HURICANE REPAIRS FOR:
LA BRISA INN
5711, EAST HIGHWAY 98,
PANAMA CITY, FLORIDA, 32404



USE AND OCCUPANCY CLASSIFICATION:

RESIDENTIAL R-1

CLASSIFICATION OF WORK:

REPAIRS /ALTERATION LEVEL 1- SECTION 407 - FEBC. 2020

AREA CALCULATIONS	
BUILDING A- FIRST FLOOR	10,941 SQ.FT.
BUILDING A- SECOND FLOOR	10,941 SQ.FT.
BUILDING B- FIRST FLOOR	8,671 SQ.FT.
BUILDING B- SECOND FLOOR	8,671 SQ.FT.

SCOPE OF THE PROJECT

THIS IS AN EXISTING MOTEL TO BE REPAIRED.
DETAILS DEPICTED ON THESE DRAWINGS ARE TO THE BEST OF ARCHITECT KNOWLEDGE BASED ON SITE VISIT AND CURRENT AS-BUILT CONDITIONS OF THE PROPERTY.

ALL PLUMBING/ELECTRICAL/MECHANICAL WILL BE REPAIRED UNDER CURRENT CODE.
NEW ROOF WILL BE BUILT.
REFERE TO MECHANICAL-ELECTRICAL-PLUMBING DRAWINGS FOR ADDITIONAL DETAILS FOR MEP REPAIRS.

CODE COMPLIANCE

1. THIS PROJECT SHOULD FOLLOW FLORIDA BUILDING CODE LISTED BELOW. FLORIDA EXISTING RESIDENTIAL CODE 2020
2. ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH THE 2017 NEC EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.
3. ALL PLUMBING WORK TO BE IN COMPLIANCE WITH THE 2020 FLORIDA PLUMBING CODE.
4. THE WIND LOAD CALCULATIONS SHALL ADHERE TO 140 MPH GUIDELINES AS PER CHAPTER 16 OF THE 2020 FLORIDA BUILDING CODE.

SHEET INDEX

SHEET NUMBER	SHEET NAME
C0.0	COVER SHEET
A-100	BUILDING "A" EXISTING LAYOUT
A-101	BUILDING "B" EXISTING LAYOUT
A-102	EXISTING ROOM LAYOUTS
A-103	DEMOLITION PLAN
A-104	TRUSS COUNT/ROOF DEMO PLAN
A-201	BUILDING "A" PROPOSED LAYOUT
A-202	BUILDING "B" PROPOSED LAYOUT
A-203	PROPOSED FLOOR PLAN
A-204	INTERIOR ELEVATIONS
A-205	INTERIOR ELEVATIONS
A-301	ROOF PLAN
A-401	ELEVATIONS
A-402	ELEVATIONS
A-403	SECTIONS
A-501	STRUCTURAL DETAILS/SECTIONS
A-502	STRUCTURAL DETAILS/SECTIONS
A-503	STRUCTURAL NOTES
A-504	STRUCTURAL DETAILS/SECTIONS
A-601	DOOR -WINDOW SCHEDULE
A-602	DETAILS
A-603	FIRE RATED DETAILS
A-701	LIFE SAFETY
A-801	ACCESSIBILITY CODES

DESIGN CRITERIA FOR WIND RESISTANCE

BUILDING RISK CATEGORY	II	BLDG. A - 188' W X 58'-2" LENGTH	
WIND SPEED, Vult (3 SECOND GUST)	140 mph	BLDG. B 149' W X 58'-2" LENGTH	
TERRAIN EXPOSURE CATEGORY	B	ROOF SLOPE (6:12)	0
INTERNAL PRESSURE COEF.+ -	0.18	MAX.POSS.PRESSURE WINDOWS	34.2 psf.
MEAN ROOF HEIGHT(ft)	27'	MAX. NEGAT. PRESSURE WINDOWS	-38.2 psf.
WIDTH OF EDGE STRIP IN FEET		MAX.POSS.PRESSURE DOORS	33.6 psf.
		MAX. NEGAT. PRESSURE DOORS	-36.6 psf.

PROJECT INFO:

PARCEL NUMBER - 25818-040-000 LAND USE
ZONING - GENERAL COMMERCIAL (PKR) FLOOD
ZONE - X

SQ. FT. CALCULATIONS:

BUILDING "A" TOTAL HEATED AND COOLED - 16,596 SQ. FT.
BUILDING "B" TOTAL HEATED AND COOLED - 12,800 SQ. FT.
BUILDING "A" FOOTPRINT - 11,408 SQ. FT. BUILDING "B" FOOTPRINT - 9,022 SQ. FT.
AREA OF LOT - 1.882 ACRES
BUILDING CLASSIFICATION (BOTH BUILDINGS) - R-1 TYPE III - B
PER CHAPTER - 5 FBC. 7TH ED. 2020

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LA BRISA - INN -
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COVER PAGE

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STATE OF FLORIDA RICHARD BROOKFIELD REGISTERED ARCHITECT AR14588

SEAL

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110.8.4.4 FBC-B AND CHAPTER 633, FLORIDA STATUES.

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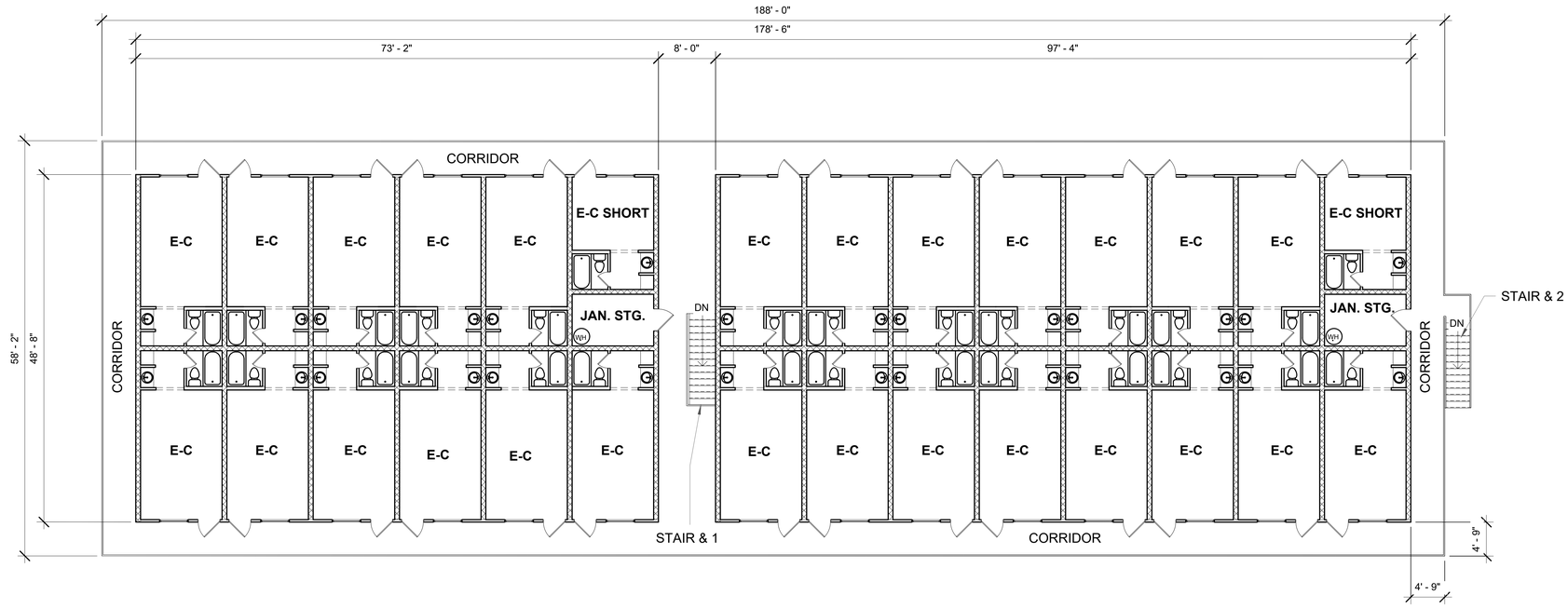
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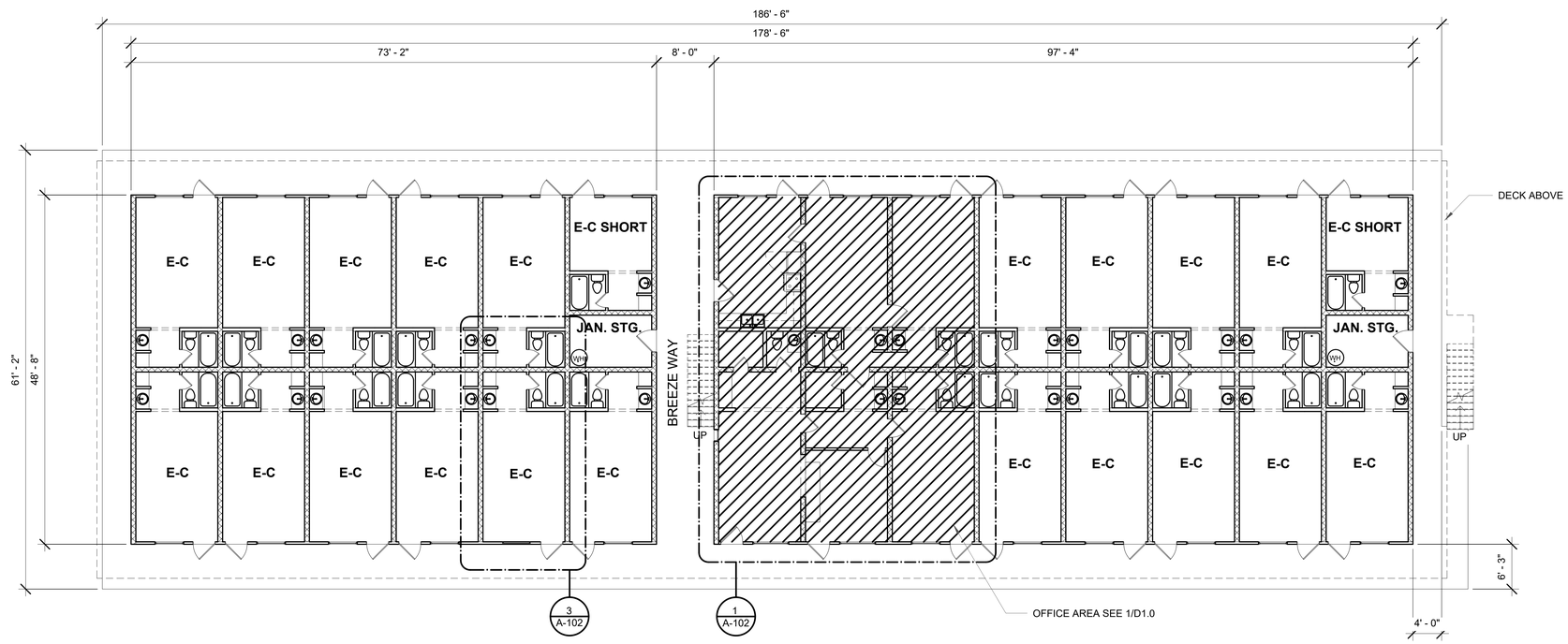
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CONSTRUCTION DOCUMENTS

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2 BUILDING "A" SECOND FLOOR EXISTING LAYOUT
SCALE: 1/8" = 1'-0"



1 BUILDING "A" FIRST FLOOR EXISTING LAYOUT
SCALE: 1/8" = 1'-0"

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BLDGA EXISTING 1st & 2nd FLOOR

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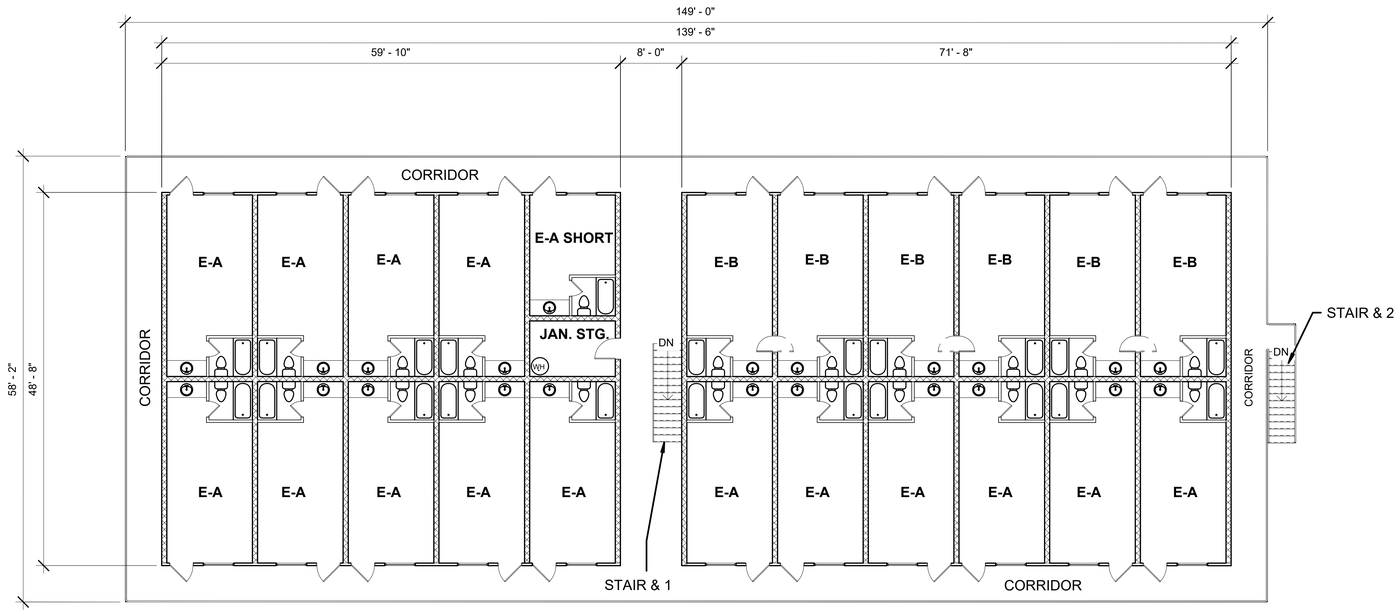
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SHEET NUMBER

A-100

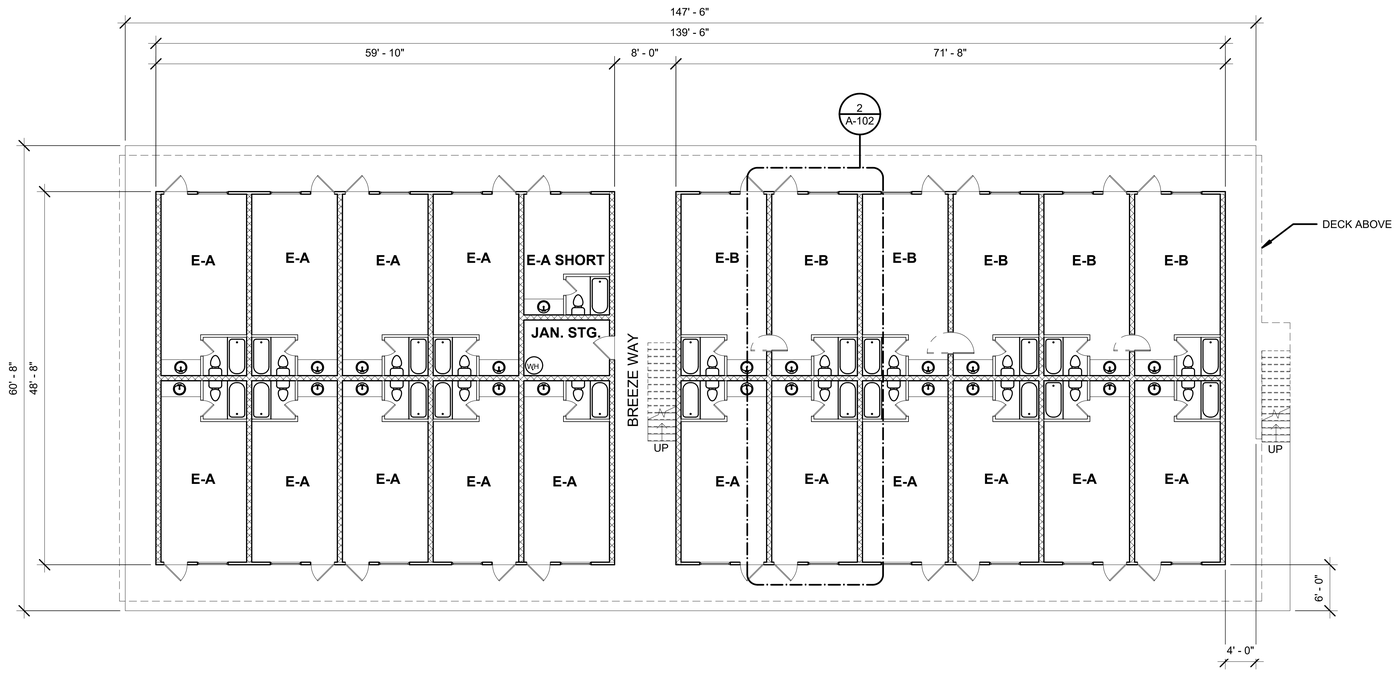
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2 BUILDING "B" SECOND FLOOR EXISTING LAYOUT

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



1 BUILDING "B" FIRST FLOOR EXISTING LAYOUT

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

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BLDGA EXISTING 1st & 2nd FLOOR

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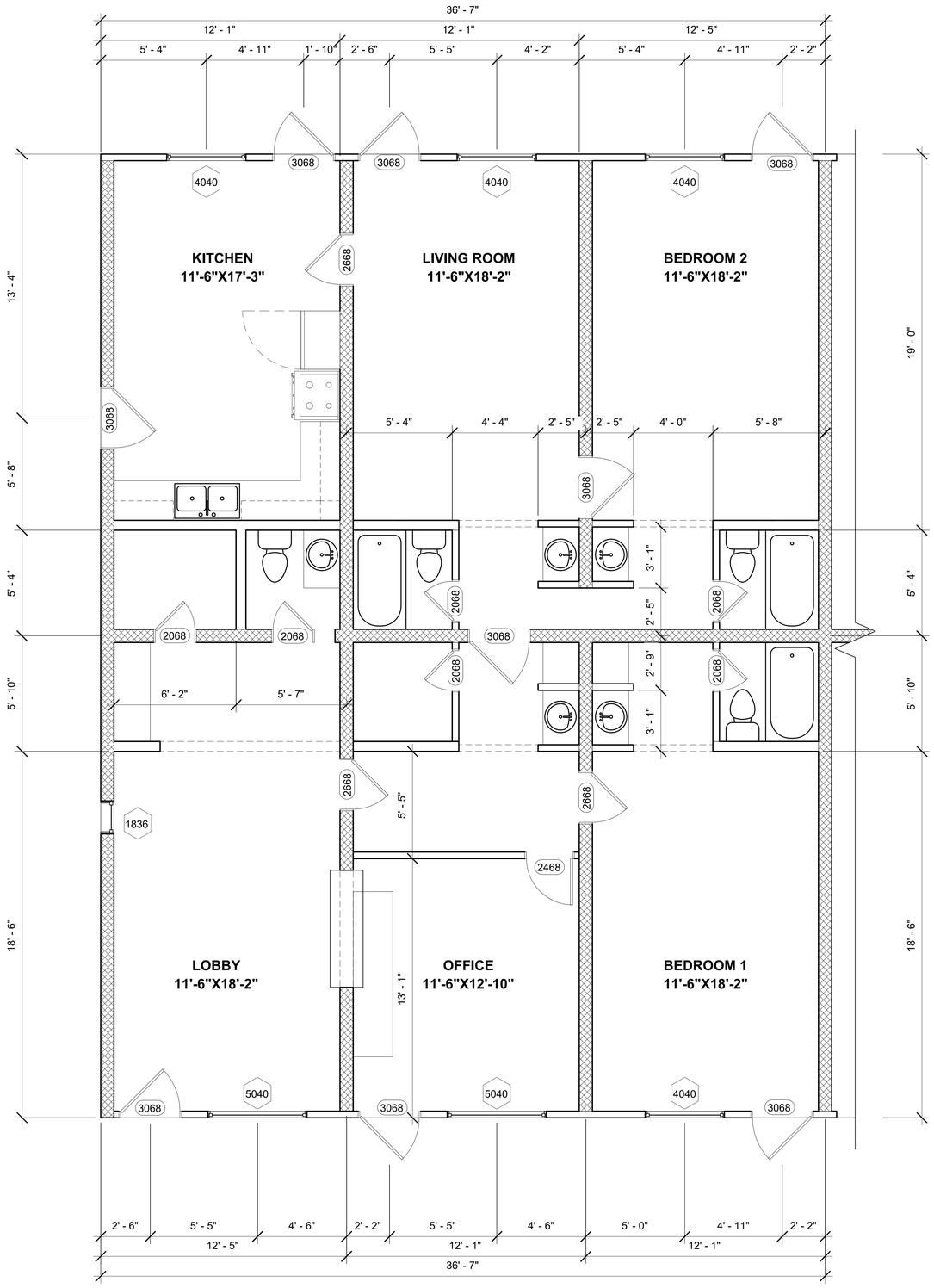
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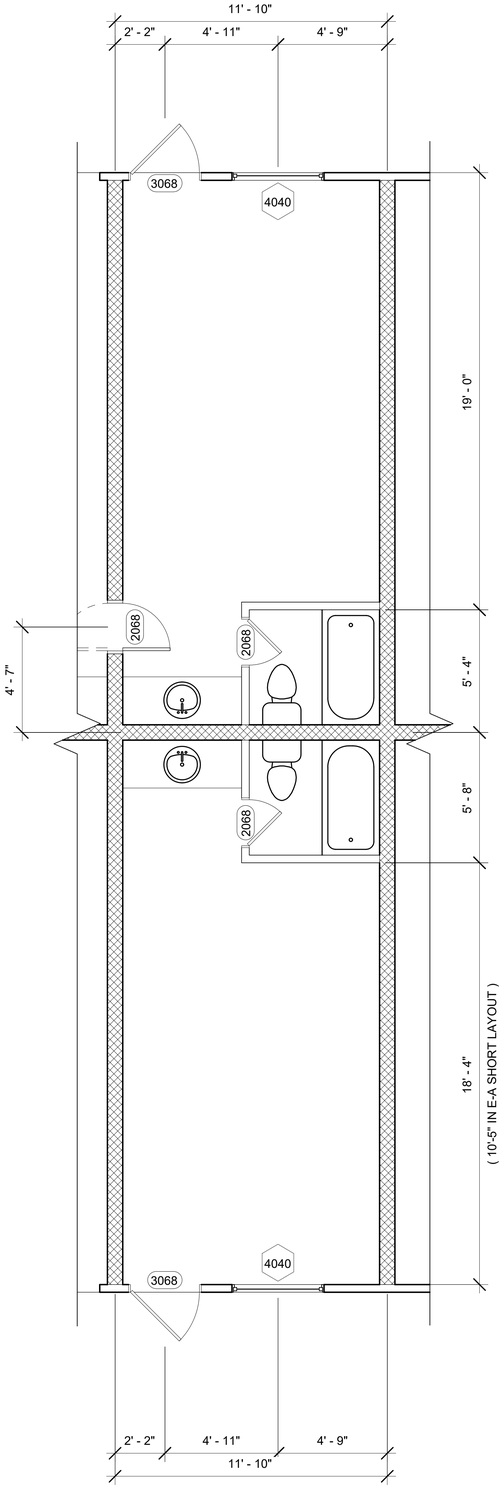
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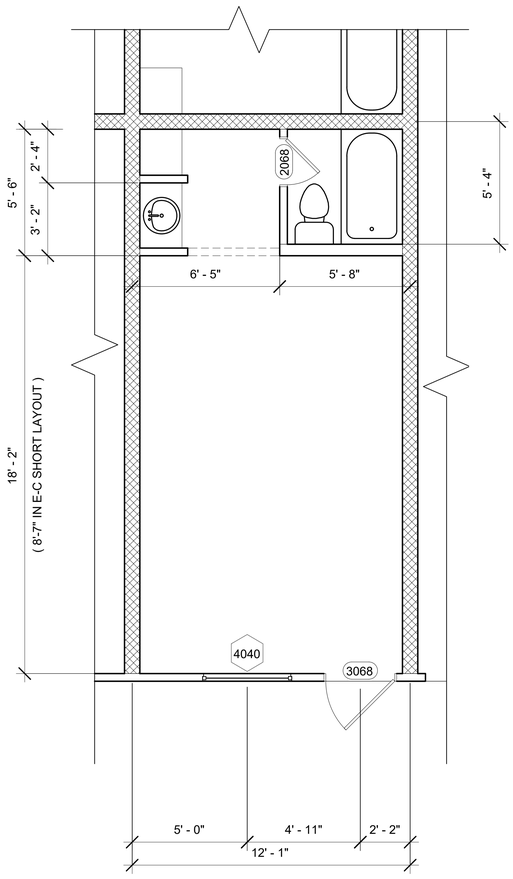
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1 EXISTING LOBBY/OFFICE LAYOUT
SCALE: 3/8" = 1'-0"



2 EXISTING LAYOUT "E-A" & "E-B"
SCALE: 3/8" = 1'-0"



3 EXISTING LAYOUT "E-C"
SCALE: 3/8" = 1'-0"

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EXISTING LOBBY & TYP UNIT

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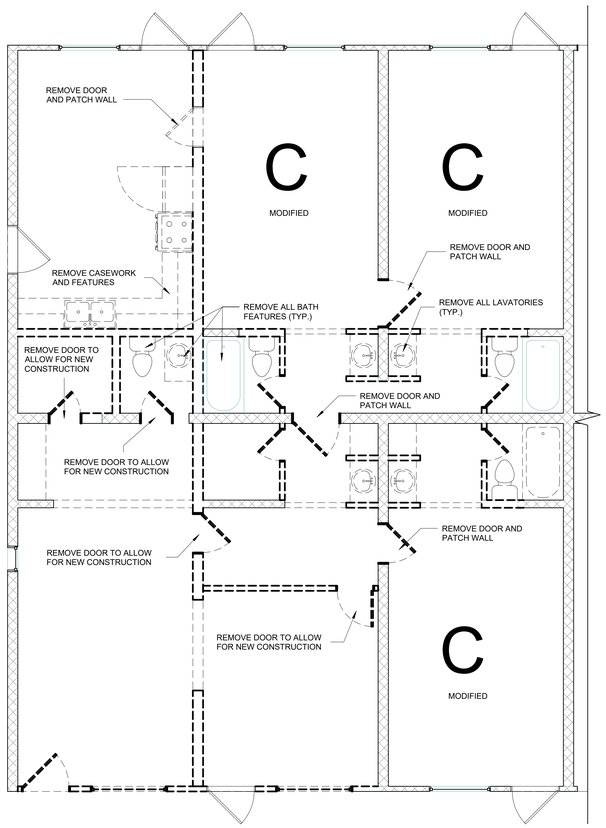
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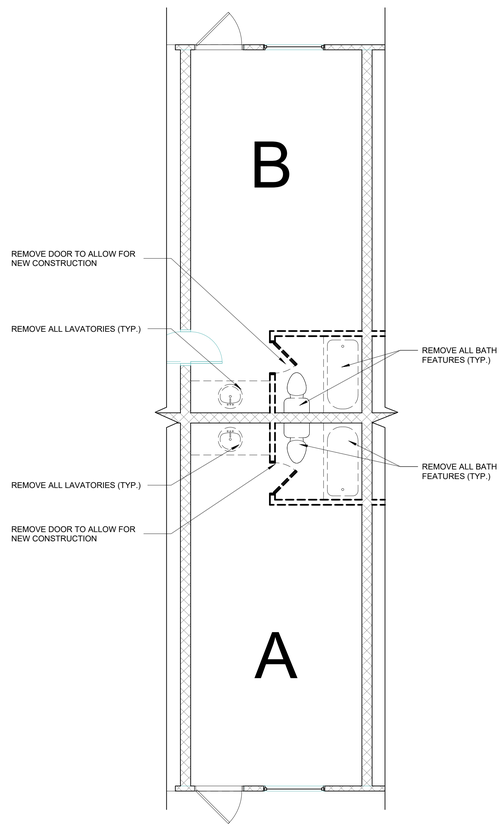
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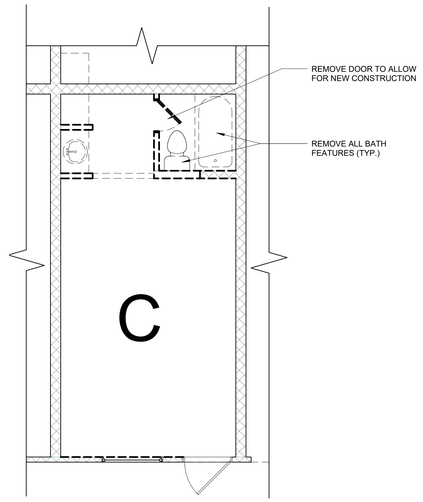
- [- - - - - -]: ON THIS PLAN DEPICTS WALL TO BE DEMOLISHED
- ALL ROOMS (INCLUDING OFFICE AREA) TO BE COMPLETELY STRIPPED TO MAIN STRUCTURE. THIS INCLUDES (BUT IS NOT LIMITED TO) DRYWALL, TOILETS, BATHTUB/SHOWER, CEILING BOARD, FLOOR FINISH MATERIAL, LIGHTING FIXTURES, ELECTRICAL FEATURES, AND STUD WALLS.
- ALL HANDRAILS AND HANDRAIL COMPONENTS TO BE REMOVED FROM WALKWAYS AND DISPOSED OF IN THEIR ENTIRETY



1 LOBBY DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 LAYOUT "E-A" DEMO. PLAN
SCALE: 1/4" = 1'-0"



3 LAYOUT "E-C" DEMO. PLAN
SCALE: 1/4" = 1'-0"

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LOBBY DEMOLITION PLAN

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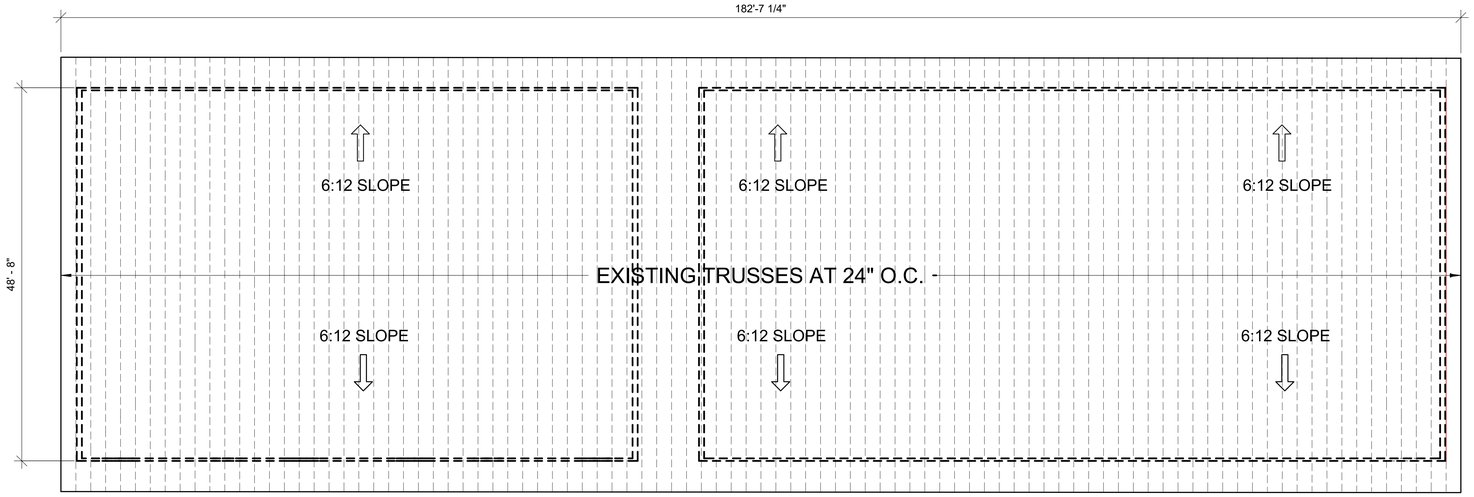
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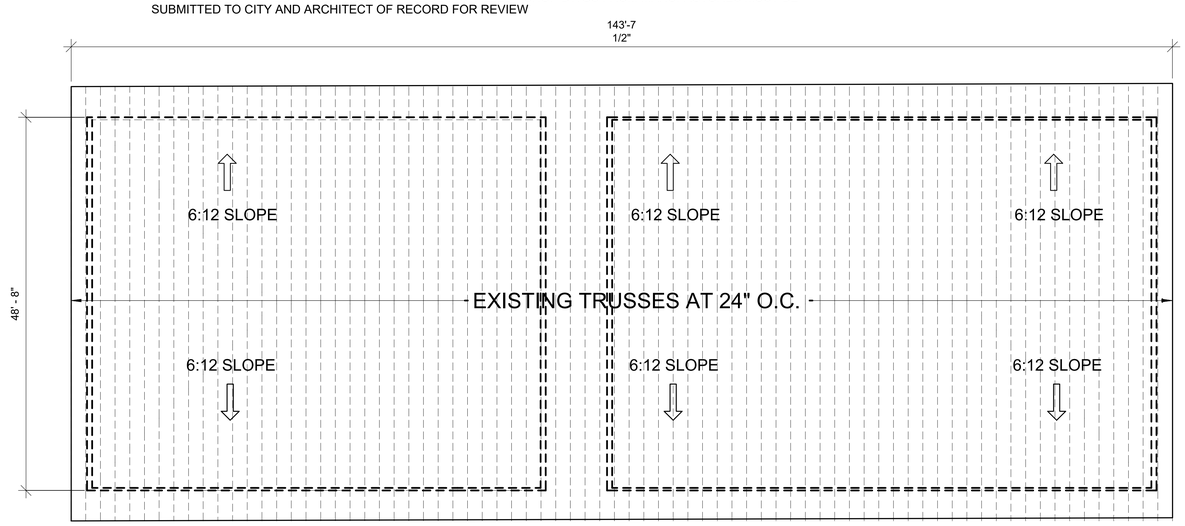
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NEW PRE-ENGINEERED WOOD TRUSSES WILL BE INSTALLED - SHOP DWGS FROM MANUFACTURES MUST BE SUBMITTED TO CITY AND ARCHITECT OF RECORD FOR REVIEW



1 BUILDING "A" ROOF PLAN_TRUSS
SCALE: 3/32" = 1'-0"

NEW PRE-ENGINEERED WOOD TRUSSES WILL BE INSTALLED - SHOP DWGS FROM MANUFACTURES MUST BE SUBMITTED TO CITY AND ARCHITECT OF RECORD FOR REVIEW



2 BUILDING "B" ROOF PLAN_TRUSS
SCALE: 3/32" = 1'-0"

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TRUSSES ROOF PLAN BLDGA A & B

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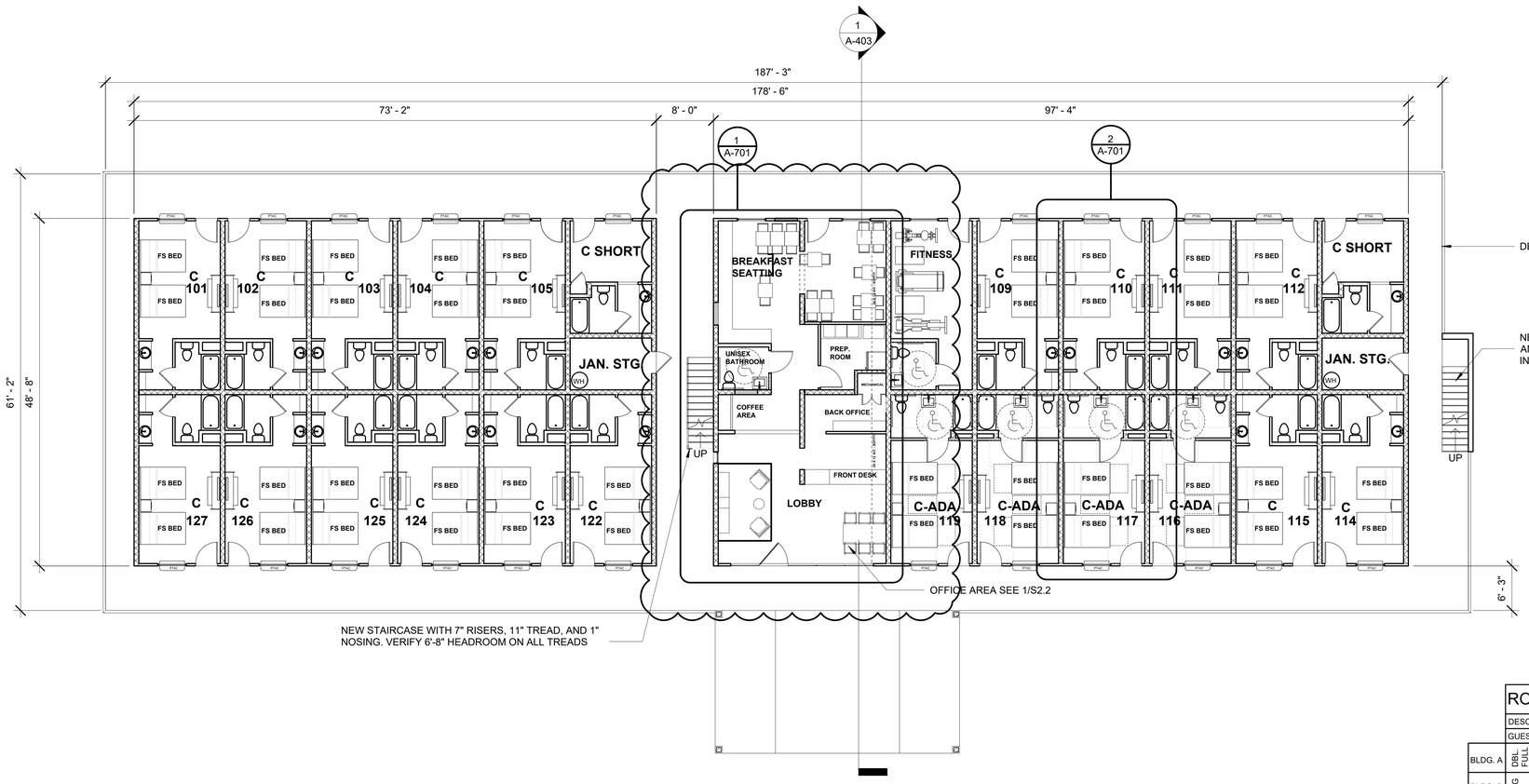
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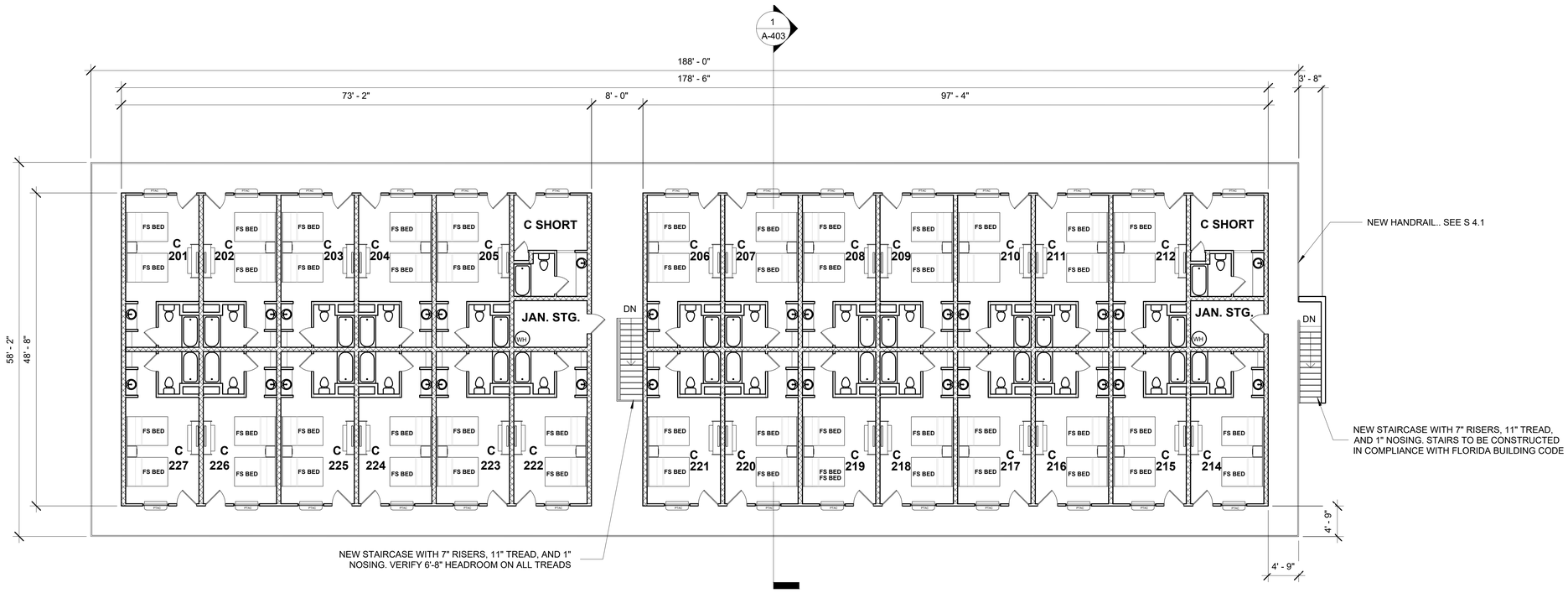
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1 BUILDING "A" FIRST FLOOR

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



2 BUILDING "A" SECOND FLOOR

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

ROOM MATRIX

		DESCRIPTION	FLOOR 1st	FLOOR 2nd	TOTAL		ROOM # (ADA)	ROOM #
		GUEST ROOM TYPE	1st	2nd				
BLDG. A	DBL. FULL SIZE	DOUBLE FULL SIZE ROOM	17	26	43	47	116, 117	
		ADA - DOUBLE FULL SIZE ROOM	4	-	4		118, 119	
BLDG. B	KING	KING ROOM TYPE A-B	19	21	40	42	138, 139	
		ADA - KING ROOM	2	-	2			
		TOTAL GUEST ROOMS	42	47	89			

NOTE:

- ALL ELECTRICAL FEATURES AND FIXTURES TO BE UPDATED TO MEET FLORIDA BUILDING CODE AND MODERN STANDARDS.
- ALL CLIMATE CONTROL FIXTURES TO BE UPDATED TO MEET FLORIDA BUILDING CODE AND MODERN STANDARDS.
- ALL UNITS (INCLUDING OFFICE AND STORAGE ROOMS) SHALL BE EQUIPPED WITH FIRE EXTINGUISHERS AS PER FLORIDA FIRE PREVENTION CODE. (TO BE CONFIRM W/BUILDER.)
- STRUCTURE IS TO BE UPGRADED AS NEEDED TO MEET CURRENT ENERGY EFFICIENCY CODES AND STANDARDS.
- ROOF STRUCTURE TO BE REMOVED AND REPLACED IN ITS ENTIRETY WITH NEW PRE-ENGINEERED WOOD ROOF TRUSSES BY OTHERS.
- DRAFT STOPPING TO BE INSTALLED ON PARTITION LINES SHOWN WITH THIS SYMBOL: -- --

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1st & 2nd FLOOR BLDGA. "A"

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REV#	DATE	DESCRIPTION
1	12-19-22	INFORMATION ADJUSTED-CORPORATE COMMENTS

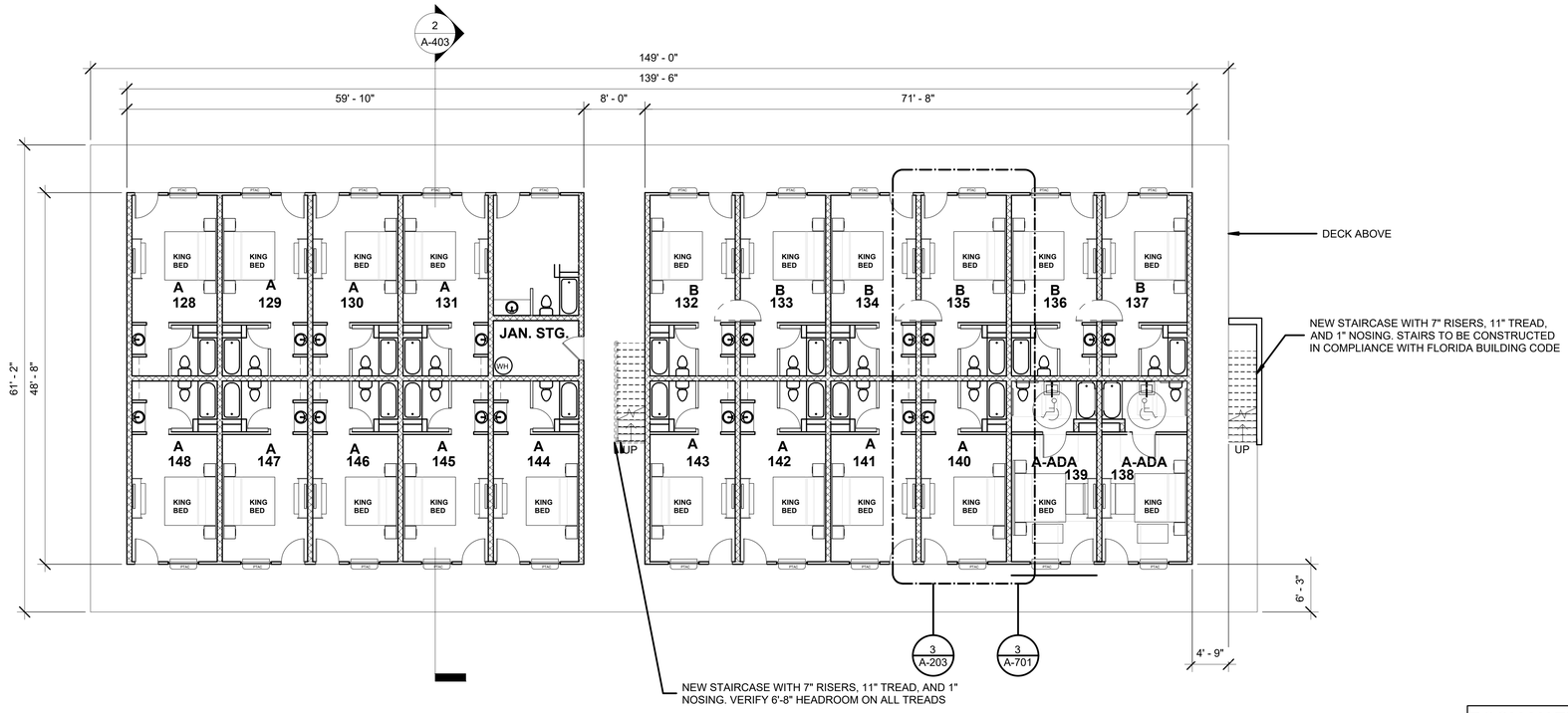
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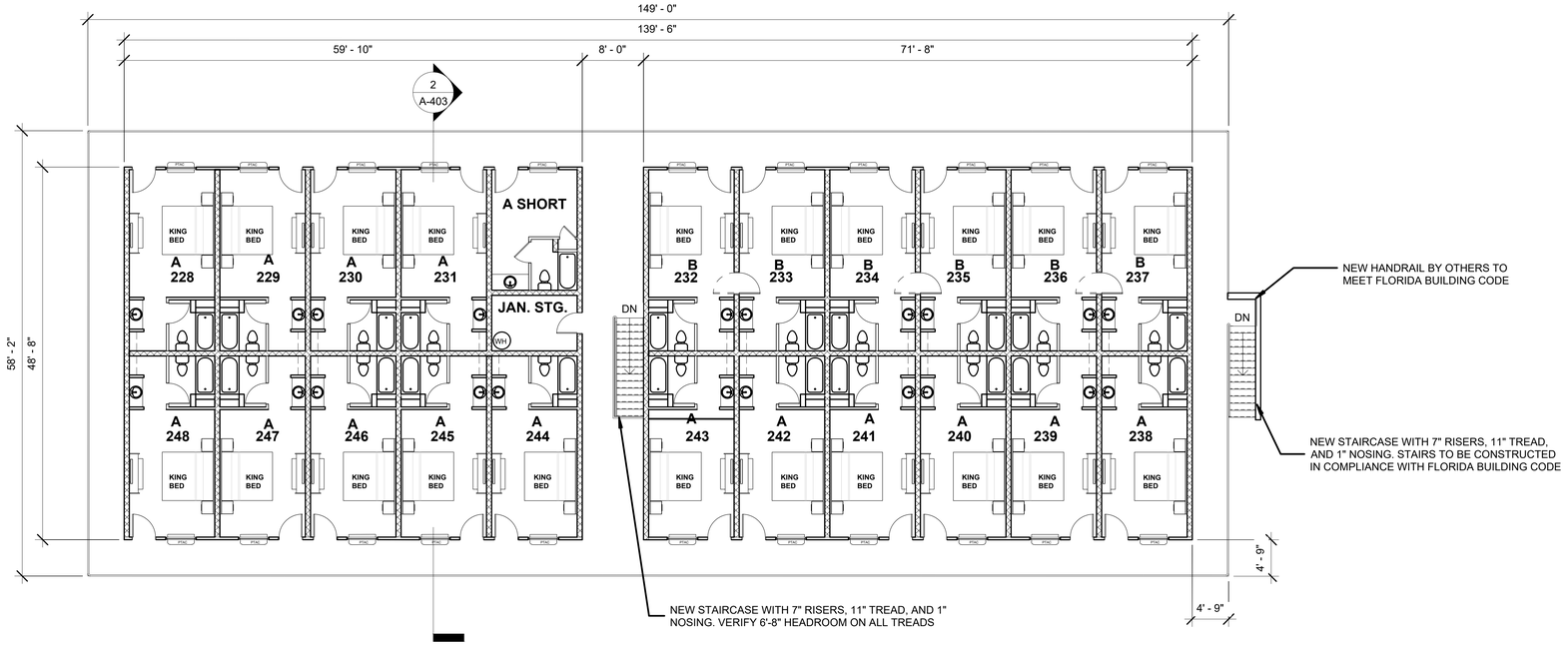
1 BUILDING "B" FIRST FLOOR

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

ROOM MATRIX								
	DESCRIPTION		FLOOR		TOTAL		ROOM #	ROOM #
	GUEST ROOM TYPE		1st	2nd				
BLDG. A	DBL. FULL SIZE	DOUBLE FULL SIZE ROOM	17	26	43	47	116, 117 118, 119	
		ADA - DOUBLE FULL SIZE ROOM	4	-	4			
BLDG. B	KING	KING ROOM TYPE A-B	19	21	40	42	138, 139	
		ADA - KING ROOM	2	-	2			
		TOTAL GUEST ROOMS	42	47	89			

NOTE:

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- ALL CLIMATE CONTROL FIXTURES TO BE UPDATED TO MEET FLORIDA BUILDING CODE AND MODERN STANDARDS.
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- STRUCTURE IS TO BE UPGRADED AS NEEDED TO MEET CURRENT ENERGY EFFICIENCY CODES AND STANDARDS.
- ROOF STRUCTURE TO BE REMOVED AND REPLACED IN ITS ENTIRETY WITH NEW PRE-ENGINEERED WOOD ROOF TRUSSES BY OTHERS.
- DRAFT STOPPING TO BE INSTALLED ON PARTITION LINES SHOWN WITH THIS SYMBOL: -- --



2 BUILDING "B" SECOND FLOOR

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

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1st & 2nd FLOOR BLDGA. "B"

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REV#	DATE	DESCRIPTION
1	12-19-22	UPDATE INFORMATION FROM - CORPORATE COMMENTS

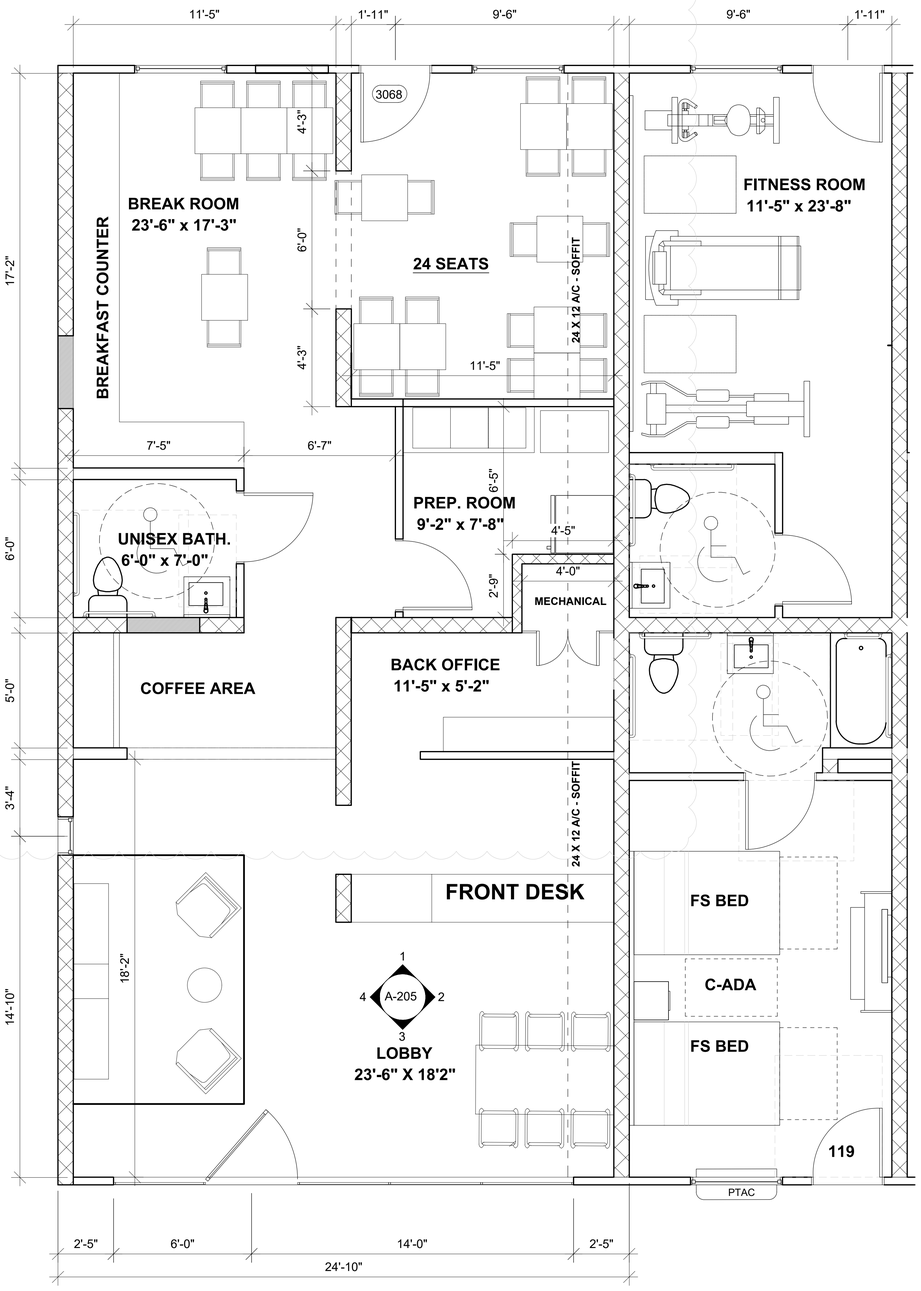
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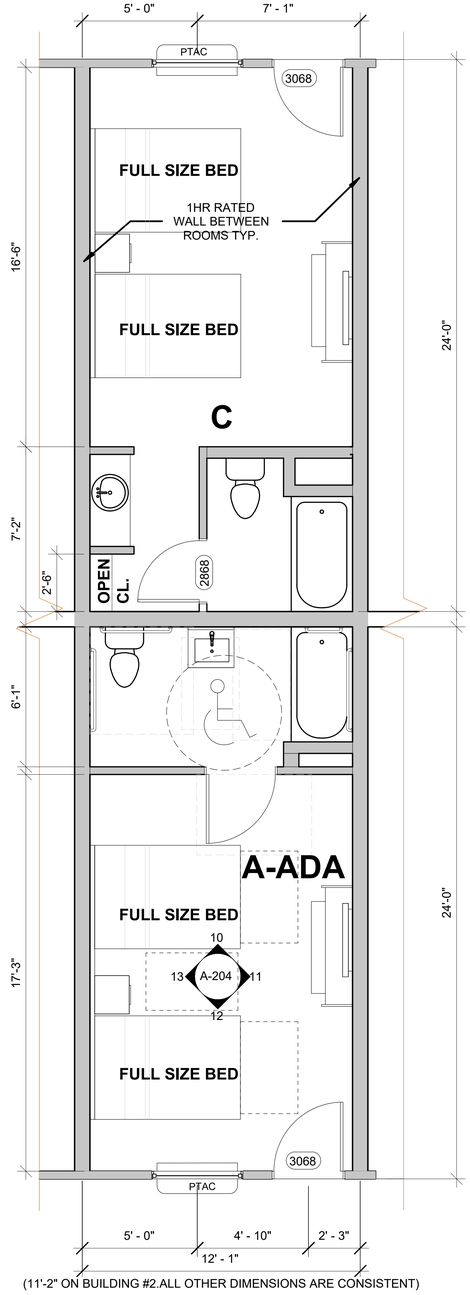
A-202

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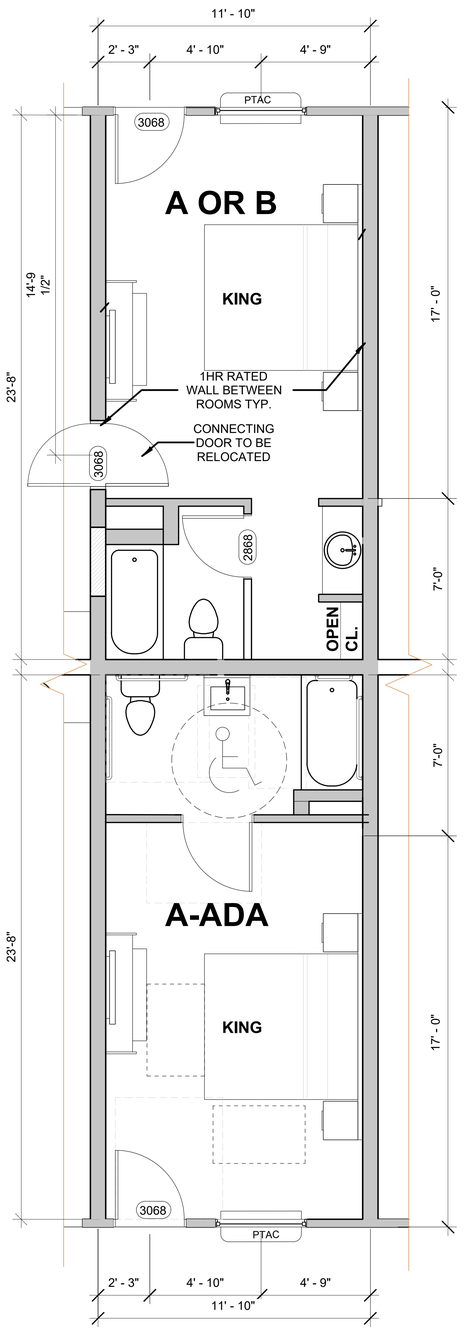


1 LOBBY LAYOUT
SCALE: 1/4" = 1'-0"



(11'-2" ON BUILDING #2.ALL OTHER DIMENSIONS ARE CONSISTENT)

2 DOUBLE FULL SIZE ROOM AND HANDICAP ACC. DOUBLE FULL SIZE ROOM
SCALE: 1/4" = 1'-0"



3 KING ROOM AND HANDICAP ACC. KING ROOM
SCALE: 1/4" = 1'-0"

ROOM MATRIX

DESCRIPTION			FLOOR 1st	FLOOR 2nd	TOTAL		ROOM #	ROOM #
GUEST ROOM TYPE								
BLDG. A	DBL FULL SIZE	DOUBLE FULL SIZE ROOM	17	26	43	47	116, 117 118, 119	
		ADA - DOUBLE FULL SIZE ROOM	4	-	4			
BLDG. B	KING	KING ROOM TYPE A-B	19	21	40	42	138, 139	
		ADA - KING ROOM	2	-	2			
		TOTAL GUEST ROOMS	42	47	89			

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ENLARGED FLOOR PLANS

Richard Brookfield

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Date: 2023.09.19 10:10:10 -05'00'

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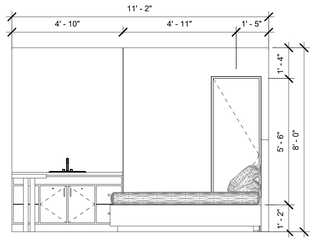
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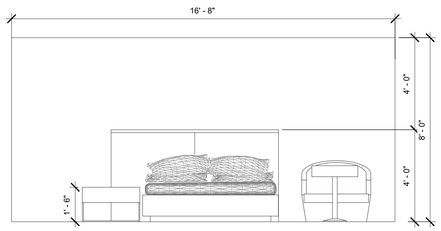
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CONSTRUCTION DOCUMENTS

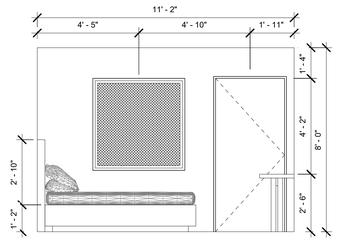
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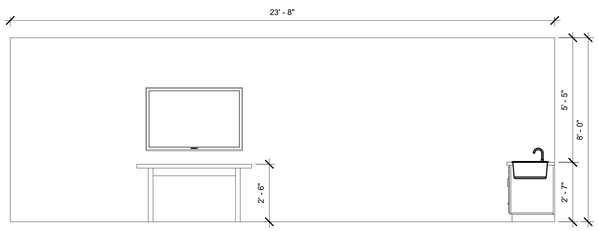
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SCALE: 3/8" = 1'-0"



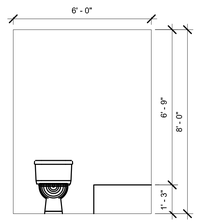
2 ELEVATION - LAYOUT "A" BEDROOM WALL 3
SCALE: 3/8" = 1'-0"



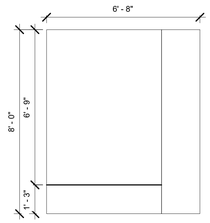
3 ELEVATION - LAYOUT "A" BEDROOM WALL 4
SCALE: 3/8" = 1'-0"



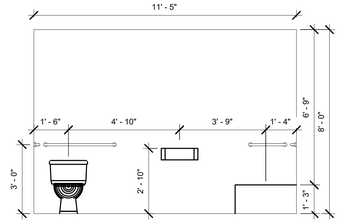
4 ELEVATION - LAYOUT "A" BEDROOM WALL 1
SCALE: 3/8" = 1'-0"



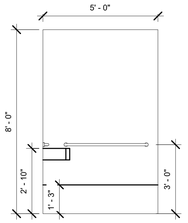
5 ELEVATION - LAYOUT "A" BATH WALL 1
SCALE: 3/8" = 1'-0"



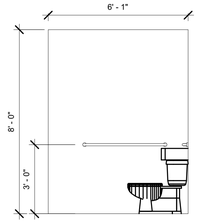
6 ELEVATION - LAYOUT "A" BATH WALL 2
SCALE: 3/8" = 1'-0"



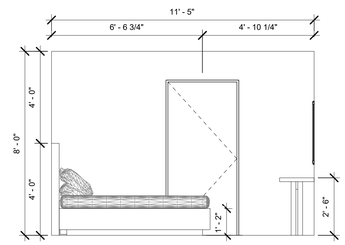
7 ELEVATION - LAYOUT "C" BATH WALL 2
SCALE: 3/8" = 1'-0"



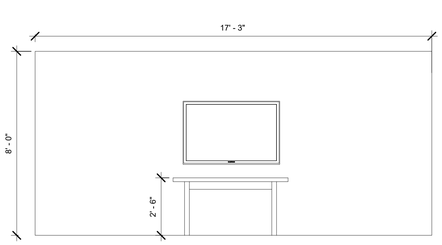
8 ELEVATION - LAYOUT "C" BATH WALL 3
SCALE: 3/8" = 1'-0"



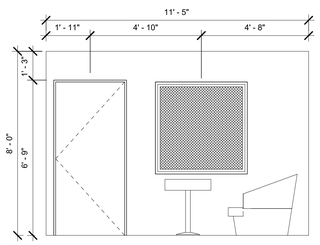
9 ELEVATION - LAYOUT "C" BATH WALL 1
SCALE: 3/8" = 1'-0"



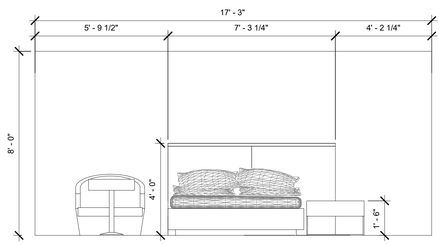
10 ELEVATION - LAYOUT "C" BEDROOM WALL 2
SCALE: 3/8" = 1'-0"



11 ELEVATION - LAYOUT "C" BEDROOM WALL 3
SCALE: 3/8" = 1'-0"



12 ELEVATION - LAYOUT "C" BEDROOM WALL 4
SCALE: 3/8" = 1'-0"



13 ELEVATION - LAYOUT "C" BEDROOM WALL 1
SCALE: 3/8" = 1'-0"

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INTERIOR ELEVATIONS

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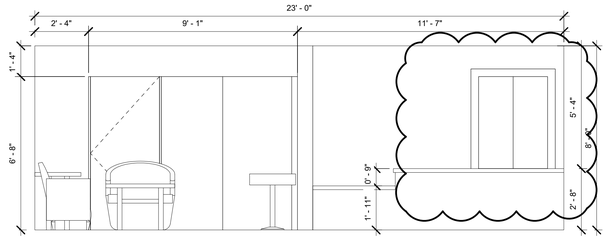
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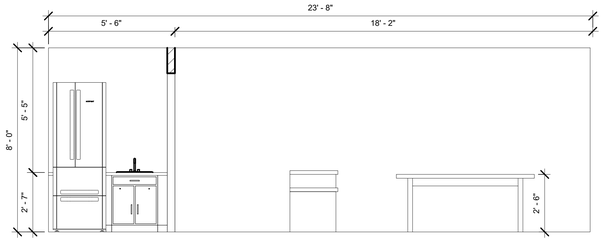
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CONSTRUCTION DOCUMENTS

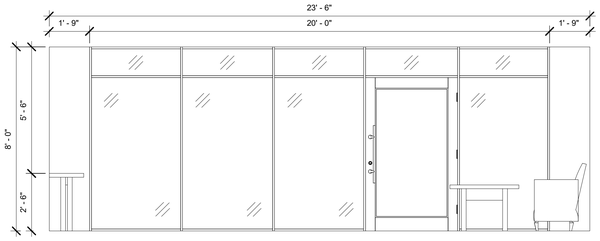
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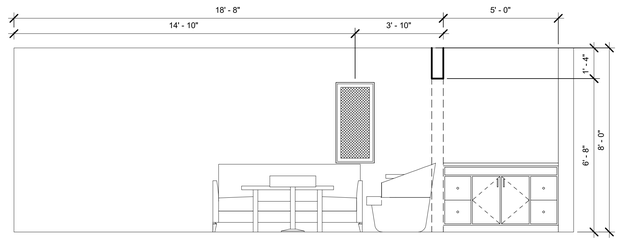
1 ELEVATION - LOBBY @ RECEPTION WALL1
SCALE: 3/8" = 1'-0"



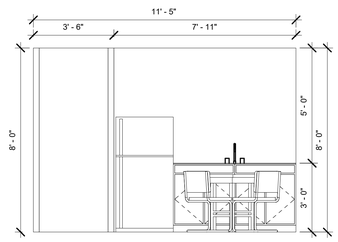
2 ELEVATION - LOBBY @ RECEPTION WALL2
SCALE: 3/8" = 1'-0"



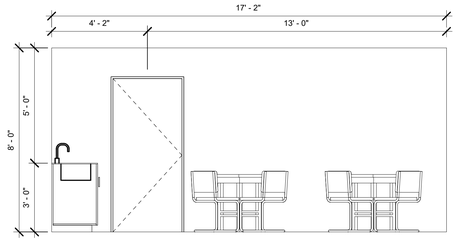
3 ELEVATION - LOBBY @ ENTRANCE
SCALE: 3/8" = 1'-0"



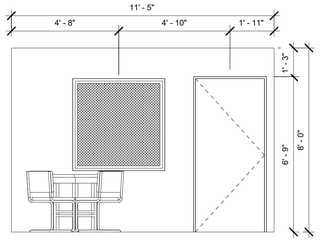
4 ELEVATION - LOBBY @ WAITING AREA
SCALE: 3/8" = 1'-0"



5 ELEVATION - BREAK ROOM WALL 1
SCALE: 3/8" = 1'-0"



6 ELEVATION - BREAK ROOM WALL 2
SCALE: 3/8" = 1'-0"



7 ELEVATION - BREAK ROOM WALL 3
SCALE: 3/8" = 1'-0"

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Date: 2023.02.01 21:12:20 -05'00'

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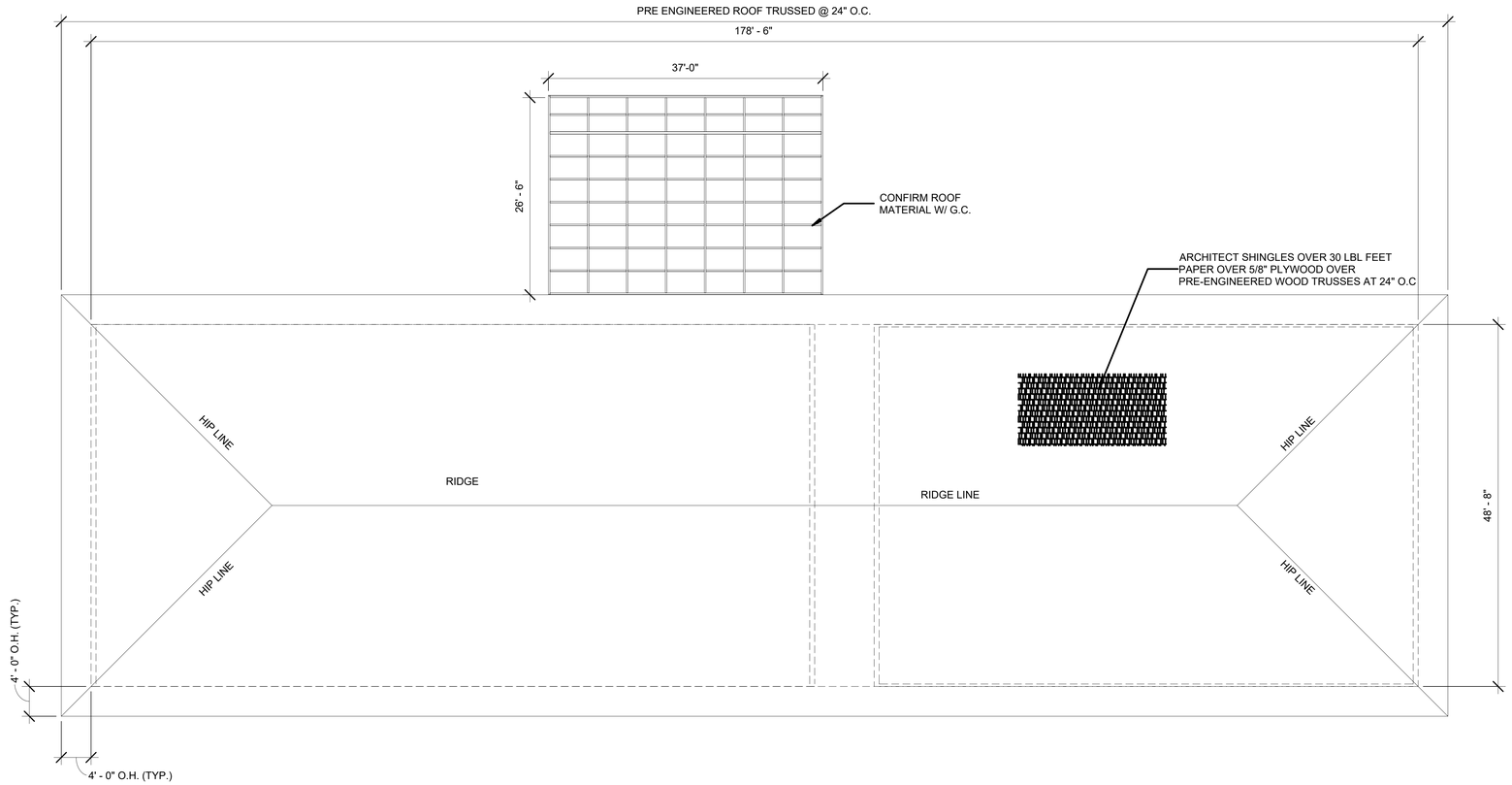
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1	12-19-22	INFORMATION ADJUSTED-CORPORATE COMMENTS

09-22-22

SHEET NUMBER

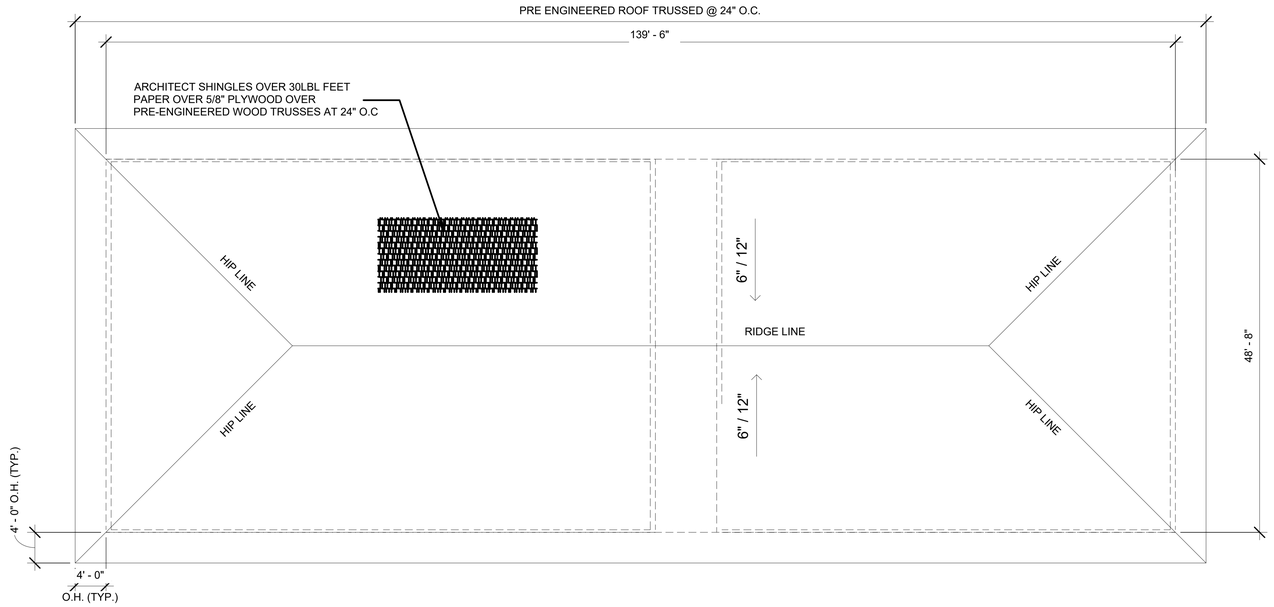
A-205

CONSTRUCTION DOCUMENTS



1 BUILDING "A" ROOF PLAN

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



2 BUILDING "B" ROOF PLAN

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

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ROOF PLAN BLDGA A & B

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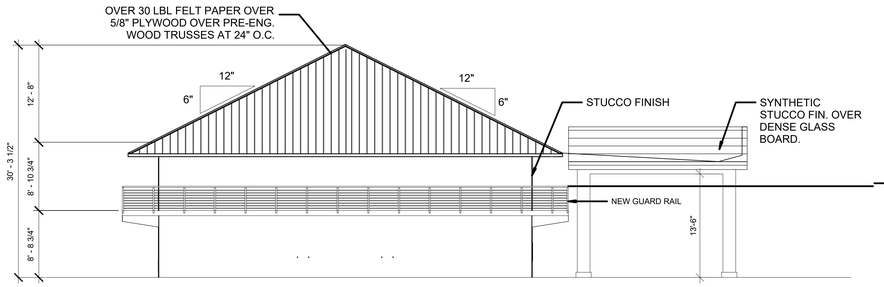
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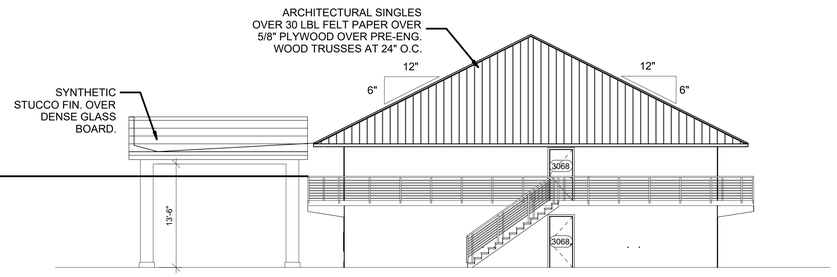
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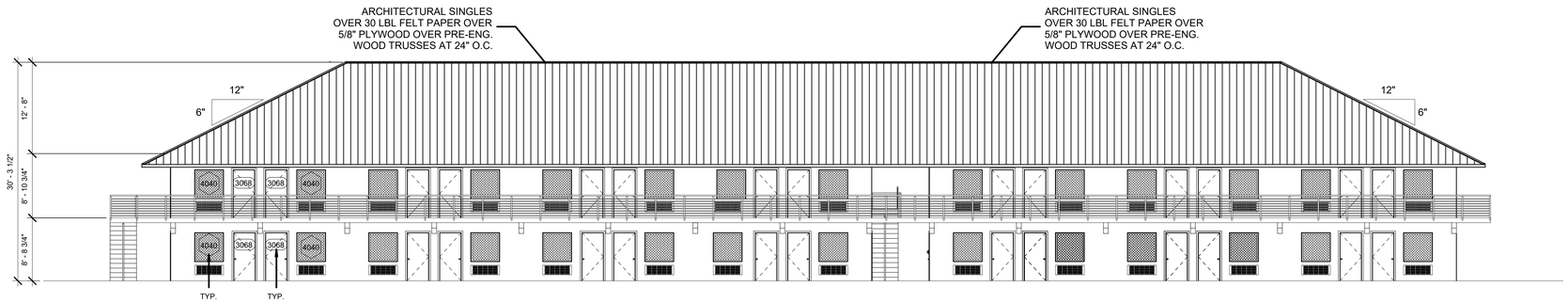
2 BUILDING "A" LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING "A" RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING "A" FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING "A"REAR ELEVATION
SCALE: 1/8" = 1'-0"

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BUILDING A - ELEVATIONS

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Date: 2023.02.01 21:33:40 -05'00'

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REV#	DATE	DESCRIPTION
1	12-19-22	INFORMATION ADJUSTED-CORPORATE COMMENTS

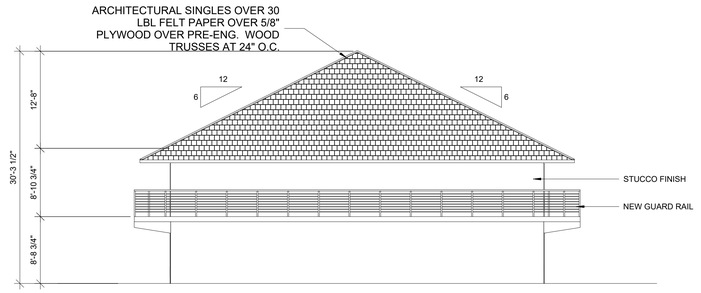
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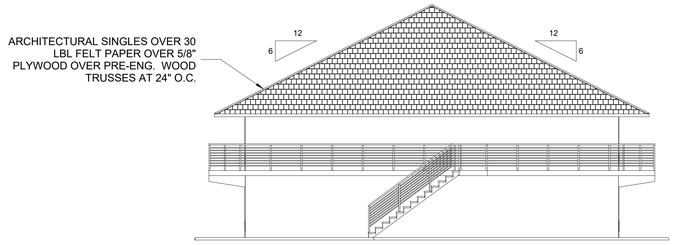
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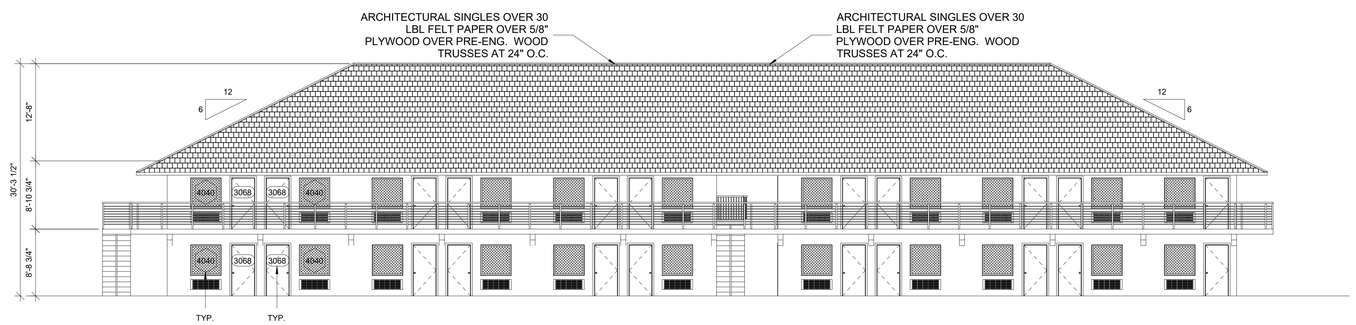
2 BUILDING "B" LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING "B" RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING "B"FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING "B"REAR ELEVATION
SCALE: 1/8" = 1'-0"

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BUILDING B - ELEVATIONS

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Date: 2022.10.12 15:40:30 -04'00'

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REV#	DATE	DESCRIPTION

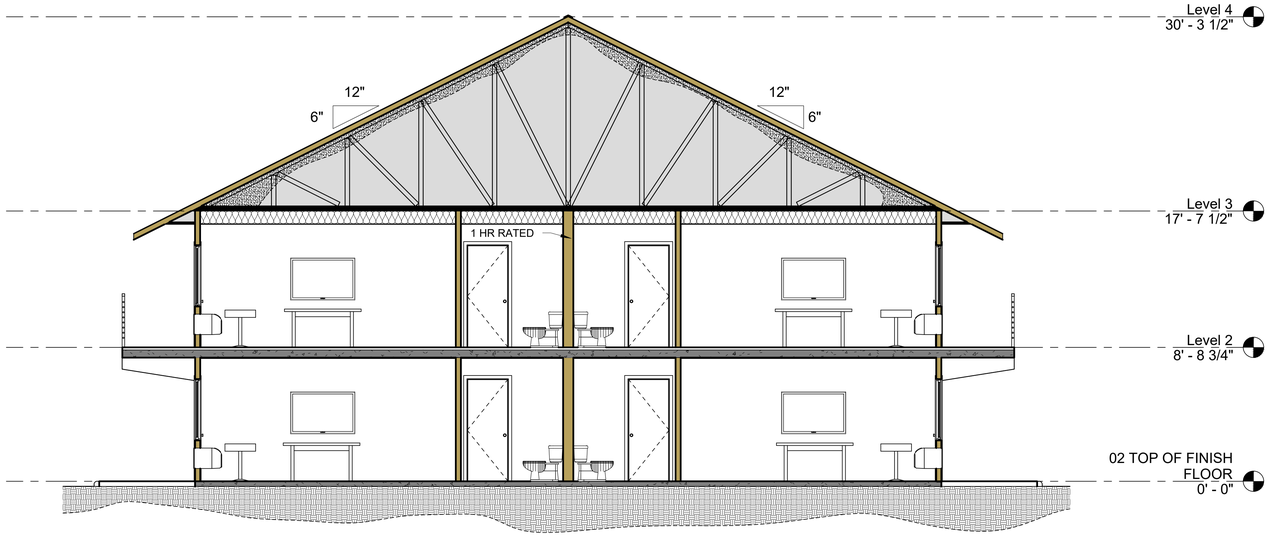
09-22-22

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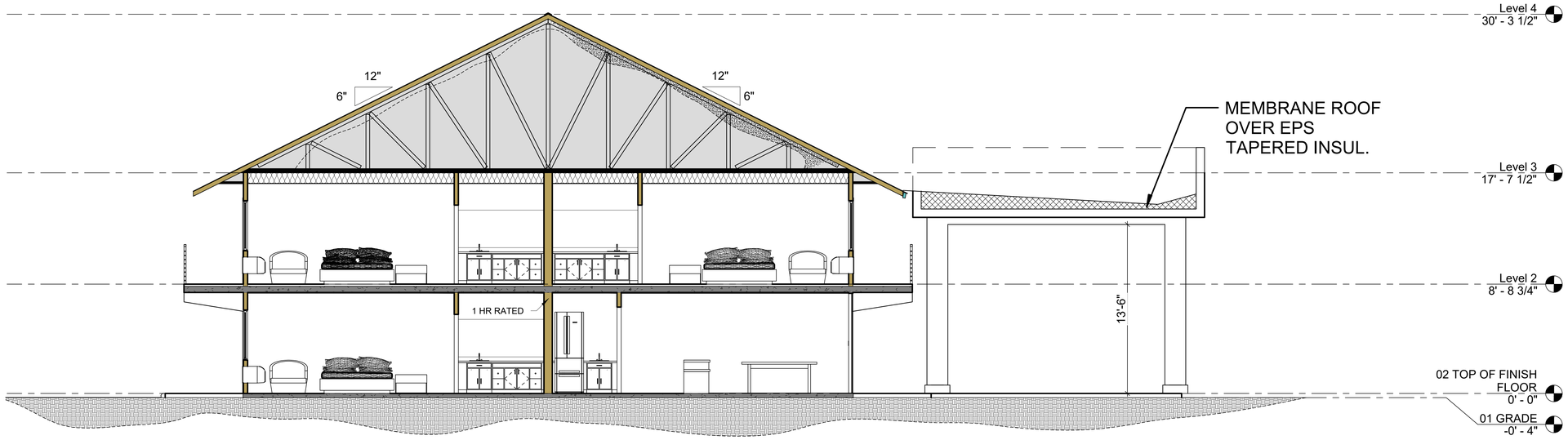
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2 SECTION 2
SCALE: 1/4" = 1'-0"



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

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PANAMA CITY - FLORIDA

BUILDING SECTIONS

Richard Brookfield

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STATE OF FLORIDA
REGISTERED ARCHITECT
AR14588

SEAL

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110.8.4.4 FBC-B AND CHAPTER 633, FLORIDA STATUES.

REV#	DATE	DESCRIPTION
1	12-19-22	INFORMATION ADJUSTED-CORPORATE COMMENTS

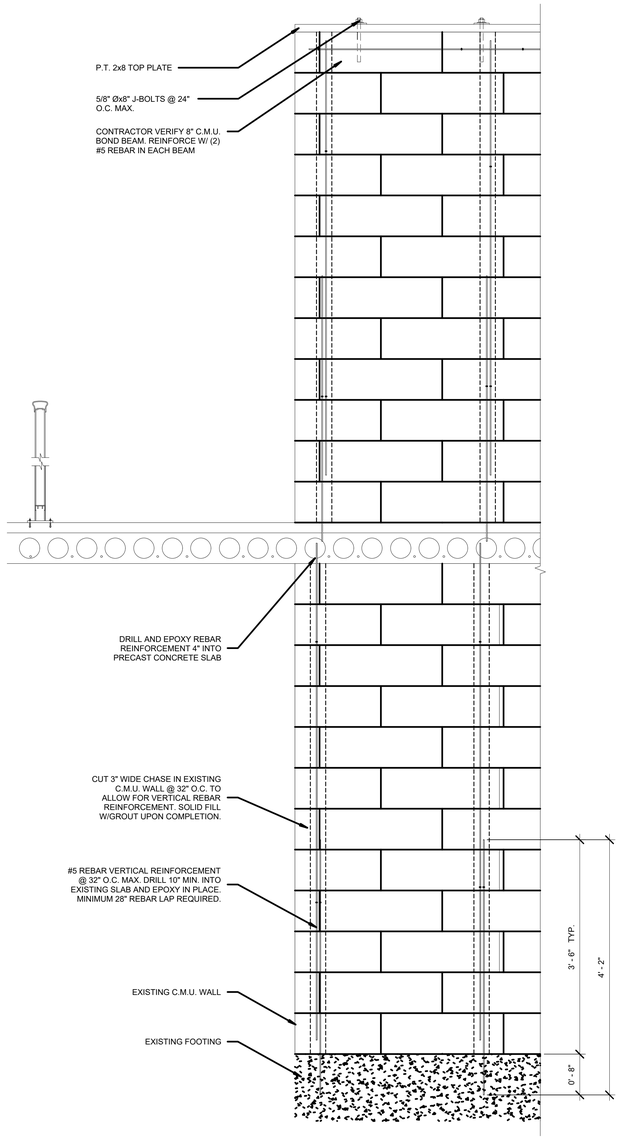
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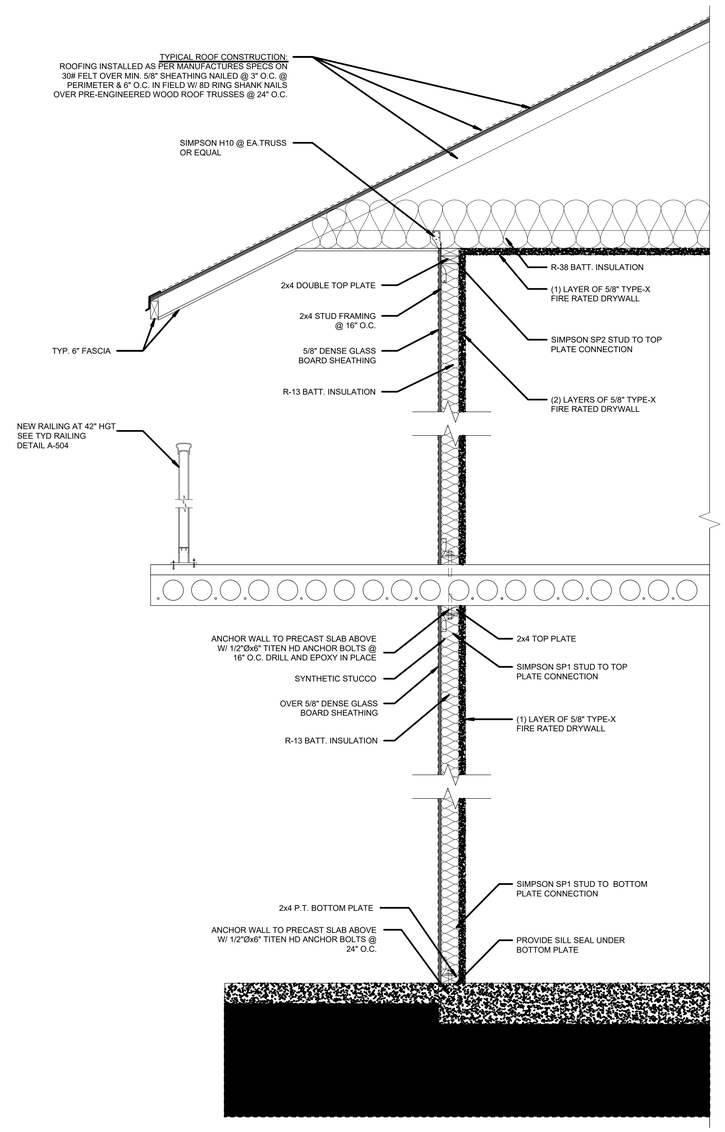
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1 CMU WALL REPAIR DETAIL
SCALE: 1" = 1'-0"



2 TRUSS CONNECTION DETAIL
SCALE: 1" = 1'-0"

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ADDITIONAL DETAILS

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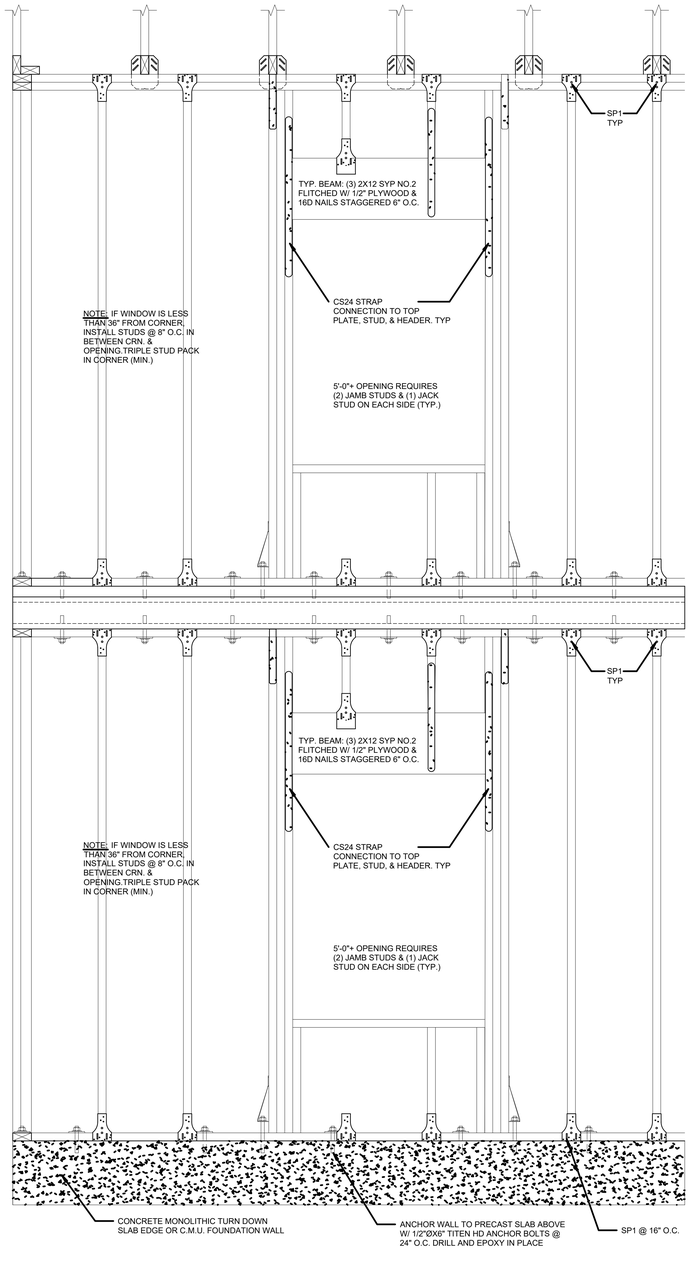
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4 TYP. WALL @ SLAB CONNECTION DETAILS
SCALE: 1" = 1'-0"

NOTE:
THREADED BOLT SYSTEM CAN BE USED IN PLACE OF SP1/SP2 & HOLD DOWNS, PROVIDED 5/8" RODDED SYSTEM 6' O.C. & WITHIN 12" OF CORNER & EACH OPENING SIDE.

NOTE:
OPTION 1 - THREADED BOLT SYSTEM: 5/8" ROD SYSTEM @ 6' O.C. & WITHIN 12" OF CORNER & EACH OPENING SIDE.

OPTION 2 - SIMPSON SP1 & SP2 HOLD DOWNS MAY BE USED IN LIEU OF THREADED ROD SYSTEM.



HURRICANE ANCHOR CLIP
CONNECTOR: H10A
UPLIFT: 1015 LBS



TOP PLATE STUD TIE
CONNECTOR: SP2
UPLIFT: 1065 LBS

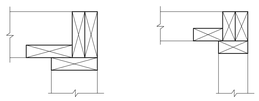
JAMB STUD TOP PLATE TIE
CONNECTOR: SPH4
UPLIFT: 620 LBS
(CENTERED LOAD 1320 LBS)

BEAM STRAP
CONNECTOR: CS16 OR 24
UPLIFT: 1705 LBS



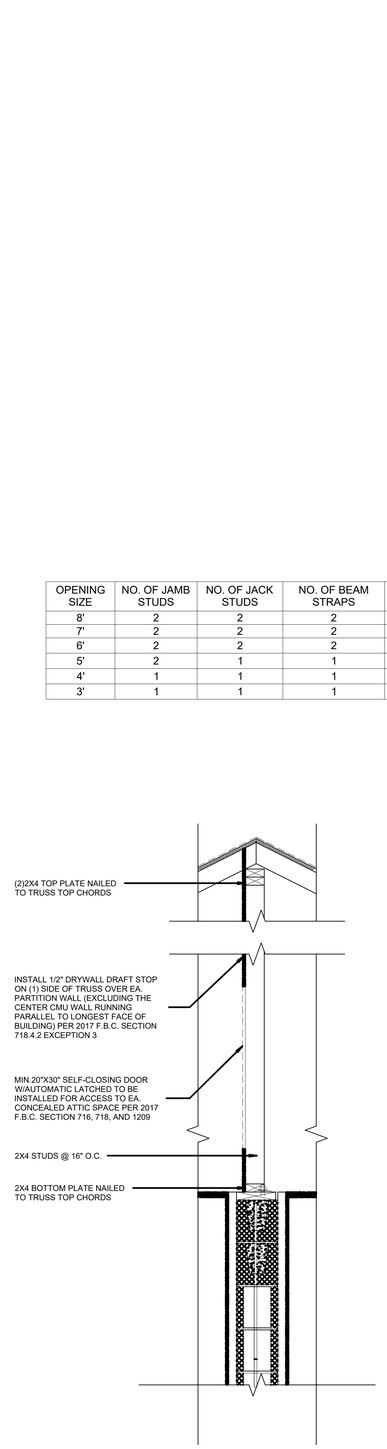
BOTTOM PLATE STUD
CONNECTOR: SP1
UPLIFT: 585 LBS

OPENING & CORNER HOLD DOWN
CONNECTOR: HD3B
OR HDU2-SDS2.5
UPLIFT: 3075 LBS

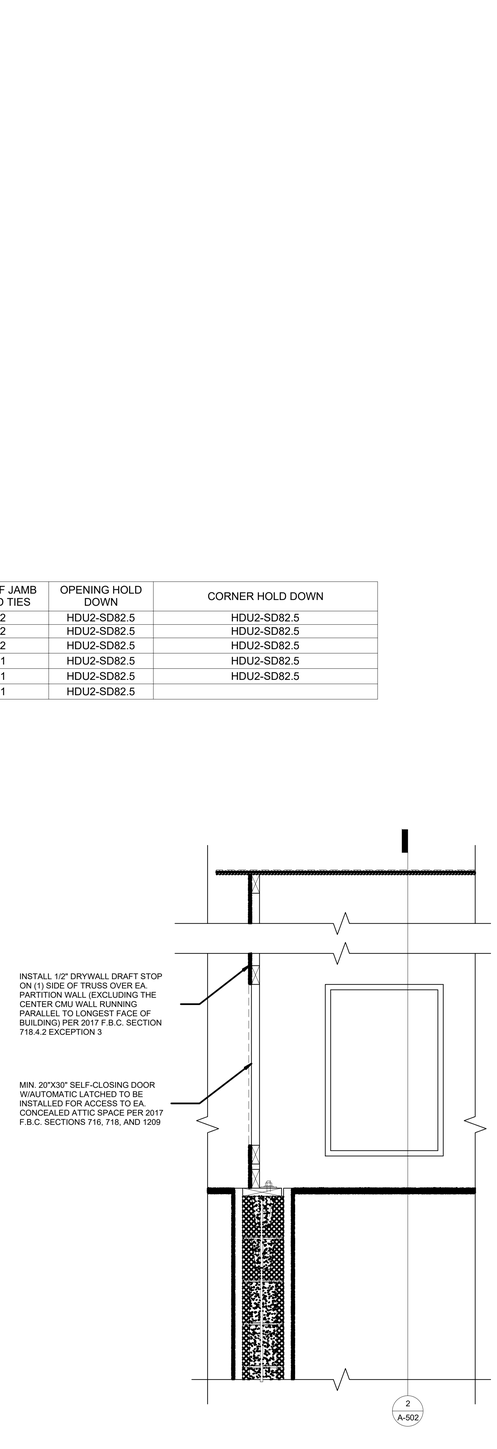


3 2X6/2X4 CORNER FRAMING DETAIL
SCALE: 1 1/2" = 1'-0"

OPENING SIZE	NO. OF JAMB STUDS	NO. OF JACK STUDS	NO. OF BEAM STRAPS	NO. OF JAMB STUD TIES	OPENING HOLD DOWN	CORNER HOLD DOWN
8'	2	2	2	2	HDU2-SD82.5	HDU2-SD82.5
7'	2	2	2	2	HDU2-SD82.5	HDU2-SD82.5
6'	2	2	2	2	HDU2-SD82.5	HDU2-SD82.5
5'	2	1	1	1	HDU2-SD82.5	HDU2-SD82.5
4'	1	1	1	1	HDU2-SD82.5	HDU2-SD82.5
3'	1	1	1	1	HDU2-SD82.5	



2 DRAFT STOP DETAIL-1
SCALE: 1" = 1'-0"



1 DRAFT STOP DETAIL
SCALE: 1" = 1'-0"

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REV#	DATE	DESCRIPTION

09-22-22

SHEET NUMBER

A-502

CONSTRUCTION DOCUMENTS

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STRUCTURAL NOTES

GENERAL

1. DESIGN CODE DATA 2015 INTERNATIONAL BUILDING CODE 2017 FLORIDA STATE BUILDING CODE ASCE 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES. ACI 318-08: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY

   ANSI/ AF&PA NDS-2005: NATIONAL DESIGN SPECIFICATION FOR WOOD STRUCTURES ACI 530-08/ ASCE 5-08/ TMS 402-08: BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES

2. BUILDING OCCUPANCY CATEGORY= II (PER ASCE 7-10 TABLE 1-1).

3. DESIGN LOADS:

A. DEAD LOADS:

ROOF = 20 PSF

B. LIVE LOADS:

ROOF : 20 PSF

FLOOR: 1ST STORY = 30 PSF

C. WIND DESIGN CRITERIA

WIND SPEED = 140 MPH
EXPOSURE = C
ENCLOSURE CLASSIFICATION = ENCLOSED
Kd= 0.85
I = 1.0
Kzt= 1.0
BASE VELOCITY PRESSURE, Qh=38.4 PSF

COMPONENTS AND CLADDING				
ROOFS	DESIGN PRESSURE (ULT)		DESIGN PRESSURE (ASD)	
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	POSITIVE (PSF)
ZONE 1	26.2	41.5	15.7	24.9
ZONE 2	26.2	72.3	15.7	43.4
ZONE 3	26.2	106.9	15.7	64.1
TRIBUTARY AREA 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1	18.5	37.7	11.1	22.6
ZONE 2	18.5	53.1	11.1	31.9
ZONE 3	18.5	83.9	11.1	50.3
WALLS	DESIGN...		DESIGN...	
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 4	45.4	49.2	27.2	29.5
ZONE 5	45.4	60.8	27.2	36.5
TRIBUTARY AREA 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 4	38.6	42.4	23.2	25.4
ZONE 5	38.6	47.2	23.2	28.3

4. MAXIMUM ALLOWABLE DEFLECTION CRITERIA:

   ROOF: L/360 LIVE LOAD; L/240 TOTAL LOAD
   FLOORS: L/480 LIVE LOAD; L/360 TOTAL LOAD (WOOD I-JOISTS ONLY)
   FLOORS: L/360 LIVE LOAD; L/240 TOTAL LOAD
   VERTICAL WINDOW SUPPORT: L/1000 LIVE LOAD
   EXTERIOR WALL SYSTEMS: L/600 WIND LOAD

5. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON OR EXISTING STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.

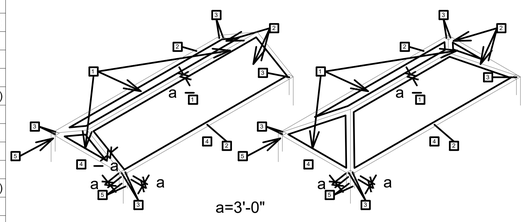
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ALL JOB SITE SAFETY.

8. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO THE START OF CONSTRUCTION - RESOLVE ANY DISCREPANCY WITH DESIGNER / ENGINEER. DO NOT SCALE DRAWINGS.

9. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL,CIVIL, AND OTHER DESIGN CONSULTANT'S DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THE SHOP DRAWINGS. ANY APPARENT DISCREPANCIES,LIMITATIONS OR CONCERNS RESULTING FROM THIS COORDINATION SHOULD BE RESOLVED WITH THE DESIGNER / ENGINEER IMMEDIATELY.

10. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTING. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IMMEDIATELY.

    THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL BUILDING MATERIALS AND COMPONENTS.COMPONENT LOCATIONS ARE SHOWN FOR DESIGN INTENT, NOT EXACT LOCATION.SPECIFICALLY: INDEPENDENTLY PREPARED SHOP DRAWINGS ARE REQUIRED OF ALL TRADES FOR COORDINATION AND BEST PRACTICE. ERRORS OR OMISSIONS IN INSTALLATION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



GABLE ROOF
WIND ZONE DIAGRAM

HIP ROOF
WIND ZONE DIAGRAM

WOOD CONSTRUCTION

DIMENSION LUMBER

1. ALL DIMENSIONAL LUMBER NOMINAL 2 " THICK AND 4-8" WIDE SHALL BE #2 SPF OR EQUAL. WIDTHS 10 " AND WIDER SHALL BE #2 HEM-FIR.
2. LAMINATED VENEER LUMBER (LVL) TO BE 2.0E AND Fb = 3100 PSI OR GREATER.
3. ALL LEVEL 1 STRUCTURAL WALL FRAMING TO BE NOMINAL 2x ENGINEERED LAMINATED VENEER LUMBER (LVL) (BOISE VERSA - STUD 1.7/2650 OR APPROVED EQUAL.
4. SILLS AND MEMBERS EXPOSED DIRECTLY TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
5. PLYWOOD SHALL CONFORM TO THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1. INSTALL IN STAGGERED PATTERN. NAIL AS REQUIRED FOR DIAPHRAGM ACTION.
6. SHEAR PLATE AND SPLIT RING FASTENERS SHALL BE TECO OR APPROVED EQUAL.
7. NAILS SHALL BE STRONGHOLD, GALVANIZED COMMON NAILS OF THE SIZES INDICATED, EXCEPT THAT STAINLESS STEEL SIDING NAILS SHALL BE USED FOR THE ATTACHMENT OF EXTERIOR PLYWOOD SIDING.
8. ALL BOLTS AND LAG SCREWS SHALL BE AMERICAN STANDARD MANUFACTURE.
9. BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" MAXIMUM OVERSIZE. HOLES FOR SCREWS AND LAG SCREWS SHALL BE FIRST BORED FOR THE SAME DEPTH AND DIAMETER OF THE SHANK, THEN THE REMAINDER OCCUPIED BY THE THREADED PORTION SHALL BE BORED NOT LARGER IN DIAMETER THAN THE ROOT OF THE THREAD. ALL SCREWS SHALL BE SCREWED, NOT DRIVEN INTO PLACE.
10. PROVIDE WASHERS UNDER ALL NUTS AND HEADS OF BOLTS AND LAG SCREWS, WASHERS SHALL BE EITHER ROUND MALLEABLE IRON OR SQUARE CUT STEEL WASHERS 1/4" THICK X 3 FASTENER DIAMETERS.
11. WHEREVER NECESSARY TO CUT OR DRILL TREATED LUMBER, TREAT THE CUT OR BORED SURFACES WITH TWO HEAVY COATS OF THE SAME PRESERVATIVE AS USED IN THE ORIGINAL TREATMENT.
12. PROVIDE SOLID BLOCKING AT MID-SPAN OF ALL SAWN JOISTS AND STUDS EXCEEDING 10 FOOT SPAN AND AT 10 FOOT MAXIMUM ON CENTER.
13. MEMBERS BEARING ON CONCRETE OR MASONRY WALLS SHALL HAVE A 1/2" AIR SPACE AROUND SIDES AND END OF BEAM.
14. DESIGN FABRICATION AND CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" CURRENT EDITION AS RECOMMENDED BY THE NATIONAL LUMBER MANUFACTURER'S ASSOCIATION.
15. ALL COLUMNS SHOWN ON STRUCTURAL DRAWINGS SHALL BE CONTINUOUS UNLESS NOTED.
16. SET ALL JOISTS WITH CROWN UP.
17. WALL SHEATHING SHALL BE NAILED AS INDICATED ON DRAWINGS. ALL PANEL EDGES SHALL BE BACKED WITH 2X OR WIDER FRAMING.
18. PLYWOOD SHEATHING TO BE GRADED APA STRUCTURAL I.
19. ALL BOLTS, LAG SCREWS, SCREWS AND NAILS SHALL HAVE A HOT DIP GALVANIZED FINISH AT MINIMUM. ALL EXPOSED HARDWARE IS RECOMMENDED BE 316 STAINLESS STEEL
20. SIMPSON STRONG-TIE CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS. THE ENGINEER OF RECORD IS REQUIRED TO EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.
21. ALL SIMPSON Z-MAX CONNECTORS SHALL BE USED FOR THE ATTACHMENT OF EXTERIOR BEAMS, COLUMNS AND JOISTS AT MINIMUM. ALL EXPOSED HARDWARE IS RECOMMENDED BE 316 STAINLESS STEEL

VERTICAL STRUCTURAL PANEL SHEATHING NOTES (WOOD FRAMING)

1. FASTENERS SHALL NOT BE LOCATED LESS THAN 3/8" IN FROM THE EDGE OF THE PANEL.
2. FASTENERS SHALL BE DRIVEN FLUSH WITH SURFACE OF SHEATHING.
3. FASTENERS SHALL BE OF SUFFICIENT LENGTH TO ENSURE PENETRATION INTO FRAMING MEMBERS BY AT LEAST 1 1/2".
4. FRAMING MEMBERS SHALL BE A MINIMUM 2" NOMINAL IN THE DIMENSION TO WHICH THE STRUCTURAL PANEL IS ATTACHED. (U.N.O.)
5. NO UNBLOCKED PANELS LESS THAN 1'-0" WIDE SHALL BE USED.
6. PANEL EDGES SHALL BUTT ALONG THE CENTERLINE OF FRAMING MEMBERS.

WOOD SHEATHING (WALLS)

1. BACK ALL SHEATHING PANEL EDGES WITH MINIMUM, NOMINAL 2 X BLOCKING.
2. 1/2" APA EXPOSURE I, RATED SHEATHING WITH 32/16 SPAN RATING (U.N.O.)
3. FRAMING TO BE MAXIMUM 1'-4" O.C.
4. FASTENERS SHALL BE A MINIMUM 8d COMMON (.131" Ø) OR GALVANIZED BOX NAILS (0.113" Ø)(GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED).
5. OFFSET PANEL JOINTS ON EACH SIDE OF WALL MINIMUM ONE STUD BAY.
6. PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
7. WALL SHEATHING: SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (FIELD OF PANEL) SPACE NAILS @ 3" O.C. AT ALL PANEL EDGES.
8. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD (PSI), APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE UNLESS OTHER REQUIREMENTS NOTED ON THE PLAN ARE MORE STRICT.

MATERIAL SPECIFICATIONS

CONCRETE	
FOOTINGS AND FOUNDATION WALLS	3,500 PSI @ 28 DAYS
SLAB ON GRADE	3,500 PSI @ 28 DAYS
ALL OTHER CIP CONCRETE NOT NOTED	3,500 PSI @ 28 DAYS
CONCRETE REINFORCING STEEL	60 KSI, ASTM A615
WELDED WIRE REINFORCEMENT	65 KSI, ASTM A185
ANCHOR RODS	ASTM F1554 (SEE SCHEDULE FOR GRADE)
ADHESIVE ANCHORS	HILTI HAS-E THREADED ROD WITH HY 150 INJECTION ADHESIVE OR EQUAL
MECHANICAL ANCHORS	HILTI KWIK BOLT III OR EQUAL
POWDER DRIVEN FASTENERS	HILTI DS OR EQUAL
MASONRY	
CONCRETE MASONRY UNITS	F'm= 1,500 PSI, ASTM C90 NORMAL WEIGHT UNITS
MORTAR: TYPE S- BELOW GRADE	1,800 PSI, ASTM C270
MORTAR: TYPE N- ABOVE GRADE	750 PSI, ASTM C270
MASONRY GROUT	3,000 PSI, ASTM C476
MASONRY REINFORCING STEEL	60 KSI, ASTM A615
JOINT REINFORCEMENT	#9, ASTM A83
2x6 AND SMALLER	SPF NO. 2 OR BETTER
2x8 AND LARGER	HEM-FIR NO. 2 OR BETTER
LAMINATED VENEER LUMBER (LVL)	PARALLAM PLUS (PSL PLUS)
MINIMUM DESIGN VALUES	MINIMUM DESIGN VALUES
Fb= 3365 PSI	Fb= 2900 PSI
E= 2,400,000 PSI	E= 2,200,000 PSI

CONCRETE CONSTRUCTION

1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE LOCAL BUILDING CODE REQUIREMENTS AND THOSE OF THE LATEST EDITION OF THE FOLLOWING STANDARDS: ACI 318, ACI 315, ACI 301, AND ACI 307.
2. ALL CONCRETE, UNLESS SPECIFICALLY NOTED, SHALL BE NORMAL WEIGHT (145 PCF).
3. THE COMPRESSIVE STRENGTH OF ALL GROUT USED TO PROVIDE LEVEL BEARING OF COLUMN BASE PLATES SHALL MEET OR EXCEED THE COMPRESSIVE STRENGTH OF THE SUPPORTING CONCRETE MEMBER.
4. CONCRETE REINFORCING SHALL HAVE THE FOLLOWING MINIMUM PROTECTIVE COVER:
   CONCRETE CAST AGAINST EARTH = 3
   CONCRETE EXPOSED TO EARTH OR WEATHER
   #6 THROUGH #18 BARS = 2"
   #5 BAR AND SMALLER = 1-1/2"
   CONCRETE WITH INTERIOR EXPOSURE:
   SLABS, WALLS, JOISTS
   #14 AND #18 BARS = 1-1/2"
   #11 BAR AND SMALLER = 3/4"
5. UNLESS NOTED OTHERWISE ON THE DRAWINGS ALL REINFORCING SHALL BE LAPPED TO DEVELOP ITS CAPACITY AS FOLLOWS: (SEE TABLE FOLLOWING THIS SECTION)
6. SLAB-ON-GRADE SHALL HAVE CLASS "A" TOLERANCE.
7. A 6-MIL (MIN.) POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6 " SHALL BE PLACED BETWEEN THE SAND BASE AND THE CONCRETE FLOOR.
8. CALCIUM CHLORIDE AND OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
9. PLACING OF CONCRETE SHALL BE DONE IN CONFORMANCE WITH ACI-306 FOR COLD WEATHER AND ACI-305 FOR HOT WEATHER.

BAR SIZES	STANDARD	TOP BAR	"B" SPLICE	HOOK
#3	13"	16"	16"	6"
#4	20"	24"	24"	8"
#5	28"	44"	44"	10"
#6	36"	60"	60"	12"
#7	52"	82"	82"	14"

FOUNDATION

1. ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF FOR STRIP FOOTINGS (PRESUMPTIVE)
2. GRADE AREAS IN ACCORDANCE WITH ELEVATIONS AND GRADES SHOWN ON THE SITE DRAWINGS AND AS REQUIRED FOR DRAINAGE.
3. ALL SLAB ON GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTABLE FILL.
4. SLAB ON GRADE TO BE CONSTRUCTED ON A MINIMUM OF 6 " OF COMPACTED GRANULAR FILL.
5. ALL FILL MATERIAL USED IN GRADING OPERATIONS SHALL CONSIST OF EARTH, WHICH IS FREE OF DEBRIS, BOULDERS OR ORGANIC MATERIAL. FILL SHALL BE PLACED IN MAXIMUM OF 12 " LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
6. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY AS INDICATED ABOVE.
7. THE ENGINEER SHALL BE NOTIFIED IF ACTUAL FIELD CONDITIONS DO NOT MEET BEARING REQUIREMENTS OR, IF QUESTIONABLE SOIL CONDITIONS ARE DISCOVERED INCLUDING BUT NOT LIMITED TO PEAT AND OTHER HIGH ORGANIC SOILS.
8. ANY FOUNDATION UNDER THE BASE FLOOD ELEVATION SHALL COMPLY W/ R322.2.2 OF THE FLORIDA BUILDING CODE & WILL PROVIDE FLOOD VENTS TO MEET THESE REQUIREMENTS.

WOOD SHEATHING (ROOF)

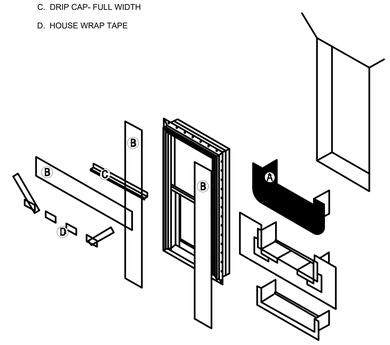
1. PANEL ROOF SHEATHING SHALL BE 5/8" APA EXPOSURE I, RATED SHEATHING WITH 48/24 SPAN RATING. (U.N.O.)
2. PANEL FLOOR SHEATHING SHALL BE 3/4" T&G APA EXPOSURE I, RATED PLYWOOD WITH 48/24 SPAN RATING. (U.N.O.)
3. FASTENERS SHALL BE A MINIMUM 8d BOX RING SHANK NAIL (0.113" Ø)
4. FLOOR/ROOF PANEL SHEATHING SHALL BE CONTINUOUS OVER 2 OR MORE SUPPORTS (MINIMUM).
5. FLOOR/ROOF PANEL SHEATHING SHALL BE ORIENTED WITH THE STRENGTH AXIS PERPENDICULAR TO THE SUPPORTS.
6. ROOF SHEATHING: SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (FIELD OF PANEL) SPACE NAILS @ 3" O.C. AT ALL PANEL EDGES.
7. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD (PSI), APPLICATION AND NAILING OF PLYWOOD SHALL BE IN ACCORDANCE WITH THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE UNLESS OTHER REQUIREMENTS NOTED ON THE PLAN ARE MORE STRICT.

WOOD TRUSSES

1. THE DESIGN, MANUFACTURING AND INSTALLATION OF ALL TRUSSES SHALL COMPLY WITH THE LATEST REQUIREMENTS OF NDS AND TPI CODES.
2. ROOF TRUSSES TO BE DESIGNED BY THE TRUSS MANUFACTURER PER THE REQUIREMENTS OF BUILDING CODES DESIGNATED ABOVE AND THE BUILDING PLANS.
3. TRUSS MANUFACTURER SHALL REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR OTHER ITEMS OR APPENDAGES THAT MAY EFFECT THE TRUSS LOADING. ANY SUCH ITEMS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER / ENGINEER.
4. ROOF TRUSS SUPPLIER TO PROVIDE SHOP DRAWINGS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 2303.4.1.
5. THE CONTRACTOR SHALL SUBMIT FOR REVIEW A PRIOR TO CONSTRUCTION (1) ONE SET OF SHOP DRAWINGS PROVIDED BY THE ROOF TRUSS PROVIDER.
6. PERMANENT BRACING NOT SHOWN ON PLANS, WHICH IS REQUIRED FOR STRENGTH AND STABILITY OF TRUSS MEMBERS, SHALL BE PROVIDED BY TRUSS SUPPLIER.
7. TEMPORARY BRACING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PROVIDE IN ACCORDANCE WITH TPI GUIDELINES.

HEADER SCHEDULE						
OPENING SIZE	HEADER SIZE	NO. OF JAMB STUDS	NO. OF JACK STUDS	NO. OF BEAM STRAPS	NO. OF JAMB STUD TIES	OPENING HOLD DOWN
8'	3 - 2X12	2	2	2	2	HDU2-SD82.5
7'	2 - 2X12	2	2	2	2	HDU2-SD82.5
6'	2 - 2X12	2	2	2	2	HDU2-SD82.5
5'	2 - 2X10	2	1	1	1	HDU2-SD82.5
4'	2 - 2X10	1	1	1	1	HDU2-SD82.5
3'	2 - 2X10	1	1	1	1	HDU2-SD82.5

A. FORMABLE SELF-ADHERING SILL FLASHING
B. FLASHING
C. DRIP CAP- FULL WIDTH
D. HOUSE WRAP TAPE



WINDOW FLASHING DETAILS

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801 S. Yonge St. Suite 4
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Ph: 386-676-2686

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5711 E HWY 98
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ADDITIONAL DETAILS

Richard Brookfield

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STATE OF FLORIDA
REGISTERED ARCHITECT
AR14568

SEAL

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

I TO THE BEST OF THE ARCHITECT'S K N O W L E D G E, THE PLANS AND SPECIFICATIONS C O M P L Y WITH THE A P P L I C A B L E M I N I MUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH S E C T I O N 110.8.4.4 FBC:B A N D CHAPTER 633, FLORIDA STATUES.

REV#	DATE	DESCRIPTION

09-22-22

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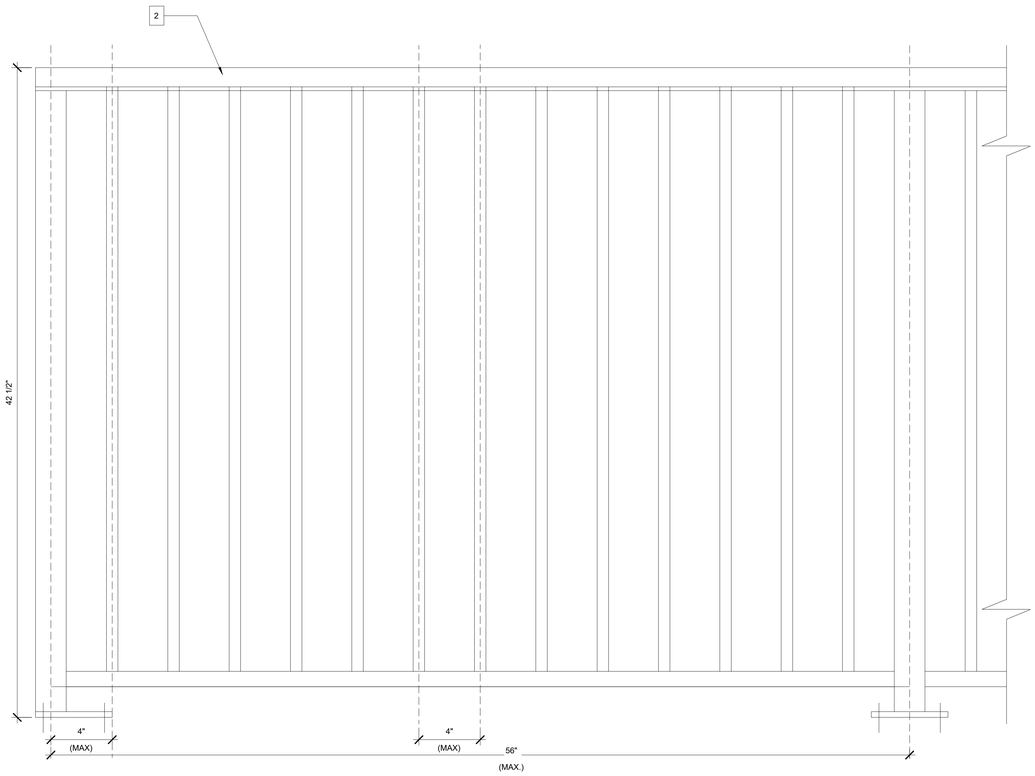
A-503

CONSTRUCTION DOCUMENTS

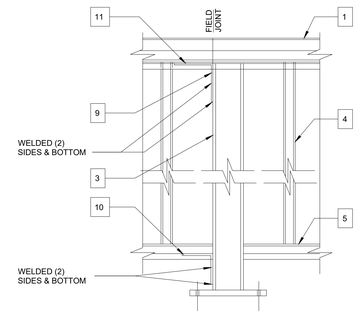
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PARTS LIST		
MARK	DESDECRIPTION	MATERIAL/PART No.
1	TOP RAIL	SEE SHOP
2	CLOSURE PLATE-SEE SHOP	1/8" ALUM. PL. OR SEE SHOP
3	POST	6061-T6 RT 2"x2"x.3125"
4	PICKET	6061-T6 3/4"x 3/4"x.0625"
5	BOTTOM RAIL	6061-T6 1"x2"x.125" TUBING
6	BOTTOM RAIL STIFFENERS	1/8"x 1/2" ALUM. FLAT BAR
7	BASE PLATE	6061-T6 3/8" PLATE
8	ANCHORS	3/16"Øx 31/4" LG. S.S. WEDGE ANCHORS
9	UPPER RAIL JOINT...	6061-T6 LS 21/2"x 21/2"x1/8"...
10	LOWER RAIL JOINT...	6061-T6 LS 2"x 2"x 1/8"
11	CONNECTING SCREWS	3/16"Øx 1" LG. S.S. SELF TAPPING...

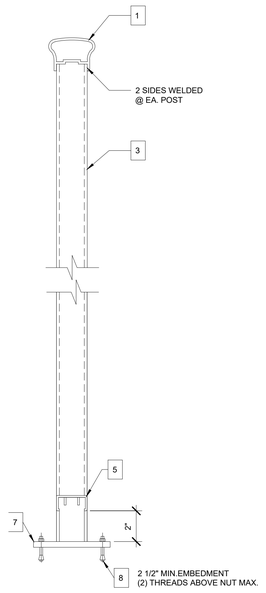
NOTE:
GUARDRAILS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LB. APPLIED AT ANY POINT AND IN ANY DIRECTION.



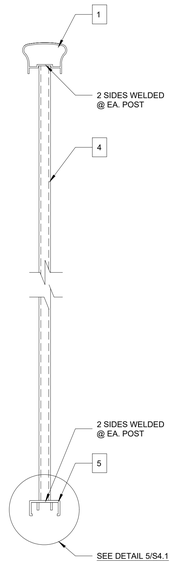
1 TYPICAL RAILING DETAIL
SCALE: 3" = 1'-0"



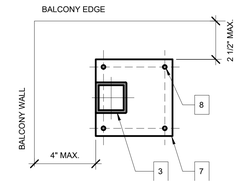
4 RAIL JOINT DETAIL
SCALE: 3" = 1'-0"



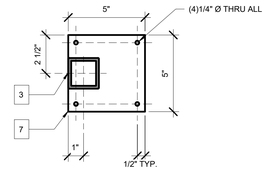
2 TYPICAL RAILING DETAIL 2
SCALE: 3" = 1'-0"



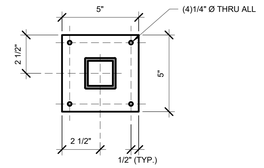
3 TYPICAL RAILING DETAIL 3
SCALE: 3" = 1'-0"



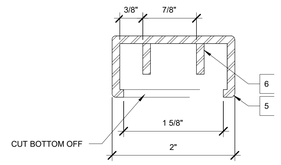
8 RAIL JOINT DETAIL 3
SCALE: 3" = 1'-0"



7 RAIL JOINT DETAIL 4
SCALE: 3" = 1'-0"



6 RAIL JOINT DETAIL 5
SCALE: 3" = 1'-0"



5 TYPICAL RAILING DETAIL 4
SCALE: 3" = 1'-0"

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Ph: 386-676-2686

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PANAMA CITY - FLORIDA

RAILING DETAILS

Richard Brookfield

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Date: 2022.10.12 15:43:07 -04'00'

E-SIGN

STATE OF FLORIDA — REGISTERED ARCHITECT — AR14588

SEAL

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

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REV#	DATE	DESCRIPTION

09-22-22

SHEET NUMBER

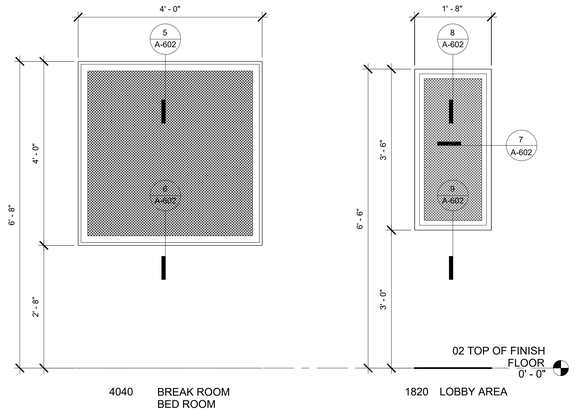
A-504

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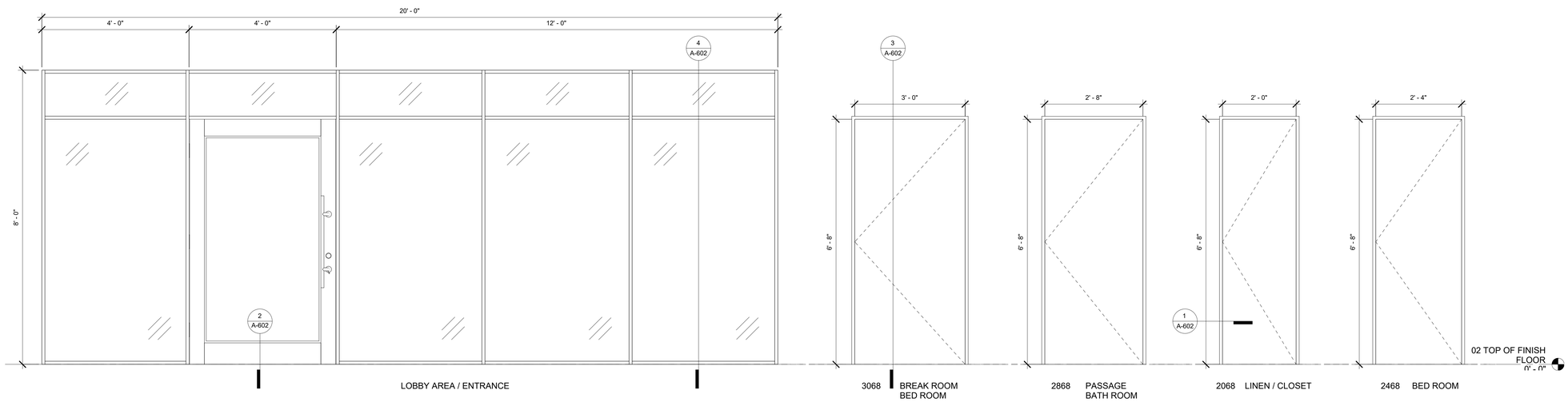
WINDOW TYPES

Window Schedule			
Type Mark	Width	Height	Comments
1836	1' - 8"	3' - 6"	
4040	4' - 0"	4' - 0"	
5040	5' - 0"	4' - 0"	DEMOLITION



DOOR TYPES

Door Schedule			
Type Mark	Width	Height	Comments
2068	2' - 0"	6' - 8"	
2468	2' - 4"	6' - 8"	
2868	2' - 8"	6' - 8"	
3068	3' - 0"	6' - 8"	
4068	4' - 0"	6' - 8"	CURTAIN DOOR



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DOOR TYPES

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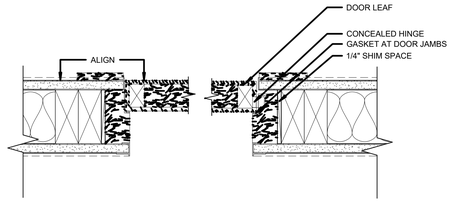
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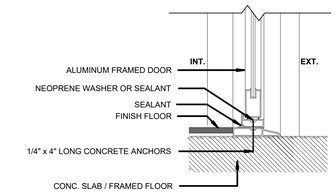
A-601

CONSTRUCTION DOCUMENTS

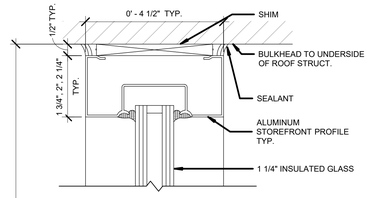
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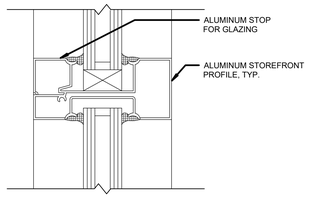
1 SWING FLUSH DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



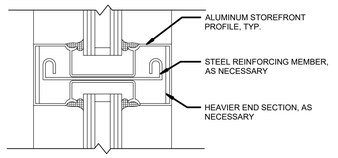
2 EXTERIOR DOOR THRESHOLD DETAIL
SCALE: 1 1/2" = 1'-0"



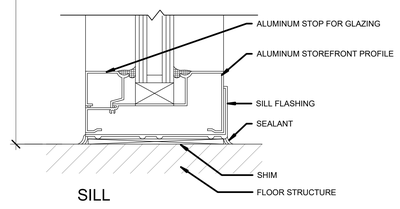
HEAD/JAMB



TRANSOM OR INTERMEDIATE HORIZONTAL



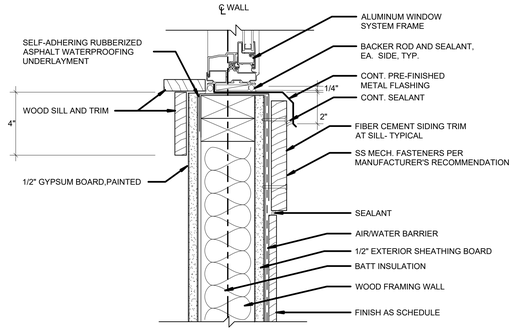
INTERMEDIATE VERTICAL MULLION/DOOR MULLION



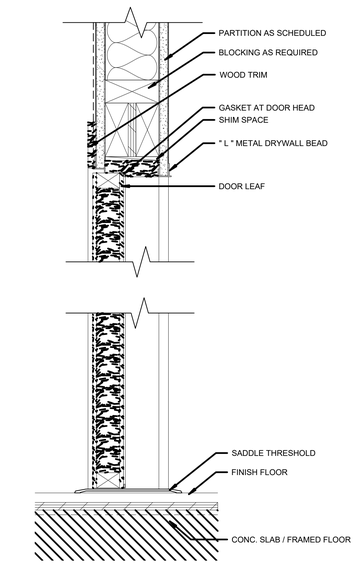
SILL

HEIGHT PER SCHEDULE AND/OR STORFRONT ELEVATION THUS SHEET

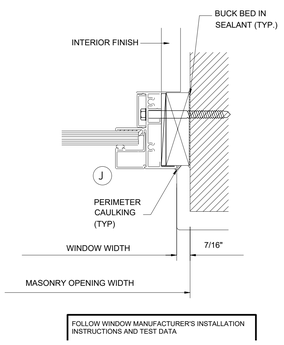
5 WINDOW HEAD DETAIL - ON STUD WALL
SCALE: 3" = 1'-0"



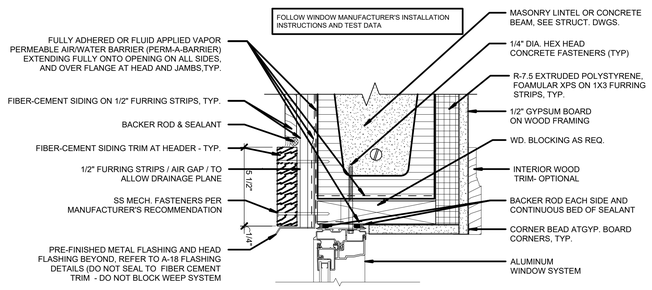
6 WINDOW SILL DETAIL - ON STUD WALL
SCALE: 3" = 1'-0"



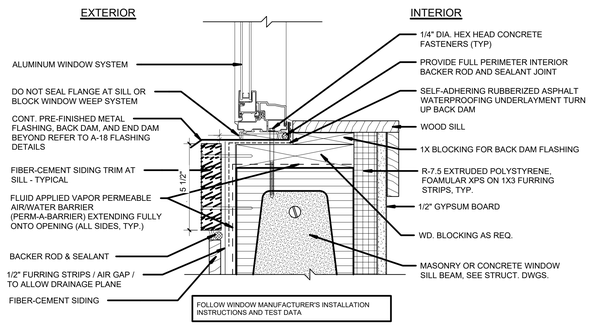
3 INT. SWING FLUSH DOOR HEAD & THRESHOLD DETAIL
SCALE: 3" = 1'-0"



7 WINDOW JAMB DETAIL - ON CMU
SCALE: 6" = 1'-0"



8 WINDOW HEAD DETAIL - ON CMU
SCALE: 3" = 1'-0"



9 WINDOW SILL DETAIL - ON CMU
SCALE: 3" = 1'-0"

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DOOR & WINDOW DETAILS

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REV#	DATE	DESCRIPTION

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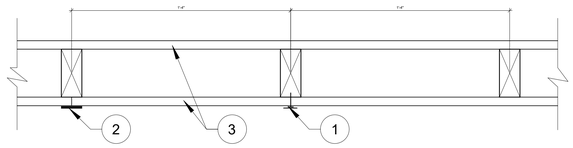
SHEET NUMBER

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UL DESIGN NO. U305
(INTERIOR WALLS)
BEARING WALL RATING - 1 HOUR



1. Nailheads -- Exposed or covered with joint compound.

2. Joints -- Exposed or covered with fiber tape and joint compound, except where required for specific edge configuration. For tapered, rounded-edge wallboard, joints covered with joint compound or fiber tape and joint compound. As an alternate, 3/32" thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.

3. Wallboard, Gypsum* -- 5/8 in. thick wallboard paper or vinyl surfaced, with beveled, square, or tapered edges. Wallboard nailed 7" O.C. with 6d cement-coated nails 1-7/8 in. long, 0.0915 in. shank diam. and 1/4" diam. heads. When used in widths of other than 48" wallboard is to be installed horizontally.

Canadian Gypsum Co., Ltd - Types SCX, SHX, WRX (finish rating 26 min), Type C (finish rating 26 min).

Celotex Corp - Type 1, Type SF3 (finish rating 20 min), Type A (finish rating 21 min), Type B (finish rating 20 min), Type C (finish rating 21 min) or FRP.

Domtar Gypsum - Type C (finish rating 26 min), Type 4 (finish rating 26 min), Type 5 (finish rating 26 min), Type 6, Type 8 (finish rating 23 min) or Type 9 (finish rating 26 min).

Georgia-Pacific Corp., Gypsum Div - Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS3 (finish rating 20 min), Type GPFS4 (finish rating 20 min), Type GPFS6 (finish rating 26 min) or Type GPFS-C (finish rating 20 min).

Gold Bond Building Product - Type FSW (finish rating 20 min), Type FSW-G (finish rating 20 min), Type FSW2 (finish rating 24 min), Type FSW3 (finish rating 20 min), Type FSW4 (finish rating 20 min), Type FSK (finish rating 20 min) or FSK-G (finish rating 20 min).

Pabco Gypsum - Type PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), PG-3W (finish rating 20 min), PG-4 (finish rating 20 min), PG-6 (finish rating 23 min), PG-3WS (finish rating 20 min).

Republic Gypsum Co - Type RG-1 (finish rating 20 min), Type RG-2 (finish rating 20 min), Type RG-3 (finish rating 20 min) or Type RG-4 (finish rating 26 min), Type RG-6 (finish rating 20 min).

Standard Gypsum Corp - Type SGC (finish rating 20 min), Type SGC-3 (finish rating 20 min) or SGC-G (finish rating 20 min).

United States Gypsum Co - Type SCX (finish rating 26 min), Type C (finish rating 26 min), Type WRX (finish rating 26 min), Type WR-C (finish rating 26 min), Type D (finish rating 23 min). Type IP-X1 (finish rating 26 min), Type FCV (finish rating 26 min). Type IP-X2 (finish rating 26 min), Type SHX (finish rating 26 min) or Type SHC (finish rating 26 min).

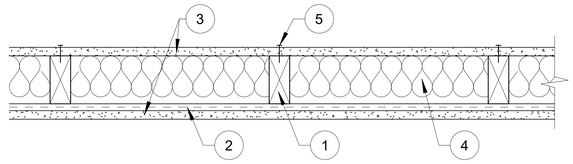
Weyerhaeuser Co., Gypsum Div - Type DDN1 (finish rating 20 min), Type DDG2 (finish rating 20 min), Type DDW3 (finish rating 20 min) or Type DDDG3 (finish rating 20 min).

4. Steel Corner Fasteners -- (Optional) - For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8" wide cleats protruding into the 5/8" wide channel, fabricated from 24 gauge galv. steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the wallboard, no greater than 2" from corner of wallboard, max spacing 16" O.C. Nailed to adjacent stud through tab using one No. 6d cement-coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement-coated nails.

5. Batts and Blankets* (Not shown) -- optional glass fiber or mineral wool insulation. Owens-Corning Fiberglas Corp. USG Interiors Inc. United States Gypsum Co.

*Bearing the U.L. Classification Marking.

UL DESIGN NO. U327
1 HOUR FIRE RATING



1. Wood Studs -- 2 x 4, spaced 16" or 24" O.C. Effectively cross braced.

2. Furring Channe -- Resilient, 25 MSG galv. steel. Furring channels spaced vertically 24" O.C. flange portion screw attached to one side of studs with 1-1/4" long diamond-shaped point, double lead Phillips head steel screws.

3. Wallboard, Gypsum* -- 5/8 in. thick, 4 ft. wide. Screw attached one side to furring channels with 1" long, self-drilling, self-tapping steel screws spaced 12" O.C., vertical joints located midway between studs and back-blocked with furring channels, attached with 1" long self-drilling, self-tapping screws, spaced 12" O.C., along each edge. Wallboard attached other side to studs with 1-1/4 in. long diamond-shaped point, double lead Phillips head steel screws spaced 12" O.C., vertical joints located over studs.

CGC INC - Types C, SCX, SHX, FRX-G, IP-X1, IP-X2, IPC-AR, ULX.
United States Gypsum Co - Types C, SCX, SHX, ULX, FRX-G, IP-X1, IP-X2, IPC-AR
USG Mexico S A DE C V - Types C, SCX, FRX-G, IP-X1, IP-X2, IPC-AR, ULX

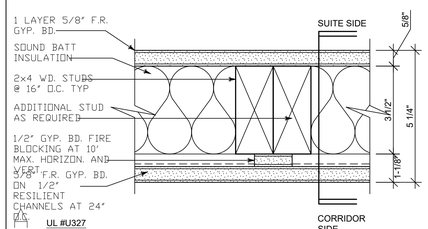
4. Batts and Blankets* -- 3" thick mineral wool batts, placed to fill interior of wall, attached to the 4" face of the studs with staples placed 24" OC.
Thermafiber INC - Type SAFB

4a. Glass Fiber Insulation -- (As an alternate to Item 4) - 3" thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

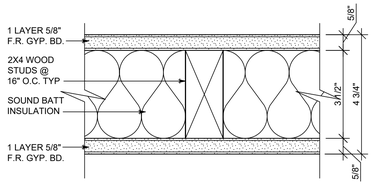
5. Joints and Screw heads -- Gypsum board joints covered with paper tape and joint compound. Screw heads covered with joint compound. As an alternate, 3/32" thick gyp. veneer plaster may be applied to the entire surface of classified veneer baseboard with the joints reinforced with paper tape.

*Bearing the UL Classification Marking

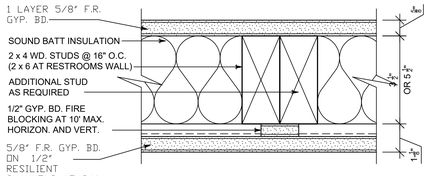
SECTION DETAILS



A — UL #U327
1-HOUR
STC: 59
SEE DETAIL: 1/A-7.4

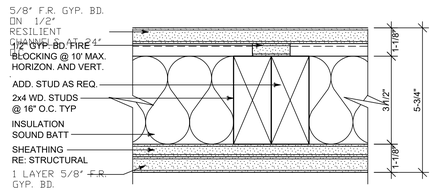


B — UL #U305
1-HOUR
STC: 56
SEE DETAIL: 2/A-7.4



C — UL #U327
1-HOUR
STC: 59
SEE DETAIL: 1/A-7.4

NOTE: AT STUDIO ADJACENT TO VESTIBULE AND PUBLIC RESTROOM REMOVE 1/2" FIRE BLOCKING AND USE 2 x 6 STUDS.



D — UL #U327
1-HOUR
STC: 59
SEE DETAIL: 1/A-7.4

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LA BRISA - INN -
5711 E HWY 98
PANAMA CITY - FLORIDA
FIRE RATED WALLS

Richard Brookfield
Digitally signed by Richard Brookfield
DN: c=US, o=ARCHITECTURAL DESIGN PLUS ASSOCIATES, ou=A01410D0000017151C568C500000469, cn=Richard Brookfield
Date: 2022.10.12 15:44:29 -04'00'
E-SIGN

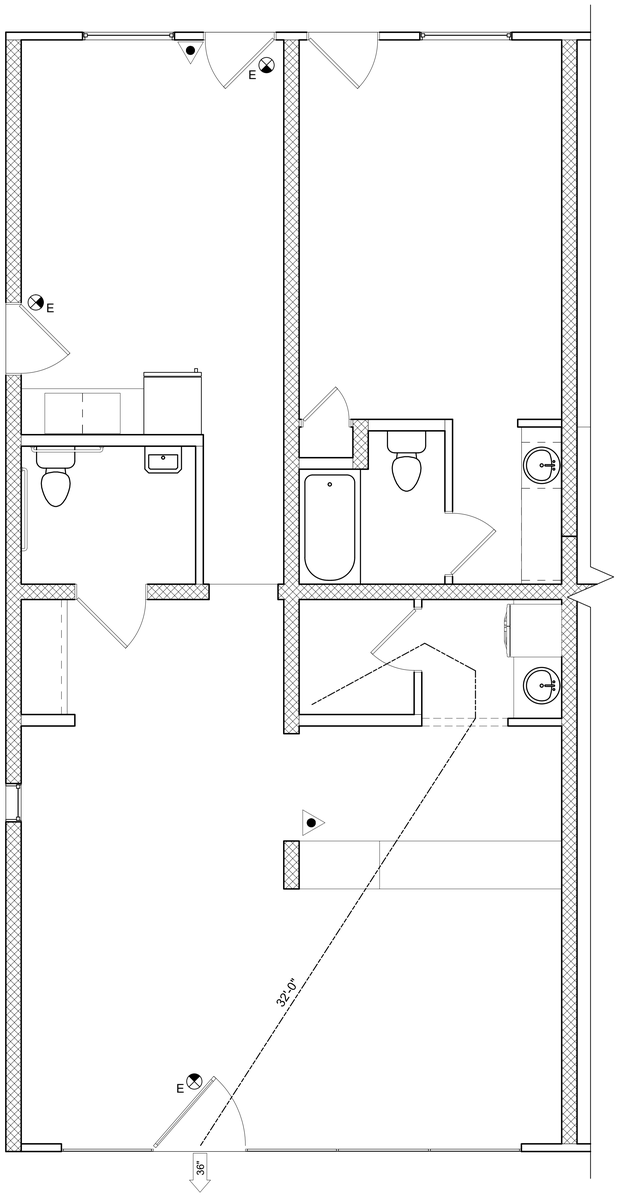
STATE OF FLORIDA — REGISTERED BROOKFIELD — AR14588 — REGISTERED ARCHITECT
SEAL

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT
TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110.8.4.4 FBC-B AND CHAPTER 633, FLORIDA STATUES

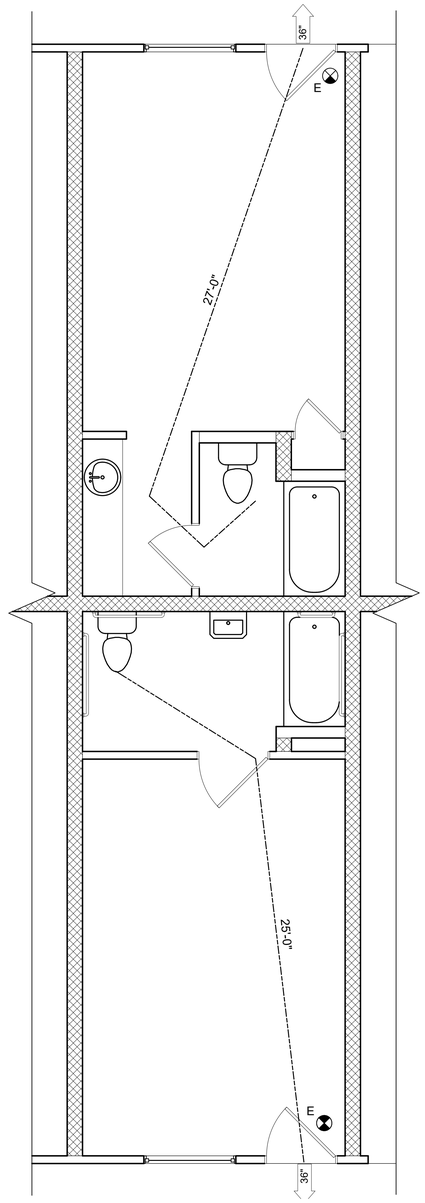
REV#	DATE	DESCRIPTION

09-22-22
SHEET NUMBER
A-603
CONSTRUCTION DOCUMENTS

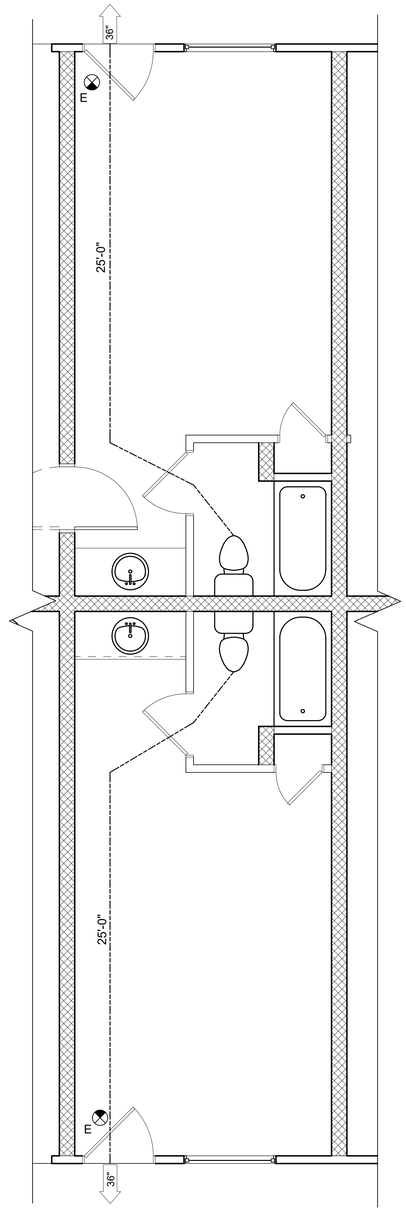
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1 LOBBY LAYOUT.
SCALE: 3/8" = 1'-0"



2 HANDICAP ACCESSIBLE LAYOUT & LAYOUT "C"
SCALE: 1/4" = 1'-0"



3 LAYOUT "A" & LAYOUT "B"
SCALE: 1/4" = 1'-0"

APPLICABLE BUILDING CODES

- FLORIDA BUILDING CODE (2020)- BUILDING
- FLORIDA BUILDING CODE (2020)- ENERGY CONSERVATION
- FLORIDA BUILDING CODE (2020)- FUEL GAS
- FLORIDA BUILDING CODE (2020)- MECHANICAL
- FLORIDA BUILDING CODE (2020)- PLUMBING
- FLORIDA BUILDING CODE (2020)- ACCESSIBILITY

LEGEND

E EXIT TO EXTERIOR

EXIT SIGN W/ EMERGENCY FLOOD LAMP

XX PRIMARY EXIT W/ EXIT UNITS IN INCHES

XX OCCUPANT LOAD BASED ON SQUARE FOOTAGE

EXIT ACCESS TRAVEL DISTANCE

FIRE EXTINGUISHER CABINET

FIRE EXTINGUISHER WALL MOUNTED

LIFE SAFETY DATA

- OCCUPANCY TYPE - RESIDENTIAL
- BUILDING CONSTRUCTION TYPE - GROUP R-1 RESIDENTIAL TYPE III, WITHOUT SPRINKLERS
- FBC TABLE 1004.1.2 - SLEEPING AREA MAXIMUM FLOOR AREA/OCCUPANT - 120 GROSS SQ.FT. / PERSON
- FBC TABLE 1004.1.2 - BUSINESS AREA MAXIMUM FLOOR AREA/OCCUPANT - 100 GROSS SQ.FT. / PERSON
- EGRESS WIDTH PER OCCUPANT - 0.2" PER OCCUPANT
- FBC TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE - BUSINESS AND RESIDENTIAL -200'(W/O SPRINKLER SYSTEM)

BUILDING DATA

- ALLOWABLE HEIGHTS & AREA PER TABLE 503
  - AREA - 24,000 SQ. FT. (W/O ALLOWABLE INCREASES)
  - STORIES - 4
  - HEIGHT - 65 FT.
- BUILDING "A" PROPOSED FLOOR AREA -22,814 SQ. FT.
- BUILDING "B" PROPOSED FLOOR AREA -18,044 SQ. FT.
- BUILDING "A" PROPOSED STORIES - 2
- BUILDING "A" PROPOSED STORIES - 2
- RESIDENTIAL R-1 - 40,858 GROSS SQ.FT. @ 100 SQ. FT. PER OCCUPANT = 408 OCCUPANTS

PLUMBING FIXTURES REQUIRED

- MINIMUM NUMBER OF PLUMBING FIXTURES REQUIRED - (FBC/PLUMBING -TABLE 403.1)
- CLASSIFICATION - RESIDENTIAL R-1
- WATER CLOSETS - 1 PER SLEEPING UNIT
- LAVATORIES - 1 PER SLEEPING UNIT
- BATHTUB/SHOWER - 1 PER SLEEPING UNIT
- DRINKING FOUNTAINS - NOT REQUIRED
- SERVICE SINK - 1 REQUIRED

- PLUMBING FIXTURES REQUIRED - WATER CLOSETS - 99 FIXTURES - LAVATORIES - 99 FIXTURES - DRINKING FOUNTAINS - 0

- PLUMBING FIXTURES PROPOSED
  - WATER CLOSETS - 99 UNISEX
  - LAVATORIES - 99 UNISEX
  - DRINKING FOUNTAINS - 0

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LA BRISA - INN -
5711 E HWY 98
PANAMA CITY - FLORIDA
ENLARGED UNITS

Richard Brookfield

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Date: 2022.10.12 15:45:01 -04'00'

E-SIGN

STATE OF FLORIDA · RICHARD BROOKFIELD · AR14568 · REGISTERED ARCHITECT

SEAL

RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110.8.4.4 FBC:B AND CHAPTER 633, FLORIDA STATUES.

REV#	DATE	DESCRIPTION

09-22-22

SHEET NUMBER

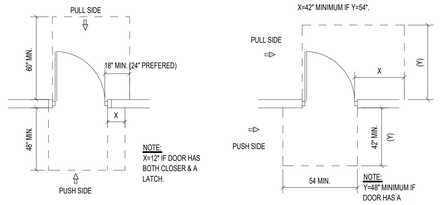
A-701

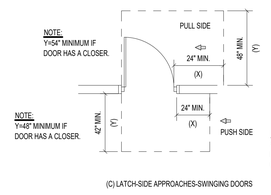
CONSTRUCTION DOCUMENTS

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FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 2020 EDITION

ADA REQUIREMENTS- MANEUVERING CLEARANCES AT DOORS

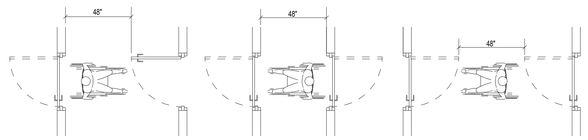




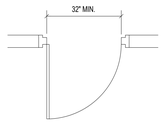
(C) LATCH-SIDE APPROACHES-SWINGING DOORS

(A) FRONT APPROACHES-SWINGING DOORS

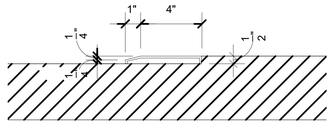
(B) HINGE-SIDE APPROACHES-SWINGING DOORS



(D) TWO HINGED DOORS IN SERIES



(E) HINGED DOOR



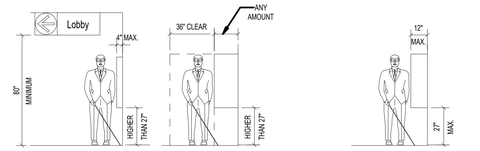
ADA SADDLE DETAIL

HANDICAPPED ACCESS NOTES:

1. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE MOUNTED SO THAT CLEAR WIDTH OF DOORWAY IS AT LEAST 32 INCHES.
2. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
3. MAXIMUM EFFORT TO OPERATE FIRE DOORS SHALL BE 15 LBS. AT OTHER INTERIOR DOORS MAXIMUN EFFORT TO OPERATE SHALL BE 5LBS.
4. FLOOR, RAMP, AND TREAD SURFACES SHALL BE SLIP RESISTANT.
5. EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.
6. THRESHOLDS SHALL NOT BE MORE THAN 1/2" HIGHER THAN ADJACENT FLOOR OR LANDING. LEVEL CHANGE BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH SLOPE NO GREATER THAN 1:2.
7. CENTER OF ALARM PULL BOXES SHALL BE 4'-0" A.F.F.

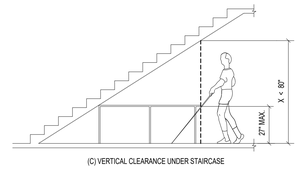
ADA MANEUVERING CLEARANCES & PROTRUDING OBJECTS

PROTRUDING OBJECTS



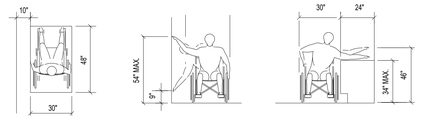
(A) WALKING PARALLEL TO A WALL

(B) WALKING PERPENDICULAR TO A WALL



(C) VERTICAL CLEARANCE UNDER STAIRCASE

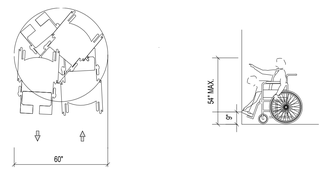
CLEAR FLOOR SPACE FOR WHEELCHAIRS



(A) CLEAR FLOOR SPACE (PARALLEL APPROACH)

(B) HIGH AND LOW SIDE REACH LIMITS

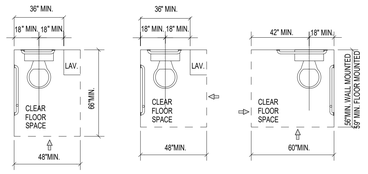
(C) MAX. SIDE REACH OVER OBSTRUCTION



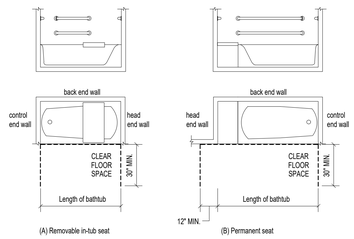
(D) CLEAR FLOOR SPACE (TO TURN A WHEELCHAIR)

(E) FORWARD REACH LIMIT

PLUMBING FIXTURES ACCESSIBILITY REQUIREMENTS AND CLEARANCES



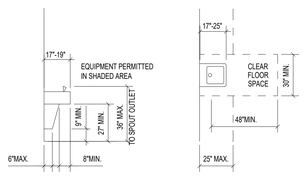
1 CLEARANCES AT WATER CLOSETS



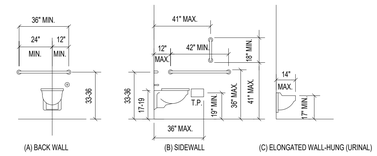
(A) Removable in-tub seat

(B) Permanent seat

2 CLEARANCES FOR BATHTUBS



3 DRINKING FOUNTAIN CLEARANCES

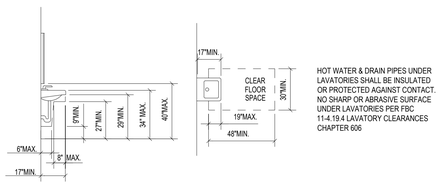


(A) BACK WALL

(B) SIDEWALL

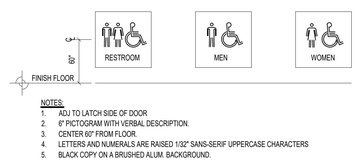
(C) ELONGATED WALL-HUNG (URINAL)

4 CLEARANCES AT WATER CLOSETS & URINALS



HOT WATER & DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR PROTECTED AGAINST CONTACT. NO SHARP OR ABRASIVE SURFACE UNDER LAVATORIES PER FBC 11-4.19.4 LAVATORY CLEARANCES CHAPTER 606

5 LAVATORY CLEARANCES AND MOUNTING HEIGHTS



NOTES:
1. ADJ TO LATCH SIDE OF DOOR
2. 6" PICTOGRAM WITH VERBAL DESCRIPTION.
3. CENTER 60" FROM FLOOR.
4. LETTERS AND NUMERALS ARE RAISED 1/32" SANS-SERIF UPPERCASE CHARACTERS
5. BLACK COPY ON A BRUSHED ALUM. BACKGROUND.

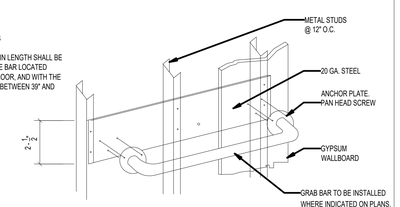
6 SIGNAGE IN PUBLIC AREAS

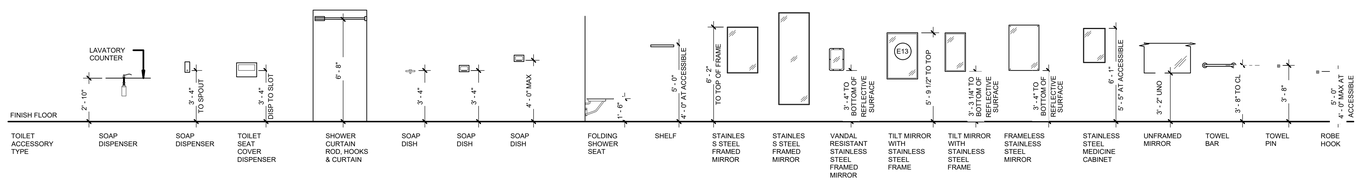
GRAB BAR DETAIL

NOTES:

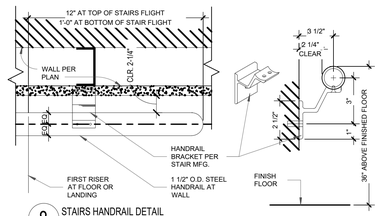
604.5.1 FIXED SIDE WALL GRAB BARS

A VERTICAL GRAB BAR 18" MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39" AND 41" ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39" AND 41" FROM THE REAR WALL.





7 ADA MOUNTING HEIGHTS



8 STAIRS HANDRAIL DETAIL

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REV#	DATE	DESCRIPTION

09-22-22

SHEET NUMBER

A-801

CONSTRUCTION DOCUMENTS