City of Tarpon Springs, Florida

Planning and Zoning Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711
http://www.ctsfl.us/agenda.htm

PLANNING AND ZONING BOARD AGENDA
MONDAY, MARCH 16, 2026
6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. REFLECTION

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

6. ORDINANCES AND RESOLUTIONS

a. **Resolution 2026-16; (Quasi-Judicial)** Site Plan Approval for construction of an 8,842 square foot golf course clubhouse on property located at 1310 S Pinellas Ave **(Application 26-18)**

7. BOARD AND STAFF COMMENTS

8. ADJOURNMENT

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[MARCH 16, 2026 / APRIL 28, 2026]

STAFF REPORT
March 10, 2026

Application No. / Project Title:	#26-18 (City of Tarpon Springs – Municipal Golf Course Clubhouse)
Staff:	Patricia L. McNeese, AICP, Planning Supervisor
Applicant / Owner:	City of Tarpon Springs
Agent:	DRMP (Daniela Montoya)
Property Size:	116.5 acres
Current Zoning:	Agricultural (A)
Current Land Use:	Recreation/Open Space (R/OS)
Location / Parcel ID:	1310 South Pinellas Ave / 13-27-15-00000-330-0100
Resolution Number:	#2026-16

BACKGROUND SUMMARY:
The applicant is requesting site plan approval to construct a new replacement clubhouse at the Tarpon Springs Municipal Golf Course located at 1310 S. Pinellas Ave. Once construction of the new clubhouse is completed, the existing clubhouse will be demolished.

PRELIMINARY STAFF RECOMMENDATION:
Staff finds the application for site plan approval consistent with the applicable review criteria and recommends ***APPROVAL*** of Resolution 2026-16, subject to the following conditions:

1. Contractor shall field verify utilities and the contractor shall complete and install both potable water and sanitary sewer taps. Potable water and fire shall be separated with a separate fire assembly. Potable water meter shall be an above ground reduced pressure meter assembly. Any adjustments to the utilities due to the project are the contractor's responsibility. All restoration is the contractor's responsibility. Plan revisions shall be provided on the plans submitted with a building permit application.
2. Final details of stormwater handling system meeting the standards of the Land Development Code shall be provided on the plans submitted with a building permit application.
3. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
4. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals including, but not limited to, Southwest Florida Water Management District for stormwater handling.
5. The site plan shall expire at six months from the effective date unless a building permit has been obtained with construction plans signed and sealed by a registered engineer licensed in the State of Florida.

CURRENT PROPERTY INFORMATION:

Use of Property:	Golf course
Site Features:	Golf course, clubhouse and accessory buildings, parking
Vehicle Access:	The property is accessed from South Pinellas Avenue

SURROUNDING ZONING & USE:

	Zoning:	**Use:**
North:	• Residential Multifamily (RM) • R-70 One and Two Family Residential	Single family and multi-family residential
South:	All Pinellas County: • C-2 (General Commercial and Services) • Residential Planned Development • Preservation/Conservation	Commercial, residential and vacant
East:	Residential Office (RO)	Hospital, professional offices
West:	• Residential Planned Development (RPD) • R-100 Single Family Residential	Single family residential

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The property is in the Recreation/Open Space (R/OS) Future Land Use Map category and in the Agricultural (A) zoning district. Golf courses are allowable as a conditional use. The Tarpon Springs Municipal Golf course, the oldest municipal golf course in Florida, is existing and currently operating. There is no proposed change of use. This application only involves the replacement of the existing clubhouse.
2. The applicant has submitted a wildlife survey. There are no wetlands on the property and no other environmental concerns were identified. As noted on the plans, all Brazilian pepper trees (invasive exotic species) will be eradicated from the site as required by the Land Development Code (LDC) and the applicant has indicated installation of native plant species to stabilize and expand in the cleared areas.
3. It is noted that the existing parking lot does not conform to the parking lot design standards and parking lot landscaping standards of the Land Development Code. The existing golf course parking lot serves as an emergency helicopter landing pad during non-operating hours of the golf course. Therefore, these standards will not be applied.
4. The project will be subject to the requirement to provide for public art pursuant to Section 296.00 of the Land Development Code. The applicant plans to pay in lieu of providing an art project.

Agricultural (A) Zoning District

Standards (Land Development Code)		Proposed Project
Dimensional Standards [Section 25.01(D)]		
Min. Lot Area = 30,000 square feet	✓	116.5 acres
Min. Lot Width = 200 feet	✓	1,364.00 feet
Max. Floor Area Ratio = 0.25 (Recreation/Open Space FLUM)	✓	0.003(13,536 square feet)
Max. Impervious Surface Ratio = 0.45 (Recreation/Open Space FLUM)	✓	1.93 acres (0.02)
Max. Front Yard = 30 feet	✓	223 feet
Min. Side Yard = 20 feet	✓	144 feet
Min. Rear Yard = 50 feet adjacent to a residential district	✓	<1,800 feet
Max Height = 35 feet	✓	20.5 feet
Parking Requirements [Section 127.00]		
124 spaces required	✓	132 spaces
Landscaping & Screening [Section 134.05 and 134.06]		
Interior parking landscaping required	✓	Interior parking landscaping provided
Waste Disposal [Section 139.00]		
Dumpster enclosure required	✓	Dumpster enclosure existing
Tree Mitigation [Section 133.00]		
Tree replacement requirement	✓	One tree being removed and will be replaced by parking landscaping
Flood Zone Requirements [Florida Building Code]		
	✓	Although much of the golf course is located in Flood Zone AE, the area of the project is not located in a flood zone.

SITE PLAN REVIEW PROCEDURES & STANDARDS:

The process for site plan review is set forth in Section 210.03 of the Land Development Code (LDC) and calls for the Planning and Zoning Board to review the site plan for compliance with (1) the Comprehensive Plan, (2) the Comprehensive Zoning and Land Development Code, (3) the City's Concurrency Management System, and (4) the City's Building Codes to provide a written recommendation to the Board of Commissioners as enumerated in Section 210.03(C)(4) of the LDC. The Technical Review Committee (TRC) has reviewed and determined the application for site plan approval to be complete and in compliance with the standards for site plan review listed in LDC Section 210.04:

1. **The application is found to be compliant with the City's Land Development Code.**

   Staff Analysis: The property is located within the Agricultural (A) zoning district. The project complies with the standards of that district and with the remainder of the Land Development Code (LDC). The on-site stormwater handling system and underground utilities layout have been reviewed and are sufficient to meet the LDC standards with only a few additional details outstanding. Staff has recommended conditions of approval to ensure that full details are provided on the plan set submitted with a building permit application.

2. **The application is found to be compliant with the City's Comprehensive Plan.**

   Staff Analysis: The property is located in the Recreation/Open Space (R/OS) Future Land Use Map (FLUM) category. The Comprehensive Plan Future Land Use Categories & Rules Table states the purpose of the R/OS category as follows: "Intended for areas appropriate to be used for open space and/or recreational purposes. These uses can be public or private, natural or manmade, active of passive." The FLUM designation of R/OS recognizes and honors the City's historic golf course use at this location. The Agricultural (A) zoning lists golf courses as an allowable use. The replacement of the existing clubhouse with a new clubhouse is found to be consistent with the FLUM category and the zoning district.

3. **The project is found to be compliant with the City's concurrency management system.**

   Staff Analysis: The project proposes minimal new impacts to facilities since it is replacing an existing building. With the increased building size and number of fixtures, the only new impacts will be to potable water consumption and wastewater generation. The City has the capacity and infrastructure to meet these needs. The project meets the City's Concurrency Management standards (see table below). Article VIII of the Land Development Code requires that public facilities be available concurrent with impacts from development. The minimal new impacts of this building replacement project (see table below) are not expected to degrade the levels of services for any of the listed facilities.

Facility	Existing Impacts	Proposed Impacts	Net New Impacts
Potable Water (gallons per day)	1,479	4,137	2,658
Wastewater (gallons per day)	1,345	3,762	2,417
Solid Waste (tons per year)	50	50	0
Transportation (pm peak hour trips)*	52	52	0

*Per Institute of Transportation Engineers Trip Generation Manual 10th Edition for "Golf Course (430)" Land Use.

4. The project is found to be compliant with all other applicable City Building Codes.

   Staff Analysis: The project is not in a flood zone. It has been reviewed by the City's Technical Review Committee (TRC) which includes the Development Services Department, Floodplain Manager and Fire Marshal. The project is expected to be able to meet all applicable technical codes.

TECHNICAL REVIEW COMMITTEE:
The Technical Review Committee (TRC) reviewed this project on March 5, 2026. The TRC deemed the project complete and ready for further processing. All comments of the TRC have been resolved or are addressed as recommended conditions of approval (see page 1 of this report).

ATTACHMENTS:
1. Staff Presentation
2. Draft Resolution #2026-16
3. Plan Set with Survey, Site Plan, Elevations, Floor Plan and Landscape Plan
4. Stormwater Report
5. Geotechnical Report
6. Ecological Assessment Report
7. Application for Certificate of Concurrency

TARPON SPRINGS
GOLF COURSE CLUBHOUSE
SITE PLAN APPROVAL
#26-18

Planning & Zoning Board Meeting – March 16, 2026

Board of Commissioners Meeting – March 24, 2026

REQUEST

#26-18 – Site Plan Approval – Tarpon Springs Golf Course Clubhouse

– 1310 South Pinellas Avenue

Resolution #2026-16

- Property Size = +/- 116.5 acres
- Current Land Use: Recreation/Open Space
- Current Zoning: Agricultural District
- Proposed Development: Replace Clubhouse at Existing Municipal Golf Course, 8,842 square feet of gross floor area

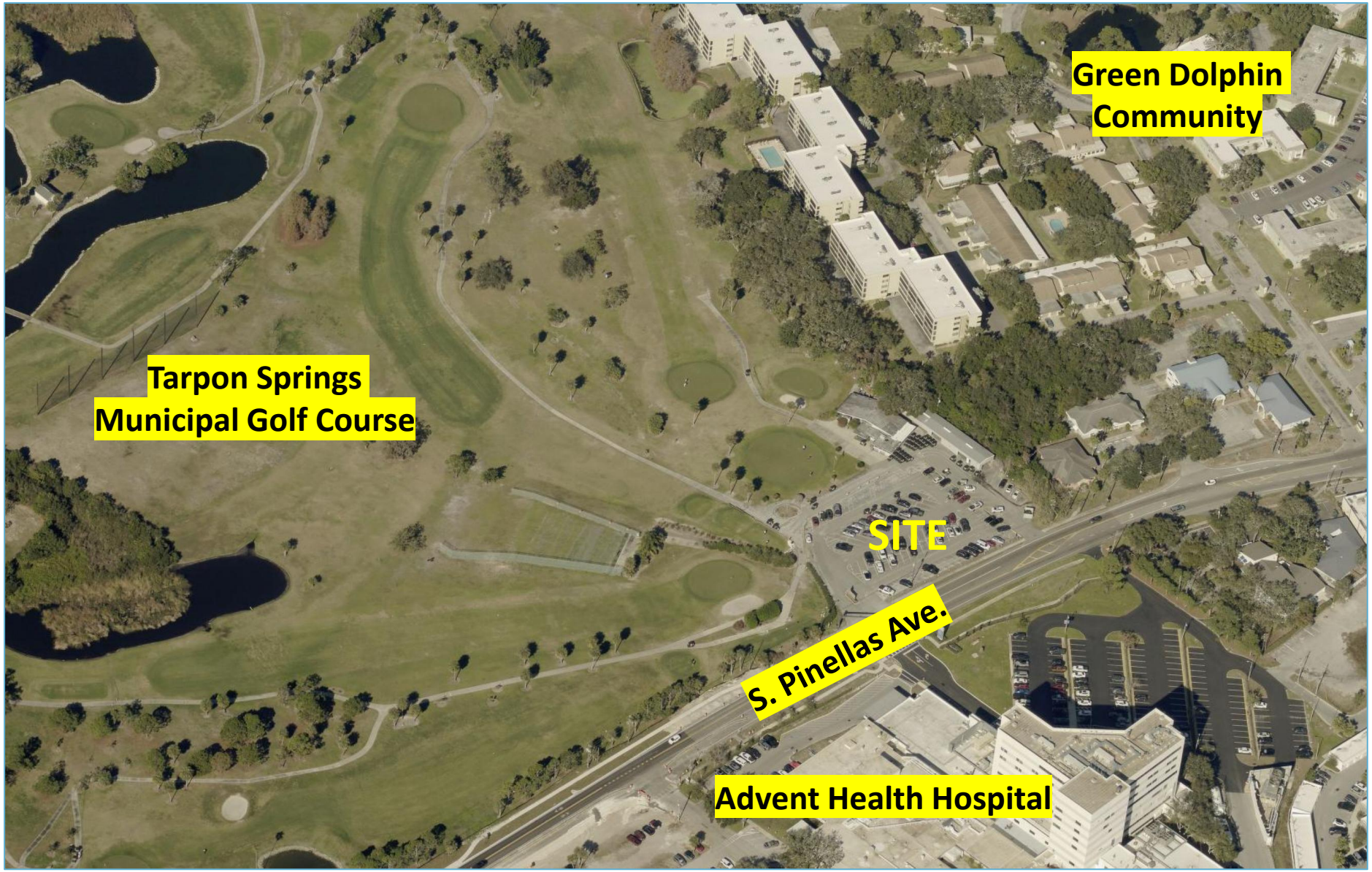
- **Applicant/Owner**: City of Tarpon Springs
- **Agents**: Tarpon Springs Public Services Department and DRMP

LOCATION & CONTEXT



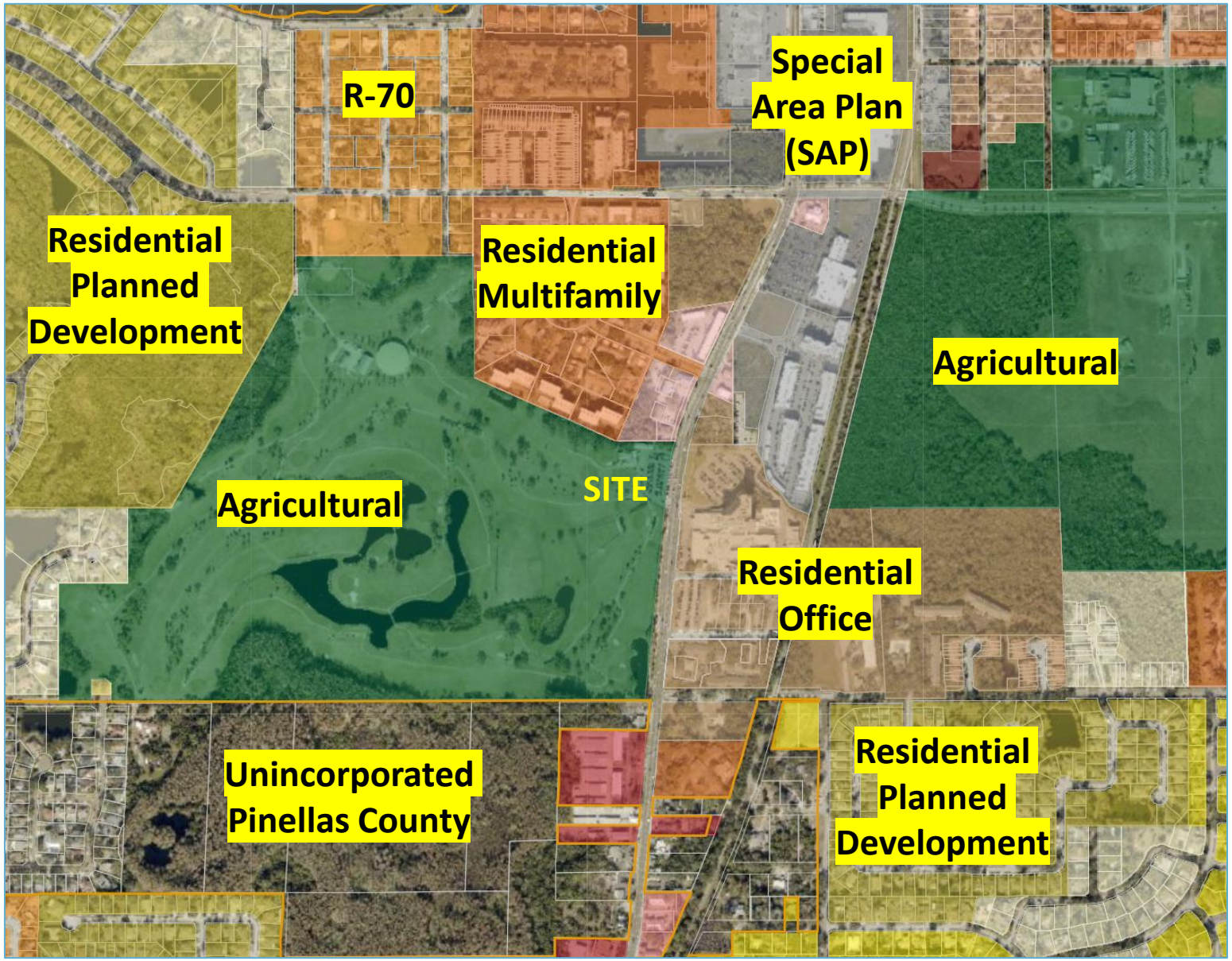
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT



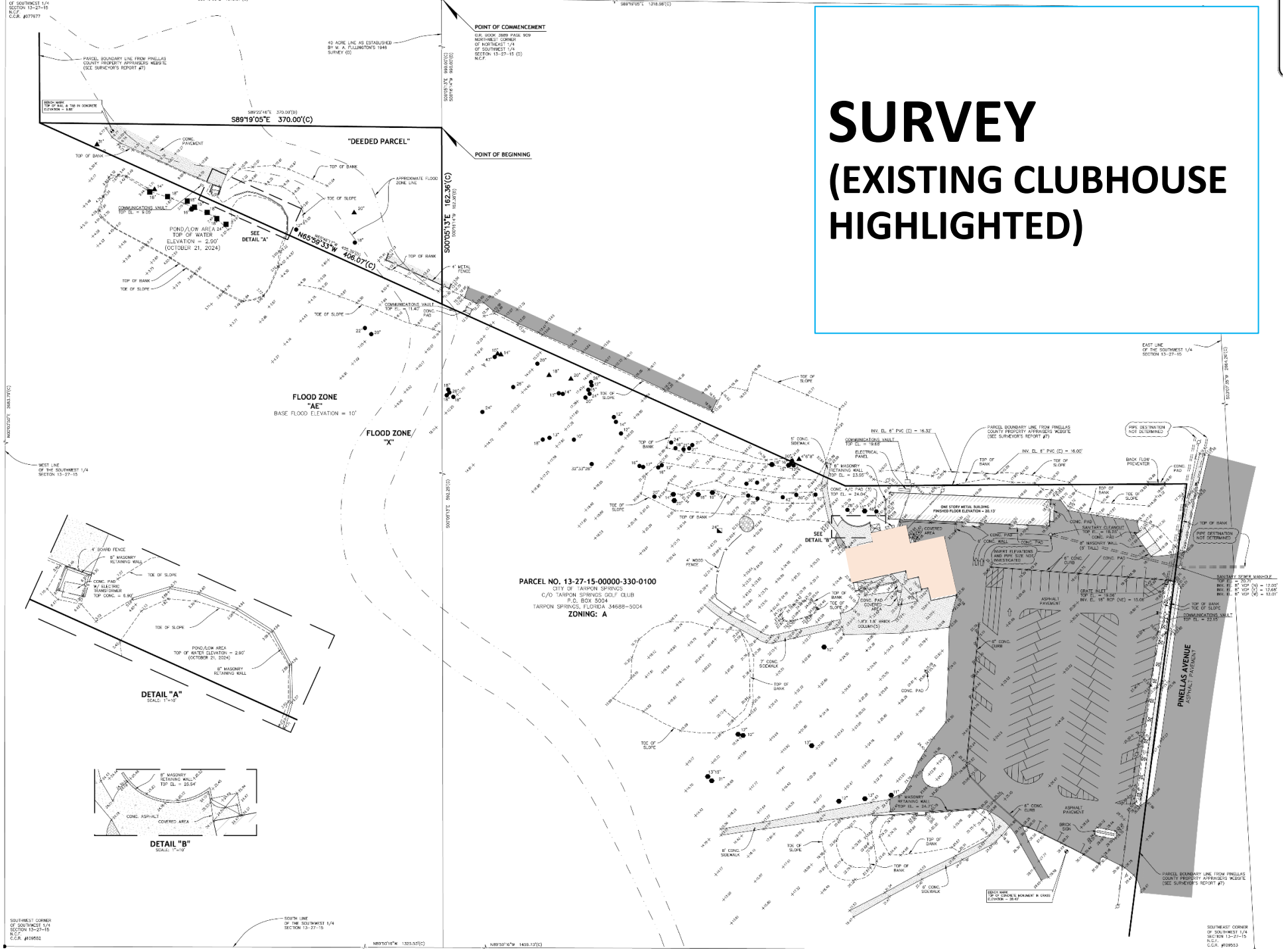
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT

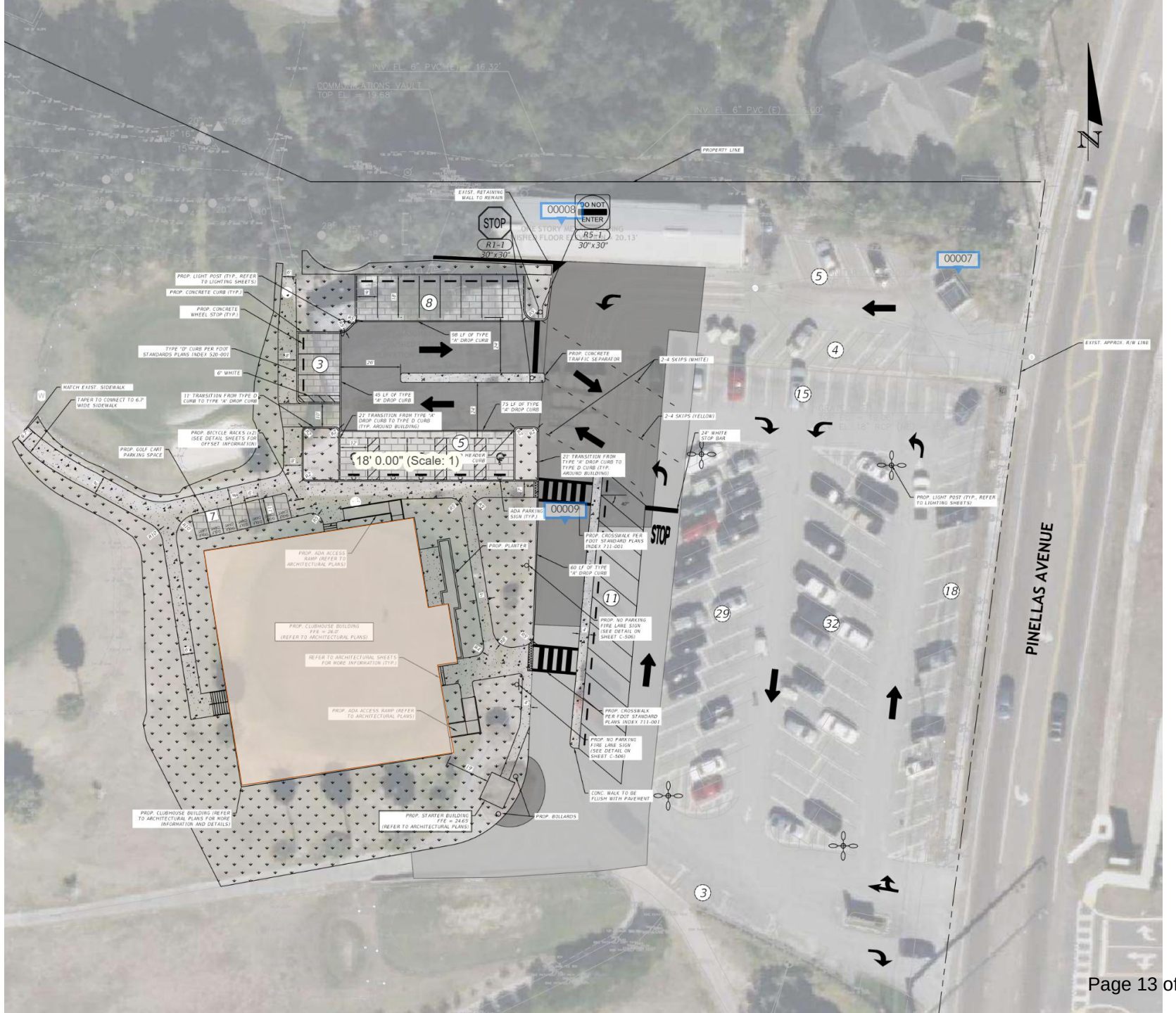


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SURVEY
(EXISTING CLUBHOUSE HIGHLIGHTED)



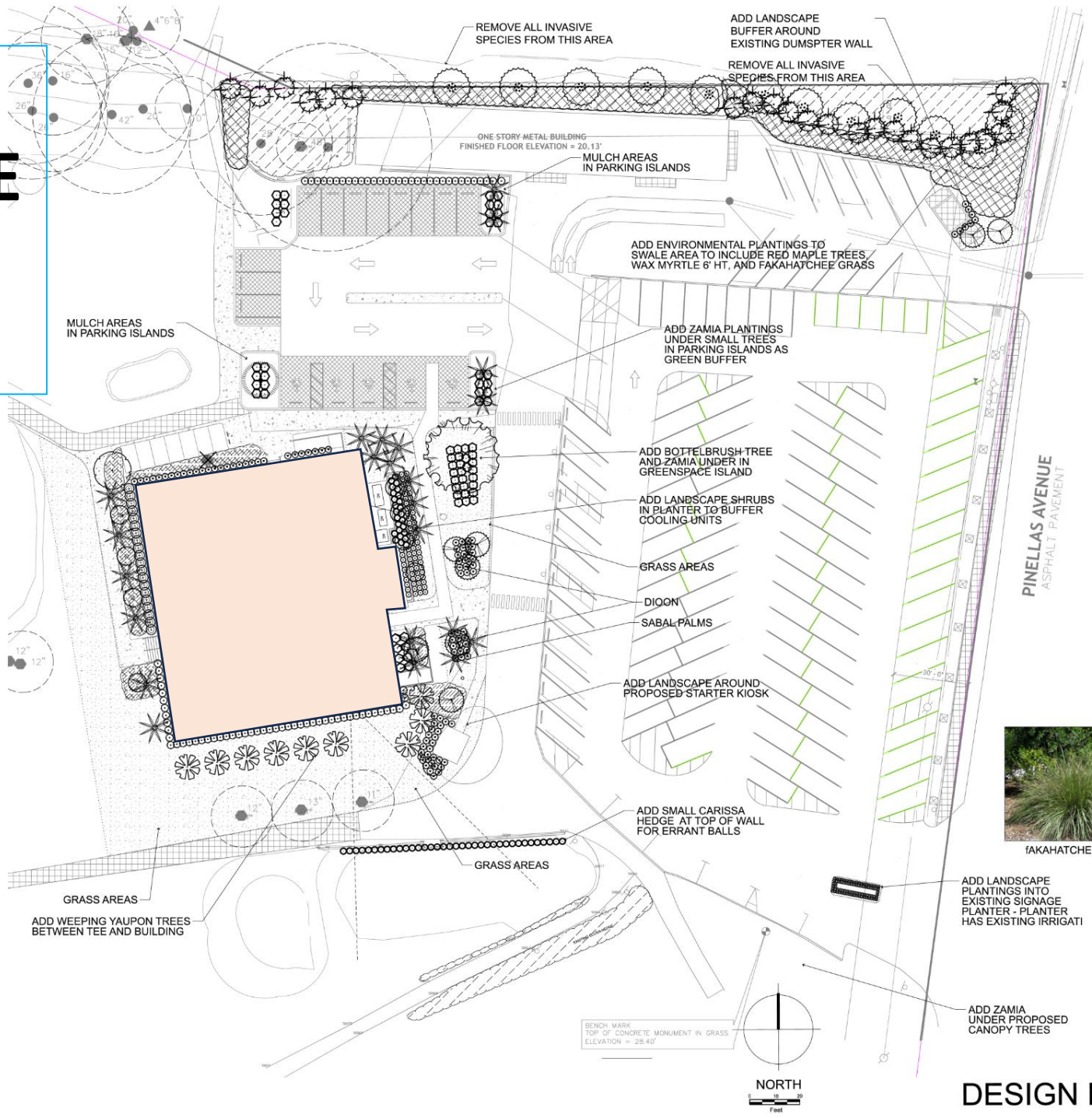
SITE PLAN

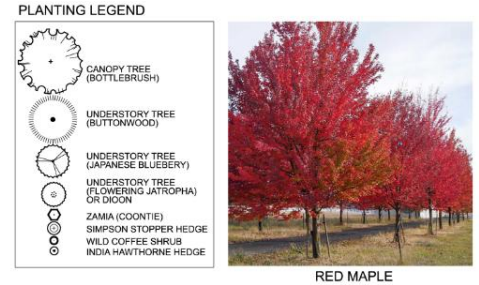


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LANDSCAPE PLAN

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT





RED MAPLE



SILVER BUTTONWOOD



JATROPHA



JAPANESE BLUEBERRY



WILD COFFEE



ZAMIA



INDIA HAWTHORNE



fAKAHATCHEE gRASS



DW OYSTER PLANT



WEEPING HOLLY



DWARF CARISSA



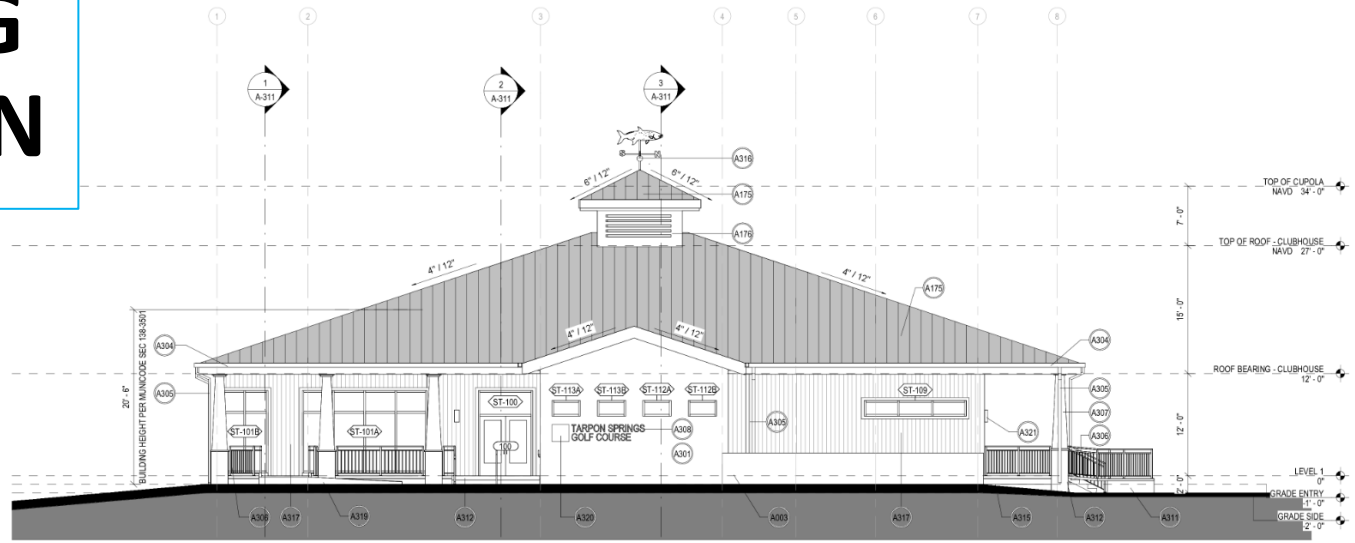
DIOON

DESIGN DEVELOPMENT PLANTING PLAN

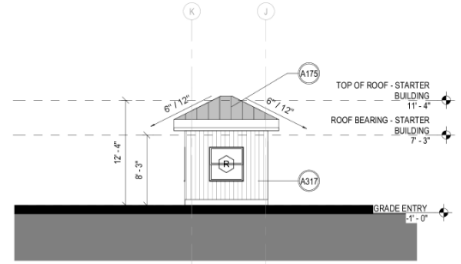
BUILDING ELEVATION

SPECIFIC KEYNOTES

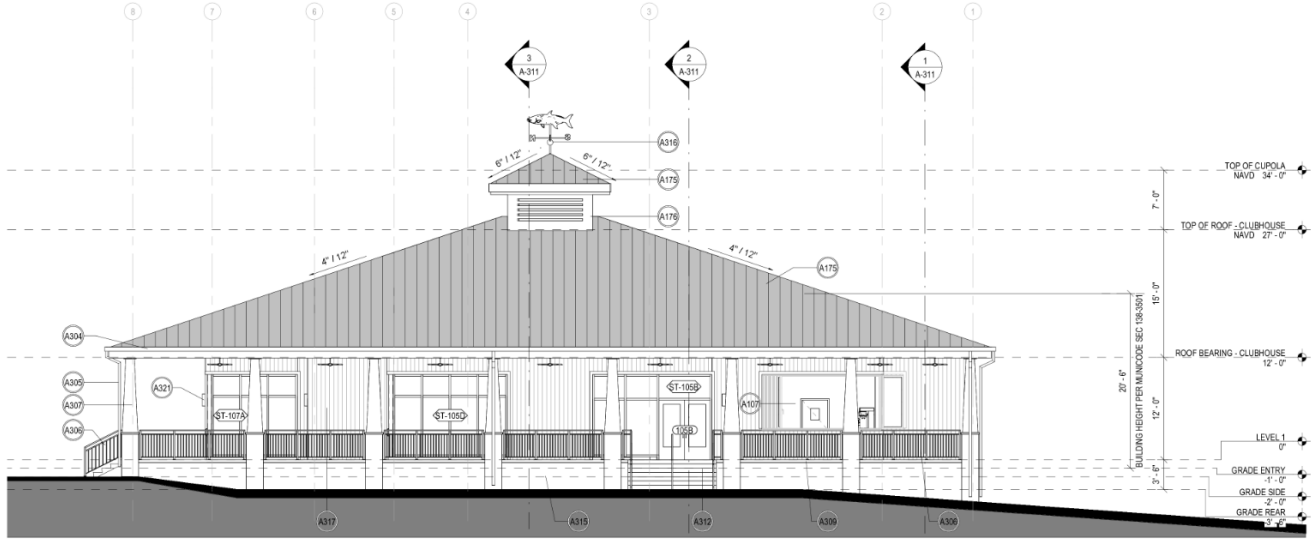
TAG	NOTE
A003	8" CMU WITH 5/8" STUCCO, SMOOTH FINISH, PAINTED PLANTER BOX. REFER TO CIVIL
A107	BIFOLD WINDOWS. REFER TO SPECIFICATIONS
A108	OPERABLE WINDOW. REFER TO SHEET A-820.
A175	STANDING SEAM METAL ROOFING SYSTEM
A176	CUPOLA. REFER TO STRUCTURAL
A301	STUCCO SYSTEM, SMOOTH FINISH, PAINTED
A304	6" SEAMLESS ALUMINUM GUTTER
A305	ALUMINUM DOWNSPOUT. FACTORY FINISH TO MATCH WALL
A306	ALUMINUM PICKET RAILING SYSTEM
A307	STEEL COLUMN. REFER TO STRUCTURAL
A308	SIGN FACE TO BE POLYCARBONATE 24 INCH WITH DIGITALLY PRINTED TRANSLUCENT VINYL GRAPHIC OVERLAY WITH INTERNAL LIGHTING. DELEGATED DESIGN. COLOR TBD. COORDINATE WITH ARCHITECT AND OWNER
A309	CONCRETE SLAB, REFER TO STRUCTURAL
A311	CONCRETE ADA RAMP WITH ALUMINUM RAILING, REFER TO CIVIL
A312	CONCRETE STAIRS, REFER TO STRUCTURAL
A315	8" CMU STEM WALL WITH 5/8" STUCCO, PAINTED. REFER TO STRUCTURAL
A316	TARPON FISH WEATHER VANE BY SELECTED ARTIST. COORDINATE SIZE AND DIMENSIONS WITH OWNER
A317	CEMENTITIOUS SIDING WITH VERTICAL TRIM AT 12" O.C.
A319	CONCRETE ADA RAMP WITH CURBS, REFER TO CIVIL
A320	TARPON SPRINGS SPONGER LOGO. COORDINATE WITH OWNER
A321	EXTERIOR LIGHTING, REFER TO ELECTRICAL



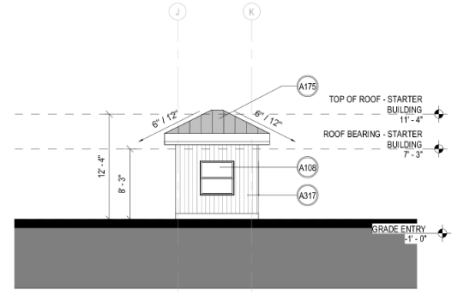
1 EAST ELEVATION - CLUBHOUSE
1/8" = 1'-0"



2 EAST ELEVATION - STARTER BUILDING
1/8" = 1'-0"



3 WEST ELEVATION - CLUBHOUSE
1/8" = 1'-0"



4 WEST ELEVATION - STARTER BUILDING
1/8" = 1'-0"

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PRELIMINARY NOT FOR CONSTRUCTION

BUILDING RENDERING



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REVIEW CRITERIA – SITE PLAN

1) **Compliance with Land Development Code (LDC).** The Site Plan and project layout are consistent with the LDC. Two conditions are recommended to ensure additional required details for utilities and stormwater standards are submitted with the building permit application.
2) **Compliance with the Comprehensive Plan.** The project is in compliance with the Recreation/Open Space standards and with all policies of the Comprehensive Plan.
3) **Compliance with the City's Concurrency Management System.** The project involves replacement of the existing clubhouse with a larger clubhouse. Potable water and sanitary sewer impacts will increase. All other facility impacts will not increase. The City has the capacity and infrastructure to serve the development.
4) **Compliance with the City's Building and Other Technical Codes.** The project was reviewed by the Technical Review Committee and is expected to be able to meet all building codes, fire codes and other technical codes.

PRELIMINARY STAFF RECOMMENDATION

Resolution #2026-16: Staff recommends ***approval*** of the proposed site plan, subject to the following conditions:

1. Final details of on-site utilities to be submitted with building permit application.
2. Final details of stormwater handling system to be submitted with building permit application.
3. Construction plans and fees to be consistent with approved Site Plan.
4. All Land Development Code provisions to be met, and other-jurisdictional permits to be obtained.
5. Site Plan shall expire in 6 months unless a site construction and/or building permit is obtained.

RESOLUTION NO. 2026-16

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #26-18 REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A CLUBHOUSE BUILDING OF APPROXIMATELY 8,842 SQUARE FEET IN GROSS FLOOR AREA INCLUDING PARKING ON 116.5 ACRES (MORE OR LESS) OF PROPERTY LOCATED AT 1310 SOUTH PINELLAS AVENUE, ON THE WEST SIDE OF SOUTH PINELLAS AVENUE APPROXIMATELY 1,500 FEET SOUTH OF MERES BOULEVARD, IN THE AGRICULTURAL ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for construction of a golf course clubhouse located at 1310 South Pinellas Avenue on the west side of South Pinellas Avenue approximately 1,500 south of Meres Boulevard; and,

WHEREAS, the Agricultural District allows golf courses as a conditional use and the existing golf course is and has been in continual operation since adoption of the City's Land Development Code; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of March 16, 2026; and,

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and,

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: SITE PLAN FINDINGS

Application Number 26-18 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 2: SITE PLAN APPROVAL

Site Plan application Number 23-154, on that portion of the property located at 1310 South Pinellas Avenue that is further described in Exhibit A, prepared and sealed on March 9, 2026 by Bruno J. Arriola, P.E. and attached as Exhibit B, is hereby approved with the following conditions:

1. Contractor shall field verify utilities and the contractor shall complete and install both potable water and sanitary sewer taps. Potable water and fire shall be separated with a separate fire assembly. Potable water meter shall be an above ground reduced pressure meter assembly. Any adjustments to the utilities due to the project are the contractor's responsibility. All restoration is the contractor's responsibility. Plan revisions shall be provided on the plans submitted with a building permit application.
2. Final details of stormwater handling system meeting the standards of the Land Development Code shall be provided on the plans submitted with a building permit application.
3. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
4. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals including, but not limited to, Southwest Florida Water Management District for stormwater handling.
5. The site plan shall expire at six months from the effective date unless a building permit has been obtained with construction plans signed and sealed by a registered engineer licensed in the State of Florida.

SECTION 3: EFFECTIVE DATE

This Resolution shall be effective upon adoption in the manner provided by law.

DRAFT

Resolution 2026-16 Exhibit A

Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 13, Township 27 South, Range 15 East and go S 0 degrees, 06' 14" W 990.00 feet along the 40 acre line as established by M.A. Fullington's Survey of 1946, to the P.O.B., thence S 0 degrees, 06' 14" W 162.36 feet along the aforementioned 40 acre line; thence N 65 degrees 46' 17" W 405.39 feet; thence S 89 degrees 22' 46" E 370.00 feet along a line 990.00 feet south and parallel to the E-W 1/2 section line of the aforementioned Section 13 to the P.O.B.
Containing 0.69 acres more or less.

DRAFT

Resolution 2026-16 Exhibit B (81 pages)

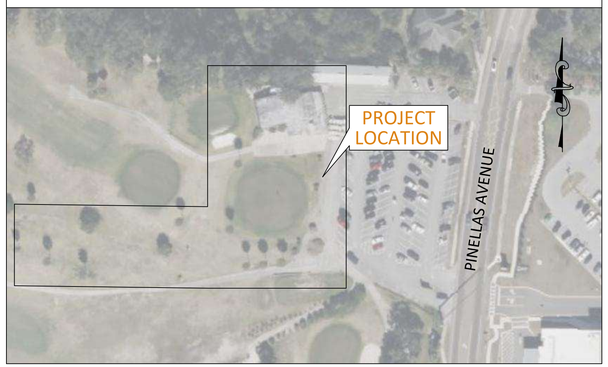
CONSTRUCTION PLANS

for

TARPON SPRINGS GOLF COURSE CLUBHOUSE DESIGN

TARPON SPRINGS, FLORIDA

VICINITY MAP
SCALE: 1" = 100'



SITE ADDRESS: 1310 PINELLAS AVE, TARPON SPRINGS, FL 34689

PROJECT DATA TABLE	
TOTAL SITE AREA	5,073,869 SF
ZONING	AGRICULTURAL
LAND USE (EXIST.)	3855 REGULATION, PAR 3 GOLF COURSE
LAND USE (PROP.)	3855 REGULATION, PAR 3 GOLF COURSE
OPEN SPACE (EXIST.)	2.86 ACRES
OPEN SPACE (PROP.)	2.57 ACRES
IMPERVIOUS SURFACE AREA (EXIST.)	1.63 ACRES
IMPERVIOUS SURFACE AREA (PROP.)	1.93 ACRES
BUILDING AREA FOOTPRINT AND FLOOR AREA (EXIST. TO BE DEMOLISHED)	3,034 SF
BUILDING AREA FOOTPRINT AND FLOOR AREA (EXIST. TO REMAIN)	5,000 SF
BUILDING AREA FOOTPRINT AND FLOOR AREA (PROP.)	8,536 SF
POTABLE WATER CONSUMPTION (EXIST./PROP./NET CHANGE)	1479 GPD/ 4137 GPD/ 2658 GPD
SANITARY SEWER GENERATION (EXIST./PROP./NET CHANGE)	1345 GPD/ 3762 GPD / 2417 GPD
SOLID WASTE GENERATION (EXIST./PROP./NET CHANGE)	50 TONS/YEAR / 50 TONS/YEAR / 0 TON/YEAR
TRIP GENERATION NET INCREASE	SEE NOTE 19 ON THIS SHEET
FLOOD ZONE & REQUIRED FIRST FLOOR ELEVATIONS	10'-0"
NUMBER OF FLOORS	ONE
GROSS FLOOR AREA (CLUBHOUSE & STARTER BUILDING)	8,536 SF
BUILDING HEIGHT	20.5'
F.A.R.	0.0017

Tarpon Springs

CITY OF TARPON SPRINGS
324 EAST PINE STREET
TARPON SPRINGS, FL 34689

CITY PROJECT MANAGER: THOMAS KIGER, PE
CITY OF TARPON SPRINGS PUBLIC SERVICES
727-942-5610
tkiger@ctsfl.us

NOTE:
ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

CONSULTANT CONTACTS:

SURVEY
ACCURATE SURVEY OF FLORIDA
4206 NATIONAL GUARD DRIVE,
PLANT CITY, FL 33563
STEVE SEMPLE 813-645-2300 /
724-420-0999
steve.semple@accuratesurveyfl.com

GEOTECHNICAL SERVICES
TIERRA, INC.
7351 TEMPLE TERRACE HIGHWAY,
TAMPA, FL 33637
KEVIN H. SCOTT, P.E. 813-989-1354
kscott@tierraeng.com

PROJECT MANAGEMENT - CIVIL ENGINEERING - SUE - ENVIRONMENTAL
DRMP, INC.
15310 AMBERLY DR, SUITE 310
TAMPA, FLORIDA 33647
BRUNO ARRIOLA 813-265-9800

ARCHITECTURAL SERVICES
WJ ARCHITECTS / HOFFMAN STUDIOS
132 MIRROR LAKE DR N, UNIT 301
ST. PETERSBURG, FL 33701
GEORGINA GOTSIS 727-382-0720

STRUCTURAL ENGINEER
HSI CONSULTATING STRUCTURAL ENGINEERS
320 W. BEARSS AVE, SUITE B,
TAMPA, FL 33613

MEP ENGINEER
PHOENIX ENGINEERING GROUP
10012 N. DALE MABRY, SUITE 102,
TAMPA, FL 33618

LANDSCAPE
TERRA TECTONICS
1188 KAPP DRIVE,
CLEARWATER, FL 33765

ACOUSTICAL
KEANE ACOUSTICS
1859 EAU CLAIRE COURT,
OLDSMAR, FL 34677

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

15310 AMBERLY DR, SUITE 310 - TAMPA, FLORIDA 33647

60% PLANS
MARCH 2026

BRUNO J. ARRIOLA
No.88984
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Bruno J Arriola
2026.03.09 16:07:17-04'00'

This item has been digitally signed and sealed by Bruno J. Arriola, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811
Know what's below.
Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

REVISIONS

NO.	DATE	DESCRIPTION	BY

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---
APPROVED BY: ---

COVER SHEET

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
15310 Amberly Dr, Suite 310 - Tampa, Florida 33647
Phone:813.265.9800 WWW.DRMP.COM

PROJECT NO.:
SCALE: NONE
DATE: MARCH, 2026
DRAWING: G-100

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REVISIONS

NO.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
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INDEX OF DRAWINGS

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

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This item has been digitally signed and sealed by Bruno J. Arriola, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

BRUNO J. ARRIOLA
No.88984
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PROJECT NO.:

SCALE: NONE

DATE: FEBRUARY, 2026

DRAWING: **G-102**

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GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:

- CITY OF TARPON SPRINGS CODE OF ORDINANCES AND LAND DEVELOPMENT CODES
- FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
- SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)

2. THIS DESIGN HAS BEEN BASED UPON GROUND-RUN TOPOGRAPHIC SURVEYS BY ACCURATE SURVEY OF FLORIDA, INC. GEOTECHNICAL EVALUATION HAS BEEN PERFORMED BY TIERRA INC. DRMP, INC. MAKES NO ASSURANCES REGARDING THE ACCURACY OF EITHER SUCH EVALUATION.

   A. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD88")

   B. ON-SITE BENCHMARKS ARE DELINEATED WITHIN THE FRAMEWORK OF THE SURVEY DRAWING. PARENT BENCH MARK IS NATIONAL GEODETIC SURVEY BENCH MARK PID NO. AL0305. ELEVATION = 28.40'.

3. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.

4. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE CITY AND THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.

6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.

7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY.

8. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE OWNER OR OWNER'S AGENT.

9. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.

10. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.

11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS OR USE. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.

12. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY MANUFACTURER.

13. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.

14. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.

15. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:

   A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;

   B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;

   C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.

16. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.

17. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

18. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.

19. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.

20. ALL WORK PERFORMED UNDER THE CONTRACT, AND ALL EQUIPMENT, APPLIANCES, TOOLS AND LIKE ITEMS USED IN THE WORK SHALL CONFORM TO APPLICABLE SAFETY CODES AND REGULATIONS OF ANY PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT INTERPRETATION OR REGULATION SHALL GOVERN.

21. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT AN EROSION CONTROL PLAN TO MINIMIZE EROSION AND INSURE FUNCTIONING OF STORMWATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION.

22. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC. TEMPORARY TRAFFIC CONTROL PLANS APPROVED BY A LICENSED ENGINEER MUST BE PROVIDED BY THE CONTRACTOR FOR STAGING ROAD CLOSURES AND/OR TRAFFIC PEDESTRIAN DETOURS. CONTRACTOR WILL ALSO OBTAIN A TEMPORARY TRAFFIC CONTROL AND RIGHT-OF-WAY USE PERMIT IF NECESSARY PRIOR TO START OF CONSTRUCTION.

23. CONTRACTOR IS RESPONSIBLE FOR STAGING ACTIVITIES AND TO PROVIDE STAGING PLAN FOR APPROVAL TO THE CITY.

24. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.

25. THE CITY REQUIRES 48 HOURS NOTICE PRIOR TO ANY WORK BEING COMPLETED ON UTILITY MAINS.

EROSION AND SEDIMENTATION CONTROL NOTES

26. ALL STORM SEWER INLETS AND OUTFALL CONTROL STRUCTURED SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED STRAW BALES, SOD, STONE, ETC.

27. CONTRACTOR WILL BE REQUIRED TO PROHIBIT DISCHARGE OF SILT THROUGH THE OUTFALL CONTROL STRUCTURE DURING CONSTRUCTION OF ANY DETENTION/RETENTION AREAS AND WILL BE REQUIRED TO CLEAN OUT THE DETENTION/RETENTION AREA BEFORE INSTALLING ANY SUB-DRAIN PIPES (IF USED).

28. ALL EROSION AND SEDIMENTATION CONTROL DEVICES WILL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH RAINFALL, AND WILL BE CLEANED OUT OR REPAIRED AS REQUIRED.

29. ALL EROSION/SEDIMENTATION CONTROL WILL BE ESTABLISHED PRIOR TO ANY CONSTRUCTION, AND WILL BE MAINTAINED UNTIL THE STORMWATER FACILITIES ARE COMPLETED.

30. ALL DISTURBED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE TO MINIMIZE DAMAGE.

31. CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREA TO CONTROL BOTH SIGNIFICANT WIND EROSION, AND FUGITIVE DUST.

32. THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT AS REQUIRED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPAULIN.

33. THE CONTRACTOR SHALL DIRECT ONSITE RUNOFF TO THE STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION.

34. THE SITE SUPERINTENDENT, WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, FILLING OUT THE INSPECTION AND MAINTENANCE REPORT AND IF NECESSARY, REVISING THE STORMWATER POLLUTION PREVENTION PLAN CONSISTENT WITH MODIFICATIONS MADE DUE TO UNFORESEEN CAUSES, AS DICTATED BY FIELD CONDITIONS.

35. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT FOR INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

36. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO INSURE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO INSURE THAT THE FENCE POSTS ARE INSTALLED FIRMLY IN THE GROUND.

37. SILTATION ACCUMULATIONS GREATER THEN THE LESSER OF 12 INCHES OR ONE-HALF OF THE DEPTH OF THE SILTATION CONTROL BARRIER OR CONTROL DEVICES SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS. ALL SILTATION BARRIERS SHALL THEN BE RESTORED TO THE ORIGINAL CONDITIONS.

38. THE SEDIMENT BASIN SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHED 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.

39. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

40. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

41. THE LOCATION OF SILT FENCE AND OTHER BMP FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THESE FACILITIES ARE PLACED IN A LOCATION AND MANNER THAT DOES NOT CONFLICT WITH THE LIMITS OF CONSTRUCTION OR AREAS TO BE PROTECTED AS SET FORTH IN THESE PLANS.

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
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GENERAL NOTES

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

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BRUNO I. ARRIOLA No.88984 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO.:

SCALE: NONE

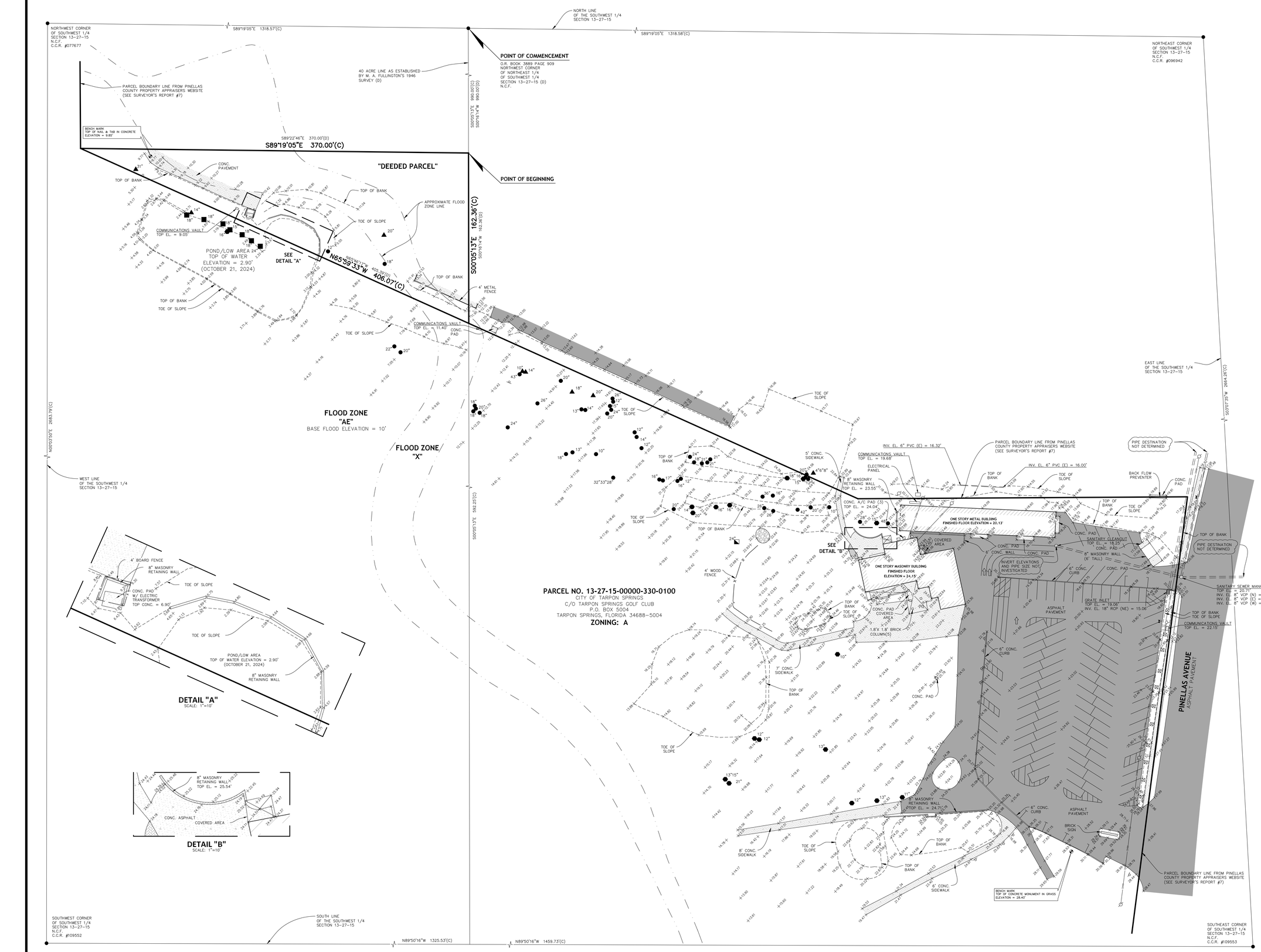
DATE: FEBRUARY, 2026

DRAWING: **G-103**

P:\Projects21\21-00790.017_Tarpon_Springs-Golf_Course_Clubhouse\FL_GA\27_Roadway\0101_Notes - DRMP.dwg Plotted: Mar 06, 2026 - 2:47pm by vmodica

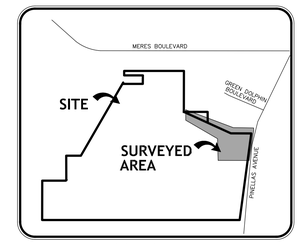
TOPOGRAPHIC AND SPECIFIC PURPOSE SURVEY

SECTION 13, TOWNSHIP 27 SOUTH, RANGE 15 EAST



DETAIL "A"
SCALE: 1"=10'

DETAIL "B"
SCALE: 1"=10'



LOCATION MAP
(NOT TO SCALE)

TREE LEGEND

- OAK TREE (SIZE AS NOTED)
- PINE TREE (SIZE AS NOTED)
- CYPRESS TREE (SIZE AS NOTED)
- PALM TREE (SIZE AS NOTED)
- MAGNOLIA TREE (SIZE AS NOTED)

NORTH

GRAPHIC SCALE

30' 0' 15' 30' 60'

(IN FEET)
1 INCH = 30 FEET

LEGAL DESCRIPTION

Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 13, Township 27 South, Range 15 East and go S 0 degrees, 06' 14" W 990.00 feet along the 40 acre line as established by M.A. Fullington's Survey of 1946, to the P.O.B., thence S 0 degrees, 06' 14" W 162.36 feet along the aforementioned 40 acre line; thence N 65 degrees 46' 17" W 405.39 feet; thence S 89 degrees 22' 46" E 370.00 feet along a line 990.00 feet south and parallel to the E-W 1/2 section line of the aforementioned Section 13 to the P.O.B.
Containing 0.69 acres more or less.

SURVEYOR'S REPORT

1. This survey not valid unless embossed or stamped with a surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. Subject property lies within Flood Zone(s) "X" and "AE", according to Flood Insurance Rate Map 12103C0019H, prepared by the Federal Emergency Management Agency, last revised August 24, 2021. Base Flood Elevation (BFE) is 10' (North American Vertical Datum (NAVD) of 1988).
4. Parcel numbers, owners name, address and zoning shown hereon obtained from the Pinellas County Property Appraisers web site.
5. Legal description shown hereon in accord with that shown in a Fee Simple Deed recorded in Official Records Book 3889 Page 909 of the Public Record of Pinellas Cuty, Florida. It should be noted, however, this document was referenced in the parcel page of Parcel No. 13-27-15-00000-330-0100 of the Pinellas County Property Appraisers web site. This parcel is represented as the "DEEDED PARCEL" shown in the drawing.
6. This survey was prepared without the benefit of a Title Commitment, Title Opinion, Property Information Report or Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this survey that may be found in the Public Records of Pinellas County, Florida.
7. Parcel boundary lines shown hereon taken from the page for Parcel No. 13-27-15-00000-330-0100 in the Pinellas County Property Appraisers web site.
8. As of the date of this survey, there was no observed evidence of jurisdictional wetlands within the limits of subject property.
9. As of the date of this survey, subject property was not being utilized as a solid waste dump, sump or sanitary land fill.
10. As of the date of this survey, there was two buildings within the limits of subject property.
11. As of the date of this survey, there are one-hundred-ten (110) regular parkings spaces and five (5) handicap parking spaces within the limits of subject property.
12. As of the date of this survey, there was no observed evidence of building construction, building renovation or earth moving activities within the limits of subject property.
13. Subject property is located at 1310 S Pinellas Avenue, Tarpon Springs, Florida 34688-5004.
14. Vehicular access to subject property is by way of Pinellas Avenue (a publicly dedicated right of way maintained by the Pinellas County, a political subdivision of the state of Florida). The East line of Tarpon Springs Golf Club and the West right of way line of Pinellas Avenue are contiguous with no gaps, gores or overlaps between them.
15. Elevations shown hereon are relative to the North American Vertical Datum (N.A.V.D.) of 1988.
16. On-site bench marks are delineated within the framework of the survey drawing.
17. Parent Bench Mark is National Geodetic Survey Bench Mark PID No. AL0305. Elevation = 28.40'
18. This survey is NOT to be construed as a boundary survey. Boundary lines shown hereon are to be considered approximate in nature and therefore shown for informational purposes only.
19. The specific purpose of this survey is to deliniate trees 5 inches (5") in diameter and greater within the limits of this survey.

SURVEYOR'S CERTIFICATE

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Topographic and Specific Purpose Survey was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.

Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida

Prepared By:

ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE * PLANT CITY, FLORIDA 33563
TELEPHONE: (813) 645-2300 * EMAIL: STEVE.SEMPLE@ACCURATESURVEYFL.COM
LICENSE BUSINESS NO. 8211

NO.	DATE:	REVISION

LEGEND AND ABBREVIATIONS:

SIR = SET CAPPED 5/8" IRON ROD
SPK/NAIL = SET PK NAIL & DISK
FDM = FOUND CONCRETE MONUMENT
FCM = FOUND CAPPED IRON ROD
FIR = FOUND IRON ROD
FIP = FOUND IRON PIPE
FRRS = FOUND RAILROAD SPIKE
FN&D = FOUND PK NAIL AND DISK
FPK = FOUND PK NAIL
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
Δ = DELTA
R = RADIUS
A = ARC
C = CHORD
CB = CHORD BEARING
LB = LICENSED BUSINESS
PSM = PROFESSIONAL SURVEYOR AND MAPPER
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
DB = DEED BOOK
PG = PAGE
(F) = FIELD MEASUREMENT
(C) = CALCULATED
(P) = PLATTED MEASUREMENT OR CALL
(D) = DEED OR DESCRIPTION CALL
(A) = AS MEASURED BY APPRAISER
(M) = MAP BOOK
(R) = REPORTED
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
NDF = NO CORNER FOUND
UNK = UNKNOWN
PRM = PERMANENT REFERENCE MONUMENT
TBM = TEMPORARY BENCHMARK
W/C = WITNESS CORNER
P/O = PART OF
R/W = RIGHT OF WAY
D/W = DRIVEWAY
S/W = SIDEWALK
CONC = CONCRETE
ASPH = ASPHALT
MB = MAILBOX
COV = COVERED
V/S = CONC VALLEY GUTTER

= STORM MANHOLE
= STORM GRATE INLET
= MITERED END SECTION
= FLARED END SECTION
RCP = REINFORCED CONCRETE PIPE
EL = ELEVATION
INV = INVERT ELEVATION
TOB = TOP OF BANK
TOE = TOE OF SLOPE
GB = GRADE BREAK

= SANITARY SEWER MANHOLE
= POWER POLE
= GUY ANCHOR
= LIGHT POLE
= WATER VALVE
= WATER METER
= FIRE HYDRANT
GAS = GAS LINE MARKER
= FIBER OPTIC CABLE MARKER
= 6"X 6" WOODEN POST
= ELECTRIC TRANSFORMER & PAD

PREPARED FOR:

OXBOW ENGINEERING
4206 NATIONAL GUARD DRIVE SUITE 1
PLANT CITY, FLORIDA 33563

PROJECT NAME:

TARPON SRPINGS GOLF COURSE
PINELLAS COUNTY, FLORIDA

DATE: 11/07/2024

SHEET TITLE: TOPOGRAPHICAL AND SPECIFIC PURPOSE SURVEY

SHEET: 1 OF 1

NOTES:
1. SERVICES FOR POWER, COMMUNICATION AND CATV ARE AERIAL
2. NO GAS SERVICES DETECTED
3. GOLF COURSE IRRIGATION LINES NOT DETECTABLE OR DESIGNATED
4. MINOR IRRIGATION LINES NOT DESIGNATED

LIMITS OF UTILITY DESIGNATING

EXISTING GOLF CART STORAGE

EXISTING CLUBHOUSE

W(8)

S(8)

8" VCP GRAVITY SEWER

EOI

PINELLAS AVENUE

LIMITS OF UTILITY DESIGNATING

N

P:\Projects21\21-00790.017_Tarpon_Springs-Golf_Course_Clubhouse\FL_GA\27_Roadway\SUE.dwg Plotted: Mar 06, 2026 - 2:48pm by vmadica

REVISIONS

NO.	DATE	DESCRIPTION	BY

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SUE DATA

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

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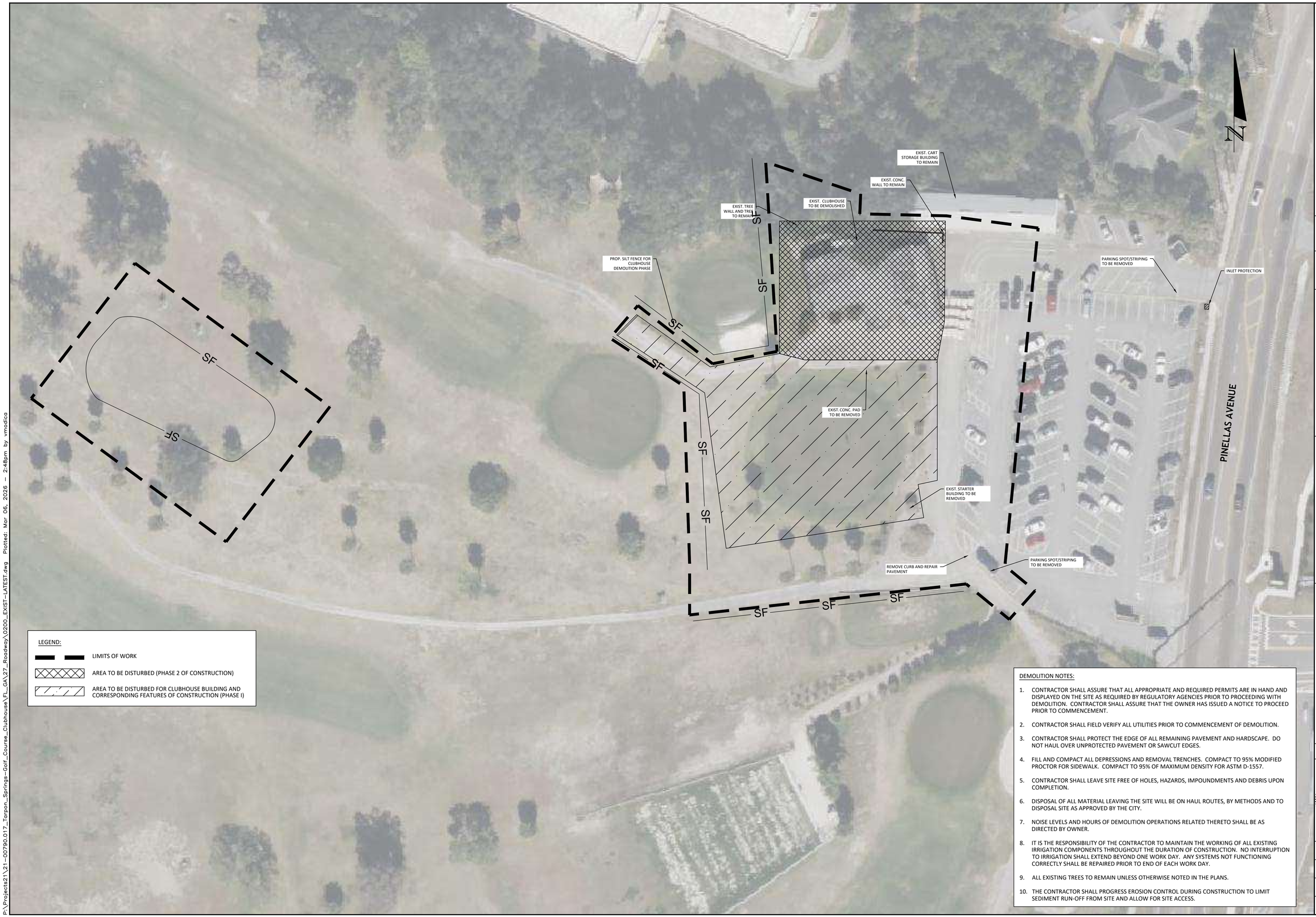
THOMAS J. LOCOMA
License Number 5653
STATE OF FLORIDA
Professional Surveyor and Mapper

PROJECT NO.:

SCALE: 1" = 20'

DATE: FEBRUARY, 2026

DRAWING: **V-102**



LEGEND:

- LIMITS OF WORK
- AREA TO BE DISTURBED (PHASE 2 OF CONSTRUCTION)
- AREA TO BE DISTURBED FOR CLUBHOUSE BUILDING AND CORRESPONDING FEATURES OF CONSTRUCTION (PHASE I)

DEMOLITION NOTES:

1. CONTRACTOR SHALL ASSURE THAT ALL APPROPRIATE AND REQUIRED PERMITS ARE IN HAND AND DISPLAYED ON THE SITE AS REQUIRED BY REGULATORY AGENCIES PRIOR TO PROCEEDING WITH DEMOLITION. CONTRACTOR SHALL ASSURE THAT THE OWNER HAS ISSUED A NOTICE TO PROCEED PRIOR TO COMMENCEMENT.
2. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION.
3. CONTRACTOR SHALL PROTECT THE EDGE OF ALL REMAINING PAVEMENT AND HARDSCAPE. DO NOT HAUL OVER UNPROTECTED PAVEMENT OR SAWCUT EDGES.
4. FILL AND COMPACT ALL DEPRESSIONS AND REMOVAL TRENCHES. COMPACT TO 95% MODIFIED PROCTOR FOR SIDEWALK. COMPACT TO 95% OF MAXIMUM DENSITY FOR ASTM D-1557.
5. CONTRACTOR SHALL LEAVE SITE FREE OF HOLES, HAZARDS, IMPOUNDMENTS AND DEBRIS UPON COMPLETION.
6. DISPOSAL OF ALL MATERIAL LEAVING THE SITE WILL BE ON HAUL ROUTES, BY METHODS AND TO DISPOSAL SITE AS APPROVED BY THE CITY.
7. NOISE LEVELS AND HOURS OF DEMOLITION OPERATIONS RELATED THERETO SHALL BE AS DIRECTED BY OWNER.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE WORKING OF ALL EXISTING IRRIGATION COMPONENTS THROUGHOUT THE DURATION OF CONSTRUCTION. NO INTERRUPTION TO IRRIGATION SHALL EXTEND BEYOND ONE WORK DAY. ANY SYSTEMS NOT FUNCTIONING CORRECTLY SHALL BE REPAIRED PRIOR TO END OF EACH WORK DAY.
9. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED IN THE PLANS.
10. THE CONTRACTOR SHALL PROGRESS EROSION CONTROL DURING CONSTRUCTION TO LIMIT SEDIMENT RUN-OFF FROM SITE AND ALLOW FOR SITE ACCESS.

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SITE PREPARATION AND EROSION CONTROL

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

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BRUNO I. ARRIOLA No.88984 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO.:

SCALE: 1" = 20'

DATE: FEBRUARY, 2026

DRAWING: **C-101**

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PROJECT DATA TABLE	
TOTAL SITE AREA	5,073,869 SF
ZONING	AGRICULTURAL
LAND USE (EXIST.)	3855 REGULATION, PAR 3 GOLF COURSE
LAND USE (PROP.)	3855 REGULATION, PAR 3 GOLF COURSE
OPEN SPACE (EXIST.)	2.86 ACRES
OPEN SPACE (PROP.)	2.57 ACRES
IMPERVIOUS SURFACE AREA (EXIST.)	1.63 ACRES
IMPERVIOUS SURFACE AREA (PROP.)	1.93 ACRES
BUILDING AREA FOOTPRINT AND FLOOR AREA (EXIST. TO BE DEMOLISHED)	3,034 SF
BUILDING AREA FOOTPRINT AND FLOOR AREA (EXIST. TO REMAIN)	5,000 SF
BUILDING AREA FOOTPRINT AND FLOOR AREA (PROP.)	8,536 SF
POTABLE WATER CONSUMPTION (EXIST./PROP./NET CHANGE)	1479 GPD/ 4137 GPD/ 2658 GPD
SANITARY SEWER GENERATION (EXIST./PROP./NET CHANGE)	1345 GPD/ 3762 GPD / 2417 GPD
SOLID WASTE GENERATION (EXIST./PROP./NET CHANGE)	50 TONS/YEAR / 50 TONS/YEAR / 0 TON/YEAR
TRIP GENERATION NET INCREASE	SEE NOTE 19 ON THIS SHEET
FLOOD ZONE & REQUIRED FIRST FLOOR ELEVATIONS	10'-0"
NUMBER OF FLOORS	ONE
GROSS FLOOR AREA (CLUBHOUSE & STARTER BUILDING)	8,536 SF
BUILDING HEIGHT	20'-6"
F.A.R.	0.0017

SITE NOTES:

1. IN ACCORDANCE WITH FLORIDA STATUTE 316.0745, ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS WITHIN AREAS OPEN TO THE PUBLIC MUST COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT. ROAD AND BRIDGE CONSTRUCTION STANDARDS (SECTION 711). ALL MARKINGS, SYMBOLS, CROSSWALKS, AND HANDICAP STRIPING MUST USE BLUE THERMOPLASTIC PAINT. TRAFFIC DIRECTION ARROWS MUST MATCH THE PLANS. SEE FDOT STANDARD PLANS INDEX #711-001, SHEET 1 FOR DETAILS.
2. PARKING STALL STRIPING MAY BE PAINTED IN ACCORDANCE WITH THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 710.
3. ALL CROSSWALKS MUST BE CONSTRUCTED PER FDOT INDEX #711-001. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER OR DEVELOPER FOR ANY SPECIALTY CROSSWALK DESIGNS, SUCH AS DECORATIVE PAVERS OR STAMPED CONCRETE, TO ENSURE COMPLIANCE WITH COUNTY STANDARDS AND OBTAIN APPROVAL.
4. ALL CURB CUTS AND CURB RAMPS SHALL BE BUILT PER FDOT INDEX #522-002. RAMPS WITHIN PAVED WALKWAYS IN STOREFRONT AREAS MUST INCLUDE TRUNCATED DOMES WITH EXPOSED AGGREGATE FOR ADA DETECTABLE WARNINGS. RAMPS IN PARKING LOTS AND STANDARD CONCRETE WALKWAYS MAY USE ANY ADA-APPROVED DETECTABLE WARNING SURFACE.
5. REFER TO SHEET C-102 FOR ADA PARKING SIGNAGE AND STRIPING REQUIREMENTS.
6. ALL ADA PARKING SIGNS SHALL BE INSTALLED IN LANDSCAPED AREAS ALONG THE BUILDING PERIMETER ADJACENT TO PARKING SPACES AS SHOWN ON THE PLANS. SIGNS LOCATED WITHIN PAVEMENT AREAS SHALL BE BOLLARD MOUNTED.
7. TRAFFIC SIGNS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO THE CURRENT EDITION OF THE MUTCD FOR COMPLETE DETAILS, DIMENSIONS, AND SPECIFICATIONS.
8. UNLESS OTHERWISE NOTED, ALL CURBS SHALL BE TYPE "D".
9. DETECTABLE WARNING SURFACE MATS LOCATED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE RED.
10. ALL PAVEMENT MARKINGS WITHIN THE FDOT RIGHT-OF-WAY AND AT ITS APPROACHES SHALL BE THERMOPLASTIC.
11. PLANS ARE CONCEPTUAL ONLY AND NOT TO BE USED FOR CONSTRUCTION AT THIS MOMENT.
12. REFER TO ARCHITECTURAL SHEETS FOR ADDITIONAL INFORMATION ON PROPOSED CLUBHOUSE BUILDING.
13. PROPOSED DRAINAGE DESIGN IS CONCEPTUAL ONLY. DRAINAGE ANALYSIS TO BE PERFORMED DURING DESIGN PHASE TO DETERMINE FINAL PROPOSED INLETS AND STORAGE.
14. AERIAL IMAGERY USED AS BACKGROUND MAY NOT BE ACCURATE AND THEREFORE TO NOT BE USED AS A REFERENCE FOR CONSTRUCTION.
15. PROPOSED LIGHTING DESIGN IS CONCEPTUAL ONLY AND WILL BE FINALIZED IN UPCOMING SUBMITTALS.
16. PROPOSED LIGHTING SHALL MEET THE REQUIREMENTS OF TARPON SPRINGS LAND DEVELOPMENT CODE ARTICLE IX, SECTION 127.06.
17. LIGHT POLES SHALL BE WIRED THROUGH UNDERGROUND CONDUIT. DO NOT PLACE PULL BOXES WITHIN TRAVELED WAY OR SIDEWALK.
18. PER COORDINATION WITH THE CITY, THE EXISTING LOT WILL NOT UNDERGO ANY MAJOR MODIFICATIONS DUE TO ESTABLISHED HELICOPTER LANDING AREA AGREEMENT WITH ADVENT HEALTH NORTH PINELLAS HOSPITAL.
19. PER COORDINATION WITH THE CITY OF TARPON SPRINGS PLANNING AND ZONING DEPARTMENT, IT IS AGREED THAT THERE WILL NOT BE AN INCREASE IN TRIPS AT THIS SITE.

LEGEND:

- (X) # PROP. PARKING SPACES
- (X) # EXISTING PARKING SPACES
- X # PROP. GOLF CART PARKING SPACES
- CR-1 CURB RAMP TYPE PER FDOT STANDARD PLANS INDEX 522-002
- PAVEMENT MARKINGS
- TYPE "D" CURB PER FDOT STANDARD PLANS INDEX 520-001
- TYPE "A" DROP CURB PER CITY OF TARPON SPRINGS INDEX R-05
- PROP. SODDED/LANDSCAPE AREA
- CONCRETE SIDEWALK/SURFACE
- DETECTABLE WARNING SURFACE PER FDOT STANDARD PLANS INDEX 522-002
- LIMITS OF MILLING AND RESURFACING
- LIMITS OF PAVEMENT RECONSTRUCTION
- PROP. CLUBHOUSE BUILDING (REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION AND DETAILS)
- PERMEABLE PAVERS

PARKING GUIDELINES PER CITY OF TARPON SPRINGS:
COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IX, SECTION 127.04

REQUIRED:

CLUB HOUSE AREA:	8,482 SF @1/250 SF	= 34 SPACES
GOLF COURSE:	18 HOLES @ 5/HOLE	= 90 SPACES
TOTAL:		= 124 SPACES

PROVIDED PARKING:

EXIST. PARKING TO REMAIN	= 106 SPACES
PROP. STANDARD (9'X18')	= 22 SPACES
PROP. HANDICAP	= 5 SPACES
TOTAL	= 133 SPACES

PROVIDED BICYCLE RACKS:

EXIST. BICYCLE RACKS	= 0 RACKS
PROP. BICYCLE RACKS	= 2 RACKS
TOTAL	= 2 RACKS

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PLAN SITE LAYOUT SHEET

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

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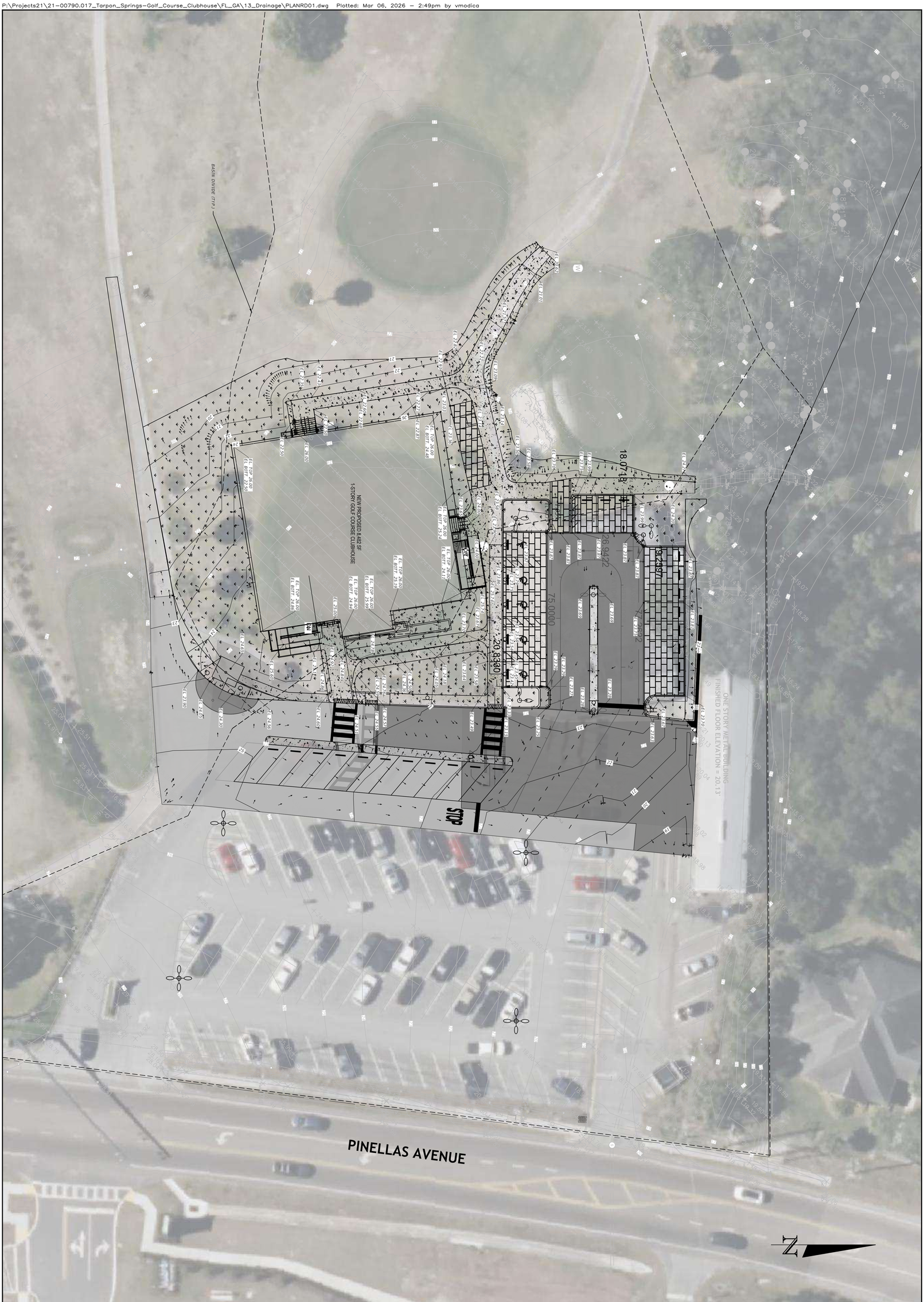
PROJECT NO.:

SCALE: 1" = 20'

DATE: MARCH, 2026

DRAWING: **C-102**

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DRAWING: C-103	DATE: FEBRUARY, 2026	SCALE:	PROJECT NO.:

PROFESSIONAL ENGINEER — SCOTT A. GAY — No. 54018 — STATE OF

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SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

GRADING AND DRAINAGE PLAN

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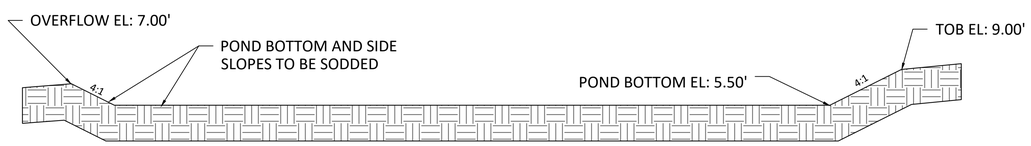
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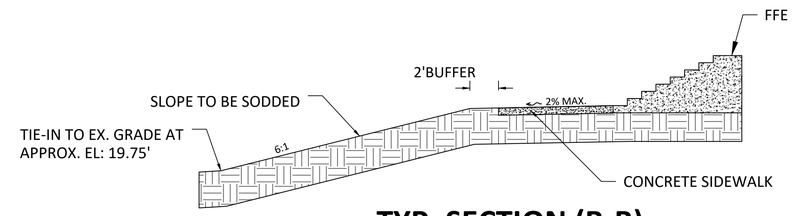


NOTE: DRAINAGE DESIGN IS CONCEPTUAL AND WILL BE FINALIZED DURING UPCOMING SUBMITTALS



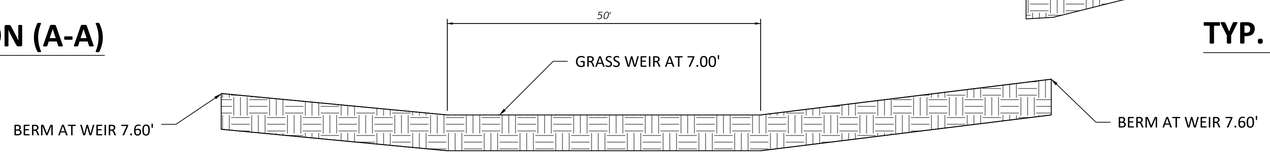
POND TYP. SECTION (A-A)

SCALE: 1:2 (H:V)



TYP. SECTION (B-B)

SCALE: 1:1 (H:V)



GRASS WEIR DETAIL

SCALE: 1:2 (H:V)

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GRADING AND DRAINAGE PLAN

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SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

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SCOTT A. GARRIH
No 54018
STATE OF
PROFESSIONAL ENGINEER

PROJECT NO.:

SCALE:

DATE: FEBRUARY, 2026

DRAWING: C-104

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NOTE:

GENERAL NOTES: CONTRACTOR SHALL FIELD-VERIFY ALL UTILITIES. CONTRACTOR SHALL REQUEST ALL UTILITY LOCATES. ANY ADJUSTMENTS OR EXTENSIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL RESTORATION IS THE CONTRACTOR'S RESPONSIBILITY. THE CITY REQUIRES 48 HOURS NOTICE PRIOR TO ANY WORK BEING COMPLETED ON UTILITY MAINS.

1. THE WATER PIPELINE PAST THE METER AND THE SEWER PIPELINE OUTSIDE THE EASEMENT ARE TO BE PRIVATELY OWNED AND MAINTAINED.

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UTILITY PLAN - WATER AND SANITARY SEWER

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

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ROSS HACKETHAL LICENSE No. 93615 STATE OF FLORIDA PROFESSIONAL ENGINEER

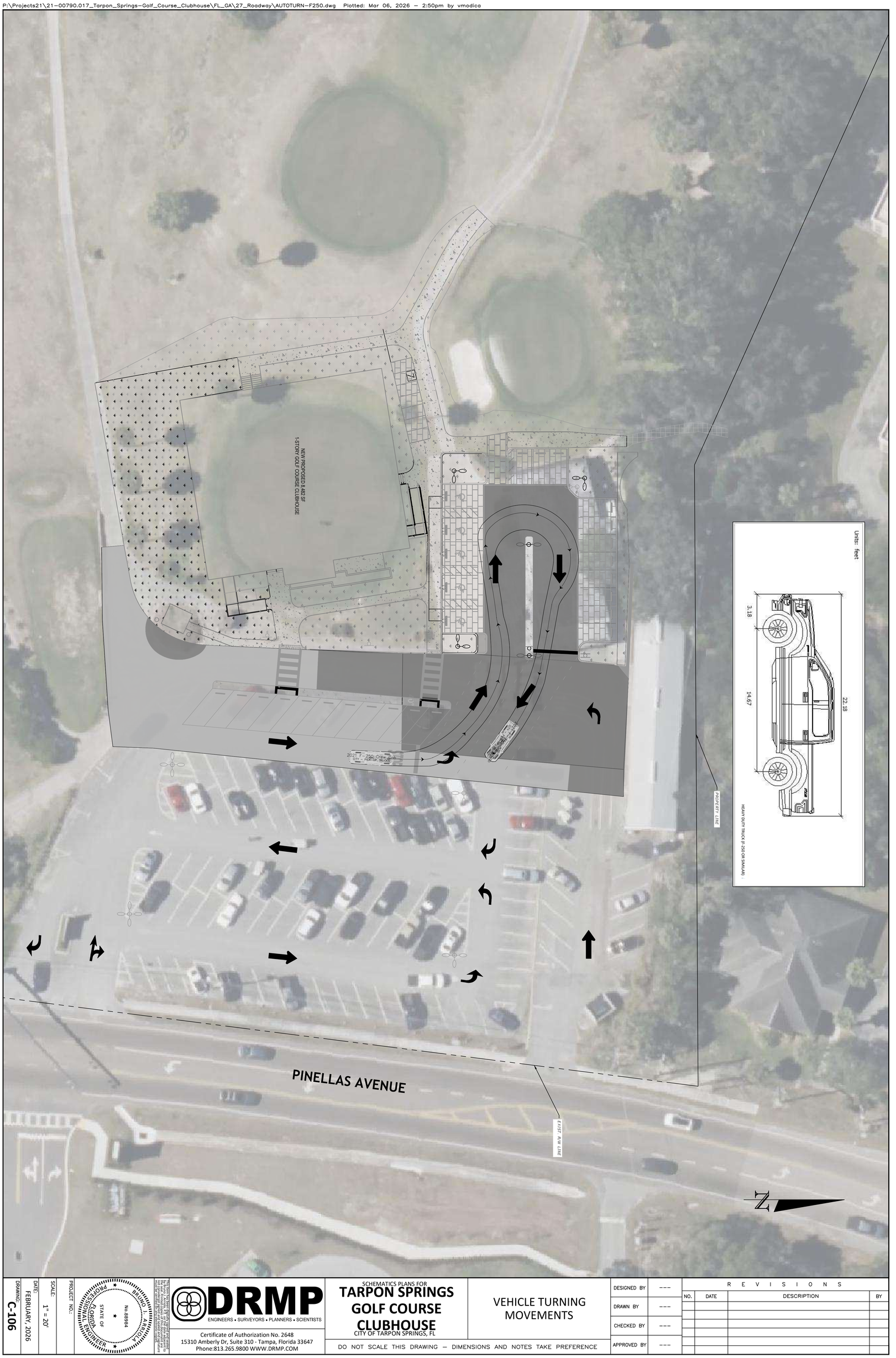
Ross Hackethal, P.E.
State of FLA#93615

PROJECT NO.:

SCALE: 1" = 20'

DATE: FEBRUARY, 2026

DRAWING: **C-105**



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SCHEMATICS PLANS FOR
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CITY OF TARPON SPRINGS, FL

VEHICLE TURNING MOVEMENTS

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DATE: FEBRUARY, 2026
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STATE OF FLORIDA PROFESSIONAL ENGINEER No. 88984 ERIC NOLAN ANDERSON

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VEHICLE TURNING MOVEMENTS

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

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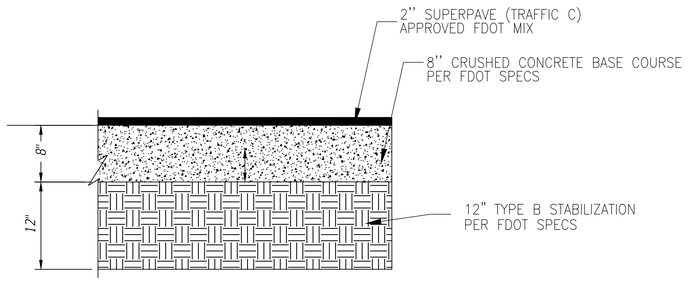
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DATE: FEBRUARY, 2026

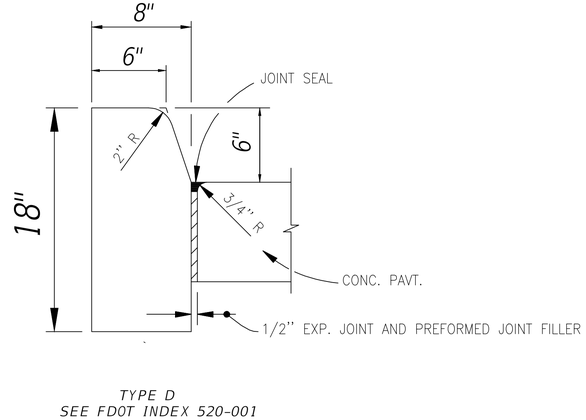
DRAWING: **C-107**

PAVEMENT NOTE:
SEE GEOTECH REPORT FOR RECOMMENDED PAVEMENT SPECIFICATION.
SEE FDOT STANDARD SPECIFICATION FOR ROAD AND BRDIGE CONSTRUCTION SECTION 350



PAVEMENT RECONSTRUCTION SECTION

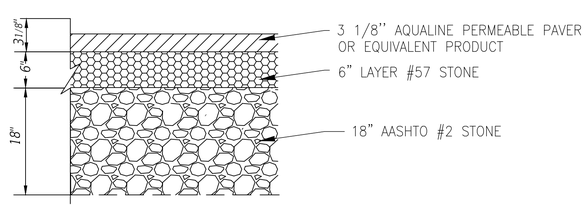
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TYPE D
SEE FDOT INDEX 520-001

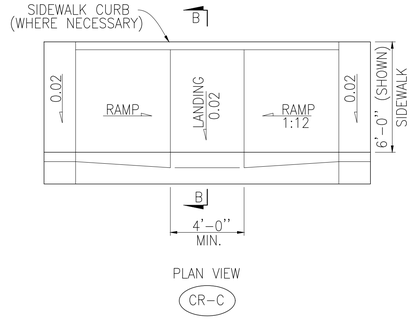
TYPE D CURB

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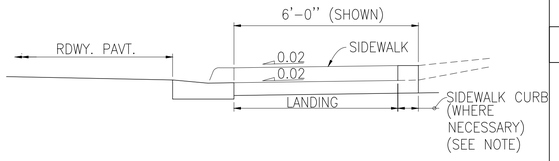


PERMEABLE PAVERS

SCALE: NTS | 3



PLAN VIEW
CR-C

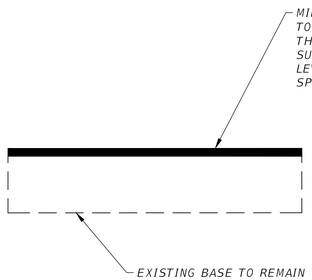


NOTE: FOR ADDITIONAL INFORMATION ON SIDEWALK CURB CONSTRUCTION, SEE SIDEWALK CURB OPTIONS DETAILS.

SECTION B-B

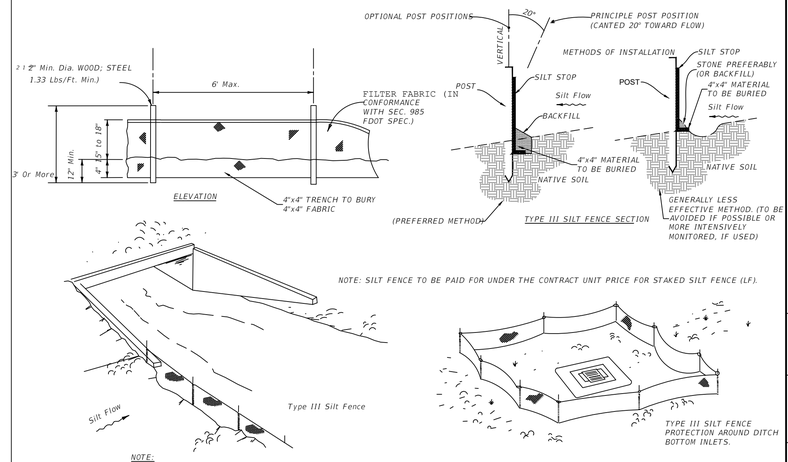
CURB RAMP DETAIL

SCALE: NTS | 4



MILLING & RESURFACING DETAIL

SCALE: NTS | 5



NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

NOTE:

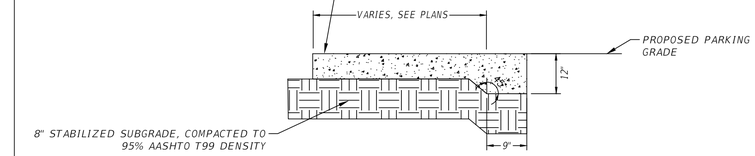
THE EROSION BARRIER, AS SHOWN, IS NOT TO BE CONSTRUED TO MEAN THAT IT IS ALL THAT MAY BE REQUIRED. THE CONTRACTOR IS TO TAKE WHATEVER MEASURES NECESSARY TO CONTROL EROSION THROUGHOUT THE PROJECT. EROSION CONTROL WILL BE INSTALLED PRIOR TO LAND CLEARING AND SHALL REMAIN IN PLACE UNTIL THE AREA IS STABILIZED.
(SEE OTHER EROSION AND TURBIDITY NOTES ON THE GENERAL NOTES SHEET OF THIS PLAN).

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

SILT FENCE DETAIL

SCALE: NTS | 6



PAVEMENT NOTE:
SEE GEOTECH REPORT FOR RECOMMENDED PAVEMENT SPECIFICATION.
SEE FDOT STANDARD SPECIFICATION FOR ROAD AND BRDIGE CONSTRUCTION SECTION 350

CONCRETE SIDEWALK

SCALE: NTS | 7

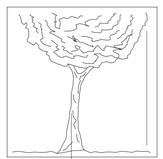


Fig. A

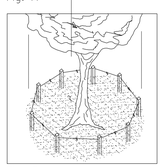


Fig. B

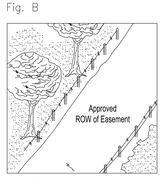


Fig. C

1. *TREES - TO RESTRICT ACCESS INTO THE AREA WITHIN THE CANOPY DRIPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OF OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRIPLINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRIPLINE.*
   THE CANOPY DRIPLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. FIG. A

   BARRIER SPECIFICATIONS FOR TREES:

   FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2" X 2" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1" X 4" LUMBER; OR UPRIGHT STAKES SPACED AT 5' INTERVALS OF NO LESS THAN 1" X 1" LUMBER CONNECTED BY SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY. FIG. B

2. *NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH AREAS.*

   BARRIER SPECIFICATIONS FOR NATURAL AREAS:

   UPRIGHT STAKES OF NO LESS THAN 1" X 1" LUMBER SPACED NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5-10'. FIG. C.
   OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE

TREE BARRICADE DETAIL

SCALE: NTS | 8

NO.	DATE	DESCRIPTION	BY
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
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MISC. AND POND DETAILS SHEET

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

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This item has been digitally signed and sealed by Bruno J. Arriola, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

BRUNO J. ARRIOLA
No.88984
STATE OF FLORIDA
PROFESSIONAL ENGINEER

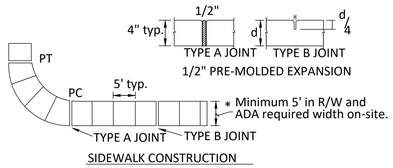
PROJECT NO.:

SCALE: AS SHOWN

DATE: FEBRUARY, 2026

DRAWING: **C-501**

P:\Projects21\21-00790.017_Tarpon_Springs-Golf_Course_Clubhouse\FL_GA\27_Roadway\0900_DETAILS.dwg Plotted: Mar 06, 2026 - 2:51pm by vmodica



SIDEWALK CONSTRUCTION

1. SIDEWALKS, BIKE PATHS, RAMPS, AND DRIVEWAY APRONS SHALL BE CONSTRUCTED OF PLAIN PORTLAND CEMENT CONCRETE WITH A MAXIMUM SLUMP OF 3 INCHES, A MINIMUM DEVELOPED COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS, AND A MINIMUM UNIFORM THICKNESS OF 4 INCHES WHERE INTENDED SOLELY FOR PEDESTRIAN TRAFFIC, AND 6 INCHES THICK WHERE MOTOR VEHICLES ARE LIKELY TO CROSS.
2. UNDER NO CIRCUMSTANCES WILL THE SIDEWALK EXCEED ADA MAXIMUM GRADES.
3. ISOLATION JOINTS (TYPE A JOINTS) SHALL BE PROVIDED BETWEEN EXISTING SLABS OR STRUCTURES AND FRESH CONCRETE, TO SEPARATE PEDESTRIAN SECTIONS FROM SECTIONS WHICH WILL ENCOUNTER VEHICLE TRAFFIC, TO SEPARATE FRESH PLACEMENT FROM CONCRETE WHICH HAS SET FOR MORE THAN 60 MINUTES, AND NO FARTHER APART THAN 30 FEET IN SIDEWALKS AND BIKE PATHS. JOINT MATERIAL SHALL BE AS SPECIFIED IN FDOT STANDARDS AND SPECIFICATIONS 522-001 AND SHALL BE RUBBER, PLASTIC OR OTHER APPROVED NON-BIODEGRADABLE ELASTOMERIC MATERIAL. WOOD IS PROHIBITED.
4. CONTROL JOINTS (TYPE B JOINTS) SHALL BE TOOLED INTO THE FRESH CONCRETE, OR SAW-CUT WITHIN 24 HOURS OF PLACEMENT, TO A DEPTH EQUAL TO 1/4 THE SLAB THICKNESS AND SPACED APART A DISTANCE EQUAL TO THE WIDTH OF THE SLAB OR 5 FEET, WHICHEVER IS GREATEST.
5. THE SLAB SURFACE SHALL BE BROOM FINISHED TO BE SLIP RESISTANT, AND SHALL MATCH AS CLOSELY AS POSSIBLE THE FINISH OF EXISTING ADJACENT SLABS AND ALL EDGES SHALL BE TOOLED TO ELIMINATE SHARP CORNERS.
6. THE BEARING SUBSURFACE SHALL HAVE ALL ORGANIC, LOOSE, AND DELETERIOUS MATTER REMOVED, AND THE REMAINING CLEAN SOIL SHALL BE SMOOTH, SOUND, AND SOLID. ANY FILL MATERIAL SHALL BE COMPACTED WITH A VIBRATORY OR IMPACT COMPACTION MACHINE IN MAXIMUM 12 INCH LIFTS OR COMPACTED WITH A HAND TAMPER IN MAXIMUM 4 INCH LIFTS. THE SHALL REQUIRE A COMPACTION TEST FOR EACH LIFT IF THE TOTAL FILLED SECTION IS MORE THEN 12 INCHES DEEP OR IF THE SUBSURFACE HAS BEEN DISTURBED MORE THAN 12 INCHES DEEP. WHERE SUCH TEST IS REQUIRED, THE RESULTS SHALL SHOW A MINIMUM PROCTOR FIELD DENSITY OF 95 PERCENT.
7. ALL CONCRETE WORK SHALL BE INSPECTED AFTER THE SUBSOIL IS PREPARED AND THE FORMS ARE SET, BUT BEFORE THE CONCRETE PLACEMENT BEGINS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE FINISHED SLAB FROM ALL DAMAGE AND VANDALISM UNTIL THE CITY ACCEPTS OR APPROVES THE SLAB.
9. SIDEWALKS SHALL NOT BE TINTED, STAINED, COLORED, OR COATED, UNLESS APPROVED BY THE ENGINEER.
10. ALL FORMS SHALL BE REMOVED PRIOR TO ACCEPTANCE OR APPROVAL AND THE DISTURBED GROUND SHALL BE BACK-FILLED, RE-GRADED, AND SODDED SO THAT THE WEAR SURFACE OF THE CONCRETE IS REASONABLY FLUSH WITH THE ADJACENT GRADE.
11. THE CITY MAY REQUIRE ADDITIONAL JOINTS AROUND UTILITY STRUCTURES LOCATED WITHIN THE SIDEWALK.

TYPICAL SIDEWALK CONSTRUCTION REQUIREMENTS | SCALE NTS | 9

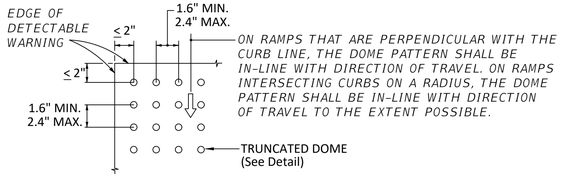
"NO BACK-IN PARKING" SIGN, TYPICAL ONE PER EACH ROW OF PARKING SPACES (68 REQUIRED). SEE DETAIL, SHEET C8.1)

HANDICAP PARKING SIGN, TYPICAL ONE PER EACH HANDICAP PARKING SPACE. SEE DETAIL, THIS SHEET.

TYPICAL LANE AND PARKING SPACE DIMENSIONS | SCALE NTS | 10

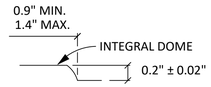
ADA PARKING NOTES:

1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 2A-23 OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL SIGNS CONFORM TO FDOT INDEX 700-010.



BASE-TO-BASE SPACING SHALL BE 0.65" MIN. BETWEEN DOMES

PLAN VIEW



THE TOP WIDTH OF THE DOME SHALL BE A MIN. OF 50% AND A MAX. OF 65% OF THE BASE DIAMETER.

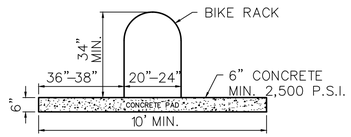
TRUNCATED DOME

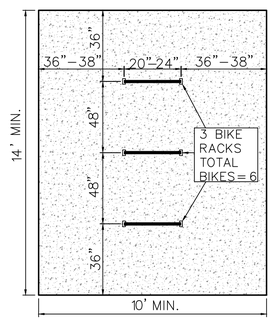
DETECTABLE WARNING NOTES:

1) ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES FROM BACK OF CURB.

2) DETECTABLE WARNINGS SHALL BE NO MORE THAN 2 INCHES FROM THE EXPANSION JOINT.

TYPICAL DETECTABLE WARNING (ADA) DETAIL | SCALE NTS | 11

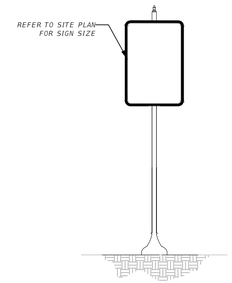




NOTES:

1. THIS BIKE RACK DETAIL IS FOR REFERENCE AND GENERAL GUIDANCE ONLY. CONTRACTOR TO PROVIDE FINAL BIKE RACK SHOP DRAWINGS FOR OWNER'S APPROVAL AND ENGINEER'S APPROVAL.
2. BIKE RACK SHALL BE CONSISTENT WITH THE CITY OF TARPON SPRINGS TRANSECT-BASED INFILL CODE FOR THE SPONGE DOCKS AND COMMUNITY REDEVELOPMENT AREA.
3. BIKE RACK COLOR TO BE BLACK.

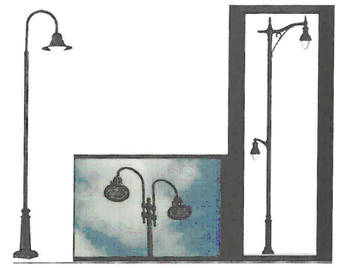
BIKE RACK DETAIL | SCALE NTS | 12



NOTES:

1. SIGN POSTS SHALL BE BLACK OR DARK GREEN IN COLOR.
2. SIGN POSTS SHALL BE ROUND OR FLUTED IN SHAPE.
3. SIGN POSTS SHALL BE AT LEAST 3" IN DIAMETER.
4. SIGN POSTS SHALL HAVE A ROUND OR FLUTED DECORATIVE BASE.
5. SIGNS SHALL HAVE A BLACK OR DARK GREEN BORDER OF AT LEAST ONE INCH IN WIDTH.
6. CONTRACTOR TO SUBMIT SIGNAGE AND SIGN POST DETAILS AND SHOP DRAWING FOR CLIENT AND ENGINEER.
7. REFER TO SECTION 127.06(A) OF THE LAND DEVELOPMENT CODE FOR MORE INFORMATION.

PARKING LOT TRAFFIC CONTROL SIGNAGE DETAIL | SCALE NTS | 13

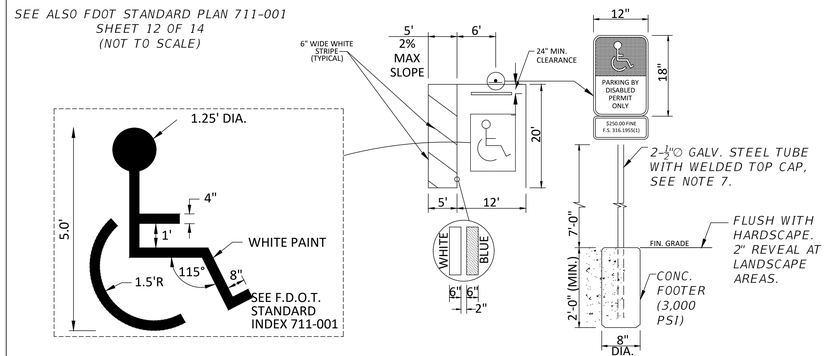


NOTES:

1. LIGHT POSTS SHALL BE BLACK OR DARK GREEN IN COLOR
2. LIGHT POSTS SHALL BE EITHER ROUND OR FLUTED IN SHAPE.
3. LIGHT POSTS SHALL HAVE A ROUND OR FLUTED DECORATIVE BASE.
4. LIGHT FIXTURES SHALL BE DIRECTED DOWNWARD
5. REFER TO SECTION 127.06(B) OF THE LAND DEVELOPMENT CODE FOR MORE INFORMATION.

PARKING LOT LIGHTING DESIGN DETAIL | SCALE NTS | 14

SEE ALSO FDOT STANDARD PLAN 711-001 SHEET 12 OF 14 (NOT TO SCALE)



ADA PARKING DETAIL | SCALE NTS | 15

REVISIONS

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CHECKED BY ---
APPROVED BY ---

MISC. AND POND DETAILS SHEET

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

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BRUNO J. ARRIOLA No.88984 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO.:
SCALE: AS SHOWN
DATE: FEBRUARY, 2026
DRAWING: C-502

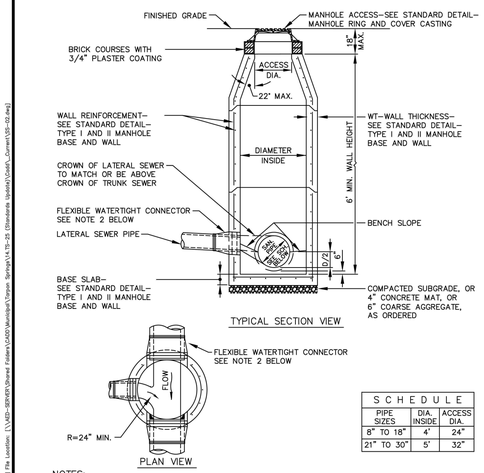
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NOTES FOR SANITARY STRUCTURES

1. ALL MANHOLES SHALL BE PRECAST CONCRETE OR FIBERGLASS REINFORCED POLYESTER (FRP), UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER.
2. ALL PIPE STUBS FROM PRECAST MANHOLES, FOR FUTURE CONNECTIONS, SHALL BE INSTALLED WITH REMOVABLE WATERTIGHT PLUGS, PLACED FROM WITHIN THE MANHOLE.
3. ALL TYPE I CONE SECTIONS SHALL BE CONCENTRIC WITH RING CASTING CENTERED IN STRUCTURE, UNLESS OTHERWISE SHOWN OR DIRECTED BY THE ENGINEER.
4. THE CONE SECTION OF TYPE I PRECAST MANHOLE SHALL BE PRECAST.
5. NO PIPE SHALL BE IN THE MANHOLE CONE SECTION.
6. ALL MANHOLES WITH SLAB TOP SHALL BE TYPE II, SEE STANDARD DETAIL–TYPE II MANHOLE TOP SLAB.
7. A DROP MANHOLE SHALL BE REQUIRED WHEN THE INVERT OF ANY INCOMING PIPE IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. ALL DROP PIPE SHALL BE ON THE OUTSIDE OF THE MANHOLE.
8. PRIOR TO PRECASTING STRUCTURES THE PRECASTER SHALL SUBMIT SITE SPECIFIC INDIVIDUAL SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SUBMITTED FOR NONSTANDARD STRUCTURES OR STRUCTURES THAT DEVIATE FROM THE STANDARD DETAILS MUST BE DESIGNED AND CERTIFIED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
9. PRECAST MANHOLES SHALL CONSIST OF A MINIMUM NUMBER OF SECTIONS, AS APPROVED BY THE ENGINEER.
10. ALL PRECAST STRUCTURES SHALL HAVE AN INTEGRAL FLOOR AND BASE RISER SECTION, SEE STANDARD DETAIL–TYPE I AND II MANHOLE BASE AND WALL.
11. FOR PRECAST STRUCTURE JOINT, SEE STANDARD DETAIL–PRECAST STRUCTURE JOINT ASSEMBLY.
12. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
13. FOR THE APPLICABLE RING AND COVER, SEE STANDARD DETAIL–MANHOLE RING AND COVER CASTING.
14. PRECAST BASE SECTION SHALL BE INSTALLED ON A CONCRETE MAT WITHIN 2 HOURS OF PLACEMENT OF THE MAT.
15. ALL BRICK SHALL BE CLAY BRICK AND SHALL HAVE A MINIMUM 3/4" CEMENT PLASTER ON ALL SURFACES.
16. BENCH SHALL SLOPE @ 1:12 MINIMUM.
17. A PROTECTIVE COATING SHALL BE APPLIED TO THE INSIDE AND OUTSIDE SURFACES OF STRUCTURES, EXCEPT FRP'S. THE PROTECTIVE COATING SHALL COVER THE COMPLETE EXTERIOR AND INTERIOR SURFACE OF THE STRUCTURE, (INCLUDING CONE SECTIONS, RISERS, AND INVERT) FROM THE BOTTOM SLAB TO THE GROUND SURFACE EXCLUDING THE COVER CASTING, LID, AND THE HORIZONTAL PLANE OF THE PIPE PENTRATIONS OR CUT OPENINGS. THE UNDERSIDE OF THE BOTTOM SLAB MAY ALSO BE EXCLUDED AT THE CONTRACTORS OPTION. 2 COATS OF THE PROTECTIVE COATING SHALL BE APPLIED TO THE INSIDE, AND 1 SHALL BE APPLIED TO THE OUTSIDE. THE COATING SHALL BE OF TAR EPOXY, KOP–COAT BITUMASTIC 300–M OR APPROVED EQUAL. EACH COATING SHALL YIELD A FINAL DRY FILM 9 mils IN THICKNESS.
18. PRIOR TO MANUFACTURING OF FRP MANHOLE, MANUFACTURER SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR THE DESIGN OF INVERT AND BENCH AREA, PIPE CONNECTIONS, FABRICATION DETAILS AND INSTALLATION METHODS FOR APPROVAL.
19. FOR FRP MANHOLES A FIBERGLASS ENCLOSED INVERT AND BENCH MAY BE INSTALLED BY THE MANUFACTURER OR CONCRETE MAY BE USED FOR THE BENCH AREA AND INVERT, AS DIRECTED BY THE ENGINEER.
20. FRP STIFFENING RIBS ARE REQUIRED AT 10' DEPTH OR MORE.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA — SANITARY STRUCTURE NOTES — DATE 12/15/15 — INDEX SS-01 — SCALE N.T.S. — SHEET 1 OF 1

SANITARY STRUCTURE NOTES — SCALE NTS — 16



TYPICAL SECTION VIEW

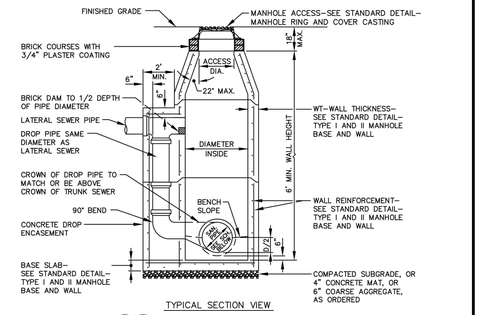
PLAN VIEW

SCHEDULE		
PIPE SIZES	DIA. INSIDE	ACCESS DIA.
8" TO 18"	4'	24"
21" TO 30"	5'	32"

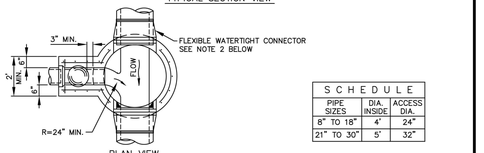
NOTES:
1. SEE GENERAL NOTES, STANDARD DETAIL–SANITARY MANHOLE NOTES.
2. FLEXIBLE WATERTIGHT CONNECTORS SHALL BE "KWIK SEAL" OR "PSX: POSITIVE SEAL GASKET SYSTEM" AS MANUFACTURED BY THE PRESS SEAL GASKET CORPORATION, OR APPROVED EQUAL, OR "KOR–N–SEAL" I CONNECTORS FOR PIPE SIZES UPTO 15" AND "KOR–N–SEAL" II CONNECTORS FOR PIPE SIZES 18" TO 30", AS MANUFACTURED BY THE NPC INC., OR APPROVED EQUAL.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA — SANITARY PRECAST MANHOLE TYPE I — DATE 12/15/15 — INDEX SS-02 — SCALE N.T.S. — SHEET 1 OF 1

SANITARY PRECAST MANHOLE TYPE I — SCALE NTS — 17



TYPICAL SECTION VIEW



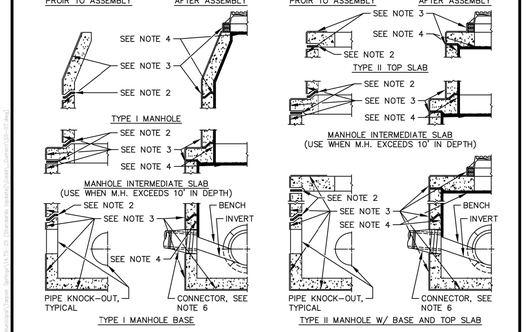
PLAN VIEW

SCHEDULE		
PIPE SIZES	DIA. INSIDE	ACCESS DIA.
8" TO 18"	4'	24"
21" TO 30"	5'	32"

NOTES:
1. SEE GENERAL NOTES, STANDARD DETAIL–SANITARY MANHOLE NOTES.
2. FLEXIBLE WATERTIGHT CONNECTORS SHALL BE "KWIK SEAL" OR "PSX: POSITIVE SEAL GASKET SYSTEM" AS MANUFACTURED BY THE PRESS SEAL GASKET CORPORATION, OR APPROVED EQUAL, OR "KOR–N–SEAL" I CONNECTORS FOR PIPE SIZES UPTO 15" AND "KOR–N–SEAL" II CONNECTORS FOR PIPE SIZES 18" TO 30", AS MANUFACTURED BY THE NPC INC., OR APPROVED EQUAL.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA — SANITARY PRECAST DROP MANHOLE TYPE I — DATE 12/15/15 — INDEX SS-03 — SCALE N.T.S. — SHEET 1 OF 1

SANITARY PRECAST DROP MANHOLE TYPE I — SCALE NTS — 18

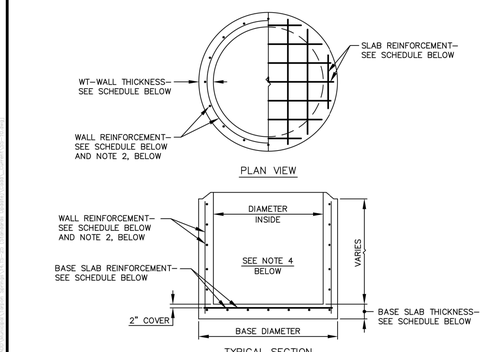


TYPICAL PRECAST JOINT ASSEMBLIES

NOTES:
1. JOINTS SHALL CONFORM TO ASTM C443.
2. A LAYER OF PREFORMED JOINT SEALING COMPOUND SUCH AS "RAM–NEK" SHALL BE INSTALLED AT ALL PRECAST STRUCTURE JOINTS AND STRUCTURE TOPS FOR TOP SLAB PRIOR TO ASSEMBLY.
3. ONE COAT OF PROTECTIVE SEALER SHALL BE APPLIED TO THE EXTERIOR OF ALL PRECAST, CAST–IN–PLACE, AND BRICK STRUCTURES. THE EXTERIOR COATING SHALL COVER FROM THE BOTTOM OF THE BASE UPTO AND INCLUDING THE BRICK GRADE RINGS FOR THE COVER CASTING, THE BOTTOM SLAB MAY ALSO BE EXCLUDED AT THE CONTRACTORS OPTION.
   THE CONTRACTOR SHALL TOUCH UP THOSE PLACES DISTURBED DURING ASSEMBLY AND THOSE CAST–IN–PLACE STRUCTURES PRIOR TO ACCEPTANCE AND BACK FILLING.
   THE SEALER SHALL BE COAL TAR EPOXY SUCH AS "CARBOLINE" 300–M OR APPROVED EQUAL, WITH A DRY FILM THICKNESS OF 9 mils.
4. ONE COAT OF 100% PURE–FUSED CALCIUM ALUMINATE CEMENTITIOUS LINING SHALL BE APPLIED TO THE INTERIOR SURFACES OF ALL STRUCTURES, WITH A FINAL DRY THICKNESS OF 1/2" MINIMUM.
   IF LINER IS APPLIED PRIOR TO ASSEMBLY, THE LINER SHALL COVER THE KEY WAYS, FROM THE EXTERIOR TO THE INTERIOR OF THE STRUCTURE, INADDITION TO THOSE LIMITS DESCRIBED ABOVE.
5. RESTORATION OF THE PROTECTIVE SEALER AND LINER DUE TO CONNECTIONS TO EXISTING STRUCTURES, MADE BY APPROVED METHODS, SHALL MATCH THE EXISTING MATERIALS THAT ARE DISTURBED AND OR DAMAGED, AT NO ADDITIONAL COST TO THE CITY.
6. FLEXIBLE WATERTIGHT CONNECTORS SHALL BE "KWIK SEAL" OR "PSX: POSITIVE SEAL GASKET SYSTEM" AS MANUFACTURED BY THE PRESS SEAL GASKET CORPORATION, OR APPROVED EQUAL, OR "KOR–N–SEAL" I CONNECTORS FOR PIPE SIZES UPTO 15" AND "KOR–N–SEAL" II CONNECTORS FOR PIPE SIZES 18" TO 30", AS MANUFACTURED BY THE NPC INC., OR APPROVED EQUAL.
7. FOR ADDITIONAL NOTES, SEE STANDARD DETAIL–SANITARY STRUCTURE NOTES.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA — PRECAST STRUCTURE JOINT ASSEMBLY AND STRUCTURE SEALING — DATE 12/15/15 — INDEX SS-07 — SCALE N.T.S. — SHEET 1 OF 1

PRECAST STRUCTURE JOINT ASSEMBLY & STRUCTURE SEALING — SCALE NTS — 19



PLAN VIEW

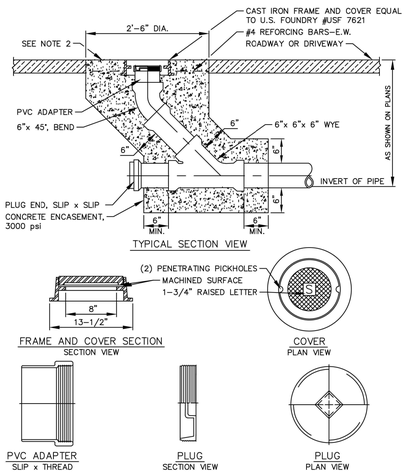
TYPICAL SECTION

SCHEDULE					
DIAMETER INSIDE	BASE DIAMETER	WT WALL THICKNESS	WALL REINFORCMENT	BASE SLAB THICKNESS	BASE SLAB REINFORCEMENT
4'	5'–0"	6"	#4 @ 12" EW	8"	#6 @ 12" EW
5' (3)	6'–4"	8"	#4 @ 12" EW	8"	#6 @ 12" EW
6'	7'–4"	8"	#4 @ 12" EW	8"	#6 @ 12" EW
7'	8'–4"	8"	#4 @ 12" EW	8"	#6 @ 10" EW
8'	9'–4"	8"	#4 @ 12" EW	10"	#6 @ 10" EW

NOTES:
1. FOR GENERAL NOTES, SEE STANDARD DETAIL–SANITARY STRUCTURE NOTES.
2. OPTIONAL WALL REINFORCEMENT MAY BE WELDED WIRE AS PER ASTM C–478 OR ASTM C–76, CLASS III, B WALL, WITH WHERE THE REINFORCEMENT CAGE IN THE CENTER 1/3 OF THE WALL.
3. MAXIMUM SIZE ALLOWED FOR TYPE I MANHOLE. 6', 7', AND 8' DIAMETER SHALL BE TYPE II MANHOLE.
4. ADD 2 #4 REINFORCING BARS AT 3" CENTERS AT THE TOP AND SIDES OF ALL WALL OPENINGS.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA — TYPE I AND II MANHOLE BASE AND WALL — DATE 12/15/15 — INDEX SS-10 — SCALE N.T.S. — SHEET 1 OF 1

TYPE I & II MANHOLE BASE AND WALL — SCALE NTS — 20

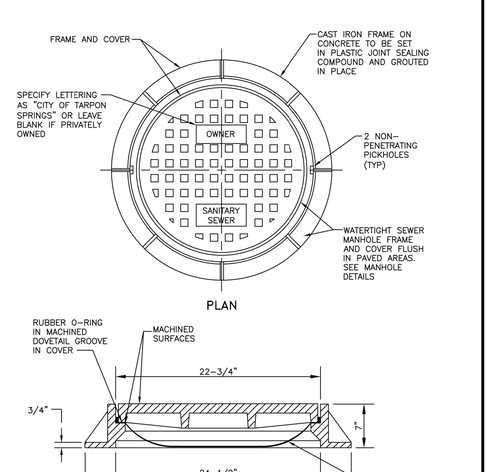


TYPICAL SECTION VIEW

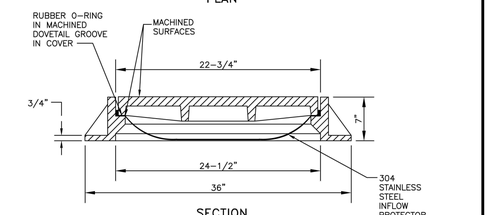
NOTES:
1. THIS SANITARY CLEAN OUT IS TO BE USED IN ALL TRAFFIC AREAS, INCLUDING THE PARKWAY FROM CURB TO PROPERTY LINE OR SIDEWALK
2. IN ASPHALTIC PAVEMENT AREAS CONCRETE COLLAR SHALL BE LOWERED 3" FROM GRADE TO ALLOW FOR THE ASPHALT TO BE AROUND COLLAR. COLLAR IS 5" THICK IN THESE AREAS.
3. PLUG SHALL CONFORM TO THE SPECIFICATIONS AND SHALL HAVE A GASKET.
4. WYE SHALL CONFORM TO ASTM D–3034, & NSF STANDARD #14.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA — SANITARY SEWER CLEAN OUT FOR TRAFFIC AREAS DETAIL — DATE 12/15/15 — INDEX SS-11 — SCALE N.T.S. — SHEET 1 OF 1

SANITARY SEWER CLEAN OUT FOR TRAFFIC AREAS DETAIL — SCALE NTS — 21



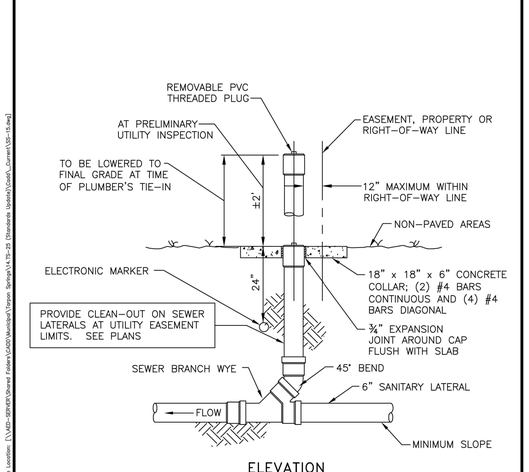
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SECTION

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA — MANHOLE RING AND COVER DETAIL — DATE 1/28/2015 — INDEX SS-13 — SCALE N.T.S. — SHEET 1 OF 1

MANHOLE RING & COVER DETAIL — SCALE NTS — 22



ELEVATION

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA — SEWER CLEAN–OUT DETAIL NON PAVED AREAS — DATE 12/15/15 — INDEX SS-15 — SCALE N.T.S. — SHEET 1 OF 1

SEWER CLEAN–OUT DETAIL NON PAVED AREAS — SCALE NTS — 23

REVISIONS

NO.	DATE	DESCRIPTION	BY

DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---
APPROVED BY ---

WATER AND SANITARY SEWER DETAIL SHEET

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

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STATE OF FLORIDA — PROFESSIONAL ENGINEER — ROSS HACKETHAL — LICENSE No. 93615

Ross Hackethal, P.E.
State of FLA#93615

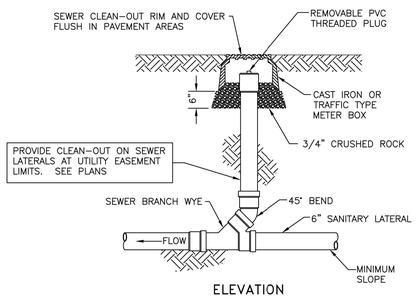
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SCALE:

DATE:
FEBRUARY, 2026

DRAWING:
C-503

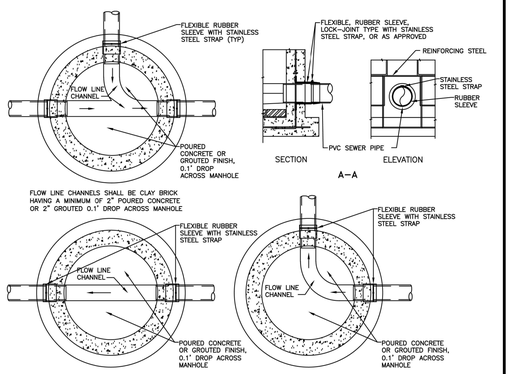
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ELEVATION

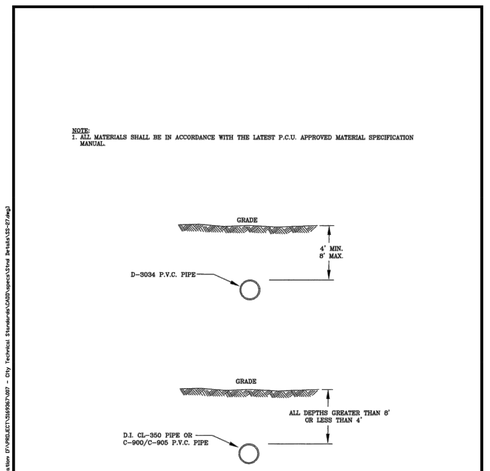
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SEWER CLEAN-OUT DETAIL PAVED AREAS	DATE 12/15/15 · INDEX SS-16 · SCALE N.T.S. · SHEET 1 OF 1

SEWER CLEAN-OUT DETAIL PAVED AREAS | SCALE NTS | 24



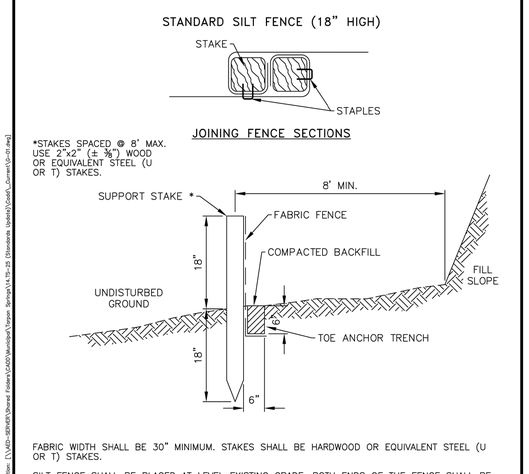
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPICAL FLOW LINE CHANNELS DETAILS	DATE 1/28/2015 · INDEX SS-17 · SCALE N.T.S. · SHEET 1 OF 1

TYPICAL FLOW LINE CHANNELS DETAILS | SCALE NTS | 25



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL	DATE 10/16/17 · INDEX SS-27 · SCALE N.T.S. · SHEET 1 OF 1

DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL | SCALE NTS | 26



FABRIC WIDTH SHALL BE 30" MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

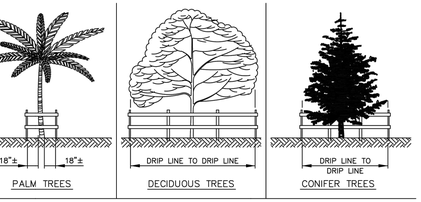
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

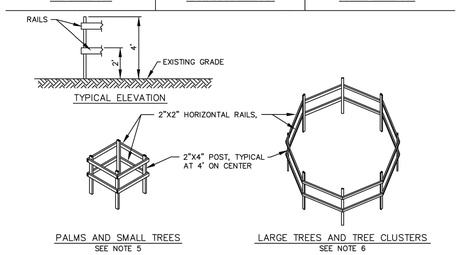
ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER.

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SILT FENCE INSTALLATION DETAIL	DATE 12/15/15 · INDEX G-01 · SCALE N.T.S. · SHEET 1 OF 1

SILT FENCE INSTALLATION DETAIL | SCALE NTS | 27

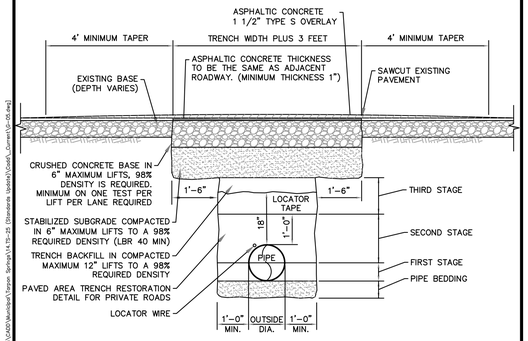




NOTES:
1. NO TRUCKS OR HEAVY EQUIPMENT ALLOWED WITHIN BARRIERS, ONLY HAND LABOR ALLOWED.
2. NO CONSTRUCTION MATERIALS, SOIL DEPOSITS, OR SOLVENTS SHALL BE ALLOWED INSIDE BARRIERS.
3. BARRIERS ARE TO BE IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES NEAR TREES.
4. BARRIERS ARE TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION, AND HEAVY EQUIPMENT ARE REMOVED FROM THE AREA.
5. FOR SINGULAR PALM TREES AND TREES FROM 1" TO 8" DBH.
6. FOR LARGER TREES LARGER THAN 8" DBH AND TREE CLUSTERS THAT NEED BARRIERS.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TREE PROTECTION FENCE BARRIERS DETAIL	DATE 12/15/15 · INDEX G-02 · SCALE N.T.S. · SHEET 1 OF 1

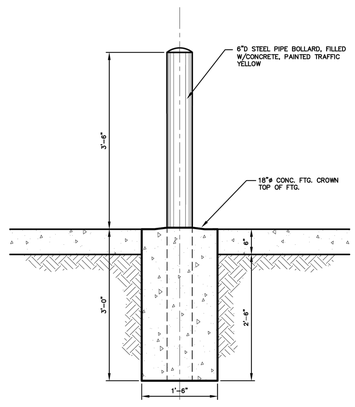
TREE PROTECTION FENCE BARRIERS DETAIL | SCALE NTS | 28



NOTES:
1. BACKFILL SHALL BE OF SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. BACKFILL MATERIAL SHALL CONSIST OF EARTH, LOAM, SANDY CLAY, GRAVEL OR OTHER APPROVED MATERIAL. REFER TO TECHNICAL SPECIFICATIONS FOR DETAIL REQUIREMENTS.
2. IF TRENCH BOTTOM CONTAINS ROCK, THEN A MINIMUM OFA 6" PIPE BEDDING SHALL BE USED.
3. R.O.W. PERMIT STIPULATIONS OVERRIDE THIS DETAIL WHERE TRENCH IS LOCATED WITHIN A COUNTY R.O.W.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PAVED AREA TRENCH RESTORATION DETAIL FOR PRIVATE ROADS	DATE 12/15/15 · INDEX G-05 · SCALE N.T.S. · SHEET 1 OF 1

TRENCH RESTORATION DETAIL FOR PRIVATE ROADS | SCALE NTS | 29



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	BOLLARD DETAIL	DATE 1/4/17 · INDEX G-11 · SCALE 3/4"=1'-0" · SHEET 1 OF 1

BOLLARD DETAIL | SCALE NTS | 30

1. ALL PRESSURE PIPE MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AS SHOWN HEREIN, OR AS DIRECTED BY THE ENGINEER.
2. PIPE JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURE REQUIREMENTS.
3. THE CONTRACTOR SHALL ADJUST PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY AS REQUIRED TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.
4. PRESSURE PIPE CLEARANCES SHALL BE AS FOLLOWS:
   A) POTABLE WATER MAINS IN PARALLEL INSTALLATIONS SHALL MAINTAIN A MINIMUM 10 FEET OUTSIDE TO OUTSIDE HORIZONTAL CLEARANCE FROM ALL SANITARY SEWERS, STORM DRAINS, AND FORCE MAINS.
   B) POTABLE WATER MAINS WHERE CROSSING SHALL MAINTAIN A MINIMUM OF 18 INCHES OUTSIDE TO OUTSIDE VERTICAL CLEARANCE FROM ALL SANITARY SEWERS, STORM DRAINS, AND FORCE MAINS.
   C) POTABLE WATER MAINS SHALL MAINTAIN A MINIMUM OF 5 FOOT CENTER TO CENTER HORIZONTAL CLEARANCE OR 3 FOOT OUTSIDE TO OUTSIDE HORIZONTAL CLEARANCE AND 18 INCHES OUTSIDE TO OUTSIDE VERTICAL CLEARANCE FROM RECLAIMED WATER MAINS.
5. THE CONTRACTOR SHALL PROVIDE ALL DEWATERING EQUIPMENT NECESSARY TO KEEP EXCAVATIONS DRY AND SHALL PROVIDE ALL SHORING, SHEETING, AND BRACING NECESSARY TO PROTECT WORKMEN, ADJACENT STRUCTURES, UTILITIES, EXISTING PAVEMENT, OR TO MINIMIZE TRENCH WIDTH AT NO ADDITIONAL COST TO THE CITY.
6. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER REGARDING SHUTTING DOWN WATER MAINS. PROPER AND ADEQUATE NOTIFICATION MUST BE MADE TO PROPERTY OWNERS, BUT IN NO CASE SHALL LESS THAN 24 HOURS WRITTEN NOTICE BE GIVEN.
7. THE OPENING AND/OR CLOSING OF EXISTING VALVES OR NEW VALVES INSTALLED IN PRESSURE PIPE SYSTEMS SHALL BE BY A CITY SANITARIAN AFTER COORDINATION WITH THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE NECESSARY EQUIPMENT AND LABOR TO MAKE TAPS IN PRESSURE PIPE MAINS WHERE TAPPING SLEEVES AND VALVES ARE SHOWN ON THE PLANS.
9. ALL NEW DUCTILE IRON PRESSURE PIPE, FITTINGS, AND VALVE BODIES SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH ANSI/AWWA C105.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING POTABLE AND RE-CLAIMED SERVICE LINES UNDER PAVEMENT OR ELSEWHERE IN THE CONSTRUCTION ZONE. REPLACE SERVICE LINES WHERE SHOWN OR DIRECTED BY THE ENGINEER. ALL RELOCATED SERVICE LINES SHALL BE RE-LOCATED SO THAT THE METER ASSEMBLY WILL NOT BE IN AN ALLEY, DRIVEWAY, OR OTHER VEHICULAR TRAVEL PATH.
11. ALL EXISTING POTABLE AND/OR RECLAIMED WATER SERVICE LINES SHALL BE TRANSFERRED TO THE NEW MAIN, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
12. MAINTAIN A MINIMUM COVER OF 36 INCHES UNDER ROADWAYS, ALLEYS, AND DRIVEWAYS. MAINTAIN A MINIMUM OF 30 INCHES OF COVER IN SODDED AND LANDSCAPED AREAS.
13. THRUST BLOCKING SHALL NOT BE USED, UNLESS ORDERED BY THE ENGINEER. HARNESSED PIPE JOINTS SHALL BE USED. THE LENGTH OF HARNESSED JOINTS SHALL BE AS SHOWN ON THE PLANS.
14. SANITARY SEWER FORCE MAINS SHALL NOT USE GREATER THAN 45° BENDS FOR OFFSETS OR REALIGN-MENT OF THE FORCE MAIN. THE 45° BENDS SHALL HAVE A MINIMUM OF 5 FEET BETWEEN THEM, WHEN POSSIBLE.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	NOTES FOR PRESSURE PIPE	DATE 12/15/15 · INDEX W-01 · SCALE N.T.S. · SHEET 1 OF 1

NOTES FOR PRESSURE PIPE | SCALE NTS | 31

REVISIONS

NO.	DATE	DESCRIPTION	BY

DESIGNED BY --- · DRAWN BY --- · CHECKED BY --- · APPROVED BY ---

WATER AND SANITARY SEWER DETAIL SHEET

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

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ROSS HACKETHAL LICENSE No. 93615 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ross Hackethal, P.E.
State of FLA#93615

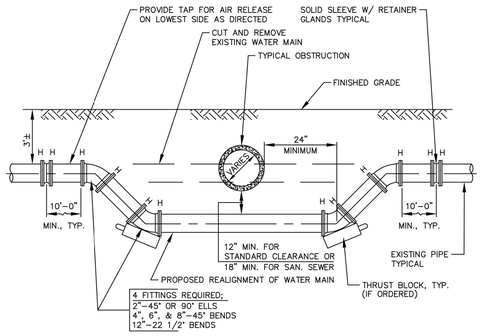
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SCALE:

DATE: FEBRUARY, 2026

DRAWING: C-504

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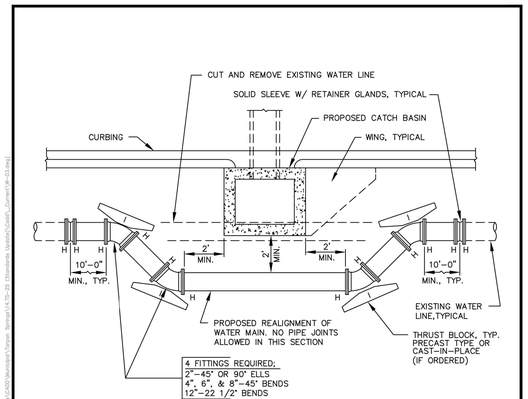


NOTES:

1. FOR 2" THROUGH 12" WATER MAIN.
2. ALL PIPE SHALL BE CUT AND PARTIALLY ASSEMBLED PRIOR TO THE CITY AUTHORIZING SHUTDOWN OF EXISTING MAIN(S) FOR TIE–IN.
3. SHUTDOWN PERIOD SHALL NOT EXCEED THREE (3) HOURS.
4. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED CITY CUSTOMERS PRIOR TO SHUTDOWN.
5. THE CONTRACTOR SHALL SWAB NEW PIPE AND FITTINGS WITH CHLORINE SOLUTION, AS DIRECTED.
6. H = HARNESSED JOINT. (MECHANICAL JOINT W/ D.I. RETAINER GLAND) (NOT APPLICABLE FOR 2" PIPE)
7. VERTICAL ADJUSTMENT MAY BE OVER AN OBSTRUCTION, IF MINIMUM PIPE COVER AND BOTTOM CLEARANCES ARE AVAILABLE.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	WATER MAIN VERTICAL ADJUSTMENT DETAIL	DATE 12/15/15 · INDEX W-02 · SCALE N.T.S. · SHEET 1 OF 1

WATERMAIN VERTICAL ADJUSTMENT DETAIL | SCALE NTS | 32

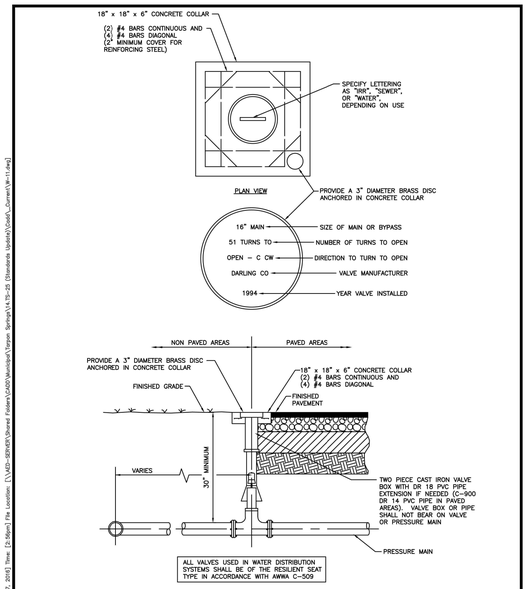


NOTES:

1. FOR WATER PIPELINES 2" THROUGH 12".
2. ALL PIPE SHALL BE CUT AND PARTIALLY ASSEMBLED PRIOR TO THE CITY AUTHORIZING SHUTDOWN OF EXISTING MAIN(S) FOR TIE–IN.
3. SHUTDOWN PERIOD SHALL NOT EXCEED THREE (3) HOURS.
4. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED CITY CUSTOMERS PRIOR TO SHUTDOWN.
5. THE CONTRACTOR SHALL SWAB NEW PIPE AND FITTINGS WITH CHLORINE SOLUTION.
6. H = HARNESSED JOINT. (MECHANICAL JOINT W/ D.I. RETAINER GLAND) (NOT APPLICABLE FOR 2" PIPE)

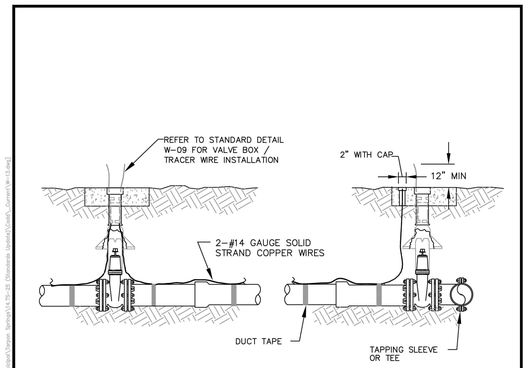
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	WATER MAIN HORIZONTAL ADJUSTMENT DETAIL	DATE 12/15/15 · INDEX W-03 · SCALE N.T.S. · SHEET 1 OF 1

WATERMAIN HORIZONTAL ADJUSTMENT DETAIL | SCALE NTS | 33



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPICAL VALVE SETTING DETAIL	DATE 12/15/15 · INDEX W-11 · SCALE N.T.S. · SHEET 1 OF 1

TYPICAL VALVE SETTING DETAIL | SCALE NTS | 34

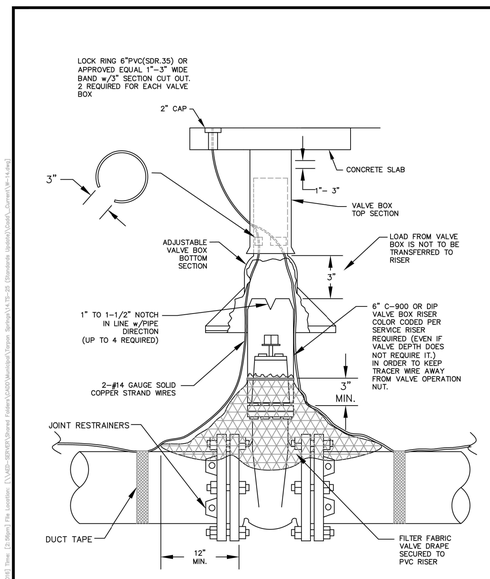


NOTES

1. USE 2. #14 GAUGE, SOLID COPPER STRAND WIRE WITH COLOR CODED INSULATION PER SERVICE.
2. THERE IS TO BE SUFFICIENT SLACK IN TRACER WIRE TO EXTEND A MIN. OF 12" ABOVE VALVE BOX.
3. WIRE IS TO CONTINUE THROUGH TEES ON MAIN LINE WHERE NO VALVES EXIST.
4. ATTACH WIRE TO TOP CENTER LINE OF MAIN USING DUCT TAPE OR APPROVED EQUAL @ 5'– 0" INTERVALS.
5. DUMMY BOXES ARE TO BE INSTALLED WHERE NEW CONSTRUCTION TIES INTO EXISTING, AND ON FIRE LINES WITH DOUBLE CHECK VALVE ASSEMBLIES WHERE MAIN ENTERS BUILDING IF NO VALVE IS INSTALLED.
6. DUMMY BOXES ARE TO CONSIST OF A TOP SECTION OF A VALVE BOX ASSEMBLY ENCASED IN A CONCRETE PAD PER STANDARD DETAIL W–05.

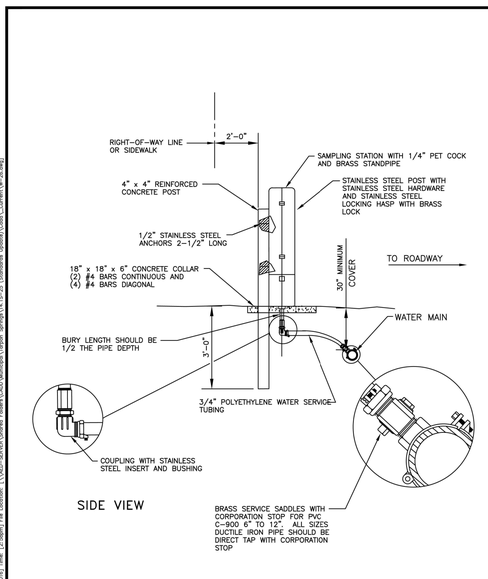
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TRACER WIRE INSTALLATION	DATE 12/15/15 · INDEX W-13 · SCALE N.T.S. · SHEET 1 OF 1

TRACER WIRE INSTALLATION | SCALE NTS | 35



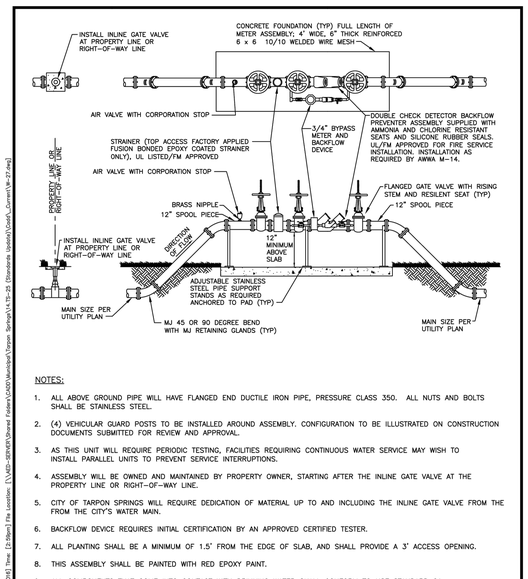
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	VALVE BOX/TRACER WIRE INSTALLATION	DATE 12/15/15 · INDEX W-14 · SCALE N.T.S. · SHEET 1 OF 1

VALVE BOX/TRACER WIRE INSTALLATION | SCALE NTS | 36



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PERMANENT BACTERIAL SAMPLE POINT DETAIL	DATE 12/15/15 · INDEX W-26 · SCALE N.T.S. · SHEET 1 OF 1

PERMANENT BACTERIAL SAMPLE POINT DETAIL | SCALE NTS | 37



NOTES:

1. ALL ABOVE GROUND PIPE WILL HAVE FLANGED END DUCTILE IRON PIPE, PRESSURE CLASS 350. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.
2. (4) VEHICULAR GUARD POSTS TO BE INSTALLED AROUND ASSEMBLY. CONFIGURATION TO BE ILLUSTRATED ON CONSTRUCTION DOCUMENTS SUBMITTED FOR REVIEW AND APPROVAL.
3. AS THIS UNIT WILL REQUIRE PERIODIC TESTING, FACILITIES REQUIRING CONTINUOUS WATER SERVICE MAY WISH TO INSTALL PARALLEL UNITS TO PREVENT SERVICE INTERRUPTIONS.
4. ASSEMBLY WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER, STARTING AFTER THE INLINE GATE VALVE AT THE PROPERTY LINE OR RIGHT–OF–WAY LINE.
5. CITY OF TARPON SPRINGS WILL REQUIRE DEDICATION OF MATERIAL UP TO AND INCLUDING THE INLINE GATE VALVE FROM THE FROM THE CITY'S WATER MAIN.
6. BACKFLOW DEVICE REQUIRES INITIAL CERTIFICATION BY AN APPROVED CERTIFIED TESTER.
7. ALL PLANTING SHALL BE A MINIMUM OF 1.5' FROM THE EDGE OF SLAB, AND SHALL PROVIDE A 3' ACCESS OPENING.
8. THIS ASSEMBLY SHALL BE PAINTED WITH RED EPOXY PAINT.
9. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.
10. A REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY SHALL BE USED WHEN HIGH HAZARDS, AS DEFINED BY AWWA M–14 (e.g., RISK OF CHEMICAL ADDITION, MEDICAL FACILITIES, INDUSTRIAL FACILITIES, PROPERTIES USING RECLAIMED WATER, ETC.), EXIST.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	FIRE SYSTEM ASSEMBLY DETAIL	DATE 12/15/15 · INDEX W-27 · SCALE N.T.S. · SHEET 1 OF 1

BOLLARD DETAIL | SCALE NTS | 38

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

DESIGNED BY --- · DRAWN BY --- · CHECKED BY --- · APPROVED BY ---

WATER AND SANITARY SEWER DETAIL SHEET

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
15310 Amberly Dr, Suite 310 · Tampa, Florida 33647
Phone:813.265.9800 WWW.DRMP.COM

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STATE OF FLORIDA · ROSS HACKETHAL · LICENSE No. 93615 · PROFESSIONAL ENGINEER

Ross Hackethal, P.E.
State of FLA#93615

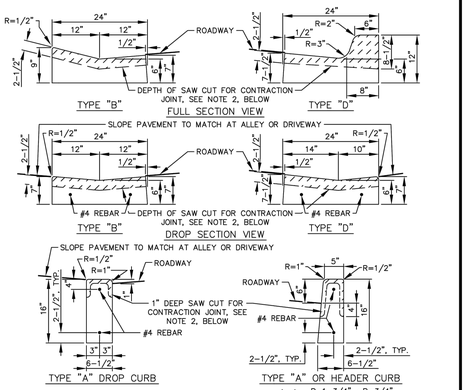
PROJECT NO.:

SCALE:

DATE:
FEBRUARY, 2026

DRAWING:
C-505

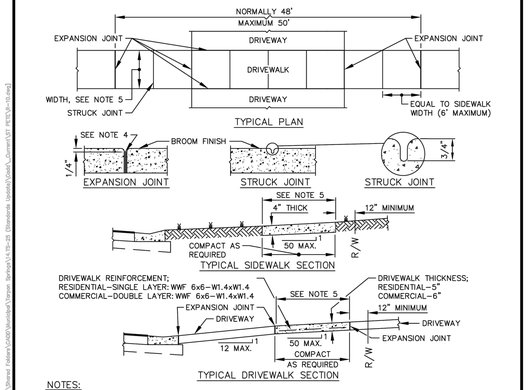
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NOTES:
1. WHEN REMOVING EXISTING CURB, THE CURB SHALL BE SAW CUT AT THE NEAREST CONTRACTION JOINT AND A FULL SECTION OF CURB REPLACED.
2. INSTALL EXPANSION JOINTS AT 50' INTERVALS, SAW CUT CONTRACTION JOINTS AT 10' INTERVALS. SAW CUTS SHOULD BE AVOIDED WITHIN VALLEY GUTTERS AND WITHIN CURB AND GUTTER ENDINGS.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPE "A", "B", "C", AND "D" CURB DETAIL	DATE 12/15/15 · INDEX R-05 · SCALE N.T.S. · SHEET 1 OF 1

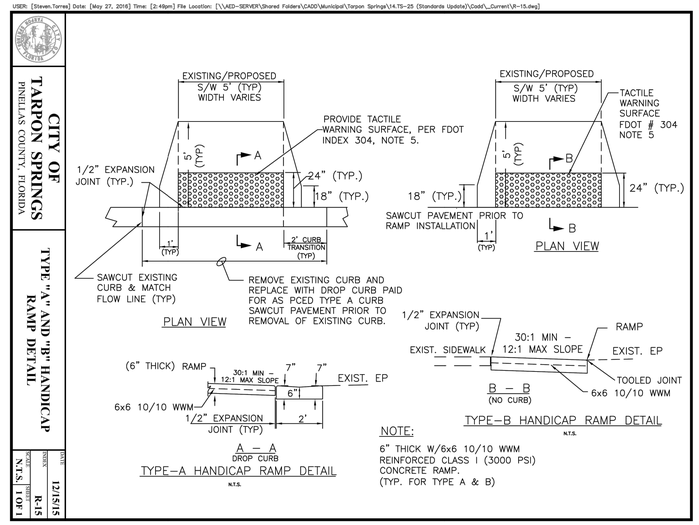
TYPE "A" CURB DETAIL | SCALE NTS | 39



NOTES:
1. SIDEWALKS SHALL BE CONCRETE AND HAVE TOOLED EDGES.
2. RESTORATION AND UTILITY CUTS SHALL BE A MINIMUM FULL PANEL BETWEEN EXISTING JOINTS.
3. EXPANSION JOINTS SHALL BE INSTALLED WHERE SHOWN AND AT 50' MAXIMUM SPACING.
4. EXPANSION JOINTS SHALL CONSIST OF CONTINUOUS 1/2"x6" MINIMUM, BITUMINOUS EXPANSION STRIP.
5. SIDEWALKS SHALL CONFORM TO CITY CODE AS FOLLOWS: SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL MAJOR ARTERIAL AND COLLECTOR STREETS; ON THE NORTH AND WEST SIDES OF OF ALL LOCAL STREETS, COMMERCIAL SERVICE STREET; AND LOCAL STREETS LEADING TO SCHOOLS, PARKS, SHOPPING CENTERS, CHURCHES, AND OTHER PUBLIC FACILITIES. SIDEWALK WIDTHS SHALL BE NOT LESS THAN THE FOLLOWING:
   A–6' ALONG ARTERIAL AND COLLECTOR ROADWAYS.
   B–4' ALONG ROADWAYS NOT DESIGNATED ON TRAFFIC CORRIDORS MAP, IN RESIDENTIAL AND INDUSTRIAL ZONES.*
   C–5' ALONG ROADWAYS NOT DESIGNATED ON THE TRAFFIC CORRIDORS MAP, IN COMMERCIAL AND OFFICE ZONES.*
   D–4' FOR PEDESTRIAN CROSSWALKS.
   E–12' FOR PEDESTRIAN/BICYCLE JOINT USE.
   *–ALL SIDEWALKS ABUTTING CURBS SHALL BE 6' WIDE, MINIMUM.

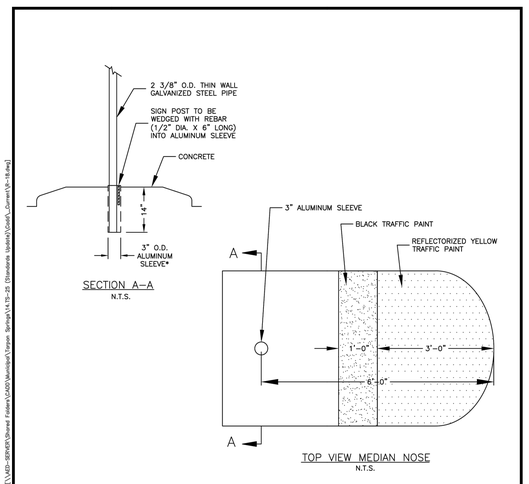
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SIDEWALK AND DRIVEWALK CONSTRUCTION DETAIL	DATE 12/15/15 · INDEX R-10 · SCALE N.T.S. · SHEET 1 OF 1

SIDEWALK AND DRIVEWAY CONSTRUCTION DETAIL | SCALE NTS | 40



NOTE:
6" THICK W/6x6 10/10 WWM REINFORCED CLASS I (3000 PSI) CONCRETE RAMP. (TYP. FOR TYPE A & B)

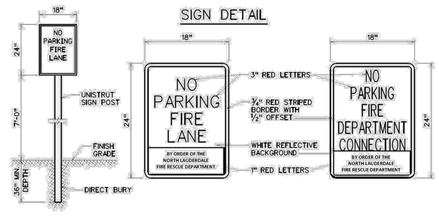
TYPE "A" & "B" HANDICAP RAMP DETAIL | SCALE NTS | 41



NOTE:
THE USE OF ALUMINUM SLEEVES SHALL BE APPLICABLE FOR ALL CASES WHERE A SIGN POST IS PLACED IN CONCRETE (I.E., SIDEWALKS, ETC.). WHEN PLACED IN A CONCRETE MEDIAN OR TRAFFIC SEPARATOR, IT SHALL BE CENTERED 6' FROM NOSE END, UNLESS OTHERWISE SPECIFIED IN THE PLANS.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TRAFFIC SIGN INSTALLATION INTO CONCRETE MEDIAN	DATE 12/15/15 · INDEX R-18 · SCALE N.T.S. · SHEET 1 OF 1

TYPE "A" CURB DETAIL | SCALE NTS | 42



FIRE LANE SIGNAGE DETAIL | SCALE NTS | 43

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

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APPROVED BY: ---

ROADWAY DETAILS SHEET

SCHEMATICS PLANS FOR
TARPON SPRINGS
GOLF COURSE
CLUBHOUSE
CITY OF TARPON SPRINGS, FL

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ROSS HACKETHAL · PROFESSIONAL LICENSE · No. 93615 · STATE OF FLORIDA · PROFESSIONAL ENGINEER

Ross Hackethal, P.E.
State of FLAR93615

PROJECT NO.:
SCALE:
DATE: FEBRUARY, 2026
DRAWING: C-506

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TARPON SPRINGS GOLF COURSE CLUBHOUSE - WJ - DD

CITY OF TARPON SPRINGS
1310 PINELLAS AVENUE, TARPON SPRINGS, FLORIDA 34689



60% DD	03/06/2026
30% SD	11/10/2025

PREPARED FOR:

CITY OF TARPON SPRINGS

WJ Architects
(727) 822-5566
www.wjarc.com
AR94244

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MEP ENGINEER
PHOENIX ENGINEERING GROUP
10012 N. DALE MABRY, SUITE 102, TAMPA, FL 33618

LANDSCAPE
TERRA TECTONICS
1188 KAPP DRIVE, CLEARWATER, FL 33765

ACOUSTICAL
KEANE ACOUSTICS
1859 EAU CLAIRE COURT, OLDSMAR, FL 34677

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

No.	DATE	DESCRIPTION	BY

Designer | Author | Checker | Approver
DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

COVER

60% DD
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS

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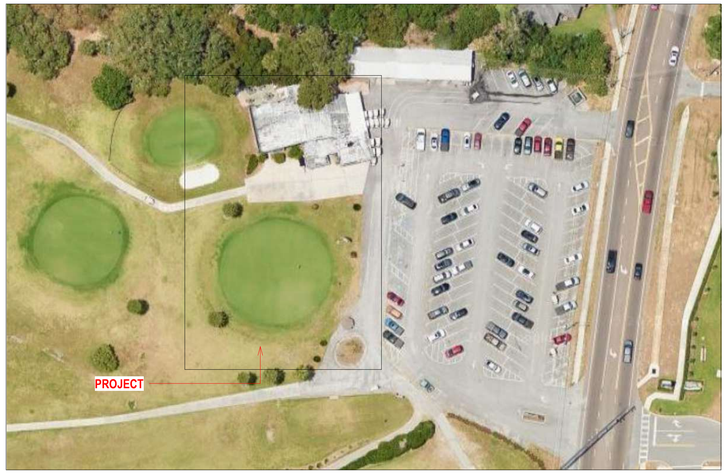
WJ Architects
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Engineer of Record, P.E.
State of Florida #00000

PROJECT NO: 24006
SCALE:
DATE: 02/06/2025
DRAWING: G-100

3/6/2026 10:23:56 AM

SITE LOCATION MAP



LEGAL DESCRIPTION

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 15 EAST AND GO S 0 DEGREES, 06' 14" W 990.00 FEET ALONG THE 40 ACRE LINE AS ESTABLISHED BY M.A. FULLINGTON'S SURVEY OF 1946, TO THE P.O.B., THENCE S 0 DEGREES, 06' 14" W 162.36 FEET ALONG THE AFOREMENTIONED 40 ACRE LINE; THENCE N 65 DEGREES 46' 17" W 406.39 FEET; THENCE S 89 DEGREES 22' 46" E 370.00 FEET ALONG A LINE 990.00 FEET SOUTH AND PARALLEL TO THE E-W 1/2 SECTION LINE OF THE CONTAINING 0.69 ACRES MORE OR LESS

FEMA FLOOD MAP



FLOOD ZONE

FEMA FLOOD ZONE: FLOOD ZONE X
LOWEST FFE IN PROPOSED PROJECT: 26" - 0" NAVD

WIND LOADS

RISK CATEGORY (FBC TABLE 1604.5): III
ULTIMATE DESIGN WIND SPEED: 144 MPH

FLORIDA APPROVED EXTERIOR COMPONENTS & CLADDING PRODUCTS* LISTING

CATEGORY	SUB CATEGORY	MATERIAL	APPLICANT	DESCRIPTION	APPROVAL NUMBER
ROOFING	METAL ROOF	ALUMINUM	PETERSEN ALUMINUM CORP	24 GA. (MIN) STEEL OVER 1/2" (MIN) PLY	FL24423.2
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	STEEL	ALLEGION - SCHLAGE	OUTSWING DOUBLE FLUSH DOOR	FL12400.1
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	STEEL	ALLEGION - SCHLAGE	OUTSWING SINGLE FLUSH DOOR	FL 12400.4
EXTERIOR DOORS	EXTERIOR DOOR ASSEMBLY PRODUCTS	ALUMINUM	NANAWALL SL 73	SL 73 OUTSWING FOLDING DOOR SYSTEM	FL20107.2
DOORS	STOREFRONT	ALUMINUM	YKK	50H	FL16554.3
PANEL WALLS	STOREFRONT	ALUMINUM	YKK	YHS 50TU	FL14218.15
PANEL WALLS	SIDING	FIBER CEMENT	JAMES HARDIE BUILDING PRODUCTS	HARDIE ARCHITECTURAL PANELS	FL13223.2
PANEL WALLS	SOFFITS	FIBER CEMENT	JAMES HARDIE BUILDING PRODUCTS	HARDIE SOFFIT PANELS, CEMSOFFIT PANELS; FIBER-CEMENT SOFFIT PANELS	FL 13265.1
PANEL WALLS	EXTERIOR FINISH SYSTEM	DENSEGLASS	GEORGIA PACIFIC	EXTERIOR WALL SHEATHING	FL2524.1-R7
WINDOWS	SINGLE HUNG	VINYL	PELLA CORPORATION	SH-410 VINYL SINGLE HUNG - ORIEL - IMPACT	FL33466.1

* BASIS-OF-DESIGN PRODUCTS: COMPARABLE PRODUCTS BY OTHER MANUFACTURERS MAY BE PROVIDED.

ABBREVIATIONS

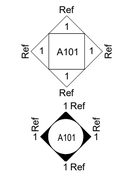
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
A/V	AUDIO VISUAL
B/W	BETWEEN
BCA	BUILDING CONSTRUCTION AUTHORITY
BLDG	BUILDING
CBU	CEMENTITIOUS BACKER UNIT
CFMF	COLD FORM METAL FRAMING
CJ	CONTROL JOINT / CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CTR	CENTER
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DN	DOWN
DP	DIMENSION POINT
DR	DOOR
DRN	DRAIN
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELEC	ELECTRICAL
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRICAL WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F/	FACE OF (SEE OTHER WORD)
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FEC	FIRE EXTINGUISHER CABINET
FEX	FIRE EXTINGUISHER
FF	FINISH FLOOR
FF&E	FURNITURE, FINISHES & EQUIPMENT
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FR	FRAME
FT	FEET
FURN	FURNITURE/ FURNISHED
FURR	FURRING
GA	GAUGE / GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACT/OR
GL-xx.	GLASS
GWB	GYPSUM WALLBOARD
HB	HOSE BIBB
HCP	HANDICAPPED
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HC	HANDICAPPED
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
IN	INCH
INCL	INCLUDED / INCLUDING
INFO	INFORMATION
INT	INTERIOR
INTERM	INTERMEDIATE
ISA	INTNL SYMBOL OF ACCESSIBILITY
LAV	LAVATORY
LVR	LOUVER
MAINT	MAINTENANCE
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETER
MTD	MOUNTED
MTL	METAL
MULL	MULLION
N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVER HEAD
OPNG	OPENING
OPP	OPPOSITE
OPP HD	OPPOSITE HAND
PAV	PAVER
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PR	PAIR
PREFAB	PREFABRICATED
PT	PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
PTxx	PAINT
QC	QUALITY CONTROL
QTY	QUANTITY
R	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE
REQ	REQUIRE / REQUIRED
REV	REVISION / REVISED
RM	ROOM
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET/FOOT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SPKR	SPEAKER
SPR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
TEL	TELEPHONE OR TELECOM
THK	THICKNESS
THRU	THROUGH
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WIDE, WIDTH
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WWF	WELDED WIRE FABRIC
XTR	EXISTING TO REMAIN

TAG LEGEND

ELEMENT TAGS

Room name
101 — ROOM TAG
1001X — DOOR TAG
ST-X — STOREFRONT TAG
X 6 / X 6 — WALL TAG
XXX — SPECIALTY EQUIPMENT TAG
1t — FLOOR TAG

VIEW TAGS



EXTERIOR ELEVATION
INTERIOR ELEVATION
SECTION MARK
VIEW CALLOUT
LEVEL HEAD
SPOT ELEVATION MARK

ANNOTATION TAGS

ALIGNMENT TAG — ALIGN
SPECIFIC NOTE TAG — A001

GENERAL NOTES

1. EXISTING ITEMS AND CONDITIONS ARE DEPICTED AND DESCRIBED ON THESE DRAWINGS ACCORDING TO THE BEST AVAILABLE INFORMATION AND SURVEYS. THE ARCHITECT PROVIDES NO ASSURANCE AS TO, AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE DEPICTIONS AND DESCRIPTIONS. FIELD VERIFY AND DETERMINE, BY ANY MEANS NECESSARY, THE ACTUAL LOCATION, CONFIGURATION AND CONDITION OF ALL PERTINENT ITEMS, INCLUDING THOSE THAT MAY BE IN CONCEALED LOCATIONS. IF INVESTIGATION DISCOVERS THAT ACTUAL CONDITIONS DIFFER FROM WHAT IS DEPICTED OR DESCRIBED ON THESE DRAWINGS OR IF THE ITEMS AND CONDITIONS THAT ARE TO REMAIN AS PART OF THE FINISHED WORK ARE UNSUITABLE TO SUPPORT OR ACCOMMODATE THE WORK REQUIRED FOR THIS PROJECT, OR DO NOT COMPLY WITH BUILDING CODE REQUIREMENTS OR MEET CONSTRUCTION INDUSTRY STANDARDS, IMMEDIATELY NOTIFY THE ARCHITECT BY RFI AND DO NOT PROCEED WITH THE WORK UNTIL RECEIPT OF SUPPLEMENTAL INSTRUCTIONS FROM THE ARCHITECT.
2. ESTABLISH AREAS AND LIMITS OF CONSTRUCTION ACTIVITY ACCEPTABLE TO THE OWNER AND PROVIDE THE TEMPORARY FACILITIES REQUIRED TO ACCOMPLISH THE WORK INCLUDING; FIELD OFFICE, TOILETS, ELECTRIC SERVICE, SITE ACCESS, PARKING, STORAGE AND CONSTRUCTION STAGING AREAS. PROVIDE TEMPORARY WALKWAYS, DRIVEWAYS, BARRIERS, SIGNS AND ILLUMINATION TO SEPARATE AND PROTECT THE GENERAL PUBLIC FROM THE WORK RELATED ACTIVITIES. PROVIDE ACCESS ROUTES TO AND FROM AREAS OF CONSTRUCTION ACTIVITY FOR CONSTRUCTION PERSONNEL THAT COMPLY WITH ALL OSHA AND OTHER GOVERNMENT SAFETY AND ACCESSIBILITY REQUIREMENTS. ASSUME FULL LIABILITY FOR ANY DAMAGE TO ADJACENT PROPERTIES, DAMAGE TO PERSONAL PROPERTY, INJURY TO PERSONS, ETC. CAUSED BY WORK RELATED ACTIVITIES OR NEGLIGENCE.
3. PROVIDE TEMPORARY SHORING AS REQUIRED TO ADEQUATELY SUPPORT AND RETAIN EXISTING MATERIALS AND CONSTRUCTION AFFECTED BY THE WORK. PROTECT THOSE ITEMS, MATERIALS & FINISHES TO REMAIN. REMOVE ONLY THOSE ITEMS AND MATERIALS NECESSARY TO ACCOMMODATE THE WORK WITH CLEAN, UNIFORM CUTS. FILL AND PATCH REMAINING CONSTRUCTION AS REQUIRED WITH MATERIALS MATCHING THE ADJACENT MATERIALS IN KIND, STRENGTH, AND APPEARANCE SO AS TO FINISH UNIFORMLY WITHOUT TELEGRAPHING DIFFERENCES BETWEEN THE PATCHES AND THE ADJACENT CONSTRUCTION. REPAIR OR REPLACE ANY ITEMS, MATERIALS OR FINISHES DAMAGED BY THE WORK AT NO COST TO THE OWNER.
4. PROVIDE THE ITEMS, PRODUCTS AND FEATURES AS DEPICTED, DESCRIBED AND SPECIFIED ON THE DRAWINGS. IF DISCREPANCIES ARE DISCOVERED ON THE DRAWINGS, NOTIFY THE ARCHITECT BY RFI AND DO NOT PROCEED WITH WORK RELATED TO ITEMS IN QUESTION UNTIL RECEIPT OF SUPPLEMENTAL INSTRUCTIONS FROM THE ARCHITECT. REQUESTS FOR SUBSTITUTIONS MAY BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION. DO NOT MAKE SUBSTITUTIONS WITHOUT THE APPROVAL OF THE ARCHITECT. WHERE A "BASIS-OF-DESIGN" PRODUCT IS SPECIFIED, A COMPARABLE PRODUCT MAY BE PROVIDED, SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
5. SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT AND BCA FOR REVIEW AS REQUIRED BY THE CONTRACT DOCUMENTS. DO NOT PROCEED WITH WORK RELATED TO SUBMITTALS MARKED "REJECTED" OR "REVISE AND RESUBMIT" BY THE ARCHITECT OR THE ARCHITECT'S CONSULTANTS. SUBMITTALS MARKED "APPROVED", "NO EXCEPTION TAKEN" OR "MAKE CORRECTIONS NOTED" DO NOT SUPERSEDE THE NEED TO COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
6. DO NOT SCALE DRAWINGS. THE DIMENSIONS ON THE DRAWINGS GOVERN. WRITTEN NOTES REFERENCING AN ITEM OR FEATURE WITH THE WORD "TYPICAL" (TYP) APPLY TO ALL IDENTICAL ITEMS OR FEATURES INDICATED ELSEWHERE ON THESE DRAWINGS.
7. PROVIDE A FLORIDA PRODUCT APPROVAL ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION OR A MIAMI-DADE NOTICE OF ACCEPTANCE (NOA) ISSUED BY THE MIAMI-DADE COUNTY GOVERNMENT FOR EACH EXTERIOR COMPONENT AND CLADDING ASSEMBLY CERTIFYING THAT APPROVED TESTING HAS SUFFICIENTLY DEMONSTRATED THAT THE ASSEMBLY AND IT'S COMPONENTS, AS DESIGNED AND MANUFACTURED, WILL WITHSTAND THE WIND LOADS AND WIND-BORNE MISSILE IMPACTS IN COMPLIANCE WITH ALL CODE AND JURISDICTIONAL REQUIREMENTS FOR THE PROJECT LOCATION WHEN INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS INCLUDING INSTRUCTIONS THAT MAY BE PROVIDED WITH THE FLORIDA PRODUCT APPROVAL OR NOA DOCUMENTS. PROVIDE THESE DOCUMENTS AS PART OF THE SUBMITTAL FOR EACH OF THESE ITEMS AND ASSEMBLIES FOR BCA APPROVAL.
8. PROVIDE ALL ITEMS AND FEATURES DEPICTED AND DESCRIBED ON THESE DRAWINGS AND OTHER CONTRACT DOCUMENTS SO THEY ARE PROPERLY PLACED, ALIGNED, PLUMB, SECURED, FINISHED AND FUNCTIONING AS INTENDED. PROVIDE FINISHED WORK THAT MEETS OR EXCEEDS CURRENT INDUSTRY STANDARDS FOR QUALITY AND PERFORMANCE. ARRANGE AND CONDUCT INSPECTIONS OF THE FINISHED WORK WITH THE OWNER, THE ARCHITECT, AND THE AUTHORITY HAVING JURISDICTION. APPROVAL OF THE WORK BY THESE OR ANY OTHER PARTY OR AGENCY DOES NOT SUPERSEDE THE NEED TO COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
9. REMOVE CONSTRUCTION DEBRIS, INCLUDING DEMOLISHED MATERIALS, FROM THE SITE AS REQUIRED TO PREVENT ACCUMULATION. TRANSPORT THESE MATERIALS OFF THE SITE IN A MANNER THAT WILL PREVENT SPILLAGE AND LEGALLY DISPOSE OF THESE MATERIALS AT AN EPA APPROVED DISPOSAL OR RECYCLING FACILITY.
10. KEEP COMPLETE AND LEGIBLE SETS OF CONSTRUCTION DOCUMENTS, ADDENDA, SUPPLEMENTAL INSTRUCTIONS, SUPPLEMENTAL DRAWINGS, MEETING NOTES, ETC. TOGETHER AND READILY AVAILABLE IN AN APPROPRIATE LOCATION ON SITE.
11. CONCEAL CONDUIT, PIPING, ETC. WITHOUT EXCEPTION. PROVIDE ACCESSIBLE JUNCTION BOXES, VALVES, CLEANOUTS, ETC., AS REQUIRED BY CODE.
12. WHERE POSSIBLE AND BEST PRACTICE, ALIGN THE SEAMS AND EDGES OF BREAK METAL AND FLASHING WITH ADJACENT REVEALS, EDGES OF MATERIAL TRANSITIONS, OR WITH BUILDING DESIGN FEATURES. CONSULT WITH ARCHITECT AS REQUIRED.
13. PER OWNER - CONTRACTOR AGREEMENT, PROJECT TO FOLLOW ALL OSHA STANDARDS AND REQUIREMENTS. INCLUDE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) EXCAVATION SAFETY STANDARD 29 C.P.R., SECTION 1926 630 SUBPART P, WHICH ARE INCORPORATED AS THE STATE STANDARD
14. ALL CONTRACTORS SHALL INCLUDE IN THEIR BID REFERENCE TO THE TRENCH SAFETY STANDARD, WHERE RELEVANT, AND WRITTEN ASSURANCE THAT THE CONTRACTOR WILL COMPLY WITH CHAPTER 553, PART V TRENCH SAFETY ACT, SECTIONS 553.60 THROUGH 553.64, FLORIDA STATUTES. ALL TRENCH SAFETY SYSTEMS SHALL BE DESIGNED BY THE CONTRACTOR.
15. NEW HOLES IN FLOOR SLAB DUE TO REMOVAL OF FLOOR OUTLETS, CONDUIT OR PIPE SHALL BE FILLED FLUSH WITH FLOOR WITH 3000 PSI CONCRETE AND KEYED TO SLAB WITH STEEL DOWELS. BONDING AGENT SHALL BE APPLIED TO SIDES OF HOLE BEFORE PLACEMENT OF CONCRETE.
16. AT STOREFRONT GLASS OR ANY GLASS WALL, FURNISH AND INSTALL DIAGONAL BRACING ABOVE IN CONCEALED LOCATION (IF EXPOSED, CONFIRM LOCATION SIDE WITH ARCHITECT).
17. REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING WITHIN BID PROPOSAL FOR CONSTRUCTION TO THE ARCHITECT, AND WILL BE CONSIDERED ONLY IF THEY PROVIDE BETTER SERVICES, HAVE A MORE ADVANTAGEOUS DELIVERY DATE, OR HAVE A LOWER PRICE PROVIDING A CREDIT TO THE TENANT AND WILL NOT SACRIFICE QUALITY, APPEARANCE OR FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED PRODUCT.
18. SHOP DRAWINGS/SUBMITTALS ARE REQUIRED FOR BUT NOT LIMITED TO THE FOLLOWING: MILLWORK, STRUCTURAL/MISCELLANEOUS STEEL, HARDWARE, WOOD AND METAL DOORS, AND EQUIPMENT. SHOP DRAWINGS SHOULD INCLUDE DETAILED FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, AND MATERIAL SCHEDULES. FABRICATION SHALL BEGIN ONLY AFTER ARCHITECT'S REVIEW AND APPROVAL OF SHOP DRAWINGS.

REVISIONS

No.	DATE	DESCRIPTION	BY

Designer | Author | Checker | Approver
DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

DRAWING LEGEND AND BUILDING DATA

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

PRELIMINARY NOT FOR CONSTRUCTION

WJ Architects
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@WaltenbacherJensen Architects, LLC.

Engineer of Record, P.E.
State of Florida #00000

PROJECT NO.: 24006
SCALE: As indicated
DATE: 02/06/2025
DRAWING: G-101

DRAWING INDEX - DD

SHEET #	SHEET NAME	100% SD	100% DD	75% CD
01 GENERAL				
G-100	COVER	X	X	
G-101	DRAWING LEGEND AND BUILDING DATA	X	X	
G-102	SHEET INDEX	X	X	
G-103	CODE ANALYSIS	X	X	
G-104	MOUNTING HEIGHTS	X	X	
03 LIFE SAFETY				
B-101	LEVEL 1 - LIFE SAFETY PLAN	X	X	
06 DEMO				
AD-001	DEMO SITE PLAN	X	X	
07 ARCHITECTURAL				
A-001	ARCHITECTURAL SITE PLAN	X	X	
A-002	SITE PLAN DETAILS		X	
A-101	FLOOR PLAN	X	X	
A-106	ROOF PLAN		X	
A-110	EOS PLAN		X	
A-118	PARTITION PLAN		X	
A-120	DIMENSION PLAN		X	
A-201	REFLECTED CEILING PLAN		X	
A-301	EXTERIOR ELEVATIONS	X	X	
A-302	EXTERIOR ELEVATIONS	X	X	
A-310	BUILDING SECTIONS	X	X	
A-311	BUILDING SECTIONS	X	X	
A-401	ENLARGED WATER CLOSET PLANS AND ELEVATIONS		X	
A-402	ENLARGED WATER CLOSET PLANS AND ELEVATIONS		X	
A-410	ENLARGED FLOOR PLANS AND ELEVATIONS		X	
A-411	ENLARGED FLOOR PLANS AND ELEVATIONS		X	
A-412	ENLARGED FLOOR PLANS AND ELEVATIONS		X	
A-413	ENLARGED FLOOR PLANS AND ELEVATIONS		X	
A-501	INTERIOR ELEVATIONS		X	
A-601	ENLARGED STAIR PLANS SECTIONS AND DETAILS			
A-602	ENLARGED STAIR PLANS SECTIONS AND DETAILS		X	
A-604	ENLARGED STAIR PLANS SECTIONS AND DETAILS		X	
A-810	DOOR SCHEDULES		X	
08 INTERIOR				
ID-101	LEVEL 1 - FINISH PLAN	X	X	
09 STRUCTURAL				
S-001	STRUCTURAL SPECIFICATIONS		X	
S-002	STRUCTURAL SPECIFICATIONS		X	
S-003	WIND PRESSURE TABLES & SCHEDULES		X	
S-101	GROUND FLOOR / FOUNDATION PLAN		X	
S-102	ROOF FRAMING PLAN		X	
10 MECHANICAL				
M0.01	MECHANCIAL LEAD-IN SHEET		X	
M0.02	MECHANICAL SPECIFICATIONS		X	
M0.03	MECHANICAL SPECIFICATIONS		X	
M0.04	MECHANICAL SPECIFICATIONS		X	
M3.01	MECHANICAL DUCTWORK PLAN		X	
M6.01	MECHANICAL SCHEDULES		X	
M8.01	MECHANICAL DETAILS		X	
11 PLUMBING				
P0.01	PLUMBING LEAD-IN SHEET		X	
P3.01	PLUMBING DRAINAGE PLAN - UNDERGROUND		X	
P3.02	PLUMBING DRAINAGE PLAN - FIRST FLOOR		X	
P4.01	PLUMBING SERVICE PIPING PLAN		X	
P5.01	PLUMBING RISER DIAGRAM - SANITARY		X	
P5.02	PLUMBING RISER DIAGRAM - SERVICE PIPNG		X	
P6.01	PLUMBING SCHEDULE		X	
P6.02	PLUMBING SCHEDULE		X	
P8.01	PLUMBING DETAILS		X	
P8.02	PLUMBING DETAILS		X	
12 ELECTRICAL				
E0.01	ELECTRICAL LEAD-IN SHEET		X	
E0.02	ELECTRICAL SPECICFICAITONS		X	
E2.01	ELECTRICAL SITE PLAN		X	
E2.02	ELECTRICAL SITE PLAN – ENLARGED PLANS		X	
E3.01	ELECTRICAL LIGHTING PLAN		X	
E4.01	ELECTRICAL POWER PLAN		X	
E5.01	ELECTRICAL RISER AND SCHEDULES		X	
E8.01	ELECTRICAL DETAILS		X	
13 FIRE PROTECTION				
FP0.01	FIRE PROTECTION LEAD-IN SHEET		X	
FP3.01	FIRE PROTECTION PLAN - FIRST FLOOR		X	
FP3.02	FIRE PROTECTION PLAN - SECOND FLOOR		X	

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

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SHEET INDEX

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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State of Florida #00000

PROJECT NO.: 24006

SCALE:

DATE: 02/06/2025

DRAWING: G-102

CODE ANALYSIS

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES THE DEMOLITION OF THE EXISTING CLUBHOUSE AFTER NEW CLUBHOUSE IS CONSTRUCTED. A NEW 1- STORY 10,146 G.S.F. ASSEMBLY BUILDING OF TYPE 5B CONSTRUCTION WITH AN ADDITIONAL 152 G.S.F. 1-STORY STARTER BUILDING. THE STRUCTURE IS COMPOSED OF LOADBEARING EXTERIOR CMU WALLS, COMPOSITE FLOOR AND ROOF DECKS AND INTERIOR LIGHT GAUGE METAL FRAMED WALLS. THE PROJECT INCLUDES ALL NEW MECHANICAL, PLUMBING, ELECTRICAL, AV/IT, FIRE PROTECTION AND ALARM SYSTEMS. SITE WORK TO INCLUDE NEW LANDSCAPE AND PARKING FOR GOLF CARTS AND CARS WHERE THE EXISTING CLUBHOUSE IS LOCATED. THE TOTAL BUILDING HEIGHT MEASURED FROM B.F.E TO T.O. ROOF IS 34' -0".

ABBREVIATIONS

N/A	NOT APPLICABLE AS PART OF THIS PROJECT
AGP	ABOVE GRADE PLAN - STORY
FDVA	FIRE DEPARTMENT VEHICLE ACCESS
FSD	FIRE SEPARATION DISTANCE
AHJ	AUTHORITY HAVING JURISDICTION
OL	OCCUPANT LOAD

APPLICABLE CODES

2023	(A)	FLORIDA BUILDING CODE - BUILDING, 8TH EDITION
2023	(B)	FLORIDA BUILDING CODE - EXISTING, 8TH EDITION
2023	(C)	FLORIDA BUILDING CODE - ACCESSIBILITY, 8TH EDITION
2023	(D)	FLORIDA BUILDING CODE - PLUMBING, 8TH EDITION
2023	(E)	FLORIDA BUILDING CODE - ENERGY, 8TH EDITION
2023	(F)	FLORIDA FIRE PREVENTION CODE, 8TH EDITION
2024	(G)	FLORIDA FIRE PREVENTION CODE - LIFE SAFETY, 2024 EDITION
2023	(H)	FLORIDA BUILDING CODE - MECHANICAL, 8TH EDITION
2023	(J)	NATIONAL ELECTRICAL CODE
2023	(K)	FLORIDA BUILDING CODE - FUEL GAS, 8TH EDITION

THRESHOLD BUILDING - (A) CH. 202

NA

HIGH RISE BUILDING - (A) CH. 403

N/A

USE AND OCCUPANCY CLASSIFICATION - (A) CH. 3; (F) CH. 6 ; (G) CH. 12

PRIMARY OCCUPANCY: A-2

SECONDARY OCCUPANCY:	ADJACENCIES	FIRE SEPARATION - (A) TABLE 508.4, (F) TABLE 6.1.14.4.1
N/A	N/A	N/A

* NOTE ANY EXCEPTIONS HERE

1. NOTE ANY ACCESSORY OCCUPANCIES:BUSINESS, MERCHANTILE & STORAGE (A) 508.2.4
2. VERIFY ANY INCIDENTAL USES (A) 509: N/A

SPECIAL DETAILED REQUIREMENTS BASED ON USE & OCCUPANCY - (A) CH. 4

TYPES OF CONSTRUCTION - (A) CH. 6

OCCUPANCY	CONST. TYPE	FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (TABLE 601)	TYPE 5-B
A-2	5-B	PRIMARY STRUCTURAL FRAME	0
		BEARING WALLS EXTERIOR	0
		BEARING WALLS INTERIOR	0
		NONBEARING WALLS AND PARTITIONS EXTERIOR	0
		NONBEARING WALLS AND PARTITIONS INTERIOR	0
		FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0
		ROOF CONSTRUCTION AND SECONDARY MEMBERS	0

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE- (A) TABLE 705.5

	A-2		
10<X<30	1 HR		

NA-EXCEPTION 705.3.1

COLUMN PROTECTION - (A) CH. 704.2 : NA

PROTECTION OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS - (A) CH. 704.3 : NA

EXTERIOR STRUCTURAL MEMBERS - (A) CH. 704.10: NA

GENERAL BUILDING HEIGHTS AND AREAS - (A) CH. 5

ALLOWABLE HEIGHT, STORIES, AND AREA : 5-B, SPRINKLERED

OCCUPANCY	HEIGHT (FT) (A) TABLE 504.3	STORY (A) TABLE 504.4	AREA (SF) (A) 506.2
A-2	60'	2	18,000

ALLOWABLE HEIGHT, STORIES, AND AREA :

OCCUPANCY	HEIGHT (FT) (A)	STORY	AREA (SF)
A-2	19' - 6"	1	8,482

FIRE AND SMOKE PROTECTION FEATURES - (A) CH. 7

EXTERIOR WALLS - (A) CH. 705

PROJECTIONS: SHALL NOT EXTEND CLOSER TO FSD THAN (A) TABLE 705.2: NA - EXCEPTION (A)...

FIRE-RESISTANCE RATINGS - (A) CH. 705.5: NA - EXCEPTION (A) 705.3.1

MAXIMUM AREA OF EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE (A) TABLE 705.8:

15' TO LESS THAN 20'

PROTECTED, SPRINKLERED = 75%

VERTICAL SEPARATION OF OPENINGS (A) CH. 705.8.5: NA

FIRE WALLS (A) CH. 706: NA

FIRE BARRIERS (A) CH. 707, (G) 8.3: NA

FIRE PARTITIONS (A) CH. 708: NA

SMOKE BARRIERS (A) CH. 709, (G) 8.5: NA

SMOKE PARTITIONS (A) CH. 710, (G) 8.4: NA

FLOOR AND ROOF ASSEMBLIES (A) CH. 711: NA

VERTICAL OPENINGS (A) CH. 712, (G) 8.6: NA

FIRE-RESISTANCE RATING OF SHAFTS (A) CH. 713.4, (G) 8.6.4: NA

ELEVATOR LOBBIES (A) CH. 3006: NA

CONCEALED SPACES (A) CH. 718: NA

FIREBLOCKING (A) CH. 718.2: REQUIRED THROUGHOUT

DRAFTSTOPPING IN FLOORS (A) CH. 718.3:

718.3.3 EXCEPTION - NOT REQUIRED IF BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

DRAFTSTOPPING IN ATTICS (A) CH. 718.4:

718.4.3 EXCEPTION - NOT REQUIRED IF BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

FIRE AREAS (A) CH. 707.3.10: N/A

INTERIOR FINISHES - (A) CH. 8 ; (G) CH. 12.3

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.11)

OCCUPANCY	EXITING ELEMENTS	CORRIDORS	ROOM & ENCLOSED SPACES
A-2	B	B	C

FIRE PROTECTION SYSTEMS - (A) CH. 9 ; (B) CH. 703, 804, 904; (G) 12

AUTOMATIC SPRINKLER SYSTEMS (A) CH. 903

903.2.1.3 AUTOMATIC SPRINKLER SYSTEMS REQUIRED IN A-2 OCCUPANCY

SPRINKLER SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE TO NFPA 13 (A) 903.3.1.1

PORTABLE FIRE EXTINGUISHERS - WHERE REQUIRED (A) 906.3.1 (G 13.6.1.2)

A-2 - CLASS B, ORDINARY HAZARD

CLASS A, ORDINARY HAZARD FIRE EXTINGUISHER REQUIREMENTS (A) 906.1

RATED: 2-A

MAX. FLOOR AREA PER UNIT OF A = 1,500 SF

MAX. FLOOR AREA FOR EXTINGUISHER = 11,250 SF

MAX. TRAVEL DISTANCE = 75 FT

FIRE ALARM AND DETECTION SYSTEMS - WHERE REQUIRED (A) 907.2

A-2 - OL> 1000

INSTALLED PER IBC AND NFPA 72

MEANS OF EGRESS - (A) CH. 10; (G) CH. 7

OCCUPANT LOAD (A) TABLE 1004.5 (G) TABLE 7.3.1.2:

SEE LIFE SAFETY SHEET B-101 FOR FLOOR PLAN SHOWING OCCUPANT LOADS FOR EACH ROOM

MEANS OF EGRESS SIZING (A) CH. 1005:

0.3" x OL FOR STAIRS AND 0.2" x OL FOR OTHER EGRESS COMPONENTS. SEE LIFE SAFETY SHEET X-XXX FOR FLOOR PLAN SHOWING STAIRS AND EGRESS COMPONENTS AND WIDTH REQUIRED AND WIDTH PROVIDED.

MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (A) TABLE 1006.2.1; (G) 12.2.5

A-2: 75' (WITH SPRINKLER SYSTEM) >50 OCCUPANCY - 20' (WITH SPRINKLER SYSTEM)

<50 OCCUPANCY - 75' (WITH SPRINKLER SYSTEM)

ACCESSIBLE MEANS OF EGRESS (A) CH. 1009 (C) 206.2.4

NEED (1) ACCESSIBLE MEANS OF EGRESS/SPACE MIN. OR (2) WHEN TWO EXITS ARE REQUIRED.

EXIT TRAVEL DISTANCE (A) TABLE 1017.2 ; (G) 12.2.6

A-2: 250' (WITH SPRINKLER SYSTEM)

CORRIDOR FIRE-RESISTANCE RATING (A) TABLE 1020.2

A-2: OL > 30 = 0 HR. (WITH SPRINKLER SYSTEM)

MINIMUM CORRIDOR WIDTH (A) TABLE 1020.3

ANY FACILITIES NOT LISTED BELOW - 44"

MEANS OF EGRESS - (A) CH. 10

DEAD END TRAVEL DISTANCE (A) CH. 1020.5; (G) 12.2.5

A-2: 20' (WITH SPRINKLER SYSTEM)

ACCESSIBILITY (C)

SCOPING REQUIREMENTS (C) CH. 2

FACILITY AND SITE REQUIRED TO BE ACCESSIBLE

ACCESSIBLE ROUTE (C) CH. 206

206.2.1 SITE ARRIVAL POINTS: 1 REQUIRED

206.2.2 CONNECTED SPACES: ALL SPACES ARE REQUIRED TO BE ACCESSIBLE AND CONNECTED BY AN ACCESSIBLE ROUTE

ACCESSIBLE ENTRANCES (C) CH. 206.4

206.4.1 PUBLIC ENTRANCES: AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE

OTHER FEATURES AND FACILITIES (C) CH. 213

213.2, 213.2 TOILET AND BATHING FACILITIES: ONE TYPE OF EACH FIXTURE, ELEMENT, CONTROL OR DISPENSER SHALL BE ACCESSIBLE

213.3.1 WATER CLOSET COMPARTMENT: ONE WC MUST BE ACCESSIBLE. IF WC + URINALS > 6, PROVIDE ONE AMBULATORY ACCESS WC

213.3.4 LAVATORIES: AT LEAST 5%, BUT NOT LESS THAN ONE SHALL BE ACCESSIBLE

212 KITCHENS AND KITCHENETTES: SHALL BE ACCESSIBLE

INTERIOR ENVIRONMENT (A) CH. 12

VENTILATION (A) CH. 1203

1203.2 VENTILATION REQUIRED: THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED

EXCEPTION #1: 1/300 ALLOWED WHEN 40%-60% OF VENTING AREA IS 3' ABOVE EAVE VENT

PLUMBING SYSTEMS (A) CH. 29

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (A) TABLE 2902.1

OCC. TYPE	OCC. LOAD	WATER CLOSETS		LAVATORIES		DF	SERVICE SINK
		M	W	M	W		
A-2	M-151, W-151	151/75=2.01	201/75=2.01	151/200=0.75	151/200=0.75	302/500=0.60	1
	TOTAL REQ.	2.01	2.01	0.75	0.75	0.60	1
	PROVIDED	4	5	4	5	1	1

FLOOR DRAINS (D) CH. 413 - R

INTERCEPTORS/SEPARATORS (D) CH. 1003:

GREASE - REQUIRED

OIL - NA

LAUNDRY - NA

THERMAL ENVELOPE (E) TABLE C402.4

CLIMATE ZONE (E) TABLE C301.1 2-A CLIMATE ZONE

OPAQUE THERMAL ENVELOPE REQUIREMENTS (E) TABLE C402.1.4

ROOF: R-38

WALLS: R-5.7ci

FLOORS:

SLAB ON GRADE FLOORS: NR

FENESTRATION THERMAL ENVELOPE REQUIREMENTS (E) TABLE C402.4

FIXED FENESTRATION: U-0.50

OPERABLE... U-0.65

ENTRANCE DOORS: U-0.83

SHGC: U-0.25

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CODE ANALYSIS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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PROJECT NO: 24006

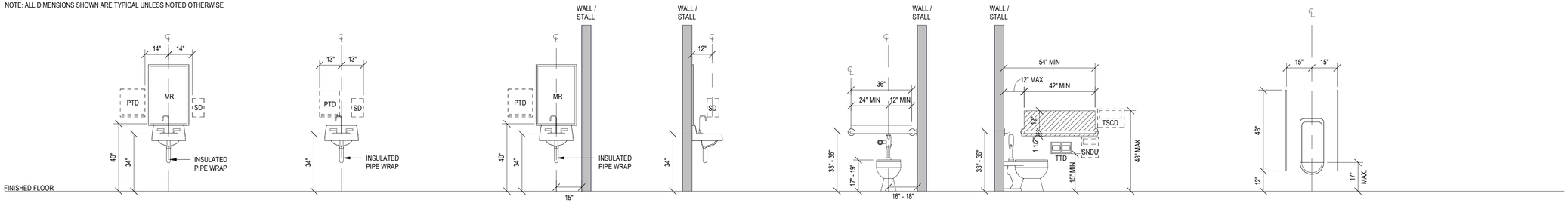
SCALE:

DATE: 02/06/2025

DRAWING: G-103

PLUMBING & ACCESSORIES

NOTE: ALL DIMENSIONS SHOWN ARE TYPICAL UNLESS NOTED OTHERWISE



LAVATORY, MIRROR & ACCESSORIES

LAVATORY & ACCESSORIES

LAVATORY, MIRROR, & ACCESSORIES - FRONT VIEW

LAVATORY, MIRROR, & ACCESSORIES - SIDE VIEW

WATER CLOSET - FRONT VIEW

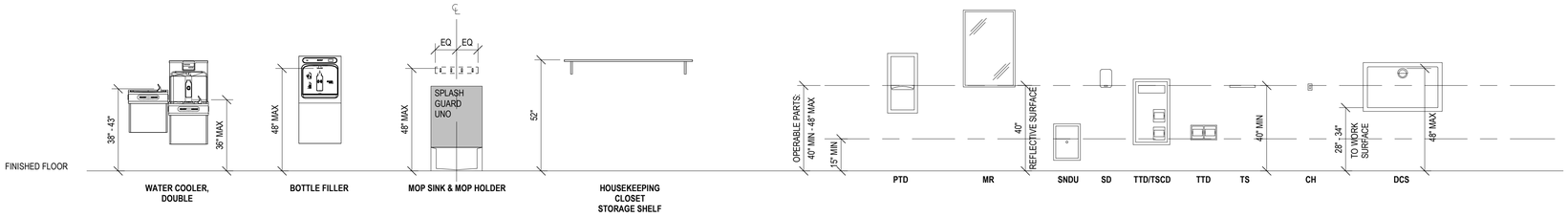
NOTE: FLUSH CONTROLS MOUNTED ON OPEN SIDE AT 44" MAX

WATER CLOSET - SIDE VIEW

NOTE: GRAB BAR CLEARANCE - NO PROJECTING OBJECTS IN HATCHED AREA (12" ABOVE, 1 1/2" BELOW/ ENDS, BEHIND BAR

ADA URINAL

NOTE: WALL HUNG SCREENS, 24" DEEP
FLUSH VALVE MOUNTED NO MORE THAN 44" AFF



WATER COOLER, DOUBLE

BOTTLE FILLER

MOP SINK & MOP HOLDER

HOUSEKEEPING CLOSET STORAGE SHELF

PTD

MR

SNDU

SD

TTD/TSCD

TTD

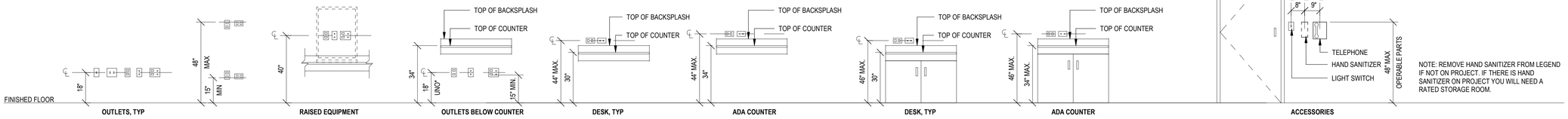
TS

CH

DCS

MECHANICAL, ELECTRICAL, COMMUNICATIONS, AND FIRE PROTECTION

NOTE: ALL DIMENSIONS SHOWN ARE TYPICAL UNLESS NOTED OTHERWISE



NOTE: REMOVE HAND SANITIZER FROM LEGEND IF NOT ON PROJECT. IF THERE IS HAND SANITIZER ON PROJECT YOU WILL NEED A RATED STORAGE ROOM.

OUTLETS, TYP

NOTE: ADJACENT OUTLETS GANGED TOGETHER SHOULD USE ONE FACEPLATE.

RAISED EQUIPMENT

OUTLETS BELOW COUNTER

DESK, TYP

ADA COUNTER

NOTE: FOR ALL 25" DEEP COUNTERS (INCLUDING BACKSPLASH DEPTH) - ELECTRICAL RECEPTACLES LOCATED ABOVE COUNTERTOPS SHALL BE MOUNTED AT A MAXIMUM CLEAR DISTANCE OF 25 INCHES FROM THE FRONT EDGE OF THE COUNTERTOP TO THE FRONT FACE OF THE ELECTRICAL FACE PLATE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION. REFER TO MOUNTING DETAIL ON MILLWORK SHEETS.

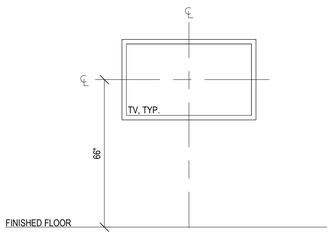
DESK, TYP

ADA COUNTER

NOTE: FOR ALL 24" DEEP COUNTERS (INCLUDING BACKSPLASH DEPTH) - ELECTRICAL RECEPTACLES LOCATED ABOVE COUNTERTOPS SHALL BE MOUNTED AT A MAXIMUM CLEAR DISTANCE OF 24 INCHES FROM THE FRONT EDGE OF THE COUNTERTOP TO THE FRONT FACE OF THE ELECTRICAL FACE PLATE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION. REFER TO MOUNTING DETAIL ON MILLWORK SHEETS.

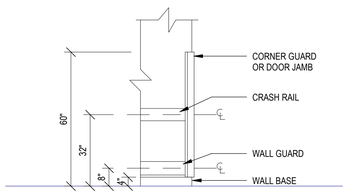
ACCESSORIES

EQUIPMENT



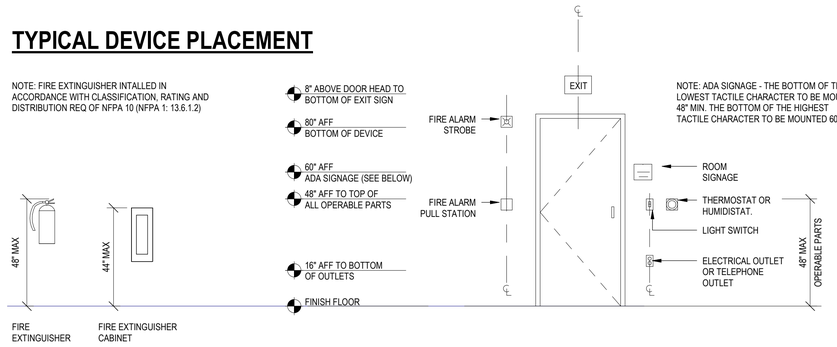
WALL PROTECTION

NOTE: HEIGHTS AS INDICATED UNLESS NOTED OTHERWISE. IF HANDRAIL IS INCLUDED IN CRASH RAIL TOP OF GRIPPING SURFACE TO BE AT 34" - 38", TO MEET ADA REQ



TYPICAL DEVICE PLACEMENT

NOTE: FIRE EXTINGUISHER INTALLED IN ACCORDANCE WITH CLASSIFICATION, RATING AND DISTRIBUTION REQ OF NFPA 10 (NFPA 1: 13.6.1.2)



NOTE: ADA SIGNAGE - THE BOTTOM OF THE LOWEST TACTILE CHARACTER TO BE MOUNTED 48" MIN. THE BOTTOM OF THE HIGHEST TACTILE CHARACTER TO BE MOUNTED 60" MAX.

FIRE EXTINGUISHER

FIRE EXTINGUISHER CABINET

SANITARY ACCESSORIES LIST

ABBREVIATIONS	DESCRIPTIONS
CH	COAT HOOK
DCS	DIAPER CHANGING STATION
PTD	PAPER TOWEL DISPENSER
SD	SOAP DISPENSER
SNDU	SANITARY NAPKIN DISPOSAL UNIT
SS	SHOWER SEAT
TS	TOILETRY SHELF
TTD	TOILET TISSUE DISPENSER
WR	WASTE RECEPTACLE
MR	MIRROR

NOTE:
ALL FIXTURES AND ACCESSORIES ARE TO BE MOUNTED TO COMPLY WITH FLORIDA PLUMBING, ELECTRICAL, MECHANICAL AND ACCESSIBILITY CODE.

REVISIONS

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MOUNTING HEIGHTS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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Engineer of Record, P.E.
State of Florida #00000

PROJECT NO: 24006

SCALE: 3/8" = 1'-0"

DATE: 02/06/2025

DRAWING: G-104

PRELIMINARY NOT FOR CONSTRUCTION

OCCUPANT LOAD KEY

NON ASSIGNABLE SQ FOOTAGE

ASSEMBLY

BUSINESS

MERCANTILE

STORAGE/ MECHANICAL

ROOM TAG

Room name	
101	ROOM NUMBER
150 SF	ROOM AREA
B XX	OCCUPANCY TYPE | OCCUPANT COUNT

DOOR TAG

SEE SCHEDULE SHEET Ax.x.

1001X (90 | 34") — DOOR NUMBER; EGRESS WIDTH; FIRE RATING

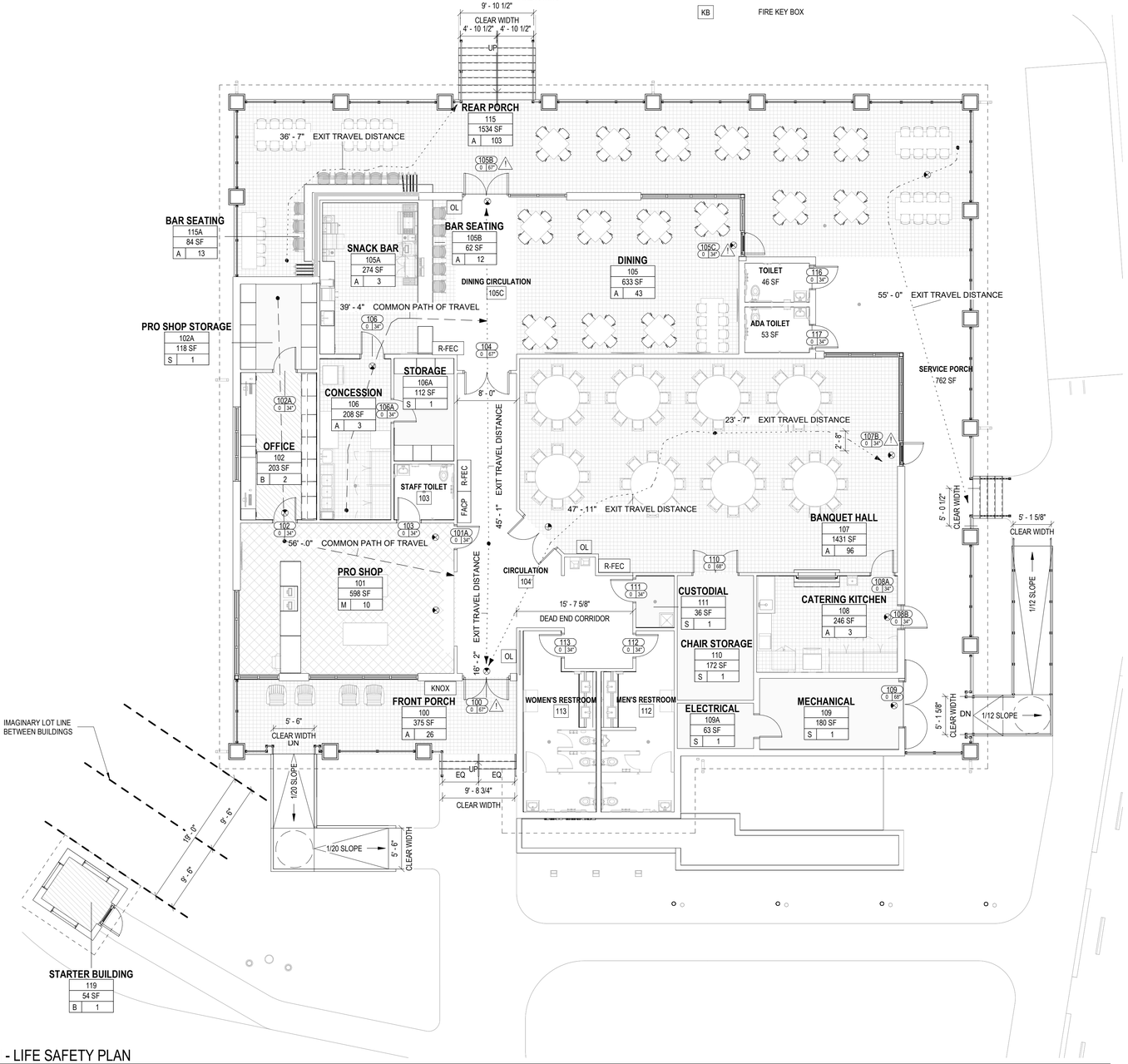
LIFE SAFETY PLAN LEGEND

*COORDINATE ITEMS W/ ELECTRICAL AS REQUIRED

- ILLUMINATED (DIRECTIONAL) EXIT SIGN
- FACP — FIRE ALARM CONTROL PANEL
- X-FEC — FIRE EXTINGUISHER (PREFIX INDICATES SEMI, RECESSED, OR NONE FOR WALL MOUNTED)
- OL — OCCUPANCY LOAD SIGN. SEE DETAIL 2 THIS SHEET.
- DOOR EXIT DEVICE (PANIC HARDWARE)
- KNOX — KNOX BOX
- KB — FIRE KEY BOX
- -250- TOTAL EXIT ACCESS TRAVEL DISTANCE (FEET)
- -75- TOTAL COMMON PATH OF TRAVEL (FEET)

LIFE SAFETY GENERAL NOTES

1. REFER TO CODE ANALYSIS SHEET G-SERIES FOR INTERIOR FINISH FLAME SPREAD RATING CLASSIFICATION.
2. VERIFY LOCATIONS FOR FIRE ALARM PULL STATIONS, FIRE ALARM ANNUNCIATOR PANEL, FIRE ALARM REMOTE CONTROL PANEL, EMERGENCY LIGHTING , STROBES AND AUDIBLE ALERTS.
3. FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE WITH NFPA 10 BY A LICENSED FIRE EQUIPMENT DEALER. INSPECT, TAG, AND MOUNT ALL FIRE EXTINGUISHERS. SEE LOCATION IN PLAN.
4. ALL PANIC AND FIRE EXIT HARDWARE TO BE COMPLIANT WITH FBC SECTION 1010.2.9.
5. ALL ACCESS-CONTROLLED EGRESS DOORS TO BE COMPLIANT WITH FBC SECTION 1010.2.12.
6. SEE FIRE PROTECTION DRAWINGS FOR SPRINKLER LAYOUT.
7. THRESHOLDS FOR ALL EXTERIOR DOORS CANNOT EXCEED 1/4" IN HEIGHT.
8. FINAL EXIT SIGNS AND EMERGENCY LIGHTING LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE GOVERNING JURISDICTION. REFER TO SHEET G-104 FOR MOUNTING HEIGHTS U.N.O. BY FIRE MARSHAL. APPLICABLE SIGNAGE SHALL BE PROVIDED BY CONTRACTOR AND COORDINATE WITH OTHER BUILDING SIGNAGE. REFER TO FBC SECTION 1013.4 FOR RAISED CHARACTER AND BRAILLE EXIT SIGNS REQUIREMENT.
9. IF GOVERNING JURISDICTION RELOCATES ELEMENTS FROM ARCHITECTURAL SPECIFICATION, INFORM ARCHITECT, OWNER, AND AHJ PRIOR TO INSTALLATION. FIELD REVISED INFORMATION MUST BE INCLUDED IN "AS BUILT" DOCUMENTATION.
10. FIRE WALLS AND PARTITIONS SHALL BE CONTINUOUS THROUGH ANY CONCEALED SPACE IN FLOOR OR ROOF CONSTRUCTIONS.
11. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED AS REQUIRED BY BUILDING AND FIRE CODES AND AS BY GOVERNING AUTHORITIES.
12. ALL OPENINGS IN FIRE ASSEMBLIES SHALL BE IN COMPLIANCE WITH FBC 716.5 AND NFPA 101



1 LEVEL 1 - LIFE SAFETY PLAN
1/8" = 1'-0"

OCCUPANCY COUNT

NUMBER	ROOM NAME	AREA	OCCUPANCY TYPE	USE	SQFT PER PERSON	OCCUPANT TOTAL
100	FRONT PORCH	375 SF	A	ASSEMBLY UNCONCENTRATED	15	26
105	DINING	633 SF	A	ASSEMBLY UNCONCENTRATED	15	43
105A	SNACK BAR	274 SF	A	ASSEMBLY UNCONCENTRATED	100	3
105B	BAR SEATING	62 SF	A	ASSEMBLY	5.5	12
106	CONCESSION	208 SF	A	ASSEMBLY	100	3
107	BANQUET HALL	1431 SF	A	ASSEMBLY UNCONCENTRATED	15	96
108	CATERING KITCHEN	246 SF	A	ASSEMBLY	100	3
115	REAR PORCH	1534 SF	A	ASSEMBLY UNCONCENTRATED	15	103
115A	BAR SEATING	84 SF	A	ASSEMBLY	7	13
102	OFFICE	203 SF	B	BUSINESS	150	2
101	PRO SHOP	598 SF	M	MERCANTILE	60	10
102A	PRO SHOP STORAGE	118 SF	S	STORAGE	300	1
106A	STORAGE	112 SF	S	STORAGE	300	1
109	MECHANICAL	180 SF	S	STORAGE	300	1
109A	ELECTRICAL	63 SF	S	SUPPORT	300	1
110	CHAIR STORAGE	172 SF	S	STORAGE	300	1
111	CUSTODIAL	36 SF	S	STORAGE	300	1
Grand total: 17		6327 SF				320

*BAR SEATING IS 1 PER 18"

TRAVEL DISTANCE - LEVEL 1

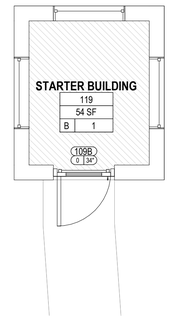
EXIT ACCESS: TABLE 1016.1, FBC, BUILDING & SECTION 12.2.6, NFPA 101
DEAD ENDS: SECTION 1018.4, FBC, BUILDING & SECTION 12.2.5, NFPA 101

EXIT ACCESS MAXIMUM ALLOWED (FEET)	EXIT ACCESS MAXIMUM PROPOSED (FEET)	COMMON PATH MAXIMUM ALLOWED (FEET)	COMMON PATH MAXIMUM PROPOSED (FEET)	DEAD END LENGTH MAXIMUM ALLOWED (FEET)	DEAD END LENGTH MAXIMUM PROPOSED
250	55	75	56	20	0

EGRESS WIDTH - LEVEL 1

PER SECTION 1005, FBC, BUILDING

OCCUPANT LOAD	Level	DOOR (INCHES PER OCCUPANT)	DOOR WIDTH REQUIRED (INCHES)	DOOR WIDTH PROVIDED (INCHES)
321	LEVEL 1	0.2	64	168



2 GRADE ENTRY - FLOOR PLAN - STARTER BUILDING
1/4" = 1'-0"

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REVISIONS

No.	DATE	DESCRIPTION	BY

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LEVEL 1 - LIFE SAFETY PLAN

60% DD

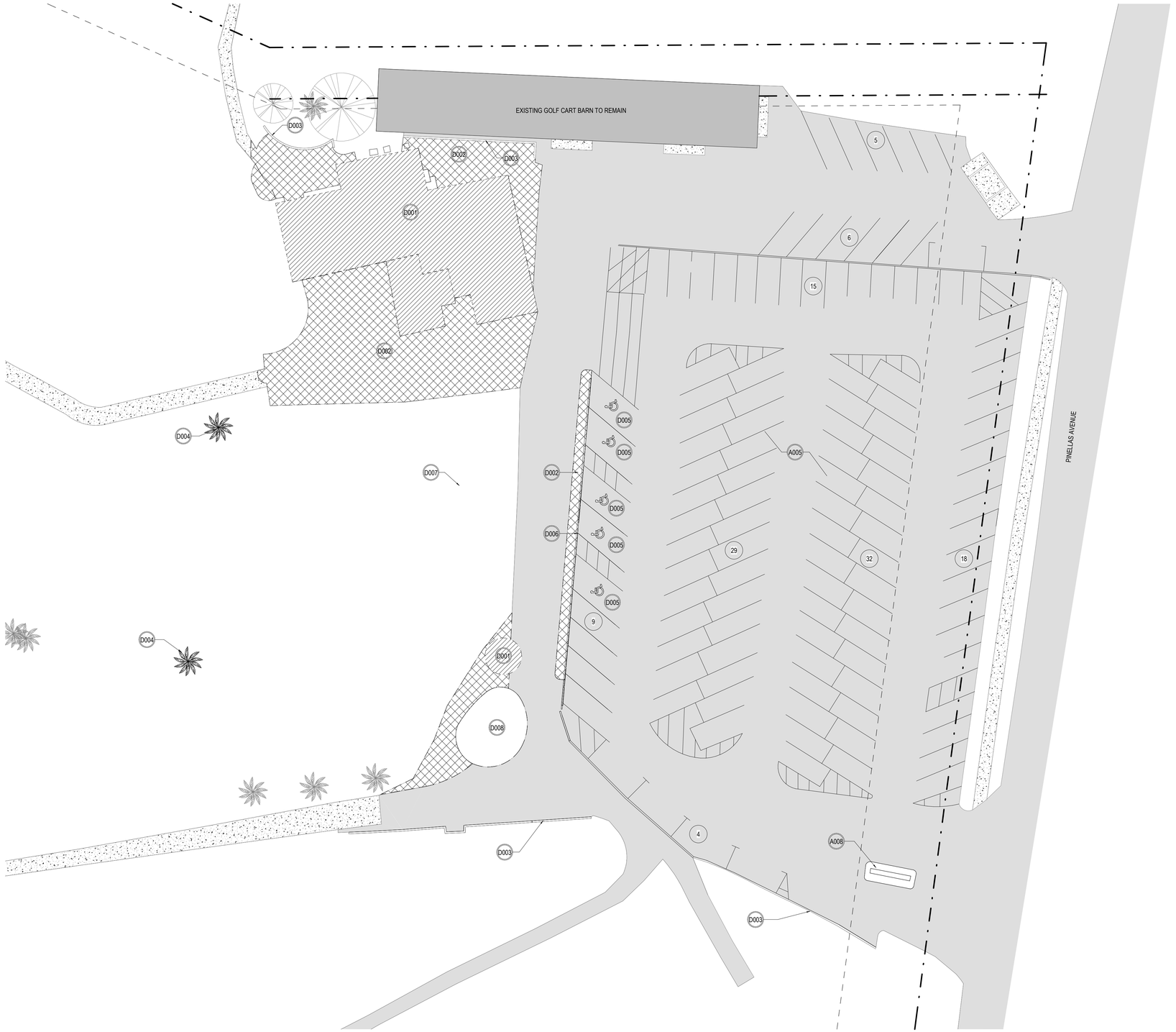
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS

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Engineer of Record, P.E.
State of Florida #00000

PROJECT NO.: 24006
SCALE: As indicated
DATE: 02/06/2025
DRAWING: B-101



1 DEMO SITE PLAN
1" = 20'-0"

GENERAL NOTES

1. BOUNDS OF SCOPE OF WORK ARE TO THE EXTENT REQUIRED TO COMPLETE WORK.
2. REFER TO CIVIL AND MEP FOR UTILITIES AND ACCESS POINTS.

GENERAL NOTES - DEMOLITION

1. CONFLICTS - ANY CONFLICT FOUND WITH EXISTING CONDITIONS AND REQUIREMENTS FOR NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. IF THE CONFLICT AFFECTS THE PROGRESS OF THE WORK, VERIFY WITH ARCHITECT SOLUTION NECESSARY PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK AND IN A TIMELY FASHION SO AS NOT TO DELAY THE WORK. COORDINATE ALL TRADES TO ASCERTAIN NO FURTHER WORK WILL BE IMPACTED BY THE CONFLICT, OR IT'S SOLUTION.
2.

DEMO SITE PLAN LEGEND

- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING BUILDING TO REMAIN
- PAVING TO BE DEMOLISHED
- EXISTING SIDEWALK TO REMAIN
- EXISTING PAVING TO REMAIN
- PROPERTY LINE
- TO BE DEMOLISHED
- SETBACK
- FENCE

SPECIFIC KEYNOTES

TAG	NOTE
A005	EXISTING PARKING TO REMAIN
A008	EXISTING BRICK SIGN TO REMAIN
D001	EXISTING BUILDING TO BE DEMOLISHED
D002	EXISTING PAVING TO BE REMOVED
D003	EXISTING WALL TO REMAIN
D004	EXISTING TREE TO BE REMOVED. REFER TO LANDSCAPE
D005	RELOCATE EXISTING HANDICAP PARKING. REFER TO CIVIL
D006	REMOVE EXISTING CURBS. REFER TO CIVIL
D007	REMOVE EXISTING CONCRETE SLAB. REFER TO CIVIL
D008	REMOVE EXISTING LANDSCAPE AND PREPARE AREA FOR PAVEMENT. REFER TO CIVIL

REVISIONS

No.	DATE	DESCRIPTION	BY

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DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

DEMO SITE PLAN

TARPON SPRINGS GOLF COURSE CLUBHOUSE

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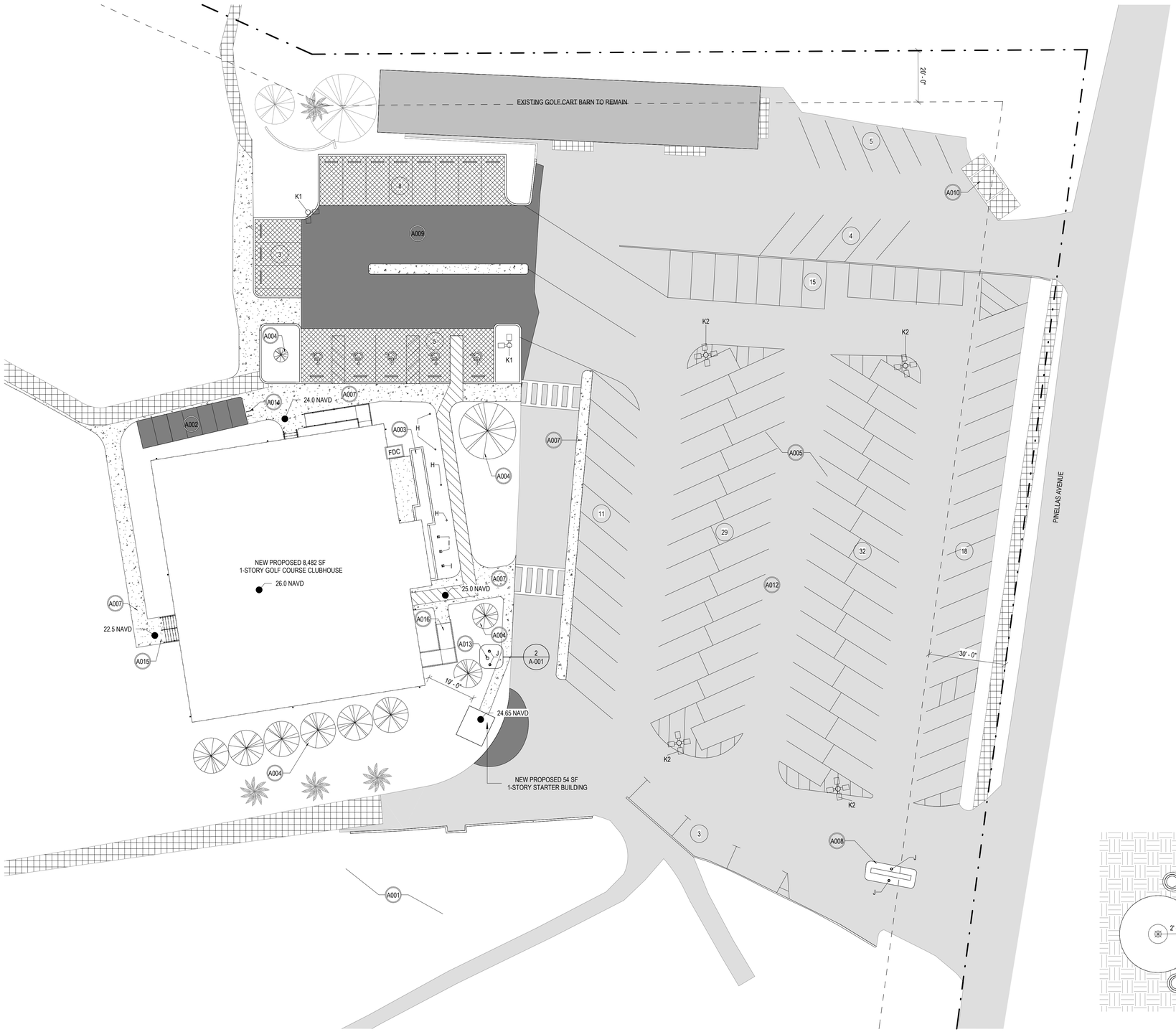
Engineer of Record, P.E.
State of Florida #00000

PROJECT NO: 24006

SCALE: As indicated

DATE:

DRAWING: AD-001



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

GENERAL NOTES

1. BOUNDS OF SCOPE OF WORK ARE TO THE EXTENT REQUIRED TO COMPLETE WORK.
2. REFER TO CIVIL AND MEP FOR UTILITIES AND ACCESS POINTS.

ZONING LEGEND

ZONING DISTRICT: AGRICULTURAL DISTRICT — SUBDIVISION: NONE

FEMA FLOOD ZONE: FLOOD ZONE X

GROSS LOT AREA:	5,075,755 S.F. (116.52 ACRES)
EXISTING BUILDING FOOTPRINT TO BE DEMOLISHED:	3,034 S.F.
EXISTING BUILDING FOOTPRINT TO REMAIN:	5,000 S.F.
NEW BUILDING - CLUBHOUSE - FOOTPRINT:	8,482 S.F.
NEW BUILDING - STARTER BUILDING FOOTPRINT:	54 S.F.
TOTAL BUILDINGS FOOTPRINT:	8,536 S.F.
MAX. F.A.R.	0.30, 0.001 PROPOSED
MAX. I.S.R.	0.60
BUILDING HEIGHT:	35' ALLOWED, 20' - 6" (PROPOSED)

BUILDING SETBACKS:

FRONT YARD	30' - 0"	180' - 8" PROPOSED
STREET SIDE YARD	20' - 0"	123' - 8" PROPOSED
INTERIOR SIDE	25' - 0"	1,074' - 2" PROPOSED
REAR SIDE	50' - 0"	1,851' - 0" PROPOSED

PARKING GUIDELINES PER CITY OF TARPON SPRINGS:
COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE IX, SECTION 127.04

REQUIRED:

CLUBHOUSE:	8,482 SF AT 1/250 SF = 34 SPACES
GOLF COURSE:	18 HOLES AT 5/HOLE = 90 SPACES
TOTAL:	124 SPACES

PROVIDED:

EXISTING PARKING TO REMAIN	= 106 SPACES
PROPOSED STANDARD (9' X 18')	= 22 SPACES
PROPOSED HANDICAP	= 5 SPACES
TOTAL	= 133 SPACES

SITE PLAN LEGEND

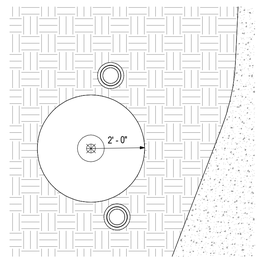
- X'-X" AFF — FINISH FLOOR LEVEL AT BUILDING ENTRY POINT
- EXISTING BUILDING TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- NEW CONCRETE WALKWAY
- EXISTING PAVING TO REMAIN
- NEW ASPHALT
- NEW PERVIOUS PAVERS
- ACCESSIBLE ROUTE
- PROPERTY LINE
- SETBACK
- FENCE
- FDC — FIRE DEPARTMENT CONNECTION
- XX — NUMBER OF PARKING SPACES

LIGHT FIXTURE LEGEND

- H BOLLARD UPLIGHT
- I BUILDING LIGHTS
- J FLOOD LIGHT
- K1 PARKING LIGHT POLES
- K2 PARKING LIGHT POLES
- L RAMP AND STAIR LINEAR LIGHTING

SPECIFIC KEYNOTES

TAG	NOTE
A001	EXISTING GREEN TO REMAIN
A002	NEW DESIGNATED PARKING AREA FOR GOLF CARTS
A003	CONCRETE PLANTER BOX. REFER TO CIVIL
A004	NEW LANDSCAPING. REFER TO LANDSCAPE
A005	EXISTING PARKING TO REMAIN
A007	NEW CONCRETE WALKWAY, REFER TO CIVIL
A008	EXISTING BRICK SIGN TO REMAIN
A009	NEW PARKING. REFER TO CIVIL
A010	EXISTING DUMPSTER TO REMAIN. CONCRETE ENCLOSURE TO BE CLEANED OF ANY DEBRIS, PAINTED, REFER TO LANDSCAPE
A012	RE-STRIPE PARKING LOT. REFER TO CIVIL
A013	ALUMINUM FLAGPOLE. CONTRACTOR PROVIDED
A014	2 BIKE RACKS PER MUNI CODE. REFER TO CIVIL
A015	LINEAR STEP LIGHTS. REFER TO ELECTRICAL.
A016	ELEVATED WALKWAY. REFER TO CIVIL.



2 FLAG POLE DETAIL
3/8" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION	BY

Designer | Author | Checker | Approver
DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

ARCHITECTURAL SITE PLAN

TARPON SPRINGS GOLF COURSE CLUBHOUSE

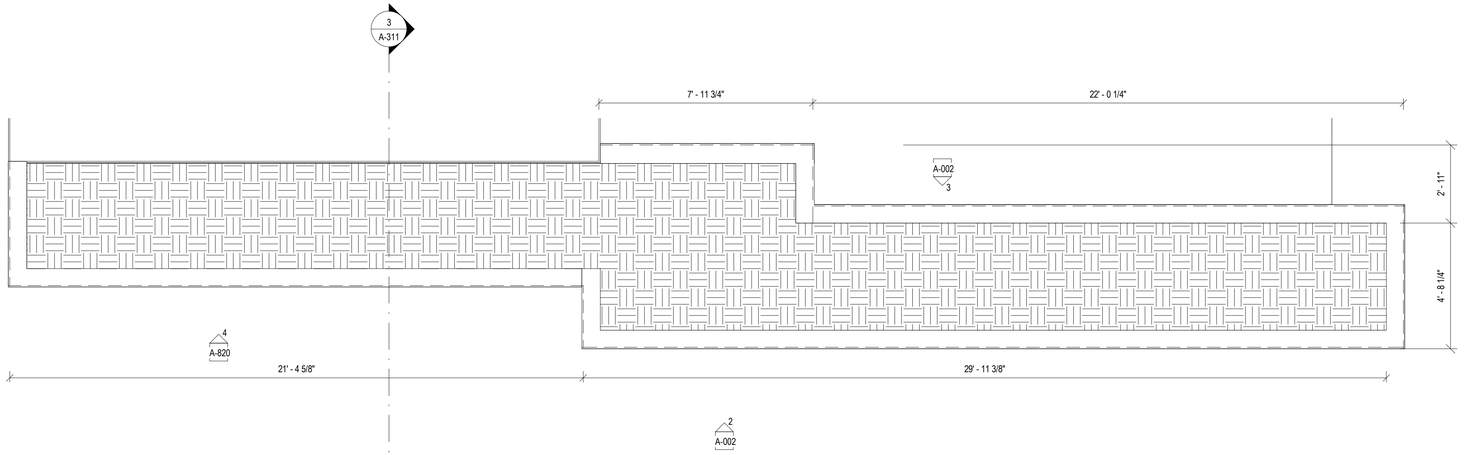
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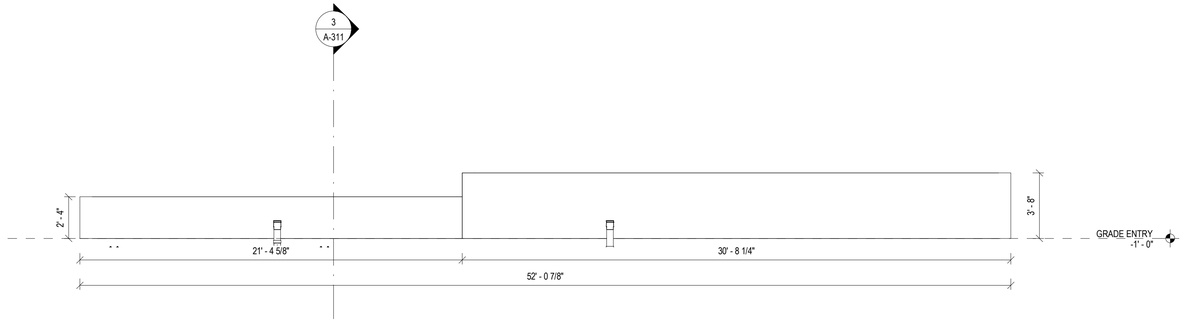
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PROJECT NO: 24006
SCALE: As indicated
DATE:
DRAWING: A-001



1 PLANTER ENLARGED PLAN
3/8" = 1'-0"



2 PLANTER - EAST ELEVATION
1/4" = 1'-0"



3 PLANTER - WEST ELEVATION
1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

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Designer	Author	Checker	Approver
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY

SITE PLAN DETAILS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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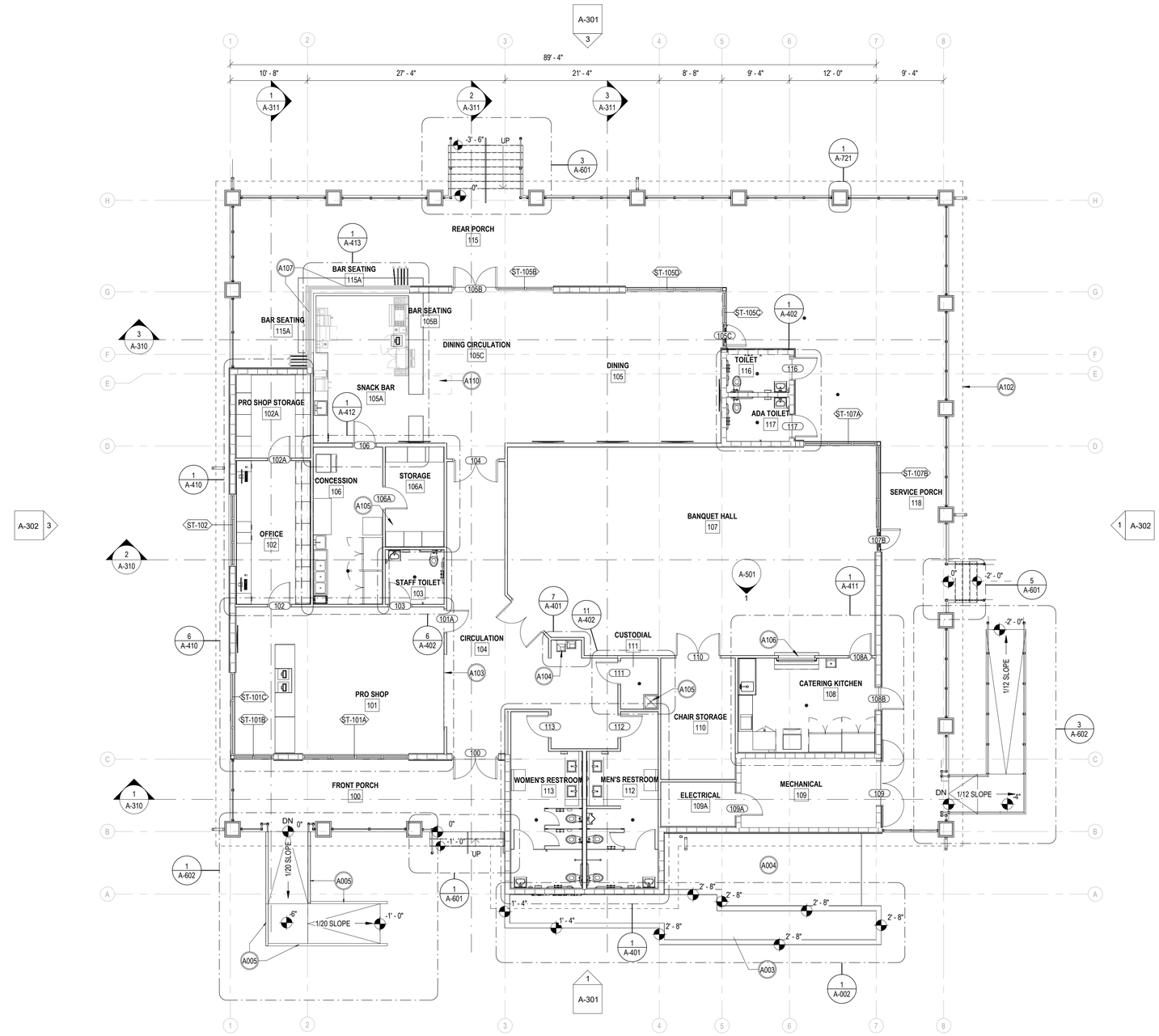
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GENERAL NOTES

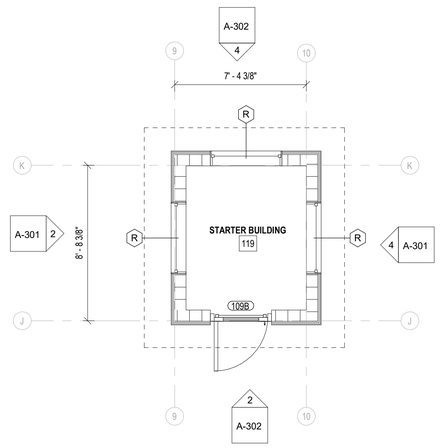
1. HATCHED AREA NOT INCLUDED IN SCOPE OF WORK UNLESS OTHERWISE NOTED.
2. PROVIDE SUPPORT FOR WALL MOUNTED CABINETS AND PLUMBING FIXTURES. STEEL STUDS SUPPORTING WALL MOUNTED FIXTURES TO BE DOUBLED AT 16 O.C. OR NOT LESS THAN 20 GAUGE PER FBC 2517.5.1.1.
3. COMBUSTIBLE MATERIALS IN TYPES I & II CONSTRUCTION TO COMPLY WITH FBC 603.1 (FIRE RETARDANT - TREATED WOOD) AND 805.1 & 806.1
4. PROVIDE CEMENTITIOUS BACKER BOARD IN PLACE OF GWB AT ALL LOCATIONS SHOWING CERAMIC OR PORCELAIN TILE FINISH.
5. SEE SHEET ID101 FOR FINISH PLANS.
6. SEE SHEET A-721 FOR PLAN DETAIL CALLOUTS.
7. SEE SHEET A-801 - A-803 FOR PARTITION TYPE DETAILS. PROVIDE ACOUSTICAL BATT INSULATION WHERE INDICATED.
8. SEE SHEET A-120 FOR DIMENSION PLANS.
9. SEE SHEET A-810 FOR DOOR SCHEDULE.
10. SEE ENLARGED PLANS FOR ADDITIONAL WALL TAG INFORMATION.

SPECIFIC KEYNOTES

TAG	NOTE
A003	8" CMU WITH 5/8" STUCCO, SMOOTH FINISH, PAINTED PLANTER BOX. REFER TO CIVIL
A004	MECHANICAL EQUIPMENT. REFER TO MECHANICAL
A005	4" HIGH CONCRETE CURB
A102	ROOF LINE
A103	OVERHEAD MANUAL ROLLING SERVICE DOOR. REFER TO SPECIFICATIONS
A104	BI-LEVEL WATER FOUNTAIN WITH CANE APRON. REFER TO PLUMBING
A105	MOP SINK WITH STAINLESS STEEL WALL GUARD. REFER TO PLUMBING
A106	MANUAL WOOD ROLL UP DOOR. REFER TO SPECIFICATIONS
A107	BIFOLD WINDOWS. REFER TO SPECIFICATIONS
A110	30X48 ADA SPACE FOR BAR SEATING



1 LEVEL 1 - FLOOR PLAN - CLUBHOUSE
1/8" = 1'-0"



2 GRADE ENTRY - FLOOR PLAN - STARTER BUILDING
1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

No.	DATE	DESCRIPTION	BY

REVISIONS

Designer | Author | Checker | Approver

DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

FLOOR PLAN

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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PROJECT NO.: 24006
SCALE: As indicated
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DRAWING: A-101

GENERAL NOTES

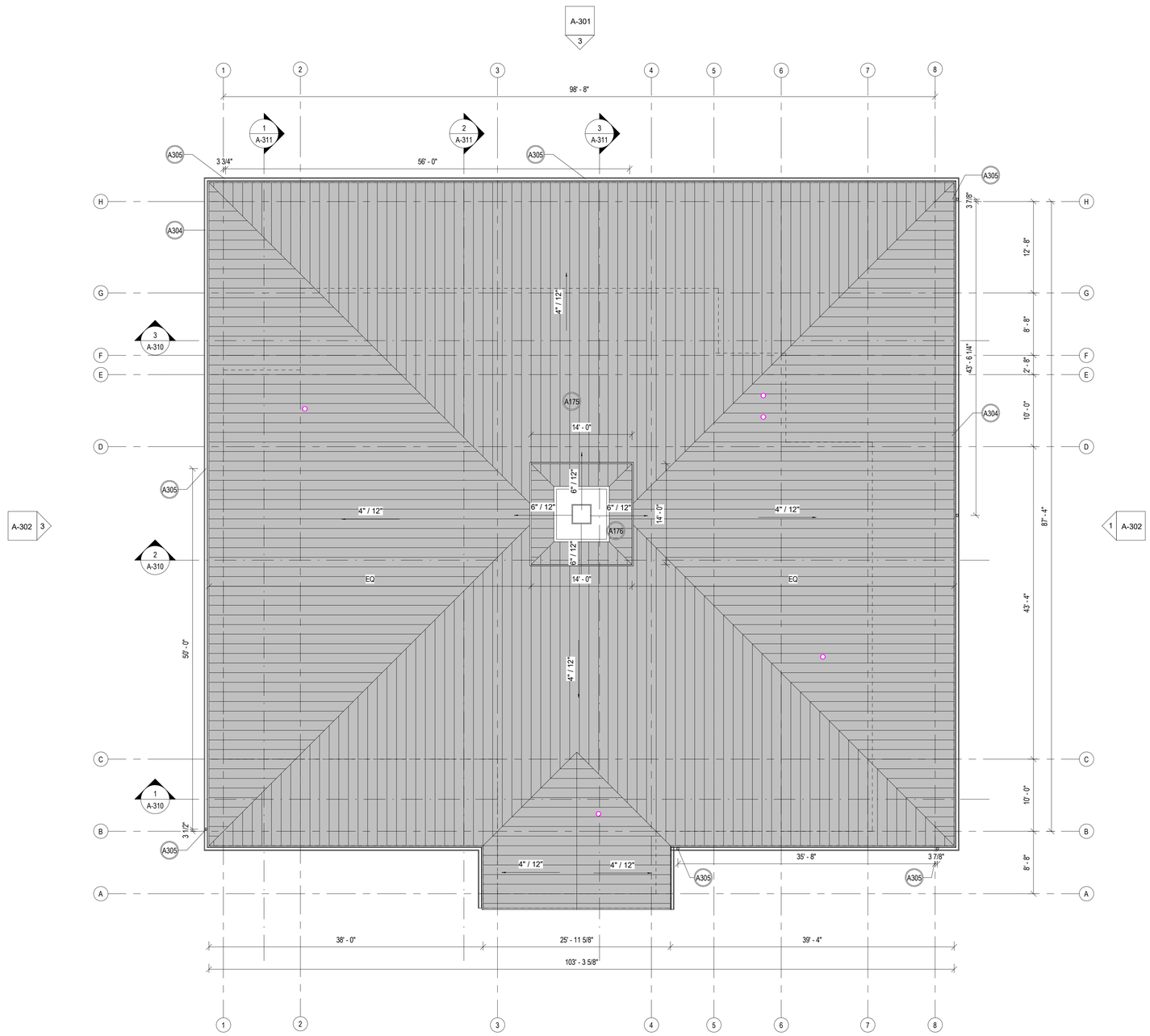
1. GENERAL - IT IS THE INTENT ON THE CONTRACT DOCUMENTS TO PROVIDE FOR A COMPLETE AND WEATHERTIGHT INSTALLATION OF ALL ROOF ITEMS, PENETRATIONS, ETC. THE CONTRACTOR SHALL PROVIDE ALL ROOF ACCESSORIES, FLASHING, SEALANT, DRAINS, LABOR MATERIALS, EQUIPMENT, ETC. REQUIRED FOR COMPLETION OF A WEATHERTIGHT ROOF INSTALLATION. FOLLOW ALL RECOMMENDATIONS OF THE NCRA REGARDING INSTALLATION PROCEDURES, UNLESS MORE STRINGENT REQUIREMENT ARE INDICATED.

SPECIFIC KEYNOTES

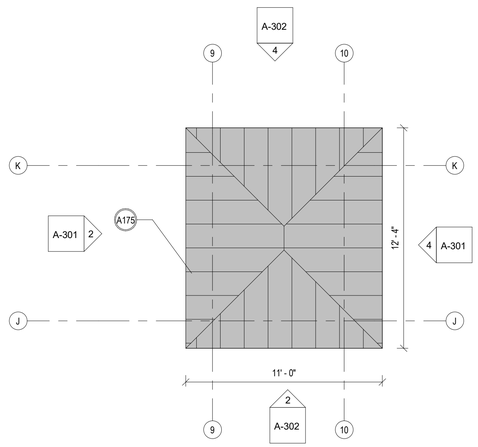
TAG	NOTE
A175	STANDING SEAM METAL ROOFING SYSTEM
A176	CUPOLA. REFER TO STRUCTURAL
A304	6" SEAMLESS ALUMINUM GUTTER
A305	ALUMINUM DOWNSPOUT, FACTORY FINISH TO MATCH WALL

DRAINAGE CALCUATIONS

4.5 x 10,177.31 SF x 0.0104 = 476.30 GPM
476.30 GPM = (8) 3" VERTICAL LEADERS @ 59.54 GMP
476.30 GPM = (4) 5" GUTTERS W/ 1/8" SLOPE @ 119.07 GMP



1 LEVEL 1 - ROOF PLAN - CLUBHOUSE
1/8" = 1'-0"



2 GRADE ENTRY - ROOF PLAN - STARTER BUILDING
1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

No.	DATE	DESCRIPTION	BY

Designer	Author	Checker	Approver
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY

ROOF PLAN

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS

DO NOT SCALE THIS DRAWING -- DIMENSIONS AND NOTES TAKE PREFERENCE

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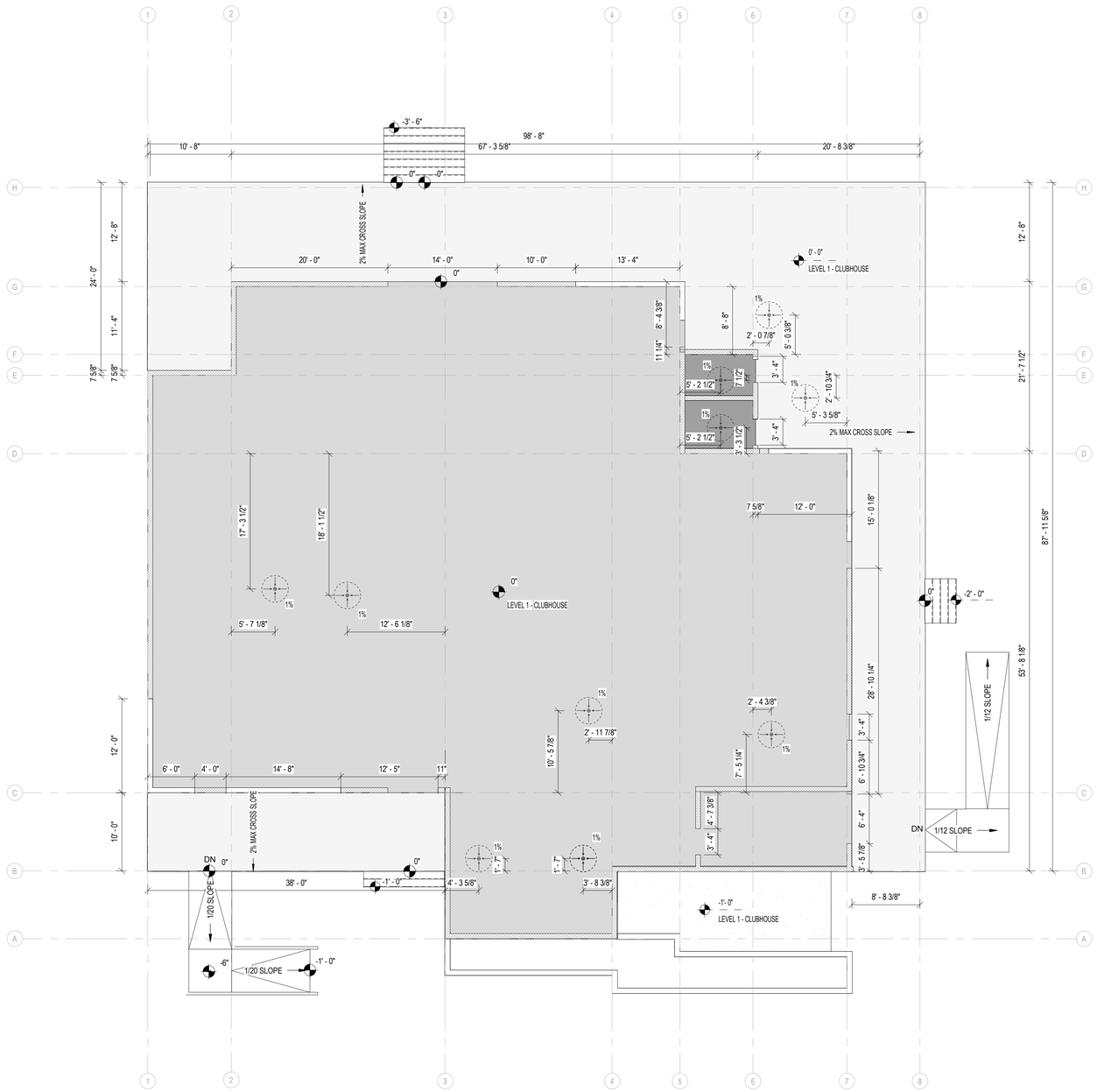
PROJECT NO.: 24006
SCALE: As indicated
DATE: 02/06/2025
DRAWING: A-106

GENERAL NOTES

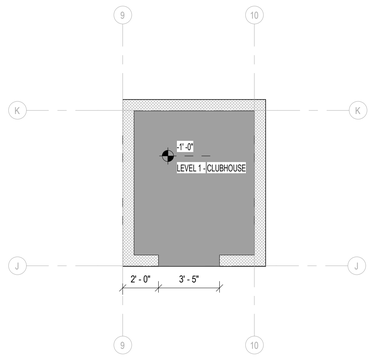
1. COORDINATE SLAB DEPRESSION LOCATIONS WITH STRUCTURAL.
2. COORDINATE ALL GRIDLINE DIMENSIONS WITH STRUCTURAL.
3. PROVIDE 4" HIGH CONCRETE CURB AROUND ALL EQUIPMENT WHERE INDICATED ON EOS PLANS.
4. VERIFY EXACT LOCATION AND DIMENSIONS OF ALL CONCRETE HOUSEKEEPING PADS WITH ARCHITECT, MECHANICAL ENGINEER, AND PLUMBING ENGINEER.
5. VERIFY EXACT LOCATION & DIMENSION OF ALL FLOOR BOX LOCATIONS & PENETRATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
6. VERIFY EXACT LOCATION & DIMENSIONS OF ALL PLUMBING PENETRATIONS AND DEPRESSIONS PRIOR TO INSTALLATION.

EDGE OF SLAB PLAN LEGEND

X'-X" AFF	FINISH FLOOR LEVEL AT BUILDING ENTRY POINT
	SLAB DEPRESSION, SEE PLANS FOR DEPTH
	FLOOR SLAB
	HOUSEKEEPING PAD
	X" CONCRETE CURB
	METAL DECKING



1 LEVEL 1 - EDGE OF SLAB PLAN - CLUBHOUSE
1/8" = 1'-0"



2 GRADE ENTRY - EDGE OF SLAB PLAN - STARTER BUILDING
1/4" = 1'-0"

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EOS PLAN

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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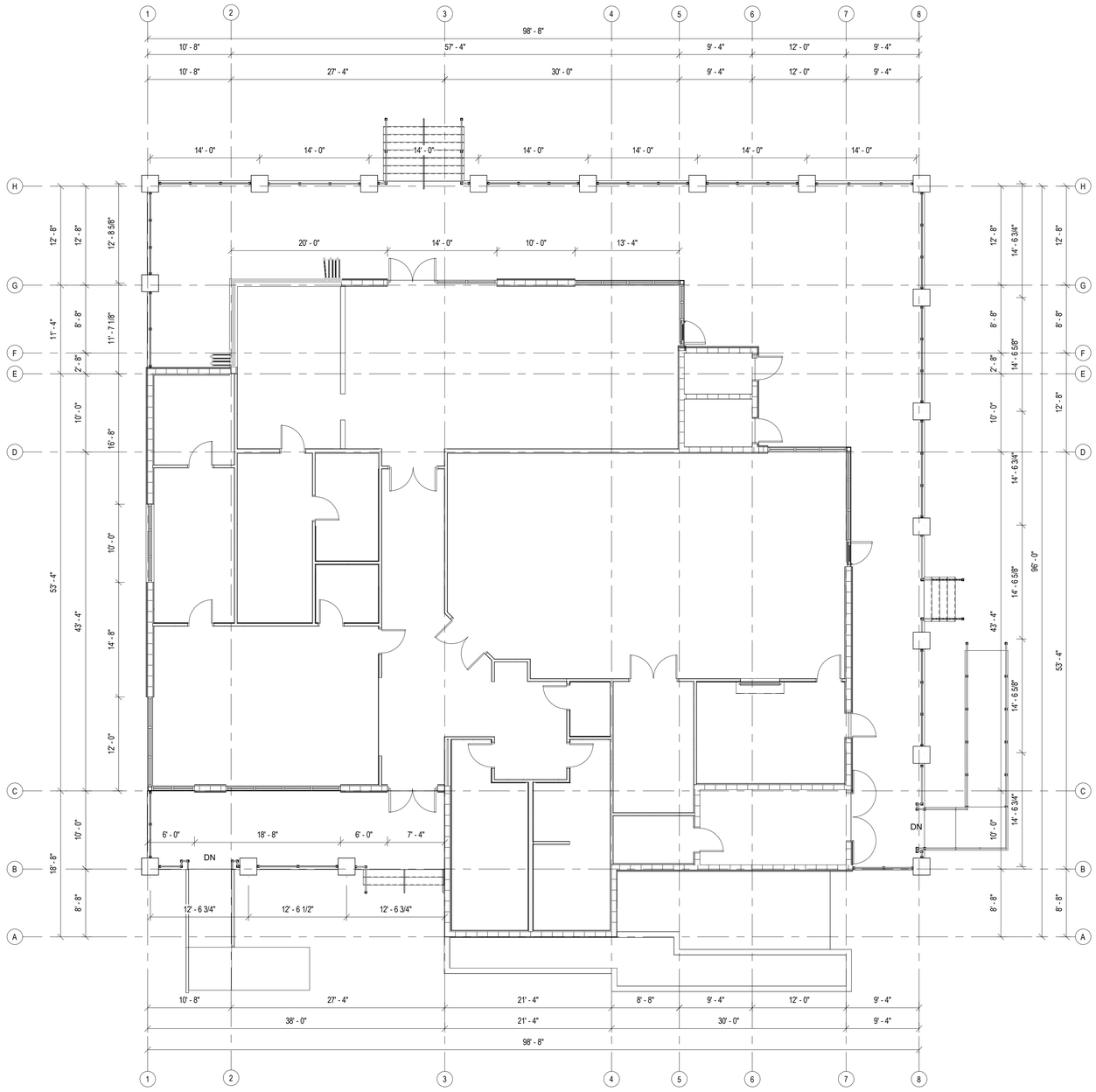
Engineer of Record, P.E.
State of Florida #00000

PROJECT NO.: 24006

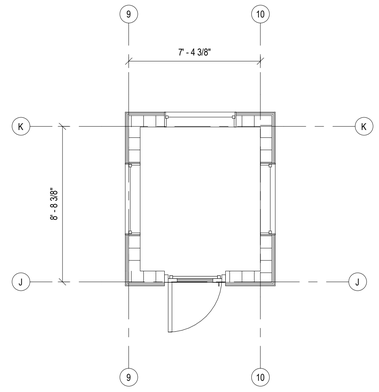
SCALE: As indicated

DATE: 02/06/2025

DRAWING: A-110



1 LEVEL 1 - DIMENSION PLAN - CLUBHOUSE
1/8" = 1'-0"



2 GRADE ENTRY - DIMENSION PLAN - STARTER BUILDING
1/4" = 1'-0"

DIMENSION NOTES:

1. DIMENSIONS ARE INDICATED TO THE FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, OR CENTERLINE OF PARTITION TYPE AS SCHEDULED, U.O.N. INTERIOR PARTITIONS ARE DIMENSIONED TO CENTERLINE OF STUD AND FROM INSIDE FACES OF EXTERIOR BLOCK WALLS.

2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:

   A. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCE & BUILDING CODE REQUIREMENT
   B. STRUCTURAL GRID
   C. LARGE SCALE DETAILS
   D. SMALL SCALE DETAILS
   E. ENLARGED VIEWS
   F. FLOOR PLANS AND ELEVATIONS

3. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.

4. VERTICAL DIMENSIONS ARE INDICATED FROM THE FINISH FLOOR ELEVATION TO FACE OF FINISHED MATERIAL AT THE DIMENSION POINT, UNLESS NOTED ABOVE FINISH FLOOR -"AFF".

5. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE, AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

6. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.

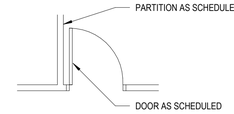
7. OPENINGS OCCURRING IN PARTITIONS OR WALLS:

   A. WHEN ONE JAMB OCCURS AT A COLUMN OR GRID LINE NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE GOVERNED BY CRITERIA OR SCHEDULES.

   B. WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE ONE JAMB WILL BE DIMENSIONED.

9. DOOR LOCATIONS ARE TO BE LOCATED BY ONE OF FOLLOWING:

   A. ONE JAMB FACE LOCATED BY A PARTITION AT RIGHT ANGLE. TYPICAL UNLESS INDICATED ON PLAN.



   B. CENTERED IN WALL.
   C. OR AS DIMENSIONED ON PLAN.

PRELIMINARY NOT FOR CONSTRUCTION

No.	DATE	DESCRIPTION	BY

REVISIONS

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver

DIMENSION PLAN

60% DD

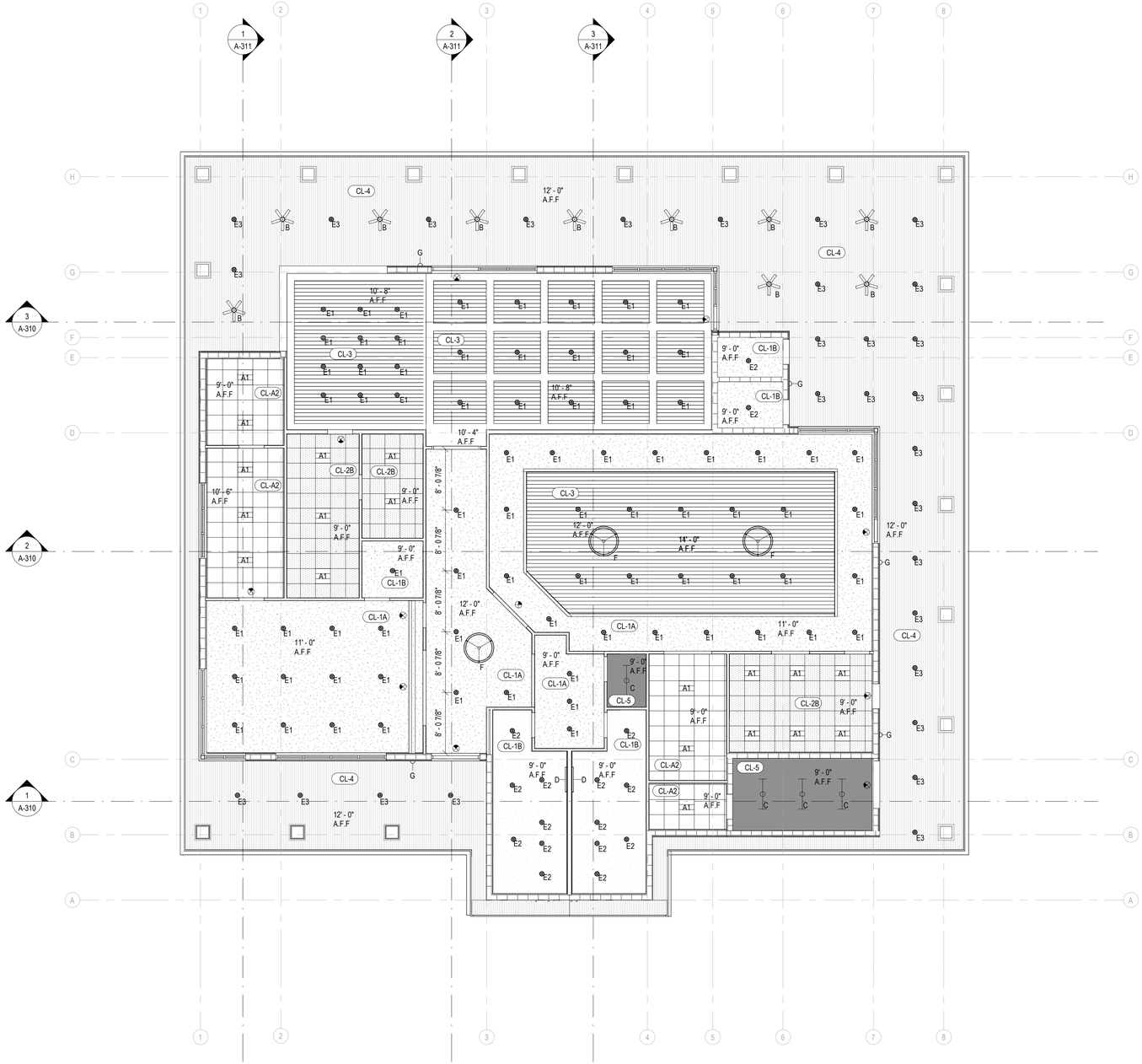
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS

DO NOT SCALE THIS DRAWING -- DIMENSIONS AND NOTES TAKE PREFERENCE.

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PROJECT NO.: 24006
SCALE: As indicated
DATE: 02/06/2025
DRAWING: A-120



1 LEVEL 1 - REFLECTED CEILING PLAN - CLUBHOUSE
1/8" = 1'-0"

CEILING FIXTURE LEGEND

		SUPPLY DIFFUSER
		RETURN DIFFUSER
		EXHAUST VENT
	A	2X2 DIRECT / INDIRECT TROFFER
	B	FAN / LIGHT COMBO
	C	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	D	VANITY LIGHT
	E1	6" LED RECESSED LIGHT FIXTURE
	E2	6" MOISTURE RESISTANT LED RECESSED LIGHT FIXTURE
	E3	6" EXTERIOR LED RECESSED LIGHT FIXTURE
	F	PENDANT LIGHT
	G	EXTERIOR WALL MOUNTED LIGHT
		EXIT SIGN, REFER TO ELECTRICAL FOR TYPE

GENERAL NOTES:

1. CEILING HEIGHTS ARE INDICATED FROM THE FINISH FLOOR ELEVATION TO THE FACE OF SUSPENDED CEILING SYSTEM OR FACE OF FINISH MATERIAL AS SCHEDULED
2. TYPICAL 2'X2' TEGULAR ACOUSTICAL CEILING TILE HEIGHT X'-X" EXCEPT WHERE NOTED OTHERWISE.
3. TYPICAL GYPSUM WALL BOARD CEILING HEIGHT X'-X" EXCEPT WHERE NOTED OTHERWISE.
4. VERIFY LOCATIONS OF ALL LIGHT FIXTURES, AIR SLOTS, AIR SUPPLY AND RETURN GRILLES WITH PLANS AND COORDINATE INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
5. ALIGN EXIT SIGNS WITH THE CENTER OF DOORS UNLESS OTHERWISE NOTED. CENTER CEILING MOUNTED EXIT SIGNS IN CORRIDOR OR CEILING PANEL IN OPEN AREAS UNLESS OTHERWISE NOTED, SEE ELECTRICAL DRAWINGS FOR LOCATION.
6. AT ACOUSTICAL PANEL CEILINGS, LOCATE ELECTRICAL OR LIFE SAFETY FIXTURES AND DEVICES IN CENTER OF PANEL, UNLESS OTHERWISE NOTED.
7. PAINT ALL MECHANICAL SLOTS, GRILLES, OR ACCESS PANELS TO MATCH SURFACE ON WHICH THEY OCCUR, UNLESS OTHERWISE NOTED.
8. CONTRACTOR IS TO PROVIDE ALL MISCELLANEOUS MTL STUD FRAMING REQUIRED FOR SOFFITS AND BULKHEADS AS GRAPHICALLY DEPICTED ON THE REFLECTED CEILING PLAN, SECTIONS AND ELEVATIONS.
9. SUPPORT FINISH EDGES OF CEILING WITH EDGE ANGLES ATTACHED TO WALL.
10. PAINT ALL EXPOSED STEEL STRUCTURE AND ALL OTHER EXPOSED SURFACES THAT ARE NOT PREFINISHED OR INTEGRALLY COLORED EXCEPT IN CONCEALED SPACES INCLUDING MECHANICAL ROOMS, JANITOR CLOSETS, AND ELECTRICAL ROOMS.
11. PROVIDE CARE AND COORDINATION TO CONCEAL ALL CONDUIT, FIRE PROTECTION PIPING, AND PLUMBING
12. ALL LIGHTING IS DEPICTED TO INDICATE LOCATION ONLY, SEE ELECTRICAL FOR FIXTURE SPECIFICATIONS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
13. AT ALL EXPOSED METAL DECK LOCATIONS UTILIZE WEDGE BOLT/NET SYSTEM TO HANG ALL SYSTEMS.
14. PROVIDE METAL DECK WITH PRE-FINISHED EXPOSED SURFACES. PROVIDE ACOUSTICAL METAL DECK WHERE EXPOSED TO OCCUPIED SPACES WITHIN BUILDING. SEE STRUCTURAL DWGS TYP.
15. CONTROL JOINTS SHALL BE INSTALLED IN CEILING TO DELINEATE AREAS NO MORE THANK 110 SQ. FT.
16. AT EXPOSED ACOUSTICAL DECK CEILINGS, CONCEAL ALL CONDUIT ABOVE DECK.
17. PAINT ALL GYPSUM CEILINGS, ***P-_*** , UNLESS NOTED OTHERWISE. REFERENCE FINISH LEGEND ON SHEET ***(ID-101 OR ID-110)***.

CEILING MATERIAL LEGEND

CL-1A
DESCRIPTION: GYPSUM BOARD CEILING
MANUFACTURER: SEE ARCH. SPECIFICATIONS
COLOR: PT-1
REMARKS: REFER TO FINISH LEGEND

CL-1B
DESCRIPTION: MOISTURE RESISTANT GYPSUM BOARD CEILING
COLOR: PT-1
REMARKS: SEE ARCH. SPECIFICATIONS

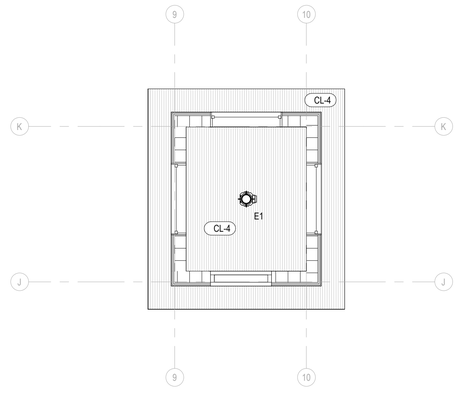
CL-2A
DESCRIPTION: CALLA SQUARE LAY IN ACOUSTIC CEILING TILE ITEM #2621
MANUFACTURER: ARMSTRONG
COLOR: WHITE
SIZE: 24" X 24"
REMARKS: INCLUDED BIOBLOCK AND HUMIGUARD PLUS; PRELUDE 15/16 GRID SYSTEM
CONTACT: GREGG HUNTER 407.312.2235
GFHUNTER@ARMSTRONGCEILINGS.COM

CL-2B
DESCRIPTION: CALLA SQUARE LAY IN ACOUSTIC CEILING TILE
MANUFACTURER: ARMSTRONG
COLOR: WHITE
SIZE: 24" X 24"
REMARKS: WASHABLE
CONTACT: GREGG HUNTER 407.312.2235
GFHUNTER@ARMSTRONGCEILINGS.COM

CL-3
DESCRIPTION: WOODWORKS LINEAR VENEERED OPEN
MANUFACTURER: ARMSTRONG
COLOR: RIFT WHITE OAK (NRO)
SIZE: TBD
CONTACT: WIWISE@ARMSTRONGCEILINGS.COM

CL-4
DESCRIPTION: FIBER SOFFIT PANELS
MANUFACTURER: JAMES HARDIE
STYLE: HARDIE ARCHITECTURAL COLLECTION ARTISAN SIDING SHIPLAP
COLOR: RUBEN GARCIA GARCIA.@JAMESHARDIE.COM
REMARKS: FOLLOW SOFFIT INSTALLATION PER MANUFACTURER

CL-5
DESCRIPTION: EXPOSED METAL DECK; REFER TO STRUCTURAL
MANUFACTURER: SEE ARCH. SPECIFICATIONS



2 GRADE ENTRY - REFLECTED CEILING PLAN - STARTER BUILDING
1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

No.	DATE	DESCRIPTION	BY

REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
Designer	Author	Checker	Approver

REFLECTED CEILING PLAN

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

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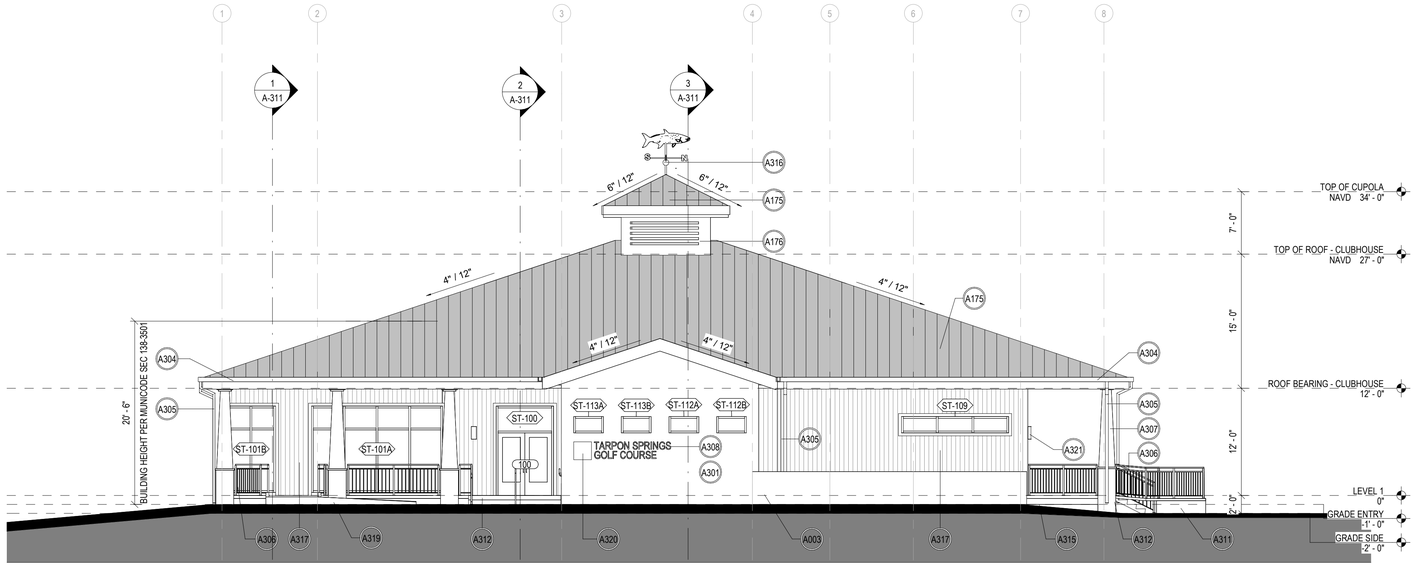
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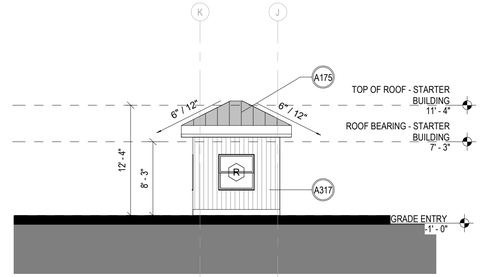
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SCALE: As indicated
DATE: 02/06/2025
DRAWING: A-201

SPECIFIC KEYNOTES

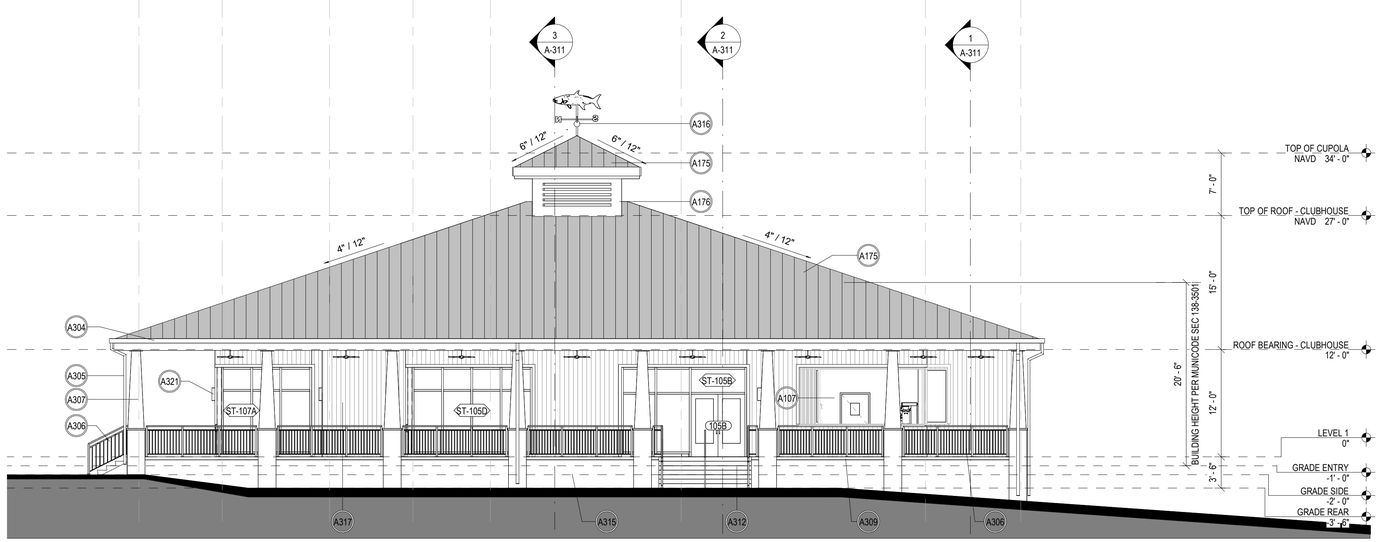
TAG	NOTE
A003	8" CMU WITH 5/8" STUCCO, SMOOTH FINISH, PAINTED PLANTER BOX. REFER TO CIVIL
A107	BIFOLD WINDOWS. REFER TO SPECIFICATIONS
A108	OPERABLE WINDOW. REFER TO SHEET A-820.
A175	STANDING SEAM METAL ROOFING SYSTEM
A176	CUPOLA. REFER TO STRUCTURAL
A301	STUCCO SYSTEM, SMOOTH FINISH, PAINTED
A304	6" SEAMLESS ALUMINUM GUTTER
A305	ALUMINUM DOWNSPOUT, FACTORY FINISH TO MATCH WALL
A306	ALUMINUM PICKET RAILING SYSTEM
A307	STEEL COLUMN; REFER TO STRUCTURAL
A308	SIGN FACE TO BE POLYCARBONATE 24 INCH WITH DIGITALLY PRINTED TRANSLUCENT VINYL GRAPHIC OVERLAY WITH INTERNAL LIGHTING. DELEGATED DESIGN. COLOR TBD. COORDINATE WITH ARCHITECT AND OWNER
A309	CONCRETE SLAB, REFER TO STRUCTURAL
A311	CONCRETE ADA RAMP WITH ALUMINUM RAILING, REFER TO CIVIL
A312	CONCRETE STAIRS, REFER TO STRUCTURAL
A315	8" CMU STEM WALL WITH 5/8" STUCCO, PAINTED, REFER TO STRUCTURAL
A316	TARPON FISH WEATHER VANE BY SELECTED ARTIST. COORDINATE SIZE AND DIMENSIONS WITH OWNER
A317	CEMENTITIOUS SIDING WITH VERTICAL TRIM AT 12" O.C.
A319	CONCRETE ADA RAMP WITH CURBS, REFER TO CIVIL
A320	TARPON SPRINGS SPONGER LOGO. COORDINATE WITH OWNER
A321	EXTERIOR LIGHTING, REFER TO ELECTRICAL



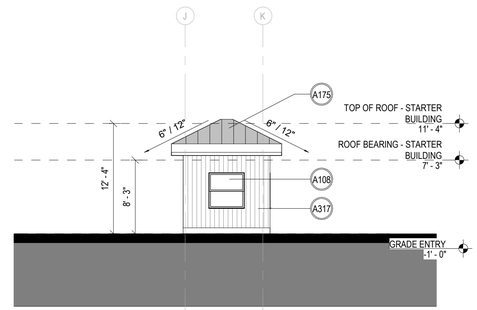
1 EAST ELEVATION - CLUBHOUSE
1/8" = 1'-0"



2 EAST ELEVATION - STARTER BUILDING
1/8" = 1'-0"



3 WEST ELEVATION - CLUBHOUSE
1/8" = 1'-0"



4 WEST ELEVATION - STARTER BUILDING
1/8" = 1'-0"

REVISIONS

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DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY

EXTERIOR ELEVATIONS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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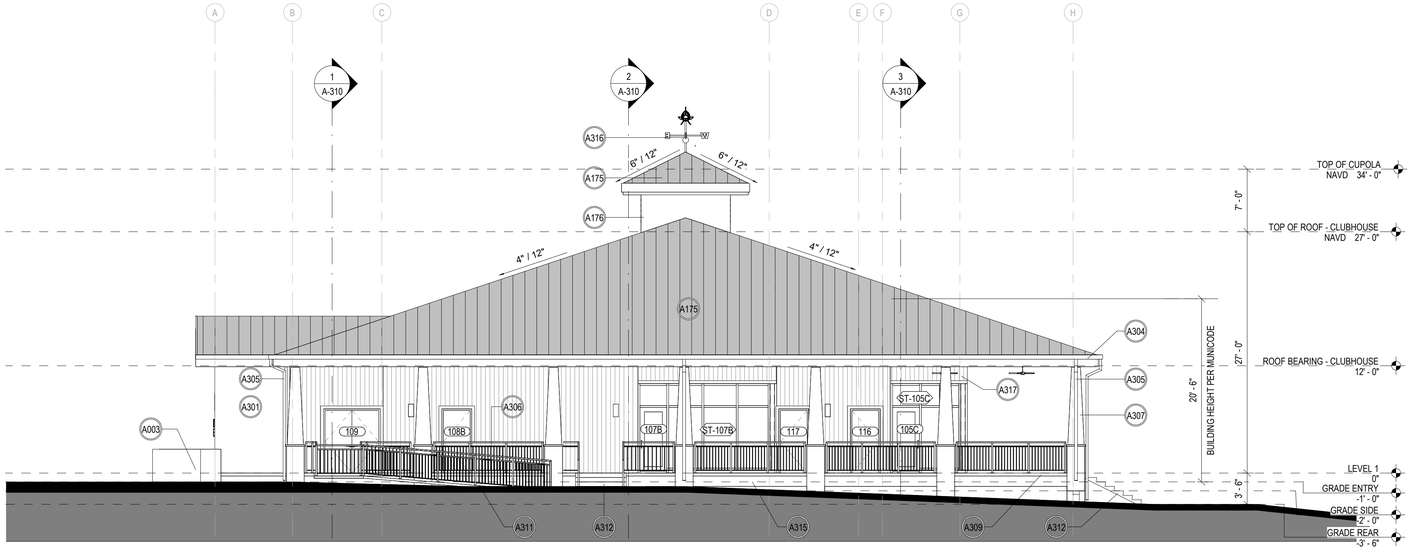
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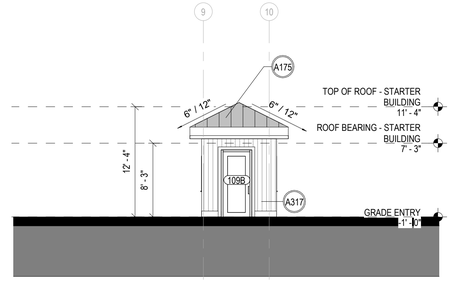
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SCALE: 1/8" = 1'-0"
DATE: 02/06/2025
DRAWING: A-301

SPECIFIC KEYNOTES

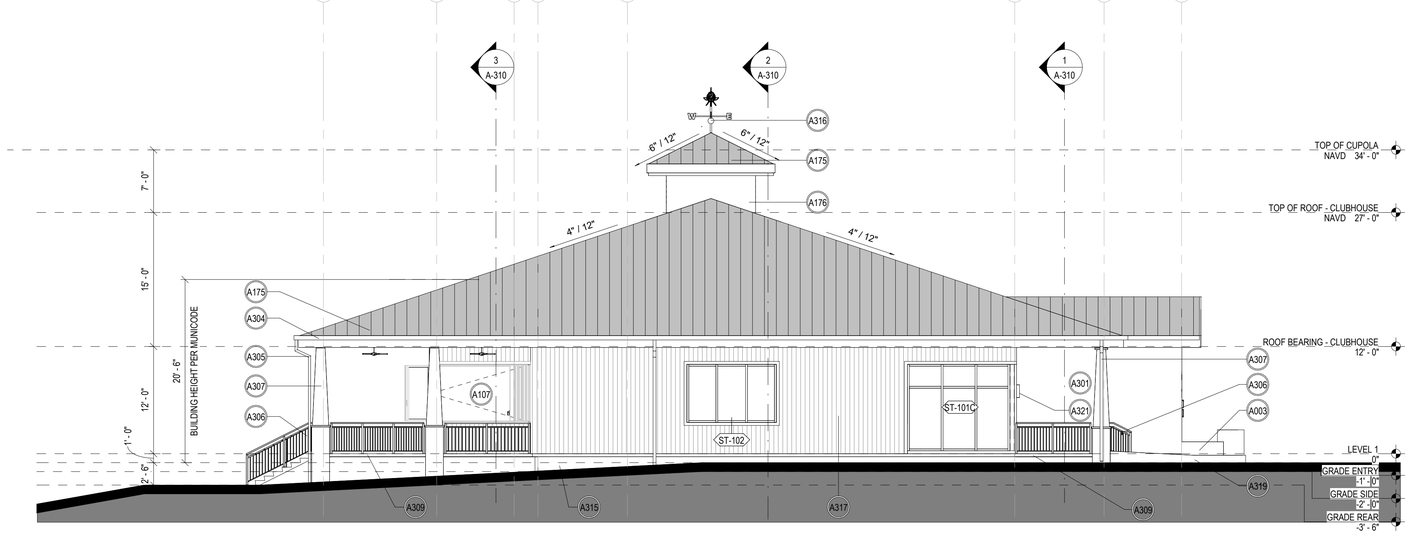
TAG	NOTE
A003	8" CMU WITH 5/8" STUCCO, SMOOTH FINISH, PAINTED PLANTER BOX. REFER TO CIVIL
A107	BIFOLD WINDOWS. REFER TO SPECIFICATIONS
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A307	STEEL COLUMN; REFER TO STRUCTURAL
A309	CONCRETE SLAB, REFER TO STRUCTURAL
A311	CONCRETE ADA RAMP WITH ALUMINUM RAILING, REFER TO CIVIL
A312	CONCRETE STAIRS, REFER TO STRUCTURAL
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A321	EXTERIOR LIGHTING, REFER TO ELECTRICAL



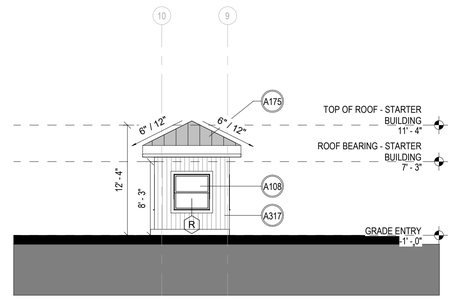
1 NORTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION - STARTER BUILDING
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION - STARTER BUILDING
1/8" = 1'-0"

No.	DATE	DESCRIPTION	BY

REVISIONS

Designer | Author | Checker | Approver

DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

EXTERIOR ELEVATIONS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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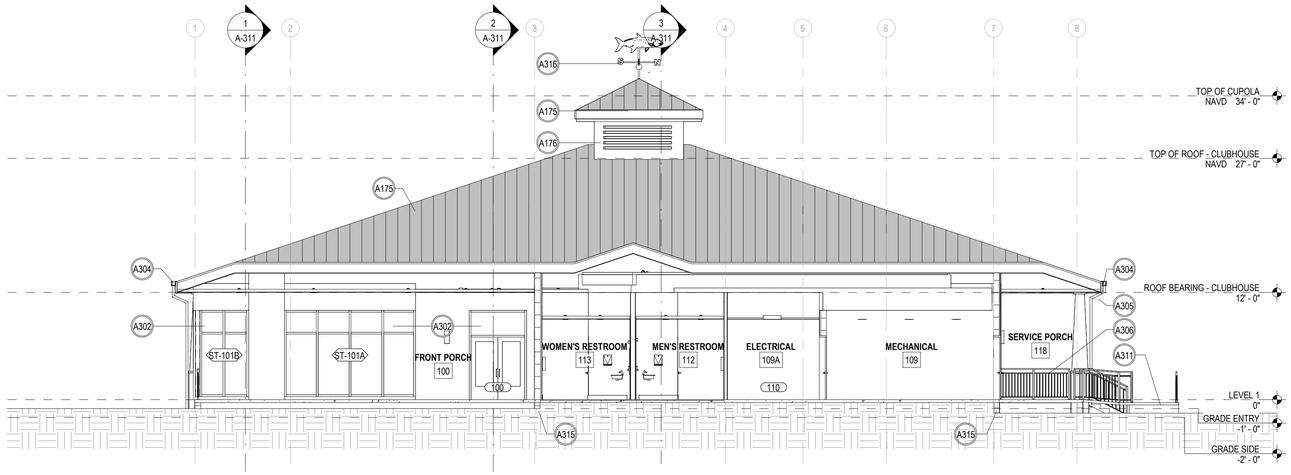
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PROJECT NO.: 24006

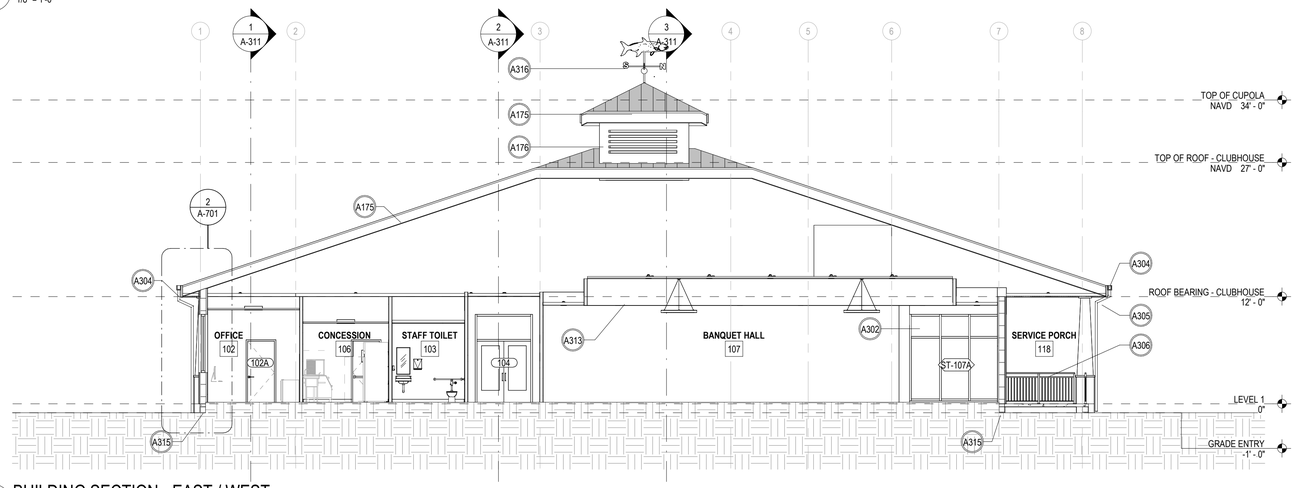
SCALE: 1/8" = 1'-0"

DATE: 02/06/2025

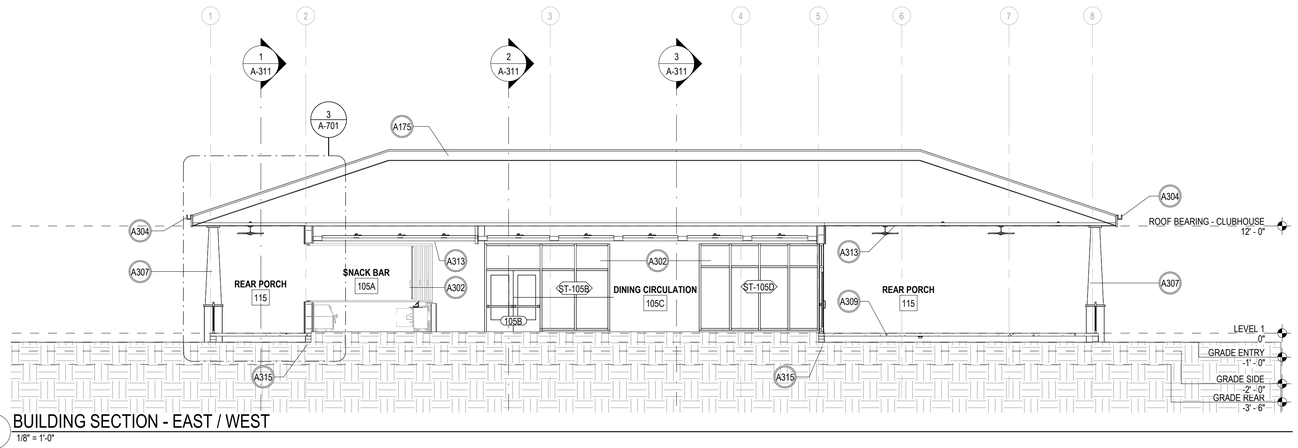
DRAWING: A-302



1 BUILDING SECTION - EAST / WEST
1/8" = 1'-0"



2 BUILDING SECTION - EAST / WEST
1/8" = 1'-0"



3 BUILDING SECTION - EAST / WEST
1/8" = 1'-0"

SPECIFIC KEYNOTES

TAG	NOTE
A175	STANDING SEAM METAL ROOFING SYSTEM
A176	CUPOLA. REFER TO STRUCTURAL
A302	EXTERIOR ALUMINUM STOREFRONT GLAZING SYSTEM. REFER TO STOREFRONT ELEVATIONS
A304	6" SEAMLESS ALUMINUM GUTTER
A305	ALUMINUM DOWNSPOUT, FACTORY FINISH TO MATCH WALL
A306	ALUMINUM PICKET RAILING SYSTEM
A307	STEEL COLUMN; REFER TO STRUCTURAL
A309	CONCRETE SLAB, REFER TO STRUCTURAL
A311	CONCRETE ADA RAMP WITH ALUMINUM RAILING, REFER TO CIVIL
A313	CEILING AS SCHEDULED. REFER TO RCP
A315	8" CMU STEM WALL WITH 5/8" STUCCO, PAINTED, REFER TO STRUCTURAL
A316	TARPON FISH WEATHER VANE BY SELECTED ARTIST. COORDINATE SIZE AND DIMENSIONS WITH OWNER

REVISIONS

No.	DATE	DESCRIPTION	BY

Designer | Author | Checker | Approver

DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

BUILDING SECTIONS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

DO NOT SCALE THIS DRAWING — DIMENSIONS AND NOTES TAKE PREFERENCE

PRELIMINARY NOT FOR CONSTRUCTION

WJ Architects
AR94244

(727) 822-5566
www.wjarc.com
@Wannemacher Jensen Architects, LLC.

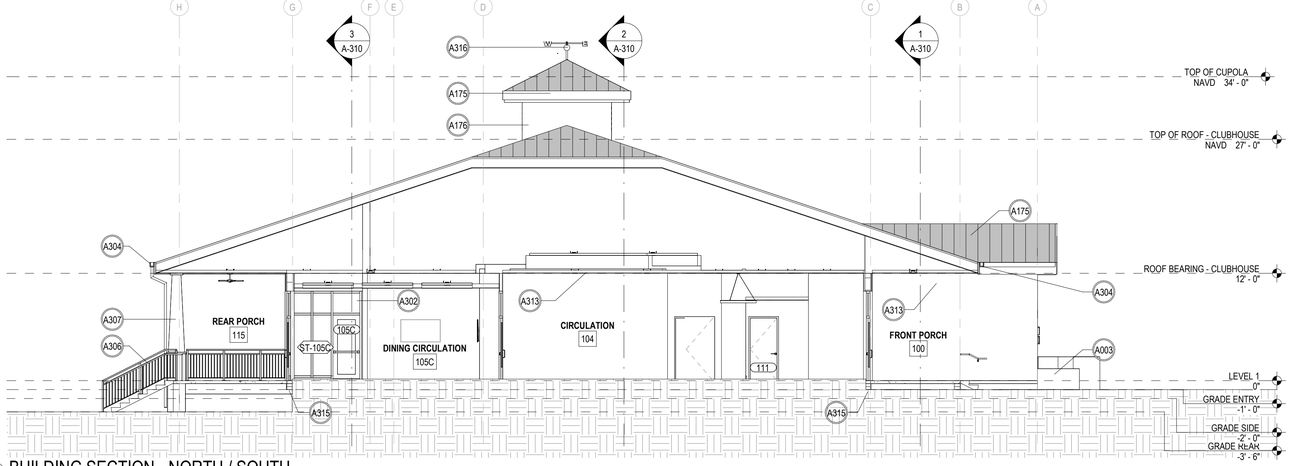
Engineer of Record, P.E.
State of Florida #00000

PROJECT NO: 24006
SCALE: 1/8" = 1'-0"
DATE: 02/06/2025
DRAWING: A-310



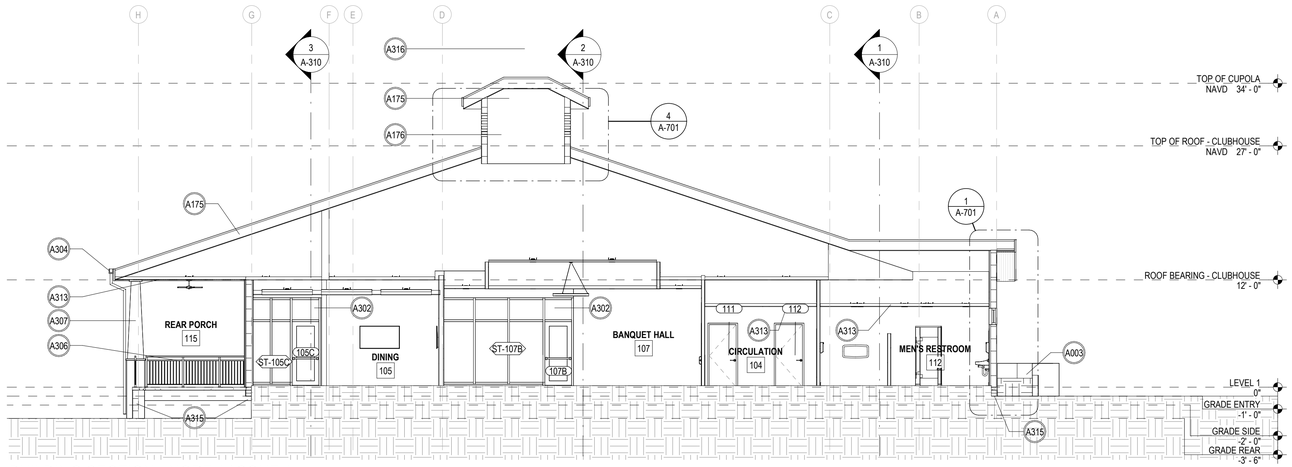
1 BUILDING SECTION - NORTH / SOUTH

1/8" = 1'-0"



2 BUILDING SECTION - NORTH / SOUTH

1/8" = 1'-0"



3 BUILDING SECTION - NORTH / SOUTH

1/8" = 1'-0"

SPECIFIC KEYNOTES

TAG	NOTE
A003	8" CMU WITH 5/8" STUCCO, SMOOTH FINISH, PAINTED PLANTER BOX. REFER TO CIVIL
A103	OVERHEAD MANUAL ROLLING SERVICE DOOR. REFER TO SPECIFICATIONS
A107	BIFOLD WINDOWS. REFER TO SPECIFICATIONS
A175	STANDING SEAM METAL ROOFING SYSTEM
A176	CUPOLA. REFER TO STRUCTURAL
A302	EXTERIOR ALUMINUM STOREFRONT GLAZING SYSTEM. REFER TO STOREFRONT ELEVATIONS
A304	6" SEAMLESS ALUMINUM GUTTER
A306	ALUMINUM PICKET RAILING SYSTEM
A307	STEEL COLUMN; REFER TO STRUCTURAL
A313	CEILING AS SCHEDULED. REFER TO RCP
A314	INTERIOR LIGHT FIXTURE. REFER TO ELECTRICAL
A315	8" CMU STEM WALL WITH 5/8" STUCCO, PAINTED, REFER TO STRUCTURAL
A316	TARPON FISH WEATHER VANE BY SELECTED ARTIST. COORDINATE SIZE AND DIMENSIONS WITH OWNER
A319	CONCRETE ADA RAMP WITH CURBS, REFER TO CIVIL

R E V I S I O N S

No.	DATE	DESCRIPTION	BY

Designer	Author	Checker	Approver
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY

BUILDING SECTIONS

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60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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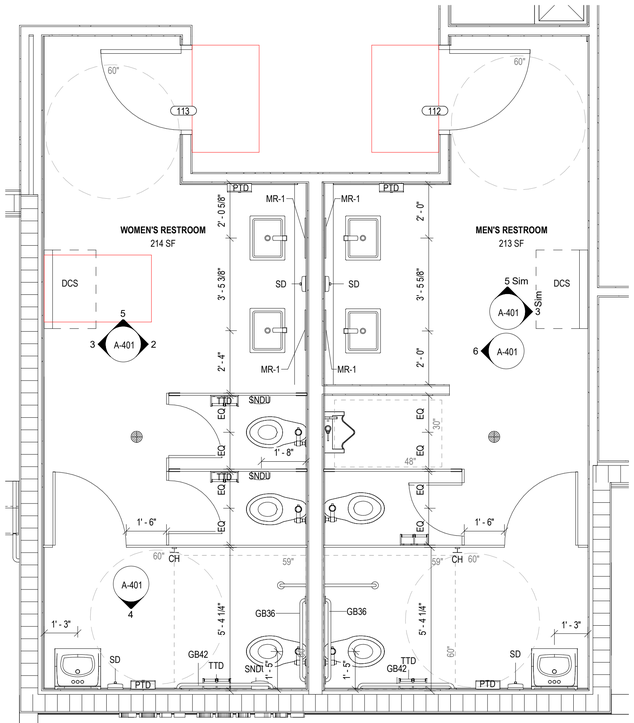
Engineer of Record, P.E.
State of Florida #00000

PROJECT NO.: 24006

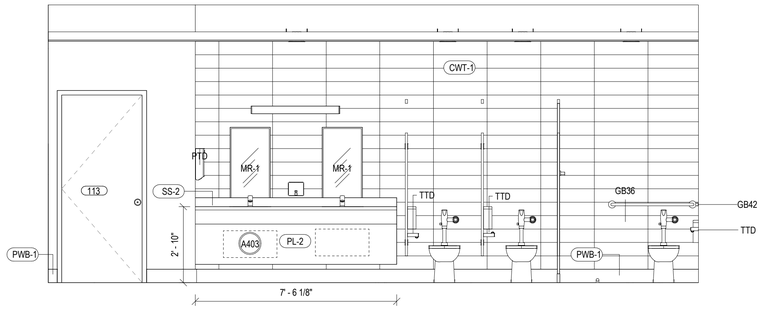
SCALE: 1/8" = 1'-0"

DATE: 02/06/2025

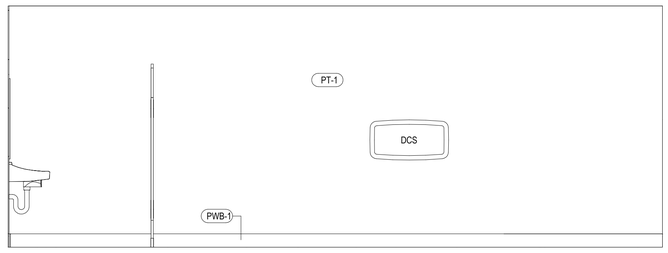
DRAWING: A-311



1 GROUP RESTROOMS 112 & 113 - ENLARGED PLAN
3/8" = 1'-0"



2 WOMEN'S RESTROOM 113 - NORTH ELEVATION
3/8" = 1'-0"



3 WOMEN'S RESTROOM 113 - SOUTH ELEVATION
3/8" = 1'-0"

GENERAL NOTES

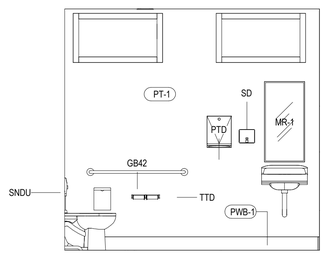
1. REFER TO SHEET G-104 FOR BATHROOM FIXTURE MOUNTING HEIGHTS AND INFORMATION.
2. REFER TO FINISH PLANS FOR SPECIFIC FINISHES ON SHEET ID-100'S SERIES.
3. TOILET PARTITIONS TO BE FLOOR MOUNTED, PARTITIONS SHOULD HAVE A CONTINUOUS PLASTIC WALL BRACKET, PLASTIC SHOES, AND A CONTINUOUS HINGE. NO SIGHTLINES. REFER TO FINISH PLANS FOR TYPE AND MANUFACTURER.
4. ALIGN CENTER OF MIRRORS WITH CENTERLINE OF LAVATORIES, TYP. U.N.O.
5. MANUFACTURERS NOTED IN ACCESSORY AND FIXTURES LEGEND TO BE USED AS BASIS OF DESIGN, UNLESS NOTED OTHERWISE. SEE PLUMBING SHEETS FOR REFERENCE.
6. ALL TOILET ACCESSORIES TO BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO PROVIDE PRESSURE TREATED WOOD BLOCKING INSIDE WALL PARTITIONS FOR ALL FIXTURES (AS REQUIRED AS PER CONSTRUCTION AND/ OR MANUFACTURER).
8. PROVIDE COAT HOOKS AT EVERY TOILET STALL, INSTALL AT 48" A.F.F. UNLESS NOTED OTHERWISE.
9. FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.
10. START TILE AS DEPICTED ON ELEVATIONS AND ALIGN GROUT JOINTS IN FLOOR TILE WITH GROUT JOINTS WITH WALL TILE.
11. REFER TO PLUMBING FOR PLUMBING FIXTURE SCHEDULE.
12. PROVIDE CEMENTITIOUS BACKER BOARD IN PLACE OF GWB AT ALL LOCATIONS SHOWING CERAMIC OR PORCELAIN TILE FINISH.
13. FOLLOW ALL TCNA AND ANSI 108 SERIES STANDARDS FOR INSTALLATION METHODS FOR TILE, SUBSTRATE, SETTING AND GROUTING MATERIALS.
14. PROVIDE SCHLUTER TRIM PIECE TO CAP TILE AT EXPOSED EDGES.
15. DO NOT PAINT BELOW THE WALL BASE LINE AS RESINOUS COVE BASE AS MATERIAL WILL NOT ADHERE TO THE SUBSTRATE.

TOILET ACCESSORY SCHEDULE

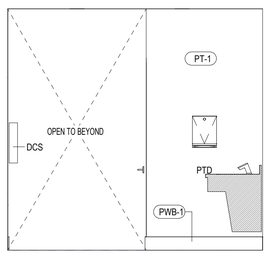
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL #	REMARKS
CH	COAT HOOK	BOBRICK	B-76717	
DCS	DIAPER CHANGING STATION	BOBRICK		
GB36	GRAB BAR 36"	BOBRICK	B-5806 Series	
GB42	GRAB BAR 42"	BOBRICK	B-5806 Series	
MR-1	MIRROR 18" W X 36" H	BOBRICK	B-165 Series	
PTD	PAPER TOWEL DISPENSER	BOBRICK	B-262	
SD	SOAP DISPENSER	BOBRICK	B-2111	
SNDU	NAPKIN DISPOSAL	BOBRICK	B-270	
TTD	TOILET TISSUE DISPENSER - CONTROLLED DELIVERY	BOBRICK	B-274	

SPECIFIC KEYNOTES

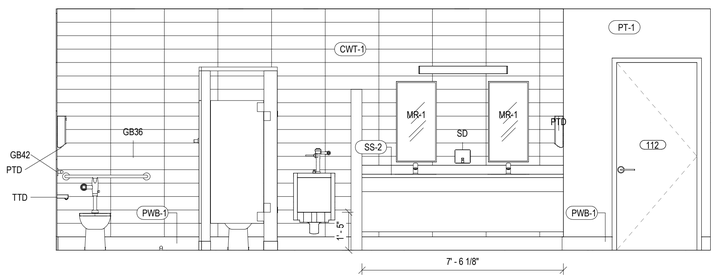
TAG	NOTE
A403	PROVIDE ADA COMPLIANT REMOVABLE PANELS FOR FUTURE SERVICE



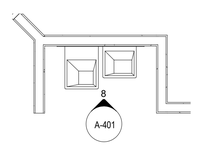
4 WOMEN'S RESTROOM 113 - EAST ELEVATION
3/8" = 1'-0"



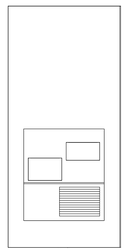
5 WOMEN'S RESTROOM 113 - WEST ELEVATION
3/8" = 1'-0"



6 MEN'S RESTROOM 112 - ELEVATION
3/8" = 1'-0"



7 WATER FOUNTAIN - ENLARGED PLAN
3/8" = 1'-0"



8 WATER FOUNTAIN ELEVATION
3/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

No.	DATE	DESCRIPTION	BY

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DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

ENLARGED WATER CLOSET PLANS AND ELEVATIONS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

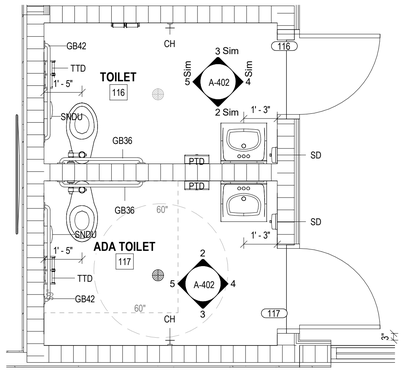
CITY OF TARPON SPRINGS

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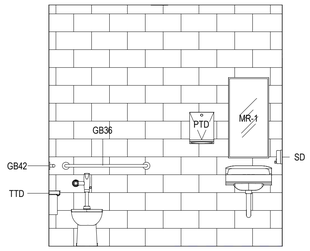
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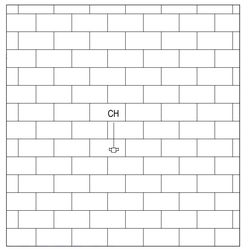
PROJECT NO: 24006
SCALE: As indicated
DATE: 02/06/2025
DRAWING: A-401



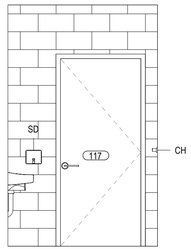
1 TOILETS - ENLARGED PLAN
3/8" = 1'-0"



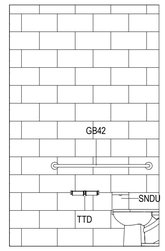
2 TOILET - WEST ELEVATION
3/8" = 1'-0"



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



4 TOILET - NORTH ELEVATION
3/8" = 1'-0"



5 TOILET - SOUTH ELEVATION
3/8" = 1'-0"

GENERAL NOTES

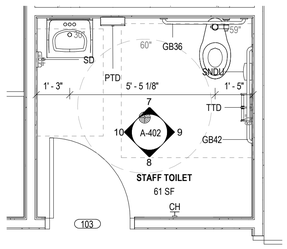
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TOILET ACCESSORY SCHEDULE

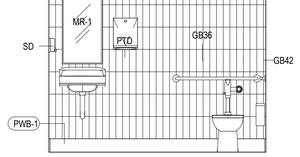
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PTD	PAPER TOWEL DISPENSER	BOBRICK	B-262	
SD	SOAP DISPENSER	BOBRICK	B-2111	
SNDU	NAPKIN DISPOSAL	BOBRICK	B-270	
TTD	TOILET TISSUE DISPENSER - CONTROLLED DELIVERY	BOBRICK	B-274	

SPECIFIC KEYNOTES

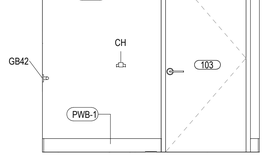
TAG	NOTE
A105	MOP SINK WITH STAINLESS STEEL WALL GUARD. REFER TO PLUMBING



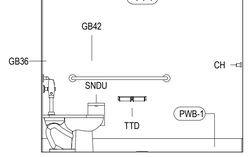
6 STAFF TOILET 103 & CUSTODIAL 104 - ENLARGED PLAN
3/8" = 1'-0"



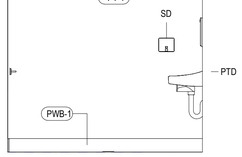
7 STAFF TOILET 103 - WEST ELEVATION
3/8" = 1'-0"



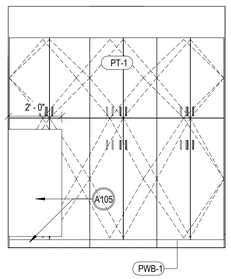
8 STAFF TOILET 103 - EAST ELEVATION
3/8" = 1'-0"



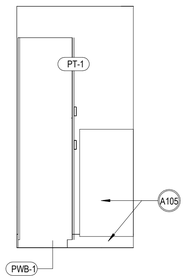
9 STAFF TOILET 103 - NORTH ELEVATION
3/8" = 1'-0"



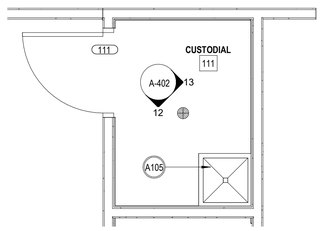
10 STAFF TOILET 103 - SOUTH ELEVATION
3/8" = 1'-0"



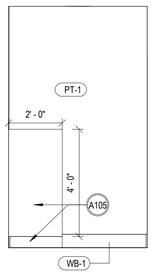
14 CUSTODIAL 104 - WEST ELEVATION
3/8" = 1'-0"



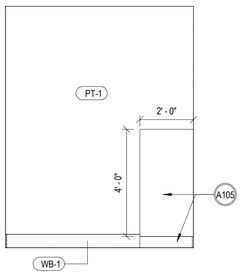
15 CUSTODIAL 104 - SOUTH ELEVATION
3/8" = 1'-0"



11 CUSTODIAL 111 - ENLARGED PLAN
3/8" = 1'-0"



12 CUSTODIAL 111 - EAST ELEVATION
3/8" = 1'-0"



13 CUSTODIAL 111 - NORTH ELEVATION
3/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

No.	DATE	DESCRIPTION	BY

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DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY

ENLARGED WATER CLOSET PLANS AND ELEVATIONS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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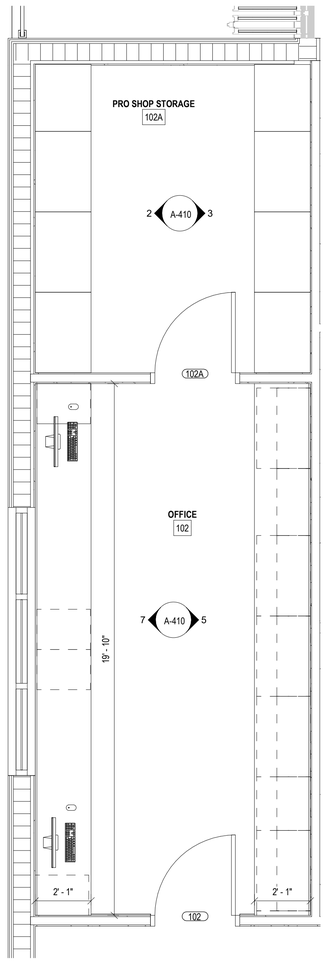
Engineer of Record, P.E.
State of Florida #00000

PROJECT NO.: 24006

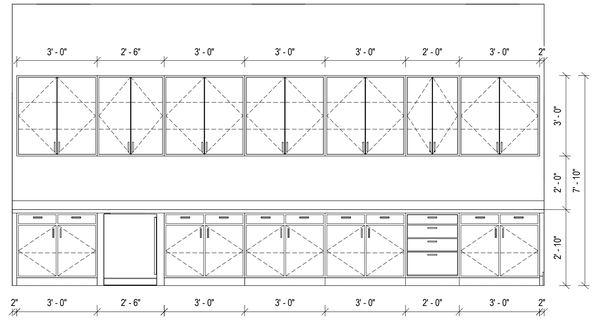
SCALE: As indicated

DATE: 02/06/2025

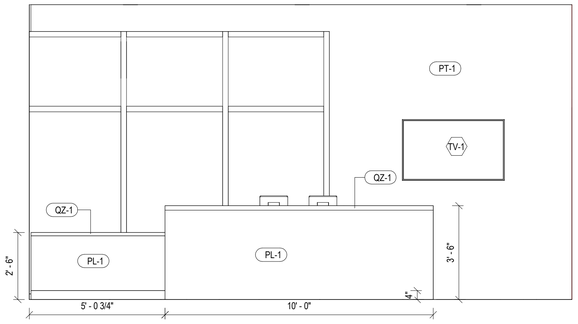
DRAWING: A-402



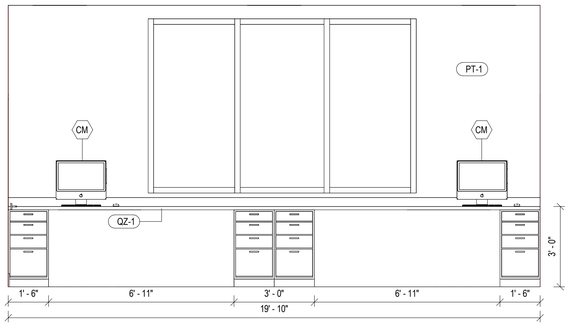
1 OFFICE 102 - ENLARGED PLAN
3/8" = 1'-0"



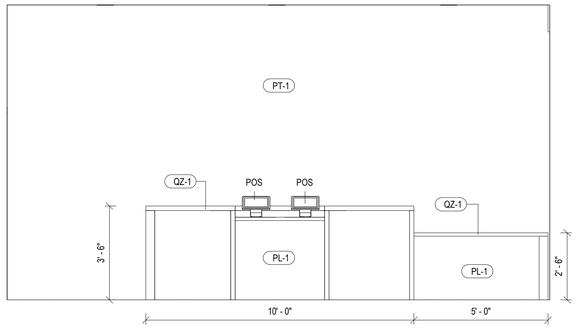
5 OFFICE - NORTH ELEVATION
3/8" = 1'-0"



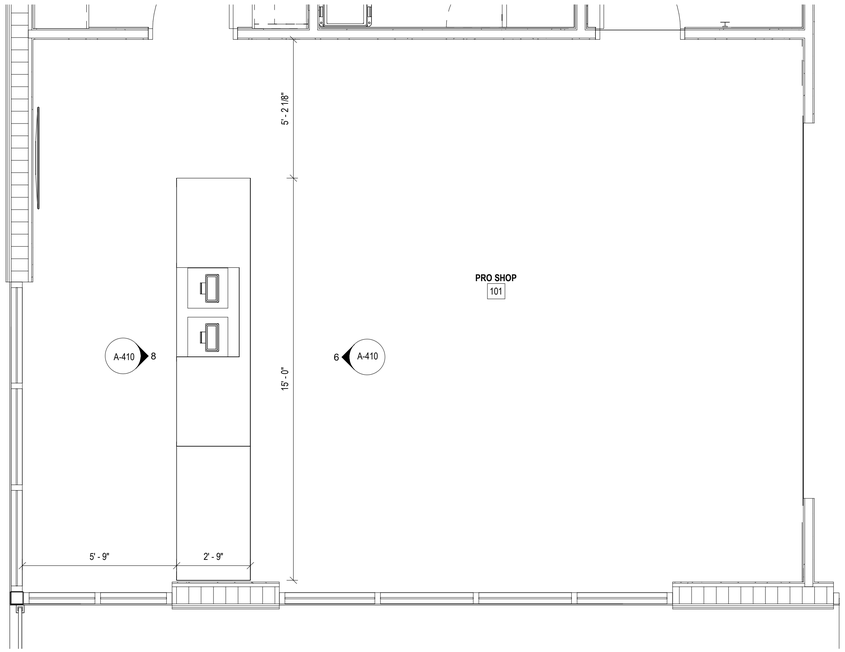
6 PRO SHOP - NORTH ELEVATION
3/8" = 1'-0"



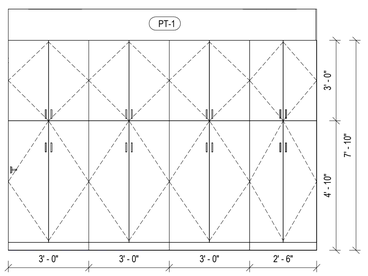
7 OFFICE 102 - SOUTH ELEVATION
3/8" = 1'-0"



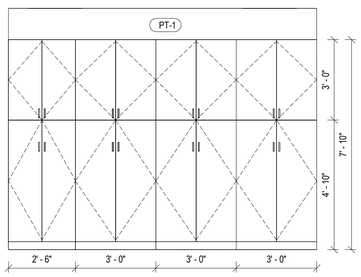
8 PRO SHOP 101 - SOUTH ELEVATION
3/8" = 1'-0"



4 PRO SHOP 101 - ENLARGED PLAN
3/8" = 1'-0"



2 PRO SHOP STORAGE 102A - SOUTH ELEVATION
3/8" = 1'-0"



3 PRO SHOP STORAGE 102A - NORTH ELEVATION
3/8" = 1'-0"

GENERAL NOTES INTERIOR ELEVATIONS

1. ALL ITEMS ON THE FURNITURE PLAN ARE OWNER FURNISHED AS PART OF A SEPARATE FF&E PACKAGE.
2. REFER TO SHEETS A-810 SERIES FOR DOOR AND HARDWARE INFORMATION.
3. PROVIDE SUPPORT FOR WALL MOUNTED CABINET, EQUIPMENT AND PLUMBING FIXTURES. SEE GENERAL NOTES ON PARTITION TYPES ON SHEET A-800'S.
4. PROVIDE CEMENTITIOUS BACKER BOARD IN PLACE OF GWB AT ALL LOCATIONS SHOWING CERAMIC OR PORCELAIN TILE FINISH.
5. REFER TO ID-100 SERIES FOR FINISH PLANS AND SCHEDULES.
6. REFER TO SHEETS G-104 FOR MOUNTING HEIGHTS, GUIDELINES AND PLACEMENT REQUIREMENTS FOR ELECTRICAL, FIRE AND SIGNAGE DEVICES.
7. REFER TO PLUMBING FOR PLUMBING FIXTURE SCHEDULE.
8. COMBUSTIBLE MATERIALS IN TYPES I & II CONSTRUCTION TO COMPLY WITH FBC603.1 (FIRE RETARDANT TREATED WOOD) AND 805.1 & 806.1
9. SEE SHEET A-120 SERIES FOR DIMENSION PLANS.
10. CENTER CEILING MOUNTED LIGHT FIXTURES UNLESS OTHERWISE NOTED. SEE ELECTRICAL DRAWINGS FOR LOCATIONS.
11. PROVIDE LOCKS ON CABINETS AS REQUIRED BY OWNER, VERIFY TYPE.
12. REFER TO SHEETS ID-300'S SERIES FOR EQUIPMENT SCHEDULES. EQUIPMENT SHOWN FOR COORDINATION PURPOSES. COORDINATE WITH GC AND ALL TRADES FOR ALL APPROVED EQUIPMENT PRIOR TO ANY MILLWORK FABRICATION. VERIFY LOCATIONS WITH GC.

SPECIFIC KEYNOTES

TAG	NOTE

EQUIPMENT SCHEDULE - LEVEL 1

ITEM #	DESCRIPTION	MANUFACTURER	MODEL #	PROVIDED BY	INSTALLED BY	REMARKS
	<varies>	<varies>	<varies>	<varies>	<varies>	
14	Trash Receptacle, Indoor (29.88H x 20.13W x 10.88D)	Winco	PTC-23K	Owner	Owner	
26	Undercounter Refrigerator (30.63H x 34W x 22.5D)	Turbo Air	MUR-34S-N6	Owner	Contractor	
30	Underbar Add-On Unit - Trash (36.5H x 12W x 24D)	Krowne Metal	KR24-T12	Owner	Contractor	
31	Dishwasher (24W x 25D x 33.75H)	Ecolab	U-LT Dishwasher	Owner	Contractor	
38	24" Drip Trough (24W x .75H x 8D)	John Boos	UBDR-24-X	Owner	Contractor	
39	48" Drip Trough (48W x .75H x 8D)	John Boos	UBDR-48-X	Owner	Contractor	
43	12" X 24" Drainboard (36.5H x 12W x 24D)	Krowne Metal	KR24-GS12	Owner	Contractor	
46	Icewell with Cold Plate (36.5H x 18W x19D)	Krowne Metal	KR19-18DP-7	Owner	Contractor	
58	18" Speed Rail / Rack (9H x 18W x 10D)	Krowne Metal	RD-18	Owner	Contractor	
59	Freezer, Undercounter,Shallow Depth (36.6H x 24W x 29.8D)	Beverage-Air	UCF24HC	Owner	Contractor	
60	Three (3) Compartment Sink (45.5H x 74.5W x 23.5D)	Serv-Ware	E3CWP1818R:18	Owner	Contractor	
61	One (1) Compartment Sink (44,5H x 24W x 24D)	Atosa USA, Inc.	MRSA-1-N	Owner	Contractor	
62	Work Table, Stainless Steel Top, (34H x 60W x 30D)	Atosa USA, Inc.	SSTW-3060	Owner	Contractor	
CM	COMPUTER AND MONITOR					
F-1	FREEZER	Hoshizaki America	EF2A-FS	CONTRACTOR	CONTRACTOR	
HSK-1	HAND SINK, WALL MOUNT	JOHN BOOS	PBHS-W-1410-1-SSLR			
IMB-1	ICE MAKER WITH BIN	Manitowoc Ice	IDT0450A /D-400	CONTRACTOR	CONTRACTOR	WITH WATER FILTRATION SYSTEM MANITOWOC AR-10000
MR	MIRROR 18" X 36"	BRADLEY	781-1836			
MW	MICROWAVE	KITCHENAID	KCMS2055SSS			
POS	POS System	Custom Model	Custom Model	Owner	Contractor	
R-1	REFRIGERATOR, REACH-IN	Hoshizaki America	ER2A-FS	CONTRACTOR	CONTRACTOR	
REF-S	REFRIGERATOR, SINGLE DOOR					
TV-1	LCD TV	SAMSUNG	TBD	CONTRACTOR	CONTRACTOR	
TV-2	LCD TV	SAMSUNG	TBD	<varies>	<varies>	
UCR-1	UNDER COUNTER REFRIGERATOR (ADA)	ULINE	ADA 24RGL-24"			

REVISIONS

No.	DATE	DESCRIPTION	BY

Designer | Author | Checker | Approver

DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

ENLARGED FLOOR PLANS AND ELEVATIONS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

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www.wjarc.com
@Mannemacher Jensen Architects, LLC.

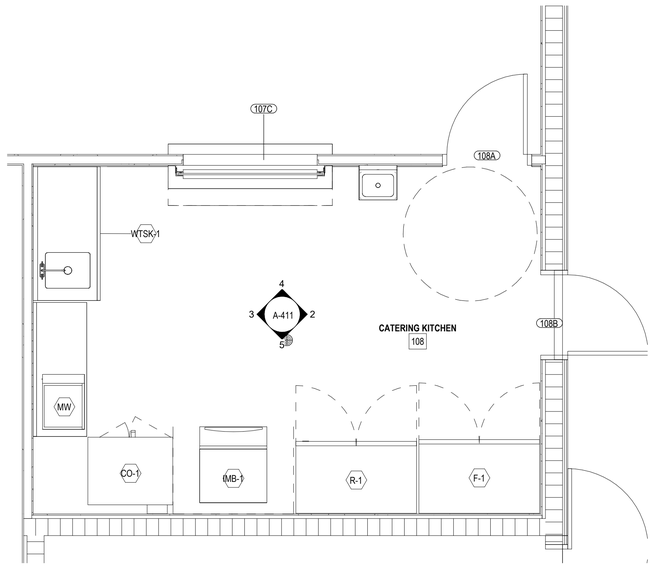
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State of Florida #00000

PROJECT NO: 24006

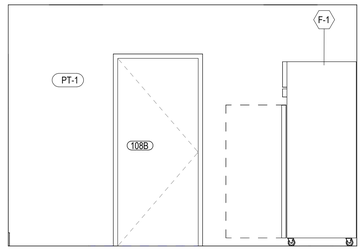
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DATE: 02/06/2025

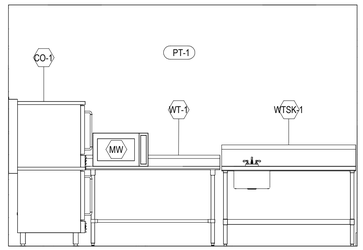
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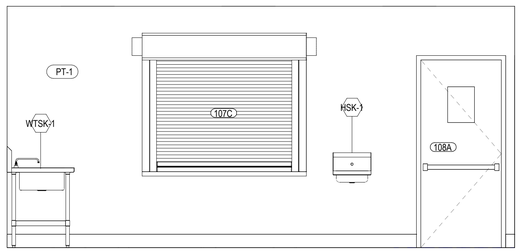
1 CATERING KITCHEN 108 - ENLARGED PLAN
3/8" = 1'-0"



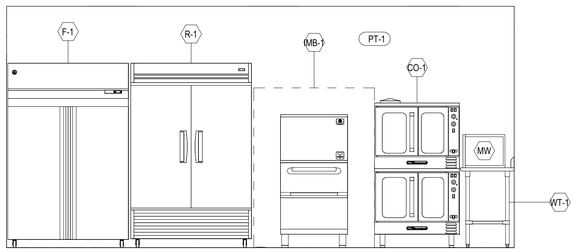
2 CATERING KITCHEN 108 - NORTH ELEVATION
3/8" = 1'-0"



3 CATERING KITCHEN 108 - SOUTH ELEVATION
3/8" = 1'-0"



4 CATERING KITCHEN 108 - WEST ELEVATION
3/8" = 1'-0"



5 CATERING KITCHEN 108 - EAST ELEVATION
3/8" = 1'-0"

GENERAL NOTES INTERIOR ELEVATIONS

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SPECIFIC KEYNOTES

TAG	NOTE

EQUIPMENT SCHEDULE

ITEM #	DESCRIPTION	MANUFACTURER	MODEL #	PROVIDED BY	INSTALLED BY	REMARKS
CO-1	CONVECTION OVEN - ELECTRIC- DOUBLE DECK	SOUTHBEND	BES/27SC	CONTRACTOR	CONTRACTOR	
F-1	FREEZER	Hoshizaki America	EF2A-FS	CONTRACTOR	CONTRACTOR	
IMB-1	ICE MAKER WITH BIN	Manitowoc Ice	IDT0450A /D-400	CONTRACTOR	CONTRACTOR	WITH WATER FILTRATION SYSTEM MANITOWOC AR-10000
R-1	REFRIGERATOR, REACH-IN	Hoshizaki America	ER2A-FS	CONTRACTOR	CONTRACTOR	
WT-1	WORK TABLE	JOHN BOOS	ST6R5-2460G BK			
WTSK-1	WORK TABLE W/ PREP SINK	JOHN BOOS	EPT6R5-3060S SK-L	CONTRACTOR	CONTRACTOR	

REVISIONS

No.	DATE	DESCRIPTION	BY

Designer | Author | Checker | Approver

DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

ENLARGED FLOOR PLANS AND ELEVATIONS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

PRELIMINARY NOT FOR CONSTRUCTION

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@Wannemacher Jensen Architects, LLC.

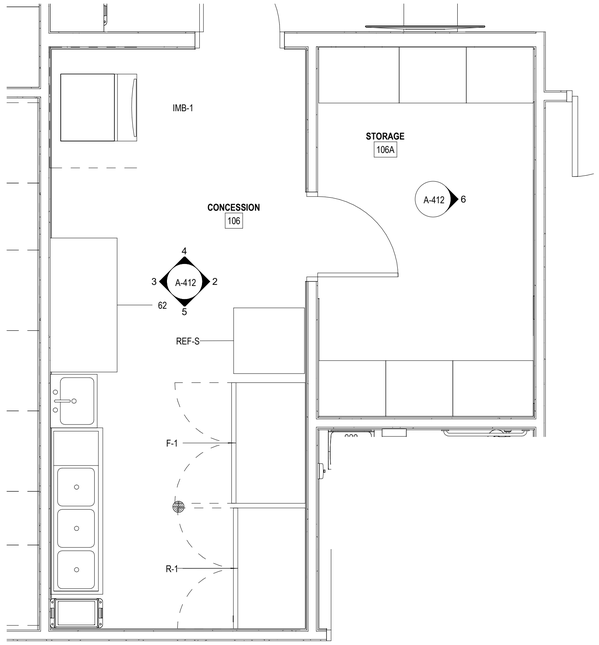
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State of Florida #00000

PROJECT NO.: 24006

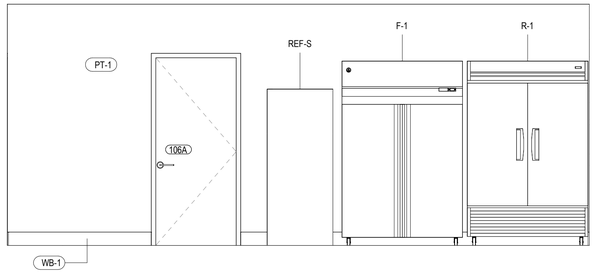
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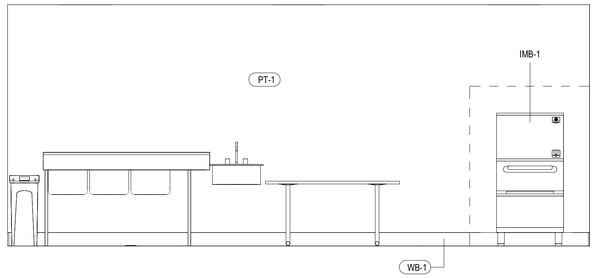
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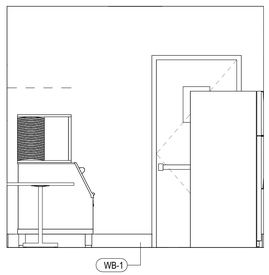
1 KITCHEN 106 - ENLARGED PLAN
3/8" = 1'-0"



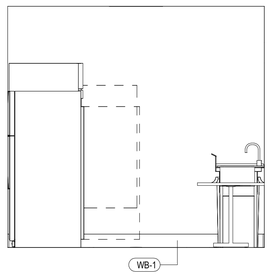
2 KITCHEN 106 - NORTH ELEVATION
3/8" = 1'-0"



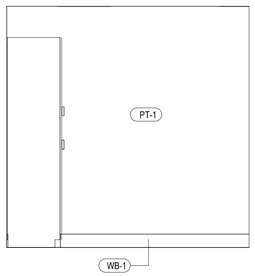
3 KITCHEN 106 - SOUTH ELEVATION
3/8" = 1'-0"



4 KITCHEN 106 - WEST ELEVATION
3/8" = 1'-0"



5 KITCHEN 106 - EAST ELEVATION
3/8" = 1'-0"



6 KITCHEN STORAGE 106 - NORTH ELEVATON
3/8" = 1'-0"

GENERAL NOTES INTERIOR ELEVATIONS

1. ALL ITEMS ON THE FURNITURE PLAN ARE OWNER FURNISHED AS PART OF A SEPARATE FF&E PACKAGE.
2. REFER TO SHEETS A-810 SERIES FOR DOOR AND HARDWARE INFORMATION.
3. PROVIDE SUPPORT FOR WALL MOUNTED CABINET, EQUIPMENT AND PLUMBING FIXTURES. SEE GENERAL NOTES ON PARTITION TYPES ON SHEET A-800'S.
4. PROVIDE CEMENTITIOUS BACKER BOARD IN PLACE OF GWB AT ALL LOCATIONS SHOWING CERAMIC OR PORCELAIN TILE FINISH.
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SPECIFIC KEYNOTES

TAG	NOTE

EQUIPMENT SCHEDULE

ITEM #	DESCRIPTION	MANUFACTURER	MODEL #	PROVIDED BY	INSTALLED BY	REMARKS
14	Trash Receptacle, Indoor (29.88H x 20.13W x 10.88D)	Winco	PTC-23K	Owner	Owner	
60	Three (3) Compartment Sink (45.5H x 74.5W x 23.5D)	Serv-Ware	E3CWP1818R-18	Owner	Contractor	
61	One (1) Compartment Sink (44.5H x 24W x 24D)	Atosa USA, Inc.	MRSA-1-N	Owner	Contractor	
62	Work Table, Stainless Steel Top, (34H x 60W x 30D)	Atosa USA, Inc.	SSTW-3060	Owner	Contractor	
F-1	FREEZER	Hoshizaki America	EF2A-FS	CONTRACTOR	CONTRACTOR	
IMB-1	ICE MAKER WITH BIN	Manitowoc Ice	IDT0450A /D-400	CONTRACTOR	CONTRACTOR	WITH WATER FILTRATION SYSTEM MANITOWOC AR-10000
R-1	REFRIGERATOR, REACH-IN	Hoshizaki America	ER2A-FS	CONTRACTOR	CONTRACTOR	
REF-S	REFRIGERATOR, SINGLE DOOR					

REVISIONS

No.	DATE	DESCRIPTION	BY

Designer | Author | Checker | Approver

DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

ENLARGED FLOOR PLANS AND ELEVATIONS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

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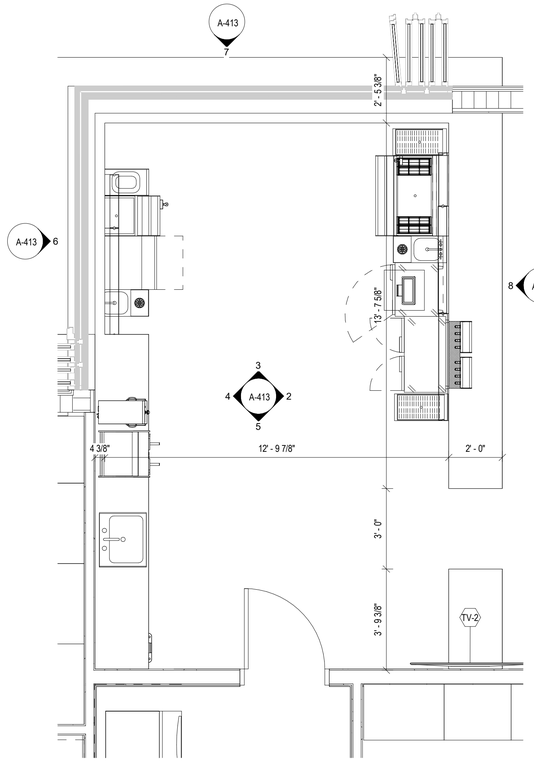
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State of Florida #00000

PROJECT NO.: 24006

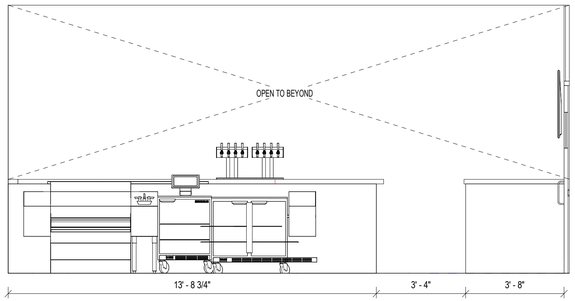
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DATE: 02/06/2025

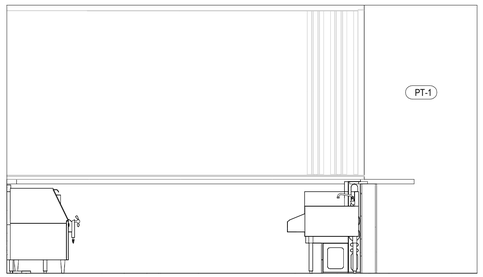
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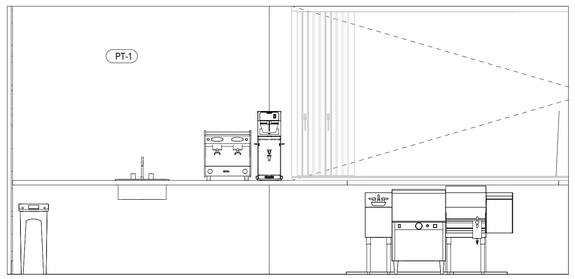
1 SNACK BAR - ENLARGED PLAN
3/8" = 1'-0"



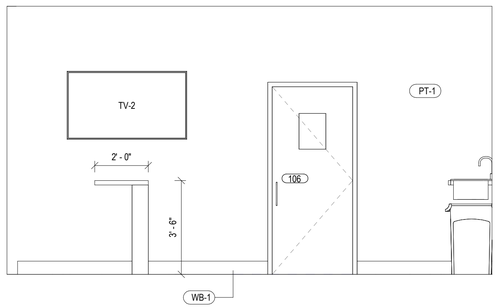
2 SNACK BAR - NORTH ELEVATION
3/8" = 1'-0"



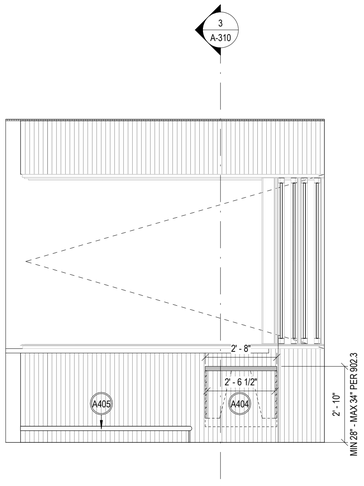
3 SNACK BAR - WEST ELEVATION
3/8" = 1'-0"



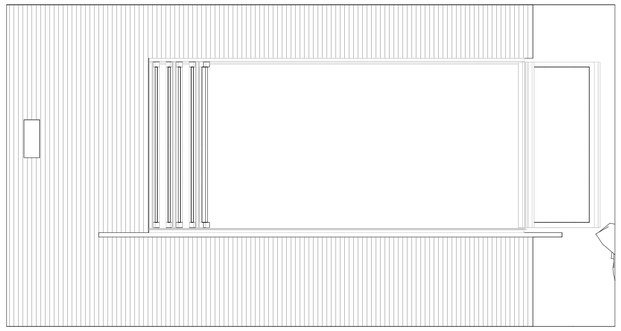
4 SNACK BAR - SOUTH ELEVATION
3/8" = 1'-0"



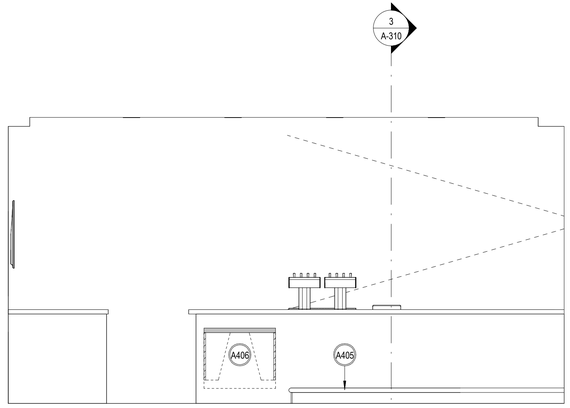
5 SNACK BAR - EAST ELEVATION
3/8" = 1'-0"



6 EXTERIOR BAR SEATING - NORTH ELEVATION
3/8" = 1'-0"



7 EXTERIOR BAR SEATING - EAST ELEVATION
3/8" = 1'-0"



8 INTERIOR BAR SEATING - SOUTH ELEVATION
3/8" = 1'-0"

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SPECIFIC KEYNOTES

TAG	NOTE
A404	BAR COUNTER ADA FLIP-UP TABLE. NO FOOT RAIL AT ADA COUNTERS INTERIOR OR EXTERIOR
A405	FOOT RAIL CONTRACTOR PROVIDED AND INSTALLED
A406	UNDERCOUNTER WALL BOX OUT FOR ADA FLIP-UP TABLE

EQUIPMENT SCHEDULE

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IMB-1	ICE MAKER WITH BIN	Manitowoc Ice	IDT0450A /D-400	CONTRACTOR	CONTRACTOR	WITH WATER FILTRATION SYSTEM MANITOWOC AR-10000
R-1	REFRIGERATOR, REACH-IN	Hoshizaki America	ER2A-FS	CONTRACTOR	CONTRACTOR	
REF-S	REFRIGERATOR, SINGLE DOOR					

REVISIONS

No.	DATE	DESCRIPTION	BY

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DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

ENLARGED FLOOR PLANS AND ELEVATIONS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

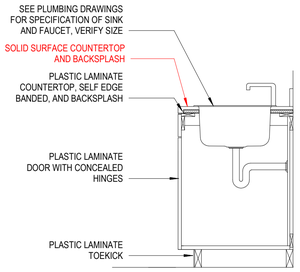
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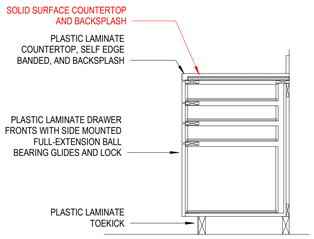
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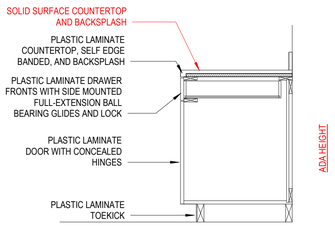
PROJECT NO.: 24006
SCALE: As indicated
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DRAWING: A-413



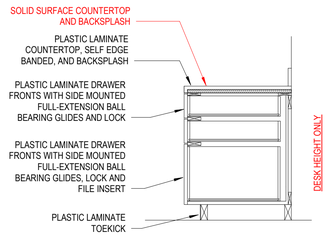
1 BASE CABINET SECTION WITH SINK
3/4" = 1'-0"



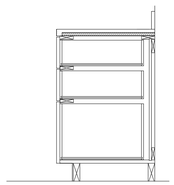
2 BASE CABINET SECTION WITH DRAWERS
3/4" = 1'-0"



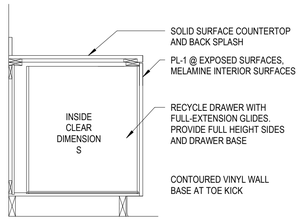
3 BASE CABINET SECTION
3/4" = 1'-0"



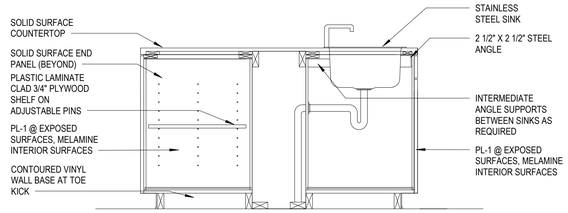
4 OFFICE CABINET SECTION
3/4" = 1'-0"



5 DESK SECTION
3/4" = 1'-0"



6 RECYCLING CABINET SECTION
3/4" = 1'-0"



7 BASE KITCHEN ISLAND SINK SECTION
3/4" = 1'-0"

GENERAL NOTES - MILLWORK

1. ALL DIMENSIONS TO BE VERIFIED IN FIELD. ANY/ALL DISCREPANCIES OF ANY KIND, WHETHER FOUND IN THE DRAWING, SPECIFICATIONS, OR AT THE JOBSITE, NOTIFY ARCHITECT IMMEDIATELY. OTHERWISE, THE HIGHER QUALITY/COST ITEM OPTION NOTED TAKES PRECEDENCE.
2. ALL MILLWORK CONSTRUCTION MUST FOLLOW AWI INDUSTRY STANDARDS IN PREMIUM GRADE, SPECIFIED FOR THE HIGHEST LEVEL OF QUALITY, MATERIALS, WORKMANSHIP AND INSTALLATION. TYPE "A" FRAMELESS CONSTRUCTION WITH FLUSH OVERLAY STYLE, REVEAL DIMENSION OF 1/8" UNLESS OTHERWISE NOTED.
3. CASEWORK CONSTRUCTION, UNLESS OTHERWISE NOTED:
   - 3/4" (FRT WHEN REQUIRED) MDF FOR DOORS, DRAWER FRONTS.
   - 3/4" EXTERIOR GRADE PLYWOOD FOR ALL COUNTERTOPS,FACE FRAMES, CABINET BASES & TOEKICKS
   - 3/4" PLYWOOD (EXTERIOR GRADE) FOR SHELVES THAT SPAN UP TO 36" WIDE.
   - 1" PLYWOOD (EXTERIOR GRADE) FOR SHELVES THAT SPAN UP TO 48" WIDE.
   - 1/2" SOLID HARDWOOD LUMBER FOR DRAWER SIDES, BACK AND SUBFRONT.
   - 1/4" (FRT WHEN REQUIRED) MDF FOR CASEWORK BACKS.
   - 1/4" HARDWOOD PLYWOOD FOR DRAWER BOTTOMS.
   - ALL EXPOSED SURFACES TO BE PLASTIC LAMINATE, UNLESS OTHERWISE NOTED.
   - ALL INTERIOR SURFACES TO BE WHITE MELAMINE, UNLESS OTHERWISE NOTED.
   -TOEKICKS TO BE FINISHED TO MATCH THE BASE/CABINET FINISH. U.N.O.
4. PLUMBING ROUGH INS, ELECTRICAL CONNECTIONS, DATA, GREASE TRAPS AND REQUIRED DIMENSIONS WITH ALL APPROVED EQUIPMENT MUST BE VERIFIED AS PER THE MANUFACTURER'S SPECIFICATIONS PRIOR TO ANY FABRICATION AND/OR INSTALLATION OF ANY CASEWORK.
5. INSTALL ALL SPECIFIED FLOORING TO RUN BELOW ALL MILLWORK, ENTIRELY TO EXTEND THE FULL LENGTH/DISTANCE TO THE WALL AND TO THE CENTERLINE OF ALL DOORS, U.N.O.
6. PROVIDE 2 1/2" DIAMETER GROMMETS WITH CAPS OR EXTRUSION AS SPECIFIED IN THE SECTION ON THIS SHEET AT ALL MILLWORK LOCATIONS NOTED. EXACT LOCATIONS TO BE DETERMINED IN THE FIELD WITH END USER. COLOR TO MATCH SURFACE WHERE THEY ARE LOCATED.
7. MAINTAIN AN 18" MINIMUM CLEAR DIMENSION AT ALL MILLWORK LOCATED ADJACENT TO DOOR LOCATIONS, U.N.O.
8. VOC MATERIAL LIMITS- PROVIDE DOCUMENTATION INDICATING THAT PRODUCTS COMPLY WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES "STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS."
9. VOC LIMITS FOR INSTALLATION ADHESIVES AND GLUES: USE INSTALLATION ADHESIVES THAT COMPLY WITH THE FOLLOWING LIMITS FOR VOC CONTENTS WHEN CALCULATED ACCORDING TO 40 CFR 59,SUBPART D (EPA METHOD 24) :
   1.) WOOD GLUES 30g/L
   2.) CONTACT ADHESIVE: 250 g/L
10. ALL MILLWORK HARDWARE FOR DOORS/DRAWER PULL TO BE BASIS OF DESIGN SPEC BY DOUG MOCKETT DP269 7 7/8" DROP EDGE DRAWER PULL COLOR (94) ALUMINUM. FOR SUBSTITUTIONS, PROVIDE DOCUMENTATION AND SAMPLE FOR APPROVAL, MUST COMPLY WITH ADA GUIDELINES.
11. FOR TALL CABINETS, PROVIDE WALL ANCHORAGE FASTENERS THROUGH THE BACK AND ANCHOR STRIP AT TOP AND BOTTOM OF EACH CABINET AND INTERMEDIATE ANCHOR STRIP WHEN CABINETS ARE OVER 60" TALL, ATTACH CABINETS TO EACH OTHER. FOLLOW AWI INSTALLATION GUIDELINES FOR CASEWORK WALL ANCHORAGE.
12. ALL INTERIOR DOORS TO INCLUDE DOOR STOPS SPEC INOX BY UNISON HARDWARE (DSIX08-32) STANLESS STEEL DOOR STOPS /08 SATIN FINISH. INSTALL AT ALL WALL WHEREVER POSSIBLE, OTHERWISE INSTALL AT FLOOR.
13. PROVIDE LOCKS FOR ALL CASEWORK DOORS/DRAWERS WITH ONE MASTER KEY, AS PER OWNER'S REQUIREMENTS.
14. PROVIDE SHOP DRAWINGS WITH PRODUCT DATA.

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REVISIONS

No.	DATE	DESCRIPTION	BY

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MILLWORK SECTIONS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS

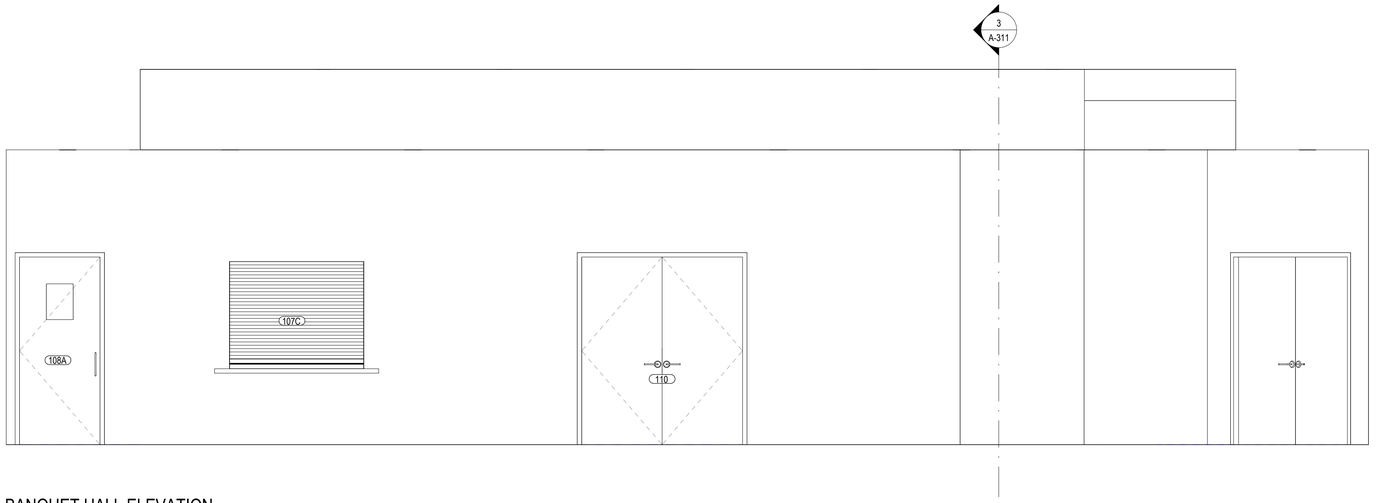
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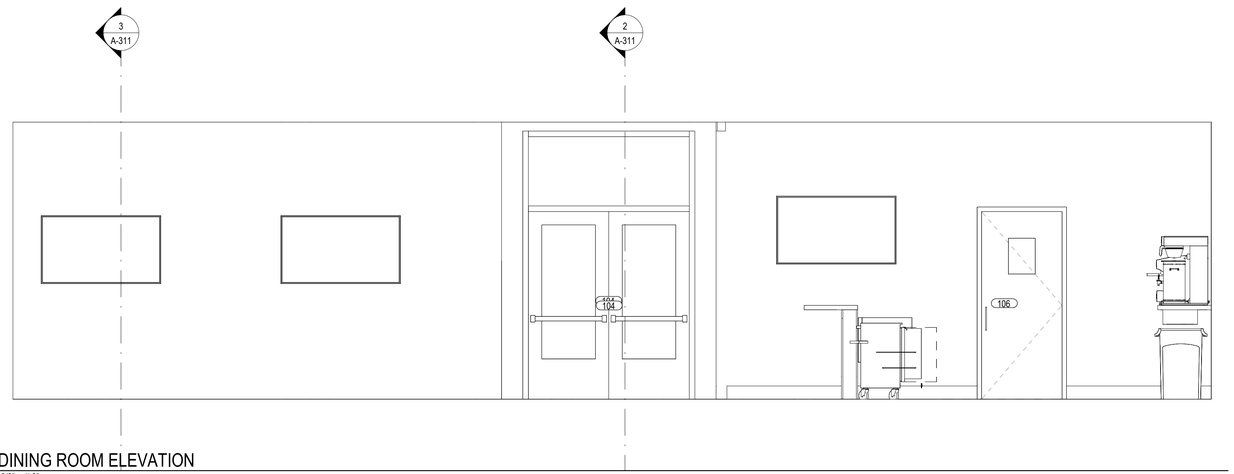
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State of Florida #00000

PROJECT NO: 24006
SCALE: As indicated
DATE: 02/06/2025
DRAWING: A-420



1 BANQUET HALL ELEVATION
3/8" = 1'-0"



2 DINING ROOM ELEVATION
3/8" = 1'-0"

GENERAL NOTES INTERIOR ELEVATIONS

1. ALL ITEMS ON THE FURNITURE PLAN ARE OWNER FURNISHED AS PART OF A SEPARATE FF&E PACKAGE.
2. REFER TO SHEETS A-810 SERIES FOR DOOR AND HARDWARE INFORMATION.
3. PROVIDE SUPPORT FOR WALL MOUNTED CABINET, EQUIPMENT AND PLUMBING FIXTURES. SEE GENERAL NOTES ON PARTITION TYPES ON SHEET A-800'S.
4. PROVIDE CEMENTITIOUS BACKER BOARD IN PLACE OF GWB AT ALL LOCATIONS SHOWING CERAMIC OR PORCELAIN TILE FINISH.
5. REFER TO ID-100 SERIES FOR FINISH PLANS AND SCHEDULES.
6. REFER TO SHEETS G-104 FOR MOUNTING HEIGHTS, GUIDELINES AND PLACEMENT REQUIREMENTS FOR ELECTRICAL, FIRE AND SIGNAGE DEVICES.
7. REFER TO PLUMBING FOR PLUMBING FIXTURE SCHEDULE.
8. COMBUSTIBLE MATERIALS IN TYPES I & II CONSTRUCTION TO COMPLY WITH FBC603.1 (FIRE RETARDANT TREATED WOOD) AND 805.1 & 806.1
9. SEE SHEET A-120 SERIES FOR DIMENSION PLANS.
10. CENTER CEILING MOUNTED LIGHT FIXTURES UNLESS OTHERWISE NOTED. SEE ELECTRICAL DRAWINGS FOR LOCATIONS.
11. PROVIDE LOCKS ON CABINETS AS REQUIRED BY OWNER, VERIFY TYPE.
12. REFER TO SHEETS ID-300'S SERIES FOR EQUIPMENT SCHEDULES. EQUIPMENT SHOWN FOR COORDINATION PURPOSES. COORDINATE WITH GC AND ALL TRADES FOR ALL APPROVED EQUIPMENT PRIOR TO ANY MILLWORK FABRICATION. VERIFY LOCATIONS WITH GC.

SPECIFIC KEYNOTES

TAG	NOTE

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No.	DATE	DESCRIPTION	BY

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INTERIOR ELEVATIONS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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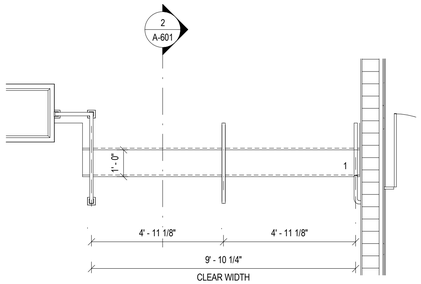
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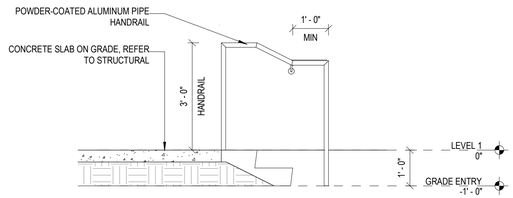
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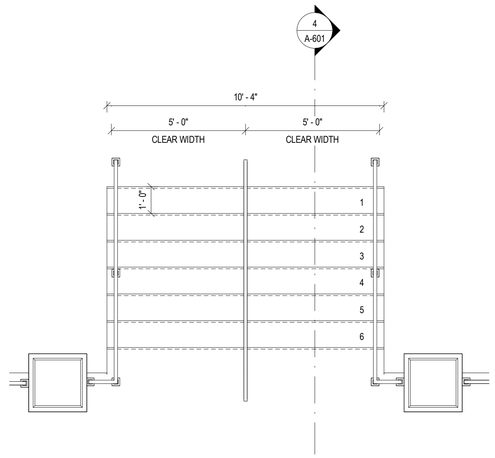
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PROJECT NO.: 24006
SCALE: As indicated
DATE: 02/06/2025
DRAWING: A-501

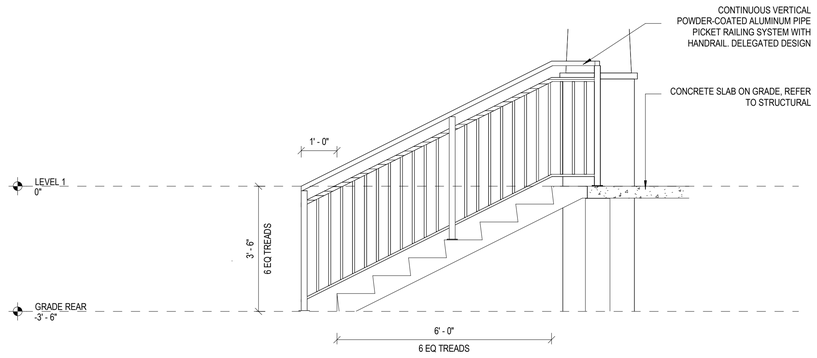




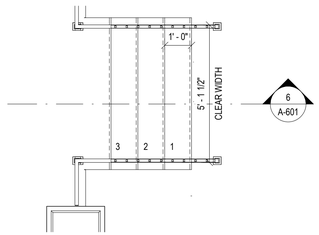
1 ENTRY STAIRS
3/8" = 1'-0"



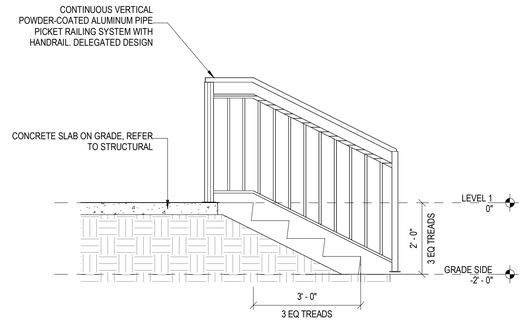
2 ENTRY STAIR SECTION
1/2" = 1'-0"



3 REAR STAIRS
3/8" = 1'-0"



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



5 SIDE STAIRS
3/8" = 1'-0"

6 SIDE STAIR SECTION
1/2" = 1'-0"

REVISIONS

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Designer	Author	Checker	Approver
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ENLARGED STAIR PLANS
SECTIONS AND DETAILS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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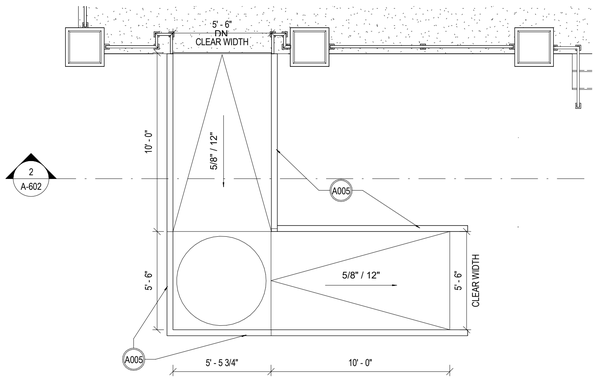
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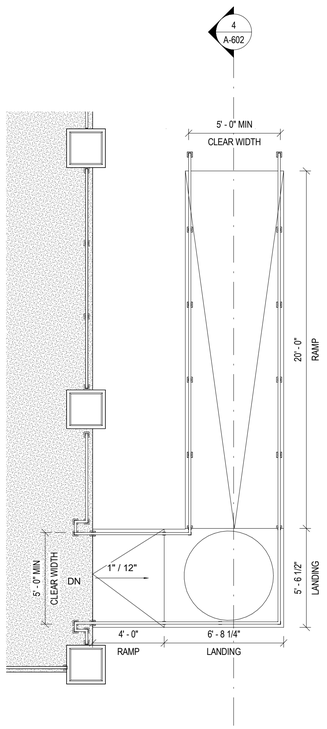
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SCALE: As indicated
DATE: 02/06/2025
DRAWING: A-601



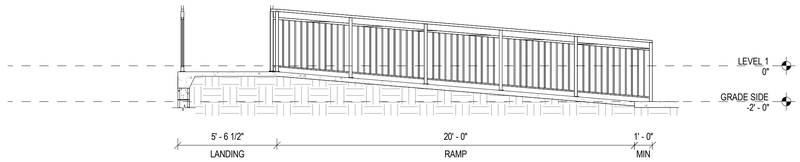
1 ENTRY RAMP
1/4" = 1'-0"



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



3 SIDE RAMP
1/4" = 1'-0"



4 SIDE RAMP SECTION
1/4" = 1'-0"

REVISIONS

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DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY

ENLARGED STAIR PLANS
SECTIONS AND DETAILS

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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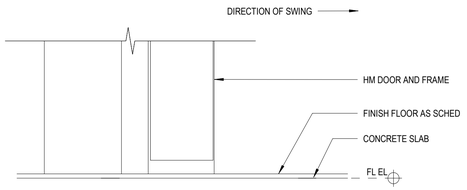
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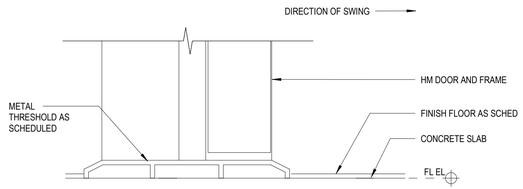
PROJECT NO.: 24006
SCALE: 1/4" = 1'-0"
DATE: 02/06/2025
DRAWING: A-602

DOOR SCHEDULE- NEW

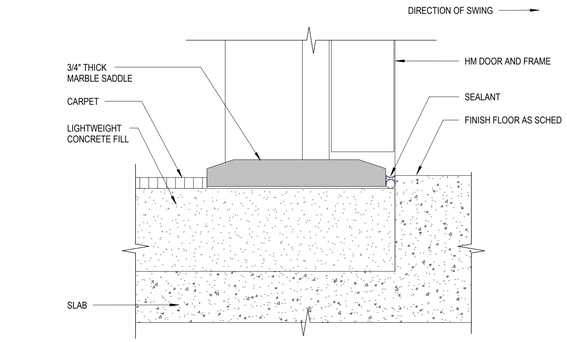
DOOR #	TYPE	DOOR				FRAME			DETAIL SHEET			FIRE RATING	HARDWARE SET	CARD READER	COMMENTS
		WIDTH	HEIGHT	MAT'L	FINISH	TYPE	MAT'L	FINISH	HEADER	JAMB	SILL				
107A	F	72"	84"	WOOD	STAINED	ST1-100	ALUM.	PAINTED				0	09	No	
109	F	72"	84"	WOOD	STAINED	ST1-100	ALUM.	PAINTED				0	09	No	
110	F	72"	84"	WOOD	STAINED	ST1-100	ALUM.	PAINTED				0	09	No	
100	E	72"	84"	AL/GL	FACTORY FINISH	-	AL	FACTORY FINISH				0	09	No	PANIC HARDWARE
104	E	72"	84"	AL/GL	FACTORY FINISH	ALUM	AL	FACTORY FINISH				0	09	No	
105B	E	72"	84"	AL/GL	FACTORY FINISH	-	AL	FACTORY FINISH				0	09	No	PANIC HARDWARE
106	C	36"	84"	WOOD	STAINED	ST1-100	METAL	PAINTED	H1/A1-123	J1/A1-123	S1/A1-123	0	09	No	
108A	C	36"	84"	WOOD	STAINED	ST1-100	METAL	PAINTED	H1/A1-123	J1/A1-123	S1/A1-123	0	09	No	
101A	B	36"	84"	HM	PAINTED	ST1-100	HM	PAINTED	H1/A123	J1/A123	S1/A123	0	09	No	
102	B	36"	84"	HM	PAINTED	ST1-100	HM	PAINTED	H1/A123	J1/A123	S1/A123	0	09	No	
102A	B	36"	84"	HM	PAINTED	ST1-100	HM	PAINTED	H1/A123	J1/A123	S1/A123	0	09	No	
103	B	36"	84"	HM	PAINTED	ST1-100	HM	PAINTED	H1/A123	J1/A123	S1/A123	0	09	No	
106A	B	36"	84"	HM	PAINTED	ST1-100	HM	PAINTED	H1/A123	J1/A123	S1/A123	0	09	No	
108B	B	36"	84"	HM	PAINTED	ST1-100	HM	PAINTED	H1/A123	J1/A123	S1/A123	0	09	No	
109A	B	36"	84"	HM	PAINTED	ST1-100	HM	PAINTED	H1/A123	J1/A123	S1/A123	0	09	No	
111	B	36"	84"	HM	PAINTED	ST1-100	HM	PAINTED	H1/A123	J1/A123	S1/A123	0	09	No	
112	B	36"	84"	HM	PAINTED	ST1-100	HM	PAINTED	H1/A123	J1/A123	S1/A123	0	09	No	
113	B	36"	84"	HM	PAINTED	ST1-100	HM	PAINTED	H1/A123	J1/A123	S1/A123	0	09	No	
116	B	36"	84"	HM	PAINTED	2	HM	PAINTED	12/A-811	13/A-811	14/A-811	0	09	No	
117	B	36"	84"	HM	PAINTED	2	HM	PAINTED	H1/A123	J1/A123	S1/A123	0	09	No	
105C	A	36"	85 1/2"	AL/GL	FACTORY FINISH	-	AL	FACTORY FINISH	H1/A1-123	J1/A1-123	S1/A1-123	0	09	No	PANIC HARDWARE
107B	A	36"	85 1/2"	AL/GL	FACTORY FINISH	-	AL	FACTORY FINISH	H1/A1-123	J1/A1-123	S1/A1-123	0	09	No	PANIC HARDWARE
109B	A	36"	87 1/2"	AL/GL	FACTORY FINISH	-	AL	FACTORY FINISH	H1/A1-123	J1/A1-123	S1/A1-123	0	09	No	
		133 5/8"	78"												
107C		60"	48"												



1 THRESHOLD - DOOR BOTTOM DETAIL
6" = 1'-0"

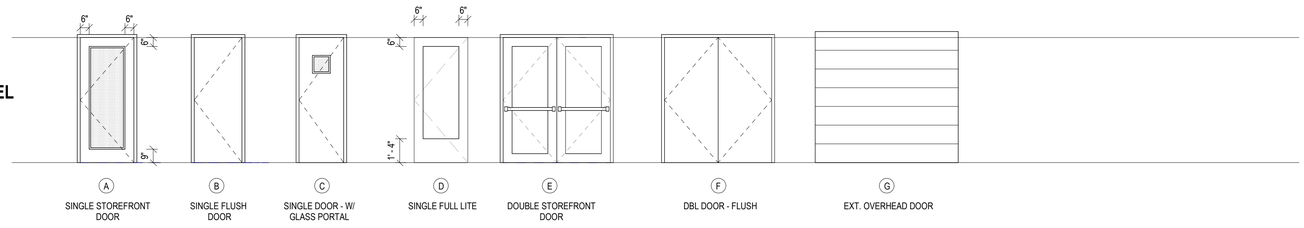


2 THRESHOLD - DOOR BOTTOM DETAIL
6" = 1'-0"



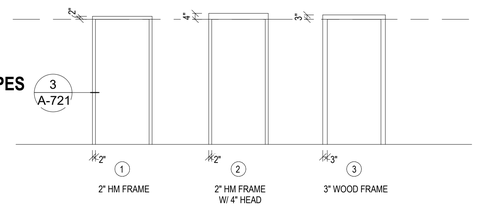
3 SLOPED SADDLE AT SLAB DROP
6" = 1'-0"

DOOR PANEL TYPES



FRAME TYPES

3
A-721



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REVISIONS

No.	DATE	DESCRIPTION	BY

Designer	Author	Checker	Approver
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY

DOOR SCHEDULES

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS

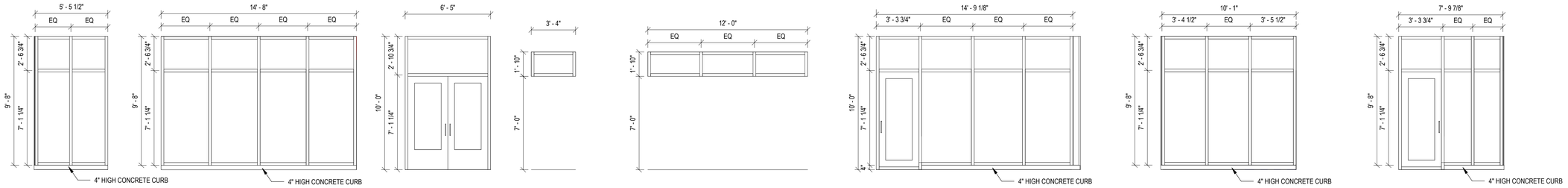
DO NOT SCALE THIS DRAWING -- DIMENSIONS AND NOTES TAKE PREFERENCE

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Engineer of Record, P.E.
State of Florida #00000

PROJECT NO.: 24006
SCALE: As indicated
DATE: 02/06/2025
DRAWING: A-810

EXTERIOR STOREFRONT



1 TYPE X-A 1/4" = 1'-0"

2 TYPE X-B 1/4" = 1'-0"

3 TYPE X-C 1/4" = 1'-0"

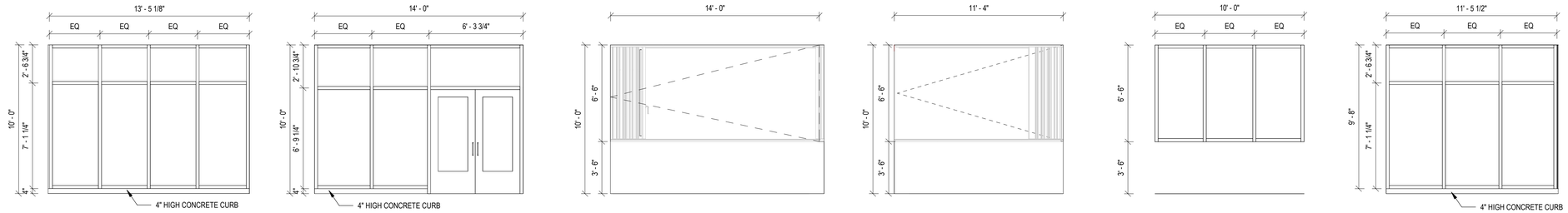
4 TYPE X-D 1/4" = 1'-0"

5 TYPE X-E 1/4" = 1'-0"

6 TYPE X-F 1/4" = 1'-0"

7 TYPE X-G 1/4" = 1'-0"

8 TYPE X-H 1/4" = 1'-0"



9 TYPE X-I 1/4" = 1'-0"

10 TYPE X-J 1/4" = 1'-0"

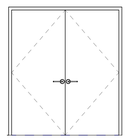
11 TYPE X-K 1/4" = 1'-0"

12 TYPE X-L 1/4" = 1'-0"

13 TYPE X-M 1/4" = 1'-0"

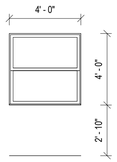
14 TYPE X-N 1/4" = 1'-0"

INTERIOR STOREFRONT



15 TYPE A 1/4" = 1'-0"

WINDOWS



16 R 1/4" = 1'-0"

EXTERIOR STOREFRONT

MARK	TYPE	LENGTH	HEIGHT
EXTERIOR STOREFRONT			
ST-100	TYPE X-C	6' - 5"	10' - 0"
ST-101A	TYPE X-B	14' - 8"	9' - 8"
ST-101B	TYPE X-A	5' - 5 1/2"	9' - 8"
ST-101C	TYPE X-N	11' - 5 1/2"	9' - 8"
ST-102	TYPE X-M	10' - 0"	6' - 6"
ST-105B	TYPE X-J	14' - 0"	9' - 9 7/8"
ST-105C	TYPE X-H	7' - 9 7/8"	9' - 9 3/4"
ST-105D	TYPE X-I	13' - 5 1/8"	9' - 8"
ST-107A	TYPE X-G	10' - 1"	9' - 8"
ST-107B	TYPE X-H	14' - 9 1/8"	9' - 8 7/8"
ST-109	TYPE X-E	12' - 0"	1' - 10"
ST-112A	TYPE X-D	3' - 4"	1' - 10"
ST-112B	TYPE X-D	3' - 4"	1' - 10"
ST-113A	TYPE X-D	3' - 4"	1' - 10"
ST-113B	TYPE X-D	3' - 4"	1' - 10"

INTERIOR STOREFRONT

MARK	TYPE	LENGTH	HEIGHT
INTERIOR STOREFRONT			
ST-105A	TYPE A	6' - 5"	10' - 0"
Grand total: 16			

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

STOREFRONT ELEVATIONS

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PROJECT NO: 24006
SCALE: 1/4" = 1'-0"
DATE: 02/06/2025
DRAWING: A-820

FINISH LEGEND

CB-1 DESCRIPTION: CONCRETE BROOM FINISH

CS-1 DESCRIPTION: CONCRETE SEALED

EF-2 DESCRIPTION: EPOXY FLOORS/ POLYCRETE
MANUFACTURER: DUR-A-FLEX
COLOR: GREY
REMARKS: EPOXY FLOOR WITH " COVE BASE (KITCHEN ONLY)
CONTACT: DAN VOSS 904.334.3413

LVT-1 DESCRIPTION: LUXURY VINYL TILE

PFT-1 DESCRIPTION: PORCELAIN FLOOR TILE

PFT-2 DESCRIPTION: PORCELAIN TILE

TER-1 DESCRIPTION: TERRAZO

CWT-1 DESCRIPTION: CERAMIC WALL TILE

PT-1 DESCRIPTION: PAINT

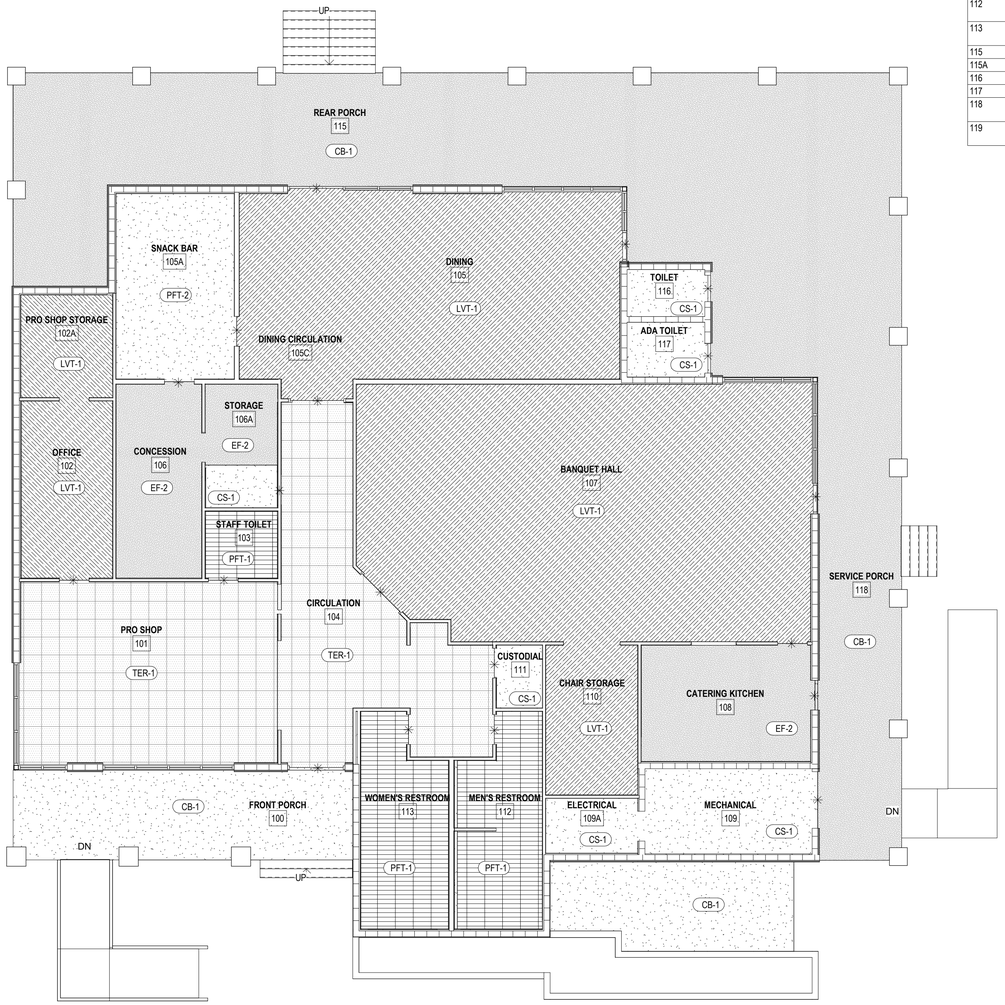
EF-1 DESCRIPTION: EPOXY FLOOR AND COVE BASE
MANUFACTURER: SHERWIN WILLIAMS
REMARKS: PROVIDE 6" COVE BASE

SS-1 DESCRIPTION: SOLID SURFACE/QUARTZ

TP-1 DESCRIPTION: TOILET PARTITIONS.
REMARKS: REF. SPECIFICATION SECTION XX XX XX FOR FINISH CALL-OUTS

WB-1 DESCRIPTION: WALL BASE- ROLLED GOODS

AWP-1 DESCRIPTION: TBD
MANUFACTURER: TBD
COLOR: TBD
REMARKS: BANQUET/DINING



1 LEVEL 1 - FINISH PLAN - CLUBHOUSE
1/8" = 1'-0"

FINISH SCHEDULE - LEVEL 1

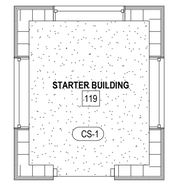
ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	COMMENTS
LEVEL 1					
100	FRONT PORCH	CB-1	N/A	SEE ELEVATIONS	UNCONDITIONED SPACE
101	PRO SHOP	TER-1	WB-1	PT-1	
102	OFFICE	LVT-1	WB-1	PT-1	
102A	PRO SHOP STORAGE	LVT-1	WB-1	PT-1	
103	STAFF TOILET	PFT-1	WB-1	PT-1	
104	CIRCULATION	TER-1	WB-1	PT-1	
105	DINING	LVT-1	WB-1	PT-1	
105A	SNACK BAR	PFT-2	WB-1	PT-1	
105B	BAR SEATING	LVT-1	WB-1	PT-1	
105C	DINING CIRCULATION	LVT-1	WB-1	PT-1	
106	CONCESSION	EF-2	WB-1	PT-1	
106A	STORAGE	EF-2	WB-1	PT-1	
107	BANQUET HALL	LVT-1	WB-1	PT-1	
108	CATERING KITCHEN	EF-2	WB-1	PT-1	
109	MECHANICAL	CS-1	WB-1	PT-1	
109A	ELECTRICAL	CS-1	WB-1	PT-1	
110	CHAIR STORAGE	LVT-1	WB-1	PT-1	
111	CUSTODIAL	CS-1	WB-1	PT-1	
112	MEN'S RESTROOM	PFT-1	WB-1	PT-1	
113	WOMEN'S RESTROOM	PFT-1	WB-1	PT-1	
115	REAR PORCH	CB-1	N/A	SEE ELEVATIONS	UNCONDITIONED SPACE
115A	BAR SEATING	CB-1	N/A	SEE ELEVATIONS	
116	TOILET	CS-1	WB-1	PT-1	
117	ADA TOILET	CS-1	WB-1	PT-1	
118	SERVICE PORCH	CB-1	N/A	SEE ELEVATIONS	UNCONDITIONED SPACE
119	STARTER BUILDING	CS-1	WB-1	PT-1	

GENERAL NOTES - INTERIORS

1. ALL EXPOSED SURFACES SHALL BE FINISHED. VERIFY WITH INTERIOR DESIGNER WHERE THE FINISH IS NOT INDICATED OR IS UNCLEAR.
2. ALL FLOOR FINISH CHANGES SHALL OCCUR UNDER THE CENTERLINE OF DOORS IN THE CLOSED POSITION. ALL FLOORING TO RUN UNDERNEATH MILLWORK, DOOR REVEALS, CLOSETS AND SIMILAR OPENINGS. SCRIBE, CUT AND FIT FLOORING TO PIPES, PERMANENT FIXTURES AND FLOOR RECEPTACLES PRIOR TO INSTALLATION.
3. PAINT ALL EXPOSED CEILING SYSTEMS (PT-#).
4. STAIRWELL: PAINT METAL PAN, METAL STRINGERS, GUARDRAILS AND HANDRAIL (PT-#). UNLESS OTHERWISE NOTED. SEE SHEETS (A-# TO A-#) FOR STAIRWELL DETAILS.
5. PAINT HOLLOW METAL DOOR FRAMES (PT-#) OR (TO MATCH ADJACENT WALL).
6. PAINT INTERIOR (STEEL, HOLLOW METAL, WOODEN) DOOR (PT-#).
7. WINDOW SILLS TO BE SS-1 (ONLY USE IF SOLID SURFACE WINDOW SILLS ARE BEING USED).
8. 803.1.1 "INTERIOR WALL AND CEILING FINISH MATERIALS"
   INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.
   CLASS A = FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.
   CLASS B = FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.
   CLASS C = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.
   (EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2)

   TABLE 803.9 "INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANY" (REF. SHEET G-103)
9. FLOORING TRANSITIONS OCCURRING IN THE DOORWAY TO BE CENTERED ON THE CLOSED DOOR WITH THE TRANSITION STRIP NOT VISIBLE. FOLLOW FLORIDA BUILDING CODE REQUIREMENTS ON ACCESSIBILITY (SECTION 303 - CHANGES IN LEVEL FOR ALL ADA REQUIREMENTS).
   FLOORING TRANSITIONS:
   PT TO CPT: SCHLUTER SYSTEM; STYLE: TBD; FINISH: TBD
   PT TO CS: SCHLUTER SYSTEM; STYLE: TBD; FINISH: TBD
   PT TO PT: SCHLUTER SYSTEM; STYLE: TBD; FINISH: TBD
   CPT TO LVT: JOHNSONITE; STYLE: TBD; COLOR: TBD
   CPT TO CS: JOHNSONITE; STYLE: TBD; COLOR: TBD
   LVT TO CS: JOHNSONITE; STYLE: TBD; COLOR: TBD
10. VERIFY ALL WALL FINISHES WITH MANUFACTURER'S RECOMMENDATIONS FOR DRYWALL LEVEL FINISH SURFACE.
11. PROVIDE WATERPROOFING MEMBRANE AT ALL BATHROOM AND CUSTODIAL AREAS WET WALL LOCATIONS.
12. WALL BASE, USE ROLL GOODS ONLY, U.O.N. COVE AT RESILIENT AND TOELESS AT CARPET SURFACES.
13. PROVIDE CORNER GUARDS AT ALL INTERIOR WALL CORNERS, SPEC:
14. PROVIDE #16 GAUGE STAINLESS STEEL BACK AND SIDE PANELS WITH CONCEALED HANGERS AT ALL MOP SINK LOCATIONS, CAULK AS REQUIRED.

FLOORING TRANSITION, OCCURS AT CENTERLINE OF DOOR.



2 GRADE ENTRY - FINISH PLAN - STARTER BUILDING
1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

No.	DATE	DESCRIPTION	BY

Designer | Author | Checker | Approver

DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED BY

LEVEL 1 - FINISH PLAN

60% DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

DO NOT SCALE THIS DRAWING -- DIMENSIONS AND NOTES TAKE PREFERENCE

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Engineer of Record, P.E.
State of Florida #00000

PROJECT NO.: 24006
SCALE: As indicated
DATE: 02/06/2025
DRAWING: ID-101

PRIMARY CODES AND STANDARDS

1. ALL WORK SHALL CONFORM TO THE FOLLOWING CODES AND STANDARDS. THE LATEST EDITION ADOPTED BY THE BUILDING CODE SHALL BE USED UNLESS NOTED OTHERWISE.

2. GENERAL
   A. 8TH EDITION (2023) FLORIDA BUILDING CODE
   B. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE/SEI 7)

3. CONCRETE CODES
   A. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318).
   B. SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301).
   C. LATEST EDITION OF THE CRSI MANUAL OF STANDARD PRACTICE WITH ALL SUPPLEMENTS.
   D. PRECAST/PRESTRESSED CONCRETE INSTITUTE DESIGN HANDBOOK (MNL-120)

4. MASONRY CONSTRUCTION:
   A. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530/ASCE 5/TMS 402).
   B. SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602).

5. STRUCTURAL STEEL CODES:
   A. AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360).
   B. AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303).
   C. AISC MANUAL OF STEEL CONSTRUCTION

6. WOOD
   A. ANSI/AWC NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH SUPPLEMENTS (NDS).
   B. APA STANDARD FOR WOOD PRODUCTS – STRUCTURAL GLUED LAMINATED TIMBER (A190.1).
   C. APA PERFORMANCE STANDARD AND POLICIES FOR STRUCTURAL USE PANELS (APA PRP-108), AMERICAN PLYWOOD ASSOCIATION (APA).

7. PREFABRICATED, PRE-ENGINEERED METAL PLATE CONNECTED WOOD TRUSSES
   A. ANSI/AWC NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH SUPPLEMENTS (NDS).
   B. NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1).

8. REFER TO SUBSEQUENT SECTIONS FOR ADDITIONAL MATERIAL SPECIFIC CODES.

DESIGN LOADS

1. GRAVITY LOADS
   A. ROOF
      1) TOTAL DEAD LOAD
         a. TYPICAL ROOF
            (1) TOP CHORD 10 PSF
            (2) BOTTOM CHORD 10 PSF
      2) LIVE LOAD
         a. TYPICAL ROOF
            (1) TOP CHORD 20 PSF
            (2) BOTTOM CHORD (NON-CONCURRENT) 10 PSF
   B. FLOORS
      1) LIVE LOADS
         a. SLAB-ON-GRADE 100 PSF

2. WIND LOADING PARAMETERS
   A. BASIC WIND SPEED (3-SECOND GUST)
      1) ULTIMATE WIND SPEED, VULT 144 MPH
      2) EQUIVALENT NOMINAL BASIC WIND SPEED, VASD 112 MPH
   B. RISK CATEGORY II
   C. EXPOSURE CATEGORY C
   D. DIRECTIONALITY FACTOR, KD 0.85
   E. ENCLOSED BUILDING
      1) INTERNAL PRESSURE COEFFICIENT, GCPI +/-0.18
   F. WIND BORNE DEBRIS REGION

3. SEISMIC LOADING PARAMETERS
   A. SEISMIC IMPORTANCE FACTOR, IE
   B. MAPPED SPECTRAL RESPONSE ACCELERATION
      1) 0.2 SEC, SS 0.068
      2) 1.0 SEC, S1 0.031
   C. SPECTRAL RESPONSE COEFFICINT
      1) SDS 0.061
      2) SD1 0.044
   D. SITE CLASS D
   E. SEISMIC DESIGN CATEGORY XX
   F. BASIC SEISMIC-FORCE RESISTING SYSTEM
      1) XXX
   G. RESPONSE MODIFICATION FACTOR, R XX
   H. SEISMIC RESPONSE COEFFICIENT, CS XX
   I. ANALYSIS PROCEDURE
      1) EQUIVALENT LATERAL FORCE

4. ROOF RAIN LOAD
   A. 15-MINUTE PRECIPITATION INTENSITY 8.02 IN/HR
   B. 60 MINUTE PRECIPITATION INTENSITY 4.11 IN/HR

5. GRAVITY LOAD INCLUDES THE WEIGHT OF THE PERMANENT FIXTURES, FINISHES, ROOFING, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION MATERIALS SHOWN OR SPECIFIED.

6. LIVE LOAD REDUCTION, WHERE PERMISSIBLE, ARE COMPUTED IN ACCORDANCE WITH THE BUILDING CODE.

7. STACKS OF MATERIAL OR OTHER CONSTRUCTION LOADS PLACED ON THE STRUCTURE SHALL NOT EXCEED THE STATED DESIGN LIVE LOAD FOR THE AREA, UNLESS THE STRUCTURE IS ADEQUATELY SHORED.

GENERAL

1. WHEN DISCREPANCIES OCCUR BETWEEN THE GENERAL NOTES, DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT WILL TAKE PRECEDENCE, NOTIFY A/E.

2. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURE, TECHNIQUES, SEQUENCING AND MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE CONSTRUCTION SITE. THE STRUCTURE IS NOT CONSIDERED STABLE UNTIL ALL MEMBERS, CONNECTIONS AND MATERIAL STRENGTHS ARE IN ACCORDANCE WITH THESE DRAWINGS.

3. THE PROJECT HAS BEEN DESIGNED FOR THE WEIGHTS OF MATERIAL AND LOADING INDICATED ON THESE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF TEMPORARY WORK, STAGINGS, BRACING, SHEETING AND SHORING, ETC. INCLUDING THAT REQUIRED FOR THE CONTRACTOR VEHICLES, FORKLIFTS, MOBILE CRANES, ETC.

4. THE ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

5. MEANS AND METHODS OF CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY DRAWINGS AND/OR CALCULATIONS RELATED TO MEANS AND METHODS CONSTRUCTION SHALL BE SIGNED AND SEALED BY THE CONTRACTOR'S SPECIALTY ENGINEER AND SUBMITTED TO THIS FIRM FOR REVIEW.

6. THE CONTRACTOR IS TO SECURE AND SUPPORT THE EXISTING STRUCTURE AS REQUIRED TO MAINTAIN THE SAFETY OF THE CONSTRUCTION SITE.

7. REFER TO WIND PRESSURE TABLES FOR COMPONENTS AND CLADDING PRESSURES.

8. THE GENERAL CONTRACTOR SHALL COORDINATE DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL AND ARCHITECTURAL DRAWINGS, NOTIFY A/E OF DISCREPANCIES.

9. DRAWING SHALL NOT BE SCALED FOR HEIGHT OR LENGTH INFORMATION. REFER TO THE DIMENSIONS SHOWN ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS.

10. ALL DIMENSIONS LOCATING STRUCTURAL ELEMENTS, SLAB EDGES, CEILING HEIGHT, ETC MUST BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS BY THE GENERAL CONTRACTOR. NOTIFY A/E OF DISCREPANCIES.

11. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATIONS OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS AND DEPRESSIONS. NOTIFY A/E OF DISCREPANCIES.

12. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED INFORMATION REGARDING FINISHES, FIREPROOFING, WATERPROOFING, ETC.

13. NO MODIFICATION OR ALTERNATE CONSTRUCTION OF THE STRUCTURAL SHALL BE MADE IN THE FIELD WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL EOR.

14. PERIODIC SITE OBSERVATION VISITS MAY BE PROVIDED BY THE STRUCTURAL ENGINEER. THE SOLE PURPOSE OF THESE OBSERVATIONS IS TO REVIEW THE GENERAL CONFORMANCE OF THE CONSTRUCTION WITH THE STRUCTURAL CONTRACT DOCUMENTS. THESE LIMITED OBSERVATIONS SHOULD NOT BE CONSTRUED AS CONTINUOUS OR EXHAUSTIVE TO VERIFY THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.

15. CONTRACTOR SHALL NOTIFY THIS FIRM WHEN THE STRUCTURE IS SUBSTANTIALLY COMPLETE AND PRIOR TO SHEATHING IS INSTALLED.

16. DEFERRED SUBMITTALS:
   A. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE FORWARDED TO THE BUILDING OFFICIAL.
   B. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
   C. THE FOLLOWING ITEMS ARE CONSIDERED DEFERRED SUBMITTALS BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
      1) PRE-ENGINEERED HANDRAILS, RAILING, GUARDS AND GRATINGS
      2) EXTERIOR GLAZED STOREFRONT, CURTAIL WALL, WINDOW AND DOOR SYSTEMS
      3) FORMWORKS, SHORING AND RESHORING
      4) PRECAST CONCRETE LINTEL AND SILLS
      5) PREFABRICATED, PRE-ENGINEERED WOOD ROOF TRUSSES
      6) ROOF TOP EQUIPMENT AND ANCHORAGES
      7) PRE-ENGINEERED CANOPIES AND AWNINGS

17. SUBMIT SHOP DRAWINGS TO ALLOW AT LEAST 10 BUSINESS DAYS FOR STRUCTURAL REVIEW BEFORE SUBMITTALS WILL BE NEEDED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE SUBMITTAL PACKAGE IS COMPLETE AND SUBMITTED WITH REQUIRED REVIEW TIME. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS VERIFIED FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAVE CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.

HAND RAILS

1. THE RAILING SYSTEM SHALL BE DESIGNED BY THE LICENSED SPECIALTY ENGINEER TO RESIST THE APPLICABLE LOADS INDICATED IN THE BUILDING CODE, INCLUDING THE CONNECTION TO THE STRUCTURE.

2. SHOP DRAWINGS SUBMITTAL SHALL BE SIGNED AND SEALED BY THE SPECIALTY ENGINEER, THE DESIGN LOADS AND THE RESULTANT LOADS IMPARTED ONTO THE STRUCTURE SHALL BE CLEARLY INDICATED IN THE SUBMITTAL.

3. SEE ARCHITECTURAL DRAWINGS FOR RAILING CONFIGURATION.

GLAZING AND DOOR SYSTEMS

1. THE EXTERIOR GLAZED STOREFRONT, CURTAIL WALL, WINDOW AND DOOR SYSTEMS SHALL BE DESIGNED BY THE LICENSED SPECIALTY ENGINEER OR BE CERTIFIED BY TESTING TO RESIST THE APPLICABLE LOADS INDICATED IN THE BUILDING CODE.

2. NOTICE OF ACCEPTANCE (NOA), FLORIDA PRODUCT APPROVAL OR SIGNED AND SEALED SHOP DRAWINGS WITH CALCULATIONS SHALL BE SUBMITTED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS.

3. ALL EXTERIOR GLAZED OPENINGS SHALL BE DESIGNED AND TESTED FOR MISSILE IMPACT OR PROTECTED BY APPROVED SCREENS/SHUTTERS IF THE PROJECT IS LOCATED WITHIN A WIND BORNE DEBRIS REGION.

DELEGATED ENGINEER

1. DELEGATED ENGINEER REQUIREMENTS: THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS HAS ISSUED STATEMENTS ON RESPONSIBILITIES OF PROFESSIONAL ENGINEERS, PURSUANT TO CHAPTERS 61G15-30 AND 61G15-31 OF THE FLORIDA ADMINISTRATIVE CODE. CERTAIN COMPONENTS OF THE STRUCTURE REQUIRE THE WORK OF DELEGATED ENGINEERS FOR THE DESIGN OF THOSE COMPONENTS. ALL RELEVANT PROCEDURES PRESENTED IN THE FLORIDA ADMINISTRATIVE CODE SHALL APPLY TO THIS PROJECT.

2. THE DELEGATED ENGINEER IS THE LICENSED PROFESSIONAL (DELEGATED) ENGINEER RETAINED TO DESIGN THE SPECIALTY PRODUCT OR ASSEMBLY.

3. THE DELEGATED ENGINEER'S SUBMITTAL SHALL BE SIGNED AND SEALED AND INCLUDE STRUCTURAL DRAWINGS AND CALCULATIONS DEFINING THE CONFIGURATION AND STRUCTURAL CAPACITY OF THEIR ASSEMBLY INTO THE STRUCTURAL SYSTEM. THE SUBMITTAL SHALL ALSO INCLUDE THE DESIGN LOAD PARAMETERS AND REACTIONS ONTO THE MAIN STRUCTURAL SYSTEM.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:
   A. BY – TIERRA, INC.
   B. TIERRA PROJECT NUMBER – 6511-22-122-003
   C. DATE – OCTOBER 30, 2025

2. THIS GEOTECHNICAL REPORT IS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS.

3. FOUNDATION DESIGN PARAMETERS AS LISTED IN THE GEOTECHNICAL REPORT:
   A. ALLOWABLE SOIL BEARING PRESSURE = 2,000 PSF
   B. MAXIMUM ANTICIPATED SETTLEMENT = 3/4 INCH
   C. MAXIMUM ANTICIPATED DIFFERENTIAL SETTLEMENT = 3/8 INCH

4. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT AND CONFIRM TESTING HAS BEEN PERFORMED WITHIN THE BUILDING(S) FOOTPRINT PRIOR TO BEGINNING SITE WORK.

5. SITE WORK SHALL BE PERFORMED WITHIN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT. REFER TO THE 'CONSTRUCTION CONSIDERATION' PORTION OF THE REFERENCED REPORT.

6. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES, TANKS, ETC WITHIN THE BUILDING FOOTPRINT AND RELOCATE THEM AS DIRECTED BY THE CIVIL ENGINEER.

7. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING MINIMUM TESTS. REFER TO SOILS REPORT FOR ANY ADDITIONAL TESTING.
   A. ONE DENSITY TEST FOR EACH 2,000 SQUARE FEET OF COMPACTED SUBGRADE AND COMPACTED FILL.
   B. ONE DENSITY TEST AT EACH COLUMN FOOTING.
   C. ONE DENSITY TEST PER 50 FEET OF WALL FOOTING.

8. AT THE MINIMUM, TEST REPORTS SHALL BE SENT DIRECTLY TO THE OWNER, ARCHITECT, THIS FIRM AND GENERAL CONTRACTOR.

CAST-IN-PLACE CONCRETE

1. THE LATEST EDITION OF THE FOLLOWING ACI STANDARDS APPLY, SEE PRIMARY CODES AND STANDARDS SECTIONS FOR ADDITIONAL REFERENCES.
   A. ACI 117 – SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS AND COMMENTARY
   B. ACI 211.1 – STANDARD PRACTICE FOR SELECTING PROPORTIONS FOR NORMAL, HEAVYWEIGHT AND MASS CONCRETE
   C. ACI 302.1R – GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION
   D. ACI 304R – GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE
   E. ACI 304.2R – PLACING CONCRETE BY PUMPING METHODS.
   F. ACI 305R – GUIDE TO HOT WEATHER CONCRETING
   G. ACI 305.1 – STANDARD SPECIFICATION FOR HOT WEATHER CONCRETING
   H. ACI 306R – GUIDE COLD WEATHER CONCRETING
   I. ACI 306.1 – STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING
   J. ACI 308R – GUIDE TO CURING CONCRETE
   K. ACI 308.1 – SPECIFICATION FOR CURING CONCRETE
   L. ACI 309R – GUIDE FOR CONSOLIDATION OF CONCRETE
   M. ACI 336.1 – SPECIFICATION FOR THE CONSTRUCTION OF DRILLED PIERS
   N. ACI 347R – GUIDE TO FORMWORK FOR CONCRETE
   O. ACI SP66 – ACI DETAILING MANUAL
   P. CRSI PLACING REINFORCING BARS

2. ALL CONCRETE SHALL HAVE THE FOLLOWING DRY DENSITY AND MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.

APPLICATION	F'C (PSI)	WEIGHT (PCF)
A. FOOTINGS	3,000	145
B. SLAB-ON-GRADE	3,000	145
C. ELEVATED BEAMS	4,000	145
D. COLUMNS	4,000	145

3. CONCRETE MATERIALS
   A. WATER – CLEAN AND POTABLE
   B. PORTLAND CEMENT – ASTM C150, TYPE I OR III
   C. CEMENT SUBSTITUTES – ASTM C595, TYPE IS (LIMIT TO 50% MAX OF CEMENTITIOUS CONTENT BY WEIGHT)
   D. GROUND GRANULATED BLAST-FURNACE SLAB CEMENT – ASTM C595, TYPE IS (LIMIT TO 50% MAX OF CEMENTITIOUS CONTENT BY WEIGHT)
   E. FLY ASH – ASTM C618, CLASS F (LIMIT TO 20% MAXIMUM OF CEMENTITIOUS CONTENT BY WEIGHT) NOT ACCEPTABLE AT EXPOSED SLABS OR ARCHITECTURAL CONCRETE.
   F. AGGREGATES – ASTM C33 (NORMAL WEIGHT)
      1) 3/4 INCH TYPICAL MAXIMUM AGGREGATE SIZE
   G. AIR ENTRAINMENT – ASTM C260 (AIR CONTENT OF TROWEL FINISHED FLOOR SHALL NOT EXCEED 3 PERCENT)
   H. ADMIXTURES
      1) WATER REDUCING ADMIXTURES – ASTM C494, TYPE A
      2) RETARDING ADMIXTURE – ASTM C494, TYPE B
      3) WATER REDUCING AND RETARDING ADMIXTURE – ASTM C494, TYPE D
      4) HIGH RANGE WATER REDUCING ADMIXTURES – ASTM C494, TYPE F
      5) HIGH RANGE WATER REDUCING AND RETARDING ADMIXTURES – ASTM C494, TYPE G
      6) PLASTICIZING AND RETARDING ADMIXTURE – ASTM C1017, TYPE II
      7) ALL ADMIXTURES SHALL BE NON-CHLORIDE

4. MEASURE, BATCH, MIX AND DELIVER CONCRETE ACCORDING TO ASTM C94 AND FURNISH BATCH TICKET INFORMATION.

5. ALL CONCRETE SHALL HAVE A SLUMP OF 4 INCH PLUS OR MINUS 1 INCH. SLUMP IS TAKEN AT POINT OF PLACEMENT.

6. CONCRETE PLACED WITH A PUMP SHALL HAVE A SLUMP OF 4 INCHES PLUS 1 INCH. IF ADDITIONAL WORKABILITY IS REQUIRED, A HIGH OR MID-RANGE WATER REDUCER SHALL BE SPECIFIED IN LIEU OF ADDITIONAL WATER.

7. CONCRETE MUST BE PLACED WITHIN 90 MINUTES OF BATCH TIME. WHEN AIR TEMPERATURE IS BETWEEN 85 AND 90 DEGREES F, REDUCE MIXING AND DELIVERY TIME TO 75 MINUTES. WHEN AIR TEMPERATURE IS HIGHER THAN 90 DEGREES F, REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.

8. CONCRETE SHALL BE PROPORTIONED BY ACI 301 TO PRODUCE THE REQUIRED COMPRESSIVE STRENGTH. SUBMIT ALL REQUIRED BACKUP DATA.
   A. SEPARATE MIX DESIGN FOR EACH APPLICATION
   B. HISTORICAL STRENGTH TEST DATA FOR EACH MIX DESIGN
   C. CEMENT CONTENT IN LB PER CUBIC YD
   D. FINE AND COARSE AGGREGATE IN LB PER CUBIC YD
   E. CEMENT TYPE AND MANUFACTURER
   F. SLUMP RANGE
   G. AIR CONTENT
   H. ADMIXTURES AND MANUFACTURE
   I. PERCENT ADMIXTURE BY WEIGHT
   J. WATER CEMENT RATIO BY WEIGHT

9. ADDITION OF WATER TO THE READY MIX CONCRETE AT THE JOB SITE IS NOT RECOMMENDED AND SUCH ADDITION WILL BE AT THE SOLE RISK OF THE SUPPLIER AND CONTRACTOR. SUCH ADDITION SHALL BE UNDER THE DIRECT SUPERVISION AND AUTHORIZATION OF ON-SITE QUALITY CONTROL REPRESENTATIVE OF THE CONCRETE SUPPLIER AND CONTRACTOR. THE ADDITION OF WATER SHALL BE INDICATED ON THE DELIVERY TICKET AND INCLUDE THE NAME AND SIGNATURE OF THE PERSON AUTHORIZING IT. THE ADDITION OF WATER SHALL NOT CAUSE THE SLUMP TO EXCEED THE LIMITATION.

10. REINFORCEMENT
    A. DEFORMED AND SMOOTH BARS – ASTM A615, GRADE 60
    B. WELDABLE DEFORMED BARS – ASTM A706
    C. WELDED WIRE FABRIC (WWF) – ASTM A1064, SUPPLIED IN FLAT SHEETS, MINIMUM YIELD STRENGTH OF 70,000 PSI

11. REINFORCING CLEAR COVER SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE
    A. CAST-IN-PLACE (NONPRESTRESSED)
       1) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
       2) CONCRETE EXPOSED TO EARTH OR WEATHER
          #6 BAR AND LARGER 2"
          #5 BAR AND SMALLER 1 1/2"
       3) CONCRETE NOT EXPOSED TO WEATHER OR IN IN CONTACT WITH THE GROUND
          SLABS, WALL, JOISTS
          #11 BAR AND SMALLER 3/4"
          BEAMS, COLUMNS
          PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS 1 1/2"

12. WHERE REINFORCING BARS ARE NOTED AS CONTINUOUS, THE FOLLOWING SHALL BE COMPLIED WITH:
    A. THE TERMINATION OF ALL CONTINUOUS REINFORCING BAR RUNS SHALL BE A STANDARD HOOK, UNLESS NOTED OTHERWISE.
    B. SPLICES IN CONTINUOUS TOP BARS, IF REQUIRED, SHALL OCCUR OVER PARALLEL CMU WALLS OR AT THE CENTER OF THE OPENING SPAN.
    C. SPLICES IN CONTINUOUS BOTTOM BARS, IF REQUIRED, SHALL OCCUR OVER CMU WALLS OR CENTERED OVER COLUMNS.

13. CHAIR WELDED WIRE FABRIC REINFORCING AT 3'-0" ON CENTER MAXIMUM IN EACH DIRECTION.

14. NO SPLICES OF REINFORCEMENT SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. WHEN PERMITTED, SPLICES SHALL BE MADE BY CONTACT TENSION LAP SPLICES PER THE CONCRETE LAP SCHEDULE, UNLESS OTHERWISE NOTED.

15. CORNER BARS SHALL BE PROVIDED AT ALL WALL, BEAM AND FOUNDATIONS CORNER. BARS SHALL MATCH SIZE AND SPACING OF SPECIFIED HORIZONTAL REINFORCEMENT.

16. NO WELDING OF REINFORCING SHALL BE PERMITTED UNLESS SPECIFICALLY CALLED FOR OR APPROVED BY THE STRUCTURAL ENGINEER.

17. CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. NECESSARY TO SUPPORT REINFORCING STEEL. SUPPORT ITEMS WHICH BEAR ON EXPOSED CONCRETE SURFACES SHALL HAVE ENDS WHICH ARE PLASTIC TIPPED OR STAINLESS STEEL.

18. DOWELS AND OTHER MISCELLANEOUS STEEL EMBEDDED ITEMS SHALL BE LOCATED, AND TIED IN SPECIFIED POSITION PRIOR TO PLACEMENT OF CONCRETE AND SHALL NOT BE PUSHED (WET SET) INTO CONCRETE FOLLOWING/DURING CONCRETE POUR.

19. VERTICAL, HOOKED FOUNDATION DOWELS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCEMENT. BOTTOM OF DOWELS SHALL BE PLACED WITH 3" CLEAR COVER FROM THE BOTTOM OF FOUNDATION.

20. ALL REINFORCING DETAILS SHALL CONFORM TO ACI SP66, ACI DETAILING MANUAL, UNLESS DETAILED OTHERWISE.

21. WHERE BAR LENGTHS ARE GIVEN ON THE DRAWINGS, THE LENGTH OF ANY HOOK, IF REQUIRED, IS NOT INCLUDED. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS AND AT AL SLAB EDGES.

22. CONTRACTOR SHALL SUBMIT COMPLETE, DIMENSIONED DETAIL AND PLACEMENT REBAR SHOP DRAWINGS FOR ALL REINFORCING STEEL ON THE PROJECT. SUBMITTAL SHALL ALSO INCLUDE ALL REBAR ACCESSORIES.

23. CONTRACTOR SHALL REVIEW ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF EMBEDDED ITEMS, SLEEVES, SLAB DEPRESSIONS, SLOPES, ETC. REQUIRED BY OTHER TRADES. THESE ITEMS SHALL BE FURNISHED AND INSTALLED PRIOR TO PLACEMENT OF CONCRETE.

24. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC. AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED.

25. SLEEVE SPACING SHALL BE THE LARGER OF THREE (3) DIAMETERS CENTER-TO-CENTER OF THE LARGER SLEEVE, OR 6" CLEAR BETWEEN SLEEVES. SUBMIT SLEEVE LOCATIONS AND SIZES TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

26. NO SLEEVES SHALL BE PLACED THROUGH ANY BEAMS, WALLS, OR FOUNDATIONS UNLESS SHOWN ON THE STRUCTURAL DRAWINGS, APPROVED SLEEVING SHOP DRAWINGS OR SPECIFICALLY AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.

27. ALL INSERTS AND SLEEVES SHALL BE CAST-IN-PLACE WHENEVER FEASIBLE. DRILLED OR POWDER DRIVEN FASTENERS WILL BE PERMITTED WHEN PROVEN TO THE SATISFACTION OF THE STRUCTURAL ENGINEER THAT THE FASTENERS WILL NOT SPALL THE CONCRETE AND HAVE THE SAME CAPACITY AS CAST-IN-PLACE INSERTS.

28. CORE DRILLING OF FOUNDATIONS, BEAMS OR COLUMNS SHALL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.

29. ALUMINUM SHALL NOT BE EMBEDDED OR IN CONTACT WITH CONCRETE UNLESS AN ADEQUATE PROTECTIVE COATING HAS BEEN APPLIED TO THE ALUMINUM AS RECOMMENDED BY THE ALUMINUM ASSOCIATION.

30. CONTRACTOR SHALL PROVIDE 3/4" INCH CHAMFER ON ALL EXPOSED CORNERS OF COLUMNS, BEAMS, AND WALLS UNLESS OTHERWISE INDICATED ON THE ARCHITECTURAL DRAWINGS.

31. SEE PLAN FOR SLABS ON GRADE THICKNESS AND REINFORCEMENT. ALL INTERIOR SLABS SHALL BE PLACED OVER A POLYETHYLENE VAPOR RETARDER ON COMPACTED, TERMITE TREATED SOIL. SAW-CUT CONTROL JOINTS SHALL BE SPACED EQUAL TO OR LESS THAN 15'-0" OC EACH WAY, SEE PLAN.

32. SEE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE FINISH REQUIREMENTS.

33. SLOPE ALL EXTERIOR SLAB-ON-GRADES AWAY FROM THE STRUCTURE.

34. CURING
    A. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED PER ACI 308.
    B. SUBMIT MATERIALS AND METHOD OF CURING FOR REVIEW.
    C. CONCRETE SHALL BE MAINTAINED WITH MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR A MINIMUM OF 7 DAYS FOLLOWING PLACEMENT.
    D. CURE SLABS-ON-GRADE FOR THE FIRST 72 HOURS BY THE USE OF:
       1) FOG SPRAYING
       2) PONDING
       3) SPRINKLING
       4) LIQUID CURING COMPOUND
       5) CONTINUOUSLY WET ABSORPTIVE MATS OR FABRIC
    E. CONTINUE CURING BY USE OF MOISTURE RETAINING COVER UNTIL CONCRETE HAS OBTAINED ITS SPECIFIED 28 DAY COMPRESSIVE STRENGTH.
    F. DO NOT USE MOISTURE RETAINING CURING COMPOUNDS FOR CURING SURFACES TO RECEIVE CARPET, FLEXIBLE FLOORING, CERAMIC TILED FLOORS OR OTHER SPECIFIED FLOOR SYSTEMS, UNLESS IT HAS BEEN DEMONSTRATED THAT SUCH COMPOUNDS WILL NOT PREVENT BOND.
    G. DO NOT PERMIT CONCRETE NOT FULLY CURED TO BE EXPOSED TO EXCESSIVE TEMPERATURE CHANGES OR HIGH WINDS.

35. FORMWORK SHALL BE DESIGNED, ERECTED, SUPPORTED, BRACED AND MAINTAINED PER ACI 347. ALL FORMWORK, SHORING, AND RESHORING, SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMISSIONS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE. SUBMIT DRAWINGS TO LOCAL BUILDING DEPARTMENT WHEN REQUIRED BY FLORIDA THRESHOLD LAW.

36. THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL FORMS, SHORES, BACKSHORES, FALSEWORK, BRACING AND OTHER TEMPORARY SUPPORTS SHALL BE ENGINEERED TO SUPPORT ALL LOADS IMPOSED INCLUDING THE WET WEIGHT OF CONCRETE, CONSTRUCTION EQUIPMENT, LIVE LOADS, LATERAL LOADS DUE TO WIND AND WET CONCRETE IMBALANCE.

37. THE CONCRETE SLABS SHALL BE FINISHED, WITHIN ACI 117 TOLERANCE, TO THE ELEVATIONS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE, AT HIS COST, ADDITIONAL CONCRETE AS REQUIRED DUE TO FORMWORK AND FRAMING DEFLECTION TO ACHIEVE THE FINISHED TOP OF SLAB ELEVATION.

38. TESTING
    A. A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM MATERIAL TESTING AND QUALITY CONCRETE WORK.
    B. ASTM C143 – SLUMP
    C. ASTM C31 – MAKING, CURING, PROTECTING AND TRANSPORTING (3) 6X12 TEST CYLINDERS OR (3) 4X8 CYLINDERS FOR EACH DAYS POUR OF 50 CUBIC YARDS, OR A FRACTION THEREOF. CONTRACTOR MAY OPTION TO MAKE ADDITIONAL CYLINDERS AT HIS EXPENSE.
    D. ASTM C39 – TEST ONE CYLINDER AT 7 DAYS, TWO AT 28 DAYS. TEST CYLINDER SAMPLES SHALL BE TAKEN AT THE POINT OF DISCHARGE WHEN USING A PUMP.
    E. ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO THE ARCHITECT, OWNER, ENGINEER AND GENERAL CONTRACTOR.

MASONRY

1. LOAD BEARING CONCRETE MASONRY UNITS
   A. ASTM C90, NORMALWEIGHT, TYPE II
   B. NET COMPRESSIVE UNIT STRENGTH OF CONCRETE MASONRY UNITS = 1900 PSI

2. MORTAR
   A. ASTM C270, TYPE S
   B. AVERAGE COMPRESSION STRENGTH AT 28 DAYS = 1800 PSI

3. GROUT
   A. ASTM C476
   B. MINIMUM COMPRESSIVE STRENGTH ON NET AREA AT 28 DAYS = 2000 PSI
   C. 1/4" MAXIMUM AGGREGATE.
   D. 8" – 11" SLUMP.

4. HORIZONTAL JOINT REINFORCEMENT
   A. ASTM A951, HOT TIPPED GALVANIZED
   B. 9 GAGE, TRUSS OR LADDER TYPE AT 16" OC

5. COMPRESSIVE STRENGTH OF MASONRY
   A. F'M = 1500

STRUCTURAL SPECIFICATIONS

PRECAST CONCRETE LINTELS AND SILLS

1. THE LATEST EDITION OF THE FOLLOWING ACI STANDARDS APPLY, SEE PRIMARY CODES AND STANDARDS SECTIONS FOR ADDITIONAL REFERENCES
   A. PCI MANUAL FOR QUALITY CONTROL FOR PRECAST AND PRESTRESSED CONCRETE (MNL–116)

2. QUALITY ASSURANCE
   A. UNITS SHALL BE FABRICATED BY A FIRM ENGAGED IN THE MANUFACTURING OF PRECAST AND PRESTRESSED CONCRETE U–LINTELS FOR A MINIMUM OF FIVE YEARS. FABRICATOR SHALL HAVE A QUALITY ASSURANCE PROGRAM THAT COMPLIES WITH THE PROCEDURES OF MNL–116.
   B. PLANT RECORDS OF PRODUCTION AND QUALITY CONTROL SHALL BE KEPT IN ACCORDANCE WITH PCI RECOMMENDATIONS AND MADE AVAILABLE UPON REQUEST FROM THE ARCHITECT/ENGINEER.

3. PROTECTION
   A. PROTECT ALL STORED AND INSTALLED UNITS FROM JOBSITE DEBRIS AND DAMAGE.
   B. MAINTAIN UNITS FREE OF DIRT AND AIRBORNE POLLUTANTS UNTIL IMMEDIATELY PRIOR TO ERECTION.
   C. REPLACE ALL UNITS THAT ARE DAMAGED DURING STORAGE OR DUE TO MISHANDLING AT THE JOBSITE.

4. MATERIALS
   A. CONCRETE MATERIALS
      1) PORTLAND CEMENT: ASTM C150 TYPE I OR III, GRAY COLOR
      2) AGGREGATES: ASTM C33
      3) WATER: POTABLE
      4) ADMIXTURES: SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE IONS
   B. REINFORCING
      1) DEFORMED REINFORCEMENT: ASTM A615, GRADE 60
      2) PRESTRESSING STRAND: ASTM A416, 270 KSI LL

5. FABRICATION
   A. ALL U–LINTELS THAT ARE NOT PRESTRESSED SHALL BE MADE OF CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS
   B. ALL U–LINTELS THAT ARE PRESTRESSED SHALL BE MADE OF CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 6,000 PSI AT 28 DAYS.
   C. SILL UNITS SHALL BE MADE OF CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
   D. ALL UNITS SHALL HAVE A SAND BLOCK FINISH EXCEPT PRESTRESSED, 6 INCH WIDE, 10 INCH WIDE AND 12 INCH WIDE U–LINTELS MAY BE SMOOTH FORM FINISH, U.N.O. COORDINATE ADDITIONAL FINISH REQUIREMENT WITH ARCHITECT.
   E. TOLERANCES SHALL BE PER PCI MNL–116

6. SUBMITTALS
   A. PROVIDE MANUFACTURERS CATALOG ENGINEERING DATA WHICH SHALL INCLUDE LOAD RATINGS FOR GRAVITY, UPLIFT AND LATERAL LOAD CAPACITIES.

STRUCTURAL STEEL

1. THE LATEST EDITION OF THE FOLLOWING STANDARDS APPLY, SEE PRIMARY CODES AND STANDARDS SECTIONS FOR ADDITIONAL REFERENCES.
   A. AISC – DETAILING FOR STEEL CONSTRUCTION
   B. AMERICAN WELDING SOCIETY – AWS D1.1: STRUCTURAL WELDING CODE

2. QUALITY ASSURANCE
   A. INSTALLER QUALIFICATIONS – A QUALIFIED INSTALLER WHO PARTICIPATES IN THE AISC QUALITY CERTIFICATION PROGRAM AND IS DESIGNATED AN AISC–CERTIFIED ERECTOR, CATEGORY CSE
   B. FABRICATOR QUALIFICATIONS – A QUALIFIED FABRICATOR WHO PARTICIPATES IN THE AISC QUALITY CERTIFICATION PROGRAM AND IS DESIGNATED AN AISC–CERTIFIED PLANT, CATEGORY CBD.
   C. WELDING – QUALIFY PROCEDURES AND PERSONNEL ACCORDING TO AWS D1.1.

3. MATERIALS

A. W–SHAPE (W), WT–SHAPE (WT)	ASTM A992, GRADE 50
B. ANGLES (L) AND PLATES (PL)	ASTM A36
C. HOLLOW STRUCTURAL SECTIONS (HSS)	ASTM A500, GRADE B
1) SQUARE AND RECTANGULAR	FY = 46 KSI
D. STEEL PIPE	ASTM A53, GRADE B, FY = 35 KSI
E. HIGH STRENGTH BOLTS	ASTM A325N (UNO)
F. ANCHOR RODS	ASTM F1554, GRADE 55, S1 (UNO)
G. HOOKED ANCHOR BOLTS	ASTM A307
H. WELDED HEADED STUDS	ASTM A108
I. WELDING ELECTRODES	AWS D1.1, E70XX

4. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE, UNLESS AS MODIFIED IN THESE SPECIFICATIONS.

5. ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN MILL TOLERANCE) LOCATED ABOVE THE HORIZONTAL CENTERLINE BETWEEN THE END CONNECTIONS.

6. CONNECTIONS
   A. ALL SHOP AND FIELD CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS OR WELDS. ALL BOLTS AND NUTS SHALL BE CLEARLY MARKED AS REQUIRED BY AISC SPECIFICATIONS. ALL CONNECTIONS MADE WITH UNMARKED NUTS AND BOLTS WILL BE REJECTED.
   B. ¾" DIAMETER A325N BOLTS (BEARING TYPE CONNECTIONS WITH THREADS INCLUDED IN THE SHEAR PLANE) SHALL BE USED FOR ALL PRIMARY BOLTED CONNECTIONS, UNLESS NOTED OTHERWISE. BOLTS SHALL BE INSTALLED SNUG TIGHT, UNLESS NOTED OTHERWISE.
   C. WELDING CONNECTIONS SHALL CONFORM TO AWS D1.1. ALL WELDING SHALL BE PERFORMED WITH E70XX, LOW HYDROGEN ELECTRODES. ELECTRODES ARE TO BE PROTECTED FROM MOISTURE.
   D. FRAMED BEAM CONNECTION SHALL BE STANDARD AISC DOUBLE ANGLES, UNLESS NOTED OTHERWISE.
   E. ALL CONNECTIONS SHALL CONFORM TO AISC REQUIREMENTS.
   F. DESIGN BEAM END REACTIONS SHOWN ON PLAN ARE SERVICE LOAD REACTIONS. WHERE END REACTIONS ARE NOT SHOWN, BEAM END CONNECTIONS SHALL BE CAPABLE OF SUPPORTING 60% (90% FOR COMPOSITE CONSTRUCTION) OF THE MAXIMUM TOTAL UNIFORM LOAD LISTED IN PART 3 OF THE AISC MANUAL OF STEEL CONSTRUCTION OR 10 KIPS (UNFACTORED), WHICHEVER IS GREATER.
   G. NO CONNECTION SHALL CONSIST OF LESS THAN TWO (2) ¾" DIAMETER A325–N BOLTS OR FILLET WELDS DEVELOPING LESS THAN 10 KIPS (UNFACTORED)
   H. ALTERNATIVE CONNECTION DESIGNS SHALL ONLY BE ALLOWED WITH PRIOR APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD. IF APPROVAL IS GRANTED, ALL CONNECTIONS, SPLICES AND ERECTION PIECES NOT IN ACCORDANCE WITH THE CONTRACT DRAWINGS SHALL BE DESIGNED BY THE FABRICATOR'S ENGINEER. SIGNED AND SEALED CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED.

7. BOLT HOLES
   A. ALLOWABLE MAXIMUM BASE PLATE BOLT HOLES FOR ANCHOR RODS AND ASSOCIATED PLATE WASHER SIZES SHALL CONFORM TO TABLE 14–2 OF THE AISC STEEL CONSTRUCTION MANUAL.
   B. NOMINAL HOLE DIMENSIONS FOR BEAM CONNECTION BOLTS SHALL CONFORM TO TABLE J3.3 OF THE AISC STEEL CONSTRUCTION MANUAL.
   C. WHEN SLOTTED HOLES ARE USED IN AN OUTER PLY, PLATE WASHERS, OR A CONTINUOUS BAR WITH STANDARD HOLES, HAVING A SIZE SUFFICIENT TO COMPLETELY COVER THE SLOT AFTER INSTALLATION SHALL BE PROVIDED. SUCH PLATE WASHER OR CONTINUOUS BAR SHALL BE NOT LESS THAN 5/16 INCHES THICK.

8. SHOP PRIMING
   A. PRIMER
      1) PRIMER: FAST–CURING, LEAD AND CHROMATE–FREE, UNIVERSAL MODIFIED–ALKYD PRIMER WITH GOOD RESISTANCE TO NORMAL ATMOSPHERIC CORROSION, COMPLYING WITH PERFORMANCE REQUIREMENTS OF FS TT–P–664.
      2) PRIMER: SSPC–PAINT 25; RED IRON OXIDE, ZINC OXIDE, RAW LINSEED OIL AND ALKYD PRIMER.
   B. SHOP PRIME STEEL SURFACES, EXCEPT THE FOLLOWING:
      1) SURFACES EMBEDDED IN CONCRETE OR MORTAR. EXTEND PRIMING OF PARTIALLY EMBEDDED MEMBERS TO A DEPTH OF TWO INCHES.
      2) SURFACES TO BE FIELD WELDED.
      3) SURFACES TO BE HIGH–STRENGTH BOLTED WITH SLIP CRITICAL CONNECTIONS.
      4) GALVANIZED SURFACES.
   C. SURFACE PREPARATION
      1) CLEAN SURFACES TO BE PAINTED. REMOVE LOOSE RUST, LOOSE MILL SCALE AND SPATTER, SLAG OR FLUX DEPOSITS. PREPARE SURFACES ACCORDING TO SSPC SPECIFICATIONS.
   D. PRIMING
      1) IMMEDIATELY AFTER SURFACE PREPARATION, APPLY PRIMER ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND AT RATE RECOMMENDED BY SSPC TO PROVIDE A DRY FILM THICKNESS OF NOT LESS THAN 1.5 MILS. USE PRIMING METHODS THAT RESULT IN FULL COVERAGE OF JOINTS, CORNERS, EDGES AND EXPOSED SURFACES.
         a. STRIPE PAINT CORNERS, CREVICES, BOLTS, WELDS AND SHARP EDGES.
         b. APPLY TWO COATS OF SHOP PAINT TO INACCESSIBLE SURFACES AFTER ASSEMBLY OR ERECTION. CHANGE COLOR OF SECOND COAT TO DISTINGUISH IT FOMR THE FIRST.

9. ALL EXTERIOR EXPOSED ELEMENTS SHALL BE HOT DIPPED GALVANIZED.

10. ALL HOT DIPPED GALVANIZED MEMBERS SHALL BE IN ACCORDANCE WITH ASTM A123 AFTER SANDBLAST CLEANING PER SSPC–SP10. ASSOCIATED FASTENER SHALL BE HOT DIPPED GALVANIZED WITH GALVANIZED HARDENED WASHERS AND GALVANIZED HEAVE HEX NUTS.

11. ALL STEEL AT AND BELOW FINISHED GRADE OR FLOOR SLAB SHALL RECEIVE TWO COATS OF BITUMINOUS PAINT OR THREE INCH MINIMUM CONCRETE COVER.

12. NON–SHRINK, NON–METALLIC GROUT WITH A 28–DAY STRENGTH OF 5,000 PSI SHALL BE USED UNDER ALL BASE PLATES AND BEARING PLATES AND SHALL CONFORM TO CORP OF ENGINEERS CRD–C621, FACTORY PREMIX GROUT, U.N.O.

13. THE STEEL STRUCTURE IS NOT A SELF–SUPPORTING FRAME AND IS DEPENDENT ON DIAPHRAGM ACTION OF THE ROOF AND/OR FLOOR SYSTEM(S) AND ATTACHMENT TO THE LATERAL BRACING ELEMENTS FOR STABILITY AND FOR RESISTANCE TO LATERAL FORCES. CONTRACTOR RESPONSIBLE FOR PROVIDING ALL TEMPORARY SUPPORTS UNTIL THE ENTIRE STRUCTURAL SYSTEM IS INSTALLED AND CONNECTED PER THESE DRAWINGS.

14. ALL OPENINGS THRU STEEL BEAM WEBS SHALL BE SHOP FABRICATED AND CONFORM TO AISC REQUIREMENTS AND LIMITATIONS.

15. STRUCTURAL MEMBERS SHALL NOT BE SPLICED UNLESS SPECIFICALLY DETAILED ON THE CONTRACT DOCUMENTS. THE FABRICATOR MAY SUBMIT SIGNED AND SEALED CALCULATIONS AND DETAILS FOR PROPOSED SPLICES FOR APPROVAL BY THE ENGINEER OF RECORD.

16. IF FILLET WELD SIZE IS NOT SPECIFIED, THE MINIMUM THROAT SIZE OF FILLET WELDS SHALL BE 1/16 INCH LESS THAN THE THINNEST CONNECTION MEMBER.

17. FIELD WELDING OF GALVANIZED MEMBERS IS ONLY ACCEPTABLE IN A WELL VENTILATED ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER VENTILATION.

18. CONTRACTOR SHALL TOUCH–UP AND REPAIR OF ALL GALVANIZED MEMBERS THAT HAVE BEEN DAMAGED OR FIELD WELDED PER ASTM A780.

19. CONTRACTOR SHALL VERIFY SIZE AND LOCATIONS OF ALL OPENINGS, PENETRATIONS AND SLAB EDGES PRIOR TO FABRICATION OF MATERIALS.

20. ERECTION
   A. SET STRUCTURAL STEEL ACCURATELY IN LOCATIONS AND TO ELEVATIONS INDICATED AND IN ACCORDANCE WITH THE REFERENCED AISC SPECIFICATIONS.
   B. BEFORE ASSEMBLING, THE CONTRACTOR IS TO CLEAN BEARING SURFACES AND OTHER SURFACES IN PERMANENT CONTACT WITH MEMBERS.
   C. MAINTAIN ERECTION TOLERANCES OF STRUCTURAL STEEL AND ARCHITECTURALLY EXPOSED STEEL WITH AISC'S CODE OF STANDARD PRACTICE.
   D. DO NOT ENLARGE UNFAIR HOLES IN MEMBERS BY BURNING OR USING DRIFT PINS. CONTACT ENGINEER OF RECORD TO DETERMINE THE APPROPRIATE REPAIR.
   E. DOUBLE CONNECTIONS THROUGH COLUMN WEBS OR AT BEAMS THAT FRAME OVER THE TOPS OF COLUMNS IN THE CASE OF CANTILEVERED CONSTRUCTION MUST BE INSTALLED TO HAVE AT LEAST ONE INSTALLED BOLT REMAIN IN PLACE TO SUPPORT THE FIRST BEAM WHILE THE SECOND IS BEING ERECTED. ALTERNATIVELY, THE FABRICATOR MUST SUPPLY A SEAT OR EQUIVALENT DEVICE WITH A MEANS OF POSITIVE ATTACHMENT TO SUPPORT THE FIRST BEAM WHILE THE SECOND BEAM IS BEING ERECTED.
   F. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AWS CERTIFIED WELDERS.

21. FIELD QUALITY CONTROL
   A. THE OWNER WILL ENGAGE AN INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM INSPECTIONS AND PREPARE TEST REPORTS.
      1) BOLTED CONNECTIONS SHALL BE TESTED AND INSPECTED ACCORDING TO RCSC'S – SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325N OR A490 BOLTS.
      2) SHOP WELDED AND FIELD WELDED CONNECTION SHALL BE INSPECTED ACCORDING TO AWS D1.1.
      3) 50 PERCENT OF FULL PENETRATION WELDS SHALL BE TESTED ACCORDING TO AWS D1.1.

22. SUBMITTALS
   A. SHOP DRAWINGS SHOWING FABRICATION OF STRUCTURAL STEEL COMPONENTS
      1) INCLUDE DETAILS OF CUTS, CONNECTION, SPLICES, CAMBER, HOLES AND OTHER PERTINENT DATA.
      2) INCLUDE EMBEDMENT DRAWINGS
      3) INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZES, LENGTH AND TYPE OF EACH WELD.
      4) INDICATE TYPE, SIZE AND LENGTH OF BOLTS, DISTINGUISHING BETWEEN SHOP AND FIELD BOLTS. IDENTIFY PRETENSIONED AND SLIP CRITICAL HIGH–STRENGTH BOLTED CONNECTIONS.
      5) FOR STRUCTURAL STEEL CONNECTION NO SHOWN ON THE STRUCTURAL DRAWINGS, INCLUDE STRUCTURAL ANALYSIS DATA SIGNED AND SEALED BY THE REGISTERED DELEGATED ENGINEER.
   B. WELDING CERTIFICATES UPON REQUEST.
   C. QUALIFICATION DATA UPON REQUEST.
   D. MILL TEST REPORTS SIGNED BY THE MANUFACTURER CERTIFYING THAT THE FOLLOWING PRODUCTS COMPLY WITH THE REQUIREMENTS:
      1) STRUCTURAL STEEL INCLUDING CHEMICAL AND PHYSICAL PROPERTIES
      2) BOLTS, NUTS AND WASHERS INCLUDING MECHANICAL PROPERTIES AND CHEMICAL ANALYSIS.
      3) DIRECT–TENSION INDICATORS.
      4) TENSION–CONTROL, HIGH–STRENGTH BOLT–NUT–WASHER ASSEMBLIES
      5) SHEAR STUD CONNECTORS
      6) SHOP PRIMERS
      7) NONSHRINK GROUT.

23. SHOP DRAWING SHALL BE SUBMITTED AND REVIEWED BY THE REQUIRED CONSULTANTS PRIOR TO FABRICATION OF STEEL.

24. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE FABRICATOR OF RESPONSIBILITY FOR THE ADEQUACY OF ALL CONNECTIONS.

COLD–FORMED/LIGHT GAUGE STEEL FRAMING

1. MATERIALS
   A. ALL THE COLD FORMED MEMBERS SHALL COME FROM A SINGLE MANUFACTURER. ONLY MANUFACTURERS WHO ARE MEMBERS IN GOOD STANDING WITH THE STEEL STUD MANUFACTURER'S ASSOCIATION (SSMA) WILL BE ACCEPTED. THE INSTALLATION SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS.
   B. ALL MEMBERS SHALL BE FORMED FROM STEEL CORRESPONDING TO A TYPE LISTED THE AISI 'SPECIFICATION FOR THE DESIGN OF COLD–FORMED STEEL STRUCTURAL MEMBERS'. STUDS LIGHTER THAN 16GA SHALL HAVE A MINIMUM YIELD STRENGTH OF 33KSI, 16GA AND HEAVIER SHALL HAVE A MINIMUM YIELD STRENGTH OF 50KSI.
   C. SHEET STEEL FOR STRUCTURAL FRAMING AND ACCESSORIES SHALL CONFORM TO ASTM A1003.
   D. SHEET STEEL FOR VERTICAL DEFLECTION CLIPS SHALL CONFORM TO ASTM A653.
   E. ALL STRUCTURAL FRAMING ACCESSORIES SHALL BE FORMED FROM STRUCTURAL QUALITY STEEL WITH MINIMUM YIELD STRENGTH OF 50 KSI AND HAVE MINIMUM PROTECTIVE COATING EQUAL TO G–60 GALVANIZED COATING.

MEMBER	MIN. THICKNESS	MIN. YIELD
CLIP ANGLES	14 GA	50KSI
DIAGONAL BRACING	2X16 GA	50KSI
BRIDGING CHANNEL	1500U50–54	50KSI
BRIDGING CLIPS	1½"X1½"X16 GA	50KSI

   F. ALL PRODUCTS SHALL HAVE A COATING CORRESPONDING TO THE MINIMUM REQUIREMENTS OF ASTM C955.

2. PERFORMANCE CRITERIA
   A. MEMBER PROPERTIES
      1) STRUCTURAL STUDS AND JOISTS (S–SECTIONS)
         a. STEEL STUDS OF SIZE AND THICKNESS AS REQUIRED BY THE STRUCTURAL PERFORMANCE OR AS INDICATED WITH MINIMUM 1.625 INCH FLANGE AND 0.500 INCH FLANGE RETURN LIP.
      2) TRACK (T–SECTIONS)
         a. STANDARD TRACKS OF SIZE, SHAPE AND THICKNESS AS REQUIRED BY THE STRUCTURAL PERFORMANCE OR AS INDICATED WITH A MINIMUM FLANGE WIDTH OF 1.25 INCHES WITH NO RETURN FLANGE LIP.
      3) CHANNEL (U–SECTIONS)
         a. STANDARD U–SECTION OF SIZE, SHAPE AND THICKNESS AS REQUIRED BY THE STRUCTURAL PERFORMANCE OR AS INDICATED WITH A MINIMUM FLANGE WIDTH OF 0.500 INCHES WITH NO RETURN FLANGE LIP.
      4) FURRING CHANNEL (F–SECTION)
         a. STANDARD F–SECTION (HAT–SHAPED) OF SIZE, SHAPE AND THICKNESS AS REQUIRED BY THE STRUCTURAL PERFORMANCE OR AS INDICATED.
   B. DESIGN FRAMING TO WITHSTAND LOADS WITHOUT DEFLECTIONS GREATER THAN THE FOLLOWING:
      1) HORIZONTAL DEFLECTION LIMITS
         a. STUCCO BACKUP: L/600
         b. EIFS BACKUP: L/360
         c. BRICK BACKUP: L/600
         d. BACKUP FOR FLEXIBLE MATERIALS: L/240

3. DESIGN
   A. LIGHT GAUGE FRAMING MANUFACTURER SHALL DESIGN ALL MEMBERS, BRACING AND CONNECTIONS. CALCULATIONS AND DRAWINGS SHALL BE PREPARED, SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION AND CONSTRUCTION.

4. FABRICATION
   A. FABRICATE COLD–FORMED METAL FRAMING AND ACCESSORIES PLUMB, SQUARE, AND TRUE TO LINE, AND WITH CONNECTIONS SECURELY FASTENED, ACCORDING TO AISI'S SPECIFICATIONS AND STANDARDS, MANUFACTURER'S WRITTEN INSTRUCTIONS.
   B. CUT FRAMING MEMBERS BY SAWING OR SHEARING; DO NOT TORCH CUT. FASTEN COLD–FORMED METAL FRAMING MEMBERS WITH SCREW FASTENING. WIRE TYING OF FRAMING MEMBERS IS NOT PERMITTED.

5. CONNECTIONS
   A. CONNECTIONS NOT FULLY DETAILED ON THE CONTRACT DOCUMENTS SHALL BE DESIGNED BY THE LIGHT GAUGE DELEGATED ENGINEER AND INCLUDED WITHIN THE SHOP DRAWING SUBMITTAL.
   B. SCREWS – UNLESS NOTED OR DETAILED OTHERWISE, SCREWS SHALL BE AS FOLLOWS:
      1) SHEET STEEL TO SHEET STEEL: #10–16, 5/8–INCH–LONG SELF DRILLING SCREWS.
      2) SHEET STEEL TO STRUCTURAL STEEL: #12–24, 1½ INCH LONG SELF DRILLING SCREWS WITH NUMBER 5 TIP STYLE.
   C. POWER ACTUATED FASTENERS – UNLESS NOTED OR DETAILED OTHERWISE, PAF SHALL BE AS FOLLOWS:
      1) SHEET STEEL TO CONCRETE: 0.145 INCH DIAMETER, 1 ¼ INCH LONG, SMOOTH SHANK.
      2) SHEET STEEL TO STRUCTURAL STEEL: 0.145 INCH DIAMETER, ¾ INCH LONG, KNURLED SHANK.
      3) SHEET STEEL TO POST–TENSIONED CONCRETE: 0.125 INCH DIAMETER, ¾ INCH LONG, SMOOTH SHANK.
   D. WELDING
      1) WELDING PROCEDURES FOR SHEET STEEL TO BE IN ACCORDANCE WITH AWS D1.3. WELDERS SHALL BE CERTIFIED FOR SHEET STEEL IN ALL POSITIONS REQUIRED PER AWS D1.3.
      2) MINIMUM WELD THROAT THICKNESS (T) MUST MATCH OR EXCEED THE BASE STEEL THICKNESS OF THE THINNEST CONNECTED STEEL SHEET UNLESS NOTED OTHERWISE.
      3) AFTER WELDING ALL FLUX SHALL BE REMOVED AND A ZINC–RICH PAINT, WITH A DRY FILM CONTAINING 94% ZINC DUST BY WEIGHT, SHALL BE APPLIED TO THE WELD AREA TO RESTORE CORROSION RESISTANCE.

6. WITH EACH TYPE OF METAL FRAMING INDICATED, PROVIDE MANUFACTURER'S STANDARD STEEL STUDS, JOISTS, RAFTERS, RUNNERS (TRACKS), BLOCKING, LINTELS, CLIP ANGLES, SHOES, REINFORCEMENTS, FASTENERS AND ACCESSORIES RECOMMENDED BY THE MANUFACTURER FOR APPLICATIONS INDICATED, AS NEEDED TO PROVIDE A COMPLETE COLD–FORMED METAL FRAMING SYSTEM.

7. AT ALL FRAMING CORNERS, PROVIDE CONTINUOUS 3"X3"X14 GAUGE BENT PLATE, UNLESS NOTED OR DETAILED OTHERWISE.

8. EXAMINE SUPPORTING SUBSTRATES AND ABUTTING STRUCTURAL FRAMING FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

9. INSTALL CONTINUOUS TRACKS SIZED TO MATCH STUDS. ALIGN TRACKS ACCURATELY TO LAYOUT AT BASE AND TOPS OF STUDS. SECURE TRACKS AS RECOMMENDED BY STUD MANUFACTURER FOR TYPE OF CONSTRUCTION INVOLVED, EXCEPT DO NOT EXCEED 24 INCH O.C. SPACING FOR NAIL OR POWDER–DRIVEN FASTENERS, OR 16 INCHES O.C. FOR OTHER TYPES OF ATTACHMENT. ABUTTING PIECES OF TRACK SHALL BE SECURELY SPLICED TOGETHER. PROVIDE FASTENERS AT CORNERS AND ENDS OF TRACKS.

10. CONSTRUCTION AND/OR TEMPORARY BRACING IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE KEPT IN PLACE UNTIL THE STRUCTURE HAS BEEN STABILIZED, ALIGNED, PLUMBED AND SECURED WITH PERMANENT STEEL CONNECTIONS, SHEAR WALLS AND FOUNDATION ATTACHMENTS.

11. LOAD BEARING STUDS SHALL BE INSTALLED SEATED SQUARELY (WITHIN ⅜") AGAINST THE WEB PORTION OF THE TOP AND BOTTOM TRACK. BEARING SURFACES SHALL BE UNIFORM AND LEVEL TO ASSURE FULL CONTINUOUS BEARING CONTACT AND DIRECT LOAD TRANSFER FOR THESE MEMBERS.

12. INSTALL LOAD BEARING SHIMS OR GROUT BETWEEN THE UNDERSIDE OF WALL BOTTOM TRACK OR RIM TRACK AND THE TOP OF FOUNDATION WALL OR SLAB AT STUD OR JOIST LOCATIONS TO ENSURE A UNIFORM BEARING SURFACE ON SUPPORTING CONCRETE OR MASONRY CONSTRUCTION.

13. COLD–FORMED METAL FRAMING MAY BE SHOP OR FIELD FABRICATED FOR INSTALLATION, OR IT MAY BE FIELD ASSEMBLED. INSTALL COLD–FORMED METAL FRAMING ACCORDING TO AISI'S "STANDARD FOR COLD–FORMED STEEL FRAMING – GENERAL PROVISIONS" AND TO MANUFACTURER'S WRITTEN INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

14. INSTALL SHOP OR FIELD FABRICATED, COLD FORMED FRAMING AND SECURELY ANCHOR TO SUPPORTING STRUCTURE. SCREW, BOLT, OR WELD WALL PANELS AT HORIZONTAL AND VERTICAL JUNCTURES TO PRODUCE FLUSH, EVEN, TRUE–TO–LINE JOINTS WITH MAXIMUM VARIATION IN PLANE AND TRUE POSITION BETWEEN FABRICATED PANELS NOT EXCEEDING 1/16 INCH.

15. INSTALL COLD–FORMED METAL FRAMING AND ACCESSORIES PLUMB, SQUARE, AND TRUE TO LINE, AND WITH CONNECTIONS SECURELY FASTENED. CUT FRAMING MEMBERS BY SAWING OR SHEARING; DO NOT TORCH CUT. FASTEN COLD–FORMED METAL FRAMING MEMBERS BY SCREW FASTENING. WIRE TYING OF FRAMING MEMBERS IS NOT PERMITTED.

16. LOCATE MECHANICAL FASTENERS AND INSTALL ACCORDING TO SHOP DRAWINGS, AND COMPLYING WITH REQUIREMENTS FOR SPACING, EDGE DISTANCES, AND SCREW PENETRATION. INSTALL FRAMING MEMBERS IN ONE–PIECE LENGTHS UNLESS SPLICE CONNECTIONS ARE INDICATED FOR TRACK OR TENSION MEMBERS.

17. DO NOT BRIDGE BUILDING EXPANSION AND CONTROL JOINTS WITH COLD–FORMED METAL FRAMING. INDEPENDENTLY FRAME BOTH SIDES OF JOINTS.

18. ERECTION TOLERANCES: INSTALL COLD–FORMED METAL FRAMING LEVEL, PLUMB, AND TRUE TO LINE TO A MAXIMUM ALLOWABLE TOLERANCE VARIATION OF 1/8 INCH IN 10 FEET. SPACE INDIVIDUAL FRAMING MEMBERS NO MORE THAN PLUS OR MINUS 1/8 INCH FROM PLAN LOCATION. CUMULATIVE ERROR SHALL NOT EXCEED MINIMUM FASTENING REQUIREMENTS OF SHEATHING OR OTHER FINISHING MATERIALS.

19. THE GAUGE OF ALL TRACKS SHALL BE NO LIGHTER THAN THE FRAMING THAT IS BEING CONNECTED, UNLESS OTHERWISE INDICATED.

20. WELDING OF MEMBERS LIGHTER THAN 18 GA SHALL NOT BE PERMITTED.

21. RESISTANCE TO BENDING AND ROTATION ABOUT THE MINOR AXIS SHALL BE PROVIDED BY LATERAL BRACING/BRIDGING WHERE REQUIRED.

22. WHERE STEEL FRAMING MEMBERS ARE COMPONENTS OF ASSEMBLIES INDICATED FOR FIRE RESISTANCE RATINGS, PROVIDE COLD FORM METAL FRAMING COMPONENTS IDENTICAL TO THAT OF THE ASSEMBLIES TESTED FOR FIRE RESISTANCE PER ASTM E119 BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

23. INSTALL HORIZONTAL BRIDGING AT NOT MORE THAN 4'–0" O.C. VERTICALLY IN WALL SYSTEMS.

24. AT LOAD BEARING WALLS, PROVIDE FOUR STUDS AT EACH INTERSECTING WALLS AND THREE STUDS AT EACH CORNER MINIMUM.

25. WHERE STUD SYSTEM ABUTS STRUCTURAL COLUMNS OR WALLS, INCLUDING MASONRY WALLS, ANCHOR ENDS OF STIFFENERS TO SUPPORTING STRUCTURE.

26. SUBMITTALS
   A. PRODUCT DATA
      1) SUBMIT MANUFACTURER'S PRODUCT INFORMATION, CERTIFICATION AND INSTALLATION INSTRUCTIONS FOR EACH TYPE OF COLD–FORMED STEEL FRAMING PRODUCT AND ACCESSORY. INCLUDE TEST REPORTS AND PUBLISHED ALLOWABLE LOADS FOR ALL FASTENERS USED.
   B. SHOP DRAWINGS
      1) SUBMIT SHOP DRAWINGS FOR ALL COLD–FORMED METAL FRAMING TO BE USED. SHOP DRAWINGS SHALL INDICATE PLACING OF ALL FRAMING MEMBERS SHOWING TYPE, SIZE, MEMBER THICKNESS, NUMBER, LOCATION AND SPACING. THEY SHALL ALSO INDICATE SUPPLEMENTAL STRAPPING, BRACING, SPLICES, BRIDGING, ACCESSORIES AND DETAILS REQUIRED FOR PROPER INSTALLATION. SHOP DRAWINGS SHALL INDICATE TYPE OF FASTENING SYSTEM USED ALONG WITH SIZE AND NUMBER OF FASTENERS.
         a. WELDED CONNECTION SHALL SHOW SIZE AND LENGTH OF WELDS FOR ALL CONNECTIONS.
         b. SCREWED CONNECTIONS SHALL SHOW TYPE, SIZE AND NUMBER OF SCREWS FOR ALL CONNECTIONS.
         c. CONNECTIONS USING ANCHORS SHALL SHOW PRODUCT NAME, EMBEDMENT, EDGE DISTANCE AND SPACING.
      2) SUBMITTED SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   C. CALCULATIONS
      1) SUBMIT CALCULATIONS FOR ALL COLD–FORMED METALS THAT ARE PREPARED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. CALCULATIONS SHALL INDICATE SIZING OF MEMBERS SUPPORTING THE LOADS INDICATED IN THE CONTRACT DOCUMENTS AND THE DESIGN OF CONNECTIONS INDICATING METHOD OF CONNECTION.
   D. WELDING CERTIFICATES UPON REQUEST
   E. REGISTERED PROFESSIONAL ENGINEER'S QUALIFICATIONS UPON REQUEST.

WOOD

1. MATERIALS
   A. SAWN LUMBER
      1) SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
      2) SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
      3) SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AND SHALL BE SURFACE DRY SOUTHERN PINE NO 2, OR BETTER
   2. EXTERIOR FRAMING, LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED, REFER TO AWPA STANDARD U1.

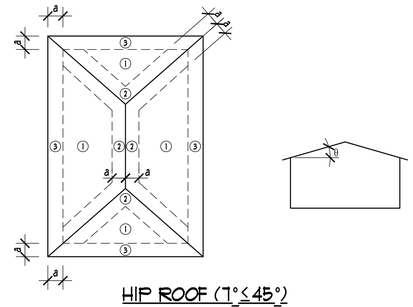
3. STAINLESS STEEL FASTENERS SHALL BE USED WITH STAINLESS STEEL CONNECTORS AND GALVANIZED FASTENERS SHALL BE USED WITH G185 OR HDG CONNECTORS.

4. PLYWOOD PANELS
   A. APA PERFORMANCE RATED PLYWOOD PANELS
      1) PLYWOOD ROOF SHEATHING
         a. 5/8 INCH NOMINAL THICKNESS APA RATED SHEATHING, EXTERIOR CLASSIFIED, SPAN RATING 40/20
         b. FASTEN SHEATHING WITH 10D RING SHANK NAILS AT 4" O.C. AT BUILDING PERIMETER, SUPPORTED EDGES, HIPS, VALLEYS AND AT 6" O.C. AT INTERMEDIATE (FIELD) SUPPORTS. PROVIDE SOLID 2X BLOCKING BETWEEN SUPPORTS AT ALL HIPS, RIDGES, VALLEYS, AND CHANGES IN ROOF SLOPE.
   B. FACTORY–MARK EACH CONSTRUCTION PANEL WITH APA TRADEMARK EVIDENCING COMPLIANCE WITH GRADE REQUIREMENTS.
   C. INSTALL PANELS WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTING MEMBERS, UNLESS SHOWN OTHERWISE.

PREFABRICATED, PRE–ENGINEERED WOOD TRUSSES

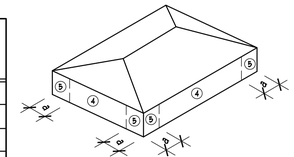
1. THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS APPLY, SEE PRIMARY CODES AND STANDARDS SECTIONS FOR ADDITIONAL REFERENCES.
   A. GUID

COMPONENTS AND CLADDING WIND PRESSURES ON MAIN ROOF (PSF) ULTIMATE PRESSURES				
ZONE	COMPONENT			
	ROOFING MATERIALS		JOISTS OR TRUSSES	
1	X	X	X	X
2	X	X	X	X
2 OH	X	X	X	X
3	X	X	X	X
3 OH	X	X	X	X



HIP ROOF (7°≤45°)

COMPONENTS AND CLADDING WIND PRESSURES (PSF) ULTIMATE PRESSURES EXTERIOR DOORS, WINDOWS, WALLS												
ZONE	TRIB AREA (ft^2)											
	1-19		20-49		50-99		100-199		200-499		500+	
4	XX	-XX	XX	-XX	XX	-XX	XX	-XX	XX	-XX	XX	-XX
5	XX	-XX	XX	-XX	XX	-XX	XX	-XX	XX	-XX	XX	-XX



DOORS, WINDOW, WALLS

NOTES:
1. a = XX FEET
2. THIS BUILDING IS DESIGNED AS AN ENCLOSED STRUCTURE. ALL EXTERIOR COMPONENTS (DOORS, WINDOWS, ETC.) MUST BE DESIGNED TO WITHSTAND THE WIND LOADINGS SPECIFIED FOR THE DESIGN OF COMPONENTS AND CLADDING IN THE TABLES. IN ADDITION, ALL AREAS OF EXTERIOR GLAZING MUST BE CERTIFIED FOR MISSILE IMPACT OR PROTECTED BY WIND-BORNE DEBRIS BY A SCREEN BARRIER.
3. + PRESSURE ACTING TOWARDS SURFACE, - PRESSURE ACTING AWAY FROM SURFACE.
4. AS REQUIRED BY THE CURRENT BUILDING CODE, VALUES SHOWN IN THESE TABLES ARE ULTIMATE PRESSURES. AT THEIR DISCRETION, THE ROOFING CONSULTANT, CONTRACTOR OR OTHER TRADES MAY MULTIPLY THESE VALUES BY Ø.6Ø TO ATTAIN ALLOWABLE PRESSURE VALUES.

1 COMPONENTS AND CLADDING WIND PRESSURE TABLES SCALE: NTS

TENSION LAP SPLICE LENGTH FOR CONCRETE BEAMS/FOUNDATIONS				
BAR SIZE	LOCATION	CONCRETE STRENGTH, PSI		
		3000	4000	5000
#4	TOP BARS	3'-1"	2'-9"	2'-5"
	OTHER BARS	2'-5"	2'-1"	1'-11"
#5	TOP BARS	3'-11"	3'-5"	3'-Ø"
	OTHER BARS	3'-Ø"	2'-7"	2'-4"
#6	TOP BARS	4'-8"	4'-1"	3'-8"
	OTHER BARS	3'-7"	3'-1"	2'-1Ø"
#7	TOP BARS	6'-9"	5'-11"	5'-3"
	OTHER BARS	5'-3"	4'-6"	4'-1"
#8	TOP BARS	7'-9"	6'-9"	6'-Ø"
	OTHER BARS	6'-Ø"	5'-2"	4'-8"

NOTES:
1. THIS DETAIL IS NOT APPLICABLE FOR COLUMN VERTICAL BARS.
2. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
3. MINIMUM COVER FOR BARS SPACED 4db OR MORE IS TO BE GREATER THAN db.
4. FOR LIGHTWEIGHT AGGREGATE, MULTIPLY ABOVE VALUES BY 1.3.
5. REINFORCEMENT IS TO BE GRADE 60 BARS.
6. TENSION LAP LENGTHS BASED ON ACI CASE 1, CLASS B.

2 TENSION LAP SPLICE FOR BEAMS/ FOUNDATIONS SCALE: NTS

LAP SPLICE LENGTHS FOR MASONRY REINFORCING	
BAR SIZE	LAP LENGTHS
#4	2'-Ø"
#5	2'-6"
#6	3'-4"
#7	4'-6"

NOTES:
1. REINFORCEMENT IS TO BE GRADE 60 BARS.

3 TENSION LAP SPLICE FOR MASONRY VERTICAL BARS SCALE: NTS

SPLICE LENGTHS FOR COLUMN VERTICAL BARS				
BAR SIZE	CONCRETE STRENGTH, PSI			
	COMPRESSION LAP	TENSION LAP		
		3000	4000	5000
#4	1'-8"	2'-5"	2'-1"	1'-1Ø"
#5	1'-6"	3'-Ø"	2'-7"	2'-4"
#6	2'-6"	3'-7"	3'-1"	2'-9"
#7	2'-11"	5'-3"	4'-6"	4'-1"
#8	3'-4"	6'-Ø"	5'-2"	4'-7"

NOTES:
1. REINFORCEMENT IS TO BE GRADE 60 BARS.
2. TENSION LAP LENGTHS BASED ON ACI CASE 1, CLASS B.

4 TENSION LAP SPLICE FOR COLUMN VERTICAL BARS SCALE: NTS

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY Designer | DRAWN BY Author | CHECKED BY Checker | APPROVED BY Approver

WIND PRESSURE TABLES & SCHEDULES

DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

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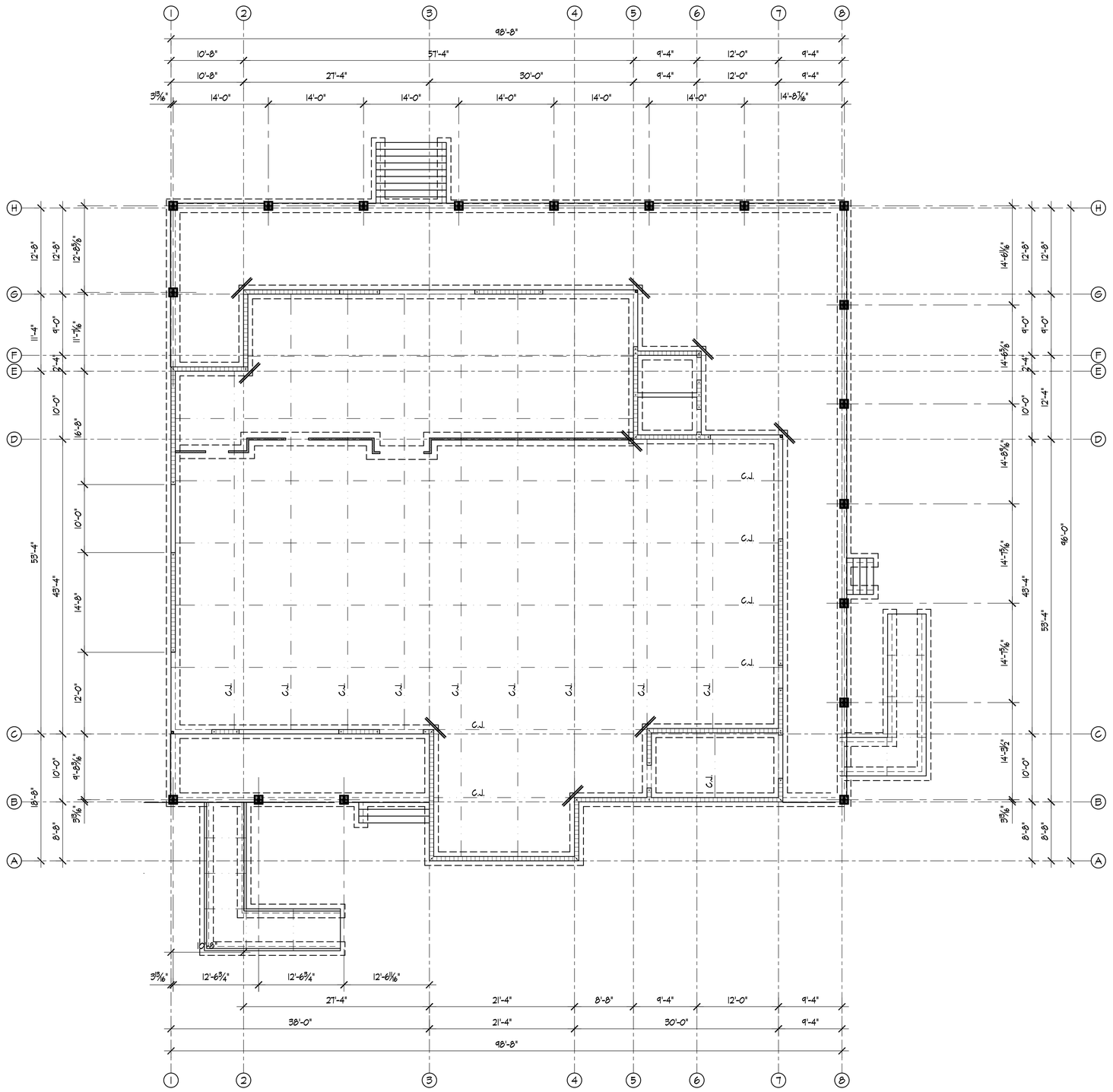
Brian Hsi, P.E.
State of Florida #63409

PROJECT NO.: 24006

SCALE: As Noted

DATE: 2/5/2026

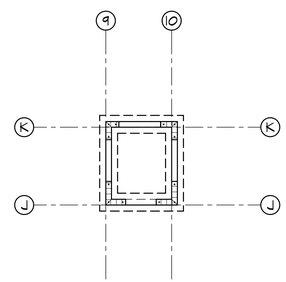
DRAWING: S-003



1 CLUBHOUSE GROUND FLOOR/ FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

FOUNDATION PLAN NOTES

1. SLAB-ON-GRADE TO BE 4" THICK CONCRETE, REINFORCED WITH 6x6 - W1.4xW1.4 W.W.F. ON 15 MIL VAPOR RETARDER LAP AND TAPE OVER COMPACTED SOIL. REFER TO ARCH. FOR EXTENTS
2. EXTERIOR OUTDOOR PATIO SLAB-ON-GRADE TO BE 4" THICK CONCRETE, REINFORCED WITH 6x6 - W1.4xW1.4 W.W.F OVER COMPACTED SOIL. REFER TO ARCH FOR ELEVATION, SLOPE AND EXTENTS.
3. TOP OF INTERIOR SLAB-ON-GRADE ELEVATION = 0'-0" (XX.XX NAVD) U.N.O.
   TOP OF TYPICAL WALL FOOTING = (-) X'-X" (XX.XX NAVD) U.N.O.
4. MASONRY WALL FOOTING SHALL BE F20W, U.N.O.
   LIGHT GAUGE WALL FOOTING SHALL BE M20W, U.N.O.
3. CENTER ALL FOOTINGS BELOW WALL/COLUMN U.N.O.
4. ALL FOOTING REINFORCING TO BE BOTTOM BARS U.N.O.
5. INDICATES 8" NOMINAL LOAD BEARING MASONRY WALLS, U.N.O. TYPICAL REINFORCEMENT SHALL BE #5@32" O.C. MAX IN FULLY GROUTED CELL AT ALL WALL INTERSECTIONS, SIDES OF OPENINGS AND CORNERS. REINFORCEMENT SHALL BE CONTINUOUS OR LAPPED FROM FOUNDATION, THROUGH TIE BEAMS AND HOOKED AT TOP OF WALL. PROVIDE MATCHING DOWELS INTO FOUNDATION.
6. INDICATES PRE-ENGINEERED 3⅝"x MIN 14 GA (362S162-68, 50 ksi) LIGHT GAUGE STUDS AT 16" O.C. MAX., SEE SHEET S-002 FOR ADDITIONAL INFORMATION..
7. PROVIDE (2) #5x4'-0", MID-DEPTH OF SLAB-ON-GRADE AT ALL INTERIOR WALL JOGS, TYP.
8. PROVIDE GANGED STUD POSTS AT ALL GIRDER TRUSS SUPPORTS QUANTITY OF STUDS SHALL MATCH QUANTITY OF GIRDER TRUSS PLYS, U.N.O..
9. PLAN DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL DIMENSIONS, OPENINGS, ETC WITH ARCHITECTURAL, MECHANICAL, CIVIL, PLUMBING AND ELECTRICAL DRAWINGS PRIOR TO FABRICATION.
10. CONTRACTOR TO COORDINATE TOP OF FOOTING ELEVATIONS WITH ALL SITE UTILITIES; NO UTILITIES SHALL RUN BELOW THE FOUNDATIONS. STEP FOOTING PER X/S-201, X/S-201 OR X/S-201 AS REQUIRED.
11. CONTRACTOR TO COORDINATE SLAB DEPRESSION LOCATIONS, DEPTH, EXTENTS AND SLAB SLOPES WITH ARCHITECT.
12. CONTRACTOR TO PROVIDE MASONRY CONTROL JOINTS PER SPECIFICATIONS AND COORDINATE LOCATIONS WITH ARCHITECT AND ARCHITECTURAL DRAWINGS. CONTROL JOINTS SHALL NOT PASS THROUGH DOUBLE COURSE K.O. BLOCKS AT ROOF.
13. C.J. = SLAB CONTRACTION JOINTS, SEE DETAIL 1/S-201 AND 2/S-201.
14. SEE SHEETS S-001 AND S-002 FOR STRUCTURAL SPECIFICATIONS.
15. SEE SHEET S-002 FOR REINFORCEMENT LAP SCHEDULES.
16. SEE SHEETS S-20X, S-20X AND S-20X FOR TYPICAL FOUNDATION & MASONRY DETAILS.
17. SEE SHEET S-XXX FOR TYPICAL LIGHT GAUGE FRAMING DETAILS.
18. SOIL SHALL BE TREATED WITH TERMITE PROTECTION AS REQUIRED BY THE CURRENT FLORIDA BUILDING CODE, SEE ARCHITECTURAL DRAWINGS.



2 STARTER BLDG GROUND FLOOR/ FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver

GROUND FLOOR / FOUNDATION PLAN

DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

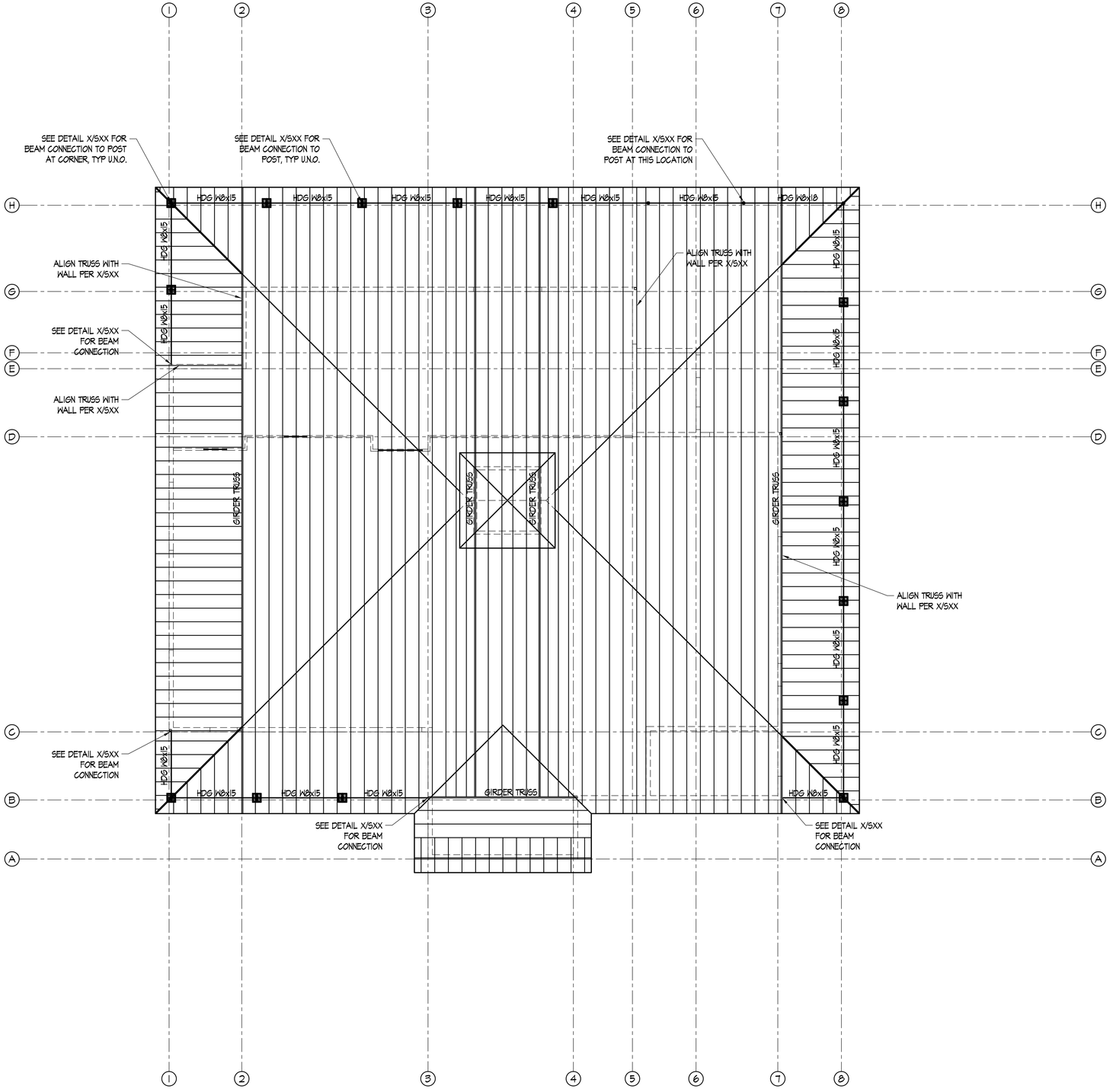
CITY OF TARPON SPRINGS

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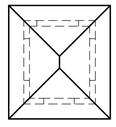
Brian Hsi, P.E.
State of Florida #63409

PROJECT NO.: 24006
SCALE: As Noted
DATE: 2/5/2026
DRAWING: S-101



ROOF FRAMING PLAN NOTES:

1. ROOF FRAMING SHALL BE PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. MAX TYP, U.N.O. TRUSS SUBMITTALS SHALL BE SIGNED AND SEALED BY THE WOOD TRUSS DELEGATED ENGINEER, SEE SPECIFICATIONS FOR ADDITIONAL SUBMITTAL REQUIREMENTS.
2. ROOF DECK SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD (OR OSB EQUIVALENT) WITH 10d NAILS AT 4" O.C. AT ROOF EDGES, HIPS & RIDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS, U.N.O. INSTALL WITH H-CLIPS, REFER TO DETAIL 1/S401 FOR ADDITIONAL INFORMATION.
3. TYPICAL ROOF TRUSS BEARING ELEVATION = 12'-0", U.N.O.
4. ROOF SLOPE = 4:12, U.N.O., SEE ARCH.
5. CONTRACTOR/ERECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING.
6. TRUSS FABRICATOR/ENGINEER RESPONSIBLE FOR ALL PERMANENT BRACING.
7. TRUSS DELEGATED ENGINEER TO COORDINATE LOCATIONS AND WEIGHT OF ADDITIONAL EQUIPMENT HUNG OR BEARING ON THE TRUSSES WITH THE ARCHITECTURAL DRAWINGS AND APPROPRIATE TRADES.
8. PROVIDE SIMPSON STRONG-TIE CONNECTORS/ANCHORS, OR APPROVED EQUIVALENT, FOR UPLIFT FORCES SHOWN ON APPROVED WOOD TRUSS CALCULATIONS/SHOP DRAWING SUBMITTAL AT ALL TRUSS SUPPORT LOCATIONS. ALL CONNECTORS ARE TO BE FULLY FASTENED PER MANUFACTURER REQUIREMENTS, U.N.O.
9. REFER TO SPECIFICATIONS FOR REQUIRED CONNECTOR MATERIAL/FINISH.
10. ALL TRUSS-TO-TRUSS CONNECTOR SHALL BE DESIGN AND SPECIFIED BY THE DELEGATED TRUSS ENGINEER.
11. CONTRACTOR TO COORDINATE MECHANICAL DUCT LAYOUT THROUGH ROOF TRUSSES WITH ROOF TRUSS MANUFACTURER PRIOR TO FABRICATION.
12. PLAN DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL DIMENSIONS, OPENINGS, ETC WITH ARCHITECTURAL, MECHANICAL, CIVIL, PLUMBING AND ELECTRICAL DRAWINGS PRIOR TO FABRICATION.
13. SEE SHEETS S0.1 TO S0.3 FOR STRUCTURAL SPECIFICATIONS AND WIND TABLES.
14. SEE SHEET S4.1 & S4.2 FOR ROOF FRAMING DETAILS.
15. SEE SHEET S3.1 FOR CONCRETE BEAM INFORMATION.



1 CLUBHOUSE ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

2 STARTER BLDG ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: Approver

ROOF FRAMING PLAN

DD

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS

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PROJECT NO.: 24006
SCALE: As Noted
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DRAWING: S-102

ABBREVIATIONS

A		CVS	CONTROL VALVE STATION	FL	FLANGE			P-CR	PUMP - CONDENSATE REMOVAL	RTU	ROOF TOP UNIT	W	
A/D	ACCESS DOOR	CWR	CONDENSER WATER RETURN	FLA	FULL LOAD AMPS	K		P-ER	PUMP - ENERGY RECLAIM			W/	WITH
AAV	AUTOMATIC AIR VENT	CWS	CONDENSER WATER SUPPLY	FLEX	FLEXIBLE	KW	KILOWATT	P-H	PUMP - HOT WATER	S		W/O	WITHOUT
ABV	ABOVE			FLR	FLOOR			P-S	PUMP - SPARE	SA	SUPPLY AIR	WB	WET BULB
ACC	AIR COOLED CHILLER	D		FM	FLOW METER	L		P-TR	PUMP - TRANSFER	SCH	SCHEDULE	WC	WATER COLUMN
AD	AREA DRAIN (SEE SYMBOLS)	D	DRAIN	FO	FAIL OPEN	L	LENGTH	PART	PARTIAL	SCHEM	SCHEMATIC	WG	WATER GAUGE
ADR	AIR DEVICE TERMINAL	DA	DEAERATOR	FOB	FLAT ON BOTTOM	LAT	LEAVING AIR TEMPERATURE	PC	PUMPED CONDENSATE	SF	SUPPLY FAN	WT	WEIGHT
AFF	ABOVE FINISHED FLOOR	DAMP	DAMPER	FOT	FLAT ON TOP	LB	POUND	PCHWR	PROCESS CHILLED WATER RETURN	SH	SENSIBLE HEAT		
AFM	AIR FILTER MODULE	DB	DRY BULB	FP	FIRE PROTECTION	LBS/HR	POUNDS PER HOUR (#/HR)			SIP	STERILIZE IN PLACE		
AHU	AIR HANDLING UNIT	DC	DUST COLLECTOR	FPH	FEET PER HOUR	LD	LINEAR DIFFUSER	PCHWS	PROCESS CHILLED WATER SUPPLY	SP	STATIC PRESSURE		
ALUM	ALUMINUM	DEPT	DEPARTMENT	FPM	FEET PER MINUTE	LFM	LAMINAR FLOW MODULE	PD	PRESSURE DROP (SEE SCHEDULE)	SPEC	SPECIFICATION		
AM	AIR MEASURING DEVICE	DHU	DEHUMIDIFICATION UNIT	FPS	FEET PER SECOND	LIN	LINEAR	PDR	PLENUM DRAIN	SPHF-R	SELF POWERED HEPA FILTER-RETURN		
AP	ACCESS PANEL	DIA	DIAMETER	FRICT	FRICTION	LIQ	LIQUID	PERF	PERFORATED				
ATC	AUTOMATIC TEMPERATURE CONTROL	DIAG	DIAGRAM	FS	FLOW SWITCH	LPC	LOW PRESSURE CONDENSATE	PH	PHASE	SPHF-S	SELF POWERED HEPA FILTER-SUPPLY		
		DIFF	DIFFERENTIAL	FT	FEET	LPS	LOW PRESSURE STEAM	PHC	PREHEAT COIL				
AVG	AVERAGE	DISCH	DISCHARGE	FT	FLASH TANK	LRA	LOCK ROTOR AMPS	PHE	PENTHOUSE	SPHR-E	SELF POWERED HEPA FILTER-EXHAUST		
AWT	AVERAGE WATER TEMPERATURE	DIV	DIVISION	FTB	FLOOR TO BOTTOM	LVG	LEAVING	PNEU	PNEUMATIC				
		DIW	DOWN IN WALL	FTC	FLOOR TO CENTERLINE	LVR	LOUVER	POS	POSITIVE	SQ	SQUARE		
B		DL	DOOR LOUVER	FTR	FINNED TUBE RADIATION	LWT	LEAVING WATER TEMPERATURE	PRESS	PRESSURE	SRV	SAFETY RELIEF VALVE		
B	BOILER	DN	DOWN	FV	FACE VELOCITY			PRV	PRESSURE REDUCING VALVE	SS	STAINLESS STEEL		
BD	BOILER BLOWDOWN	DWG	DRAWING	FXC	FLEXIBLE CONNECTION	M		PS	PRESSURE SWITCH	SST	SUPPORT STEEL		
BDD	BACK DRAFT DAMPER	DX	DIRECT EXPANSION	°F	DEGREES FAHRENHEIT	MBH	THOUSANDS OF BTU PER HOUR	PSI	POUNDS PER SQUARE INCH	ST	STORAGE TANK		
BF	BOILER FEEDWATER					MC	MECHANICAL CONTRACTOR	PSIA	POUNDS PER SQUARE INCH ABSOLUTE	STD	STANDARD		
BFP	BACK FLOW PREVENTOR	E		G		MED	MEDIUM			STL	STEEL		
BFS	BOILER FEED SET	(E)	EXISTING	GA	GAUGE	MFG	MANUFACTURER	PSIG	POUNDS PER SQUARE INCH GAUGE	STM	STEAM		
BG	BLAST GATE	EA	EACH	GAL	GALLON	MH	MANHOLE			STP	SOUND TRAP		
BLDG	BUILDING	EAT	ENTERING AIR TEMPERATURE	GALV	GALVANIZED	MIN	MINIMUM	PT	PRESSURE TRANSMITTER	STR	STRUCTURAL		
BLW	BELOW	EC	ELECTRICAL CONTRACTOR	GC	GENERAL CONTRACTOR	MISC	MISCELLANEOUS	PV	PLUG VALVE	SUCT	SUCTION		
BM	BELL MOUTH	ECC	ECCENTRIC	GPD	GALLONS PER DAY	MPC	MEDIUM PRESSURE CONDENSATE	PVC	POLYVINYL CHLORIDE	SUP	SUPPLY		
BSMT	BASEMENT	ECC	ENCLOSURE END CAP	GPH	GALLONS PER HOUR	MPS	MEDIUM PRESSURE STEAM	PVS	POLYVINYL COATED STEEL	SYS	SYSTEM		
BTU	BRITISH THERMAL UNIT	ECG	EGGCRATE GRILLE	GPM	GALLONS PER MINUTE	MTD	MOUNTED						
		EDH	ELECTRIC DUCT HEATER	GR	GRILLE	MVD	MANUAL VOLUME DAMPER	Q		T			
C		EF	EXHAUST FAN	GRS/LB	GRAINS PER POUND			QUAN	QUANTITY	TAD	TRANSFER AIR DUCT		
CAB	CIRCUIT BALANCING VALVE	EFF	EFFICIENCY	GWR	GLYCOL WATER RETURN	N				TAF	TERMINAL AIR FILTER		
CAP	CAPACITY	EJ	EXPANSION JOINT	GWS	GLYCOL WATER SUPPLY	N	NEW	R		TDH	TOTAL DYNAMIC HEAD		
CBV	CONSTANT AIR VOLUME UNIT	EL	ELEVATION			NC	NORMALLY CLOSED	R	REGISTER	TEMP	TEMPERATURE		
CC	COOLING COIL	ELEC	ELECTRIC	H		NEG	NEGATIVE	R	RELIEF PIPING	TF	TRANSFER FAN		
CF	CHEMICAL FEED	ELEV	ELEVATOR	H	HUMIDIFIER	NIC	NOT IN CONTRACT	RA	RETURN AIR	THT	TOTAL HEAT		
CFH	CUBIC FEET PER HOUR	ENT	ENTERING	H2O	WATER	NO	NORMALLY OPEN	RAC	RUN ABOVE CEILING	TOT	TOTAL		
CFM	CUBIC FEET PER MINUTE	EQ	EQUAL	HB	HOSE BIBB	No	NUMBER	RAF	RUN ABOVE FLOOR	TP	TOTAL PRESSURE		
CFF	CHEMICAL FEED UNIT	EQUIP	EQUIPMENT	HC	HEATING COIL	NOM	NOMINAL	RAF	RETURN AIR FAN	TS	TEMPERATURE SWITCH		
CH	CHILLER	EQUIV	EQUIVALENT	HD	HEAD (SEE SCHEDULES)	NTS	NOT TO SCALE	RAH	RADIANT HEATER	TSP	TOTAL STATIC PRESSURE		
CHP	CONCRETE HOUSEKEEPING PAD	ERC	ENERGY RECLAIM COIL	HP	HORSEPOWER			RATC	RUN AT CEILING	TT	TEMPERATURE TRANSMITTER		
CHWR	CHILLED WATER RETURN	ES	END SWITCH	HP	HEAT PUMP	O		RBC	RUN BELOW CEILING	TUE	TERMINAL UNIT - EXHAUST		
CHWS	CHILLED WATER SUPPLY	ESP	EXTERNAL STATIC PRESSURE	HPC	HIGH PRESSURE CONDENSATE	OA	OUTSIDE AIR	RBF	RUN BELOW FLOOR	TUR	TERMINAL UNIT - RETURN		
CI	CAST IRON	ET	EXPANSION TANK	HPS	HIGH PRESSURE STEAM	OB	OFF BOTTOM	RBG	RUN BELOW GRADE	TUS	TERMINAL UNIT - SUPPLY		
CIP	CLEAN IN PLACE	ETC	AND SO FORTH	HR	HOUR	OC	ON CENTER	RBJ	RUN BETWEEN JOIST	TYP	TYPICAL		
CL	CENTER LINE	EUH	ELECTRIC UNIT HEATER	HT	HEIGHT	OCC	OCCUPIED	RCP	REINFORCED CONCRETE PIPE				
CLG	CEILING	EWT	ENTERING WATER TEMPERATURE	HTP	HEAT TRANSFER PACKAGE	OD	OUTSIDE DIMENSION	RD	REFRIGERANT DISCHARGE	U			
CMU	CONCRETE MASONRY UNIT	EXH	EXHAUST	HTR	HEATER	OGH	OUTSIDE GROUND HYDRANT	RE	ROUNDED ENTRANCE/EXIT	UC	UNDERCUT		
CO	CLEAN OUT	EXPAN	EXPANSION	HWC	HOT WATER CONVERTER	OPG	OPENING	REL	RELIEF	UH	UNIT HEATER		
COL	COLUMN	EXT	EXTERNAL	HWR	HOT WATER RETURN	OS	OPEN SITE	REQD	REQUIRED	UNOCC	UNOCCUPIED		
COMP	COMPRESSOR			HWS	HOT WATER SUPPLY	OT	OFF TOP	RET	RETURN				
CON	CONCENTRIC	F		HX	HEAT EXCHANGER	OV	OUTLET VELOCITY	RH	RELATIVE HUMIDITY	V			
CONC	CONCRETE	F	FILTER	HZ	HERTZ	OZ	OUNCE	RHC	REHEAT COIL	V	VOLTS OR VENT		
COND	CONDENSATE	FA	FROM ABOVE					RICW	RUN IN CASEWORK	VA	VALVE		
CONN	CONNECTION	FB	FROM BELOW	I		P		RIE	RUN IN ENCLOSURE	VAV	VARIABLE AIR VOLUME UNIT		
CONT'	CONTINUATION	FC	FAIL CLOSED	ID	INSIDE DIMENSION	P-BF	PUMP - BOILER FEED	RIW	RISE IN WALL	VB	VACUUM BREAKER		
CONTR	CONTRACTOR	FCU	FAN COIL UNIT	IN	INCHES	P-C	PUMP - CONDENSER WATER	RL	REFRIGERANT LIQUID	VD	VOLUME DAMPER		
CT	COOLING TOWER	FCV	FLOW CONTROL VALVE	INCL	INCLUDING	P-CF	PUMP - CHEMICAL FEED	RLA	RATED LOAD AMPS	VEL	VELOCITY		
CTF	COOLING TOWER FILTER	FD	FLOOR DRAIN	INT	INTERNAL	P-CH	PUMP - CHILLED WATER	RM	ROOM	VI	VIBRATION ISOLATOR		
CU	CONDENSING UNIT	FG	FILTER GRILLE	INV	INVERT	P-CO	PUMP - CONDENSATE	ROD	ROOF OVERFLOW DRAIN	VOLT	VOLTAGE		
CUH	CABINET UNIT HEATER	FIN	FINISHED	IRH	INFRARED HEATER			RPM	REVOLUTIONS PER MINUTE	VTR	VENT THRU ROOF		
CV	AUTOMATIC CONTROL VALVE							RS	REFRIGERANT SUCTION				

DUCTWORK

DOUBLE LINE		SINGLE LINE
	EXISTING DUCTWORK TO REMAIN	
	EXISTING DUCTWORK TO BE REMOVED	
	NEW DUCTWORK - DUCT SIZE INDICATED INCLUDES ALLOWANCE FOR ACOUSTIC LINING WHERE APPLICABLE	
	RADIUS ELBOW	
	VANED ELBOW	
	BRANCH DUCT TAKE-OFF	
D R	RISE OR DROP DIRECTION OF AIR FLOW	D R
NUMBER SIZE CFM	DIFFUSER	NUMBER SIZE CFM
NUMBER SIZE CFM	CEILING RETURN/EXHAUST REGISTER (R) OR GRILLE (G)	NUMBER SIZE CFM
NUMBER SIZE CFM	SUPPLY AIR GRILLE (G) OR SUPPLY AIR REGISTER (R)	NUMBER SIZE CFM
NUMBER SIZE CFM	RETURN AND/OR EXHAUST AIR GRILLE (G) OR REGISTER (R)	NUMBER SIZE CFM

FD	FIRE DAMPER	SD	SMOKE DETECTOR
FSD	FIRE/SMOKE DAMPER	UC	UNDERCUT
RD	RADIATION DAMPER		SUPPLY AIR
MD	MOTORIZED DAMPER		RETURN OR EXHAUST AIR
T	THERMOSTAT		OUTSIDE AIR
H	HUMIDISTAT		

PIPING ELEMENTS/VALVING

	GATE VALVE		DIRECTION OF FLOW
	GLOBE VALVE	R D	DIRECTION OF PITCH-RISE OR DROP
	PLUG VALVE & GAS COCK		STRAINER
	BUTTERFLY VALVE		STRAINER WITH BLOW OFF VALVE
	BALL VALVE		PIPE RISING UP
	SWING CHECK VALVE		PIPE DROPPING DOWN
	LIFT CHECK VALVE		TEE OUTLET DOWN
	GATE VALVE, ANGLE		CONCENTRIC REDUCER
	GLOBE VALVE, ANGLE		ECCENTRIC REDUCER
	BALANCING VALVE		UNION - SCREWED OR FLANGED
CBV	CIRCUIT SETTING BALANCING VALVE	A	ANCHOR
	THREE WAY CONTROL VALVE	G	GUIDE
	TWO WAY CONTROL VALVE	EJ	EXPANSION JOINT
S	SOLENOID VALVE	FS	FLOW SWITCH
P	PRESSURE REDUCING VALVE (PRV)	TT	TEMPERATURE TRANSMITTER
	TEMPERATURE/PRESSURE RELIEF VALVE	PT/PS	PRESSURE TRANSMITTER OR PRESSURE SWITCH
	RELIEF/SAFETY VALVE		THERMOMETER
	FLEXIBLE CONNECTION		GAUGE WITH GAUGE COCK & SYPHON (STEAM)
	AUTOMATIC FILL VALVE		GAUGE WITH GAUGE COCK
MV	MANUAL AIR VENT		AQUASTAT
AV	AUTOMATIC AIR VENT (EXTEND DISCHARGE TO DRAIN)		FLOAT OPERATED CONTROL VALVE
	FLOW METER-VENTURI		BASKET STRAINER
	FLOW METER-ORIFICE		STEAM TRAP
TDV	TRIPLE DUTY VALVE		ELECTRICALLY TRACED PIPING
H W	EXPANSION LOOP (WxH)	VB	VACUUM BREAKER

REFERENCE SYMBOLS

X / X-X	EQUIPMENT IDENTITY EQUIPMENT NUMBER SYSTEM NUMBER (IF APPLICABLE)
X / X	INDICATES DETAIL LETTER (APPLIES ONLY WHERE INDICATED ON DRAWINGS) INDICATES DRAWING ON WHICH DETAIL APPEARS
TYP / X	INDICATES TYPICAL DETAIL (APPLIES TO ALL CONTRACT DRAWINGS) INDICATES DRAWING ON WHICH DETAIL APPEARS
X / X	INDICATES SECTION NUMBER INDICATES ON WHICH DRAWING SECTION APPEARS
A	INDICATES REVISION & NUMBER
X	LOCATION POINT FOR COORDINATION BETWEEN FLOOR PLANS & PIPING DIAGRAMS (NUMBER)
	CONNECT NEW TO EXISTING
	TERMINATION POINT OF DEMOLITION
	PREPURCHASED EQUIPMENT
X	SHEET NOTE NUMBER

LINE SYMBOLS

	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	NEW WORK
XX	PIPE WITH SERVICE ABBREVIATION
	VENT

NOTE: NOT ALL SYMBOLS, NOTES, ABBREVIATIONS AND EQUIPMENT ABBREVIATIONS INDICATED APPEAR ON THESE CONTRACT DRAWINGS

GENERAL NOTES

GENERAL
1. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES. THIS IS TO INCLUDE:
- FLORIDA BUILDING CODE-BUILDING, 8TH EDITION (2023)
- FLORIDA BUILDING CODE-ENERGY CONSERVATION, 8TH EDITION (2023)
- FLORIDA BUILDING CODE-MECHANICAL, 8TH EDITION (2023)
- APPLICABLE NFPA CODES, EDITIONS AS REFERRED TO IN THE FLORIDA CODES
- AUTHORITY HAVING JURISDICTION, INCLUDING ADDS/MOVES/CHANGES AS DIRECTED
- OWNER'S INSURANCE CARRIER GUIDELINES

2. ALL ELECTRICAL EQUIPMENT SHALL BE UL CLASSIFIED OR LISTED.

3. THE MECHANICAL CONTRACTOR REFERRED TO HEREAFTER, AS THE "CONTRACTOR" SHALL PROVIDE COMPLETE MECHANICAL SYSTEMS AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.

4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED TO COMMENCE AND COMPLETE MECHANICAL WORK.

5. CONTRACTOR SHALL CONDUCT A THOROUGH SITE INSPECTION TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND ALL ASPECTS OF HIS SCOPE OF WORK. INSPECTION SHALL BE CONDUCTED PRIOR TO SUBMITTING A BID.

6. THIS CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. IF DISCREPANCIES OCCUR BETWEEN THESE DOCUMENTS AND EXISTING, THE CONTRACTOR SHALL REPORT SAID DISCREPANCY TO THE OWNER AND/OR ENGINEER FOR EXPEDITING AND RESOLUTION. CONTINUATION OF WORK BEFORE RESOLUTION IS GIVEN SHALL BE AT THE CONTRACTORS RISK.

7. THE CONTRACTOR SHALL PROVIDE DROP CLOTHS, RUBBER MATS AND PLYWOOD COVERS FOR OWNERS EQUIPMENT SUSCEPTIBLE TO DAMAGE DURING CONSTRUCTION. VERIFY SPECIFIC LOCATIONS WITH OWNER'S REPRESENTATIVE.

8. ALL WORK SHALL BE PERFORMED DURING PERIODS ACCEPTABLE TO THE OWNER. SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING.

9. ALL ACTIVITIES ASSOCIATED WITH CONSTRUCTION OF THIS FACILITY SHALL COMPLY WITH OSHA GUIDELINES.

10. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND DEBRIS CAUSED BY PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT.

11. USE OF THE OWNER'S BUILDING CORRIDORS AND ELEVATORS FOR HANDLING AND TRANSPORT OF MATERIALS SHALL BE AT THE DIRECTION OF THE OWNER AND SHALL BE COORDINATED WITH THEIR OPERATIONS.

12. REFER TO ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS (E, P, AND F DRAWINGS) WHERE APPLICABLE FOR MECHANICAL SCOPE ASSOCIATED WITH INSTALLATION OF EACH RESPECTIVE SYSTEM.

13. EACH CONTRACTOR SHALL PROVIDE OPENINGS THROUGH THE CONSTRUCTION AND SLEEVES AS REQUIRED FOR HIS WORK. ANY DUCTWORK OR PIPING PASSING THROUGH MASONRY OR CONCRETE WALLS OR FLOORS SHALL BE PROVIDED WITH SLEEVES AS PER CONTRACT DOCUMENTS. FILL THE ANNULAR VOIDS AND MAINTAIN FIRE RATINGS OF ALL PENETRATIONS. PROVIDE UL LISTED SEALANTS AND DAMPERS AS REQUIRED.

14. IT IS THE INTENTION OF THE DRAWINGS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT INDICATED ON THE DRAWINGS OR ANY INCIDENTAL ACCESSORIES REQUIRED TO MAKE THE WORK COMPLETE TO ALL RESPECTS AND READY FOR OPERATION SHALL BE FURNISHED, DELIVERED AND INSTALLED WITHOUT ADDITIONAL EXPENSE OR TIME TO THE PROJECT.

15. COORDINATE ALL FINAL CONNECTIONS WITH THE OTHER TRADES AND OWNER FURNISHED EQUIPMENT. IF THIS CONTRACTOR INSTALLS HIS WORK BEFORE COORDINATION WITH OTHER TRADES OR THE OWNER SO AS TO CAUSE INTERFERENCE WITH THE WORK OF OTHER TRADES, HE SHALL MAKE ALL NECESSARY CHANGES IN HIS WORK AND CORRECT THE CONDITION WITHOUT EXTRA CHARGE OR SCHEDULE EXTENSION.

16. EXISTING MATERIALS THAT ARE REMOVED SHALL NOT BE REUSED IN NEW SYSTEMS, EXCEPT WHERE INDICATED AS BEING RELOCATED. ALL ABANDONED PIPE AND EQUIPMENT SHALL BE REMOVED UNLESS OTHERWISE INDICATED.

17. NO DUCTWORK, PIPING, EQUIPMENT, ETC. SHALL BE REMOVED, DISCONNECTED OR SHUT DOWN WITHOUT PRIOR REVIEW WITH THE OWNER AND/OR ENGINEER TO CONFIRM THAT AREAS TO REMAIN IN OPERATION WILL NOT BE AFFECTED. IF ANY AREAS NOT WITHIN THE SCOPE OF WORK ARE AFFECTED BY ANY SHUTDOWN, REMOVAL OR DISCONNECTION, SUFFICIENT ADVANCE NOTICE MUST BE GIVEN TO THE OWNER INDICATING WHICH AREAS WILL BE AFFECTED, WHEN THE PROPOSED SHUTDOWN WILL OCCUR, AND FOR HOW LONG A PERIOD OF TIME. ALL ITEMS REMOVED SHALL BECOME PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF AS PER THE OWNER'S INSTRUCTIONS, UNLESS INDICATED OTHERWISE.

18. IF CONTRACTOR ENCOUNTERS WHAT APPEARS TO BE A HAZARDOUS OR QUESTIONABLE MATERIAL, HE SHALL DISCONTINUE WORK IMMEDIATELY AND CONTACT THE OWNERS REPRESENTATIVE.

DEFINITIONS
1. APPROVED EQUAL: EQUAL IN QUALITY, FEATURES, AND PERFORMANCE AS DETERMINED BY THE DESIGN PROFESSIONAL AND OWNER. EQUALS ARE NOT CONSIDERED APPROVED UNLESS ACKNOWLEDGED IN WRITING BY THE ENGINEER.

2. FURNISH: UNLESS OTHERWISE NOTED, TO SUPPLY AND DELIVER TO JOB SITE READY FOR INSTALLATION.

3. INSTALL: TO SET IN PLACE FOR USE OR SERVICE. INSTALLATION SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TESTING, AND MISCELLANEOUS APPURTENANCES REQUIRED TO UNCRATE, ASSEMBLE, INSTALL AND PLACE INTO SATISFACTORY OPERATION.

4. PROVIDE: TO FURNISH AND INSTALL COMPLETE AND READY FOR USE.

5. "LISTED AND LABELED": AS DEFINED BY ARTICLE 100 AND 110.3 OF THE NATIONAL ELECTRICAL CODE. UNLESS OTHERWISE NOTED, UNDERWRITER'S LABORATORIES SHALL BE THE ONLY APPROVED INDEPENDENT TESTING AGENCY.

QUALITY
1. WORKMANSHIP SHALL BE HIGH QUALITY AND FOLLOW INDUSTRY STANDARDS. SUBSTANDARD WORK WILL BE REJECTED AND REPLACED. THE CONTRACTOR IS LIABLE FOR REPAIR AND REWORK TO RECTIFY SUBSTANDARD WORK. QUALITY OF WORK SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE AND/OR ENGINEER OF RECORD.

2. TAKE PRECAUTION AGAINST DAMAGE TO ANY EXISTING UTILITIES, FURNISHINGS AND CONSTRUCTION NOT INCLUDED WITHIN THE SCOPE OF THIS WORK. ANY DAMAGE CAUSED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED AT HIS EXPENSE COMPLETE AND TO THE SATISFACTION OF THE OWNER.

3. MAINTAIN THE INTEGRITY OF ALL EXISTING SYSTEMS. PRIOR TO CONNECTING NEW WORK TO ANY EXISTING SYSTEM, CONFIRM SYSTEM IDENTIFICATION AND DIRECTION OF FLOW. VERIFY THAT EXISTING DUCTWORK OR PIPING IDENTIFICATION LABELS ARE CORRECT AND PROVIDE ALL INSTALLATION REQUIREMENTS FOR PROPER CONNECTION TO THE EXISTING SYSTEMS.

4. ALL EQUIPMENT AND MATERIAL SHALL BE LISTED FOR ITS INTENDED APPLICATION. LISTING SHALL BE PROVIDED BY AN INDEPENDENT TESTING COMPANY SUCH AS UNDERWRITERS LABORATORIES (UL).

5. PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR DUCTWORK AND PIPING. DO NOT LEAVE DUCTS OR PIPES OPEN ENDED.

WIND RESISTANCE
1. MECHANICAL EQUIPMENT, APPLIANCES AND SUPPORTS THAT ARE EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED TO RESIST THE WIND PRESSURES ON THE EQUIPMENT, SUPPORTS AND ANCHORS AS REQUIRED BY THE FLORIDA BUILDING CODE, SPECIFICALLY CHAPTERS 15 & 16 AND FLORIDA BUILDING CODE: MECHANICAL, CHAPTER 3. FOR HIGH VELOCITY HURRICANE ZONES, EQUIPMENT SUBMITTALS MUST INCLUDE THE PROPER WIND RESISTANCE CERTIFICATION AND ANCHORING DETAILS SIGNED & SEALED BY A LICENSED PROFESSIONAL ENGINEER.

2. ALL FASTENERS AND ANCHORING COMPONENTS MATERIALS SHALL BE STAINLESS STEEL. FIELD REINFORCING OF EQUIPMENT CASINGS, FAN HOUSINGS AND VENT HOODS MAY BE REQUIRED BY THE AHJ. THESE DOCUMENTS AND/OR BY WIND CERTIFICATION REQUIREMENTS. TWO (2) TO FOUR (4) STAINLESS STEEL CABLES ARE RECOMMENDED, DEPENDING ON THE ITEM SIZE AND THE DESIGN WIND CONDITIONS IN THE BUILDING CODE. ALTERNATIVELY, 14 GAUGE, 1-1/2" STRAPS CAN BE USED WITH STAINLESS STEEL LAG SCREWS AS APPROPRIATE FOR THE WIND LOADING. COORDINATE WITH THE DETAILS PROVIDED HEREIN.

TESTING
1. TEST AND BALANCE SHALL BE PERFORMED BY A TEST & BALANCE COMPANY WHICH IS A MEMBER OF AABC OR NEBB. THE MECHANICAL CONTRACTOR SHALL HAVE ALL SYSTEMS FULLY INSTALLED AND OPERATIONAL, WITH CLEAN FILTERS, PRIOR TO TEST & BALANCE AND PROVIDE ASSISTANCE WITH OPERATION AND ACCESS.

2. WHERE EXISTING AIR HANDLING SYSTEMS ARE AFFECTED BY THIS PROJECT (ADDED TO, PARTIALLY DEMOLISHED OR OTHERWISE MODIFIED) BALANCING CONTRACTOR SHALL TAKE AIR FLOW (CFM) READINGS ON ALL DUCT WORK SERVING AREAS NOT DIRECTLY AFFECTED BY WORK OF THIS PROJECT BEFORE THE START OF CONSTRUCTION. AFTER CONSTRUCTION, AS PART OF THE AIR BALANCING FOR NEW WORK, BALANCING CONTRACTOR SHALL BALANCE DUCT SERVING THESE AREAS TO ORIGINAL CFM QUANTITIES.

3. SUCCESSFULLY PRESSURE TEST ALL REROUTED PIPING SYSTEMS. TEST SHALL BE PERFORMED AT NORMAL SYSTEM OPERATING PRESSURES. REPAIR AND RETEST AS REQUIRED UNTIL SYSTEMS PROVE TIGHT.

COMMISSIONING
1. THE MECHANICAL CONTRACTOR AND ASSOCIATED SUBCONTRACTOR(S), INCLUDING TEST & BALANCE AND CONTROLS CONTRACTORS, ARE RESPONSIBLE FOR START-UP OF ALL AFFECTED HVAC&R SYSTEMS INSTALLED UNDER THIS PROJECT AND SHOWN IN THE CONTRACT DOCUMENTS.

2. COORDINATE START UP AND COMMISSIONING EFFORTS WITH THE OWNER, OWNER'S COMMISSIONING AGENT, GENERAL CONTRACTOR AND OTHER TRADES INVOLVED IN THE PROJECT.

3. PROVIDE ONE (1) COMPLETE SET OF COMMISSIONING DOCUMENTS FOR EACH HVAC&R SYSTEM TO THE OWNER (I.E. O&M MANUALS, MANUFACTURER'S START UP CHECKLISTS, REPORTS, ETC.).

GUARANTEE
1. CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL RECTIFY ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND PAY FOR DAMAGE CAUSED BY FAILURE AND REWORK. THE OWNER WILL GIVE NOTICE OF DEFECTS WITH REASONABLE PROMPTNESS AFTER DISCOVERY. THE CONTRACTOR SHALL START REWORK WITHIN TEN (10) WORKING DAYS OF NOTIFICATION AND COMPLETE REPAIRS IN A TIMELY MANNER.

SUBMITTAL DATA AND RECORD DRAWINGS
1. THE MECHANICAL DESIGN IS BASED ON SPECIFIC MANUFACTURERS. WHEREAS SUBSTITUTIONS ARE PROVIDED IN LIEU OF THAT WHICH IS SPECIFIED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY IMPACT TO THE INSTALLATION. CONTRACTOR SHALL VERIFY THAT SUBSTITUTIONS CAN FUNCTION SATISFACTORILY IN THEIR DESIGNATED SPACES AND CHANGES IN OPERATING CHARACTERISTICS DO NOT DEGRADE THE INSTALLATION OR DEVIATE FROM THE DESIGN INTENT.

2. SUBMIT MANUFACTURER'S DATA FOR DUCTWORK, PIPE, FITTINGS, VALVES, DAMPERS, EQUIPMENT, AND OTHER EQUIPMENT SPECIFIED HEREIN. SUBMIT MANUFACTURER'S DATA IN ELECTRONIC FORMAT (PDF, MS WORD, OR MS EXCEL). SUBMIT SHOP DRAWINGS IN AND/OR ELET FORM WITH SEPARATE SHEET FOR EACH DEVICE. PROVIDE EQUIPMENT IDENTIFICATION AS DESIGNATED ON PLANS FOR EACH SHOP DRAWING CUT SHEET SUBMITTED.

3. AT PROJECT COMPLETION THE CONTRACTOR SHALL PROVIDE ONE (1) COMPLETE SET OF REDLINE RECORD DRAWINGS TO THE ENGINEER FOR TRANSCRIPTION INTO ELECTRONIC FORMAT.

INDOOR AIR QUALITY:
1. MAINTAINING INDOOR AIR QUALITY DURING CONSTRUCTION IS A REQUIREMENT OF THIS PROJECT. IT IS THE MECHANICAL CONTRACTOR'S RESPONSIBILITY TO BLANK OFF AND/OR FILTER OPEN ENDED THE DUCTWORK DURING CONSTRUCTION. ERECT CONSTRUCTION BARRIERS IN THE AREA OF CONSTRUCTION AS REQUIRED TO PROTECT FINISHED SPACES FROM CONSTRUCTION DUST AND DEBRIS.

2. THE MECHANICAL CONTRACTOR WILL BE REQUIRED TO :

a) ERECT TEMPORARY CONSTRUCTION BARRIERS TO CONTAIN DUST AND DEBRIS WITHIN THE CONSTRUCTION AREA.
b) CAP ALL OPEN SUPPLY AND RETURN AIR DUCTWORK IN THE CONSTRUCTION AREAS.
c) PROVIDE HEPA FILTERED EXHAUST UNIT FOR THECONSTRUCTION AREA. DISCHARGE DIRECTLY OUTDOORS, AWAY FROM EQUIPMENT AIR INTAKES. MAINTAIN WORKAREA(S) UNDER NEGATIVE PRESSURE.
d) MAINTAIN ANY EXISTING SUPPLY, RETURN AND EXHAUST DUCTWORK PASSING THROUGH THE WORK AREA.

No.	DATE	DESCRIPTION	BY

REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JM	JM	CDW	CDW

MECHANICAL LEAD-IN SHEET

TARPON SPRINGS GOLF COURSE CLUBHOUSE

DRAWING — DIMENSIONS AND NOTES TAKE PREFERENCE. DO NOT SCALE THIS DRAWING

PHOENIX ENGINEERING GROUP
Mechanical • Electrical • Plumbing • Fire Protection
Process • Construction Administration
1813.963.0888
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10012 N. Dale Mabry
Suite 307
Tampa, FL 33618
Engineering License No. 29858

OWNER REVIEW
NOT FOR
CONSTRUCTION

PROJECT NO: 25041
SCALE: 12" = 1'-0"
DATE: 2/6/2025
DRAWING: M0.01

PART 1 - GENERAL

1.1 DEFINITIONS

A. FINISHED SPACES: SPACES OTHER THAN MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS, FURRED SPACES, PIPE CHASES, UNHEATED SPACES IMMEDIATELY BELOW ROOF, SPACES ABOVE CEILINGS, UNEXCAVATED SPACES, CRAWLSPACES, AND TUNNELS.

B. EXPOSED, INTERIOR INSTALLATIONS: EXPOSED TO VIEW INDOORS. EXAMPLES INCLUDE FINISHED OCCUPIED SPACES AND MECHANICAL EQUIPMENT ROOMS.

C. EXPOSED, EXTERIOR INSTALLATIONS: EXPOSED TO VIEW OUTDOORS OR SUBJECT TO OUTDOOR AMBIENT TEMPERATURES AND WEATHER CONDITIONS. EXAMPLES INCLUDE ROOFTOP LOCATIONS.

D. CONCEALED, INTERIOR INSTALLATIONS: CONCEALED FROM VIEW AND PROTECTED FROM PHYSICAL CONTACT BY BUILDING OCCUPANTS. EXAMPLES INCLUDE ABOVE CEILINGS AND IN CHASES.

E. CONCEALED, EXTERIOR INSTALLATIONS: CONCEALED FROM VIEW AND PROTECTED FROM WEATHER CONDITIONS AND PHYSICAL CONTACT BY BUILDING OCCUPANTS BUT SUBJECT TO OUTDOOR AMBIENT TEMPERATURES. EXAMPLES INCLUDE INSTALLATIONS WITHIN UNHEATED SHELTERS.

F. APPROVED, EQUAL IN QUALITY, FEATURES, AND PERFORMANCE AS DETERMINED BY THE DESIGN PROFESSIONAL AND OWNER. EQUALS ARE NOT CONSIDERED APPROVED UNLESS ACKNOWLEDGED IN WRITING BY THE ENGINEER.

G. FURNISH: UNLESS OTHERWISE NOTED, TO SUPPLY AND DELIVER TO JOB SITE READY FOR INSTALLATION.

H. INSTALL: TO SET IN PLACE FOR USE OR SERVICE. INSTALLATION SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TESTING, AND MISCELLANEOUS APPURTENANCES REQUIRED TO UNCRATE, ASSEMBLE, INSTALL AND PLACE INTO SATISFACTORY OPERATION.

I. PROVIDE: TO FURNISH AND INSTALL COMPLETE AND READY FOR USE.

J. "LISTED AND LABELED": AS DEFINED BY ARTICLE 100 AND 110.3 OF THE NATIONAL ELECTRICAL CODE. UNLESS OTHERWISE NOTED, UNDERWRITER'S LABORATORIES SHALL BE THE ONLY APPROVED INDEPENDENT TESTING AGENCY.

1.2 GUARANTEE

A. CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL RECTIFY ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND PAY FOR DAMAGE CAUSED BY FAILURE AND REWORK. THE OWNER WILL GIVE NOTICE OF DEFECTS WITH REASONABLE PROMPTNESS AFTER DISCOVERY. THE CONTRACTOR SHALL START REWORK WITHIN TEN (10) WORKING DAYS OF NOTIFICATION AND COMPLETE REPAIRS IN A TIMELY MANNER

1.3 SUBMITTALS

A. THE CONSTRUCTION DOCUMENTS ARE BASED ON A SINGLE MANUFACTURER. WHEREAS SUBSTITUTIONS ARE PROVIDED IN LIEU OF THAT WHICH IS SPECIFIED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY IMPACT TO THE INSTALLATION. CONTRACTOR SHALL VERIFY THAT SUBSTITUTIONS CAN FUNCTION SATISFACTORY IN THEIR DESIGNATED SPACE AND CHANGES IN OPERATING CHARACTERISTICS DO NOT DEGRADE THE INSTALLATION OR DEVIATE FROM THE DESIGN INTENT.

B. SUBMIT MANUFACTURER'S DATA AND SHOP DRAWINGS FOR ALL MECHANICAL EQUIPMENT, DUCTWORK, DUCT ACCESSORIES, AIR DEVICES, PIPING, PIPE FITTINGS, CONTROLS, METERS, GAUGES, SENSORS, HANGERS, VALVES, INSULATION, ADHESIVES, SEALANTS AND OTHER EQUIPMENT SPECIFIED IN THE MECHANICAL SCHEDULES HEREIN OR RELATED TO PROJECT SCOPE. SUBMIT SHOP DRAWINGS IN EDITABLE ELECTRONIC FORMAT (ADOBE .PDF, MS WORD, MS EXCEL). PROVIDE EQUIPMENT IDENTIFICATION AS DESIGNATED ON PLANS FOR EACH SHOP DRAWING CUT SHEET SUBMITTED. SUBMITTAL FILE NAMING CONVENTION SHALL BE AS FOLLOWS:

1. 23000
2. TWO DIGIT NUMBER OF SUBMITTAL FOR THIS PARTICULAR ITEM
3. REVISION LETTER IF APPLICABLE (A,B,C...)(ORIGINAL SUBMITTAL HAVING NO LETTER)
4. NAME OF ITEM(S) BEING SUBMITTED

EXAMPLE: "23000-01A, EXHAUST FANS"

C. CONTRACTOR SHALL REVIEW SUBMITTALS FOR COMPLIANCE WITH CONTRACT DOCUMENTS AND STAMP INDICATING REVIEWED BEFORE SUBMISSION TO ENGINEER. SUBMITTALS NOT STAMPED BY SUBMITTING CONTRACTOR WILL BE RETURNED WITHOUT REVIEW.

D. AT PROJECT COMPLETION THE CONTRACTOR SHALL PROVIDE TWO (2) PRINTED AND COMPLETE SETS OF ACCEPTED SUBMITTALS/SHOP DRAWINGS, OPERATIONAL AND MAINTENANCE MANUALS, INSTALLATION DOCUMENTATION, AND OTHER RELEVANT INFORMATION TO THE PROJECT. DOCUMENTATION SHALL BE ORGANIZED AND BOUND IN SPIRAL OR THREE RING BINDERS AS WELL AS ELECTRONIC FORMAT (ADOBE .PDF).

1.4 PRODUCT SUBSTITUTIONS

A. TIMING: ENGINEER WILL CONSIDER REQUESTS FOR SUBSTITUTION IF RECEIVED WITHIN 30 DAYS AFTER THE NOTICE OF AWARD. REQUESTS RECEIVED AFTER THAT TIME MAY BE CONSIDERED OR REJECTED AT DISCRETION OF ENGINEER.

B. CONDITIONS: ENGINEER WILL CONSIDER CONTRACTOR'S REQUEST FOR SUBSTITUTION WHEN THE FOLLOWING CONDITIONS ARE SATISFIED. IF THE FOLLOWING CONDITIONS ARE NOT SATISFIED, ENGINEER WILL RETURN REQUESTS WITHOUT ACTION, EXCEPT TO RECORD NONCOMPLIANCE WITH THESE REQUIREMENTS:

1. REQUESTED SUBSTITUTION OFFERS OWNER A SUBSTANTIAL ADVANTAGE IN COST, TIME, ENERGY CONSERVATION, OR OTHER CONSIDERATIONS, AFTER DEDUCTING ADDITIONAL RESPONSIBILITIES OWNER MUST ASSUME. OWNER'S ADDITIONAL RESPONSIBILITIES MAY INCLUDE COMPENSATION TO ENGINEER FOR REDESIGN AND EVALUATION SERVICES, INCREASED COST OF OTHER CONSTRUCTION BY OWNER, AND SIMILAR CONSIDERATIONS.
2. REQUESTED SUBSTITUTION DOES NOT REQUIRE REVISIONS TO THE CONTRACT DOCUMENTS.
3. REQUESTED SUBSTITUTION IS CONSISTENT WITH THE CONTRACT DOCUMENTS AND WILL PRODUCE INDICATED RESULTS.
4. SUBSTITUTION REQUEST IS FULLY DOCUMENTED AND PROPERLY SUBMITTED.
5. REQUESTED SUBSTITUTION WILL NOT ADVERSELY AFFECT CONTRACTOR'S CONSTRUCTION SCHEDULE.
6. REQUESTED SUBSTITUTION HAS RECEIVED NECESSARY APPROVALS OF AUTHORITIES HAVING JURISDICTION.
7. REQUESTED SUBSTITUTION IS COMPATIBLE WITH OTHER PORTIONS OF THE WORK.
8. REQUESTED SUBSTITUTION HAS BEEN COORDINATED WITH OTHER PORTIONS OF THE WORK.
9. REQUESTED SUBSTITUTION PROVIDES SPECIFIED WARRANTY.
10. IF REQUESTED SUBSTITUTION INVOLVES MORE THAN ONE CONTRACTOR, REQUESTED SUBSTITUTION HAS BEEN COORDINATED WITH OTHER PORTIONS OF THE WORK, IS UNIFORM AND CONSISTENT, IS COMPATIBLE WITH OTHER PRODUCTS, AND IS ACCEPTABLE TO ALL CONTRACTORS INVOLVED.

C. SUBSTITUTION REQUESTS: SUBMIT THREE COPIES OF EACH REQUEST FOR CONSIDERATION. IDENTIFY PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED. INCLUDE SPECIFICATION SECTION NUMBER AND TITLE AND DRAWING NUMBERS AND TITLES.

1. SUBSTITUTION REQUEST FORM: USE CSI FORM 13.1A
2. DOCUMENTATION: SHOW COMPLIANCE WITH REQUIREMENTS FOR SUBSTITUTIONS AND THE FOLLOWING, AS APPLICABLE:
   a. STATEMENT INDICATING WHY SPECIFIED MATERIAL OR PRODUCT CANNOT BE PROVIDED.
   b. COORDINATION INFORMATION, INCLUDING A LIST OF CHANGES OR MODIFICATIONS NEEDED TO OTHER PARTS OF THE WORK AND TO CONSTRUCTION PERFORMED BY OWNER AND SEPARATE CONTRACTORS THAT WILL BE NECESSARY TO ACCOMMODATE PROPOSED SUBSTITUTION.
   c. DETAILED COMPARISON OF SIGNIFICANT QUALITIES OF PROPOSED SUBSTITUTION WITH THOSE OF THE WORK SPECIFIED. SIGNIFICANT QUALITIES MAY INCLUDE ATTRIBUTES SUCH AS PERFORMANCE, WEIGHT, SIZE, DURABILITY, VISUAL EFFECT, AND SPECIFIC FEATURES AND REQUIREMENTS INDICATED.
   d. PRODUCT DATA, INCLUDING DRAWINGS AND DESCRIPTIONS OF PRODUCTS AND FABRICATION AND INSTALLATION PROCEDURES.
   e. SAMPLES, WHERE APPLICABLE OR REQUESTED.
   f. LIST OF SIMILAR INSTALLATIONS FOR COMPLETED PROJECTS WITH PROJECT NAMES AND ADDRESSES AND NAMES AND ADDRESSES OF ARCHITECTS AND OWNERS.
   g. MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING AND INTERPRETING TEST RESULTS FOR COMPLIANCE WITH REQUIREMENTS INDICATED.
   h. RESEARCH/EVALUATION REPORTS EVIDENCING COMPLIANCE WITH BUILDING CODE IN EFFECT FOR PROJECT, FROM A MODEL CODE ORGANIZATION ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
   i. DETAILED COMPARISON OF CONTRACTOR'S CONSTRUCTION SCHEDULE USING PROPOSED SUBSTITUTION WITH PRODUCTS SPECIFIED FOR THE WORK, INCLUDING EFFECT ON THE OVERALL CONTRACT TIME. IF SPECIFIED PRODUCT OR METHOD OF CONSTRUCTION CANNOT BE PROVIDED WITHIN THE CONTRACT TIME, INCLUDE LETTER FROM MANUFACTURER, ON MANUFACTURER'S LETTERHEAD, STATING LACK OF AVAILABILITY OR DELAYS IN DELIVERY.
   j. COST INFORMATION, INCLUDING A PROPOSAL OF CHANGE, IF ANY, IN THE CONTRACT SUM.
   k. CONTRACTOR'S CERTIFICATION THAT PROPOSED SUBSTITUTION COMPLIES WITH REQUIREMENTS IN THE CONTRACT DOCUMENTS AND IS APPROPRIATE FOR APPLICATIONS INDICATED.
   l. CONTRACTOR'S WAIVER OF RIGHTS TO ADDITIONAL PAYMENT OR TIME THAT MAY SUBSEQUENTLY BECOME NECESSARY BECAUSE OF FAILURE OF PROPOSED SUBSTITUTION TO PRODUCE INDICATED RESULTS.
3. ENGINEER'S ACTION: IF NECESSARY, ENGINEER WILL REQUEST ADDITIONAL INFORMATION OR DOCUMENTATION FOR EVALUATION WITHIN 7 DAYS OF RECEIPT OF A REQUEST FOR SUBSTITUTION. ENGINEER WILL NOTIFY CONTRACTOR THROUGH CONSTRUCTION MANAGER OF ACCEPTANCE OR REJECTION OF PROPOSED SUBSTITUTION WITHIN 14 DAYS OF RECEIPT OF REQUEST, OR 7 DAYS OF RECEIPT OF ADDITIONAL INFORMATION OR DOCUMENTATION, WHICHEVER IS LATER.
   a. FORM OF ACCEPTANCE: CHANGE ORDER.
   b. USE PRODUCT SPECIFIED IF ENGINEER CANNOT MAKE A DECISION ON USE OF A PROPOSED SUBSTITUTION WITHIN TIME ALLOCATED.

1.5 COMPARABLE PRODUCTS

A. CONDITIONS: ENGINEER WILL CONSIDER CONTRACTOR'S REQUEST FOR COMPARABLE PRODUCT WHEN THE FOLLOWING CONDITIONS ARE SATISFIED. IF THE FOLLOWING CONDITIONS ARE NOT SATISFIED, ENGINEER WILL RETURN REQUESTS WITHOUT ACTION, EXCEPT TO RECORD NONCOMPLIANCE WITH THESE REQUIREMENTS:

1. EVIDENCE THAT THE PROPOSED PRODUCT DOES NOT REQUIRE REVISIONS TO THE CONTRACT DOCUMENTS, THAT IT IS CONSISTENT WITH THE CONTRACT DOCUMENTS AND WILL PRODUCE THE INDICATED RESULTS, AND THAT IT IS COMPATIBLE WITH OTHER PORTIONS OF THE WORK.
2. DETAILED COMPARISON OF SIGNIFICANT QUALITIES OF PROPOSED PRODUCT WITH THOSE NAMED IN THE CONTRACT DOCUMENTS. SIGNIFICANT QUALITIES INCLUDE ATTRIBUTES SUCH AS PERFORMANCE, WEIGHT, SIZE, DURABILITY, VISUAL EFFECT, AND SPECIFIC FEATURES AND REQUIREMENTS INDICATED.
3. EVIDENCE THAT PROPOSED PRODUCT PROVIDES SPECIFIED WARRANTY.
4. LIST OF SIMILAR INSTALLATIONS FOR COMPLETED PROJECTS WITH PROJECT NAMES AND ADDRESSES AND NAMES AND ADDRESSES OF ARCHITECTS AND OWNERS, IF REQUESTED.
5. SAMPLES, IF REQUESTED

B. COMPARABLE PRODUCT REQUESTS: SUBMIT THREE COPIES OF EACH REQUEST FOR CONSIDERATION. IDENTIFY PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED. INCLUDE SPECIFICATION SECTION NUMBER AND TITLE AND DRAWING NUMBERS AND TITLES.

1. ENGINEER'S ACTION: IF NECESSARY, ENGINEER WILL REQUEST ADDITIONAL INFORMATION OR DOCUMENTATION FOR EVALUATION WITHIN ONE WEEK OF RECEIPT OF A COMPARABLE PRODUCT REQUEST. ARCHITECT WILL NOTIFY CONTRACTOR THROUGH CONSTRUCTION MANAGER OF APPROVAL OR REJECTION OF PROPOSED COMPARABLE PRODUCT REQUEST WITHIN 15 DAYS OF RECEIPT OF REQUEST, OR 7 DAYS OF RECEIPT OF ADDITIONAL INFORMATION OR DOCUMENTATION, WHICHEVER IS LATER.
   a. FORM OF ACCEPTANCE: CHANGE ORDER.
   b. USE PRODUCT SPECIFIED IF ARCHITECT CANNOT MAKE A DECISION ON USE OF A COMPARABLE PRODUCT REQUEST WITHIN TIME ALLOCATED.

1.6 QUALITY ASSURANCE

A. STEEL SUPPORT WELDING: QUALIFY PROCESSES AND OPERATORS ACCORDING TO AWS D1.1, "STRUCTURAL WELDING CODE--STEEL."

B. STEEL PIPE WELDING: QUALIFY PROCESSES AND OPERATORS ACCORDING TO ASME BOILER AND PRESSURE VESSEL CODE: SECTION IX, "WELDING AND BRAZING QUALIFICATIONS."

1. COMPLY WITH PROVISIONS IN ASME B31 SERIES, "CODE FOR PRESSURE PIPING."
2. CERTIFY THAT EACH WELDER HAS PASSED AWS QUALIFICATION TESTS FOR WELDING PROCESSES INVOLVED AND THAT CERTIFICATION IS CURRENT.

C. ELECTRICAL CHARACTERISTICS FOR MECHANICAL EQUIPMENT: EQUIPMENT OF HIGHER ELECTRICAL CHARACTERISTICS MAY BE FURNISHED PROVIDED SUCH PROPOSED EQUIPMENT IS APPROVED IN WRITING AND CONNECTING ELECTRICAL SERVICES, CIRCUIT BREAKERS, AND CONDUIT SIZES ARE APPROPRIATELY MODIFIED. IF MINIMUM ENERGY RATINGS OR EFFICIENCIES ARE SPECIFIED, EQUIPMENT SHALL COMPLY WITH REQUIREMENTS.

D. NFPA COMPLIANCE:

1. NFPA 90A, "INSTALLATION OF AIR CONDITIONING AND VENTILATING SYSTEMS."
2. NFPA 90B, "INSTALLATION OF WARM AIR HEATING AND AIR CONDITIONING SYSTEMS."

1.7 DELIVERY, STORAGE, AND HANDLING

A. DELIVER PIPES AND TUBES WITH FACTORY-APPLIED END CAPS. MAINTAIN END CAPS THROUGH SHIPPING, STORAGE, AND HANDLING TO PREVENT PIPE END DAMAGE AND TO PREVENT ENTRANCE OF DIRT, DEBRIS, AND MOISTURE.

1.8 COORDINATION

A. PREPARE COORDINATION DRAWINGS IN ACCORDANCE WITH DIVISION 1 SECTION "PROJECT COORDINATION," TO A SCALE OF 1/4"=1'-0" OR LARGER, DETAILING MAJOR ELEMENTS, COMPONENTS, AND SYSTEMS OF MECHANICAL EQUIPMENT AND MATERIALS IN RELATIONSHIP WITH OTHER SYSTEMS, INSTALLATIONS, AND BUILDING COMPONENTS. INDICATE LOCATIONS WHERE SPACE IS LIMITED FOR INSTALLATION AND ACCESS AND WHERE SEQUENCING AND COORDINATION OF INSTALLATIONS ARE OF IMPORTANCE TO THE EFFICIENT FLOW OF THE WORK, INCLUDING (BUT NOT NECESSARILY LIMITED TO) THE FOLLOWING:

B. INDICATE THE PROPOSED LOCATIONS OF PIPING, EQUIPMENT, AND MATERIALS. INCLUDE THE FOLLOWING:

1. PLANNED PIPING LAYOUT, INCLUDING VALVE AND SPECIALTY LOCATIONS AND VALVE STEM MOVEMENT.
2. CLEARANCES FOR INSTALLING AND MAINTAINING INSULATION.
3. CLEARANCES FOR SERVICING AND MAINTAINING EQUIPMENT AND SPACE FOR EQUIPMENT DISASSEMBLY REQUIRED FOR PERIODIC MAINTENANCE.
4. EQUIPMENT CONNECTIONS AND SUPPORT DETAILS.
5. EXTERIOR WALL AND FOUNDATION PENETRATIONS.
6. INTERIOR FLOOR PENETRATIONS
7. FIRE_RATED WALL AND FLOOR PENETRATIONS.
8. SIZES AND LOCATION OF REQUIRED CONCRETE PADS AND BASES.
9. VALVE STEM MOVEMENT.

C. INDICATE SCHEDULING, SEQUENCING, MOVEMENT, AND POSITIONING OF LARGE EQUIPMENT INTO THE BUILDING DURING CONSTRUCTION.

D. PREPARE FLOOR PLANS, ELEVATIONS, AND DETAILS TO INDICATE PENETRATIONS IN FLOORS, WALLS, AND CEILINGS AND THEIR RELATIONSHIP TO OTHER PENETRATIONS AND INSTALLATIONS.

E. ARRANGE FOR PIPE SPACES, CHASES, SLOTS, AND OPENINGS IN BUILDING STRUCTURE DURING PROGRESS OF CONSTRUCTION, TO ALLOW FOR HVAC INSTALLATIONS.

F. COORDINATE INSTALLATION OF REQUIRED SUPPORTING DEVICES AND SET SLEEVES IN POURED-IN-PLACE CONCRETE AND OTHER STRUCTURAL COMPONENTS AS THEY ARE CONSTRUCTED.

G. COORDINATE REQUIREMENTS FOR ACCESS PANELS AND DOORS FOR HVAC ITEMS REQUIRING ACCESS THAT ARE CONCEALED BEHIND FINISHED SURFACES.

1.9 JOINING MATERIALS

A. REFER TO SCHEDULES FOR SPECIAL JOINING MATERIALS NOT LISTED BELOW.

1.10 DIELECTRIC FITTINGS

A. DESCRIPTION: COMBINATION FITTING OF COPPER ALLOY AND FERROUS MATERIALS WITH THREADED, SOLDER-JOINT, PLAIN, OR WELD-NECK END CONNECTIONS THAT MATCH PIPING SYSTEM MATERIALS.

B. INSULATING MATERIAL: SUITABLE FOR SYSTEM FLUID, PRESSURE, AND TEMPERATURE.

C. DIELECTRIC UNIONS: FACTORY-FABRICATED, UNION ASSEMBLY, FOR 250-PSIG MINIMUM WORKING PRESSURE AT 180 DEG F.

D. DIELECTRIC FLANGES: FACTORY-FABRICATED, COMPANION-FLANGE ASSEMBLY, FOR 150- OR 300-PSIG MINIMUM WORKING PRESSURE AS REQUIRED TO SUIT SYSTEM PRESSURES.

E. DIELECTRIC-FLANGE KITS: COMPANION-FLANGE ASSEMBLY FOR FIELD ASSEMBLY. INCLUDE FLANGES, FULL-FACE- OR RING-TYPE NEOPRENE OR PHENOLIC GASKET, PHENOLIC OR POLYETHYLENE BOLT SLEEVES, PHENOLIC WASHERS, AND STEEL BACKING WASHERS. SEPARATE COMPANION FLANGES AND STEEL BOLTS AND NUTS SHALL HAVE 150- OR 300-PSIG MINIMUM WORKING PRESSURE WHERE REQUIRED TO SUIT SYSTEM PRESSURES.

F. DIELECTRIC COUPLINGS: GALVANIZED-STEEL COUPLING WITH INERT AND NONCORROSIVE, THERMOPLASTIC LINING; THREADED ENDS; AND 300-PSIG MINIMUM WORKING PRESSURE AT 225 DEG F.

G. DIELECTRIC NIPPLES: ELECTROPLATED STEEL NIPPLE WITH INERT AND NONCORROSIVE, THERMOPLASTIC LINING; PLAIN, THREADED, OR GROOVED ENDS; AND 300-PSIG MINIMUM WORKING PRESSURE AT 225 DEG F.

1.11 MECHANICAL SLEEVE SEALS

A. DESCRIPTION: MODULAR SEALING ELEMENT UNIT, DESIGNED FOR FIELD ASSEMBLY, TO FILL ANNULAR SPACE BETWEEN PIPE AND SLEEVE.

1. SEALING ELEMENTS: EPDM INTERLOCKING LINKS SHAPED TO FIT SURFACE OF PIPE. INCLUDE TYPE AND NUMBER REQUIRED FOR PIPE MATERIAL AND SIZE OF PIPE.
2. PRESSURE PLATES: STAINLESS STEEL. INCLUDE TWO FOR EACH SEALING ELEMENT.
3. CONNECTING BOLTS AND NUTS: STAINLESS STEEL OF LENGTH REQUIRED TO SECURE PRESSURE PLATES TO SEALING ELEMENTS. INCLUDE ONE FOR EACH SEALING ELEMENT.

1.12 SLEEVES

A. GALVANIZED-STEEL SHEET: 0.0239-INCH MINIMUM THICKNESS; ROUND TUBE CLOSED WITH WELDED LONGITUDINAL JOINT.

B. STEEL PIPE: ASTM A 53, TYPE E, GRADE B, SCHEDULE 40, GALVANIZED, PLAIN ENDS.

1.13 ESCUTCHEONS

A. DESCRIPTION: MANUFACTURED WALL AND CEILING ESCUTCHEONS AND FLOOR PLATES, WITH AN ID TO CLOSELY FIT AROUND PIPE, TUBE, AND INSULATION OF INSULATED PIPING AND AN OD THAT COMPLETELY COVERS OPENING.

B. ONE-PIECE, DEEP-PATTERN TYPE: DEEP-DRAWN, BOX-SHAPED BRASS WITH POLISHED CHROME-PLATED FINISH.

C. ONE-PIECE, STAMPED-STEEL TYPE WITH POLISHED CHROME-PLATED FINISH AND WITH SET SCREW.

1.14 GROUTING

A. DESCRIPTION: ASTM C 1107, GRADE B, NONSHRINK AND NONMETALLIC, DRY HYDRAULIC-CEMENT GROUT.

1. CHARACTERISTICS: POST-HARDENING, VOLUME-ADJUSTING, NONSTAINING, NONCORROSIVE, NONGASEOUS, AND RECOMMENDED FOR INTERIOR AND EXTERIOR APPLICATIONS.
2. DESIGN MIX: 5000-PSI, 28-DAY COMPRESSIVE STRENGTH.
3. PACKAGING: PREMIXED AND FACTORY PACKAGED.

B. MIX AND INSTALL GROUT FOR HVAC EQUIPMENT BASE BEARING SURFACES, PUMP AND OTHER EQUIPMENT BASE PLATES, AND ANCHORS.

C. CLEAN SURFACES THAT WILL COME INTO CONTACT WITH GROUT.

D. PROVIDE FORMS AS REQUIRED FOR PLACEMENT OF GROUT.

E. AVOID AIR ENTRAPMENT DURING PLACEMENT OF GROUT.

F. PLACE GROUT, COMPLETELY FILLING EQUIPMENT BASES.

G. PLACE GROUT ON CONCRETE BASES AND PROVIDE SMOOTH BEARING SURFACE FOR EQUIPMENT.

H. PLACE GROUT AROUND ANCHORS.

I. CURE PLACED GROUT.

1.15 ACCESS DOORS AND FRAMES

A. STEEL MATERIALS

1. STEEL PLATES, SHAPES, AND BARS SHALL CONFORM TO ASTM A 36/A 36M, ASTM A 123/A 123M, FOR GALVANIZING STEEL AND IRON PRODUCTS AND ASTM A 153/A 153M, FOR GALVANIZING STEEL AND IRON HARDWARE.
2. STEEL SHEET SHALL BE UNCOATED AND CONFORM TO ASTM A 591/A 591M WITH COLD-ROLLED STEEL SHEET SUBSTRATE COMPLYING WITH ASTM A 1008/A 1008M, COMMERCIAL STEEL (CS), EXPOSED.
3. STEEL FINISHES: COMPLY WITH NAAMM'S "METAL FINISHES MANUAL FOR ARCHITECTURAL AND METAL PRODUCTS" FOR RECOMMENDATIONS FOR APPLYING AND DESIGNATING FINISHES.
4. PAINTING: APPLY SHOP PRIMER IMMEDIATELY AFTER CLEANING AND PRETREATING. IMMEDIATELY AFTER CLEANING AND PRETREATING, APPLY MANUFACTURER'S STANDARD TWO-COAT, BAKED-ENAMEL FINISH CONSISTING OF PRIME COAT AND THERMOSETTING TOPCOAT. COMPLY WITH PAINT MANUFACTURER'S WRITTEN INSTRUCTIONS FOR APPLYING AND BAKING TO ACHIEVE A MINIMUM DRY FILM THICKNESS OF 2 MILS.
5. DRYWALL BEADS: EDGE TRIM FORMED FROM 0.0299-INCH ZINC-COATED STEEL SHEET FORMED TO RECEIVE JOINT COMPOUND AND IN SIZE TO SUIT THICKNESS OF GYPSUM BOARD.

B. STAINLESS-STEEL MATERIALS

1. STAINLESS-STEEL SHEET, STRIP, PLATE, AND FLAT BARS: ASTM A 666, TYPE 304. REMOVE TOOL AND DIE MARKS AND STRETCH LINES OR BLEND WITH A MANUFACTURER'S STANDARD FINISH.

C. ACCESS DOORS AND FRAMES FOR WALLS AND CEILINGS

1. FLUSH ACCESS DOORS AND TRIMLESS FRAMES: FABRICATED FROM [STEEL] [STAINLESS-STEEL] SHEET.
   a. DOOR: MINIMUM 0.060-INCH THICK SHEET METAL, SET FLUSH WITH SURROUNDING FINISH SURFACES.
   b. FRAME: MINIMUM 0.060-INCH THICK SHEET METAL WITH DRYWALL OR PLASTER BEAD FLANGE.
   c. HINGES: CONTINUOUS PIANO.
   d. LATCH: CAM LATCH OPERATED BY SCREWDRIVER WITH INTERIOR RELEASE.
2. METAL SURFACES: FOR METAL SURFACES EXPOSED TO VIEW IN THE COMPLETED WORK, PROVIDE MATERIALS WITH SMOOTH, FLAT SURFACES WITHOUT BLEMISHES. DO NOT USE MATERIALS WITH EXPOSED PITTING, SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, OR ROUGHNESS.
3. DOORS AND FRAMES: GRIND EXPOSED WELDS SMOOTH AND FLUSH WITH ADJACENT SURFACES. FURNISH ATTACHMENT DEVICES AND FASTENERS OF TYPE REQUIRED TO SECURE ACCESS PANELS TO TYPES OF SUPPORTS INDICATED.
   a. FOR TRIMLESS FRAMES WITH DRYWALL BEAD, PROVIDE EDGE TRIM FOR GYPSUM BOARD AND GYPSUM BASE SECURELY ATTACHED TO PERIMETER OF FRAMES.
   b. FOR TRIMLESS FRAMES WITH PLASTER BEAD FOR FULL-BED PLASTER APPLICATIONS, PROVIDE ZINC-COATED EXPANDED METAL LATH AND EXPOSED CASING BEAD WELDED TO PERIMETER OF FRAMES.
   c. PROVIDE MOUNTING HOLES IN FRAMES FOR ATTACHMENT OF UNITS TO METAL OR WOOD FRAMING OR FOR ATTACHMENT OF MASONRY ANCHORS.

1.16 THROUGH-PENETRATION FIRESTOP

A. FIRESTOPPING, GENERAL

1. COMPATIBILITY: PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS THAT ARE COMPATIBLE WITH ONE ANOTHER; WITH THE SUBSTRATES FORMING OPENINGS; AND WITH THE ITEMS, IF ANY, PENETRATING THROUGH-PENETRATION FIRESTOP SYSTEMS, UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY THROUGH-PENETRATION FIRESTOP SYSTEM MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.
2. ACCESSORIES: PROVIDE COMPONENTS FOR EACH THROUGH-PENETRATION FIRESTOP SYSTEM THAT ARE NEEDED TO INSTALL FILL MATERIALS AND TO COMPLY WITH PART 1 "PERFORMANCE REQUIREMENTS" ARTICLE. USE ONLY COMPONENTS SPECIFIED BY THROUGH-PENETRATION FIRESTOP SYSTEM MANUFACTURER AND APPROVED BY QUALIFIED TESTING AND INSPECTING AGENCY FOR FIRESTOP SYSTEMS INDICATED.

1.17 EQUIPMENT INSTALLATION

A. INSTALL EQUIPMENT TO ALLOW MAXIMUM POSSIBLE HEADROOM UNLESS SPECIFIC MOUNTING HEIGHTS ARE NOT INDICATED.

B. INSTALL EQUIPMENT LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS IN EXPOSED INTERIOR SPACES, UNLESS OTHERWISE INDICATED.

C. INSTALL MECHANICAL EQUIPMENT TO FACILITATE SERVICE, MAINTENANCE, AND REPAIR OR REPLACEMENT OF COMPONENTS. CONNECT EQUIPMENT FOR EASE OF DISCONNECTING, WITH MINIMUM INTERFERENCE TO OTHER INSTALLATIONS. EXTEND GREASE FITTINGS TO ACCESSIBLE LOCATIONS.

D. INSTALL EQUIPMENT TO ALLOW RIGHT OF WAY FOR PIPING INSTALLED AT REQUIRED SLOPE.

1.18 PAINTING

A. TOUCH UP: CLEAN FIELD WELDS AND ABRADED AREAS OF SHOP PAINT. PAINT EXPOSED AREAS IMMEDIATELY AFTER ERECTING HANGERS AND SUPPORTS. USE SAME MATERIALS AS USED FOR SHOP PAINTING. COMPLY WITH SSPC-PA 1 REQUIREMENTS FOR TOUCHING UP FIELD-PAINTED SURFACES.

1. APPLY PAINT BY BRUSH OR SPRAY TO PROVIDE MINIMUM DRY FILM THICKNESS OF 2.0 MILS.

B. GALVANIZED SURFACES: CLEAN WELDS, BOLTED CONNECTIONS, AND ABRADED AREAS AND APPLY GALVANIZING-REPAIR PAINT TO COMPLY WITH ASTM A 780.

PART 2 - LABELING & IDENTIFICATION

2.1 PREPARATION

A. CLEAN PIPING AND EQUIPMENT SURFACES OF SUBSTANCES THAT COULD IMPAIR BOND OF IDENTIFICATION DEVICES, INCLUDING DIRT, OIL, GREASE, RELEASE AGENTS, AND INCOMPATIBLE PRIMERS, PAINTS, AND ENCAPSULANTS.

2.2 EQUIPMENT LABELS

A. INSTALL OR PERMANENTLY FASTEN LABELS ON EACH MAJOR ITEM OF MECHANICAL EQUIPMENT.

B. LOCATE EQUIPMENT LABELS WHERE ACCESSIBLE AND VISIBLE.

C. LABEL CONTENT: INCLUDE EQUIPMENT'S DRAWING DESIGNATION OR UNIQUE EQUIPMENT NUMBER.

2.3 PIPE LABELS

A. PIPE LABEL: INSTALL PIPE LABELS COMPLYING WITH ASME A13.1, ON EACH PIPING SYSTEM.

B. LOCATE PIPE LABELS WHERE PIPING IS EXPOSED OR ABOVE ACCESSIBLE CEILINGS IN FINISHED SPACES; MACHINE ROOMS; ACCESSIBLE MAINTENANCE SPACES SUCH AS SHAFTS, TUNNELS, AND PLENUMS; AND EXTERIOR EXPOSED LOCATIONS AS FOLLOWS:

1. NEAR EACH VALVE AND CONTROL DEVICE
2. NEAR EACH BRANCH CONNECTION, EXCLUDING SHORT TAKEOFFS FOR FIXTURES AND TERMINAL UNITS. WHERE FLOW PATTERN IS NOT OBVIOUS, MARK EACH PIPE AT BRANCH.
3. NEAR PENETRATIONS THROUGH WALLS, FLOORS, CEILINGS, AND INACCESSIBLE ENCLOSURES.
4. AT ACCESS DOORS, MANHOLES, AND SIMILAR ACCESS POINTS THAT PERMIT VIEW OF CONCEALED PIPING.
5. NEAR MAJOR EQUIPMENT ITEMS AND OTHER POINTS OF ORIGINATION AND TERMINATION.
6. ON PIPING ABOVE REMOVABLE ACOUSTICAL CEILINGS. OMIT INTERMEDIATELY SPACED LABELS.

2.4 DUCT LABELS

A. MINIMUM LABEL SIZE: LENGTH AND WIDTH VARY FOR REQUIRED LABEL CONTENT, BUT NOT LESS THAN 2-1/2 BY 3/4 INCH.

B. ADHESIVE: CONTACT-TYPE PERMANENT ADHESIVE, COMPATIBLE WITH LABEL AND WITH SUBSTRATE.

C. DUCT LABEL CONTENTS: INCLUDE IDENTIFICATION OF DUCT SERVICE USING SAME DESIGNATIONS OR ABBREVIATIONS AS USED ON DRAWINGS, DUCT SIZE, AND AN ARROW INDICATING FLOW DIRECTION.

1. FLOW-DIRECTION ARROWS: INTEGRAL WITH DUCT SYSTEM SERVICE LETTERING TO ACCOMMODATE BOTH DIRECTIONS, OR AS SEPARATE UNIT ON EACH DUCT LABEL TO INDICATE FLOW DIRECTION.
2. LETTERING SIZE: AT LEAST 1-1/2 INCHES HIGH.

D. LOCATE LABELS NEAR POINTS WHERE DUCTS ENTER INTO CONCEALED SPACES AND AT MAXIMUM INTERVALS OF 50 FEET IN EAC

h. GATE VALVES, NPS 2 AND SMALLER: TYPE [2] [3], CLASS [125] [150], BRONZE.
i. GATE VALVES, NPS 2-1/2 AND LARGER: TYPE I, CLASS 125, [NRS] [OS&Y], BRONZE-MOUNTED CAST IRON.
j. GLOBE VALVES, NPS 2 AND SMALLER: TYPE 2, CLASS [125] [150], BRONZE.
k. GLOBE VALVES, NPS 2-1/2 AND LARGER: TYPE I, CLASS 125, BRONZE-MOUNTED CAST IRON.

5. HIGH-PRESSURE STEAM PIPING: USE THE FOLLOWING TYPES OF VALVES:
a. ANGLE VALVES, NPS 2 AND SMALLER: TYPE 2, CLASS [125] [150] [200], BRONZE.
b. ANGLE VALVES, NPS 2-1/2 AND LARGER: TYPE II, CLASS [125] [250], CAST IRON.
c. BALL VALVES, NPS 2 AND SMALLER: [ONE] [TWO] [THREE]-PIECE, [400-PSIG] [800-PSIG] <INSERT OTHER> CWP RATING, COPPER ALLOY.
d. BALL VALVES, NPS 2-1/2 AND LARGER: CLASS [150] [300], FERROUS ALLOY.
e. HIGH-PRESSURE BUTTERFLY VALVES, NPS 3 AND LARGER: [FLANGELESS] [SINGLE-FLANGE], CLASS [150] [300].
f. SWING CHECK VALVES, NPS 2 AND SMALLER: TYPE 4, CLASS [125] [150] [200], BRONZE.
g. SWING CHECK VALVES, NPS 2-1/2 AND LARGER: TYPE II, CLASS [125] [250], GRAY IRON
h. GATE VALVES, NPS 2 AND SMALLER: TYPE [2] [3], CLASS [125] [150] [200], BRONZE.
i. GATE VALVES, NPS 2-1/2 AND LARGER: TYPE I, CLASS [125] [150], [NRS] [OS&Y], BRONZE-MOUNTED CAST IRON.
j. GLOBE VALVES, NPS 2 AND SMALLER: TYPE 1, CLASS [125] [150] [200], BRONZE.
k. GLOBE VALVES, NPS 2-1/2 AND LARGER: TYPE I, CLASS [125] [250], BRONZE-MOUNTED CAST IRON.

6. STEAM CONDENSATE PIPING: USE THE FOLLOWING TYPES OF VALVES:
a. BALL VALVES, NPS 2 AND SMALLER: [ONE] [TWO] [THREE]-PIECE, [400-PSIG] [800-PSIG] <INSERT OTHER> CWP RATING, COPPER ALLOY.
b. BALL VALVES, NPS 2-1/2 AND LARGER: CLASS [150] [300], FERROUS ALLOY.
c. HIGH-PRESSURE BUTTERFLY VALVES, NPS 3 AND LARGER: [FLANGELESS] [SINGLE-FLANGE], CLASS [150] [300].
d. SWING CHECK VALVES, NPS 2 AND SMALLER: TYPE 4, CLASS [125] [150] [200], BRONZE.
e. SWING CHECK VALVES, NPS 2-1/2 AND LARGER: TYPE II, CLASS [125] [250], GRAY IRON.
f. SPRING-LOADED, LIFT-DISC CHECK VALVES, NPS 2 AND SMALLER: TYPE IV, CLASS [125 MINIMUM] [150] [200].
g. SPRING-LOADED, LIFT-DISC CHECK VALVES, NPS 2-1/2 AND LARGER: TYPE [I] [I OR II] [II] [III], CLASS [125] [250], CAST IRON.
h. GATE VALVES, NPS 2 AND SMALLER: TYPE [2] [3], CLASS [125] [150] [200], BRONZE.
i. GATE VALVES, NPS 2-1/2 AND LARGER: TYPE I, CLASS [125] [250], [NRS] [OS&Y], BRONZE-MOUNTED CAST IRON.
j. GLOBE VALVES, NPS 2 AND SMALLER: TYPE 2, CLASS [125] [150] [200], BRONZE.
k. GLOBE VALVES, NPS 2-1/2 AND LARGER: TYPE I, CLASS [125] [250], BRONZE-MOUNTED CAST IRON.
PLUG VALVES, NPS 2 AND LARGER: CLASS [125 OR 150] [250 OR 300], [LUBRICATED] [NONLUBRICATED]-TYPE, CAST IRON.

7. SELECT VALVES, EXCEPT WAFER AND FLANGELESS TYPES, WITH THE FOLLOWING END CONNECTIONS:
a. FOR COPPER TUBING, NPS 2 AND SMALLER: SOLDER-JOINT OR THREADED ENDS, EXCEPT PROVIDE VALVES WITH THREADED ENDS FOR CONDENSER WATER, HEATING HOT WATER, STEAM, AND STEAM CONDENSATE SERVICES.
b. FOR COPPER TUBING, NPS 2-1/2 AND LARGER: FLANGED ENDS.
c. FOR STEEL PIPING, NPS 2 AND SMALLER: THREADED ENDS.
d. FOR STEEL PIPING, NPS 2-1/2 AND LARGER: FLANGED ENDS.
e. FOR GROOVED-END, COPPER TUBING AND STEEL PIPING: VALVE ENDS MAY BE GROOVED. DO NOT USE FOR STEAM OR STEAM CONDENSATE PIPING.

5.5 REFRIGERANT PIPING

A. PIPING APPLICATIONS FOR REFRIGERANT R-134A
1. SUCTION LINES NPS 1-1/2 AND SMALLER FOR CONVENTIONAL AIR-CONDITIONING APPLICATIONS: COPPER, TYPE ACR, ANNEALED-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH BRAZED OR SOLDERED JOINTS.
2. HOT-GAS AND LIQUID LINES, AND SUCTION LINES FOR HEAT-PUMP APPLICATIONS: COPPER, TYPE ACR, ANNEALED-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH BRAZED OR SOLDERED JOINTS.
a. NPS 2-1/2 AND SMALLER: COPPER, TYPE ACR, ANNEALED-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH BRAZED OR SOLDERED JOINTS.
3. SAFETY-RELIEF-VALVE DISCHARGE PIPING: COPPER, TYPE ACR, DRAWN-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH SOLDERED JOINTS.
a. NPS 1-1/2 AND SMALLER: COPPER, TYPE ACR, ANNEALED-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH BRAZED OR SOLDERED JOINTS.

B. PIPING APPLICATIONS FOR REFRIGERANT R-410A
1. SUCTION LINES NPS 1-1/2 AND SMALLER FOR CONVENTIONAL AIR-CONDITIONING APPLICATIONS: COPPER, TYPE ACR, ANNEALED-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH BRAZED OR SOLDERED JOINTS.
2. HOT-GAS AND LIQUID LINES AND SUCTION LINES FOR HEAT-PUMP APPLICATIONS:
a. NPS 5/8 AND SMALLER: COPPER, TYPE ACR, ANNEALED- OR DRAWN-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH BRAZED OR SOLDERED JOINTS.
b. NPS 3/4 TO NPS 1 AND SMALLER: COPPER, TYPE K (A), ANNEALED- OR DRAWN-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH BRAZED OR SOLDERED JOINTS.
c. NPS 1-1/4 AND SMALLER: COPPER, TYPE ACR, DRAWN-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH 95-5 TIN-ANTIMONY SOLDERED JOINTS.
d. NPS 1-1/2 TO NPS 2: COPPER, TYPE ACR, DRAWN-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH ALLOY HB SOLDERED JOINTS.
3. SAFETY-RELIEF-VALVE DISCHARGE PIPING:
a. NPS 1-1/4 AND SMALLER: COPPER, TYPE ACR, DRAWN-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH 95-5 TIN-ANTIMONY SOLDERED JOINTS.

C. SYSTEM CHARGING
1. CHARGE SYSTEM USING THE FOLLOWING PROCEDURES:
a. INSTALL CORE IN FILTER DRYERS AFTER LEAK TEST BUT BEFORE EVACUATION.
b. EVACUATE ENTIRE REFRIGERANT SYSTEM WITH A VACUUM PUMP TO 500 MICROMETERS. IF VACUUM HOLDS FOR 12 HOURS, SYSTEM IS READY FOR CHARGING.
c. BREAK VACUUM WITH REFRIGERANT GAS, ALLOWING PRESSURE TO BUILD UP TO 2 PSIG.
d. CHARGE SYSTEM WITH A NEW FILTER-DRYER CORE IN CHARGING LINE.

5.6 EARTHWORK

A. PROVIDE ALL EXCAVATING, BACKFILLING, SHORING, SHEETING, PUMPING, BAILING, ETC., REQUIRED FOR THE INSTALLATION OF THE WORK IN THIS SECTION.

B. REQUIREMENTS OF CIVIL SPECIFICATIONS SHALL APPLY TO THIS WORK INSOFAR AS CLASSIFICATION OF EXCAVATED MATERIALS, BACKFILLING, ETC., ARE CONCERNED UP TO THE SURFACE AT THE TIME THAT THE WORK IS PERFORMED.

C. TRENCH DEPTHS SHALL ALLOW ADEQUATE COVER OVER PIPING, WALLS SHALL BE VERTICAL AND BOTTOMS SHALL BE INSTRUMENT GRADED. EARTH SHALL BE SCOOPED OUT UNDER PIPE HUBS TO PROVIDE A SOLID BEARING FOR THE BARREL OF THE PIPE ON UNDISTURBED EARTH. CONCRETE OR OTHER APPROVED SUPPORTS SHALL BE PROVIDED FOR ALL PIPES INSTALLED IN FILL.

D. CARRY PIPE TRENCHES IN ROCK BELOW THE PIPE INVERT AT LEAST 1/4 THE NOMINAL DIAMETER OF PIPE OR A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE WHICHEVER IS GREATER. REFILL SPACE BELOW PIPE WITH CRUSHED STONE OR GRAVEL RANGING IN SIZE FROM 1/4" TO 3/4".

E. ALL HEALTH & SAFETY CODES FOR TRENCHING & EXCAVATION SHALL BE FOLLOWED.

PART 6 - DUCTWORK

6.1 SYSTEM DESCRIPTION

A. DUCT SYSTEM DESIGN, AS INDICATED, HAS BEEN USED TO SELECT SIZE AND TYPE OF AIR-MOVING AND -DISTRIBUTION EQUIPMENT AND OTHER AIR SYSTEM COMPONENTS. CHANGES TO LAYOUT OR CONFIGURATION OF DUCT SYSTEM MUST BE SPECIFICALLY APPROVED IN WRITING BY ARCHITECT. ACCOMPANY REQUESTS FOR LAYOUT MODIFICATIONS WITH CALCULATIONS SHOWING THAT PROPOSED LAYOUT WILL PROVIDE ORIGINAL DESIGN RESULTS WITHOUT INCREASING SYSTEM TOTAL PRESSURE.

6.2 SUBMITTALS

A. SHOP DRAWINGS: CAD-GENERATED AND DRAWN TO 1/4 INCH EQUALS 1 FOOT OR 1/8 INCH EQUALS 1 FOOT SCALE, WHICHEVER MATCHES DRAWINGS. SHOW FABRICATION AND INSTALLATION DETAILS FOR METAL DUCTS.
1. DUCT LAYOUT INDICATING SIZES AND PRESSURE CLASSES.
2. ELEVATIONS OF TOP AND BOTTOM OF DUCTS.
3. DIMENSIONS OF MAIN DUCT RUNS FROM BUILDING GRID LINES.
4. FITTINGS.
5. SEAM AND JOINT CONSTRUCTION.
6. PENETRATIONS THROUGH FIRE-RATED AND OTHER PARTITIONS.
7. EQUIPMENT INSTALLATION BASED ON EQUIPMENT BEING USED ON PROJECT.
8. DUCT ACCESSORIES, INCLUDING ACCESS DOORS AND PANELS.
9. HANGERS AND SUPPORTS, INCLUDING METHODS FOR DUCT AND BUILDING ATTACHMENT, VIBRATION ISOLATION, AND SEISMIC RESTRAINTS.

6.3 SEALANT MATERIALS

A. JOINT AND SEAM SEALANTS, GENERAL: THE TERM "SEALANT" IS NOT LIMITED TO MATERIALS OF ADHESIVE OR MASTIC NATURE BUT INCLUDES TAPES AND COMBINATIONS OF OPEN-WEAVE FABRIC STRIPS AND MASTICS.

B. JOINT AND SEAM TAPE: 2 INCHES WIDE; GLASS-FIBER-REINFORCED FABRIC.

C. TAPE SEALING SYSTEM: WOVEN-FIBER TAPE IMPREGNATED WITH GYPSUM MINERAL COMPOUND AND MODIFIED ACRYLICSILICONE ACTIVATOR TO REACT EXOTHERMICALLY WITH TAPE TO FORM HARD, DURABLE, AIRTIGHT SEAL.

D. WATER-BASED JOINT AND SEAM SEALANT: FLEXIBLE, ADHESIVE SEALANT, RESISTANT TO UV LIGHT WHEN CURED, UL 723 LISTED, AND COMPLYING WITH NFPA REQUIREMENTS FOR CLASS 1 DUCTS.

E. SOLVENT-BASED JOINT AND SEAM SEALANT: ONE-PART, NONSAG, SOLVENT-RELEASE-CURING, POLYMERIZED BUTYL SEALANT FORMULATED WITH A MINIMUM OF 75 PERCENT SOLIDS.

F. FLANGED JOINT MASTIC: ONE-PART, ACID-CURING, SILICONE, ELASTOMERIC JOINT SEALANT COMPLYING WITH ASTM C 920, TYPE S, GRADE NS, CLASS 25, USE O.

G. FLANGE GASKETS: BUTYL RUBBER OR EPDM POLYMER WITH POLYISOBUTYLENE PLASTICIZER.

6.4 DUCT INSTALLATION

A. CONSTRUCT AND INSTALL DUCTS ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS--METAL AND FLEXIBLE," UNLESS OTHERWISE INDICATED.

B. INSTALL ROUND AND FLAT-OVAL DUCTS IN LENGTHS NOT LESS THAN 12 FEET UNLESS INTERRUPTED BY FITTINGS.

C. INSTALL DUCTS WITH FEWEST POSSIBLE JOINTS.

D. INSTALL FABRICATED FITTINGS FOR CHANGES IN DIRECTIONS, SIZE, AND SHAPE AND FOR CONNECTIONS.

E. INSTALL COUPLINGS TIGHT TO DUCT WALL SURFACE WITH A MINIMUM OF PROJECTIONS INTO DUCT. SECURE COUPLINGS WITH SHEET METAL SCREWS. INSTALL SCREWS AT INTERVALS OF 12 INCHES WITH A MINIMUM OF 3 SCREWS IN EACH COUPLING.

F. INSTALL DUCTS, UNLESS OTHERWISE INDICATED, VERTICALLY AND HORIZONTALLY AND PARALLEL AND PERPENDICULAR TO BUILDING LINES; AVOID DIAGONAL RUNS.

G. INSTALL DUCTS CLOSE TO WALLS, OVERHEAD CONSTRUCTION, COLUMNS, AND OTHER STRUCTURAL AND PERMANENT ENCLOSURE ELEMENTS OF BUILDING.

H. INSTALL DUCTS WITH A CLEARANCE OF 1 INCH, PLUS ALLOWANCE FOR INSULATION THICKNESS.

I. CONCEAL DUCTS FROM VIEW IN FINISHED SPACES. DO NOT ENCASE HORIZONTAL RUNS IN SOLID PARTITIONS UNLESS SPECIFICALLY INDICATED.

J. COORDINATE LAYOUT WITH SUSPENDED CEILING, FIRE- AND SMOKE-CONTROL DAMPERS, LIGHTING LAYOUTS, AND SIMILAR FINISHED WORK.

K. SEAL ALL JOINTS AND SEAMS. APPLY SEALANT TO MALE END CONNECTORS BEFORE INSERTION, AND AFTERWARD TO COVER ENTIRE JOINT AND SHEET METAL SCREWS.

L. ELECTRICAL EQUIPMENT SPACES: ROUTE DUCTS TO AVOID PASSING THROUGH TRANSFORMER VAULTS AND ELECTRICAL EQUIPMENT SPACES AND ENCLOSURES.

M. NON-FIRE-RATED PARTITION PENETRATIONS: WHERE DUCTS PASS THROUGH INTERIOR PARTITIONS AND EXTERIOR WALLS AND ARE EXPOSED TO VIEW, CONCEAL SPACES BETWEEN CONSTRUCTION OPENINGS AND DUCTS OR DUCT INSULATION WITH SHEET METAL FLANGES OF SAME METAL THICKNESS AS DUCTS. OVERLAP OPENINGS ON 4 SIDES BY AT LEAST 1-1/2 INCHES.

N. FIRE-RATED PARTITION PENETRATIONS: WHERE DUCTS PASS THROUGH INTERIOR PARTITIONS AND EXTERIOR WALLS, INSTALL APPROPRIATELY RATED FIRE DAMPERS, SLEEVES, AND FIRESTOPPING SEALANT. FIRE AND SMOKE DAMPERS ARE SPECIFIED IN DIVISION 23 SECTION "AIR DUCT ACCESSORIES." FIRESTOPPING MATERIALS AND INSTALLATION METHODS ARE SPECIFIED IN DIVISION 07 SECTION "PENETRATION FIRESTOPPING."

O. PROTECT DUCT INTERIORS FROM THE ELEMENTS AND FOREIGN MATERIALS UNTIL BUILDING IS ENCLOSED.

P. PAINT INTERIORS OF METAL DUCTS, THAT DO NOT HAVE DUCT LINER, FOR 24 INCHES UPSTREAM OF REGISTERS AND GRILLES. APPLY ONE COAT OF FLAT, BLACK, LATEX FINISH COAT OVER A COMPATIBLE GALVANIZED-STEEL PRIMER.

6.5 AIR DUCT ACCESSORYS: APPLICATION AND INSTALLATION

A. INSTALL DUCT ACCESSORIES ACCORDING TO APPLICABLE DETAILS IN SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS--METAL AND FLEXIBLE" FOR METAL DUCTS.

B. PROVIDE DUCT ACCESSORIES OF MATERIALS SUITED TO DUCT MATERIALS; USE GALVANIZED-STEEL ACCESSORIES IN GALVANIZED-STEEL AND FIBROUS-GLASS DUCTS, STAINLESS-STEEL ACCESSORIES IN STAINLESS-STEEL DUCTS, AND ALUMINUM ACCESSORIES IN ALUMINUM DUCTS.

C. INSTALL BACKDRAFT DAMPERS ON EXHAUST FANS OR EXHAUST DUCTS NEAREST TO OUTSIDE AND WHERE INDICATED.

D. PROVIDE BALANCING DAMPERS AT POINTS ON SUPPLY, RETURN, AND EXHAUST SYSTEMS WHERE BRANCHES LEAD FROM LARGER DUCTS AS REQUIRED FOR AIR BALANCING. INSTALL A MINIMUM OF TWO DUCT WIDTHS FROM BRANCH TAKEOFF.

E. PROVIDE TEST HOLES AT FAN INLETS AND OUTLETS AND ELSEWHERE AS INDICATED.

F. INSTALL FIRE AND SMOKE DAMPERS, WITH FUSIBLE LINKS, ACCORDING TO MANUFACTURER'S UL-APPROVED WRITTEN INSTRUCTIONS.

G. INSTALL DUCT ACCESS DOORS TO ALLOW FOR INSPECTING, ADJUSTING, AND MAINTAINING ACCESSORIES AND TERMINAL UNITS AS FOLLOWS:
1. ON BOTH SIDES OF DUCT COILS.
2. DOWNSTREAM FROM VOLUME DAMPERS AND EQUIPMENT.
3. ADJACENT TO FIRE OR SMOKE DAMPERS, PROVIDING ACCESS TO RESET OR REINSTALL FUSIBLE LINKS.
4. TO INTERIOR OF DUCTS FOR CLEANING, BEFORE AND AFTER EACH CHANGE IN DIRECTION, AT MAXIMUM 50-FOOT SPACING.
5. ON SIDES OF DUCTS WHERE ADEQUATE CLEARANCE IS AVAILABLE.

H. INSTALL THE FOLLOWING SIZES FOR DUCT-MOUNTING, RECTANGULAR ACCESS DOORS:
1. ONE-HAND OR INSPECTION ACCESS: 8 BY 5 INCHES.
2. TWO-HAND ACCESS: 12 BY 6 INCHES.
3. HEAD AND HAND ACCESS: 18 BY 10 INCHES.
4. HEAD AND SHOULDERS ACCESS: 21 BY 14 INCHES.
5. BODY ACCESS: 25 BY 14 INCHES.

I. INSTALL THE FOLLOWING SIZES FOR DUCT-MOUNTING, ROUND ACCESS DOORS:
1. ONE-HAND OR INSPECTION ACCESS: 8 INCHES IN DIAMETER.
2. TWO-HAND ACCESS: 10 INCHES IN DIAMETER.
3. HEAD AND HAND ACCESS: 12 INCHES IN DIAMETER.
4. HEAD AND SHOULDERS ACCESS: 18 INCHES IN DIAMETER.
5. BODY ACCESS: 24 INCHES IN DIAMETER.

J. INSTALL FLEXIBLE CONNECTORS IMMEDIATELY ADJACENT TO EQUIPMENT IN DUCTS ASSOCIATED WITH FANS AND MOTORIZED EQUIPMENT SUPPORTED BY VIBRATION ISOLATORS.

K. FOR FANS DEVELOPING STATIC PRESSURES OF 5-INCH WG AND HIGHER, COVER FLEXIBLE CONNECTORS WITH LOADED VINYL SHEET HELD IN PLACE WITH METAL STRAPS.

L. CONNECT TERMINAL UNITS TO SUPPLY DUCTS DIRECTLY

M. CONNECT DIFFUSERS OR LIGHT TROFFER BOOTS TO LOW PRESSURE DUCTS WITH MAXIMUM 72-INCH LENGTHS OF FLEXIBLE DUCT CLAMPED OR STRAPPED IN PLACE.

N. CONNECT FLEXIBLE DUCTS TO METAL DUCTS WITH DRAW BANDS.

O. INSTALL DUCT TEST HOLES WHERE INDICATED AND REQUIRED FOR TESTING AND BALANCING PURPOSES.

PART 7 - EQUIPMENT

7.1 EQUIPMENT INSTALLATION - COMMON REQUIREMENTS

A. INSTALL EQUIPMENT TO ALLOW MAXIMUM POSSIBLE HEADROOM UNLESS SPECIFIC MOUNTING HEIGHTS ARE NOT INDICATED.

B. INSTALL EQUIPMENT LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS IN EXPOSED INTERIOR SPACES, UNLESS OTHERWISE INDICATED.

C. INSTALL HVAC EQUIPMENT TO FACILITATE SERVICE, MAINTENANCE, AND REPAIR OR REPLACEMENT OF COMPONENTS. CONNECT EQUIPMENT FOR EASE OF DISCONNECTING, WITH MINIMUM INTERFERENCE TO OTHER INSTALLATIONS. EXTEND GREASE FITTINGS TO ACCESSIBLE LOCATIONS.

D. INSTALL EQUIPMENT TO ALLOW RIGHT OF WAY FOR PIPING INSTALLED AT REQUIRED SLOPE.

7.2 CONCRETE BASES

A. CONCRETE BASES: ANCHOR EQUIPMENT TO CONCRETE BASE ACCORDING TO EQUIPMENT MANUFACTURER'S WRITTEN INSTRUCTIONS AND ACCORDING TO SEISMIC CODES AT PROJECT.
1. CONSTRUCT CONCRETE BASES OF DIMENSIONS INDICATED, BUT NOT LESS THAN 4 INCHES LARGER IN BOTH DIRECTIONS THAN SUPPORTED UNIT.
2. INSTALL DOWEL RODS TO CONNECT CONCRETE BASE TO CONCRETE FLOOR. UNLESS OTHERWISE INDICATED, INSTALL DOWEL RODS ON 18-INCH CENTERS AROUND THE FULL PERIMETER OF THE BASE.
3. INSTALL EPOXY-COATED ANCHOR BOLTS FOR SUPPORTED EQUIPMENT THAT EXTEND THROUGH CONCRETE BASE, AND ANCHOR INTO STRUCTURAL CONCRETE FLOOR.
4. PLACE AND SECURE ANCHORAGE DEVICES. USE SUPPORTED EQUIPMENT MANUFACTURER'S SETTING DRAWINGS, TEMPLATES, DIAGRAMS, INSTRUCTIONS, AND DIRECTIONS FURNISHED WITH ITEMS TO BE EMBEDDED.
5. INSTALL ANCHOR BOLTS TO ELEVATIONS REQUIRED FOR PROPER ATTACHMENT TO SUPPORTED EQUIPMENT.
6. INSTALL ANCHOR BOLTS ACCORDING TO ANCHOR-BOLT MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. USE 3000-PSI, 28-DAY COMPRESSIVE-STRENGTH CONCRETE AND REINFORCEMENT.

7.3 FANS

A. QUALITY ASSURANCE
1. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.
2. AMCA COMPLIANCE: PRODUCTS SHALL COMPLY WITH PERFORMANCE REQUIREMENTS AND SHALL BE LICENSED TO USE THE AMCA-CERTIFIED RATINGS SEAL.
3. NEMA COMPLIANCE: MOTORS AND ELECTRICAL ACCESSORIES SHALL COMPLY WITH NEMA 1.

B. SOURCE QUALITY CONTROL
1. SOUND-POWER LEVEL RATINGS: COMPLY WITH AMCA 301, "METHODS FOR CALCULATING FAN SOUND RATINGS FROM LABORATORY TEST DATA." FACTORY TEST FANS ACCORDING TO AMCA 300, "REVERBERANT ROOM METHOD FOR SOUND TESTING OF FANS." LABEL FANS WITH THE AMCA-CERTIFIED RATINGS SEAL.

C. INSTALLATION
1. INSTALL FANS LEVEL AND PLUMB.
2. SUPPORT FLOOR-MOUNTING UNITS USING RESTRAINED SPRING ISOLATORS HAVING A STATIC DEFLECTION OF 1 INCH.
a. SECURE VIBRATION AND SEISMIC CONTROLS TO CONCRETE BASES USING ANCHOR BOLTS CAST IN CONCRETE BASE.
3. INSTALL FLOOR-MOUNTING UNITS ON CONCRETE BASES.
4. SUPPORT SUSPENDED UNITS FROM STRUCTURE USING THREADED STEEL RODS AND SPRING HANGERS WITH VERTICAL-LIMIT STOPS HAVING A STATIC DEFLECTION OF 1 INCH.
5. INSTALL UNITS WITH CLEARANCES FOR SERVICE AND MAINTENANCE.

7.4 SPLIT-SYSTEM AIR-CONDITIONERS

A. QUALITY ASSURANCE
1. PRODUCT OPTIONS: DRAWINGS INDICATE SIZE, PROFILES, AND DIMENSIONAL REQUIREMENTS OF SPLIT-SYSTEM UNITS AND ARE BASED ON THE SPECIFIC SYSTEM INDICATED.
2. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.
3. ENERGY-EFFICIENCY RATIO: EQUAL TO OR GREATER THAN PRESCRIBED BY ASHRAE 90.1, "ENERGY EFFICIENT DESIGN OF NEW BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS."
4. COEFFICIENT OF PERFORMANCE: EQUAL TO OR GREATER THAN PRESCRIBED BY ASHRAE 90.1, "ENERGY EFFICIENT DESIGN OF NEW BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS."

B. INSTALLATION
1. INSTALL UNITS LEVEL AND PLUMB.
2. INSTALL EVAPORATOR-FAN COMPONENTS USING MANUFACTURER'S STANDARD MOUNTING DEVICES SECURELY FASTENED TO BUILDING STRUCTURE.
3. INSTALL GROUND-MOUNTING, COMPRESSOR-CONDENSER COMPONENTS ON 4-INCH-THICK, REINFORCED CONCRETE BASE; 4 INCHES LARGER ON EACH SIDE THAN UNIT.
4. INSTALL ROOF-MOUNTING COMPRESSOR-CONDENSER COMPONENTS ON EQUIPMENT SUPPORTS. ANCHOR UNITS TO SUPPORTS WITH REMOVABLE, CADMIUM-PLATED FASTENERS.
5. INSTALL COMPRESSOR-CONDENSER COMPONENTS ON RESTRAINED, SPRING ISOLATORS WITH A MINIMUM STATIC DEFLECTION OF 1 INCH.
6. INSTALL AND CONNECT PRECHARGED REFRIGERANT TUBING TO COMPONENTS' QUICK-CONNECT FITTINGS. INSTALL TUBING TO ALLOW ACCESS TO UNIT.

C. CONNECTIONS
1. DRAWINGS INDICATE GENERAL ARRANGEMENT OF PIPING, FITTINGS, AND SPECIALTIES.
2. INSTALL PIPING ADJACENT TO UNIT TO ALLOW SERVICE AND MAINTENANCE.
3. DUCT CONNECTIONS: DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF DUCTS. CONNECT SUPPLY AND RETURN DUCTS TO SPLIT-SYSTEM AIR-CONDITIONING UNITS WITH FLEXIBLE DUCT CONNECTORS.

D. FIELD QUALITY CONTROL
1. MANUFACTURER'S FIELD SERVICE: ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO INSPECT, TEST, AND ADJUST FIELD-ASSEMBLED COMPONENTS AND EQUIPMENT INSTALLATION, INCLUDING CONNECTIONS, AND TO ASSIST IN FIELD TESTING. REPORT RESULTS IN WRITING.
2. PERFORM THE FOLLOWING FIELD TESTS AND INSPECTIONS AND PREPARE TEST REPORTS:
a. LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS. REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.
b. OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, START UNITS TO CONFIRM PROPER MOTOR ROTATION AND UNIT OPERATION.
c. TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.
3. REMOVE AND REPLACE MALFUNCTIONING UNITS AND RETEST AS SPECIFIED ABOVE.

E. STARTUP SERVICE
1. ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO PERFORM STARTUP SERVICE.
a. COMPLETE INSTALLATION AND STARTUP CHECKS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

7.5 MOTOR REQUIREMENTS

A. COMPLY WITH REQUIREMENTS IN THIS SECTION EXCEPT WHEN STRICTER REQUIREMENTS ARE SPECIFIED IN HVAC EQUIPMENT SCHEDULES OR SECTIONS.

B. COMPLY WITH NEMA MG 1 UNLESS OTHERWISE INDICATED.

C. DUTY: CONTINUOUS DUTY AT AMBIENT TEMPERATURE OF 40 DEG C AND AT ALTITUDE OF 3300 FEET ABOVE SEA LEVEL.

D. CAPACITY AND TORQUE CHARACTERISTICS: SUFFICIENT TO START, ACCELERATE, AND OPERATE CONNECTED LOADS AT DESIGNATED SPEEDS, AT INSTALLED ALTITUDE AND ENVIRONMENT, WITH INDICATED OPERATING SEQUENCE, AND WITHOUT EXCEEDING NAMEPLATE RATINGS OR CONSIDERING SERVICE FACTOR.

E. POLYPHASE MOTORS
1. DESCRIPTION: NEMA MG 1, DESIGN B, MEDIUM INDUCTION MOTOR.
2. EFFICIENCY: ENERGY EFFICIENT, AS DEFINED IN NEMA MG 1.
3. SERVICE FACTOR: 1.15.
4. MULTISPEED MOTORS: VARIABLE TORQUE.
a. FOR MOTORS WITH 2:1 SPEED RATIO, CONSEQUENT POLE, SINGLE WINDING.
b. FOR MOTORS WITH OTHER THAN 2:1 SPEED RATIO, SEPARATE WINDING FOR EACH SPEED.
5. MULTISPEED MOTORS: SEPARATE WINDING FOR EACH SPEED.
6. ROTOR: RANDOM-WOUND, SQUIRREL CAGE.
7. BEARINGS: REGREASABLE, SHIELDED, ANTIFRICTION BALL BEARINGS SUITABLE FOR RADIAL AND THRUST LOADING.
8. TEMPERATURE RISE: MATCH INSULATION RATING.
9. INSULATION: CLASS F.
10. CODE LETTER DESIGNATION:
a. MOTORS 15 HP AND LARGER: NEMA STARTING CODE F OR CODE G.
b. MOTORS SMALLER THAN 15 HP: MANUFACTURER'S STANDARD STARTING CHARACTERISTIC.
11. ENCLOSURE MATERIAL: CAST IRON FOR MOTOR FRAME SIZES 324T AND LARGER; ROLLED STEEL FOR MOTOR FRAME SIZES SMALLER THAN 324T.

F. POLYPHASE MOTORS WITH ADDITIONAL REQUIREMENTS
1. MOTORS USED WITH REDUCED-VOLTAGE AND MULTISPEED CONTROLLERS: MATCH WIRING CONNECTION REQUIREMENTS FOR CONTROLLER WITH REQUIRED MOTOR LEADS. PROVIDE TERMINALS IN MOTOR TERMINAL BOX, SUITED TO CONTROL METHOD.
2. MOTORS USED WITH VARIABLE FREQUENCY CONTROLLERS:
a. WINDINGS: COPPER MAGNET WIRE WITH MOISTURE-RESISTANT INSULATION VARNISH, DESIGNED AND TESTED TO RESIST TRANSIENT SPIKES, HIGH FREQUENCIES, AND SHORT TIME RISE PULSES PRODUCED BY PULSE-WIDTH MODULATED INVERTERS.
b. ENERGY- AND PREMIUM-EFFICIENT MOTORS: CLASS B TEMPERATURE RISE; CLASS F INSULATION.
c. INVERTER-DUTY MOTORS: CLASS F TEMPERATURE RISE; CLASS H INSULATION.
d. THERMAL PROTECTION: COMPLY WITH NEMA MG 1 REQUIREMENTS FOR THERMALLY PROTECTED MOTORS.

G. SINGLE-PHASE MOTORS
1. MOTORS LARGER THAN 1/20 HP SHALL BE ONE OF THE FOLLOWING, TO SUIT STARTING TORQUE AND REQUIREMENTS OF SPECIFIC MOTOR APPLICATION:
a. PERMANENT-SPLIT CAPACITOR.
b. SPLIT PHASE.
c. CAPACITOR START, INDUCTOR RUN.
d. CAPACITOR START, CAPACITOR RUN.
2. MULTISPEED MOTORS: VARIABLE-TORQUE, PERMANENT-SPLIT-CAPACITOR TYPE.
3. BEARINGS: PRELUBRICATED, ANTIFRICTION BALL BEARINGS OR SLEEVE BEARINGS SUITABLE FOR RADIAL AND THRUST LOADING.
4. MOTORS 1/20 HP AND SMALLER: SHADED-POLE TYPE.
5. THERMAL PROTECTION: INTERNAL PROTECTION TO AUTOMATICALLY OPEN POWER SUPPLY CIRCUIT TO MOTOR WHEN WINDING TEMPERATURE EXCEEDS A SAFE VALUE CALIBRATED TO TEMPERATURE RATING OF MOTOR INSULATION. THERMAL-PROTECTION DEVICE SHALL AUTOMATICALLY RESET WHEN MOTOR TEMPERATURE RETURNS TO NORMAL RANGE.

PART 8 - TEST, ADJUSTING AND BALANCING

8.1 SUBMITTALS

A. QUALIFICATION DATA: WITHIN 15 DAYS FROM CONTRACTOR'S NOTICE TO PROCEED, SUBMIT 2 COPIES OF EVIDENCE THAT TAB FIRM AND THIS PROJECT'S TAB TEAM MEMBERS MEET THE QUALIFICATIONS SPECIFIED IN "QUALITY ASSURANCE" ARTICLE.

B. STRATEGIES AND PROCEDURES PLAN: WITHIN 30 DAYS FROM CONTRACTOR'S NOTICE TO PROCEED, SUBMIT 2 COPIES OF TAB STRATEGIES AND STEP-BY-STEP PROCEDURES AS SPECIFIED IN HVAC INSTRU

a. INDICATED VERSUS FINAL PERFORMANCE.
b. NOTABLE CHARACTERISTICS OF SYSTEMS.
c. DESCRIPTION OF SYSTEM OPERATION SEQUENCE IF IT VARIES FROM THE CONTRACT DOCUMENTS.

12. NOMENCLATURE SHEETS FOR EACH ITEM OF EQUIPMENT.
13. DATA FOR TERMINAL UNITS, INCLUDING MANUFACTURER, TYPE SIZE, AND FITTINGS.
14. NOTES TO EXPLAIN WHY CERTAIN FINAL DATA IN THE BODY OF REPORTS VARIES FROM INDICATED VALUES.
15. TEST CONDITIONS FOR FANS AND PUMP PERFORMANCE FORMS INCLUDING THE FOLLOWING:
    a. SETTINGS FOR OUTSIDE-, RETURN-, AND EXHAUST-AIR DAMPERS.
    b. CONDITIONS OF FILTERS.
    c. COOLING COIL, WET- AND DRY-BULB CONDITIONS.
    d. SETTINGS FOR SUPPLY-AIR, STATIC-PRESSURE CONTROLLER.
    e. OTHER SYSTEM OPERATING CONDITIONS THAT AFFECT PERFORMANCE.

E. AIR-HANDLING UNIT TEST REPORTS: FOR AIR-HANDLING UNITS WITH COILS, INCLUDE THE FOLLOWING:
1. UNIT DATA: INCLUDE THE FOLLOWING:
    a. UNIT IDENTIFICATION.
    b. LOCATION.
    c. MAKE AND TYPE.
    d. MODEL NUMBER AND UNIT SIZE.
    e. MANUFACTURER'S SERIAL NUMBER.
    f. UNIT ARRANGEMENT AND CLASS.
    g. SHEAVE MAKE, SIZE IN INCHES, AND BORE.
    h. SHEAVE DIMENSIONS, CENTER-TO-CENTER, AND AMOUNT OF ADJUSTMENTS IN INCHES.
    i. NUMBER OF BELTS, MAKE, AND SIZE.
    j. NUMBER OF FILTERS, TYPE, AND SIZE.
2. MOTOR DATA:
    a. MAKE AND FRAME TYPE AND SIZE.
    b. HORSEPOWER AND RPM.
    c. VOLTS, PHASE, AND HERTZ.
    d. FULL-LOAD AMPERAGE AND SERVICE FACTOR.
    e. SHEAVE MAKE, SIZE IN INCHES, AND BORE.
    f. SHEAVE DIMENSIONS, CENTER-TO-CENTER, AND AMOUNT OF ADJUSTMENTS IN INCHES.
3. TEST DATA (INDICATED AND ACTUAL VALUES):
    a. TOTAL AIRFLOW RATE IN CFM.
    b. TOTAL SYSTEM STATIC PRESSURE IN INCHES WG.
    c. FAN RPM.
    d. DISCHARGE STATIC PRESSURE IN INCHES WG.
    e. FILTER STATIC-PRESSURE DIFFERENTIAL IN INCHES WG.
    f. PREHEAT COIL STATIC-PRESSURE DIFFERENTIAL IN INCHES WG.
    g. COOLING COIL STATIC-PRESSURE DIFFERENTIAL IN INCHES WG.
    h. HEATING COIL STATIC-PRESSURE DIFFERENTIAL IN INCHES WG.
    i. OUTSIDE AIRFLOW IN CFM.
    j. RETURN AIRFLOW IN CFM.
    k. OUTSIDE-AIR DAMPER POSITION.
    l. RETURN-AIR DAMPER POSITION.

F. ELECTRIC-COIL TEST REPORTS: FOR ELECTRIC FURNACES, DUCT COILS, AND ELECTRIC COILS INSTALLED IN CENTRAL-STATION AIR-HANDLING UNITS, INCLUDE THE FOLLOWING:
1. UNIT DATA:
    a. SYSTEM IDENTIFICATION.
    b. LOCATION.
    c. COIL IDENTIFICATION.
    d. CAPACITY IN BTUH.
    e. NUMBER OF STAGES.
    f. CONNECTED VOLTS, PHASE, AND HERTZ.
    g. RATED AMPERAGE.
    h. AIRFLOW RATE IN CFM.
    i. FACE AREA IN SQ. FT..
    j. MINIMUM FACE VELOCITY IN FPM.
2. TEST DATA (INDICATED AND ACTUAL VALUES):
    a. HEAT OUTPUT IN BTUH.
    b. AIRFLOW RATE IN CFM.
    c. AIR VELOCITY IN FPM.
    d. ENTERING-AIR TEMPERATURE IN DEG F.
    e. LEAVING-AIR TEMPERATURE IN DEG F.
    f. VOLTAGE AT EACH CONNECTION.
    g. AMPERAGE FOR EACH PHASE.

G. FAN TEST REPORTS: FOR SUPPLY, RETURN, AND EXHAUST FANS, INCLUDE THE FOLLOWING:
1. FAN DATA:
    a. SYSTEM IDENTIFICATION.
    b. LOCATION.
    c. MAKE AND TYPE.
    d. MODEL NUMBER AND SIZE.
    e. MANUFACTURER'S SERIAL NUMBER.
    f. ARRANGEMENT AND CLASS.
    g. SHEAVE MAKE, SIZE IN INCHES, AND BORE.
    h. SHEAVE DIMENSIONS, CENTER-TO-CENTER, AND AMOUNT OF ADJUSTMENTS IN INCHES.
2. MOTOR DATA:
    a. MAKE AND FRAME TYPE AND SIZE.
    b. HORSEPOWER AND RPM.
    c. VOLTS, PHASE, AND HERTZ.
    d. FULL-LOAD AMPERAGE AND SERVICE FACTOR.
    e. SHEAVE MAKE, SIZE IN INCHES, AND BORE.
    f. SHEAVE DIMENSIONS, CENTER-TO-CENTER, AND AMOUNT OF ADJUSTMENTS IN INCHES.
    g. NUMBER OF BELTS, MAKE, AND SIZE.
3. TEST DATA (INDICATED AND ACTUAL VALUES):
    a. TOTAL AIRFLOW RATE IN CFM.
    b. TOTAL SYSTEM STATIC PRESSURE IN INCHES WG.
    c. FAN RPM.
    d. DISCHARGE STATIC PRESSURE IN INCHES WG.
    e. SUCTION STATIC PRESSURE IN INCHES WG.

H. ROUND, FLAT-OVAL, AND RECTANGULAR DUCT TRAVERSE REPORTS: INCLUDE A DIAGRAM WITH A GRID REPRESENTING THE DUCT CROSS-SECTION AND RECORD THE FOLLOWING:
1. REPORT DATA:
    a. SYSTEM AND AIR-HANDLING UNIT NUMBER.
    b. LOCATION AND ZONE.
    c. TRAVERSE AIR TEMPERATURE IN DEG F.
    d. DUCT STATIC PRESSURE IN INCHES WG.
    e. DUCT SIZE IN INCHES.
    f. DUCT AREA IN SQ. FT..
    g. INDICATED AIRFLOW RATE IN CFM.
    h. INDICATED VELOCITY IN FPM.
    i. ACTUAL AIRFLOW RATE IN CFM.
    j. ACTUAL AVERAGE VELOCITY IN FPM.
    k. BAROMETRIC PRESSURE IN PSIG.

I. COMPRESSOR AND CONDENSER REPORTS: FOR REFRIGERANT SIDE OF UNITARY SYSTEMS, STAND-ALONE REFRIGERANT COMPRESSORS, AIR-COOLED CONDENSING UNITS, OR WATER-COOLED CONDENSING UNITS, INCLUDE THE FOLLOWING:
1. UNIT DATA:
    a. UNIT IDENTIFICATION.
    b. LOCATION.
    c. UNIT MAKE AND MODEL NUMBER.
    d. COMPRESSOR MAKE.
    e. COMPRESSOR MODEL AND SERIAL NUMBERS.
    f. REFRIGERANT WEIGHT IN LB.
    g. LOW AMBIENT TEMPERATURE CUTOFF IN DEG F.
2. TEST DATA (INDICATED AND ACTUAL VALUES):
    a. INLET-DUCT STATIC PRESSURE IN INCHES WG.
    b. OUTLET-DUCT STATIC PRESSURE IN INCHES WG.
    c. ENTERING-AIR, DRY-BULB TEMPERATURE IN DEG F.
    d. LEAVING-AIR, DRY-BULB TEMPERATURE IN DEG F.
    e. CONDENSER ENTERING-WATER TEMPERATURE IN DEG F.
    f. CONDENSER LEAVING-WATER TEMPERATURE IN DEG F.
    g. CONDENSER-WATER TEMPERATURE DIFFERENTIAL IN DEG F.
    h. CONDENSER ENTERING-WATER PRESSURE IN FEET OF HEAD OR PSIG.
    i. CONDENSER LEAVING-WATER PRESSURE IN FEET OF HEAD OR PSIG.
    j. CONDENSER-WATER PRESSURE DIFFERENTIAL IN FEET OF HEAD OR PSIG.
    k. CONTROL SETTINGS.
    l. UNLOADER SET POINTS.
    m. LOW-PRESSURE-CUTOUT SET POINT IN PSIG.
    n. HIGH-PRESSURE-CUTOUT SET POINT IN PSIG.
    o. SUCTION PRESSURE IN PSIG.
    p. SUCTION TEMPERATURE IN DEG F.
    q. CONDENSER REFRIGERANT PRESSURE IN PSIG.
    r. CONDENSER REFRIGERANT TEMPERATURE IN DEG F.
    s. OIL PRESSURE IN PSIG.
    t. OIL TEMPERATURE IN DEG F.
    u. VOLTAGE AT EACH CONNECTION.
    v. AMPERAGE FOR EACH PHASE.
    w. KILOWATT INPUT.
    x. CRANKCASE HEATER KILOWATT.
    y. NUMBER OF FANS.
    z. CONDENSER FAN RPM.
    aa. CONDENSER FAN AIRFLOW RATE IN CFM.
    bb. CONDENSER FAN MOTOR MAKE, FRAME SIZE, RPM, AND HORSEPOWER.
    cc. CONDENSER FAN MOTOR VOLTAGE AT EACH CONNECTION.
    dd. CONDENSER FAN MOTOR AMPERAGE FOR EACH PHASE.

J. INSTRUMENT CALIBRATION REPORTS:
1. REPORT DATA:
    a. INSTRUMENT TYPE AND MAKE.
    b. SERIAL NUMBER.
    c. APPLICATION.
    d. DATES OF USE.
    e. DATES OF CALIBRATION.

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: CDW
APPROVED BY: CDW

MECHANICAL SPECIFICATIONS

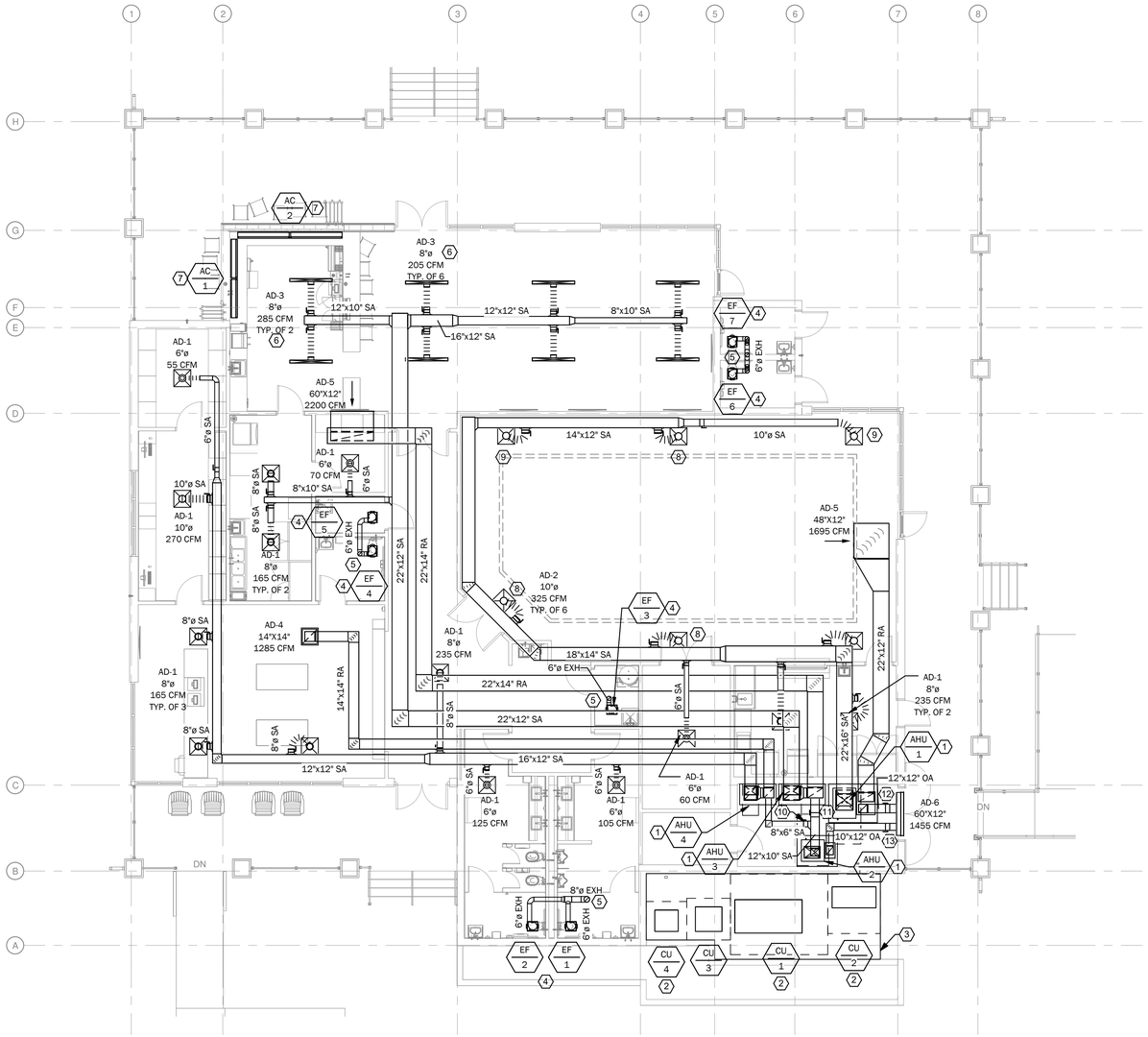
TARPON SPRINGS GOLF COURSE CLUBHOUSE

DO NOT SCALE THIS DRAWING -- DIMENSIONS AND NOTES TAKE PREFERENCE

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OWNER REVIEW
NOT FOR
CONSTRUCTION

PROJECT NO: 25041
SCALE:
DATE: 2/6/2025
DRAWING: M0.04



A MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. FOR PROJECT NOTES, LIST OF SYMBOLS AND ABBREVIATIONS, REFER TO DRAWING M0.01.
2. BRANCH DUCTOWRK TO MATCH AIR DEVICE NECK SIZE UNLESS OTHERWISE NOTED.

SHEET NOTES:

1. PROVIDE AIR HANDLER AND PLACE AT LOCATION SHOWN. CONTRACTOR SHALL REFER TO MANUFACTURER IOM FOR PROPER CLEARANCES. CONTRACTOR SHALL PROVIDE 4" HOUSEKEEPING PAD FOR EQUIPMENT. PAD SHALL EXTEND AT LEAST 3" PAST THE TOTAL FOOTPRINT OF EQUIPMENT AND DUCTWORK THAT IS INTENDED TO BE SUPPORTED FROM FLOOR.
2. PROVIDE CONDENSING UNIT AND PLACE AT LOCATION SHOWN. CONTRACTOR SHALL REFER TO MANUFACTURER IOM FOR PROPER CLEARANCES.
3. POUR HOUSEKEEPING PAD AS SHOWN TO ACCOMODATE ALL CONDENSING UNITS.
4. CONTRACTOR SHALL PROVIDE ANY NECESSARY TRANSITIONS TO CONNECT EXHAUST FAN TO DUCTWORK.
5. EXHAUST DUCT UP TO ROOF JACK ON ROOF. CONTRACTOR SHALL PROVIDE HURRICANE RATED ROOF JACK.
6. REFER TO ARCHITECTURAL CEILING TYPES AND COORDINATE LOCATION OF AIR DEVICE WITH ARCHITECT.
7. PROVIDE AIR CURTAIN AT LOCATION SHOWN. CONTRACTOR SHALL PROVIDE ANY NECESSARY HARDWARE FOR MOUNTING UNIT.
8. PROVIDE 3-WAY DIRECTIONAL BLOW DIFFUSER. REFER TO AIR DEVICE DATA SCHEDULES FOR BASIS OF DESIGN.
9. PROVIDE 2-WAY DIRECITONAL BLOW CORNER DIFFUSER. REFER TO AIR DEVICE DATA SCHEDULE FOR BASIS OF DESIGN.
10. BALANCE VOLUME DAMPER TO 170 CFM.
11. BALANCE VOLUME DAMPER TO 500 CFM.
12. BALANCE VOLUME DAMPER TO 785 CFM.
13. BALANCE VOLUME DAMPER TO 670 CFM.

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JM	JM	CDW	CDW

MECHANICAL DUCTWORK PLAN

TARPON SPRINGS GOLF COURSE CLUBHOUSE

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OWNER REVIEW NOT FOR CONSTRUCTION

PROJECT NO.: 25041
SCALE: 1/8" = 1'-0"
DATE: 2/6/2025
DRAWING: M3.01

AIR CURTAIN SCHEDULE

NUMBER	SYSTEM/SERVING	MAX CFM	MAX VELOCITY (FPM)	MOTOR HP	ELECTRICAL		OVERALL LENGTH IN	BASIS OF DESIGN	NOTES
					FLA	MOCP			
AC-1	SNACK BAR	3000	1800	(2) 1/6	2.8	15	121.5	MARS - LPV2120-2UD-OB	1
AC-2	SNACK BAR	3600	1800	(2) 1/6	2.8	15	145.5	MARS - LPV2144-2UD-OB	1

NOTES:
1. PROVIDE WITH: VARIABLE SPEED CONTROLLER, ADJUSTABLE DIRECTIONAL VANES, ANY NECESSARY MOUNTING BRACKETS, AND 5 YEAR PARTS WARRANTY.

AIR HANDLING UNIT DATA

NUMBER	SYSTEM/SERVING	MINIMUM OUTSIDE AIR (CFM)	PRE-FILTERS			SUPPLY AIR FAN							COOLING COIL														HOT-GAS REHEAT			ELECTRIC HEAT			VIBRATION ISOLATION		UNIT ELEC			BASIS OF DESIGN	TOTAL OPERATING WT/ LBS	NOTES
			TYPE	MERV	PRESS. DROP "H2O	CFM	SP "H2O		FAN TYPE	FAN RPM	MOTOR		MAX FACE VELOCITY	NO. OF COILS	ROWS	FINS /IN	E.A.T. °F		L.A.T. °F		MBH		REFRIG	DX	L.A.T. °F DB	L.A.T. °F WB	MBH	AIR °F		KW	TYPE	DEFL/ IN.	V-PH-HZ	MCA	MOCP			
							TSP	ESP			HP	NOM RPM					DB	WB	DB	WB	TOT.	SENS.						EAT	LAT									
AHU-1	BANQUET HALL	785	PLEAT	13	0.12	2480	2.15	1.5	BC	2101	2	1800	353.7	1	4	14	79.9	69.0	52.2	51.0	138.5	78.8	R-454B	YES	75.0	60.0	65.3	63.1	82.7	15.8	-	-	208-3-60	62	70	AAON - V3-CLB-8-0-442D-7CS	981	1
AHU-2	AHU-3&4 OUTSIDE AIR	670	PLEAT	13	0.07	670	1.03	0.75	BC	1532	1	1800	182.7	1	6	12	83.5	80.4	55.5	54.8	60.3	20.8	R-454B	YES	75.0	62.2	14.3	-	-	-	-	-	208-3-60	3	15	AAON - V3-BRB-8-0-461C-000	602	2
AHU-3	DINING	-	PLEAT	13	-	1800	-	0.5	CENT	1050	-	1050	-	1	-	-	75.4	63.3	54.2	52.5	54.9	41.0	R-454B	YES	-	-	-	70.0	82.6	7.2	-	-	208-3-60	33	35	TRANE - 5TEM4D07AC51	174	3
AHU-4	PRO SHOP	-	PLEAT	13	-	1225	-	0.5	CENT	1050	-	1050	-	1	-	-	75.9	62.0	55.3	52.5	32.5	27.0	R-454B	YES	-	-	-	70.0	88.5	7.2	-	-	208-3-60	33	35	TRANE - 5TEM4D05AC41	132	3

NOTES:
1. PROVIDE WITH: MODULATING HOT GAS REHEAT, ELECTRIC HEATING COIL, VAV CONTROLLER, REMOTE SAFETY SHUTDOWN TERMINALS, 2" PLEATED FILTERS, FACTORY MOUNTED NON-FUSED DISCONNECT, 1 YEAR PARTS WARRANTY, SUPPLY AND RETURN TEMP SENSORS, SPACE TEMP/HUMIDITY SENSOR AND BACNET IP.
2. PROVIDE WITH: MODULATING HOT GAS REHEAT, DX-DOAS CONTROLS, REMOTE SAFETY SHUTDOWN TERMINALS, 2" PLEATED FILTERS, FACTORY MOUNTED NON-FUSED DISCONNECT, 1 YEAR PARTS WARRANTY, SUPPLY AND RETURN TEMP SENSORS, SPACE TEMP/ HUMIDITY SENSOR AND BACNET IP.
3. PROVIDE WITH: SINGLE POINT POWER ENTRY KIT, SLIM FIT FILTER BOX, ELECTIRIC HEATER, AND SPACE TEMP SENSOR.

PIPE APPLICATION SCHEDULE

SYSTEM DESIGNATION	DESCRIPTION	PIPING DESIGNATION	PIPE SIZE	INSULATION		COMMENTS
				TYPE	THICKNESS	
	REFRIGERANT PIPING	CU13	ALL	FE1	1"	
COND.	AIR CONDITIONING CONDENSATE	PV1	ALL	FE1	1"	INSULATION NOT REQUIRED FOR OUTDOOR INSTALLATIONS

FAN DATA

NUMBER	SYSTEM/SERVING	CFM	SP "H2O	FAN TYPE	FAN RPM	VIBRATION ISOLATION		UNIT ELEC			BASIS OF DESIGN	INTERLOCKED WITH	TOTAL OPERATING WT / LBS	NOTES
						TYPE	DEFL/IN	V-PH-HZ	FLA	MOCP				
EF-1	MEN'S RESTROOM	150	.3	FC	1122	-	-	115-1-60	0.5	15	COOK - GC168	LIGHT SWITCH	16	1
EF-2	WOMEN'S RESTROOM	150	0.3	FC	1122	-	-	115-1-60	0.5	15	COOK - GC168	LIGHT SWITCH	16	1
EF-3	CUSTODIAL	25	0.3	FC	708	-	-	115-1-60	0.3	15	COOK - GC128	LIGHT SWITCH	15	1
EF-4	STAFF TOILET	50	0.3	FC	709	-	-	115-1-60	0.3	15	COOK - GC128	LIGHT SWITCH	15	1
EF-5	CUSTODIAL	25	0.3	FC	708	-	-	115-1-60	0.3	15	COOK - GC128	LIGHT SWITCH	15	1
EF-6	TOILET	50	0.3	FC	709	-	-	115-1-60	0.3	15	COOK - GC128	LIGHT SWITCH	15	1
EF-7	TOILET	50	0.3	FC	709	-	-	115-1-60	0.3	15	COOK - GC128	LIGHT SWITCH	15	1

NOTES:
1. PROVIDE WITH: PRE-WIRED NEMA 1 DISCONNECT, PRE-WIRED FAN SPEED CONTROLLER, INTEGRAL BACKDRAFT DAMPER, AND GEMINI ISOLATOR KIT.

CONDENSING UNIT DATA

NUMBER	SYSTEM/ SERVING	NOM TONS	MBH	REFRIGERANT TYPE	AMBIENT AIR °F ON UNIT	CONDENSER FAN		COMPRESSOR QUANT	UNIT ELEC				BASIS OF DESIGN	TOTAL OPERATING WT/LBS	NOTES
						QUANT	HP		V-PH-HZ	FLA	MCA	MOCP			
CU-1	AHU-1	13	138.5	R-454B	95	2	1	1	208-3-60	62	68	90	AAON - CFA-013-B-A-8-LA00N	914	1
CU-2	AHU-2	5	60.3	R-454B	95	1	1/3	1	208-3-60	21	25	40	AAON - CFA-005-A-A-8-LA00H	448	2
CU-3	AHU-3	5	60	R-454B	95	1	1/5	1	208-3-60	-	21.1	35	TRANE - 5TTA4060A3	211	3
CU-4	AHU-4	3	36	R-454B	95	1	1/8	1	208-3-60	-	16.6	25	TRANE - 5TTA4036A3	161	3

NOTES:
1. PROVIDE WITH: MODULATING HOT GAS REHEAT, SINGLE POINT POWER NON-FUSED DISCONNECT, PHASE AND BROWN OUT PROTECTION, VAV UNIT CONTROLLER, BACNET IP, REMOTE UNIT START/STOP TERMINALS, ECM CONDENSER FAN, AND 5 YEAR COMPRESSOR WARRANTY.
2. PROVIDE WITH: MODULATING HOT GAS REHEAT, SINGLE POINT POWER NON-FUSED DISCONNECT, PHASE AND BROWN OUT PROTECTION, VAV UNIT CONTROLLER, BACNET IP, ECM CONDENSER FAN, AND 5 YEAR COMPRESSOR WARRANTY.
3. PROVIDE WITH: ANTI-SHORT CYCLE TIMER, SEACOAST KIT, SERVICE VALVE PANEL COVER, AND 5 YEAR COMPRESSOR WARRANTY.

DUCT MATERIAL, CONSTRUCTION AND INSULATION

SYSTEM NUMBER	SYSTEM DESCRIPTION/LOCATION	DUCTWORK			INSULATION		BASIS OF DESIGN	NOTES
		MATERIAL	PRESS. CLASS	SEAL CLASS	TYPE	THICKNESS		
AHU-*	GENERAL SUPPLY/RETURN DUCTWORK	G-90	+/- 3"	A	MF1	2"	SMACNA CONSTRUCTION FOR PRESSURE CLASS	1-7
EF-*	GENERAL EXHAUST DUCTWORK	G-90	+/- 1"	A	-	-	SMACNA CONSTRUCTION FOR PRESSURE CLASS	1,3,4

NOTES:
1. CONSTRUCT DUCTWORK AND FITTINGS IN ACCORDANCE WITH LATEST EDITION OF SMACNA DUCT CONSTRUCTION, METAL AND FLEXIBLE STANDARDS.
2. PROVIDE VOLUME CONTROL DAMPER FOR EACH BRANCH.
3. ALL DUCTWORK SYSTEMS TO BE PRESSURE TESTED IN ACCORDANCE WITH THE SMACNA "HVAC AIR DUCT LEAKAGE TEST MANUAL". COMPLY WITH REQUIREMENTS FOR LEAKAGE CLASS 3 FOR ROUND DUCTS, LEAKAGE CLASS 12 FOR RECTANGULAR DUCTS IN PRESSURE CLASSES LOWER THAN 2" W.G. AND LEAKAGE CLASS 6 FOR PRESSURE CLASSES FROM 2" TO 10" W.G. TESTING SHALL INCLUDE AT LEAST FIVE TRANSVERSE JOINTS, TYPICAL SEAMS, AN ACCESS DOOR AND AT LEAST TWO TYPICAL BRANCH CONNECTIONS PLUS AN ELBOW.
4. ALL DUCTWORK SHOULD BE CLEANED & WRAPPED PRIOR TO SHIPMENT TO PROJECT SITE.
5. REFER TO INSULATION SCHEDULE FOR MATERIALS SPECIFICATION.
6. USE OF FLEXIBLE DUCT ALLOWED FOR CONNECTION OF SUPPLY DIFFUSERS. LIMIT LENGTH TO SIX FEET AND SUPPORT IN ACCORDANCE WITH THE FL BUILDING CODE TO PREVENT SAGGING. MATERIAL TO BE UL 181 LISTED CLASS 1 AIR DUCT WITH R-6 MINIMUM INSULATION.
7. PROVIDE DUCT INSULATION WITH A MINIMUM INSTALLED R-VALUE OF R-6.0 AND A FOIL SCRIM KRAFT (FSK) VAPOR BARRIER JACKET. DUCT INSULATION SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT MORE THAN 50, WHEN TESTED IN ACCORDANCE WITH ASTM E 84.

INSULATION SCHEDULE

TYPE	MATERIAL	LOCATION	JACKET	BASIS OF DESIGN	COMMENTS
FE1	FLEXIBLE ELASTOMERIC	INTERIOR	NONE	ARMACELL, LLC ARMAFLEX PIPING INSULATION	REINFORCED LAP SEAL IF SPLIT
		EXTERIOR	ALUMINUM (STUCCO EMBOSSED w/STAINLESS STEEL BANDS)	ARMACELL, LLC ARMAFLEX PIPING INSULATION	REINFORCED LAP SEAL IF SPLIT
MF1	MINERAL FIBER	INTERIOR	FOIL ASJ	OWENS CORNING ALL SERVICE DUCT WRAP	
		EXTERIOR	NOT PERMITTED	N/A	

NOTES:
1. PROVIDE UL LISTED & TESTED PIPE INSULATION WITH A MINIMUM INSTALLED R-VALUE OF R-6.0 (1.00 PCF) AND AN ALL SERVICE JACKET.
2. DUCTWORK INSULATION SHALL BE TAPED AND MASTIC SEALED. NO STAPLES.
3. ALL INSULATION MUST COMPLY WITH ASTM 84 WITH A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT MORE THAN 50.

AIR DEVICE DATA

LISTED DEVICES MAY NOT APPEAR ON THESE CONTRACT DRAWINGS.

NUMBER	TYPE	USE	BLOW	DAMPER	FINISH	BASIS OF DESIGN	NOTES
AD-1	PLAQUE	GENERAL SUPPLY	4-WAY	-	BY ARCHITECT	PRICE - SPD 24"X24"	1-6
AD-2		GENERAL SUPPLY	3-WAY	-	BY ARCHITECT	PRICE - SMD 3A OR 2G 18"X18"	1-6
AD-3	LINEAR	GENERAL SUPPLY	1-WAY	-	BY ARCHITECT	PRICE - SDS100 2-SLOT 60"	1,2,4,8
AD-4	PLAQUE	GENERAL RETURN	-	-	BY ARCHITECT	PRICE - PDDR 24"X24"	1-7
AD-5	GRILLE	GENERAL RETURN	-	-	BY ARCHITECT	PRICE - 630	1-7
AD-6	LOUVER	OUTSIDE AIR	-	-	BY ARCHITECT	GREENHECK - ESJ-401 60"X12"	9

NOTES:
1. REFER TO ARCHITECTURAL CEILING PLANS FOR CEILING TYPES.
2. PROVIDE SQUARE TO ROUND ADAPTERS FOR ALL AIR DEVICES WITH ROUND DUCT CONNECTIONS.
3. COORDINATE AIR DEVICE PANEL SIZES (24x24 OR 24x48) FOR LAY-IN OR SURFACE MOUNTING. AS SHOWN ON THE MECHANICAL PLANS.
4. AIR DEVICE NC LEVELS SHALL NOT EXCEED 30 NC.
5. PROVIDE MATCHING PLASTER FRAMES FOR ALL AIR DEVICES INSTALLED IN GYPSUM BOARD CEILINGS. PLASTER FRAMES TO BE THE SAME MATERIAL AND FINISH AS THE AIR DEVICE.
6. PROVIDE MOLDED INSULATION (R-6) BLANKET FOR ALL CEILING INSTALLED AIR DEVICES.
7. INTERIORS OF ALL PERFORATED RETURN GRILLES/REGISTERS SHALL BE PAINTED FLAT BLACK.
8. PROVIDE WITH SDB PLENUM BOX ACCESSORY.
9. PROVIDE WITH ALUMINUM BIRD SCREEN, AND MOUNTIING ANGLES.

HVAC PIPING SCHEDULE

PIPING DESIGNATION	PIPE MATERIAL	FITTINGS	JOINTS	VALVES
CU13	COPPER TUBE, ASTM B 280, TYPE ACR	WROUGHT-COPPER FITTINGS CONFORMING TO ASME B16.22.	SOLDER FILLER METALS CONFORMING TO ASTM B 32. USE 95-5 TIN ANTIMONY OR ALLOY HB SOLDER TO JOIN COPPER SOCKET FITTINGS ON COPPER PIPE. INCLUDE WATER-FLUSHABLE FLUX ACCORDING TO ASTM B813 BRAZING FILLER METALS CONFORMING TO AWS A5.8, BCuP SERIES, FOR JOINING COPPER WITH COPPER. OR BAg-1, SILVER ALLOY FOR JOINING COPPER WITH BRONZE OR STEEL.	NONE
PV1	PIPE SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D-1784 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM D-1785 AND ASTM D-2665.	FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D-1784 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. FITTINGS SHALL CONFORM TO ASTM D-2665.	SOLVENT CEMENTS SHALL CONFORM TO ASTM D-2564 PRIMER SHALL CONFORM TO ASTM F-656.	NONE

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JM	JM	CDW	CDW

MECHANICAL SCHEDULES

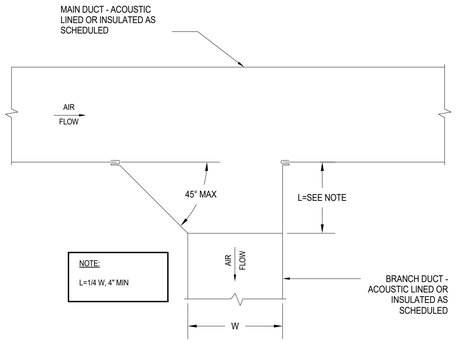
DESIGN DEVELOPMENT FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING — DIMENSIONS AND NOTES TAKE PREFERENCE

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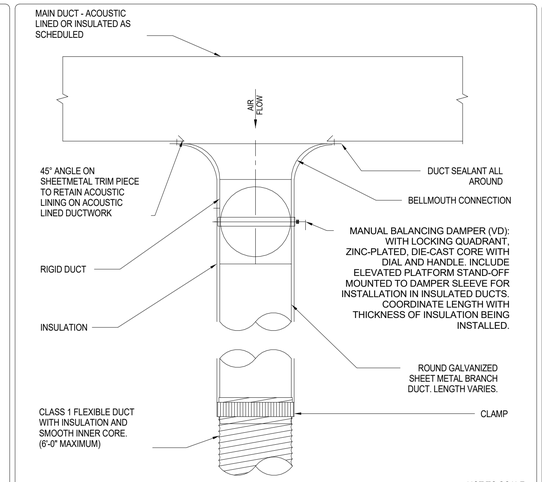
PROJECT NO.: 25041
SCALE:
DATE: 2/6/2025
DRAWING: M6.01



NOT TO SCALE

1 M8.01 RECTANGULAR BRACH DUCT TAKE-OFF

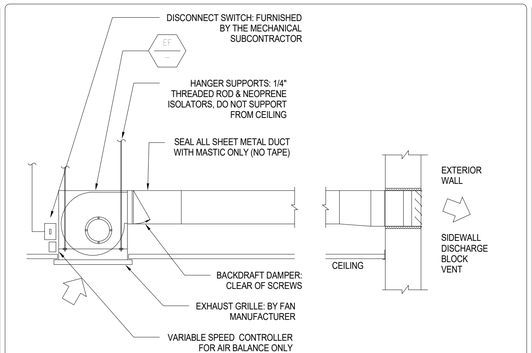
MAX +2" WG/2500 FPM



NOT TO SCALE

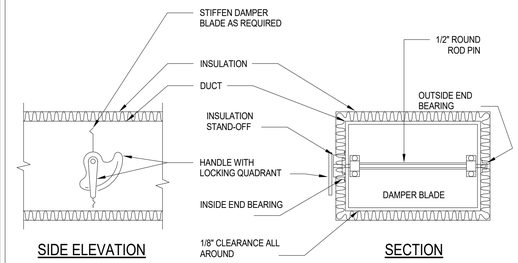
2 M8.01 BELLMOUTH DUCT TAKE-OFF

+2" WG AND BELOW



NOT TO SCALE

3 M8.01 CEILING EXHAUST FAN



NOTE:

1. DELETE INSULATION STAND-OFF ON DUCTWORK WITHOUT EXTERIOR INSULATION.

2. DETAIL SHOWS SINGLE BLADE DAMPER. DAMPER INSTALLATION SHALL BE SIMILAR FOR MULTI-BLADE DAMPERS & ROUND DAMPERS.

NOT TO SCALE

4 M8.01 VOLUME DAMPER DETAIL

NOT TO SCALE

5 M8.01 FLEX CONNECTION AT DIFFUSER/GRILLE

NOT TO SCALE

6 M8.01 DUCT COLLAR

NOT TO SCALE

7 M8.01 CONDENSATE DRAIN

No.	DATE	DESCRIPTION	BY

REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JM	JM	CDW	CDW

MECHANICAL DETAILS

DESIGN DEVELOPMENT FOR

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

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OWNER REVIEW
NOT FOR CONSTRUCTION

PROJECT NO: 25041

SCALE:

DATE: 2/6/2025

DRAWING: M8.01

ABBREVIATIONS

A	
A/C	AIR CONDITIONING
AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AC	AIR COMPRESSOR
ADR	AREA DRAIN
AFF	ABOVE FINISH FLOOR
AFS	AUTOMATIC FLUSH SYSTEM
AP	ACCESS PANEL
AV	ACID VENT
AVTR	ACID VENT THRU ROOF
AW	ACID WASTE
AWS	ANIMAL WATERING SYSTEM
B	
BA	BREATHING AIR
BCA	BOTTLED COMPRESSED AIR
BFP	BACKFLOW PREVENTOR
BHP	BRAKE OR BOILER HORSEPOWER
BIW	BIO-WASTE
BIWV	BIO-WASTE VENT
BLDG	BUILDING
BLW	BELOW
BUT	BRITISH THERMAL UNIT
BWV	BACKWATER VALVE
C	
CA	COMPRESSED AIR
CAF	COMPRESSED AIR FILTER
CAP	CAPACITY
CAR	COMPRESSED AIR RECEIVER
CB	CIRCUIT BALANCING VALVE
CBV	CATCH BASIN
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CGM	COMPRESSEDGAS MANIFOLD
CIP	CLEAN IN PLACE
CLG	CEILING
CLS	CLEAN STEAM
CO	CLEANOUT
CO2	CARBON DIOXIDE
CONT	CONTINUATION
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONTR	CONTRACTOR
CS	CUP SINK
CSW	COLD SOFT WATER
CW	DOMESTIC COLD WATER
°C	DEGREES CENTIGRADE
D	
DD	DESICCANT AIR DRYER
DFU	DRAINAGE FIXTURE UNIT
DI	DEIONIZED WATER
DIA	DIAMETER
DIR	DEIONIZED WATER RETURN
DIS	DEIONIZED WATER SUPPLY
DISCH	DISCHARGE
DIW	DOWN IN WALL
DN	DOWN
DWG	DRAWING
DWV	DRAINAGE, WASTE & VENT
E	
(E)	EXISTING
EA	EACH
EDI	ELECTRODEIONIZATION
EL	ELEVATION OR EXPANSION LOOP
ELEV	ELEVATOR
ENT	ENTERING
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ET	ELECTRICALLY TRACED PIPING
ETC	AND SO FORTH
EW	EYEWASH
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EWT	ENTERING WATER TEMPERATURE
EXT	EXTERNAL
F	
FA	FROM ABOVE
FB	FROM BELOW
FCD	FLOOR CLEANOUT
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FI	FILTER
FIN	FINISHED
FLEX	FLEXIBLE
FLR	FLOOR
FM	FLOW METER
FP	FIRE PROTECTION
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FR	FROM
FS	FLOOR SINK
FT	FEET
FTB	FLOOR TO BOTTOM
FTC	FLOOR TO CENTERLINE
F°	DEGREES FAHRENHEIT
G	
G	NATURAL GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GCO	GRADE CLEANOUT
GIH	GAS FIRED INFRARED HEATER
GLP	GOOD LABORATORY PRACTICE
GMP	GOOD MANUFACTURING PRACTICE
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPR	GAS PRESSURE REGULATOR
GW	GRAY WATER
GWH	GAS WATER HEATER
H	
H2	HYDROGEN
H2O	WATER
HB	HOSE BIBB
HCV	HOUSE CLEANING VACUUM SYSTEM
HD	HEAD
HE	HEAT EXCHANGER
He	HELIUM
HP	HORSE POWER
HS	HOSE STATION
HSW	HOT SOFT WATER
HSWR	HOT SOFT WATER RETURN
HT	HEIGHT
HTR	HEATER
HW	DOMESTIC HOT WATER
HWC	HOT WATER GENERATOR
HWR	DOMESTIC HOT WATER RECIRC
I	
IA	INSTRUMENT AIR
ID	INTERNAL DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INCL	INCLUDING
INT	INTERNAL
INV	INVERT
IW	INDIRECT WASTE
L	
LAB	LABORATORY
LAV	LAVATORY
LB	POUND
LIQ	LIQUID
LN2	LIQUID NITROGEN
LOX	LIQUID OXYGEN
LS	LAB SINK OR LOCK SHIELD
LV	LAB VENT
LVG	LEAVING
LW	LAB WASTE
LWT	LEAVING WATER TEMPERATURE
M	
MAX	MAXIMUM
MBH	THOUSAND BTU'S PER HOUR
MC	MECHANICAL CONTRACTOR
MED	MEDIUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MR	MOP RECEPTOR
MTD	MOUNTED
MU	MAKE-UP WATER
MV	DOMESTIC WATER MIXING VALVE
N	
N2	NITROGEN
N2O	NITROUS OXIDE
NC	NORMAL CLOSED
NEG	NEGATIVE
NG	NO HUB
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
No	NUMBER
NOM	NOMINAL
NPCW	NON-POTABLE COLD WATER
NPHW	NON-POTABLE HOT WATER
NPHWR	NON-POTABLE HOT WATER RETURN
NTS	NOT TO SCALE
O	
O2	OXYGEN
OB	OFF BOTTOM
OC	ON CENTER
OD	OUTSIDE DIMENSION
OIL	OIL PIPING
OPNG	OPENING
OS	OPEN SITE DRAIN
OT	OFF TOP
P	
P	PUMP
P/PS	PUMPED PROCESS SANITARY
P/SAN	PUMPED SANITARY SEWER
P/W	PUMPED WASTE
PC	PLUMBING CONTRACTOR
PCS	PURE STEAM CONDENSATE
PCW	PROCESS COLD WATER
PD	PRESSURE DROP
PDR	PLENUM DRAIN
PG	PRESSURE GAUGE
PH	PHASE
PI	PRESSURE INDICATOR
PIV	POST INDICATOR VALVE
PRESS	PRESSURE
PRV	PRESSURE REDUCING VALVE
PS	PROCESS SANITARY
PSG	PURE STEAM GENERATOR
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
PT	PNEUMATIC TANK
PV	PROCESS VENT
PW	PROCESS WATER
PWU	PURIFIED WATER UNIT
Q	
QUAN	QUANTITY
R	
R	RELIEF PIPING
RAC	RUN ABOVE CEILING
RAD	REFRIGERATED AIR DRYER
RAF	RUN ABOVE FLOOR
RATC	RUN AT CEILING
RBC	RUN BELOW CEILING
RBF	RUN BELOW FLOOR
RBG	RUN BELOW GRADE
RBJ	RUN BETWEEN JOIST
RD	ROOF DRAIN
REQD	REQUIRED
RIC	RUN IN CHASE
RICW	RUN IN CASEWORK
RIE	RUN IN ENCLOSURE
RIW	RISE IN WALL
RM	ROOM
RO	REVERSE OSMOSIS
ROD	ROOF OVERFLOW DRAIN
RPZ	REDUCED PRESSURE ZONE
RV	RELIEF VALVE
RWC	RAIN WATER CONDUCTOR
S	
S/S	STAINLESS STEEL
S/SHO	SAFETY SHOWER
SAN	SANITARY DRAIN
SCH	SCHEDULE
SD	STORM DRAIN
SH	SHOWER
SIP	STEAM IN PLACE
SK	SINK
SOLV	SOLVENT VENT
SOLW	SOLVENT WASTE
SP	SPRINKLER MAIN
SPEC	SPECIFICATION
SRV	SAFETY RELIEF VALVE
SS	SERVICE SINK
SS/EW	SAFETY SHOWER/EYE WASH
ST	STORAGE TANK
STD	STANDARD
SUP	SUPPLY
SW	SOFT WATER
SWH	STEAM WATER HEATER
SYS	SYSTEM
T	
T	TANK
T&P	TEMPERATURE & PRESSURE RELIEF
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TE	TOP ELEVATION
TEMP	TEMPERATURE
TH	
TP	TRAP PRIMER PIPE
TPV	TRAP PRIMER VALVE
TW	TEMPERED WATER
TYP	TYPICAL
U	
UF	ULTRA FILTER
UR	URINAL
USPR	USP WATER RETURN
USPS	USP WATER SUPPLY
V	
V	SANITARY VENT
VAC	VACUUM
VTR	VENT THRU ROOF
W	
W	WASTE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WCO	WALL CLEAN OUT
WFI	WATER FOR INJECTION
WFIR	WATER FOR INJECTION RETURN
WFIS	WATER FOR INJECTION SUPPLY
WFU	WATER FIXTURE UNIT
WH	WATER HEATER
WHA	WATER HAMMER ARRESTOR
WM	WATER METER
WS	WATER SOFTENER

PIPING, VALVE & MISCELLANEOUS ELEMENT SYMBOLS

- PRESSURE REDUCING VALVE (PRV)
- GATE VALVE
- O.S.&Y. VALVE
- GATE VALVE, ANGLE
- TEMPERATURE AND PRESSURE RELIEF VALVE (T&P)
- RELIEF/SAFETY VALVE
- LOCK HANDLE VALVES (LH, LH)
- GLOBE VALVE
- GLOBE VALVE, ANGLE
- GAS COCK
- BUTTERFLY VALVE
- BALL VALVE
- THREE WAY CONTROL VALVE
- TWO WAY CONTROL VALVE
- DIAPHRAGM VALVE
- HB — HOSE BIBB
- CO — CLEANOUT
- WCO — WALL CLEANOUT
- PIPE CAP
- LINE BREAK
- UNION - SCREWED OR FLANGED
- TRI-CLAMP
- ET — ELECTRICALLY TRACED PIPING
- FILTER
- CBV — CIRCUIT BALANCING VALVE
- S — SOLENOID
- SWING CHECK VALVE
- BACKFLOW PREVENTOR BALL VALVES
- BACKFLOW PREVENTOR O.S.&Y. VALVES
- BACKWATER VALVE
- PIPE RISING UP
- VALVE IN RISE
- PIPE DROPPING DOWN
- TEE OUTLET UP
- TEE OUTLET DOWN
- PIPE GUIDE
- PIPE ANCHOR
- REDUCER
- DIRECTION OF FLOW
- PITCH — DIRECTION AND GRADE OF SLOPE
- STRAINER
- STRAINER WITH BLOW OFF VALVE
- SHOCK ABSORBER
- TT — TEMPERATURE TRANSMITTER
- PT/PS — PRESSURE TRANSMITTER OR PRESSURE SWITCH
- THERMOMETER
- GAUGE WITH GAUGE COCK/ PRESSURE INDICATOR
- AQUASTAT

NOTE: NOT ALL SYMBOLS, NOTES, ABBREVIATIONS AND EQUIPMENT ABBREVIATIONS INDICATED APPEAR ON THESE CONTRACT DRAWINGS

REFERENCE SYMBOLS

- EQUIPMENT IDENTITY
  - X
  - X
- EQUIPMENT NUMBER
- INDICATES PLAN LETTER OR DETAIL NUMBER (APPLIES ONLY WHERE INDICTED ON DRAWINGS)
- INDICATES DRAWING ON WHICH PLAN OR DETAIL APPEARS
- INDICATES SECTION NUMBER
- INDICATES ON WHICH DRAWING SECTION APPEARS
- INDICATES RISER DESIGNATION
- INDICATES SEQUENCE NUMBER
- INDICATES SIZE OF RISER
- X — INDICATES REVISION & NUMBER
- CONNECT NEW TO EXISTING
- TERMINATION POINT OF DEMOLITION
- PREPURCHASED EQUIPMENT
- X — SHEET NOTE NUMBER
- INDICATES MATCHLINE DESIGNATION
- X / PX.XX — CONTINUATION
- INDICATES DRAWING ON WHICH DETAIL APPEARS
- MATCH POINT

LINE SYMBOLS

- COLD WATER PIPING
- HOT WATER PIPING
- HOT WATER RETURN PIPING
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WORK
- XX — PIPE WITH SERVICE ABBREVIATION
- VENT

PROJECT NOTES

GENERAL

1. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE ADD LOCAL CODES. THIS IS TO INCLUDE:
   - FLORIDA BUILDING CODE-BUILDING, 7th EDITION (2020)
   - FLORIDA BUILDING CODE-PLUMBING, 7th EDITION (2020)
   - FLORIDA BUILDING CODE-FUEL GAS, 7th EDITION (2020)
   - FLORIDA BUILDING CODE-ENERGY CONSERVATION, 7th EDITION (2020)
   - APPLICABLE NFPA CODES, EDITIONS AS REFERRED TO IN FLORIDA BUILDING CODES
   - 21 CFR PARTS 210 & 211, CURRENT GOOD MANUFACTURING PRACTICES
   - AUTHORITY HAVING JURISDICTION, INCLUDING ADDS/MOVES/CHANGES AS DIRECTED
   - OWNER'S INSURANCE CARRIER GUIDELINES

2. ALL ELECTRICAL EQUIPMENT SHALL BE UL CLASSIFIED OR LISTED.

3. THE PLUMBING CONTRACTOR REFERRED TO HEREAFTER, AS THE "CONTRACTOR" SHALL PROVIDE COMPLETE PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.

4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED TO COMMENCE AND COMPLETE REQUIRED WORK.

5. CONTRACTOR SHALL CONDUCT A THROUGH SITE INSPECTION TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND ALL ASPECTS OF HIS SCOPE OF WORK. INSPECTION SHALL BE CONDUCTED PRIOR TO SUBMITTING A BID.

6. THIS CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. IF DISCREPANCIES OCCUR BETWEEN THESE DOCUMENTS AND EXISTING, THE CONTRACTOR SHALL REPORT SAID DISCREPANCY TO THE OWNER AND/OR ENGINEER FOR EXPEDITING AND RESOLUTION. CONTINUATION OF WORK BEFORE RESOLUTION IS GIVEN SHALL BE AT THE CONTRACTORS RISK.

7. THE CONTRACTOR SHALL PROVIDE DROP CLOTHS, RUBBER MATS AND PLYWOOD COVERS FOR OWNERS EQUIPMENT SUSCEPTIBLE TO DAMAGE DURING CONSTRUCTION. VERIFY SPECIFIC LOCATIONS WITH OWNER'S REPRESENTATIVE.

8. ALL WORK SHALL BE PERFORMED DURING PERIODS ACCEPTABLE TO THE OWNER. SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING.

9. ALL ACTIVITIES ASSOCIATED WITH CONSTRUCTION OF THIS FACILITY SHALL COMPLY WITH OSHA GUIDELINES.

10. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND DEBRIS CAUSED BY PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT.

11. USE OF THE OWNER'S BUILDING CORRIDORS FOR HANDLING AND TRANSPORT OF MATERIALS SHALL BE AT THE DIRECTION OF THE OWNER AND SHALL BE COORDINATED WITH HIS OPERATIONS.

12. THE CONTRACTOR SHALL BE LIABLE FOR THE SAFEKEEPING OF HIS OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO LIABILITY FOR THE PROTECTION OF PROPERTIES AGAINST FIRE, THEFT AND ENVIRONMENTAL CONDITIONS.

13. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. CONFLICTS SHALL BE RESOLVED PRIOR TO EXECUTION OF WORK.

14. REFER TO MECHANICAL, ELECTRICAL, FIRE PROTECTION AND PROCESS DRAWINGS (M, E, F AND Z DRAWINGS) FOR PLUMBING SCOPE ASSOCIATED WITH INSTALLATION OF EACH RESPECTIVE SYSTEM.

15. EACH CONTRACTOR SHALL PROVIDE OPENINGS THROUGH THE CONSTRUCTION AND SLEEVES AS REQUIRED FOR HIS WORK. PIPING OR CONDUIT PASSING THROUGH MASONRY OR CONCRETE WALLS OR FLOORS SHALL BE PROVIDED WITH SLEEVES AS PER SPECIFICATIONS. FILL THE ANNULAR VOIDS AS PER THE CONTRACT DOCUMENTS.

16. IT IS THE INTENTION OF THE DRAWINGS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT INDICATED ON THE DRAWINGS OR ANY INCIDENTAL ACCESSORIES REQUIRED TO MAKE THE WORK COMPLETE TO ALL RESPECTS AND READY FOR OPERATION SHALL BE FURNISHED, DELIVERED AND INSTALLED WITHOUT ADDITIONAL EXPENSE OR TIME TO THE PROJECT.

17. COORDINATE ALL FINAL CONNECTIONS WITH THE OTHER TRADES AND OWNER FURNISHED EQUIPMENT. IF THIS CONTRACTOR INSTALLS HIS WORK BEFORE COORDINATION WITH OTHER TRADES OR THE OWNER SO AS TO CAUSE INTERFERENCE WITH THE WORK OF OTHER TRADES, HE SHALL MAKE ALL NECESSARY CHANGES IN HIS WORK AND CORRECT THE CONDITION WITHOUT EXTRA CHARGE OR SCHEDULE EXTENSION.

18. EXISTING MATERIALS THAT ARE REMOVED SHALL NOT BE REUSED IN NEW SYSTEMS, EXCEPT WHERE INDICATED AS BEING RELOCATED. ALL ABANDONED PIPE AND EQUIPMENT SHALL BE REMOVED UNLESS OTHERWISE INDICATED.

19. NO PIPING, EQUIPMENT, ETC. SHALL BE REMOVED, DISCONNECTED OR SHUT DOWN WITHOUT PRIOR REVIEW WITH THE OWNER AND/OR ENGINEER TO CONFIRM THAT AREAS TO REMAIN IN OPERATION WILL NOT BE AFFECTED. IF ANY AREAS NOT WITHIN THE SCOPE OF WORK ARE AFFECTED BY ANY SHUTDOWN, REMOVAL OR DISCONNECTION, SUFFICIENT ADVANCE NOTICE MUST BE GIVEN TO THE OWNER INDICATING WHICH AREAS WILL BE AFFECTED, WHEN THE PROPOSED SHUTDOWN WILL OCCUR, AND FOR HOW LONG A PERIOD OF TIME. ALL ITEMS REMOVED SHALL BECOME PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF AS PER THE OWNER'S INSTRUCTIONS, UNLESS INDICATED OTHERWISE.

20. IF CONTRACTOR ENCOUNTERS WHAT APPEARS TO BE A HAZARDOUS OR QUESTIONABLE MATERIAL, HE SHALL DISCONTINUE WORK IMMEDIATELY AND CONTACT THE OWNERS REPRESENTATIVE.

QUALITY

1. WORKMANSHIP SHALL BE HIGH QUALITY AND FOLLOW INDUSTRY STANDARDS. SUBSTANDARD WORK WILL BE REJECTED AND REPLACED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REWORK TO RECTIFY SUBSTANDARD WORK. QUALITY OF WORK SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE AND/OR ENGINEER OF RECORD.

2. TAKE PRECAUTION AGAINST DAMAGE TO ANY EXISTING UTILITIES, FURNISHINGS AND CONSTRUCTION NOT INCLUDED WITHIN THE SCOPE OF THIS WORK. ANY DAMAGE CAUSED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED AT HIS EXPENSE COMPLETE AND TO THE SATISFACTION OF THE OWNER.

3. MAINTAIN THE INTEGRITY OF ALL EXISTING SYSTEMS. PRIOR TO CONNECTING NEW WORK TO ANY EXISTING SYSTEM, CONFIRM SYSTEM IDENTIFICATION AND DIRECTION OF FLOW. VERIFY THAT EXISTING PIPING IDENTIFICATION LABELS ARE CORRECT, AND PROVIDE ALL INSTALLATION REQUIREMENTS FOR PROPER CONNECTION TO THE EXISTING SYSTEMS.

4. ALL EQUIPMENT AND MATERIAL SHALL BE LISTED FOR ITS INTENDED APPLICATION. LISTING SHALL BE PROVIDED BY AN INDEPENDENT TESTING COMPANY SUCH AS UNDERWRITERS LABORATORIES. (UL)

5. PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR PIPING. DO NOT LEAVE PIPING OPEN ENDED.

6. INSTALL ALL SHOCK ABSORBERS IN ACCORDANCE WITH THE LATEST "PLUMBING AND DRAINAGE INSTITUTE" STANDARDS FOR WATER HAMMER ARRESTORS.

7. LOCATE ACCESS PANELS IN NON ACCESSIBLE CEILINGS AND WALLS FOR ALL VALVES, SHOCK ABSORBERS, CLEANOUTS AND ALL OTHER ITEMS THAT REQUIRE ACCESS TO PROPERLY MAINTAIN OR SERVICE THE BUILDING.

8. PROVIDE CLEANOUTS AT THE BASE OF ALL STACKS AND RAINWATER CONDUCTORS. CLEANOUTS SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.

DEMOLITION:

1. PROVIDE PLUMBING DEMOLITION INCLUDING REMOVAL AND REINSTALLATION OF PLUMBING ITEMS AS REQUIRED TO EXECUTE WORK BY ALL TRADES RELATED TO THE PROJECT. COORDINATE WITH THE GENERAL CONTRACTOR.

2. AT THE OWNER'S DISCRETION; THE CONTRACTOR SHALL DISPOSE OF REMOVED OR DEMOLISHED ITEMS NOT TO BE RETAINED BY THE OWNER. THE CONTRACTOR SHALL PROPERLY STORE THOSE ITEMS TO BE RETAINED BY THE OWNER.

COMMISSIONING:

1. THE PLUMBING CONTRACTOR AND ASSOCIATED SUBCONTRACTOR(S) ARE RESPONSIBLE FOR START-UP AND COMMISSIONING OF ALL PLUMBING SYSTEMS IN THE PRESENCE OF THE OWNER OR OWNER'S REPRESENTATIVE. COMMISSIONING DOCUMENTATION, EXECUTION AND PROCEDURES SHALL COMPLY WITH OWNER'S REQUIREMENTS.

2. COORDINATE COMMISSIONING EFFORTS WITH OWNER, GENERAL CONTRACTOR AND OTHER TRADES.

3. PROVIDE ONE (1) COMPLETE SET OF EXECUTED COMMISSIONING DOCUMENTS FOR EACH PLUMBING SYSTEM TO THE OWNER AT THE COMPLETION OF THE COMMISSIONING PROCESS.

UTILITY LOCATE:

1. FOR THE PURPOSES OF THIS SECTION "UTILITY" SHALL BE DEFINED AS ANY BUILDING SYSTEM SUCH AS CONDUIT, PIPING, CABLES, TANKS, FOOTINGS, OR THE LIKE AND PUBLIC UTILITY SUCH AS GAS, ELECTRICAL, WATERLINE, COMMUNICATIONS, ETC..

2. IN AREAS REQUIRING EARTH OR UNDERSLAB WORK THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES USING GROUND PENETRATING RADAR (GPR) OR OTHER APPROVED METHOD PRIOR TO START OF SAID WORK.

3. THE CONTRACTOR SHALL IDENTIFY AND DOCUMENT ALL UTILITIES DISCOVERED ON RECORD DRAWINGS INDICATING TYPE OF UTILITY OR BUILDING SYSTEM, DIMENSIONS FROM PERMANENT STRUCTURES, AND DEPTH OF UTILITY.

4. THE CONTRACTOR SHALL X-RAY CONCRETE SLAB(S) PRIOR TO REMOVAL, CUTTING, BORING, OR PENETRATING TO PREVENT DAMAGE TO EXISTING UTILITIES.

5. WHERE EXISTING HIDDEN UTILITIES SUCH AS UNDER-GROUND, UNDER-SLAB, IN-SLAB, OR IN-WALL CONFLICT WITH DEMOLITION OR NEW CONSTRUCTION THE CONTRACTOR UPON APPROVAL OF THE ARCHITECT/ENGINEER AND OWNER SHALL HAVE THE OPTION TO:
   - RELOCATE EXISTING UTILITY CONFLICTING WITH CONSTRUCTION.
   - ALTER LOCATION OF PENETRATION, SAW CUT, TRENCH, OR BORE.
   - ALTER LOCATION OF NEW SYSTEM TO BE CONSTRUCTED.
   - ALTER CONFIGURATION OF NEW SYSTEM TO BE CONSTRUCTED.

6. THE CONTRACTOR SHALL INCLUDE A SUFFICIENT ALLOWANCE IN HIS/HER BASE BID TO PROVIDE MATERIALS AND LABOR FOR RESOLUTION OF SUCH CONFLICTS. THIS ALLOWANCE SHALL BE IDENTIFIED AS A SEPARATE LINE ITEM IN THE CONTRACTORS BID SUBMISSION.

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SPW	SPW	CDW	CDW

PLUMBING LEAD-IN SHEET

DESIGN DEVELOPMENT FOR

TARPON SPRINGS GOLF COURSE CLUBHOUSE

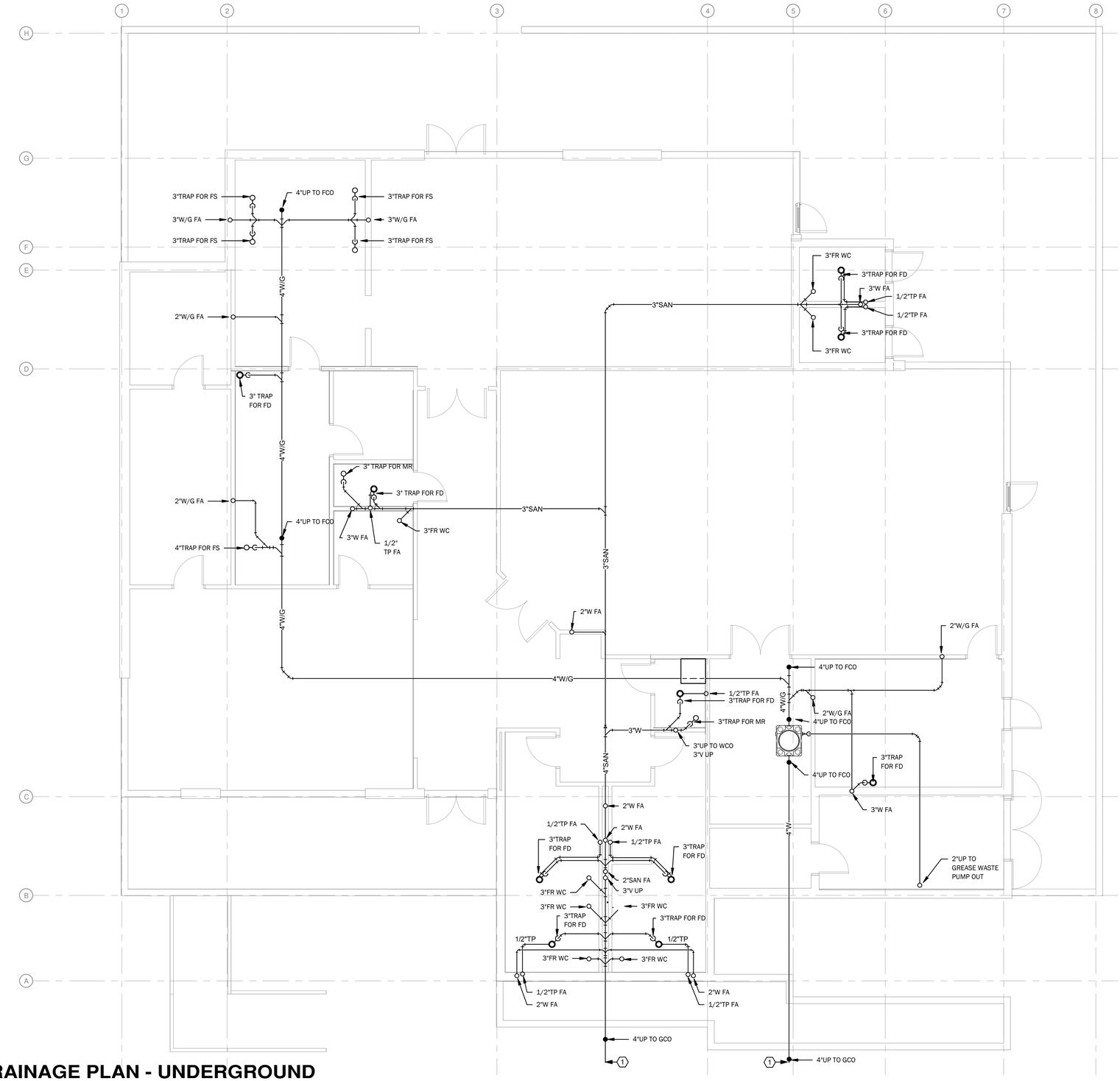
CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

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OWNER REVIEW
NOT FOR
CONSTRUCTION

PROJECT NO: 25041
SCALE: 12" = 1'-0"
DATE: 2/6/2025
DRAWING: P0.01



A PLUMBING DRAINAGE PLAN - UNDERGROUND

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

— GENERAL NOTES:

1. FOR PROJECT NOTES, LIST OF SYMBOLS AND ABBREVIATIONS, REFER TO DRAWING P0.01
2. THE CONTRACTOR SHALL LOCATE ALL UNDERSLAB & UNDERGROUND UTILITIES THROUGHOUT THE AREA OF CONSTRUCTION WITH GROUND RADAR (GPR) PRIOR TO ANY SAW CUTTING, TRENCHING, OR ANY OTHER TYPE OF UNDERGROUND ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT ALL UNDERGROUND UTILITES DISCOVERED BY GPR. THE CONTRACTOR SHALL PROVIDE ACCURATE "RED LINE" DRAWINGS TO THE OWNER/ENGINEER NOTING DIMENSIONS OFF WALL AND DEPTH (IF KNOWN) FOR INCLUSION IN RECORD DRAWINGS. DRAWINGS SHALL BE SUBMITTED PRIOR TO AND AS A CONDITION OF SUBSTANTIAL COMPLETEION.
3. REFER TO RISER DIAGRAMS FOR ADDITION PIPING. SIZES AND OTHER INFORMATION.
4. ALL DRAINAGE PIPE SHALL BE INSTALLED AT A SLOPE OF 1% FOR PIPING 3" AND LARGER AND 2% FOR PIPING 2-1/2" AND SMALLER.

⬡ SHEET NOTES:

1. COORDINATE SANITARY DRAINAGE PIPE WITH CIVIL ENGINEER AND SITE CONTRACTOR.

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SPW	SPW	CDW	CDW

PLUMBING DRAINAGE PLAN - UNDERGROUND

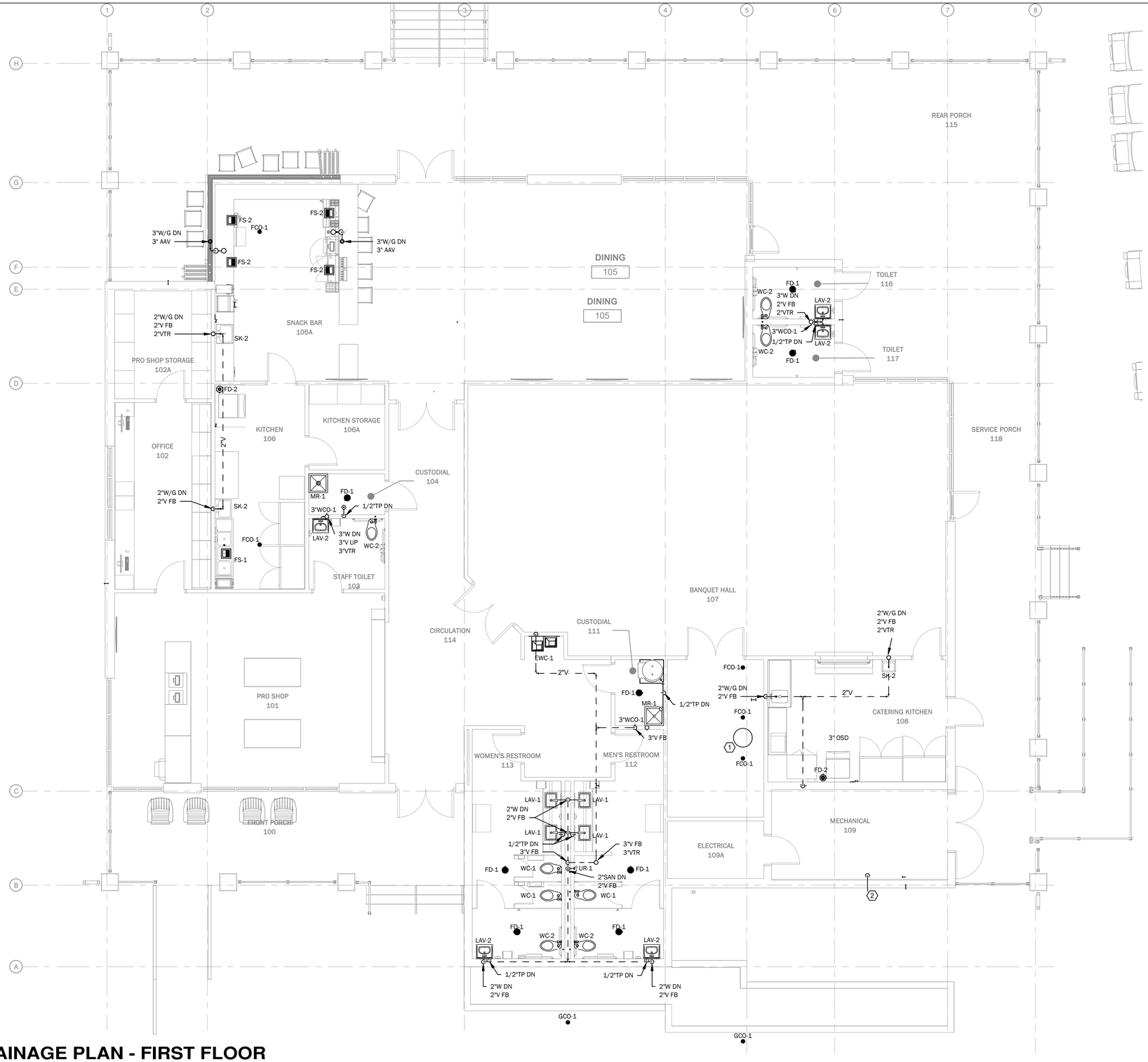
DESIGN DEVELOPMENT FOR
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OWNER REVIEW NOT FOR CONSTRUCTION

PROJECT NO:	25041
SCALE:	3/16" = 1'-0"
DATE:	2/6/2025
DRAWING:	P3.01



A PLUMBING DRAINAGE PLAN - FIRST FLOOR

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

— GENERAL NOTES:

1. FOR LIST OF PROJECT NOTES, SYMBOLS AND ABBREVIATIONS, REFER TO DRAWING P0.01
2. REFER TO RISER DIAGRAMS FOR ADDITIONAL PIPING, SIZES AND OTHER PROJECT INFORMATIONS.
3. ALL DRAINAGE PIPE SHALL BE INSTALLED AT A SLOPE OF 1% FOR PIPING 3" AND LARGER AND 2% FOR PIPING 2-1/2" AND SMALLER.

SHEET NOTES:

1. SET GREASE INTERCEPTOR LID FLUSH WITH FINISHED FLOOR.
2. PROVIDE SCHIER 2" WASTE GREASE PUMP OUT PORT 2'-0" ABOVE FINSHED GRADE.

REVISIONS

No.	DATE	DESCRIPTION	BY

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SPW	SPW	CDW	CDW

PLUMBING DRAINAGE PLAN - FIRST FLOOR

DESIGN DEVELOPMENT FOR

TARPON SPRINGS GOLF COURSE CLUBHOUSE

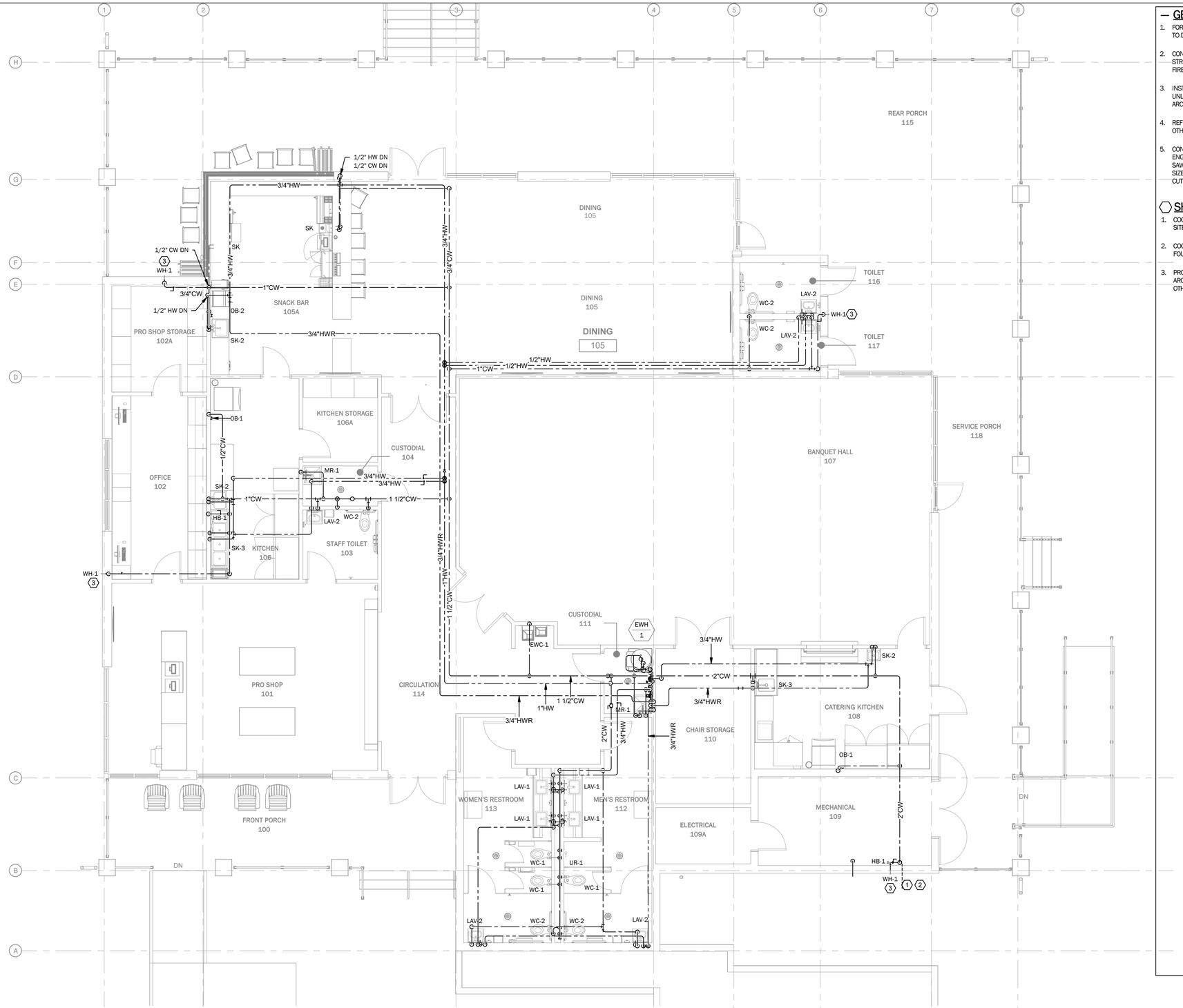
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OWNER REVIEW
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CONSTRUCTION

PROJECT NO: 25041
SCALE: 3/16" = 1'-0"
DATE: 2/6/2025
DRAWING: P3.02



— GENERAL NOTES:

1. FOR LIST OF PROJECT NOTES, SYMBOLS AND ABBREVIATIONS, REFER TO DRAWING P0.01.
2. CONTRACTOR SHALL COORDINATE PIPE ELEVATIONS WITH ALL STRUCTURAL COMPONENTS, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION SYSTEMS.
3. INSTALL PIPING ABOVE CEILING AND OR TIGHT TO STRUCTURE UNLESS NOTED OTHERWISE. COORDINATE PIPING WITH ARCHITECTURAL REFLECTED CEILING PLANS.
4. REFER TO RISER DIAGRAMS FOR ADDITIONAL PIPING, SIZES AND OTHER PROJECT INFORMATION.
5. CONTRACTOR SHALL SUBMIT DRAWINGS TO THE STRUCTURAL ENGINEER FOR ALL OPENINGS TO BE FORMED, SLEEVED, CORED, OR SAWCUT IN CAST-IN-PLACE ELEMENTS. DRAWINGS SHALL INDICATE SIZE AND LOCATION OF OPENINGS, SLEEVES, CORES, OR SAW CUTTING.

SHEET NOTES:

1. COORDINATE DOMESTIC WATER SERVICE WITH CIVIL ENGINEER AND SITE CONTRACTOR.
2. COORDINATE DOMESTIC WATER PIPE WITH BUILDING FOOTINGS AND FOUNDATIONS.
3. PROVIDE WALL FAUCET. COORDINATE FINAL LOCATION WITH ARCHITECT. INSTALL 24" ABOVE FLOOR UNLESS DIRECTED OTHERWISE BY ARCHITECT.

A PLUMBING PRESSURE PLAN - FIRST FLOOR

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

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SPW	SPW	CDW	CDW

PLUMBING SERVICE PIPING PLAN

DESIGN DEVELOPMENT FOR

TARPON SPRINGS GOLF COURSE CLUBHOUSE

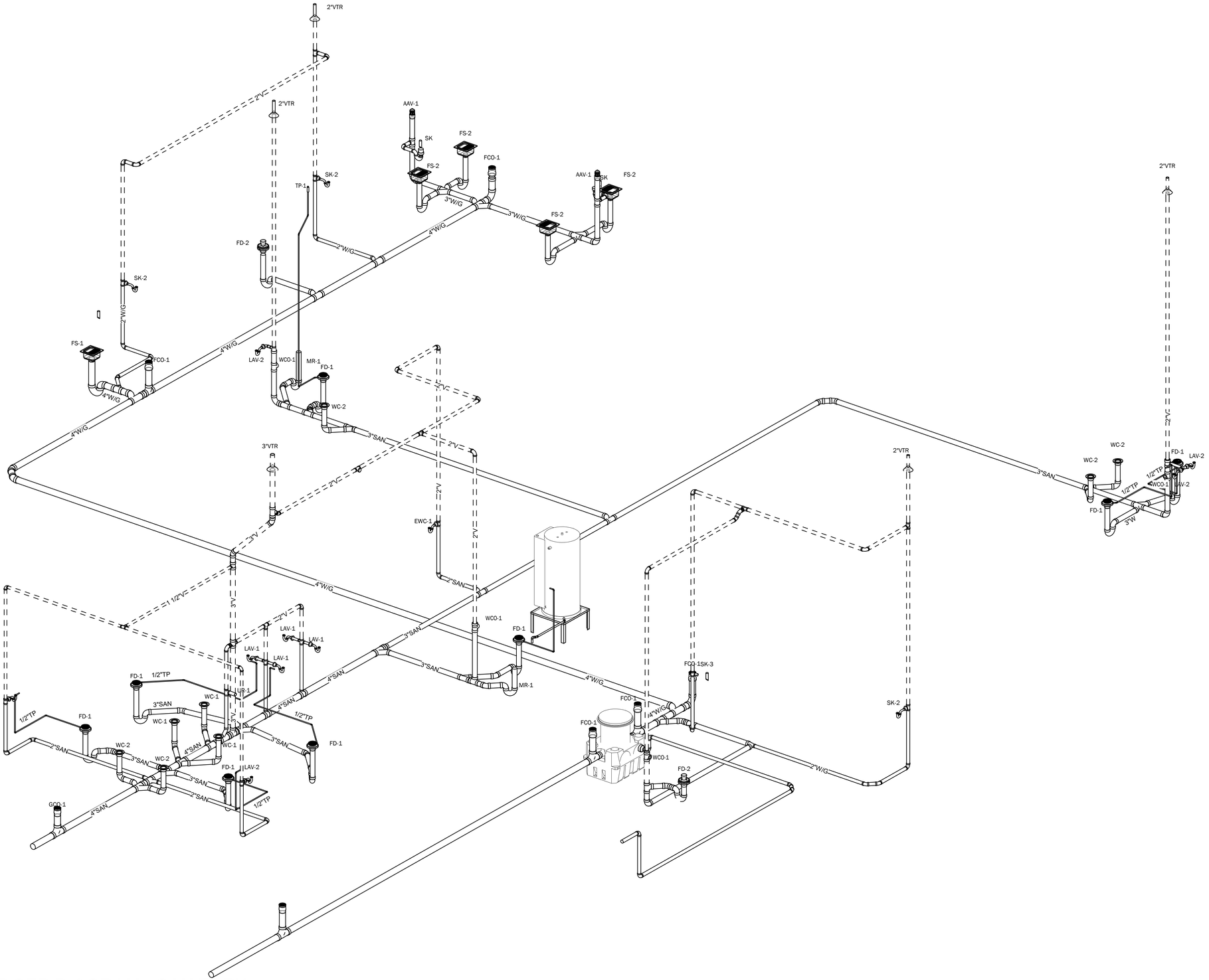
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OWNER REVIEW
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CONSTRUCTION

PROJECT NO:	25041
SCALE:	3/16" = 1'-0"
DATE:	2/6/2025
DRAWING:	P4.01



1 RISER DIAGRAM - SANITARY

SCALE:

— GENERAL NOTES:

1. FOR LIST OF PROJECT NOTES, SYMBOLS AND ABBREVIATIONS, REFER TO DRAWING P0.01.
2. COORDINATE ALL PIPING WITH STRUCTURAL ELEMENTS AND ALL OTHER DISCIPLINES.
3. ALL DRAINAGE PIPING SHALL BE INSTALLED AT A SLOPE OF 1% FOR PIIPING 3" AND LARGER AND 2% FOR ALL PIPES 2½" AND SMALLER.
4. REFER TO PLANS AND DETAILS FOR ADDITIONAL PIPING, SIZES AND OTHER PROJECT INFORMATION.

- SHEET NOTES:

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SPW	SPW	CDW	CDW

PLUMBING RISER DIAGRAM - SANITARY

DESIGN DEVELOPMENT FOR

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS, FL

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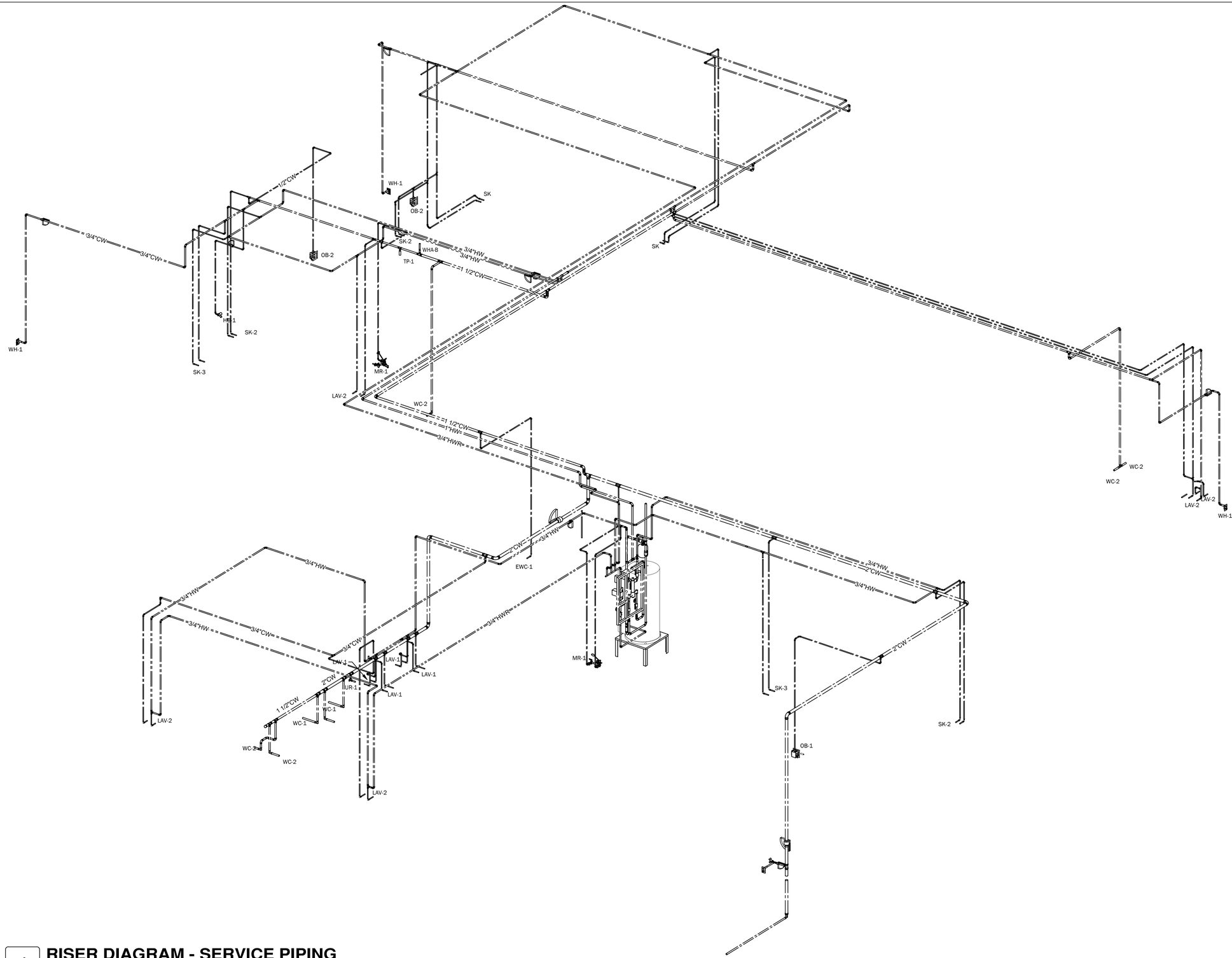
OWNER REVIEW NOT FOR CONSTRUCTION

PROJECT NO: 25041

SCALE:

DATE: 2/6/2025

DRAWING: P5.01



1 RISER DIAGRAM - SERVICE PIPING

SCALE:

— GENERAL NOTES

1. FOR LIST OF PROJECT NOTES, SYMBOLS AND ABBREVIATIONS, REFER TO DRAWING P0.01.
2. COORDINATE ALL PIPING WITH STRUCTRAL ELEMENTS AND ALL OTHER DISCIPLINES.
3. REFER TO PLANS AND DETAILS FOR ADDITIONAL PIPING, SIZES AND OTHER PROJECT INFORMATION.
4. INSTALL WATER HAMMER ARRESTERS PER THE PLUMBING AND DRAINAGE INSTITUTE STANDARD PDI-WH 201, REVISION 2017.

- SHEET NOTES:

REVISIONS

No.	DATE	DESCRIPTION	BY

Designer	Author	Checker	Approver
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY

PLUMBING RISER DIAGRAM - SERVICE PIPNG

DESIGN DEVELOPMENT FOR

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING — DIMENSIONS AND NOTES TAKE PREFERENCE.

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OWNER REVIEW
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CONSTRUCTION

PROJECT NO: 25041
SCALE:
DATE: 2/6/2025
DRAWING: P5.02

PIPE SCHEDULE

PIPING DESIGNATION	PIPE MATERIAL	FITTINGS	JOINTS	VALVES	COMMENTS
CU06	TYPE 'L', HARD TEMPER, COPPER TUBING, SEAMLESS, ASTM B88.	MECHANICAL PRESS-CONNECT FITTINGS SHALL BE MADE OUT OF BRONZE OR COPPER AND SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF IAPMO PS117 AND/OR ANSI/ ICC LC1002 AND/OR ASME B16.51 AND NSF 61-G. FITTINGS SHALL HAVE A FACTORY INSTALLED EPDM SEALING ELEMENT AND A GUARANTEED LEAK DETECTION FEATURE (SMART CONNECT). FOR FITTINGS 2½-INCH THRU 4-INCH THEY SHALL ALSO HAVE A 420 STAINLES STEEL GRIP RING. ACCEPTABLE MANUFACTURER IS VIEGA.	PRESS ENDS SHALL HAVE A SMART CONNECT (SC) FEATURE, A DESIGN LEAKAGE PATH BUILT INTO THE FITTING IN ORDER TO LOCATE UNPRESSED FITTING JOINT. INSTALLATION SHALL BE MADE IN ACCORDANCE WITH MANUFACTURER'S LATEST INSTALLATION GUIDELINES UTILIZING MANUFACTURER'S RECOMMENDED TOOLING. CONTRACTOR SHALL BE TRAINED ON THE USE AND INSTALLATION OF THE SYSTEM BY MANUFACTURER'S REPRESENTATIVE. ACCEPTABLE MANUFACTURER IS VIEGA. AFTER PRESS-CONNECT FITTINGS HAVE BEEN INSTALLED, A "STEP TEST" SHALL BE FOLLOWED. UTILIZING AIR, WATER OR DRY NITROGEN THE SYSTEM SHALL BE PRESSURIZED NOT TO EXCEED 45 PSI. PRESS FITTINGS SHALL BE CHECKED FOR UNPRESSED CONNECTIONS FIRST. ANY UNPRESSED CONNECTIONS SHALL BE PRESSED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. IN A SECOND PRESSURE TEST THE SYSTEM SHALL BE PRESSURIZED NOT TO EXCEED 150 PSI.	BALL VALVES: TWO PIECE, FULL PORT, SILICON BRONZE BALL VALVES WITH THE CAPABILITY OF ACCEPTING EXTENDED OPERATING HANDLES. VALVES SHALL COMPLY WITH MSS SP-110 AND ASME A1124.14. BODY DESIGN SHALL BE TWO PIECE BRONZE WITH THREADED BODY PACKNUT DESIGN (NO THREADED STEM DESIGNS ALLOWED) WITH ADJUSTABLE STEM PACKING WITH A COLD WORKING PRESSURE OF 600 PSIG. BODY MATERIAL SHALL BE SILICON BRONZE, SEATS SHALL BE REINFORCED PTFE OR TFE, BALL AND STEM SHALL BE STAINLESS STEEL. VALVES SHALL HAVE PRESS FIT ENDS CONFORMING TO ASME B16.18 OR ASME B16.22 AND HAVE A PERFORMANCE OF IAPMO PS 117, SEALING ELEMENTS SHALL BE EPDM, FACTORY INSTALLED, VINYL-COVERED STEEL LEVER HANDLE. ACCEPTABLE MANUFACTURER IS VIEGA.	ALL PIPING COMPONENTS SHALL BE CERTIFIED AS LEAD FREE. LEAD FREE REFERS TO THE WETTED SURFACE OF PIPE, FITTINGS AND FIXTURES IN POTABLE WATER SYSTEMS THAT HAVE A WEIGHTED AVERAGE LEAD CONTENT ≤0.25% PER SAFE DRINKING WATER ACT AS AMENDED JANUARY 4TH 2011.SECTION1417. ALL PIPING COMPONENTS SHALL COMPLY WITH NSF/ANSI 61 AND/OR NSF/ANSI 372 FOR VALVE MATERIALS FOR POTABLE-WATER SERVICE. VALVES SHALL BE 3RD PARTY CERTIFIED. PUSH-TO-CONNECT CONNECTION SYSTEMS, ARE NOT ALLOWED.
CP01	ALL PIPE TO BE MANUFACTURED FROM VIRGIN RIGID CPVC VINYL COMPOUNDS WITH A CELL CLASS OF 24448 AS PER ASTM D-1784 AND CONFORM WITH NSF STANDARDS 14 AND 61. FLOWGUARD GOLD CPVC COPPER TUBE SIZE MFG. TO STANDARD DIMENSION RATIO (SDR) 11 AND SHALL CONFORM TO ASTM D-2846. FITTINGS SHALL BE AS MANUFACTURED BY CHARLOTTE PIPE AND FOUNDRY.	FITTINGS TO BE MANUFACTURED FROM CPVC COMPOUND WITH A CELL CLASS OF 23447 AS PER ASTM D-1784 AND CONFORM WITH NSF STANDARDS 14 AND 61. TRANSITION FITTINGS FROM COPPER TO CPVC SHALL HAVE BRASS MALE OR FEMALE CONNECTIONS WITH INTEGRAL CPVC SOCKET CONNECTIONS. FITTINGS SHALL BE AS MANUFACTURED BY CHARLOTTE PIPE AND FOUNDRY.	PIPE AND FITTINGS TO BE PRODUCED BY A SINGLE MANUFACTURER. FLOWGUARD GOLD TO BE JOINED USING APPROVED ONE-STEP SOLVENT CEMENT CONFORMING TO ASTM F-493.	BALL VALVES: VALVE PRESSURE RATING FULL PORT, LASER WELDED, REVERSIBLE HANDLE, EASILY ADJUSTABLE PACK NUT, TRIPLE SEALED STEM, BRONZE BODY, STAINLESS STEEL BALL AND STEM, BLOWOUT-PROOF STEM, REINFORCED PTFE SEAT RINGS, STANDARD LEVER HANDLE, MEMORY STOP, SOLDER ENDS, LEAD-FREE. VALVE SHALL CONFORM TO MSS SP-110, MSS SP-145, NSF/ANSI/CAN-61 SECTION 8 COMMERCIAL HOT 180 DEG F (ANNEX F), NSF/ANSI-372, IAPMO/ANSI Z1157, ICC-ES PMG-1558, ASME A112.4.14/CSA B125.14. SWING CHECK: MSS SP-80, HORIZONTAL SWING TYPE, BRONZE BODY AND TRIM, UNION BONNET, ASTM B-62, SOLDER ENDS, RENEWABLE SEAT AND DISC, Y-PATTERN.	ALL PIPING COMPONENTS SHALL BE CERTIFIED AS LEAD FREE. LEAD FREE REFERS TO THE WETTED SURFACE OF PIPE, FITTINGS AND FIXTURES IN POTABLE WATER SYSTEMS THAT HAVE A WEIGHTED AVERAGE LEAD CONTENT ≤0.25% PER SAFE DRINKING WATER ACT AS AMENDED JANUARY 4TH 2011.SECTION1417. ALL PIPING COMPONENTS SHALL COMPLY WITH NSF/ANSI 61 AND/OR NSF/ANSI 372 FOR VALVE MATERIALS FOR POTABLE-WATER SERVICE. VALVES FOR DOMESTIC WATER MUST BE 3RD PARTY CERTIFIED. PUSH-TO-CONNECT CONNECTION SYSTEMS, ARE NOT ALLOWED.
PV01	PIPE SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D-1784 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM D-1785 AND ASTM D-2665 AS MANUFACTURED BY CHARLOTTE PIPE AND FOUNDRY.	FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D-1784 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. FITTINGS SHALL CONFORM TO ASTM D-2665 AS MANUFACTURED BY CHARLOTTE PIPE AND FOUNDRY.	SOLVENT CEMENTS SHALL CONFORM TO ASTM D-2564 PRIMER SHALL BE PURPLE IN COLOR AND CONFORM TO ASTM F-656.	N/A	

INSULATION SCHEDULE

TYPE	MATERIAL	LOCATION	JACKET	BASIS OF DESIGN	COMMENTS
MF1	MINERAL FIBER	INTERIOR	ASJ	OWENS CORNING FIBERGLAS PREFORMED PIPE INSULATION	
		EXTERIOR	ASJ & ALUMINUM (STUCCO EMBOSSED w/STAINLESS STEEL BANDS)	OWENS CORNING FIBERGLAS PREFORMED PIPE INSULATION	

NOTES:

1. PROVIDE UL LISTED & TESTED PIPE INSULATION WITH A MINIMUM INSTALLED R-VALUE OF R-6.0 (1.00 PCF) AND AN ALL SERVICE JACKET.
2. ALL INSULATION MUST COMPLY WITH ASTM 84 WITH A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT MORE THAN 50.

PIPE APPLICATION SCHEDULE

SYSTEM DESIGNATION	PIPING SYSTEM	PIPING DESIGNATION	PIPE SIZE	INSULATION		COMMENTS
				TYPE	THICKNESS	
CW	DOMESTIC COLD WATER - ABOVEGROUND	CU06	4" AND UNDER	N/A	N/A	
HW & HWR	DOMESTIC HOT & HOT WATER RETURN - ABOVEGROUND	CU06	4" AND UNDER	MF1	1-1/2"	
SAN, W, & V	SANITARY WASTE & VENT - UNDERGROUND	PV1	ALL	N/A	N/A	
TP	TRAP PRIMER PIPING	CP01	2" AND UNDER	N/A	N/A	

ELECTRIC WATER HEATER SCHEDULE

MARK	LOCATION	AREA AND/OR BLDG SERVED	TYPE	STORAGE CAPACITY		RECOVERY @ 100 °F [38°C] RISE		RECOVERY @ 70 °F [21°C] RISE		RELIEF VALVE SETTING		ELECTIRCAL INPUT			BASIS OF DESIGN
				GAL	[L]	GAL/HR	[L/HR]	GAL/HR	[L/HR]	PSIG	[kPa]	TOTAL kW	PHASE	VOLT	
EWH-1	SUPPLIES & JANITOR A132	TOILET ROOMS & KITCHENS	COMMERCIAL TANK TYPE	54	[200]	186	[710]		[ ]	125	[860]	18	3	208	AO SMITH DRE-54-18

NOTES:

1. WATER HEATERS MINIMUM PERFORMANCE RATING SHALL COMPLY WITH TABLE C404.2 IN FLORIDA BUILDING CODE - ENERGY CONSERVATION, 8TH EDITION (2023).
2. SET WATER HEATER TO 140°F, SET ASSE1017 TO 130°F.

— GENERAL NOTES:

1. FOR PROJECT NOTES, LIST OF SYMBOLS AND ABBREVIATIONS, REFER TO DRAWING P0.01.
2. BASIS OF DESIGN (BOD) EQUIPMENT INDICATES EQUIPMENT WITH MINIMUM FEATURES AND OPTIONS TO MEET DESIGN INTENT. SUBSTITUTIONS REQUIRE INSTALLING CONTRACTOR TO RESEARCH AND VERIFY ALL STANDARD FEATURES BASED ON EQUIPMENT MANUFACTURERS SUBMITTALS AND SPECIFICATIONS. BY PROVIDING SUBSTITUTED EQUIPMENT THE INSTALLING CONTRACTOR WARRANTS THE SUBSTITUTED EQUIPMENT INCLUDES THE MINIMUM STANDARD FEATURES AND SCHEDULED FEATURES OF THE BOD EQUIPMENT. ANY EXCEPTIONS TO BOD EQUIPMENT FEATURES MUST BE SUBMITTED TO AND APPROVED BY ENGINEER OF RECORD.
3. SCHEDULE SHEET(S) ARE NOT TO BE USED AS A STAND ALONE DOCUMENT FOR MANUFACTURERS OF EQUIPMENT OR MATERIALS TO BID. CONTRACTORS ARE RESPONSIBLE FOR PROVIDING COMPLETE MECHANICAL DRAWING SET TO BIDDERS. CHANGE ORDERS WILL NOT BE CONSIDERED OR ACCEPTED FOR SCOPE OMITTED RESULTING FROM BIDDING AN INCOMPLETE SET.

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY: SPW | DRAWN BY: SPW | CHECKED BY: CDW | APPROVED BY: CDW

PLUMBING SCHEDULE

DESIGN DEVELOPMENT FOR

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING — DIMENSIONS AND NOTES TAKE PREFERENCE

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OWNER REVIEW NOT FOR CONSTRUCTION

PROJECT NO: 25041
SCALE: 1 : 83
DATE: 2/6/2025
DRAWING: P6.01

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL NUMBER	BRANCH CONNECTIONS		
				WASTE	CW	HW
WC-1	WATER CLOSET - FLOOR MOUNTED, 1.28 GPF, ELONGATED BOWL, VITROUS CHINA, SIPHON JET ACTION, TOP SPUD, BOLT CAPS, 15" HEIGHT. FLUSH VALVE - EXPOSED CHROME PLATED FLUSHOMETER VALVE WITH A POLISHED METAL CAP DESIGN. CHLORAMINE RESISTANT FILTERED PISTON KIT, LOW LEAD BRASS ALLOY. SENSOR POWERED ACTUATOR USING 4 "AA" BATTERIES, 3-YEAR BATTERY LIFE ON 48,000 ACTIVATIONS PER YEAR, MECHANICAL MANUAL OVERRIDE BUTTON. CONTROL STOP, INTERNAL SIPHON-GUARD PROTECTION, VANDAL RESISTANT STOP CAP, SWEAT SOLDER KIT, CAST WALL FLANGE WITH SET SCREW. HIGH BACK PRESSURE VACUUM BREAKER, CHLORAMINE RESISTANT INTERNAL SEALS, ADJUSTABLE TAILPIECE. PROVIDE CHROME PLATED BRASS SPLIT RING PIPE SUPPORT. SEAT - BLACK OPEN FRONT LESS COVER, ELONGATED, HEAVY-DUTY, INJECTION MOLDED SOLID PLASTIC TOILET SEAT. FEATURES TWO MOLDED-IN BUMPERS, SELF-SUSTAINING CHECK HINGES WITH NON-CORROSIVE 300 SERIES STAINLESS STEEL POSTS, PINTLES AND HARDWARE.	AMERICAN STANDARD ZURN BEMIS	2234.001 ZTR6200EV 1955SSCT	4"	1-1/4"	N/A
WC-2 (ADA COMPLIANT)	WATER CLOSET - FLOOR MOUNTED, 1.28 GPF, ELONGATED BOWL, VITROUS CHINA, SIPHON JET ACTION, TOP SPUD, BOLT CAPS, 17-1/4" HEIGHT. FLUSH VALVE - EXPOSED CHROME PLATED FLUSHOMETER VALVE WITH A POLISHED METAL CAP DESIGN. CHLORAMINE RESISTANT FILTERED PISTON KIT, LOW LEAD BRASS ALLOY. SENSOR POWERED ACTUATOR USING 4 "AA" BATTERIES, 3-YEAR BATTERY LIFE ON 48,000 ACTIVATIONS PER YEAR, MECHANICAL MANUAL OVERRIDE BUTTON. CONTROL STOP, INTERNAL SIPHON-GUARD PROTECTION, VANDAL RESISTANT STOP CAP, SWEAT SOLDER KIT, CAST WALL FLANGE WITH SET SCREW. HIGH BACK PRESSURE VACUUM BREAKER, CHLORAMINE RESISTANT INTERNAL SEALS, ADJUSTABLE TAILPIECE. PROVIDE CHROME PLATED BRASS SPLIT RING PIPE SUPPORT. SEAT - BLACK OPEN FRONT LESS COVER, ELONGATED, HEAVY-DUTY, INJECTION MOLDED SOLID PLASTIC TOILET SEAT. FEATURES TWO MOLDED-IN BUMPERS, SELF-SUSTAINING CHECK HINGES WITH NON-CORROSIVE 300 SERIES STAINLESS STEEL POSTS, PINTLES AND HARDWARE.	AMERICAN STANDARD ZURN BEMIS	3043.001 ZTR6200EV 1955SSCT	4"	1-1/4"	N/A
UR-1	URINAL - WHITE VITREOUS CHINA, WALL-MOUNTED, WASHDOWN, 0.125 GPH, , 3/4"TOP SPUD, INTEGRAL FLUSHING RIM AND TRAP. REFER TO ARCHITECTUAL DRAWINGS FOR MOUNTING HEIGHT. FLUSH VALVE - EXPOSED CHROME PLATED FLUSHOMETER VALVE WITH A POLISHED METAL CAP DESIGN. CHLORAMINE RESISTANT FILTERED PISTON KIT, LOW LEAD BRASS ALLOY. SENSOR POWERED ACTUATOR USING 4 "AA" BATTERIES, 3-YEAR BATTERY LIFE ON 48,000 ACTIVATIONS PER YEAR, MECHANICAL MANUAL OVERRIDE BUTTON. CONTROL STOP, INTERNAL SIPHON-GUARD PROTECTION, VANDAL RESISTANT STOP CAP, SWEAT SOLDER KIT, CAST WALL FLANGE WITH SET SCREW. HIGH BACK PRESSURE VACUUM BREAKER, CHLORAMINE RESISTANT INTERNAL SEALS, ADJUSTABLE TAILPIECE. PROVIDE CHROME PLATED BRASS SPLIT RING PIPE SUPPORT. CARRIER - DURA COATED CAST IRON, STEEL UPRIGHTS, HEAVY CAST IRON FEET, ADJUSTABLE SUPPORT PLATE, MOUNTING FASTENERS, BEARING JACKS.	AMERICAN STANDARD ZURN ZURN	6590.001 ZTR6203-QRT Z1222	2"	1"	N/A
LAV-1	LAVATORY - 21"x14" UNDERMOUNT WHITE VITREOUS CHINA, FRONT OVERFLOW TRIM - BATTERY OPERATED DECK MOUNT ELECTRONIC LAVATORY FAUCET WITH PROXIMITY SENSING TECHNOLOGY. UNIT SHALL BE HAVE BE A FORGED BRASS SOLENOID VALVE, SURFACE MOUNT HOUSING, MIXING VALVE REQUIRED, ADJUSTABLE SENSING RANGE AND TIMEOUT, SERVICEABLE FILTER SCREEN UPSTREAM OF THE VALVE, BATTERY (4 "C" CELL), • CHROME FINISH, SINGLE HOLE DECKMOUNT ARA SPOUT, AND VANDAL RESISTANT 1.5 GPM LAMINAR OUTLET. VANDAL RESISTANT RECESS MOUNTED BOX FOR SOLENOID, CONTROLLER AND THERMOSTATIC MIXING VALVE WITH STAINLESS STEEL COVER. UNIT SHALL BE CSA CERTIFIED AND COMPLY WITH ASME STANDARD A112.18.1/CSA B125.1 FOR FAUCETS. UNIT SHALL ALSO BE VERIFIED COMPLIANT WITH 0.25% WEIGHTED AVERAGE PB CONTENT REGULATIONS. LEVER HANDLE MEETS ADA COMPLIANCE TO ICC/ANSI A117.1 / ADA. SUPPLIES - CHROME PLATED BRASS ANGLE STOPS (3/8" COMP X 1/2" COMP), LOOSE KEY, CHROME PLATED NIPPLES & ESCUTCHEONS, 3/8" CHROME PLATED COPPER SUPPLY RISERS. TRAP - CHROME PLATED CAST BRASS, 17 GAUGE SEAMLESS TUBULAR WALL BEND, CAST BRASS SLIP NUTS, RUBBER WASHERS, STEEL WALL FLANGE WITH SET SCREW, 1-1/4"OD OFFSET GRID DRAIN. CARRIER - DURA COATED CAST IRON, STEEL UPRIGHTS, CONCEALED ARMS AND SLEEVES, HEAVY CAST IRON FEET, ADJUSTABLE HEADERS, ALIGNMENT TRUSS, MOUNTING FASTENERS, LESS ESCUTCHEONS. THERMOSTATIC MIXING VALVE - POINT OF USE THERMOSTATIC MIXING VALVE, INTEGRAL CHECK VALVES IN HOT AND COLD INLETS TO PREVENT CROSSFLOW, FORGED BRASS BODY CONSTRUCTION, OUTLET TEMPERATURE RANGE 95-120°F, MAXIMUM FLOW 5.8 GPM @ 45 PSI, MINIMUM 0.35 GPM, CSA CERTIFIED TO B125.3, IAPMO LISTED TO ASSE 1070/ASME A112.1070/CSA B.125.70, COMPLIES TO NSF61 SECTION 9.	TOTO KOHLER ZURN DELTA MCGUIRE BRASSCRAFT MCGUIRE BRASSCRAFT ZURN JOSAM WATTS DELTA	LT540G 631TP320 LFMMVM1-UT R3070-MIXLF	1-1/4"	1/2"	1/2"
LAV-2 (ADA COMPLIANT)	LAVATORY - 21"x18" WALL HUNG WHITE VITREOUS CHINA, BACK AND SIDE SPLASH SHIELDS, SELF-DRAINING DECK, AND REAR OVERFLOW. FAUCET HOLES AS REQUIRED TO MATCH FAUCET SPECIFIED. TRIM - BATTERY OPERATED DECK MOUNT ELECTRONIC LAVATORY FAUCET WITH PROXIMITY SENSING TECHNOLOGY. UNIT SHALL BE HAVE BE A FORGED BRASS SOLENOID VALVE, SURFACE MOUNT HOUSING, MIXING VALVE REQUIRED, ADJUSTABLE SENSING RANGE AND TIMEOUT, SERVICEABLE FILTER SCREEN UPSTREAM OF THE VALVE, BATTERY (4 "C" CELL), • CHROME FINISH, SINGLE HOLE DECKMOUNT ARA SPOUT, AND VANDAL RESISTANT 1.5 GPM LAMINAR OUTLET. VANDAL RESISTANT RECESS MOUNTED BOX FOR SOLENOID, CONTROLLER AND THERMOSTATIC MIXING VALVE WITH STAINLESS STEEL COVER. UNIT SHALL BE CSA CERTIFIED AND COMPLY WITH ASME STANDARD A112.18.1/CSA B125.1 FOR FAUCETS. UNIT SHALL ALSO BE VERIFIED COMPLIANT WITH 0.25% WEIGHTED AVERAGE PB CONTENT REGULATIONS. LEVER HANDLE MEETS ADA COMPLIANCE TO ICC/ANSI A117.1 / ADA. SUPPLIES - CHROME PLATED BRASS ANGLE STOPS (3/8" COMP X 1/2" COMP), LOOSE KEY, CHROME PLATED NIPPLES & ESCUTCHEONS, 3/8" CHROME PLATED COPPER SUPPLY RISERS. TRAP - CHROME PLATED CAST BRASS, 17 GAUGE SEAMLESS TUBULAR WALL BEND, CAST BRASS SLIP NUTS, RUBBER WASHERS, STEEL WALL FLANGE WITH SET SCREW, 1-1/4"OD OFFSET GRID DRAIN. CARRIER - DURA COATED CAST IRON, STEEL UPRIGHTS, CONCEALED ARMS AND SLEEVES, HEAVY CAST IRON FEET, ADJUSTABLE HEADERS, ALIGNMENT TRUSS, MOUNTING FASTENERS, LESS ESCUTCHEONS. THERMOSTATIC MIXING VALVE - POINT OF USE THERMOSTATIC MIXING VALVE, INTEGRAL CHECK VALVES IN HOT AND COLD INLETS TO PREVENT CROSSFLOW, FORGED BRASS BODY CONSTRUCTION, OUTLET TEMPERATURE RANGE 95-120°F, MAXIMUM FLOW 5.8 GPM @ 45 PSI, MINIMUM 0.35 GPM, CSA CERTIFIED TO B125.3, IAPMO LISTED TO ASSE 1070/ASME A112.1070/CSA B.125.70, COMPLIES TO NSF61 SECTION 9. PROVIDE PROTECTIVE LAVATORY ENCLOSURE, ADA COMPLIANT, ANTI-MICROBIAL, COORDINATE PRE CUT LAV SHIELD WITH LAVATORY.	TOTO KOHLER ZURN DELTA MCGUIRE BRASSCRAFT MCGUIRE BRASSCRAFT ZURN JOSAM WATTS DELTA IPS CORPORATION	LT307 631TP320 LFMMVM1-UT R3070-MIXLF 2018-XXXX	1-1/4"	1/2"	1/2"
MR-1	MOP RECEPTOR - ONE PIECE MOLDED-STONE, 24 INCHES X 24 INCHES X 10 INCHES HIGH. BASIN SHALL BE FURNISHED WITH AND INTEGRALLY CAST 3" DIAMETER STAINLESS STEEL DRAIN BODY WITH A NEOPRENE CONNECTING GASKET. TRIM - POLISHED CHROME PLATED CAST BRASS FAUCET WITH INTEGRAL STOPS, 4" WRIST BLADE HANDLES, CAST BRASS MOP SERVICE NOZZLE WITH 3/4" HOSE COUPLING, PAIL HOOK, TOP BRACE AND BRASS VACUUM BREAKER. FAUCET SHALL MEET OR EXCEED ALL OF THE REQUIREMENTS OF ANSI A-112.18.1-1975. PROVIDE EYESAVER EYEWASH ATTACHED TO THE COLD WATER INTEGRAL STOP OF THE SERVICE SINK. PROVIDE STAINLESS STEEL BUMPER GUARDS. AND 30-INCH LONG 5/8-INCH DIAMETER RUBBER HOSE. PROVIDE 30-INCH LONG 5/8-INCH DIAMETER RUBBER HOSE, CLOTH REINFORCED, WITH 3/4" BRASS COUPLING AT ONE END.	FIAT MUSTEE SPEAKMAN SPEAKMAN FIAT MUSTEE FIAT MUSTEE	MSB2424 63M SC-5811 SEF-9200	3"	3/4"	3/4"
EWC-1	ELECTRIC WATER COOLER - ELECTRIC WALL-MOUNTED VANDAL-RESISTANT WATER COOLER SHALL INCLUDE DUAL 18-GAUGE TYPE 304 STAINLESS STEEL SATIN FINISH BASINS, 16 GAUGE GALVANIZED STEEL IN-WALL MOUNTING FRAME WITH WELDED-IN HEAVY-DUTY 10 GAUGE MOUNTING PLATE, VANDAL-RESISTANT PUSH BUTTON OPERATED STAINLESS STEEL VALVES WITH FRONT-ACCESSIBLE CARTRIDGE, IN-LINE STRAINER AND FLOW ADJUSTMENT, 100% LEAD-FREE WATERWAYS, POLISHED CHROME-PLATED BRASS VANDAL-RESISTANT BUBBLER HEADS, POLISHED CHROME-PLATED VANDAL-RESISTANT WASTE STRAINERS, VANDAL-RESISTANT STAINLESS BOTTOM PLATES, STAINLESS STEEL SATIN FINISH BACK PANEL AND LOUVERED INTRUSION-PROOF GRILL, HIGH AND LOW FOUNTAIN MOUNTING LEVELS, AND 1-1/4" NPT CONCEALED ALL CAST-BRASS TRAPS. THE REFRIGERATION SYSTEM IS HERMETICALLY SEALED AND DELIVERS A MINIMUM OF 8 GPH (30.3 L) OF WATER AT 50° F (10° C) COOLED FROM 80° F (26.7° C) INLET WATER AT 90° F (32.2° C) AMBIENT. 115 VOLTS, 60HZ, RATED WATTS: 370, FULL LOAD AMPS: 5 , REQUIRES MODELS 1119.8, HCR8 & MTGFR.LG PURCHASED SEPARATELY FOR SURFACE INSTALLATION. SUPPLIES - CHROME PLATED BRASS ANGLE STOPS (1/2"IPS), LOOSE KEY, CHROME PLATED NIPPLES & ESCUTCHEONS, 3/8" CHROME PLATED COPPER SUPPLY RISERS. TRAP - CHROME PLATED CAST BRASS, 17 GAUGE SEAMLESS TUBULAR WALL BEND, CAST BRASS SLIP NUTS, RUBBER WASHERS, STEEL WALL FLANGE WITH SET SCREW, 1-1/4"OD OFFSET GRID DRAIN.	HAWS MCGUIRE BRASSCRAFT MCGUIRE BRASSCRAFT	1119.8 LFH2165LKC OCR19A 8872C	1 1/2"	1/2"	N/A

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL NUMBER	BRANCH CONNECTIONS		
				WASTE	CW	HW
EW-1	EMERGENCY EYE/FACE WASH - MODEL 8905 WALL-MOUNTED EYE/FACE WASH AND BODY SPRAY WITH AXION® MSR EYE/FACE WASH HEAD WHICH FEATURES AN INVERTED DIRECTIONAL LAMINAR FLOW FOR ZERO VERTICAL VELOCITY™ SUPPLIED BY AN INTEGRAL 3.7 GPM FLOW CONTROL. CHROME PLATED BRASS STAY-OPEN SQUEEZE LEVER VALVE, 12-FOOT (365.8 CM) YELLOW RECOIL HOSE WITH CHROME-PLATED SWIVEL FITTING AT ONE END, UNIVERSAL SIGN, AND 1/2" NPT INLET. IN ORDER TO COMPLY WITH STATE CODES THE USE OF A VACUUM BREAKER IS REQUIRED WITH ALL HAND HELD EYE/FACE WASH BODY SPRAY UNITS (HAWS OFFERS MODEL SP212).	HAWS	AXION 8905	N/A	1-1/4"	N/A
SK-1 (ADA COMPLIANT)	SINK - STAINLESS STEEL 22" X 19-1/2" X 6", SINGLE BOWL DROP-IN ADA SINK. SINK IS MANUFACTURED FROM 18 GAUGE 304 STAINLESS STEEL WITH A LUSTROUS SATIN FINISH, REAR OFFSET DRAIN PLACEMENT, AND BOTTOM ONLY PADS. TRIM - CONCEALED DECK-MOUNT WITH 8" FIXED CENTERS, CHROME PLATED. GOOSENECK SWING SPOUT, 10" CENTER-TO-CENTER. 2.2 GPM (8.3 L/MIN) PRESSURE COMPENSATING SOFTFLO AERATOR. 4" METAL, VANDAL-PROOF, WRISTBLADE HANDLES WITH SIXTEEN-POINT, TAPERED BROACH AND SECURED BLUE AND RED INDEX BUTTONS. 1/2" SUPPLY INLETS AND COUPLING NUT. PRODUCT SHALL MEET ADA ANSI/ICC A117.1 REQUIREMENTS, ASME A112.18.1/CSA B125.1, AND CERTIFIED TO NSF/ANSI 61, SECTION 9 BY CSA. SUPPLIES - CHROME PLATED BRASS ANGLE STOP (1/2"IPS), LOOSE KEY, CHROME PLATED NIPPLES & ESCUTCHEONS, 3/8" CHROME PLATED COPPER SUPPLY RISERS. TRAP - CHROME PLATED 17 GAUGE BRASS P-TRAP WITH DEEP CHROME PLATED ESCUTCHEON AND OFFSET TAILPIECE. THERMOSTATIC MIXING VALVE - POINT OF USE THERMOSTATIC MIXING VALVE, INTEGRAL CHECK VALVES IN HOT AND COLD INLETS TO PREVENT CROSSFLOW, FORGED BRASS BODY CONSTRUCTION, OUTLET TEMPERATURE RANGE 95-120°F, MAXIMUM FLOW 5.8 GPM @ 45 PSI, MINIMUM 0.35 GPM, CSA CERTIFIED TO B125.3, IAPMO LISTED TO ASSE 1070/ASME A112.1070/CSA B.125.70, COMPLIES TO NSF61 SECTION 9.	ELKAY CHICAGO DELTA MCGUIRE BRASSCRAFT MCGUIRE BRASSCRAFT LEONARD	LRAD221960L 201-AGN10ASE3317AB 26C3944-R7 270-LF-BRK-BV	1 -1/2"	1/2"	1/2"

PLUMBING SPECIALTY SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL NUMBER	BRANCH CONNECTIONS		
				WASTE	CW	HW
FD-1 (TOILET ROOMS)	FLOOR DRAIN - DURA-COATED CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAGE SLOTS AND 5" DIAMETER "TYPE B" POLISHED NICKEL BRONZE, LIGHT-DUTY HEEL PROOF STRAINER.	ZURN JOSAM J.R.SMITH	Z415-BZ1-P	REFER TO PLANS FOR SIZES		
FD-X (KITCHEN)	FLOOR DRAIN - DURA-COATED CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAGE SLOTS AND 5" DIAMETER "TYPE B" POLISHED NICKEL BRONZE, LIGHT-DUTY HEEL PROOF STRAINER.	ZURN JOSAM J.R.SMITH	Z415-BZ1	REFER TO PLANS FOR SIZES		
FS-1	FLOOR SINK - SANI-FLOR RECEPTOR 12" X 12" X 8" DEEP CAST IRON BODY AND SQUARE, MEDIUM-DUTY GRATE WITH 1/2" SLOTTED OPENINGS, WHITE ACID RESISTING PORCELAIN ENAMEL INTERIOR AND TOP, COMPLETE WITH WHITE ABS ANTI-SPLASH INTERIOR BOTTOM DOME STRAINER, AND NON-TILT LOOSE SET 1/2 GRATE.	ZURN JOSAM J.R.SMITH	Z1901-2	REFER TO PLANS FOR SIZES		
FCO-1	FLOOR CLEANOUT - ADJUSTABLE LEVELING FLOOR CLEANOUT, COATED CAST IRON BODY, WITH GAS AND WATERTIGHT ABS TAPERED THREAD PLUG, AND ROUND SCORIATED SECURED LIGHT-DUTY POLISHED NICKEL BRONZE TOP WITH ADDITIONAL LEVELING ADJUSTMENT TO FINISHED FLOOR. SIMPLIFY PRODUCT INSTALLATION, COMPRISED OF CONCRETE SHIELD, UP TO 1-1/4" OF VERTICAL POST POUR ADJUSTMENT WITH ROUGH-IN COVER FOR PROTECTION DURING CONCRETE POUR.	ZURN	ZN1400-BZ	REFER TO PLANS FOR SIZES		
GCO-1	GROUND CLEANOUT - ADJUSTABLE LEVELING FLOOR CLEANOUT, COATED CAST IRON BODY, WITH GAS AND WATERTIGHT ABS TAPERED THREAD PLUG, AND ROUND SCORIATED SECURED LIGHT-DUTY POLISHED NICKEL BRONZE TOP WITH ADDITIONAL LEVELING ADJUSTMENT TO FINISHED FLOOR. SIMPLIFY PRODUCT INSTALLATION, COMPRISED OF CONCRETE SHIELD, UP TO 1-1/4" OF VERTICAL POST POUR ADJUSTMENT WITH ROUGH-IN COVER FOR PROTECTION DURING CONCRETE POUR.	ZURN	ZN1400-BZ	REFER TO PLANS FOR SIZES		
WCO-1	WALL CLEANOUT - CLEANOUT TEE (SAME MATERIAL AS DRAIN SYSTEM), WITH TAPERED PLUG, AND STAINLESS STEEL ROUND WALL ACCESS PLATE SECURED TO PLUG WITH COUNTERSUNK SCREW.	ZURN JOSAM	Z1469 58600	REFER TO PLANS FOR SIZES		
HB-1	HOSE BIBB - EXPOSED, LEAD-FREE, ANTI-SIPHON, MODERATE CLIMATE WALL HYDRANT. HYDRANT SHALL HAVE AN EXTERNAL VACUUM BREAKER WITH 3/4" MALE HOSE CONNECTION, BRONZE AND STAINLESS STEEL INTERIOR COMPONENTS, VANDAL RESISTANT OPERATING STEM, AND LOOSE KEY OPERATION. HYDRANT SHALL BE FINISHED WITH ROUGH BRONZE EXTERIOR.	ZURN CHICAGO T&S BRASS	Z1341XL	N/A	3/4"	N/A
WH-1	WALL HYDRANT - EXPOSED, LEAD-FREE, ANTI-SIPHON, MODERATE / INTERIOR WALL HYDRANT FOR FLUSH INSTALLATION. INTEGRAL BACKFLOW PREVENTER WITH ANTI-SIPHON TECHNOLOGY, ALL-BRONZE INTERIOR COMPONENTS WITH 1/2 TURN CERAMIC DISC CARTRIDGE, COMBINATION 3/4" FEMALE SOLDER AND 3/4" MALE PIPE THREAD INLET CONNECTION, AND 3/4" MALE HOSE CONNECTION. TYPE 304 STAINLESS STEEL FACEPLATE AND OPERATING KEY.	ZURN CHICAGO T&S BRASS	Z-1333XL	N/A	3/4"	N/A
OB-1	ICE MAKER OUTLET BOX - WHITE POWDER COATED STEEL BOX, BRASS PLATED QUARTER TURN VALVE WITH HAMMER ARRESTER MEETING LEAD-FREE REQUIREMENTS NSF61-NSF/ANSI 372.	GUY GRAY	MIB2HAAB	N/A	1/2"	N/A
OB-2	COFFEE MAKER OUTLET BOX - WHITE POWDER COATED FIRE RATED STEEL BOX, BRASS PLATED QUARTER TURN VALVE WITH HAMMER ARRESTER MEETING LEAD-FREE REQUIREMENTS NSF61-NSF/ANSI 372.	GUY GRAY	FRM12PHA	1-1/2"	1/2"	1/2"
WHA	WATER HAMMER ARRESTOR - WROUGHT COPPER SHELL HYDRO-PNEUMATIC AIR CUSHION, TRIPLE O-RING SEALED PISTON, WROGHT COPPER ADAPTER AND MALE THREADED CONNECTION. SIZED PER STANDARD P.D.I. - WH201. REFER TO WATER HAMMER ARRESTOR SIZING CHART ON DRAWINGS.	ZURN JOSAM SIOUX CHIEF	Z1260XL	N/A	N/A	N/A
TMV-1	TEMPERATURE WATER MIXING SYSTEM - LARGE THERMOSTATIC WATER MIXING VALVE WITH DURA-TROL SOLID BIMETAL THERMOSTAT, ADJUSTABLE HIGH TEMPERATURE LIMIT STOP, COLOR-CODED DIAL, LOCKING TEMPERATURE REGULATOR, INLET UNION ANGLE STRAINER CHECKSTOPS. FULL PORT BALL VALVE, PRESSURE GAUGE ON MIXED WATER OUTLET PIPING OF LARGE MIXING VALVE. SMALL THERMOSTATIC WATER MIXING VALVE, ADJUSTABLE HIGH TEMPERATURE LIMIT STOP, COLOR-CODED DIAL, INTEGRAL CHECKSTOPS ON INLETS. FULL PORT BALL VALVE ON OUTLET OF SMALL MIXING VALVE. DIAL THERMOMETER AND PRESSURE GAUGE ON MIXED WATER OUTLET OF THE SYSTEM. OUTLET TEST CONNECTION WITH BALL VALVE AND 3/4" HOSE CONNECTION WITH CAP. FULL PORT BALL VALVE MOUNTED DOWNSTREAM OF TEST CONNECTION. INLET PIPING MANIFOLD WITH FULL PORT BALL VALVES AND DIAL THERMOMETERS ON HOT AND COLD SUPPLY INLETS. RETURN PIPING, 3/4", WITH AQUASTAT, CIRCULATOR, DIAL THERMOMETER, BALANCING VALVE, AND CHECK VALVE. SYSTEM MOUNTED ON STRUT, FACTORY PRE-ASSEMBLED AND TESTED. VALVE ASSEMBLY IS CERTIFIED TO MEET LOW-LEAD REQUIREMENTS OF WETTED SURFACE AREA CONTAINING LESS THAN 0.25% LEAD BY WEIGHT. ALL OTHER FITTINGS AND COMPONENTS, THE SUM TOTAL OF WHICH COMPRISE THE WETTED SURFACE OF THIS PRODUCT, CONTAIN LESS THAN ONE QUARTER OF ONE PERCENT OF LEAD BY WEIGHT. REFER PUMP SCHEDULE FOR SPECIFICATIONS ON P-HWR/1 RECIRCULATION PUMP. REFER TO DETAILS FOR ADDITIONAL COMPONENTS AND REQUIREMENTS.	LEONARD VALVE	MEGATRON 1NB-LF	N/A	REFER TO PLANS FOR SIZES	
TPV-1	TRAP PRIMER VALVE - AUTOMATIC PRESSURE DROP ACTIVATED TRAP PRIMER VALVE. VALVE REQUIRES A 3 PSI PRESSURE DROP TO ACTIVATE.	PPP	PR-500	N/A	1/2"	N/A

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SPW	SPW	CDW	CDW

PLUMBING SCHEDULE

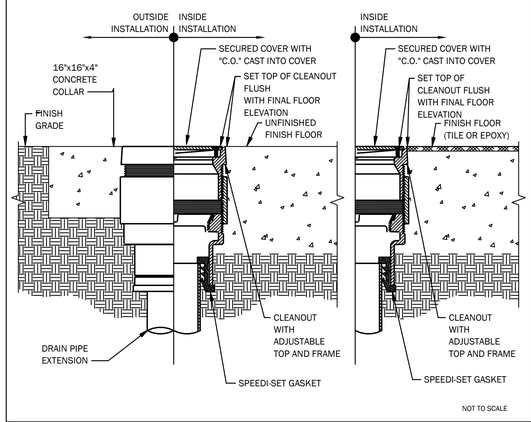
DESIGN DEVELOPMENT FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

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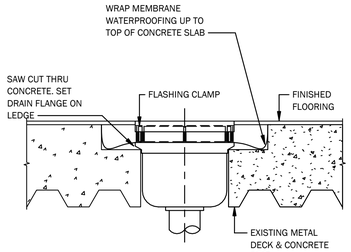
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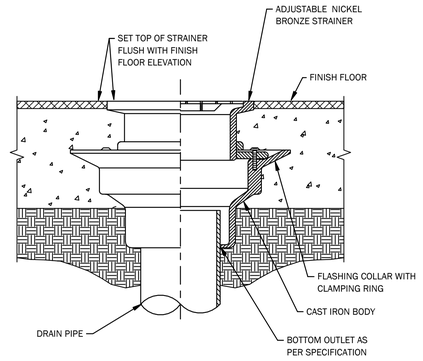
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DATE: 2/6/2025
DRAWING: P6.02



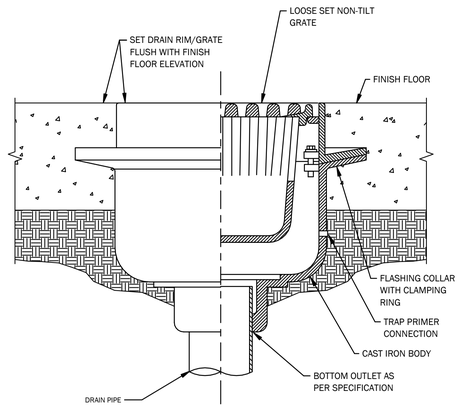
1 P8.01 CLEANOUT



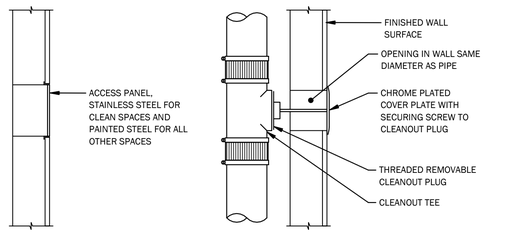
2 P8.01 FLOOR DRAIN, EXISTING FLOOR SLAB



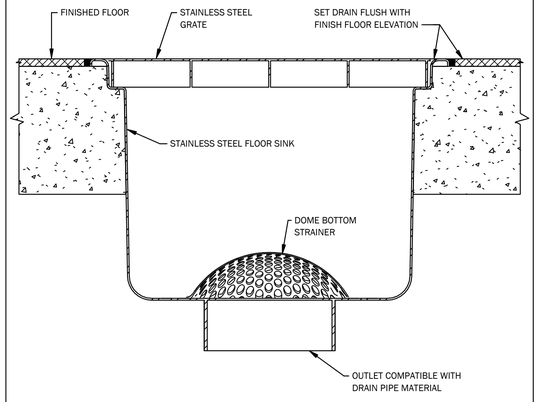
3 P8.01 FLOOR DRAIN (TOILET/SHOWER AREA)



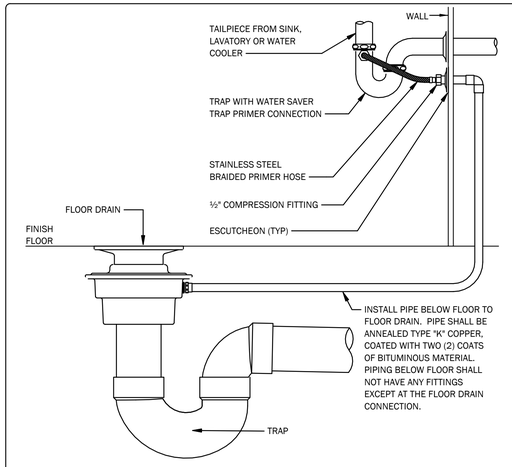
4 P8.01 FLOOR DRAIN (MECHANICAL AREA)



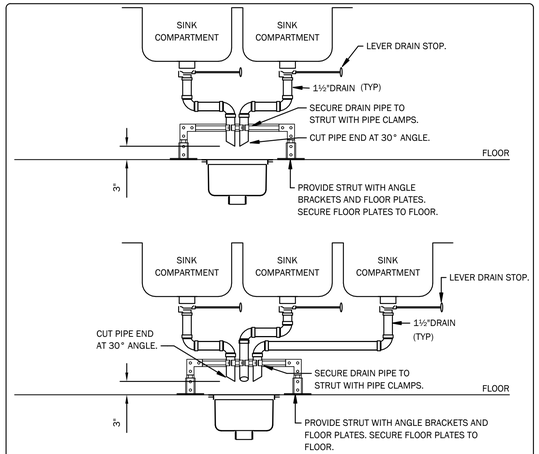
5 P8.01 WALL CLEANOUT, NO-HUB



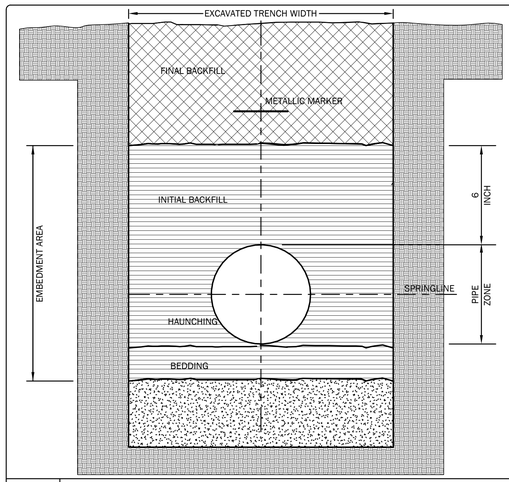
6 P8.01 FLOOR SINK



7 P8.01 TAILPIECE TRAP PRIMER



8 P8.01 MULTI-COMPARTMENT SINK PIPING

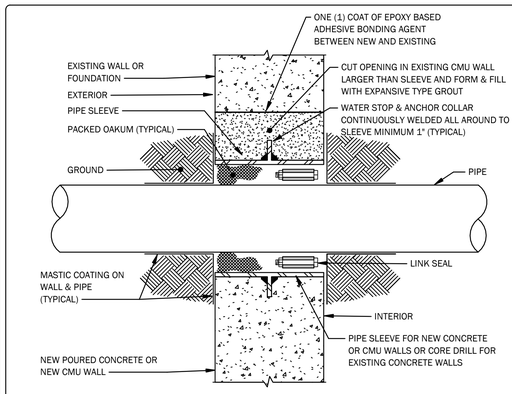


RECOMMENDATIONS FOR UNDERGROUND INSTALLATION OF PLASTIC DRAINAGE PIPE:

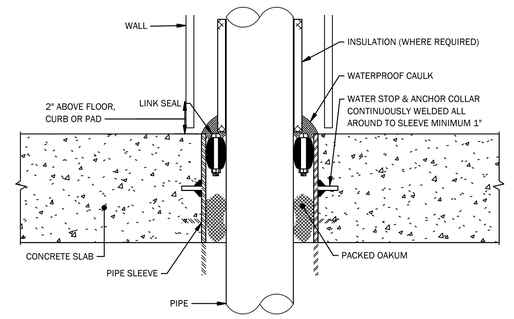
1. THE MINIMUM WIDTH OF THE TRENCH SHOULD BE THE PIPE OD (OUTSIDE DIAMETER) PLUS 16 INCHES OR THE PIPE OUTSIDE DIAMETER TIMES 1.25 PLUS 12 INCHES. THIS WILL ALLOW ADEQUATE ROOM FOR JOINING THE PIPE, SNAKING THE PIPE IN THE TRENCH TO ALLOW FOR EXPANSION AND CONTRACTION WHERE APPROPRIATE AND SPACE FOR BACKFILLING AND COMPACTION OF BACKFILL. THE SPACE BETWEEN THE PIPE AND TRENCH WALL MUST BE WIDER THAN THE COMPACTION EQUIPMENT USED TO COMPACT THE BACKFILL.
2. PROVIDE A MINIMUM OF 4 INCHES OF FIRM, STABLE AND UNIFORM BEDDING MATERIAL IN THE TRENCH BOTTOM. IF ROCK OR UNYIELDING MATERIAL IS ENCOUNTERED, A MINIMUM OF 6 INCHES OF BEDDING SHALL BE USED. BLOCKING SHOULD NOT BE USED TO CHANGE PIPE GRADE OR TO INTERMITTENTLY SUPPORT PIPE OVER LOW SECTIONS IN THE TRENCH.
3. THE PIPE SHOULD BE SURROUNDED WITH AN AGGREGATE MATERIAL WHICH CAN BE EASILY WORKED AROUND THE SIDES OF THE PIPE. BACKFILLING SHOULD BE PERFORMED IN LAYERS OF 6 INCHES WITH EACH LAYER BEING SUFFICIENTLY COMPACTED TO 85% TO 95% COMPACTION.
4. A MECHANICAL TAMPER IS RECOMMENDED FOR COMPACTING SAND AND GRAVEL. THESE MATERIALS CONTAIN FINE-GRAINS, SUCH AS SILT AND CLAY. IF A TAMPER IS NOT AVAILABLE, COMPACTING SHOULD BE DONE BY HAND.
5. THE TRENCH SHOULD BE COMPLETELY FILLED. THE BACKFILL SHOULD BE PLACED AND SPREAD IN UNIFORM LAYERS TO PREVENT ANY UNFILLED SPACES OR VOIDS. LARGE ROCKS, STONES, FROZEN CLODS, OR OTHER LARGE DEBRIS SHOULD BE REMOVED. STONE BACKFILL SHALL PASS THROUGH AN 1-1/2" SIEVE. ROCK SIZE SHOULD BE ABOUT ONE-TENTH OF THE PIPE OUTSIDE DIAMETER. HEAVY TAMPERS OR ROLLING EQUIPMENT SHOULD ONLY BE USED TO CONSOLIDATE THE FINAL BACKFILL.
6. TO PREVENT DAMAGE TO THE PIPE AND DISTURBANCE TO PIPE EMBEDMENT, A MINIMUM DEPTH OF BACKFILL ABOVE THE PIPE SHOULD BE MAINTAINED. PIPE SHOULD ALWAYS BE INSTALLED BELOW THE FROST LEVEL. TYPICALLY, IT IS NOT ADVISABLE TO ALLOW VEHICULAR TRAFFIC OR HEAVY CONSTRUCTION EQUIPMENT TO TRAVERSE THE PIPE TRENCH.
7. PLASTIC PIPE SHALL BE BURIED IN STRICT ACCORDANCE WITH THE ASTM STANDARDS RELEVANT TO THE TYPE OF PLASTIC PIPING SYSTEM BEING INSTALLED. APPLICABLE STANDARDS ARE AS FOLLOWS:

   ASTM D2321 STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.
   ASTM D2774 STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING
8. METALLIC FOIL TAPE SHALL BE BRIGHTLY COLORED AND NOT LESS THAN 6" WIDE BY 4 MILS THICK. FOIL OR INTEGRAL WIRE CORE TO BE CAPABLE OF BEING DETECTED AFTER BURIED UP TO THREE FEET DEEP.

9 P8.01 DRAINAGE PIPE TRENCHING AND BEDDING (PLASTIC PIPE)



10 P8.01 PIPE SLEEVE - BELOW GRADE



11 P8.01 PIPE SLEEVE - CONCEALED

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY SPW | DRAWN BY SPW | CHECKED BY CDW | APPROVED BY CDW

PLUMBING DETAILS

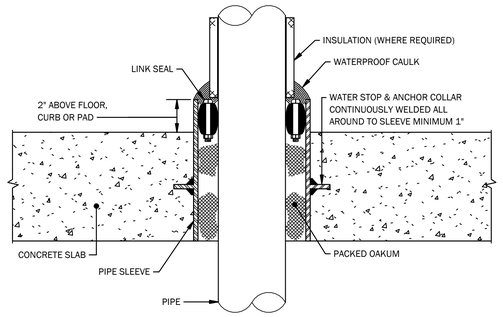
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PROJECT NO.: 25041
SCALE: 12" = 1'-0"
DATE: 2/6/2025
DRAWING: P8.01

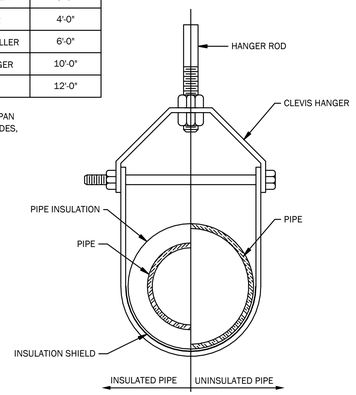


NOT TO SCALE

1 / P8.02 PIPE SLEEVE - EXPOSED

SUPPORT SPAN TABLE	
PIPE MATERIAL	MAXIMUM SPACING
CPVC OR PVC PIPE, 1" AND SMALLER	3'-0"
PLASTIC PIPE, 1-1/4" AND LARGER	4'-0"
COPPER TUBING, 1-1/4" AND SMALLER	6'-0"
COPPER TUBING, 1-1/2" AND LARGER	10'-0"
STEEL PIPE	12'-0"

NOTE:
HANGERS SHALL BE SPACED PER SPAN TABLE IN THIS DETAIL OR LOCAL CODES, WHICHEVER IS MORE STRINGENT.



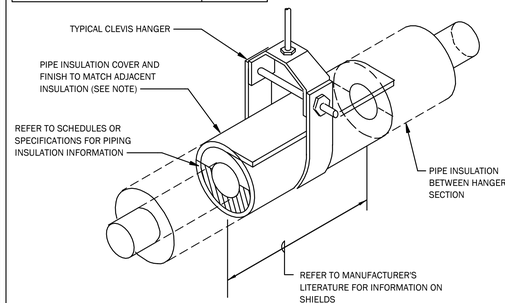
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2 / P8.02 CLEVIS HANGER

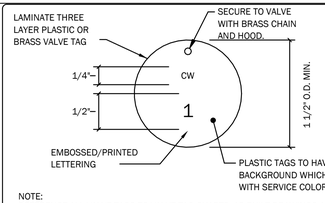
SUPPORT SPAN TABLE	
PIPE MATERIAL	MAXIMUM SPACING
CPVC OR PVC PIPE, 1" AND SMALLER	3'-0"
PLASTIC PIPE, 1¼" AND LARGER	4'-0"
COPPER TUBING, 1¼ AND SMALLER	6'-0"
COPPER TUBING, 1½ AND LARGER	10'-0"
STEEL PIPE	12'-0"

NOTES:
1. INSULATION SHALL BE SEALED TO PROVIDE CONTINUOUS VAPOR BARRIER.

2. HANGERS SHALL BE SPACED PER SPAN TABLE IN THIS DETAIL OR LOCAL CODES, WHICHEVER IS MORE STRINGENT.



3 / P8.02 INSULATED PIPE HANGER



TAG LEGEND
CW = COLD WATER
HW = HOT WATER
HWR = HOT WATER RETURN
G = NATURAL GAS
GA = COMPRESSED AIR
VAC = VACUUM
DI = DEIONIZED WATER
FP = FIRE PROTECTION

NOTE:
REFERENCE ALL VALVE TAGS TO VALVE TAG CHARTS, AS-BUILT DRAWINGS AND O&M MANUALS (INDEX VALVES PER CHART).

EXAMPLE OF A VALVE TAG CHART

VALVE TAG CHART FOR: XXXXXXXXX AREA: XXX FLOOR: XX

VALVE TAG #	LOCATION	FUNCTION	TYPE	SIZE
CW-1	RM. XXX - ABOVE CEILING	ON/OFF - FIXTURES IN RM XXX & XXX	BALL	1"
CW-2	CORR XXX - ABOVE DOOR @ RM XXX	BALANCE - 2ND FL, EAST SIDE, NORTH WING	BFLY	1-1/2"
CW-3	BOILER RM XXX - NE CORNER	ON/OFF - MAIN BUILDINGS, X, Y, & Z	GATE	8"
CW-4	RM XXX - BEHIND N. ACCESS PANEL	ON/OFF - EXT FIELD HOUSE & FIELD HYD, IRRIGATION	BALL	3"
HW-1	RM. XXX - ABOVE CEILING	ON/OFF - MIXING VALVE, EYEWASH	BALL	1"

ALL MAJOR SYSTEMS ON/OFF, CONTROL AND BALANCING VALVES SHOULD HAVE AN ASTERISK "*"

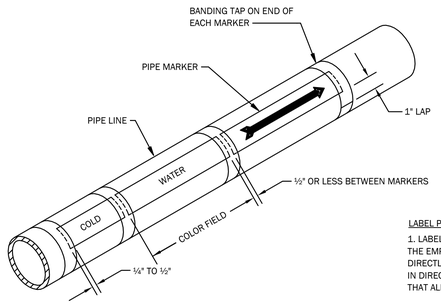
4 / P8.02 VALVE TAGS & VALVE CHART

GENERAL NOTES:
1. PIPE LABELS SHALL BE PREPRINTED, COLOR-CODED, WITH LETTERING INDICATING SERVICE AND SHOWING FLOW DIRECTION. USE DOUBLE HEADED ARROWS WHERE FLOW CAN BE IN BOTH DIRECTIONS.

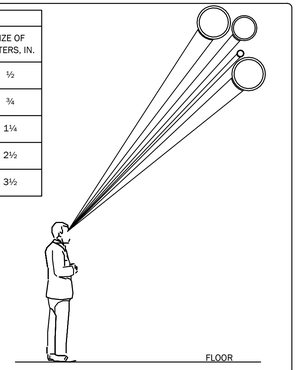
2. PIPE LABELS SHALL PRECOILED, SEMI-RIGID PLASTIC FORMED TO COVER FULL CIRCUMFERENCE OF PIPE AND ATTACH TO PIPE WITHOUT FASTENERS OR ADHESIVE.

3. SELF-ADHESIVE PIPE LABELS SHALL BE PRINTED PLASTIC WITH CONTACT-TYPE, PERMANENT-ADHESIVE BACKING.

4. PIPE LABEL CONTENTS:
* PIPE SERVICE IDENTIFICATION USING SAME DESIGNATIONS OR ABBREVIATIONS



SIZE OF LEGEND LETTERS		
OUTSIDE DIAMETER OF PIPE COVERING, IN.	LENGTH OF COLOR FIELD, IN.	SIZE OF LETTERS, IN.
¾ TO 1¼	8	½
1½ TO 2	8	¾
2½ TO 6	12	1¼
8 TO 10	24	2½
OVER 10	32	3½

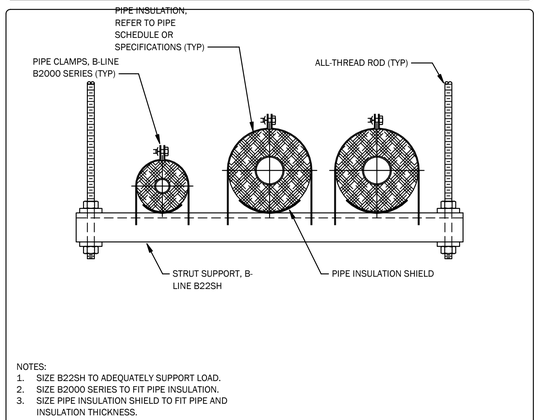


LABEL PLACEMENT NOTES:

1. LABELS SHOULD BE POSITIONED ON THE PIPES SO THEY CAN BE EASILY READ. PROPER LABEL PLACEMENT IS ON THE LOWER SIDE OF THE PIPE IF THE EMPLOYEE HAS TO LOOK UP TO THE PIPE, ON THE UPPER SIDE OF THE PIPE IF THE EMPLOYEE HAS TO LOOK DOWN TOWARDS THE PIPE, OR DIRECTLY FACING THE EMPLOYEE IF ON THE SAME LEVEL AS THE PIPE. LABELS SHOULD BE LOCATED NEAR VALVES, BRANCHES, WHERE A CHANGE IN DIRECTION OCCURS, ON ENTRY/RE-ENTRY POINTS THROUGH WALLS OR FLOORS, AND ON STRAIGHT SEGMENTS WITH SPACING BETWEEN LABELS THAT ALLOWS FOR EASY IDENTIFICATION.

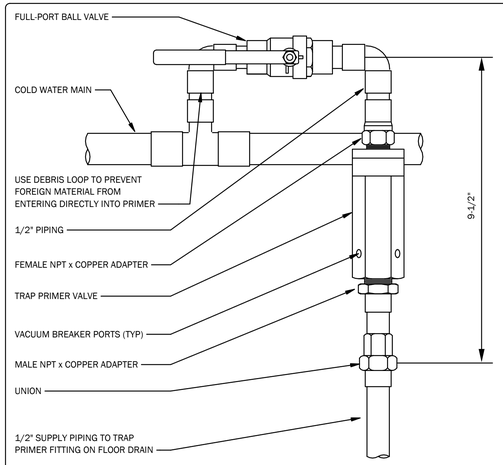
2. LABELS SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10'-0".

5 / P8.02 PIPE LABELING



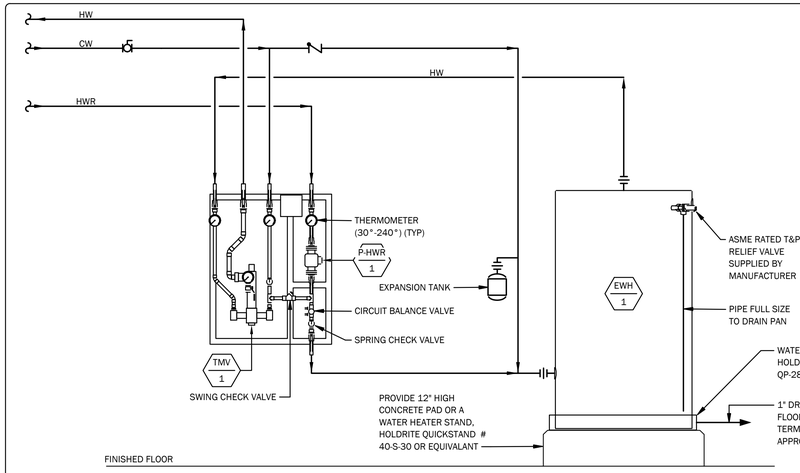
NOTES:
1. SIZE B22SH TO ADEQUATELY SUPPORT LOAD.
2. SIZE B2000 SERIES TO FIT PIPE INSULATION.
3. SIZE PIPE INSULATION SHIELD TO FIT PIPE AND INSULATION THICKNESS.

6 / P8.02 PIPE TRAPEZE HANGER



NOT TO SCALE

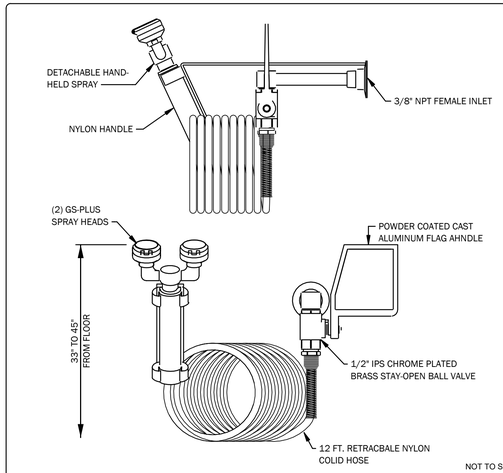
7 / P8.02 TRAP PRIMER VALVE ASSEMBLY - SINGLE DRAIN



NOTES:
1. TMV/P-HWR PRE-PIPED ASSEMBLY TO INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
2. BE SECURED TO WALL ACCORDING USING GALVANIZED STRUT
3. PROVIDE HANGERS/SUPPORTS ON AT EXPANSION TANK.
4. PROVIDE ADEQUATE SUPPORT OF PIPING AT EQUIPMENT CONNECTIONS SO THERE IS NO STRESS IMPOSED AT POINT OF CONNECTION TO THE EQUIPMENT.
5. INSTALL WATER HEATER PER MANUFACTURERS INSTRUCTION AND LOCAL PLUMBING CODES. PROVIDE ATMOSPHERIC VACUUM BREAKER AS REQUIRED.

NOT TO SCALE

8 / P8.02 WATER HEATER - ELECTRIC



NOT TO SCALE

9 / P8.02 EYEWASH/DRENCH HOSE UNIT WALL MOUNTED

REVISIONS				
No.	DATE	DESCRIPTION		BY

DESIGNED BY SPW | DRAWN BY SPW | CHECKED BY CDW | APPROVED BY CDW

PLUMBING DETAILS

DESIGN DEVELOPMENT FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING — DIMENSIONS AND NOTES TAKE PREFERENCE

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OWNER REVIEW
NOT FOR CONSTRUCTION

PROJECT NO: 25041
SCALE: 12" = 1'-0"
DATE: 2/6/2025
DRAWING: P8.02

ABBREVIATIONS

AC	ABOVE COUNTER
AFC	AVAILABLE FAULT CURRENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPT RATING
AM	AMMETER
ANN	ANNUNCIATOR
AS	AMMETER SWITCH
AT	AMPERE(S) TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BAS	BUILDING AUTOMATION SYSTEM
BC	BELOW COUNTER
BFC	BELOW FINISHED CEILING
BFG	BELOW FINISHED GRADE
BKR	BREAKER
BOD	BASIS OF DESIGN
C	CONDUIT
CAT	CATEGORY
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CL	CURRENT LIMITING
CMP	COMMUNICATIONS CABLE PLENUM RATED
CMR	COMMUNICATIONS CABLE RISER RATED
COMM	COMMUNICATIONS
CT	CURRENT TRANSFORMER
DE	DUAL ELEMENT
DN	DOWN
DSW	DISCONNECT SWITCH
DT	DOUBLE THROW
DWG	DRAWING
EM	EMERGENCY
EC	ELECTRICAL CONTRACTOR
EF	EXHUAST FAN
EG	ELECTRICAL GROUND
EMT	ELECTRIC METALLIC TUBING
EOL	END OF LINE (RESISTOR)
EOR	ENGINEER OF RECORD
ES	END SWITCH
EVH	ELECTRIC UNIT HEATER
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
F	FUSE, FUSED
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FARA	FIRE ALARM REMOTE ANNUNCIATOR
FCU	FAN COIL UNIT
FLUOR	FLUORESCENT
FO	FIBER OPTIC
FVNR	FULL VOLTAGE NON-REVERSING
FWE	FURNISHED WITH EQUIPMENT
GA	GAUGE
GFI	GROUND FAULT (CIRCUIT) INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND, GRD	GROUND
GRS	GALVANIZED RIGID STEEL
HH	HAND HOLE
HID	HIGH INTENSITY DISCHARGE
HDA	HAND-OFF-AUTO
HP	HORSEPOWER
HT	HEAT TRACE
HTT	HIGH TEMPERATURE HEAT TRACE
HV	HIGH VOLTAGE
HZ	HERTZ
IAW	IN ACCORDANCE WITH
IMC	INTERMEDIATE METAL CONDUIT
INC	INCANDESCENT
IR	INFRARED
JB	JUNCTION BOX
KV	KILOVOLTS
KVA	KILOVOLTS-AMPERE
KVAR	KILOVAR
KW	KILOWATTS
KWH	KILOWATT-HOUR
LC	LIGHTING CONTACTOR
LTS	LIGHT(S)
mA	MILLIAMPERE
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MH	MANHOLE
MIN	MINIMUM
MLO	MAIN LUG ONLY
MOA	MULTI-OUTLET ASSEMBLY
MTD	MOUNT, MOUNTED
MTS	MANUAL TRANSFER SWITCH
N	NEUTRAL
N1	NEMA-1
N3R	NEMA-3R
N4X	NEMA-4X
N4X SS	NEMA-4X STAINLESS STEEL
N12	NEMA-12
N.C.	NORMALLY CLOSED
NAC	NOTIFICATION APPLIANCE CIRCUIT
NEC	NATIONAL ELECTRIC CODE
NF	NON-FUSED
NIC	NOT IN CONTACT
N.O.	NORMALLY OPEN
No.	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OFNP	OPTICAL FIBER NONCONDUCTIVE PLENUM
OFNR	OPTICAL FIBER NONCONDUCTIVE RISER
OH	OVERHEAD
OL	OVERLOAD
P	POLE
PA/E	PROJECT ARCHITECT/ENGINEER
PB	PULL BOX
PNL	PANEL
PH	PHASE
POE	POWER OVER ETHERNET
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
RE	REFERENCE
RCP	RECEPTACLE
RGSC	RIGID GALVANIZED STEEL CONDUIT
RMS	ROOT MEAN SQUARE
RR	REMOVE AND REPLACE
SBJ	SERVICE BONDING JUMPER
SD	SMOKE DETECTOR
SEC	SECONDARY
SF	SUPPLY FAN
SLC	SIGNAL LINE CIRCUIT
SQFT	SQUARE FOOT
SS	STAINLESS STEEL
STP	SHIELDED TWISTED PAIR
ST	SINGLE THROW
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TEL	TELEPHONE
TL	TWIST LOCK
TS	TIME SWITCH
TTB	TELEPHONE TERMINAL BOARD
TYP	TYPICAL
uM	MICRON
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UTP	UNSHIELDED TWISTED PAIR
V	VOLTS
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
W	WATTS
W/	WITH
WP	WEATHERPROOF
XFMR	TRANSFORMER
1P	ONE POLE
2P	TWO POLE
3P	THREE POLE
Ø	PHASE

POWER DISTRIBUTION

- DISTRIBUTION PANELBOARD SURFACE MOUNTED
- BRANCH CIRCUIT PANELBOARD-SURFACE MTD
- BRANCH CIRCUIT PANELBOARD-FLUSH MTD
- POWER PANEL SURFACE MOUNTED
- POWER PANEL FLUSH MOUNTED
- T — VOLTAGE TRANSFORMER INSTALLED ON PRECAST OR CAST IN PLACE CONCRETE EQUIPMENT PAD.

REFERENCE

- X / X — EQUIPMENT IDENTITY TAG
- X / X — INDICATES DETAIL NUMBER DETAIL REFERENCE TAG; INDICATES DRAWING IN WHICH DETAIL APPEARS
- TERMINATION POINT OF DEMOLITION
- # — REVISION NUMBER
- # — SHEET NOTE INDICATOR
- X / X — INDICATES SECTION NUMBER SECTION REFERENCE TAG; INDICATES DRAWING IN WHICH SECTION APPEARS
- CONNECTION POINT OF NEW TO EXISTING

(ED)	EXISTING TO BE DEMOLISHED	(EX)	EXISTING TO REMAIN
(ERE)	EXISTING TO BE RELOCATED - EXISTING LOCATION	(ME)	MATCH EXISTING
(ERN)	EXISTING TO BE RELOCATED - NEW LOCATION	(N)	NEW

LINE TYPES

- EXISTING EQUIPMENT OR FEEDER TO REMAIN
- EXISTING EQUIPMENT OR FEEDER TO BE REMOVED
- FUTURE ITEM

MOUNTINGHEIGHTS

UNLESS NOTED ON PLAN, REFER TO STANDARD MOUNTING HEIGHTS BELOW. UNLESS OTHERWISE NOTED, MOUNTING HEIGHTS ARE TO CENTERLINE OF BOX. UNLESS OTHERWISE NOTED, MOUNTING HEIGHTS FOR LIGHT FIXTURES ARE TO BOTTOM ON FIXTURE.

RECEPTACLE AND WALL COMM. JACKS - GENERAL	18" A.F.F.
LIGHT SWITCHES - GENERAL	46" A.F.F.
PANELBOARDS - LIGHTING AND RECEPTACLE	72" A.F.F. TO TOP OF PANEL
FIRE ALARM PULL STATION	46" A.F.F.
FIRE ALARM STROBE, HORN/STROBE	80" A.F.F. TO BOTTOM OF STROBE OR 6" BELOW CEILING, WHICHEVER IS LOWER

WHERE MOUNTING HEIGHTS OF LIGHT FIXTURES ARE NOT INDICATED ON PLAN. IT IS THE INTENT OF THIS PROJECT THAT THOSE MOUNTING HEIGHTS BE DETERMINED IN THE FIELD IN ORDER TO ACHIEVE DESIRED PERFORMANCE AND AESTHETICS. MOUNTING HEIGHTS OF THESE FIXTURES SHALL BE FIELD DETERMINED IN CONCERT WITH THE OWNER'S REPRESENTATIVE, ARCHITECT, ENGINEER, AND MANUFACTURER'S SUBJECT MATTER EXPERT (WITH OPERATIONAL SAMPLE FIXTURE) IF REQUESTED.

WIRING

- CONDUIT UNDERSLAB OR UNDERGROUND, CABLE AS SPECIFIED
- OVERHEAD POWER CONDUCTORS
- GROUND CONDUCTOR OR CABLE
- BUSS DUCT
- EXPOSED CONDUIT, CABLE AS SPECIFIED
- CONDUIT CONCEALED IN WALL OR CEILING, CABLE AS SPECIFIED
- DATA/COMMUNICATIONS CABLING
- LOW VOLTAGE CABLING, UON CMP
- COMMUNICATIONS CABLING UNDERSLAB OR UNDERGROUND

PNL-1/10 — PHASE, NEUTRAL, GROUND — BRANCH CIRCUIT HOMERUN TO PANELBOARD PNL-1 IS PANEL DESIGNATION 10 IS CIRCUIT DESIGNATION. UON MIN. CONDUCTOR SIZE #12 CU, MIN HOMERUN CONDUIT DIA. 3/4"

COMMUNICATIONS

- SF — SPEAKER - CEILING MOUNT
- SP — SPEAKER - WALL/POLE MOUNTED
- COMMUNICATIONS OUTLET: PROVIDE OUTLET BOX WITH CONDUIT STUB-UP (1" MIN.) ABOVE ACCESSIBLE CEILING, AND BLANK COVER PLATE. PROVIDE WITH PULL STRING.
- COMMUNICATIONS OUTLET IN FLOOR BOX. PROVIDE FLOOR OUTLET BOX AND COVER. UNLESS OTHERWISE NOTED, COVER MATERIAL, FINISH, AND COLOR SHALL BE AS SELECTED BY ARCHITECT. PROVIDE CONDUIT STUB-OUT (1-1/4" MIN.) ABOVE ACCESSIBLE CEILING. PROVIDE WITH PULL STRING.
- TERM PT D — COMMUNICATIONS OUTLET WITH CABLING AND JACK (UNO) AS DESCRIBED BELOW:
  D - DATA, CAT 6 OR 6A, RJ45-568B
  T - TELEPHONE, CAT 6 OR 6A, RJ45-568B
  V - VIDEO/TV/CATV/, COAX, RCA
  F - FIBER OPTIC, OFNP 50/125 uM, OM3, MULTIMODE, LC
  HDMI - HIGH DEFINITION MULTIMEDIA INTERFACE - UON HDMI 2.1, 8 K FIBER OPTIC CABLE
  USB - UNIVERSAL SERIAL BUSS - UON GEN 3.2, TYPE C, OVER STP ETHERNET FOR RUNS >6'.
- TERM PT D — COMMUNICATIONS OUTLET IN FLOOR BOX WITH SERVICES: SEE ABOVE FOR REQUIREMENTS.
  D - DATA, CAT 6 OR 6A, RJ45-568B
  T - TELEPHONE, CAT 6 OR 6A, RJ45-568B
  V - VIDEO/TV/CATV/, COAX, RCA
  F - FIBER OPTIC, OFNP 50/125 uM, OM3, MULTIMODE, LC
  HDMI - HIGH DEFINITION MULTIMEDIA INTERFACE - UON HDMI 2.1, 8 K FIBER OPTIC CABLE
  USB - UNIVERSAL SERIAL BUSS - UON GEN 3.2, TYPE C, OVER STP ETHERNET FOR RUNS >6'.
- TERM PT WAP — WIRELESS ACCESS POINT OUTLET LOCATED CEILING MOUNTED. POWER OVER ETHERNET, PROVIDE CAT 6A CMP UTP WITH 10' OF COILED SERVICE LOOP. TERMINATE ON CAT 6 RJ48X JACK LOCATED ABOVE CEILING. FIELD COORDINATE WITH REELECTED CEILING PLAN AND INFORMATION TECHNOLOGY (IT) VENDOR OR OWNER'S IT SPECIALIST.
- TERM PT WAP — WIRELESS ACCESS POINT OUTLET LOCATED OR WALL. POWER OVER ETHERNET, PROVIDE CAT 6A CMP UTP WITH 10' OF COILED SERVICE LOOP. TERMINATE ON CAT 6 RJ48X JACK. FIELD COORDINATE MOUNTING LOCATION INFORMATION TECHNOLOGY (IT) VENDOR OR OWNER'S IT SPECIALIST.
  WP - OUTDOOR/WEATHERPROOF INSTALLATION

FIREALARM

FACP	FIRE ALARM CONTROL PANEL	FAPS	FIRE ALARM POWER SUPPLY
FARA	FIRE ALARM REMOTE ANNUNCIATOR	TR	TEST/RESET STATION
FATC	FIRE ALARM TERMINAL CABINET	RI	REMOTE INDICATOR STATION
F	FIRE ALARM PULL STATION	M	MAGNETIC HOLD OPEN DEVICE
	FIRE ALARM STROBE 110 CANDELA, UNO.		ELECTRICALLY OPERATED SMOKE DAMPER
	FIRE ALARM SPEAKER/STROBE 110 CANDELA, UNO.		FLOW SWITCH WFD
S/I	SMOKE DETECTOR I=IONIZATION P=PHOTOELECTRIC		TAMPER SWITCH
D	DUCT SMOKE DETECTOR	R	RELAY
H/FR	HEAT DETECTOR F=FIXED TEMP. R=RATE OF RISE FR=COMBINATION FIXED TEMPERATURE AND RATE OF RISE	IM	ISOLATION MODULE
		CM	CONTROL MODULE
F	FIRE MARSHALL KNOX BOX	MM	MONITOR MODULE

SECURITY AND ACCESS CONTROL

DEVICE NOMENCLATURE:
WP = WEATHER PROOF
LR = LONG RANGE
+XX" = MOUNTING HEIGHT
AC = ABOVE COUNTER

- SCP — SECURITY CONTROL PANEL
- ACP — ACCESS CONTROL PANEL
- CR — PROX CARD READER WITH BACK BOX LR=LONG RANGE, MR=MULLION READER
- KP — KEYPAD
- DR — DOOR RELEASE MOUNTED ABOVE DOOR
- DS — DOOR STATUS SENSOR.
- EL — ELECTRIFIED LOCK
- EO — EMERGENCY OVERRIDE - PULL STATION TYPE
- ES — ELECTRIC STRIKE
- GB — GLASS BREAK DETECTOR
- CR/KP — CARD READER KEY PAD COMBINATION
- ML — MAGNETIC LOCK SINGLE BRUSHED
- MON — MONITOR
- MS — MONITOR STATION/CONSOLE
- DEPRESSION TYPE DOOR ACTIVATOR PP=SS PUSH PLATE TYPE, M=MUSHROOM TYPE, RTE=REQUEST TO EXIT
- ECB — ELECTRONIC CRASH BAR
- EDO — ELECTRONIC DOOR OPENER
- UPS — UNINTERRUPTABLE POWER SUPPLY
- MD — MOTION DETECTOR, CEILING MOUNT. SEE PLAN FOR COVERAGE. IR WITH ULTRASONIC UNO, 360= 360° RANGE OF VIEW, LR=LONG RANGE
- MD — MOTION DETECTOR, WALL MOUNT. SEE PLAN FOR COVERAGE. IR WITH ULTRASONIC UNO, 360= 360° RANGE OF VIEW, LR=LONG RANGE
- VD — VIBRATION DETECTOR, CEILING MOUNT.
- SECURITY CAMERA, CEILING MOUNT; MD=MOTION ACTIVATED, PTZ=PAN/TILT/ZOOM, WP=WEATHER PROOF, VR=VANDAL RESISTANT, POE=POWER OVER ETHERNET
- SECURITY CAMERA, WALL/VERTICAL MEMBER MOUNT; MD=MOTION ACTIVATED, PTZ=PAN/TILT/ZOOM, WP=WEATHER PROOF, VR=VANDAL RESISTANT, POE=POWER OVER ETHERNET
- DOOR ACTIVATOR, PUSH BUTTON UNLESS OTHERWISE NOTED. TDA=TOUCHLESS DOOR ACTUATOR

POWER

- X/X/X/X — DISCONNECT SWITCH RATING/FUSING/POLES/ENCLOSURE TYPE. WHERE "F" IS SHOWN FOR FUSING SIZE FUSE PER EQUIPMENT NAMEPLATE DATA. NF=NON-FUSED
- X/X/X — ENCLOSED CIRCUIT BREAKER, SIZE/POLES/ENCLOSURE TYPE
- X/X/X/X — MOTOR STARTER/CONTROLLER, WITH LOCAL DISCONNECT, U.O.N. TYPE/NEMA STARTER SIZE/POLES/ENCLOSURE TYPE. DISCONNECTING MEANS: CB=CIRCUIT BREAKER F=FUSED SWITCH
- MANUAL MOTOR STARTER WITH OVERLOAD AND PILOT LIGHT
- J J — JUNCTION BOX HP=MOTOR HORSEPOWER
- VFD — VARIABLE FREQUENCY DRIVE CONTROLLER
- G — GENERATOR
- PB — PULL BOX
- NON-FUSED DISCONNECT SWITCH - BUS PLUG TYPE
- F — FUSED DISCONNECT SWITCH - BUS PLUG TYPE
- ENCLOSED CIRCUIT BREAKER - BUS PLUG TYPE
- MOTOR STARTER/CONTROLLER - BUS PLUG TYPE
- COMBINATION MAGNETIC CONTROLLER AND DISCONNECTING MEANS - BUS PLUG TYPE
- UTILITY METER
- # — MOTOR #=MOTOR HORSEPOWER
- CP — CONTROL PANEL
- TC — TERMINAL CABINET- RECESSED MTD.
- TC — TERMINAL CABINET- SURFACE MTD.
- V — VENDOR FURNISHED DEVICE
- M X/X/X — MOTOR RATED SWITCH SIZE (A)/POLES/ENCLOSURE RATING

RECEPTACLES

RECEPTACLE NOMENCLATURE:
= NUMBER INDICATES CIRCUIT NUMBER
+XX" = INDICATES MOUNTING HEIGHT
GFI = GROUND FAULT CIRCUIT INTERRUPTER
WP = WATER/WEATHER PROOF
DL = DAMP LOCATION
XP = EXPLOSION PROOF, PER NEC CHAPTER 5
PIS = PIN IN SLEEVE
TL = TWIST LOCK
DP = DUST PROOF
MG = MARINE GRADE
AC = ABOVE COUNTER
CR = CLEANROOM

- # — RECEPTACLE - 20 AMP, 125 VOLT NEMA 5-20R DUPLEX
- # — RECEPTACLE - 20 AMP, 125 VOLT NEMA 5-20R SINGLE
- # — RECEPTACLE - 20 AMP, 125 VOLT NEMA 5-20R DOUBLE DUPLEX-QUADRUPLEX
- # — RECEPTACLE - 20 AMP, 125 VOLT NEMA 5-20R DUPLEX - SPLIT WIRED
- # L6-30 — SPECIAL PURPOSE RECEPTACLE, 480V, NEMA TYPE CONFIGURATION OR ELECTRICAL REQUIREMENTS WITH CONFIGURATION TO MATCH APPLICATION.
- # 30A/3P/TL — SPECIAL PURPOSE RECEPTACLE, 208V OR 240V, NEMA TYPE CONFIGURATION OR ELECTRICAL REQUIREMENTS WITH CONFIGURATION TO MATCH APPLICATION.
- # — RECEPTACLE - 20 AMP, 125 VOLT NEMA 5-20R DUPLEX, PEDESTAL OR LAB BENCHTOP MOUNTED
- # — RECEPTACLE - 20 AMP, 125 VOLT NEMA 5-20R QUADRUPLEX, PEDESTAL OR LAB BENCHTOP MOUNTED
- # — RECEPTACLE - 20 AMP, 125 VOLT NEMA 5-20R DUPLEX, IN FLOOR BOX
- # — RECEPTACLE - 20 AMP, 125 VOLT NEMA 5-20R SINGLE, IN FLOOR BOX
- # — RECEPTACLE - 20 AMP, 125 VOLT NEMA 5-20R QUADRUPLEX, IN FLOOR BOX
- #A — SPECIAL PURPOSE LOCKING RECEPTACLE, IN FLOOR BOX NEMA CONFIGURATION AS INDICATED
- COMBINATION COMMUNICATIONS AND POWER OUTLET FLOOR BOX. PROVIDE FLOOR OUTLET BOX WITH COVER. UNLESS OTHERWISE NOTED, COVER MATERIAL, FINISH, AND COLOR SHALL BE AS SELECTED BY ARCHITECT. PROVIDE COMMUNICATIONS CONDUIT STUB-OUT (1-1/4" MIN.) ABOVE ACCESSIBLE CEILING. PROVIDE WITH PULL STRING. PROVIDE RECEPTACLE - SINGLE OR DOUBLE DUPLEX 20 AMP, 125 VOLT NEMA 5-20R AS INDICATED.
- TERM PT D # — COMBINATION COMMUNICATIONS AND POWER OUTLET FLOOR BOX. PROVIDE FLOOR OUTLET BOX WITH COVER. UNLESS OTHERWISE NOTED, COVER MATERIAL, FINISH, AND COLOR SHALL BE AS SELECTED BY ARCHITECT. PROVIDE COMMUNICATIONS JACK(S) IN FLOOR BOX AND CABLING AS INDICATED IN CONDUIT STUB-OUT (1-1/4" MIN.) ABOVE ACCESSIBLE CEILING. PROVIDE RECEPTACLE - DOUBLE DUPLEX, 20 AMP, 125 VOLT NEMA 5-20R.
  D - DATA, CAT 6 OR 6A, RJ45-568B
  T - TELEPHONE, CAT 6 OR 6A, RJ45-568B
  V - VIDEO/TV/CATV/, COAX, RCA
  F - FIBER OPTIC, OFNP 50/125 UM, OM3, MULTIMODE, LC
  HDMI - HIGH DEFINITION MULTIMEDIA INTERFACE - UON HDMI 2.1, 8 K FIBER OPTIC CABLE
  USB - UNIVERSAL SERIAL BUSS - UON GEN 3.2, TYPE C, OVER STP ETHERNET FOR RUNS >6'.
- TP — TELE-POWER POLE. UNLESS OTHERWISE NOTED, STEEL, DUAL CHANNEL, WITH CEILING PLATE. SERVICES/UTILITIES AS INDICATED ON PLAN. BOD: LEGRAND 30TP SERIES. COLOR SELECTED BY ARCHITECT
- PP — POWER POLE. UNLESS OTHERWISE NOTED, STEEL, SINGLE CHANNEL, WITH CEILING PLATE. NUMBER OF RECEPTACLES AS INDICATED ON PLAN. BOD: LEGRAND 25DTP SERIES. COLOR SELECTED BY ARCHITECT
- MULTI-OUTLET SURFACE, RACEWAY, DUPLEX RECEPTACLES (UNO), SPACING AS INDICATED ON PLAN; AL=ALUMINUM, PS=PAINTED STEEL, P=PLASTIC

LIGHTINGCONTROL

SWITCH NOMENCLATURE:
= NUMBER INDICATES CIRCUIT NUMBER
+XX" = INDICATES MOUNTING HEIGHT
WP = WATER/WEATHER PROOF
XP = EXPLOSION PROOF, PER NEC CHAPTER 5
DP = DUST PROOF
MG = MARINE GRADE
AC = ABOVE COUNTER
CR = CLEAN ROOM

- SINGLE POLE SWITCH 20 AMP, 125/277 VOLT
- 3 — THREE-WAY SWITCH 20 AMP, 125/277 VOLT
- D — DIMMER SWITCH, SEE PLANS FOR WATTAGE RATING, VOLTAGE TO MATCH APPLICATION.
- TC — TIME CLOCK
- LC — LIGHTING CONTACTOR
- R — ROOM RELAY OR CONTROLLER. MFG SERIES AS INDICATED. LMSW-XXX
- 2 — TWO-POLE SWITCH 20 AMP, 125/277 VOLT
- 4 — FOUR-WAY SWITCH 20 AMP, 125/277 VOLT
- OS — OCCUPANCY SENSOR LIGHTING CONTROLLER, WALL MOUNT
- 360 OS — OCCUPANCY SENSOR LIGHTING CONTROLLER, CEILING MOUNT. NUMBER INDICATES ANGLE OF COVERAGE
- WP X — LIGHT SWITCH FOR INDUSTRIAL APPLICATIONS SS COVER PLATE. WP=WATERPROOF INCL SS HINGED COVER, DP=DUSTPROOF WITH CLEAR RUBBER BOOT SHIELDING TOGGLE.
- ES-X — ELECTRONIC/DIGITAL WALL SWITCH, LOW VOLTAGE, PUSHBUTTON OPERATION

LIGHTING

UPPERCASE LETTER INDICATES FIXTURE TYPE
LOWERCASE LETTER INDICATES ASSOCIATED SWITCHING FUNCTION, nl = NIGHT LIGHT
NUMBER INDICATES CIRCUIT NUMBER

- FLUORESCENT, LED LIGHTING FIXTURE - 2x4
- FLUORESCENT, LED LIGHTING FIXTURE - 2x2
- FLUORESCENT, LED CHANNEL OR STRIP FIXTURE
- INCANDESCENT, LED, HID, OR FLUOR. DOWNLIGHT - DIRECTIONAL TYPE
- INCANDESCENT, LED OR FLUOR. WALL MOUNTED SCONCE
- INC, FLUOR, LED OR HID WALL PACK
- TRACK LIGHT ASSEMBLY
- LED OR HID POLE MOUNTED LIGHT WITH "SHOEBOX"; QUANTITY AS INDICATED ON PLAN (2) SHOWN
- INC, FLUOR, LED OR HID BOLLARD WITH CONCRETE FOUNDATION PAD
- EMERGENCY BATTERY UNIT No. OF HEADS AS INDICATED
- FLUORESCENT, LED LIGHTING FIXTURE - 1x4
- FLUORESCENT, LED LIGHTING FIXTURE - WALL MOUNTED
- INC., FLUOR, LED OR HID LIGHTING FIXTURE - CEILING SURFACE OR PENDANT MOUNTED
- INC., FLUOR, LED OR HID LIGHTING FIXTURE - WALL MOUNTED
- INC., FLUOR, LED OR HID LIGHTING FIXTURE - RECESSED DOWNLIGHT (CAN)
- INC., FLUOR, LED OR HID EMERGENCY EGRESS LIGHTING FIXTURE - RECESSED, CEILING OR PENDANT MTD
- A — INC., FLUOR, LED OR HID EMERGENCY EGRESS LIGHTING FIXTURE - WALL MTD
- X — EXIT SIGN, CEILING OR PENDANT MOUNTED, FACES AND DIRECTIONAL ARROWS AS INDICATED ON PLAN
- EMERGENCY EGRESS LIGHTING FIXTURE

SINGLE LINELEGEND

- FUSE
- SWITCH
- CIRCUIT BREAKER
- SOLENOID
- DRY CONTACT-NORMALLY OPEN
- DRY CONTACT-NORMALLY CLOSED
- PUSH BUTTON SWITCH: MC=MOMENTARY CONTACT
- CR — RELAY CONTROLLED SWITCH
- CR — CONTROL RELAY; CR=CONTROL, PF=PHASE FAULT, ST=SHUNT TRIP, GF=GROUND FAULT
- THERMAL OVERLOADS
- W — LIGHT: W=WHITE; R=RED; Y=YELLOW; G=GREEN
- HOA — HAND-OFF-AUTO SELECTOR SWITCH
- M — METER; ELECTRONIC UNO, CURRENT, PEAK, AND AVERAGE VALUES FOR:A=AMPS; V=VOLTS; P=POWER(KW,KVA); PF=POWER FACTOR; H=HARMONICS; KVAR=KILOVOLT AMP REACTANCE
- WP — PUSH BUTTON TYPE SWITCH; WP=WEATHER PROOF, BG=BREAK GLASS.
- CURRENT TRANSFORMER
- GROUND
- M ID — MOTOR HP = MOTOR HORSEPOWER
- DRY TYPE TRANSFORMER WITH ELECTROSTATIC SHIELDING K-13 UNO △ = DELTA WINDING Y = WYE GROUNDED
- GENERAL PURPOSE DRY TYPE TRANSFORMER △ = DELTA WINDING Y = WYE GROUNDED
- TRANSFORMER
- POWER FACTOR CORRECTION CAPACITOR WITH FUSING
- DRAWOUT DEVICE
- GENERATOR
- SPD — SURGE PROTECTIVE DEVICE
- # — FEEDER NUMBER
- TRANSFER SWITCH: ATS=AUTOMATIC TRANSFER SWITCH MTS=MANUAL TRANSFER SWITCH
- M — UTILITY METER
- CP — EQUIPMENT DESCRIPTION — CONTROL PANEL
- XXX/3 — ENCLOSED CIRCUIT BREAKER; SIZE AND POLES AS INDICATED.
- FUSED DISCONNECT SWITCH ASSEMBLY; AMPERAGE, FUSING, AND POLES AS INDICATED ON PLAN F=FUSED IN ACCORDANCE WITH EQUIPMENT NAMEPLATE DATA
- NON-FUSED DISCONNECT SWITCH ASSEMBLY; AMPERAGE, AND POLES AS INDICATED ON PLAN
- PANEL BOARD-MLO TYPE
- XXX/X — PANEL BOARD-MCB TYPE
- XX/3 VFD HOA R — MOTOR CONTROLLER ASSEMBLY - VARIABLE FREQUENCY DRIVE. SHOWN WITH BYPASS
- XX/3 G R 2 HOA R — MOTOR CONTROLLER ASSEMBLY-ACROSS THE LINE, FULL-VOLTAGE NON-REVERSING

USE OF SYMBOLS AND ABBREVIATIONS:
1. NOT ALL SYMBOLS, ABBREVIATIONS AND EQUIPMENT. ABBREVIATIONS INDICATED APPEAR ON THESE CONTRACT DRAWINGS. INDIVIDUAL DRAWINGS MAY HAVE SHEET LEGENDS OR SYMBOL DESCRIPTIONS FOR UNIQUE SYMBOLS AND/OR FOR CONVENIENCE.

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
AA	AA	RRJ	RRJ

ELECTRICAL LEAD-IN SHEET

DESIGN DEVELOPMENT FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING — DIMENSIONS AND NOTES TAKE PREFERENCE.

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OWNER REVIEW NOT FOR CONSTRUCTION

PROJECT NO: 25041
SCALE:
DATE: 2/6/2025
DRAWING: E0.01

GENERAL SPECIFICATIONS

GENERAL:

1. THE ELECTRICAL CONTRACTOR REFERRED TO HERE AFTER, AS THE "CONTRACTOR" SHALL PROVIDE COMPLETE AND PROPERLY FUNCTIONING ELECTRICAL SYSTEMS AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED TO COMMENCE AND COMPLETE ELECTRICAL WORK.
3. CONTRACTOR SHALL CONDUCT A THOROUGH SITE INSPECTION TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND ALL ASPECTS OF HIS SCOPE OF WORK. SUCH AN INSPECTION SHALL BE CONDUCTED PRIOR TO SUBMITTING A BID.
4. THIS CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. IF DISCREPANCIES OCCUR BETWEEN THESE DOCUMENTS AND EXISTING, THE CONTRACTOR SHALL REPORT SAID DISCREPANCY TO THE OWNER AND/OR ENGINEER FOR EXPEDITING AND RESOLUTION. CONTINUATION OF WORK BEFORE RESOLUTION IS GIVEN SHALL BE AT THE CONTRACTORS RISK.
5. THE CONTRACTOR SHALL PROVIDE DROP CLOTHS, RUBBER MATS AND, PLYWOOD COVERS TO PROTECT OWNER'S EQUIPMENT FROM DAMAGE DURING CONSTRUCTION. VERIFY SPECIFIC LOCATIONS WITH OWNER'S REPRESENTATIVE.
6. ALL WORK SHALL BE PERFORMED DURING PERIODS ACCEPTABLE TO THE OWNER. SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING.
7. ALL ACTIVITIES ASSOCIATED WITH CONSTRUCTION OF THIS FACILITY SHALL COMPLY WITH OSHA GUIDELINES.
8. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND/OR CONSTRUCTION DEBRIS CAUSED BY PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT.
9. USE OF THE OWNER'S BUILDING CORRIDORS AND ELEVATORS FOR HANDLING AND TRANSPORT OF MATERIALS SHALL BE AT THE DIRECTION OF THE OWNER AND SHALL BE COORDINATED WITH HIS OPERATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF HIS OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR THE PROTECTION OF PROPERTIES AGAINST FIRE, THEFT AND ENVIRONMENTAL CONDITIONS.
11. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. CONFLICTS SHALL BE RESOLVED PRIOR TO EXECUTION OF WORK.
12. ELECTRICAL DRAWINGS ARE CONSIDERED DIAGRAMMATIC IN NATURE AND ARE NOT TO BE SCALED. GENERAL LOCATIONS ARE INDICATED FOR ELECTRICAL DEVICES, EQUIPMENT, AND THE LIKE. FOR REFERENCE. FINAL LOCATIONS SHALL BE FIELD COORDINATED WITH OWNER, ENGINEER, OTHER TRADES AND BUILT CONDITIONS

DEFINITIONS:

1. APPROVED EQUAL: EQUAL IN QUALITY, FEATURES, AND PERFORMANCE IS DETERMINED BY THE DESIGN PROFESSIONAL AND OWNER. EQUALS ARE NOT CONSIDERED APPROVED UNLESS ACKNOWLEDGED IN WRITING BY THE ENGINEER.
2. FURNISH: UNLESS OTHERWISE NOTED, TO SUPPLY AND DELIVER TO JOB SITE READY FOR INSTALLATION.
3. INSTALL: TO SET IN PLACE FOR USE OR SERVICE, INSTALLATION SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TESTING, AND MISCELLANEOUS APPURTENANCES REQUIRED TO UNCRATE, ASSEMBLE, AND INSTALL AND PLACE INTO SATISFACTORY OPERATION.
4. "LISTED AND LABELED": AS DEFINED BY ARTICLE 100 AND 110.3 OF THE NATIONAL ELECTRICAL CODE. UNLESS OTHERWISE NOTED, UNDERWRITER'S LABORATORIES SHALL BE THE ONLY APPROVED INDEPENDENT TESTING AGENCY.
5. PROVIDE: TO FURNISH AND INSTALL COMPLETE AND READY FOR USE.

QUALITY:

1. WORKMANSHIP SHALL BE HIGH QUALITY AND FOLLOW INDUSTRY NECA STANDARDS. SUBSTANDARD WORK AS IN THE OPINION OF THE ENGINEER WILL BE REJECTED AND REPLACED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REWORK TO RECTIFY SUBSTANDARD WORK. QUALITY OF WORK SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE AND/OR ENGINEER OF RECORD.
2. ALL EQUIPMENT AND MATERIAL SHALL BE LISTED FOR ITS INTENDED APPLICATION.
3. ELECTRICAL MATERIALS AND INSTALLATION SHALL COMPLY WITH THE FOLLOWING:
   - NFPA 70 - NATIONAL ELECTRICAL CODE (NEC) - 2020
   - NFPA 72 - NATIONAL FIRE CODE - 2019
   - NFPA 101 - LIFE SAFETY CODE - 2021
   - FLORIDA BUILDING CODE - 2023 (8TH EDITION)
   - FLORIDA FIRE CODE - 8TH EDITION
   - FLORIDA ENERGY CODE - 8TH EDITION
   - LOCAL CODES AND ORDINANCES - CURRENT EDITIONS
   - AMERICANS WITH DISABILITIES ACCESSIBILITY GUIDELINES - CURRENT
   - AUTHORITY HAVING JURISDICTION

MATERIALS:

1. ALL ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE APPROVED BY UNDERWRITERS LABORATORY FOR THE APPLICATION AND SHALL BEAR A UL LABEL. WHERE MULTIPLE COMPONENTS ARE ASSEMBLED THE ENTIRE SYSTEM SHALL BE UL LABELED.
2. ELECTRICAL ENCLOSURES SHALL BE NEMA RATED, UNLESS OTHERWISE NOTED, ENCLOSURE RATINGS SHALL ADHERE TO THE FOLLOWING:
   - NEMA 1 INDOOR
   - NEMA 3R OUTDOOR
   - NEMA 12 INDOOR-DUST TIGHT
   - NEMA 4X SS CORROSIVE ENVIRONMENTS (EXTERIOR OR INTERIOR) OR AS INDICATED.

GUARANTEE:

1. CONTRACTOR SHALL GUARANTEE ALL WORK FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL RECTIFY ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND PAY FOR DAMAGE CAUSED BY FAILURE AND REWORK. THE OWNER WILL GIVE NOTICE OF DEFECTS WITH REASONABLE PROMPTNESS AFTER DISCOVERY. THE CONTRACTOR SHALL START REWORK WITHIN TEN (10) WORKING DAYS OF NOTIFICATION AND COMPLETE REPAIRS IN A TIMELY MANNER.
2. PROVIDE MANUFACTURER'S EXTENDED WARRANTY FOR THE FOLLOWING:
   - LED LIGHT FIXTURES - FIVE (5) YEAR LED WARRANTY
   - EXIT LIGHTS - FIVE (5) YEAR

SUBMITTAL DATA AND RECORD DRAWINGS:

1. THE ELECTRICAL DESIGN IS BASED ON A SINGLE MANUFACTURER. WHEREAS SUBSTITUTIONS ARE PROVIDED IN LIEU OF THAT WHICH IS SPECIFIED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY IMPACT TO THE INSTALLATION. CONTRACTOR SHALL VERIFY THAT SUBSTITUTIONS CAN FUNCTION SATISFACTORILY IN THEIR DESIGNATED SPACE AND CHANGES IN OPERATING CHARACTERISTICS DO NOT DEGRADE THE INSTALLATION OR DEVIATE FROM THE DESIGN INTENT.
2. SUBMIT MANUFACTURER'S DATA AND SHOP DRAWINGS FOR ELECTRICAL ITEMS SUCH AS SWITCHGEAR, CABLING/WIRING DEVICES, CONDUIT, BOXES, BREAKERS, FUSES, WIRE/CONDUCTORS, LIGHT FIXTURES, AND OTHER EQUIPMENT SPECIFIED HEREIN. SUBMIT SHOP DRAWINGS IN EDITABLE ELECTRONIC FORMAT (ADOBE, PDF, MS WORD, MS EXCEL, ETC.):
   A. MATERIAL SUBMITTALS SHALL BE ORGANIZED BY MASTERSPEC (2018) DIVISION AND SUB-LEVELS. SUBMIT ENTIRE SUB-LEVEL SECTIONS I.E. LIGHTING, GEAR, MISCELLANEOUS MATERIALS ETC.. PARTIAL SUBMISSIONS WILL BE REJECTED WITHOUT REVIEW.
   B. SUBMIT ONLY MATERIAL DOCUMENTATION SPECIFIC TO THE ITEM(S) BEING SUBMITTED. WHERE CATALOGUE PAGES ARE SUBMITTED, PROVIDE ONLY PAGES REQUIRED TO ILLUSTRATE COMPLIANCE WITH SPECIFICATIONS AND DESIGN INTENT. SUBMISSIONS WITH ENTIRE CATALOGUES OR SECTIONS OF CATALOGUES WILL BE REJECTED WITHOUT REVIEW.
   C. HIGHLIGHT MODEL AND/OR PART NUMBERS OF EACH ELECTRICAL ITEMS BEING SUBMITTED.
   D. PROVIDE EQUIPMENT IDENTIFICATION AS DESIGNATED ON PLANS FOR EACH PIECE OF EQUIPMENT.
   E. SUBMITTALS AND SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED FOR COMPLIANCE WITH SUBMITTAL REQUIREMENTS BY THE GENERAL CONTRACTOR BEFORE SUBMISSION TO THE DESIGN PROFESSIONAL(S).
   F. ALLOW FIVE (5) BUSINESS DAYS FOR ENGINEER'S REVIEW.
3. AT PROJECT COMPLETION THE CONTRACTOR SHALL PROVIDE ONE (1) COMPLETE SET OF REDLINE RECORD DRAWINGS TO THE ENGINEER FOR TRANSCRIPTION INTO ELECTRONIC FORMAT.
4. AT PROJECT COMPLETION THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF CLOSE-OUT DOCUMENTS. CLOSE-OUT DOCUMENTS SHALL AT MINIMUM INCLUDE: ACCEPTED SUBMITTALS/SHOP DRAWINGS, OPERATION AND MAINTENANCE MANUALS, INSTALLATION DOCUMENTATION, WARRANTIES, WIRING DIAGRAMS, RECORD DRAWINGS, AND OTHER INFORMATION RELEVANT TO THE PROJECT. DOCUMENTATION SHALL BE A SINGLE PDF FILE WITH EACH SECTION BOOK MARKED.

PENETRATIONS:

1. MAKE CONCRETE OR CMU WALL AND SLAB PENETRATIONS AS FOLLOWS:
   - SMALL CIRCULAR PENETRATIONS (1" OR SMALLER) SHALL BE BY MASONRY DRILLING.
   - LARGER CIRCULAR PENETRATIONS SHALL BE FORMED BY CORE DRILL.
   - RECTANGULAR OR IRREGULAR PENETRATIONS SHALL BE FORMED BY SAW CUT.
2. WALL AND SLAB PENETRATIONS SHALL BE FIELD LOCATED AS TO AVOID DAMAGE TO OR INTERFERENCE WITH EXISTING BUILDING SYSTEMS SUCH AS ELECTRICAL, PLUMBING, STRUCTURAL, MECHANICAL, FIRE ALARM AND THE LIKE. THE CONTRACTOR SHALL X-RAY CMU WALLS AND FLOOR SLABS TO VERIFY DRILLING, BORING, OR CUTTING WILL NOT DAMAGE EXISTING ENCASED BUILDING SYSTEMS. FIELD ADJUST AS REQURIED.
3. PROVIDED UL FIRE RESISTANCE DIRECTORY PENETRATION ASSEMBLIES THROUGH ALL SMOKE AND/OR FIRE BARRIERS.

GENERAL SPECIFICATIONS-CONTINUED

RACEWAYS AND FITTINGS:

1. CONDUIT SHALL BE PROPERLY ALIGNED, GROUPED AND SUPPORTED. EXPOSED CONDUIT SHALL BE INSTALLED AT RIGHT ANGLES OR PARALLEL TO THE PRINCIPAL STRUCTURAL MEMBERS. CONDUIT SHALL BE SUPPORTED AND SECURED AT INTERVALS NOT EXCEEDING 10' (10 FEET) USING APPROVED CONDUIT STRAPS AND/OR CLAMPS (WIRE IS NOT AN APPROVED MEANS OF SUPPORT). CONDUIT SHALL BE SUPPORTED FROM STRUCTURE AND NOT FROM CEILING SUPPORT SYSTEM.
2. EXCEPT IN MECHANICAL ROOMS, ELECTRICAL ROOMS, OPEN STRUCTURE CANOPIES, AND EXTERIOR SERVICE ENTRANCES, CONDUIT SHALL BE CONCEALED THROUGHOUT THE FACILITY.
3. PROVIDE NYLON PULL CORD IN AN EMPTY AND SPARE CONDUITS.
4. ELECTRICAL METAL TUBING (EMT) SHALL BE ZINC PLATED STEEL FOR DRY INTERIOR INSTALLATIONS. COUPLINGS AND CONNECTORS SHALL BE STEEL, INDENTURED, SET SCREW TYPE FOR STEEL EMT AND DIECAST ALUMINUM, LIQUID TIGHT, COMPRESSION TYPE FOR IMC ALUMINUM.
5. FLEXIBLE METALLIC CONDUIT IN DRY LOCATIONS SHALL BE UNDERWRITERS' APPROVED, STEEL, ZINC COATED, SINGLE STRIP TYPE. FITTINGS SHALL MANUFACTURED BY THOMAS AND BETTS "TITE-BITE", OR APPROVED EQUAL.
6. FLEXIBLE METALLIC CONDUIT IN EXTERIOR, DAMP, OR WET LOCATIONS SHALL BE UNDERWRITERS' APPROVED, GALVANIZED STEEL WITH MOISTURE PROOF UV RESISTANT PVC JACKET. FITTINGS SHALL BE INSULATED THROAT AND LIQUID TIGHT AS MANUFACTURED BY THOMAS AND BETTS, OR APPROVED EQUAL.
7. GALVANIZED RIGID STEEL (GRS) CONDUIT SHALL BE UL APPROVED AND HOT DIPPED GALVANIZED. GRS CONDUIT COUPLINGS SHALL BE THREADED HEAVY WALL GALVANIZED STEEL. USE 90 DEGREE GRS SWEEPS IN UNDERGROUND PVC CONDUIT RUNS LARGER THAN 2" IN DIAMETER. PAINT ALL GALVANIZED RIGID CONDUITS INSTALLED BELOW GRADE WITH RUST INHIBITING BITUMASTIC PAINT.
8. RIGID METAL STAINLESS STEEL CONDUIT (RMS-SS) SHALL BE UL APPROVED 304 OR 316 STAINLESS STEEL. RMC-SS CONDUIT COUPLINGS SHALL BE THREADED HEAVY WALL 304 OR 316 STAINLESS STEEL.
9. PVC CONDUIT SHALL BE UL LISTED SCHEDULE 40 OR 80, NEMA TC-2 PVC UV RESISTANT.
10. HIGH DENSITY POLYETHYLENE (HDPE) CONDUIT SHALL BE SMOOTH WALL, COILABLE, UL LISTED 651, SCHEDULE 40 AND 4" DIAMETER AND SMALLER OR 80 FOR LARGER THAN 4" DIAMETER, NEMA TC-7. COUPLINGS TO TRANSITION TO RMC OR PVC CONDUIT SHALL BE THREADED RIGID ALUMINUM.
11. CONDUIT, TRAYS AND CABLING PENETRATING RATED FLOORS AND WALLS SHALL BE SEALED WITH A UL RATED ASSEMBLY TO MAINTAIN FIRE RATING AND INTEGRITY OF SEPARATION.
12. RACEWAYS SHALL BE SECURELY FASTENED IN PLACE USING METALLIC CLAMPS AND STRAPS AS REQUIRED. USE OF TIE-WRAPS FOR SUPPORT AND/OR MOUNTING IS PROHIBITED.
13. UNLESS OTHERWISE NOTED, APPLICATIONS FOR USE SHALL BE:
   A. CONCEALED INTERIOR DRY: EMT, WHERE ALLOWED BY THE AHJ, USE OF MC CABLE IS PERMITTED FOR INDIVIDUAL 120 VAC, 15 AMP AND 20 AMP BRANCH CIRCUITS. HOMERUNS AND RUNS FROM FROM THE LAST OUTLET BOX TO THE SOURCE PANELBOARD SHALL BE MINIMUM 3/4" EMT.
   B. EXPOSED INTERIOR: DRY WITH NO DAMAGE THREAT: EMT
   C. EXPOSED INTERIOR: DAMP, WET OR DRY, WITH DAMAGE THREAT: GRS OR AL IMC
   D. EXPOSED INTERIOR: BETWEEN SLAB AND FIRST BOX/PANEL: GRS OR AL IMC
   E. EXPOSED EXTERIOR: GRS OR AL RMC.
   F. UNDERGROUND OR UNDER SLAB IN TRENCH: PVC WITH GRS ELLS ON 2" DIAMETER OR LARGER
   G. UNDERGROUND BY DIRECTIONAL BORE: HDPE

BOXES:

1. ELECTRICAL BOXES SHALL BE DEFINED AS ANY BOX HOUSING ELECTRICAL SYSTEMS OR USED FOR MOUNTING ELECTRICAL COMPONENTS AND/OR DEVICES. ELECTRICAL SYSTEMS SHALL INCLUDE COMMUNICATIONS AND LOW VOLTAGE SYSTEMS.
2. ELECTRICAL BOXES SHALL BE RIGIDLY MOUNTED WITH SCREWS AND BRACKETS.
3. ELECTRICAL BOXES SHALL BE COVERED WITH MATCHING COVER PLATE.
4. OPEN KNOCK-OUTS OR HOLES IN ELECTRICAL BOXES SHALL BE PLUGGED WITH A SUITABLE KNOCKOUT BLANK.
5. UNLESS OTHERWISE NOTED, ELECTRICAL BOXES SHALL BE EQUAL MATERIAL TYPES TO ASSOCIATED CONDUIT.
6. PROVIDE APPROPRIATE DEPTH PLASTER RINGS ON ELECTRICAL OUTLET BOXES INSTALLED IN PLASTER OR GYPSUM BOARD WALLS.

SUPPORTING STRUT:

1. INTERIOR KITCHEN AREA: FOOD GRADE STAINLESS STEEL STRUT WITH STAINLESS STEEL HARDWARE.
2. CORROSIVE ENVIRONMENTS: STAINLESS STEEL STRUT WITH STAINLESS STEEL.
3. INTERIOR GENERAL APPLICATIONS IN UTILITY SPACES, MECHANICAL ROOMS, ELECTRICAL ROOMS AND THE LIKE: ZINC COATED WITH ZINC COATED HARDWARE.
4. EXTERIOR, WET, DAMP AND ROOF LOCATIONS: GALVANIZED STEEL OR STAINLESS STEEL STRUT WITH STAINLESS STEEL HARDWARE.
5. PROVIDE PROTECTIVE RUBBER COVERS OVER CUT AND SHARP ENDS TO PREVENT INJURY TO PERSONNEL.

ACCESS PANELS:

1. CONTRACTOR SHALL PROVIDE REQUIRED ACCESS PANELS FOR ACCESS TO ELECTRICAL JBOXES, DEVICES, CABINETS, PANELS, AND THE LIKE ABOVE GYP. BOARD OR PERMANENTLY AFFIXED CEILINGS, PERMANENT WALLS, AND SOFFITS.
2. UNLESS OTHERWISE NOTED, ACCESS PANELS SHALL BE VAPOR TIGHT PAINTED STEEL. ARCHITECT SHALL SELECT.
3. MINIMUM ACCESS PANEL SIZE SHALL BE: 12" X 12" (MINIMUM) FOR ARM LENGTH ACCESS (24" OR LESS) AND 24" X 24" (MINIMUM) FOR ACCESS GREATER THAN 24". INCREASE ACCESS PANEL SIZE TO ALLOW REMOVAL OR INSTALLATION OF LARGE EQUIPMENT COMPONENTS AS REQUIRED.
4. FIELD COORDINATE ACCESS PANEL LOCATIONS WITH OTHER TRADES PRIOR TO ROUGH-IN.
5. ACCESS PANELS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TIGHT TO MOUNTING SURFACES WITH ALL VOIDS AND GAPS FILLED THUS PROVIDING A CLEAN FINISHED APPEARANCE.

GROUNDING:

1. ELECTRICAL SYSTEMS SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED BY NFPA 70 AND AS SPECIFIED HEREIN.
2. EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED COPPER UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED, THE BUILDING GROUNDING ELECTRODE SYSTEM SHALL BE COMPRISED OF A COPPER GROUND BAR LOCATED IN THE MAIN ELECTRICAL ROOM(S) WITH COPPER GROUNDING ELECTRODE CONDUCTORS BONDING TO:
   - GROUNDING DELTA(S) CONSISTING OF (3) DRIVEN 5/8" X 20' COPPER CLAD STEEL DRIVEN GROUND RODS SPACED 10'-0" APART FORMING A DELTA.
   - METAL COLD WATER PIPE WITHIN 5' OF ENTERING THE BUILDING
   - BUILDING STEEL
   - CONCRETE ENCASED REBAR (UFER) GROUND
   - GROUNDING ELECTRODE GROUND BARS LOCATED AT THE MAIN SERVICE SWITCHGEAR, AND AS INDICATED ON PLAN.
4. UNLESS OTHERWISE NOTED, GROUNDING ELECTRODE CONDUCTORS BETWEEN THE MAIN SERVICE GROUND BAR AND OTHER GROUND ELECTRODE BARS SHALL BE #3/0 COPPER.
5. UNLESS OTHERWISE NOTED GROUNDING ELECTRODE SYSTEM GROUND BARS SHALL BE SOLID 1/4"T X 2"W X 12"L PREDRILLED TINNED COPPER BAR, WALL MOUNTED ON INSULATED BUSHINGS. ALL CONDUCTORS CONNECTED TO THE GROUNDING ELECTRODE GROUND BAR SHALL BE LABELED, IDENTIFYING FUNCTION/TERMINATION COMPONENT OF EACH CONDUCTOR.
6. GROUND ELECTRODE CONDUCTOR TO GROUND ROD CONNECTIONS SHALL BE EXOTHERMICALLY WELDED. PROVIDE ONE (1) TEST WELL AT EACH GROUNDING ELECTRODE DELTA.
7. ALL METAL JUNCTION, OUTLET, PULLBOXES AND THE LIKE SHALL BE BONDED TO THE EQUIPMENT GROUNDING CONDUCTOR WITH A DEDICATED GROUND LUG OR GROUND SCREW FOR OUTLET BOXES.

CONDUCTORS:

1. POWER: UNLESS OTHERWISE NOTED, TYPE-THWN/THHN, STRANDED, COPPER, MINIMUM SIZE #12. INCREASE CONDUCTOR SIZE FOR EACH CIRCUIT TO MAINTAIN A VOLTAGE DROP OF LESS THAN 3%. REFER TO GUIDELINES BELOW.

CKT OCP	VOLTAGE	CONDUCTOR SIZE	MAX EFFECTIVE LENGTH
20 AMP	120 VAC	#12	65'
20 AMP	120 VAC	#10	105'
20 AMP	120 VAC	#8	175'

2. UNLESS OTHERWISE NOTED, THREE PHASE POWER CONDUCTORS BETWEEN VFD'S AND THE MOTOR SHALL BE SHIELDED VFD RATED CONDUCTORS AS FOLLOWS:

208 VOLT 3Ø

HP	SIZE	STRANDING	O.D.	MIN BEND RADIUS	BELDEN PART#
.25 TO 3HP	#12	7X24X34	.66"	3.30"	29502F
5HP	#10	7X37X34	.72"	3.60"	29503F

3. FURNISH AND INSTALL CONDUCTORS IN ACCORDANCE WITH VFD AND CABLE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

GENERAL SPECIFICATIONS-CONTINUED

DEVICES:

1. RECEPTACLES, GENERAL USE:
   - UL LISTED 498, NEMA WD1&6, COMMERCIAL GRADE, 125 VOLT, 20 AMP, CONFIGURATION AS SHOWN ON PLAN, U.O.N. STANDARD COLORS SELECTED BY ARCHITECT.
   - RECEPTACLES IN AREAS ACCESSIBLE BY CHILDREN OR GENERAL PUBLIC SHALL BE TAMPER RESISTANT IN COMPLIANCE WITH NEC 406.12 (2020). RECEPTACLES SHALL BE MARKED WITH "TR"
   - RECEPTACLES IN BATHROOMS, UTILITY ROOMS, DAMP LOCATIONS, WE LOCATIONS, OR WITHIN SIX FEET (6') OF A WATER SOURCE OR WATER BASIN SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE OR BY PERMISSION OF THE EOR OR AHJ, PROTECTED BY A GFCI BREAKER AND IDENTIFIED AS BEING GFCI PROTECTED.
   - RECEPTACLES INSTALLED OUTDOORS OR WET LOCATIONS SHALL BE WEATHER RESISTANT RATED AND MARKED WITH A "WR".
2. SPECIAL PURPOSE: UL LISTED INDUSTRIAL GRADE, NEMA CONFIGURATION TO MATCH OWNER'S EQUIPMENT.
3. LIGHT SWITCHES, GENERAL USE:
   - STANDARD ON/OFF: TOGGLE TYPE COMMERCIAL GRADE, 125/277 VOLT, 20 AMP, COLOR SELECTED BY ARCHITECT.
   - DIMMING: 0 TO 10V DIMMING CONTROLLER - 10% TO 100% DIMMING, FULLY COMPATIBLE WITH ASSOCIATED POWER PACK AND LIGHT FIXTURE. COLOR SELECTED BY ARCHITECT.
4. DEVICE AND FACEPLATE COLORS:
   - INTERIOR NORMAL POWER: DEVICE - STANDARD COLOR AS SELECTED BY ARCHITECT, FACEPLATE NATURAL BRUSHED STAINLESS STEEL.
   - EXTERIOR NORMAL POWER: FIELD PAINT, COLOR SELECTED BY ARCHITECT.
5. FACE PLATES MATERIALS U.O.N.:
   - INTERIOR: 304 STAINLESS STEEL.
   - EXTERIOR: EXTRA-DUTY, DIE-CAST ALUMINUM, IN-USE - INTERMATIC: WP SERIES OR EQUAL.

PANEL BOARDS:

1. PROVIDE SIZE AND CONFIGURATION AS SHOWN ON PANEL SCHEDULES AND RECONCILED AGAINST ONE-LINE RISER DIAGRAM PRIOR TO BID. REPORT DISCREPANCIES TO ENGINEER FOR RESOLUTION UPON DISCOVERY.
2. U.O.N. PROVIDE PANELBOARDS WITH THE FOLLOWING:
   - COPPER BUSE
   - FULL LEGFTH 200% RATED NEUTRAL BAR
   - FLUSH KEYED LOCK ON FRONT DOOR WITH (2) KEYS FOR EACH PANELBORAD
   - EQUIPMENT GROUND BAR
   - METAL DIRECTORY HOLDER MOUNTED ON BACK SIDE OF DOOR
   - BOLT-ON BREAKERS
   - HINGED DEAD FRONT FOR ACCESS TO INTERIOR WITHOUT REMOVING PANEL FRONT
3. UL LABEL INDICATING SERIES-CONNECTED RATING WITH INTEGRAL OR REMOTE UPSTREAM OVERCURRENT PROTECTIVE DEVICES. INCLUDE SIZE AND TYPE OF UPSTREAM DEVICE ALLOWABLE, BRANCH DEVICES ALLOWABLE, AND UL SERIES-CONNECTED SHORT-CIRCUIT RATING.
4. PROVIDE TYPED PANEL DIRECTORY ON CARD STOCK WITH A DETAILED LOAD DESCRIPTION AND LOCATION IN ACCORDANCE WITH NEC 408.4.

DISTRIBUTION SWITCHBOARDS:

1. PROVIDE SIZE AND CONFIGURATION AS SHOWN ON SWITCHBOARD SCHEDULE(S) AND RECONCILED AGAINST ONE-LINE RISER DIAGRAM PRIOR TO BID. REPORT DISCREPANCIES TO ENGINEER FOR RESOLUTION UPON DISCOVERY.
2. U.O.N., PROVIDE SWITCHBOARDS WITH THE FOLLOWING:
   - FACTORY-ASSEMBLED, DEAD FRONT, METAL-ENCLOSED, AND FREE STANDING/SELF-SUPPORTING SWITCHBOARD ASSEMBLY CONFORMING NEMA PB 2, AND COMPLETE FROM INCOMING LINE TERMINALS TO LOAD-SIDE TERMINATIONS WITH REMOTE MONITORING CAPABILITY (LAN).
   - LINE AND LOAD TERMINATIONS: ACCESSIBLE FROM THE FRONT ONLY OF THE SWITCHBOARD, SUITABLE FOR THE CONDUCTOR MATERIALS USED.
   - COPPER BUS SIZED IN ACCORDANCE WITH NEMA PB 2. BUS SPACING BASED ON AIR INSULATION
   - 200% RATED NEUTRAL BAR THROUGH THE LENGTH OF THE SWITCHBOARD.
   - .25" GROUND BUSS THROUGH THE LENGTH OF THE SWITCHBOARD.
   - MOLDED CASE ELECTRONIC TRIP BREAKERS THAT HAVE LONG, SHORT, AND INSTANTANEOUS TIME AMPERAGE TRIP ADJUSTMENT, LONG AND SHORT TIME DELAY, MINIMUM RATING 42,000 AMPS. MAIN CIRCUIT BREAKER GROUND FAULT TRIP.
   - MAIN SECTION DEVICES: INDIVIDUALLY MOUNTED
   - DISTRIBUTION SECTION DEVICES: PANEL MOUNTED
   - AUXILIARY SECTION DEVICES: INDIVIDUALLY MOUNTED AND COMPARTMENTED
   - FINISH: MANUFACTURER'S STANDARD LIGHT GRAY ENAMEL OVER EXTERNAL AND INTERNAL SURFACES
   - SWITCHBOARDS SHALL BE UL LISTED AND LABELED FOR SERVICE ENTRANCE EQUIPMENT
   - FUTURE PROVISIONS: PROVIDE A MINIMUM OF 20% FULLY EQUIPPED SPACES FOR FUTURE DEVICES WITH BUSSING AND BUS CONNECTIONS, SUITABLY INSULATED, AND BRACED FOR SHORT CIRCUIT CURRENTS CONTINUOUS CURRENT RATING AS INDICATED ON DRAWINGS
3. PROVIDE PHENOLIC EQ TAGS IDENTIFYING LOAD TYPE AND LOCATIONS FOR EACH BRANCH BREAKER.

BREAKERS:

1. IN NEW PANELS: PROVIDE BOLT-ON BREAKERS, SIZE AND CONFIGURATION AS SHOWN ON PANEL SCHEDULES.

STARTERS:

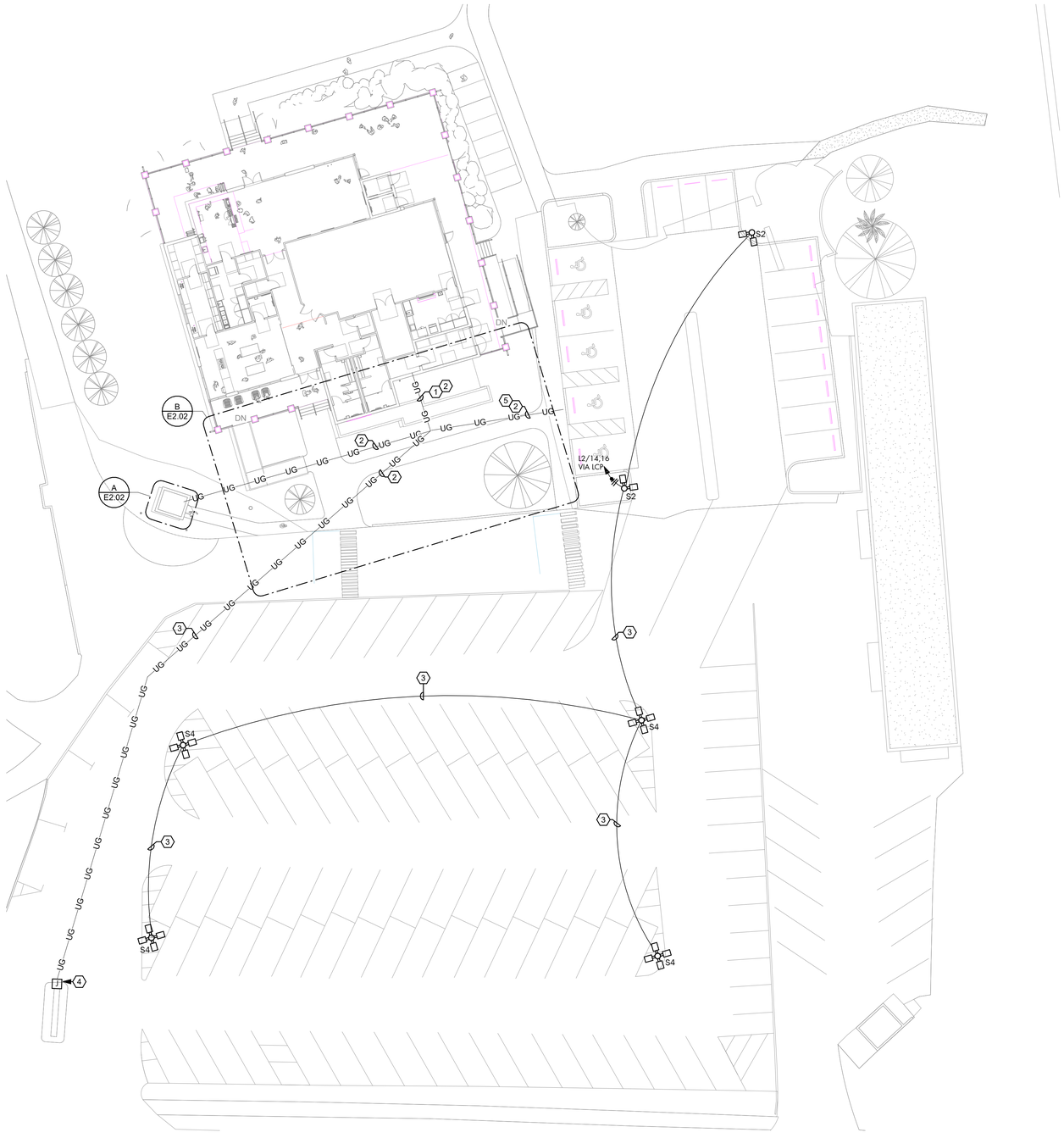
1. MATCH MOTOR NAMEPLATE DATA AND COME EQUIPPED WITH THERMAL OVERLOAD PROTECTION MATCHING MOTOR CHARACTERISTICS.
2. MINIMUM DRIVE OPTIONS:
   - UNLESS OTHERWISE NOTED: FULL VOLTAGE NON-REVERSING FOR THREE-PHASE MOTORS 10 HP OR LESS, REDUCED VOLTAGE (WYE-DELTA) FOR MOTORS LARGER THAN 10 HP.
   - H-O-A
   - CONTROLS TRANSFORMER: 100 VA (MIN). FIELD COORDINATE VOLTAGE
   - INTEGRATED LOCKABLE DISCONNECTING MEANS FOR LOCKOUT/TAGOUT PROCEDURES WITH OVERCURRENT PROTECTION. U.O.N. - FUSED
   - ENCLOSURE: NEMA 12 MOUNTED INDOORS
   - STANDARD INDICATOR LIGHT CLUSTER IN DOOR, RUN AND STOP COLORS COORDINATED WITH OWNER
   - REFER TO PLAN FOR ADDITIONAL ACCESSORIES.

VARIABLE FREQUENCY DRIVES:

1. UNLESS OTHERWISE NOTED, VFD'S SHALL BE MOUNTED INDOORS IN AN ENVIRONMENTALLY CONTROLLED SPACE.
2. VERIFY COMPATIBILITY WITH MOTOR LOAD PRIOR TO ORDERING.
3. UNLESS OTHERWISE NOTED, MINIMUM DRIVE REQUIREMENTS:
   - H-O-A
   - BAS AND/OR BMS INTERFACE, 4-20MA OR 120V SIGNAL FOR START/STOP AND BAS SPEED REFERENCE
   - BACNET, MODBUS, OR OTHER COMMUNICATION PROTOCOL. COMPATIBLE WITH BUILDING BAS AND/OR BMS. COORDINATE WITH CONTROLS CONTRACTOR.
   - INTEGRATED LOCKABLE DISCONNECTING MEANS/SERVICE SWITCH FOR LOCKOUT/TAGOUT MAINTENANCE.
   - INTERNAL BYPASS
   - HUMAN INTERFACE; ON-BOARD CONTROL PANEL, MIN. 2X20 CHARACTER ALPHANUMERIC DISPLAY, FULL FUNCTION KEYPAD.
   - ENCLOSURE: NEMA 1 MOUNTED INDOORS.
   - UPON FAULT, DRIVE SHALL TRANSMIT EXTERNAL SIGNAL
   - STANDARD INDICATOR LIGHT CLUSTER IN DOOR, RUN AND STOP COLORS COORDINATED WITH OWNER
   - COOLING FAN
   - SIZED IN ACCORDANCE WITH MOTOR NAMEPLATE DATA
   - EQUIPPED WITH THERMAL OVERLOAD PROTECTION MATCHING MOTOR CHARACTERISTICS
   - REFER TO PLANS AND DETAILS FOR ADDITIONAL ACCESSORIES
4. MANUFACTURER SHALL BE ABB, ALLEN BRADLEY, YASKAWA, OR APPROVED EQUAL.

INTERIOR LUMINAIRES:

1. LIGHTING FIXTURES OF TYPE AND QUALITY INDICATED ON FIXTURE SCHEDULE(S), PLANS NOTES, OR DETAILS.
2. UNLESS OTHERWISE NOTED, INTERIOR LED FIXTURES:
   - SINGLE ELECTRONIC DRIVER WITH UNIVERSAL VOLTAGE (120/277) OPERATION.
   - MINIMUM CRI - GREATER THAN 80, CCT-4000K.
   - PROJECTED LIFE - 60,000 HRS AT 80% LUMEN OUTPUT
   - 0 TO 10V DIMMING
   - REFER TO LIGHT FIXTURE SCHEDULES FOR ADDITIONAL SPECIFICATIONS OR REQUIREMENTS.
3. COORDINATE AND PROVIDE ALL REQUIRED MOUNTING HARDWARE OF FIXTURES, I.E., YOKES, STRAPS, CHANNEL SUPPORTS, ETC.
4. PROVIDE PROPER CEILING AND APPLICATION TRIMS AND SUPPORTS; COORDINATE WITH CEILING CONSTRUCTION.
5. INDEPENDENTLY SUPPORT ALL GRID MOUNTED FIXTURES FROM STRUCTURE ABOVE. PROVIDE ENAMEL PAINTED WHITE LIGHT FIXTURE SUPPORT WIRES IN ACCORDANCE WITH NEC 410.36 AND 300.11(A). FOR 2'X2', 1'X2', OR 2'X4' FIXTURES SUPPORT AT TWO POINT LOCATED DIAGONALLY FROM THE OTHER MINIMUM.
6. UNLESS OTHERWISE NOTED, EXIT LIGHTS SHALL BE LED WITH SELF-TESTING/ SELF DIAGNOSTIC BATTERY BACKUP.
7. UNLESS OTHERWISE NOTED, BATTERY POWERED EMERGENCY EGRESS LIGHTING SHALL BE SELF-TESTING/ SELF DIAGNOSTIC IN COMPLIANCE WITH NFPA 101:7.9.3.1.2 (FBC 14.13.2.1.2) BATTERY AND INDICATOR/TEST SWITCH SHALL BE INTEGRATED AS PART THE LIGHT FIXTURE.
8. INTERIOR LUMINAIRES DESIGNATED AS EMERGENCY EGRESS FIXTURES SHALL BE PROVIDED WITH AN ONBOARD OR REMOTE EM



A ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES:

1. FOR LIST OF SYMBOLS AND ABBREVIATIONS, REFER TO DRAWINGS E0.01.

2. UNDERGROUND CONDUIT SHALL BE INSTALLED BY DIRECTIONAL BORE OR HAND TRENCHING IN AND AROUND AREAS WHERE DAMAGE TO EXISTING UTILITIES MAY OCCUR. MINIMUM DEPTH SHALL BE 24" BFG. INSTALLATION DEPTH FOR DIRECTIONAL BORING SHALL BE INCREASED TO AVOID DAMAGE TO EXISTING UTILITIES, WHERE INSTALLED UNDER THE CANOPY OF TREES, UNDER BUILDINGS, OR AS REQUIRED.

3. ALL UTILITY FEES SHALL BE PAID FOR BY THE ELECTRICAL CONTRACTOR.

4. THE CONTRACTOR SHALL LOCATED UTILITIES THROUGHOUT THE SITE WITH GROUND PENETRATING RADAR (GPR) PRIOR TO ANY TRENCHING, BORING OR ANY OTHER TYPE OF UNDERGROUND ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT ALL UNDERGROUND UTILITIES DISCOVERED BY GPR. THE CONTRACTOR SHALL PROVIDE ACCURATE "RED LINE" DRAWINGS TO THE PA/E NOTING THE DIMENSIONS OFF BUIDLINGS AND DEPTH (IF KNOWN) FOR INCLUSION IN RECORD DRAWINGS. DRAWINGS SHALL BE SUBMITTED PRIOR TO AND AS A CONDITION OF SUBSTANTIAL COMPLETION.

5. REPLACE ALL VEGETATION (SHRUBS, PLANTS, GRASS, FLOWERS ETC.) DAMAGED BY/DURING THIS CONSTRUCTION PROJECT. REPLACEMENT MUST BE EQUAL TO EXISTING VEGETATION PRIOR TO CONSTRUCTION. "IT WAS LIKE THAT" IS NOT AN ACCEPTABLE RESPONSE IN LIEU OF REPLACEMENT.

6. UNLESS OTHERWISE NOTED, MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 2" DIAMETER.

7. PATCH AND REPAIR ANY CONCRETE OR PAVEMENT CUT OR DAMAGED DURING INSTALLATION OF UNDERGROUND ELECTRICAL SYSTEMS. THE PATCH AND REPAIR SHALL MATCH EXISTING IN MATERIAL, HEIGHT, AND CONSTRUCTION METHODS/TYPE(S). REPAIRS THAT HAVE HUMPS OR DIPS WILL NOT BE ACCEPTED AND SHALL BE REWORKED AT THE ELECTRICAL CONTRACTORS EXPENSE.

SHEET NOTES:

1. PROVIDE FOUR UNDERGROUND, THROUGH SLAB CONDUITS FROM THE ELECTRICAL ROOM FOR THE FOLLOWING; (1) 1" SIGN CIRCUIT POWER, (1) 1" GOLF CART ISLAND POWER, (1) 1" GOLFCART ISLAND LOW VOLTAGE, AND (1) 1" FOR FUTURE EV CHARGING.
2. HAND TRENCH CONDUITS AS REQUIRED. COORDINATE CONDUIT PATH IN FIELD.
3. DIRECTIONAL BORE CONDUITS UNDER EXISTING ASPHALT PARKING LOT. ELECTRICAL CONTRACTOR SHALL CONTACT SUNSHINE PRIOR TO ANY SUB-SURFACE WORK TO OBTAIN A TICKET.
4. PROVIDE FINAL CONNECTION TO NEW SIGN AS REQUIRED. SEE PANEL SCHEDULE FOR DETAILS.
5. PROVIDE 1" CONDUIT FOR FUTURE EV CHARGER FROM MAIN ELECTRICAL ROOM TO NEW PARKING LOT AS SHOWN. COORDINATE END LOCATION IN WITH OWNER. PROVIDE PULL STRING IN CONDUIT BACK TO MAIN ELECTRICAL ROOM.

REVISIONS			
No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
AA	AA	RRJ	RRJ

ELECTRICAL SITE PLAN

DESIGN DEVELOPMENT FOR

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

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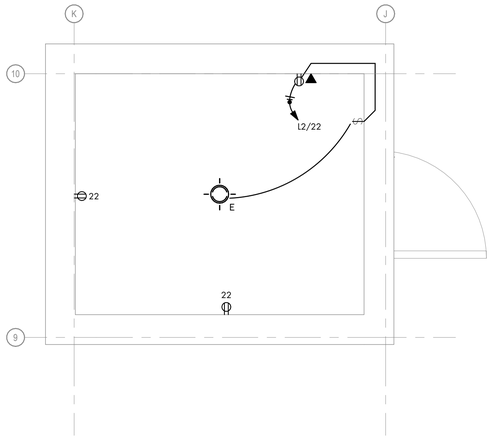
OWNER REVIEW NOT FOR CONSTRUCTION

PROJECT NO: 25041

SCALE: 1" = 20'-0"

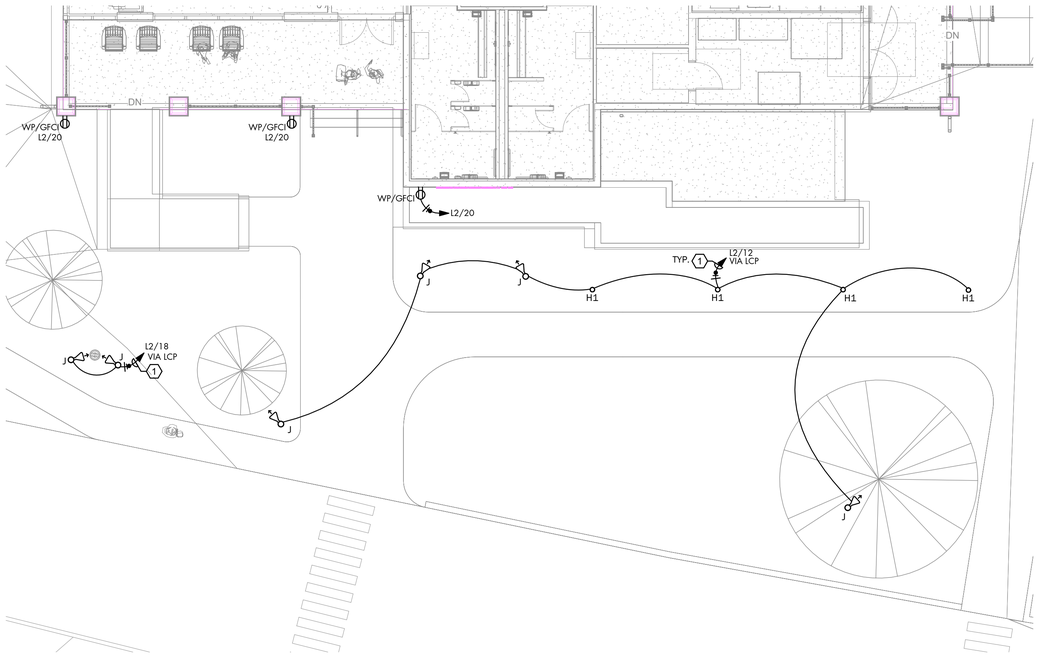
DATE: 2/6/2025

DRAWING: E2.01



A ELECTRICAL SITE PLAN - ENLARGED PLAN - GOLFCART CHECK IN/OUT

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



B ELECTRICAL SITE PLAN - ENLARGED PLAN - ENTRANCE

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. FOR LIST OF SYMBOLS AND ABBREVIATIONS, REFER TO DRAWINGS E0.01.

2. UNDERGROUND CONDUIT SHALL BE INSTALLED BY DIRECTIONAL BORE OR HAND TRENCHING IN AND AROUND AREAS WHERE DAMAGE TO EXISTING UTILITIES MAY OCCUR. MINIMUM DEPTH SHALL BE 24" BFG. INSTALLATION DEPTH FOR DIRECTIONAL BORING SHALL BE INCREASED TO AVOID DAMAGE TO EXISTING UTILITIES, WHERE INSTALLED UNDER THE CANOPY OF TREES, UNDER BUILDINGS, OR AS REQUIRED.

3. ALL UTILITY FEES SHALL BE PAID FOR BY THE ELECTRICAL CONTRACTOR.

4. THE CONTRACTOR SHALL LOCATED UTILITIES THROUGHOUT THE SITE WITH GROUND PENETRATING RADAR (GPR) PRIOR TO ANY TRENCHING, BORING OR ANY OTHER TYPE OF UNDERGROUND ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT ALL UNDERGROUND UTILITIES DISCOVERED BY GPR. THE CONTRACTOR SHALL PROVIDE ACCURATE "RED LINE" DRAWINGS TO THE PA/E NOTING THE DIMENSIONS OFF BUIDLINGS AND DEPTH (IF KNOWN) FOR INCLUSION IN RECORD DRAWINGS. DRAWINGS SHALL BE SUBMITTED PRIOR TO AND AS A CONDITION OF SUBSTANTIAL COMPLETION.

5. REPLACE ALL VEGETATION (SHRUBS, PLANTS, GRASS, FLOWERS ETC.) DAMAGED BY/DURING THIS CONSTRUCTION PROJECT. REPLACEMENT MUST BE EQUAL TO EXISTING VEGETATION PRIOR TO CONSTRUCTION. "IT WAS LIKE THAT" IS NOT AN ACCEPTABLE RESPONSE IN LIEU OF REPLACEMENT.

6. UNLESS OTHERWISE NOTED, MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 2" DIAMETER.

7. PATCH AND REPAIR ANY CONCRETE OR PAVEMENT CUT OR DAMAGED DURING INSTALLATION OF UNDERGROUND ELECTRICAL SYSTEMS. THE PATCH AND REPAIR SHALL MATCH EXISTING IN MATERIAL, HEIGHT, AND CONSTRUCTION METHODS/TYPE(S). REPAIRS THAT HAVE HUMPS OR DIPS WILL NOT BE ACCEPTED AND SHALL BE REWORKED AT THE ELECTRICAL CONTRACTORS EXPENSE.

SHEET NOTES:

1. HAND THRENCH CONDUITS AS REQUIRED. COORDINATE CONDUIT PATH IN FIELD.

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
AA	AA	RRJ	RRJ

ELECTRICAL SITE PLAN

DESIGN DEVELOPMENT FOR

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS, FL

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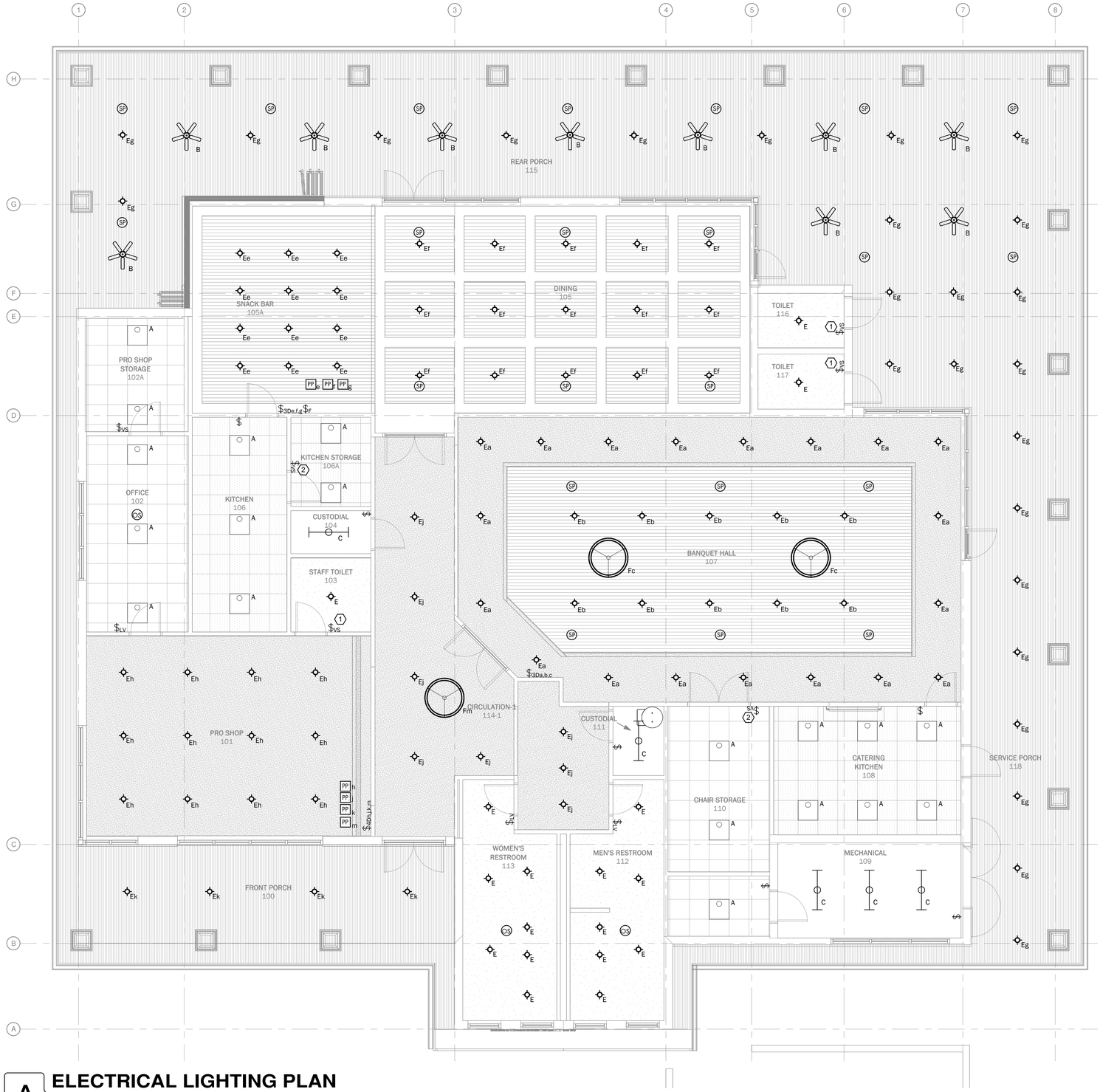
OWNER REVIEW NOT FOR CONSTRUCTION

PROJECT NO: 25041

SCALE: As indicated

DATE: 2/6/2025

DRAWING: E2.02



A ELECTRICAL LIGHTING PLAN

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

— GENERAL NOTES:

1 FOR LIST OF SYMBOLS AND ABBREVIATIONS REFER TO DRAWINGS E0.01.

2 REFER TO PANEL SCHEDULES FOR BRANCH CIRCUIT SIZES.

3 PROVIDE BLANK COVER PLATES ON ALL UNUSED OUTLET AND JUNCTION BOXES.

4 UNLESS OTHERWISE NOTED, CONCEAL ALL CONDUIT. IT IS PERMISSIBLE TO SURFACE MOUNT CONDUIT IN ELECTRICAL AND MECHANICAL ROOMS. EXPOSED VERTICAL CONDUIT DROPS SHALL BE INSTALLED PERPENDICULAR TO THE FLOOR.

5 PROVIDE UL APPROVED RATED PENETRATIONS THROUGH ALL SMOKE AND/OR FIRE BARRIERS. SEE ARCHITECTURAL PLANS FOR FIRE WALL LOCATIONS, RATINGS, AND APPROVED PENETRATION SYSTEMS.

6 FIXTURE WHIPS SHALL BE STEEL OR ALUMINUM NOT EXCEEDING SIX (6) FEET IN LENGTH. FIXTURE WHIPS SHALL BE MINIMUM 3/8" DIAMETER WITH #14 AWG COPPER CABLING AND #14 ELECTRICAL GROUND.

7 FIXTURE WHIPS SHALL BE SUPPORTED WITH APPROVED FASTENERS EQUAL TO AN ERICO "KX" FLEXIBLE CONDUIT HANGER.

8 UNLESS OTHERWISE NOTED, EACH LIGHT FIXTURE SHALL BE INDIVIDUALLY CONNECTED WITH A DEDICATED WHIP. LOOPING BETWEEN FIXTURES LIGHT FIXTURES IS NOT PERMITTED.

9 ALL BATTERY BACK-UP EMERGENCY EGRESS AND EXIT LIGHTING SHALL BE CONNECTED TO THE LOCAL LIGHTING CIRCUIT AHEAD OF THE SWITCH MECHANISM CONTROLLING SAID AREA.

10 REFER TO PROJECT SPECIFICATIONS FOR OCCUPANCY SENSOR LIGHTING CONTROL.

⬡ SHEET NOTES:

1. PROVIDE LINE VOLTAGE DUAL TECHNOLOGY SENSOR SWITCH. PROGRAM SWITCH FOR AUTOMATIC ON/OFF OPERATION.

2. PROVIDE LINE VOLTAEG DUAL TECHNOLOGY SENSOR SWITCH. PROGRAM SWITCH FOR MANUAL ON/AUTOMATIC OFF OPERATION.

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
AA	AA	RRJ	RRJ

ELECTRICAL LIGHTING PLAN

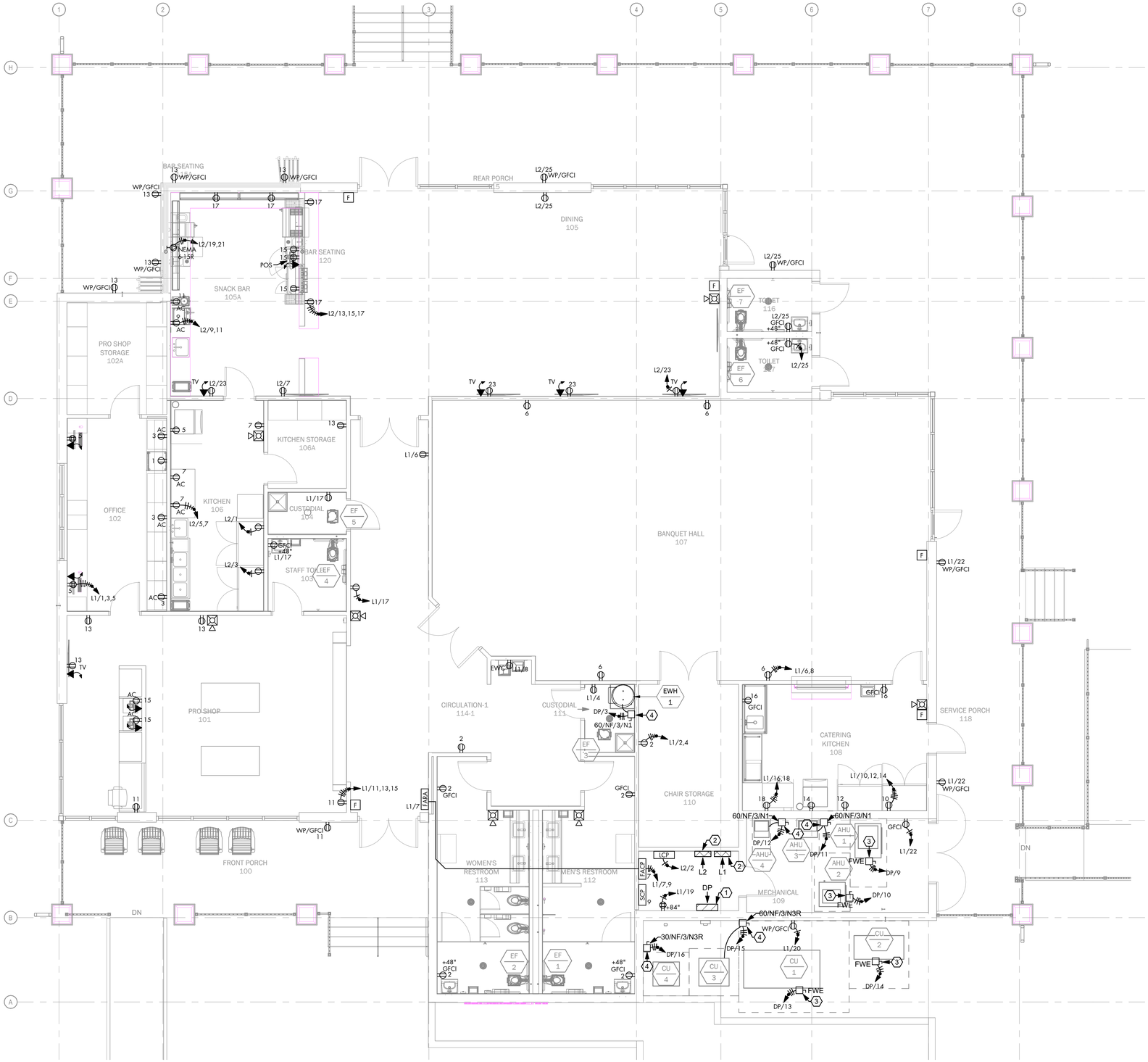
DESIGN DEVELOPMENT FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

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OWNER REVIEW
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CONSTRUCTION

PROJECT NO: 25041
SCALE: 3/16" = 1'-0"
DATE: 2/6/2025
DRAWING: E3.01



A ELECTRICAL PLAN

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

— GENERAL NOTES:

1. FOR LIST OF SYMBOLS AND ABBREVIATIONS, REFER TO DRAWING E0.01
2. REFER TO PANEL SCHEDULES FOR BRANCH CIRCUIT SIZES.
3. PROVIDE BLANK COVER PLATES ON ALL UNUSED OUTLET AND JUNCTION BOXES.
4. UNLESS OTHERWISE NOTES, CONCEAL ALL CONDUIT. IT IS PERMISSIBLE TO SURFACE MOUNT CONDUIT IN ELECTRICAL ROOMS, MECHANICAL ROOMS, AND UTILITY SPACES. EXPOSED VERTICAL CONDUIT DROPS SHALL BE INSTALLED PERPENDICULAR TO THE FLOOR.
5. PROVIDE UL APPROVED RATED PENETRATIONS THROUGH ALL SMOKE AND/OR FIRE BARRIERS. SEE ARCHITECTURAL PLANS FOR FIRE WALL LOCATIONS, RATINGS, AND APPROVED PENETRATION SYSTEMS.
6. STRUCTURED CABLING INSTALLED IN LOCATIONS SUBJECT TO PUBLIC VIEW SHALL BE INSTALLED IN RACEWAY.
7. UNLESS OTHERWISE NOTED, ALL COMMUNICATIONS CABLING INSTALLED SHALL BE CONCEALED IN WALLS IN RIGID CONDUIT. COMMUNICATIONS CONDUIT STUB-UPS SHALL BE MINIMUM 1-1/4" DIAMETER EMT EXTEDNED ABOVE AN ACCESSIBLE CEILING OR TO AN ACCEPTABLE SPACE.
8. WERE SPARE CONDUIT IS PROVIDED OR PERMITTED TO REMAIN: INSTALL PULL TAPE FROM END TO END, CAP AND LABEL CONDUIT AT BEGINNING AND TERMINATION POINTS.
9. COMMUNICATION OUTLETS, RACEWAYS, OR CABLING SHALL BE FIELD COORDINATED AND APPROVIDED BY THE OWNER AND ARCHITECT PRIOR TO ROUGH-N. ALLOW UP TO 20' OF RELICATION FROM WHERE INDICATED ON PLANS.
10. PROVIDE 8" TO 12" DIAMETER DIAMETER 10' SERVICE LOOPS ABOVE THE CEILING AT EACH COMMUNICATIONS OUTLET OR CONDUIT STUB-OUT LOCATION.
11. RECEPTACLES WITHING SIX FEET (6') OF A WATER SOURCE OR WATER BASIN SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE.
12. PROVIDE EXTERIOR RECEPTACLES WITHING 25' OF ANY OUTDOOR HEATING, REFRIGERATION, OR AIR CONDITIONING EQUIPMENT AS PER NEC 210.63. PROVIDE ADDITIONAL EXTERIOR RECEPTACLES AS SHOWN ON PLAN. EXTERIOR RECEPTACLES SHALL BE GFCI TYPE, WEATHER RESISTANT LABELED "WR" AND HAVE AN EXTRA DUTY IN-USE CAST ALUMINUM COVER.

⬡ SHEET NOTES:

1. PROVIDE 208/120V, 3 PHASE, DISTRIBUTION TYPE PANELBOARD. SEE PANEL SCHEDULE FOR MORE INFORMATION.
2. PROVIDE NEW 208/120V, 3 PHASE, 4 WIRE MLO PANELBOARD. SEE PANELBOARD SCHEDULES FOR MORE INFORMATION.
3. PROVIDE CONNECTION TO DISCONNECT FURNISHED WITH EQUIPMENT. SEE PANEL SCHEDULE FOR MORE INFORMATION.
4. PROVIDE DISCONNECT SWITCH AND MAKE CONNECTION TO BRANCH CIRCUIT AS INDICATED. SEE PANEL SCHEDULE. MAKE FINAL CONNECTIONS WITH ASSOCIATED MECHANICAL EQUIPMENT.

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY AA | DRAWN BY AA | CHECKED BY RRJ | APPROVED BY RRJ

ELECTRICAL POWER PLAN

DESIGN DEVELOPMENT FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

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OWNER REVIEW NOT FOR CONSTRUCTION

PROJECT NO: 25041
SCALE: 3/16" = 1'-0"
DATE: 2/6/2025
DRAWING: E4.01

LIGHT FIXTURE SCHEDULE

MARK	GENERAL DESCRIPTION	MOUNTING	LAMP	TEMP	WATT	VOLT	REMARKS / OPTIONS	MFG.	MODEL #
		SEE NOTE 3						SEE NOTES 1,2	
A	2'x2' RECESSED LED, WITH SELECTABLE LUMENS AND CCT	RECESSED GRID	LED	3000K, 3500K, 4000K	36.4, 35.0, 36.3	120/ 277	SWITCHABLE LUMENS: LOW, MEDIUM, HIGH SWITCHABLE CCT: 35K, 40K, 50K CONFIRM SELECTIONS WITH ARCHITECT PRIOR TO FINISH.	METALUX	2ZCZSB-SCT3-UNV
B	52" MATTE BLACK 3-BLADE EXTERIOIR CEILING FANS, WE RATED	PENDANT	-	-	32	120	PROVIDE WITH REQUIRED MOUNTING HARDWARE	KUZCO	CF92952-MB
BL	LIGHT COLUMN/BOLLARD	SURFACE						LIGMAN LIGHTING	UAR-20973
C	4' STRIP LIGHT	PENDANT	LED		38.9	120/277	PROVIDE WITH REQUIRED MOUNTING HARDWARE.	METALUX	4SLSTP404OD-UNV
E	6" DOWNLIGHT WITH FIELD SELECTEABLE LUMENS AND CCT	RECESSED	KED	3500K		120/277	PROVIDE WITH REQUIRED MOUNTING HARDWARE. * DENOTES LUMEN OUTPUT SELECTION.	HALO	HCDQC-LS3040 -CS-D
EM	LED EMERGENCY LIGHT WITH SEALED NICKEL CADMIUM BATTERY.	SURFACE	LED			120/277	PROVIDE WITH REQUIRED MOUNTING HARDWARE	SURE LIGHTS	AP2SQLED30
G	EXTERIOR WALL MOUNTED LIGHT	SURFACE	LED					TBD	TBD
H1	BOLLARD WITH 360 DEGREE LIGHT DISTRIBUTION	SURFACE	LED				PROVIDE WITH	BEGA	TBD
J	IP-66 RATED LAND LANDSCAPE LIGHTING FLOOD LIGHT, 'LUMENBEAM'	SURFACE	LED		28	120/277	COORDINATE LIGHTING ANGLE IN FIELD, PROVIDE WITH REQUIRED MOUNTING HARDWARE	LUMENPULSE	TBD
S2	SITE LUMINAIRE	POLE, 25' AFF						COOPER	TBD
S4	SITE LUMINAIRE	POLE, 25' AFF						COOPER	TBD
X	LED EDGE LIT EXIT SIGN	SURFACE	LED	-	-	120/277	COORDINATE FACE COUNT AND DIRECTION WITH PLANS. PROVIDE ALL REQUIRED MOUNTING HARDWARE. COORDINATE FACE COLOR WITH ARCHITECT.	SURE LITES	EU-S-7

NOTES:

1. BOD MANUFACTURER'S MODEL NUMBER DEFINES MINIMUM STANDARDS BUT MAY NOT INCLUDE ALL OPTIONS SPECIFIED OR REQUIRED. THE CONTRACTOR SHALL PROVIDE ALL OPTIONS REQUIRED.

2. BASIS-OF-DESIGN (BOD) PRODUCT: THE DESIGN FOR EACH LIGHTING FIXTURE IS BASED ON THE PRODUCT NAMED. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE EITHER THE NAMED PRODUCT OR A COMPARABLE PRODUCT BY ONE OF THE OTHER MANUFACTURERS SPECIFIED. SUBSTITUTIONS WILL ONLY BE CONSIDERED DURING THE BIDDING PHASE.

3. PROVIDE FIXTURE SUPPORT INDEPENDENT OF SUSPENDED CEILING SYSTEM. SUPPORT EACH CORNER OF FIXTURE WITH 12 GAUGE (MINIMUM) MILD STEEL WIRE ATTACHED TO STRUCTURAL BUILDING ELEMENTS. INDEPENDENT SUPPORTS SHALL COMPY WITH NEC 300.11(A) (2).

PANEL SCHEDULE

PANEL ID: DP1
FED FROM: UTILITY VIA METER
LOCATION: MECHACNICAL ROOM 109

OPTIONS:
TINNED COPPER BUSS, BOLT-IN-PLACE BREAKERS
SOLID NEUTRAL BAR, GROUND BAR,
BACK FEED

SERVICE VOLTAGE: 208 / 120
3 PHASE
4 WIRE
EQ STANDARD: SQUARE D NQ

ENCLOSURE: NEMA-1
AIC RATING: 65,000 AIC - FULL
MOUNTING: SURFACE
SIZE: 600 A MCB, 600 A BUSS

NOTES	CIR.#	LOAD DESCRIPTION	BKR	WIRE AND CONDUIT	KVA	PH	KVA	WIRE AND CONDUIT	BKR	LOAD DESCRIPTION	CIR.#	NOTES
1	1	PANEL L1	15/03	(3) 1/0, #6 EG, 1-1/2" C.	5.2	A	6.0		70/3	AHU-1	9	1
					4.4	B	6.0					
					5.5	C	6.0					
1	2	PANEL L2	150/3	(3) 1/0, #6 EG, 1-1/2" C.	6.1	A	0.3		15/3	AHU-2	10	1
					6.6	B	0.3					
					6.1	C	0.3					
1	3	WATER HEATER	50/3		8.0	A	3.2		35/3	AHU-3	11	1
					8.0	B	3.2					
					8.0	C	3.2					
	4	SPACE			0.0	A	3.2		35/3	AHU-4	12	1
					0.0	B	3.2					
					0.0	C	3.2					
	5	EV CHARGER (FUTURE)	50/3		0.0	A	7.4		90/3	CU-1	13	1
					0.0	B	7.4					
					0.0	C	7.4					
	6		50/3		0.0	A	2.5		40/3	CU-2	14	1
					0.0	B	2.5					
					0.0	C	2.5					
	7		50/3		0.0	A	2.0		35/3	CU-3	15	1
					0.0	B	2.0					
					0.0	C	2.0					
	8	SPD	30/3	(5) #10, #10 EG	0.0	A	1.6		25/3	CU-4	16	1
					0.0	B	1.6					
					0.0	C	1.6					

SUMMARY: LOAD BY CATEGORY		ATL CLT	REMARKS	NON-CONT. DEMAND LOAD	CONNECTED LOADS	
LIGHTING:	9.0 KVA		PER NEC 220.18 (B) AND/OR 220-42	0.0 KVA	TOTAL:	136.4 KVA
RECEPT:	10.6 KVA	0.97	PER NEC 220-44	10.3 KVA	PHASE A:	379.0 A
HVAC:	40.8 KVA	1.00	COOL LOAD USED FOR CALC.	40.8 KVA	PHASE B:	375.8 A
MOTOR:	37.8 KVA	1.00	PER NEC 220.50. INCLUDES HVAC AHU AND PUMP MOTOR LOADS	37.8 KVA	PHASE C:	382.0 A
CONTINUOUS LOAD:	0.0 KVA	0.00		0.0 KVA	NEUTRAL:	5.3 A
NON-CONTINUOUS LOAD:	38.3 KVA	1.00	NO DIVERSIFICATION APPLIED	38.3 KVA		
			MAX. NON-CONTINUOUS DEMAND LOAD:	127.1 KVA	352.8	AMPS

NOTES: 1. FIELD VERIFY SIZE AND ELECTRICAL REQUIREMENTS OF EQUIPMENT/LOAD PRIOR TO ROUGH-IN
GENERAL NOTE: 1. UNLESS OTHERWISE NOTED, ALL GROUNDED BRANCH CIRCUIT (NEUTRAL) CONDUCTORS SHALL BE DEDICATED.

PANEL SCHEDULE

PANEL ID: L2
FED FROM: DP1
LOCATION: MECHACNICAL ROOM 109

OPTIONS:
20"W, TINNED COPPER BUSS, BOLT-ON BREAKERS
SOLID NEUTRAL BAR, GROUND BAR,
BOTTOM FEED, HINGED DEAD FRONT COVER

SERVICE VOLTAGE: 208 / 120
3 PHASE
4 WIRE
EQ STANDARD: SQUARE D NQ

ENCLOSURE: NEMA-1
AIC RATING: 10,000 AIC - FULL
MOUNTING: SURFACE
SIZE: 225A MLO

NOTES	CIR.#	LOAD DESCRIPTION	BKR	WIRE AND CONDUIT	KVA	PH	KVA	WIRE AND CONDUIT	BKR	LOAD DESCRIPTION	CIR.#	NOTES
	1	RCPT-REACH IN REF KITCHEN	20/1		1.2	A	1.0		20/1	LIGHTING	2	
	3	RCPT REACH IN REF KITCHEN	20/1		1.2	B	1.0		20/1	LIGHTING	4	
	5	ICE MAKER	20/1		1.0	C	1.0		20/1	LIGHTING	6	
	7	RCPT-KITCHEN	20/1		0.5	A	1.0		20/1	LIGHTING	8	
	9	COFFEE MACHINE	20/1		1.2	B	1.0		20/1	LIGHTING	10	
	11	ICE TEA MAKER	20/1		1.0	C	1.0		20/1	EXTERIOR LIGHTING	12	
	13	RCPT-EXT SNACK BAR	20/1		0.7	A	1.0		20/2	PARKING LIGHTING	14	
	15	RCPT-BAR SEATING	20/1		0.4	B	1.0				16	
	17	DISHWASHER	20/2		0.6	C	1.0		20/1	FLAG POLE LIGHTING	18	
	19				0.6	A	0.0		20/1	RCPT-HOLIDAY LTS	20	
	21	RCPT-TV DINING	20/1		0.8	B	0.0		20/1	GOLF CART ISLAND	22	
	23	RCPT-EXTERIOR RR	20/1		0.5	C	0.0				24	
	25				0.0	A	0.0				26	
	27				0.0	B	0.0				28	
	29				0.0	C	0.0				30	
	31				0.0	A	0.0				32	
	33				0.0	B	0.0				34	
	35				0.0	C	0.0				36	
	37				0.0	A	0.0				38	
	39				0.0	B	0.0				40	
	41				0.0	C	0.0				42	

SUMMARY: LOAD BY CATEGORY		D.F.	REMARKS	NON-CONT. DEMAND LOAD	CONNECTED LOADS	
LIGHTING:	9.0 KVA	1.25	PER NEC 220.18 (B) AND/OR 220-42	11.3 KVA	TOTAL:	18.8 KVA
RECEPT:	2.2 KVA	1.00	PER NEC 220-44	2.2 KVA	PHASE A:	50.5 A
HVAC:	0.0 KVA	0.00		0.0 KVA	PHASE B:	54.7 A
MOTOR:	0.0 KVA	0.00		0.0 KVA	PHASE C:	51.2 A
CONTINUOUS LOAD:	0.0 KVA	0.00		0.0 KVA	NEUTRAL:	3.9 A
NON-CONTINUOUS LOAD:	7.6 KVA	1.00	NO DIVERSIFICATION APPLIED	7.6 KVA		
			MAX. NON-CONTINUOUS DEMAND LOAD:	21.0 KVA	58.3	AMPS

NOTES: 1. FIELD VERIFY SIZE AND ELECTRICAL REQUIREMENTS OF EQUIPMENT/LOAD PRIOR TO ROUGH-IN
GENERAL NOTE: 1. UNLESS OTHERWISE NOTED, ALL GROUNDED (NEUTRAL) CONDUCTORS SHALL BE DEDICATED.

PANEL SCHEDULE

PANEL ID:L1
FED FROM: DP1
LOCATION: MECHACNICAL ROOM 109

OPTIONS:
20"W, TINNED COPPER BUSS, BOLT-ON BREAKERS
SOLID NEUTRAL BAR, GROUND BAR,
BOTTOM FEED, HINGED DEAD FRONT COVER

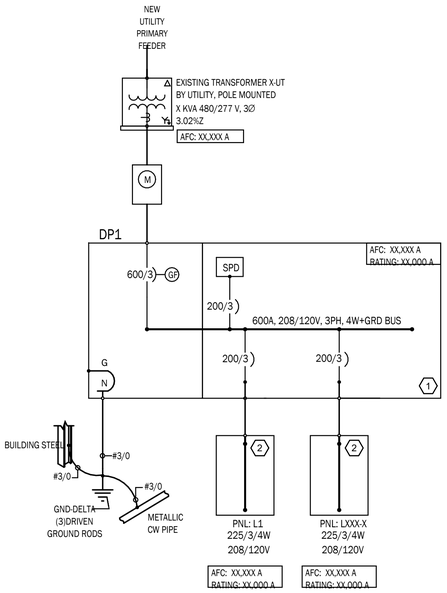
SERVICE VOLTAGE: 208 / 120
3 PHASE
4 WIRE
EQ STANDARD: SQUARE D NQ

ENCLOSURE: NEMA-1
AIC RATING: 10,000 AIC - FULL
MOUNTING: SURFACE
SIZE: 225A MLO

NOTES	CIR.#	LOAD DESCRIPTION	BKR	WIRE AND CONDUIT	KVA	PH	KVA	WIRE AND CONDUIT	BKR	LOAD DESCRIPTION	CIR.#	NOTES
	1	RCPT-OFFICE	20/1		0.7	A	1.1		20/1	RCPT-MENS & WOMENS RR	2	
	3	DATA RACK	20/1		0.5	B	0.4		20/1	RCPT-CUSTODIAL 111	4	
	5	RCPT-OFFICE COMPUTER	20/1		0.8	C	0.9		20/1	RCPT-BANQUET HALL & DINING	6	
	7	FIRE ALARM CONTROL PANEL	20/1		0.5	A	0.5		20/1	EWC	8	
	9	SECURITY PANEL	20/1		0.5	B	1.2		20/1	RCPT-REACH IN REF CATER KIT	10	
	11	RCPT-PRO SHOP	20/1		1.1	C	1.2		20/1	RCPT-REACH IN REF CATER KIT	12	
	13	RCPT- PRO SHOP	20/1		0.9	A	1.0		20/1	ICE MAKER-CATER KIT	14	
	15	RCPT-PRO SHOP POS	20/1		0.9	B	0.7		20/1	RCPT-CATERING KITCHEN	16	
	17	RCPT-TLT 103, CUSTODIAL	20/1		0.5	C	1.0		20/1	RCPT-CONV OVEN CATER KIT	18	
	19				0.0	A	0.5		20/1	RCPT-MAINT MECH EQPM EXT.	20	
	21				0.0	B	0.2		20/1	RCPT-MAINT MEC RM	22	
	23				0.0	C	0.0				24	
	25				0.0	A	0.0				26	
	27				0.0	B	0.0				28	
	29				0.0	C	0.0				30	
	31				0.0	A	0.0				32	
	33				0.0	B	0.0				34	
	35				0.0	C	0.0				36	
	37				0.0	A	0.0				38	
	39				0.0	B	0.0				40	
	41				0.0	C	0.0				42	

SUMMARY: LOAD BY CATEGORY		D.F.	REMARKS	NON-CONT. DEMAND LOAD	CONNECTED LOADS	
LIGHTING:	0.0 KVA	0.00		0.0 KVA	TOTAL:	15.1 KVA
RECEPT:	8.4 KVA	1.00	PER NEC 220-44	8.4 KVA	PHASE A:	43.7 A
HVAC:	0.0 KVA	0.00		0.0 KVA	PHASE B:	36.3 A
MOTOR:	0.0 KVA	0.00		0.0 KVA	PHASE C:	46.0 A
CONTINUOUS LOAD:	0.0 KVA	0.00		0.0 KVA	NEUTRAL:	8.7 A
NON-CONTINUOUS LOAD:	6.7 KVA	1.00	NO DIVERSIFICATION APPLIED	6.7 KVA		
			MAX. NON-CONTINUOUS DEMAND LOAD:	15.1 KVA	42.0	AMPS

NOTES: 1. FIELD VERIFY SIZE AND ELECTRICAL REQUIREMENTS OF EQUIPMENT/LOAD PRIOR TO ROUGH-IN
GENERAL NOTE: 1. UNLESS OTHERWISE NOTED, ALL GROUNDED (NEUTRAL) CONDUCTORS SHALL BE DEDICATED.



1 **ONE LINE DIAGRAM**

SCALE: 12" = 1'-0"

— GENERAL NOTES

1. FOR LIST OF SYMBOLS AND ABBREVIATIONS, REFER TO DRAWINGS E001.
2. REFER TO PANEL SCHEDULES FOR COMPLETE PANEL DESCRIPTIONS, WIRE, AND CONDUIT REQUIREMENTS.
3. CONTRACTOR TO PROVIDE ARC FLASH ANALYSIS IN ACCORDANCE WITH OSHA AND NFPA 70E REQUIREMENTS.
4. PROVIDE SELF ADHERING VINYUL ARC FLASH LABELING ON ALL CONTROL PANELS THAT MY REQUIRE MAINTENANCE WHILE ENERGIZED. PANELBOARDS AND SWITCHBOARDS IN ACCORDANCE WITH NGPA 70E AND OSHA.
   - -INCIDENT ENERGY
   - -ARC FLASH BOUNDARY
   - -VOTLAGE
   - -AVAILABLE FAULT CURRENT
   - -DATE OF ANALYSIS
   - -SHOCK PREVENTION BOUNDARIES
   - -EQUIPMENT IDENTIFICATION
   - -REQUIRED PPE
   - -COMPANY INFORMATION WARNINGS AND ADDITIONAL INFORMATION AS PER NFPA 70E AND OSHA

⬡ SHEET NOTES:

1. PROVIDE 208/120V, 600A, 3 PHASE 4 WIRE WITH GROUND I-LINE DISTRIBUTION PANELBOARD AS INDICATED.
2. PROVIDE 208/120V, 225A MLO, 3 PHASE 4 WIRE SQUARE D NQ PANELBOARD, MAKE CONNECTION TO 200A BREAKER IN PANELBOARD DP1 AS INDICATED. SEE PANEL SCHEDULE FOR MORE INFORMATION.

No.	DATE	DESCRIPTION	BY

REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
AA	AA	RRJ	RRJ

ELECTRICAL RISER AND SCHEDULES

DESIGN DEVELOPMENT FOR

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

PHOENIX
ENGINEERING GROUP
Mechanical ◆ Electrical ◆ Plumbing ◆ Fire Protection
Process ◆ Construction Administration
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10012 N. Dale Mabry
Suite 102L
Tampa, FL 33618
Engineering License No. 26858

OWNER REVIEW
NOT FOR
CONSTRUCTION

PROJECT NO:	25041
SCALE:	12" = 1'-0"
DATE:	2/6/2025
DRAWING:	E5.01

PIPING SYMBOL LEGEND

- THERMOMETER
- VALVE ON RISER
- PRESSURE GAUGE
- RELIEF VALVE
- METER
- PUMP
- PUMP
- CAP
- CONNECTION, BOTTOM
- CONNECTION TOP
- COUPLING
- ELBOW, 90°
- ELBOW, 45°
- ELBOW, TURNED DOWN
- ELBOW, TURNED UP
- TEE, OUTLET DOWN
- TEE, OUTLET UP
- PIPE ANCHORS
- REDUCER, CONCENTRIC
- REDUCER, ECCENTRIC
- GATE VALVE
- BALL VALVE
- CIRCUIT BALANCING VALVE
- BUTTERFLY VALVE
- GAS COCK
- UNION
- STRAINER
- CONTROL VALVE
- SOLENOID VALVE
- PRESSURE REGULATOR
- CHECK VALVE
- SLOPE DIRECTION
- FLEX CONNECTION
- OS&Y GATE VALVE

ABBREVIATIONS

A
ABV ABOVE
AFF ABOVE FINISHED FLOOR
AP ACCESS PANEL

B
BFP BACKFLOW PREVENTOR
BHP BRAKE OR BOILER HORSEPOWER
BLDG BUILDING

C
CA COMPRESSED AIR
CAR COMPRESSED AIR RECEIVER
CLG CEILING
CO2 CARBON DIOXIDE
CONC CONCRETE
CONN CONNECTION
CW DOMESTIC COLD WATER

D
D-SP DRY SPRINKLER MAIN
DEPT DEPARTMENT
DIA DIAMETER
DISCH DISCHARGE
DIV DIVISION
DN DOWN
DS DRY STANDPIPE
DWG DRAWING

E
(E) EXISTING
EL ELEVATION
EQUIP EQUIPMENT

F
FA FROM ABOVE
FB FROM BELOW
FD FLOOR DRAIN
FDC FIRE DEPARTMENT CONNECTION
FDV FIRE DEPARTMENT VALVE
FDVC FIRE DEPT VALVE AND CABINET
FF FINISHED FLOOR
FIN FINISHED
FL FLOOR
FP FIRE PROTECTION
FR FROM
FS FLOW SWITCH
FT FEET
FTC FLOOR TO CENTERLINE

G
GA GAUGE
GAL GALLON
GALV GALVANIZED
GC GENERAL CONTRACTOR
GPM GALLONS PER MINUTE

H
HD HEAD
HP HORSE POWER

M
MAX MAXIMUM
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MTD MOUNTED

N
(N) NEW
NC NORMAL CLOSED
NIC NOT IN CONTRACT
NO NORMALLY OPEN
NTS NOT TO SCALE

O
OSD OPEN SITE DRAIN

P
P PUMP
PA-SP PRE-ACTION SPRINKLER MAIN
PC PLUMBING CONTRACTOR
PD PRESSURE DROP
PH PHASE
PI PRESSURE INDICATOR
PIV POST INDICATOR VALVE
PRESS PRESSURE
PRV PRESSURE REDUCING VALVE
PS PRESSURE SWITCH
PSI POUNDS PER SQUARE INCH
PSIG POUNDS PER SQUARE INCH GAUGE

R
RAC RUN ABOVE CEILING
RATC RUN AT CEILING
RBC RUN BELOW CEILING
REQ'S REQUIRED
RPZ REDUCED PRINCIPLE ZONE

S
SCH SCHEDULE
SP SPRINKLER MAIN
SPEC SPECIFICATION
SQ SQUARE
STD STANDARD
STL STEEL

T
TYP TYPICAL

W
WS WET STANDPIPE

NOTE: SOME SYMBOLS SHOWN ON THIS LEGEND MAY NOT PERTAIN TO THIS PROJECT

FIRE PROTECTION DESIGN CRITERIA

(50 HEADS OR >) FIRE PROTECTION SYSTEM IS A DELEGATED DESIGN ASSIGNED TO THE SPRINKLER CONTRACTOR IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 61G15-32.

(49 HEADS OR <) FIRE PROTECTION SYSTEM IS EXEMPT FROM PROFESSIONAL ENGINEERING SERVICES. DESIGN CRITERIA (IN ACCORDANCE WITH 61G15-32.004) FIRE

1.GENERAL SCOPE OF WORK:
A. PROVIDE A FULLY SPRINKLED BUILDING IN ACCORDANCE WITH NFPA 13.
B. FOR THE BUILDING, THE DELEGATED ENGINEER SHALL COMPLY WITH 61G15-32.001. SUBMIT CALCULATIONS AND SHOP DRAWINGS (SIGNED AND SEALED) PER FAC.
C. REUSE EXISTING MAINS, BRANCHES, AND ARM-OVERS WHERE POSSIBLE TO RELOCATE EXISTING SPRINKLERS TO MATCH NEW CEILING AND ADJUSTED WALLS. PROVIDE NEW TAPS AND PIPING WHERE NEED TO ACCOMMODATE NEW WALLS.

2. WATER BASED FIRE PROTECTION SYSTEM ENGINEERING DOCUMENTS (61G15-32.004):
A. POINT OF SERVICE FOR THE FIRE PROTECTION WATER SUPPLY: COORDINATE WITH CIVIL ENGINEER.
B. NFPA STANDARDS (PER THE FLORIDA FIRE PREVENTION CODE 8th EDITION AND THE FLORIDA BUILDING CODE 8th EDITION) NFPA 13 - 2019
C. CLASSIFICATIONS OF HAZARD OCCUPANCY IN ACCORDANCE WITH NFPA 13, 4.3:

LIGHT HAZARD OCCUPANCY: _____ (REFER TO PLANS FOR LOCATIONS)
ORDINARY HAZARD (GROUP 1): _____ (REFER TO PLANS FOR LOCATIONS)
ORDINARY HAZARD (GROUP 2): _____ (REFER TO PLANS FOR LOCATIONS)
EXTRA HAZARD (GROUP 1): _____ (REFER TO PLANS FOR LOCATIONS)
EXTRA HAZARD (GROUP 2): _____ (REFER TO PLANS FOR LOCATIONS)

D. DESIGN APPROACH:
1) UTILIZE EXISTING CITY WATER SUPPLY OR FIRE PUMP.
2) PROVIDE A COMPLETELY SPRINKLED BUILDING IN ACCORDANCE WITH THE REFERENCED STANDARDS.
3) DEVICE TEMPERATURE RATINGS: IN ACCORDANCE WITH NFPA 13, 9.4.2.
4) SPRINKLER HEAD SPACING: IN ACCORDANCE WITH NFPA 13, 9.5.
5) PIPING: DO NOT USE THREADABLE LIGHTWALL PIPE OR LOCK-LUG FITTING ATTACHMENTS.
6) FIRE PROTECTION MATERIALS (PIPING, HANGERS, HEADS, ETC.) IN UNCONDITIONED AREAS: CORROSION RESISTANT ONLY.
7) PROTECTION OF PIPING: PROTECT SPRINKLER PIPING PER NFPA 13, 16.4 BY ONE OF THE METHODS IDENTIFIED.

E. CHARACTERISTICS OF WATER SUPPLY: CONNECT TO THE CIVIL ENGINEERING MAIN. CONTRACTOR SHALL DETERMINE THE MOST HYDRAULICALLY REMOTE POINT FOR HIGHEST HAZARD. FOR SPRINKLERS, NFPA 13, 19.3.3, FOR FLOW AND DURATION.

F. FLOW TEST DATA (OBTAIN NEW FLOW TEST DATA FROM HYDRANTS CONNECTING TO THE WATER SUPPLY PIPE.

DATE OF TEST:	MM-DD-2023
BY:	ACME ENGINEERING
S&R LOCATION:	HYDRANT #1 & #2 ON SITE
MAIN SIZE:	X"
NOZZLE DIAMETER:	2½"
NOZZLE FLOWING:	XXX PSI
NOZZLE CALCULATED:	XXX GPM
COEFFICIENT:	NOT REPORTED
STATIC:	XX PSI
RESIDUAL:	XX PSI
PITOT #1:	NOT REPORTED
PITOT #2:	NOT REPORTED
FLOW AT PITOT:	NOT REPORTED
FLOW AT 20 PSI:	NOT REPORTED

G. VALVING AND ALARM: SERVICE ISOLATION VALVES AT FIRE PROTECTION SYSTEM BACKFLOW PREVENTER ASSEMBLY (COORDINATE WITH CIVIL ENGINEER). ALARMS ON MANUAL VALVES PROVIDED BY FIRE ALARM TAMPER SWITCHES AS PART OF ELECTRICAL FIRE ALARM WORK (REFER TO ELECTRICAL DRAWINGS).

H. MICROBIAL INDUCED CORROSION: MIC CORROSION WAS NOT INVESTIGATED BUT NEEDS TO BE BY THE SPRINKLER CONTRACTOR AND VERIFY WITH AHJ.

I. BACKFLOW PREVENTION AND METERING: REFER TO CIVIL ENGINEER'S DRAWINGS.

GENERAL PROJECT NOTES

GENERAL
1. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE ADD LOCAL CODES. THIS IS TO INCLUDE:
- FLORIDA BUILDING CODE-BUILDING, 8th EDITION (2023)
- FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023)
- APPLICABLE NFPA CODES, EDITIONS AS REFERRED TO IN FLORIDA BUILDING CODES
- NFPA 3, 2015 RECOMMENDED PRACTICE FOR COMMISSIONING OF FIRE PROTECTION AND LIFE SAFETY SYSTEMS
- NATIONAL ELECTRICAL CODE (NFPA 70) - EDITIONS AS REFERENCED BY FLORIDA BUILDING CODES
- NFPA 72 NATIONAL ALARM FIRE CODE - EDITIONS AS REFERENCED BY FLORIDA BUILDING CODES
- AUTHORITY HAVING JURISDICTION, INCLUDING ADDS/MOVES/CHANGES AS DIRECTED

2. OWNER'S INSURANCE CARRIER GUIDELINES

3. ALL ELECTRICAL EQUIPMENT SHALL BE UL CLASSIFIED OR LISTED.

4. THE FIRE PROTECTION CONTRACTOR REFERRED TO HEREAFTER, AS THE "CONTRACTOR" SHALL PROVIDE COMPLETE FIRE PROTECTION SYSTEMS AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.

5. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED TO COMMENCE AND COMPLETE ELECTRICAL WORK.

6. CONTRACTOR SHALL CONDUCT A THROUGH SITE INSPECTION TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND ALL ASPECTS OF HIS SCOPE OF WORK. SUCH AN INSPECTION SHALL BE CONDUCTED PRIOR TO SUBMITTING A BID.

7. THIS CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. IF DISCREPANCIES OCCUR BETWEEN THESE DOCUMENTS AND EXISTING, THE CONTRACTOR SHALL REPORT SAID DISCREPANCY TO THE OWNER AND/OR ENGINEER FOR EXPEDITING AND RESOLUTION. CONTINUATION OF WORK BEFORE RESOLUTION IS GIVEN SHALL BE AT THE CONTRACTORS RISK.

8. THE CONTRACTOR SHALL PROVIDE, DROP CLOTH, RUBBER MATS AND, PLYWOOD COVERS FOR OWNERS EQUIPMENT SUSCEPTIBLE TO DAMAGE DURING CONSTRUCTION. VERIFY SPECIFIC LOCATIONS WITH OWNER'S REPRESENTATIVE.

9. ALL WORK SHALL BE PERFORMED DURING PERIODS ACCEPTABLE TO THE OWNER. SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING.

10. ALL ACTIVITIES ASSOCIATED WITH CONSTRUCTION OF THIS FACILITY SHALL COMPLY WITH OSHA GUIDELINES.

11. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND DEBRIS CAUSED BY PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT.

12. USE OF THE OWNER'S BUILDING CORRIDORS FOR HANDLING AND TRANSPORT OF MATERIALS SHALL BE AT THE DIRECTION OF THE OWNER AND SHALL BE COORDINATED WITH HIS OPERATIONS.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF HIS OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR THE PROTECTION OF PROPERTIES AGAINST FIRE, THEFT AND ENVIRONMENTAL CONDITIONS.

14. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. CONFLICTS SHALL BE RESOLVED PRIOR TO EXECUTION OF WORK.

15. EACH CONTRACTOR SHALL PROVIDE OPENINGS THROUGH THE CONSTRUCTION AND SLEEVES AS REQUIRED FOR HIS WORK. ANY PIPING OR CONDUIT PASSING THROUGH MASONRY OR CONCRETE WALLS OR FLOORS SHALL BE PROVIDED WITH SLEEVES AS PER SPECIFICATIONS. FILL THE ANNULAR VOIDS AS PER THE SPECIFICATIONS.

16. IT IS THE INTENTION OF THE DRAWINGS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT INDICATED ON THE DRAWINGS OR ANY INCIDENTAL ACCESSORIES REQUIRED TO MAKE THE WORK COMPLETE TO ALL RESPECTS AND READY FOR OPERATION SHALL BE FURNISHED, DELIVERED AND INSTALLED WITHOUT ADDITIONAL EXPENSE OR TIME TO THE PROJECT.

17. IF THIS CONTRACTOR INSTALLS HIS WORK BEFORE COORDINATION WITH OTHER TRADES OR THE OWNER SO AS TO CAUSE INTERFERENCE WITH THE WORK OF OTHER TRADES, HE SHALL MAKE ALL NECESSARY CHANGES IN HIS WORK & CORRECT THE CONDITION WITHOUT EXTRA CHARGE OR SCHEDULE EXTENSION.

18. EXISTING MATERIALS THAT ARE REMOVED SHALL NOT BE REUSED IN NEW SYSTEMS, EXCEPT WHERE INDICATED AS BEING RELOCATED. ALL ABANDONED PIPE AND EQUIPMENT SHALL BE REMOVED UNLESS OTHERWISE INDICATED.

19. NO PIPING, EQUIPMENT, ETC. SHALL BE REMOVED, DISCONNECTED OR SHUT DOWN WITHOUT PRIOR REVIEW WITH THE OWNER AND/OR ENGINEER TO CONFIRM THAT AREAS TO REMAIN IN OPERATION WILL NOT BE AFFECTED. IF ANY AREAS NOT WITHIN THE SCOPE OF WORK ARE AFFECTED BY ANY SHUTDOWN, REMOVAL OR DISCONNECTION, SUFFICIENT ADVANCE NOTICE MUST BE GIVEN TO THE OWNER INDICATING WHICH AREAS WILL BE AFFECTED, WHEN THE PROPOSED SHUTDOWN WILL OCCUR, AND FOR HOW LONG A PERIOD OF TIME. ALL ITEMS REMOVED SHALL BECOME PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF AS PER THE OWNER'S INSTRUCTIONS, UNLESS INDICATED OTHERWISE.

20. IF CONTRACTOR ENCOUNTERS WHAT APPEARS TO BE A HAZARDOUS OR QUESTIONABLE MATERIAL, HE SHALL DISCONTINUE WORK IMMEDIATELY AND CONTACT THE OWNERS REPRESENTATIVE.

DEFINITIONS
1. APPROVED EQUAL: EQUAL IN QUALITY, FEATURES, AND PERFORMANCE AS DETERMINED BY THE DESIGN PROFESSIONAL AND OWNER. EQUALS ARE NOT CONSIDERED APPROVED UNLESS ACKNOWLEDGED IN WRITING BY THE ENGINEER.

2. FURNISH: UNLESS OTHERWISE NOTED, TO SUPPLY AND DELIVER TO JOB SITE READY FOR INSTALLATION.

3. INSTALL: TO SET IN PLACE FOR USE OR SERVICE. INSTALLATION SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TESTING, AND MISCELLANEOUS APPURTENANCES REQUIRED TO UNCRATE, ASSEMBLE, INSTALL AND PLACE INTO SATISFACTORY OPERATION.

4. PROVIDE: TO FURNISH AND INSTALL COMPLETE AND READY FOR USE.

5. "LISTED AND LABELED": AS DEFINED BY ARTICLE 100 AND 110.3 OF THE NATIONAL ELECTRICAL CODE. UNLESS OTHERWISE NOTED, UNDERWRITER'S LABORATORIES SHALL BE THE ONLY APPROVED INDEPENDENT TESTING AGENCY.

QUALITY
1. WORKMANSHIP SHALL BE HIGH QUALITY AND FOLLOW INDUSTRY STANDARDS. SUBSTANDARD WORK WILL BE REJECTED AND REPLACED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REWORK TO RECTIFY SUBSTANDARD WORK. QUALITY OF WORK SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE AND/OR ENGINEER OF RECORD.

2. TAKE PRECAUTION AGAINST DAMAGE TO ANY EXISTING UTILITIES, FURNISHINGS AND CONSTRUCTION NOT INCLUDED WITHIN THE SCOPE OF THIS WORK. ANY DAMAGE CAUSED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED AT HIS EXPENSE COMPLETE AND TO THE SATISFACTION OF THE OWNER.

3. MAINTAIN THE INTEGRITY OF ALL EXISTING SYSTEMS. PRIOR TO CONNECTING NEW WORK TO ANY EXISTING SYSTEM, CONFIRM SYSTEM IDENTIFICATION AND DIRECTION OF FLOW. VERIFY THAT EXISTING PIPING IDENTIFICATION LABELS ARE CORRECT, AND PROVIDE ALL INSTALLATION REQUIREMENTS FOR PROPER CONNECTION TO THE EXISTING SYSTEMS.

4. ALL EQUIPMENT AND MATERIAL SHALL BE LISTED FOR ITS INTENDED APPLICATION. LISTING SHALL BE PROVIDED BY AN INDEPENDENT TESTING COMPANY SUCH AS UNDERWRITERS LABORATORIES.

5. PROVIDE SPRINKLER HEADS OVER AND UNDER ALL DUCTWORK 48" AND GREATER IN WIDTH.

6. PROVIDE TAMPER SWITCHES FOR ALL OS & Y GATE VALVES & POST INDICATOR AND ZONE VALVES. PROVIDE FLOW SWITCH FOR EACH SPRINKLER ZONE.

7. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT ROOM LAYOUTS, ROOM DIMENSIONS, CEILING HEIGHTS, BUILDING CONSTRUCTION, AND ALL OTHER ARCHITECTURAL AND ALL OTHER ARCHITECTURAL AND STRUCTURAL DETAILS IMPACTING DESIGN.

8. PROVIDE TEST VALVES FOR EACH SPRINKLER ZONE.

9. DO NOT RUN PIPING OVER ANY ELECTRICAL EQUIPMENT.

GUARANTEE
1. CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL RECTIFY ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND PAY FOR DAMAGE CAUSED BY FAILURE AND REWORK. THE OWNER WILL GIVE NOTICE OF DEFECTS WITH REASONABLE PROMPTNESS AFTER DISCOVERY. THE CONTRACTOR SHALL START REWORK WITHIN TEN (10) WORKING DAYS OF NOTIFICATION AND COMPLETE REPAIRS IN A TIMELY MANNER.

HAZARD LEGEND:

- EXISTING
- LIGHT HAZARD
- ORDINARY HAZARD GROUP 1
- ORDINARY HAZARD GROUP 2
- EXTRA HAZARD GROUP 1

HAZARD CLASSIFICATION PARAMETERS

AREA DESIGNATION	RISER MARK	DENSITY (GPM/SQ.FT)	AREA OF SPRINKLER OPERATION (SQ.FT.)	HOSE STREAM ALLOWANCE (GPM)	HAZARD CLASSIFICATION		MAXIMUM COVERAGE PER SPRINKLER (SQ.FT.)	SPRINKLER REQUIREMENTS			COMMENTS
								TYPE	TEMPERATURE RATING (°F)	FINISH	
1-1	1	0.10	1,500	100	LH	LIGHT HAZARD	225	PENDENT	135-170		
1-2	1	0.10	1,500	100	LH	LIGHT HAZARD	225	PENDENT	135-170		
1-3	1	0.10	1,500	100	LH	LIGHT HAZARD	225	PENDENT	135-170		4,5
1-4	1	0.10	1,500	100	LH	LIGHT HAZARD	225	PENDENT	135-170		4,5
1-5	1	0.20	1,500	250	OH 2	ORDINARY HAZARD GROUP 2	130	PENDENT	135-170		
1-6	1	0.15	1,500	250	OH 1	ORDINARY HAZARD GROUP 1	130	UPRIGHT	135-170		6
1-7	1	0.15	1,500	250	OH 1	ORDINARY HAZARD GROUP 1	130	PENDENT	135-170		
1-8	1	0.15	1,500	250	OH 1	ORDINARY HAZARD GROUP 1	130	PENDENT	135-170		
1-9	1	0.15	1,500	250	OH 1	ORDINARY HAZARD GROUP 1	130	PENDENT	135-170		

NOTES:
1. ALL SPRINKLERS SHALL BE FM APPROVED AND UL LISTED FOR HAZARD CLASSIFICATION SHOWN.
2. DENSITIES SHALL BE IN ACCORDANCE WITH NFPA 13 STANDARDS FOR HAZARD CLASSIFICATION SHOWN AND OWNER'S INSURANCE CARRIER'S (FM GLOBAL) REQUIREMENTS.
3. PROVIDE CONCEALED PENDANTS WITH WHITE ESCUTCHEONS.
4. COORDINATE SPRINKLERS CEILING FANS
5. SPRINKLERS ARE TO BE OUTDOOR RATED.
6. PROVIDE PROTECTIVE CAGES AROUND HEADS, COORDINATE FINAL LOCATIONS ABOVE AND BELOW DUCTWORK AS NEEDED.

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SPW	SPW	CDW	CDW

FIRE PROTECTION LEAD-IN SHEET

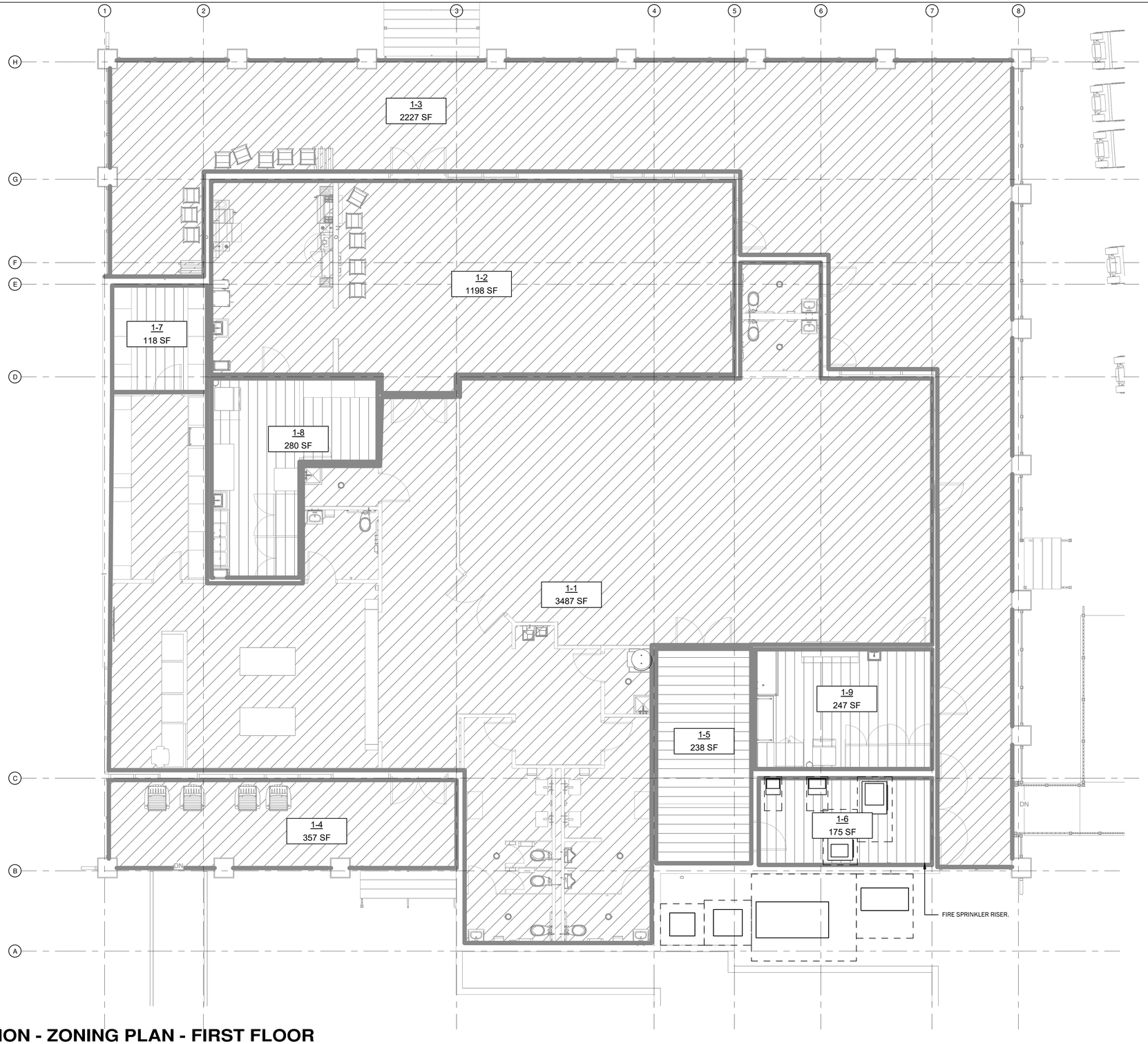
DESIGN DEVELOPMENT FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING — DIMENSIONS AND NOTES TAKE PREFERENCE

PHOENIX ENGINEERING GROUP
Mechanical • Electrical • Plumbing • Fire Protection
Process • Construction Administration
10012 N. Dale Mabry (813) 963.0888
Suite 310 (866) 335-0709
Tampa, FL 33618 www.phoenixengr.us
Engineering License No. 29858

OWNER REVIEW
NOT FOR CONSTRUCTION

PROJECT NO: 25041
SCALE: 12" = 1'-0"
DATE: 2/6/2025
DRAWING: FP0.01



GENERAL NOTES:

1. FOR PROJECT NOTES, LIST O SYMBOLS AND ABBREVIATIONS, REFER TO DRAWING FP0.01
2. REFER TO SPRINKLER SYSTEM DESIGN PARAMETERS SCHEDULE ON FP0.01.
3. COORDINATE NEW SPINKLERS WITH ALL BUILDING ELEMENTS, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.
4. PROVIDE UL RATED FIRESTOPPING AT ALL PIPE PENETRATIONS THROUGH FIREWALLS. COORDINATE FIRE RATING AND LOCATION WITH ARCHITECTURAL DRAWINGS. SECURE PIPE PRIOR TO FIRESTOPPING.
5.

- SHEET NOTES:

HAZARD LEGEND:

- EXISTING
- LIGHT HAZARD
- ORDINARY HAZARD GROUP 1
- ORDINARY HAZARD GROUP 2
- EXTRA HAZARD GROUP 1

A **FIRE PROTECTION - ZONING PLAN - FIRST FLOOR**

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

REVISIONS

No.	DATE	DESCRIPTION	BY

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SPW	SPW	CDW	CDW

FIRE PROTECTION PLAN - FIRST FLOOR

DESIGN DEVELOPMENT FOR

TARPON SPRINGS GOLF COURSE CLUBHOUSE

CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

PHOENIX ENGINEERING GROUP
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Process ◄ Construction Administration
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www.phoenixengineering.us
Engineering License No. 28858

OWNER REVIEW NOT FOR CONSTRUCTION

PROJECT NO: 25041

SCALE: As indicated

DATE: 2/6/2025

DRAWING: FP3.01

REMOVE ALL INVASIVE SPECIES FROM THIS AREA

ADD LANDSCAPE BUFFER AROUND EXISTING DUMSPTER WALL

REMOVE ALL INVASIVE SPECIES FROM THIS AREA

ONE STORY METAL BUILDING
FINISHED FLOOR ELEVATION = 20.13'

MULCH AREAS IN PARKING ISLANDS

ADD ENVIRONMENTAL PLANTINGS TO SWALE AREA TO INCLUDE RED MAPLE TREES, WAX MYRTLE 6' HT, AND FAKAHATCHEE GRASS

MULCH AREAS IN PARKING ISLANDS

ADD ZAMIA PLANTINGS UNDER SMALL TREES IN PARKING ISLANDS AS GREEN BUFFER

ADD BOTTELBRUSH TREE AND ZAMIA UNDER IN GREENSPACE ISLAND

SABAL PALMS

DIOON

DIOON

ADD LANDSCAPE SHRUBS IN PLANTER TO BUFFER COOLING UNITS

ADD PERIMETER HEDGE AND GROUNDCOVERS SURROUNDING NEW BUILDING

GRASS AREAS

DIOON

SABAL PALMS

SABAL PALMS

ADD LANDSCAPE AROUND PROPOSED STARTER KIOSK

MANAGERS VIEW

ADD SMALL CARISSA HEDGE AT TOP OF WALL FOR ERRANT BALLS

GRASS AREAS

GRASS AREAS

ADD WEEPING YAUPON TREES BETWEEN TEE AND BUILDING

ADD LANDSCAPE PLANTINGS INTO EXISTING SIGNAGE PLANTER - PLANTER HAS EXISTING IRRIGATI

ADD ZAMIA UNDER PROPOSED CANOPY TREES

PINELLAS AVENUE
ASPHALT PAVEMENT

BENCH MARK
TOP OF CONCRETE MONUMENT IN GRASS
ELEVATION = 28.40'

NORTH
0 10 20
Feet

DESIGN DEVELOPMENT PLANTING PLAN

PLANTING LEGEND

- CANOPY TREE (BOTTLEBRUSH)
- UNDERSTORY TREE (BUTTONWOOD)
- UNDERSTORY TREE (JAPANESE BLUEBERY)
- UNDERSTORY TREE (FLOWERING JATROPHA) OR DIOON
- ZAMIA (COONTIE)
- SIMPSON STOPPER HEDGE
- WILD COFFEE SHRUB
- INDIA HAWTHORNE HEDGE


RED MAPLE



SILVER BUTTONWOOD


JATROPHA



JAPANESE BLUEBERRY


WILD COFFEE


ZAMIA


INDIA HAWTHORNE


fAKAHATCHEE gRASS


DW OYSTER PLANT


WEEPING HOLLY


DWARF CARISSA


DIOON

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DESIGNED BY	JT		
DRAWN BY	JT		
CHECKED BY	BK		
APPROVED BY	JT		

SCHEMATICS PLANS FOR
TARPON SPRINGS GOLF COURSE CLUBHOUSE
CITY OF TARPON SPRINGS, FL

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

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TERRA TECTONICS
design group international, inc.

Certificate of Authorization No. 2648
15310 Amberly Dr, Suite 310 - Tampa, Florida 33647
Phone:813.265.3800 WWW.DRMP.COM

This item has been digitally signed and sealed by Landscape Architect Richard Perry using a Digital Signature. Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

Landscape Architect of Record, RLA
State of Florida #LA1123

PROJECT NO.:

SCALE: 1"=20'

DATE: 2-18-2026

DRAWING: DD-1

Stormwater Calculations for
Tarpon Springs Golf Course Clubhouse

Pinellas County, FL, 34689

Prepared for:
Southwest Florida Water Management District
&
The City of Tarpon Springs

Prepared by:

941 Lake Baldwin Lane • Orlando, FL 32814
(407) 896-0594

March 2026

DRMP Project Number: 301.2100790.017
Date: March 2026

Scott Garth, P.E.
Florida Registration Number: #54018

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1.0 INTRODUCTION

This project consists of improving approximately 0.8 acres of the Tarpon Springs Golf Course in Tarpon Springs, Pinellas County, Florida. The improvements include the construction of a new clubhouse and the addition of a new parking area in the location of the existing clubhouse. The improvements will also include permeable pavers for a portion of the proposed parking lot and a small dry retention area located downstream of the improvements.

The site location is shown in ***Appendix A – Figure 1***. According to the USDA Web Soil Survey for the site, the project is located in an area primarily consisting of Astatula soils and Urban land, 0 to 5 percent slopes. Please refer to the Geotechnical Report for additional information.

2.0 PRE-DEVELOPMENT CONDITIONS

The portion of the pond site is within Flood Zone "AE" which is an area with an established base flood elevation of 10 feet NAVD88. There are no identified wetlands onsite. In existing conditions, the site area contains a clubhouse, practice green, and open space between holes 1 and 9.

Existing Drainage: The existing site routes run off in two directions. The portion west of the parking lot and existing clubhouse sheet flows west until it ultimately reaches one of two existing ponds on the golf course. The eastern portion of the site consists of the existing clubhouse and parking lot and run off sheet flows north to a ditch on a property adjacent to the golf course. The whole site ultimately outfalls into the Whitcomb Bayou.

2.1 Pre-Development Curve Number

Table 1 – Pre-Development Conditions

Basin Name	Basin Area	Impervious	Pervious	Weighted Curve Number
Pre-Development Basin 1A	**2.01**	**1.57 AC (78%)**	**0.44 AC (22%)**	**85**
Pre-Development Basin 1B	**2.48***	**0.06 AC (2%)***	**2.42 (98%)***	**40**
Pre-B_SMF-N100	**7.7**	**	**	**39**
Pre-P-2 Bsn	**15.52**	**	**	**46**
Post-P-3 Bsn	**44.3**	**	**	**53**
Total	**69.52**	**1.63**	**2.86**	**-**

Notes: * = Basin is simulated in the model within the three existing basins B_SMF-N100, P-2 Bsn, and P-3 Bsn.

** = Total impervious and pervious areas within the project boundary are accounted for in Basin 1B.

Refer to Table 1 for cumulative Curve Numbers for each Pre-Development Basin Group. Please see ***Appendix B – Table 1*** for a full breakdown of each sub-basin Curve Number.

3.0 POST-DEVELOPMENT CONDITIONS

3.1 Post-Development Curve Number

Table 2 – Average Post-Development CN

Basin Name	Basin Area	Impervious	Pervious	Weighted Curve Number
Post-Development Basin 1A	**2.01**	**1.58 AC (78%)**	**0.43 AC (22%)**	**85**
Post-Development Basin 1B	**2.48**	**0.34 AC (13%)**	**2.13 AC (87%)**	**47**
Post-B_SMF-N100	**8.02**	*	*	**39**
Post-P-2 Bsn	**13.72**	*	*	**46**
Post-P-3 Bsn	**43.3**	*	*	**53**
Total	**69.52**	**1.92**	**2.56**	**-**

Notes: * = Total impervious and pervious areas within the project boundary are accounted for in Basin 1B.

Table 3 – Proposed Project Area Summary

Basin Name	New Impervious Area (ac)	Total Impervious Area (ac)	Total Pervious Area (ac)
Post-Development Basin 1A	**0.01**	**1.58**	**0.43**
Post-Development Basin 1B	**0.28**	**0.34**	**2.13**

Post-Development sub-basin areas are identical to the pre-development basins, except for their respective impervious areas. The above curve numbers are the average curve number throughout the entirety of each Post-Development Basin rounded to the nearest whole number. The sub-basin Curve Numbers utilized in ICPR modeling can be found in ***Appendix B – Table 2***.

4.0 TREATMENT REQUIREMEMT

Basins 1A and 1B

SWFWMD requires treatment that accomplishes the greater of the two nutrient reductions:

1. Post development ≤ Pre-development nutrient load
2. A specific reduction of post-development nutrient load (80% total phosphorus and 55% total nitrogen for the project site)

The specified removal of 80% for TP and 55% TN is greater and therefore is utilized for this project. Please see ***Appendix B – Table 3*** for detailed water quality calculations.

5.0 PROPOSED BMPS

The specified removal of TP and TN is proposed to be met be a combination of two BMPs, permeable pavement and dry retention. A BMP analysis was performed utilizing BMP Trains.

Permeable Pavement
The proposed improvements include implementing approximately 4210 SF (0.1 ac) of permeable pavement in the proposed parking stall, golf cart parking, and a portion of the proposed sidewalk where runoff from the parking lot sheet flows westward. The cross-section of the proposed permeable pavement consists of 3 1/8" of permeable pavement, 6" of #57 clean stone, and 18" of #2 clean stone. These depths were inputted into BMP Trains as the first proposed BMP for this project.

Dry Retention
The proposed improvements also include a dry retention basin located in the open space between holes 1 and 9. Refer to **Table 3** below for the basin's stage/storage table. As the runoff follows its existing drainage patterns of flow westward, the proposed dry retention basin will capture and retain a treatment volume of 0.19 ac-ft before spilling over an earthen weir and ultimately sheet flowing to one of the existing ponds on the golf course. This BMP was also added to the BMP Train Analysis and through the combination of permeable pavement and dry retention, 80% removal of both TP and TN was achieved. Refer to ***Appendix B*** for the BMP Trains inputs and ***Appendix C*** for the complete BMP Trains Analysis.

Table 4 – Pond Stage/Storage

Description	Elev. (ft)	Area (ac)	Total Vol. (ac-ft)	Total Vol. (cf)
Bottom	5.5	0.104	0.00	0.00
	6	0.117	0.06	2405.33
Spillover Elevation	7	0.147	0.19	8153.95
Low Top of Berm	7.6	0.164	0.23	9807.73

5.1 Pond Recovery

The pond recovery analysis was performed in StormWise version 4.08.01. It utilized an initial stage at the proposed pond berm (7 feet NAVD88) under saturated conditions. The simulation was allowed to percolate due to the well-drained Type A soil. Please refer to ***Appendix E*** for the recovery analysis. The recovery analysis was performed in accordance with the SWFWMD requirements.

6.0 SWFWMD STORM ANALYSIS

Pre- and Post- StormWise version 4.08.01 models were created to model the existing and proposed conditions during the mean annual, 5yr-24hr, 10yr-24hr, 25yr-24hr, 50yr-24hr, and 100yr-24hr storm events. The basis for these models was an existing WSP model provided in ICPR version 3.

6.1 Tailwater Conditions

The project discharges to Pond 3, where it flows via pipe into the west wetland, then flows south to north, eventually out falling into the Whitcomb Bayou, which is a tidally

influenced waterbody. The tailwater conditions were set to the mean highwater level established for Whitcomb/Tarpon Bayou (0.82 feet NAVD88), as per the existing WSP model. A Node-Link Diagram for this has been included in ***Appendix A – Figures 5 & 6***.

6.2 Peak Discharge

The pre- and post-development hydrographs and storm routings were simulated using the input parameters calculated above using StormWise version 4.08.01. The Pre- and Post-development peak discharge rates are shown below in **Table 5**. The Pre- and Post-development peak stages of the BMP are shown in **Table 6** See ***Appendix D*** for the complete ICPR input and results.

Table 5 – Pre- and Post-Development Discharge Rates (CFS)

Tailwater Node	MA, 24-Hr		5-Yr, 24-Hr		10-Yr, 24-Hr		25-Yr, 24-Hr		50-Yr, 24-Hr		100-Yr, 24-Hr	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
Alt-US 19	4.36	4.36	12.92	12.92	37.34	37.33	61.62	61.62	83.29	83.28	102.12	102.12
Bndy-North	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Wet-W	103.64	103.64	134.41	134.4	171.67	171.66	211.36	211.34	253.19	253.15	302.02	301.66
Total	**108.3**	**108.3**	**147.63**	**147.62**	**209.31**	**209.29**	**273.28**	**273.26**	**336.78**	**336.73**	**404.44**	**404.08**

Pre-Development and Post-Development peak discharge rates were **determined** by combining the maximum inflow rate at each of the tailwater nodes.

Table 6 – Post-Development BMP Stage (Basin 1B)

Storm Event	Post-Dev. (FT NAVD 88)
Mean Annual	6.29
5-Year / 24-Hour	7.01
10-Year / 24-Hour	7.02
25-Year / 24-Hour	7.06
50-Year / 24-Hour	7.10
100-Year / 24-Hour	7.14

7.0 WATER TABLE

7.1 Seasonal High Water Table

Initial Geotechnical investigation performed by Tierra. The borings were taken in October 2025 and did not encounter groundwater. The estimated seasonal high elevations were determined to be greater than 10 feet deep. Refer to the complete Tierra Geotechnical report and analysis for additional information.

Appendix A – Maps and Exhibits



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Suite 310, Tampa
Florida 33647
Phone: 813.265.9800
Fax: 1.833.811.3767

Tarpon Springs Golf Course - Clubhouse

Section 13; Township 27S; and Range 15E

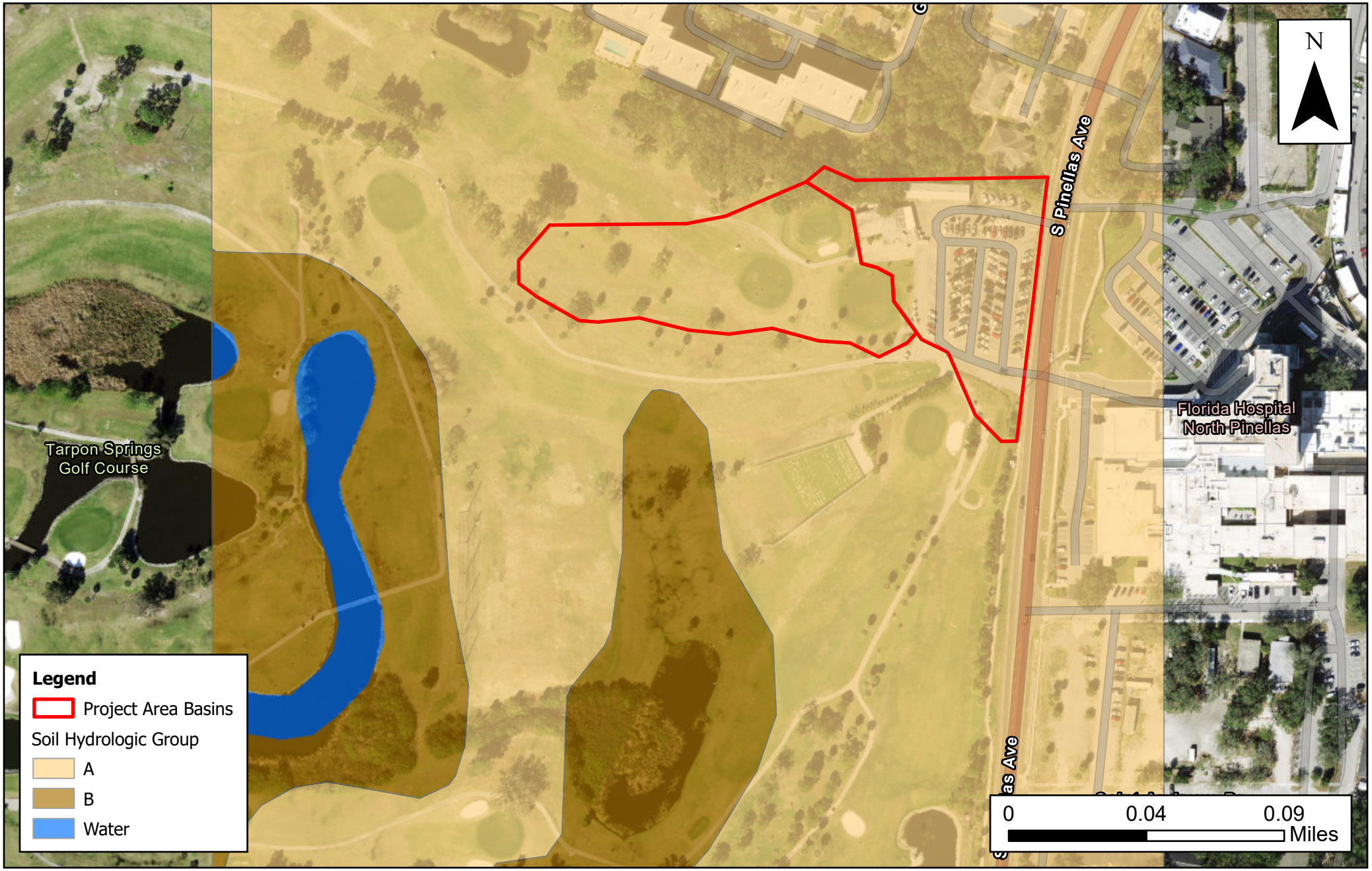
Pinellas County, FL

Location Map

Figure 1

DATE:	DRAWN BY:	PROJECT NUMBER:
February 2026	RJF	301.2100790.017

Date Source:
Imagery: ESRI 2023



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Florida 33647
Phone: 813.265.9800
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Tarpon Springs Golf Course - Clubhouse

Section 13; Township 27S; and Range 15E

Pinellas County, FL

Soils Map

Figure 2

DATE:	DRAWN BY:	PROJECT NUMBER:
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Date Source:
Imagery: ESRI 2023
Soils: USDA Web Soils Survey 2025



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Tarpon Springs Golf Course - Clubhouse

Section 13; Township 27S; and Range 15E

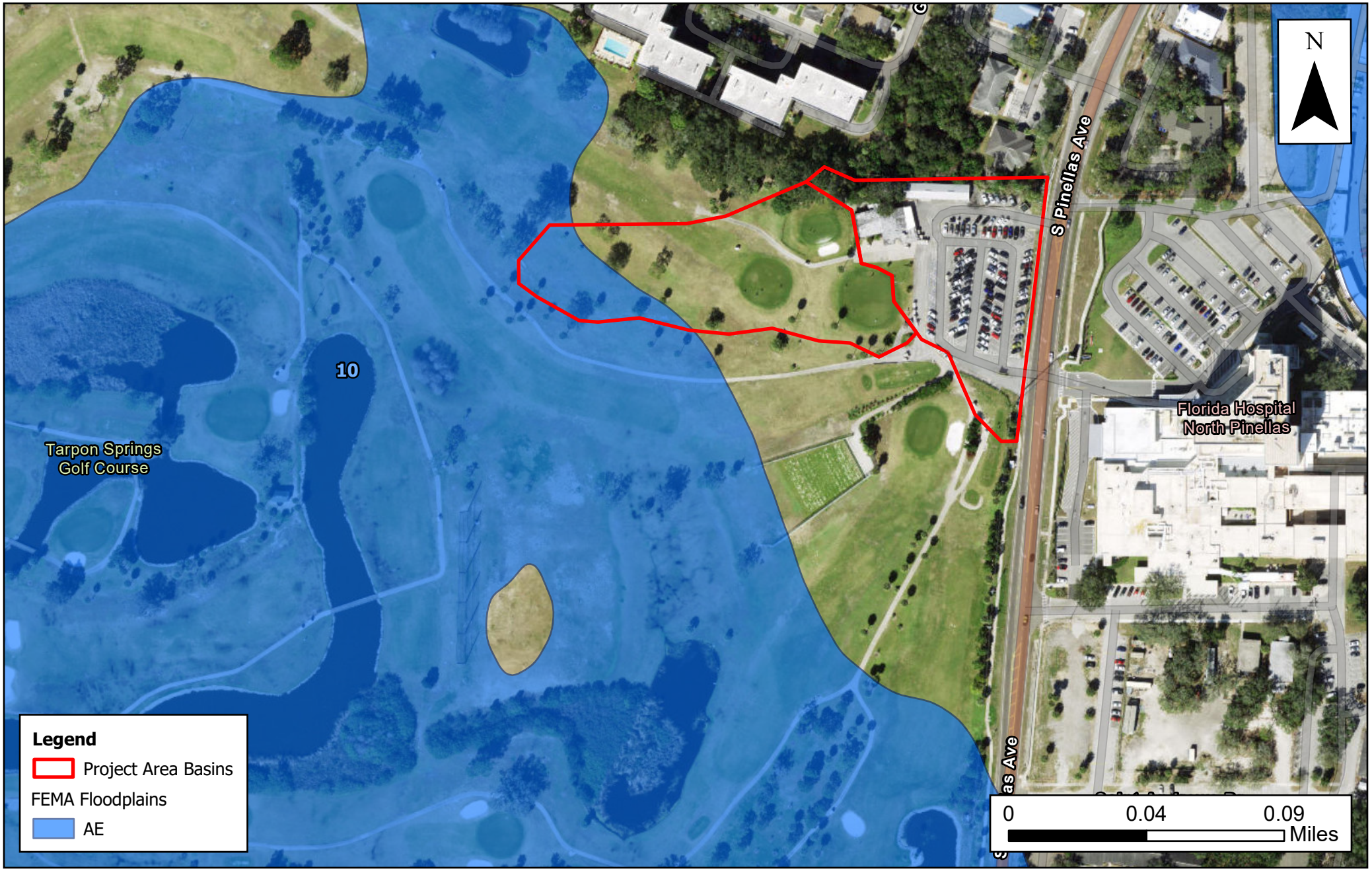
Pinellas County, FL

Land Use Map

Figure 3

DATE:	DRAWN BY:	PROJECT NUMBER:
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Date Source:
Imagery: ESRI 2023
Soils: USDA Web Soils Survey 2025



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Tarpon Springs Golf Course - Clubhouse

Section 13; Township 27S; and Range 15E

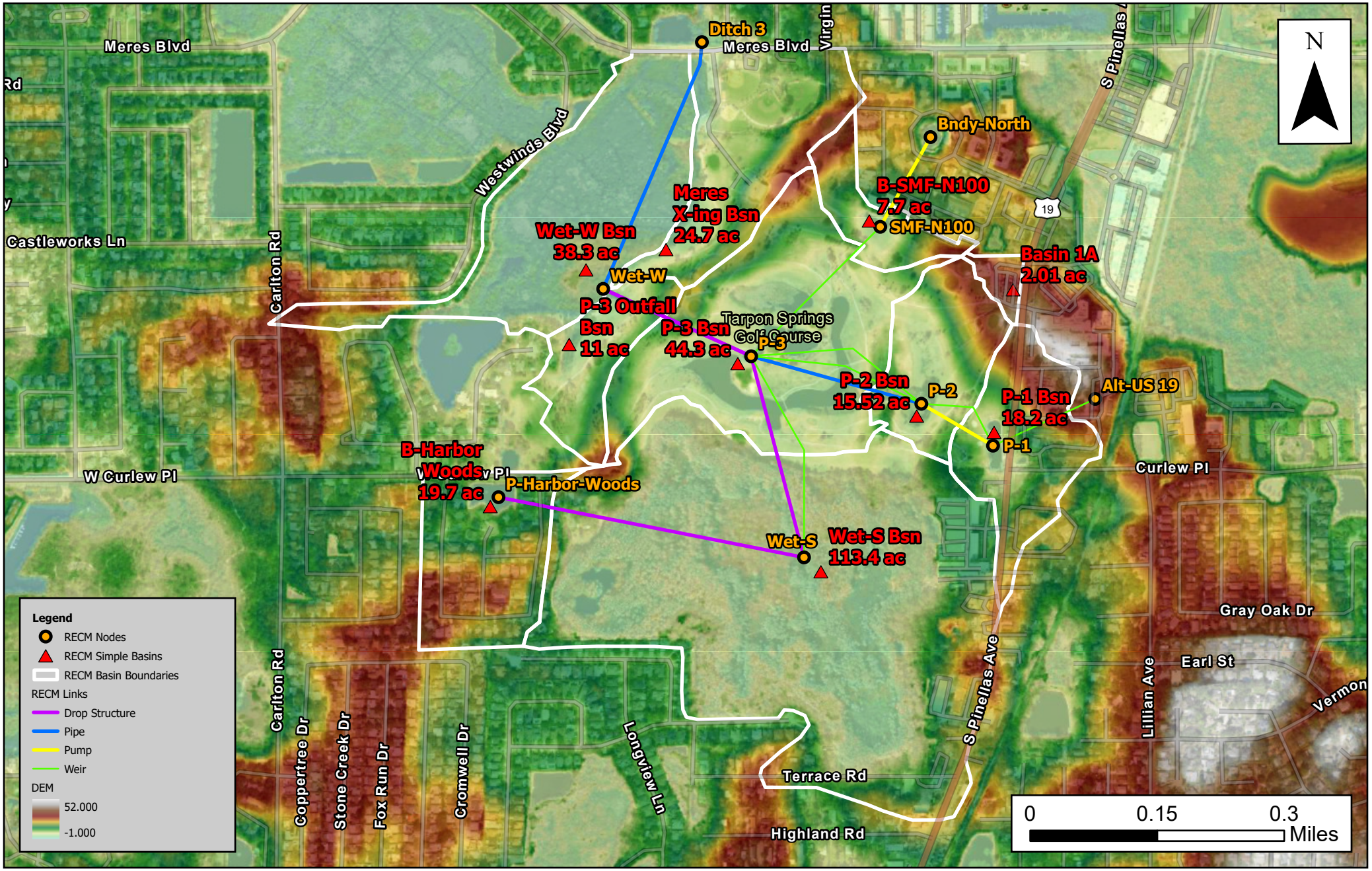
Pinellas County, FL

FEMA Floodplain Map

Figure 4

DATE:	DRAWN BY:	PROJECT NUMBER:
February 2026	RJF	301.2100790.017

Date Source:
Imagery: ESRI 2023
Soils: USDA Web Soils Survey 2025



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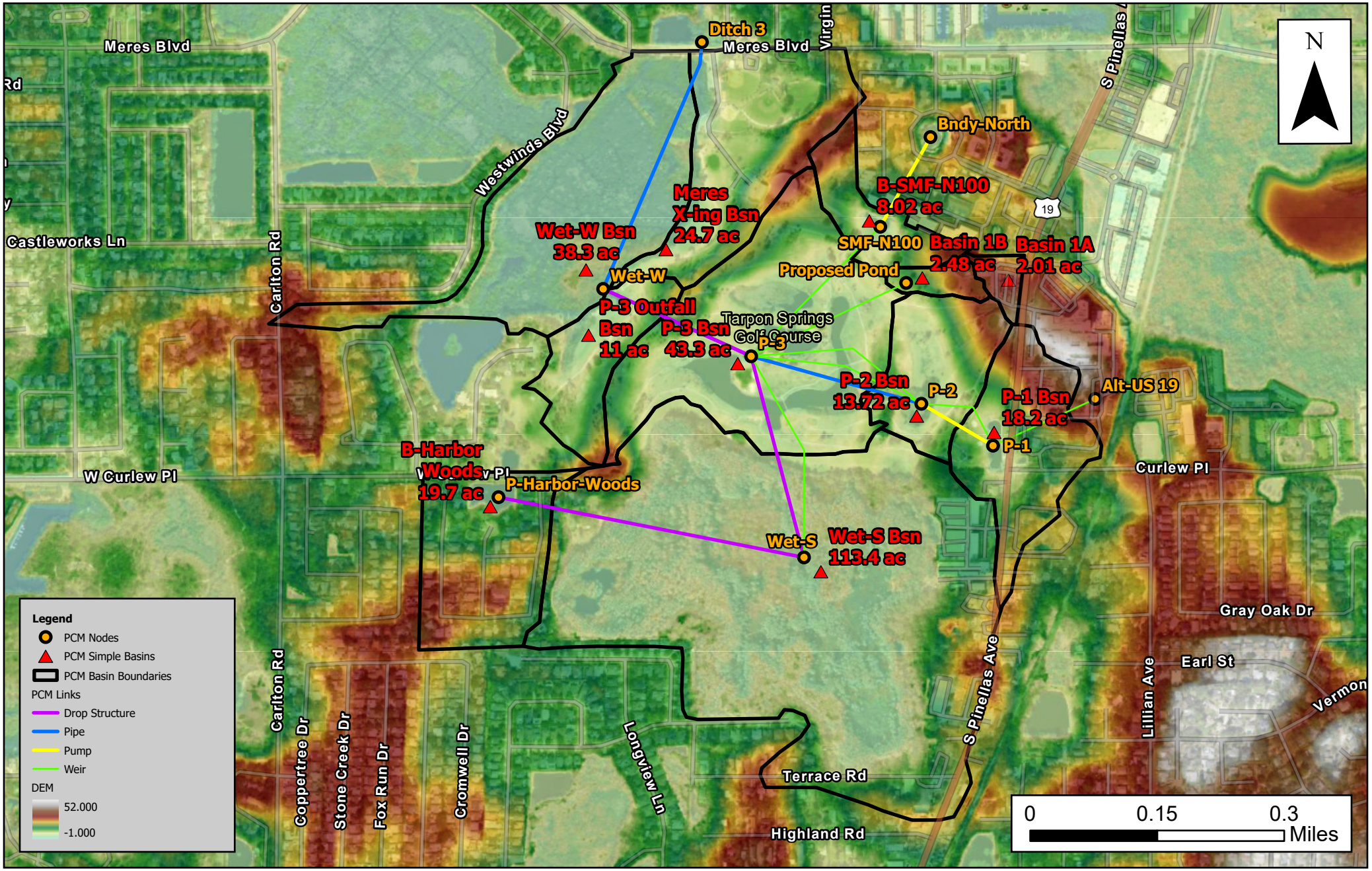
Pinellas County, FL

Revised Existing Conditions Map

Figure 5

DATE:	DRAWN BY:	PROJECT NUMBER:
March 2026	RJF	301.2100790.017

Date Source:
Imagery: ESRI 2023
DEM:



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Tarpon Springs Golf Course - Clubhouse

Section 13; Township 27S; and Range 15E

Pinellas County, FL

Proposed Conditions Map

Figure 6

DATE:	DRAWN BY:	PROJECT NUMBER:
March 2026	RJF	301.2100790.017

Date Source:
Imagery: ESRI 2023
DEM:

Appendix B – Calculations and Spreadsheets

Tarpon Springs Golf Course
Table 1 - Revised Existing Basin Calculations
DRMP Job #: 301.2100790.017
2/13/2026

Revised Existing Condition Information:

Basin Name	Total Area (SF)	Total Area (AC)	Total On-site Impervious Area (SF)	Pond Impervious Area (SF)	Semi-Impervious Area (SF)	Total Impervious Area (SF)	Total Impervious Area (AC)	Total Pervious Area (SF)	Total Pervious Area (AC)
Pre Sub Basin 1 (1A)	87,699	2.01	68,597	0	0	68,597	1.57	19,102	0.44
Pre Sub Basin 2 (1B)	107,973	2.48	2,459	0	0	2,459	0.06	105,514	2.42
TOTAL	**195,671**	**4.49**	**71,055**	**0**	**0**	**71,055**	**1.63**	**124,616**	**2.86**

Revised Existing Condition Curve Number (CN) From Existing Permit:

Curve Number		Curve Number	
Cover Type	Open Space, Hydrologic Soil Group A	**Cover Type**	Open Space, Hydrologic Soil Group B
Cover Description	Good Condition (Grass Cover > 75%)	**Cover Description**	Good Condition (Grass Cover > 75%)
Curve Number	39	**Curve Number**	61
Cover Description	Impervious (Include Surface Waters)	**Cover Description**	Impervious (Include Surface Waters)
Curve Number	98	**Curve Number**	98

Basin Name	Percent Impervious	Percent Pervious	Weighted CN (Pre-Development)
Pre Sub Basin 1 (1A)	78%	22%	85
Pre Sub Basin 2 (1B)	2%	98%	40

Existing Development Time of Concentration (Tc) Calculations:

	SHEET FLOW SLOPE	SHEET FLOW L	MAN	SHEET FLOW	SHALLOW CON FLOW SLOPE	SHALLOW CON FLOW L	P or U	SHALLOW CON FLOW	PIPE FLOW L	PIPE FLOW
BASIN	FT/FT	FT	n	Tt MIN	FT/FT	FT		Tt MIN	FT	MIN
1	0.0090	100	0.011	2.2	0.0080	75	U	0.4	25	1

Kinematic Wave Equation (Sheet Flow), Shallow Conc. Flow & Pipe Flow (SCS TR-55):

t = 0.93*L^0.6*n^0.6/I^0.4*s^0.3 + L/60*V + L/60*V
t = overland flow travel time (minutes)
L = overland flow length (ft.)
n = mannings roughness coefficient
I = rainfall intensity (4.50 in./hr.)
s = average slope (ft./ft.)
V = average velocity (3.50 ft./sec.)
60=conversion factor from seconds to minutes

Tarpon Springs Golf Course
Table 2 - Proposed Basin Calculations
DRMP Job #: 301.2100790.017
3/6/2026

Proposed Condition Information:

Basin Name	Total Area (SF)	Total Area (AC)	Total On-site Impervious Area (SF)	Pond Impervious Area (SF)	Semi-Impervious Area (SF)	Total Impervious Area (SF)	Total Impervious Area (AC)	Total Pervious Area (SF)	Total Pervious Area (AC)
Post Basin 1 (1A)	87,699	2.01	68,848	0	0	68,848	1.58	18,851	0.43
Post Basin 2 (1B)	107,973	2.48	15,008	0	0	15,008	0.34	92,965	2.13
TOTAL	**195,671**	**4.49**	**83,855**	**0**	**0**	**83,855**	**1.93**	**111,816**	**2.57**

Proposed Condition Curve Number (CN) From Existing Permit:

Curve Number	
Cover Type	Open Space, Hydrologic Soil Group A
Cover Description	Good Condition (Grass Cover > 75%)
Curve Number	39
Cover Description	Impervious (Include Surface Waters)
Curve Number	98

Basin Name	Percent Impervious	Percent Pervious	Weighted CN (Pre-Development)
Post Basin 1 (1A)	79%	21%	85
Post Basin 2 (1B)	14%	86%	47

Proposed Pond Stage Storage:

	Stage	Depth	Surface Area	Surface Area	Avg. Area	Incremental Volume	Total Volume	Total Volume
	ft	ft	sf	ac	ac	ac-ft	ac-ft	cf
	5.5	0	4510.57	0.104	0.00	0.00	0.00	0.00
	6	0.5	5110.73	0.117	0.11	0.06	0.06	2405.33
Spillover	7	1.5	6386.51	0.147	0.13	0.13	0.19	8153.95
TOB	7.6	2.1	7143.84	0.164	0.16	0.09	0.23	9807.73

Proposed Development Time of Concentration (Tc) Calculations:

	SHEET FLOW SLOPE	SHEET FLOW L	MAN	SHEET FLOW	SHALLOW CON SLOPE		SHALLOW CON FLOW L	P or U	SHALLOW CON FLOW	PIPE FLOW L	PIPE FLOW
BASIN	FT/FT	FT	n	Tt MIN	FT/FT		FT		Tt MIN	FT	MIN
1	0.0090	100	0.011	2.2	0.0080		75	U	0.4	25	1

Kinematic Wave Equation (Sheet Flow), Shallow Conc. Flow & Pipe Flow (SCS TR-55):

t = 0.93*L^0.6*n^0.6/I^0.4*s^0.3 + L/60*V + L/60*V
t = overland flow travel time (minutes)
L = overland flow length (ft.)
n = mannings roughness coefficient
I = rainfall intensity (4.50 in./hr.)
s = average slope (ft./ft.)
V = average velocity (3.50 ft./sec.)
60=conversion factor from seconds to minutes

***Tc of 10min was used (minimum)**

Tarpon Springs Golf Course
Table 3 - Water Quality Treatment Calculations
DRMP Job #: 301.2100790.017
2/13/2026

A.		Rainfall Characteristics			
	1	Meteorological Region:	Zone #	**4**	
	2	Avg. Annual Rainfal Depth:		**53**	**in**
B.		Pre-Development Annual Loading			
	1	Land Use Category		**Golf Course**	
	a.	EMCs			
		i. P =		**0.191**	**mg/L**
		ii. N =		**1.46**	**mg/L**
	b.	Hydr. Condition		**Good**	
	c.	Hyd. Soil Group		**A**	
	d.	Impervious Area		**1.63**	**ac**
	e.	Impervious CN		**98**	
	f.	DCIA		**1.445**	**ac**
	g.	DCIA %		**32.17**	**%**
	h.	Pervious Area		**2.86**	**ac**
	i.	Pervious CN		**39**	
	j.	Non-DCIA CN		**42.60**	
	2	Runoff Coeff (ROC)		**0.274**	
		RO AREA =		**4.49**	**ac**
	3	Annual Runoff Vol. (ac-ft/yr)			
	a.	RO Volume		**5.429**	**ac-ft/yr**
		(Area doesn't include Lake Imp Area)			
	4	Annual Mass Loading (kg/yr)			
	a.	RO Vol.* EMC (converted units)			*** EMC**
	b. i.	ROV * P EMC		**1.279**	**kg/yr**
	ii.	ROV * N EMC		**9.775**	**kg/yr**
C.		Post-Development Annual Loading			
	1	Land Use Category		**Golf Course**	
	a.	EMCs			
		i. P =		**0.191**	**mg/L**
		ii. N =		**1.46**	**mg/L**
	b.	Hydr. Condition		**Good**	
	c.	Hyd. Soil Group		**A**	
	d.	Impervious Area		**1.93**	**ac**
	e.	Impervious CN		**98**	
	f.	DCIA		**1.626**	**ac**
	g.	DCIA %		**36.21%**	**%**
	h.	Pervious Area		**2.57**	**ac**
	i.	Pervious CN		**39**	
	j.	Non-DCIA CN		**45.1**	
	2	Runoff Coeff (ROC)		**0.308**	
		RO AREA =		**4.49**	**ac**
	3	Annual Runoff Vol. (ac-ft/yr)			
	a.	RO Volume		**6.111**	**ac-ft/yr**
	4	Annual Mass Loading (kg/yr)			
	a.	Mass Loading * EMC			*** EMC**
	b. i.	ML * P EMC		**1.439**	**kg/yr**
	ii.	ML * N EMC		**11.002**	**kg/yr**
D.		Required Load Reduction			
	1	TP			
	a.	% Reduction		**80**	**%**
	b.	Pre/Post % Reduction			
		i.		**11.15**	**%**
	c.	Required Removal			
		i.		**1.151**	**kg/yr**
	2	TN			
	a.	% Reduction		**55**	**%**
	b.	Pre/Post % Reduction			
		i.		**11.15**	**%**
	c.	Required Removal			
		i.		**6.051**	**kg/yr**
	3	Required Reduction			
	a.	Net Improvement			
		TP		**11.15**	**%**
		TN		**11.15**	**%**
	b.	% Reduction			
		TP		**80**	**%**
		TN		**55**	**%**
	c.	Required (Greater)			
		TP		**80**	**%**
		TN		**55**	**%**

a. Repeat for multiple Land Uses

EMC Average for Golf Course		
	P	N
SFR	0.327	1.77
Parkland	0.055	1.15
	0.191	**1.46**

*Per BMP Trains Manual Golf Course is Average of Single Family Residential and Parkland

g. $DCIA\% = \frac{Imp.Area}{Total\ Area} * 100\%$

j. $NDCIA\ CN = \frac{(Perv.CN\ * Perv.\ Area) + (Imp.CN)(Imp.Area - DCIA)}{Pervious\ Area + (Imp.Area\ - DCIA)}$

2 Appendix N ERP AH Vol 1

a. $RO\ Vol. = Area * Avg\ Annual\ Rainfall * ROC * (\frac{1\ ft}{12\ in})$

a. $Mass\ Loading = RO\ Vol\ \left(\frac{ac-ft}{yr}\right) * EMC\ \left(\frac{mg}{l}\right) * \left(\frac{1kg}{10^6 mg}\right) * \left(43560\frac{sf}{ac}\right) * \left(7.48\frac{gal}{cf}\right) * (3.785\frac{L}{gal})$

$Mass\ Loading = EMC\left(\frac{mg}{L}\right) * [RO\ Vol\ (ac-ft) * \left(\frac{1kg}{10^6 mg}\right) * \left(43560\frac{sf}{ac}\right) * \left(7.48\frac{gal}{sf}\right) * \left(3.785\frac{L}{gal}\right)]$

g. $DCIA\% = \frac{Imp.Area}{Total\ Area} * 100\%$

j. $NDCIA\ CN = \frac{(Perv.CN\ * Perv.\ Area) + (Imp.CN)(Imp.Area - DCIA)}{Perv\ Area + (Imp.Area\ - DCIA)}$

2 Appendix N ERP AH Vol 1

a. $RO\ Vol. = Area * Avg\ Annual\ Rainfall * ROC * (\frac{1\ ft}{12\ in})$

a. $Mass\ Loading = RO\ Vol\ (ac-ft) * EMC\ \left(\frac{mg}{l}\right) * \left(\frac{1kg}{10^6 mg}\right) * \left(43560\frac{sf}{ac}\right) * \left(7.48\frac{gal}{sf}\right) * (3.785\frac{L}{gal})$

$Mass\ Loading * EMC = RO\ Vol\ (ac-ft) * \left(\frac{1kg}{10^6 mg}\right) * \left(43560\frac{sf}{ac}\right) * \left(7.48\frac{gal}{sf}\right) * (3.785\frac{L}{gal})$

i. $Pre\ v\ Post = [1 - \frac{Pre\ Dev\ Loading}{Post\ Dev\ Laoding}] * 100\%$

i. $Req\ Removal = \%\ Reduction\ * Annual\ Loading$

-87.8477

i. $Pre\ v\ Post = [1 - \frac{Pre\ Dev\ Loading}{Post\ Dev\ Laoding}] * 100\%$

i. $Req\ Removal = \%\ Reduction\ * Annual\ Loading$

Tarpon Springs Golf Course
Table 4 - BMP Trains Input
DRMP Job #: 301.2100790.017
2/13/2026

Permeable Pavement

Type	Sustainable Void %	Thickness (in)
Concrete Permeable Pavement	25%	3.13
#57 rock (non-calcareous)	21%	6
#2 Clean stone	30%	18

Surface Area (ac)	0.1
Storage (ac-ft)	0.06

storage is calculated within BMP Trains per parameters above

Retention Basin

Treatment Volume (cf)	8153.95
Catchment Area (sf)	195,671
Inches over Catchment	**0.50**

Appendix C – BMP Trains Analysis

Complete Report (not including cost) Ver 5.3.2

Project: Tarpon Springs
Date: 2/4/2026 10:27:17 AM

Site and Catchment Information

Analysis: Specified Removal Efficiency

Catchment Name	Project Area
Rainfall Zone	Florida Zone 4
Annual Mean Rainfall	53.00

Pre-Condition Landuse Information

Landuse	User Defined Values
Area (acres)	4.49
Rational Coefficient (0-1)	0.27
Non DCIA Curve Number	42.60
DCIA Percent (0-100)	32.17
Nitrogen EMC (mg/l)	1.460
Phosphorus EMC (mg/l)	0.191
Runoff Volume (ac-ft/yr)	5.427
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	9.769
Phosphorus Loading (kg/yr)	1.278

Post-Condition Landuse Information

Landuse	User Defined Values
Area (acres)	4.49
Rational Coefficient (0-1)	0.31
Non DCIA Curve Number	45.10
DCIA Percent (0-100)	36.21
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.460
Phosphorus EMC (mg/l)	0.191
Runoff Volume (ac-ft/yr)	6.108
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	10.995
Phosphorus Loading (kg/yr)	1.438

Catchment Number: 1 Name: Project Area

Project: Tarpon Springs
Date: 2/4/2026

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Pervious Pavement

Surface Area of Pavement (acres)	0.100
Treatment Volume (in over watershed)	0.166

Pavement Type	Thickness (in)	Storage (in)	Storage (ac-ft)
Concrete Permeable Pavement	3.13	0.783	0.007
#57 rock(non-calcareous)	6.00	1.260	0.011
User Defined(30)	18.00	5.400	0.045
Total		7.443	0.062

BMP in Series Number: 2
BMP Type: Retention

Retention Depth (in)	0.500
Retention Volume (ac-ft)	0.187

BMP in Series Number: 3
BMP Type: None

BMP in Series Number: 4
BMP Type: None

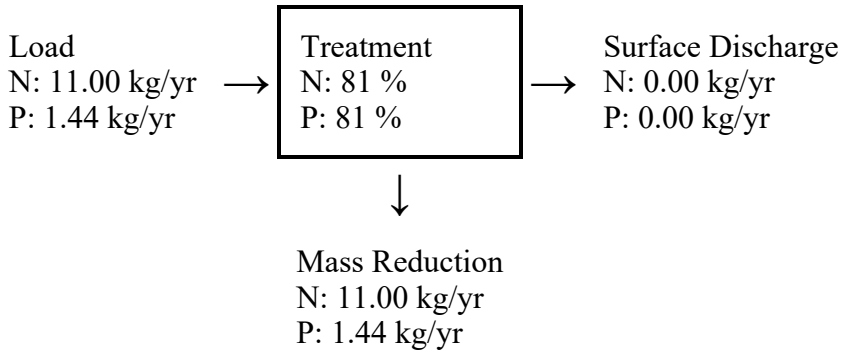
Watershed Characteristics

Catchment Area (acres)	4.49
Contributing Area (acres)	4.490
Non-DCIA Curve Number	45.10
DCIA Percent	36.21
Rainfall Zone	Florida Zone 4
Rainfall (in)	53.00

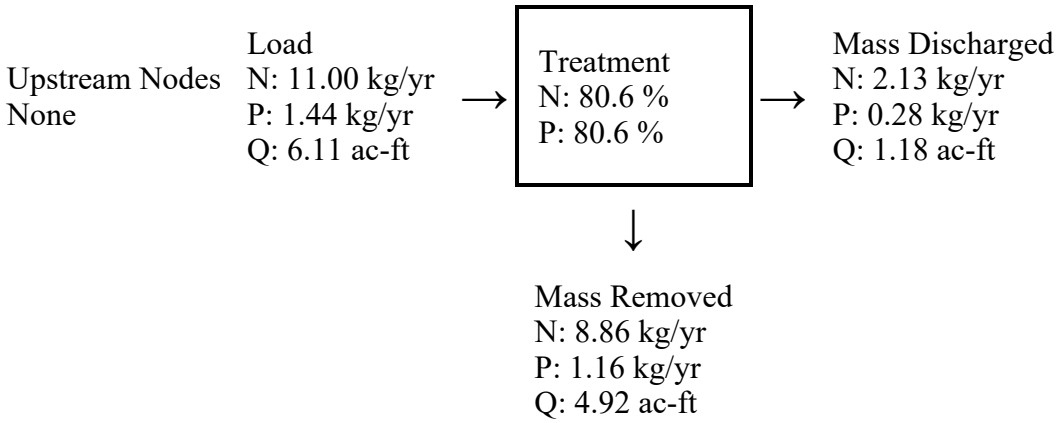
Surface Water Discharge

Required TN Treatment Efficiency (%)	55
Provided TN Treatment Efficiency (%)	81
Required TP Treatment Efficiency (%)	80
Provided TP Treatment Efficiency (%)	81

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Summary Treatment Report Version: 5.3.2

Project: Tarpon Springs

Analysis Type: Specified Removal Efficiency

Date:2/4/2026

BMP Types:

Catchment 1 - (Project Area)
Multiple BMP
Based on % removal values to the nearest percent

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	9.77 kg/yr	
Total N post load	11 kg/yr	
Target N load reduction	55 %	
Target N discharge load	4.95 kg/yr	
Percent N load reduction	81 %	
Provided N discharge load	2.13 kg/yr	4.7 lb/yr
Provided N load removed	8.86 kg/yr	19.54 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	1.278 kg/yr	
Total P post load	1.438 kg/yr	
Target P load reduction	80 %	
Target P discharge load	.288 kg/yr	
Percent P load reduction	81 %	
Provided P discharge load	.279 kg/yr	.61 lb/yr
Provided P load removed	1.16 kg/yr	2.557 lb/yr

Appendix D – StormWise Inputs and Results

Simple Basin: B-Harbor Woods

Scenario:	RECM
Node:	P-Harbor-Woods
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	22.3000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh256
Peaking Factor:	256.0
Area:	19.9700 ac
Curve Number:	64.4
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Basin data per permitted calculations

Simple Basin: B-SMF-N100

Scenario:	RECM
Node:	SMF-N100
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh256
Peaking Factor:	256.0
Area:	7.7000 ac
Curve Number:	39.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Basin 1A

Scenario:	RECM
Node:	Alt-US 19
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number

Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.0100 ac
Curve Number:	85.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Added for parking lot.

Simple Basin: Meres X-ing Bsn

Scenario:	RECM
Node:	Wet-W
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	47.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh323
Peaking Factor:	323.0
Area:	20.3000 ac
Curve Number:	39.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: P-1 Bsn

Scenario:	RECM
Node:	P-1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh323
Peaking Factor:	323.0

Area:	18.2000 ac
Curve Number:	77.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: P-2 Bsn

Scenario:	RECM
Node:	P-2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.1100 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh323
Peaking Factor:	323.0
Area:	15.5200 ac
Curve Number:	46.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Revised basin area due to addition of parking lot basin (Original Area: 15.6 ac).

Simple Basin: P-3 Bsn

Scenario:	RECM
Node:	P-3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	17.7000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh323
Peaking Factor:	323.0
Area:	44.3000 ac
Curve Number:	53.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: P-3 Outfall Bsn

Scenario:	RECM
Node:	Wet-W
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	21.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh323
Peaking Factor:	323.0
Area:	11.0000 ac
Curve Number:	39.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Wet-S Bsn

Scenario:	RECM
Node:	Wet-S
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh256
Peaking Factor:	256.0
Area:	113.4000 ac
Curve Number:	90.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Wet-W Bsn

Scenario:	RECM
Node:	Wet-W
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh256
Peaking Factor:	256.0
Area:	38.3000 ac
Curve Number:	95.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Alt-US 19

Scenario:	RECM
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	5.20 ft
Warning Stage:	6.00 ft
Alert Stage:	0.00 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.20
0	0	0	999.0000	5.20

Comment: Off-site Alt-US 19

Node: Bndy-North

Scenario:	RECM
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	0.00 ft
Warning Stage:	0.00 ft
Alert Stage:	0.00 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.00
0	0	0	999.0000	0.00

Comment:

Node: Ditch 3

Scenario: RECM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 0.79 ft
Warning Stage: 4.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
-1.70	0.0100	436
4.00	0.0100	436

Comment:

Node: P-1

Scenario: RECM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.00 ft
Warning Stage: 5.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	0.5700	24829
4.00	0.6400	27878
5.00	0.7700	33541
6.00	1.3000	56628
7.00	2.0000	87120

Comment: Alt. US-19 low EOP eleveation = 5.25
Pumped System - Initial Stage per Stantec survey

Node: P-2

Scenario: RECM
Type: Stage/Area
Base Flow: 0.00 cfs

Initial Stage: 2.50 ft
Warning Stage: 4.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	0.7200	31363
3.00	1.1200	48787
4.00	2.3700	103237
5.00	4.4400	193406

Comment: Initial Stage set at Pond-3 oufall weir elevation

Node: P-3

Scenario: RECM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.50 ft
Warning Stage: 3.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	6.4100	279220
3.00	7.5000	326700
4.00	14.5500	633798

Comment: Initial Stage set at oufall weir elevation
13th Fairway cart pad floods at El = 2.7

Node: P-Harbor-Woods

Scenario: RECM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 5.70 ft
Warning Stage: 6.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
4.20	1.0500	45738
4.70	1.0900	47480
5.20	1.1300	49223
5.70	1.1700	50965
6.20	1.2100	52708
7.00	1.5000	65340

Comment: Per permitted plans

Initial Stage set at normal water/weir elevation

Node: SMF-N100

Scenario: RECM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.50 ft
Warning Stage: 3.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	0.1500	6534
3.00	0.1800	7841
4.00	0.5500	23958
5.00	0.9400	40946

Comment:

Node: Wet-S

Scenario: RECM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.43 ft
Warning Stage: 4.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	1.1000	47916
3.00	12.9000	561924
4.00	32.1000	1398276
5.00	64.8000	2822688
6.00	77.0000	3354120

Comment: Wetland seasonal high assumed to be at CS weir elevation = 3.43

Node: Wet-W

Scenario: RECM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 0.82 ft
Warning Stage: 3.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.00	10.0000	435600
1.00	20.0000	871200
2.00	25.4000	1106424
3.00	30.4000	1324224
4.00	36.0000	1568160

Comment:

Node: Whitcomb Bayou

Scenario: RECM
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.82 ft
Warning Stage: 1.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.82
0	0	0	999.0000	0.82

Comment:

Node: Whitcomb X-ing

Scenario: RECM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 0.82 ft
Warning Stage: 2.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
-2.39	0.0100	436
2.35	0.0100	436

Comment:

Channel Link: Ditch 3

Scenario: RECM
From Node: Ditch 3

Upstream
Invert: -1.70 ft
Manning's N: 0.0300

Downstream
Invert: -2.39 ft
Manning's N: 0.0300

		Geometry: Trapezoidal		Geometry: Trapezoidal	
To Node:	Whitcomb X-ing	Max Depth:	10000.70 ft	Max Depth:	10001.39 ft
Link Count:	1	Extrapolation:	Normal	Extrapolation:	Normal
Flow Direction:	Both	Bottom Width:	12.00 ft	Bottom Width:	12.00 ft
Damping:	0.0000 ft	Left Slope:	1.000 (h:v)	Left Slope:	1.000 (h:v)
Length:	823.00 ft	Right Slope:	1.000 (h:v)	Right Slope:	1.000 (h:v)
Contraction Coef:	0	Bottom Clip			
Expansion Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0	Op Table:		Op Table:	
Exit Loss Coef:	0	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0300	Manning's N:	0.0300
Bend Location:	0.00 dec	Top Clip			
Energy Switch:	Energy	Default:	0.00 ft	Default:	0.00 ft
		Op Table:		Op Table:	
		Ref Node:		Ref Node:	
		Manning's N:	0.0300	Manning's N:	0.0300

Comment:

Drop Structure Link: Habor Woods-CS		Upstream Pipe		Downstream Pipe	
Scenario:	RECM	Invert:	3.00 ft	Invert:	1.50 ft
From Node:	P-Harbor-Woods	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Wet-S	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	10	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0120	Manning's N:	0.0120
Length:	730.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0120	Manning's N:	0.0120
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Horizontal	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	6.75 ft	Op Table:	
Control Elevation:	6.75 ft	Ref Node:	
Max Depth:	3.08 ft	Discharge Coefficients	

Max Width:	4.08 ft
Fillet:	0.00 ft

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	5.70 ft
Control Elevation:	5.70 ft
Max Depth:	1.00 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: Meres X-ing

Scenario:	RECM
From Node:	Wet-W
To Node:	Ditch 3
Link Count:	3
Flow Direction:	Both
Damping:	0.0000 ft
Length:	88.00 ft
FHWA Code:	1
Entr Loss Coef:	1
Exit Loss Coef:	1
Bend Loss Coef:	0
Bend Location:	0.00 dec
Energy Switch:	Energy

Upstream

Invert:	-1.90 ft
Manning's N:	0.0120

Geometry: Circular

Max Depth:	4.50 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0120

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0120

Downstream

Invert:	-1.70 ft
Manning's N:	0.0120

Geometry: Circular

Max Depth:	4.50 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0120

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0120

Comment: Per permitted plans
Adjusted from NGVD to NAVD datum

Drop Structure Link: P-3 CS-Ex

Scenario:	RECM

Upstream Pipe

Invert:	0.86 ft

Downstream Pipe

Invert:	0.20 ft

From Node:	P-3	Manning's N:	0.0100	Manning's N:	0.0100
To Node:	Wet-W	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	10	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0100	Manning's N:	0.0100
Length:	535.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0100	Manning's N:	0.0100
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	2.52 ft	Ref Node:	
Control Elevation:	2.52 ft	Discharge Coefficients	
Max Depth:	0.42 ft	Weir Default:	3.200
Max Width:	1.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	3.00 ft	Ref Node:	
Control Elevation:	3.00 ft	Discharge Coefficients	
Max Depth:	2.00 ft	Weir Default:	3.200
Max Width:	3.08 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment: Existing P-3 Control Structure (Re-set C-DBI Inlet, Slip-lined 15" CMP)

Drop Structure Link: P-3 CS-Pr		Upstream Pipe		Downstream Pipe	
Scenario:	RECM	Invert:	-1.50 ft	Invert:	0.00 ft
From Node:	P-3	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Wet-W	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	10	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0120	Manning's N:	0.0120
Length:	535.00 ft	Top Clip			
FHWA Code:	2	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0120	Manning's N:	0.0120
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	3.00 ft	Ref Node:	
Control Elevation:	3.00 ft	Discharge Coefficients	
Max Depth:	3.00 ft	Weir Default:	3.200
Max Width:	4.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment: Proposed Control Structure and Outfall

Pipe Link: Pipe-2		Upstream		Downstream	
Scenario:	RECM	Invert:	1.00 ft	Invert:	-0.20 ft
From Node:	P-2	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	P-3	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	173.00 ft	Op Table:		Op Table:	
FHWA Code:	3	Ref Node:		Ref Node:	
Entr Loss Coef:	1	Manning's N:	0.0120	Manning's N:	0.0120

Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0120	Manning's N:	0.0120

Comment:

Rating Curve Link: Pump-1

Scenario: RECM
From Node: P-1
To Node: P-2
Link Count: 1
Flow Direction: Positive

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
Pump-1 Curve	4.63	P-1	3.00	P-1

Comment: Per American Eng. Model data

Rating Curve Link: PUMP-N100

Scenario: RECM
From Node: SMF-N100
To Node: Bndy-North
Link Count: 1
Flow Direction: Positive

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
PUMP-N100	3.00	SMF-N100	2.00	SMF-N100

Comment: Pump is activated manually - assumed operating points

Weir Link: W-1A

Scenario:	RECM	Bottom Clip	
From Node:	P-1	Default:	0.00 ft
To Node:	P-2	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Sharp Crested Vertical	Op Table:	
Geometry Type:	Irregular	Ref Node:	
Invert:	6.70 ft	Discharge Coefficients	
Control Elevation:	6.70 ft	Weir Default:	3.200
Cross Section:	xs-1-W	Weir Table:	
		Orifice Default:	0.600

Orifice Table:	

Comment: Overflow from Pond-1 to Pond-2

Weir Link: W-1B

Scenario:	RECM
From Node:	P-1
To Node:	Alt-US 19
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Paved Road Vertical
Geometry Type:	Trapezoidal
Invert:	6.00 ft
Control Elevation:	6.00 ft
Max Depth:	9999.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	30.00 ft
Left Slope:	120.000 (h:v)
Right Slope:	120.000 (h:v)

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.000
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment: Overflow at Alt-US 19

Weir Link: W-2A

Scenario:	RECM
From Node:	P-2
To Node:	P-3
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Irregular
Invert:	5.40 ft
Control Elevation:	5.40 ft
Cross Section:	XS-2A-W

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.000
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment: Pond-2 west overflow to Pond-3

Weir Link: W-2B

Scenario:	RECM
From Node:	P-2
To Node:	P-3

Bottom Clip	
Default:	0.00 ft
Op Table:	

Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Irregular
Invert:	5.30 ft
Control Elevation:	5.30 ft
Cross Section:	XS-2B-W

Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.000
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment: Pond-2 NW Overflow to Pond-3

Weir Link: W-3

Scenario:	RECM
From Node:	Wet-S
To Node:	P-3
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Irregular
Invert:	4.30 ft
Control Elevation:	4.30 ft
Cross Section:	XS-3-W

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.000
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment: Overflow from south wetland to Pond-3

Weir Link: W-SMF-N100

Scenario:	RECM
From Node:	SMF-N100
To Node:	P-3
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Trapezoidal
Invert:	5.50 ft
Control Elevation:	5.50 ft
Max Depth:	9999.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	20.00 ft
Left Slope:	30.000 (h:v)
Right Slope:	80.000 (h:v)

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.000
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Drop Structure Link: Wet-S CS		Upstream Pipe		Downstream Pipe	
Scenario:	RECM	Invert:	1.80 ft	Invert:	1.56 ft
From Node:	Wet-S	Manning's N:	0.0100	Manning's N:	0.0100
To Node:	P-3	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.83 ft	Max Depth:	0.83 ft
Pipe Flow Direction:	Positive	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	10	Op Table:		Op Table:	
Pipe Count:	2	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0100	Manning's N:	0.0100
Length:	240.00 ft	Top Clip			
FHWA Code:	2	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0100	Manning's N:	0.0100
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Positive	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	3.98 ft	Ref Node:	
Control Elevation:	3.98 ft	Discharge Coefficients	
Max Depth:	3.08 ft	Weir Default:	3.200
Max Width:	2.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Positive	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	3.47 ft	Ref Node:	
Control Elevation:	3.47 ft	Discharge Coefficients	
Max Depth:	0.50 ft		

Max Width:	2.00 ft
Fillet:	0.00 ft

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Positive
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	3.43 ft
Control Elevation:	3.43 ft
Max Depth:	0.50 ft
Max Width:	2.00 ft
Fillet:	0.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment: Existing Wetland Control Structure w/ average pipe invert elevations
(Per previous topo survey, to be updated by Stantec topo)

Pipe Link: Whitcomb X-ing

Scenario:	RECM
From Node:	Whitcomb X-ing
To Node:	Whitcomb Bayou
Link Count:	2
Flow Direction:	Both
Damping:	0.0000 ft
Length:	58.00 ft
FHWA Code:	1
Entr Loss Coef:	1
Exit Loss Coef:	1
Bend Loss Coef:	0
Bend Location:	0.00 dec
Energy Switch:	Energy

Upstream

Invert:	-2.39 ft
Manning's N:	0.0120

Geometry: Circular

Max Depth:	3.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0120

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0120

Downstream

Invert:	-3.05 ft
Manning's N:	0.0120

Geometry: Circular

Max Depth:	3.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0120

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0120

Comment: Per permitted plans
Elevations adjusted from NGVD to NAVD

Simulation: SW-Post-100Y

Scenario: RECM
Run Date/Time: 12/3/2025 3:32:19 PM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:

Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	Flmod
Edge Length Option:	Automatic	Rainfall Amount:	12.00 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	1 ft2	Min Node Srf Area (1D):	113 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: SW-Post-10Y

Scenario: RECM
Run Date/Time: 12/3/2025 3:33:09 PM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 1 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: Flmod
Rainfall Amount: 7.50 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 113 ft2
Energy Switch (1D): Energy

Comment:

Simulation: SW-Post-2.33Y

Scenario: RECM
Run Date/Time: 12/3/2025 3:34:04 PM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	FImod
Edge Length Option:	Automatic	Rainfall Amount:	4.70 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	1 ft2	Min Node Srf Area (1D):	113 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: SW-Post-25Y

Scenario:	RECM
Run Date/Time:	12/3/2025 3:34:53 PM
Program Version:	StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 1 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: Flmod
Rainfall Amount: 9.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 113 ft2
Energy Switch (1D): Energy

Comment:

Simulation: SW-Post-50Y

Scenario: RECM
Run Date/Time: 12/3/2025 3:35:41 PM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	Flmod
Edge Length Option:	Automatic	Rainfall Amount:	10.50 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	1 ft2	Min Node Srf Area (1D):	113 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: SW-Post-5Y

Scenario:	RECM
Run Date/Time:	12/3/2025 3:36:33 PM
Program Version:	StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 1 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: Flmod
Rainfall Amount: 6.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 113 ft2
Energy Switch (1D): Energy

Comment:

Simple Basin : Multi Item | (sim, name) : Runoff Summary [RECM]

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
SW-Post-100Y	B-Harbor Woods	70.33	12.1833	12.00	7.22	19.9700
SW-Post-100Y	B-SMF-N100	12.68	12.1333	12.00	3.21	7.7000
SW-Post-100Y	Basin 1A	13.57	12.0500	12.00	10.10	2.0100
SW-Post-100Y	Meres X-ing Bsn	21.73	12.5833	12.00	3.22	20.3000
SW-Post-100Y	P-1 Bsn	96.56	12.1333	12.00	9.06	18.2000
SW-Post-100Y	P-2 Bsn	43.52	12.1000	12.00	4.37	15.5200
SW-Post-100Y	P-3 Bsn	150.45	12.1333	12.00	5.49	44.3000
SW-Post-100Y	P-3 Outfall Bsn	17.93	12.2000	12.00	3.22	11.0000
SW-Post-100Y	Wet-S Bsn	676.30	12.1000	12.00	10.76	113.4000
SW-Post-100Y	Wet-W Bsn	273.31	12.0500	12.00	11.38	38.3000
SW-Post-10Y	B-Harbor Woods	32.58	12.2167	7.50	3.42	19.9700
SW-Post-10Y	B-SMF-N100	2.71	12.3333	7.50	0.95	7.7000
SW-Post-10Y	Basin 1A	7.91	12.0500	7.50	5.73	2.0100
SW-Post-10Y	Meres X-ing Bsn	4.67	12.7167	7.50	0.96	20.3000
SW-Post-10Y	P-1 Bsn	52.23	12.1500	7.50	4.83	18.2000
SW-Post-10Y	P-2 Bsn	13.16	12.1333	7.50	1.58	15.5200
SW-Post-10Y	P-3 Bsn	56.91	12.1500	7.50	2.25	44.3000
SW-Post-10Y	P-3 Outfall Bsn	3.83	12.3667	7.50	0.96	11.0000
SW-Post-10Y	Wet-S Bsn	407.40	12.1000	7.50	6.31	113.4000
SW-Post-10Y	Wet-W Bsn	169.10	12.0500	7.50	6.90	38.3000
SW-Post-2.33Y	B-Harbor Woods	12.32	12.2667	4.70	1.41	19.9700
SW-Post-2.33Y	B-SMF-N100	0.12	13.6000	4.70	0.14	7.7000
SW-Post-2.33Y	Basin 1A	4.36	12.0500	4.70	3.09	2.0100
SW-Post-2.33Y	Meres X-ing Bsn	0.30	14.8833	4.70	0.14	20.3000
SW-Post-2.33Y	P-1 Bsn	25.58	12.1500	4.70	2.38	18.2000
SW-Post-2.33Y	P-2 Bsn	1.92	12.3500	4.70	0.39	15.5200
SW-Post-2.33Y	P-3 Bsn	13.82	12.3000	4.70	0.73	44.3000
SW-Post-2.33Y	P-3 Outfall Bsn	0.17	13.6500	4.70	0.14	11.0000
SW-Post-2.33Y	Wet-S Bsn	237.39	12.1000	4.70	3.59	113.4000
SW-Post-2.33Y	Wet-W Bsn	103.63	12.0500	4.70	4.12	38.3000
SW-Post-25Y	B-Harbor Woods	44.73	12.2000	9.00	4.64	19.9700
SW-Post-25Y	B-SMF-N100	5.31	12.2833	9.00	1.60	7.7000
SW-Post-25Y	Basin 1A	9.81	12.0500	9.00	7.17	2.0100
SW-Post-25Y	Meres X-ing Bsn	9.29	12.6333	9.00	1.61	20.3000
SW-Post-25Y	P-1 Bsn	66.95	12.1333	9.00	6.21	18.2000
SW-Post-25Y	P-2 Bsn	22.26	12.1167	9.00	2.41	15.5200
SW-Post-25Y	P-3 Bsn	85.97	12.1333	9.00	3.25	44.3000
SW-Post-25Y	P-3 Outfall Bsn	7.59	12.3000	9.00	1.61	11.0000
SW-Post-25Y	Wet-S Bsn	497.51	12.1000	9.00	7.79	113.4000
SW-Post-25Y	Wet-W Bsn	203.92	12.0500	9.00	8.39	38.3000
SW-Post-50Y	B-Harbor Woods	57.38	12.2000	10.50	5.91	19.9700
SW-Post-50Y	B-SMF-N100	8.69	12.1500	10.50	2.36	7.7000
SW-Post-50Y	Basin 1A	11.69	12.0500	10.50	8.63	2.0100
SW-Post-50Y	Meres X-ing Bsn	15.05	12.6000	10.50	2.37	20.3000
SW-Post-50Y	P-1 Bsn	81.75	12.1333	10.50	7.63	18.2000
SW-Post-50Y	P-2 Bsn	32.46	12.1167	10.50	3.35	15.5200
SW-Post-50Y	P-3 Bsn	117.38	12.1333	10.50	4.34	44.3000

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
SW-Post-50Y	P-3 Outfall Bsn	12.36	12.2333	10.50	2.37	11.0000
SW-Post-50Y	Wet-S Bsn	587.11	12.1000	10.50	9.27	113.4000
SW-Post-50Y	Wet-W Bsn	238.65	12.0500	10.50	9.88	38.3000
SW-Post-5Y	B-Harbor Woods	21.19	12.2333	6.00	2.29	19.9700
SW-Post-5Y	B-SMF-N100	0.84	12.3833	6.00	0.45	7.7000
SW-Post-5Y	Basin 1A	6.01	12.0500	6.00	4.30	2.0100
SW-Post-5Y	Meres X-ing Bsn	1.52	12.9000	6.00	0.45	20.3000
SW-Post-5Y	P-1 Bsn	37.75	12.1500	6.00	3.49	18.2000
SW-Post-5Y	P-2 Bsn	5.91	12.3000	6.00	0.87	15.5200
SW-Post-5Y	P-3 Bsn	31.32	12.1667	6.00	1.37	44.3000
SW-Post-5Y	P-3 Outfall Bsn	1.20	12.4667	6.00	0.45	11.0000
SW-Post-5Y	Wet-S Bsn	316.64	12.1000	6.00	4.84	113.4000
SW-Post-5Y	Wet-W Bsn	134.13	12.0500	6.00	5.41	38.3000

Node Max Conditions : Multi Item | (sim, name) [RECM]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
SW-Post-100Y	Alt-US 19	6.00	0.00	5.20	0.0000	102.12	0.00	0
SW-Post-100Y	Bndy-North	0.00	0.00	0.00	0.0000	0.30	0.00	0
SW-Post-100Y	Ditch 3	4.00	0.00	1.63	0.0010	68.06	68.06	8738
SW-Post-100Y	P-1	5.00	0.00	6.52	-0.0010	96.55	93.33	72609
SW-Post-100Y	P-2	4.50	0.00	5.29	-0.0010	45.52	3.79	193409
SW-Post-100Y	P-3	3.00	0.00	5.09	-0.0010	340.98	39.83	633801
SW-Post-100Y	P-Harbor-Woods	6.50	0.00	8.68	-0.0010	70.33	25.50	65340
SW-Post-100Y	SMF-N100	3.50	0.00	5.53	0.0010	12.68	0.65	40946
SW-Post-100Y	Wet-S	4.50	0.00	5.09	-0.0005	689.14	265.00	2871917
SW-Post-100Y	Wet-W	3.00	0.00	1.72	-0.0006	302.02	68.06	1041510
SW-Post-100Y	Whitcomb Bayou	1.00	0.00	0.82	0.0000	68.06	6.36	0
SW-Post-100Y	Whitcomb X-ing	2.50	0.00	1.49	-0.0010	68.06	68.06	8460
SW-Post-10Y	Alt-US 19	6.00	0.00	5.20	0.0000	37.34	0.00	0
SW-Post-10	Bndy-North	0.00	0.00	0.00	0.0000	0.30	0.00	0

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Y								
SW-Post-10Y	Ditch 3	4.00	0.00	1.19	-0.0010	48.14	43.90	8440
SW-Post-10Y	P-1	5.00	0.00	6.32	-0.0010	52.23	35.61	66489
SW-Post-10Y	P-2	4.50	0.00	4.41	0.0010	15.16	4.50	139914
SW-Post-10Y	P-3	3.00	0.00	4.30	0.0010	92.05	31.28	633801
SW-Post-10Y	P-Harbor-Woods	6.50	0.00	7.12	-0.0010	32.58	13.14	65340
SW-Post-10Y	SMF-N100	3.50	0.00	3.74	-0.0010	2.71	0.30	19772
SW-Post-10Y	Wet-S	4.50	0.00	4.56	0.0005	411.77	77.80	2193207
SW-Post-10Y	Wet-W	3.00	0.00	1.24	-0.0002	171.67	43.89	928840
SW-Post-10Y	Whitcomb Bayou	1.00	0.00	0.82	0.0000	43.88	6.36	0
SW-Post-10Y	Whitcomb X-ing	2.50	0.00	1.10	-0.0010	43.90	43.88	8129
SW-Post-2.33Y	Alt-US 19	6.00	0.00	5.20	0.0000	4.36	0.00	0
SW-Post-2.33Y	Bndy-North	0.00	0.00	0.00	0.0000	0.30	0.00	0
SW-Post-2.33Y	Ditch 3	4.00	0.00	1.01	-0.0010	48.14	30.69	8313
SW-Post-2.33Y	P-1	5.00	0.00	5.87	0.0010	25.58	2.00	53576
SW-Post-2.33Y	P-2	4.50	0.00	3.38	0.0010	4.36	2.32	69424
SW-Post-2.33Y	P-3	3.00	0.00	3.29	0.0010	17.90	11.47	414598
SW-Post-2.33Y	P-Harbor-Woods	6.50	0.00	6.33	-0.0010	12.32	4.84	54810
SW-Post-2.33Y	SMF-N100	3.50	0.00	3.00	-0.0008	0.12	0.30	7843
SW-Post-2.33Y	Wet-S	4.50	0.00	4.35	0.0005	237.97	9.78	1897684
SW-Post-2.33Y	Wet-W	3.00	0.00	1.04	-0.0006	103.64	30.70	881321
SW-Post-2.33Y	Whitcomb Bayou	1.00	0.00	0.82	0.0000	30.69	6.36	0
SW-Post-2.33Y	Whitcomb X-ing	2.50	0.00	0.96	0.0010	30.69	30.69	8004
SW-Post-25Y	Alt-US 19	6.00	0.00	5.20	0.0000	61.62	0.00	0

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
SW-Post-25Y	Bndy-North	0.00	0.00	0.00	0.0000	0.30	0.00	0
SW-Post-25Y	Ditch 3	4.00	0.00	1.34	0.0010	53.02	53.04	8544
SW-Post-25Y	P-1	5.00	0.00	6.41	-0.0010	66.95	57.03	69181
SW-Post-25Y	P-2	4.50	0.00	4.77	-0.0010	24.26	4.93	172229
SW-Post-25Y	P-3	3.00	0.00	4.63	0.0010	164.63	37.11	633801
SW-Post-25Y	P-Harbor-Woods	6.50	0.00	7.55	-0.0010	44.73	19.49	65340
SW-Post-25Y	SMF-N100	3.50	0.00	4.43	0.0010	5.31	0.30	31253
SW-Post-25Y	Wet-S	4.50	0.00	4.67	0.0004	505.09	137.30	2346825
SW-Post-25Y	Wet-W	3.00	0.00	1.41	-0.0004	211.36	53.02	967876
SW-Post-25Y	Whitcomb Bayou	1.00	0.00	0.82	0.0000	53.02	6.36	0
SW-Post-25Y	Whitcomb X-ing	2.50	0.00	1.23	-0.0010	53.04	53.02	8238
SW-Post-50Y	Alt-US 19	6.00	0.00	5.20	0.0000	83.29	0.00	0
SW-Post-50Y	Bndy-North	0.00	0.00	0.00	0.0000	0.30	0.00	0
SW-Post-50Y	Ditch 3	4.00	0.00	1.49	-0.0010	60.91	60.90	8642
SW-Post-50Y	P-1	5.00	0.00	6.48	-0.0010	81.75	76.43	71137
SW-Post-50Y	P-2	4.50	0.00	5.03	-0.0010	34.46	4.35	193409
SW-Post-50Y	P-3	3.00	0.00	4.86	0.0010	248.66	38.68	633801
SW-Post-50Y	P-Harbor-Woods	6.50	0.00	8.06	-0.0010	57.38	23.26	65340
SW-Post-50Y	SMF-N100	3.50	0.00	5.01	0.0010	8.69	0.30	40946
SW-Post-50Y	Wet-S	4.50	0.00	4.87	0.0004	598.05	202.67	2636375
SW-Post-50Y	Wet-W	3.00	0.00	1.57	-0.0005	253.19	60.91	1005086
SW-Post-50Y	Whitcomb Bayou	1.00	0.00	0.82	0.0000	60.90	6.36	0
SW-Post-50Y	Whitcomb X-ing	2.50	0.00	1.36	0.0010	60.90	60.90	8348
SW-Post-5Y	Alt-US 19	6.00	0.00	5.20	0.0000	12.92	0.00	0

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
SW-Post-5Y	Bndy-North	0.00	0.00	0.00	0.0000	0.30	0.00	0
SW-Post-5Y	Ditch 3	4.00	0.00	1.08	0.0010	48.14	36.51	8365
SW-Post-5Y	P-1	5.00	0.00	6.19	-0.0010	37.75	13.77	62380
SW-Post-5Y	P-2	4.50	0.00	3.74	0.0010	7.91	3.18	89138
SW-Post-5Y	P-3	3.00	0.00	3.63	0.0010	36.97	22.82	521068
SW-Post-5Y	P-Harbor-Woods	6.50	0.00	6.67	-0.0010	21.19	9.19	60154
SW-Post-5Y	SMF-N100	3.50	0.00	3.04	-0.0010	0.84	0.30	8460
SW-Post-5Y	Wet-S	4.50	0.00	4.44	0.0007	318.51	32.11	2028816
SW-Post-5Y	Wet-W	3.00	0.00	1.12	-0.0002	134.41	36.53	900836
SW-Post-5Y	Whitcomb Bayou	1.00	0.00	0.82	0.0000	36.51	6.36	0
SW-Post-5Y	Whitcomb X-ing	2.50	0.00	1.01	-0.0010	36.51	36.51	8054

Link Min/Max Conditions : Multi Item | (sim, name) [RECM]

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
SW-Post-100Y	Ditch 3	68.06	-20.52	7.34	1.33	1.10	1.22
SW-Post-100Y	Habor Woods-CS - Pipe	25.50	0.00	0.03	0.00	0.00	0.00
SW-Post-100Y	Habor Woods-CS - Weir: 1	20.60	0.00	-0.03	1.64	1.64	1.64
SW-Post-100Y	Habor Woods-CS - Weir: 2	10.33	0.00	-0.02	3.44	3.44	3.44
SW-Post-100Y	Meres X-ing	68.06	-0.12	-7.11	1.65	1.80	1.73
SW-Post-100Y	P-3 CS-Ex - Pipe	10.29	0.00	0.02	0.00	0.00	0.00
SW-Post-100Y	P-3 CS-Ex - Weir: 1	1.96	0.00	-0.01	3.14	3.14	3.14
SW-Post-100Y	P-3 CS-Ex - Weir: 2	9.34	0.00	-0.02	1.51	1.51	1.51
SW-Post-100Y	P-3 CS-Pr - Pipe	26.77	0.00	-0.05	0.00	0.00	0.00
SW-Post-100Y	P-3 CS-Pr - Weir: 1	26.77	0.00	-0.03	2.14	2.14	2.14
SW-Post-100Y	Pipe-2	3.79	-4.53	-0.07	-2.56	-2.56	-2.56

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
SW-Post-100Y	Pump-1	2.00	0.00	-2.00	0.00	0.00	0.00
SW-Post-100Y	PUMP-N100	0.30	0.00	-0.30	0.00	0.00	0.00
SW-Post-100Y	W-1A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-100Y	W-1B	91.33	0.00	0.13	1.88	1.88	1.88
SW-Post-100Y	W-2A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-100Y	W-2B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-100Y	W-3	261.56	0.00	-1.37	2.02	2.02	2.02
SW-Post-100Y	W-SMF-N100	0.35	0.00	0.01	0.00	0.00	0.00
SW-Post-100Y	Wet-S CS - Pipe	6.04	0.00	-0.09	0.00	0.00	0.00
SW-Post-100Y	Wet-S CS - Weir: 1	4.30	0.00	0.02	1.00	1.00	1.00
SW-Post-100Y	Wet-S CS - Weir: 2	1.72	0.00	-0.18	1.95	1.95	1.95
SW-Post-100Y	Wet-S CS - Weir: 3	1.85	0.00	0.06	2.03	2.03	2.03
SW-Post-100Y	Whitcomb X-ing	68.06	-6.36	4.00	4.81	4.81	4.81
SW-Post-10Y	Ditch 3	43.90	-20.52	-7.53	1.02	0.81	0.92
SW-Post-10Y	Habor Woods-CS - Pipe	13.14	0.00	0.03	0.00	0.00	0.00
SW-Post-10Y	Habor Woods-CS - Weir: 1	7.78	0.00	-0.03	1.59	1.59	1.59
SW-Post-10Y	Habor Woods-CS - Weir: 2	10.42	0.00	0.03	3.47	3.47	3.47
SW-Post-10Y	Meres X-ing	43.89	0.00	-7.25	1.23	1.36	1.29
SW-Post-10Y	P-3 CS-Ex - Pipe	8.68	0.00	0.03	0.00	0.00	0.00
SW-Post-10Y	P-3 CS-Ex - Weir: 1	1.97	0.00	-0.01	3.14	3.14	3.14
SW-Post-10Y	P-3 CS-Ex - Weir: 2	7.88	0.00	0.02	1.44	1.44	1.44
SW-Post-10Y	P-3 CS-Pr - Pipe	21.79	0.00	0.06	0.00	0.00	0.00
SW-Post-10Y	P-3 CS-Pr - Weir: 1	21.79	0.00	0.04	2.11	2.11	2.11

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
SW-Post-10Y	Pipe-2	4.50	-2.60	0.09	2.55	2.55	2.55
SW-Post-10Y	Pump-1	2.00	0.00	-2.00	0.00	0.00	0.00
SW-Post-10Y	PUMP-N100	0.30	0.00	-0.30	0.00	0.00	0.00
SW-Post-10Y	W-1A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-10Y	W-1B	33.61	0.00	0.14	1.51	1.51	1.51
SW-Post-10Y	W-2A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-10Y	W-2B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-10Y	W-3	72.47	0.00	0.14	1.44	1.44	1.44
SW-Post-10Y	W-SMF-N100	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-10Y	Wet-S CS - Pipe	5.95	0.00	-0.09	0.00	0.00	0.00
SW-Post-10Y	Wet-S CS - Weir: 1	4.10	0.00	0.00	1.01	1.01	1.01
SW-Post-10Y	Wet-S CS - Weir: 2	1.73	0.00	-0.18	1.95	1.95	1.95
SW-Post-10Y	Wet-S CS - Weir: 3	1.88	0.00	0.06	2.04	2.04	2.04
SW-Post-10Y	Whitcomb X-ing	43.88	-6.36	4.42	3.10	3.10	3.10
SW-Post-2.33Y	Ditch 3	30.69	-20.52	-7.59	0.77	0.60	0.68
SW-Post-2.33Y	Habor Woods-CS - Pipe	4.84	0.00	-0.02	0.00	0.00	0.00
SW-Post-2.33Y	Habor Woods-CS - Weir: 1	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-2.33Y	Habor Woods-CS - Weir: 2	4.84	0.00	-0.01	2.55	2.55	2.55
SW-Post-2.33Y	Meres X-ing	30.70	0.00	8.19	0.93	1.02	0.98
SW-Post-2.33Y	P-3 CS-Ex - Pipe	4.13	0.00	0.02	0.00	0.00	0.00
SW-Post-2.33Y	P-3 CS-Ex - Weir: 1	1.91	0.00	0.01	3.05	3.05	3.05
SW-Post-2.33Y	P-3 CS-Ex - Weir: 2	3.32	0.00	0.01	1.37	1.37	1.37
SW-Post-2.33Y	P-3 CS-Pr - Pipe	7.34	0.00	0.02	0.00	0.00	0.00
SW-Post-2.33Y	P-3 CS-Pr - Weir: 1	7.35	0.00	0.02	1.71	1.71	1.71
SW-Post-2.33Y	Pipe-2	2.32	-0.69	0.02	1.31	1.31	1.31
SW-Post-2.33Y	Pump-1	2.00	0.00	-2.00	0.00	0.00	0.00
SW-Post-2.33	PUMP-N100	0.30	0.00	-0.30	0.00	0.00	0.00

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
Y							
SW-Post-2.33Y	W-1A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-2.33Y	W-1B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-2.33Y	W-2A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-2.33Y	W-2B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-2.33Y	W-3	4.62	0.00	0.02	0.62	0.62	0.62
SW-Post-2.33Y	W-SMF-N100	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-2.33Y	Wet-S CS - Pipe	5.28	0.00	-0.09	0.00	0.00	0.00
SW-Post-2.33Y	Wet-S CS - Weir: 1	3.27	0.00	0.00	1.01	1.01	1.01
SW-Post-2.33Y	Wet-S CS - Weir: 2	1.75	0.00	-0.18	1.96	1.96	1.96
SW-Post-2.33Y	Wet-S CS - Weir: 3	1.90	0.00	0.06	2.04	2.04	2.04
SW-Post-2.33Y	Whitcomb X-ing	30.69	-6.36	4.11	2.17	2.17	2.17
SW-Post-25Y	Ditch 3	53.04	-20.52	-7.55	1.16	0.94	1.05
SW-Post-25Y	Habor Woods-CS - Pipe	19.49	0.00	0.04	0.00	0.00	0.00
SW-Post-25Y	Habor Woods-CS - Weir: 1	15.06	0.00	0.03	1.59	1.59	1.59
SW-Post-25Y	Habor Woods-CS - Weir: 2	10.40	0.00	-0.03	3.47	3.47	3.47
SW-Post-25Y	Meres X-ing	53.02	-0.16	-7.20	1.41	1.55	1.48
SW-Post-25Y	P-3 CS-Ex - Pipe	9.51	0.00	0.02	0.00	0.00	0.00
SW-Post-25Y	P-3 CS-Ex - Weir: 1	1.97	0.00	-0.01	3.15	3.15	3.15
SW-Post-25Y	P-3 CS-Ex - Weir: 2	8.64	0.00	-0.02	1.45	1.45	1.45
SW-Post-25Y	P-3 CS-Pr - Pipe	23.93	0.00	0.07	0.00	0.00	0.00
SW-Post-25Y	P-3 CS-Pr - Weir: 1	23.93	0.00	0.05	2.14	2.14	2.14
SW-Post-25Y	Pipe-2	4.93	-4.25	-0.09	2.79	2.79	2.79
SW-Post-25Y	Pump-1	2.00	0.00	-2.00	0.00	0.00	0.00
SW-Post-25Y	PUMP-N100	0.30	0.00	-0.30	0.00	0.00	0.00

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
SW-Post-25Y	W-1A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-25Y	W-1B	55.03	0.00	0.17	1.68	1.68	1.68
SW-Post-25Y	W-2A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-25Y	W-2B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-25Y	W-3	132.94	0.00	-0.23	1.70	1.70	1.70
SW-Post-25Y	W-SMF-N100	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-25Y	Wet-S CS - Pipe	6.02	0.00	-0.09	0.00	0.00	0.00
SW-Post-25Y	Wet-S CS - Weir: 1	4.22	0.00	-0.01	1.01	1.01	1.01
SW-Post-25Y	Wet-S CS - Weir: 2	1.72	0.00	-0.18	1.95	1.95	1.95
SW-Post-25Y	Wet-S CS - Weir: 3	1.86	0.00	0.06	2.03	2.03	2.03
SW-Post-25Y	Whitcomb X-ing	53.02	-6.36	4.03	3.75	3.75	3.75
SW-Post-50Y	Ditch 3	60.90	-20.52	-7.59	1.26	1.03	1.15
SW-Post-50Y	Habor Woods-CS - Pipe	23.26	0.00	-0.03	0.00	0.00	0.00
SW-Post-50Y	Habor Woods-CS - Weir: 1	18.79	0.00	-0.03	1.59	1.59	1.59
SW-Post-50Y	Habor Woods-CS - Weir: 2	10.36	0.00	-0.03	3.45	3.45	3.45
SW-Post-50Y	Meres X-ing	60.91	0.00	-8.41	1.54	1.69	1.61
SW-Post-50Y	P-3 CS-Ex - Pipe	9.93	0.00	0.02	0.00	0.00	0.00
SW-Post-50Y	P-3 CS-Ex - Weir: 1	1.97	0.00	-0.01	3.15	3.15	3.15
SW-Post-50Y	P-3 CS-Ex - Weir: 2	9.01	0.00	-0.02	1.46	1.46	1.46
SW-Post-50Y	P-3 CS-Pr - Pipe	25.41	0.00	0.05	0.00	0.00	0.00
SW-Post-50Y	P-3 CS-Pr - Weir: 1	25.41	0.00	0.03	2.14	2.14	2.14
SW-Post-50Y	Pipe-2	4.35	-4.65	-0.07	-2.63	-2.63	-2.63
SW-Post-50Y	Pump-1	2.00	0.00	-2.00	0.00	0.00	0.00
SW-Post-50Y	PUMP-N100	0.30	0.00	-0.30	0.00	0.00	0.00
SW-Post-50Y	W-1A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-50Y	W-1B	74.43	0.00	0.16	1.80	1.80	1.80
SW-Post-50Y	W-2A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-50Y	W-2B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-50Y	W-3	199.25	0.00	-0.98	1.89	1.89	1.89
SW-Post-50Y	W-SMF-N100	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-50Y	Wet-S CS -	6.03	0.00	-0.09	0.00	0.00	0.00

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
	Pipe						
SW-Post-50Y	Wet-S CS - Weir: 1	4.27	0.00	0.01	1.00	1.00	1.00
SW-Post-50Y	Wet-S CS - Weir: 2	1.72	0.00	-0.18	1.95	1.95	1.95
SW-Post-50Y	Wet-S CS - Weir: 3	1.86	0.00	0.06	2.03	2.03	2.03
SW-Post-50Y	Whitcomb X-ing	60.90	-6.36	4.04	4.31	4.31	4.31
SW-Post-5Y	Ditch 3	36.51	-20.52	-7.73	0.89	0.70	0.79
SW-Post-5Y	Habor Woods-CS - Pipe	9.19	0.00	-0.02	0.00	0.00	0.00
SW-Post-5Y	Habor Woods-CS - Weir: 1	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-5Y	Habor Woods-CS - Weir: 2	9.19	0.00	0.01	3.15	3.15	3.15
SW-Post-5Y	Meres X-ing	36.53	-0.05	-7.01	1.07	1.18	1.13
SW-Post-5Y	P-3 CS-Ex - Pipe	6.40	0.00	0.03	0.00	0.00	0.00
SW-Post-5Y	P-3 CS-Ex - Weir: 1	1.94	0.00	-0.01	3.10	3.10	3.10
SW-Post-5Y	P-3 CS-Ex - Weir: 2	5.73	0.00	0.02	1.40	1.40	1.40
SW-Post-5Y	P-3 CS-Pr - Pipe	16.43	0.00	0.06	0.00	0.00	0.00
SW-Post-5Y	P-3 CS-Pr - Weir: 1	16.43	0.00	0.04	2.11	2.11	2.11
SW-Post-5Y	Pipe-2	3.18	-0.72	-0.04	1.80	1.80	1.80
SW-Post-5Y	Pump-1	2.00	0.00	-2.00	0.00	0.00	0.00
SW-Post-5Y	PUMP-N100	0.30	0.00	-0.30	0.00	0.00	0.00
SW-Post-5Y	W-1A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-5Y	W-1B	11.77	0.00	0.09	1.19	1.19	1.19
SW-Post-5Y	W-2A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-5Y	W-2B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-5Y	W-3	26.66	0.00	0.11	1.08	1.08	1.08
SW-Post-5Y	W-SMF-N100	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-5Y	Wet-S CS - Pipe	5.76	0.00	-0.09	0.00	0.00	0.00
SW-Post-5Y	Wet-S CS - Weir: 1	3.79	0.00	0.00	1.01	1.01	1.01
SW-Post-5Y	Wet-S CS - Weir: 2	1.74	0.00	-0.18	1.96	1.96	1.96
SW-Post-5Y	Wet-S CS - Weir: 3	1.89	0.00	0.06	2.04	2.04	2.04

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
SW-Post-5Y	Whitcomb X-ing	36.51	-6.36	4.14	2.58	2.58	2.58

Simple Basin: B-Harbor Woods

Scenario:	PCM
Node:	P-Harbor-Woods
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	22.3000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh256
Peaking Factor:	256.0
Area:	19.9700 ac
Curve Number:	64.4
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Basin data per permitted calculations

Simple Basin: B-SMF-N100

Scenario:	PCM
Node:	SMF-N100
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh256
Peaking Factor:	256.0
Area:	8.0200 ac
Curve Number:	39.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Revised basin area due to proposed pond basin (Original Area: 7.7 ac).

Simple Basin: Basin 1A

Scenario:	PCM
Node:	Alt-US 19
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number

Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.0100 ac
Curve Number:	85.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Added for parking lot.

Simple Basin: Basin 1B

Scenario:	PCM
Node:	Proposed Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.4800 ac
Curve Number:	47.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Basin for proposed pond

Simple Basin: Meres X-ing Bsn

Scenario:	PCM
Node:	Wet-W
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	47.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh323
Peaking Factor:	323.0

Area:	20.3000 ac
Curve Number:	39.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: P-1 Bsn

Scenario:	PCM
Node:	P-1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh323
Peaking Factor:	323.0
Area:	18.2000 ac
Curve Number:	77.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: P-2 Bsn

Scenario:	PCM
Node:	P-2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.1100 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh323
Peaking Factor:	323.0
Area:	13.7200 ac
Curve Number:	46.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment: Revised basin area due to proposed pond basin (Original Area: 15.6 ac)

Simple Basin: P-3 Bsn

Scenario:	PCM
Node:	P-3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	17.7000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh323
Peaking Factor:	323.0
Area:	43.3000 ac
Curve Number:	53.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment: Revised basin area due to proposed pond basin (Original Area: 44.3 ac)

Simple Basin: P-3 Outfall Bsn

Scenario:	PCM
Node:	Wet-W
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	21.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh323
Peaking Factor:	323.0
Area:	11.0000 ac
Curve Number:	39.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Wet-S Bsn

Scenario:	PCM
Node:	Wet-S
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh256
Peaking Factor:	256.0
Area:	113.4000 ac
Curve Number:	90.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Wet-W Bsn

Scenario:	PCM
Node:	Wet-W
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh256
Peaking Factor:	256.0
Area:	38.3000 ac
Curve Number:	95.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Alt-US 19

Scenario:	PCM
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	5.20 ft

Warning Stage: 6.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.20
0	0	0	999.0000	5.20

Comment: Off-site Alt-US 19

Node: Bndy-North

Scenario: PCM
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.00
0	0	0	999.0000	0.00

Comment:

Node: Ditch 3

Scenario: PCM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 0.79 ft
Warning Stage: 4.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
-1.70	0.0100	436
4.00	0.0100	436

Comment:

Node: P-1

Scenario: PCM
Type: Stage/Area

Base Flow: 0.00 cfs
Initial Stage: 3.00 ft
Warning Stage: 5.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	0.5700	24829
4.00	0.6400	27878
5.00	0.7700	33541
6.00	1.3000	56628
7.00	2.0000	87120

Comment: Alt. US-19 low EOP eleveation = 5.25
Pumped System - Initial Stage per Stantec survey

Node: P-2

Scenario: PCM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.50 ft
Warning Stage: 4.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	0.7200	31363
3.00	1.1200	48787
4.00	2.3700	103237
5.00	4.4400	193406

Comment: Initial Stage set at Pond-3 oufall weir elevation

Node: P-3

Scenario: PCM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.50 ft
Warning Stage: 3.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	6.4100	279220
3.00	7.5000	326700
4.00	14.5500	633798

Comment: Initial Stage set at oufall weir elevation

13th Fairway cart pad floods at El = 2.7

Node: P-Harbor-Woods

Scenario: PCM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 5.70 ft
Warning Stage: 6.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
4.20	1.0500	45738
4.70	1.0900	47480
5.20	1.1300	49223
5.70	1.1700	50965
6.20	1.2100	52708
7.00	1.5000	65340

Comment: Per permitted plans
Initial Stage set at normal water/weir elevation

Node: Proposed Pond

Scenario: PCM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 5.50 ft
Warning Stage: 10.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.50	0.1040	4530
6.00	0.1170	5097
7.00	0.1470	6403
7.60	0.1640	7144

Comment:

Node: SMF-N100

Scenario: PCM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.50 ft

Warning Stage: 3.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	0.1500	6534
3.00	0.1800	7841
4.00	0.5500	23958
5.00	0.9400	40946

Comment:

Node: Wet-S

Scenario: PCM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.43 ft
Warning Stage: 4.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.00	1.1000	47916
3.00	12.9000	561924
4.00	32.1000	1398276
5.00	64.8000	2822688
6.00	77.0000	3354120

Comment: Wetland seasonal high assumed to be at CS weir elevation = 3.43

Node: Wet-W

Scenario: PCM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 0.82 ft
Warning Stage: 3.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.00	10.0000	435600
1.00	20.0000	871200
2.00	25.4000	1106424
3.00	30.4000	1324224
4.00	36.0000	1568160

Comment:

Node: Whitcomb Bayou

Scenario: PCM
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.82 ft
Warning Stage: 1.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.82
0	0	0	999.0000	0.82

Comment:

Node: Whitcomb X-ing

Scenario: PCM
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 0.82 ft
Warning Stage: 2.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
-2.39	0.0100	436
2.35	0.0100	436

Comment:

Channel Link: Ditch 3

Scenario: PCM
From Node: Ditch 3
To Node: Whitcomb X-ing
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Length: 823.00 ft
Contraction Coef: 0
Expansion Coef: 0
Entr Loss Coef: 0
Exit Loss Coef: 0
Bend Loss Coef: 0
Bend Location: 0.00 dec
Energy Switch: Energy

Upstream		Downstream	
Invert:	-1.70 ft	Invert:	-2.39 ft
Manning's N:	0.0300	Manning's N:	0.0300
Geometry: Trapezoidal		Geometry: Trapezoidal	
Max Depth:	9999.00 ft	Max Depth:	9999.00 ft
Extrapolation:	Normal	Extrapolation:	Normal
Bottom Width:	12.00 ft	Bottom Width:	12.00 ft
Left Slope:	1.000 (h:v)	Left Slope:	1.000 (h:v)
Right Slope:	1.000 (h:v)	Right Slope:	1.000 (h:v)
Bottom Clip			
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0300	Manning's N:	0.0300
Top Clip			
Default:	0.00 ft	Default:	0.00 ft

	Op Table:		Op Table:
	Ref Node:		Ref Node:
	Manning's N: 0.0300		Manning's N: 0.0300

Comment:

Drop Structure Link: Habor Woods-CS		Upstream Pipe		Downstream Pipe	
Scenario:	PCM	Invert:	3.00 ft	Invert:	1.50 ft
From Node:	P-Harbor-Woods	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Wet-S	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	10	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0120	Manning's N:	0.0120
Length:	730.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0120	Manning's N:	0.0120
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Horizontal	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	6.75 ft	Op Table:	
Control Elevation:	6.75 ft	Ref Node:	
Max Depth:	3.08 ft	Discharge Coefficients	
Max Width:	4.08 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component			
Weir:	2	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft

Invert:	5.70 ft
Control Elevation:	5.70 ft
Max Depth:	1.00 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: Meres X-ing		Upstream		Downstream	
Scenario:	PCM	Invert:	-1.90 ft	Invert:	-1.70 ft
From Node:	Wet-W	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Ditch 3	Geometry: Circular		Geometry: Circular	
Link Count:	3	Max Depth:	4.50 ft	Max Depth:	4.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	88.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	1	Manning's N:	0.0120	Manning's N:	0.0120
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0120	Manning's N:	0.0120

Comment: Per permitted plans
Adjusted from NGVD to NAVD datum

Drop Structure Link: P-3 CS-Ex		Upstream Pipe		Downstream Pipe	
Scenario:	PCM	Invert:	0.86 ft	Invert:	0.20 ft
From Node:	P-3	Manning's N:	0.0100	Manning's N:	0.0100
To Node:	Wet-W	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	10	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0100	Manning's N:	0.0100
Length:	535.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0100	Manning's N:	0.0100

Bend Location: 0.00 dec
Energy Switch: Energy

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	2.52 ft	Ref Node:	
Control Elevation:	2.52 ft	**Discharge Coefficients**	
Max Depth:	0.42 ft	Weir Default:	3.200
Max Width:	1.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	3.00 ft	Ref Node:	
Control Elevation:	3.00 ft	**Discharge Coefficients**	
Max Depth:	2.00 ft	Weir Default:	3.200
Max Width:	3.08 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment: Existing P-3 Control Structure (Re-set C-DBI Inlet, Slip-lined 15" CMP)

Drop Structure Link: P-3 CS-Pr		Upstream Pipe		Downstream Pipe	
Scenario:	PCM	Invert:	-1.50 ft	Invert:	0.00 ft
From Node:	P-3	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Wet-W	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	10	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	

Damping:	0.0000 ft	Manning's N:	0.0120	Manning's N:	0.0120
Length:	535.00 ft	Top Clip			
FHWA Code:	2	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0120	Manning's N:	0.0120
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	3.00 ft	Ref Node:	
Control Elevation:	3.00 ft	Discharge Coefficients	
Max Depth:	3.00 ft	Weir Default:	3.200
Max Width:	4.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment: Proposed Control Structure and Outfall

Pipe Link: Pipe-2		Upstream		Downstream	
Scenario:	PCM	Invert:	1.00 ft	Invert:	-0.20 ft
From Node:	P-2	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	P-3	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	173.00 ft	Op Table:		Op Table:	
FHWA Code:	3	Ref Node:		Ref Node:	
Entr Loss Coef:	1	Manning's N:	0.0120	Manning's N:	0.0120
Exit Loss Coef:	1	Top Clip			
Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0120	Manning's N:	0.0120

Comment:

Weir Link: Prop Pond Outfall

Scenario:	PCM
From Node:	Proposed Pond
To Node:	P-3
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	7.00 ft
Control Elevation:	7.00 ft
Max Depth:	9999.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	50.00 ft
Left Slope:	4.000 (h:v)
Right Slope:	4.000 (h:v)

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.600
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Rating Curve Link: Pump-1

Scenario:	PCM
From Node:	P-1
To Node:	P-2
Link Count:	1
Flow Direction:	Positive

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
Pump-1 Curve	4.63	P-1	3.00	P-1

Comment: Per American Eng. Model data

Rating Curve Link: PUMP-N100

Scenario:	PCM
From Node:	SMF-N100
To Node:	Bndy-North
Link Count:	1
Flow Direction:	Positive

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
PUMP-N100	3.00	SMF-N100	2.00	SMF-N100

Comment: Pump is activated manually - assumed operating points

Weir Link: W-1A

Scenario:	PCM

Bottom Clip

From Node:	P-1
To Node:	P-2
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Irregular
Invert:	6.70 ft
Control Elevation:	6.70 ft
Cross Section:	xs-1-W

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment: Overflow from Pond-1 to Pond-2

Weir Link: W-1B

Scenario:	PCM
From Node:	P-1
To Node:	Alt-US 19
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Paved Road Vertical
Geometry Type:	Trapezoidal
Invert:	6.00 ft
Control Elevation:	6.00 ft
Max Depth:	9999.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	30.00 ft
Left Slope:	120.000 (h:v)
Right Slope:	120.000 (h:v)

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.000
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment: Overflow at Alt-US 19

Weir Link: W-2A

Scenario:	PCM
From Node:	P-2
To Node:	P-3
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Irregular
Invert:	5.40 ft
Control Elevation:	5.40 ft
Cross Section:	XS-2A-W

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.000
Weir Table:	

Orifice Default:	0.600
Orifice Table:	

Comment: Pond-2 west overflow to Pond-3

Weir Link: W-2B

Scenario:	PCM
From Node:	P-2
To Node:	P-3
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Irregular
Invert:	5.30 ft
Control Elevation:	5.30 ft
Cross Section:	XS-2B-W

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.000
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment: Pond-2 NW Overflow to Pond-3

Weir Link: W-3

Scenario:	PCM
From Node:	Wet-S
To Node:	P-3
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Irregular
Invert:	4.30 ft
Control Elevation:	4.30 ft
Cross Section:	XS-3-W

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.000
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment: Overflow from south wetland to Pond-3

Weir Link: W-SMF-N100

Scenario:	PCM
From Node:	SMF-N100
To Node:	P-3
Link Count:	1

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Trapezoidal
Invert:	5.50 ft
Control Elevation:	5.50 ft
Max Depth:	9999.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	20.00 ft
Left Slope:	30.000 (h:v)
Right Slope:	80.000 (h:v)

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.000
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Drop Structure Link: Wet-S CS		Upstream Pipe		Downstream Pipe	
Scenario:	PCM	Invert:	1.80 ft	Invert:	1.56 ft
From Node:	Wet-S	Manning's N:	0.0100	Manning's N:	0.0100
To Node:	P-3	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	0.83 ft	Max Depth:	0.83 ft
Pipe Flow Direction:	Positive	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	10	Op Table:		Op Table:	
Pipe Count:	2	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0100	Manning's N:	0.0100
Length:	240.00 ft	Top Clip			
FHWA Code:	2	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0100	Manning's N:	0.0100
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component	
Weir:	1
Weir Count:	1
Weir Flow Direction:	Positive
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	3.98 ft
Control Elevation:	3.98 ft
Max Depth:	3.08 ft
Max Width:	2.00 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component			
Weir:	2	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Positive	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	3.47 ft	Op Table:	
Control Elevation:	3.47 ft	Ref Node:	
Max Depth:	0.50 ft	Discharge Coefficients	
Max Width:	2.00 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component			
Weir:	3	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Positive	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	3.43 ft	Op Table:	
Control Elevation:	3.43 ft	Ref Node:	
Max Depth:	0.50 ft	Discharge Coefficients	
Max Width:	2.00 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment: Existing Wetland Control Structure w/ average pipe invert elevations
(Per previous topo survey, to be updated by Stantec topo)

Pipe Link: Whitcomb X-ing		Upstream		Downstream	
Scenario:	PCM	Invert:	-2.39 ft	Invert:	-3.05 ft
From Node:	Whitcomb X-ing	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Whitcomb Bayou	Geometry: Circular		Geometry: Circular	
Link Count:	2	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	58.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	1	Manning's N:	0.0120	Manning's N:	0.0120
Exit Loss Coef:	1	Top Clip			

Bend Loss Coef:	0	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0120	Manning's N:	0.0120

Comment: Per permitted plans
Elevations adjusted from NGVD to NAVD

Simulation: SW-Post-100Y

Scenario: PCM
Run Date/Time: 3/6/2026 8:19:19 AM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

Rainfall Folder:	ICPR3	Boundary Stage Set:	
Reference ET Folder:		Extern Hydrograph Set:	
Unit Hydrograph Folder:	ICPR3	Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	FImod
Edge Length Option:	Automatic	Rainfall Amount:	12.00 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	1 ft2	Min Node Srf Area (1D):	113 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: SW-Post-10Y

Scenario:	PCM
Run Date/Time:	3/6/2026 8:19:56 AM
Program Version:	StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

Hydrology [sec]	Surface Hydraulics	Groundwater [sec]

	[sec]		
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:	ICPR3
Reference ET Folder:	
Unit Hydrograph Folder:	ICPR3

Lookup Tables

Boundary Stage Set:	
Extern Hydrograph Set:	
Curve Number Set:	
Green-Ampt Set:	
Vertical Layers Set:	
Impervious Set:	
Roughness Set:	
Crop Coef Set:	
Fillable Porosity Set:	
Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global

		Rainfall Name:	FImod
Edge Length Option:	Automatic	Rainfall Amount:	7.50 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	1 ft2	Min Node Srf Area (1D):	113 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: SW-Post-2.33Y

Scenario: PCM
Run Date/Time: 3/6/2026 8:20:37 AM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:	ICPR3
Reference ET Folder:	
Unit Hydrograph Folder:	ICPR3

Lookup Tables

Boundary Stage Set:	
Extern Hydrograph Set:	
Curve Number Set:	
Green-Ampt Set:	
Vertical Layers Set:	
Impervious Set:	
Roughness Set:	
Crop Coef Set:	
Fillable Porosity Set:	
Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	Flmod
Edge Length Option:	Automatic	Rainfall Amount:	4.70 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	1 ft2	Min Node Srf Area (1D):	113 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: SW-Post-25Y

Scenario:	PCM
Run Date/Time:	3/6/2026 8:17:08 AM
Program Version:	StormWise 4.08.01

General

Run Mode:	Normal

Year	Month	Day	Hour [hr]

Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec

dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	Flmod
Edge Length Option:	Automatic	Rainfall Amount:	9.00 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	1 ft2	Min Node Srf Area (1D):	113 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: SW-Post-50Y

Scenario: PCM
Run Date/Time: 3/6/2026 8:21:16 AM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 1 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: Flmod
Rainfall Amount: 10.50 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 113 ft2
Energy Switch (1D): Energy

Comment:

Simulation: SW-Post-5Y

Scenario: PCM
Run Date/Time: 3/6/2026 8:21:57 AM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
Reference ET Folder:
Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	Flmod
Edge Length Option:	Automatic	Rainfall Amount:	6.00 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	1 ft2	Min Node Srf Area (1D):	113 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simple Basin : Multi Item | (sim, name) : Runoff Summary [PCM]

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
SW-Post-100Y	B-Harbor Woods	70.33	12.1833	12.00	7.22	19.9700
SW-Post-100Y	B-SMF-N100	13.21	12.1333	12.00	3.21	8.0200
SW-Post-100Y	Basin 1A	13.57	12.0500	12.00	10.10	2.0100
SW-Post-100Y	Basin 1B	7.62	12.0667	12.00	4.51	2.4800
SW-Post-100Y	Meres X-ing Bsn	21.73	12.5833	12.00	3.22	20.3000
SW-Post-100Y	P-1 Bsn	96.56	12.1333	12.00	9.06	18.2000
SW-Post-100Y	P-2 Bsn	38.48	12.1000	12.00	4.37	13.7200
SW-Post-100Y	P-3 Bsn	147.06	12.1333	12.00	5.49	43.3000
SW-Post-100Y	P-3 Outfall Bsn	17.93	12.2000	12.00	3.22	11.0000
SW-Post-100Y	Wet-S Bsn	676.30	12.1000	12.00	10.76	113.4000
SW-Post-100Y	Wet-W Bsn	273.31	12.0500	12.00	11.38	38.3000
SW-Post-10Y	B-Harbor Woods	32.58	12.2167	7.50	3.42	19.9700
SW-Post-10Y	B-SMF-N100	2.82	12.3333	7.50	0.95	8.0200
SW-Post-10Y	Basin 1A	7.91	12.0500	7.50	5.73	2.0100
SW-Post-10Y	Basin 1B	2.41	12.0667	7.50	1.66	2.4800
SW-Post-10Y	Meres X-ing Bsn	4.67	12.7167	7.50	0.96	20.3000
SW-Post-10Y	P-1 Bsn	52.23	12.1500	7.50	4.83	18.2000
SW-Post-10Y	P-2 Bsn	11.63	12.1333	7.50	1.58	13.7200
SW-Post-10Y	P-3 Bsn	55.62	12.1500	7.50	2.25	43.3000
SW-Post-10Y	P-3 Outfall Bsn	3.83	12.3667	7.50	0.96	11.0000
SW-Post-10Y	Wet-S Bsn	407.40	12.1000	7.50	6.31	113.4000
SW-Post-10Y	Wet-W Bsn	169.10	12.0500	7.50	6.90	38.3000
SW-Post-2.33Y	B-Harbor Woods	12.32	12.2667	4.70	1.41	19.9700
SW-Post-2.33Y	B-SMF-N100	0.13	13.6000	4.70	0.14	8.0200
SW-Post-2.33Y	Basin 1A	4.36	12.0500	4.70	3.09	2.0100
SW-Post-2.33Y	Basin 1B	0.39	12.3000	4.70	0.44	2.4800
SW-Post-2.33Y	Meres X-ing Bsn	0.30	14.8833	4.70	0.14	20.3000
SW-Post-2.33Y	P-1 Bsn	25.58	12.1500	4.70	2.38	18.2000
SW-Post-2.33Y	P-2 Bsn	1.70	12.3500	4.70	0.39	13.7200
SW-Post-2.33Y	P-3 Bsn	13.51	12.3000	4.70	0.73	43.3000
SW-Post-2.33Y	P-3 Outfall Bsn	0.17	13.6500	4.70	0.14	11.0000
SW-Post-2.33Y	Wet-S Bsn	237.39	12.1000	4.70	3.59	113.4000
SW-Post-2.33Y	Wet-W Bsn	103.63	12.0500	4.70	4.12	38.3000
SW-Post-25Y	B-Harbor Woods	44.73	12.2000	9.00	4.64	19.9700
SW-Post-25Y	B-SMF-N100	5.53	12.2833	9.00	1.60	8.0200
SW-Post-25Y	Basin 1A	9.81	12.0500	9.00	7.17	2.0100
SW-Post-25Y	Basin 1B	3.99	12.0667	9.00	2.52	2.4800
SW-Post-25Y	Meres X-ing Bsn	9.29	12.6333	9.00	1.61	20.3000
SW-Post-25Y	P-1 Bsn	66.95	12.1333	9.00	6.21	18.2000
SW-Post-25Y	P-2 Bsn	19.68	12.1167	9.00	2.41	13.7200
SW-Post-25Y	P-3 Bsn	84.03	12.1333	9.00	3.25	43.3000
SW-Post-25Y	P-3 Outfall Bsn	7.59	12.3000	9.00	1.61	11.0000
SW-Post-25Y	Wet-S Bsn	497.51	12.1000	9.00	7.79	113.4000
SW-Post-25Y	Wet-W Bsn	203.92	12.0500	9.00	8.39	38.3000
SW-Post-50Y	B-Harbor Woods	57.38	12.2000	10.50	5.91	19.9700
SW-Post-50Y	B-SMF-N100	9.05	12.1500	10.50	2.36	8.0200
SW-Post-50Y	Basin 1A	11.69	12.0500	10.50	8.63	2.0100

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
SW-Post-50Y	Basin 1B	5.74	12.0667	10.50	3.48	2.4800
SW-Post-50Y	Meres X-ing Bsn	15.05	12.6000	10.50	2.37	20.3000
SW-Post-50Y	P-1 Bsn	81.75	12.1333	10.50	7.63	18.2000
SW-Post-50Y	P-2 Bsn	28.70	12.1167	10.50	3.35	13.7200
SW-Post-50Y	P-3 Bsn	114.73	12.1333	10.50	4.34	43.3000
SW-Post-50Y	P-3 Outfall Bsn	12.36	12.2333	10.50	2.37	11.0000
SW-Post-50Y	Wet-S Bsn	587.11	12.1000	10.50	9.27	113.4000
SW-Post-50Y	Wet-W Bsn	238.65	12.0500	10.50	9.88	38.3000
SW-Post-5Y	B-Harbor Woods	21.19	12.2333	6.00	2.29	19.9700
SW-Post-5Y	B-SMF-N100	0.88	12.3833	6.00	0.45	8.0200
SW-Post-5Y	Basin 1A	6.01	12.0500	6.00	4.30	2.0100
SW-Post-5Y	Basin 1B	1.10	12.0833	6.00	0.93	2.4800
SW-Post-5Y	Meres X-ing Bsn	1.52	12.9000	6.00	0.45	20.3000
SW-Post-5Y	P-1 Bsn	37.75	12.1500	6.00	3.49	18.2000
SW-Post-5Y	P-2 Bsn	5.23	12.3000	6.00	0.87	13.7200
SW-Post-5Y	P-3 Bsn	30.61	12.1667	6.00	1.37	43.3000
SW-Post-5Y	P-3 Outfall Bsn	1.20	12.4667	6.00	0.45	11.0000
SW-Post-5Y	Wet-S Bsn	316.64	12.1000	6.00	4.84	113.4000
SW-Post-5Y	Wet-W Bsn	134.13	12.0500	6.00	5.41	38.3000

Node Max Conditions : Multi Item | (sim, name) [PCM]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
SW-Post-100Y	Alt-US 19	6.00	0.00	5.20	0.0000	102.12	0.00	0
SW-Post-100Y	Bndy-North	0.00	0.00	0.00	0.0000	0.30	0.00	0
SW-Post-100Y	Ditch 3	4.00	0.00	1.63	-0.0010	68.05	68.04	8737
SW-Post-100Y	P-1	5.00	0.00	6.52	0.0010	96.56	93.33	72609
SW-Post-100Y	P-2	4.50	0.00	5.26	-0.0010	40.48	3.77	193409
SW-Post-100Y	P-3	3.00	0.00	5.08	-0.0010	342.66	40.27	633801
SW-Post-100Y	P-Harbor-Woods	6.50	0.00	8.68	-0.0010	70.33	25.50	65340
SW-Post-100Y	Proposed Pond	10.00	0.00	7.14	0.0010	7.62	6.66	6573
SW-Post-100Y	SMF-N100	3.50	0.00	5.54	-0.0010	13.21	0.78	40946
SW-Post-100Y	Wet-S	4.50	0.00	5.09	-0.0005	689.14	265.10	2870592
SW-Post-10	Wet-W	3.00	0.00	1.72	-0.0006	301.66	68.05	1041434

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
0Y								
SW-Post-10 0Y	Whitcomb Bayou	1.00	0.00	0.82	0.0000	68.04	6.36	0
SW-Post-10 0Y	Whitcomb X-ing	2.50	0.00	1.49	-0.0010	68.04	68.04	8460
SW-Post-10 Y	Alt-US 19	6.00	0.00	5.20	0.0000	37.33	0.00	0
SW-Post-10 Y	Bndy-North	0.00	0.00	0.00	0.0000	0.30	0.00	0
SW-Post-10 Y	Ditch 3	4.00	0.00	1.19	0.0010	48.14	43.82	8439
SW-Post-10 Y	P-1	5.00	0.00	6.32	-0.0010	52.23	35.61	66489
SW-Post-10 Y	P-2	4.50	0.00	4.39	0.0010	13.63	4.47	138451
SW-Post-10 Y	P-3	3.00	0.00	4.29	0.0010	91.71	31.40	633801
SW-Post-10 Y	P-Harbor-Woods	6.50	0.00	7.12	-0.0010	32.58	13.14	65340
SW-Post-10 Y	Proposed Pond	10.00	0.00	7.02	0.0010	2.41	0.34	6427
SW-Post-10 Y	SMF-N100	3.50	0.00	3.79	0.0010	2.82	0.30	20592
SW-Post-10 Y	Wet-S	4.50	0.00	4.56	0.0005	411.77	77.82	2193166
SW-Post-10 Y	Wet-W	3.00	0.00	1.24	-0.0002	171.66	43.82	928530
SW-Post-10 Y	Whitcomb Bayou	1.00	0.00	0.82	0.0000	43.81	6.36	0
SW-Post-10 Y	Whitcomb X-ing	2.50	0.00	1.10	0.0010	43.82	43.81	8128
SW-Post-2. 33Y	Alt-US 19	6.00	0.00	5.20	0.0000	4.36	0.00	0
SW-Post-2. 33Y	Bndy-North	0.00	0.00	0.00	0.0000	0.30	0.00	0
SW-Post-2. 33Y	Ditch 3	4.00	0.00	1.01	-0.0010	48.14	30.69	8313
SW-Post-2. 33Y	P-1	5.00	0.00	5.87	-0.0010	25.58	2.00	53576
SW-Post-2. 33Y	P-2	4.50	0.00	3.37	0.0010	4.21	2.31	69172
SW-Post-2. 33Y	P-3	3.00	0.00	3.28	0.0009	17.49	11.39	414032
SW-Post-2. 33Y	P-Harbor-Woods	6.50	0.00	6.33	-0.0010	12.32	4.84	54810
SW-Post-2. 33Y	Proposed Pond	10.00	0.00	6.29	0.0008	0.39	0.00	5470

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
SW-Post-2.33Y	SMF-N100	3.50	0.00	3.00	-0.0010	0.13	0.30	7844
SW-Post-2.33Y	Wet-S	4.50	0.00	4.35	0.0005	237.97	9.78	1897632
SW-Post-2.33Y	Wet-W	3.00	0.00	1.04	-0.0006	103.64	30.70	881319
SW-Post-2.33Y	Whitcomb Bayou	1.00	0.00	0.82	0.0000	30.69	6.36	0
SW-Post-2.33Y	Whitcomb X-ing	2.50	0.00	0.96	-0.0010	30.69	30.69	8004
SW-Post-25Y	Alt-US 19	6.00	0.00	5.20	0.0000	61.62	0.00	0
SW-Post-25Y	Bndy-North	0.00	0.00	0.00	0.0000	0.30	0.00	0
SW-Post-25Y	Ditch 3	4.00	0.00	1.34	0.0010	52.99	52.99	8543
SW-Post-25Y	P-1	5.00	0.00	6.41	0.0010	66.95	57.03	69181
SW-Post-25Y	P-2	4.50	0.00	4.75	-0.0010	21.68	4.92	170675
SW-Post-25Y	P-3	3.00	0.00	4.62	0.0010	165.13	37.33	633801
SW-Post-25Y	P-Harbor-Woods	6.50	0.00	7.55	-0.0010	44.73	19.49	65340
SW-Post-25Y	Proposed Pond	10.00	0.00	7.06	0.0010	3.99	1.90	6477
SW-Post-25Y	SMF-N100	3.50	0.00	4.49	0.0009	5.53	0.30	32237
SW-Post-25Y	Wet-S	4.50	0.00	4.67	-0.0004	505.09	137.31	2346781
SW-Post-25Y	Wet-W	3.00	0.00	1.41	-0.0004	211.34	52.99	967667
SW-Post-25Y	Whitcomb Bayou	1.00	0.00	0.82	0.0000	52.97	6.36	0
SW-Post-25Y	Whitcomb X-ing	2.50	0.00	1.23	-0.0010	52.99	52.97	8238
SW-Post-50Y	Alt-US 19	6.00	0.00	5.20	0.0000	83.28	0.00	0
SW-Post-50Y	Bndy-North	0.00	0.00	0.00	0.0000	0.30	0.00	0
SW-Post-50Y	Ditch 3	4.00	0.00	1.49	-0.0010	60.88	60.88	8642
SW-Post-50Y	P-1	5.00	0.00	6.48	0.0010	81.75	76.42	71136
SW-Post-50Y	P-2	4.50	0.00	5.01	-0.0010	30.70	4.36	193409
SW-Post-50	P-3	3.00	0.00	4.86	0.0010	249.67	39.00	633801

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Y								
SW-Post-50Y	P-Harbor-Woods	6.50	0.00	8.06	-0.0010	57.38	23.26	65340
SW-Post-50Y	Proposed Pond	10.00	0.00	7.10	0.0010	5.74	4.41	6532
SW-Post-50Y	SMF-N100	3.50	0.00	5.08	0.0009	9.05	0.30	40946
SW-Post-50Y	Wet-S	4.50	0.00	4.87	-0.0004	598.06	202.68	2632705
SW-Post-50Y	Wet-W	3.00	0.00	1.57	-0.0005	253.15	60.88	1004971
SW-Post-50Y	Whitcomb Bayou	1.00	0.00	0.82	0.0000	60.88	6.36	0
SW-Post-50Y	Whitcomb X-ing	2.50	0.00	1.36	-0.0010	60.88	60.88	8348
SW-Post-5Y	Alt-US 19	6.00	0.00	5.20	0.0000	12.92	0.00	0
SW-Post-5Y	Bndy-North	0.00	0.00	0.00	0.0000	0.30	0.00	0
SW-Post-5Y	Ditch 3	4.00	0.00	1.08	-0.0010	48.14	36.51	8365
SW-Post-5Y	P-1	5.00	0.00	6.19	0.0010	37.75	13.77	62380
SW-Post-5Y	P-2	4.50	0.00	3.73	0.0010	7.23	3.14	88492
SW-Post-5Y	P-3	3.00	0.00	3.63	0.0010	36.85	22.72	519085
SW-Post-5Y	P-Harbor-Woods	6.50	0.00	6.67	-0.0010	21.19	9.19	60154
SW-Post-5Y	Proposed Pond	10.00	0.00	7.01	0.0010	1.10	0.07	6412
SW-Post-5Y	SMF-N100	3.50	0.00	3.06	-0.0010	0.88	0.30	8744
SW-Post-5Y	Wet-S	4.50	0.00	4.44	0.0007	318.51	32.11	2028776
SW-Post-5Y	Wet-W	3.00	0.00	1.12	-0.0002	134.40	36.53	900827
SW-Post-5Y	Whitcomb Bayou	1.00	0.00	0.82	0.0000	36.51	6.36	0
SW-Post-5Y	Whitcomb X-ing	2.50	0.00	1.01	0.0010	36.51	36.51	8054

Link Min/Max Conditions : Multi Item | (sim, name) [PCM]

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
SW-Post-100Y	Ditch 3	68.04	-20.52	-7.52	1.33	1.10	1.22
SW-Post-100Y	Habor Woods-CS - Pipe	25.50	0.00	0.03	0.00	0.00	0.00
SW-Post-100Y	Habor Woods-CS -	20.60	0.00	-0.03	1.64	1.64	1.64

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
	Weir: 1						
SW-Post-100Y	Habor Woods-CS - Weir: 2	10.33	0.00	0.02	3.44	3.44	3.44
SW-Post-100Y	Meres X-ing	68.05	0.00	-7.29	1.65	1.80	1.73
SW-Post-100Y	P-3 CS-Ex - Pipe	10.29	0.00	-0.02	0.00	0.00	0.00
SW-Post-100Y	P-3 CS-Ex - Weir: 1	1.97	0.00	-0.01	3.14	3.14	3.14
SW-Post-100Y	P-3 CS-Ex - Weir: 2	9.34	0.00	-0.02	1.51	1.51	1.51
SW-Post-100Y	P-3 CS-Pr - Pipe	26.75	0.00	-0.05	0.00	0.00	0.00
SW-Post-100Y	P-3 CS-Pr - Weir: 1	26.75	0.00	-0.03	2.14	2.14	2.14
SW-Post-100Y	Pipe-2	3.77	-4.95	-0.07	-2.80	-2.80	-2.80
SW-Post-100Y	Prop Pond Outfall	6.66	0.00	0.05	0.96	0.96	0.96
SW-Post-100Y	Pump-1	2.00	0.00	-2.00	0.00	0.00	0.00
SW-Post-100Y	PUMP-N100	0.30	0.00	-0.30	0.00	0.00	0.00
SW-Post-100Y	W-1A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-100Y	W-1B	91.33	0.00	0.11	1.88	1.88	1.88
SW-Post-100Y	W-2A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-100Y	W-2B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-100Y	W-3	261.65	0.00	-1.28	2.02	2.02	2.02
SW-Post-100Y	W-SMF-N100	0.48	0.00	0.01	0.00	0.00	0.00
SW-Post-100Y	Wet-S CS - Pipe	6.05	0.00	-0.09	0.00	0.00	0.00
SW-Post-100Y	Wet-S CS - Weir: 1	4.31	0.00	0.02	1.00	1.00	1.00
SW-Post-100Y	Wet-S CS - Weir: 2	1.72	0.00	-0.18	1.95	1.95	1.95
SW-Post-100Y	Wet-S CS - Weir: 3	1.86	0.00	0.06	2.03	2.03	2.03
SW-Post-100Y	Whitcomb X-ing	68.04	-6.36	4.13	4.81	4.81	4.81
SW-Post-10Y	Ditch 3	43.82	-20.52	-7.56	1.02	0.81	0.91

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
SW-Post-10Y	Habor Woods-CS - Pipe	13.14	0.00	0.03	0.00	0.00	0.00
SW-Post-10Y	Habor Woods-CS - Weir: 1	7.78	0.00	-0.03	1.59	1.59	1.59
SW-Post-10Y	Habor Woods-CS - Weir: 2	10.42	0.00	0.03	3.47	3.47	3.47
SW-Post-10Y	Meres X-ing	43.82	0.00	-7.12	1.23	1.35	1.29
SW-Post-10Y	P-3 CS-Ex - Pipe	8.66	0.00	0.03	0.00	0.00	0.00
SW-Post-10Y	P-3 CS-Ex - Weir: 1	1.97	0.00	-0.02	3.14	3.14	3.14
SW-Post-10Y	P-3 CS-Ex - Weir: 2	7.86	0.00	0.02	1.44	1.44	1.44
SW-Post-10Y	P-3 CS-Pr - Pipe	21.73	0.00	0.06	0.00	0.00	0.00
SW-Post-10Y	P-3 CS-Pr - Weir: 1	21.73	0.00	0.04	2.11	2.11	2.11
SW-Post-10Y	Pipe-2	4.47	-2.79	0.08	2.53	2.53	2.53
SW-Post-10Y	Prop Pond Outfall	0.34	0.00	0.01	0.00	0.00	0.00
SW-Post-10Y	Pump-1	2.00	0.00	-2.00	0.00	0.00	0.00
SW-Post-10Y	PUMP-N100	0.30	0.00	-0.30	0.00	0.00	0.00
SW-Post-10Y	W-1A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-10Y	W-1B	33.61	0.00	0.14	1.51	1.51	1.51
SW-Post-10Y	W-2A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-10Y	W-2B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-10Y	W-3	72.45	0.00	0.14	1.44	1.44	1.44
SW-Post-10Y	W-SMF-N100	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-10Y	Wet-S CS - Pipe	5.97	0.00	-0.09	0.00	0.00	0.00
SW-Post-10Y	Wet-S CS - Weir: 1	4.11	0.00	0.00	1.01	1.01	1.01
SW-Post-10Y	Wet-S CS - Weir: 2	1.73	0.00	-0.18	1.95	1.95	1.95
SW-Post-10Y	Wet-S CS - Weir: 3	1.88	0.00	0.06	2.04	2.04	2.04
SW-Post-10Y	Whitcomb X-ing	43.81	-6.36	4.00	3.10	3.10	3.10
SW-Post-2.33Y	Ditch 3	30.69	-20.52	-7.53	0.77	0.60	0.68
SW-Post-2.33Y	Habor Woods-CS - Pipe	4.84	0.00	-0.02	0.00	0.00	0.00
SW-Post-2.33	Habor	0.00	0.00	0.00	0.00	0.00	0.00

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
Y	Woods-CS - Weir: 1						
SW-Post-2.33 Y	Habor Woods-CS - Weir: 2	4.84	0.00	-0.01	2.55	2.55	2.55
SW-Post-2.33 Y	Meres X-ing	30.70	0.00	-7.20	0.93	1.02	0.98
SW-Post-2.33 Y	P-3 CS-Ex - Pipe	4.11	0.00	0.01	0.00	0.00	0.00
SW-Post-2.33 Y	P-3 CS-Ex - Weir: 1	1.91	0.00	-0.01	3.05	3.05	3.05
SW-Post-2.33 Y	P-3 CS-Ex - Weir: 2	3.30	0.00	0.01	1.37	1.37	1.37
SW-Post-2.33 Y	P-3 CS-Pr - Pipe	7.27	0.00	0.01	0.00	0.00	0.00
SW-Post-2.33 Y	P-3 CS-Pr - Weir: 1	7.28	0.00	-0.01	1.71	1.71	1.71
SW-Post-2.33 Y	Pipe-2	2.31	-0.73	0.01	1.31	1.31	1.31
SW-Post-2.33 Y	Prop Pond Outfall	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-2.33 Y	Pump-1	2.00	0.00	-2.00	0.00	0.00	0.00
SW-Post-2.33 Y	PUMP-N100	0.30	0.00	-0.30	0.00	0.00	0.00
SW-Post-2.33 Y	W-1A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-2.33 Y	W-1B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-2.33 Y	W-2A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-2.33 Y	W-2B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-2.33 Y	W-3	4.62	0.00	0.02	0.62	0.62	0.62
SW-Post-2.33 Y	W-SMF-N100	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-2.33 Y	Wet-S CS - Pipe	5.29	0.00	-0.09	0.00	0.00	0.00
SW-Post-2.33 Y	Wet-S CS - Weir: 1	3.27	0.00	0.00	1.01	1.01	1.01
SW-Post-2.33 Y	Wet-S CS - Weir: 2	1.75	0.00	-0.18	1.96	1.96	1.96
SW-Post-2.33 Y	Wet-S CS - Weir: 3	1.90	0.00	0.06	2.04	2.04	2.04
SW-Post-2.33 Y	Whitcomb X-ing	30.69	-6.36	3.97	2.17	2.17	2.17

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
SW-Post-25Y	Ditch 3	52.99	-20.52	7.46	1.16	0.94	1.05
SW-Post-25Y	Habor Woods-CS - Pipe	19.49	0.00	-0.03	0.00	0.00	0.00
SW-Post-25Y	Habor Woods-CS - Weir: 1	15.06	0.00	-0.03	1.59	1.59	1.59
SW-Post-25Y	Habor Woods-CS - Weir: 2	10.40	0.00	0.02	3.47	3.47	3.47
SW-Post-25Y	Meres X-ing	52.99	-0.06	-7.20	1.41	1.54	1.48
SW-Post-25Y	P-3 CS-Ex - Pipe	9.51	0.00	0.02	0.00	0.00	0.00
SW-Post-25Y	P-3 CS-Ex - Weir: 1	1.97	0.00	-0.01	3.15	3.15	3.15
SW-Post-25Y	P-3 CS-Ex - Weir: 2	8.63	0.00	-0.02	1.45	1.45	1.45
SW-Post-25Y	P-3 CS-Pr - Pipe	23.91	0.00	0.07	0.00	0.00	0.00
SW-Post-25Y	P-3 CS-Pr - Weir: 1	23.91	0.00	0.05	2.14	2.14	2.14
SW-Post-25Y	Pipe-2	4.92	-4.49	0.12	2.78	2.78	2.78
SW-Post-25Y	Prop Pond Outfall	1.90	0.00	0.02	0.63	0.63	0.63
SW-Post-25Y	Pump-1	2.00	0.00	-2.00	0.00	0.00	0.00
SW-Post-25Y	PUMP-N100	0.30	0.00	-0.30	0.00	0.00	0.00
SW-Post-25Y	W-1A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-25Y	W-1B	55.03	0.00	0.15	1.68	1.68	1.68
SW-Post-25Y	W-2A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-25Y	W-2B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-25Y	W-3	132.92	0.00	-0.24	1.70	1.70	1.70
SW-Post-25Y	W-SMF-N100	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-25Y	Wet-S CS - Pipe	6.03	0.00	-0.09	0.00	0.00	0.00
SW-Post-25Y	Wet-S CS - Weir: 1	4.23	0.00	-0.01	1.01	1.01	1.01
SW-Post-25Y	Wet-S CS - Weir: 2	1.72	0.00	-0.18	1.95	1.95	1.95
SW-Post-25Y	Wet-S CS - Weir: 3	1.87	0.00	0.06	2.03	2.03	2.03
SW-Post-25Y	Whitcomb X-ing	52.97	-6.36	4.25	3.75	3.75	3.75
SW-Post-50Y	Ditch 3	60.88	-20.52	-7.60	1.26	1.03	1.15
SW-Post-50Y	Habor Woods-CS - Pipe	23.26	0.00	-0.03	0.00	0.00	0.00
SW-Post-50Y	Habor	18.79	0.00	-0.03	1.59	1.59	1.59

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
	Woods-CS - Weir: 1						
SW-Post-50Y	Habor Woods-CS - Weir: 2	10.36	0.00	-0.02	3.45	3.45	3.45
SW-Post-50Y	Meres X-ing	60.88	0.00	-9.92	1.54	1.69	1.61
SW-Post-50Y	P-3 CS-Ex - Pipe	9.92	0.00	-0.02	0.00	0.00	0.00
SW-Post-50Y	P-3 CS-Ex - Weir: 1	1.97	0.00	-0.01	3.15	3.15	3.15
SW-Post-50Y	P-3 CS-Ex - Weir: 2	9.01	0.00	-0.02	1.46	1.46	1.46
SW-Post-50Y	P-3 CS-Pr - Pipe	25.39	0.00	0.05	0.00	0.00	0.00
SW-Post-50Y	P-3 CS-Pr - Weir: 1	25.39	0.00	0.04	2.14	2.14	2.14
SW-Post-50Y	Pipe-2	4.36	-4.98	-0.07	-2.82	-2.82	-2.82
SW-Post-50Y	Prop Pond Outfall	4.41	0.00	0.03	0.84	0.84	0.84
SW-Post-50Y	Pump-1	2.00	0.00	-2.00	0.00	0.00	0.00
SW-Post-50Y	PUMP-N100	0.30	0.00	-0.30	0.00	0.00	0.00
SW-Post-50Y	W-1A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-50Y	W-1B	74.42	0.00	0.13	1.80	1.80	1.80
SW-Post-50Y	W-2A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-50Y	W-2B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-50Y	W-3	199.23	0.00	-0.95	1.89	1.89	1.89
SW-Post-50Y	W-SMF-N100	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-50Y	Wet-S CS - Pipe	6.05	0.00	-0.09	0.00	0.00	0.00
SW-Post-50Y	Wet-S CS - Weir: 1	4.29	0.00	0.01	1.00	1.00	1.00
SW-Post-50Y	Wet-S CS - Weir: 2	1.72	0.00	-0.18	1.95	1.95	1.95
SW-Post-50Y	Wet-S CS - Weir: 3	1.86	0.00	0.06	2.03	2.03	2.03
SW-Post-50Y	Whitcomb X-ing	60.88	-6.36	4.09	4.31	4.31	4.31
SW-Post-5Y	Ditch 3	36.51	-20.52	-7.73	0.89	0.70	0.79
SW-Post-5Y	Habor Woods-CS - Pipe	9.19	0.00	-0.02	0.00	0.00	0.00
SW-Post-5Y	Habor Woods-CS - Weir: 1	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-5Y	Habor Woods-CS - Weir: 2	9.19	0.00	0.01	3.15	3.15	3.15

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
SW-Post-5Y	Meres X-ing	36.53	0.00	-7.19	1.07	1.18	1.13
SW-Post-5Y	P-3 CS-Ex - Pipe	6.37	0.00	0.03	0.00	0.00	0.00
SW-Post-5Y	P-3 CS-Ex - Weir: 1	1.94	0.00	-0.02	3.10	3.10	3.10
SW-Post-5Y	P-3 CS-Ex - Weir: 2	5.71	0.00	0.02	1.40	1.40	1.40
SW-Post-5Y	P-3 CS-Pr - Pipe	16.35	0.00	0.05	0.00	0.00	0.00
SW-Post-5Y	P-3 CS-Pr - Weir: 1	16.35	0.00	0.04	2.11	2.11	2.11
SW-Post-5Y	Pipe-2	3.14	-0.86	-0.04	1.78	1.78	1.78
SW-Post-5Y	Prop Pond Outfall	0.07	0.00	0.00	0.00	0.00	0.00
SW-Post-5Y	Pump-1	2.00	0.00	-2.00	0.00	0.00	0.00
SW-Post-5Y	PUMP-N100	0.30	0.00	-0.30	0.00	0.00	0.00
SW-Post-5Y	W-1A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-5Y	W-1B	11.77	0.00	0.09	1.19	1.19	1.19
SW-Post-5Y	W-2A	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-5Y	W-2B	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-5Y	W-3	26.66	0.00	0.10	1.08	1.08	1.08
SW-Post-5Y	W-SMF-N100	0.00	0.00	0.00	0.00	0.00	0.00
SW-Post-5Y	Wet-S CS - Pipe	5.77	0.00	-0.09	0.00	0.00	0.00
SW-Post-5Y	Wet-S CS - Weir: 1	3.80	0.00	0.00	1.01	1.01	1.01
SW-Post-5Y	Wet-S CS - Weir: 2	1.74	0.00	-0.18	1.96	1.96	1.96
SW-Post-5Y	Wet-S CS - Weir: 3	1.89	0.00	0.06	2.04	2.04	2.04
SW-Post-5Y	Whitcomb X-ing	36.51	-6.36	4.12	2.58	2.58	2.58

Appendix E – StormWise Recovery Analysis

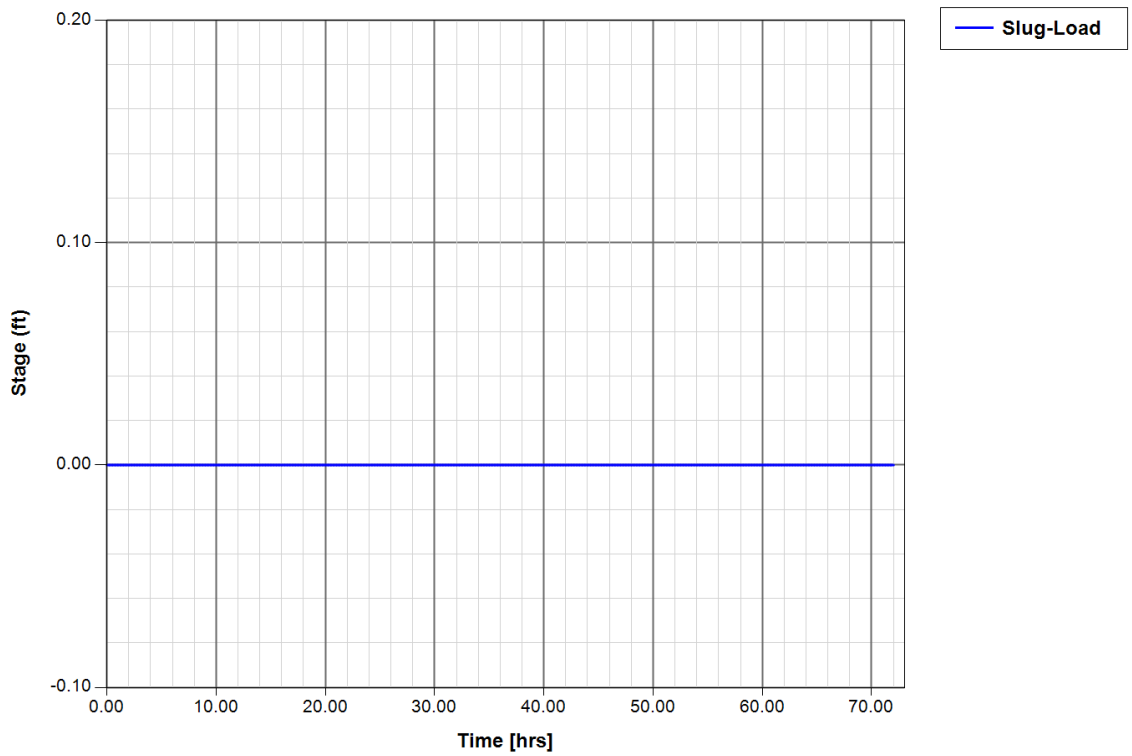
Node: GW

Scenario: Recovery Analysis
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.00
0	0	0	9999.0000	0.00

Comment:

Stage [Node: GW]



Node: Proposed Pond

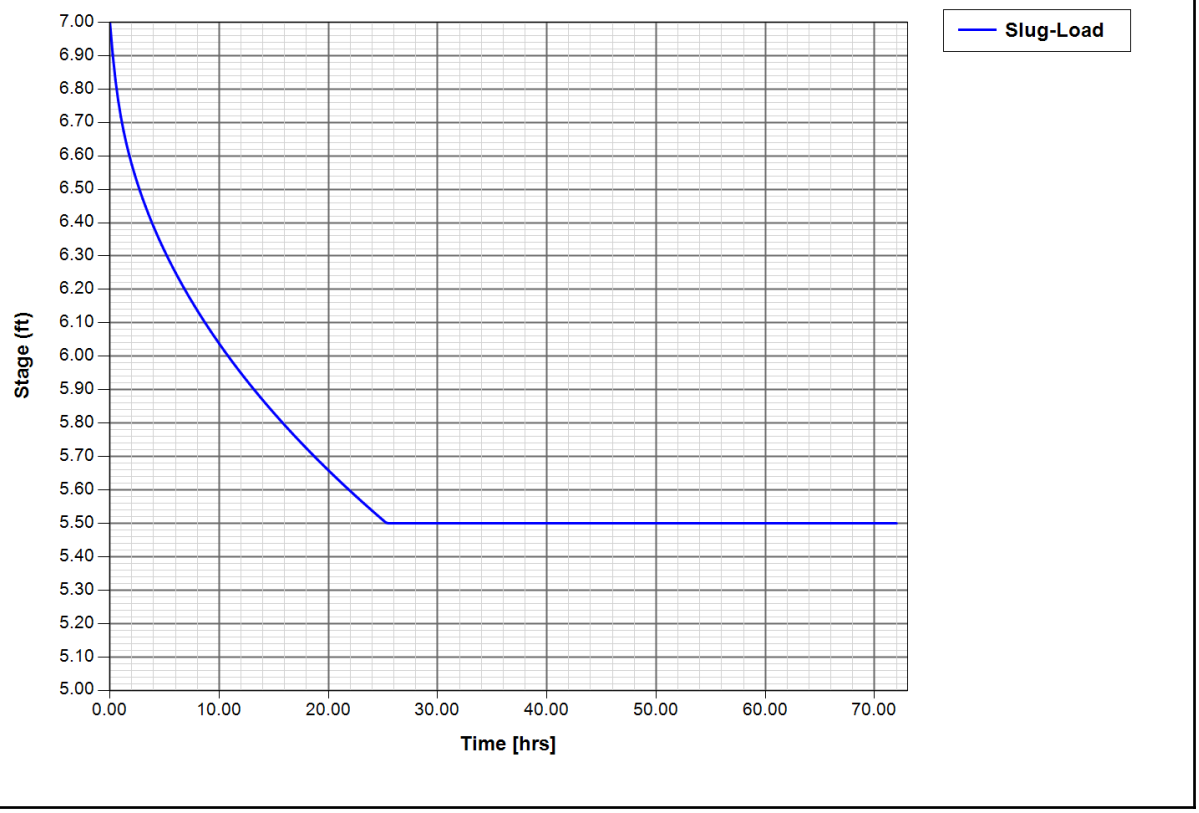
Scenario: Recovery Analysis

Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 7.00 ft
Warning Stage: 10.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.50	0.1040	4530
6.00	0.1170	5097
7.00	0.1470	6403

Comment: Initial stage set to pond spillover elevation for slug load.

Stage [Node: Proposed Pond]



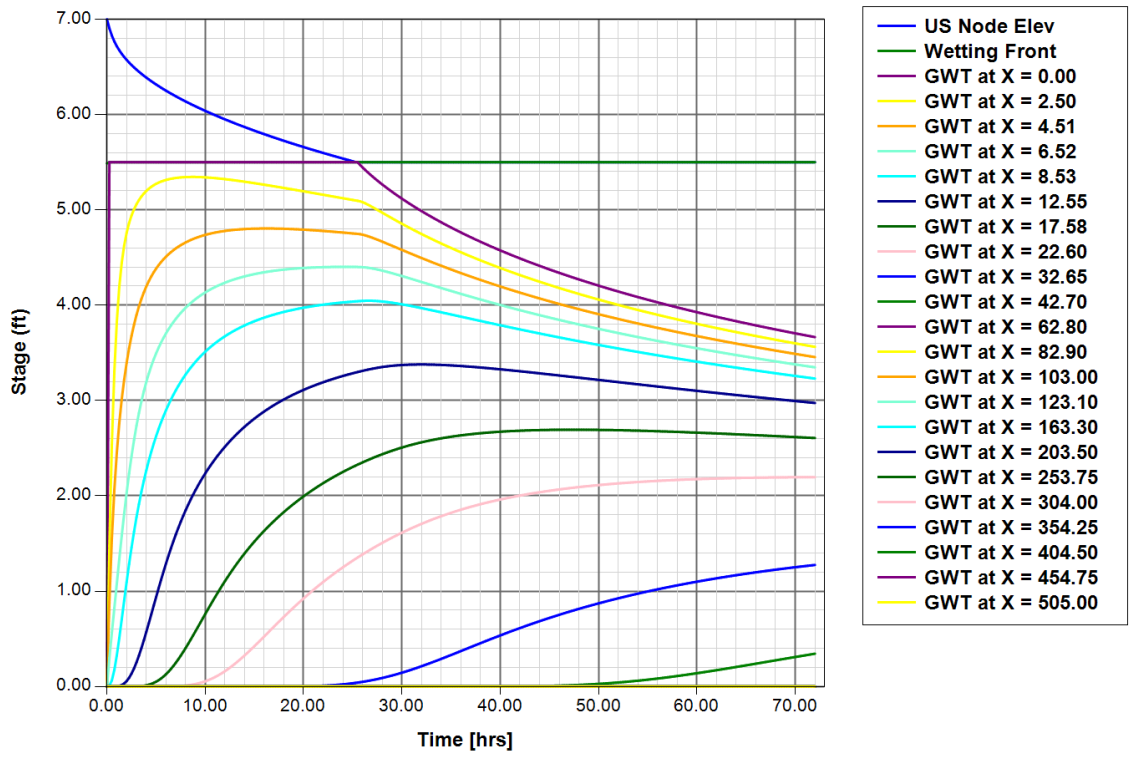
Percolation Link: Pond_Perc

Scenario: Recovery Analysis
From Node: Proposed Pond
To Node: GW
Surface Area Option: User Specified
Bottom Elevation: 5.50 ft
Surface Area: 0.0850 ac

Link Count:	1		
Flow Direction:	Both	Vertical Flow Termination:	Horizontal Flow Algorithm
Aquifer Base Elevation:	0.00 ft	Perimeter 1:	258.00 ft
Water Table Elevation:	0.00 ft	Perimeter 2:	573.00 ft
Annual Recharge Rate:	0 ipy	Perimeter 3:	3401.00 ft
Horizontal Conductivity:	13.250 fpd	Distance P1 to P2:	50.00 ft
Vertical Conductivity:	13.250 fpd	Distance P2 to P3:	450.00 ft
Fillable Porosity:	0.300	# of Cells P1 to P2:	10
Layer Thickness:	0.00 ft	# of Cells P2 to P3:	45

Comment: Conductivities, porosity, and layer thickness are from Tierra Geotechnical Report (Oct. 2025). Conductivities are the average of the conductivities from borings PBA-1 and PBA-2 with a FOS of 2 appliyed.

Perc Link: Pond_Perc (Sim: Slug-Load) [Recovery Analysis]



TIERRA

October 30, 2025

DRMP
15310 Amberly Drive, Suite 200
Tampa, FL 33647

Attn: Mr. Bruno Arriola, P.E

RE: Geotechnical Engineering Services Report
Tarpon Springs Golf Course – Clubhouse, Drainage and Parking
Pinellas County, Florida
Tierra Project No. 6511-22-122-003

Mr. Arriola,

Tierra, Inc. has completed a geotechnical engineering study for the above-referenced project. The results of the study are provided herein.

Should there be any questions regarding this report, please do not hesitate to contact our office at (813) 989-1354. Tierra would be pleased to continue providing geotechnical services throughout the implementation of the project. We look forward to working with you and your organization on this and future projects.

Respectfully Submitted,

TIERRA, INC.

Jason S. Steinbach, E.I.
Geotechnical Engineer Intern

Daniel R. Ruel, P.E.
Geotechnical Engineer
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Boring Location Plan
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PROJECT DESCRIPTION

Project Information

Tarpon Springs Golf Course in Pinellas County is evaluating the potential relocation of their main building (clubhouse, restrooms, lockers, offices, etc.) to the south of the existing location. Associated with the improvements are a stormwater pond and new parking. Tierra previously provided a *Geotechnical Engineering Services Report* dated June 10th, 2024, supporting the preliminary design of the improvements. The subsurface exploration results presented in the previous report have been incorporated into this report. This report has been developed to provide final level recommendations supporting the final design.

Final structural and grading information were not available at the time of this report; however, maximum column loads are anticipated to be less than 50 kips and maximum wall loads are anticipated to be less than 5 kips per lineal foot. We anticipate that finished grades will be within 2 feet of the existing site grades. Once final loads and grading information become available, Tierra should be given the opportunity to review the final design information and amend the recommendations herein, if necessary.

Scope of Services

The objective of our study was to obtain information concerning subsurface conditions at the site in order to base engineering estimates and recommendations in each of the following areas:

1. Feasibility of utilizing shallow spread foundation system to support of the proposed clubhouse structure. Suitability of a slab-on-grade foundation.

2. Design parameters required for the proposed structure foundation system, including allowable bearing pressures, foundation levels, and soil compaction recommendations.

3. General location and description of potentially deleterious materials discovered in the borings which may interfere with construction progress and structure performance, including existing fills or surficial organics.

4. Identification of groundwater levels.

5. Geotechnical construction considerations.

Based on a review of the provided information, we performed the following services:

1. Reviewed published soils and topographic information. This published information was obtained from the Pinellas County Soil Survey published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS)

and the “Tarpon Springs, Florida” quadrangle map published by the United States Geological Survey (USGS).

2. Conducted a visual reconnaissance of the project site and coordinated utility clearances for the subsurface investigation.

3. Executed a program of subsurface exploration consisting of borings, subsurface sampling and field testing. Tierra performed the following:

    a. Performed three (3) Standard Penetration Test (SPT) borings in the proposed building area to depths ranging from 25 to 55 feet below existing grade.

    b. Performed two (2) SPT borings within the proposed pond area to a depth of 20 feet below existing grade.

    c. Performed two (2) hand auger borings in the proposed pond area to estimate the Seasonal High Groundwater Table (SHGWT) to depths of 10 and 12 feet below existing grades. Performed a field permeability test at each auger location.

    d. Performed three (3) hand auger borings within the parking lot area to estimate the SHGWT to depths ranging from 1.5 and 7 feet below existing grades.

    e. Performed a Ground Penetrating Radar (GPR) study within the anticipated building footprint to determine the presence of subsurface anomalies of interest, if observed.

4. Measured groundwater levels, when apparent, at each of the boring locations.

5. Visually examined the recovered soil samples in the laboratory and performed appropriate laboratory testing on selected soil samples obtained from the borings to classify the soils according to the Unified Soil Classification System (USCS).

6. Prepared this Geotechnical Engineering Services Report providing a summary of the course of study pursued, the field data generated, subsurface conditions encountered and our engineering recommendations in each of the pertinent topic areas.

The scope of our services did not include an evaluation for sinkhole potential or an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, bedrock, groundwater, or air, on or below or around this site. Any statements in this report or on the boring logs regarding odors, colors, unusual or suspicious items or conditions are strictly for the information of our client.

REVIEW OF PUBLISHED DATA

General Site Information

Based on the "Tarpon Springs, Florida" United States Geological Survey (USGS) Quadrangle Map, the natural ground elevation at the project site ranges from approximately +15 to +25 feet, National Geodetic Vertical Datum of 1929 (NGVD 29). The map depicts elliptical depressions approximately 300 to 500 feet north and southwest of the anticipated new building area. However, no depression areas are identified by the USGS within the immediate project area.

Pinellas County Soil Survey

Based on a review of the USDA/NRCS Soil Survey of Pinellas County, it appears that there is one (1) soil-mapping unit noted within the vicinity of the project site. The general soil description is presented in the following table and paragraphs, as described in the Soil Survey.

Summary of USDA Soil Survey
Pinellas County, Florida

USDA Map Symbol and Soil Name	Soil Classification				pH	Seasonal High Water Table	
	Depth (in)	USCS	AASHTO	Permeability (in/hr)		Depth (feet)	Months
(4) Astatula - Urban land	0-3	SP-SM, SP	A-3	20.0 - 50.0	4.5-6.5	>6.0	Jan-Dec
	3-80	SP-SM, SP	A-3	20.0 - 50.0	4.5-6.5		
	The USDA Soil Survey does not contain information for the Urban Land component						

Astatula soils and Urban land, 0 to 5 percent slopes (Soil Mapping Unit No. 4): The Astatula component makes up 50 percent of the map unit. Slopes are 0 to 5 percent. This component is on ridges on marine terraces on coastal plains. The parent material consists of eolian or sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is very high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded nor is it ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent.

The urban lands component makes up 45 percent of the map unit. Urban Land component of this soil types consists of areas where most of the soil surface is covered with impervious materials, such as buildings and paved areas. This land type consists of areas where the original soil has been modified through cutting, grading, filling, and shaping or has been altered for urban development.

It should be noted that information contained in the USDA/NRCS Soil Survey may not be reflective of current subsurface conditions, particularly if recent development in the project vicinity has modified existing soils or surface/subsurface drainage.

SUBSURFACE CONDITIONS

General

The subsurface conditions at the project site were explored with Ground Penetrating Radar (GPR), five (5) SPT borings performed to depths ranging from 20 to 55 feet below existing grades, and five (5) hand auger borings to depths ranging from 1.5 to 12 feet below existing grades. The borings were located in the field by a representative of Tierra and recorded coordinates were obtained from our hand-held Global Positioning System (GPS) devices. The approximate boring locations are presented on the **Boring Location Plan** sheet in the **Appendix**. If an accurate determination of the boring locations and elevations are required, then Tierra recommends the boring locations be survey located by the project surveyor.

The SPT borings were performed with the use of a mechanical drill rig using Bentonite Mud rotary drilling procedures. The soil sampling for the SPT borings was performed in accordance with ASTM International (ASTM) Test designation D-1586. The initial 4 to 6 feet of each SPT boring was manually hand augered to verify utility clearance. SPT resistance N-values were taken at intervals of 2 feet to a depth of approximately 10 feet and on intervals of 5 feet thereafter to the boring termination depths.

The hand auger borings were performed in general accordance with ASTM Test Designation D-1452 by manually twisting a bucket auger into the ground typically in six-inch increments. The soil samples were collected and classified in the field and transported to our laboratory for review by a geotechnical engineer.

In general, the borings performed during the subsurface exploration encountered sandy soils underlain by silty to clayey sands underlain by weathered limestone to the boring termination depths. The soil strata encountered in the borings performed are summarized in the following table:

Stratum Number	Soil Description	USCS Symbol
1	Light Brown to Brown Sand to Sand with Silt	SP/SP-SM
2	Brown Silty Sand	SM
3	Light Gray Clayey Sand	SC
4	Calcareous Clay to Weathered Limestone	---(1)

(1) The USDA Soil Survey does not contain a symbol for weathered limestone

The subsurface soil stratification is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The soil profiles included in the **Appendix** should be reviewed for specific information at individual boring locations. These profiles include soil descriptions and stratifications. The stratifications shown on the boring profiles represent the conditions only at the actual boring location. Variations did occur and should be expected between boring locations. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual.

Groundwater Information

During our field exploration, the groundwater table was not encountered at the SPT boring locations prior to the introduction of bentonite drilling fluid at depths of 10 feet below existing grades. Therefore, GNA (Groundwater Not Apparent) is indicated adjacent to the SPT soil profiles. Similarly, the groundwater table was not encountered within the hand auger borings performed prior to termination of the boring. As a result, GNE (Groundwater Not Encountered) is indicated adjacent to the auger boring soil profiles.

Based on the subsurface conditions encountered, the information provided in the Soil Survey of Pinellas County, Florida published by the USDA and past experience with similar soil conditions, Tierra estimates the SHGWT to be greater than or equal to 10 to 12 feet. The estimated design SHGWT levels at individual boring locations are presented on the **Soil Profiles** sheet and on the **Geotechnical Drainage Design Support Parameters** in the **Attachments**.

The SHGWT levels presented are based on the subsurface conditions encountered within the borings and our judgment. As noted by “greater than or equal to” in the SHGWT estimations, it is likely the natural SHGWT is deeper than the depths indicated. If deeper SHGWT estimates are needed to assist in site development and/or drainage design, then temporary piezometers can be installed to measure groundwater depths and provide more accurate estimations.

It should be noted that groundwater conditions will vary with environmental variations and seasonal conditions, such as the frequency and magnitude of rainfall patterns, as well as man-made influences (i.e. existing swales, drainage ponds, underdrains, and areas of covered soils, such as paved parking lots).

Ground Penetrating Radar (GPR) Study

A geophysical study consisting of a GPR (Ground Penetrating Radar) was performed within the anticipated building footprint area to characterize the subsurface conditions encountered at the site, to assist in placing test borings, and to evaluate the potential necessity of a pre-development remediation program. GPR is a non-intrusive surface geophysical method used for locating both natural geologic and man-made subsurface features using electromagnetic energy to acquire subsurface information.

The GPR survey consisted of thirty-two (32) GPR transect lines performed within the proposed building area. The approximate locations of the GPR transects performed are presented on the **GPR Survey Plan** sheet in the **Attachments**. Further discussion of the GPR survey can be found in the "Geologic Hazards" section of this report.

Field Permeability Tests

Tierra performed two (2) constant-head field permeability tests within the proposed pond areas. The tests were performed at depths of 72 and 84 inches below the existing ground surface. The tests were performed and the results evaluated in general accordance with the methodology presented in the FDOT Soils and Foundations Handbook. Tierra has provided the results of the field permeability tests and our recommendations for geotechnical parameters to be used for drainage design in the attached **Geotechnical Drainage Design Support Parameters**.

It is important to note that the results provided are the measured hydraulic conductivity rates of the in-situ soil conditions encountered at the time of our field activities. No reduction, limiting value, or factors of safety have been applied to these rates. The project drainage engineer should apply an appropriate factor of safety for design and evaluation purposes.

EVALUATION AND RECOMMENDATIONS

General

Engineering evaluations and recommendations for the proposed improvements provided in the following sections of this report are based on the subsurface conditions encountered in the borings performed. If the final design criteria deviates from what is stated in this report, Tierra should be given the opportunity to review the new information and amend our recommendations, if necessary.

On Site Soil Suitability

The suitability of soils for reuse in construction should be evaluated against the project engineering fill requirements. Variations in the subsurface stratification should be expected between borings. All fill should be placed in accordance with current Pinellas County specifications.

In general, Stratum 1 (SP/SP-SM) soils may be moved and used for grading purposes, site leveling, general engineering fill, structural fill and backfill in other areas, provided the fill is free of organic materials, clay, debris or any other material deemed unsuitable for construction and evaluated against engineering fill requirements. The appropriate specifications should be consulted to determine the specific use/suitability of the soil types encountered during construction.

The Stratum 2 (SM) soils are characterized as having fines contents (% passing the No. 200 sieve) in excess of 12 percent and should be evaluated prior to usage. These soils will tend to hold excess moisture and may be difficult to dry and compact. Stratum 2 soils should only be placed above the groundwater table existing at the time of construction.

Site Preparation

Prior to construction, the location of any existing underground utilities within the construction area should be established. Provisions should then be made to relocate any interfering utility lines within the construction area to appropriate locations and backfilling the excavation with compacted structural fill. In this regard, it should be noted that if abandoned underground pipes are not properly removed or plugged, they might serve as conduits for subsurface erosion, which subsequently may result in excessive settlement.

The site should be cleared of surface vegetation, existing structures (including foundations), pavement and any apparent deleterious materials. As a minimum, it is recommended that the clearing operations extend to the depth needed to remove material considered deleterious at least 5 feet beyond the proposed development area. Material suitable for re-use may be stockpiled; however, any material stockpiled for re-use shall be tested for conformance to material specifications as indicated in the following sections of this report. Fill placement and subgrade preparation recommendations are presented in the "Construction Considerations" section of this report.

Foundation Recommendations

Based on our evaluation and analyses, the Stratum 1 soils should be capable of supporting the anticipated structural loads on shallow foundations after removal of deleterious materials, proper subgrade preparation and surface compaction. The foundations and floor slabs should bear on properly placed and compacted cohesionless (sand)/structural fill. The existing near surface sandy soils should be improved by compaction after clearing operations to improve foundation support and reduce total and differential settlement.

Based on the anticipated construction and loading conditions presented herein, field results indicate shallow foundations may be designed for a net maximum allowable bearing pressure of 2,000 psf after proper site preparation. The foundation and floor slabs should bear on properly placed and compacted cohesionless (sand) structural fill. Foundations should be embedded so that the bottoms of the foundations are a minimum of 18 inches below adjacent grades. Strip or wall footings should be a minimum of 24 inches wide and pad or column footings should be a minimum of 30 inches wide. The minimum footing sizes should be used regardless of whether or not the foundation loads and allowable bearing pressures dictate a smaller size. These minimum footing sizes tend to provide adequate bearing area to develop bearing capacity and account for minor variations in the bearing materials.

Footings should be constructed in a dry fashion. Footing excavations should be covered during rain events. Uncovered excavations may become oversaturated and difficult to compact during rain events. Surface run-off water should be drained away from the excavations and not allowed to pond within any foundation or floor slab areas. It is important that the structural elements be centered on the footings such that the load is transferred evenly unless the footings are proportioned for eccentric loads.

The settlement of shallow foundations supported on compacted sand fill soils should occur rapidly after loading. Thus, the expected settlement should occur during construction as dead loads are imposed. Provided the recommended site preparation are properly performed and the recommendations previously stated are utilized, the total settlement of wall and isolated column footings should not exceed approximately ¾ inch. Differential settlement is estimated to be on the order of half the total settlement. The tolerance of the proposed structure to the predicted total and differential settlement should be confirmed by the structural engineer. If final loading conditions differ from the loads presented in the "Project Information" section, Tierra should be given the opportunity to review and amend (if necessary) our recommendations.

Floor Slabs

The proposed floor slabs may be safely supported as a slab-on-grade provided any deleterious materials are removed and replaced with controlled structural fill. It is also recommended that the floor slab bearing soils be covered by a lapped polyethylene sheeting in order to minimize the potential for floor dampness which can affect the performance of flooring such as glued tile and carpet (if any are used). This membrane should consist of a minimum six (6) mil single layer of non-corroding, non-deteriorating sheeting material placed to minimize seams and to cover all of the soil below the building floor. This membrane should be cut in a cross shape for pipes or other penetrations; the membrane should extend to within one-half inch of pipes or other penetrations. Seams of the membrane should be lapped at least 12 inches. Punctures or tears in the membrane should be repaired with the same or compatible material.

Pavement Considerations

Actual pavement section thickness should be provided by the design civil engineer based on traffic loads, volume, and the owners design life requirements. The following sections represent minimum thicknesses representative of typical load and construction practices and as such periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to the appropriate County requirements.

In general, following the completion of the recommended clearing and grading operations and fill placement, the compacted fill and natural shallow sandy soils should be acceptable for construction and support of a flexible (limerock, crushed concrete, or shell base) type pavement section.

Any fill utilized to elevate the cleared pavement areas to subgrade elevation should consist of reasonably clean (maximum 12% passing #200 sieve sizes) sands uniformly compacted to a minimum depth of 12 inches to a minimum density of 95% of the Modified Proctor maximum dry density. In flexible pavement areas we recommend 12 inches of Type B stabilized subgrade (LBR = 40) compacted to a minimum density of 98% of the modified Proctor maximum dry density below the base course. Traffic should not be allowed on the subgrade as the base is placed to avoid rutting. The subgrade should be checked for soundness and be true to line and grade prior to the placement of the base course.

The choice of pavement base type will depend on final pavement grade separation in relationship to the seasonal high groundwater levels provided in this report. If a minimum separation of 18 inches between the bottom of the base and the seasonal high groundwater level is obtained, then a limerock, shell, or crushed concrete base can be utilized. A crushed concrete base should be utilized if the separation between the base material and the seasonal high groundwater is a minimum of 12 inches and less than 18 inches. Base material elevations should not be designed for saturated conditions. If the designer wishes to have base material closer than 12 inches to the SHGWT, then an underdrain system should be utilized that will maintain the 12 inches of separation. The SHGWT should be re-established relative to a known elevation prior to setting final grades. Limerock, shell and crushed concrete base material should meet Florida Department of Transportation (FDOT) requirements including compaction to a minimum density of 98% of the modified Proctor maximum dry density. Limerock and shell base material should have a minimum Limerock Bearing Ratio (LBR) of 100%. Crushed concrete should be graded in accordance with FDOT Standard Specification Section 901-5 and have a minimum LBR of 150%. As a guideline for pavement design, we recommend that the base course be a minimum of 6 inches thick in parking areas and 8 inches thick in heavily traveled drives. Before paving, the base should be checked for soundness.

The asphaltic concrete structural course should consist of at least one and one-half (1½) inches of Type SP asphaltic concrete material. The asphaltic concrete should meet standard FDOT material requirements and placement procedures as outlined in the current FDOT Standard Specifications for Road and Bridge Construction.

Geologic Hazards

The project site is within a region of Pinellas County that can be characterized as having a moderate to high potential for sinkhole development. A geophysical study consisting of a GPR survey was performed within the anticipated building footprint area to determine, if possible, if subsurface reflection patterns indicative of potential karst-related anomalies exist. GPR is a non-intrusive surface geophysical method used for locating both natural geologic and man-made subsurface features using electromagnetic energy to acquire subsurface information. Thirty-two (32) GPR transects were completed and the approximate locations are illustrated on the **GPR Survey Plan** in the **Appendix**.

Based upon our interpretation of the data, subsurface reflection patterns that could be interpreted as consistent with subsurface karst activity were not encountered. Additionally, based on the soil borings performed throughout the site, indications of karst activity beyond the geographic area were not encountered. As such, no pre-construction remediation is recommended at this time.

CONSTRUCTION CONSIDERATIONS

General

It is recommended that Tierra be retained to provide observation and testing of construction activities involved in the foundation earthwork, and related activities of this project. Tierra cannot accept any responsibility for any conditions, which deviate from those described in this report, if not engaged to provide construction observation and testing for this project.

Fill Placement and Subgrade Preparation

The following are our recommendations for overall site preparation and mechanical densification work for the project based on the proposed construction and our test boring results. These recommendations should be used as a guideline for the project general specifications prepared by the design engineer.

1. Following the clearing operations, the proposed paved areas should be proofrolled. The proofrolling may consist of compaction with a large diameter, heavy vibratory drum roller (if not within 50 feet of existing structures). The vibratory drum roller should have a static drum weight on the order of eight (8) to ten (10) tons and should be capable of exerting a minimum impact force of 36,000 pounds (DYNAPAC CA-250 or equivalent is expected to provide acceptable results). **Vibratory rollers should not be used within 50 feet of any existing structures. Areas within 50 feet of existing structures should be compacted using a fully loaded 2 cubic yard capacity front-end loader or equivalent or through non-vibratory means.**

2. Careful observations should be made during proofrolling to help identify any areas of soft yielding soils that may require over excavation and replacement. The backfilling may be done with a well-compacted, suitable fill such as clean sand (i.e. less than 12% passing the No. 200 sieve), gravel, or crushed FDOT No. 57 or FDOT No. 67 stone.

3. The proofrolling equipment should make a minimum of eight (8) overlapping passes over the structure and pavement areas with the successive passes aligned perpendicular. It is recommended that within the building and pavement areas, the natural ground, to a minimum depth of one (1) foot below stripped grade, be compacted to a dry density of at least 95% of the Modified Proctor maximum dry density.

4. Following satisfactory completion of the initial compaction, the structure and pavement areas may be brought up to finished subgrade levels, if needed, using structural fill. Imported fill should consist of fine sand with less than 12% passing the No. 200 sieve, free of rubble, organics, clay, debris and other unsuitable material. Fill should be tested and approved prior to acquisition. Approved sand fill should be placed in loose lifts not exceeding 12 inches in thickness and should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density. Density tests to confirm compaction should be performed in each fill lift before the next lift is placed.

5. Prior to beginning compaction, soil moisture contents may need to be controlled in order to facilitate proper compaction. If additional moisture is necessary to achieve compaction objectives, then water should be applied in such a way that it will not cause erosion or removal of the subgrade soils. Moisture content within the percentage range needed to achieve compaction is recommended prior to compaction of the natural ground and fill.

6. After proofrolling and compaction, the building foundation excavations can begin. Foundation excavations should be observed by the geotechnical engineer or a representative to explore the extent of any loose, soft, or otherwise undesirable materials. If the foundation excavations appear suitable as load bearing materials, the bottom of the foundation excavations should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density for a minimum depth of one (1) foot below the bottom of the footing depth, as determined by field density compaction tests.

7. If soft pockets are encountered in the footing excavations, the unsuitable materials should be removed and the proposed footing elevation may be re-established by backfilling. This backfilling may be done with a well-compacted, suitable fill such as clean sand, gravel, or crushed FDOT No. 57 or FDOT No. 67 stone. Sand backfill should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density.

8. Immediately prior to reinforcing steel placement, it is suggested that the bearing surfaces of footing and floor slab areas be compacted using hand operated mechanical tampers. In this manner, any localized areas, which have been loosened by excavation operations, should be adequately re-compacted.

9. Backfill soils placed adjacent to footings or walls should be carefully compacted with a light rubber-tired roller or vibratory plate compactor to avoid damaging the footings or walls. Approved sand fills to provide foundation embedment constraint should be placed in loose lifts not exceeding 6 inches and should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density.

A representative from our firm should be retained to provide on-site observation of earthwork and ground modification activities. Density tests should be performed in the top one (1) foot of compacted existing ground and each fill lift. It is important that Tierra be retained to observe that the subsurface conditions are as we have discussed herein, and that fill placement is in accordance with our recommendations.

Drainage and Groundwater Concerns

The groundwater levels presented in this report are the levels that were measured at the time of our field activities. Fluctuation should be anticipated. We recommend that the Contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on the construction procedure.

Water should not be allowed to collect in the foundation excavations, on the floor slab areas, or on prepared subgrades of the construction either during or after construction. Undercut or excavated areas should be sloped toward one corner to facilitate removal of any collected rainwater, groundwater, or surface runoff. Positive site drainage should be provided to reduce infiltration of surface water around the perimeter of the building and beneath the floor slabs. The grades should be sloped away from the building and surface drainage should be collected and discharged such that water is not permitted to infiltrate the backfill and floor slab areas of the building.

REPORT LIMITATIONS

The analyses, conclusions and recommendations contained in this report are opinions based on the site conditions and project layout described herein and further assume that the conditions observed in the exploratory borings are representative of the subsurface conditions throughout the site, i.e., the subsurface conditions elsewhere on the site are the same as those disclosed by the borings. If, during construction, subsurface conditions different from those encountered in the exploratory borings are observed or appear to be present, we should be advised at once so that we can review these conditions and reconsider our recommendations where necessary.

This report was prepared for the exclusive use of DRMP and their clients for evaluating the design of the project as it relates to the geotechnical aspects discussed herein. It should be made available to prospective contractors for information on factual data only and not as a warranty of subsurface conditions included in this report. Unanticipated soil conditions may require that additional expense be made to attain a properly constructed project. Therefore, some contingency fund is recommended to accommodate such potential extra costs.

APPENDIX

Boring Location Plan

Soil Profiles

GPR Survey Plan

Geotechnical Drainage Design Support Parameters



BORING LOCATION PLAN

0 50'

PLAN SCALE

LEGEND

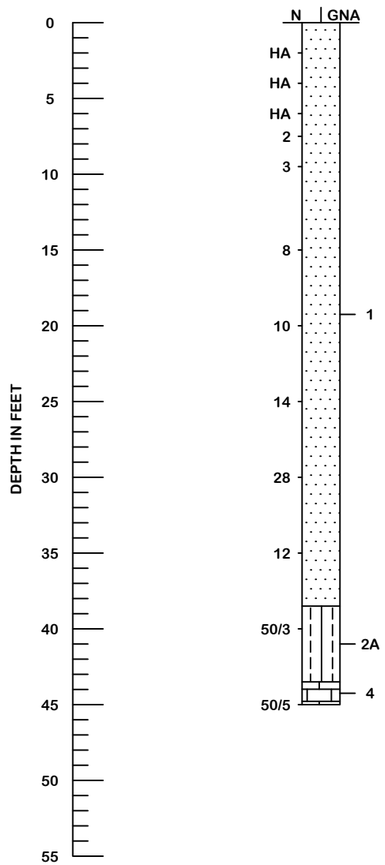
APPROXIMATE LOCATION OF AUGER BORING

APPROXIMATE LOCATION OF SPT BORING

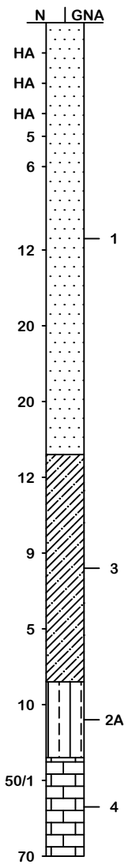
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SOIL PROFILES

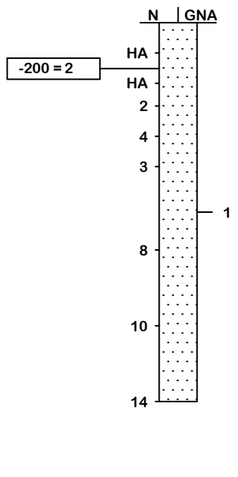
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DATE 5/6/2025
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RIG D-25



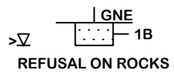
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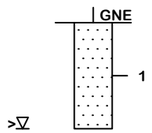
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DATE 10/14/2025
DRILLER I. POORAN
HAMMER AUTOMATIC
RIG D-25



BOR # SH-1
EASTING 411402
NORTHING 1382185
DATE 10/14/2025



BOR # SH-2
EASTING 411399
NORTHING 1382094
DATE 10/14/2025



LEGEND

1 LIGHT BROWN TO BROWN SAND TO SAND WITH SILT (SP/SP-SM)

2 BROWN SILTY SAND (SM)

3 LIGHT GRAY CLAYEY SAND (SC)

4 CALCAREOUS CLAY TO WEATHERED LIMESTONE

A - WITH LIMESTONE FRAGMENTS

B - WITH LIMEROCK FRAGMENTS

>▽	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE IS DEEPER THAN DEPTH SHOWN
N	SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
SP	UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW
GNE	GROUNDWATER TABLE NOT ENCOUNTERED
GNA	GROUNDWATER NOT APPARENT DUE TO DRILLING METHOD USED
50/4	NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
HA	HAND AUGERED TO VERIFY UTILITY CLEARANCES
REFUSAL	REFUSAL DUE TO ROCK
-10	PERCENT PASSING #10 SIEVE
-40	PERCENT PASSING #40 SIEVE
-60	PERCENT PASSING #60 SIEVE
-100	PERCENT PASSING #100 SIEVE
-200	PERCENT PASSING #200 SIEVE

AUTOMATIC HAMMER	
GRANULAR MATERIALS-RELATIVE DENSITY	SPT (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: SW
CHECKED BY: JSS
APPROVED BY: DRR
DATE: OCT 2025
ENGINEER OF RECORD: DANIEL R. RUEL, P.E.
FLORIDA LICENSE NO.: 82404

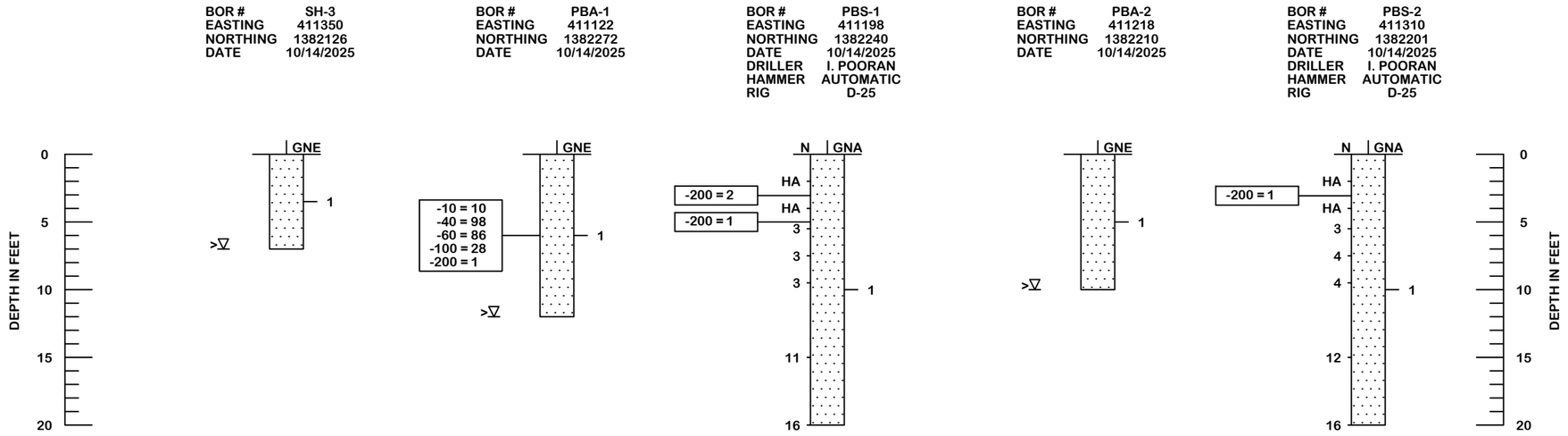
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SCALE: NOTED
PROJECT NUMBER: 6511-22-122-003

GEOTECHNICAL ENGINEERING SERVICES
TARPON SPINGS GC CLUBHOUSE
PINELLAS COUNTY, FLORIDA

SHEET 2

SOIL PROFILES



LEGEND

1 LIGHT BROWN TO BROWN SAND TO SAND WITH SILT (SP/SP-SM)

2 BROWN SILTY SAND (SM)

3 LIGHT GRAY CLAYEY SAND (SC)

4 CALCAREOUS CLAY TO WEATHERED LIMESTONE

A - WITH LIMESTONE FRAGMENTS

B - WITH LIMEROCK FRAGMENTS

>▽	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE IS DEEPER THAN DEPTH SHOWN
N	SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
SP	UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW
GNE	GROUNDWATER TABLE NOT ENCOUNTERED
GNA	GROUNDWATER NOT APPARENT DUE TO DRILLING METHOD USED
50/4	NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
HA	HAND AUGERED TO VERIFY UTILITY CLEARANCES
REFUSAL	REFUSAL DUE TO ROCK
-10	PERCENT PASSING #10 SIEVE
-40	PERCENT PASSING #40 SIEVE
-60	PERCENT PASSING #60 SIEVE
-100	PERCENT PASSING #100 SIEVE
-200	PERCENT PASSING #200 SIEVE

AUTOMATIC HAMMER	
GRANULAR MATERIALS-RELATIVE DENSITY	SPT (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

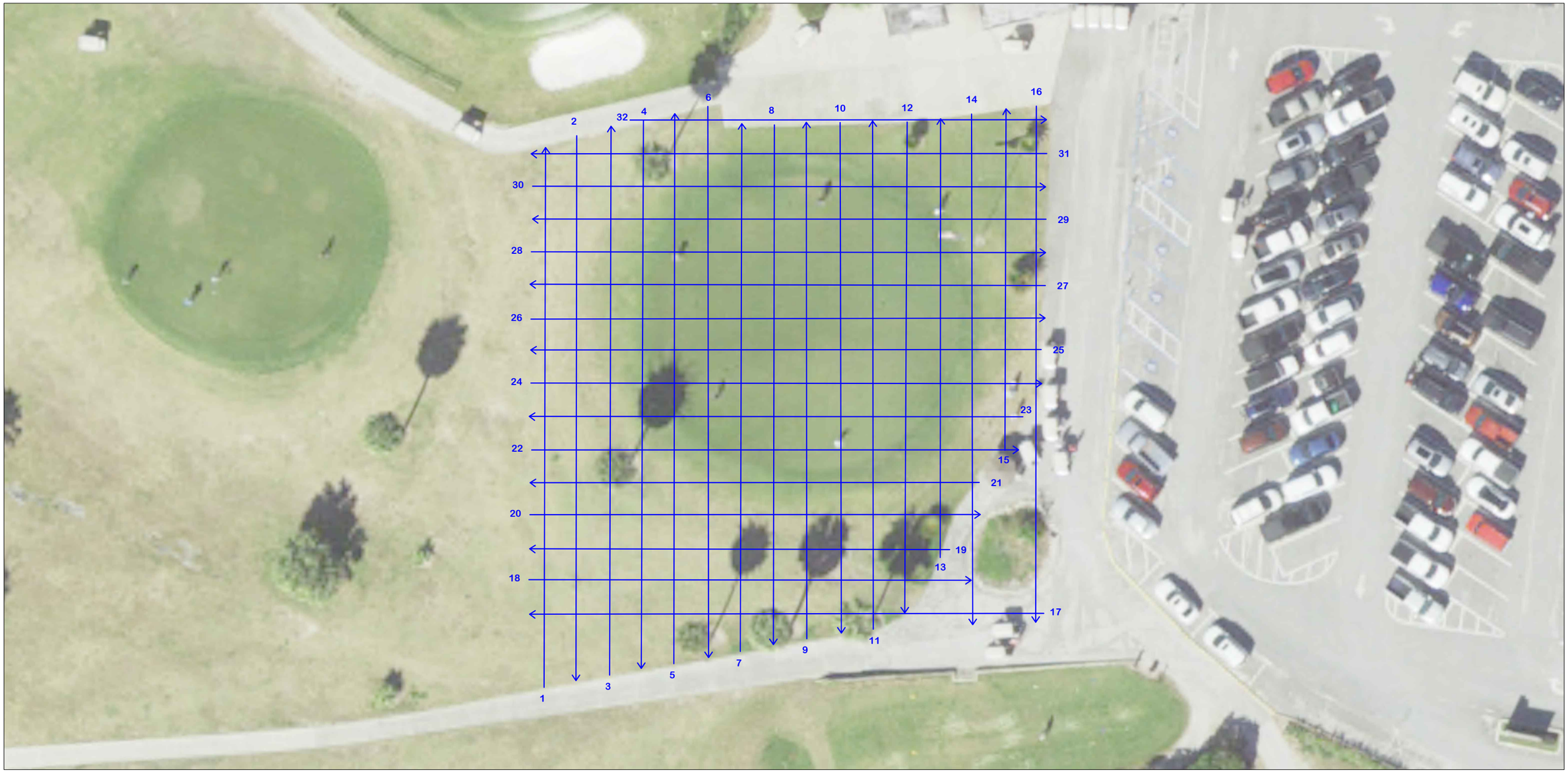
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GEOTECHNICAL ENGINEERING SERVICES
TARPON SPINGS GC CLUBHOUSE
PINELLAS COUNTY, FLORIDA

SHEET 3



GPR SURVEY PLAN

0 30'

PLAN SCALE

10 → PATH OF GPR TRANSECT LINES WITH DESIGNATION NUMBER (500 MHz ANTENNA)

DRAWN BY: SW CHECKED BY: JSS	APPROVED BY: DRR DATE: OCT 2025	ENGINEER OF RECORD: DANIEL R. RUEL, P.E. FLORIDA LICENSE NO.: 82404	TIERRA 7351 Temple Terrace Highway Tampa, Florida 33637 Phone: 813-989-1354 Fax: 813-989-1355	SCALE: NOTED	PROJECT NUMBER: 6511-22-122-003	GEOTECHNICAL ENGINEERING SERVICES TARPON SPINGS GC CLUBHOUSE PINELLAS COUNTY, FLORIDA	SHEET 4

Geotechnical Drainage Design Support Parameters
Tarpon Spring GC Clubhouse
Pinellas County, Florida
Tierra Project No.: 6511-25-122-003

Boring Name	Boring Location (FL West NAD 83)		Encountered GWT Depth (feet)	Stratum Tested	Estimated SHGWT Depth (feet)	Test Designation	Test Depth (feet)	Insitu Vertical Hydraulic Conductivity (feet/day)[(1)]	Insitu Horizontal Hydraulic Conductivity (feet/day)[(1)]	Depth to Confining Layer (feet)	Fillable Porosity (%)	Suction Head (inches)
	Easting (feet)	Northing (feet)										
PBA-1	411122	1382272	GNE	1	≥12.0	Constant Head	7.0	40	40	>12.0	30	2
PBS-1	411198	1382240	GNA	---						≥20.0		
PBA-2	411218	1382210	GNE	1	≥10.0	Constant Head	6.0	15	15	>10.0		
PBS-2	411310	1382201	GNA	---						≥20.0		

[(1)] These rates are not factored and are only applicable to the Strata shown. The design engineer should apply an appropriate factor of safety, as applicable.
GNE: Groundwater Not Encountered
GNA: Groundwater Not Apparent due to drilling method used

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Memorandum

November 13, 2025 DRMP Job #: 21-00790.017

Subject: **Ecological Assessment Memorandum**
Tarpon Springs Golf Course - Clubhouse
Pinellas County, Florida

The City of Tarpon Springs is proposing the relocation and construction of a new clubhouse facility at the Tarpon Springs Golf Course, located in Pinellas County, Florida. The existing clubhouse, originally constructed in 1907 and renovated multiple times, no longer meets the operational and spatial needs of the facility. Upon demolition of the current structure, the former building footprint will be repurposed for additional parking and the new clubhouse will be relocated to an adjacent putting green area (project area). The purpose of this memorandum is to summarize the existing site conditions within the project area and identify any environmental or site-related considerations that may be relevant to the design and construction of the new clubhouse and associated improvements.

The golf course is located just south of Meres Boulevard and west of Pinellas Avenue in Section 13; Township 27S; and Range 15E in Pinellas County, Florida (Appendix A - Figure 1: Location Map). A field survey was conducted by DRMP biologists on October 17, 2025, to evaluate the project area for regulated natural resources, such as wetlands and protected species. The following sections described existing conditions, results of the literature review and field survey.

Data Collection
Prior to conducting the site assessment, a review of the available Geographic Information Systems (GIS) data and literature was conducted to identify any protected species or wetlands that have been documented within and adjacent to the project area. The GIS and literature that was reviewed is listed below:

1. United States Department of Agriculture (USDA) Soil Survey for Pinellas County (2006);
2. Natural Resources Conservation Service (NRCS) soils GIS data for Pinellas County (2021);
3. Environmental Science Research Institute's (ESRI) Online World Imagery (2023);
4. Southwest Florida Water Management District (SWFWMD) land use data (2023);
5. United States Fish and Wildlife Service (USFWS) GIS databases;
6. Florida Fish and Wildlife Conservation (FWC) GIS databases;
7. FWC Florida's Endangered Species and Threatened Species Lists (2025); and
8. Florida Natural Areas Inventory database of listed species for Pinellas County (October 2025, date accessed).

Soils
The soil types within the project area were mapped in GIS utilizing the NRCS soils data for Pinellas County (2021). Only one soil type is mapped within the project area, and is not classified as hydric. A map of the soil type within the project area is included as Appendix A – Figure 2: Soils Map. Table 1 lists the soil and hydrological characteristics within the project area.

Table 1. Soils Within the Project Area

Soil Name	Map Unit ID	Hydrologic Group	Hydric (Y/N)
Astatula Soils and Urban Land, 0 to 5 Percent Slopes	4	A	N

Land Use

Land use within the project area is characterized by a combination of recreational and developed urban land uses. Approximately one-third of the project area consists of maintained recreational land associated with the Tarpon Springs Golf Course, while the remaining areas include surrounding residential, commercial, and institutional development typical of the urban setting. Land use designations are based on the SWFWMD Land Use Data (2023). For a graphical representation of existing land use within the project area, refer to Appendix A – Figure 3: Land Use Map. Table 2 lists the land use classifications mapped within the project area.

Table 2. Land Use Within the Project Area

FLUCCS Code	Land Use Description
1300	Residential High Density
1400	Commercial and Services
1700	Institutional
1820	Golf Course

Wetland Approximation and Assessment

No wetlands or surface waters were identified within the project area during the site assessment. Therefore, no wetland impacts or mitigation are anticipated for the proposed development.

General Wildlife Survey and Assessment

Based on the review of the available GIS data and literature, the project area occurs within the USFWS Consultation Area for the Florida scrub jay (*Aphelocoma coerulescens*). No protected species were observed within or adjacent to the project area during the field survey. The following provides detailed information regarding the protected species that have the potential to occur within the project area and/or may require coordination with the regulatory agency.

Florida Scrub Jay

The Florida scrub jay (*Aphelocoma coerulescens*) is a state and federally listed threatened species that relies on low-growing oak scrub habitats typically found on well-drained, sandy soils. The project area is located within the USFWS Consultation Area for the Florida scrub jay, however the nearest documented occurrence is located approximately 12 miles northeast of the site and no scrub oaks or suitable habitat were observed during our site investigation. Therefore, it is anticipated that there will be no adverse impacts to the Florida scrub jay the project will receive a **no effect** determination from USFWS.

Florida Sandhill Crane

The Florida sandhill crane (*Antigone canadensis pratensis*) is listed as a threatened species by the FWC. This species typically utilizes open habitats such as pastures, prairies, and shallow herbaceous wetlands for foraging, and relies on freshwater marshes for nesting and roosting. No individuals or nests were observed within or adjacent to the project area during the field review. Although portions of the golf course may offer foraging potential due to open, grassy fairways, no wetland or marsh habitat suitable for nesting or roosting is present within the project area. As such, the site does not provide the habitat conditions typically required for successful breeding. Therefore, **no adverse effects** to the Florida sandhill crane are anticipated as a result of the proposed project.

Red Cockaded Woodpecker

The red-cockaded woodpecker (RCW) is listed as endangered by USFWS. RCWs are medium-sized birds with a black and white back, black head, and black neck. Only the males have small red streaks above their cheeks that are rarely visible. The RCW inhabits mature pine forests,

predominantly longleaf (*Pinus palustris*), slash (*P. elliottii*), and loblolly pine (*P. taeda*) in Florida. No documented sightings of red cockaded woodpeckers (RCW) or suitable habitat occur within or adjacent to the project area. The nearest recorded RCW colonies occur about 40 miles northeast of the project area. Therefore, the project is anticipated to have **no effect** on the RCW or its habitat.

Florida Burrowing Owl
The Florida burrowing owl (*Athene cunicularia floridana*) is listed as threatened by the FWC. This species occupies open, low-vegetation habitats such as prairies, pastures, golf courses, and other maintained grassy areas. Although golf courses can provide suitable foraging and nesting conditions, burrowing owls often rely on existing burrows or excavate their own in areas with sandy, well-drained soils. A review of the project area confirmed the presence of open, maintained turf consistent with potential burrowing owl habitat. However, no burrows or ground activity indicative of burrowing owls were observed during field review. Additionally, no gopher tortoises or tortoise burrows, which are commonly used opportunistically by burrowing owls, were identified within the project area. Based on the absence of burrows or owl observations, the project is anticipated to have no adverse effects to the Florida burrowing owl.

Wood Stork
The wood stork (*Mycteria americana*) is listed as state and federally threatened. Foraging habitat for wood stork includes relatively open (<25% aquatic vegetation) freshwater marshes, pools, or ditches in which fish congregate. The project area is within a USFWS designated Core Foraging Area (CFA) for woodstork, however, no wetlands were identified within the project area to provide suitable foraging habitat for the wood stork. Utilizing the *Effect Determination Key for the Wood Stork in Central and North Florida* (2008), the project is more than 2,500 feet from a colony site and any impacts to the wetlands does not affect suitable foraging habitat. Therefore, it is anticipated that any proposed development of the project area will have **no effect** on the wood stork.

Gopher Tortoise
The gopher tortoise (*Gopherus polyphemus*) is listed as a threatened species by the FWC. A review of on-site conditions indicated that the project area lacks suitable habitat characteristics typically required by gopher tortoises, such as open, sandy uplands with herbaceous groundcover. During the site assessment, no gopher tortoises or burrows were observed within or adjacent to the project limits. Due to the absence of suitable habitat and gopher tortoise activity, it is anticipated the project will have **no effect** to gopher tortoise.

Eastern Indigo Snake
The eastern indigo snake (EIS) (*Drymarchon corais couperi*) is both federally and state listed as threatened. It is a wide-ranging snake species, that utilizes both upland and wetland habitats regularly for foraging and gopher tortoise burrows for denning opportunities. There are no documented occurrences of the EIS within or adjacent to the project area. The lack of gopher tortoise burrows within or adjacent to the project area does not provide suitable denning habitat. Utilizing the *Eastern Indigo Snake Programmatic Effect Determination Key* (2013), the project is not located in open water or salt marsh and will implement the USFWS' *Standard Protection Measures for the Eastern Indigo Snake* if construction were to take place. It is anticipated that the development of the project area will receive a **not likely to adversely affect** (NLAA) determination from the USFWS.

Bald Eagle
Although the bald eagle (*Haliaeetus leucocephalus*) was delisted from the endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. No bald eagle nests were identified within or adjacent to the project area during the site assessment. The closest documented eagle nest, PI052, is located approximately 0.80 miles

southeast of the project area which is beyond the USFWS recommended 660 feet buffer distance for construction or development activities. Additional nest surveys are recommended prior to any clearing or construction of the project area. Therefore, it is anticipated that the development of the project area will have **no effect** the bald eagle or their nests.

Osprey
Osprey (*Pandion haliaetus*) are afforded protection under the Migratory Bird Treaty Act (MBTA) (16 U.S.C.703-712) and state protected by Chapter 68A F.A.C. Although both active and inactive osprey nests are federally protected, only active nests require federal permits for taking. Under state rules only inactive osprey nests may be taken, as determined by the absence of eggs or flightless young at the nest. A survey was conducted within the project area, no osprey or their nests were identified. Therefore, it is anticipated that **no adverse effects** are anticipated on the osprey.

Permit Requirements
The proposed project will require coordination with applicable regulatory agencies for stormwater management and protected wildlife species. The following sections provide a summary of anticipated agency involvement for the proposed project.

Southwest Florida Water Management District (SWFWMD)
The proposed construction of the new clubhouse and associated site improvements, including the construction of a stormwater management pond northwest of the proposed clubhouse will require an Individual ERP from the SWFWMD. No wetlands or other surface waters will be impacted by the proposed development, therefore, no compensatory mitigation is anticipated. A pre-application meeting with SWFWMD is scheduled for January 15, 2026, to review the conceptual stormwater design, confirm permitting pathways, and determine submittal requirements.

U.S. Army Corps of Engineers (USACE)
The USACE administers the federal Section 404 Program for dredge and fill activities within waters of the United States. The proposed project area does not contain wetlands or other jurisdictional surface waters; therefore, no coordination or permitting through the USACE under Section 404 is anticipated.

United States Fish and Wildlife Service (USFWS)
The project area consists of a maintained golf course and surrounding urban development and does not support the natural habitat types required by most federally protected species. No suitable habitat is present for the Florida scrub-jay or the Red-cockaded Woodpecker. Based on current habitat conditions, no formal coordination, permitting, or consultation with the USFWS is anticipated.

Florida Fish and Wildlife Conservation (FWC)
A site assessment of the project area confirmed that no gopher tortoises or potentially occupied burrows are present within or adjacent to the project area. While portions of the golf course contain open, maintained turf that can serve as marginal habitat for both gopher tortoises and Florida burrowing owls, no burrows or ground activity indicative of either species were observed. As such, no gopher tortoise relocation permit or burrowing owl coordination with FWC is anticipated. The golf course may provide limited foraging opportunities for Florida sandhill crane; however, no individuals or nesting activity were documented, and the absence of wetland or marsh habitat further reduces suitability for breeding. Based on current site conditions and lack of species observations, no formal coordination or permitting with FWC is anticipated. If construction is significantly delayed or project limits are modified, a resurvey of the project area is recommended to ensure no state-listed species have moved into the area.

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Conclusion

Based on the project assessment and proposed development of the Tarpon Springs Golf Course Clubhouse, it is anticipated that an Individual ERP from SWFWMD will be required. No wetlands or other surface waters are present within the project area, and therefore no USACE permits, or wetland mitigation is warranted. Additionally, based on the lack of suitable habitat for state and federally listed species, no FWC or USFWS permitting is expected.

Attachments:

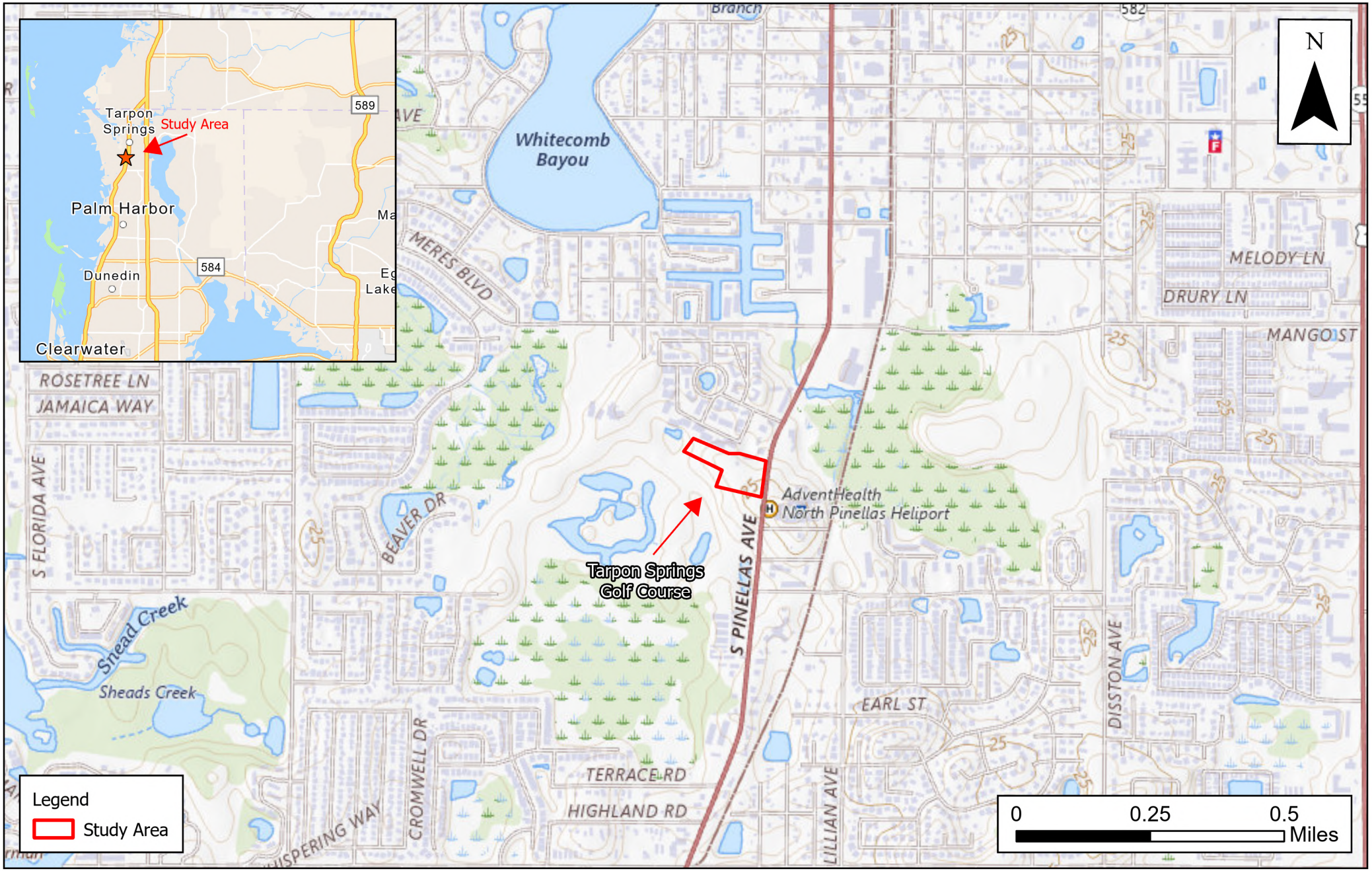
Appendix A – Figures:

- Figure 1: Location Map
- Figure 2: Soils Map
- Figure 3: Land Use Map

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Appendix A – Figures:

Figure 1: Location Map
Figure 2: Soils Map
Figure 3 Land Use Map



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Tarpon Springs Golf Course - Clubhouse

Section 13; Township 27S; and Range 15E

Pinellas County, FL

Location Map

Figure 1

DATE:	DRAWN BY:	PROJECT NUMBER:
October 2025	TJ	21-00790.017

Date Source:
Imagery: ESRI 2023



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Soils Map

Figure 2

DATE:	DRAWN BY:	PROJECT NUMBER:
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Date Source:
Imagery: ESRI 2023
Soils: NRCS 2021



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Tarpon Springs Golf Course - Clubhouse

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Land Use Map

Figure 3

DATE:	DRAWN BY:	PROJECT NUMBER:
October 2025	TJ	21-00790.017

Date Source:
Imagery: ESRI 2023
Land Use: SWFWMD 2023