

A NEW BUILDING TYPE "A"

for

CABANA VILLAS

OLEANDER DRIVE

PANAMA CITY BEACH, FLORIDA

Prepared by
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A NEW BUILDING TYPE "A" FOR

CABANA VILLAS
OLEANDER DRIVE
PANAMA CITY BEACH, FLORIDA

GENERAL NOTES:

ARCHITECTURAL FINISHES, APPLIANCES, DOORS, WINDOWS, ETC. PER OWNER/BUILDER.

ELECTRICAL DESIGN & INSTALLATION TO BE BY FLORIDA LICENSED ELECTRICAL CONTRACTOR PER N.E.C. REQUIREMENTS/LOCAL CODES.

HVAC DESIGN & INSTALLATION TO BE BY FLORIDA LICENSED MECHANICAL CONTRACTOR AND BE IN ACCORDANCE WITH D.C.A. ENERGY CODE REQUIREMENTS.

PLUMBING DESIGN AND INSTALLATION IS TO BE BY FLORIDA LICENSED PLUMBING CONTRACTOR PER APPLICABLE CODES

ABOVE PER FL STATUTES CHPT. 471.003, CHPT. 489 AND PART 1 CHPT. 553 PER APPLICABLE CODES.

WINDOWS WITHIN 36" OF CORNERS:
* USE ONLY STORM RATED WINDOWS RATED AT: 130 MPH - 3 SEC GUST
* USE DOUBLE CRIPPLES
* USE DOUBLE STUD JAMBS
* USE DOUBLE STUD 8" O.C. JAMB TO CORNER
* USE THREE STUDS (MIN) AT CORNER

NOTE:
SEE TRUSS MANUFACTURERS TRUSS DRAWING FOR LOAD BEARING WALLS.
INTERIOR GRADE BEAMS ARE LOCATED UNDER LOAD BEARING WALLS.

* EXISTING SITE CONDITIONS:
CONTRACTOR VERIFY THAT THE SOIL IS FREE OF MUCK, CLAY, SILT, ORGANIC DEBRIS AND OTHER DELETERIOUS MATERIALS.

CONTRACTOR VERIFY FLOOD ZONE AND WATER TABLE PRIOR TO START OF CONSTRUCTION AND ASSURE FINISH FLOOR ELEVATION IS AT THE REQUIRED ELEVATION.

STRUCTURAL NOTES

8" CMU WALL DESIGN SAFE ROOM (GROUND FLOOR W/ 6" CONCRETE CEILING)

8" CMU WALL DESIGN FOR HEIGHTS OF 10'

MASONRY: NOMA STANDARDS
GROUT: 2,000 PSI (28 DAYS)
MORTAR: "M" OR "S"

WATERPROOFING CMU WALLS: USE HIGH QUALITY WARRANTABLE SYSTEM PER MFR'S INSTRUCTIONS

MASONRY STUCCO W/CONTROL JOINTS BOUNDING 400 PSF (MAX)

8"CMU WALL USE 1-#4 VERTICAL RE-BAR AT 16" C-C GROUT FILLED CELLS (2000 PSI) 25" LAP/SPLICE (MIN) FOR VERTICAL RE-BAR DOUBLED AT CORNERS AND ADJACENT TO OPENINGS

DUR-O-WALL HORIZ REINF EVERY OTHER COURSE

2 COURSES 8" GROUT FILLED CMU LINTEL BLOCK (TOP WALL & FLOOR LEVELS) WITH 2-#5(MIN) RE-BAR CONT. EACH COURSE, TOTAL 4-#5

6" THICK CONCRETE CEILING, REINFORCED WITH #5 REBAR 6" C-C. E.W. TYP.

NOTE: CONTRACTOR CAUTIONED TO SUPPORT ALL LOAD (LINTEL/HEADER) UNTIL THEY ARE AT FULL STRENGTH

STRUCTURAL NOTES

DESIGN BASED ON THE FLORIDA BUILDING CODE 2001
STRUCTURE DESIGNED AS AN ENCLOSED BUILDING
PROTECTION REQUIRED PER FBC SECTION 1606.1.1, FOR OPENINGS
INTERNAL PRESSURE COEFFICIENTS (+0.18 & -0.18)

DESIGN OPTIONS:
OPTION - USE PLYWOOD SHUTTERS 7/16" THICK (MIN) PRECUT WITH ANCHORAGE SYSTEM IN PLACE
OPTION - USE APPROVED SHUTTERS (CERTIFIED TO MEET EITHER MIAMI-DADE OR SBCCI IMPACT TESTS)
OPTION - USE APPROVED IMPACT RESISTANT WINDOWS & DOORS (MUST BE CERTIFIED TO EITHER MEET MIAMI-DADE OR SBCCI IMPACT TESTS)

DESIGN IS BASED ON WIND SPEEDS TO 130 MPH - 3 SEC GUST
EXPOSURE CATEGORY C
IMPORTANCE FACTOR 1.0
VERTICAL WIND LOAD, PSF 52.49 ADJUSTED
HORIZONTAL WIND LOAD, PSF 60.47 ADJUSTED

COMPONENTS: (SEE FLOOR PLANS)
CLADDING: ROOF DESIGN PRESSURE, PSF 28.53 -95.68
SIDING DESIGN PRESSURE, PSF 49.55 -66.34
PER TABLE 1606.2B FLORIDA BUILDING CODE

* ROOF LIVE LOAD (PSF) 16
* SOIL BEARING CAPACITY (PSF) 2000
* CONCRETE Fc (PSI) PER ACI 318 2500
* REINFORCING STEEL GRADE 40, ASTM A615

* ALL DOORS & WINDOWS IN EXTERIOR WALLS ARE TO BE STORM RATED TO 130 MPH - 3 SEC GUST

* SELECT FILL UNDER SLAB TO BE CLEAN AND COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) TREAT FOR TERMITES

* HEADERS: (3) 2x12 FLITCHED, U.O.N.
SEE ATTACHED MODIFIED FASTENING SCHEDULE FOR INTERNAL PRESSURE DESIGN.

* USE TABLE 2306.1 FASTENING SCHEDULE, FBC (2001), U.O.N.

* ROOF TRUSSES & FLOOR TRUSSED JOISTS ARE TO BE PRE-ENGINEERED. SUBMIT LOAD CALCULATIONS, REACTIONS, AND FABRICATION DRAWINGS TO CARR ENGINEERING & CONSTRUCTION, INC. FOR APPROVAL PRIOR TO TRUSS MANUFACTURE. (MANDATORY)

* ABIDE BY THE FRAMING REQUIREMENTS OF CHAPTER 23, FBC WITH PARTICULAR ATTENTION TO CORNER BRACING (3-STUD MINIMUM)/LATERAL SUPPORT, LATERAL BRACING, STAIR & HANDRAIL FRAMING.

* LUMBER - SYP NO. 2 (MMC 19%) OR STRONGER
* LUMBER - LODGE POLE PINE NO. 1 (MMC 19%) OR STRONGER
* LUMBER - SPF SELECT STRUCTURAL (MMC 19%) OR STRONGER
* FRAMING LUMBER WITH SINGLE EXTREME FIBER BENDING, "Fb" OF 1200 PSI (MINIMUM)
* FRAMING LUMBER WITH REPETITIVE EXTREME FIBER BENDING, "Fb" OF 1450 PSI (MINIMUM)

* EXPOSED FASTENERS - GALVANIZED

* USE SIMPSON FRAMING ANCHOR AT TOP AND BOTTOM OF ALL INTERIOR AND EXTERIOR LOAD BEARING WALLS - SIMPSON SP1 & SP2

* USE SIMPSON HURRICANE HARDWARE AT EACH END OF THE TRUSSES AND AT INTERIOR LOAD BEARING WALLS - SIMPSON HTS16

* ELEVATOR, SEE MANUFACTURER FOR FOUNDATION REQUIREMENTS.

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A.6 BUILDING ELEVATIONS (SCALE: 1/4"=1'-0")

BUILDING DATA

AIR CONDITIONED AREA - FIRST FLR	=	390 SQ. FT.
AIR CONDITIONED AREA - SECOND FLR	=	800 SQ. FT.
AIR CONDITIONED AREA - THIRD FLR	=	800 SQ. FT.
TOTAL CONDITIONED AREA	=	1,990 SQ. FT.
PORCHES & GARAGE - FIRST FLR	=	610 SQ. FT.
PORCHES - SECOND FLR	=	200 SQ. FT.
PORCHES - THIRD FLR	=	200 SQ. FT.
TOTAL AREA PORCHES & GARAGE	=	1,010 SQ. FT.
TOTAL AREA UNDER ROOF	=	3,000 SQ. FT.

DRAWN BY

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REVISIONS

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SHEET TITLE

GENERAL NOTES

SHEET NO

A.1

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