TERMITE SPECIFICATIONS:

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.(FBC 104.2.6)
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALKS.(FBC 1503.4.4)
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.(FBC 1503.4.4)
4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAT 6 INCHES.

   EXCEPTION: PAINT OR DECORATIVE CEMENTATIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.(FBC 1403.1.6)
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.(FBC 1816.1.1)
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED.(FBC 1816.1.2)
7. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.(FBC 1816.1.3)
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.(FBC 1816.1.4)
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.(FBC 1816.1.5)
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.(FBC 1816.1.6)
11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.(FBC 1816.1.6)
12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.(FBC 1816.1.7)
13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARMENT OF AGRICULTURE AND CONSUMER SERVICES."(FBC 1816.1.7)
14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. (FBC 2303.1.3)
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 18"-0" OF ANY BUILDING OR PROPOSED BUILDING.(FBC 2303.1.4)

A.B.	Anchor Bolt	F.B.C.	Florida Bldg. Code	Opn'g.	Opening
Abv.	Above	Fin. Flr.	Finished Floor	Opt.	Optional
A/C	Air-Conditioner	F.G.	Fixed Glass	Pc.	Piece
Adj.	Adjustable	Flr.	Floor	Ped.	Pedestal
A.F.F.	Above Finished Floor	Fdn.	Foundation	P.L.	Parallam
A.H.U.	Air Handler Unit	Flr. Sys.	Floor System	PLF	Pounds per linear foot
ALT.	Alternate	F.Pl.	Fireplace	Plt. Ht.	Plate Height
B.C.	Base Cabinet	Ft.	Foot / Feet	Plt Sh.	Plant Shelf
B.F.	Bifold Door	Ftg.	Footing	PSF	Pounds per square foot
Blt Sh	Book Shelf	FX.	Fixed	P.T.	Pressure Treated
Btm.	Beam	Galv.	Galvanized	Pwd.	Powder Room
BOT.	Bottom	G.C.	General Contractor	Rad.	Radius
B.P.	Bypass door	G.F.I.	Ground Fault Interrupter	Ref.	Refrigerator
Brg.	Bearing	G.T.	Girder Truss	Req'd.	Required
Cir.	Circle	Hdr.	Header	Rm.	Room
Clg.	Ceiling	Hgt.	Height	Rnd.	Round
Col.	Column	HB	Hose Bibb	R/SH	Rod and Shelf
Comp.	A/C Compressor	Int.	Interior	SD.	Smoke Detector
C.T.	Ceromic Tile	K/Well	Kneewall	S.F.	Square Ft.
D	Dryer	K.S.	Knee Space	Sh.	Shelves
Dec.	Decorative	Laun.	Laundry	SHT	Sheet
Ded.	Dedicated Outlet	Lav.	Lavatory	S.L.	Side Lights
Dbl.	Double	L.F.	Linear Ft.	S.P.F.	Spruce Pine Fir
Dia.	Diameter	L.T.	Laundry Tub	Sq.	Square
Disp.	Disposal	Mas.	Masonry	S.Y.P.	Southern Yellow Pine
Dist.	Distance	Max	Maximum	Temp.	Tempered
D.S.	Drawer Stack	M.C.	Medicine Cabinet	Thk'n.	Thicken
D.V.	Dryer Vent	MDP	Meeter Distribution Panel	T.O.B.	Top of Block
D.W.	Dishwasher	Mfgr.	Manufacturer	T.O.M.	Top of Masonry
Ea.	Each	Micro.	Microwave	T.O.P.	Top of Plate
E.W.	Each Way	Min	Minimum	Trans.	Transom Window
Elec.	Electrical	M.L.	Mirolam	Typ.	Typical
Elev.	Elevation	Mir.	Mirror	UCL	Under Cabinet Lighting
Ext.	Exterior	Mono	Monolithic	U.N.O.	Unless Noted Otherwise
Exp.	Expansion	N.T.S.	Not to Scale	VB	Vanity Base
				Vert.	Vertical
				V.L.	Voraslam
				VTR	Vent through Roof
				W	Washer
				W/	With
				WIC	Water Closet
				W.A.	Wedge Anchor
				Wd	Wood
				WP	Water Proof

STRUCTURAL NOTES:

FOUNDATIONS

SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR)

FOUNDATION INSPECTIONS

A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRECHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

CAST IN PLACE CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI, A SLUMP OF 6" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6".
4. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
5. HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED.
6. MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 40 BAR DIAMETERS TYP.
7. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM

MASONRY WALL CONST.

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (fm = 1350 PSI)
2. MORTAR SHALL BE TYPE "M" OR "S", CONFORMING TO ASTM C270.
3. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI SLUMP 8" TO 11".
4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 BAR DIAMETERS. REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED.
6. REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS
7. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM, PLASTIC SCREEN METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW.

THE USE OF FELT PAPER AS A STOP IS PROHIBITED.

WOOD CONSTRUCTION

1. WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" LATEST EDITION.
2. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS. (I.E. BLOCKING OR GABLE END BRACING) SHALL BE EITHER SOUTHERN PINE, OR S.P.F. NUMBER 2 GRADE SHALL BE USED REGARDLESS OF SPECIES.
3. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS FOR ALL HOLES OVER 1" IN DIA. (FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP., U.N.O.

WOOD FRAMING INSPECTION

ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING FRAMING INSPECTION.

PREFABRICATED WOOD TRUSSES

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
2. PREFABRITCATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FOLLOWING DESIGN LOADS:
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS, WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

UPLIFT CONNECTORS

1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE CONSULT THE TRUSS ENGINEERING FOR THE LOCATION OF THESE WALLS

FIELD REPAIR NOTES

1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) "SIMPSON MTSM16 TWIST STRAP W/ (4) 1/4" X 2 1/4" DIA. TITENS TO THE BOND BEAM BLOCK AND (7) 10d TO THE TRUSS FOR UPLIFTS OF 1000 LBS. OR LESS. USE (2) FOR 2000 LBS. OR LESS. OTHERS MAY BE SUBSTITUTED ON A CASE BY CASE BASIS.
2. MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. X 6" DEEP UNITEX "PROPOXY" 300 ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS (OR 1/2" X 6" RAWL STUD EXPANSION ANCHORS.)
3. REGARDING MISSED REBAR IN VERTICAL FILLED CELLS: DRILL A 3/4" DIAMETER HOLE 8" DEEP AT THE LOCATION IOF THE OMITTED REBAR, AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDDEMENT EPOXY (SIMPSON "EPOXY TIE SET", OR HILTI " 2 PART" EMBEDDMENT EPOXY), MIXED PER MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
4. HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP OF GREATER HOLDOWN VALUE OR GREATER UPLIFT VALUE IN THE FIELD WITHOUT VERIFICATION, PROVIDED ALL MANUFACTURERS INSTALLATION INSTRUCTIONS ARE FOLLOWED.
5. FOR MORTER JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT (BAR DOES NOT HAVE TO BE CONT. TO FOOTING)

PROJECT LOCATION

575 SW WEATHERBY PLACE
LAKE CITY, FLORIDA 32024

LOCATION MAP

STRUCTURAL DESIGN CRITERIA

CODES: FLORIDA BUILDING CODE, 2010 EDITION
BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-05)
SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-05)
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-05)
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2001 EDITION
APA PLYWOOD DESIGN SPECIFICATION

LIVE LOADS:

ROOF	20 PSF (REDUCIBLE)
RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED	40 PSF
BALCONIES	40 PSF
STAIRS	40 PSF
LIGHT PARTITIONS (DEAD LOAD), U.N.O.	20 PSF

WIND LOADS: (F.B.C.) WIND LOADS BASED ON FBC, SECTION 1609
WIND VELOCITY: 125 M.P.H., USE FACTOR: 1.0

CONCRETE STRENGTH @ 28 DAYS

ALL CONCRETE UNLESS OTHERWISE INDICATED	3000 PSI
PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY (DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)	3000 PSI

REINFORCING:

WELDED WIRE FABRIC SHALL CONFORM TO	ASTM A185
ALL REINFORCING BARS	ASTM A615-60 60,000 PSI
ALL STIRRUPS AND TIES	ASTM A615-60 60,000 PSI

CONCRETE MASONRY UNITS: ASTM C90-99b, STANDARD WEIGHT UNITS, fm=1500 PSI
MORTAR TYPE "S" 1800 PSI
CONCRETE GROUT 3000 PSI
CONTINUOUS MASONRY INSPECTION IS REQUIRED DURING CONSTRUCTION

STRUCTURAL STEEL: ALL STRUCTURAL AND MISCELLANEOUS STEEL A36 36,000 PSI, U.N.O
SHOP AND FIELD WELDS: E70XX ELECTRODES
ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307

WOOD FRAMING: BEAMS, RAFTERS, JOIST, PLATES, ETC. U.N.O.
NO. 2 SOUTHERN YELLOW PINE (19% M.C.)
ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR, or OSB
FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24)
WALL SHEATHING: PLYWOOD C-C/C-D, EXTERIOR OR OSB
VERSA LAM BEAM Fb = 2900 PSI (2.0E)
WOOD COLS. PARALLAM 2.0E U.N.O.

WOOD ROOF TRUSSES: DESIGN LOADS:

TOP CHORD LIVE AND DEAD LOAD:	30 PSF
BOTTOM CHORD DEAD LOAD:	10 PSF
TOTAL:	40 PSF

SEE DRAWINGS FOR SPECIAL CONCENTRATED LOADS. DESIGN FOR NEW WIND UPLIFT AS PER SPECIFIED CODES, DEDUCTING A MAXIMUM OF 5 P.S.F. DEAD LOAD, BUT NOT EXCEEDING ACTUAL DEAD LOAD.

WOOD FLOOR TRUSSES: DESIGN LOADS:

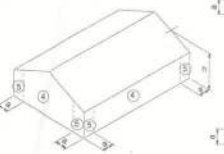
DEAD LOAD:	15 PSF
LIVE LOAD:	40 PSF
TOTAL:	55 PSF

SOIL BEARING VALUE: ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 1,500 PSF
SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS
IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN.

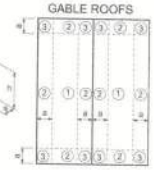
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2010

BASIC WIND SPEED	125 MPH									
IMPORTANCE FACTOR	1.00									
BUILDING CATEGORY	II									
EXPOSURE	B									
INTERNAL PRESSURE COEFFICIENT	+/- 0.18									
TYPE OF STRUCTURE	ENCLOSED									
MWFRS PER ASCE 7 DESIGN WIND PRESSURES WORST CASE	Zone 1 - Windward Wall									+26.5 psf
	Zone 2 and 3 - Windward and Leeward Roof									-29.1 psf
	Zone 2 - Sloped Windward Roof									-29.1 psf
	Zone 3 - Leeward Roof									-29.1 psf
	4 - Leeward Wall									-18.6 psf
	5 & 5 Sidewalls									-23.9 psf
	Zone 7 - Overhang									+20.9 psf
COMPONENTS AND CLADDING PER ASCE 7 DESIGN WIND PRESSURES WORST CASE (PSF)			10 sf		20 sf		50 sf		100 sf	
			pos.	neg.	pos.	neg.	pos.	neg.	pos.	neg.
	Roof	Zone 1	18.06	-28.70	18.50	-27.88	14.34	-26.84	12.78	-30.16
		Zone 2	18.06	-49.96	18.50	-53.12	14.34	-46.96	12.78	-44.27
		Zone 3	18.06	-73.9	18.50	-69.14	14.34	-62.74	12.78	-66.89
	Wall	Zone 4	31.39	-34.04	29.94	-32.82	28.06	-30.76	29.72	-29.32
		Zone 5	31.39	-42.05	29.94	-39.20	28.06	-36.40	26.72	-32.62

WALLS



GABLE ROOFS



HIP ROOFS

a: 10% of least horizontal dim. or 0.4h, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 ft.
h: mean roof height, in feet.

COMPONENTS AND CLADDING

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
A-1	GENERAL NOTES SHEET
A-2	DEMOLITION PLAN
A-3	FOUNDATION PLAN
A-4	MAIN FLOOR PLAN
A-5	UPPER FLOOR PLAN
A-6	ELEVATIONS
A-7	ROOF PLAN
A-8	TYPICAL SECTIONS
A-9	TYPICAL WALL SECTIONS
A-10	MASONRY DETAILS
A-11	ELECTRICAL PLAN

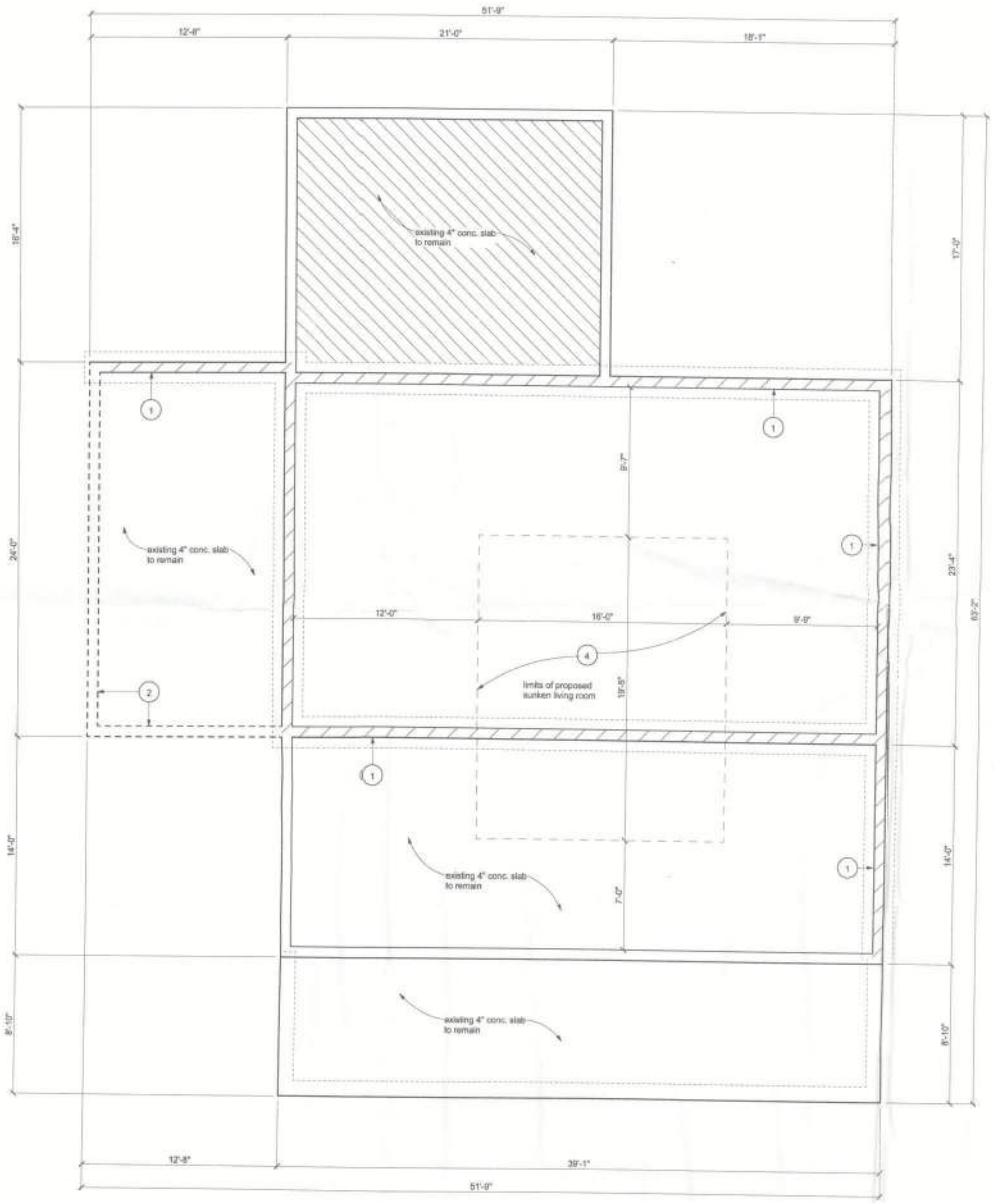
NOTE:
This shall be classified as a Level 3 alteration per Florida Existing Building Code, 2010 edition

SCHNABEL RENOVATION/ADDITION

GENERAL NOTES

COASTAL ENGINEERING
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00008071

DATE 10/15/2012
DRAWN BY W.H.F.
APPROVED W.H.F.
REVISIONS
SHEET A-1
OF 11
PROJECT NO. 12.R032



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

GENERAL DEMOLITION NOTES:

1. Demolition notes are general in nature only and identify the basic scope and intent of the work.
2. Contractor shall field verify all conditions and dimensions prior to performing demolition - Contractor is required to do all demolition of all items required to accomplish the new construction in this project, whether or not shown or noted.
3. The contractor shall be responsible for the removal and proper disposal of all materials as called for in the contract documents. The placement and access to waste receptacles for demolition/construction debris shall be coordinated with the owner. Contractor to coordinate the demolitino of all utilities with owner prior to commencing demolition.
4. The owner has first right of refusal on all salvaged equipment.
5. Existing abandoned waste line vth's are to be secured to the underside of the existing roof deck, cap exterior with 3 pound lead cap with drawtite band.
6. The contractor shall notify and await approval from the owner before interruption of utilities.
7. See mechanical, electrical and plumbing drawings for additional information.
8. Facilities or portions of facilities shall not be occupied during construction, unless exits, fire detection and early warning systems, fire protection, and any safety barriers are continuously maintained and clearly marked at all times.
9. Prior to the issuance of the notice to proceed, a safety plan shall be provided by the contractor which clearly delineates areas for construction, safety barriers, construction traffic during all phases and conditions of construction.

DEMOLITION NOTES:

1. saw cut and remove existing cmu wall and foundation removing any existing electrical and plumbing in the wall.
2. saw cut and remove existing cmu wall from top of slab up.
3. remove concrete slab
4. saw cut and remove portion of slab for new sunken living room

WALL AND DOOR LEGEND

- existing porch footing to remain
- existing 8" cmu wall to remain
- existing 8" cmu wall to be removed foundation to remain in place
- existing 8" cmu wall and stemwall to be removed
- existing door to be removed
- existing door to remain

SCHNABEL RENOVATION/ADDITION

DEMOLITION PLAN

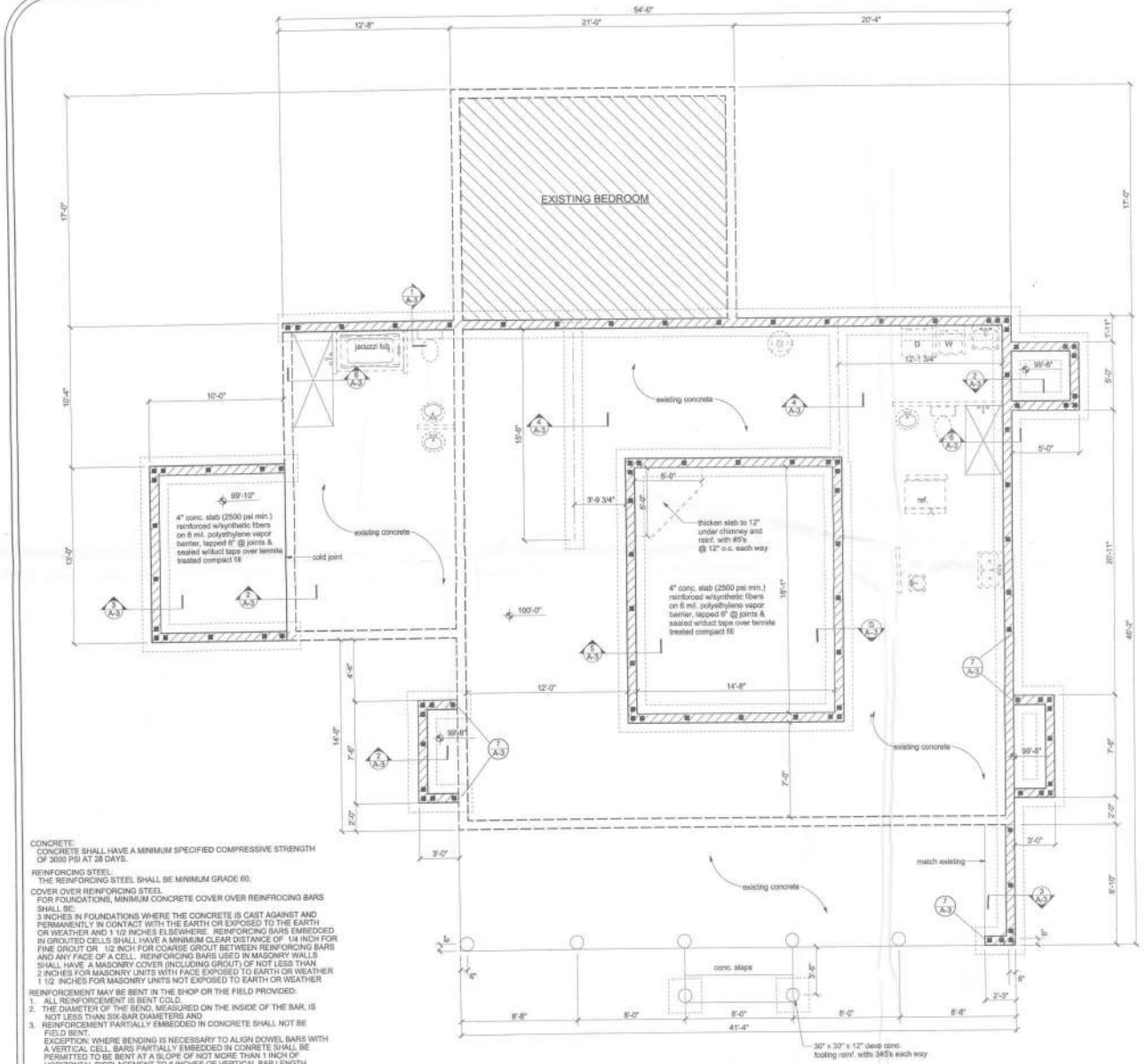
COASTAL ENGINEERING
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 0003091

DATE 10/15/2012	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-2
OF 11

PROJECT NO. 12 R032



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

CONCRETE:
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

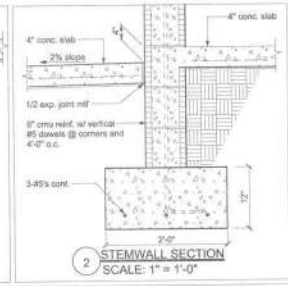
REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 60.

COVER OVER REINFORCING STEEL
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFROCING BARS SHALL BE:
3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER 1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:
1. ALL REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS AND
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT;
EXCEPTION: WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

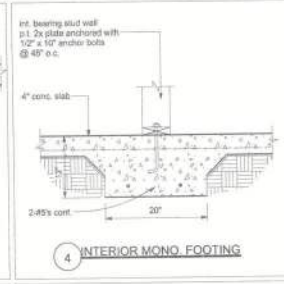
GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

1 STEMWALL SECTION
SCALE: 1" = 1'-0"



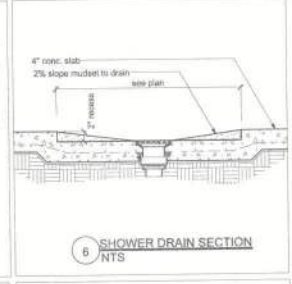
2 STEMWALL SECTION
SCALE: 1" = 1'-0"

3 STEMWALL SECTION
AT PORCH



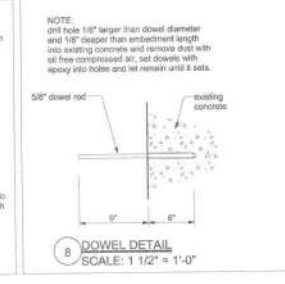
4 INTERIOR MONO. FOOTING

5 STEMWALL SECTION @
AT THEATER ROOM



6 SHOWER DRAIN SECTION
NTS

7 STEMWALL SECTION
NEW TO EXISTING



8 DOWEL DETAIL
SCALE: 1 1/2" = 1'-0"

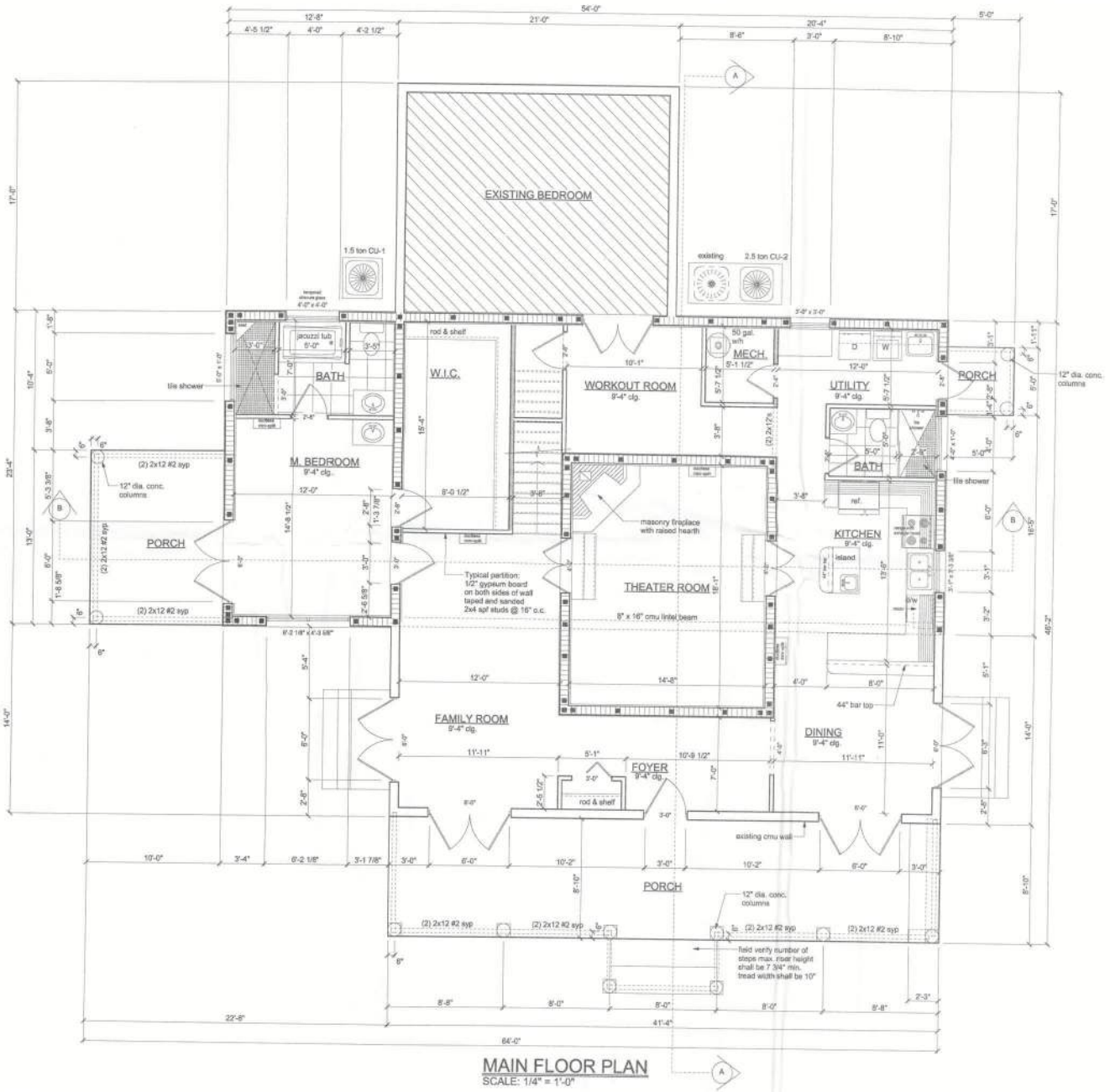
SCHNABEL RENOVATION/ADDITION

FOUNDATION PLAN

COASTAL ENGINEERING
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 0005870

DATE 10/15/2012
DRAWN BY W.H.F.
APPROVED W.H.F.
REVISIONS

SHEET A-3
OF 11
PROJECT NO. 12.R932



AREA SUMMARY

EXISTING FLOOR PLAN	355 SF
MAIN FLOOR PLAN	1,838 SF
UPPER FLOOR PLAN	975 SF
UPPER PORCH	100 SF
MAIN PORCHES	212 SF
TOTAL	3,480 SF

PRODUCT CODE	SIZE	HINGE DIRECTION	COUNT
36X80 COLONIAL	3'-0"	L	1
60X80 FRENCH	5'-0"	LR	1
72X80 FRENCH	6'-0"	LR	2
72X80 FRENCH	6'-0"	LR	4
36X80 BIFOLD COLONIAL	3'-0"	R	1
60X80 BIFOLD COLONIAL	5'-0"	LR	1
30X80 COLONIAL	2'-6"	R	1
32X80 COLONIAL	2'-8"	L	1
2468	2'-4"	L	1
2668	2'-6"	R	4
2868	2'-8"	R	3
2868	2'-8"	L	1
3068	3'-0"	R	1
4068	4'-0"	LR	2
24X96 COLONIAL POCKET	2'-0"	N	1
48X80 SLIDING COLONIAL	4'-10"	NN	1
46X48 CASEMENT TEMPERED OBSCURE	4'-0" x 4'-0"	N	1
36X48 SINGLE HUNG	3'-0" x 4'-0"	N	2
36X36 SINGLE HUNG	3'-0" x 3'-0"	N	1
(2) SH 24	6'-2 1/8" x 4'-3 5/8"	NN	1
(2) SH 25	6'-2 1/8" x 5'-4"	NN	3
SH 23	3'-1" x 3'-3 3/8"	N	1
48X12 TRANSOM	4'-0" x 1'-0"	N	2
60X12 TRANSOM	5'-0" x 1'-0"	N	1
24X36 SINGLE HUNG TEMPERED OBSCURE	2'-0" x 3'-0"	N	1

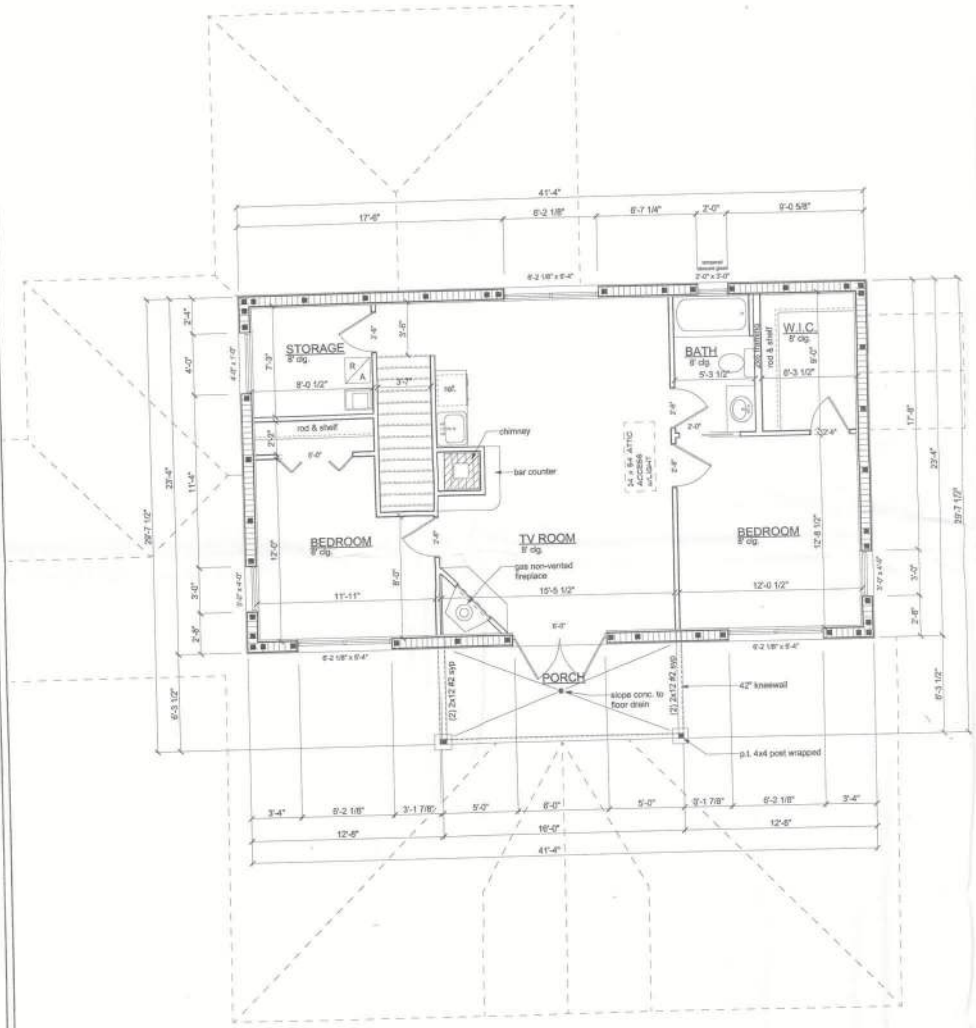
EMERGENCY EGRESS:
EVERY BEDROOM SHALL HAVE NOT LESS THAN ONE OUTSIDE WINDOW FOR EMERGENCY RESCUE THAT COMPLIES WITH THE FOLLOWING:
1. SUCH WINDOWS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQFT IN AREA.
2. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR, AND ANY LATCHING DEVICE SHALL BE CAPABLE OF BEING OPERATED FROM NOT MORE THAN 54 INCHES ABOVE THE FINISHED FLOOR.
3. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID, WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN THE REQUIRED 5.7 SQFT OPENING AND A DEPTH NOT LESS THAN 20 INCHES, TO PASS FULLY THROUGH THE OPENING.
4. SUCH WINDOWS SHALL BE ACCESSIBLE BY THE FIRE DEPARTMENT AND SHALL OPEN INTO AN AREA HAVING ACCESS TO A PUBLIC WAY.

SCHNABEL RENOVATION/ADDITION

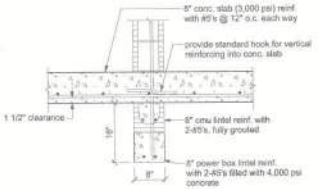
COASTAL
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086

DATE 10/15/2012
DRAWN W.
APPR W.
REVISIONS

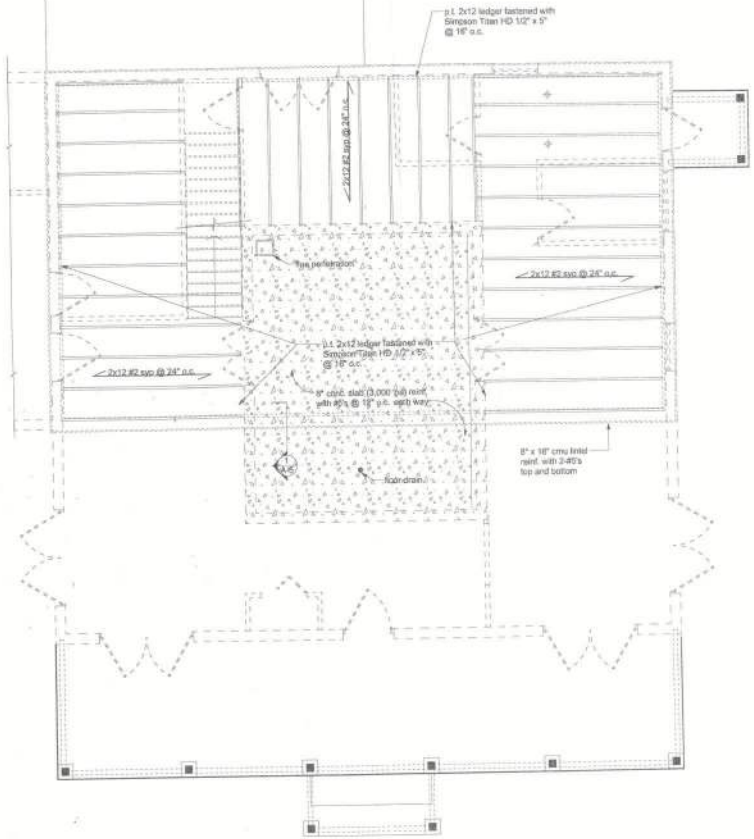
SHEET A-4
OF 11
PROJECT NO 12.R032



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 LINTEL SECTION
SCALE: 3/4" = 1'-0"



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

SCHNABEL RENOVATION/ADDITION

UPPER FLOOR PLAN

COASTAL ENGINEERING
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C.O.A.# 0004701

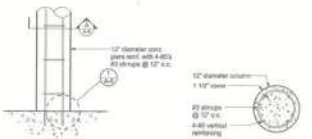
DATE	DRAWN BY
10/15/2012	W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-5
OF 11

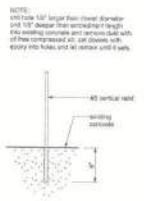
PROJECT NO. 12.R032

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



COLUMN DETAIL
SCALE: 3/4" = 1'-0"

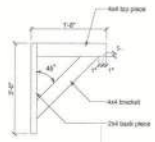
A SECTION
SCALE: 1" = 1'-0"



1 DOWEL DETAIL
SCALE: 1 1/2" = 1'-0"

LEFT ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



GABLE BRACKET DETAIL
SCALE: 3/4" = 1'-0"

REAR ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:

SCHNABEL RENOVATION/ADDITION

ELEVATIONS

COASTAL ENGINEERING
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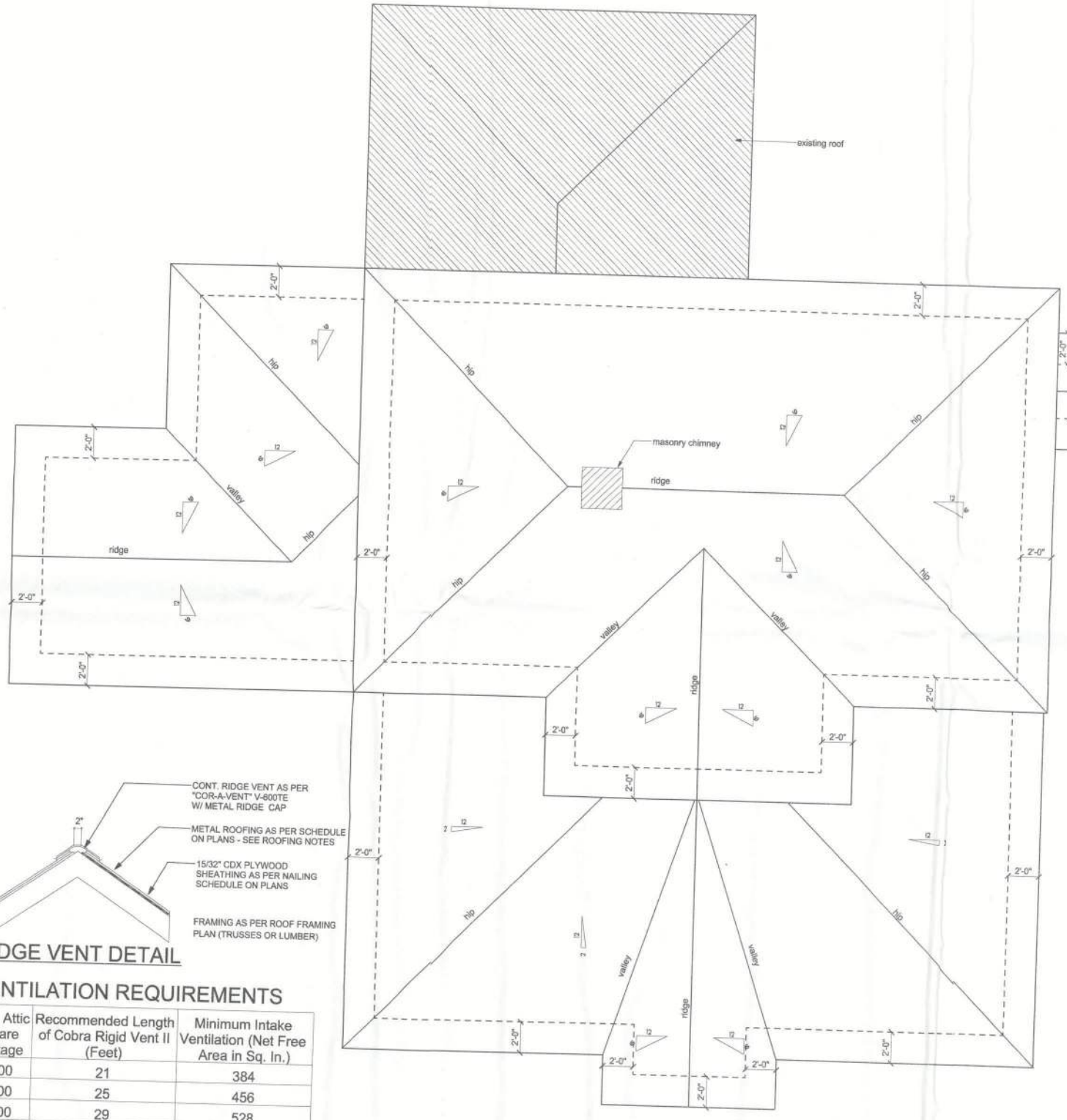
DATE	DRAWN BY
10/15/2012	W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-6
OF 11

PROJECT NO.
12.R032



RIDGE VENT DETAIL

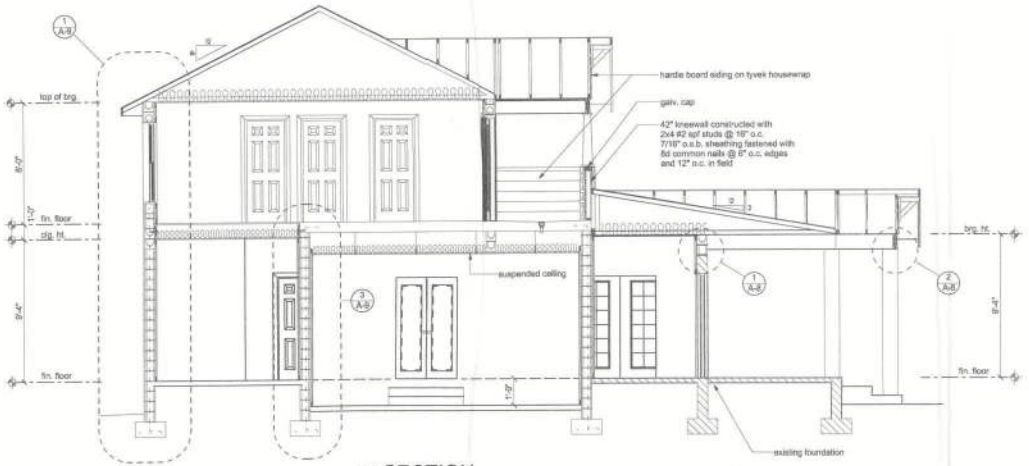
VENTILATION REQUIREMENTS

Total Attic Square Footage	Recommended Length of Cobra Rigid Vent II (Feet)	Minimum Intake Ventilation (Net Free Area in Sq. In.)
1600	21	384
1900	25	456
2200	29	528
2500	33	600
2800	41	744
3100	41	820
3400	45	816

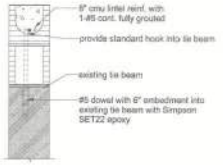
ROOF PLAN

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

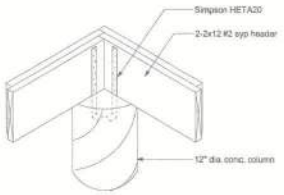
ROO



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

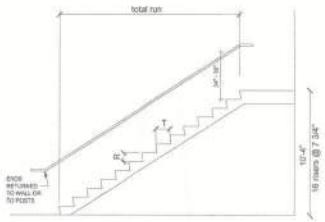


1 WALL EXTENSION DETAIL
SCALE: 1" = 1'-0"

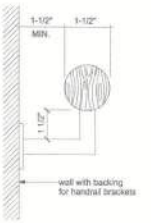


2 CORNER POST
@ REAR PORCH NTS

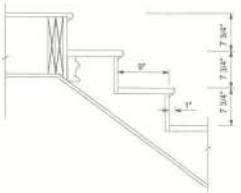
B SECTION
SCALE: 1/4" = 1'-0"



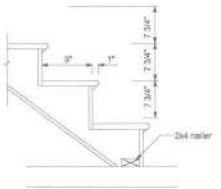
5 STD. STAIR INFO
NTS



6 HANDRAIL SECTION
NTS



7 HEADER SECTION
SCALE: 1" = 1'-0"



8 BASE SECTION
SCALE: 1" = 1'-0"

SCHNABEL RENOVATION/ADDITION

TYPICAL SECTIONS

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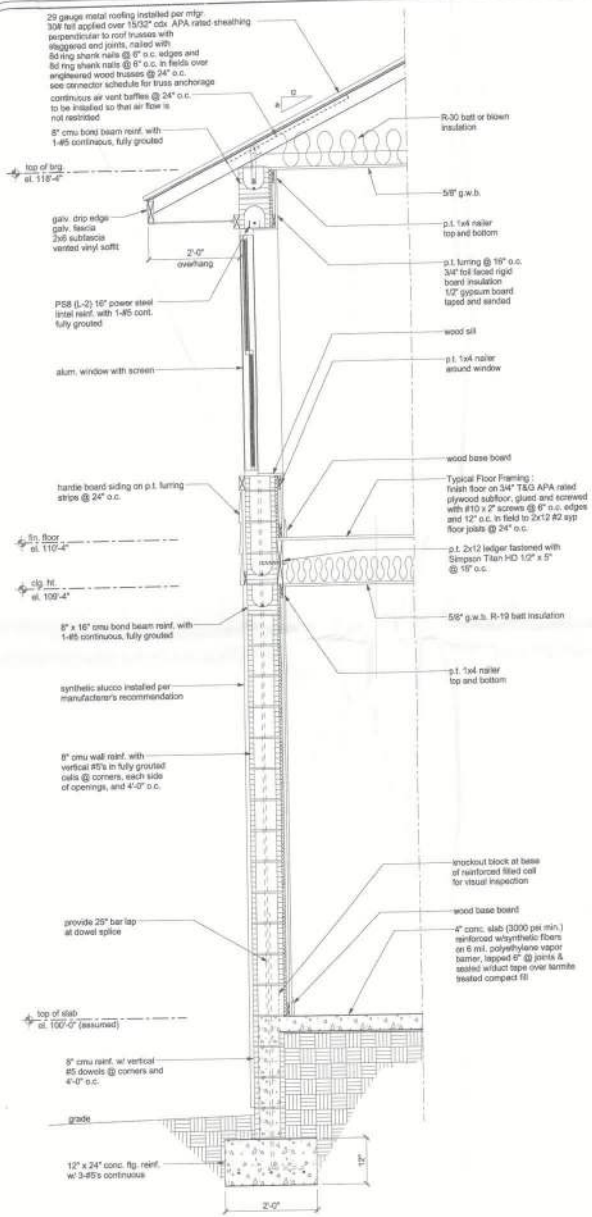
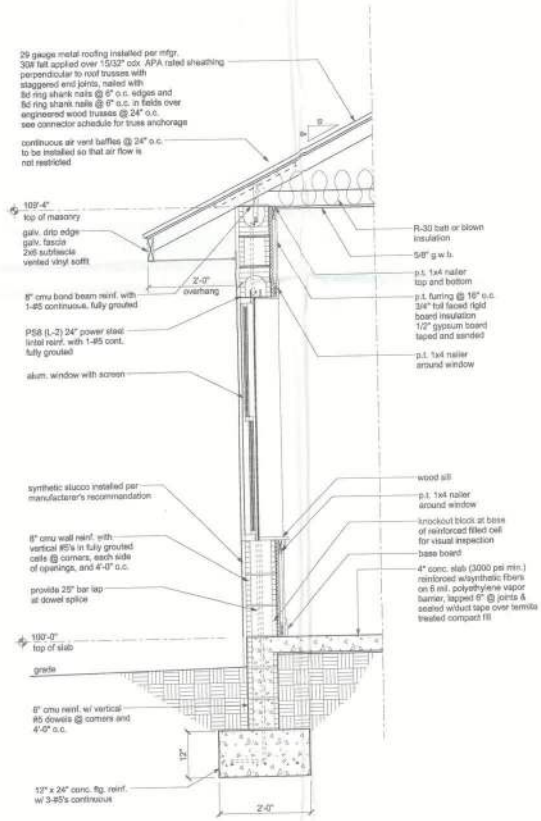
COASTAL ENGINEERING

DATE 10/15/2012	DRAWN BY W.H.F.
	APPROVED W.H.F.
REVISIONS	
SHEET	A-8
OF	11
PROJECT NO.	12.R032

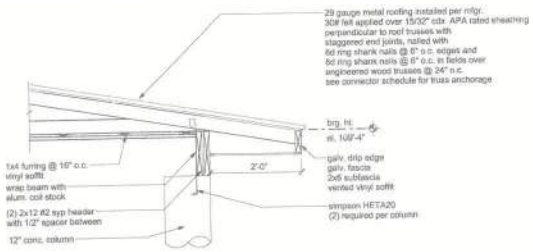


1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

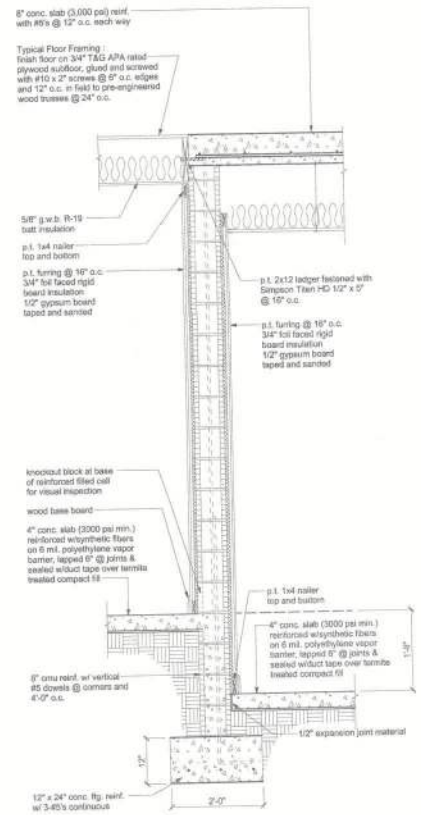
CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE				
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5A	5-8d NAILS	5-8d NAILS	600 LBS	SIMPSON
H10A	9-10d NAILS	9-10d NAILS	1140 LBS	SIMPSON
HTS16	8-10d NAILS	8-10d NAILS	1,260 LBS	SIMPSON
H16	2-10d NAILS	10-10d NAILS	1,470 LBS	SIMPSON
(2)HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON



2 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



4 PORCH EAVE SECTION
SCALE: 3/4" = 1'-0"



3 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

SCHNABEL RENOVATION/ADDITION

TYPICAL WALL SECTIONS

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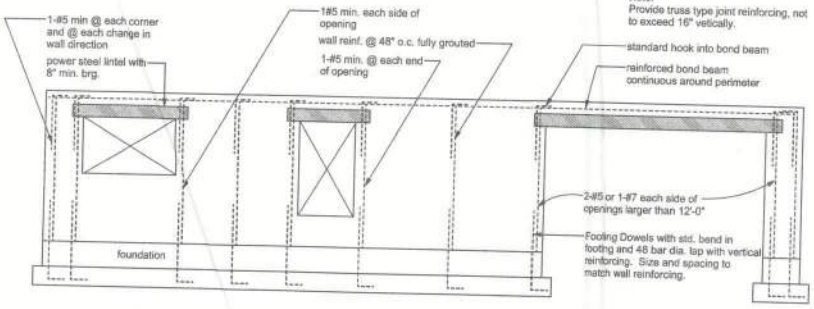
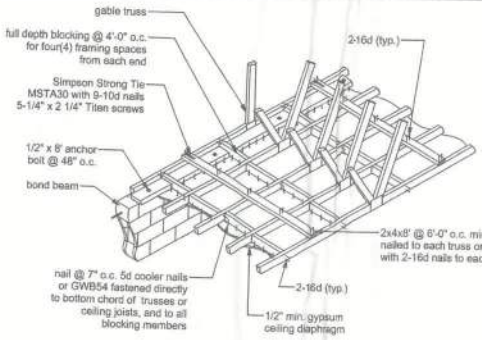
COASTAL ENGINEERING

DATE 10/15/2012	DRAWN BY W.H.F.
	APPROVED W.H.F.
REVISIONS	
SHEET	A-9
OF	11
PROJECT NO.	12.R032



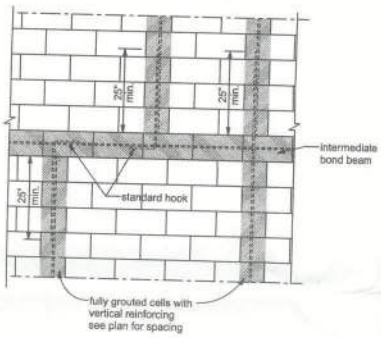
EXTERIOR WALL REINFORCEMENT SUMMARY ONE STORY (TWO STORY SIMILAR)

NTS



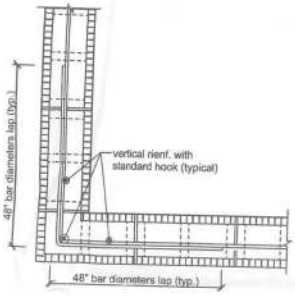
DIRECT TRUSS TO MASONRY CONNECTION
ENDWALL FOR GYPSUM CEILING DIAPHRAGM

BEAM/WAL
MAX. CAPACITY - 3640#



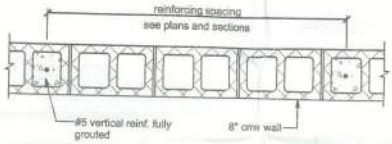
REINFORCING CONTINUITY

SCALE: 3/4" = 1'-0"



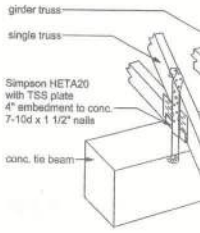
BOND BEAM AT CORNER

SCALE: 3/4" = 1'-0"

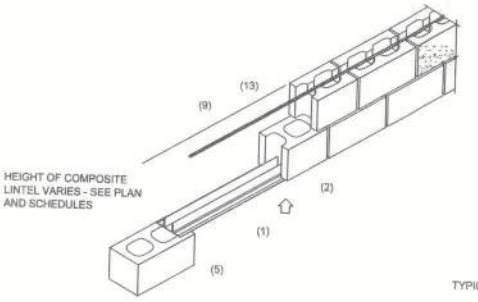


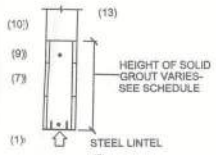
PLAN VIEW

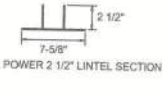
SCALE: 1" = 1'-0"



SIMPSON H

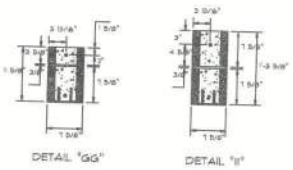






TYPICAL POWER 2 1/2" LINTEL SECTION

MINIMUM LOAD CAPACITY OF LINTEL SHALL BE 868 PLF SUPPORTING ROOF LOAD ONLY



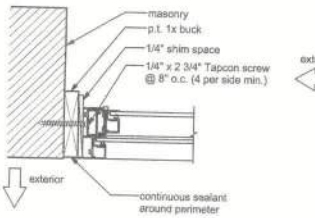
POWER LINTEL - P58 (L-2) 12" COMPOSITE

SUPERIMPOSED GRAVITY LOAD - POUNDS PER LINEAR FOOT (LBS/FT)				
MARK NO.	NOMINAL CLEAR SPAN	TOTAL LINTEL LENGTH	FILLED W/ #5 TOP DETAIL "G"	FILLED W/ #5 TAB DETAIL "GG"
L-1	1'-6"	3'-0"	10748	10748
L-2	2'-0"	3'-6"	7412	7412
L-3	3'-8"	4'-0"	6005	6005
L-4	3'-0"	4'-6"	5043	5043
L-5	4'-0"	5'-0"	3974	3974
L-6	4'-8"	5'-10"	3521	3521
L-7	5'-0"	6'-6"	3056	3056
L-8	6'-0"	7'-6"	2646	2646
L-9	7'-0"	8'-4"	2317	2317
L-10	8'-0"	9'-2"	1943	1940
L-11	9'-0"	10'-8"	1670	1665
L-12	10'-0"	11'-4"	1385	1424
L-13	11'-0"	12'-8"	1016	1016
L-14	12'-0"	13'-4"	818	818
L-15	13'-8"	14'-0"	656	656
L-16	13'-4"	14'-8"	561	561
L-17	14'-0"	15'-4"	516	516
L-18	15'-0"	17'-4"	345	345
L-19	16'-0"	15'-4"	343	343

POWER LINTEL - P58 (L-2) 16" COMPOSITE

SUPERIMPOSED GRAVITY LOAD - POUNDS PER LINEAR FOOT (LBS/FT)				
MARK NO.	NOMINAL CLEAR SPAN	TOTAL LINTEL LENGTH	FILLED W/ #5 TOP DETAIL "I"	FILLED W/ #5 TAB DETAIL "II"
L-1	1'-6"	3'-0"		
L-2	2'-0"	3'-6"	8680	8680
L-3	2'-8"	4'-0"	7006	7006
L-4	3'-0"	4'-6"	5881	5881
L-5	4'-0"	5'-0"	4632	4632
L-6	4'-8"	5'-10"	4104	4104
L-7	5'-0"	6'-6"	3559	3559
L-8	6'-0"	7'-6"	2963	2963
L-9	7'-0"	8'-4"	2696	2696
L-10	8'-0"	9'-4"	2257	2257
L-11	9'-0"	10'-8"	1939	1939
L-12	10'-0"	11'-4"	1582	1582
L-13	11'-0"	12'-8"	1550	1554
L-14	12'-0"	13'-4"	1336	1482
L-15	13'-8"	14'-0"	818	1482
L-16	13'-4"	14'-8"	1082	1307
L-17	14'-0"	15'-4"	543	1176
L-18	15'-0"	17'-4"	602	878
L-19	16'-0"	15'-4"	924	847
L-20	17'-8"	20'-0"	478	810
L-21	20'-8"	22'-0"	369	478
L-22	22'-8"	24'-0"	287	371
L-23	24'-0"	25'-4"	248	339

NOTE: ALL LINTELS GREATER THAN 25'-8" IN LENGTH WILL REQUIRE (1) #5 BARS TOP OR (2) #5 BARS TOP & BOTTOM



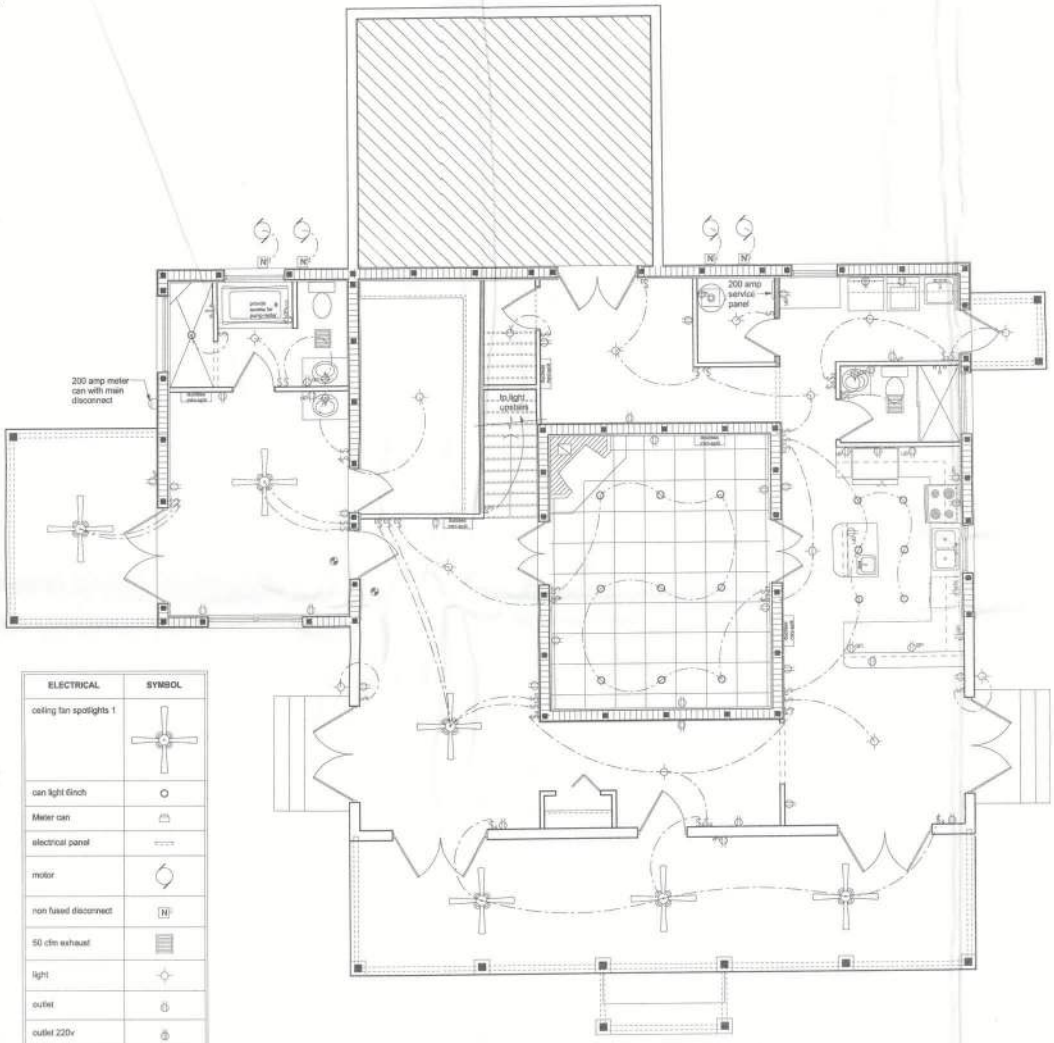
HORIZONTAL SECTION

Note:
all tapcons shall be flat head screws

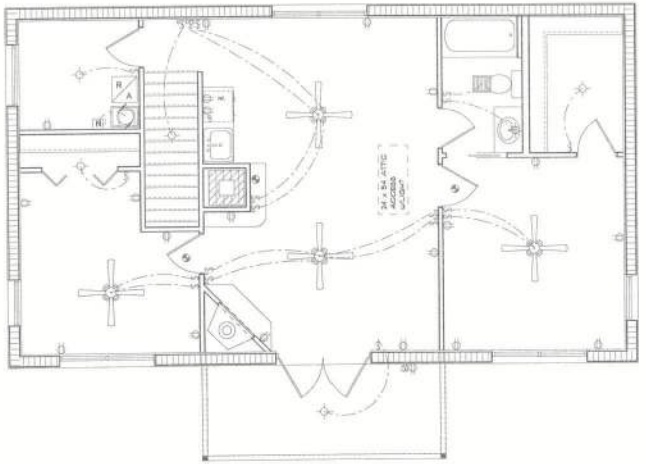
The maximum embedment for a Tapcon® is 1-3/4" because the lea thread on the screw is made to cut threads into the base material ar wears down while doing so. After cutting threads into the base mate for 1-3/4", the lead thread on the screw may not be hard enough to continue cutting. As a result, the Tapcon® may bind up in the hole a cause the head to shear off.

FLANGE JAMB DETAIL

SCALE: 1" = 3'-0"



MAIN ELECTICAL PLAN
SCALE: 1/4" = 1'-0"



UPPER ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL	SYMBOL
ceiling fan spotlights 1	
can light 6inch	
Meter can	
electrical panel	
motor	
non fused disconnect	N
50 cfm exhaust	
light	
outlet	
outlet 220v	
outlet gfi	
outlet wp	
smoke detector	
switch	$
switch 3 way	$3
switch 4 way	$4

ELECTRICAL PLAN NOTES

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.

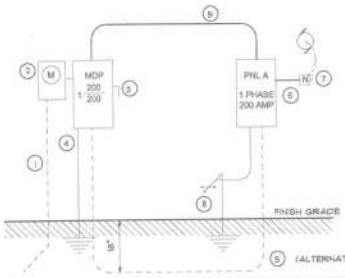
INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:
all 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuits.



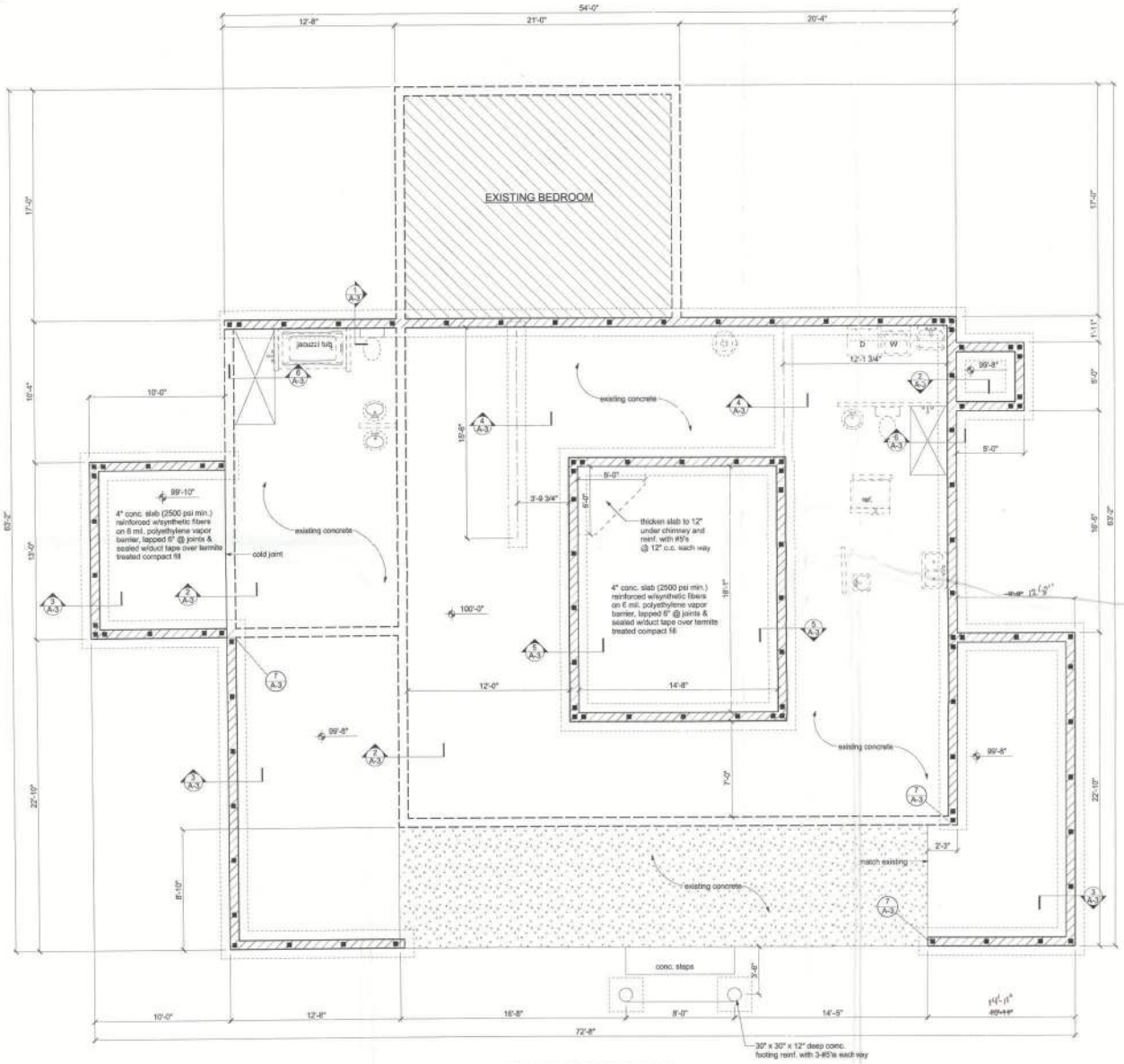
1. Service/Feeder Entrance Conductors: 2 1/2" rigid conduit, min 18" deep, w. continuous ground bonding conductor. Service/Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
2. Existing Meter Enclosure, weatherproof, U.L. Listed.
3. Main Disconnect Switch: fused or Main Breaker, weatherproof, U.L. Listed.
4. Service entrance ground: 5/8" diameter iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per Item #5 below.
5. 200 Ampere Feeder: 3-3/0-THW-Cu, 1-#2-Cu-GND, 2 1/2" Conduit.
6. House Panel (PNL), U.L. Listed, sized per schedule.
7. Equipment Disconnect Switch: non-fused, in weather proof enclosure, size according to Panel Schedule loads.
8. Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

SCHNABEL RENOVATION/ADDITION

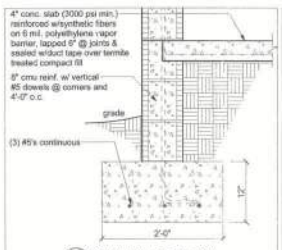
ELECTRICAL PLAN

COASTAL ENGINEERING
ENGINEERING, LLC
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 30008701

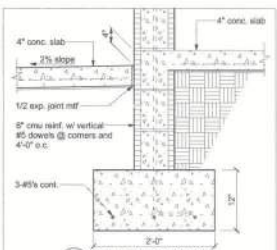
DATE 10/15/2012
DRAWN BY W.H.F.
APPROVED W.H.F.
REVISIONS
SHEET A-11
OF 11
PROJECT NO. 12.R032



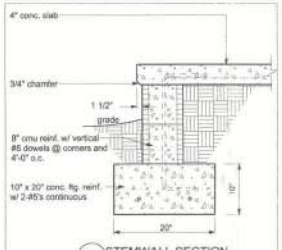
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



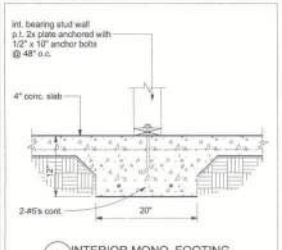
1 STEMWALL SECTION
SCALE: 1" = 1'-0"



2 STEMWALL SECTION
SCALE: 1" = 1'-0"

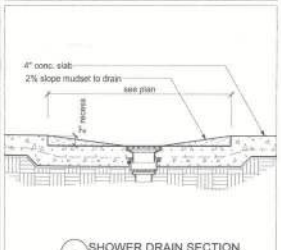


3 STEMWALL SECTION
AT PORCH

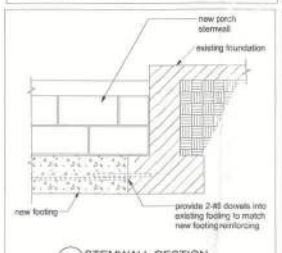


4 INTERIOR MONO. FOOTING

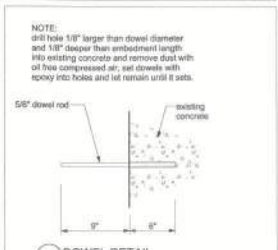
5 STEMWALL SECTION @
AT THEATER ROOM



6 SHOWER DRAIN SECTION
NTS



7 STEMWALL SECTION
NEW TO EXISTING



8 DOWEL DETAIL
SCALE: 1 1/2" = 1'-0"

SCHNABEL RENOVATION/ADDITION

FOUNDATION PLAN

COASTAL ENGINEERING ASSOCIATES, INC.
P.O. BOX 860125
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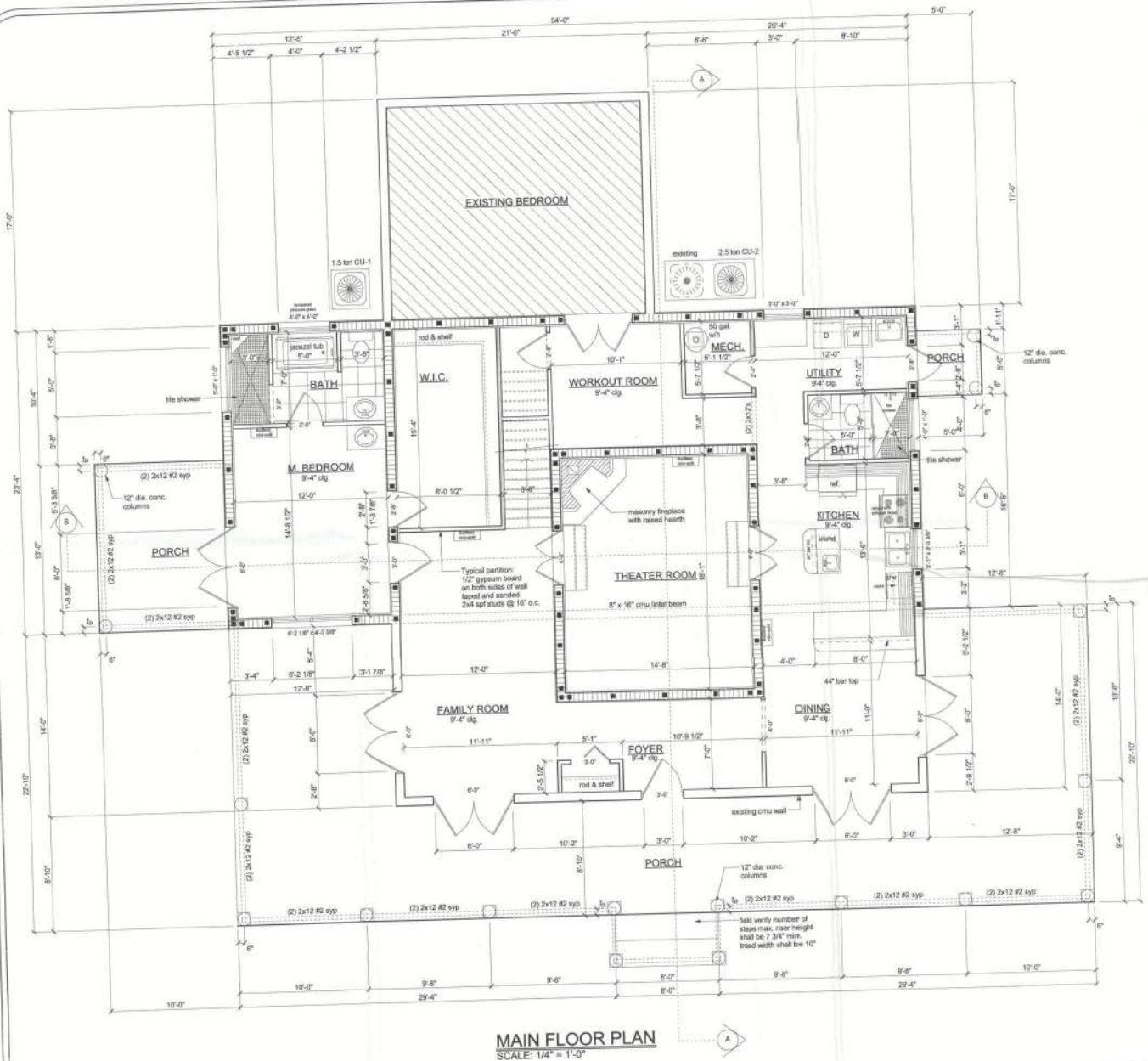
(904) 429-7536
C.O.A. # 00008701

DATE 10/11/2012
DRAWN BY W.H.F.
APPROVED W.H.F.
REVISIONS

SHEET A-3
OF 11
PROJECT NO. 12.R032

P.E. # 58051
5/24/13

#30620



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA SUMMARY

EXISTING FLOOR PLAN	355 SF
MAIN FLOOR PLAN	1,838 SF
UPPER FLOOR PLAN	975 SF
UPPER PORCH	100 SF
MAIN PORCHES	212 SF
TOTAL	3,480 SF

PRODUCT CODE	SIZE	HINGE DIRECTION	COUNT
36X80 COLONIAL	3'-0"	L	1
60X80 FRENCH	5'-0"	LR	1
72X80 FRENCH	6'-0"	LR	2
72X80 FRENCH	6'-0"	LR	4
36X80 BIFOLD COLONIAL	3'-0"	R	1
60X80 BIFOLD COLONIAL	5'-0"	LR	1
30X80 COLONIAL	2'-6"	R	1
32X80 COLONIAL	2'-8"	L	1
2468	2'-4"	L	1
2668	2'-6"	R	4
2868	2'-8"	R	3
2868	2'-8"	L	1
3068	3'-0"	R	1
4068	4'-0"	LR	2
24X96 COLONIAL POCKET	2'-0"	N	1
48X80 SLIDING COLONIAL	4'-10"	NN	1
48X48 CASEMENT TEMPERED OBSCURE	4'-0" x 4'-0"	N	1
36X48 SINGLE HUNG	3'-0" x 4'-0"	N	2
36X36 SINGLE HUNG	3'-0" x 3'-0"	N	1
(2) SH 24	6'-2 1/8" x 4'-3 5/8"	NN	1
(2) SH 25	6'-2 1/8" x 5'-4"	NN	3
SH 23	3'-1" x 3'-3 3/8"	N	1
48X12 TRANSOM	4'-0" x 1'-0"	N	2
60X12 TRANSOM	5'-0" x 1'-0"	N	1
24X36 SINGLE HUNG TEMPERED OBSCURE	2'-0" x 3'-0"	N	1

EMERGENCY EGRESS:
EVERY BEDROOM SHALL HAVE NOT LESS THAN ONE OUTSIDE WINDOW FOR EMERGENCY RESCUE THAT COMPLIES WITH THE FOLLOWING:
1. SUCH WINDOWS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQFT IN AREA.
2. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR, AND ANY LATCHING DEVICE SHALL BE CAPABLE OF BEING OPERATED FROM NOT MORE THAN 54 INCHES ABOVE THE FINISHED FLOOR.
3. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID, WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN THE REQUIRED 5.7 SQFT OPENING AND A DEPTH NOT LESS THAN 20 INCHES, TO PASS FULLY THROUGH THE OPENING.
4. SUCH WINDOWS SHALL BE ACCESSIBLE BY THE FIRE DEPARTMENT AND SHALL OPEN INTO AN AREA HAVING ACCESS TO A PUBLIC WAY.

SCHNABEL RENOVATION/ADDITION

MAIN FLOOR PLAN

COASTAL ENGINEERING
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ST. AUGUSTINE, FL. 32086
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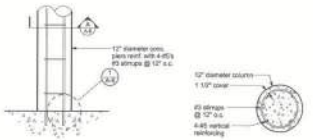
C.O.A. # 00008701

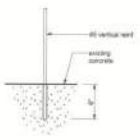
DATE 10/15/2012
DRAWN BY W.H.F.
APPROVED W.H.F.
REVISIONS
SHEET A-4
OF 11
PROJECT NO. 12.R032

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

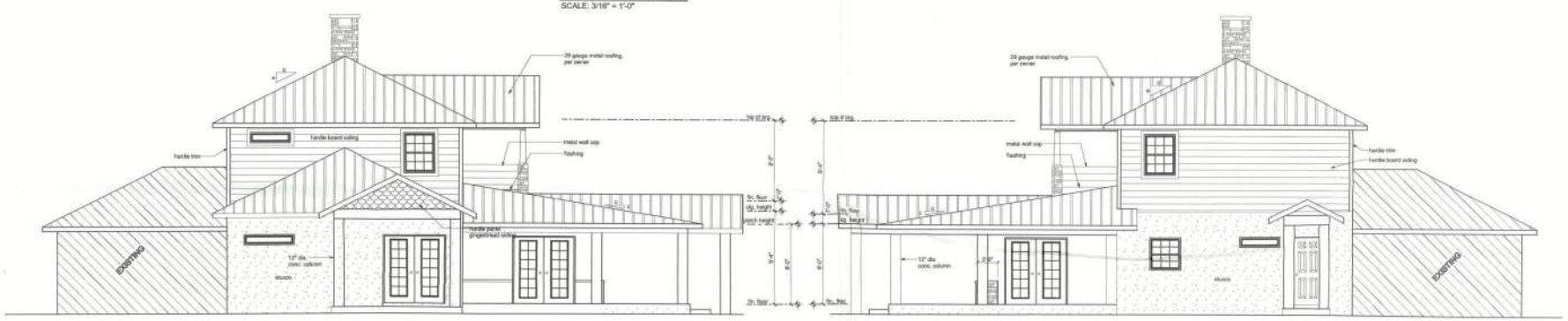


COLUMN DETAIL
SCALE: 3/4" = 1'-0"

A SECTION
SCALE: 1" = 1'-0"

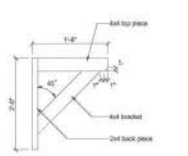


1 DOWEL DETAIL
SCALE: 1 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



GABLE BRACKET DETAIL
SCALE: 3/4" = 1'-0"

REAR ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
stucco control joints installed not more than 18' o.c. when applied over wire lath. when applied directly to masonry, control joints should be installed over joint aligned with any control joints in the masonry. control joints are also required where dissimilar base materials meet.

SCHNABEL RENOVATION/ADDITION

ELEVATIONS

COASTAL ENGINEERING
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7538
C.O.A. # 4000931

DATE	DRAWN BY
10/15/2012	W.H.F.
	APPROVED W.H.F.

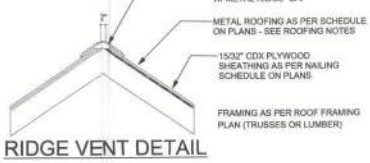
REVISIONS

SHEET A-6
OF 11

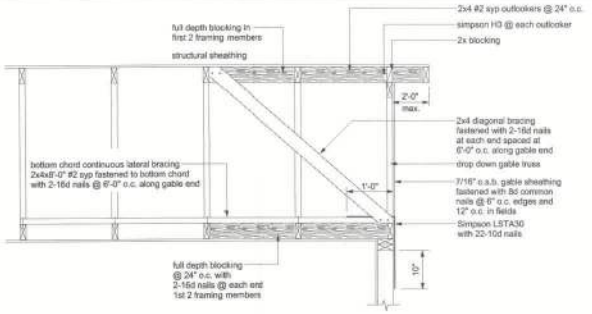
PROJECT NO.
12.R532

VENTILATION REQUIREMENTS

Total Attic Square Footage	Recommended Length of Cobra Rigid Vent II (Feet)	Minimum Intake Ventilation (Net Free Area in Sq. In.)
1600	21	384
1900	25	456
2200	29	528
2500	33	600
2800	41	744
3100	41	820
3400	45	816



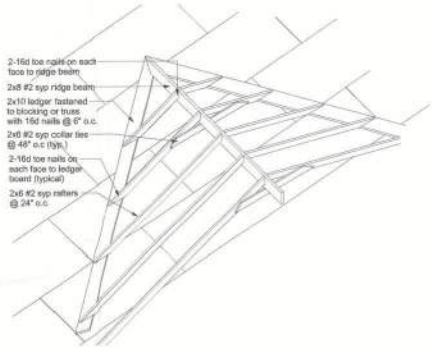
RIDGE VENT DETAIL



END WALL BRACING FOR CEILING DIAPHRAGM

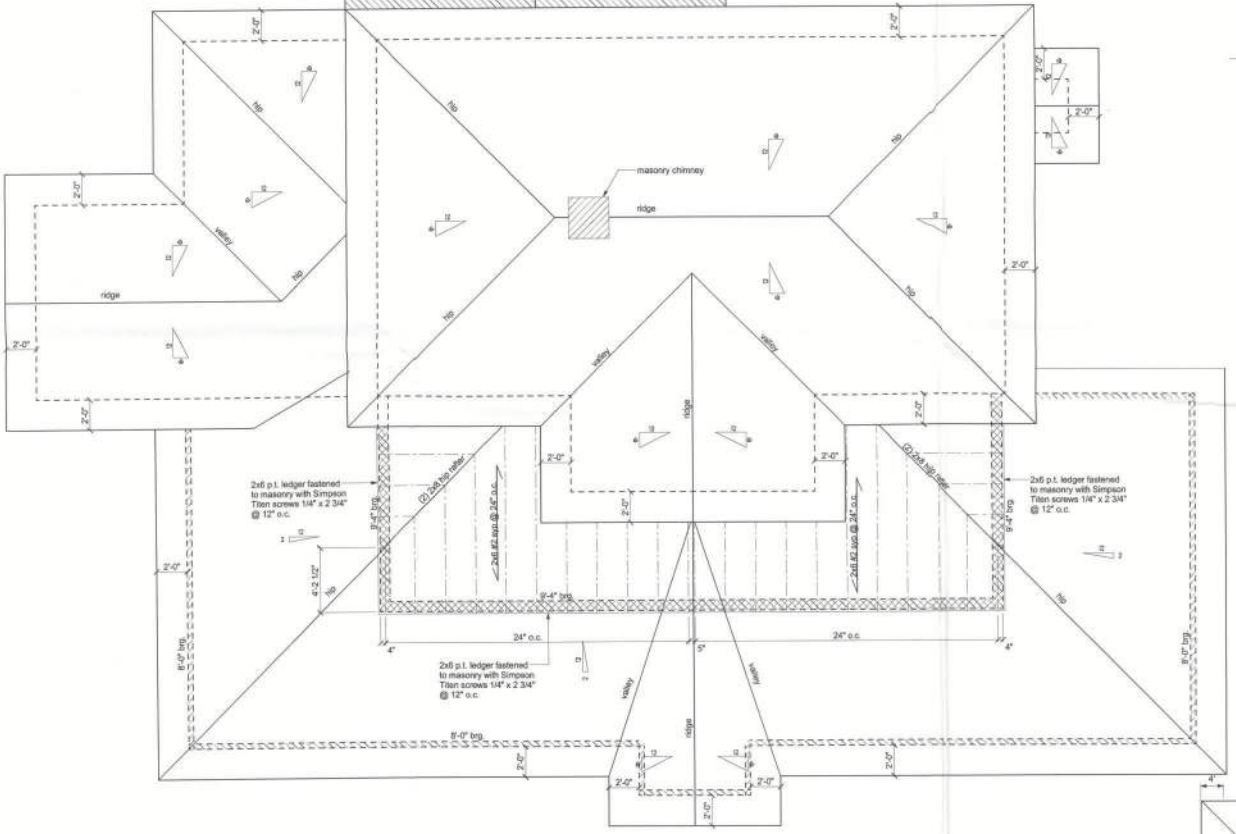
NTS

NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE



ROOF INTERSECTION DETAIL

NTS



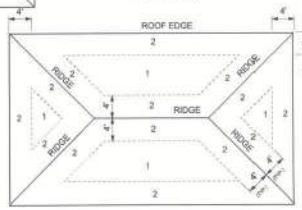
ROOF PLAN

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

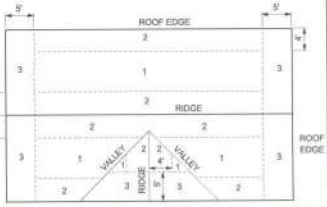
ROOF SHEATHING FASTENINGS

NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	15/32" cdx	8d ring shank hot dipped galvanized	6 in. o.c. EDGE 6 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			6 in. o.c. EDGE 6 in. o.c. FIELD

ROOF SHEATHING NAILING ZONES (HIP ROOF)



ROOF SHEATHING NAILING ZONES (GABLE ROOF)



SCHNABEL RENOVATION/ADDITION

ROOF PLAN

COASTAL ENGINEERING
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ST. AUGUSTINE, FL. 32086
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C.O.A. # 00003701

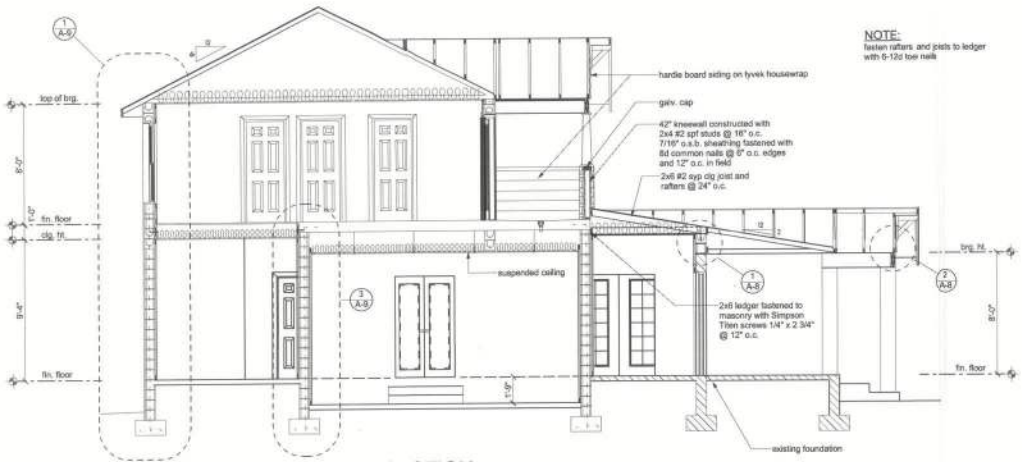
DATE 10/15/2012 | DRAWN BY W.H.F. | APPROVED W.H.F.

REVISIONS

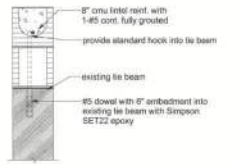
SHEET A-7

OF 11

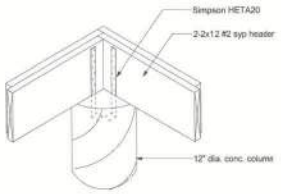
PROJECT NO. 12.R032



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

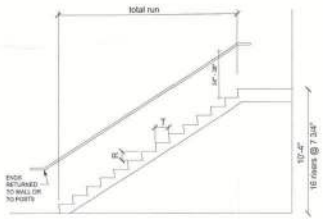


1 WALL EXTENSION DETAIL
SCALE: 1" = 1'-0"

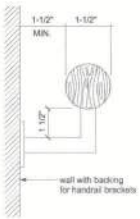


2 CORNER POST
@ REAR PORCH NTS

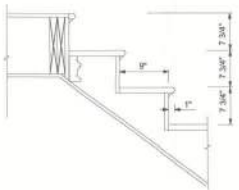
B SECTION
SCALE: 1/4" = 1'-0"



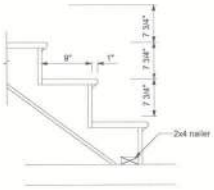
5 STD. STAIR INFO
NTS



6 HANDRAIL SECTION
NTS



7 HEADER SECTION
SCALE: 1" = 1'-0"



8 BASE SECTION
SCALE: 1" = 1'-0"

SCHNABEL RENOVATION/ADDITION

TYPICAL SECTIONS

COASTAL ENGINEERING
P.O. BOX 860125
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DATE 10/15/2012	DRAWN BY W.H.F.
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REVISIONS	
SHEET	A-8
OF	11
PROJECT NO.	12.R032