

IMPOUND BUILDING EXTERIOR UPGRADE

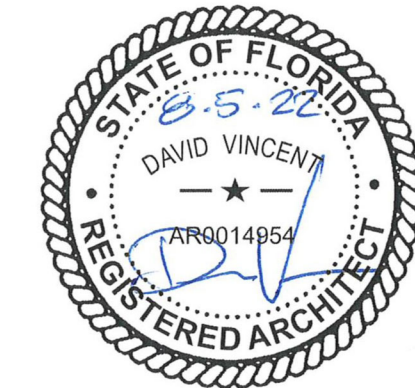
FOR CITY OF PANAMA CITY BEACH POLICE DEPARTMENT BAY COUNTY, FLORIDA

PCB 22-85 ITB

BID SET
AUGUST 1, 2022

DRAWING INDEX

COVER SHEET
A1 FLOOR PLAN AND DETAILS
A2 ELEVATIONS AND DETAILS



JRA
ARCHITECTS

2211 THOMAS DRIVE, STE. 100
PANAMA CITY BEACH, FL 32408
PHONE: (850) 236-9832

Commission Number: 21804-B

GENERAL NOTES

- DESIGN IS BASED ON A WIND OF 110 MPH (EXPOSURE C) AND ROOF LIVE LOAD OF 20 PSF. DESIGN SOIL BEARING CAPACITY IS 1000 PSF.
- METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE INTEGRITY AND STABILITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
- ALL LOAD-BEARING FRAMING SHALL BE GROUP II OR GROUP III LUMBER 2 GRADE OR BETTER (M.C. 19%) UNLESS NOTED OTHERWISE. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH SOIL OR CONCRETE SHALL BE PRESSURE TREATED.
- ALL FRAMING SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE CHAPTER 11.
- SIMPSON "HD2A" HOLDOWNS ARE REQUIRED WITHIN 12" OF EACH CORNER AND EACH SIDE OF DOOR OR WINDOW OPENINGS WIDER THAN 5 FEET. ADDITIONAL LOCATIONS OR SIZES MAY BE SPECIFIED ON FLOOR PLAN DRAWINGS. SIMPSON "PAHD42" HOLDOWNS MAY BE SUBSTITUTED AT THE CONTRACTOR'S OPTION.
- ALL FASTENERS USED IN EXPOSED CONDITIONS SHALL BE GALVANIZED. WHERE A PARTICULAR FASTENER BRAND (IE: SIMPSON STRONG TIE) IS CALLED OUT, LIKE FASTENERS PRODUCED BY OTHER COMPANIES MAY BE SUBSTITUTED PROVIDED ALL LOAD CAPACITIES ARE EQUAL TO OR GREATER THAN SPECIFIED.
- ALL HEADERS IN 2X4 STUD WALLS SHALL BE CONSTRUCTED OF (2) 2X12'S WITH 1/2" SPACER UNLESS NOTED OTHERWISE. ALL HEADERS IN 2X6 STUD WALLS SHALL BE CONSTRUCTED OF (3) 2X12'S WITH 1/2" SPACERS UNLESS NOTED OTHERWISE. HEADERS WITH 4 FEET OR LESS SPAN SHALL BE STRAPPED TO HEADER STUDS WITH SIMPSON "LST421" STRAPS ON EACH END. HEADERS WITH SPANS BETWEEN 4 AND 9 FEET SHALL HAVE TWO STRAPS ON EACH END.
- TOP PLATE SPLICES SHALL BE MADE WITH A MINIMUM LAP OF 4 FEET AND CONNECTED WITH (16) 16D COMMON NAILS.
- ALL EXTERIOR WINDOWS AND DOORS SHALL BE RATED FOR DESIGN WIND SPEED AND EXPOSURE NOTED IN DESIGN BASIS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS FOR SPECIFIED WIND LOADING.
- ALL NEW EXISTING SHEATHING SHALL BE PROVIDED & COVERED W/ 1 COAT OF EXTERIOR LATEX WOOD PRIMER & 2 COATS OF EXTERIOR LATEX SEMI-GLOSS PAINT. COLOR TO BE SELECTED BY OWNER FROM BENJAMIN MOORE & CO. STANDARD COLORS. BASIS OF DESIGN: AURA GRAND ENTRANCE SATIN (147).
- WORK FOR THIS PROJECT WILL TAKE PLACE INSIDE A SECURED COMPOUND YARD. ALL WORK ACTIVITIES & PERSONNEL, AS WELL AS CONSTRUCTION SCHEDULE MUST BE SUBMITTED TO THE CITY FOR REVIEW & APPROVAL BY THE CITY OF PANAMA CITY BEACH POLICE DEPARTMENT.

WALL TYPES

- EXISTING WALL
- 6" WOOD STUD WALL W/ EXTERIOR SHEATHING. SEE 1/A1

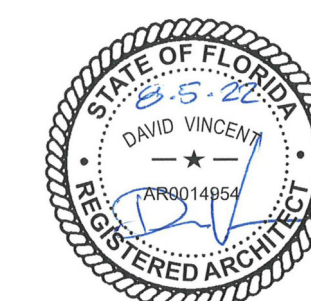
REVISIONS

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| 95% CONSTRUCTION DOCUMENTS | | | 05/13/22 |
| CONSTRUCTION DOCUMENTS | | | 05/20/22 |
| OWNER COMMENTS | | | 05/21/22 |
| BID SET | | | 06/01/22 |

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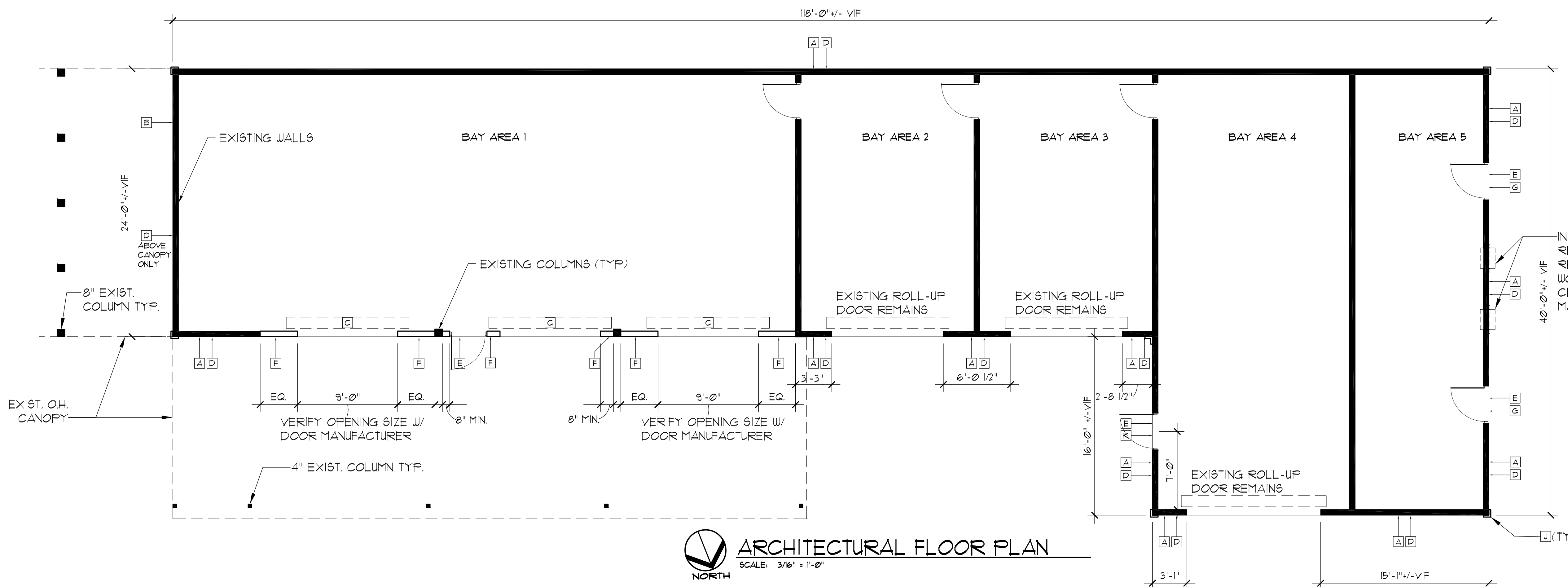


PROJECT: **IMPOUND BUILDING EXTERIOR UPGRADE**

BAY COUNTY, FLORIDA

SHEET TITLE: **FLOOR PLAN**

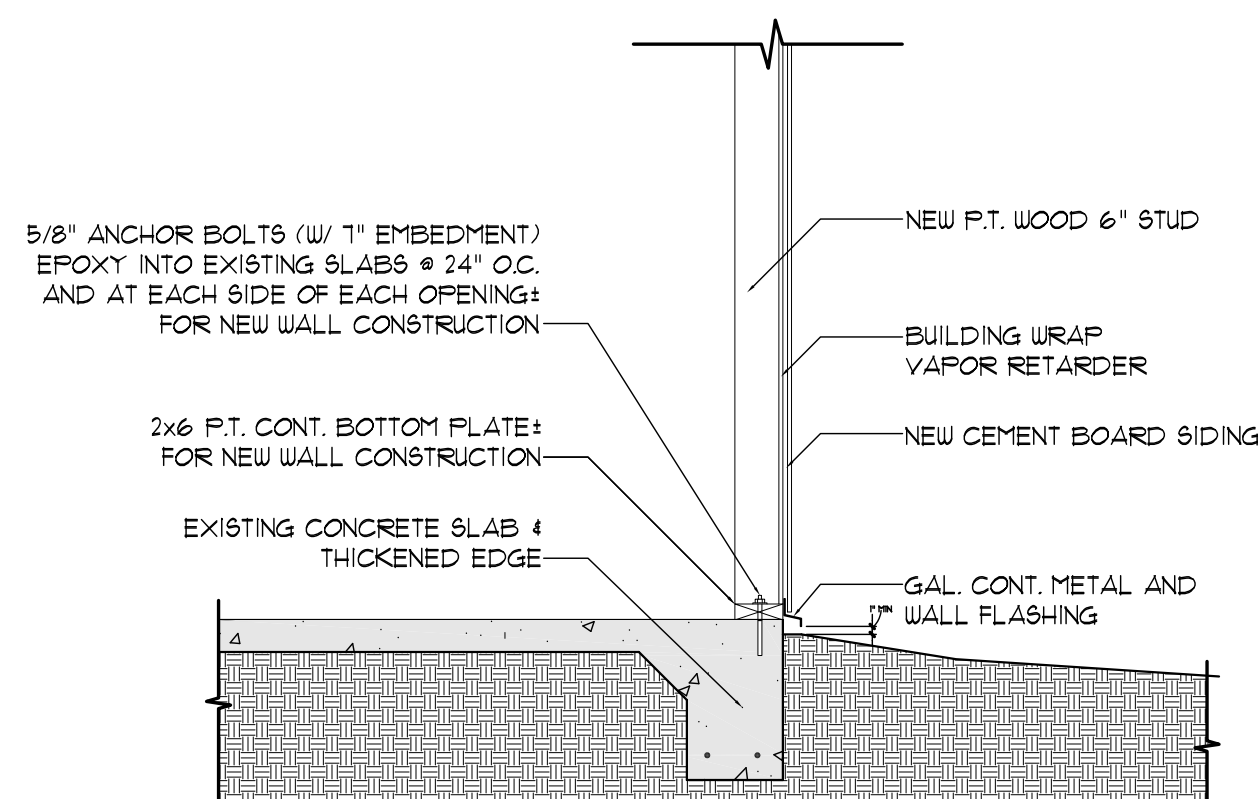
SHEET NUMBER: **A1**



ARCHITECTURAL FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH

DEMOLITION & CONSTRUCTION NOTES

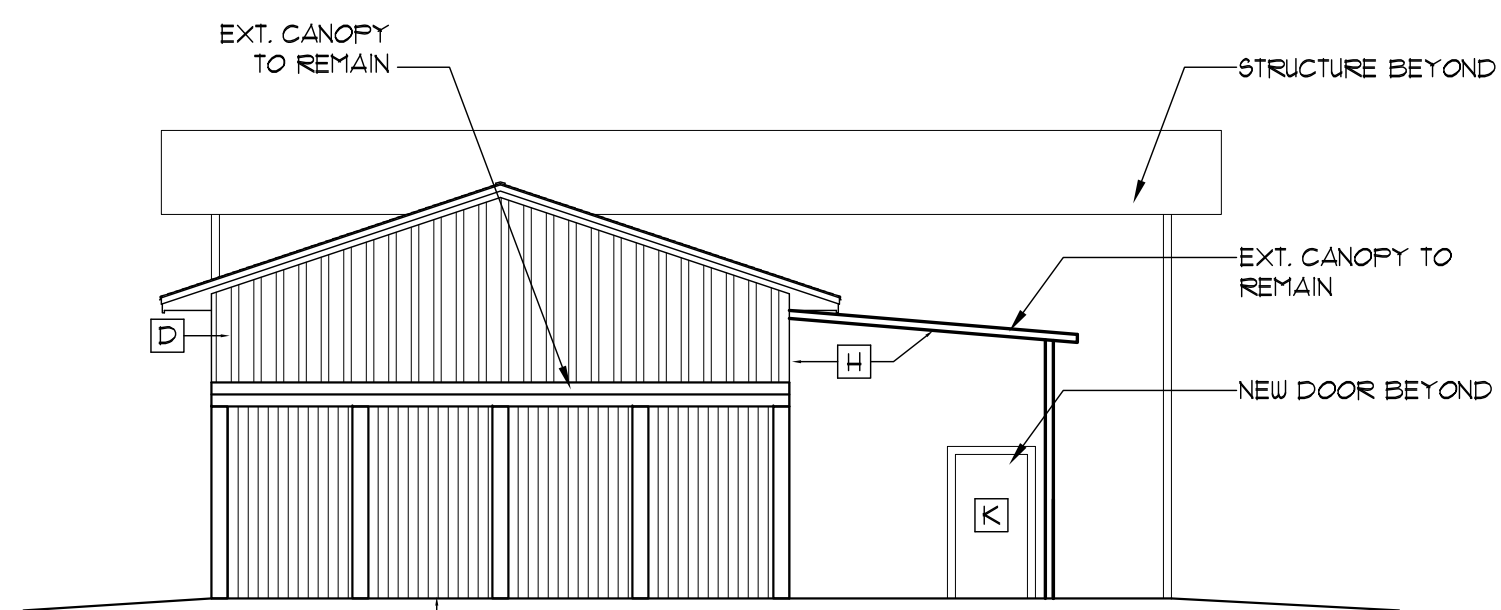
- A** REMOVE & DISPOSE OF EXISTING EXTERIOR BUILDING SHEATHING. CONTRACTOR TO NOTIFY OWNER IMMEDIATELY IF REMOVAL CAUSES ANY DAMAGE TO EXISTING WOOD STRUCTURE.
- B** EXISTING EXTERIOR BUILDING SHEATHING TO REMAIN UNDER CANOPY AND CANOPY CONNECTION TO STRUCTURE. CONTRACTOR TO REMOVE & DISPOSE OF SHEATHING ABOVE CANOPY ATTACHMENT TO WALL. PROVIDE CONTINUOUS METAL CONNECTOR FLASHING UNDER NEW SHEATHING EXTENDING MIN. 8" ONTO EXISTING CANOPY. (SEE DETAIL 1/A2.) NEW SHEATHING SHALL MATCH EXISTING SHEATHING TO REMAIN IN THICKNESS.
- C** NEW METAL ROLL-UP DOOR (9'-0" W x 10'-0" H) TO MATCH ADJACENT EXISTING ROLL-UP DOOR. SEE GENERAL NOTES FOR JAMB & HEADER REQUIREMENTS.
- D** ALL EXTERIOR WALLS SHALL BE SHEATHED WITH NEW 1/2" THICK CEMENT BOARD VERTICAL PANEL (BASIS OF DESIGN: JAMES HARDIE SIERRA 8 PANELS) NAILED WITH 10d NAILS AT 3" O.C. EDGES AND 12" O.C. INTERIOR. PROVIDE BUILDING WRAP/VAPOR RETARDER (BASIS OF DESIGN: DUPONT TYVEK COMMERCIAL WRAP) AT ALL NEW PANELS. SHEATHING SHALL BE ATTACHED ALONG ALL FOUR EDGES WITH JOINTS OCCURRING OVER COMMON FRAMING MEMBERS OR BLOCKING. SEE DETAIL 1/A1 & 2/A2.
- E** NEW 3'-0" x 6'-8" EXTERIOR GRADE 16 GA. METAL DOOR. PROVIDE STANDARD WOOD FRAME. SEE GENERAL NOTES FOR JAMB & HEADER REQUIREMENTS. PROVIDE A 1/2" ALLOWANCE FOR OWNER SELECTED HARDWARE.
- F** NEW INFILL 6" WOOD STUD WALL W/ EXTERIOR SHEATHING. SEE DETAIL 1/A1.
- G** REMOVE AND DISPOSE OF EXISTING WOOD DOOR AND FRAME.
- H** EXISTING CANOPY TO REMAIN. CONTRACTOR TO CUT & REMOVE SHEATHING UNDER CANOPY JOINING TO WALL. PLACE NEW SHEATHING & VAPOR RETARDER BELOW.
- J** 1 X 2 CEMENT BOARD CORNER TRIM.
- K** MODIFY EXISTING WALL FRAMING TO PROVIDE NEW DOOR OPENING WITH DOUBLE STUD EA. JAMB & 2X12 HEADER (SEE NOTE 8).



1 TYP. WALL DETAIL
SCALE: 1/2" = 1'-0"

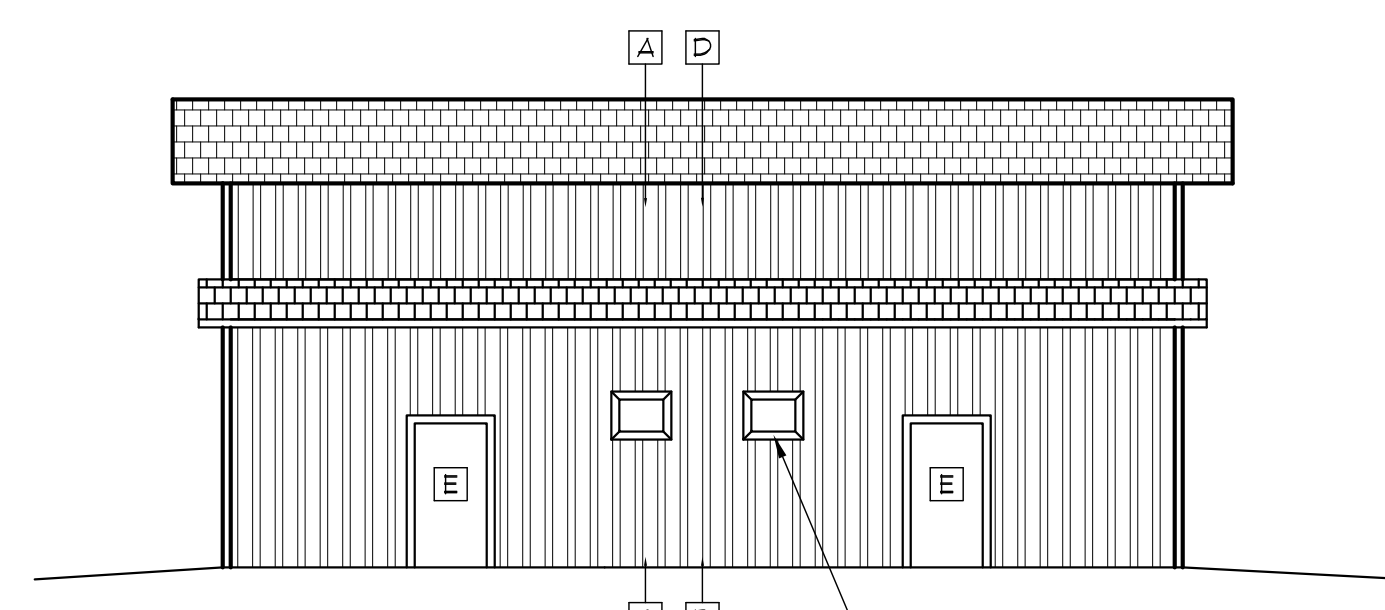
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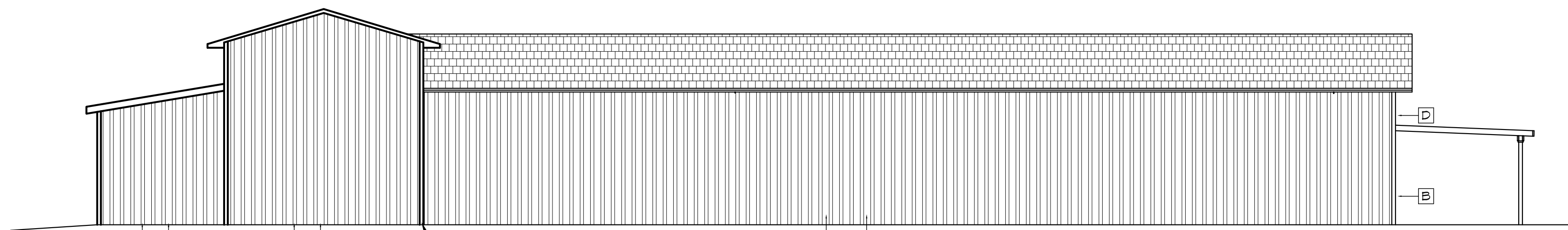
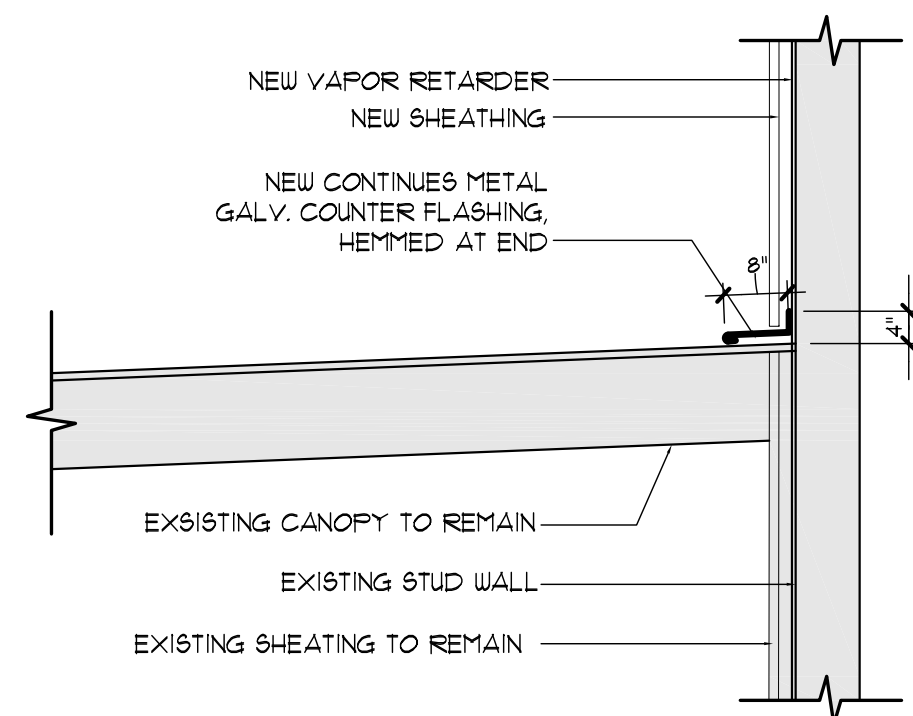
EAST ELEVATION

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



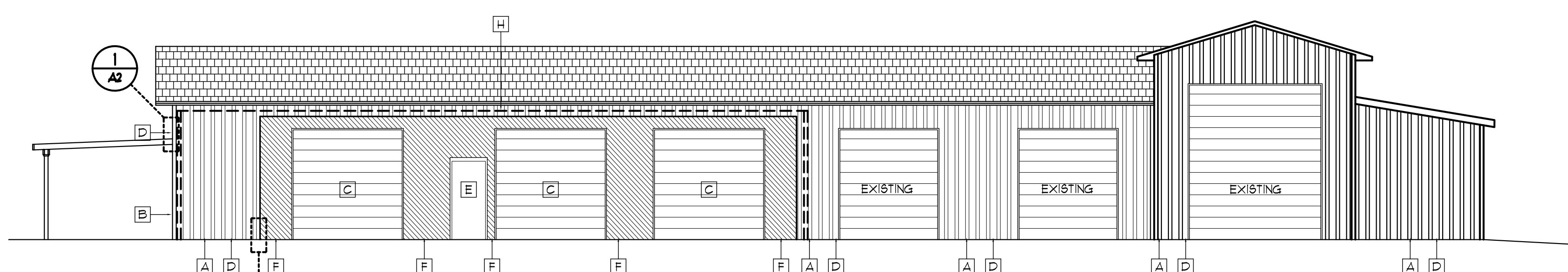
WEST ELEVATION

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



NORTH ELEVATION

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

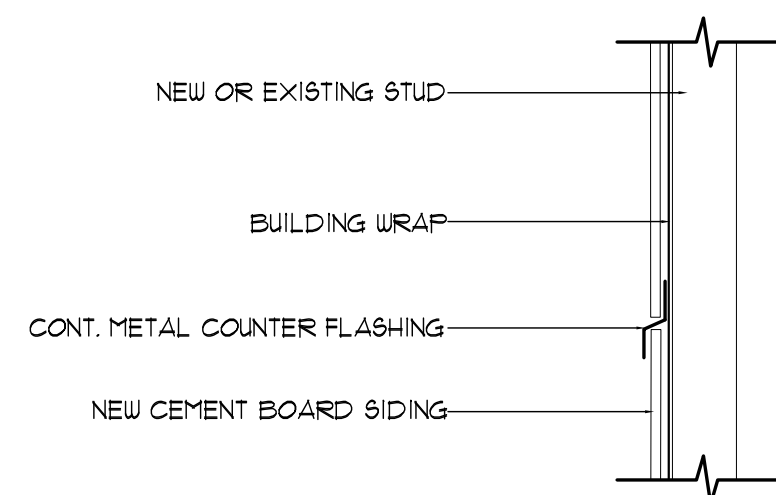


SOUTH ELEVATION

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

1 CANOPY WALL CONNECTION

SCALE: 1" = 1'-0"



2 TYP. WALL SIDING JOINT FLASHING

SCALE: 1" = 1'-0"

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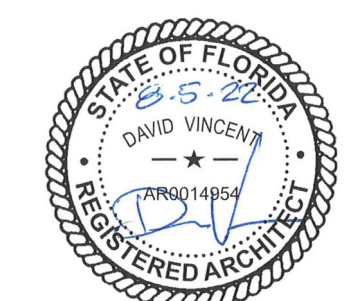
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PROJECT: **IMPOUND BUILDING EXTERIOR UPGRADE**

BAY COUNTY, FLORIDA

SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET NUMBER: **A2**