

REVISIONS		
DATE	DESCRIPTION	INITIALS

City of Fort Walton Beach
 1564 N BEAL EXT - FORT WALTON BEACH, FL 32547
ONE HOPEFUL PLACE
PHASE 4 - BUILDING 3
 FY 2017-2018



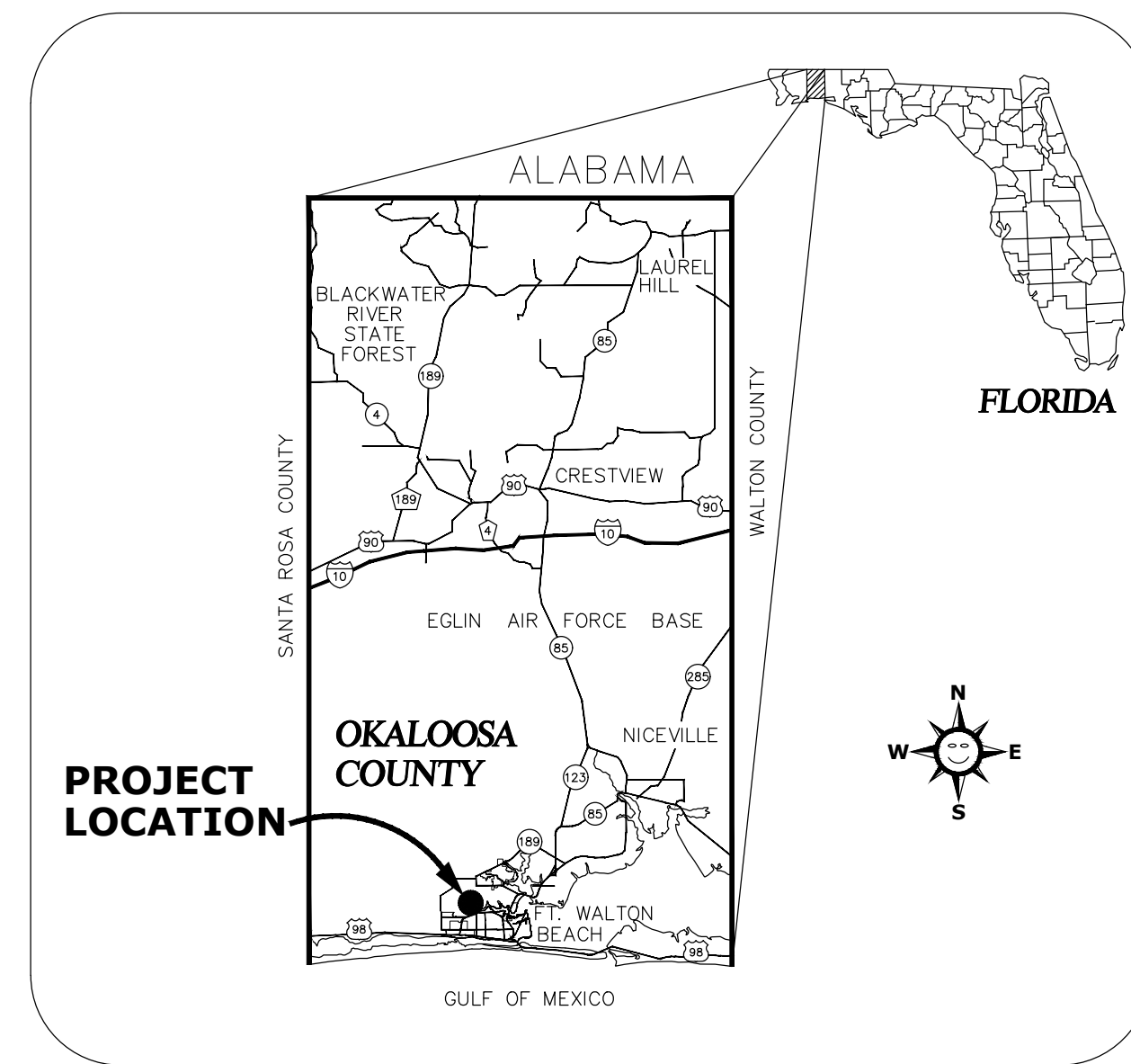
UTILITIES NOTE

FIELD VERIFY LOCATION OF EXISTING UTILITIES AND COORDINATE WITH UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION.

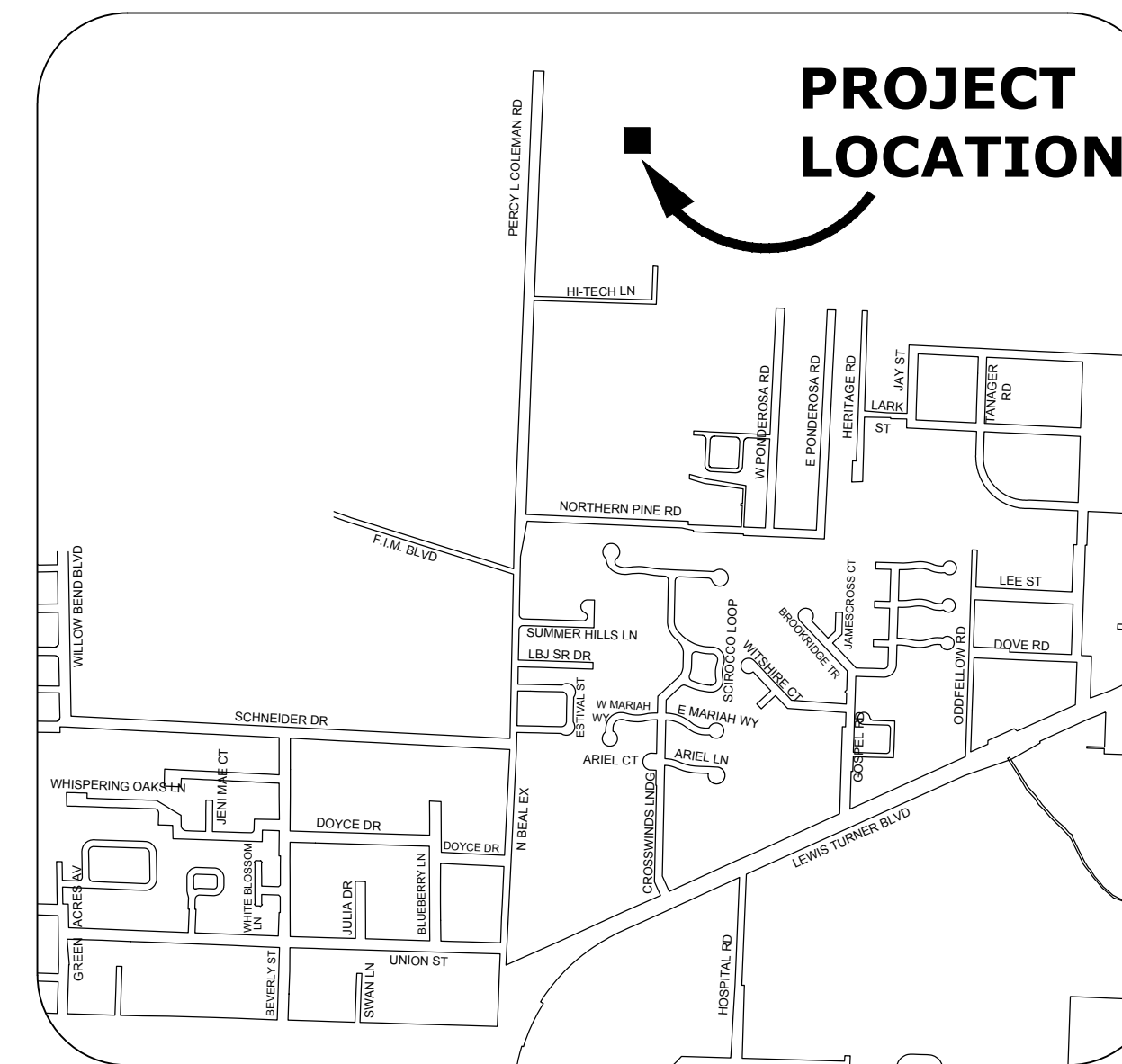
UTILITY COMPANIES

CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES LOCATED BY CALLING 1-800-432-4770 "CALL SUNSHINE" OR BY CONTACTING LOCAL UTILITY COMPANIES.

- WATER & SEWER:** OKALOOSA COUNTY
CONTACT: RANDALL WARD
PHONE: (850) 651-7176
- ELECTRIC:** GULF POWER
CONTACT: BRIAN REEVES
PHONE: (850) 689-4618
- GAS:** OKALOOSA GAS DISTRICT
CONTACT: ESSA RHEBI
PHONE: (850) 729-4884
LINE SPOT: (850) 729-4880
- CABLE T.V.:** COX COMMUNICATION
CONTACT: RODGER DIXON
PHONE: (850) 314-8183
LINE SPOT: (850) 862-4144
- TELEPHONE/FIBER** CENTURY LINK
CONTACT: MIKE BELL
PHONE: (850) 664-3608
LINE SPOT: (850) 742-6062



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

INDEX

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11. MEP-1.0 MECHANICAL / ELECTRICAL / PLUMBING PLANS

**48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770**



MAYOR & CITY COUNCIL MEMBERS

- | | |
|----------------|----------------|
| DICK RYNEARSON | MAYOR |
| NIC ALLEGRETTO | COUNCIL MEMBER |
| MIKE HOLMES | COUNCIL MEMBER |
| AMY JAMIESON | COUNCIL MEMBER |
| DIANE KELLER | COUNCIL MEMBER |
| JOHN MEAD | COUNCIL MEMBER |
| DAVID SCHMIDT | COUNCIL MEMBER |
| SCOTT SMITH | COUNCIL MEMBER |
| MICHAEL BEEDIE | CITY MANAGER |

City of Fort Walton Beach		SUBDIVISION NAME:	
TITLE: ONE HOPEFUL PLACE PHASE 4 - BUILDING 3 COVER SHEET		CONSTRUCTION DATE:	
AUTOCAD FILE: P:\Engineering\CD\MISC\CELL\AEO\US One Hopeful Place\Bldg 3\Bldg 3 Building 3.dwg		EASEMENTS:	
DATE: 9/13/2018	SCALE: NTS	PROJECT NO.: CDBG	FIELD BOOK NO.:
DRAWN BY: KRB	CHECKED BY: TB	SHEET 1 OF 11	DRAWING NO. 6-53-3

BUILDING CODE SUMMARY

DATE	DESCRIPTION	INITIALS

BUILDING CODE SUMMARY

NAME OF PROJECT: ONE HOPEFUL PLACE - PHASE 4 - BUILDING 3
 ADDRESS: 1564 PERCY L. COLEMAN RD
 PROPOSED USE: LODGING
 OWNER OR AUTHORIZED AGENT: _____
 OWNED BY: CITY/COUNTY PRIVATE STATE
 CODE ENFORCEMENT JURISDICTION: CITY: FORT WALTON BEACH COUNTY: _____ PARCEL ID: 27-1S-24-0000-0006-0000

APPLICABLE CODE: NEW CONSTRUCTION RENOVATION (EXISTING BUILDING)
 FLORIDA BUILDING CODE 2017 EDITION
 FLORIDA EXISTING BUILDING CODE 2017 EDITION
 FLORIDA PLUMBING CODE 2017 EDITION
 FLORIDA MECHANICAL CODE 2017 EDITION
 NATIONAL ELECTRIC CODE 2014 EDITION
 NFPA 101, LIFE SAFETY CODE 2017 EDITION
 FLORIDA FIRE PREVENTION CODE 2017 EDITION

BUILDING DATA:
 CONSTRUCTION TYPE: I-A I-B II-A II-B III-A III-B IV V-A V-B
 MIXED CONSTRUCTION: YES NO TYPE: _____
 SPRINKLERS: NO YES NFPA 13 NFPA 13R NFPA 13D
 PROTECTED: NO YES I II III WET DRY
 FIRE DISTRICT: NO YES
 BUILDING HEIGHT: 14'-1" NUMBER OF STORIES: 1 UNLIMITED PER _____
 MEZZANINE: NO YES
 HIGH RISE: NO YES

BUILDING AREAS:

FLOOR:	EXISTING (Sq. Ft.)	NEW (Sq. Ft.)	SUBTOTAL (Sq. Ft.)
MAIN FLOOR	_____	735 Sq. Ft.	_____
	_____	_____	_____
	_____	_____	_____
TOTAL	_____	735 Sq. Ft.	_____

ALLOWABLE AREA:
 PRIMARY OCCUPANCY: ASSEMBLY A-1 A-2 A-3 A-4 A-5
 BUSINESS EDUCATIONAL FACTORY-INDUSTRIAL F-1 F-2
 HIGH-HAZARD H-1 H-2 H-3 H-4 H-5
 INSTITUTIONAL I-1 I-2 I-3 I-4
 I-1 USE CONDITION 1 2 3 4 5
 MERCANTILE RESIDENTIAL R-1 R-2 R-3 R-4
 STORAGE S-1 S-2 HIGH-FILLED
 UTILITY AND MISCELLANEOUS PARKING GARAGE OPEN ENCLOSED REPAIR

SECONDARY OCCUPANCY: _____
 MIXED OCCUPANCY: NO YES SEPARATION: _____ HR. EXCEPTION: _____

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506 AREA	(C) AREA OF OPEN SPACE INCREASE	(D) AREA OF SPRINKLER INCREASE	(E) ALLOWABLE AREA OR UNLIMITED	(F) MAXIMUM BUILDING AREA
1	LODGING	735 S.F.	UL	N/A	N/A	UL	60

ALLOWABLE HEIGHTS:

TYPE OF CONSTRUCTION	ALLOWABLE (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
TYPE: V-A	TYPE: V-A	-	TYPE: V-A	FBC 601
BUILDING HEIGHT IN FEET	FEET: 60'-0"	-	FEET: 14'-1"	FBC 504.3
BUILDING HEIGHT IN STORIES	STORIES: 1	-	STORIES: 1	

LIFE SAFETY SYSTEM REQUIREMENTS:
 EMERGENCY LIGHTING: NO YES
 EXIT SIGNS: NO YES
 FIRE ALARMS: NO YES
 SMOKE DETECTION SYSTEM: NO YES
 PANIC HARDWARE: NO YES

EXIT REQUIREMENTS NUMBER OF EXITS:

FLOOR	MINIMUM NUMBER OF EXITS (SECTION 1006.3.2)		TRAVEL DISTANCE		ARRANGEMENT OF EXIT ACCESS (SECTION 1016)	
	REQUIRED	PROVIDED	ALLOWABLE TRAVEL DISTANCE TABLE (1006.2.1)	ACTUAL TRAVEL DISTANCE	REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS
MAIN FLOOR	1	1	125'	28'	N/A	N/A

EXIT REQUIREMENTS EXIT WIDTH:

USE GROUP OR SPACE DESCRIPTION	(A) AREA (Sq. Ft.)	(B) AREA PER OCCUPANT TABLE (1004.1.2)	(C) EGRESS WIDTH PER OCCUPANT (1005.3.1)		EGRESS WIDTH REQUIRED (404.2.3)		ACTUAL WIDTH SHOWN ON PLANS	
			STAIR	DOOR	STAIR	DOOR	STAIR	DOOR
LODGING	735	200 GROSS	0.3	0.2	N/A	32"	N/A	34"

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DATE: 9/13/2018	SCALE: NTS	PROJECT NO.:	SHEET: 2 OF 11	DRAWING NO.:
DRAWN BY: KRB		CDBG	G-1.1	6-53-3
CHECKED BY: TB				

REVISIONS		
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GENERAL NOTES

GENERAL NOTES:

- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
- PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.
- THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
- CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
- SAFETY:
 - IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
- THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
- ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
- ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- WORK PERFORMED SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.
- ALL DISTURBED AREAS WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE STABILIZED AND RESTORED TO EXISTING CONDITION OR BETTER AND SODDED.
- WHERE APPLICABLE UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN TWELVE INCH (12") LAYERS AND COMPACTED TO ONE HUNDRED PERCENT (100 %) MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE STRICTER OF REQUIREMENTS WILL GOVERN CONSTRUCTION ACTIVITIES WHERE MULTIPLE REGULATIONS EXIST.
- CONTRACTOR MUST PROVIDE SHOP DRAWINGS TO CIVIL ENGINEER TWO WEEKS PRIOR TO CONSTRUCTION FOR EACH OF THE FOLLOWING COMPONENTS: SANITARY SYSTEM, DRAINAGE SYSTEM, WATER DISTRIBUTION SYSTEM, AND PAVEMENT SECTIONS.
- SEE SHEET 8 FOR EROSION CONTROL DETAILS.

DEMOLITION NOTES:

- CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
- EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
- CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
- PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN."
- RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
- REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFFSITE IN A LEGAL MANNER.
- LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION OPERATION.
- SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
- DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED."
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER. FURTHERMORE, CONTRACTOR SHALL PROVIDE TO OWNER PHOTOGRAPHS OF PRE-CONSTRUCTION CONDITIONS AND POST-CONSTRUCTION CONDITIONS AS NOTED ON PLANS.
- CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING STORM EVENTS.

CLEARING AND SITE PREPARATION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION.
- PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
- THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING CONSTRUCTION.
- ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
- CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.

CONSTRUCTION NOTES:

- ALL R-O-W INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
- SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
- ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
- COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%).
- DISTURBED AREA WITHIN THE R-O-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.
- DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS.
- NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEEPED DAILY AS PART OF DAILY CLEAN-UP.
- ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF APPLICABLE AGENCIES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.

EMERGENCY WASTEWATER SPILL AND WATER MAIN BREAK PROCEDURES:

- EXCAVATE CAUTIOUSLY. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WASTEWATER FORCE MAINS AND GRAVITY SEWERS. FORCE MAIN AND SEWER LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING.
- TELEPHONE NOTIFICATION. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE GOVERNING AGENCY UTILITY INSPECTOR IN THE EVENT OF DAMAGE OR A BREAK TO AN EXISTING UTILITY.
- REPAIR IMMEDIATELY. ALL DAMAGE TO THE CITY OF FORT WALTON BEACH MAINS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY THE CITY OF FORT WALTON BEACH INSPECTOR, THE CITY MAY PERFORM REPAIRS AND THE CONTRACTOR WILL BE CHARGED FOR REPAIRS.
- ADVANCE NOTIFICATION OF CONSTRUCTION. THE CITY OF FORT WALTON BEACH CONSTRUCTION/INSPECTION DIVISION SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ADVANCE NOTIFICATION OF PENDING CONNECTION. CITY INSPECTORS SHALL BE NOTIFIED AT LEAST (7) DAYS IN ADVANCE TO SCHEDULE MAIN TIE-INS AND VALVE OPERATIONS.
- OPERATION OF CITY VALVES. FOR WATER, WASTEWATER, AND REUSEWATER, VALVES ARE TO BE OPERATED ONLY BY CITY INSPECTOR/AUTHORIZED PERSONNEL. ALL VALVES BEING INSTALLED ARE TO REMAIN CLOSED DURING CONSTRUCTION.
- OPERATION OF PUBLICLY OWNED PUMP STATIONS. THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN WITH THE APPROPRIATE GOVERNING AGENCY UTILITY INSPECTOR.

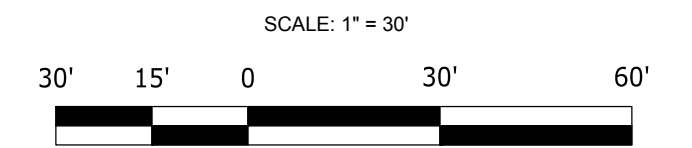
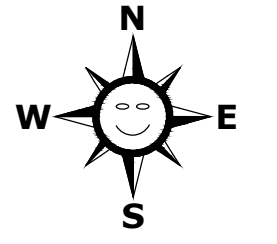
GRADING AND PAVING NOTES:

- ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND FLAGGED PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL REMOVE ALL VEGETATION, SURPLUS SOIL, DEMOLITION RUBBLE, AND OTHER UNDESIRABLE MATERIALS. SUCH MATERIALS SHALL BE PROMPTLY HAULED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH GOVERNING LAWS AND CODES. THE CONTRACTOR SHALL SHAPE THE SUB GRADE IN ACCORDANCE WITH THE GRADING PLAN, TAKING INTO ACCOUNT THE THICKNESS OF THE PAVING SYSTEM. THE TOLERANCE OF ROUGH GRADING SHALL BE WITHIN 1/2" HIGH TO 1" LOW.
- WHERE ASPHALT PAVING MEETS CONCRETE PAVING SUCH AS AT CONCRETE CURBING, THE ASPHALT SHOULD BE FINISHED 1/4" TO 1/2" ABOVE THE CONCRETE SURFACE TO ALLOW FOR FURTHER TRAFFIC COMPACTION OF THE ASPHALT.
- DURING PREPARATION OF THE SUB GRADE AND UNTIL THE PAVING IS IN PLACE, THE CONTRACTOR SHALL PROMPTLY TAKE REASONABLE MEASURES TO OBTAIN AND MAINTAIN A DRY SITE CONDITION. SUCH MEASURES SHALL INCLUDE PUMPING OF FREE SURFACE WATER, MINOR HAND AND/OR MACHINE SHAPING TO FACILITATE WATER REMOVAL, AND OTHER OPERATIONS TO SPEED DRYING.
- ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
- ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
- IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
- CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF FOR DETAILS AND SPECIFICATIONS OF ALL CITY TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
- FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
- ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #17346.
- THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
- THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
- UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
- SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR.

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AUTOCAD FILE: P:\Engineering\CDMISELLANE\ONE HOPEFUL PLACE PHASE 4\Bldg 3.dwg		EASEMENTS:	
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SCALE: NTS	PROJECT NO.: CDBG	G-1.2	6-53-3

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SITE PLAN

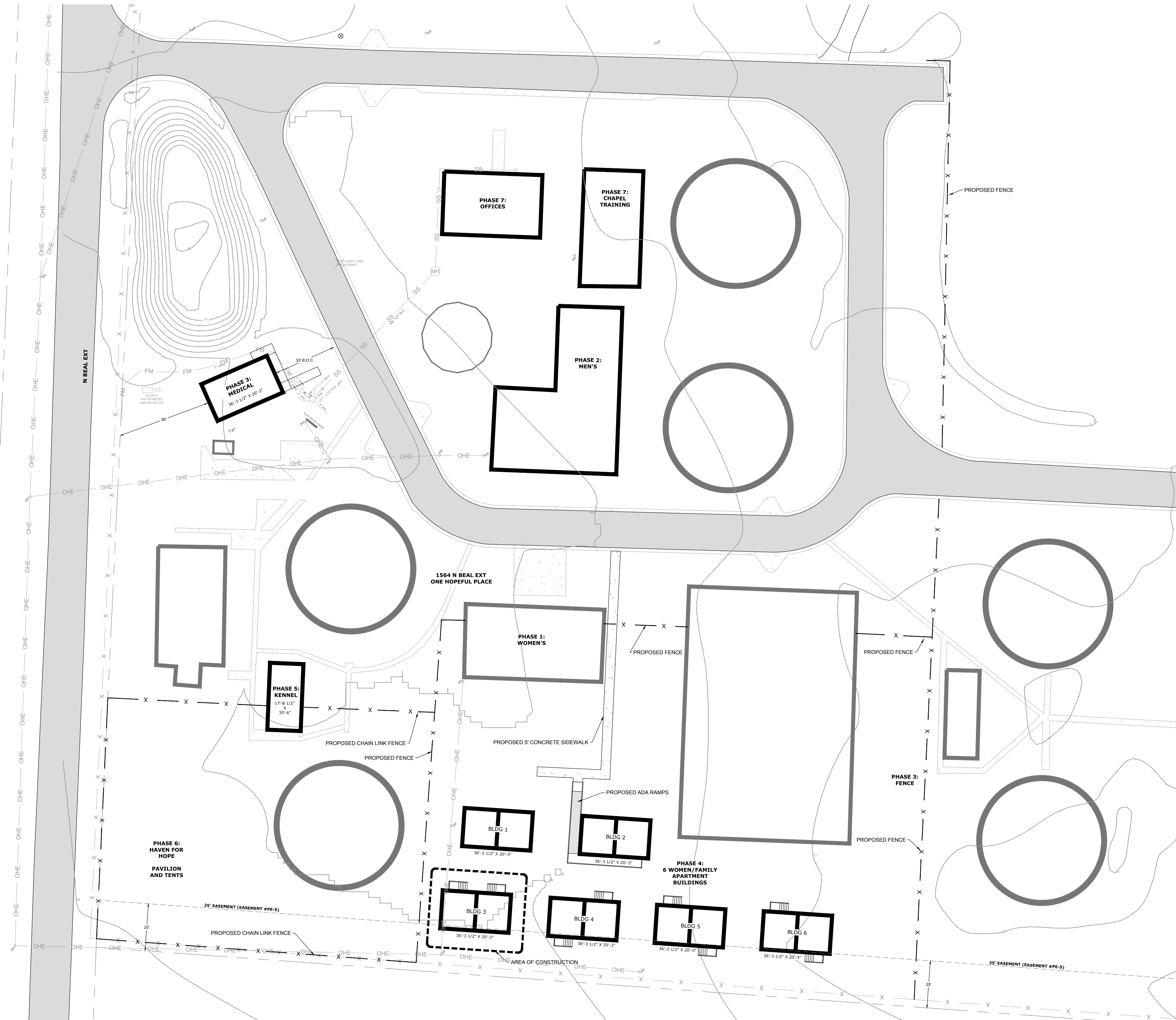


LEGEND

- SANITARY SEWER MANHOLE
- POWER POLE
- ELEVATION CONTOUR
- WATER LINE
- SANITARY SEWER LINE
- FENCE
- SANITARY SEWER FORCE MAIN
- UNDERGROUND UTILITIES
- OVERHEAD UTILITIES
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

GENERAL NOTES:

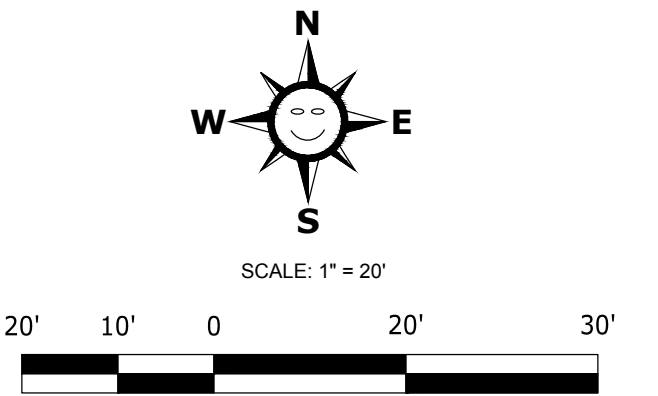
- AS PER EASEMENT #PE-4 THE ENTIRE PARCEL (27-15-24-0000-0006-0000) IS COVERED BY AN UNDERGROUND BLANKET POWER EASEMENT.
- AS PER EASEMENT #PE-42 THE ENTIRE PARCEL (27-15-24-0000-0006-0000) IS COVERED BY AN UNDERGROUND & OVERHEAD BLANKET POWER EASEMENT.
- AS PER EASEMENT #PE-5 THE SOUTH 25 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, AND ALSO, THE SOUTH 25 FEET OF THE NORTH 600 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, ALL LYING AND BEING IN TOWNSHIP 1 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.



City of Fort Walton Beach		SUBDIVISION NAME:	
TITLE: ONE HOPEFUL PLACE PHASE 4 - BUILDING 3 SITE PLAN		CONSTRUCTION DATE:	
AUTOCAD FILE: P:\Engineering\COMMERCIAL\ONE HOPEFUL PLACE\Phase 4\Building 3\Site Plan.dwg		EASEMENTS:	
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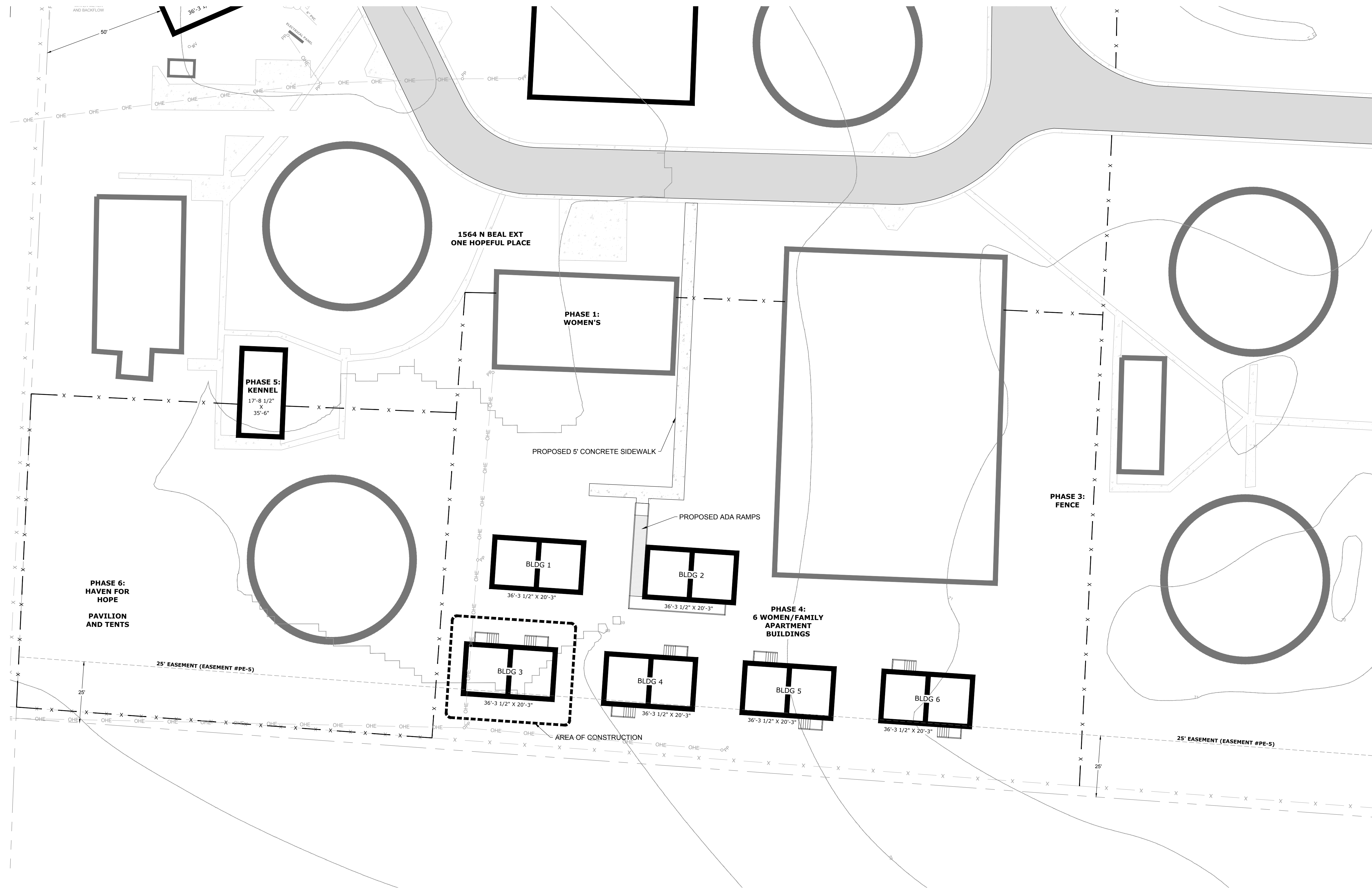
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PHASE 4 SITE PLAN



LEGEND

- SANITARY SEWER MANHOLE
- POWER POLE
- ELEVATION CONTOUR
- WATER LINE
- SANITARY SEWER LINE
- FENCE
- SANITARY SEWER FORCE MAIN
- UNDERGROUND UTILITIES
- OVERHEAD UTILITIES
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT



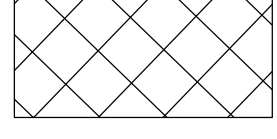
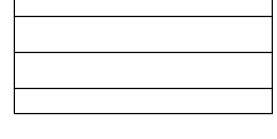
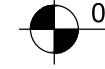
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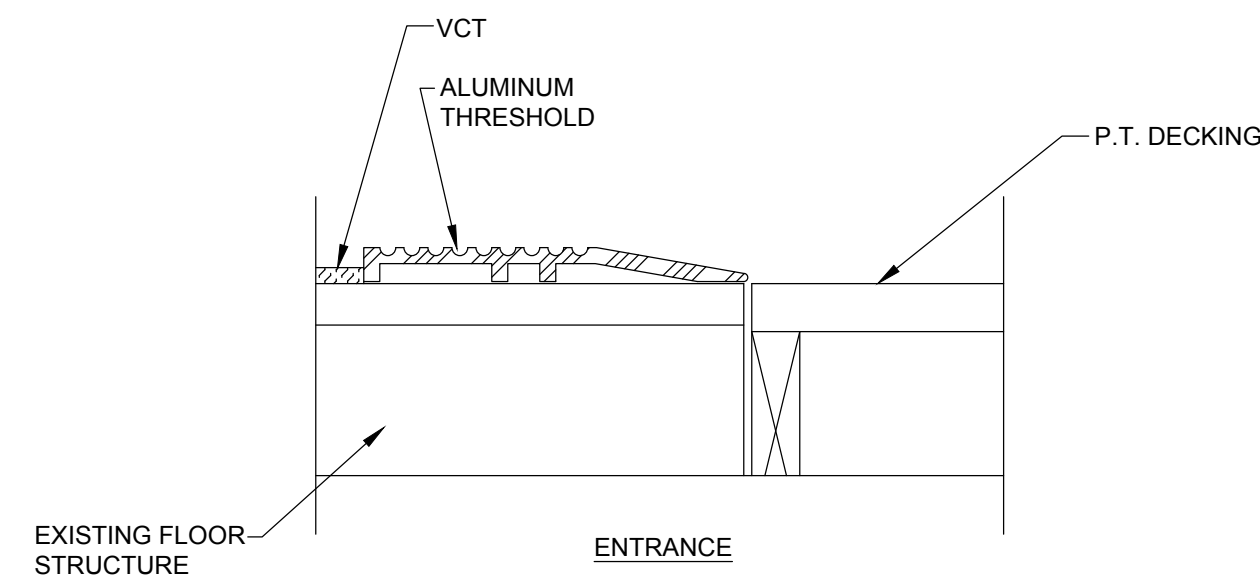
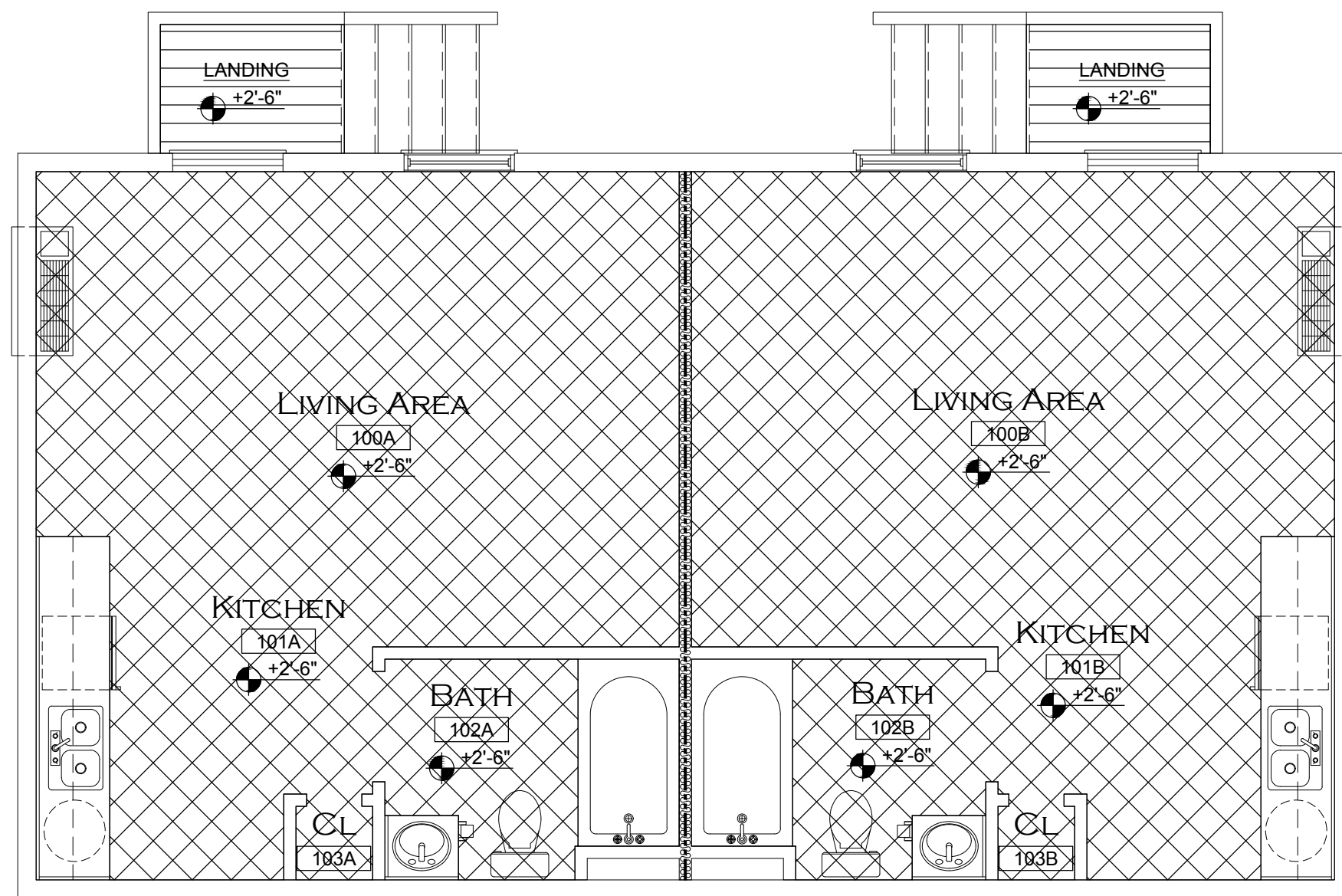
City of Fort Walton Beach		SUBDIVISION NAME:	
TITLE: ONE HOPEFUL PLACE PHASE 4 - BUILDING 3 PHASE 4 SITE PLAN		CONSTRUCTION DATE:	
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DATE: 9/13/2018	SCALE: 1" = 20'	PROJECT NO.:	FIELD BOOK NO.
DRAWN BY: KRB	CDBG	SHEET 5 OF 11	DRAWING NO.
CHECKED BY: TB		C-1.1	6-53-3

REVISIONS		
DATE	DESCRIPTION	INITIALS

BUILDING 3

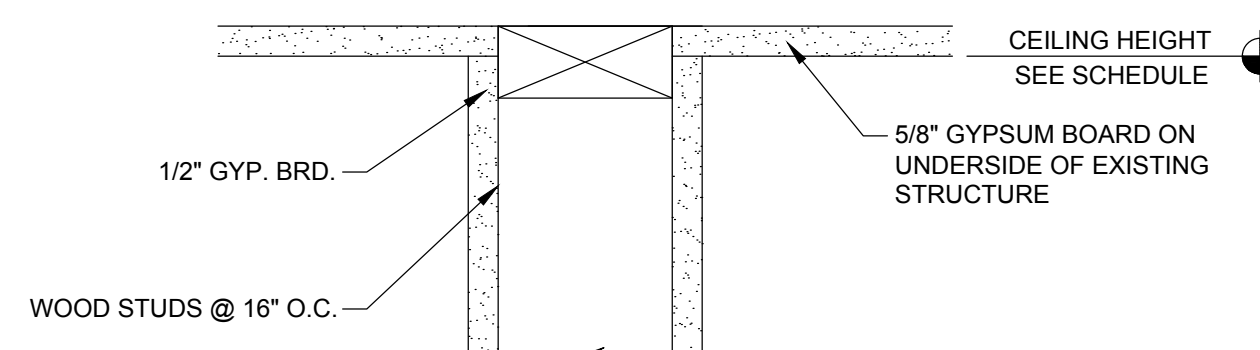
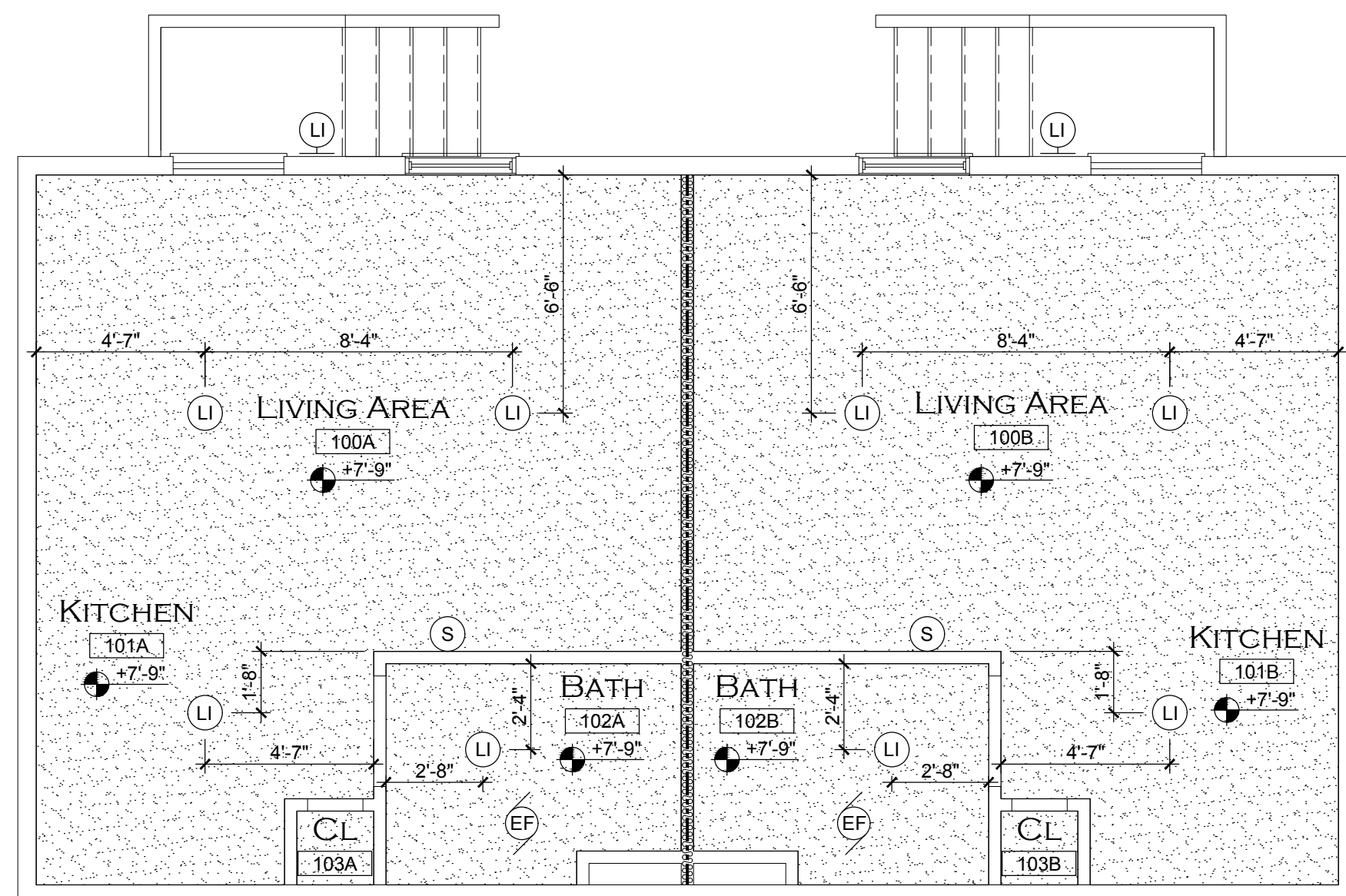
FLOOR FINISH LEGEND

	OWNER SELECTED VCT (SLIP RESISTANT) = 586 S.F.
	P.T. DECKING = 35 S.F.
	0'-0" FIN. FLR. ELEVATION

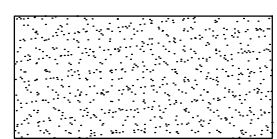
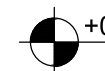






2 FLOOR FINISH PLAN
A-1.1 SCALE: 1/4" = 1'-0"

4 THRESHOLD DETAIL
A-1.1 SCALE: 1/4" = 1'-0"



REFLECTED CEILING LEGEND

	GYPSUM BOARD
	+0'-0" CEILING ELEVATION
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	WALL MOUNTED SMOKE DETECTOR

1 REFLECTED CEILING PLAN
A-1.1 SCALE: 1/4" = 1'-0"

3 CEILING DETAIL
A-1.1 SCALE: 3" = 1'-0"

City of Fort Walton Beach			SUBDIVISION NAME:	
TITLE: ONE HOPEFUL PLACE PHASE 4 - BUILDING 3 REFLECTED CEILING PLAN / FLOOR FINISH PLAN			CONSTRUCTION DATE:	
AUTOCAD FILE: P:\Engineering\CD\MISC\ELANE\One Hopeful Place\Phase 4\Building 3\One Hopeful Place Phase 4 Building 3.dwg			EASEMENTS:	
DATE: 9/13/2018	SCALE: 1/4" = 1'	PROJECT NO.:	FIELD BOOK NO.	
DRAWN BY: KRB	CDBG	SHEET 7 OF 11	DRAWING NO. 6-53-3	
CHECKED BY: TB				

BUILDING 3

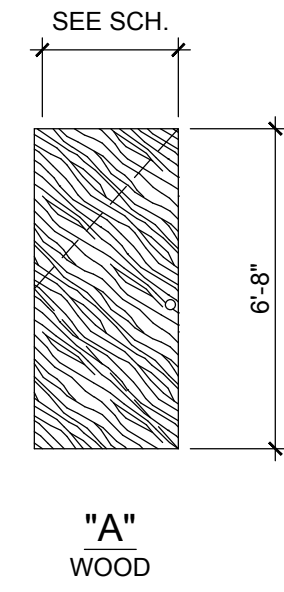
REVISIONS

DATE	DESCRIPTION	INITIALS

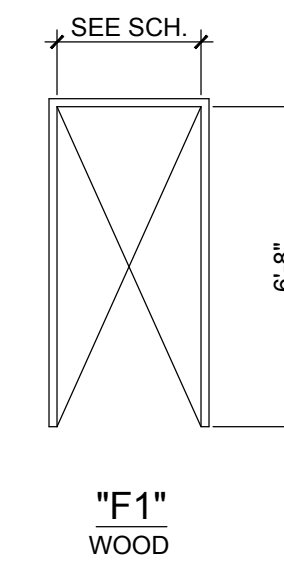
ROOM FINISH SCHEDULE

ROOM NO.	ROOM	FLOOR	BASE	WALLS		CEILING	HEIGHT	REMARKS
				MATERIAL	FINISH			
100A	LIVING AREA	●	●	●	●	●	7'-9"	
101A	KITCHEN AREA	●	●	●	●	●	7'-9"	
102A	BATHROOM	●	●	●	●	●	7'-9"	
103A	CLOSET	●	●	●	●	●	7'-9"	
100B	LIVING AREA	●	●	●	●	●	7'-9"	
101B	KITCHEN AREA	●	●	●	●	●	7'-9"	
102B	BATHROOM	●	●	●	●	●	7'-9"	
103B	CLOSET	●	●	●	●	●	7'-9"	

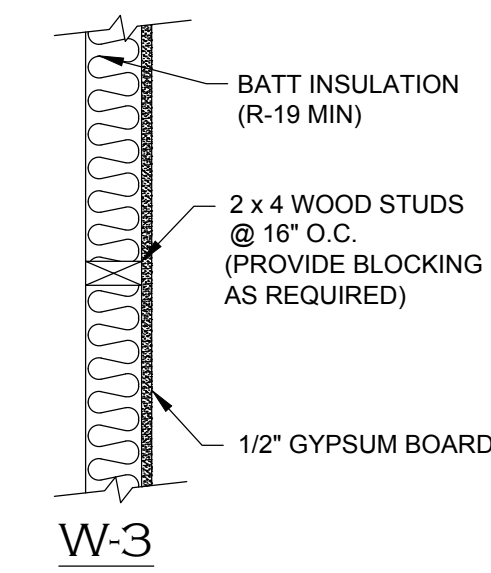
NOTE: 1.) CONTRACTOR TO COORDINATE ALL FINISHES, COLORS, STYLES, ETC. W/ OWNER



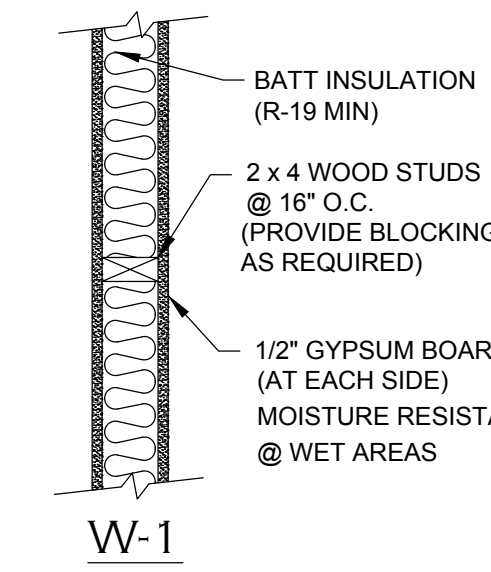
DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"



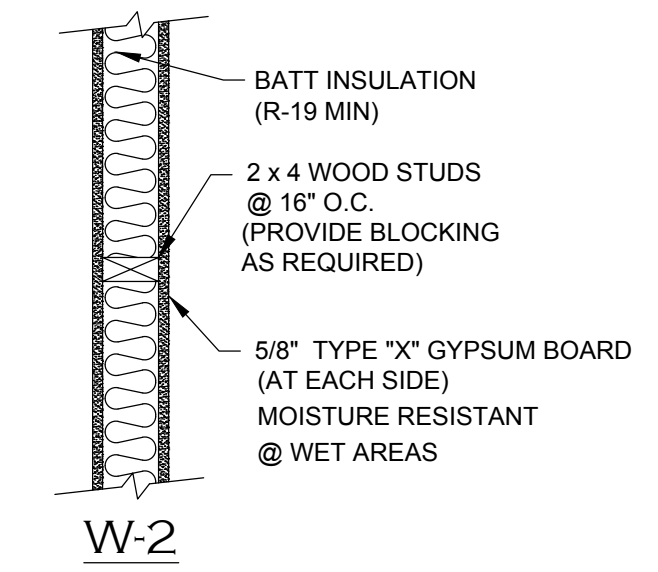
DOOR FRAMES
SCALE: 1/4" = 1'-0"



W-3



W-1



W-2

PARTITION TYPES
SCALE: NTS

DOOR SCHEDULE

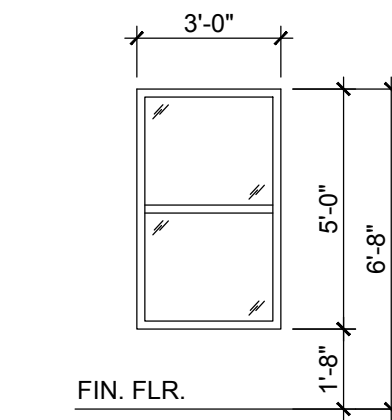
DOOR NO.	SIZE	DOOR				FRAME				HARDWARE SET	REMARKS			
		ELEV	MATL	TYPE	OPENING	FINISH	ELEV	MATL	FINISH			HEAD	JAMB	SILL
1	3'-0" x 6'-8"	A	WD	ENTRY	SWING	PAINT	F1	WD	PAINT	1/1A-1.5	2/1A-1.5	3/1A-1.5	# 1	
2	1'-6" x 6'-8"	A	WD	ENTRY	SWING	PAINT	F1	WD	PAINT	1/1A-1.5	2/1A-1.5	3/1A-1.5	# 1	
3	3'-0" x 6'-8"	A	WD	ENTRY	SWING	PAINT	F1	WD	PAINT	1/1A-1.5	2/1A-1.5	3/1A-1.5	# 1	
4	1'-6" x 6'-8"	A	WD	ENTRY	SWING	PAINT	F1	WD	PAINT	1/1A-1.5	2/1A-1.5	3/1A-1.5	# 1	

HARDWARE SCHEDULE

HARDWARE MANUFACTURERS:
 HINGES: _____ SELECTED BY OWNER
 HANDLESETS: _____ SELECTED BY OWNER
 WALL STOPS, KICKPLATES, PULLPLATES, PUSHPLATES: _____ SELECTED BY OWNER
 EXIT DEVICES, CLOSERS: _____ SELECTED BY OWNER
 ** KEYING TO BE DONE AS DIRECTED BY OWNER.

HARDWARE SET #1
 NOTE: ALL HARDWARE TO BE COORDINATED & SELECTED BY OWNER

*NOTE: ALL INGRESS/EGRESS DOORS PER A.D.A.
 ALL DOOR HARDWARE TO BE CORBIN-RUSWIN OR EQUAL AND ADA COMPLIANT. KEYING PER OWNERS REQUEST. FINISH TO BE BRUSHED STAINLESS.

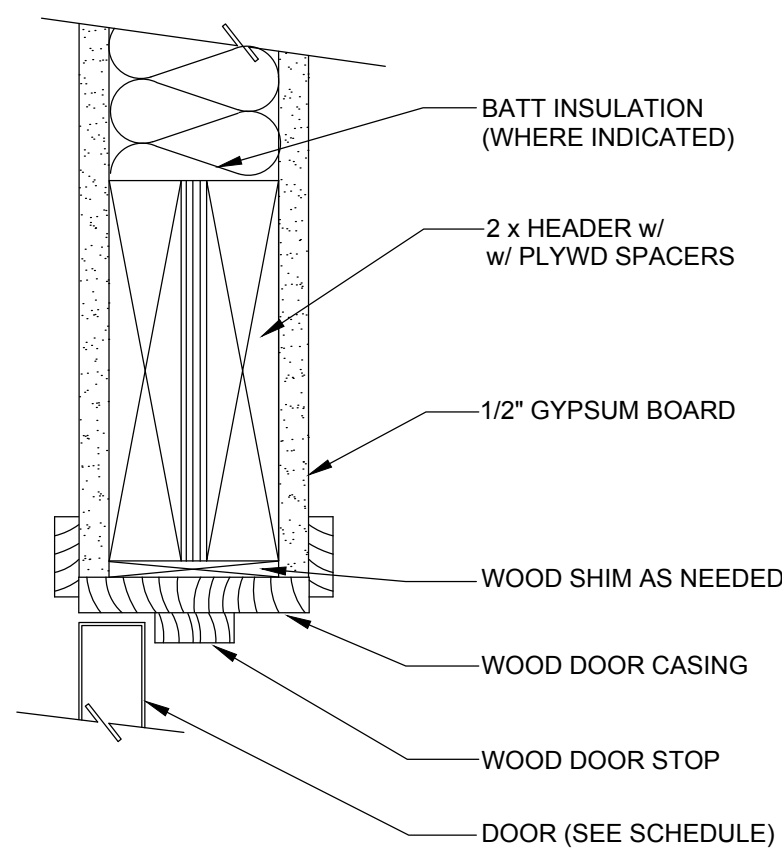


WINDOW ELEVATION
SCALE: 1/4" = 1'-0"

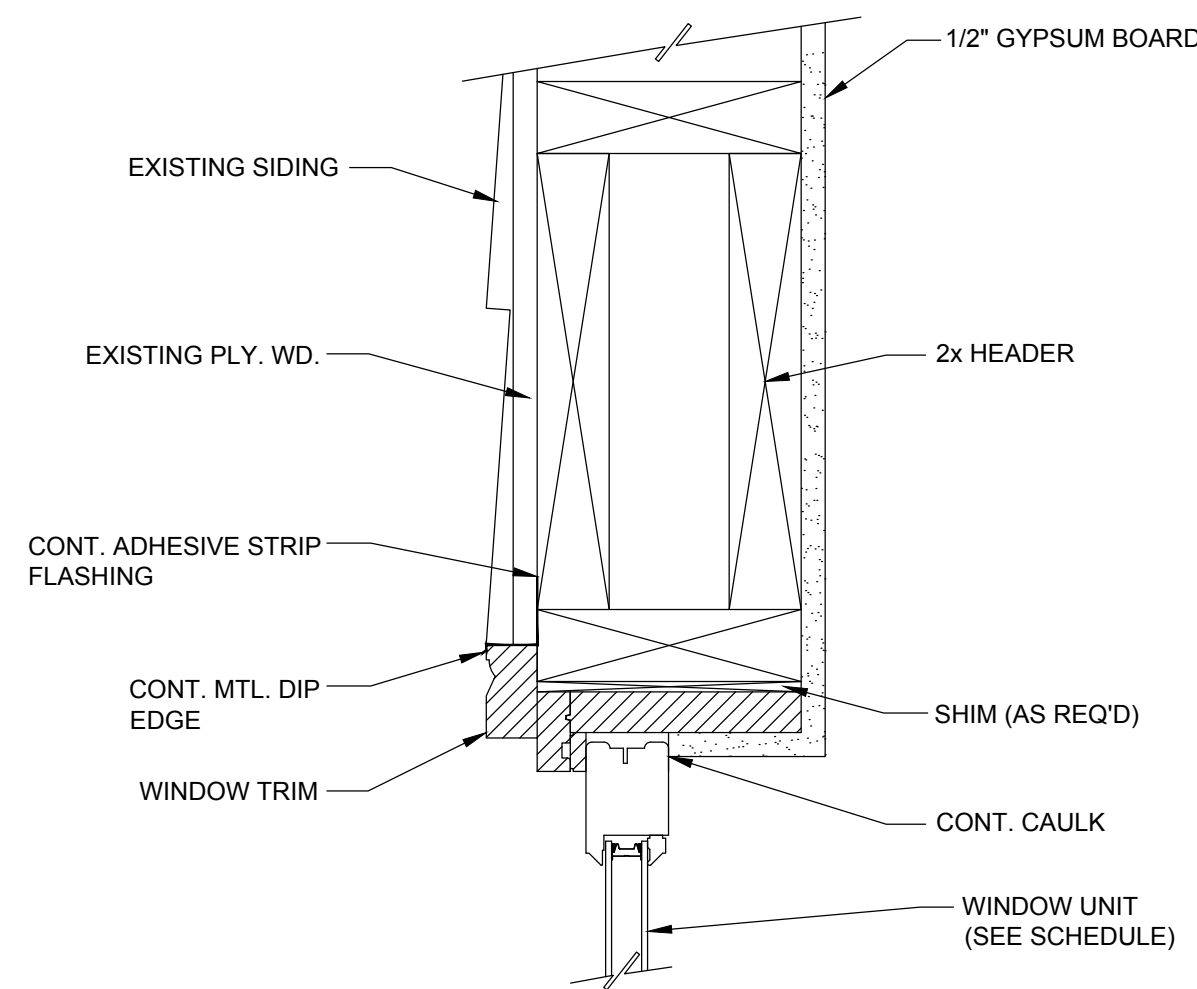
WINDOW SCHEDULE

WINDOW NO.	SIZE	TYPE	ELEV	GLAZING		FRAME		REMARKS
				TYPE	TEMP	MATL	FINISH	
A	3'-0" x 5'-0"	SINGLE HUNG	WF-1	INSULATED	NO	VINYL	*	

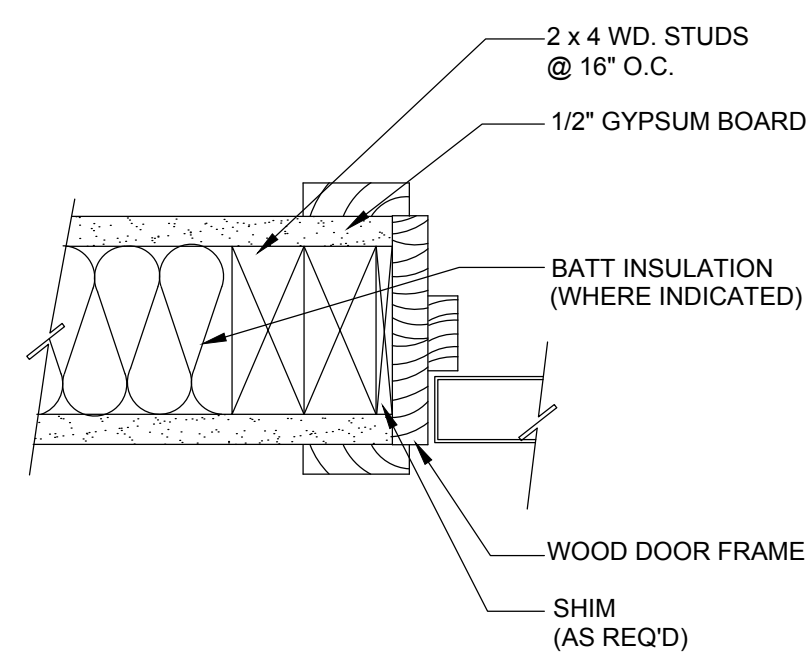
NOTE:
 1.) ALL OPERABLE WINDOWS SHALL HAVE BUG SCREENS.



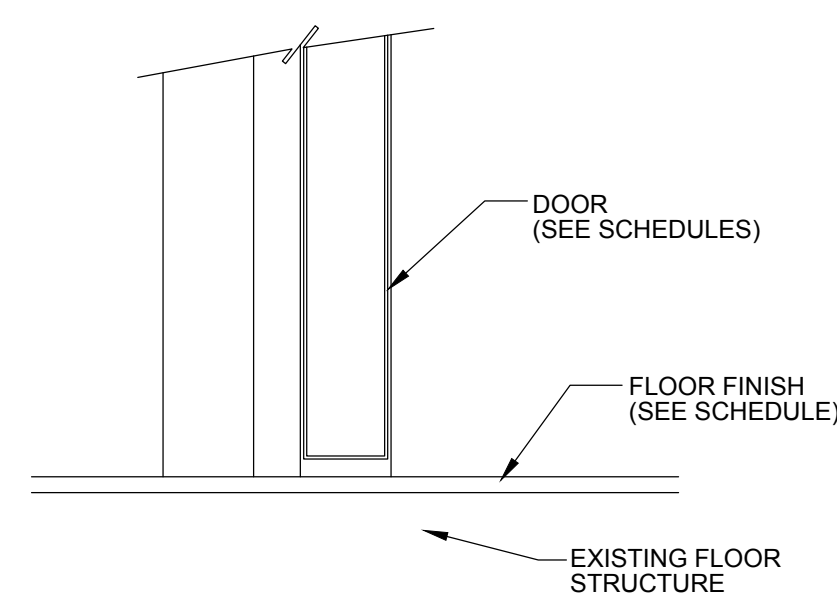
1 HEAD DETAIL
A-1.5 SCALE: 3" = 1'-0"



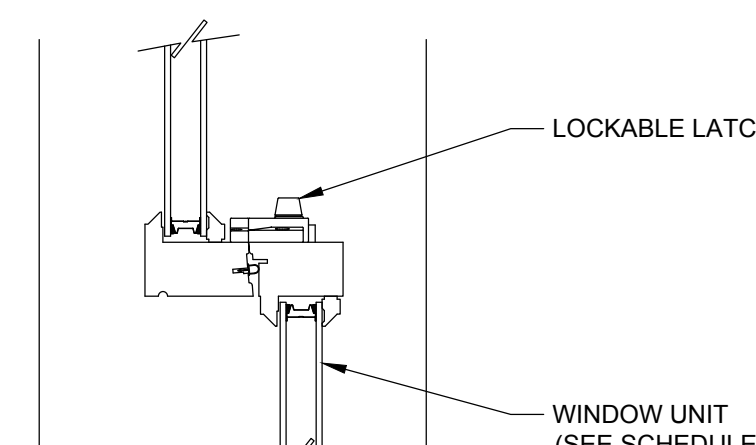
4 HEAD DETAIL
A-1.5 SCALE: 3" = 1'-0"



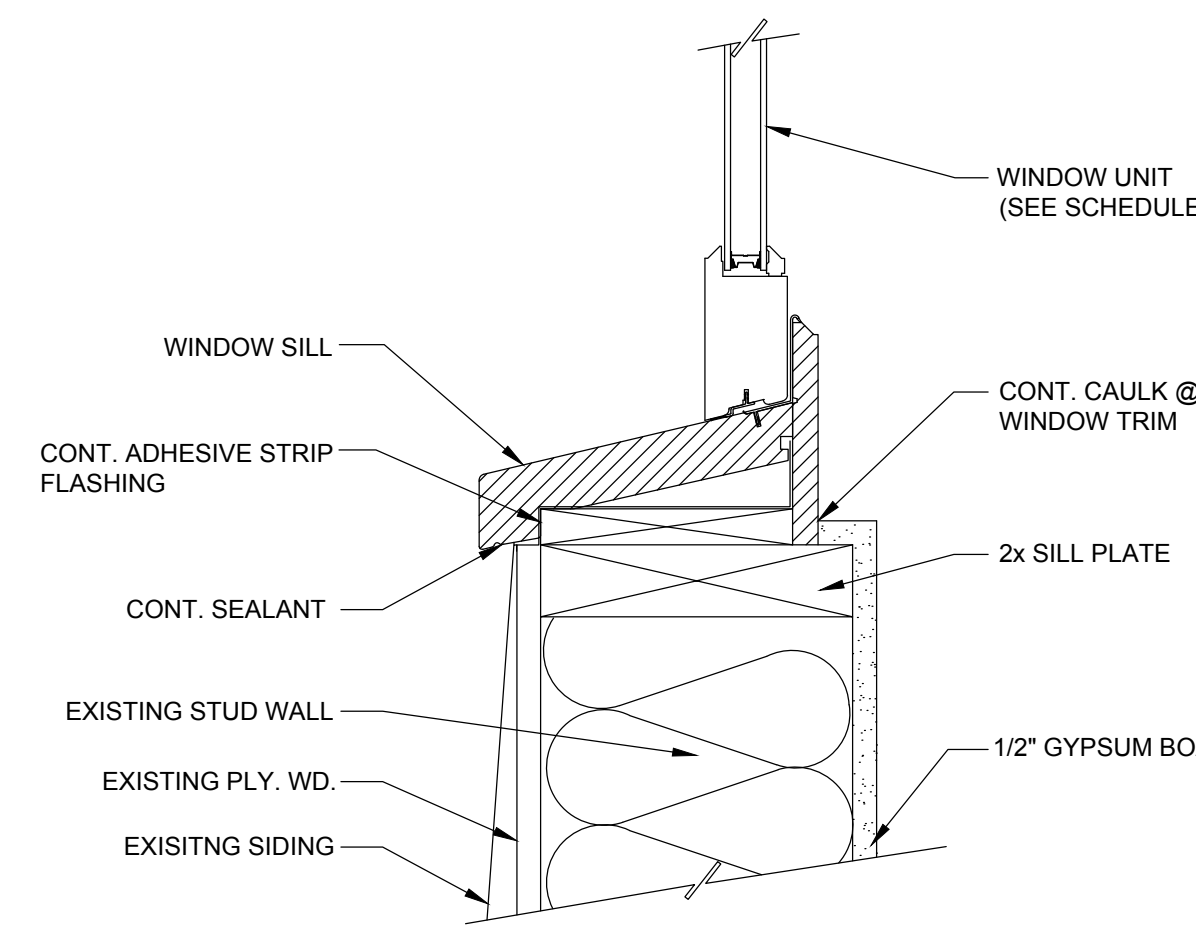
2 JAMB DETAIL
A-1.5 SCALE: 3" = 1'-0"



3 SILL DETAIL
A-1.5 SCALE: 3" = 1'-0"



5 LATCH DETAIL
A-1.5 SCALE: 3" = 1'-0"



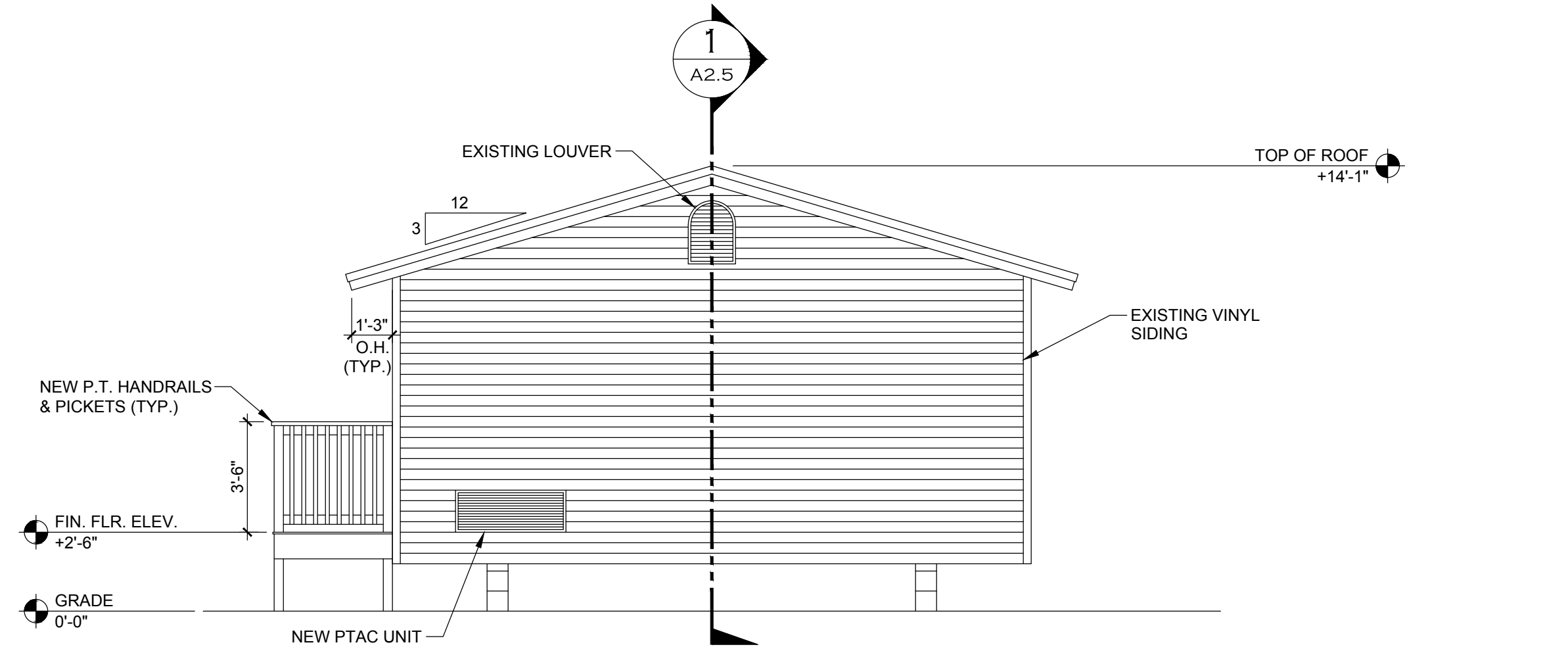
6 SILL DETAIL
A-1.5 SCALE: 3" = 1'-0"

City of Fort Walton Beach		SUBDIVISION NAME:	
TITLE: ONE HOPEFUL PLACE PHASE 4 - BUILDING 3 SCHEDULES / PARTITION TYPES / DETAILS		CONSTRUCTION DATE:	
DATE: 9/13/2018		EASEMENTS:	
DRAWN BY: KRB		FIELD BOOK NO.:	
CHECKED BY: TB		SHEET 8 OF 11	
SCALE: 1/4" = 1'		DRAWING NO. 6-53-3	
PROJECT NO.: CDBG		DRAWING NO. A-1.5	

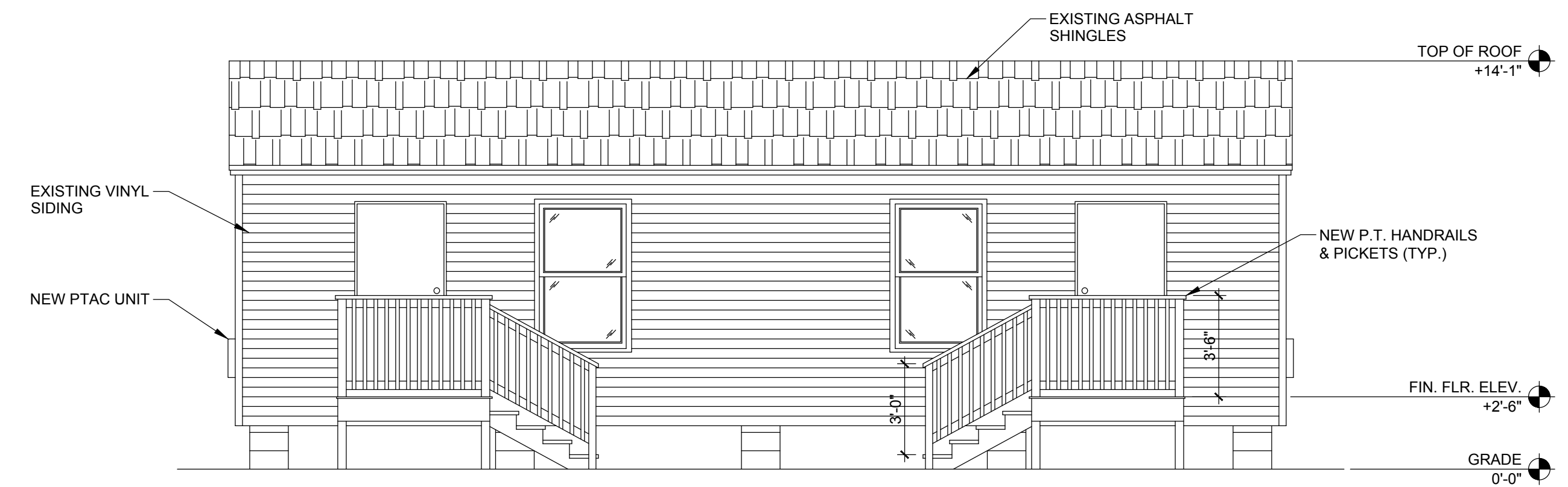
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BUILDING 3

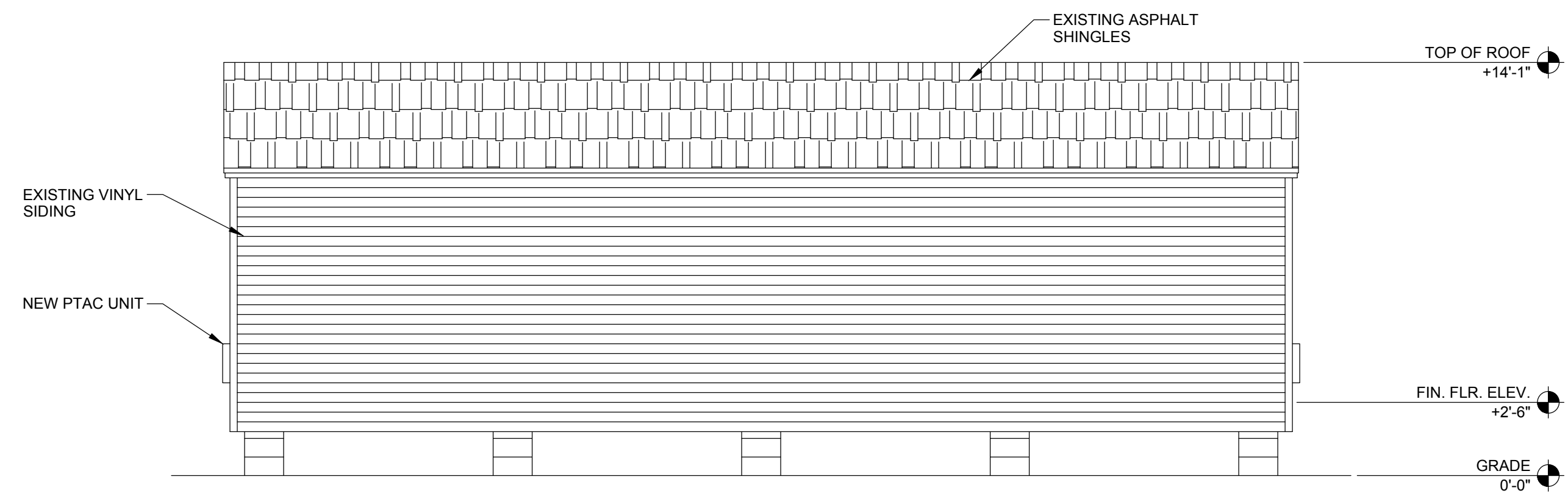
REVISIONS		
DATE	DESCRIPTION	INITIALS



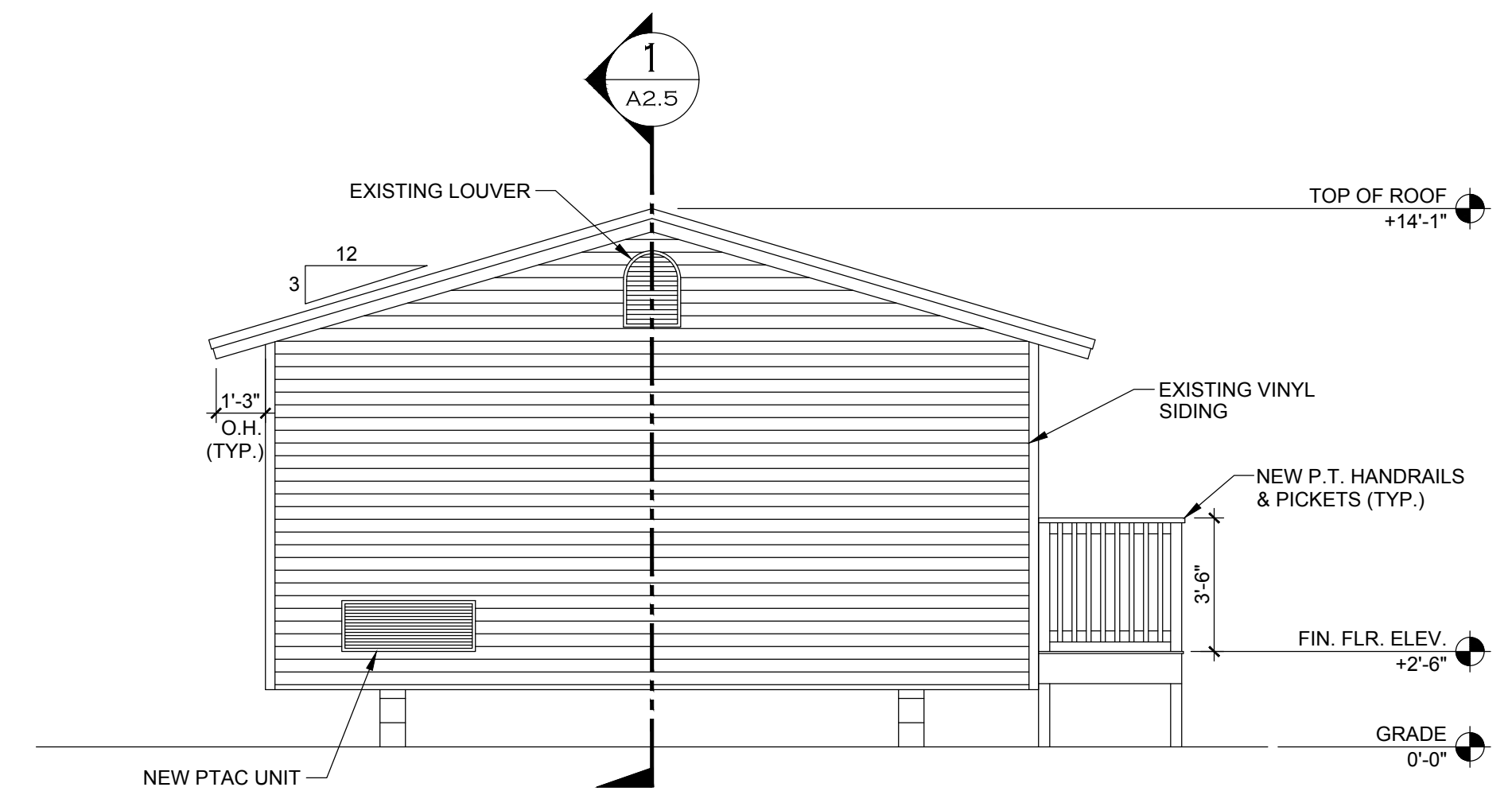
2 EAST ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"

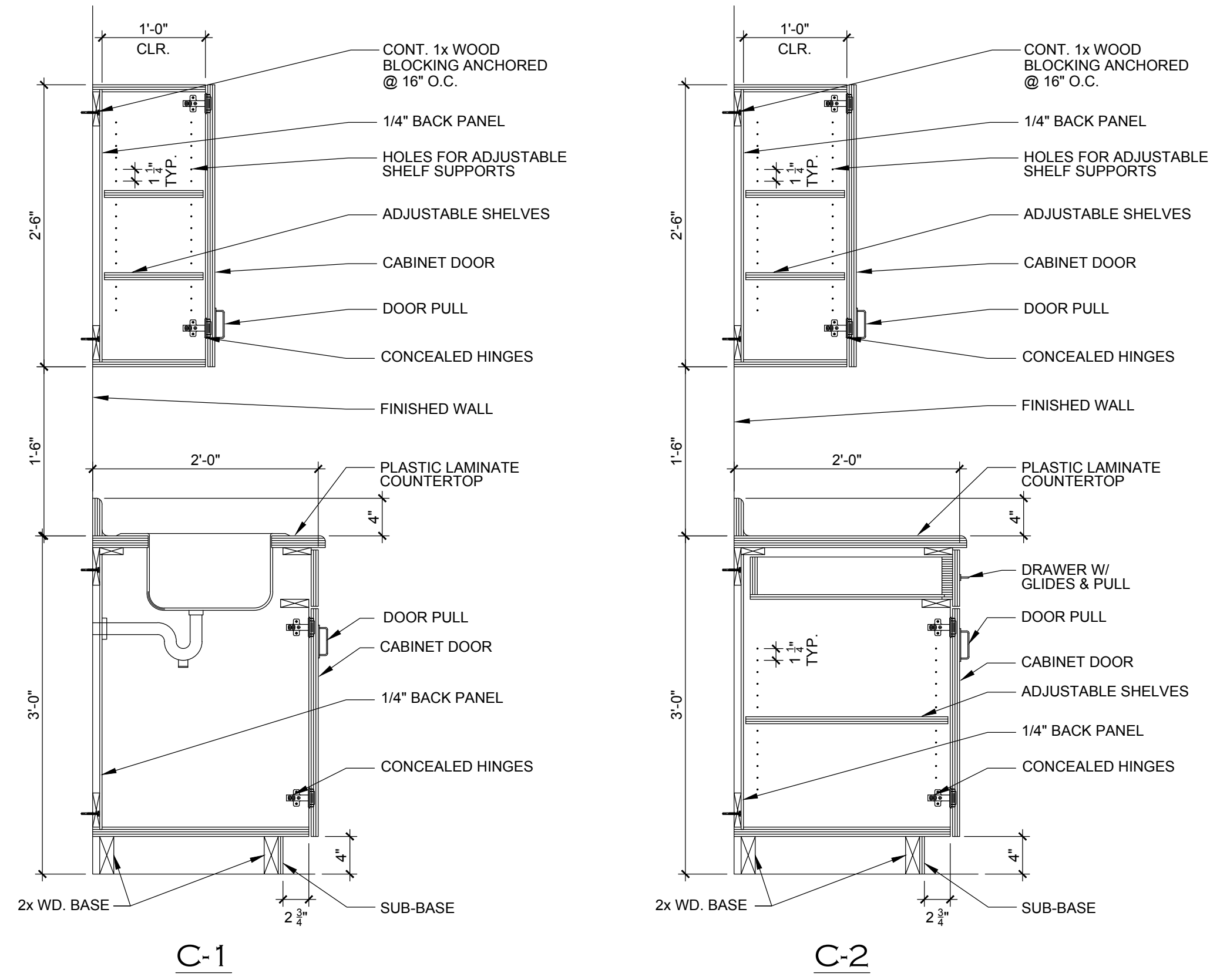


3 WEST ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"

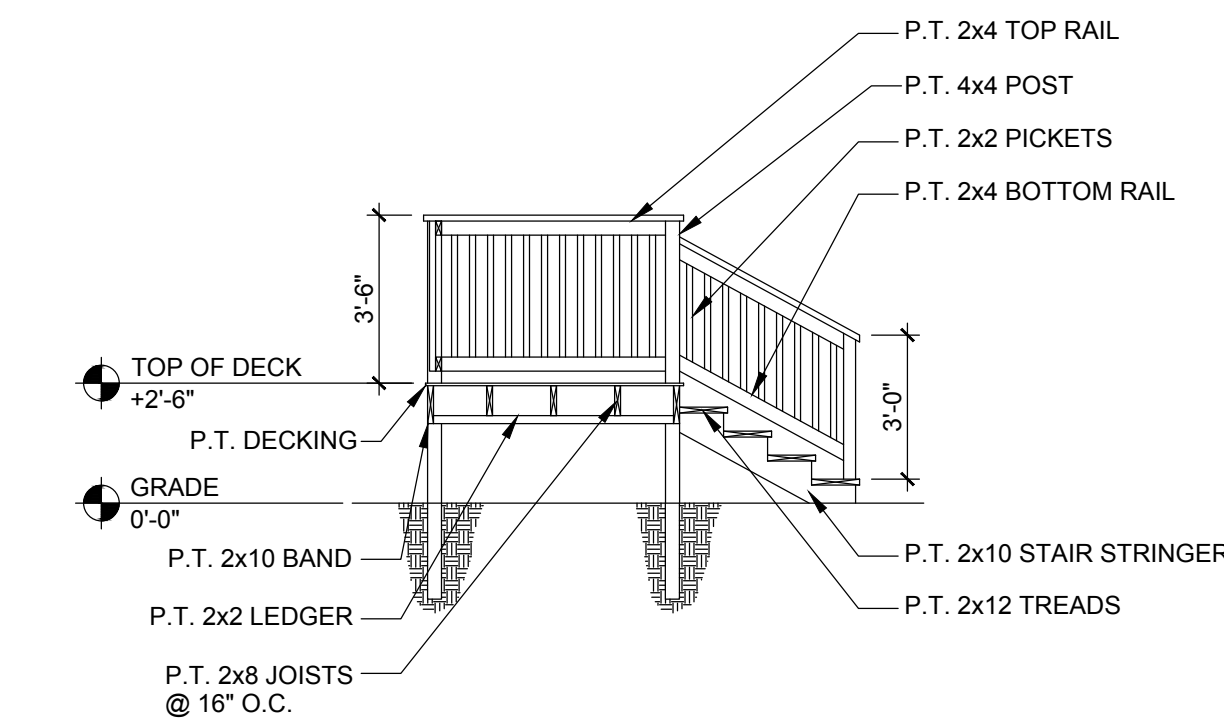
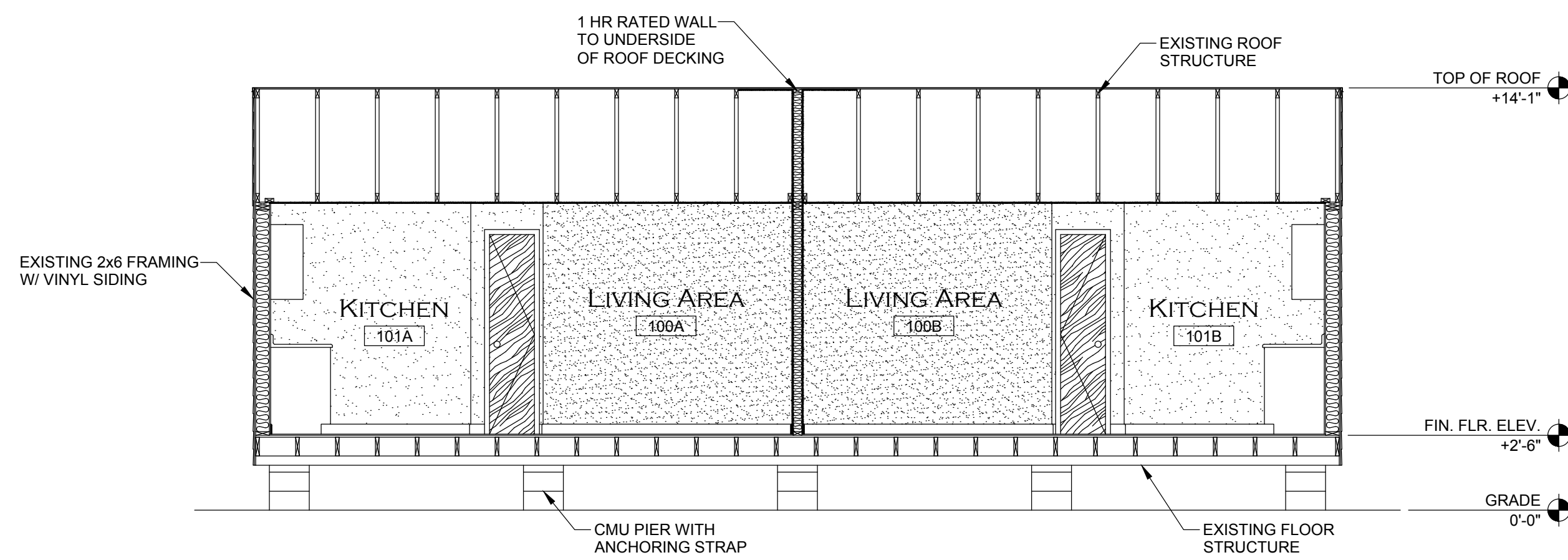
City of Fort Walton Beach		SUBDIVISION NAME:	
TITLE: ONE HOPEFUL PLACE PHASE 4 - BUILDING 3 EXTERIOR ELEVATIONS		CONSTRUCTION DATE:	
AUTOCAD FILE: P:\Engineering\CDMIS\ELANE\OUS\One Hopeful Place\Phase 4\Building 3.dwg		EASEMENTS:	
DATE: 9/13/2018	SCALE: 1/4" = 1'	PROJECT NO.:	FIELD BOOK NO.
DRAWN BY: KRB	CDBG	SHEET 9 OF 11	DRAWING NO.
CHECKED BY: TB		A-2.0	6-53-3

BUILDING 3

DATE	DESCRIPTION	INITIALS



3 CABINET SECTIONS
A-2.5 SCALE: 1" = 1'-0"

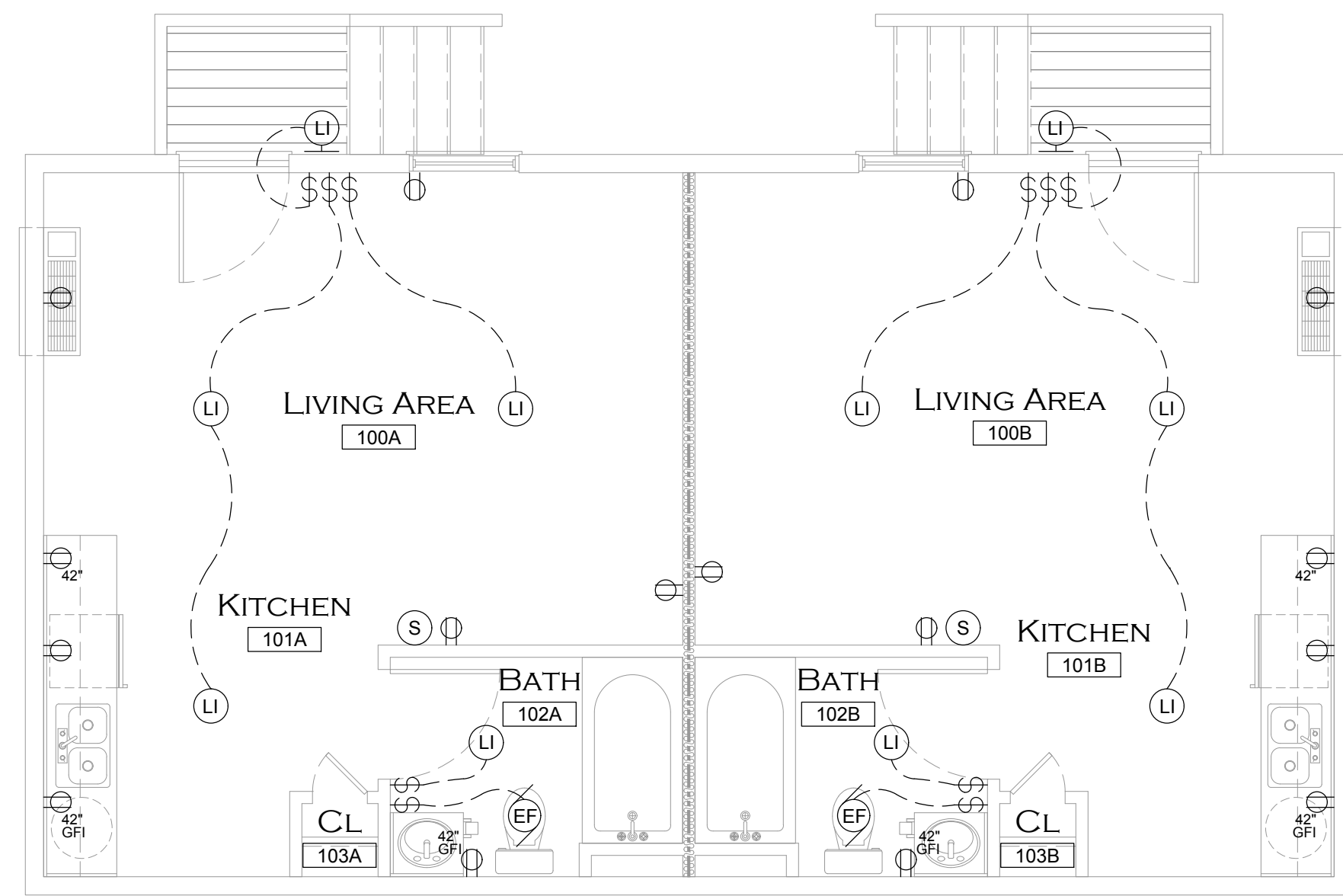


City of Fort Walton Beach			SUBDIVISION NAME:	
TITLE: ONE HOPEFUL PLACE PHASE 4 - BUILDING 3			CONSTRUCTION DATE:	
SECTIONS			EASEMENTS:	
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DATE: 9/13/2018	SCALE: 1/4" = 1'	PROJECT NO.:	SHEET 10 OF 11	DRAWING NO.
DRAWN BY: KRB		CDBG	A-2.5	6-53-3
CHECKED BY: TB				

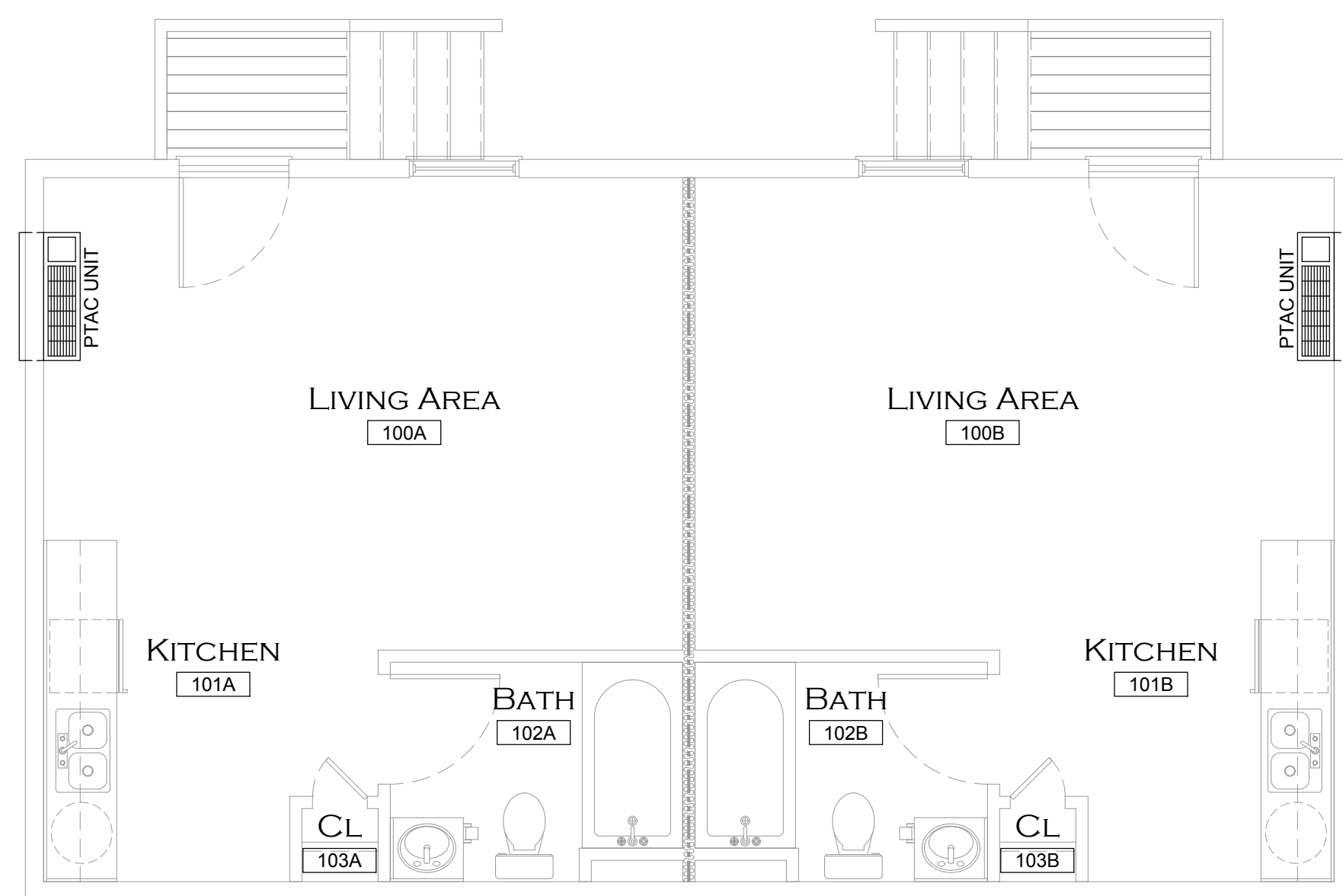
REVISIONS		
DATE	DESCRIPTION	INITIALS

BUILDING 3

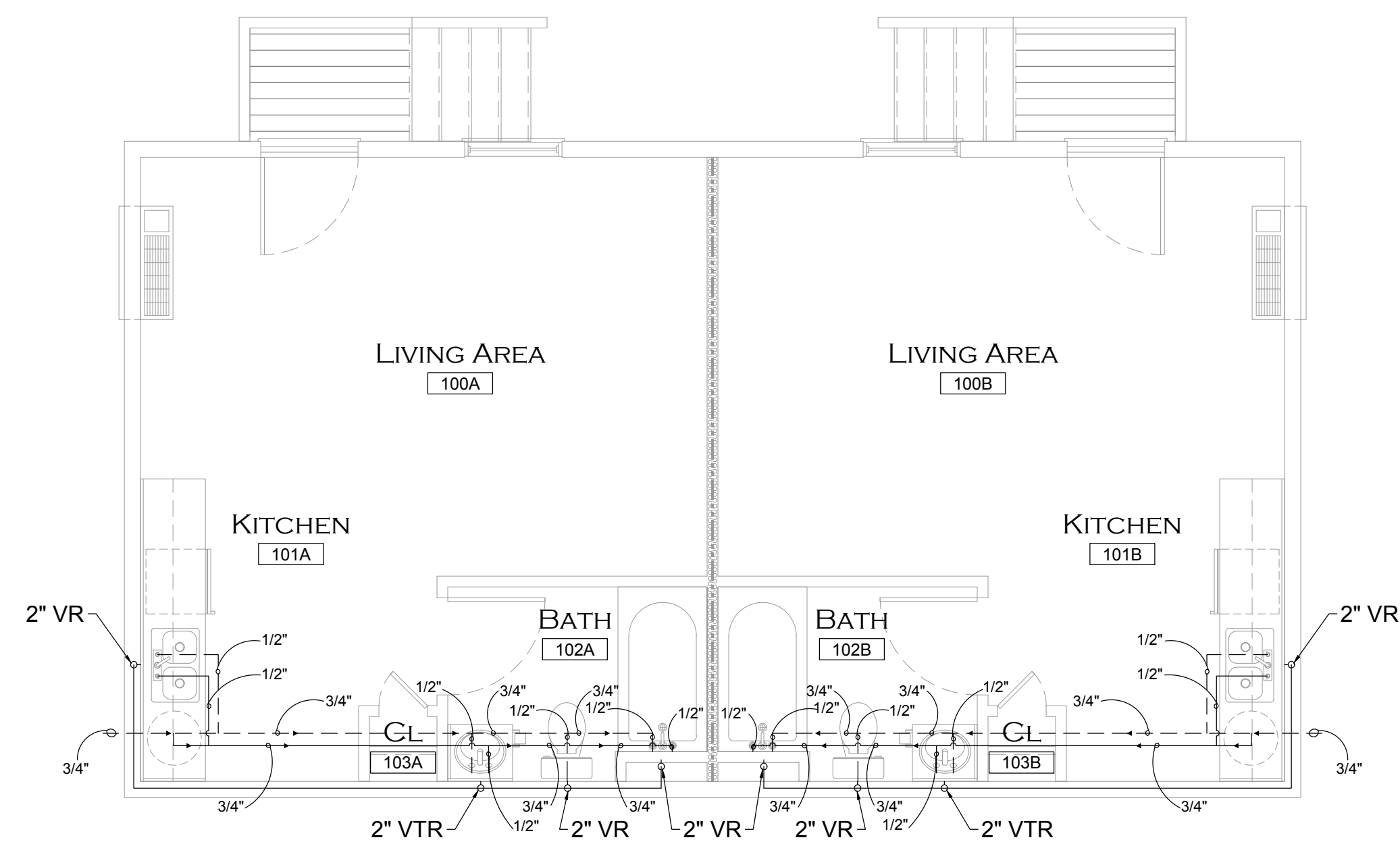
MEP LEGEND	
	PTAC UNIT (PACKAGED TERMINAL AIR CONDITIONING)
ϕ	OUTLET
\$	SWITCH
---	ELECTRICAL WIRING
U	CEILING MOUNTED LIGHT FIXTURE
U	WALL MOUNTED LIGHT FIXTURE
EF	EXHAUST FAN
S	WALL MOUNTED SMOKE DETECTOR
VTR	VENT THROUGH ROOF
VR	VENT RISE
--->	COLD WATER PIPING
--->	HOT WATER PIPING
---	VENT PIPING



2 ELECTRICAL PLAN
 MEP-1.0 SCALE: 1/4" = 1'-0"



1 MECHANICAL PLAN
 MEP-1.0 SCALE: 1/4" = 1'-0"



3 PLUMBING PLAN
 MEP-1.0 SCALE: 1/4" = 1'-0"

City of Fort Walton Beach		SUBDIVISION NAME:	
TITLE: ONE HOPEFUL PLACE PHASE 4 - BUILDING 3 MECHANICAL / ELECTRICAL / PLUMBING PLANS		CONSTRUCTION DATE:	
AUTOCAD FILE: P:\Engineering\CD\MISC\ELANE\OUS\One Hopeful Place\Phase 4\Building 3.dwg		EASEMENTS:	
DATE: 9/13/2018	SCALE: 1/4" = 1'	PROJECT NO.:	FIELD BOOK NO.
DRAWN BY: KRB	CDBG	SHEET 11 OF 11	DRAWING NO.
CHECKED BY: TB	MEP-1.0	6-53-3	