

# COLLEGE COURTYARD

## OKALOOSA-WALTON COLLEGE FOUNDATION

### NICEVILLE, FL

#### CONSTRUCTION DOCUMENT

##### JANUARY 16, 2006

**SMAA**  
 SAM MARSHALL ARCHITECTS  
 325 S. PALAFOX STREET  
 PENSACOLA, FL 32502  
 (850) 433-7842  
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**COLLEGE COURTYARD**  
**OKALOOSA-WALTON COLLEGE FOUNDATION**  
**NICEVILLE, FLORIDA**

### ABBREVIATIONS LEGEND

ACOUS	ACOUSTICAL	FE	FIRE EXTINGUISHER	PLUMB	PLUMBING
AFF	ABOVE FINISHED FLOOR	FEC	FIRE EXTINGUISHER IN WALL CABINET	PS	PROJECTION SCREEN
ALT	ALTERNATE	FT	FACIAL TISSUE DISPENSER	PT	PRESSURE TREATED
ALUM	ALUMINUM	FM	FORCE MAIN	PLYWD	PLYWOOD
AW	ASH/WASTE RECEPTACLE	FH	FIRE HYDRANT	R	RISER
BEJ	BRICK EXPANSION JOINT	GB	GRAB BAR	RAD	RADIUS
BLDG	BUILDING	GA	GAUGE	RCP	REINFORCED CONCRETE PIPE
BRG	BEARING	GALV	GALVANIZED	REINF	REINFORCEMENT
BOTT	BOTTOM	GL	GLASS	RM	ROOM
BM	BEAM	GWB	GYPSUM BOARD	RO	ROUGH OPENING
BLKG	BLOCKING	HB	HOSE BIB	SD	STORM DRAIN
CW	COLD WATER	HDWD	HARDWOOD	SC	SCALE
CB	CHALKBOARD	HM	HOLLOW METAL	SMEP	SEAMLESS EPOXY FINISH
CJ	COLD JOINT	HMF	HOLLOW METAL FRAME	SMFF	SEAMLESS RESINOUS FLOOR SYS.
CLG	CEILING	HORIZ	HORIZONTAL	SS	SANITARY SEWER
CLG HT	CEILING HEIGHT	HT	HEIGHT	ST STL	STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	HEWC	HANDICAPPED ELECTRIC	STL	STEEL
COL	COLUMN	INFO	INFORMATION	STO	STORAGE
CONC	CONCRETE	INSUL	INSULATION	STRUCT	STRUCTURE
CONST	CONSTRUCTION	INT	INTERIOR	SUSP	SUSPENDED
CONT	CONTINUOUS	JAN	JANITOR	SUSP SYS	SUSPENSION SYSTEM
CT	CERAMIC TILE	L	LENGTH	TB	TACKBOARD
CU	COPPER	MB	MARKER BOARD	TR	TREATED (WOOD)
DET	DETAIL	MECH	MECHANICAL	TYP	TYPICAL
DIA	DIAMETER	MEMB	MEMBRANE	TCP	THIN COAT PLASTER (SYSTEM)
DWG	DRAWING	MDO	MEDIUM DENSITY OVERLAY PLYWOOD	TW	TOWEL DISPENSER/ WASTE RECEPTACLE
DF	DRINKING FOUNTAIN	MH	MANHOLE	TP	TOILET PAPER DISPENSER
DS	DOWN SPOUT	MO	MASONRY OPENING	UON	UNLESS OTHERWISE NOTED
DN	DOWN	MR	MIRROR	VCT	VINYL COMPOSITION TILE
EA	EACH	MS	METAL SHELVING	W	WIDE
EJ	EXPANSION JOINT	MT	METAL THRESHOLD	WI	WITH
EL	ELEVATION (GRADE)	MTD	MOUNTED	WD	WOOD
ELEV	ELEVATION	MW	MILLWORK	WP	WATERPROOF
EQ	EQUAL	ND	NAPKIN DISPOSER	WR	WATER RESISTANT
EQUIP	EQUIPMENT	NIC	NOT IN CONTRACT		
EXIST/EX	EXISTING	NO	NUMBER		
EWC	ELECTRIC WATER COOLER	NTS	NOT TO SCALE		
EPS	ELECTRIC PROJECTION SCREEN	NV	NAPKIN VENDOR		
FBO	FURNISHED BY OWNER	OC	ON CENTER		
FD	FLOOR DRAIN	OPP	OPPOSITE		
FC	FIRE CODE (GYP. BD.)	PB	PEG BOARD		
FIN	FINISH	PIL	PLASTIC LAMINATE		
FF	FINISHED FLOOR				
FTG	FOOTING				
FLR	FLOOR				

### SHEET INDEX

<b>APARTMENTS</b>	<b>ELECTRICAL</b>
T-1 COVER SHEET	E-1 ELECTRICAL LEGEND, NOTES, DETAILS & FIXTURE SCHEDULE
	E-2 2 BDRM & 3 BDRM EQUIP. COORDINATION, PANEL SCHEDULES & SINGLE LINE POWER RISERS
	E-3 2 BEDROOM UNITS ELECTRICAL PLAN FIRST FLOOR
	E-4 2 BEDROOM UNITS ELECTRICAL PLAN SECOND FLOOR
	E-5 3 BEDROOM UNITS FIRST FLOOR ELECTRICAL
	E-6 3 BEDROOM UNITS SECOND FLOOR ELECTRICAL
<b>CIVIL</b> (REFER TO CIVIL PACKAGE PROVIDED BY OWNER, SHEETS 1-11 GUSTIN, COTHERN & TUCKER, INC., DATED DECEMBER 7, 2004, REVISED ON 07/01/05). AVAILABLE FROM THE OWNER.	
<b>ARCHITECTURAL</b>	
A-1 ARCHITECTURAL SITE PLAN	
A-2 TWO BEDROOM UNIT LOWER LEVEL FLOOR PLAN	
A-3 TWO BEDROOM UNIT UPPER LEVEL FLOOR PLAN	
A-4 FRONT & SIDE ELEVATIONS (TWO BEDROOM UNIT)	
A-5 SCHEDULES & INTERIOR ELEVATIONS (TWO BEDROOM UNIT)	
A-6 THREE BEDROOM UNIT LOWER LEVEL FLOOR PLAN	
A-7 THREE BEDROOM UNIT UPPER LEVEL FLOOR PLAN	
A-8 FRONT & SIDE ELEVATIONS (THREE BEDROOM UNIT)	
A-9 SCHEDULES & INTERIOR ELEVATIONS (THREE BEDROOM UNIT)	
A-10 SECTIONS & DETAILS	
<b>STRUCTURAL</b>	
S-1 TWO BEDROOM UNIT FOUNDATION PLAN	
S-2 TWO BEDROOM UNIT FRAMING PLAN	
S-3 TWO BEDROOM UNIT ROOF FRAMING PLAN	
S-4 THREE BEDROOM UNIT FOUNDATION PLAN	
S-5 THREE BEDROOM UNIT FRAMING PLAN	
S-6 THREE BEDROOM UNIT ROOF FRAMING PLAN	
<b>MECHANICAL</b>	
M-1 TWO BEDRM. HVAC PLANS	
M-2 THREE BEDRM. UNIT LOWER LEVEL HVAC PLAN	
M-3 THREE BEDRM. UNIT UPPER LEVEL HVAC PLAN	
<b>PLUMBING</b>	
P-1 TWO BEDROOM UNIT FIRST FLOOR PLUMBING PLAN SANITARY SEWER AND DOMESTIC WATER	
P-2 TWO BEDROOM UNIT SECOND FLOOR PLUMBING PLAN SANITARY SEWER AND DOMESTIC WATER	
P-3 TWO BEDROOM UNIT PARTIAL PLUMBING FLOOR PLAN AND RISERS	
P-4 THREE BEDROOM UNIT FIRST FLOOR PLUMBING PLAN SANITARY SEWER AND DOMESTIC WATER	
P-5 THREE BEDROOM UNIT SECOND FLOOR PLUMBING PLAN SANITARY SEWER AND DOMESTIC WATER	
P-6 THREE BEDROOM UNIT PARTIAL PLUMBING FLOOR PLAN SCHEDULES, LEGEND, DETAILS, AND RISERS	

### CODE ANALYSIS

FLORIDA BUILDING CODE, 2004

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OCCUPANCY CLASSIFICATION - R-2 RESIDENTIAL (APARTMENTS)  
 HEIGHT IN STORIES - TWO  
 SEPARATION DISTANCE - SEE CIVIL PACKAGE  
 TYPE OF CONSTRUCTION - TYPE V UNPROTECTED

### PROJECT DESCRIPTION

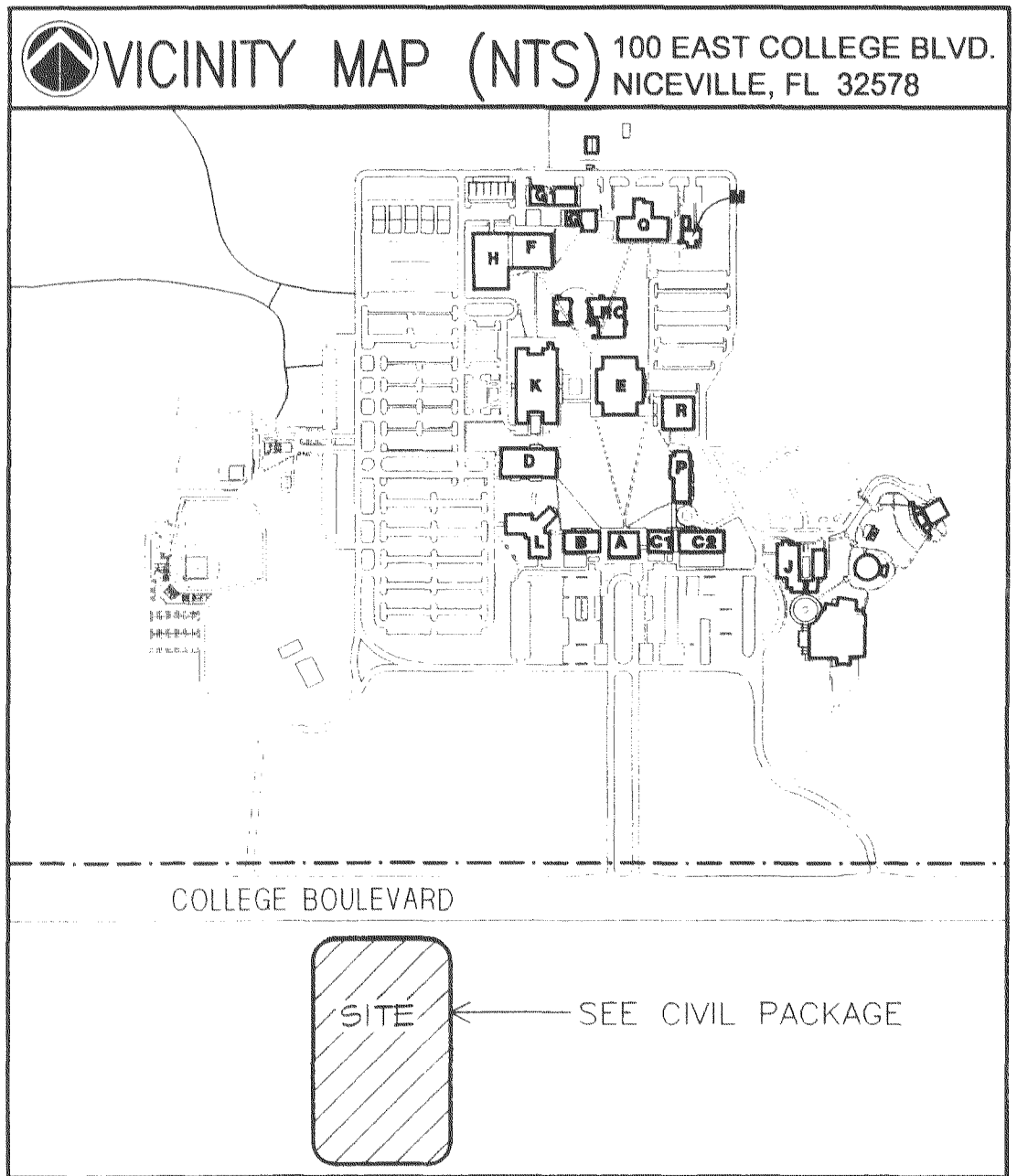
THIS PROJECT CONTAINS A TOTAL OF 4 APARTMENT BUILDINGS (SEE CIVIL PACKAGE). 3 OF THE BUILDINGS CONTAIN A TOTAL OF 8 LIVING UNITS PER BUILDING (4 LIVING UNITS ON THE LOWER LEVEL & 4 LIVING UNITS ON THE UPPER LEVEL). THE REMAINING 1 OF 4 BUILDINGS CONTAINS 6 LIVING UNITS (3 LIVING UNITS ON THE LOWER LEVEL & 3 LIVING UNITS ON THE UPPER LEVEL). THE BUILDING THAT CONTAINS 6 LIVING UNITS TOTAL IS COMPRISED OF THREE BEDROOM LIVING UNITS, & THE REMAINING BUILDINGS ARE COMPRISED OF 8 TWO BEDROOM LIVING UNITS.

### AREA CALCULATIONS

<b>TWO BEDROOM UNIT</b>	<b>THREE BEDROOM UNIT</b>
1 TWO BEDROOM UNIT: LIVING AREA: 895 SQ.FT. COVERED AREA: N/A	1 THREE BEDROOM UNIT: LIVING AREA: 1,226 SQ.FT. COVERED AREA: 97 SQ.FT.
LOWER LEVEL (4 TWO BEDROOM LIVING UNITS): LIVING AREA: 3,587 SQ.FT. COVERED AREA: 184 SQ.FT.	LOWER LEVEL (3 THREE BEDROOM LIVING UNITS): LIVING AREA: 3,680 SQ.FT. COVERED AREA: 291 SQ.FT.
UPPER LEVEL (4 TWO BEDROOM LIVING UNITS): LIVING AREA: 3,587 SQ.FT. COVERED ENTRY: 184 SQ.FT.	UPPER LEVEL (3 THREE BEDROOM LIVING UNITS): LIVING AREA: 3,680 SQ.FT. COVERED ENTRY: 291 SQ.FT.
BUILDING'S TOTAL LIVING: 7,174 SQ. FT. TOTAL COVERED: 368 SQ. FT.	BUILDING'S TOTAL LIVING: 7,360 SQ. FT. TOTAL COVERED: 582 SQ. FT.
<b>TOTAL LIVING (4 BUILDINGS): 28,882 SQ. FT.</b> <b>TOTAL COVERED (4 BUILDINGS): 1,686 SQ. FT.</b>	

### SYMBOLS LEGEND

	ROOM NUMBER		DEMOLITION NOTE		DETAIL NUMBER THAT SHEET		WALL TYPE
	DOOR NUMBER		CONSTRUCTION NOTE		BUILDING SECTION, DIRECTION INDICATED BY ARROW		WALL TYPE
	WINDOW TYPE		DETAIL NUMBER SHEET NUMBER		SECTION CUT, DIRECTION INDICATED BY ARROW		SPOT ELEVATION



### CONSULTANTS

<b>CIVIL</b>	<b>ELECTRICAL / MECHANICAL / PLUMBING</b>
GUSTIN, COTHERN, & TUCKER, INC. CIVIL ENGINEERING/LAND SURVEYING OFFICE (850) 678-5141 FAX (850) 729-2460	HUMBER-GARICK CONSULTING ENGINEERS 207 FERRY ROAD S.E. FORT WALTON BEACH, FL TEL. (850) 243-6723 FAX. (850) 664-5420

### FLORIDA PRODUCT APPROVAL NUMBERS

TO BE SUBMITTED BY GENERAL CONTRACTOR FOR EXT. DOORS, WINDOWS, SIDING, ROOFING, & AS REQUIRED.

PRODUCTS PROPOSED AS EQUALS ARE REQUIRED TO PROVIDE FLORIDA PRODUCT APPROVAL NUMBERS AS WELL.

### SET NO:

### REVISIONS

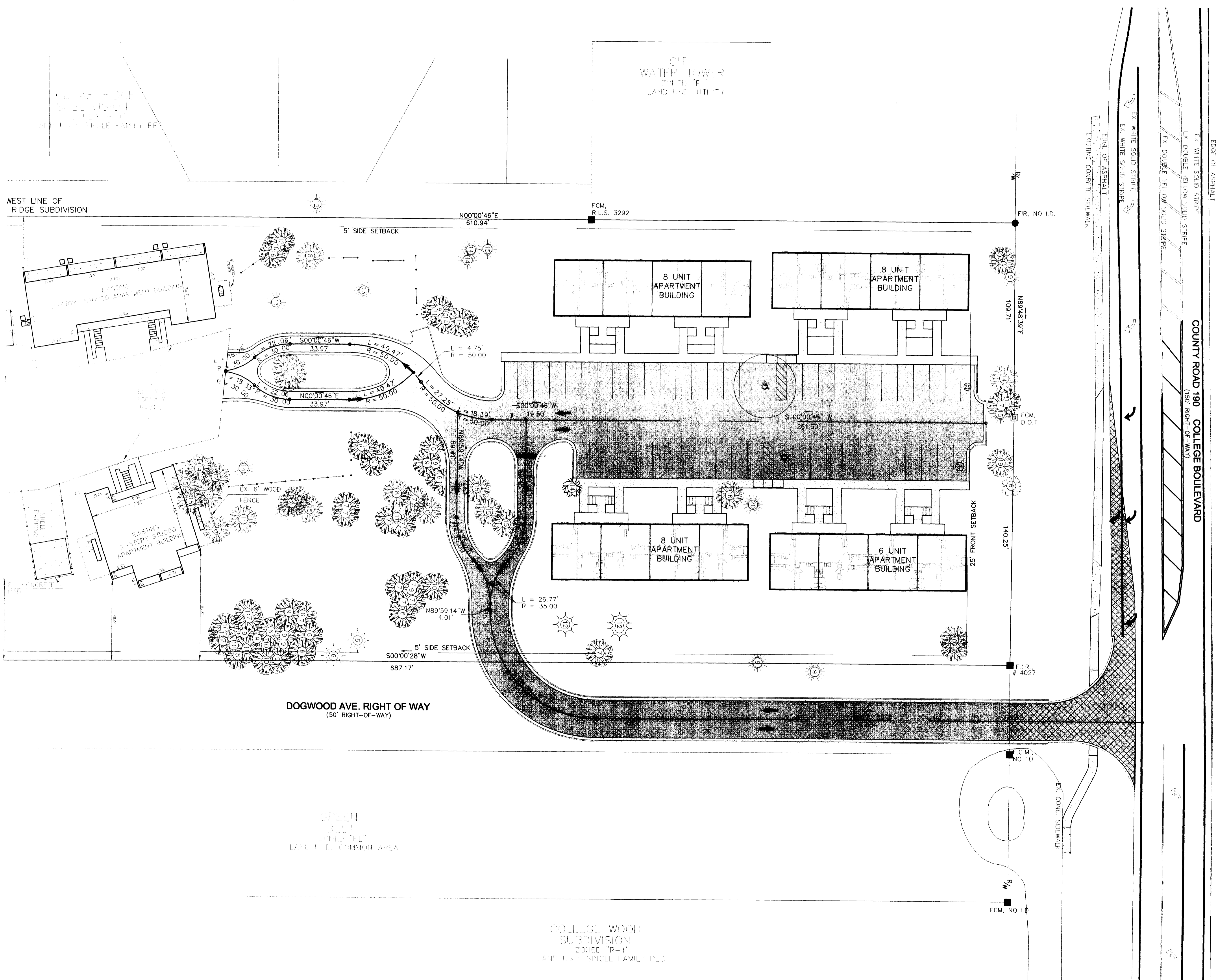
No.	Description	Date

Title: **COVER SHEET**

Scale: **AS NOTED**  
 Date: **JANUARY 16, 2006**  
 Drawn By:   
 Checked By:   
 Approved By:

Dwg. No: **T-1**

**COLLEGE COURTYARD**  
 OKALOOSA-WALTON COLLEGE FOUNDATION  
 NICEVILLE, FLORIDA



**DOGWOOD AVE. RIGHT OF WAY**  
 (50' RIGHT-OF-WAY)

**COUNTY ROAD 190 COLLEGE BOULEVARD**  
 (150' RIGHT-OF-WAY)

**COLLEGE WOOD SUBDIVISION**  
 ZONED "R-1"  
 LAND USE: SINGLE FAMILY R.S.

REVISIONS		
No.	Description	Date

Title:  
**ARCHITECTURAL SITE PLAN**

Scale:  
 Date: JANUARY 16, 2006  
 Drawn By:  
 Checked By:  
 Approved By:

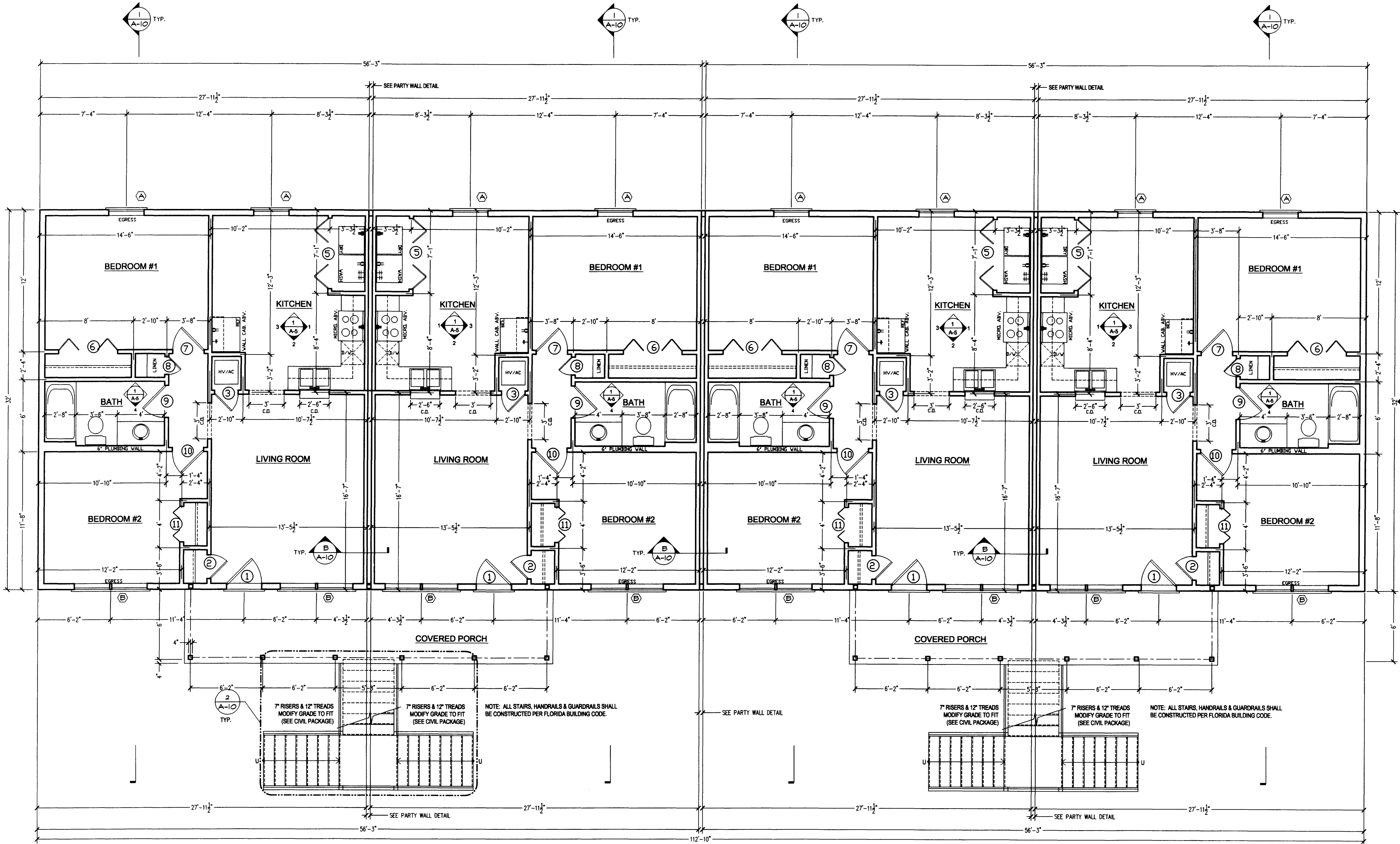
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**A-1**



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GENERAL NOTE: 2X6 FRAMED EXTERIOR PERIMETER WALL & WASHER AND DRYER PLUMBING WALL

2X4 FRAMED INTERIOR WALLS & PARTY WALLS



1  
 A-2  
 TWO BEDROOM UNIT  
 LOWER LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

NOTE: UPPER LEVEL IS SIMILAR TO LOWER LEVEL.

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REVISIONS		
No.	Description	Date

Title:  
**TWO BEDRM. UNIT  
 LOWER LEVEL PLAN**

Scale:  
 Date: JANUARY 16, 2006  
 Drawn By:  
 Checked By:  
 Approved By:

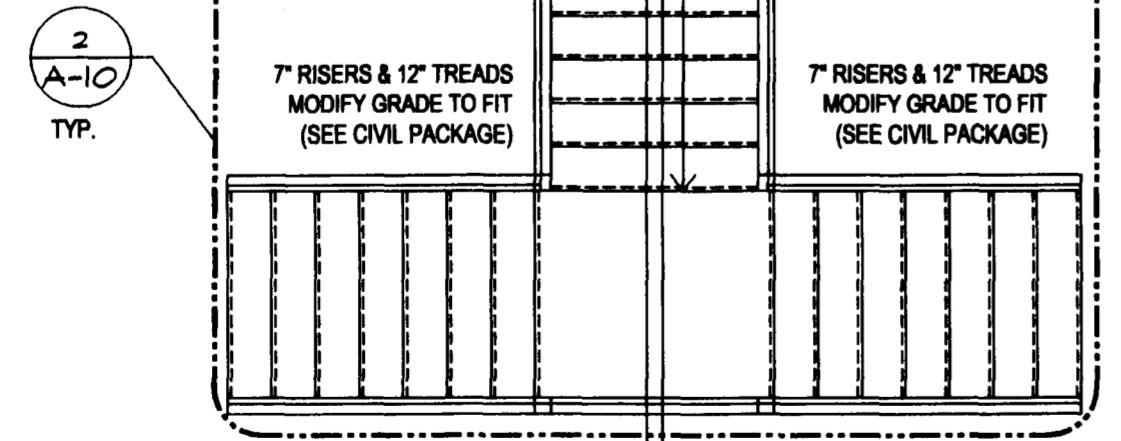
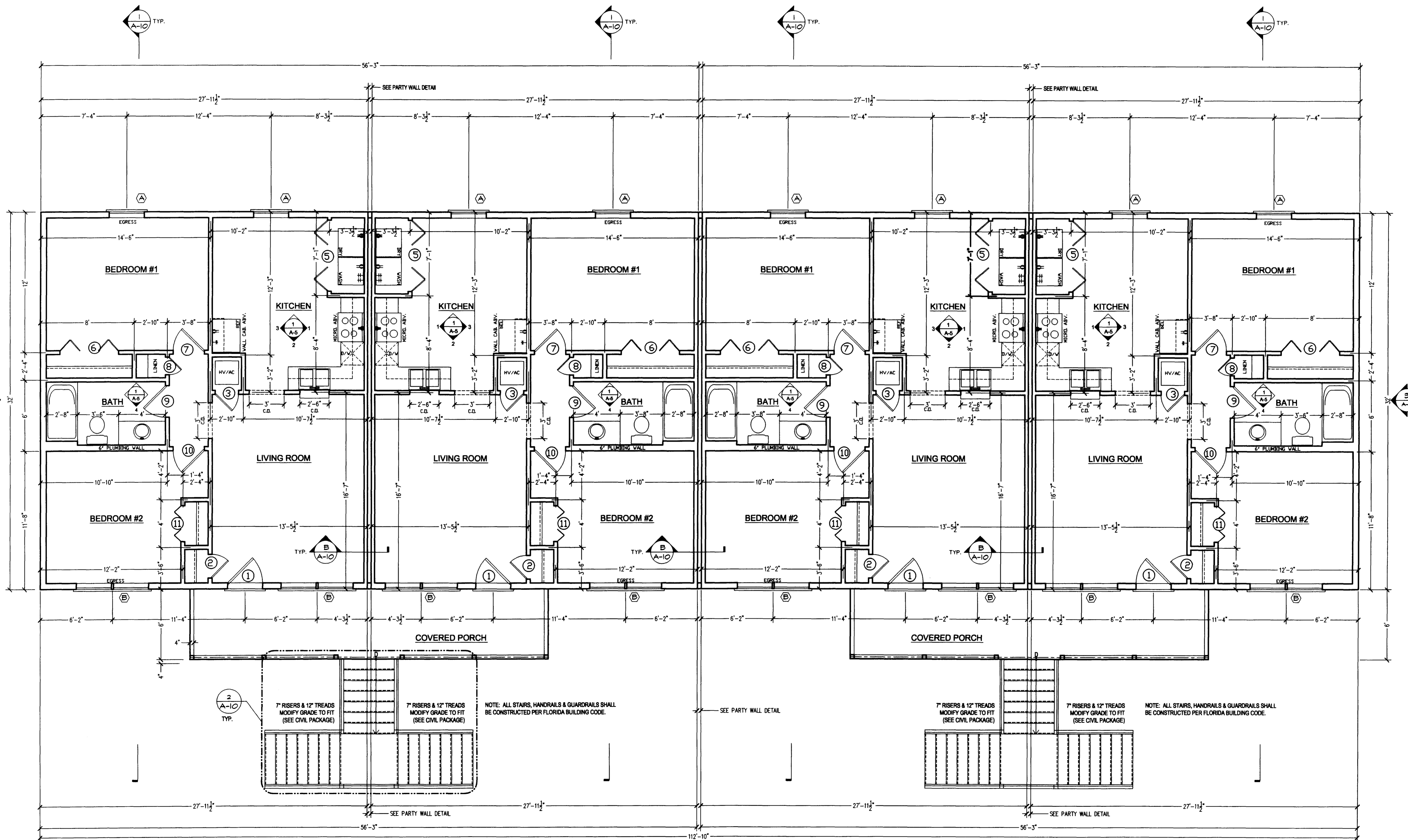
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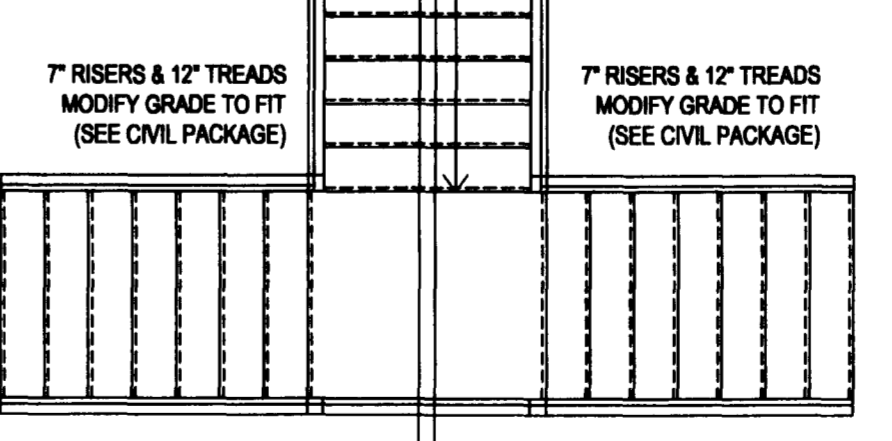
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NOTE: ALL STAIRS, HANDRAILS & GUARDRAILS SHALL BE CONSTRUCTED PER FLORIDA BUILDING CODE.



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TWO BEDROOM UNIT  
 UPPER LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

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No.	Description	Date

Title:  
**TWO BEDRM. UNIT  
 UPPER LEVEL PLAN**

Scale:  
 Date: JANUARY 16, 2006  
 Drawn By:  
 Checked By:  
 Approved By:

Dwg. No:  
**A-3**



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2X4 FRAMED INTERIOR WALLS & PARTY WALLS

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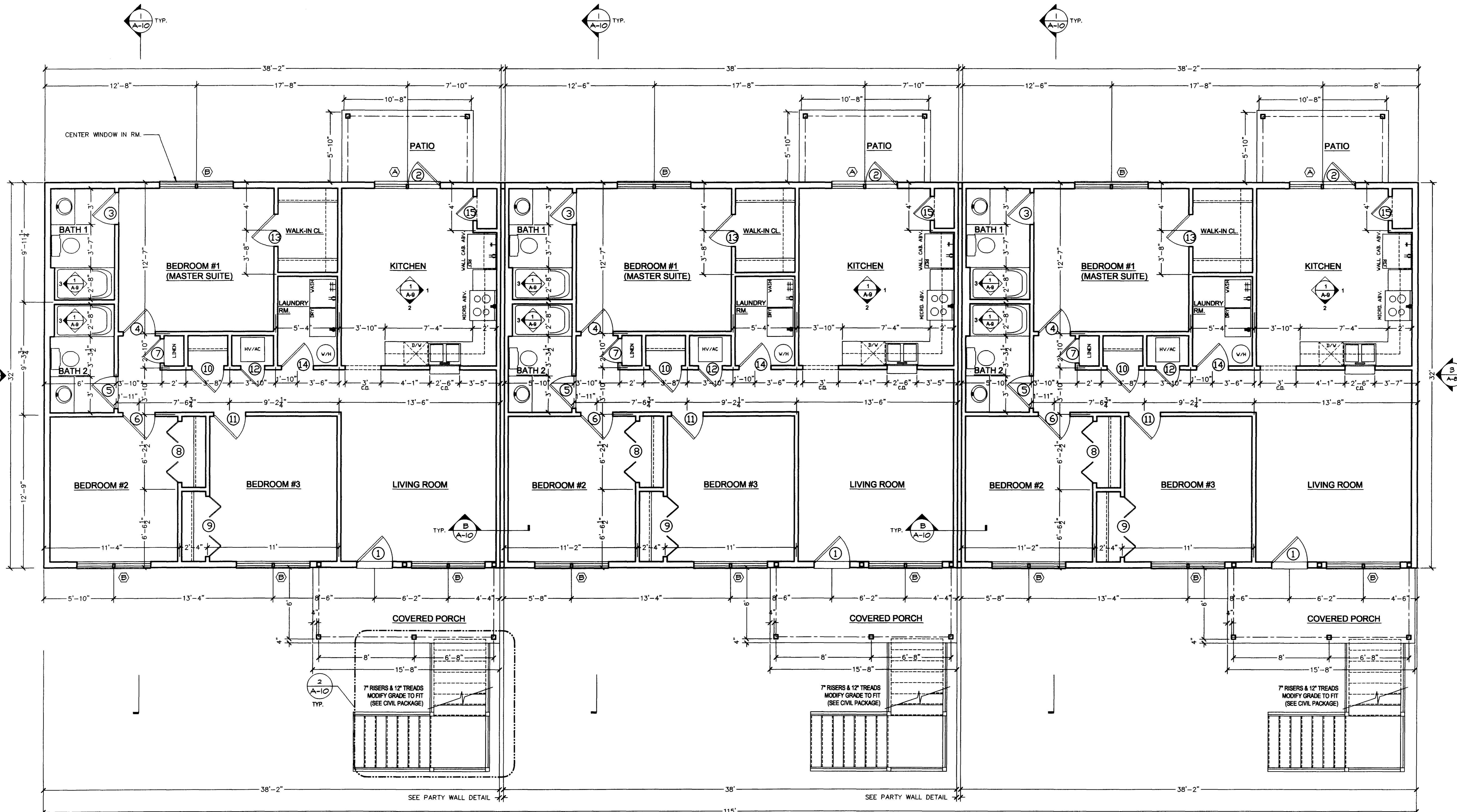
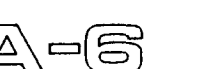
REVISIONS

No.	Description	Date

Title:  
**THREE BEDRM. UNIT  
 LOWER LEVEL PLAN**

Scale:  
 Date: JANUARY 16, 2006  
 Drawn By:  
 Checked By:  
 Approved By:

Dwg. No:



THREE BEDROOM UNIT  
 LOWER LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



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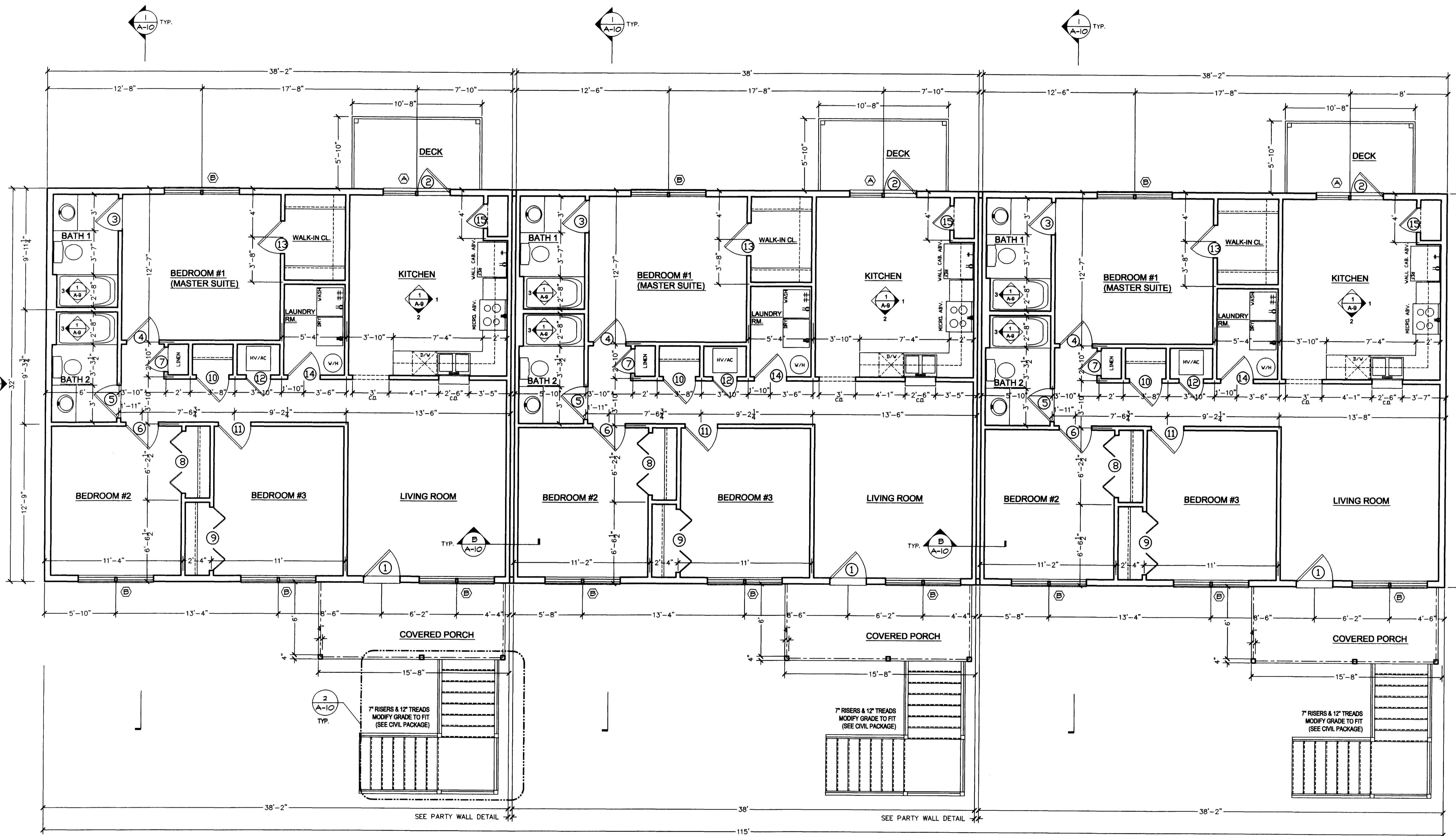
No.	Description	Date

Title:  
**THREE BEDRM. UNIT**  
**UPPER LEVEL PLAN**

Scale:  
 Date: JANUARY 16, 2006  
 Drawn By:  
 Checked By:  
 Approved By:

Dwg. No:

A-7



1  
 A-6  
**THREE BEDROOM UNIT**  
**UPPER LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"