

A Landscape Development Plan for Graham Creek AG Area Building

Foley, Alabama



Prepared for
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23030 Wolf Bay Drive, Foley, AL 36535

Prepared by



PROJECT SUMMARY

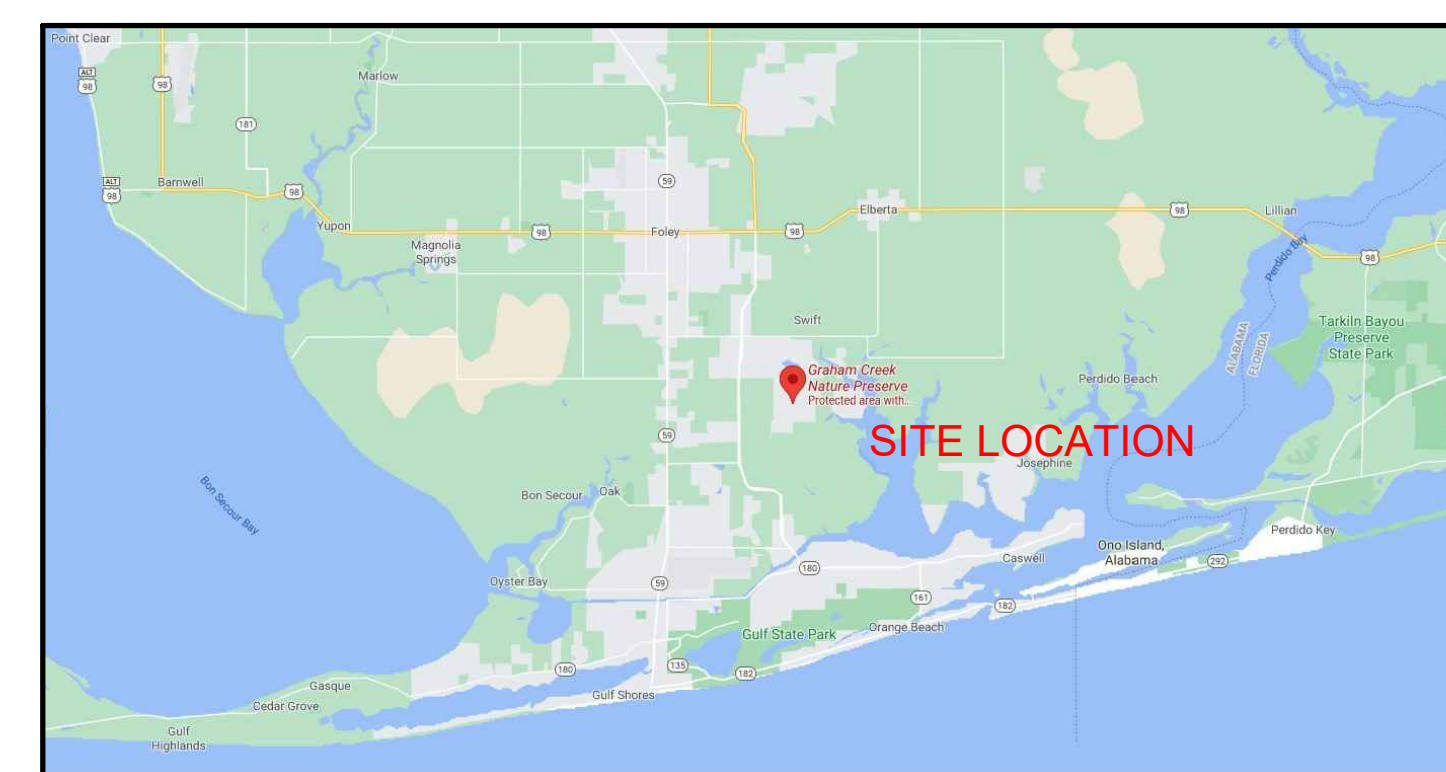
THE PROJECT DESCRIBED ON THIS DRAWING IS A LANDSCAPE DEVELOPMENT PROJECT THAT COVERS WORK DESCRIBED AS:

- AGRICULTURE BUILDING

WORK WILL BE COMPETITIVELY BID WITH THE OWNER DETERMINING THE WINNING SUBCONTRACTOR AT THEIR SOLE DISCRETION. THE CONTRACT AMOUNT SHALL BE BASED UPON A STIPULATED SUM THAT IS INDICATED ON THE PROJECT'S BID FORM. THE WORK AGREEMENT SHALL BE BETWEEN THE SELECTED CONTRACTOR AND THE PROJECT OWNER. THE OWNER HAS RETAINED THE SERVICES OF WAS DESIGN, INC. TO ASSIST IN CONSTRUCTION OBSERVATION AND CONTRACT ADMINISTRATION.

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SITE LOCATION MAP

800-292-8525
#DIG (Cellular)
Dig Safely.



GENERAL NOTES

BASE DATA NOTES
BASE PLAN DATA IS BASED ON THE BEST AVAILABLE AND PROVIDED DATA. MINOR FIELD ADJUSTMENTS ARE EXPECTED. MAJOR FIELD ADJUSTMENTS SHOULD BE APPROVED BY THE OWNER'S REPRESENTATIVE.

CONSTRUCTION NOTES

1. CONSTRUCTION STAKE-OUT IS THE RESPONSIBILITY OF THE CONTRACTOR. ELEMENTS ARE TO BE STAKED IN THE FIELD BY THE CONTRACTOR FOR REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS IN FIELD THAT MAY ARISE, CONTRACTOR IS TO MAKE BEST JUDGEMENT DURING FIELD STAKE-OUT & COORDINATE WITH OWNER'S REPRESENTATIVE/LA FOR APPROVAL.
2. ALL HARDSCAPE MATERIALS & COLORS ARE TO BE APPROVED BY OWNER.
3. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL STAGE CONSTRUCTION ACTIVITY IN SUCH A MANNER AS TO MINIMIZE THE AREA OF DISTURBED EARTH AT THE END OF EACH WORK DAY.

DISTURBED AREAS

AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE SOD OR MULCH AS NECESSARY AND SHOULD BE RETURNED TO 'BETTER THAN WHEN THE WORK STARTED' CONDITION.

QUANTITY TAKEOFF DISCLAIMER

QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

ABBREVIATION LEGEND

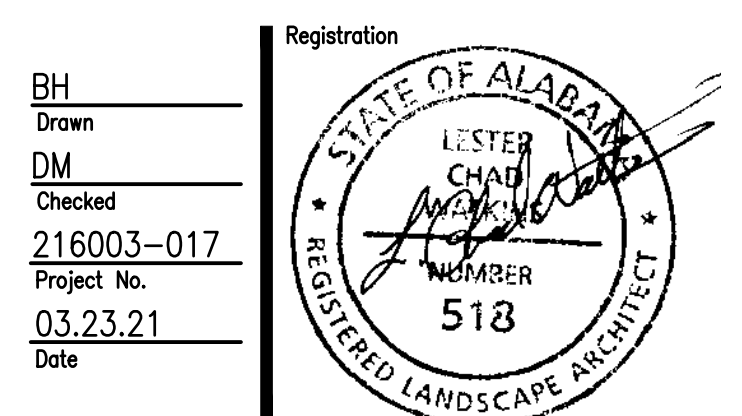
ALUM	ALUMINUM	LP	LOW POINT
AC	ACRES	LT	LEFT
ACCP	ASPHALT-COATED CORRUGATED METAL PIPE	LIN	LINEAR
ACP	ASBESTOS CEMENT PIPE	LF	LINEAR FEET
APPROX	APPROXIMATE(LY)	LC	LANDSCAPE CONTRACTOR
B&B	BALLED AND BURLAPPED	LA	LANDSCAPE ARCHITECT
BC	BOTTOM OF CURB	M	METER
BIT	BITUMINOUS	MAX	MAXIMUM
BM	BENCHMARK	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BS	BOTTOM OF SLOPE	MISC	MISCELLANEOUS
BVC	BEGINNING OF VERTICAL CURVE	MON	MONUMENT
BW	BOTH WAYS	N	NORTH
CAL	CALIPER	NIC	NOT IN CONTRACT
CB	CATCH BASIN	NTS	NOT TO SCALE
CI	CAST IRON	NO	NUMBER
CIR	CIRCULAR	NOM	NOMINAL DIMENSION
CL	CENTERLINE	OC	ON CENTER
CLF	CHAIN-LINK FENCE	OD	OUTSIDE DIAMETER
CO	CLEANOUT	PA	PLANTING AREA
CM	CENTIMETER	PCP	POROUS CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE PIPE
COL	COLUMN	PC	POINT OF CURVATURE
CONC	CONCRETE	PCC	POINT OF COMPOUND CURVATURE
CONTR	CONTRACTOR	PL	PROPERTY LINE
COR	CORNER	P-VC	POINT OF VERTICAL CURVATURE
C/S	CROSS SLOPE	PVT	POINT OF VERTICAL TANGENT
C/W	CONNECTED WITH	PT	POINT OF TANGENT
CF	CUBIC FEET	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DEGREE OF CURVATURE	ROW	RIGHT OF WAY
DETL	DETAIL	RT	RIGHT
DMH	DROP MANHOLE	REQD	REQUIRED
DF	DRINKING FOUNTAIN	REV	REVISION
DIM	DIMENSION	REINF	REINFORCED
DIA	DIAMETER	SAN	SANITARY
DWG	DRAWING	SECT	SECTION
DEP	DEPARTURE	SH	SHEET
DIR	DIRECTED	S	SOUTH
-E-	ELECTRICAL	SI	STORM INLET
E	EAST	-ST-	STORM SEWER
EA	EACH	-SAN-	SANITARY SEWER
EC	ELECTRICAL CONTRACTOR	SPEC	SPECIFICATIONS OR SPECIFIED
EL	ELEVATION	ST'L	STEEL
EAP	EXPOSED AGGREGATE PAVING	SQ	SQUARE
EVC	END OF VERTICAL CURVE	SF	SQUARE FOOT
ENGR	ENGINEER	SY	SQUARE YARD
EX	EXISTING	STA	STATION
EXP	EXPANSION	S/S	STAINLESS STEEL
EW	END WALL	-T-	TELEPHONE
ES	END SECTION	T	TANGENT
FFE	FINISHED FLOOR ELEVATION	TC	TOP OF CURB
FG	FINISHED GRADE	TE	TAPERED END
FIN	FINISH	TCP	TERRA-COTTA PIPE
FL	FLOOR	T&S	TONGUE AND GROOVE
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	TS	TOP OF SLOPE
FSD	FULL-SIZED DETAIL	TWP	TOWNSHIP
FTG	FOOTING	TYP	TYPICAL
FT	FOOT OR FEET	UD	UNDERDRAIN
-G-	GAUGE	USGS	US GEOLOGICAL SURVEY
GAL	GALLON	VC	VERTICAL CURVE
GALV	GALVANIZED	VAR	VARIES, VARIABLE
GC	GENERAL CONTRACTOR	VERT	VERTICAL
GR	GUARD RAIL	VCP	VITRIFIED CLAY PIPE
GD	GRADE	-W-	WATER
GV	GAS VALVE	W	WEST
HB	HOSE BIB	W/	WITH
HW	HEAD WALL	W/O	WITHOUT
HP	HIGH POINT	WWM	WOVEN WIRE MESH
HT	HEIGHT	WV	WATER VALVE
HOR	HORIZONTAL	YD	YARD DRAIN
HWY	HIGHWAY		
ID	INSIDE DIAMETER		
IN	INCH	Ø	ROUND DIAMETER
INL	INLET	⊙	AT
INV	INVERT	'	FEET
JB	JUNCTION BOX	"	INCHES
L	LENGTH OF CURVE	#1	NUMBER
LAT	LATITUDE	1#	POUND



NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

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Graham Creek AG Area Building
Foley, Alabama

No.	Date	Revisions / Submissions
03.31.21		FOR CLIENT REVIEW
04.09.21		FOR CLIENT REVIEW
07.26.21		BID SET



Sheet Title

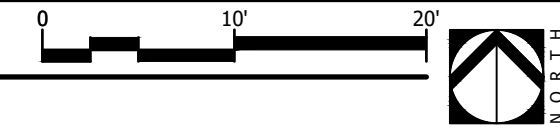
COVER SHEET

Sheet No.

LC100



1 EXISTING CONDITIONS PLAN
Scale: 1" = 10'



landscape architecture
land planning
placemaking
was
DESIGN
landscape architects www.was-design.com
Foley, Alabama P. 251.948.7181
Mobile, Alabama P. 251.344.4023
Jackson, Mississippi P. 601.790.0781
Pensacola, Florida P. 850.203.4252

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BH	Registration
Drawn	
DM	
Checked	
216003-017	
Project No.	
03.23.21	Date

Sheet Title
**EXISTING
CONDITIONS PLAN**

Sheet No.
EC100

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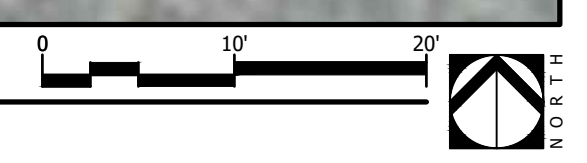
Drawn: BH
Checked: DM
Project No.: 216003-017
Date: 03.23.21

Registration
STATE OF ALABAMA
LESTER CHAD WALKER
REGISTERED LANDSCAPE ARCHITECT
MEMBER
518

Sheet Title

SITE PLAN

Sheet No.
SP100



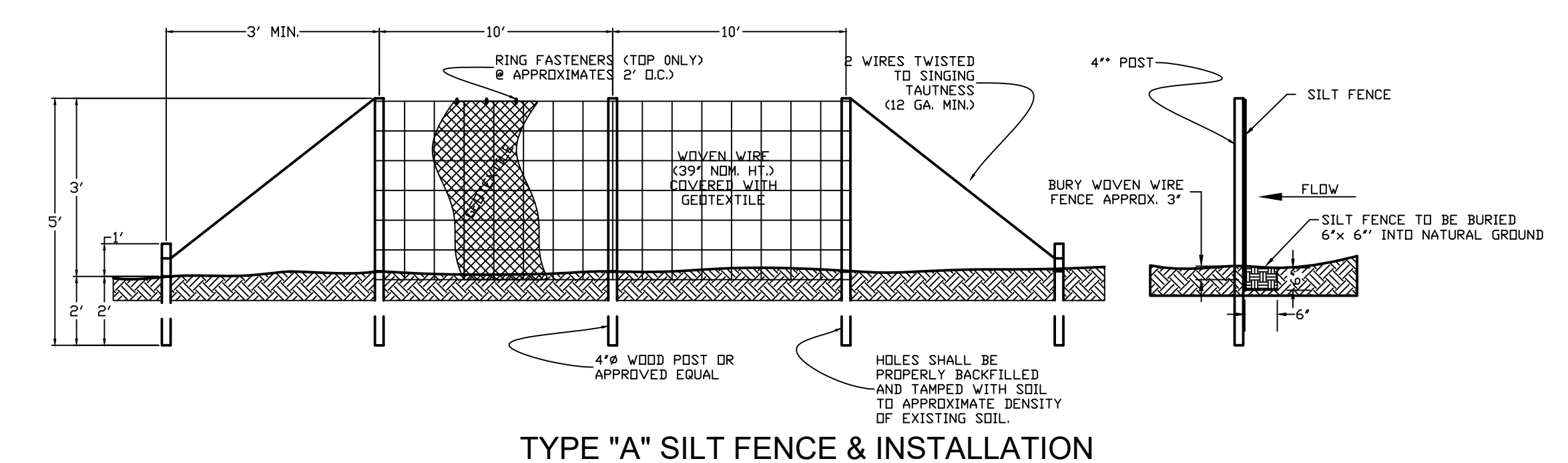
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1 EROSION AND SEDIMENTATION CONTROL PLAN
Scale: 1" = 10'

- EROSION CONTROL NOTES**
1. CONTRACTOR SHALL NOTIFY COMPLIANCE PERSONNEL OF THE PROJECT PRE-CONSTRUCTION MEETING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. THE MEASURES SET FORTH IN THE EROSION CONTROL PLAN ARE INTENDED AS THE MINIMUM STANDARDS. ANY EROSION CONTROL MEASURE BEYOND THAT SPECIFIED IN THE PLAN, THAT IS REQUIRED TO COMPLY WITH LOCAL, STATE, AND FEDERAL LAW, SHALL BE IMPLEMENTED.
 3. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT FOR CONSTRUCTION SITES AND URBAN AREAS, VOLUME 1 AND 2, LATEST EDITION.
 4. IN THE EVENT THAT EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THE EROSION CONTROL PLAN PROVE NOT TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ALL ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE REVIEWED AND APPROVED BY LOCAL AND STATE COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.
 5. DAILY INSPECTIONS SHALL BE MADE BY THE ENGINEER OR ITS DESIGNEE TO DETERMINE THE EFFECTIVENESS OF SEDIMENT AND EROSION CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY. ALL SEDIMENT, EROSION AND TURBIDITY CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKDAY.
 6. THE CONTRACTOR SHALL INSPECT INSTALLED BMPs AT LEAST ONCE EVERY SEVEN (7) DAYS AND REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE DEVICES.
 7. THE CONTRACTOR SHALL INSPECT INSTALLED BMPs WITHIN 24 HOURS AFTER PRECIPITATION EVENTS OF 0.50 INCHES OR GREATER AND REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE DEVICES.
 8. DISTURBED AREAS SHALL BE IMMEDIATELY GRADED, SODDED OR VEGETATED UPON COMPLETION OF CONSTRUCTION ACTIVITY.
 9. EROSION CONTROL DEVICES, SILT FENCES, HAY BALES, WATTLES, RECP'S OR PINNED SOD SHALL BE NECESSARY TO REESTABLISH VEGETATION WHERE DITCHES AND SLOPES ARE SUBJECT TO HIGH DRAINAGE VELOCITIES.
 10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT AND THE EROSION/SEDIMENT FROM THE PROJECT ARE ADEQUATELY CONTROLLED AND DO NOT DAMAGE ADJACENT PROPERTIES.



2 TYPE "A" SILT FENCE
NTS

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Drawn
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216003-017
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Date

STATE OF ALABAMA
LESTER CHAD
REGISTERED LANDSCAPE ARCHITECT
NUMBER
518

Sheet Title

**EROSION AND
SEDIMENTATION
CONTROL PLAN**

GENERAL NOTES

- ALL DESIGN (INCLUDING WIND LOADS) AND CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, LOCAL CODES, ORDINANCES, AND AMENDMENTS. THE DESIGN CRITERIA FOR ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE CODE.
- APPLICABILITY OF THESE HURRICAN RESISTANT RESIDENTIAL STANDARDS SHALL BE LIMITED TO THE FOLLOWING CONDITIONS:

BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE (IBC)
	2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
	2018 INTERNATIONAL MECHANICAL CODE (IMC)
	2018 INTERNATIONAL PLUMBING CODE (IPC)
	2018 NATIONAL ELECTRIC CODE
DESIGN LOADS:	
LIVE LOADS:	
ATTICS WITH STORAGE	20 PSF
ATTICS WITHOUT STORAGE	10 PSF
DECKS	40 PSF
BALCONIES	60 PSF
FIRE ESCAPES	40 PSF
GUARDRAILS	200 PSF
HANDRAILS	200 PSF
ROOM OTHER THAN SLEEPING AREA	40 PSF
SLEEPING AREAS	30 PSF
STAIRS	100 PSF
ROOF LIVE LOAD:	
FLAT OR SLOPE LESS THAN 4:12	20 PSF
SLOPE 4:12 TO LESS THAN 12:12	16 PSF
SLOPE EQUAL TO OR GREATER THAN 12:12	14 PSF

WIND LOAD: THE FOLLOWING LOAD CRITERIA AND FACTORS HAVE BEEN USED IN THE DESIGN OF THIS STRUCTURE:

WIND CODE	PER SECTION R301	ASCE 7-16
BASIC WIND SPEED - ULMIMATE		160 MPH
IMPORTANCE FACTOR	2	
EXPOSURE CATEGORY		C
3. INSULATION		
WALLS	R19	
ATTIC FLOOR	R38	
CEILING	R38 Blown Insulation	

- CONTRACTOR AND OWNER SHALL VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION. IN CASE OF DISCREPANCY, NOTIFY DESIGNER AND ENGINEER OF RECORD PRIOR TO PROCEEDING.
- AT CONSTRUCTION ISSUE, THESE DRAWINGS AND DETAILS REPRESENT COMPONENTS IN THEIR FINAL AND FINISHED STATE FOR CONSTRUCTION. TEMPORARY BRACING METHODS, SAFETY PRECAUTIONS, AND MECHANICAL REQUIREMENTS USED TO ERECT COMPONENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR PERFORMING WORK.
- THE DETAILS AND SPECIFICATIONS PROVIDED ARE AN OUTLINE OF MINIMUM MATERIAL REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER SPECIFICATIONS AND LOCAL CODE REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATION, SHALL CONTROL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND SUBMIT ALL SHOP DRAWINGS AND REPORT ALL DISCREPANCIES TO THE DESIGNER AND ENGINEER OF RECORD OR OWNER PRIOR TO CONTINUATION OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE AND ORGANIZED JOB SITE. THE DESIGNER AND ENGINEER OF RECORD SHALL ASSUME NO LIABILITY IN REGARD TO SAFETY.
- IF UNFORSEEN CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY CONSULT THE DESIGNER AND ENGINEER OF RECORD.
- THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, AND TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE STRUCTURE AND FOUNDATION ARE DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL SUPPORT TO MAINTAIN STABILITY PRIOR TO COMPLETION.
- AS A MINIMUM, ALL CONCRETE OR MASONRY FOOTERS TO COMPLY WITH MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTERS OF THE CURRENTLY ADOPTED IRC UNLESS OTHERWISE NOTED.
- INSTALL FULL DEPTH BLOCK (MATCH RAFTER DEPTH) @ 48" O.C. IN FIRST TWO FRAMING SPACES OF ROOF SYSTEM AT ALL GABLE ENDS OF ROOF. INSTALL BLOCKING AT PANEL EDGES OF ROOF DECKS AND FASTEN WITH 6D COMMON NAILS @ 6" O.C. INTO BLOCKING.
- INSTALL FULL DEPTH BLOCK (MATCH JOIST DEPTH) @ 24" O.C. IN FIRST TWO FRAMING SPACES OF CEILING JOIST WHERE CEILING JOIST RUN PARALLEL TO EXTERIOR WALL. INSTALL FULL DEPTH BLOCKING AND FASTEN AS NOTED IN FASTENER SCHEDULE UNLESS OTHERWISE NOTED.
- THE AREA OF THE FLOOR FOR GARAGES AND/OR CARPORTS USED FOR PARKING AUTOMOBILES OR VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO FINISH GRADE. THE MEMBRANE SHALL CONSIST OF 2-PLY HOT MOPPED FELTS, 55 POUND ROLL ROOFING, 6 MIL POLYVINYL CHLORIDE, 6 MIL POLYETHYLENE OR 40 MIL POLYMER-MODIFIED ASPHALT. THE JOINTS IN THE MEMBRANE SHALL BE LAPPED OR SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE MATERIAL.
- ENCLOSED ATTICS AND EXCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8" MINIMUM TO 1/4" MAXIMUM OPENINGS.
- THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300 PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

- CONCRETE NOTES:
- ALL CONCRETE AND REINFORCING STEEL SHALL FOLLOW THE PRACTICES AND STANDARDS DESCRIBED IN THE EDITION IN EFFECT OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318 STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- ALL CONCRETE SHALL CONFORM TO ASTM C-94, LATEST EDITION, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @28 DAY CURE. CONCRETE PLACES WITHIN A CMU WALL SHALL CONTAIN PEA GRAVEL AGGREGATE.
- ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR TYPE II.
- ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
- SLUMP SHALL BE FROM 5-6 INCHES MAXIMUM WITH A WATER-CEMENT RATIO LESS THAN .55. THE USE OF A SUPERPLASTICIZER IS APPROVED FOR POURING OF WALLS.
- ALL WELDED WIRE FABRIC REINFORCEMENT STEEL SHALL CONFORM TO ASTM A185.
- ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED PER CRSI AND ACI STANDARDS, INCLUDING CONCRETE CORNER AND BAR SUPPORTS. LAP BAR AT ALL SPLICES, INCLUDING CORNER BARS AND DOWELS, IN ACCORDANCE WITH SPlice SCHEDULE OR IN LIEU THEREOF 40 BAR DIAMETERS. LAP WELDED WIRE MESH FABRIC 6" OR ONE FULL MESH PLUS 2", WHICHEVER IS GREATER.
- CONCRETE COVER OVER REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF ACI 318, UNLESS NOTED OTHERWISE:

BELOW GRADE (UNFORMED):	3"
BELOW GRADE FORMED:	2"
WALLS AND SLABS:	1 1/2"

- ALL CMU BLOCK SHALL BE CONSTRUCTED IN RUNNING BOND AND SHALL HAVE HORIZONTAL WIRE REINFORCEMENT EVERY OTHER COURSE. CONCRETE WITHIN CMU BLOCK SHALL CONTAIN PEA GRAVEL.
- ALL MORTAR SHALL BE PORTLAND CEMENT TYPE S.
- VERTICAL AND HORIZONTAL REINFORCEMENT IS TO BE CONTINUOUS AND LAPPED A MINIMUM OF 48 BAR DIAMETERS.
- ALL ANCHOR BOLT MATERIAL SHALL BE ASTM F1554 UNLESS NOTED OTHERWISE.

- TRUSS NOTES:
- ALL WOOD TRUSSES TO BE DESIGNED AND MANUFACTURED BY A TRUSS SUPPLIER WHO IS A MEMBER OF THE TRUSS PLATE INSTITUTE OR WHO USES METAL PLATES FROM A MANUFACTURER WHO IS A MEMBER.
 - ALL BRACING, QUALITY CONTROL, AND ERECTION OF TRUSSES SHALL CONFORM TO THE TRUSS MANUFACTURER'S GUIDELINES AND SPECIFICATIONS AS STATED ON THE TRUSS SHOP DRAWINGS.
 - TRUSS SHOP DRAWING SUBMITTAL SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF THE PROJECT'S LOCATION.
 - SHOP DRAWINGS TO INCLUDE PLAN SHOWING LAYOUT OF TRUSSES, DETAILS OF TRUSSES, BRACING, AND ANY OTHER INFORMATION REQUIRED TO COMPLETE THE TRUSS INSTALLATION FOR THE PROJECT.
 - PROVIDE HEADERS AS DETERMINED BY ACCEPTABLE ENGINEERING DESIGN STANDARDS AT AREAS WHERE THE TRUSSES REQUIRE HEADERS TO ADJACENT TRUSSES.
 - TRUSS DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING ALL REQUIRED MEASUREMENTS FROM THE PLANS BEFORE COMPLETION OF TRUSS DRAWINGS. DRAWINGS MUST BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION OF TRUSSES.
 - TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGN OF BRACINGS OF TRUSSES AND UPLIFT CONNECTIONS.

TIMBER NOTES:

- UNLESS OTHERWISE NOTED, ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 GRADE OR BETTER WITH A MAXIMUM MOISTURE COUNT OF 19%.
- WOOD FRAMING AND COLUMNS 5"x5" AND LARGER SHALL BE #1 STRESS RATED SOUTHERN YELLOW PINE OR EQUIVALENT WITH THE MINIMUM FOLLOWING PROPERTIES:

Fb = 1350 psi	Ft = 900 psi	Fv = 90 psi
Fc = 375 psi	Fdi = 825 psi	E = 1,500,000 psi

- ALL TIMBER WALL FRAMING SHALL BE AS FOLLOWS:
- 2x4 WALL STUD AND PLATES
- SPRUCE PINE SHALL BE NO. 3 GRADE OR BETTER STUD GRADE MATERIAL WITH THE MINIMUM FOLLOWING PROPERTIES:

Fb = 675 PSI	Ft = 350 PSI	Fv = 70 PSI
Fc = 425 PSI	Fdi = 726 PSI	E = 1,200,000 PSI

- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ALL LUMBER EXPOSED TO EXTERIOR ENVIRONMENTAL CONDITIONS SHALL BE PRESSURE TREATED.
- ALL ENGINEERED WOOD BEAMS SHALL BE SIZED, MANUFACTURED, INSTALLED, AND BRACED TO COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS.
- LAMINATED VENEER LUMBER BEAMS SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES/CONDITIONS:

Fb = 3100 psi	Fv = 290 psi
Fc = 750 psi	Fdi = 3000 psi
E = 2,000,000 psi	

- ALL BUILT-UP STUD PACKS, BEAMS, AND JOISTS SHALL BE NAILED IN STRICT ACCORDANCE WITH AF&PA'S (AMERICAN FOREST AND PAPER ASSOCIATION) AND THE NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION.
- MULTIPLE PILES SHALL BE NAILED TOGETHER WITH TWO ROWS OF 2d NAILS - ONE ROW NEAR THE TOP EDGE AND ANOTHER AT THE BOTTOM. NAILS IN EACH ROW SHALL NOT EXCEED 12" APART. END JOINTS OF THE NAILED LUMBER SHALL OCCUR OVER THE SUPPORTING STUD PACK (COLUMN).
- ALL BOLTS, NAILS, JOIST HANGERS, CLIPS, STRAPS, ETC. IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- ALL CONNECTIONS AND HARDWARE SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SIZE, QUANTITY, NUMBER, AND LOCATIONS OF FASTENERS SHALL CONFORM TO THE MANUFACTURER'S PUBLISHED LITERATURE.

- FOUNDATION NOTES
- A GEOTECHNICAL EVALUATION OF THE SUITABILITY OF THE EXISTING LOAD BEARING SOILS HAS NOT BEEN PERFORMED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONSULT A GEOTECHNICAL ENGINEER AND PROPERLY PREPARE THE SOIL FOR THE FOUNDATION DESIGN LOADING.
 - FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. A QUALIFIED REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER SHALL BE RETAINED TO VERIFY SOIL BEARING CONDITIONS PRIOR TO CONSTRUCTION.
 - THE REGISTERED GEOTECHNICAL ENGINEER OF RECORD SHALL BE RETAINED DURING CONSTRUCTION TO INSPECT FOUNDATION EXCAVATION, INSPECT AND MONITOR PLACEMENT OF PILINGs AND COMPACTED FILL, AND TO MONITOR PROOF ROLLING OPERATIONS, AS REQUIRED.
 - SHOULD RECOMMENDATIONS OF GEOTECHNICAL ENGINEER DIFFER FROM THOSE OUTLINED ABOVE, IMMEDIATELY NOTIFY DESIGNER AND ENGINEER OF RECORD PRIOR TO PROCEEDING.

- CONCRETE NOTES:
- ALL CONCRETE AND REINFORCING STEEL SHALL FOLLOW THE PRACTICES AND STANDARDS DESCRIBED IN THE EDITION IN EFFECT OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318 STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
 - ALL CONCRETE SHALL CONFORM TO ASTM C-94, LATEST EDITION, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @28 DAY CURE. CONCRETE PLACES WITHIN A CMU WALL SHALL CONTAIN PEA GRAVEL AGGREGATE.
 - ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR TYPE II.
 - ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
 - SLUMP SHALL BE FROM 5-6 INCHES MAXIMUM WITH A WATER-CEMENT RATIO LESS THAN .55. THE USE OF A SUPERPLASTICIZER IS APPROVED FOR POURING OF WALLS.
 - ALL WELDED WIRE FABRIC REINFORCEMENT STEEL SHALL CONFORM TO ASTM A185.
 - ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED PER CRSI AND ACI STANDARDS, INCLUDING CONCRETE CORNER AND BAR SUPPORTS. LAP BAR AT ALL SPLICES, INCLUDING CORNER BARS AND DOWELS, IN ACCORDANCE WITH SPlice SCHEDULE OR IN LIEU THEREOF 40 BAR DIAMETERS. LAP WELDED WIRE MESH FABRIC 6" OR ONE FULL MESH PLUS 2", WHICHEVER IS GREATER.
 - CONCRETE COVER OVER REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF ACI 318, UNLESS NOTED OTHERWISE:

BELOW GRADE (UNFORMED):	3"
BELOW GRADE FORMED:	2"
WALLS AND SLABS:	1 1/2"

- ALL CMU BLOCK SHALL BE CONSTRUCTED IN RUNNING BOND AND SHALL HAVE HORIZONTAL WIRE REINFORCEMENT EVERY OTHER COURSE. CONCRETE WITHIN CMU BLOCK SHALL CONTAIN PEA GRAVEL.
- ALL MORTAR SHALL BE PORTLAND CEMENT TYPE S.
- VERTICAL AND HORIZONTAL REINFORCEMENT IS TO BE CONTINUOUS AND LAPPED A MINIMUM OF 48 BAR DIAMETERS.
- ALL ANCHOR BOLT MATERIAL SHALL BE ASTM F1554 UNLESS NOTED OTHERWISE.

- TRUSS NOTES:
- ALL WOOD TRUSSES TO BE DESIGNED AND MANUFACTURED BY A TRUSS SUPPLIER WHO IS A MEMBER OF THE TRUSS PLATE INSTITUTE OR WHO USES METAL PLATES FROM A MANUFACTURER WHO IS A MEMBER.
 - ALL BRACING, QUALITY CONTROL, AND ERECTION OF TRUSSES SHALL CONFORM TO THE TRUSS MANUFACTURER'S GUIDELINES AND SPECIFICATIONS AS STATED ON THE TRUSS SHOP DRAWINGS.
 - TRUSS SHOP DRAWING SUBMITTAL SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF THE PROJECT'S LOCATION.
 - SHOP DRAWINGS TO INCLUDE PLAN SHOWING LAYOUT OF TRUSSES, DETAILS OF TRUSSES, BRACING, AND ANY OTHER INFORMATION REQUIRED TO COMPLETE THE TRUSS INSTALLATION FOR THE PROJECT.
 - PROVIDE HEADERS AS DETERMINED BY ACCEPTABLE ENGINEERING DESIGN STANDARDS AT AREAS WHERE THE TRUSSES REQUIRE HEADERS TO ADJACENT TRUSSES.
 - TRUSS DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING ALL REQUIRED MEASUREMENTS FROM THE PLANS BEFORE COMPLETION OF TRUSS DRAWINGS. DRAWINGS MUST BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION OF TRUSSES.
 - TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGN OF BRACINGS OF TRUSSES AND UPLIFT CONNECTIONS.

ATTIC ACCESS

- ATTIC ACCESS SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM AT THE ATTIC SPACE SHALL BE PROVIDED AT POINT ABOVE THE ACCESS OPENING.
- FOR ATTICS WITH ABOVE CEILING PLUMBING OR MECHANICAL EQUIPMENT, A FIXED LADDER OR INDUSTRIAL GRADE DISAPPEARING STAIRWAY SHALL BE PROVIDED.

TYPICAL CONNECTOR SUMMARY

- CONNECTOR REFERENCED NUMBERS ARE SIMPSON STRONG-TIE COMPANY OR UNITED STEEL PRODUCTS (USP) LUMBER CONNECTORS.
- ALL CONNECTORS AND HARDWARE SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SIZE, QUANTITY, AND LOCATION OF ALL NAILS AND FASTENERS SHALL CONFORM TO THE MANUFACTURER'S PUBLISHED LITERATURE.
- SIMPSON SPH4 / SPH6 OR USP SPTH4 / SPTH6 AT BOTTOM AND TOP OF EXTERIOR STUDS @32" O.C. UNLESS OTHERWISE NOTED.
- FRONT AND REAR PORCHES - PORCH COLUMNS (6"x6" OR 8"x8") SHALL BE ANCHORED TO THE BEAM WITH SIMPSON STRONG-TIE PC6B 8(6") OR PC6B 8(8") OR EQUIVALENT USING 10 - 16D NAILS (6") - 12 - 16D NAILS (8") UNLESS OTHERWISE NOTED. THE COLUMN SHALL BE ANCHORED TO THE CONCRETE USING SIMPSON 6x6 OR 8x8 POST BASE WITH 5/8" ANCHOR BOLT, MINIMUM 7" EMBEDMENT.
- GARAGE DOOR SHALL BE DESIGNED BY MANUFACTURER FOR DESIGN WIND REQUIREMENTS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL PHASES OF THE WORK SHALL CONFORM TO THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LATEST ADOPTED CODE OF THE INTERNATIONAL RESIDENTIAL CODE AND ITS RELATED REFERENCES.
- THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE AND ITS FASTENER SCHEDULE TABLE FOR STRUCTURAL MEMBERS SHALL BE STRICTLY ADHERED TO FOR THE NAILING OF ALL WOOD FRAMING CONSTRUCTION.

PLUMBING, HVAC, AND ELECTRICAL NOTES:

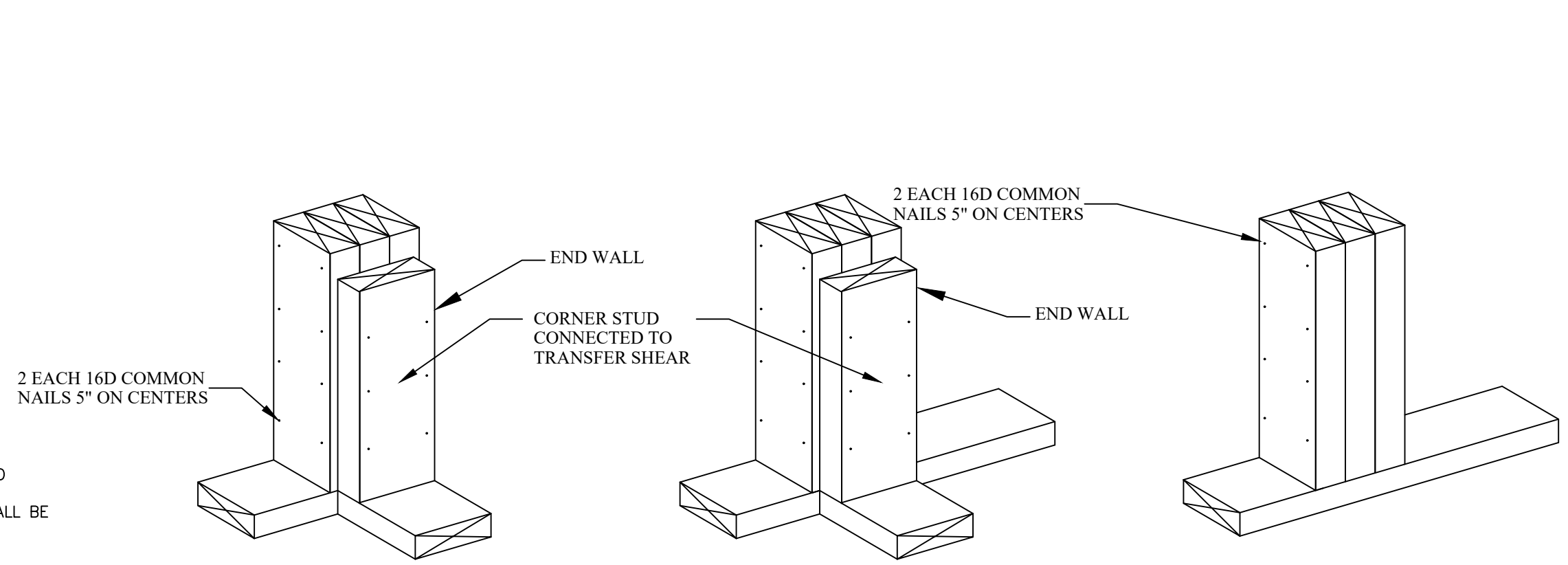
- ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (IPC) 2018 EDITION AND ITS RELATED REFERENCES.
- ALL HVAC WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC) 2018 EDITION AND ITS RELATED REFERENCES.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL ELECTRICAL CODE (IEC) 2018 EDITION AND 2018 ENERGY CODE AND THEIR RELATED REFERENCES.

PRE-ENGINEERED FLOOR JOISTS, GIRDERS, AND BEAM NOTES

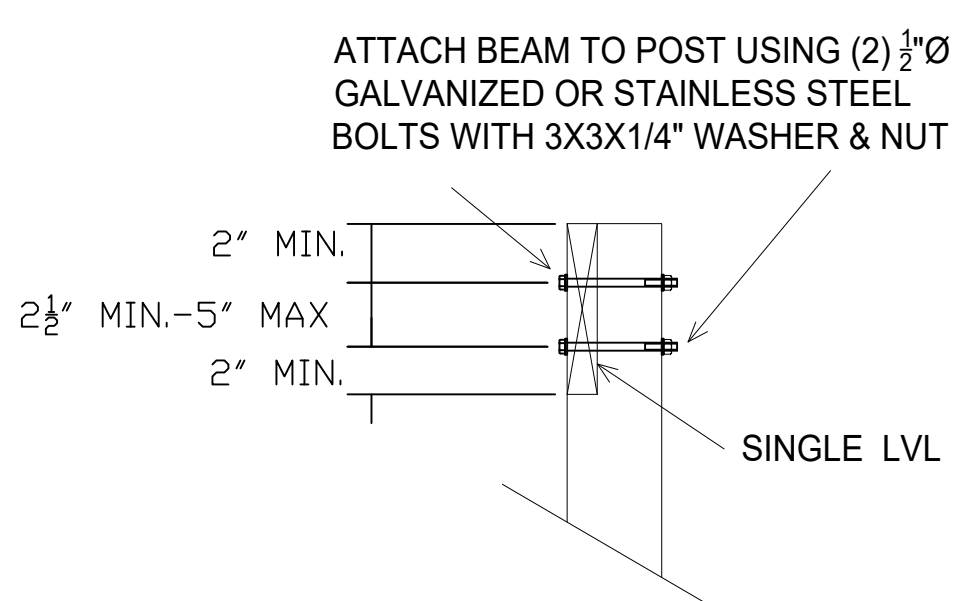
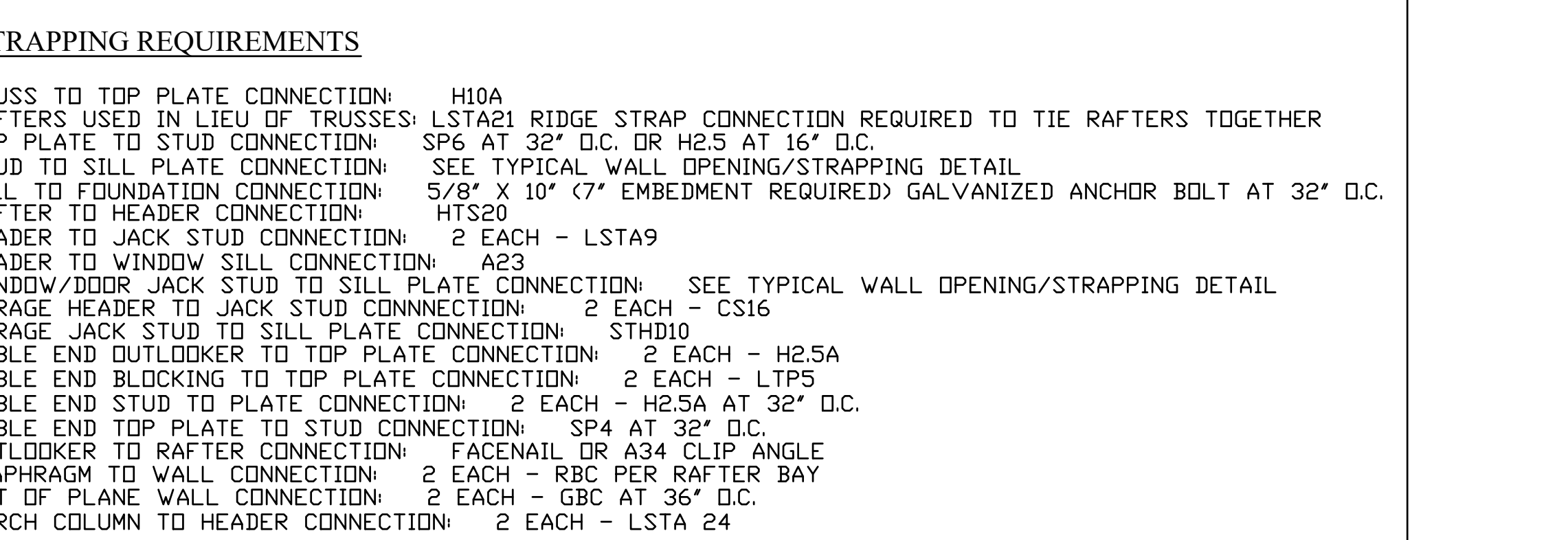
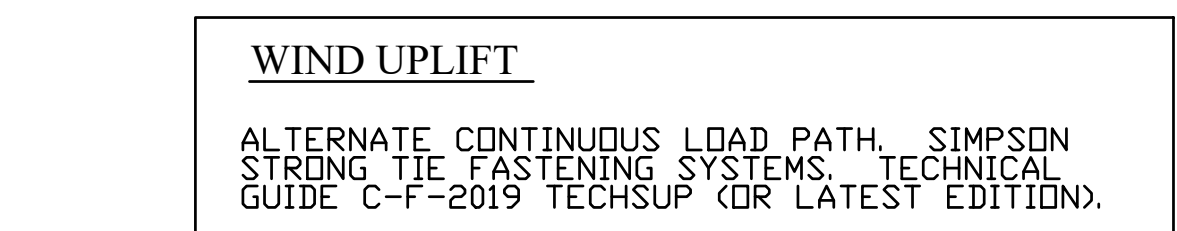
- FLOOR JOIST, GIRDERS, I-JOIST, LVL BEAMS, AND BEAMS NOT CALLED OUT SHALL BE ENGINEERED AND MANUFACTURED BY OTHERS.
- SUB-FLOOR MUST BE GLUED AND NAILED TO FLOOR JOISTS.
- THE MANUFACTURER MUST BE CONSULTED REGARDING ALL POINTS OF BEARING OF THE JOISTS AND POINTS OF LOADS ON THE JOISTS.
- JOIST CONNECTIONS TO SUPPORTS SHALL BE SPECIFIED BY JOIST MANUFACTURER. CONNECTION SHALL BE DESIGNED TO CARRY THE JOIST'S SHEAR CAPACITY. THE SUPPORT MEMBER SHALL BE CONSIDERED IN THE CONNECTION DESIGN. THE SUPPORT MEMBER SHALL NOT BE OVER-STRESSED IN THE CONNECTION DESIGN. THE SUPPORT MEMBER SHALL NOT BE OVERSTRESSED AT THE JOIST CONNECTION.
- THE CONTRACTOR/OWNER SHALL SUBMIT CALCULATIONS AND SHOP DRAWINGS FROM THE FLOOR JOIST MANUFACTURER THE DESIGNER AND ENGINEER OF RECORD FOR REVIEW. THE SUBMITTED CALCULATIONS AND SHOP DRAWINGS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER. THE ENGINEER REVIEW DOES NOT RELIEVE THE CONTRACTOR/JOIST MANUFACTURER OF ANY RESPONSIBILITY IN COMPLETING THE DESIGN, MANUFACTURE, AND INSTALLATION OF FLOOR JOISTS WHICH ARE ADEQUATE FOR THIS APPLICATION.

BELOW GRADE (UNFORMED):	3"
BELOW GRADE FORMED:	2"
WALLS AND SLABS:	1 1/2"

- ENERGY
- BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND PIPES AND WIRES OR BE PLACED BEHIND PIPING & WIRING. INSULATION TO BE STAPLED TO FACE OF STUD.
 - AIR PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
 - SPACE BETWEEN WINDOWS AND DOORS TO BE SEALED. CORNERS, HEADERS, AND SILL PLATES TO BE SEALED.
 - RIM JOIST TO BE INSULATED.
 - A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE.
 - BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED (TAPED).
 - PROGRAMMABLE THERMOSTAT IS REQUIRED.
 - A MINIMUM OF 75K LIGHTS USED SHALL BE HIGH EFFICACY.
 - RECESSED LIGHT FIXTURES SHALL BE SEALED TO BE AIRTIGHT.
 - MINIMUM U-FACTOR: 40 MINIMUM SHGC: 0.25
 - PEEL AND STICK ALUMINUM BACKED TAPE REQUIRED TO BE APPLIED TO ALL EDGES OF WINDOWS.



CORNER & "T" STUD N.T.S. **PACK STUD DETAIL N.T.S.**



TYP. POST TO BEAM CONNECTION

landscape architecture
land planning
placemaking

was DESIGN
landscape architects

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P. 251.948.7181
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www.was--design.com

07.26.2021

ALABAMA
LICENSED
No. 12378
PROFESSIONAL
LANDSCAPE ARCHITECT
Alicia M. Williams

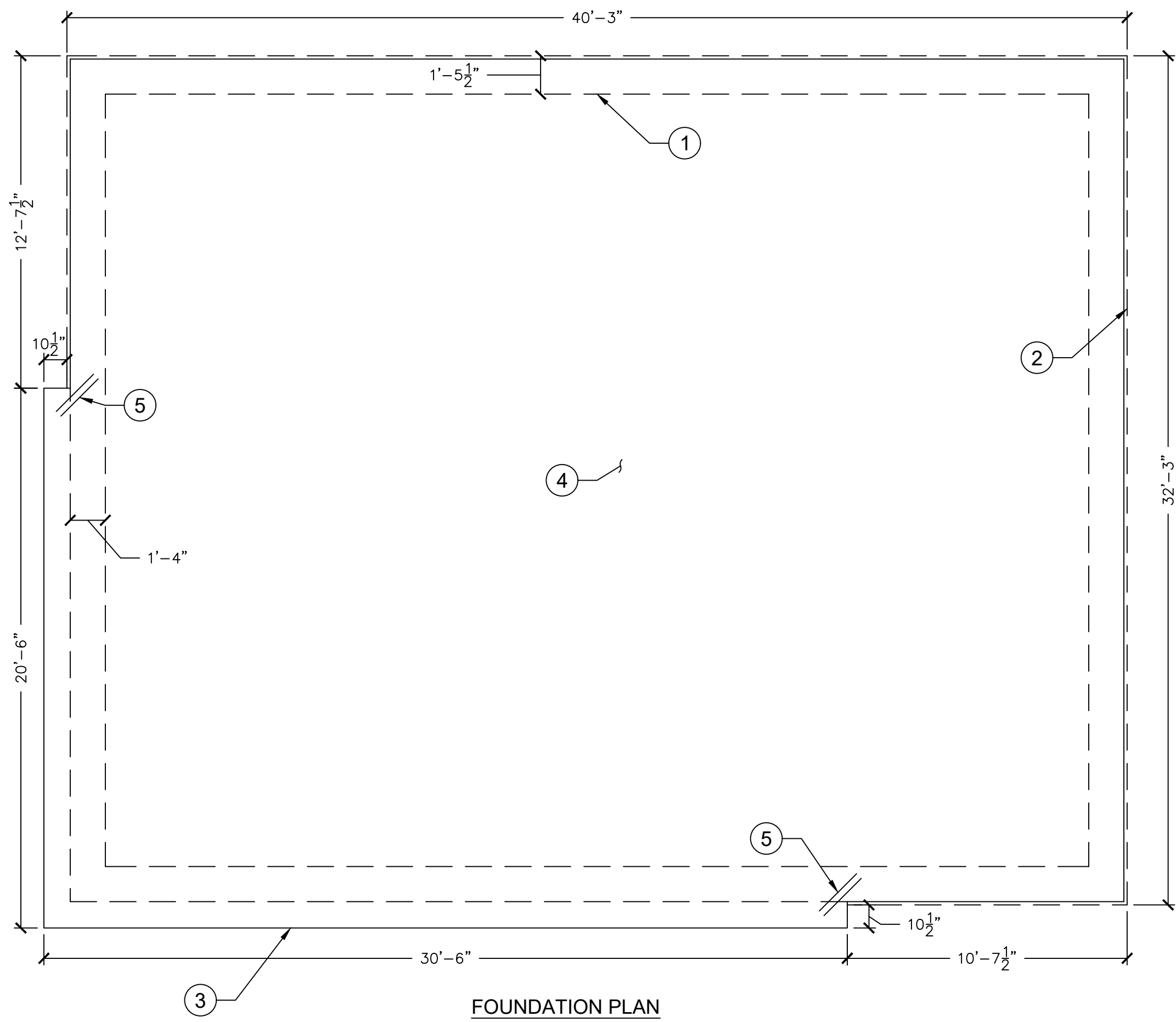
A Landscape Development Plan for
Graham Creek AG Area
Building
Foley, Alabama

Revisions	
No.	Date
	Revisions / Submissions
03.31.21	FOR CLIENT REVIEW
04.09.21	FOR CLIENT REVIEW

BH	Registration
Drawn	
DM	
Checked	
216003-017	
Project No.	
07.26.2021	
Date	

Sheet Title

GENERAL NOTES

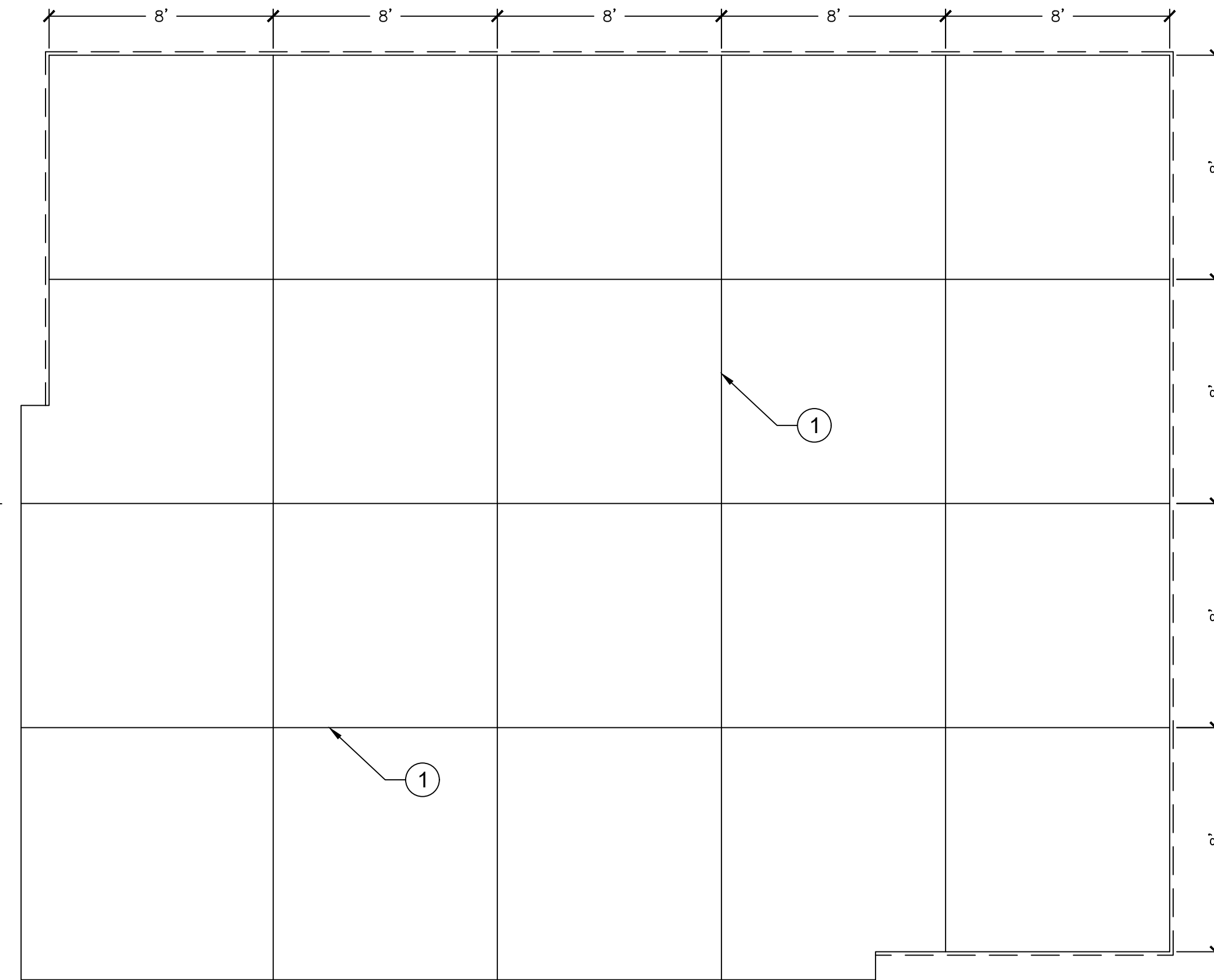
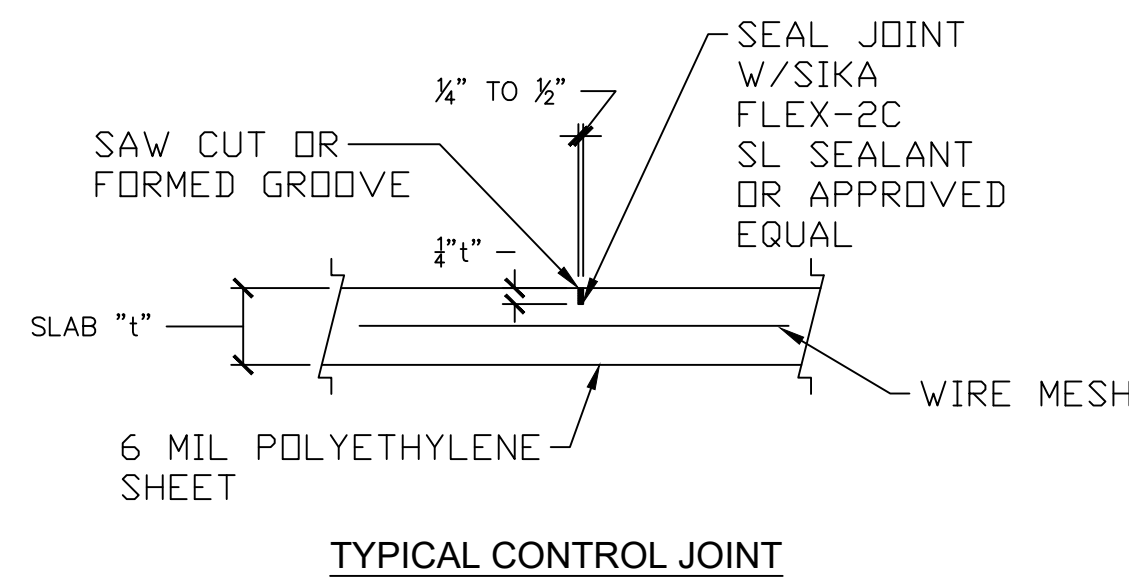


BUBBLE CALLOUT LEGEND

- ① CONTINUOUS TURN-DOWN FOOTING W/ (2) #4 REBAR IN BOTTOM. REFER TO TYPICAL WALL SECTION FOR DETAIL.
- ② 1½" x 5" SIDING CURB AROUND WALL PERIMETER TYPICAL. REFER TO TYPICAL WALL SECTION FOR DETAIL.
- ③ EDGE OF SLAB
- ④ 6" CONCRETE SLAB WITH 6x6-W2.9xW2.9 WIRE MESH. 4000 PSI MINIMUM CONCRETE STRENGTH
- ⑤ (2) #4 X 2'-0" LONG REENTRANT BARS LOCATED AT REENTRANT CORNERS

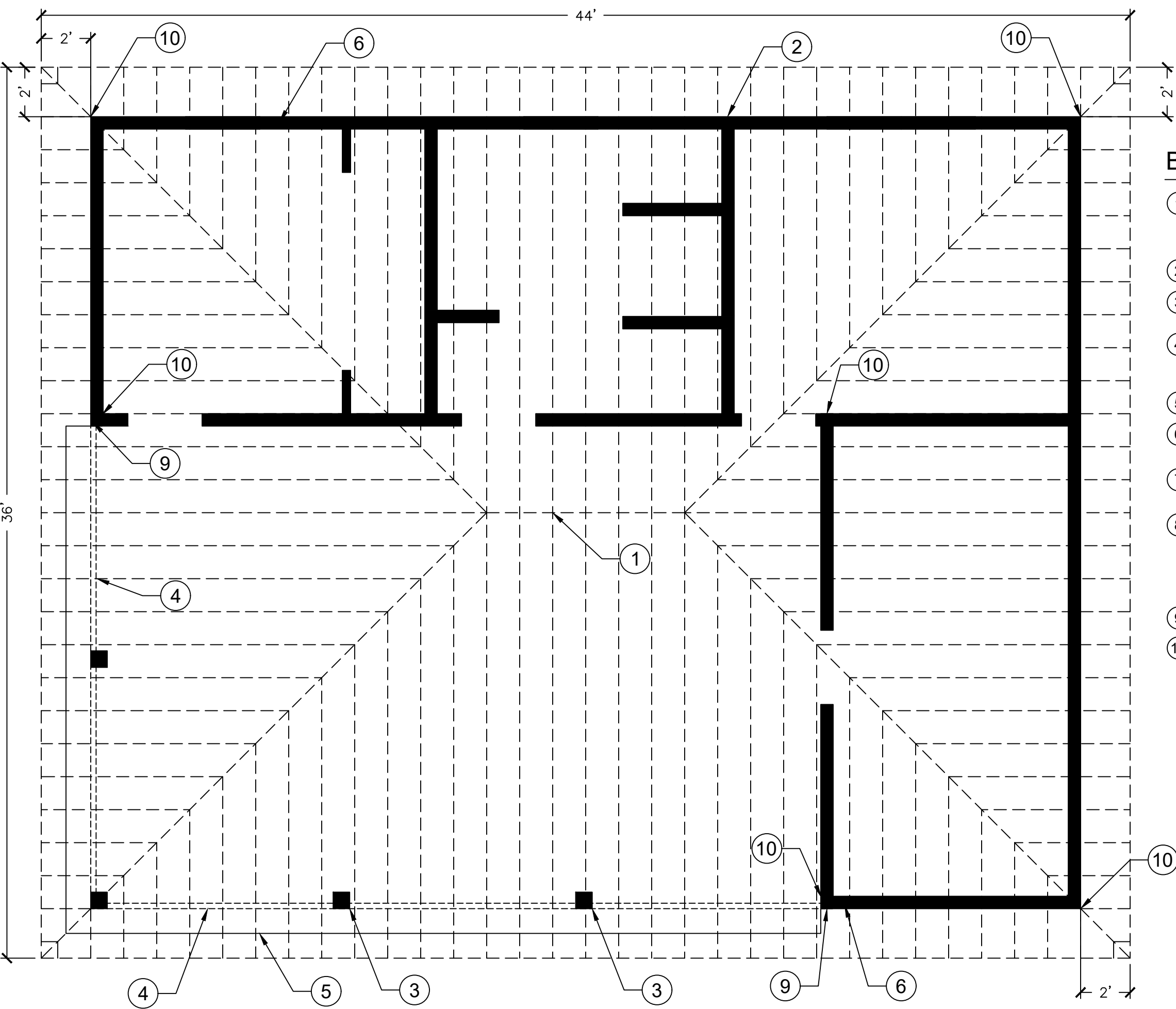
BUBBLE CALLOUT LEGEND

- ① SAWCUT CONTRACTION JOINT. SEE TYPICAL JOINT DETAIL.



1 BUILDING FOUNDATION PLAN & SAWCUT PLAN

1/4" = 1'-0"

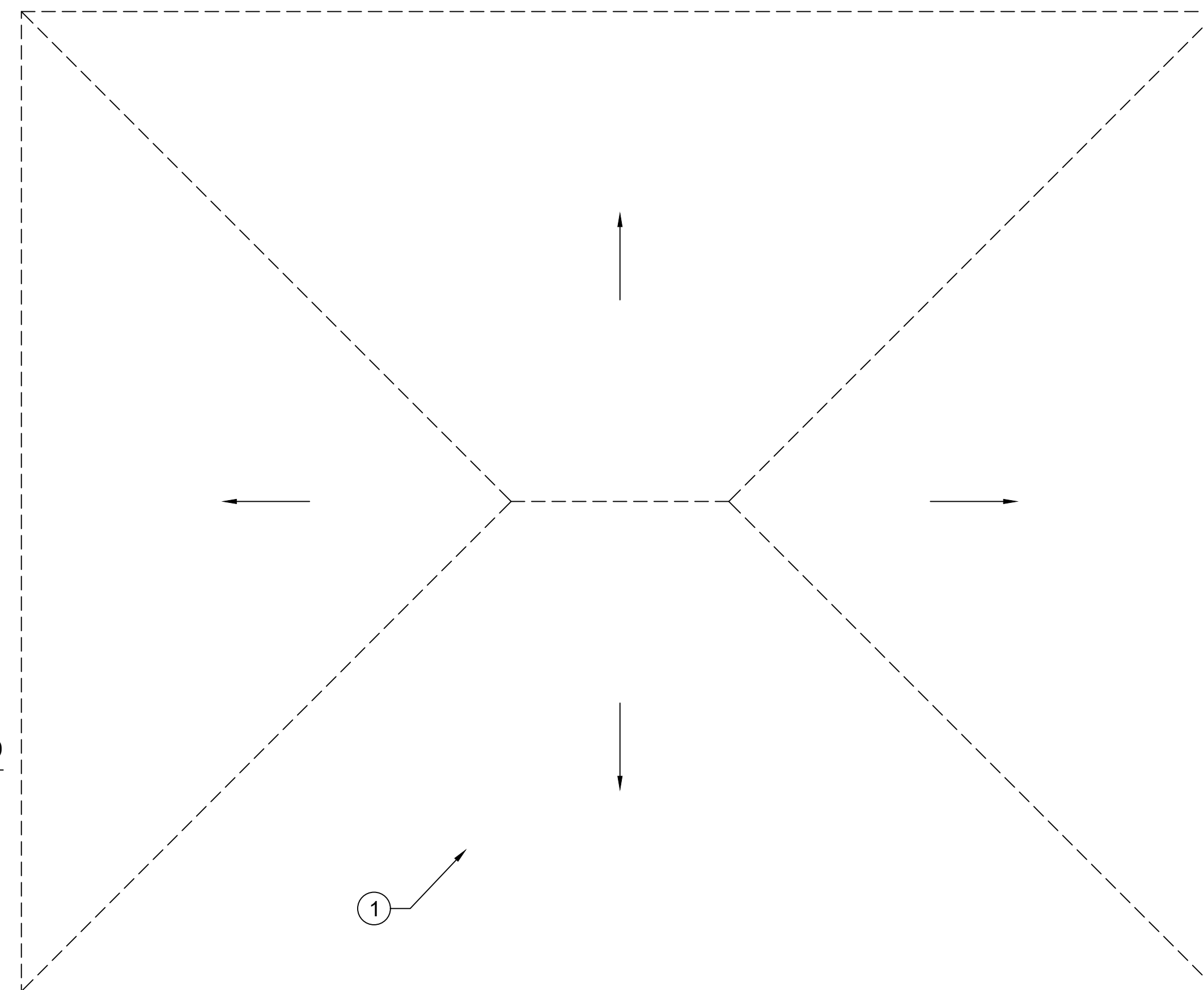


BUBBLE CALLOUT LEGEND

- ① HIP ROOF. ROOF TRUSS SYSTEM, CONNECTIONS, AND SCHEDULE TO BE DESIGNED BY ROOF TRUSS MANUFACTURER. REFER TO GENERAL NOTES FOR REQUIREMENTS.
- ② STUD WALL, RE TYPICAL WALL SECTION DETAIL
- ③ POST, 8" P.T. POST, RE: TYPICAL POST SECTION DETAIL
- ④ CONTINUOUS BEAM, (1) 2-5/8" x 11-1/4" VERSA-LAM LVL 1.8E 2650 SOUTHERN PINE BEAM, BEARING ON POSTS W/ (2) ½" SS THRU BOLTS WITH WASHERS.
- ⑤ EDGE OF CONCRETE SLAB
- ⑥ THREADED TIE-ROD COUPLED TO ANCHOR BOLT. C/W 3X3" WASHER AND HEX NUT. SEE DETAIL
- ⑦ EXTERIOR FLOORING FINISH: NATURAL CONCRETE W/ BROOM FINISH
- ⑧ INTERIOR FLOORING FINISH: CONCRETE W/ HARD TROWEL FINISH. COLOR: COLA STONE TONE CONCRETE ACID STAIN BY KEMIKO OR APPROVED EQUAL. APPLIED PER MANUFACTURER'S RECOMMENDATIONS
- ⑨ POST, 6x6 P.T. SOUTHERN PINE. SEE DETAIL
- ⑩ CORNER HOLD-DOWNS. SIMPSON MSTC40, HDU5, OR HTT5-KT REQUIRED.

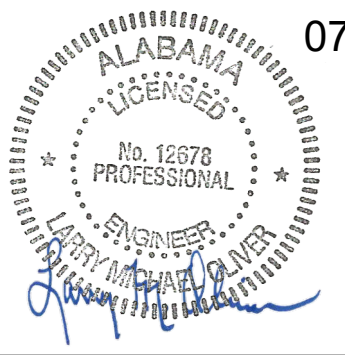
BUBBLE CALLOUT LEGEND

- ① ROOF SLOPE TO BE 6:12 TYPICAL



2 BUILDING ROOF PLAN

1/4" = 1'-0"



07.26.2021

A Landscape Development Plan for
Graham Creek AG Area Building
Foley, Alabama

Revisions	
No.	Revisions / Submissions
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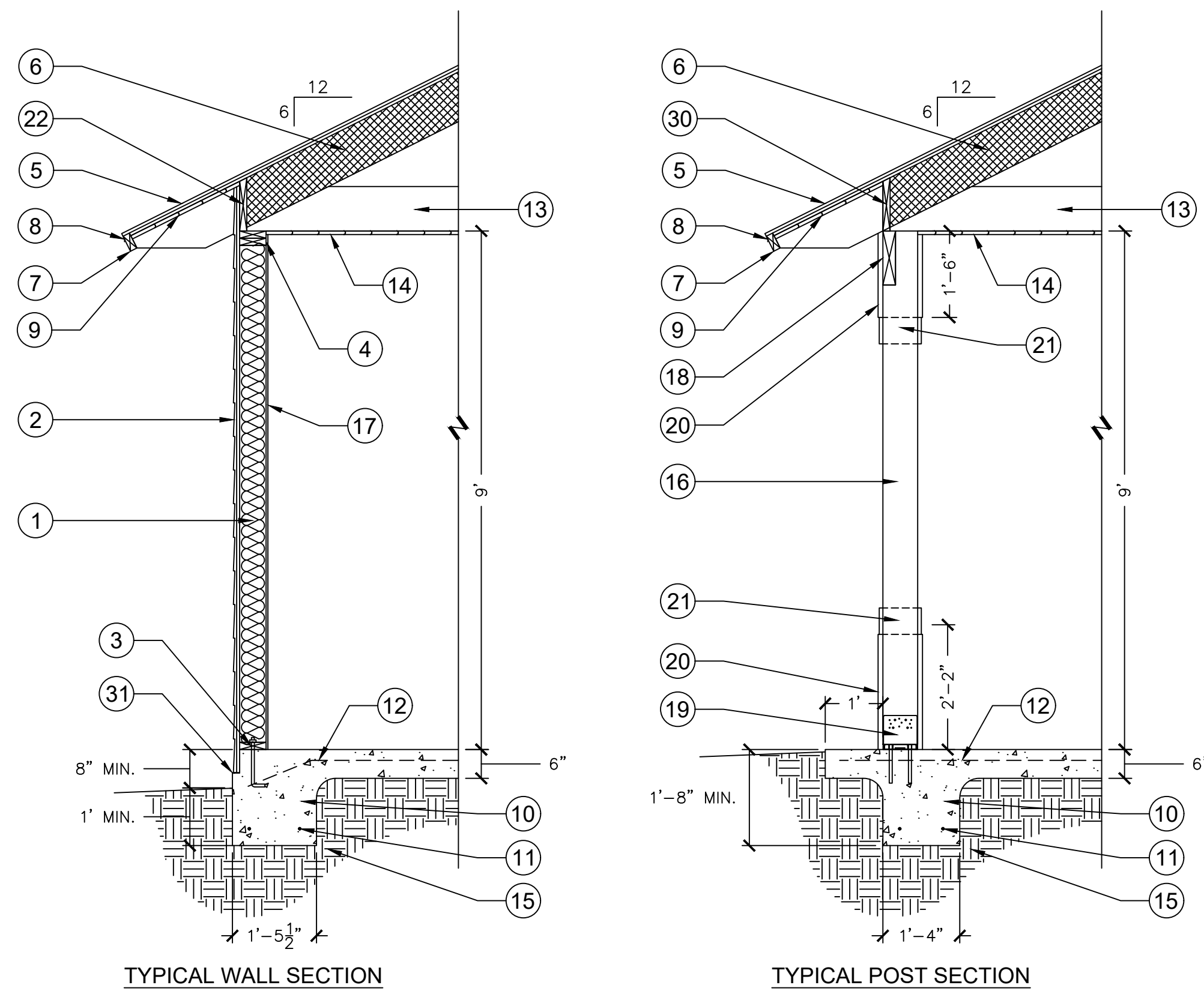
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DM	
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Date	

Sheet Title

FOUNDATION & ROOF PLAN

BUBBLE CALLOUT LEGEND

- ① STUDS, 2X6 WOOD STUDS @16" O.C. W/ R-19 MIN. INSULATION
- ② FACADE, SELECT CEDARMILL HARDIE PLANK BY JAMES HARDIE, WIDTH: 8.25". COLOR: LIGHT MIST. INSTALLED ON TYVEK OR EQUAL ON 5/8" APA RATED SHEATHING
- ③ SILL PLATE, 2X6 P.T. WOOD SILL PLATE, C/W 5/8" ANCHOR BOLTS W/ 7" MIN. EMBEDMENT. EACH SIDE OF OPENINGS, CORNERS, AND 32" O.C. VERIFY LOCATIONS
- ④ DOUBLE TOP PLATE, (2) 2X6 WOOD TOP PLATE. CONNECT TO STUDS W/ SP6 INSTALLATION BY SIMPSON STRONG-TIE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- ⑤ ROOFING, STANDING SEAM METAL ROOF ON "ICE & WATER SHIELD" ON 5/8" APA RATED SHEATHING. METAL GAUGE TO COMPLY WITH IBC 2018 COLOR: DARK GREEN
- ⑥ TRUSS MEMBER DESIGNED BY ROOF TRUSS MANUFACTURER. REFER TO GENERAL NOTES FOR REQUIREMENTS. EXTERIOR WOOD SHALL BE PRESSURE TREATED.
- ⑦ FACIA BOARD, 2X4 P.T. WOOD
- ⑧ ALUMINUM DRIP EDGE
- ⑨ V-GROOVE SOFFIT
- ⑩ CONCRETE SLAB, 4000 PSI MINIMUM
- ⑪ REBAR, (2) #4 REBAR
- ⑫ 6x6-W2.9xW2.9 WIRE MESH WITH 8" OVERLAP BETWEEN PIECES. ANCHOR BOLTS AND WIRE MESH TO OVERLAP AS TYPICAL WALL SECTION SHOWS.
- ⑬ TRUSS MEMBER DESIGNED BY ROOF TRUSS MANUFACTURER. REFER TO GENERAL NOTES FOR REQUIREMENTS.
- ⑭ CEILING, 1X6 TONGUE & GROOVE C/W IRREGULAR RING SHANK 10D NAILS NAILS 2 EACH PER JOIST. COLOR TBD BY OWNER
- ⑮ COMPACTED SUBGRADE TO AT LEAST 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557)
- ⑯ POST, 8X8 P.T. PINE POST, KDAT, NOTCHED TO RECEIVE LVL BEAM. COLOR: HICKORY SMOKE SW 7027 BY SHERWIN WILLIAMS
- ⑰ DRYWALL, INSTALL PER IBC 2018 STANDARDS. COLOR TBD BY OWNER
- ⑱ CONTINUOUS BEAM, (1) 2-5/8" x 11-1/4" VERSA-LAM LVL 1.8E 2650 SOUTHERN PINE BEAM, CONNECT TO POSTS W/ (2) 3/4" THRU BOLTS W/ WASHERS. COLOR: HICKORY SMOKE SW 7027 BY SHERWIN WILLIAMS
- ⑳ POST BASE, ABU88Z ADJUSTABLE STANDOFF POST BASE BY SIMPSON STRONG-TIE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ANCHOR W/ (2) 5/8 X 8 SIMPSON STRONG TIE TITEN HD HEAVY DUTY SCREW ANCHOR PER MANUFACTURER'S SPECIFICATIONS.
- ㉑ POST TRIM, 5/4X11.25" SMOOTH HARDIE TRIM VERTICAL BOARD, RIPPED AS NECESSARY. INSTALL PER MANUFACTURER'S SPECIFICATIONS. C/W S/S SCREWS. COLOR: HICKORY SMOKE SW 7027 BY SHERWIN WILLIAMS.
- ㉒ POST TRIM, 4/4X5.5" SMOOTH HARDIE TRIM. INSTALL PER MANUFACTURER'S SPECIFICATIONS C/W S/S SCREWS. COLOR: HICKORY SMOKE SW 7027 BY SHERWIN WILLIAMS
- ㉓ BLOCKING, 2X WOOD BLOCKING BETWEEN JOISTS TO ENCLOSE ROOF CAVITY. C/W NAILS
- ㉔ THREADED TIE-ROD COUPLED TO ANCHOR BOLT. C/W 3X3" WASHER AND HEX NUT
- ㉕ WINDOW HEADER, (2) 2X12 WOOD HEADERS
- ㉖ KING STUD, 2X6 WOOD STUD
- ㉗ JACK STUD, 2X6 WOOD STUD
- ㉘ CRIPPLE STUDS, 2X6 WOOD STUD
- ㉙ WINDOW SILL, (2) 2X6 WOOD
- ㉚ DOOR HEADER, (2) 2X12 WOOD HEADERS
- ㉛ BLOCKING, 2X WOOD BLOCKING BETWEEN JOISTS TO ENCLOSE ROOF CAVITY. C/W NAILS
- ㉜ 1 1/2"x5" MINIMUM JOG OUT IN FOUNDATION FOR SIDING.

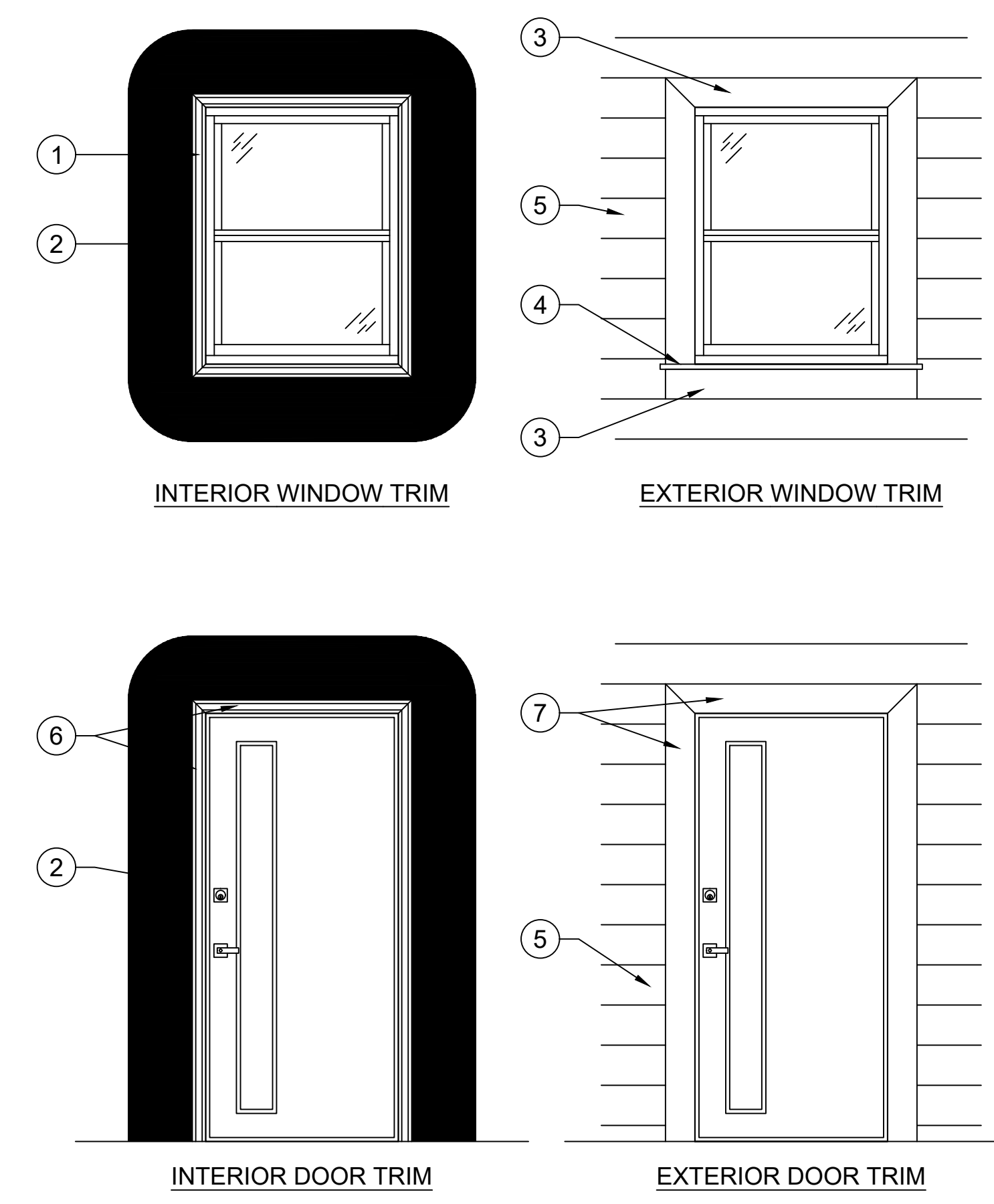
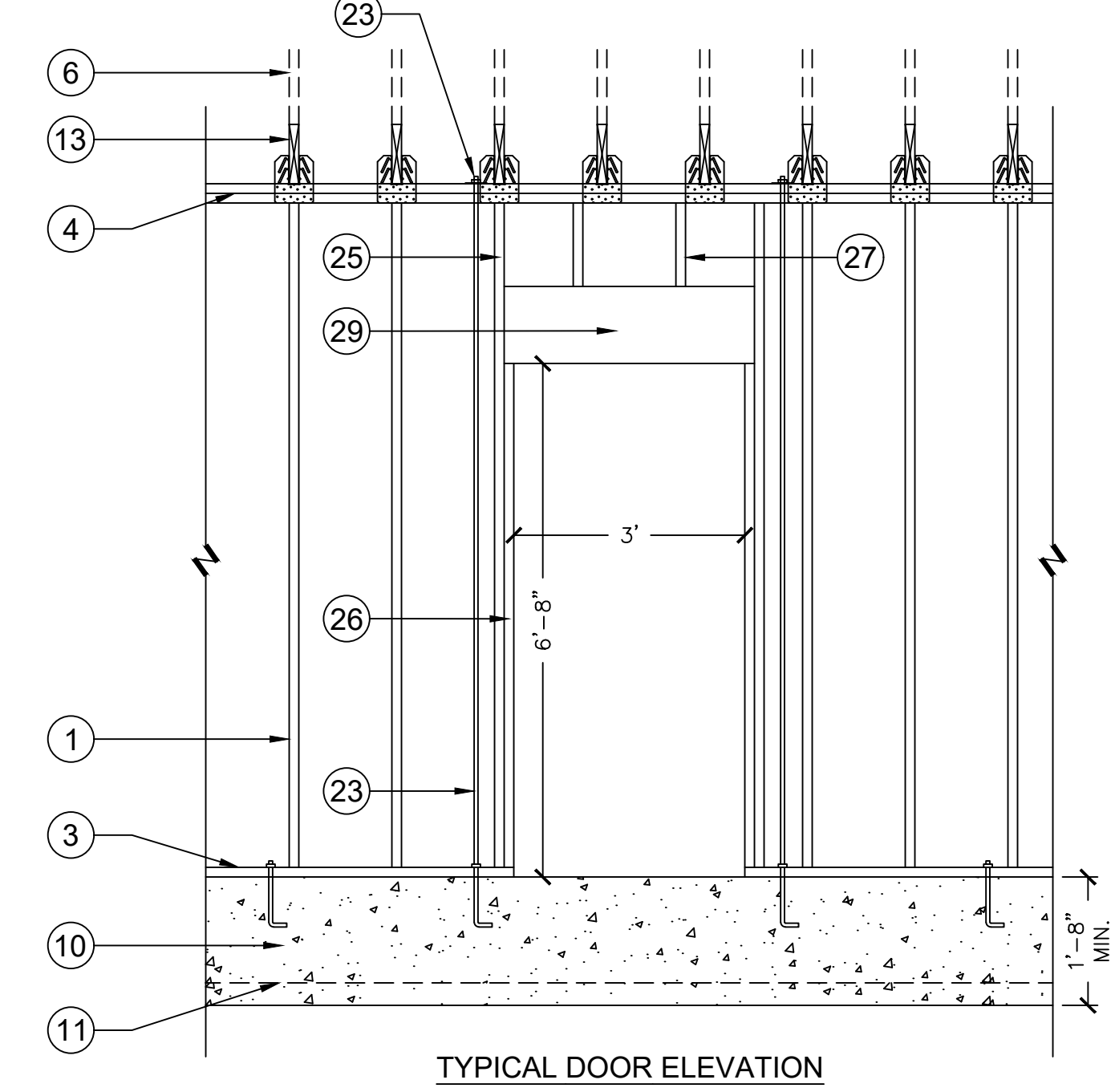
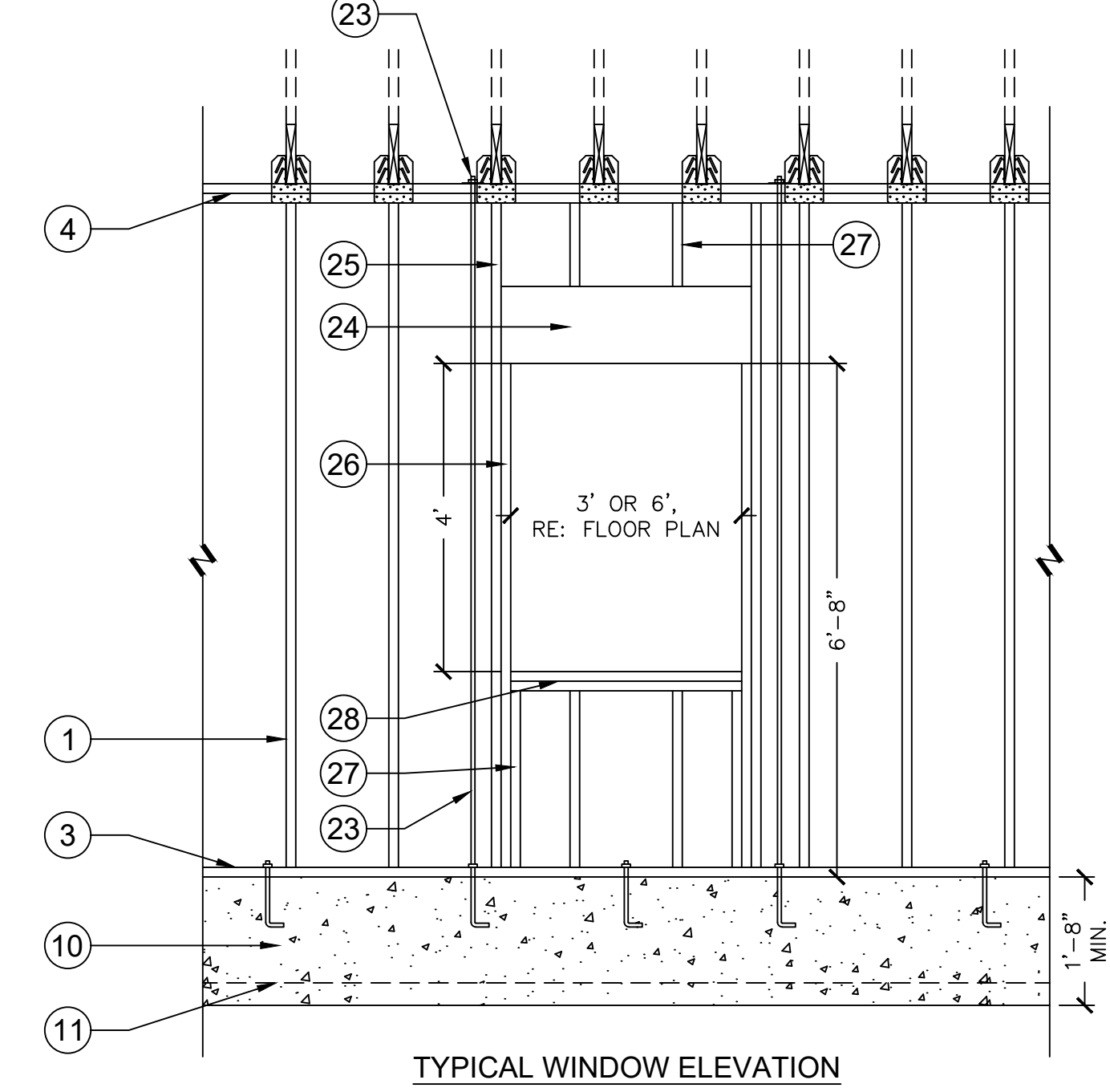


SILL PLATES S-P-F		
SIZE	NUMBER OF SILL PLATES	MAXIMUM SPAN
2X4	1	3'-10"
2X4	2	5'-0"
2X4	3	5'-8"
2X4	4	6'-2"
2X6	1	6'-2"
2X6	2	7'-10"
2X6	3	9'-0"

OPENING	NUMBER OF JACK STUDS	NUMBER OF FULL HEIGHT STUDS
UP TO 4 FEET	1	2
4 TO 8 FEET	2	2
8 TO 12 FEET	3	3

STRAPPING REQUIREMENTS

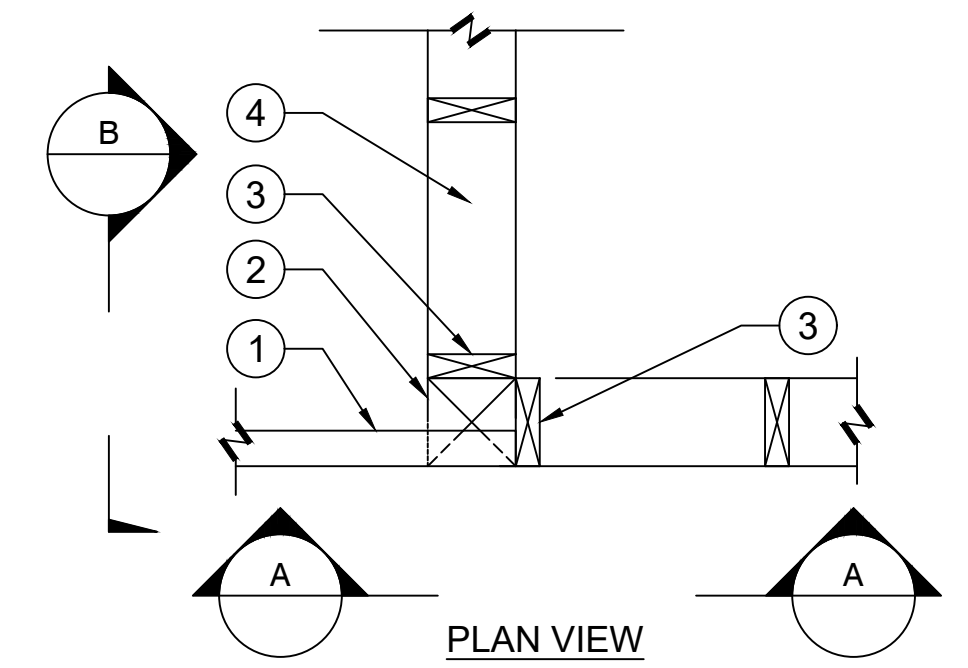
TRUSS TO TOP PLATE CONNECTION: HDA
 RAFTERS USED IN LIEU OF TRUSSES: LSTA21 RIDGE STRAP CONNECTION REQUIRED TO TIE RAFTERS TOGETHER
 TOP PLATE TO STUD CONNECTION: SP6 AT 32" O.C. OR H2/S AT 16" O.C.
 STUD TO SILL PLATE CONNECTION: SEE TYPICAL WALL OPENING/STRAPPING DETAIL
 SILL TO FOUNDATION CONNECTION: 5/8" X 10" (7" EMBEDMENT REQUIRED) GALVANIZED ANCHOR BOLT AT 32" O.C.
 RAFTER TO HEADER CONNECTION: HTS20
 HEADER TO JACK STUD CONNECTION: 2 EACH - LSTA9
 HEADER TO WINDOW SILL CONNECTION: #23
 WINDOW/DOOR JACK STUD TO SILL PLATE CONNECTION: 2 EACH - CS16
 GARAGE JACK STUD TO SILL PLATE CONNECTION: STH10
 GABLE END OUTLOOKER TO TOP PLATE CONNECTION: 2 EACH - H2SA
 GABLE END STUD TO TOP PLATE CONNECTION: 2 EACH - LTPS
 GABLE END STUD TO SILL PLATE CONNECTION: 2 EACH - H2SA AT 32" O.C.
 GABLE END TOP PLATE TO STUD CONNECTION: SP4 AT 32" O.C.
 OUTLOOKER TO RAFTER CONNECTION: FACENAIL OR A34 CLIP ANGLE
 DIAPHRAGM TO WALL CONNECTION: 2 EACH - RBC PER RAFTER BAY
 OUT OF PLANE WALL CONNECTION: 2 EACH - GBC AT 36" O.C.
 PORCH COLUMN TO HEADER CONNECTION: 2 EACH - LSTA 24



2 WINDOW & DOOR TRIM MATERIALS
1/2" = 1'-0"

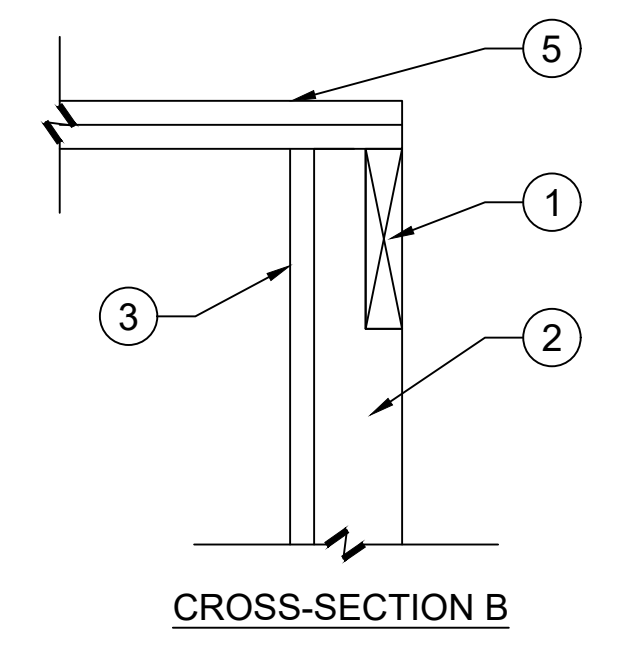
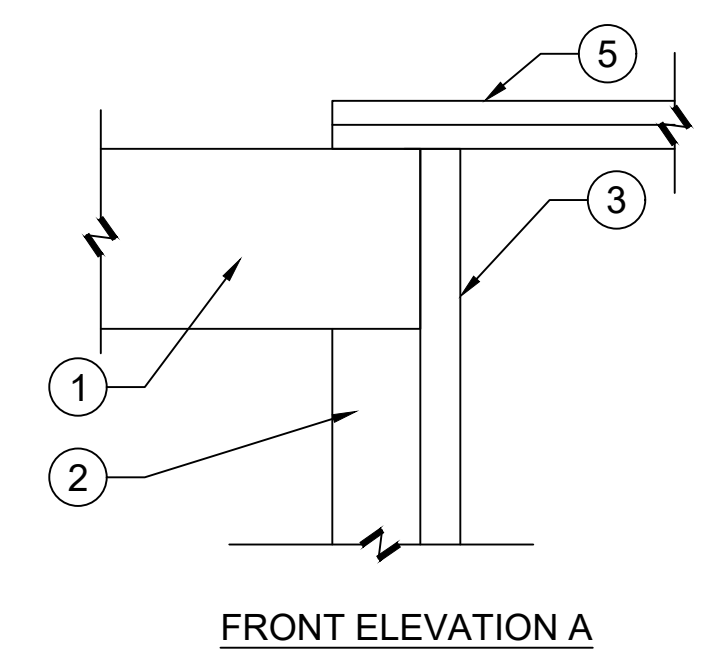
BUBBLE CALLOUT LEGEND

- ① INTERIOR WINDOW TRIM, WM351 COLONIAL CASING, SIZE: 1 1/16 X 2 1/2" OR APPROVED EQUAL. COLOR: WHITE. MITRE CORNERS
- ② DRYWALL, INSTALL PER INDUSTRY STANDARDS. COLOR TBD BY OWNER
- ③ EXTERIOR WINDOW TRIM, 4/4X5.5" SMOOTH HARDIE TRIM, COLOR: ARCTIC WHITE. MITRE CORNERS AS SHOWN
- ④ EXTERIOR WINDOW TRIM, 4/4X1.65" SMOOTH HARDIE TRIM, COLOR: WHITE. PITCH AWAY FROM WINDOW FOR POSITIVE DRAINAGE
- ⑤ FACADE, SELECT CEDARMILL HARDIE PLANK BY JAMES HARDIE, WIDTH: 8.25". COLOR: LIGHT MIST. INSTALLED ON TYVEK OR EQUAL ON 5/8" APA RATED SHEATHING
- ⑥ INTERIOR DOOR TRIM, WM351 COLONIAL CASING, SIZE: 1 1/16 X 2 1/2" OR APPROVED EQUAL. COLOR: WHITE. MITRE CORNERS
- ⑦ EXTERIOR DOOR TRIM, 4/4X5.5" SMOOTH HARDIE TRIM, COLOR: ARCTIC WHITE. MITRE CORNERS AS SHOWN



BUBBLE CALLOUT LEGEND

- ① CONTINUOUS BEAM, (1) 2-5/8" x 11-1/4" VERSA-LAM LVL 1.8E 2650 SOUTHERN PINE BEAM, CONNECT TO STUDS W/ (2) 3/4" THRU BOLTS W/ WASHERS
- ② POST, 6X6 P.T. SOUTHERN PINE, NOTCHED TO RECEIVE BEAM. POST BASE, ABU66Z ADJUSTABLE STANDOFF POST BASE BY SIMPSON STRONG-TIE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ANCHOR W/ (1) 5/8 X 8 TITEN HD HEAVY DUTY SCREW ANCHOR BY SIMPSON STRONG TIE. INSTALL PER MANUFACTURER'S SPECIFICATIONS
- ③ STUDS, 2X6 WOOD STUDS @16" O.C. W/ R-19 MIN. INSULATION
- ④ SILL PLATE, 2X6 P.T. WOOD SILL PLATE, C/W 5/8" ANCHOR BOLTS W/ 7" MIN. EMBEDMENT. EACH SIDE OF OPENINGS, CORNERS, AND 32" O.C. VERIFY LOCATIONS
- ⑤ DOUBLE TOP PLATE, (2) 2X6 WOOD TOP PLATE

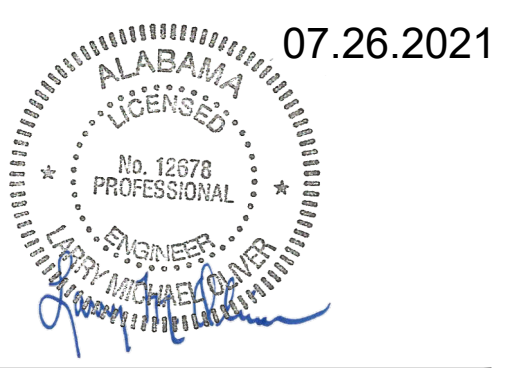


3 BEAM TO COLUMN/WALL CONNECTION
1" = 1'-0"

1 BUILDING WALL DETAILS
1/2" = 1'-0"

DETAIL-FILE

DETAIL-FILE



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Graham Creek AG Area Building
Foley, Alabama

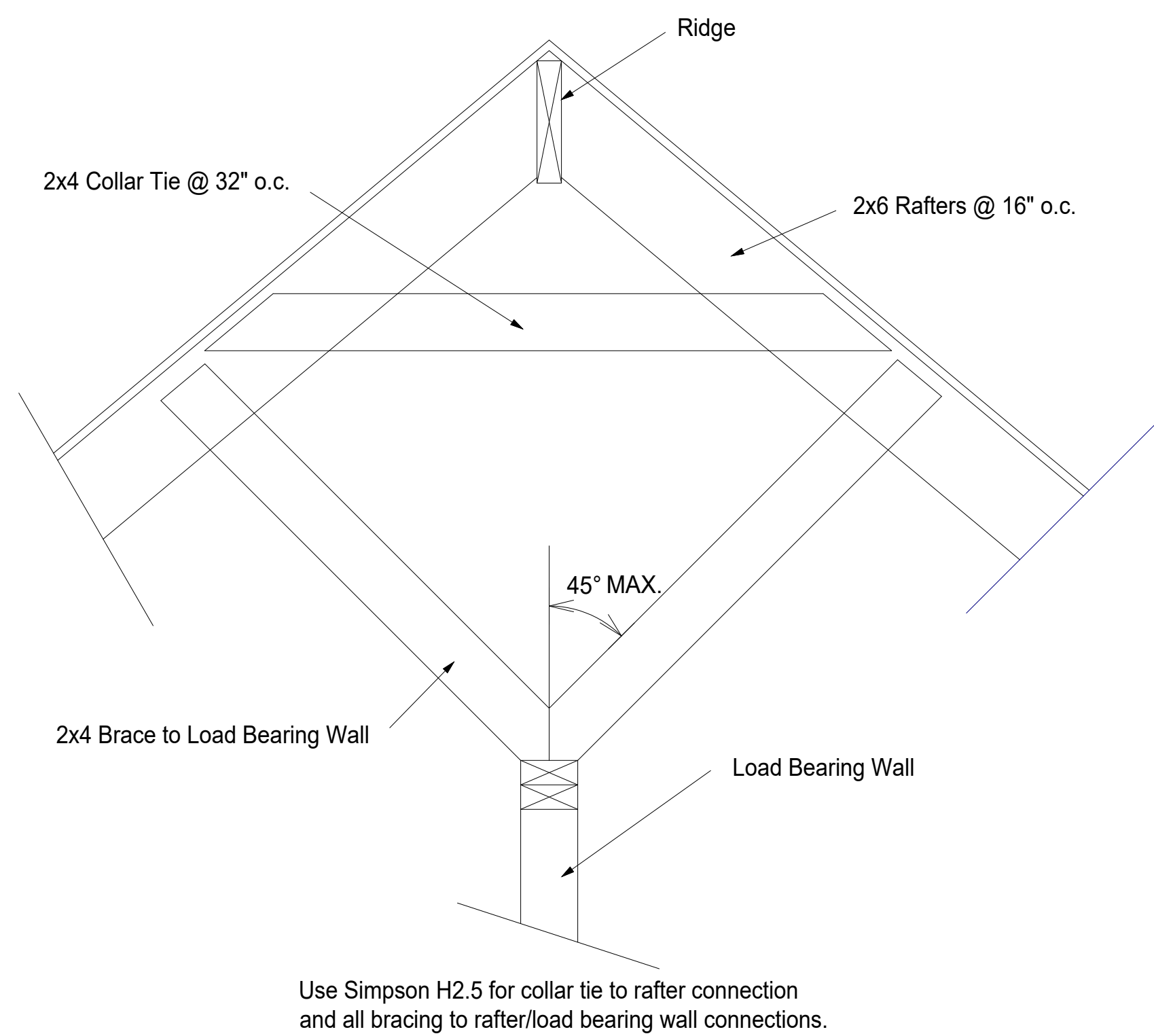
Revisions	
No.	Date / Revisions / Submissions
03.31.21	FOR CLIENT REVIEW
04.09.21	FOR CLIENT REVIEW

BH	Registration
Drawn	
DM	
Checked	
216003-017	
Project No.	
07.26.2021	
Date	

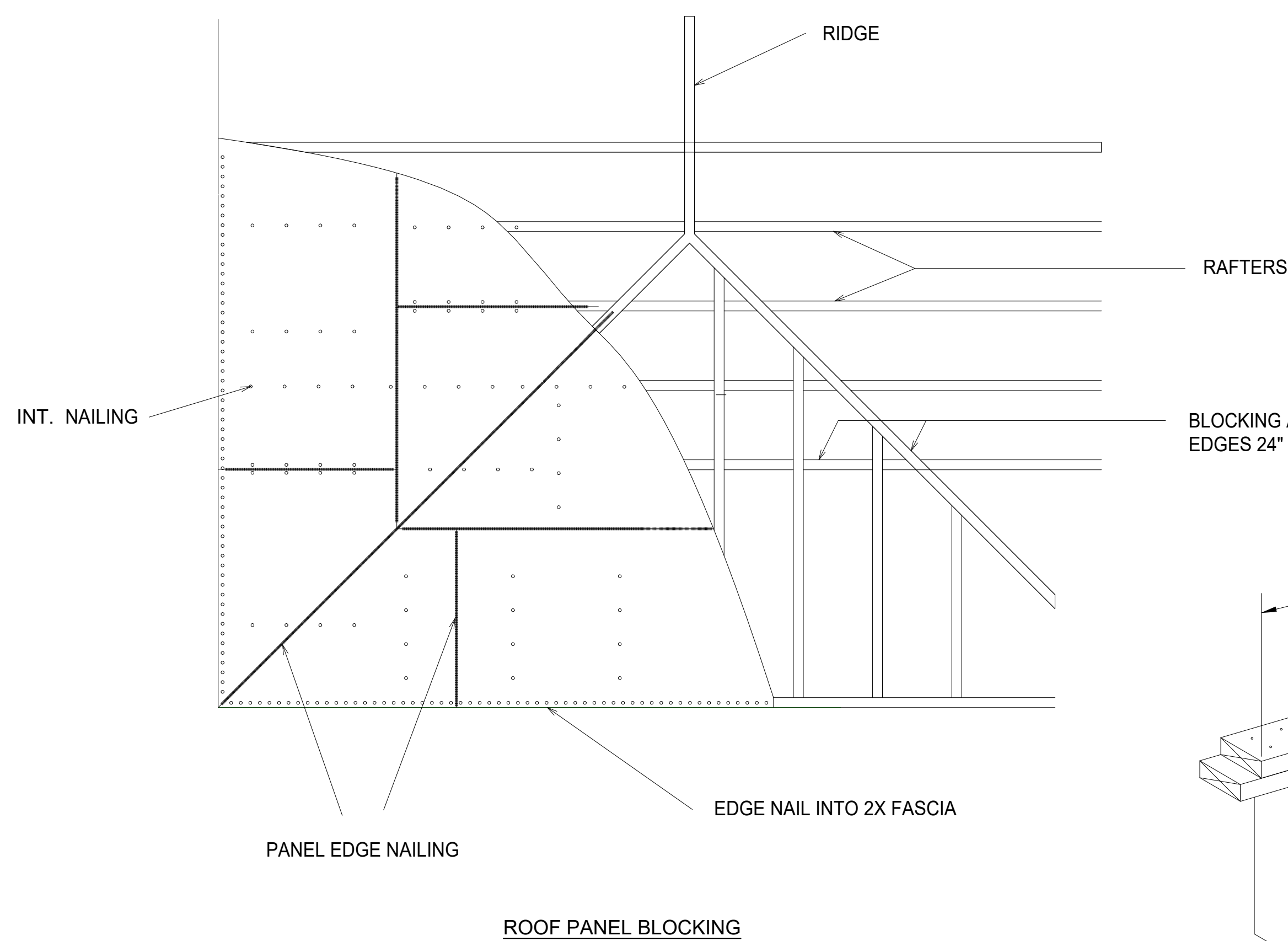
Sheet Title

BUILDING DETAILS

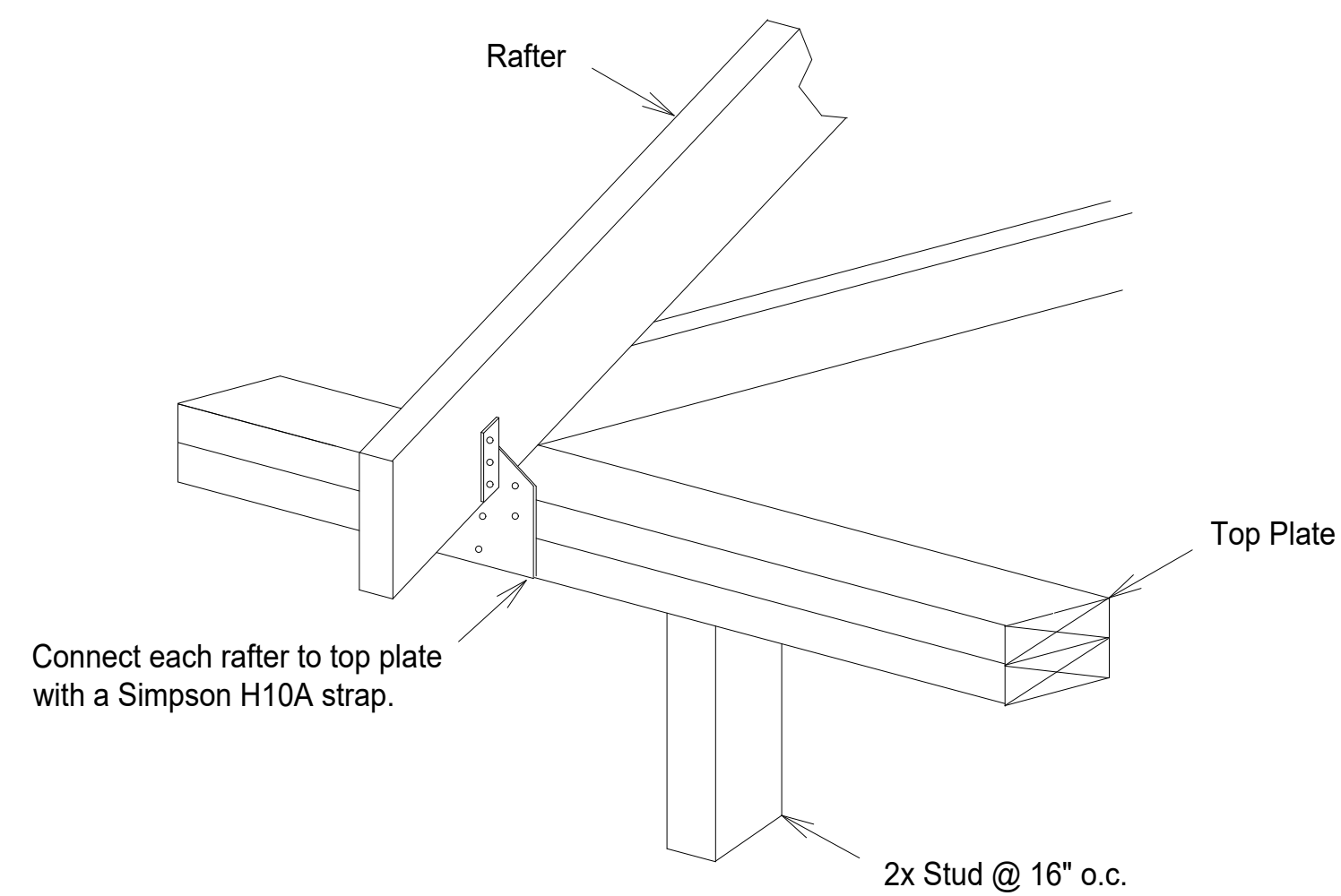
Sheet No. **AR501**



ROOF BRACING DETAIL

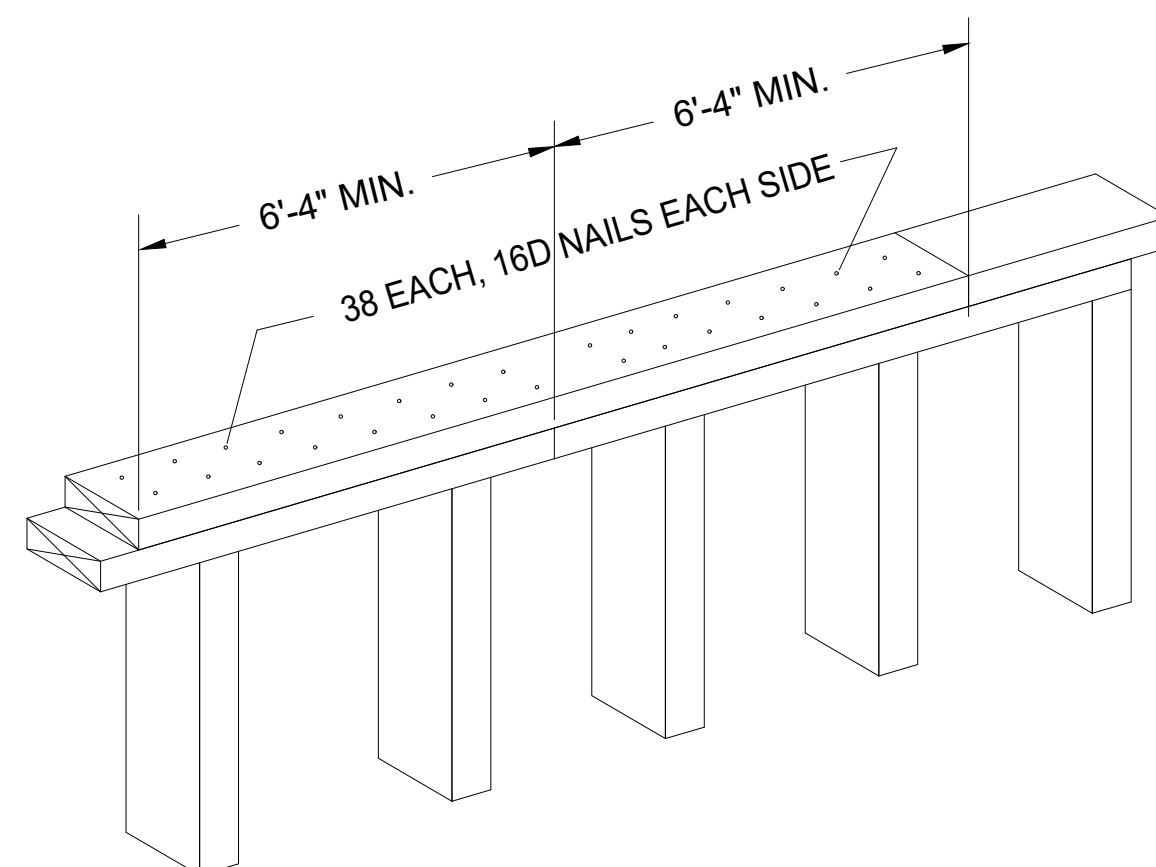


ROOF PANEL BLOCKING



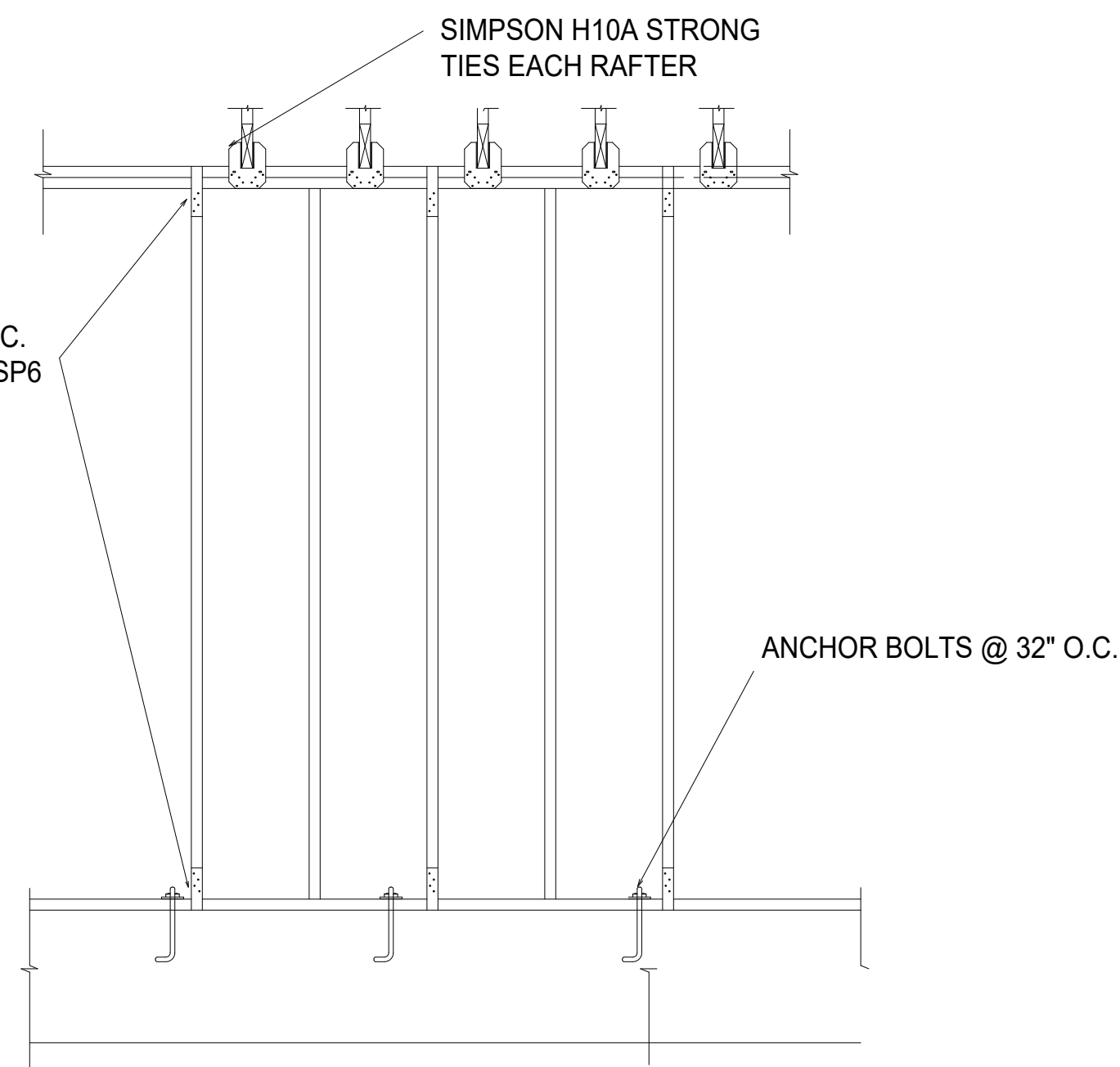
RAFTER / PLATE CONNECTION

WALL OPENINGS - HEADERS IN LOADBEARING WALLS		
SIZE	NUMBER OF HEADERS	MAXIMUM SPAN
2X4	2	4'-0"
2X6	2	5'-0"
2X8	2	6'-0"
2X12	2	7'-0"
2X10	3	8'-0"
2X10	4	9'-0"
2X12	4	10'-0"
1.75"x16" LVL	2	18'-0"



TYPICAL TOP PLATE SPLICE

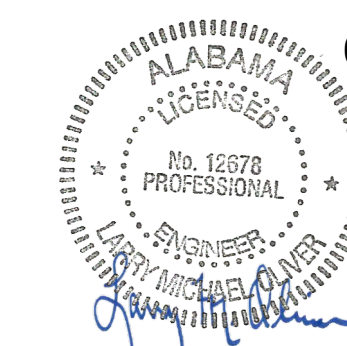
SIMPSON SP6 @ 32" O.C.
OR SIMPSON H2.5 OR SP6
@ 16" O.C.



TYPICAL EXTERIOR WALL STRAPPING

NAILING SCHEDULE

JOINT DESCRIPTION	# of Common Nails	# of Box Nails	Nail Spacing
ROOF FRAMING			
Blocking to Rafter (Toe-nailed)	2-8d	2-10d	each end
Rim Board to Rafter (End-nailed)	2-16d	3-16d	each end
Rafter or roof truss to plate (Toe-nailed)	3-10d	3-16d	2 toe nails on 1 side (1 on other per rafter)
WALL FRAMING			
Top Plates at Intersections (Face-nailed)	4-16d	5-16d	at joints
Stud to Stud (Face-nailed)	16d	16d	24" o.c.
Header to Header (Face-nailed)	16d	16d	16" o.c. along edges
Built up studs (Face nailed)	10d	10d	24" o.c.
Abutting studs @ intersecting wall corners (Face nailed)	16d	16d	12" o.c.
Built up header, two pieces w/ 1/2" spacer	16d	16d	16" o.c. along edges
FLOOR FRAMING			
Joist to Sill, Top Plate or Girder (Toe Nailed)	4-8d	4-10d	per joist
Blocking to Joist (Toe-nailed)	2-8d	2-10d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3-16d	4-16d	each blocks
Ledger strip to Beam or Girder (Face-nailed)	3-16d	4-16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3-8d	3-10d	per joist
Band Joist to Joist (End-nailed)	3-16d	4-16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed)	2-16d	3-16d	per foot
Rim joist to top plate (Toe-nailed)	8d	8d	6" o.c.
Rim joist or blocking to sill plate (Toe-nailed)	8d	8d	6" o.c.
1"x6" subfloor or less to each joist (Face-nailed)	2-8d	2-8d	---
ROOF SHEATHING IRREGULAR SHANK NAILS REQUIRED			
Wood Structural Panels			
rafters or trusses spaced up to 16" o.c.	8d	10d	6" edge/6" field
rafters or trusses spaced over 16" o.c.	8d	10d	4" edge/4" field
gable endwall rake or rake truss w/o gable overhang	8d	10d	4" edge/4" field
gable endwall rake or rake truss w/ structural outlookers	8d	10d	4" edge/4" field
gable endwall rake or rake truss w/ lookout blocks	8d	8d	3" edge/3" field
CEILING SHEATHING			
Gypsum Wallboard	5d coolers	-	7" edge/10" field
WALL SHEATHING IRREGULAR SHANK NAILS REQUIRED			
Wood Structural Panels			
studs spaced up to 16" o.c.	8d	10d	6" edge/6" field
studs spaced over 16" o.c.	8d	10d	6" edge/6" field
25/32" Fiberboard Panels	8d	-	3" edge/6" field
1/2" Gypsum Wallboard	5d coolers	-	7" edge/10" field
FLOOR SHEATHING			
Wood Structural Panels			
1" or less	8d	10d	6" edge/12" field
greater than 1"	10d	16d	6" edge/6" field



07.26.2021

A Landscape Development Plan for
Graham Creek AG Area
Building
Foley, Alabama

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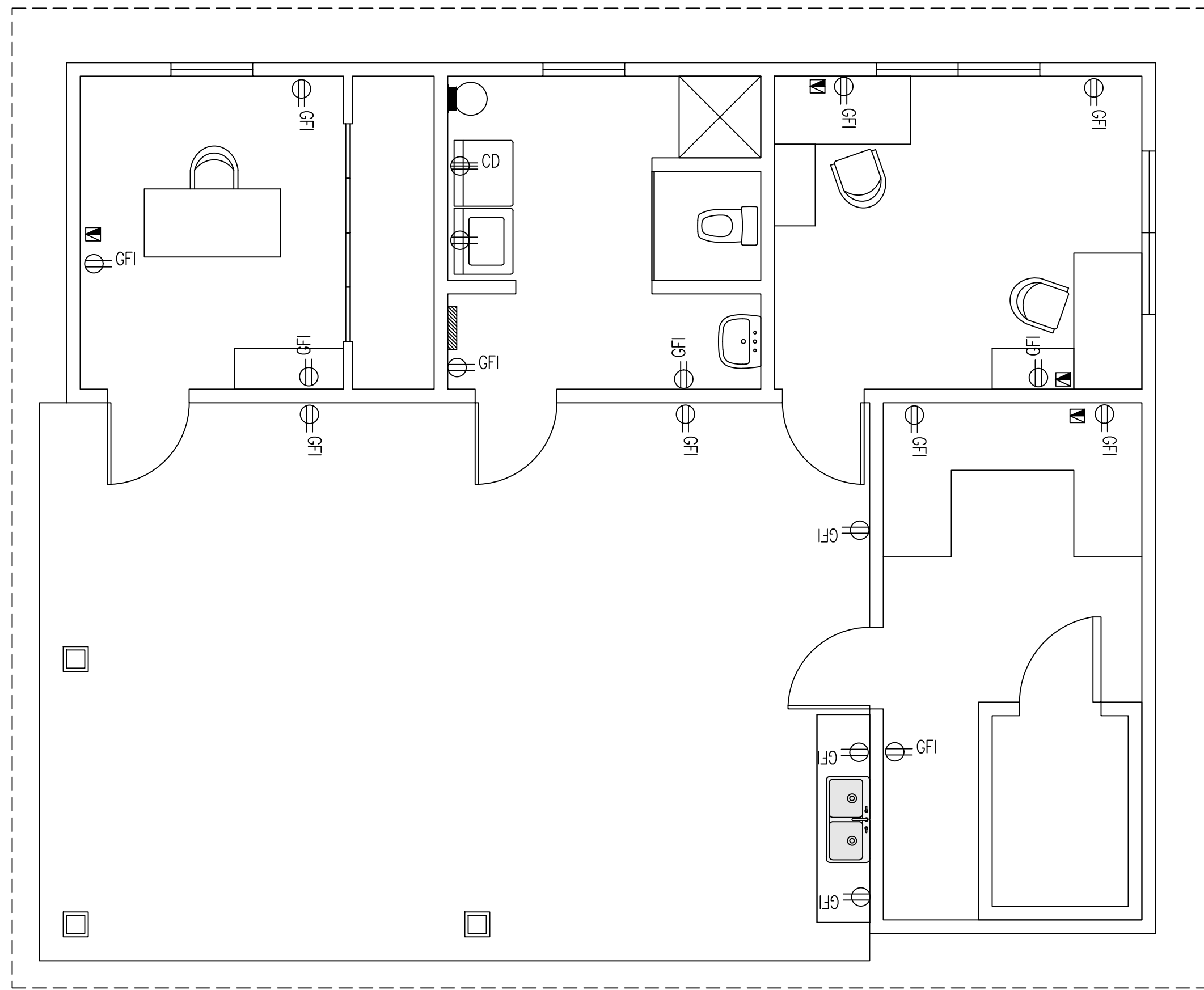
Registration	
BH	Drawn
DM	Checked
216003-017	Project No.
07.26.2021	Date

Sheet Title

BUILDING DETAILS

Sheet No.

AR502

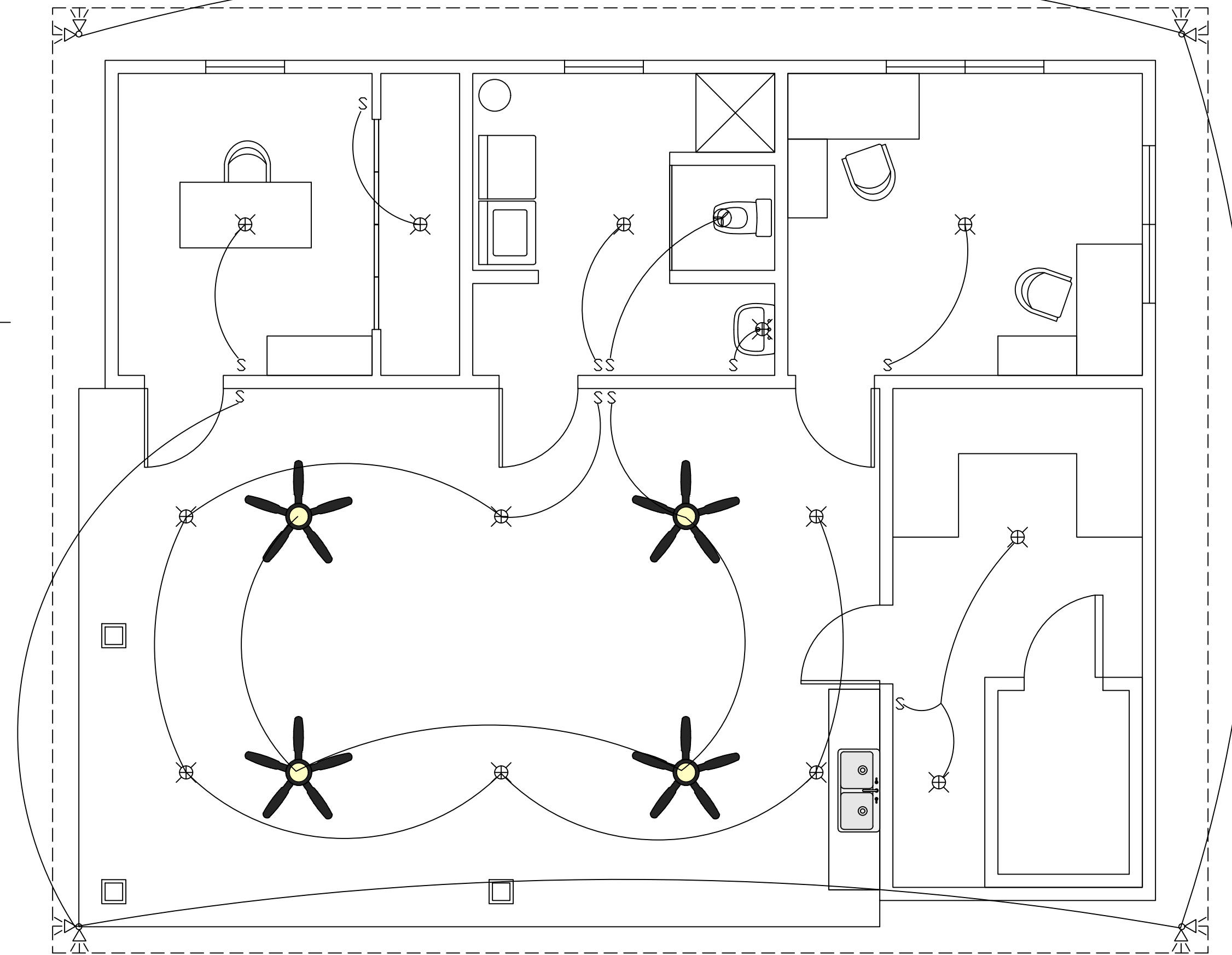


ELECTRICAL PLAN

LIGHTING_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊖ GFI	GFI OUTLET	16
⊕	LIGHT FIXTURE	13
★	CEILING FAN	4
S	LIGHT SWITCH	10
⊕	DUPLEX OUTLET	1
⊖ CD	DRYER OUTLET	1
⊖	WATER HEATER SWITCH BOX	1
⊕	EXHAUST FAN	1
⊕	FLOOD LIGHT	4
⊕	ETHERNET / COAX OUTLET	4
⊖	ELECTRICAL PANEL	1

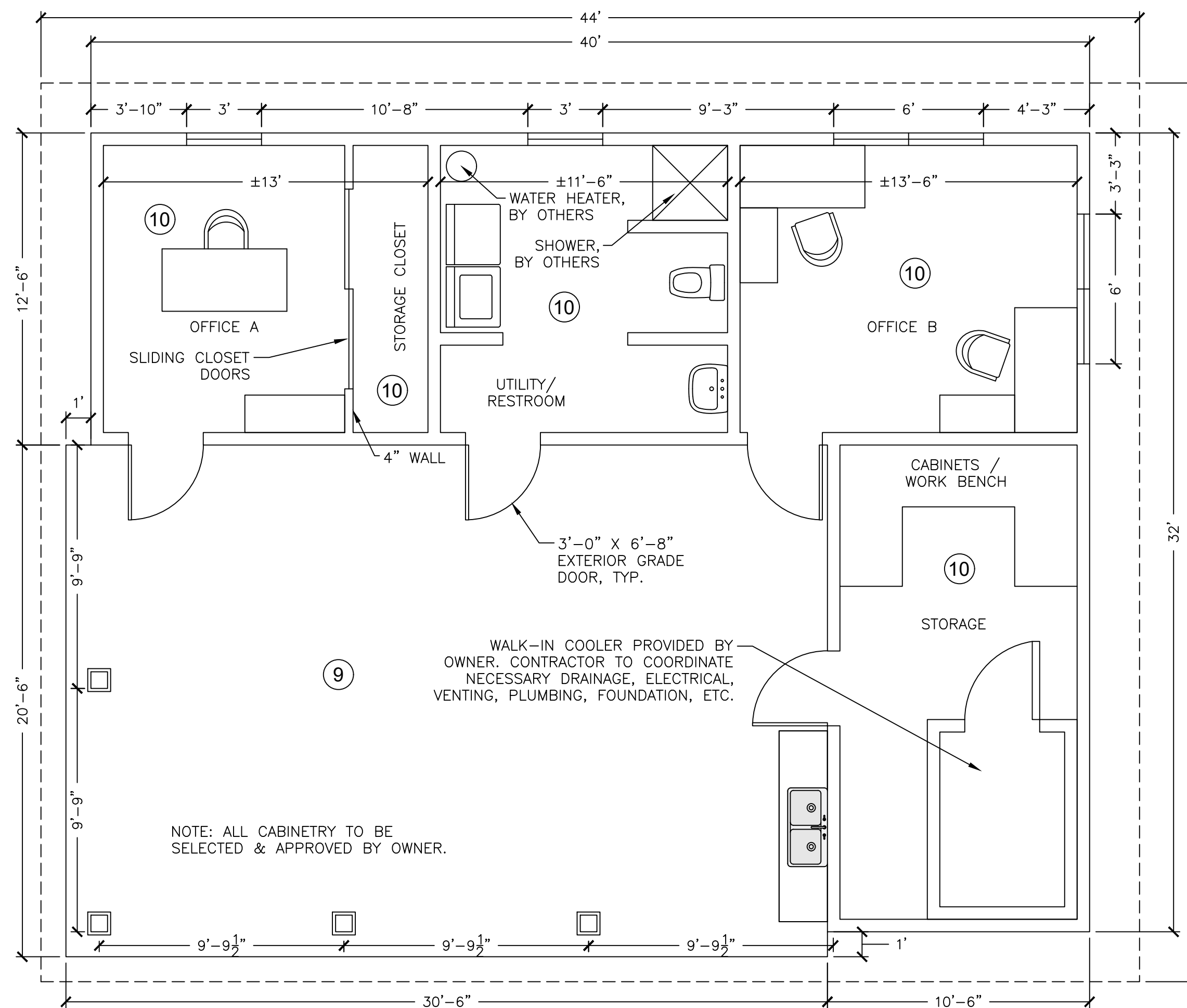
- NOTES:**
1. ELECTRICAL AND LIGHTING PLAN TO BE APPROVED BY A PROFESSIONAL AND LICENSED ENGINEER IN THE STATE OF ALABAMA. LARRY M. OLIVER ENTERPRISES, INC IS NOT RESPONSIBLE FOR ELECTRICAL OR LIGHTING INFORMATION SHOWN
 2. FLOOR PLAN GENERATED BY OTHERS. OWNER TO VERIFY ARRANGEMENT SHOWN.



LIGHTING PLAN

1 ELECTRICAL & LIGHTING PLANS

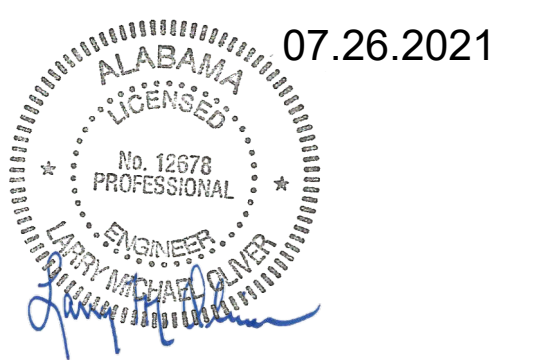
1/4" = 1'-0"



FLOOR PLAN

2 BUILDING FLOOR PLAN

1/4" = 1'-0"



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Graham Creek AG Area Building
Foley, Alabama

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Sheet Title

BUILDING DETAILS

Sheet No.

AR503

SPLIT SYSTEM HEAT PUMP SCHEDULE																								
MARK NO.	AREA SERVED	TONS	TOTAL CFM	O.A. (CFM)	EER @ ARI COND.	COOLING CAPACITY				HEATING CAPACITY				INDOOR UNIT					OUTDOOR UNIT					NOTES
						TOTAL MBH	SENS. MBH	CAPACITY MBH	AUX HEAT KW	MAKE/MODEL	VOLT PHASE	FAN POWER	E.S.P.	MCA	MOCP	MAKE/MODEL	VOLT PHASE	FAN FLA (AMPS)	LRA-RLA (AMPS)	MCA	MOCP (HACR)			
AHU-1	HP-1	BUILDING	1.5	600	40	14	14.1	11.3	3.8	5	CARRIER FB4C	240/1	1/2 HP	0.5	38	40	CARRIER 25HBC	240/1	0.5	48-12.8	11.8	20	ALL	

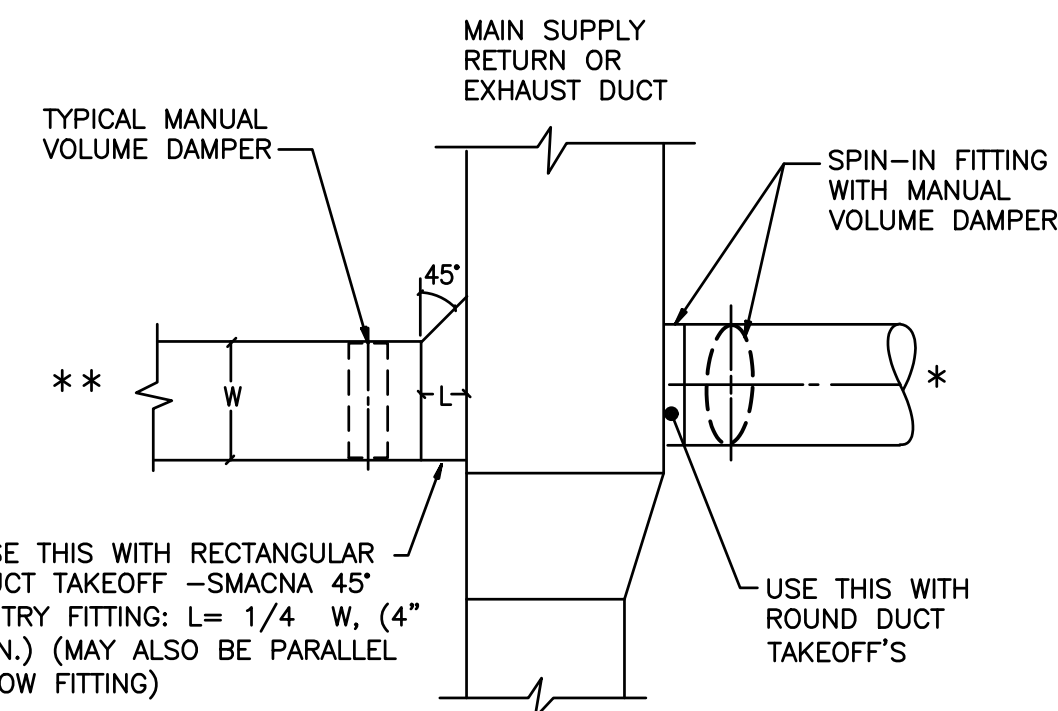
- NOTES:
1. BASIS OF DESIGN CARRIER HEAT PUMP SYSTEM
 2. HOT-GAS BYPASS REHEAT.
 3. DRAIN PAN FLOAT SWITCH FOR AHU SHUTDOWN.
 4. LOW AMBIENT CONTROLS.
 5. ANTI-SHORT CYCLE TIMER.
 6. EVAPORATOR DEFROST CONTROL.
 7. FASTEN OUTDOOR UNITS TO HOUSEKEEPING PAD.
 8. FURNISH OUTDOOR UNIT WITH COIL GUARDS.

VENTILATION CALCULATION						
ROOM	APPROX ROOM SIZE (SF) "Az"	VENTILATION REQUIREMENTS		OCCUPANCY VALUES "Pz"		EXHAUST AIR RATES
		IMC 2015 TABLE 403.3	IMC 2015 TABLE 403.3	PEOPLE REQUIRED PER DESIGN	IMC 2015 TABLE 403.3	
OFFICES	267	5/1000 + 0.06 CFM/SF	1	3	39	70

EXHAUST FAN PERFORMANCE DATA							
TAG	CFM	ELECTRICAL DATA			BASIS OF DESIGN		NOTES
		POWER	E.S.P.	VOLTAGE	MANUFACTURER	MODEL	
EF-1	70	45W	0.125"	120/1	GREENHECK	SP-870	ALL

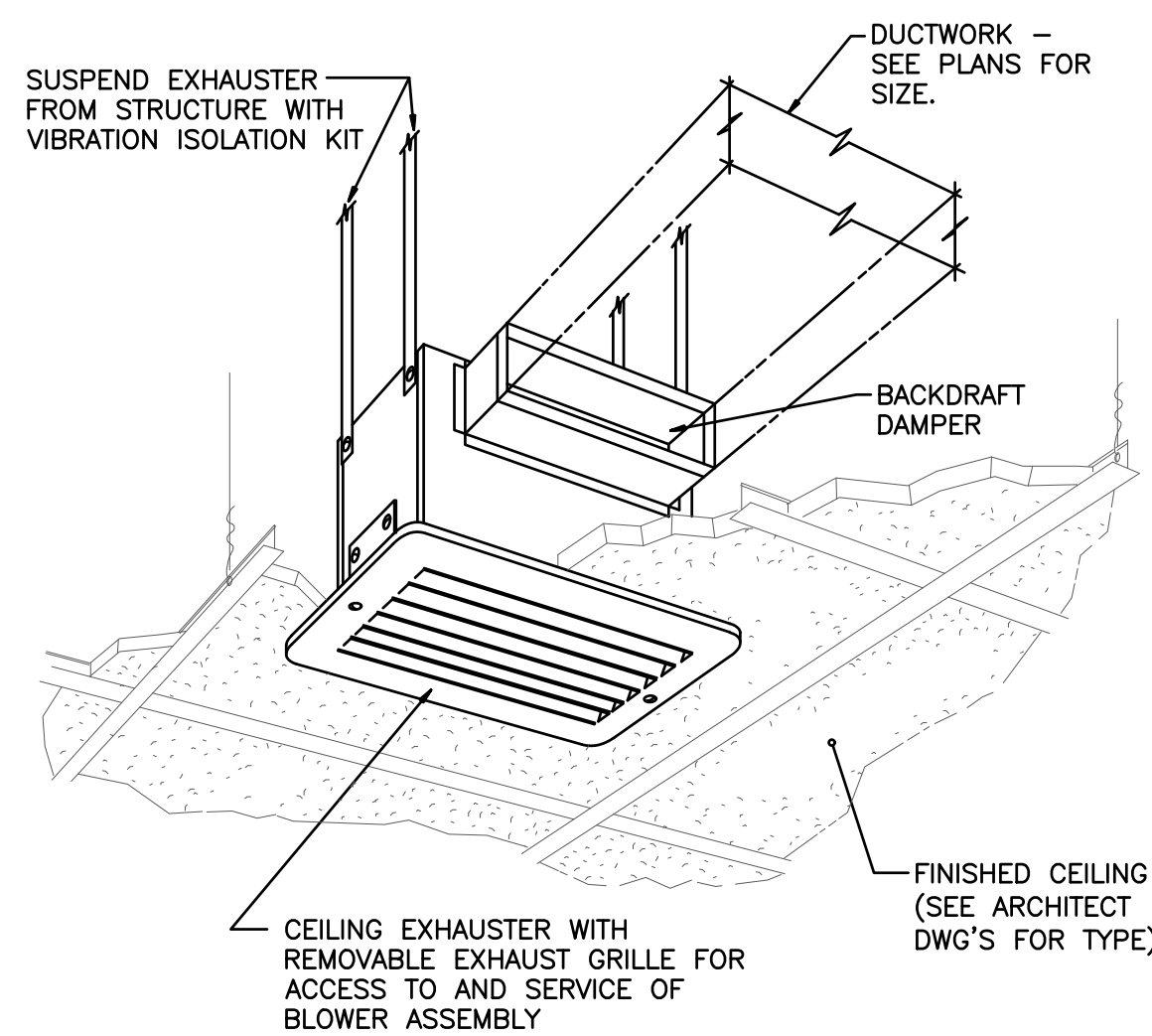
EQUIPMENT NOTES: (MFR SPECIED IS "BASIS OF DESIGN". CONTRACTOR SHALL SUBMIT EQUAL MFRG, MODEL AND PERFORMANCE DATA.)

1. INTEGRAL DISCONNECT
2. VIBRATION ISOLATION KIT
3. BACKDRAFT DAMPER
4. INTERLOCK WITH LIGHTING
5. INTERLOCK WITH SPACE CONTROL
6. BIRD SCREEN

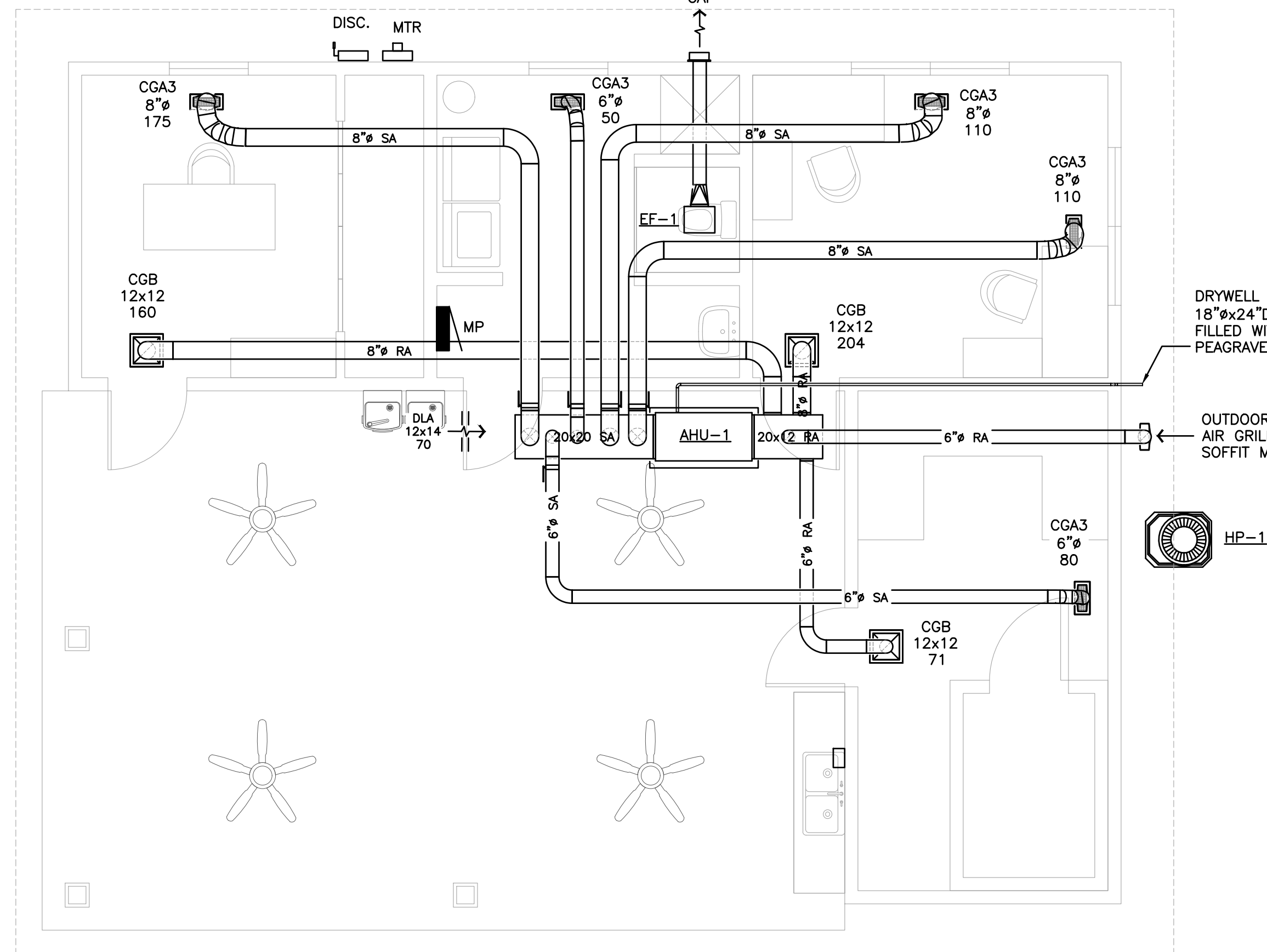


* = BRANCH TO INDIVIDUAL DIFFUSER OR GRILLE
 ** = SUBMAIN, BRANCHMAIN, OR BRANCH.

2 M1.0 LOW PRESSURE DUCT VOLUME DAMPER REQUIREMENTS
 SCALE: NONE



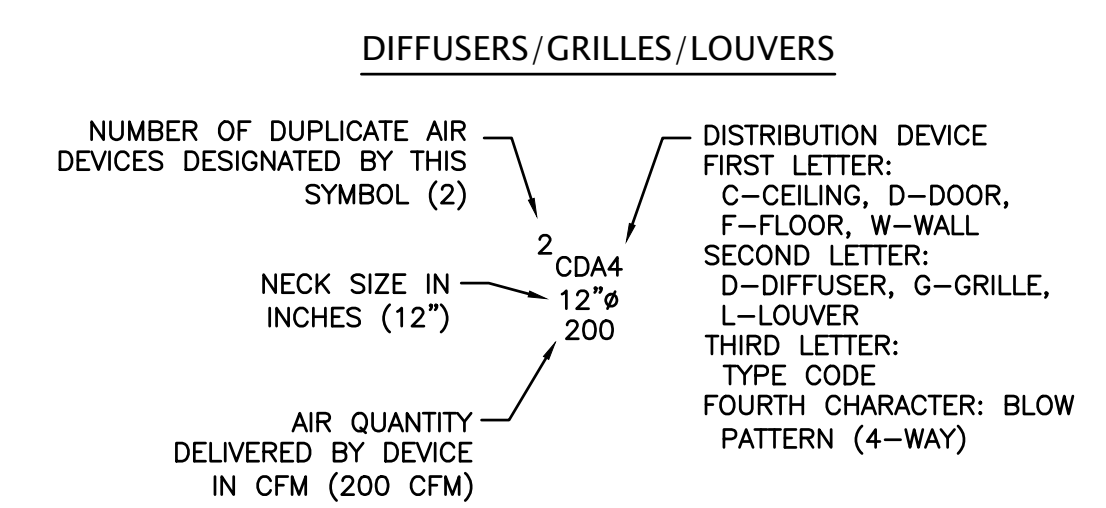
3 M1.0 OUTDOOR UNIT INSTALLATION DETAIL
 SCALE: NONE



1 M1.0 HVAC PLAN
 SCALE: 1/4" = 1'-0"

AIR TERMINAL DEVICE SCHEDULE						
MARK	DESCRIPTION	MFR	MODEL	MATERIAL	NECK	NOTES
CGA	SUPPLY GRILLE	PRICE	640	ALUM.	RECT.	ALL
CGB	EXHAUST GRILLE W/FILTER	PRICE	80-12"x12"	ALUM.	RECT.	ALL
DLA	DOOR LOUVER	PRICE	ATGH-12"x14"	ALUM.	RECT.	ALL

NOTES:
 1. FINISH SHALL BE VERIFIED W/ARCHITECT
 2. PROVIDE W/ MFR'S PLASTER FRAME OF SAME MATERIAL.



STEWART ENGINEERING AND CONSTRUCTION
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- HVAC SYMBOL LEGEND
- ALL SYMBOLS SHOWN MAY NOT APPEAR IN DRAWINGS.
- SUPPLY AIR
 - RETURN AIR
 - EXHAUST AIR
 - BALANCING DAMPER
 - THERMOSTAT
 - WALL CAP
 - EXHAUST FAN
 - FLEX DUCT
 - SUPPLY AIR
 - DOOR GRILLE, SIGHT-PROOF
 - EXHAUST AIR
- GENERAL HVAC NOTES
1. FURNISH ALL LABOR, MATERIALS, TOOLS, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE HEATING, VENTILATING, AIR CONDITIONING SYSTEM. ALL WORK SHALL BE INSTALLED IN A PROFESSIONAL MANNER AND SHALL MEET ALL THE REQUIREMENTS OF THE 2018 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.
 2. THIS CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS AND PERFORM ALL TESTS CALLED FOR OR REQUIRED AS A PART OF HIS WORK. FURNISHED APPROVED CERTIFICATE OF FINAL INSPECTION, AND TURN OVER TO OWNER AT COMPLETION OF PROJECT.
 3. 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.
 4. 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.
 5. DUCTS USED TO CONVEY THE CONDITIONED AIR SUPPLY AND VENTILATION AIR SHALL BE MADE OF CONTINUOUS SHEET METAL AND SHALL BE FABRICATED IN ACCORDANCE WITH ASHRAE GUIDE AND SMACNA MANUAL LATEST EDITIONS.
 6. DUCT LININGS (THERMAL AND ACOUSTICAL), VIBRATION ISOLATION CONNECTORS, FLEXIBLE DUCT CONNECTORS, AND DUCT TYPE SHALL BE APPROVED BY APPLICABLE CODE AND MECHANICAL ENGINEER.
 7. ALL RETURN AND SUPPLY AIR DUCTWORK WITHIN 20'-0" OF AIR HANDLING EQUIPMENT SHALL BE DUCT LINED FOR SOUND ATTENUATION. REMAINING DUCT SHALL INSULATED WITH MINERAL FIBER DUCT WRAP.
 8. ALL RETURN AND SUPPLY AIR DUCTWORK, THAT IS NOT LINED, SHALL BE EXTERNALLY INSULATED WITH 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.
 9. ALL BRANCH TAKE-OFFS SHALL BE PROVIDED WITH MANUAL BALANCING DAMPERS.
 10. FLEXIBLE INSULATED DUCTS SHALL BE MAXIMUM 6'-0" LONG AND SHALL MEET INSTALLATION AND MATERIAL REQUIREMENTS OF LOCAL CODES.
 11. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE TEMPERATURE CONTROL SYSTEM TO INCLUDE: PANELS, MODULES, RELAYS, WIRING, THERMOSTATS, SENSORS, DAMPERS, ACTUATORS AND ALL MISCELLANEOUS ITEMS AS REQUIRED TO FULFILL THE DESIGN INTENT AS INDICATED ON THE PLANS AND IN THE CODED NOTES.
 12. ALL TEMPERATURE CONTROLS, FIRE ALARM COMPONENTS, COMPONENTS SHALL BE MASKED DURING PAINTING TO PREVENT DAMAGE FROM OVER-SPRAY OR OBSCURING INFORMATION.
 13. 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.
 14. SEAL & TAPE ALL OPENINGS IN DUCTWORK AIRTIGHT AFTER TESTING.
 15. CHECK & VERIFY ALL FIELD CONDITIONS & ACTUAL DIMENSIONS BEFORE PREPARING SHOP DRAWINGS BEFORE INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES.
 16. TEST & BALANCE ALL SUPPLY, RETURN & EXHAUST SYSTEMS ACCORDING TO CFM INDICATED ON PLANS. SUBMIT REPORT AS PER SPECIFICATIONS.
 17. 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.

landscape architecture
 land planning
 placemaking

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NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

Revisions		
No.	Date	Revisions / Submissions

Registration

GWS Drawn
 GWS Checked
 Project No. 07.22.21
 Date

Sheet Title

HVAC PLAN

Sheet No. **M1.0**

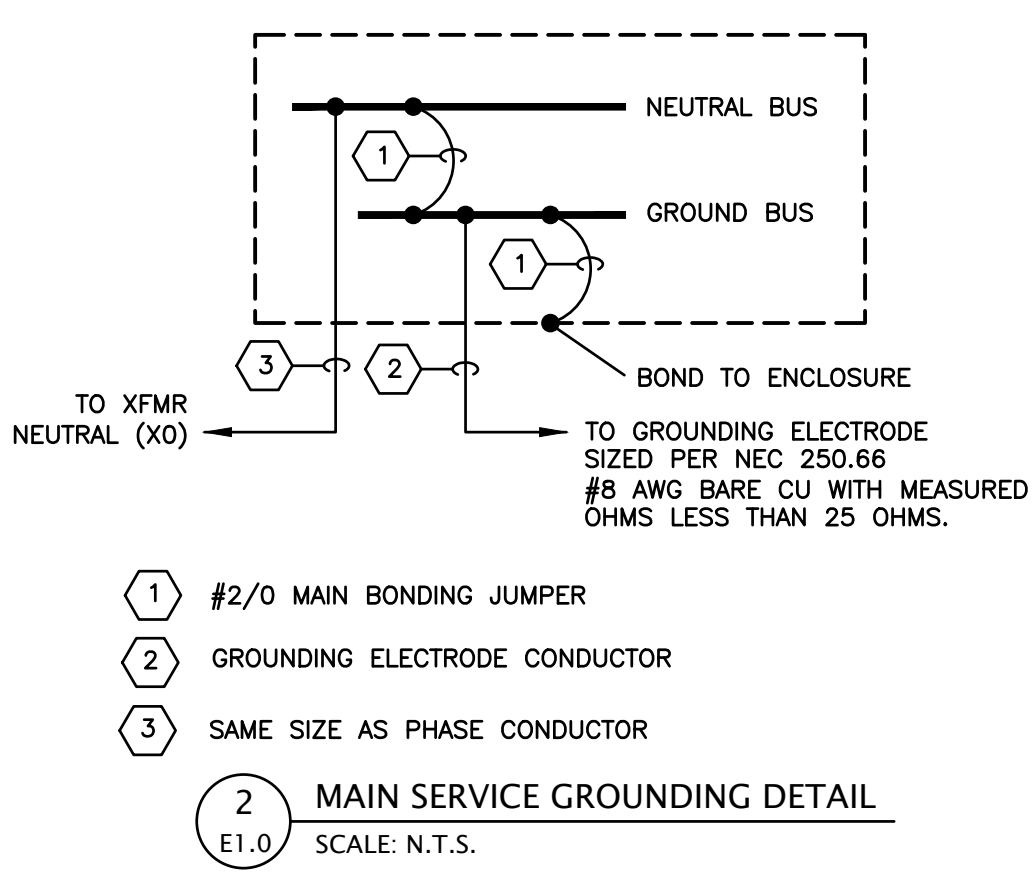
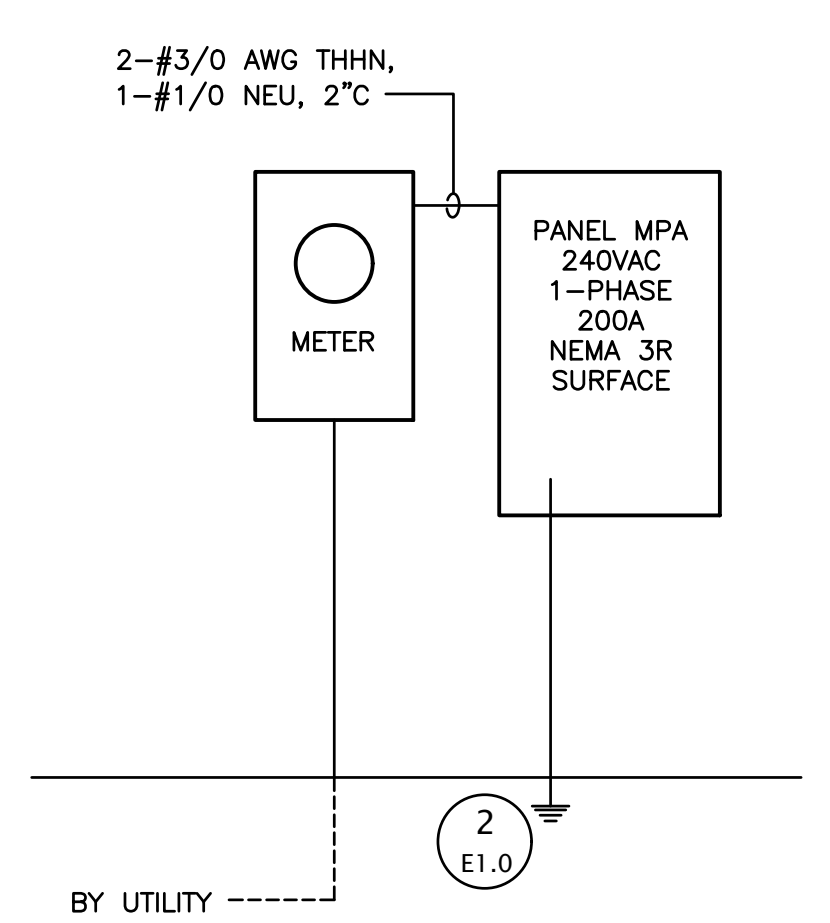
NOT FOR CONSTRUCTION
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PANEL MP											
VOLTAGE (L-N): 120				ENCLOSURE TYPE: NEMA 1							
VOLTAGE (L-L): 240				MOUNTING: SURFACE							
PHASES, WIRES: 1 ϕ , 3 W				AIC RATING: 10000				NOTES: -----			
MINIMUM BUS CAPACITY (A): 200 A											
MAIN O.C. DEVICE (A): 200 A											
CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA)				POLE	TRIP AMPS	DESCRIPTION	CKT NO
				A	B						
1	LGTS, INTERIOR	20	1	255	800			1	20	REC, PAVILION	2
3	LGTS, EXTERIOR	20	1		440	800		1	20	REC, OFFICE A	4
5	REC, WASHER	20	1	1500	1200			1	20	REC, OFFICE/STORAGE	6
7	REC, BATH	20	1		200	500		1	20	TBB	8
9	EW-1	20	1	500	180			1	20	REC, ATTIC	10
11	SPARE	20	1		0	0		1	20	SPARE	12
13	SPARE	20	1	0	0			1	20	SPARE	14
15	SPARE	20	1		0	0		1	20	SPARE	16
17	SPARE	20	1	0	0			1	20	SPARE	18
19	SPARE	20	1		0	0		1	20	SPARE	20
21	SPARE	20	1	0	0			1	20	SPARE	22
23	SPARE	20	1		0	0		1	20	SPARE	24
25,27	COOLER CU	20	2	1500	1500			2	20	COOLER EVAP	26,28
25,27	COOLER CU	20	2		1500	1500		2	20	COOLER EVAP	26,28
29,31	REC, DRYER	30	2	2250	1736			2	20	EW-1	30,32
29,31	REC, DRYER	30	2		2250	1736		2	20	EW-1	30,32
33,35	AHU-1	20	2	1289	1456			2	20	EW-2	34,36
33,35	AHU-1	20	2		1289	1456		2	20	EW-2	34,36
37,39	HP-1	20	2	1289	3120			2	40	GRINDER PUMP	38,40
37,39	HP-1	20	2		1289	3120		2	40	GRINDER PUMP	38,40
				CONNECTED LOAD PHASE TOTALS (VA)							
				18575		16080					
				CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)	DEMAND LOAD		34.0 KVA		
				3.0	1.00	3.0	SPARE CAPACITY		14.0 KVA		
				3.0	1.25	3.8	SPARE CAPACITY		58.2 AMPS		
				10.0	1.00	10.0	SPARE CAPACITY		29 %		
				3.1	0.50	1.5					
				14.9	1.00	14.9					
				0.7	1.25	0.9					
TOTAL:				34.7		34.0					
LOAD (AMPS):				144.4		141.8					

LIGHTING FIXTURE SCHEDULE													
ID	DESCRIPTION	ELEC DATA		LAMP DATA		BASIS OF DESIGN				MOUNT TYPE			
		LOAD VA	VOLTAGE	QTY	WATTAGE	MANUFACTURER	MODEL OR SERIES	CEILING	WALL	PENDANT	LOCATION		
											RECESSED	SURFACE	
A	2x4, SURFACE, LED	49	120	--	LED	LITHONIA	FML4W 48 AL06						
CF	CEILING FAN W/LIGHT	--	120	--	LED	--	BY OWNER						
FL	FLOOD LIGHT	54	120	--	LED	LITHONIA	TFX1 LED 40K MVOLT THK DDBXD						
S	STRIP	25	120	--	LED	LITHONIA	ZL1N L48 3000LM MVOLT 40K 80CRI						
V	VANITY	30	120	--	LED	LITHONIA	FMVSL 24IN MVOLT 40K						
WE	LED WALLPACK, EMER.	14	120	--	LED	LITHONIA	WST LED P1 40K VW MVOLT PE E7WH						
ZE	EXIT/EMER. COMBO	6	120	--	LED	LITHONIA	LHQM						

CONDUCTOR SCHEDULE			
CONDUCTORS / CONDUITS SHALL BE SIZED ACCORDING TO THE FOLLOWING CHART UNLESS OTHERWISE NOTED.			
CKT BKR	WIRE (AWG)	EQUIP. GND	CONDUIT
15	12	#12	3/4"
20	12	#12	3/4"
30	10	#10	3/4"
40	8	#10	1"
50	6	#10	1"
60	6	#10	1"
70	4	#8	1-1/4"
80	4	#8	1-1/4"
90	3	#8	1-1/4"
100	3	#8	1-1/4"
125	1	#6	1-1/2"
150	#1/0	#6	2"
175	#2/0	#6	2"
200	#3/0	#6	2"
225	#4/0	#4	2-1/2"
250	250KCMIL	#4	3"
400	600KCMIL	#2	4"

NOTES:
 1. NEUTRAL CONDUCTOR (IF REQUIRED) SHALL BE THE SAME SIZE AS PHASE CONDUCTORS.
 2. ALL HVAC OR OTHER CYCLICAL EQUIPMENT SHALL UTILIZE HACR TYPE CIRCUIT BREAKERS.
 3. CONTRACTOR TO PROVIDE QUANTITY OF CONDUCTORS AS NECESSARY TO POWER LOADS.
 4. CONDUIT SIZES BASES ON FOUR CONDUCTORS MAXIMUM. CONTRACTOR SHALL FOLLOW NEC GUIDELINES FOR DERATING CAPACITIES AND CONDUIT SIZES FOR ALL COMBINED CIRCUITS.
 5. CONDUCTORS SHALL BE COPPER. INDICATED SIZES ARE FOR USE WITH COPPER CONDUCTORS.
 6. FOR BREAKERS SIZES NOT INDICATED SUCH AS 25A, COMPLY WITH NEC SECTION 240.4 (PROTECTION OF CONDUCTORS.)
 7. CONTRACTOR SHALL COORDINATE THE REQUIRED NUMBER OF CONDUCTORS WITH EQUIPMENT MFR PRIOR TO ROUGH IN.



- 1 #2/0 MAIN BONDING JUMPER
- 2 GROUNDING ELECTRODE CONDUCTOR
- 3 SAME SIZE AS PHASE CONDUCTOR
- 2 MAIN SERVICE GROUNDING DETAIL SCALE: N.T.S.

ELECTRICAL LEGEND

ALL ABBREVIATIONS SHOWN MAY NOT APPEAR IN DRAWINGS.

- LIGHT FIXTURE STRIP, OVERHEAD / WALL MOUNTED.
- LIGHT FIXTURE STRIP, OVERHEAD / WALL MOUNTED, EMERGENCY.
- / □ LIGHT FIXTURE SURF MTD, 1X4, 2X4.
- / □ LIGHT FIXTURE RECESSED, 1X4, 2X4.
- ⏏ EMERGENCY BATTERY PACK FIXTURE, WALL / CEILING MOUNTED.
- ⊕ / ⊕ / ⊕ LIGHT FIXTURE, OVERHEAD RECESSED, OVERHEAD / WALL MOUNTED.
- ⊕ / ⊕ / ⊕ LIGHT FIXTURE, OVERHEAD RECESSED, OVERHEAD / WALL MOUNTED. W/ BATTERY BACKUP.
- ⊕ / ⊕ / ⊕ EXIT SIGN, CEILING/WALL MOUNTED. W/ BATTERY BACKUP.
- S SINGLE POLE TOGGLE SWITCH, 120/277V, 20A. 3"-10" AFF
- ⊕ / ⊕ / ⊕ THREE-WAY TOGGLE SWITCH/FOUR-WAY TOGGLE SWITCH, 120/277V, 20A. 3"-10" AFF
- DM S DIMMER SWITCH. 120/277V, FLUOR/INC AND AMPERAGE AS REQUIRED. 3"-10" AFF
- / — PANEL, LIGHTING OR POWER AS SPECIFIED IN PANEL SCHEDULE.
- ⊕ SINGLE RECEPTACLE 120/277V, AMPERAGE AS REQUIRED. 1'-6" AFF
- ⊕ / ⊕ / ⊕ DUPLEX/QUAD RECEPTACLE OUTLET, 120/277V, 20A. 1'-6" AFF
- ⊕ / ⊕ / ⊕ DUPLEX/QUAD RECEPTACLE OUTLET, 120/277V, 20A. 6" ABOVE COUNTER U.N.O.
- ⊕ / ⊕ / ⊕ DUPLEX/QUAD RECEPTACLE OUTLET, ISOLATED GROUND, 120/277V, 20A. 1'-6"
- ⊕ / ⊕ / ⊕ JUNCTION BOX, CEILING/WALL/FLOOR MOUNTED.
- ⏏ TIME CLOCK.

ELECTRICAL NOTES

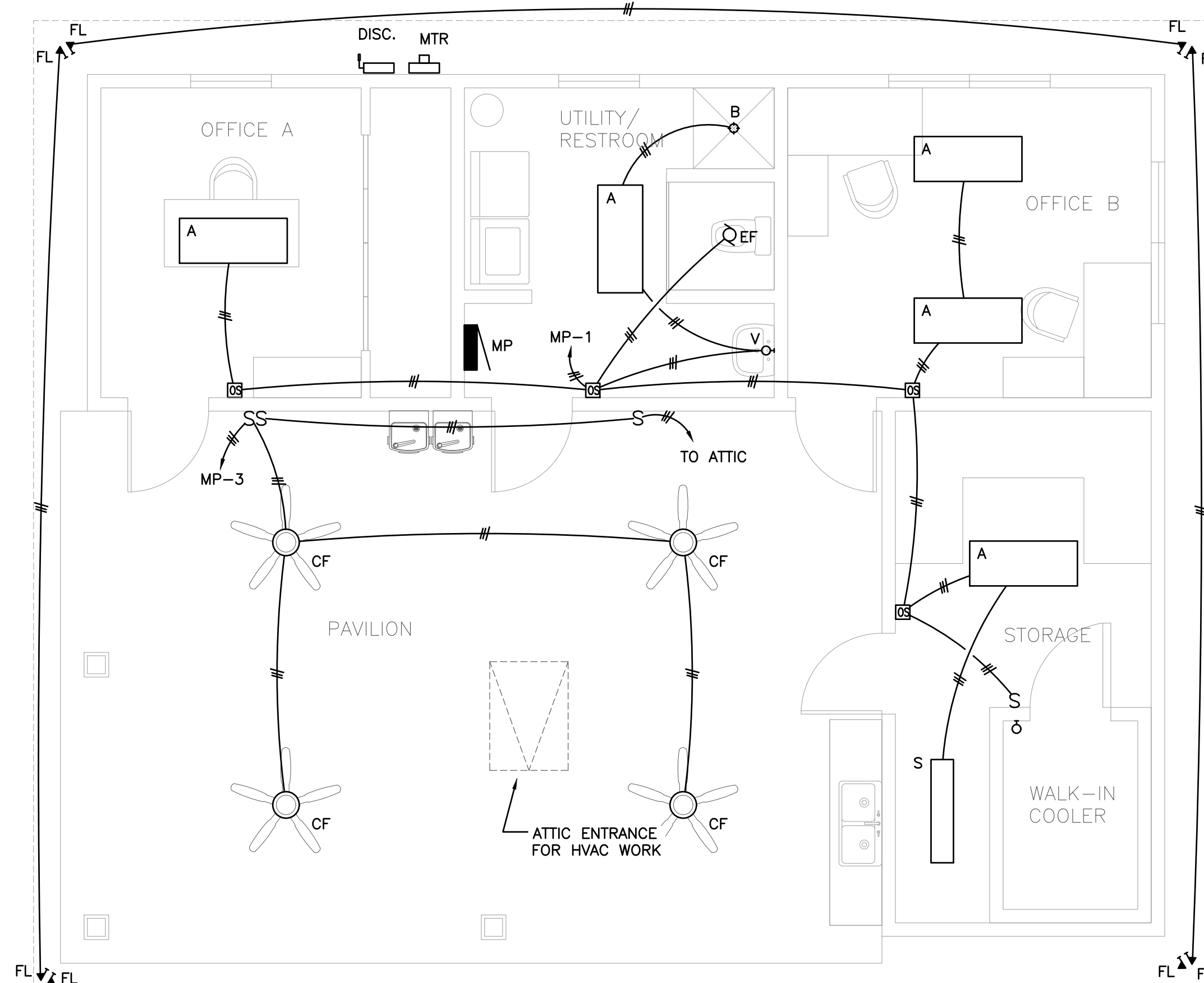
1. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING ALL REQUIRED PERMITS AND INSPECTION CERTIFICATES.
2. ALL WORK SHALL COMPLY WITH IBC 2018, NEC 2017, STATE AND LOCAL CODES. VERIFY WITH AUTHORITY HAVING JURISDICTION AND COMPLY AS REQUIRED.
3. OMISSIONS OR MISDESCRIPTION OF DETAILS OF WORK WHICH ARE EVIDENTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMISSIONS AND DETAILS OF WORK, BUT THEY SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH & DESCRIBED.
4. EQUIPMENT, MATERIALS, 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 EXPENSE OF THE ELECTRICAL CONTRACTOR.
5. MATERIALS AND ALL COMPONENTS THEREOF SHALL BE NEW AND SHALL BE UL APPROVED WHERE A STANDARD HAS BEEN ESTABLISHED. COMPONENTS SHALL BE EQUAL TO THOSE SCHEDULED ON DRAWINGS.
6. ALL RACEWAY EXPOSED ON THE EXTERIOR SHALL BE RIGID GALVANIZED STEEL "RGS" OR "IMC". EMT SHALL NOT BE ACCEPTABLE. COORDINATE WITH ARCHITECT IF FINISH PAINTING SHALL BE REQUIRED.
7. VERIFY FIELD DIMENSIONS. COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCES.
8. ALL EXIT AND EMERGENCY LIGHTS SHALL BE UNSWITCHED AND SHALL BE SERVED FROM THE SAME CIRCUIT AS THE GENERAL LIGHTING IN THE SAME AREA U.N.O.
9. ALL ELECTRICAL PANELS SHALL HAVE ENGRAVED LAMINATED (BLACK ON WHITE) LABELS IDENTIFYING THEM AS INDICATED ON DRAWINGS.
10. ENSURE THAT ALL PENETRATIONS OF FIRE WALLS AND DECKS ARE PROPERLY SEALED PER IBC, ANY APPLICABLE UL ASSEMBLIES, AND THE SPECIFICATIONS.
11. ALL COMPONENTS USED IN PLENUM SPACES SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL AND SHALL BE RATED FOR INSTALLATION IN PLENUM SPACES.
12. COLOR OF WIRING DEVICES AND PLATES SHALL BE AS SELECTED BY THE ARCHITECT. IF METAL DEVICE PLATES ARE USED, THEN DEVICE SHALL BE MOUNTED IN ORIENTATION WHERE GROUND PIN IS UP.
13. COORDINATE LAYOUT CAREFULLY WITH SYSTEMS FURNITURE AND MILLWORK SHOP DRAWINGS PRIOR TO ROUGHING IN POWER AND COMMUNICATIONS OUTLETS TO ENSURE PROPER ORIENTATION OF OUTLETS WITH COMPONENTS OF THESE SYSTEMS.
14. CONDUCTOR SIZES INDICATED ON THE DRAWINGS HAVE BEEN SELECTED TO PROVIDE FOR ACCEPTABLE VOLTAGE DROP. DO NOT REDUCE WIRE SIZES SHOWN WITHOUT CONSENT OF ENGINEER.
15. CONDUCTORS SHALL BE SINGLE CONDUCTOR COPPER, STRANDED FOR AWG #8 AND LARGER AND SOLID FOR AWG #10 AND SMALLER, WITH 600 VOLT THHN INSULATION.
16. ALL CONDUCTORS SHALL BE INSTALLED IN METALLIC CONDUIT. PVC SCHEDULE 40, MAY BE INSTALLED BELOW GRADE WITH TRANSITIONS TO PVC SCH 80 IF CONCEALED WALL OR "RGS" IF EXPOSED ABOVE GRADE.
17. THE LOCATION OF OUTLETS AND EQUIPMENT SHOWN ON THE DRAWINGS ARE APPROXIMATE AND THE OWNER SHALL HAVE THE RIGHT TO RELOCATE ANY OUTLETS OR FIXTURES BEFORE THEY ARE INSTALLED WITHOUT ANY ADDITIONAL COST.
18. TELECOM OUTLETS WHERE INSTALLED ADJACENT TO RECEPTACLE OUTLETS, SHALL HAVE UNIFORM SPACING BETWEEN RESPECTIVE DEVICES. E.C. SHALL UTILIZE MOUNTING PROVISIONS BETWEEN STUDS, IF REQUIRED, TO MAINTAIN THIS REQUIREMENT.

Revisions		
No.	Date	Revisions / Submissions

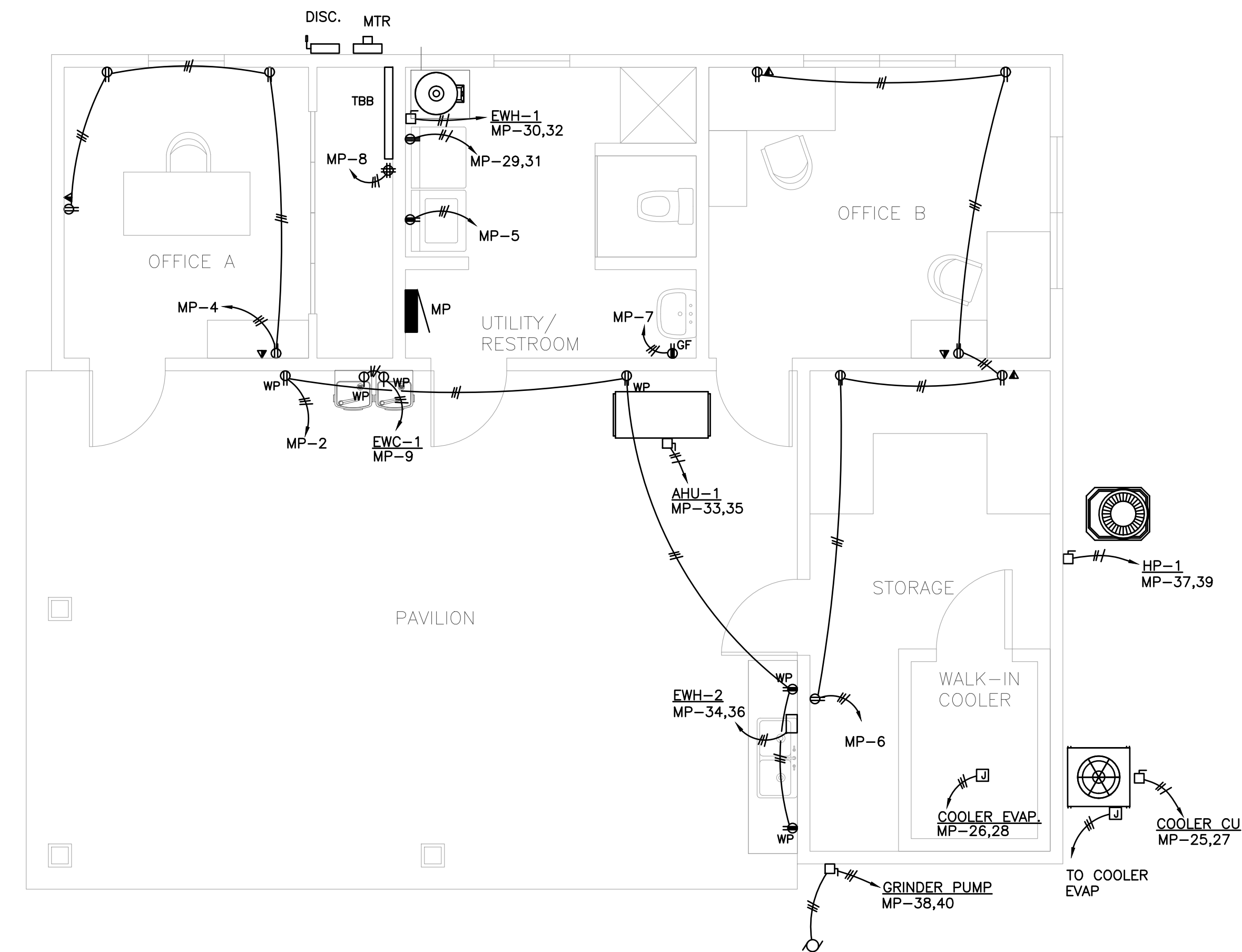
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Registration
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 NO. 26767
 7/22/21
 W. S. [Signature]

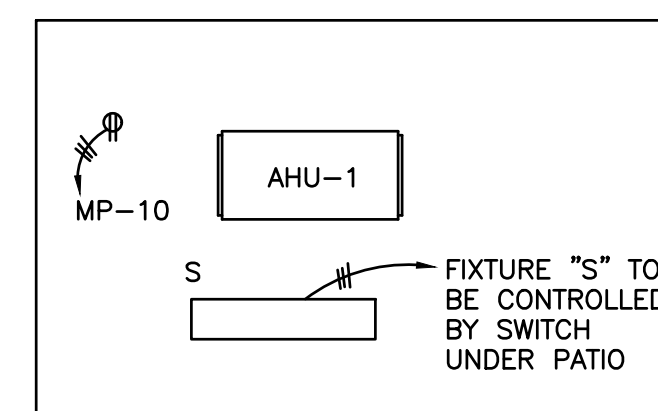
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TO CHANGE.



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



2 POWER & AUX. PLAN
SCALE: 1/4" = 1'-0"



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

Revisions		
No.	Date	Revisions / Submissions

Registration

GWS
Drawn

GWS
Checked

Project No.
07.22.21

Date

ALABAMA
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PLUMBING SYMBOL LEGEND

- DCW PIPING
- DHW PIPING
- SAN WASTE PIPING
- V VENT PIPING
- PIPE TURNING UP
- PIPE TURNING DOWN
- CLEANOUT
- HOSE BIBB
- WHA WATER HAMMER ARRESTOR TYPE "A" (TYP)

PLUMBING ABBREVIATIONS

ALL ABBREVIATIONS SHOWN MAY NOT APPEAR IN DRAWINGS.
REFER TO HVAC DRAWINGS FOR HVAC EQUIPMENT ABBREVIATIONS.

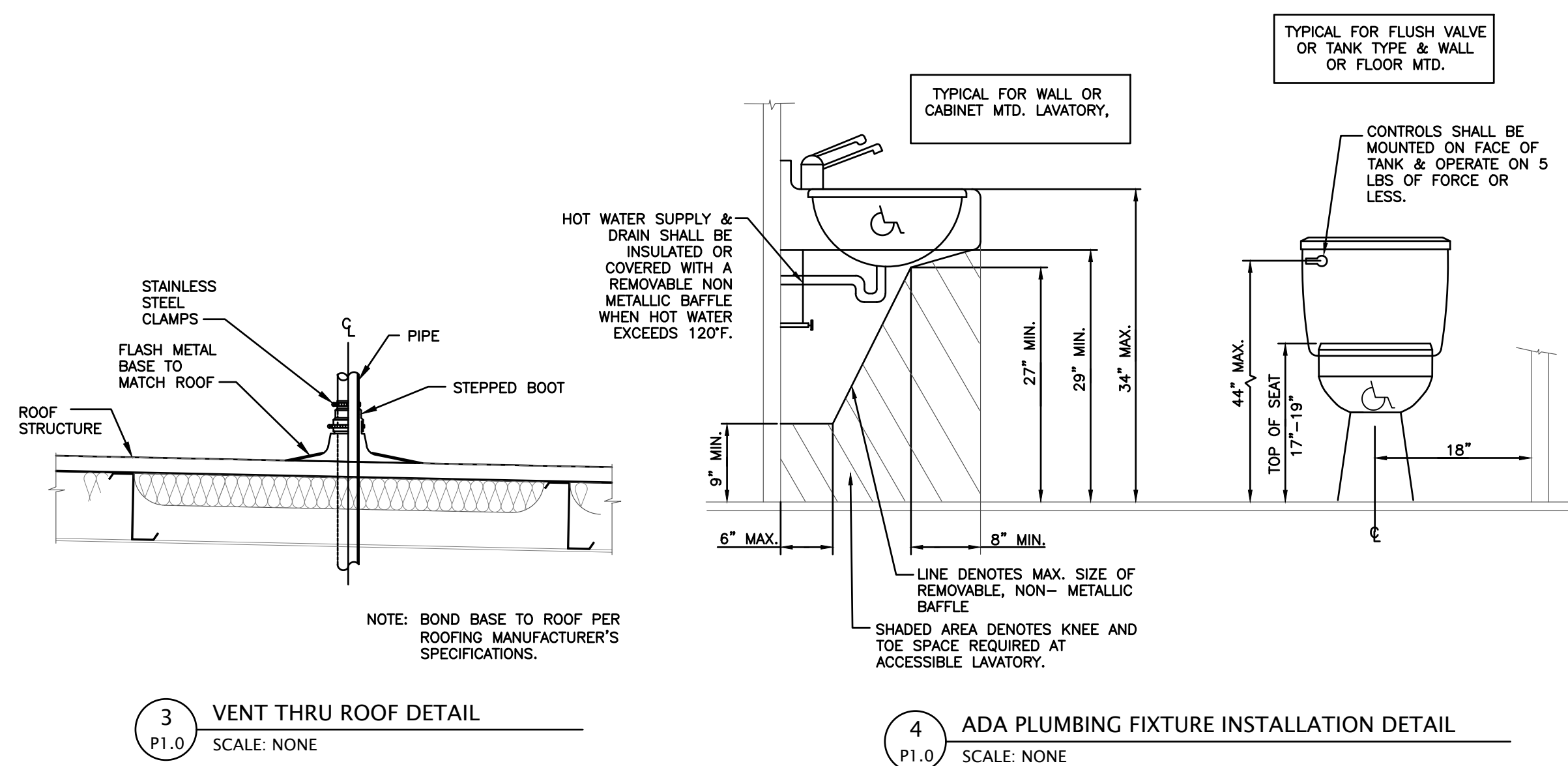
- AFF ABOVE FINISHED FLOOR
- AUX AUXILIARY
- CEIL CEILING
- CO CLEANOUT
- CW COLD WATER
- DCW DOMESTIC COLD WATER
- DHW DOMESTIC HOT WATER
- DIA DIAMETER
- DST DEEP SEAL TRAP
- EQUIP EQUIPMENT
- EWC ELECTRIC WATER COOLER
- EWL ELECTRIC WATER HEATER
- FCO FLOOR CLEANOUT
- FIXT FIXTURE
- HB HOSE BIBB
- HR HOUR
- MAX MAXIMUM
- MECH MECHANICAL
- MIN MINIMUM
- MTR METER
- NIC NOT IN CONTRACT
- PENE PENETRATION
- RM ROOM
- SAN SANITARY
- SURF SURFACE
- SYS SYSTEM
- T & P TEMPERATURE & PRESSURE
- TEMP TEMPERATURE
- TYP TYPICAL
- VTR VENT TO ROOF
- WH WALL HYDRANT
- WHA WATER HAMMER ARRESTOR
- W/ WITH
- YCO YARD CLEANOUT

PLUMBING FIXTURE SCHEDULE	
WC-1H	BARRIER FREE WATER CLOSET, ZURN ECOVANTAGE SERIES Z5562, FLOOR MOUNTED FLUSH TANK, ELONGATED, LOW CONSUMPTION, HIGH PERFORMANCE SIPHON JET/PRESSURE ASSIST, DUAL FLUSH; ZURN Z5956SS-AM-EL OPEN FRONT ELONGATED SEAT WITHOUT COVER AND ANTI-MICROBIAL PROTECTION; 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.
LV-1H	BARRIER FREE LAVATORY, WALL MOUNTED - TOTO HT242#03 PROMINENCE WITH VITREOUS CHINA CONSTRUCTION AND 4" FAUCET CENTERS; TOTO LT241 FAUCET WITH LEVER HANDLES; BRASSCRAFT CR1912-A SUPPLIES; MCGUIRE 8872 TRAP; TOTO GRID DRAIN; ZURN ZR-1231 CONCEALED ARM CARRIER. PROVIDE INSULATED WRAP FOR CW SUPPLY, HW SUPPLY, AND SANITARY WASTE PIPING ON HANDICAPPED FIXTURES. MOUNT FIXTURE WITH RIM AT 34" AFF. CONNECTIONS: CW 1/2", HW 1/2", WASTE 1 1/4", VENT 1" MIN.
FD-1	FLOOR DRAIN, J.R. SMITH 2005/2010 SERIES COATED CAST IRON BODY WITH ADJUSTABLE COLLAR, COMBINATION MEMBRANE CLAMP, AND TRAP PRIMER CONNECTION. PROVIDE WITH 6" ROUND, POLISHED NICKEL BRONZE STRAINER.
SK-1	SINK, TWO COMPARTMENT - DAYTON ELITE SERIES SINK, 20 GA. STAINLESS STEEL SINK; ALLEN KITCHEN FAUCET DECK MOUNTED WITH SPRAY ATTACHMENT, GRID DRAIN; MCGUIRE 8912 TRAP; BRASSCRAFT CR1912-A SUPPLIES. CONNECTIONS: CW 1/2", 110°F HW 1/2", WASTE 2", VENT 1 1/2" MIN.
SH-1H	ACCESSIBLE SHOWER, AQUATIC 36"x36" W/ CENTER DRAIN, RIGHT SEAT, SHELF, AND GRAB BAR, ZURN Z7301-SS-MT-DV2P-HW-H7-S8 TEMP-GARD III SHOWER UNIT KIT WITH SINGLE HANDLE PRESSURE BALANCING & MIXING UNIT, 1.5 GPM SHOWER HEAD, FLEX METAL HOSE, INLINE VACUUM BREAKER, WALL CONNECTION, FLANGE AND WALL HOOK FOR HAND SHOWER. PRESSURE BALANCING MIXING VALVE WITH ADJUSTABLE STOP SCREW TO LIMIT HANDLE TURN, 2.5 GPM SHOWER HEAD WITH ARM AND FLANGE. CONNECTIONS: CW 1/2", HW 1/2" TEMPERATURE LIMITING TO 110°F, WASTE 2", VENT 1-1/2" MIN.
EWC-1	ELECTRIC WATER COOLER, SPLIT LEVEL, WALL MOUNTED WITH BOTTLE FILLER ELKAY LZSTL8WSVRSK OR EQUAL WITH BOTTLE FILLER/FOUNTAIN ON LEFT AT ADA LEVEL; MCGUIRE 8902 TRAP; BRASSCRAFT 1912-A SUPPLY. MOUNT WITH LOWER SPOUT AT 36" AFF. CONNECTIONS: CW 1/2", WASTE 2", VENT 2" MIN.

WATER HEATER SCHEDULE													
TAG	ELECTRIC DATA				HYDRONIC DATA					BASIS OF DESIGN		WEIGHT	NOTES
	FLA	MOCPP	VOLT PHASE	KW	EWT DEG.F	LWT DEG.F	RATE OF RECOVERY GPM	RISE OF RECOVERY DEG. F	CAPACITY (GAL)	MFR	MODEL		
	AMPS	AMPS											
EWH-1	16.7	20	208/1	4	60°F	140°F	.33	80	30	RHEEM	ELDS30	105	ALL
EWH-2	14	20	208/1	3	60°F	110°F	1.0	50	-	STIEBEL	DHC 4-2	5.3	1,3

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

PLUMBING FIXTURE UNITS SCHEDULE (FLUSH TANK)				
MARK	FIXTURE/EQUIPMENT	CWFU	HWFU	DWFU
W1	WATER CLOSET	2.5	-	4
L1	LAVATORY	1	1	1
DF	ELEC. WATER COOLER	0.5	-	0.5
FD	FLOOR DRAIN	-	-	2
SH	SHOWER	3	3	4
SK	SINK	2.25	2.25	3
FIXTURE UNIT TOTALS		9.25	6.25	14.5
PEAK GPM EQUIVALENT		14	10.7	17.25



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 INTERNATIONAL PLUMBING CODE, 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:
A. LINES BELOW GRADE SHALL BE TYPE "K" SOFT COPPER OR PEX.
B. LINES ABOVE GRADE SHALL BE TYPE "L" SOFT COPPER.
C. FITTINGS SHALL BE OF HARD DRAWN COPPER OF ASTM SPEC B-88.
D. ALL JOINTING SHALL BE WITH LEAD-FREE SILVER SOLDER.
E. EQUIPPED WITH SHOCK ABSORBERS AS REQUIRED.
- 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.

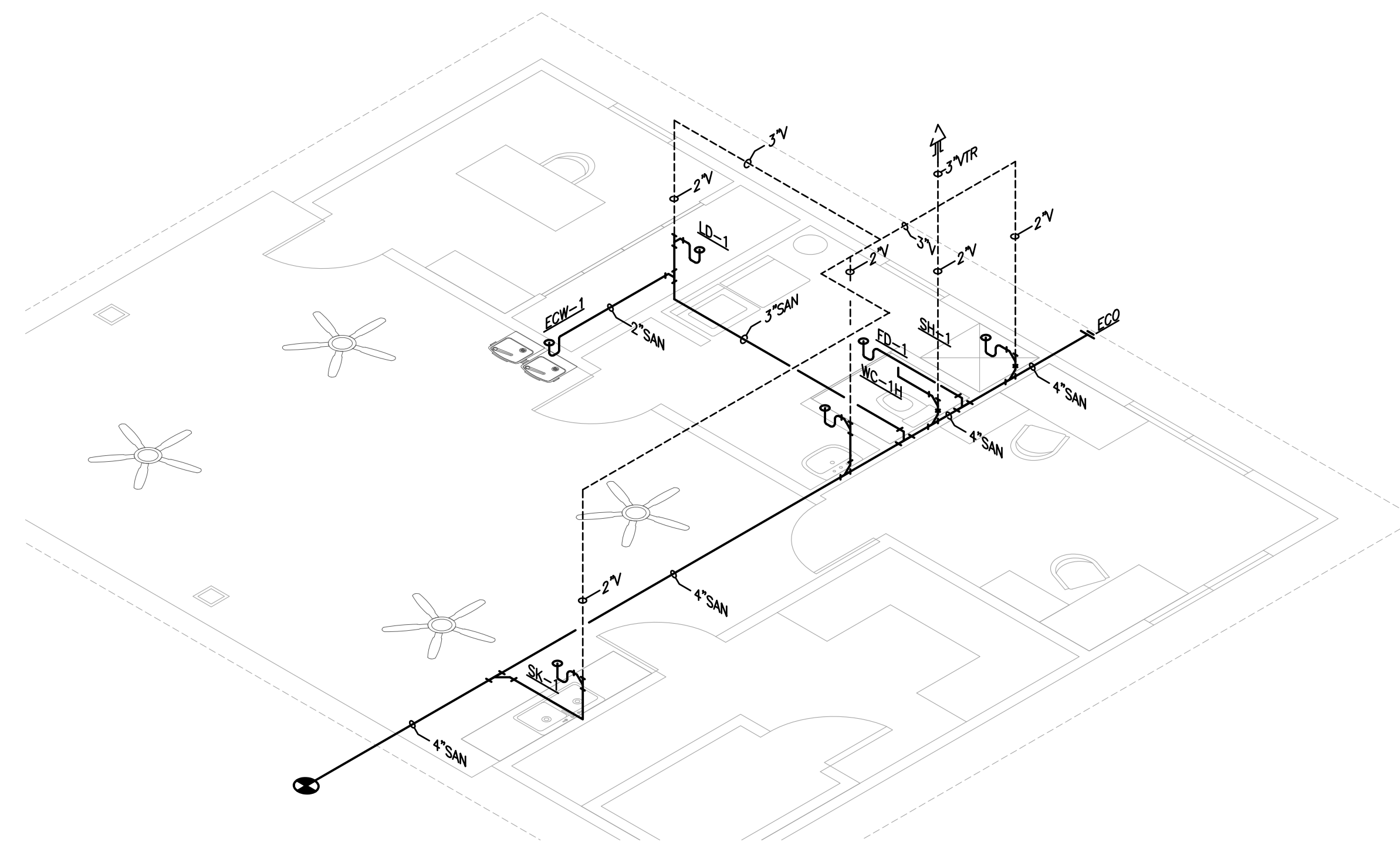
FIXTURE CONNECTION NOTES

- 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.
- 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 MAXIMUM 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.

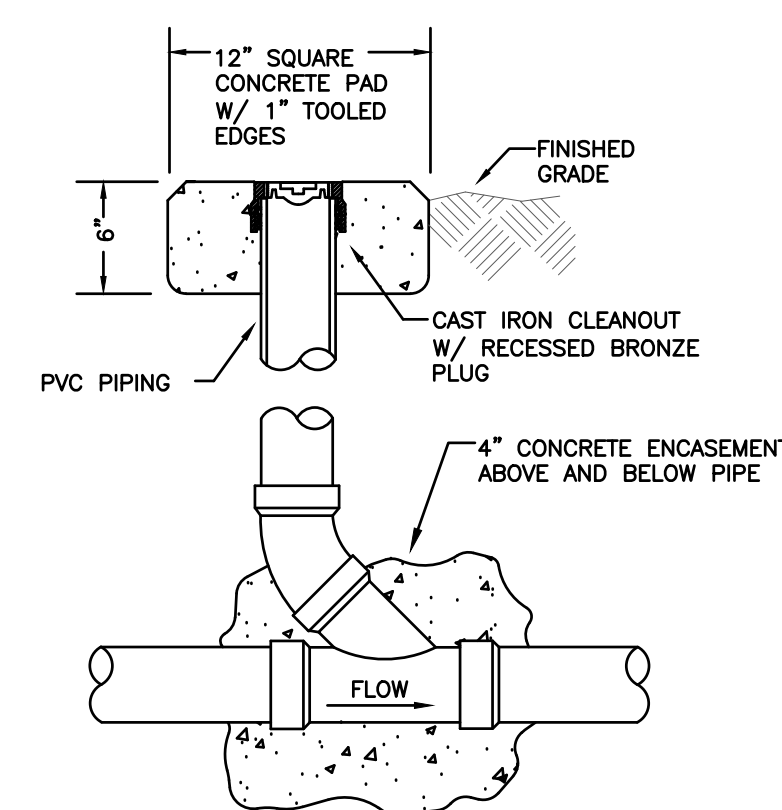
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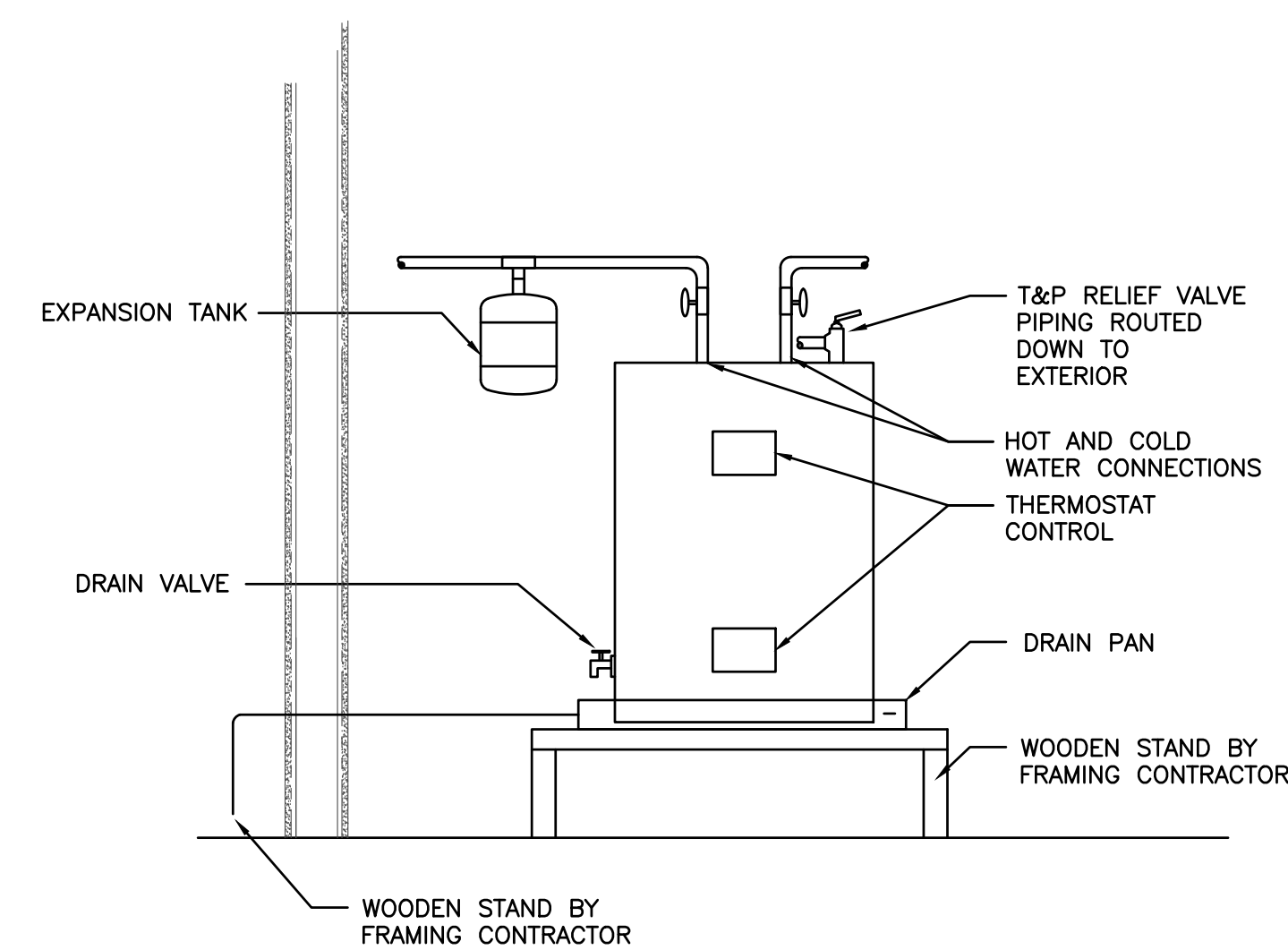
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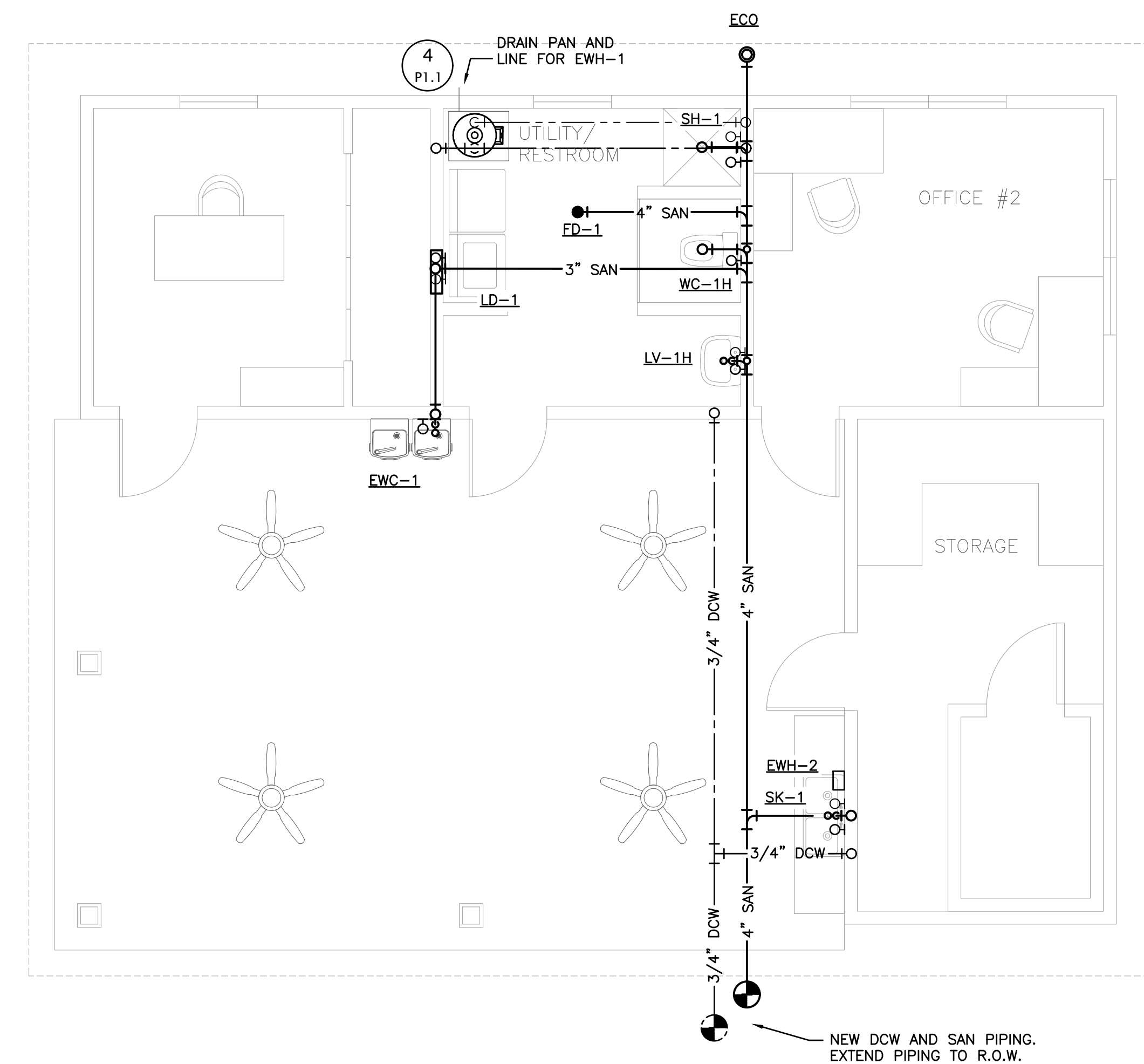
2 SANITARY WASTE RISER
SCALE: NONE



3 OUTDOOR CLEANOUT DETAIL
SCALE: NONE



4 HVAC CLOSET/WATER HEATER DETAIL
SCALE: N.T.S.



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

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