PARCEL A
A NEW MIXED-USE BUILING

Parcel A, Phase 4
Rosemary Beach, Florida

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AC	ACOUSTICAL
ADJ	ADJUSTABLE
ALT	ALTERNATE
ALUM	ALUMINUM
AB	ANCHOR BOLT
&	AND
ANOD	ANODIZED
APPROX	APPROXIMATE(LY)
@	AT
BM	BEAM
BRG	BEARING
BD, BRD	BOARD
BLDG	BUILDING
BUR	BUILT-UP-ROOF
CAB	CABINET
CPT	CARPET
CLK	CAULKING
CLG	CEILING
CHR	CHAIR
CLO	CLOSET
COMP	COMPOSITE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CJ	CONTROL JOINT
CORR	CORRIDOR
DET	DETAIL
DIM	DIMENSION
DR	DOOR
DN	DOWN
DS	DOWNSPOUT
ELEC	ELECTRICAL
E	ELECTRICAL OUTLET
EWC	ELECRIC WATER COOLER
EL, ELEV	ELEVATION
EQ	EQUAL
EXP	EXPANSION
EJ	EXPANSION JOINT
EXIST	EXISTING
EXT	EXTERIOR
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
F	FILLER PANEL
FIN	FINISH
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FLR	FLOOR
FURR	FURRING
GLAZ	GLAZING
GYP	GYPSUM
HC	HANDICAPPED
HT	HEIGHT
H	HIGH
HM	HOLLOW METAL
HOSP	HOSPITAL
INT	INTERIOR
JAN	JANITOR
JT	JOINT
JST	JOIST
KS	KNEE SPACE
LAM	LAMINATE
LP	LIGHT POST
MAINT	MAINTENANCE
MANF	MANUFACTURER
MO	MASONRY OPENING
MATL	MATERIAL
MECH	MECHANICAL
MED	MEDICAL
MTL	METAL
MIN	MINIMUM
MISC	MISCELLENEOUS
MOIST	MOISTURE
MTD	MOUNTED
MULL	MULLION
NO, #	NUMBER
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NH	NURSING HOME
OC	ON CENTER
OPG	OPENING
OPP	OPPOSITE
OH	OPPOSITE HAND
OV	OOVERFLOW
PR	PAIR
PD	PARKING DRAIN
PLAS	PLASTIC
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PREP	PREPARATION
PT	PRESSURE TREATED
RTG	RATING
RECEP	RECEPTIONIST
REFG	REFRIGERATER
REQ	REQUIRED
RES	RESISTANT
REV	REVERSE VIEW
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
S	ELECTRICAL SWITCH
SCHED	SCHEDULE
SC	SCUPPER
SEC	SECURITY
SHT	SHEET
SIM	SIMILAR
SK	SINK
SCW	SOLID CORE WOOD
SPEC(S)	SPECIFICATIONS
SB	SPLASHBLOCK
SS	STAINLESS STEEL
STD	STANDARD
ST	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUP	SUPPLIES
SUSP	SUSPENDED
TL	TASK LIGHT
T	TELEPHONE OUTLET
THKN	THICKNESS
TLT	TOILET
TP	TOILET PAPER
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VTR	VENT THRU ROOF
VEST	VESTIBULE
VCT	VINYL COMPOSITION TILE
WWF	WELDED WIRE FABRIC
WHL	WHEEL
W/	WITH
WD	WOOD

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE VISITS REQUIRED TO THOROUGHLY FAMILIARIZE THEMSELVES WITH THE SITE BUILDING CONDITIONS, VERIFY LOCATION OF ALL PROPERTY BOUNDARIES, ELEVATIONS, EXISTING UTILITES, STORM LINES, CATCH BASINS, ETC. NOTIFY ARCHITECT IMMEDIATELY IF DISCREPENCIES ARE FOUND BETWEEN DRAWINGS AND EXISTING CONDITIONS.

2. ALL REFUSE FROM DEMOLITION AND/OR CONSTRUCTION SHALL BE REGULARLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER, THE PROJECT SHALL BE POLICED AND CLEANED AS REQUIRED EACH DAY.

3. REFER TO LEGENDS AND REFERENCED DETAILS ON FLOOR PLANS FOR WALL PARTITION TYPES, HEIGHTS, ETC. REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING PARTITIONS.

4. THE FOLLOWING STATEMENTS SHALL BE PAINTED ON FIRE RATED PARTITIONS AT 8" ABOVE THE CEILING: "FIRE PARTITION - PROTECT ALL OPENINGS."

5. MINIMUM DIMENSIONS ON PULL SIDE OF ACCESSIBLE DOORS (LEVER EDGE) IS 18" CLEAR FOR INSWING DOORS, 12" CLEAR FOR OUTSWING DOORS.

6. CAULK AT ALL JOINTS AROUND DOOR AND WINDOW FRAMES AND OTHER POTENTIAL AIR, LIGHT AND WATER PASSAGES. TYPICAL AT INTERIOR AND EXTERIOR CONDITIONS.

7. DIMENSIONS NOTED AS "CLR", "CLEAR" OR "CRITICAL" SHALL BE MEASURED FROM FINISH FACE TO FINISH FACE.

8. THE GENERAL CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR THE WORK FROM ANY STATE OR LOCAL DEPARTMENTS, OR JURISDICATIONS AFFECTED BY THE WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, STANDARDS OF PRACTICE, GOVERNMENTAL REGULATIONS OF NATIONAL OR LOCAL AUTHORITIES, BUILDING OFFICIALS, ACTS COVENANTS, ETC. AS REQUIRED.

9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD. IF A DISCREPANCY OCCURS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

10. THE GENERAL CONTRACTOR SHALL COORDINATE THE INTERFACE OF THE WORK SHOWN ON THESE DRAWINGS WITH ANY WORK BY OTHERS.

11. WHERE CONFLICTS OCCUR BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.

12. MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ARE SHOWN ON ARCHITECTURAL DRAWINGS FOR COORDINATION PURPOSES ONLY. SEE ENGINEER'S DRAWINGS FOR DETAILED INFORMATION.

13. ALL DIMENSIONS ARE TO FACE OF CMU AND/OR FACE OF STUD UNLESS INDICATED OTHERWISE. PROVIDE CLEAR DIMENSIONS INDICATED IN ALL ADA AND/OR ACCESSIBLE AREAS.

GENERAL CEILING NOTES

1. REFLECTED CEILING PLAN IS FOR TILE LAYOUT AND GENERAL COORDINATION ONLY. SEE MECHANICAL, PLUMBING, AND ELECTRICAL PLANS FOR SPECIFIC REQUIREMENTS OF LIGHTS, DIFFUSERS, ETC.

2. AT ACOUSTIC TILE CEILING, LOCATE ELECTRICAL OR LIFE SAFETY FIXTURES IN CENTER OF TILE, UNLESS NOTED OTHERWISE - SEE ELECTRICAL

3. ALL MECHANICAL SLOTS, GRILLES, OR ACCESS PANELS ARE TO BE PAINTED TO MATCH THE SURFACE ON WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.

4. REVIEW CEILING GRID LAYOUT WITH ARCHITECT PRIOR TO INSTALLING CEILING GRID.

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0-A404	WALL SECTIONS & DETAILS
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1-A201	UNIT 1 - LEVEL 1 SECTIONS
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1-A303	UNIT 1 - ROOF ACCESS REFLECTED CEILING PLAN
1-A401	UNIT 1 - 1ST & 2ND FLOOR POWER PLAN
1-A402	UNIT 1 - 3RD & 4TH FLOOR POWER PLAN
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2-A403	UNIT 2 - ROOF ACCESS POWER PLAN

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3-A303	UNIT 3 - ROOF ACCESS REFLECTED CEILING PLAN
3-A401	UNIT 3 - 1ST & 2ND FLOOR POWER PLAN
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STATE OF FLORIDA
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PARCEL A
A NEW MIXED-USE BUILING
Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

#	REF	DATE

Phase
PERMIT SET

Date Set Issued
12/21/2016

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SET No.

PARCEL A
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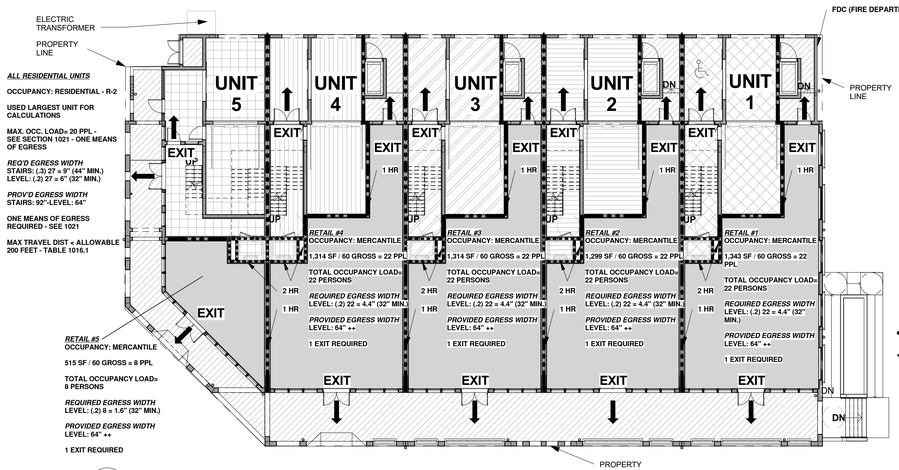
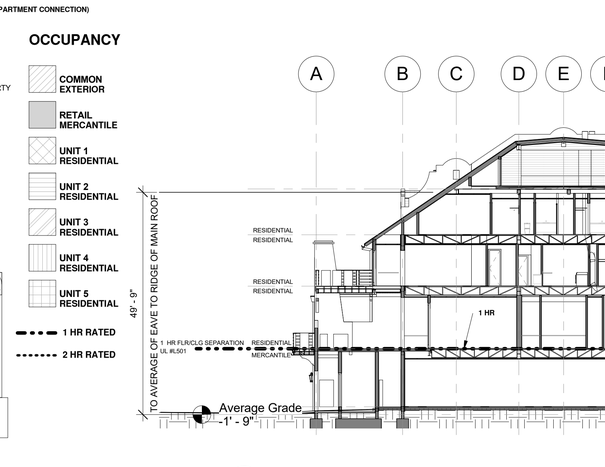
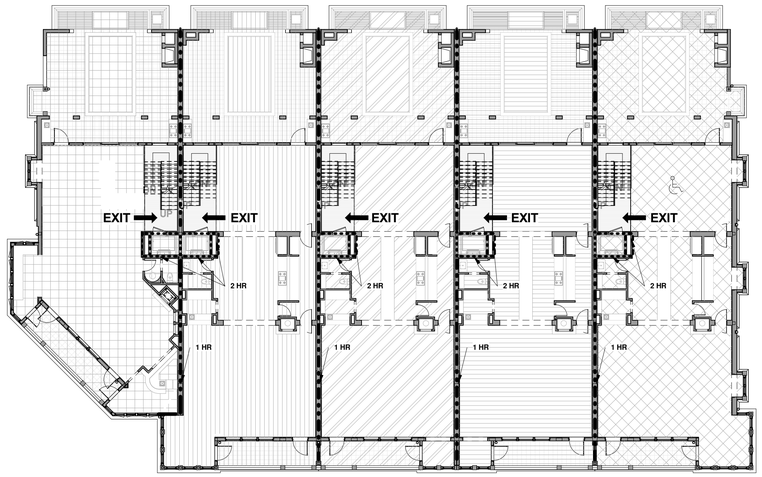


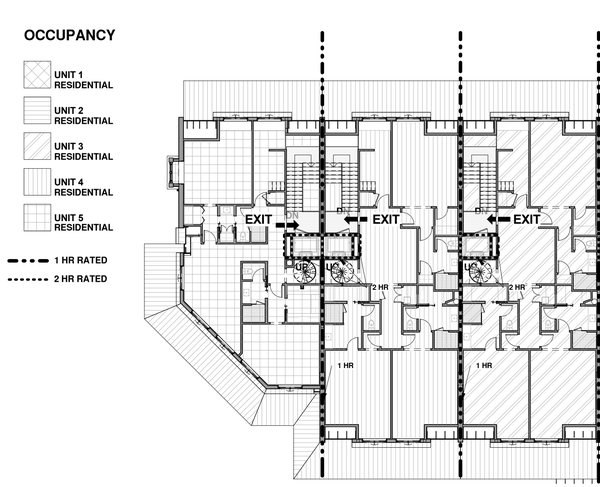
1 0-A001 FIRST FLOOR PLAN - LIFE SAFETY
1/16" = 1'-0"



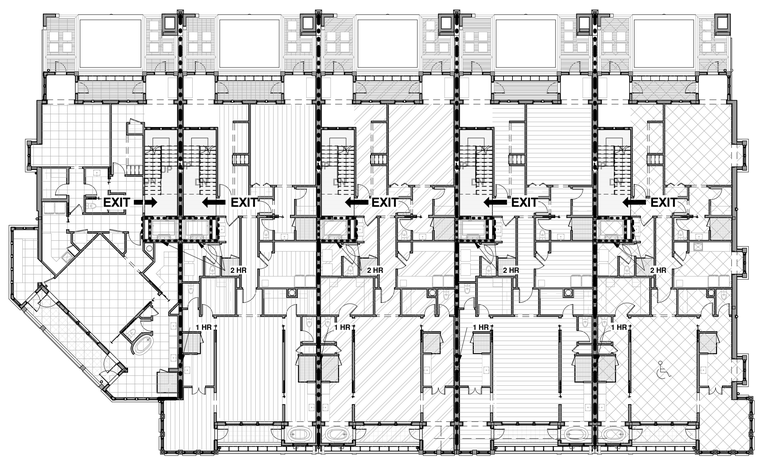
6 0-A001 BUILDING MEAN HEIGHT
1/16" = 1'-0"



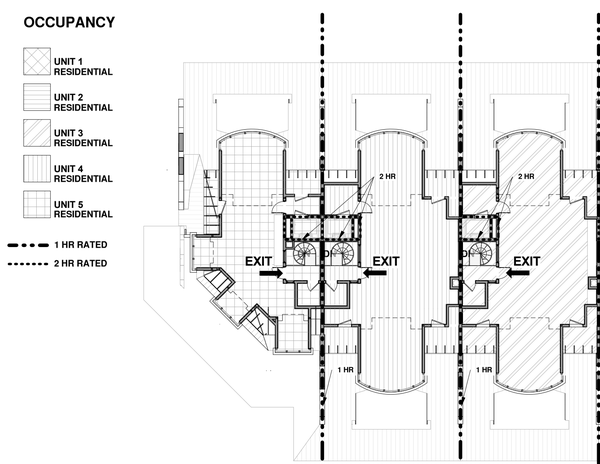
2 0-A001 SECOND FLOOR PLAN - LIFE SAFETY
1/16" = 1'-0"



4 0-A001 FOURTH FLOOR PLAN - LIFE SAFETY
1/16" = 1'-0"



3 0-A001 THIRD FLOOR PLAN - LIFE SAFETY
1/16" = 1'-0"



5 0-A001 ROOF ACCESS - LIFE SAFETY
1/16" = 1'-0"

PROJECT DESCRIPTION

THIS PROJECT PROVIDES FOR APPROXIMATELY 40.056 SF GROSS SQUARE FEET OF MIXED USE OCCUPANCY. THE BUILDING CONSISTS OF A CONCRETE MASONRY EXTERIOR SKIN WITH APPLIED STUCCO FINISH AND WOOD FRAME AND WOOD SIDING. THE INTERIOR STRUCTURE CONSISTS OF LOAD BEARING MASONRTY, STEEL BEAMS, STEEL COLUMNS, WOOD FLOOR JOISTS AND WOOD FRAME INFILL. THE MIXED USE BUILDING INCLUDES MERCANTILE (M), AND RESIDENTIAL (R-2) OCCUPANCIES.

CODE SUMMARY

GENERAL INFORMATION

NAME OF PROJECT: PARCEL A - A NEW MIXED-USE BUILDING

ADDRESS: 16 SOUTH BARRETT SQUARE
PARCEL A, PHASE IV, ROSEMARY BEACH, FLORIDA

PROPOSED USE: MERCANTILE, RESIDENTIAL

OWNER: 16 SOUTH BARRETT SQUARE, LLC
400 POYDRAS ST., STE 1480
NEW ORLEANS, LA 70301
504-524-6769

CODE ENFORCEMENT CODES FLORIDA BUILDING CODE 2010
FLORIDA FUEL GAS CODE 2010
FLORIDA MECHANICAL CODE 2010
FLORIDA PLUMBING CODE 2010
NATIONAL ELECTRIC CODE 2010
NFPA 101 2003
FLORIDA ENERGY EFFICIENCY FOR BUILDING CONSTRUCTION 2010

DESIGNERS OF RECORD: ARCHITECTURAL - TIMOTHY J. McNAMARA - ARCHITECT - 850.855.9940
STRUCTURAL - ANDERSON ENGINEERS, P.A. - 850.231.4540

BUILDING DATA:

MIXED OCCUPANCY: MERCANTILE (M), RESIDENTIAL (R-2)

1st FLOOR	M, R-2
2nd FLOOR	R-2
3rd FLOOR	R-2
4th FLOOR	R-2
ROOF ACCESS	R-2

CONSTRUCTION TYPE: TYPE IIIB - SPRINKLERED
MIXED CONSTRUCTION: YES
SPRINKLERED: YES
FIRE DISTRICT: NO
BUILDING HEIGHT, FEET: MEAN: 49'-9" ABOVE EVERAGE GRADE OF SITE - MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE
ROOF DECK / ROOF ACCESS: 48'-9" ABOVE 1ST FLOOR - AFF
NUMBER OF STORIES: 4 STORIES ABOVE GRADE + ROOF ACCESS
MEZZANINE: NO
HIGHRISE: NO
GROSS BUILDING AREA: 40,056 SF HEATED/COOLED AREAS

1st FLOOR	7,183 SF
2nd FLOOR	10,453 SF
3rd FLOOR	12,056 SF
4th FLOOR	10,354 SF
TOTAL AREA	40,056 SF

AREA INCREASE: SPRINKLER INCREASE - 16,000++ ALLOWABLE PER 506 - TABLE 503
HEIGHT INCREASE SPRINKLER INCREASE - 5 STORIES ALLOWABLE PER 504.2 - TABLE 503

FIRE PROTECTION REQUIREMENTS:

ELEMENT	HOUR RATING	RATED OPENINGS
EXTERIOR BEARING WALLS:		
NORTH	2HR UL # U905 >30 = 0	
EAST	2HR UL # U905 >30 = 0	
SOUTHEAST	2HR UL # U905 >30 = 0	TABLE 601, 602
SOUTH	2HR UL # U905 >30 = 0	
WEST	2HR UL # U905 >30 = 0	
EXTERIOR NON-BRG WALLS:	NON-COMBUSTABLE>30 = 0	TABLE 602
	FIRE RETANDANT TREATED WOOD FRAMING SHALL BE USED ALL EXTERIOR NON-BEARING WOOF FRAMED	
WALLS-602.3		
INTERIOR WALLS:		
BEARING	0 - SEE PLAN	SEE PLAN -TABLE 601
NON-BEARING	0 - SEE PLAN	SEE PLAN -TABLE 602
TENANT SEPARATION	1HR	45MIN
CEILING-FLOOR ASSEMBLY: (SEE ALSO BUILDING SECTION THIS SHEET)		
1st - 2nd	1HR UL # L501	TABLE 508.4
2nd - 3rd	NO SEPARATION REQM'T	TABLE 508.4
3rd - 4th	NO SEPARATION REQM'T	TABLE 508.4
4th - ROOF	5/8" TYPE 'X' GYP. BD. AT CEILING/WOOD JOISTS	
STRUCTURAL FRAME:	0	TABLE 601
ROOF CONSTRUCTION	0	TABLE 601
	FIRE RETARDANT TREATED WOOD ROOF SHEATHING 4'-0" FEETFROM SEPARATION WALL BETWEEN UNITS	
VERTICAL SHAFTS:	2HR	90MIN
REFUSE CHUTE:	2HR	90MIN
REFUSE ACCESS/TERMINATION:	1HR	45MIN
CORRIDORS:	1HR	20MIN
TENANTANT SEPARATION 1HR	45MIN	

LIFE SAFETY SYSTEM:
EMERGENCY LIGHTING AND EXIT SIGNS: YES
FIRE ALARM AND SMOKE DETECTION SYSTEMS: YES
PANIC HARDWARE: NO

EXIT REQUIREMENTS:
DEAD END LIMIT - MAXIMUM CONDITION: 20 FEET
COMMON PATH OF TRAVEL DISTANCE:

SPRINKLERED		
	M	100 FEET
	R-2	50 FEET

TRAVEL DISTANCE TO EXIT - MAXIMUM CONDITION:

SPRINKLERED		
	M	250 FEET
	R-2	250 FEET

NUMBER EXITS: SEE ENLARGED PLANS

REQUIRED EGRESS WIDTH:
STAIRS: SEE PLANS THIS SHEET
COMPONENTS: SEE PLANS THIS SHEET

NUMBER EXITS: SEE PLANS THIS SHEET

STATE OF FLORIDA
TIMOTHY J. McNAMARA
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REGISTERED ARCHITECT
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LIFE SAFETY & CODE SUMMARY

PARCEL A
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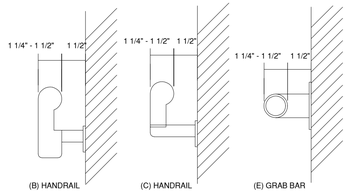
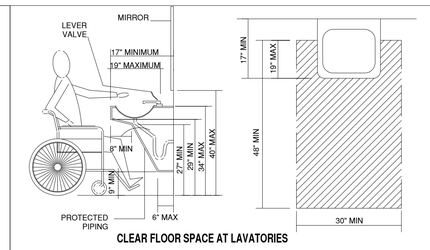
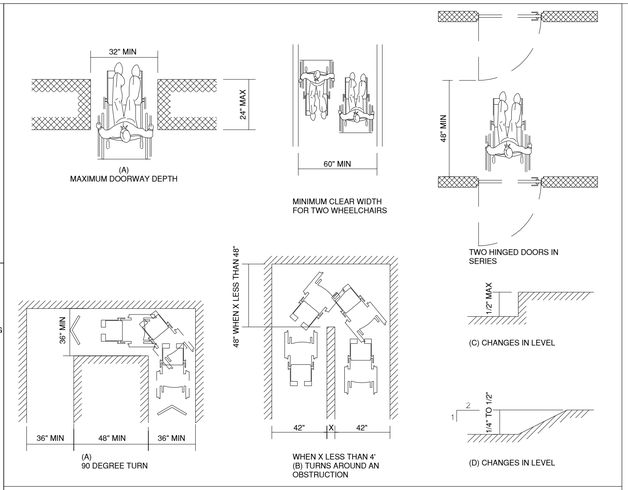
0-A001

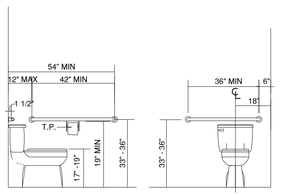


SIZE AND SPACING OF HANDRAILS AND GRAB BAR

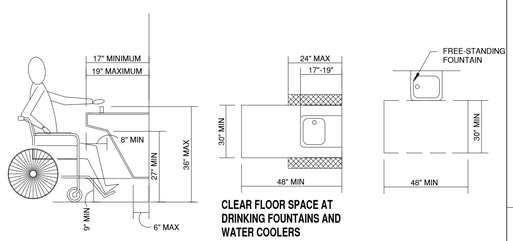


CLEAR FLOOR SPACE AT LAVATORIES

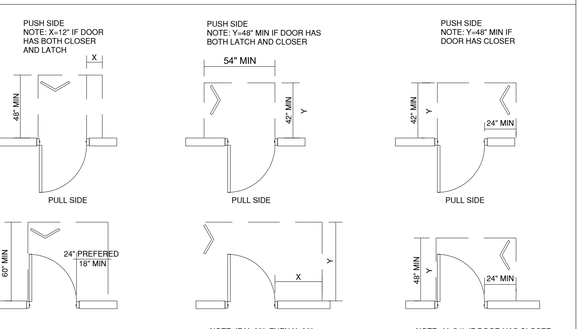


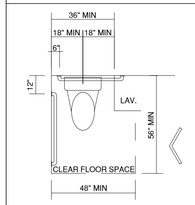


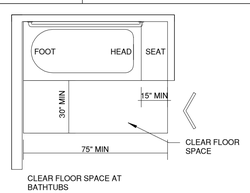
GRAB BAR MOUNTING HEIGHTS AND LENGTHS



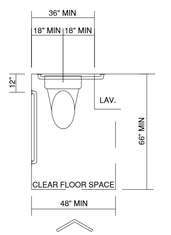
CLEAR FLOOR SPACE AT DRINKING FOUNTAINS AND WATER COOLERS

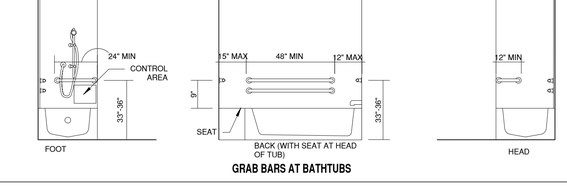




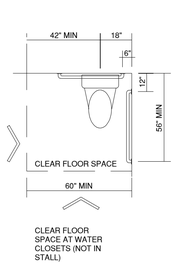


CLEAR FLOOR SPACE AT BATHTUBS

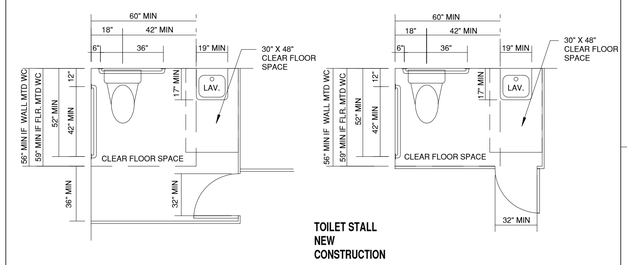




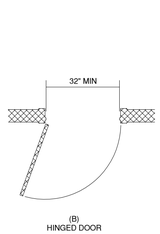
GRAB BARS AT BATHTUBS

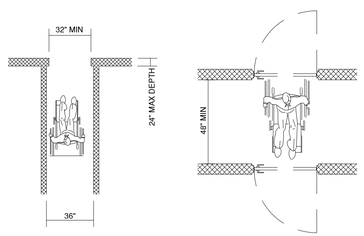


CLEAR FLOOR SPACE AT WATER CLOSETS (NOT IN STALL)

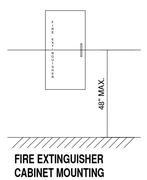


TOILET STALL NEW CONSTRUCTION

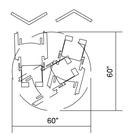




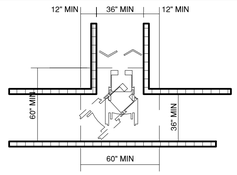
MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR



FIRE EXTINGUISHER CABINET MOUNTING HEIGHT

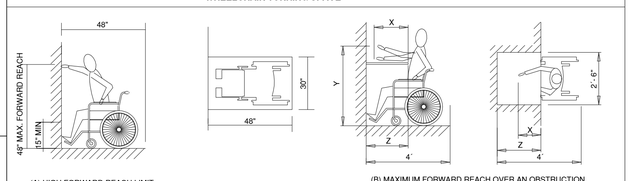


60" DIAMETER SPACE



T-SHAPED SPACE FOR 180 TURNS

WHEELCHAIR TURNING SPACE



NOTES:

1. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½ INCH, AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.

2. SURFACES WITH A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT (BROOM FINISH)

3. NOT USED

4. THE MAXIMUM SLOPE OF A RAMP THAT SERVES ANY EXITWAY, PROVIDES HANDICAPPED ACCESS OR IS IN THE PATH OF TRAVEL SHALL BE 1 FOOT RISE IN 12 FEET OF HORIZONTAL RUN.

5. HANDRAILS ARE REQUIRED ON RAMPS THAT PROVIDE HANDICAP ACCESS IF THE SLOPES EXCEED 1 FOOT RISE IN 15 FEET OF HORIZONTAL RUN.

6. HANDRAILS SHALL BE PLACED ON EACH SIDE OF EACH RAMP, SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP, SHALL BE 30 INCHES TO 34 INCHES ABOVE THE RAMP SURFACE, SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE TOP AND BOTTOM OF THE RAMP, AND THE ENDS SHALL BE RETURNED.

7. NOT USED

8. ALL SURFACES OF THE GRIP PORTION OF THE HANDRAIL SHALL BE SMOOTH WITH NO SHARP CORNERS.

9. THE SURFACE OF THE RAMPS SHALL BE SLIP RESISTANT.

10. ALL PRIMARY ENTRANCES TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED

11. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN WITH ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.

12. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES.

13. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

14. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR.

15. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR.

16. NOT USED

17. THE FLOOR OR LANDING SHALL BE NOT MORE THAN ½ INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN ¼ INCH AND ½ INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. INTERIOR AND EXTERIOR THRESHOLDS SHOULD BE A MAXIMUM ½" ABOVE THE ADJACENT FLOOR. EXPOSED EDGE SHALL BE BEVELED OR SLOPED TO MAXIMUM 45 DEGREES WITH MAXIMUM 1/4" CHANGE IN VERTICAL ELEVATIONS.

18. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

19. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 ½ LBS. FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOOR AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEED THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS.

20. FLOOR SURFACES SHALL BE SLIP-RESISTANT.

21. ALL STAIRS TO HAVE HANDRAILS. HANDRAILS SHALL BE 34" ABOVE NOSING, SHALL EXTEND 12" HORIZONTALLY BEYOND TOP RISER AND ONE TREAD PLUS 12" HORIZONTALLY BEYOND THE BOTTOM RISER.

22. HANDRAILS ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

23. PROVIDE 2 INCH WIDE STRIP IN CONTRASTING COLOR AT UPPER APPROACH AND LOWER TREAD OF EACH FLIGHT OF INTERIOR STAIRS AND EVERY TREAD OF EXTERIOR STAIRS AS SLIP RESISTANT AS OTHER TREADS OF THE STAIRS.

24. PROVIDE RIGHT ANGLE HANDRAIL EXTENSION WHERE A HAZARD WOULD BE CREATED.

25. NOSING SHALL NOT PROJECT MORE THAN 1-1/2 INCHES PAST THE FACE OF THE RISER BELOW. RISERS SHALL BE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF OBJECTS LARGER THAN 1/4 INCH.

26. ELEVATORS SHALL BE AUTOMATIC SELF LEVELING, ½ INCH TOLERANCE, MAX. AUTOMATIC, POWER OPERATED, HORIZONTAL SLIDING CAR AND HOISTWAY DOORS SHALL BE PROVIDED.

27. CAR CONTROL BUTTONS SHALL BE 3/4 INCH MIN. AND RAISED 1/8 INCH MIN. CONTROL BUTTONS SHALL BE ILLUMINATED, HAVE SQUARE SHOULDERS AND BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE. ALL BUTTONS SHALL BE DESIGNATED BY 3/8 INCH MIN. ARABIC SYMBOL TO THE LEFT OF THE CONTROL BUTTON WITH A BRAILLE SYMBOL BELOW THE ARABIC SYMBOL. 3/8 INCH MIN. SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS. RAISED CHARACTERS SHALL BE WHITE ON A BLACK BACKGROUND. CONTROLS AND EMERGENCY EQUIPMENT IDENTIFIED BY RAISED SYMBOLS SHALL INCLUDE: DOOR OPEN, DOOR CLOSE, ALARM BELL, EMERGENCY STOP AND TELEPHONE.

28. A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ANSWERING THE CALL AND THE DIRECTION OF TRAVEL. VISUAL SIGNALS SHALL BE 2-1/2 INCHES BY 2-1/2 INCHES MIN. AUDIBLE SIGNALS SHALL SOUND ONCE FOR UP, TWICE FOR DOWN.

29. ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE 32" CLEAR UNOBSTRUCTED OPENINGS.

30. HANDICAP SIGNAGE

A. PROVIDE AND INSTALL RESTROOM DOOR SIGNAGE. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4 INCH THICK, 12 INCHES IN DIAMETER WITH A 1/4' THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12 INCH DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR AND MOUNTED AT A HEIGHT OF 60 INCHES ABOVE FINISH FLOOR.

B. ADA SIGNAGE FOR MECH/STORAGE/RESTROOMS - 60" CENTERLINE OF SIGNAGE LOCATED ON WALL ADJACENT TO LATCH SIDE OF DOOR - OUT OF CLEARANCE FOR DOOR.

31. GRAB BARS SHALL BE:

A. NON-ROTATING HAVING 1/8" MINIMUM EDGE RADIUS.

B. NOT PROJECTING MORE THAN 3" INTO REQUIRED CLEAR SPACE.

32. WATER CLOSETS:

A. OSCILLATING FLUSH CONTROL HANDLE MOUNTED ON WIDE SIDE MAXIMUM HEIGHT 44" OPERATING AT 3 LBS. FORCE AND WITHOUT EXCESSIVE BODY MOVEMENT.

33. PROVIDE AT LEAST ONE LAVATORY WITH:

A. INSULATED HOT WATER AND DRAIN PIPE.
B. NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
C. FAUCET CONTROLS OPERABLE WITH ONE HAND AND NOT REQUIRE GRASPING, PINCHING OR TWISTING.

34. LOCATE TOWEL, SANITARY NAPKIN, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS WITHIN 40" FROM FLOOR

35. MOUNT MIRRORS WITH BOTTOM EDGE NOT MORE THAN 40" FROM FLOOR.

36. MOUNT TOILET TISSUE DISPENSERS ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT.

37. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FT. LOAD.

38. LOCATE ALL MANUALLY OPERATED SWITCHES AND CONTROLS BETWEEN 36 AND 48 INCHES FROM THE FLOOR.

39. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 40 INCHES ABOVE THE FLOOR.

40. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

41. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.

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PARCEL A
A NEW MIXED-USE BUILING

Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

#	REF	DATE

Phase
PERMIT SET

Date Set Issued
12/21/2016

Sheet Issue Date
12/21/2016

HANDICAP ACCESSIBILITY INFORMATION

PARCEL A
PARCEL A

0-A002

FAIR HOUSING AMENDMENT ACT OF 1988
DESIGN REQUIREMENTS OF THE FAIR HOUSING ACT GUIDELINES

REQUIREMENT 1

ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE

ACCESSIBLE ROUTE - AN ACCESSIBLE ROUTE IS A CONTINUOUS, UNOBSTRUCTED PATH THROUGH SITES AND BUILDINGS THAT CONNECTS ALL ACCESSIBLE FEATURES, ELEMENTS, AND SPACES.
AN ACCESSIBLE ROUTE IS REQUIRED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO ACCESSIBLE BUILDING ENTRANCES.

ACCESSIBLE BUILDING ENTRANCE
THE GUIDELINES ESTABLISH THREE REQUIREMENTS FOR AN ACCESSIBLE BUILDING ENTRANCE.

1) THE BUILDING ENTRANCE MUST BE CONNECTED BY AN ACCESSIBLE ROUTE TO PUBLIC TRANSPORTATION STOPS, TO ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND TO PUBLIC STREETS OR SIDEWALKS.

2) THE ACCESSIBLE ENTRANCE MUST BE ONE WHICH IS TYPICALLY USED BY RESIDENTS AND OR GUESTS FOR THE PURPOSE OF ENTERING THE BUILDING.

3) THE ENTRANCE DOOR ITSELF MUST BE USABLE BY PEOPLE WITH DISSABILITIES. COMPLIANCE WITH ANSI 4.13 IS REQUIRED. THE FOLLOWING FACTORS MUST BE ADDRESSED:

MINIMUM CLEAR WIDTH OF OPEN DOORWAY OF 32"
LOW OR NO THRESHOLD
CLEAR MANEUVERING SPACE INSIDE AND OUTSIDE THE DOOR
FORCE NEEDED TO OPEN THE DOOR
ACCESSIBLE DOOR HARDWARE
SAFE DOOR CLOSING SPEED

SEE CIVIL DRAWINGS AND OR LANDSCAPE DRAWINGS FOR COMPLIANCE TO REQUIREMENT 1

REQUIREMENT 2

ACCESSIBLE AND USABLE PUBLIC
AND COMMON USE AREAS

SEE ARCHITECTURAL DRAWINGS AS WELL AS CIVIL AND LANDSCAPE DRAWINGS FOR ACCESSIBILITY COMPLIANCE

PROTRUDING OBJECTS
PROVIDE CANE DEDECTION AT STAIRS.

4.4.1
OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4 INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR MAY PROTUDE ANY AMOUNT. FREE STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12 INCHES MAXIMUM FROM 27 INCHES TO 80 INCHES ABOVE THE GROUND OR FINISHED FLOOR. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESIBLE ROUTE OR MANEUVERING SPACE.

REQUIREMENT 3

USABLE DOORS

ACCESSIBLE DOORS - DOORS IN PUBLIC AND COMMON USE AREAS AND PRIMARY ENTRY DOORS OF COVERED DWELLING UNITS (EXTERIOR SIDE ONLY)
ACCESSIBLE DOORS MUST MEET THE FOLLOWING REQUIREMENTS OF ANSI 4.13
4.13.4 - DOUBLE-LEAF DOORWAYS AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO INDEPENDENTLY OPERATED LEAVES SERVING NON-STORAGE AREAS SHALL COMPLY WITH 4.13.5 AND 4.13.6.
4.13.5 - CLEAR WIDTH - DOORWAYS SHALL HAVE A CLEAR OPENING OF 32" MINIMUM WITH DOOR OPEN 90 DEGREES
4.13.6 - MANEUVERING CLEARANCES AT DOORS - MINIMUM MANEUVERING CLEARANCES SHALL COMPLY WITH 4.13.6.
4.13.7 - TWO DOORS IN A SERIES - SPACE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48" MINIMUM PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. DOORS IN SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM SPACE BETWEEN DOORS.
4.13.8 - THRESHOLDS AT DOORWAYS - THRESHOLDS, IF PROVIDED, AT DOORWAYS SHALL BE 1/2" HIGH MAXIMUM EXCEPT THAT THRESHOLDS FOR EXTERIOR RESIDENTIAL SLIDING DOORS SHALL BE 3/4" HIGH MAXIMUM.
4.13.9 - DOOR HARDWARE - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
4.13.10 - DOOR CLOSERS - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES WILL BE 5 SECONDS MINIMUM.
4.13.11 - DOOR-OPENING FORCE - THE REQUIRED FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS
-INTERIOR HINGED DOOR:5.0 LB (22.2 N) MAXIMUM
-SLIDING/FOLDING DOOR:5.0 LB (22.2N) MAXIMUM

USABLE DOORS - DOORS WHICH ARE INTERIOR TO THE DWELLING UNIT AND SECONDARY EXTERIOR DOORS.
USABLE DOORS MUST BE USABLE IN TERMS OF OPENING WIDTH. THESE DOORS ARE NOT REQUIRED TO MEET ANSI 4.13. DOORS TO SMALL CLOSETS AND MECHANICAL CLOSETS ARE NOT REQUIRED TO BE USABLE.

DOORWAY CLEAR OPENING - ALL USABLE AND ACCESSIBLE DOORS ARE TO BE 32" CLEAR MINIMUM.
ALL CASED OPENINGS GREATER THAN 24" IN DEPTH MUST BE 36" CLEAR MINIMUM.
PRIMARY ENTRY DOORS TO BE 3'-0" DOORS USABLE DOORS WITHIN THE UNIT AND SECONDARY EXTERIOR USABLE DOORS WITHIN THE UNIT AND SECONDARY EXTERIOR

CLOSET DOORS - CLOSETS WHICH REQUIRE THE USER TO PASS THROUGH THE DOORWAY TO REACH THE CONTENTS (IE. WALK-IN CLOSETS) MUST HAVE DOORS WHICH YIELD THE 32" CLEAR OPENING.

REQUIREMENT 4

ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED UNIT

THE ACCESSIBLE ROUTE FROM THE SITE, DESCRIBED IN REQUIREMENT 1, MUST CONNECT TO THE CLEAR FLOOR SPACE OUTSIDE OF THE PRIMARY ENTRY DOOR OF EACH COVERED DWELLING UNIT.

THROUGHOUT THE UNIT, THE ACCESSIBLE ROUTE MUST BE 36" CLEAR MINIMUM. THE ACCESSIBLE ROUTE MAY BE REDUCED TO 32" CLEAR MINIMUM AS IT PASSES THROUGH PASSAGE DOORS.

CHANGES IN LEVEL - THE MAXIMUM VERTICAL FLOOR LEVEL CHANGE WITHIN A UNIT IS 1/4" EXCEPT WHERE A TAPERED THRESHOLD IS USED WITH A 1/2" MAXIMUM HEIGHT.

THRESHOLDS AND ACCESSIBLE ROUTES AT EXTERIOR DOORS

CHANGES IN LEVEL AT EXTERIOR DOORS ALONG ACCESSIBLE ROUTES

PRIMARY DOORS:
IMPERVIOUS CONSTRUCTION (IE CONCRETE OR BRICK) AT OUTSIDE LANDING SURFACE - 1/2" LEVEL CHANGE ACCEPTABLE
NOTE:CHANGES IN LEVEL MUST BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
PERVIOUS CONSTRUCTION (IE WOOD DECKING WITH SPACES) AT OUTSIDE LANDING SURFACE - 0" LEVEL CHANGE

SECONDARY DOORS:
IMPERVIOUS CONSTRUCTION (IE CONCRETE OR BRICK) AT OUTSIDE LANDING SURFACE - 4" LEVEL CHANGE ACCEPTABLE
PERVIOUS CONSTRUCTION (IE WOOD DECKING WITH SPACES) AT OUTSIDE LANDING SURFACE - 1/2" LEVEL CHANGE ACCEPTABLE

THRESHOLDS AT EXTERIOR DOORS - THRESHOLDS AT EXTERIOR DOORS SHALL BE NO HIGHER THAN 3/4"

OVERALL CHANGE IN LEVEL AT PRIMARY ENTRY DOOR (WITH IMPERVIOUS LANDING) =1/2" LEVEL CHANGE + 3/4" THRESHOLD= 1-1/4" MAXIMUM AT EXTERIOR SIDE WITH A SLOPE NO GREATER THAN 1:2.

OVERALL CHANGE IN LEVEL AT SECONDARY DOOR (WITH IMPERVIOUS LANDING) =4" LEVEL CHANGE + 3/4" THRESHOLD= 4-3/4" MAXIMUM AT EXTERIOR SIDE

NOTE:BREEZWAY SLOPES AT PRIMARY ENTRY DOORS NOT TO EXCEED 1/8" PER FOOT SLOPE

REQUIREMENT 5

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS

CONTROLS COVERED BY THE FAIR HOUSING ACT GUIDELINES
- LIGHT SWITCHES FOR CONTROLLING ALL ROOM LIGHTS
- CONVENIENCE ELECTRICAL OUTLETS
- ENVIRONMENTAL CONTROLS SUCH AS THERMOSTATS, AND CONTROLS FOR OTHER HEATING, AIR-CONDITIONING, AND VENTILATION SYSTEMS (INCLUDING CEILING FANS).

CONTROLS NOT COVERED BY THE FAIR HOUSING ACT GUIDELINES
- CIRCUIT BREAKERS
- APPLIANCE CONTROLS (WHEN BUILT INTO OR LOCATED ON THE APPLIANCE)
- OUTLETS DEDICATED TO SPECIFIC APPLIANCES

MOUNTING HEIGHTS
ALL OPERABLE PARTS OF CONTROLS OF OUTLETS MUST BE WITHIN THE FOLLOWING SPECIFIED RANGES. NOTE:BOTH RECEPTACLES OF DUPLEX OUTLETS MUST BE WITHIN THESE RANGES AS WELL.

FORWARD REACH WITH NO OBSTRUCTION
15" MINIMUM TO 48" MAXIMUM ABOVE THE FINISHED FLOOR
FORWARD REACH OVER AN OBSTRUCTION
OBSTRUCTIONS 0" TO 20" FROM A WALL - MAXIMUM HEIGHT FOR CONTROLS OR OUTLETS = 48" ABOVE THE FINISHED FLOOR.
OBSTRUCTIONS 20"-25-1/2" FROM A WALL - MAXIMUM HEIGHT FOR CONTROLS OR OUTLETS= 44" ABOVE THE FINISHED FLOOR.

NOTE:FOR FORWARD REACH OVER AN OBSTRUCTION, A 30" WIDE CLEAR KNEE SPACE AS DEEP AS THE FORWARD REACH DISTANCE ADJOINING AN ACCESSIBLE ROUTE MUST BE AVAILABLE BELOW THE COUNTER OR OBSTRUCTION TO EXECUTE A FORWARD REACH.

SIDE REACH OVER AN OBSTRUCTION
MAXIMUM HEIGHT FOR CONTROLS OR OUTLETS = 46" ABOVE THE FINISHED FLOOR.

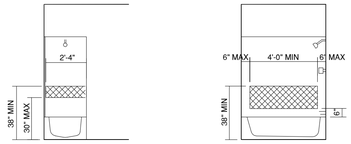
NOTE:FOR SIDE REACH OVER AN OBSTRUCTION, A 30"X48" CLEAR FLOOR SPACE ALLOWING A PARALLEL APPROACH TO THE OBSTRUCTION AND ADJOINING AN ACCESSIBLE ROUTE IS REQUIRED TO REACH CONTROLS.

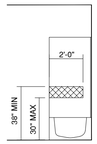
REQUIREMENT 6

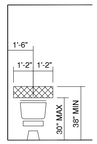
REINFORCED WALLS FOR GRAB BARS

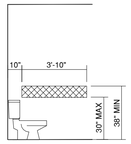
REINFORCING FOR GRAB BARS AT TOILETS
SEE FIGURES BELOW FOR LOCATION OF BLOCKING

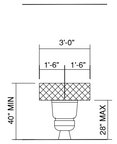
REINFORCING FOR GRAB BARS AT BATHTUBS
SEE FIGURES BELOW FOR LOCATION OF BLOCKING











REINFORCING REQUIREMENTS
REINFORCING MUST BE INSTALLED TO WITHSTAND THE FORCES SPECIFIED IN ANSI 4.26
ANSI 4.26.3 STRUCTURAL STRENGTH
ALLOWABLE STRESSES IN BENDING SHEAR AND TENSION SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 LBF (1112N) IS APPLIED AT ANY POINT ON THE GRAB BAR.....

MOLDED TUB FIXTURES
SOLID WOOD BLOCKING MUST BE INSTALLED IN THE CAVITY BETWEEN THE FIBERGLASS OR ACRYLIC TUB WALL AND THE FRAME WALL. THE BLOCKING MUST BE CUT TO FIT SNUGLY IN THIS SPACE BETWEEN THE STUDS AND THE PANEL. THE BLOCKING MUST CONTACT THE PLASTIC PANEL OVER THE ENTIRE REINFORCED AREA.

REQUIREMENT 7

USABLE KITCHENS AND BATHROOMS

PART A: USABLE KITCHENS
THE GUIDELINES 1) SPECIFY MINIMUM CLEAR FLOOR SPACES AT FIXTURES AND APPLIANCES, 2) DEFINE MINIMUM CLEARANCE BETWEEN COUNTERS, AND 3) PROVIDE SPECIFICATIONS FOR U-SHAPED KITCHENS

1. CLEAR FLOOR SPACE AT FIXTURES AND APPLIANCES
A 30"X48" CLEAR FLOOR SPACE SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE OR FIXTURE AND THESE CLEAR FLOOR SPACES MUST ADJOIN THE ACCESSIBLE ROUTE THAT PASSES INTO AND THROUGH THE KITCHEN.

CLEAR FLOOR SPACE AT RANGES, COOKTOPS AND SINKS UNLESS KNEE SPACE IS PROVIDED, SPACE TO EXECUTE A PARALLEL APPROACH MUST BE PROVIDED AT RANGES, COOKTOPS, AND SINKS. THE CLEAR FLOOR SPACE MUST BE CENTERED ON THE SINK BOWL OR APPLIANCE. AT SINGLE BOWL SINKS, THE CLEAR FLOOR SPACE MUST BE CENTERED ON THAT BOWL. WITH MULTIPLE BOWL SINKS, THE CLEAR FLOOR SPACE MUST BE CENTERED ON THE OVERALL SINK ITSELF.

REQUIREMENT 7 (CONT.)

USABLE KITCHENS AND BATHROOMS

CLEAR FLOOR SPACE AT OVENS, DISHWASHERS,REFRIGERATORS, FREEZERS, AND TRASH COMPACTORS
A 30"X48" CLEAR FLOOR SPACE ORIENTED EITHER PARALLEL OR PERPENDICULAR IS REQUIRED AT THE OVEN, DISHWASHER, REFRIGERATOR, FREEZER, TRASH COMPACTOR, WALL MOUNTED, AND MICROWAVE OVENS.

2. CLEARANCE BETWEEN COUNTERS AND ALL OPPOSING ELEMENTS
A CLEARANCE OF AT LEAST 40" BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, AND WALLS IS REQUIRED. THE CLEARANCE IS MEASURED FROM ANY COUNTERTOP OR THE FACE OF ANY APPLIANCE (EXCLUDING HANDLES AND CONTROLS) THAT PROJECTS INTO THE KITCHEN TO THE OPPOSING CABINET, COUNTERTOP, APPLIANCE, OR WALL.

3. U-SHAPED KITCHENS
A 60" DIAMETER TURNING CIRCLE IS REQUIRED IN A U-SHAPED KITCHEN THAT HAS A SINK, RANGE, OR COOKTOP AT IT'S BASE. APPLIANCES SUCH AS REFRIGERATORS AND RANGES (EXCLUDING HANDLES) MUST NOT ENCROACH UPON THIS 60" TURNING SPACE. IN ADDITION TO THE TURNING SPACE, A 30"X48" CLEAR FLOOR SPACE FOR A PARALLEL APPROACH CENTERED ON THE SINK, RANGE OR COOKTOP IS REQUIRED.

PART B: USABLE BATHROOMS
USABLE BATHROOMS INCLUDE THE FOLLOWING:
1) AN ACCESSIBLE ROUTE TO AND INTO THE BATHROOM WITH A NOMINAL 32" CLEAR DOOR OPENING.
2) SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS.
3) REINFORCED WALLS TO ALLOW FOR THE LATER INSTALLATION OF GRAB BARS.
4) MANEUVERING SPACE WITHIN THE BATHROOM TO PERMIT A PERSON USING A MOBILITY AID TO ENTER THE ROOM, CLOSE AND REOPEN THE DOOR AND EXIT.
5) MANEUVERING AND CLEAR FLOOR SPACE WITHIN THE BATHROOM TO PERMIT A PERSON USING A MOBILITY AID TO APPROACH AND USE FIXTURES.

SPECIFICATION "A" DESIGN
ALL BATHROOMS WITHIN THE DWELLING MUST COMPLY WITH THE "A" SPECIFICATIONS. ALL FIXTURES (IE. MULTIPLE SINKS OR A SEPARATE SHOWER AND TUB) MUST BE USABLE.

SPECIFICATION "B" DESIGN
ONLY ONE BATHROOM IN THE DWELLING UNIT MUST MEET THE "B" SPECIFICATIONS. ALL OTHER BATHROOMS MUST BE ON AN ACCESSIBLE ROUTE, HAVE DOORS WITH A 32" CLEAR OPENING, HAVE SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS, AND HAVE REINFORCED WALLS. MANEUVERING SPACE IS NOT REQUIRED IN OTHER BATHROOMS WITHIN THE DWELLING UNIT WHEN ONE BATHROOM IS DESIGNED TO MEET THE "B" SPECIFICATION. WHERE SEVERAL OF EACH FIXTURE ARE PROVIDED, (IN THE "B" SPECIFICATION BATHROOM) ONLY ONE OF EACH TYPE MUST BE USABLE.

BOTH SPECIFICATION "A" AND SPECIFICATION "B" BATHROOMS REQUIRE THE FOLLOWING ELEMENTS:
1) 30"X48" CLEAR FLOOR SPACE OUTSIDE THE SWING OF THE DOOR AS IT IS CLOSED.
2) USABLE BATHROOM FIXTURES.

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PARCEL A
A NEW MIXED-USE BUILING
Parcel A, Phase 4
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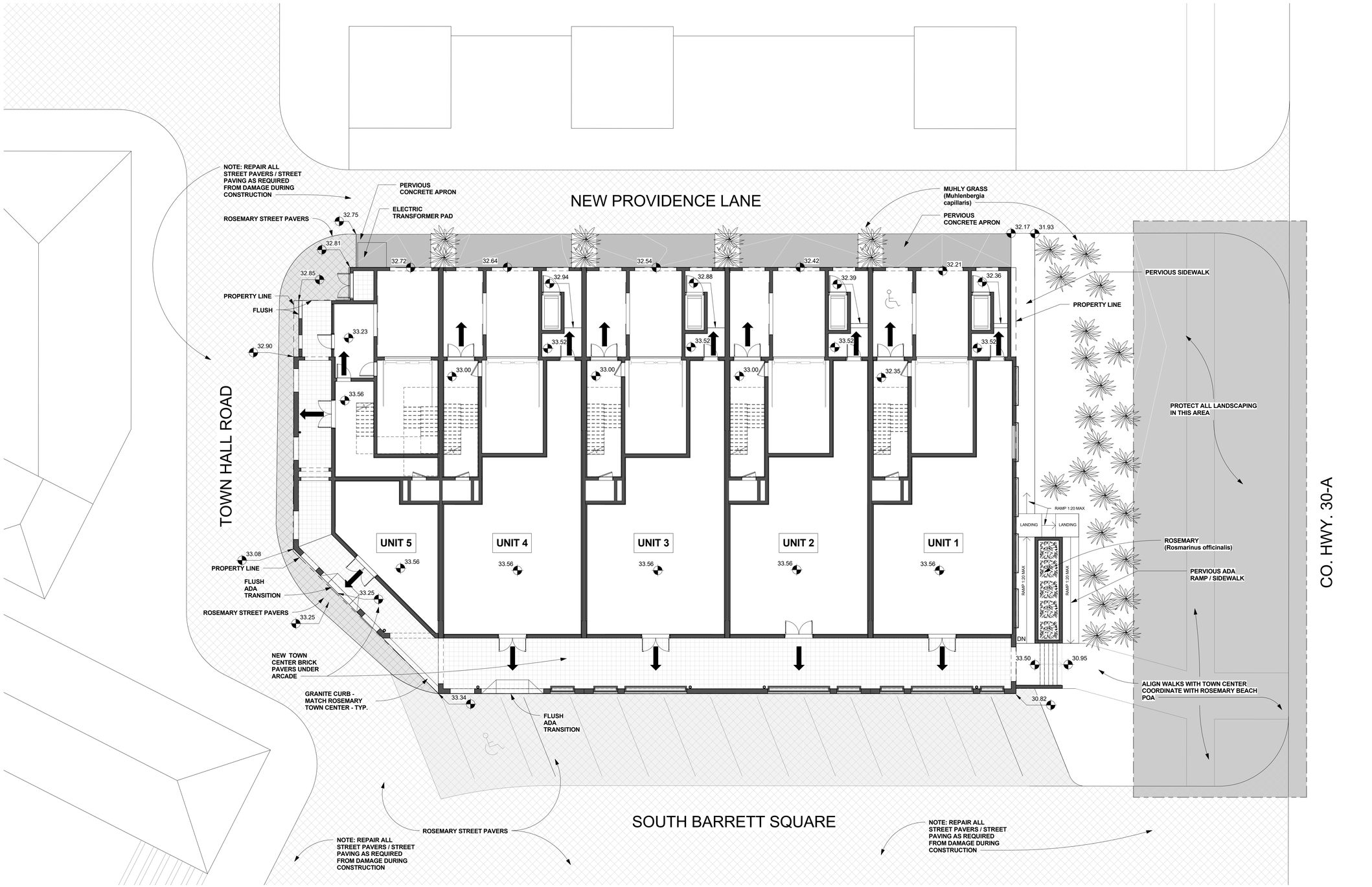
FAIR HOUSING NOTES AND DIAGRAMS

PARCEL A
PARCEL A

0-A003



1 / 0-A004 SITE PLAN
1" = 10'-0"

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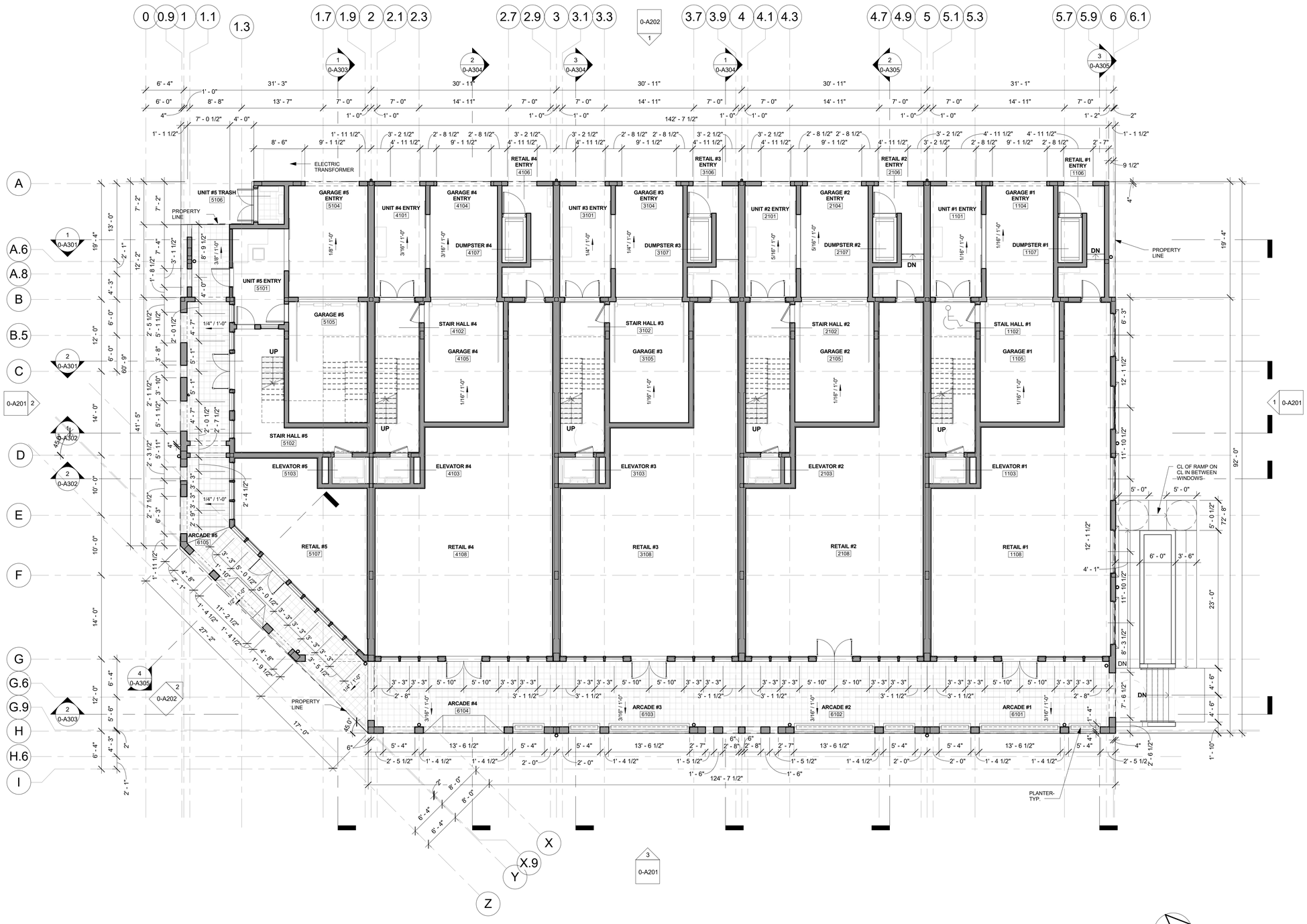
SITE PLAN

PARCEL A
PARCEL A

0-A004



1 0-A101 OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

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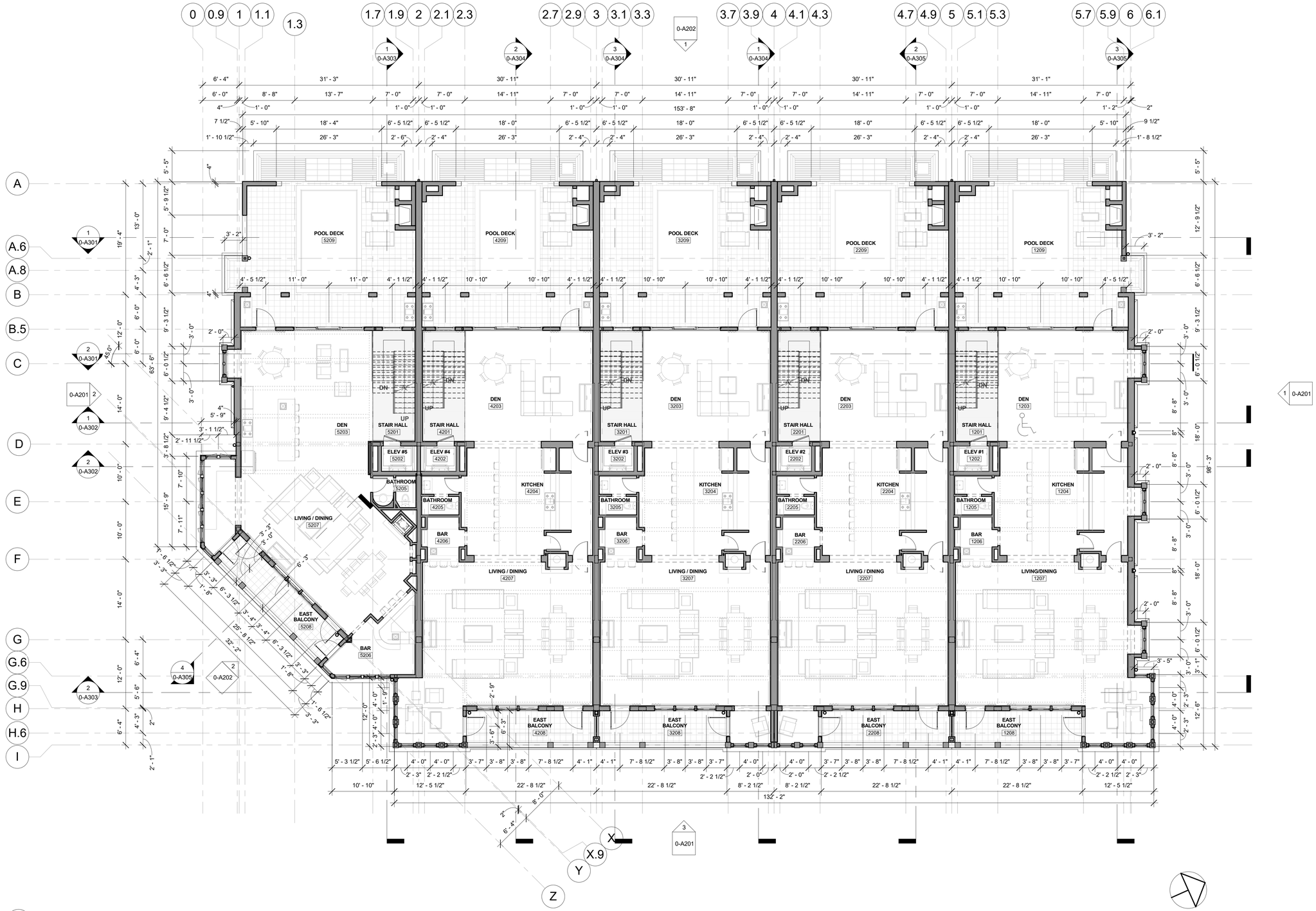
OVERALL FIRST FLOOR PLAN

PARCEL A
PARCEL A

0-A101



1 OVERALL SECOND FLOOR PLAN
0-A102 1/8" = 1'-0"

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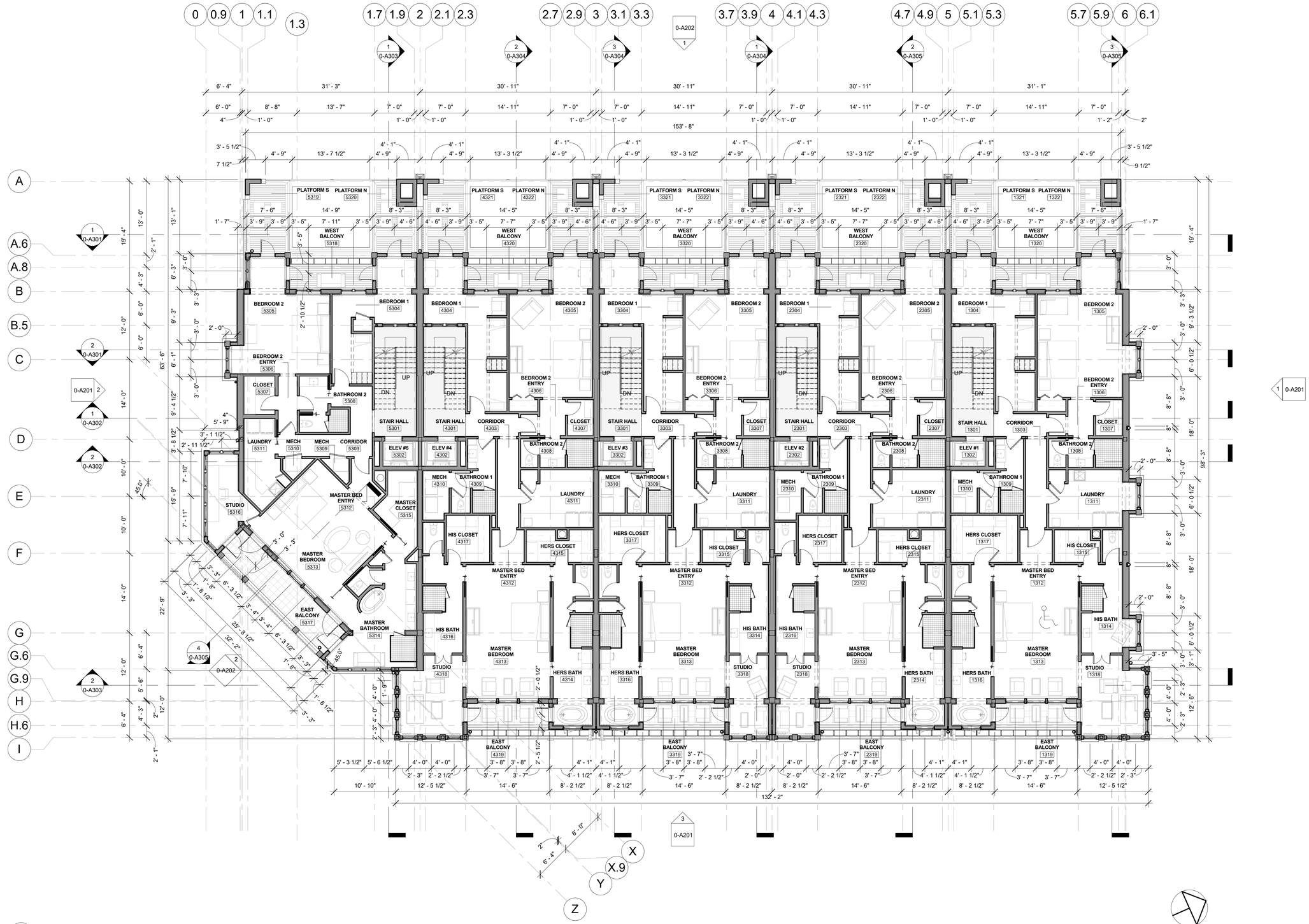
OVERALL
SECOND
FLOOR PLAN

PARCEL A
PARCEL A

0-A102



1 0-A103 OVERALL THIRD FLOOR PLAN
1/8" = 1'-0"

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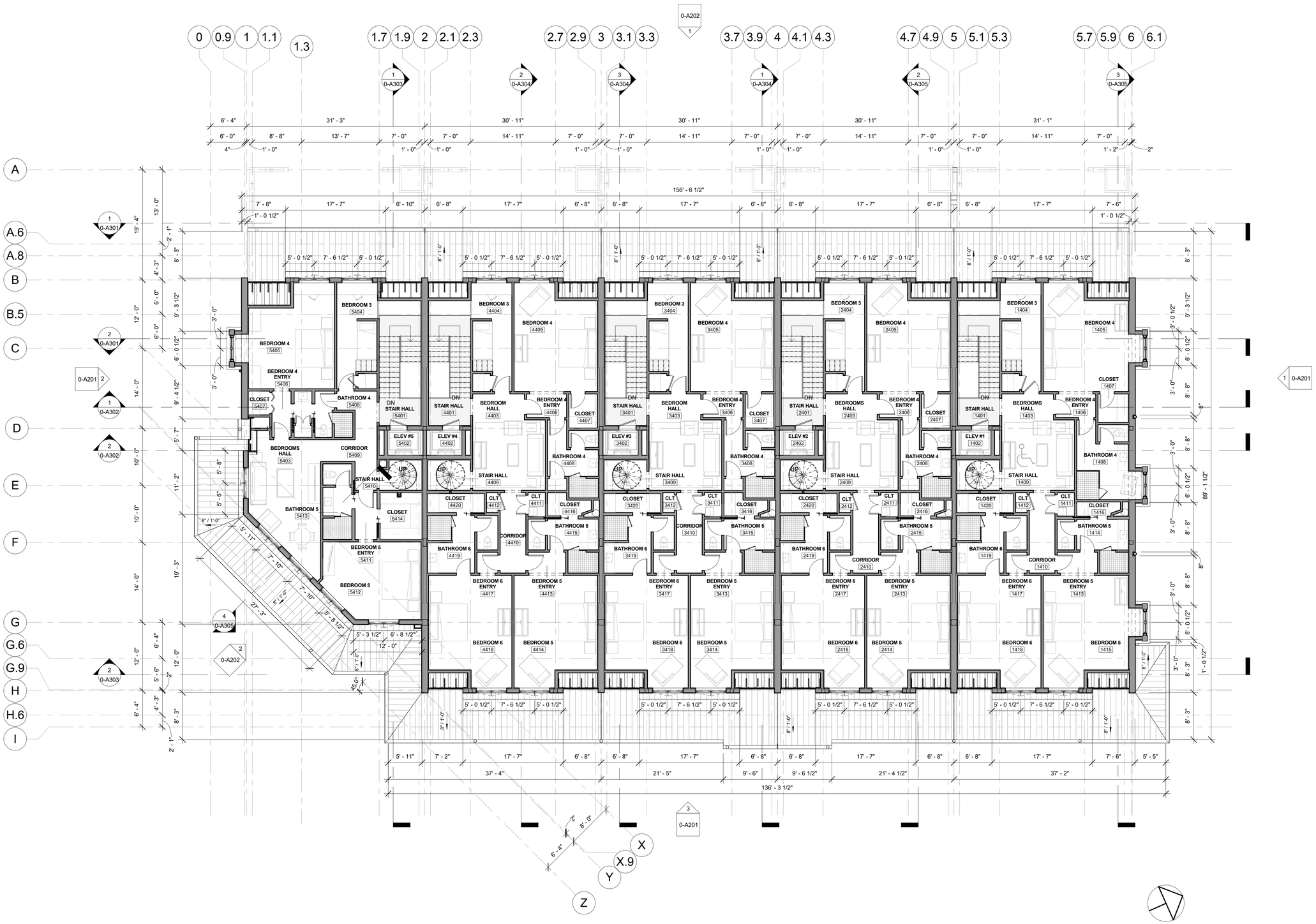
OVERALL THIRD FLOOR PLAN

PARCEL A
PARCEL A

0-A103



1 0-A104 OVERALL FORTH FLOOR PLAN
1/8" = 1'-0"

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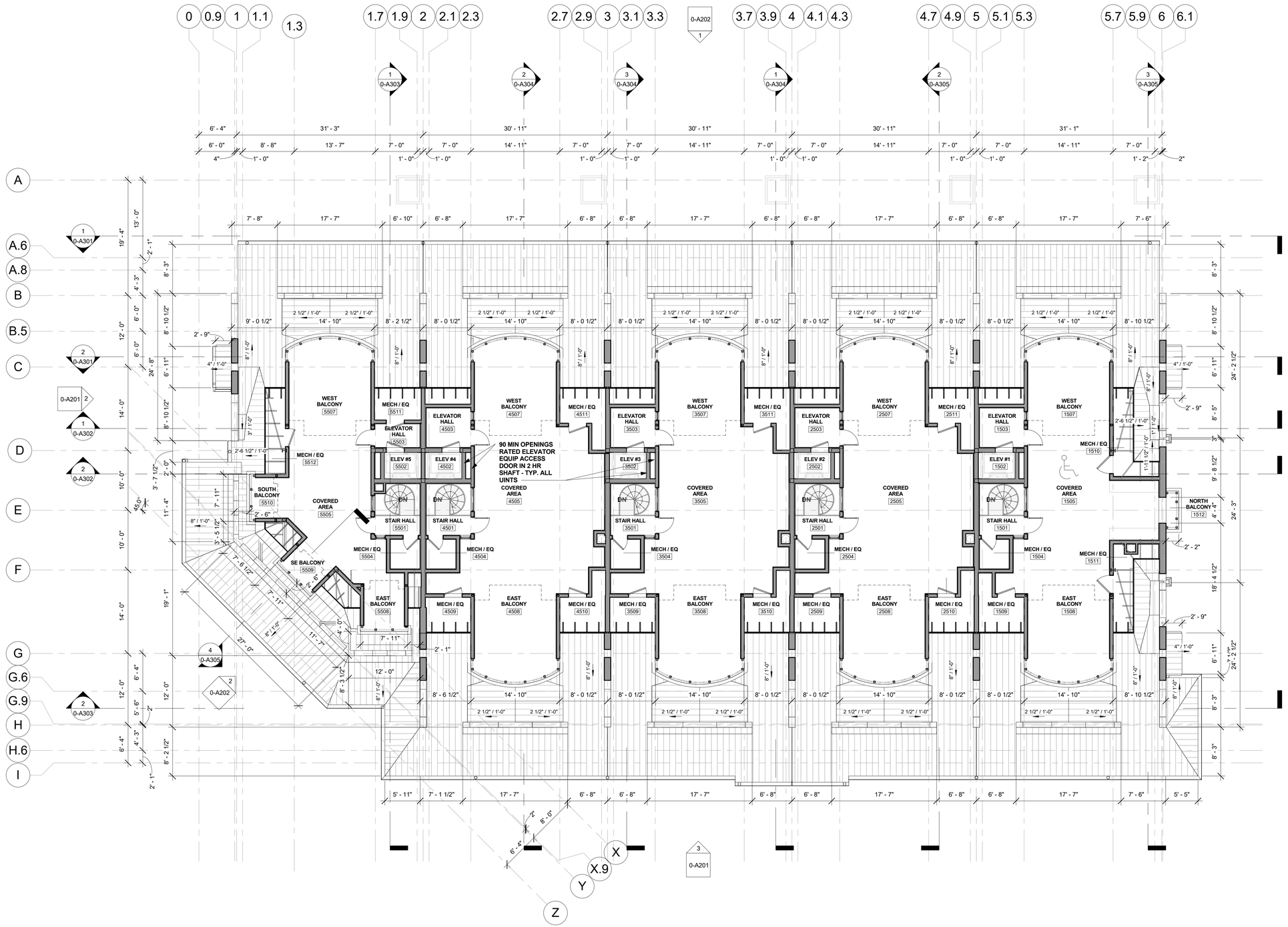
OVERALL
FOURTH
FLOOR PLAN

PARCEL A
PARCEL A

0-A104



1 0-A105 OVERALL ROOF ACCESS PLAN
1/8" = 1'-0"

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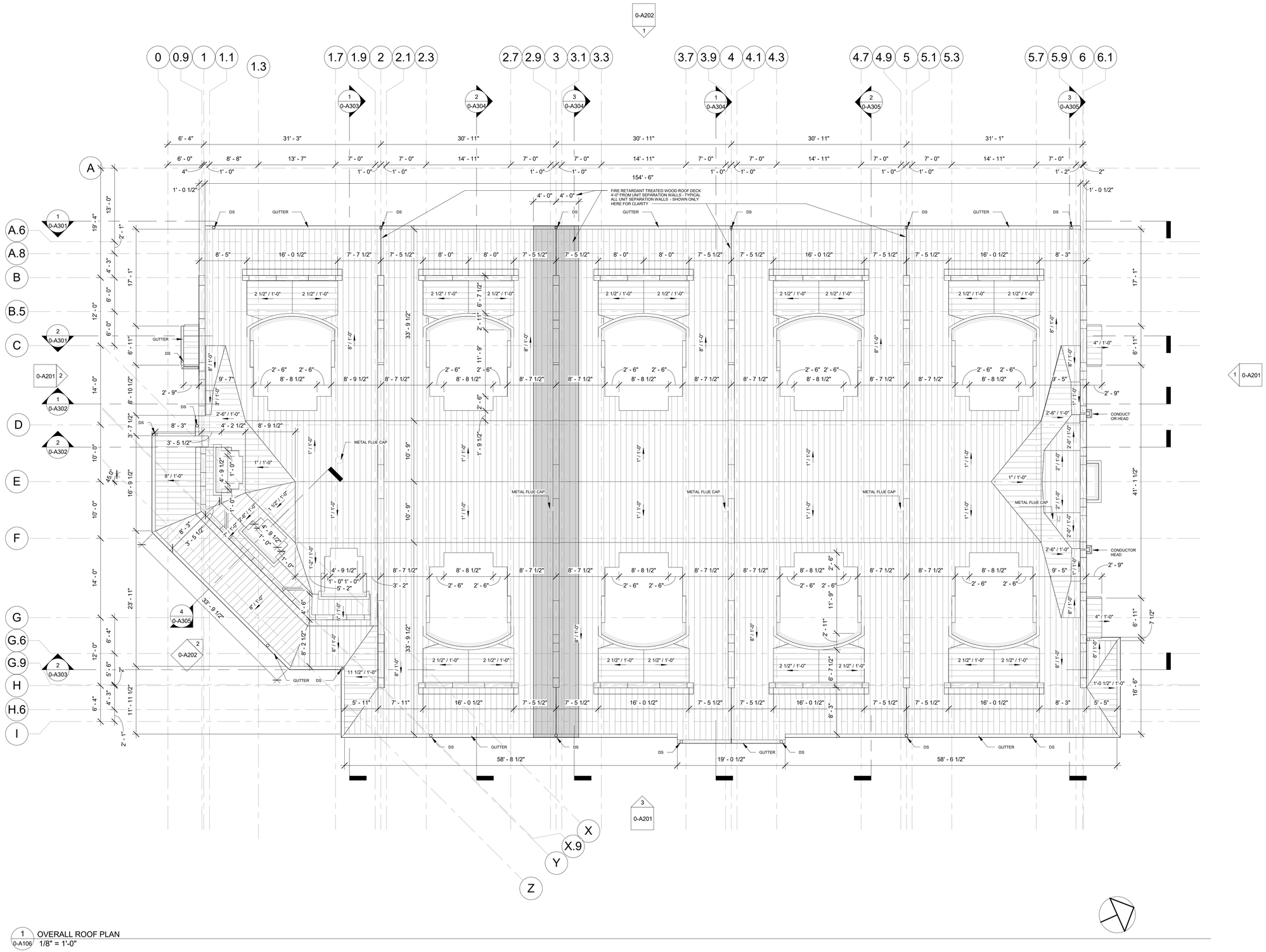
OVERALL ROOF ACCESS PLAN

PARCEL A
PARCEL A

0-A105



1 0-A106 OVERALL ROOF PLAN
1/8" = 1'-0"

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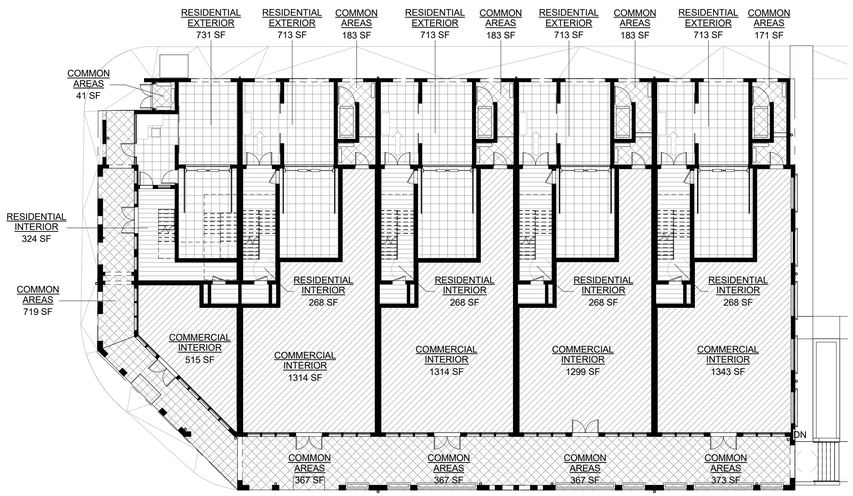
OVERALL
ROOF PLAN

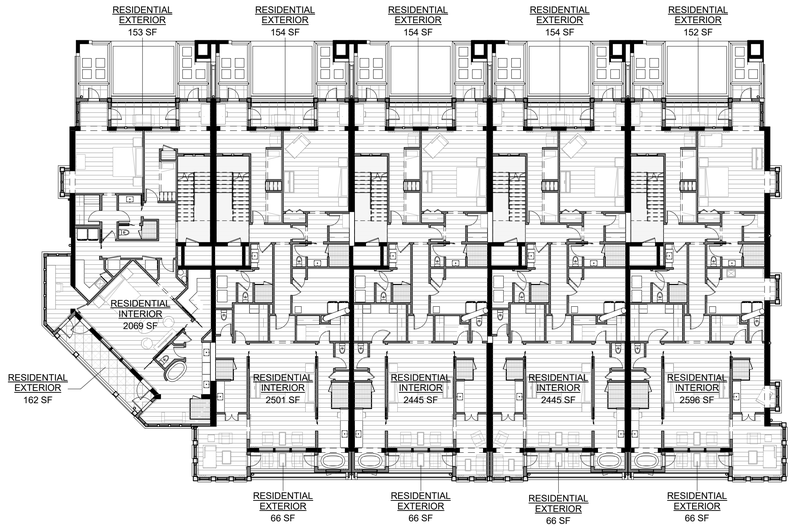
PARCEL A
PARCEL A

0-A106

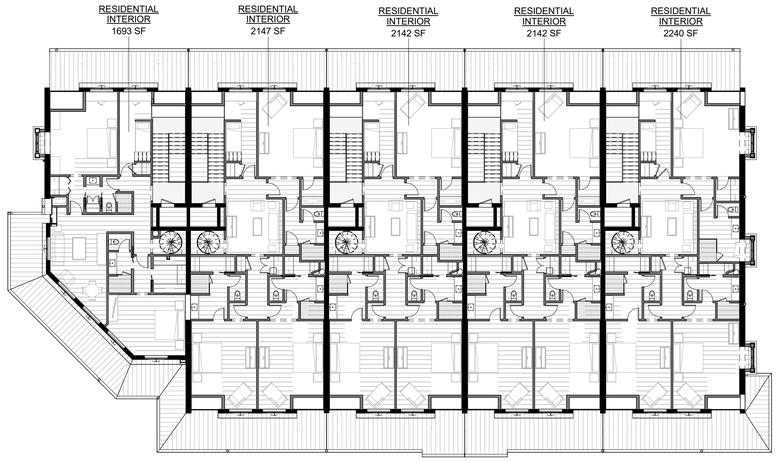


1 / 0-A107 AREA PLAN - FIRST FLOOR
1/16" = 1'-0"

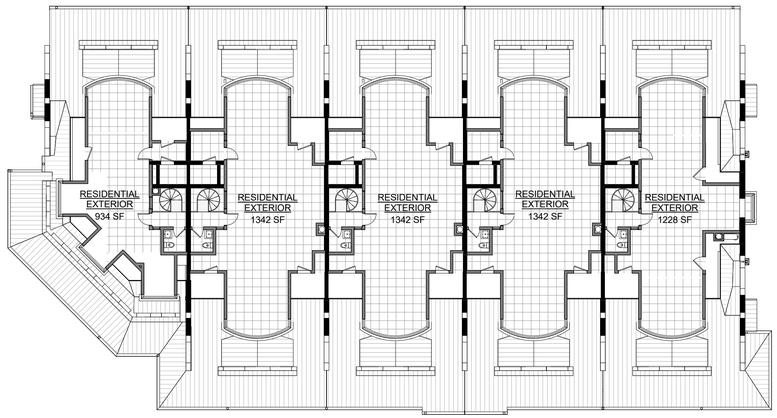
2 / 0-A107 AREA PLANS - SECOND FLOOR
1/16" = 1'-0"



3 / 0-A107 AREA PLAN - THIRD FLOOR
1/16" = 1'-0"



4 / 0-A107 AREA PLAN - FOURTH FLOOR
1/16" = 1'-0"



5 / 0-A107 AREA PLAN - ROOF ACCESS
1/16" = 1'-0"

AREA LEGEND

- COMMERCIAL INTERIOR
- COMMON AREAS
- RESIDENTIAL EXTERIOR
- RESIDENTIAL INTERIOR

AREAS - UNIT 1	
1st Floor	
COMMON AREAS	544 SF
RESIDENTIAL EXTERIOR	713 SF
RESIDENTIAL INTERIOR	268 SF
COMMERCIAL INTERIOR	1343 SF
2nd Floor	
RESIDENTIAL EXTERIOR	1062 SF
RESIDENTIAL INTERIOR	2269 SF
3rd Floor	
RESIDENTIAL EXTERIOR	218 SF
RESIDENTIAL INTERIOR	2596 SF
4th Floor	
RESIDENTIAL INTERIOR	2240 SF
Roof Deck	
RESIDENTIAL EXTERIOR	1228 SF
AREA TOTALS - UNIT 1	
COMMON AREAS	544 SF
RESIDENTIAL EXTERIOR	3221 SF
RESIDENTIAL INTERIOR	7372 SF
COMMERCIAL INTERIOR	1343 SF

AREAS - UNIT 2	
1st Floor	
COMMON AREAS	550 SF
RESIDENTIAL EXTERIOR	713 SF
RESIDENTIAL INTERIOR	268 SF
COMMERCIAL INTERIOR	1299 SF
2nd Floor	
RESIDENTIAL EXTERIOR	1051 SF
RESIDENTIAL INTERIOR	2117 SF
3rd Floor	
RESIDENTIAL EXTERIOR	220 SF
RESIDENTIAL INTERIOR	2445 SF
4th Floor	
RESIDENTIAL INTERIOR	2142 SF
Roof Deck	
RESIDENTIAL EXTERIOR	1342 SF
AREA TOTALS - UNIT 2	
COMMON AREAS	550 SF
RESIDENTIAL EXTERIOR	3325 SF
RESIDENTIAL INTERIOR	6971 SF
COMMERCIAL INTERIOR	1299 SF

AREAS - UNIT 3	
1st Floor	
COMMON AREAS	550 SF
RESIDENTIAL EXTERIOR	713 SF
RESIDENTIAL INTERIOR	268 SF
COMMERCIAL INTERIOR	1314 SF
2nd Floor	
RESIDENTIAL EXTERIOR	1051 SF
RESIDENTIAL INTERIOR	2117 SF
3rd Floor	
RESIDENTIAL EXTERIOR	220 SF
RESIDENTIAL INTERIOR	2445 SF
4th Floor	
RESIDENTIAL INTERIOR	2142 SF
Roof Deck	
RESIDENTIAL EXTERIOR	1342 SF
AREA TOTALS - UNIT 3	
COMMON AREAS	550 SF
RESIDENTIAL EXTERIOR	3325 SF
RESIDENTIAL INTERIOR	6972 SF
COMMERCIAL INTERIOR	1314 SF

AREAS - UNIT 4	
1st Floor	
COMMON AREAS	550 SF
RESIDENTIAL EXTERIOR	713 SF
RESIDENTIAL INTERIOR	268 SF
COMMERCIAL INTERIOR	1314 SF
2nd Floor	
RESIDENTIAL EXTERIOR	1051 SF
RESIDENTIAL INTERIOR	2173 SF
3rd Floor	
RESIDENTIAL EXTERIOR	220 SF
RESIDENTIAL INTERIOR	2501 SF
4th Floor	
RESIDENTIAL INTERIOR	2147 SF
Roof Deck	
RESIDENTIAL EXTERIOR	1342 SF
AREA TOTALS - UNIT 4	
COMMON AREAS	550 SF
RESIDENTIAL EXTERIOR	3325 SF
RESIDENTIAL INTERIOR	7089 SF
COMMERCIAL INTERIOR	1314 SF

AREAS - UNIT 5	
1st Floor	
COMMON AREAS	760 SF
RESIDENTIAL EXTERIOR	731 SF
RESIDENTIAL INTERIOR	324 SF
COMMERCIAL INTERIOR	515 SF
2nd Floor	
RESIDENTIAL EXTERIOR	1086 SF
RESIDENTIAL INTERIOR	1777 SF
3rd Floor	
RESIDENTIAL EXTERIOR	316 SF
RESIDENTIAL INTERIOR	2069 SF
4th Floor	
RESIDENTIAL INTERIOR	1693 SF
Roof Deck	
RESIDENTIAL EXTERIOR	934 SF
AREA TOTALS - UNIT 5	
COMMON AREAS	760 SF
RESIDENTIAL EXTERIOR	3067 SF
RESIDENTIAL INTERIOR	5863 SF
COMMERCIAL INTERIOR	515 SF

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PARCEL A
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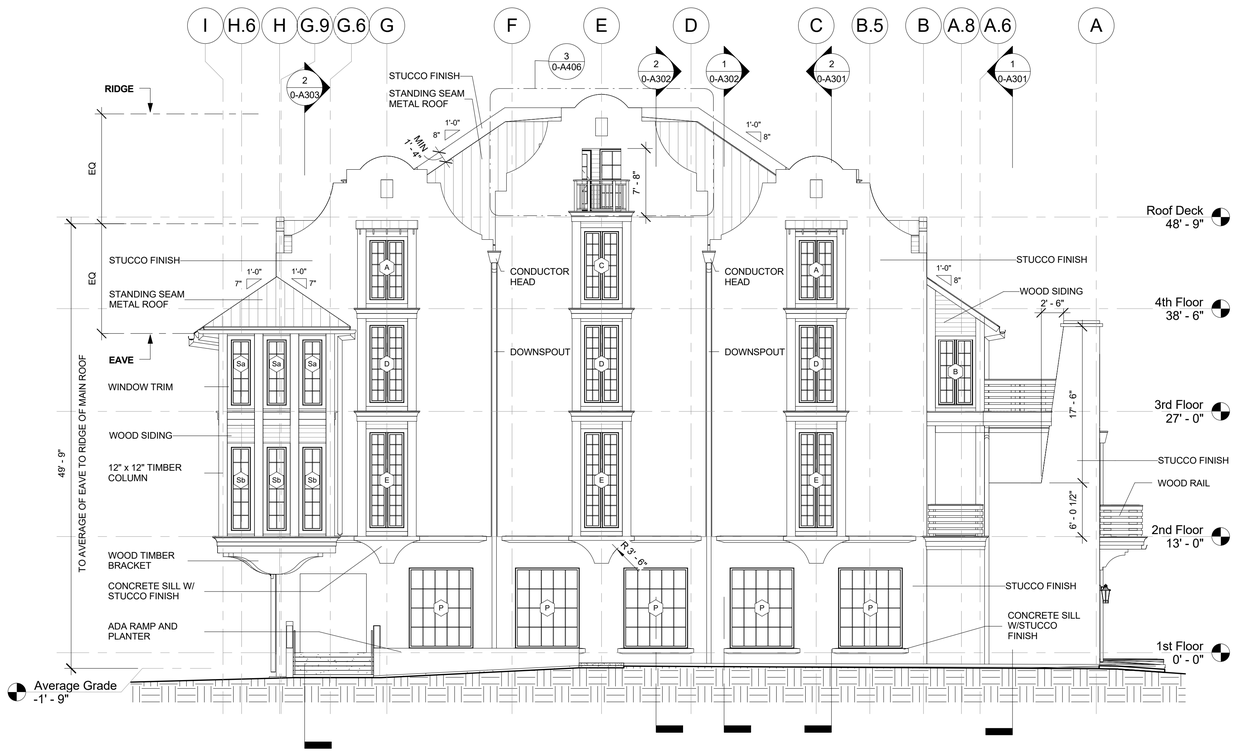
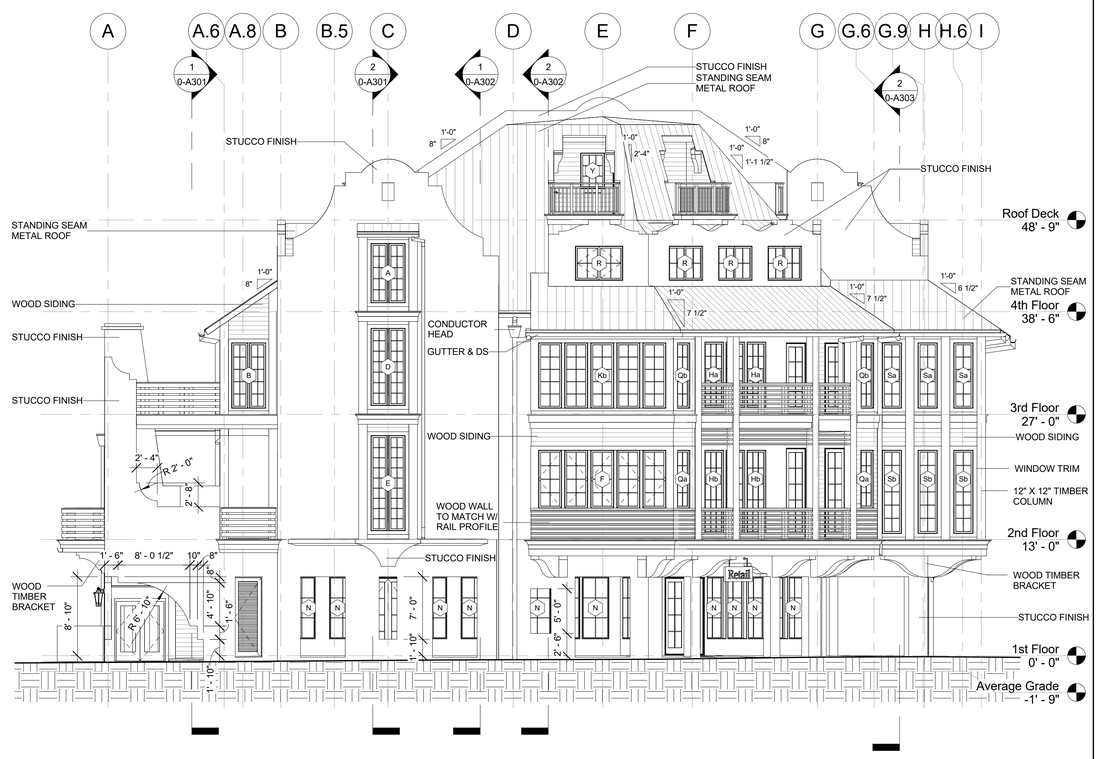
AREA PLANS
&
SCHEDULES

PARCEL A
PARCEL A

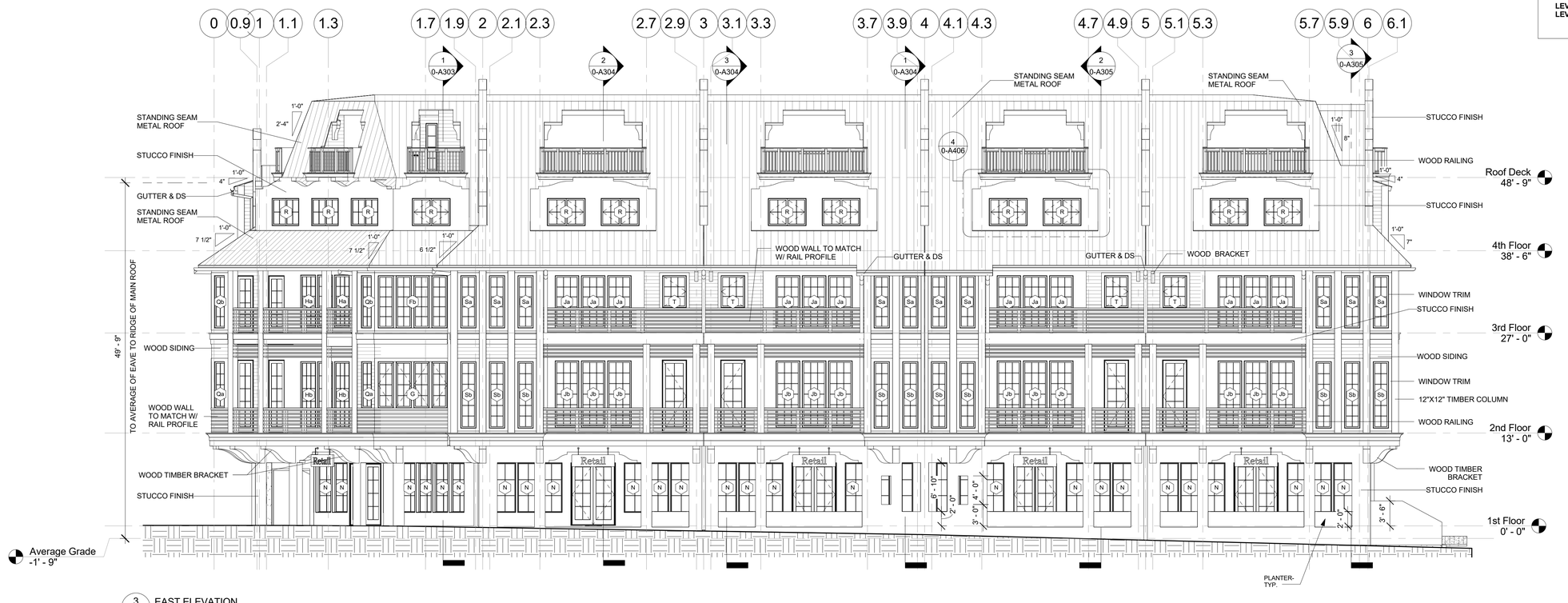
0-A107



1 NORTH ELEVATION
0-A201 1/8" = 1'-0"



2 SOUTH ELEVATION
0-A201 1/8" = 1'-0"



3 EAST ELEVATION
0-A201 1/8" = 1'-0"

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD

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BUILDING ELEVATIONS

PARCEL A
PARCEL A

0-A201

1 0-A202 WEST ELEVATION
1/8" = 1'-0"

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD

2 0-A202 SOUTH-EAST ELEVATION
1/8" = 1'-0"

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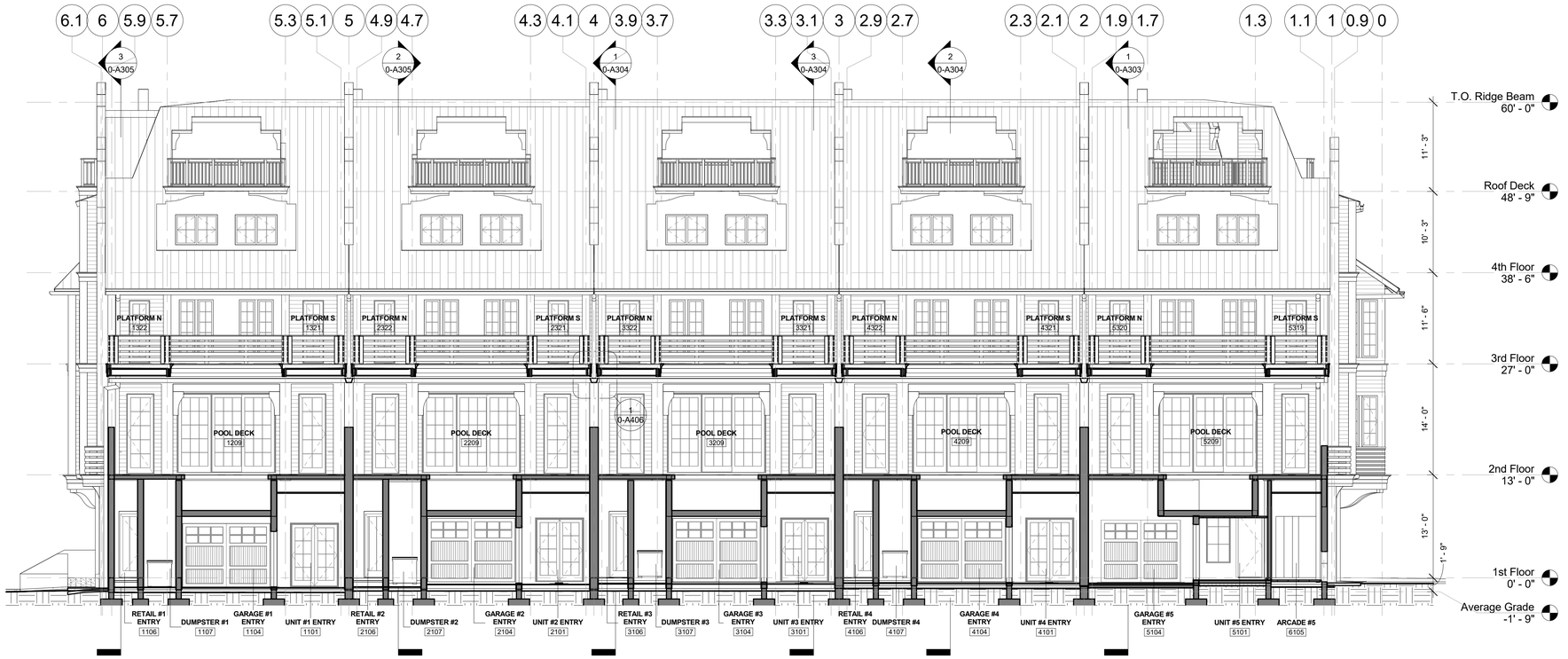
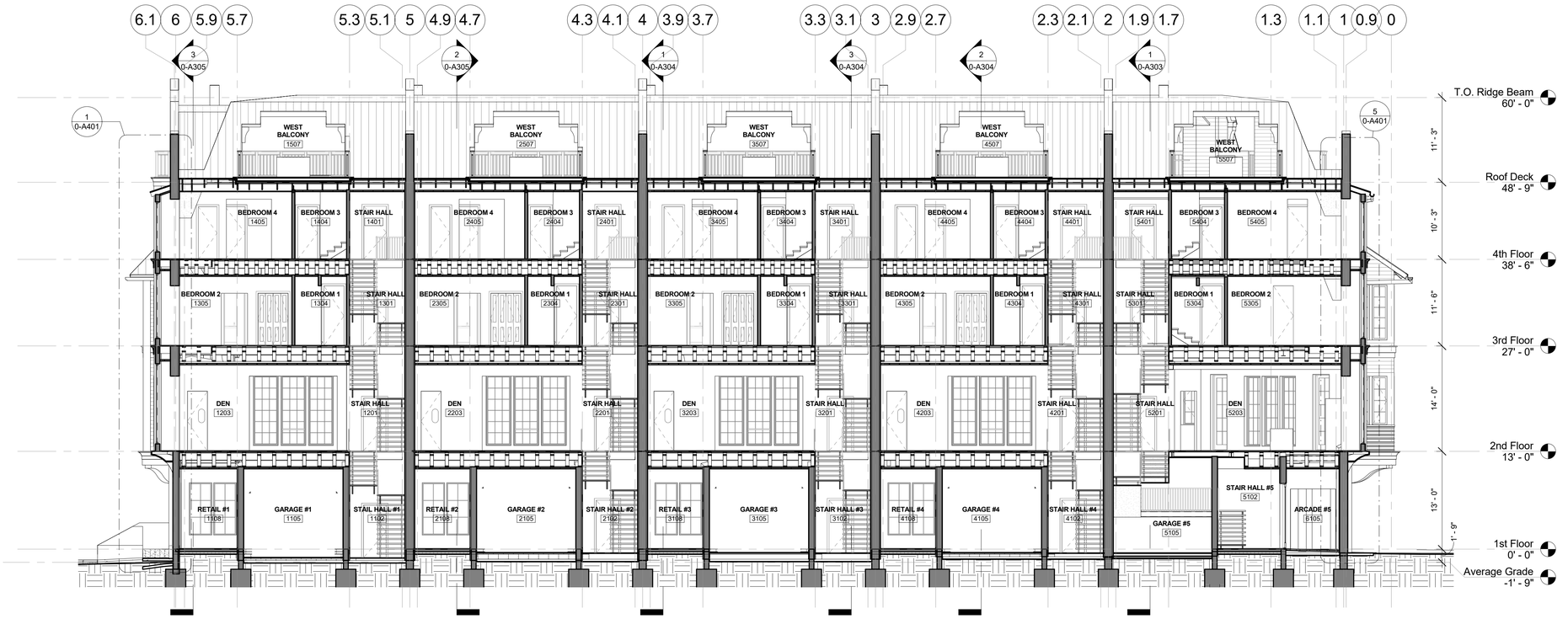
BUILDING ELEVATIONS

PARCEL A
PARCEL A

0-A202



1 0-A301 BUILDING SECTION 1
1/8" = 1'-0"



2 0-A301 BUILDING SECTION 2
1/8" = 1'-0"

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD

STATE OF FLORIDA · TIMOTHY J. MCNAMARA · AR91856 · REGISTERED ARCHITECT
ar91856

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PARCEL A
A NEW MIXED-USE BUILING

Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

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Phase
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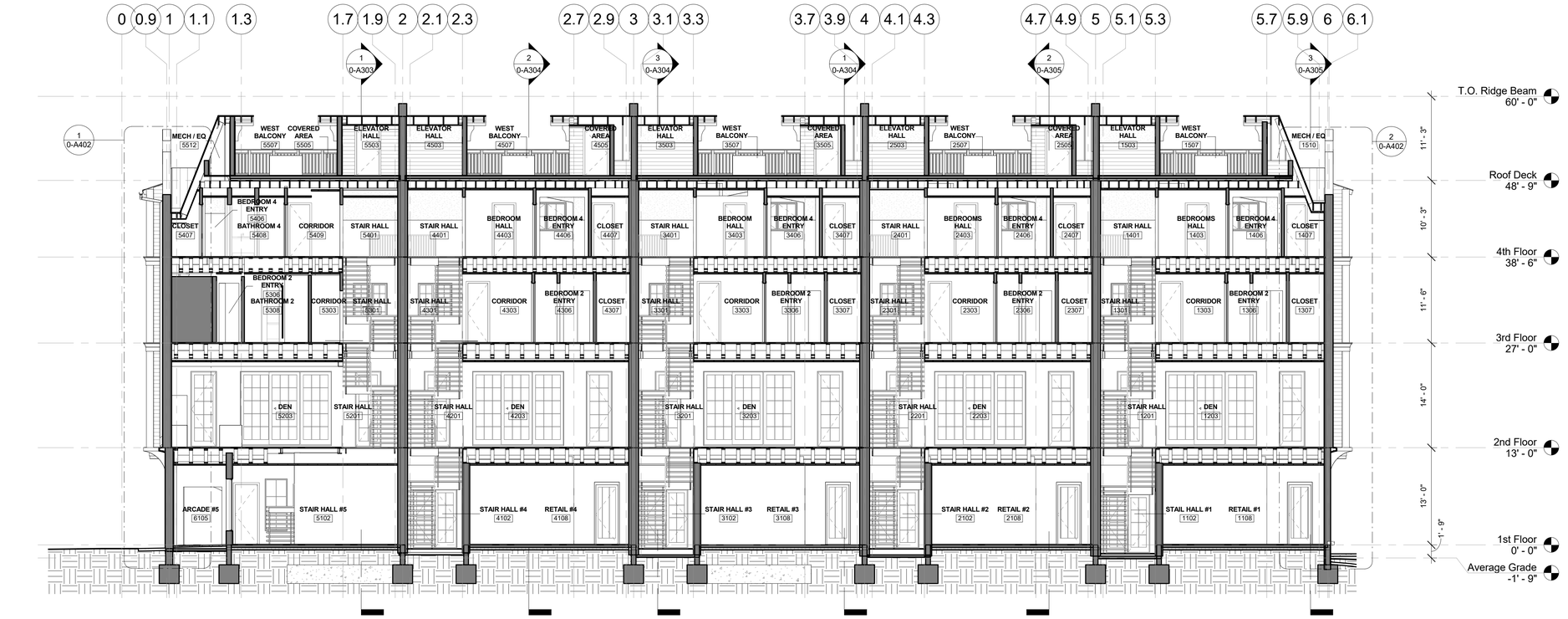
12/21/2016

Sheet Issue Date
12/21/2016

BUILDING SECTIONS

PARCEL A
PARCEL A

0-A301



1 0-A302 BUILDING SECTION 3
1/8" = 1'-0"

2 0-A302 BUILDING SECTION 4
1/8" = 1'-0"

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD

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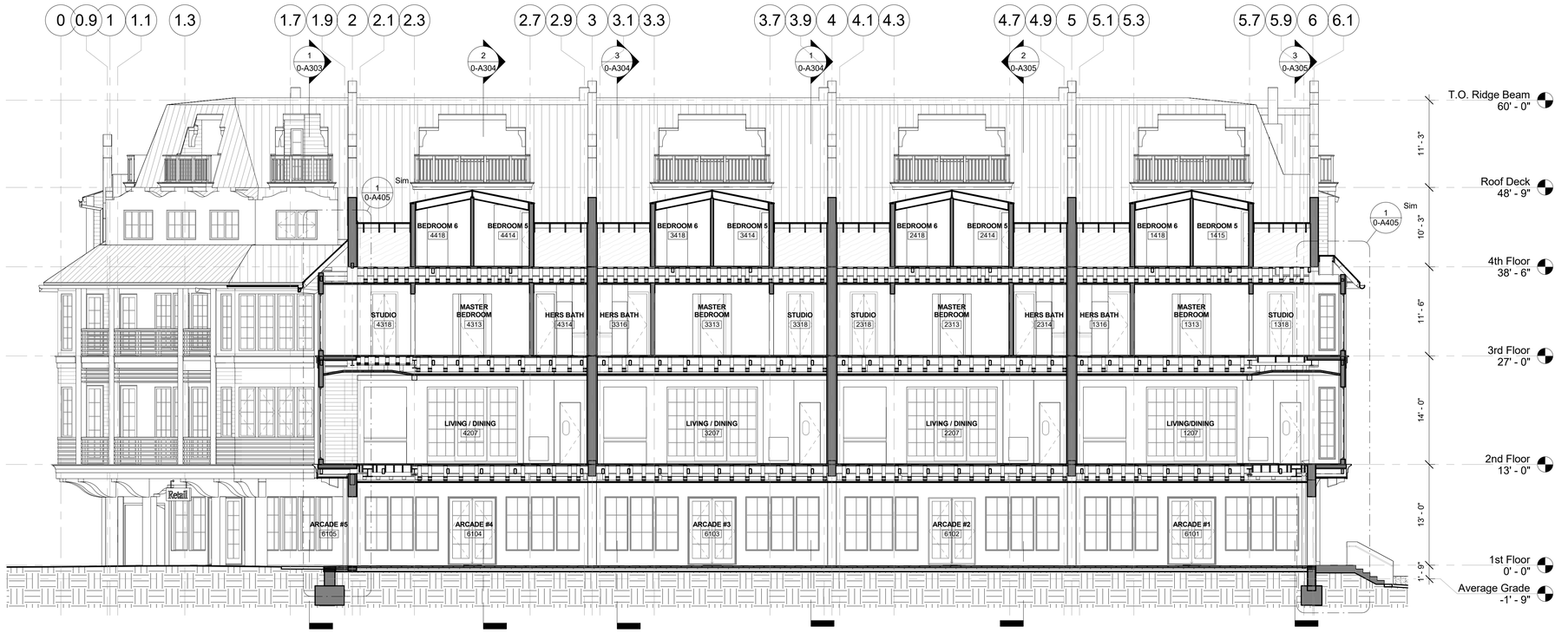
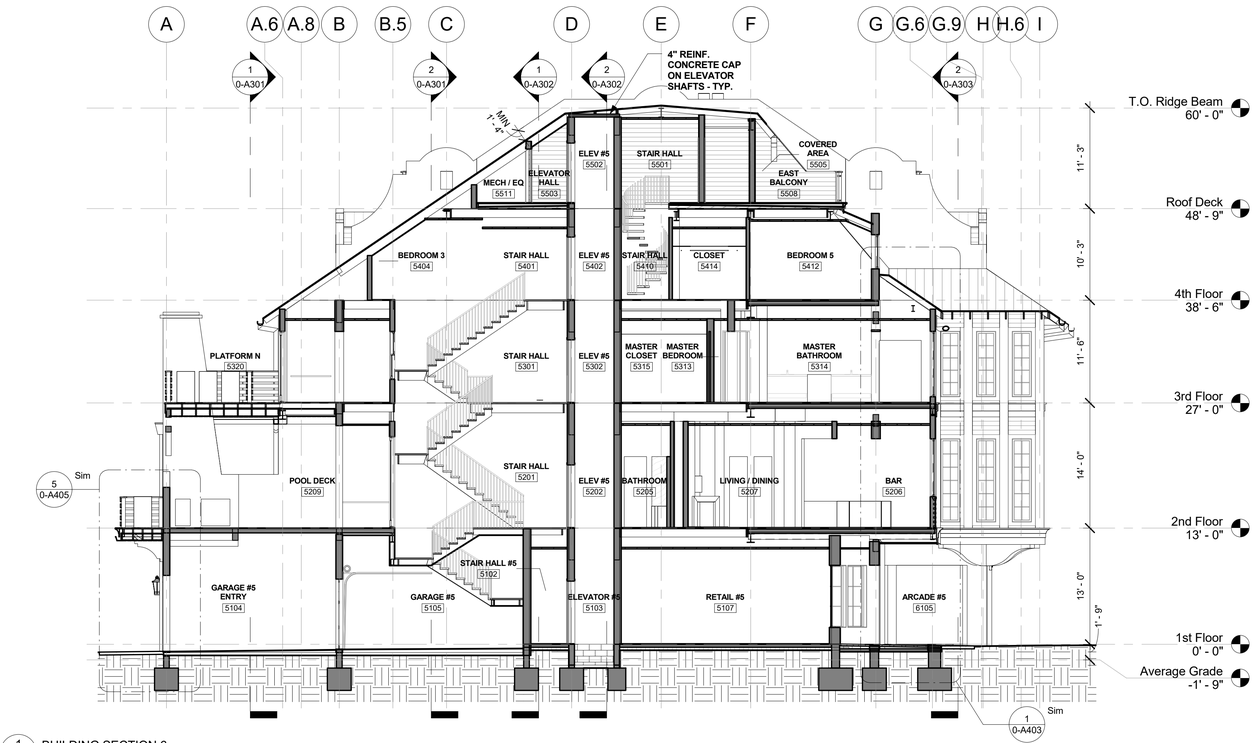
BUILDING SECTIONS

PARCEL A
PARCEL A

0-A302



2 0-A303 BUILDING SECTION 5
1/8" = 1'-0"



1 0-A303 BUILDING SECTION 6
1/8" = 1'-0"

NOTE:

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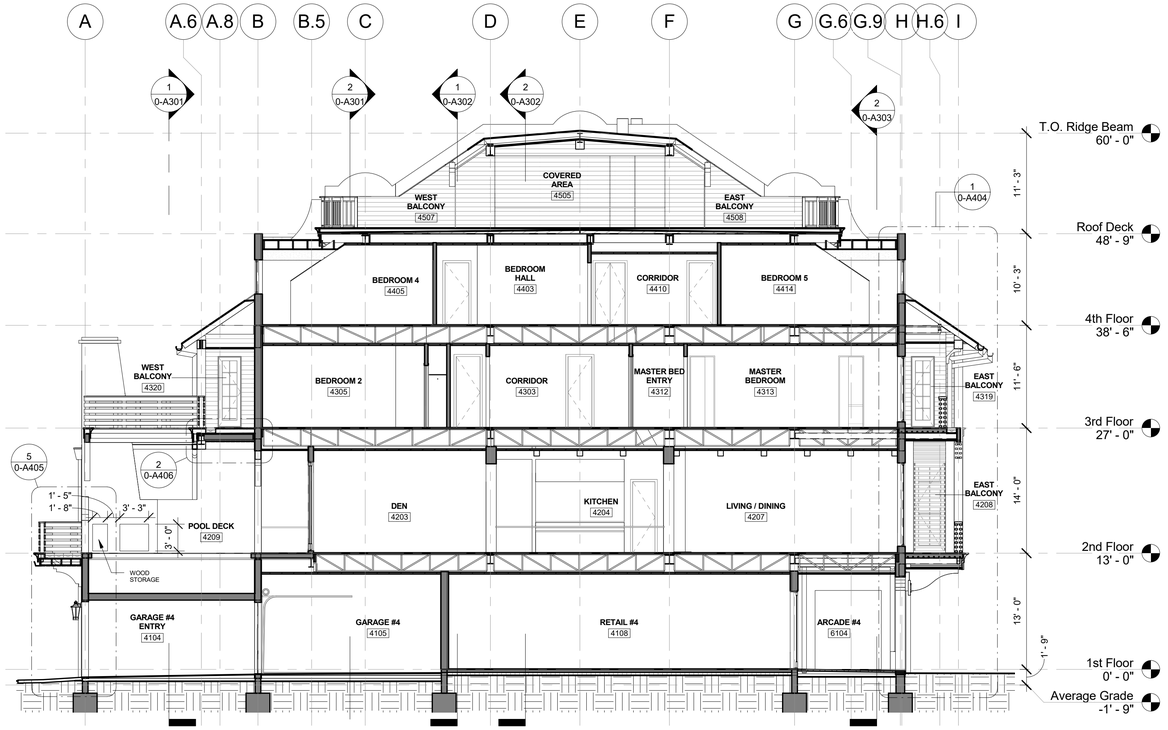
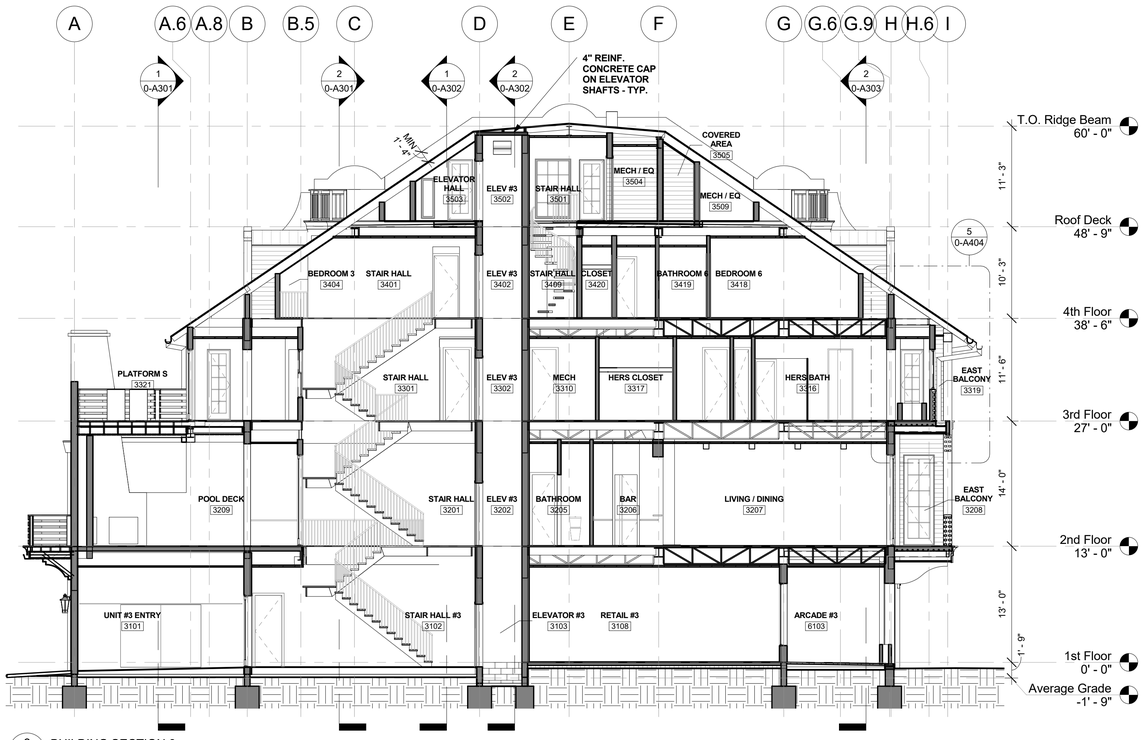
BUILDING SECTIONS

PARCEL A
PARCEL A

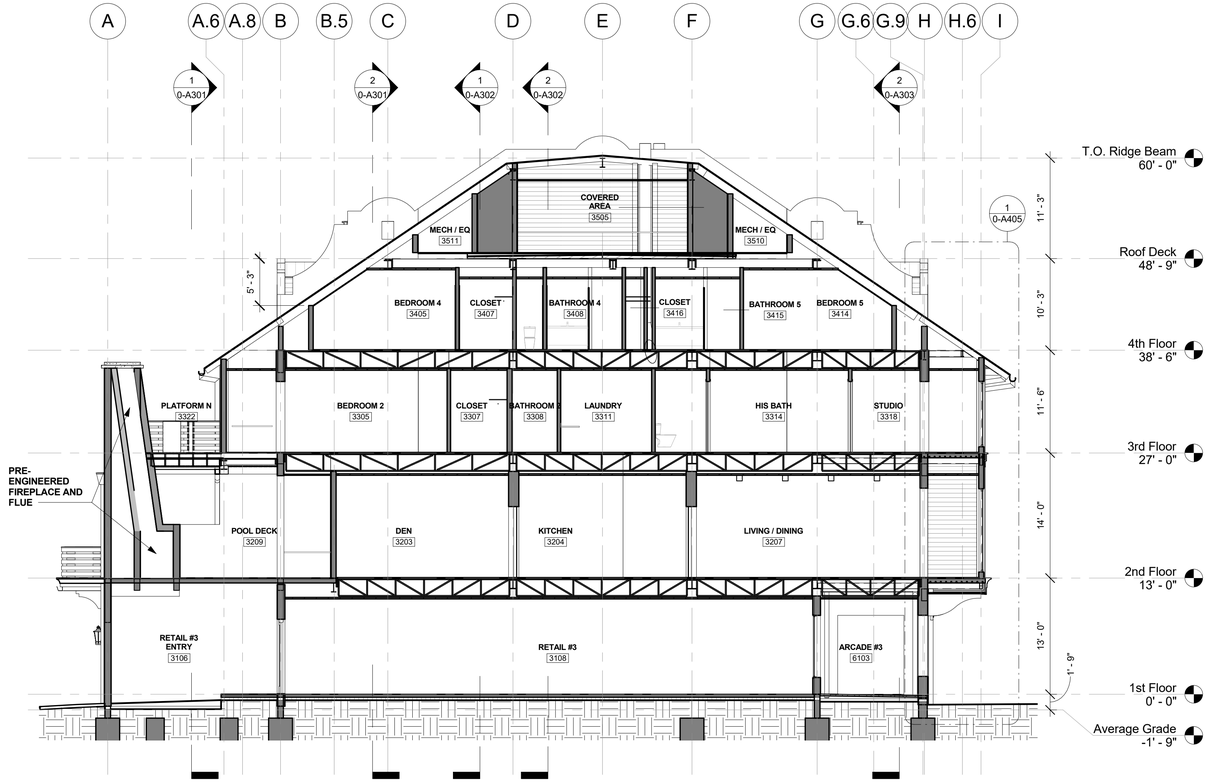
0-A303



2 0-A304 BUILDING SECTION 7
1/8" = 1'-0"



3 0-A304 BUILDING SECTION 8
1/8" = 1'-0"



1 0-A304 BUILDING SECTION 9
1/8" = 1'-0"

NOTE:

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LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD

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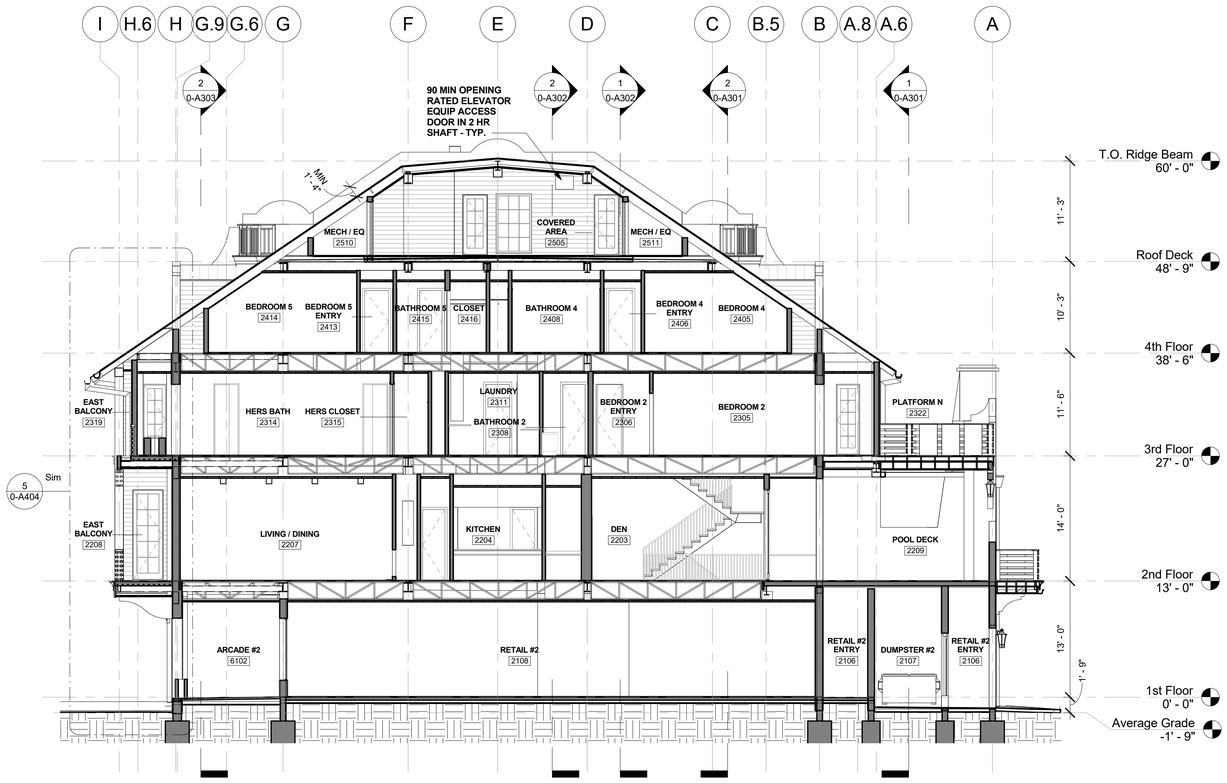
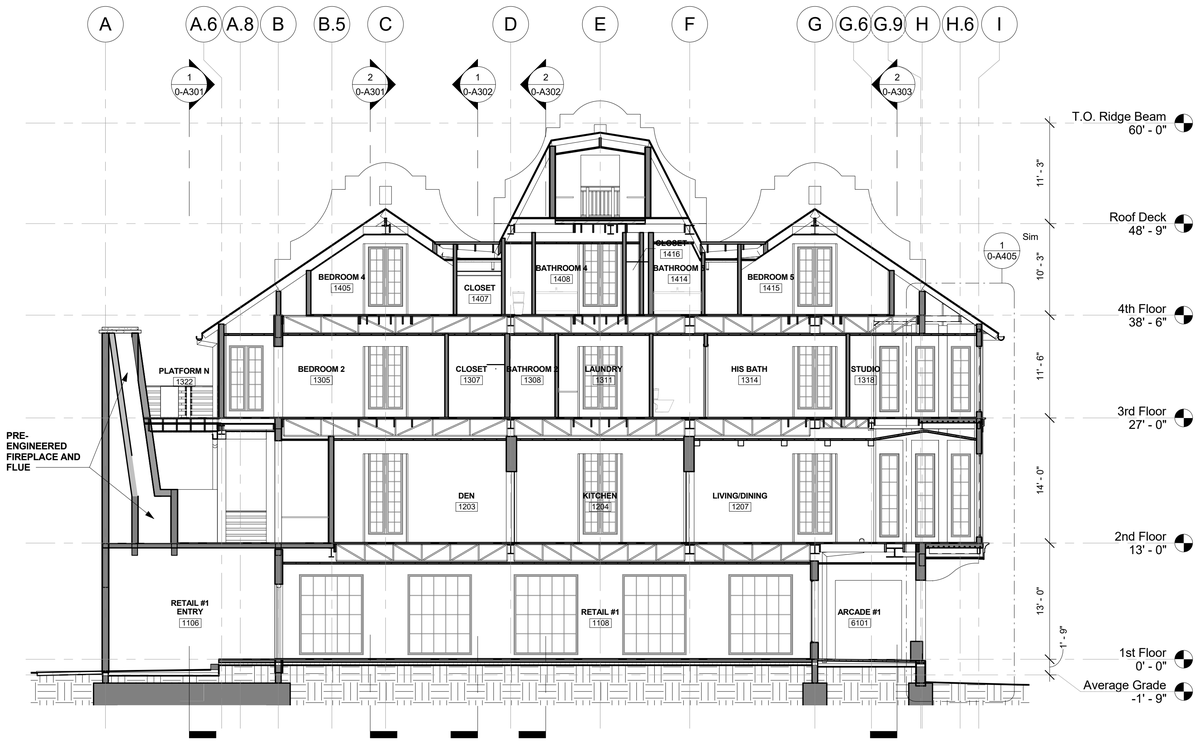
BUILDING SECTIONS

PARCEL A
PARCEL A

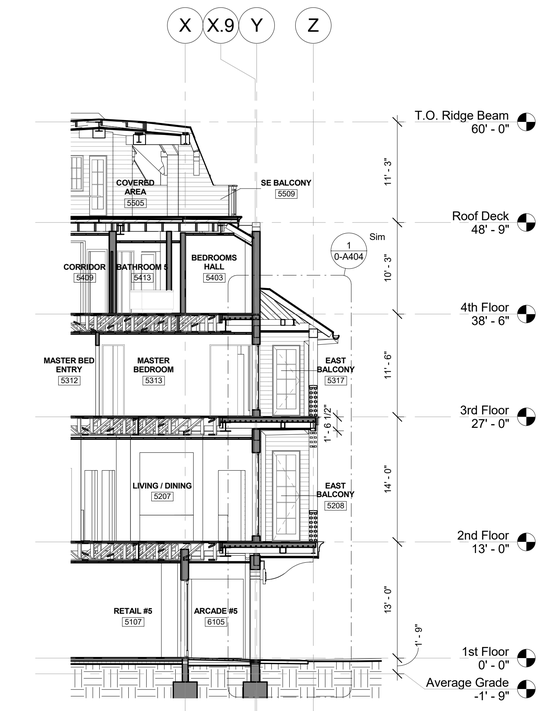
0-A304



2 0-A305 BUILDING SECTION 10
1/8" = 1'-0"



3 0-A305 BUILDING SECTION 11
1/8" = 1'-0"



4 0-A305 BUILDING SECTION 12
1/8" = 1'-0"

NOTE:

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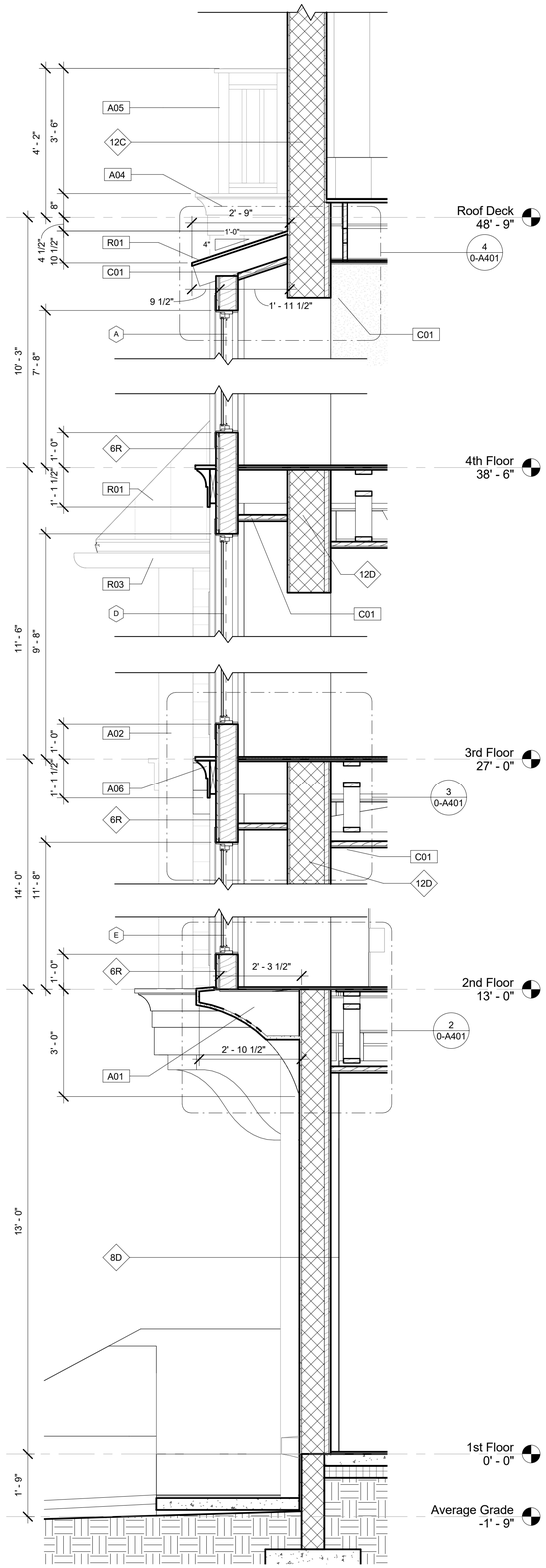
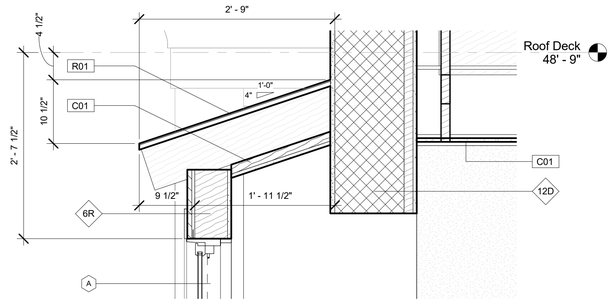
BUILDING SECTIONS

PARCEL A
PARCEL A

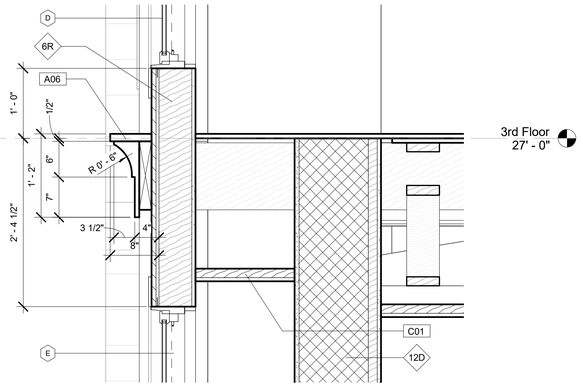
0-A305



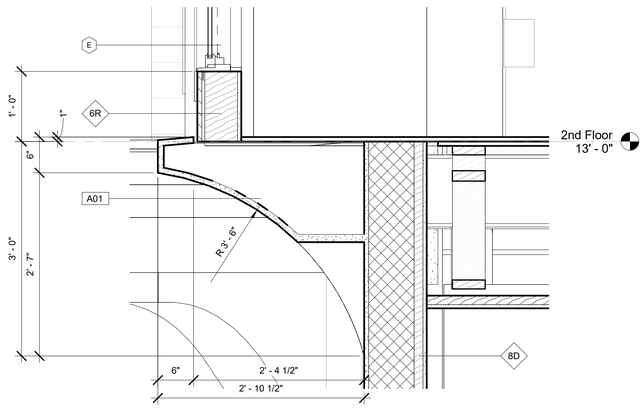
1 0-A401 WALL SECTION (S2) - NORTH PARAPET & BAYS
1/2" = 1'-0"



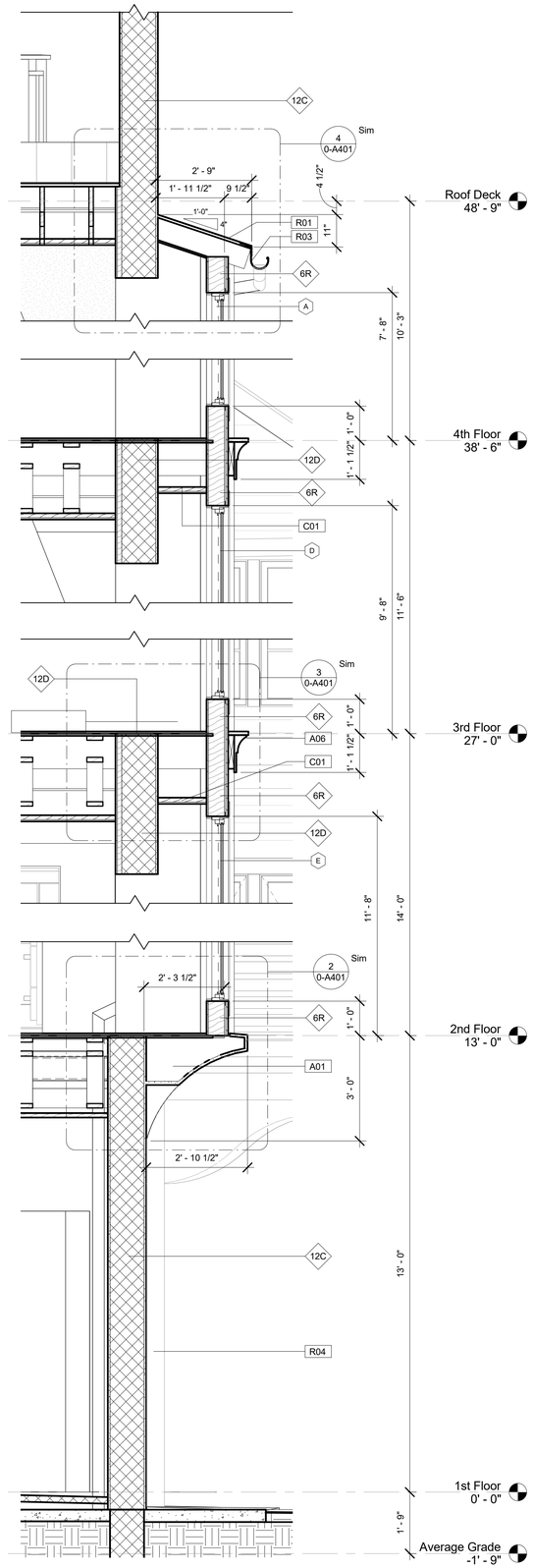
4 0-A401 WALL SECTION (S2) - NORTH PARAPET & BAYS - DETAIL 3
1" = 1'-0"



3 0-A401 WALL SECTION (S2) - NORTH PARAPET & BAYS - DETAIL 2
1" = 1'-0"



2 0-A401 WALL SECTION (S2) - NORTH PARAPET & BAYS - DETAIL 1
1" = 1'-0"



5 0-A401 WALL SECTION (S2) - SOUTH PARAPET & BAYS
1/2" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
A01	Concrete Sill/Bracket with Stucco Finish
A02	Wood Post and/or Trim
A03	Wood Bracket
A04	Wood Fascia and Trim
A05	Wood Railing
A06	Wood Moulding
A07	Retail Sign
A08	Wood Timber - See Structural
C01	Gypsum Board Ceiling
C02	Wood Ceiling
R01	Standing Seam Metal Roof On Waterproofing On Plywood Deck On Wood Rafters (Insulation Either Spray-On Under Rafter Or Rigid Under Standing Seam Roof On Deck) - See Structural
R02	Live Roof System In Alum Frame on Waterproofing on Plywood on Structure - System Wind Rating - www.liveroof.net//media/ANSI_SPRI_RP-14.pdf - Contact - www.liveroof.com/representatives
R03	1/2 Round Gutter to Downspout
R04	Downspout
R05	Gutter and Downspout
S01	Steel Beam - See Structural
S02	Steel Column - See Structural
S03	Concrete Slab on Metal Deck - See Structural
S04	Concrete Beam - See Structural

PROVIDE SPRAY-ON INSULATION IN BETWEEN ALL FLOORS, IN EXTERIOR WALLS AND ROOF AREAS

* REFFER SHEET 0-A501 FOR WALL TYPES
* REFFER SHEET 0-A502 FOR DOOR TYPES
* REFFER SHEET 0-A503 FOR WINDOW TYPES

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD

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WALL SECTIONS & DETAILS

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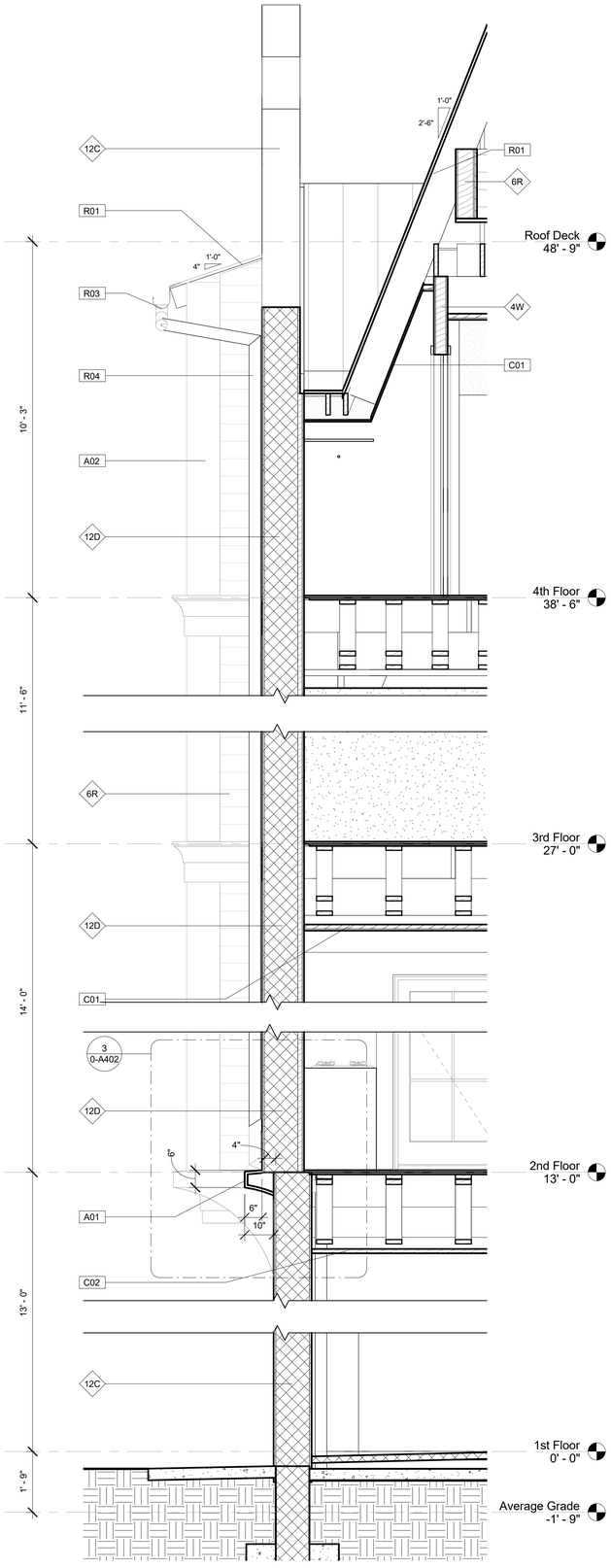
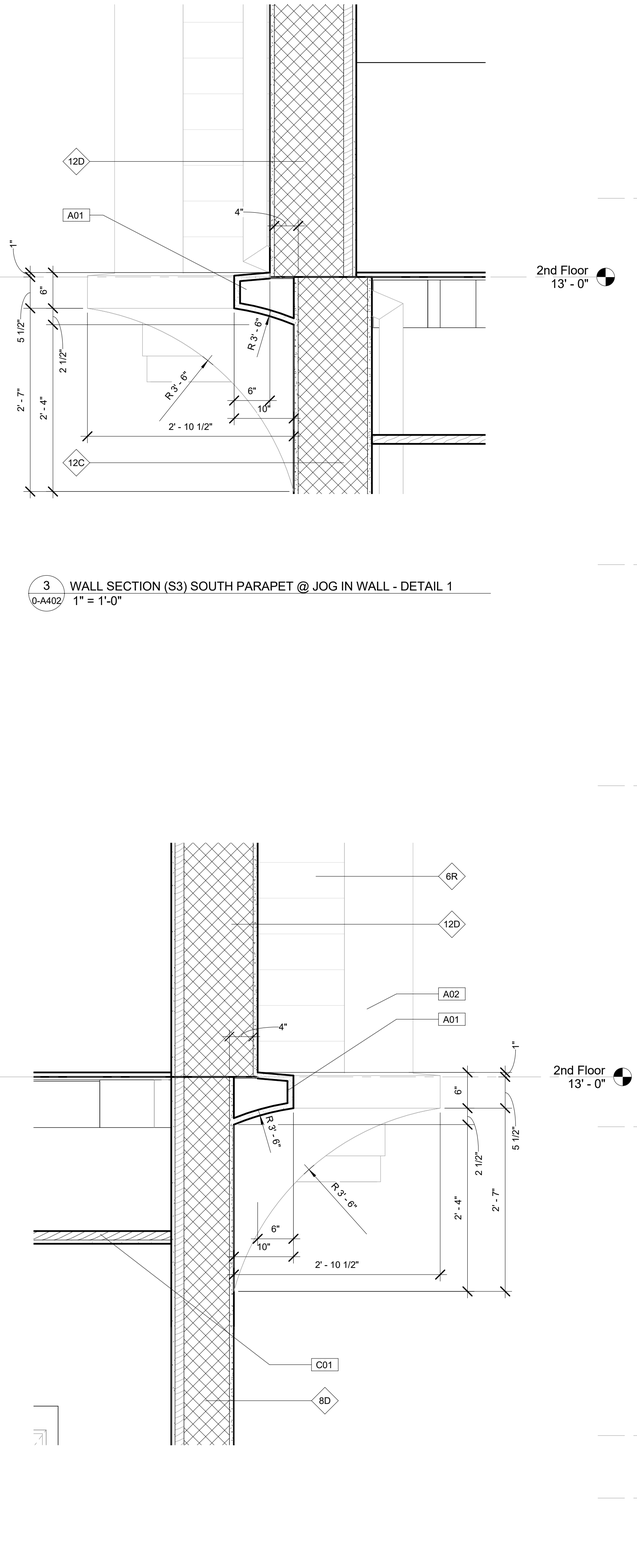
PARCEL A

0-A401

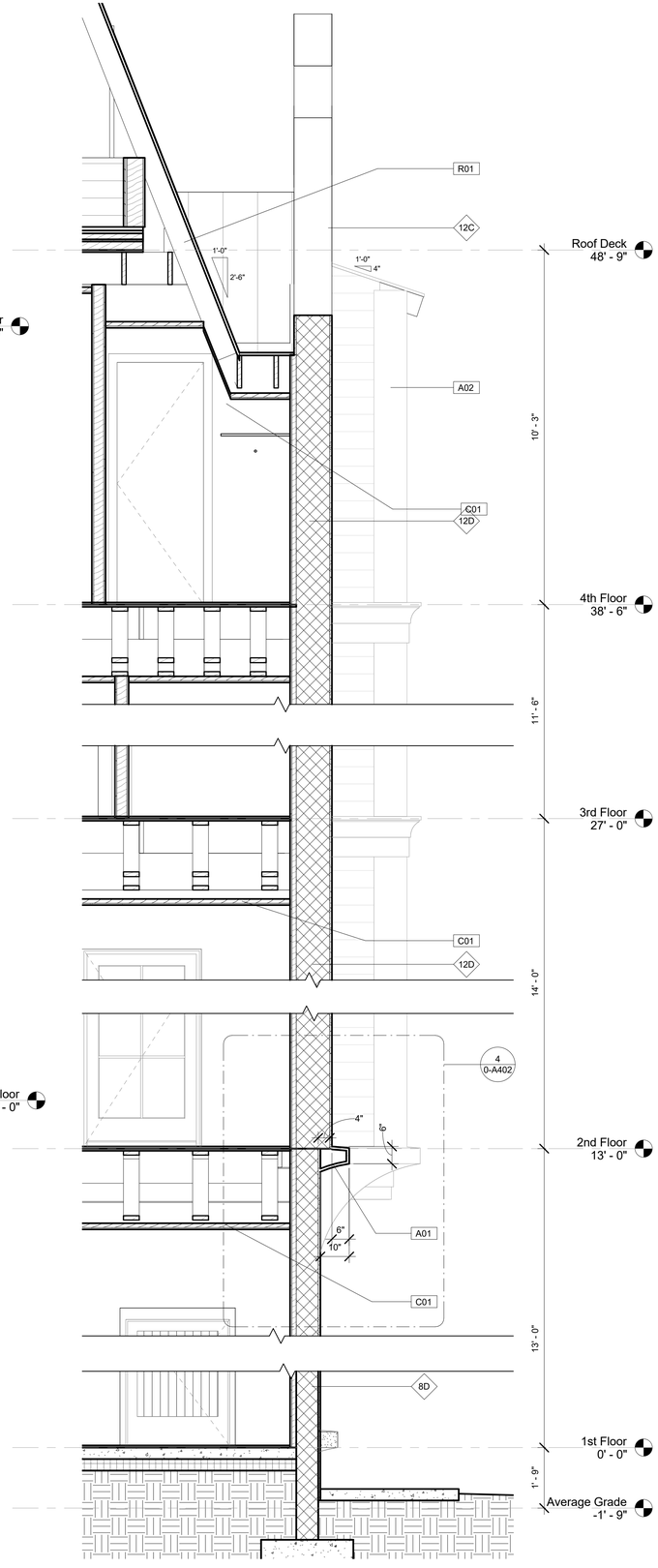


1 0-A402 WALL SECTION 1 (S3) - SOUTH PARAPET @ JOG IN WALL
1/2" = 1'-0"



3 0-A402 WALL SECTION (S3) SOUTH PARAPET @ JOG IN WALL - DETAIL 1
1" = 1'-0"

4 0-A402 WALL SECTION - (S3) NORTH PARAPET @ JOG IN WALL - DETAIL 2
1" = 1'-0"



2 0-A402 WALL SECTION 2 (S3) - NORTH PARAPET @ JOG IN WALLS
1/2" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
A01	Concrete Sill/Bracket with Stucco Finish
A02	Wood Post and/or Trim
A03	Wood Bracket
A04	Wood Fascia and Trim
A05	Wood Railing
A06	Wood Moulding
A07	Retail Sign
A08	Wood Timber - See Structural
C01	Gypsum Board Ceiling
C02	Wood Ceiling
R01	Standing Seam Metal Roof On Waterproofing On Plywood Deck On Wood Rafters (Insulation Either Spray-On Under Rafter Or Rigid Under Standing Seam Roof On Deck) - See Structural
R02	Live Roof System In Alum Frame on Waterproofing on Plywood on Structure - System Wind Rating - www.liveroof.net//media/ANSI_SPRI_RP-14.pdf - Contact - www.liveroof.com/representatives
R03	1/2 Round Gutter to Downspout
R04	Downspout
R05	Gutter and Downspout
S01	Steel Beam - See Structural
S02	Steel Column - See Structural
S03	Concrete Slab on Metal Deck - See Structural
S04	Concrete Beam - See Structural

PROVIDE SPRAY-ON INSULATION IN BETWEEN ALL FLOORS, IN EXTERIOR WALLS AND ROOF AREAS

* REFFER SHEET 0-A501 FOR WALL TYPES
* REFFER SHEET 0-A502 FOR DOOR TYPES
* REFFER SHEET 0-A503 FOR WINDOW TYPES

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
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WALL SECTIONS & DETAILS

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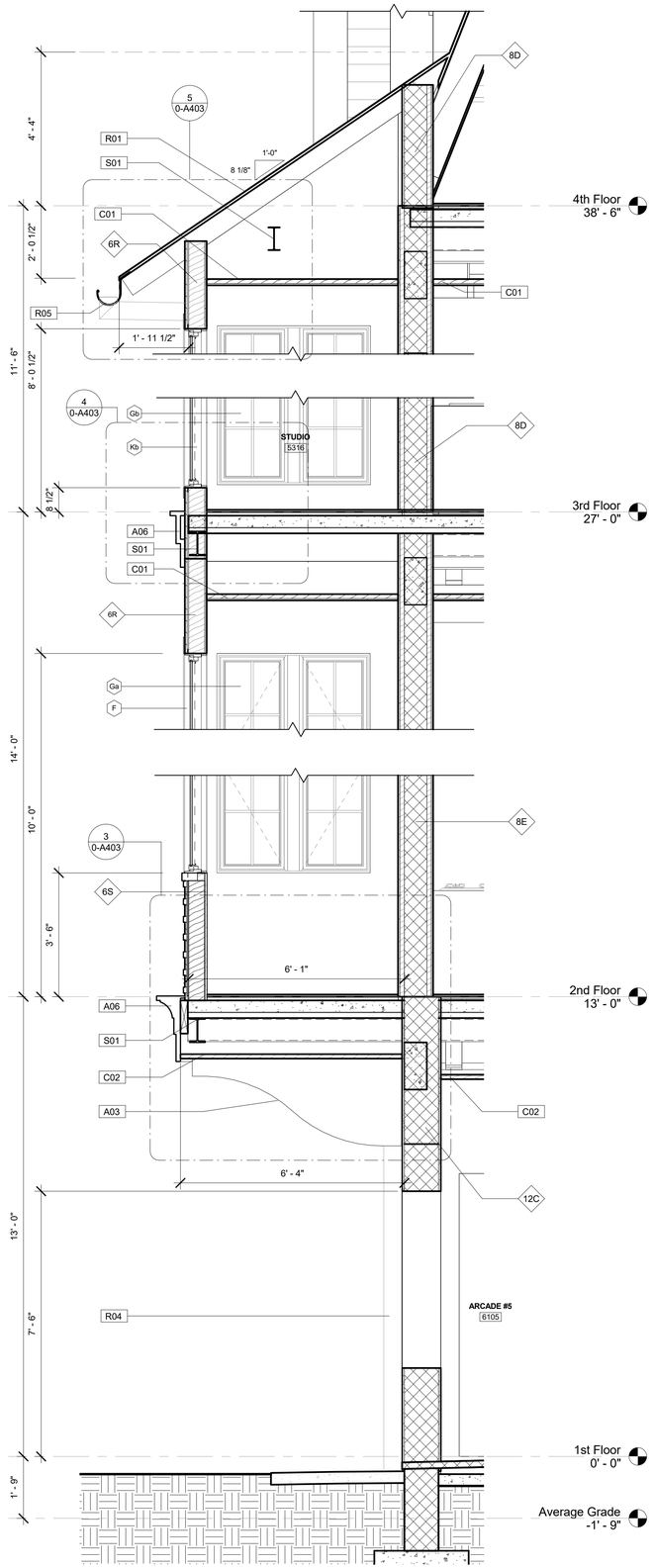
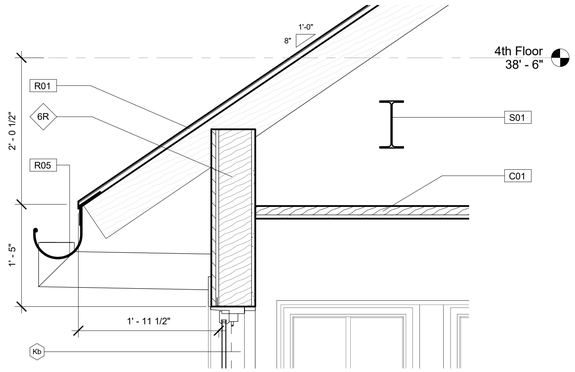
PARCEL A

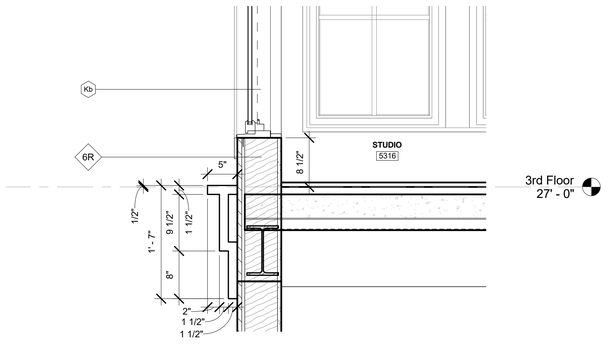
0-A402



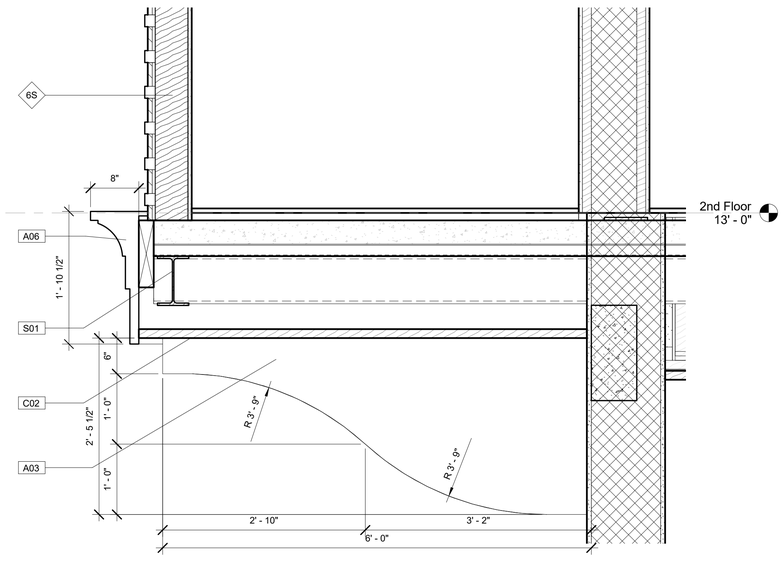
1 0-A403 WALL SECTION (S4) - SOUTH BALCONY
1/2" = 1'-0"



5 0-A403 WALL SECTION (S4) - SOUTH BALCONY - DETAIL 4
1" = 1'-0"



4 0-A403 WALL SECTION (S4) - SOUTH BALCONY - DETAIL 3
1" = 1'-0"



3 0-A403 WALL SECTION (S4) - SOUTH BALCONY - DETAIL 2
1" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
A01	Concrete Sill/Bracket with Stucco Finish
A02	Wood Post and/or Trim
A03	Wood Bracket
A04	Wood Fascia and Trim
A05	Wood Railing
A06	Wood Moulding
A07	Retail Sign
A08	Wood Timber - See Structural
C01	Gypsum Board Ceiling
C02	Wood Ceiling
R01	Standing Seam Metal Roof On Waterproofing On Plywood Deck On Wood Rafters (Insulation Either Spray-On Under Rafter Or Rigid Under Standing Seam Roof On Deck) - See Structural
R02	Live Roof System In Alum Frame on Waterproofing on Plywood on Structure - System Wind Rating - www.liveroof.net//media/ANSI_SPRI_RP-14.pdf - Contact - www.liveroof.com/representatives
R03	1/2 Round Gutter to Downspout
R04	Downspout
R05	Gutter and Downspout
S01	Steel Beam - See Structural
S02	Steel Column - See Structural
S03	Concrete Slab on Metal Deck - See Structural
S04	Concrete Beam - See Structural

PROVIDE SPRAY-ON INSULATION IN BETWEEN ALL FLOORS, IN EXTERIOR WALLS AND ROOF AREAS

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* REFFER SHEET 0-A502 FOR DOOR TYPES
* REFFER SHEET 0-A503 FOR WINDOW TYPES

NOTE:

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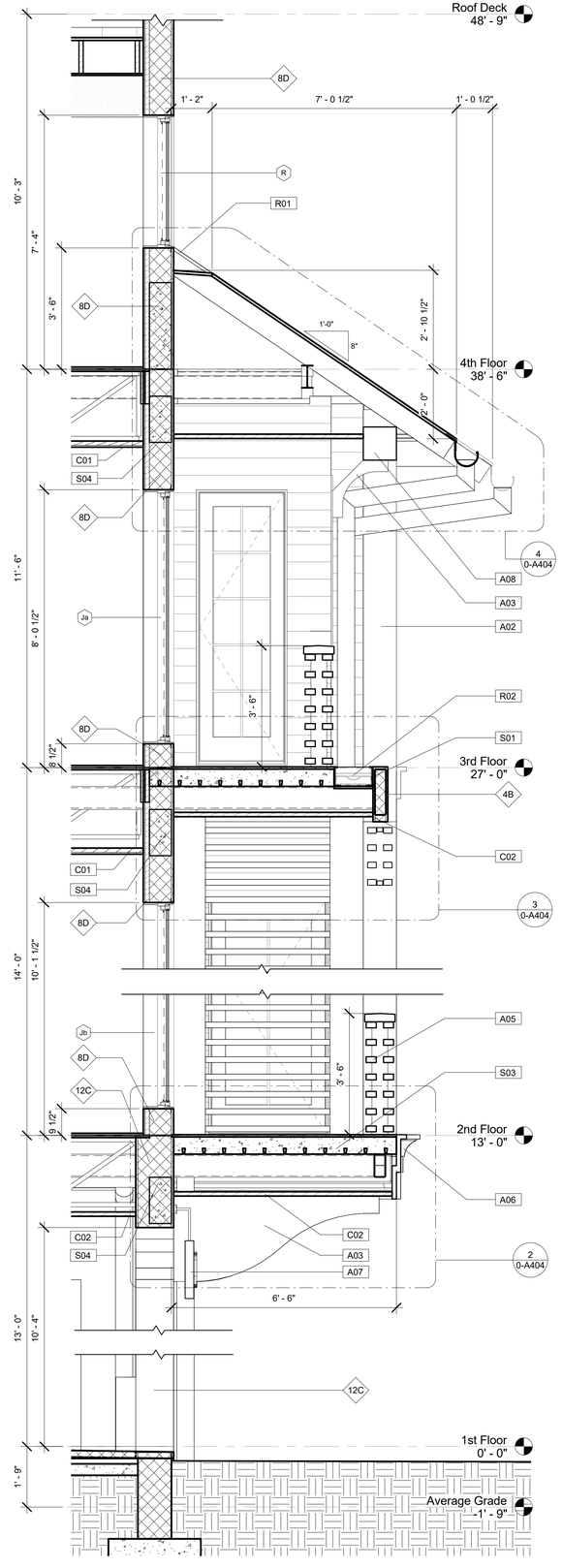
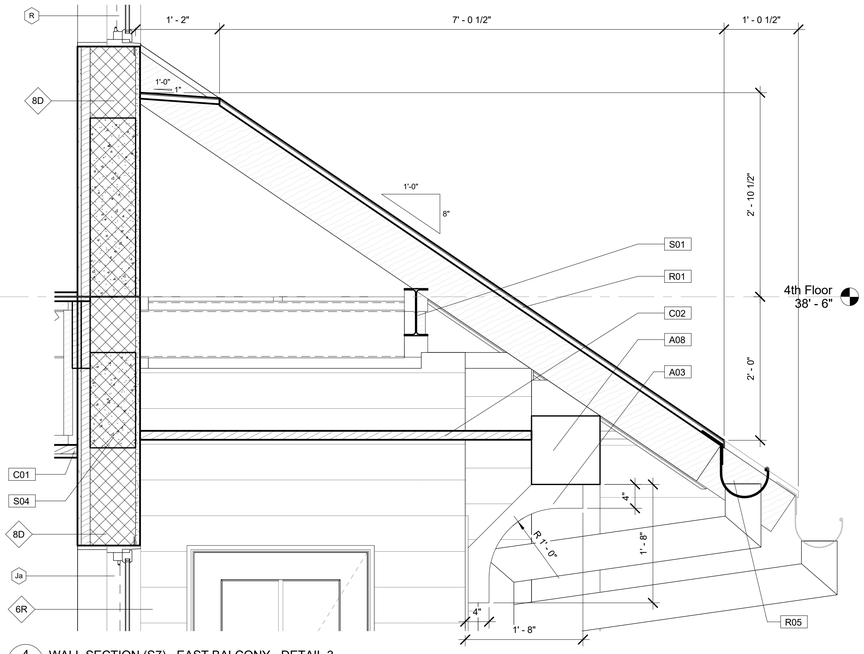
PARCEL A
PARCEL A

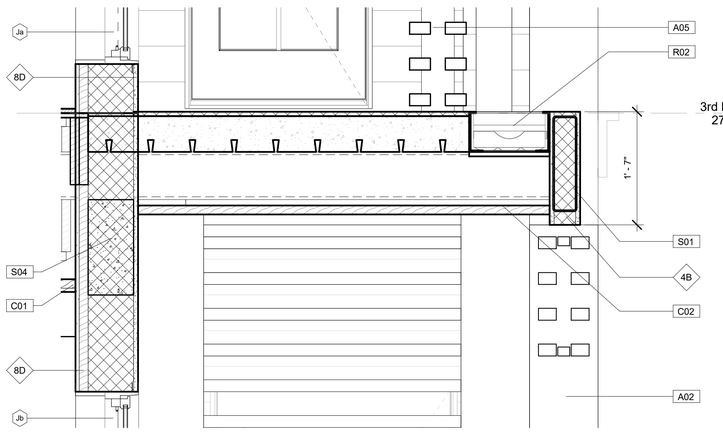
0-A403



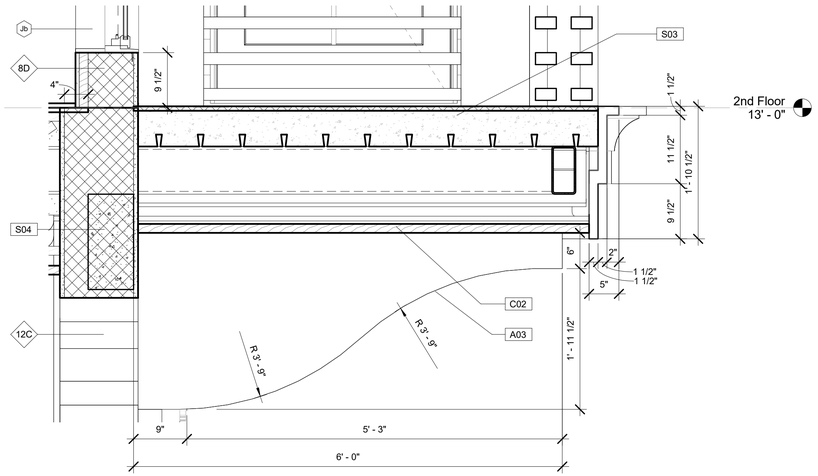
1 WALL SECTION (S7) - EAST BALCONY
0-A404 1/2" = 1'-0"



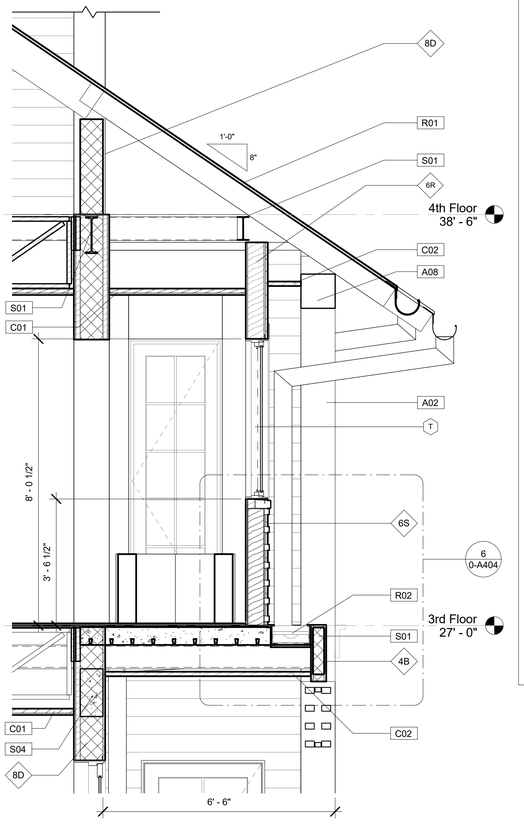
4 WALL SECTION (S7) - EAST BALCONY - DETAIL 3
0-A404 1" = 1'-0"



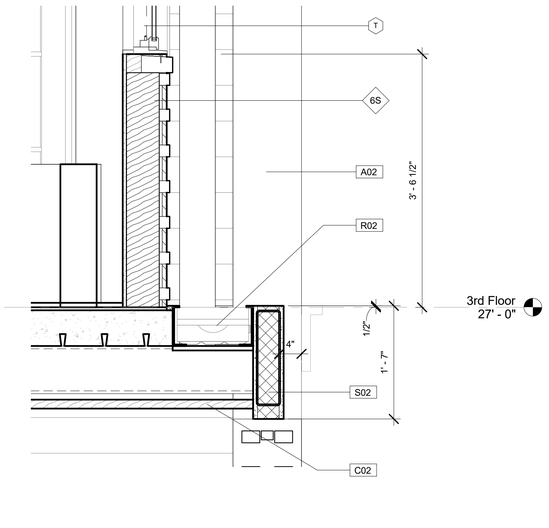
3 WALL SECTION (S7) - EAST BALCONY - DETAIL 2
0-A404 1" = 1'-0"



2 WALL SECTION (S7) - EAST BALCONY - DETAIL 1
0-A404 1" = 1'-0"



5 WALL SECTION (S8) -EAST BALCONY 2
0-A404 1/2" = 1'-0"



6 WALL SECTION (S8) -EAST BALCONY 2 - DETAIL 1
0-A404 1" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
A01	Concrete Sill/Bracket with Stucco Finish
A02	Wood Post and/or Trim
A03	Wood Bracket
A04	Wood Fascia and Trim
A05	Wood Railing
A06	Wood Moulding
A07	Retail Sign
A08	Wood Timber - See Structural
C01	Gypsum Board Ceiling
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R02	Live Roof System In Alum Frame on Waterproofing on Plywood on Structure - System Wind Rating - www.liveroof.net//media/ANSI_SPRI_RP-14.pdf - Contact - www.liveroof.com/representatives
R03	1/2 Round Gutter to Downspout
R04	Downspout
R05	Gutter and Downspout
S01	Steel Beam - See Structural
S02	Steel Column - See Structural
S03	Concrete Slab on Metal Deck - See Structural
S04	Concrete Beam - See Structural

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* REFFER SHEET 0-A502 FOR DOOR TYPES
* REFFER SHEET 0-A503 FOR WINDOW TYPES

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD

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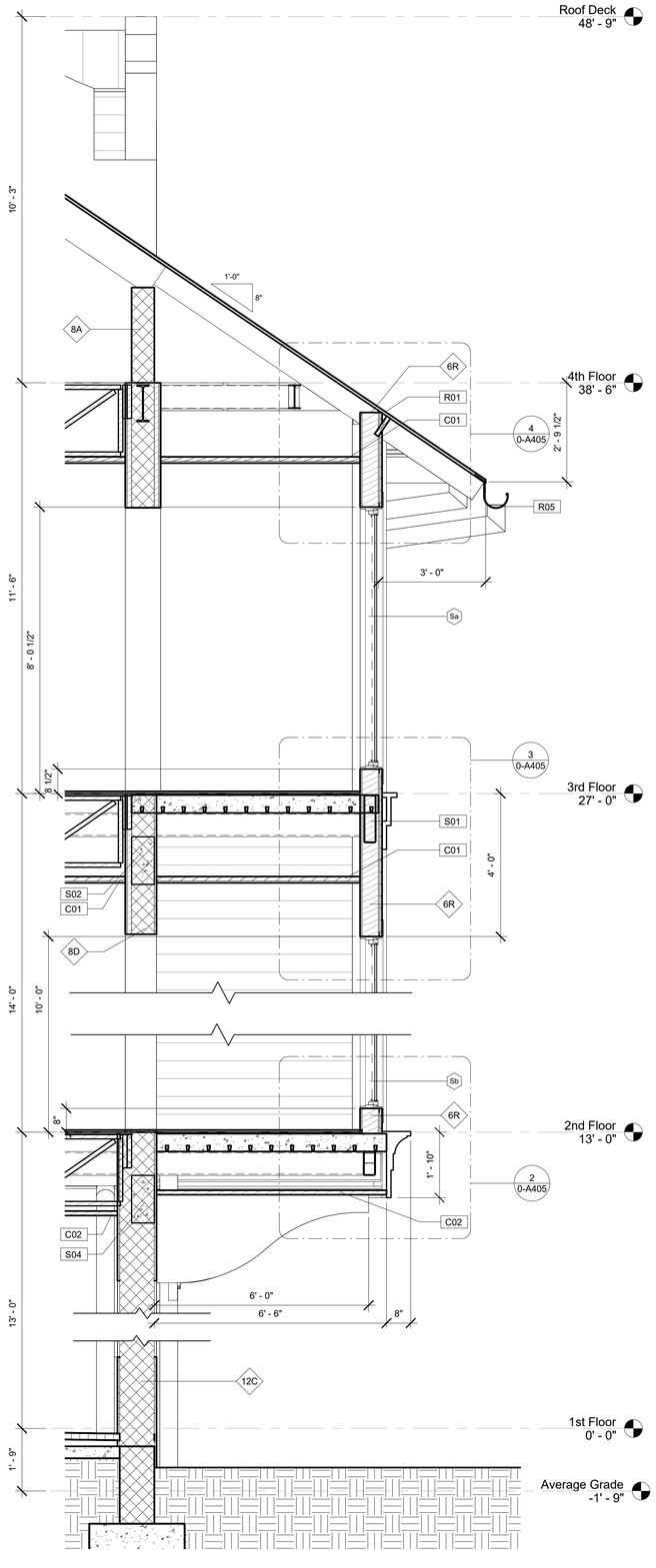
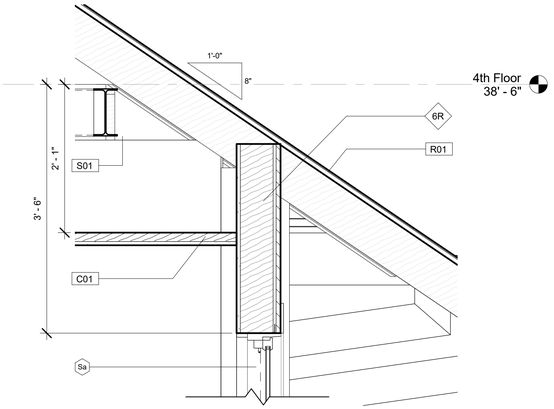
PARCEL A
PARCEL A

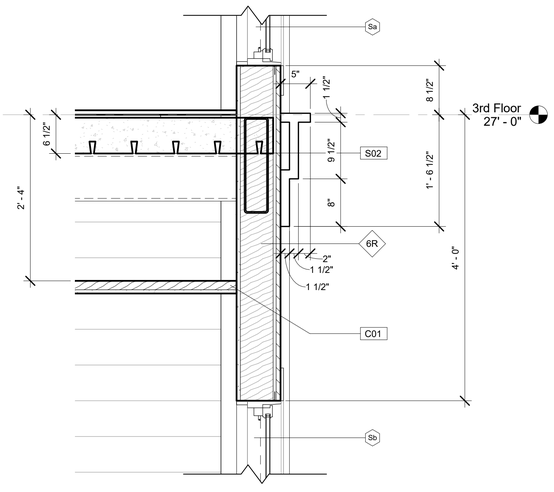
0-A404



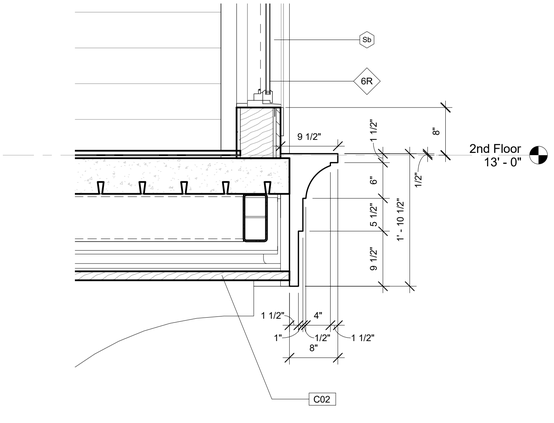
1 WALL SECTION (S9) - EAST BAY
0-A405 1/2" = 1'-0"



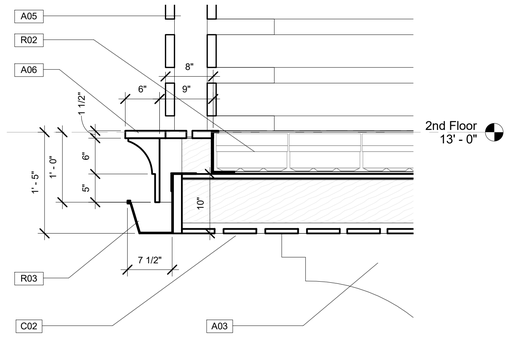
4 WALL SECTION (S9) - EAST BAY - DETAIL 3
0-A405 1" = 1'-0"



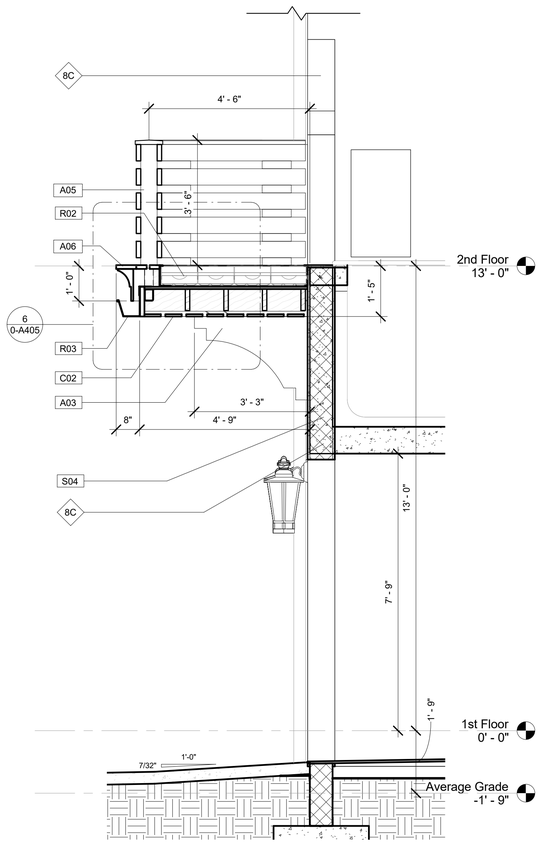
3 WALL SECTION (S9) - EAST BAY - DETAIL 2
0-A405 1" = 1'-0"



2 WALL SECTION (S9) - EAST BAY - DETAIL 1
0-A405 1" = 1'-0"



6 WALL SECTION (S7) - ENTRY - WEST BALCONY - DETAIL 1
0-A405 1" = 1'-0"



5 WALL SECTION (S7) - ENTRY - WEST BALCONY
0-A405 1/2" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
A01	Concrete Sill/Bracket with Stucco Finish
A02	Wood Post and/or Trim
A03	Wood Bracket
A04	Wood Fascia and Trim
A05	Wood Railing
A06	Wood Moulding
A07	Retail Sign
A08	Wood Timber - See Structural
C01	Gypsum Board Ceiling
C02	Wood Ceiling
R01	Standing Seam Metal Roof On Waterproofing On Plywood Deck On Wood Rafters (Insulation Either Spray-On Under Rafter Or Rigid Under Standing Seam Roof On Deck) - See Structural
R02	Live Roof System In Alum Frame on Waterproofing on Plywood on Structure - System Wind Rating - www.liveroof.net//media/ANSI_SPRI_RP-14.pdf - Contact - www.liveroof.com/representatives
R03	1/2 Round Gutter to Downspout
R04	Downspout
R05	Gutter and Downspout
S01	Steel Beam - See Structural
S02	Steel Column - See Structural
S03	Concrete Slab on Metal Deck - See Structural
S04	Concrete Beam - See Structural

PROVIDE SPRAY-ON INSULATION IN BETWEEN ALL FLOORS, IN EXTERIOR WALLS AND ROOF AREAS

* REFFER SHEET 0-A501 FOR WALL TYPES
* REFFER SHEET 0-A502 FOR DOOR TYPES
* REFFER SHEET 0-A503 FOR WINDOW TYPES

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD

STATE OF FLORIDA
TIMOTHY J. McNAMARA
AR91856
REGISTERED ARCHITECT
ar91856

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tim@tim-mcnamara.com
850-855-9940

PARCEL A
A NEW MIXED-USE BUILING

Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

#	REF	DATE

Phase
PERMIT SET

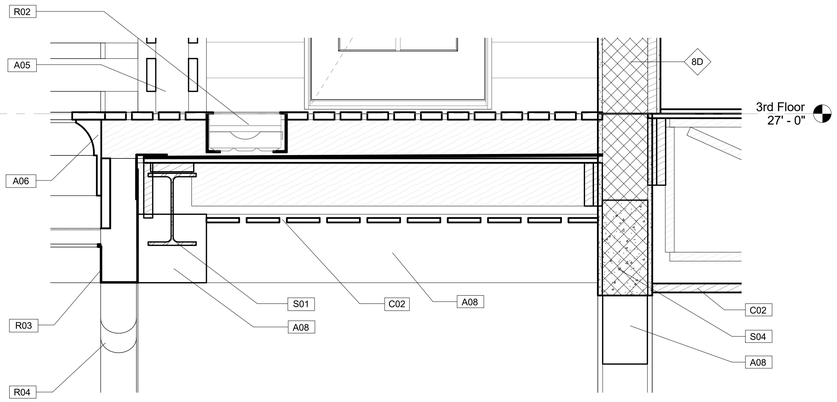
Date Set Issued
12/21/2016

Sheet Issue Date
12/21/2016

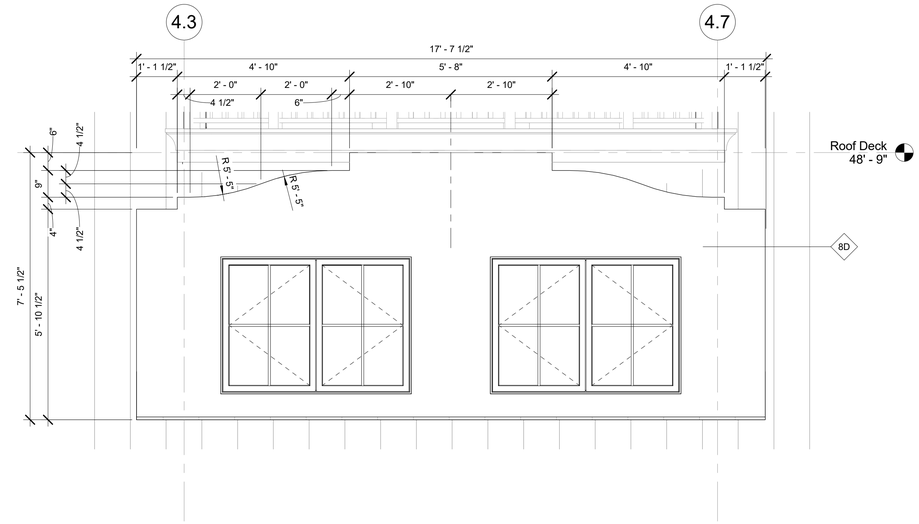
WALL SECTIONS & DETAILS

PARCEL A
PARCEL A

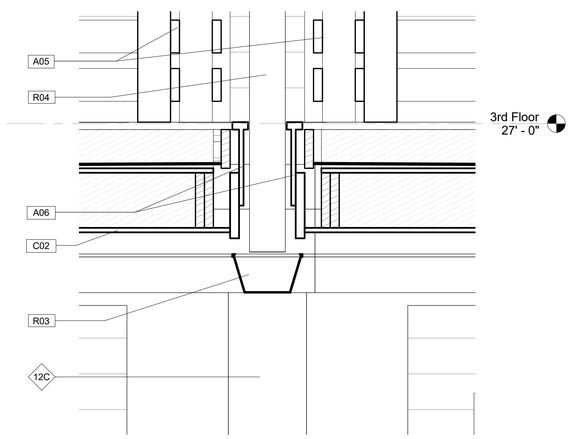
0-A405



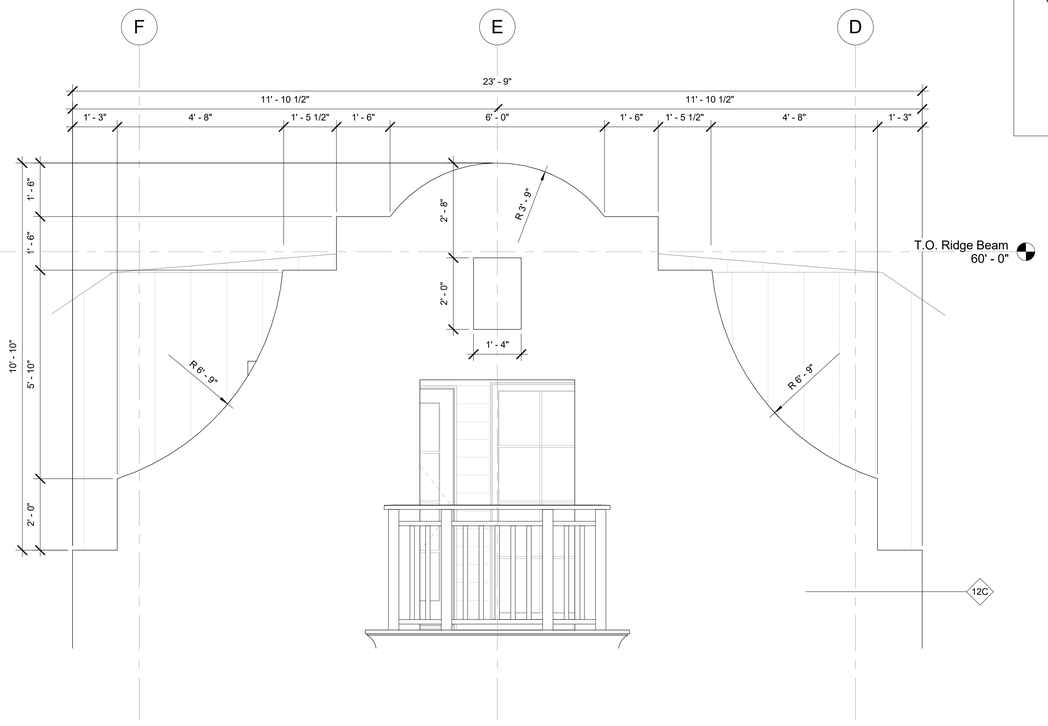
2 0-A406 DETAIL (S7) - WEST BALCONY - 3RD FLOOR
1" = 1'-0"



4 0-A406 DETAIL EAST/WEST DORMER
1/2" = 1'-0"



1 0-A406 DETAIL (S1) - WEST PLATFORMS
1" = 1'-0"



3 0-A406 DETAIL TYP PARAPET
1/2" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
A01	Concrete Sill/Bracket with Stucco Finish
A02	Wood Post and/or Trim
A03	Wood Bracket
A04	Wood Fascia and Trim
A05	Wood Railing
A06	Wood Moulding
A07	Retail Sign
A08	Wood Timber - See Structural
C01	Gypsum Board Ceiling
C02	Wood Ceiling
R01	Standing Seam Metal Roof On Waterproofing On Plywood Deck On Wood Rafters (Insulation Either Spray-On Under Rafter Or Rigid Under Standing Seam Roof On Deck) - See Structural
R02	Live Roof System In Alum Frame on Waterproofing on Plywood on Structure - System Wind Rating - www.liveroof.net//media/ANSI_SPRI_RP-14.pdf - Contact - www.liveroof.com/representatives
R03	1/2 Round Gutter to Downspout
R04	Downspout
R05	Gutter and Downspout
S01	Steel Beam - See Structural
S02	Steel Column - See Structural
S03	Concrete Slab on Metal Deck - See Structural
S04	Concrete Beam - See Structural

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* REFFER SHEET 0-A501 FOR WALL TYPES
* REFFER SHEET 0-A502 FOR DOOR TYPES
* REFFER SHEET 0-A503 FOR WINDOW TYPES

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD

STATE OF FLORIDA
TIMOTHY J. MCNAMARA
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REGISTERED ARCHITECT
ar91856

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tim@tim-mcnamara.com
850-855-9940

PARCEL A
A NEW MIXED-USE BUILING

Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

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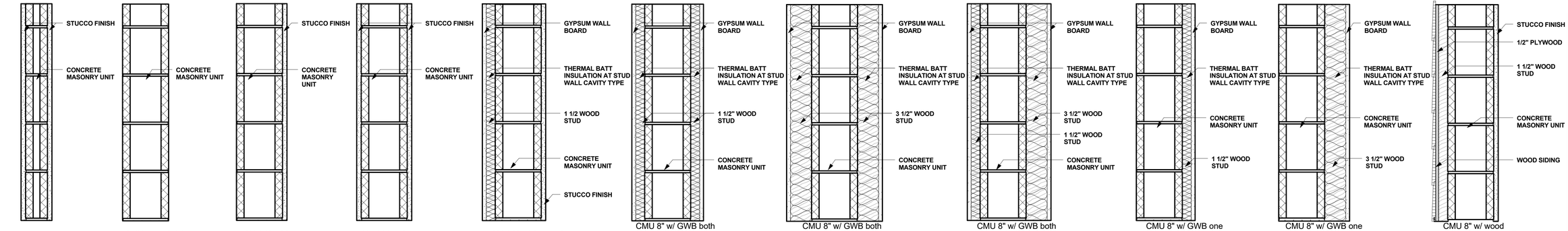
Sheet Issue Date
12/21/2016

DETAILS

PARCEL A
PARCEL A

0-A406



4B CMU 4" w/ Stucco both sides — 1 1/2" = 1'-0"

8A CMU 8" no finish - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

8B CMU 8" w/ Stucco one side - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

8C CMU 8" w/ Stucco both sides - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

Design No. U905

March 11, 2016

8D CMU 8" w/ Stucco & GWB - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

8E CMU 8" w/ GWB both sides - 1 1/2" Wood- - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

8F CMU 8" w/ GWB both sides - 3 1/2" Wood- - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

Design No. L501

October 06, 2016

8G CMU 8" w/ GWB both sides - 1 1/2" & 3 1/2" Wood- - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

8H CMU 8" w/ GWB one side - 1 1/2" Wood- - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

Design No. U404

October 16, 2015

8J CMU 8" w/ GWB one side - 3 1/2" Wood- - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

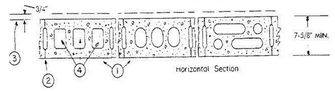
8K CMU 8" w/ wood siding & stucco- - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

Bearing Wall Rating — 2 HR.

Nonbearing Wall Rating — 2 HR

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

" Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



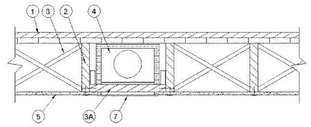
RATED BEARING WALL ASSEMBLY (SEE LIFE SAFETY PLANS)

Unrestrained Assembly Rating — 1 Hr.

Finish Rating — (See Items 5 and 5A)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

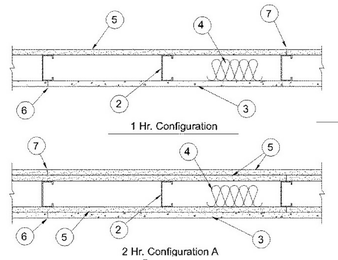
" Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



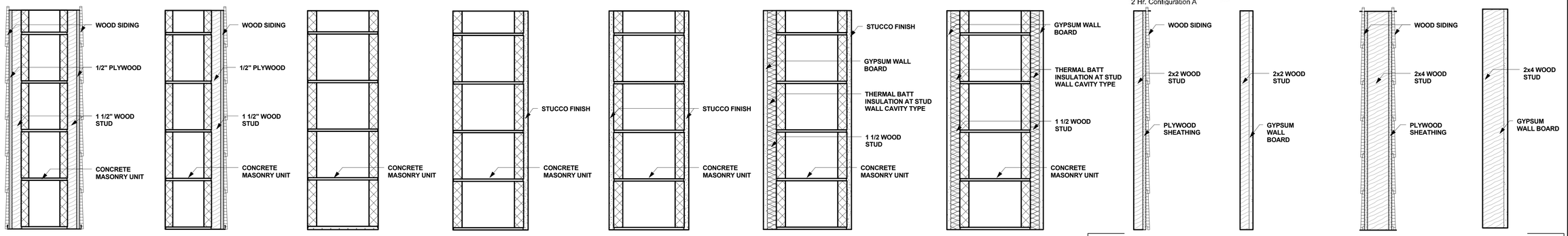
RATED FLOOR / CEILING ASSEMBLY (SEE LIFE SAFETY PLANS)

Nonbearing Wall Rating — 1 and 2 Hr (See Items 3 and 5)

" Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



RATED WOOD WALL - 1 HR & 2HR (SEE LIFE SAFETY PLANS)



8L CMU 8" w/ wood siding both sides - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

8M CMU 8" w/ wood siding one side - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

12A CMU 12" no finish- - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

12B CMU 12" w/ Stucco one side- UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

12C CMU 12" w/ Stucco both sides - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

12D CMU 12" w/ Stucco & GWB - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

12E CMU 12" w/ GWB both sides - UL U905 FOR RATED WALLS — 1 1/2" = 1'-0"

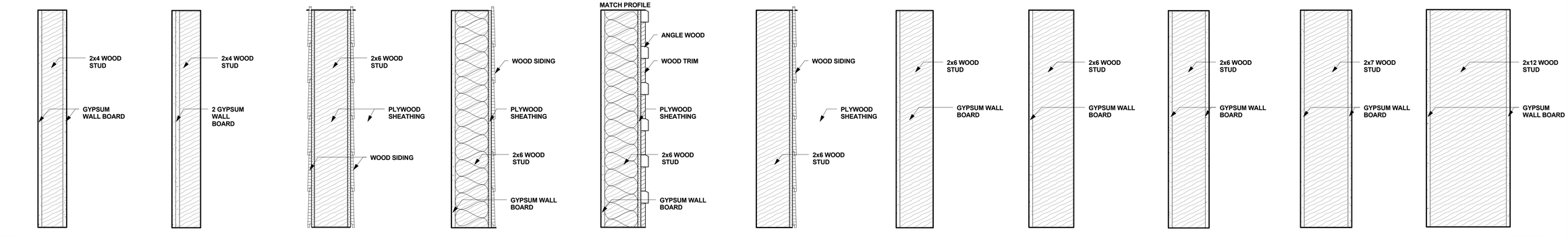
2U Wood Siding on 2x Furr — 1 1/2" = 1'-0"

2V Wood Furring 2X2 Wood Stud w/ GWB one side — 1 1/2" = 1'-0"

4Q Wood Siding on 2x4 Wood Stud both sides — 1 1/2" = 1'-0"

4V Wood Partition 2x4 Wood Stud w/ GWB one side — 1 1/2" = 1'-0"

NOTE: FIRE RETARDANT TREATED WOOD FRAMING SHALL BE USED AT ALL EXTERIOR WALL LOCATIONS



4W Wood Partition 2x4 Wood Stud w/ GWB both sides — 1 1/2" = 1'-0"

4X Wood Partition 2x4 Wood Stud w/ two layers GWB one side — 1 1/2" = 1'-0"

6Q Wood Siding on 2x6 Wood Stud both sides — 1 1/2" = 1'-0"

6R Wood Siding on 2x6 Wood Stud and GWB — 1 1/2" = 1'-0"

6S Wood Siding on 2x6 Wood Stud and GWB - Match Rail Profile — 1 1/2" = 1'-0"

6T Wood Siding on 2x6 Wood Stud one side — 1 1/2" = 1'-0"

6V Wood Partition 2x6 Wood Stud w/ GWB one side — 1 1/2" = 1'-0"

6Vr Wood Partition 2x6 Wood Stud w/ GWB one side - Rated — 1 1/2" = 1'-0"

6W Wood Partition 2x6 Wood Stud w/ GWB both sides — 1 1/2" = 1'-0"

8P Wood Partition 2x7 1/4" Wood Stud w/ GWB both sides - Plumbing — 1 1/2" = 1'-0"

12W Wood Partition 2x12 5/8" Wood Stud w/ GWB both sides — 1 1/2" = 1'-0"

NOTE: FIRE RETARDANT TREATED WOOD FRAMING SHALL BE USED AT ALL EXTERIOR WALL LOCATIONS

tim mcnamara | architect
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tim@tim-mcnamara.com
850-855-9940

PARCEL A
A NEW MIXED-USE BUILING

Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

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Date Set Issued
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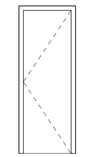
WALL TYPES & FLOOR / CEILING ASSEMBLY

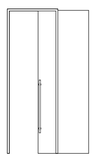
PARCEL A
PARCEL A

0-A501

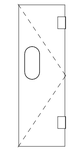
DOOR TYPES



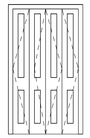
A WOOD DOOR - SINGLE



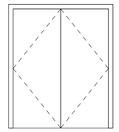
B SLIDING DOOR WOOD POCKET



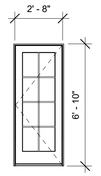
C TRAFFIC DOOR



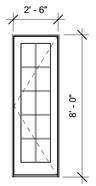
D BIFOLD 4-PANEL DOOR



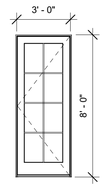
E WOOD DOOR - DOUBLE



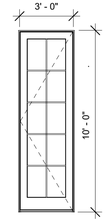
F WOOD CLAD FRENCH DOOR ALL MUNTINS TO HAVE 2/3 PROPORTIONS



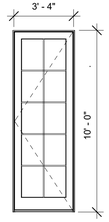
G WOOD CLAD FRENCH DOOR ALL MUNTINS TO HAVE 2/3 PROPORTIONS



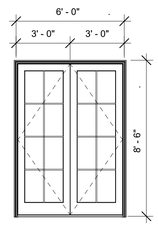
H WOOD CLAD FRENCH DOOR ALL MUNTINS TO HAVE 2/3 PROPORTIONS



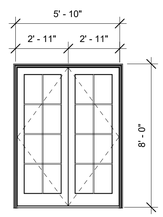
J WOOD CLAD FRENCH DOOR ALL MUNTINS TO HAVE 2/3 PROPORTIONS



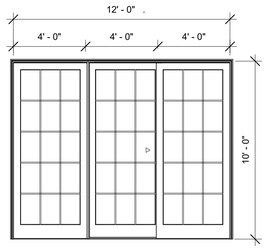
K WOOD CLAD FRENCH DOOR ALL MUNTINS TO HAVE 2/3 PROPORTIONS



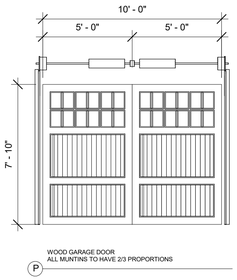
L WOOD CLAD FRENCH DOOR - DOUBLE ALL MUNTINS TO HAVE 2/3 PROPORTIONS



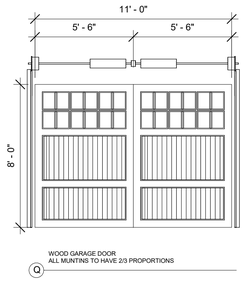
M WOOD CLAD FRENCH DOOR - DOUBLE ALL MUNTINS TO HAVE 2/3 PROPORTIONS



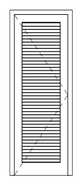
N WOOD CLAD SLIDING DOOR ALL MUNTINS TO HAVE 2/3 PROPORTIONS



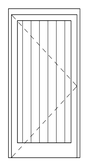
P WOOD GARAGE DOOR ALL MUNTINS TO HAVE 2/3 PROPORTIONS



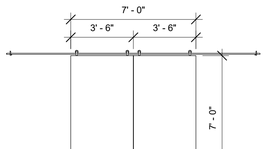
Q WOOD GARAGE DOOR ALL MUNTINS TO HAVE 2/3 PROPORTIONS



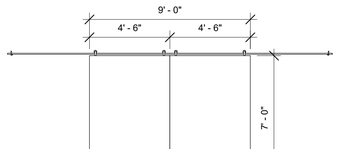
PP LOUVERED WOOD DOOR



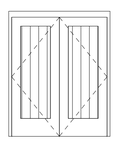
XX T&G PANEL WOOD DOOR



R SLIDING BARN STYLE DOUBLE DOOR



S SLIDING BARN STYLE DOUBLE DOOR



RR DBL. T&G PANEL WOOD DOOR

DOOR SCHEDULE			
Mark	Type	Type Mark	Comments
1st Floor			
1101	5'-10"x 8'-0"x 1 3/4"	M	
1102	3'-0" x 8'-0" x 1 3/4"	A	
1103	3'-0" x 7'-0" x 1 3/4"	A	
1104	11'-0" x 8'-0" x 2 1/8"	Q	
1105	9'-0" x 7'-0" x 1 3/4"	S	
1106	3'-8"x8'-0"x1 3/4"	XX	
1107	3'-0"x8'-0"x1 3/4"	TT	
1108	6'-0" x 8'-6" x 1 3/4"	L	
2101	5'-10"x 8'-0"x 1 3/4"	M	
2102	3'-0" x 8'-0" x 1 3/4"	A	
2103	3'-0" x 7'-0" x 1 3/4"	A	
2104	11'-0" x 8'-0" x 2 1/8"	Q	
2105	9'-0" x 7'-0" x 1 3/4"	S	
2106	3'-8"x8'-0"x1 3/4"	XX	
2107	3'-0"x8'-0"x1 3/4"	TT	
2108	6'-0" x 8'-6" x 1 3/4"	L	
3101	5'-10"x 8'-0"x 1 3/4"	M	
3102	3'-0" x 8'-0" x 1 3/4"	A	
3103	3'-0" x 7'-0" x 1 3/4"	A	
3104	11'-0" x 8'-0" x 2 1/8"	Q	
3105	9'-0" x 7'-0" x 1 3/4"	S	
3106	3'-8"x8'-0"x1 3/4"	XX	
3107	3'-0"x8'-0"x1 3/4"	TT	
3108	6'-0" x 8'-6" x 1 3/4"	L	
4101	5'-10"x 8'-0"x 1 3/4"	M	
4102	3'-0" x 8'-0" x 1 3/4"	A	
4103	3'-0" x 7'-0" x 1 3/4"	A	
4104	11'-0" x 8'-0" x 2 1/8"	Q	
4105	9'-0" x 7'-0" x 1 3/4"	S	
4106	3'-8"x8'-0"x1 3/4"	XX	
4107	3'-0"x8'-0"x1 3/4"	TT	
4108	6'-0" x 8'-6" x 1 3/4"	L	
5101	36" x 108"	PP	
5102	3'-0" x 8'-0" x 1 3/4"	A	
5103	3'-0" x 7'-0" x 1 3/4"	A	
5104	6'-0" x 8'-6" x 1 3/4"	L	
5106	3'-0" x 8'-0" x 1 3/4"	A	
5107	10'-0" x 7'-10" x 2 1/8"	P	
5108	7'-0" x 7'-0" x 1 3/4"	R	
5109	6'-0" x 8'-6" x 1 3/4"	L	
5110	5'-4"x6'-8""x1 3/4"	RR	
2nd Floor			
1201	3'-0" x 7'-0" x 1 3/4"	A	
1202	12'-0" x 10'-0" x 1 3/4"	N	
1203	3'-4" x 10'-0" x 1 3/4"	K	
1204	2'-8" x 8'-0" x 3/4"	C	
1205	2'-6" x 8'-0" x 1 3/4"	A	
1206	2'-8" x 8'-0" x 3/4"	C	
1207	2'-6" x 8'-0" x 1 3/4"	A	
1208	3'-4" x 10'-0" x 1 3/4"	K	
1209	3'-4" x 10'-0" x 1 3/4"	K	
1211	3'-4" x 10'-0" x 1 3/4"	K	FIXED
2201	3'-0" x 7'-0" x 1 3/4"	A	
2202	12'-0" x 10'-0" x 1 3/4"	N	
2203	3'-4" x 10'-0" x 1 3/4"	K	
2204	2'-8" x 8'-0" x 3/4"	C	
2205	2'-6" x 8'-0" x 1 3/4"	A	
2206	2'-8" x 8'-0" x 3/4"	C	
2207	2'-6" x 8'-0" x 1 3/4"	A	
2208	3'-4" x 10'-0" x 1 3/4"	K	
2209	3'-4" x 10'-0" x 1 3/4"	K	
2211	3'-4" x 10'-0" x 1 3/4"	K	FIXED
3201	3'-0" x 7'-0" x 1 3/4"	A	
3202	12'-0" x 10'-0" x 1 3/4"	N	
3203	3'-4" x 10'-0" x 1 3/4"	K	
3204	2'-8" x 8'-0" x 3/4"	C	
3205	2'-6" x 8'-0" x 1 3/4"	A	
3206	2'-8" x 8'-0" x 3/4"	C	
3207	2'-6" x 8'-0" x 1 3/4"	A	
3208	3'-4" x 10'-0" x 1 3/4"	K	
3209	3'-4" x 10'-0" x 1 3/4"	K	
3211	3'-4" x 10'-0" x 1 3/4"	K	FIXED
4201	3'-0" x 7'-0" x 1 3/4"	A	
4202	12'-0" x 10'-0" x 1 3/4"	N	
4203	3'-4" x 10'-0" x 1 3/4"	K	
4204	2'-8" x 8'-0" x 3/4"	C	
4205	2'-6" x 8'-0" x 1 3/4"	A	
4206	2'-8" x 8'-0" x 3/4"	C	
4207	2'-6" x 8'-0" x 1 3/4"	A	
4208	3'-4" x 10'-0" x 1 3/4"	K	
4209	3'-4" x 10'-0" x 1 3/4"	K	
4211	3'-4" x 10'-0" x 1 3/4"	K	FIXED
5201	3'-0" x 7'-0" x 1 3/4"	A	
5202	12'-0" x 10'-0" x 1 3/4"	N	
5203	3'-4" x 10'-0" x 1 3/4"	K	
5204	2'-6" x 8'-0" x 1 3/4"	A	
5205	3'-0" x 10'-0" x 1 3/4"	J	
5206	3'-0" x 10'-0" x 1 3/4"	J	
5207	3'-0" x 10'-0" x 1 3/4"	J	

DOOR SCHEDULE			
Mark	Type	Type Mark	Comments
5208	3'-0" x 10'-0" x 1 3/4"	J	
5210	3'-4" x 10'-0" x 1 3/4"	K	FIXED
3rd Floor			
1301	3'-0" x 7'-0" x 1 3/4"	A	
1302	2'-8" x 8'-0" x 1 3/4"	A	
1303	2'-6" x 8'-0" x 1 3/4"	G	
1304	2'-6" x 8'-0" x 1 3/4"	G	
1305	2'-8" x 8'-0" x 1 3/4"	A	
1306	2'-6" x 8'-0" x 1 3/4"	A	
1307	2'-8" x 8'-0" x 1 3/4"	B	
1308	2'-6" x 8'-0" x 1 3/4"	A	
1309	2'-6" x 8'-0" x 1 3/4"	G	
1310	2'-6" x 8'-0" x 1 3/4"	G	
1311	2'-8" x 8'-0" x 1 3/4"	A	
1312	2'-8" x 8'-0" x 1 3/4"	A	
1313	2'-8" x 8'-0" x 1 3/4"	A	
1314	2'-8" x 8'-0" x 1 3/4"	A	
1315	2'-6" x 8'-0" x 1 3/4"	A	
1316	3'-0" x 8'-0" x 1 3/4"	A	
1317	2'-8" x 8'-0" x 1 3/4"	B	
1318	2'-8" x 8'-0" x 1 3/4"	A	
1319	2'-6" x 8'-0" x 1 3/4"	A	
1320	1'-6" x 8'-0" x 1 3/4"	A	
1321	2'-8" x 8'-0" x 1 3/4"	B	
1322	2'-8" x 8'-0" x 1 3/4"	B	
1323	2'-8" x 8'-0" x 1 3/4"	A	
1324	2'-6" x 8'-0" x 1 3/4"	A	
1325	3'-0" x 8'-0" x 1 3/4"	E	
1326	2'-6" x 8'-0" x 1 3/4"	G	
1327	2'-6" x 8'-0" x 1 3/4"	G	
1328	4'-0" x 8'-0" x 1 1/2"	BB	
2301	3'-0" x 7'-0" x 1 3/4"	A	
2302	2'-8" x 8'-0" x 1 3/4"	A	
2303	2'-6" x 8'-0" x 1 3/4"	G	
2304	2'-6" x 8'-0" x 1 3/4"	G	
2305	2'-8" x 8'-0" x 1 3/4"	A	
2306	2'-4" x 8'-0" x 1 3/4"	A	
2307	2'-8" x 8'-0" x 1 3/4"	B	
2308	2'-6" x 8'-0" x 1 3/4"	A	
2309	2'-6" x 8'-0" x 1 3/4"	G	
2310	2'-6" x 8'-0" x 1 3/4"	G	
2311	2'-8" x 8'-0" x 1 3/4"	A	
2312	2'-8" x 8'-0" x 1 3/4"	A	
2313	2'-8" x 8'-0" x 1 3/4"	A	
2314	2'-8" x 8'-0" x 1 3/4"	A	
2315	2'-6" x 8'-0" x 1 3/4"	A	
2316	3'-0" x 8'-0" x 1 3/4"	A	
2317	2'-8" x 8'-0" x 1 3/4"	B	
2318	2'-4" x 8'-0" x 1 3/4"	A	
2319	2'-4" x 8'-0" x 1 3/4"	A	
2320	3'-0" x 8'-0" x 1 3/4"	E	
2321	2'-8" x 8'-0" x 1 3/4"	B	
2322	2'-8" x 8'-0" x 1 3/4"	B	
2323	2'-4" x 8'-0" x 1 3/4"	A	
2324	2'-6" x 8'-0" x 1 3/4"	A	
2325	1'-6" x 8'-0" x 1 3/4"	A	
2326	2'-6" x 8'-0" x 1 3/4"	G	
2327	2'-6" x 8'-0" x 1 3/4"	G	
2328	4'-0" x 8'-0" x 1 1/2"	BB	
3301	3'-0" x 7'-0" x 1 3/4"	A	
3302	2'-8" x 8'-0" x 1 3/4"	A	
3303	2'-6" x 8'-0" x 1 3/4"	G	
3304	2'-6" x 8'-0" x 1 3/4"	G	
3305	2'-8" x 8'-0" x 1 3/4"	A	
3306	2'-4" x 8'-0" x 1 3/4"	A	
3307	2'-8" x 8'-0" x 1 3/4"	B	
3308	2'-6" x 8'-0" x 1 3/4"	A	
3309	2'-6" x 8'-0" x 1 3/4"	G	
3310	2'-6" x 8'-0" x 1 3/4"	G	
3311	2'-8" x 8'-0" x 1 3/4"	A	
3312	2'-8" x 8'-0" x 1 3/4"	A	
3313	2'-8" x 8'-0" x 1 3/4"	A	
3314	2'-8" x 8'-0" x 1 3/4"	A	
3315	2'-6" x 8'-0" x 1 3/4"	A	
3316	3'-0" x 8'-0" x 1 3/4"	A	
3317	2'-8" x 8'-0" x 1 3/4"	B	
3318	2'-6" x 8'-0" x 1 3/4"	A	
3319	2'-6" x 8'-0" x 1 3/4"	A	
3320	1'-6" x 8'-0" x 1 3/4"	A	
3321	2'-8" x 8'-0" x 1 3/4"	B	
3322	2'-8" x 8'-0" x 1 3/4"	B	
3323	2'-4" x 8'-0" x 1 3/4"	A	
3324	2'-4" x 8'-0" x 1 3/4"	A	
3325	3'-0" x 8'-0" x 1 3/4"	E	
3326	2'-6" x 8'-0" x 1 3/4"	G	
3327	2'-6" x 8'-0" x 1 3/4"	G	
3328	4'-0" x 8'-0" x 1 1/2"	BB	
4301	3'-0" x 7'-0" x 1 3/4"	A	
4302	2'-8" x 8'-0" x 1 3/4"	A	
4303	2'-6" x 8'-0" x 1 3/4"	G	

DOOR SCHEDULE			
Mark	Type	Type Mark	Comments
4304	2'-6" x 8'-0" x 1 3/4"	G	
4305	2'-8" x 8'-0" x 1 3/4"	A	
4306	2'-4" x 8'-0" x 1 3/4"	A	
4307	2'-8" x 8'-0" x 1 3/4"	B	
4308	2'-6" x 8'-0" x 1 3/4"	A	
4309	2'-6" x 8'-0" x 1 3/4"	G	
4310	2'-6" x 8'-0" x 1 3/4"	G	
4311	2'-8" x 8'-0" x 1 3/4"	A	
4312	2'-8" x 8'-0" x 1 3/4"	A	
4313	2'-8" x 8'-0" x 1 3/4"	A	
4314	2'-8" x 8'-0" x 1 3/4"	A	
4315	2'-6" x 8'-0" x 1 3/4"	A	
4316	3'-0" x 8'-0" x 1 3/4"	A	
4317	2'-8" x 8'-0" x 1 3/4"	B	
4318	2'-4" x 8'-0" x 1 3/4"	A	
4319	2'-4" x 8'-0" x 1 3/4"	A	
4320	3'-0" x 8'-0" x 1 3/4"	E	
4321	2'-8" x 8'-0" x 1 3/4"	B	
4322	2'-8" x 8'-0" x 1 3/4"	B	
4323	2'-4" x 8'-0" x 1 3/4"	A	
4324	2'-6" x 8'-0" x 1 3/4"	A	
4325	1'-6" x 8'-0" x 1 3/4"	A	
4326	2'-6" x 8'-0" x 1 3/4"	G	
4327	2'-6" x 8'-0" x 1 3/4"	G	
4328	4'-0" x 8'-0" x 1 1/2"	BB	
5301	3'-0" x 7'-0" x 1 3/4"	A	
5302	2'-8" x 8'-0" x 1 3/4"	A	
5303	2'-6" x 8'-0" x 1 3/4"	G	
5304	2'-6" x 8'-0" x 1 3/4"	G	
5305	2'-6" x 8'-0" x 1 3/4"	A	
5306	2'-8" x 8'-0" x 1 3/4"	A	
5307	2'-6" x 8'-0" x 1 3/4"	A	
5308	2'-6" x 8'-0" x 1 3/4"	A	
5309	2'-6" x 8'-0" x 1 3/4"	G	
5310	2'-6" x 8'-0" x 1 3/4"	G	
5311	2'-6" x 8'-0" x 1 3/4"	B	
5312	2'-4" x 8'-0" x 1 3/4"	B	
5313	3'-0" x 8'-0" x 1 3/4"	B	
5314	3'-0" x 8'-0" x 1 3/4"	A	
5315	3'-0" x 8'-0" x 1 3/4"	A	
5316	2'-8" x 8'-0" x 1 3/4"	A	
5317	2'-4" x 8'-0" x 1 3/4"	B	
5318	4'-8" x 8'-0" x 1 3/4"	B	
5319	2'-4" x 8'-0" x 1 3/4"	A	
5320	1'-10" x 8'-0" x 1 3/4"	A	
5321	4'-0" x 8'-0" x 1 3/4"	B	
5322	2'-4" x 8'-0" x 1 3/4"	A	
5323	3'-0" x 8'-0" x 1 3/4"	H	
5324	3'-0" x 8'-0" x 1 3/4"	H	
5325	3'-0" x 8'-0" x 1 3/4"	H	
5326	3'-0" x 8'-0" x 1 3/4"	H	
4th Floor			
1401	3'-0" x 7'-0" x 1 3/4"	A	
1402	2'-8" x 7'-0" x 1 3/4"	A	
1403	2'-6" x 7'-0" x 1 3/4"	A	
1404	2'-8" x 7'-0" x 1 3/4"	A	
1405	2'-6" x 7'-0" x 1 3/4"	A	
1406	2'-8" x 7'-0" x 1 3/4"	A	
1407	2'-6" x 7'-0" x 1 3/4"	A	
1408	2'-8" x 7'-0" x 1 3/4"	A	
1409	3'-4" x 7'-0" x 1 3/4"	Z	
1410	2'-8" x 7'-0" x 1 3/4"	A	
1411	2'-6" x 7'-0" x 1 3/4"	A	
1412	2'-6" x 7'-0" x 1 3/4"	A	
1413	3'-0" x 7'-0" x 1 3/4"	AA	
1414	2'-8" x 7'-0" x 1 3/4"	A	
1415	2'-6" x 7'-0" x 1 3/4"	A	
1416	2'-6" x 7'-0" x 1 3/4"	A	
1417	2'-6" x 7'-0" x 1 3/4"	V	
2401	3'-0" x 7'-0" x 1 3/4"	A	
2402	2'-8" x 7'-0" x 1 3/4"	A	
2403	2'-6" x 7'-0" x 1 3/4"	A	
2404	2'-8" x 7'-0" x 1 3/4"	A	
2405	2'-6" x 7'-0" x 1 3/4"	A	
2406	2'-8" x 7'-0" x 1 3/4"	A	
2407	2'-6" x 7'-0" x 1 3/4"	A	
2408	2'-8" x 7'-0" x 1 3/4"	A	
2409	2'-8" x 7'-0" x 1 3/4"	A	
2410	3'-4" x 7'-0" x 1 3/4"	Z	
2411	2'-8" x 7'-0" x 1 3/4"	A	
2412	2'-6" x 7'-0" x 1 3/4"	A	
2413	2'-6" x 7'-0" x 1 3/4"	A	
2414	3'-0" x 7'-0" x 1 3/4"	AA	
2415	2'-8" x 7'-0" x 1 3/4"	A	
2416	2'-6" x 7'-0" x 1 3/4"	A	
2417	2'-6" x 7'-0" x 1 3/4"	A	
2418	2'-6" x 7'-0" x 1 3/4"	V	
3401	3'-0" x 7'-0" x 1 3/4"	A	
3402	2'-8" x 7'-0" x 1 3/4"	A	
3403	2'-6" x 7'-0" x 1 3/4"	A	

DOOR SCHEDULE			
Mark	Type	Type Mark	Comments
3404	2'-8" x 7'-0" x 1 3/4"	A	
3405	2'-6" x 7'-0" x 1 3/4"	A	
3406	2'-8" x 7'-0" x 1 3/4"	A	
3407	2'-6" x 7'-0" x 1 3/4"	A	
3408	2'-8" x 7'-0" x 1 3/4"	A	
3409	2'-8" x 7'-0" x 1 3/4"	A	
3410	3'-4" x 7'-0" x 1 3/4"	Z	
3411	2'-8" x 7'-0" x 1 3/4"	A	
3412	2'-6" x 7'-0" x 1 3/4"	A	
3413	2'-6" x 7'-0" x 1 3/4"	A	
3414	3'-0" x 7'-0" x 1 3/4"	AA	
3415	2'-8" x 7'-0" x 1 3/4"	A	
3416	2'-6" x 7'-0" x 1 3/4"	A	
3417	2'-6" x 7'-0" x 1 3/4"	A	
3418	2'-6" x 7'-0" x 1 3/4"	V	
4401	3'-0" x 7'-0" x 1 3/4"	A	
4402	2'-8" x 7'-0" x 1 3/4"	A	
4403	2'-6" x 7'-0" x 1 3/4"	A	
4404	2'-8" x 7'-0" x 1 3/4"	A	
4405	2'-6" x 7'-0" x 1 3/4"	A	
4406	2'-8" x 7'-0" x 1 3/4"	A	
4407	2'-6" x 7'-0" x 1 3/4"	A	
4408	2'-8" x 7'-0" x 1 3/4"	A	
4409	2'-8" x 7'-0" x 1 3/4"	A	
4410	3'-4" x 7'-0" x 1 3/4"	Z	
4411	2'-8" x 7'-0" x 1 3/4"	A	
4412	2'-6" x 7'-0" x 1 3/4"	A	
4413	2'-6" x 7'-0" x 1 3/4"	A	
4414	3'-0" x 7'-0" x 1 3/4"	AA	
4415	2'-8" x 7'-0" x 1 3/4"	A	
4416	2'-6" x 7'-0" x 1 3/4"	A	
4417	2'-6" x 7'-0" x 1 3/4"	A	
4418	2'-6" x 7'-0" x 1 3/4"	V	
5401	3'-0" x 7'-0" x 1 3/4"	A	
5402	2'-8" x 7'-0" x 1 3/4"	A	
5403	2'-0" x 7'-0" x 1 3/4"	W	
5404	2'-8" x 7'-0" x 1 3/4"	A	
5405	3'-8" x 7'-0" x 1 1/2"	D	
5406	2'-6" x 7'-0" x 1 3/4"	V	
5407	2'-6" x 7'-0" x 1 3/4"	V	
5408	2'-8" x 7'-0" x 1 3/4"	I	
5409	2'-6" x 7'-0" x 1 3/4"	A	
5410	2'-8" x 7'-0" x 1 3/4"	A	
5411	2'-6" x 7'-0" x 1 3/4"	V	
5412	2'-6" x 7'-0" x 1 3/4"	A	
5413	2'-6" x 7'-0" x 1 3/4"	V	
Roof Deck			
1501	3'-0" x 6'-8" x 1 3/4"	A	
1502	2'-8" x 6'-8" x 1 3/4"	F	
1503	2'-8" x 6'-8" x 1 3/4"	F	
1504	2'-6" x 7'-0" x 1 3/4"	A	
1505	3'-0" x 6'-0" x 1 3/4"	A	
1506	3'-0" x 7'-0" x 1 3/4"	A	
1507	3'-0" x 7'-0" x 1 3/4"	A	
2501	3'-0" x 6'-8" x 1 3/4"	A	
2502	2'-8" x 6'-8" x 1 3/4"	F	
2503	2'-8" x 6'-8" x 1 3/4"	F	
2504	2'-6" x 7'-0" x 1 3/4"	A	
2505	3'-0" x 6'-0" x 1 3/4"	A	
2506	3'-0" x 6'-0" x 1 3/4"	A	
2507	3'-0" x 6'-0" x 1 3/4"	A	
3501	3'-0" x 6'-8" x 1 3/4"	A	
3502	2'-8" x 6'-8" x 1 3/4"	F	
3503	2'-8" x 6'-8" x 1 3/4"	F	
3504	2'-6" x 7'-0" x 1 3/4"	A	
3505	3'-0" x 6'-0" x 1 3/4"	A	
3506	3'-0" x 6'-0" x 1 3/4"	A	
3507	3'-0" x 6'-0" x 1 3/4"	A	
4501	3'-0" x 6'-8" x 1 3/4"	A	
4502	2'-8" x 6'-8" x 1 3/4"	F	
4503	2'-8" x 6'-8" x 1 3/4"	F	
4504	2'-6" x 7'-0" x 1 3/4"	A	
4505	3'-0" x 6'-0" x 1 3/4"	A	
4506	3'-0" x 6'-0" x 1 3/4"	A	
4507	3'-0" x 6'-0" x 1 3/4"	A	
5501	3'-0" x 6'-8" x 1 3/4"	A	
5502	2'-8" x 6'-8" x 1 3/4"	F	
5503	2'-8" x 6'-8" x 1 3/4"	F	
5504	2'-6" x 7'-0" x 1 3/4"	A	
5506	3'-0" x 6'-0" x 1 3/4"	A	
5507	3'-0" x 7'-0" x 1 3/4"	A	

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PARCEL A
A NEW MIXED-USE BUILING

Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

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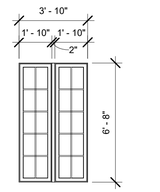
DOOR SCHEDULES

PARCEL A
PARCEL A

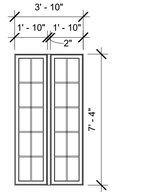
0-A502

WINDOW TYPES

NOTES:
1. SEE ELEVATIONS FOR DIRECTION OF OPERATION.
2. ALL WINDOWS LOCATED ON EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE



A WOOD CLAD WINDOW - NON OPERABLE ALL MUNTINS TO HAVE 2/3 PROPORTIONS



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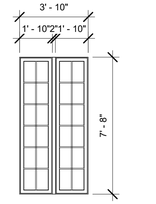

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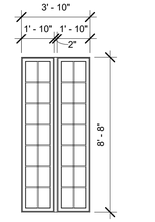

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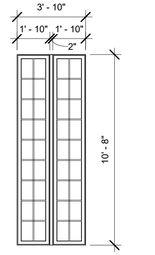

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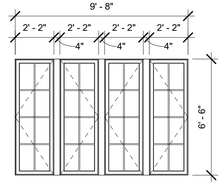
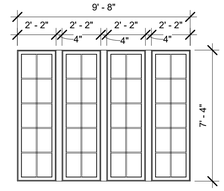


Fa WOOD CLAD WINDOW - OPERABLE ALL MUNTINS TO HAVE 2/3 PROPORTIONS



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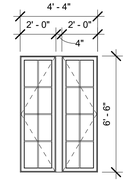

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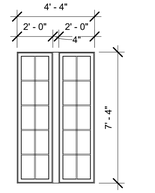

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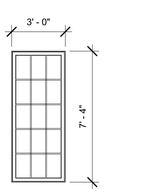

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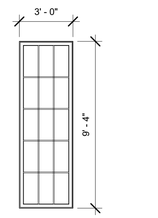

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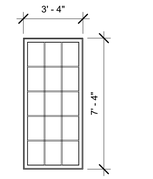

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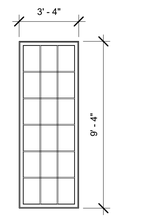

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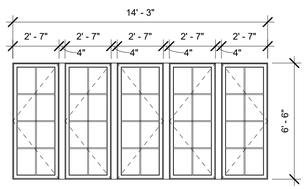
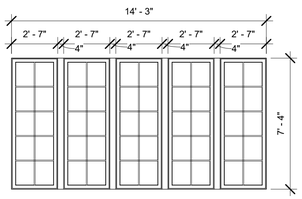


Ka WOOD CLAD WINDOW - OPERABLE ALL MUNTINS TO HAVE 2/3 PROPORTIONS



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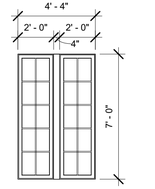

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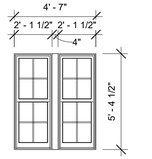

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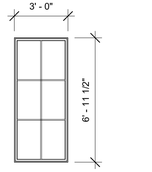

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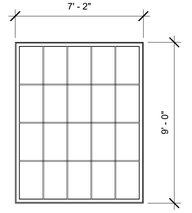
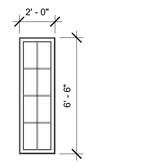


P WOOD CLAD WINDOW - NON OPERABLE ALL MUNTINS TO HAVE 2/3 PROPORTIONS



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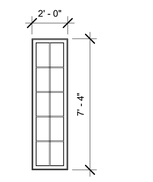

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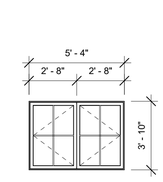
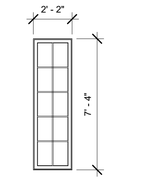
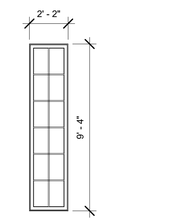


R WOOD CLAD WINDOW - OPERABLE ALL MUNTINS TO HAVE 2/3 PROPORTIONS



Sa WOOD CLAD WINDOW - NON OPERABLE ALL MUNTINS TO HAVE 2/3 PROPORTIONS



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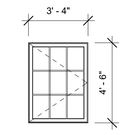
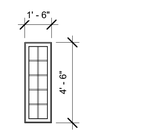


T WOOD CLAD WINDOW - OPERABLE ALL MUNTINS TO HAVE 2/3 PROPORTIONS



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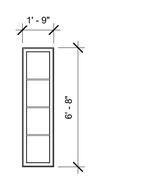

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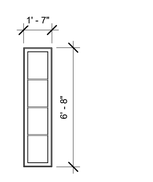

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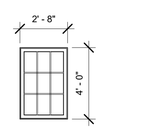

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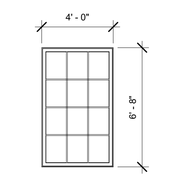

Z WOOD CLAD WINDOW - NON OPERABLE ALL MUNTINS TO HAVE 2/3 PROPORTIONS

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PARCEL A
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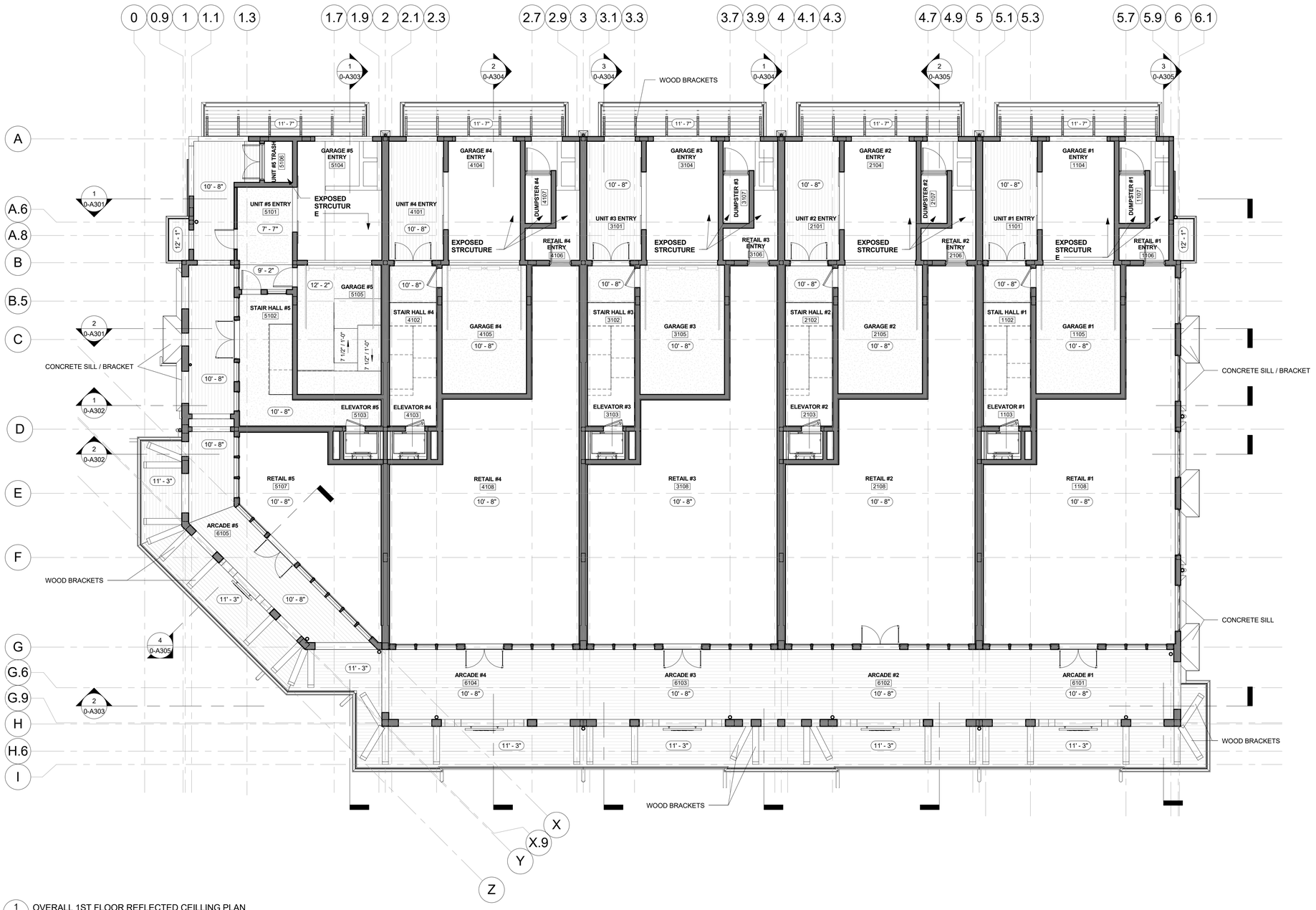
WINDOW SCHEDULES

PARCEL A
PARCEL A

0-A503



1 / 0-A601 OVERALL 1ST FLOOR REFLECTED CEILLING PLAN
1/8" = 1'-0"

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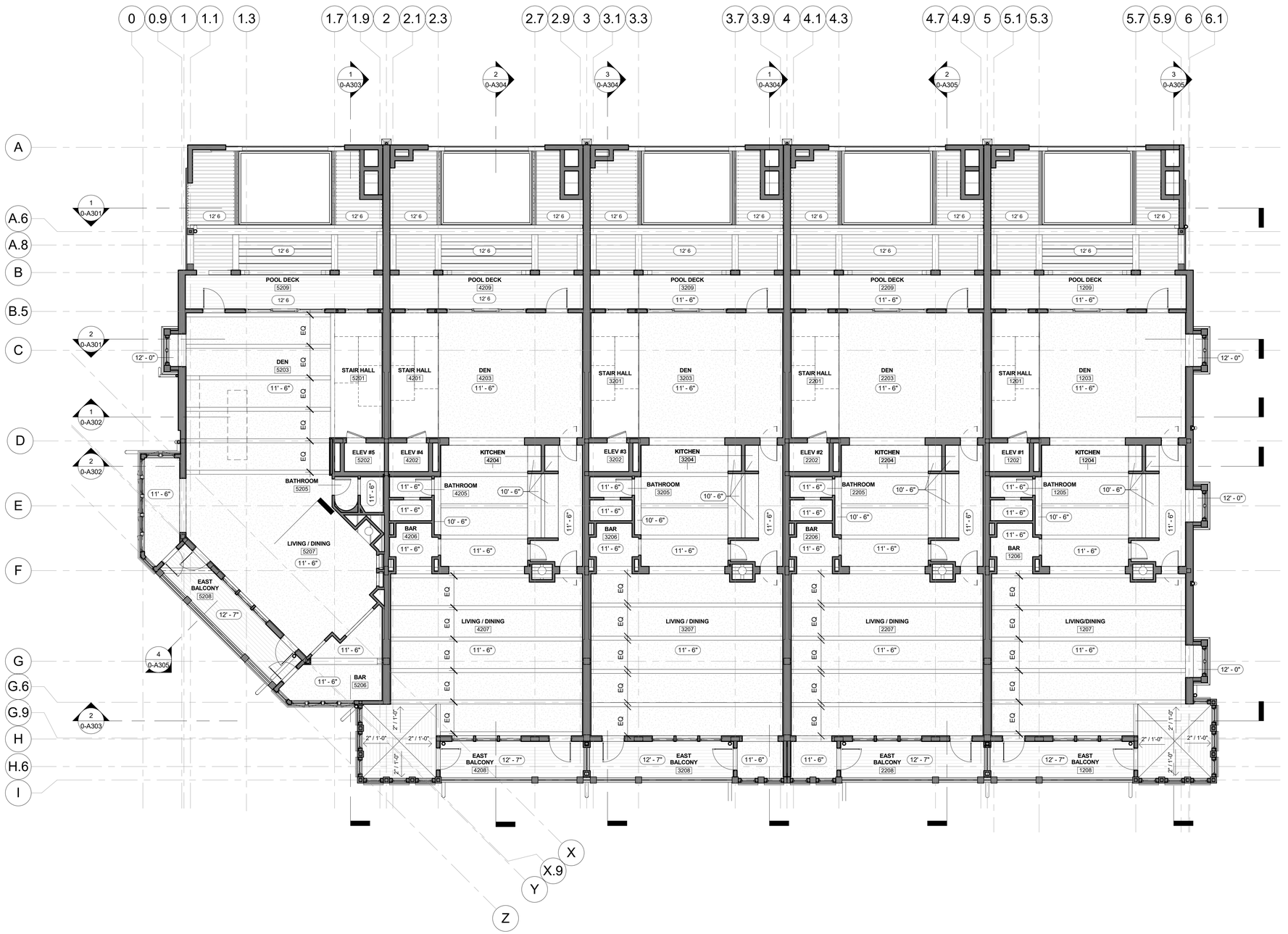
OVERALL 1ST FLOOR REFLECTED CEILING PLAN

PARCEL A
PARCEL A

0-A601



1 0-A602 OVERALL 2ND FLOOR REFLECTED CEILLING PLAN
1/8" = 1'-0"

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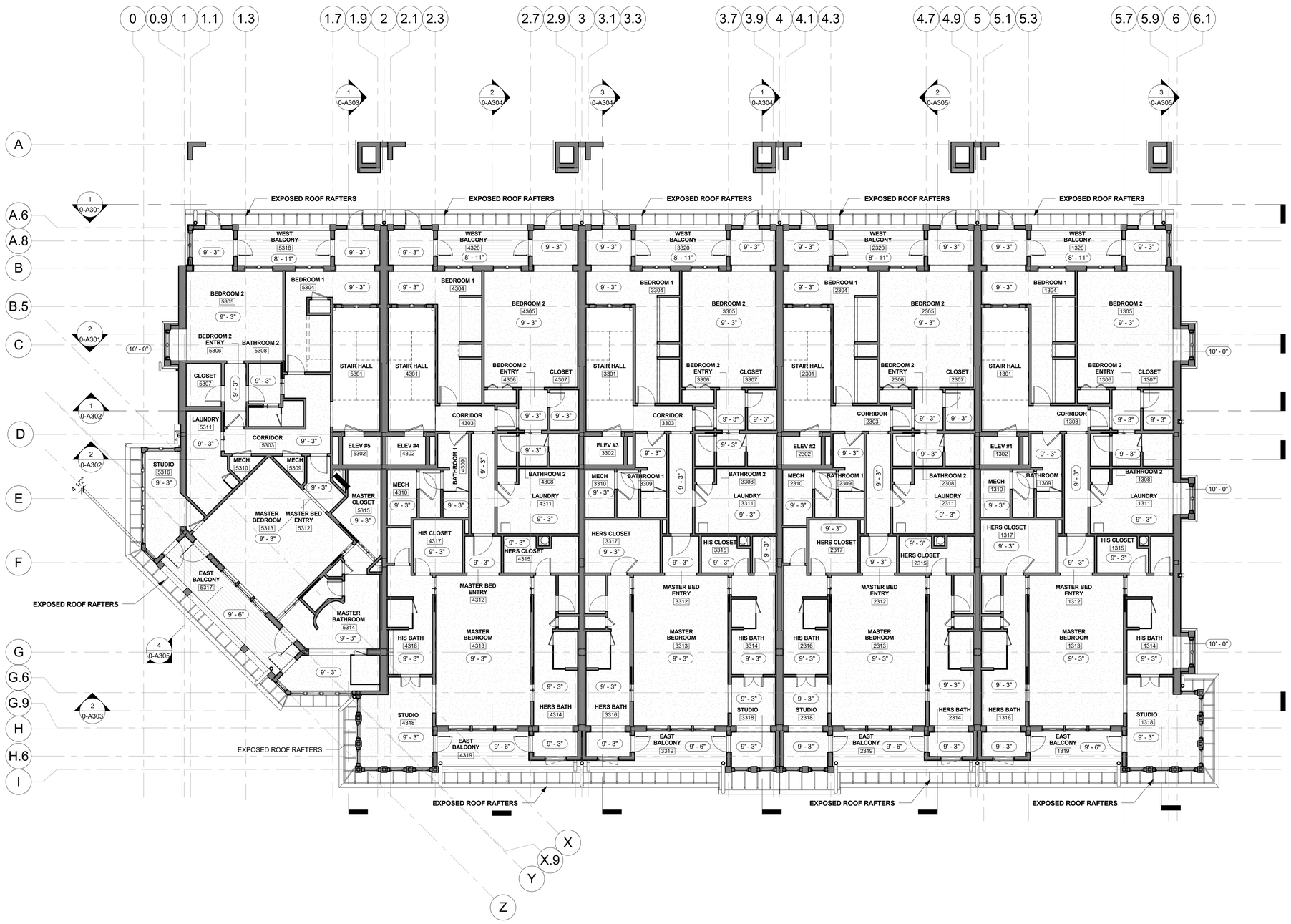
OVERALL 2ND FLOOR REFLECTED CEILING PLAN

PARCEL A

PARCEL A

0-A602



1 0-A603 OVERALL 3RD FLOOR REFLECTED CEILLING PLAN
1/8" = 1'-0"

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OVERALL 3RD FLOOR REFLECTED CEILING PLAN

PARCEL A
PARCEL A

0-A603

1 0-A604 OVERALL 4TH FLOOR REFLECTED CEILLING PLAN
1/8" = 1'-0"

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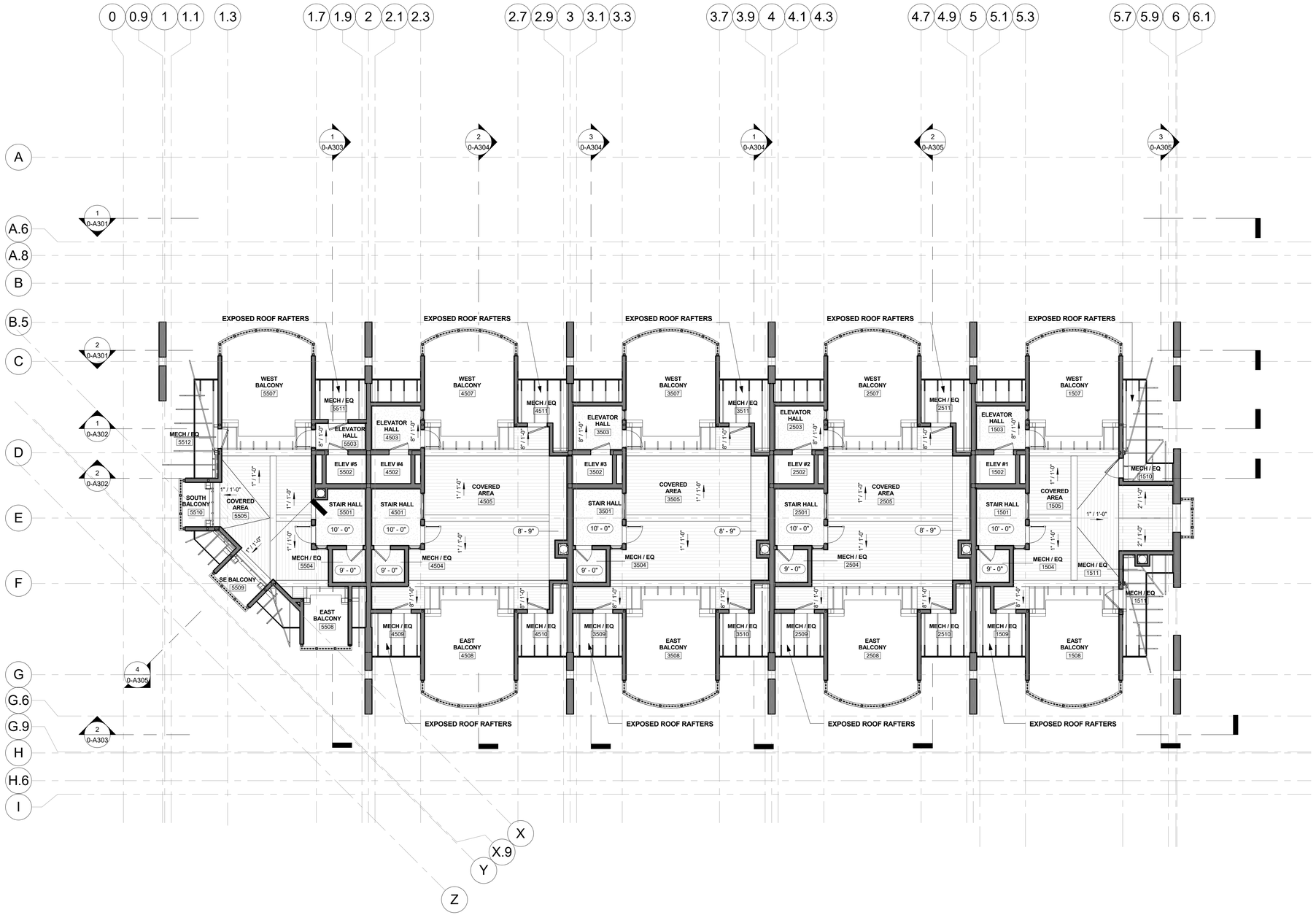
OVERALL 4TH FLOOR REFLECTED CEILING PLAN

PARCEL A
PARCEL A

0-A604



1 0-A605 OVERALL ROOF ACCESS REFLECTED CEILLING PLAN
1/8" = 1'-0"

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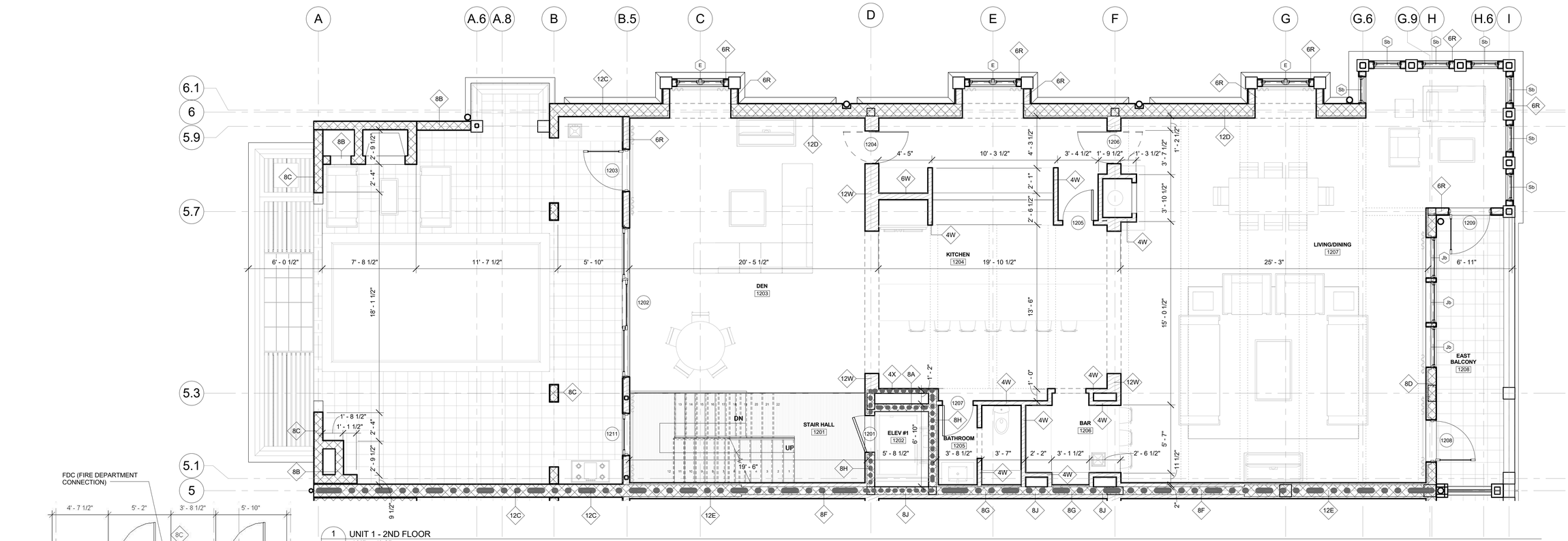
OVERALL ROOF ACCESS REFLECTED CEILING PLAN

PARCEL A

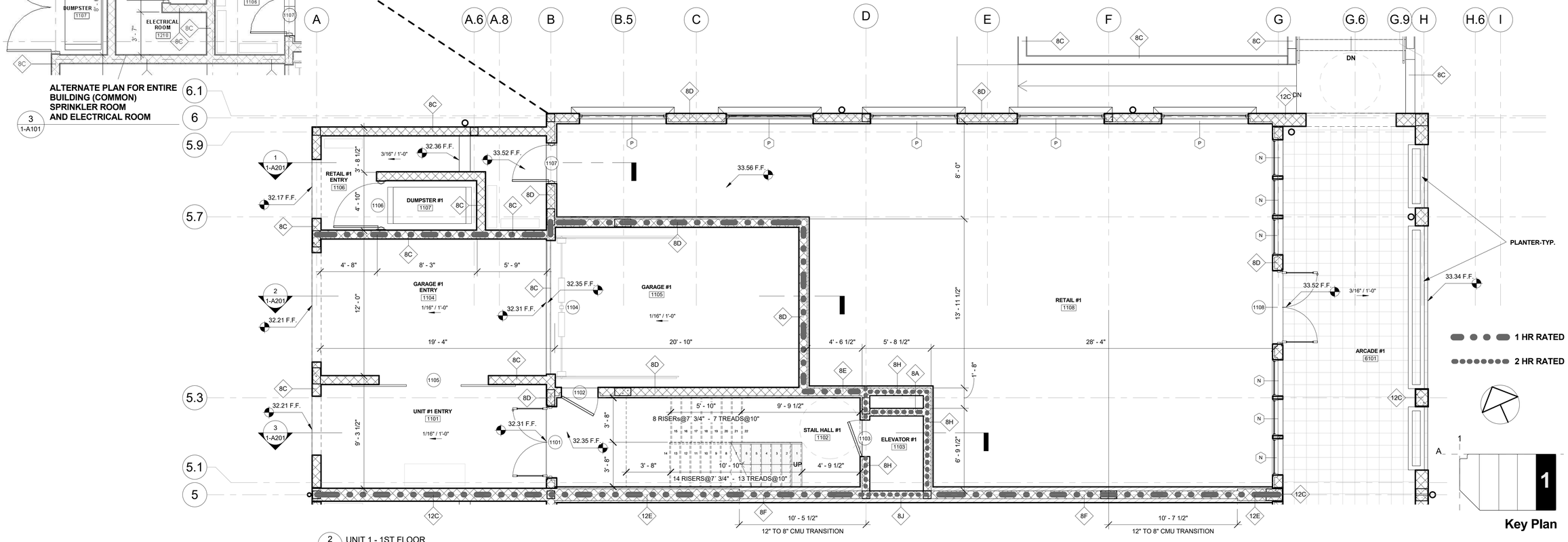
PARCEL A

0-A605



1 1-A101 UNIT 1 - 2ND FLOOR
1/4" = 1'-0"

3 1-A101 ALTERNATE PLAN FOR ENTIRE BUILDING (COMMON) SPRINKLER ROOM AND ELECTRICAL ROOM



2 1-A101 UNIT 1 - 1ST FLOOR
1/4" = 1'-0"

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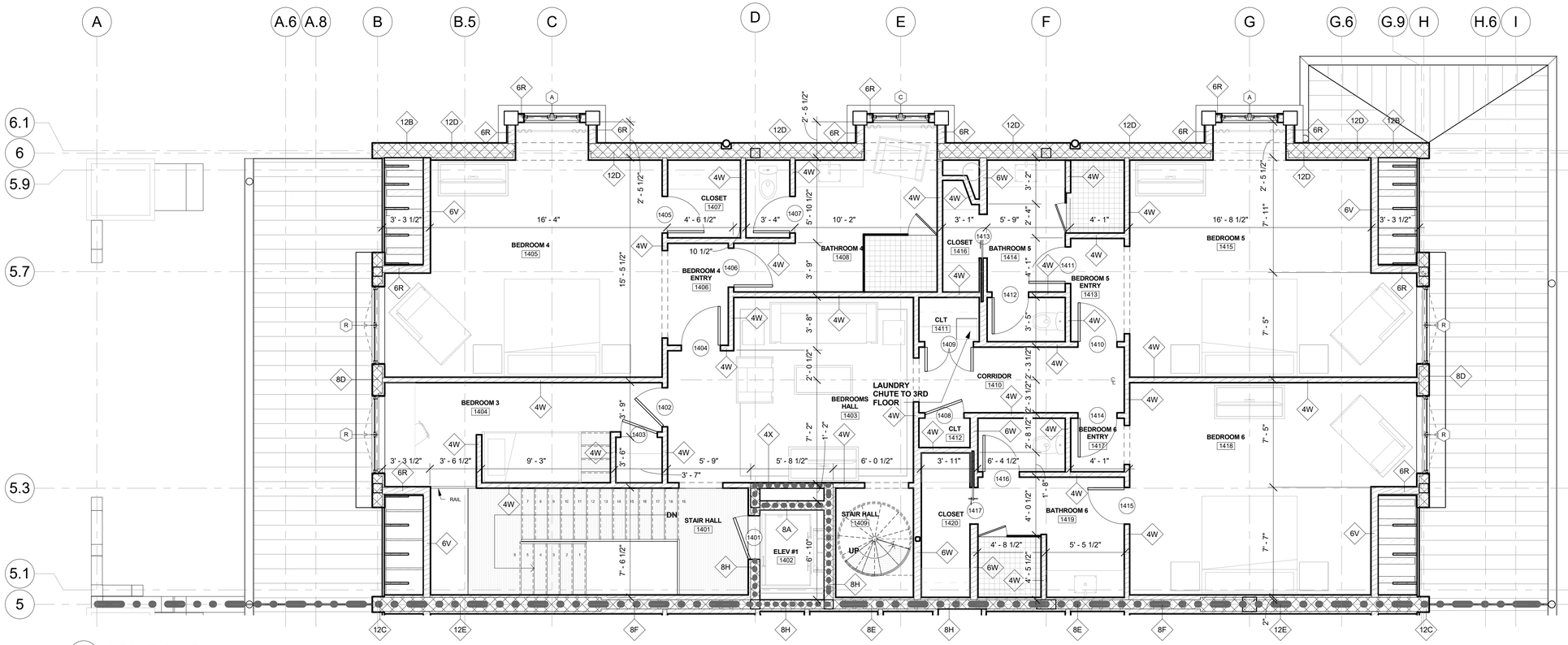
UNIT 1 - 1ST & 2ND FLOOR PLANS

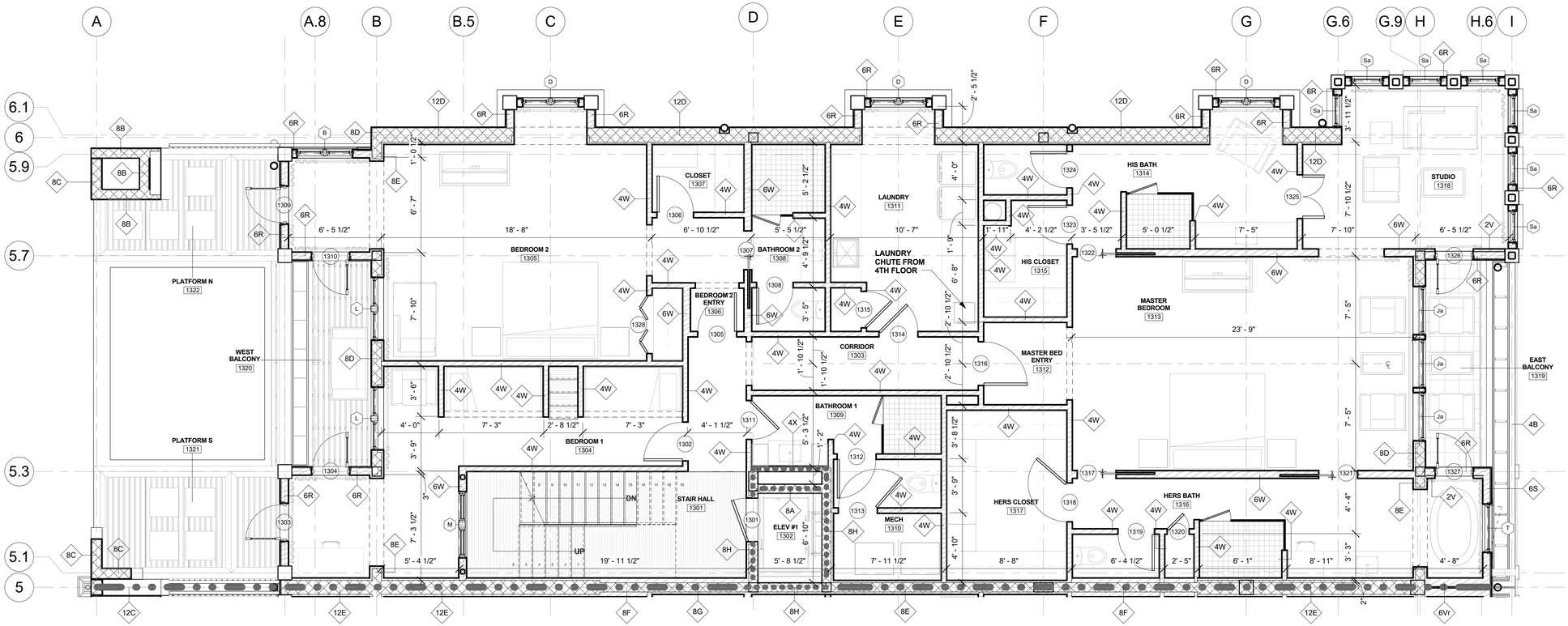
PARCEL A

PARCEL A

1-A101



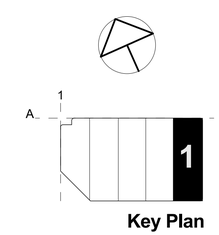
2 1-A102 UNIT 1 - 4TH FLOOR
1/4" = 1'-0"



1 1-A102 UNIT 1 - 3RD FLOOR
1/4" = 1'-0"

1 HR RATED

2 HR RATED



Key Plan

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PARCEL A
A NEW MIXED-USE BUILING

Parcel A, Phase 4
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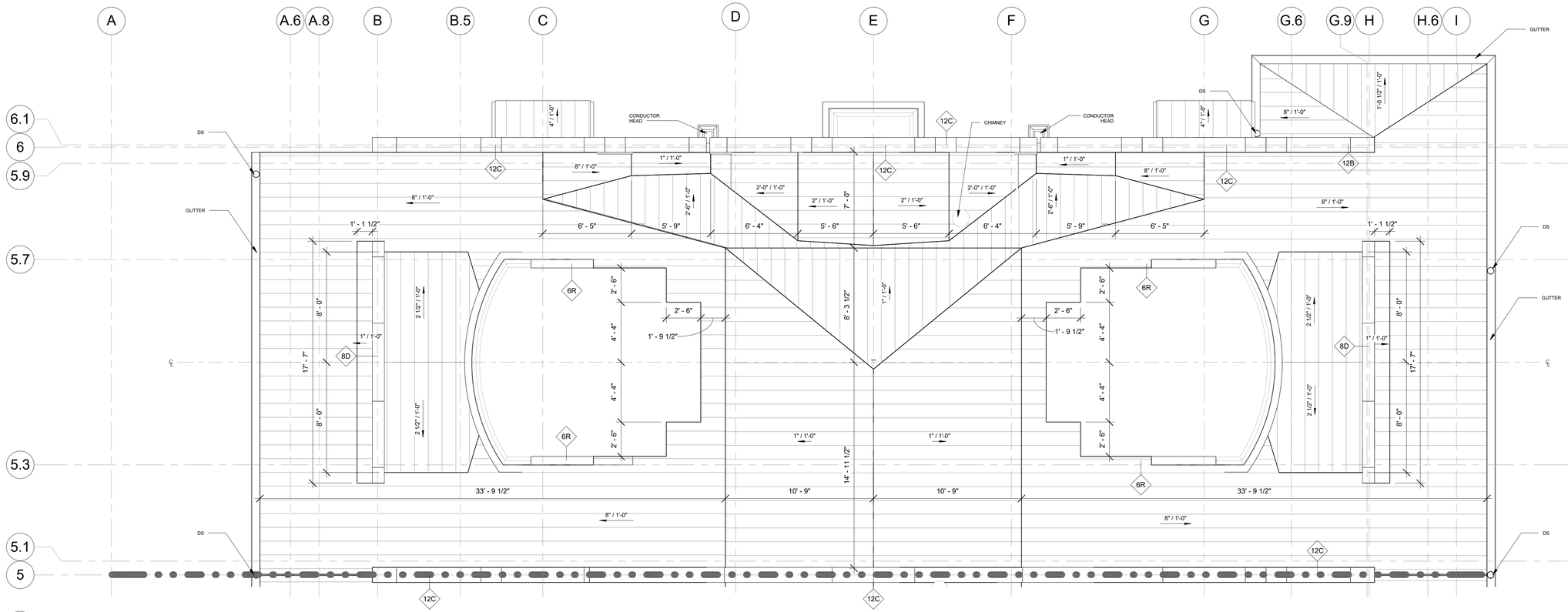
UNIT 1 - 3RD & 4TH FLOOR PLANS

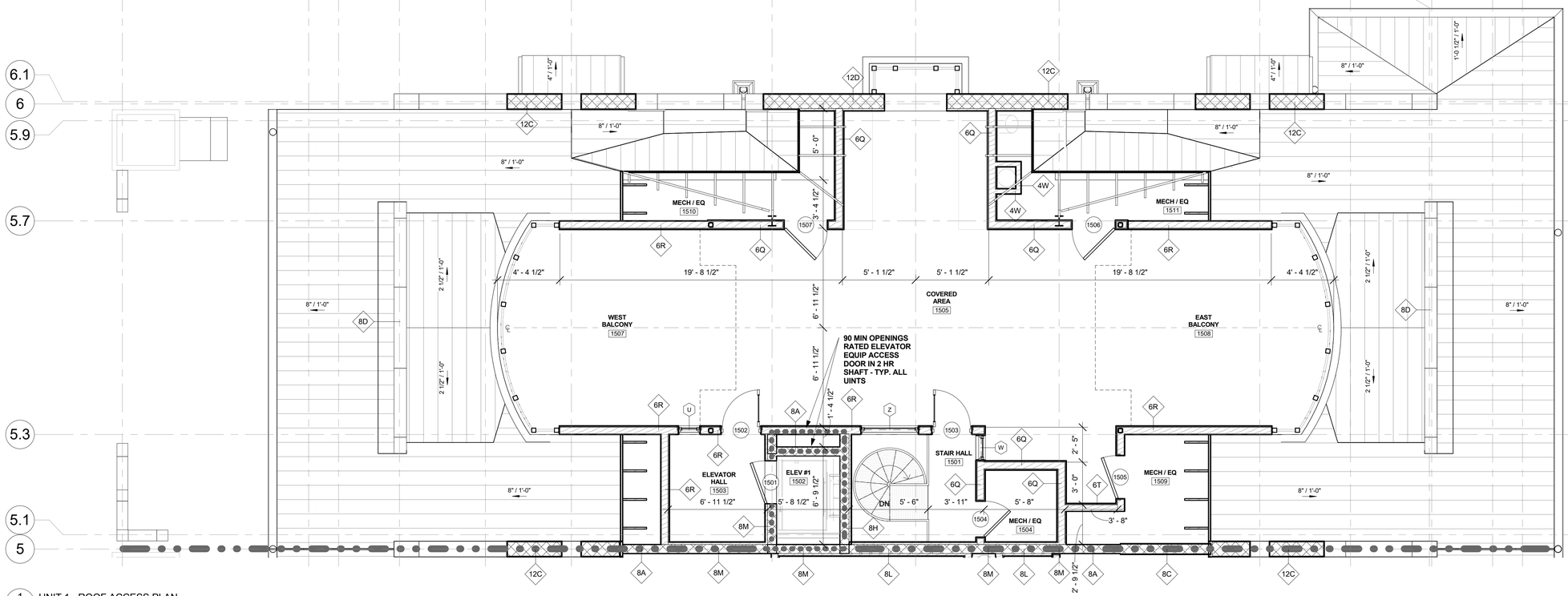
PARCEL A

PARCEL A

1-A102



2 / 1-A103 UNIT 1 - ROOF PLAN
1/4" = 1'-0"



1 / 1-A103 UNIT 1 - ROOF ACCESS PLAN
1/4" = 1'-0"

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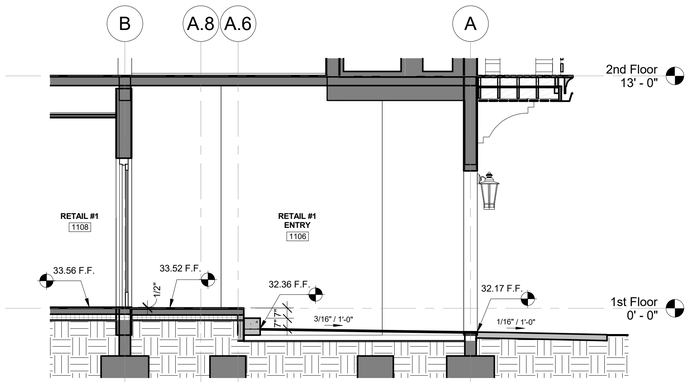
UNIT 1 - ROOF ACCESS & ROOF PLANS

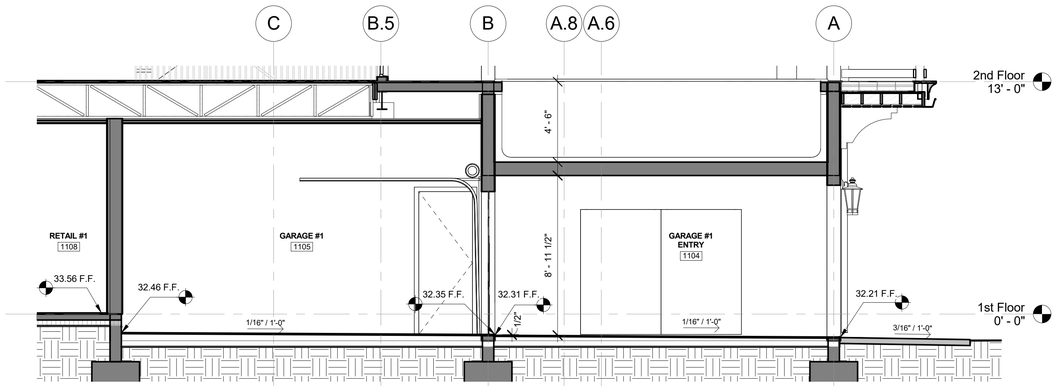
PARCEL A

PARCEL A

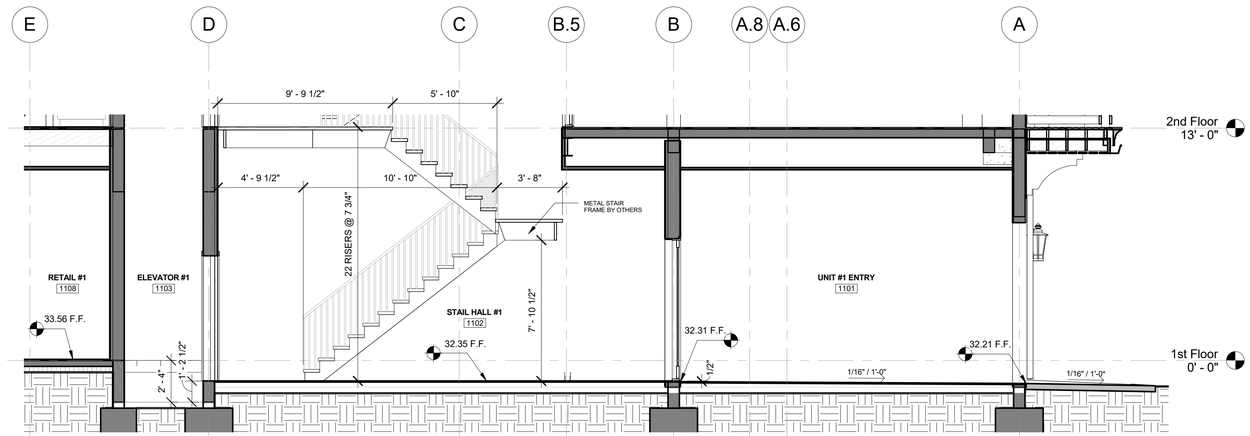
1-A103



1 1-A201 UNIT 1 SECTION @ RETAIL ENTRY
1/4" = 1'-0"



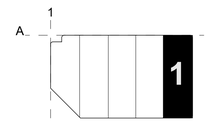
2 1-A201 UNIT 1 SECTION @ GARAGE ENTRY
1/4" = 1'-0"



3 1-A201 UNIT 1 SECTION @ UNIT ENTRY - STAIR
1/4" = 1'-0"

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD



Key Plan

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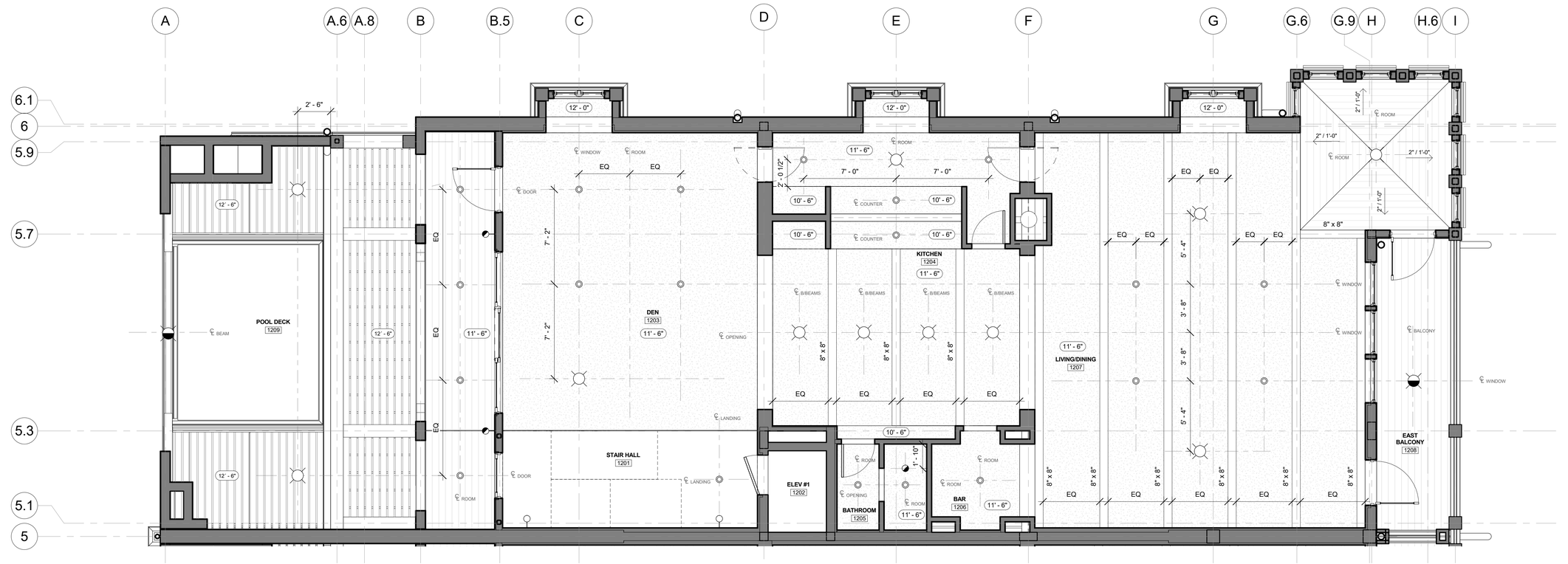
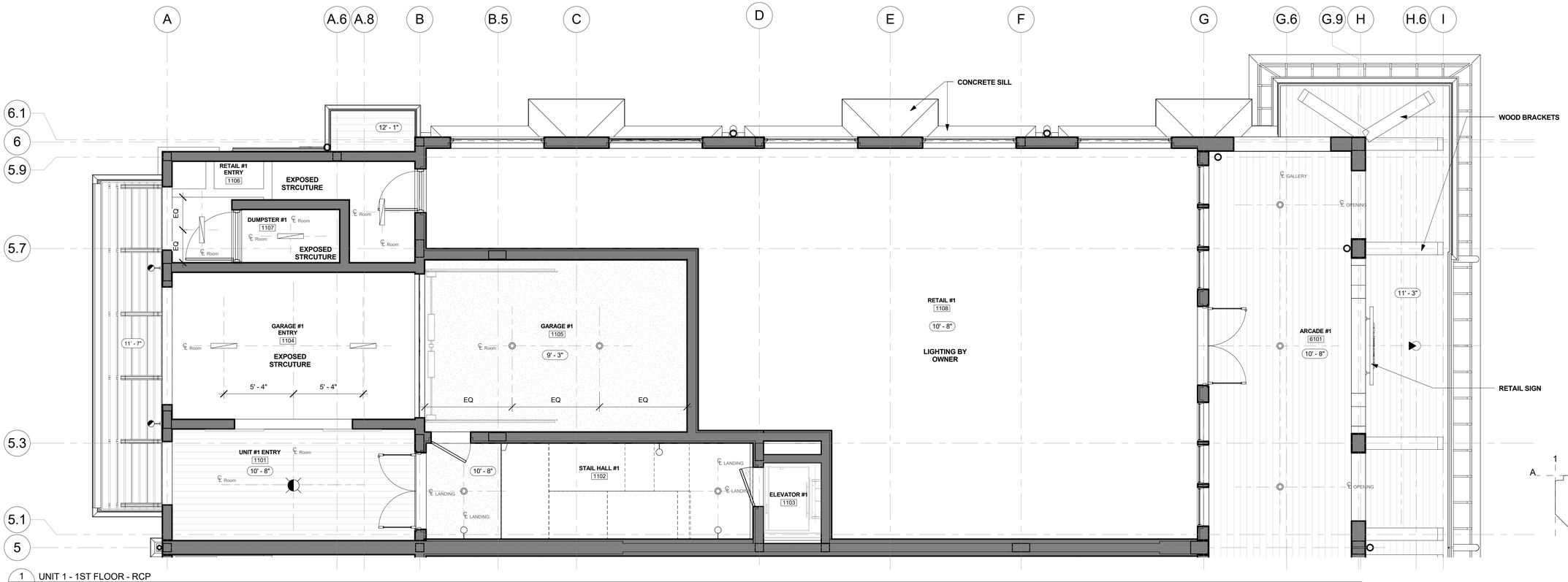
UNIT 1 -
LEVEL 1
SECTIONS

PARCEL A
PARCEL A

1-A201



2 1-A301 UNIT 1 - 2ND FLOOR - RCP
1/4" = 1'-0"



1 1-A301 UNIT 1 - 1ST FLOOR - RCP
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

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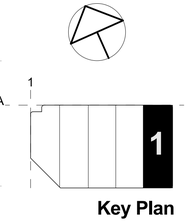
UNIT 1 - 1ST & 2ND FLOOR REFLECTED CEILING PLAN

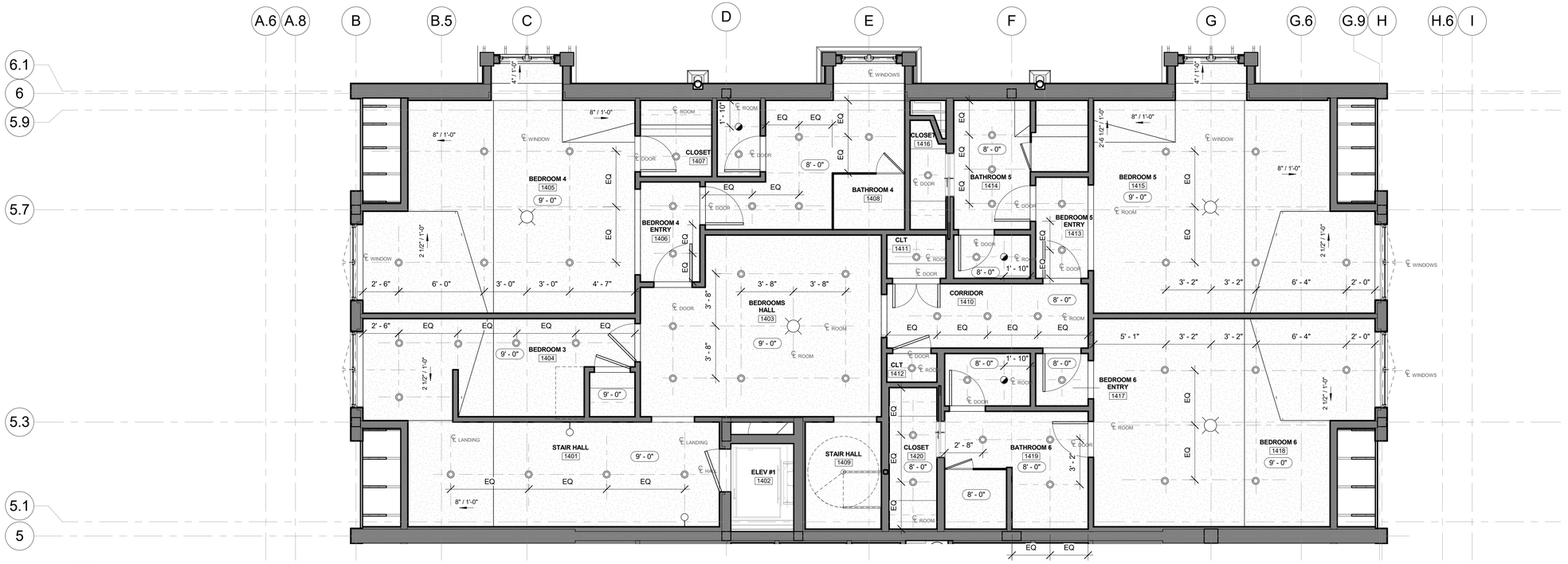
PARCEL A

PARCEL A

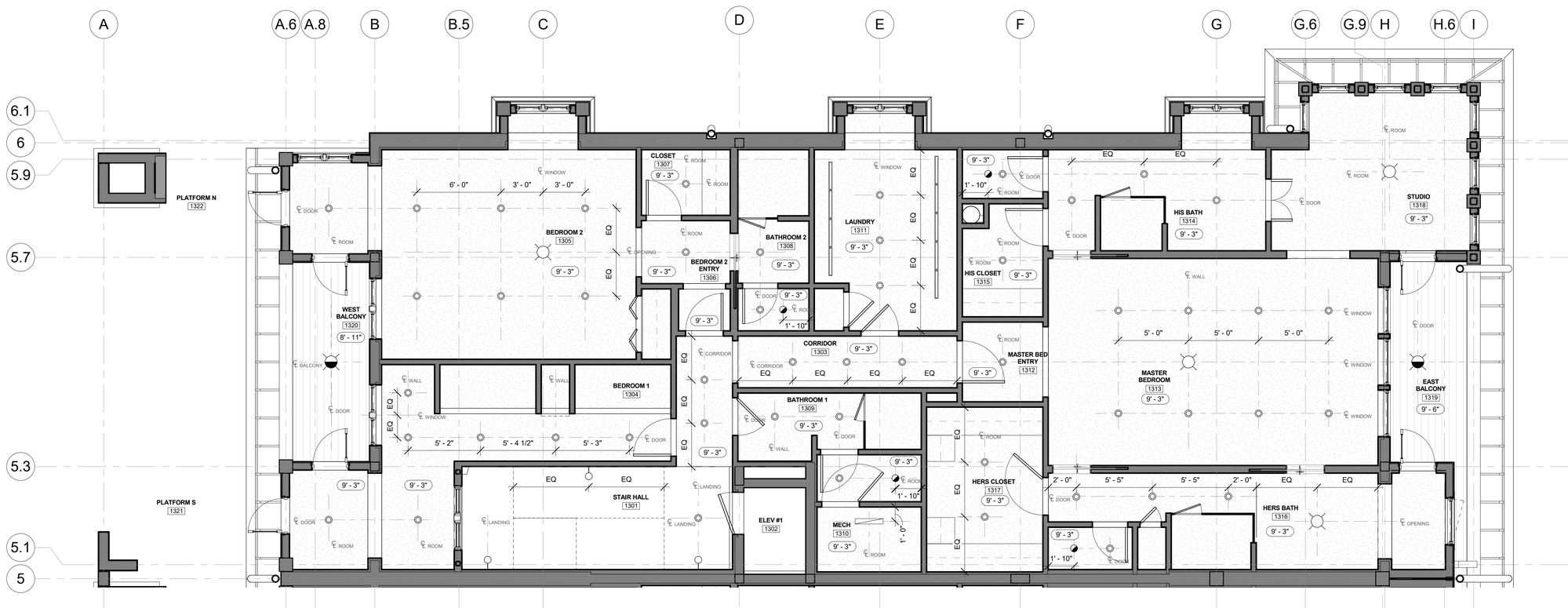
1-A301



Key Plan

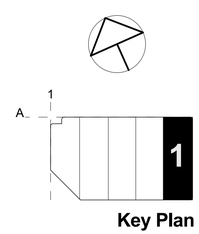


2 UNIT 1 - 4TH FLOOR - RCP
1-A302 1/4" = 1'-0"



1 UNIT 1 - 3RD FLOOR - RCP
1-A302 1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light



Key Plan

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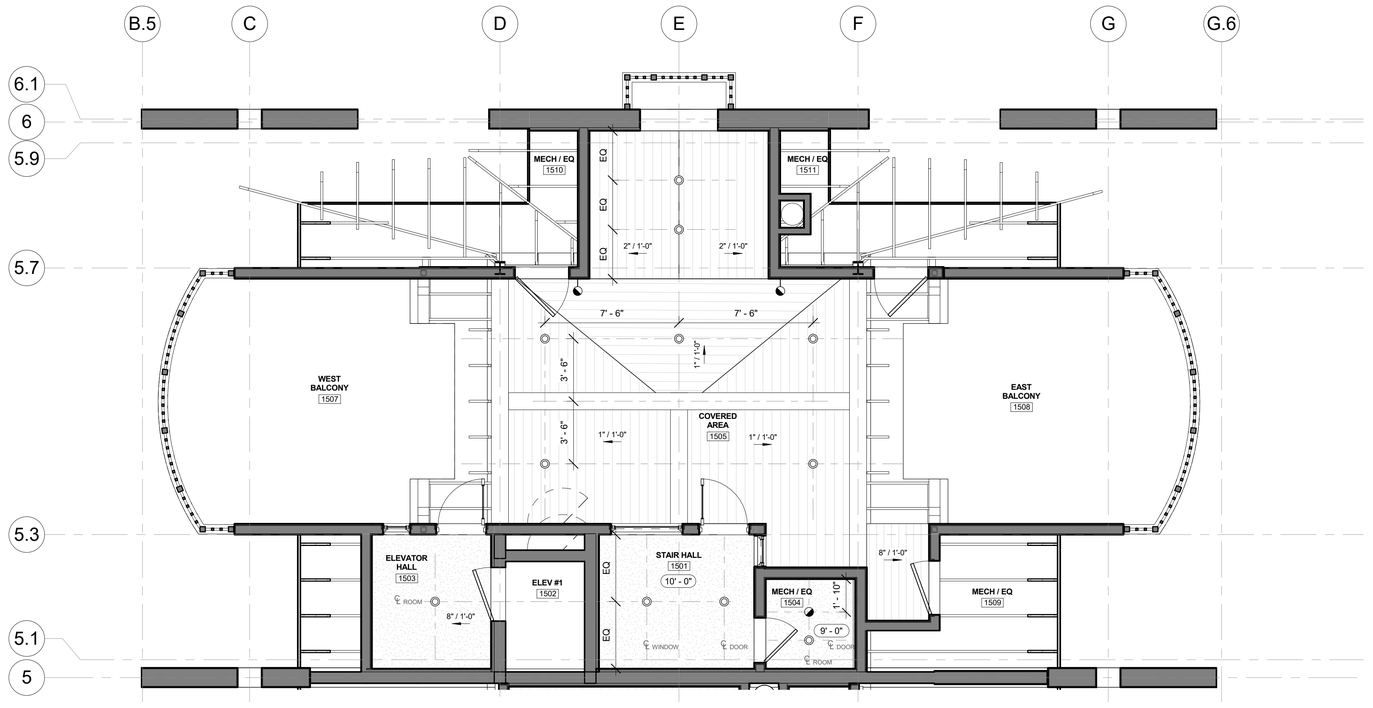
UNIT 1 - 3RD & 4TH FLOOR REFLECTED CEILING PLAN

PARCEL A

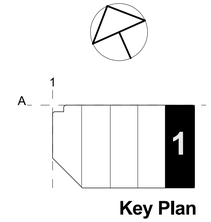
PARCEL A

1-A302

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light



1 / 1-A303 UNIT 1 - ROOF ACCESS - RCP
1/4" = 1'-0"



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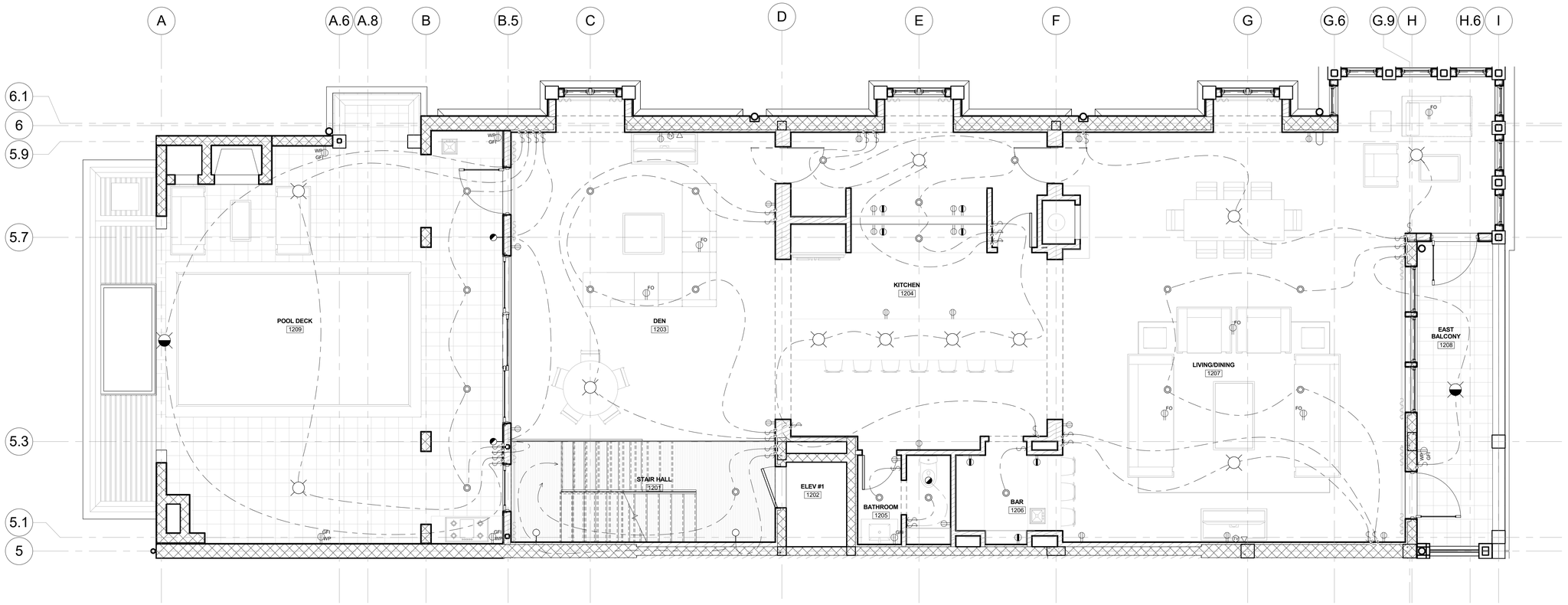
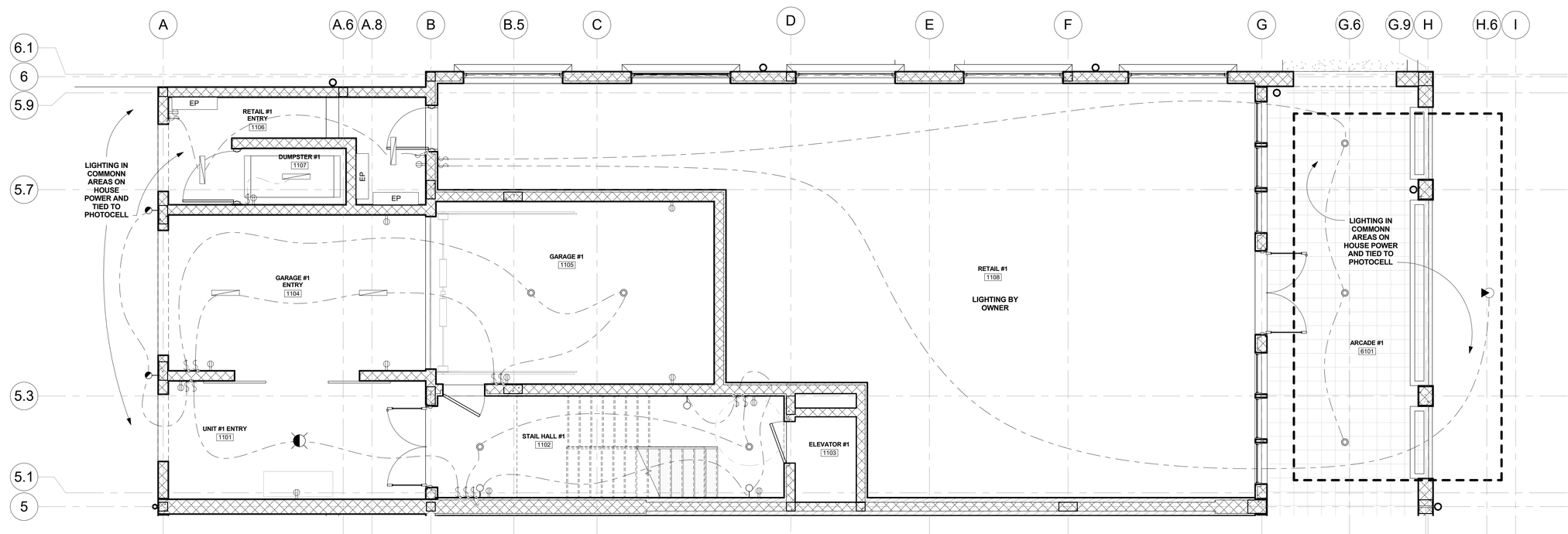
UNIT 1 - ROOF ACCESS REFLECTED CEILING PLAN

PARCEL A
PARCEL A

1-A303



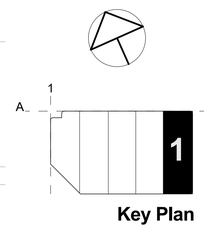
2 1-A401 POWER PLAN - UNIT 1 - 2ND FLOOR
1/4" = 1'-0"



1 1-A401 POWER PLAN - UNIT 1 - 1ST FLOOR
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS	
S	Single Pole Switch
S3	3 Way Switch
S4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Television Cable Outlet
EP	Electrical Panel



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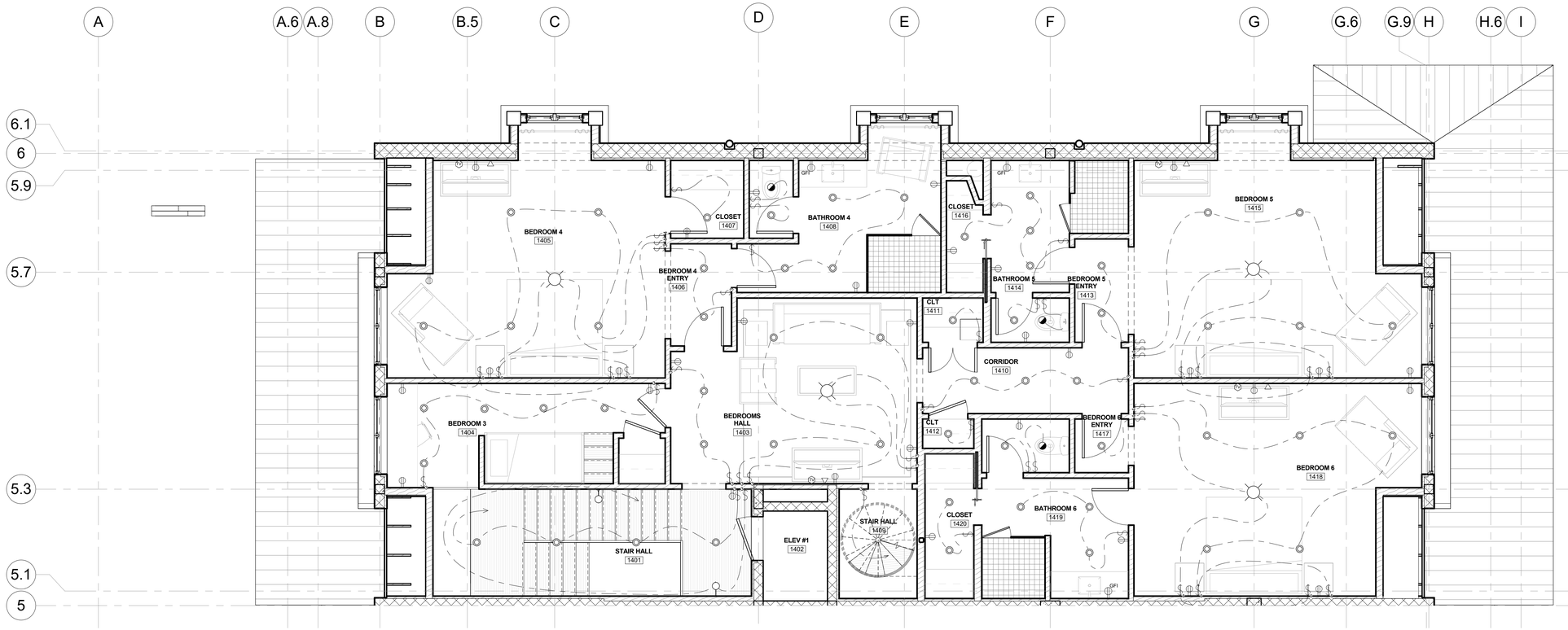
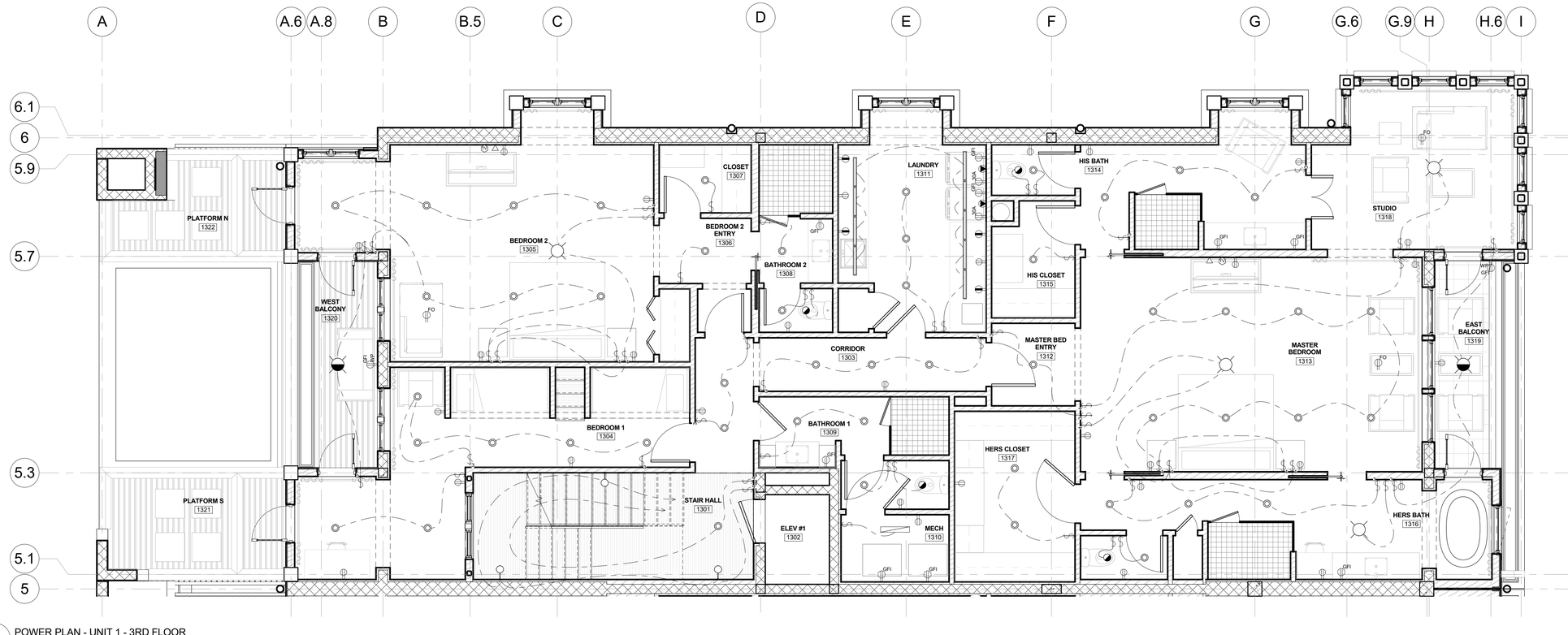
UNIT 1 - 1ST & 2ND FLOOR POWER PLAN

PARCEL A
PARCEL A

1-A401



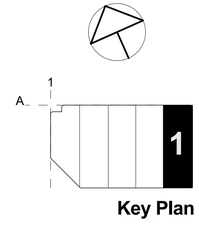
2 1-A402 POWER PLAN - UNIT 1 - 4TH FLOOR
1/4" = 1'-0"



1 1-A402 POWER PLAN - UNIT 1 - 3RD FLOOR
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS	
S	Single Pole Switch
S3	3 Way Switch
S4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Television Cable Outlet
EP	Electrical Panel



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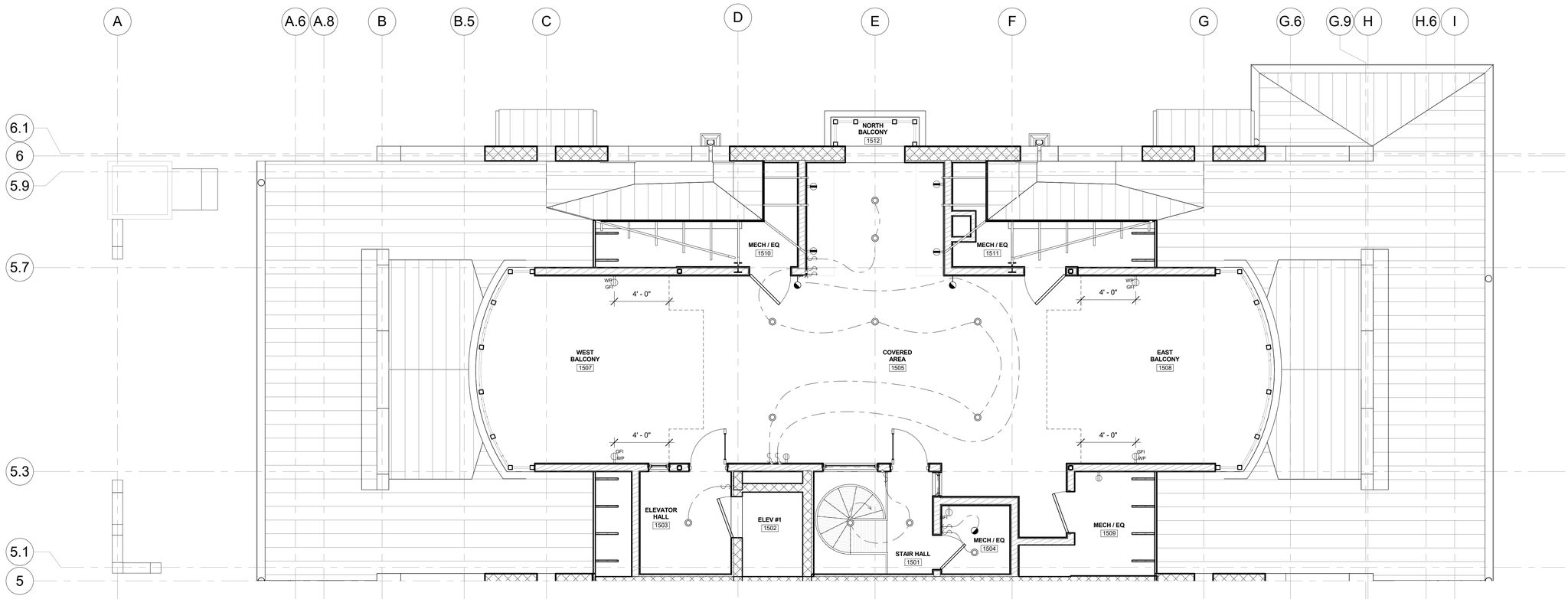
UNIT 1 - 3RD & 4TH FLOOR POWER PLAN

PARCEL A

PARCEL A

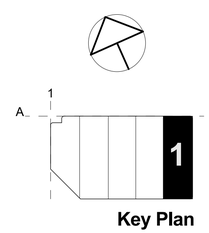
1-A402



1 / 1-A403 POWER PLAN - UNIT 1 - ROOF ACCESS
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS	
S	Single Pole Switch
S3	3 Way Switch
S4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Televition Cable Outlet
EP	Electrical Panel



Key Plan

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A NEW MIXED-USE BUILING

PARCEL A
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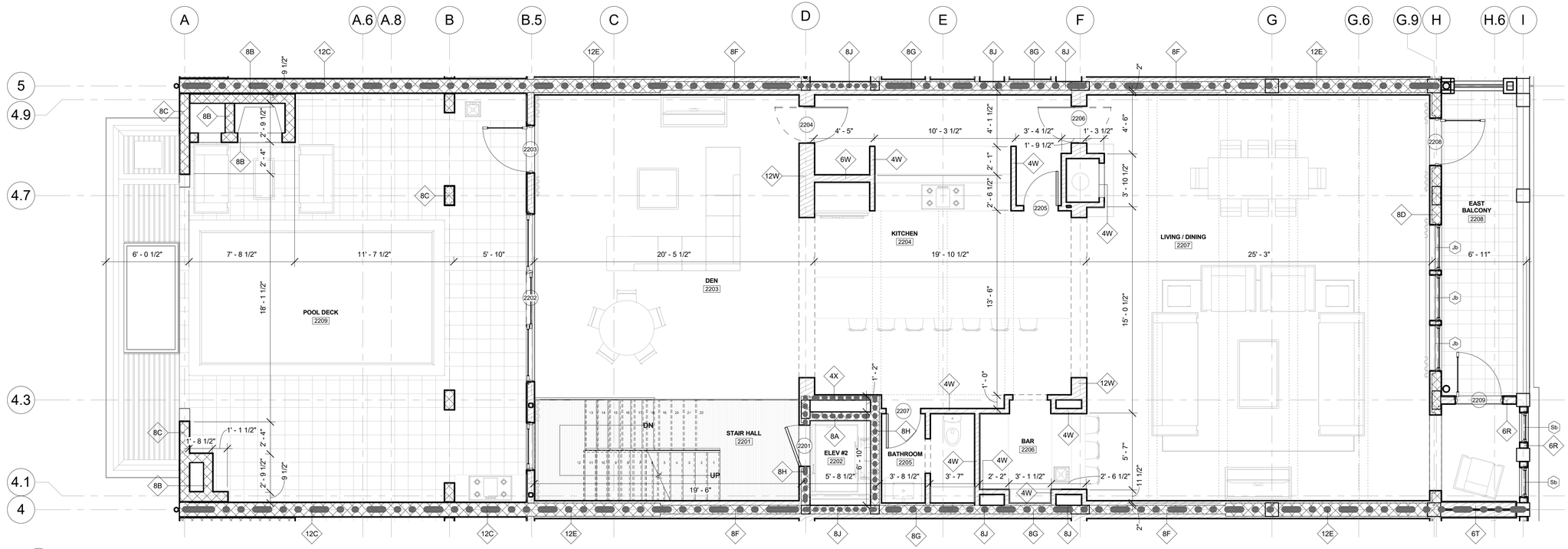
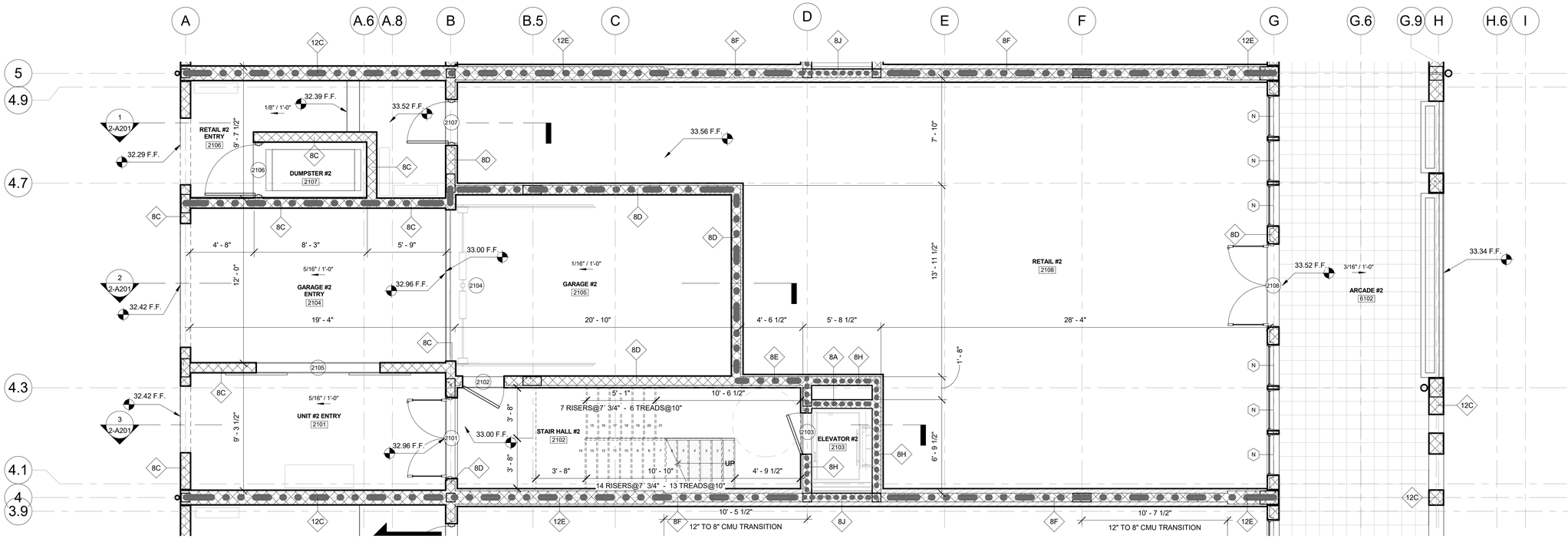
UNIT 1 - ROOF ACCESS POWER PLAN

PARCEL A
PARCEL A

1-A403



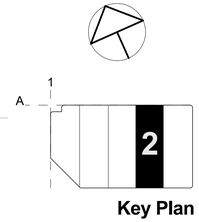
2 UNIT 2 - 2ND FLOOR
2-A101 1/4" = 1'-0"



1 UNIT 2 - 1ST FLOOR
2-A101 1/4" = 1'-0"

1 HR RATED

2 HR RATED



Key Plan

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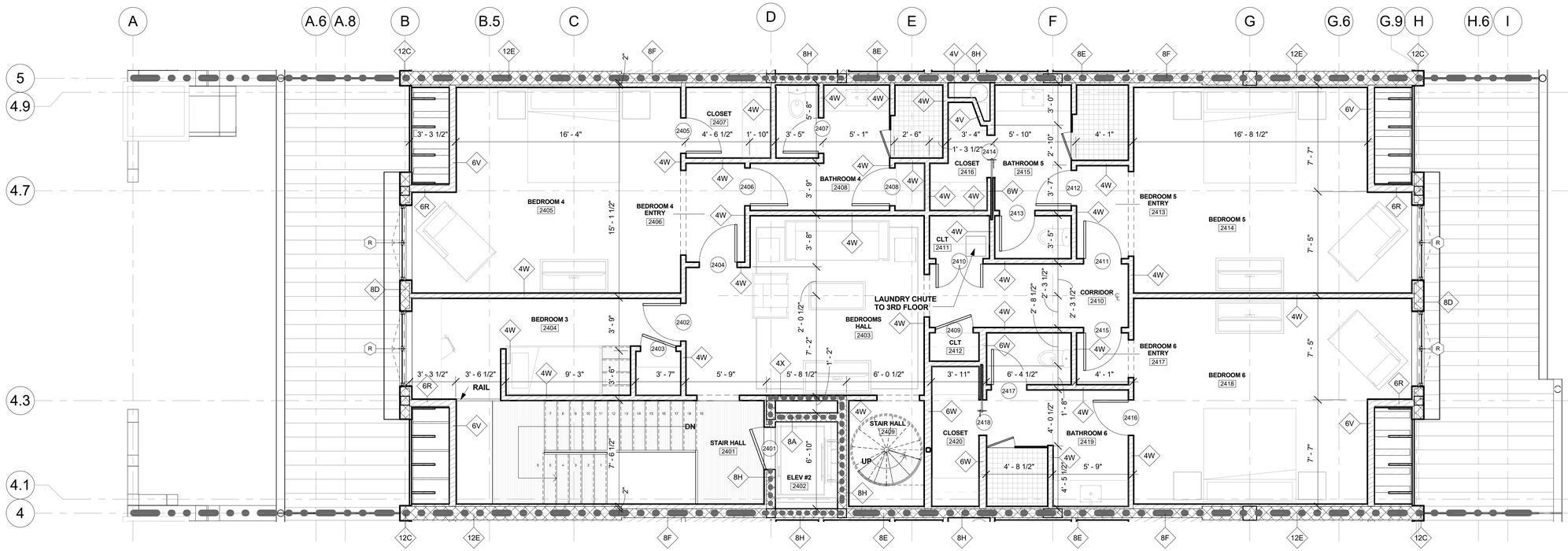
UNIT 2 - 1ST & 2ND FLOOR PLANS

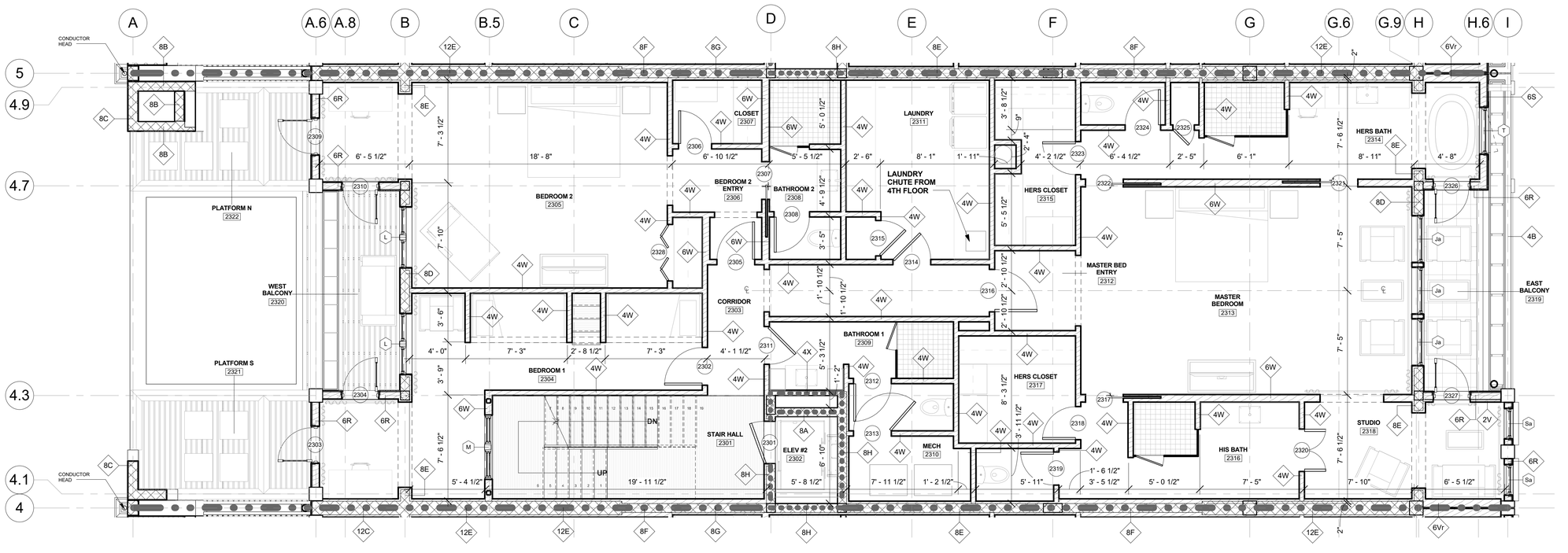
PARCEL A

PARCEL A

2-A101



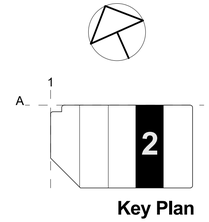
1 2-A102 UNIT 2 - 4TH FLOOR
1/4" = 1'-0"



2 2-A102 UNIT 2 - 3RD FLOOR
1/4" = 1'-0"

1 HR RATED

2 HR RATED



Key Plan

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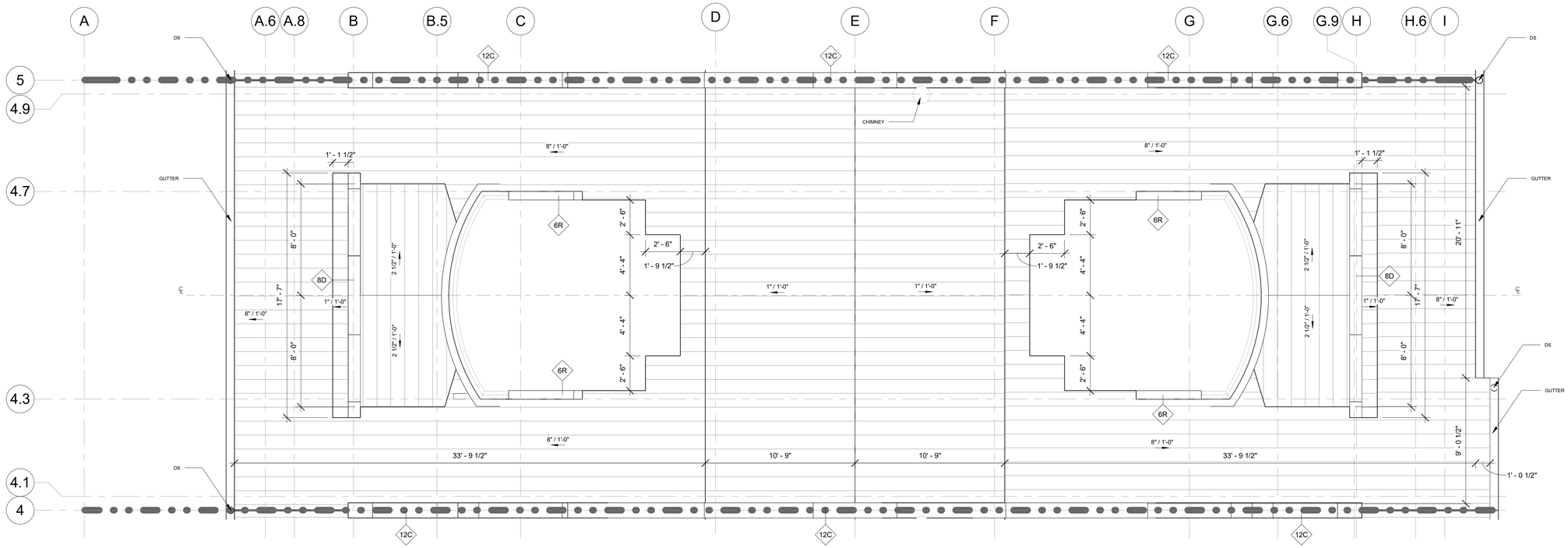
UNIT 2 - 3RD & 4TH FLOOR PLANS

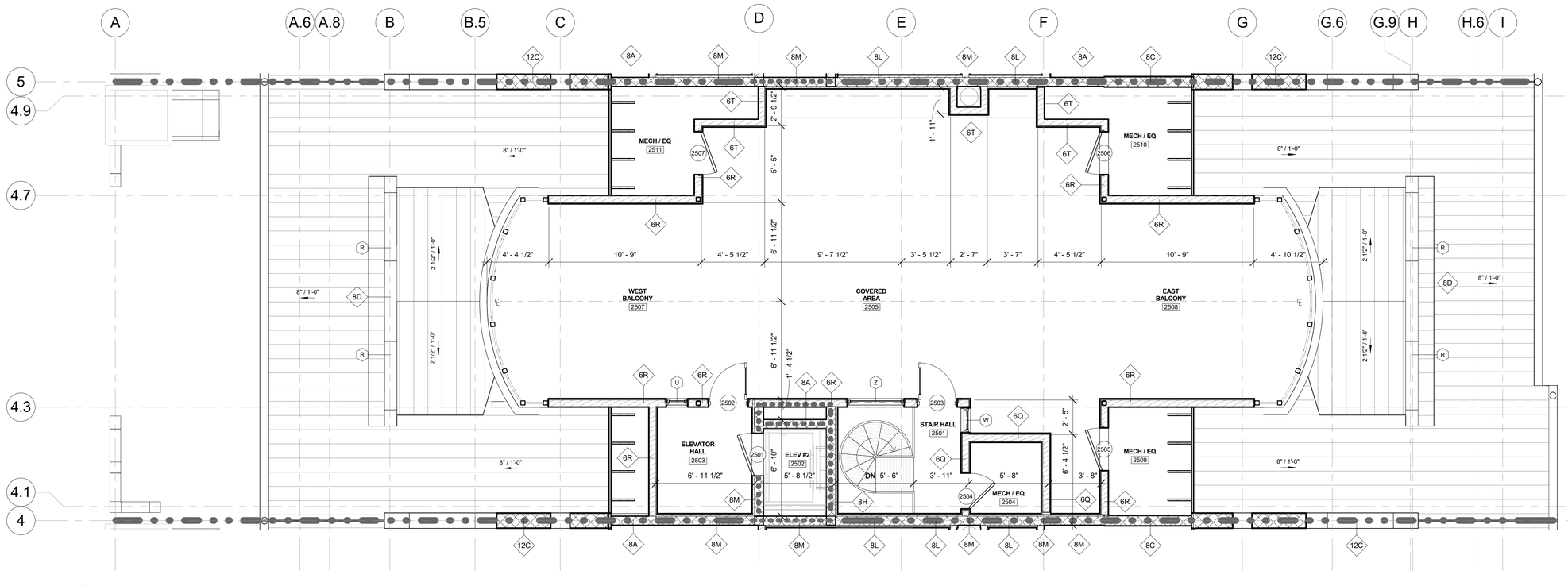
PARCEL A

PARCEL A

2-A102



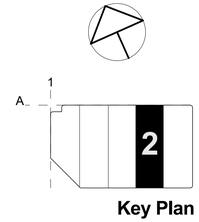
2 UNIT 2 - ROOF PLAN
2-A103 1/4" = 1'-0"



1 UNIT 2 - ROOF ACCESS PLAN
2-A103 1/4" = 1'-0"

1 HR RATED

2 HR RATED



Key Plan

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PARCEL A
A NEW MIXED-USE BUILING

Parcel A, Phase 4
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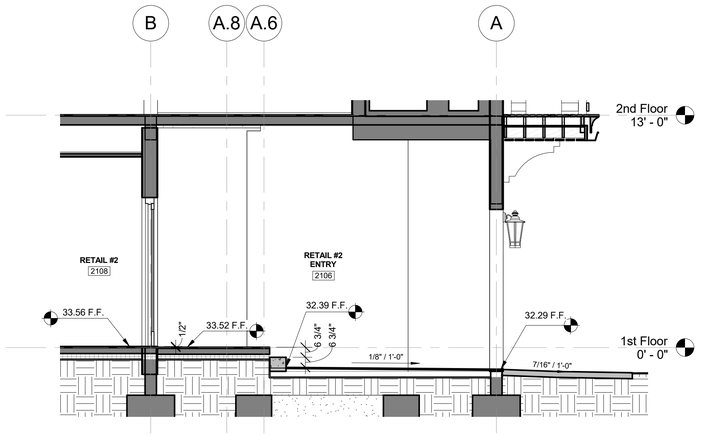
UNIT 2 - ROOF ACCESS & ROOF PLANS

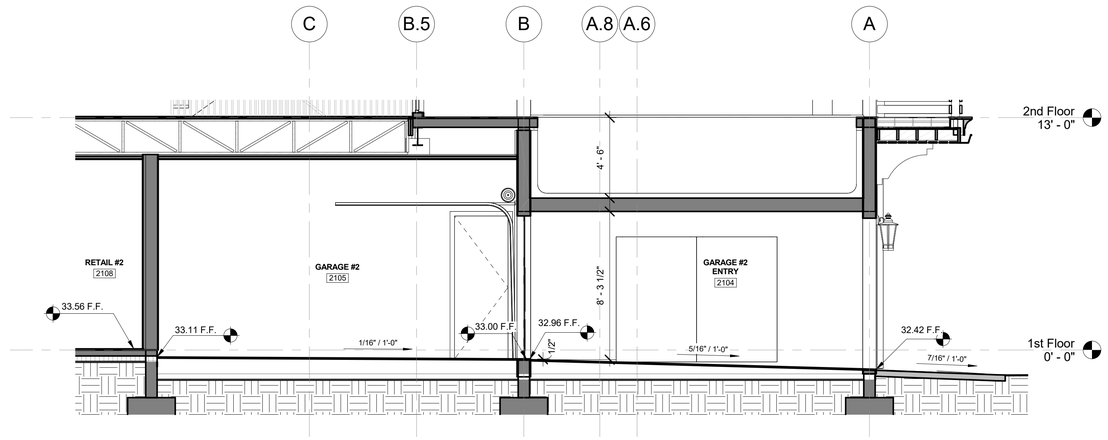
PARCEL A

PARCEL A

2-A103



1 2-A201 UNIT 2 - Section 1
1/4" = 1'-0"



2 2-A201 UNIT 2 - Section 2
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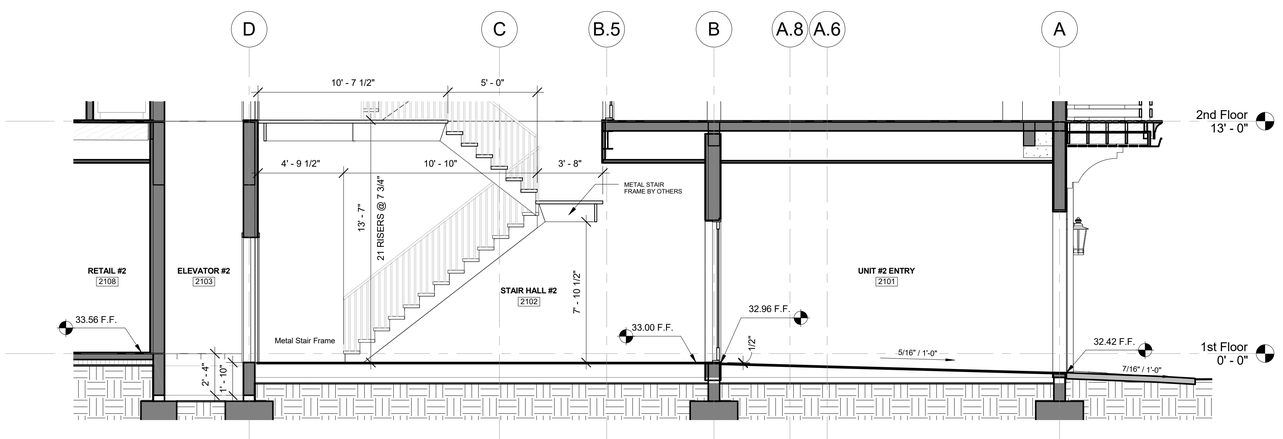
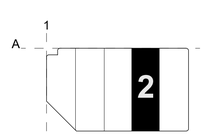


3 2-A201 UNIT 2 - Section 3
1/4" = 1'-0"

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD



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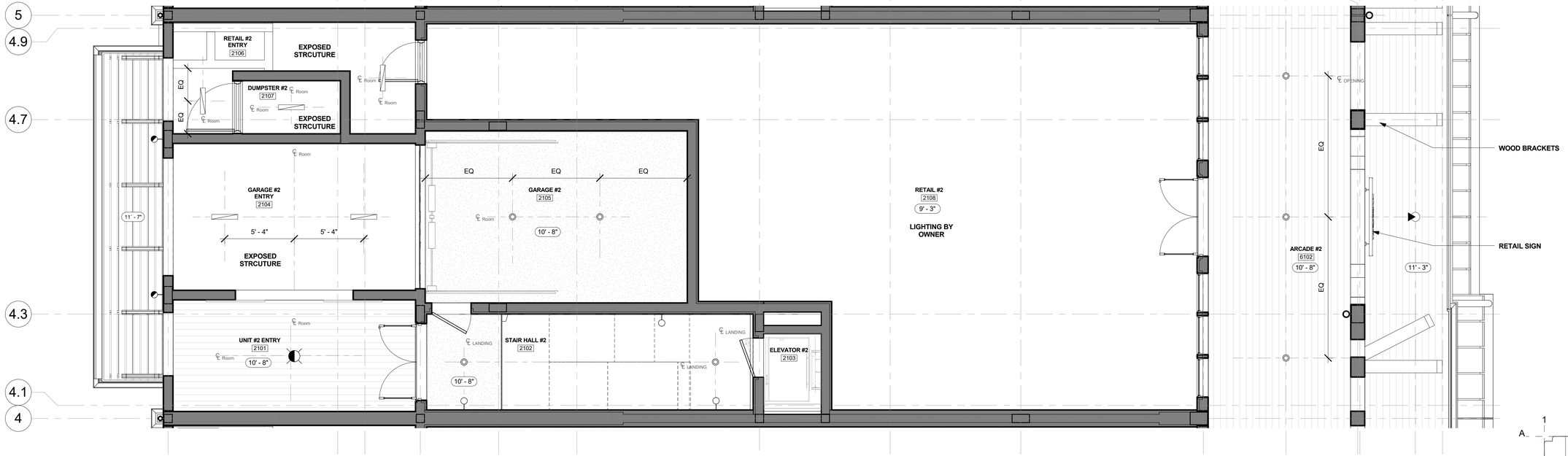
UNIT 2 - LEVEL 1 SECTIONS

PARCEL A
PARCEL A

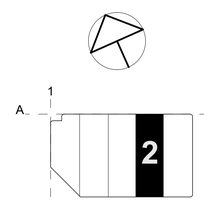
2-A201

2 UNIT 2 - 2ND FLOOR - RCP
2-A301 1/4" = 1'-0"



1 UNIT 2 - 1ST FLOOR - RCP
2-A301 1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light



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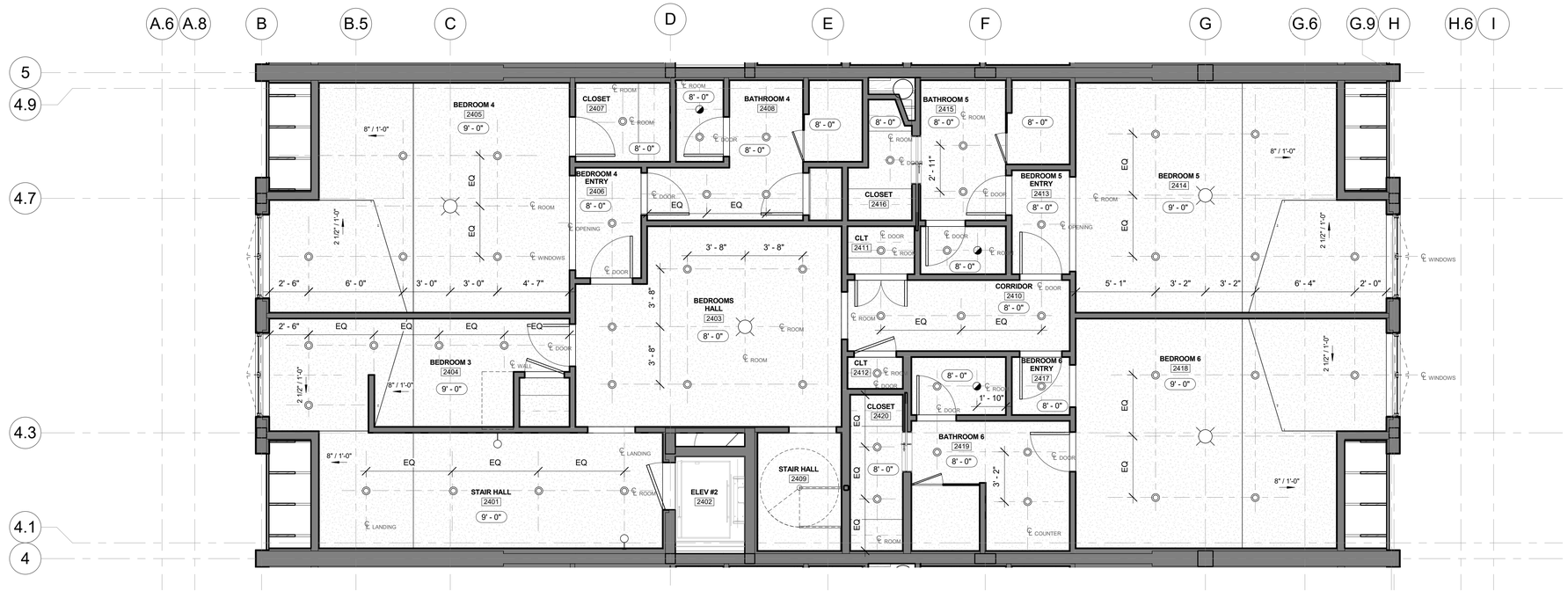
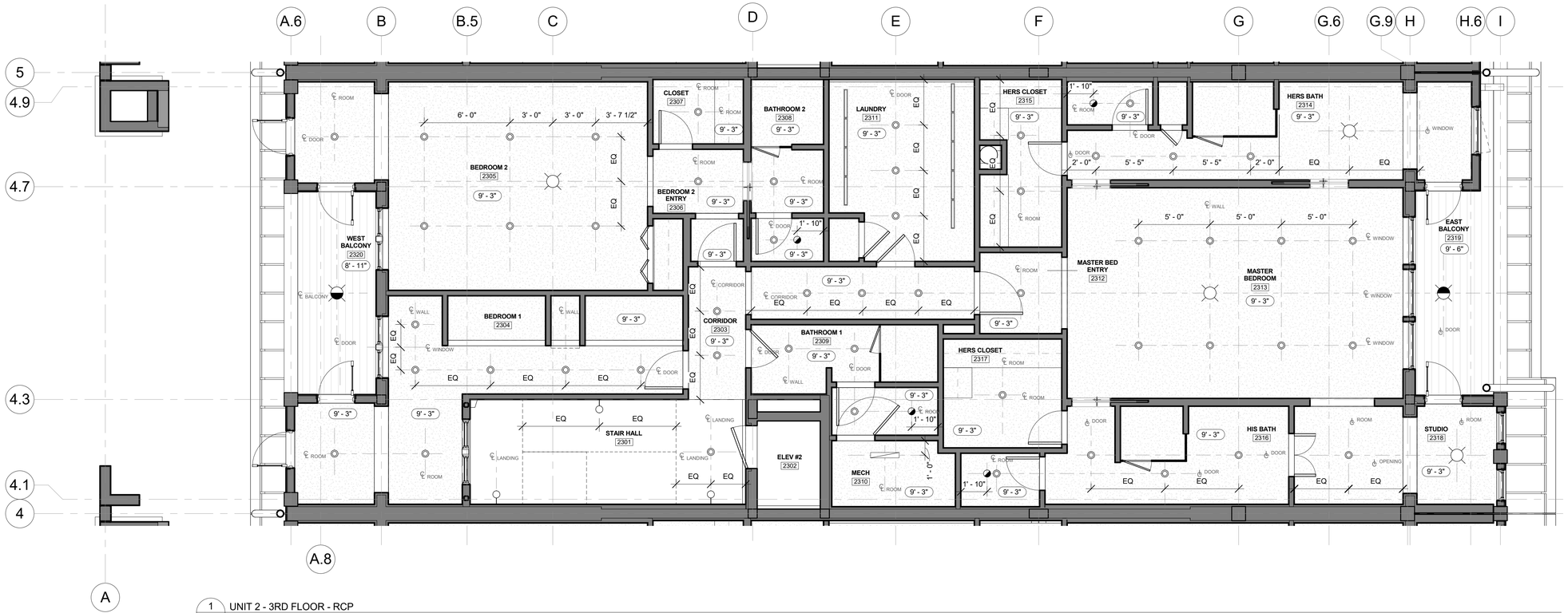
UNIT 2 - 1ST & 2ND FLOOR REFLECTED CEILING PLAN

PARCEL A
PARCEL A

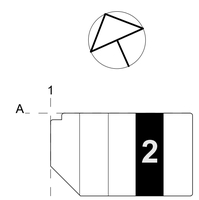
2-A301



2 UNIT 2 - 4TH FLOOR - RCP
2-A302 1/4" = 1'-0"



1 UNIT 2 - 3RD FLOOR - RCP
2-A302 1/4" = 1'-0"



Key Plan

LIGHTING SYMBOLS

	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

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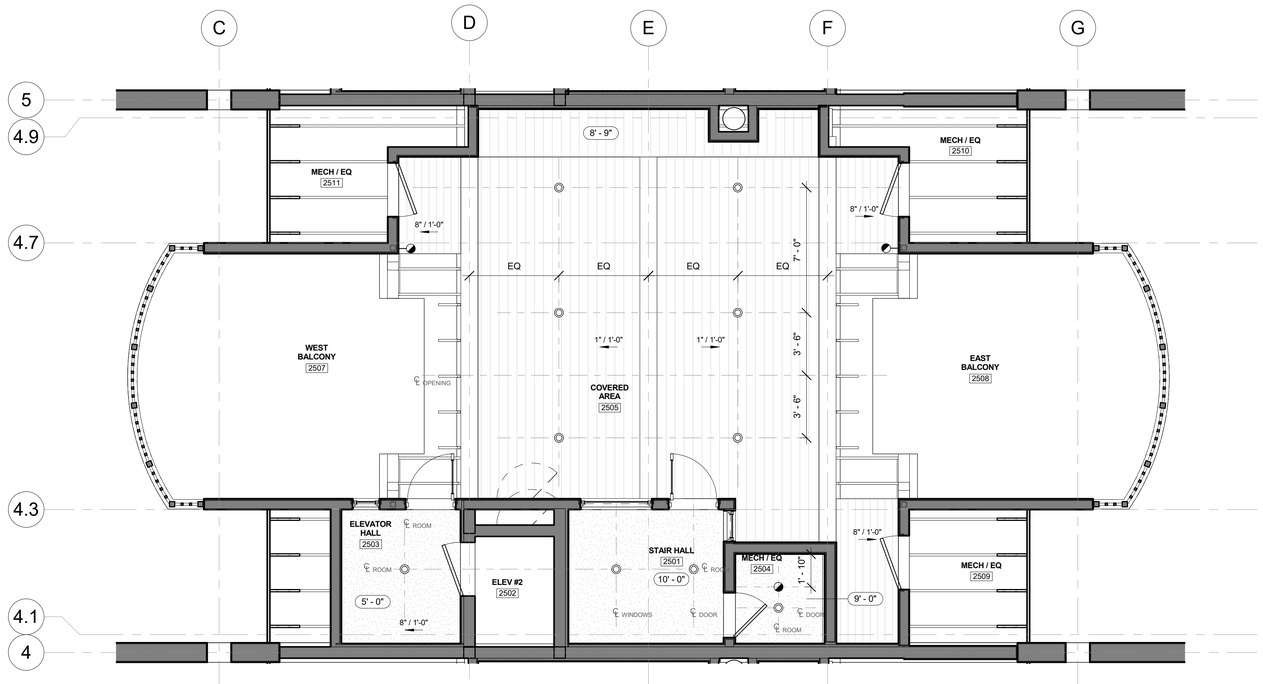
UNIT 2 - 3RD & 4TH FLOOR REFLECTED CEILING PLAN

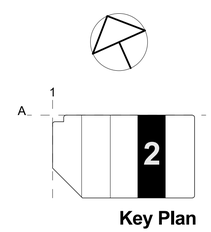
PARCEL A
PARCEL A

2-A302

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light



1 / 2-A303 UNIT 2 - ROOF ACCESS - RCP
1/4" = 1'-0"



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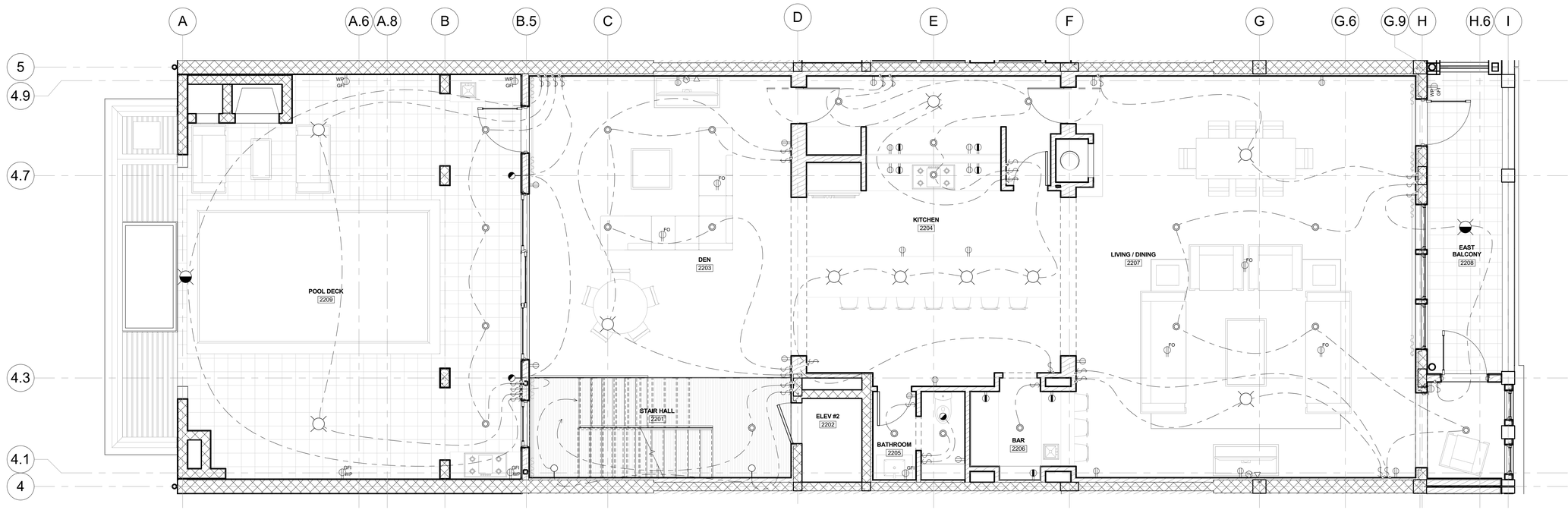
UNIT 2 - ROOF ACCESS REFLECTED CEILING PLAN

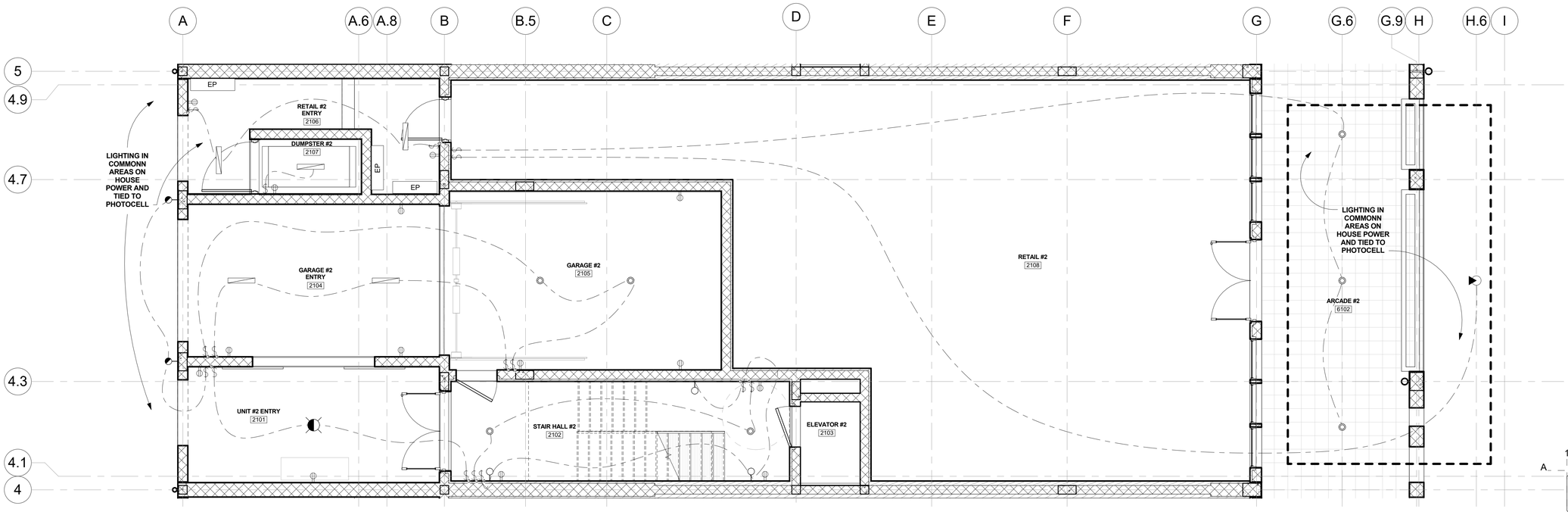
PARCEL A

PARCEL A

2-A303



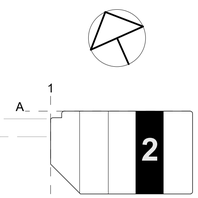
2 POWER PLAN - UNIT 2 - 2ND FLOOR
2-A401 1/4" = 1'-0"



1 POWER PLAN - UNIT 2 - 1ST FLOOR
2-A401 1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS	
S	Single Pole Switch
S3	3 Way Switch
S4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Televition Cable Outlet
EP	Electrical Panel



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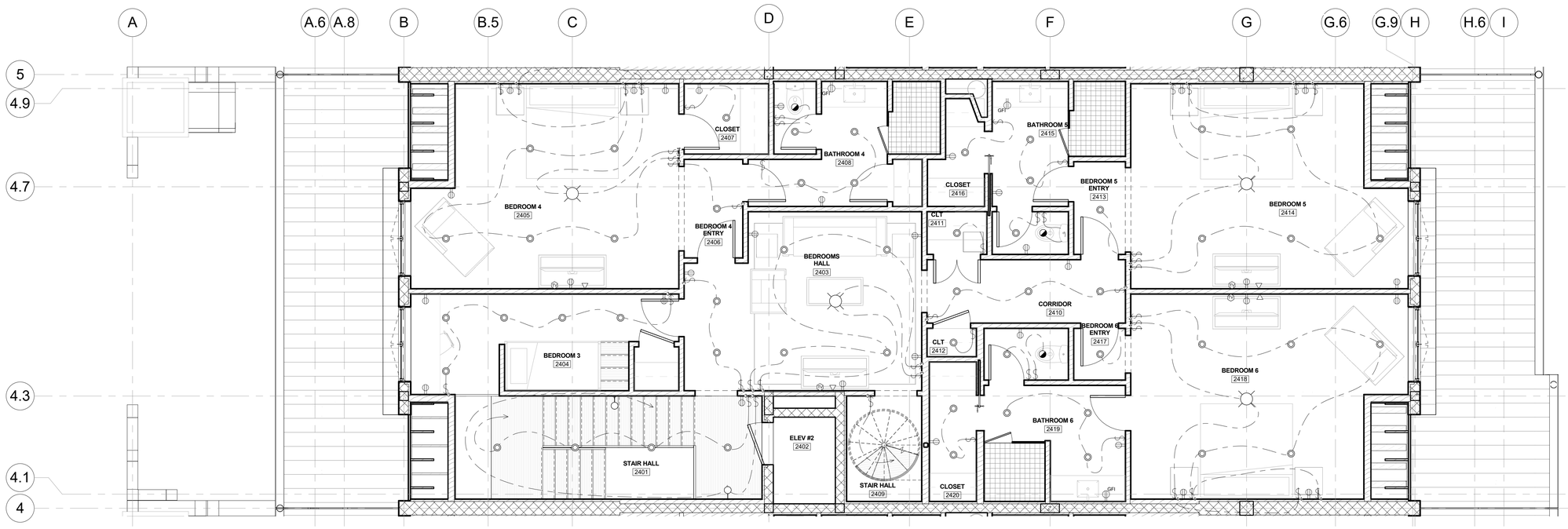
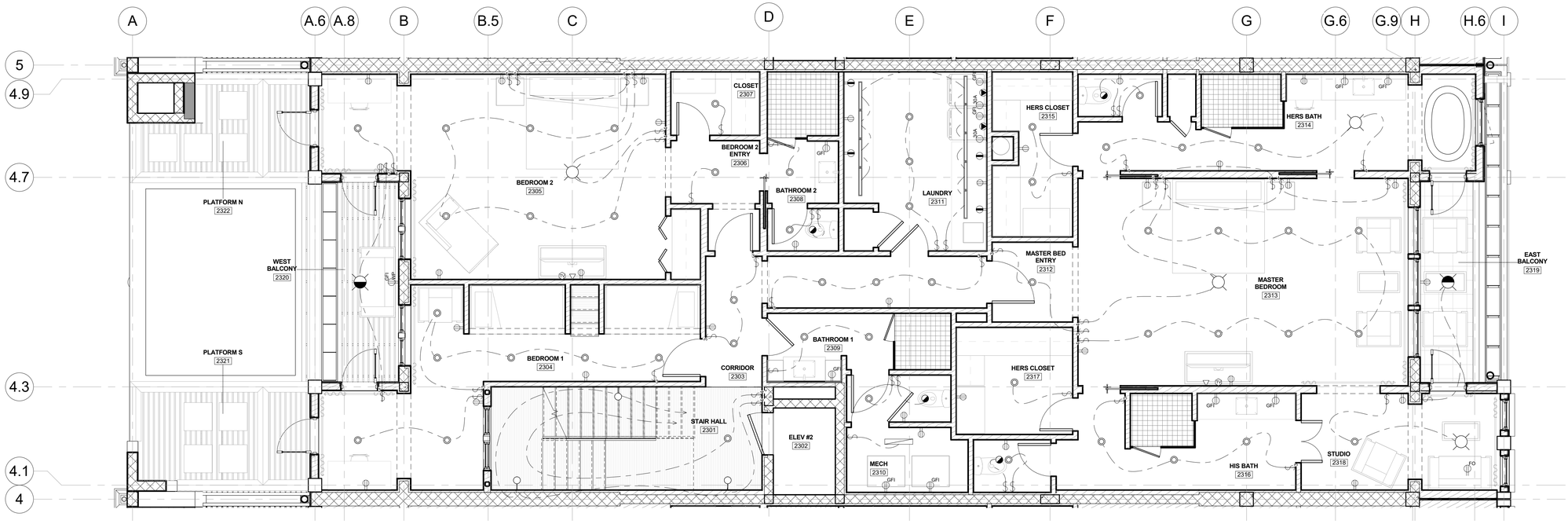
UNIT 2 - 1ST & 2ND FLOOR POWER PLAN

PARCEL A
PARCEL A

2-A401



2 2-A402 POWER PLAN - UNIT 2 - 4TH FLOOR
1/4" = 1'-0"



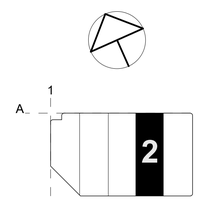
1 2-A402 POWER PLAN - UNIT 2 - 3RD FLOOR
1/4" = 1'-0"

LIGHTING SYMBOLS

	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS

S	Single Pole Switch
S3	3 Way Switch
S4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
20A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
TV	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Televition Cable Outlet
EP	Electrical Panel



Key Plan

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PARCEL A
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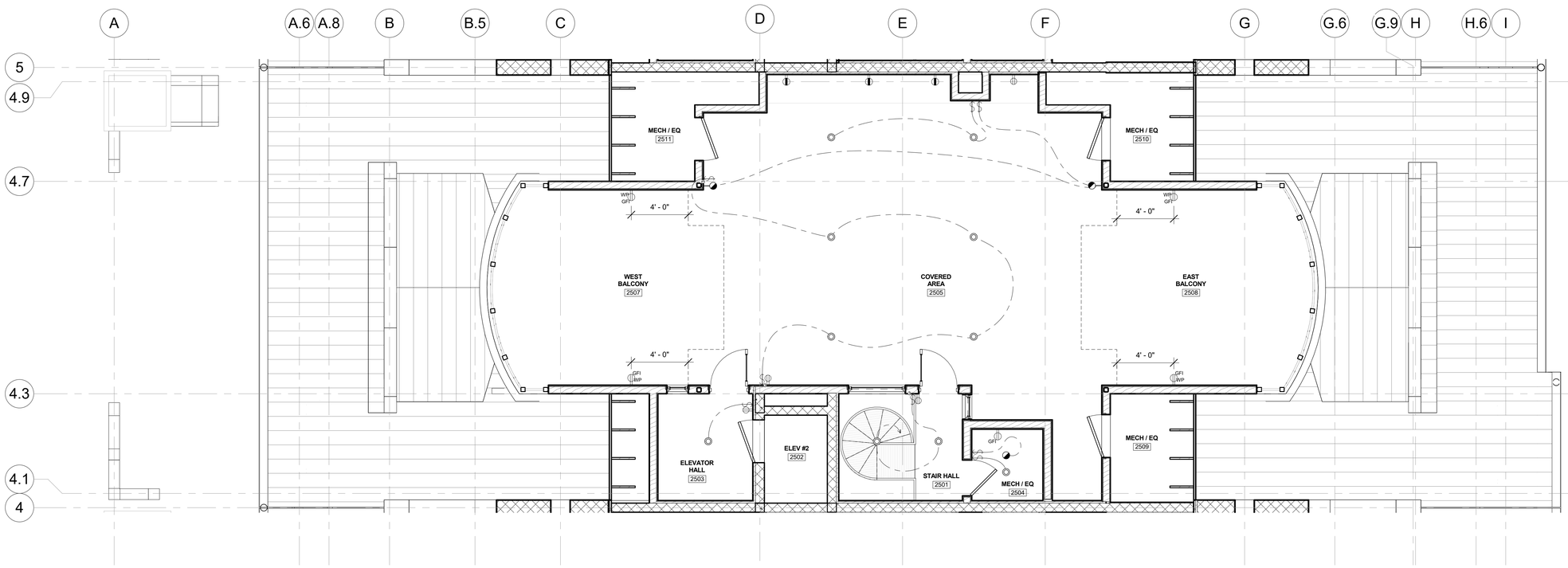
UNIT 2 - 3RD & 4TH FLOOR POWER PLAN

PARCEL A
PARCEL A

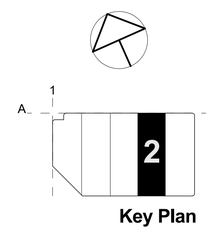
2-A402



1 / 2-A403 POWER PLAN - UNIT 2 - ROOF ACCESS
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS	
	Single Pole Switch
3	3 Way Switch
4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Televition Cable Outlet
EP	Electrical Panel



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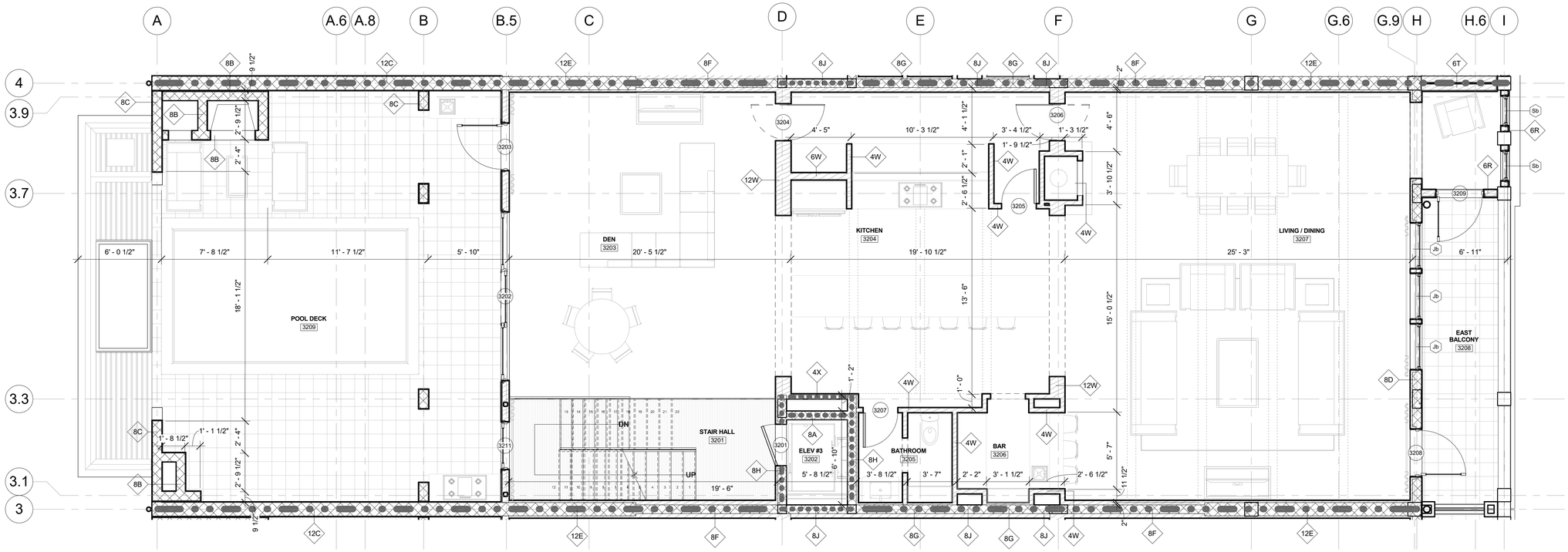
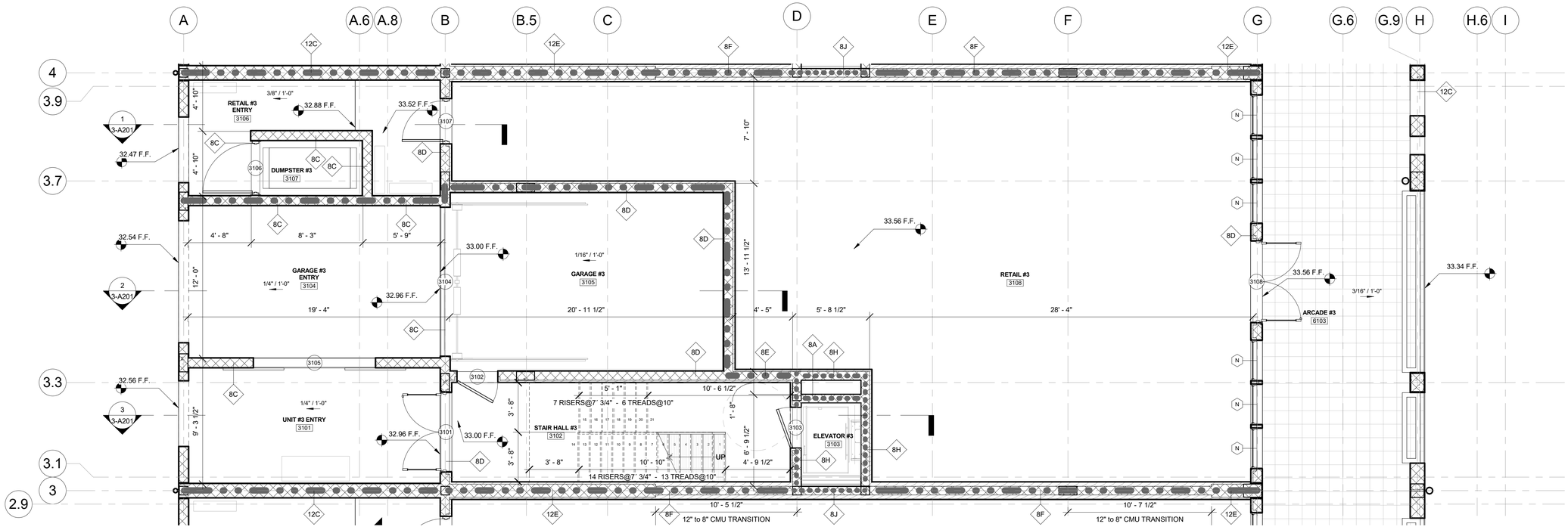
UNIT 2 - ROOF ACCESS POWER PLAN

PARCEL A
PARCEL A

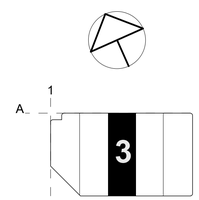
2-A403



2 3-A101 UNIT 3 - 2ND FLOOR
1/4" = 1'-0"



1 3-A101 UNIT 3 - 1ST FLOOR
1/4" = 1'-0"



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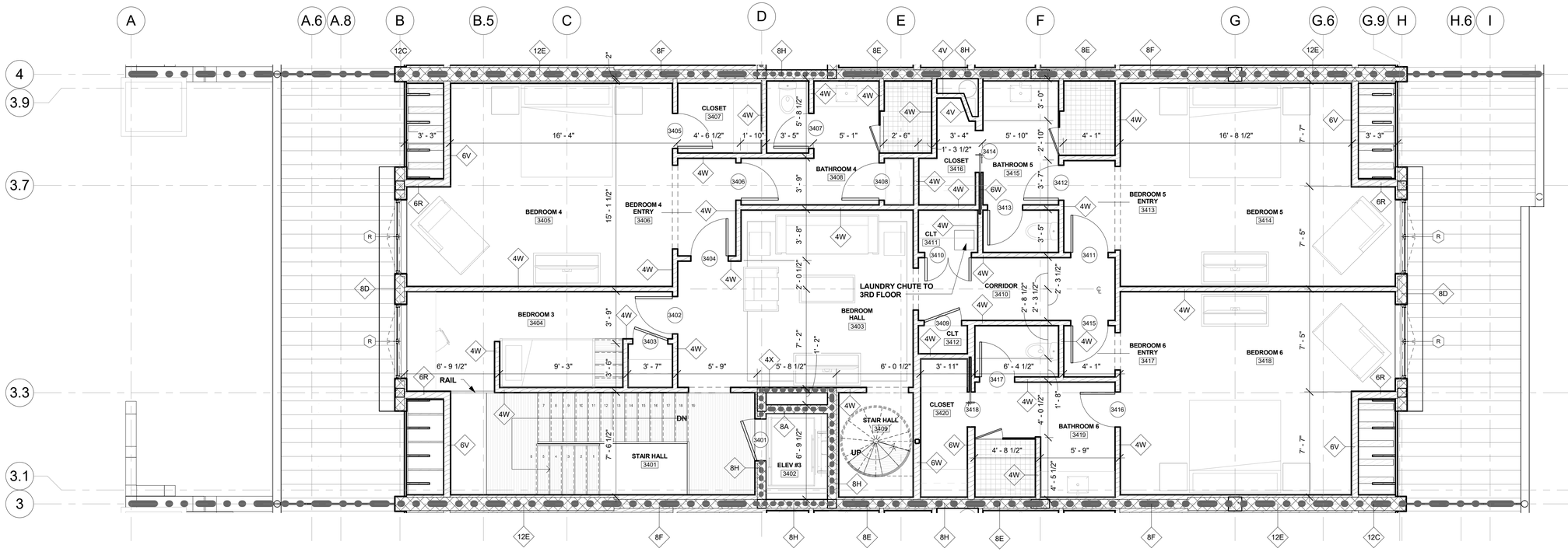
UNIT 3 - 1ST & 2ND FLOOR PLANS

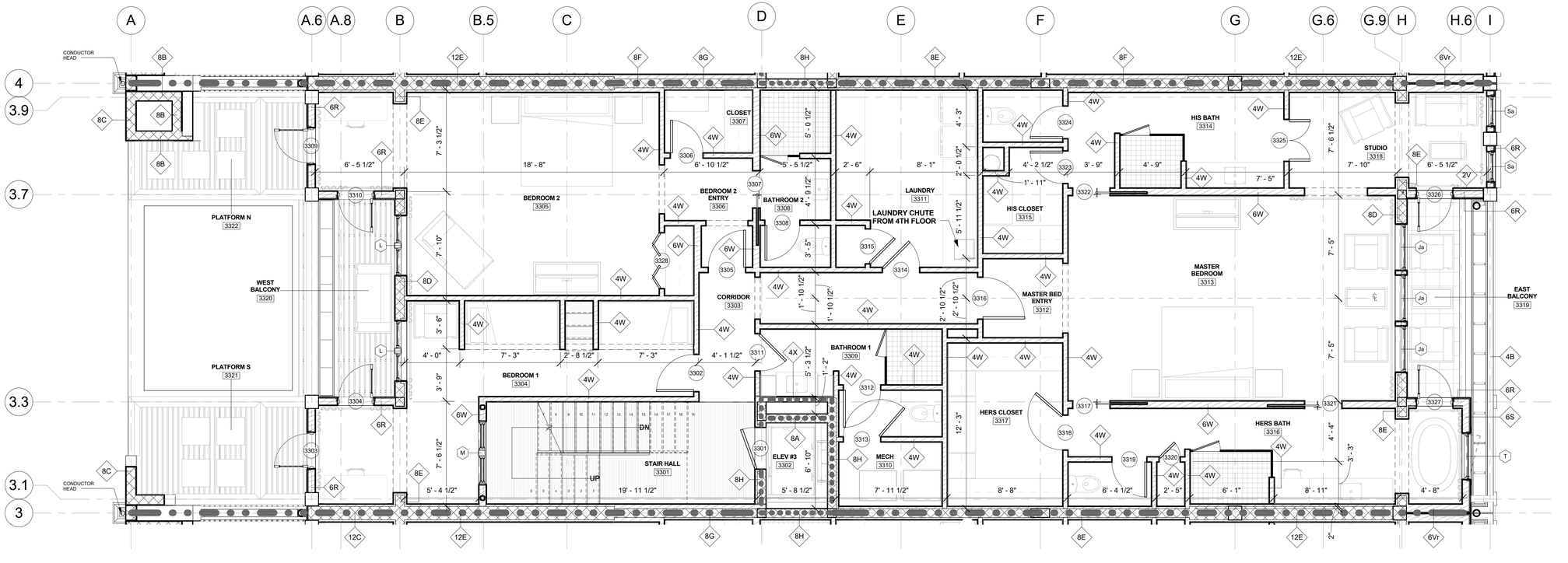
PARCEL A

PARCEL A

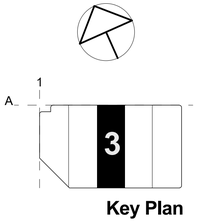
3-A101



2 3-A102 UNIT 3 - 4TH FLOOR
1/4" = 1'-0"



1 3-A102 UNIT 3 - 3RD FLOOR
1/4" = 1'-0"



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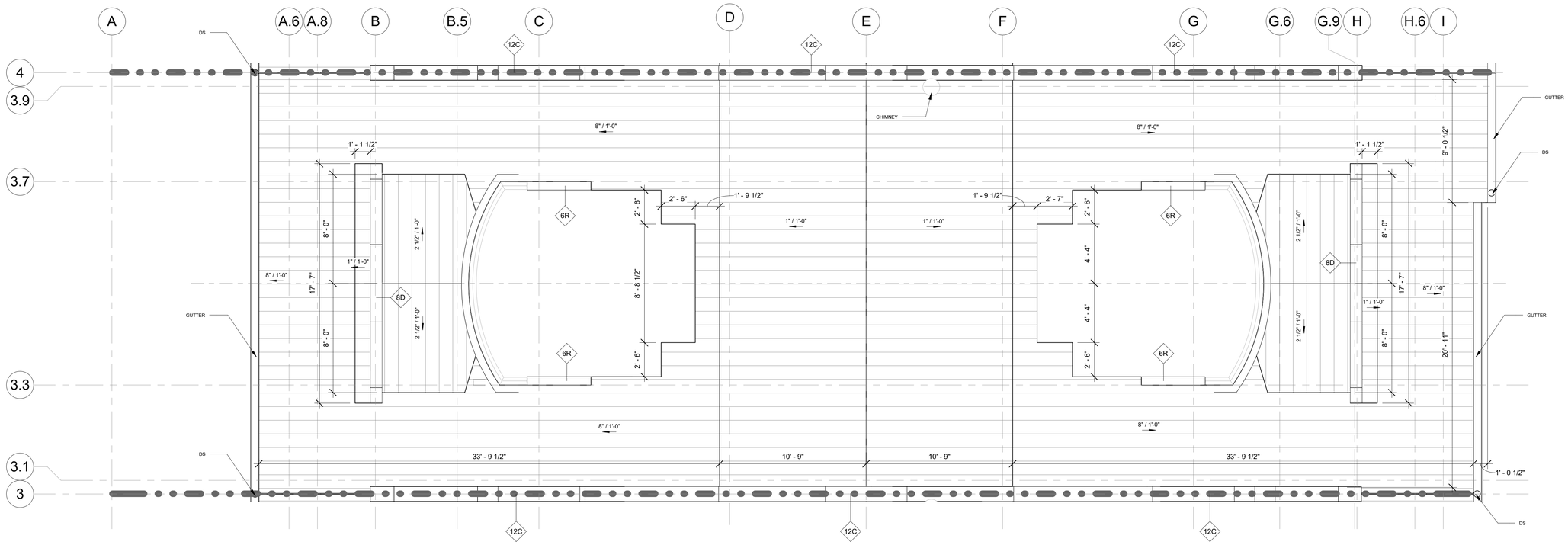
UNIT 3 - 3RD & 4TH FLOOR PLANS

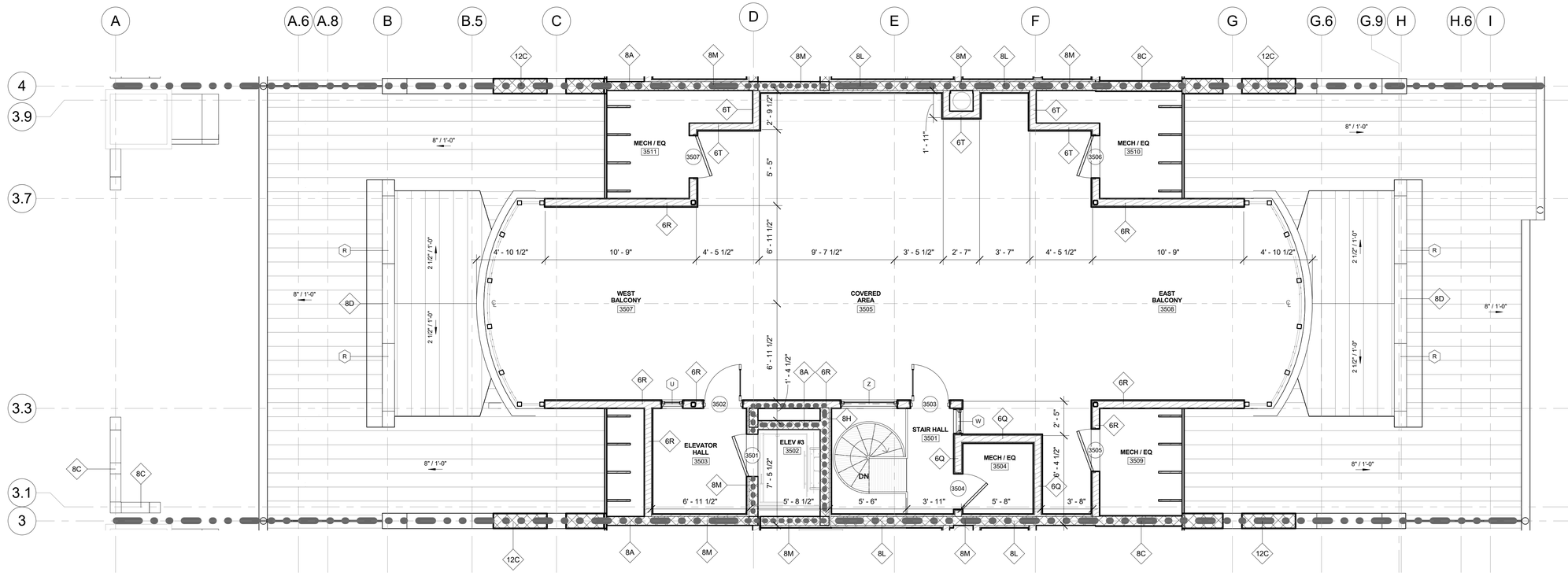
PARCEL A

PARCEL A

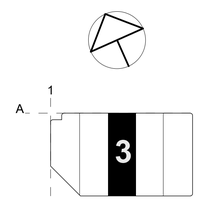
3-A102



2 / 3-A103 UNIT 3 - ROOF PLAN
1/4" = 1'-0"



1 / 3-A103 UINIT 3 - ROOF ACCESS PLAN
1/4" = 1'-0"



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UNIT 3 - ROOF ACCESS & ROOF PLANS

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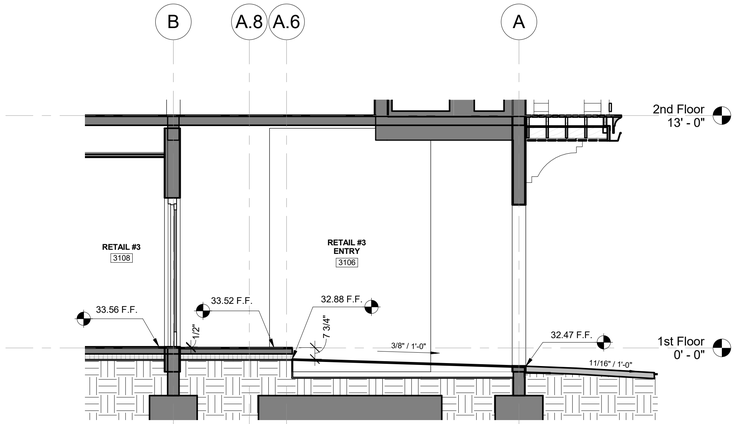
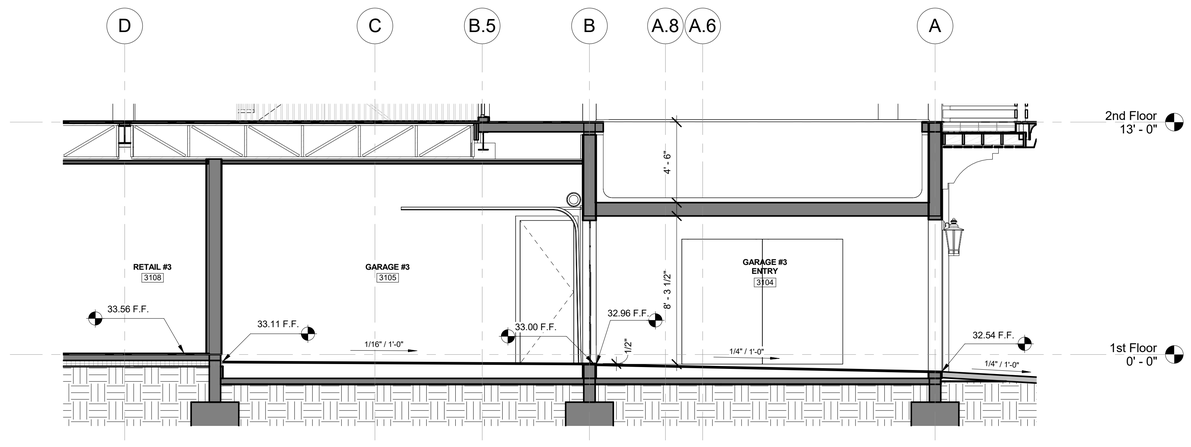
PARCEL A

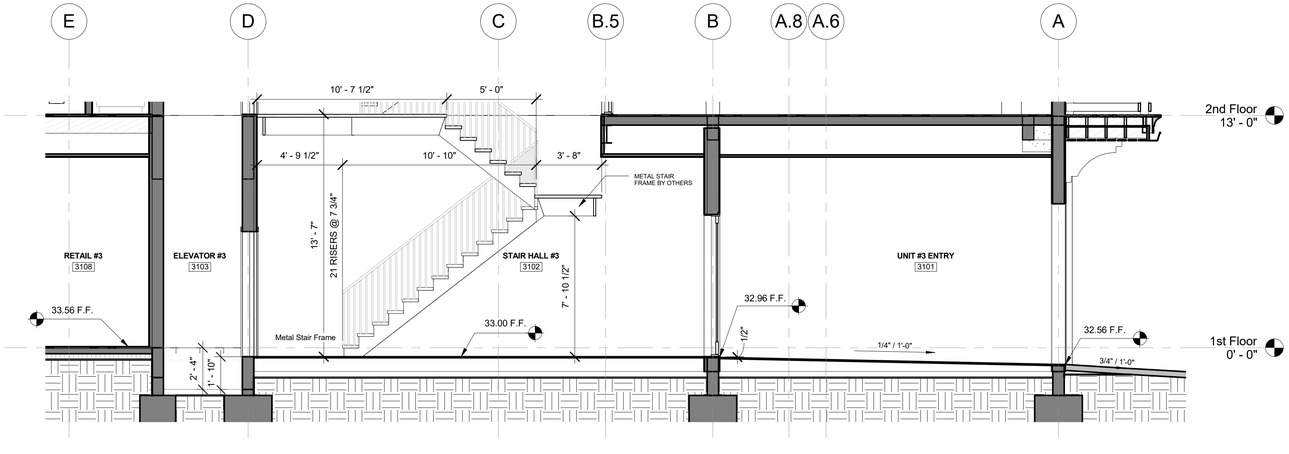
3-A103



1 3-A201 UNIT 3 - Section 1
1/4" = 1'-0"



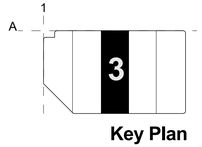
2 3-A201 UNIT 3 - Section 2
1/4" = 1'-0"



3 3-A201 UNIT 3 - Section 3
1/4" = 1'-0"

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD



Key Plan

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PARCEL A
A NEW MIXED-USE BUILING

Parcel A, Phase 4
Rosemary Beach, Florida

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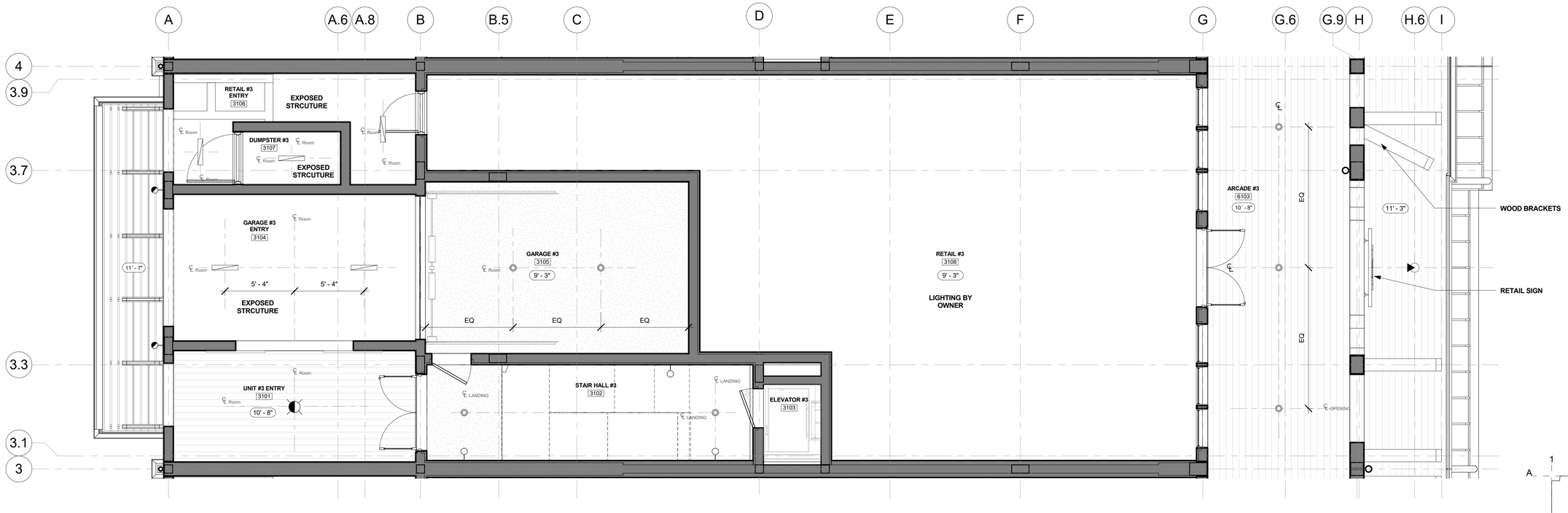
UNIT 3 -
LEVEL 1
SECTIONS

PARCEL A
PARCEL A

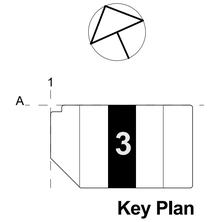
3-A201

2 / 3-A301 UNIT 3 - 2ND FLOOR - RCP
1/4" = 1'-0"



1 / 3-A301 UNIT 3 - 1ST FLOOR - RCP
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light



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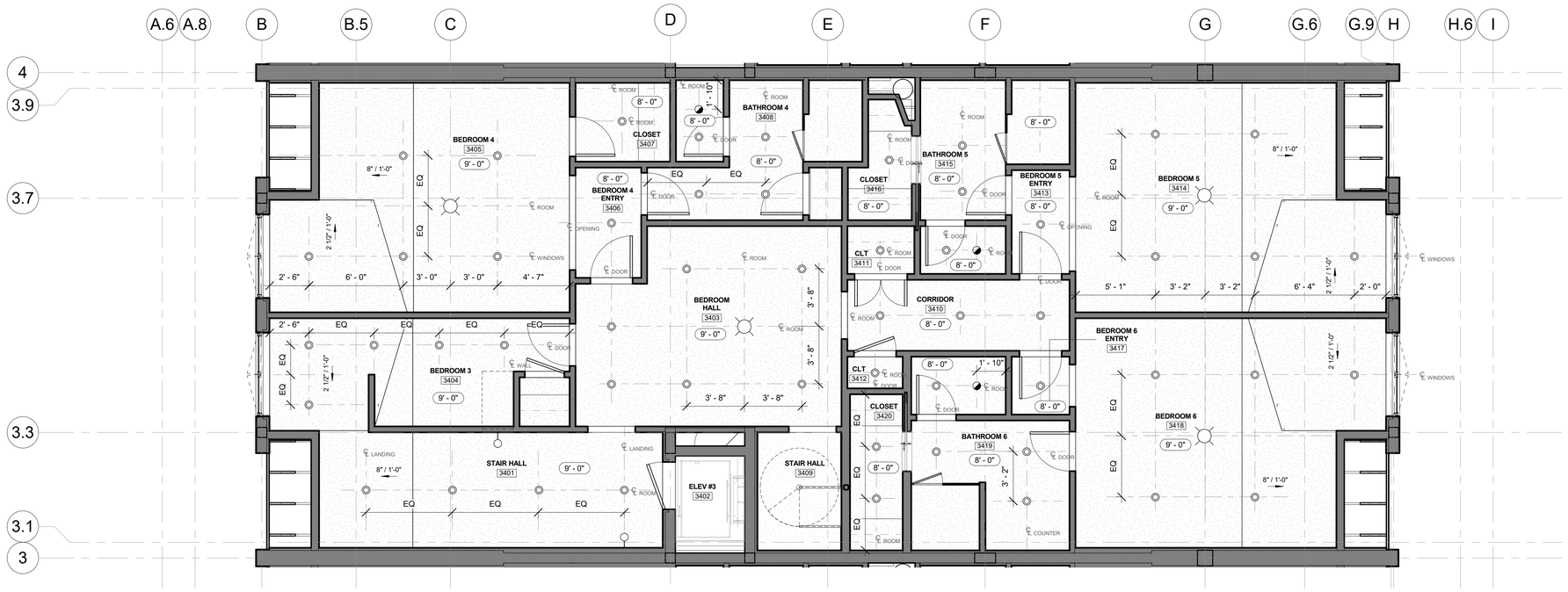
UNIT 3 - 1ST & 2ND FLOOR REFLECTED CEILING PLAN

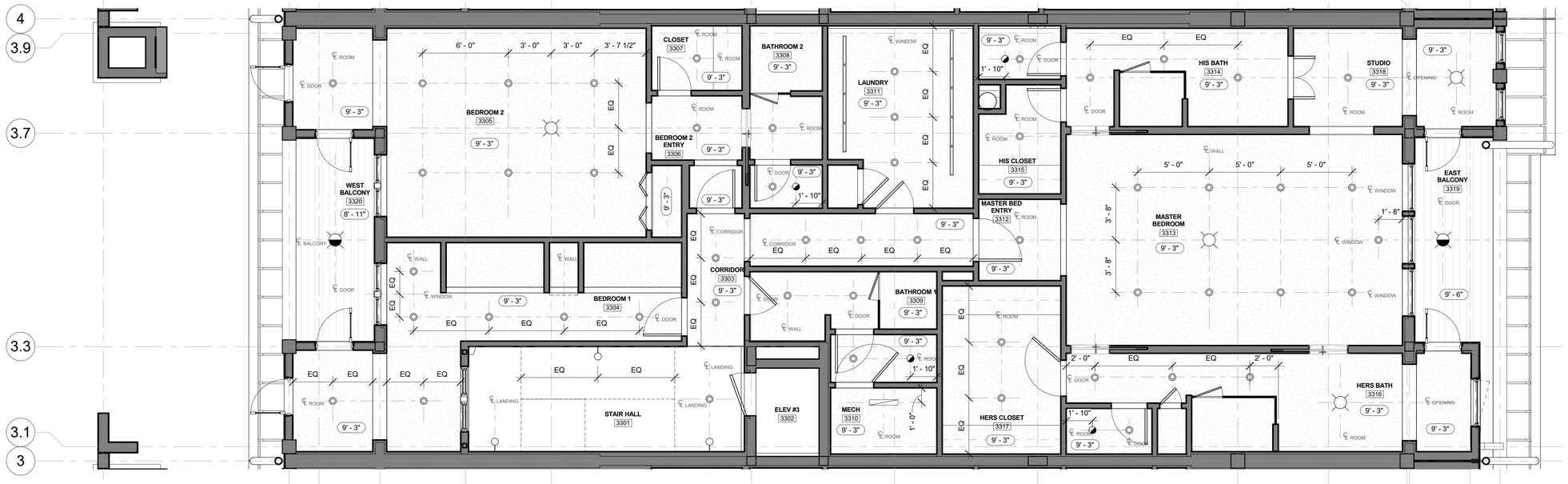
PARCEL A

PARCEL A

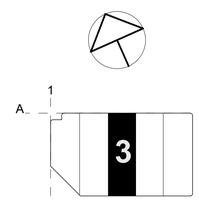
3-A301



2 / 3-A302 UNIT 3 - 4TH FLOOR - RCP
1/4" = 1'-0"



1 / 3-A302 UNIT 3 - 3RD FLOOR - RCP
1/4" = 1'-0"



Key Plan

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

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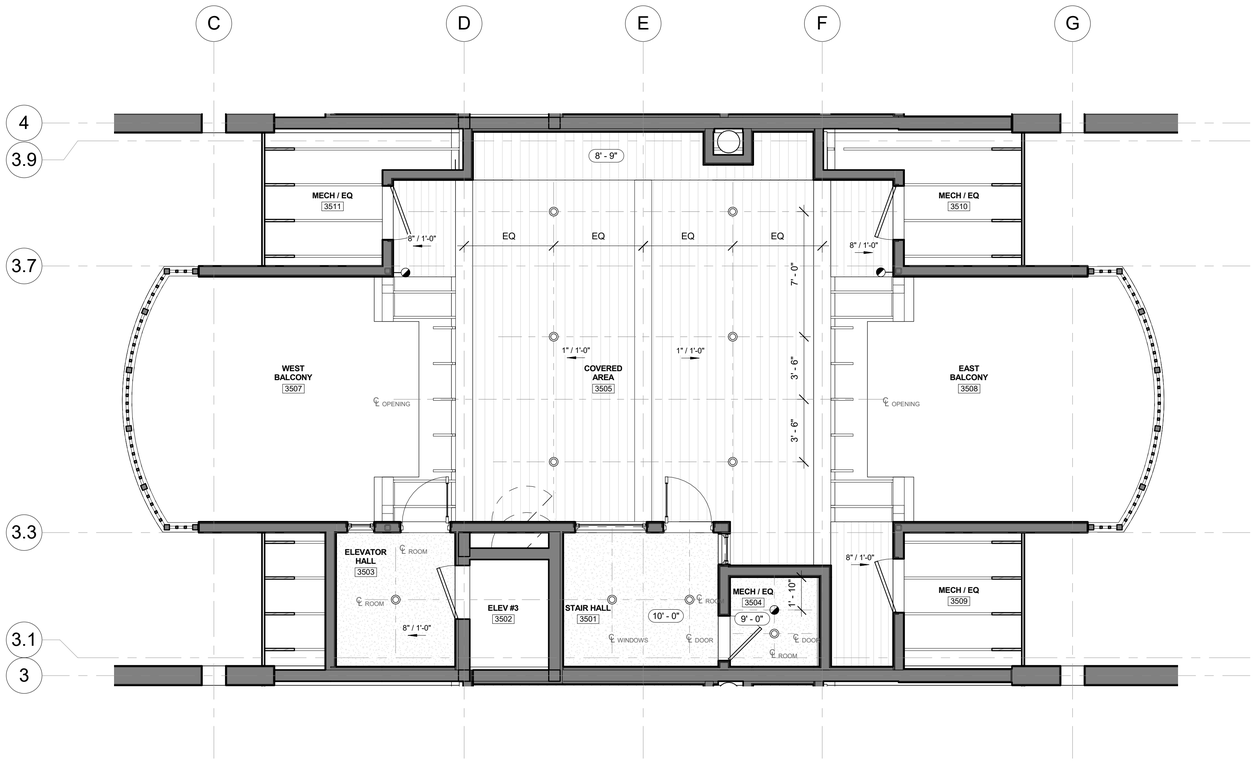
UNIT 3 - 3RD & 4TH FLOOR REFLECTED CEILING PLAN

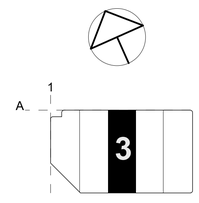
PARCEL A
PARCEL A

3-A302

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light



1 / 3-A303 UNIT 3 - ROOF ACCESS - RCP
1/4" = 1'-0"



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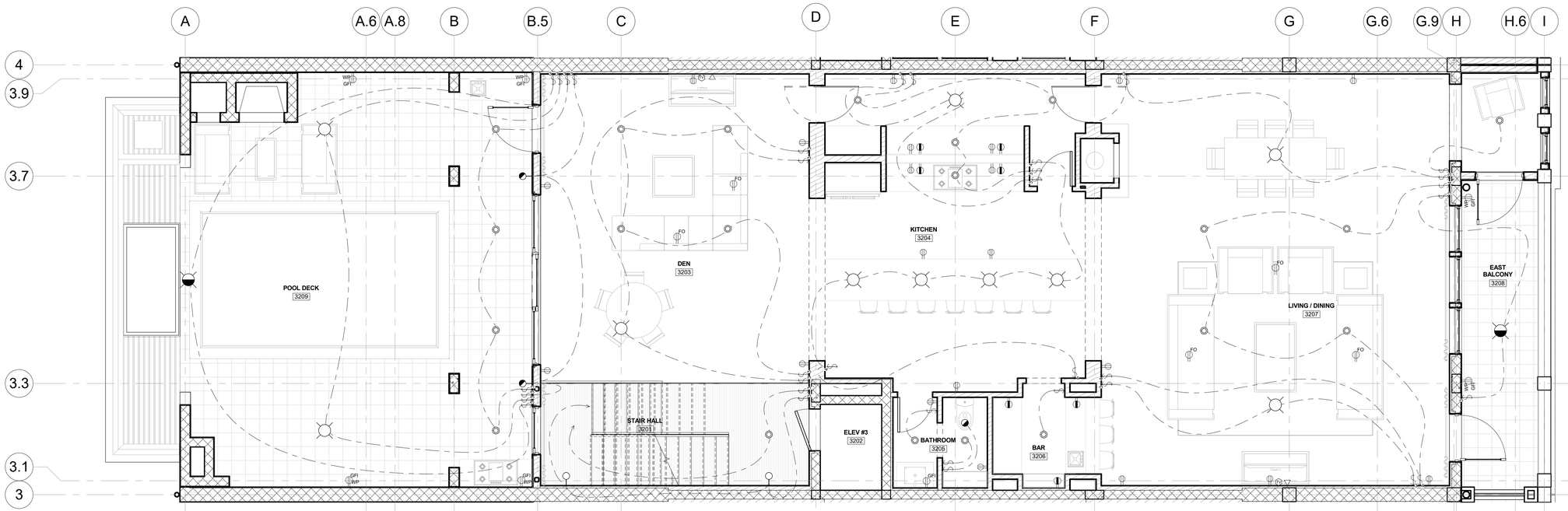
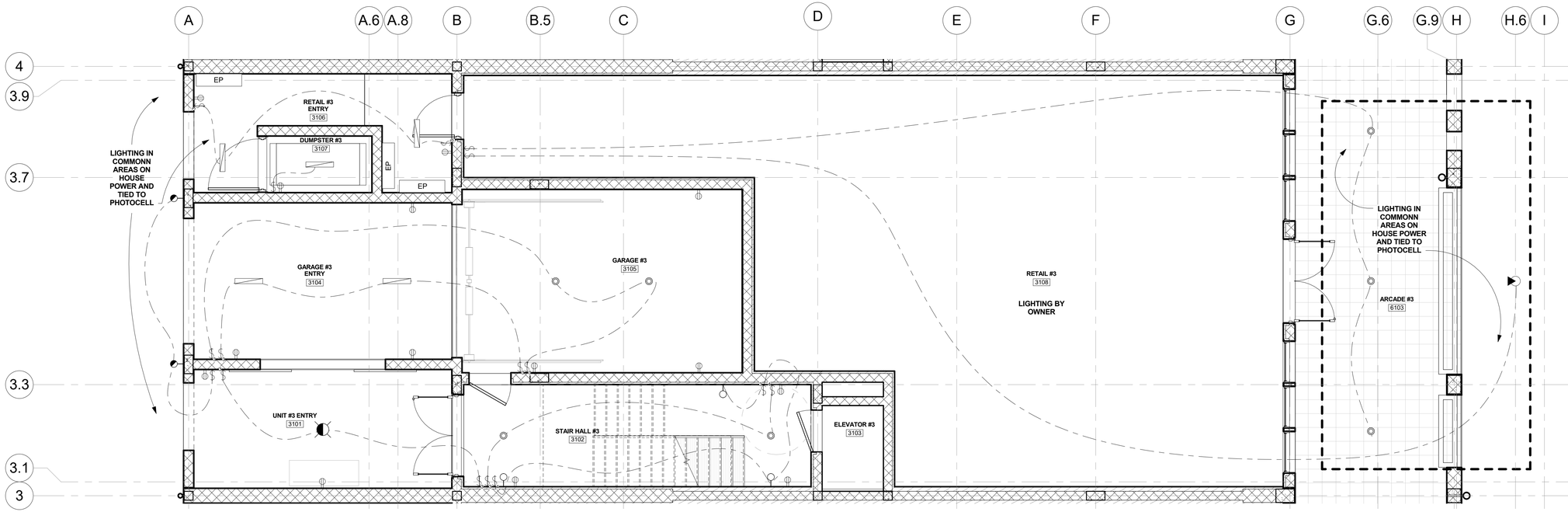
UNIT 3 - ROOF ACCESS REFLECTED CEILING PLAN

PARCEL A
PARCEL A

3-A303



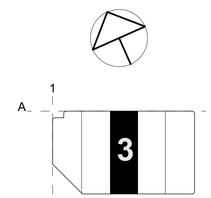
2 3-A401 POWER PLAN - UNIT 3 - 2ND FLOOR
1/4" = 1'-0"



1 3-A401 POWER PLAN - UNIT 3 - 1ST FLOOR
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS	
S	Single Pole Switch
S3	3 Way Switch
S4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Television Cable Outlet
EP	Electrical Panel



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PARCEL A
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Parcel A, Phase 4
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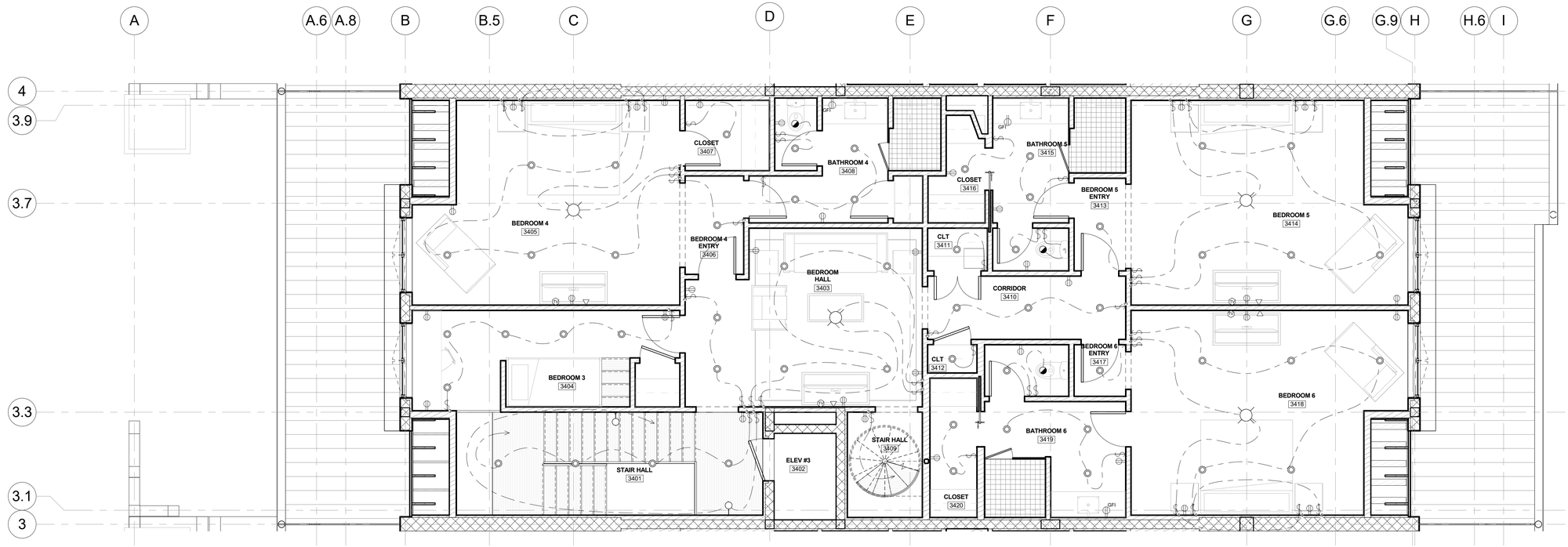
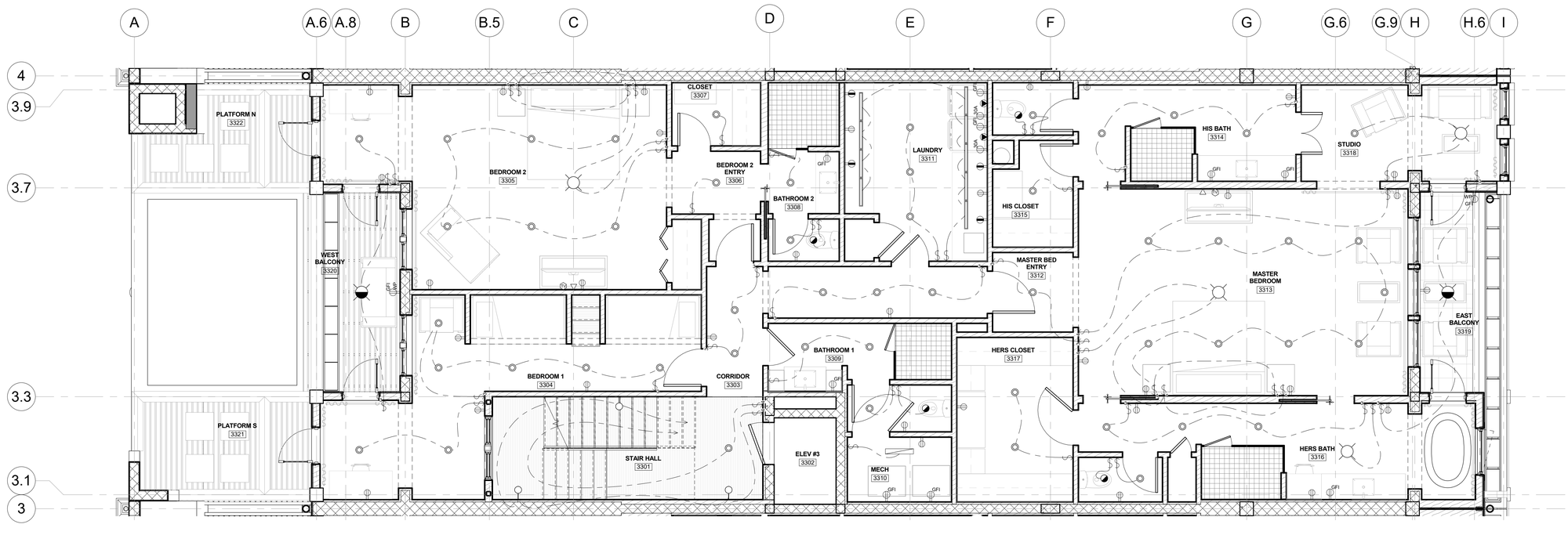
UNIT 3 - 1ST & 2ND FLOOR POWER PLAN

PARCEL A
PARCEL A

3-A401



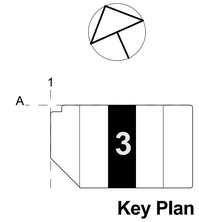
2 3-A402 POWER PLAN - UNIT 3 - 4TH FLOOR
1/4" = 1'-0"



1 3-A402 POWER PLAN - UNIT 3 - 3RD FLOOR
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS	
S	Single Pole Switch
S3	3 Way Switch
S4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Televition Cable Outlet
EP	Electrical Panel



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PARCEL A
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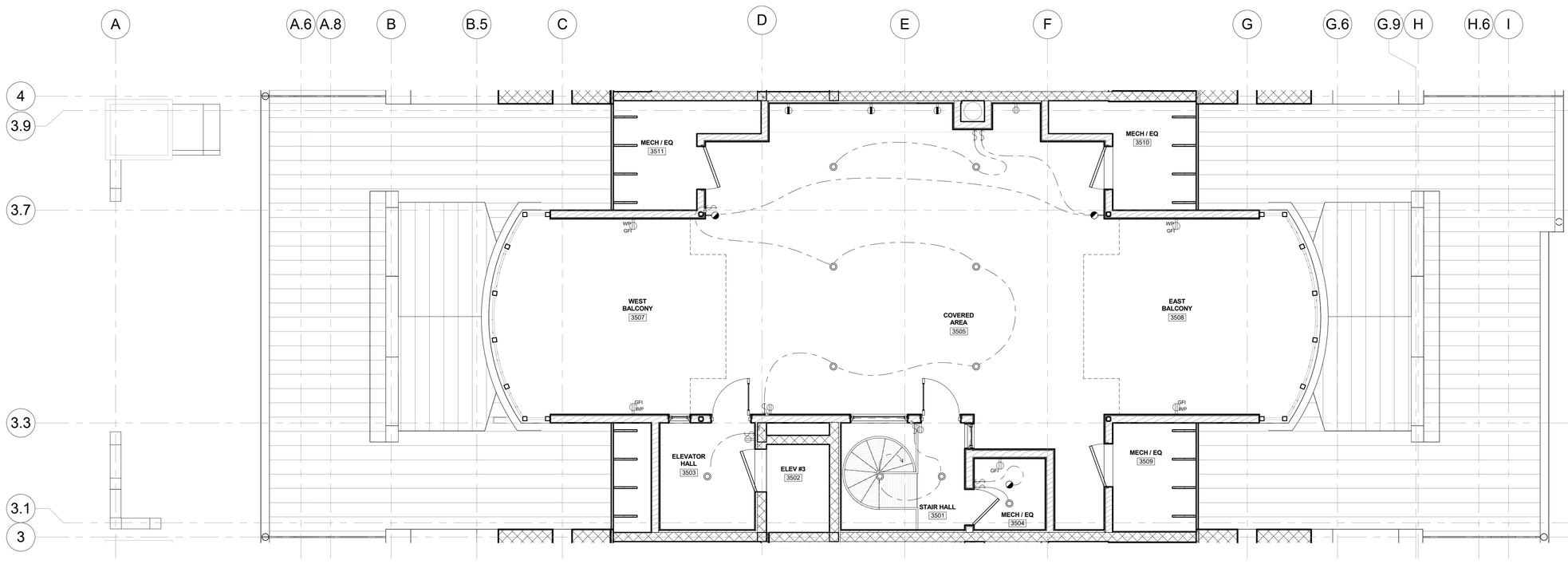
UNIT 3 - 3RD & 4TH FLOOR POWER PLAN

PARCEL A

PARCEL A

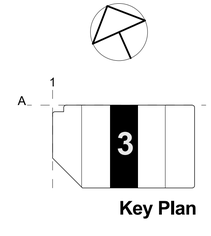
3-A402



1 / 3-A403 POWER PLAN - UNIT 3 - ROOF ACCESS
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS	
S	Single Pole Switch
S_3	3 Way Switch
S_4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
TG	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Television Cable Outlet
EP	Electrical Panel



Key Plan

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PARCEL A
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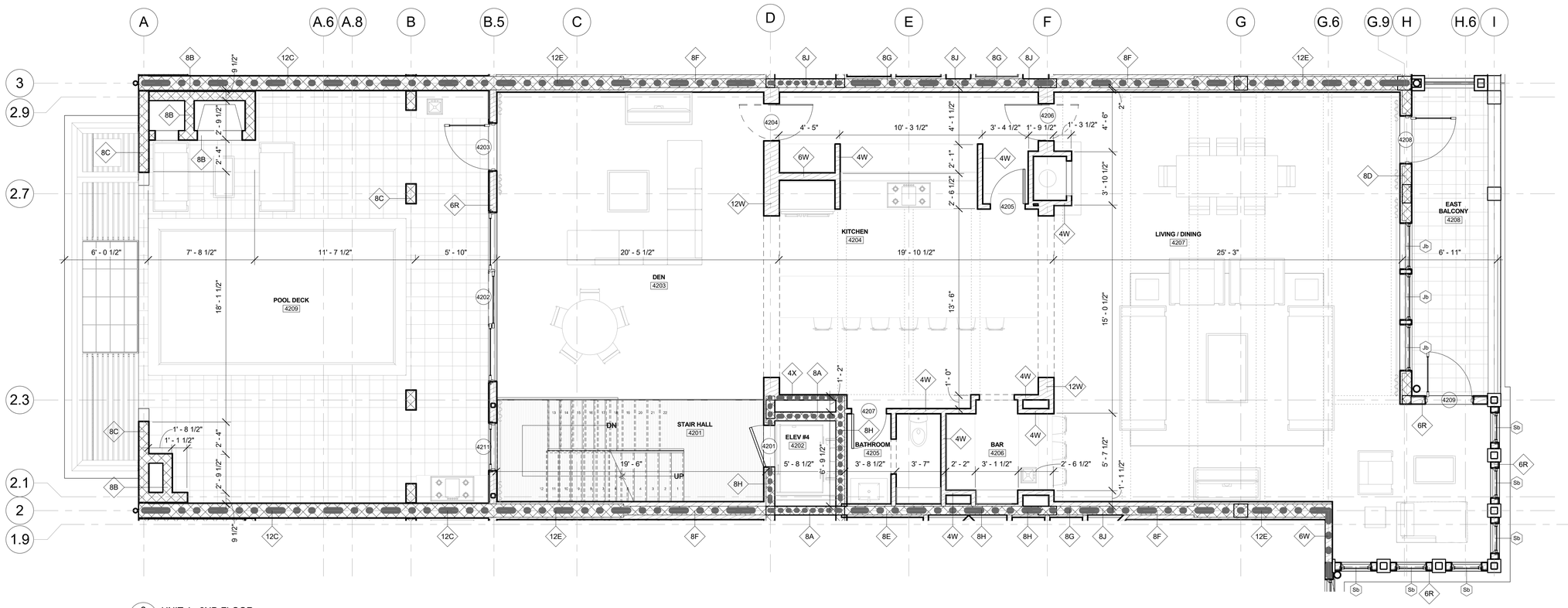
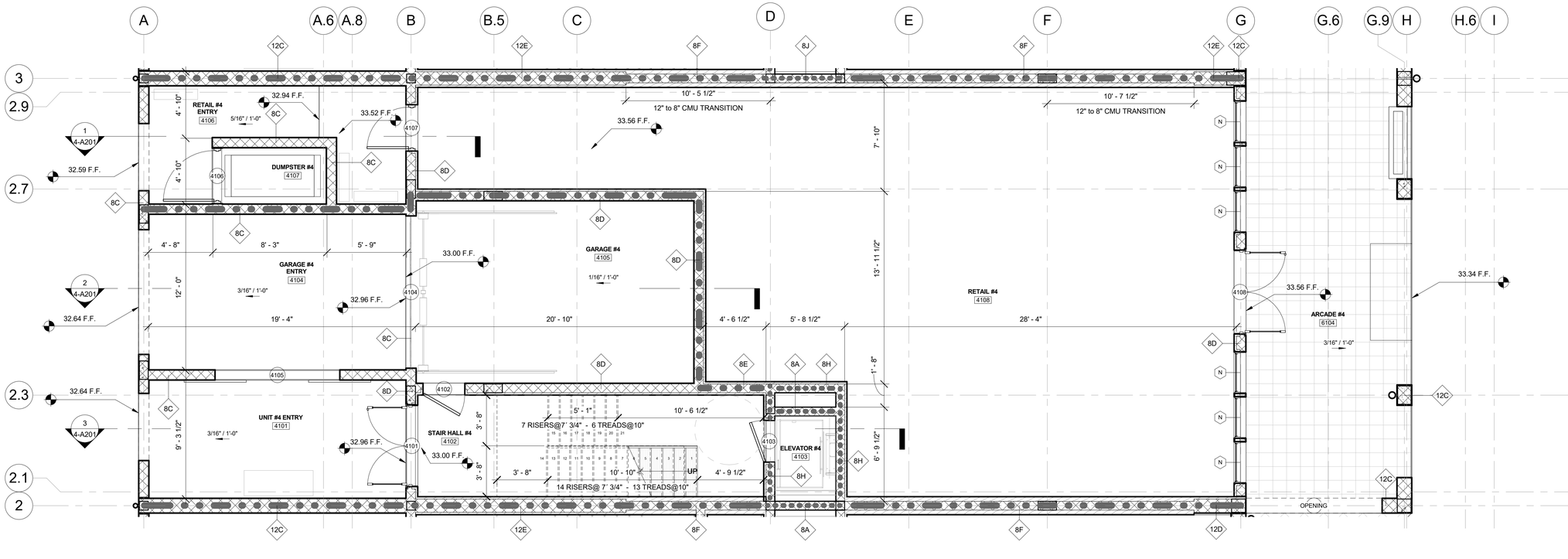
UNIT 3 - ROOF ACCESS POWER PLAN

PARCEL A
PARCEL A

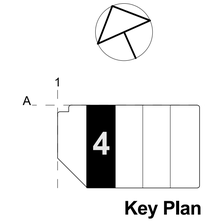
3-A403



2 4-A101 UNIT 4 - 2ND FLOOR
1/4" = 1'-0"



1 4-A101 UNIT 4 - 1ST FLOOR
1/4" = 1'-0"



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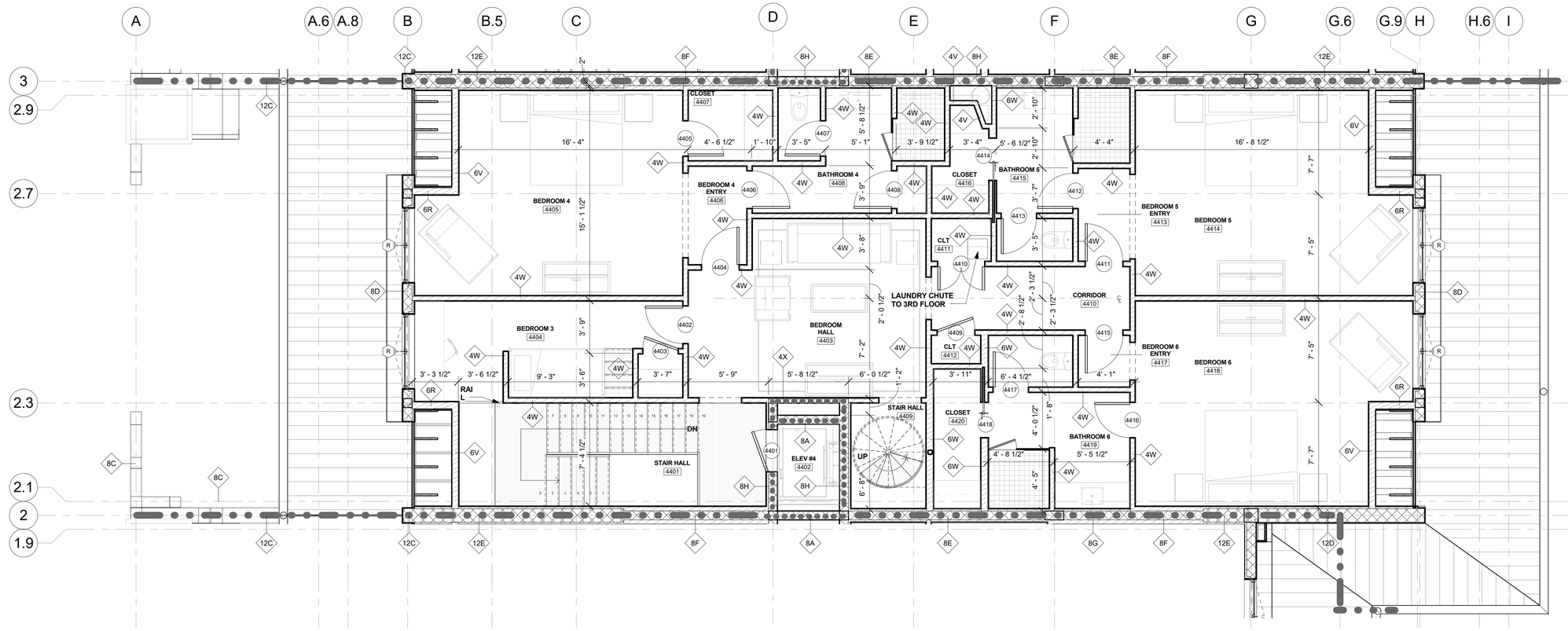
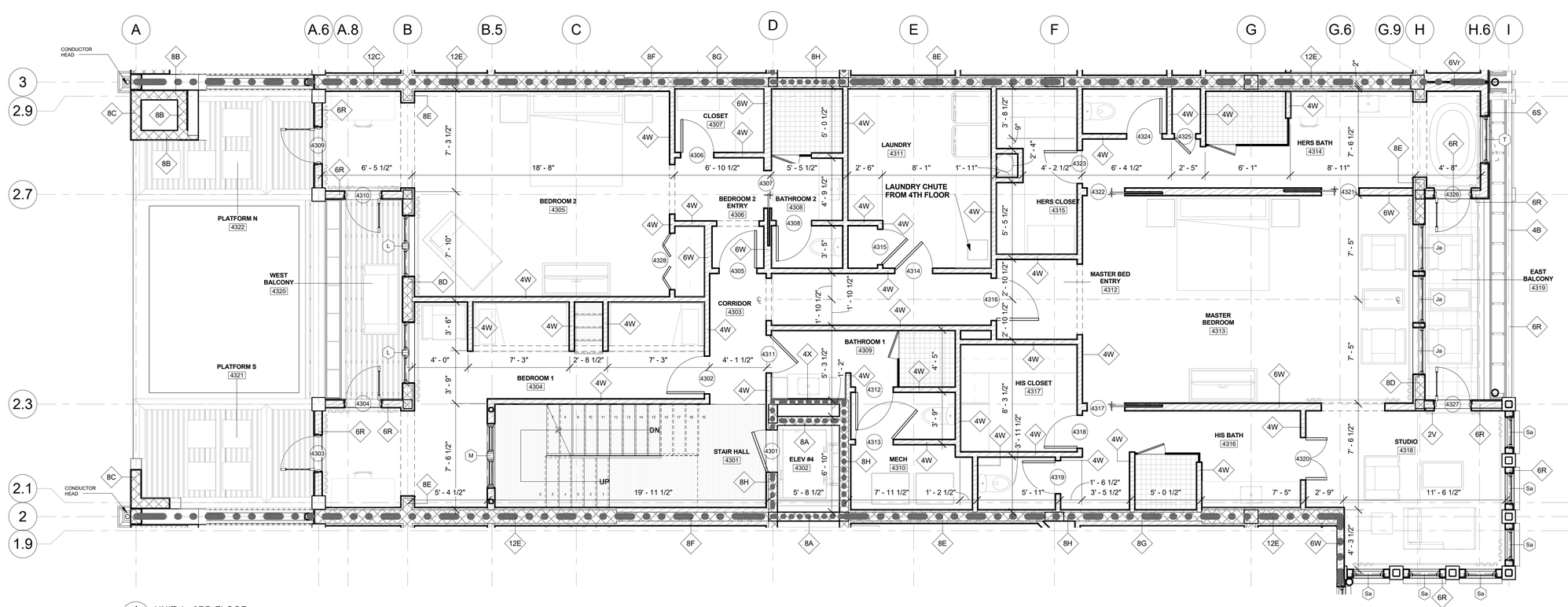
UNIT 4 - 1ST & 2ND FLOOR PLANS

PARCEL A
PARCEL A

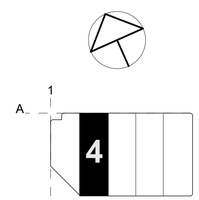
4-A101



2 UNIT 4 - 4TH FLOOR
4-A102 1/4" = 1'-0"



1 UNIT 4 - 3RD FLOOR
4-A102 1/4" = 1'-0"



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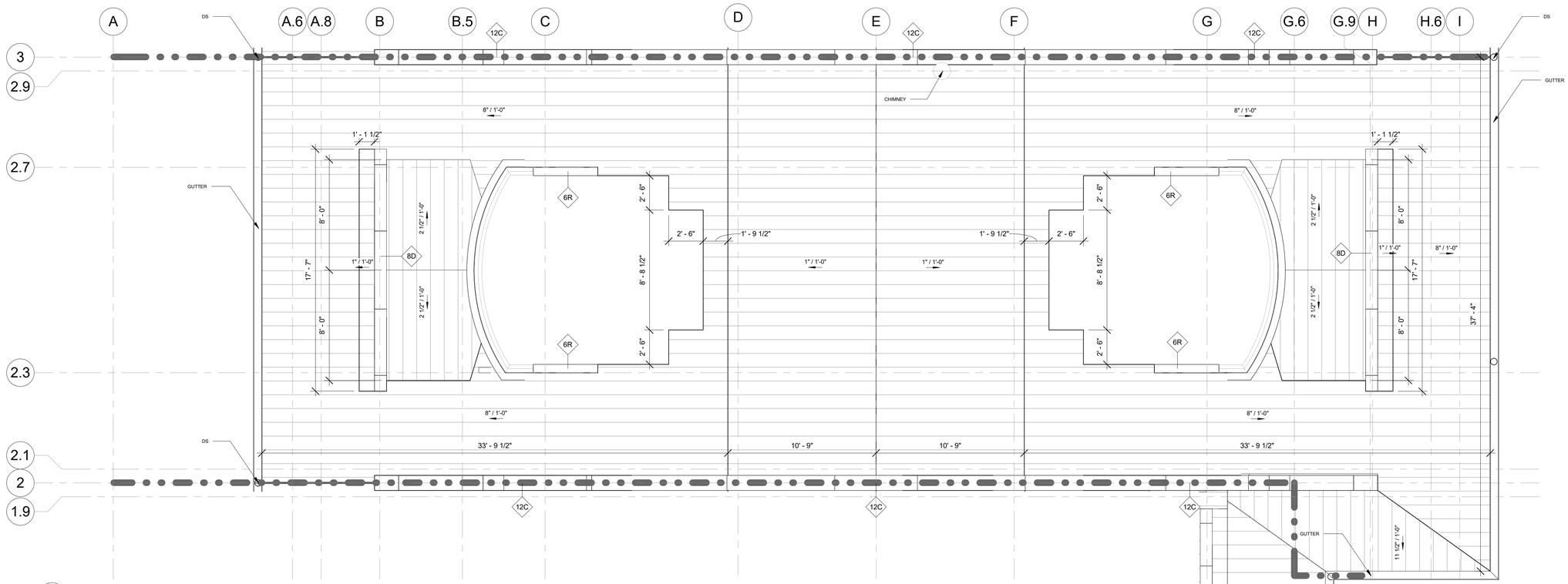
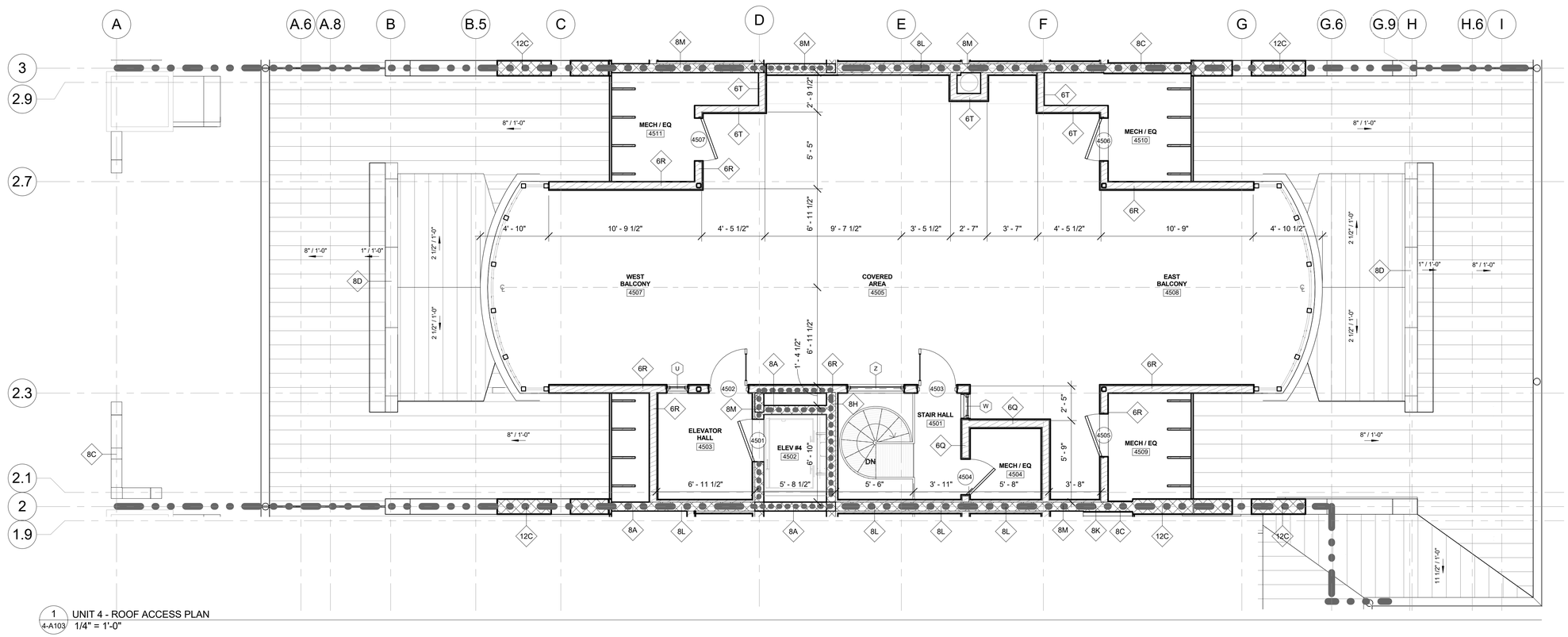
UNIT 4 - 3RD & 4TH FLOOR PLANS

PARCEL A
PARCEL A

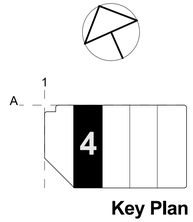
4-A102



2 4-A103 UNIT 4 - ROOF PLAN
1/4" = 1'-0"



1 4-A103 UNIT 4 - ROOF ACCESS PLAN
1/4" = 1'-0"



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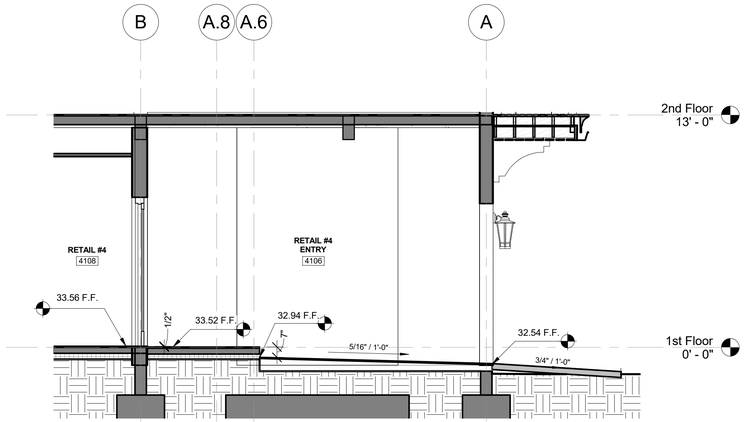
UNIT 4 -
ROOF
ACCESS &
ROOF PLANS

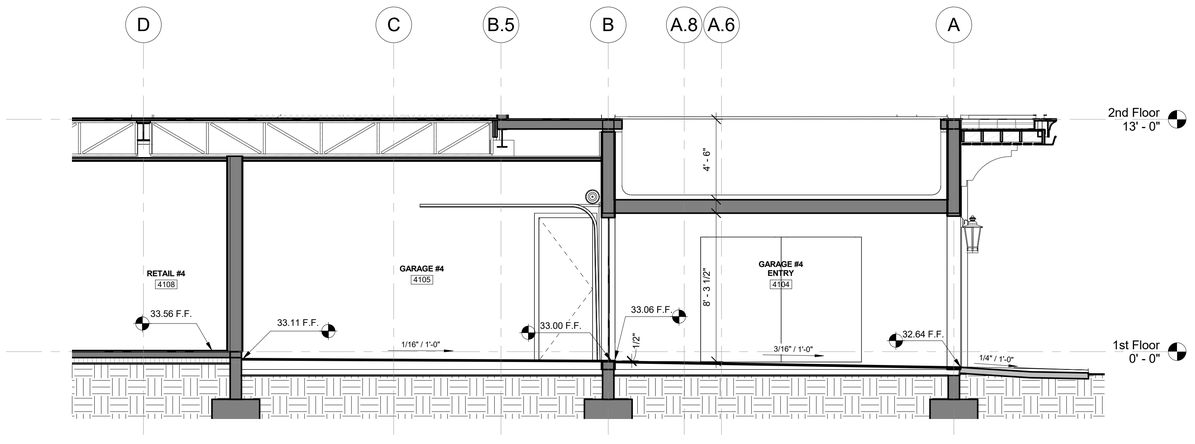
PARCEL A

PARCEL A

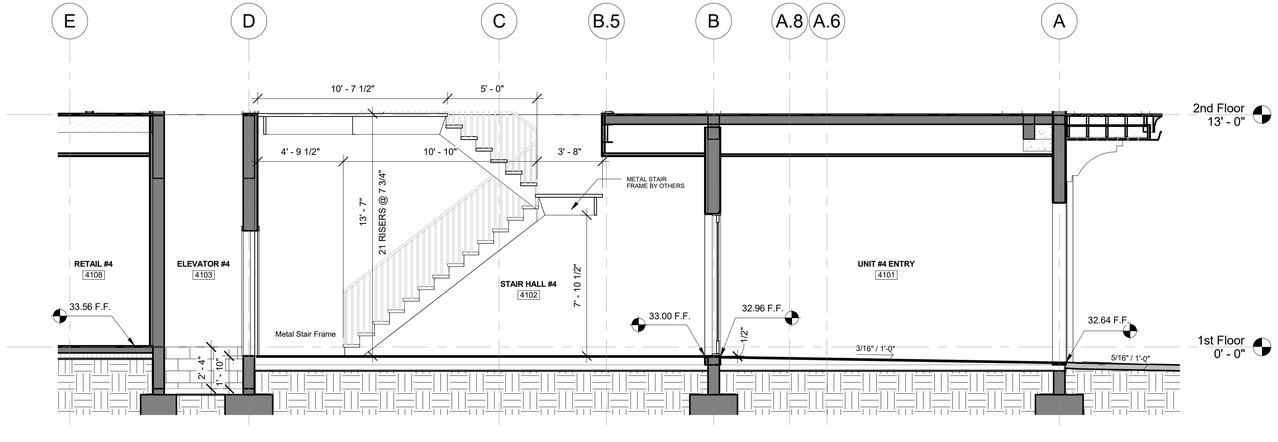
4-A103



1 4-A201 UNIT 4 - Section 1
1/4" = 1'-0"



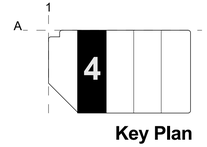
2 4-A201 UNIT 4 - Section 2
1/4" = 1'-0"



3 4-A201 UNIT 4 - Section 3
1/4" = 1'-0"

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD



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PARCEL A
A NEW MIXED-USE BUILING

Parcel A, Phase 4
Rosemary Beach, Florida

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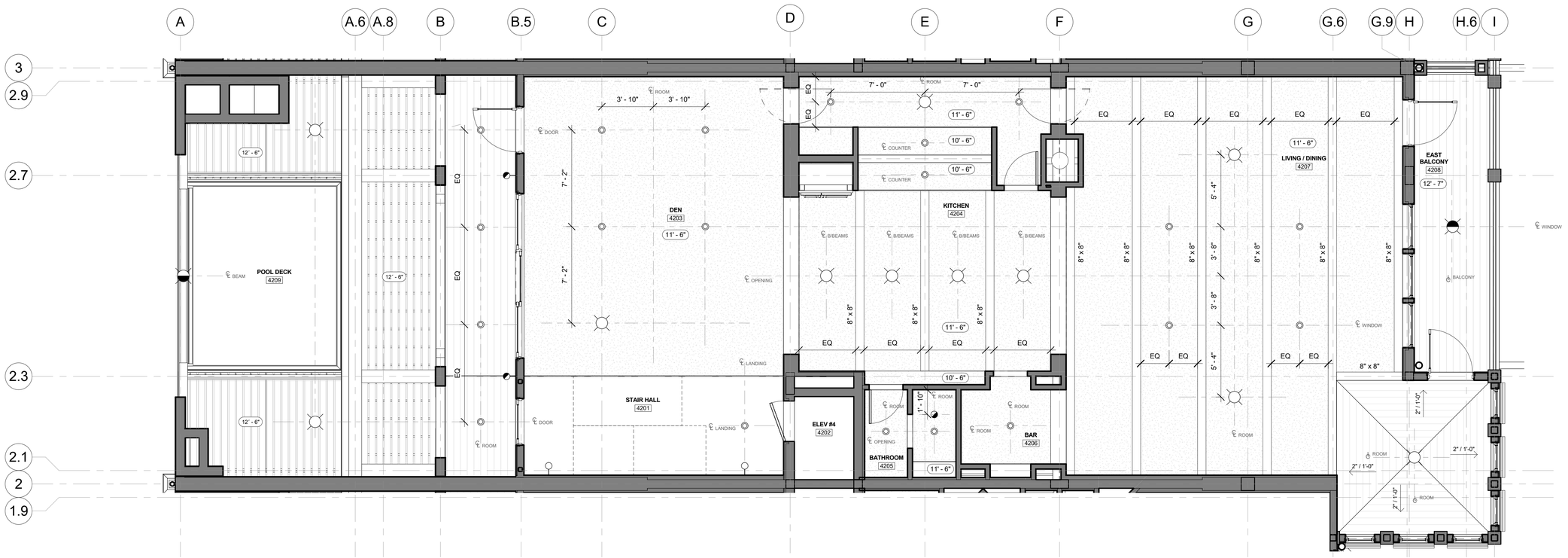
UNIT 4 -
LEVEL 1
SECTIONS

PARCEL A

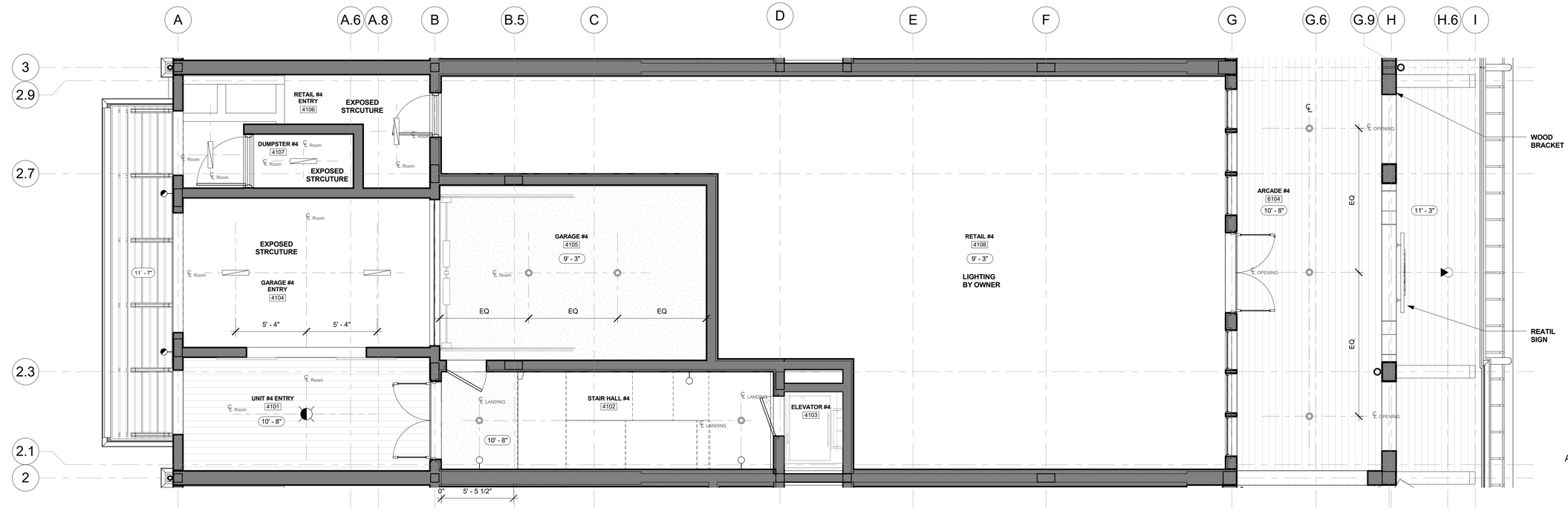
PARCEL A

4-A201

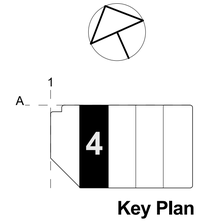


2 / 4-A301 UNIT 4 - 2ND FLOOR - RCP
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light



1 / 4-A301 UNIT 4 - 1ST FLOOR - RCP
1/4" = 1'-0"



Key Plan

STATE OF FLORIDA
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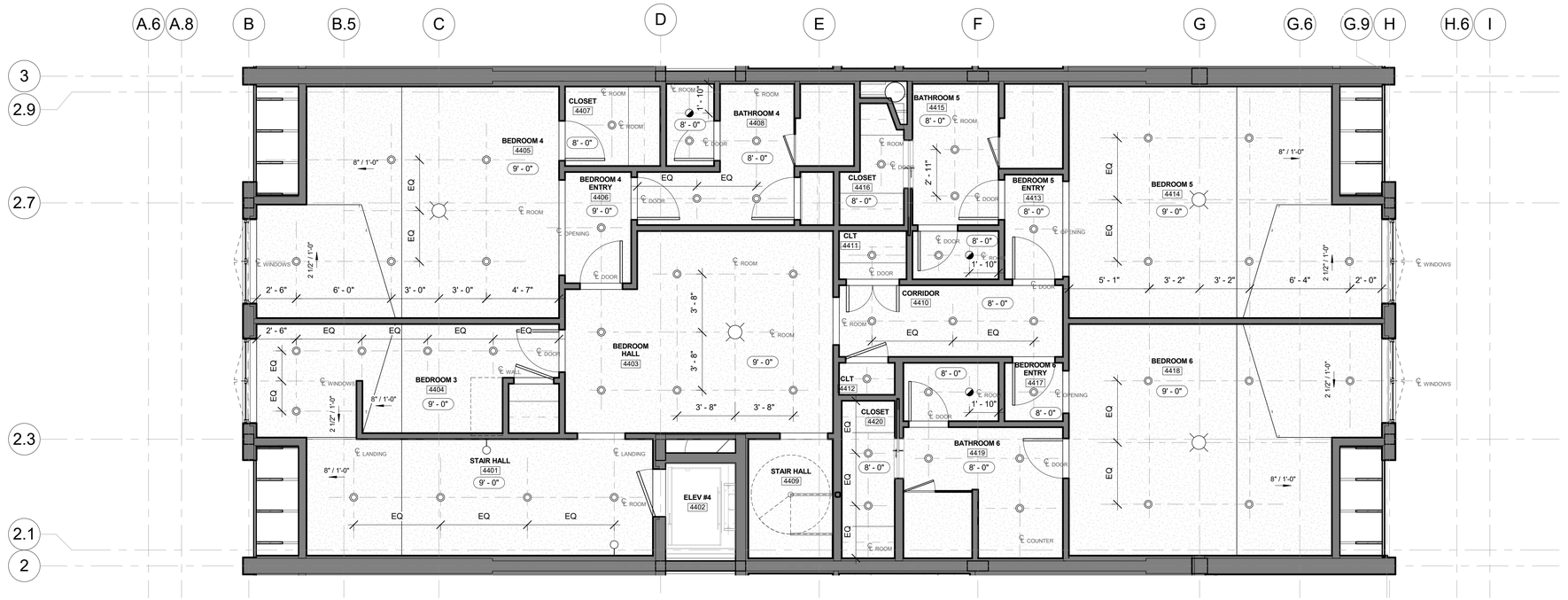
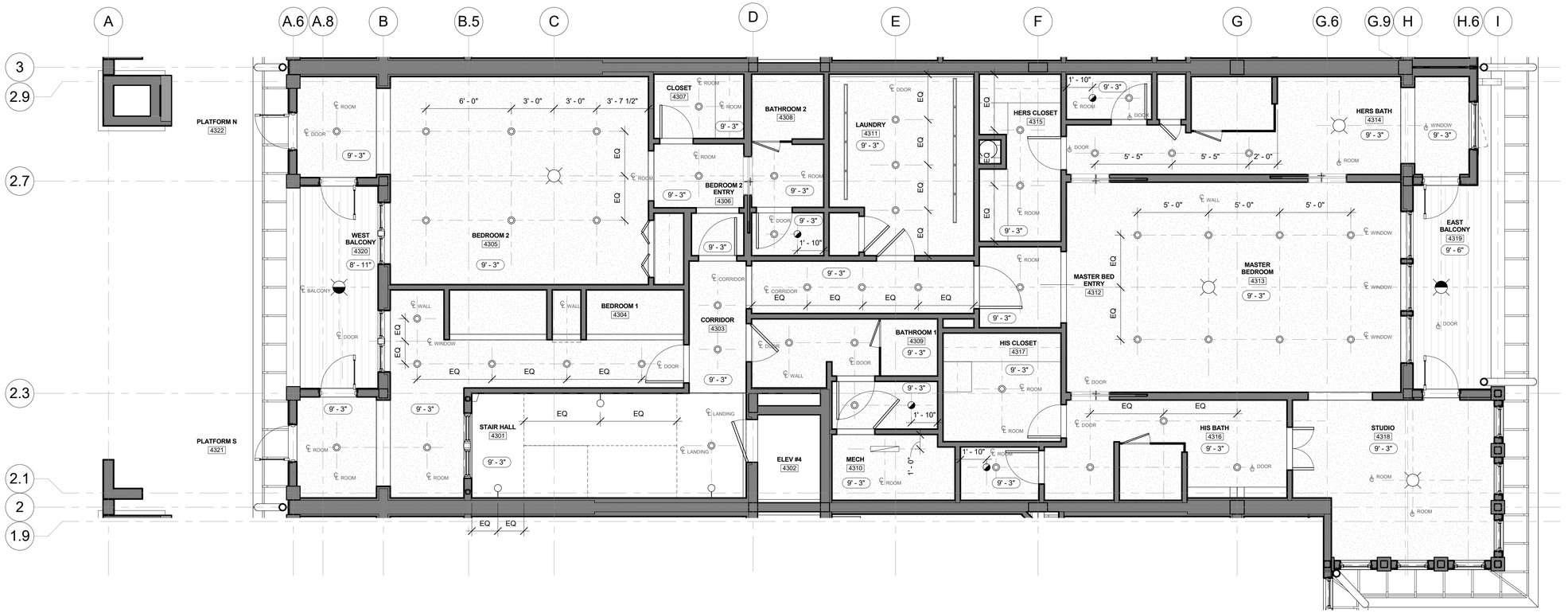
UNIT 4 - 1ST & 2ND FLOOR REFLECTED CEILING PLAN

PARCEL A
PARCEL A

4-A301

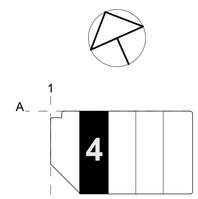


2 UNIT 4 - 4TH FLOOR - RCP
4-A302 1/4" = 1'-0"



1 UNIT 4 - 3RD FLOOR - RCP
4-A302 1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light



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UNIT 4 - 3RD & 4TH FLOOR REFLECTED CEILING PLAN

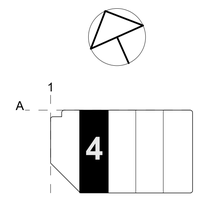
PARCEL A

PARCEL A

4-A302

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

1 / 4-A303 UNIT 4 - ROOF ACCESS - RCP
1/4" = 1'-0"



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PARCEL A
A NEW MIXED-USE BUILIN

Parcel A, Phase 4
Rosemary Beach, Florida

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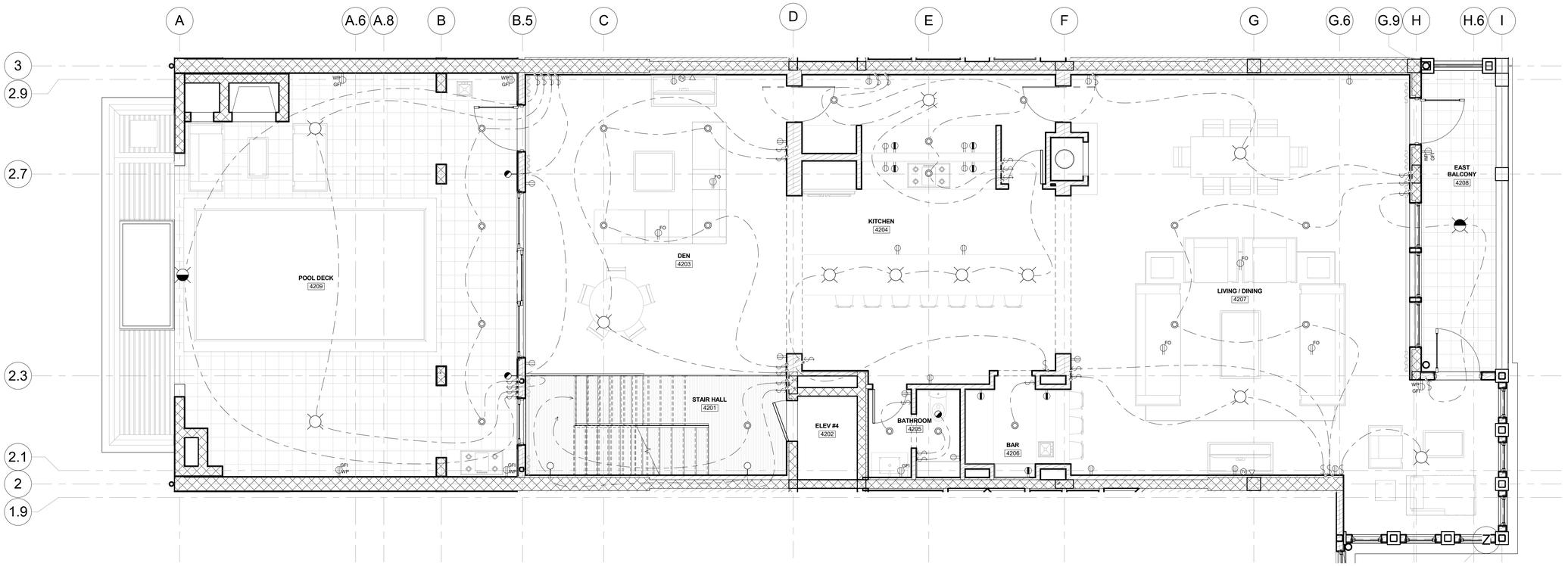
Sheet Issue Date
12/21/2016

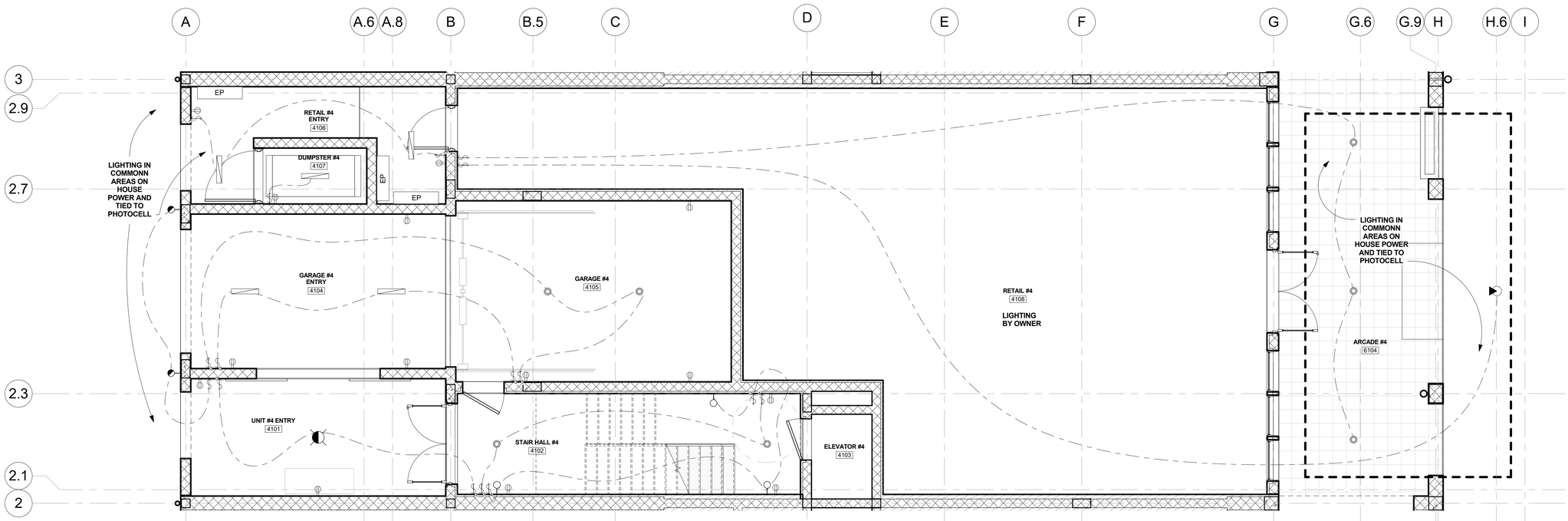
UNIT 4 - ROOF ACCESS REFLECTED CEILING PLAN

PARCEL A
PARCEL A

4-A303



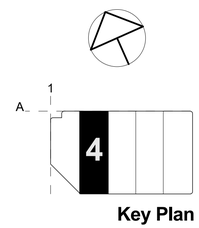
2 / 4-A401 POWER PLAN - UNIT 4 - 2ND FLOOR
1/4" = 1'-0"



1 / 4-A401 POWER PLAN - UNIT 4 - 1ST FLOOR
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS	
S	Single Pole Switch
S3	3 Way Switch
S4	4 Way Switch
	Duplex Receptacle
WP	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Television Cable Outlet
EP	Electrical Panel



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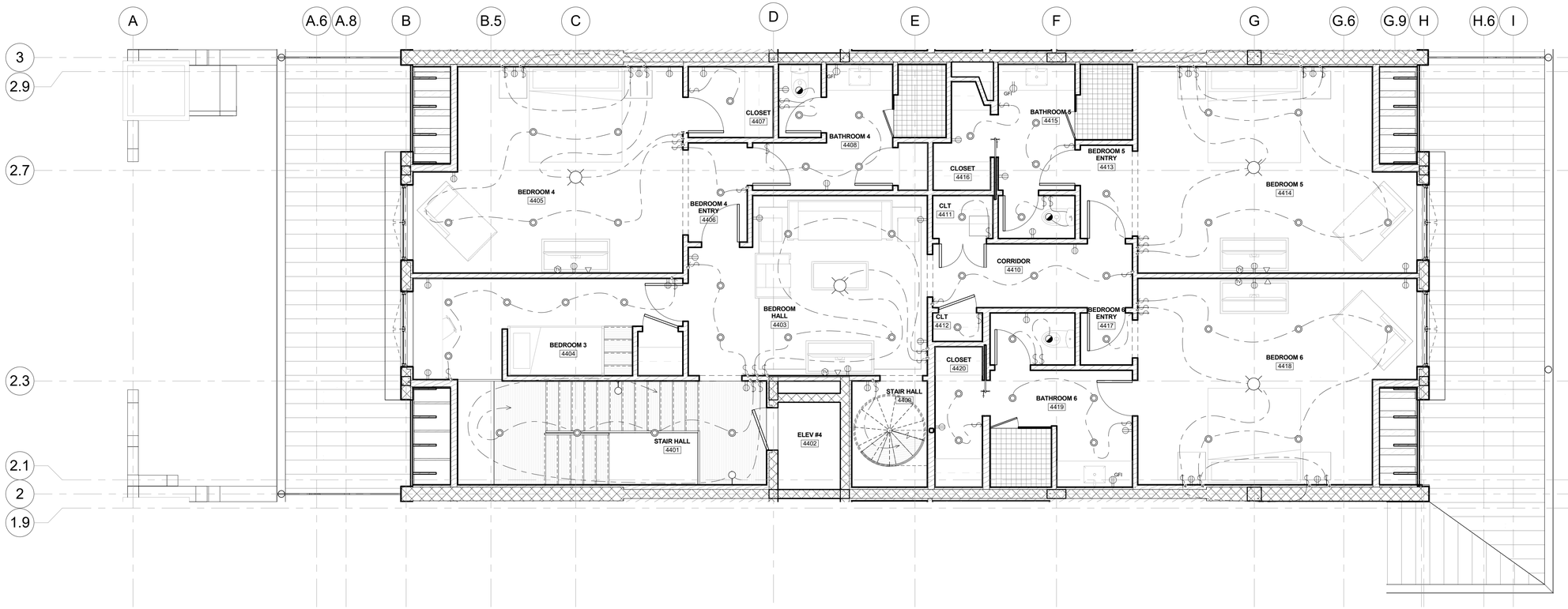
UNIT 4 - 1ST & 2ND FLOOR POWER PLAN

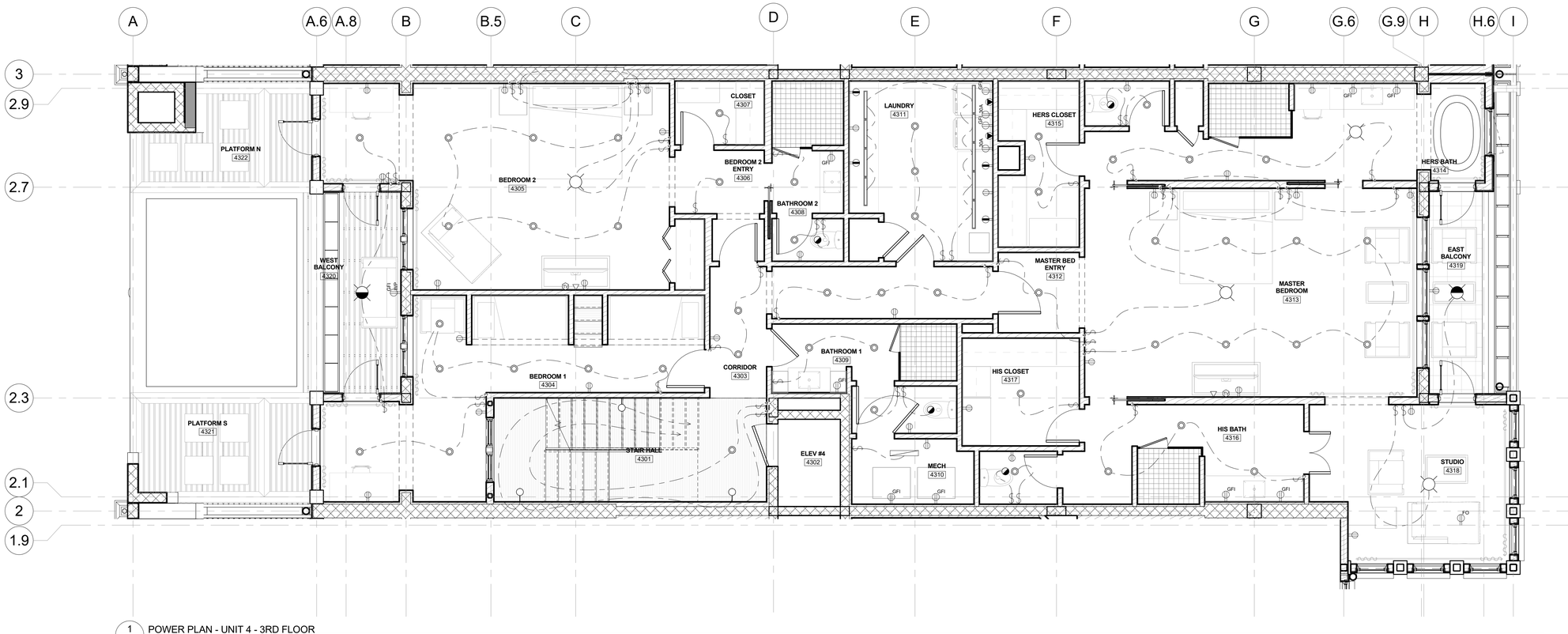
PARCEL A

PARCEL A

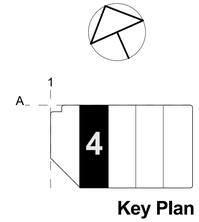
4-A401



2 4-A402 POWER PLAN - UNIT 4 - 4TH FLOOR
1/4" = 1'-0"



1 4-A402 POWER PLAN - UNIT 4 - 3RD FLOOR
1/4" = 1'-0"



Key Plan

LIGHTING SYMBOLS

	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS

S	Single Pole Switch
S3	3 Way Switch
S4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Television Cable Outlet
EP	Electrical Panel

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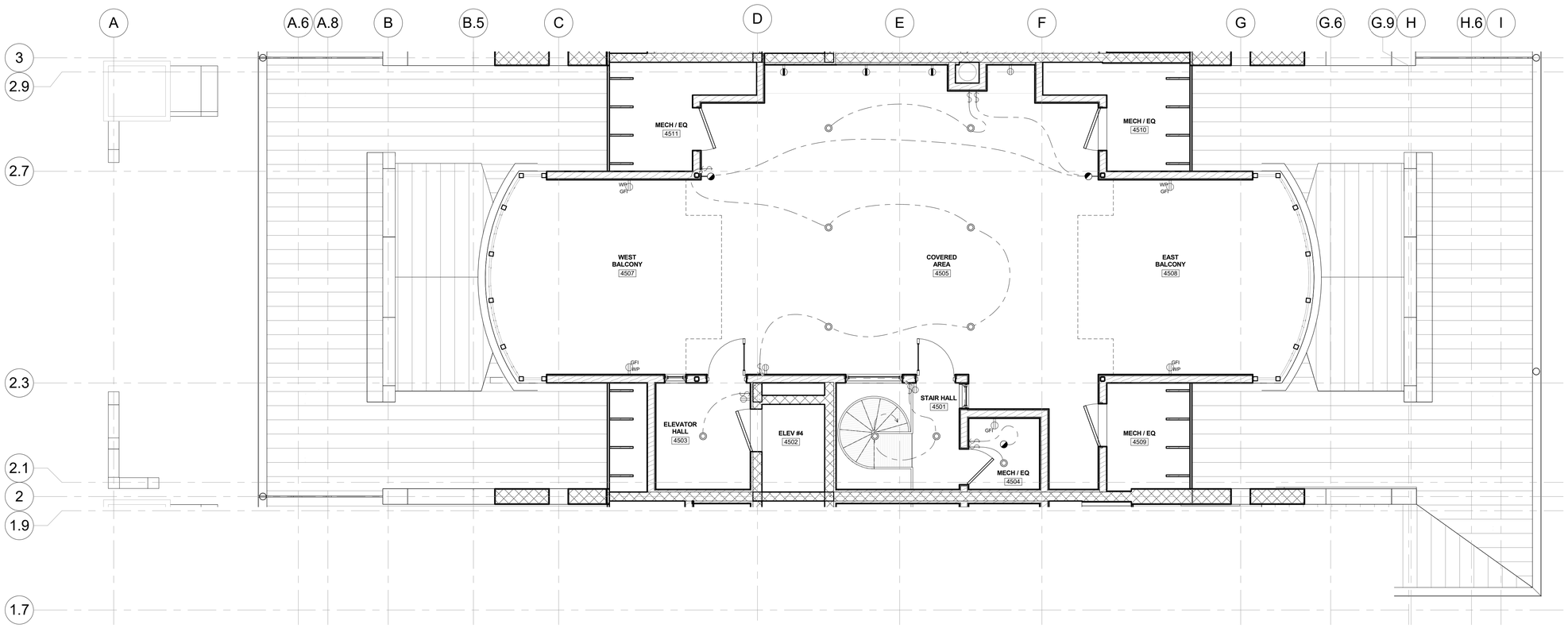
UNIT 4 - 3RD & 4TH FLOOR POWER PLAN

PARCEL A

PARCEL A

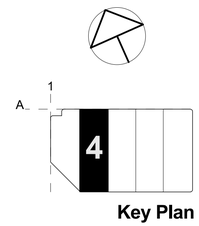
4-A402



1 / 4-A403 POWER PLAN - UNIT 4 - ROOF ACCESS
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS	
S	Single Pole Switch
S3	3 Way Switch
S4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
	Door Bell
TV	Television Cable Outlet
EP	Electrical Panel



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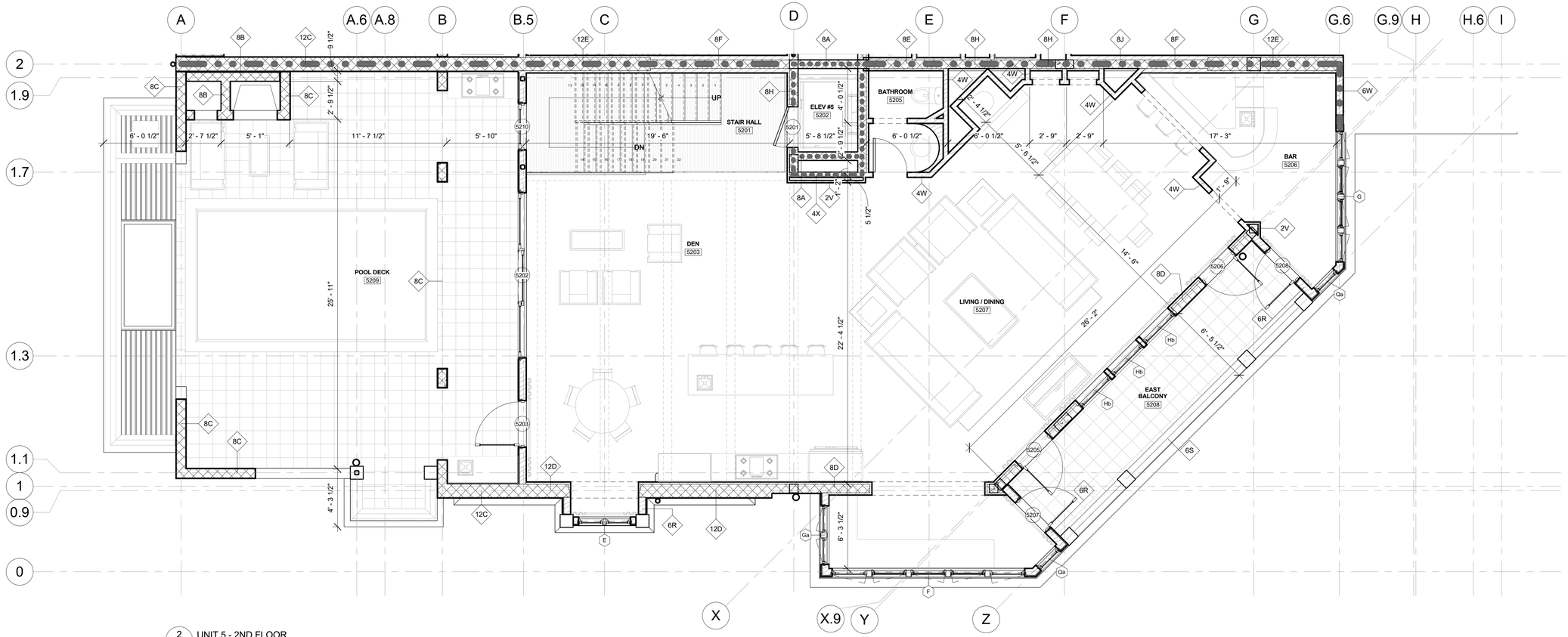
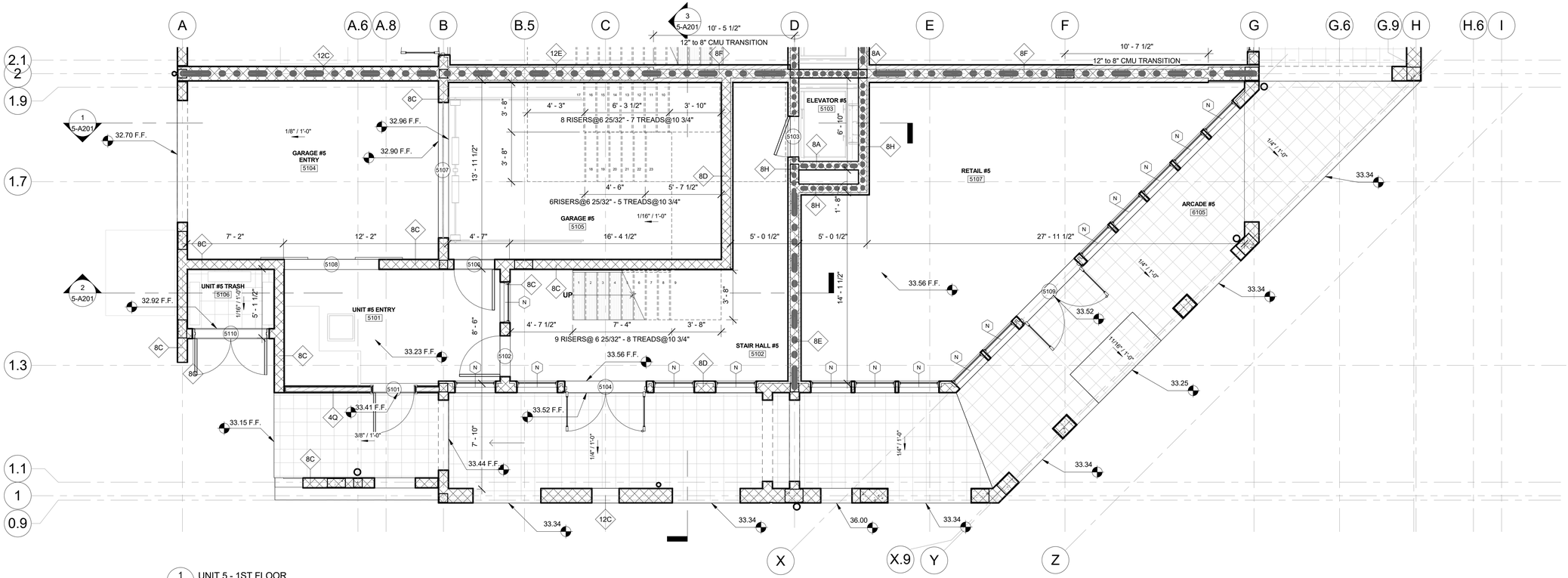
UNIT 4 -
ROOF
ACCESS
POWER PLAN

PARCEL A
PARCEL A

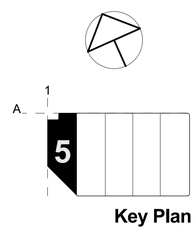
4-A403



2 5-A101 UNIT 5 - 2ND FLOOR
1/4" = 1'-0"



1 5-A101 UNIT 5 - 1ST FLOOR
1/4" = 1'-0"



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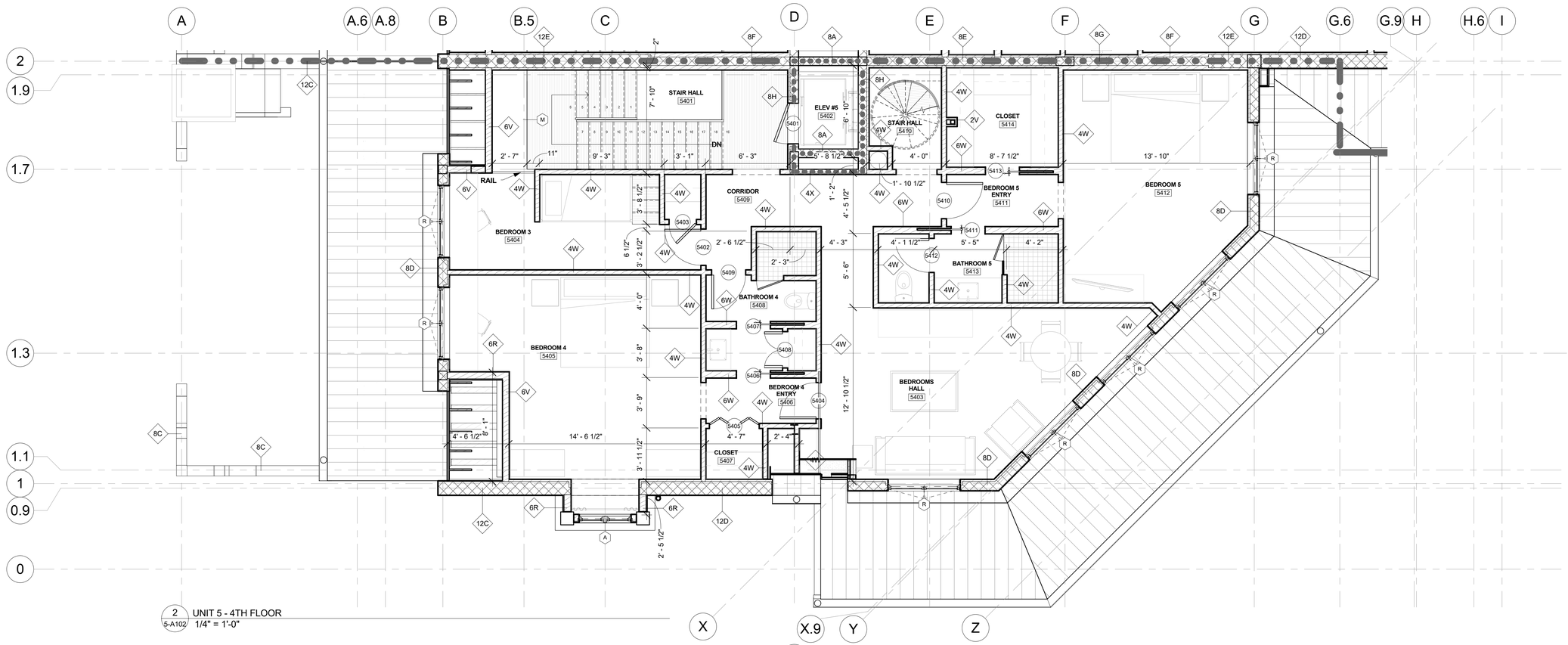
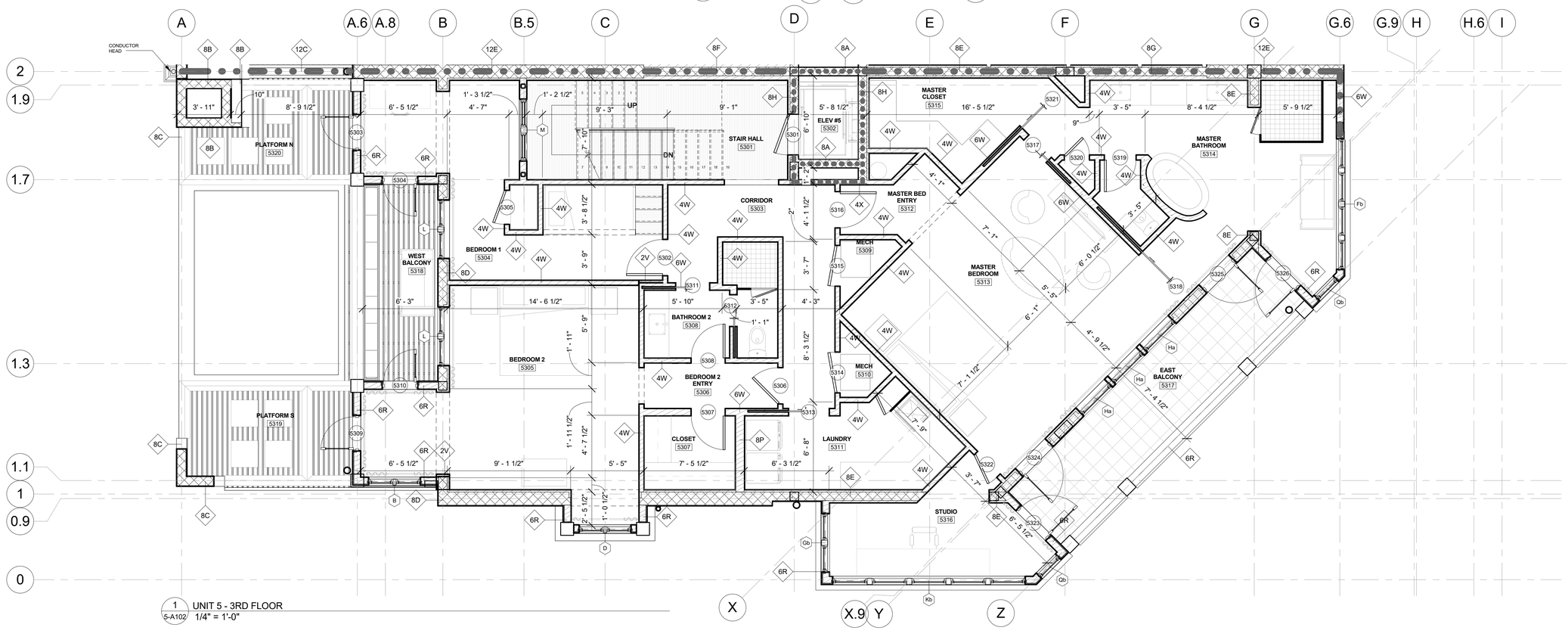
UNIT 5 - 1ST & 2ND FLOOR PLANS

PARCEL A
PARCEL A

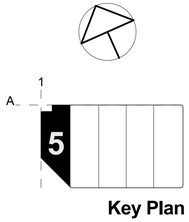
5-A101



2 5-A102 UNIT 5 - 4TH FLOOR
1/4" = 1'-0"



1 5-A102 UNIT 5 - 3RD FLOOR
1/4" = 1'-0"



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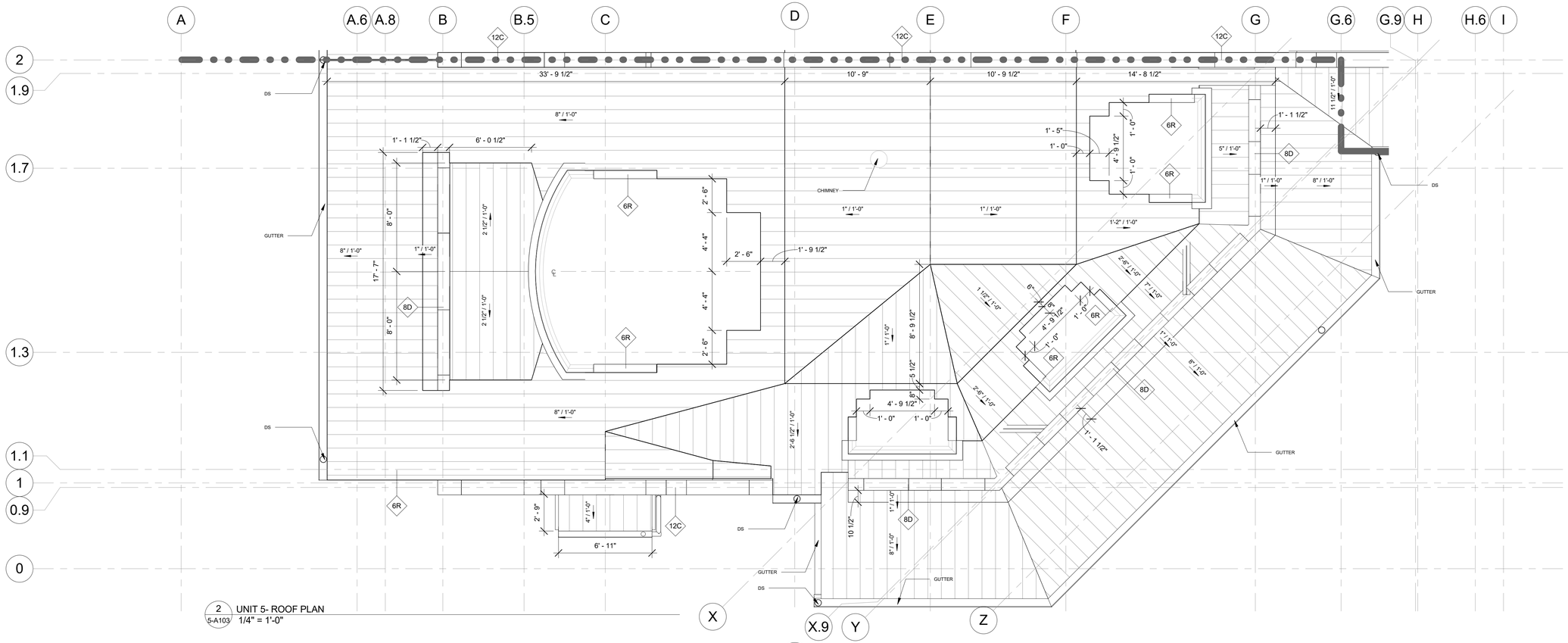
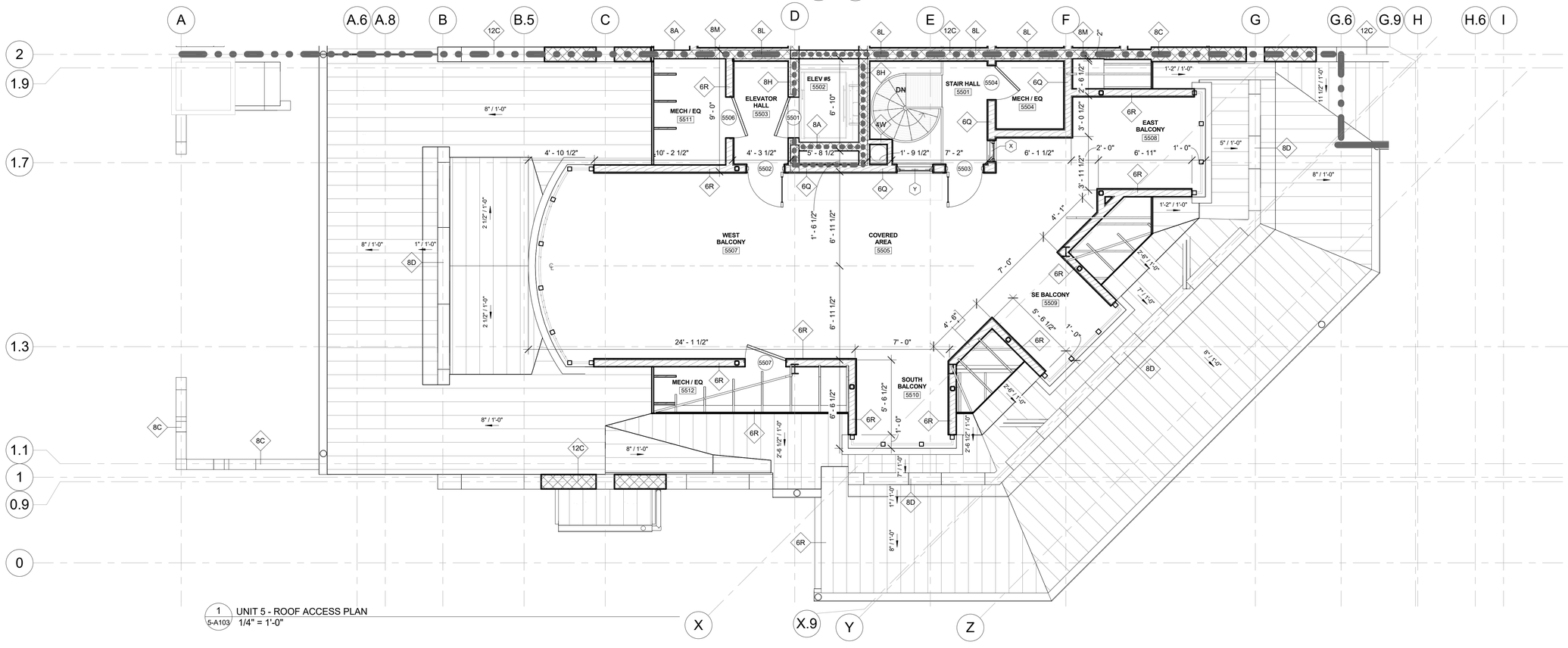
UNIT 5 - 3RD & 4TH FLOOR PLANS

PARCEL A
PARCEL A

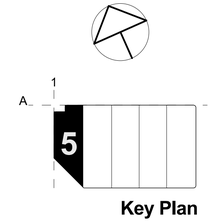
5-A102



2 5-A103 UNIT 5- ROOF PLAN
1/4" = 1'-0"



1 5-A103 UNIT 5 - ROOF ACCESS PLAN
1/4" = 1'-0"



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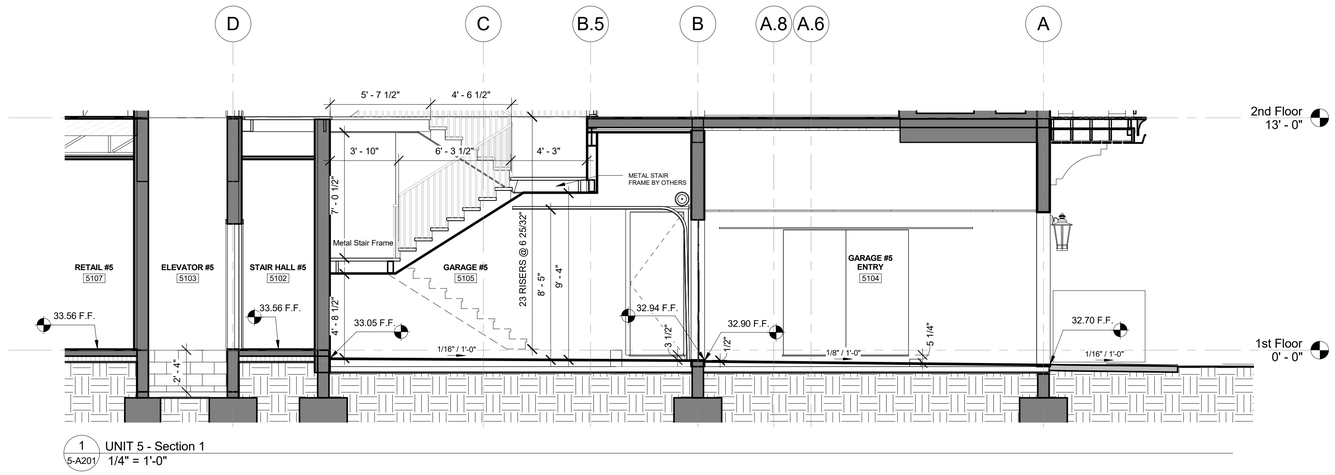
UNIT 5 -
ROOF
ACCESS &
ROOF PLANS

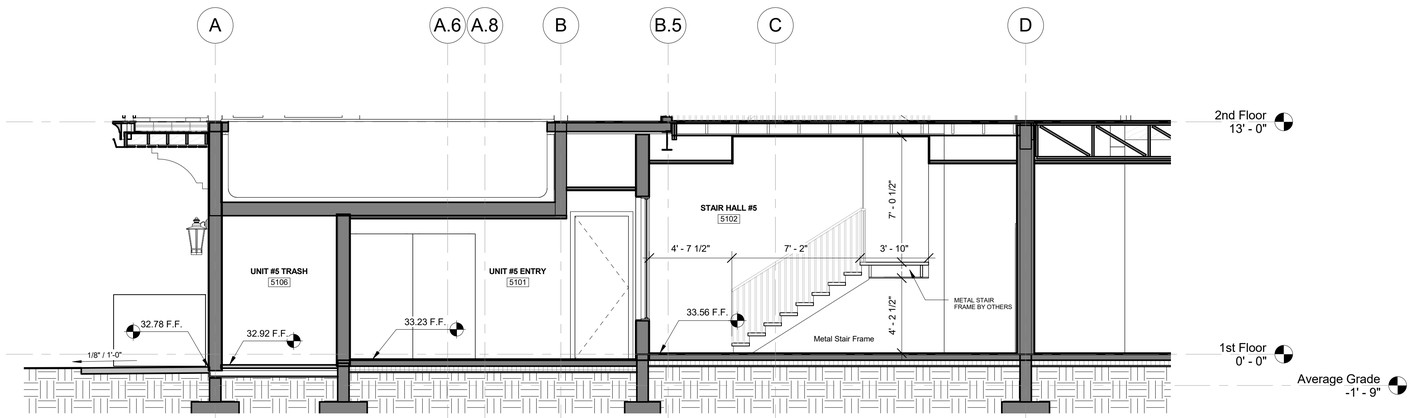
PARCEL A

PARCEL A

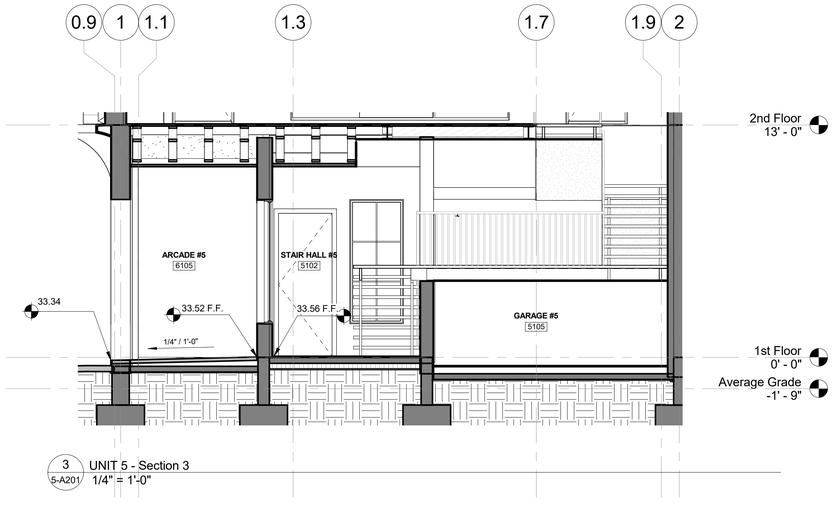
5-A103



1 5-A201 UNIT 5 - Section 1
1/4" = 1'-0"



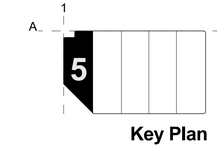
2 5-A201 UNIT 5 - Section 2
1/4" = 1'-0"



3 5-A201 UNIT 5 - Section 3
1/4" = 1'-0"

NOTE:

LEVEL 1 - TOP OF RETAIL SLAB
LEVEL 2, 3, 4, 5 - TOP OF PLYWOOD



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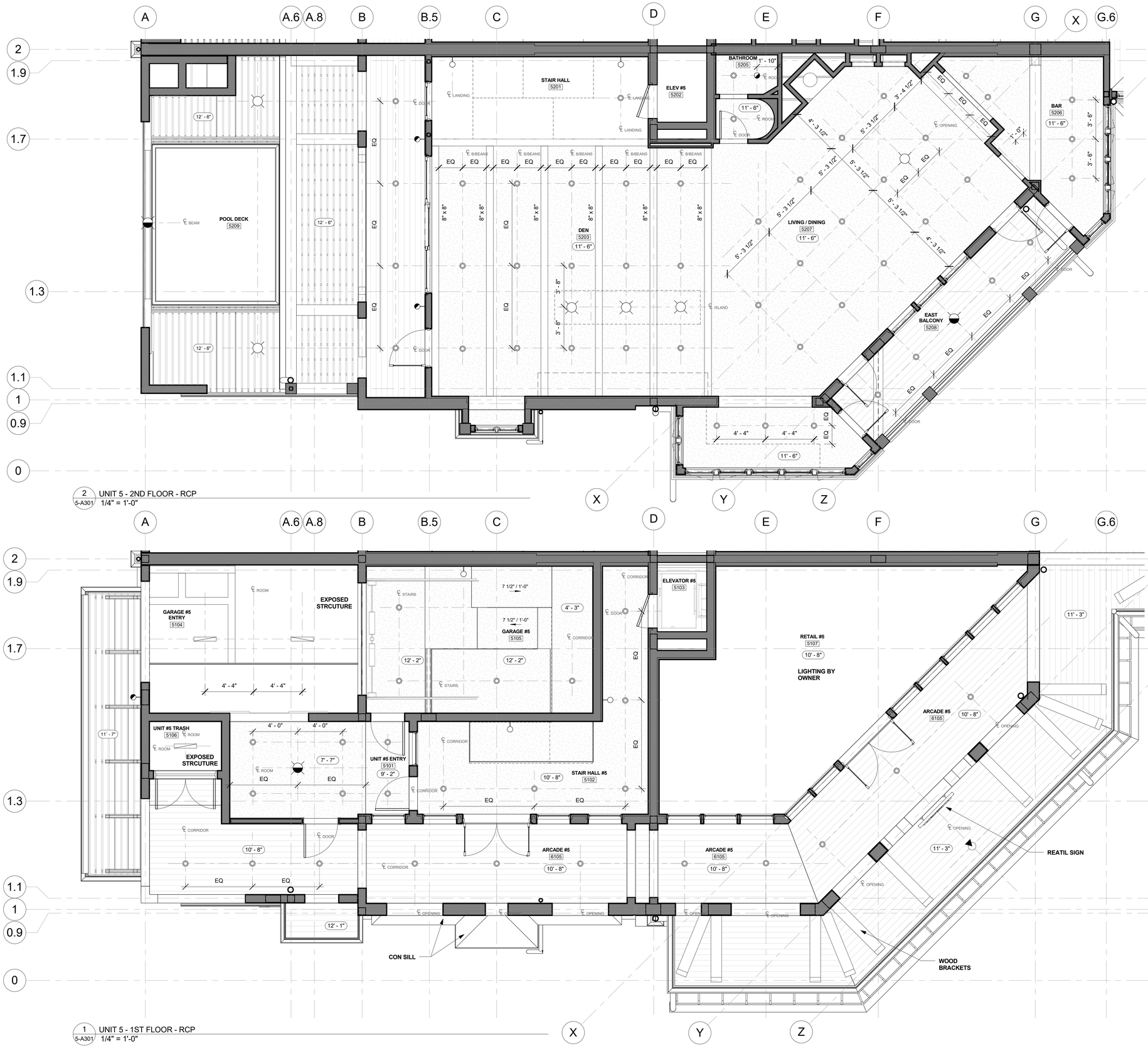
UNIT 5 - LEVEL 1 SECTIONS

PARCEL A
PARCEL A

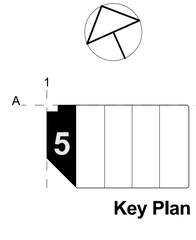
5-A201



2 5-A301 UNIT 5 - 2ND FLOOR - RCP
1/4" = 1'-0"

1 5-A301 UNIT 5 - 1ST FLOOR - RCP
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light



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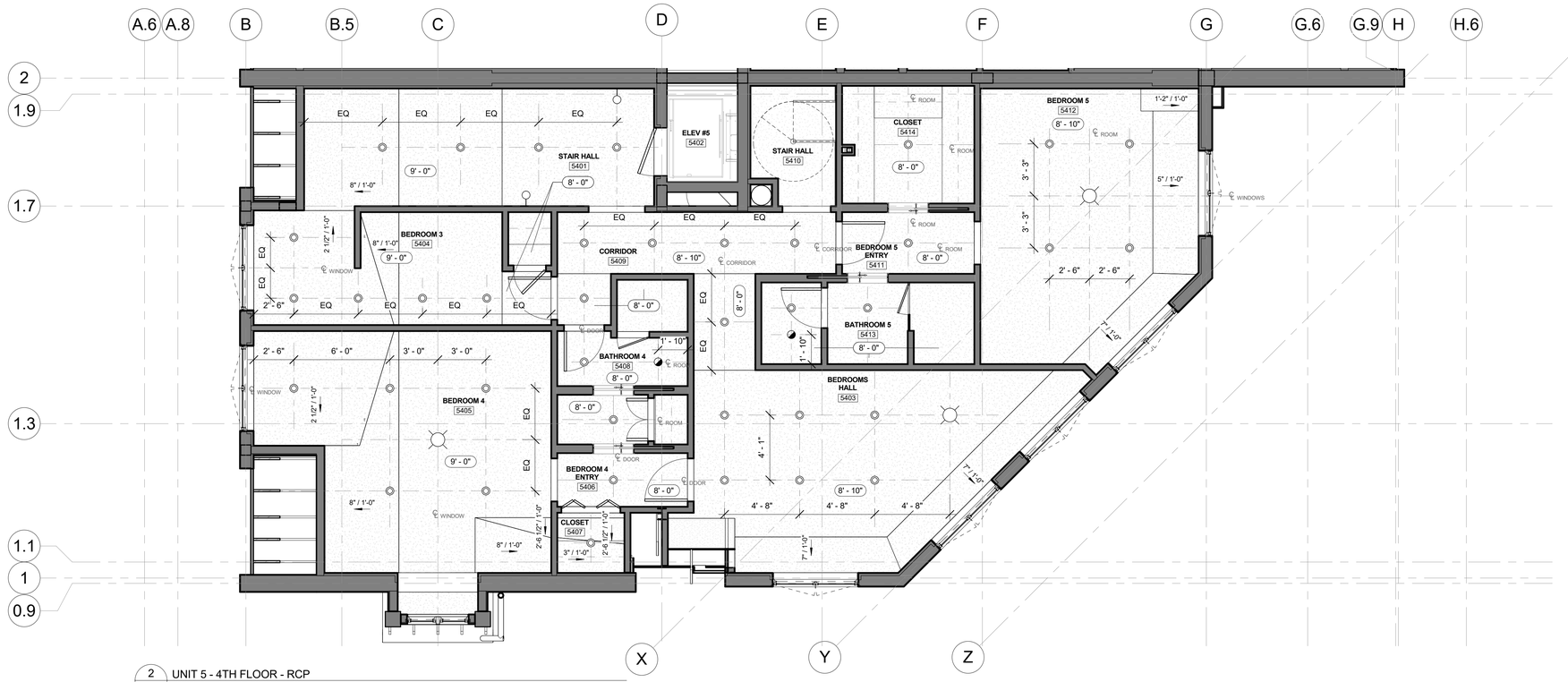
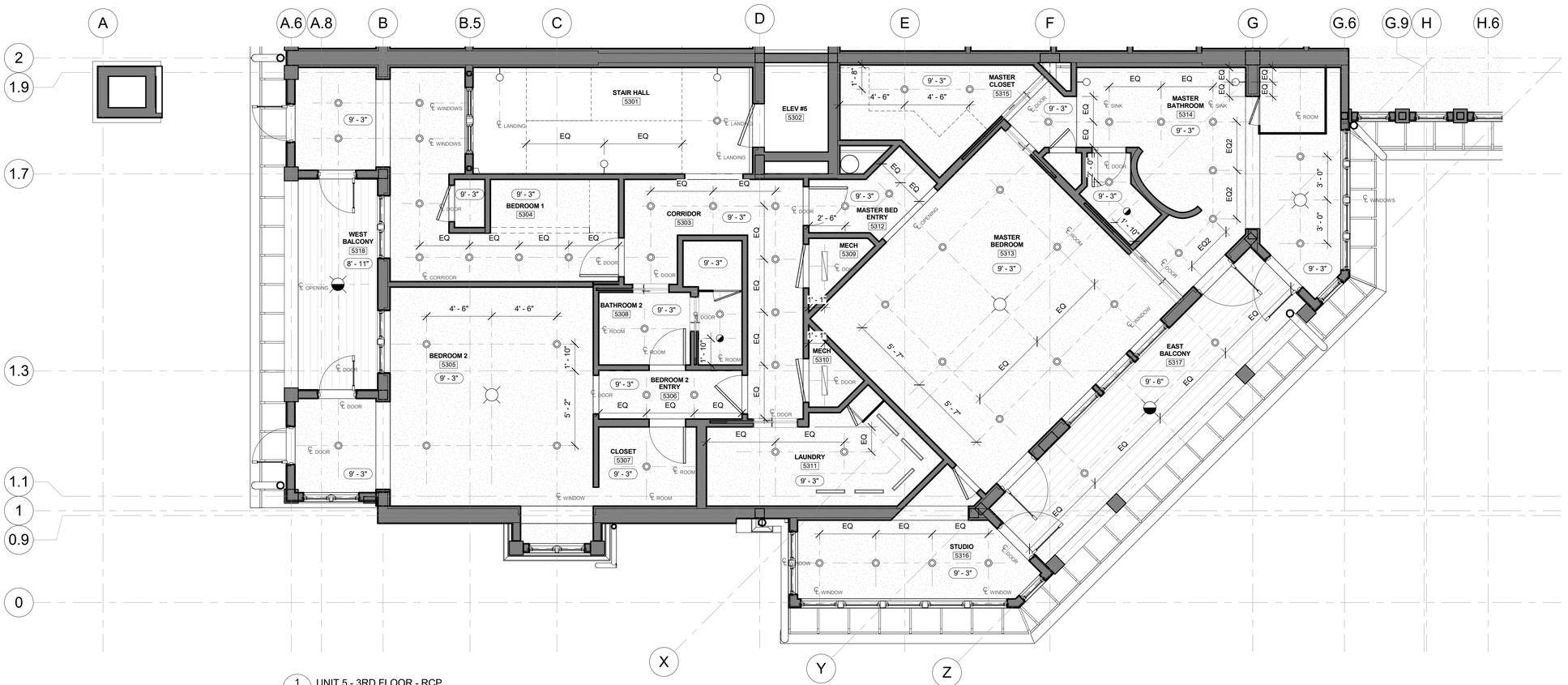
UNIT 5 - 1ST & 2ND FLOOR REFLECTED CEILING PLAN

PARCEL A
PARCEL A

5-A301



2 5-A302 UNIT 5 - 4TH FLOOR - RCP
1/4" = 1'-0"



1 5-A302 UNIT 5 - 3RD FLOOR - RCP
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

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PARCEL A
A NEW MIXED-USE BUILING

Parcel A, Phase 4
Rosemary Beach, Florida

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UNIT 5 - 3RD & 4TH FLOOR REFLECTED CEILING PLAN

PARCEL A

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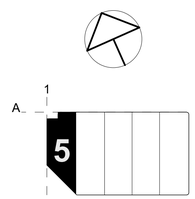
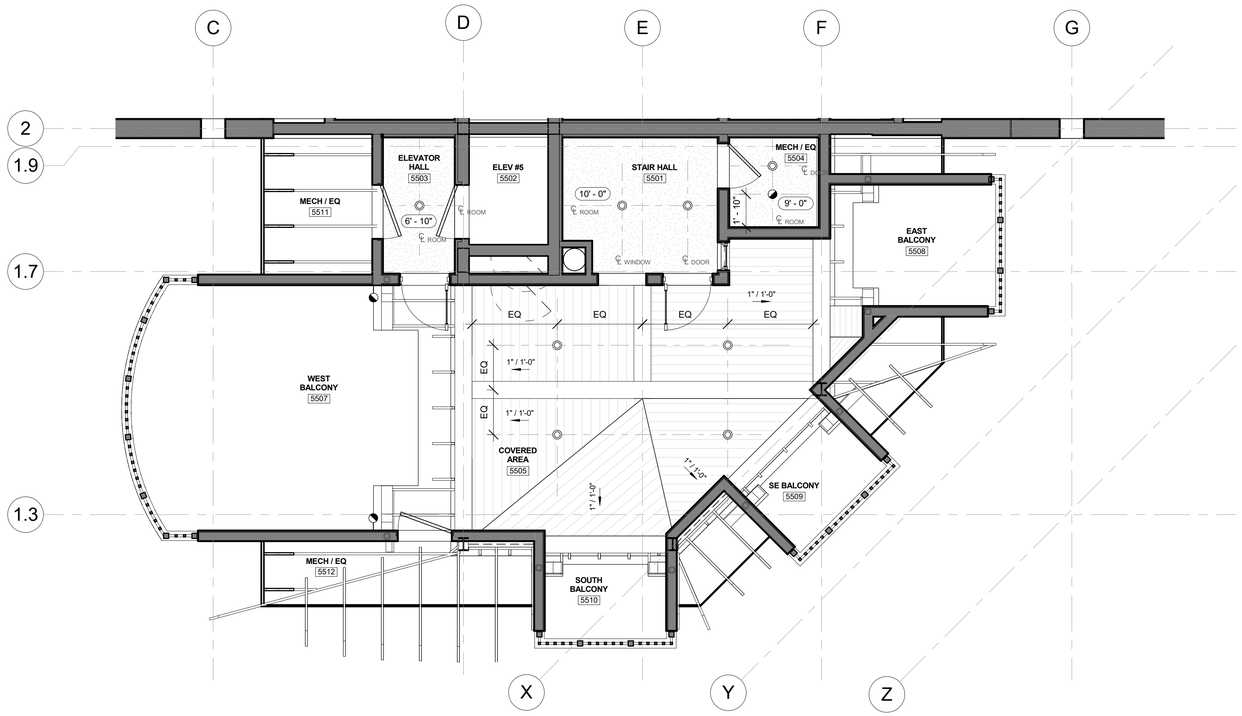
5-A302



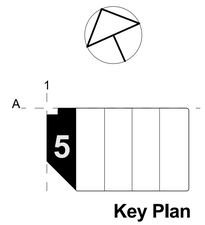
Key Plan



1 5-A303 UNIT 5 - ROOF ACCESS - RCP
1/4" = 1'-0"

LIGHTING SYMBOLS

	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Reseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light



Key Plan

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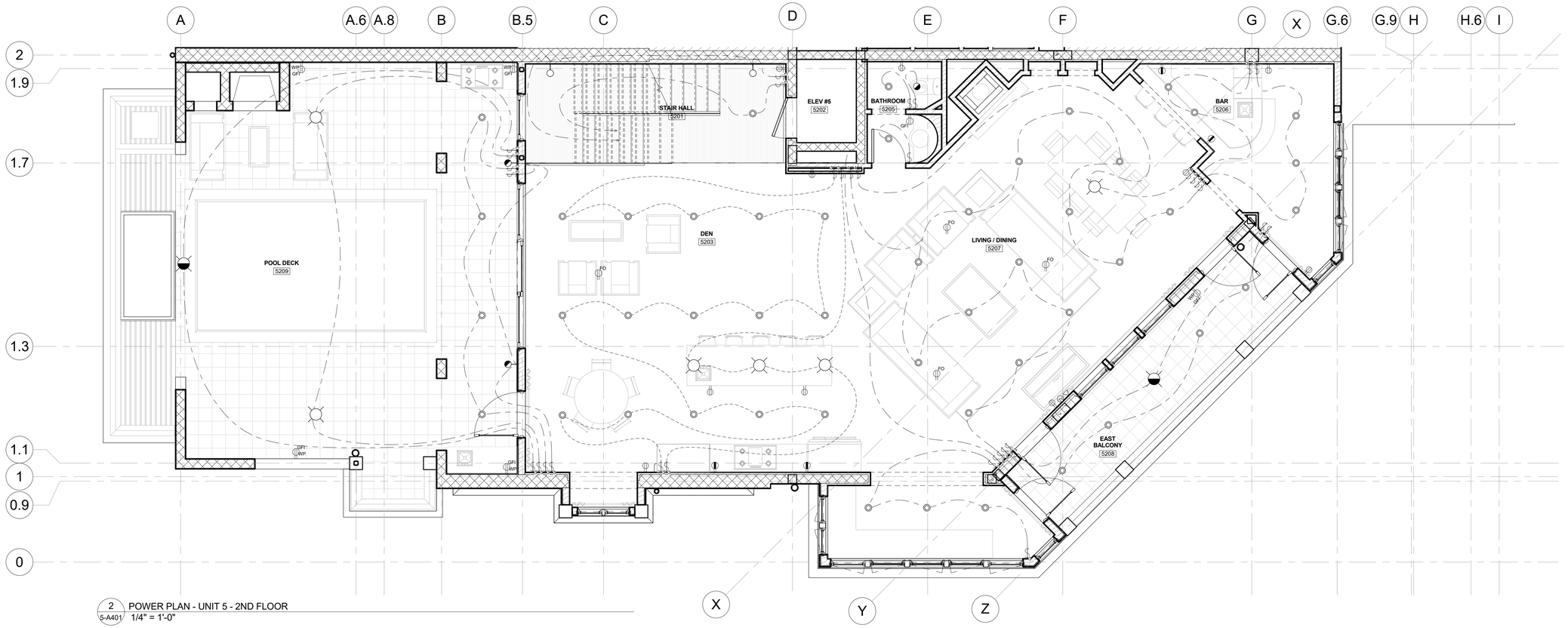
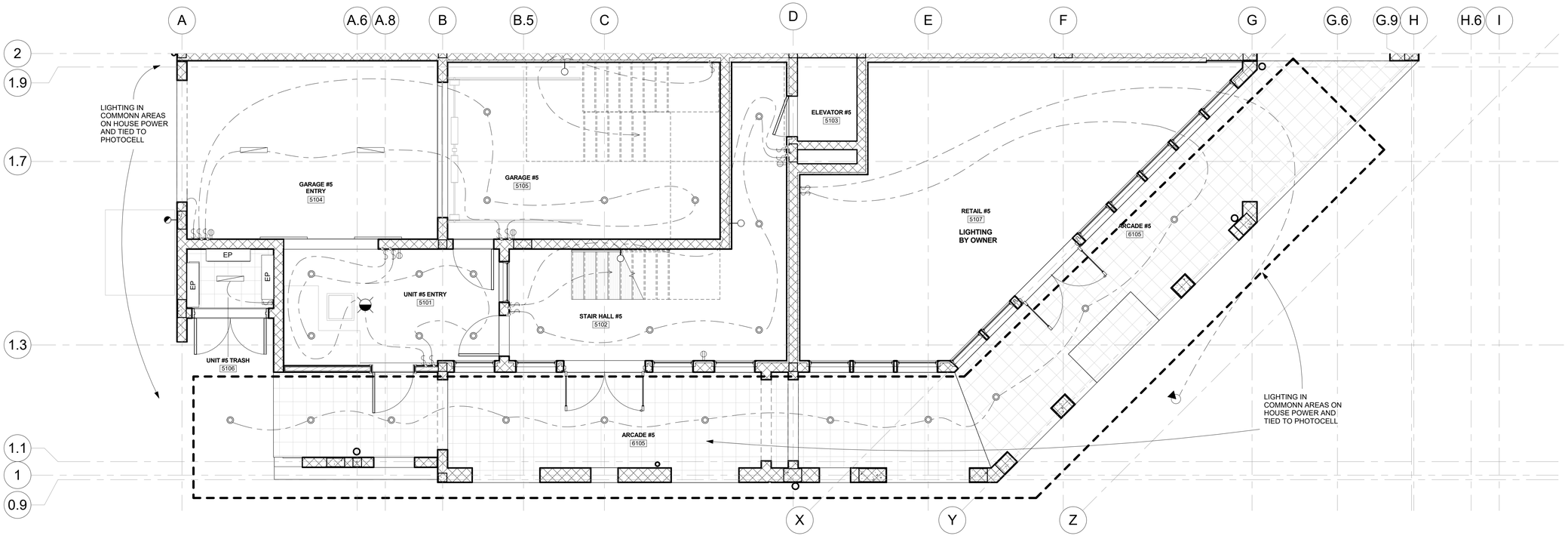
5-A303



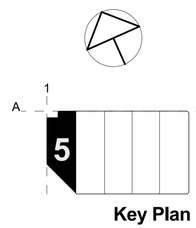
2 / 5-A401 POWER PLAN - UNIT 5 - 2ND FLOOR
1/4" = 1'-0"



1 / 5-A401 POWER PLAN - UNIT 5 - 1ST FLOOR
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS	
S	Single Pole Switch
S3	3 Way Switch
S4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interupter
GFI WP	Duplex Receptacle Gound Fault Interupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Television Cable Outlet
EP	Electrical Panel



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UNIT 5 - 1ST & 2ND FLOOR POWER PLAN

PARCEL A
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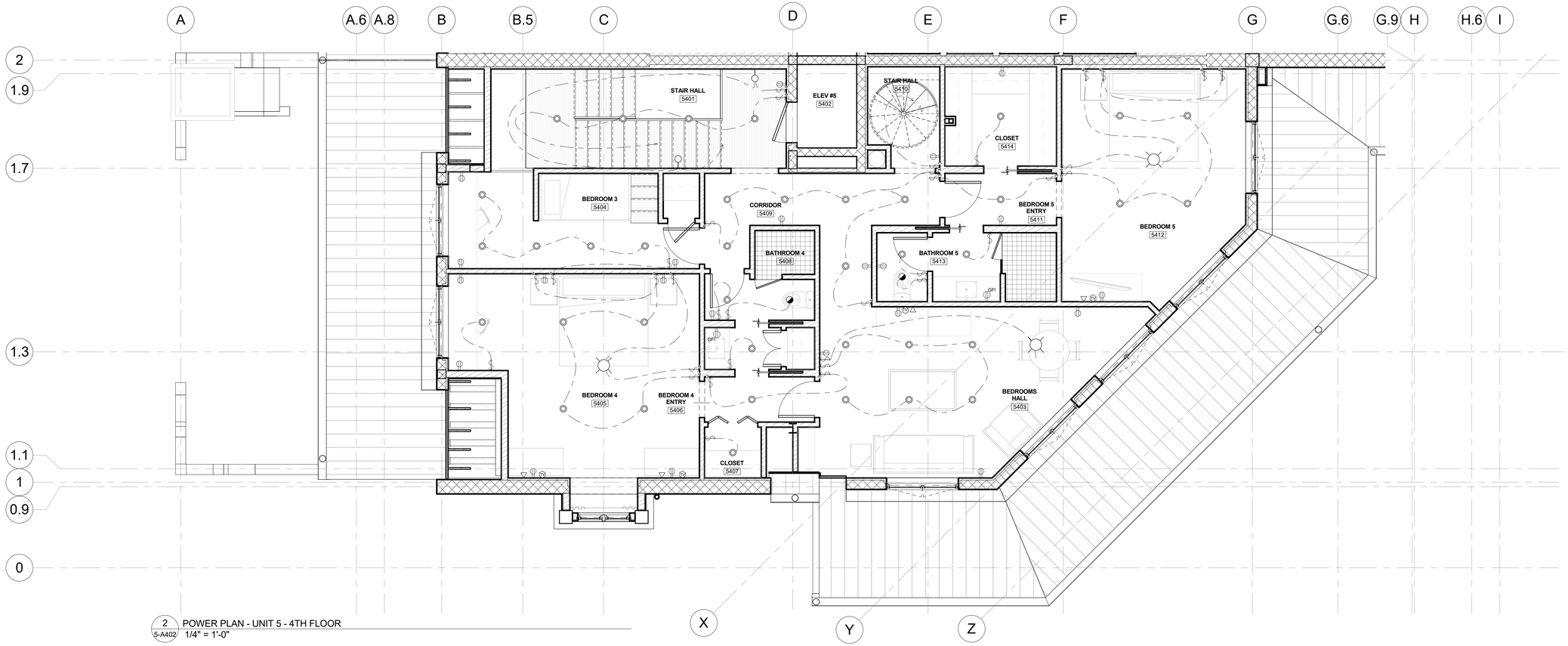
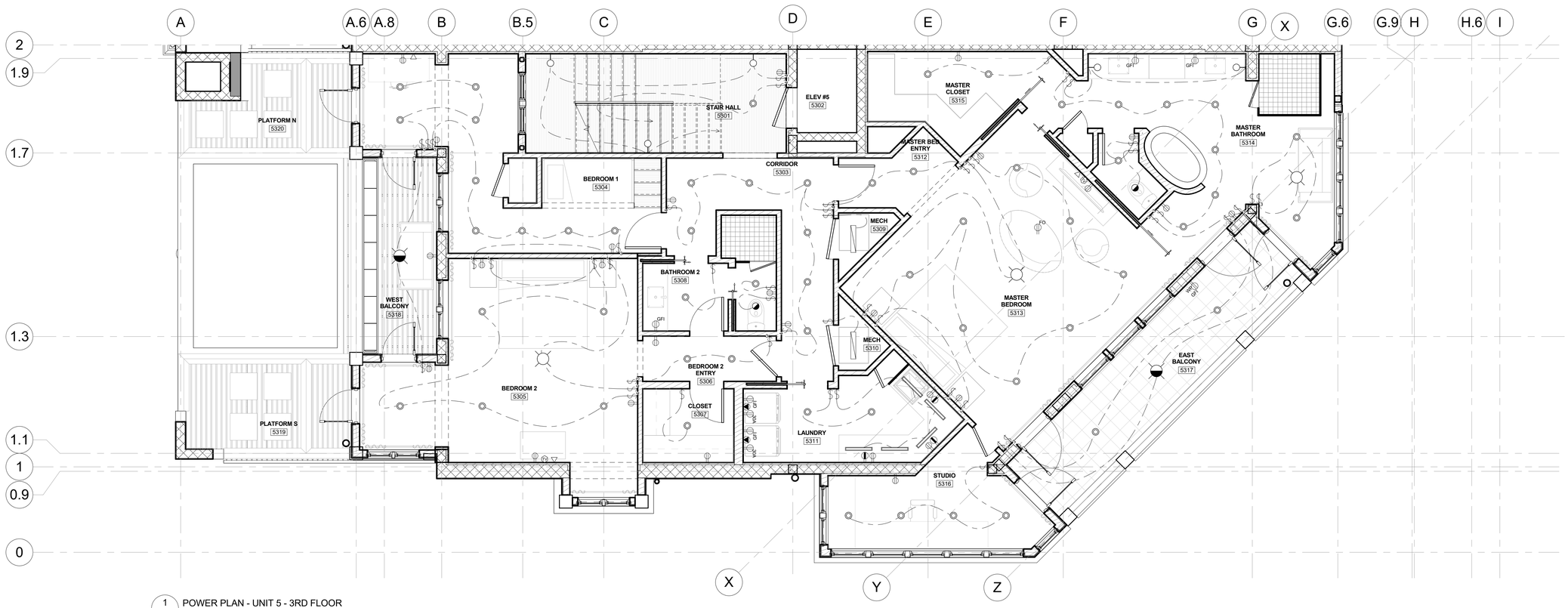
5-A401



2 5-A402 POWER PLAN - UNIT 5 - 4TH FLOOR
1/4" = 1'-0"



1 5-A402 POWER PLAN - UNIT 5 - 3RD FLOOR
1/4" = 1'-0"

LIGHTING SYMBOLS

	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS

	Single Pole Switch
3	3 Way Switch
4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Television Cable Outlet
EP	Electrical Panel

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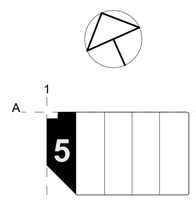
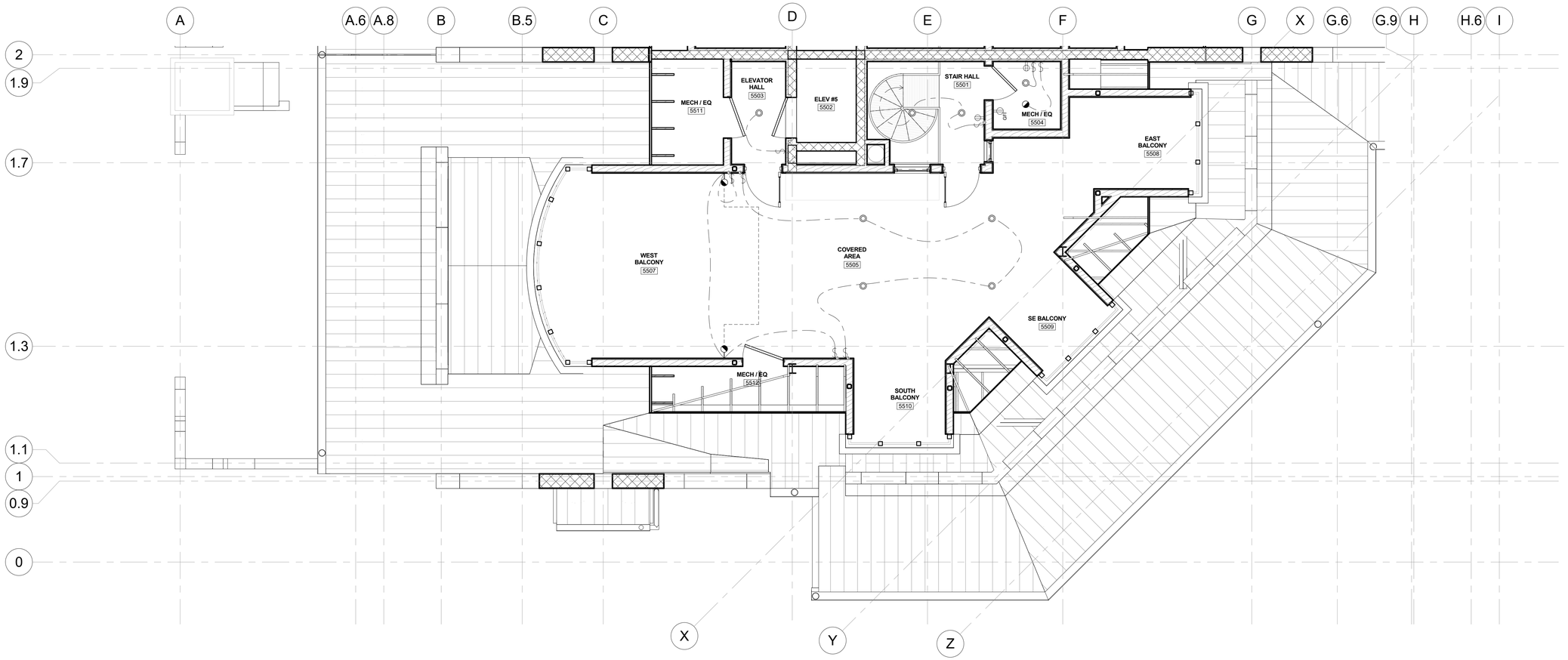
UNIT 5 - 3RD & 4TH FLOOR POWER PLAN

PARCEL A
PARCEL A

5-A402



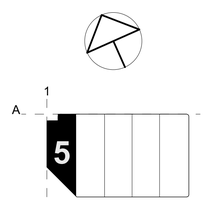
Key Plan



1 / 5-A403 POWER PLAN - UNIT 5 - ROOF ACCESS
1/4" = 1'-0"

LIGHTING SYMBOLS	
	Wall Mounted Sconce Light
	Wall Mounted Sconce Light - GAS
	Resseced Down Light Fixture
	Bathroom Fan
	Exterior Signage Lighting
	Pendant Lighting Fixture
	Pendant Lighting Fixture - GAS
	Under Cabinet Light
	Wall/Ceiling Mounted Light

POWER SYMBOLS	
S	Single Pole Switch
S3	3 Way Switch
S4	4 Way Switch
	Duplex Receptacle
	Duplex Receptacle Above Counter
30A	Receptacle 30A
GFI	Duplex Receptacle Gound Fault Interrupter
GFI WP	Duplex Receptacle Gound Fault Interrupter Water Proof
FO	Switch Floor Outlet
	Dryer Receptacle 240V
	Telephone Outlet
DB	Door Bell
TV	Television Cable Outlet
EP	Electrical Panel



Key Plan

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UNIT 5 - ROOF ACCESS POWER PLAN

PARCEL A

PARCEL A

5-A403

1 6-A101 NORTH - 0 DEGREES

2 6-A101 NORTH-EAST - 30 DEGREES

3 6-A101 NORTH-EAST - 60 DEGREES

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STREET VIEWS

PARCEL A
PARCEL A

6-A101

1 6-A102 EAST - 90 DEGREES

2 6-A102 SOUTH-EAST - 120 DEGREES

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STREET VIEWS

PARCEL A
PARCEL A

6-A102

1 6-A103 SOUTH-EAST - 150 DEGREES

2 6-A103 SOUTH - 180 DEGREES

3 6-A103 SOUTH-WEST - 210 DEGREES

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STREET VIEWS

PARCEL A
PARCEL A

6-A103

1 6-A104 SOUTH-WEST - 240 DEGREES

2 6-A104 WEST - 270 DEGREES

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STREET VIEWS

PARCEL A
PARCEL A

6-A104

1 6-A105 NORTH-WEST - 300 DEGREES

2 6-A105 NORTH-WEST - 330 DEGREES

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STREET VIEWS

PARCEL A
PARCEL A

6-A105

00.00 GENERAL

00.01 ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE, 2014 EDITION. REFERENCE TO OTHER CODES OR STANDARD SPECIFICATIONS REFER TO THE LATEST EDITION OF SUCH CODES OR SPECIFICATIONS, UNLESS STATED OTHERWISE.

00.02 THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WORKS DOCUMENTS WITH THE STRUCTURAL CONTRACT DOCUMENTS. NOTIFICATIONS SHALL BE MADE TO THE STRUCTURAL ENGINEER AND ARCHITECT OF ANY CONFLICT AND/OR OMISSIONS.

00.03 THE DRAWINGS SHOWN ARE FOR TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. PROVIDE DETAILS SIMILAR TO THOSE SHOWN FOR DETAILS THAT ARE NOT SPECIFICALLY SHOWN.

00.04 INFORMATION LISTED IN CALL-OUTS AND PLAN SCHEDULES ON S-100 SHEETS, AND SHOWN ON SPECIFIC SECTIONS AND DETAILS ON S-300 AND S-500 SHEETS RESPECTIVELY, GOVERN OVER INFORMATION LISTED ON THIS SHEET. CONFLICTS AND CONTRADICTIONS SHOULD BE BROUGHT TO THE E.O.R.'S ATTENTION FOR CLARIFICATION PRIOR TO CONSTRUCTION PER NOTE 00.06.

00.05 FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE THE ARCHITECTURAL DRAWINGS.

00.06 THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.

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

00.08 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF SAFE AND ADEQUATE BRACING, SHORING, TEMPORARY SUPPORTS, ETC. REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION.

00.09 IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY ANDERSON ENGINEERS, P.A. IN WRITING.

10.00 STRUCTURAL LOADS

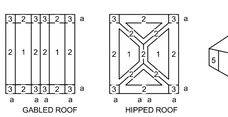
10.01 SUPERIMPOSED DEAD LOADS:
DEAD LOADS SHALL BE TAKEN AS THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTIONS OR OTHERWISE SATISFACTORY VALUES DESCRIBED IN THE F.B.C.
- PARTITIONS 20 PSF

10.02 SUPERIMPOSED LIVE LOADS:

- ROOF	20 PSF
- ATTICS WITHOUT STORAGE	10 PSF
- ATTICS WITH LIMITED STORAGE	20 PSF
- ATTICS W/ FIXED STAIRS	30 PSF
- BALCONIES & DECKS	40 PSF
- GARAGES (PASSENGER VEHICLES)	40 PSF
- GUARDRAILS & HANDRAILS	50 PLF (200#)
- RESIDENTIAL ROOMS	40 PLF
- GUARDRAILS & HANDRAILS	50 PLF (200#)
- RETAIL LOBBIES	100 PSF
- DINNING ROOM & RESTAURANTS	100 PSF
- OFFICES	50 PSF
- STAIRS (RESIDENTIAL DWELLING)	40 PSF (300#)
- STAIRS (OTHER)	100 PSF (300#)
- RETAIL STORES	100 PSF
- YARD TERRACE	100 PSF

10.03 WIND LOADS (PER ASCE 7-10):
DESIGN WIND SPEED = 137 MPH
STRUCTURAL CATEGORY = II
WIND EXPOSURE CATEGORY = C
INTERNAL PRESSURE COEFFICIENT = 0.18 +/-

COMPONENTS & CLADDING (PER LRFD)			
COMPONENT	ZONE	DESIGN PRESSURE (PSF)	
		+GCpi	-GCpi
ROOF	1	47.89	52.33
	2	47.89	61.20
	3	47.89	61.20
	2H	39.91	88.69
	3H	39.91	88.69
WALLS	4	52.33	56.76
	5	52.33	70.07



COMPONENTS & CLADDING PRESSURES (STRENGTH DESIGN):

ALL COMPONENTS TO BE ZONE 4 UNLESS OVER HALF OF THE COMPONENT WIDTH FALLS WITHIN "a" ZONE MEASURED FROM THE EXTERIOR CORNERS OF THE BUILDING.

WINDOW (ZONE 4):	DP +55 / -60 PSF
WINDOW (ZONE 5):	DP +55 / -70 PSF
DOORS (ZONE 4):	DP +50 / -55 PSF
DOORS (ZONE 5):	DP +50 / -65 PSF
GARAGE DOOR:	DP +50 / -55 PSF

ALL EXTERIOR GLAZED OPENINGS SHALL BE PROTECTED FROM WIND-BORNE DEBRIS AS PER SECTION 1609.1.2 OF THE 2014 FLORIDA BUILDING CODE.

10.04 FLOOD DESIGN DATA: FLOOD ZONE X

20.00 FOUNDATIONS AND SLAB-ON-GRADE

20.01 THE DESIGN OF FOUNDATIONS AND SLAB-ON-GRADE IS BASED ON A MINIMUM BEARING CAPACITY OF 2,000 PSF AS REPORTED IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY MAGNUM ENGINEERING INC DATED APRIL 8, 2016. THE CONTRACTOR SHALL PREPARE ALL SOILS IN ACCORDANCE WITH THE REFERENCED GEOTECHNICAL REPORT. NOTIFY THE ENGINEER OF RECORD IF QUESTIONABLE SOIL CONDITIONS ARE ENCOUNTERED.

20.02 THE AREA UNDER FOOTINGS, FOUNDATIONS, AND CONCRETE SLABS-ON-GRADE SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.

20.03 FILL MATERIALS SHOULD BE RELATIVELY CLEAN SANDS, SIMILAR TO THE EXISTING ON-SITE SOILS, WITH LESS THAN 12 PERCENT FINES (MATERIAL PASSING THE NO. 200 SIEVE), AND FREE OF NON-SOIL MATERIALS, CONSTRUCTION DEBRIS, ROCK FRAGMENTS LARGER THAN 3 INCHES IN DIAMETER AND ANY OTHER FOREIGN MATERIAL. FILL MATERIALS THAT CONTAIN ORGANIC DEBRIS ARE NOT SUITABLE FOR REUSE AS STRUCTURAL FILL.

20.04 FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 12-INCH) AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557). FILL MATERIALS USED IN STRUCTURAL AREAS SHOULD HAVE A TARGET MAXIMUM DRY DENSITY OF 95 PCF OR GREATER.

20.05 FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE.

20.06 THE CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION.

30.00 CONCRETE AND REINFORCING STEEL

30.01 CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318.

30.02 ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI FOR FIRST FLOOR SLABS AND FOOTINGS WITH 4,000 PSI IN BEAMS & COLUMNS.

30.03 NOMINAL MAXIMUM SIZE OF COARSE AGGREGATE SHALL NOT BE LARGER THAN: 1/5 THE NARROWEST DIMENSION BETWEEN SIDES OF FORMS, 1/3 THE DEPTH OF SLABS, NOR 3/4 THE MINIMUM CLEAR SPACING BETWEEN INDIVIDUAL REINFORCING BARS OR WIRES.

30.04 THE MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE OWNERS TESTING LABORATORY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING THE REQUIRED DESIGN STRENGTH.

30.05 CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS ARE NOT PERMITTED TO BE USED IN CONCRETE.

30.06 CONCRETE (OTHER THAN HIGH-EARLY-STRENGTH) SHALL BE MAINTAINED ABOVE 50°F (10°C) AND IN A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT, EXCEPT WHEN CURED IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 1906.5.3 SPECIFICATION ON ACCELERATED CURING.

30.07 ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND ALL REINFORCEMENT, FORMS, FILLERS, AND GROUND IN WHICH CONCRETE IS TO COME INTO CONTACT DURING FREEZING OR NEAR-FREEZING WEATHER.

30.08 ALL REINFORCING STEEL PLACEMENT SHALL BE REVIEWED BY A REGISTERED STRUCTURAL ENGINEER OR BY THEIR REPRESENTATIVE,

30.09 ALL REINFORCEMENT SHALL BE BENT COLD, UNLESS OTHERWISE APPROVED BY THE E.O.R.

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

30.00 CONCRETE AND REINFORCING STEEL CONT

30.11 ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS FOR REINFORCED CONCRETE, "ACI 318-02" AND THE "MANUALS OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315 (LATEST EDITION).

30.12 REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED.

30.13 WELDED WIRE FABRIC (MESH) SHALL CONFORM TO ASTM A185.

30.14 ALL WELDED WIRE FABRIC SHALL BE LAPPED MIN. ONE FULL MESH PANEL PLUS 2" AT SIDES AND ENDS AND SHALL BE WIRED TOGETHER

30.15 ALL REINFORCING STEEL AND EMBEDMENTS SHALL BE SECURELY TIED AND SUFFICIENTLY SUPPORTED TO MAINTAIN THE POSITION WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES.

30.16 CONTINUOUS REINFORCEMENT SHALL BE PROVIDED WHEREVER POSSIBLE. REINFORCEMENT SHALL BE SPLICED ONLY AS SHOWN OR NOTED IN THE STRUCTURAL CONTRACT DOCUMENTS.

30.17 CLEAR CONCRETE COVER FOR REINFORCEMENT SHALL BE:

- BEAMS AND COLUMNS :		
	EXPOSED TO WEATHER	2"
	NO EXPOSURE TO WEATHER	1-1/2"
- SLABS:	IN CONTACT WITH EARTH	3"
	EXPOSED TO WEATHER	1-1/2"
	NO EXPOSURE TO WEATHER	3/4"

30.18 REINFORCING STEEL SHALL NOT BE WELDED OR TACK WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.

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

40.20 WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES.

30.21 ALL SHORING SHOULD REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED AT LEAST 75% OF ITS 28-DAY COMPRESSIVE STRENGTH. SHORING SHOULD BE LEFT 28 DAYS WITHOUT TESTING A CYLINDER TO CONFIRM STRENGTH. IT IS NOT ADVISABLE TO REMOVE SHORING WITHOUT A TEST FOR 21 DAYS UNDER ANY CIRCUMSTANCE.

50.00 MASONRY

50.01 DESIGN, MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" OF ACI 530.1-02 / ASCE 6-02.

50.02 CONCRETE BLOCKS USED FOR FIRE-RESISTIVE WALLS RATED 2 HOURS OR MORE, OR USED FOR LOAD-BEARING OR EXTERIOR WALLS, SHALL HAVE A MINIMUM FACE SHELL THICKNESS OF 1-1/4", A MINIMUM WEB THICKNESS OF 1", AND SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN 50 PERCENT OF THE GROSS SECTION WITH F'M= 1500 PSI.

50.03 STANDARD UNITS OF HOLLOW CONCRETE BLOCK SHALL CONFORM TO THE "STANDARD SPECIFICATION FOR HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS," ASTM C 90. EXCEPT THAT THE MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 50 PERCENT OF THE TOTAL ABSORPTION.

50.04 ALL MORTARS AND THE MATERIALS THEREIN SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR MORTAR OF MASONRY UNITS," ASTM C 270.

50.05 GROUT TO BE 3000 PSI AND SHALL BE IN ACCORDANCE WITH ASTM C476, STANDARD SPECIFICATION. COURSE GROUT MAY ONLY BE USED WITH 8" AND 12" CMU.

50.06 WHEN MIXING GROUT FOR MASONRY, A SLUMP TEST IS REQUIRED FOR EACH BATCH TO ENSURE EACH MEETS THE 8" TO 11" SLUMP REQUIRED.

50.07 EXTERIOR WALLS OF UNIT MASONRY SHALL HAVE A MINIMUM THICKNESS OF 8"; HOWEVER, AS PER FLORIDA BUILDING CODE HOLLOW CONCRETE BLOCK UNITS MAY BE 7-5/8" X 7-5/8" X 15-5/8" MODULAR DIMENSION.

50.08 FILL ALL BLOCK CELLS WITH CONCRETE FROM THE TOP OF FOOTINGS TO THE FINISH FLOOR ELEVATION EXCEPT AS INDICATED OTHERWISE.

50.09 ALL CONCRETE MASONRY UNIT REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPLICES OF A LEAST 48 BAR DIAMETERS, BUT NOT LESS THAN 12".

50.10 ALL VERTICAL REINFORCING IN CMU WALLS SHALL BE ANCHORED TO THE FOUNDATION OR BEAM/LINTEL UPON WHICH THE WALL RESTS AND TO THE TIE BEAM OR TOP BOND BEAM COURSE AT THE TOP OF WALL WITH ACI STANDARD HOOKS. RUN CONTINUOUS THROUGH ALL INTERMEDIATE WALL BOND BEAMS.

50.11 ALL OPENINGS IN CONCRETE MASONRY UNIT WALLS SHALL BE REINFORCED ON EACH SIDE, TOP, AND BOTTOM. OPENINGS BETWEEN 4' AND 8' IN WIDTH SHALL BE REINFORCED WITH A MINIMUM OF ONE #5 BAR. OPENINGS EXCEEDING 8' IN WIDTH SHALL BE PROVIDED WITH TIE COLUMNS ON EACH SIDE.

50.12 TIE COLUMNS SHALL BE REINFORCED WITH NOT LESS THAN 4-#5 VERTICAL BARS FOR 8"X12" COLUMNS NOR LESS THAN 4-#6 VERTICAL BARS FOR 8"X16" AND 12"X12" COLUMNS WITH #3 HOOP TIES @ 12" O.C. UNLESS NOTED OTHERWISE ON PLANS.

50.13 AT A MINIMUM PRE-CAST 8F8 LINTELS WITH (1)#5 BAR IN BOTTOM SHALL BE PLACED OVER OPENINGS UP TO 3' WIDE. PRE-CAST 8F16 LINTELS WITH (1)#5 BAR IN BOTTOM SHALL BE PLACED OVER OPENINGS 3' TO 6' WIDE. SEE PLANS FOR OPENINGS GREATER THAN 6'.

50.14 ALL LINTEL REINFORCING SHALL EXTEND 15" PAST THE EDGE OF THE OPENING AND SHALL BE BENT AND EXTENDED 8" WHERE STRAIGHT EXTENSIONS ARE NOT POSSIBLE.

50.15 CONTINUOUS CAST IN PLACE CONCRETE TIE BEAMS SHALL BE PLACED AT EACH FLOOR OR ROOF LEVEL AND AT INTERMEDIATE LEVELS NOT TO EXCEED 24 COURSES (16'-0").

50.16 TIE BEAMS SHALL BE 8" WIDE AND 16" DEEP AND SHALL BE REINFORCED WITH NOT LESS THAN (2)#5 BARS AT THE TOP AND (2)#5 BARS AT THE BOTTOM. REINF. BEAM W/ (4)#3 TIES AT 12" O.C. EACH SIDE OF BENDS & CORNERS, THEREAFTER REMAINDER OF TIES SHALL BE #3 BARS SPACED AT 24" O.C. UNLESS OTHERWISE NOTED.

50.17 CAST TIE BEAMS MAY BE SUBSTITUTED WITH (2) COURSES OF OPEN BOTTOM BOND BEAM BLOCK EACH REINFORCED WITH (2) CONTINUOUS #5 BARS.

50.18 BOND BEAM COURSES SHALL BE PLACED AT EACH FLOOR OR ROOF LEVEL AND AT INTERMEDIATE LEVELS NOT TO EXCEED 20 COURSES (13'-4") FOR BEARING WALLS, 36 COURSES (24'-0") FOR INTERIOR NON-BEARING WALLS, AND 18 COURSES (12'-0") FOR ALL OTHERS INCLUDING EXTERIOR WALLS, FREE STANDING, AND SITE WALLS UNLESS OTHERWISE NOTED.

50.19 ALL CMU ELEMENTS SHALL BE ADEQUATELY BRACED TO PROVIDE STABILITY UNTIL THE ENTIRE STRUCTURE IS COMPLETE TO PREVENT DAMAGE DURING CONSTRUCTION, ESPECIALLY DUE TO BACK FILLING AND SOIL COMPACTION OPERATIONS.

50.20 ALL CMU WALLS RETAINING MORE THAN 24" OF UNBALANCED FILL MUST BE ENGINEERED BY A LICENSED PROFESSIONAL ENGINEER.

60.00 WOOD

60.01 ALL WOOD FRAMING INCLUDING TRUSSES SHALL CONFORM TO THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC CODE.

60.02 STRUCTURAL TIMBER SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE, OR APPROVED EQUAL BY THE STRUCTURAL ENGINEER, WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF PERMANENT INCORPORATION TO THE STRUCTURE, UNLESS OTHERWISE NOTED IN THE STRUCTURAL DRAWINGS. THE TIMBER SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

- BENDING STRESS	1,250 PSI
- SHEAR STRESS	90 PSI
- COMPRESSION STRESS PARALLEL TO GRAIN	1,600 PSI
- MODULUS OF ELASTICITY	1,600,000 PSI

60.03 STUDS IN EXTERIOR WALLS SHALL BE 2X6 SPACED AT 16" O.C. ALL WOOD FRAME STUD WALLS SHALL HAVE SOLID BLOCKING AT MID-HEIGHT OR AT EACH SHEATHING POINT.

60.04 SILLS AND BASE PLATES SHALL BE ATTACHED TO MASONRY OR CONCRETE WITH 5/8" DIAMETER BOLTS AT A MAXIMUM SPACING OF 24" EMBEDDED NOT LESS THAN 7" INTO GROUT FILLED MASONRY OR CONCRETE.

60.05 ALL TOP PLATES OF STUD BEARING WALLS SHALL BE DOUBLED. SIMPSON SP2 STUD TIES SHALL BE INSTALLED AT 32" O.C. MAX. STARTING AT THE FIRST STUD AWAY FROM EACH SIDE OF A DOOR AND/OR WINDOW OPENING.

60.06 FLOOR JOISTS UNDER WALLS PARALLEL TO THE JOISTS SHALL BE DOUBLED.

60.07 FLOOR SHEATHING SHALL BE 3/4" STRUCTURAL 1 RATED EXPOSURE 2. SHEATHING SHALL BE NAILED WITH 2-1/2" LONG 8D COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 10" O.C. AT INTERMEDIATE SUPPORTS.

60.08 FLOOR GIRDER PLYS AND NAILER BOARDS MUST BE CONNECTED WITH A MINIMUM OF (3) ROWS OF 10D (0.128"X3") NAILS AT 12" O.C. (ROW MAY BE REDUCED BY ONE IF USING 16D NAILS).

60.09 NAILERS MUST BE CONNECTED TO WALL FACES W/ MIN. (2) SIMPSON SDS25312 (0.25"X3.25") WOOD SCREWS PER STUD CROSSING.

60.10 ROOF SHEATHING SHALL BE 5/8" STRUCTURAL 1 RATED EXPOSURE 1. SHEATHING SHALL BE NAILED WITH 2-1/2" LONG 8D RING SHANK NAILS SPACED AT 6" O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS. AT GABLE ENDS SPACING SHALL BE 4" O.C. WITH 10D RING SHANK NAILS. AT ALL HORIZONTAL PANEL JOINTS, 2X4 EDGE BLOCKING SHALL BE PROVIDED.

60.11 PLYWOOD EXTERIOR WALL SHEATHING SHALL BE 1/2" STRUCTURAL 1 RATED EXPOSURE 1 SHEATHING SHALL BE NAILED WITH 2-1/2" LONG 8D COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 4" O.C. AT CORNER STUDS.

60.12 ALL TRUSSES AND RAFTERS SHALL BE STRAPPED OR HURRICANE CLIPPED TO SUPPORTING MEMBERS AT ALL BEARING POINTS.

60.13 ALL METAL BRACKETS, CLIPS, HANGERS, TIES, ETC. USED FOR FASTENING WOOD MEMBERS SHALL BE STAINLESS STEEL IN ALL LOCATIONS THAT ARE NOT FULLY WEATHER PROTECTED. Z-MAX OR GALVANIZED COATED FASTENERS SHALL BE USED ONLY IN LOCATIONS THAT ARE FULLY WEATHER PROTECTED. ALL FIRST FLOOR HANGERS MUST BE STAINLESS STEEL U.N.O.

60.14 PRESERVATIVE-TREATED WOOD SHALL BE USED FOR ALL SILL PLATES, BLOCKING, PLATES, AND OTHER MEMBERS THAT ARE IN CONTACT WITH CONCRETE, MASONRY, OR EARTH.

60.15 UNLESS NOTED OTHERWISE ALL LAMINATED VENEER LUMBER (LVL) MEMBERS ARE TO BE 2900FB, 2.0E.

60.16 UNLESS NOTED OTHERWISE ALL PARALLEL STRAND LUMBER (PSL) COLUMNS ARE TO BE 2900FB, 2.0E.

70.00 PRE-ENGINEERED WOOD TRUSS

70.01 WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI-1.

70.02 PRE-ENGINEERED FLOOR AND ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED TO MEET ALL STRUCTURAL DESIGN CRITERIA AND WIND DESIGN PRESSURES SHOWN ON THIS SHEET.

70.03 TRUSS SUPPLIER SHALL COORDINATE WITH THE ARCHITECT ALL CEILING AND BOTTOM CHORD REQUIREMENTS, AS WELL AS PROVISIONS FOR MECHANICAL CHASES AND DUCTWORK, ELECTRICAL, AND PLUMBING REQUIREMENTS PRIOR TO FABRICATING TRUSSES.

70.04 ADDITIONAL PRE-ENGINEERED TRUSS STRUCTURAL DESIGN CRITERIA:

- ROOF TOP CHORD LIVE LOAD	20 PSF
- ROOF TOP CHORD DEAD LOAD	15 (METAL) / 20 (ASPHALTIC) / 30 (TILE) PSF
- ROOF BOTTOM CHORD DEAD LOAD	10 PSF
- FLOOR TOP CHORD LIVE LOAD	40 PSF
- FLOOR TOP CHORD DEAD LOAD	20 PSF (U.N.O.) + 20 PSF IF PARTITIONS ARE PRESENT
- FLOOR BOTTOM CHORD DEAD LOAD	10 PSF
- FLOOR TRUSS MAX DEFLECTION	L/480 (LIVE) & L/360 (TOTAL LOAD)

70.05 ALL ENGINEERING DOCUMENTS PREPARED BY THE TRUSS SYSTEM ENGINEER AND/OR TRUSS DESIGN ENGINEER SHALL COMPLY WITH FBC2014, F.A.C. 61G15-30, F.A.C. 61G15-31 AND F.S. CHAPTER 471.

70.06 ENGINEERED FLOOR AND ROOF TRUSSES SHALL BE DESIGNED AND SIGNED AND SEALED IN ACCORDANCE WITH F.A.C. 61G15-30.002 AND F.A.C. 61G15-31.002

70.07 SIGNED AND SEALED TRUSS DESIGN DOCUMENTS MUST COMPLY WITH F.A.C. 61G15-30.006 AND BE SUBMITTED FOR REVIEW AND APPROVAL BY THE E.O.R. PRIOR TO FABRICATION AND INSTALLATION.

70.08 TRUSS SUPPLIER SHALL MAKE NECESSARY CORRECTIONS TO THE TRUSS DESIGN AS DIRECTED BY THE CONTRACTOR AND THE ENGINEER OF RECORD PRIOR TO COMMENCING WITH FABRICATION.

70.09 WRITTEN APPROVAL OF ALL ENGINEERING DOCUMENTS MUST BE PROVIDED BY ANDERSON ENGINEERS, P.A. PRIOR TO FABRICATION OR INSTALLATION.

70.10 TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE TPI/WTCA BCSI.

70.11 NO ON-SITE CONSULTATIONS OR INSPECTIONS WILL BE PERFORMED PAST FIRST FLOOR FRAMING UNLESS TRUSS DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY E.O.R.

70.12 TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (E.G., HVAC EQUIPMENT, WATER HEATER, ETC.), THAT EXCEED THE DESIGN LOAD FOR THE TRUSS, SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING THE ADDITIONAL LOADING.

80.00 STRUCTURAL STEEL

80.01 STEEL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOLERANCES, QUALITY, AND METHODS OF CONSTRUCTION AS SET FORTH IN THE FLORIDA BUILDING CODE AND WITH AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" NINTH EDITION.

80.02 STRUCTURAL STEEL SHALL CONFORM TO ASTM A572 GRADE 50 EXCEPT STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 GRADE B. ALL EXPOSED STAINLESS STEEL SHALL BE GRADE 316, ALL OTHER STRUCTURAL STAINLESS STEEL APPLICATIONS SHALL BE GRADE 304 UNLESS NOTED OTHERWISE.

80.03 STRUCTURAL STEEL SHALL HAVE THE FOLLOWING MINIMUM YIELD STRENGTHS, UNLESS NOTED OTHERWISE ON THE DRAWINGS:

- STRUCTURAL TUBING	FY= 46 KSI
- ANGLES, CHANNELS, PLATES	FY= 36 KSI
- W-SECTIONS & WT'S	FY= 50 KSI

80.04 HIGH STRENGTH BOLTING SHALL BE IN ACCORDANCE WITH AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" (LATEST EDITION).

80.05 HIGH STRENGTH BOLTS, NUTS AND HARDENED WASHERS SHALL CONFORM TO ASTM A325; MACHINE BOLTS AND NUTS SHALL CONFORM TO ASTM A307.

80.06 ERECTION BOLTS USED IN HIGH STRENGTH BOLTED CONNECTIONS SHALL BE REMOVED AND REPLACED WITH HIGH STRENGTH BOLTS.

80.07 WHEN CONNECTIONS REQUIRE FIELD PREPARATION OF BOLT HOLES, THE HOLES SHALL BE DRILLED AND THE DIAMETER OF THE BOLT HOLES SHALL BE 1/16" GREATER THAN THE NOMINAL BOLT DIAMETER.

80.08 WELDING SHALL BE IN ACCORDANCE WITH AMERICAN WELDING SOCIETY SPECIFICATIONS AWS D1.1 (LATEST EDITION).

80.09 WELDING ELECTRODES USED FOR SHOP OR FIELD CONNECTIONS SHALL HAVE A MINIMUM ELECTRODE TENSILE STRENGTH OF 70 KSI. U.N.O. ELECTRODES SHALL CONFORM TO AWS A5.

80.10 FIELD CORRECTING OF FABRICATED STEEL BY GAS CUTTING SHALL NOT BE PERMITTED ON STRUCTURAL FRAMING MEMBERS WITHOUT PRIOR WRITTEN APPROVAL BY THE E.O.R.

80.11 FABRICATOR SHALL PREPARE STRUCTURAL SUBMITTAL DOCUMENTS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONNECTIONS SHALL BE DETAILED BASED ON THE DESIGN INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS. ALL DOCUMENTS MUST BE APPROVED PRIOR TO FABRICATION/INSTALLATION.

80.12 ALL STRUCTURAL STEEL SHALL BE GALVANIZED UNLESS OTHERWISE NOTED ON PLANS AND APPROVED PRIOR TO FABRICATION.

80.13 WHEN APPROVED PRIOR TO FABRICATION: THE MINIMUM STEEL STANDARD SHOP PAINT SHALL BE RED ALKYD ZINC CHROMATE PRIMER PER FEDERAL SPECIFICATION TTP-636 OR EQUIVALENT PROVIDED APPROVED PER MANUFACTURERS STANDARD. REFER TO ARCHITECTURAL SPECIFICATIONS FOR ACTUAL PROJECT SPECIFIC FINISH COAT RECOMMENDATIONS.

80.14 STEEL SURFACES SHALL BE CLEANED IN ACCORDANCE WITH SSPC-SP3, FOR PREPARATION PRIOR TO PRIMER PAINTING. UNLESS REQUIRED OTHERWISE BY PRIMER MANUFACTURER. ALL WELDED, BURNED, OR OTHERWISE DAMAGED AREAS SHALL BE REPAIRED AND RECOATED IN ACCORDANCE WITH COATING MATERIAL MANUFACTURER'S RECOMMENDATIONS.

80.15 PLAN SPECIFIED STAINLESS STEEL ELEMENTS SHALL NOT BE SUBSTITUTED FOR ANY OTHER MATERIAL, IRON BASED ALLOY, OR FINISH WITHOUT WRITTEN APPROVAL OF E.O.R. PRIOR TO FABRICATION.

80.16 SEE ARCHITECTURAL DOCUMENTS FOR ADDITIONAL MISCELLANEOUS STEEL REQUIRED.

90.00 TIE-DOWN NOTES

90.01 ANCHOR TIE-DOWN RODS SHALL HAVE A MINIMUM SHAFT DIAMETER OF 1/2" (ONE HALF INCH) U.N.O.

90.02 TIE-DOWN RODS MAY BE CONNECTED DIRECTLY TO THE PLAN SPECIFIED 5/8" ANCHOR BOLTS USING A SIMPSON CNW5/8"-1/2" TRANSITION COUPLER NUT ABOVE THE REQUIRED BP3-5/8" AND 5/8" NUT ATOP THE SILL PLATE.

90.03 TIE-DOWN DIRECT CONNECTION MAY BE USED BY UTILIZING SIMPSON SET ANCHORAGE ADHESIVE WITH MINIMUM ROD EMBEDMENT OF 6" WHEREVER CAST-IN-PLACE ANCHOR BOLTS ARE SPECIFIED FOR COUPLED EXTENSION TO ABOVE.

90.04 ANY PLACE WHERE A TIE-DOWN LOCATION IS FILLED WITH STUDS; USE A SIMPSON LTTI31 or HDU5 HOLDOWN CONNECTED AT THE TOP AND BOTTOM OF A MINIMUM 2PLY STUD PACK TO PRESERVE TENSION LOAD PATH TO FLOORS ABOVE AND/OR BELOW. RESUME INDICATED TIE-DOWN ROD PATH AT ENDS OF STUD PACK IF POSSIBLE.

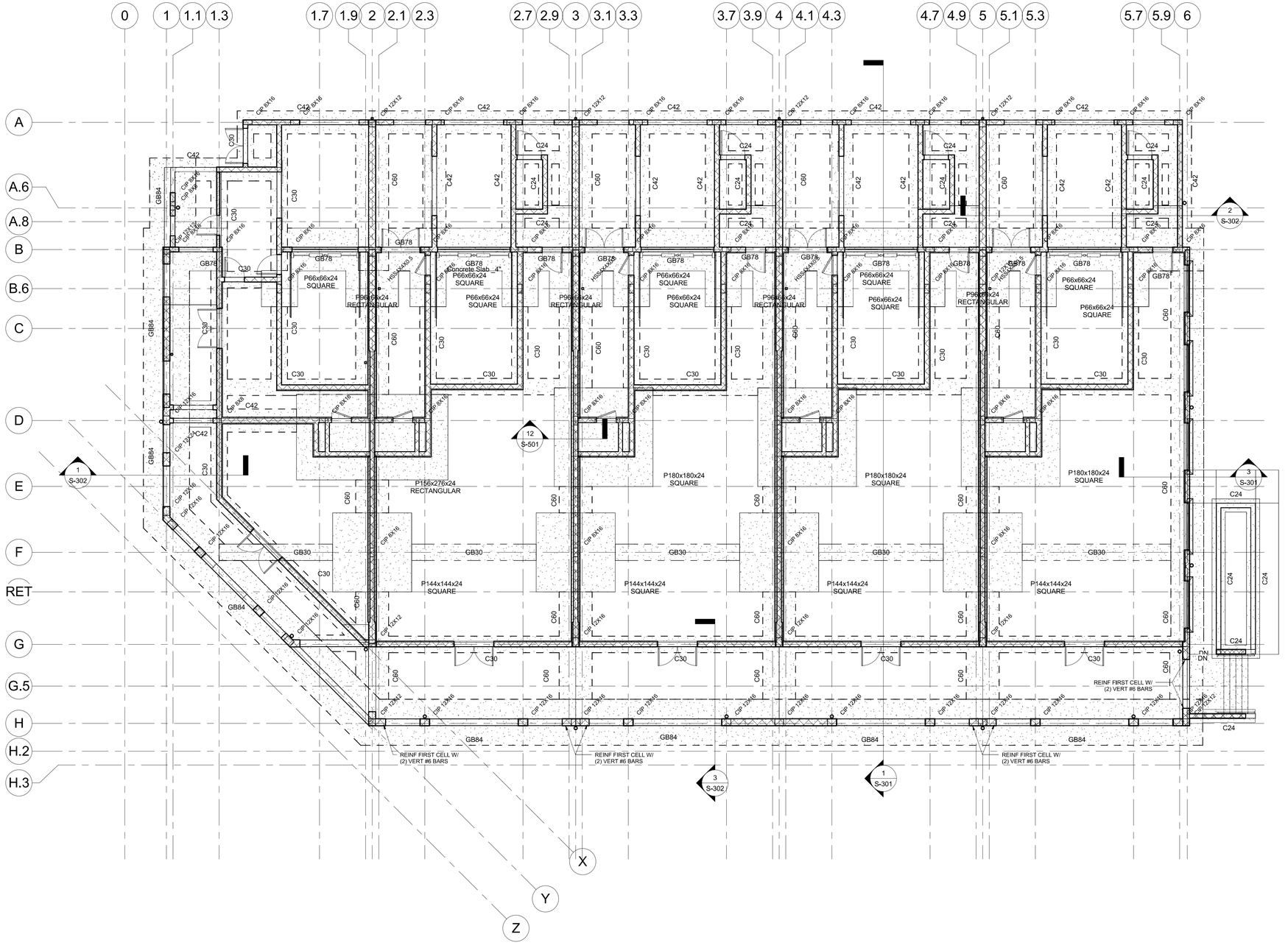
90.05 SIMPSON LTTI31 & HDU5 HOLDOWNS SHALL BE ANCHORED INTO GROUT FILLED CMU WALLS

SHALLOW FOUNDATION FOOTING NOTES:

1. ALL CONTINUOUS FOOTINGS ARE A MINIMUM OF 24" WIDE U.N.O.
2. ALL CONTINUOUS STRIP FOOTINGS ARE 12" THICK U.N.O.
3. ALL TURNDOWN SLAB FOOTINGS MUST HAVE A MINIMUM PERIMETER HAUNCH DEPTH OF 20" U.N.O.
4. TOPS OF ALL FOOTINGS (EXCEPT TURNDOWNS) MUST BE COVERED WITH A MINIMUM OF 8" OF FINISH GRADE MATERIAL U.N.O.
5. BOTTOMS OF ALL FOOTINGS MUST BEAR ATOP UNDISTURBED SOIL A MINIMUM OF 12" BELOW EXISTING GRADE UNLESS PROPER PROVISIONS HAVE BEEN MADE FOR THE USE OF ENGINEERED FILL BASED ON A SITE SPECIFIC GEOTECHNICAL EVALUATION (BY OTHERS).
7. FTG. WIDTHS ≥ 30" TO BE REINFORCED W/ (3) CONTINUOUS #5 BARS EQUALLY SPACED AND #5 TIES @ 14" O.C. U.N.O.
8. MINIMUM FOOTING WIDTHS MUST ALLOW FOR A MINIMUM 8" OFFSET FROM BOTH FACES OF CMU WALLS (TYP).
9. ALL CONTINUOUS FOOTINGS & PEDESTALS MUST BE CENTERED ON STEMWALL UNLESS SPECIFICALLY NOTED AS ECCENTRIC FOOTING.
10. FOOTING SIZES, REINFORCING TYPE & SPACING LISTED WITHIN THE FOOTING SCHEDULE SHALL GOVERN OVER FOOTING NOTES.
11. OUTSIDE LONGITUDINAL/FLEXURAL REINFORCING BARS IN CONTINUOUS FOOTINGS MUST BE LOCATED 3" CLEAR FROM OUTSIDE OF FOOTING WIDTH ON EACH SIDE.
12. TRANSVERSE REINF. SHOULD BE SUPPORTED 3" FROM BTM. OF FTG. WITH LONGITUDINAL/FLEXURAL BARS RUNNING OVER TOP TIED SECURELY AT EACH CROSSING POINT.
13. VERTICAL DOWEL HOOKS SHOULD EXTEND 9" IN TO FTG'S, BELOW & RUNNING PERPENDICULAR TO FLEXURAL REINF.
14. NO "WET STICK" SETTING OF REINFORCING WILL BE APPROVED.
15. ALL VERTICAL REINFORCING MUST BE IN PLACE & TIED TO FOOTING REINF. PRIOR TO POUR.
16. ALL DIMENSIONS ARE TO O.F. OF CMU OR TO CENTERLINE OF PIERS.
17. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DOCUMENTS.
18. DO NOT SCALE DRAWING.

GRADE BEAM FOOTING NOTES:

1. ALL PILE CAGE REINFORCEMENT SHOULD EXTEND INTO GRADE BEAM CAGE MINIMUM 16".
2. ALL GRADE BEAM REINF SHOULD MAINTAIN MINIMUM 3" COVER ON ALL SIDES.
3. TOP CAGE STEEL SHOULD BE SPLICED MID SPAN BETWEEN PILES WHILE BOTTOM CAGE REINFORCEMENT SHOULD BE SPLICED CENTERED OVER PILE.
4. ALL CIP COLUMN VERTICAL STEEL AND PEDESTAL VERTICAL STEEL SHOULD BE TIED INTO GRADE BEAM STEEL PRIOR TO CONCRETE POUR. (SEE S-103 FOR ALL COLUMN REINF PLACEMENTS)
5. PLACE ADDITIONAL CAGE REINFORCEMENT DIRECTLY ABOVE EACH PILE BEARING 7" FROM BOTTOM OF GRADE BEAM. (5)-#6X70" BARS SPACED AT 4" O.C. & (5)-#6X26" BARS SPACED AT 4" O.C.
6. ALL STEMWALL VERTICAL STEEL SHOULD EXTEND INTO GRADE BEAM MINIMUM 10" WITH STANDARD 8" HOOK.



1 0.1 Top of Footing
1/8" = 1'-0"

FOOTING SCHEDULE

IDENT.	WIDTH	DEPTH / THICKNESS	REINF.	NOTES
C24	2' - 0"	1' - 0"	(3) CONT. #5 BARS & #5 TIES @ 18" O.C.	
C30	2' - 6"	1' - 0"	(3) CONT. #5 BARS & #5 TIES @ 18" O.C.	
C42	3' - 6"	1' - 0"	(6) CONT. #5 BARS & #5 TIES @ 12" O.C.	
C60	5' - 0"	1' - 0"	(6) CONT. #5 BARS W/ #5 TIES @ 12" O.C.	
GB30	2' - 6"	2' - 0"	(4) CONT. #6 BARS T&B W/ (2) #5 BARS M W/ #4 TIES @ 12" O.C.	
GB78	6' - 6"	2' - 0"	(7) CONT. #6 BARS T&B W/ (2) #5 BARS M W/ #4 TIES @ 12" O.C.	
GB84	7' - 0"	2' - 0"	(8) CONT. #6 BARS T&B W/ (2) #5 BARS M W/ #4 TIES @ 12" O.C.	
P66x66x24	5' - 6"		(6)-#5 BARS E.W. T&B	SQUARE
P96x66x24	8' - 0"		(6)-#5 BARS L-90° &(9)-#5 BARS L-60° E.W. T&B	RECTANGULAR
P144x144x24	12' - 0"		(14)-#5 BARS E.W. T&B	SQUARE
P156x276x24	13' - 0"		(27)-#5 BARS L-150° & (15)-#5 BARS L-270° E.W. T&B	RECTANGULAR
P180x180x24	15' - 0"		(18)-#5 BARS E.W. T&B	SQUARE

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PARCEL A
A NEW MIXED-USE BUILDING

Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

#	REF	DATE

Phase
PERMIT SET

Date Set Issued
12/21/2016

Sheet Issue Date
12/21/2016

FOUNDATION PLAN

PARCEL A
PARCEL A

S-101

SLAB ON GRADE NOTES:

1. SLABS ARE DESIGNED USING 4" THICK 3,000 PSI CONC. REINFORCED W/ 6X6-W1.4xW1.4 WELDED WIRE MESH ON 6 MIL. VAPOR BARRIER.
2. SLABS UTILIZING 6X6-W1.4xW1.4 WELDED WIRE MESH SHOULD HAVE CONTROL JOINTS @ MAXIMUM 12 FT O.C.E.W. TO REDUCE EXCESSIVE TEMPERATURE & SHRINKAGE CRACKING.
3. IF SAWN CONTROL JOINTS ARE NOT USED AND CRACK REDUCTION IS DESIRED, SPECIFIED SLAB REINFORCING SHOULD BE INCREASED TO REDUCE TEMPERATURE AND SHRINKAGE CRACKING. ONE OF THE FOLLOW REINFORCING OPTIONS SHOULD BE USED.

3.1 4X4-W2.9xW2.9 WELD WIRE REINFORCING: NOTE THIS ITEM MAY BE SPECIAL ORDER AND NOT USUALLY LOCALLY AVAILABLE.

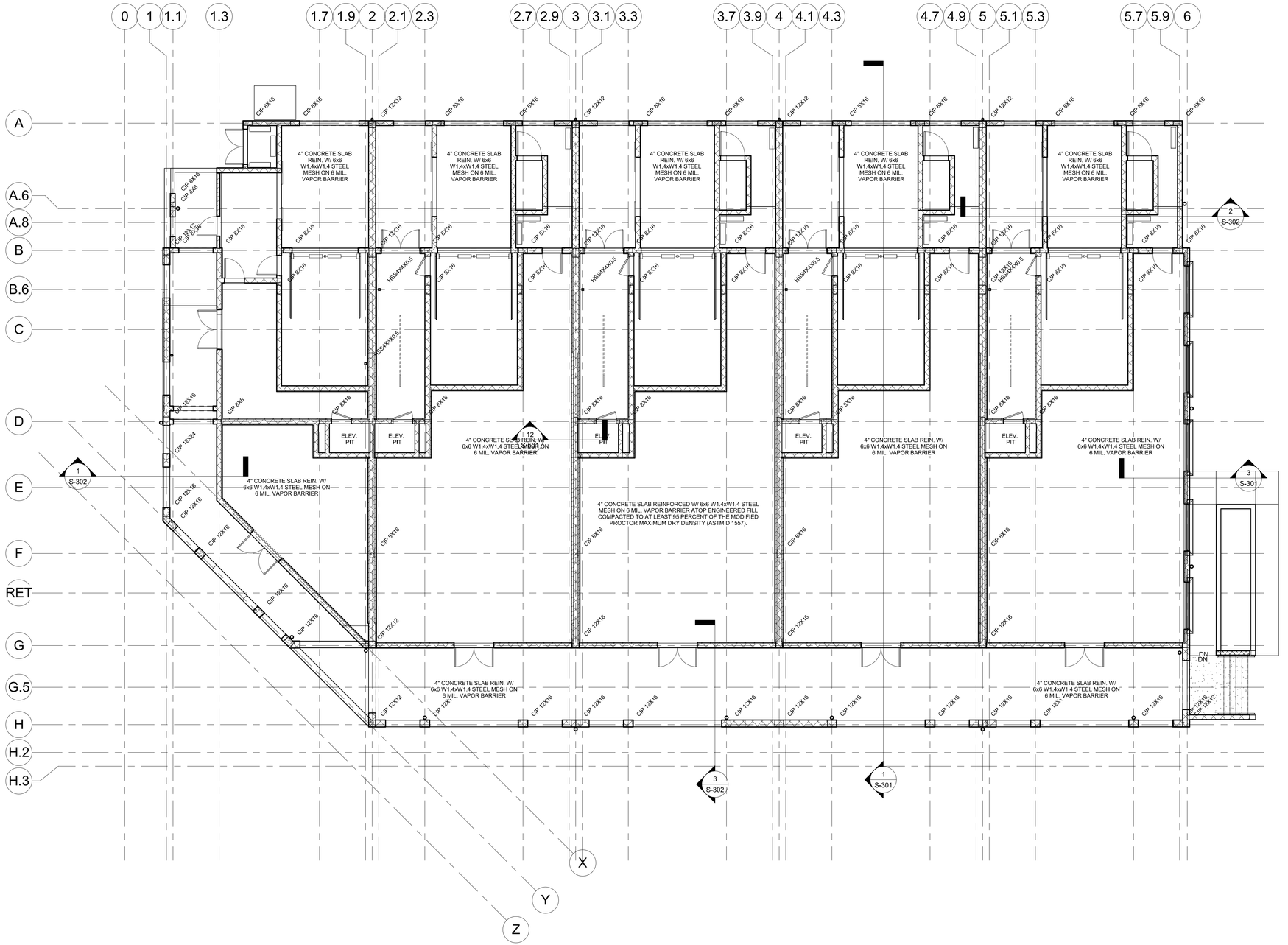
3.2 6X6-W4.7xW4.7 REINFORCING: NOTE THIS IS USUALLY A CUSTOM ORDER ITEM, CONTRACTOR TO ALLOW TIME FOR FABRICATION.

3.3 #3 DEFORMED REINFORCING REBARS SPACED AT 12" O.C.E.W.

4. NORMAL TEMPERATURE AND SHRINKAGE CRACKING RESULTING FROM UTILIZING W1.4 STEEL MESH WITHOUT CONTROL JOINTS, WHILE UNSIGHTLY, DO NOT TYPICALLY INDICATE A STRUCTURAL DEFICIENCY AND SHOULD NOT CAUSE ALARM IF OMITTED.
5. SEE ARCHITECTURAL PLANS FOR SLOPES REQUIRED

CMU AND CIP WALL REINFORCEMENT NOTES:

1. 8" CMU WALLS SHOULD BE REINFORCED WITH VERTICAL #5 BARS AT ENDS, CORNERS, EACH SIDE OF INTERSECTIONS, & 32" O.C. THEREAFTER (TYP)
2. 12" CMU WALLS SHOULD BE REINFORCED WITH VERTICAL #6 BARS @ ENDS, CORNERS, EACH SIDE OF INTERSECTIONS, & 32" O.C. THEREAFTER (TYP)
3. INSTALL LADDER REINFORCING SPACED AT 32" O.C. VERTICAL.
4. 1/2" EXPANSION JOINT SHOULD BE MAINTAINED BETWEEN 12" PARAPET SHARED WALLS AND ALL OTHER 8" CMU WALLS. SMOOTH DOWEL SLIP JOINTS SHOULD BE INSTALLED AT ALL BOND BEAM ELEVATIONS AND AS OTHERWISE NOTED. (SEE DETAILS FOR MORE SPECIFICATIONS)



1 1st Floor
1/8" = 1'-0"

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PARCEL A
MIXED-USE BUILDING
A NEW MIX
Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

#	REF	DATE

Phase
PERMIT SET

Date Set Issued
12/21/2016

Sheet Issue Date
12/21/2016

FIRST FLOOR PLAN

PARCEL A
PARCEL A

ANDERSON ENGINEERS, P.A.
78 Ricker Avenue • Santa Rosa Beach, Florida
Certificate of Authorization: # 25932
PHONE: (850) 231-4540 FAX: (850) 231-7980

S-102

ELEVATED STRUCTURAL SLAB NOTES:

1. STRUCTURAL CAST IN PLACE SLABS SHOULD BE MINIMUM 4,000 PSI NORMAL WEIGHT CONCRETE U.N.O.
2. MINIMUM SLAB DEPTH IS MEASURED AT THE SHALLOWEST SECTION OF SLAB SPANS SLOPED FOR DRAINAGE.
3. SLABS SHOULD BE SLOPED MIN. 1/8" PER FOOT AWAY FROM STRUCTURE OR TOWARD NEAREST DRAIN AND/OR SCUPPER OVERFLOW U.N.O.
4. SLAB REINFORCING SHOULD MAINTAIN SPECIFIED MIN. CLEARANCES PER STRUCTURAL DESIGN NOTES UNLESS APPLICABLE ADMIXTURE OR WATERPROOFING MEASURES ARE USED.
5. EXTERIOR SLABS TO BE LEFT EXPOSED TO WEATHER SHALL HAVE A WATERPROOFING ADMIXTURE. PROPOSED ADMIXTURE MUST BE SUBMITTED TO AND APPROVED BY E.O.R. PRIOR TO USE.
6. ALL SLABS WITH APPLIED OR "POSITIVE SIDE" WATERPROOFING SHALL FOLLOW ALL MFGR. INSTALLATION GUIDELINES INCLUDING BUT NOT LIMITED TOO CONC. CURING LENGTH, CURING METHODOLOGY, SUBSTRATE PREPARATION, FLASHING, PRIMING, PRODUCT APPLICATION AND FINISHING.
7. CONTROL JOINTS IN ELEVATED STRUCTURAL SLABS ARE NOT ALLOWED.
8. SLAB TOP REINF. BARS CONNECT TO SUPPORTING C.I.P. BEAMS AT ENDS WITH EXTENSION OVER TOP OF THE BEAM TOP REINF. WITH ACI 90 DEG. HOOK TO BACKSIDE OF CAGE.
9. SLAB TOP REINF. BARS MUST RUN CONTINUOUS ACROSS ALL INTERMEDIATE PERPENDICULAR SUPPORTS AND INTEGRATED BEAMS.
10. SLAB TOP REINF. BARS CONNECT TO CMU WALL COURSING WITH ACI 180 DEG HOOK PLACED 1.5" CLEAR FROM OUTSIDE FACE OF WALL.
11. TOP REINF. AT CANTILEVERS MUST HAVE 180 DEG. HOOK ON END WITH 1.5" CLEARANCE FROM UNSUPPORTED EDGE.
12. MAINTAIN MIN. ACI DIMENSIONS FOR ALL BENDS. (SEE SCHEDULE ON S-001) ROTATE ALL 180 DEG. HOOKS SIDEWAYS AS NEC. TO ALLOW BAR TO MAINTAIN TOP AND BTM. CLEARANCE PER PLANS. DO NOT TIGHTEN DIAMETER, SHORTEN, HEAT, OR OTHERWISE DEFORM BENDS TO MAKE FIT WITHIN SLAB DEPTH.
13. ALL SLAB BOTTOM REINFORCING SHOULD EXTEND IN TO ALL SUPPORTS MIN. 4" OR RUN CONTINUOUS THROUGH.

ELEVATED SLAB AND STEEL DECK NOTES:

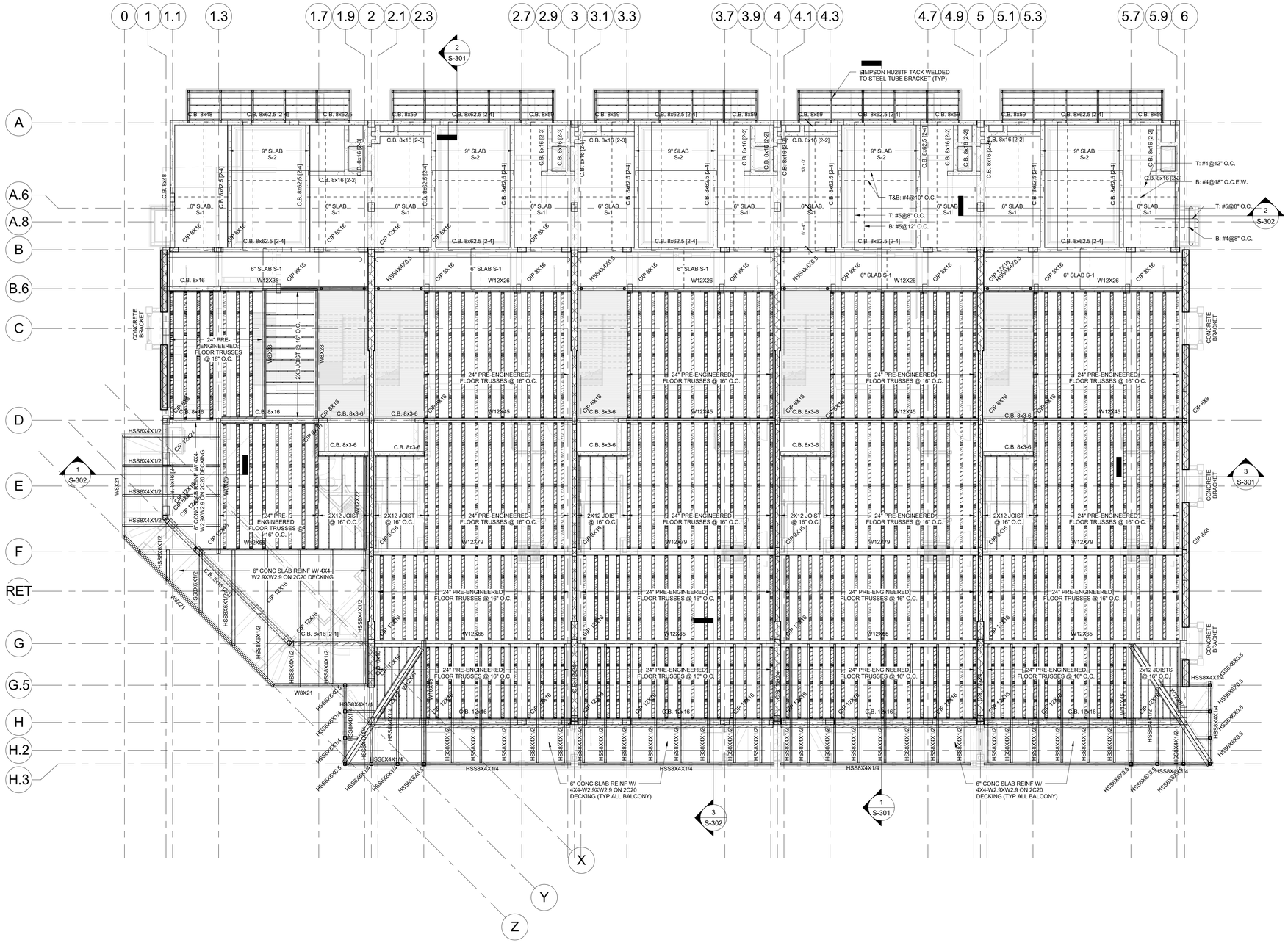
1. SLABS ATOP STEEL DECKS SHOULD BE MINIMUM 4,000 PSI CONCRETE. USE NORMAL WEIGHT CONC. FOR ALL EXTERIOR APPLICATIONS U.N.O.
2. MINIMUM SLAB DEPTH IS MEASURED FROM THE BOTTOM OF THE STEEL DECK TO THE TOP OF THE SLAB. MINIMUM SLAB DEPTH MUST BE MEASURED AT THE SHALLOWEST SECTION OF SLAB SPANS SLOPED FOR DRAINAGE.
3. SLAB REINFORCING SHOULD BE LOCATED IN THE MIDDLE OF THE SLAB MEASURED FROM THE TOP OF DECK TO TOP OF SLAB.
4. SLABS MUST BE REINFORCED WITH A MINIMUM 6X6-W2.9xW2.9 UNLESS NOTED OTHERWISE.
5. EXTERIOR SLABS TO BE LEFT EXPOSED TO WEATHER SHALL HAVE A WATERPROOFING ADMIXTURE. PROPOSED ADMIXTURE MUST BE SUBMITTED TO AND APPROVED BY E.O.R. PRIOR TO USE.
6. ALL SLABS WITH APPLIED OR "POSITIVE SIDE" WATERPROOFING SHALL FOLLOW ALL MFGR. INSTALLATION GUIDELINES INCLUDING BUT NOT LIMITED TOO CONC. CURING LENGTH, CURING METHODOLOGY, SUBSTRATE REPARATION (*INCLUDING CONTROL JOINTS @ 10' O.C.E.W WHEN RECOMMENDED OR REQUIRED BY MFGR.), FLASHING, PRIMING, PRODUCT APPLICATION AND FINISHING.
7. ALL STEEL DECKS FOR EXTERIOR SLABS AND INTERIOR SLABS WITH APPLIED OR "POSITIVE SIDE" WATERPROOFING OR OTHER NON-POROUS TOPPING SHOULD HAVE SLOT VENTS IN BOTTOM FLUTE. (TYPES: 0.6CSV, 1.0CSV, & 1.3CSV - REFERENCE PLANS FOR REQ.)

FRAMING NOTES:

1. TRUSSES SHALL BE CONNECTED TO GIRDER TRUSSES AND STEEL BEARING TOP PLATES W/ A SIMPSON THA426 U.N.O.
2. TOP PLATE CONNECTED TO STEEL BEAM W/ 5/8" DIA THROUGH BOLTS SPACED AT 16" O.C. STAGGERED EACH SIDE OF WEB.
3. 2X STEEL BEAM WEB BLOCKING SHOULD BE CONNECTED TO WEB WITH 5/8" DIA THROUGH BOLTS SPACED AT 24" O.C. STAGGERED W/ MIN 2" CLEARANCE FROM TIMBER EDGE.
8. SEE S-001 FOR ALL HEADER SIZES NOT SHOWN.
10. SINGLE PLY NAILERS @ EXTERIOR PORCHES MUST BE CONNECTED TO IN WALL BLOCKING, STUDS OR RIM JOIST FACE THROUGH SHEATHING W/ S.S. 4" SIMPSON STRONG-DRIVE SDWH SCREWS (SDWH27400SS) @ 8" O.C. (USE 5" FOR DBL. NAILER APPLICATION - SDWH27500SS). HDG. SDS SCREWS MATCHING LENGTHS ABOVE MAY BE USED IF FULLY PROTECTED FROM EXPOSURE.
11. INTERIOR NAILERS CONNECTED DIRECTLY TO STUDS IN WALL FOR MUST BE CONNECTED TO WALL FACE W/ MIN. (2) SIMPSON SDS25312 (0.25"X3.25") WOOD SCREWS PER STUD CROSSING.
12. ALL LVL's AND PSL's SHALL BE MIN. 2.0E, 2900FB U.N.O.
14. STUDS IN WALL ABOVE SHOULD ALIGN W/ STUDS IN WALL BELOW W/ FLOOR TO FLOOR STUD CONNECTIVITY PROVIDED W/ MSTA36 STRAPS or 44" LONG CUT LENGTH OF CS16 COIL STRAP @ 32" O.C.
15. ALL BEARING STUD PACKS FROM ABOVE MUST HAVE SOLID BLOCKING WITHIN TRUSS VOID AND STRAPPED ACROSS FLOOR VOID TO STUD PACK MATCHING THE SAME SIZE CONTINUED TO BELOW W/ (2) MSTA36 STRAPS or (1) MSTC40 STRAP.
16. KING STUDS EACH SIDE OF R.O.'s ABOVE MUST BE STRAPPED TO STUDS or BLOCKING IN WALL BELOW W/ (2) MSTA36 STRAPS OR (1) MSTC40 STRAP.
17. FLOOR TO FLOOR FLAT STRAPS LISTED ABOVE ARE BASED ON A CENTERED STRAP ACROSS A 16" DEEP FLOOR TRUSS VOID CROSSING. THE USE LONGER STRAPS AS NEC. TO ACHIEVE THE MINIMUM NUMBER OF FASTENERS LISTED ON THE PLANS IF DEEPER TRUSS SYSTEM IS USED. EXAMPLE: 20" TRUSSES REQUIRE MSTA49 STRAPS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL STRAPPING IS CONTINUOUS THROUGH THE STRUCTURE TO THE FOUNDATION.
12. ALL GLU-LAM BEAMS ARE MINIMUM 24F AND 1.8E

FLOOR CONNECTORS AND FASTENERS:

1. ALL COMPONENTS AND FASTENERS SHALL BE SIMPSON STRONG TIE OR EQUIVALENT PRE-APPROVED BY EOR.
2. INSTALLATION OF EACH COMPONENT SHALL COMPLY WITH THE MFGR RECOMMENDATIONS. DO NOT MODIFY ANY COMPONENT.
3. ALL FASTENERS FOR EACH COMPONENT SHALL COMPLY WITH THE MFGR MINIMUM FASTENING REQUIREMENTS UNLESS SPECIFIED OTHERWISE ON THE PLANS. ALL ROUND, OBROUND AND HEXAGONAL HOLES IN EACH COMPONENT MUST BE FILLED WITH THE APPROPRIATE FASTENER. U.N.O. ALL NAILS SPECIFIED ARE COMMON NAILS.
4. COMPONENTS NOTED "MAX" SHALL USE THE MFGR. MAXIMUM FASTENING QUANTITY & SIZE. "MAX" NAILING REQUIRES ALL TRIANGULAR HOLES IN EACH COMPONENT BE FILLED IN ADDITION TO THE ROUND, OBROUND, AND HEXAGONAL HOLES THAT MUST ALWAYS BE FILLED U.N.O.
5. ALL EXPOSED SIMPSON HANGERS, STRAPS AND FASTENERS MUST BE STAINLESS STEEL (TYPE 316, UNLESS PRE-APPROVED BY EOR). USE STAINLESS STEEL NAILS WITH STAINLESS STEEL HANGERS AND STRAPS.
6. ALL EXPOSED BOLTS, ALL-THREAD RODS, AND CORRESPONDING WASHERS, NUTS, AND COUPLERS SHALL BE MIN. TYPE 304 STAINLESS STEEL. HOT DIP GALVANIZED MAY BE USED ONLY IF FULLY PROTECTED.
7. CONNECT FLOOR JOISTS TO GIRDERS, NAILERS AND LEDGERS @ E.E. W/ A LUS210 USING 10d COMMONS.
8. CONNECT 2 & 3 PLY JOISTS TO FACE OF SUPPORTS W/ LUS210-2 & LUS210-3 RESPECTIVELY, USING 16d COMMONS U.N.O.
9. GIRDER PLY'S (UP TO 3-PLY'S) MUST BE CONNECTED ONE TO ANOTHER WITH (3) ROWS OF 10D (0.128"X3") NAILS AT 12" O.C. - MAY BE REDUCED TO (2) ROWS IF USING 16D NAILS.
10. FLOOR TO FLOOR MSTA36, CS16, & MSTC STRAPPING SHALL BE ZMAX or GALV. AND BE CONNECTED USING 10d COMMONS. WHEN NAILING OVER OSB/PLYWOOD SHEATHING, A MINIMUM 2.5" LONG NAIL MUST BE USED. A MINIMUM OF (6) 10d NAILS MUST BE FASTENED TO BOTH STUD ABOVE AND STUD BELOW FLOOR VOID CROSSING.
11. KING STUD MSTC STRAPPING SHALL BE ZMAX or GALV. AND BE CONNECTED USING 16D SINKERS. WHEN NAILING OVER OSB/PLYWOOD SHEATHING, A MINIMUM 2.5" LONG NAIL MUST BE USED. A MINIMUM OF (12) NAILS MUST BE FASTENED TO BOTH KING STUD PAIR ABOVE AND CORRESPONDING SUPPORT S.P. BELOW FLOOR VOID CROSSING.



1 2nd Floor
1/8" = 1'-0"

FLOOR TRUSS NOTES:

1. TRUSSES MUST HAVE BEARING NODE WITHIN WEB FOR ALL POINT LOADS AND BEARING WALLS ABOVE NOTED ON PLANS.
2. POINT LOADS INDICATED THAT FALL BETWEEN TRUSSES DUE TO SPACING SHALL BE FULLY SUPPORTED VIA BLOCKING TO TRUSSES AT EACH END.
3. END-WALL AND LADDER TRUSSES MUST HAVE FULL WEB BLOCKING AT ALL STUD PACK AND KING STUD LOCATIONS BEARING FROM ABOVE.
4. ALL GIRDER TRUSSES MUST BE SUPPORTED AND CONNECTED TO A MIN. (3)-2X6 STUD PACK AT EACH END U.N.O.
5. ALL TRUSSES MUST BE CONNECTED TO ALL INTERMEDIATE BEARING WALL SUPPORTS AND AT ENDS AS NOTED ON PLANS.
6. ALL WALLS BELOW ARE NON-LOAD BEARING U.N.O.
7. TRUSS SPACING & ACCESS LOCATIONS TO BE COORDINATED W/ ARCH.
8. TRUSS CUT-OUTS & CHASE LOCATIONS TO BE COORDINATED W/ ARCH. & TRUSS MFGR. FOR H.V.A.C. & PLUMBING. SEE ARCHITECTURAL PLANS FOR REQUIRED LOCATION
9. FLOOR TRUSS DESIGN CRITERIA:
   FLOOR T.C.L.L. = 40 PSF
   FLOOR T.C.D.L. = 20 PSF (U.N.O.)
   FLOOR B.C.D.L. = 10 PSF
   FLOOR TRUSS Δ = L/480 (L.L.), L/360 (TOTAL) or 1/2" MAX.**
   **Δ IN EXCESS OF 1/2" REQUIRES TRUSS CAMBER FOR COMPENSATION.
10. FLOOR TRUSS CAMBER (IF SPECIFIED ON PLANS)
    RECOMMENDED CAMBER =
    (0.25 x DEFLECTION FROM LIVE LOAD) + ACTUAL DEAD LOAD
    NOTE: THE ACTUAL DEAD LOAD MAY BE LESS THAN THE DESIGN DEAD LOAD.

SIGNED AND SEALED TRUSS DESIGN DOCUMENTS MUST COMPLY WITH F.A.C. 61G15-30.006 AND BE SUBMITTED FOR REVIEW AND APPROVAL BY THE E.O.R. PRIOR TO FABRICATION AND INSTALLATION. SEE PRE-ENGINEERED WOOD TRUSS NOTES ON THE S.D.N. PAGE S-001 FOR ADDL. INFORMATION.

ANDERSON ENGINEERS, P.A.
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PARCEL A
A NEW MIXED-USE BUILDING

Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

#	REF	DATE

Phase
PERMIT SET

Date Set Issued
12/21/2016

Sheet Issue Date
12/21/2016

SECOND FLOOR FRAMING

PARCEL A

PARCEL A

S-103

ELEVATED SLAB AND STEEL DECK NOTES:

1. SLABS ATOP STEEL DECKS SHOULD BE MINIMUM 4,000 PSI CONCRETE. USE NORMAL WEIGHT CONC. FOR ALL EXTERIOR APPLICATIONS U.N.O.
2. MINIMUM SLAB DEPTH IS MEASURED FROM THE BOTTOM OF THE STEEL DECK TO THE TOP OF THE SLAB. MINIMUM SLAB DEPTH MUST BE MEASURED AT THE SHALLOWEST SECTION OF SLAB SPANS SLOPED FOR DRAINAGE.
3. SLAB REINFORCING SHOULD BE LOCATED IN THE MIDDLE OF THE SLAB MEASURED FROM THE TOP OF DECK TO TOP OF SLAB.
4. SLABS MUST BE REINFORCED WITH A MINIMUM 6X6-W2.9xW2.9 UNLESS NOTED OTHERWISE.
5. EXTERIOR SLABS TO BE LEFT EXPOSED TO WEATHER SHALL HAVE A WATERPROOFING ADMIXTURE. PROPOSED ADMIXTURE MUST BE SUBMITTED TO AND APPROVED BY E.O.R. PRIOR TO USE.
6. ALL SLABS WITH APPLIED OR "POSITIVE SIDE" WATERPROOFING SHALL FOLLOW ALL MFGR. INSTALLATION GUIDELINES INCLUDING BUT NOT LIMITED TOO CONC. CURING LENGTH, CURING METHODOLOGY, SUBSTRATE REPARATION ("INCLUDING CONTROL JOINTS @ 10' O.C.E.W WHEN RECOMMENDED OR REQUIRED BY MFGR.), FLASHING, PRIMING, PRODUCT APPLICATION AND FINISHING.
7. ALL STEEL DECKS FOR EXTERIOR SLABS AND INTERIOR SLABS WITH APPLIED OR "POSITIVE SIDE" WATERPROOFING OR OTHER NON-POROUS TOPPING SHOULD HAVE SLOT VENTS IN BOTTOM FLUTE. (TYPES: 0.6CSV, 1.0CSV, & 1.3CSV - REFERENCE PLANS FOR REQ.)

FRAMING NOTES:

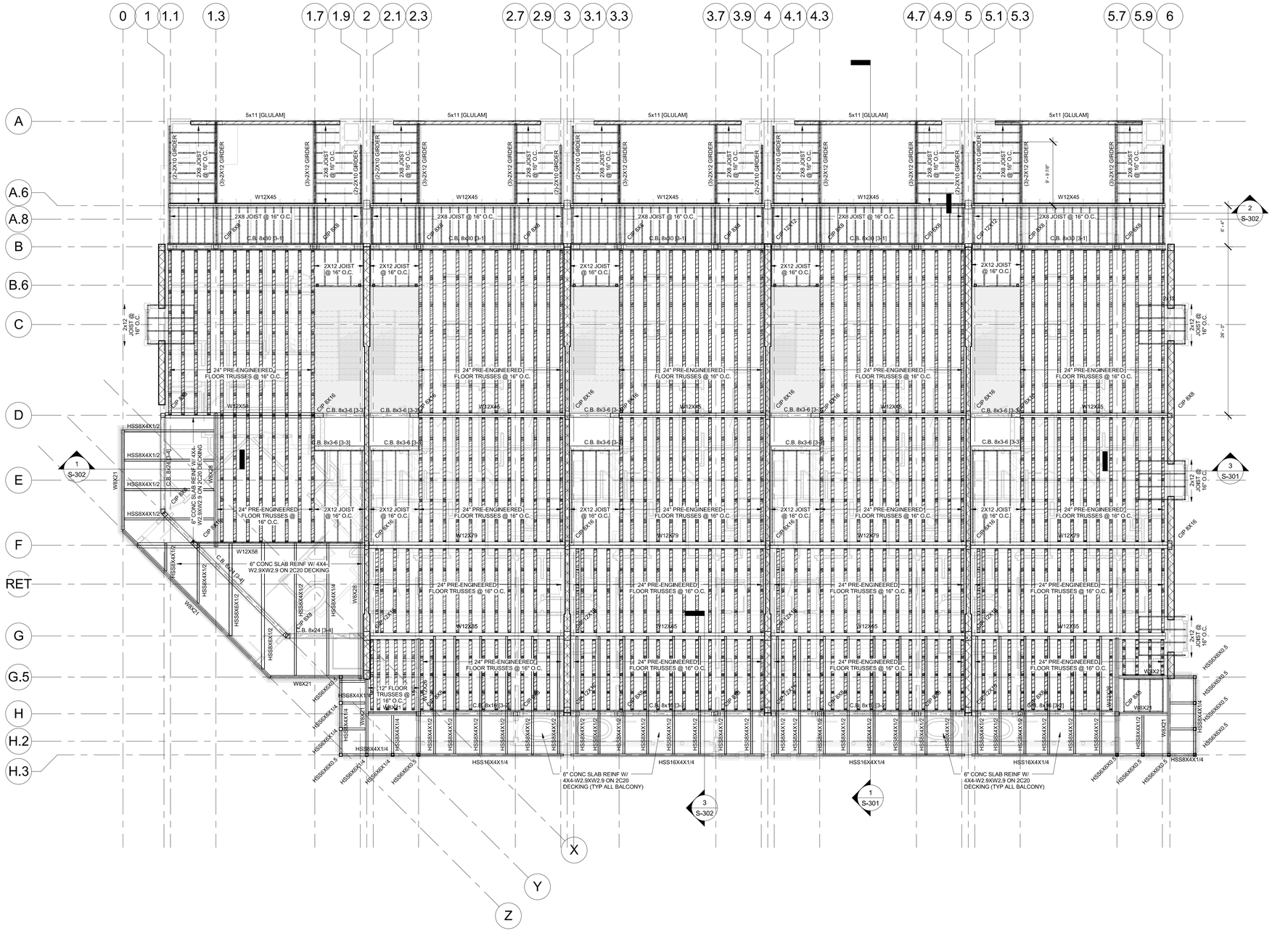
1. TRUSSES SHALL BE CONNECTED TO GIRDER TRUSSES AND STEEL BEARING TOP PLATES W/ A SIMPSON THA426 U.N.O.
2. TOP PLATE CONNECTED TO STEEL BEAM W/ 5/8" DIA THROUGH BOLTS SPACED AT 16" O.C. STAGGERED EACH SIDE OF WEB.
3. 2X STEEL BEAM WEB BLOCKING SHOULD BE CONNECTED TO WEB WITH 5/8" DIA THROUGH BOLTS SPACED AT 24" O.C. STAGGERED W/ MIN 2" CLEARANCE FROM TIMBER EDGE.
8. SEE S-001 FOR ALL HEADER SIZES NOT SHOWN.
10. SINGLE PLY NAILERS @ EXTERIOR PORCHES MUST BE CONNECTED TO IN WALL BLOCKING, STUDS OR RIM JOIST FACE THROUGH SHEATHING W/ S.S. 4" SIMPSON STRONG-DRIVE SDWH SCREWS (SDWH27400SS) @ 8" O.C. (USE 5" FOR DBL. NAILER APPLICATION - SDWH27500SS). HDG. SDS SCREWS MATCHING LENGTHS ABOVE MAY BE USED IF FULLY PROTECTED FROM EXPOSURE.
11. INTERIOR NAILERS CONNECTED DIRECTLY TO STUDS IN WALL FOR MUST BE CONNECTED TO WALL FACES W/ MIN. (2) SIMPSON SDS25312 (0.25"X3.25") WOOD SCREWS PER STUD CROSSING.
12. ALL LVL's AND PSL's SHALL BE MIN. 2.0E, 2900FB U.N.O.
14. STUDS IN WALL ABOVE SHOULD ALIGN W/ STUDS IN WALL BELOW W/ FLOOR TO FLOOR STUD CONNECTIVITY PROVIDED W/ MSTA36 STRAPS or 44" LONG CUT LENGTH OF CS16 COIL STRAP @ 32" O.C.
15. ALL BEARING STUD PACKS FROM ABOVE MUST HAVE SOLID BLOCKING WITHIN TRUSS VOID AND STRAPPED ACROSS FLOOR VOID TO STUD PACK MATCHING THE SAME SIZE CONTINUED TO BELOW W/ (2) MSTA36 STRAPS or (1) MSTC40 STRAP.
16. KING STUDS EACH SIDE OF R.O.'s ABOVE MUST BE STRAPPED TO STUDS or BLOCKING IN WALL BELOW W/ (2) MSTA36 STRAPS OR (1) MSTC40 STRAP.
17. FLOOR TO FLOOR FLAT STRAPS LISTED ABOVE ARE BASED ON A CENTERED STRAP ACROSS A 16" DEEP FLOOR TRUSS VOID CROSSING. THE USE LONGER STRAPS AS NEC. TO ACHIEVE THE MINIMUM NUMBER OF FASTENERS LISTED ON THE PLANS IF DEEPER TRUSS SYSTEM IS USED. EXAMPLE: 20" TRUSSES REQUIRE MSTA49 STRAPS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL STRAPPING IS CONTINUOUS THROUGH THE STRUCTURE TO THE FOUNDATION.
12. ALL GLU-LAM BEAMS ARE MINIMUM 24F AND 1.8E

FLOOR CONNECTORS AND FASTENERS:

1. ALL COMPONENTS AND FASTENERS SHALL BE SIMPSON STRONG TIE OR EQUIVALENT PRE-APPROVED BY EOR.
2. INSTALLATION OF EACH COMPONENT SHALL COMPLY WITH THE MFGR RECOMMENDATIONS. DO NOT MODIFY ANY COMPONENT.
3. ALL FASTENERS FOR EACH COMPONENT SHALL COMPLY WITH THE MFGR MINIMUM FASTENING REQUIREMENTS UNLESS SPECIFIED OTHERWISE ON THE PLANS. ALL ROUND, OBROUND AND HEXAGONAL HOLES IN EACH COMPONENT MUST BE FILLED WITH THE APPROPRIATE FASTENER. U.N.O. ALL NAILS SPECIFIED ARE COMMON NAILS.
4. COMPONENTS NOTED "MAX" SHALL USE THE MFGR. MAXIMUM FASTENING QUANTITY & SIZE. "MAX" NAILING REQUIRES ALL TRIANGULAR HOLES IN EACH COMPONENT BE FILLED IN ADDITION TO THE ROUND, OBROUND, AND HEXAGONAL HOLES THAT MUST ALWAYS BE FILLED U.N.O.
5. ALL EXPOSED SIMPSON HANGERS, STRAPS AND FASTENERS MUST BE STAINLESS STEEL (TYPE 316L UNLESS PRE-APPROVED BY EOR). USE STAINLESS STEEL NAILS WITH STAINLESS STEEL HANGERS AND STRAPS.
6. ALL EXPOSED BOLTS, ALL-THREAD RODS, AND CORRESPONDING WASHERS, NUTS, AND COUPLERS SHALL BE MIN. TYPE 304 STAINLESS STEEL. HOT DIP GALVANIZED MAY BE USED ONLY IF FULLY PROTECTED.
7. CONNECT FLOOR JOISTS TO GIRDERS, NAILERS AND LEDGERS @ E.E. W/ A LUS210 USING 10d COMMONS.
8. CONNECT 2 & 3 PLY JOISTS TO FACE OF SUPPORTS W/ LUS210-2 & LUS210-3 RESPECTIVELY, USING 16d COMMONS U.N.O.
9. GIRDER PLY'S (UP TO 3-PLY'S) MUST BE CONNECTED ONE TO ANOTHER WITH (3) ROWS OF 10D (0.128"X3") NAILS AT 12" O.C. - MAY BE REDUCED TO (2) ROWS IF USING 16D NAILS.
10. FLOOR TO FLOOR MSTA36, CS16, & MSTC STRAPPING SHALL BE ZMAX or GALV. AND BE CONNECTED USING 10d COMMONS. WHEN NAILING OVER OSB/PLYWOOD SHEATHING, A MINIMUM 2.5" LONG NAIL MUST BE USED. A MINIMUM OF (6) 10d NAILS MUST BE FASTENED TO BOTH STUD ABOVE AND STUD BELOW FLOOR VOID CROSSING.
11. KING STUD MSTC STRAPPING SHALL BE ZMAX or GALV. AND BE CONNECTED USING 16D SINKERS. WHEN NAILING OVER OSB/PLYWOOD SHEATHING, A MINIMUM 2.5" LONG NAIL MUST BE USED. A MINIMUM OF (12) NAILS MUST BE FASTENED TO BOTH KING STUD PAIR ABOVE AND CORRESPONDING SUPPORT S.P. BELOW FLOOR VOID CROSSING.

FLOOR TRUSS NOTES:

1. TRUSSES MUST HAVE BEARING NODE WITHIN WEB FOR ALL POINT LOADS AND BEARING WALLS ABOVE NOTED ON PLANS.
2. POINT LOADS INDICATED THAT FALL BETWEEN TRUSSES DUE TO SPACING SHALL BE FULLY SUPPORTED VIA BLOCKING TO TRUSSES AT EACH END.
3. END-WALL AND LADDER TRUSSES MUST HAVE FULL WEB BLOCKING AT ALL STUD PACK AND KING STUD LOCATIONS BEARING FROM ABOVE.
4. ALL GIRDER TRUSSES MUST BE SUPPORTED AND CONNECTED TO A MIN. (3)-2X6 STUD PACK AT EACH END U.N.O.
5. ALL TRUSSES MUST BE CONNECTED TO ALL INTERMEDIATE BEARING WALL SUPPORTS AND AT ENDS AS NOTED ON PLANS.
6. ALL WALLS BELOW ARE NON-LOAD BEARING U.N.O.
7. TRUSS SPACING & ACCESS LOCATIONS TO BE COORDINATED W/ ARCH.
8. TRUSS CUT-OUTS & CHASE LOCATIONS TO BE COORDINATED W/ ARCH. & TRUSS MFGR. FOR H.V.A.C. & PLUMBING. SEE ARCHITECTURAL PLANS FOR REQUIRED LOCATION
9. FLOOR TRUSS DESIGN CRITERIA:
   FLOOR T.C.L.L. = 40 PSF
   FLOOR T.C.D.L. = 20 PSF (U.N.O.)
   FLOOR B.C.D.L. = 10 PSF
   FLOOR TRUSS Δ = L/480 (L.L.), L/360 (TOTAL) or 1/2" MAX.**
   **Δ IN EXCESS OF 1/2" REQUIRES TRUSS CAMBER FOR COMPENSATION.
10. FLOOR TRUSS CAMBER (IF SPECIFIED ON PLANS)
    RECOMMENDED CAMBER =
    (0.25 x DEFLECTION FROM LIVE LOAD) + ACTUAL DEAD LOAD
    NOTE: THE ACTUAL DEAD LOAD MAY BE LESS THAN THE DESIGN DEAD LOAD.



1 3rd Floor
1/8" = 1'-0"

SIGNED AND SEALED TRUSS DESIGN DOCUMENTS MUST COMPLY WITH F.A.C. 61G15-30.006 AND BE SUBMITTED FOR REVIEW AND APPROVAL BY THE E.O.R. PRIOR TO FABRICATION AND INSTALLATION. SEE PRE-ENGINEERED WOOD TRUSS NOTES ON THE S.D.N. PAGE S-001 FOR ADDL. INFORMATION.

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PARCEL A
A NEW MIXED-USE BUILDING
Parcel A, Phase 4
Rosemary Beach, Florida

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850-855-9940
Terry L. Anderson, P.E.
Florida Reg. No. 33553

REVISION SCHEDULE

#	REF	DATE

Phase
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12/21/2016

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12/21/2016

THIRD FLOOR FRAMING

PARCEL A
PARCEL A

S-104

ELEVATED SLAB AND STEEL DECK NOTES:

1. SLABS ATOP STEEL DECKS SHOULD BE MINIMUM 4,000 PSI CONCRETE, USE NORMAL WEIGHT CONC. FOR ALL EXTERIOR APPLICATIONS U.N.O.
2. MINIMUM SLAB DEPTH IS MEASURED FROM THE BOTTOM OF THE STEEL DECK TO THE TOP OF THE SLAB. MINIMUM SLAB DEPTH MUST BE MEASURED AT THE SHALLOWEST SECTION OF SLAB SPANS SLOPED FOR DRAINAGE.
3. SLAB REINFORCING SHOULD BE LOCATED IN THE MIDDLE OF THE SLAB MEASURED FROM THE TOP OF DECK TO TOP OF SLAB.
4. SLABS MUST BE REINFORCED WITH A MINIMUM 6X6-W2.9xW2.9 UNLESS NOTED OTHERWISE.
5. EXTERIOR SLABS TO BE LEFT EXPOSED TO WEATHER SHALL HAVE A WATERPROOFING ADMIXTURE. PROPOSED ADMIXTURE MUST BE SUBMITTED TO AND APPROVED BY E.O.R. PRIOR TO USE.
6. ALL SLABS WITH APPLIED OR 'POSITIVE SIDE' WATERPROOFING SHALL FOLLOW ALL MFGR. INSTALLATION GUIDELINES INCLUDING BUT NOT LIMITED TOO CONC. CURING LENGTH, CURING METHODOLOGY, SUBSTRATE REPARATION (YINCLUDING CONTROL JOINTS @ 10' O.C.E.W WHEN RECOMMENDED OR REQUIRED BY MFGR.), FLASHING, PRIMING, PRODUCT APPLICATION AND FINISHING.
7. ALL STEEL DECKS FOR EXTERIOR SLABS AND INTERIOR SLABS WITH APPLIED OR 'POSITIVE SIDE' WATERPROOFING OR OTHER NON-POROUS TOPPING SHOULD HAVE SLOT VENTS IN BOTTOM FLUTE. (TYPES: 0.6CSV, 1.0CSV, & 1.3CSV - REFERENCE PLANS FOR REQ.)

FRAMING NOTES:

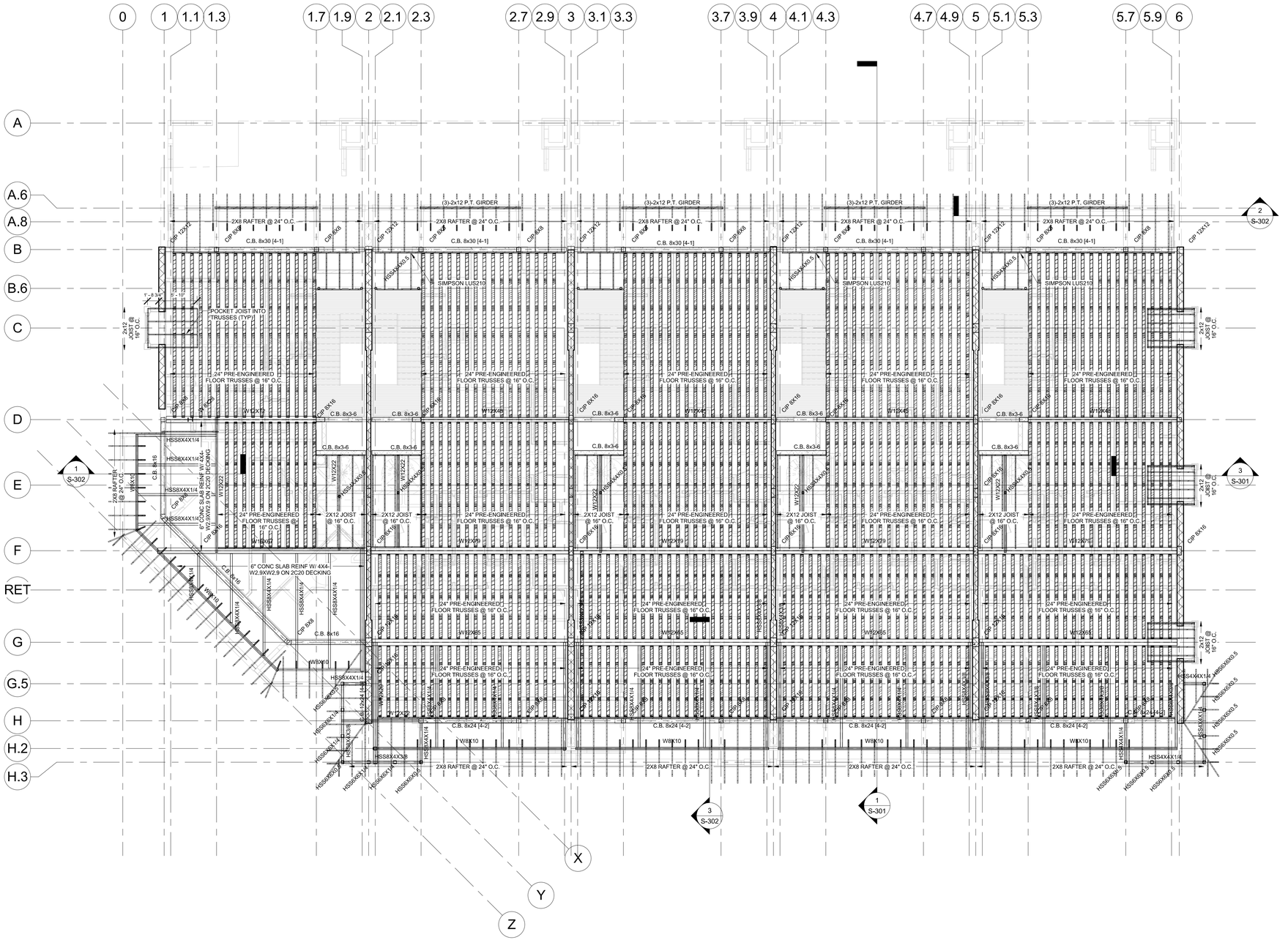
1. TRUSSES SHALL BE CONNECTED TO GIRDER TRUSSES AND STEEL BEARING TOP PLATES W/ A SIMPSON THA426 U.N.O.
2. TOP PLATE CONNECTED TO STEEL BEAM W/ 5/8" DIA THROUGH BOLTS SPACED AT 16" O.C. STAGGERED EACH SIDE OF WEB.
3. 2X STEEL BEAM WEB BLOCKING SHOULD BE CONNECTED TO WEB WITH 5/8" DIA THROUGH BOLTS SPACED AT 24" O.C. STAGGERED W/ MIN 2" CLEARANCE FROM TIMBER EDGE.
8. SEE S-001 FOR ALL HEADER SIZES NOT SHOWN.
10. SINGLE PLY NAILERS @ EXTERIOR PORCHES MUST BE CONNECTED TO IN WALL BLOCKING. STUDS OR RIM JOIST FACE THROUGH SHEATHING W/ S.S. 4" SIMPSON STRONG-DRIVE SDWH SCREWS (SDWH27400SS) @ 8" O.C. (USE 5" FOR DBL. NAILER APPLICATION - SDWH27500SS). HDG. SDS SCREWS MATCHING LENGTHS ABOVE MAY BE USED IF FULLY PROTECTED FROM EXPOSURE.
11. INTERIOR NAILERS CONNECTED DIRECTLY TO STUDS IN WALL FOR MUST BE CONNECTED TO WALL FACES W/ MIN. (2) SIMPSON SDS25312 (0.25"X3.25") WOOD SCREWS PER STUD CROSSING.
12. ALL LVL's AND PSL's SHALL BE MIN. 2.0E, 2900FB U.N.O.
14. STUDS IN WALL ABOVE SHOULD ALIGN W/ STUDS IN WALL BELOW W/ FLOOR TO FLOOR STUD CONNECTIVITY PROVIDED W/ MSTA36 STRAPS or 44" LONG CUT LENGTH OF CS16 COIL STRAP @ 32" O.C.
15. ALL BEARING STUD PACKS FROM ABOVE MUST HAVE SOLID BLOCKING WITHIN TRUSS VOID AND STRAPPED ACROSS FLOOR VOID TO STUD PACK MATCHING THE SAME SIZE CONTINUED TO BELOW W/ (2) MSTA36 STRAPS or (1) MSTC40 STRAP.
16. KING STUDS EACH SIDE OF R.O.'s ABOVE MUST BE STRAPPED TO STUDS or BLOCKING IN WALL BELOW W/ (2) MSTA36 STRAPS OR (1) MSTC40 STRAP.
17. FLOOR TO FLOOR FLAT STRAPS LISTED ABOVE ARE BASED ON A CENTERED STRAP ACROSS A 16" DEEP FLOOR TRUSS VOID CROSSING. THE USE LONGER STRAPS AS NEC. TO ACHIEVE THE MINIMUM NUMBER OF FASTENERS LISTED ON THE PLANS IF DEEPER TRUSS SYSTEM IS USED. EXAMPLE: 20" TRUSSES REQUIRE MSTA49 STRAPS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL STRAPPING IS CONTINUOUS THROUGH THE STRUCTURE TO THE FOUNDATION.
12. ALL GLU-LAM BEAMS ARE MINIMUM 24F AND 1.8E

FLOOR CONNECTORS AND FASTENERS:

1. ALL COMPONENTS AND FASTENERS SHALL BE SIMPSON STRONG TIE OR EQUIVALENT PRE-APPROVED BY EOR.
2. INSTALLATION OF EACH COMPONENT SHALL COMPLY WITH THE MFGR RECOMMENDATIONS. DO NOT MODIFY ANY COMPONENT.
3. ALL FASTENERS FOR EACH COMPONENT SHALL COMPLY WITH THE MFGR MINIMUM FASTENING REQUIREMENTS UNLESS SPECIFIED OTHERWISE ON THE PLANS. ALL ROUND, OBROUND AND HEXAGONAL HOLES IN EACH COMPONENT MUST BE FILLED WITH THE APPROPRIATE FASTENER. U.N.O. ALL NAILS SPECIFIED ARE COMMON NAILS.
4. COMPONENTS NOTED "MAX" SHALL USE THE MFGR. MAXIMUM FASTENING QUANTITY & SIZE. "MAX" NAILING REQUIRES ALL TRIANGULAR HOLES IN EACH COMPONENT BE FILLED IN ADDITION TO THE ROUND, OBROUND, AND HEXAGONAL HOLES THAT MUST ALWAYS BE FILLED U.N.O.
5. ALL EXPOSED SIMPSON HANGERS, STRAPS AND FASTENERS MUST BE STAINLESS STEEL (TYPE 316L UNLESS PRE-APPROVED BY EOR). USE STAINLESS STEEL NAILS WITH STAINLESS STEEL HANGERS AND STRAPS.
6. ALL EXPOSED BOLTS, ALL-THREAD RODS, AND CORRESPONDING WASHERS, NUTS, AND COUPLERS SHALL BE MIN. TYPE 304 STAINLESS STEEL. HOT DIP GALVANIZED MAY BE USED ONLY IF FULLY PROTECTED.
7. CONNECT FLOOR JOISTS TO GIRDERS, NAILERS AND LEDGERS @ E.E. W/ A LUS210 USING 10d COMMONS.
8. CONNECT 2 & 3 PLY JOISTS TO FACE OF SUPPORTS W/ LUS210-2 & LUS210-3 RESPECTIVELY, USING 16d COMMONS U.N.O.
9. GIRDER PLY'S (UP TO 3-PLY'S) MUST BE CONNECTED ONE TO ANOTHER WITH (3) ROWS OF 10D (0.128"X3") NAILS AT 12" O.C. - MAY BE REDUCED TO (2) ROWS IF USING 16D NAILS.
10. FLOOR TO FLOOR MSTA36, CS16, & MSTC STRAPPING SHALL BE ZMAX or GALV. AND BE CONNECTED USING 10d COMMONS. WHEN NAILING OVER OSB/PLYWOOD SHEATHING, A MINIMUM 2.5" LONG NAIL MUST BE USED. A MINIMUM OF (6) 10d NAILS MUST BE FASTENED TO BOTH STUD ABOVE AND STUD BELOW FLOOR VOID CROSSING.
11. KING STUD MSTC STRAPPING SHALL BE ZMAX or GALV. AND BE CONNECTED USING 16D SINKERS. WHEN NAILING OVER OSB/PLYWOOD SHEATHING, A MINIMUM 2.5" LONG NAIL MUST BE USED. A MINIMUM OF (12) NAILS MUST BE FASTENED TO BOTH KING STUD PAIR ABOVE AND CORRESPONDING SUPPORT S.P. BELOW FLOOR VOID CROSSING.

FLOOR TRUSS NOTES:

1. TRUSSES MUST HAVE BEARING NODE WITHIN WEB FOR ALL POINT LOADS AND BEARING WALLS ABOVE NOTED ON PLANS.
2. POINT LOADS INDICATED THAT FALL BETWEEN TRUSSES DUE TO SPACING SHALL BE FULLY SUPPORTED VIA BLOCKING TO TRUSSES AT EACH END.
3. END-WALL AND LADDER TRUSSES MUST HAVE FULL WEB BLOCKING AT ALL STUD PACK AND KING STUD LOCATIONS BEARING FROM ABOVE.
4. ALL GIRDER TRUSSES MUST BE SUPPORTED AND CONNECTED TO A MIN. (3)-2X6 STUD PACK AT EACH END U.N.O.
5. ALL TRUSSES MUST BE CONNECTED TO ALL INTERMEDIATE BEARING WALL SUPPORTS AND AT ENDS AS NOTED ON PLANS.
6. ALL WALLS BELOW ARE NON-LOAD BEARING U.N.O.
7. TRUSS SPACING & ACCESS LOCATIONS TO BE COORDINATED W/ ARCH.
8. TRUSS CUT-OUTS & CHASE LOCATIONS TO BE COORDINATED W/ ARCH. & TRUSS MFGR. FOR H.V.A.C. & PLUMBING. SEE ARCHITECTURAL PLANS FOR REQUIRED LOCATION
9. FLOOR TRUSS DESIGN CRITERIA:
   FLOOR T.C.L.L. = 40 PSF
   FLOOR T.C.D.L. = 20 PSF (U.N.O.)
   FLOOR B.C.D.L. = 10 PSF
   FLOOR TRUSS Δ = L/480 (L.L.), L/360 (TOTAL) or 1/2" MAX.**
   **Δ IN EXCESS OF 1/2" REQUIRES TRUSS CAMBER FOR COMPENSATION.
10. FLOOR TRUSS CAMBER (IF SPECIFIED ON PLANS)
    RECOMMENDED CAMBER =
    (0.25 x DEFLECTION FROM LIVE LOAD) + ACTUAL DEAD LOAD
    NOTE: THE ACTUAL DEAD LOAD MAY BE LESS THAN THE DESIGN DEAD LOAD.



1 4th Floor
1/8" = 1'-0"

SIGNED AND SEALED TRUSS DESIGN DOCUMENTS MUST COMPLY WITH F.A.C. 61G15-30.006 AND BE SUBMITTED FOR REVIEW AND APPROVAL BY THE E.O.R. PRIOR TO FABRICATION AND INSTALLATION. SEE PRE-ENGINEERED WOOD TRUSS NOTES ON THE S.D.N. PAGE S-001 FOR ADDL. INFORMATION.

ANDERSON ENGINEERS, P.A.
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PARCEL A
A NEW MIXED-USE BUILDING

Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

#	REF	DATE

Phase
PERMIT SET

Date Set Issued
12/21/2016

Sheet Issue Date
12/21/2016

FOURTH FLOOR FRAMING

PARCEL A
PARCEL A

S-105

FRAMING NOTES:

2. TOP PLATE CONNECTED TO STEEL BEAM W/ 5/8" DIA THROUGH BOLTS SPACED AT 16" O.C. STAGGERED EACH SIDE OF WEB.
3. 2X STEEL BEAM WEB BLOCKING SHOULD BE CONNECTED TO WEB WITH 5/8" DIA THROUGH BOLTS SPACED AT 24" O.C. STAGGERED W/ MIN 2" CLEARANCE FROM TIMBER EDGE.
8. SEE S-001 FOR ALL HEADER SIZES NOT SHOWN.
10. SINGLE PLY NAILERS @ EXTERIOR PORCHES MUST BE CONNECTED TO IN WALL BLOCKING, STUDS OR RIM JOIST FACE THROUGH SHEATHING W/ S.S. 4" SIMPSON STRONG-DRIVE SDWH SCREWS (SDWH27400SS) @ 8" O.C. (USE 5" FOR DBL. NAILER APPLICATION - SDWH27500SS). HDG. SDS SCREWS MATCHING LENGTHS ABOVE MAY BE USED IF FULLY PROTECTED FROM EXPOSURE.
11. INTERIOR NAILERS CONNECTED DIRECTLY TO STUDS IN WALL FOR MUST BE CONNECTED TO WALL FACES W/ MIN. (2) SIMPSON SDS25312 (0.25"X3.25") WOOD SCREWS PER STUD CROSSING.
12. ALL LVL's AND PSL's SHALL BE MIN. 2.0E, 2900FB U.N.O.
14. STUDS IN WALL ABOVE SHOULD ALIGN W/ STUDS IN WALL BELOW W/ FLOOR TO FLOOR STUD CONNECTIVITY PROVIDED W/ MSTA36 STRAPS or 44" LONG CUT LENGTH OF CS16 COIL STRAP @ 32" O.C.
15. ALL BEARING STUD PACKS FROM ABOVE MUST HAVE SOLID BLOCKING WITHIN TRUSS VOID AND STRAPPED ACROSS FLOOR VOID TO STUD PACK MATCHING THE SAME SIZE CONTINUED TO BELOW W/ (2) MSTA36 STRAPS or (1) MSTC40 STRAP.
16. KING STUDS EACH SIDE OF R.O.'s ABOVE MUST BE STRAPPED TO STUDS or BLOCKING IN WALL BELOW W/ (2) MSTA36 STRAPS OR (1) MSTC40 STRAP.
17. FLOOR TO FLOOR FLAT STRAPS LISTED ABOVE ARE BASED ON A CENTERED STRAP ACROSS A 16" DEEP FLOOR TRUSS VOID CROSSING. THE USE LONGER STRAPS AS NEC. TO ACHIEVE THE MINIMUM NUMBER OF FASTENERS LISTED ON THE PLANS IF DEEPER TRUSS SYSTEM IS USED. EXAMPLE: 20" TRUSSES REQUIRE MSTA49 STRAPS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL STRAPPING IS CONTINUOUS THROUGH THE STRUCTURE TO THE FOUNDATION.
12. ALL GLU-LAM BEAMS ARE MINIMUM 24F AND 1.8E

FLOOR CONNECTORS AND FASTENERS:

1. ALL COMPONENTS AND FASTENERS SHALL BE SIMPSON STRONG TIE OR EQUIVALENT PRE-APPROVED BY EOR.
2. INSTALLATION OF EACH COMPONENT SHALL COMPLY WITH THE MFGR RECOMMENDATIONS. DO NOT MODIFY ANY COMPONENT.
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4. COMPONENTS NOTED "MAX" SHALL USE THE MFGR. MAXIMUM FASTENING QUANTITY & SIZE. "MAX" NAILING REQUIRES ALL TRIANGULAR HOLES IN EACH COMPONENT BE FILLED IN ADDITION TO THE ROUND, OBROUND, AND HEXAGONAL HOLES THAT MUST ALWAYS BE FILLED U.N.O.
5. ALL EXPOSED SIMPSON HANGERS, STRAPS AND FASTENERS MUST BE STAINLESS STEEL (TYPE 316L UNLESS PRE-APPROVED BY EOR). USE STAINLESS STEEL NAILS WITH STAINLESS STEEL HANGERS AND STRAPS.
6. ALL EXPOSED BOLTS, ALL-THREAD RODS, AND CORRESPONDING WASHERS, NUTS, AND COUPLERS SHALL BE MIN. TYPE 304 STAINLESS STEEL. HOT DIP GALVANIZED MAY BE USED ONLY IF FULLY PROTECTED.
7. CONNECT FLOOR JOISTS TO GIRDERS, NAILERS AND LEDGERS @ E.E. W/ A LUS210 USING 10d COMMONS.
8. CONNECT FLOOR JOIST TO STEEL BEAM BEARING W/ SIMPSON LB212AZ @ E.E.
9. CONNECT 2 & 3 PLY JOISTS TO FACE OF SUPPORTS W/ LUS210-2 & LUS210-3 RESPECTIVELY, USING 16d COMMONS U.N.O.
10. GIRDER PLY'S (UP TO 3-PLY'S) MUST BE CONNECTED ONE TO ANOTHER WITH (3) ROWS OF 10D (0.128"X3") NAILS AT 12" O.C. - MAY BE REDUCED TO (2) ROWS IF USING 16D NAILS.
11. FLOOR TO FLOOR MSTA36, CS16, & MSTC STRAPPING SHALL BE ZMAX or GALV. AND BE CONNECTED USING 10d COMMONS. WHEN NAILING OVER OSB/PLYWOOD SHEATHING, A MINIMUM 2.5" LONG NAIL MUST BE USED. A MINIMUM OF (6) 10d NAILS MUST BE FASTENED TO BOTH STUD ABOVE AND STUD BELOW FLOOR VOID CROSSING.
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ROOF FRAMING NOTES:

1. NAILERS MUST BE CONNECTED TO WALL FACES W/ MIN. (2) SIMPSON SDS25312 (0.25"x3.25") WOOD SCREWS PER STUD CROSSING.
2. WHEN MULTIPLE CONNECTORS ARE USED, THEY MUST BE INSTALLED SO FASTENER LOCATIONS DO NOT OVERLAP.
3. ALL LVL'S AND PSL'S SHALL BE MIN. 2.0E, 2900FB U.N.O.
4. CONNECT GLUE LVL PLYS & SCREW W/ 3 ROWS OF SIMPSON SDW SCREWS @ 12" O.C. U.N.O.
5. RAFTER TAILS ARE NOT SPECIFICALLY SHOWN, SEE ARCHITECTURAL PLANS FOR SIZE AND SPACING.
6. SEE ARCHITECTURAL PLANS FOR RAFTER TAIL CUT AND SPECIFICATIONS.
7. RAFTER TAILS SHALL BE SCABBED ON TO ADJACENT RAFTERS OR TRUSSES W/10D COMMON NAILS @ 4" O.C. AND SHALL EXTEND BACK INTO ROOF SYSTEM AT A MINIMUM OF 2:1 INTERIOR EXTENSION LENGTH TO OVERHANG RATIO.
8. ALL EXPOSED RAFTERS AND RAFTER TAILS MUST BE PRESSURE TREATED.

ROOF CONNECTORS AND FASTENERS:

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5. ALL EXPOSED SIMPSON HANGERS, STRAPS AND FASTENERS MUST BE STAINLESS STEEL (TYPE 316L UNLESS PRE-APPROVED BY EOR). USE STAINLESS STEEL NAILS WITH STAINLESS STEEL HANGERS AND STRAPS.
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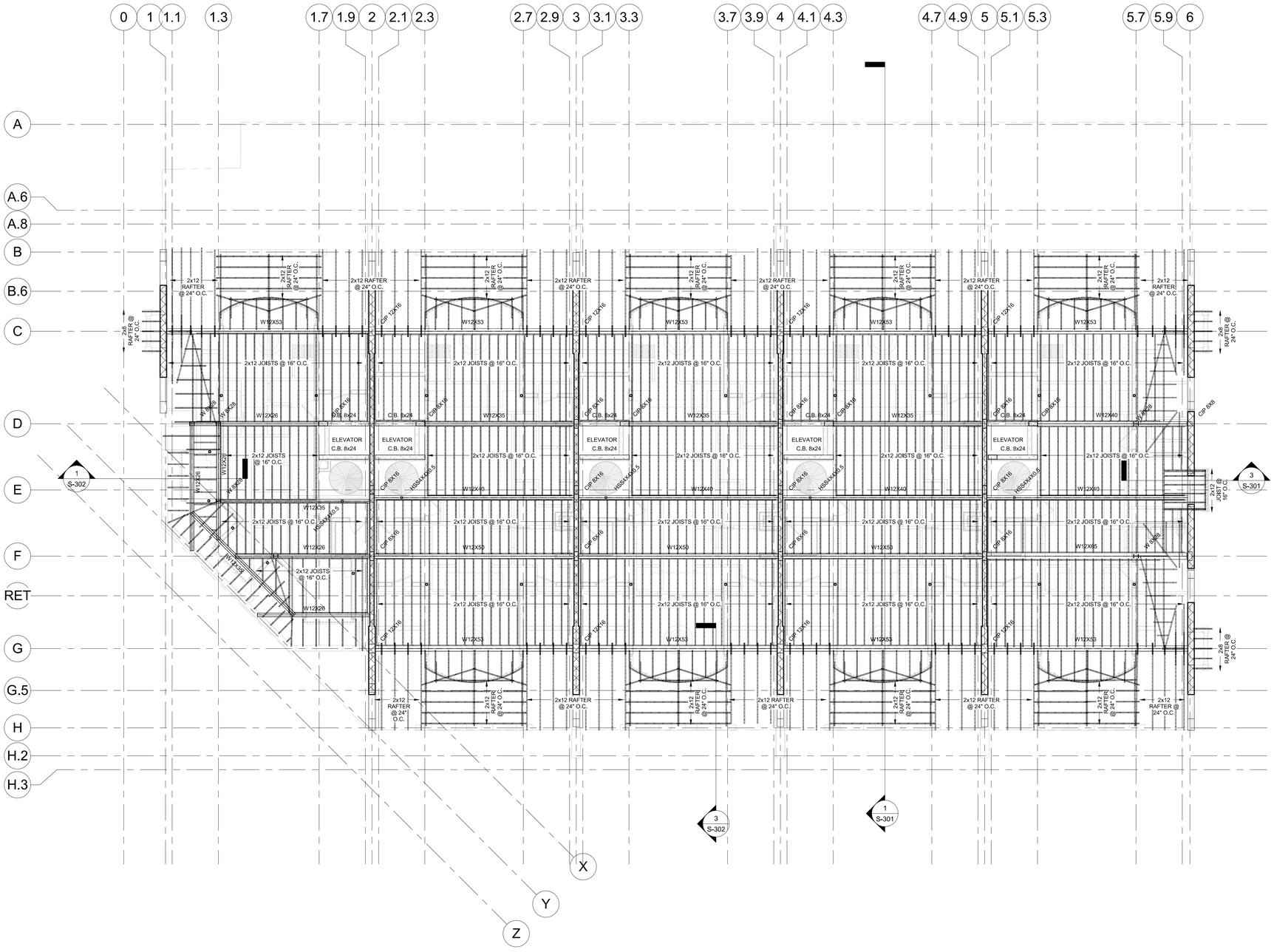
7. PORCH GIRDER PLY'S (UP TO 3-PLY'S) MUST BE CONNECTED ONE TO ANOTHER WITH (3) ROWS OF 10D (0.128"X3") NAILS AT 12" O.C. - MAY BE REDUCED TO (2) ROWS IF USING 16D NAILS.
8. MSTA & HTS STRAPPING ON EXTERIOR OF STRUCTURE SHALL BE GALV. AND BE CONNECTED USING 10d COMMONS. WHEN NAILING OVER OSB/PLYWOOD SHEATHING, A MINIMUM 2.5" LONG NAIL MUST BE USED.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE STRAPPING IS CONTINUOUS THROUGH THE STRUCTURE TO THE FOUNDATION.
10. SPECIFIED CONNECTIONS MAY NOT BE SUBSTITUTED WITHOUT THE ENGINEER'S WRITTEN APPROVAL PRIOR TO INSTALLATION.
11. SOME STRAPPING MAY REQUIRE INSTALLATION PRIOR TO SHEATHING THE ROOF. THE CONSTRUCTION PROCESS SHALL ACCOMMODATE THIS NEED.
12. CONTRACTOR MUST TAKE PICTURES OF ALL ROOF DECK ATTACHMENTS AND SECONDARY WATER RESISTANCE (SWR) PER THE UNIFORM MITIGATION VERIFICATION INSPECTION FORM REQUIREMENTS. FAILURE TO DO THIS MAY REQUIRE REMOVAL OF SECTIONS OF ROOF COVERING AT THE CONTRACTORS EXPENSE FOR VERIFICATION AFTER PROJECT COMPLETION FOR INSURANCE PURPOSES.



1 5th Floor Framing Plan
1/8" = 1'-0"

WALL FRAMING NOTES @ ROOF LEVEL:

1. CONNECT DBL. T/PLATE TO STUDS IN EXTERIOR WALLS BELOW W/ EITHER SP2, SP6 or TSP @ 32" O.C.
2. AT ROUGH OPENINGS CONNECT KING STUDS TO T/PLATE W/ (2) SP6 STRAPS & STRAP FROM KINGS DIAG. ACROSS HDR. TO T/PLATE W/ MSTA36 STRAPS @ E.E.
3. HEADER FUR-DOWNS AND WINDOW SILL PLATES FOR R.O.'S OVER 6'-0" MUST BE DOUBLED AND BE AFFIXED TO KING STUDS @ ENDS WITH A35 ANGLES. PLATES FOR OPENINGS >8'-0" SHALL BE SPECIFIED BY THE EOR PRIOR TO FRAMING.
4. R.O. SEPARATION MULLS SHALL BE MIN. 2-2x6 FOR OPENINGS LESS THAN 36" EACH SIDE. ALL SEPARATING MULLS FOR R.O.'s OVER 36" ON EITHER SIDE SHALL BE SPECIFIED BY THE EOR PRIOR TO FRAMING.
5. SP2 2X6 STUD FRAMING @ 16" O.C. IN EXTERIOR SHALL NOT EXCEED 13'-4" WITHOUT LATERAL BRACING. DOUBLED OR STUD SPACING @ 12" O.C. SHALL NOT EXCEED 15'-6" WITHOUT SITE SPECIFIC DESIGN.

6. SEE S-001 FOR WALL SHEATHING AND CONNECTION REQ

Terry L. Anderson, P.E.
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PARCEL A
A NEW MIXED-USE BUILDING
Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

#	REF	DATE

Phase
PERMIT SET

Date Set Issued
12/21/2016

Sheet Issue Date
12/21/2016

FIFTH FLOOR FRAMING

PARCEL A
PARCEL A

S-106

ANDERSON ENGINEERS, P.A.
78 Ricker Avenue · Santa Rosa Beach, Florida
Certificate of Authorization: # 25932
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FRAMING NOTES:

2. TOP PLATE CONNECTED TO STEEL BEAM W/ 5/8" DIA THROUGH BOLTS SPACED AT 16" O.C. STAGGERED EACH SIDE OF WEB.

3. 2X STEEL BEAM WEB BLOCKING SHOULD BE CONNECTED TO WEB WITH 5/8" DIA THROUGH BOLTS SPACED AT 24" O.C. STAGGERED W/ MIN 2" CLEARANCE FROM TIMBER EDGE.

8. SEE S-001 FOR ALL HEADER SIZES NOT SHOWN.

10. SINGLE PLY NAILERS @ EXTERIOR PORCHES MUST BE CONNECTED TO IN WALL BLOCKING, STUDS OR RIM JOIST FACE THROUGH SHEATHING W/ S.S. 4" SIMPSON STRONG-DRIVE SDWH SCREWS (SDWH27400SS) @ 8" O.C. (USE 5" FOR DBL. NAILER APPLICATION - SDWH27500SS). HDG. SDS SCREWS MATCHING LENGTHS ABOVE MAY BE USED IF FULLY PROTECTED FROM EXPOSURE.

11. INTERIOR NAILERS CONNECTED DIRECTLY TO STUDS IN WALL FOR MUST BE CONNECTED TO WALL FACES W/ MIN. (2) SIMPSON SDS25312 (0.25"X3.25") WOOD SCREWS PER STUD CROSSING.

12. ALL LVL's AND PSL's SHALL BE MIN. 2.0E, 2900FB U.N.O.

14. STUDS IN WALL ABOVE SHOULD ALIGN W/ STUDS IN WALL BELOW W/ FLOOR TO FLOOR STUD CONNECTIVITY PROVIDED W/ MSTA36 STRAPS or 44" LONG CUT LENGTH OF CS16 COIL STRAP @ 32" O.C.

15. ALL BEARING STUD PACKS FROM ABOVE MUST HAVE SOLID BLOCKING WITHIN TRUSS VOID AND STRAPPED ACROSS FLOOR VOID TO STUD PACK MATCHING THE SAME SIZE CONTINUED TO BELOW W/ (2) MSTA36 STRAPS or (1) MSTC40 STRAP.

16. KING STUDS EACH SIDE OF R.O.'s ABOVE MUST BE STRAPPED TO STUDS or BLOCKING IN WALL BELOW W/ (2) MSTA36 STRAPS OR (1) MSTC40 STRAP.

17. FLOOR TO FLOOR FLAT STRAPS LISTED ABOVE ARE BASED ON A CENTERED STRAP ACROSS A 16" DEEP FLOOR TRUSS VOID CROSSING. THE USE LONGER STRAPS AS NEC. TO ACHIEVE THE MINIMUM NUMBER OF FASTENERS LISTED ON THE PLANS IF DEEPER TRUSS SYSTEM IS USED. EXAMPLE: 20" TRUSSES REQUIRE MSTA49 STRAPS.

18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL STRAPPING IS CONTINUOUS THROUGH THE STRUCTURE TO THE FOUNDATION.

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3. ALL LVL'S AND PSL'S SHALL BE MIN. 2.0E, 2900FB U.N.O.

4. CONNECT GLUE LVL PLYS & SCREW W/ 3 ROWS OF SIMPSON SDW SCREWS @ 12" O.C. U.N.O.

5. RAFTER TAILS ARE NOT SPECIFICALLY SHOWN, SEE ARCHITECTURAL PLANS FOR SIZE AND SPACING.

6. SEE ARCHITECTURAL PLANS FOR RAFTER TAIL CUT AND SPECIFICATIONS.

7. RAFTER TAILS SHALL BE SCABBED ON TO ADJACENT RAFTERS OR TRUSSES W/10D COMMON NAILS @ 4" O.C. AND SHALL EXTEND BACK INTO ROOF SYSTEM AT A MINIMUM OF 2:1 INTERIOR EXTENSION LENGTH TO OVERHANG RATIO.

8. ALL EXPOSED RAFTERS AND RAFTER TAILS MUST BE PRESSURE TREATED.

ROOF CONNECTORS AND FASTENERS:

1. ALL COMPONENTS AND FASTENERS SHALL BE SIMPSON STRONG TIE OR EQUIVALENT PRE-APPROVED BY EOR.

2. INSTALLATION OF EACH COMPONENT SHALL COMPLY WITH THE MFGR RECOMMENDATIONS. DO NOT MODIFY ANY COMPONENT.

3. ALL FASTENERS FOR EACH COMPONENT SHALL COMPLY WITH THE MFGR MINIMUM FASTENING REQUIREMENTS UNLESS SPECIFIED OTHERWISE ON THE PLANS. ALL ROUND, OBROUND AND HEXAGONAL HOLES IN EACH COMPONENT MUST BE FILLED WITH THE APPROPRIATE FASTENER. U.N.O. ALL NAILS SPECIFIED ARE COMMON NAILS.

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5. ALL EXPOSED SIMPSON HANGERS, STRAPS AND FASTENERS MUST BE STAINLESS STEEL (TYPE 316L UNLESS PRE-APPROVED BY EOR). USE STAINLESS STEEL NAILS WITH STAINLESS STEEL HANGERS AND STRAPS.

6. ALL EXPOSED BOLTS, ALL-THREAD RODS, AND CORRESPONDING WASHERS, NUTS, AND COUPLERS SHALL BE MIN. TYPE 304 STAINLESS STEEL. HOT DIP GALVANIZED MAY BE USED ONLY IF FULLY PROTECTED.

7. PORCH GIRDER PLY'S (UP TO 3-PLY'S) MUST BE CONNECTED ONE TO ANOTHER WITH (3) ROWS OF 10D (0.128"X3") NAILS AT 12" O.C. - MAY BE REDUCED TO (2) ROWS IF USING 16D NAILS.

8. MSTA & HTS STRAPPING ON EXTERIOR OF STRUCTURE SHALL BE GALV, AND BE CONNECTED USING 10d COMMONS. WHEN NAILING OVER OSB/PLYWOOD SHEATHING, A MINIMUM 2.5" LONG NAIL MUST BE USED.

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE STRAPPING IS CONTINUOUS THROUGH THE STRUCTURE TO THE FOUNDATION.

10. SPECIFIED CONNECTIONS MAY NOT BE SUBSTITUTED WITHOUT THE ENGINEER'S WRITTEN APPROVAL PRIOR TO INSTALLATION.

11. SOME STRAPPING MAY REQUIRE INSTALLATION PRIOR TO SHEATHING THE ROOF. THE CONSTRUCTION PROCESS SHALL ACCOMMODATE THIS NEED.

12. CONTRACTOR MUST TAKE PICTURES OF ALL ROOF DECK ATTACHMENTS AND SECONDARY WATER RESISTANCE (SWR) PER THE UNIFORM MITIGATION VERIFICATION INSPECTION FORM REQUIREMENTS. FAILURE TO DO THIS MAY REQUIRE REMOVAL OF SECTIONS OF ROOF COVERING AT THE CONTRACTORS EXPENSE FOR VERIFICATION AFTER PROJECT COMPLETION FOR INSURANCE PURPOSES.

WALL FRAMING NOTES @ ROOF LEVEL:

1. CONNECT DBL. T/PLATE TO STUDS IN EXTERIOR WALLS BELOW W/ EITHER SP2, SP6 or TSP @ 32" O.C.

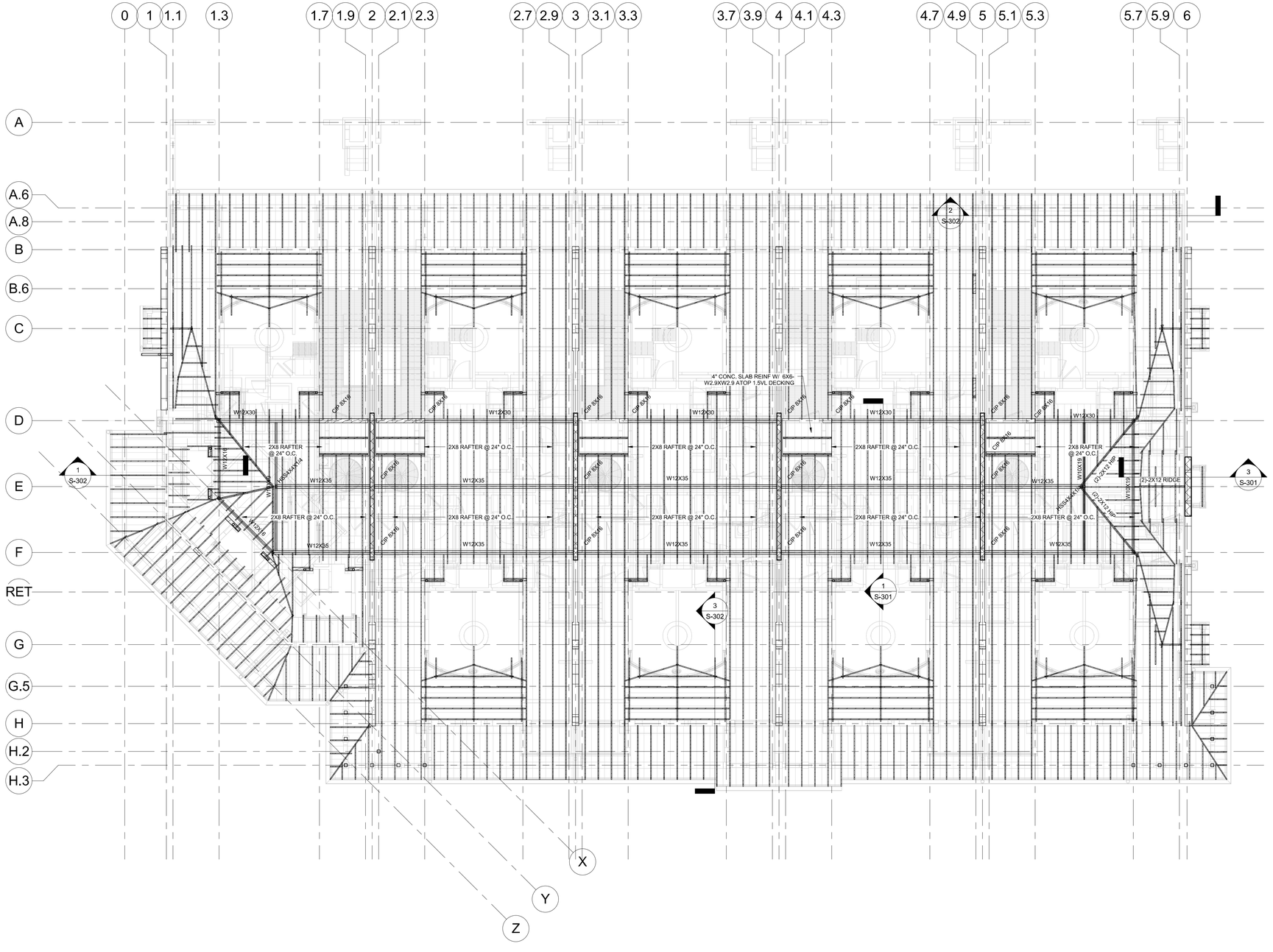
2. AT ROUGH OPENINGS CONNECT KING STUDS TO T/PLATE W/ (2) SP6 STRAPS & STRAP FROM KINGS DIAG. ACROSS HDR. TO T/PLATE W/ MSTA36 STRAPS @ E.E.

3. HEADER FUR-DOWNS AND WINDOW SILL PLATES FOR R.O.'S OVER 6'-0" MUST BE DOUBLED AND BE AFFIXED TO KING STUDS @ ENDS WITH A35 ANGLES. PLATES FOR OPENINGS >8'-0" SHALL BE SPECIFIED BY THE EOR PRIOR TO FRAMING.

4. R.O. SEPARATION MULLS SHALL BE MIN. 2-2x6 FOR OPENINGS LESS THAN 36" EACH SIDE. ALL SEPARATING MULLS FOR R.O.'s OVER 36" ON EITHER SIDE SHALL BE SPECIFIED BY THE EOR PRIOR TO FRAMING.

5. SP2 2X6 STUD FRAMING @ 16" O.C. IN EXTERIOR SHALL NOT EXCEED 13'-4" WITHOUT LATERAL BRACING. DOUBLED OR STUD SPACING @ 12" O.C. SHALL NOT EXCEED 15'-6" WITHOUT SITE SPECIFIC DESIGN.

6. SEE S-001 FOR WALL SHEATHING AND CONNECTION REQ



1 Roof Framing
1/8" = 1'-0"

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PARCEL A
A NEW MIXED-USE BUILDING

Parcel A, Phase 4
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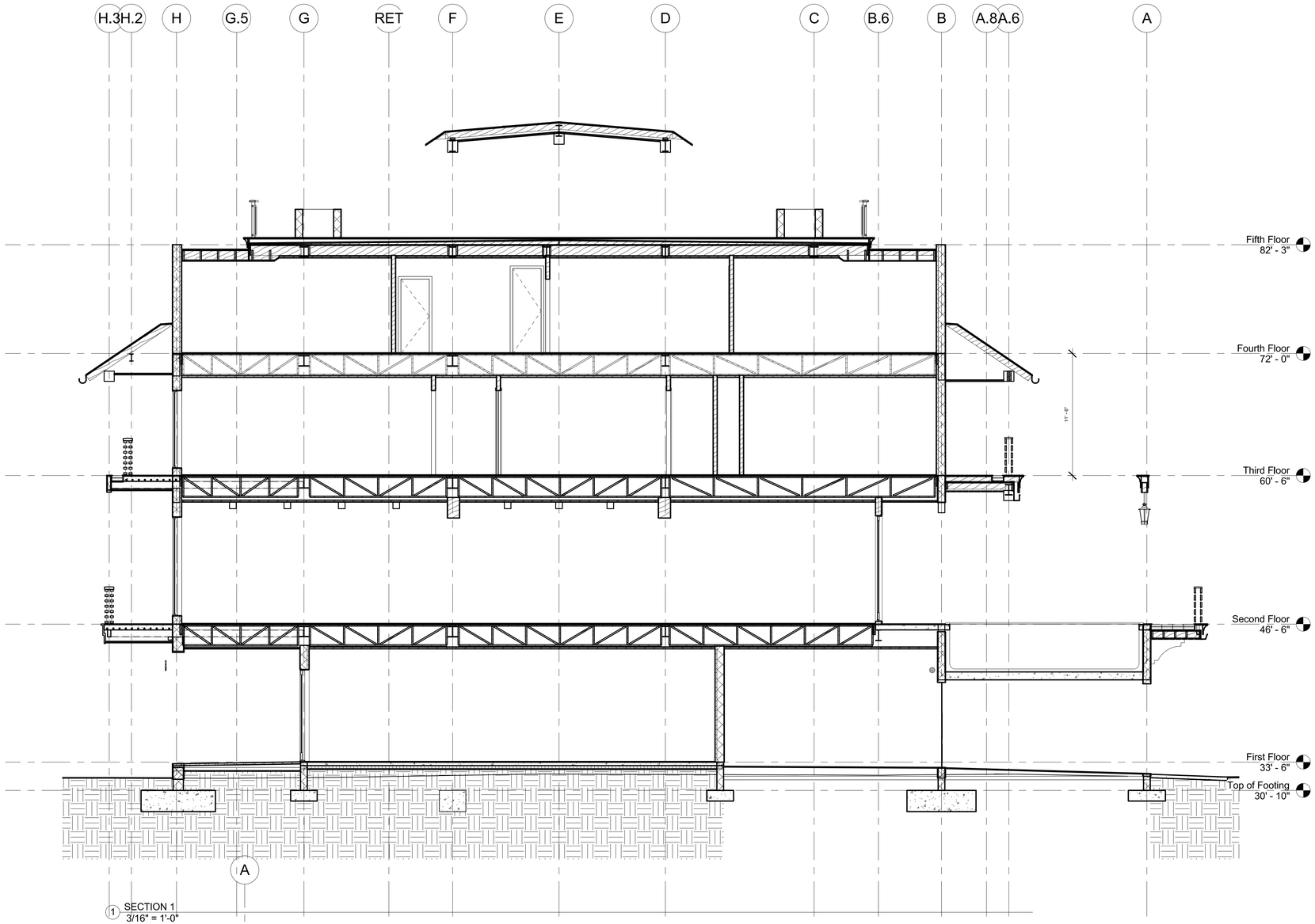
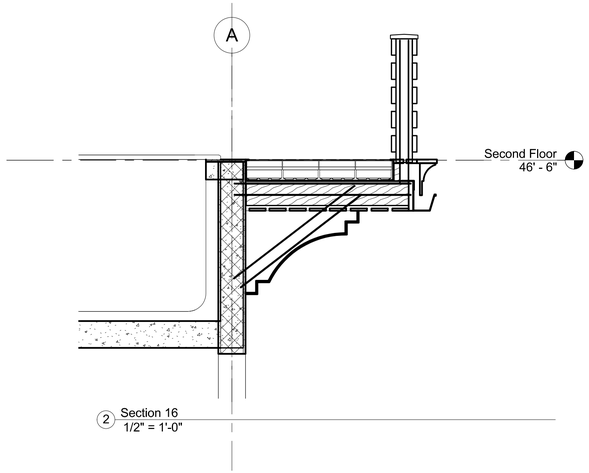
ROOF FRAMING

PARCEL A
PARCEL A

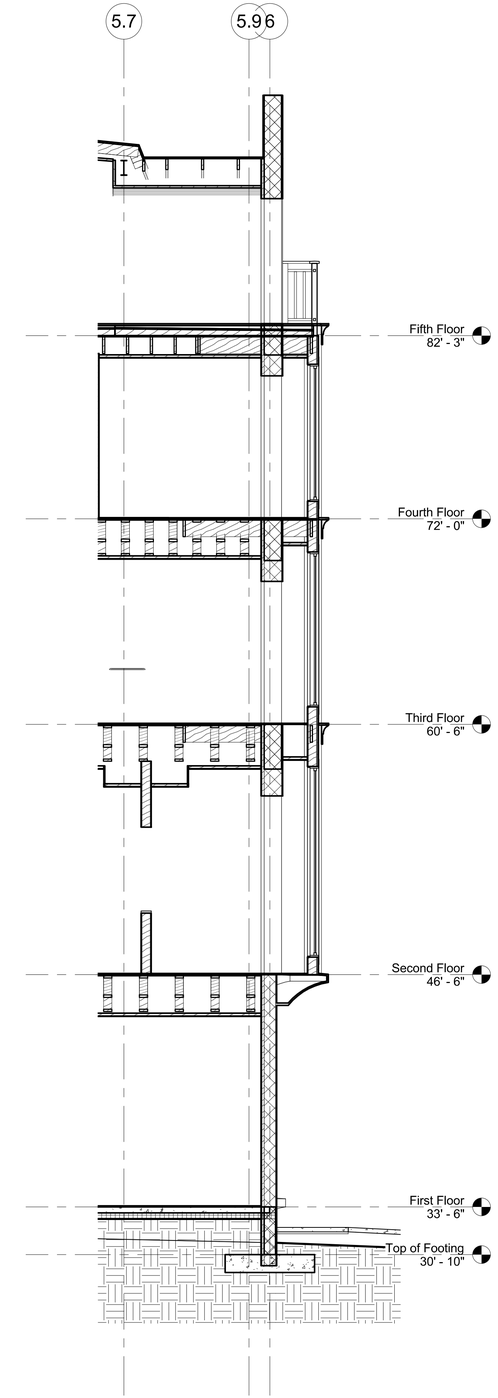
S-107



1 SECTION 1
3/16" = 1'-0"



2 Section 16
1/2" = 1'-0"



3 Section 17
1/4" = 1'-0"

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BUILDING SECTIONS

PARCEL A
PARCEL A

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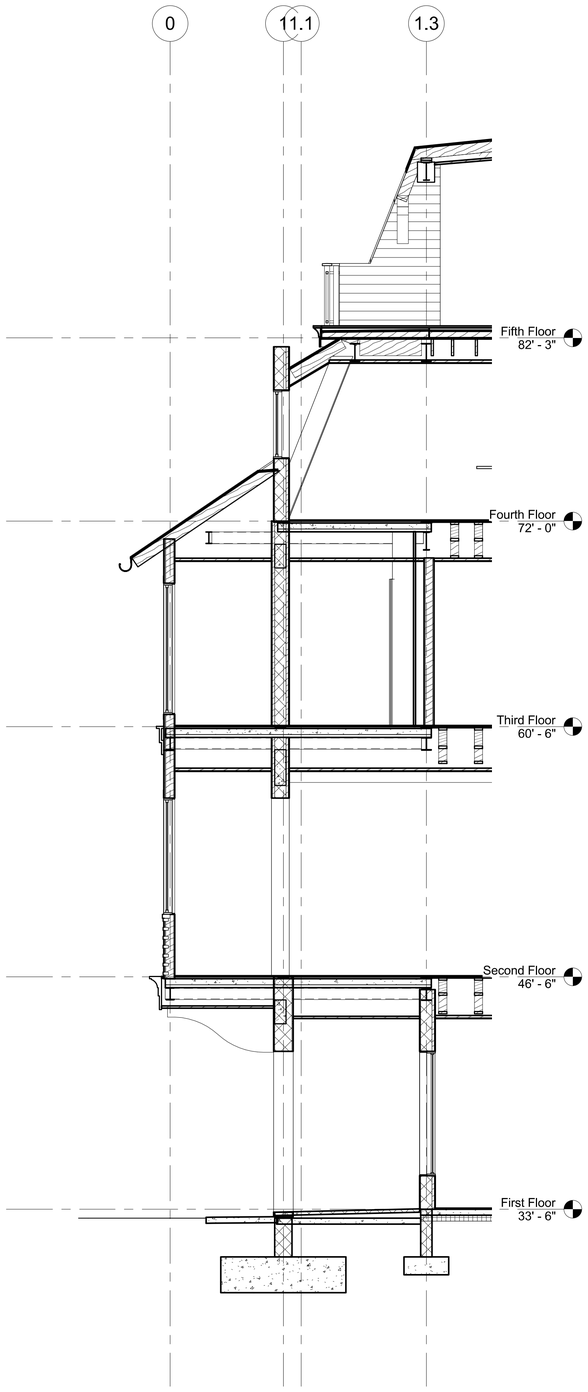
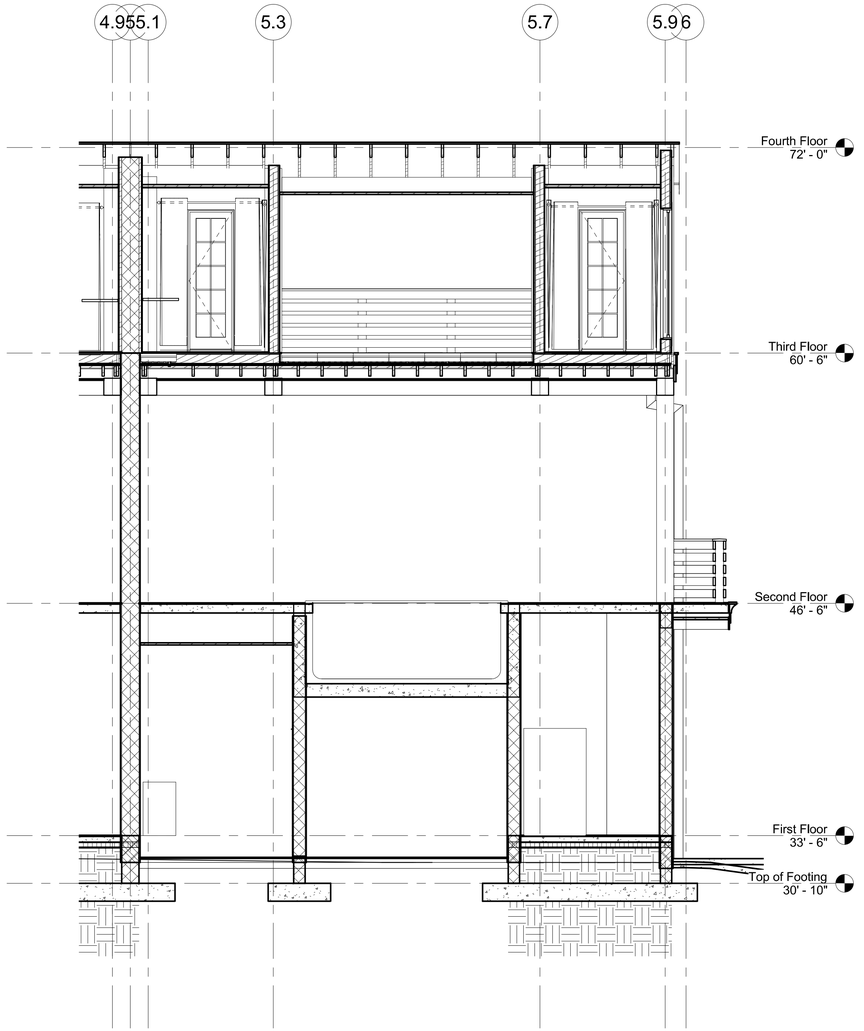
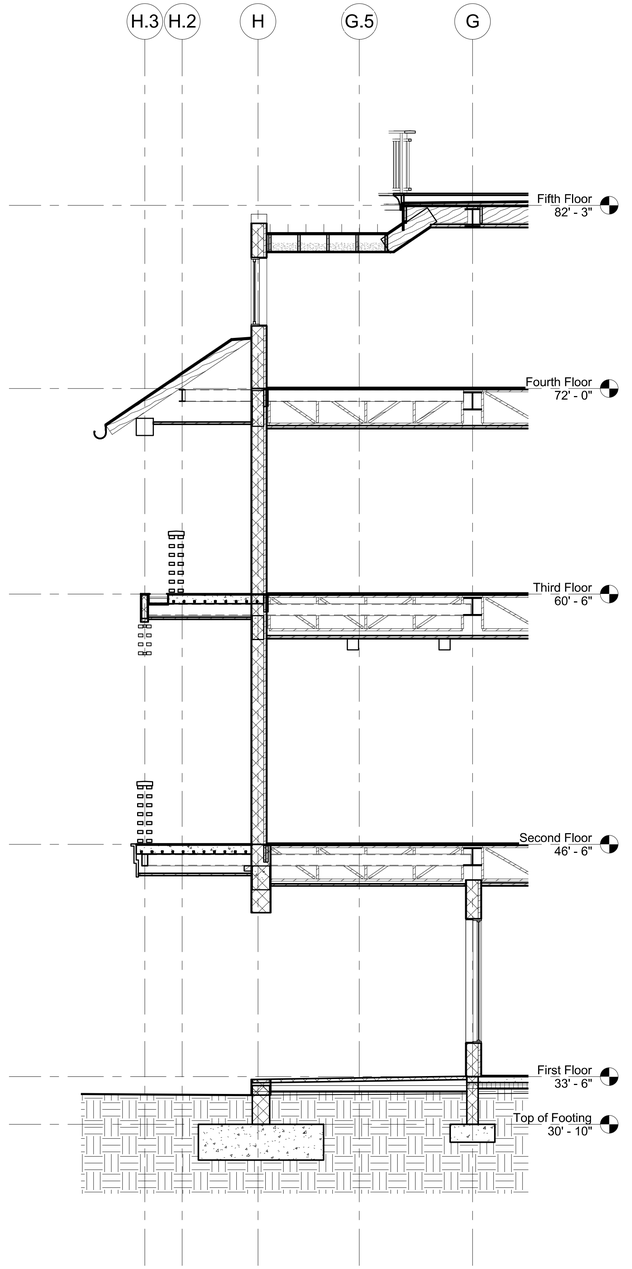


1 Section 14
1/4" = 1'-0"



2 SECTION 2
1/4" = 1'-0"



3 Section 15
1/4" = 1'-0"

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A NEW MIXED-USE BUILDING

PARCEL A

Parcel A, Phase 4
Rosemary Beach, Florida

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BUILDING SECTIONS

PARCEL A
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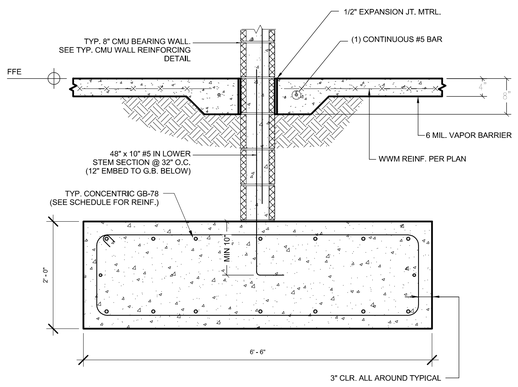
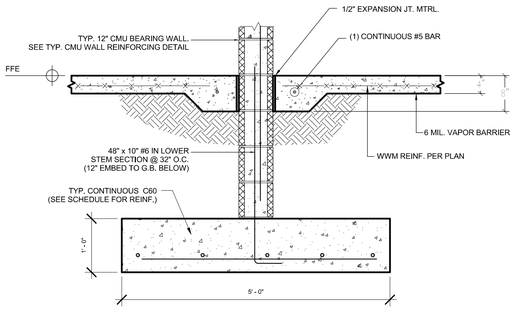
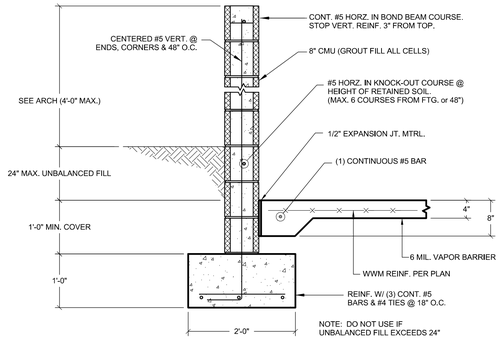


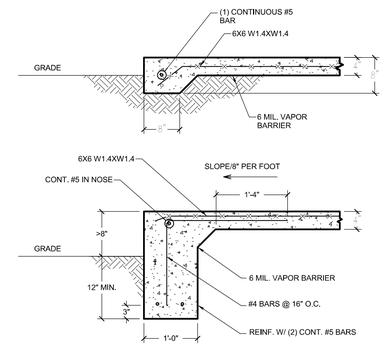
1 TYPICAL GRADE BEAM 1
3/4" = 1'-0"



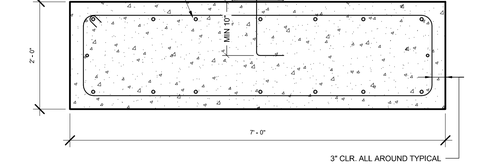
2 TYPICAL CONTINUOUS FTG
3/4" = 1'-0"



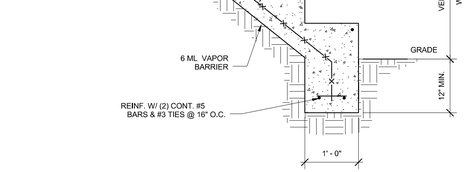
3 4 FT RETAINING WALL
3/4" = 1'-0"



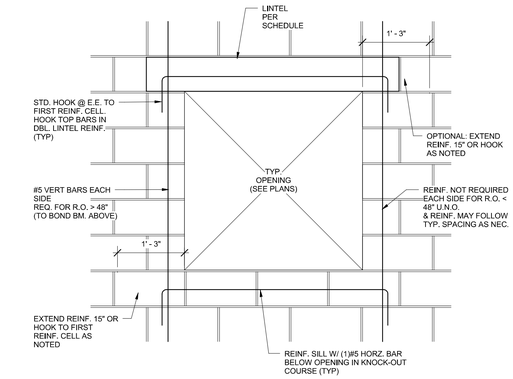
4 TYP SLAB PERIMETER HAUNCH REINF
3/4" = 1'-0"



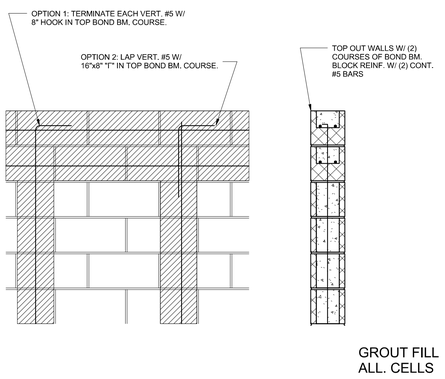
5 TYPICAL GRADE BEAM PERIMETER
3/4" = 1'-0"



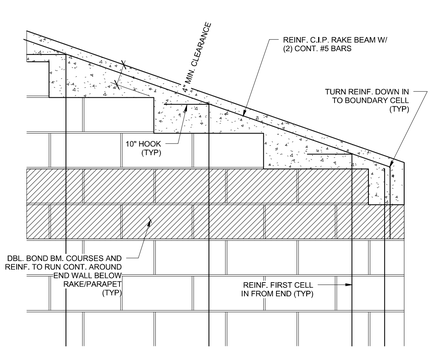
6 TYP. S.O.G. STEPS
3/4" = 1'-0"



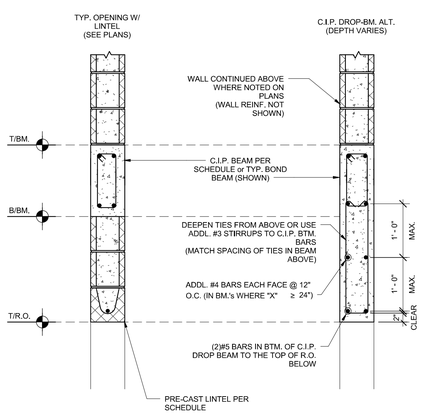
7 TYP.CMU WALL OPENING REINF.
3/4" = 1'-0"



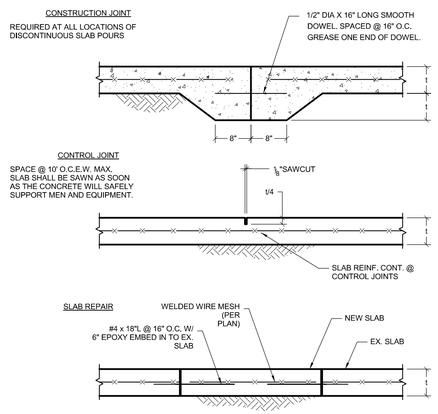
8 TYP. CMU WALL TOP OUT REINF.
3/4" = 1'-0"



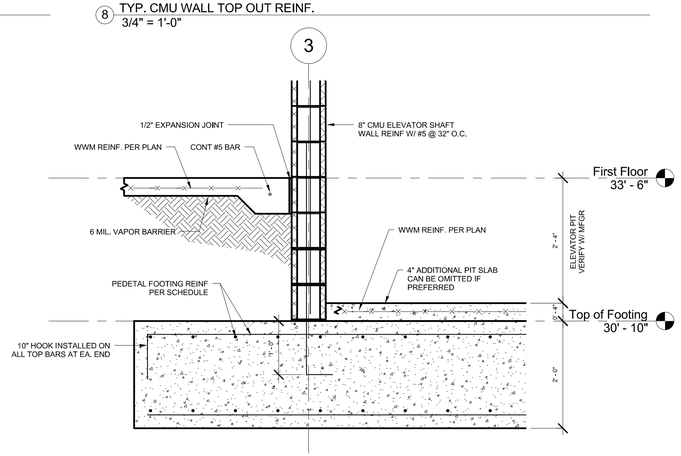
9 C.I.P. RAKE BM.ATOP CMU END WALL
3/4" = 1'-0"



10 C.I.P.DROP BEAM ABOVE OPENING.
3/4" = 1'-0"



11 SLAB FINISHING
3/4" = 1'-0"



12 ELEVATOR PIT SECTION
3/4" = 1'-0"

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A NEW MIXED-USE BUILDING
PARCEL A
Parcel A, Phase 4
Rosemary Beach, Florida

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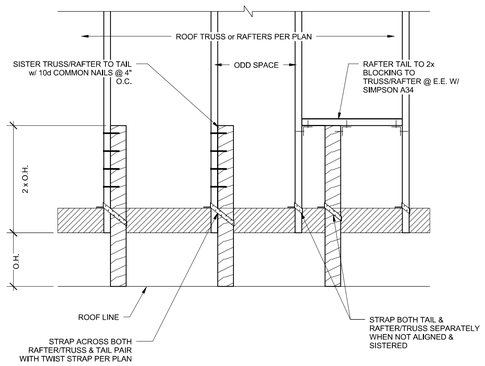
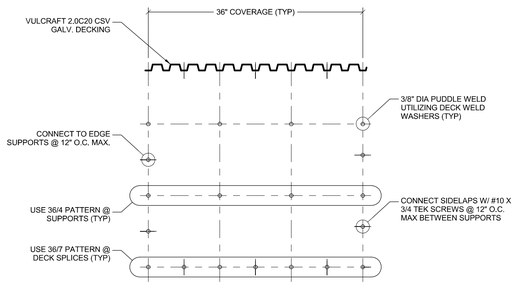
PARCEL A
PARCEL A

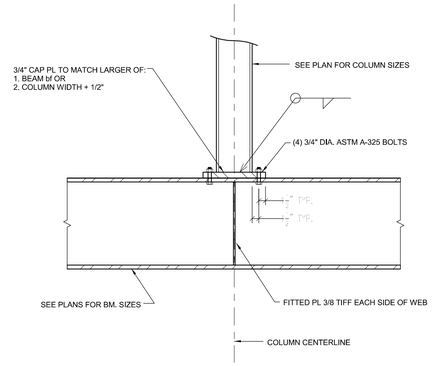
S-501



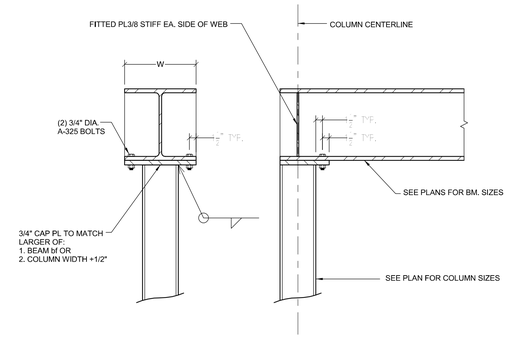
1 TYP. RAFTER TAIL APPLICATION DETAIL
3/4" = 1'-0"



2 TYP ROOF DECK INSTALLATION
1" = 1'-0"



3 TYP COLUMN TO BM CONNECTION
3/4" = 1'-0"



4 TYP BOLTED BM SHEAR BEARING
3/4" = 1'-0"

5 BM. BEARING OVER CANTILEVER
3/4" = 1'-0"

6 TYP BOLTED BM SHEAR CONNECTION
3/4" = 1'-0"

7 TYP DBL BOLTED BM CONNECTION
3/4" = 1'-0"

8 TRUSS LEDGER DETAIL
1 1/2" = 1'-0"

9 JOIST LEDGER DETAIL
1 1/2" = 1'-0"

10 HSS COLUMN BASE PLATES
1" = 1'-0"

11 BM WEB BLOCKING DETAIL
1" = 1'-0"

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PARCEL A
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Parcel A, Phase 4
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PARCEL A

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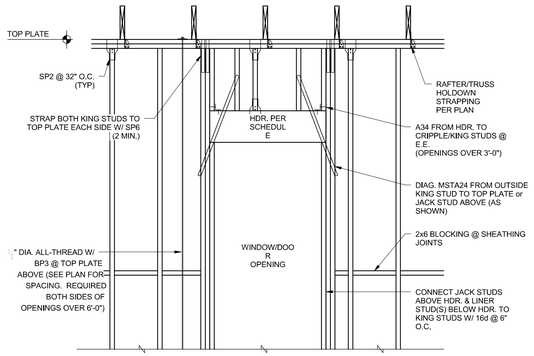
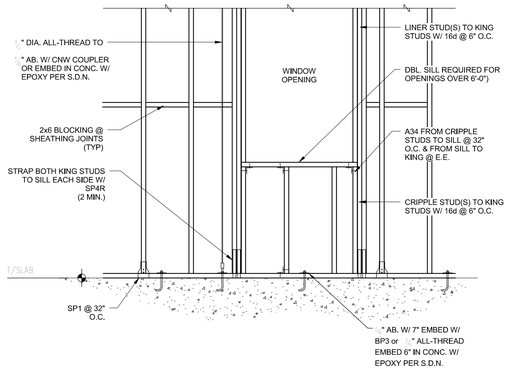
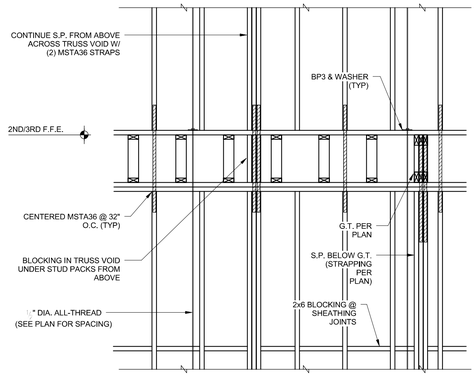
S-502



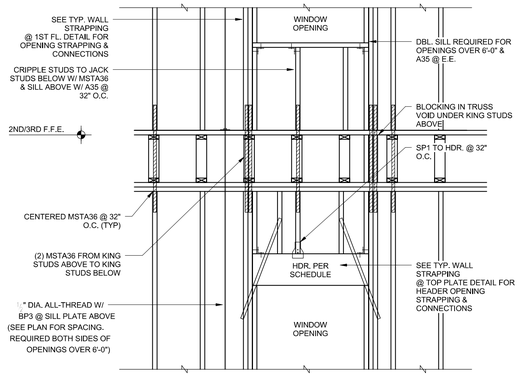
1 TYP. WALL STRAPPING @ TOP PLATE
1/2" = 1'-0"



2 TYP WALL STRAPPING @ 1ST FLR.
1/2" = 1'-0"



3 TYP. MULTI-STORY WALL STRAPPING
1/2" = 1'-0"



4 TYP. MULTI-STORY OPENING STRAPPING
1/2" = 1'-0"

5 VERTICAL SHEATHING NAIL PATTERN
1/2" = 1'-0"

6 HORIZONTAL SHEATHING NAIL PATTERN
1/2" = 1'-0"

7 STEEL CONNECTION 16.3K
1 1/2" = 1'-0"

8 STEEL TO BOND BEAM CONNECTION
1" = 1'-0"

2ND FLOOR BEAM SCHEDULE

BEAM LABEL	SIZE WXD	TO P REINF	BOT REINF	MID REINF	SHEAR TIES	
					SIZE	SPACING
BM 2-1	12X16	(2)-#6	(2)-#6	–	#3	10@6 / R@10 / 10@6
BM 2-2	8X16	(2)-#6	(2)-#6	–	#3	10@6 / R@8 / 10@6
BM 2-3	8X16	(2)-#5	(2)-#5	–	#3	– / R@8 / –
BM 2-4	8X62.5	(2)-#6	(2)-#8	(6)-#5	#3	6@6 / R@8 / 6@6

3RD FLOOR BEAM SCHEDULE

BEAM LABEL	SIZE WXD	TO P REINF	BOT REINF	MID REINF	SHEAR TIES	
					SIZE	SPACING
BM 3-1	8X30	(2)-#5	(2)-#5	(2)-#5	#3	– / R@8 / –
BM 3-2	8X16	(2)-#6	(2)-#6	–	#3	– / R@6 / –
BM 3-3	8X42	(2)-#5	(2)-#5	(4)-#5	#3	– / R@10 / –
BM 3-4	8X24	(2)-#6	(2)-#8	(2)-#5	#3	6@6 / R@8 / 6@6

4TH FLOOR BEAM SCHEDULE

BEAM LABEL	SIZE WXD	TO P REINF	BOT REINF	MID REINF	SHEAR TIES	
					SIZE	SPACING
BM 4-1	8X30	(2)-#5	(2)-#5	(2)-#5	#3	– / R@8 / –
BM 4-2	8X24	(2)-#5	(2)-#5	(2)-#5	#3	– / R@8 / –
BM 4-3	12X24	(2)-#6	(4)-#6	(2)-#5	#3	– / R@10 / –

COLUMN REINF SCHEDULE

Column Label	Size	Vert Reinf	Ties	
C-1	8x8	(4) - #5		#3 @ 6" O.C.
C-2	8x16	(4) - #6		#3 @ 8" O.C.
C-3	12x12	(4) - #6		#3 @ 12" O.C.
C-4	12X16	(6) - #6		#3 @ 12" O.C.
C-5	12X24	(8) - #6		#3 @ 12" O.C.

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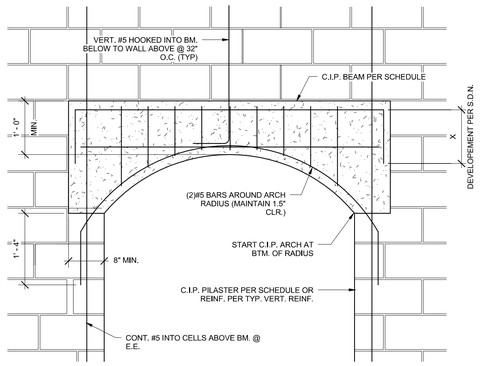
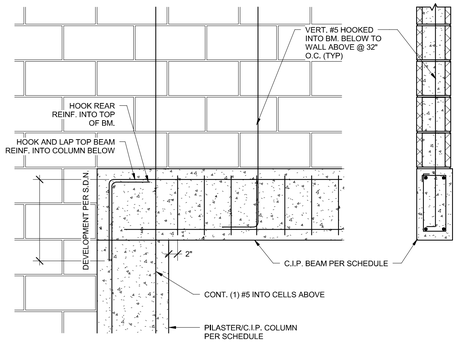
DETAILS

PARCEL A
PARCEL A

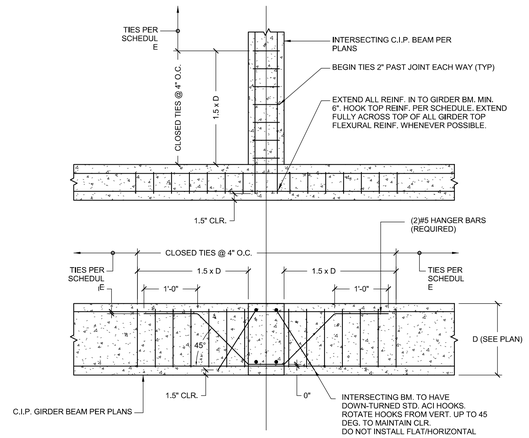
S-503



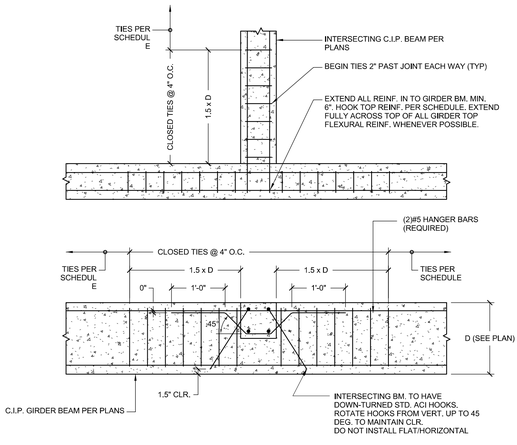
1 TYP. C.I.P. ARCHED BEAM REINF.
3/4" = 1'-0"



2 TYP. C.I.P. BEAM REINF. CONDITIONS
3/4" = 1'-0"



3 EQUAL DEPTH C.I.P. BEAM INTERSECTION
3/4" = 1'-0"



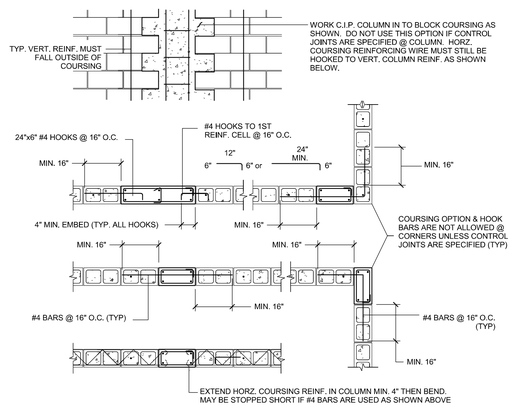
4 UNEQUAL SIZE BEAM INTERSECTION
3/4" = 1'-0"

5 C.I.P. COLUMN TO COLUMN CONNECTION
3/4" = 1'-0"

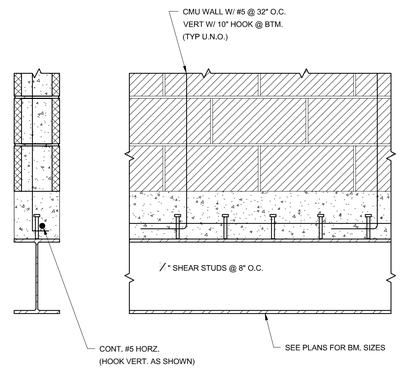
6 C.I.P. COLUMN TO BM. CONNECTION
3/4" = 1'-0"

7 CANTILEVERED C.I.P. BEAM TO COLUMN
3/4" = 1'-0"

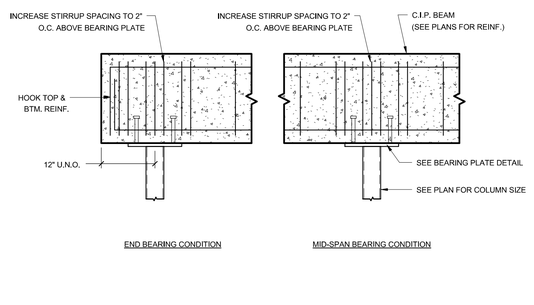
8 C.I.P. BEAM W/ CIRCULAR OPENING
3/4" = 1'-0"



9 C.I.P. COLUMN TO CMU CONNECTIONS
3/8" = 1'-0"



10 C.M.U WALL TO STEEL GIRDER BM.
1" = 1'-0"



11 HSS COLUMN TO C.I.P. BM. ABOVE
3/4" = 1'-0"

Terry L. Anderson, P.E.
Florida Reg. No. 33553

tim mcnamara | architect
po box 3172, telluride, colorado 81435
tim@tim-mcnamara.com
850-855-9940

PARCEL A
A NEW MIXED-USE BUILDING

Parcel A, Phase 4
Rosemary Beach, Florida

REVISION SCHEDULE

#	REF	DATE

Phase
PERMIT SET

Date Set Issued
12/21/2016

Sheet Issue Date
12/21/2016

DETAILS

PARCEL A
PARCEL A

ANDERSON ENGINEERS, P.A.
78 Ricker Avenue ◦ Santa Rosa Beach, Florida
Certificate of Authorization: # 25932
PHONE: (850) 231-4540 FAX: (850) 231-7980

S-504

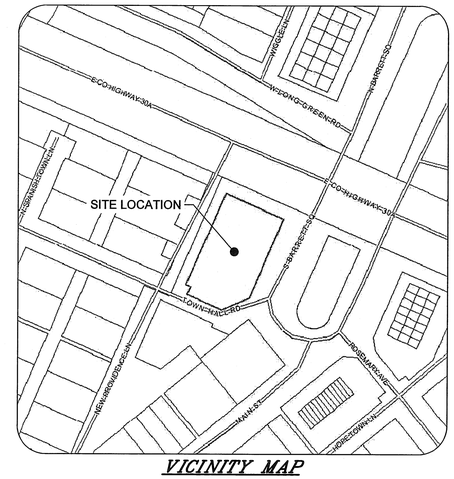
SITE CONSTRUCTION PLANS

ROSEMARY BEACH PARCEL A MIXED USE BUILDING

IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA

PREPARED FOR:

16 SOUTH BARRETT SQUARE, LLC
400 POYDRAS ST. STE 1480
NEW ORLEANS, LA 70130
PHONE: (504) 524-6789



VICINITY MAP
NOT TO SCALE

UTILITY COMPANIES

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

WATER:	FLORIDA COMMUNITY SERVICES INC. 4432 U.S. HIGHWAY 98 SANTA ROSA BEACH, FL 32459 PHONE: 850-231-5114
SEWER:	FLORIDA COMMUNITY SERVICES INC. 4432 U.S. HIGHWAY 98 SANTA ROSA BEACH, FL 32459 PHONE: 850-231-5114
TELEPHONE:	CENTURYLINK SOUTHERN OPERATIONS 650 DENTON BOULEVARD FT. WALTON BEACH, FL 32547 PHONE: 850-664-3751 800-488-2201
TV CABLE:	COX COMMUNICATIONS INC. 320 N.W. RACETRACK ROAD FT. WALTON BEACH, FL 32547 PHONE: 850-796-1269
ELECTRIC:	CHELCO 1350 WEST BALDWIN AVENUE DeFUNIAK SPRINGS, FL PHONE: 850-892-2111

PREPARED BY:
www.eca-fl.com
Emerald Coast Associates Inc.
Land Planning • Engineering • Surveying
Since 1979
CERTIFICATE OF AUTHORIZATION NUMBER 00008775
179 County Highway 393 South
Santa Rosa Beach, Florida 32459
PHONE: (850) 267-0473
FAX: (850) 267-0973
www.eca-fl.com

INDEX OF SHEETS

SHEET#	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SITE AND UTILITY PLAN
4	GRADING AND DRAINAGE
5	GENERAL DETAILS

REGIONAL UTILITIES DETAILS:

W-1	POTABLE WATER STANDARD DETAILS (1 OF 3)
W-2	POTABLE WATER STANDARD DETAILS (2 OF 3)
W-3	POTABLE WATER STANDARD DETAILS (3 OF 3)
S-1	SANITARY SEWER STANDARD DETAILS (1 OF 2)
S-2	SANITARY SEWER STANDARD DETAILS (2 OF 2)

DATE PREPARED:
FEBRUARY, 2015

6-11-15
DEAN A. F. BURGIS, REGISTERED P.E.
FLORIDA CERTIFICATE NO. 50705

NOTE: NOT RELEASED FOR CONSTRUCTION

J:\2014\14-23\14-234_ENG.dwg, 01-COVER SHEET, Sean Humphrey, 8:48 AM

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NOTICE:

TOPOGRAPHIC SURVEY WAS ADDED JULY, 2014 THE BOUNDARY SURVEY WAS JOB No. 05-07-12 ORDERED BY MIKE POUNDSTONE.

DESCRIPTION:

PARCEL A, ROSEMARY BEACH PHASE 4, A SUBDIVISION LOCATED IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 18 WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 18 AND 18A, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

NOTES:

1. NO UNDERGROUND INSTALLATIONS OF IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED ON SKETCH OF SURVEY.
2. THIS PARCEL IS LOCATED IN FLOOD ZONE X, NO MINIMUM FLOOR ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM F.E.M.A. MAP NUMBER 12131C0719 G, PANEL 719 OF 728, DATED SEPTEMBER 29, 2010, WALTON COUNTY, FLORIDA.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST R/W LINE OF NEW PROVIDENCE LANE (S 23°04'44" W) FROM PLAT.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY OWNER'S FILE NUMBER WS14-115, DATED JUNE 23, 2014 AT 8:00 A.M. NO FURTHER SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BRUNER-MONDOVEN LAND SURVEYING, INC. NO CERTIFICATION IS GIVEN THAT EASEMENTS, UNDERGROUND ENCROACHMENTS OR OTHER MATTERS OF RECORD DO NOT EXIST.
5. BLANKET EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 2391, PAGE 1084.
6. FLOOD ZONE OF PROPERTY HAS BEEN DERIVED BY SCALING IT'S POSITION.
7. IN SOME INSTANCES IT S NECESSARY TO EXAGGERATE THE LOCATION OF SOME FIXTURES SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.
8. THERE MAY ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT, THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF THE PARTICULAR COUNTY THAT THE SUBJECT PROPERTY IS SITUATED IN.

LEGEND:

No.	= NUMBER
#	= NUMBER
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L.S.	= LICENSED SURVEYOR
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
INV.	= INVERT
ELEV.	= ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
S.F.	= SQUARE FEET
R/W	= RIGHT OF WAY
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⊗	= FOUND 5/8" CAPPED IRON ROD L.B. #3257
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◎	= SET NAIL AND DISK L.B. #6411
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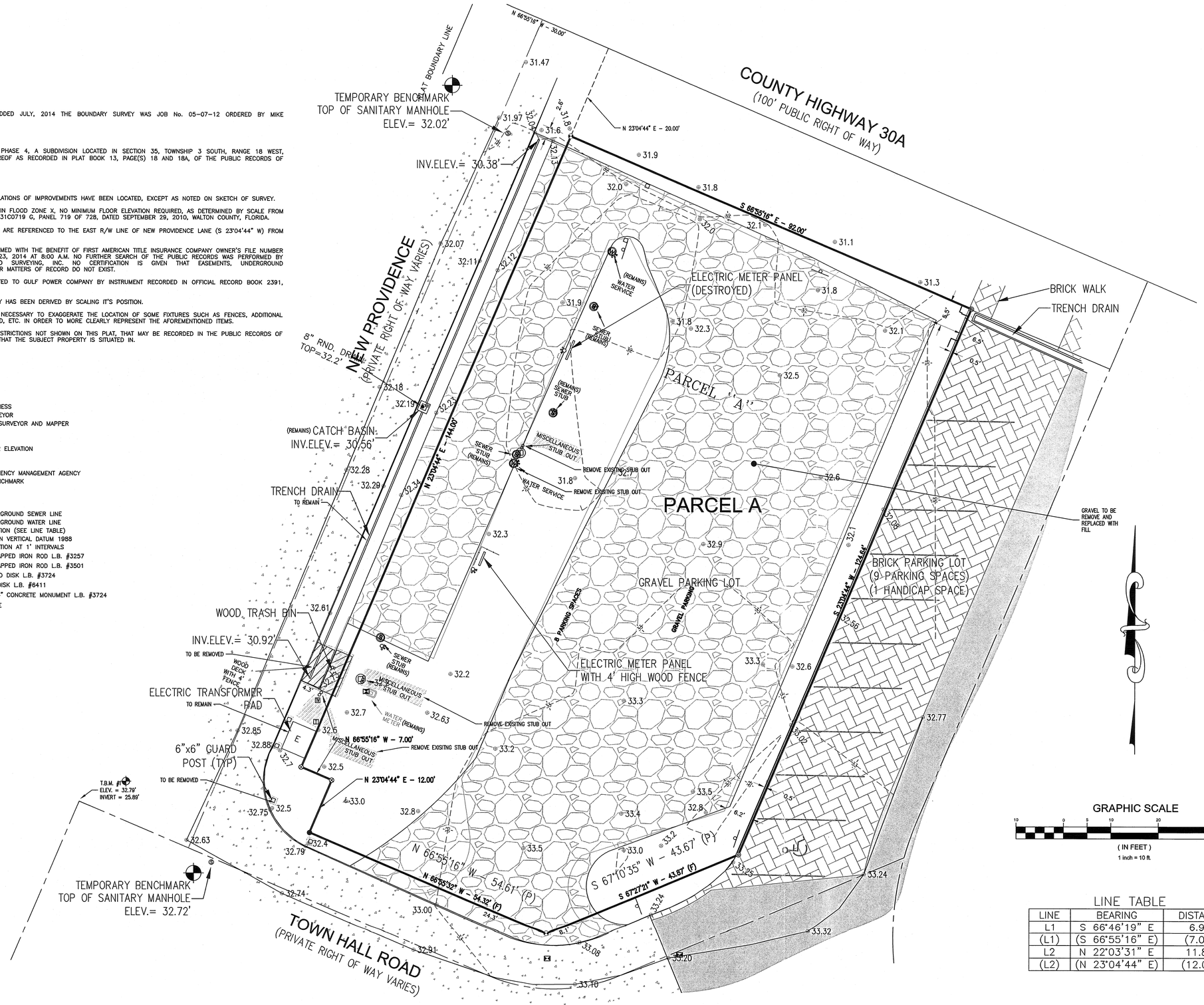
Ⓢ	= SEWER MANHOLE
	= BENCHMARK
	= GRAVEL
	= CONCRETE
	= BRICK PAVERS
	= ASPHALT
	= REMOVE



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°46'19" E	6.93'
(L1)	(S 66°55'16" E)	(7.00')
L2	N 22°03'31" E	11.82'
(L2)	(N 23°04'44" E)	(12.00')

NOTE: NOT RELEASED FOR CONSTRUCTION

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Emerald Coast Associates Inc.

Land Planning • Engineering • Surveying
Since 1979
179 Co. Hwy 393 South
Santa Rosa Beach, FLORIDA 32459
PH: (850) 267-0473 , FAX: (850) 267-0973

CERTIFICATE OF AUTHORIZATION NUMBER 00008775

REQUESTED BY: 44 CAPITAL, LLC

ROSEMARY BEACH PARCEL A
MIXED USE BUILDING
IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 18 WEST
OF WALTON COUNTY, FLORIDA

EXISTING CONDITIONS
AND DEMOLITION PLAN

DATE	REVISION	DRAWN BY	CHECK BY
05-20-15	REVISIONED PER REQUEST BY TRC MAY 6, 2015	SMH	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL ENGINEER

DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

PROJECT: 14-234

SCALE: 1" = 10'	DRAWN BY: S.M.H.
ORDER: 14-0691	DESIGN BY: DAFB
DWG. DATE: 08-06-14	CHECK BY: DAFB
FILE: 14-234_ENG.dwg	

SHEET
2 of 10

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J:\2014\14-234\14-234_ENG.dwg, 02-EXISTING CONDITIONS AND DEMOLITION PLAN, Sean Humphrey, 8:48 AM

LEGEND:

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L.B.	= LICENSED BUSINESS
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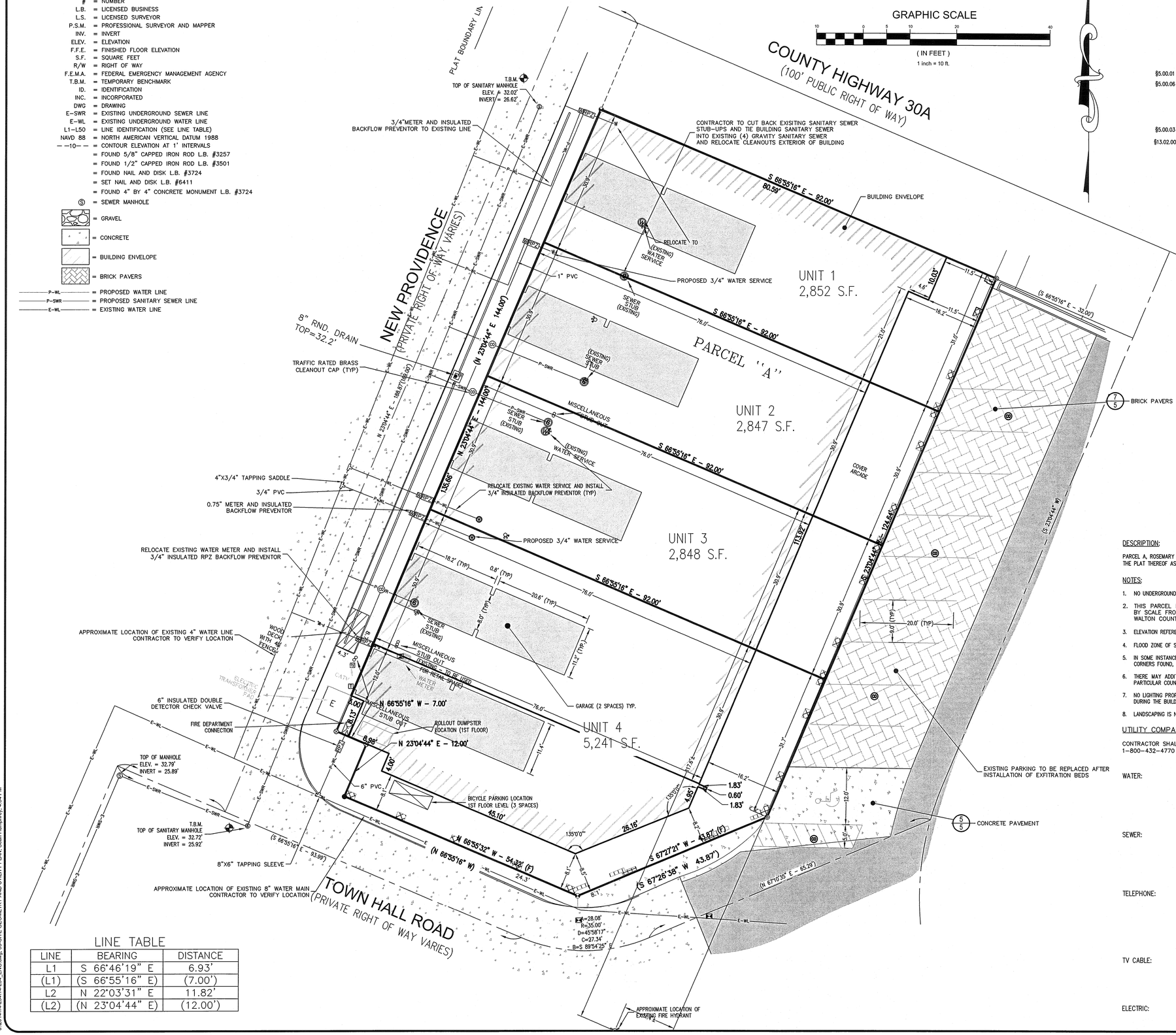
	= SET NAIL AND DISK L.B. #6411
	= FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724
(S)	= SEWER MANHOLE
	= GRAVEL
	= CONCRETE
	= BUILDING ENVELOPE
	= BRICK PAVERS
P-WL	= PROPOSED WATER LINE
P-SWR	= PROPOSED SANITARY SEWER LINE
E-WL	= EXISTING WATER LINE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



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(L1)	(S 66°55'16" E)	(7.00')
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(L2)	(N 23°04'44" E)	(12.00')

SITE DATA TABLE:

PARCEL I.D. NUMBER: 35-3S-18-16062-000-00A0

§2.01.03 (L)1c LAND USE: CURRENT: VACANT
FUTURE: RESIDENTIAL PRESERVATION
ROSEMARY BEACH PUD

FLOOD ZONE: X,

§5.00.01 BUILDING INFORMATION: RESIDENTIAL/COMMERCIAL

§5.00.06 BUILDING HEIGHT LIMITATION 50' (4 STORIES)
PROVIDED HEIGHT 50'
GROSS FLOOR AREA 5,896 SQ.FT.
FLOOR AREA RATIO (FAR)
REQUIRED N/A
PROVIDED 0.43

§5.00.03 (A)1 TOTAL COMMERCIAL AREA: 5,896 SQ.FT.
§13.02.00 (C)1 TOTAL RESIDENTIAL AREA: 31,526 SQ.FT.
TOTAL BUILDING AREA: 37,422 SQ.FT.

COMMERCIAL USE: RETAIL

BUILDING SETBACKS

	FRONT	REAR	SIDE
REQUIRED	0	0	0
PROVIDED	0	0	0

(PER ROSEMARY BEACH PUD)

DEVELOPMENT AREA & DENSITY

§5.00.09 SITE DENSITY ALLOWED: 18 UNITS
SITE DENSITY PROVIDED: 5 UNITS

	ACRES	SQ. FT.	SITE %
TOTAL SITE AREA	0.32	13,785.09	100
TOTAL IMPERVIOUS AREA			
REQUIRED:	N/A	N/A	N/A
PROVIDED:	0.32	13,729.91	99.60
TOTAL PERVIOUS AREA	0.001	55.18	0.40
TOTAL WETLAND AREA	N/A	N/A	N/A
25' SECONDARY WETLAND BUFFER AREA	N/A	N/A	N/A
ACOE ONLY WETLANDS	N/A	N/A	N/A
FDEP ONLY WETLANDS	N/A	N/A	N/A
JOINT ACOE/FDEP WETLANDS	N/A	N/A	N/A
TOTAL WETLAND IMPACTS	N/A	N/A	N/A
RIGHT-OF-WAY AREA	N/A	N/A	N/A

§5.02.02 PARKING:

RESIDENTIAL:	REQUIRED:	ONSITE PROVIDED:	OFFSITE PROVIDED:
1.75 SPACES PER 1 UNIT * 5	6	10	0
RETAIL COMMERCIAL:			
1 SPACES/350 SF X 5896 SF =	11	0	11

*PARKING NOTE: PER ROBINSON ENGINEERING GROUP STUDY, 15% PEDESTRIAN REDUCTION AND 27.3% SHARED PARKING REDUCTION HAS BEEN APPLIED TO ABOVE PARKING VALUES.

ADA PARKING:	REQUIRED:	PROVIDED:
	1 SPACES	1 SPACES (1) VAN ACCESSIBLE
BICYCLE PARKING:	1 SPACES (5%)	3 SPACES

DESCRIPTION:

PARCEL A, ROSEMARY BEACH PHASE 4, A SUBDIVISION LOCATED IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 18 WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 18 AND 18A, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

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2. THIS PARCEL IS LOCATED IN FLOOD ZONE X, NO MINIMUM FLOOR ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM F.E.M.A. MAP NUMBER 12131C0719 G, PANEL 719 OF 728, DATED SEPTEMBER 29, 2010, WALTON COUNTY, FLORIDA.
3. ELEVATION REFERENCE USC&GS B-182 '88 DATUM.
4. FLOOD ZONE OF SUBJECT PROPERTY HAS BEEN DERIVED BY SCALING IT'S POSITION ON THE FLOOD INSURANCE RATE MAP NOTED.
5. IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FIXTURES SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.
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7. NO LIGHTING PROPOSED EXCEPT MINIMAL SECURITY LIGHTING TO ILLUMINATE ACCESS POINTS. BUILDING LIGHTING WILL BE EVALUATED DURING THE BUILDING PLAN REVIEW.
8. LANDSCAPING IS NOT REQUIRED BETWEEN THE INDIVIDUAL PHASES OF THE P.U.D.

UTILITY COMPANIES:

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

WATER:	REGIONAL UTILITY COMPANY 4432 US HWY 98 SANTA ROSA BEACH, FL 32459 PHONE: 231-5114
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REQUESTED BY: 44 CAPITAL, LLC

ROSEMARY BEACH PARCEL A
MIXED USE BUILDING
IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 18 WEST
OF WALTON COUNTY, FLORIDA

SITE GEOMETRY AND UTILITY PLAN

DATE	REVISION	DRAWN BY	CHECK BY
05-20-15	REVISIONED PER REQUEST BY TRC MAY 6, 2015	SMH	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL ENGINEER

6-20-15

DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

PROJECT: 14-234

SCALE: 1" = 10'	DRAWN BY: S.M.H.
ORDER: 14-0691	DESIGN BY: DAFB
DWG. DATE: 08-06-14	CHECK BY: DAFB
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SHEET
3 of 10

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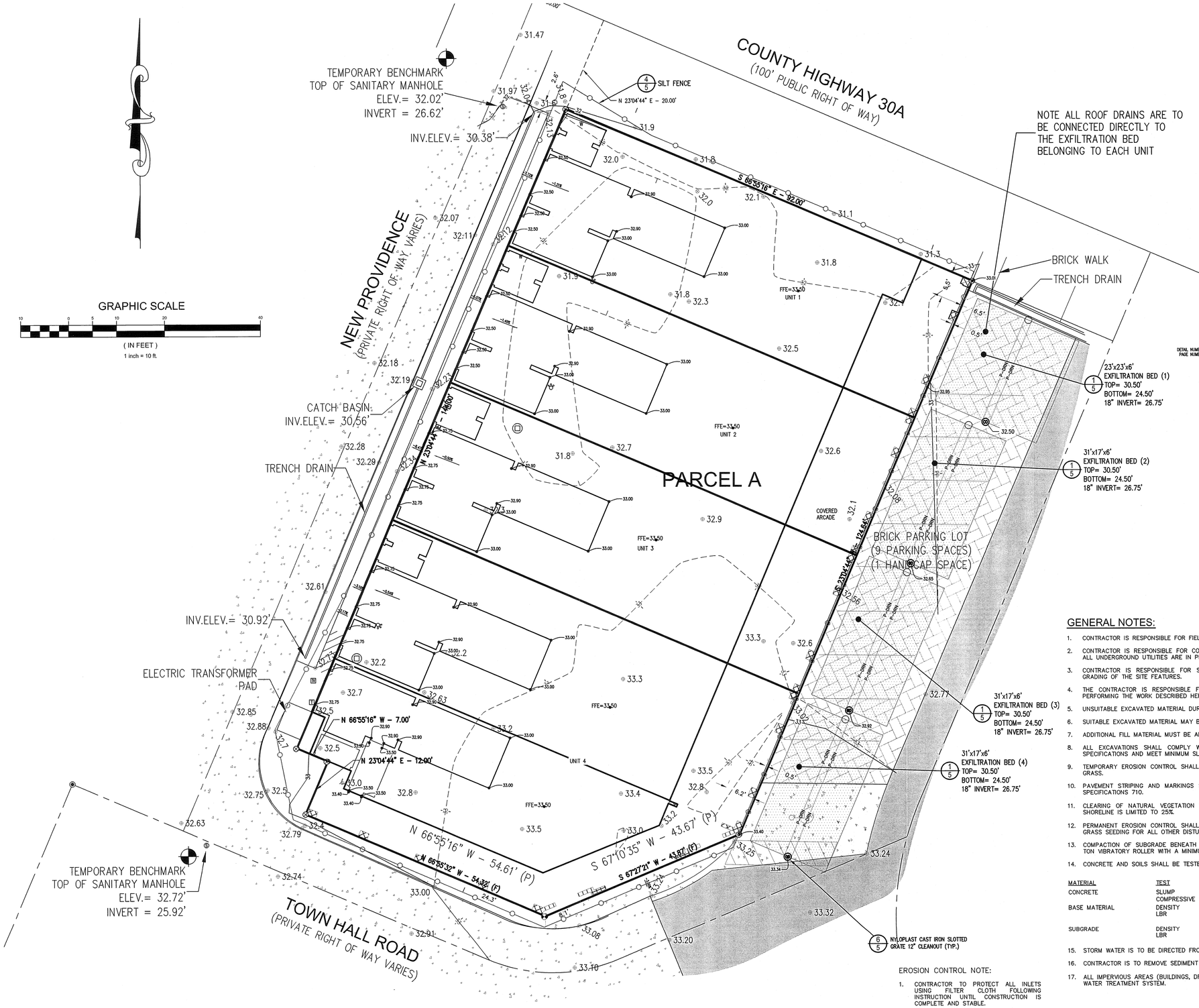
NOTE: NOT RELEASED FOR CONSTRUCTION



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P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
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ELEV.	= ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
PVC	= POLYVINYL CHLORIDE
PCPEP	= PERFORATED CORRUGATED POLYETHYLENE PIPE
CPEP	= CORRUGATED POLYETHYLENE PIPE
S.F.	= SQUARE FEET
R/W	= RIGHT OF WAY
F.E.M.A.	= FEDERAL EMERGENCY MANAGEMENT AGENCY
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◉	= FOUND NAIL AND DISK L.B. #3724
◎	= SET NAIL AND DISK L.B. #6411
■	= FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724
Ⓢ	= SEWER MANHOLE
Ⓒ	= CLEANOUT
	= BENCHMARK
	= CATCH BASIN
DETAIL NUMBER / PAGE NUMBER	= DETAIL DESIGNATION
	= GRAVEL
	= CONCRETE
	= BRICK PAVERS
	= EXFILTRATION BED

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES AND CONTRACTORS TO ASSURE ALL UNDERGROUND UTILITIES ARE IN PLACE PRIOR TO FINAL DRESSING OF DRAINAGE SWALES.
3. CONTRACTOR IS RESPONSIBLE FOR SETTING AND ESTABLISHING THE LOCATION, ALIGNMENT, ELEVATION, AND GRADING OF THE SITE FEATURES.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING STRUCTURES OR UTILITIES AS A RESULT OF PERFORMING THE WORK DESCRIBED HEREIN.
5. UNSUITABLE EXCAVATED MATERIAL DURING DEGRUBBING AND SITE CLEARING SHALL BE DISPOSED OFF SITE.
6. SUITABLE EXCAVATED MATERIAL MAY BE USED ON SITE AS FILL, ONLY FOLLOWING APPROVAL BY THE ENGINEER.
7. ADDITIONAL FILL MATERIAL MUST BE APPROVED BY THE ENGINEER.
8. ALL EXCAVATIONS SHALL COMPLY WITH SECTION 120 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND MEET MINIMUM SLOPE REQUIREMENTS.
9. TEMPORARY EROSION CONTROL SHALL BE ACHIEVED BY SILT FENCING, STRAW OR HAY BALES OR TEMPORARY GRASS.
10. PAVEMENT STRIPING AND MARKINGS SHALL BE THERMOPLASTIC TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS 710.
11. CLEARING OF NATURAL VEGETATION WITHIN 100.0' OF THE MEAN OR ORDINARY HIGH WATER LINE OF THE SHORELINE IS LIMITED TO 25%.
12. PERMANENT EROSION CONTROL SHALL CONSIST OF GRASS SODDING FOR ALL RETENTION AREAS/ SWALES AND GRASS SEEDING FOR ALL OTHER DISTURBED AREAS.
13. COMPACTION OF SUBGRADE BENEATH PARKING AREAS AND BUILDING PADS SHALL BE PERFORMED USING A 10 TON VIBRATORY ROLLER WITH A MINIMUM OF TEN OVERLAPPING PASSES.
14. CONCRETE AND SOILS SHALL BE TESTED BASED ON THE FOLLOWING SCHEDULE:

MATERIAL	TEST	REQUIREMENT	FREQUENCY
CONCRETE	SLUMP	4"±1	EACH 50 CY/DAY
	COMPRESSIVE STRENGTH	3000 P.S.I. AT 28 DAYS	EACH 50 CY/DAY
BASE MATERIAL	DENSITY	98% OF LAB MAX.	1/2500 SQ. FT.
	LBR	100	PER MATERIAL CHANGE
SUBGRADE	DENSITY	98% OF LAB MAX.	1/2500 SQ. FT.
	LBR	40	PER MATERIAL CHANGE

15. STORM WATER IS TO BE DIRECTED FROM DRIVEWAYS AND ROOF DRAINS TO BASINS.
16. CONTRACTOR IS TO REMOVE SEDIMENT FROM BASINS UPON COMPLETION OF SITE WORK.
17. ALL IMPERVIOUS AREAS (BUILDINGS, DRIVEWAYS, ETC.) AND ROOF DRAINS TO BE CONNECTED TO THE STORM WATER TREATMENT SYSTEM.

EROSION CONTROL NOTE:

1. CONTRACTOR TO PROTECT ALL INLETS USING FILTER CLOTH FOLLOWING INSTRUCTION UNTIL CONSTRUCTION IS COMPLETE AND STABLE.
2. INLET PROTECTION TO BE INSPECTED/REPLACED EVERY 2 WEEKS DURING CONSTRUCTION.

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Emerald Coast Associates Inc.
Land Planning • Engineering • Surveying
Since 1979
179 Co. Hwy 393 South
Santa Rosa Beach, FLORIDA 32459
PH: (850) 267-0473 , FAX: (850) 267-0973
CERTIFICATE OF AUTHORIZATION NUMBER: 00031775

REQUESTED BY: 44 CAPITAL, LLC

ROSEMARY BEACH PARCEL A
MIXED USE BUILDING
IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 18 WEST
OF WALTON COUNTY, FLORIDA

EROSION CONTROL GRADING PLAN

DATE	REVISION	DRAW BY	CHECK BY
05-20-15	REVISIONED PER REQUEST BY TRC MAY 6, 2015	SMH	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL ENGINEER

7-16-15

DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

PROJECT: 14-234

SCALE: 1" = 10'	DRAWN BY: S.M.H.
ORDER: 14-0691	DESIGN BY: DAFB
DWG. DATE: 08-06-14	CHECK BY: DAFB
FILE: 14-234_ENG.dwg	

SHEET 4 of 10

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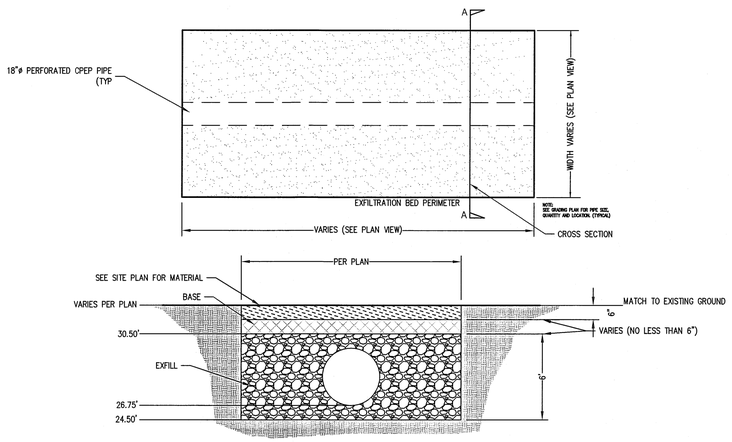
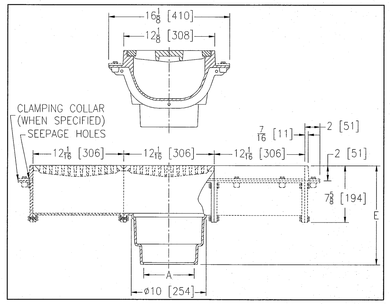


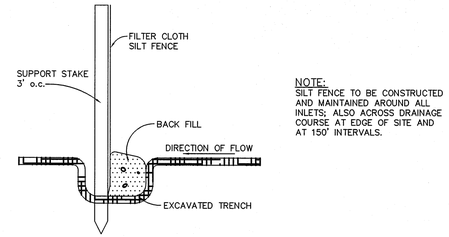
1 EXFILTRATION TRENCH

(NOT TO SCALE)



2 TRENCH DRAIN DETAIL

(NOT TO SCALE)
ZURN Z665



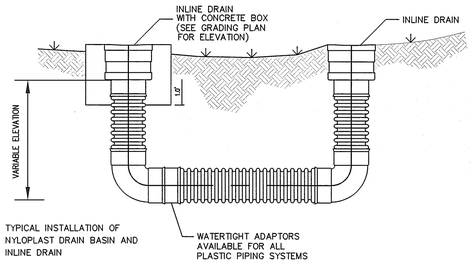
NOTE:
SILT FENCE TO BE CONSTRUCTED AND MAINTAINED AROUND ALL INLETS; ALSO ACROSS DRAINAGE COURSE AT EDGE OF SITE AND AT 150' INTERVALS.

EROSION NOTES:

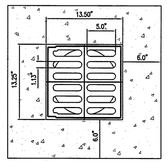
1. EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED BALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2. SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION.
3. STORMWATER DETENTION AREAS SHALL BE SODDED.
4. GRADES AT CURBS ARE AT FLOWLINE.

4 SILT FENCE DETAIL

(NOT TO SCALE)

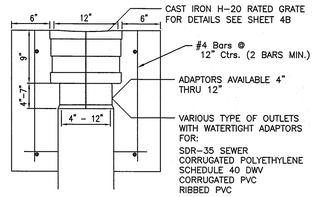


TYPICAL INSTALLATIONS



STANDARD (H-20) RATED
DRAINAREA = 62.7 SQ. INCH
MATERIAL: CAST IRON
QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 – CLASS 30B
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

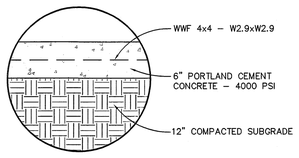
12" CAST IRON GRATE



12" INLINE DRAIN

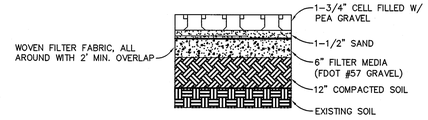
6 12" NYLOPLAST WITH CAST IRON GRATE

(NOT TO SCALE)



5 6" CONCRETE PAVEMENT DETAIL

(NOT TO SCALE)



PAVER DETAIL
TYP. COMMERCIAL INSTALLATION
(INVISIBLE STRUCTURES, INC., AURORA, CO.)
N.T.S.

7 PAVER DETAIL

(NOT TO SCALE)

NOTE: NOT RELEASED FOR CONSTRUCTION

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CERTIFICATE OF AUTHORIZATION NUMBER: LB0009775

REQUESTED BY: 44 CAPITAL, LLC

ROSEMARY BEACH PARCEL A
MIXED USE BUILDING
IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 18 WEST
OF WALTON COUNTY, FLORIDA

GRADING DETAILS

DRAW BY:	CHECK BY:
SMH	

DATE	REVISION
05-20-15	REVISIONED PER REQUEST BY TRC MAY 6, 2015

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL ENGINEER

7-16-15

DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

PROJECT: 14-234

SCALE: N.T.S.	DRAWN BY: S.M.H.
ORDER: 14-0691	DESIGN BY: DAFB
DWG. DATE: 08-06-14	CHECK BY: DAFB
FILE: 14-234_ENG.dwg	

SHEET 5 of 10

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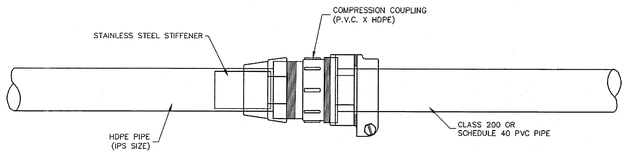
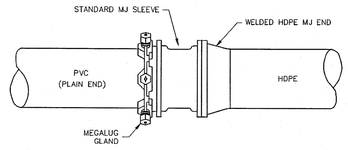
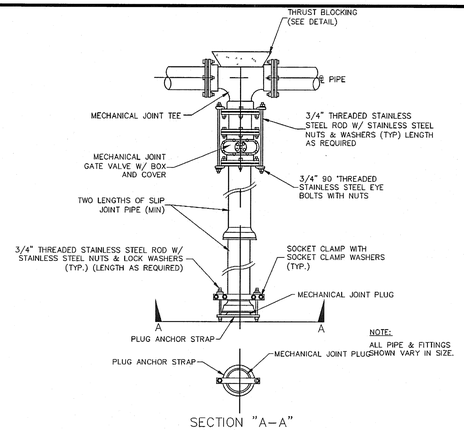


1 HDPE TO PVC TRANSITION
(UP TO 2" DIAMETER)
N.T.S.



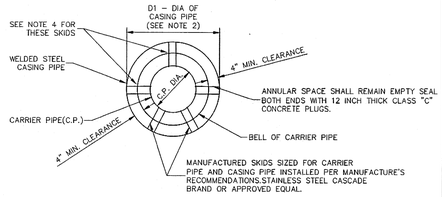
NOTE:
JOINT RESTRAINT REQUIRED ON 3 PVC JOINTS BEFORE TRANSITION CONNECTION

2 HDPE-TO-PVC CONNECTION
(3" PIPE AND LARGER)
N.T.S.



NOTES:
1. IN A STRAIGHT RUN DEAD END INSTALLATION THE VALVE SHALL BE TIED TO THE NEXT UPSTREAM PIPE JOINT WITH SOCKET CLAMP AND TIE-RODS.
2. ALL MECHANICAL JOINTS TO USE RESTRAINT TYPE RETAINER GLANDS.
3. JOINT RESTRAINTS REQUIRED ON 3 JOINTS PRIOR TO PLUG.

7 DEAD END STUB DETAIL
N.T.S.

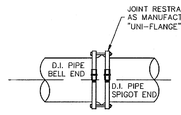


3 TYPICAL CASING DETAIL
N.T.S.

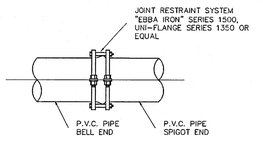
CASING PIPE SIZES (MIN.)												
CARRIER PIPE NOM. DIA. (D2)	4"	6"	8"	10"	12"	14"	16"	18"	22"	24"	30"	36"
CASING PIPE NOM. DIA. (D1)	8"	12"	16"	22"	24"	30"	30"	30"	36"	36"	48"	60"
HWY X-ING WALL THK.-INCHES	0.188	0.188	0.188	0.188	0.188	0.188	0.188	0.188	0.188	0.250	0.375	0.500

NOTES:
1. MIN. COVER TO TOP OF CASING SHALL BE 36".
2. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE 4" GREATER THAN THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE BELL OR COUPLING.
3. ALL JACK AND BORE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION UTILITY ACCOMMODATION MANUAL, LATEST EDITION.
4. SKIDS SHALL BE SECURED TO THE CARRIER PIPE AS PER MANUFACTURERS RECOMMENDATIONS. (MINIMUM OF 3 SKIDS PER PIPE JOINT.)
5. ROTATION OF CARRIER PIPE INSIDE THE CASING PIPE WILL NOT BE PERMITTED. ALL JOINTS WITHIN THE CASING SHALL HAVE JOINT RESTRAINTS INSTALLED.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING OF CASING AND CARRIER PIPE INSTALLATION FOR APPROVAL PRIOR TO PURCHASING MATERIALS.
7. CASING SHALL EXTEND A MINIMUM OF 8 FEET PAST EDGE OF PAVEMENT.

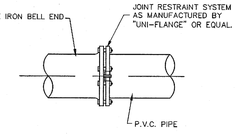
WATER MAIN CROSSING FOR ROADWAYS



TYPICAL RESTRAINED
4 D.I. TO D.I. JOINT
N.T.S.

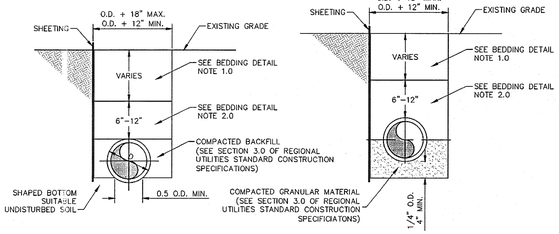


TYPICAL RESTRAINED
5 P.V.C. JOINT
N.T.S.



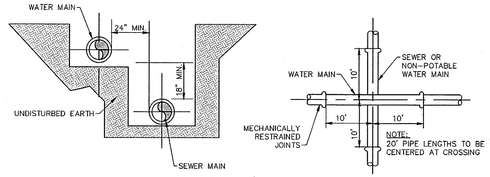
TYPICAL RESTRAINED
6 CAST IRON/DUCTILE IRON TO P.V.C. JOINT
N.T.S.

APPROVED FOR 2014



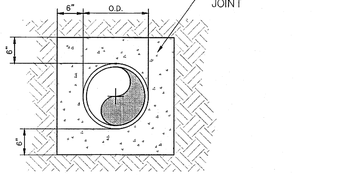
BEDDING DETAIL NOTES:
1.0 THE BACKFILL TO A POINT TWELVE (12) INCHES ABOVE THE PIPE SHALL BE PLACED BY HAND AND SHALL BE CAREFULLY SELECTED MATERIAL FREE FROM ROCKS, BOULDERS, CLODS, ORGANIC MATERIAL, OR OTHER DEBRIS AND LIGHTLY COMPACTED PRIOR TO PLACING REMAINING BACKFILL. THE BALANCE OF THE BACKFILL MAY BE PLACED IN TEH DITCH BY HAND OR BY MECHANICAL EQUIPMENT. NO BACKFILL SHALL BE DROPPED DIRECTLY ONTO EXPOSED PIPE.
2.0 CONTRACTOR SHALL EMPLOY AN EXCAVATOR-MOUNTED TRENCH ROLLER OR OTHER MECHANICAL COMPACTION EQUIPMENT TO PROVIDE BACKFILL DENSITIES OF 95% OR GREATER AT ±2% OPTIMUM MOISTURE CONTENT. SURFACE FLOODING AND WATER JETTING OF BACKFILL SHALL NOT BE PERMITTED FOR BACKFILL CONSOLIDATION.
3.0 ALL BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 3.0 OF REGIONAL UTILITIES CONSTRUCTION SPECIFICATIONS
4.0 PIPE COVER SHALL NOT BE LESS THAN 36 INCHES, NOR GREATER THAN 48 INCHES EXCEPT WHERE SPECIFICALLY SHOWN ON THE CONSTRUCTION DRAWINGS AND APPROVED BY REGIONAL UTILITIES.

8 TYPICAL BEDDING DETAIL
N.T.S.

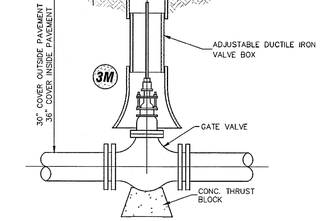


NOTES
1. WHERE A 10 FOOT PARALLEL SEPARATION CANNOT BE MAINTAINED BETWEEN A WATER MAIN AND A SEWER MAIN OR NON-POTABLE WATER MAIN, THEN THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER MAIN OR NON-POTABLE WATER MAIN.
2. WHERE A 18 INCH VERTICAL SEPARATION DISTANCE CANNOT BE MAINTAINED BETWEEN A WATER MAIN AND A SEWER MAIN OR NON-POTABLE WATER MAIN CROSSING THEN THE WATER MAIN SHALL PASS OVER THE SEWER MAIN OR NON-POTABLE WATER MAIN WITH A MINIMUM VERTICAL CLEARANCE OF 6 INCHES. THE SEWER OR NON-POTABLE WATER MAIN SHALL BE 20 FEET OF 6" CONCRETE ENCASEMENT CENTERED ON THE POINT OF CROSSING AND THE WATER MAIN SHALL BE 20 FEET OF 6" CONCRETE ENCASEMENT CENTERED ON THE POINT OF CROSSING. CONCRETE ENCASEMENT SHALL BE POURED SEPARATELY FOR EACH PIPE.

9 WATER/SEWER SEPARATION DETAIL
N.T.S.



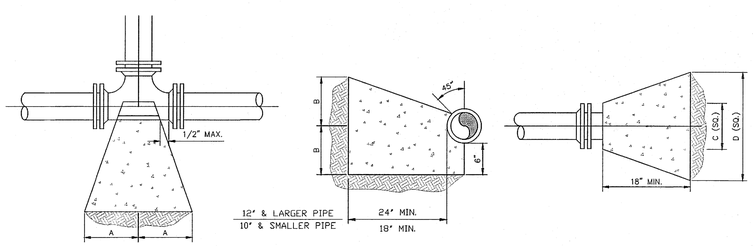
CONCRETE ENCASEMENT DETAIL
N.T.S.
10



3M A 4" BALL MARKER AS MANUFACTURED BY 3M PART NO.1403 SHALL BE PLACED NEXT TO ALL VALVES.

NOTE:
ALL BELOW GROUND VALVES REQUIRE VALVE BOX.

11 VALVE AND BOX DETAIL
N.T.S.

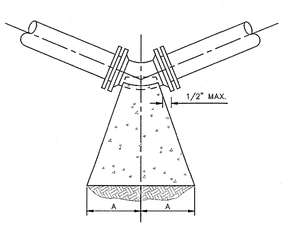


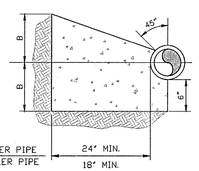
SIZE	TEE		CU. FT.
	A	B	CONC.
6"	10"	12"	3.5
8"	13"	16"	5.4
10"	16"	20"	9.4
12"	18"	24"	16.6
14"	22"	27"	23.2
16"	24"	30"	28.6
18"	26"	32"	36.2

SIZE	PLUG		CU. FT.
	C	D	CONC.
6"	10"	21"	2.6
8"	12"	29"	4.5
10"	14"	36"	6.9
12"	16"	41"	9.0
14"	18"	48"	12.3
16"	20"	54"	15.2
18"	22"	60"	19.2

NOTES:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL. (A-1 THROUGH A-3, CLEAN SAND AND GRAVEL)
3. POOR SOIL (A-4 THROUGH A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

12 THRUST BLOCK DETAIL
N.T.S.





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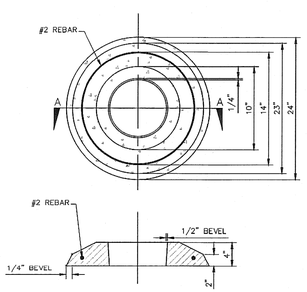
3. POOR SOIL (A-4 THROUGH A-8, SILKY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

SIZE	1/4 BENDS		CU. FT.	1/8 BENDS		CU. FT.	1/16 BENDS		CU. FT.
	A	B	CONC.	A	B	CONC.	A	B	CONC.
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3
8"	22"	13"	7.2	12"	13"	3.7	8"	10"	2.1
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6
12"	29"	21"	21.1	16"	21"	8.6	11"	16"	6.6
14"	35"	24"	29.8	19"	24"	14.9	12"	20"	8.9
16"	38"	27"	37.8	21"	27"	19.1	12"	24"	11.2
18"	42"	29"	47.8	22"	29"	24.2	13"	26"	14.2

13 THRUST BLOCK DETAIL
N.T.S.



14 24" ROUND BEVELED PRECAST
CONCRETE VALVE PAD
N.T.S.

NOTES
1. ALL DIMENSIONS ARE IN INCHES.
2. MARKINGS WILL BE CAST AS REQUIRED.
3. FIBER MESH REINFORCED WITH #2 SHEET RE-BAR FOR STRENGTH.
4. CONCRETE RATED AT 4000 PSI.

Emerald Coast Associates Inc.
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Since 1979
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Santa Rosa Beach, FLORIDA 32459
PH: (850) 267-0473 , FAX: (850) 267-0973
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CERTIFICATE OF AUTHORIZATION NUMBER 00008775

REQUESTED BY: 44 CAPITAL, LLC

ROSEMARY BEACH PARCEL A
MIXED USE BUILDING
IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 18 WEST
OF WALTON COUNTY, FLORIDA.

UTILITY DETAIL W-1

DATE	REVISION	DRAWN BY	CHECK BY
05-20-15	REVISIONED PER REQUEST BY TRC MAY 6, 2015	SMH	

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12-12-15

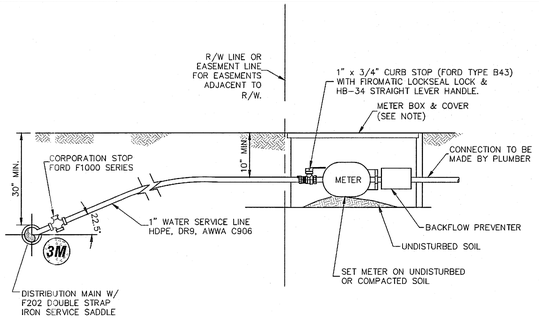
DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

PROJECT: 14-234

SCALE: N.T.S.	DRAWN BY: S.M.H.
ORDER: 14-0691	DESIGN BY: DAFB
DWG. DATE: 08-06-14	CHECK BY: DAFB
FILE: 14-234_ENG.dwg	

SHEET
6 of 10

J:\2014\14-234\14-234_ENG.dwg, DS-UTILITY DETAIL W-1, Sean Humphrey, 8:48 AM



3M A 4" BALL MARKER AS MANUFACTURED BY 3M PART NO.1403 SHALL BE PLACED NEXT TO CORPORATION STOP.

NOTES:
1. 5/8", 3/4", & 1" METERS SHALL BE INSTALLED IN DFW PLASTICS DFW36C-12 COMPOSITE METER BOX WITH DFW36-1A LID.

2. 1-1/2" & 2" METERS SHALL BE INSTALLED IN DFW PLASTICS DFW1730C-12 COMPOSITE METER BOX WITH DFW1730C-1A LID.

3. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ONE METER BOX PER LOT AND THE WATER SERVICE WITH CURB STOP AND LOCKSEAL LOCK SHALL BE STUBBED IN BOX.

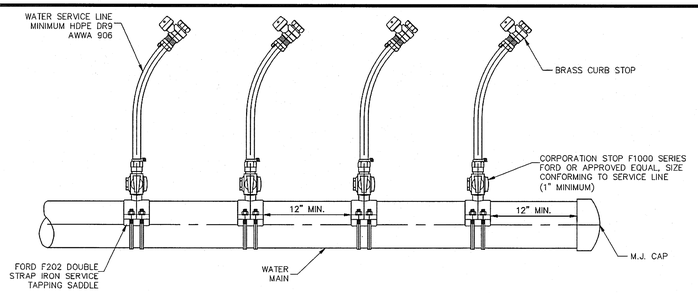
4. CONTRACTOR SHALL COORDINATE INSTALLATION OF POTABLE WATER SERVICES WITH ALL OTHER UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

5. NO METERS WILL BE SET UNTIL REGIONAL UTILITIES HAS RECEIVED CLEARANCE TO PLACE THE SYSTEM INTO SERVICE FROM F.D.E.P.

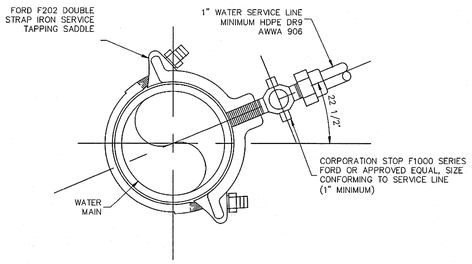
IN ORDER TO RECEIVE CLEARANCE FROM F.D.E.P. THE FOLLOWING PROCEDURE MUST BE COMPLETED:

CONTRACTOR MUST PERFORM PRESSURE TEST, FLUSH AND ARRANGE FOR A FINAL INSPECTION. PRESSURE TEST AND FLUSH MUST BE WITNESSED BY A REGIONAL UTILITIES INSPECTOR. UPON PASSING THE PRESSURE TEST AND FINAL INSPECTION, REGIONAL UTILITIES WILL TAKE BACTERIOLOGICAL TEST. THE ENGINEER FOR THE PROJECT MUST SUBMIT THE BACTERIOLOGICAL TEST RESULTS, AS-BUILT DRAWINGS AND CERTIFICATION OF COMPLETION FORMS TO REGIONAL UTILITIES. REGIONAL UTILITIES WILL THEN SIGN THE COMPLETION FORMS AND FORWARD THEM TO F.D.E.P. WITH COPIES OF THE BACTERIOLOGICAL TEST RESULTS. UPON THEIR REVIEW AND APPROVAL, F.D.E.P. WILL SEND REGIONAL UTILITIES A LETTER GRANTING PERMISSION FOR THE SYSTEM TO BE PLACED INTO OPERATION.

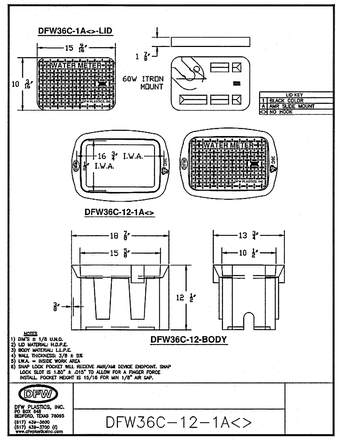
(2) TYPICAL WATER METER INSTALLATION
N.T.S.



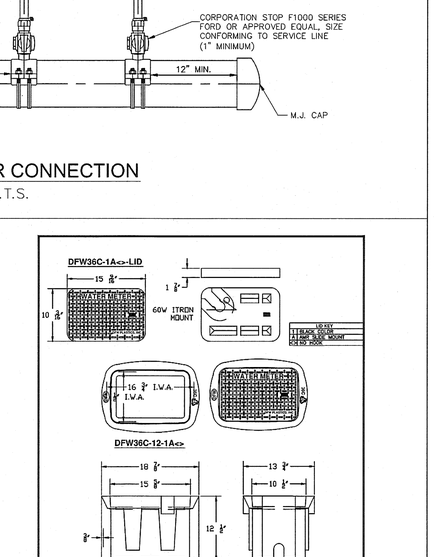
(1) MULTIPLE METER CONNECTION
N.T.S.



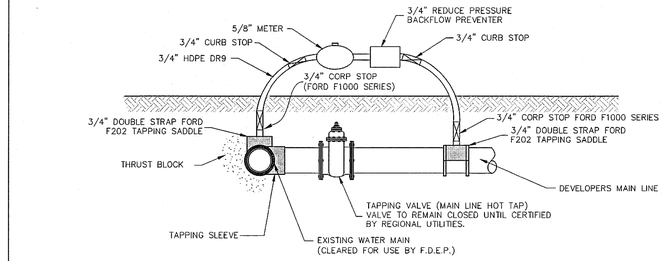
(3) TYPICAL WATER SERVICE CONNECTION
N.T.S.



COMPOSITE METER BOX WITH TRAFFIC RATED COMPOSITE LID 3/4" - 1" METERS DFW PLASTICS, INC.
(4) N.T.S.



COMPOSITE METER BOX WITH TRAFFIC RATED COMPOSITE LID 1-1/2" - 2" METERS DFW PLASTICS, INC.
(7) N.T.S.



NOTES:
1. CONTRACTOR SHALL MAKE APPLICATION TO REGIONAL UTILITIES FOR HOT-TAP AND 5/8" JUMPER. WATER USAGE WILL BE BILLED AT THE EXISTING RATES.

2. REGIONAL UTILITIES SHALL FURNISH AND INSTALL THE 5/8" JUMPER PURSUANT TO THE REGIONAL UTILITIES DETAIL, AT THE SAME TIME THE HOT-TAP CONNECTION IS MADE.

3. HOT-TAP AND JUMPER SHALL BE SCHEDULED THROUGH THE REGIONAL UTILITIES ENGINEERING INSPECTOR AT (850) 231-5114. WE WILL DO OUR BEST AT ALL TIMES TO ACCOMMODATE YOUR SCHEDULE.

4. ALL FILLINGS AND FLUSHINGS SHALL BE VIA THE 5/8" JUMPER ASSEMBLY.

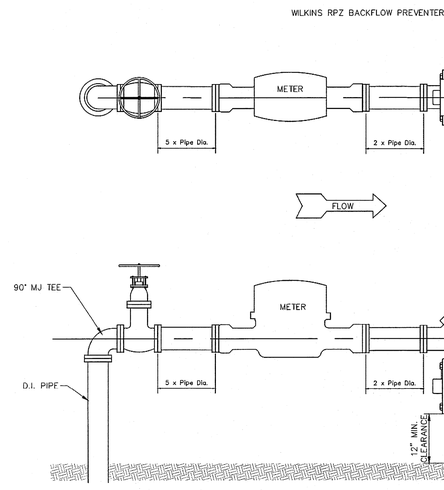
5. THE TAPPING VALVE CONNECTING THE NEWLY CONSTRUCTED LINE TO REGIONAL UTILITIES SYSTEM SHALL REMAIN CLOSED AT ALL TIMES. THIS VALVE SHALL ONLY BE OPENED BY A REGIONAL UTILITIES REPRESENTATIVE AND ONLY AFTER CLEARANCE TO PLACE THE SYSTEM INTO SERVICE HAS BEEN RECEIVED FROM F.D.E.P.

IN ORDER TO RECEIVE CLEARANCE FROM F.D.E.P. THE FOLLOWING PROCEDURE MUST BE COMPLETED:

CONTRACTOR MUST PERFORM PRESSURE TEST, BACTERIOLOGICAL TEST AND ARRANGE FOR A FINAL INSPECTION. PRESSURE TEST MUST BE WITNESSED BY A REGIONAL UTILITIES INSPECTOR. UPON PASSING THE PRESSURE TEST AND FINAL INSPECTION, THE ENGINEER FOR THE PROJECT MUST SUBMIT THE BACTERIOLOGICAL TEST RESULTS, AS-BUILT DRAWINGS AND CERTIFICATION OF COMPLETION FORMS TO REGIONAL UTILITIES. REGIONAL UTILITIES WILL THEN SIGN THE COMPLETION FORMS AND FORWARD THEM TO F.D.E.P. WITH COPIES OF THE BACTERIOLOGICAL TEST RESULTS. UPON THEIR REVIEW AND APPROVAL, F.D.E.P. WILL SEND REGIONAL UTILITIES A LETTER GRANTING PERMISSION FOR THE SYSTEM TO BE PLACED INTO OPERATION.

6. CONTRACTOR MAY DISCONNECT THE CURB STOP FROM THE DOUBLE CHECK BACK FLOW PREVENTOR AND UTILIZE THE CONNECTION TO CONDUCT PRESSURE TEST.

BYPASS JUMPER DETAIL FOR WATER SERVICE DURING CONSTRUCTION
N.T.S.
(5)



NOTES:

1. DUCTILE IRON PIPE SHALL BE COMPATIBLE WITH METER SIZE.

2. DUCTILE IRON PIPE SHALL CONFORM TO REGIONAL UTILITIES STANDARDS AND SPECIFICATION.

3. ENTIRE ASSEMBLY MUST BE INSULATED.

4. THE BACKFLOW PREVENTOR SHALL BE LOCATED DOWN STREAM FROM THE METER.

5. ALL ABOVE GROUND PIPE AND FITTINGS SHALL BE FLANGED.

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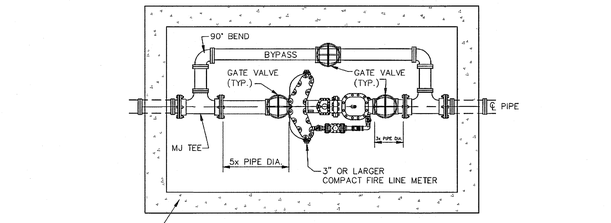
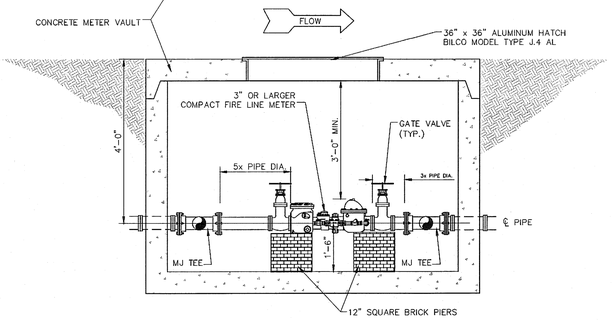
(6) 3" OR LARGER ABOVE GROUND METER INSTALLATION
N.T.S.





FIRE STORAGE WATER TANK IN-LINE METER DETAIL BELOW GROUND METER INSTALLATION
(8) N.T.S.

NOTES:

1. REGIONAL UTILITIES REQUIRES THAT ONE (1) SENSUS COMPACT FIRE LINE METER WITH A FLOW RANGE OF 3.0-4,400 GPM AND IS RATED FOR INSURANCE FOR FIRE SERVICE SHALL BE INSTALLED ON EACH FEED LINE SERVICING A FIRE WATER STORAGE TANK.

2. DUCTILE IRON PIPE SHALL BE COMPATIBLE WITH METER SIZE.

3. DUCTILE IRON PIPE SHALL CONFORM TO REGIONAL UTILITIES STANDARDS AND SPECIFICATION.

4. BYPASS VALVE MUST BE EQUIPPED WITH HAND WHEEL.

5. BYPASS VALVE WILL BE LOCKED IN THE OFF POSITION.

6. THE BACKFLOW PREVENTOR SHALL BE LOCATED DOWN STREAM FROM THE METER.

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Since 1979
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Santa Rosa Beach, FLORIDA 32459
PH: (850) 267-0473 , FAX: (850) 267-0973
CERTIFICATE OF AUTHORIZATION NUMBER 00008775

REQUESTED BY: 44 CAPITAL, LLC
ROSEMARY BEACH PARCEL A
MIXED USE BUILDING
IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 18 WEST OF WALTON COUNTY, FLORIDA

UTILITY DETAIL W-2

DATE	REVISION	DRAW BY	CHECK BY
05-20-15	REVISIONED PER REQUEST BY TRC MAY 6, 2015	SMH	

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DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

PROJECT: 14-234

SCALE: N.T.S.	DRAWN BY: S.M.H.
ORDER: 14-0691	DESIGN BY: DAFB
DWG. DATE: 08-06-14	CHECK BY: DAFB
FILE: 14-234_ENG.dwg	

SHEET 7 of 10

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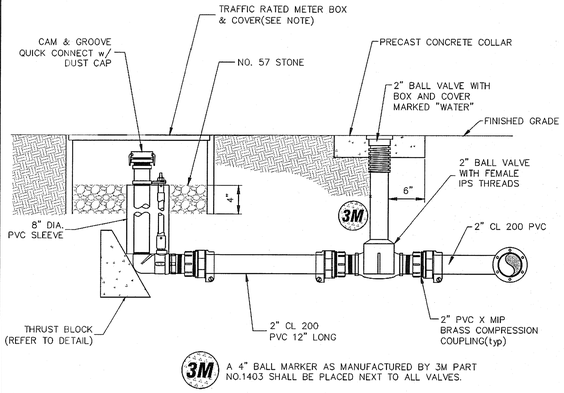

3M A 4" BALL MARKER AS MANUFACTURED BY 3M PART NO.1403 SHALL BE PLACED NEXT TO ALL VALVES.

1 BELOW GRADE FLUSHING HYDRANT DETAIL

N.T.S.

NOTES:

1. FLUSH HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK WITHIN R/W EXCEPT WHERE CONDITIONS AND OR REGULATION PROHIBIT. FLUSH HYDRANTS SHALL BE LOCATED WITHIN RIGHTS OF WAY OR UTILITY EASEMENTS.

2. VALVE BOXES SHALL BE HEIGHT ADJUSTABLE.

3. METER BOX AND COVER SHALL BE TRAFFIC RATED.

4. 2" SLIMLINE FLUSH HYD. 3.5FT BURY NO. SP-GRUFH204K SHALL BE MANUFACTURED BY GIL INDUSTRIES, COMPLETE w/ CAM & GROOVE QUICK CONNECT AND DUST CAP.

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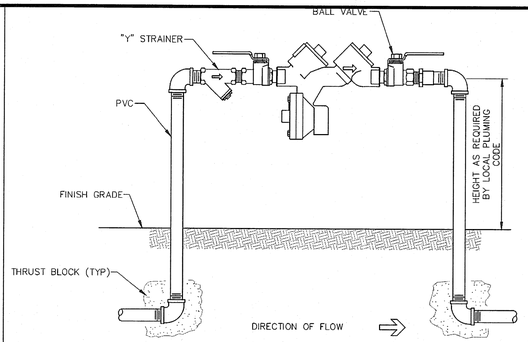


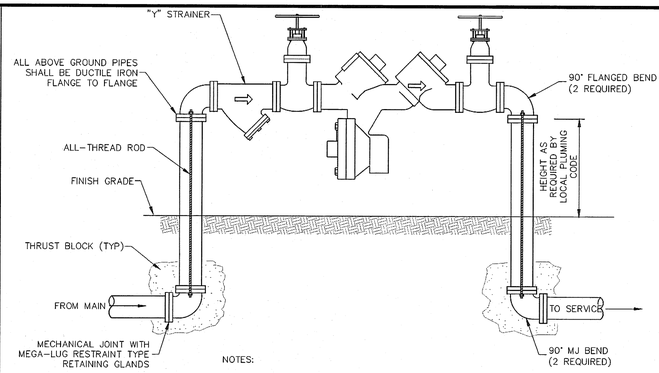
NOTES:

1. RPZ SHALL BE WILKINS UNLESS OTHERWISE APPROVED BY REGIONAL UTILITIES

2. DEVICE TO BE INSULATED WITH APPROVED MATERIALS

2 RPZ ASSEMBLY BACKFLOW PREVENTER 3/4"-2"

N.T.S.



NOTES:

1. RPZ SHALL BE WILKINS UNLESS OTHERWISE APPROVED BY REGIONAL UTILITIES

2. DEVICE TO BE INSULATED WITH APPROVED MATERIALS

3 RPZ ASSEMBLY BACKFLOW PREVENTER 3" AND UP

N.T.S.

GENERAL NOTES - POTABLE WATER CONSTRUCTION

1. CONTRACTOR SHALL COORDINATE INSTALLATION OF POTABLE WATER MAINS WITH ALL OTHER UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

2. HYDROSTATIC TESTS, LEAKAGE TESTS, DISINFECTION, AND BACTERIOLOGICAL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE WRITTEN CONSTRUCTION SPECIFICATION OF REGIONAL UTILITIES AND ALL APPLICABLE F.D.E.P. AND AWWA REQUIREMENTS.

3. NO POTABLE WATER MAIN CONSTRUCTION SHALL COMMENCE UNTIL SHOP DRAWINGS HAVE BEEN APPROVED AND A PRE-CONSTRUCTION CONFERENCE HELD WITH REGIONAL UTILITIES STAFF.

4. PROVIDE LOCKS, IN ACCORDANCE WITH THE WRITTEN CONSTRUCTION SPECIFICATIONS OF REGIONAL UTILITIES, ON ALL CURB STOPS.

5. CONTRACTOR SHALL NOTIFY REGIONAL UTILITIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. UTILITY REPRESENTATIVES WILL PERFORM ALL TAPS OF EXISTING LINES AND MUST WITNESS ALL TIES OF AND TESTS OF NEW LINES.

6. SERVICES INSTALLED UNDER ASPHALT TO BE INSTALLED IN 2" SCHEDULE 40 PVC CASING EXTENDING 4'-0" BEYOND BACK OF CURB.

7. CONTRACTOR SHALL INSTALL NUMBER 12 WIRE AROUND ALL PIPE AND SERVICES. CONTRACTOR MUST PROVIDE ENOUGH WIRE TO EXTEND TWO FEET ABOVE GROUND AT ALL VALVE AND METER BOXES.

8. IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER SERVICES AND PLUMBING SHALL BE IN CONFORMANCE WITH STATE AND FEDERAL REGULATIONS PERTAINING TO THE CONTROL OF LEAD AND COPPER.

9. CONTRACTOR SHALL PROVIDE A COMPOSITE METER BOX WITH A COMPOSITE LID AT THE CURB STOP OF ALL WATER SERVICES AS SHOWN IN THE TYPICAL WATER METER INSTALLATION DETAIL. MATERIALS SHALL BE IN ACCORDANCE WITH THE WRITTEN SPECIFICATIONS OF REGIONAL UTILITIES. METER IS TO BE SET BY REGIONAL UTILITIES.

10. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS IN ACCORDANCE WITH REGIONAL UTILITIES SPECIFICATIONS.

11. THE LOCATION OF ALL WATER SERVICE STUBS ARE TO BE MARKED BY THE LETTER "W" SCRIBED A MINIMUM OF 2" HIGH AND 1/4 DEEP IN CURB. IF NO CURBING IS INSTALLED A 3" SQUARE STEEL TAG INSCRIBED WITH A 2" LETTER "W" IS TO BE ATTACHED TO THE STREET PAVEMENT.

12. A 4" WATER BALL MARKER, AS MANUFACTURED BY 3M PART NO. 1403, SHALL BE PLACED AT ALL INLINE VALVES ALONG WATER MAIN AND AT ALL CORP STOP LOCATIONS.

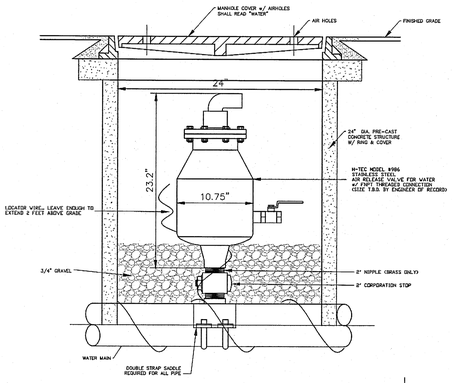
13. ALL MECHANICAL JOINTS SHALL USE MEGA-LUG RESTRAINT TYPE RETAINING GLANDS.

14. MINIMUM SEPARATION BETWEEN WATER OR SEWER AND ELECTRICAL CONDUITS OR ELECTRICAL LINES SHALL BE 72" MINIMUM HORIZONTAL & 18" VERTICAL WITH ELECTRICAL BEING BELOW THE WATER AND SEWER LINES. IN CASES WHERE 18" VERTICAL SEPARATION CAN NOT BE MET, 96" OF HORIZONTAL SEPARATION SHALL BE REQUIRED.

15. ALL MECHANICAL JOINT FITTINGS ON PRESSURE PIPE SHALL HAVE BOTH "MEGALUG" TYPE JOINT RESTRAINING GLANDS AND THRUST BLOCKS.

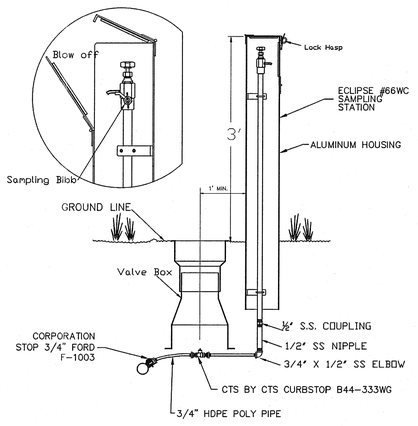
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MEETING THE REQUIREMENTS OF REGIONAL UTILITIES STANDARD DETAILS AND SPECIFICATIONS LATEST EDITION.

17. ANY LOCATION WHERE PRESSURE PIPELINES CURVATURE EXCEEDS MANUFACTURES' SPECIFICATIONS; APPROPRIATE MECHANICAL JOINT FITTINGS SHALL BE USED.



4 H-TEC 2-INCH AUTOMATIC AIR & VACUUM RELEASE VALVE MODEL #986 STAINLESS STEEL

N.T.S.



NOTES:

1. Sampling Stations shall be 1' Bury, with a ½" MIP Inlet, and a ⅞" unthreaded blow off.

2. All stations shall be enclosed in a lockable, non-removable 6" square aluminun housing. All openings shall be hinged.

3. When open, the station shall require no key for operation, and water will flow in an all stainless steel waterway.

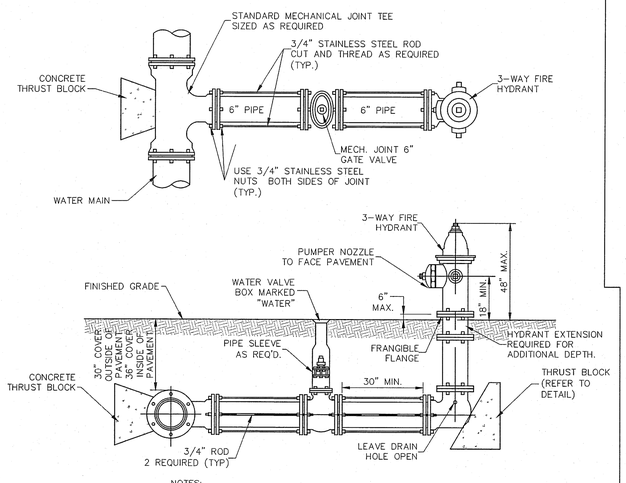
4. All working parts shall be of stainless steel and serviceable from above ground with no digging or replacement needed.

5. A slow turning valve with 6 turns to open will control the water flow, and be located after the sampling bib.

6. As manufactured by Kupferle Foundry, St. Louis Mo. 63102. Model # 66WC, or approved equal.

5 TYPICAL WATER SAMPLING STATION

N.T.S.



NOTES:

1. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK WITHIN R/W EXCEPT WHERE CONDITIONS AND OR REGULATION PROHIBIT. FIRE HYDRANTS SHALL BE LOCATED WITHIN RIGHTS OF WAY OR UTILITY EASEMENTS.

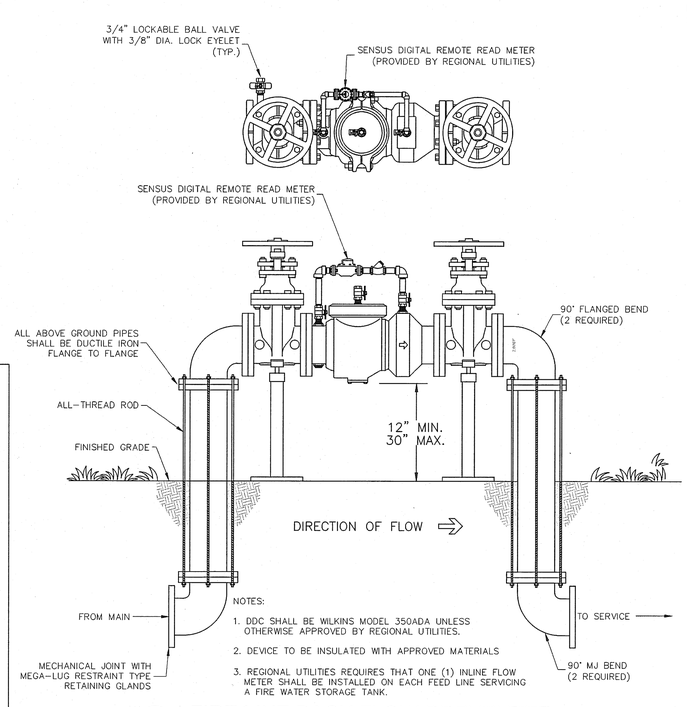
2. ALL RODS AND ASSOCIATED HARDWARE SHALL BE STAINLESS STEEL.

3. ALL MECHANICAL JOINTS SHALL USE MEGA-LUG RESTRAINT TYPE RETAINING GLANDS.

4. VALVE BOXES SHALL BE HEIGHT ADJUSTABLE.

6 TYPICAL FIRE HYDRANT INSTALLATION

N.T.S.



NOTES:

1. DDC SHALL BE WILKINS MODEL 350ADA UNLESS OTHERWISE APPROVED BY REGIONAL UTILITIES.

2. DEVICE TO BE INSULATED WITH APPROVED MATERIALS

3. REGIONAL UTILITIES REQUIRES THAT ONE (1) INLINE FLOW METER SHALL BE INSTALLED ON EACH FEED LINE SERVICING A FIRE WATER STORAGE TANK.

7 FIRE LINE BACK FLOW PREVENTER

N.T.S.

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CERTIFICATE OF AUTHORIZATION NUMBER 00008775

REQUESTED BY: 44 CAPITAL, LLC

ROSEMARY BEACH PARCEL A
MIXED USE BUILDING
IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 18 WEST OF WALTON COUNTY, FLORIDA

UTILITY DETAIL
W-3

DATE	REVISION	DRAW BY	CHECK BY
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DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

PROJECT: 14-234

SCALE: N.T.S.	DRAWN BY: S.M.H.
ORDER: 14-0691	DESIGN BY: DAFB
DWG. DATE: 08-06-14	CHECK BY: DAFB
FILE: 14-234_ENG.dwg	

SHEET 8 of 10

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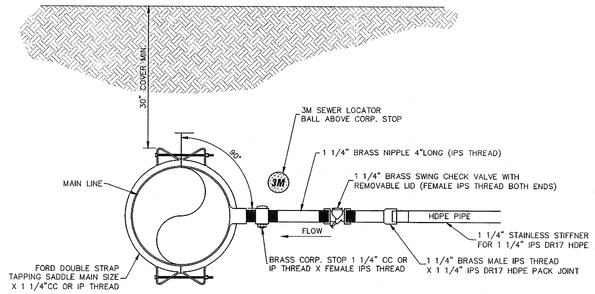

1 LOW PRESSURE SERVICE

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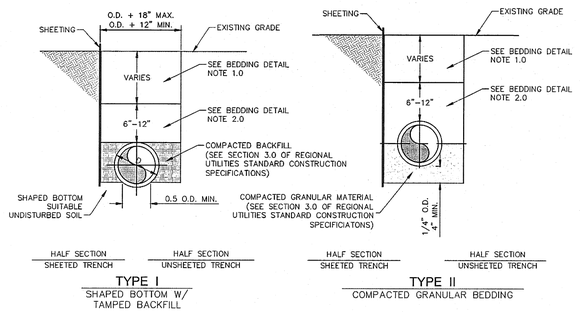


TYPICAL BEDDING DETAIL

2

N.T.S.

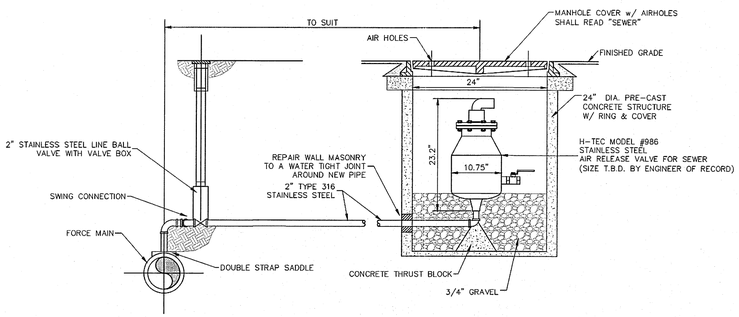
BEDDING DETAIL NOTES:

1.0 THE BACKFILL TO A POINT TWELVE (12) INCHES ABOVE THE PIPE SHALL BE PLACED BY HAND AND SHALL BE CAREFULLY SELECTED MATERIAL FREE FROM ROCKS, BOULDERS, CLODS, ORGANIC MATERIAL, OR OTHER DEBRIS AND LIGHTLY COMPACTED PRIOR TO PLACING REMAINING BACKFILL. THE BALANCE OF THE BACKFILL MAY BE PLACED IN TEH DITCH BY HAND OR BY MECHANICAL EQUIPMENT. NO BACKFILL SHALL BE DROPPED DIRECTLY ONTO EXPOSED PIPE.

2.0 CONTRACTOR SHALL EMPLOY AN EXCAVATOR-MOUNTED TRENCH ROLLER OR OTHER MECHANICAL COMPACTION EQUIPMENT TO PROVIDE BACKFILL DENSITIES OF 95% OR GREATER AT ±2% OPTIMUM MOISTURE CONTENT. SURFACE FLOODING AND WATER JETTING OF BACKFILL SHALL NOT BE PERMITTED FOR BACKFILL CONSOLIDATION.

3.0 ALL BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 3.0 OF REGIONAL UTILITIES CONSTRUCTION SPECIFICATIONS

4.0 PIPE COVER SHALL NOT BE LESS THAN 36 INCHES, NOR GREATER THAN 48 INCHES EXCEPT WHERE SPECIFICALLY SHOWN ON THE CONSTRUCTION DRAWINGS AND APPROVED BY REGIONAL UTILITIES.



LOCATED AWAY FROM FORCE MAIN

NOTES:

1. BOX TO BE LOCATED OUT OF PAVED AREAS. SET TOP FLUSH IF OCCURS IN SIDEWALK OR 1 1/2" ABOVE GROUND IF IN DIRT OR GRASS AREAS.

2. AUTOMATIC AIR RELEASE AND VACUUM VALVE MODEL #986, STAINLESS STEEL 316Ti w/ FNPT THREADED CONNECTION (SIZE T.B.D. BY ENGINEER OF RECORD)

4 TYPICAL AIR AND/OR VACUUM VALVES

N.T.S.

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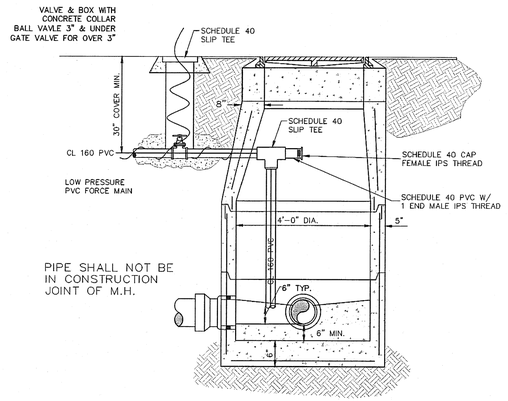


SECTION VIEW

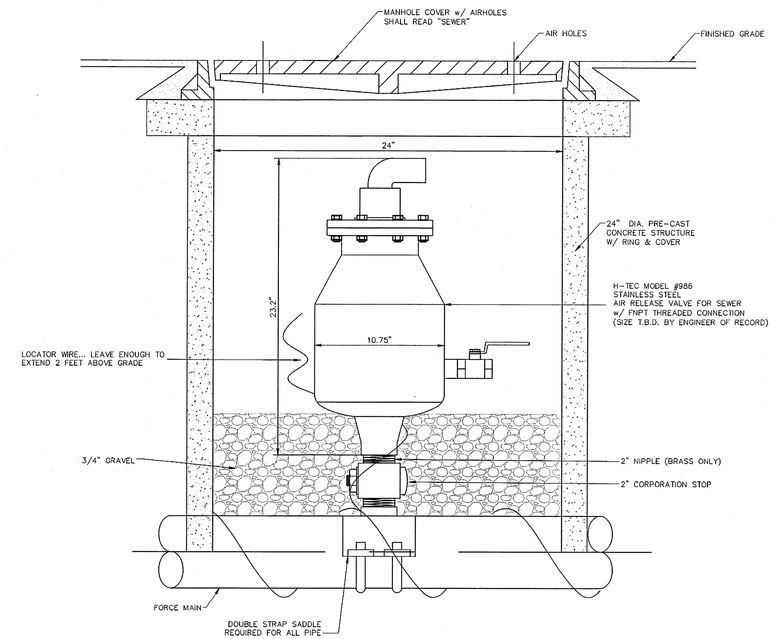
NOTES

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH LATEST EDITION OF ASTM C 478 WITH 4,000 LB. CONCRETE, TYPE II CEMENT.
2. THE INTERIOR AND EXTERIOR OF MANHOLE SHALL BE GIVEN TWO COATS OF FABERTITE BITUMINOUS WATERPROOFING MATERIAL, DO NOT COAT JOINT OR PIPE OPENING SURFACES.

NOTE: MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDARY E-170 OR EQUIVALENT.

3 SANITARY SEWER STANDARD MANHOLE LOW PRESSURE FORCE MAIN TIE IN

N.T.S.



5 TYPICAL PRESSURE SEWER AIR RELEASE MANHOLE

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REQUESTED BY: 44 CAPITAL, LLC

ROSEMARY BEACH PARCEL A
MIXED USE BUILDING
IN SECTION 15, TOWNSHIP 3 SOUTH, RANGE 18 WEST
OF WALTON COUNTY, FLORIDA

UTILITY DETAIL
S-1

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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL ENGINEER

6-12-15

DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

PROJECT: 14-234

SCALE: N.T.S.	DRAWN BY: S.M.H.
ORDER: 14-0691	DESIGN BY: DAFB
DWG. DATE: 08-06-14	CHECK BY: DAFB
FILE: 14-234_ENG.dwg	

SHEET 9 of 10

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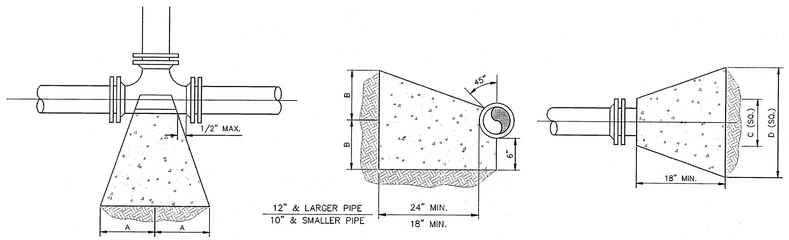
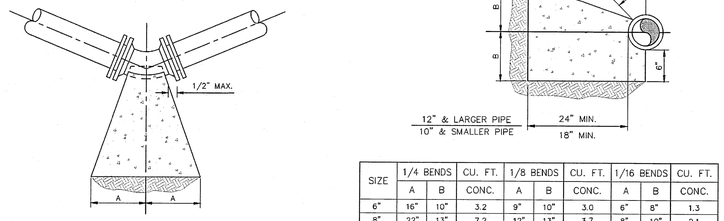


SIZE	TEE		CU. FT.
	A	B	CONC.
6"	10"	12"	3.5
8"	13"	16"	5.4
10"	16"	20"	9.4
12"	18"	24"	16.6
14"	22"	27"	23.2
16"	24"	30"	28.6
18"	26"	32"	36.2

SIZE	PLUG		CU. FT.
	C	D	CONC.
6"	10"	21"	2.6
8"	12"	29"	4.5
10"	14"	36"	6.9
12"	16"	41"	9.0
14"	18"	48"	12.3
16"	20"	54"	15.2
18"	22"	60"	19.2

NOTES:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL. (A-1 THRU A-3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

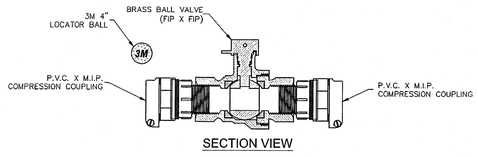
1 THRUST BLOCK DETAIL
N.T.S.



SIZE	1/4 BENDS		CU. FT.	1/8 BENDS		CU. FT.	1/16 BENDS		CU. FT.
	A	B	CONC.	A	B	CONC.	A	B	CONC.
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3
8"	22"	13"	7.2	12"	13"	3.7	8"	10"	2.1
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6
12"	29"	21"	21.1	16"	21"	8.6	11"	16"	6.6
14"	35"	24"	29.8	19"	24"	14.9	12"	20"	8.9
16"	38"	27"	37.8	21"	27"	19.1	12"	24"	11.2
18"	42"	29"	47.8	22"	29"	24.2	13"	26"	14.2

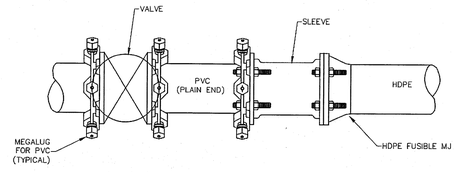
NOTES:
1. ALL BEARING SURFACES TO BE CARRIED TO UNISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL. (A-1 THRU A-3, CLEAN SAND AND GRAVELS)
3. POOR SOIL (A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

2 THRUST BLOCK DETAIL
N.T.S.



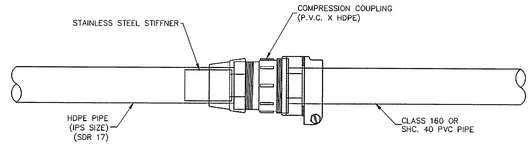
SECTION VIEW

3 TYPICAL BRASS BALL VALVE CONNECTION
N.T.S.

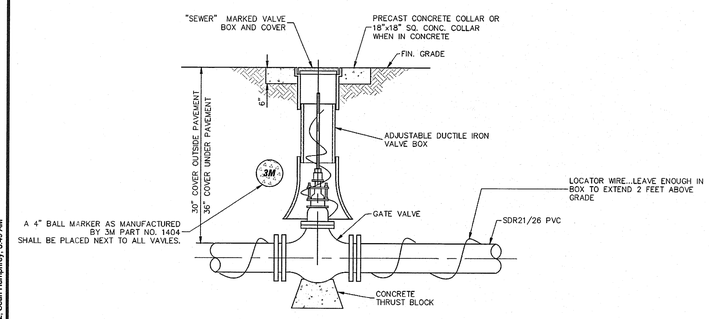


NOTE:
JOINT RESTRAINT REQUIRED ON 3 PVC JOINTS BEFORE TRANSITION CONNECTION

4 HDPE-TO-PVC CONNECTION
(3" DIAMETER AND LARGER)
N.T.S.

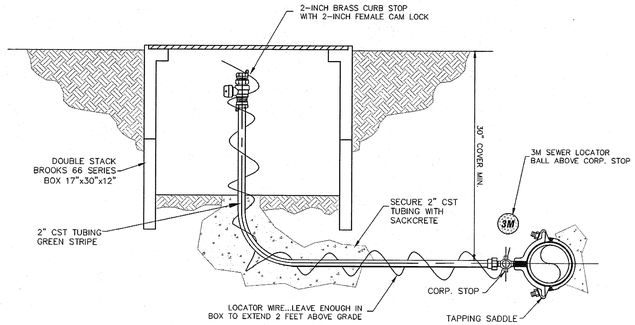


5 HDPE TO PVC TRANSITION
(UP TO 2" DIAMETER)
N.T.S.



NOTE:
ALL BELOW GROUND VALVES REQUIRE VALVE BOX.
ALL PVC PIPE SHALL BE PRESSURE RATED
NO DVW FITTING SHALL BE ALLOWED

6 TYPICAL INLINE VALVE
N.T.S.



7 TYPICAL CLEANOUT
N.T.S.

APPROVED FOR 2014

Emerald Coast Associates Inc.
Land Planning • Engineering • Surveying
Since 1979
179 Co. Hwy 383 South
Santa Rosa Beach, FLORIDA 32459
PH: (850) 267-0473 , FAX: (850) 267-0973
www.eca-fl.com
CERTIFICATE OF AUTHORIZATION NUMBER 000087775

REQUESTED BY: 44 CAPITAL, LLC

ROSEMARY BEACH PARCEL A
MIXED USE BUILDING
IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 18 WEST
OF WALTON COUNTY, FLORIDA

UTILITY DETAIL
S-2

DRAWN BY	CHECK BY
SMH	

DATE	REVISION
05-20-15	REVISIONED PER REQUEST BY TRC MAY 6, 2015

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL ENGINEER

DEAN A. F. BURGIS
PROFESSIONAL ENGINEER No. 50705

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