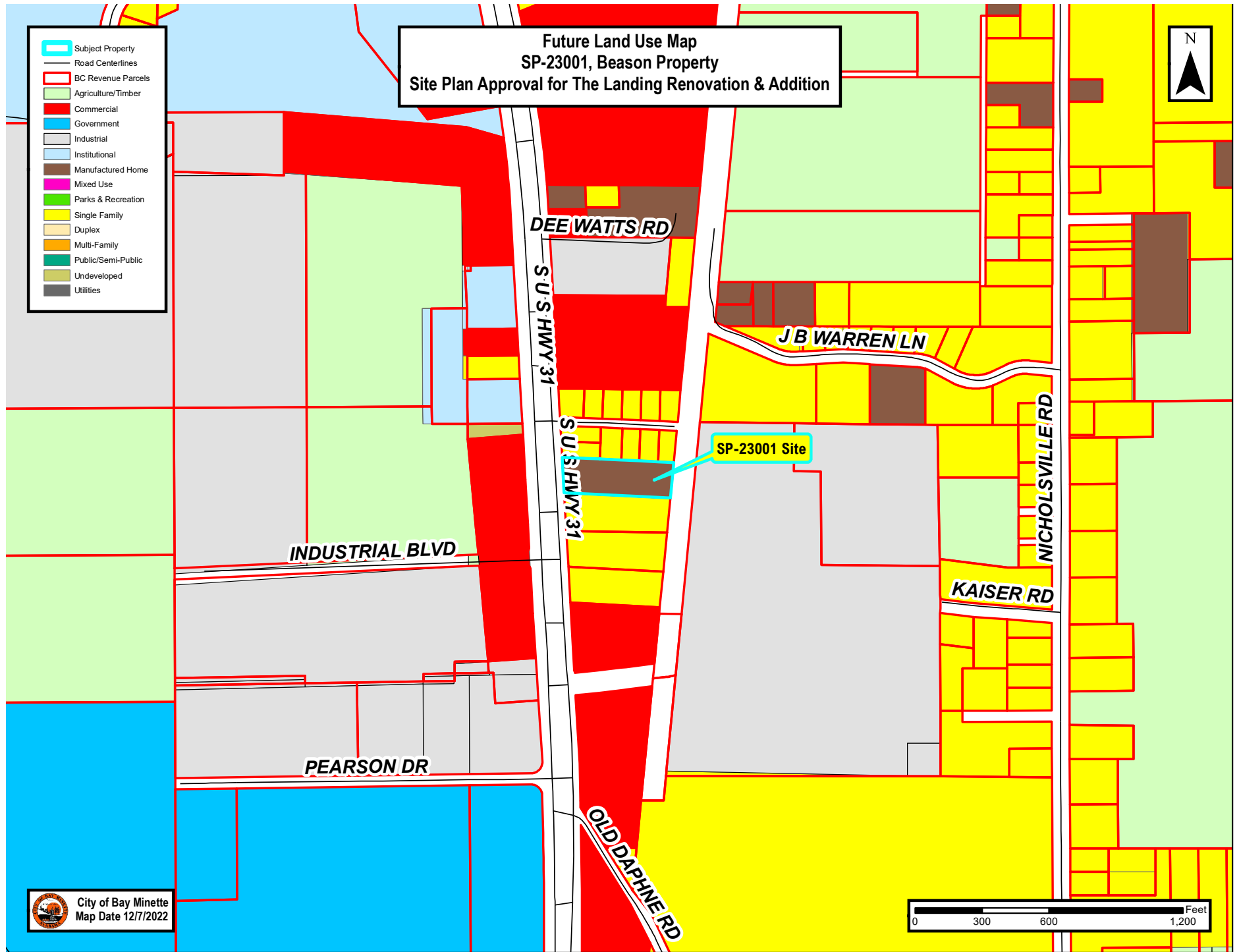
Jessica Peed, Planning Coordinator

**Motion Summary:**

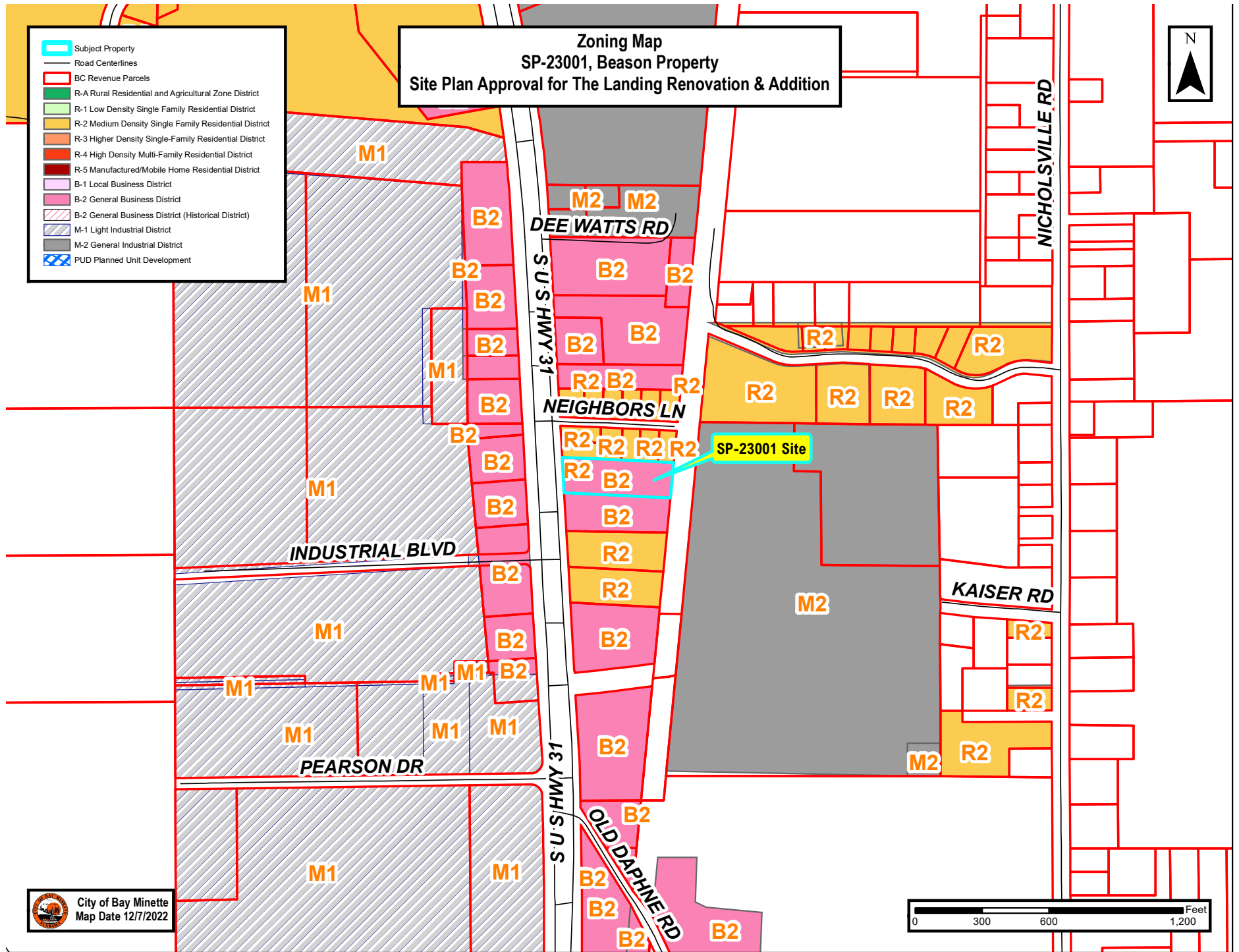
- 1.) **Minutes:** Approval of the Minutes of the November 10, 2022, Regular meeting. Councilman Taylor made a motion to approve the November minutes as written. The motion was seconded by Mayor Wills and unanimously carried.
- 2.) **Proposed Planning & Zoning Fee Schedule:** Vice-Chairman Covington 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.



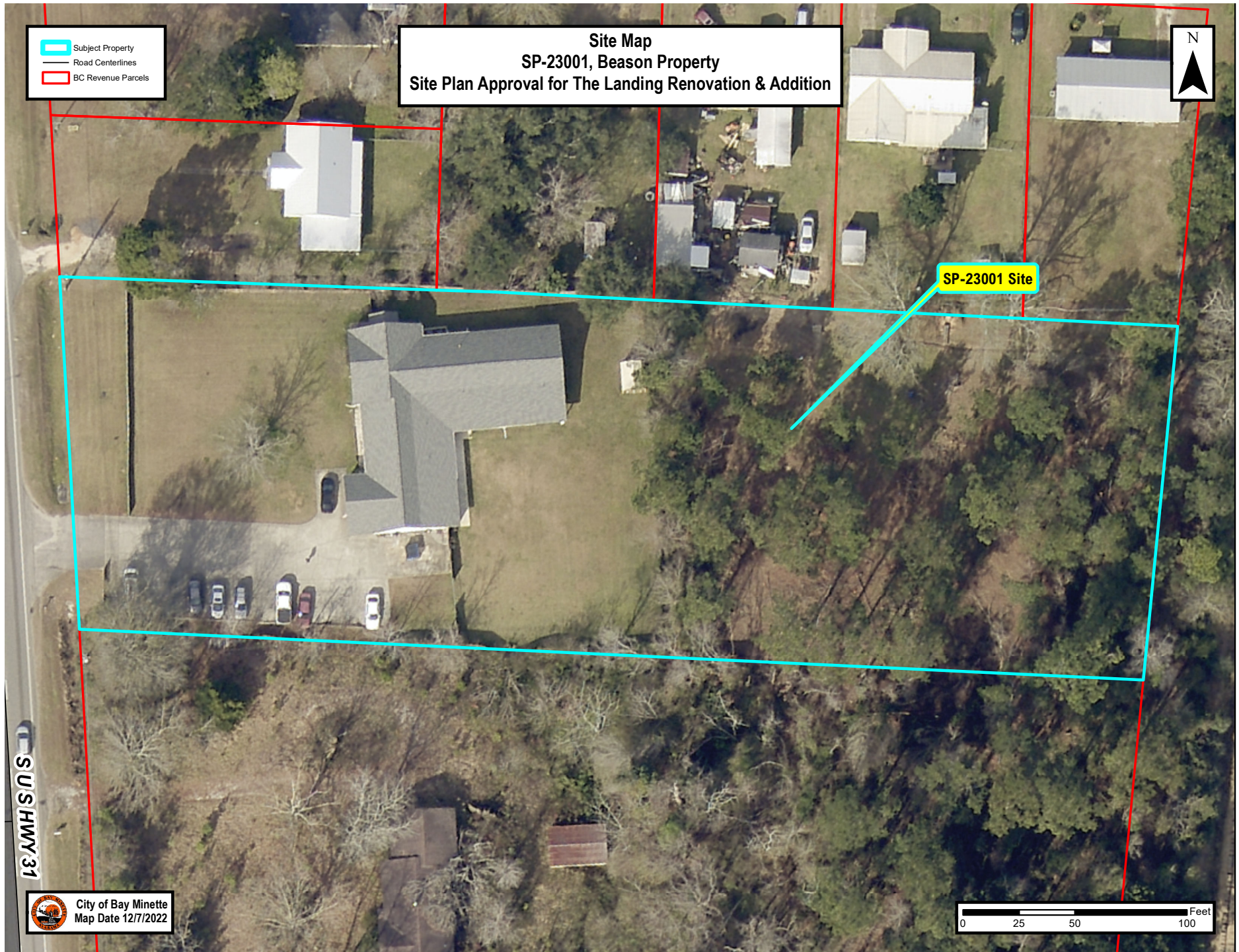
<b>City of Bay Minette Planning &amp; Zoning Fees</b> <b>Ordinance 1018 Administrative Fee Schedule, Adopted January 3, 2023</b> <b>Effective January 12, 2023</b>	
<b>Application Type</b>	<b>Fee</b>
<b>Land Use Certificate - Residential Dwelling</b> New Construction, Additions, Alterations, Repairs or Renovation of Residential Dwellings, including Single-Family and Two-Family (duplex) dwelling units	\$50.00 per structure
<b>Land Use Certificate - Residential Accessory Structure</b> New Construction or Renovation of Accessory Structures, including carports, garages, pools, decks and storage sheds	\$50.00 per structure
<b>Land Use Certificate - Pre-Manufactured Carport</b> For any detached carport manufactured or constructed off-site and delivered for assembly and/or installation	\$75.00 per structure*
<b>Land Use Certificate - Fencing/Screening</b> New Construction, Installation or Renovation of Residential, Commercial or Industrial Fencing or Screening	Residential: \$25.00* Commercial/Industrial: \$50.00 application fee plus \$1.00 per linear foot*
<b>Land Use Certificate - Commercial and Industrial</b> Change of Use/Occupancy, New Construction, Additions, Alterations, Repairs or Renovation of Commercial or Industrial structures	\$50.00 per 1,000 gross sq. foot floor area or fraction thereof with a maximum fee of \$1,000 per structure*
<b>Land Use Certificate - Home Occupation</b>	\$50.00 per occupation*
<b>Land Use Certificate - Signage - Permanent</b> New Construction, Alteration, Re-facing, Repair or Renovation of building signage or	\$50.00 plus \$2.00 per sq. foot of display area, rounded to next whole sq. ft.*
<b>Land Use Certificate - Signage - Commercial Banner/Wind Sign</b>	\$25.00 per banner, 4 maximum banners per year*
<b>Land Use - Temporary Structures</b>	Commercial: \$250.00 per 6 month renewal Temp Construction Field Office: \$50.00
<b>*Land Use Application Fee doubled if Land Use is not obtained prior to commencing work</b>	
<b>Planning Commission</b>	
<b>Rezoning</b>	\$500.00 + \$10.00 per certified letter
<b>Site Plan Approval</b>	\$500.00
<b>Planning Commission Use Approval</b>	\$300.00
<b>Concurrent Planning Commission Use &amp; Site Plan Approval</b>	\$600.00
<b>Planned Unit Development (PUD) Application</b>	\$500.00 + \$10.00 per certified letter
<b>Board of Adjustment</b>	
<b>Variance</b>	\$300.00 + \$10.00 per certified letter
<b>Special Exception</b>	\$300.00 + \$10.00 per certified letter
<b>Administrative Appeal</b>	\$300.00
<b>Annexation</b>	
<b>Annexation - R-1 Zoning</b>	\$250.00 + cost of public notice
<b>Annexation - with Zoning Petition</b>	\$500.00 + cost of public notice
<b>Deannexation</b>	\$250.00 + cost of public notice
<b>Subdivision</b>	
<b>Exempt Subdivision</b>	\$250.00
<b>Pre-Application Conference</b>	No Fee
<b>Sketch Plan</b>	\$100.00
<b>Master Plan for PUD &amp; Phased Development</b>	\$350.00
<b>Master Plan Amendment</b>	\$200.00
<b>Final Plat - Minor Subdivision</b>	\$350.00 + \$20.00 per lot + \$10.00 per certified letter
<b>Preliminary Plat - Major Subdivisions</b>	\$500.00 + \$20.00 per lot + \$10.00 per certified letter
<b>Final Plat - Major Subdivisions</b>	\$250.00 + \$10.00 per certified letter
<b>Request for Infrastructure Acceptance</b>	\$250.00
<b>Request for Subdivision Extensions</b>	\$250.00 per request
<b>Request to Vacate Plat</b>	\$500.00 + \$20.00 per lot + \$10.00 per certified letter
<b>Extensive Plat Amendments</b>	\$350.00 + \$10.00 per certified letter
<b>Subdivision Inspection</b>	\$20.00/lot - Initial Inspection \$10.00/lot - Additional inspection
<b>Roads and Right-of-Way</b>	
<b>Right-Of-Way Permit</b>	No Fee
<b>New Road Name Application Fee</b>	\$250.00 + cost of signage
<b>Road Name Change Application Fee</b>	\$250.00 + cost of public notice and signage
<b>Request to Vacate Public Right-of-Way</b>	\$250.00 + cost of public notice + property value if approved
<b>Request for Traffic Calming Measures</b>	No Fee
<b>Miscellaneous</b>	
<b>Community Banner Application</b>	No Fee
<b>Zoning / Jurisdiction Verification</b>	No Fee
<b>Assessment Letter</b>	\$50.00
<b>Printed Copy of Zoning Ordinance or Subdivision Regulations</b>	\$35.00 per copy
<b>Printed Copy of Comprehensive Plan</b>	\$35.00 per copy
<b>Public Records Request</b>	\$25.00 per hour of research, 1-hour min + cost of copies
<b>Large Format Scanning</b>	\$10.00 per page
<b>Large Format Copy/Printing</b>	\$10.00 per square foot
<b>Custom Map Generation &amp; Printing Fee</b>	\$50.00 per hour, 1-hour minimum + printing costs
<b>8.5"x11" Paper Size</b>	\$7.00
<b>11"x17" Paper Size</b>	\$14.00
<b>18"x24" Paper Size</b>	\$30.00
<b>24"x36" Paper Size</b>	\$60.00
<b>36"x48" Paper Size</b>	\$120.00
<b>36"x60" Paper Size</b>	\$150.00



Future Land Use Map  
 SP-23001, Beason Property  
 Site Plan Approval for The Landing Renovation & Addition







Legend:

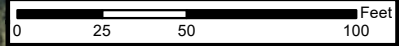
- Subject Property
- Road Centerlines
- BC Revenue Parcels

**Site Map**  
**SP-23001, Beason Property**  
**Site Plan Approval for The Landing Renovation & Addition**



SP-23001 Site

 **City of Bay Minette**  
Map Date 12/7/2022







# 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.:	<u>SP-23001</u>
Fee:	\$300.00
Paid:	<input type="checkbox"/> Cash <input type="checkbox"/> Check <input checked="" type="checkbox"/> 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)

Applicant Name: Reason Recovery LLC The Date: 11-16-22  
landing

Mailing Address: 2411 S US Hwy 31

City: Bay Minette State: AL Zip Code: 36507

Phone Number: 251 228 0061 Email: thelanding4women  
@gmail.com

### Site Information

Property Address: 2411 S US Hwy 31 Bay Minette AL  
or Property Location: 36507

\*Parcel No.: 28-08-28-4-000-012 \*PPIN No.: 040862  
\*Parcel or PPIN information must be completed 000

Request: Addition & Remodel of current  
facility.

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.

Signature of Applicant (Owner of Property of Authorized Agent) [Signature] Date 11-16-22

### 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



# 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	Zoning	Existing Land Use
North	R-2	Single Family Residential
South	B-2	Single Family Residential - vacant
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 6,339ft<sup>2</sup> 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 1,200ft<sup>2</sup> 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 <sup>2</sup>	1.76± acres	
Site Use/Type	±Square Footage	% Lot Coverage	Note
Existing Building	6,339±ft <sup>2</sup>	8.25%	Existing Facility
Proposed Addition	4,342±ft <sup>2</sup>	5.65%	New Wing and Covered Porch
Proposed Future Pavilion	1,200±ft <sup>2</sup>	1.56%	30'x40'
<b>Total Building Coverage</b>	<b>11,881±ft<sup>2</sup></b>	<b>15.46%</b>	
Existing Impervious Surface	6,850±ft <sup>2</sup>	8.92%	Driveway and Parking Areas
Additional Impervious Surface	6,140±ft <sup>2</sup>	7.99%	New Parking Area
<b>Total Impervious Surface</b>	<b>24,870±ft<sup>2</sup></b>	<b>32.37%</b>	
Landscaped Area	0±ft <sup>2</sup>	0%	No landscape plan provided
Open Space/Natural Areas	51,796±ft <sup>2</sup>	67.42%	Grassed and natural open space
<b>Total Landscaped/Open Space</b>	<b>51,796±ft<sup>2</sup></b>	<b>67.42%</b>	

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 4,342ft<sup>2</sup>. for the new wing. The existing structure is approximately 6,339ft<sup>2</sup> 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 4,047ft<sup>2</sup> of conditioned space and 295ft<sup>2</sup> of unconditioned area with the covered deck. It contains approximately 1,200ft<sup>2</sup> 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, heirs, 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 11,523ft<sup>2</sup>// .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 cover 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.

- j) *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:

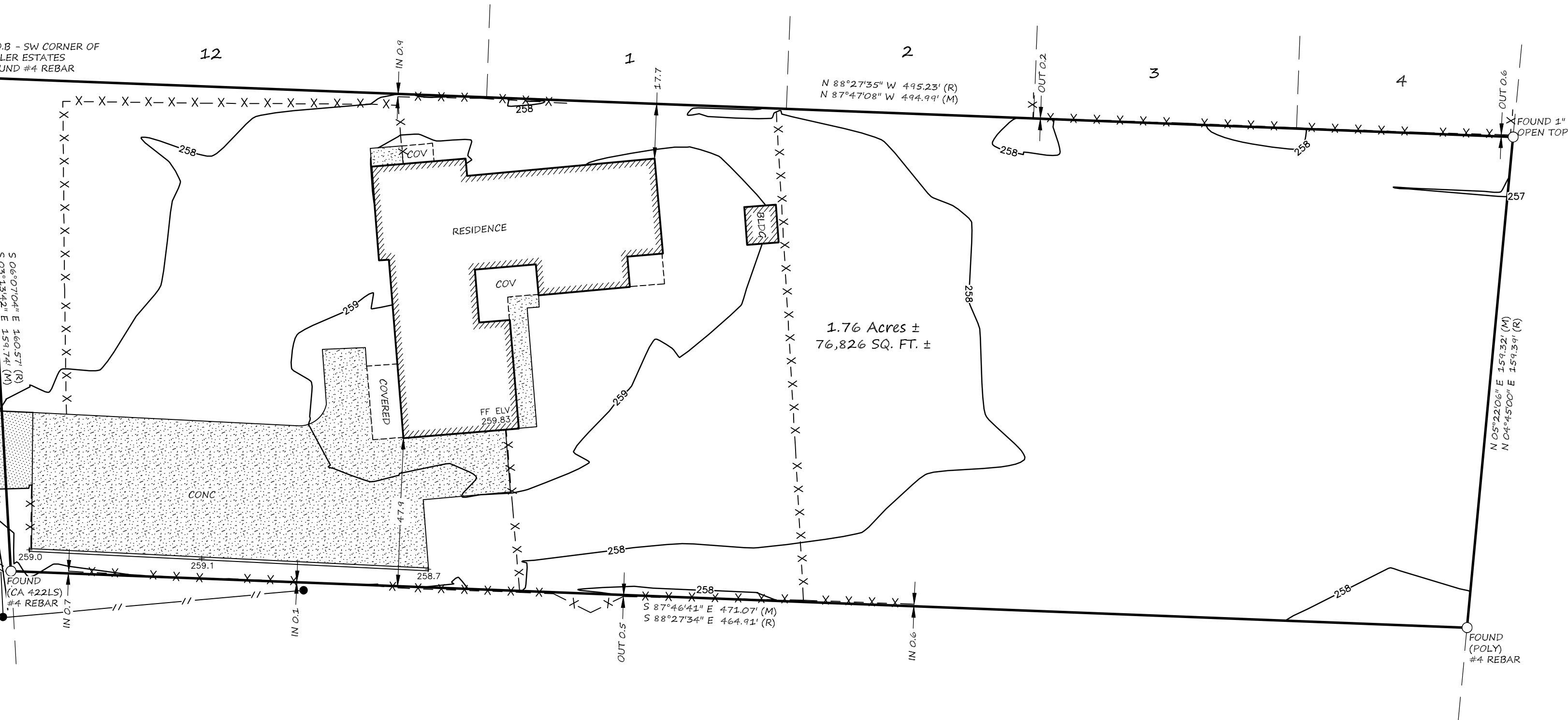
- Approve the Site Plan
- Approve the Site Plan with conditions, stating the conditions required
- Deny the Site Plan, with stated factors for the denial
- Table Request, due to lack of information

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.



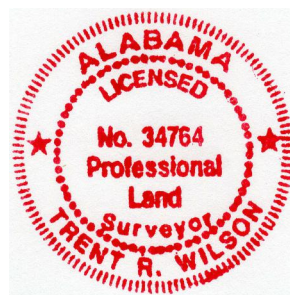
y & Topographic Survey

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.

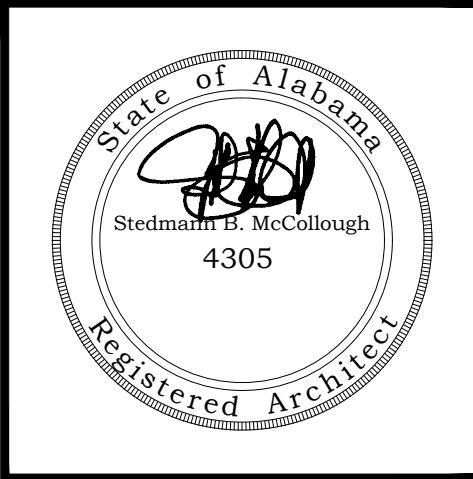
*Wilson*

PLS #34764  
Surveying LLC  
ve., Suite 12  
AL 36542  
-975-7555

**WEYGAND  
WILSON  
SURVEYORS**

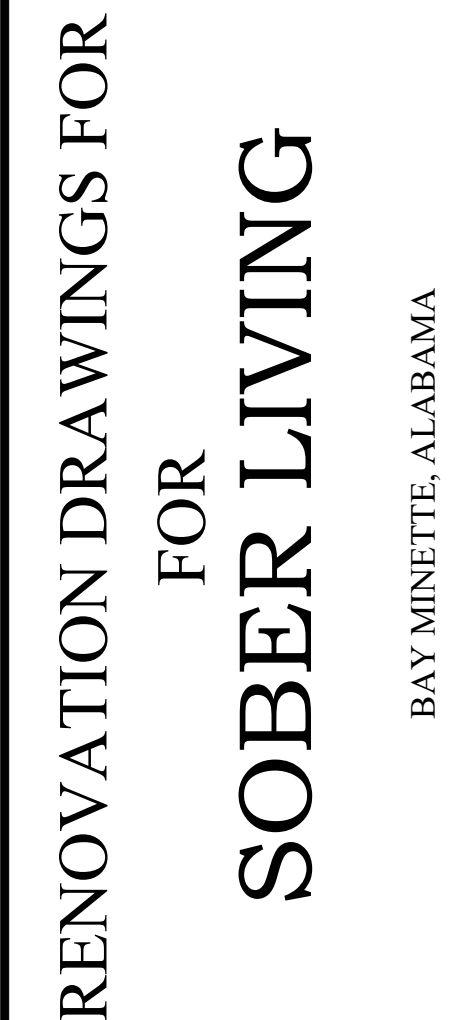


is firm. The parcel shown hereon is subject to setbacks, zoning, easements, rights of way  
ures, utilities, cemeteries or burial sites were not located unless otherwise noted.  
eriod of 6 years from the date of survey and non-transferable.



DRAWING INDEX	
SHEET NO.	SHEET TITLE
T1.0	TITLE SHEET & SITE PLAN
	ARCHITECTURAL
A1.0	ADA SHEET
LS1.1	LIFE SAFETY PLAN
A1.1	FLOOR PLAN
A1.2	ROOF PLAN
A2.1	SCHEDULES, INTERIOR ELEVATIONS & WALL SECTION
A3.1	EXTERIOR ELEVATIONS
	STRUCTURAL
S0.0	GENERAL NOTES
S0.1	GENERAL NOTES
S1.0	FOUNDATION PLAN
S1.1	FOUNDATION SECTIONS & DETAILS
S2.0	CEILING FRAMING PLAN
S3.0	ROOF FRAMING PLAN
S4.0	SHEAR WALL PLAN
S5.0	FRAMING SECTIONS & DETAILS
S5.1	FRAMING SECTIONS & DETAILS
	ELECTRICAL
E1.0	LEGENDS, NOTES AND SPECIFICATIONS
E2.0	POWER PLAN
E3.0	LIGHTING PLAN
E4.0	RISER DIAGRAM AND PANEL SCHEDULE
	PLUMBING
P1.0	PLUMBING NOTES AND SCHEDULES
P2.0	PLUMBING PLAN
P3.0	SANITARY PLAN
	MECHANICAL
M1.0	HVAC NOTES AND LEGENDS
M2.0	HVAC PLAN

1. 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.
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.
4. DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED.
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.
6. PROVIDE TEMPORARY SETTLING BASINS, BAY HALES, 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 CONSTRUCTION.
8. PROVIDE CHEMICAL BARRIER TO BUILDING FROM SUBTERRANEAN TERMITE ATTACK.
9. NO QUALIFYING STATEMENTS OR EXCEPTIONS TO PLANS OR NOTES ARE ALLOWED.
10. ALL WORK RELATED DEBRIS SHALL BE REMOVED FROM THE SITE REGULARLY AND PROMPTLY.
11. THE CONTRACTOR SHALL LEAVE ALL AREAS AND FINISHED SPACES IN A CLEAN AND ACCEPTABLE CONDITION AT THE PROJECT COMPLETION.
12. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE FULLY COORDINATED WITH THE ARCHITECT'S 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 CONTRACTORS 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 INTERNATIONAL FIRE CODE, AND 2018 NATIONAL ELECTRICAL CODE.
15. DO NOT SCALE DRAWINGS; DIMENSIONS OR LINEAR MEASUREMENTS TAKE PRECEDENT OVER NOTED DIMENSIONS.
16. 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 INDUSTRY STANDARDS.



TITLE SHEET  
& SITE PLAN



ACCESSIBLE NOTES:

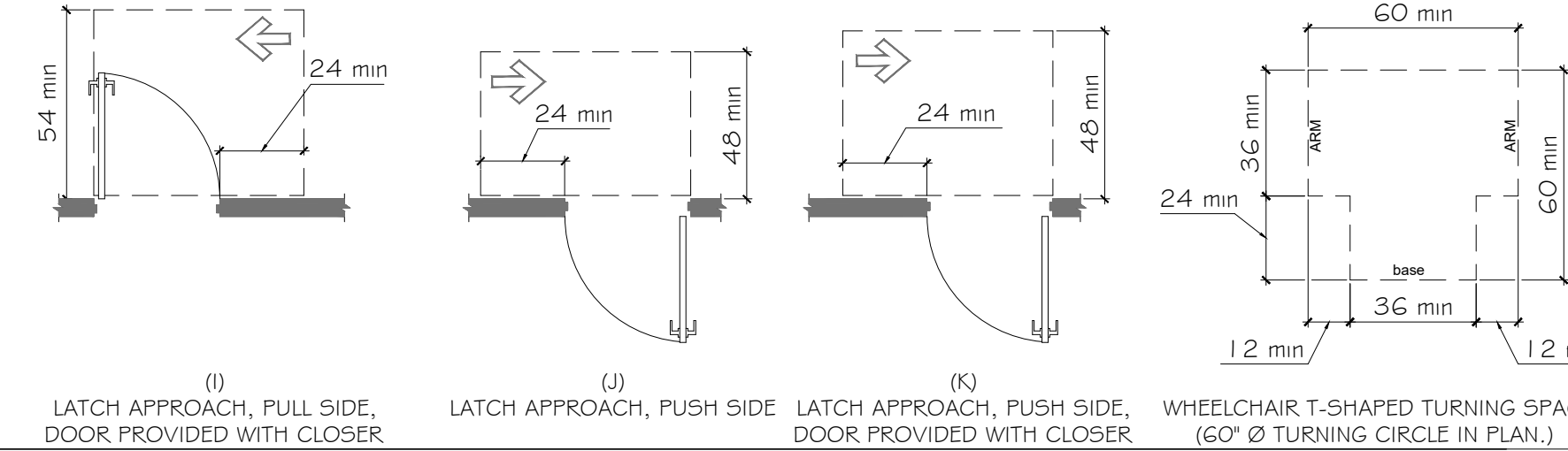
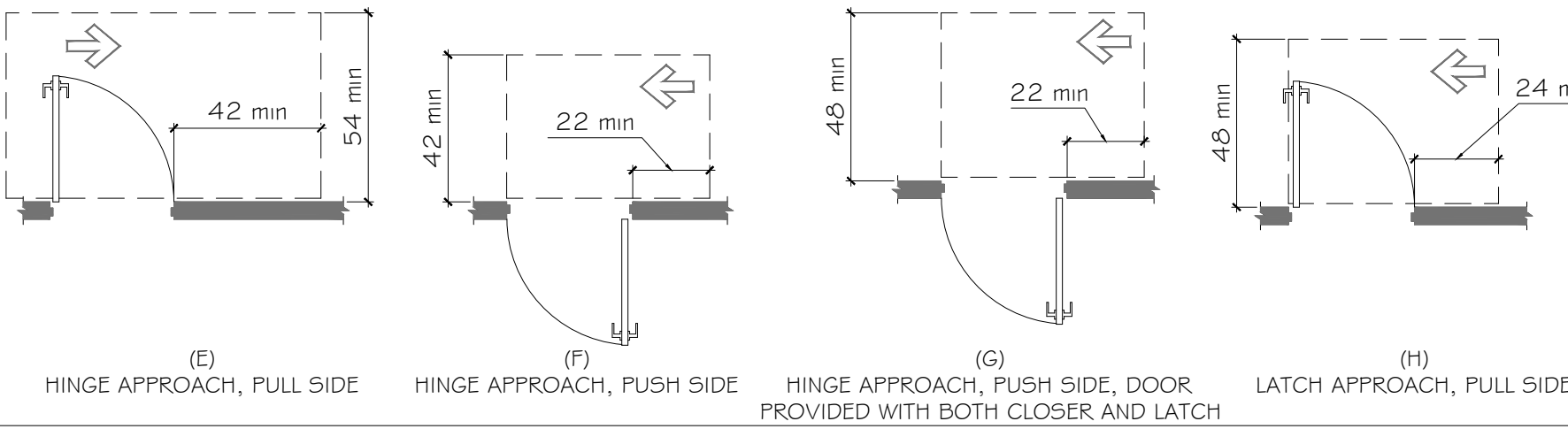
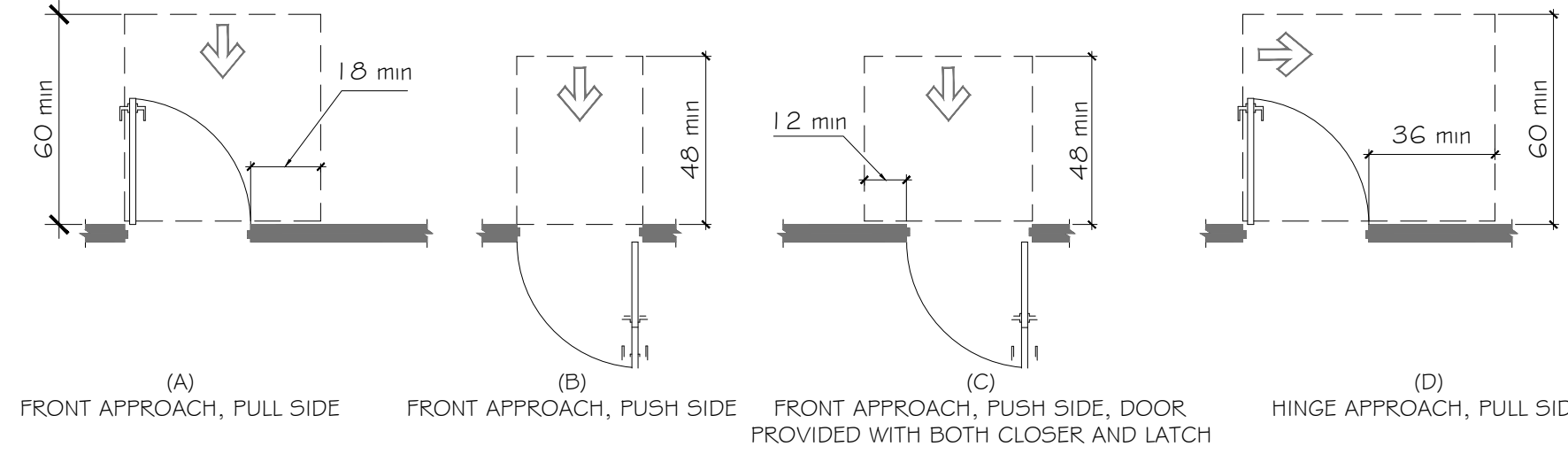
1/A1.0 ADA COMPLIANCE DOOR SWINGS AND CLEARANCES

309.4 OPERATION. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5# MAXIMUM.

404.2.7 DOOR & GATE HARDWARE. DOOR HARDWARE THAT CAN BE OPERATED WITH A CLOSED FIST OR A LOOSE GRIP ACCOMMODATES THE GREATEST RANGE OF USERS. HARDWARE THAT REQUIRES SIMULTANEOUS HAND AND FINGER MOVEMENTS REQUIRE GREATER DEXTERITY AND COORDINATION, AND IS NOT RECOMMENDED.

DOOR PULLS TO HAVE ACCESSIBLE LEVERS AND NOT TO EXCEED 5LBS. OF FORCE REQUIRED TO OPEN

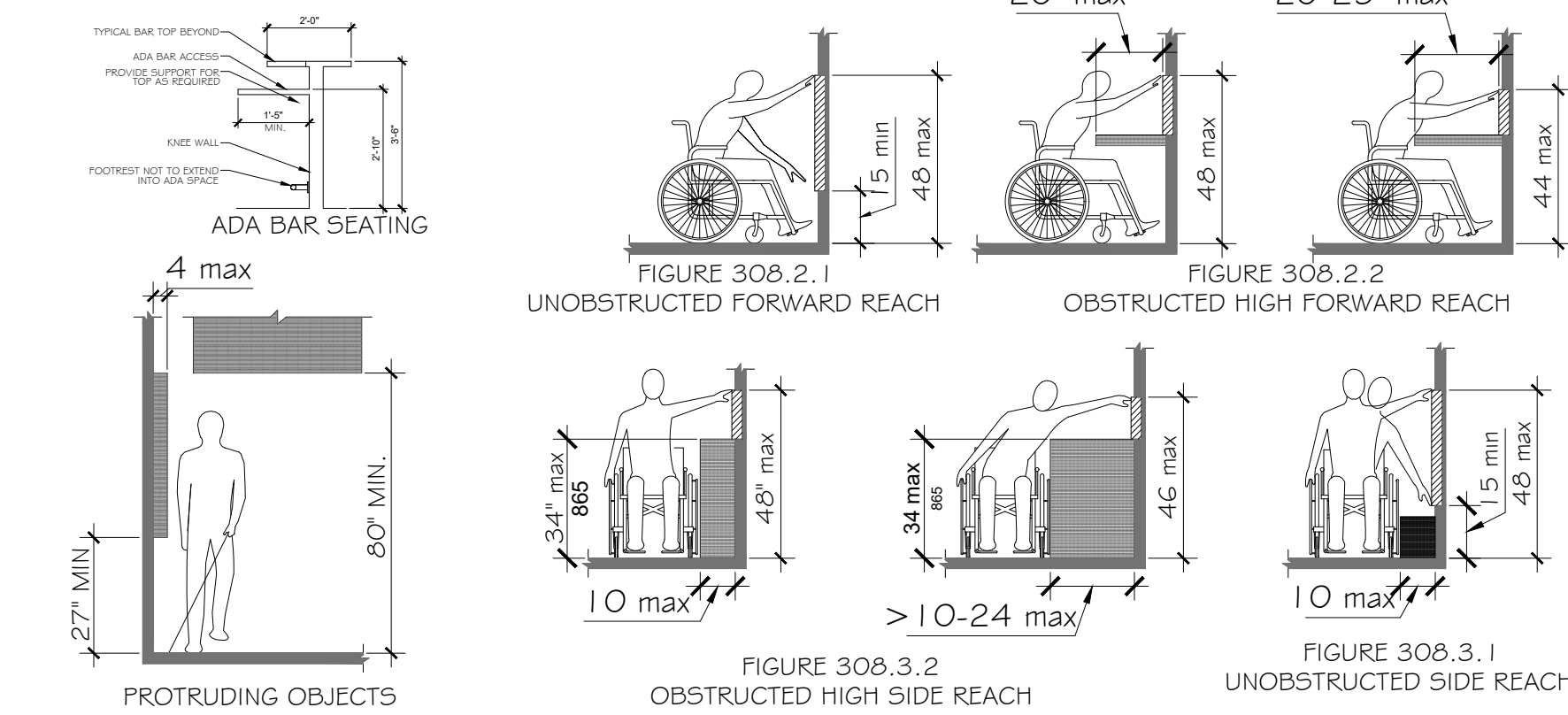
SEC. 404 : 2010 ADA STANDARDS



2/A1.0 REACH /PROTRUDING OBJECTS

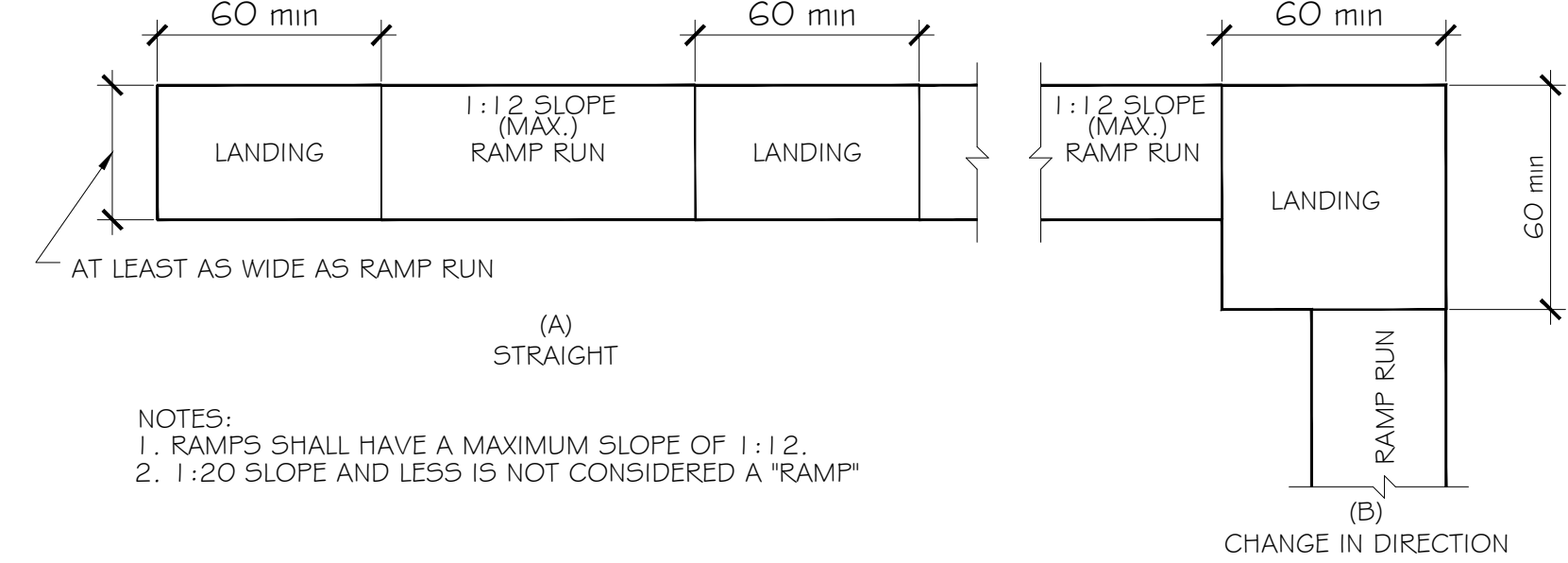
THE FOLLOWING DIAGRAMS SHALL BE TYPICAL FOR ALL ADA COMPLIANT CONDITIONS FOR MOUNTED OBJECTS: (INCLUDING BUT NOT LIMITED TO HAND DRYERS; SOAP DISPENSERS; AND PAPER TOWEL DISPENSERS)

SEC. 308 : 2010 ADA STANDARDS



3/A1.0 ADA COMPLIANT RAMPS

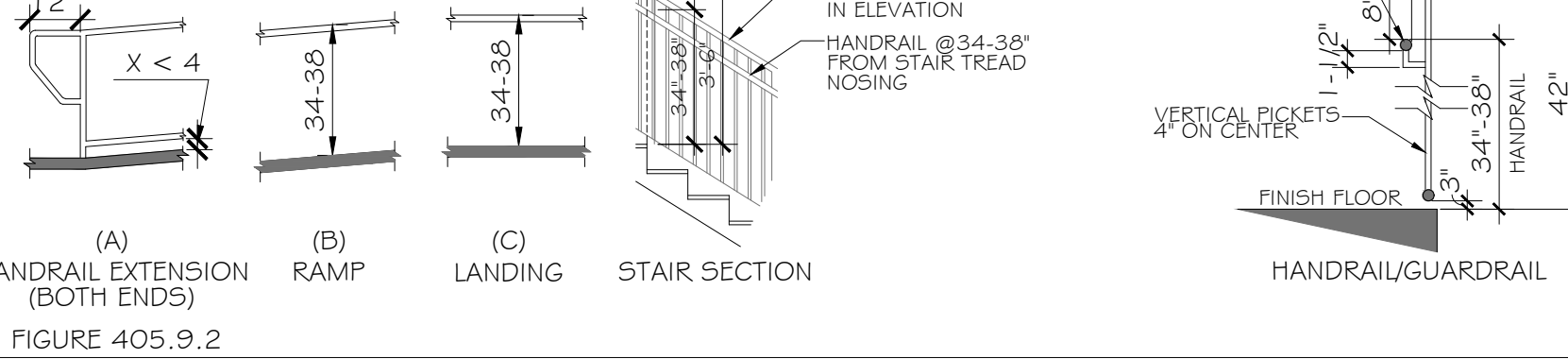
SEC. 405.7 : 2010 ADA STANDARDS



4/A1.0 RAILINGS

ALL RAILING SHALL COMPLY WITH THE FOLLOWING DIAGRAMS:

SEC. 505 : 2010 ADA STANDARDS

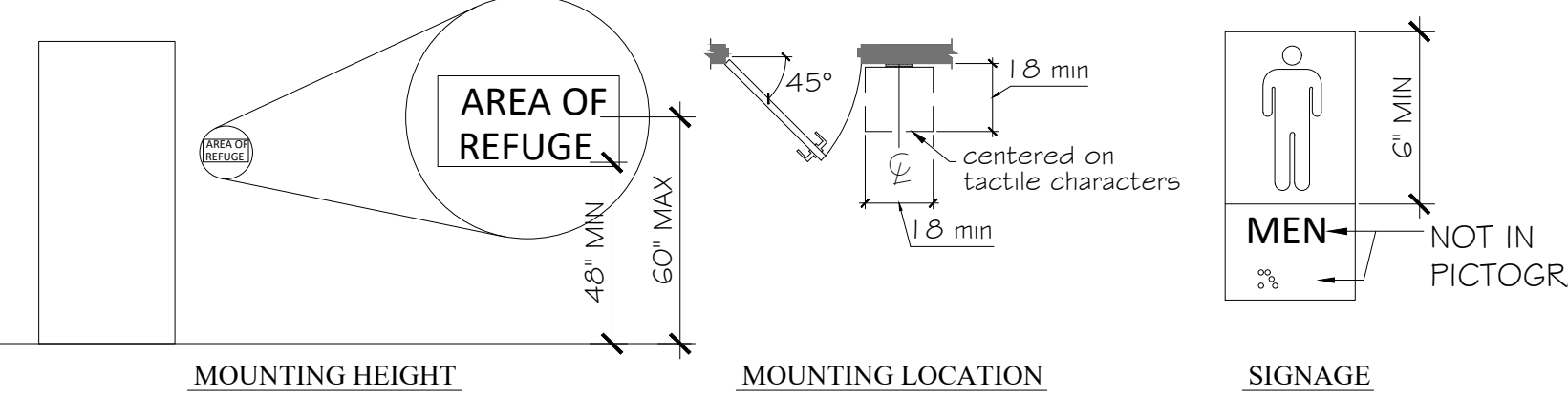


5/A1.0 COMMUNICATION ELEMENTS AND FEATURES

SEC. 703 : 2010 ADA STANDARDS

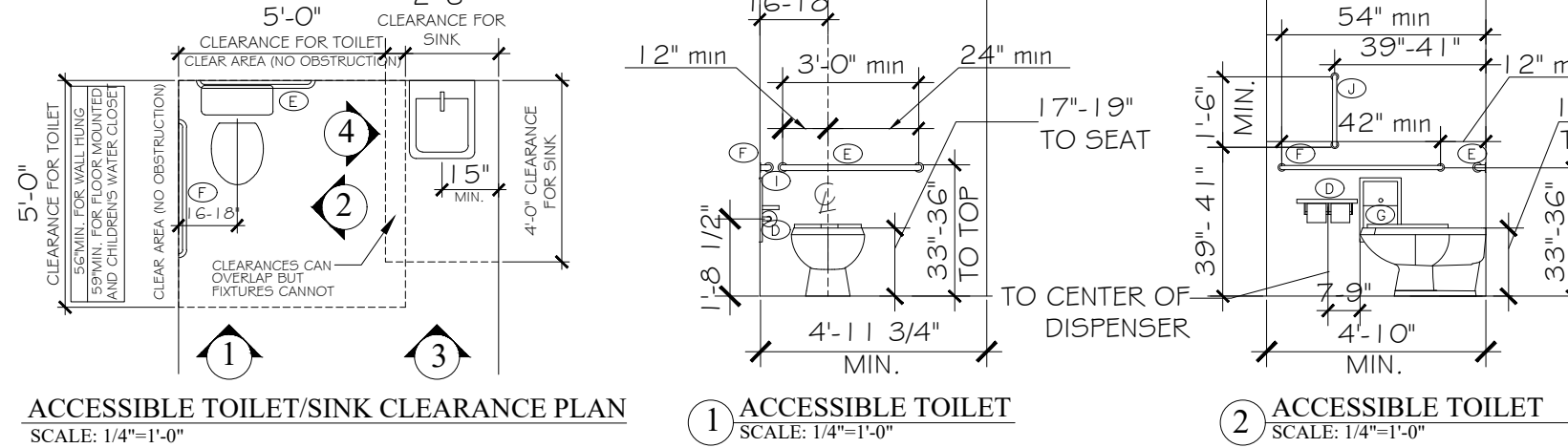
703.4.2 LOCATION. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES (455 MM) MINIMUM BY 18 INCHES (455 MM) MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

703.7 SYMBOLS OF ACCESSIBILITY. SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH 703.7



6/A1.0 ADA ACCESSIBLE BATHROOM FIXTURES/ACCESSORIES

SEC. 604 : 2010 ADA STANDARDS



ACCESSIBLE TOILET/SINK CLEARANCE PLAN

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

OBSTRUCTED FIXTURES SHALL BE MOUNTED ACCORDING TO SECTION 2/A1.0

PLASTIC LAMINATE COUNTERTOP CLOSURE (IF APPLICABLE)

WHEN NOT OBSTRUCTED

3 ACCESSIBLE VANITY

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

4 VANITY SECTION

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

5 ACCESSIBLE URINAL

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

6 ACCESSIBLE URINAL

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

7 ACCESSIBLE URINAL

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

8 ACCESSIBLE URINAL

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

9 ACCESSIBLE URINAL

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

10 ACCESSIBLE URINAL

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

11 ACCESSIBLE URINAL

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

12 ACCESSIBLE URINAL

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

13 ACCESSIBLE URINAL

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

14 ACCESSIBLE URINAL

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

15 ACCESSIBLE URINAL

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

16 ACCESSIBLE URINAL

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

17 ACCESSIBLE URINAL

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

18 ACCESSIBLE URINAL

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

19 ACCESSIBLE URINAL

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

20 ACCESSIBLE URINAL

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

21 ACCESSIBLE URINAL

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

22 ACCESSIBLE URINAL

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

23 ACCESSIBLE URINAL

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

24 ACCESSIBLE URINAL

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

25 ACCESSIBLE URINAL

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

26 ACCESSIBLE URINAL

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

27 ACCESSIBLE URINAL

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

28 ACCESSIBLE URINAL

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

ACCESSORIES LEGEND

SYMBOL	DESCRIPTION
(A)	ACCESSIBLE MIRROR UNIT
(B)	SOAP DISPENSER
(C)	ELECTRIC HAND DRYER
(D)	TOILET PAPER DISPENSER
(E)	36" REAR GRAB BAR
(F)	42" SIDE GRAB BAR
(G)	SANITARY NAPKIN DISPOSAL
(H)	BABY CHANGING STATION
(I)	PAPER TOWEL DISPENSER / WASTE RECEPTACLE COMBO
(J)	VERTICAL GRAB BAR
(K)	DRINKING FOUNTAIN

ADA TOILET COMPARTMENTS

DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA  
TOILET COMPARTMENT DOORS SHALL HAVE ADA DOOR PULLS ON EACH SIDE  
DOORS SHALL BE SELF CLOSING

ABBREVIATION LEGEND

ABBREV.	TERM
ACC.	ACCESSIBLE
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	DIMENSION(S)
D/W	DISHWASHER
ELEC.	ELECTRIC / ELECTRICAL
ELEV.	ELEVATOR
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.	GYPSON BOARD
H.B.	HOSE BIBB
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
S/S	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
W/D	WASHER DRYER
W/O	WITH OUT

GENERAL NOTES

- ALL PRODUCTS, MATERIALS, AND CONSTRUCTION SHALL BE PROVIDED AND/OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, GUIDELINES, AND/OR INDUSTRY STANDARDS.
- 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.
- 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, ETC.
- DO NOT SCALE DRAWINGS!!! DIMENSIONS OR LINEAR MEASUREMENTS TAKE PRECEDENCE OVER NOTED DIMENSIONS.
- 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
- 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.
- ALL EXISTING SITE CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.
- PROVIDE CHEMICAL BARRIER TO BUILDING FROM SUBTERRANEAN TERMITE ATTACK.
- NO QUALIFYING STATEMENTS OR EXCEPTIONS TO PLANS OR NOTES TO BE ALLOWED.
- ALL WORK RELATED DEBRIS SHALL BE REMOVED FROM THE SITE REGULARLY AND PROPERLY.
- THE CONTRACTOR SHALL LEAVE ALL AREAS AND FINISHED SPACES IN A CLEAN AND ACCEPTABLE CONDITION AT THE PROJECT COMPLETION.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY W/ OSHA REQUIREMENTS.
- ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, ELECTRICAL, PLUMBING, AND MECHANICAL.



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



RENOVATION DRAWINGS FOR  
FOR  
SOBER LIVING  
BAY MINETTE, ALABAMA

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

SCALE: 1/4" = 1'-0"  
SHEET NO.:

A1.0

ADA SHEET

1  
LS1.1

WALL TYPE

WOOD FRAMING PER STRUCT.  
6"  
BOTTOM OF DECK  
FIRE CAULK EA. SIDE  
BATT. INSULATION  
2X4 or 2x6 WOOD STUDS AT 16" O.C.  
2 LAYERS 5/8" XP FIRE SHIELD GYP. BD.  
BASE AND FLOOR AS SCHEDULED  
FIRE CAULK EA. SIDE

2  
LS1.1

WALL TYPE

WOOD FRAMING PER STRUCT.  
6"  
WALL UP TO CEILING  
FIRE CAULK BOTH SIDES  
BATT. INSULATION  
2X4 or 2x6 WOOD STUDS AT 16" O.C.  
5/8" XP FIRE SHIELD GYP. BD.  
BASE AND FLOOR AS SCHEDULED

WALL TYPE 2HR. UL# U301

WALL TYPE 1HR. UL# U305

A

CEILING TYPE

60 MIN. RATED CEILING - (2) LAYER TYPE "X" 5/8" GYPSUM BOARD, PER TABLE 722.6.2 (1) OF 2018 IBC

CEILING TYPE 60 MIN.

DRAFT STOP DETAIL

5/8" GYPSUM "TAPED"  
WOOD TRUSS PER STRUCT.  
5" h x 3" w 1/2" PLYWOOD PANEL WITH SELF-CLOSING COMMERCIAL DOOR HINGES

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

LEGEND

47'

DISTANCE IN FEET  
EXIT TRAVEL DISTANCE

EXIT

EXIT SIGN WITH  
EMERGENCY LIGHTING

←

ARROW INDICATES DIRECTION  
EXIT SIGN

EXIT

EMERGENCY LIGHTS

EMER

FIRE EXTINGUISHER

FEC

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

-CONSTRUCTION TYPE:

VB, SPRINKLERED

-OCCUPANCY

R-4

-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.

-OCCUPANT LOAD

NEW MEETING ROOM =78 OCC. NEW BEDROOMS=16 OCC. EXISTING = 28 OCC.

-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

-EXIT TRAVEL DISTANCE

<250'

-PROVIDED FIRE EXTINGUISHER

3 IN NEW WING

-FIRE WALL SEPARATING EXISTING AND NEW FIRE AREAS

2 HOUR FIRE WALL PER 706.4

-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

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 5/8" 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

-FIRE PARTITION SEPARATING BEDROOMS & CORRIDOR

1 HOUR FIRE PARTITION PER 420.2

-FIRE PARTITION NOTES: FIRE PARTITION TO STOP AT UNDERSIDE OF CEILING GIVEN THE CEILING HAS AN EQUAL RATING RE: IBC 2018 420.2, 708.4 AND 1020.1

1

LIFE SAFETY PLAN

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

RENOVATION DRAWINGS FOR  
FOR  
SOBER LIVING  
BAY MINETTE, ALABAMA

JOB NO.:

DRAWN: CLT

CHECKED: SBM

DATE: 2022.11.11

REVISION:

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

SHEET NO.:

LS1.1

LIFE SAFETY PLAN





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36547-6310  
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RENOVATION DRAWINGS FOR  
FOR  
SOBER LIVING

BAY MINETTE, ALABAMA

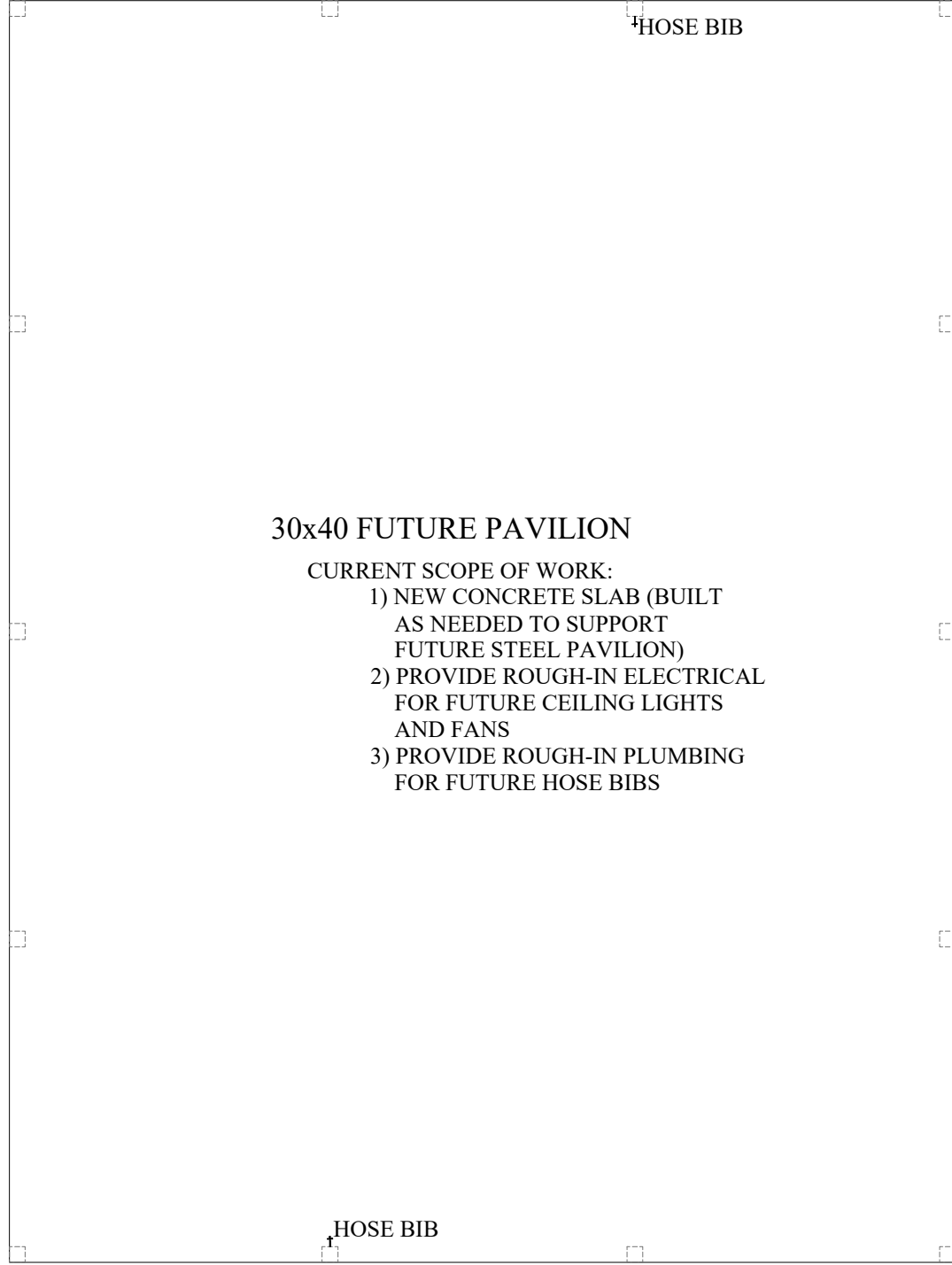
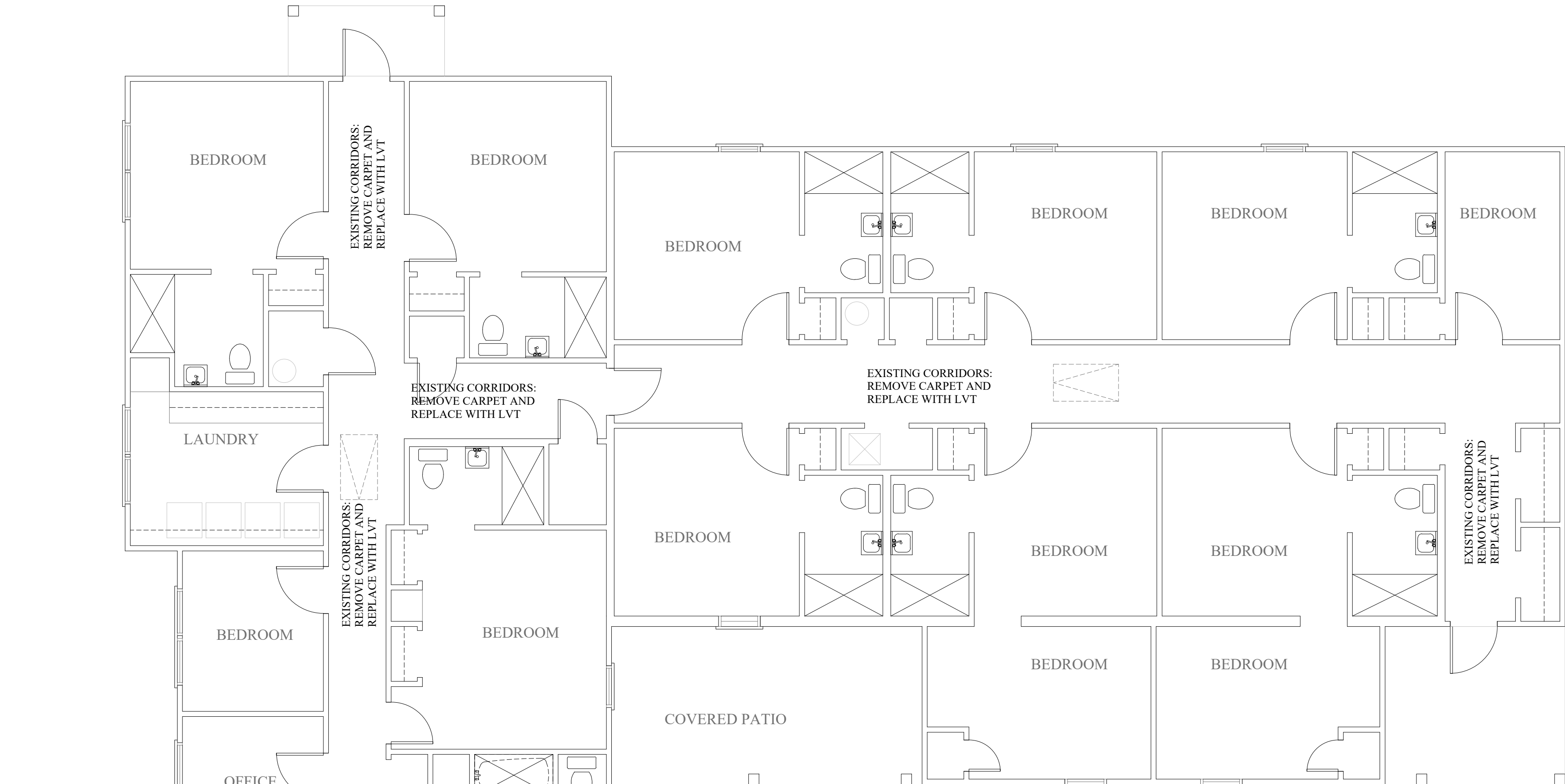
JOB NO.:  
DRAWN: CLT  
CHECKED: SBM  
DATE: 2022.11.11  
REVISION:

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

SHEET NO.:

A1.1

RENOVATION  
FLOOR PLAN



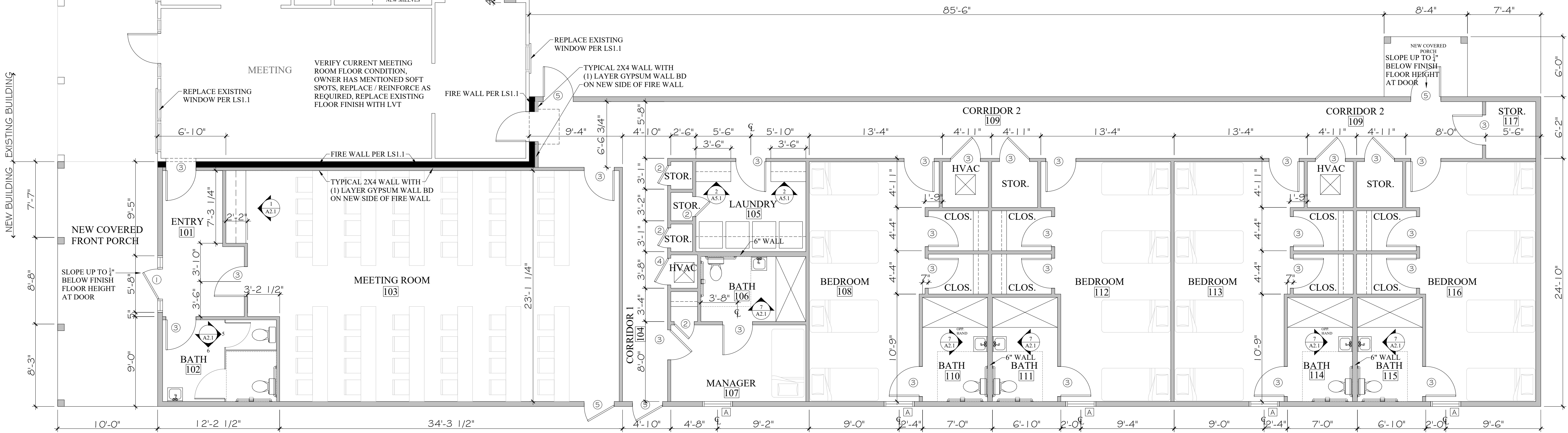
**WALL NOTES**

ALL WALLS TO RECEIVE BATT INSULATION. 2X4 WALLS TO RECEIVE R-13, 2X6 WALLS TO RECEIVE R-19.

2X4" WOOD STUD WALLS TO BE 16" O.C. WITH 5/8" GYP. BD. PAINTED EACH SIDE. PROVIDE DOUBLE TOP PLATE AND PRESSURE TREATED BOTTOM PLATE (SEE STRUCTURAL)

2X6" WOOD STUD WALLS TO BE 16" O.C. WITH 5/8" GYP. BD. PAINTED EACH SIDE. PROVIDE DOUBLE TOP PLATE AND PRESSURE TREATED BOTTOM PLATE (SEE STRUCTURAL)

1 RENOVATION FLOOR PLAN  
SCALE: 3/16" = 1'-0"





OBJ NO.:	
DRAWN:	CLT
CHECKED:	SBM
DATE:	2022.11.11
REVISION:	

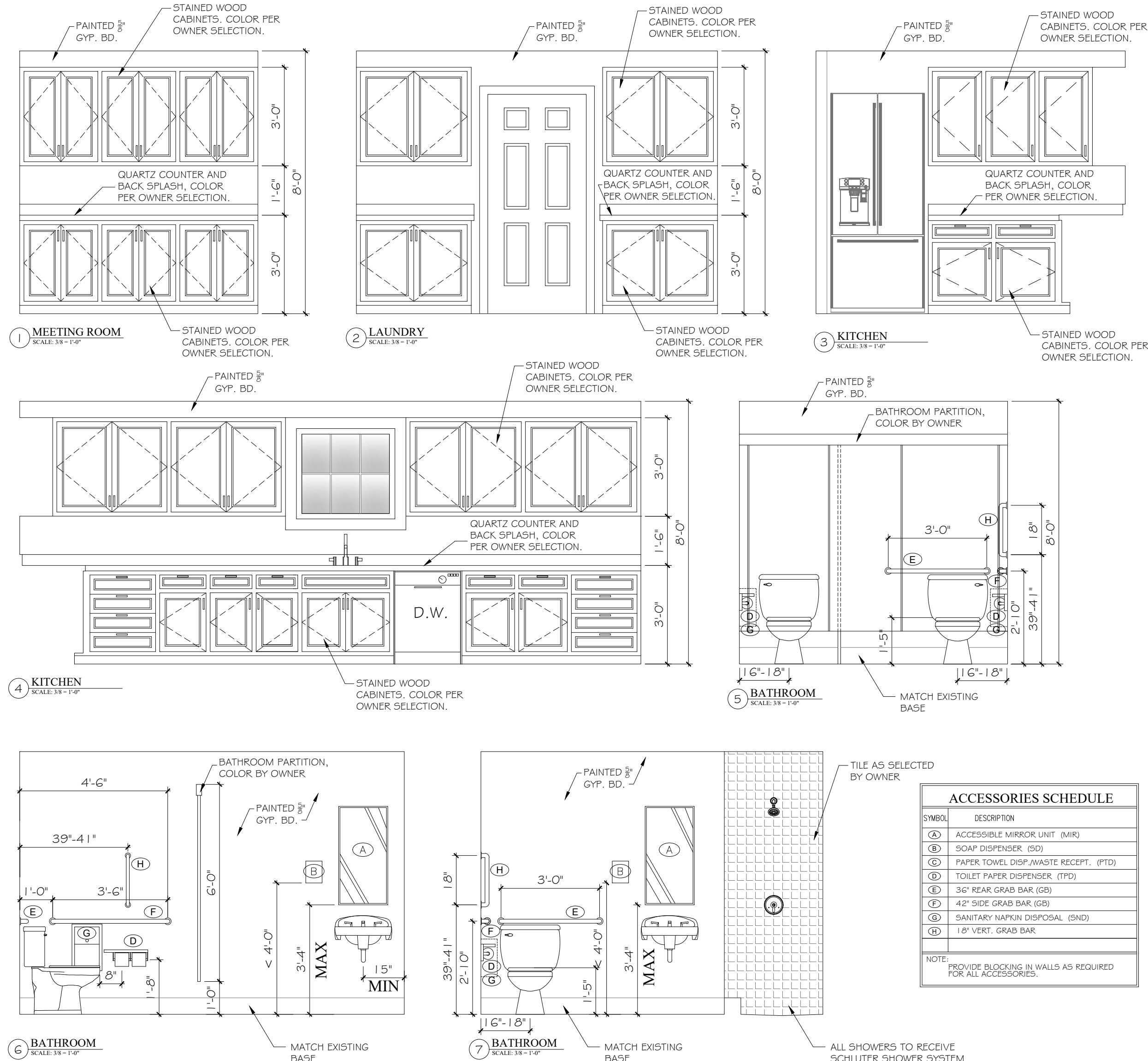
SHEET NO.:

RENOVATION  
ROOF PLAN

DASH BOUNDARY INDICATES  
EXTENT OF ROOF PROTECTION  
PER IBC 2018 706.6 EXCEPTION 4  
(4.3) REFER TO LIFE SAFETY  
PLAN PROJECT DATA, THIS —  
ROOF PROTECTION IS NEEDED  
WITHIN 4' OF THE FIRE WALL,  
BOTH EXISTING AND NEW  
ROOF WITHIN THIS BOUNDARY

GRAY AREA INDICATES  
PORTION OF EXISTING ROOF  
THAT IS COVERED BY THE  
- NEW ROOF

PE8/12 SLOPE  
NEW



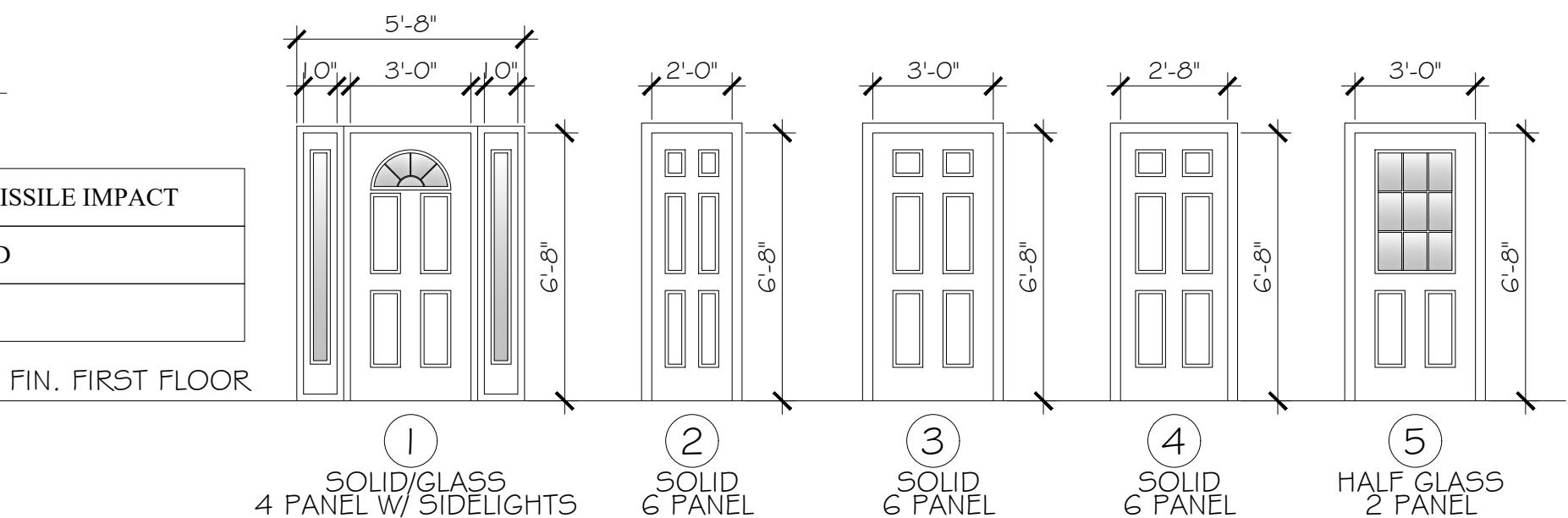
DOOR SCHEDULE

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



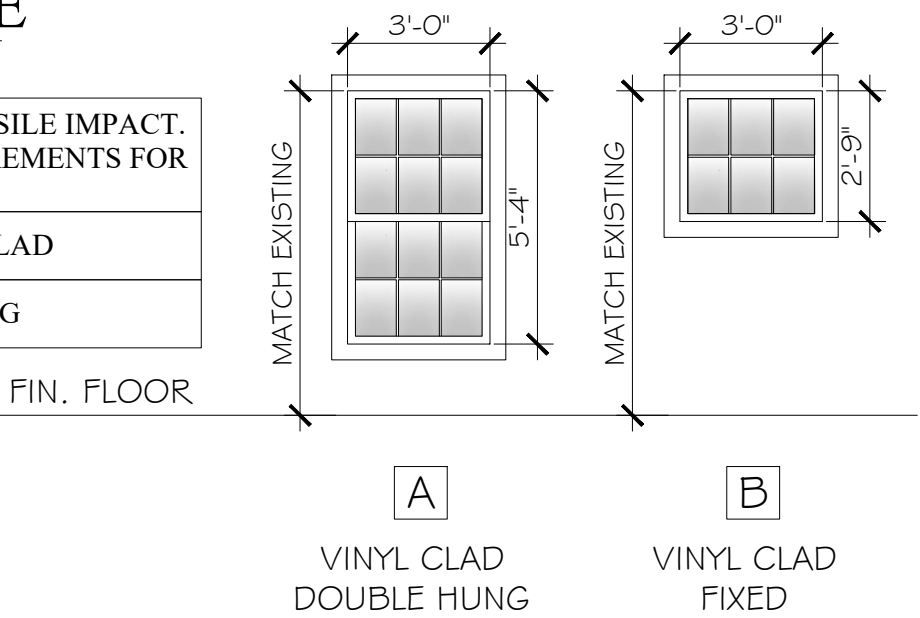
WINDOW SCHEDULE

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



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

NEW ROOF TO MATCH EXISTING TYPE, COLOR & SLOPE ON "ICE & WATER SHIELD" ON 5/8" APA RATED SHEATHING ON 2x STICK FRAMING, SEE STRUCTURAL

ALUM. DRIP EDGE  
MATCH EXISTING PAINTED METAL FASCIA  
2x P.T. SUB-FASCIA  
MATCH EXISTING VENTED VINYL SOFFIT

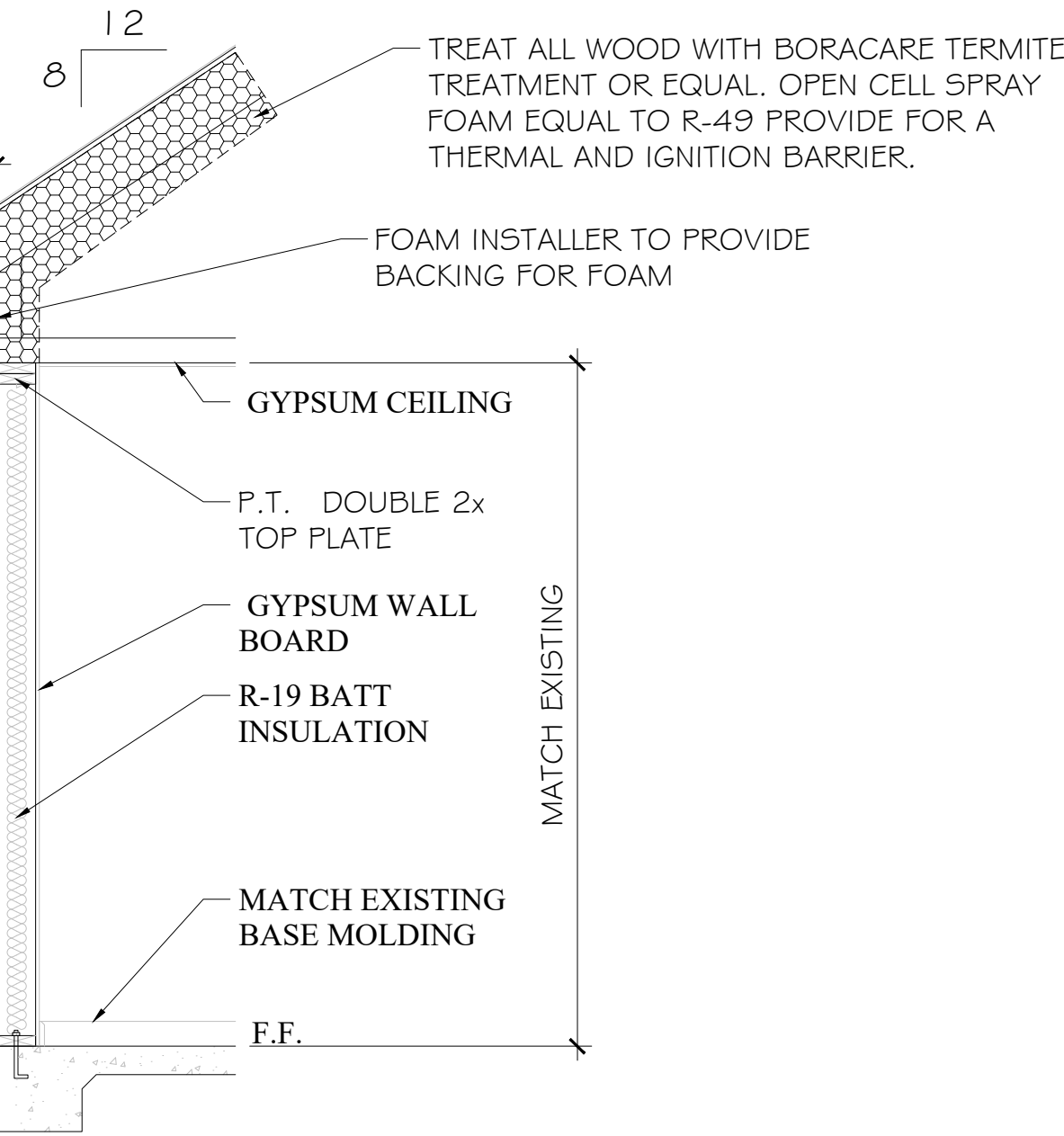
MATCH EXISTING LAP SIDING TYPE & COLOR OVER TYVEK OR EQUAL ON 5/8" APA RATED SHEATHING ON 2x6 WOOD STUDS

SLAB ON GRADE, RE: STRUCT.

EXISTING GRADE VARIES FROM 0" TO -12" BELOW FINISH FLOOR

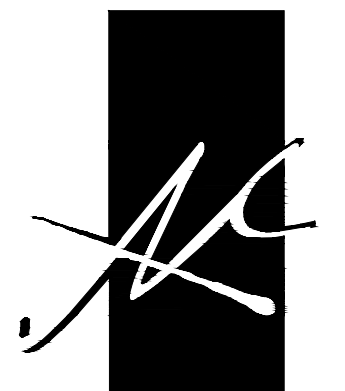
TYPICAL WALL SECTION

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



ROOM FINISH SCHEDULE

	ROOM NUMBER	ROOM NAME	FLOORS			WALLS		CEILING			CHAIR RAIL	REMARKS
			FLOOR	BASE	FINISH	MATERIALS	FINISH	MATERIAL	FINISH	HEIGHT		
GROUND LEVEL	101	ENTRY	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	(3)	
	102	BATH	TILE	(2)	-	M.R. GYP. BD. (1)	PAINT	M.R. GYP. BD.	PAINT	9'-0"	-	(1)
	103	MEETING ROOM	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	(3)	
	104	CORRIDOR 1	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	(3)	
	105	LAUNDRY	LVT	(2)	PRE-FIN	GYP. BOARD	PAINT	GYP. BOARD	PAINT	9'-0"	-	
	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"	-	
GENERAL NOTES												
ABBREVIATIONS						REMARKS						
GYP. BOARD						(1) TILE TUB/SHOWER WALLS TO CEILING						
M.R. GYP. BD.						(2) MATCH EXISTING BASE MOLDING						
RE: ELEV.						(3) MATCH EXISTING CHAIR RAIL						
PRE-FIN												
LVT						NOTE: FINAL SELECTION OF ALL MATERIALS AND COLORS TO BE DETERMINED BY OWNER.						



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RENOVATION DRAWINGS FOR

FOR

SOBER LIVING

BAY MINETTE, ALABAMA

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

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

SHEET NO.:

A2.1

DOOR, WINDOW & ROOM  
FINISH SCHEDULE



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RENOVATION DRAWINGS FOR  
FOR  
SOBER LIVING  
BAY MINETTE, ALABAMA

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

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

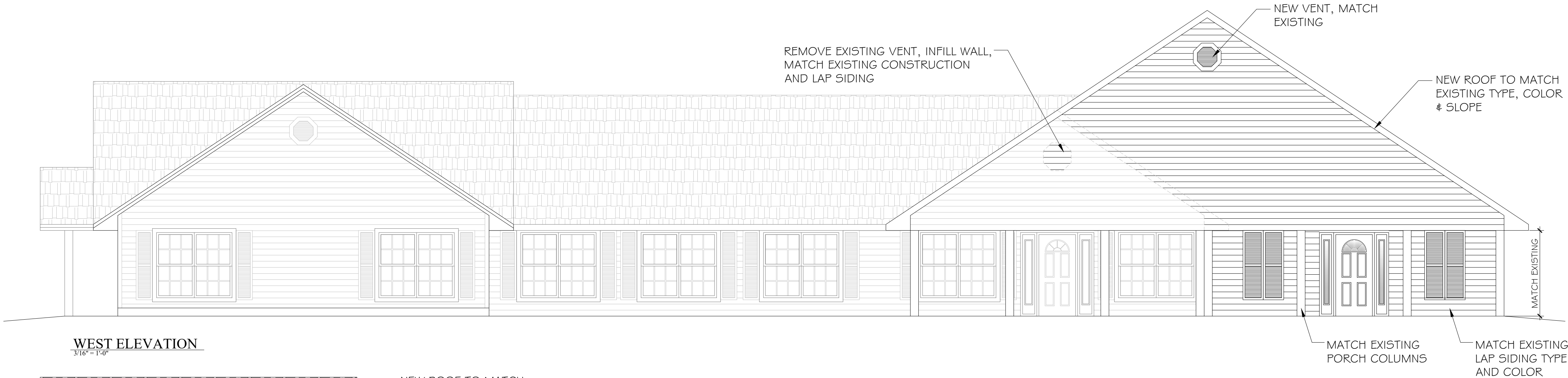
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A3.1

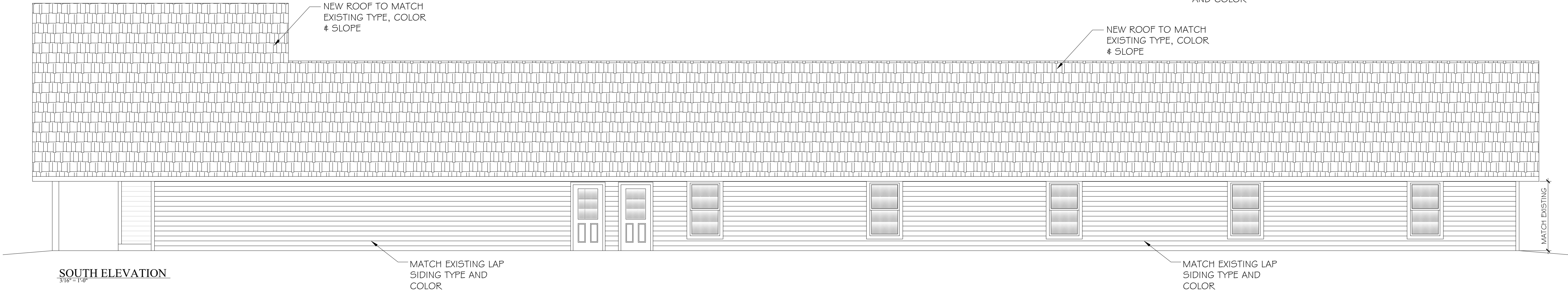
EXTERIOR ELEVATIONS

GENERAL NOTE

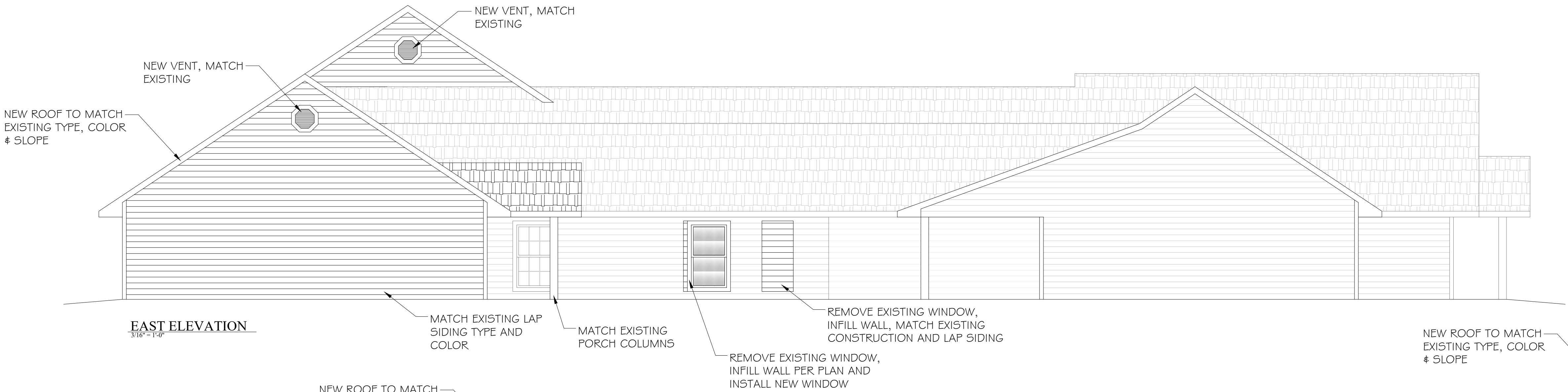
1 ALL HEIGHT DIMENSIONS ARE TO BE FIELD VERIFIED. DIMENSIONS SHOWN HERE ARE APPROXIMATES ONLY, MATCH EXISTING FLOOR HEIGHTS AND TOP PLATE HEIGHTS



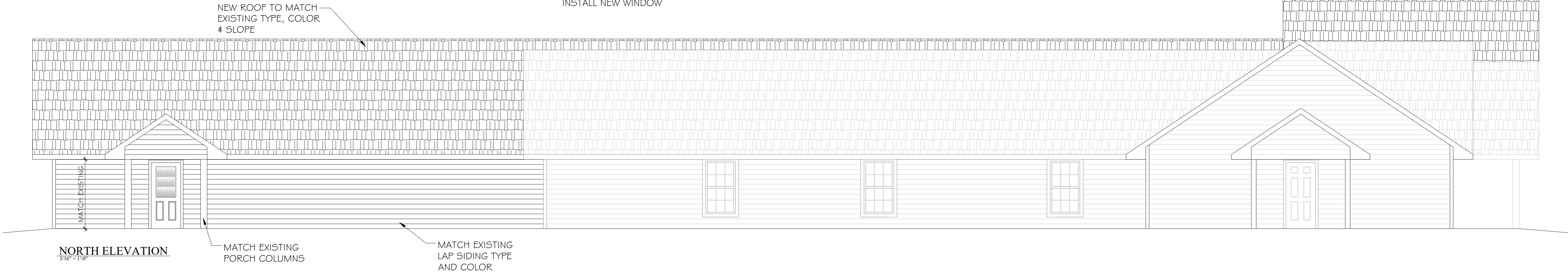
WEST ELEVATION  
3/16" = 1'-0"



SOUTH ELEVATION  
3/16" = 1'-0"



EAST ELEVATION  
3/16" = 1'-0"



NORTH ELEVATION  
3/16" = 1'-0"

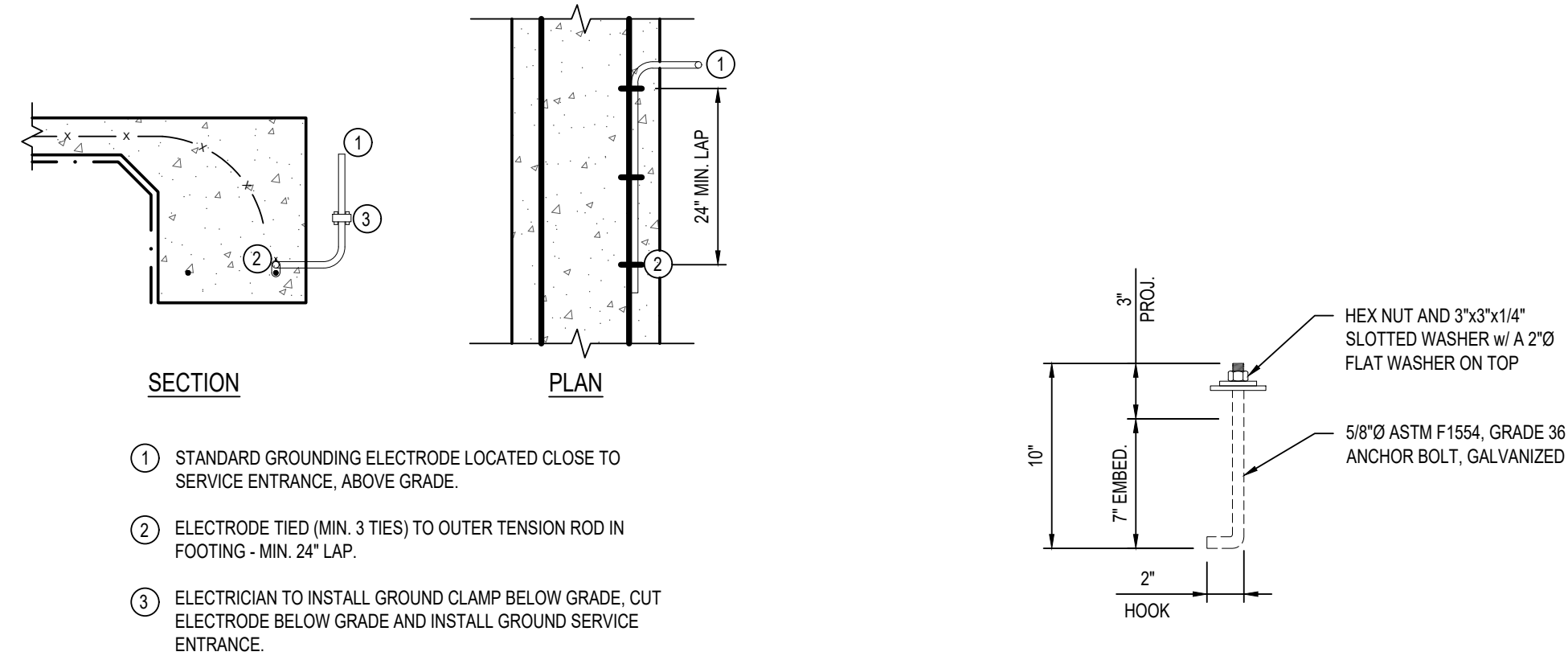










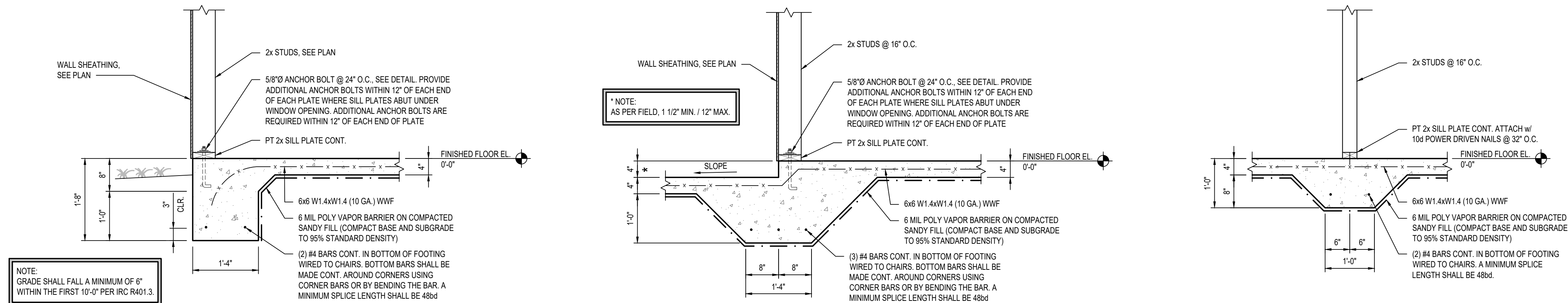


## TYPICAL GROUNDING DETAIL

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

## TYPICAL ANCHOR BOLT DETAIL

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



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

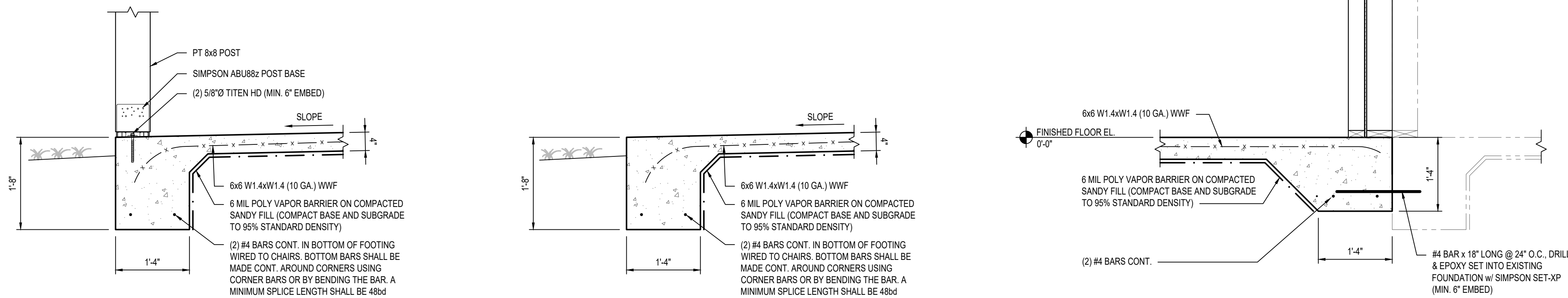
SCALE:  $\frac{3}{4}" = 1'-0"$

**B** SECTION  
S-1.1 SCALE: 3/4" = 1'-0"

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

**C** SECTION  
S-1.1 SCALE: 3/4" = 1'-0"

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



**D** **SECTION**  
S-1.1 SCALE: 3/4" = 1'-0"

-1.1 SCALE: 3/4" = 1'-0"

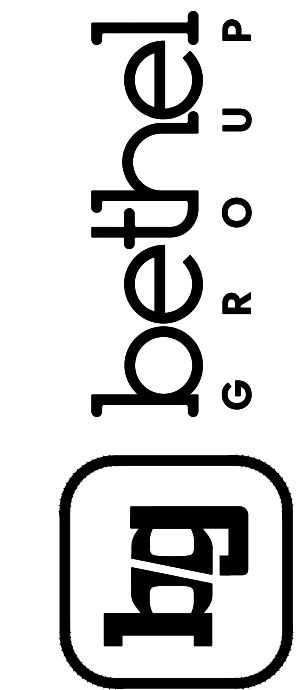
**E** SECTION  
S-1.1 SCALE: 3/4" = 1'-0"

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

**F** SECTION  
S-1.1 SCALE: 3/4" = 1'-0"

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

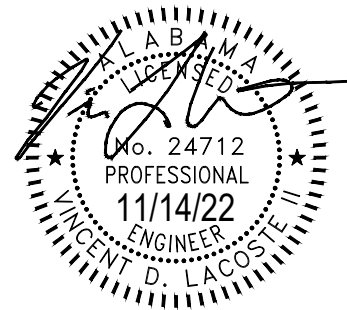
**B/E ENGINEERING CB, LLC**  
3233 Executive Park Cir.  
Mobile, AL 36606  
251-661-4747  
[thebethegroup.com](http://thebethegroup.com)



PROPOSED RENOVATION CONSTRUCTION FOR  
THE LANDING  
SOBER LIVING  
BAY MINETTE, AL

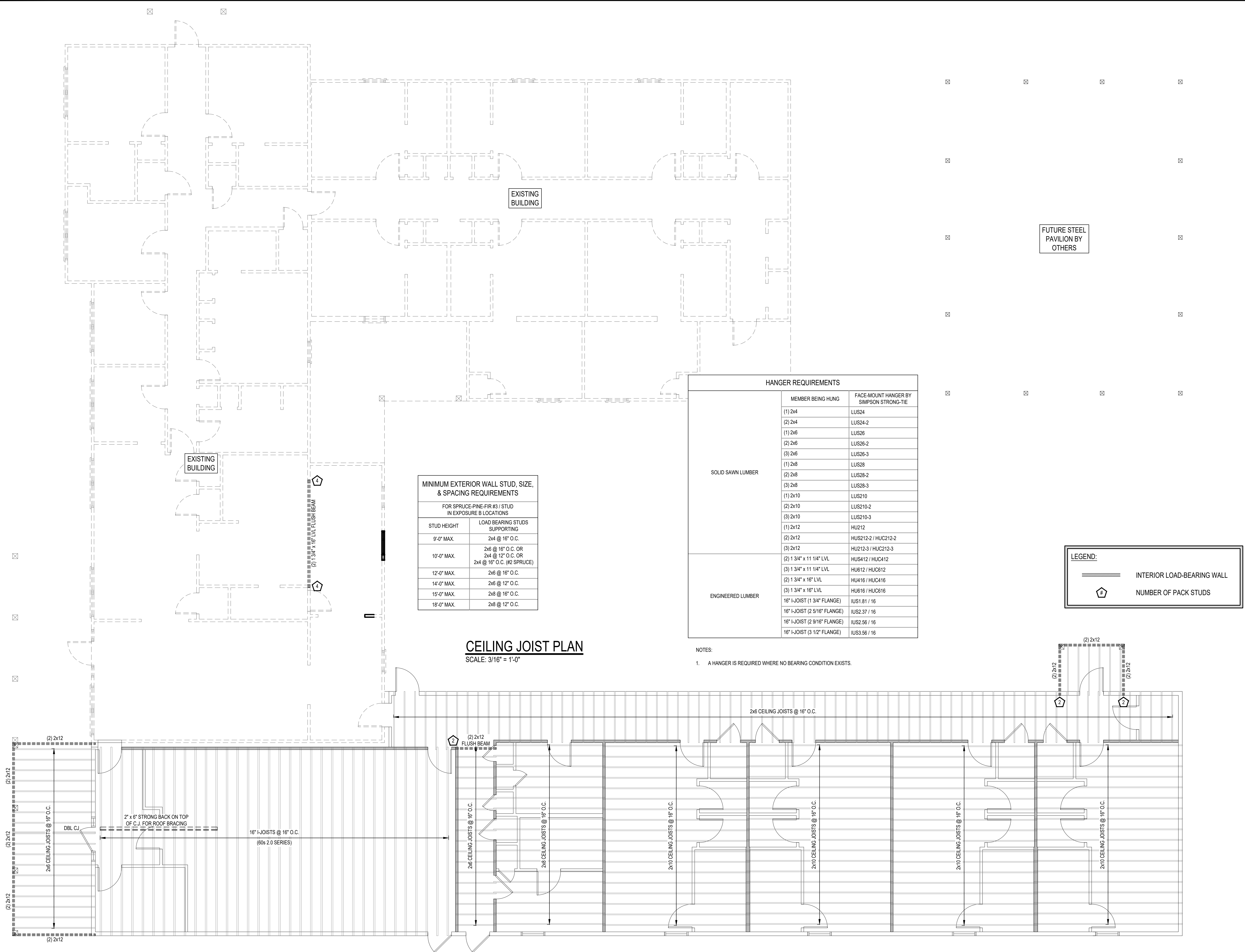
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PROJECT NUMBER:	CB2207-014
DRAWN BY:	Jeffrey
CHECKED BY:	V.D.L.
ISSUE DATE:	11-14-2022

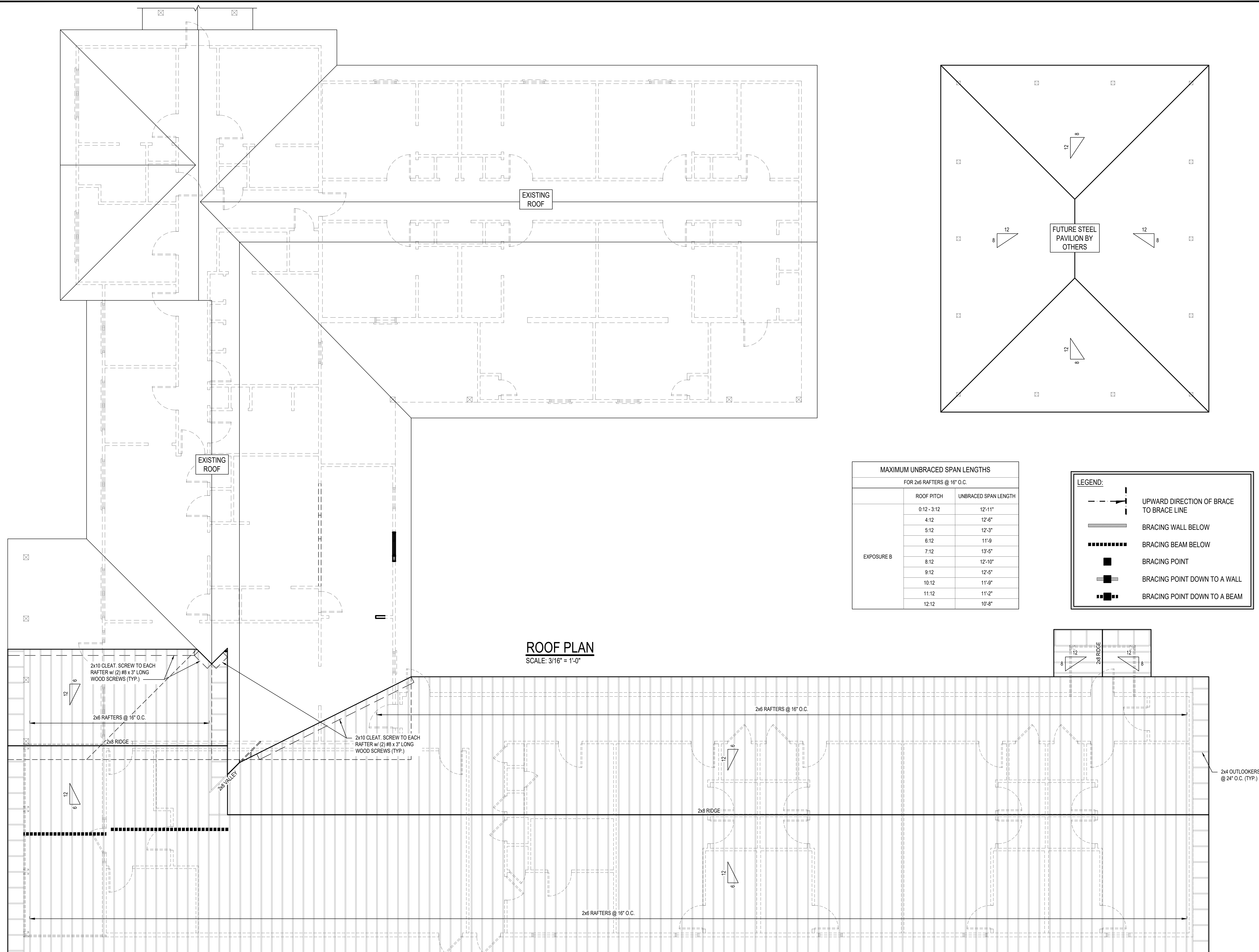


SHEET TITLE & NUMBER:  
FOUNDATION SECTIONS &  
DETAILS

# S-1.1

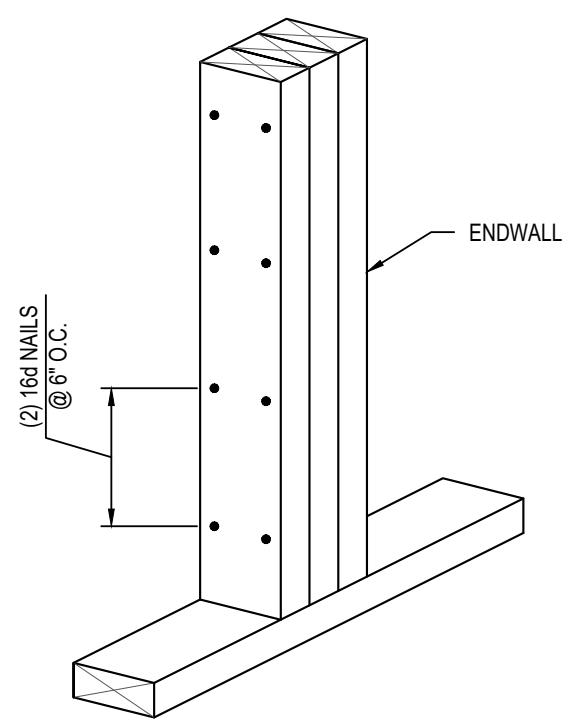




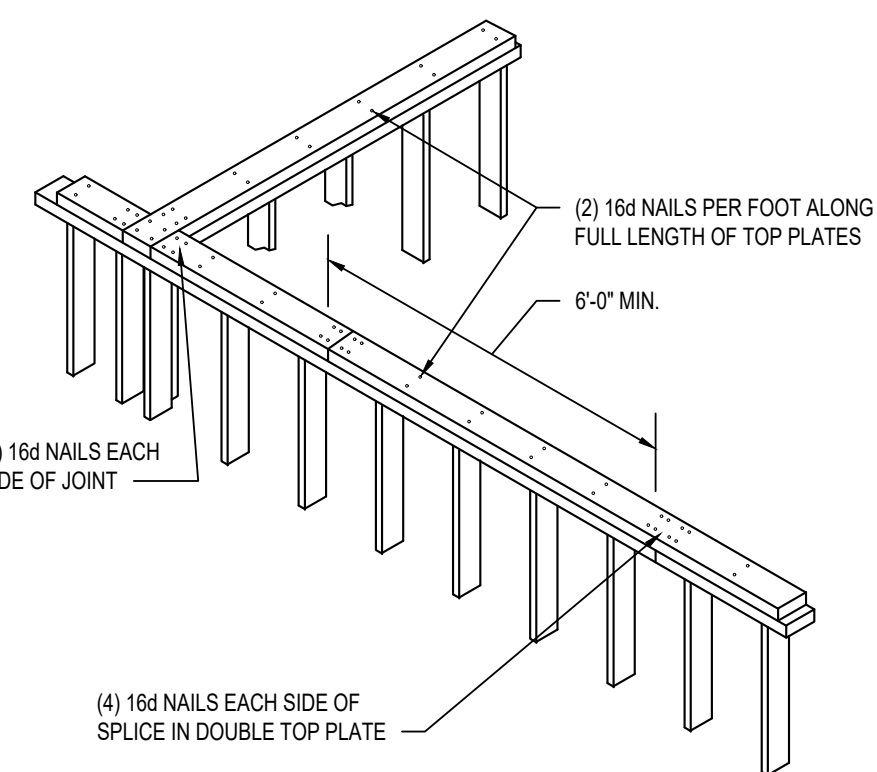




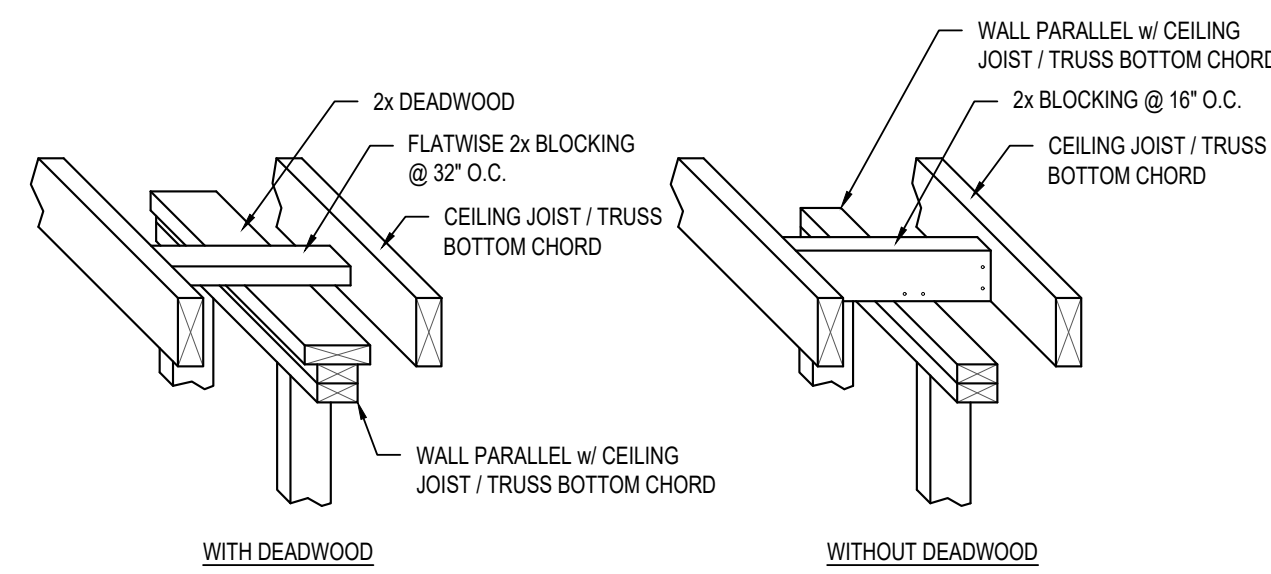
SCALE: 1 1/2" = 1'-0"



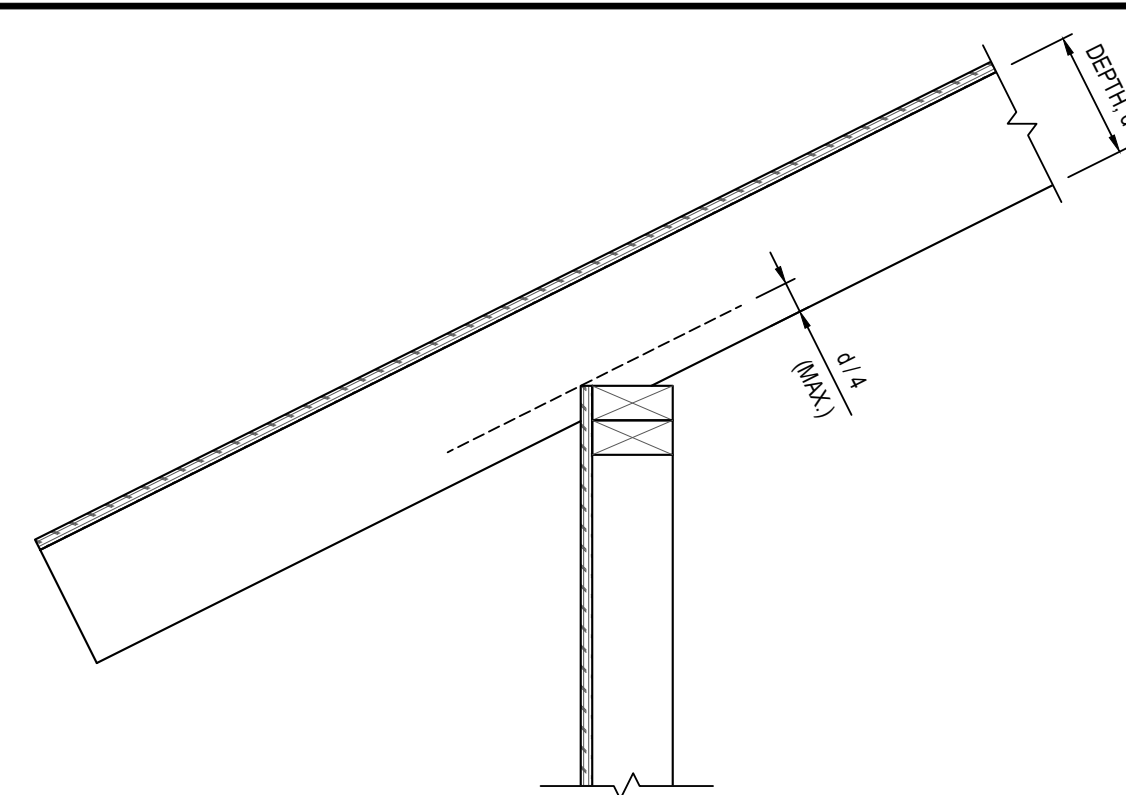
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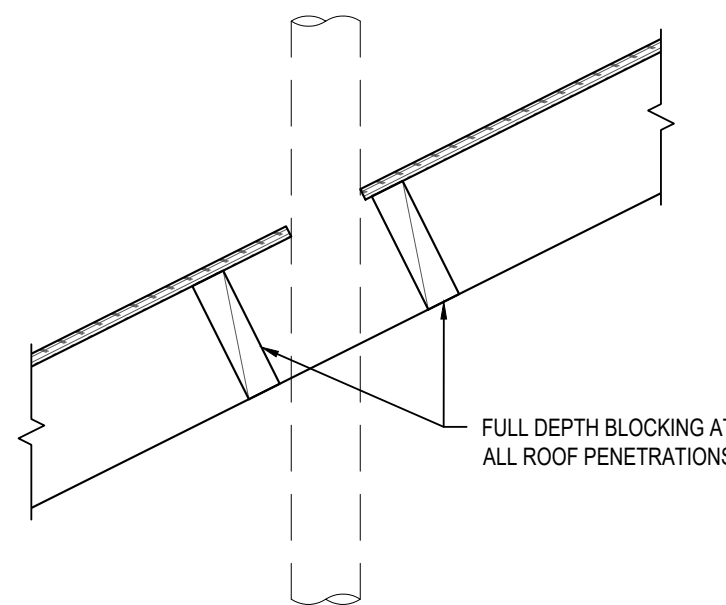
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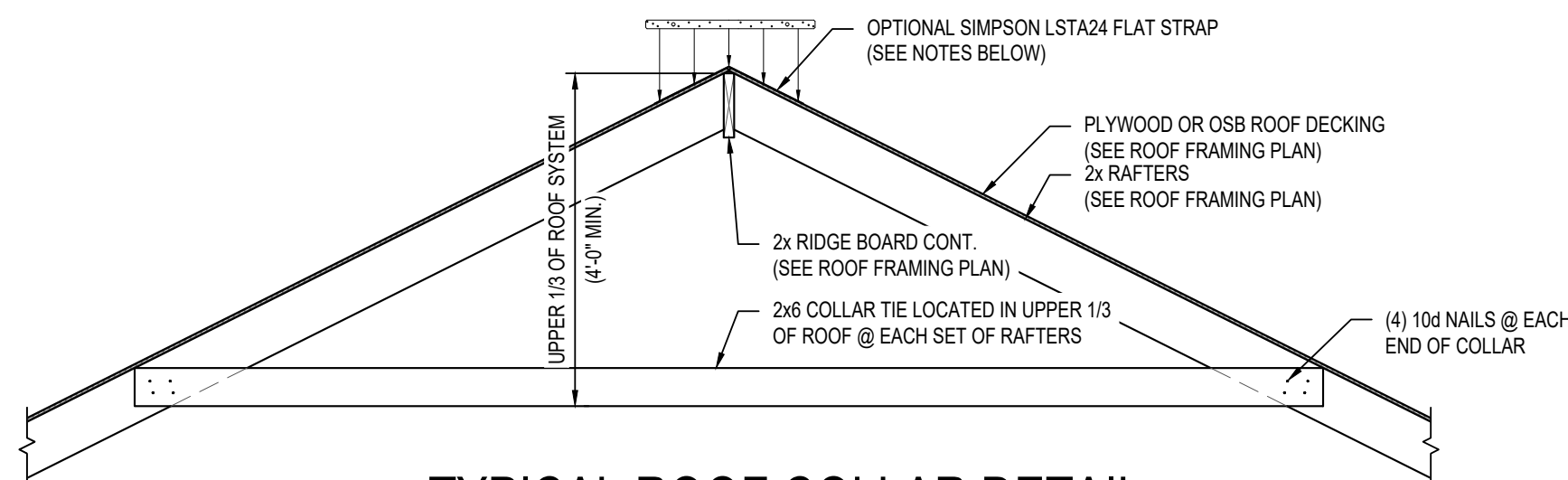
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SCALE: 1 1/2" = 1'-0"

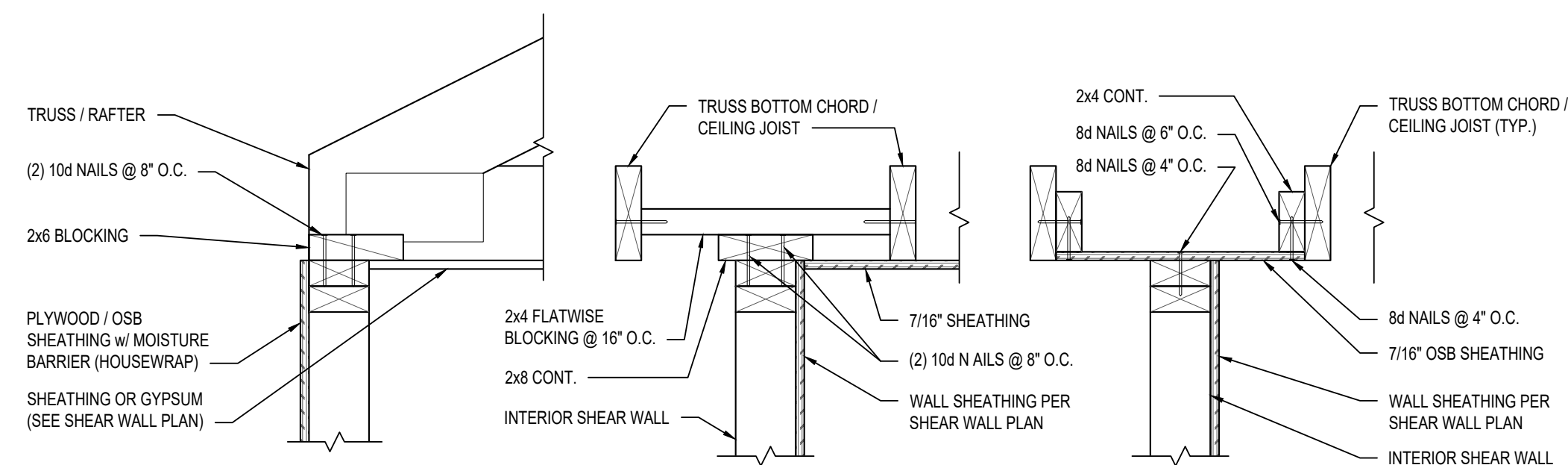


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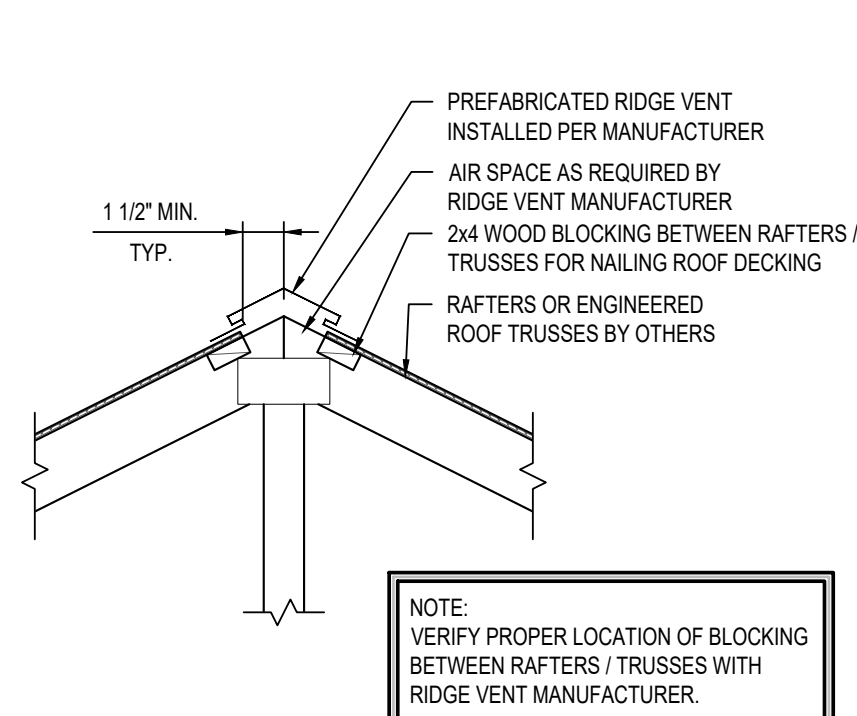


SCALE: 1/2" = 1'-0"

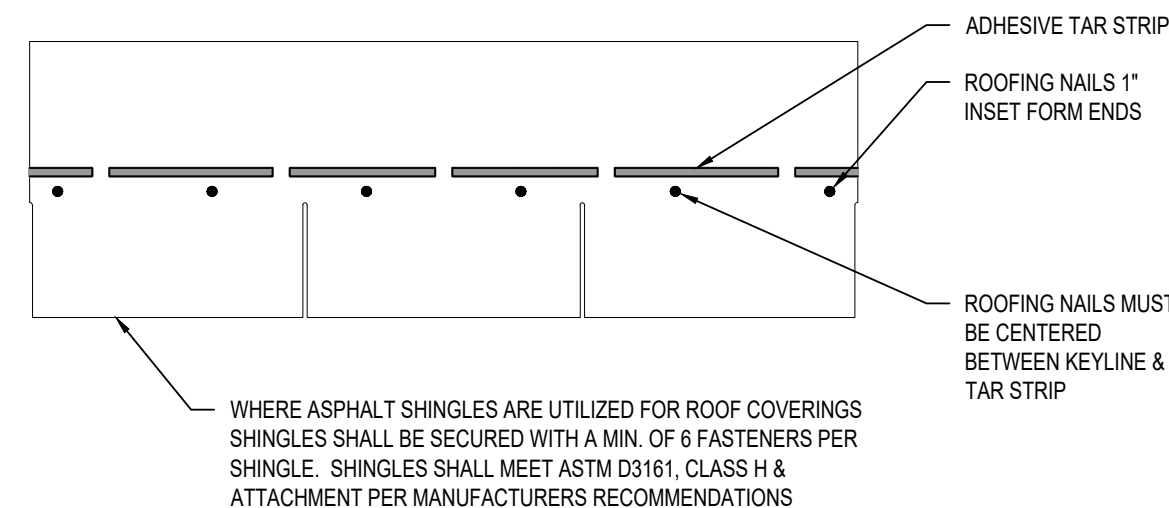
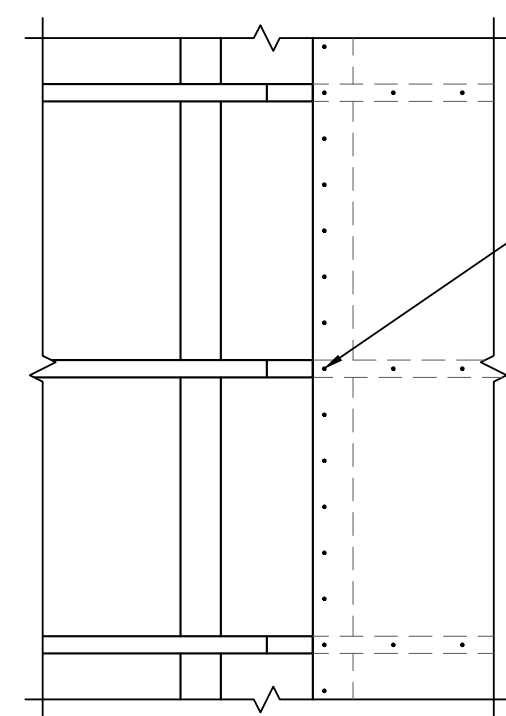
- NOTES:**
1. CONTRACTOR HAS THE OPTION TO USE SIMPSON LSTA24 FLAT STRAP @ EACH SET OF RAFTERS IN LIEU OF THE 2x6 ROOF COLLARS NOTED. FASTEN STRAP w/ (6) 8d NAILS ON EACH SIDE OF RIDGE INTO OPPOSING RAFTERS.
  2. WHEN STRAPS ARE USED, 2x6 ROOF COLLARS NOTED SHALL BE SPACED AT 6'-0" ON CENTER MAXIMUM.



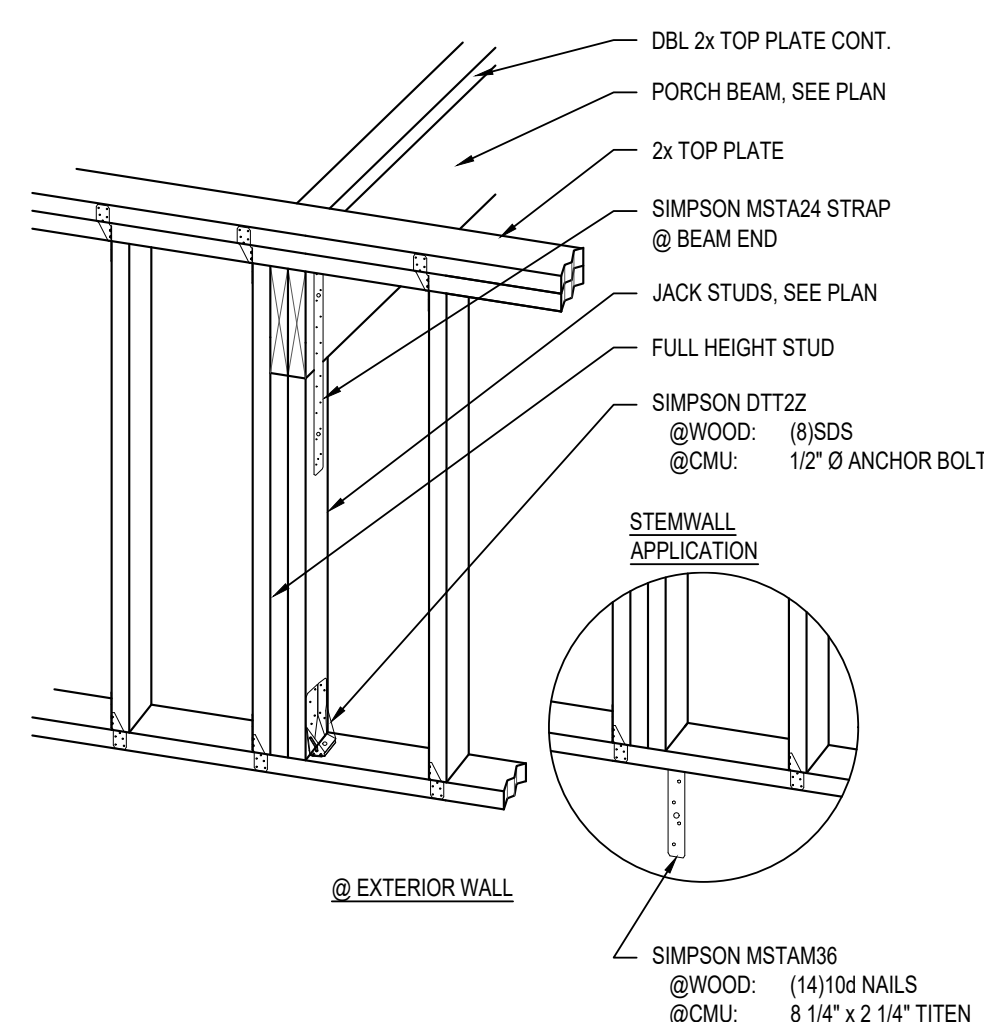
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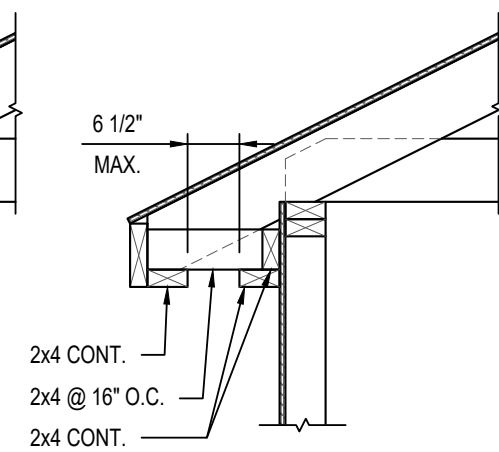
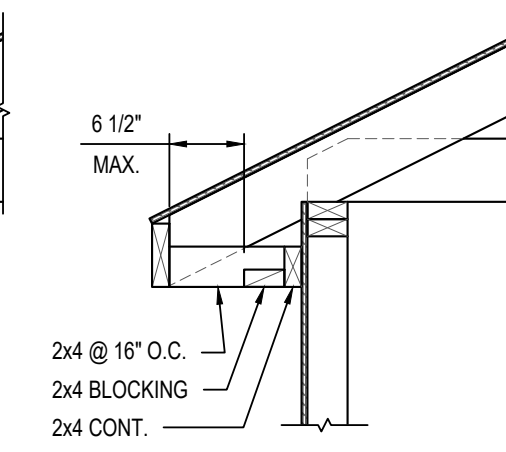
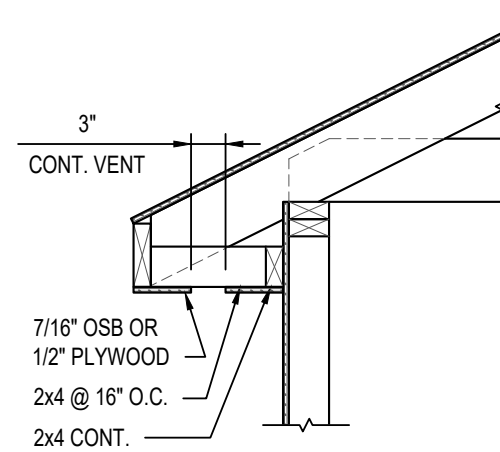
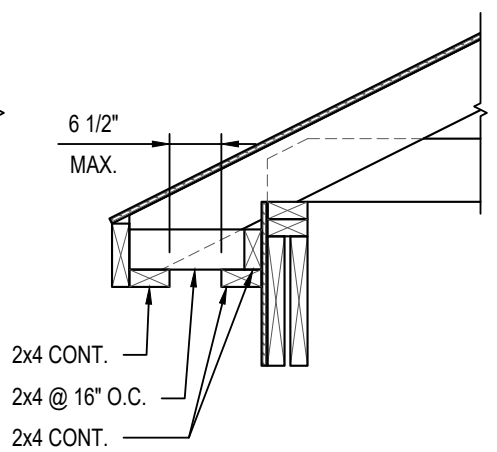
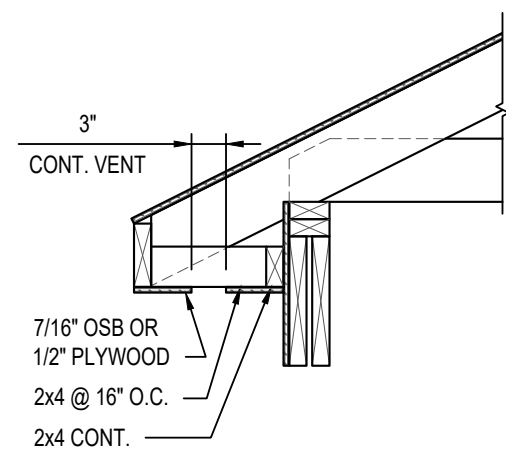
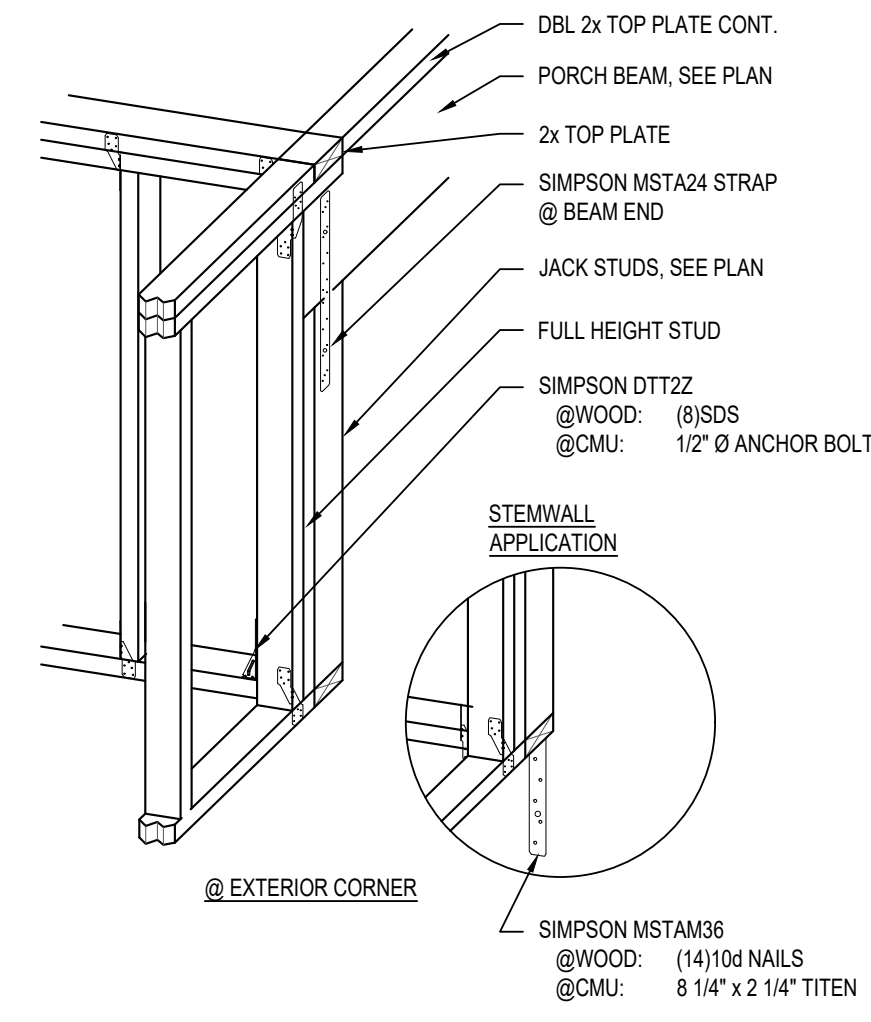
SCALE: 3/4" = 1'-0"



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

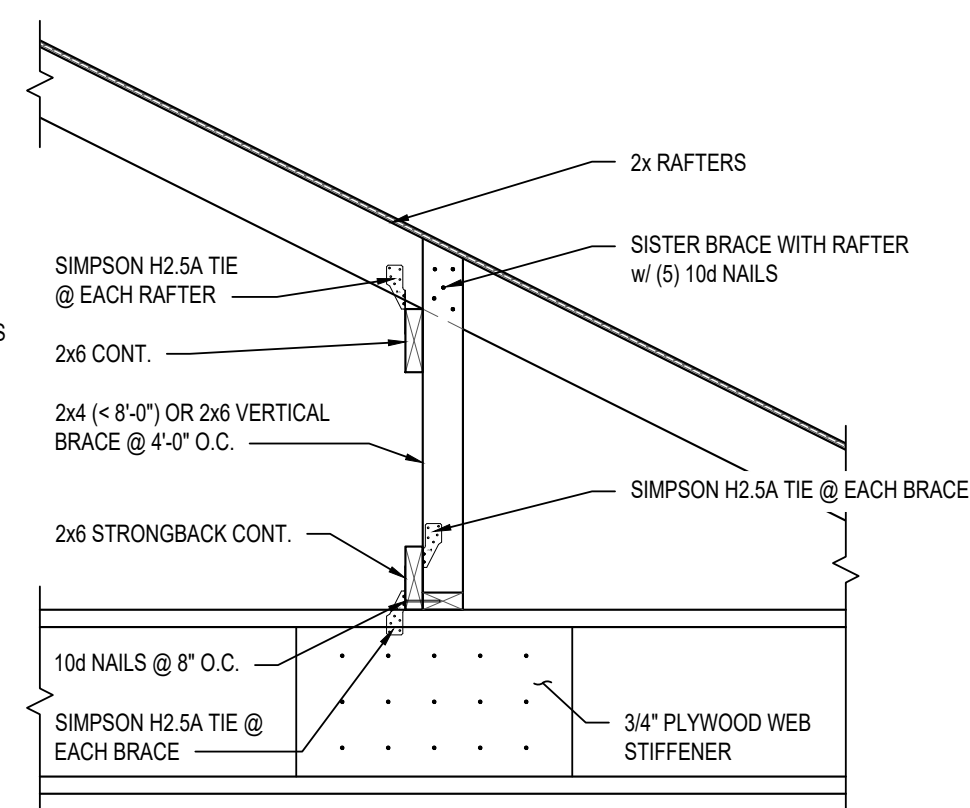
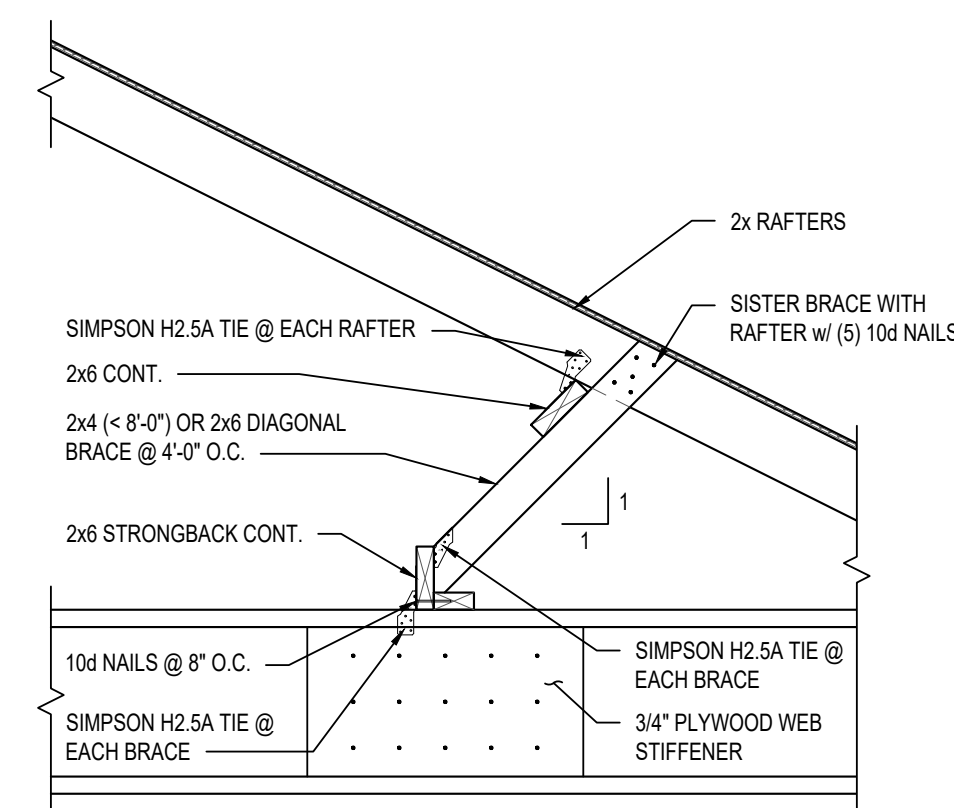


SCALE: 3/4" = 1'-0"



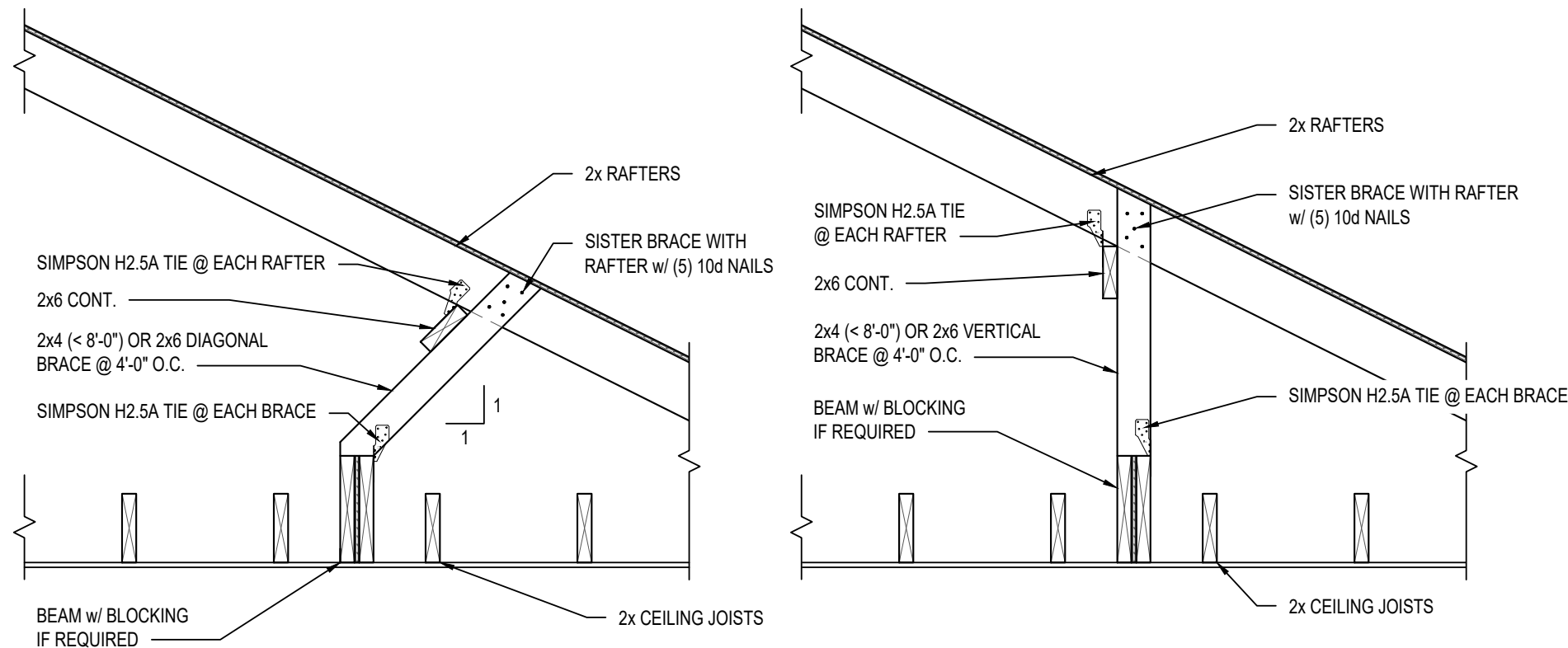
SCALE: 3/4" = 1'-0"

- NOTES:**
1. DETAILS SHOWN ARE LISTED AS OPTIONS. CONTRACTOR MAY SELECT ANY OPTION.
  2. IF AN ALTERNATE WAY OF FRAMING IS DESIRED, CONTRACTOR SHALL CONTACT ENGINEER OF RECORD TO VERIFY CONFORMABILITY TO LOCAL STANDARDS OR CODES.



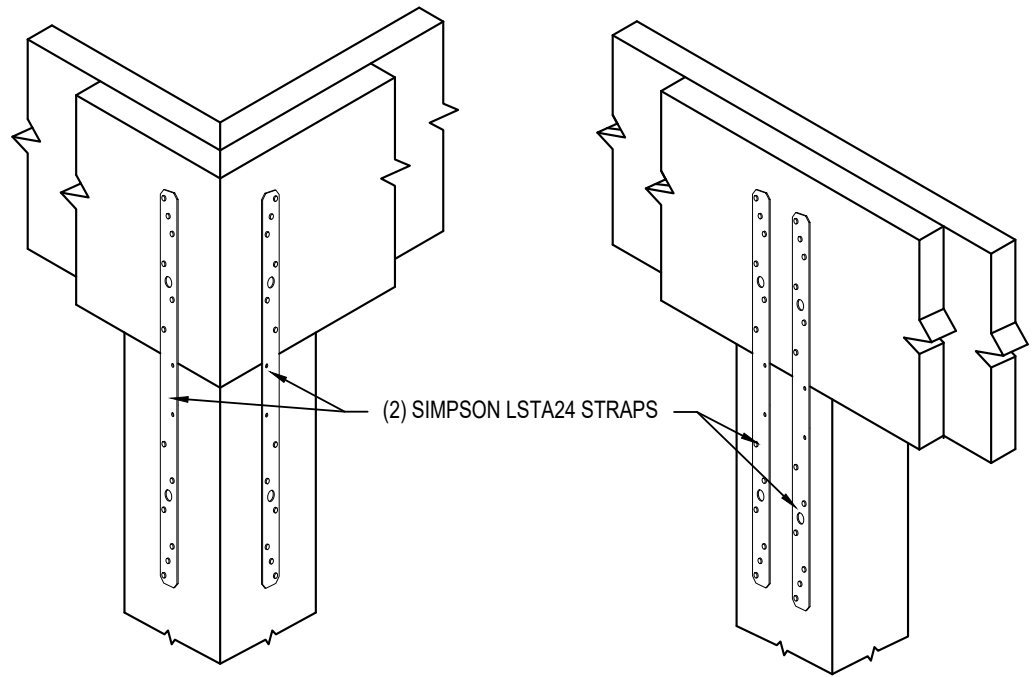
SCALE: 3/4" = 1'-0"

ROOF BRACE TO BEAM REQUIREMENTS			
		SLAB	FRAMED FLOOR
BEAM LENGTH	BEAM TO SUPPORTING STUDS CONNECTION	SUPPORTING STUDS TO FOUNDATION CONNECTION	SUPPORTING STUDS TO JOIST CONNECTION
< 10'-0"	(1) LTS20	(1) SP4 w/ TITEN HD	(1) LTS20
10'-0" - 16'-0"	(2) LTS20	(1) SP4 w/ TITEN HD	(2) LTS20
16'-0" - 24'-0"	(3) LTS20	(1) DTT2W w/ TITEN HD	(3) LTS20



PORCH BEAM, SEE PLAN

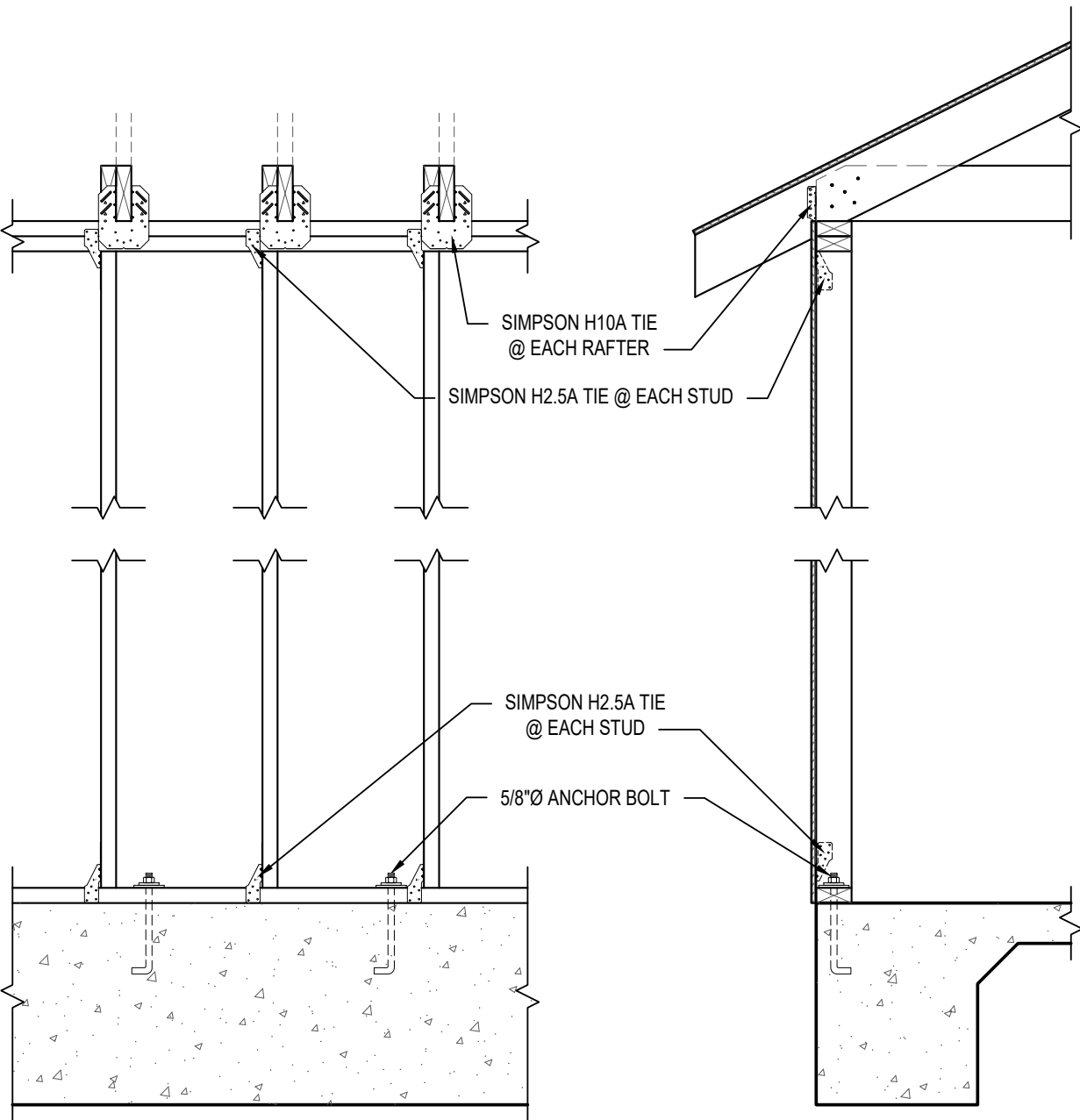
SIMPSON LTS20 TIES  
@ EACH RAFTER



Technical drawing showing a cross-section of a roof edge detail. The drawing illustrates the connection between the roof structure and the exterior wall/fascia.

Labels and components shown:

- ROOF TRUSS / RAFTER
- FULL DEPTH BLOCKING @ SHEATHING EDGES (@ 24" O.C. MAX.)
- ROOF DECKING NAILED PER ROOF FRAMING PLAN
- SIMPSON LUS24 HANGER @ EACH OUTLOOKER
- SIMPSON H2.5A TIES (USP RTIES) @ EACH OUTLOOKER
- 2x BLOCKING BETWEEN OUTLOOKERS
- 2x4 OUTLOOKER @ 24" O.C. MAX.
- 12" - 24"
- 1x FASCIA
- 2x SUB FASCIA
- 2x WALL



H10A H10A H10A H10A H10A

SPH6 ON EACH FULL HEIGHT STUD

H2.5A H2.5A H2.5A

LS749 LS749 LS749

(2) 2x12 HEADER U.N.O.

LST424 ON EACH JACK STUD

LST424 ON EACH JACK STUD

SPH6 ON FULL HEIGHT STUD

SPH6 ON JACK STUD

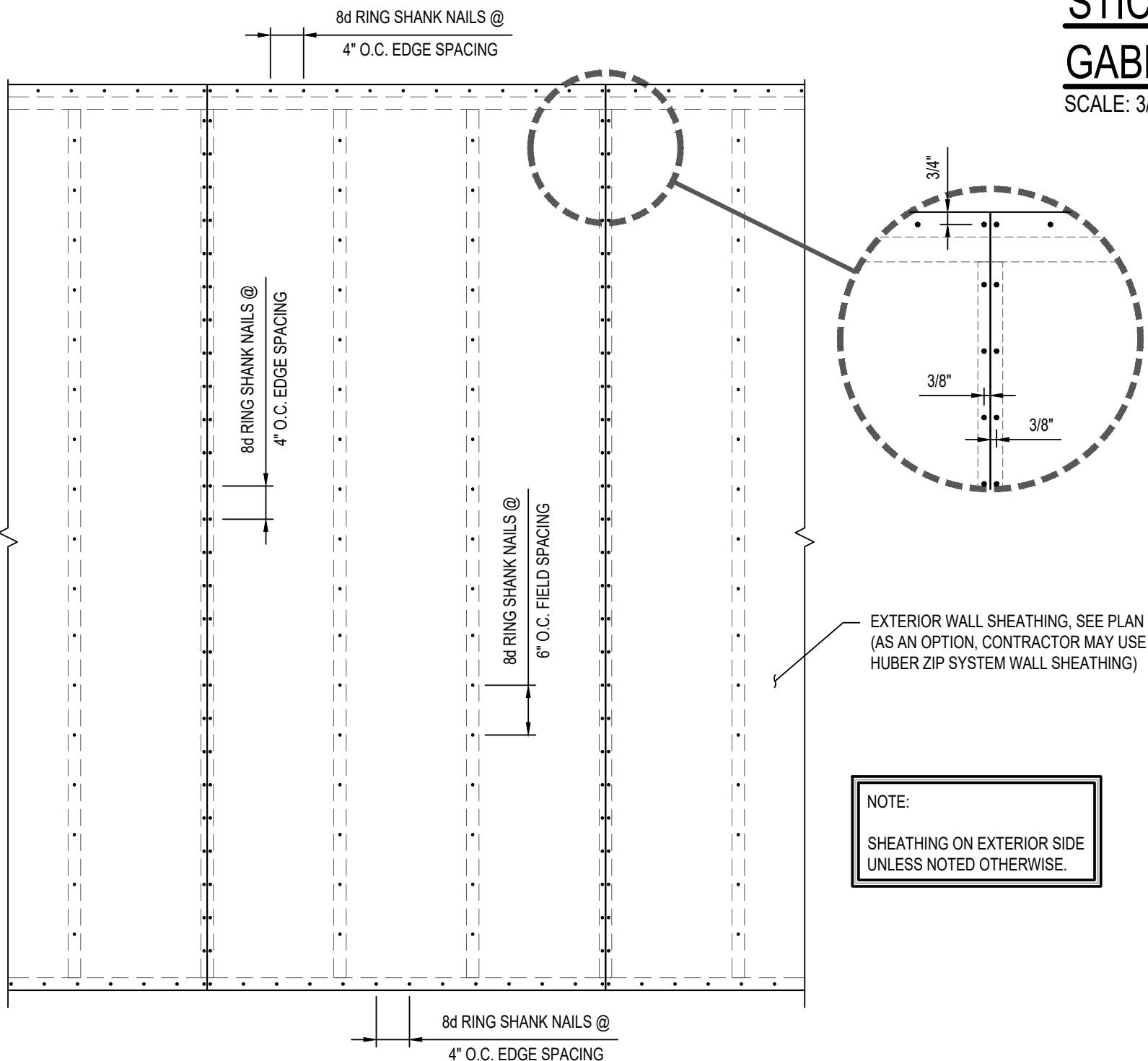
SPH6 ON JACK STUD

SPH6 ON FULL HEIGHT STUD

5/8"

EACH (2) 16" INTO F

SILL PLATES (S.P.F.)		
SIZE	NUMBER OF SILL PLATES	MAXIMUM SPAN
2x4	1	3'-10"
2x4	2	5'-0"
2x4	3	5'-8"
2x4	4	6'-2"
2x6	1	6'-2"
2x6	2	7'-10"
2x6	3	9'-0"
2x6	4	11'-0"



# STICK FRAMED

## GABLE END WALL FRAMING DETAIL

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

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



LEGEND

- ⌀

SPECIFICATION GRADE DUPLEX RECEPTACLE, – 20 AMP, 125V. TAMPER PROOF HEAVY DUTY.
- ⌀<sup>U</sup>

SPECIFICATION GRADE DUPLEX RECEPTACLE, – 20 AMP, 125V. TAMPER PROOF. WITH USB CHARGING PORTS.
- ⌀<sup>WP</sup><sub>G</sub>

SPECIFICATION GRADE WEATHER RESISTANT, DUPLEX RECEPTACLE – TAMPER PROOF WITH GROUND FAULT INTERRUPT.
- ⌀<sub>G</sub>

SPECIFICATION GRADE, DUPLEX RECEPTACLE – TAMPER PROOF WITH GROUND FAULT INTERRUPT.
- ⌀<sub>C</sub>▲<sub>C</sub>

"C" INDICATES DEVICE MOUNTED @ 2" ABOVE BACKSPASH UNLESS NOTED. COORDINATE IN FIELD.
- ⌀<sub>C</sub>

SPECIFICATION GRADE, DUPLEX RECEPTACLE – 20 AMP, 125V. TAMPER PROOF HEAVY DUTY. MTD. IN FLOOR BOX, WITH BRASS COVERPLATE.
- ⌀<sub>XXA</sub>

240V SIMPLEX RECEPTACLE, MTD. AS REQUIRED BY EQUIPMENT BEING SERVED, COORDINATE IN FIELD, AMPERAGE AS NOTED.
- ⌵

SPECIFICATION GRADE 20A–1P TOGGLE SWITCH, HEAVY DUTY
- ⌵<sub>3</sub>

SPECIFICATION GRADE 20 AMP THREE WAY TOGGLE SWITCH, HEAVY DUTY.
- ⌵<sub>D</sub>

SPECIFICATION GRADE 0–10V LED DIMMER SWITCH
- ⌵<sub>0D</sub>

SPECIFICATION GRADE 0–10V LED DIMMER/OCCUPANCY SWITCH
- ⌵<sub>O</sub>

SPECIFICATION GRADE WALL MOUNTED OCCUPANCY SWITCH
- ⌵<sub>M</sub>

120V, 20AMP MOTOR RATED TOGGLE SWITCH, WITH LOCKING DEVICE.
- ⌵<sub>P</sub>

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.
- ▲<sub>W</sub>

WALL MOUNTED VOICE OUTLET. RUN (2) CAT 6 CABLES FROM OUTLET TO AV/I.T. CLOSET.
- ▲

VOICE/DATA OUTLET, FLOOR MOUNTED. RUN (2) CAT 6 CABLES FROM OUTLET TO AV/I.T. CLOSET.
- ▲

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.
- ⓧ<sub>CD</sub>

CEILING MOUNTED SMOKE DETECTOR
- ⓧ<sub>S</sub>

CEILING MOUNTED SMOKE DETECTOR, 120V. WITH BATTERY BACK UP.
- ⓧ<sub>CD</sub>

AIR DUCT SMOKE DETECTOR, W/EXTRA SET OF CONTACTS R=RETURN
- ⓧ<sub>RT</sub>

DUCT SMOKE DETECTOR REMOTE TEST STATION
- ⓧ<sub>WP</sub>

WEATHER PROOF HORN STROBE 15cd UNLESS OTHERWISE NOTED
- ⓧ<sub>X</sub>

HORN STROBE 15cd UNLESS OTHERWISE NOTED
- ⓧ<sub>X</sub>

STROBE 15cd UNLESS OTHERWISE NOTED
- ⓧ<sub>CO</sub>

CARBON MONOXIDE DETECTOR
- ⓧ<sub>F</sub>

FLUSH MOUNTED PULL STATION
- ⓧ<sub>WP</sub>

WEATHER PROOF FLUSH MOUNTED PULL STATION
- ⓧ<sub>WF</sub>

WATER FLOW SWITCH
- ⓧ<sub>SS</sub>

SURGE SUPPRESSOR
- ⓧ<sub>TS</sub>

TAMPER SWITCH
- ⓧ<sub>R</sub>

AUXILIARY RELAY
- ⓧ<sub>FACP</sub>

FIRE ALARM CONTROL PANEL
- ⓧ<sub>ANN</sub>

FIRE ALARM REMOTE ANNUNCIATOR
- ⓧ<sub>FCPS</sub>

FIELD CHARGING POWER SUPPLY
- ⓧ<sub>W</sub>

120V WATERFLOW BELL

- LVD ⌵

LOW VOLTAGE DIMMER SWITCH.
- LV ⌵

LOW VOLTAGE SWITCH.
- OC ⌵

DUAL TECHNOLOGY WALL OCCUPANCY SWITCH.
- ⓧ<sub>OS</sub>

CEILING MOUNTED OCCUPANCY SENSOR.
- —

LOW VOLTAGE WIRING. SEE MANUFACTURER DRAWINGS FOR MORE INFORMATION.
- ⓧ<sub>PP</sub>

LOW VOLTAGE POWER PACK.
- ⌀<sub>20A</sub>

20A, 240V SIMPLEX RECEPTACLE, MOUNTED AS REQUIRED BY EQUIPMENT BEING SERVED, WITH BRUSHED STAINLESS STEEL FACEPLATE.
- ⌀<sub>30A</sub>

30A, 240V SIMPLEX RECEPTACLE, MOUNTED AS REQUIRED BY EQUIPMENT BEING SERVED, WITH BRUSHED STAINLESS STEEL FACEPLATE.
- ⓧ

SPECIFICATION GRADE DUPLEX RECEPTACLE – 20 AMP, 125V. TAMPER PROOF HEAVY DUTY. MTD. IN FLOOR BOX, WITH BRASS COVERPLATE.
- ⓧ

SPECIFICATION GRADE DOUBLE DUPLEX RECEPTACLE – 20 AMP, 125V. TAMPER PROOF HEAVY DUTY. MTD. IN FLOOR BOX, WITH BRASS COVERPLATE.
- △<sub>WAP</sub>

WIRELESS ACCESS POINT, WALL MOUNTED AT 11"–4". POE (POWER OVER ETHERNET) RUN (1) CAT 6 CABLE FROM WAP TO AV/I.T. CLOSET.
- ⓧ<sub>TV</sub>

CABLE TV OUTLET WITH COAX CABLE BACK TO TELEPHONE BACKBOARD.

APPLICABLE CODE:

ALL WORK SHALL MEET OR EXCEED 2017 EDITION OF THE NEC/NFPA70.

BASIS OF DESIGN

1. 2017 NATIONAL ELECTRICAL CODE
2. 2009 INTERNATIONAL ENERGY CONSERVATION CODE
3. SERVICE CHARACTERISTICS: THESE DRAWINGS ARE FOR A METERED, UNDERGROUND BUILDING SERVICE OF SINGLE PHASE, THREE WIRE, 60 HERTZ.
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-5950), 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 CONDUCTOR	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 DEVICE

15. LIGHT SWITCHES SHALL BE MOUNTED 46" A.F.F. U.N.O.

16. RECEPTACLES SHALL BE MOUNTED 18" 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 SHALL 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 PACKAGE, AND INSTALLED FOR EACH UNIT OF HVAC AND OTHER REQUIRED EQUIPMENT.

21. PROVIDE NAMEPLATES FOR ALL PANEL BOARDS, CONTROLS, DISCONNECTS, AND OTHER ELECTRICAL EQUIPMENT. NAMEPLATES SHALL BE ENGRAVED PHENOLIC LABELS WITH WHITE LETTERING ON A BLACK BACKGROUND.

22. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORIES WITH CLEAR PLASTIC PROTECTORS IN ALL PANELS.

23. OUTDOOR RECEPTACLES SHALL HAVE INSTALLED AN EXTRA HEAVY-DUTY WEATHER PROOF WHILE IN-USE RECEPTACLE COVER.

24. ALL EMPTY AND UNUSED CONDUIT SHALL HAVE A #12 AWG PULL WIRE LEFT REMAINING

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.

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 AND KINKS

27. CONDUIT EXPOSED OR RUN IN MASONRY WALLS ABOVE GRADE MAY 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.

28. WHERE CONNECTIONS ARE TO BE MADE BETWEEN CONDUIT 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 HELICAL WOUND, LIQUID TIGHT, FLEXIBLE STEEL CONDUIT. EXPOSED CONDUIT SHALL BE SUITABLY SUPPORTED AT INTERVALS NOT TO EXCEED FIVE (5) FEET.

29. ALL CIRCUITS ENTERING A JUNCTION BOX SHALL BE IDENTIFIED BY 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.

31. ALL FIRE BARRIER PENETRATIONS SHALL BE SEALED WITH APPROVED FIRE SEALANT. COORDINATE WITH ARCHITECTURAL PLANS FOR ALL RATED WALLS AND CEILINGS PRIOR TO BID SO AN UNDERSTANDING OF NUMBER OF SEALS REQUIRED, AND DETERMINE METHOD FOR MINIMIZING THE SEAL REQUIREMENTS.

32. RECEPTACLES AND DEVICES LOCATED AT MILLWORK COUNTERS TO BE MOUNTED 2" ABOVE BACKSPASH TO BOTTOM OF DEVICE COVER PLATE. COORDINATE WITH G.C. THESE REQUIREMENTS PRIOR TO ROUGH IN. IF THESE DEVICES ARE NOT INDICATED TO BE ABOVE COUNTER WITH A "C", THEN THEY MAY BE MOUNTED AT NORMAL HEIGHT, COORDINATE THIS PRIOR TO ROUGH IN ALSO.

ABBREVIATIONS

- A OR AMP AMPERES
- ACT ABOVE COUNTER TOP (6")
- AF AMP FRAME
- AFF ABOVE FINISHED FLOOR
- AHU AIR HANDLING UNIT
- AIC AMPERE INTERRUPTING CAPACITY
- AM AMMETER
- APPROX APPROXIMATELY
- ASTM ASYMMETRICAL
- AT AMP TRIP
- ATS AUTOMATIC TRANSFER SWITCH
- AUX AUXILIARY
- AWG AMERICAN WIRE GAUGE
- BLDG BUILDING
- C CONDUIT
- C, /C CONDUCTOR
- CB CIRCUIT BREAKER
- CLF CURRENT LIMITING FUSE
- CKT CIRCUIT
- CO COMPANY
- COL COLUMN
- CNTL CONTROL
- CT CURRENT TRANSFORMER
- D DEPTH
- DIA DIAMETER
- DS OR DISC DISCONNECT SWITCH
- DWG(S) DRAWING(S)
- ELEC ELECTRIC, ELECTRICAL
- EM EMERGENCY
- EMT ELECTRICAL METALLIC TUBING
- ESTOP EMERGENCY STOP
- EX, EXIST. EXISTING
- EXP EXPLOSION PROOF
- EF EXHAUST FAN
- EG EQUIPMENT GROUND
- EGG EQUIPMENT GROUND CONDUCTOR
- EMS ENERGY MANAGEMENT SYSTEM
- ETC CETERA
- EXIST EXISTING
- F FUSE
- FLR FLOOR
- FT FEET
- G OR GND GROUND
- GA GAUGE
- GALV GALVANIZED
- GEN GENERATOR
- GF GROUND FAULT
- GFCI GROUND FAULT CIRCUIT INTERRUPT
- GFI GROUND FAULT INTERRUPTING
- H–O–A HAND-OFF-AUTOMATIC
- HP HORSEPOWER
- HVAC HEATING, VENTILATION & AIR
- IG ISOLATED GROUND
- ISBR INTRINSICALLY SAFE BARRIER RELAY
- IN INCH
- IR INFRARED
- ISCA INSTANTANEOUS SHORT CIRCUIT AVAILABLE
- JB OR J JUNCTION BOX
- kVA KILOVOLT – AMPS
- KW KILOWATTS
- KWH KILOWATT-HOUR
- L LENGTH
- LA LIGHTNING ARRESTOR
- LFMC LIQUIDTIGHT FLEXIBLE METAL CONDUIT
- LTC LIGHTING
- MAX MAXIMUM
- MCB OR MB MAIN CIRCUIT BREAKER
- MCC MOTOR CONTROL CENTER
- MECH MECHANICAL
- MFR MANUFACTURER
- MH OR MTG MOUNTING HEIGHT
- MIN MINIMUM
- MLO MAIN LUGS ONLY
- MTD MOUNTED
- N NEUTRAL
- NC NORMALLY CLOSED
- NEMA NATIONAL ELECTRICAL MFRS ASSOCIATION
- NF NON-FUSIBLE
- NFPA NATIONAL FIRE PROTECTION ASSOCIATION
- No NUMBER
- NO NORMALLY OPEN
- NTS NOT TO SCALE
- O.C. ON CENTER
- OCPD OVERCURRENT PROTECTIVE DEVICE
- O/F OVERFILL
- OHE OVERHEAD ELECTRICAL
- P POLYVINYLCHLORIDE CONDUIT
- PERM PERMANENT
- PFC POWER FACTOR CAPACITOR
- PH PHASE
- PLC PROGRAMMABLE LOGIC CONTROLLER
- PNL PANEL
- PR PAIR
- PVC POLYVINYLCHLORIDE CONDUIT
- PWR POWER
- R&R REMOVE AND RELOCATE
- RE RELOCATED
- RECEPT RECEPTACLE
- REF REFERENCE
- RGS RIGID GALVANIZED STEEL
- RMS ROOT MEAN SQUARE
- SH SHIELDED
- SS STAINLESS STEEL
- SPD SURGE PROTECTION DEVICE
- SW SWITCH
- SWBD SWITCHBOARD
- SYM SYMMETRICAL
- TEL TELEPHONE
- TWIS TWISTED INDIVIDUAL SHIELD
- TWOS TWISTED OUTER SHIELD
- UG TYPICAL UNDERGROUND
- UL UNDERWRITER'S LABORATORIES
- UV ULTRAVIOLET
- V VOLTS
- VA VOLT AMPS
- VAC VOLTS ALTERNATING CURRENT
- VDC VOLTS DIRECT CURRENT
- VFD VARIABLE FREQUENCY DRIVE
- VM VOLTMETER
- W WATT
- W/ WITH
- W/O WITHOUT
- WM WATTMETER
- WP WEATHER PROOF
- XFMR TRANSFORMER



600 Azalea Rd. Mobile, AL 36605 (1) 251-480-6848 (F) 251-480-4849

RENOVATION DRAWINGS FOR

FOR SOBER LIVING

BAY MINETTE, ALABAMA

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

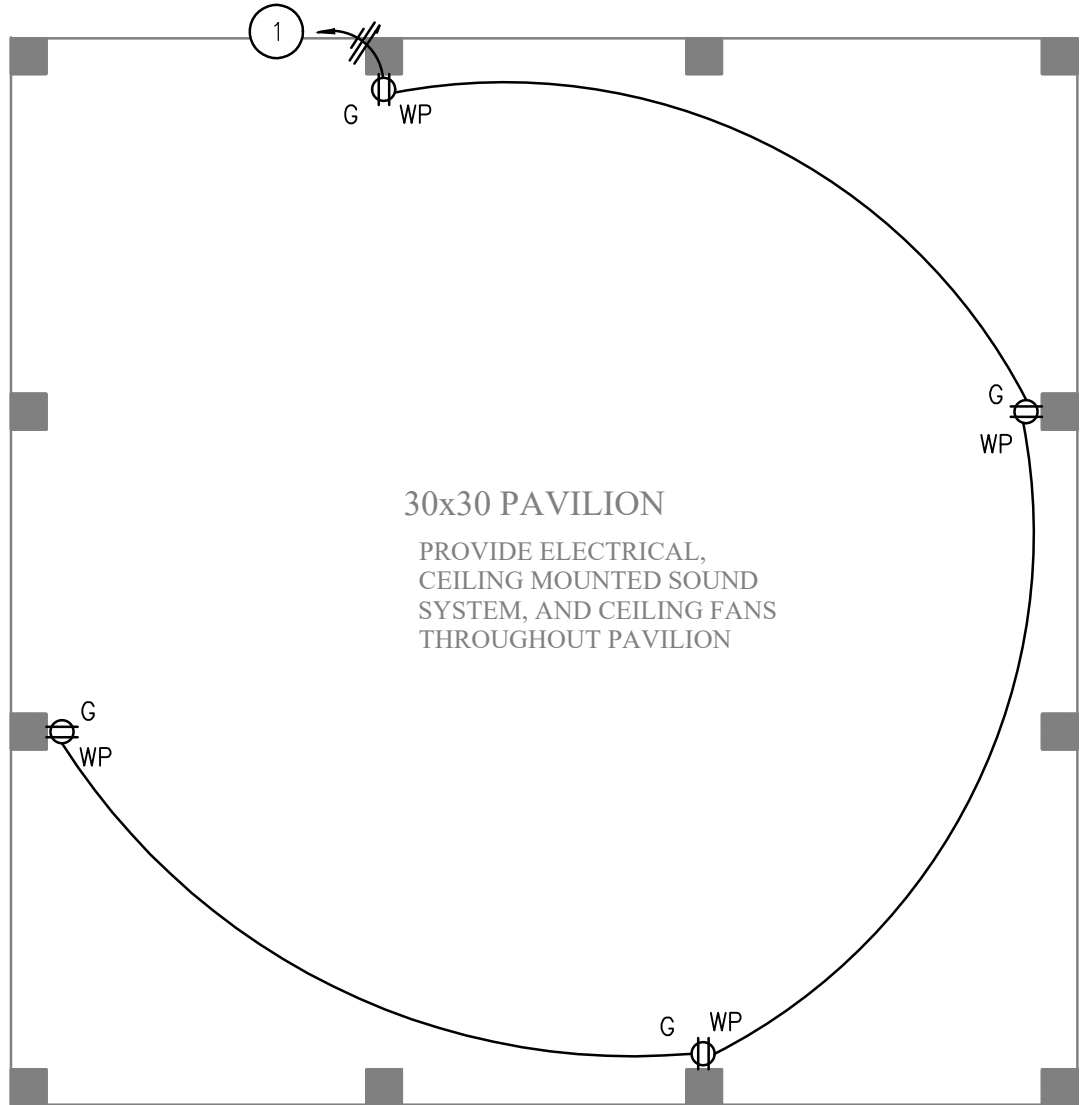
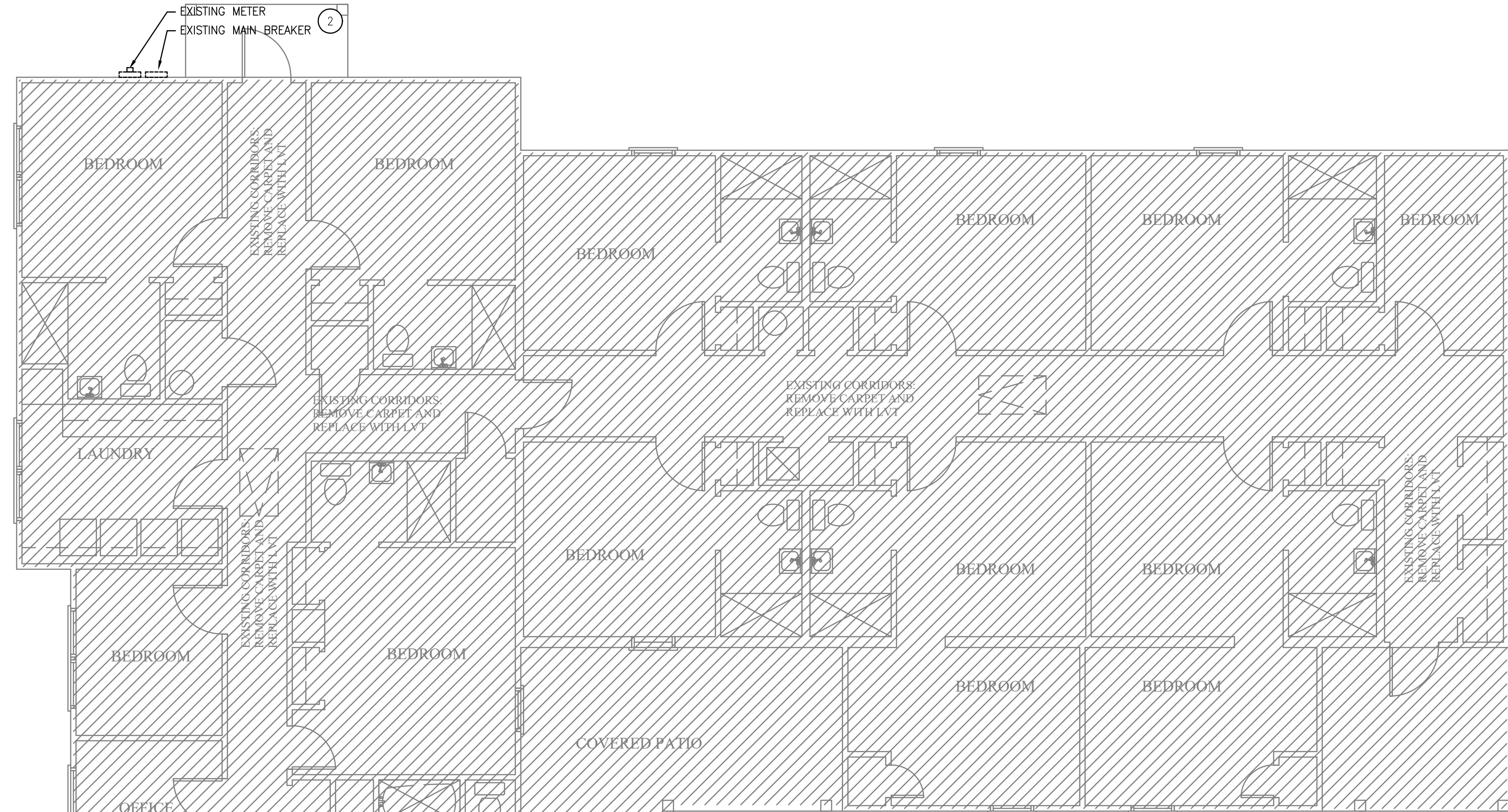
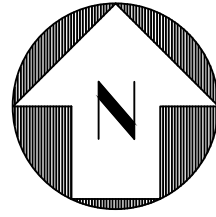
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LEGENDS, NOTES AND SPECIFICATIONS



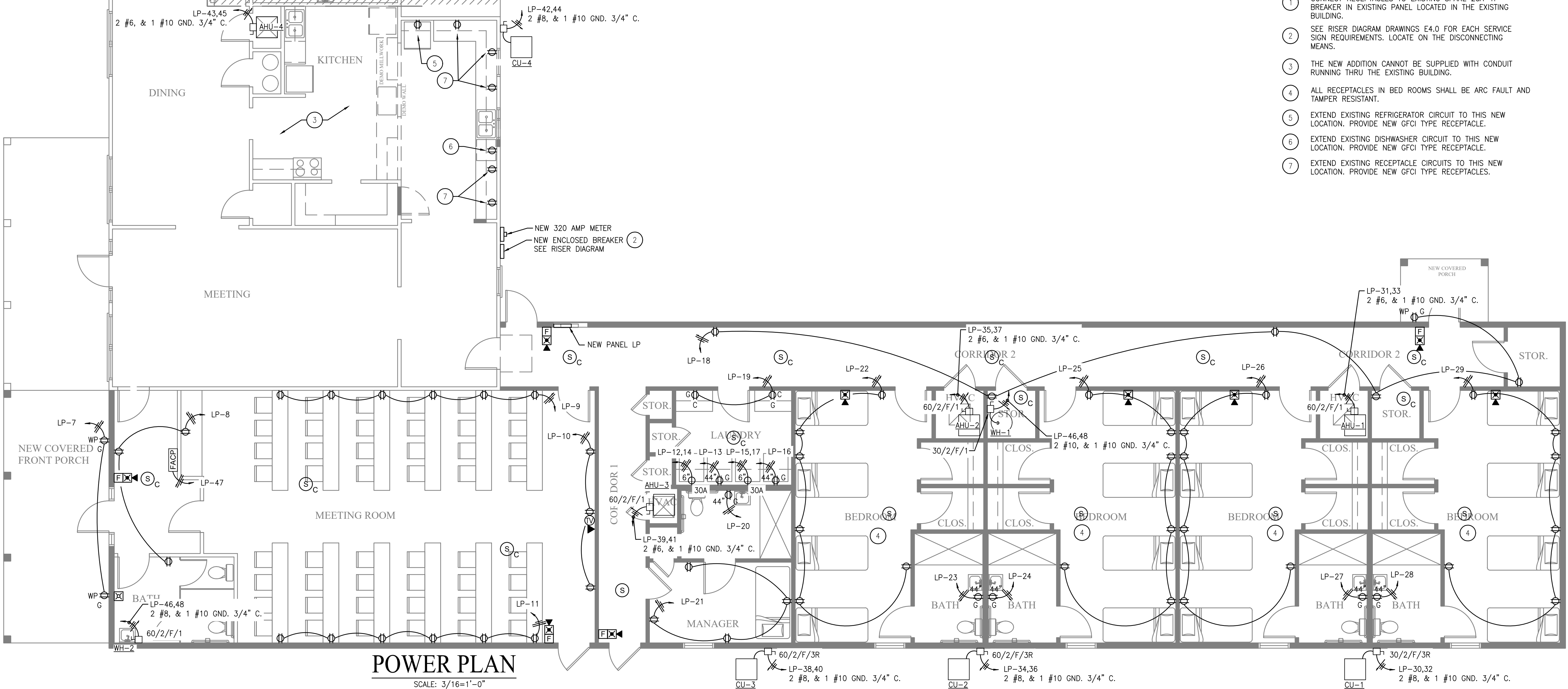


PAVILLION POWER PLAN

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

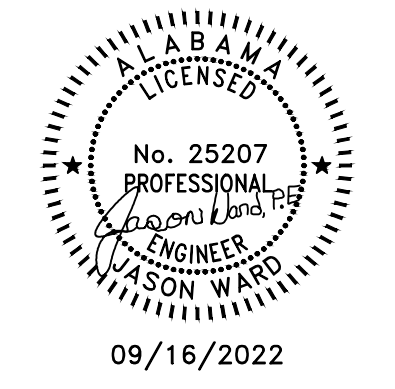
KEYED NOTES

1. CONNECT RECEPTACLES TO EXISTING SPARE 20A-1P BREAKER IN EXISTING PANEL LOCATED IN THE EXISTING BUILDING.
2. SEE RISER DIAGRAM DRAWINGS E4.0 FOR EACH SERVICE SIGN REQUIREMENTS. LOCATE ON THE DISCONNECTING MEANS.
3. THE NEW ADDITION CANNOT BE SUPPLIED WITH CONDUIT RUNNING THRU THE EXISTING BUILDING.
4. ALL RECEPTACLES IN BED ROOMS SHALL BE ARC FAULT AND TAMPER RESISTANT.
5. EXTEND EXISTING REFRIGERATOR CIRCUIT TO THIS NEW LOCATION. PROVIDE NEW GFCI TYPE RECEPTACLE.
6. EXTEND EXISTING DISHWASHER CIRCUIT TO THIS NEW LOCATION. PROVIDE NEW GFCI TYPE RECEPTACLE.
7. EXTEND EXISTING RECEPTACLE CIRCUITS TO THIS NEW LOCATION. PROVIDE NEW GFCI TYPE RECEPTACLES.



POWER PLAN

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



RENOVATION DRAWINGS FOR  
FOR  
SOBER LIVING  
BAY MINETTE, ALABAMA

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

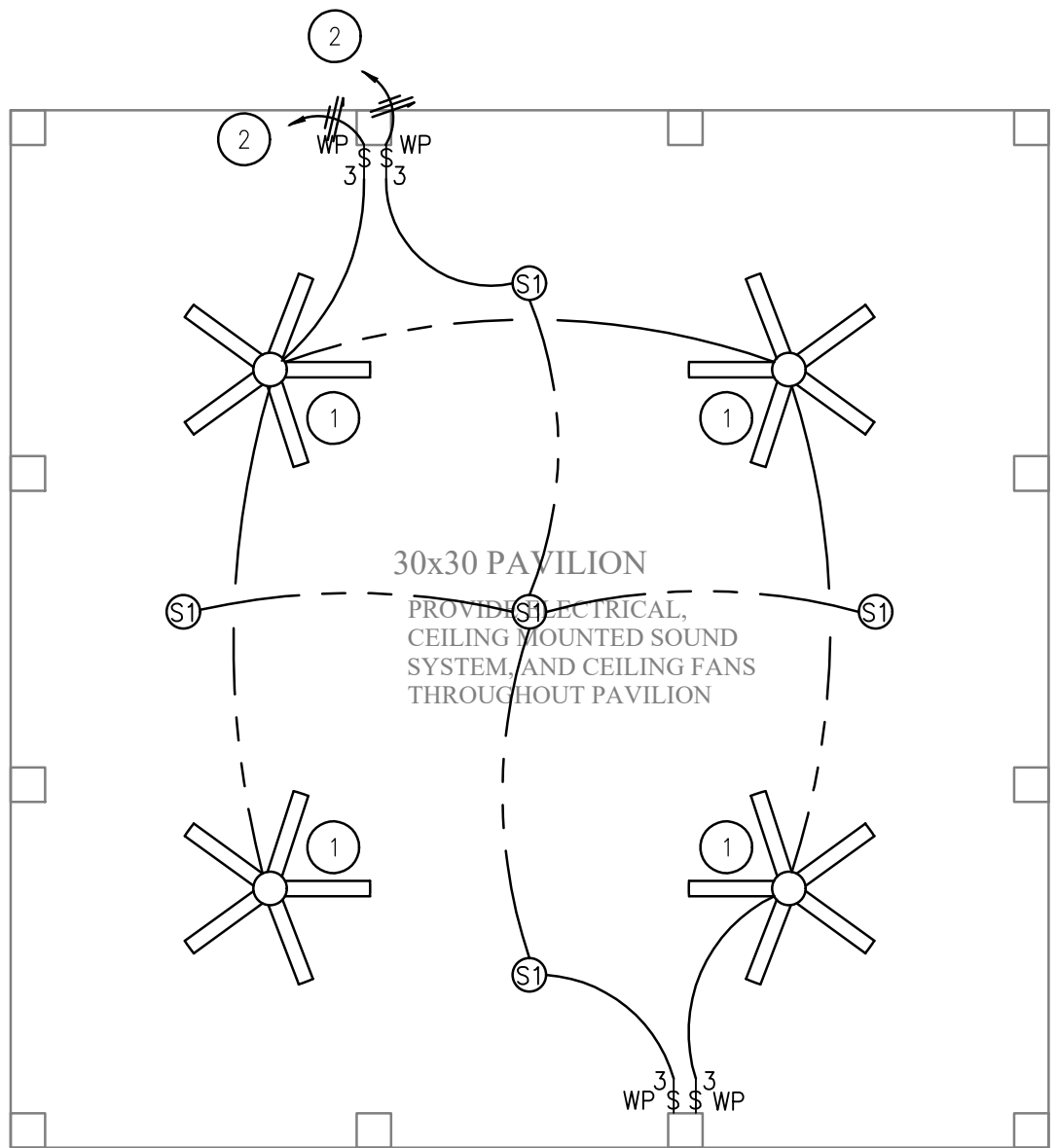
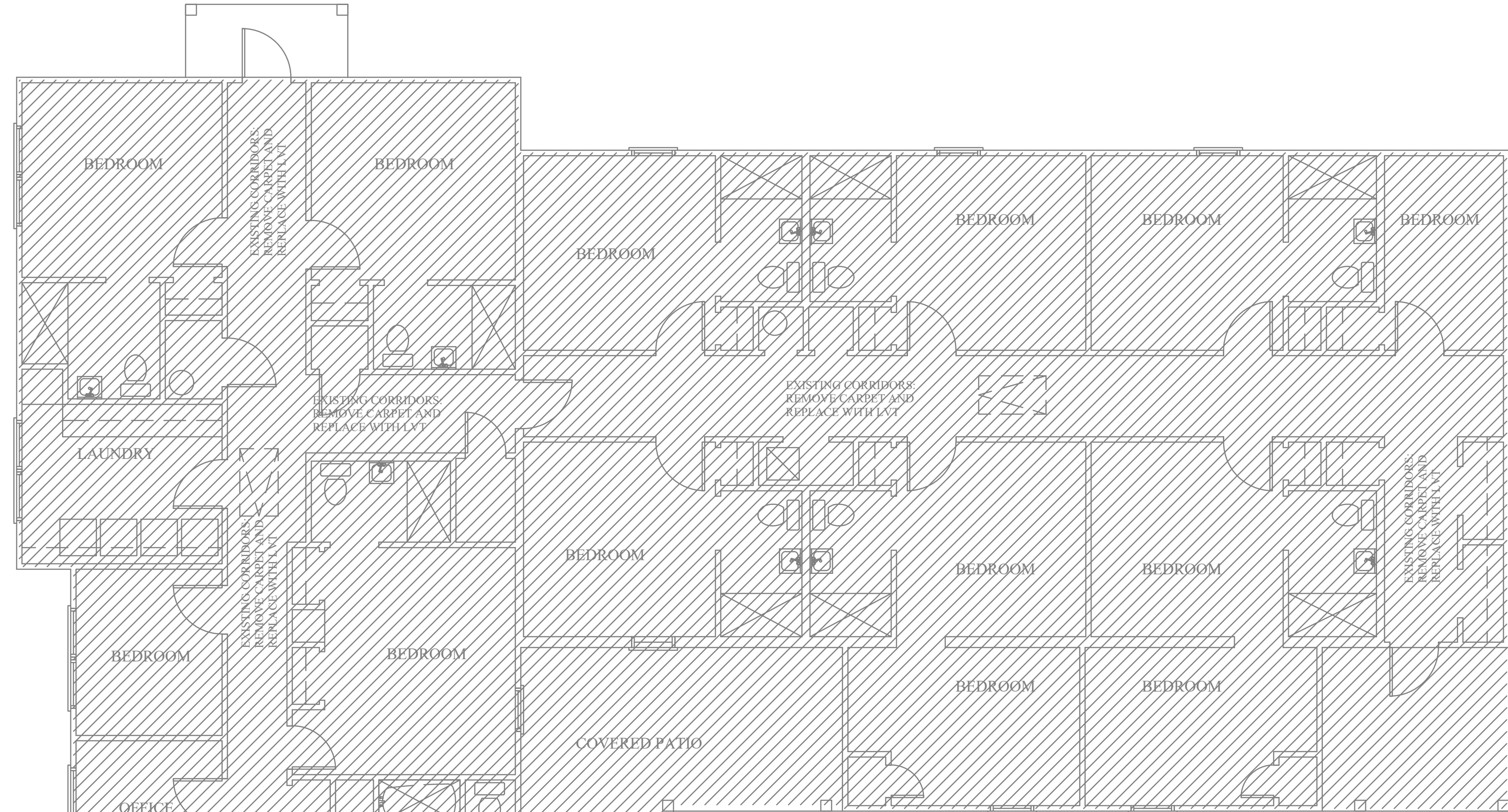
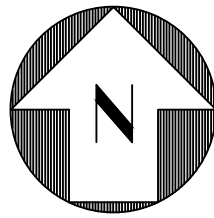
SCALE: 3/16"=1'-0"

SHEET NO.:

E2.0  
POWER PLAN







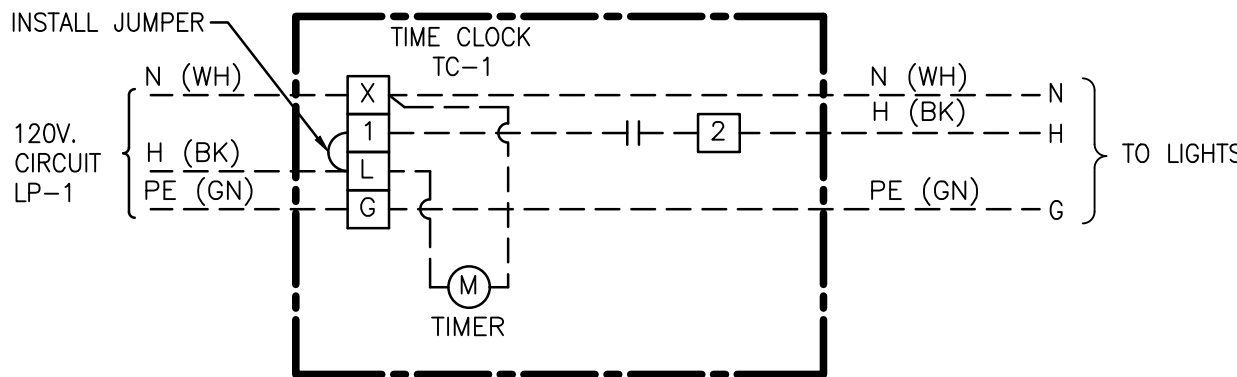
PAVILLION LIGHTING PLAN

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

KEYED NOTES

- 1 52" OUTDOOR CEILING FAN, PROVIDED BY OWNER INSTALLED BY ELECTRICAL CONTRACTOR.
- 2 CONNECT LIGHTING AND FANS TO EXISTING SPARE 20A-1P BREAKER IN EXISTING PANEL LOCATED IN THE EXISTING BUILDING.

24 HOUR 7 DAY MECHANICAL TIME SWITCH TORK 1101 OR EQUAL

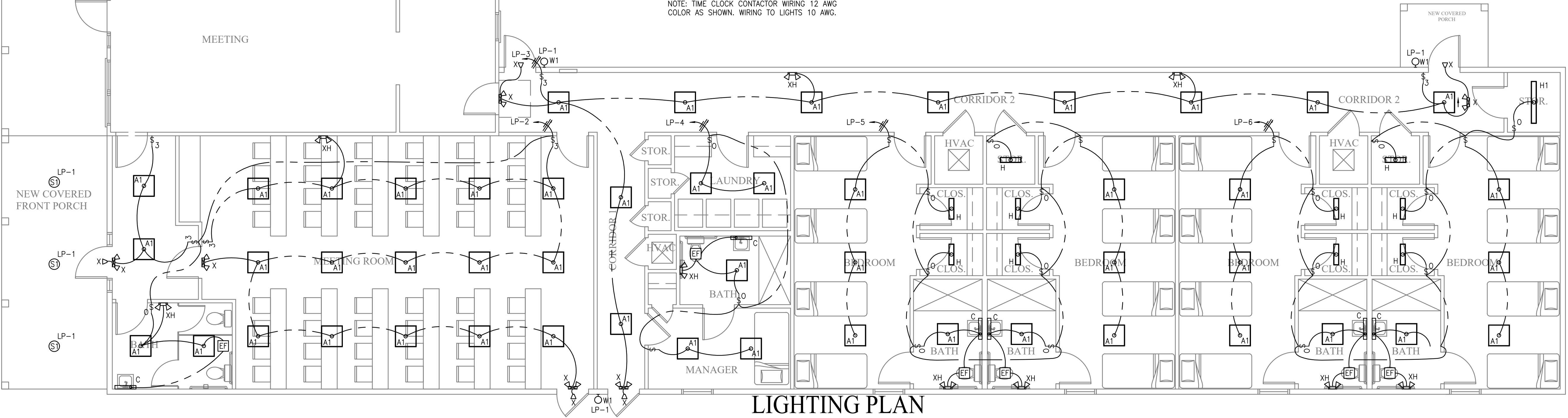


TIME CLOCK WIRING DIAGRAM

SCALE: NONE

NOTE: TIME CLOCK CONTACTOR WIRING 12 AWG  
COLOR AS SHOWN. WIRING TO LIGHTS 10 AWG.

MARK	TYPE	VOLT	WATTS	LAMP	BRAND & CATALOG NO.
A1	2x2 SURFACE MOUNTED FLAT PANEL	120	40	4808 LUMEN 4000K	PROVIDED BY OWNER, INSTALLED BY ELECTRICAL CONTRACTOR
H	2 FOOT SURFACE MOUNTED STRIP WITH LENS	120	12.5	1500 LUMEN 4000K	PROVIDED BY OWNER, INSTALLED BY ELECTRICAL CONTRACTOR
H1	4 FOOT SURFACE MOUNTED STRIP WITH LENS	120	30	2000 LUMEN 4000K	PROVIDED BY OWNER, INSTALLED BY ELECTRICAL CONTRACTOR
C	WALL MOUNTED LED VANITY LIGHT	120	14	1350 LUMEN 4000K	PROVIDED BY OWNER, INSTALLED BY ELECTRICAL CONTRACTOR
S1	EXTERIOR CEILING MOUNTED LED FIXTURE	120	20	1432 LUMEN 4000K	PROVIDED BY OWNER, INSTALLED BY ELECTRICAL CONTRACTOR
W1	EXTERIOR WALL MOUNTED LED FIXTURE	120	20	1432 LUMEN 4000K	PROVIDED BY OWNER, INSTALLED BY ELECTRICAL CONTRACTOR
X	EXIT SIGN WITH LIGHT AND BATTERY PACK, AND REMOTE HEAD	120	15	AS SUPPLIED	PROVIDED BY OWNER, INSTALLED BY ELECTRICAL CONTRACTOR
XH	EMERGENCY LIGHT WITH BATTERY PACK	120	15	252 LUMEN 3000K	PROVIDED BY OWNER, INSTALLED BY ELECTRICAL CONTRACTOR

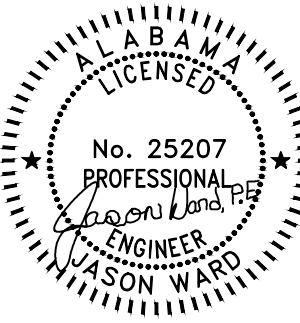


LIGHTING PLAN

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



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36547-6310  
PHONE: 251-968-7222



09/16/2022

RENOVATION DRAWINGS FOR

FOR  
SOBER LIVING

BAY MINETTE, ALABAMA

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REVISION:

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

SHEET NO.:

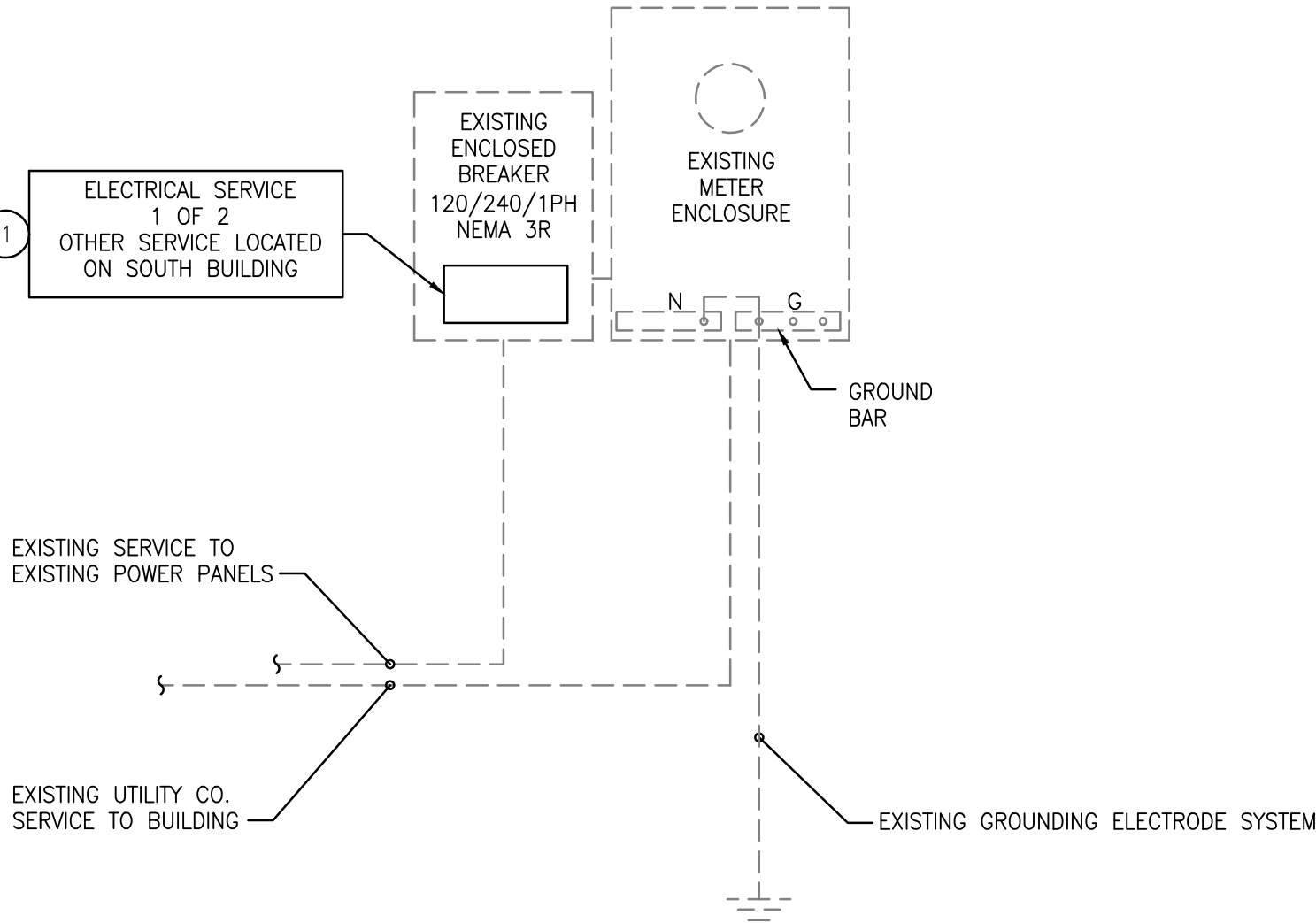
E3.0

LIGHTING PLAN

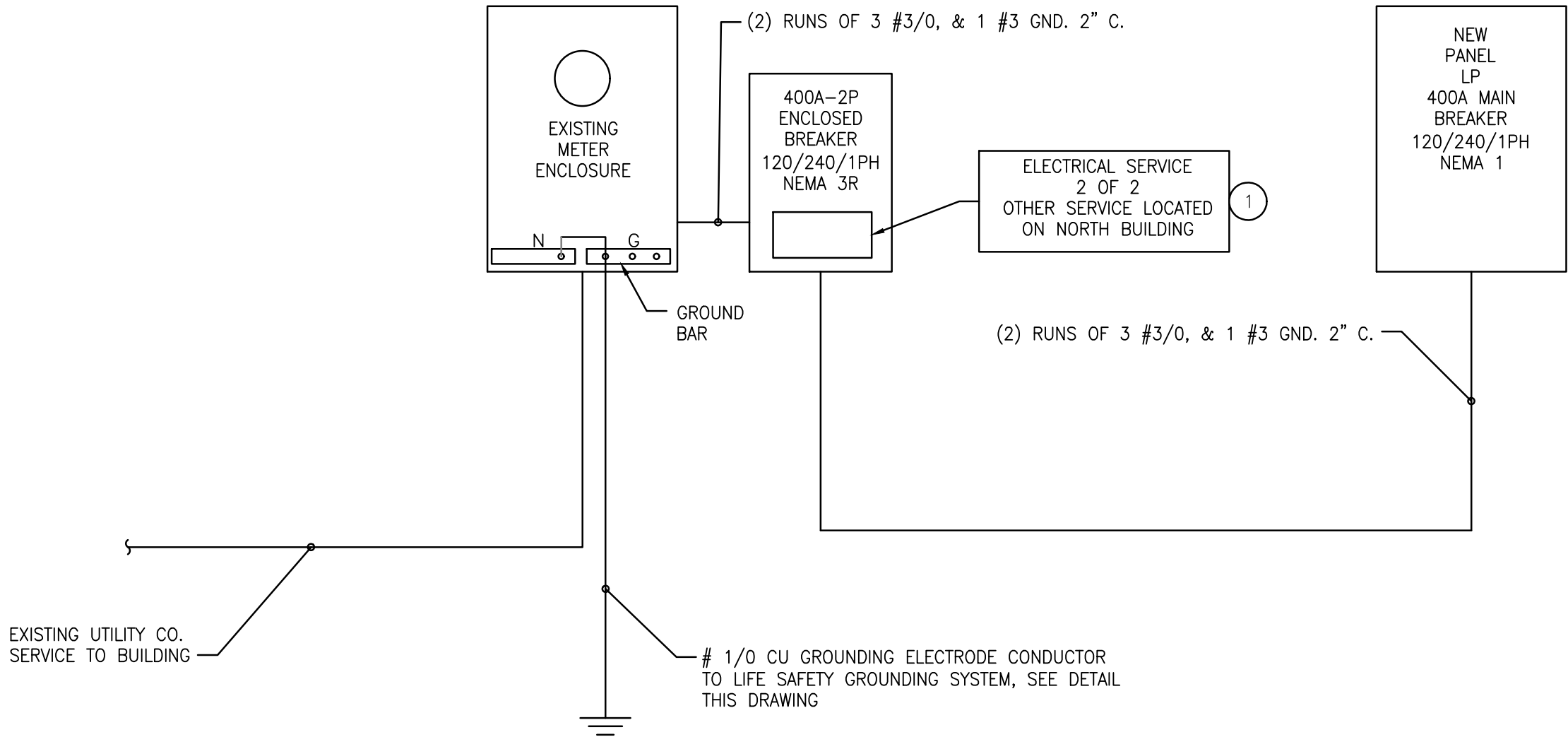




120/240 PANEL LP									
120/240 VOLT, 1 PHASE, 3 WIRE, 60HZ									
NEMA 1 XXXXX MOUNT									
LOCATION	LOAD (VA)	CIRCUIT NUMBER					CIRCUIT NUMBER	LOAD (VA)	LOCATION
			<div><div>400 AMP MLO</div><div><div>L1</div><div>L2</div><div>N</div><div>GND</div></div></div>						
LIGHTING:	120	1	20A				2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



EXISTING SERVICE #1

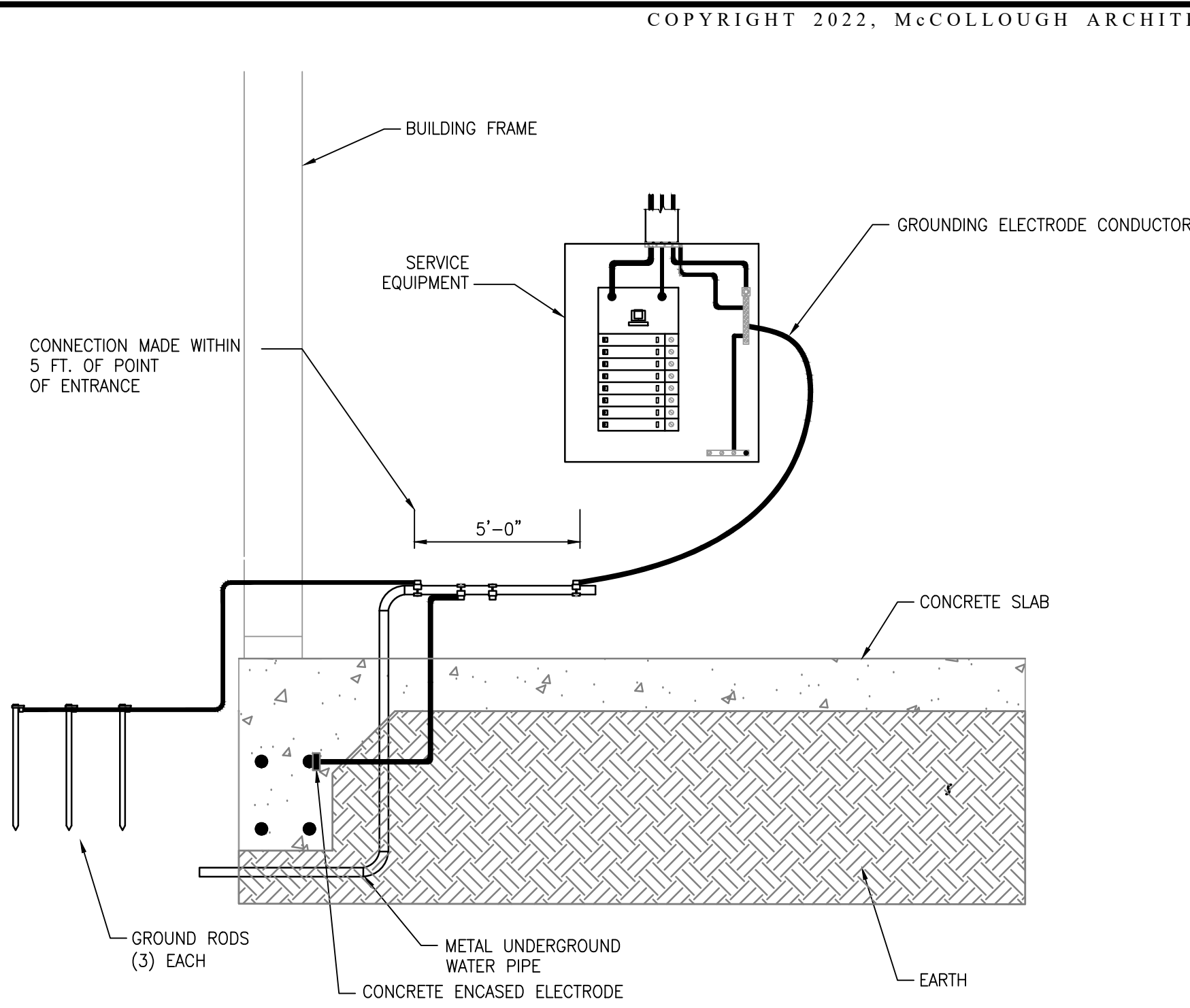


NEW SERVICE #2

## RISER DIAGRAM

### KEYED NOTES

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



### LIFE SAFETY GROUNDING DETAIL

SCALE: NONE

NOTE:  
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 STRUCTURE 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) SHALL BE INSTALLED AND USED.



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REVISION:

SCALE: 1:1

SHEET NO.:

E4.0  
RISER DIAGRAM AND  
PANEL SCHEDULE





GENERAL PLUMBING NOTES:

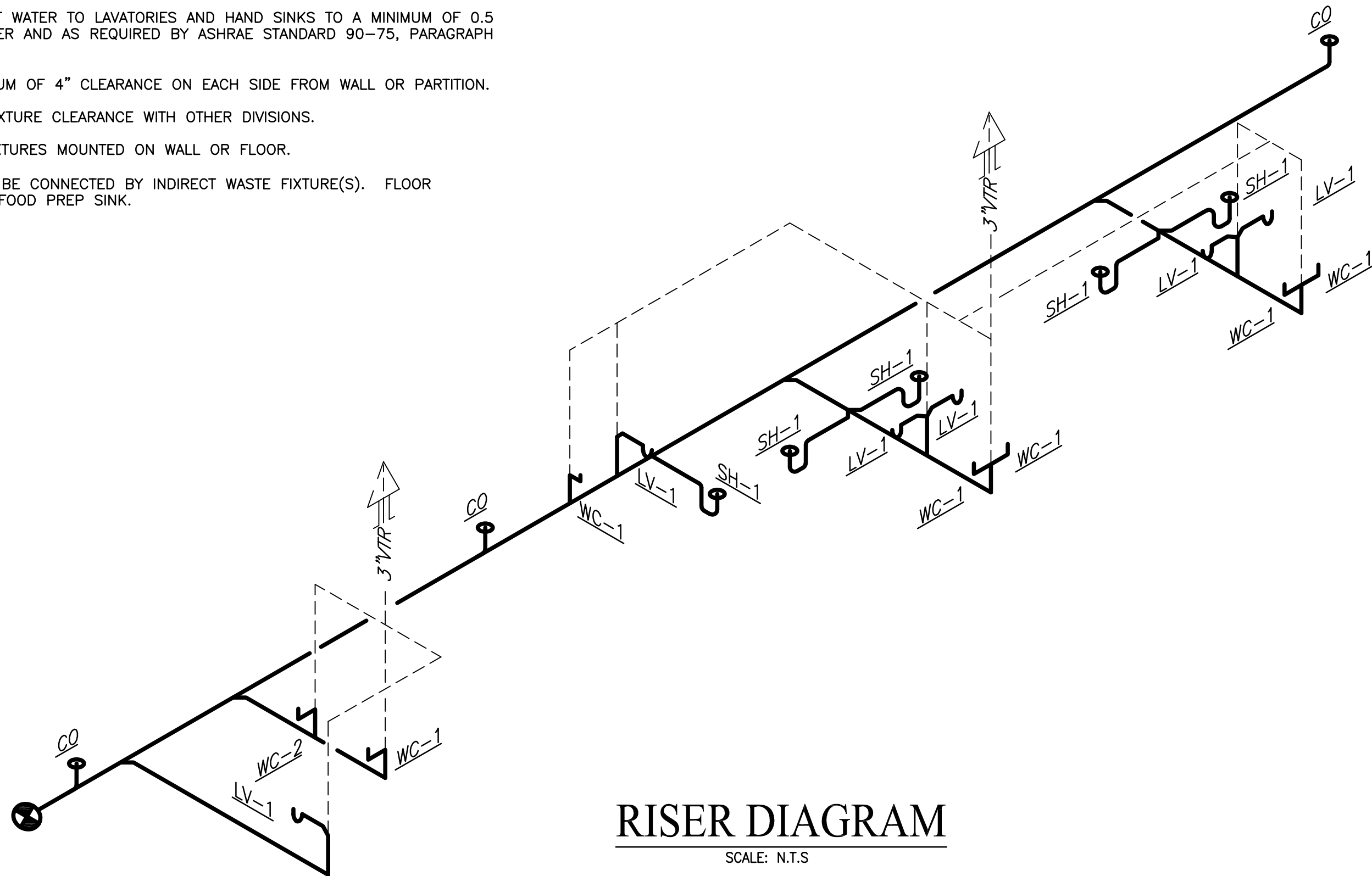
- FURNISH ALL LABOR, MATERIALS, TOOLS, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE SANITARY, VENTING AND DOMESTIC WATER SYSTEM. INCLUDE ANY LABOR AND MATERIAL NOT SPECIFICALLY MENTIONED, BUT NECESSARY TO PROVIDE A COMPLETE AND OPERATING SYSTEM. ALL WORK SHALL BE INSTALLED IN A PROFESSIONAL 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.
- 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.
- 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.
- LAY OUT PIPING BASICALLY AS SHOWN. MAJOR CHANGES IN LAYOUT MAY BE MADE ONLY WITH WRITTEN CONSENT OF ARCHITECT OR ENGINEER.
- COLOR OF FIXTURES AND TRIM SHALL BE AS SELECTED BY OWNER/ARCHITECT.
- 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.
- REFER TO SITE PLAN FOR ROUTING OF WATER AND SEWER.
- ALL WATER LINES, BOTH HOT AND COLD, SHALL BE AS FOLLOWS:
  - LINES BELOW GRADE SHALL BE TYPE "K" SOFT COPPER.
  - LINES ABOVE GRADE SHALL BE SCH 80 PVC AND CPVC.
  - FITTINGS SHALL BE OF HARD DRAWN COPPER OF ASTM SPEC B-88.
  - ALL JOINTING SHALL BE WITH LEAD-FREE SILVER SOLDER.
  - EQUIPPED WITH SHOCK ABSORBERS AS REQUIRED.
- PLUMBING CONTRACTOR SHALL FURNISH & INSTALL SHUT-OFF VALVES TO ALL FIXTURES NOT OTHERWISE EQUIPPED.
- 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.
- 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.
- 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.
- COORDINATE ROOF PENETRATIONS WITH ROOFING CONTRACTOR. ENSURE THAT WARRANTY REQUIREMENTS OF ROOFING MANUFACTURER ARE SATISFIED.
- 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.
- INSULATE HOT WATER MAINS AND RETURN ONLY.

FIXTURE CONNECTION NOTES:

- 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.
- USE FIXTURE SCHEDULE AND DETAILS ON DRAWINGS OR MANUFACTURER'S SHOP DRAWINGS FOR CONNECTION SIZES TO FIXTURES.
- PROVIDE SEPARATE P-TRAP FOR EACH FIXTURE, FLOOR DRAIN, AND PIECE OF EQUIPMENT.
- PROVIDE CAST IRON P-TRAPS FOR UNDER FLOOR DRAINS.
- MOUNT FIXTURES RIGID TO WALLS AS SHOWN ON DRAWINGS OR DETAILS.
- 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.
- INSTALL LAVATORIES AND HAND SINKS WITH A MINIMUM OF 4" CLEARANCE ON EACH SIDE FROM WALL OR PARTITION.
- COORDINATE DIMENSIONS REQUIRED FOR MINIMUM FIXTURE CLEARANCE WITH OTHER DIVISIONS.
- INSTALL APPROVED CAULKING AROUND JOINTS AT FIXTURES MOUNTED ON WALL OR FLOOR.
- 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 SYMBOL LEGEND

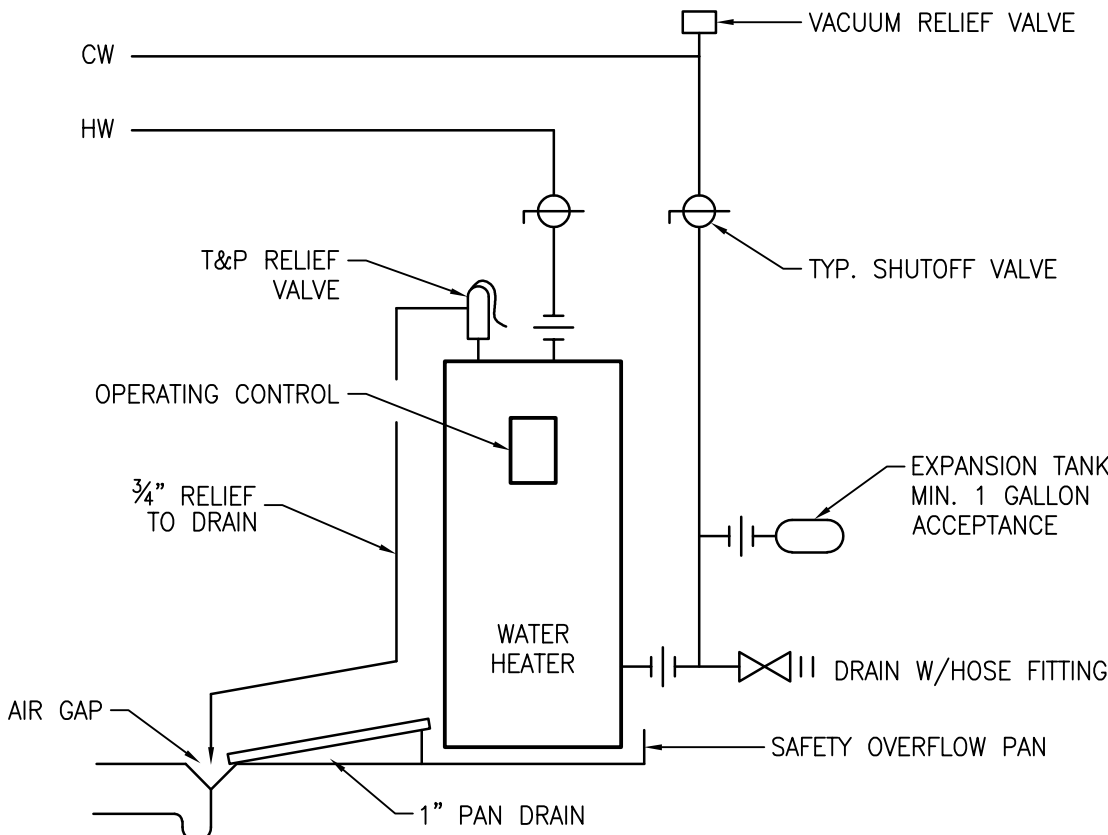
- — — — — CW PIPING  
— — — — — HW PIPING  
— — — — — SAN — — — — — SANITARY PIPING  
- - - - - VENT PIPING  
—○ PIPE TURNING UP  
—● PIPE TURNING DOWN  
—⊕ TIE IN TO EXISTING  
—○ CLEAN OUT  
⊗ TEMPERING VALVE



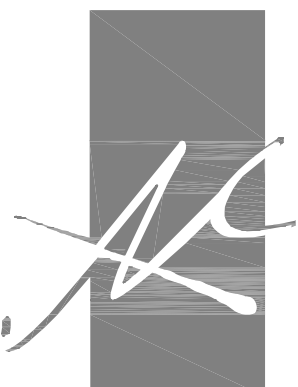
RISER DIAGRAM  
SCALE: N.T.S

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 ZB31R4 FAUCET WITH LEVER HANDLES, ZURN Z8800 SUPPLIES; ZURN Z8700 TRAP; Z8746-PC ADA GRID STRAINER; ZURN Z8946-3-NI 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 HEIGHT.
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"

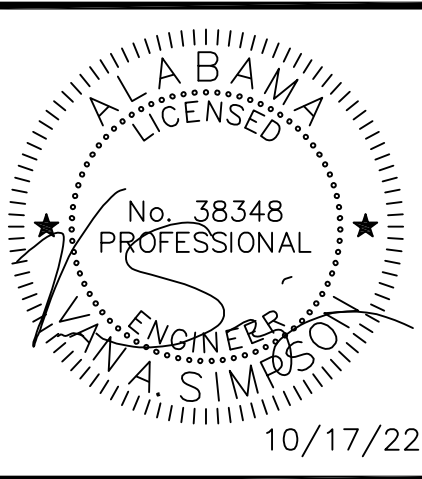
WATER HEATER SCHEDULE													
TAG	ELECTRIC DATA				HYDRONIC DATA					BASIS OF DESIGN		WEIGHT	NOTES
	FLA	MOCp	VOLT PHASE	KW	EWt	LWt	RATE OF RECOVERY	RISE OF RECOVERY	CAPACITY (GAL)				
	AMPS	AMPS			DEG.F	DEG.F	GPM	DEG. F					
WH-1	19	30	240/1	4.5	60	120	0.5	80	60	RHEEM	ELD60	100	ALL
WH-2	25	30	240/1	6.0	60	110	0.5	50	—	RHEEM	RTEX-06	30	2,3
NOTES:													
1. 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



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RENOVATION DRAWINGS FOR  
FOR  
SOBER LIVING

BAY MINETTE, ALABAMA

JOB NO.:  
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REVISION:

SCALE: NO SCALE

SHEET NO.:

P1.0

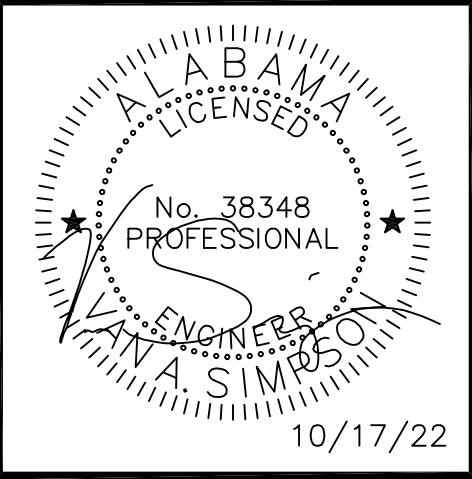
PLUMBINGNOTES  
AND SCHEDULES







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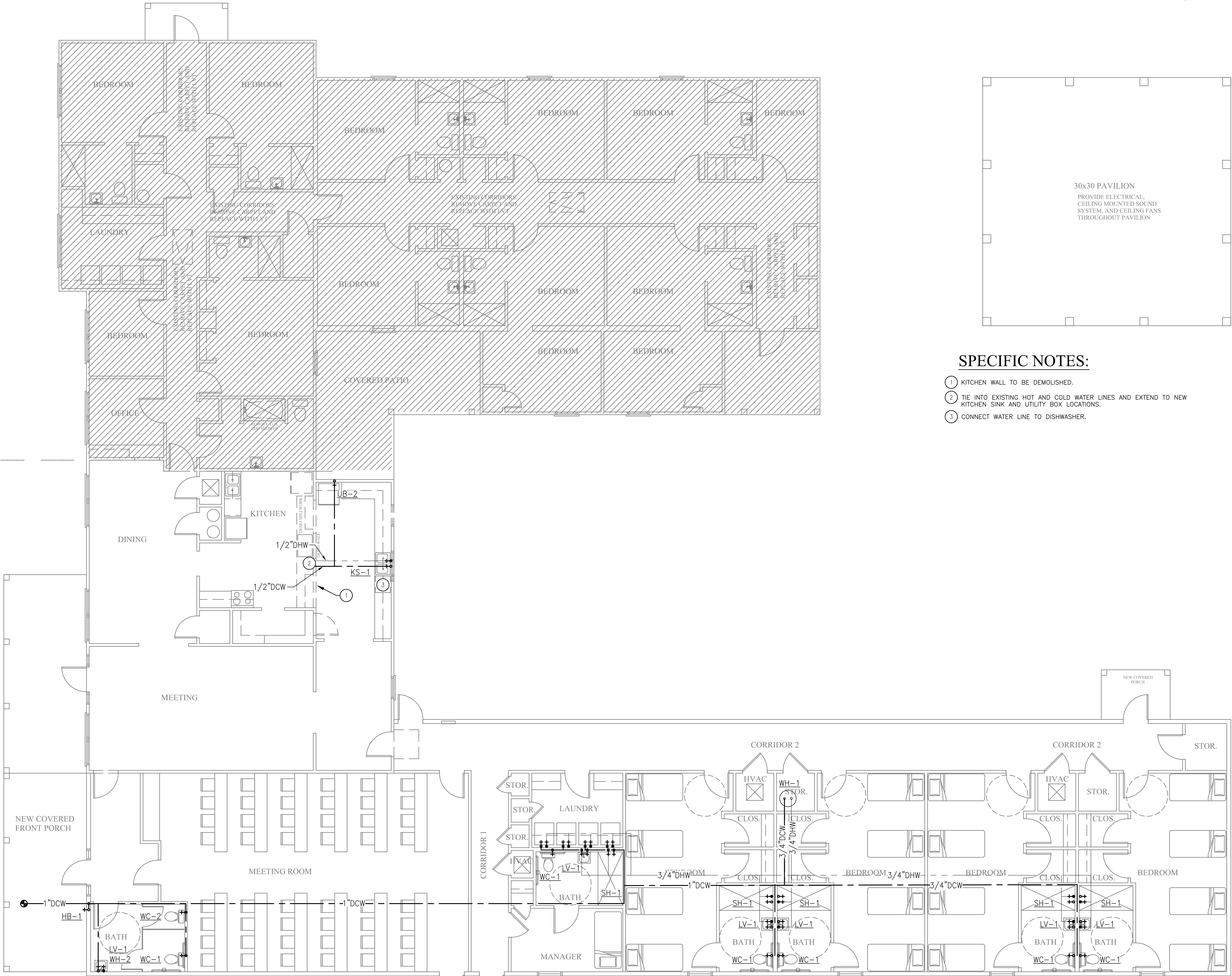
10/17/22

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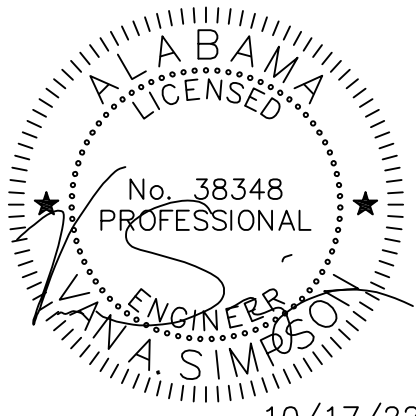
SCALE: 3/16" = 1'-0"

SHEET NO.:  
**P2.0**  
PLUMBING PLAN





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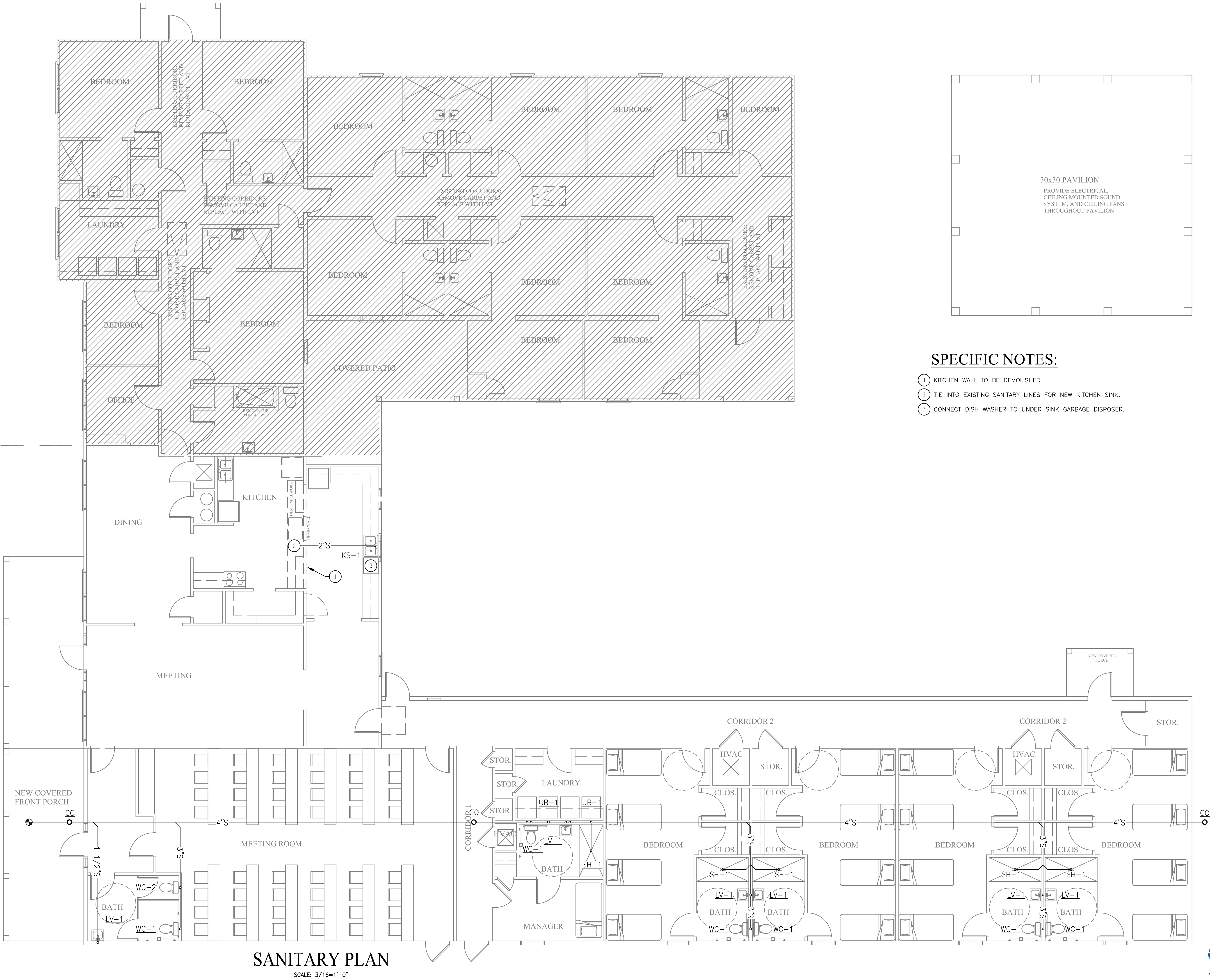
10/17/22

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

SHEET NO.:  
**P3.0**  
SANITARY PLAN



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






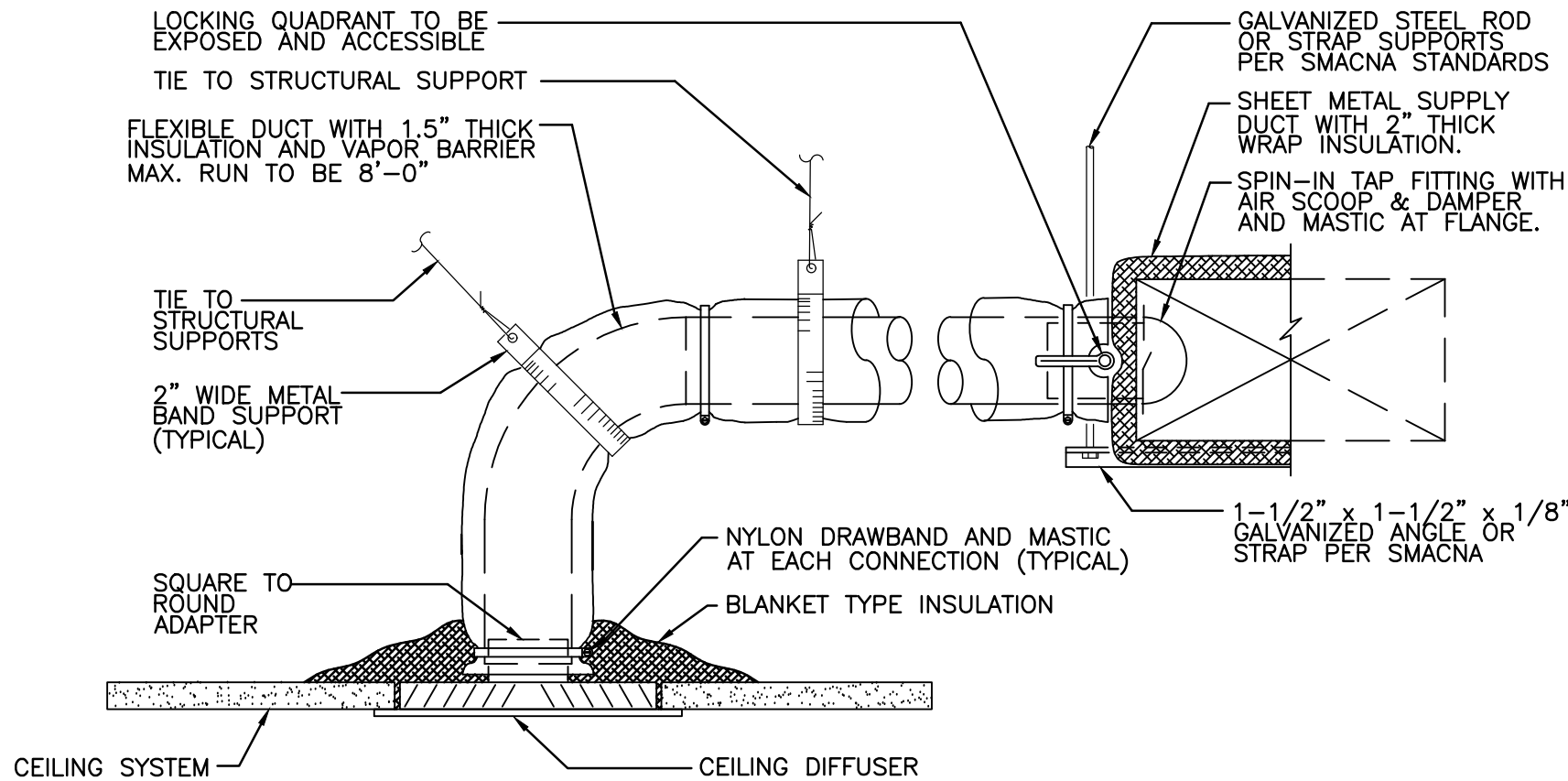
GENERAL HVAC NOTES

- 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 PRICE.
- 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.
- 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.
- MECHANICAL CONTRACTOR TO PROVIDE GENERAL CONTRACTOR WITH AS-BUILT DRAWINGS, ALL EQUIPMENT SHOP DRAWINGS, INFORMATION ON THERMOSTATS, CONTROL WIRING DIAGRAMS AND OTHER PERTINENT INFORMATION AT COMPLETION OF PROJECT.
- 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 SMACNA MANUAL LATEST EDITIONS.
- DUCT LININGS (THERMAL AND ACOUSTICAL), VIBRATION ISOLATION CONNECTORS, FLEXIBLE DUCT CONNECTORS, AND DUCT TYPE SHALL BE APPROVED BY APPLICABLE CODE AND MECHANICAL ENGINEER.
- 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.
- ALL RETURN AND SUPPLY AIR DUCTWORK, THAT IS NOT LINED, SHALL BE EXTERNALLY INSULATED WITH 2" THICK, 1.5 LBS. DENSITY FOIL FACED FIBERGLASS INSULATION. DUCT DIMENSIONS SHOWN ARE INSIDE 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.
- ALL BRANCH TAKE-OFFS SHALL BE PROVIDED WITH MANUAL BALANCING DAMPERS.
- FLEXIBLE INSULATED DUCTS SHALL BE MAXIMUM 6'-0" LONG AND SHALL MEET INSTALLATION AND MATERIAL REQUIREMENTS OF LOCAL CODES.
- 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.
- 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.
- SEAL & TAPE ALL OPENINGS IN DUCTWORK AIRTIGHT AFTER TESTING.
- CHECK & VERIFY ALL FIELD CONDITIONS & ACTUAL DIMENSIONS BEFORE PREPARING SHOP DRAWINGS BEFORE INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES.
- TEST & BALANCE ALL SUPPLY, RETURN & EXHAUST SYSTEMS ACCORDING TO CFM INDICATED ON PLANS. SUBMIT REPORT AS PER SPECIFICATIONS.
- ALL APPLIANCE AND PLUMBING VENTS SHALL BE AT LEAST TEN (10) FEET IN A HORIZONTAL DIRECTION, OR THREE (3) FEET ABOVE THE OUTSIDE AIR INTAKES FOR HVAC AND MAKE-UP AIR UNITS.
- IN THE EVENT THAT CERTAIN WORK REQUIRES INCIDENTAL DAMAGE TO THE BUILDING, FINISHES OR PROPERTY TO COMPLETE THE WORK, THE CONTRACTOR FURNISH ALL REPAIR NECESSARY TO DELIVER TO THE AFFECTED AREA BACK TO OWNER THAT MEETS OR EXCEEDS THE CONDITION PRIOR TO DAMAGE.
- VERIFY EXISTING CONDITIONS WHERE FANS ARE SCHEDULED FOR REPLACEMENT PRIOR TO EQUIPMENT ORDER.
- 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 WHERE SMOKE DETECTORS ARE INSTALLED IN CONCEALED LOCATION A REMOTE ALARM AND TEST SWITCH SHALL BE MOUNTED IN AN ACCESSIBLE LOCATION.

HVAC SYMBOL LEGEND

ALL SYMBOLS SHOWN MAY NOT APPEAR IN DRAWINGS.

- ☒ SUPPLY AIR
- ☒ RETURN AIR
- ☒ EXHAUST AIR
-  THERMOSTAT
-  WALL CAP
-  SUPPLY AIR
-  EXHAUST AIR



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 HEAT PUMP SCHEDULE																							
MARK NO.	AREA SERVED	TONS	TOTAL CFM	O.A. (CFM)	SEER	CLG CAPACITY			INDOOR UNIT							OUTDOOR UNIT							NOTES
						TOTAL MBH	SENS MBH	ELECT HEAT KW	MFGR & MODEL (BASIS OF DESIGN)	VOLT PHASE	HP	E.S.P.	MCA	MOCP	MFGR & MODEL (BASIS OF DESIGN)	VOLT PHASE	COMP. RL-LR	FAN FLA (AMPS)	MCA	MOCP	WEIGHT (LBS)		
AHU-1	CU-1	BEDROOMS	3	1200	100	14	36	27	9.6	TRANE GAMS80B36	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 GAMS80C48	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 GAMS80C48	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 GAMS80C60	240/1	1.0	0.5	58	60	TRANE 4TTR4060	240/1	20.8-127.1	1.05	27	45	275	1-7
<div>NOTES:</div> <div>1. 410A REFRIGERANT.</div> <div>2. FURNISH THERMOSTAT CONFIGURED FOR REMOTE BULB SENSOR AT AHU RETURN PLENUM.</div> <div>3. FURNISH WITH LOW AMBIENT CONTROLS.</div> <div>4. FURNISH WITH ANTI-SHORT CYCLE TIMER.</div> <div>5. FURNISH AND INSTALL VIBRATION ISOLATOR FEET TO OUTDOOR UNITS.</div> <div>6. FASTEN OUTDOOR UNITS TO HOUSEKEEPING PAD.</div> <div>7. FURNISH NEW MERV 10 FILTERS AT OWNER OCCUPANCY.</div>																							

VENTILATION CALCULATION

ROOM	APPROX ROOM SIZE (SF)	VENTILATION REQUIREMENTS	OCCUPANCY VALUES "Pz"		VENTILATION RATES "Vbz"	EXHAUST AIR RATES	ADJUSTED OUTSIDE AIR RATE (CFM)	EXHAUST AIR RATE AS DESIGNED (CFM)	REMARKS
		IMC 2018 TABLE 403.3	IMC 2018 TABLE 403.3	PEOPLE REQUIRED PER DESIGN	IMC 2018 TABLE 403.3	IMC 2018 TABLE 403.3			
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	ELECTRICAL DATA			BASIS OF DESIGN		NOTES
				POWER	E.S.P.	VOLTAGE	MFGR	MODEL	
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
- VIBRATION ISOLATION KIT
- INTEGRAL BACKDRAFT KIT
- FAN SPEED CONTROL
- ALUMINUM CEILING GRILL
- FURNISHED WITH KITCHEN HOOD PACKAGE (BY OWNER).
- INTERLOCK WITH RTU-2



RENOVATION DRAWINGS FOR  
FOR  
SOBER LIVING  
BAY MINETTE, ALABAMA

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

SCALE: NO SCALE

SHEET NO.:

M1.0

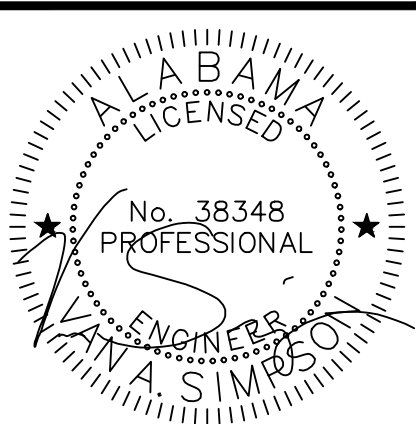
HVAC NOTES  
AND SCHEDULES







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



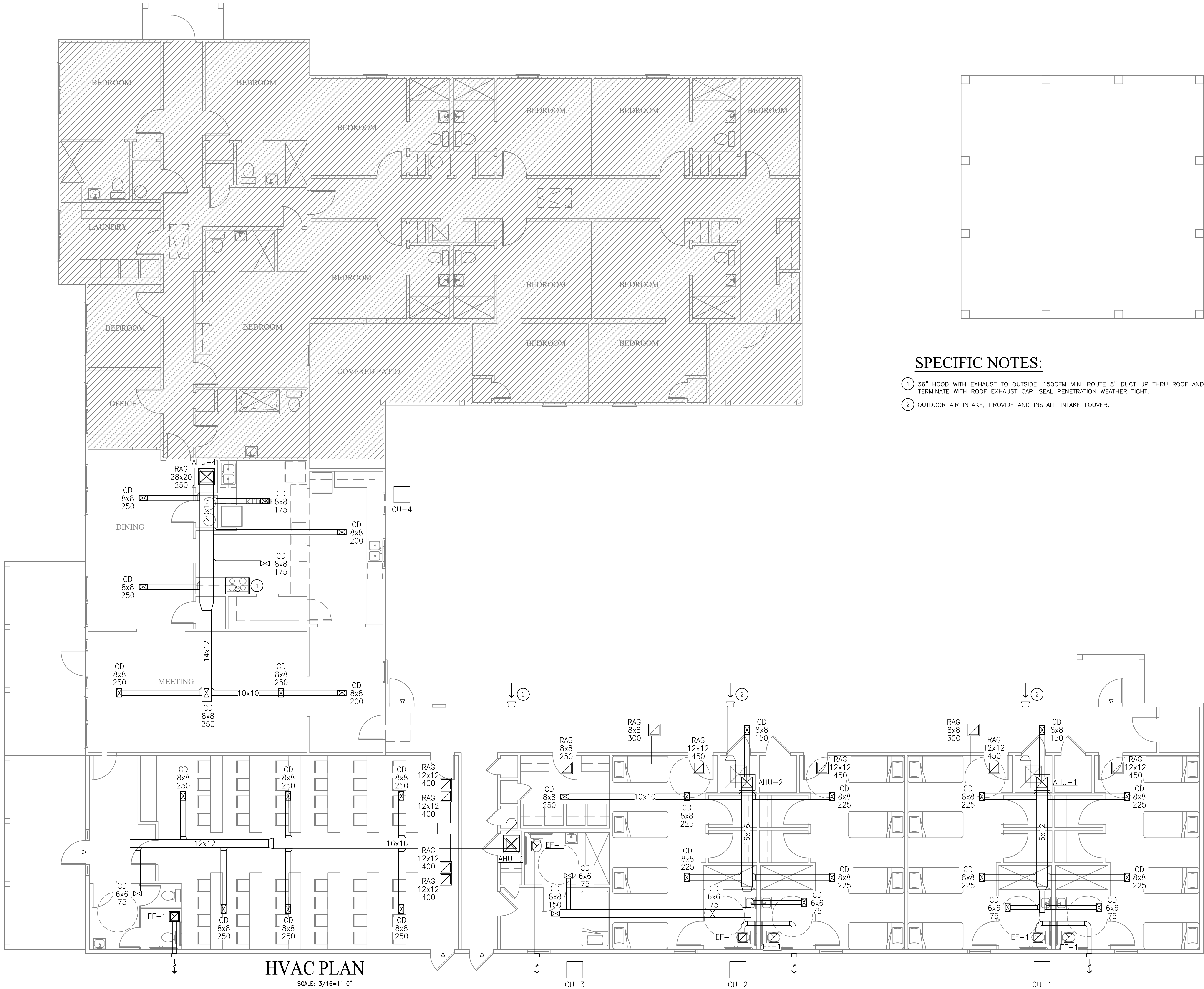
ALABAMA  
LICENSED  
No. 38348  
PROFESSIONAL  
ENGINEER  
TINA SIMPSON  
10/17/22

RENOVATION DRAWINGS FOR  
FOR  
SOBER LIVING  
BAY MINETTE, ALABAMA

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

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

SHEET NO.:  
**M2.0**  
HVAC PLAN



**SPECIFIC NOTES:**

- ① 36" HOOD WITH EXHAUST TO OUTSIDE, 150CFM MIN. ROUTE 8" DUCT UP THRU ROOF AND TERMINATE WITH ROOF EXHAUST CAP. SEAL PENETRATION WEATHER TIGHT.
- ② OUTDOOR AIR INTAKE, PROVIDE AND INSTALL INTAKE LOUVER.

