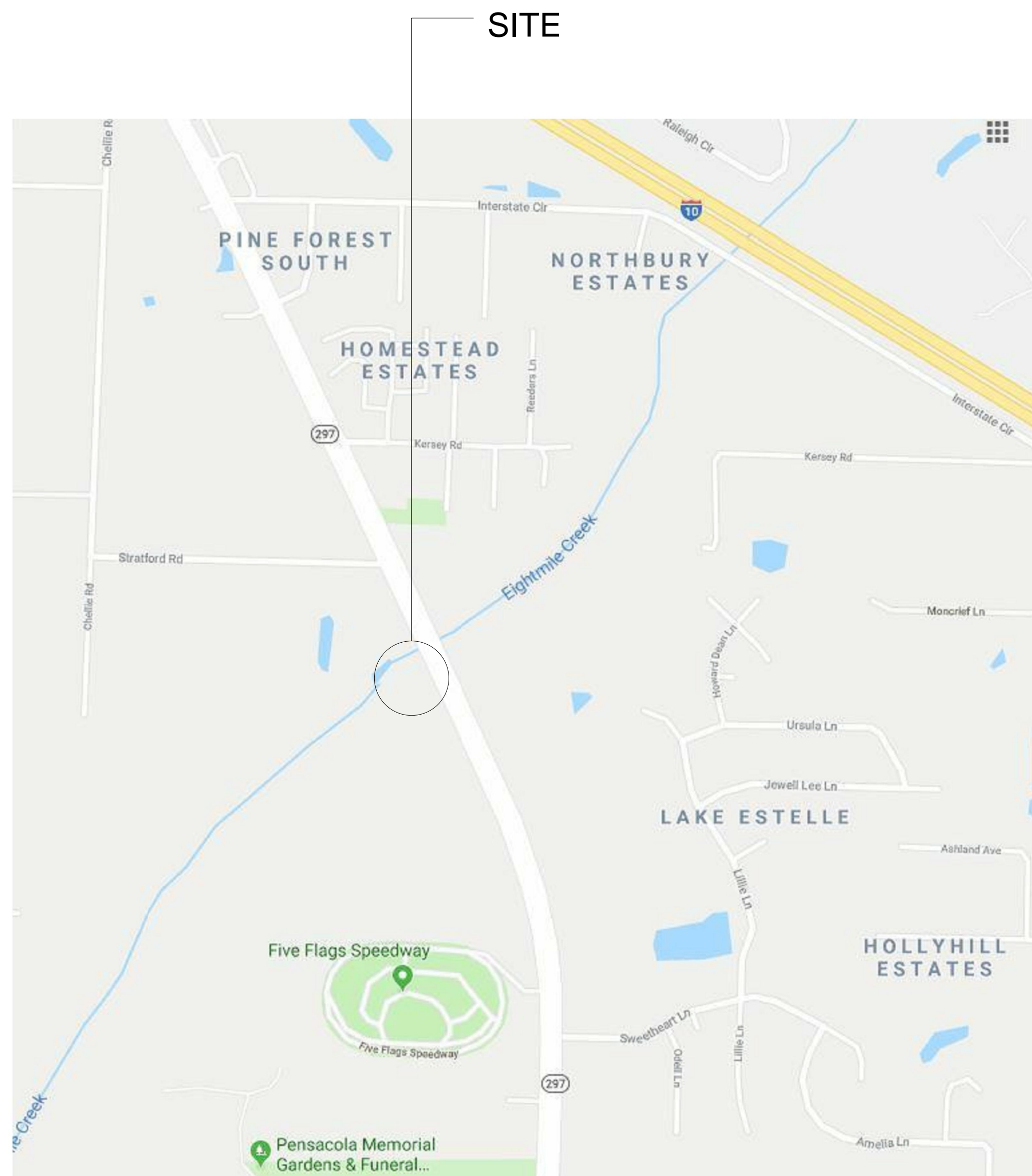


# NEW OFFICE

## for PINE FOREST RV PARK

Pine Forest Road Northwest Pensacola, FL 32526



INDEX OF DRAWINGS		
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CS	COVER	
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G001	GENERAL NOTES AND DETAILS	
02	ARCHITECTURAL	
A001	FOUNDATION PLAN	
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A101	FIRST FLOOR DIMENSION PLAN	
A102	REFLECTED CEILING PLAN	
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A200	EXTERIOR ELEVATIONS	
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A302	DOOR & WINDOW DETAILS	
A400	DOOR & WINDOW SCHEDULE	

**CODES:**  
**F.B.C. 6TH EDITION:**

- FLORIDA BUILDING CODE
- FLORIDA EXISTING BUILDING CODE
- FBC TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES
- FBC MECHANICAL CODE
- FBC PLUMBING CODE
- FBC GAS CODE
- FLORIDA FIRE PREVENTION CODE

TELECOM: ADA-ABA Accessibility Guidelines, (2017)  
 ANSI/TIA - Latest Telecommunications Standards Telecommunications Distribution Methods Manual (TDMM) - 13th Edition

ELECTRICAL: NFPA 70 National Electrical Code (2014).

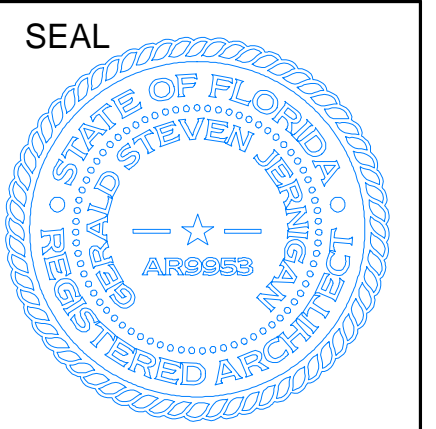
FIRE PROTECTION: NFPA 13, 2013

**CONSULTANTS:**  
**STRUCTURAL:**

**BUILDING DATA:**

FIRST FLOOR TOTAL AREA = 1,697 SQ. FT.

GROUP "B" = BUSINESS OCCUPANCY  
 TYPE IV UNPROTECTED CONSTRUCTION, UNSPRINKLERED



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 MS#4135, CO#400232

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PROJECT:  
**NEW OFFICE**  
**for PINE FOREST RV PARK**  
 Pine Forest Road Northwest Pensacola, FL 32526  
 SHEET TITLE:  
**COVER**

PROJECT NO: 2822  
 DATE: 10-9-2018  
 OWNER: PINE FOREST RV PARK  
 SUBMISSION: PERMIT SET  
 REVISION:

SHEET  
**CS**

MAXIMUM WALL COMPONENT AND CLADDING ULTIMATE WIND PRESSURES			
EFFECTIVE WIND AREA (SQ. FT.)	ALL ZONES (+) PRESSURE (PSF)	ZONE 4 (-) SUCTION (PSF)	ZONE 5 (-) SUCTION (PSF)
10	43	-47	-58
20	42	-45	-54
50	39	-43	-49
100	37	-41	-45
200	35	-39	-41
500	32	-36	-36

ULTIMATE WIND PRESSURE TABLES NOTES:

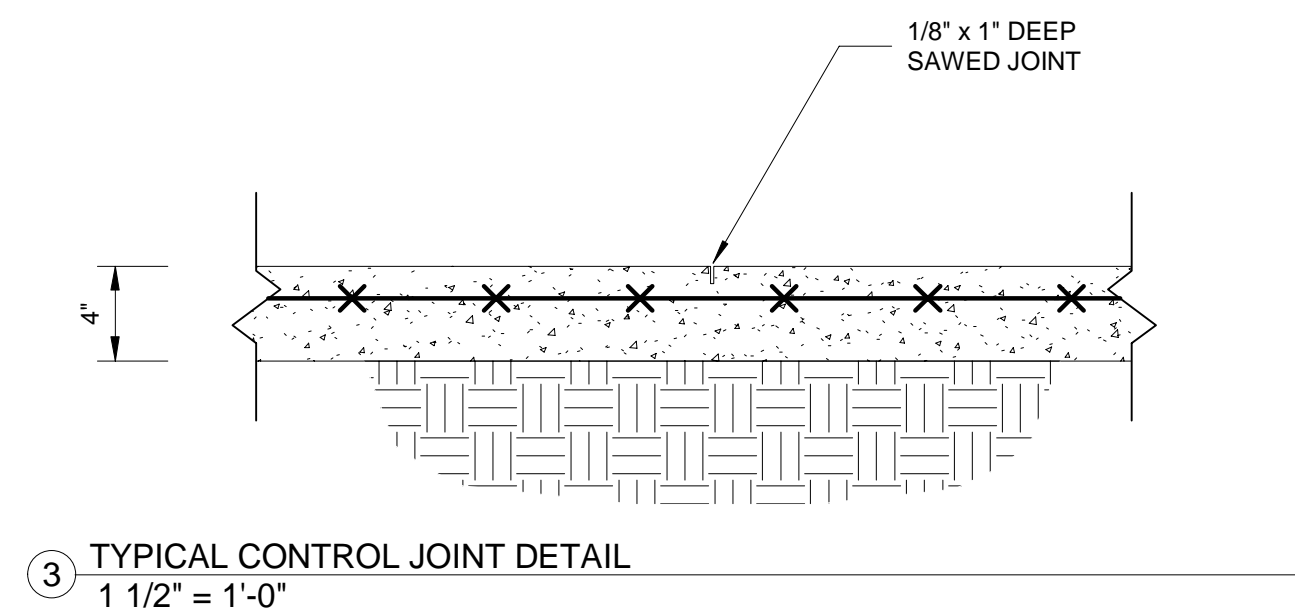
LINEAR INTERPOLATION FOR INTERMEDIATE VALUES OF EFFECTIVE AREAS IS ACCEPTABLE. OTHERWISE, USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

ULTIMATE WIND LOAD PRESSURES ARE FOR USE IN LOAD COMBINATIONS LISTED IN FBC 2017 AND ASCE 7-10. THESE COMBINATIONS ARE LISTED IN FBC SECTION 1605 AND INCLUDE A WIND LOAD FACTOR OF 0.6 USING ALLOWABLE STRESS DESIGN. THEREFORE, ULTIMATE PRESSURES LISTED IN THE LOAD TABLE MAY BE REDUCED 40% WHEN USING ALLOWABLE STRESS DESIGN. REDUCED LOADS ARE THE "WORKING LOADS."

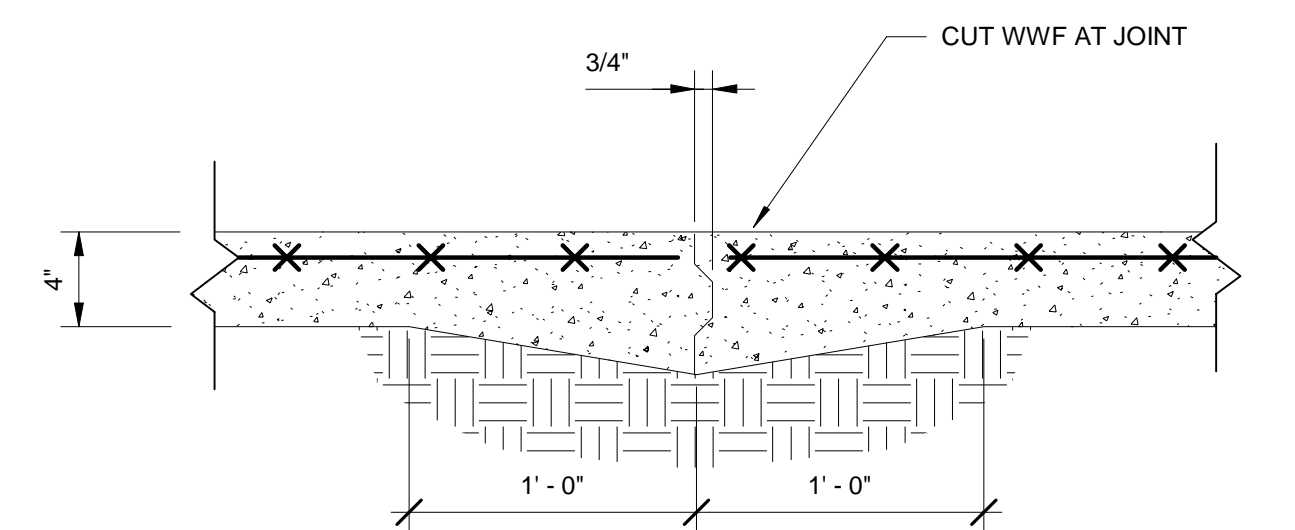
WIND PRESSURE ZONES 2, 3 & 5 ARE EDGE AND CORNER ZONES. WALL ZONE 5 IS WITHIN 3'-0" OF OF BUILDING OUTSIDE CORNERS. ROOF ZONE 2 IS WITHIN 3'-0" OF ROOF EDGES, HIPS, AND RIDGES. ROOF ZONE 3 IS AT ROOF CORNERS WITHIN 3'-0" OF ROOF CORNERS.

NET UPLIFT LOADS SHALL BE CALCULATED FROM ALLOWABLE STRESS DESIGN LOAD COMBINATION .6D + .6W WHERE .6D = 6 PSF.

THE TABULATED PRESSURES INCLUDE CONTRIBUTIONS FROM BOTH INTERNAL AND EXTERNAL PRESSURES AND IN THE CASE OF OVERHANGS, INCLUDE CONTRIBUTIONS FROM BOTH TOP AND BOTTOM SURFACES.



③ TYPICAL CONTROL JOINT DETAIL  
1 1/2" = 1'-0"



② TYPICAL CONSTRUCTION JOINT DETAIL  
1 1/2" = 1'-0"

MAXIMUM ROOF COMPONENT AND CLADDING ULTIMATE WIND PRESSURES						
EFFECTIVE WIND AREA (SQ. FT.)	ALL ZONES (+) PRESSURE (PSF)	ZONE 1 (-) SUCTION (PSF)	ZONE 2 (-) SUCTION (PSF)	ZONE 2 O-HANG (-) SUCTION (PSF)	ZONE 3 (-) SUCTION (PSF)	ZONE 3 O-HANG (-) SUCTION (PSF)
10	25	-40	-69	-84	-102	-136
20	23	-39	-64	-81	-95	-122
50	20	-37	-56	-81	-87	-105
100	18	-36	-51	-81	-80	-92

GENERAL STRUCTURAL NOTES:

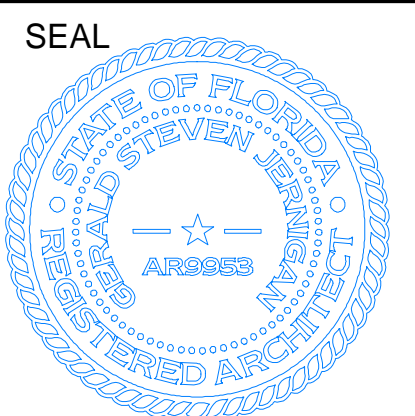
1. THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 6TH EDITION FLORIDA BUILDING CODE.

2. MATERIALS TO CONFORM TO THE FOLLOWING:

- CONCRETE 3000 PSI AT 28 DAYS
- BLOCK MASONRY  $f_m = 1500$  PSI
  - CONCRETE MASONRY UNITS ASTM C90
  - MASONRY GROUT ASTM C476 (2500 PSI AT 28 DAYS)
  - MASONRY MORTAR ASTM C270 (TYPE S ABOVE GRADE & M BELOW)
- REINFORCING STEEL ASTM A615 GRADE 60
- WELDED WIRE FABRIC ASTM A185 FLAT SHEETS
- LUMBER S4S #2 SOUTHERN YELLOW PINE OR BETTER
- WALL SHEATHING APA RATED EXTERIOR 1/2" PLYWOOD
- ROOF SHEATHING APA RATED EXTERIOR 5/8" PLYWOOD

3. STRUCTURE DESIGNED FOR WIND IN ACCORDANCE WITH ASCE 7-10 AS FOLLOWS:

- ULTIMATE DESIGN WIND SPEED = 155 MPH
  - NOMINAL DESIGN WIND SPEED = 120 MPH
  - RISK CATEGORY II
  - WIND EXPOSURE = B
  - ENCLOSURE CLASSIFICATION = ENCLOSED
  - INTERNAL PRESSURE COEFFICIENT = + 0.18
  - COMPONENT AND CLADDING FORCES AS SCHEDULED ON THIS SHEET.
4. COMPACT SOIL BENEATH FOOTINGS AND SLAB TO 98% MODIFIED PROCTOR TO A DEPTH OF 24" UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER OR TESTING LAB. SAFE SOIL BEARING: 1500 PSF.
  5. PLACE REINFORCING IN CONCRETE IN ACCORDANCE WITH ACI 315 WITH A MINIMUM OF 3" CLEAR COVER WHEN CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. PROVIDE CORNER BARS FOR ALL CONTINUOUS HORIZONTAL REINFORCING.
  6. PRE-ENGINEERED TIMBER TRUSS MANUFACTURER SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS TO STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE ALL DETAILS NECESSARY FOR A COMPLETE JOB INCLUDING CONNECTIONS, MEMBERS, TEMPORARY AND PERMANENT BRIDGING AND BRACING DETAILS, AND OTHER ITEMS AS NOTED ON THESE DRAWINGS. HURRICANE ANCHORS SHALL NOT BE LESS THAN NOTED ON THESE DRAWINGS.
  7. ALL EXTERIOR WOOD AND ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED AND RATED FOR SUCH USE. ALL FRAMING MEMBERS INDICATED PT ON PLANS SHALL BE PRESSURE TREATED. ALL FASTENERS, STRAPS, CLIPS AND OTHER METAL IN CONTACT WITH TREATED WOOD SHALL BE HOT DIPPED GALVANIZED OR COATED AND RATED FOR SUCH USE.
  8. ROOF DECKING SHALL BE 5/8" PLYWOOD APA RATED EXTERIOR SHEATHING. FASTEN TO TRUSSES WITH 10d RING SHANK NAILS AT 6" O.C. ALONG ALL PLYWOOD EDGES (BLOCKING REQUIRED) & AT 6" O.C. ALONG TRUSSES EXCEPT THAT WITHIN 5'-0" OF ROOF CORNERS, SPACING SHALL BE 4" O.C. PROVIDE CONTINUOUS BLOCKING ALONG ALL RIDGES, HIPS, VALLEYS, AND EDGES OF PLYWOOD OTHERWISE UNSUPPORTED.
  9. WALL SHEATHING SHALL BE 1/2" PLYWOOD APA RATED EXTERIOR SHEATHING. FASTEN TO FRAMING W/ 10d NAILS AT 6" O.C. ALONG ALL PLYWOOD EDGES (BLOCKING REQUIRED) & AT 6" O.C. ALONG STUDS. SHEATHING SHALL LAP TOP & BOTTOM PLATES.
  10. IMPACT PROTECTION IS REQUIRED FOR ALL GLAZED OPENINGS

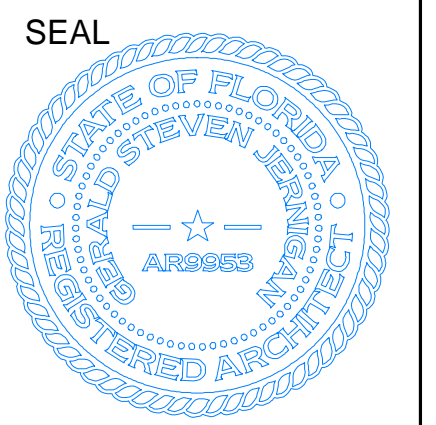


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authorization AA003597

PROJECT: **NEW OFFICE for PINE FOREST RV PARK**  
Pine Forest Road Northwest Pensacola, FL 32526  
SHEET TITLE: **GENERAL NOTES AND DETAILS**

PROJECT NO:	2822
DATE:	10-9-2018
OWNER:	PINE FOREST RV PARK
SUBMISSION:	PERMIT SET
REVISION:	



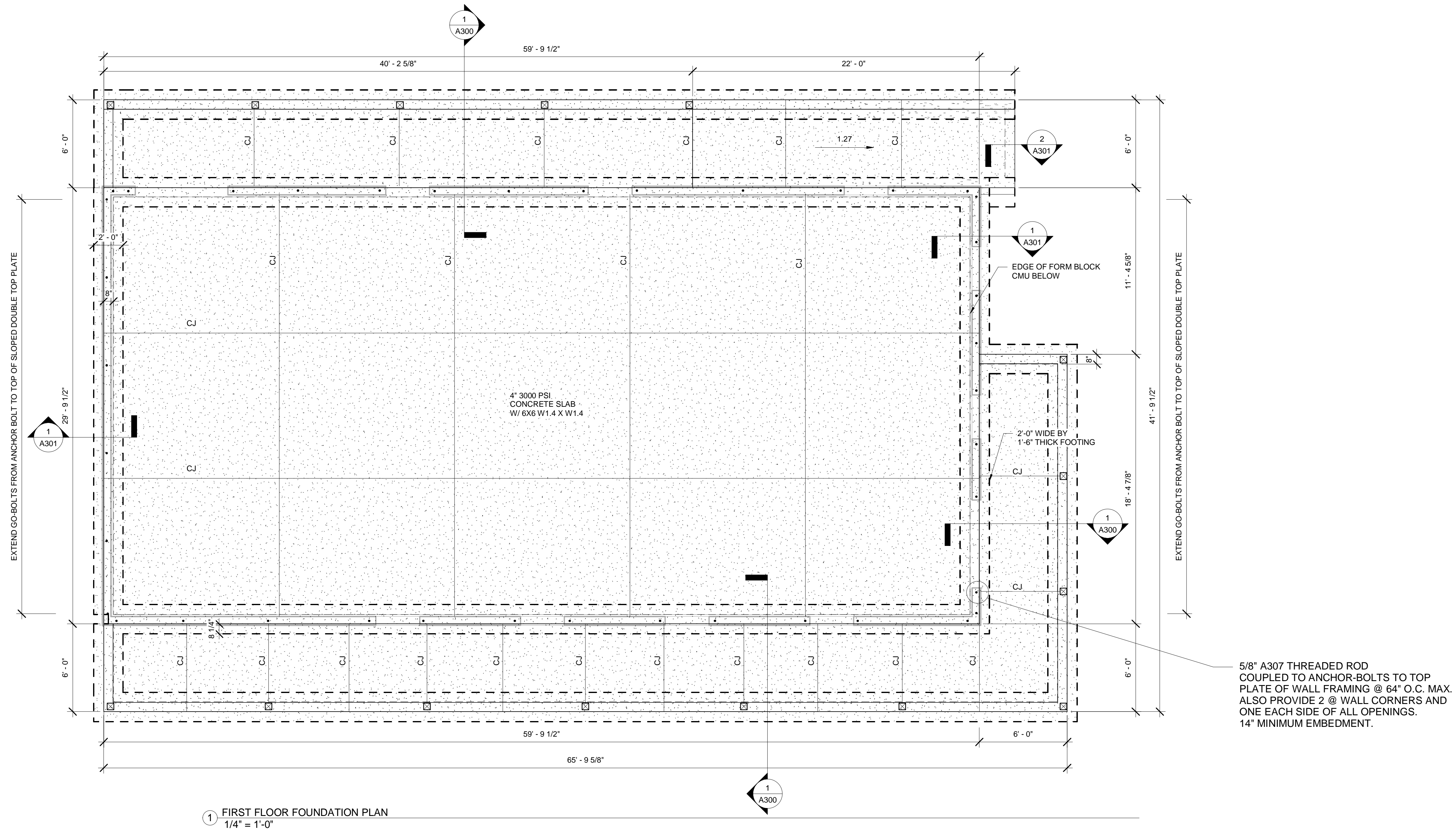
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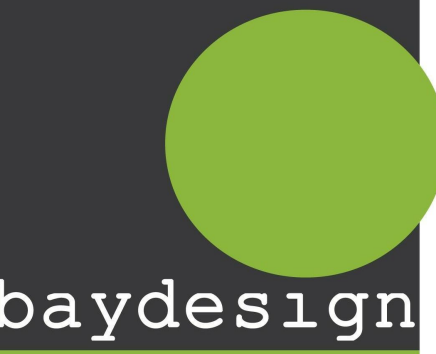
PROJECT:  
**NEW OFFICE  
 for PINE FOREST RV PARK**  
 Pine Forest Road Northwest Pensacola, FL 32526  
 SHEET TITLE:  
**FOUNDATION PLAN**

PROJECT NO:	2822
DATE:	10-9-2018
OWNER:	PINE FOREST RV PARK
SUBMISSION:	PERMIT SET
REVISION:	

SHEET  
**A001**

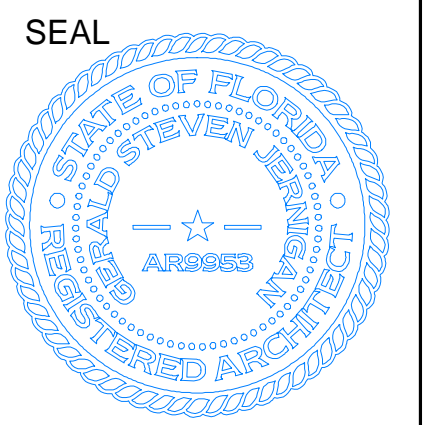


① FIRST FLOOR FOUNDATION PLAN  
 1/4" = 1'-0"



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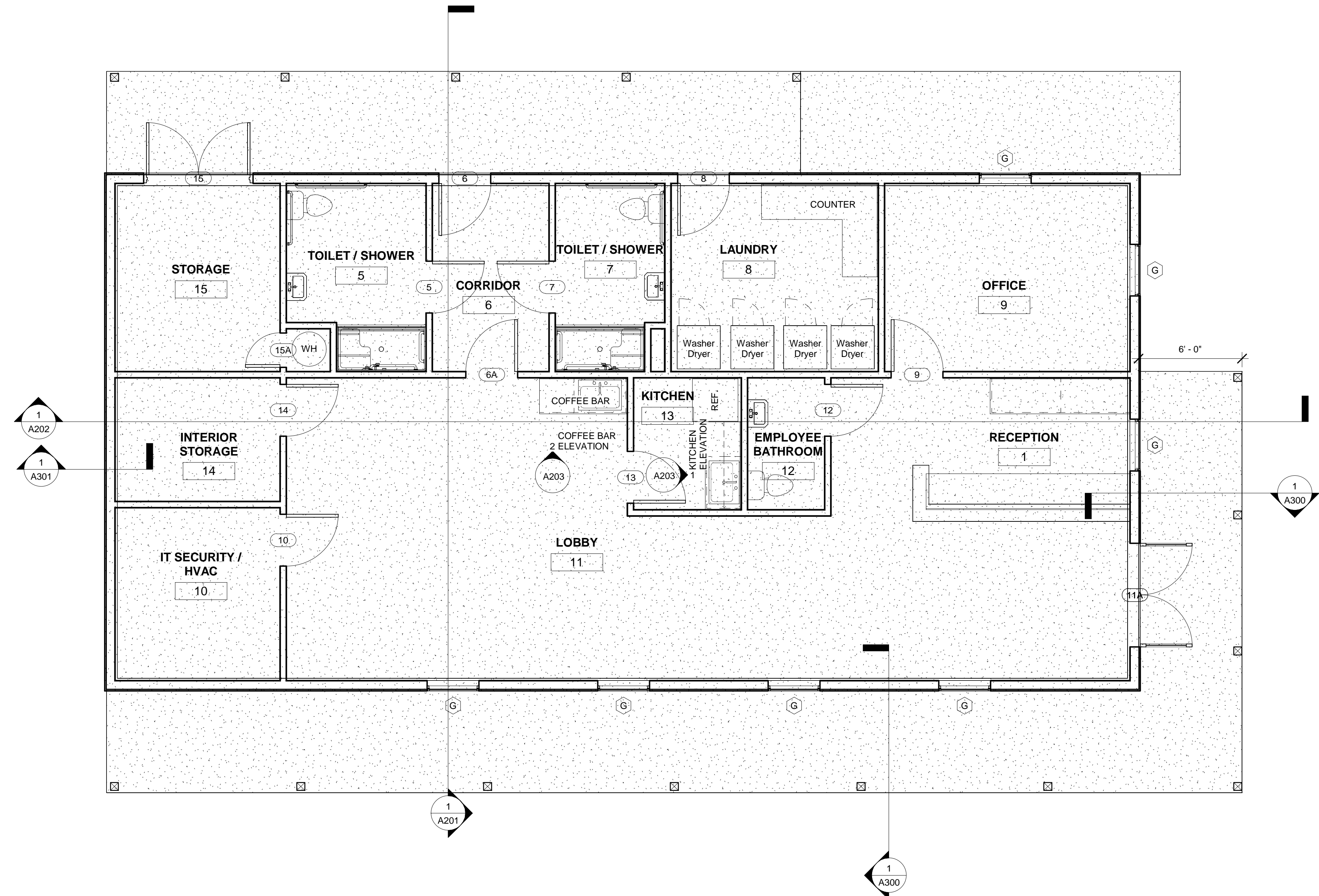
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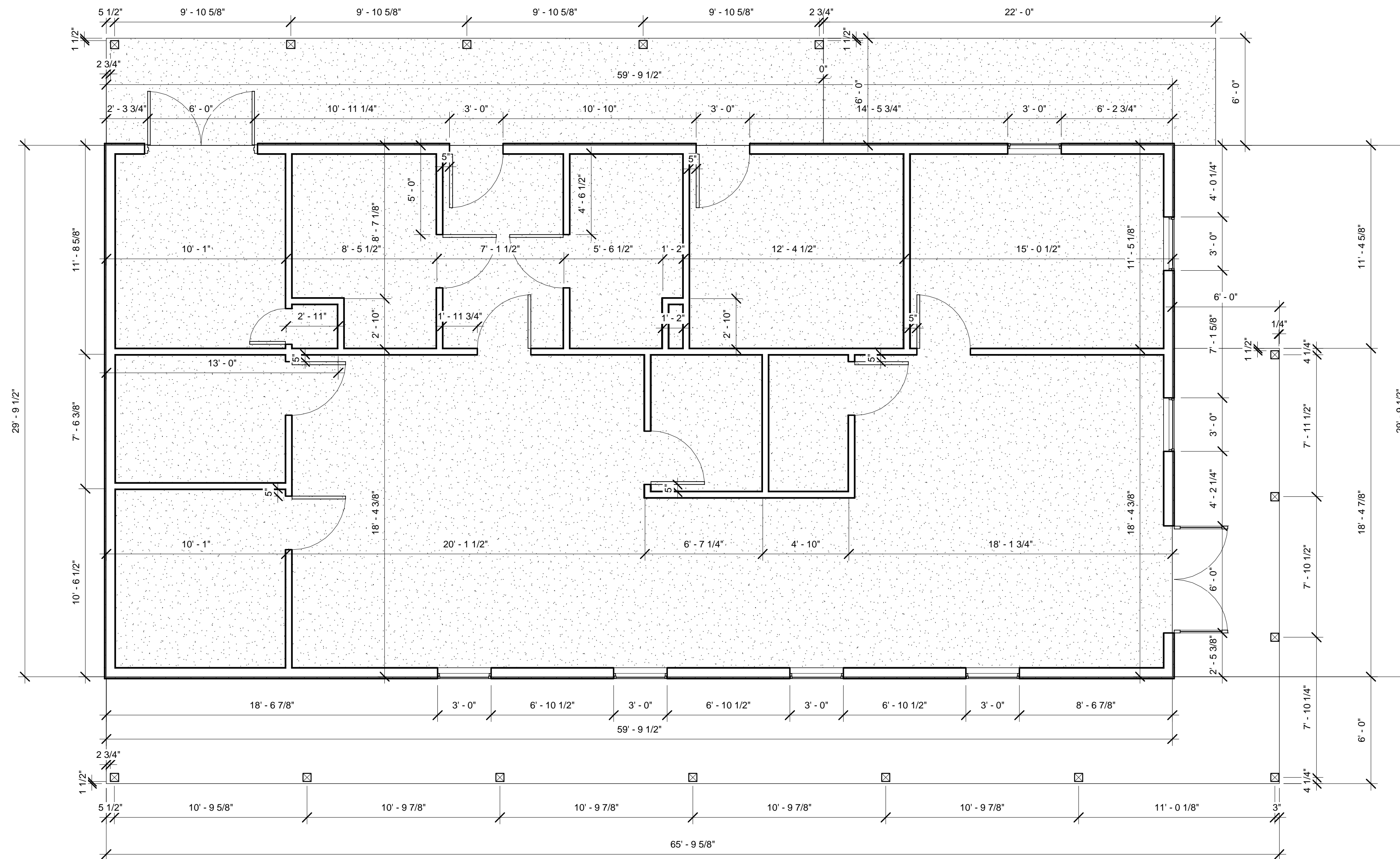
PROJECT:  
**NEW OFFICE  
for PINE FOREST RV PARK**  
Pine Forest Road Northwest Pensacola, FL 32526  
SHEET TITLE:  
**FIRST FLOOR PLAN**

PROJECT NO: 2822  
DATE: 10-9-2018  
OWNER: PINE FOREST RV PARK  
SUBMISSION: PERMIT SET  
REVISION:

SHEET  
**A100**

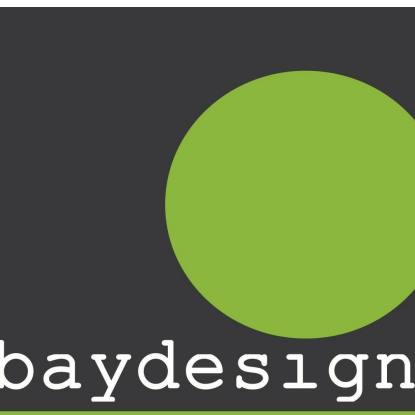


1 FIRST FLOOR PLAN  
1/4" = 1'-0"



1 FIRST FLOOR DIMENSION PLAN  
1/4" = 1'-0"

ALL DIMENSIONS ARE FROM FACE OF  
STUD TO FACE OF STUD



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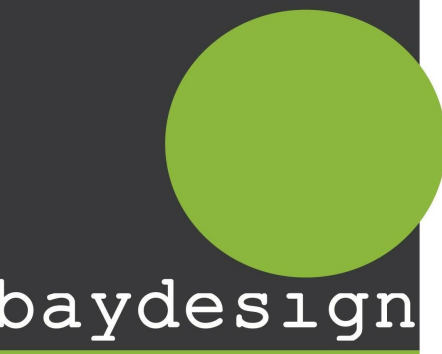
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PROJECT:  
**NEW OFFICE  
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Pine Forest Road Northwest Pensacola, FL 32526  
SHEET TITLE:  
**FIRST FLOOR DIMENSION PLAN**

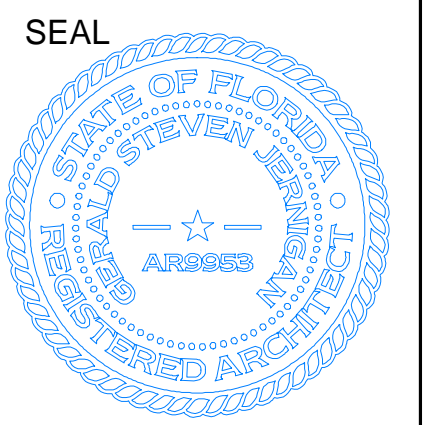
PROJECT NO:	2822
DATE:	10-9-2018
OWNER:	PINE FOREST RV PARK
SUBMISSION:	PERMIT SET
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**A101**



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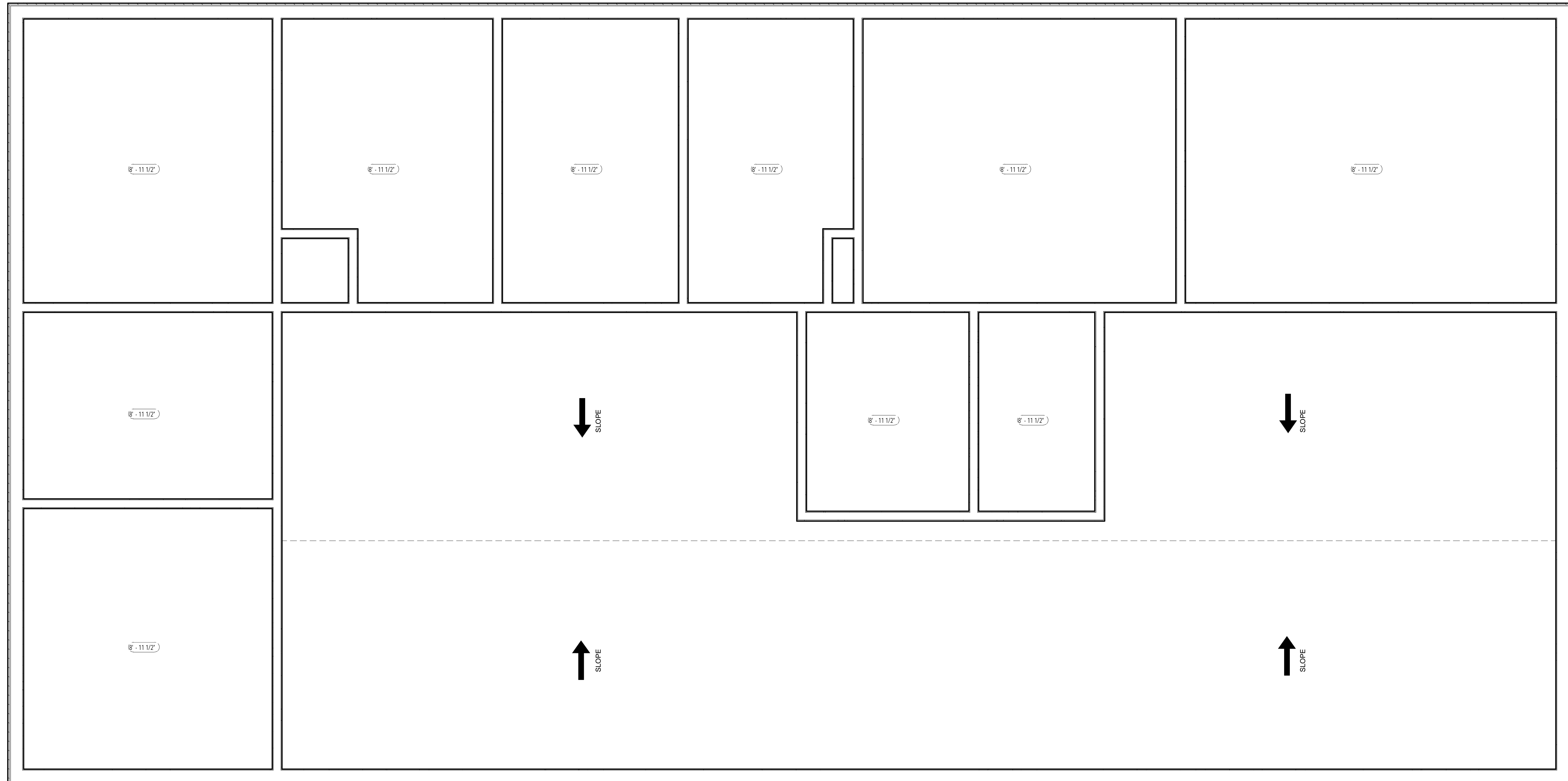
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PROJECT:  
**NEW OFFICE  
for PINE FOREST RV PARK**  
Pine Forest Road Northwest Pensacola, FL 32526  
SHEET TITLE:  
**REFLECTED CEILING PLAN**

PROJECT NO: 2822  
DATE: 10-9-2018  
OWNER: PINE FOREST RV PARK  
SUBMISSION: PERMIT SET  
REVISION:

SHEET  
**A102**



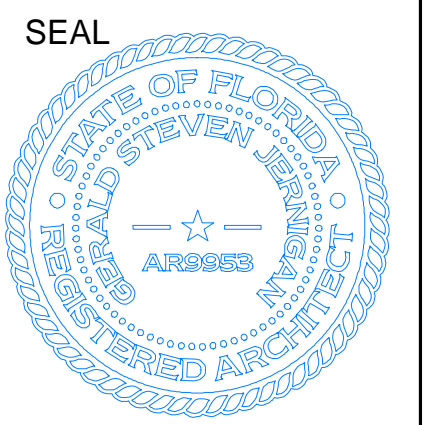
**GYP BOARD CEILINGS TYPICAL**

1 FIRST FLOOR PLAN  
1/2" = 1'-0"



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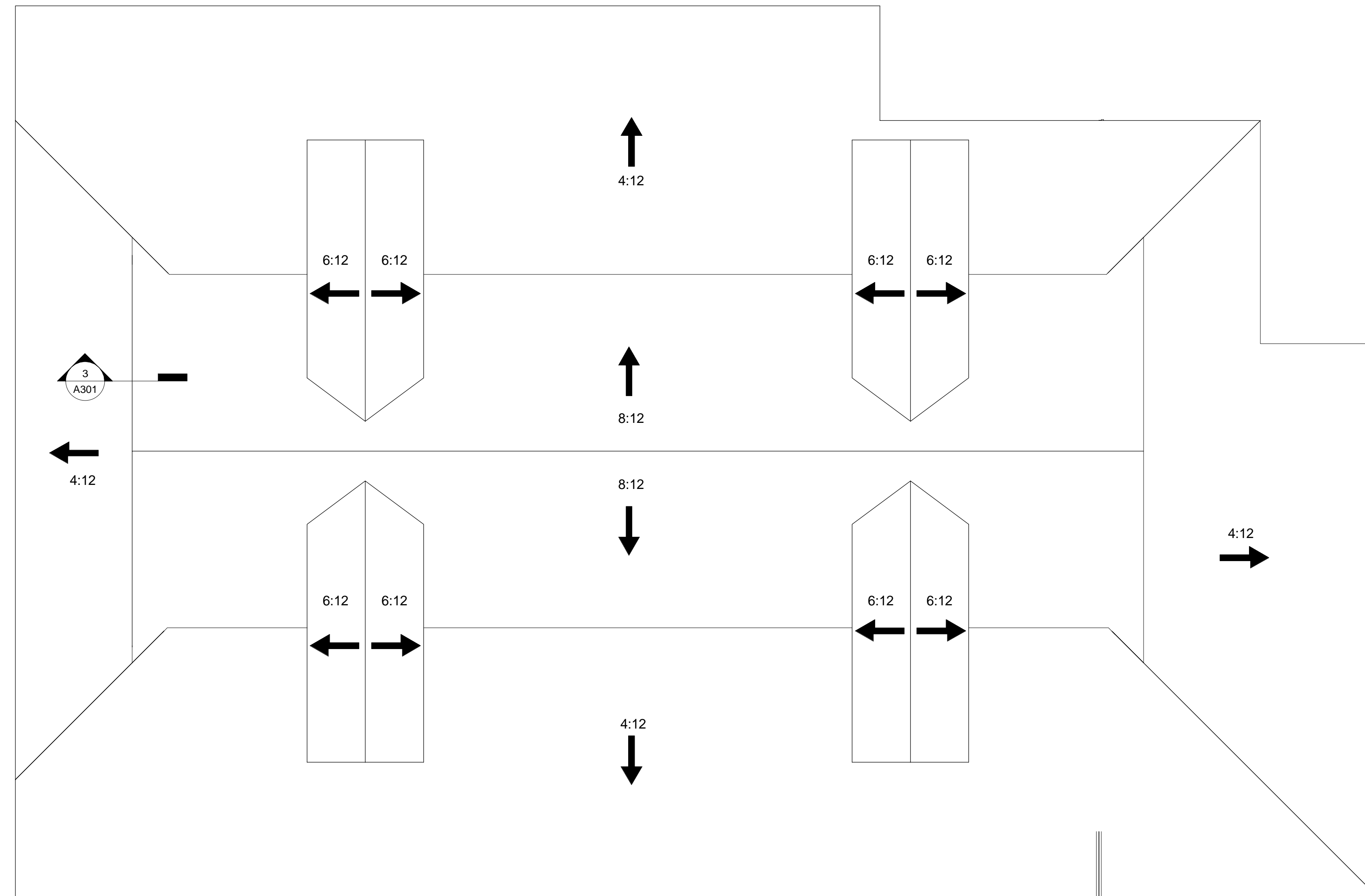
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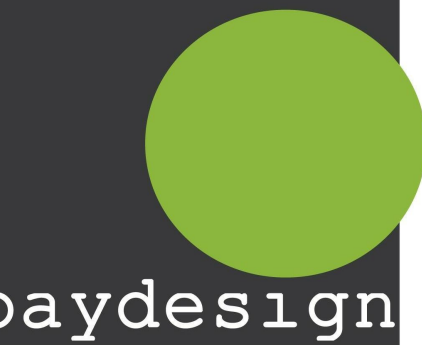
PROJECT:  
**NEW OFFICE  
for PINE FOREST RV PARK**  
Pine Forest Road Northwest Pensacola, FL 32526  
SHEET TITLE:  
**ROOF PLAN**

PROJECT NO: 2822  
DATE: 10-9-2018  
OWNER: PINE FOREST RV PARK  
SUBMISSION: PERMIT SET  
REVISION:

SHEET  
**A103**

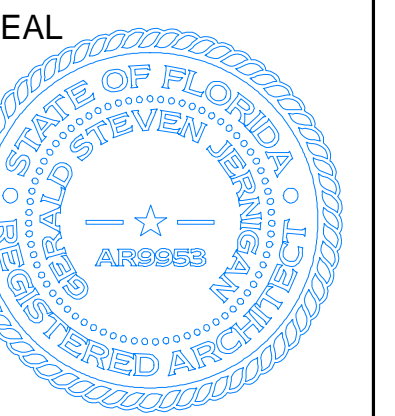


① ROOF PLAN  
1/4" = 1'-0"



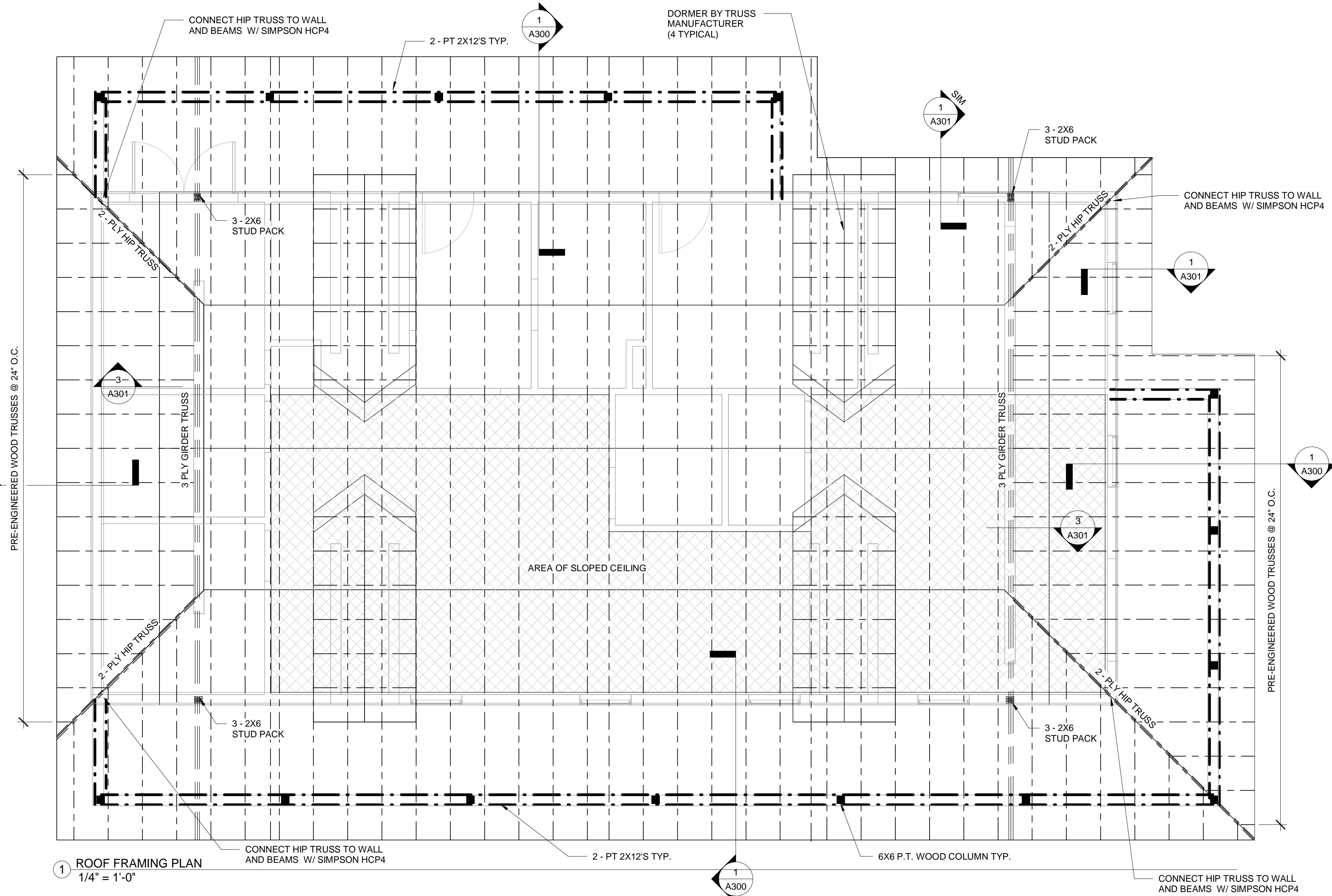
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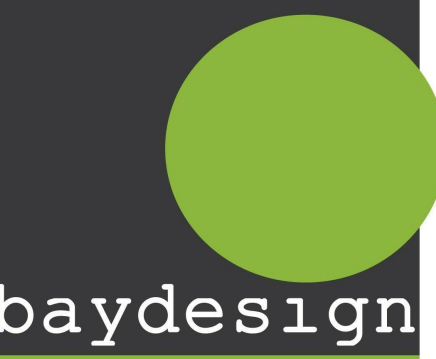
1 ROOF FRAMING PLAN  
1/4" = 1'-0"

PROJECT: NEW OFFICE  
for PINE FOREST RV PARK  
Pine Forest Road Northwest Pensacola, FL 32526  
SHEET TITLE: ROOF FRAMING PLAN

PROJECT NO:	2822
DATE:	10-9-2018
OWNER:	PINE FOREST RV PARK
SUBMISSION:	PERMIT SET
REVISION:	

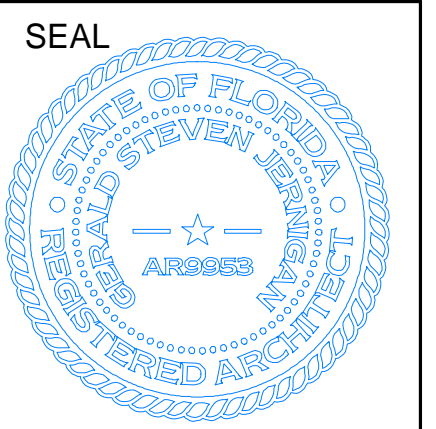
SHEET  
A104





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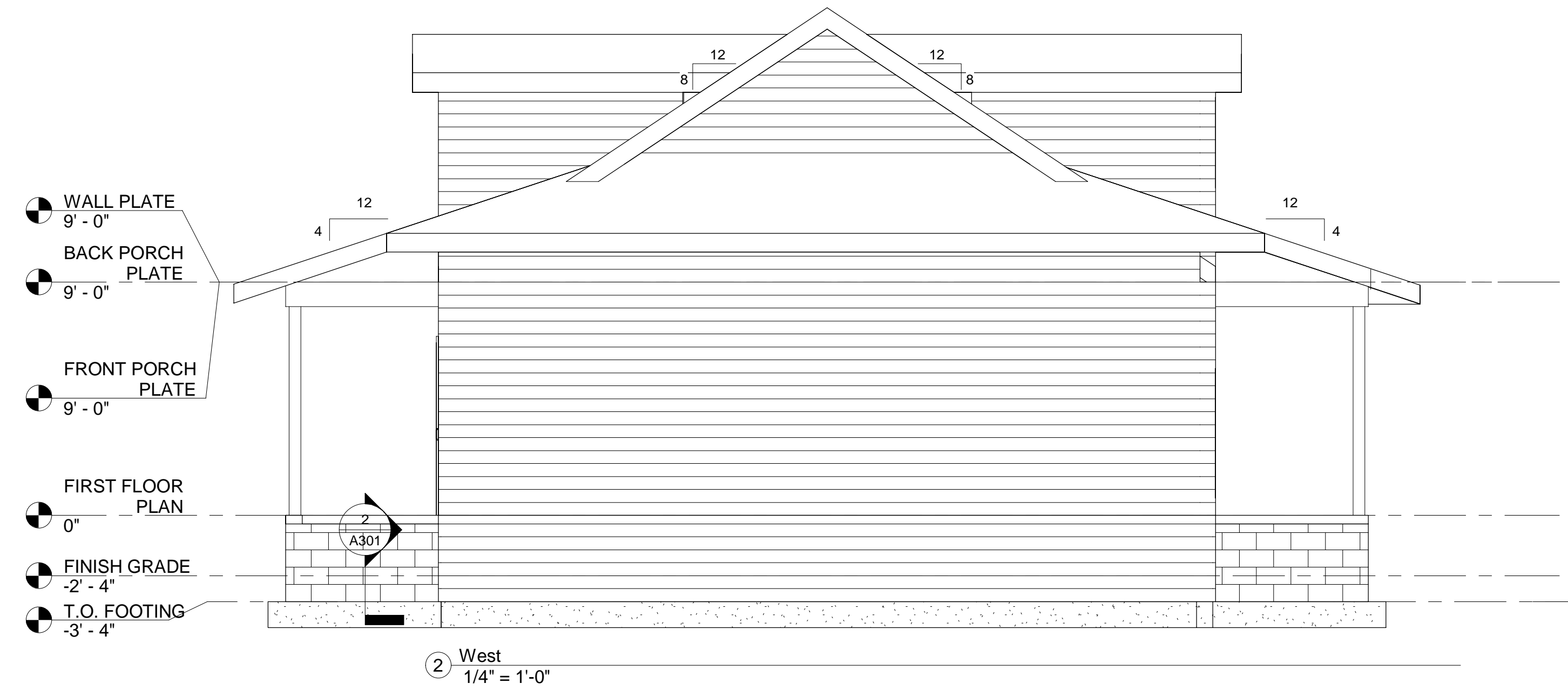
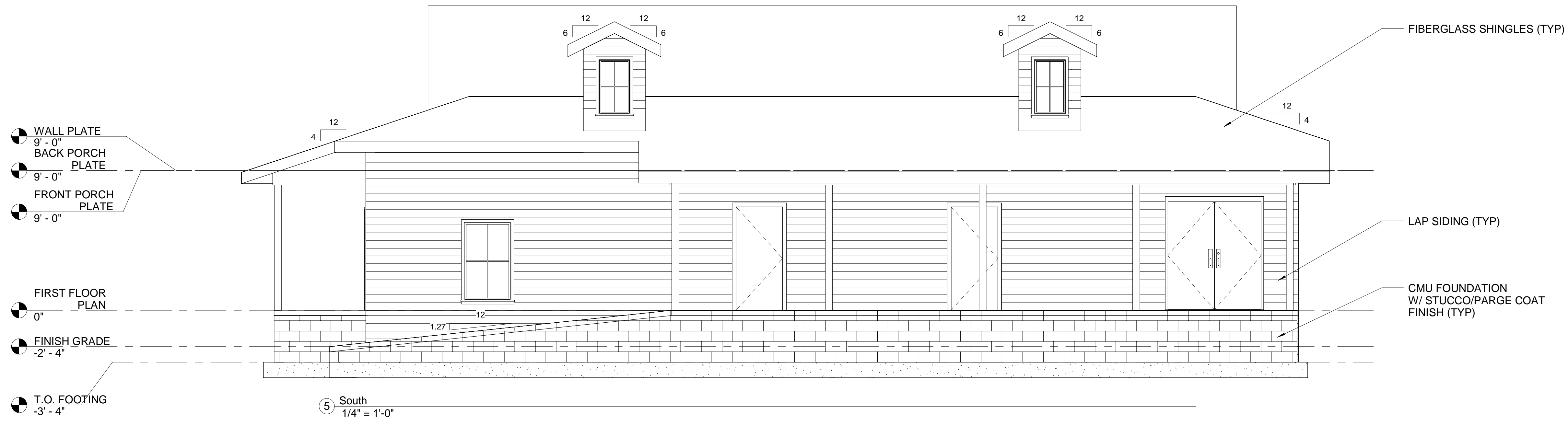
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PROJECT:  
**NEW OFFICE  
for PINE FOREST RV PARK**  
Pine Forest Road Northwest Pensacola, FL 32526  
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

PROJECT NO: 2822  
DATE: 10-9-2018  
OWNER: PINE FOREST RV PARK  
SUBMISSION: PERMIT SET  
REVISION:

SHEET  
**A200**

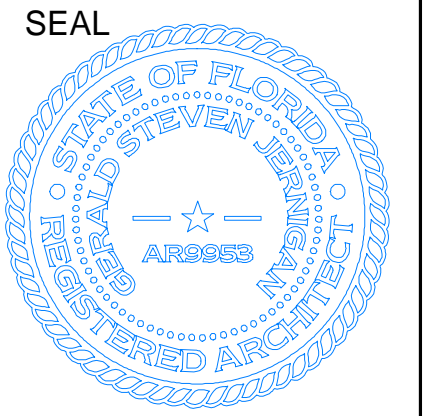




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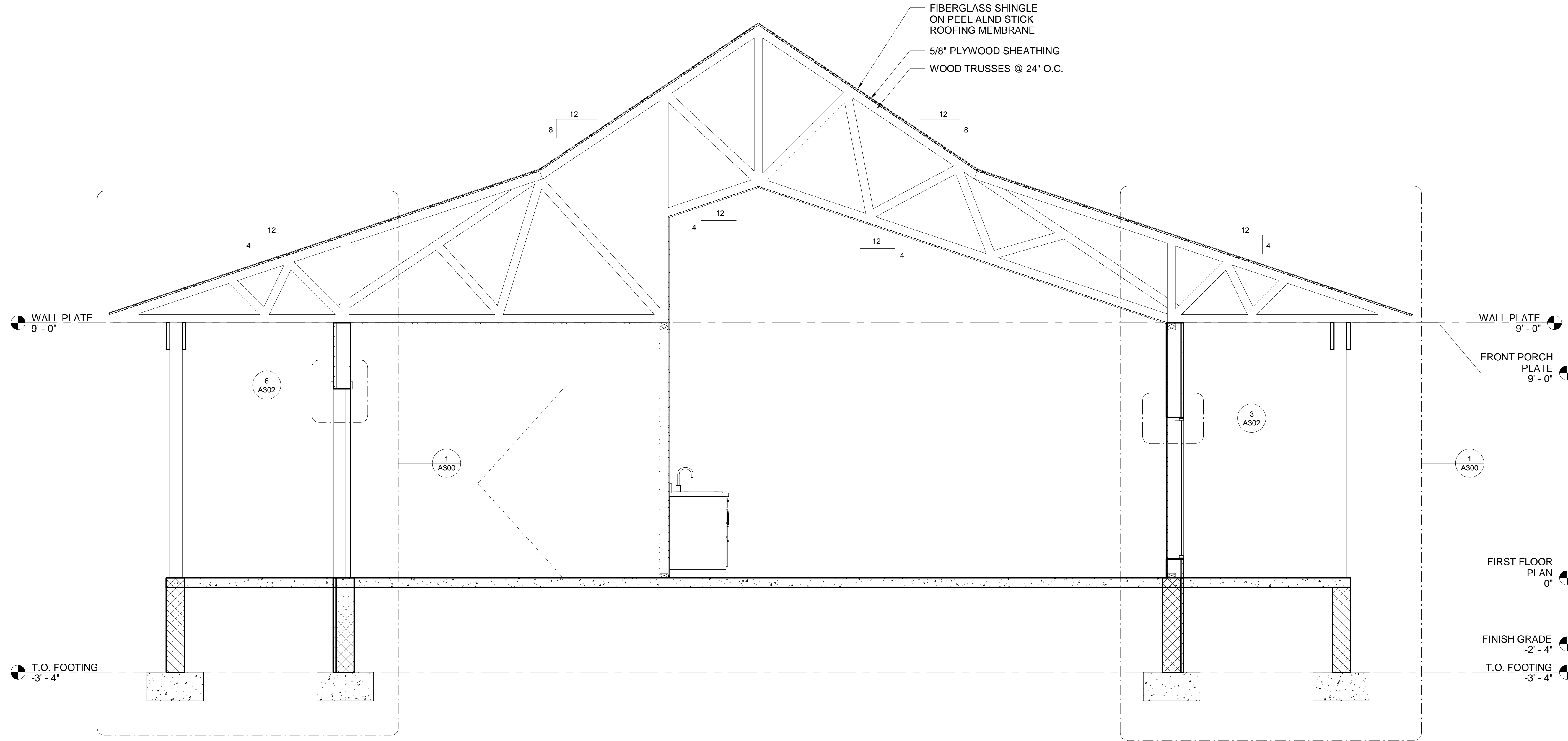
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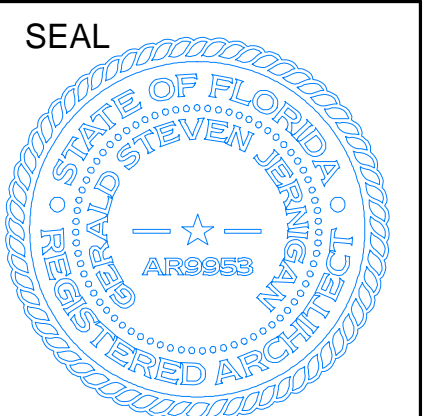


1 BUILDING SECTION  
1/2" = 1'-0"

PROJECT:  
**NEW OFFICE  
for PINE FOREST RV PARK**  
Pine Forest Road Northwest Pensacola, FL 32526  
SHEET TITLE:  
**BUILDING SECTION**

PROJECT NO: 2822  
DATE: 10-9-2018  
OWNER: PINE FOREST RV PARK  
SUBMISSION: PERMIT SET  
REVISION:

SHEET  
**A201**



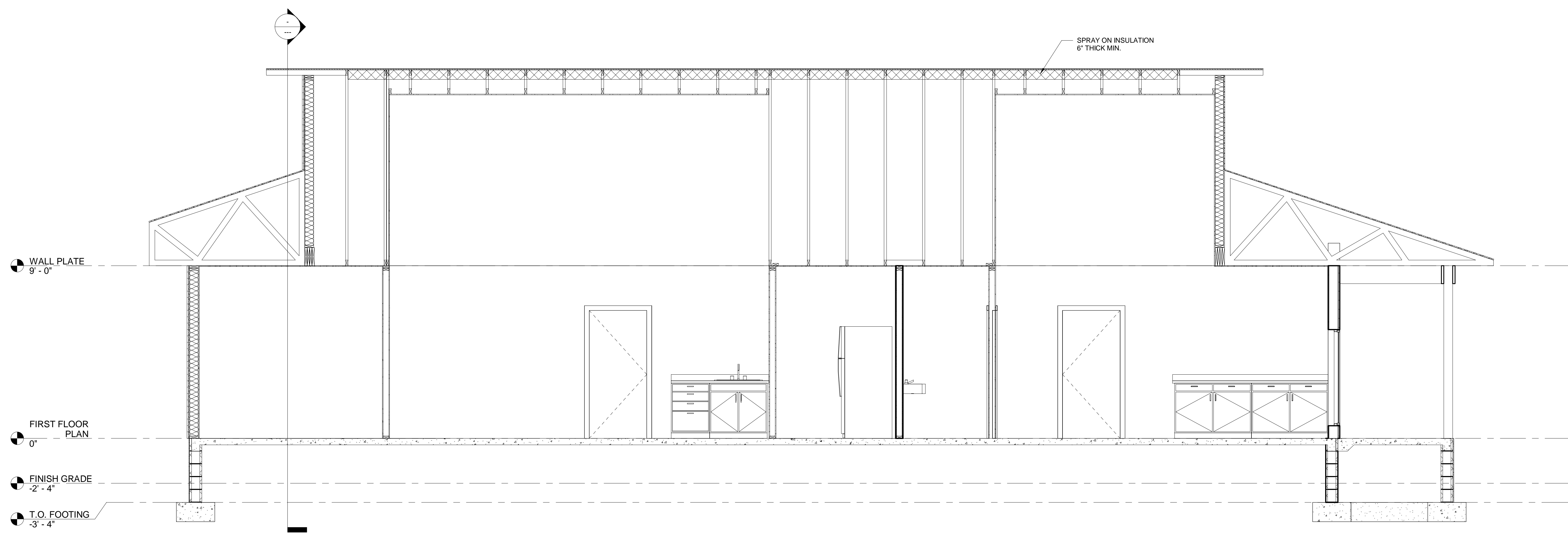
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 GA#RA011516,  
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PROJECT:  
**NEW OFFICE  
 for PINE FOREST RV PARK**  
 Pine Forest Road Northwest Pensacola, FL 32526  
 SHEET TITLE:  
**BUILDING SECTION**

PROJECT NO:	2822
DATE:	10-9-2018
OWNER:	PINE FOREST RV PARK
SUBMISSION:	PERMIT SET
REVISION:	

SHEET  
**A202**



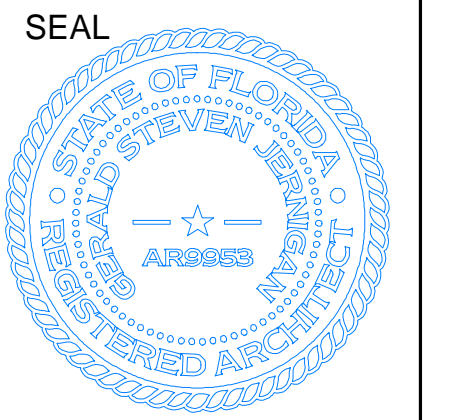
1 BUILDING SECTION  
 3/8" = 1'-0"



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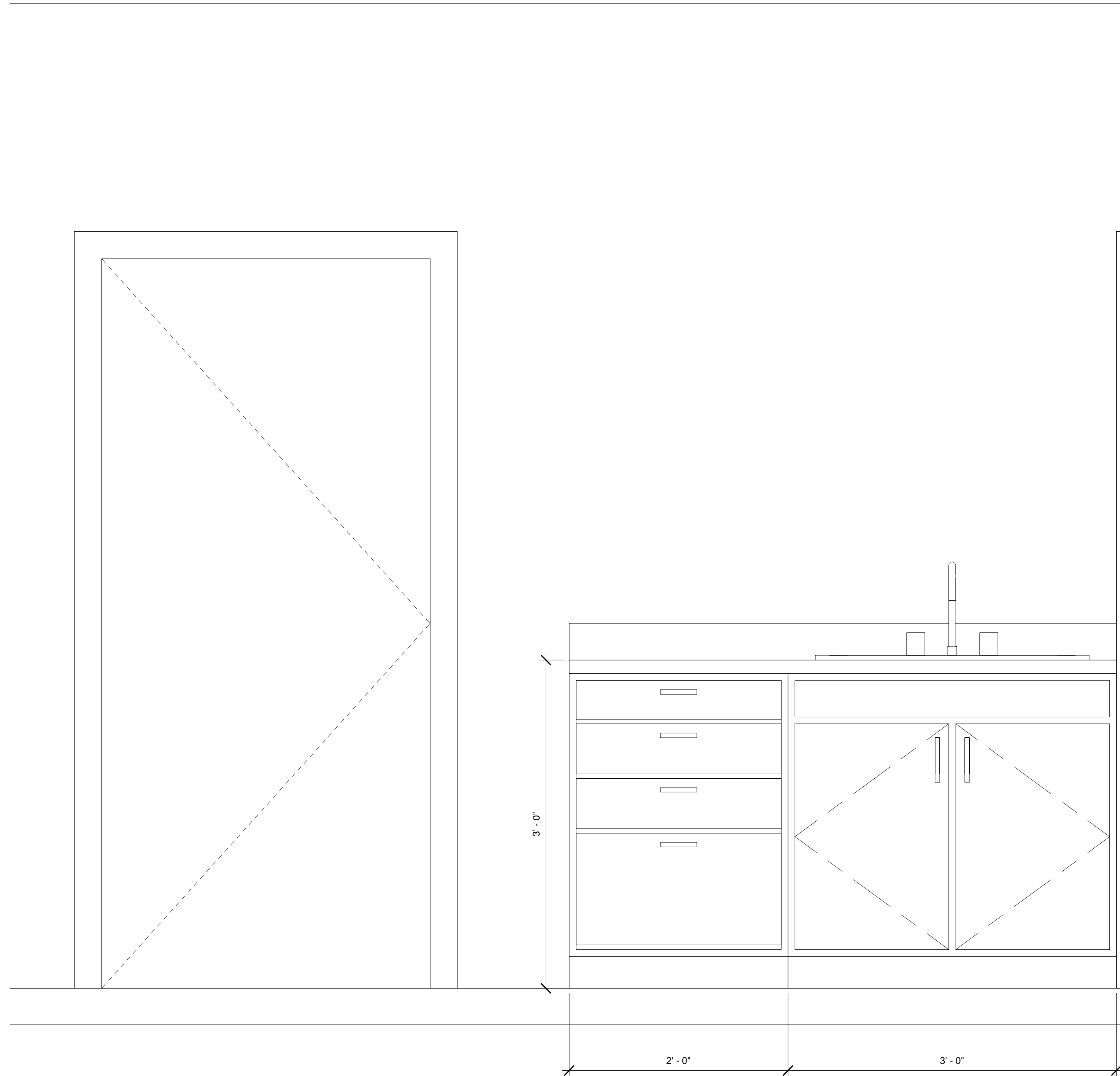
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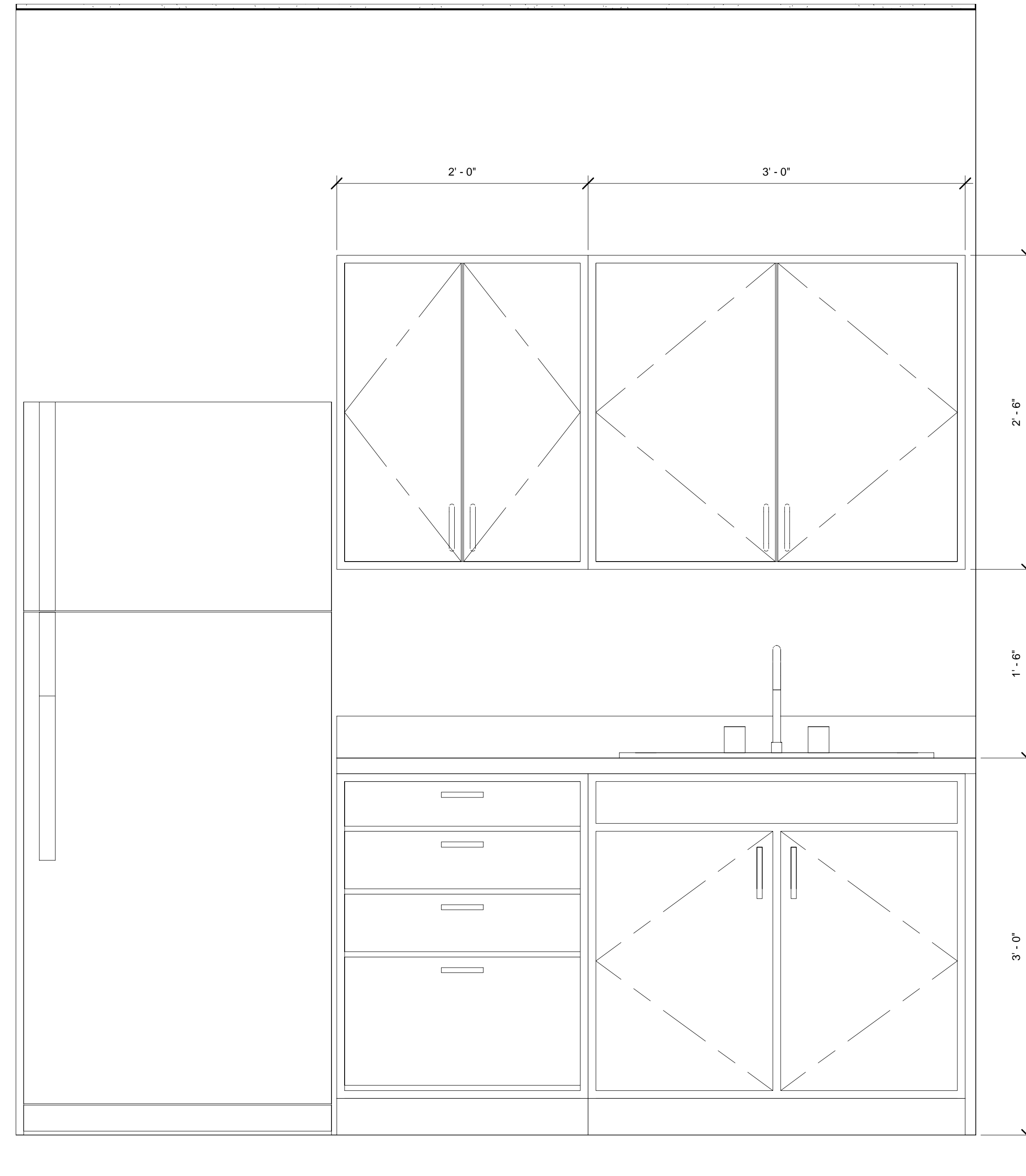
PROJECT:  
**NEW OFFICE  
for PINE FOREST RV PARK**  
Pine Forest Road Northwest Pensacola, FL 32526  
SHEET TITLE:  
**INTERIOR ELEVATIONS**

PROJECT NO: 2822  
DATE: 10-9-2018  
OWNER: PINE FOREST RV PARK  
SUBMISSION: PERMIT SET  
REVISION:

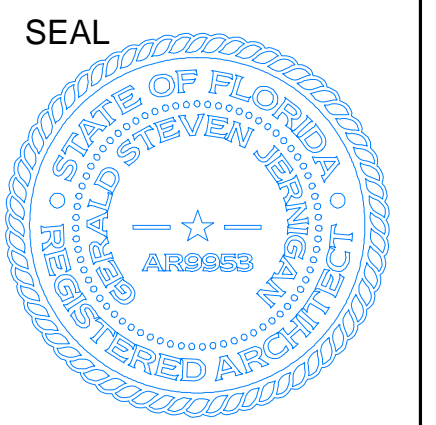
SHEET  
**A203**



② COFFEE BAR ELEVATION  
1 1/2" = 1'-0"



① KITCHEN ELEVATION  
1 1/2" = 1'-0"



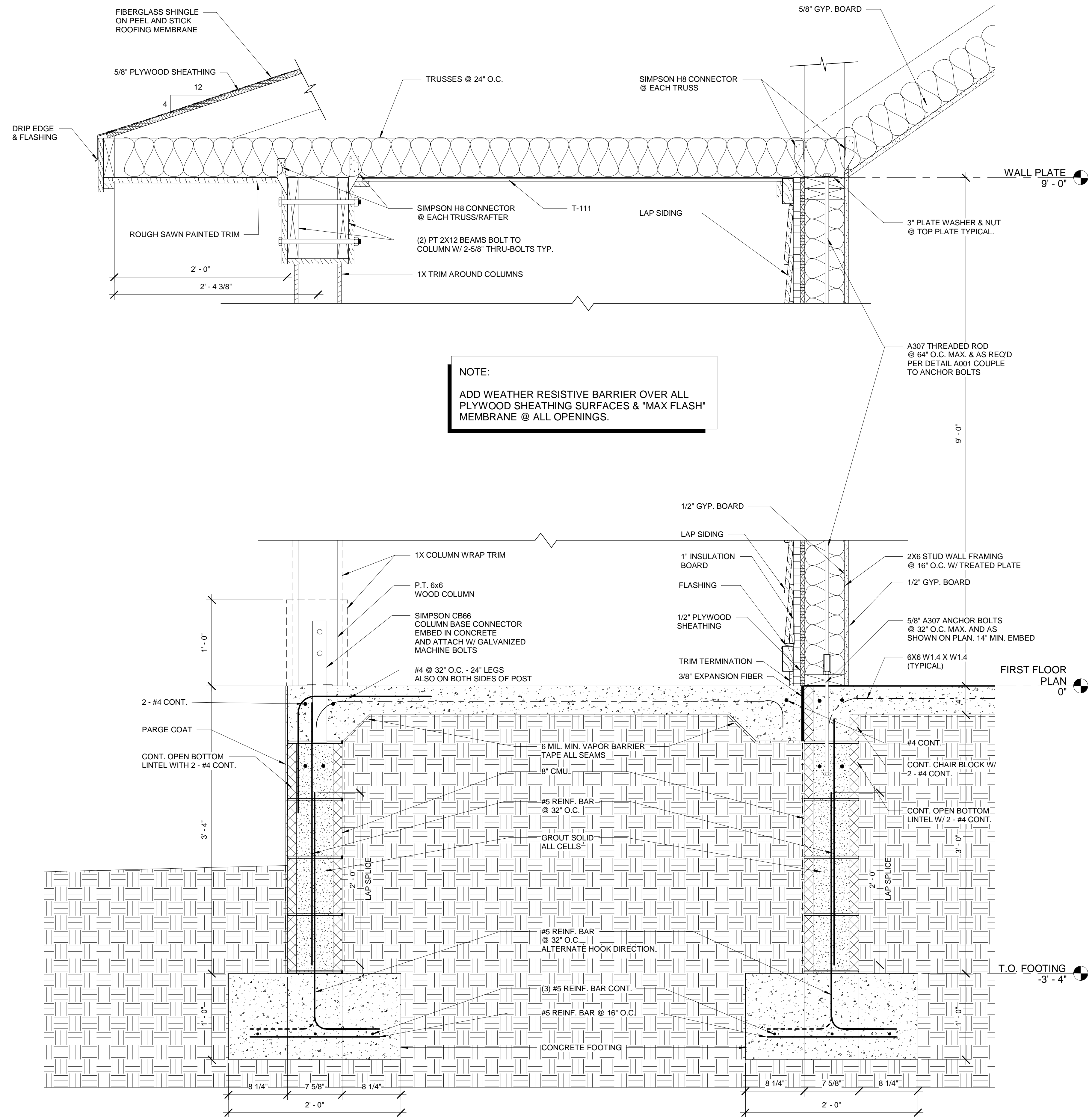
Steve Jernigan, FAIA  
 FL#9953, AL#2676,  
 GA#RA011516,  
 MS#4135, CO#400232

bay design  
 associates architects, pl  
 florida certificate of  
 authorization AA0003597

PROJECT:  
**NEW OFFICE  
 for PINE FOREST RV PARK**  
 Pine Forest Road Northwest Pensacola, FL 32526  
 SHEET TITLE:  
**SECTIONS & DETAILS**

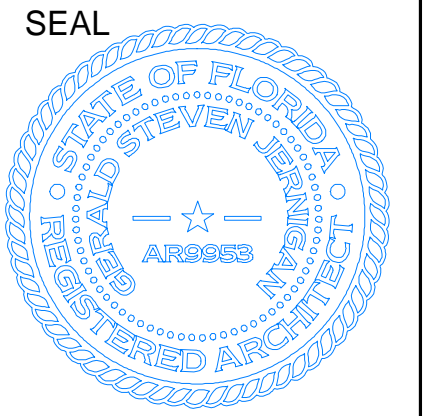
PROJECT NO: 2822  
 DATE: 10-9-2018  
 OWNER: PINE FOREST RV PARK  
 SUBMISSION: PERMIT SET  
 REVISION:

SHEET  
**A300**



**NOTE:**  
 ADD WEATHER RESISTIVE BARRIER OVER ALL PLYWOOD SHEATHING SURFACES & "MAX FLASH" MEMBRANE @ ALL OPENINGS.

① EXTERIOR WALL FRAMING  
 1 1/2" = 1'-0"



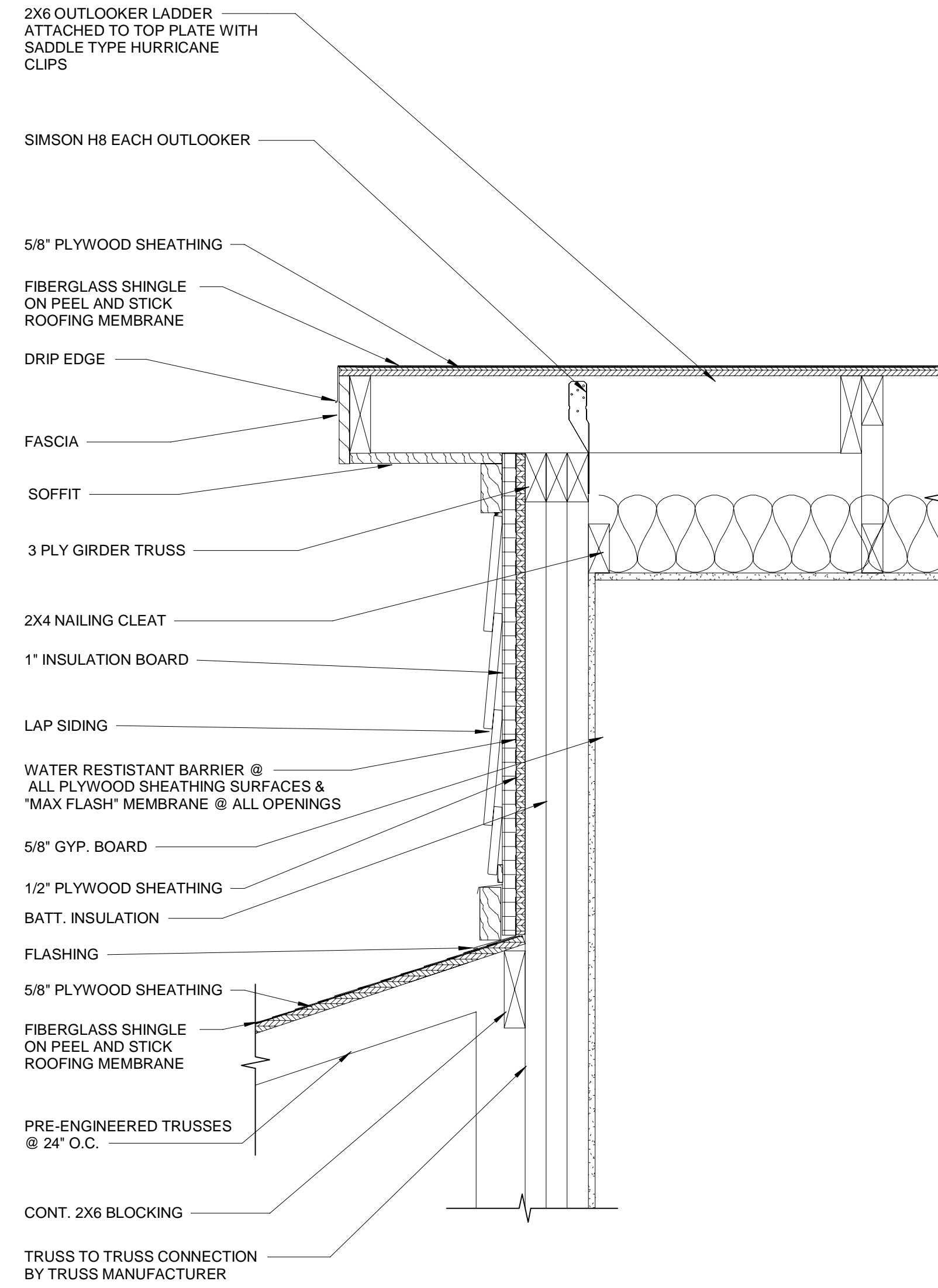
Steve Jernigan, FAIA  
FL#9953, AL#2676,  
GA#RA011516,  
MS#4135, CO#400232

bay design  
associates architects, pl  
florida certificate of  
authorization A0003597

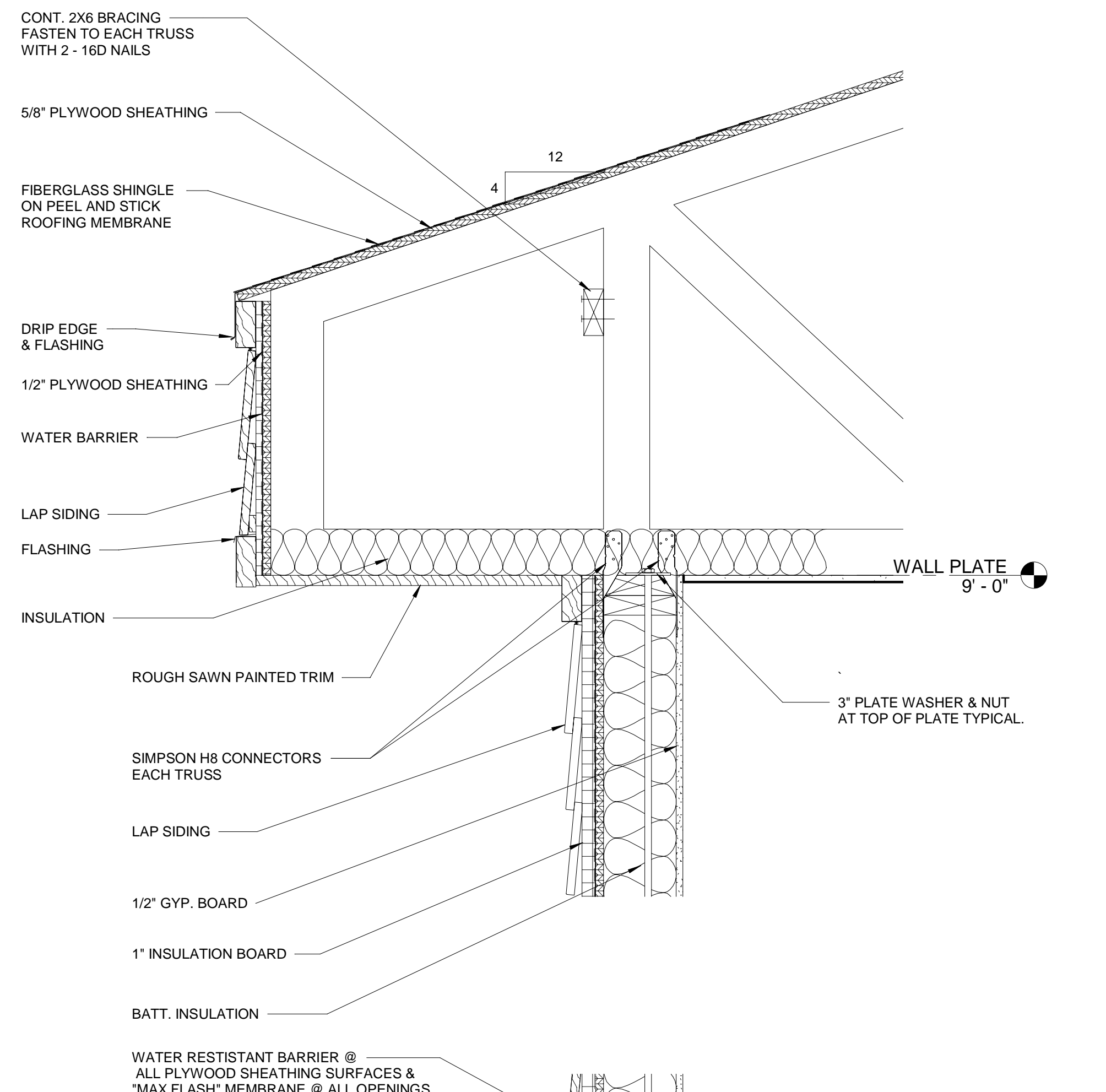
PROJECT:  
**NEW OFFICE  
for PINE FOREST RV PARK**  
Pine Forest Road Northwest Pensacola, FL 32526  
SHEET TITLE:  
**SECTIONS & DETAILS**

PROJECT NO: 2822  
DATE: 10-9-2018  
OWNER: PINE FOREST RV PARK  
SUBMISSION: PERMIT SET  
REVISION:

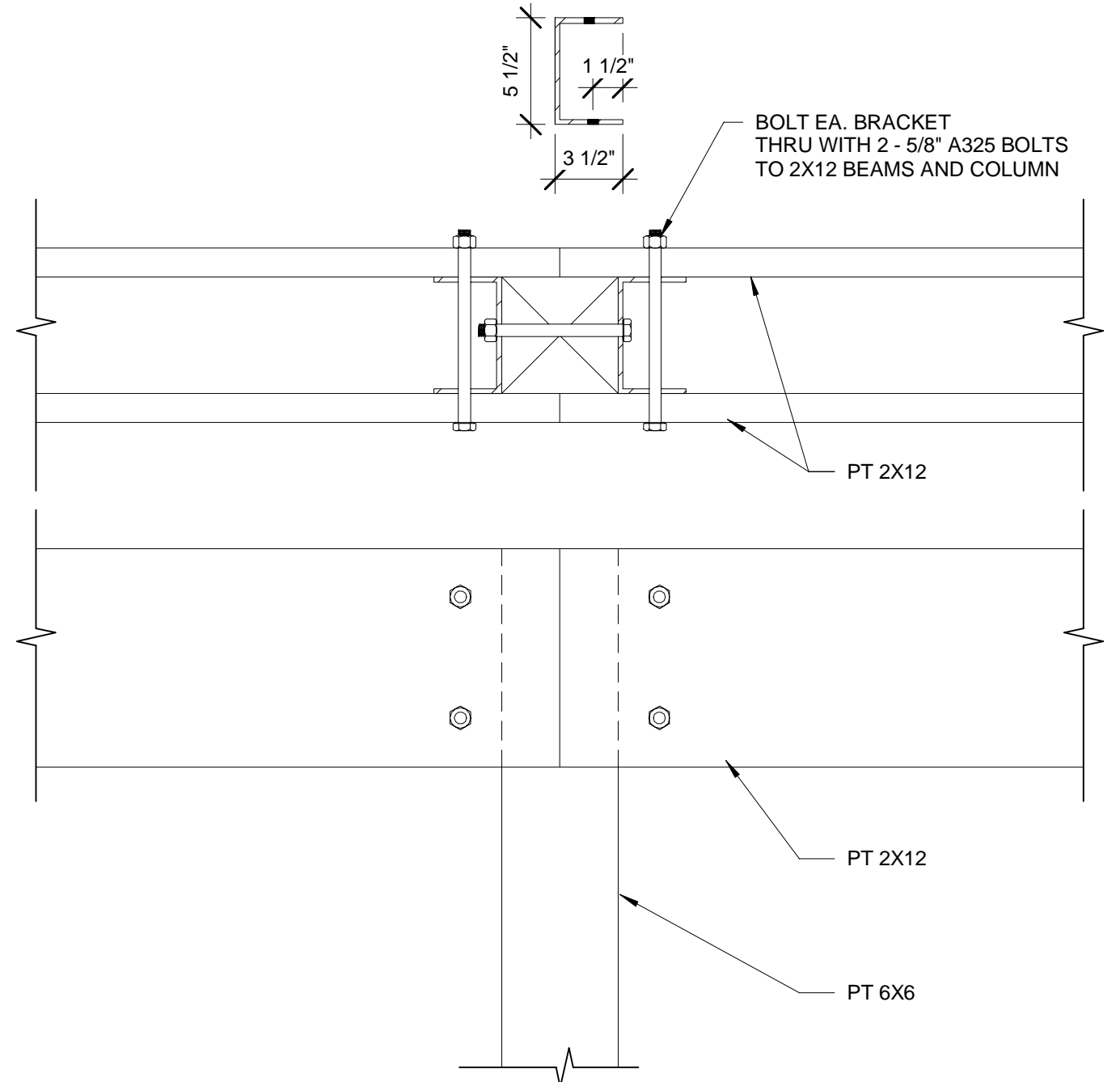
SHEET  
**A301**



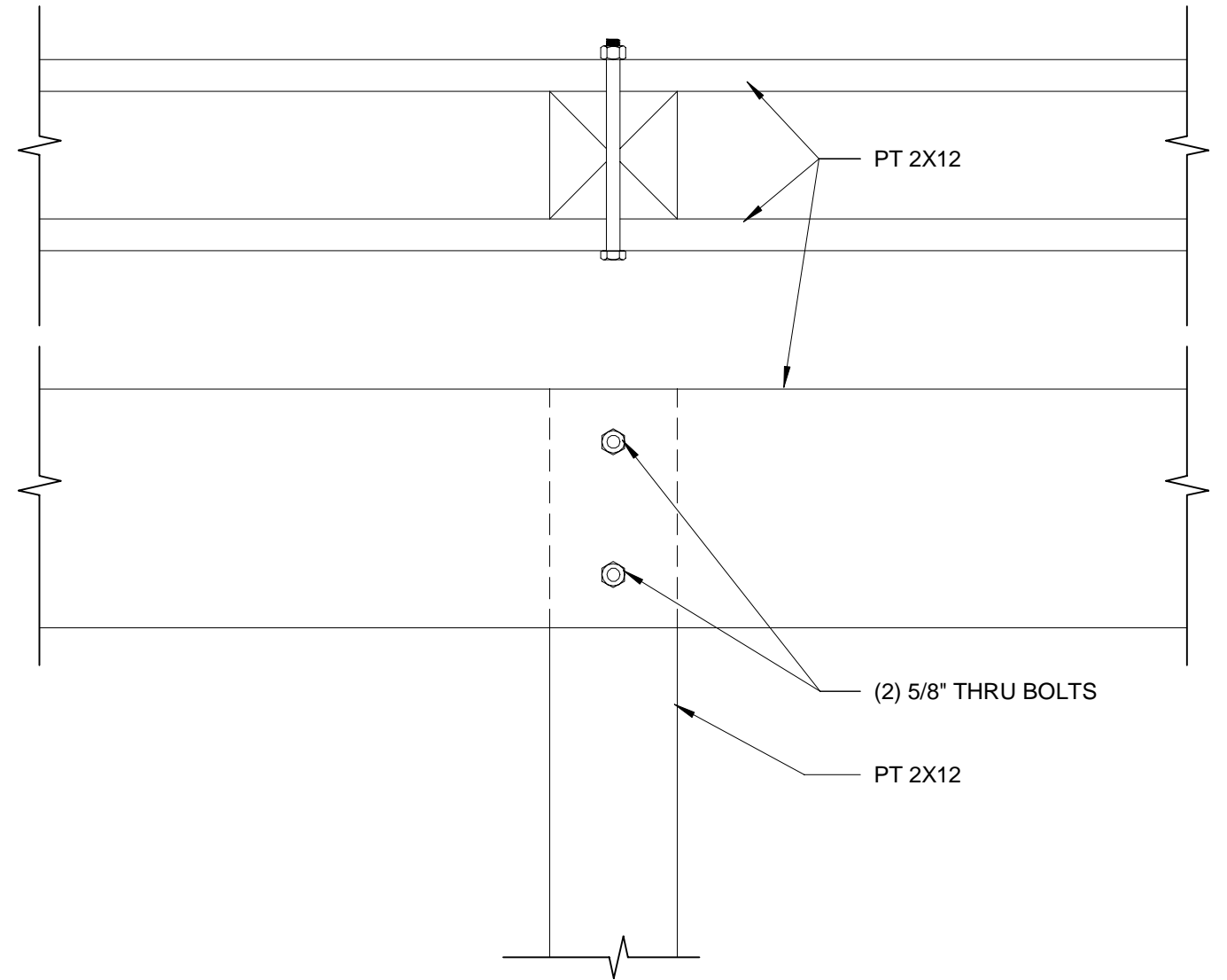
3 ROOF EDGE  
1 1/2" = 1'-0"



1 EXTERIOR WALL SECTION  
1 1/2" = 1'-0"

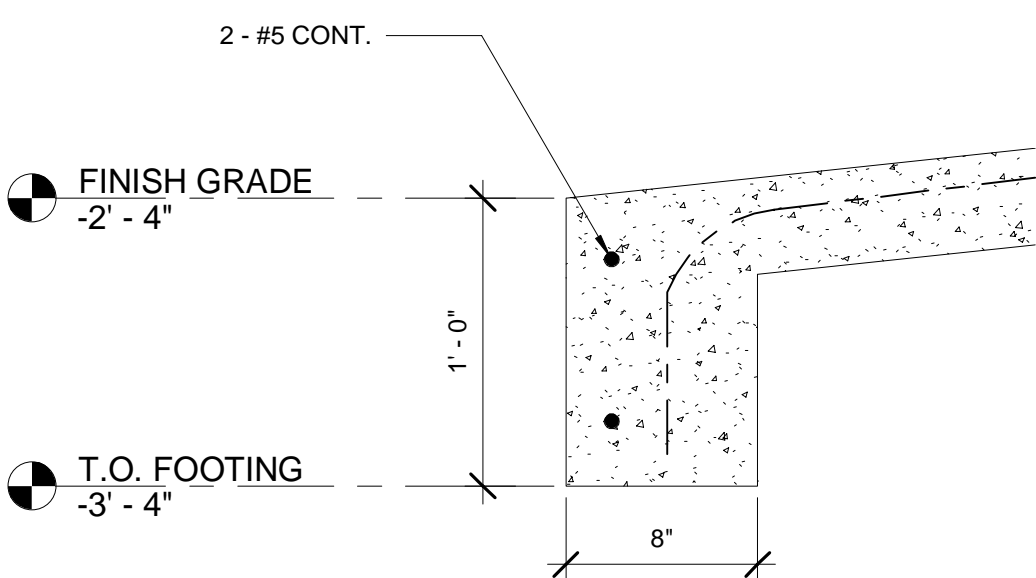


5 DETAIL @ BEAM SPLICE  
1 1/2" = 1'-0"

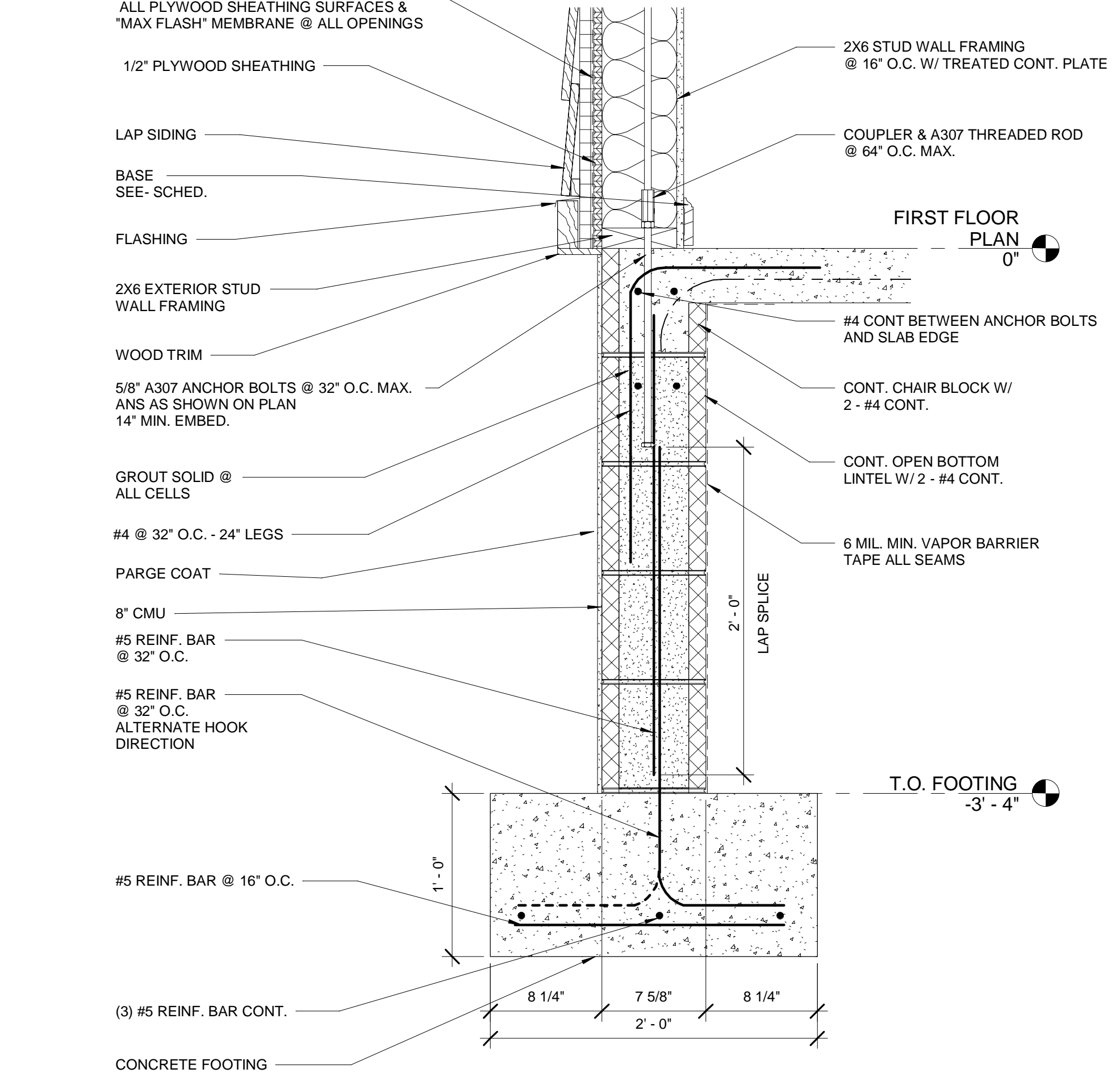


4 DETAIL @ CONTINUOUS BEAMS  
1 1/2" = 1'-0"

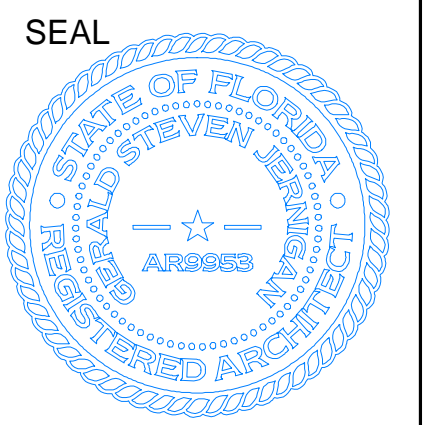
NOTE:  
ADD WEATHER RESISTIVE BARRIER OVER ALL PLYWOOD SHEATHING SURFACES & "MAX FLASH" MEMBRANE @ ALL OPENINGS.



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



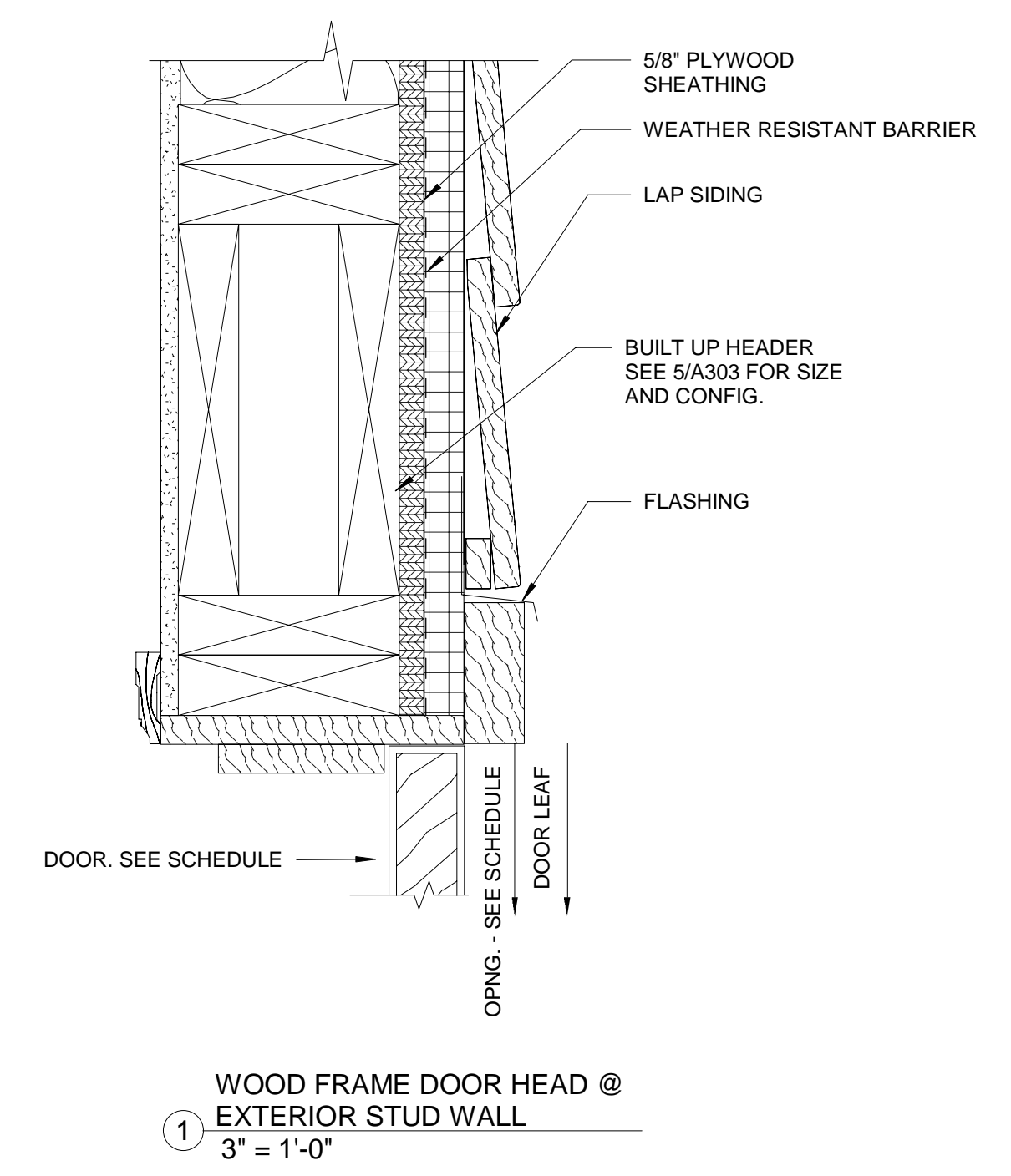
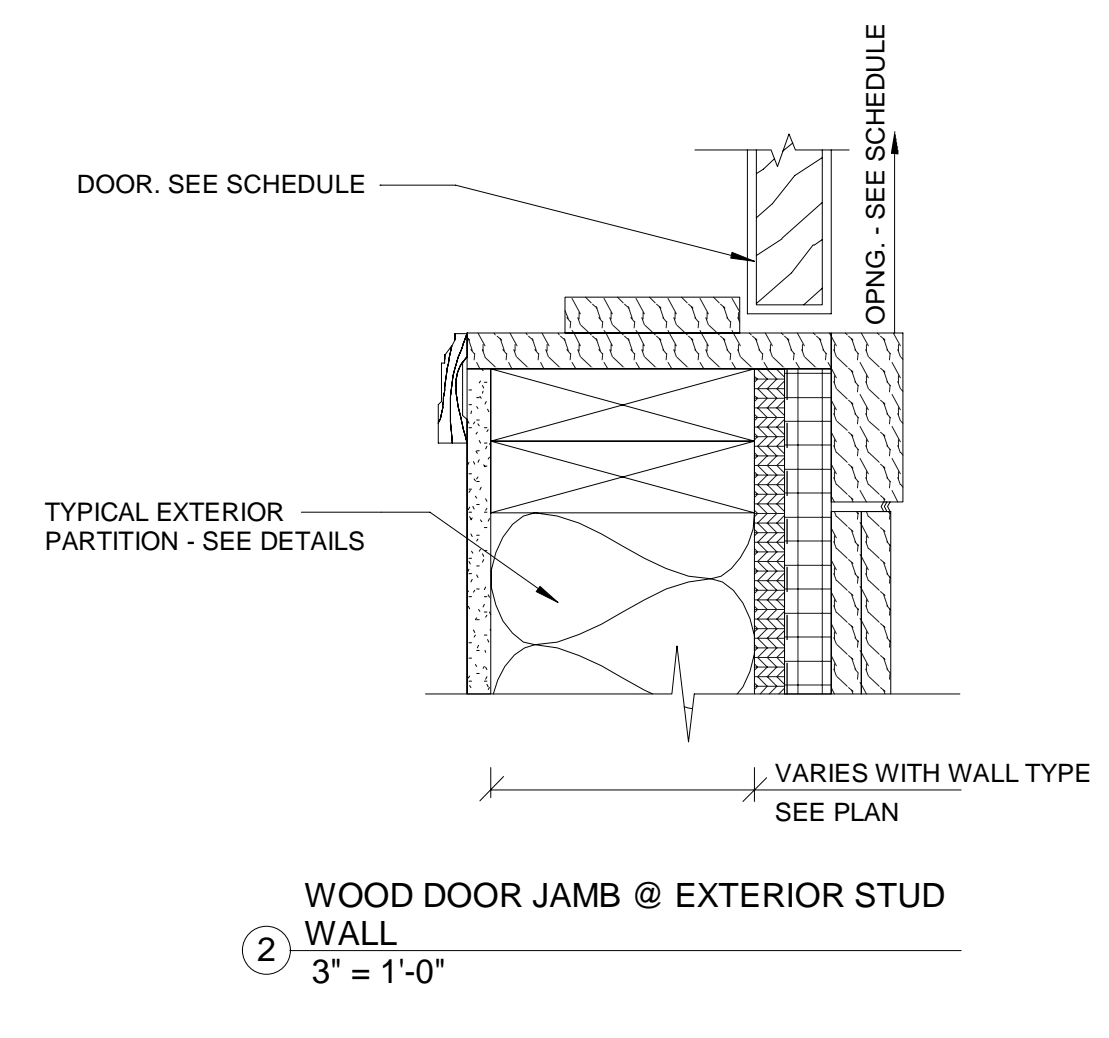
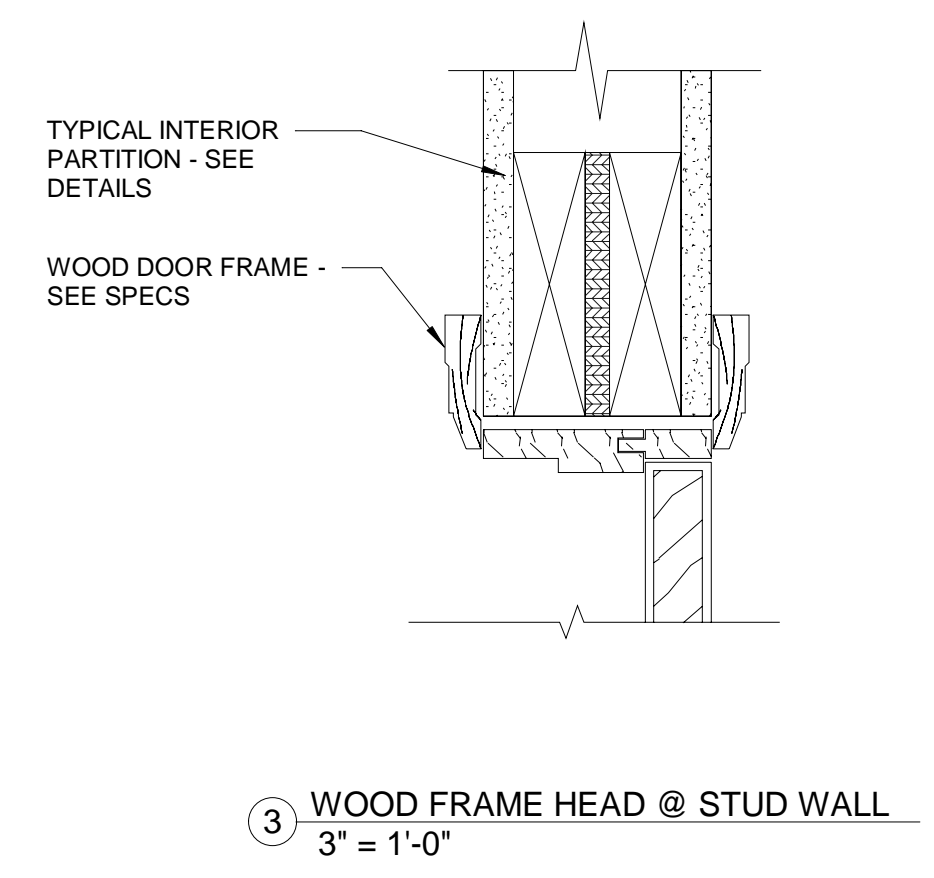
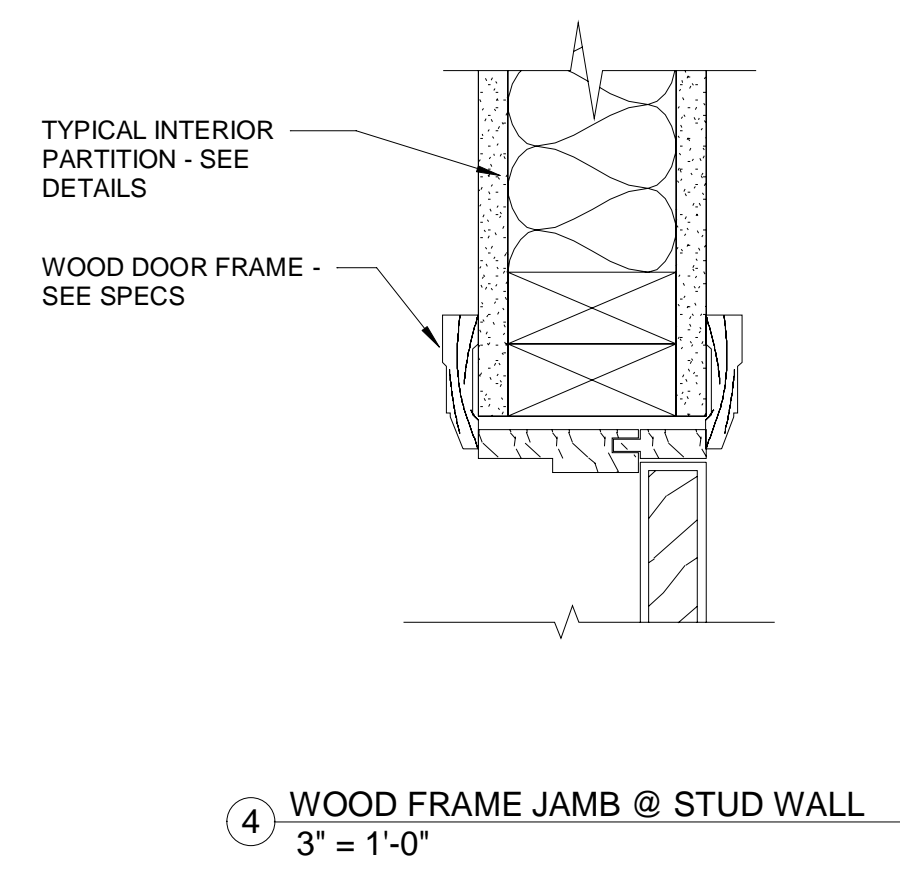
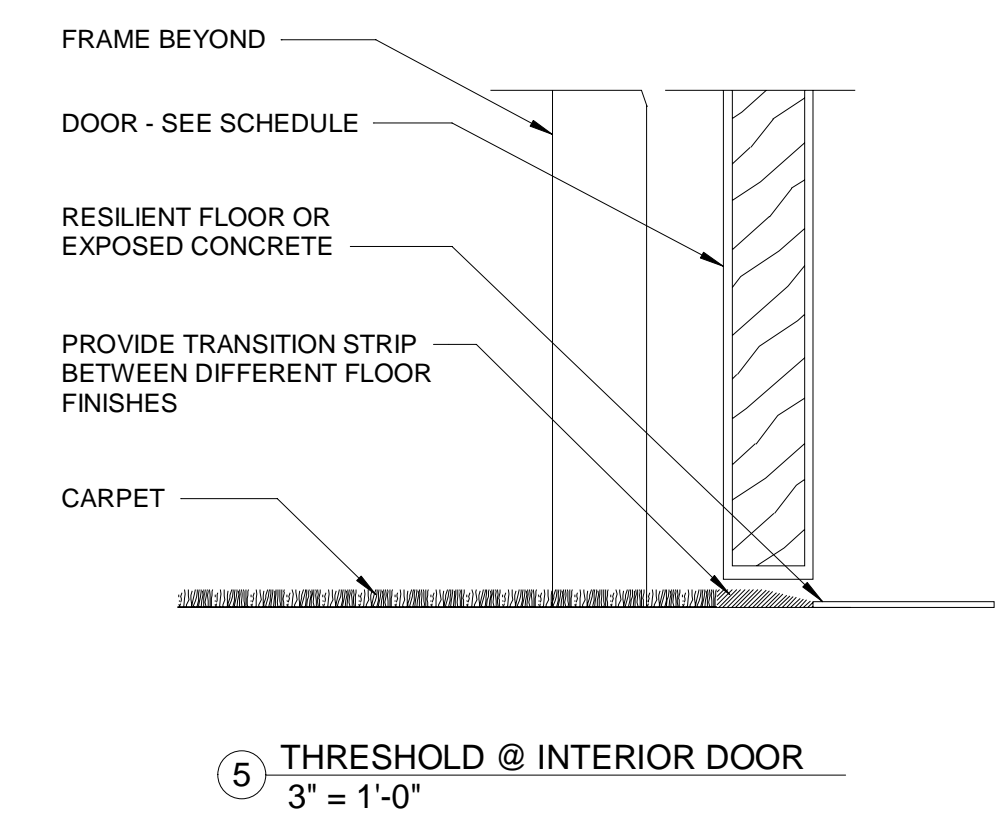
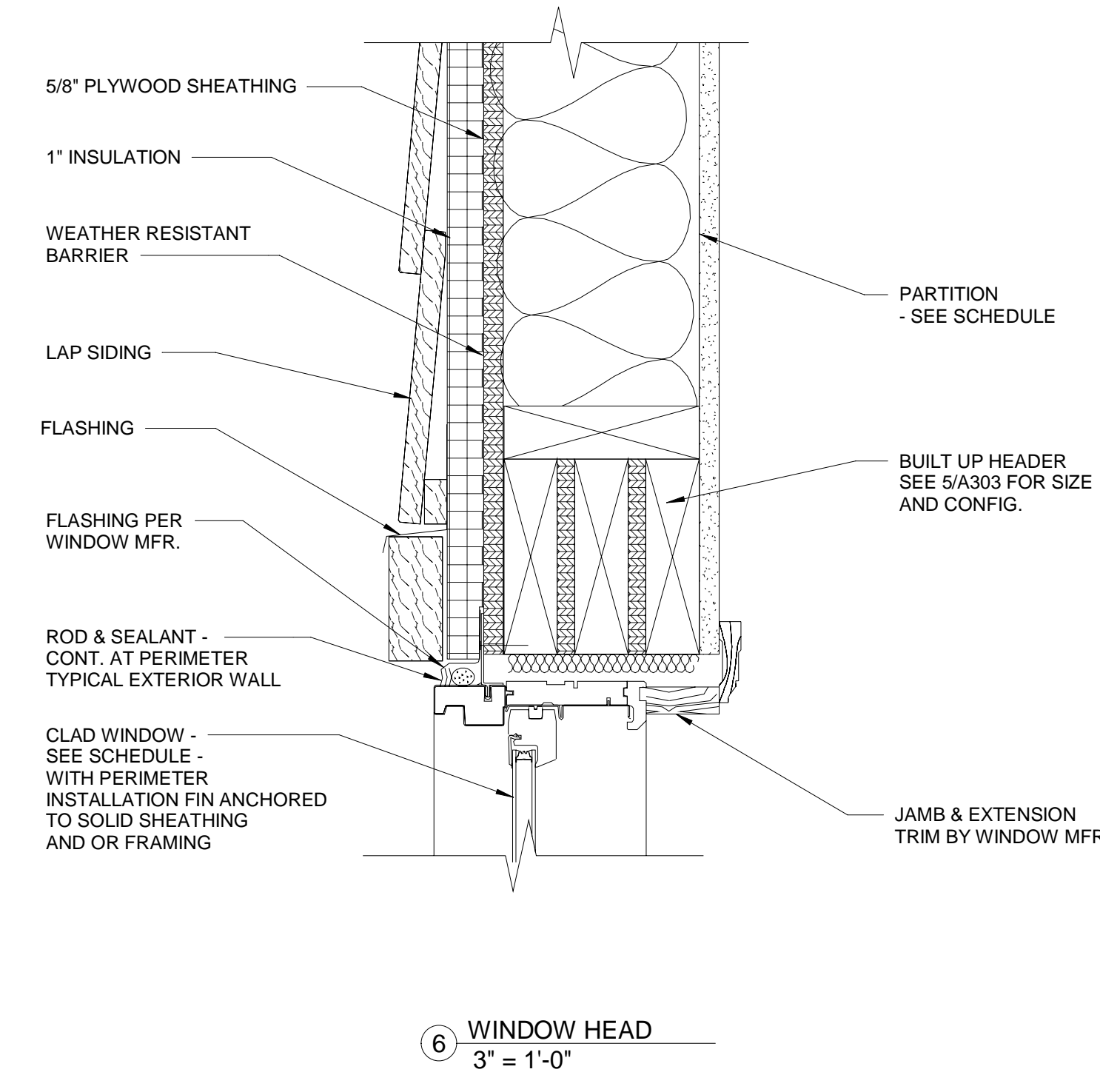
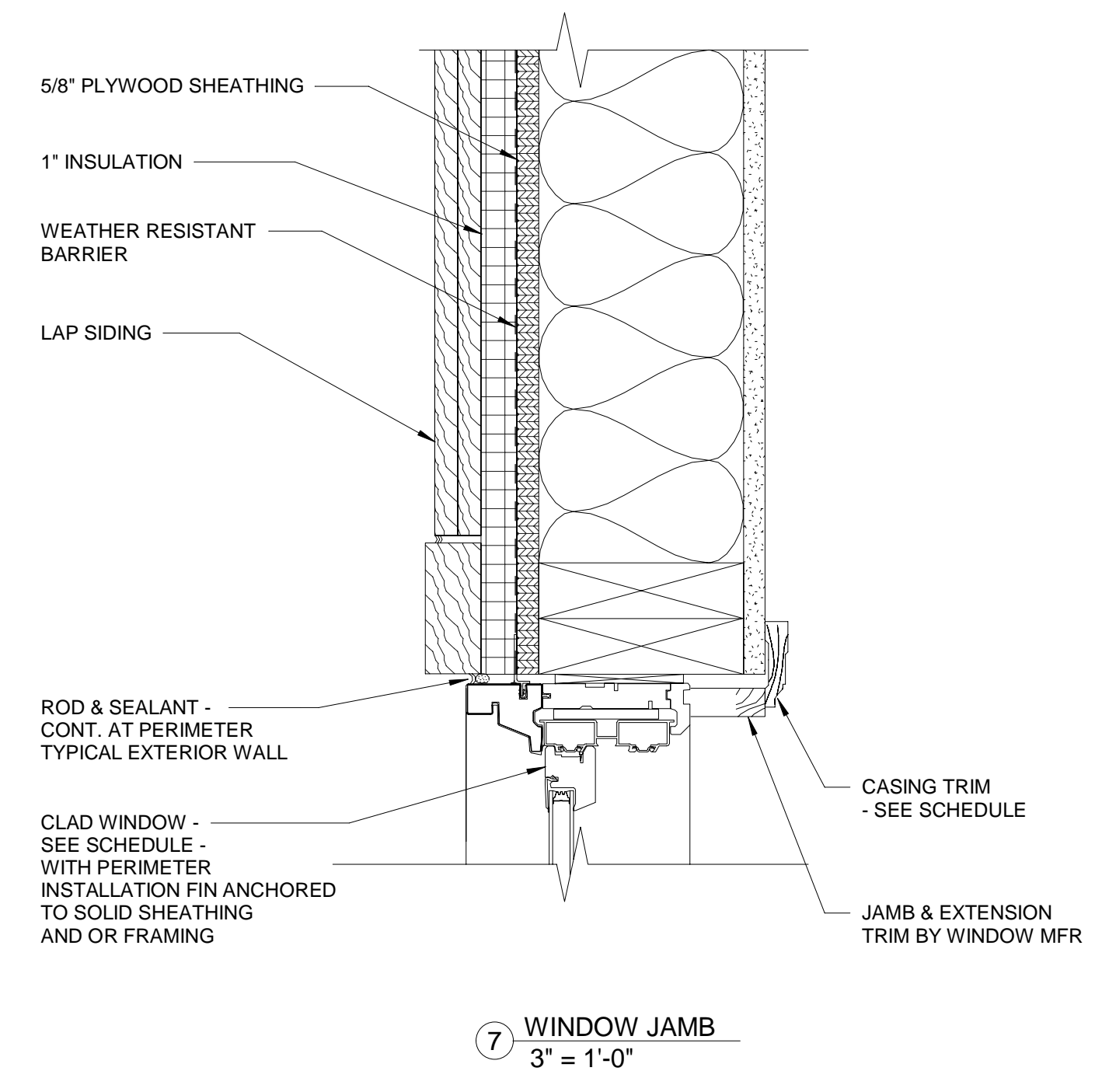
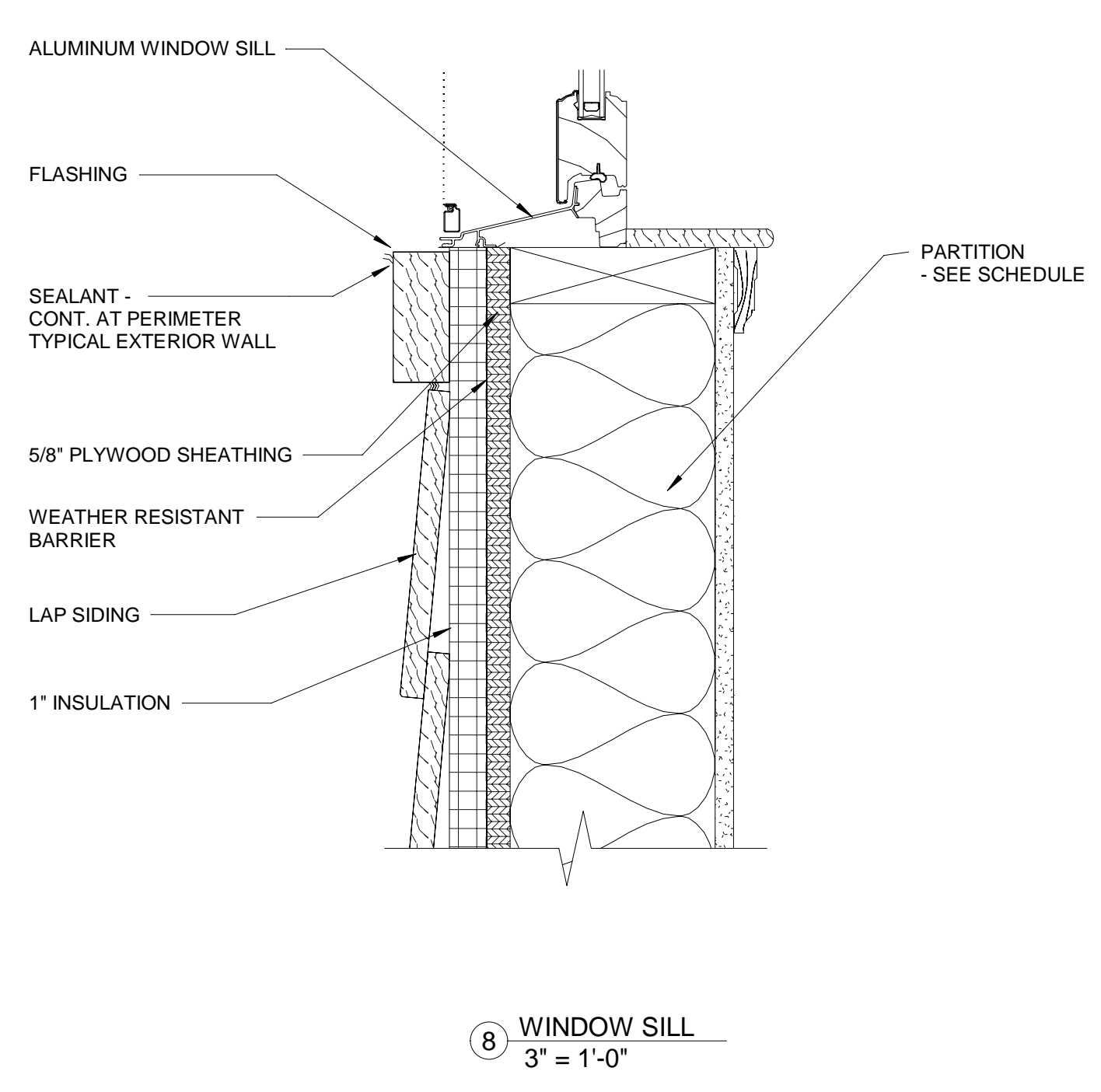
1 EXTERIOR WALL SECTION  
1 1/2" = 1'-0"



Steve Jernigan, FAIA  
FL#9953, AL#2676,  
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MS#4135, CO#400232

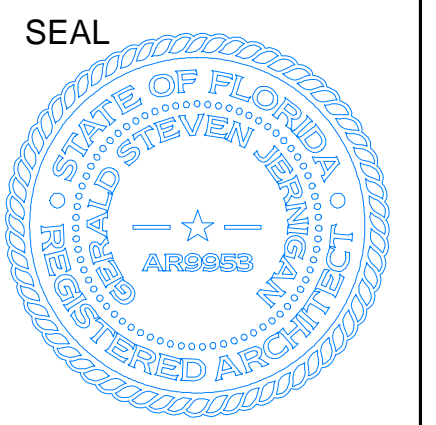
bay design  
associates architects, pl  
florida certificate of  
authorization AA0003597

NOTE:  
ADD WEATHER RESISTIVE BARRIER OVER ALL  
PLYWOOD SHEATHING SURFACES & "MAX FLASH"  
MEMBRANE @ ALL OPENINGS.



PROJECT:  
**NEW OFFICE  
for PINE FOREST RV PARK**  
Pine Forest Road Northwest Pensacola, FL 32526  
SHEET TITLE:  
**DOOR & WINDOW DETAILS**

PROJECT NO:	2822
DATE:	10-9-2018
OWNER:	PINE FOREST RV PARK
SUBMISSION:	PERMIT SET
REVISION:	



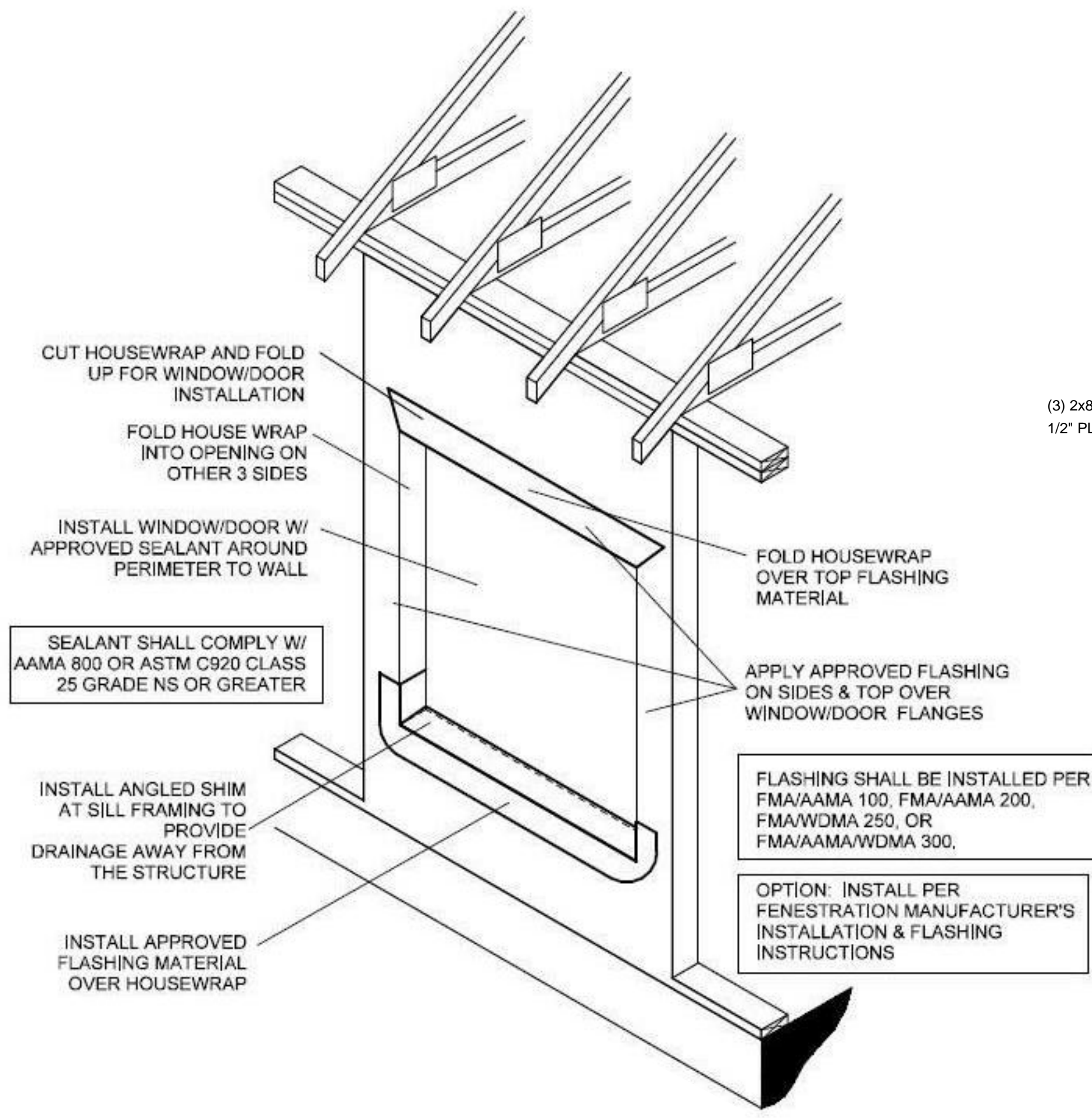
Steve Jernigan, FAIA  
FL#9953, AL#2676,  
GA#RA011516,  
MS#4135, CO#400232

bay design  
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authorization AA003597

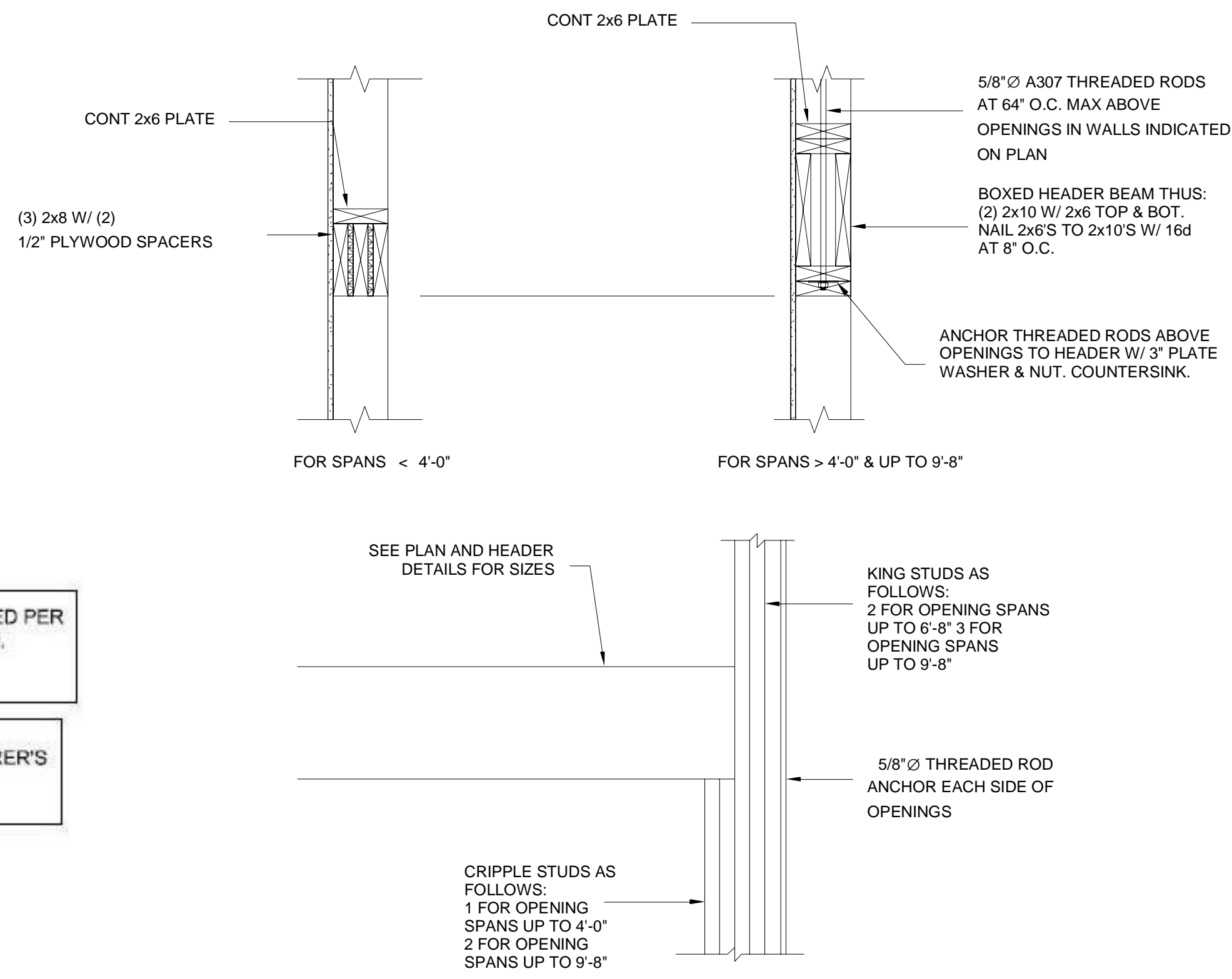
PROJECT:  
**NEW OFFICE  
for PINE FOREST RV PARK**  
Pine Forest Road Northwest Pensacola, FL 32526  
SHEET TITLE:  
**TYPICAL FRAMING DETAILS**

PROJECT NO: 2822  
DATE: 10-9-2018  
OWNER: PINE FOREST RV PARK  
SUBMISSION: PERMIT SET  
REVISION:

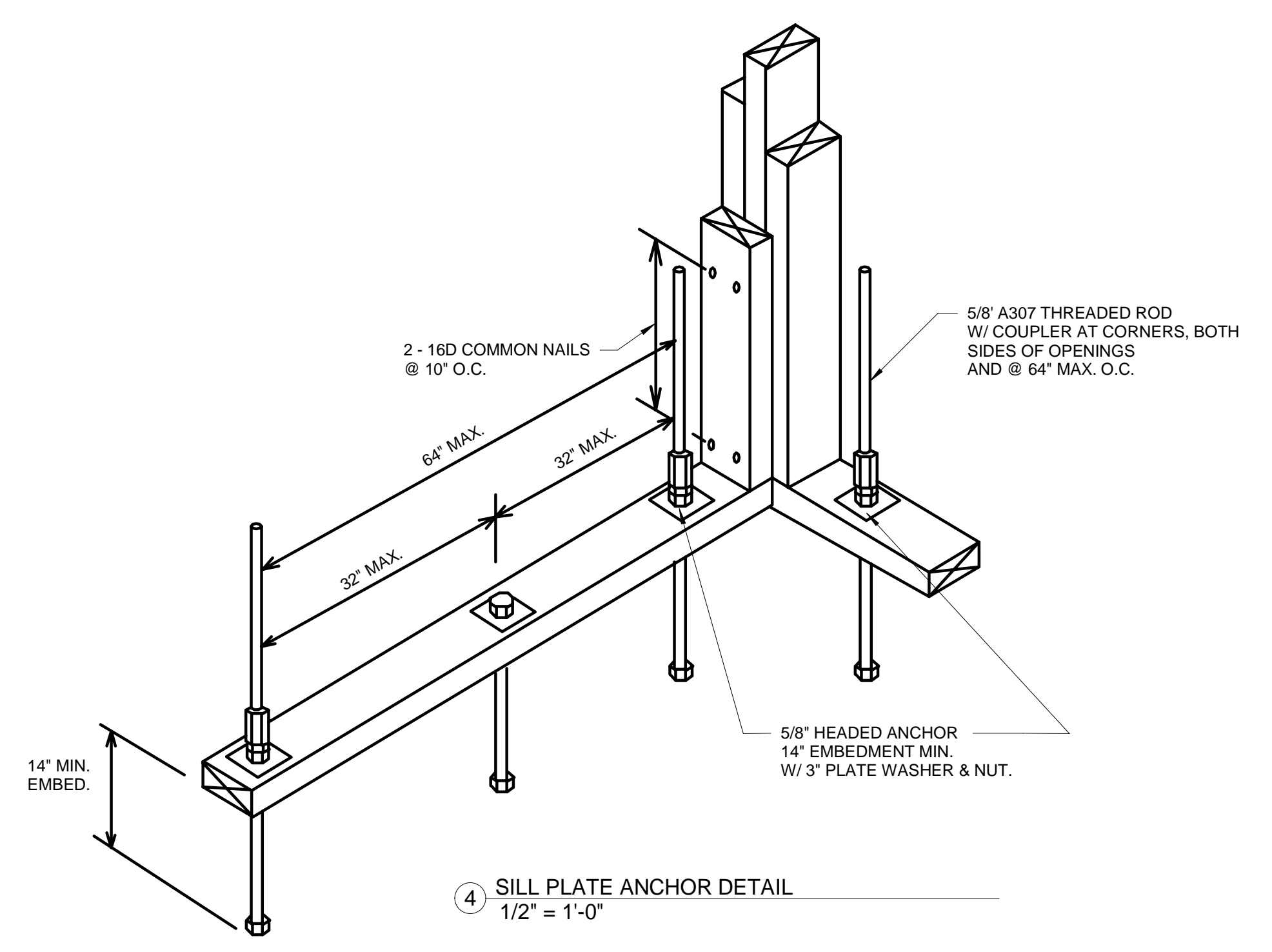
SHEET  
**A303**



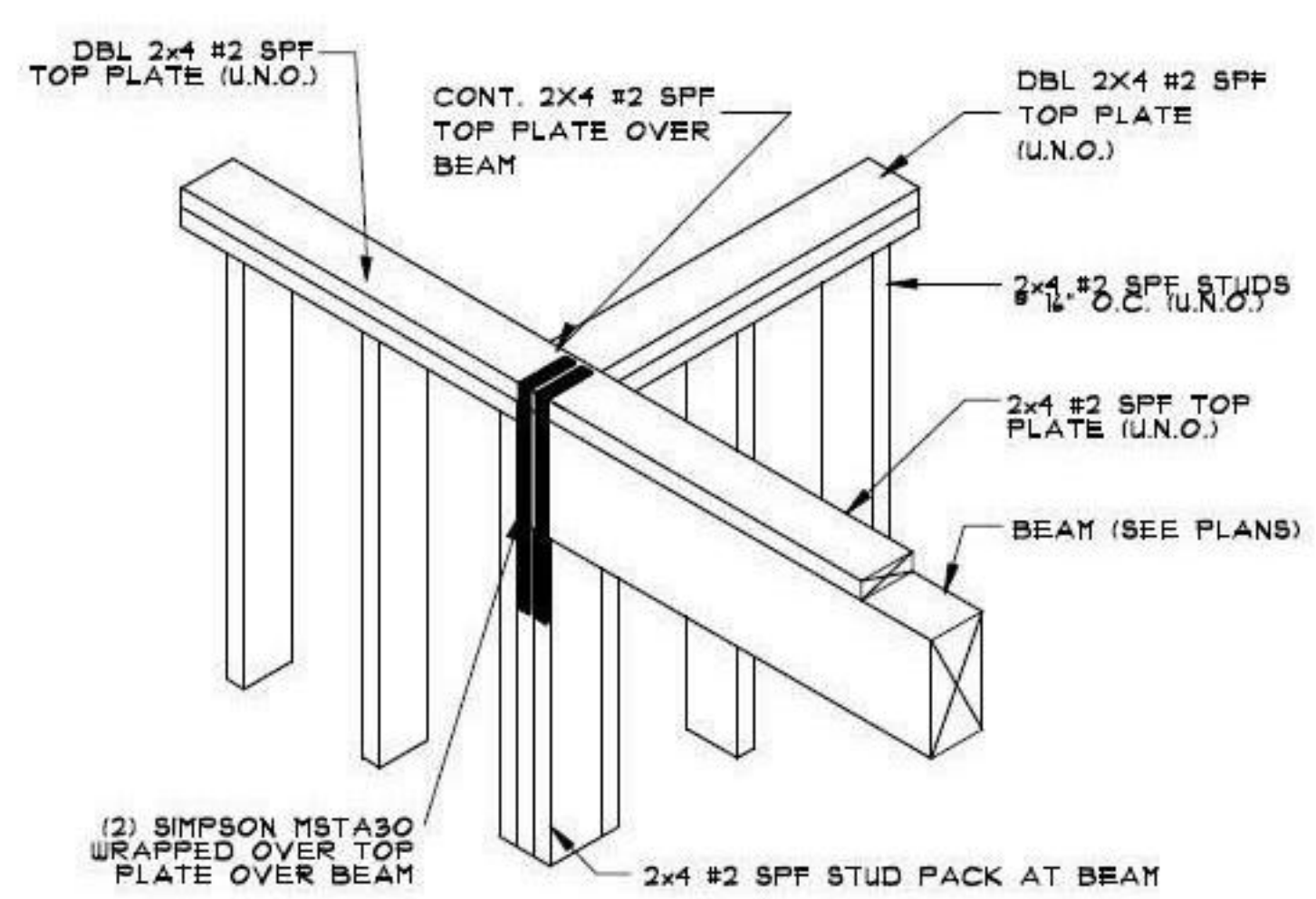
6 FLASHING AT OPENINGS DETAIL  
1/2" = 1'-0"



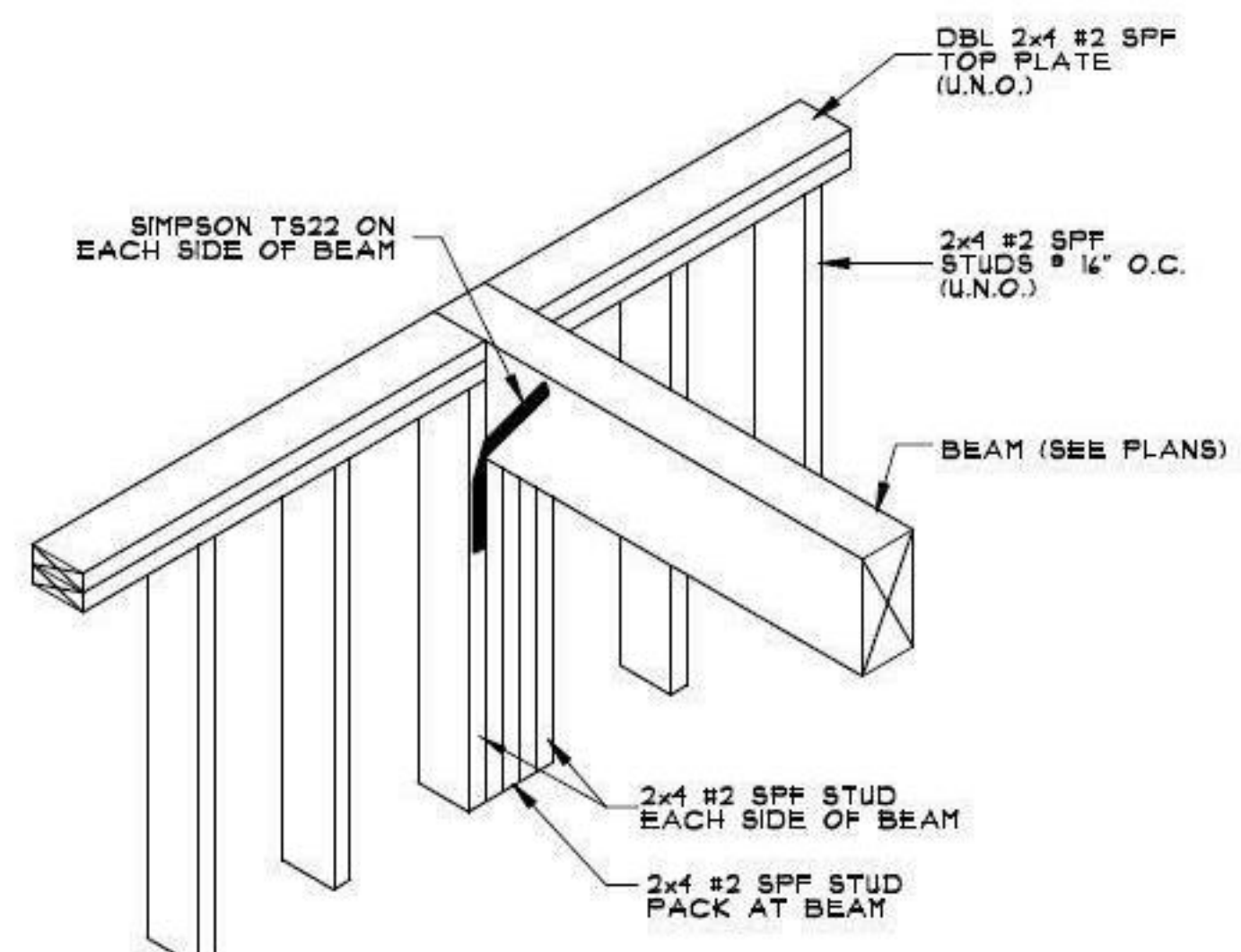
5 TYPICAL HEADER DETAILS  
1" = 1'-0"



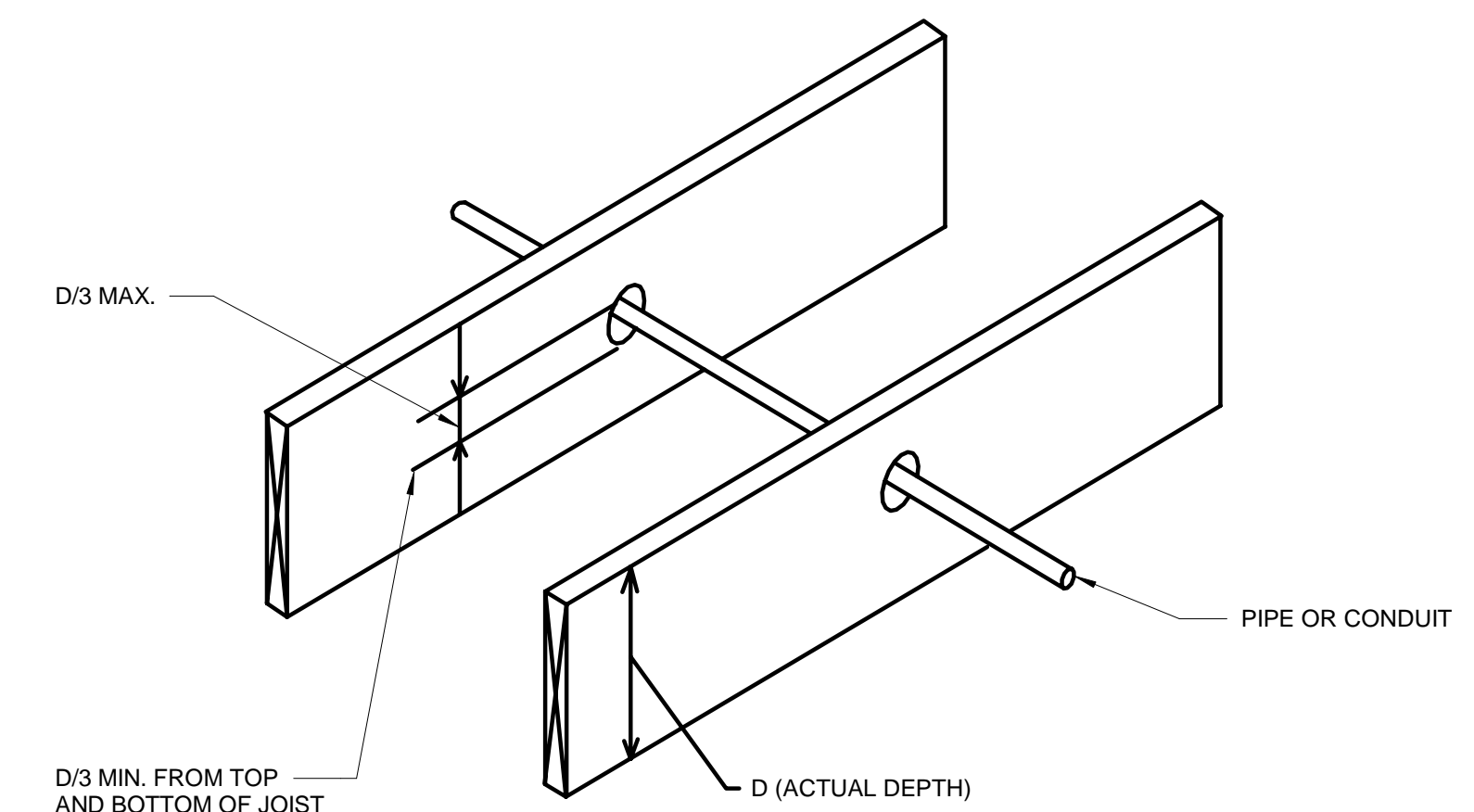
4 SILL PLATE ANCHOR DETAIL  
1/2" = 1'-0"



3 CORNER BEAM AT STUD WALL DETAIL  
1/2" = 1'-0"

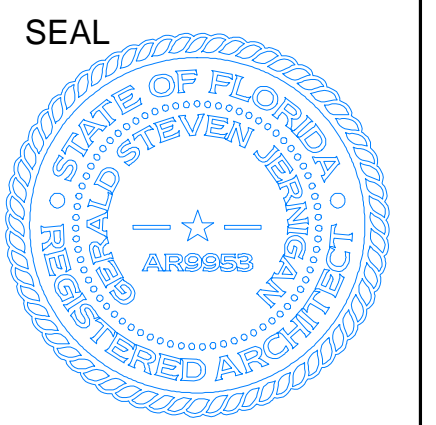


2 BEAM POCKET AT STUD WALL DETAIL  
1/2" = 1'-0"



1 CUTTING, NOTCHING, AND DRILLING  
DETAIL  
1/2" = 1'-0"

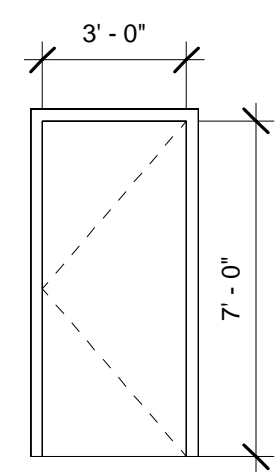




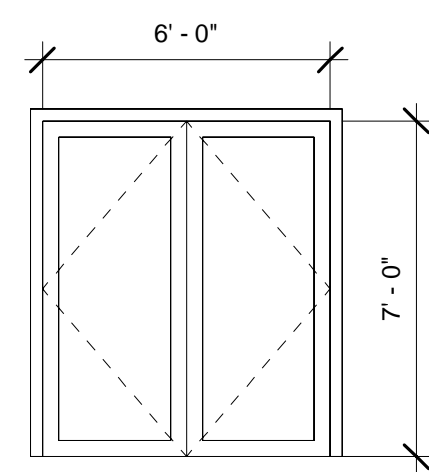
Steve Jernigan, FAIA  
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bay design  
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 florida certificate of  
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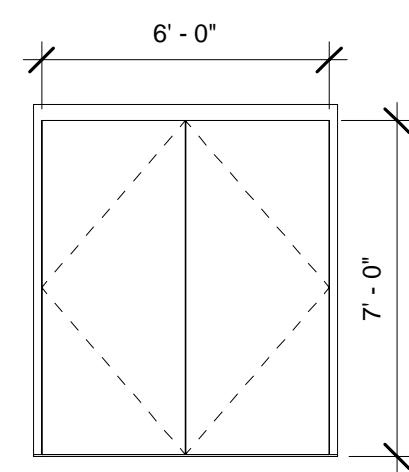
Door Schedule											
Door Number	Door Type	Door Size	Fire Rating	Details Sheet A302			Description	Door	Frame	Finish	Comments
				Head	Jamb	Sill					
5	A	36" x 80"		3	4	5		WOOD	WOOD		
6	A	36" x 80"		1	2	5		WOOD	WOOD		
6A	A	36" x 80"		3	4	5		WOOD	WOOD		
7	A	36" x 80"		3	4	5		WOOD	WOOD		
8	A	36" x 80"		1	2	5		WOOD	WOOD		
9	A	36" x 80"		3	4	5		WOOD	WOOD		
10	A	36" x 80"		3	4	5		WOOD	WOOD		
11A	B	72" x 78"		1	2	5		WOOD	WOOD		
12	A	36" x 80"		3	4	5		WOOD	WOOD		
13	A	36" x 80"		3	4	5		WOOD	WOOD		
14	A	36" x 80"		3	4	5		WOOD	WOOD		
15	C	72" x 84"		1	2	5		FIBERGLASS	TREATED WOOD		
15A	F	24" X 80"		3	4	5		WOOD	WOOD		



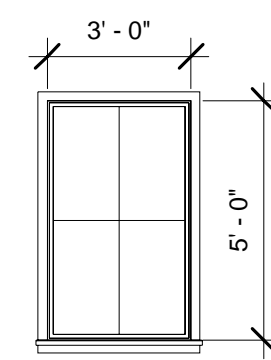
**A**  
 INTERIOR  
 SINGLE PRE-HUNG DOOR  
 W/ WOOD FRAME



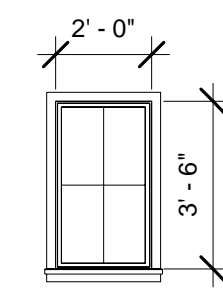
**B**  
 EXTERIOR  
 DOUBLE WOOD DOOR  
 W/ GLAZING & WOOD FRAME



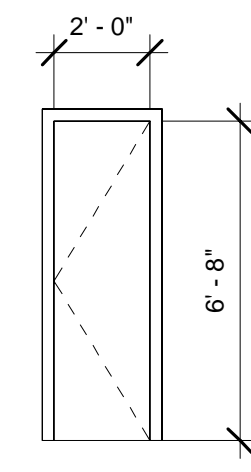
**C**  
 EXTERIOR  
 DOUBLE PRE-HUNG  
 FIBERGLASS DOOR  
 W/ TREATED WOOD FRAME



**D**  
 SINGLE FIXED  
 WINDOW



**E**  
 SINGLE FIXED  
 WINDOW



**F**  
 INTERIOR  
 SINGLE PRE-HUNG DOOR  
 W/ WOOD FRAME

PROJECT:  
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 Pine Forest Road Northwest Pensacola, FL 32526  
 SHEET TITLE:  
**DOOR & WINDOW SCHEDULE**

PROJECT NO: 2822  
 DATE: 10-9-2018  
 OWNER: PINE FOREST RV PARK  
 SUBMISSION: PERMIT SET  
 REVISION:

SHEET  
**A400**