CYPRESS CREEK GOLF COURSE
NEW DRIVING RANGE BUILDING

MOBILE COUNTY PROJECT NUMBER MCPI-GC-003n

MOBILE, ALABAMA

GENERAL NOTES

I. THE CONTRACTOR SHALL EXAMINE THE PROJECT DRAWIINGS AND PROJECT MANUAL (IF APPLICABLE) AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.

2. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK

3. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BY THE CONTRACTOR BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

4. ACCESS DOORS AND PANELS SHALL BE PROVIDED BY THE MECHANICAL, FIRE SPRINKLER AND PLUMBING CONTRACTORS AT ALL VALVES, DUCTWORK, FIRE DAMPERS ETC. AS REQUIRED BY CODE. MAINTAIN REQUIRED CLEARANCES IN ATTICS FOR ACCESSWAYS TO ALL VALVES AND DAMPERS ABOVE CEILINGS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE OPENING SIZES AND LOCATIONS ON SITE WITH SUBCONTRACTORS.

5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANY.

6. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, AND SHORES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURES AND COMPONENTS, ADJACENT SOILS AND STRUCTURES, UTILITIES AND RIGHT-OF-IAIAYS MAY BE SUBJECT DURING CONSTRUCTION.

7. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INDICATED WITHIN THESE DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATION PRIOR TO THE PURCHASING OF ANY MATERIALS, STARTING FABRICATION OR BEGINNING CONSTRUCTION.

8. ALL DEMOLITION AND WORK RELATED DEBRIS SHALL BE REMOVED FROM THE SITE REGULARLY AND PROMPTLY.

9. THE CONTRACTOR, AT THE COMPLETION OF THIS PROJECT, SHALL LEAVE ALL AREAS AND FINISHED SPACES IN A CLEAN AND ACCEPTABLE CONDITION.

10. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE FULLY COORDINATED WITH THE ARCHITECTURAL DOCUMENTS BY THE GENERAL CONTRACTOR.

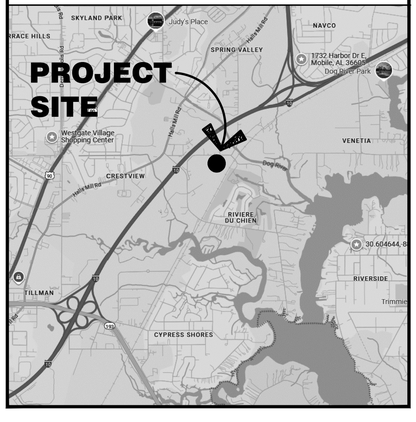
11. ALL WORK SHALL BE PERFORMED AT THE HIGHEST LEVEL OF STATE OF THE INDUSTRY PRACTICES.

12. WALL, FLOOR, CEILING GRILLS AND REGISTERS SHALL BE FINISHED TO MATCH COLOR SPECIFIED FOR THE SURFACE IN WHICH THE ITEM IS INSTALLED. PAINT USED ON METAL WORK SHALL BE SEMI-GLOSS ENAMEL UNLESS OTHERWISE SPECIFIED.

13. ALL FASTENERS AND ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW UNLESS OTHERWISE NOTED.

14. CONTRACTOR SHALL COORDINATE, SCHEDULE AND PERFORM ALL CONSTRUCTION ACTIVITY, PROVIDE ALL SUPPORT AND MISCELLANEOUS MATERIALS REQUIRED TO ACHIEVE THE INTENDED DESIGN OBJECTIVES.

VICINITY MAP



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PROJECT TEAM

ARCHITECT

STEVE STONE
dakinstreet architects
70 N. JOACHIM ST. | UNIT C
MOBILE, AL 36602

251-382-8317
STEVE@DAKINSTREET.COM

MEP ENGINEERING CONSULTING

MATT YONGE
H.M. YONGE & ASSOCIATES
253 ST. ANTHONY ST
MOBILE, AL 36602
251-690-7446

STRUCTURAL ENGINEERING

BILL SEALY
PSE DESIGNS

1000 HILLCREST RD SUITE 222
MOBILE, AL 36695

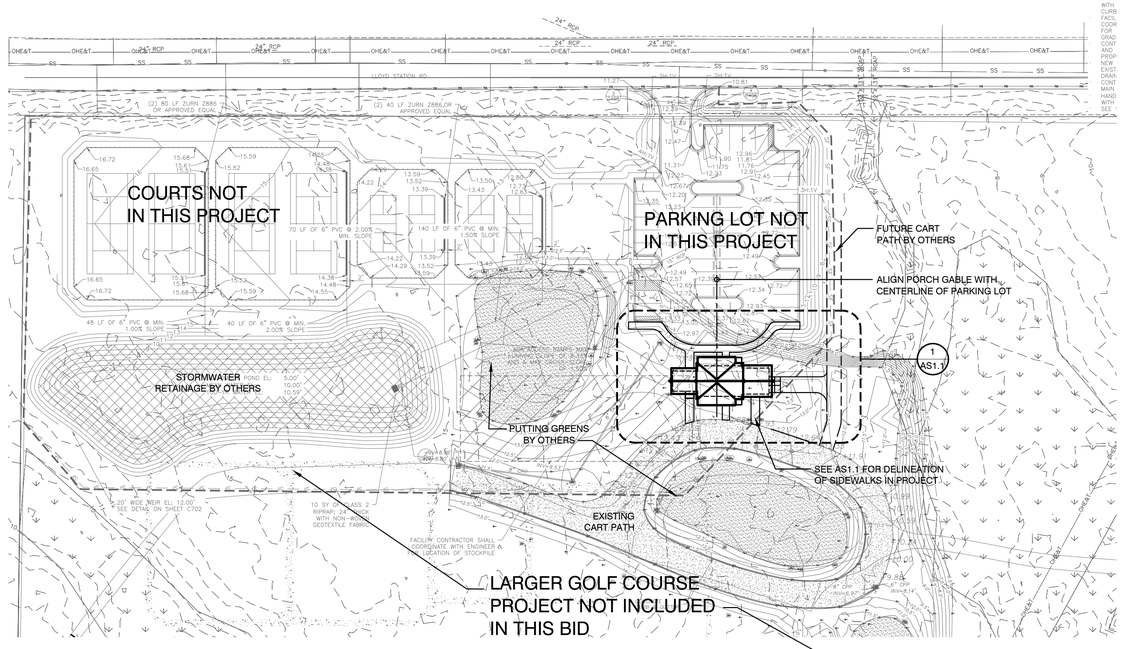
251-219-6089

GEOTECHNICAL ENGINEERING

BENJAMIN WEINBERG
TERRACON
5520 BUSINESS PARKWAY
THEODORE, AL 36582

251-443-5374

LLOYD'S STATION ROAD



1 PROPOSED SITE PLAN
1"=50'-0"

dakinstreet architects
70 n joachim st | unit c | mobile, al | 36606 | 251.382.8317

STATE OF ALABAMA · STEVE STONE · NO. 6473 · REGISTERED ARCHITECT

CYPRESS CREEK GOLF COURSE
NEW DRIVING RANGE BUILDING
PROJECT NUMBER MCPI-GC-003n
MOBILE | ALABAMA

ISSUES + REVISIONS 11.21.25
ISSUE FOR BID

SITE PLAN, DRAWING INDEX AND GENERAL NOTES

G1.0

1 GENERAL INFORMATION

NAME OF PROJECT	CYPRESS CREEK GOLF COURSE NEW DRIVING RANGE BLDG
ADDRESS	
PROPOSED USE	PRO SHOP/BATHROOMS/STORAGE
OWNER/TENANT	MOBILE COUNTY COMMISSION
ADDRESS	
PHONE	
CONTRACTOR	TO BE BID
ADDRESS	
PHONE	
AUTHORIZED AGENT	STEVE STONE (dakinstreet architects)
ADDRESS	70 N. JOACHIM UNIT C
PHONE	251.382.8317

2 LEAD DESIGN PROFESSIONAL

DESIGNER	-	LICENSE #	PHONE #
ARCHITECTURAL	STEVE STONE, AIA	6473	251.382.8317
CIVIL	N/A	N/A	-
ELECTRICAL	ARUN VARGHESE, P.E.	34807	251.751.7466
FIRE ALARM	N/A	N/A	-
PLUMBING	HOWARD M .YONGE, P.E.	14948	251.690.7446
MECHANICAL	HOWARD M .YONGE, P.E.	14948	251.690.7446
SPRINKLER/STANDPIPE	N/A	N/A	-
STRUCTURAL	WILLIAM SEALY, P.E.	30885	251.753.1147
LETTER OF SUPERVISION?	YES		

2.1 SPECIAL INSPECTIONS - IBC SEC. 1704.1.1

BUILDING PERMIT REQUIREMENTS: THE PERMIT APPLICANT SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN CHARGE AND IN ACCORDANCE WITH IBC SECTION 107.1. AS A CONDITION FOR PERMIT ISSUANCE, THIS STATEMENT SHALL INCLUDE A LIST OF MATERIALS AND WORK REQUIRING SPECIAL INSPECTIONS BY THIS SECTION, 1704.3, THE INSPECTIONS TO BE PERFORMED, LIST OF INDIVIDUALS, APPROVED AGENCIES AND FIRMS INTENDED TO BE RETAINED FOR CONDUCTING SUCH INSPECTIONS.

YES ☐
NO ☒ (IF NO, EXPLAIN)

2.2 STATEMENT OF SPECIAL INSPECTIONS

PROJECT NAME:
PROJECT ADDRESS:
PERMIT NUMBER:
PERMIT APPLICANT:
PERMIT APPLICANT ADDRESS:
OWNER:
OWNER ADDRESS:

REGISTERED DESIGN PROFESSIONALS:

ARCHITECT:
GEOTECHNICAL ENGINEER:
STRUCTURAL ENGINEER:
MECHANICAL ENGINEER:
ELECTRICAL ENGINEER:

A STATEMENT OF SPECIAL INSPECTIONS SHALL BE SUBMITTED AS A CONDITION FOR THE ISSUANCE OF A PERMIT IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, CHAPTER 17. THE STATEMENT OF SPECIAL INSPECTIONS SHALL INCLUDE A SCHEDULE OF SPECIAL INSPECTIONS FOR THE ABOVE-REFERENCED PROJECT, AS WELL AS IDENTIFY THE INDIVIDUALS, AGENCIES, OR FIRMS INTENDED TO BE RETAINED FOR CONDUCTING THE SPECIAL INSPECTIONS.
THE SPECIAL INSPECTOR (S) SHALL KEEP RECORDS OF ALL INSPECTIONS AND SHALL FURNISH INTERIM INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND AT A FREQUENCY AGREED UPON BY THE PERMIT APPLICANT AND BUILDING OFFICIAL PRIOR TO THE START OF WORK. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT OF FINAL INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED BY EACH AGENT AT THE COMPLETION OF THAT PHASE OF WORK.

MIN FREQUENCY OF INTERIM REPORT SUBMITTALS SHALL NOT BE LESS THAN:

MONTHLY ☐ BI-MONTHLY ☐ UPON COMPLETION ☐ PER ATTACHED ☐

THE SPECIAL INSPECTION PROGRAM DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH THE CONTRACT DOCUMENTS. JOBSITE SAFETY, MEANS AND METHODS OF CONSTRUCTION ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

OWNER/TENANT SIGNATURE DATE

BUILDING OFFICIAL SIGNATURE DATE

2.3 SCHEDULE OF SPECIAL INSPECTIONS

CODE SECT.	SPECIAL INSPECTOR	INSPECTION	Y	N	CONTINUOUS	PERIODIC
1705.2		STEEL CONSTRUCTION	☐	☐	☐	☐
1705.3		CONCRETE CONSTRUCTION	☐	☐	☐	☒
1705.4		MASONRY CONSTRUCTION	☐	☐	☐	☒
1705.5		WOOD CONSTRUCTION	☐	☐	☐	☐
1705.6		SOILS	☐	☐	☐	☐
1705.7		DRIVEN DEEP FOUNDATIONS	☐	☐	☐	☐
1705.8		C.I.P. DEEP FOUNDATIONS	☐	☐	☐	☐
1705.9		HELICAL PILE FOUNDATIONS	☐	☐	☐	☐
1705.10		WIND RESISTANCE	☐	☐	☐	☐
1705.11		SEISMIC RESISTANCE	☐	☐	☐	☐
1705.12		TESTING & QUAL. FOR SEISMIC	☐	☐	☐	☐
1705.13		SPRAYED FIRE RES. MATERIAL	☐	☐	☐	☐
1705.14		MASTIC AND INTUMES. COATINGS	☐	☐	☐	☐
1705.15		EXT. INSULTATION FINISH SYSTEM	☐	☐	☐	☐
1705.16		FIRE RESISTANT PENETRATIONS	☐	☐	☐	☐
1705.17		SMOKE CONTROL	☐	☐	☐	☐

3 GENERAL CODE DATA

3.1 BUILDING & FIRE CODES USED IN DESIGN

☒ 2021 INTERNATIONAL BUILDING CODE
☒ 2021 INTERNATIONAL PLUMBING CODE
☒ NATIONAL ELECTRICAL CODE (LATEST ED. CODE ADOPTED BY CITY OF MOBILE)
☐ 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
☒ 2021 INTERNATIONAL MECHANICAL CODE
☒ 2021 INTERNATIONAL FIRE CODE
☐ 2021 INTERNATIONAL RESIDENTIAL CODE
☐ 2021 INTERNATIONAL EXISTING BUILDING CODE
☒ INTL ENERGY CONSERVATION (LATEST ED. CODE ADOPTED BY STATE OF AL.)
☐ ASHRAE 90.1

3.2 CONSTRUCTION DESCRIPTION

☒ NEW CONSTRUCTION ☐ TENANT BUILD-OUT
☐ RENOVATION (EXISTING BUILDING) ☐ ADDITION
☐ ALTERATION

3.2 CONSTRUCTION DESCRIPTION (CONT'D)

SCOPE OF WORK

BUILDING — NEW ONE-STORY FRAME BUILDING. NEW RESTROOMS, AND ASSOCIATED FINISHES/EQUIPMENT PER PLANS

ELECTRICAL — NEW ELECTRICAL WORK PER PLANS AS SHOWN. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

MECHANICAL — NEW MECHANICAL WORK PER PLANS AS SHOWN. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

PLUMBING — NEW PLUMBING WORK PER PLANS AS SHOWN. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

ENERGY CONSERVATION — PER APPLICABLE CODES

FIRE — FIRE EXTINGUISHERS AND EGRESS ELEMENTS PER PLANS.

3.3 EXISTING BUILDINGS

THE BUILDING WILL REMAIN IN OPERATION DURING CONSTRUCTION
YES ☒ NO ☐

IF YES, ADD PROVISIONS FOR RIGID SAFETY BARRIERS AND DUST BARRIERS TO PROTECT THE PUBLIC DURING CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF IBC CHAPTER 33. YELLOW SAFETY TAPE NOT ACCEPTABLE.

3.4 RENOVATIONS

IS THE WORK IN THIS BUILDING OR SPACE A CHANGE OF OCCUPANCY?
YES ☐ NO ☒

3.5 HISTORIC BUILDINGS

THIS BUILDING IS WITHIN A HISTORIC DISTRICT
YES ☐ NO ☒

3.6 COMPLIANCE ALTERNATIVES - IBC SECT 3412

PROVIDE BUILDING EVALUATIONS WHEN EXISTING BUILDING DOES NOT MEET CURRENT CODES AND RENOVATIONS WILL NOT MEET ALL REQUIREMENTS OF CURRENT BUILDING CODE. PROVIDE EVALUATION OF EXISTING BUILDING AND A SECOND EVALUATION REFLECTING THOSE DESIGN FEATURES CHOSEN BY THE ARCHITECT/ENGINEER TO GIVE THE BUILDING A POSITIVE SCORE FOR FIRE SAFETY, MEANS OF EGRESS, AND GENERAL SAFETY. CALL CHIEF BUILDING INSPECTOR IF YOU ARE NOT SURE WHETHER EVALUATION IS REQUIRED OR NOT. INCLUDE SUMMARY SHEET (TABLES IN 3412) ON DRAWINGS INCLUDING APPLICABLE CALCULATIONS.

4 BUILDING DATA

CONSTRUCTION TYPE ☐ IA ☐ IB ☐ IIA ☐ IIB ☐ IIIA ☐ IIIB ☐ IV ☐ VA ☒ VB

MIXED CONSTRUCTION ☐ YES ☒ NO

SPRINKLER ☐ YES ☒ NO ☐ PARTIAL
TYPE ☐ 13 ☐ 13R ☐ 13D

STANDPIPES ☐ YES ☒ NO
TYPE ☐ WET ☐ DRY ☐ COMBINED

BUILDING HEIGHT 14 FEET
NUMBER OF STORIES 1
UNLIMITED PER IBC 507 ☐ YES ☒ NO

MEZZANINE ☐ YES ☒ NO

HIGH RISE ☐ YES ☒ NO

ATRIUM ☐ YES ☒ NO

BASEMENT ☐ YES ☒ NO

5 BUILDING CLASSIFICATION

ASSEMBLY	☐ A-1	☐ A-2	☐ A-3	☐ A-4	☐ A-5
BUSINESS	☒				
EDUCATION	☐				
FACTORY INDUSTRIAL	☐ F-1	☐ F-2			
HIGH-HAZARD	☐ H-1	☐ H-2	☐ H-3	☐ H-4	☐ H-5
INSTITUTIONAL	☐ I-1	☐ I-2	☐ I-3	☐ I-4	
MERCANTILE	☐				
RESIDENTIAL	☐ R-1	☐ R-2	☐ R-3	☐ R-4	
STORAGE	☐ S-1	☐ S-2	☐ HIGH-PILED		
UTILITY & MISC.	☐				
PARKING GARAGE	☐ OPEN	☐ ENCLOSED	☐ REPAIR		

5.1 OCCUPANT LOAD

OCCUPANCY LOAD CALCULATIONS

MERCANTILE USE	307GSF @ 1/60 =	6 OCCUPANTS
BUSINESS USE	507 GSF @ 1/150 GSF =	4 OCCUPANTS
STORAGE USE	313 @ 1/200 GSF =	2 OCCUPANTS
		12 MAX OCCUPANTS

5.2 SPECIAL OCCUPANCY - IBC 406 & 509

PARKING GARAGE ☐ OPEN ☐ ENCLOSED ☐ REPAIR

S-2 ENCLOSED PARKING ☐
GARAGE WITH S-2 OPEN PARKING ABOVE

PARKING BENEATH (R) 510.4 ☐ R-1 ☐ R-2
CONSTRUCTION TYPE ☐ IIA ☐ IIIA

OPEN PARKING BENEATH A,I,B,M, AND R 510.7 ☐

S-2 ENCLOSED PARKING WITH A,B,M, OR R ☐

5.3 MIXED OCCUPANCY

MIXED OCCUPANCY? SINGLE-USE, NON-SEPARATED OCCUPANCY
YES ☐ NO ☒

IDENTIFY WHETHER YOU ARE USING THE PROVISIONS OF NON-SEPARATED USES OR SEPARATED USES BY PLACING AN "X" BELOW BY YOUR DESIGN CHOICE.

NON-SEPARATED MIXED OCCUPANCY (508.3) ☐

THE REQUIRED TYPE OF CONSTRUCTION FOR THE BUILDING SHALL BE DETERMINED BY APPLYING THE HEIGHT AND AREA LIMITATIONS FOR EACH OF THE APPLICABLE OCCUPANCIES TO THE ENTIRE BUILDING. THE MOST RESTRICTIVE TYPE OF CONSTRUCTION, SO DETERMINED, SHALL APPLY TO THE ENTIRE BUILDING

SEPARATED MIXED OCCUPANCY (508.4) ☐

EACH PORTION OF THE BUILDING SHALL BE INDIVIDUALLY CLASSIFIED AS TO USE AND SHALL BE COMPLETELY SEPARATED FROM ADJACENT AREAS BY FIRE BARRIER WALLS OR HORIZONTAL ASSEMBLIES OR BOTH HAVING A FIRE-RESISTANCE RATING DETERMINED IN ACCORDANCE WITH **TABLE 508.4** FOR THE USES BEING SEPARATED. FOR EACH STORY, THE AREA OF OCCUPANCY SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL FLOOR AREA OF EACH USE DIVIDED BY THE ALLOWABLE FLOOR AREA FOR EACH USE SHALL NOT EXCEED 1.

INCIDENTAL USE AREAS (508.2.5) ☐

$$\frac{\text{ACTUAL AREA OF OCC. A}}{\text{ALLOWABLE AREA OF OCC. A}} + \frac{\text{ACTUAL AREA OF OCC. B}}{\text{ALLOWABLE AREA OF OCC. B}} \leq 1$$

6 ALLOWABLE BUILDING AREAS & HEIGHTS

6.1 ALLOWABLE AREA

ALLOWABLE AREA 9,000 GSF

ACTUAL AREA 1,255 GSF

6.2 ALLOWABLE HEIGHT

ALLOWABLE HGT 40 FT ACTUAL HGT 14 FT
ALLOWABLE STORIES 2 ACTUAL STORIES 1

7.1 FIRE PROTECTION ELEMENTS

	REQUIRED RATING	UL NO.
STRUCTURAL FRAME, COLUMNS, GIRDERS, & TRUSSES	0	
BEARING WALLS - EXTERIOR	0	
BEARING WALLS - INTERIOR	0	
NON-BEARING WALLS & PARTITIONS - EXTERIOR	0	
NON-BEARING WALLS & PARTITIONS - INTERIOR	0	
FLOOR CONSTRUCTION : SUPPORTING BEAMS/JOISTS	0	
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS/JOISTS)	0	

SPRINKLER ☐ YES ☒ NO ☐ PARTIAL
TYPE ☐ 13 ☐ 13R ☐ 13D

STANDPIPES ☐ YES ☒ NO
TYPE ☐ WET ☐ DRY ☐ COMBINED

FIRE/SMOKE ALARM ☐ YES ☒ NO

7.2 FIRE PROTECTION ELEMENTS

	REQUIRED RATING	UL NO.
INTERIOR WALL - BEARING	0	
INTERIOR WALL - NON-BEARING	0	
CEILING/FLOOR	0	
BEAMS	0	
COLUMNS	0	
CEILING/ROOF	0	
SHAFTS - EXIT	0	
SHAFTS - OTHER	0	
CORRIDOR SEPARATION	0	
OCCUPANCY SEPARATION	0	
PARTY/FIRE WALL SEPARATION	0	
SMOKE BARRIER SEPARATION	0	
TENANT SEPARATIONS	0	

FOOTNOTES
1. ALL FIRE RATED WALLS SHALL BE IDENTIFIED ON PLANS BY HATCHING, SHADING, ETC.; SHOW LEGEND.
2. IDENTIFY CODE SECTION WHEN USING ANY SPECIAL EXCEPTIONS, ETC. REPRODUCE FULL UL. OR OTHER APPROVED AGENCIES DETAILS OR REPRODUCTIONS OF RATED ASSEMBLIES/PENETRATIONS ON THE DRAWINGS.

7.3 DRAFTSTOPPING

IN FLOOR (718.3) ☐ YES ☒ NO
IN ATTIC (718.4) ☐ YES ☒ NO

7.4 DIST. TO PROPERTY LINE FROM EXTERIOR WALL

FIRE SEPARATION DISTANCE +30 FT ALL SIDES
FIRE RESISTANCE RATING N/A

7.5 LIFE SAFETY SYSTEMS

EMERGENCY LIGHTING ☒ YES ☐ NO
EXIT SIGNS ☒ YES ☐ NO
FIRE ALARM ☐ YES ☒ NO
SMOKE DETECTION SYS. ☐ YES ☒ NO
PANIC HARDWARE ☐ YES ☒ NO

8 EXIT REQUIREMENTS

8.1 EXIT ACCESS

EXITS REQUIRED 1 EXITS PROVIDED 2

8.2 MEANS OF EGRESS WIDTH - IBC 1005

UNITS OF EXIT WIDTH REQUIRED <1 UNITS OF EXIT WIDTH PROVIDED 128
UNITS OF STAIR WIDTH REQUIRED N/A UNITS OF STAIR WIDTH PROVIDED N/A

8.3 DIAGONAL RULE - IBC 1015.1

MEETS 1015.2.1 ☒ YES ☐ NO N/A

8.4 TRAVEL DISTANCE

ALLOWABLE TRAVEL DISTANCE 200'-0"
ACTUAL TRAVEL DISTANCE 25'-5"

8.5 SPACES WITH ONE MEANS OF EGRESS - IBC 1015

FOR BUILDINGS/SPACES WITH ONE MEANS OF EGRESS, I HAVE CHECKED THE OCCUPANT LOAD AND THE COMMON PATH OF TRAVEL PER IBC 1015 ☐ N/A

9 LIFE SAFETY PLAN

PROVIDED (LS1.1) ☒ YES ☐ NO

10 ACCESSIBLE PARKING

TOTAL PARKING SPACES — PARKING LOT PART OF LARGER
TOTAL ACCESSIBLE PARKING SPACES — GOLF COURSE DEVELOPMENT
TOTAL ACCESSIBLE VAN PARKING SPACES

11 DESIGN LOADS — EXISTING BUILDING

ULTIMATE DESIGN WIND SPEED MAPS IN ACCORDANCE WITH 1109 OR ASCE 7-10
☐ RISK CAT. I - 145MPH ☐ RISK CAT. II - 159MPH ☐ RISK CAT. III/IV - 169MPH

CLASSIFICATION OF BUILDING : USE GROUP N/A

LIVE LOAD
ROOF
ATTIC
MEZZANINE
FLOOR

SEE STRUCTURAL DRAWINGS

THIS BUILDING WILL USE IMPACT RESISTANT GLASS PER 1609.1.2 ☒ YES ☐ NO

THIS BUILDING WILL USE WOOD STRUCTURAL PANELS PER EXCEPTION 1609.1.2 ☐ YES ☒ NO

THIS BUILDING WILL USE SHUTTERS ☐ YES ☒ NO

LOAD BEARING VALUES OF SOILS (1610)

ALLOWABLE SOIL BEARING N/A
SOIL REPORT ☐ YES ☒ NO

EARTHQUAKE DESIGN (1613)

SEISMIC DESIGN LOAD CONTROLS (IF YES, FURNISH DATA PER 1603.1.5) ☐ YES ☒ NO

12 SPECIAL DETAILED REQUIREMENTS

I HAVE REVIEWED THE SPECIAL DETAIL REQUIREMENTS IN CHAPTER 4 AS INDICATED BELOW AND INCORPORATED THE PROVISIONS INTO MY DESIGN

☐ 402	COVERED MALL BUILDING	☐ 410	STAGES & PLATFORMS
☐ 403	HIGH RISE BUILDINGS	☐ 411	SPECIAL AMUSEMENT BLDGS
☐ 404	ATRIUMS	☐ 412	AIRCRAFT RELATED OCCUP
☐ 405	UNDER GROUND BUILDINGS	☐ 413	COMBUSTIBLE STORAGE
☐ 406	MOTOR-VEHICLE RELATED OCC.	☐ 414	HAZARDOUS MATERIALS
☐ 407	GROUP I-2	☐ 415	GROUPS H-1, H-2, H-3, H-4, & H-5
☐ 408	GROUP I-3	☐ 416	APP. OF FLAMMABLE FINISHES
☐ 409	MOTION PICTURE PROJ. ROOMS	☐ 417	DRYING ROOMS
		☐ 418	ORGANIC COATINGS

13 FLOOD REQUIREMENTS - IBC 1612

N/A

13.1 SPECIAL FLOOD HAZARD AREA

☒ YES ☐ NO

13.2 FLOOD ZONE

BASE FLOOD ELEVATION (BFE) 12.0
MIN. FINISH FLOOR ELEVATION (MFFE) 13.0 MIN.

13.3 FLOODPROOFING REQUIREMENTS

☐ YES ☒ NO SEE ABOVE

13.4 FLOODPROOFING CERTIFICATE PROVIDED

☐ YES ☒ NO SEE ABOVE

13.5 FLOODPROOFING PLAN INCLUDED

☐ YES ☒ NO SEE ABOVE

13.6 FLOOD OPENINGS REQUIREMENTS

☐ YES ☒ NO SEE ABOVE

TOTAL NET AREA OF FLOOD OPENINGS N/A
NO. OF FLOOD OPENINGS N/A

14 QUALITY ASSURANCE FOR WIND REQ'S - IBC 1705.10

I HAVE REVIEWED THE REQUIREMENTS OF IBC SECT. 1706 AND MY DESIGN INCORPORATES THE REQ'S OF THIS SECTION OF THE CODE AND IS REFLECTED ON THE DRAWINGS AND IN THE SPECIFICATIONS. ☒ YES

I HAVE NOTIFIED THE CONTRACTOR OF HIS RESPONSIBILITY UNDER SECTION 1704 ☒ YES

CONTRACTOR'S SIGNATURE AT TIME OF PERMITTING N/A

15 SAFETY GLAZING FOR HAZARDOUS LOCATION

I HAVE IDENTIFIED ON DRAWINGS WHERE TEMPERED GLASS IS REQUIRED IN HAZARDOUS LOCATIONS (2406.3) ☐ YES ☐ NO N/A

16 PREFABRICATED METAL BUILDINGS

REQUIREMENTS FOR METAL BUILDING ERECTION DRAWINGS N/A
INCLUDED ON DRAWINGS XXX

17 PRE-ENGINEERED TRUSSES

LIVE LOADS SHOWN ☐
WIND LOADS SHOWN ☐
CERTIFICATION FROM MANUFACTURER (SEALED) ☐

18.1 FIRE DEPARTMENT REQUIREMENTS

REQUIRED WATER SUPPLY OF 1,500GPM @ 20PSI (PER ARCH/ENG)

(THE INSURANCE SERVICE OFFICE (ISO) METHOD; THE IOWA STATE UNIVERSITY (ISU) METHOD; THE ILLINOIS INSTITUTE OF TECHNOLOGY (IIT) RESEARCH INSTITUTE METHOD), OR THE 2012 INTERNATIONAL FIRE CODE (TABLE B105.1).

18.2 HYDRAULIC CALCULATIONS

HYDRAULIC CALCULATIONS FOR FIRE HYDRANT SYSTEMS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. ☐ N/A

18.3 TIMING OF INSTALLATION

FIRE APPARATUS ACCESS ROADS AND A WATER SUPPLY FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.

18.4 KNOX KEY BOX

REQUIRED FOR ALL COMMERCIAL OCCUPANCIES WITH FIRE ALARM AND FIRE PROTECTION SYSTEMS AND ALL COMMERCIAL OCCUPANCIES REQUIRING A CERTIFICATE OF OCCUPANCY INSPECTION. ☒

19 19.1 19.2 ENERGY REQUIREMENTS

THE FOLLOWING DATA SHALL BE CONSIDERED MINIMUM AND ANY SPECIAL ATTRIBUTE REQUIRED TO MEET THE ENERGY CODE SHALL ALSO BE PROVIDED. EACH DESIGNER SHALL FURNISH THE REQUIRED PORTIONS OF THE PROJECT INFORMATION FOR THE PLAN DATA SHEET. IF PERFORMANCE METHOD, STATE THE ANNUAL ENERGY COST FOR THE STANDARD REFERENCE DESIGN VERSUS ANNUAL ENERGY COST FOR THE PROPOSED DESIGN.

CLIMATE ZONE : 2- MOBILE, ALABAMA

19.3 METHOD OF COMPLIANCE

METHOD OF COMPLIANCE:

☒ PRESCRIPTIVE (INTERNATIONAL ENERGY CONSERVATION CODE - (LATEST EDITION ADOPTED BY STATE)
BUILDING ENVELOPE REQUIREMENTS
BUILDING MECHANICAL SYSTEMS
SERVICE WATER HEATING
ELECTRICAL POWER & LIGHTING SYSTEM
☐ PRESCRIPTIVE (ASHRAE 90.1)
☐ UA TRADE-OFF (NEED SIGNED COMCHECK CALCULATIONS OR OTHER APPROVED SOFTWARE)
☐ PERFORMANCE (INTERNATIONAL ENERGY CONSERVATION CODE)
☐ PERFORMANCE (ASHRAE 90.1)

20 ELECTRICAL CODE REQUIREMENTS

ELECTRICAL WORK	☒ YES	☐ NO
RISER DIAGRAM INCLUDED	☒ YES	☐ NO
PANEL SCHEDULES	☒ YES	☐ NO
LIGHT FIXTURE SCHEDULE	☒ YES	☐ NO
SERVICE LOCATION	☒ YES	☐ NO
PANEL LOCATION	☒ YES	☐ NO

21 MECHANICAL CODE REQUIREMENTS

COMPLETE FLOOR PLAN OF MECH LAYOUT	☒ YES	☐ NO
MANUFACTURER'S SPECIFICATIONS	☒ YES	☐ NO
HVAC EQUIPMENT SCHEDULES	☒ YES	☐ NO
HVAC CLEARANCES	☒ YES	☐ NO
EER RATINGS FOR COOLING CAPACITY	☒ YES	☐ NO
PERMANENT ROOF ACCESS LOCATION	☒ YES	☐ NO
OUTSIDE AIR VENTILATION CALCULATIONS	☒ YES	☐ NO
VERIFY RATED WALLS/CEILING WITHIN BLDG	☒ YES	☐ NO
HEATING AND COOLING LOAD CALCS	☒ YES	☐ NO
DRYER VENT LENGTH AND LOCATION	☐ YES	☒ NO

22 SPACES WITH COOKING EQUIPMENT

KITCHEN EQUIPMENT SCHEDULE	☐ YES	☒ NO
VENTILATION CALCULATIONS ON DRAWINGS	☐ YES	☒ NO
COOKING AND VENT EQUIP SPECS	☐ YES	☒ NO
EXHAUST OUTLET DISCHARGE CLEARANCES	☐ YES	☒ NO
HOOD CLEARANCES FROM COMBUSTIBLES	☐ YES	☒ NO
EXHAUST DUCT MATERIAL/CONSTRUCTION	☐ YES	☒ NO
EXHAUST DUCT LAYOUT DIAGRAM SHOWN	☐ YES	☒ NO

23 PLUMBING REQUIREMENTS

PLUMBING WORK	☒ YES	☐ NO
RISER DIAGRAM INCLUDED	☒ YES	☐ NO
FIXTURE SCHEDULE INCLUDED	☒ YES	☐ NO
PUBLIC SEWER	☒ YES	☐ NO

23.5 TOTAL NUMBER OF REQUIRED FIXTURES

IPC TABLE 403.1

OCCUPANCY	OCC. LOAD	WATER CLOSETS RATIO	M	LAVATORIES RATIO	W	DRINKING FOUNTAIN RATIO	M	W	SERVICE SINK
BUSINESS	12	1/25	.24	1/25	.24	1/40	.15	.15	0	0
TOTAL	12	.24 (1.0)		.24(1.0)		.18 (1.0)(1.0)				
PROVIDED		1 EACH				1 EACH			2	0
		0 URINAL								

dakinstreet architects
70 n joachim st | unit c | mobile, al | 36606 | 251.382.8317

STATE OF ALABAMA · STEVE STONE · NO. 6473 · REGISTERED ARCHITECT

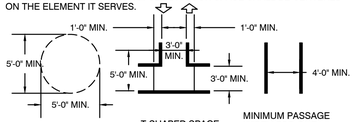
CYPRESS CREEK GOLF COURSE
NEW DRIVING RANGE BUILDING
PROJECT NUMBER MCPI-GC-003n

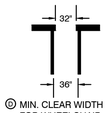
MOBILE | ALABAMA

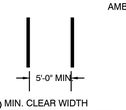
ISSUES + REVISIONS
ISSUE FOR BID 11.21.25

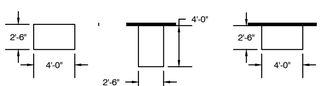
BUILDING CODE SUMMARY

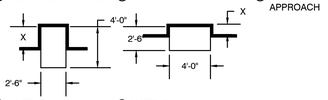
G1.1

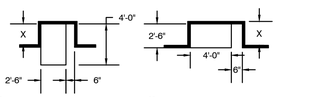


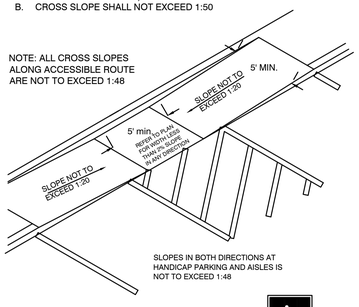


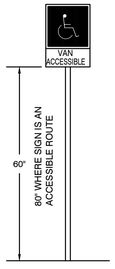


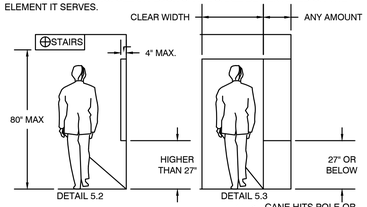


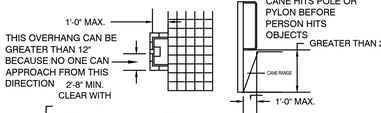


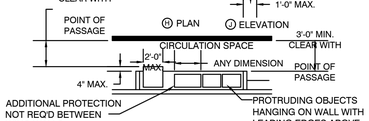


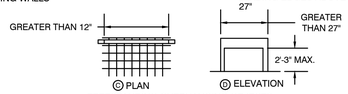


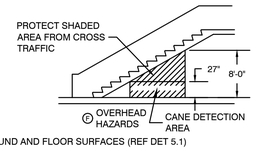


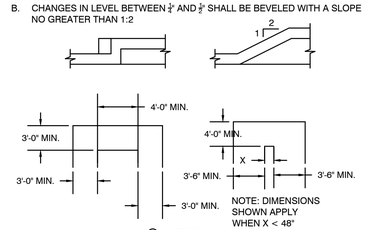


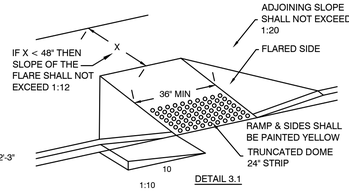


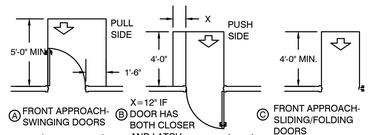


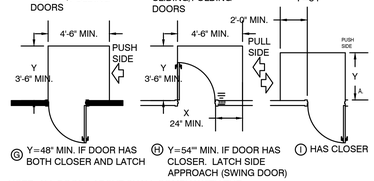


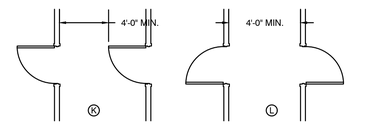


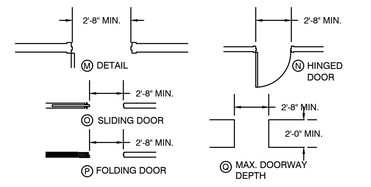


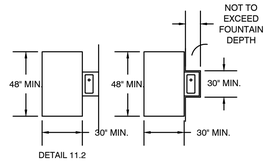


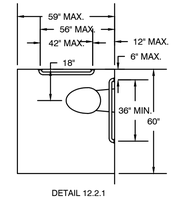


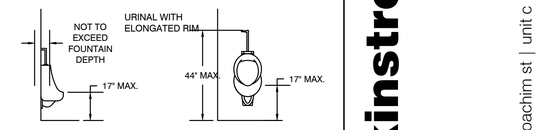












4.2 SPACE ALLOWANCES AND REACH RANGES

SECTIONS 4.2.1 - WHEELCHAIR PASSAGE WIDTH
A. THE MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR PASSAGE SHALL BE 32" AT A POINT AND 36" CONTINUOUSLY

SECTIONS 4.2.2 - WIDTH FOR WHEELCHAIR PASSING
A.THE MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60"

SECTIONS 4.2.4.1 - SIZE AND APPROACH
A. MINIMUM CLEAR FLOOR SPACE FOR A WHEELCHAIR AND OCCUPANT SHALL BE 30" WIDE X 48" LONG. CLEAR FLOOR SPACE SHALL BE CENTERED ON THE ELEMENT IT SERVES.

WHEELCHAIR TURNING SPACE

CLEAR SPACE IN ALCOVES

4.3 ACCESSIBLE ROUTE

SECTION 4.3.2 - LOCATION
1. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE

SECTION 4.3.3 - WIDTH
A. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" EXCEPT AT DOORS

SECTION 4.3.4 PASSING SPACE
A. IF AN ACCESSIBLE ROUTE IS LESS THAN 60" IN CLEAR WIDTH, THEN PASSING SPACES OF AT LEAST 60" X 60" SHALL BE PROVIDED REASONABLE INTERVALS NOT TO EXCEED 200'.

SECTION 4.3.5 HEAD ROOM
A. ACCESSIBLE ROUTES SHALL HAVE 80" MIN. CLEAR HEAD ROOM

SECTION 4.3.7 SLOPE
A. RUNNING SLOPE SHALL NOT EXCEED 1:20 (IF SLOPE EXCEEDS 1:20, REFER TO SECTION 4.8)
B. CROSS SLOPE SHALL NOT EXCEED 1:50

4.4 PROTRUDING OBJECTS

SECTIONS 4.4.1 - GENERAL
OBJECTS PROJECTING FROM WALLS (FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27"-80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27"-80" ABOVE THE GROUND OR FINISHED FLOOR. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.

SECTIONS 4.2.4.1 - SIZE AND APPROACH
A. MINIMUM CLEAR FLOOR SPACE FOR A WHEELCHAIR AND OCCUPANT SHALL BE 30" WIDE X 48" LONG. CLEAR FLOOR SPACE SHALL BE CENTERED ON THE ELEMENT IT SERVES.

FREESTANDING OVERHANGING OBJECTS

4.5 GROUND AND FLOOR SURFACES (REF DET 5.1)

SECTIONS 4.5.2 - CHANGES IN LEVEL
A. CHANGES IN LEVEL UP TO $\frac{1}{4}$" MAY BE VERTICAL AND WITHOUT EDGE TREATEMENT
B. CHANGES IN LEVEL BETWEEN $\frac{1}{4}$" AND $\frac{1}{2}$" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2

4.6 PARKING AND PASSENGER LOADING ZONES

SECTION 4.6.3 - PARKING SPACES
A. ACCESSIBLE PARKING SHALL BE AT LEAST 96" WIDE
B. PARKING ACCESS AISLES SHALL BE 60" WIDE. VAN ACCESSIBLE ACCESS AISLES SHALL BE 96" WIDE.
C. SURFACE SLOPE SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS

SECTION 4.6.4 - SIGNAGE
A. CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" MINIMUM ABOVE THE GROUND
B. SIGNAGE LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE LOCATED 80" MIN. ABOVE THE WALKING SURFACE

SECTION 4.6.5 - VERTICAL CLEARANCE
A. PROVIDE MIN. VERTICAL CLEARANCE OF 114" AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG AT LEAST ONE VEHICLE ROUTE FROM SITE ENTRANCE AND EXITS

SECTION 4.6.6. PASSENGER LOADING ZONE
A. PASSENGER LOADING ZONES SHALL PROVIDE AN ACCESS AISLE AT LEAST 60" WIDE AND 20 FEET LONG ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. IF THERE ARE CURBS BETWEEN THE ACCESS AISLE AND THE VEHICLE PULL-UP SPACE, THEN A CURB RAMP COMPLYING WITH 4.7 SHALL BE PROVIDED. VEHICLE STANDING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH THE SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS

4.7 CURB RAMPS

SECTION 4.7.2 - SLOPE (REF DETAIL 3.1)
A. SLOPES OF CURB RAMPS SHALL COMPLY WITH 4.8.2
B. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20

SECTION 4.7.3 - WIDTH (REF DETAIL 3.1)
A. THE MIN. WIDTH OF A CURB RAMP SHALL BE 36", EXCLUSIVE OF FLARED SIDES

SECTION 4.7.5 - SIDES OF CURB RAMPS (REF DETAIL 3.1)
A. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES, THE MAX. SLOPE OF THE FLARE SHALL BE 1:10

SECTION 4.7.10 - DIAGONAL CURB RAMPS
A. IF DIAGONAL CURB RAMPS HAVE RETURNED CURBS OR OTHER WELL-DEFINED EDGES, SUCH EDGES SHALL BE PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE 48 MIN. CLEAR SPACE. IF DIAGONAL CURB RAMPS ARE PROVIDED AT MARKED CROSSING, THE 48" CLEAR SPACE SHALL BE WITHIN THE MARKINGS. IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL ALSO HAVE AT LEAST A 24" LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

SECTION 4.7.11- ISLANDS
A. ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR CURBS RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48: LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

DETAIL 3.1

SECTION 4.7.5 - SIDES OF CURB RAMPS (REF DETAIL 3.1)
A. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES, THE MAX. SLOPE OF THE

4.8 RAMPS

SECTION 4.8.1 - GENERAL
A. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH 4.8

SECTION 4.8.2 - SLOPE AND RISE
A. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAX. SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAX. RISE FOR ANY RUN SHALL BE 30"

SECTION 4.8.3 - CLEAR WIDTH
A. THE MINIMUM CLEAR WIDTH OF A RAMP 30FT OR LESS IN LENGTH SHALL BE 36". RAMPS MORE THAN 30FT IN LENGTH SHALL HAVE A MIN. CLEAR WIDTH OF 44"

SECTION 4.8.4 - LANDINGS
A. LEVEL LANDINGS REQUIRED AT TOP AND BOTTOM OF EACH RUN WITH THE FOLLOWING FEATURES
  A.A. MIN. WIDTH : EQUAL TO WIDTH OF RAMP
  A.B. LENGTH : MIN. 60" CLEAR

SECTION 4.8.5 - HANDRAILS
A. HEIGHT : 34-36" ABOVE RAMP SURFACE
B. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1 $\frac{1}{2}$"

SECTION 4.8.7 - EDGE PROTECTION
C. RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTING SURFACES THAT PREVENT SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF 2" HIGH

4.9 STAIRS

SECTION 4.9.2 - TREADS AND RISERS
A. ALL STEPS OF A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND TREAD WIDTHS.
  A.A. MIN. TREAD DEPTH SHALL BE 11"
  A.B. OPEN RISERS ARE NOT PERMITTED

SECTION 4.9.4 - HANDRAILS
A. NON-CONTINUOUS HANDRAILS SHALL EXTEND 12" BEYOND THE TOP RISER AND 12" PLUS THE WIDTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT THE TOP, THE EXTENSION SHALL BE PARALLEL TO THE FLOOR. AT THE BOTTOM, THE HANDRAIL SHALL CONTINUE TO SLOPE FOR A DISTANCE OF ONE TREAD WIDTH (11"); THE REMAINING EXTENSION SHALL BE HORIZONTAL.
B. HEIGHT: 34-36", MEASURED FROM THE STAIR NOSING

4.10 ELEVATORS

SECTION 4.10.3 - HALL CALL BUTTONS
A. SHALL BE CENTERED 42" ABOVE FLOOR

SECTION 4.10.4 - HALL LANTERNS
A. VISIBLE SIGNALS SHALL HAVE THE FOLLOWING FEATURES
  A.A. FIXTURES SHALL BE MOUNTED WITH CENTERLINE AT LEAST 72" ABOVE THE LOBBY FLOOR
  A.B. VISUAL ELEMENTS SHALL BE AT LEAST 2 $\frac{1}{2}$" IN THE SMALLEST DIMENSION.

SECTION 4.10.5 - RAISED & BRAILLE CHARACTERS ON HOISTWAY ENTRANCES
A. ALL ELEVATOR HOISTWAY ENTRANCES SHALL HAVE RAISED AND BRAILLE FLOOR NO. DESIGNATIONS PROVIDED ON BOTH JAMBS. CENTERLINE OF THE CHARACTERS SHALL BE 60" ABOVE THE FLOOR. CHARACTERS SHALL BE 2" HIGH.

SECTION 4.10.6 DOOR PROTECTIVE AND REOPENING DEVICE
A. ELEVATOR DOORS SHALL PEN AND CLOSE AUTOMATICALLY. THEY SHALL BE PROVIDED WITH A REOPENING DEVICE THAT WILL STOP AND REOPEN A CAR DOOR AND HOISTWAY DOOR AUTOMATICALLY IF THE DOOR BECOMES OBSTRUCTED BY AN OBJECT OR PERSON.

SECTION 4.10.12 - CAR CONTROLS
A. ALL FLOOR BUTTONS SHALL BE:
  A.A. ALL CONTROLS BUTTONS SHALL BE AT LEAST $\frac{3}{4}$" IN THEIR SMALLEST DIMENSION. THEY SHALL BE FLUSHED OR RAISED.
  A.B. ALL CONTROL BUTTONS SHALL BE DESIGNATED BY BRAILLE AND BY RAISED STAR AT THE LEFT OF THE FLOOR DESIGNATION
  A.C. MAX. 54" ABOVE FLOOR WHERE SIDE APPROACH IS PROVIDED
  A.D. MAX. 48" WHERE FORWARD APPROACH IS PROVIDED

B. EMERGENCY CONTROLS
  B.A. SHALL HAVE CENTERLINES 35" MIN. ABOVE FLOOR
  B.B. SHALL BE GROUPED AT BOTTOM OF PANEL

4.11 PLATFORM LIFTS

SECTION 4.11.2, 4.27.3 - OTHER REQ'S CONTROLS AND OPERATING SYSTEMS
A. HEIGHTS PERMITTED : CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED FOR EITHER A FORWARD OR SIDE APPROACH FROM ANY DIRECTION OF TRAVEL. THEY SHALL BE LOCATED 28" MIN. AND 48" MAXIMUM ABOVE THE FLOOR. THEY SHALL BE OPERABLE WITH ONE HAND. THERE SHALL BE AT LEAST ONE HANDRAIL COMPLYING WITH 4.26. WHEELSTOPS AND QUARDRAILS SHALL BE PROVIDED WHERE NECESSARY.

4.13 DOORS

SECTION 4.13.4 - DOUBLE LEAF DOORWAYS
A. DOORWAYS WITH TWO INDEPENDENTLY OPERATED LEAVES SHALL HAVE AT LEAST ONE LEAF THAT MEETS THE REQUIREMENTS IN 4.13.5 AND 4.13.6

SECTION 4.18.5 - CLEAR WIDTH
A. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32" MIN. WITH THE DOOR OPEN 90°
B. CLEAR OPENING SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP
C. OPENINGS MORE THAN 24" IN DEPTH SHALL PROVIDE A CLEAR OPENING OF 36" MIN.

EXCEPTION: DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS SHALLOW CLOSETS, SHALL HAVE A CLEAR OPENING OF 20" MIN.

SECTION 4.13.6-MANEUVERING CLEARANCES AT DOORS

NOTE: ALL DOORS ABOVE SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES

TWO DOORS HINGED IN SERIES

CLEAR DOORWAY WIDTH AND DEPTH

4.13 DOORS

SECTION 4.13.8 - THRESHOLDS AT DOORWAYS
A. MAXIMUM THRESHOLD HEIGHT: 1/2" (3/4" AT EXTERIOR SLIDING DOORS). RAISED THRESHOLDS AND FLOOR LEVEL CHANGES SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2

SECTION 4.13.9 - DOOR HARDWARE
A. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
B. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
C. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
D. HARDWARE REQUIRED FOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.

SECTION 4.13.10 - DOOR CLOSERS
A. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70°, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

SECTION 4.13.11 - DOOR OPENING FORCE
A. THE MAX. FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE
  A.A. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
  A.B. OTHER DOORS
    A.B.A. EXTERIOR HINGED DOORS: NO REQUIREMENT.
    A.B.B. INTERIOR HINGED DOORS: 5.0 LBF.
    A.B.C. SLIDING OR FOLDING DOORS: 5.0 LBF.

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION

4.15 DRINKING FOUNTAINS

SECTION 4.15.2 - SPOUT HEIGHT
A. SPOUTS SHALL BE NO HIGHER THAN 36" MEASURED FROM THE FLOOR OR GROUND SURFACE TO THE SPOUT OUTLET

SECTION 4.15.3 SPOUT LOCATION
A. SPOUTS SHALL BE LOCATED AT THE FRONT OF THE UNIT AND SHALL DIRECT THE WATER FLOW IN A TRAJECTORY THAT IS PARALLEL OR NEARLY PARALLEL TO THE FRONT OF THE UNIT.
B. THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH.
C. IF THE FOUNTAIN HAS A ROUND OR OVAL BOWL, THE SPOUT MUST BE POSITIONED SO THE FLOW OF WATER IS WITHIN 3" OF THE FRONT EDGE OF THE FOUNTAIN.

SECTION 4.15.4 - CONTROLS
A. UNIT CONTROLS SHALL BE FRONT OR SIDE MOUNTED NEAR THE FRONT EDGE
B. SECTION 4.15.5 - CLEARANCES)WALL AND POST MOUNTED CANTILEVER FOUNTAINS SHALL HAVE CLEAR KNEE SPACE AS FOLLOWS
C. MINIMUM 27" HIGH (FROM APRON BOTTOM TO FLOOR) MINIMUM 30" WIDE,AND 17" - 19" DEEP.
D. A MINIMUM 30" BY 48" CLEAR FLOOR SPACE ALLOWING A FORWARD APPROACH TO THE UNIT SHALL BE PROVIDED
E. FREESTANDING OR BUILT-IN UNITS NOT HAVING A CLEAR KNEE SPACE SHALL HAVE A MINIMUM 30" X 48" CLEAR FLOOR SPACE ALLOWING A PARALLEL APPROACH TO THE UNIT

DETAIL 11.2

4.16 WATER CLOSETS

A. SECTION 4.16.2 - CLEAR FLOOR SPACE
B. CLEAR FLOOR SPACE FOR WATER CLOSETS NOT IN STALLS SHALL BE PROVIDED AS FOLLOWS
  B.A. FRONT APPROACH - 48" MIN. WIDE X 66" MIN. LONG
  B.B. SIDE APPROACH - 56" MIN. TO FRONT OF TOILET X 48" MIN. WIDE
  B.C. BOTH APPROACH - 60" MIN. WIDE X 56" MIN. LONG

SECTION 4.16.3 - HEIGHT (DET 12.1.1)
A. THE HEIGHT TO THE TOP OF THE TOILET SEAT SHALL BE 17-19" ABOVE FLOOR
B. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION

SECTION 4.16.4 - GRAB BARS (DET 12.1.1 AND 12.1.2)
A. FOR WATER CLOSETS NOT LOCATED IN TOILET STALLS, THE FOLLOWING GRAB BARS SHALL BE PROVIDED, 33-36" ABOVE THE FINISH FLOOR
B. SIDE WALL : 42" LONG MIN. 12" FROM BACK WALL
C. BACK WALL : 36" LONG MIN. 12" MIN EACH SIDE OF WATER CLOSET CENTERLINE

REFER TO 4.26 GRAB BARS FOR SIZE AND STRUCTURAL ELEMENTS

SECTION 4.16.5 - FLUSH CONTROLS
A. CONTROLS SHALL BE 44" MAX. ABOVE THE FINISH FLOOR
B. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS
C. CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC
D. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST
E. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB/F

SECTION 4.16.6 DISPENSERS
A. TOILER PAPER DISPENSERS SHALL BE INSTALLED ON THE SIDE WALL A MIN. 19" ABOVE THE FLOOR, AND A MA.X 36" FROM THE REAR WALL.
B. DISPENSERS THAT CONTROL DELIVERY OR DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

4.17 TOILET STALLS

SECTION 4.22.4 WHERE APPLICABLE
A. IF TOILET STALLS ARE PROVIDED IN A TOILET ROOM OR BATHROOM, THEN AT LEAST ONE SHALL BE A "STANDARD" ACCESSIBLE TOILET STALL (FOR WHEELCHAIR USERS) COMPLYING WITH THIS SECTION.
B. IF 6 OR MORE TOILET STALLS ARE PROVIDED IN A TOILET ROOM OR BATHROOM IN ADDITION TO THE 'STANDARD' ACCESSIBLE STALL REQUIRED; AN ADDITIONAL 'ALTERNATE A' ACCESSIBLE STALL 36" WIDE (FOR AMBULATORY PERSONS WITH DISABILITIES) COMPLYING WITH THIS SECTION SHALL BE PROVIDED.
C. ALTERATIONS/EXISTING CONDITIONS: IN ALTERATION WORK. WHERE PROVISION OF A 'STANDARD' ACCESSIBLE STALL IS TECHNICALLY INFEASIBLE, OR WHERE PLUMBING CODE REQUIREMENTS PREVENT COMBINING EXISTING STALLS TO PROVIDE SPACE, EITHER 'ALTERNATE' STALL (A OR B) COMPLYING WITH THIS SECTION MAY BE PROVIDED IN LIEU OF THE STANDARD STALL.

SECTION 4.17.3 - SIZE AND ARRANGEMENT (REFERENCE DETAIL 12.2.1)
A. TOILET STALLS MAY BE ARRANGED TO PROVIDE EITHER A LEFT OR A RIGHT HANDED APPROACH. ACCESSIBLE TOILET STALL SHALL HAVE THE FOLLOWING DIMENSIONS:
B. STANDARD ACCESSIBLE STALL:
  B.A. 60" MIN WIDTH
  B.B. 59" MIN. DEPTH WITH FLOOR MOUNT WC
  B.C. 56" MIN DEPTH WITH WALL MOUNT WC
  B.D. DOOR- OUTWARD SWING. IF SWINGS INTO STALL, DEPTH INCREASED BY 36"

DETAIL 12.2.1

SECTION 4.17.4 - TOE CLEARANCES
A. IN 'STANDARD' ACCESSIBLE STALLS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF AT LEAST 9" ABOVE THE FLOOR.
B. IF THE DEPTH OF THE STALL IS GREATER THAN 60", THE TOE CLEARANCE IS NOT REQUIRED.

SECTION 4.17.5 - DOORS
A. TOILET STALL DOORS, INCLUDING HARDWARE, SHALL COMPLY WITH ELEMENT 10: DOORS
B. IF TOILET STALL APPROACH IS FROM THE LATCH SIDE OF THE STALL DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE STALL AND ANY OBSTRUCTION SHALL BE 42" MINIMUM.(THIS IS AN EXCEPTION FROM TYPICAL DOOR MANEUVERING CLEARANCES)

SECTION 4.17.6 - GRAB BARS
A. GRAB BARS MOUNTED 33" - 36" ABOVE THE FLOOR, SHALL BE PROVIDED AS FOLLOWS:
B. STANDARD' ACCESSIBLE STALL: ONE 40" SIDE WALL GRAB BAR (ON NEAR WALL) AND ONE REAR WALL GRAB BAR.
C. 'ALTERNATE A" ACCESSIBLE STALL: 42" SIDE WALL GRAB BAR EACH SIDE.
D. 'ALTERNATE B" ACCESSIBLE STALL: ONE 42" SIDE WALL GRAB BAR (ON NEAR WALL), ONE REAR WALL GRAB BAR.
E. SIDE WALL GRAB BAR: MINIMUM LENGTH AS INDICATED, MOUNTED 12" MAXIMUM OFF REAR WALL.

4.18 URINALS

SECTION 4.18.2 - HEIGHT
A. URINALS SHALL BE STALL-TYPE OR WALHUNG WITH A TAPERED, ELONGATED RIM AT 17" MAXIMUM ABOVE THE FINISHED FLOOR.
B. THE RIM SHALL EXTEND A MINIMUM OF 14" FROM THE WALL.

SECTION 4.18.3 - CLEAR FLOOR SPACE
A. A CLEAR FLOOR SPACE 30" WIDE BY 48" DEEP MINIMUM SHALL BE PROVIDED IN FRONT OF URINAL TO ALLOW FRONTAL APPROACH.
B. THIS SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE.
C. URINAL SHIELD THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RIM MAY BE PROVIDED WITH 29" CLEARENCE BETWEEN THEM.
D. URINALS INSTALLED IN ALCOVES DEEPER THAN 24" REQUIRE A MANEUVERING AREA OF AT LEAST 36" MINIMUM WIDE.

SECTION 4.18.4 -FLUSH CONTROLS
A. CONTROLS SHALL BE 44" MAXIMUM ABOVE THE FINISHED FLOOR.
B. CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC.
C. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
D. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LFB.

4.19 LAVATORIES & MIRRORS

SECTION 4.19.2 - HEIGHT AND CLEARANCES
A. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR
B. LAVATORIES SHALL EXTEND 17" MINIMUM FROM THE WALL.
C. CLEARANCE OF 29" MINIMUM SHALL BE PROVIDED FROM THE FINISHED FLOOR TO BOTTOM OF APRON.
D. KNEE CLEARANCE OF 27" MINIMUM SHALL EXTEND 8" MINIMUM UNDER THE EDGE OF THE LAVATORY.
E. TOE CLEARANCE OF 9" MINIMUM SHALL BE PROVIDED FOR THE FULL DEPTH OF THE LAVATORY

SECTION 4.19.4 - EXPOSED PIPES AND SURFACES
A. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
B. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

CLEAR FLOOR SPACE AT LAVATORIES

SECTION 4.19.5 FAUCETS
A. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHTGRASPING, PINCHING, OR TWISTING OF THE WRIST.
B. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.
C. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.
D. IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.

SECTION 4.19.6 - MIRRORS
A. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM ABOVE THE FINISHED FLOOR.

SECTION 4.20 BATHTUBS

SECTION 4.20.2 - FLOOR SPACE
A. CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF BATHTUBS AS FOLLOWS:
B. 30" WIDE X 60" LONG BESIDE THE BATHTUB FOR SIDE APPROACH
C. 48" WIDE X 60" LONG BESIDE THE BATHTUB FOR FRONT APPROACH WITH SEAT AT HEAD OF TUB - 30" WIDE X 75" LONG BESIDE TUB

SECTION 4.20.3 - SEAT
A. AN IN-TUB SEAT OR A SEAT AT THE HEAD END OF THE TUB SHALL BE PROVIDED. SEATS SHALL BE MOUNTED SECURELY AND SHALL NOT SLIP DURING USE.

SECTION 4.20.4 - GRAB BARS
A. HEIGHTS PERMITTED
B. WITHIN TUB SEAT
  B.A. CONTROL WALL: 24" LONG MINIMUM, FROM OUTSIDE WALL, 33-36" ABOVE FLOOR
  B.B. BACK WALL: 2 BARS, 24" LONG MINIMUM, 12" MAXIMUM FROM FOOT END, 24" MAXIMUM FROM HEAD END; ONE 33-36" ABOVE FLOOR, ONE 9" ABOVE THE TUB
  B.C. HEAD WALL: 12" MINIMUM, FROM OUTSIDE WALL, 33-36" ABOVE FLOOR

C. WITH SEAT AT HEAD OF TUB
  C.A. CONTROL WALL: 24" LONG MINIMUM, FROM OUTSIDE WALL, 33-36" ABOVE FLOOR
  C.B. BACK WALL: 2 BARS, 48" LONG MINIMUM, 12" MAXIMUM FROM FOOT END, 15" MAXIMUM FROM HEAD END: ONE 33-36" ABOVE FLOOR, ONE 9" ABOVE THE TUB
  C.C. HEAD WALL: NONE

dakinstreetarchitects

70 n joachim st | unit c | mobile, al | 36606 | 251.382.8317

STEVE STONE
NO. 6473

CYPRESS CREEK GOLF COURSE
NEW DRIVING RANGE BUILDING
PROJECT NUMBER MCPI-GC-003n

MOBILE | ALABAMA

ISSUES + REVISIONS

ISSUE FOR BID 11.21.25

ACCESSIBILITY
STANDARDS

G1.2

4.22 TOILET ROOMS

SECTIONS 4.22.2 - DOORS
A. ALL DOORS TO ACCESSIBLE TOILET ROOMS SHALL COMPLY WITH 4.13. DOORS SHALL NOT SWING INTO CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE. CLEAR FLOOR TURNING SPACE MAY OVERLAP DOOR SWINGS.

SECTIONS 4.22.3 - CLEAR FLOOR SPACE
B. THE ACCESSIBLE FIXTURES AND CONTROLS REQUIRED IN 4.22.4, 4.22.5, 4.22.6 4.22.7 SHALL BE ON AN ACCESSIBLE ROUTE. AN UNOBSTRUCTED TURNING SPACE COMPLYING WITH 4.2.3 SHALL BE PROVIDED WITHIN AN ACCESSIBLE TOILET ROOM. THE CLEAR FLOOR SPACE AT FIXTURES AND CONTROLS, THE ACCESSIBLE ROUTE, AND THE TURNING SPACE MAY OVERLAP, HOWEVER; THE ONLY TURNING SPACE PROVIDED SHALL NOT BE LOCATED WITHIN A STALL.

SECTION 4.22.4 - WATER CLOSETS
A. IF TOILET STALLS ARE PROVIDED, THEN AT LEAST ONE SHALL BE A STANDARD TOILET STALL COMPLYING WITH 4.17; WHERE 6 OR MORE STALLS ARE PROVIDED IN ADDITION TO THE STALL COMPLYING WITH 4.17.3, AT LEAST ONE STALL 36" WIDE WITH AN OUTWARD SWINGING, SELF-CLOSING DOOR AND PARALLEL GRAB BARS SHALL BE PROVIDED. WATER CLOSETS IN SUCH STALLS SHALL COMPLY WITH 4.16.

SECTION 4.22.5 URINALS
A. IF URINALS ARE PROVIDED, THEN AT LEAST ONE SHALL COMPLY WITH 4.18

SECTION 4.22.6 LAVATORIES AND MIRRORS
A. IF LAV AND MIRRORS ARE PROVIDED, THEN AT LEAST ONE SHALL COMPLY WITH 4.19

SECTION 4.22.7 CONTROLS AND DISPENSERS
A. IF CONTROLS, DISPENCERS, RECEPTACLES, OR OTHER EQUIPMENT ARE PROVIDED, THEN AT LEAST ONE OF EACH SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH 4.27 - (CONTROLS & OPERATING MECHANISMS).

4. 24 SINKS

SECTION 4.24.2 - HEIGHT
A. SINKS SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR.

SECTION 4.24.3 - KNEE CLEARANCE
A. KNEE CLEARANCE OF 27" HIGH MINIMUM, 30" WIDE MINIMUM, AND 19" DEEP MINIMUM SHALL BE PROVIDED UNDERNEATH SINKS. REFER TO DETAIL 12.5.1 FOR ADDITIONAL CLEARANCES.

SECTION 4.24.4 - DEPTH
A. EACH SINK SHALL BE A MAX. OF 6 3/4" DEEP

SECTION 4.24.6 - EXPOSED PIPES AND SURFACES
A. HOT WATER AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
B. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.

SECTION 4.24.7 - FAUCETS
A. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST,
B. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.
C. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.

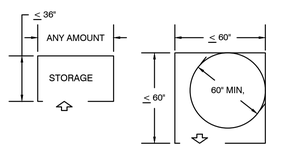
4.25 - STORAGE

SECTION 4.25.1 - DEPTH
A. STORAGE AREAS MAY BE 36" IN DEPTH OR LESS. IF MORE THAN 36" IN DEPTH THEN AREA MUST ALLOW 60" DIAMETER OF CLEAR FLOOR SPACE FOR TURNING.

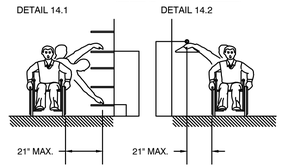
SECTION 4.25.2 - CLEAR FLOOR SPACE - REFER TO 14.2

SECTION 4.25.3 - HEIGHT
A. WHERE A FORWARD REACH IS REQUIRED, ACCESSIBLE STORAGE SPACES SHALL BE 48" MAXIMUM AND 15" MINIMUM ABOVE THE FLOOR. IF THE FORWARD REACH IS OVER AN OBSTRUCTION (WITH KNEE SPACE EQUAL TO OR GREATER THAN REACH DISTANCE) 20"-25" DEEP, THE MAXIMUM HEIGHT SHALL BE 44"; IF THEOBSTRUCTION IS LESS THAN 20", MAXIMUM HEIGHT SHALL BE 48".
B. WHERE A SIDE REACH IS PROVIDED, ACCESSIBLE STORAGE SPACES SHALL BE 54" MAXIMUM AND 9" MINIMUM ABOVE THE FLOOR. MAXIMUM HEIGHT SHALL BE 46" FOR SIDE REACH OVER AN OBSTRUCTION 34" MAXIMUM HIGH AND 24" MAXIMUM DEEP.
C. CLOTHES RODS OR SHELVES SHALL BE A MAXIMUM 54" ABOVE FLOOR WHERE A SIDE REACH IS REQUIRED.
D. WHERE THE DISTANCE FROM THE WHEELCHAIR TO THE CLOTHES ROD OR SHELF EXCEEDS 10" (AS AT CLOSETS WITH INACCESSIBLE DOORS) THE FOLLOWING CRITERIA SHALL BE MET:
D.A. SHELVES; REACH: 21" MAXIMUM; HEIGHT: 48" MAXIMUM, 9" MINIMUM.
D.B. CLOTHES RODS: REACH 21" MAXIMUM; HEIGHT: 48" MAXIMUM.

SECTION 4.25.4 - HARDWARE
A. HARDWARE FOR ACCESSIBLE STORAGE FACILITIES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TISTING OF THE WRIST
B. THE FORCE REQUIRED TO ACTIVATE THE HARDWARE SHALL BE NO GREATER THAN 5 LBF



DETAIL 14.1 DETAIL 14.2



DETAIL 14.3 DETAIL 14.4

4.26 GRAB BARS

SECTION 4.26.2 - SIZE AND SPACING
A. DIAMETER OR WIDTH OF GRIPPING SURFACE SHALL BE 1-1/4" TO 1-1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
B. THE SPACE BETWEEN GRAB BARS AND ADJACENT WALLS SHALL BE 1-1/2"

SECTION 4.26.3 - STRUCTURAL STRENGTH
A. GRAB BARS AND MOUNTING DEVICES SHALL MEET THE FOLLOWING REQUIREMENTS:
A.A. BENDING STRESS INDUCED BY MAXIMUM BENDING MOMENT FROM APPLICATION OF 250 LBF SHALL BE LESS THAN ALLOWABLE STRESS FOR MATERIAL USED.
A.B. SHEAR STRESS INDUCED BY APPLICATION OF 250 LBF SHALL BE LESS THAN ALLOWABLE SHEAR STRESS FOR MATERIAL USED. IF CONNECTION BETWEEN GRAB BAR AND MOUNTING BRACKET IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
A.C. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM APPLICATION OF 250 LBF SHALL BE LESS THAN ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
A.D. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBF PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.
A.E. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

4.26.4 - ELIMINATING HAZARDS
A. GRAB BARS AND ADJACENT WALL SURFACES SHALL BE FREE OF SHARP OR ABRASIVE SURFACES
B. EDGES SHALL HAVE A RADIUS OF 1/8" MINIMUM

4.27 CONTROLS AND OPERATING MECHANISMS

SECTION 4.27.3 - HEIGHT
A. FRONT APPROACH - 15" MIN, 48" MAX
B. SIDE APPROACH - 9" MIN. TO 54" MAX EXCEPT BELOW
C. ELECTRICAL & COMMUNICATION SYSTEM RECEPTICALS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.

4.28 ALARMS

SECTION 4.28.1 - GENERAL
A. WHEN REQUIRED, VISUAL ALARMS SHALL BE PROVIDED IN EACH OF THE FOLLOWING AREAS, AS A MINIMUM: RESTROOMS AND ANY OTHER GENERAL USAGE AREAS (E.G., MEETING ROOMS), HALLWAYS, LOBBIES, AND ANY OTHER AREA FOR COMMON USE.

SECTION 4.28.2 - AUDIBLE ALARMS
A. IF PROVIDED, AUDIBLE ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15 DBA OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 60 SECONDS BY 5 DBA, WHICHEVER IS LOUDER.
B. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120 DBA.

SECTION 4.28.3 - VISUAL ALARMS
A. VISUAL ALARM SIGNAL APPLIANCES SHALL BE INTEGRATED INTO THE BUILDING OR FACILITY ALARM SYSTEM. IF SINGLE STATION AUDIBLE ALARMS ARE PROVIDED THEN SINGLE STATION VISUAL ALARM SIGNALS SHALL BE PROVIDED.
B. VISUAL ALARM APPLIANCES SHALL HAVE THE FOLLOWING FEATURES:
B.A. THE LAMP SHALL BE A XENON STROBE TYPE OR EQUILAVENT.
B.B. THE COLOR SHALL BE CLEAR OR NOMINAL WHITE (I.E. UNFILTERED OR CLEAR FILTERED WHITE LIGHT).
B.C. THE MAXIMUM PULSE DURATION SHALL BE TWO-TENTHS OF ONE SECOND WITH A MAXIMUM DUTY CYCLE OF 40%. (THE PULSE DURATION IS DEFINED AS THE TIME INTERVAL BETWEEN INITIAL AND FINAL POINTS OF 10% OF MAX SIGNAL)
B.D. THE INTENSITY SHALL BE A MINIMUM OF 75 CANDELA.
B.E. THE FLASH RATE SHALL BE A MINIMUM OF 1 HZ AND A MAXIMUM OF 3 HZ
B.F. THE APPLIANCE SHALL BE PLACED 80" ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6" BELOW THE CEILING, WHICHEVER IS LOWER.
B.G. IN GENERAL, NO PLACE IN ANY ROOM OR SPACE SHALL BE MORE THAN 50' FROM THE SIGNAL (MEASURED IN A HORIZONTAL PLANE).
B.H. IN LARGE ROOMS AND SPACES EXCEEDING 100' ACROSS, WITHOUT OBSTRUCTIONS 6' ABOVE THE FINISHED FLOOR, SUCH AS AUDITORIUMS, DEVICES MAY BE PLACE AROUND THE PERIMETER, SPACED A MAXIMUM 100' APART, IN LIEU OF SUSPENDING APPLIANCES FROM THE CEILING.
B.I. NO PLACE IN COMMON CORRIDORS OR HALLWAYS SHALL BE MORE THAN 50' FROM THE SIGNAL.

4.30 SIGNAGE

SECTION 4.1.2, 4.1.3 WHERE APPLICABLE
A. SIGNS WHICH DESIGNATE PERMAMENT ROOMS AND SPACES SHALL COMPLY WITH THE REQUIREMENTS LISTED BELOW FOR:
A.A. RAISED AND BRAILLE CHARACTERS, AND PICTOGRAM
A.B. FINISH AND CONTRAST
A.C. MOUNTING LOCATION AND HEIGHT

SECTION 4.1.2 (7) WHERE APPLICABLE
A. SIGNS WHICH PROVIDE DIRECTION TO, OR INFORMATION ABOUT, FUNCTIONAL SPACES OF THE BUILDING SHALL COMPLY WITH THE REQUIREMENTS LISTED BELOW FOR:
A.A. CHARACTER PROPORTION
A.B. CHARACTER HEIGHT
A.C. FINISH AND CONTRAST

EXCEPTION: BUILDING DIRECTORIES, MENUS, AND ALL OTHER SIGNS WHICH ARE TEMPORARY ARE NOT REQUIRED TO COMPLY.

SECTION 4.1.2 (7) WHERE APPLICABLE
A. ELEMENT AND SPACES OF ACCESSIBLE FACILITIES WHICH SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ARE:
A.A. PARKING SPACES DESIGNATED AS RESERVED FOR PERSONS WITH DISABILITIES.
A.B. ACCESSIBLE PASSENGER LOADING ZONES.
A.C. ACCESSIBLE ENTRANCES WHEN NOT ALL ARE ACCESSIBLE (INACCESSIBLEENTRANCES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE ROUTE TO NEAREST ACCESSIBLE ENTRANCE).
A.D. ACCESSIBLE TOILET AND BATHING FACILITIES WHEN NOT ALL ARE ACCESSIBLE.

SECTION 4.30.2 - CHARACTER PROPORTION
A. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1, AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.

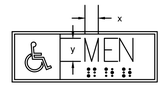
SECTION 4.30.3 - OVERHEAD SIGNS
A. CHARACTERS AND NUMBERS ON OVERHEAD SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ.
A.A. FOR SIGNS HIGHER THAN 80" ABOVE THE FINISHED FLOOR, CHARACTER SIZE SHALL BE 3" MINIMUM.
A.B. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X.
A.C. LOWER CASE LETTERS ARE PERMITTED.

SECTION 4.30.4 - RAISE AND BRAILLE CHARACTERS
A. LETTER AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.
B. RAISED CHARACTER HEIGHT: 5/8" MINIMUM, 2" HIGH MAXIMUM
C. PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
D. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MINIMUM

SECTION 4.305 - FINISH AND CONTRAST
A. THE CHARACTER AND BACKGROUND OF THE SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND (EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND).

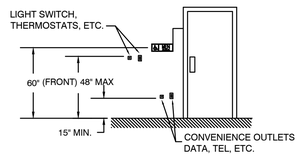
SECTION 4.30.6 MOUNTING LOCATION AND HEIGHT
A. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR.
B. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE-LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
C. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN
D. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.


INTERNATIONAL SYMBOL OF ACCESSIBILITY



LETTERS & NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE-WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10. LETTERS AND NUMBERS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE, RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2"

DETAIL 16.1 DETAIL 16.2



DETAIL 16.3

4.32 SEATING AND TABLES

SECTION 4.32.2 - SEATING
A. IF SEATING SPACES FOR PEOPLE IN WHEELCHAIRS ARE PROVIDED AT FIXED TABLES OR COUNTERS, CLEAR FLOOR SPACE OF 30" X 48" SHALL BE PROVIDED. FLOOR SPACE SHALL NOT OVERLAP REQUIRED KNEE SPACE BY MORE THAN 19"

SECTION 4.32.3 - KNEE SPACE
A. IF SEATING FOR PEOPLE IN WHEELCHAIRS IS PROVIDED AT FIXED TABLES OR COUNTERS, KNEE SPACE AT LEAST 27" HIGH, 30" WIDE AND 19" DEEP SHALL BE PROVIDED.

SECTION 4.32.4 - HEIGHT OF TABLES OR COUNTER
A. THE TOPS OF ACCESSIBLE TABLES AND COUNTERS SHALL BE 28" MINIMUM, AND 34" MAXIMUM, ABOVE THE FINISHED FLOOR.

4.35 DRESSING AND FITTING ROOMS

SECTION 4.35.4 - BENCH
A. EVERY ACCESSIBLE DRESSING ROOM SHALL HAVE A 24" X 48" BENCH FIXED TO THE WALL ALONG THE LARGER DIMENSION. THE BENCH SHALL BE MOUNTED 17" TO 19" ABOVE THE FINISH FLOOR.

SECTION 4.35.5 - MIRROR
A. A FULL-LENGTH MIRROR, MEASURING AT LEAST 18" WIDE BY 54" HIGH, SHALL BE MOUNTED IN A POSITION AFFORDING A VIEW TO A PERSON ON THE BENCH AS WELL AS TO A PERSON IN A STANDING POSITION.

5.2 RESTAURANTS AND CAFETERIAS

SECTION 5.1 - GENERAL
A. EXCEPT AS SPECIFIED OR MODIFIED IN THIS SECTION, RESTAURANTS AND CAFETERIAS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 4. WHERE FIXED TABLES ARE PROVIDED, AT LEAST 5%, BUT NOT LESS THAN ONE OF THE FIXED TABLES SHALL BE ACCESSIBLE AND COMPLY WITH 4.32 AS REQUIRED IN 4.1.3(18).IT SHALL BE ON ACCESSIBLE ROUTE COMPLYING WITH 4.3.

SECTION 5.3 - ACCESS AISLES
A. ALL ACCESSIBLE FIXED TABLES SHALL BE ACCESSIBLE BY MEANS OF AN ACCESS AISLE AT LEAST 36 IN CLEAR BETWEEN PARALLEL EDGES OF TABLES OR BETWEEN A WALL AND THE TABLE EDGE.

SECTION 5.5 - FOOD SERVICE LINES
A. FOOD SERVICE LINES SHALL HAVE A MINIMUM CLEAR WIDTH OF 36 IN, WITH A PREFERRED CLEAR WIDTH OF 42". TRAY SLIDES SHALL BE MOUNTED NO HIGHER THAN 34" ABOVE THE FLOOR. IF SELF-SERVICE SHELVES ARE PROVIDED AT LEAST 50% OF EACH TYPE MUST BE WITHIN THE REACH RANGES SPECIFIED IN 4.2.5 AND 4.2.6.

SECTION 5.6 - TABLEWARE AND CONDIMENT AREAS
A. SELF-SERVICE SHELVES AND DISPENSING DEVICES FOR TABLEWARE, DISHWARE, CONDIMENTS, FOOD AND BEVERAGES SHALL BE INSTALLED TO COMPLY WITH 4.2.

7.2 MERCANTILE SALES AND SERVICE COUNTERS

SECTION 7.2 - SALES AND SERVICE COUNTERS
A. IN AREAS USED FOR TRANSACTIONS WHERE COUNTERS HAVE CASH REGISTERS AND ARE PROVIDED FOR SALES OR DISTRIBUTION OF GOODS OR SERVICES TO THE PUBLIC , AT LEAST ONE OF EACH TYPE SHALL HAVE A PORTION OF THE COUNTER WHICH IS AT LEAST 36" IN LENGTH WITH A MAXIMUM HEIGHT OF 36" ABOVE FINISH FLOOR. IT SHALL BE ON ACCESSIBLE ROUTE COMPLYING WITH 4.3.

SECTION 7.3 - CHECK-OUT AISLES
A. IN NEW CONSTRUCTION, ACCESSIBLE CHECK-OUT AISLES SHALL BE PROVIDED IN CONFORMANCE WITH THE TABLE BELOW.

TOTAL CHECK-OUT AISLES OF EACH DESIGN	MIN. NUMBER OF ACCESSIBLE CHECK
1-4	1
5-8	2
8-15	3
OVER 15	3 (PLUS 20% OF ADDITIONAL AISLES)

EXCEPTION:IN NEW CONSTRUCTION, WHERE THE SELLING SPACE IS UNDER 5000 SQUARE FEET, ONLY ONE CHECK-OUT AISLE IS REQUIRED TO BE ACCESSIBLE.

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PROJECT NUMBER MCPI-GC-003n
MOBILE | ALABAMA

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ACCESSIBILITY STANDARDS

G1.3

LIFE SAFETY LEGEND

- (X) OCCUPANT LOAD
- ILLUMINATED EXIT SIGN/ EMERGENCY LIGHTING
- TRAVEL PATH
- FEC — TYPE ABC PORTABLE FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
- FE — TYPE ABC PORTABLE FIRE EXTINGUISHER, WALL BRACKET MOUNTED
- BATTERY PACK EMER. LIGHT

1 LIFE SAFETY PLAN
1/4"=1'-0"

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LIFE SAFETY PLAN

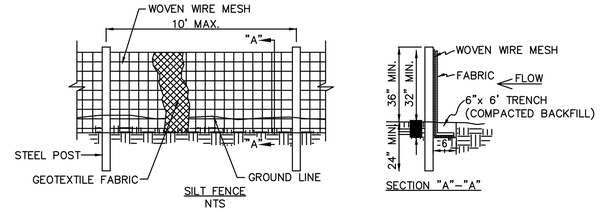
LS1.1

EROSION CONTROL NOTES

1. CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" TO CONTROL RUNOFF VELOCITIES AND TO REDUCE EROSION BY EMPLOYING HAY BALES, SILT FENCES, RIP RAP, SEED AND MULCH, EROSION CONTROL NETTING, WADDLES AND SAND BAGS AS REQUIRED. REFER TO ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL & STORM WATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS BY THE ALABAMA SOIL AND WATER CONSERVATION COMMITTEE, LATEST EDITION.
2. THE CONTRACTOR SHALL SIZE, INSTALL, AND MAINTAIN ADEQUATE CONTROLS FOR THE SITE. REFER TO THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORM WATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, LATEST EDITION.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE ANY WORK THAT HAS A PROBABILITY OF CAUSING SEDIMENT TO LEAVE THE SITE.

   EROSION CONTROL SEQUENCE
   a. INSTALL EROSION CONTROL MEASURES AROUND PERIMETER OF SITE.
   b. GRADE SITE AND INSTALL REMAINING EROSION CONTROL MEASURES AS REQUIRED.
   c. CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION.

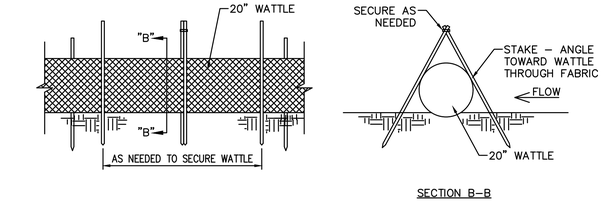
4. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DIVERSION OF STORM WATER RUNOFF ONTO ADJACENT PRIVATE PROPERTIES AND TO PREVENT SILT AND/OR ERODED MATERIALS FROM BEING DEPOSITED ON PRIVATE AND PUBLIC PROPERTIES ADJACENT TO THE PROJECT.
5. SOLID SODDING SHALL BE PLACED ADJACENT TO PAVEMENT AND AROUND DRAINAGE STRUCTURES. ALL DISTURBED SURFACES THAT DO NOT HAVE A SPECIFIED GROUND COVERING SHALL BE SEEDED AND MULCHED. CONTRACTOR IS RESPONSIBLE FOR WATERING AND TENDING GRASS (SODDING OR SEED) UNTIL THE PROJECT IS COMPLETE. PROJECT WILL NOT BE ACCEPTED FOR COMPLETION UNTIL THE SITE IS PERMANENTLY STABILIZED.
6. THIS PLAN SETS FORTH THE MINIMUM REQUIREMENTS, EROSION CONTROL MEASURES MAY BE REQUIRED IN AREAS NOT SHOWN IN THESE PLANS.
7. CONTRACTOR IS RESPONSIBLE FOR ANY CLAIMS ASSOCIATED WITH THE RELEASE OF MATERIAL OR DEBRIS FROM THE CONSTRUCTION SITE.
8. SEE LATEST EDITION OF ALDOT SPECIAL AND STANDARD DRAWINGS FOR CORRECT INSTALLATION REQUIREMENTS OF EROSION CONTROL DEVICES (ESC-100, 200, 300, 400, 500 SERIES).
9. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A TIME WHEN VEGETATION IS ESTABLISHED AND EROSION OF MATERIAL IS NOT PROBABLE.
10. SITE SHALL BE KEPT CLEAN. CONTRACTOR IS RESPONSIBLE FOR PICKING UP ALL SOLID WASTE DAILY.
11. CONTRACTOR SHALL PROVIDE A DESIGNATED AREA TO ACT AS A LAYDOWN/STAGING FOR STOCKPILING MATERIALS, DEBRIS AND CONCRETE WASHOUT AREA. THE DESIGNATED AREA SHALL ALSO CONTAIN ANY PORTABLE SANITARY WASTE (PORT-O-LET) UNITS. LAYDOWN/STAGING AREA SHALL BE AT THE EAST END OF THE PROPOSED PARKING LOT.
12. CONTRACTOR SHALL STOCKPILE CONSTRUCTION DEBRIS WITHIN THE STAGING AREA.
13. VEHICLE ACCESS SHALL HAVE MEASURES IN PLACE TO PREVENT THE TRACKING OF SEDIMENT OFF SITE WHEN VEHICLES LEAVE THE PROJECT AREA.
14. MEASURES TO BE IMPLEMENTED ON ALL AREAS NOT UNDERGOING ACTIVE DISTURBANCE OR ACTIVE CONSTRUCTION AND PROGRESSIVE CONSTRUCTION FOR LONGER THAN THIRTEEN (13) DAYS TO PREVENT/MINIMIZE EROSION AND ENSURE TIMELY TEMPORARY VEGETATIVE COVER, AND PERMANENT RE-VEGETATION OR COVER OF ALL DISTURBED AREAS WHEN DISTURBANCE IN COMPLETE.
15. ANY DISTURBED AREA(S) MAY NOT REMAIN DENUDED LONGER THAN 10 DAYS.
16. THE CONTRACTOR IS RESPONSIBLE FOR DAILY INSPECTION AND CONTINUED MAINTENANCE OF EROSION CONTROL ELEMENTS..
17. UPON COMPLETION OF THE PROJECT ALL DISTURBED AREAS SHALL BE SOLID SODDED.
18. AREAS WITHIN THE RIGHT-OF-WAY SHALL BE GRADED AND SODDED IMMEDIATELY FOLLOWING PAVEMENT REMOVAL TO PREVENT SEDIMENT FROM ENTERING THE ROADWAY.



SILT FENCE NOTES:

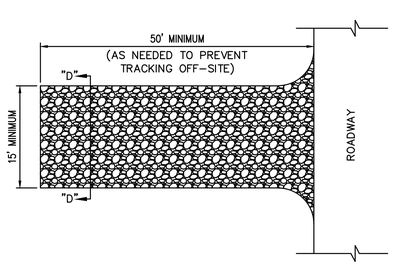
1. SILT FENCE SHALL MEET ALABAMA EROSION CONTROL HANDBOOK "TYPE A" INSTALLATION REQUIREMENTS.
2. STEEL POSTS SHALL BE USED.
3. THE WOVEN WIRE FENCING SHALL BE FASTENED TO THE UPSTREAM SIDE OF POSTS BY STAPLES OR WIRE TIES.
4. GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO THE WOVEN WIRE FENCING.
5. MACHINE TRENCHED GEOTEXTILE SHALL BE TRENCHED VERTICAL AT LEAST 8" DEEP.
6. IN LIEU OF TRENCHING, FILTER FABRIC MAY BE PLACED FLAT ON THE GROUND EXTENDING TWO (2) FEET UPSTREAM AND ONE (1) FOOT DOWNSTREAM OF THE FENCE LINE AND SECURED TO THE VERTICAL FILTER FABRIC WITH STAPLES.

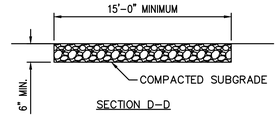
SILT FENCE
NTS



SECTION B-B

WATTLE
NTS





CONSTRUCTION EXIT NOTES

1. DIMENSIONS OF CONSTRUCTION EXIT ARE MINIMUMS AND ADJUSTMENTS MAY BE REQUIRED TO PREVENT TRACKING OF SEDIMENT OFF-SITE.
2. ALDOT NO. 1 STONE SHALL BE USED
3. FILTER FABRIC MAY BE REQUIRED (AS DIRECTED BY THE ENGINEER) UNDER THE COARSE MATERIALS TO PREVENT THE PROPAGATING UP AND THE SINKING DOWN OF THE UNDERLYING COARSE MATERIALS.
4. CONSTRUCTION EXIT SHALL REMAIN IN PLACE UNTIL THERE IS NO LONGER A PROBABILITY OF TRACKING MATERIALS OFF SITE.
5. CONSTRUCTION EXIT SHALL BE GRADED TO PREVENT RUNOFF FROM ENTERING THE RIGHT-OF-WAY AND BE DIRECTED TO THE ON-SITE INLET STRUCTURE.

CONSTRUCTION EXIT
NTS

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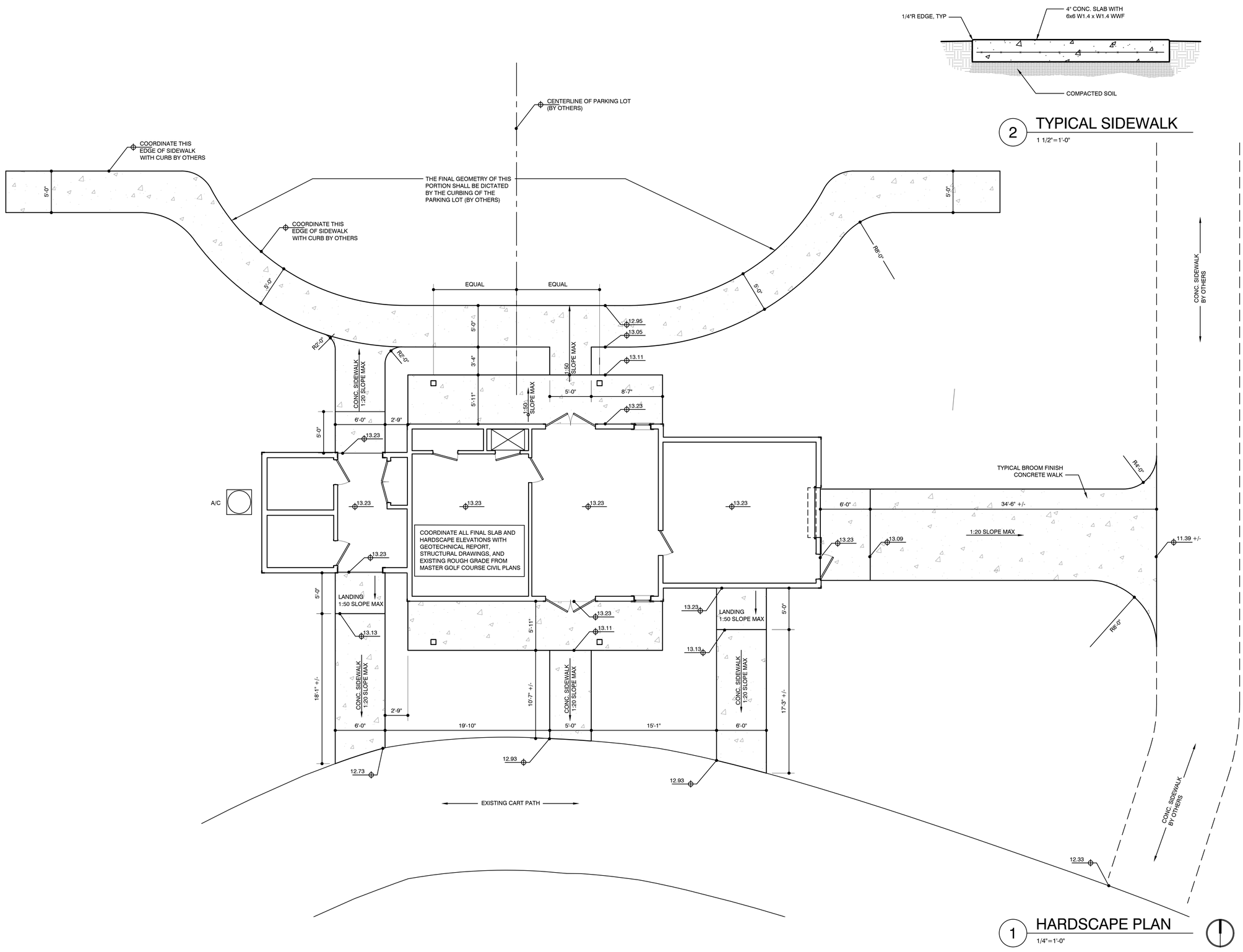
EROSION CONTROL NOTES AND DETAILS

AS1.0



2 TYPICAL SIDEWALK
1 1/2"=1'-0"

1 HARDSCAPE PLAN
1/4"=1'-0"

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PROJECT NUMBER MCPI-GC-003n

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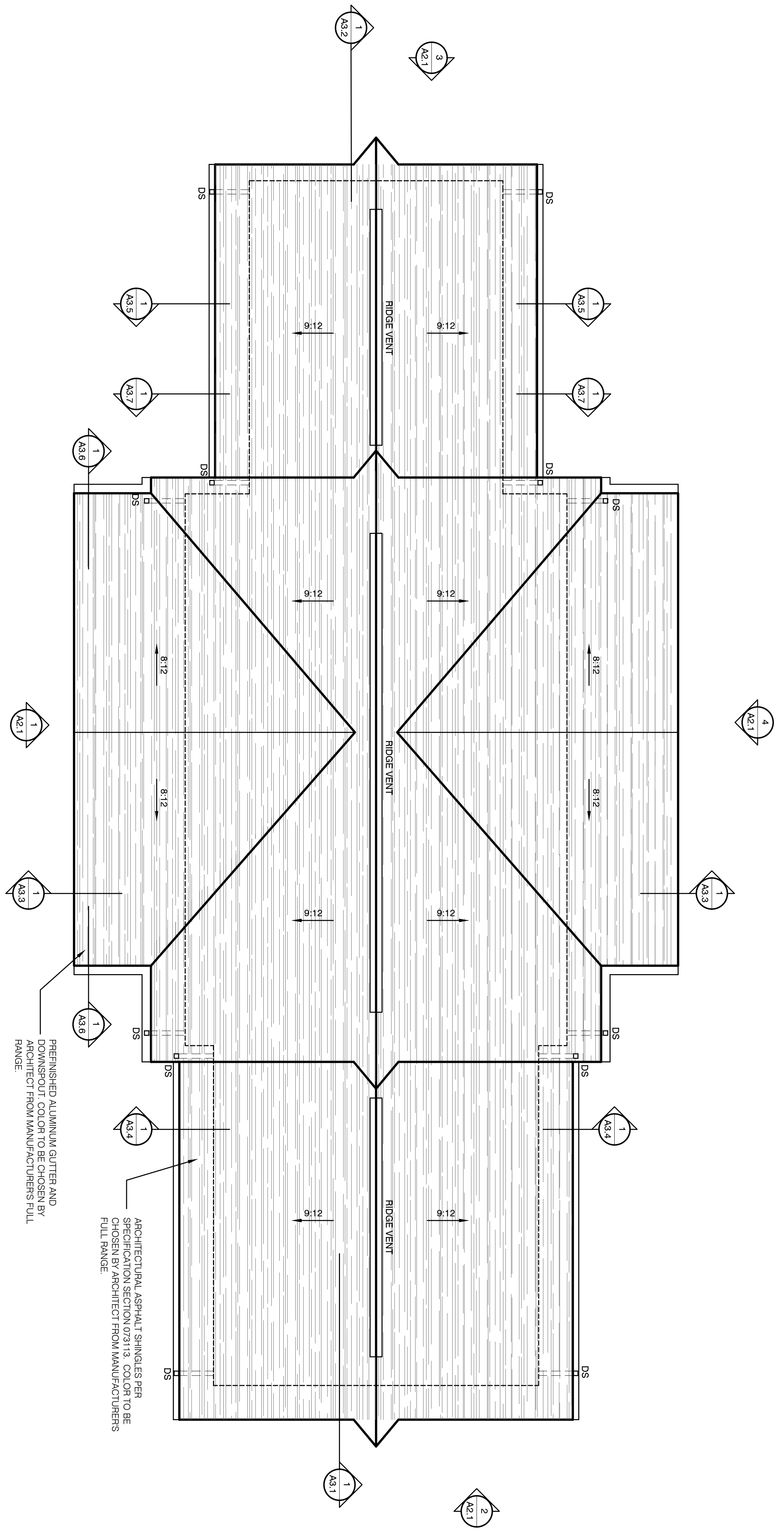
HARDSCAPE PLAN AND DETAILS

AS1.1



1 ROOF PLAN
1/4"=1'-0"

A1.0

ROOF PLAN

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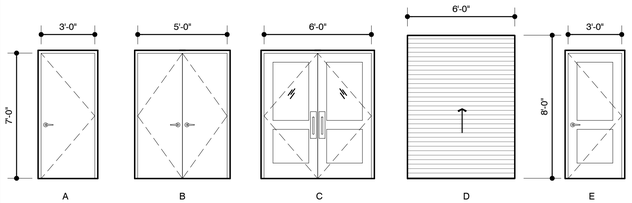
DOOR SCHEDULE

MARK	SIZE	MATERIAL	TYPE	FRAME	HARDWARE	REMARKS
1	6'-0" X 7'-0"	ALUM/GLS	C	HM	5	IMPACT RATED GLAZING
2	6'-0" X 7'-0"	ALUM/GLS	C	HM	5	IMPACT RATED GLAZING
3	3'-0" X 7'-0"	SCWD	E	HM	3	
4	3'-0" X 7'-0"	SCWD	E	HM	3	
5	6'-0" X 8'-0"	STEEL	D	N/A	PER MNFR	OVERHEAD COILING DOOR, MANUAL OPERATION
6	3'-0" X 7'-0"	HM	A	HM	1	
7	3'-0" X 7'-0"	HM	A	HM	3	
8	3'-0" X 7'-0"	HM	A	HM	3	
9	5'-0" x 7'-0"	HM	B	HM	2	
10	3'-0" X 7'-0"	HM	A	HM	4	
11	3'-0" X 7'-0"	HM	A	HM	4	

DOOR TYPE / NOTES



1. LATCH SIDE CLEARANCES AT ALL DOORWAYS SHALL BE IN ACCORDANCE WITH ADAAG 4.13.16
2. ALL EXITS TO BE LABELED
3. INTERIOR DOORS TO BE LABELED AS TO INTENDED USE
4. THE OPERATING DEVICE ON ALL DOORS TO BE CAPABLE OF OPERATION WITH 1 HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE.
5. ALL DOORS AND HARDWARE SHALL COMPLY WITH IBC 2021 1008.1.9 "DOOR OPERATIONS"

WINDOW SCHEDULE

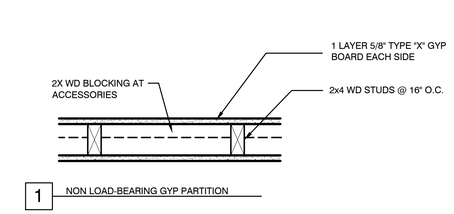
MARK	SIZE	MATERIAL	TYPE	FRAME	REMARKS
A	36" x 60"	ALUM-CLAD WOOD	FIXED CASEMENT	WOOD	IMPACT-RESISTANT UNITS

WINDOW TYPES

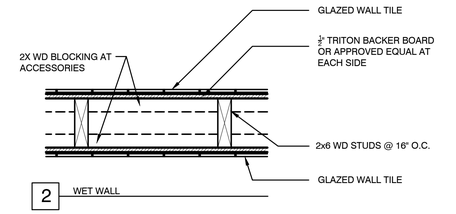
A

AT EACH WINDOW, PROVIDE ONE (1) MANUAL ROLLER SHADE PER SPEC SECTION 122413.

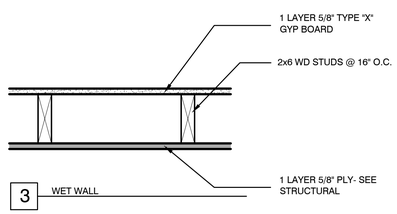
INTERIOR PARTITION TYPES



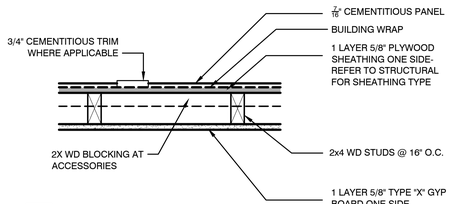
1 NON LOAD-BEARING GYP PARTITION



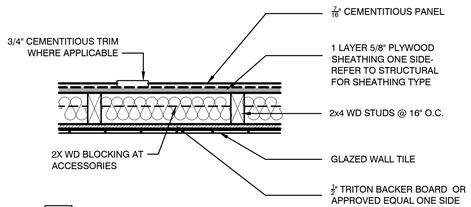
2 WET WALL



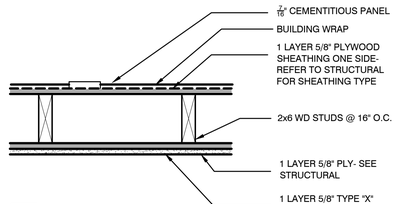
3 WET WALL



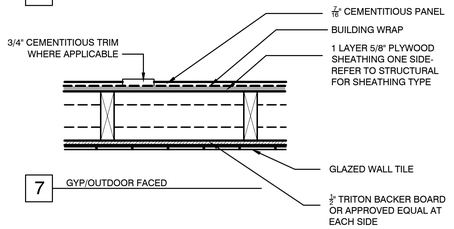
4 GYP/OUTDOOR FACED



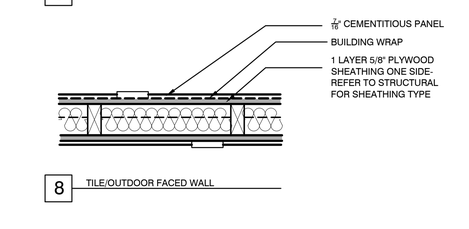
5 TILE/OUTDOOR FACED WALL



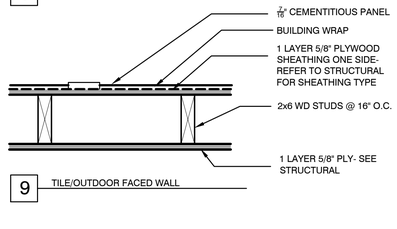
6 TILE/OUTDOOR FACED WALL



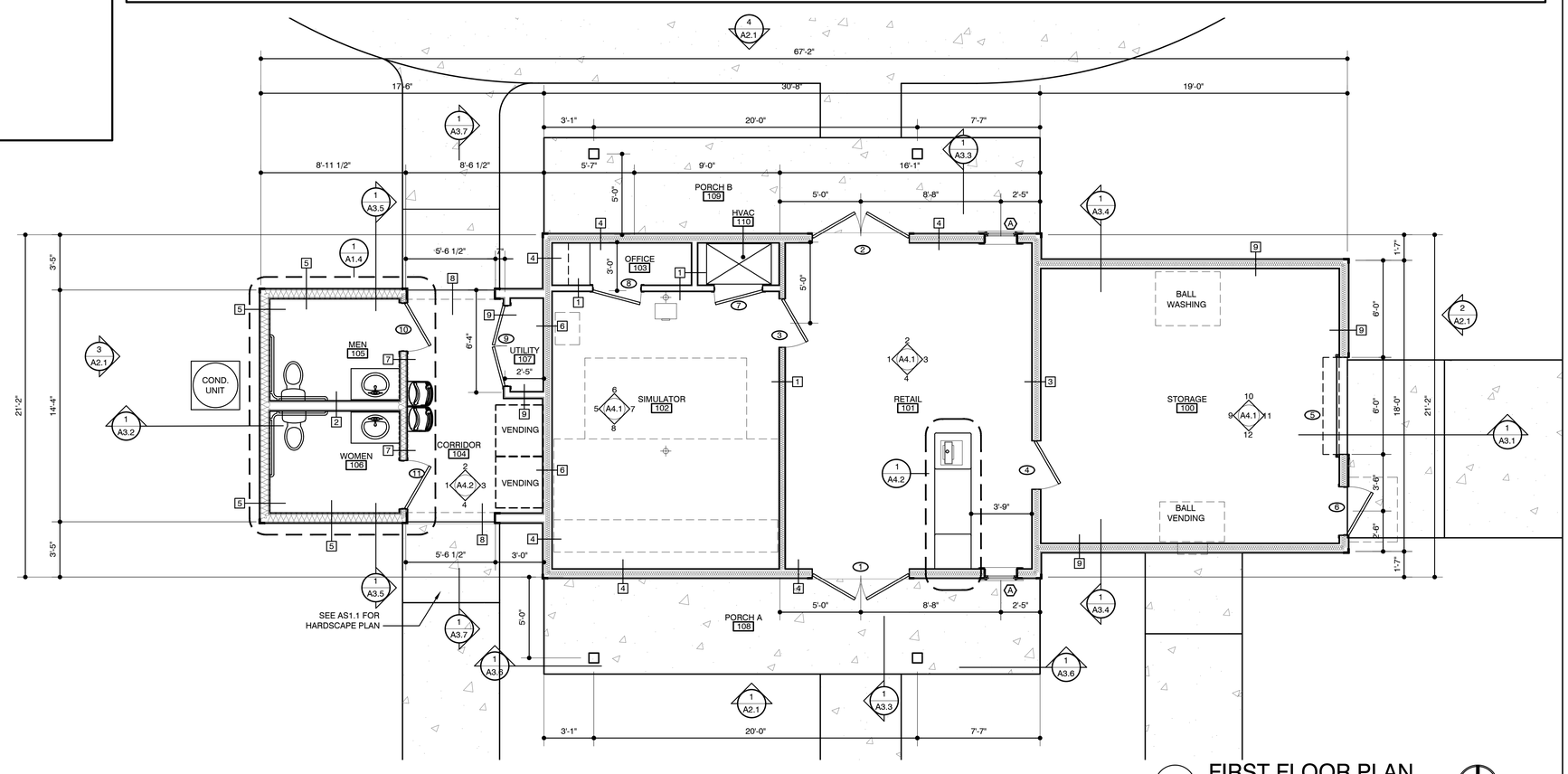
7 GYP/OUTDOOR FACED



8 TILE/OUTDOOR FACED WALL



9 TILE/OUTDOOR FACED WALL



1 FIRST FLOOR PLAN

1/4" = 1'-0"

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NEW WORK LAYOUT

A1.1

1 REFLECTED CEILING PLAN
1/4"=1'-0"

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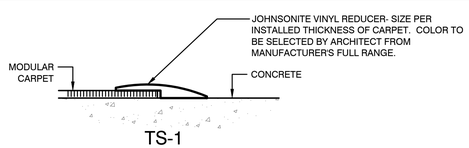
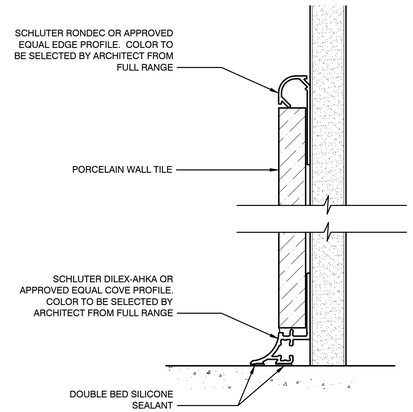
REFLECTED CEILING PLAN

A1.2

TRANSITION TYPES



TS-1



RESTROOM WALL TILE PROFILES

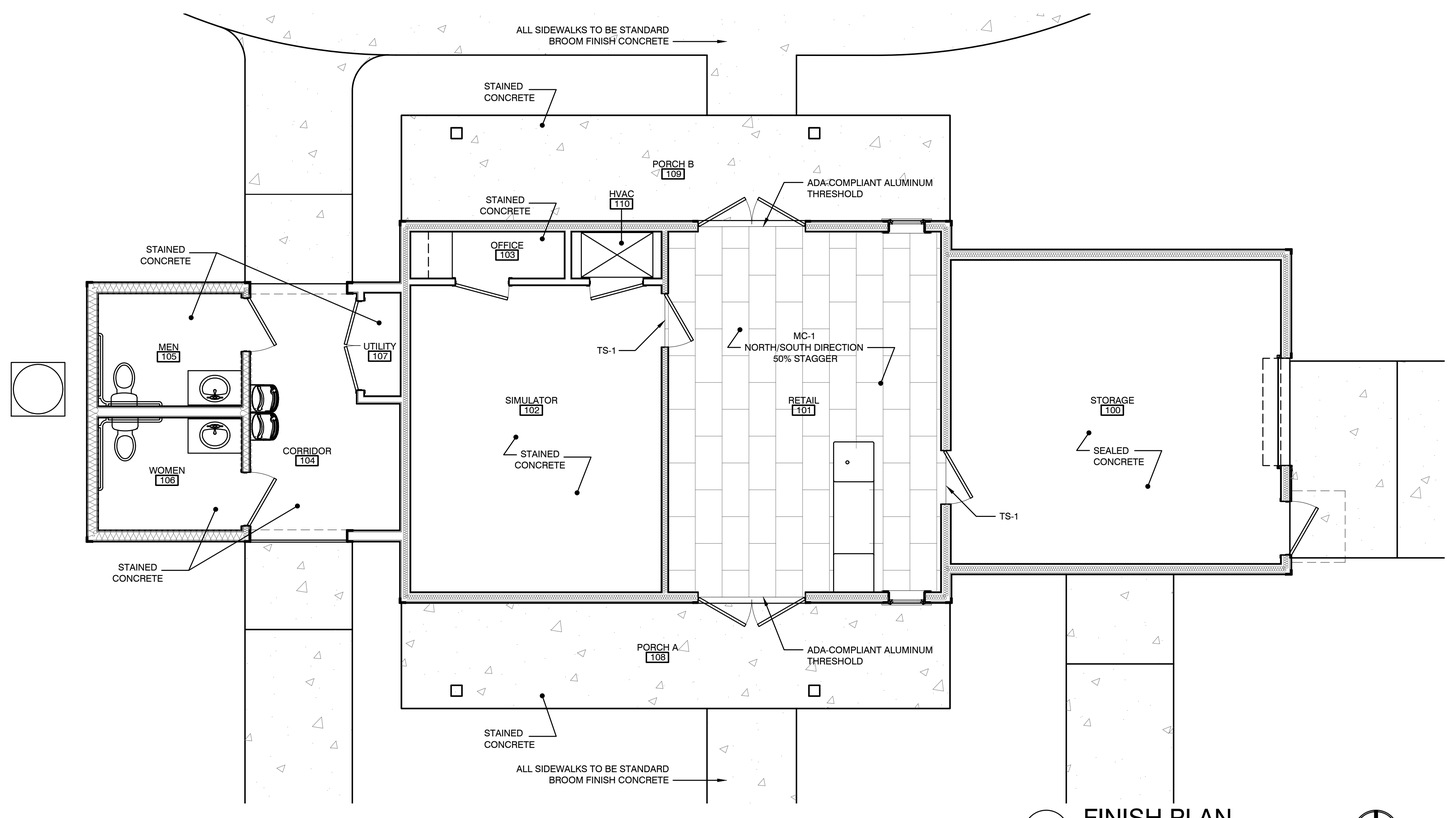
FINISH SCHEDULE

ROOM NAME	FLOORS	BASE	WALLS	CEILING
STORAGE 100	SEALED CONCRETE	NONE	PTD PLYWOOD	PTD GYP
RETAIL 101	MODULAR CARPET	WD BASE 1	PTD GYP	ACOUSTIC LAY-IN
SIMULATOR 102	STAINED CONCRETE	RUBBER BASE	PTD GYP	PTD GYP
OFFICE 103	STAINED CONCRETE	RUBBER BASE	PTD GYP	PTD GYP
CORRIDOR 104	STAINED CONCRETE	CEMENTITIOUS	PTD CEMENTITIOUS	PTD CEMENTITIOUS
MEN 105	STAINED CONCRETE	PORCELAIN COVE	PORCELAIN/GYP	ACOUSTIC LAY-IN
WOMEN 106	STAINED CONCRETE	PORCELAIN COVE	PORCELAIN/GYP	ACOUSTIC LAY-IN
UTILITY 107	STAINED CONCRETE	CEMENTITIOUS	PTD GYP	PTD CEMENTITIOUS
PORCH A 108	STAINED CONCRETE	N/A	N/A	STAINED V-GROOVE WD
PORCH B 108	STAINED CONCRETE	N/A	N/A	STAINED V-GROOVE WD
HVAC 110	STAINED CONCRETE	N/A	PTD GYP	PTD GYP

FINISHES BASIS OF DESIGN

MARK	MATERIAL	DESCRIPTION	SIZE	SHEEN	COLOR	PATTERN
	STAINED CONCRETE	H&C COLORTOP WATER BASED SOLID COLOR			SELECTED FROM FULL RANGE	
	SEALED CONCRETE	H&C CLARISHIELD			CLEAR	
MC-1	MODULAR CARPET	TARKETT "SWEATER KNIT"	18x36		"BEDSTONE"	STAGGERED
RB-1	RUBBER BASE	JOHNSONITE TRADITIONAL	4"		63 BURNT UMBRA	
RB-2	RUBBER BASE	TARKETT MILLWORK REVEAL	4"		63 BURNT UMBRA	
SS-1	SOLID SURFACE CTOP	DURASEIN SOLID SURFACRE	1/2"		DM 5016 NATURALE	
PL-1	PLASTIC LAMINATE	WILSONART PREMIUM LAMINATE			8205K-16 EBONY CHAIR CASUAL RUSTIC FINISH	
PL-2	PLASTIC LAMINATE	WILSONART PREMIUM LAMINATE			D505-6- MIDNIGHT MATTE FINISH	
P-1	INTERIOR PAINT	S-W PROMAR 200 INTERIOR LATEX		EGGSHELL	SW 7069 IRON ORE	
P-2	INTERIOR PAINT	S-W PROMAR 200 INTERIOR LATEX		EGGSHELL	SW 7069 IRON ORE	
P-3	EXTERIOR PAINT	S-W EXTERIOR LATEX		SATIN	SW 7069 IRON ORE	
P-4	EXTERIOR PAINT	S-W EXTERIOR LATEX		SATIN	SW 7077 COPPER WIRE	
P-5	INTERIOR PAINT	S-W EXTERIOR LATEX		SATIN	SW 6204 SEA SALT	
P-6	INTERIOR PAINT	S-W PROMAR 200 INTERIOR LATEX		EGGSHELL	SW 6204 SEA SALT	
P-7	INTERIOR PAINT	S-W PROMAR 200 INTERIOR LATEX		SEMI-GLOSS	SW 7042 SHOJI WHITE	
P-8	INTERIOR PAINT	S-W PROMAR 200 INTERIOR LATEX		FLAT	SW 7006 EXTRA WHITE	
P-9	INTERIOR PAINT	S-W PROMAR 200 INTERIOR ALKYD ENAMEL		EGGSHELL	SW 6204 SEA SALT	
P-10	INTERIOR PAINT	S-W PROMAR 200 INTERIOR LATEX		SEMI-GLOSS	SW 7069 IRON ORE	
T-1	PORCELAIN WALL TILE	ATLAS CONCORDE "COVE"	12x24		OCEAN	
T-2	PORCELAIN COVE BASE	ATLAS CONCORDE "COVE"	6x12		OCEAN	COVE BASE
T-3	PORCELAIN ACCENT	ATLAS CONCORDE "COVE" APEX MOSAIC	1.8 x 5.5		PEBBLE	
	GROUT	LATRICRETE SPECTRALOCK PRO			24 NATURAL GREY	
TS-1	TRANSITION STRIP	JOHNSONITE				

ALL PRODUCT SELECTIONS ARE BASIS OF DESIGN. SUBSTITUTIONS FOR EQUALS MUST MATCH AS CLOSELY AS POSSIBLE TO MEET THE DESIGN INTENT AS DICTATED BY THE ARCHITECT. SUBMIT SUBSTITUTION REQUESTS PER THE SPECIFICATIONS FOR REVIEW AND APPROVAL.



1 FINISH PLAN
1/4"=1'-0"

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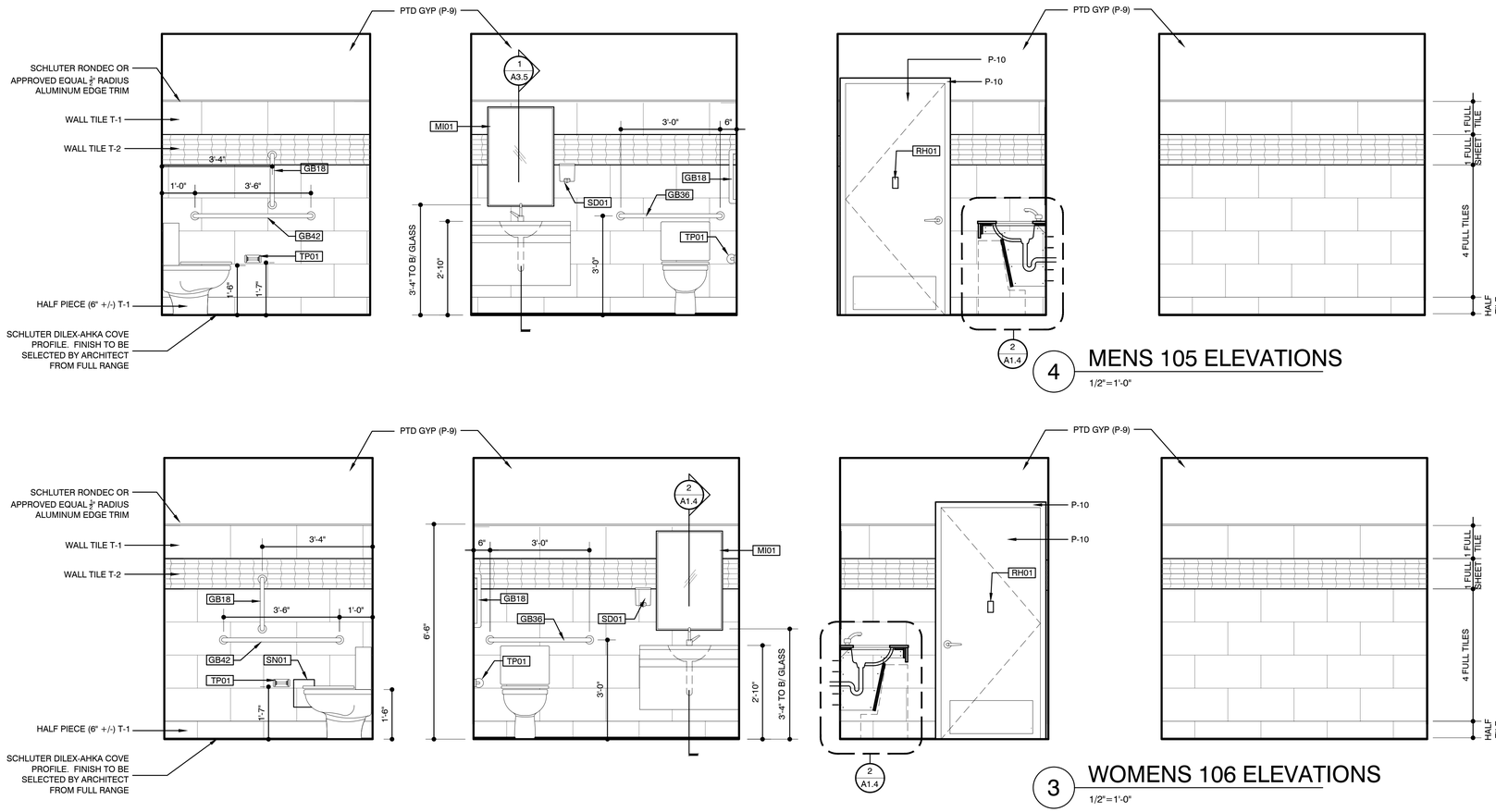
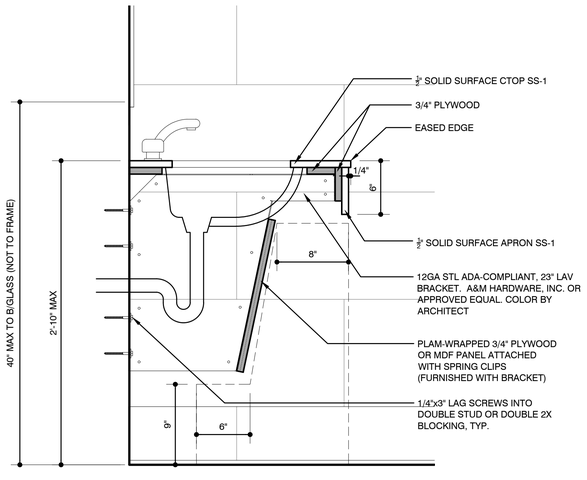
FINISH PLAN

A1.3

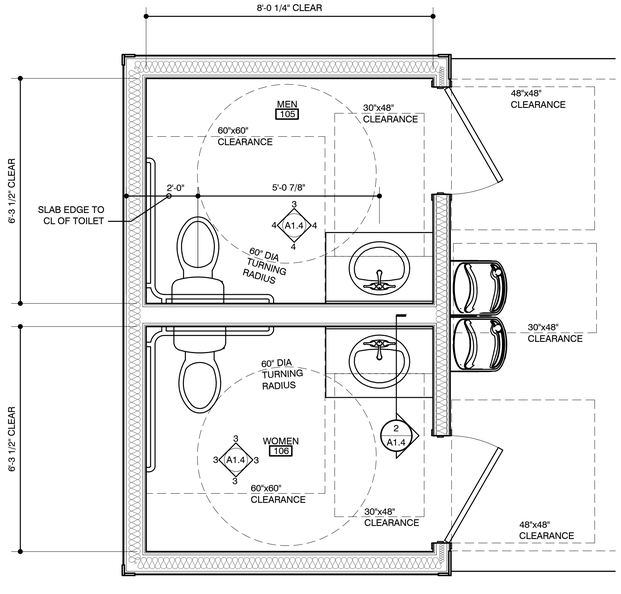


TOILET ACCESSORY SCHEDULE

MARK	ITEM	MANUFACTURER	ITEM NUMBER	REMARKS
GB18	GRAB BAR	BOBRICK	B-5806X18	PROVIDE BLOCKING AS NEEDED
GB36	GRAB BAR	BOBRICK	B-5806X36	PROVIDE BLOCKING AS NEEDED
GB42	GRAB BAR	BOBRICK	B-5806X42	PROVIDE BLOCKING AS NEEDED
TP01	TISSUE HOLDER	BOBRICK	B-264	PROVIDE BLOCKING AS NEEDED
PT01	PAPER TOWEL	BOBRICK	B-262	PROVIDE BLOCKING AS NEEDED
SN01	SAN. DISPOSAL	BOBRICK	B-270	PROVIDE BLOCKING AS NEEDED
SD01	SOAP DISPENSER	BOBRICK	B-2111	PROVIDE BLOCKING AS NEEDED
MO1	MIRROR	BOBRICK	B-290 2436	PROVIDE BLOCKING AS NEEDED
RH01	ROBE HOOK	BOBRICK	B-671	PROVIDE BLOCKING AS NEEDED



2 SECTION AT VANITY
1 1/2" = 1'-0"



1 ENLARGED RESTROOMS PLAN
1/2" = 1'-0"

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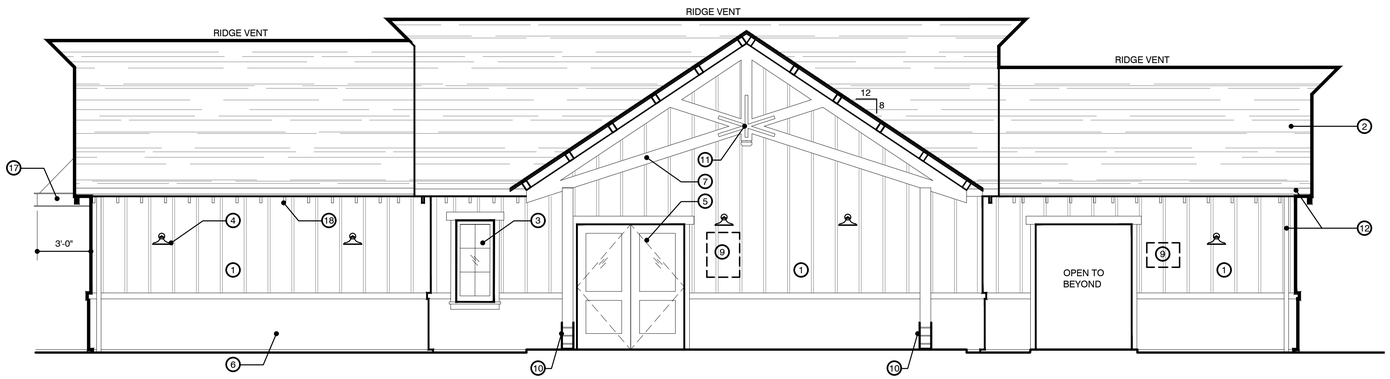
ENLARGED RESTROOM PLAN AND ELEVATIONS

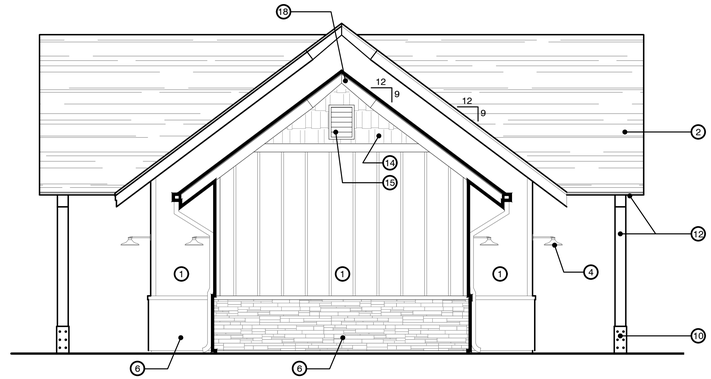
A1.4

ELEVATION KEYNOTES

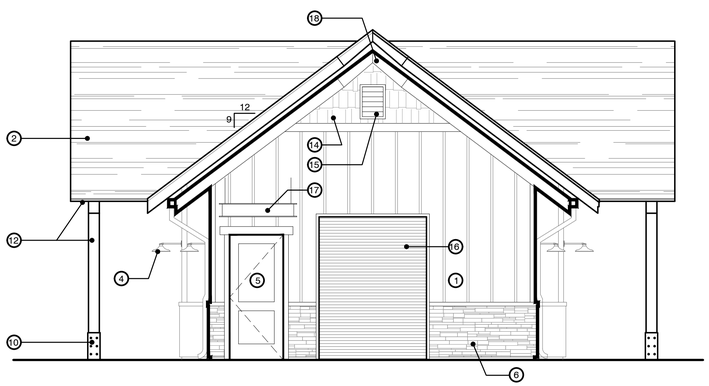
1. CEMENTITIOUS BOARD AND BATTEN AND ASSOCIATED DOOR/WINDOW/TRANSITION TRIM PER SPECIFICATION SECTION 074646. PAINT PER SCHEDULE
2. ARCHITECTURAL ASPHALT SHINGLES PER SPECIFICATION SECTION 073113. COLOR TO BE CHOSEN BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
3. IMPACT-RATED ALUMCLAD WOOD WINDOWS PER SPECIFICATION SECTION 085200. COLOR TO BE CHOSEN BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
4. WET LOCATION LIGHT FIXTURE. BASIS OF DESIGN TO BE PER ELECTRICAL FIXTURE SCHEDULE, OR APPROVED EQUAL.
5. IMPACT-RATED HOLLOW METAL DOOR WITH HALF GLAZING PER SPECIFICATION SECTION 081113
6. CORONADO PROLEDGE "BLACK FOREST" STONE VENEER (FIELD AND LEDGE CAP) OR APPROVED EQUAL
7. 8 x 8 x 8 STAINED TIMBER TRUSS. SPECIE TO BE SELECTED BY ARCHITECT FROM SUPPLIERS RANGE
8. STAINED 8x8 POSTS. SPECIE TO MATCH TIMBER TRUSS
9. SIGNAGE BY OWNER
10. PAINTED STEEL CUSTOM POST BRACKET
11. PAINTED STEEL CUSTOM TRUSS ACCENT
12. PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT. COLOR TO BE CHOSEN BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
13. EQUIPMENT BY OWNER. COORDINATE FOR POWER/WATER NEEDS WHERE APPLICABLE
14. CEMENTITIOUS SHINGLE PER SPECIFICATION SECTION 074646. PAINT PER SCHEDULE
15. PVC OR OTHER VINYL OPERATIONAL GABLE VENT WITH INSECT SCREEN
16. STEEL OVERHEAD COILING DOOR, MANUAL CHAIN OPERATION. FINISH TO BE SELECTED BY ARCHITECT FROM FULL RANGE
17. GULF SOUTH METALS OR APPROVED EQUAL PREFINISHED METAL HUNG CANOPY WITH "C" DECORATIVE EDGE. COORDINATE DIRECTION OF DRIP GUTTER. COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE
18. STAINED EXPOSED RAFTER TAILS/TRIM



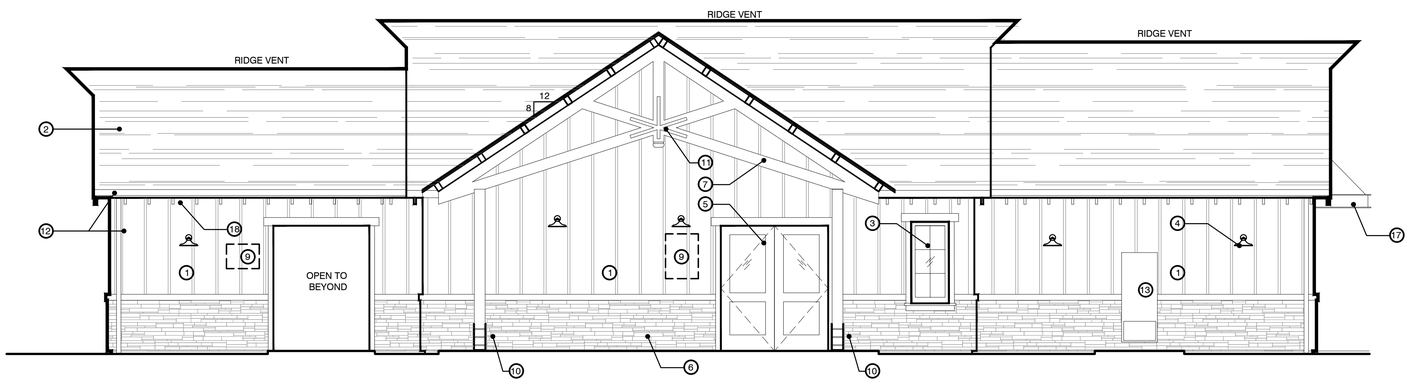
4 PROPOSED SOUTH ELEVATION
1/4"=1'-0"



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



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



1 PROPOSED SOUTH ELEVATION
1/4"=1'-0"

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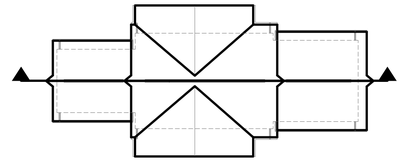
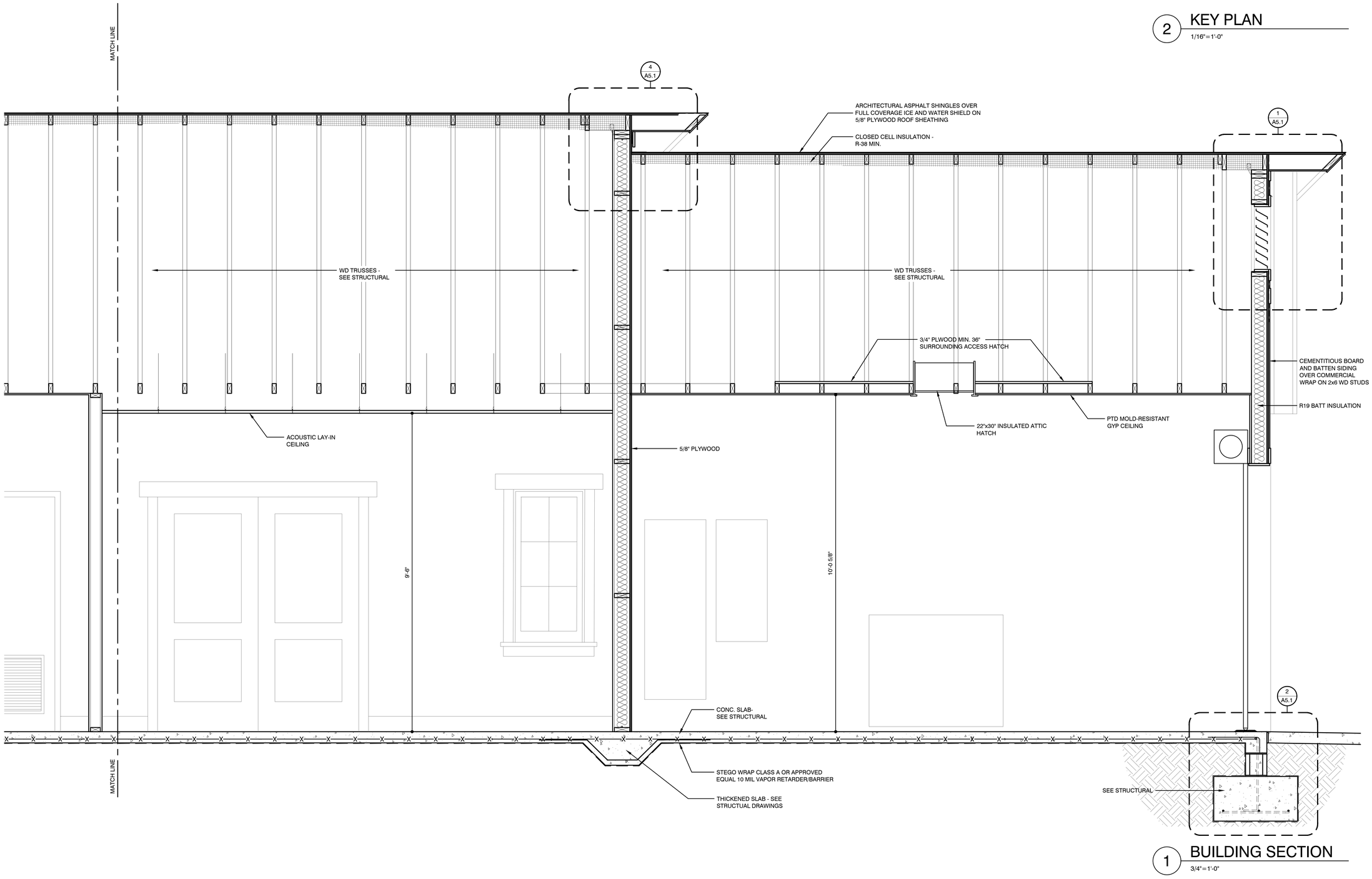
EXTERIOR ELEVATIONS

A2.1



2 KEY PLAN
1/16" = 1'-0"



1 BUILDING SECTION
3/4" = 1'-0"

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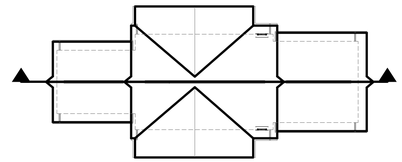
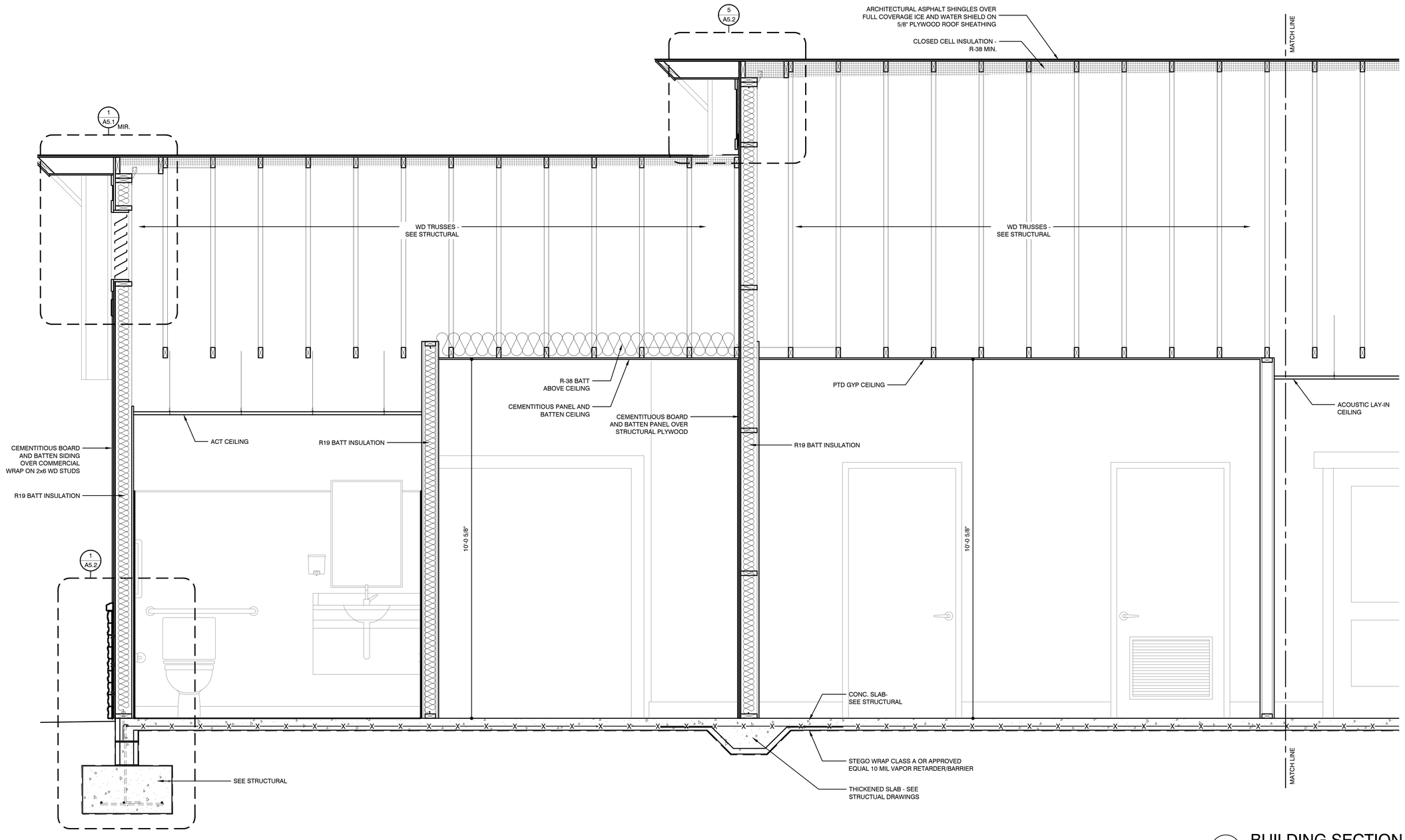
BUILDING SECTION

A3.1



2 KEY PLAN
1/16"=1'-0"



1 BUILDING SECTION
3/4"=1'-0"

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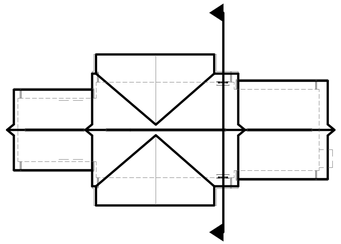
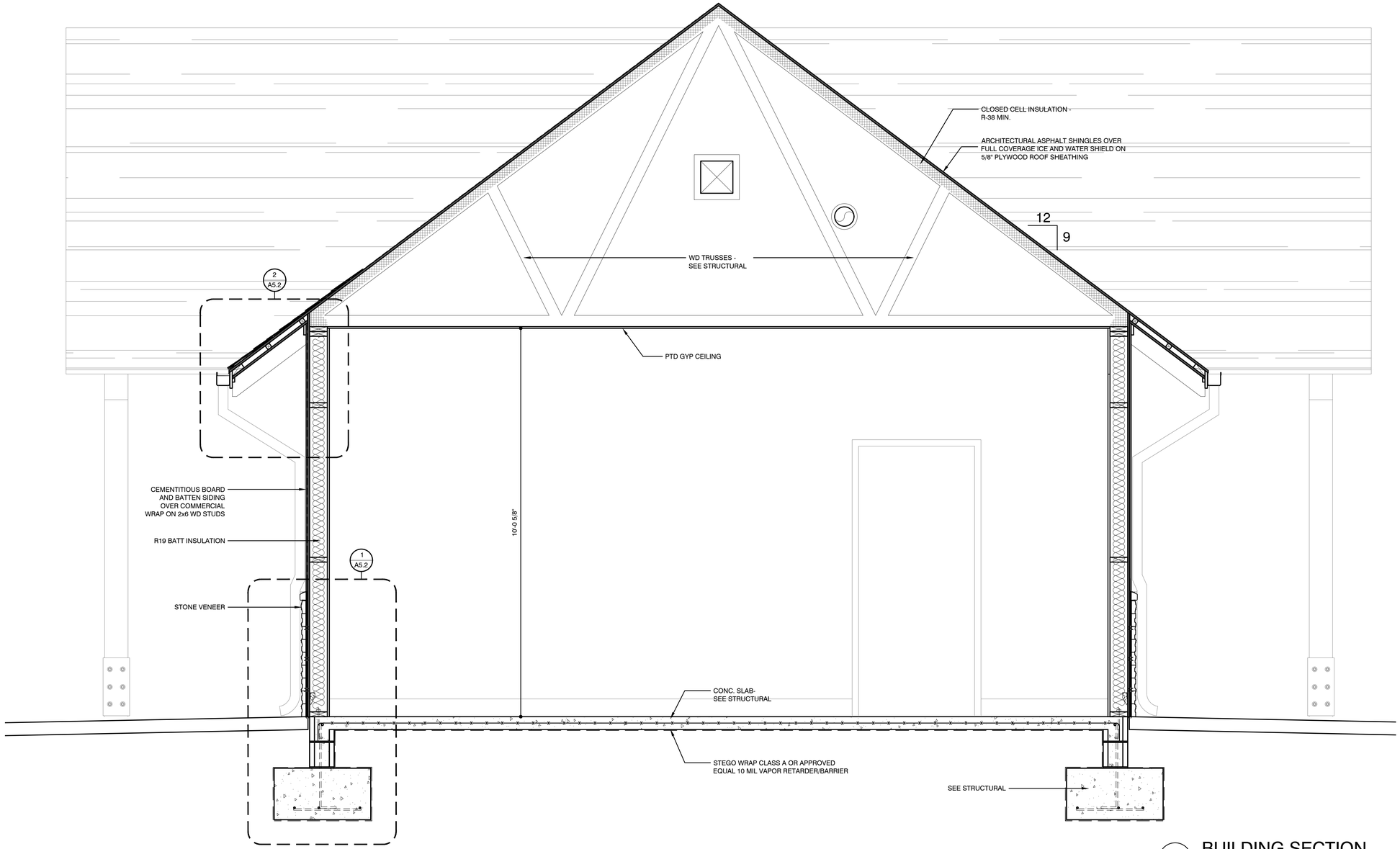
BUILDING SECTION

A3.2



2 KEY PLAN
1/16"=1'-0"



1 BUILDING SECTION
3/4"=1'-0"

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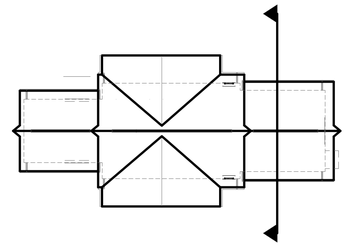
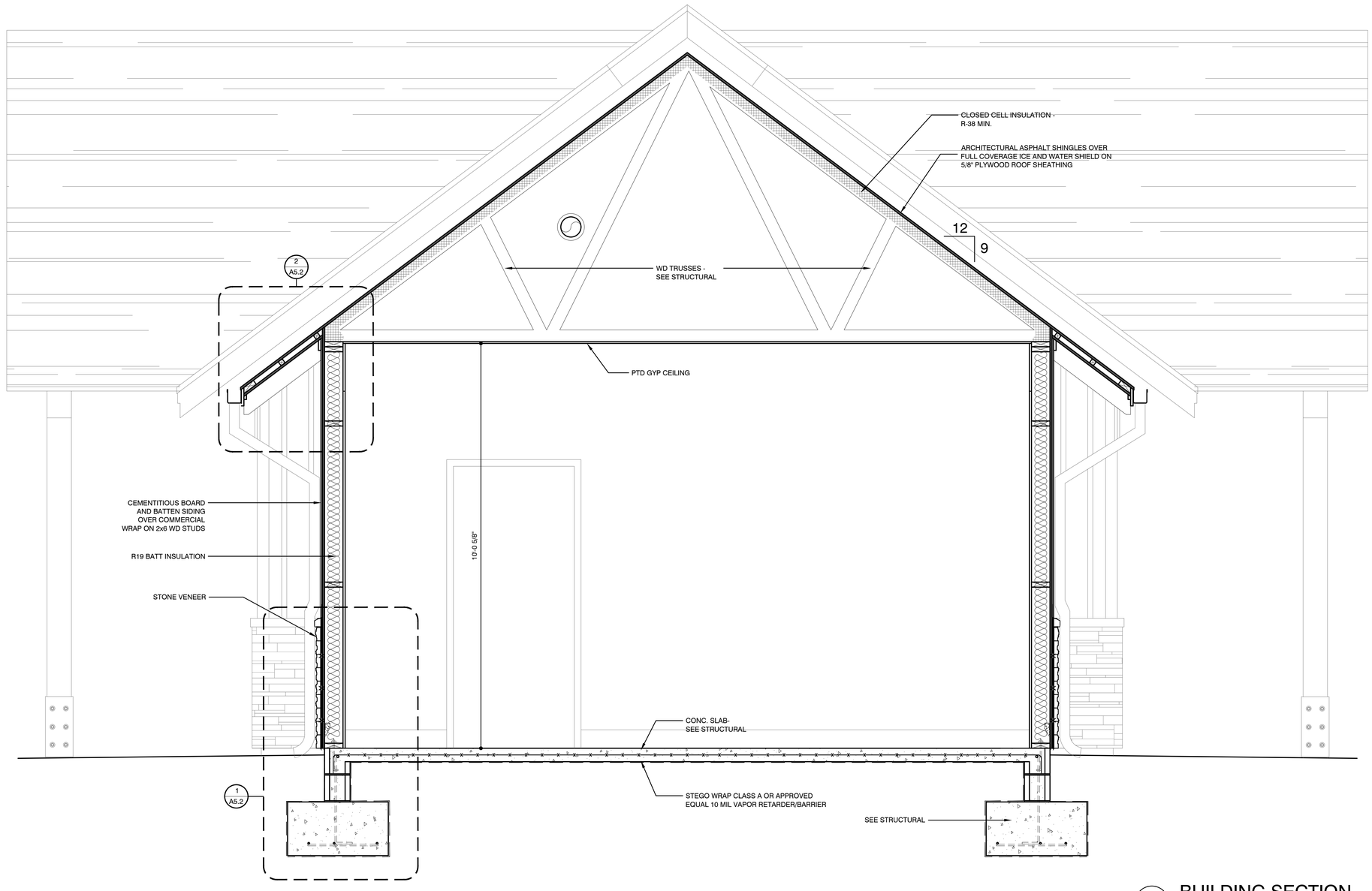
BUILDING SECTION

A3.3



2 KEY PLAN
1/16"=1'-0"



1 BUILDING SECTION
3/4"=1'-0"

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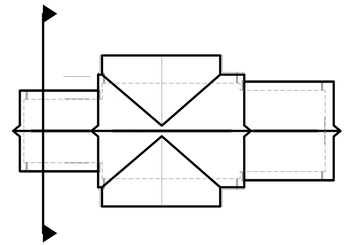
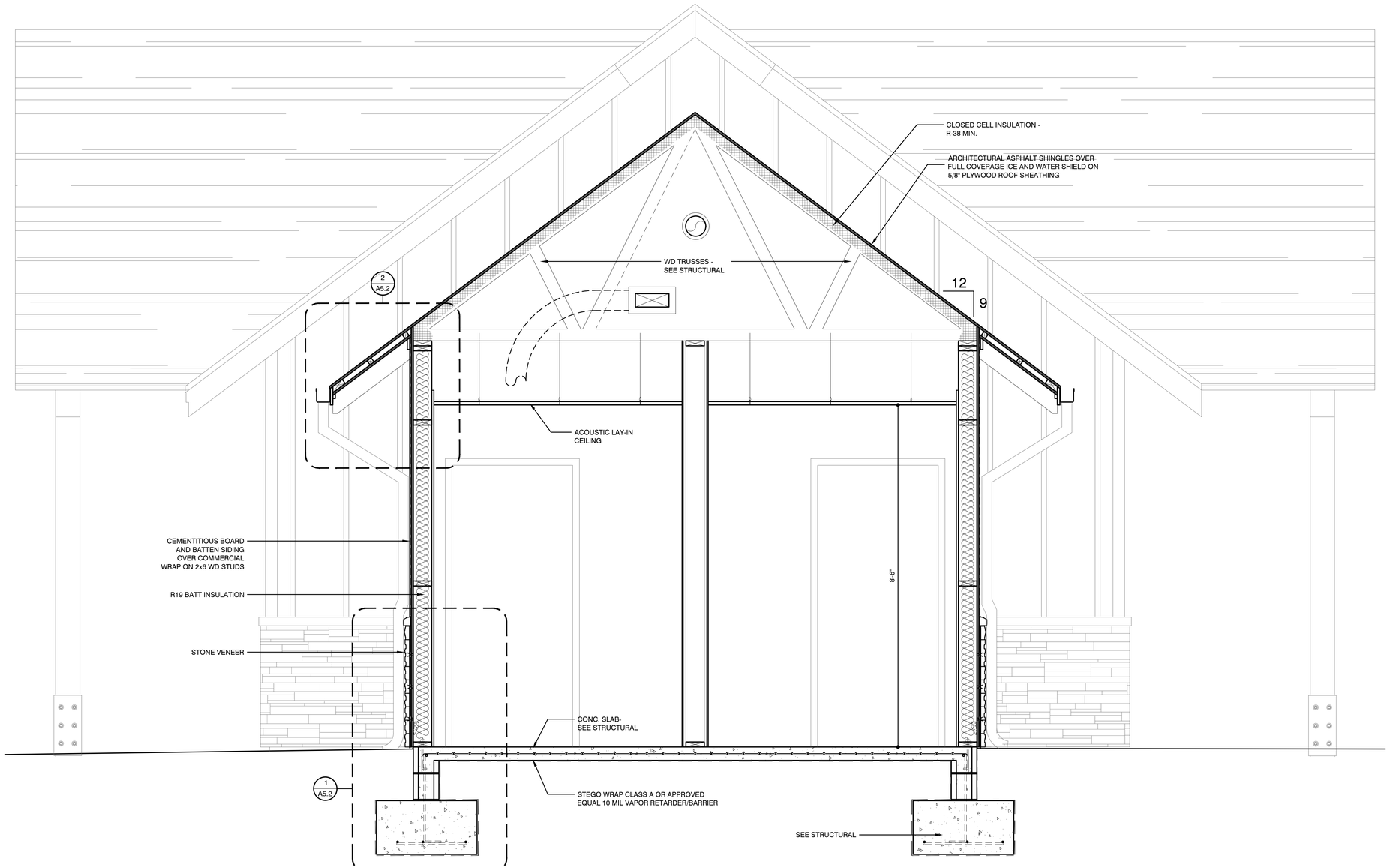
BUILDING SECTION

A3.4



2 KEY PLAN
1/16"=1'-0"



1 BUILDING SECTION
3/4"=1'-0"

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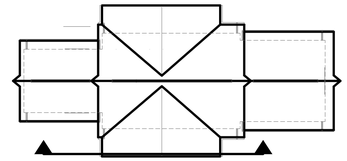
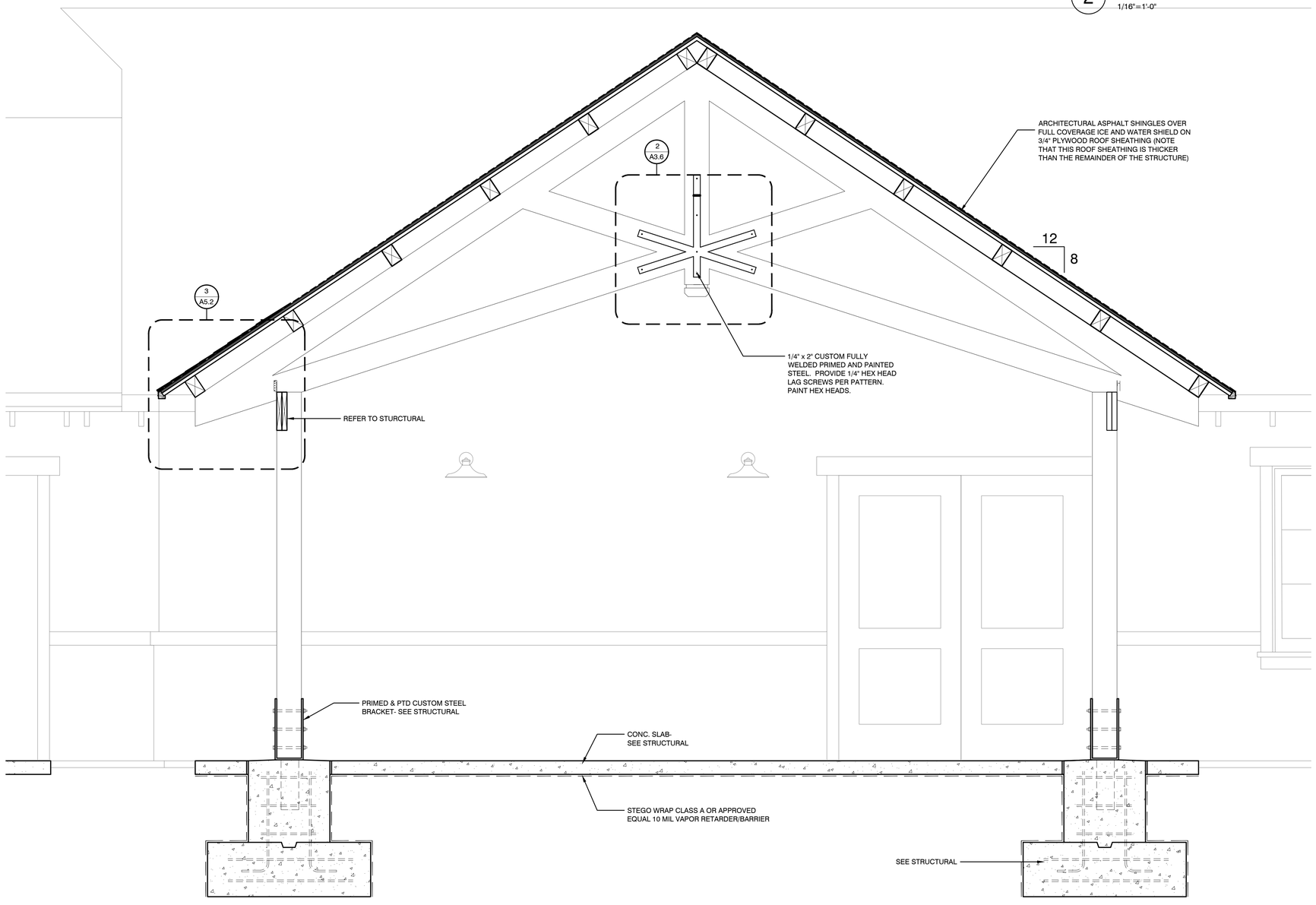
BUILDING SECTION

A3.5



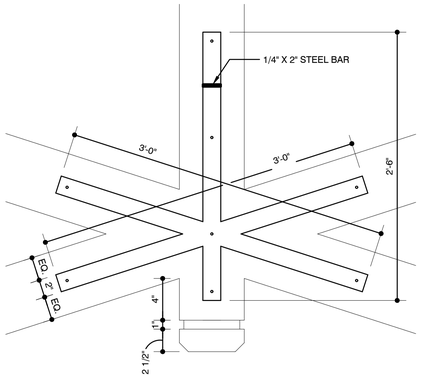
2 KEY PLAN

1/16"=1'-0"



1 BUILDING SECTION

3/4"=1'-0"



2 BRACKET DETAIL

1 1/2"=1'-0"

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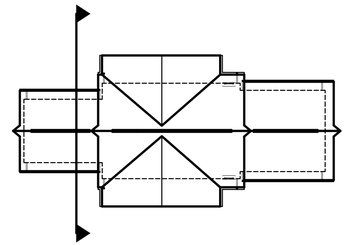
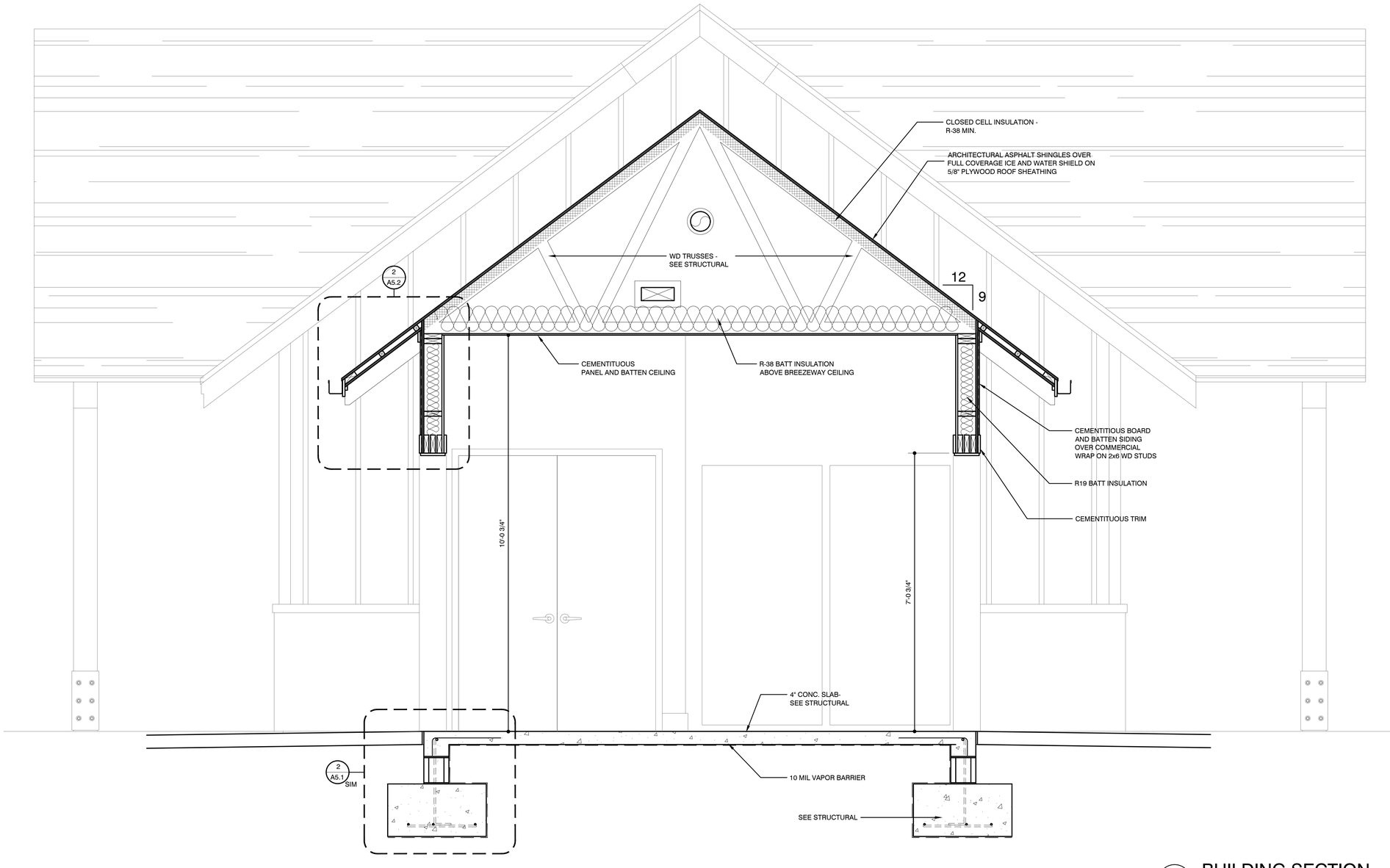
A3.6



2 KEY PLAN
1/16"=1'-0"



1 BUILDING SECTION
3/4"=1'-0"

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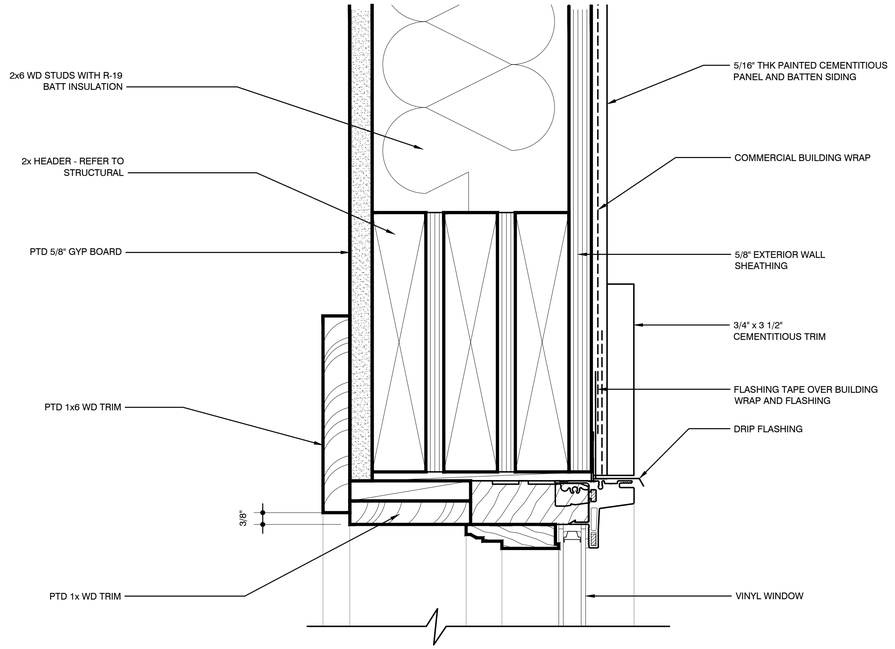
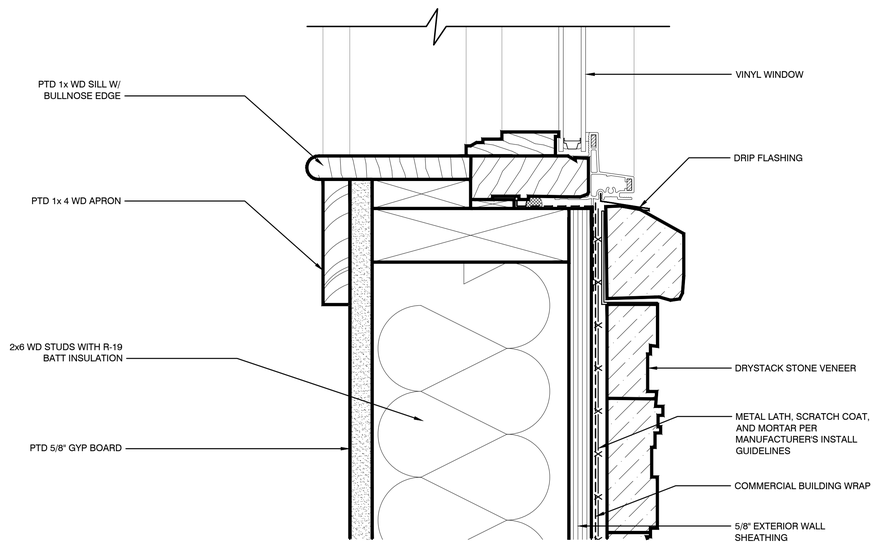
BUILDING SECTION

A3.7



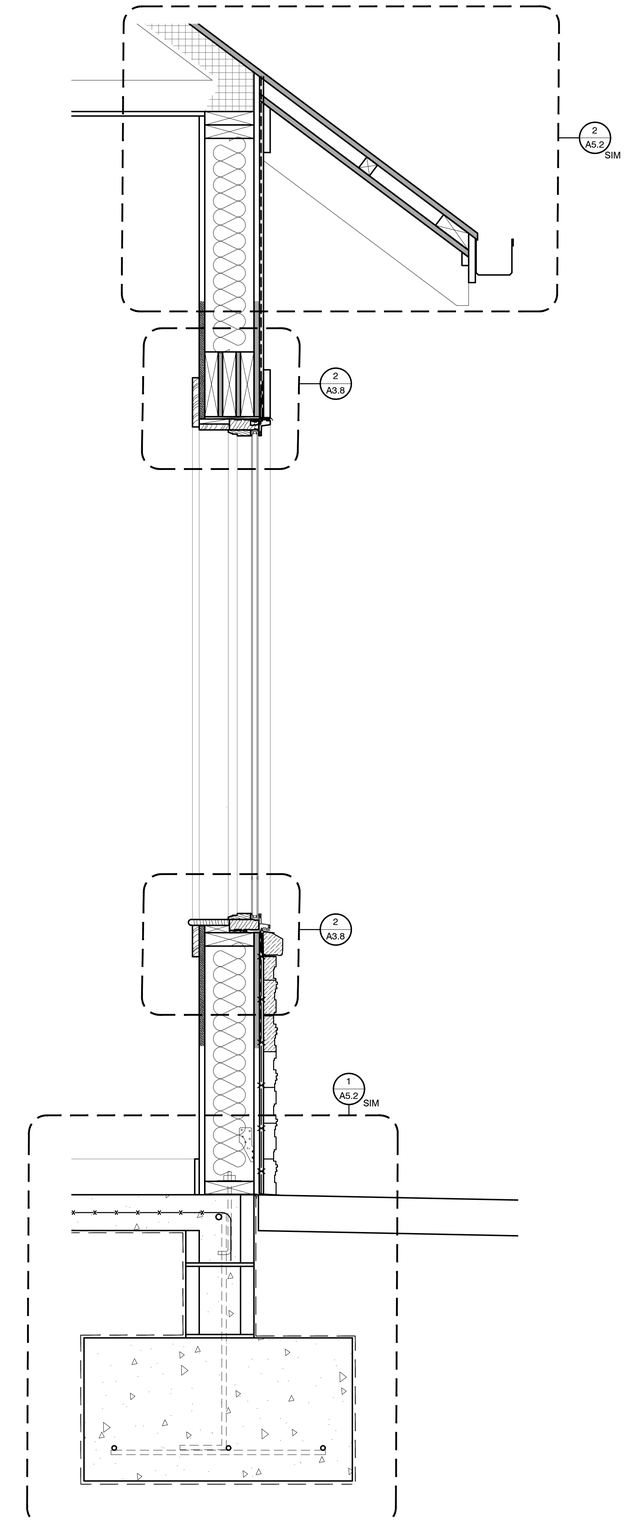
3 SECTION DETAIL

6"=1'-0"



2 SECTION DETAIL

6"=1'-0"



1 WALL SECTION

1 1/2"=1'-0"

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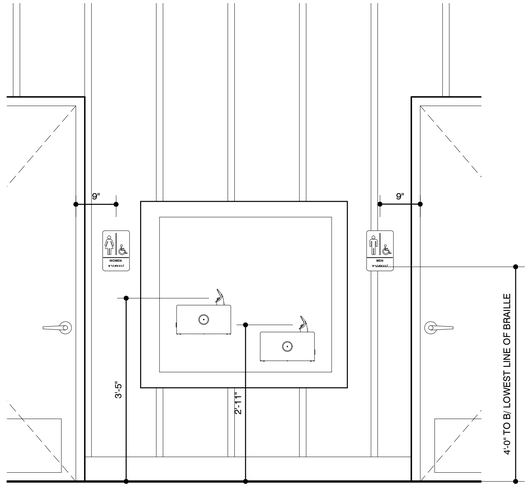
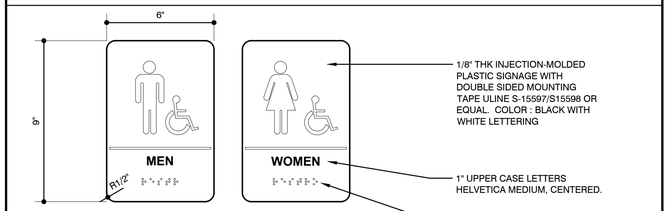
WALL SECTION

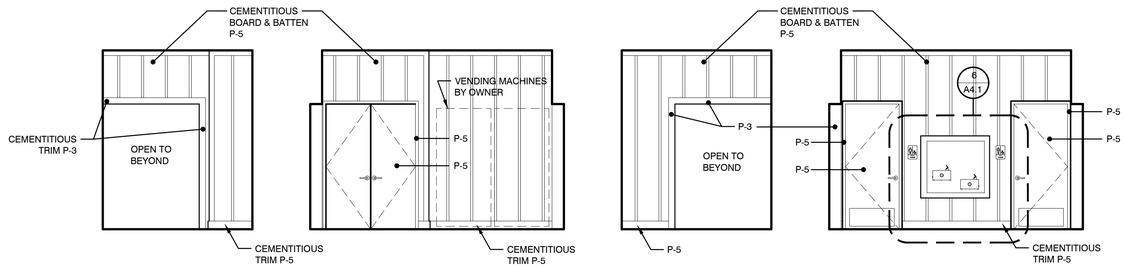
A3.8



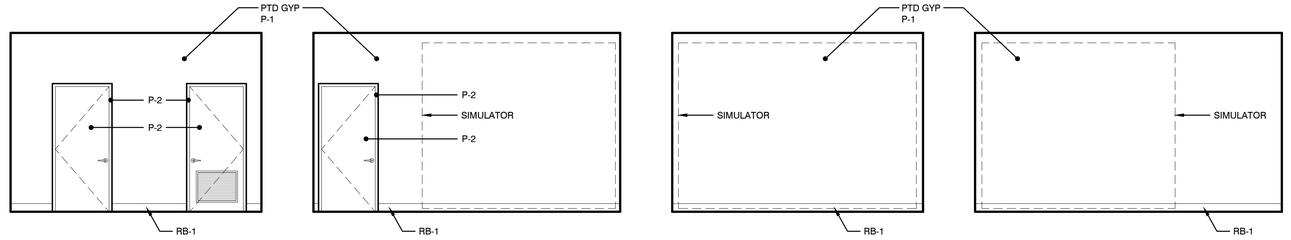
6 ENLARGED ELEVATION
3/4"=1'-0"

RESTROOM SIGNAGE

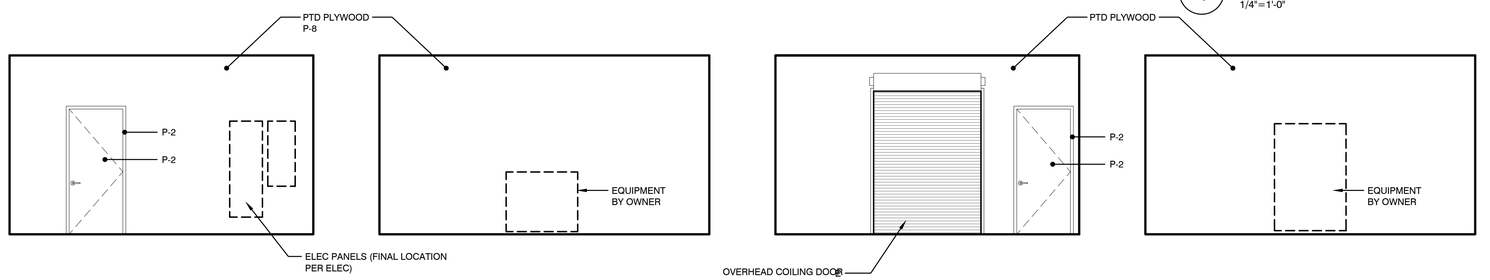




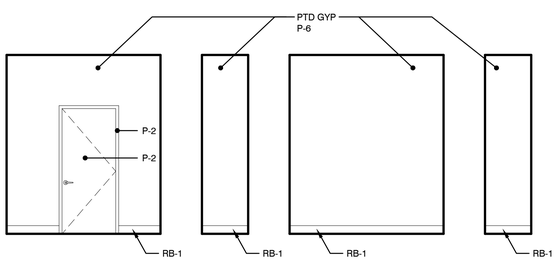
5 CORRIDOR 104
1/4"=1'-0"



4 SIMULATOR 104
1/4"=1'-0"



3 STORAGE 100
1/4"=1'-0"



2 OFFICE 103
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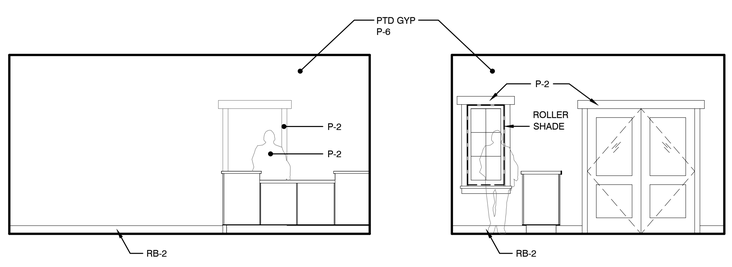

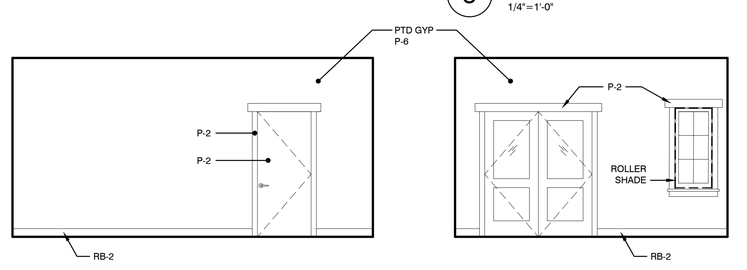

1 RETAIL 101
1/4"=1'-0"

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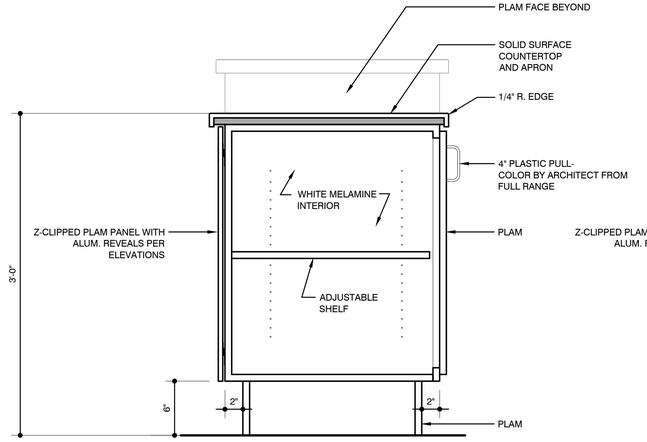
STATE OF ALABAMA STEVE STONE NO. 6473 REGISTERED ARCHITECT

CYPRESS CREEK GOLF COURSE
NEW DRIVING RANGE BUILDING
PROJECT NUMBER MCPI-GC-003n
MOBILE | ALABAMA

ISSUES + REVISIONS
11.21.25
ISSUE FOR BID

INTERIOR ELEVATIONS

A4.1



6 CHECKOUT DESK PLAN
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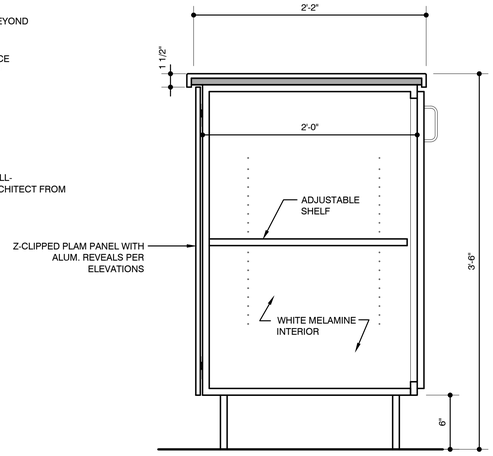

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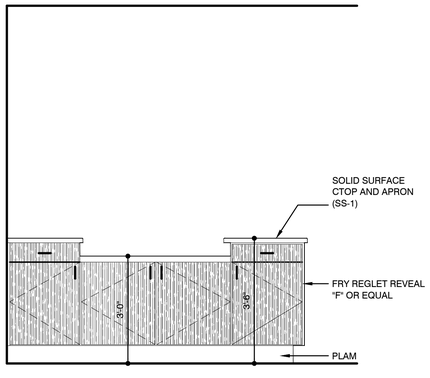

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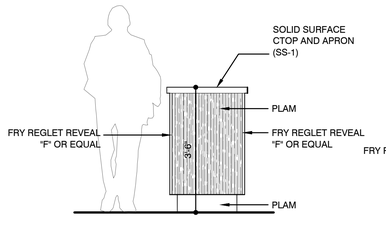

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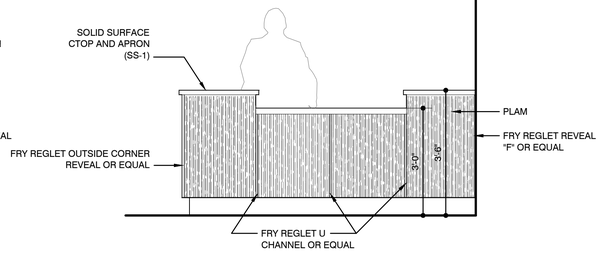

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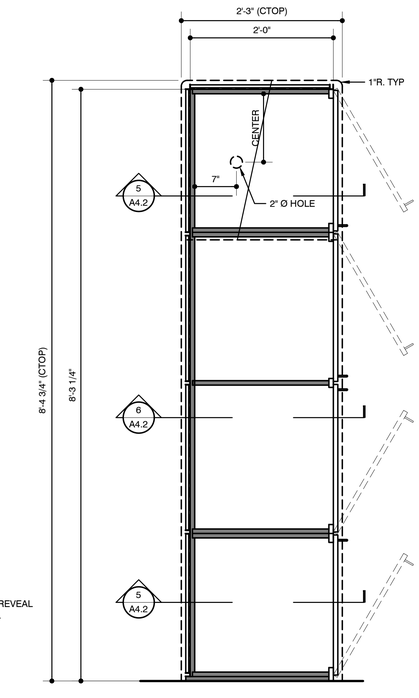

1 CHECKOUT DESK PLAN
1"=1'-0"

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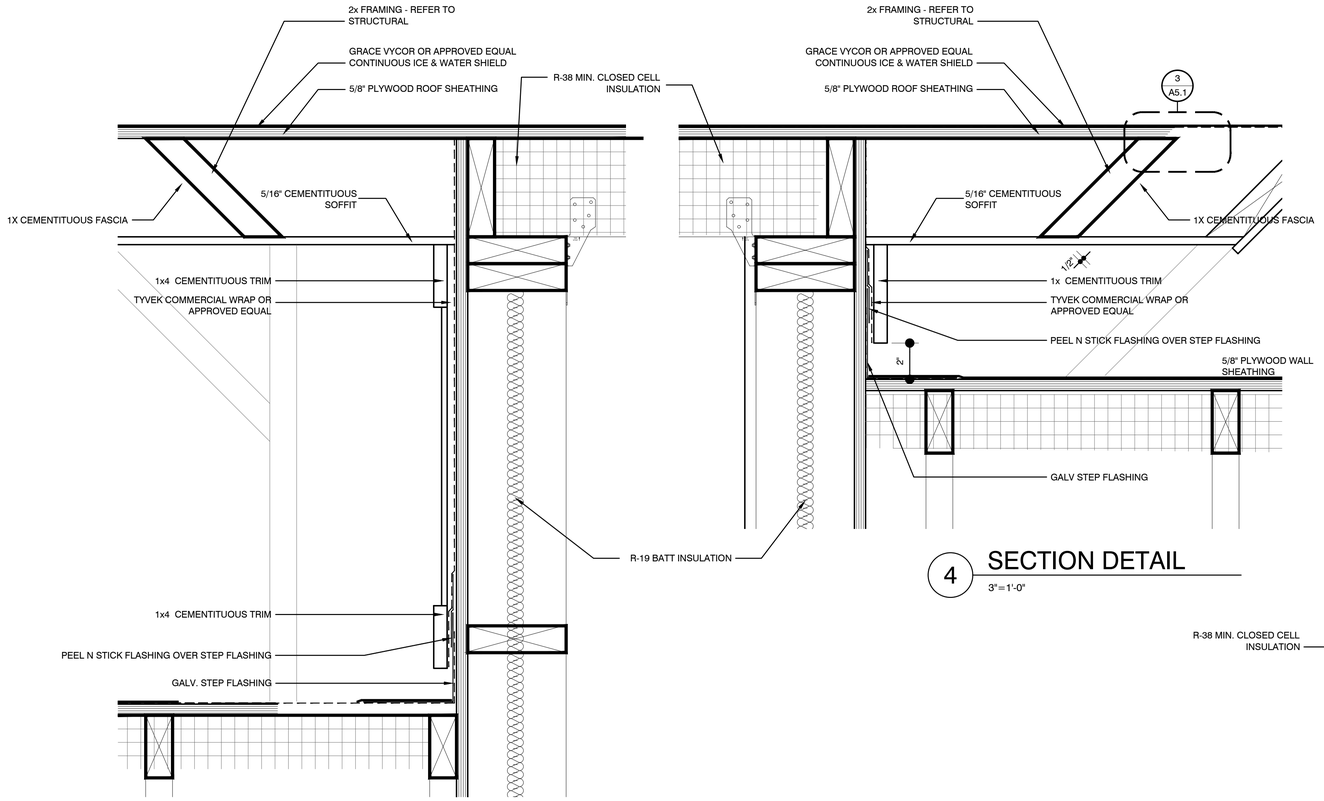
MILLWORK DETAILS

A4.2



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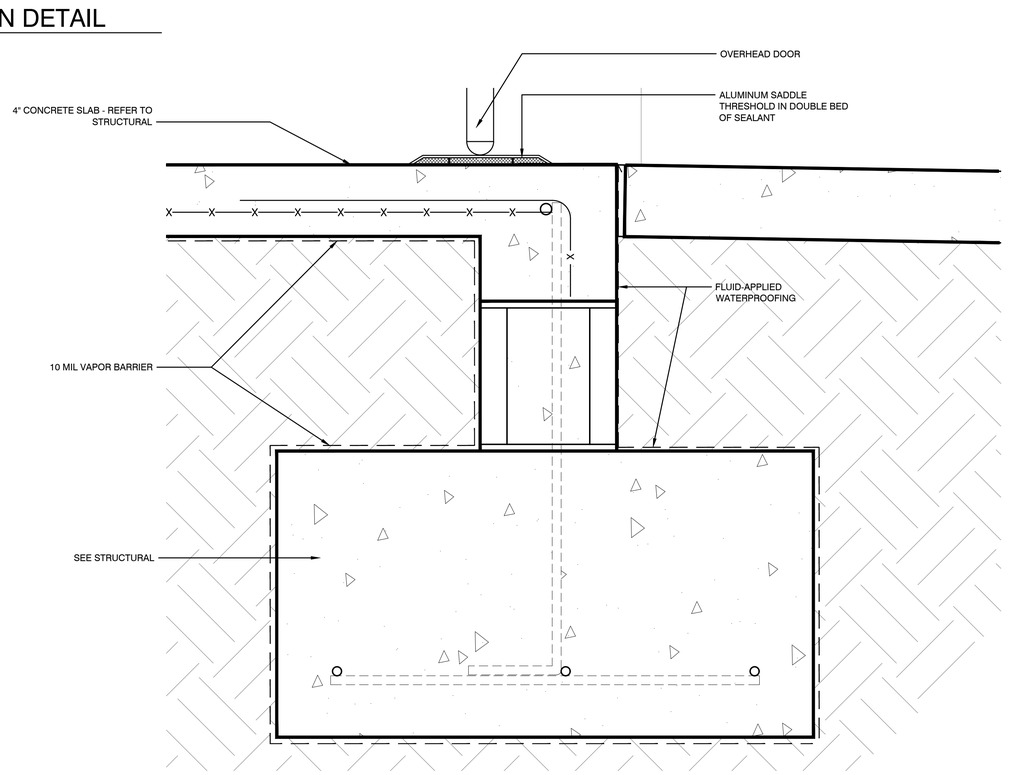

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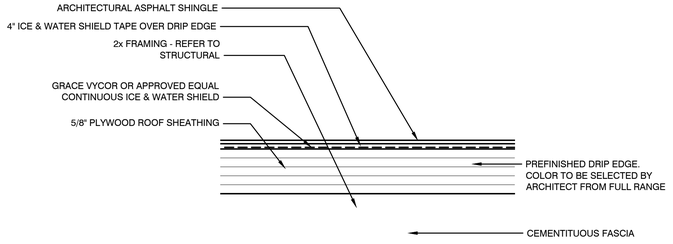

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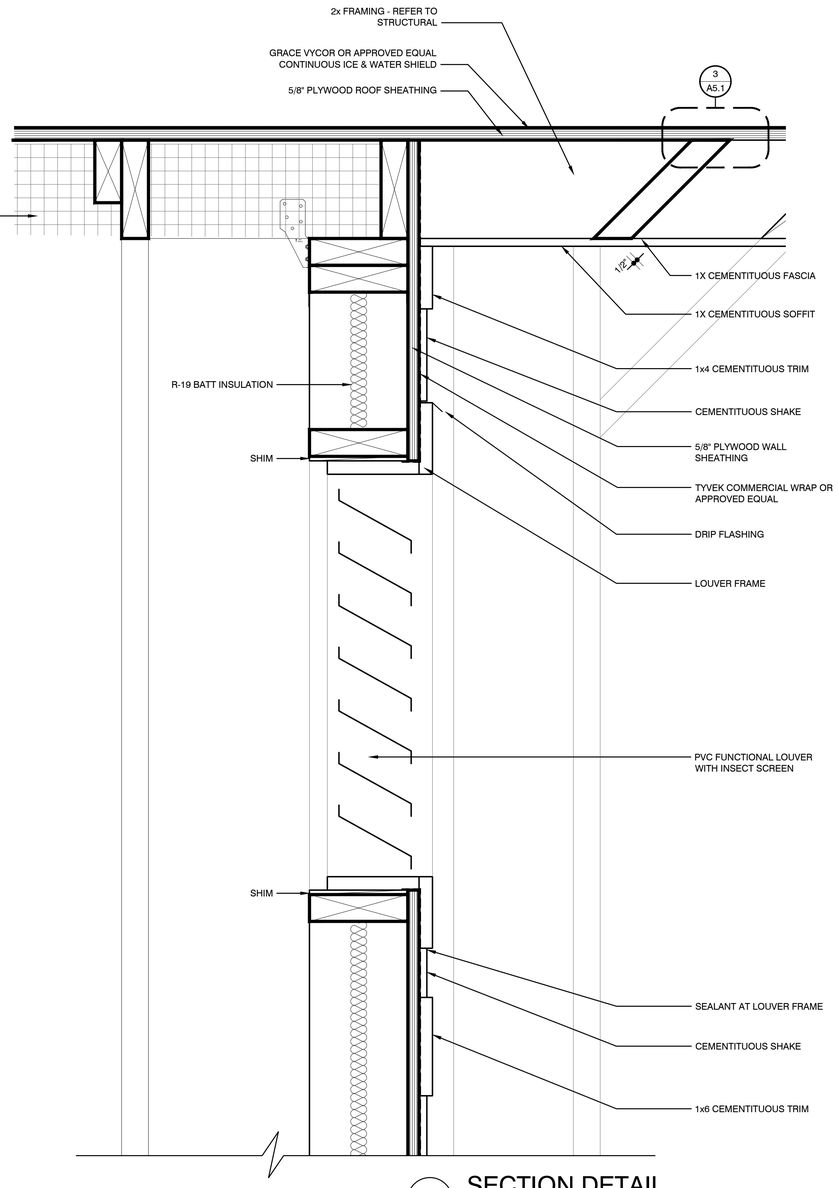
FULL SCALE



1 SECTION DETAIL
3"=1'-0"

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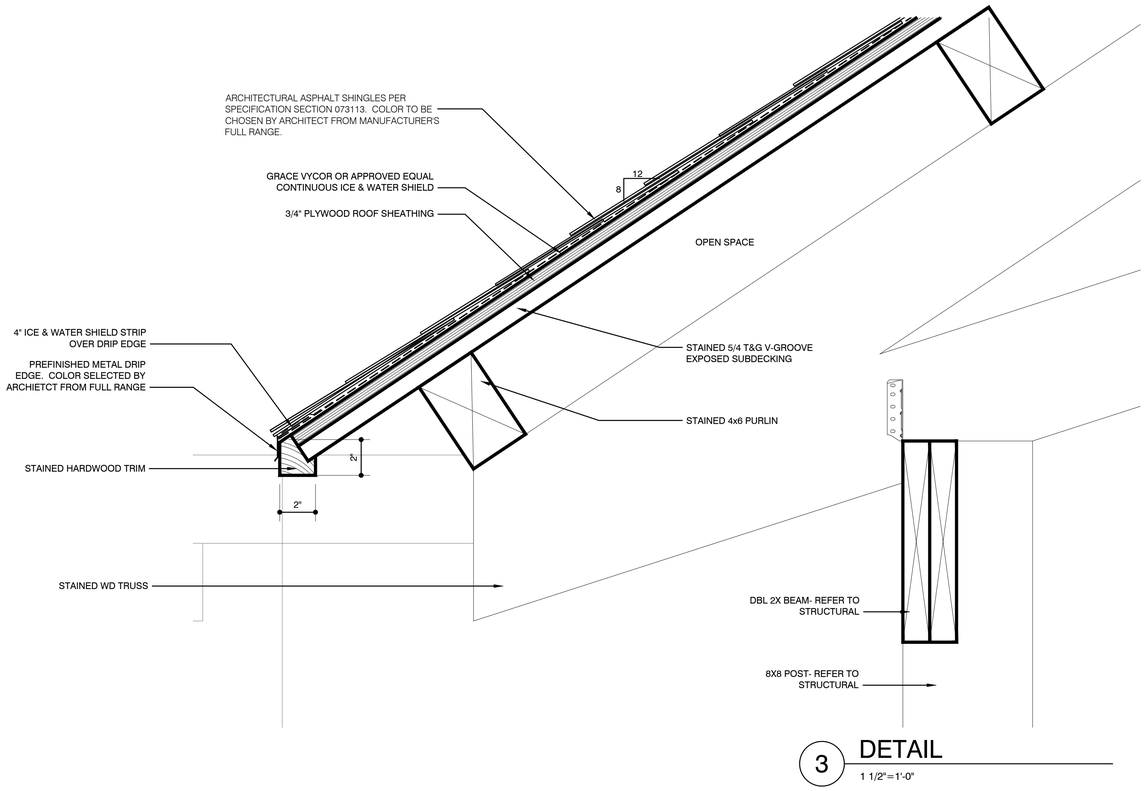
A5.1



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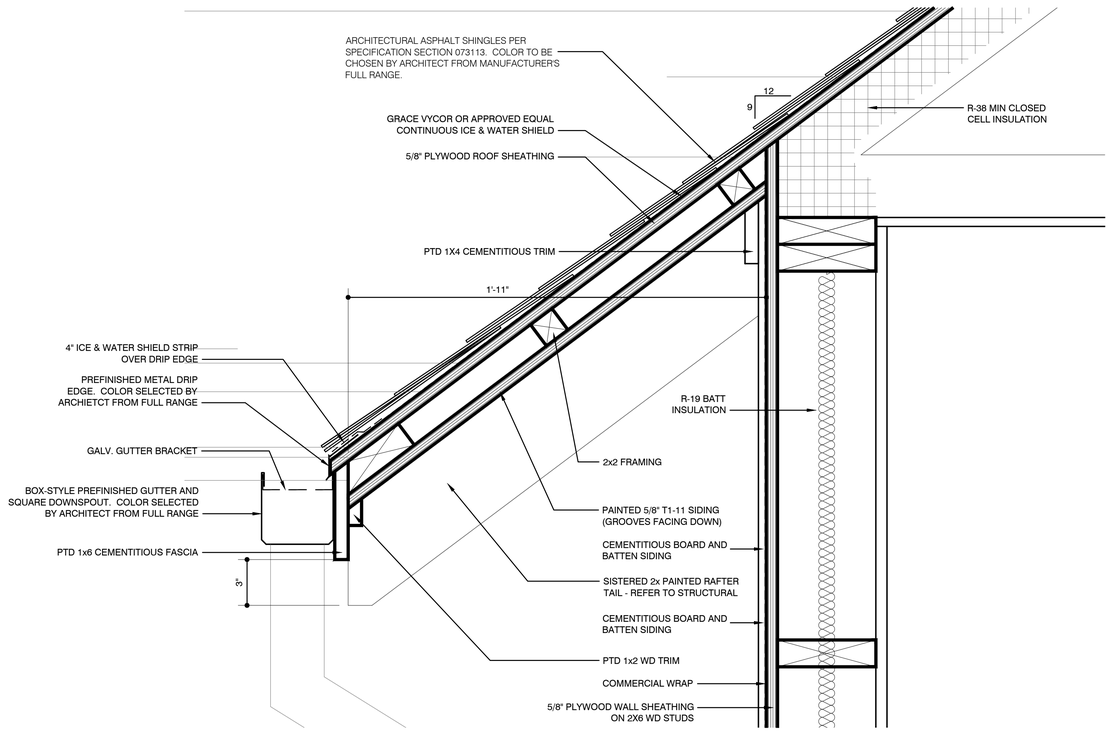

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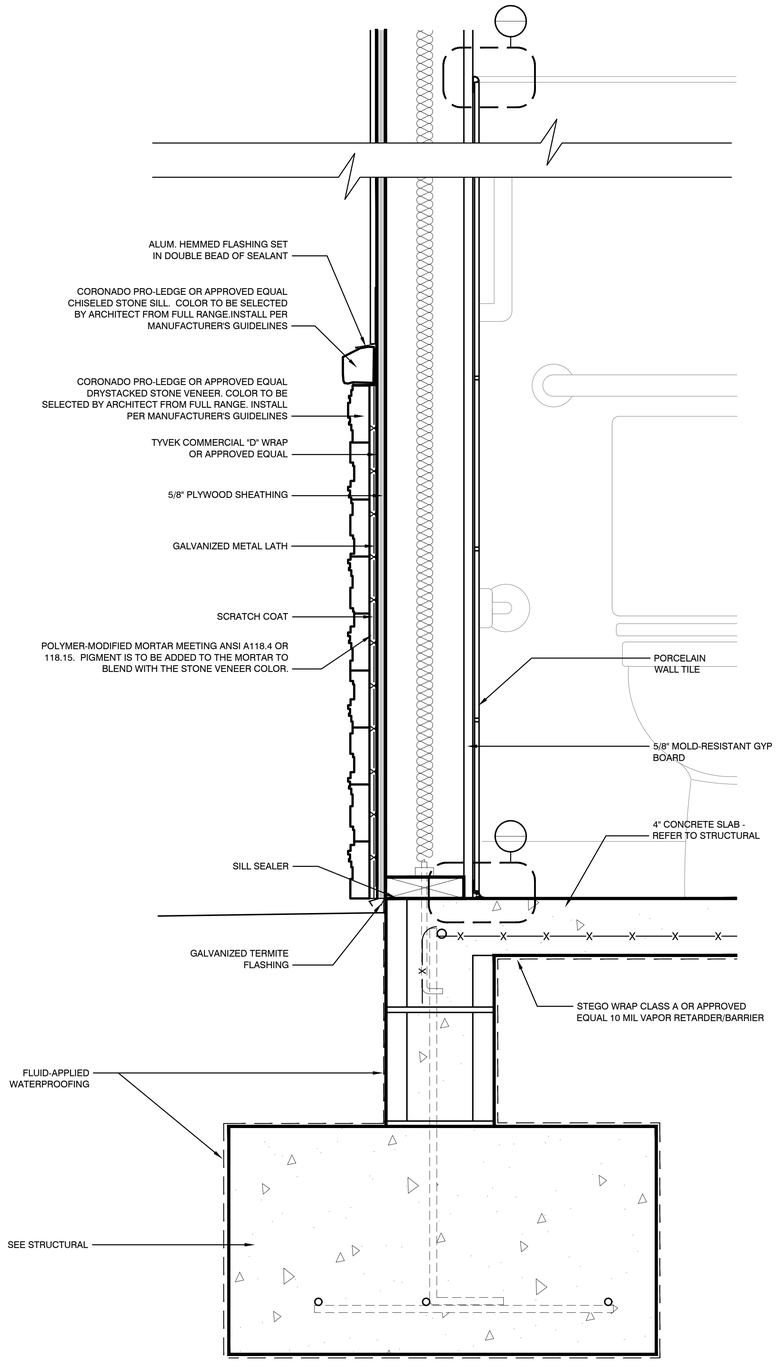

1 DETAIL
1 1/2"=1'-0"

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DETAILS

A5.2

GENERAL NOTES:

1. GENERAL BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE

2. DESIGN LOADS:
   ROOF LIVE LOAD 20 PSF
   FLOOR LIVE LOAD 100 PSF

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

   WIND CODE PER SECTION 1609 ASCE 7-16
   ULTIMATE WIND SPEED DESIGN 156 MPH (Vult)
   ALLOWABLE WIND SPEED DESIGN 121 MPH (Vasd)

   IMPORTANCE FACTOR, I 1.0
   RISK CATEGORY II
   EXPOSURE CATEGORY B
   INTERNAL PRESSURE COEFFICIENT, GCpi
   INTERNAL PRESSURE +0.18
   INTERNAL SUCTION -0.18
   COMPONENTS & CLADDING DESIGN PRESSURE (PSF)
   SEE DIAGRAM THIS SHEET

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOBSITE PRIOR TO STARTING CONSTRUCTION AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES WITH ANY WORK SO INVOLVED.

4. ALL PHASES OF THE WORK SHALL CONFORM TO THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE.

5. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE STRUCTURE, UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND OTHER PERSONNEL DURING CONSTRUCTION.

6. ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST REVISION.

7. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONTRACT DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR AND SHALL BE REVIEWED BY THE ENGINEER PRIOR TO THE START OF WORK.

8. EXISTING CONDITIONS DEPICTED ON THESE DRAWINGS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR, AS THEY ARE UNCOVERED DURING THE CONSTRUCTION. IN THE EVENT EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY AND AWAIT FURTHER INSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION.

9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK.

10. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTAL FOR APPROVAL. SPECIFICATIONS AND/OR SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER OF RECORD AND APPROVED PRIOR TO START OF WORK.

11. VERIFY ALL EQUIPMENT LOCATIONS AND OPENINGS THROUGH ROOF, FLOOR, AND WALLS WITH ARCHITECTURAL, ELECTRICAL, AND MECHANICAL REQUIREMENTS.

12. STRUCTURAL DRAWINGS MAY NOT BE DUPLICATED IN ANY FORM FOR ANY PURPOSE. IF STRUCTURAL DRAWINGS ARE REPRODUCED IN ANY WAY, SUCH AS FOR SHOP DRAWING PREPARATION, SHOP DRAWINGS WILL BE REJECTED.

13. SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR. PSE DESIGNS SHALL HAVE NO RESPONSIBILITY IN SHORING PROCEDURES. SHORING TO REMAIN IN PLACE UNTIL CONSTRUCTION OF THE SHORED AREA IS COMPLETE.

STEEL:

1. STRUCTURAL STEEL SHALL MEET THE LATEST PROVISIONS OF THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

2. ALL STRUCTURAL STEEL SHALL CONFORM TO FOLLOWING:
   STRUCTURAL WIDE FLANGE SHAPES ASTM A992 MIN 50 KSI
   STRUCTURAL M, S, & HP SHAPES ASTM A36
   ALL OTHER STRUCTURAL SHAPES ASTM A36
   STEEL PIPE ASTM A53 GRADE B
   STEEL TUBING ASTM A500 GRADE B
   STEEL STUDS ASTM A108

3. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE AISC MANUAL OF STEEL CONSTRUCTION.

4. ALL STRUCTURAL CONNECTIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE DESIGNED TO RESIST FORCES AS INDICATED, BY THE CONTRACTOR UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.

5. BEARING (N) TYPE CONNECTIONS SHALL BE USED AT ALL SIMPLE SHEAR CONNECTIONS, U.N.O.

6. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP AND ERECTION DRAWINGS OF ALL STEEL FOR ENGINEER'S REVIEW BEFORE FABRICATION. CONTRACTOR SHALL NOT ERECT ANY STRUCTURAL STEEL UNTIL THE SHOP DRAWINGS ARE REVIEWED BY THE ENGINEER AND ARE RECEIVED AT THE JOBSITE. SHOP AND ERECTION DRAWINGS SHALL CONTAIN ALL INFORMATION NECESSARY TO ERECT ALL STRUCTURAL STEEL IN THE FIELD WITHOUT HAVING TO REFER TO THE STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL NOT CONTAIN ANY REPRODUCTIONS OF THE STRUCTURAL DRAWINGS.

7. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED BY THE APPLICABLE AUTHORITY AND THE AMERICAN WELDING SOCIETY FOR THE TYPE OF WELDING MADE. ALL WELDS SHALL BE MADE & INSPECTED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS D1.1).

8. ALL WELDS NOT SPECIFIED SHALL BE CONTINUOUS FILLET WELDS, SIZE OF WELD SHALL BE BASED ON AISC STANDARD FOR THICKER PART JOINED.

9. ALL PARTIAL AND FULL PENETRATION GROOVE WELDS SHALL HAVE NON-DESTRUCTIVE TESTING PERFORMED BY EITHER ULTRASONIC TESTING OR RADIOGRAPHY.

10. STRUCTURAL STEEL SHALL BE WELDED WITH E70XX ELECTRODES.

11. STRUCTURAL STEEL SHALL BE DELIVERED TO THE JOBSITE FREE OF EXCESS RUST, MILL SCALE, GREASE, ETC.

12. IT IS THE INTENT OF THE ENGINEER THAT ALL CONNECTIONS SHALL BE SHOP-WELDED & FIELD BOLTED TO FULLEST EXTENT POSSIBLE.

13. ALL BOLTS SHALL BE A MIN. OF ¾"ø U.N.O. AND SHALL CONFORM TO ASTM A325 HIGH STRENGTH, WITH HEX NUTS & WASHERS AS U.N.O. ON THE DRAWINGS.

14. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 U.N.O. ON THE DRAWINGS.

15. OPENINGS SHALL NOT BE ALLOWED IN STRUCTURAL STEEL UNLESS SPECIFICALLY DETAILED OR WITHOUT ENGINEER'S APPROVAL.

16. ALL BOLTS, WASHERS & NUTS TO BE HOT DIPPED GALVANIZED.

17. CONTRACTOR SHALL ALLOW 3 WEEKS MINIMUM FOR REVIEW OF ALL SHOP DRAWINGS.

FOUNDATIONS:

1. NO SOILS REPORT WAS PERFORMED FOR THIS PROJECT. FOUNDATION DESIGN BASED ON AN ASSUMED MINIMUM BEARING CAPACITY OF 1500 PSF. THIS PRESUMPTIVE CAPACITY IS BASED ON THE ASSUMPTION THAT THE EXISTING SOILS ARE CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, OR SANDY SILT (CL, ML, MH, OR CH) AS DESCRIBED IN SECTION 1806 AND TABLE 1806.2 OF THE INTERNATIONAL BUILDING CODE. THE ENGINEER OF RECORD MAKES NO WARRANTY OR GUARANTEE OF FUTURE SETTLEMENT OF THE EXISTING SOILS. THE TOP 12 INCHES OF EXISTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.

2. IF FIELD CONDITIONS VARY AND/OR ASSUMED BEARING PRESSURE IS INCORRECT NOTIFY ENGINEER OF RECORD PRIOR TO START OF FOUNDATION CONSTRUCTION.

3. A REGISTERED GEOTECHNICAL ENGINEER SHALL BE RETAINED DURING CONSTRUCTION TO INSPECT FOUNDATION EXCAVATION. INSPECT & MONITOR PLACEMENT OF COMPACTED FILL, AND TO MONITOR PROOF ROLLING OPERATIONS, AS REQUIRED.

TIMBER CONSTRUCTION:

1. WOOD FRAMING AND COLUMNS 5" x 5" AND LARGER SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 1350 PSI Fv = 165 PSI E = 1,500,000
   Fc = 375 PSI Fcll = 825 PSI

2. WOOD FRAMING AND COLUMNS 2-4" THICK AND 2-4" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 1100 PSI Fv = 175 PSI E = 1,400,000
   Fc = 565 PSI Fcll = 1450 PSI

3. WOOD FRAMING AND COLUMNS 2-4" THICK AND 5-6" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 1000 PSI Fv = 175 PSI E = 1,400,000
   Fc = 565 PSI Fcll = 1400 PSI

4. WOOD FRAMING AND COLUMNS 2-4" THICK AND 8" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 925 PSI Fv = 175 PSI E = 1,400,000
   Fc = 565 PSI Fcll = 1350 PSI

5. WOOD FRAMING AND COLUMNS 2-4" THICK AND 10" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 800 PSI Fv = 175 PSI E = 1,400,000
   Fc = 565 PSI Fcll = 1300 PSI

6. WOOD FRAMING AND COLUMNS 2-4" THICK AND 12" WIDE SHALL BE NO. 2 STRESS RATED SOUTHERN PINE OR BETTER WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 750 PSI Fv = 175 PSI E = 1,400,000
   Fc = 565 PSI Fcll = 1250 PSI

7. 2x4 WALL STUDS AND PLATES SHALL BE #2 SOUTHERN PINE WITH Fb = 650 PSI & E = 1,300,000.

8. 2x6 WALL STUDS AND PLATES SHALL BE #2 SOUTHERN PINE WITH Fb = 575 PSI & E = 1,300,000.

9. ALL MICROLLAM BEAMS SHALL BE AS MANUFACTURED BY TRUSS JOIST MCMILLAN, INC. OR AN APPROVED EQUAL WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
   Fb = 2600 PSI Fv = 285 PSI E = 2,000,000
   Fc = 750 PSI Fcll = 2510 PSI

10. ALL PARALLAM BEAMS SHALL BE AS MANUFACTURED BY TRUSS JOIST MCMILLAN, INC. OR AN APPROVED EQUAL WITH THE MINIMUM FOLLOWING CHARACTERISTICS:
    Fb = 2900 PSI Fv = 290 PSI E = 2,000,000
    Fc = 625 PSI Fcll = 2900 PSI

11. PLYWOOD DECKING AS FOLLOWS:
    A. ALL WALL SHEATHING AND ROOF DECKING SHALL BE APA RATED SHEATHING, STRUCTURAL I OR II, EXTERIOR PLYWOOD.
    B. ROOF SHEATHING SHALL BE ⅜" THICK MIN., PANEL IDENTIFICATION INDEX $^{48}/_{24}$ PLYWOOD. LONG DIMENSION OF PANEL PERPENDICULAR TO SUPPORTS.
    C. STAGGER ENDS OF SHEETS.
    D. PROVIDE BLOCKING AT EDGES OF ALL SHEAR WALL PANELS & ROOF SHEETS.
    E. ROOF SHEATHING NAILING: (U.N.O.)
       4" O.C. MAXIMUM SPACING PANEL EDGES
       6" O.C. MAXIMUM SPACING INTERMEDIATE SUPPORTS.
    F. USE MINIMUM 8d NAILS.

12. TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS & RECOMMENDATIONS OF THE "DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED TRUSSES" BY THE TRUSS PLATE INSTITUTE (TPI).

13. TRUSS MANUFACTURER SHALL SUBMIT FOR APPROVAL CALCULATIONS & SHOP DRAWINGS FOR DETAILS, FABRICATION & ERECTION OF WOOD TRUSSES. DRAWINGS SHALL INCLUDE LAYOUT, SPACING, MATERIAL, MEMBER PROPERTIES, & DETAILS OF CONNECTIONS FOR ALL TIMBER FRAMING INDICATED ON THE DRAWINGS. TRUSSES SHALL BE DESIGNED TO RESIST THE FORCES AS INDICATED, BY THE FABRICATOR, UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.

14. TRUSS MANUFACTURER SHALL DESIGN FOR THE FOLLOWING SUPERIMPOSED LOADS:
    ROOF TOP CHORD DEAD LOAD 10 PSF
    ROOF TOP CHORD LIVE LOAD 20 PSF
    BOTTOM CHORD DEAD LOAD 10 PSF

    DESIGN ROOF TRUSSES TO RESIST A NET UPLIFT PRESSURE APPLIED NORMAL TO THE ROOF PLANE AS REQUIRED IN SECTION 1606 OF THE INTERNATIONAL BUILDING CODE.

15. IN ADDITION, WOOD TRUSSES SHALL BE DESIGNED FOR ALL CONCENTRATED LOADS HUNG FROM OR SUPPORTED ON TRUSSES. REFER TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS & SPECIFICATIONS FOR LOADING INFORMATION & LOCATIONS. LOADING AS REQUIRED BY OTHER SUB-CONTRACTORS, SUCH AS FIRE PROTECTION SHALL BE COORDINATED BY THE GENERAL CONTRACTOR.

16. TEMPORARY BRACING SHALL NOT IMPOSE ANY FORCES ON THE SUPPORTING STRUCTURE. PERMANENT BRACING FORCES SHALL BE TRANSFERRED TO THE ROOF DIAPHRAGM BY THE BRACING DESIGN PROVIDED BY THE TRUSS MANUFACTURER.

17. ALL SAWN LUMBER IN CONTACT WITH STEEL, MASONRY, OR CONCRETE SHALL BE CCA PRESSURE TREATED IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWAP)STANDARD C2-92. CCA RETENTION = 0.25 LB/FT^3.

18. NAILING U.N.O., SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE.

19. CONNECTORS SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG-TIE CO., INC. OR AN APPROVED EQUAL.

20. ALL TJI JOISTS, PARALLAM, MICROLAM BEAMS SHALL BE AS MANUFACTURED BY TRUSS JOIST MCMILLAN, INC. OR AN APPROVED EQUAL.

21. ALL LUMBER AND WOOD STRUCTURAL PANEL MEMBERS, INCLUDING PRESSURE TREATED 2" THICK AND LESS SHALL CONTAIN NO MORE THAN 19% MOISTURE AT THE TIME OF PERMANENT INCORPORATION INTO STRUCTURE.

CONCRETE:

1. CONCRETE MIXES TO BE DESIGNED BY A RECOGNIZED TESTING LABORATORY AND COPIES OF DESIGN MIX SUBMITTED TO THE ENGINEER. COMPRESSIVE TEST REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ANY OTHER AGENCIES AS SPECIFIED BY LOCAL BUILDING CODE.

2. ALL CONCRETE SHALL DEVELOP MINIMUM 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.

3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.

4. MINIMUM WWF LAP SHALL BE THE GREATER OF ONE CROSS WIRE SPACING PLUS 2 INCHES OR MINIMUM OF 6 INCHES.

5. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND ITS REVISIONS.

6. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI STANDARDS. NO WELDING OF REINFORCEMENT SHALL BE ALLOWED UNLESS NOTED OR OTHER WISE APPROVED BY ENGINEER.

7. NO SPLICING OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES WHERE PERMITTED SHALL BE CLASS B TENSION LAP SPLICES, U.N.O., MAKE ALL BARS CONTINUOUS AROUND CORNERS.

8. STAGGER SPLICES A MIN. OF 4'-0" FOR CONTINUOUS BARS IN ALL CONCRETE WORK. U.N.O.

9. PROVIDE (2) #5 BARS (1 EACH FACE) WITH MIN. 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS NOTED OTHERWISE.

10. SLABS, WALLS, AND PILE CAPS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE.

11. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCED PLACED IN CAST IN PLACE CONCRETE:

    A. CONCRETE PLACED AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES

    B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
       #6 THROUGH #18 BARS 2 INCHES
       #5 BARS AND SMALLER 1.5 INCHES

    C. CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH GROUND:
       SLABS, WALLS AND JOISTS:
       #14 AND #18 BARS 1.5 INCHES
       #11 BARS & SMALLER 1 INCH
       BEAMS, COLUMNS, & WALL JAMBS:
       PRIMARY REINFORCEMENT, TIES, STIRRUPS & SPIRALS:
       #14 AND #18 BARS 2.5 INCHES
       #11 BARS & SMALLER 1.5 INCHES

12. PROVIDE REINFORCING BAR PLACING ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT IN ACCORDANCE WITH ACI MANUAL OF STANDARD PRACTICE.

13. ALL CONTROL/CONSTRUCTION JOINTS ARE TO BE PLACED IN A RECTANGULAR PATTERN ENCLOSING MAXIMUM AREAS OF 144 SQUARE FEET, RATIO OF LONG SIDE OF RECTANGLE TO SHORT IS NOT TO BE GREATER THAN 1.5:1. CONTRACTOR MAY ADJUST LOCATIONS OF CONSTRUCTION/CONTROL JOINT TO SUIT THEIR PARTICULAR CONCRETE PLACEMENT SCHEME. CONTRACTOR TO SUBMIT A CONTROL JOINT PLAN TO THE ENGINEER OF RECORD FOR APPROVAL.

14. CONTRACTOR SHALL NOT PLACE ANY REINFORCEMENT UNTIL SHOP DRAWINGS ARE APPROVED BY THE ENGINEER ARE RECEIVED ON THE JOB SITE. SHOP DRAWINGS SHALL CONSIST OF BOTH THE "CUT" & PLACING SHEETS. PLACING SHEETS SHALL CONTAIN ALL INFORMATION NECESSARY TO POSITION ALL REINFORCING STEEL IN THE FIELD WITHOUT HAVING TO REFER TO THE STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL NOT CONTAIN ANY REPRODUCTIONS OF THE STRUCTURAL DRAWINGS.

15. ALL FIELD BENDING OF REINFORCING BARS SHALL BE MADE COLD FOR #8 BARS & SMALLER. #9, #10 & #11 BARS UPON APPROVAL MAY BE PREHEATED UNIFORMLY TO 1400-1600 DEGREES FAHRENHEIT & CAREFULLY BENT OR STRAIGHTENED BY CRSI RECOMMENDATIONS.

16. ALL REINFORCING BARS, ANCHOR BOLTS & OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

17. PROJECTING CORNERS OF BEAMS, COLUMNS, ETC. SHALL BE FORMED WITH ¾" CHAMFER UNLESS DETAILED OTHERWISE.

18. U.N.O. ALL CONCRETE SHALL BE PLACED OVER A 10 MIL VAPOR BARRIER.

19. CONTRACTOR SHALL SUPPLY PSE DESIGNS, INC. WITH A CONTROL/EXPANSION JOIST LAYOUT FOR APPROVAL PRIOR TO PLACEMENT.

20. CONCRETE MATERIALS:
    A. CEMENT ASTM C150 TYPE I NORMAL PORTLAND TYPE.
       1. ACQUIRE ALL CEMENT FOR ENTIRE PROJECT FROM SAME SOURCE.
    B. FINE & COURSE AGGREGATES: ASTM C33.
       1. ACQUIRE ALL AGGREGATE FOR ENTIRE PROJECT FROM SAME SOURCE.
    C. FLY ASH: ASTM 618 CLASS C OR F
    D. CALCINED POZZOLAN ASTM C618, CLASS N
    E. SILICA FUME: ASTM C1240, PROPORTIONED IN ACCORDANCE WITH ACI 211.1.
    F. WATER: CLEAN & NOT DETRIMENTAL TO CONCRETE.

21. CHEMICAL ADD MIXTURES:
    A. DO NOT USE CHEMICALS THAT WILL RESULT IN SOLUBLE CHLORIDE IONS IN EXCESS OF 0.1 PERCENT BY WEIGHT OF CEMENT.
    B. AIR ENTRAINMENT ADMIXTURE: ASTM C 260.
    C. HIGH RANGE WATER REDUCING & RETARDING ADMIXTURES: ASTM C 494/C 494M TYPE G.
    D. HIGH RANGE WATER REDUCING ADMIXTURE: ASTM C 494/C 494M TYPE F.
    E. WATER REDUCING & ACCELERATING ADMIXTURE: ASTM C 494/C 494M TYPE E.
    F. WATER REDUCING & RETARDING ADMIXTURE: ASTM 494/C 494M TYPE D.
    G. ACCELERATING ADMIXTURE: ASTM 494/C 494M TYPE C.

22. BONDING & JOINTING PRODUCTS:
    A. EPOXY BONDING SYSTEM: COMPLYING WITH ASTM C881/C 881M & OF TYPE REQUIRED FOR SPECIFIC APPLICATION.
    B. WATERSTOPS: PVC COMPLYING WITH COE CRD-C572.
    C. SLAB ISOLATION JOINT FILLER: HALF INCH THICK HEIGHT EQUAL TO SLAB THICKNESS, WITH REMOVABLE TOP SECTION THAT WILL FOR 1/2 INCH DEEP SEALANT POCKET AFTER REMOVAL.
    D. SLAB CONSTRUCTION JOINT DEVICES: COMBINATION KEYED JOINT FORM AND SCREED, GALVANIZED STEEL. WITH MIN, 1 INCH DIAMETER HOLES FOR CONDUIT OR REBARS TO PASS THROUGH AT 6" ON CENTER; RIBBED STEEL STAKES FOR SETTING.

CONCRETE:

23. CONCRETE MIX DESIGN:

    A. PROPORTIONING NORMAL WEIGHT CONCRETE: COMPLY WITH ACI 211.1 RECOMMENDATIONS.

    B. CONCRETE STRENGTH: ESTABLISH REQUIRED AVERAGE STRENGTH FOR EACH TYPE OF CONCRETE ON THE BASIS OF FIELD EXPERIENCE OR TRIAL MIXTURES, AS SPECIFIED IN AC1 301, FOR TRIAL MIXTURES METHOD, EMPLOY INDEPENDENT TESTING AGENCY ACCEPTABLE TO ENGINEER FOR PREPARING AND REPORTING PROPOSED MIX DESIGNS.

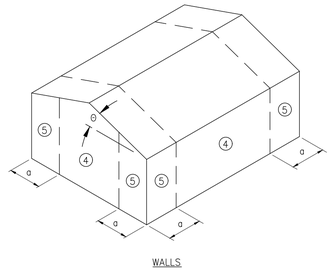
    C. ADMIXTURES: ADD ACCEPTABLE ADMIXTURES AS RECOMMENDED IN ACI 211.1AND AT RATES RECOMMENDED BY MANUFACTURER.

    D. NORMAL WEIGHT CONCRETE:
       1. COMPRESSIVE STRENGTH WHEN TESTED IN ACCORDANCE WITH ASTM C 39/C 39M @ 28 DAYS: AS INDICATED ON DRAWINGS.
       2. FLY ASH CONTENT: MAXIMUM 15% OF CEMENTITIOUS MATERIAL MATERIALS BY WEIGHT.
       3. CALCINED POZZOLAN CONTENT: MAXIMUM 10% OF CEMENTITIOUS MATERIALS BY WEIGHT.
       4. SILICA FUME CONTENT: MAXIMUM 5% OF CEMENTITIOUS MATERIALS BY WEIGHT.
       5. CEMENT CONTENT: MINIMUM PER CUBIC YARD TO ATTAIN SPECIFIED MINIMUM 28 DAY COMPRESSIVE STRENGTH.
       6. WATER-CEMENT RATIO: MAXIMUM 40% BY WEIGHT.
       7. TOTAL AIR CONTENT: 4%, DETERMINED IN ACCORDANCE WITH ASTM C 173C 173M.
       8. MAXIMUM SLUMP: 3 INCHES.
       9. MAXIMUM AGGREGATE: 5/8 INCH.

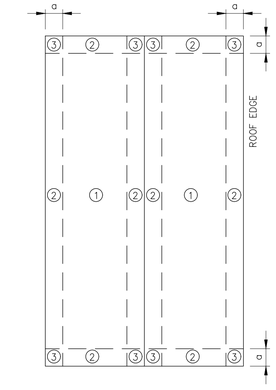
COMPONENTS & CLADDING TABLE
(USING Vult)

Components and Cladding - External Wind Pressures (PSF)								
Zones	Tributary Area (ft^2)							
	10		20		50		100	
1	33.48	-36.58	32.55	-34.71	31.31	-32.25	30.38	-30.38
2	33.48	-42.78	32.55	-40.91	31.31	-38.45	30.38	-36.58
3	33.48	-42.78	32.55	-40.91	31.31	-38.45	30.38	-36.58
4	36.58	-39.68	34.93	-38.03	32.76	-35.86	31.11	-34.21
5	36.58	-48.98	34.93	-45.69	32.76	-41.33	31.11	-38.03

θ = 9/12 = 37°
a = 6 FT



WALLS



ROOF
27° < θ ≤ 45°

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PROJECT NUMBER MCPI-GC-003n

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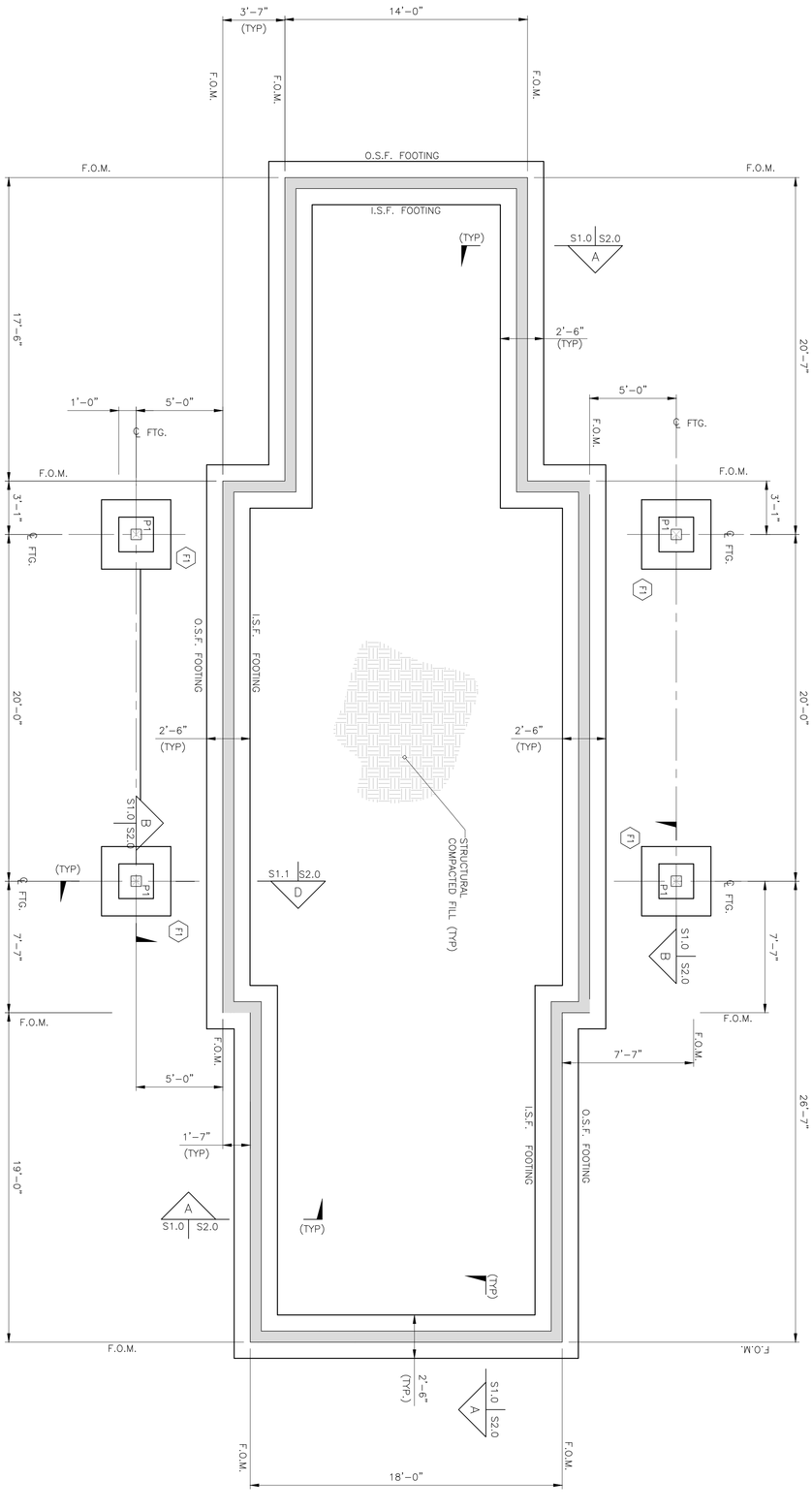
ISSUE FOR BID

GENERAL NOTES

S0.0



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

LEGEND
F.O.M. = FACE OF MASONRY
O.S.F. = OUTSIDE FACE
I.S.F. = INSIDE FACE
= 8" CMU WALL w/#5 @ 32" c.c.
P1 = P.T. 8x8 POST

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
F1	4'-0"x4'-0"x1'-4"	#5 @ 12" c.c. E/W

S1.0

FOUNDATION PLAN

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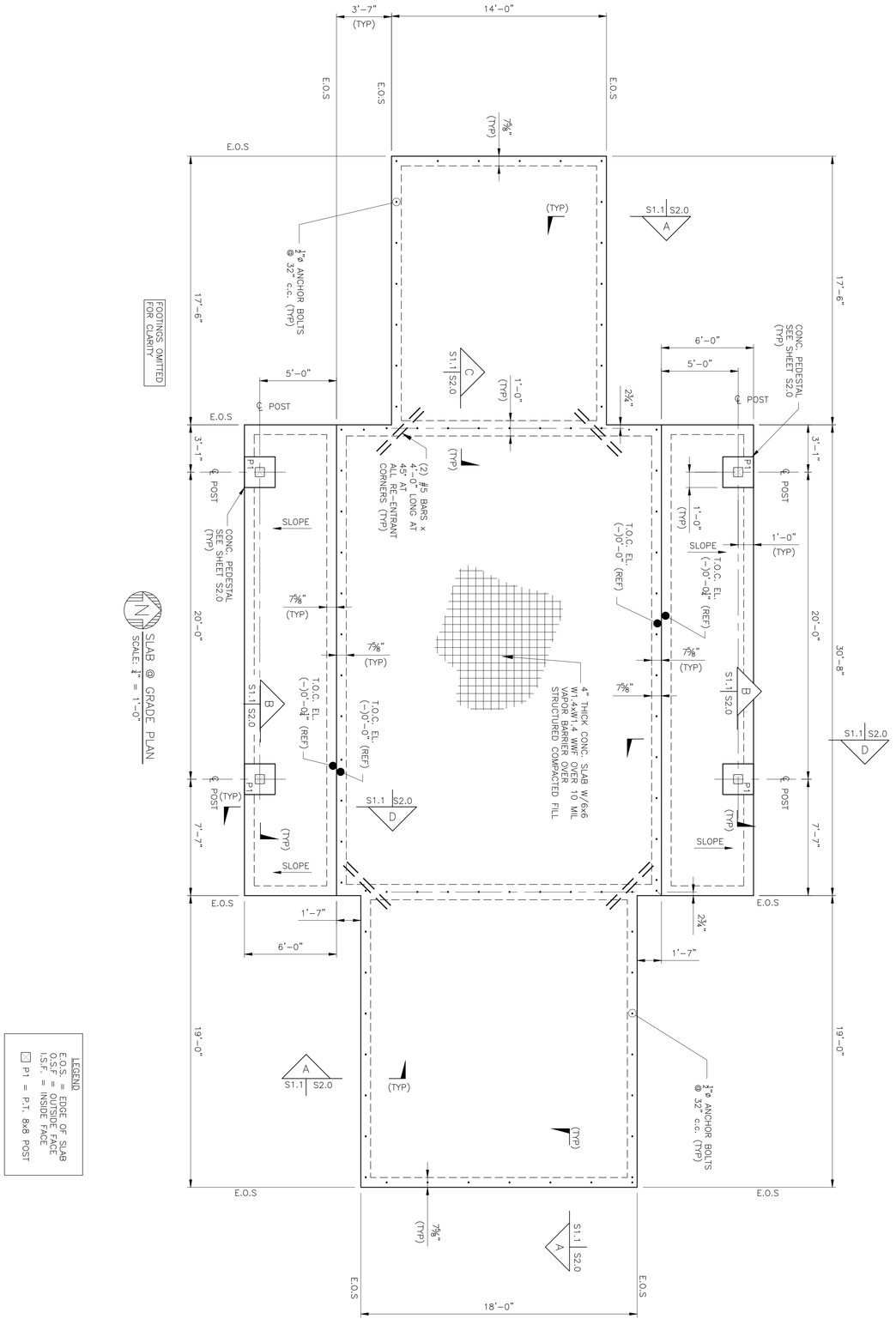

S1.1

SLAB @ GRADE PLAN

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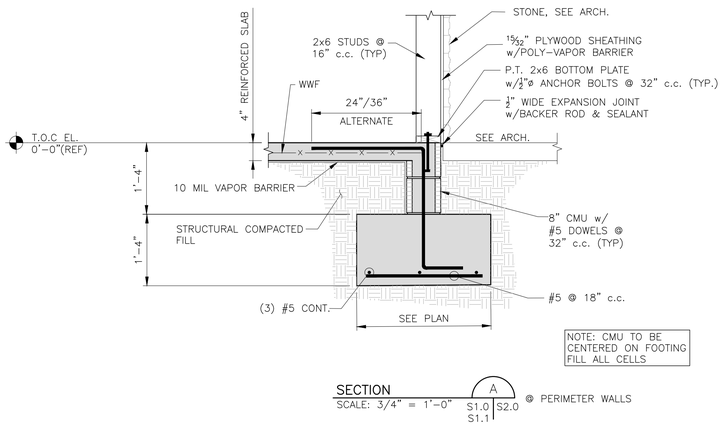
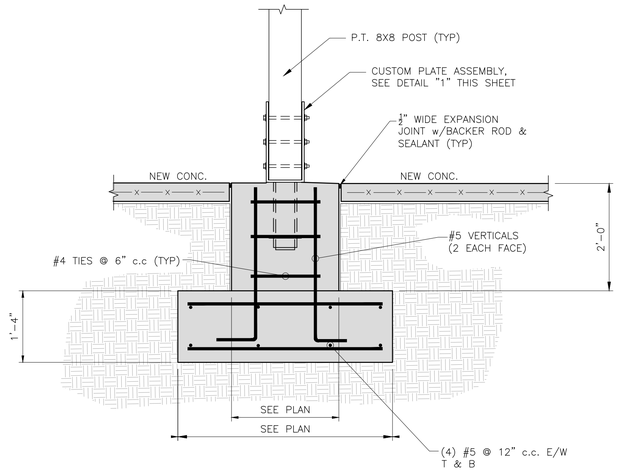
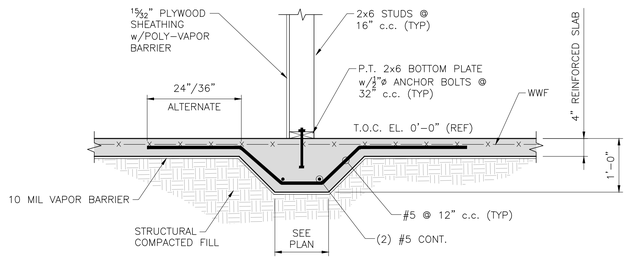


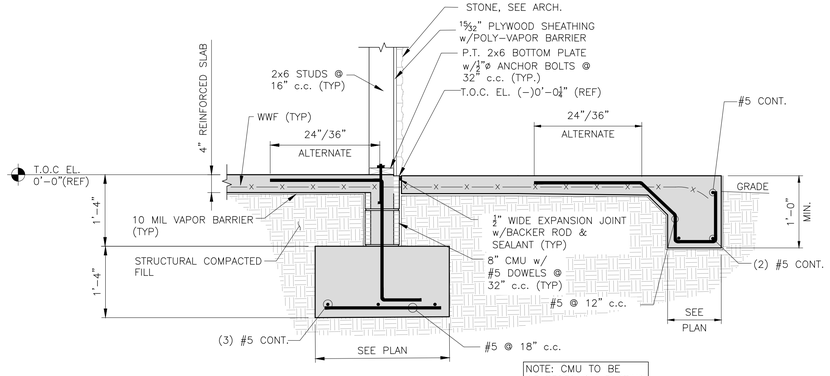
SECTION A
SCALE: 3/4" = 1'-0"
S1.0 | S2.0
S1.1
@ PERIMETER WALLS



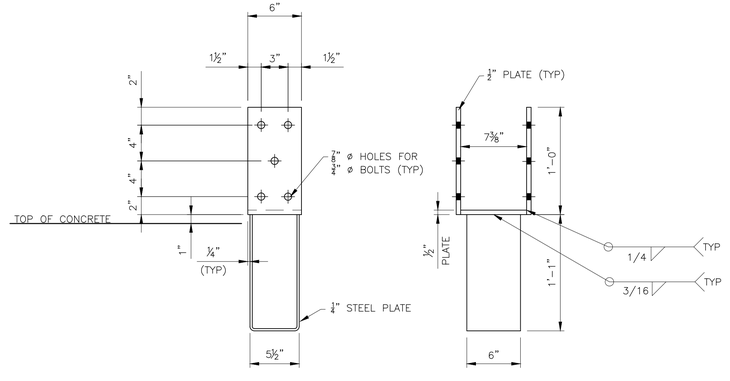
SECTION B
SCALE: 3/4" = 1'-0"
S1.0 | S2.0
S1.1



SECTION C
SCALE: 3/4" = 1'-0"
S1.1 | S2.0



SECTION D
SCALE: 3/4" = 1'-0"
S1.1 | S2.0
@ SLAB/PORCH TRANSITION



DETAIL 1
SCALE: 3/4" = 1'-0"
S2.0 | S2.0

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FOUNDATION SECTIONS

S2.0

HEADER/SHEAR WALL PLAN
SCALE: ¼" = 1'-0"

EXTERIOR SHEAR WALL – ALL EXTERIOR WALLS CONSIST OF 15/32" PLYWOOD ON THE EXTERIOR FACE. ALL EXTERIOR PLYWOOD SHALL BE NAILED WITH 8d RING SHANK NAILS AS SHOWN ON THE NAILING PATTERN DETAIL. INTERIOR PLYWOOD SHALL BE NAILED @ 4" SPACING ON THE EDGE AND IN THE FIELD. ALL EDGES TO BE BLOCKED.

ALL INTERIOR SHEAR WALLS SHALL HAVE PLYWOOD ON ONE FACE NAILED W/8d RING SHANK NAILS @ 4" SPACING ON THE EDGE AND IN THE FIELD. ALL EDGES TO BE BLOCKED.

ALL SHEAR WALLS SHALL HAVE ½"ø A.B. AT A MAX SPACING OF 32" c.c. THE CONTRACTOR SHALL NOTE THAT ANCHOR BOLTS ARE SHOWN ON THE SLAB @ GRADE PLAN AS A COURTESY ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LAY OUT THE BOLTS IN SUCH A MANNER AS TO MEET THE REQUIRED MAXIMUM SPACING AND AVOID INTERFERENCE WITH WALL STUD LAYOUT.

H.D. = SIMPSON HDU11 HOLDOWN (TYP)

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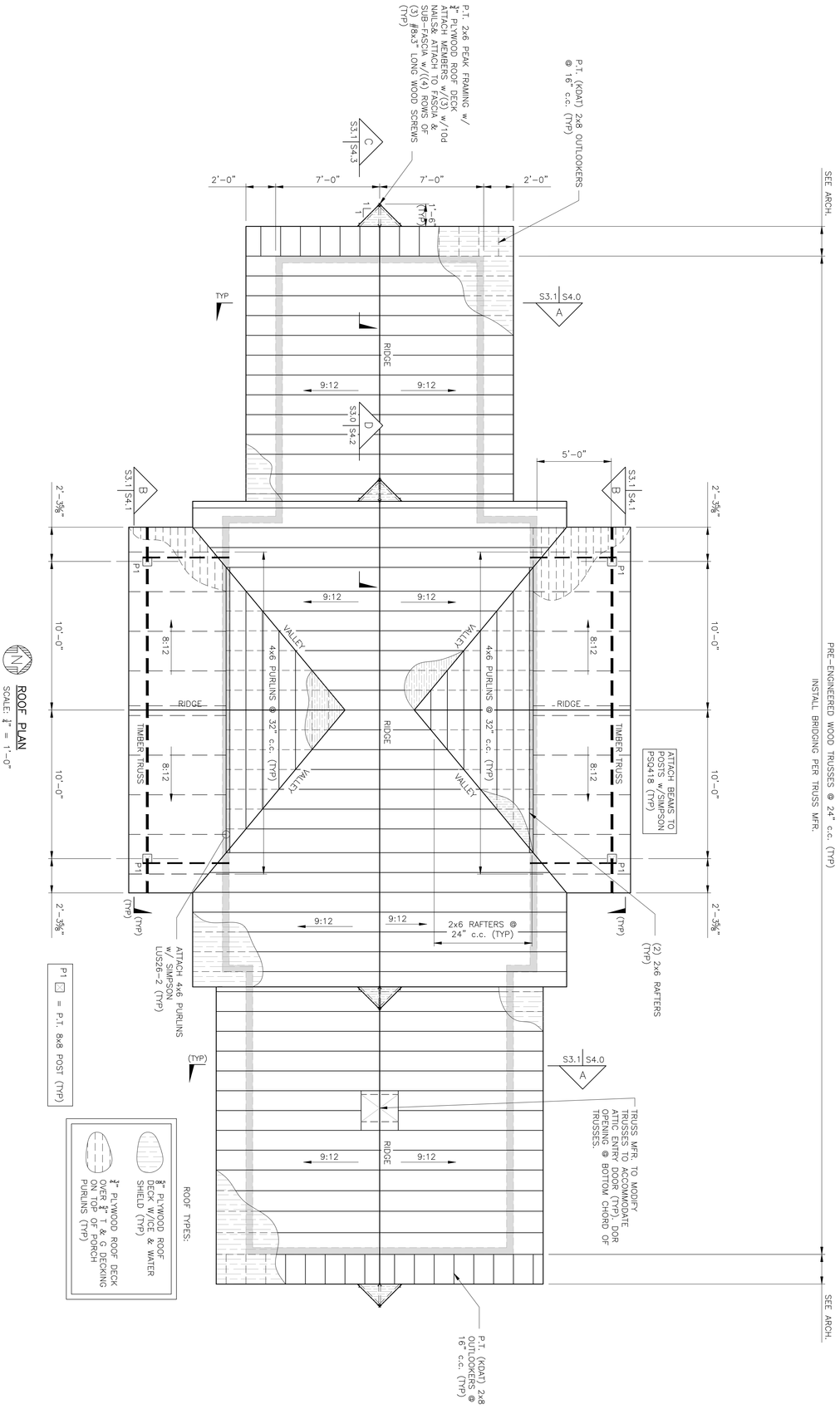
HEADER/SHEAR WALL PLAN

S3.0



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

S3.1

ROOF PLAN

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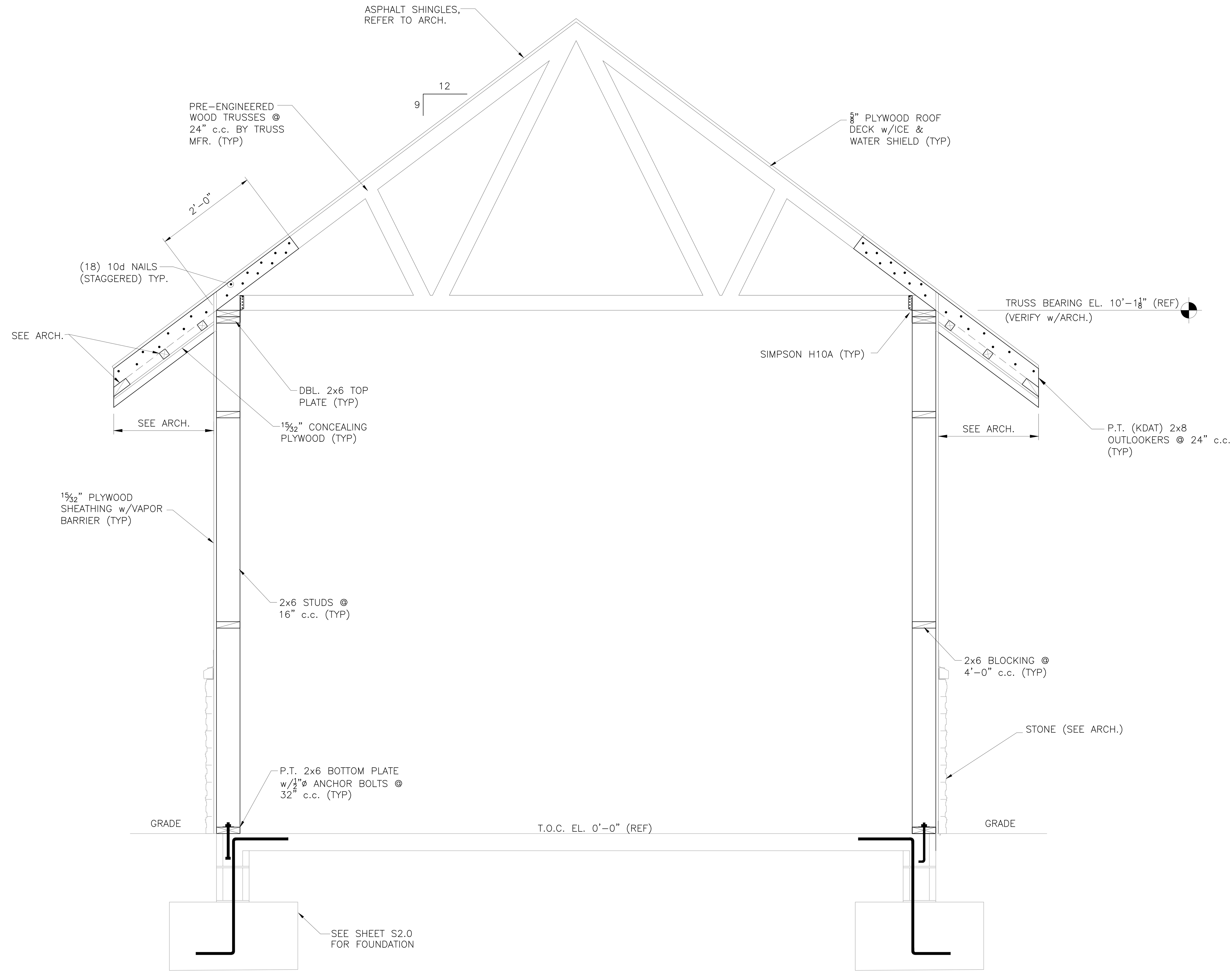

SECTION A
SCALE: 3/4" = 1'-0" S3.1 | S4.0

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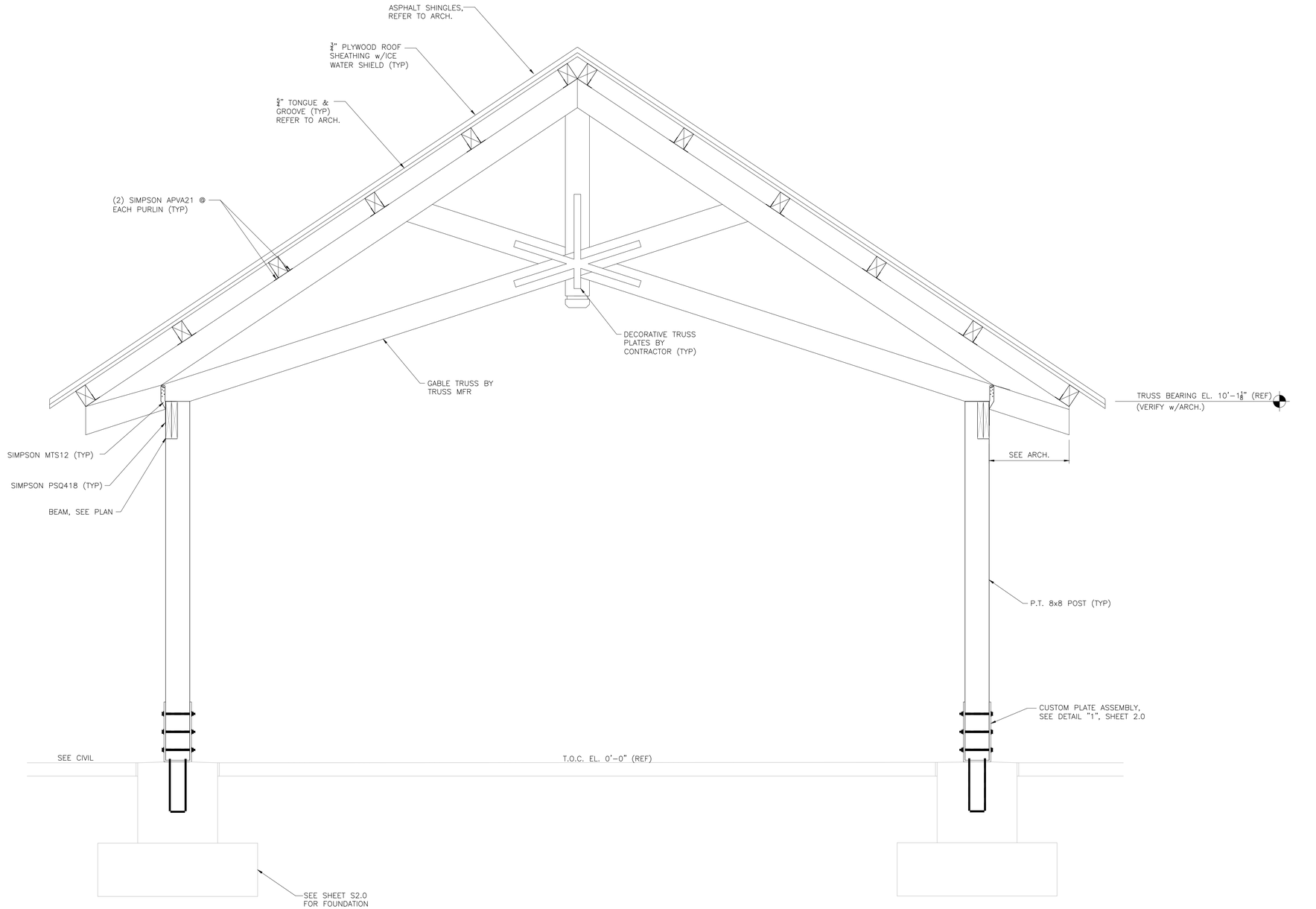
WALL SECTIONS

S4.0



SECTION B
SCALE: ¼" = 1'-0" S3.1 | S4.1

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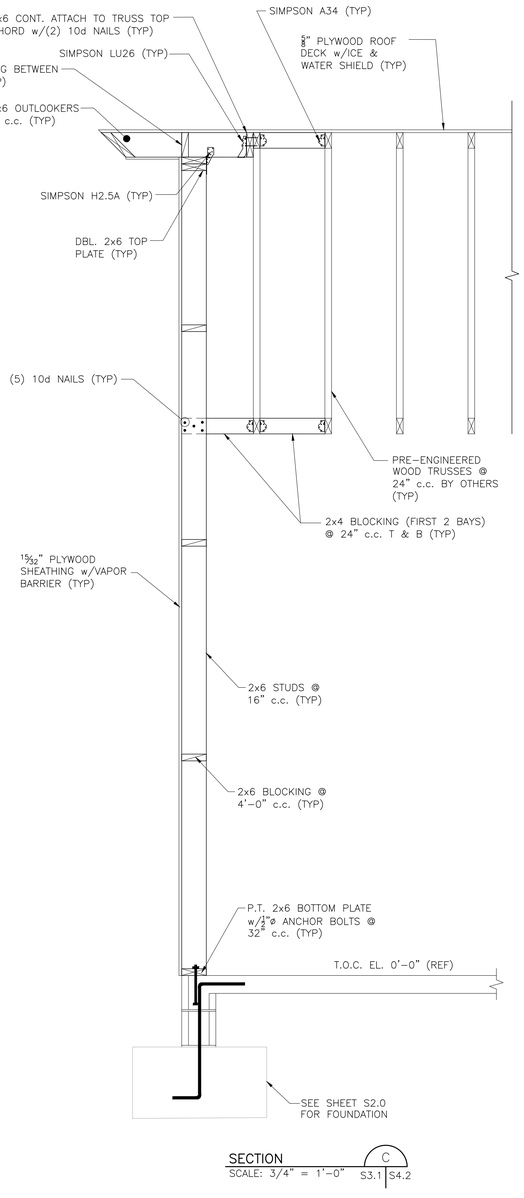
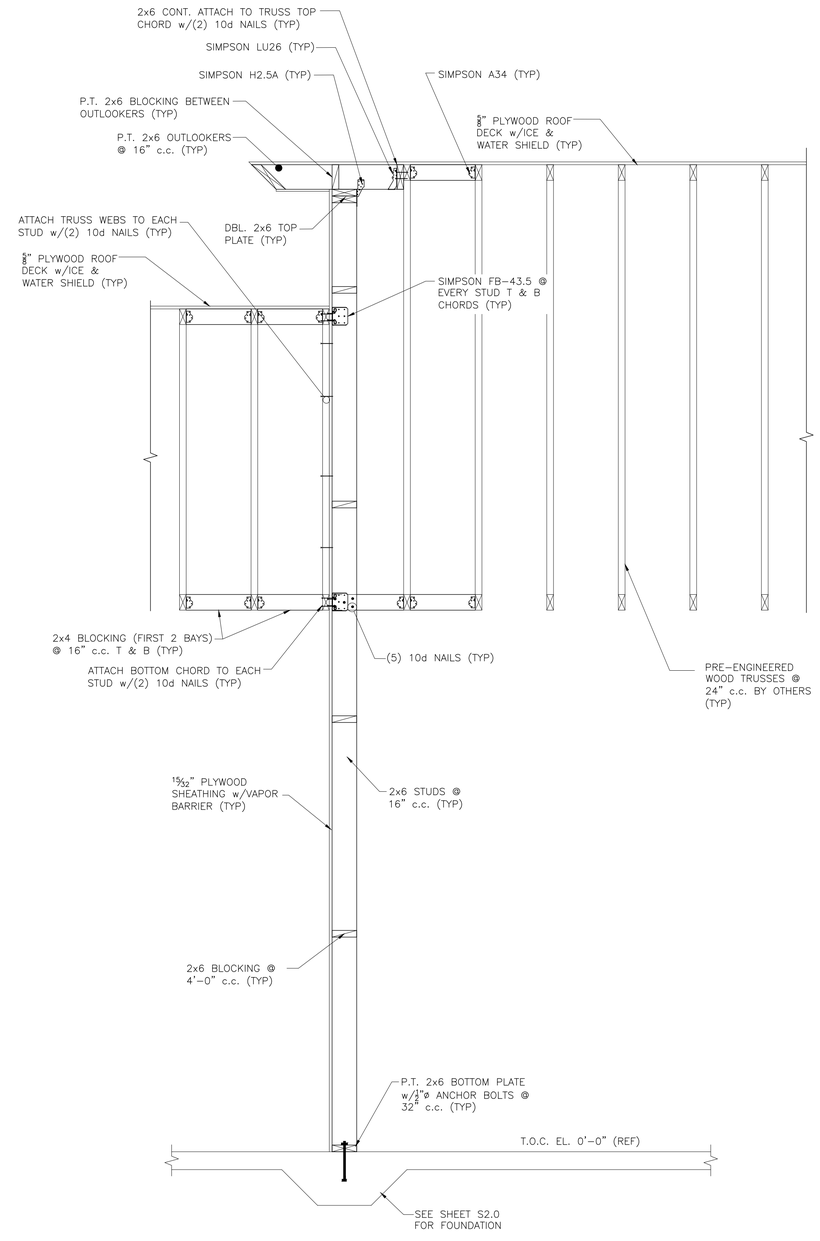
WALL SECTIONS

S4.1



SECTION C
SCALE: 3/4" = 1'-0" S3.1 | S4.2



SECTION D
SCALE: 3/4" = 1'-0" S3.1 | S4.2

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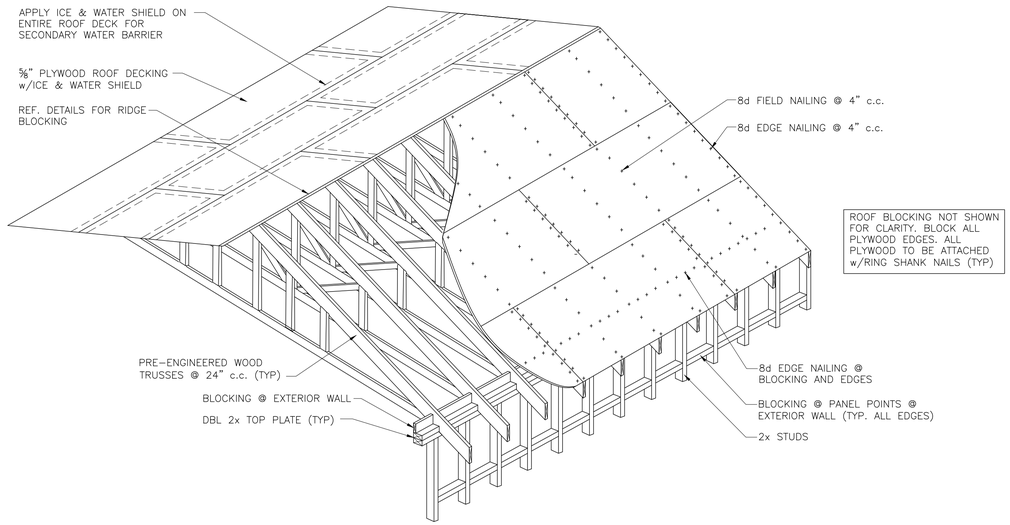
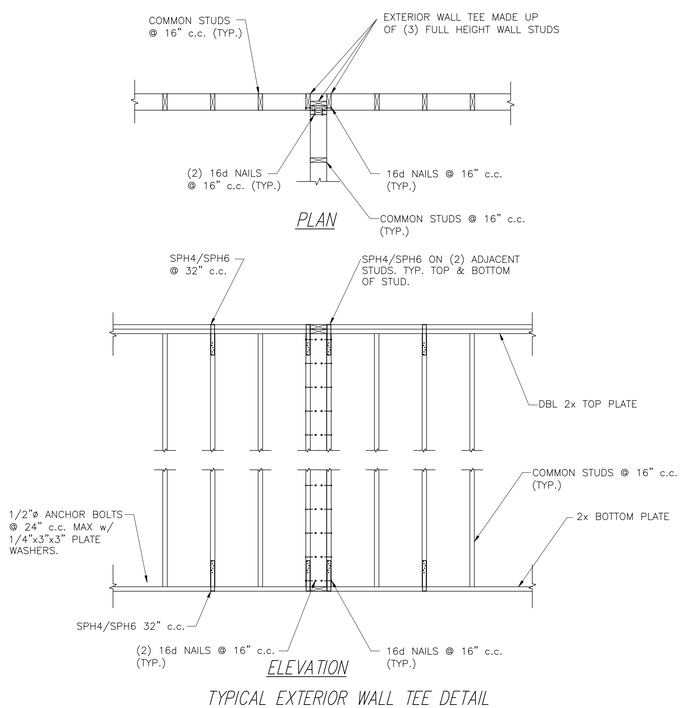
WALL SECTIONS

S4.2



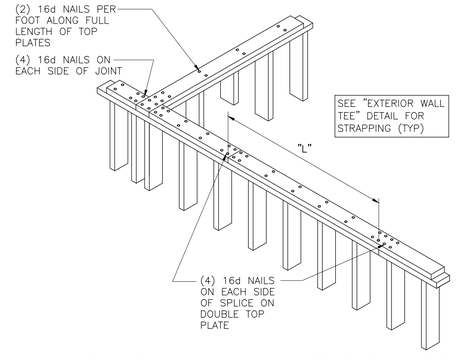
TYPICAL DECKING DETAIL

SCALE: NTS



TYPICAL EXTERIOR WALL TEE DETAIL

SCALE: ½"=1'-0"



TYPICAL TOP PLATE NAILING & SPLICE REQUIREMENTS

SCALE: NTS

TOP PLATE MINIMUM SPLICE LENGTHS		
BUILDING DIMENSION (FT.)	L = MINIMUM SPLICE LENGTH	
	1 STORY SLAB-ON-GRADE	ALL OTHER CASES
12	3	2
16	4	3
20	5	4
24	6	4
28	7	5
32	8	6
36	9	7
40	11	8
50	13	10
60	16	12
70	19	14
80	22	16

STUD FRAMING NOTE:
ALL WALL FRAMING STUD SIZES & SPACING SHALL ADHERE TO THE MINIMUMS SHOWN IN THIS TABLE.

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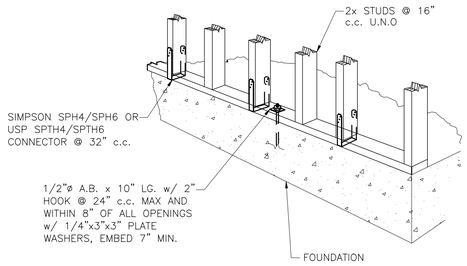
STANDARD DETAILS

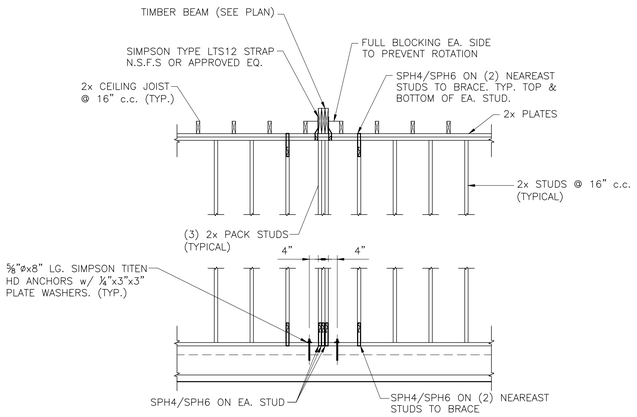
S5.0



TYPICAL BTM PLATE – STUD DETAIL

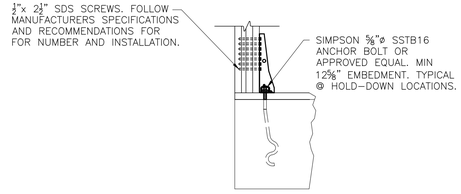
SCALE: NTS

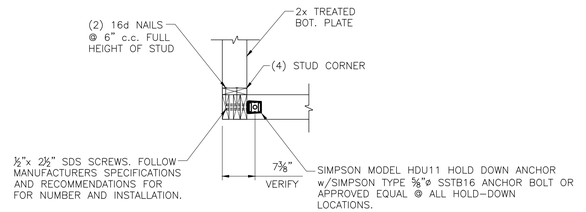
NOTE:
SIMPSON TYPE H2.5A PLATE TIE OR APPROVED EQUAL @ EVERY STUD MAY BE SUBSITUTED FOR SPH CONNECTORS.



TYPICAL ROOF BRACE BEAM HOLD DOWN DETAIL

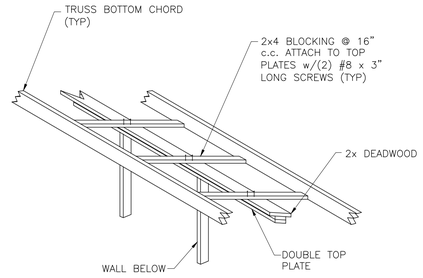
SCALE: 3/8"=1'-0"





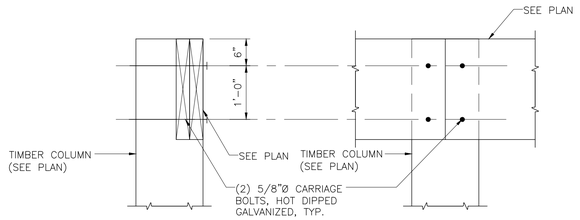
TYPICAL CORNER HOLD DOWN ANCHOR DETAIL

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



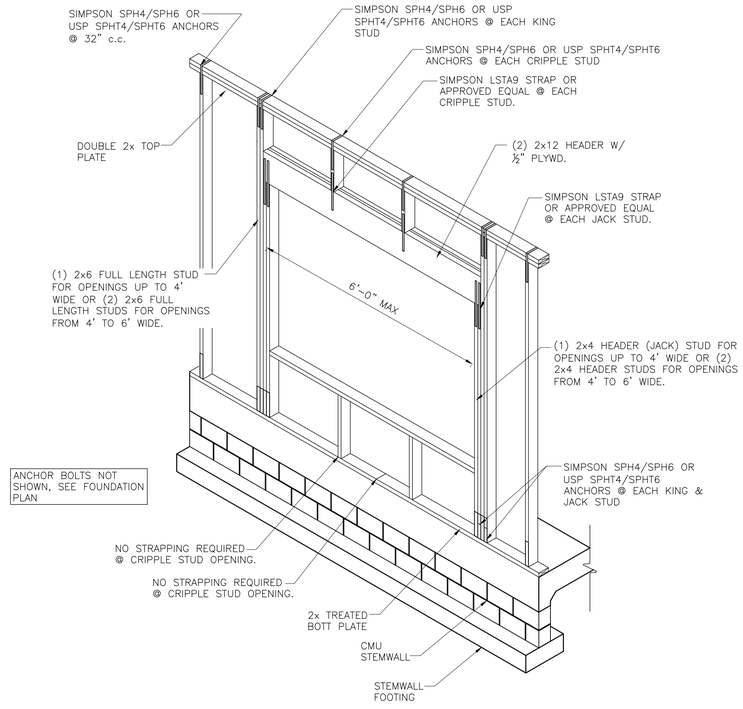
TRUSS TO WALL BLOCKING DETAIL

SCALE: NTS



TYPICAL PORCH BEAM DETAIL

SCALE: 1½"=1'-0"



TYPICAL WINDOW & DOOR DETAIL @ EXTERIOR WALL

SCALE: NTS

NOTE:
AT ALL HEADERED OPENINGS, THE SHEATHING SHALL BE NAILED TO THE HEADER WITH A SINGLE ROW OF NAILS @ 3" c.c. MINIMUM.

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S5.1

FASTENING SCHEDULE – REF: 2021 IBC 2304.9.1 & ASCE 7-16

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3 – 8d COMMON (2½"x0.131") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2 – 8d COMMON (2½"x0.131") 2 – 3"x0.131" NAILS 2 – 3" 14 GAUGE STAPLES	TOENAIL EACH END
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2 – 8d COMMON (2½"x0.131")	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST	3 – 8d COMMON (2½"x0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2 – 16d COMMON (2½"x0.162")	BLIND & FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3½"x0.135") @ 16"o.c. 3"x0.131" NAILS @ 8"o.c. 3" 14 GAUGE STAPLES @ 12"o.c.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	3 – 16d (3½"x0.135") @ 16"o.c. 4 – 3"x0.131" NAILS @ 16"o.c. 4 – 3" 14 GAUGE STAPLES @ 16"o.c.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2 – 16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4 – 8d COMMON (2½"x0.131") 4 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	TOE NAIL
	2 – 16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	END NAIL
9. DOUBLE STUDS	16d COMMON (3½"x0.135") @ 16"o.c. 3"x0.131" NAIL @ 8"o.c. 3" 14 GAUGE STAPLE @ 8"o.c.	TOENAIL EACH END
10. DOUBLE TOP PLATES	16d (3½"x0.135") @ 16"o.c. 3"x0.131" NAILS @ 12"o.c. 3" 14 GAUGE STAPLE @ 12"o.c.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8 – 16d COMMON (3½"x0.162") 12 – 3"x0.131" NAILS 12 – 3" 14 GAUGE STAPLES	BRACED WALL PANELS
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 – 8d COMMON (2½"x0.131") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2½"x0.131") @ 6"o.c. 3"x0.131" NAIL @ 6"o.c. 3" 14 GAUGE STAPLE @ 6"o.c.	TOENAIL
13. TOP PLATES, LAPS & INTERSECTIONS	2 – 16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3½"x0.162")	16"o.c. ALONG EDGE
15. CEILING JOISTS TO PLATE	3 – 8d COMMON (2½"x0.131") 5 – 3"x0.131" NAILS 5 – 3" 14 GAUGE STAPLES	TOENAIL
16. CONTINUOUS HEADER TO STUD	4 – 8d COMMON (2½"x0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 – 16d COMMON (3½"x0.162") MIN. TABLE 2308.10.4.1 4 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 – 16d COMMON (3½"x0.162") MIN. TABLE 2308.10.4.1 4 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3 – 8d COMMON (2½"x0.131") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	TOENAIL

CONNECTION	FASTENING	LOCATION
20. 1" DIAGONAL BRACE TO EACH STUD & PLATE	2 – 8d COMMON (2½"x0.131") 2 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING	3 – 8d COMMON (2½"x0.131")	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3 – 8d COMMON (2½"x0.131")	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (3½"x0.162") 3"x0.131" NAILS 3" 14 GAUGE STAPLES	24"o.c. 16"o.c. 16"o.c.
24. BUILT-UP GIRDER AND BEAMS	20d COMMON (4"x0.192") @ 32"o.c. 3"x0.131" NAIL @ 24"o.c. 3" 14 GAUGE STAPLE @ 24"o.c.	FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES
	2 – 20d COMMON (4"x0.192") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL AT ENDS & AT EACH SPLICE
25. 2" PLANKS	16d COMMON (3½"x0.162")	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3 – 10d COMMON (3"x0.148") 4 – 3"x0.131" NAILS 4 – 3" 14 GAUGE STAPLES	FACE NAIL
27. JACK RAFTER TO HIP	3 – 10d COMMON (3"x0.148") 4 – 3"x0.131" NAILS 4 – 3" 14 GAUGE STAPLES	TOENAIL
	2 – 16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2 – 16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	TOENAIL
	2 – 16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAUGE STAPLES	FACE NAIL
29. JOIST TO BAND JOIST	3 – 16d COMMON (3½"x0.162") 4 – 3"x0.131" NAILS 4 – 3" 14 GAUGE STAPLES	FACE NAIL
30. LEDGER STRIP	3 – 16d COMMON (3½"x0.162") 4 – 3"x0.131" NAILS 4 – 3" 14 GAUGE STAPLES	FACE NAIL @ EACH JOIST
31. WOOD STRUCTURAL PANELS & PARTICLEBOARD SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING) ALL NAILS SHALL BE RING SHANK NAILS – NO STAPLES ALLOWED	½" & LESS: 6d 2⅜"x0.113" NAIL, 1⅜" 16 GAUGE 19/32" TO ¾": 8d OR 6d 2⅜"x0.113" NAIL, 2" 16 GAUGE ⅞" TO 1": 8d 1⅛" TO 1¼": 10d OR 8d	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	¾" & LESS: 6d ⅞" TO 1": 8d 1⅛" TO 1¼": 10d OR 8d	
32. PANEL SIDING (TO FRAMING)	½" OR LESS: 6d ⅝": 8d	
33. FIBERBOARD SHEATHING	½": NO. 11 GAUGE ROOFING NAIL, 6d COMMON NAIL (2"x0.113"), NO. 16 GAUGE STAPLE ⅝": NO. 11 GAUGE ROOFING NAIL, 8d COMMON NAIL (2½"x0.131"), NO. 16 GAUGE STAPLE	
34. INTERIOR PANELING	⅜": 4d ½": 6d	

dakinstreet architects
70 n joachim st | unit c | mobile, al | 36606 | 251.382.8317

ALABAMA
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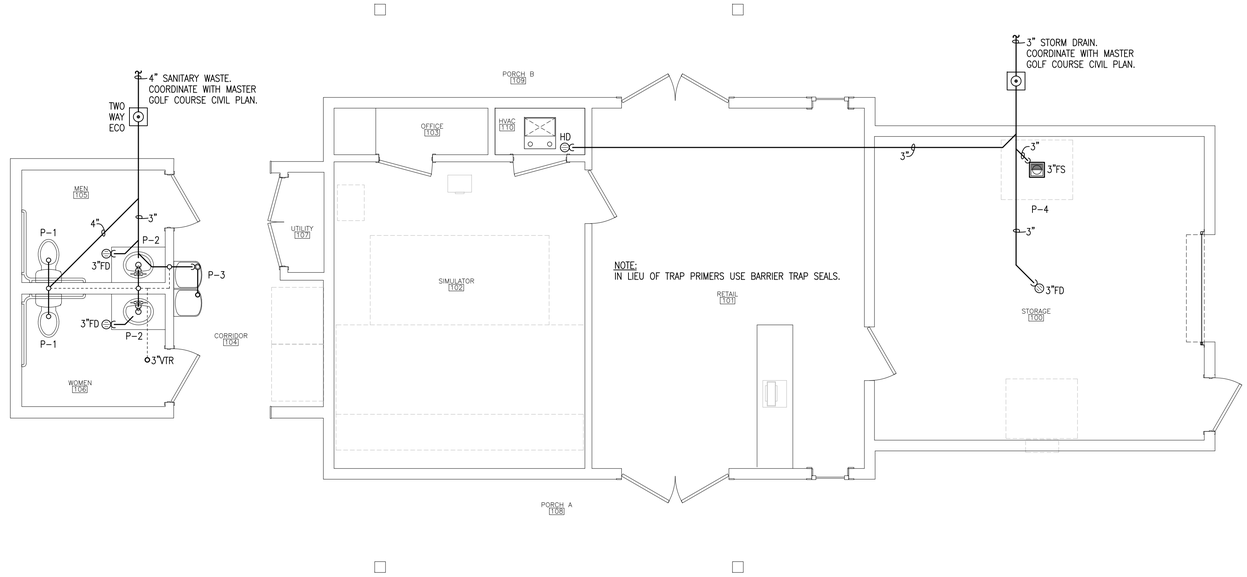
PROFESSIONAL
ENGINEER
11/21/2025
SEAL NOT VALID UNLESS SIGNED

CYPRESS CREEK GOLF COURSE
NEW DRIVING RANGE BUILDING
PROJECT NUMBER MCPI-GC-003n
MOBILE | ALABAMA

ISSUES + REVISIONS
ISSUE FOR BID 11.21.25

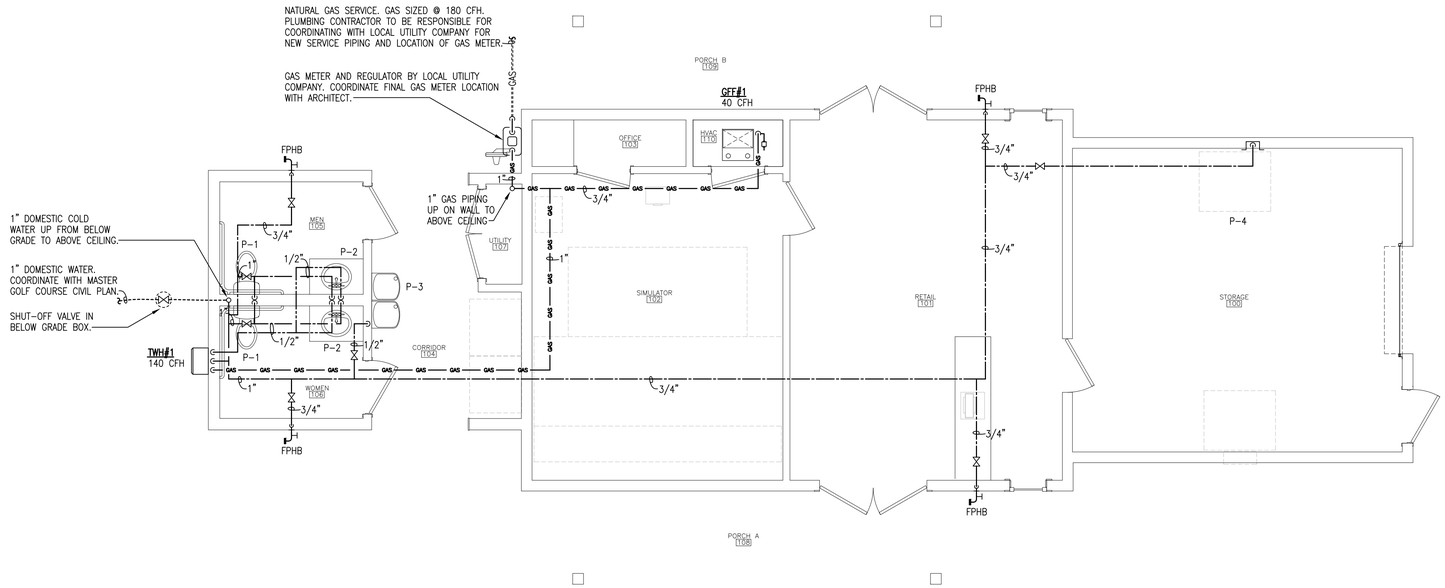
NAILING SCHEDULE

S5.2



1 SANITARY WASTE PLAN

1/4"=1'-0"



2 DOMESTIC WATER PLAN

1/4"=1'-0"

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CONSULTING ENGINEERS // EST. 1988
51 EAST GREGORY STREET
PENSACOLA, FLORIDA 32502
PHONE: (850)434-2661
253 ST. ANTHONY STREET
MOBILE, ALABAMA 36603
PHONE: (251)690-7446

dakinstreetarchitects
70 n joachim st | unit c | mobile, al | 36606 | 251.382.8317

CYPRESS CREEK GOLF COURSE
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PLUMBING PLANS

P1.1

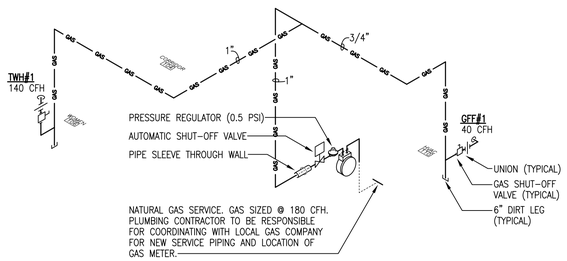
PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	FIXTURE	CONNECTIONS			DESCRIPTION
		WASTE	CW	HW	
P-1	WATER CLOSET (HANDICAPPED)	3"	1/2"	--	17" HIGH ELONGATED BOWL, FLOOR MOUNTED, FLOOR OUTLET, FLUSH TANK TYPE. PROVIDE WHITE OPEN FRONT SEAT LESS COVER AND FLEXIBLE SUPPLY WITH STOP. INSTALL PER ADA REQUIREMENTS.
P-2	LAVATORY (HANDICAPPED)	1 1/2"	1/2"	1/2"	20" OVAL, SELF RIMMING COUNTER MOUNTED VITREOUS CHINA. PROVIDE WITH SINGLE FAUCET, GRID WASTE, 17 GA P-TRAP, FLEXIBLE SUPPLIES WITH STOPS, TRAP INSULATION KIT, AND ASSE 1070 UNDER COUNTER POINT OF USE THERMAL MIXING VALVE. INSTALL PER ADA REQUIREMENTS.
P-3	WATER COOLER (HANDICAPPED)	1 1/2"	1/2"	--	VANDAL RESISTANT, DUAL HEIGHT, FREEZE RESISTANT, BARRIER FREE, WALL MOUNTED TYPE WITH ROUGH BRASS STOPS, 17 GA. P-TRAP, AND WALL HANGER. INSTALL PER ADA REQUIREMENTS.
P-4	BALL WASHER	3"	3/4"	--	PROVIDED BY OTHERS. COORDINATE WITH OWNER/ARCHITECT PRIOR TO INSTALLATION.

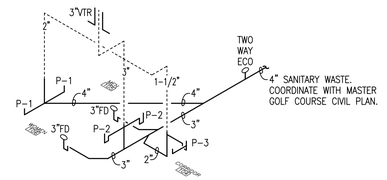
NOTE: FIXTURES SHALL BE WHITE AND FAUCETS SHALL BE POLISHED CHROME UNLESS OTHERWISE INDICATED. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. ALL HANDICAPPED FIXTURES SHALL BE ADA COMPLIANT AND INSTALLED PER ADA REQUIREMENTS. REFERENCE ARCHITECTURAL PLANS FOR INSTALLATION HEIGHTS. ALL DOMESTIC WATER PIPING ABOVE THE SLAB SHALL BE INSULATED INCLUDING PIPING INSIDE WALLS. PIPING SHALL NOT BE INSTALLED IN A MANNER IN WHICH CONTACT WITH MASONRY PRODUCTS IS ALLOWED.

TANKLESS WATER HEATER SCHEDULE

MARK TWH#	MINIMUM GAS INPUT BTU/HR	MAXIMUM GAS INPUT BTU/HR	GPM @ 35° RISE	ELECTRICAL DATA			REMARKS
				VOLTS	Hz	PHASE	
1	10,400	140,000	0.4 - 9.8	120	60	1	EQUAL TO RINNAI RE140e WITH INTEGRATED CONTROLLER. PROVIDE RINNAI WATER/GAS PIPE COVER. COORDINATE CONTROLLER LOCATION WITH OWNER. SET FOR 120° TEMPERATURE.



NATURAL GAS RISER
NOT TO SCALE

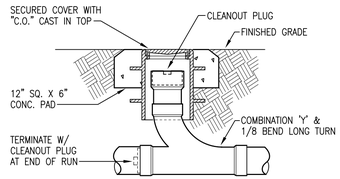


NOTE:
IN LIEU OF TRAP PRIMERS USE BARRIER TRAP SEALS.

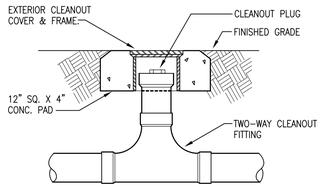
SANITARY WASTE RISER
NOT TO SCALE

PLUMBING LEGEND

CFH	CUBIC FEET PER HOUR
CW	COLD WATER
ECO	EXTERIOR CLEANOUT
FD	FLOOR DRAIN
FPHB	FREEZE PROOF HOSE BIBB
FS	FLOOR SINK
HD	HUB DRAIN
HW	HOT WATER
SD	STORM DRAIN
TWH	TANKLESS WATER HEATER
VTR	VENT THRU ROOF
——	COLD WATER PIPING
GAS GAS	GAS PIPING
——	HOT WATER PIPING
——	WASTE PIPING
----------	VENT PIPING
——	BALL VALVE
	P-TRAP
	VENT THRU ROOF



EXTERIOR CLEANOUT DETAIL
NOT TO SCALE



TWO-WAY CLEANOUT DETAIL
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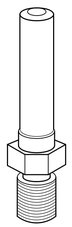
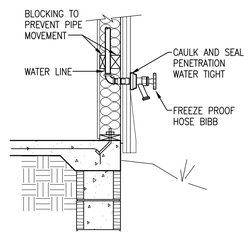


AIR PRELOAD PSI	FIXTURE UNITS	P.D.I. SYMBOL
60	1-11	A
60	12-32	B
60	33-60	C

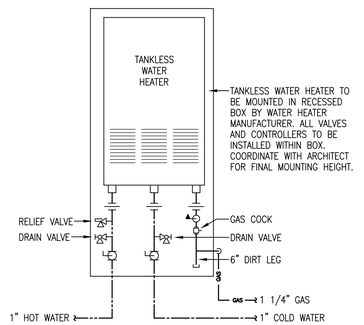
NOTE: WATER HAMMER ARRESTORS TO BE LOCATED ABOVE ELEVATION OF CEILING AND BE ACCESSIBLE THROUGH CEILING TILE. IN AREAS WITHOUT CEILING ACCESS, PROVIDE 12"x12" ACCESS PANELS. ACCESS PANEL LOCATIONS TO BE COORDINATED WITH ARCHITECT AND APPROVED BY OWNER PRIOR TO INSTALLATION.

WATER HAMMER DETAIL
NOT TO SCALE



REFERENCE WALL SECTION PER ARCHITECTURAL DRAWINGS

FREEZE PROOF HOSE BIBB DETAIL
NOT TO SCALE



GAS FIRED TANKLESS WATER HEATER DETAIL
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CONSULTING ENGINEERS // EST. 1988
51 EAST GREGORY STREET
PENSACOLA, FLORIDA 32502
PHONE: (850)434-2661
253 ST. ANTHONY STREET
MOBILE, ALABAMA 36603
PHONE: (251)690-7446

dakinstreet architects
70 n joachim st | unit c | mobile, al | 36606 | 251.382.8317

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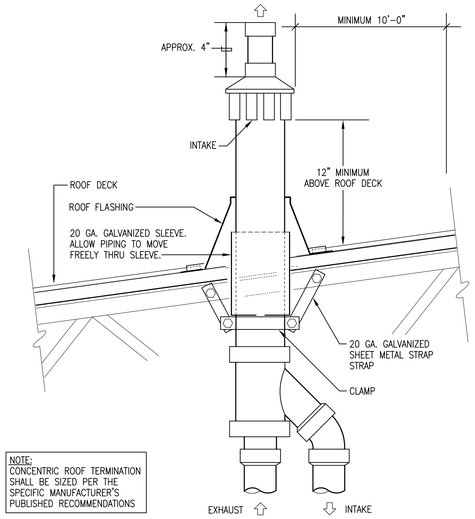
PLUMBING LEGEND, SCHEDULES, DETAILS, AND RISERS

P2.1



CONCENTRIC ROOF TERMINATION DETAIL

NOT TO SCALE

GAS-FIRED FURNACE SCHEDULE

MARK GFF	TOTAL CFM	OA CFM	ESP	FAN MOTOR HP	MIN. CFH INPUT	MIN. % AFUE	BTU/HR OUTPUT	FLUE SIZE	FUEL	TYPE FURNACE	FILTER TYPE EFF	ELECTRICAL DATA					REMARKS
												VOLTS	Hz	PHASE	MCA	MOP	
1	700	70	0.7"	1/3	40	90	32,000	2"ø	NATURAL GAS	1 STAGE	30%	120	60	1	6.7	15	1 2 3

NOTE:
1. PROVIDE MOTORIZED DAMPER IN THE OUTDOOR AIR DUCT. DAMPER SHALL BE CLOSED DURING UNOCCUPIED HOURS AND OPEN DURING OCCUPIED HOURS.
2. PROVIDE DIRECT VENT FURNACE WITH CONCENTRIC TERMINATION KIT.
3. BASIS OF DESIGN – TRANE S8X1.

CONDENSING UNIT SCHEDULE

MARK CDU#	COOLING CAPACITY @ ARI STANDARD CONDITIONS					MIN. SEER	COMPR. RLA	OUTDOOR FAN FLA	ELECTRICAL DATA					REMARKS
	EDB °F	EWB °F	AMBIENT °F	TOTAL BTU/HR	SENSIBLE BTU/HR				VOLTS	Hz	PHASE	MCA	MOP	
1	80	67	95	24,000	18,500	14.0	8.3	0.7	240	60	1	18	30	1

NOTE:
1. BASIS OF DESIGN – TRANE 4TTR.

EVAPORATOR COIL SCHEDULE

MARK CC#	TOTAL CFM	COOLING CAPACITY @ ARI STANDARD CONDITIONS					MAX. RESIST. IN. W.G.	COIL TYPE	REFRIGERATION CLASSIFICATION	REMARKS
		EDB °F	EWB °F	AMBIENT °F	TOTAL BTU/HR	SENSIBLE BTU/HR				
1	700	80	67	95	24,000	18,500	0.2	A	GROUP A1	1

NOTE:
1. BASIS OF DESIGN – TRANE 4PX.

EXHAUST FAN SCHEDULE

MARK EF#	TOTAL CFM	TSP IN WC	MAX RPM	TYPE DRIVE	TYPE FAN	INTERLOCK WITH	MOTOR HP/WATTS	MAX SONES	ELECTRICAL DATA			REMARKS
									VOLTS	Hz	PHASE	
1	70	0.5	1050	DIRECT	CEILING MOUNTED	LIGHT SWITCH	30 W	2.0	120	60	1	1 2 3 4 5
2	70	0.5	1050	DIRECT	CEILING MOUNTED	LIGHT SWITCH	30 W	2.0	120	60	1	1 2 3 4 5
3	70	0.5	1050	DIRECT	CEILING MOUNTED	LIGHT SWITCH	30 W	2.0	120	60	1	1 2 3 4 5

NOTES:
1. PROVIDE WITH FAN SPEED CONTROLLER.
2. PROVIDE WITH ALUMINUM GRILLE.
3. PROVIDE WITH ROUND TO RECTANGULAR TRANSISTION.
4. PROVIDE WITH INTEGRAL DISCONNECT.
5. PROVIDE WITH THERMAL OVERLOAD.

AIR DEVICE SCHEDULE

MARK	CFM	MAX. NC	AIR DEVICE SIZE	DUCT CONNECTION SIZE	REMARKS (TYPE)
50	50	25	6"x6"	6"ø	CD
65	65	25	6"x6"	6"ø	CD
90	90	25	9"x6"	7"ø	CD
110	110	25	9"x6"	7"ø	CD

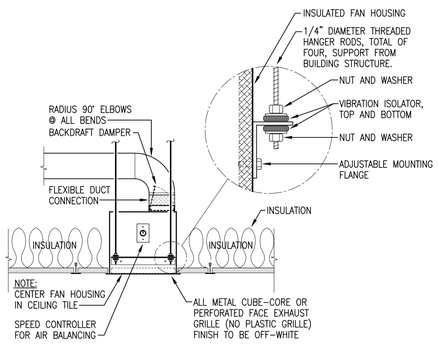
NOTES:
1. PROVIDE 24"x24" PANEL FOR ALL AIR DEVICES IN LAY-IN CEILING.
2. PROVIDE DUCT CONNECTION SIZE SHOWN UNLESS OTHERWISE NOTED ON PLANS.
3. AIR DEVICE SIZES SHOWN ON PLANS TAKE PRECEDENCE OVER THIS SCHEDULE.

MECHANICAL LEGEND

AHU	AIR HANDLING UNIT
CC	COILING COIL
CD	CEILING DIFFUSER
CDU	CONDENSING UNIT
CFM	CUBIC FEET PER MINUTE
EF	EXHAUST FAN
GFF	GAS FIRED FURNACE
OA	OUTDOOR AIR
RA	RETURN AIR
SA	SUPPLY AIR
	CEILING DIFFUSER WITH THROW INDICATION
	EXHAUST/RETURN AIR DEVICE
	FLEXIBLE DUCT
W X H	DUCTWORK (DIMENSIONS: WIDTH X HEIGHT)
W X H	FLEX DUCT TAKE-OFF WITH AIR-SCOOP, SPIN-IN TAP AND BALANCING DAMPER
	ELBOW WITH TURNING VANES
	45° SHOE-FITTING TAKE-OFF
	DUCT CONNECTION OVER AIR DEVICE
	RETURN AIR DUCT IN SECTION
	SUPPLY AIR DUCT IN SECTION
M	MOTORIZED DAMPER
1 #	THERMOSTAT WITH EQUIPMENT # SERVED MOUNT 48" A.F.F.
	MANUAL VOLUME DAMPER (MVD)

HVAC KEYNOTES

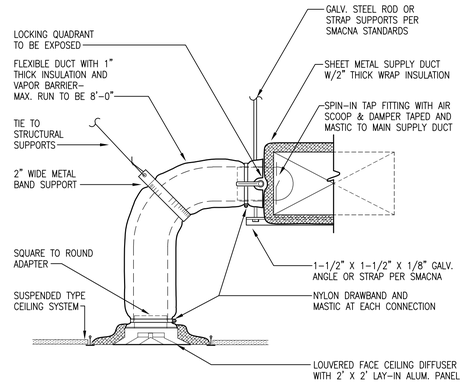
1. EVAPORATOR SECTION OF SPLIT SYSTEM AIR CONDITIONING UNIT WITH GAS FURNACE TO BE MOUNTED ON RETURN AIR PLENUM CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. LINE INTERIOR OF PLENUM WITH 1.5 INCH THICK DUCT BOARD. FURNACE SHALL BE HIGH EFFICIENCY WITH DISCHARGE FLUE. INCLUDE A CONDENSATE DRAIN ROUTED FROM UNIT FULL SIZE OF OPENING WITH P-TRAP TO DISCHARGE INTO HUB DRAIN. INSTALL A FLOAT SWITCH IN P-TRAP OF CONDENSATE DRAIN LINE TO AUTOMATICALLY SHUT DOWN UNIT AS SYSTEM FLOODS. MECHANICAL CONTRACTOR TO COORDINATE FINAL POSITION OF HUB DRAIN WITH PLUMBING CONTRACTOR. ENTIRE LENGTH OF CONDENSATE DRAIN LINE TO BE INSULATED. SUPPORT DRAIN PIPING EVERY 48 INCHES WITH UNISTRUT TYPE PIPE SUPPORT SYSTEM. ALL COMPONENTS INSIDE OF RETURN AIR PLENUM TO BE NON-COMBUSTIBLE.
2. CONCENTRIC DISCHARGE FLUE SHALL BE COMBINATION TYPE WITH COMBUSTIBLE GAS DISCHARGE AND OUTDOOR COMBUSTION AIR INTAKE. FLUE SHALL BE ROUTED THROUGH ROOF AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
3. SUPPLY AIR DUCT SHALL BE ROUTED UP FROM EVAPORATOR SECTION FULL SIZE OF OPENING WITH TRANSITION TO INDICATED DUCT SIZE. ROUTE DUCT ABOVE CEILING GENERALLY AS INDICATED WITH OFFSETS TO AVOID OBSTRUCTIONS. EXTEND BRANCH DUCT FOR CONNECTION OF AIR DEVICES. INCLUDE A MANUAL VOLUME DAMPER IN EACH BRANCH DUCT AND BALANCE TO INDICATED AIR FLOW.
4. RETURN AIR REGISTER TO BE INSTALLED BENEATH MECHANICAL CLOSET DOOR INTO RETURN AIR PLENUM. INCLUDE A FULL SIZE SLEEVE BEHIND REGISTER FOR INSTALLATION OF A MANUAL VOLUME DAMPER. BALANCE DAMPER TO INDICATED AIR FLOW IN COORDINATION WITH SCHEDULED OUTDOOR VENTILATION AIR FLOW.
5. RETURN AIR REGISTER TO BE INSTALLED LOW ON WALL INTO PLENUM ON SAME ELEVATION AS RETURN AIR REGISTER BENEATH DOOR PER KEYNOTE #4. INCLUDE SLEEVE WITH DAMPER BEHIND REGISTER AND BALANCE TO INDICATED AIR FLOW.
6. OUTDOOR AIR VENTILATION DUCTWORK TO BE EXTENDED UP FROM RETURN AIR PLENUM TO ABOVE CEILING AND OVER FOR CONNECTION TO OUTDOOR AIR INTAKE LOUVER. INCLUDE A MOTORIZED DAMPER AND MANUAL VOLUME AIR DAMPER IN VERTICAL RISE OF DUCT. BALANCE MANUAL VOLUME DAMPER TO SCHEDULED AIR FLOW. INTERLOCK MOTORIZED DAMPER WITH TEMPERATURE CONTROLLER TO BE OPEN DURING OCCUPIED HOURS AND CLOSED OTHERWISE.
7. WALL MOUNTED OUTDOOR AIR INTAKE LOUVER TO BE WEATHERPROOF AND HURRICANE RATED. PROVIDE LOUVER WITH FULL SIZE PLENUM FOR CONNECTION OF OUTDOOR AIR DUCTWORK. COORDINATE FINAL POSITION OF LOUVER WITH ARCHITECTURAL DRAWINGS. LOUVER SIZE SHALL BE AS INDICATED ON DRAWINGS.
8. WALL MOUNTED EXHAUST AIR DISCHARGE LOUVER TO BE WEATHERPROOF AND HURRICANE RATED. LOUVER INSTALLATION SHALL DUPLICATED INSTALLATION AS PER KEYNOTE #7.
9. TEMPERATURE CONTROLLER SHALL BE SET POINT ADJUSTABLE, SEVEN DAY PROGRAMMABLE WITH DIGITAL DISPLAY, OCCUPIED/UNOCCUPIED MODES, AUTOMATIC CHANGE OVER AND BATTERY BACK-UP. PROVIDE AUXILIARY CONTACTS WITH CONTROLLER FOR OPERATION OF MOTORIZED OUTDOOR AIR INTAKE DAMPER. CENTER OF CONTROLLER SHALL BE 54 INCHES ABOVE FINISHED FLOOR.
10. CEILING MOUNTED EXHAUST FAN WITH DISCHARGE DUCTWORK ROUTED FOR CONNECTION TO WALL MOUNTED AIR LOUVER. ROUTE DUCT GENERALLY AS INDICATED. PROVIDE FULL SIZE PLENUM BEHIND LOUVER FOR CONNECTION OF EXHAUST DUCT.
11. OUTDOOR CONDENSING UNIT MOUNTED ON 4 INCH THICK CONCRETE PAD. PAD SHALL BE 4 INCHES LARGER THAN UNIT IN ALL DIRECTIONS. SECURE UNIT TO PAD AT EACH CORNER. EXTEND REFRIGERANT PIPING FROM UNIT ABOVE GRADE TO PENETRATE TO INTERIOR OF EXTERIOR WALL TO TURN UP TO ABOVE CEILING. ROUTE PIPING OVER TO ABOVE MECHANICAL CLOSET AND TURN DOWN FOR CONNECTION TO AIR HANDLING UNIT. SUPPORT PIPING IN VERTICAL AND HORIZONTAL POSITIONS EVERY 48 INCHES.



NOTE: SUPPORT RODS TO ROOF STRUCTURE – DO NOT SUPPORT FAN WITH CEILING SYSTEM

TYPICAL EXHAUST FAN DETAIL

NOT TO SCALE



TYPICAL CEILING DIFFUSER DETAIL

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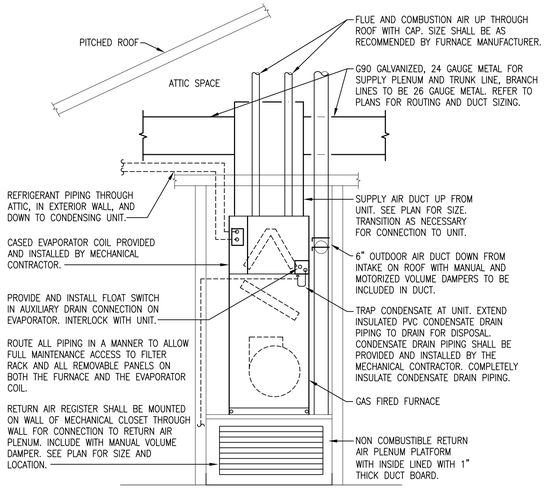
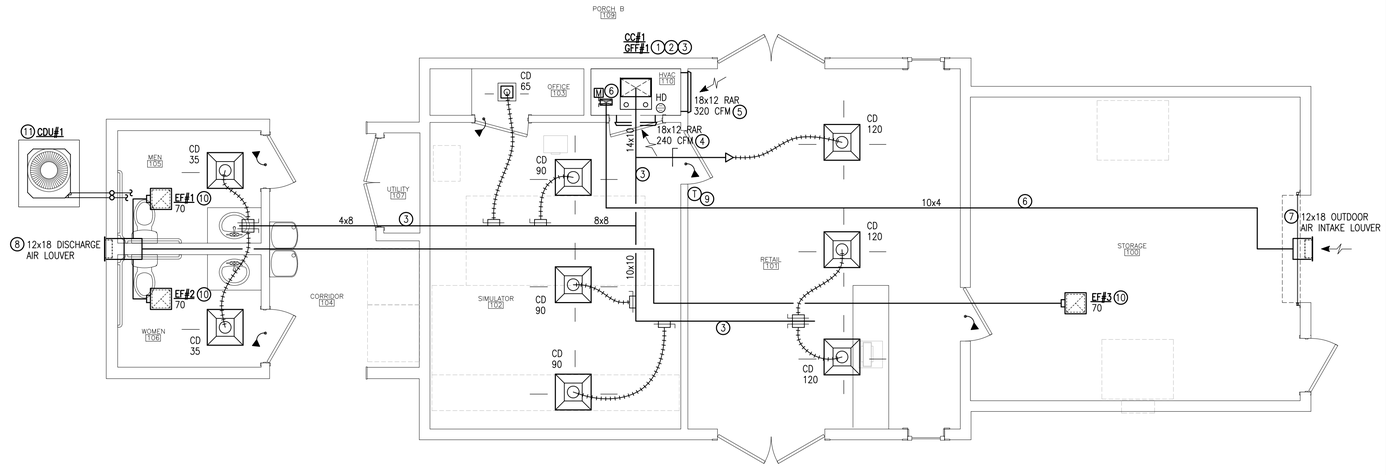


FURNACE/COIL SCHEMATIC DETAIL

NOT TO SCALE



1 HVAC PLAN

1/4"=1'-0"

H.M. YONGE & ASSOCIATES, INC.
CONSULTING ENGINEERS // EST. 1988
51 EAST GREGORY STREET
PENSACOLA, FLORIDA 32502
PHONE: (850)434-2661
253 ST. ANTHONY STREET
MOBILE, ALABAMA 36603
PHONE: (251)690-7446

dakinstreet architects
70 n joachim st | unit c | mobile, al | 36606 | 251.382.8317

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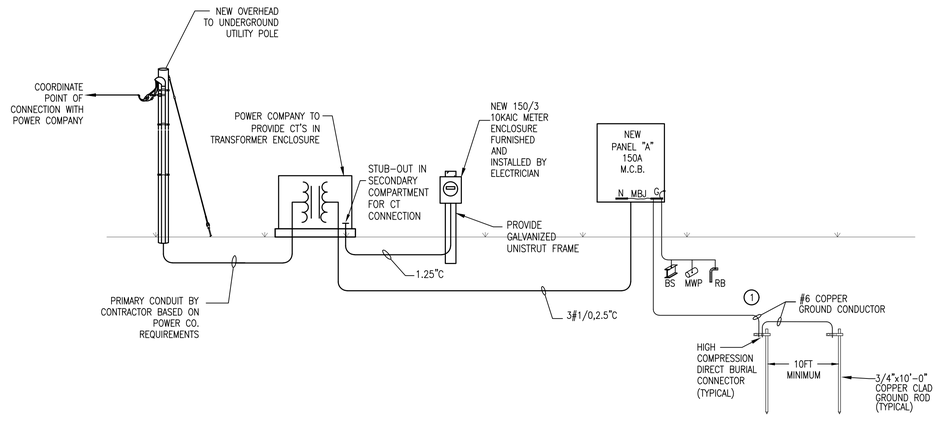
HVAC PLANS

M1.1

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
	LED LIGHTING FIXTURE. LETTER(S) DENOTE TYPE – SEE LIGHTING FIXTURE SCHEDULE.
	LED LIGHTING FIXTURE WITH BATTERY PACK.
	COMPACT LED LIGHTING FIXTURE. LETTER(S) DENOTE TYPE – SEE LIGHTING FIXTURE SCHEDULE.
	"LED" EXIT LIGHT WITH GTD. DARKENED QUADRANTS INDICATE ILLUMINATED FACES, ARROWS AS INDICATED. LETTER(S) DENOTE TYPE – SEE LIGHTING FIXTURE SCHEDULE.
PC	PHOTOELECTRIC CELL.
	PANELBOARD – SEE RESPECTIVE PANELBOARD SCHEDULE.
A–1,3,5	BRANCH CIRCUIT CONDUIT RUN CONCEALED IN WALL OR ABOVE CEILING. ARROWS INDICATE CIRCUITS HOMERUNS, HASHMARKS INDICATE NUMBER OF CONDUCTORS; ABSENCE OF HASHMARKS INDICATES TWO CONDUCTORS PLUS GROUND. GROUND CONDUCTORS ARE NOT INDICATED BUT SHALL BE RUN. "A" DENOTES PANELBOARD SERVING CIRCUITS, "1,3,5" INDICATES CIRCUIT BREAKER SPACES IN PANELBOARD. SEE RESPECTIVE PANEL CIRCUIT SCHEDULE. MINIMUM CONDUCTOR SIZE = #12 AWG.
	HEAVY DUTY SAFETY SWITCH – SIZE AND TYPE AS NOTED. TOP OF SWITCH 6'–6" A.F.F. MAX. PROVIDE PHENOLIC LABEL.
	FUSED HEAVY DUTY SAFETY SWITCH – FUSE SIZE SHALL BE COORDINATED WITH EQUIPMENT BEING PROVIDED.
	ELECTRIC MOTOR – SEE RESPECTIVE EQUIPMENT SCHEDULE.
$	20 AMP, 120/277 VAC SINGLE POLE TOGGLE SWITCH – FLUSH WALL MOUNTED 48" A.F.F. UNLESS NOTED OTHERWISE. SUBSCRIPT INDICATES AS FOLLOWS: 3 – 20 AMP, 120/277 VAC THREE WAY TOGGLE SWITCH 4 – 20 AMP, 120/277 VAC FOUR WAY TOGGLE SWITCH. D – 900 WATT SLIDE DIMMER WITH PRESET, LIGHTED. M – FRACTIONAL HP SWITCH 30 AMP EQUAL TO HUBBELL HBL7832D OR HBL7810D, AS REQUIRED. PROVIDE PHENOLIC LABEL. DT – DUAL TECHNOLOGY MOTION SENSOR WALL SWITCH. WATTSTOPPER DW–100. TIME DELAY DURATION SHALL BE 20 MINUTES MAXIMUM. PROGRAM FOR "MANUAL ON".
WP	INDICATES WIRING DEVICE WITH WEATHER – PROOF COVER PLATE.
C	INDICATES DEVICE FLUSH MOUNTED HORIZONTALLY 42" AFF OR 6" ABOVE COUNTERTOP OR IN BACKSPLASH. VERIFY COUNTER HEIGHT PRIOR TO ROUGH–IN.
IC	INDICATES DEVICE MOUNTED IN COUNTERTOP OR CASEWORK. VERIFY LOCATION WITH ARCHITECT PRIOR TO ROUGH–IN.
	20 AMP, 125 VAC, 2–POLE, 3–WIRE, GROUNDING TYPE, DUPLEX RECEPTACLE. FLUSH WALL MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE.
	20 AMP, 125 VAC, 2–POLE, 3–WIRE, GROUNDING TYPE, QUADRAPLEX RECEPTACLE. FLUSH WALL 18" A.F.F. UNLESS NOTED OTHERWISE.
	20 AMP, 125 VAC, 2–POLE, 3–WIRE, GROUND FAULT CIRCUIT INTERRUPTED TYPE DUPLEX RECEPTACLE FLUSH WALL–MOUNTED 18" A.F.F. UNLESS NOTED OTHERWISE.
	INSTALL OUTLET TO MATCH PLUG ON EQUIPMENT.
P	POWER RELAY TO INTERLOCK WITH 120V LIGHTS AND/OR MECHANICAL EQUIPMENT. COORDINATE VOLTAGE REQUIREMENTS WITH THE MECHANICAL CONTRACTOR FOR MECHANICAL EQUIPMENT INTERLOCKS.
	DUPLEX VOICE/DATA OUTLET IN A 4" SQUARE BOX WITH 2 GANG EXTENSION RING. DEVICE MOUNTED 18" AFF UNLESS NOTED OTHERWISE. PROVIDE 2 RJ 45 JACKS FOR TELEPHONE AND DATA OUTLETS. PROVIDE 3/4" CONDUIT WITH PULL STRING FROM DATA BACKBOX TO DATA BACKBOARD. STUB CONDUIT 6" BELOW TOP OF BACKBOARD. PROVIDE CONDUIT BUSHINGS. PROVIDE 2–RUNS OF CAT 6 TO TELEPHONE AND DATA BACKBOARD.
	DUPLEX DATA OUTLET IN A 4" SQUARE BOX WITH 2 GANG EXTENSION RING. DEVICE MOUNTED 18" AFF UNLESS NOTED OTHERWISE. PROVIDE 1 RJ 45 JACK DATA OUTLET. PROVIDE 3/4" CONDUIT WITH PULL STRING FROM DATA BACKBOX TO DATA BACKBOARD. STUB CONDUIT 6" BELOW TOP OF BACKBOARD. PROVIDE CONDUIT BUSHINGS. PROVIDE 1–RUN OF CAT 6 TO TELEPHONE AND DATA BACKBOARD.
	DUAL TECHNOLOGY CEILING–MOUNTED OCCUPANCY SENSOR, WATTSTOPPER DT–200. SEE LIGHTING CONTROL WIRING DIAGRAM FOR ADDITIONAL INFORMATION. MOUNT AT LOCATION AS INDICTED ON PLANS.
PP	POWER SWITCH RELAY.
	DUAL TECHNOLOGY WALL MOUNTED OCCUPANCY SENSOR, WATTSTOPPER DT–200. SEE LIGHTING CONTROL WIRING DIAGRAM FOR ADDITIONAL INFORMATION. MOUNT AT LOCATION AS INDICTED ON PLANS. PROGRAM SUCH THAT BOTH TECHNOLOGIES ARE REQUIRED TO TRIGGER LIGHTS "ON" AND EITHER TECHNOLOGY SHALL "HOLD" LIGHTS "ON". TIME DELAY DURATION SHALL BE 20 MINUTES MAXIMUM. SEE MANUFACTURERS INSTRUCTIONS FOR APPROPRIATE DIP SWITCH SETTINGS. DEVICE SHALL BE AIMED AS NECESSARY TO OPTIMIZE MOTION DETECTION AT DOOR THRESHOLD. SEE PLANS FOR SENSOR LOCATIONS THAT ARE "MANUAL ON" ONLY.



1 ELECTRICAL SINGLE LINE DIAGRAM

SINGLE LINE DIAGRAM KEYNOTES:

1. GROUNDING ELECTRODE SYSTEM SHALL BE IN ACCORDANCE WITH NEC 2020 ARTICLE 250.

H.M. YONGE & ASSOCIATES, INC.
CONSULTING ENGINEERS // EST. 1988
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MOBILE, ALABAMA 36603
PHONE: (251)690–7446

dakinstreetarchitects
70 n joachim st | unit c | mobile, al | 36606 | 251.382.8317

ARUN THOMAS
No. 34407
PROFESSIONAL ENGINEER
ALABAMA
11/21/25

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ELECTRICAL LEGEND, RISER DIAGRAM

E0.1

ELECTRICAL SPECIFICATIONS

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

A. The General and/or Special Conditions Sections are a part of this specification and the Contractor shall consult them in detail for instructions pertaining to this work. Section 16 is sub–divided for convenience only.

1.02 SCOPE

A. Furnishing of all labor, material, equipment, supplies, and services necessary to construct and install the complete electrical systems as shown on the drawings and specified herein. Work shall include but is not necessarily limited to the following items:

Service
Grounding
Interior Distribution/Branch Circuits
Lighting
Equipment Connections
Voice/Data Systems Raceways, Boxes, and Wiring

1.03 JOB CONDITIONS

A. Site Inspections: Before submitting proposals, each bidder should visit the site and should become familiar with all job conditions and shall be fully informed as to the extent of the work. No consideration will be given after bid opening date for alleged misunderstanding as to requirements of materials to be furnished, or as to the extent of demolition required.

B. Existing Conditions: All utilities, existing systems, and conditions shown on the plans as existing are approximate, and the Contractor shall verify before any work is started.

1.04 TEMPORARY POWER

A. Furnish and maintain temporary wiring system for light and power for use during construction by all trades. Use solidly grounded system. Limit over–current protection to 20 amperes on No. 12 conductors. Pay for all charges incurred while furnishing power for construction. Verify whether charges for electrical power consumption are specified in Division One; if so, payment of bills for power consumption are not included under this section.

B. Accidental Interruptions: All excavation and/or remodeling work required shall be performed with care so as not to interrupt other existing services (water, gas, electrical, sewer, sprinklers, etc.). If accidental utility interruption resulting from work performed by the Contractor occurs, service shall be immediately restored to its original condition without delay, by and at the expense of the Contractor, using skilled workmen of the trade required.

1.05 CODES, PERMITS AND INSPECTIONS

A. The installation shall comply with all local, state, and federal laws and ordinances applicable to electrical installation and with the regulations of the latest published edition of the National Electrical Code (N.E.C.) where such regulations do not conflict with those laws and ordinances. The Contractor shall obtain and pay for all permits and inspection fees, and after completion of the work, shall furnish the Architect a certificate of final inspection and approval from the applicable local inspection authorities. Any charges by a utility for providing service as shown shall be included in the bid and paid by the Contractor.

1.07 STANDARDS OF MATERIALS AND WORKMANSHIP

A. Materials: All materials shall be new and shall be listed and approved by the Underwriters' Laboratories, Inc., in every case where a standard has been established for a particular type of material in question. All work shall be executed in a workmanlike manner and shall present a neat appearance.

1.08 GROUNDING

A. Provide grounding and bonding systems in strict accordance with the latest published edition of N.E.C., except where more stringent requirements are specified herein. Inter–connection of neutral and ground is not permitted except at service entrance equipment. Install grounding conductors to permit shortest and most direct path to ground. Concealed joints shall be made by Cadweld method. Where grounding conductors are in raceway, bond conductor and raceway at both ends. Grounding and bonding fittings used shall be UL listed and be compatible with metals used in system. Sheet metal type strap are not acceptable.

B. A green insulated ground conductor shall be run in all branch circuit and feeder conduit with phase and/or neutral conductors. Ground conductor shall be sized per NEC or as noted on drawings. Minimum size #12 AWG. Conduit box to device strap or yoke screw connection is not sufficient. Provide an insulated grounding jumper for receptacle circuits.

PART 2 – PRODUCTS

2.01 PANELBOARDS

A. General:

1. The Contractor shall furnish and install the panelboards as specified and as shown on the contract drawings.

2. The panelboards and all components shall be designed, manufactured and tested in accordance with the latest applicable standards of NEMA and UL as follows:

a. UL 67 –– Panelboards
b. UL 50 –– Cabinets and boxes
c. NEMA PB1
d. Fed. Spec. W–P–115C
e. Circuit breaker –– Type I class I

3. The manufacturer of the panelboard shall be the manufacturer of the major components within the assembly, including circuit breakers and fusible switches.

B. Ratings: Panelboards shall be fully rated to the short–circuit rating indicated on the drawings.

C. Construction:

1. Interiors shall be completely factory assembled devices. They shall be designed such that switching and protective devices can be replaced without disturbing adjacent units and without removing the main bus connectors.

2. Trims for lighting and appliance panelboards shall be supplied with a hinged door over all circuit breaker handles. Doors in panelboard trims shall not uncover any live parts. Doors shall have a semiflush cylinder lock and catch assembly. Doors over 48 inches in height shall have auxiliary fasteners.

3. Distribution panelboard trims shall cover all live parts. Switching device handles shall be accessible.

4. Surface trims shall be same height and width as box. Flush trims shall overlap the box by 3/4 of an inch on all sides.

5. A directory card with a clear plastic cover shall be supplied and mounted on the inside of each door.

6. All locks shall be keyed alike.

D. Bus:

1. Main bus bars shall be plated copper sized in accordance with UL standards to limit temperature rise on any current carrying part to a maximum of 65 degrees C above an ambient of 40 degrees C maximum.

2. A bolted ground bus shall be included in all panels.

3. Full–size (100%–rated) insulated neutral bars shall be included for panelboards shown with neutral. Bus bar taps for panels with single–pole branches shall be arranged for sequence phasing of the branch circuit devices. Neutral busing shall have a suitable lug for each outgoing feeder requiring a neutral connection.

E. Circuit Breakers:

1. Molded case circuit breakers shall provide circuit overcurrent protection with inverse time and instantaneous tripping characteristics and shall be Cutler–Hammer type Westinghouse Series C or approved equal. Ground fault protection shall be provided where indicated.

2. Circuit breakers shall be operated by a toggle–type handle and shall have a quick–make, quick–break over–center switching mechanism that is mechanically trip–free. Automatic tripping of the breaker shall be clearly indicated by the handle position. Contacts shall be nonwelding silver alloy and arc extinction shall be accomplished by means of arc chutes. A push–to–trip button on the front of the circuit breaker shall provide a local manual means to exercise the trip mechanism.

3. Provide shunt trips, bell alarms, and auxiliary switches as shown on the contract drawings.

F. Enclosure shall be at least 20 inches wide made from galvanized steel. Provide minimum gutter space in accordance with the National Electric Code. Where feeder cables supplying the mains of a panel are carried through its box to supply other electrical equipment, the box shall be sized to include the additional required wiring space. At least four interior mounting studs with adjustable nuts shall be provided. Enclosures shall be provided with blank ends.

G. Nameplates – Provide an engraved nameplate for each panel section.

H. Finish – Surfaces of the trim assembly shall be properly cleaned, primed, and a finish coat of gray ANSI 61 paint applied.

2.02 SAFETY SWITCHES

A. General – The Contractor shall furnish and install the low–voltage fused and non–fused switches as specified herein and as shown on the contract drawings.

B. Provide heavy duty switches as shown on drawings, with the following ratings:

1. 30 to 1200 amperes
2. 250 volts AC, DC; 600 volts AC (30A to 200A 600 volts DC)
3. 2, 3, 4, and 6 poles
4. Fusible and non–fusible
5. Copper/aluminum standard mechanical lugs.

C. Construction – Switch blades and jaws shall be plated copper. Switches shall have a handle that is easily padlockable in the OFF position. Switches shall have defeatable door interlocks that prevent the door from opening when the handle is in the ON position. Switch assembly and operating handle shall be an integral part of the enclosure base. Switches rated 100A to 600A shall have reinforced fuse clips. Switch blades shall be readily visible in the OFF position. Switch Operating mechanism shall be non–teasible, positive quick–make/quick–break type.

D. Enclosures. – All enclosures shall be NEMA 1 general purpose unless otherwise noted.

E. Nameplates – Nameplates shall be front cover mounted, contain a permanent record of switch type, ampere rating, and maximum voltage rating.

2.03 WIRING METHODS

A. Conduit Systems: Acceptable types of conduit:

1. Hot dipped galvanized rigid steel (GRS)
2. Electrical Metallic Tubing (EMT)
3. Polyvinyl Chloride – Schedule 40 (PVC 40)
4. Polyvinyl Chloride – Schedule 80 (PVC 80)
5. Flexible Metallic Conduit (1/2" min. trade size) (FLEX)
6. Liquid Tight Flexible Metallic Conduit (1/2" min. trade size) (LQFLEX)

B. Conduits installed in earth fill, in concrete, or in solid masonry structures shall be PVC 40. Where PVC 40 is used, the 90 elbows rising above grade or extending through the concrete envelope shall be GRS. Conduits installed in moist and/or damp locations shall be PVC 40. Conduits subject to mechanical injury shall be GRS.

C. Conduits used for connection to recessed lighting fixtures shall be FLEX. Conduits for connection to motors or vibrating equipment shall be LQFLEX not less than 18" long and not over 60" long.

D. Conduits run concealed in the hollow space of non–masonry wall or above

or parallel with building lines and exposed structure. In all cases, conduit runs shall be grouped together where possible and shall be supported from the building suspended ceilings shall be EMT or Flex. Exposed conduits shall be run at right angles to structure, not for any suspended ceiling support system.

E. PVC 80 shall be used only as indicated on the drawings and shall be UL listed as sunlight resistant. Install conduits passing through building sidewalls or through beams below grade with expansion/deflection fittings. Install expansion fittings where conduit crosses an expansion joint. Where conduit penetrates damp–proofing membranes, cut the membrane carefully around the conduit and seal the joint with pressure sensitive tape.

F. Support raceways securely with pipe straps, wall brackets, conduit hangers or ceiling trapeze. Fastenings shall be by wood screws or screw type nails to wood, by toggle bolts to concrete block, expansion bolts on concrete or brick, and beam clamp types on steel or bar joists. Raceways shall not be fastened to suspended ceiling supports but must have independent support from the structure. Supporting devices shall be of materials having corrosion protection at least equal to the raceway. A support shall be provided as close as practical to, and not exceeding 18" from an unsupported box or from change of direction. In horizontal runs, this support may be omitted if the box is independently supported and the box connection is not made with chase nipple or threadless box connector. In vertical runs, load produced by weight of the raceway and conductors shall not be carried by the raceway terminal, but must be carried entirely by conduit supports. Install conduit supports in strict accordance with the following table, except as required by support for boxes and changes in direction:

MAXIMUM SUPPORT TRADE SIZE	LOCATION OF RUNS	SPACING
1/2, 3/4	Exposed, Horizontal	7 feet
1 and larger	Exposed, Horizontal	10 feet
All sizes	Concealed, Horizontal	10 feet
1/2, 3/4	Exposed, Vertical	7 feet
1, 1 1/4	Exposed, Vertical	8 feet
1 1/2 and larger	Exposed, Vertical	10 feet
All sizes	Concealed, Vertical	10 feet

G. For conduit runs that are not sized on drawings, the maximum conduit fill shall becomputed using the requirements for Type THW conductors although the actual wiring is with Type THWN or other type of conductors having smaller cross–sections. This requirement is made to provide spare conduit capacity.

H. Install all required sleeves for conduits passing through concrete slabs. Fire proof space between conduit and sleeve after installation using of mineral wool.

I. Conductors: All conductors shall be installed in conduit. Conductors for building wiring shall have THHN/THWN, 600 volt insulation and shall be soft–drawn copper of standard American Wire Gauge (AWG) size. Minimum size shall be No. 12. All wire No. 8 and larger shall be stranded. All branch circuits No. 10 and smaller shall be wired with color–coded wire with the same color used for a system throughout the building. Power feeders and branch circuits larger than No. 10 shall either be fully color coded or shall have black insulation and be similarly color coded with tape or paint in all junction boxes and panels. Where tape or paint is used to identify conductors, apply at all terminations, junction boxes, pull boxes and wireways. Apply tape, butt lapped, or paint for a minimum distance of 2" and, where applied to ends of conductors, start at cut end of the conductor insulation. Tape shall not cover manufacturers conductors shall be color coded or labeled as necessary for clear identification. Color coding of all conductors shall be as follows:

Grounding	Bare or Green
208Y120 volt Three Phase (wye)	
Phase Conductors:	ØA–Black, ØB–Red, ØC–Blue
Neutral:	White

2.04 JUNCTION AND PULL BOXES

A. Junction and pull boxes shall meet requirements of National Electrical Code. Standard manufactured boxes shall be listed by Underwriters' Laboratories, Inc. Where custom designed and fabricated boxes are needed, they shall meet the construction standards of Underwriters' Laboratories, Inc. and the N.E.C.

B. Junction and pull boxes shall be installed where required by National Electrical Code and where necessary to facilitate pulling of wire or cable. Considerations are sizes of wire and cable, number of bends in raceway, and conductor support requirements in vertical raceways. Maximum distance between terminations at junction or pull boxes, cabinets, or other points of termination shall not exceed 250 feet for straight horizontal runs. This length shall be decreased 50 feet for each 90 bend.

2.05 OUTLETS

A. Outlet boxes shall be one piece or projection welded, galvanized stamped steel for gang sizes required. Where several devices are located on drawings in the same general location, use multi–gang boxes. Sectional boxes are not acceptable. Boxes shall be sized in accordance with National Electrical Code. Boxes required for communications systems, mechanical control devices, etc., shall be installed under this section of the specifications. Verify outlet box locations and sizes required for systems other than electrical power from shop and manufacturer's drawings, and install outlets as per those requirements.

B. Boxes for wall and ceiling outlets shall finish flush and straight. Wall outlets in exposed concrete block, masonry, and tile walls shall be installed with extra deep square corner boxes or with standard boxes and square cornered tile wall covers so that conduit offsets are not required. Openings in concrete blocks or masonry walls shall be saw cut with an opening tolerance of 1/8" on all sides, the opening shall have bottom of box at nearest masonry joint to dimension indicated. For other wall finishes, boxes shall be installed with plaster or device type covers as required. No outlets shall be installed back–to–back. Where outlets occur in stud walls back to back on opposite sides, they shall be isolated by a stud between them.

2.06 WIRING DEVICES

A. Colors: Wiring device colors shall be selected by Architect for individual rooms from one of the following colors (unless another color is noted): Almond, black, white, gray, ivory, or light almond.

B. Receptacles: Duplex receptacles shall be specification grade, 20 amps, 125 volts with grounding terminal.

C. Switches: Switches shall be "decorator" style, specification grade, 20 amps, 120/277 volts A–C only, single pole, three–way or four–way as shown, single throw with screw terminals arranged for side wiring.

D. Device Plates: Shall be of the type 302 stainless steel.

E. Ground Fault Receptacles: Furnish and install receptacles with ground fault circuit interrupters as indicated on plans. Receptacles shall be NEMA 5–20R configuration with 120V ac 20 amperes circuit rating. All receptacles shall be such depth as to permit mounting in outlet boxes 1 1/2" or greater in depth without the use of spacers. Units shall have line and load terminals such that connection to load terminals will provide ground fault protection for other receptacles. All receptacles shall accept standard duplex wall plates. All receptacles shall be noise suppressed and shall be UL listed.

2.07 LIGHTING FIXTURES

A. Provide wired, cleaned, and with lamps specified, all fixtures designated on drawings. Contractor shall verify the ceiling construction for correct trim and support arrangement of lighting fixtures; corrosion resistant plaster frames are required in plaster ceilings.

B. Secure mounting and support of all lighting fixtures shall be accomplished under this section of the specifications. Fluorescent fixture supports shall be provided at least 4 feet on center. All concealed fixture mounting accessories shall be securely tied to structure or suspended ceiling carrying channels independently of ceiling tile materials or secondary tees. Where necessary, additional ceiling hanger wires shall be provided for fixture support. Flexible connections to fixture shall not exceed 4 feet in length. Fixtures shall be solidly grounded to raceway system.

2.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Protections: Take necessary precautions to protect all material, equipment, apparatus, and work from damage. Failure to do so to the satisfaction of the Architect will be sufficient cause for the rejection of the material, equipment, or work in question. Contractor is responsible for the safety and good condition of the materials installed until final acceptance by the Owner.

B. Cleaning: Conduit openings shall be capped or plugged during installation. Fixtures and equipment shall be tightly covered and protected against dirt, moisture, chemical, and mechanical injury. At the completion of the work, the fixtures, material and equipment shall be thoroughly cleaned and delivered in condition satisfactory to the Architect.

PART 3 – EXECUTION

3.01 PAINTING

A. Contractor shall touch–up or refinish all items of electrical equipment furnished with a factory finish coat of paint and which may have been damaged regardless of cause.

3.02 TESTING AND BALANCING

A. Balance all single phase loads connected to all panelboards to ensure an approximate equal division on these loads on main power supply serving building. All tests shall be made in accordance with the latest standards of the IEEE and the NEC. The installation shall be tested for performance, grounds and insulation resistance. "Megger" type instruments shall be used. Contractor shall perform circuit continuity and operational tests on all equipment furnished or connected by Contractor. The tests shall be made prior to final inspection. The Contractor shall provide all testing equipment and all costs shall be borne by him. Written reports shall be made of all tests. These reports shall be turned over to the Architect at time of final inspection. All faults shall be corrected immediately.

H.M. YONGE & ASSOCIATES, INC.
CONSULTING ENGINEERS // EST. 1988
51 EAST GREGORY STREET, PENSACOLA, FLORIDA 32502, PHONE: (850)434-2661
253 ST. ANTHONY STREET, MOBILE, ALABAMA 36603, PHONE: (251)690-7446

dakinstreetarchitects
70 n joachim st | unit c | mobile, al | 36606 | 251.382.8317

CYPRESS CREEK GOLF COURSE
NEW DRIVING RANGE BUILDING

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ISSUES + REVISIONS
ISSUE FOR BID 11.21.25

ELECTRICAL SPECIFICATIONS

E0.2

LIGHTING FIXTURE SCHEDULE

MARK	LAMPS			MOUNTING	MANUFACTURER AND CATALOG NUMBER	NOTES
	LUMENS	WATTS	TYPE			
EX	N/A	1	LED RED	UNIVERSAL	EMERGILITE BAPXN1R	
WP	2300	200W MAX	LED	SURFACE WALL @ 8'0" AFF	BARNLIGHT BLE-W-SOH-HOU12-605-605	
DL6 DL6E	2000	14.6	LED 35K	CEILING	PRESCOLITE LFR-6RD-M-20L35K8-WD-DM1/LFR-6RD-T-SS/LFR-6RD-H PRESCOLITE LFR-6RD-M-20L35K8-WD-DM1/LFR-EM-6RD-T-SS/LFR-6RD-H	'E' DENOTES EMERGENCY BATTERY OPTION. VERIFY MOUNTING BASED ON CEILING TYPE IN ROOM.
WL6 WL6E	2000	14.6	LED 35K	CEILING	PRESCOLITE LFR-6RD-M-20L35K8-WD-DM1/LFR-6RD-T-SSCL/LFR-6RD-H PRESCOLITE LFR-6RD-M-20L35K8-WD-DM1/LFR-EM-6RD-T-SSCL/LFR-6RD-H	WET LOCATION. 'E' DENOTES EMERGENCY BATTERY OPTION.
F1 F1E	4500	31.6	LED 35K	PENDANT	COLUMBIA MPS4-35ML-CW-EDU COLUMBIA MPS4-35ML-CW-EDU-ELL14	'E' DENOTES EMERGENCY BATTERY OPTION.
F2E	4400	38.0	LED 35K	RECESSED GRID	COLUMBIA CBT24-A-LSCS-EDD-ELL14	'E' DENOTES EMERGENCY BATTERY OPTION.
SL	4500	31.6	LED 35K	SURFACE CEILING	COLUMBIA MPS4-35ML-CW-EDU	UTILITY STRIP
EM	500	3.0	LED 35K	SURFACE CEILING	CHLORIDE PLEMBZ	EXTERIOR EMERGENCY FIXTURE

** THE FIXTURE SUBMITTED FOR REVIEW SHALL MEET OR EXCEED THE OTHER FIXTURES SPECIFIED ON THIS SCHEDULE IN FUNCTIONALITY, QUALITY, AND DESIGN. IF THE FIXTURE SUBMITTED FOR REVIEW IS NOT EQUAL TO THE OTHER MANUFACTURERS SPECIFIED, THE FIXTURE WILL BE REJECTED AND THE SPECIFIED FIXTURE SHALL BE PROVIDED, AT THE CONTRACTORS EXPENSE.

ELECTRICAL LOAD ANALYSIS
PANEL A

LOAD TYPE	CONNECTED LOAD	DIVERSITY FACTOR	DIVERSIFIED LOAD
RECEPTACLES	10.0	10.1	10.1
LIGHTING	2.6	1.25	3.3
MISC EQUIPMENT	6.4	1.0	6.4
HVAC LOAD	4.1	1.0	4.1
TOTAL LOAD	23.1		23.9
CALCULATED LOAD FOR SERVICE PER NEC 220.84			
23.9 KVA @ 240V/1-PHASE			99.6 AMPS
PROVIDE NEW 150A SERVICE			

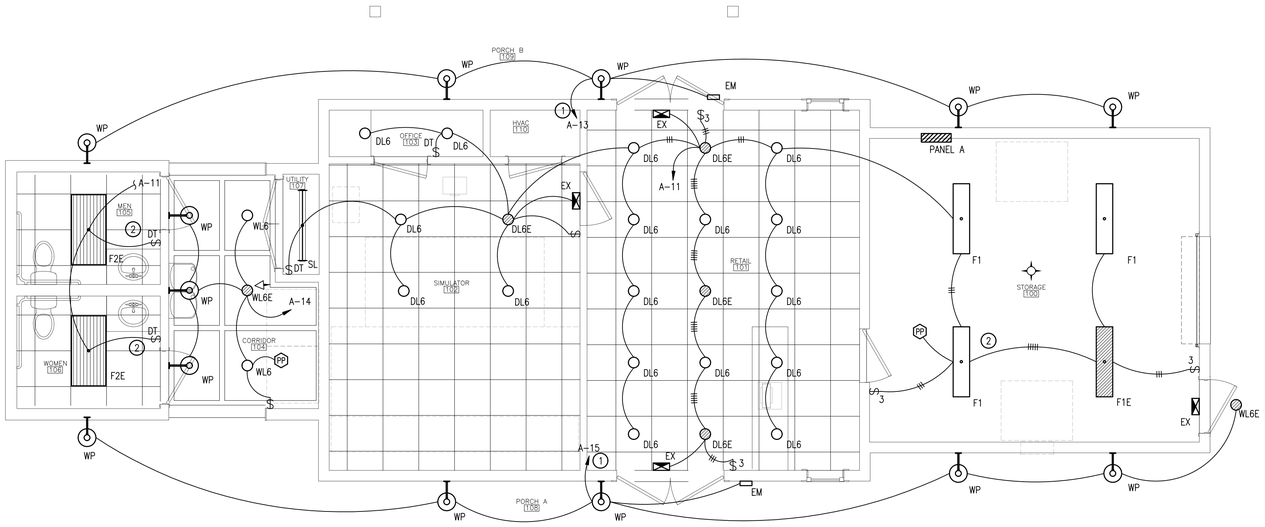
NEW PANEL A SCHEDULE

NEMA 1, RECESSED MOUNT
150A M.B. 240/120V 1ø 3W
10,000 AIC RATING

CKT NO.	LOAD DESCRIPTION	BREAKER POLE	BREAKER AMP	KVA	KVA	BREAKER AMP	BREAKER POLE	LOAD DESCRIPTION		CKT NO.
1	CDU#1	2	30	3.5	0.6	15	1	GFF#1		2
3					0.8	20	1	OFFICE RECS		4
5	GOLF ROOM CAMERAS	1	20	1.0	1.0	20	1	REGISTER		6
7	GOLF ROOM PROJECTOR	1	20	1.0	1.0	20	1	EWC	(G)	8
9	BATHROOM RECS	1	20	0.4	1.0	20	1	EWC	(G)	10
11	INTERIOR LIGHTS	1	20	0.6	0.2	20	1	HVAC MAINTENANCE REC		12
13	EXTERIOR LIGHTS NORTH	1	20	1.0	0.7	20	1	OUTSIDE CORRIDOR LIGHTS		14
15	EXTERIOR LIGHTS SOUTH	1	20	1.0	1.0	20	1	GOLF ROOM COMPUTER		16
17	LIGHTING CONTACTOR	1	20	0.8	1.2	20	1	TBB		18
19	CONVENIENCE RECEPTACLES	1	20	1.0	0.6	20	1	CONVENIENCE RECEPTACLES		20
21	CONVENIENCE RECEPTACLES	1	20	0.8	0.8	20	1	EXTERIOR RECEPTACLES		22
23	TWH#1	1	20	0.1	1.0	20	1	VENDING MACHINE	(G)	24
25	HVAC SERVICE REC	1	20	0.2	1.0	20	1	VENDING MACHINE	(G)	26
27	SPARE	1	20	·	0.4	20	1	STORAGE EQUIPMENT		28
29	SPARE	1	20	·	0.4	20	1	STORAGE EQUIPMENT		30
31	SPARE	1	20	·	·	20	1	SPARE		32
33	SPARE	1	20	·	·	20	1	SPARE		34
35	SPARE	1	20	·	·	20	1	SPARE		36
37	SPARE	1	20	·	·	20	1	SPARE		38
39	SPARE	1	20	·	·	20	1	SPARE		40
41	SPARE	1	20	·	·	20	1	SPARE		42

CONNECTED LOAD 23.1 KVA

(G) INDICATES GFCI TYPE BREAKER.



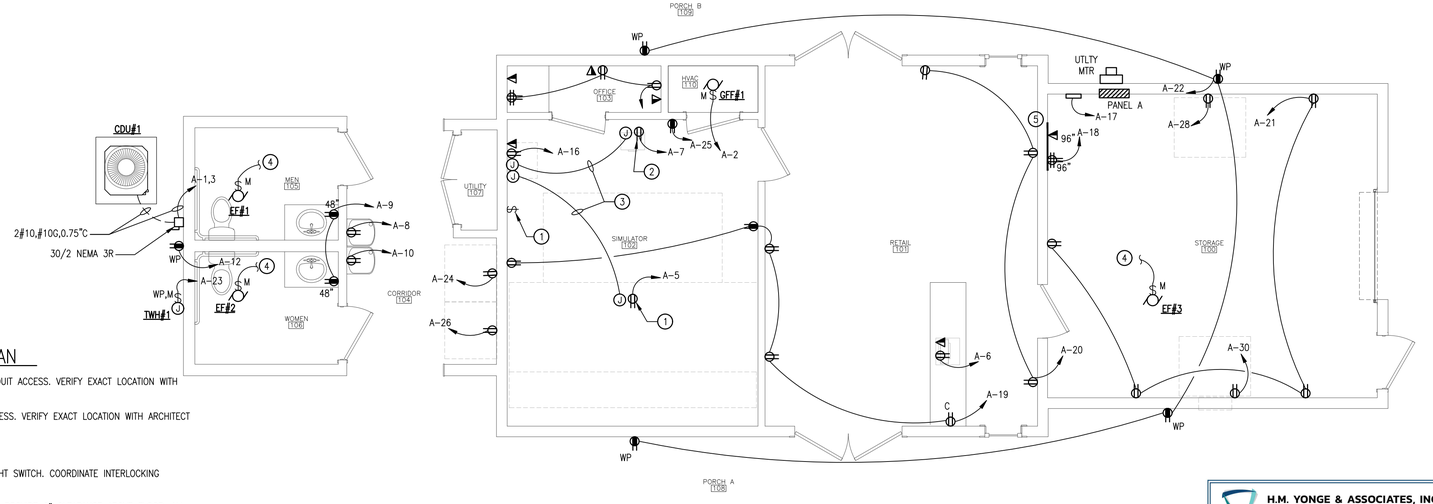
1 LIGHTING PLAN
1/4"=1'-0"

GENERAL NOTE LIGHTING PLAN:

1. PROVIDE AN UNSWITCHED HOT CONNECTION TO ALL EMERGENCY LIGHTING FIXTURES AND EXIT SIGNS.

KEY NOTES: LIGHTING PLAN

1. HOMERUN SHALL BE REOUTED THROUGH INTERMATIC ET8000 ASTRONOMIC TIME CLOCK IN NEMA 3R ENCLOSURE, COORDINATE TIME OF DAY SCHEDULE WITH OWNER, TIME CLOCK SHALL BE INSTALLED ADJACENT TO SERVING PANELBOARD.
2. INTERLOCK LIGHTING CIRCUIT IN LOCAL ROOM TO EXHAUST FAN. SEE ELECTRICAL PLAN ON THIS SHEET.



KEY NOTES: ELECTRICAL PLAN

1. SWITCHED POWER FOR CAMERAS AND 1.5" CONDUIT ACCESS. VERIFY EXACT LOCATION WITH ARCHITECT PRIOR TO ANY ROUGH-IN.
2. POWER FOR PROJECTOR AND 1.5" CONDUIT ACCESS. VERIFY EXACT LOCATION WITH ARCHITECT PRIOR TO ANY ROUGH-IN.
3. PROVIDE 2.0" FLEXIBLE CONDUIT.
4. INTERLOCK EXHAUST FAN WITH LOCAL ROOM LIGHT SWITCH. COORDINATE INTERLOCKING REQUIREMENTS WITH MECHANICAL CONTRACTOR.
5. PROVIDE 3/4" X 4' X 8' PLYWOOD BACKBOARD. PROVIDE 6" CLEARANCE ABOVE FLOOR. ALL POWER AND DATA RECEPTACLES SHALL BE FLUSH WITH BACKBOARD. PROVIDE #6 GROUND IN 3/4" EMT CONDUIT FROM SERVING ELECTRICAL PANEL TO BACKBOARD. COIL 10' SLACK AT BACKBOARD. PROVIDE GROUND BUS BAR (HARGER GBI SERIES) AS REQUIRED BY COMMUNICATIONS CONTRACTOR.

2 ELECTRICAL PLAN
1/4"=1'-0"

H.M. YONGE & ASSOCIATES, INC.
CONSULTING ENGINEERS // EST. 1988
51 EAST GREGORY STREET
PENSACOLA, FLORIDA 32502
PHONE: (850)434-2661
253 ST. ANTHONY STREET
MOBILE, ALABAMA 36603
PHONE: (251)690-7446

dakinstreet architects
70 n joachim st | unit c | mobile, al | 36606 | 251.382.8317

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ELECTRICAL PLANS

E1.1