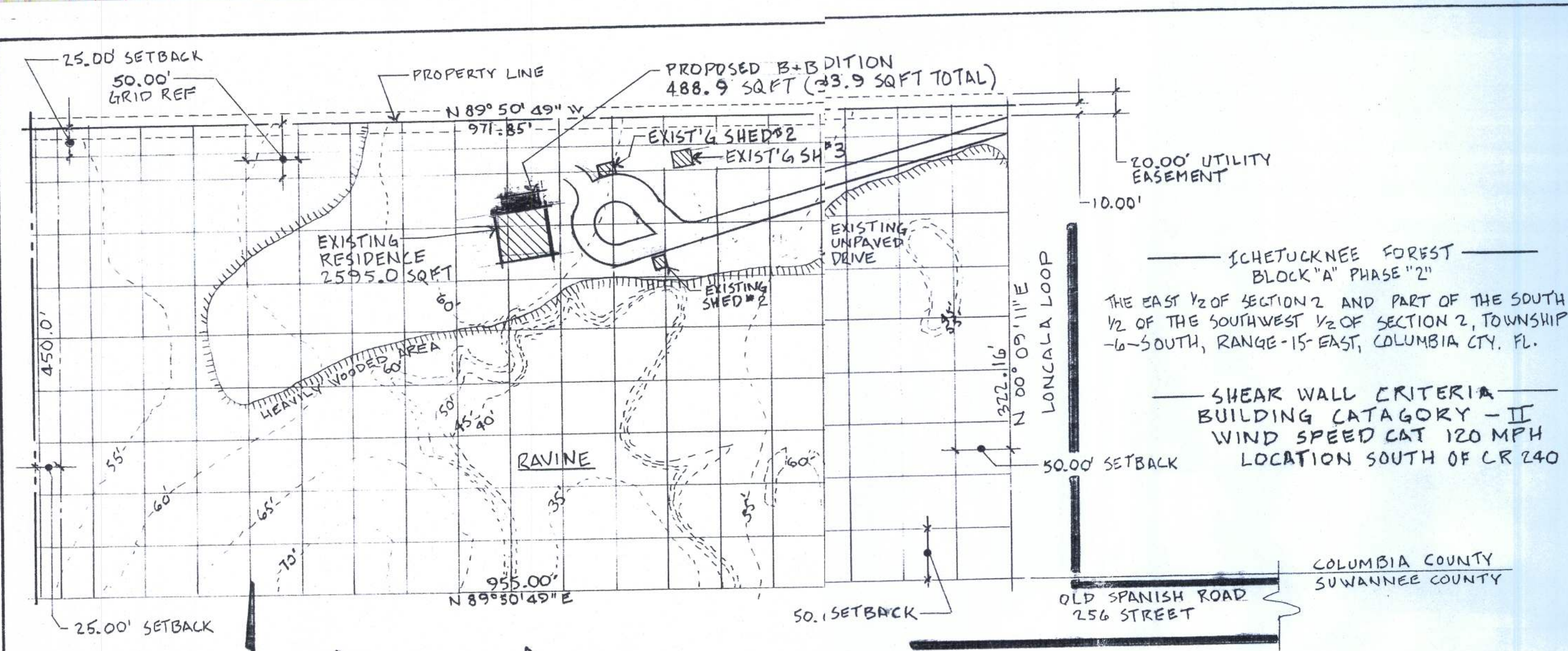
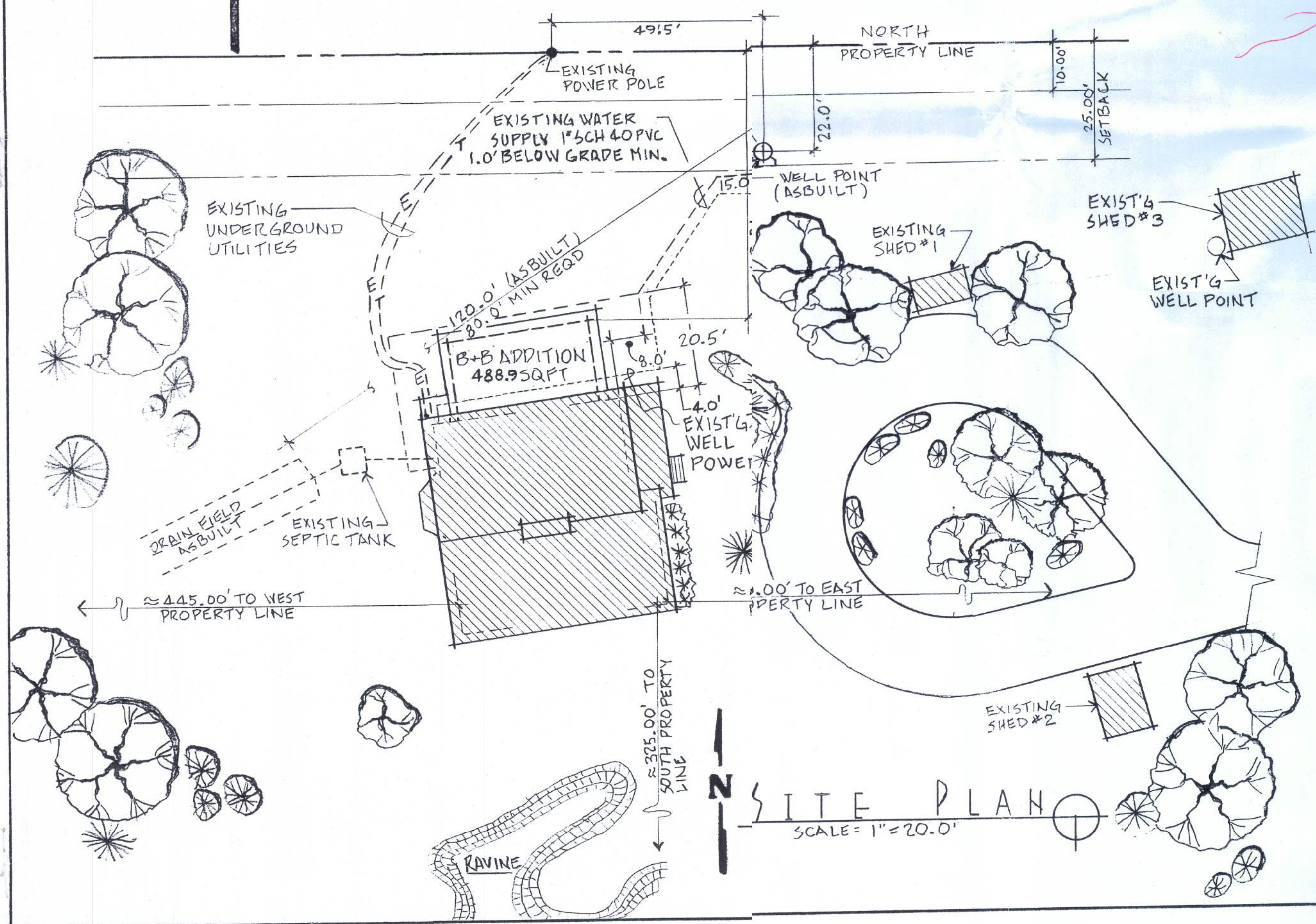




PLOT PLAN
SCALE = 1" = 100.0'



SITE PLAN
SCALE = 1" = 20.0'

REV. NO.		PERMIT NO.		PROJECT	
DATE		DESCRIPTION			
1				10/27/14 GENERAL REVISIONS/CONTRATORS	
3				APPLICATION FOR PERMIT	



WINDLOAD DATA AND EXPOSURE

BASIC WIND SPEED = 120 MPH
 IMPORTANCE FACTOR = 1.0
 EXPOSURE CATEGORY = B
 HEIGHT AND EXPOSURE ADJUSTMENT COE. = 1.0
 RESIDENTIAL OCCUPANCY = GROUP R3
 MEAN ROOF HEIGHT = 15.0 FT
 ROOF CROSS SLOPE = 1.5 : 12
 EAVE OVERHANG = 2.0 FT
 WALL HEIGHT = 8.0 FT
 SHEAR WALL LOCATIONS = EXTERIOR WALLS ONLY (ALL WALLS 3.0 FT IN LGTH OR GRTR)
 COMPONENT AND CLADDING PRESSURES -
 ROOF (ZONE 1 = 14.9, -23.7, ZONE 2 = 14.9, -41.3 ZONE 3 = 14.9 - 61.0), WALL (ZONE 4 = 25.9, -28.1, ZONE 5 = 25.9, -34.7)
 (UNITS ARE IN PSF.)

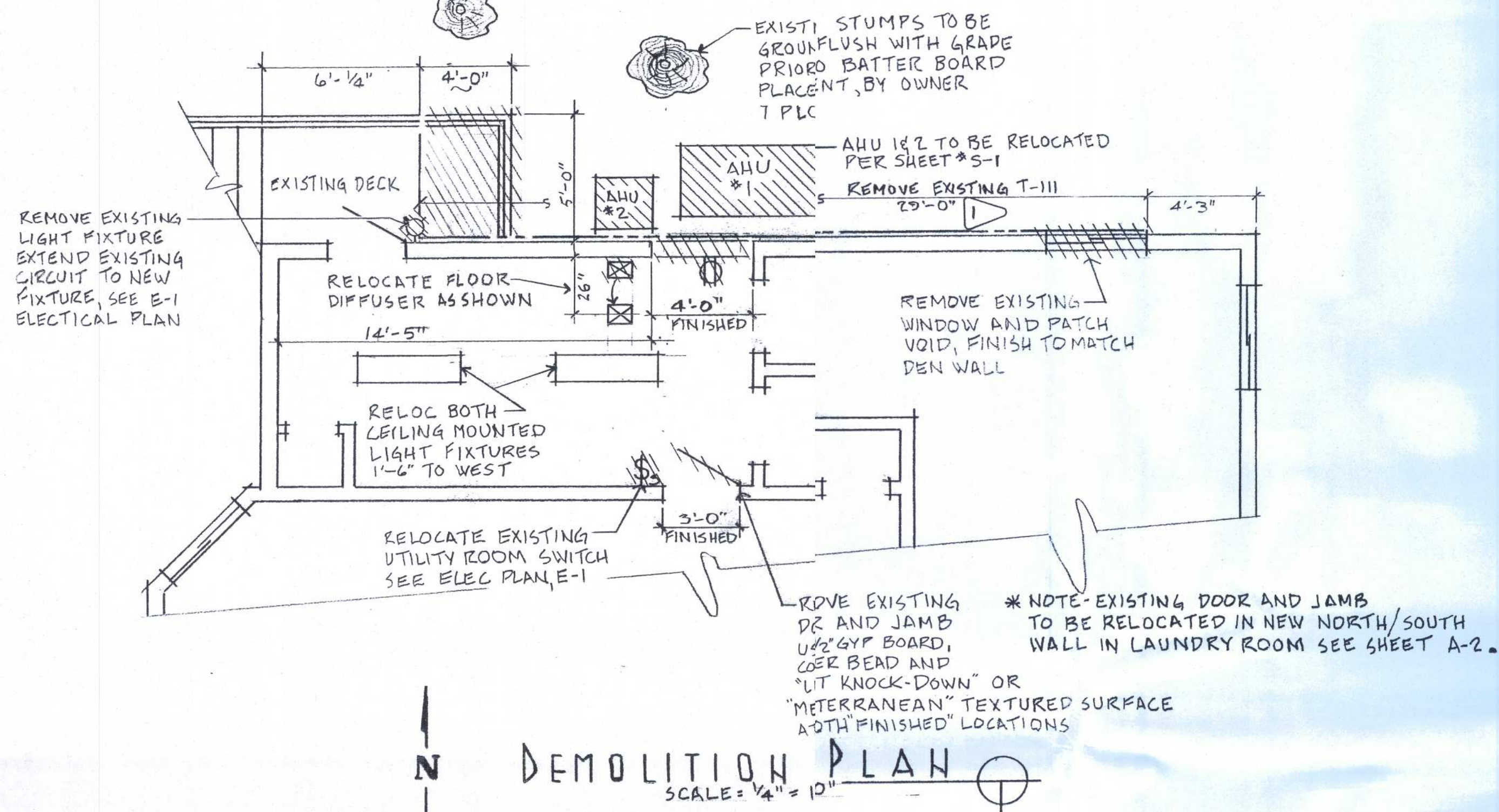
SHEET INDEX

SHT. NO.	SHEET TITLE	CONSEC. NO.
T-1	SITE + PLOT PLANS, LEGAL DESCRIPTION	1
D-1	DEMOLITION PLAN	2
S-1	FOUNDATION PLAN	3
A-1	ELEVATION PLAN	4
A-2	FLOOR PLAN AND FINISH SCHEDULES	5
A-3	JOIST AND TRUSS PLANS, TRUSS LAYOUT	6
A-4	WALL SECTIONS	7
A-5	INTERIOR AND EXTERIOR ELEVATIONS	8
P-1	PLUMBING PLAN AND ISOMETRIC DETAIL	9
M-1	HVAC PLAN	10
E-1	ELECTRICAL PLAN	11

PROJECT: SPENCE RESIDENCE		
B+B ADDITION, 190 SW LONCALA LOOP		
SHEET TITLE: SITE + PLOT PLANS, LEGAL DESCRIPTION		
DRAWN BY: GD SPENCE	DATE: 4 20 2014	SHEET NO. T-1 1

NOTES:

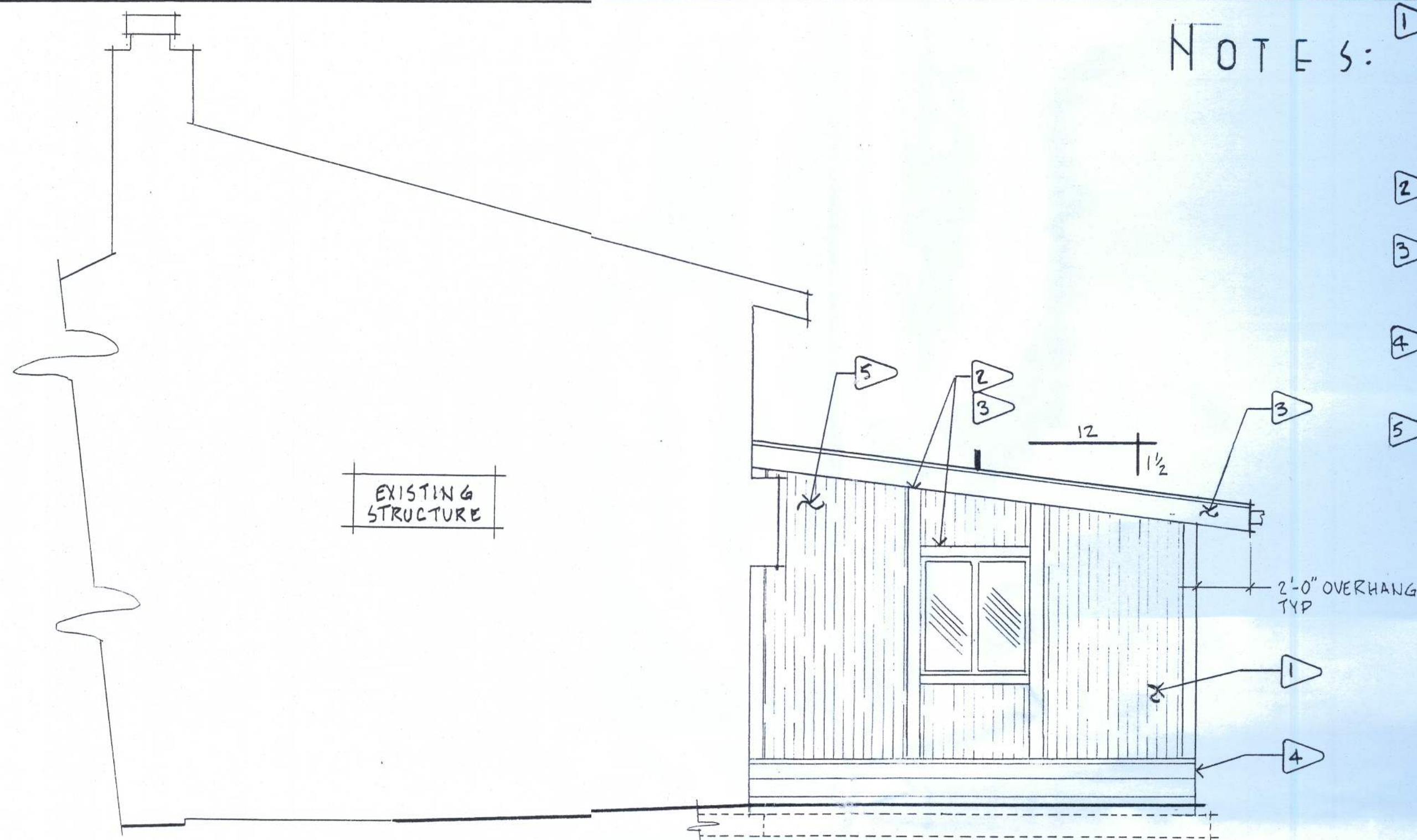
1 REMOVE EXISTING T-III TO DISTANCE SHOWN OF T-II: 29'-0" AND A HEIGHT OF 11'-4" FROM BOTTOM OF T-III; INDICATED AS "-----"



PROJECT: SPENCE RESIDENCE		
B+B ADDITION, 190 SW LONGCALA LOOP		
SHEET TITLE:		
DEMOLITION PLAN		
DRAWN BY:	DATE:	SHT. NO.
GD SPENCE	4 20 2014	D-12

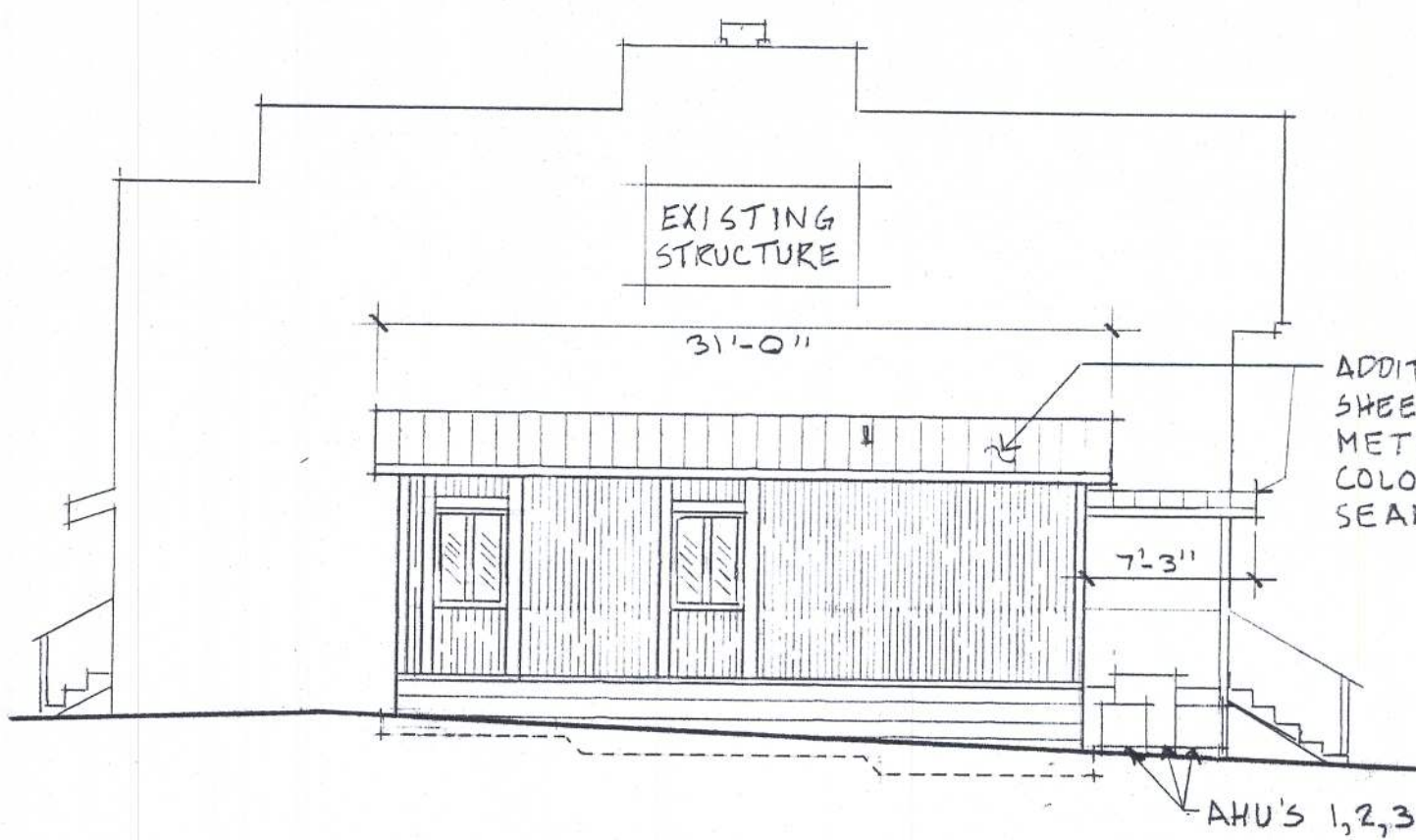
NOTE 5:

1. 2 LAYERS OF 1/2" CDX OR OSB "STAGGERED" NAILED USING 8d COMMON NAILS;
2. "NAILING TO BE 3" AROUND ALL EDGES AND 6" IN THE FIELD TO INTERVENING STUDS.
3. STAPLE BUILDING WRAP TO SEAL ALL LAYERED PLYBOARD AND COVER WITH 1/2" HARDIEBOARD GROOVED TO MATCH EXISTING STRUCTURE.
4. VERTICAL TRIM TO BE 1"x6" CEDAR, HORIZONTAL TRIM TO BE 1"x4" CEDAR WITH SHIPLAP JOINTS.
5. PAINT ALL SOFFIT, FACIA AND TRIM USING 1 LAYER OF UNDERCOAT AND 2-3 COATS OF OLYMPIC #D65-1 (NIGHT FROST) PAINT.
6. PAINT CONCRETE MASONRY WITH 1 LAYER OF UNDERCOAT AND 2-3 COATS OF OLYMPIC #D61-6 (NIGHT WATCH) PAINT.
7. PAINT HARDIE BOARD (FIELD) WITH 1 LAYER OF UNDERCOAT AND 2-3 COATS OF OLYMPIC #D61-4 (SCARBOROUGH) PAINT.

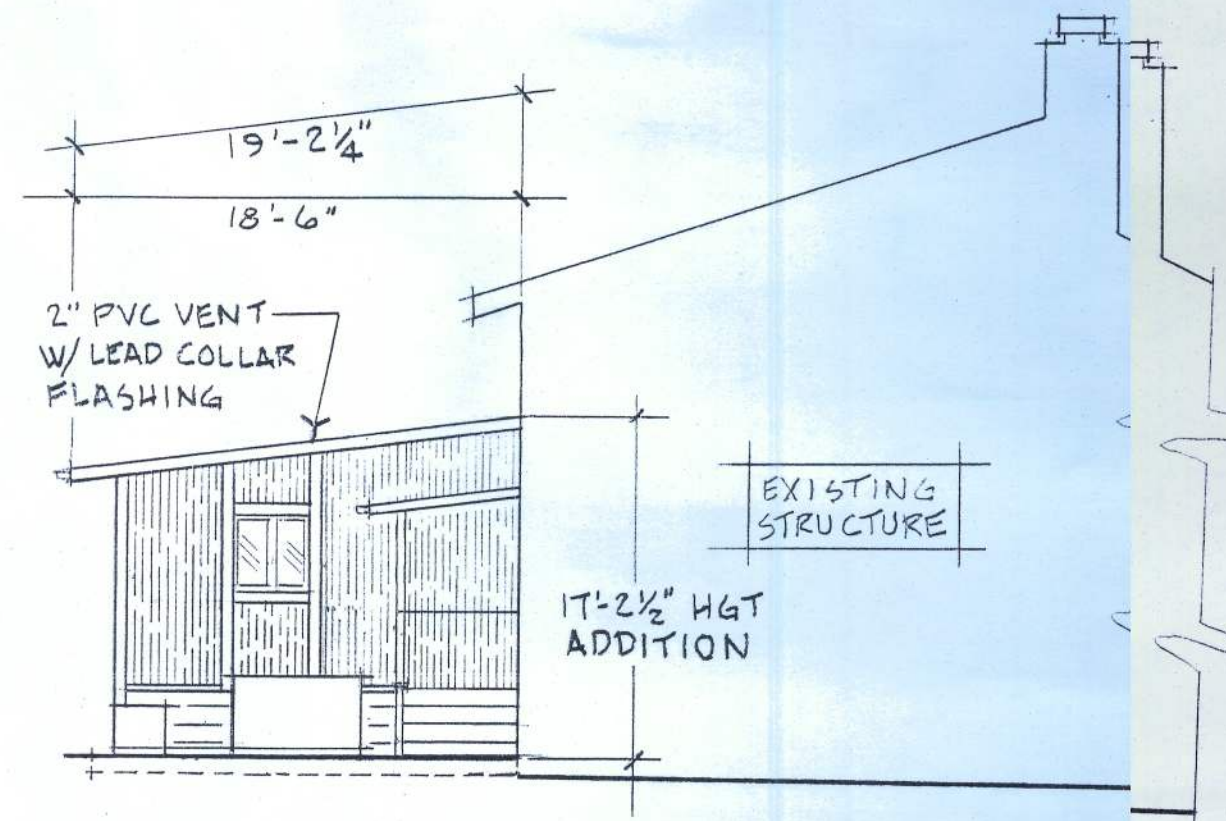


WEST ELEVATION
SCALE = 1/4" = 1'-0"

— SHEAR WALL CRITERIA —
B BUILDING CATEGORY - II
LO. WIND SPEED CAT - 120 MPH
LOCATION SOUTH OF CR240
REFER TO SHEET T-1, NO. 1 FOR
WIND LOAD DATA AND EXPOSURE.

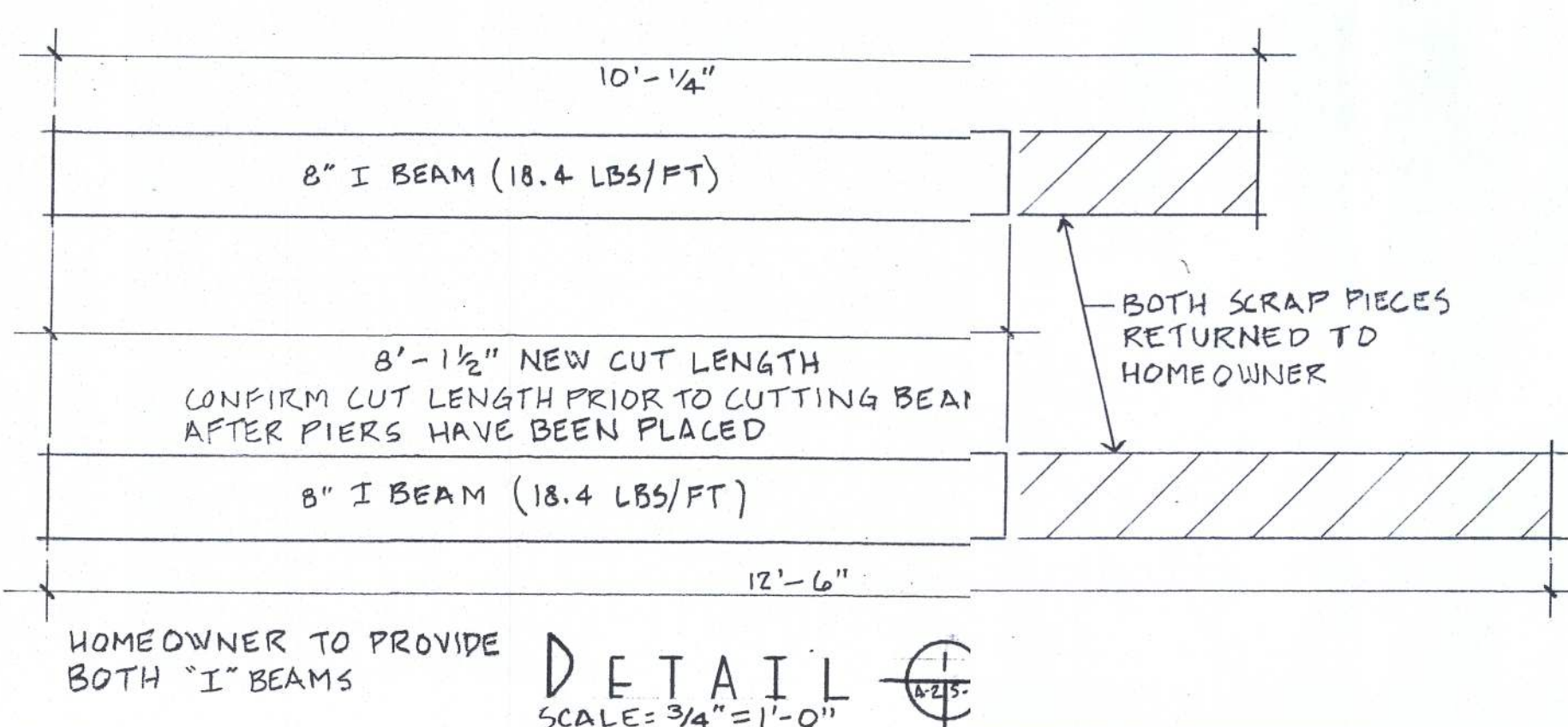


SOUTH
SCALE = 1/8" = 1'-0"



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

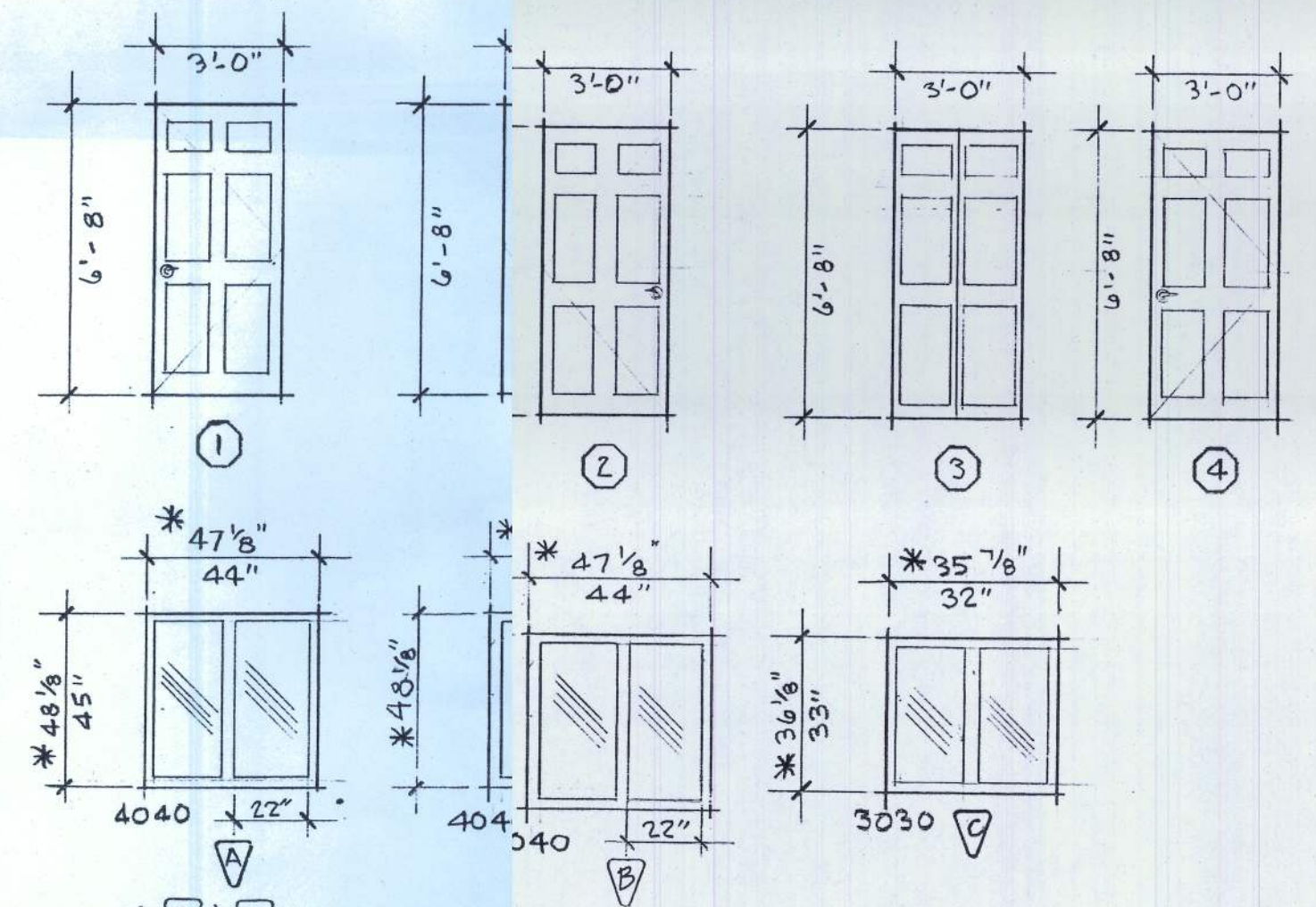
PROJECT: SPENCE RESIDENCE		
B+B ADDITION, 1905W LONCALA LOOP		
SHEET TITLE:		
ELEVATION PLAN		
DRAWN BY:	DATE:	SHT. NO.
GD SPENCE	4 20 2014	A-1 4



DOOR SCHEDULE			QTY
ITEM	SIZE	DESCRIPTION	
①	3'-0" X 6'-8"	EXIST'G DR HOLLOW CORE, HDW NEW LOCKSET, NIC	1
②	3'-0" X 6'-8"	HOLLOW CORE, LH SWING, HDW THUMB LOCK, BRUSHED NIC	2
③	3'-0" X 6'-8"	BI-FOLD, H HOLLOW CORE	4
④	3'-0" X 6'-8"	HOLLOW CORE, RH SWING, HDW THUMB LOCK, BRUSHED NIC	1

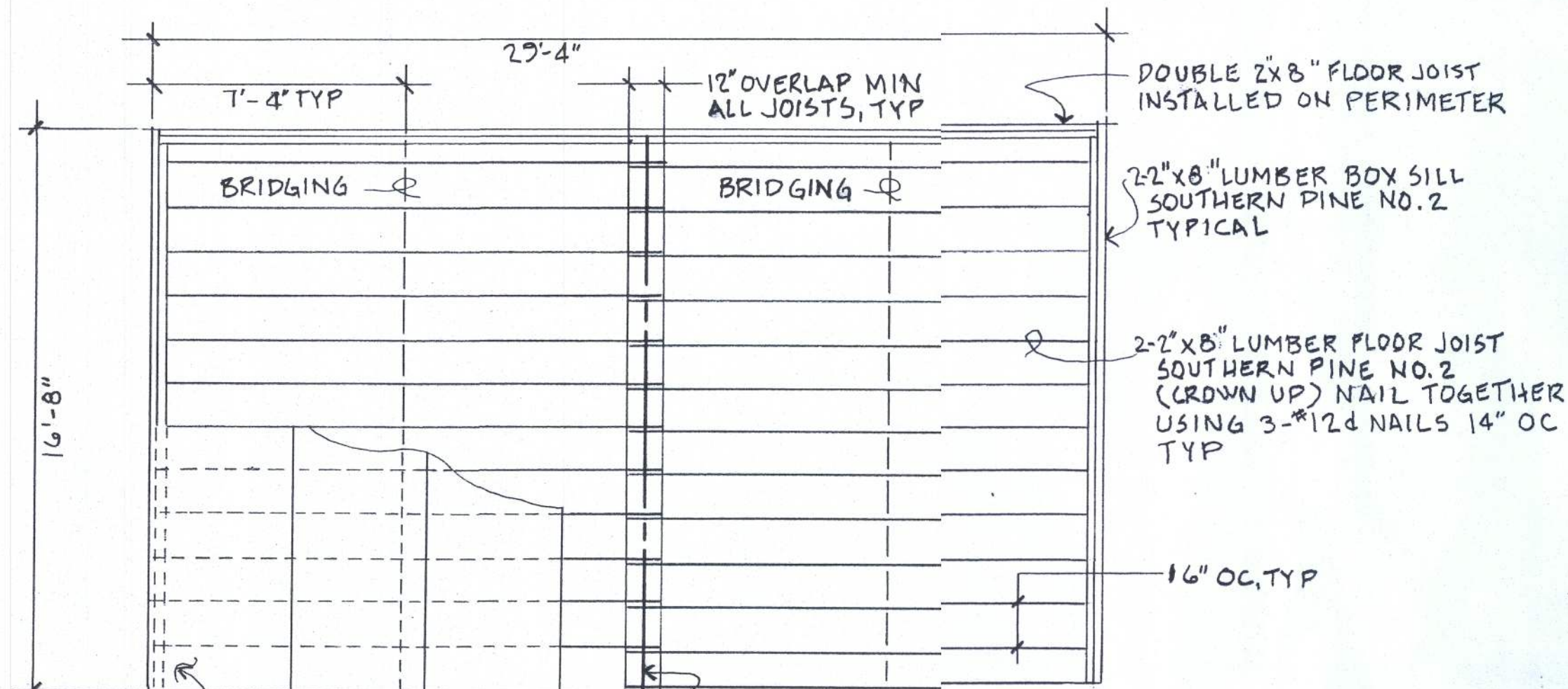
WINDOW SCHEDULE

ITEM	RO. WIDTH	RO. HEIGHT	DESCRIPTION	SILL HGT	QTY
A	47 3/8"	48 3/8"	EXIST'G HORIZONTAL SLIDER, MILL	32"	1
B	36 1/8"	36 3/8"	HORIZ SLIDER, INSULATED D.P, MILL CLEAR PANES	32"	2
C	36 1/8"	36 3/8"	HORIZ SLIDER, INSULATED D.P, MILL CLEAR PANES	44"	1



WINDOWS A & B MEET
EGRESS REQUIREMENT
5'0" SQFT OPEN'G SPACE

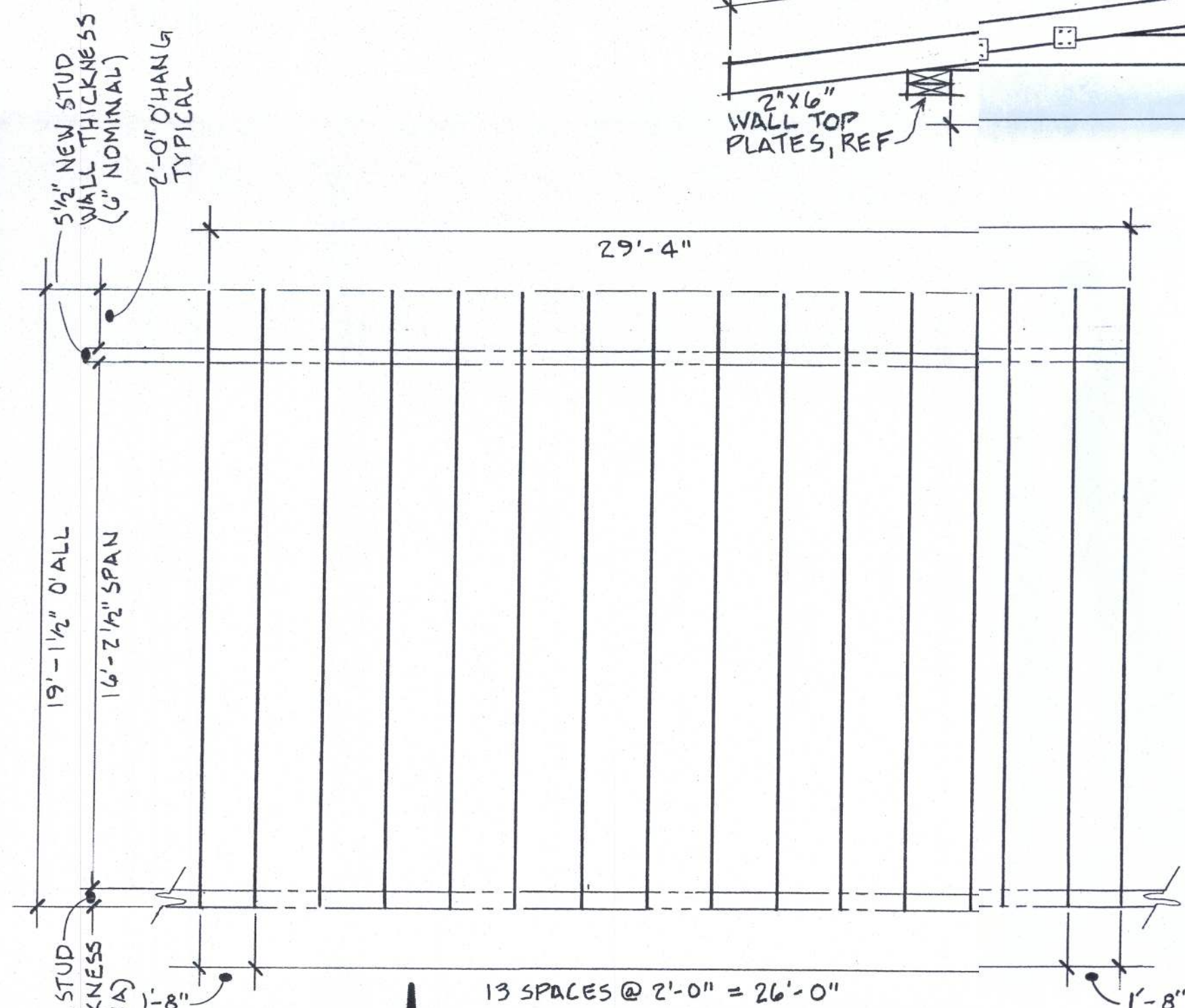
PROJECT: SPENCE RESIDENCE		
B+B ADDITION, 190 SW LONGCALA LOOP		
SHEET TITLE:		
'FLOOR PLAN AND FINISH SCHEDULES		
DRAWN BY:	DATE:	SHEET NO.
GD SPENCE	4 20 2014	A-25



2 LAYERS OF 5/8" PLYWOOD T&G 'STAGGERED' SUBFLOOR SCREWED 8" ON EDGE AND 12" IN FIELD

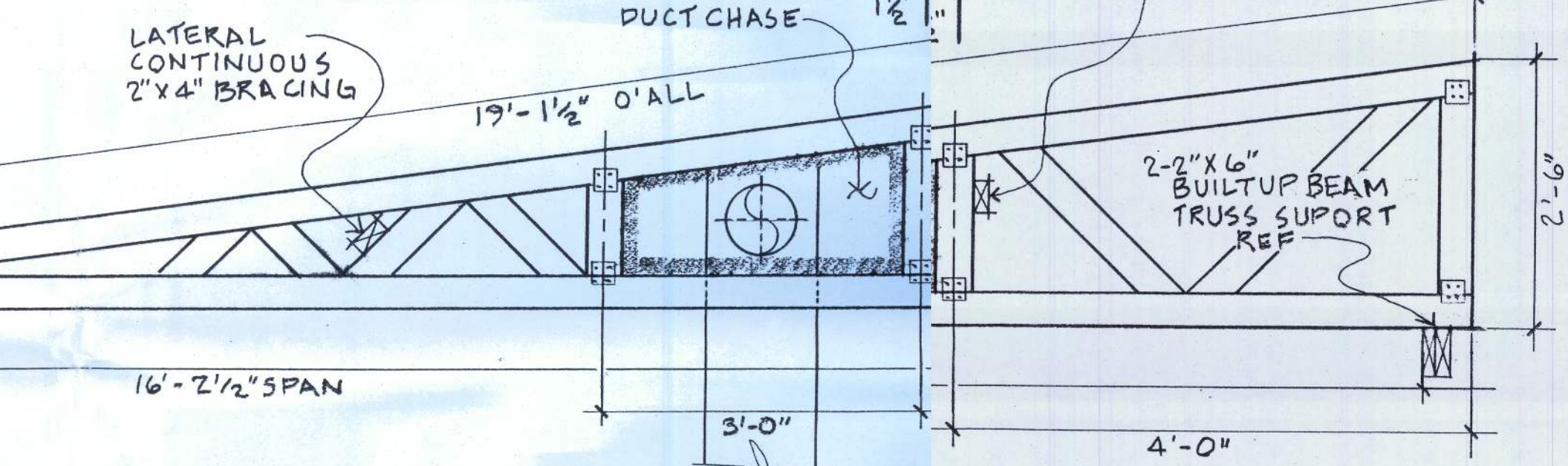
8" I BEAM (GIR) 2 PLS, SEE SHES S-1&A-2

JOIST PLAN
SCALE = 1/4" = 1'-0"



TRUSS PLAN
SCALE = 1/4" = 1'-0"

NOTE = FINAL TRUSS DESIGN TO BE BY TRUSS MANUFACTURER TO BE RER ONLY.



RESIDENTIAL LIVE LOAD GREATER THAN 55 PSF @ 2'-0" C TO C WITH TRUSS DEPTH OF 2'-6"

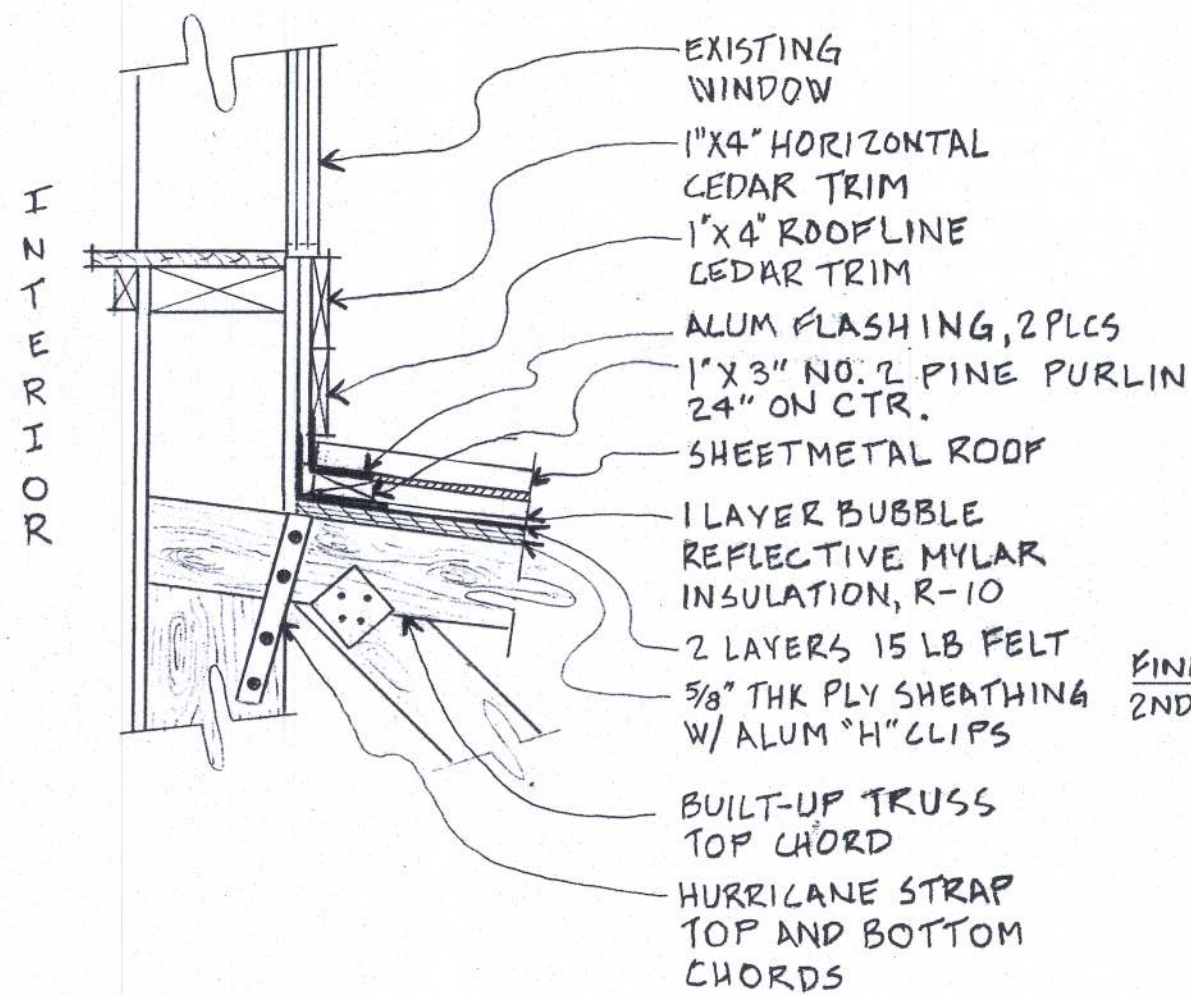
AIR SUPPLY DUCT REF

16 TRUSSES REQUIRED FOR PROJECT

TRUSS LAYOUT
SCALE = 3/4" = 1'-0"

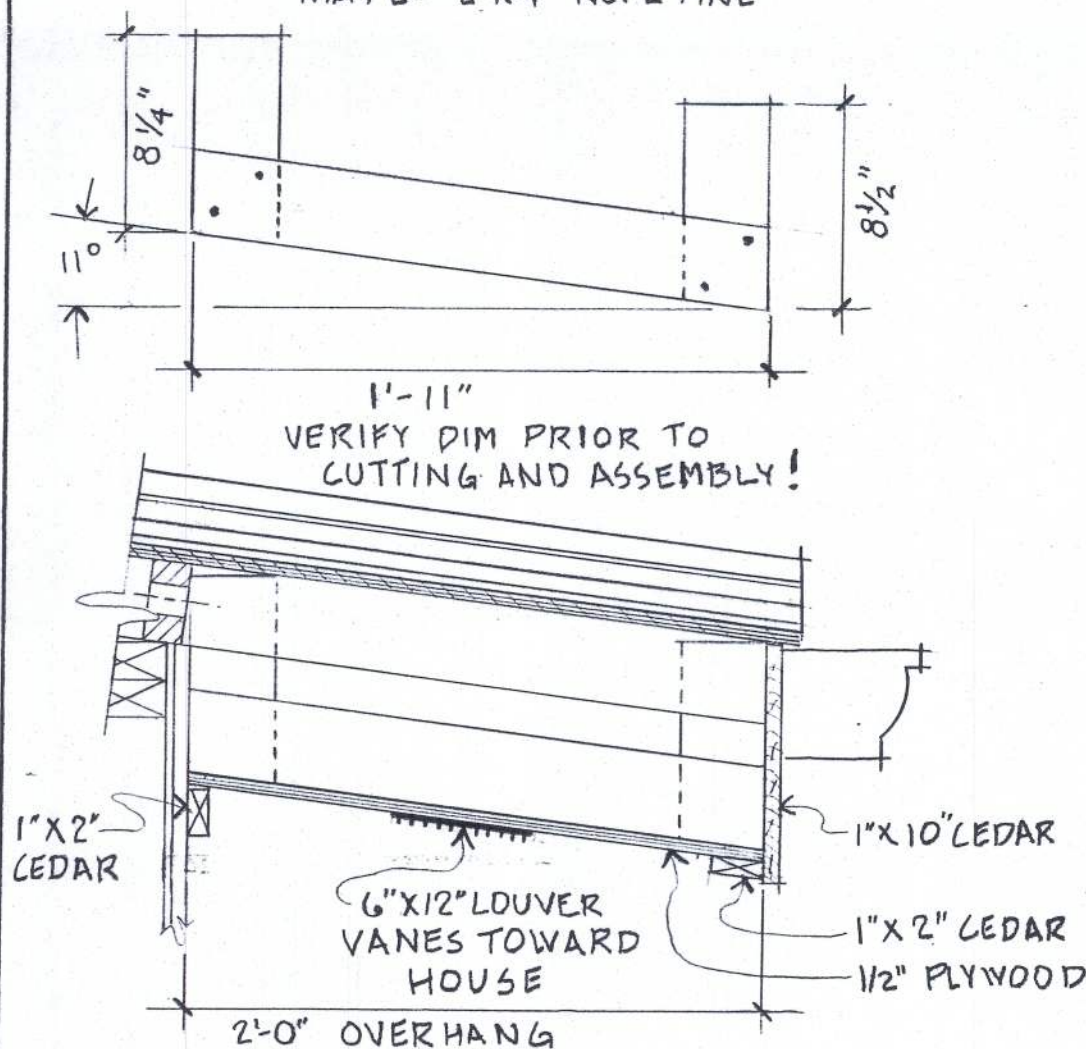
* TRUSS LAYOUT DONE TO ASSIST TRUSS MANUFACTURER WITH REQUIRED DIMENSIONS

PROJECT: SPENCE RESIDENCE		
B+B ADDITION, 190 SW LONG LA LOOP		
SHEET TITLE: FLOOR JOIST + ROOF TRUSS PLANS		
DRAWN BY: GD SPENCE	DATE: 4 20 2014	SHEET NO. A-3 4

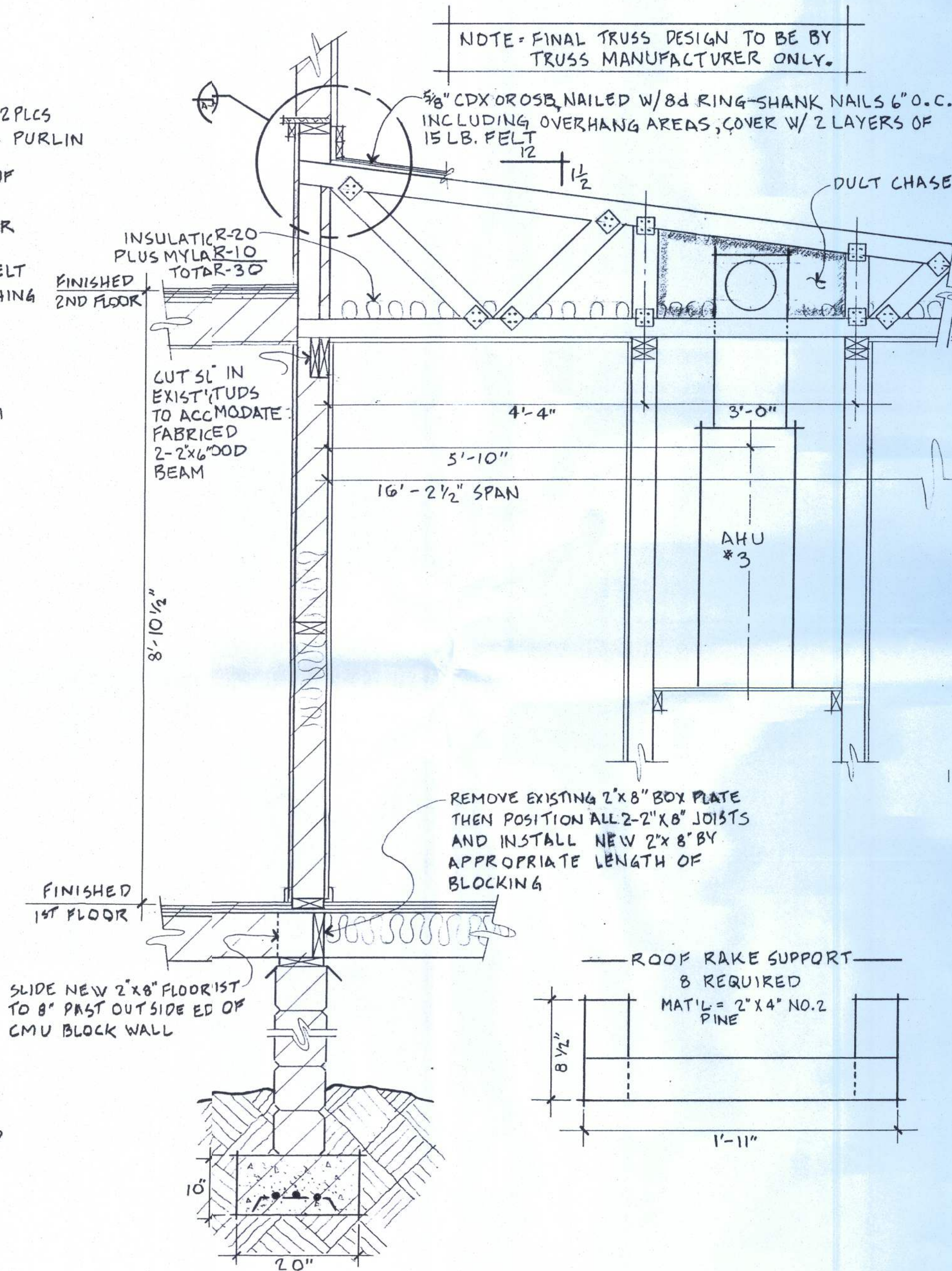


DETAIL 1
SCALE: 1 1/2" = 1'-0"

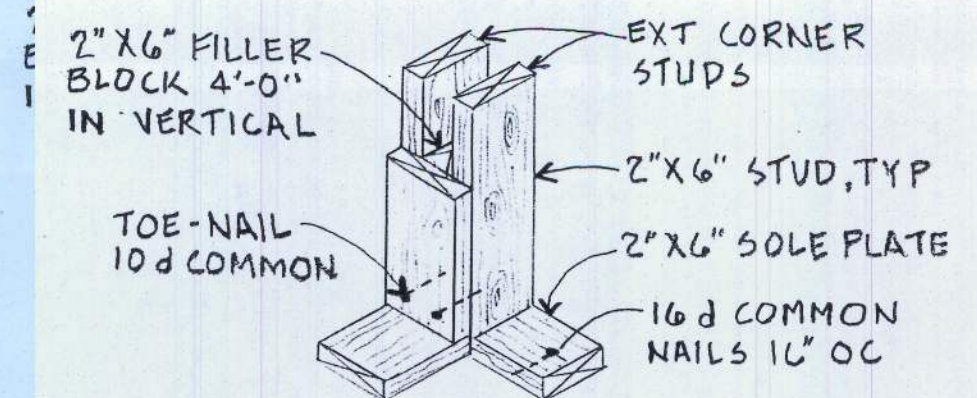
— ROOF EAVE SUPPORT —
9 REQUIRED EVERY OTHER JOIST
MATERIAL = 2"X4" NO. 2 PINE



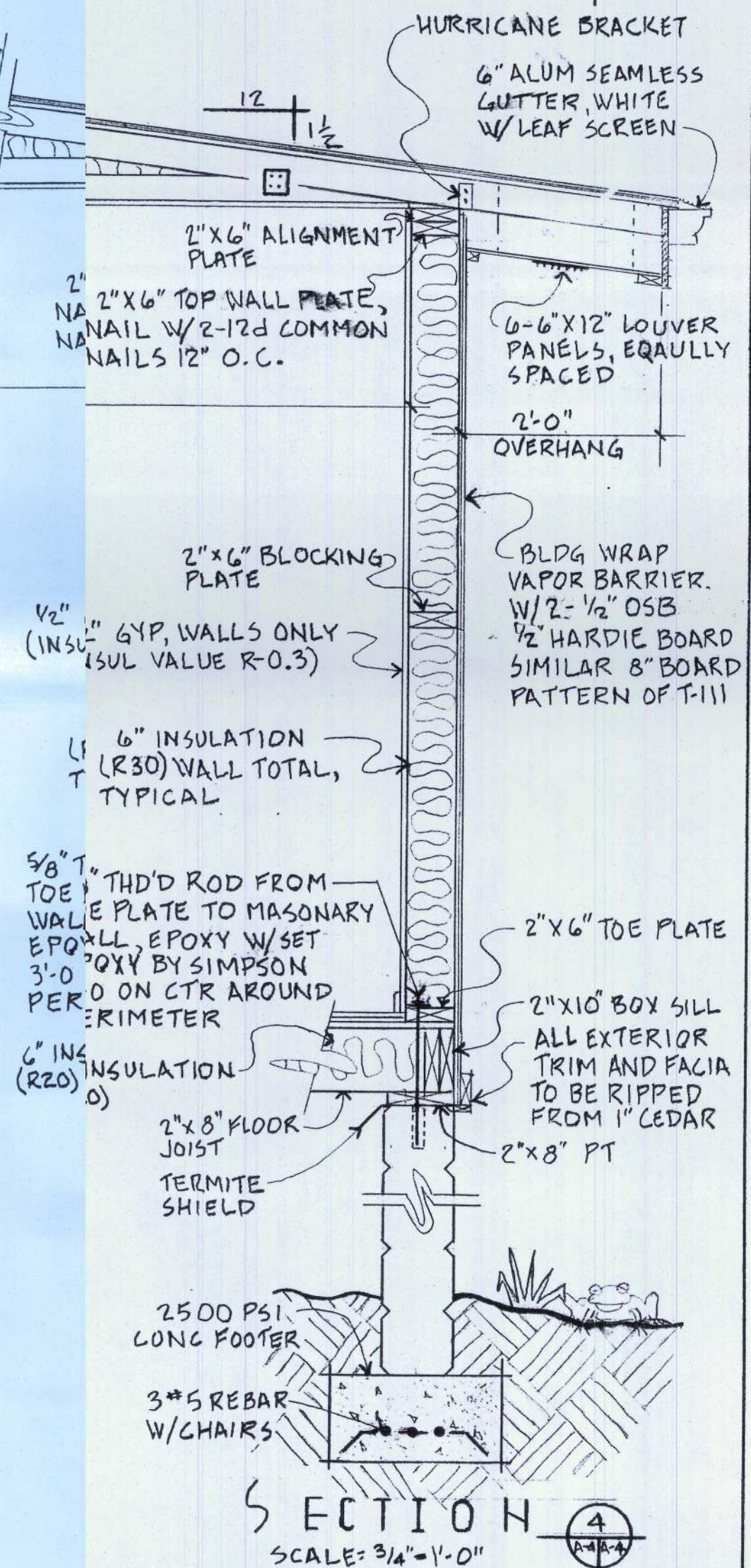
DETAIL 2
SCALE: 1 1/2" = 1'-0"



SECTION 3
SCALE: 3/4" = 1'-0"
FOUNDATION WALL W/ TRUSS TIE-IN

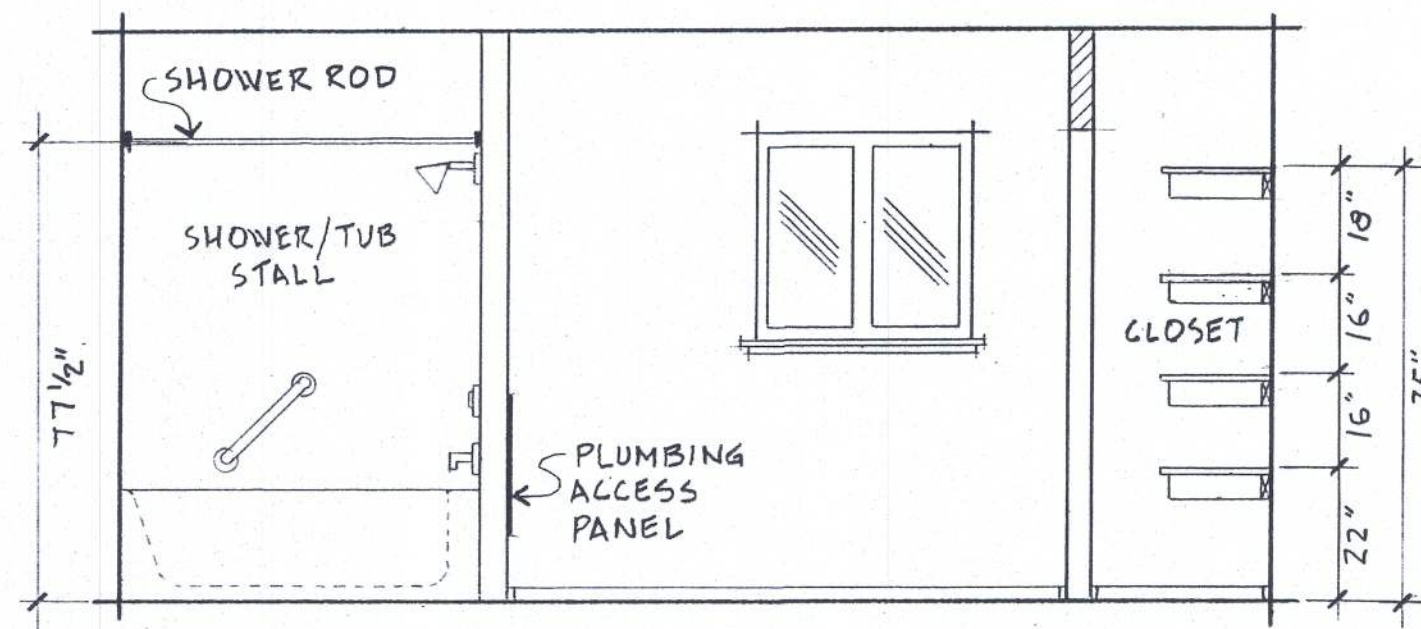


DETAIL 5



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

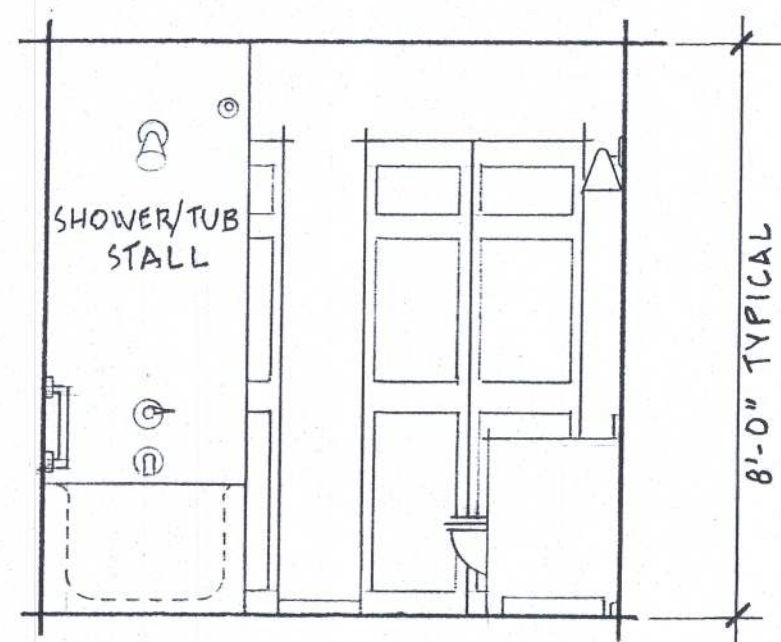
PROJECT: SPENCE RESIDENCE		
B+B ADDITION, 190 SW LONGCALA LOOP		
SHEET TITLE: WALL SECTIONS		
DRAWN BY: GD SPENCE	DATE: 4 20 2014	SHEET NO. A-4 7



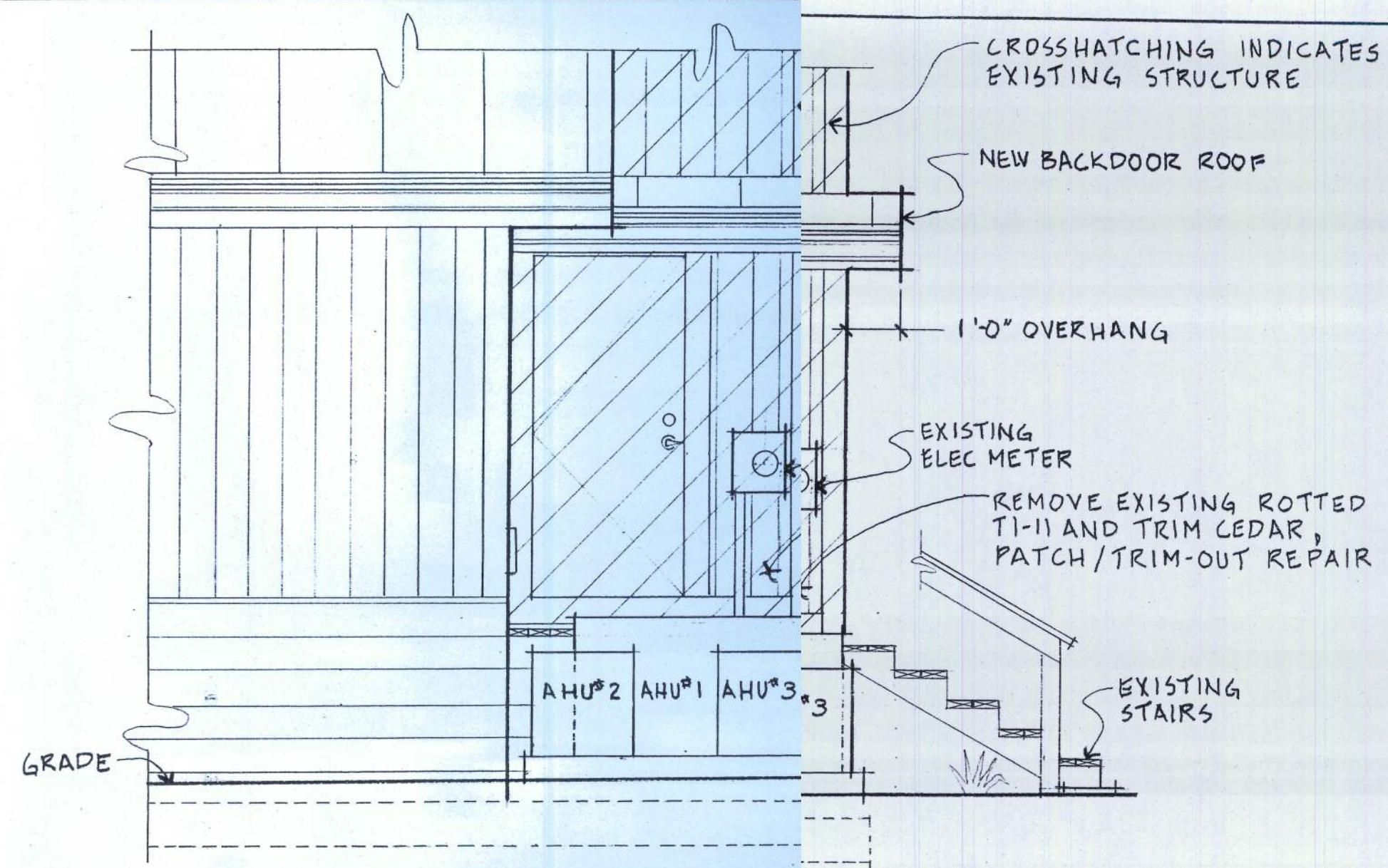
WEST ELEVATION
SCALE = 3/8" = 1'-0"



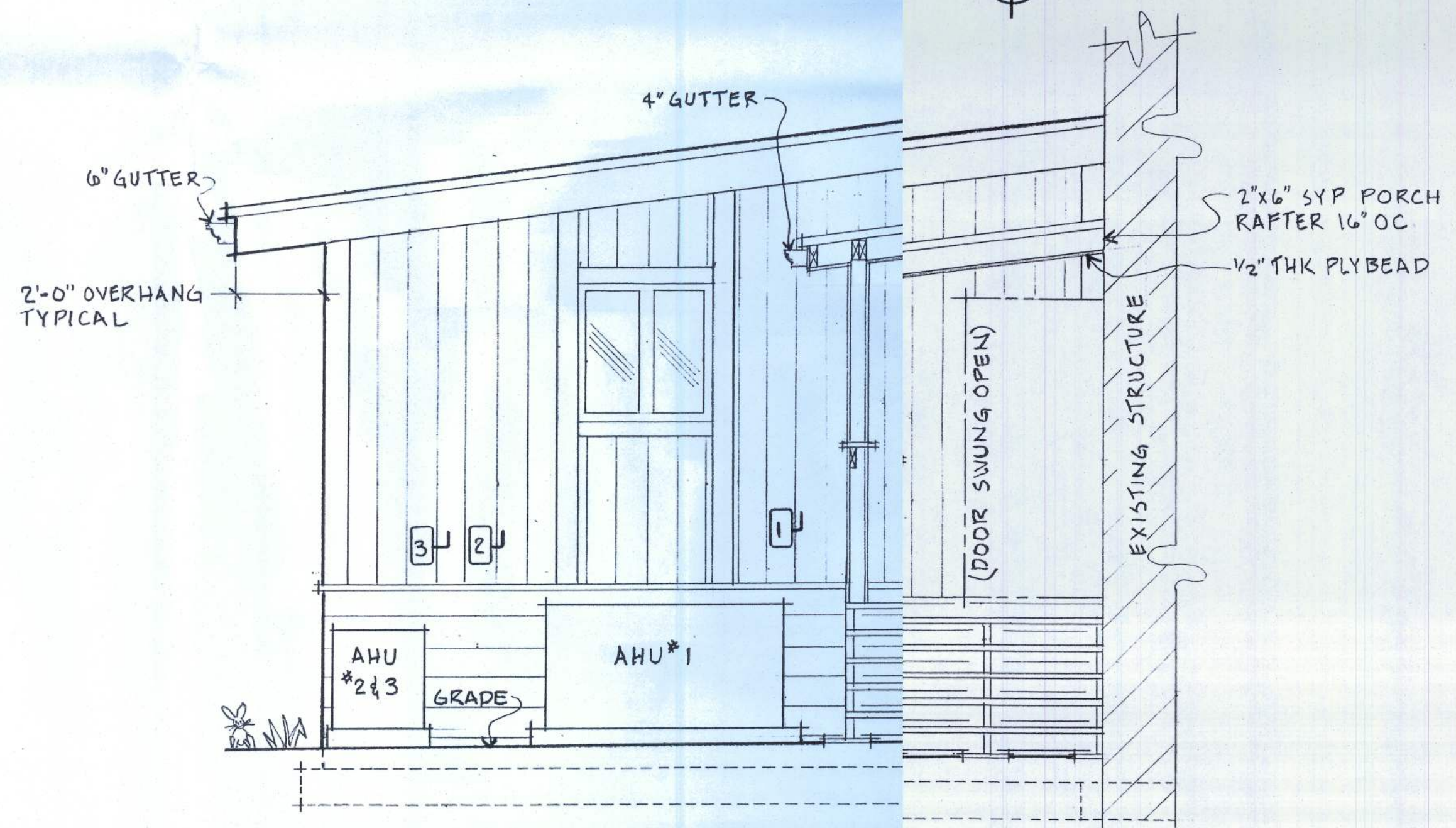
EAST ELEVATION
SCALE = 3/8" = 1'-0"



NORTH ELEVATION
SCALE = 3/8" = 1'-0"

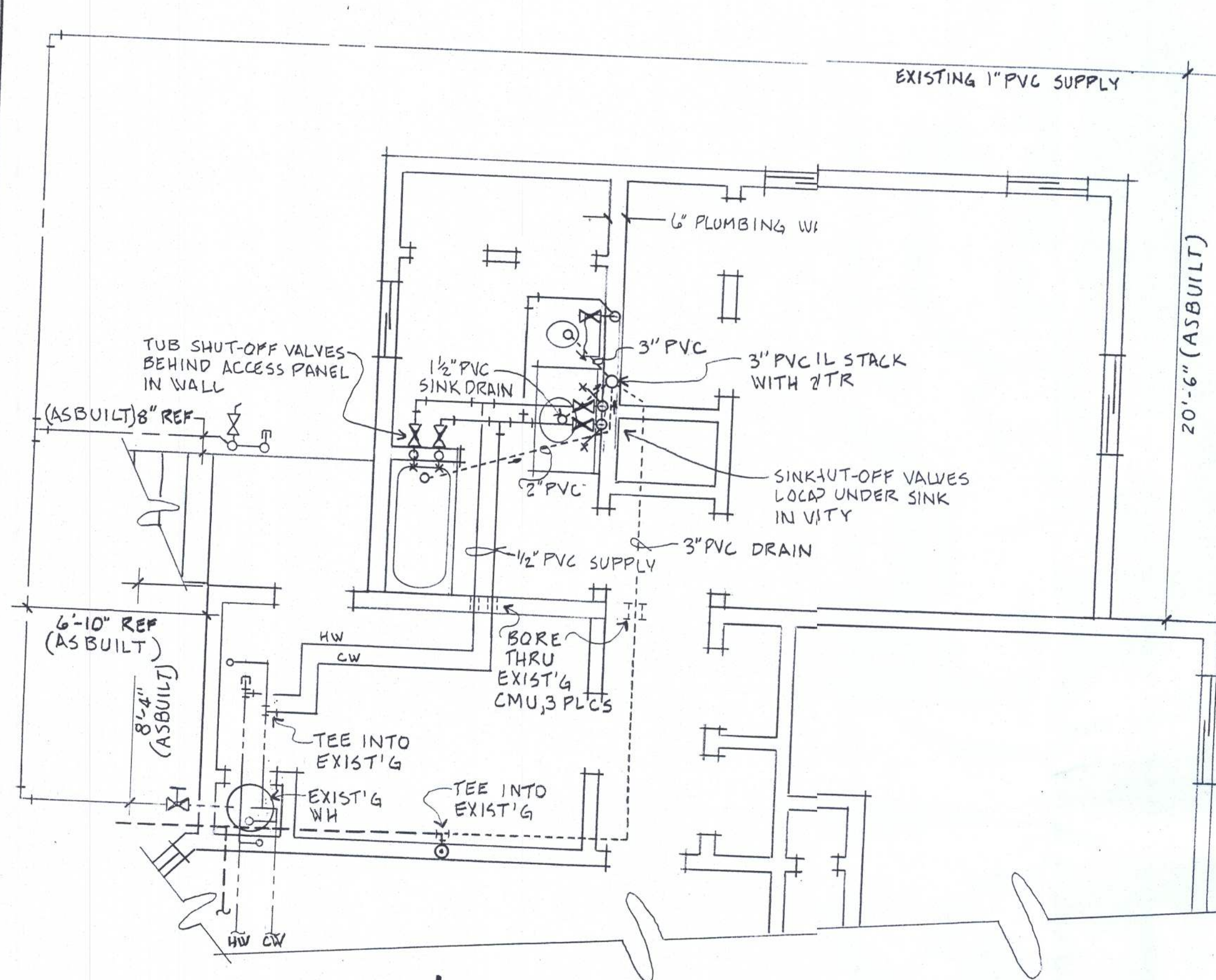


SOUTH ELEVATION
SCALE = 3/8" = 1'-0"

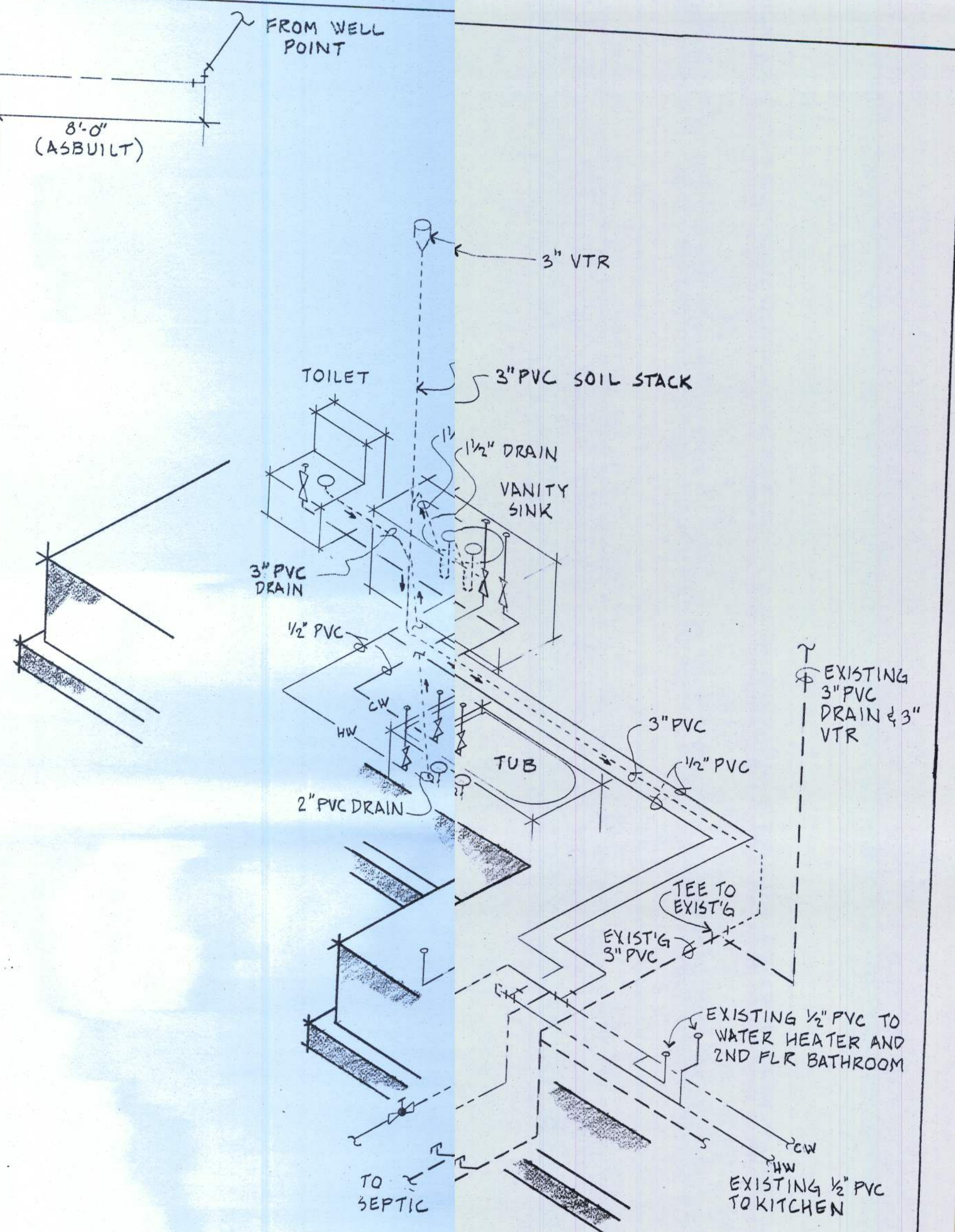


EAST ELEVATION
SCALE = 3/8" = 1'-0"

PROJECT: SPENCE RESIDENCE		
B+B ADDITION, 190 SW LONCALA LOOP		
SHEET TITLE: INTERIOR AND EXTERIOR ELEVATIONS		
DRAWN BY: GP SPENCE	DATE: 4 20 2014	SHEET NO. A-5 8



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



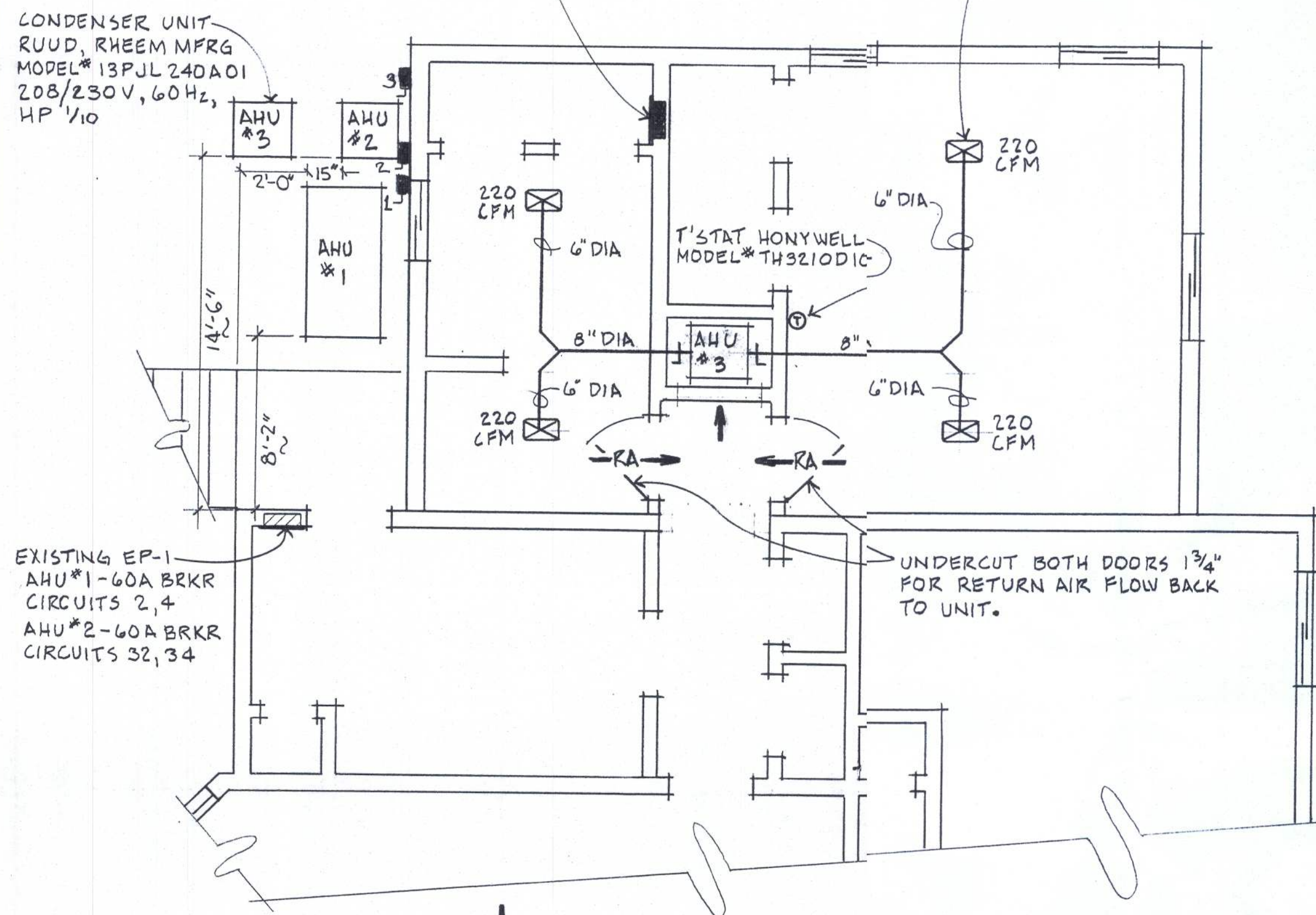
ISOMETRIC DETAIL
 NOT TO SCALE

PROJECT: SPENCE RESIDENCE		
B+B ADDITION, 190 SW LONCALA LOOP		
SHEET TITLE: PLUMBING PLAN AND ISOMETRIC DET.		
DRAWN BY: GD SPENCE	DATE: 4 20 2014	SHEET NO. P-19

CONDENSER UNIT
RUUD, RHEEM MFRG
MODEL# 13PJL 24DA01
208/230V, 60HZ,
HP 1/10

NEW PANEL EP-2
AHU#3, 60A BRKR
CIRCUITS 2,4

6"X10" DIFFUSER WITH 6" DIA NECK AND
OPPOSED BLADE DAMPER, WHITE FINISH
4 REQUIRED

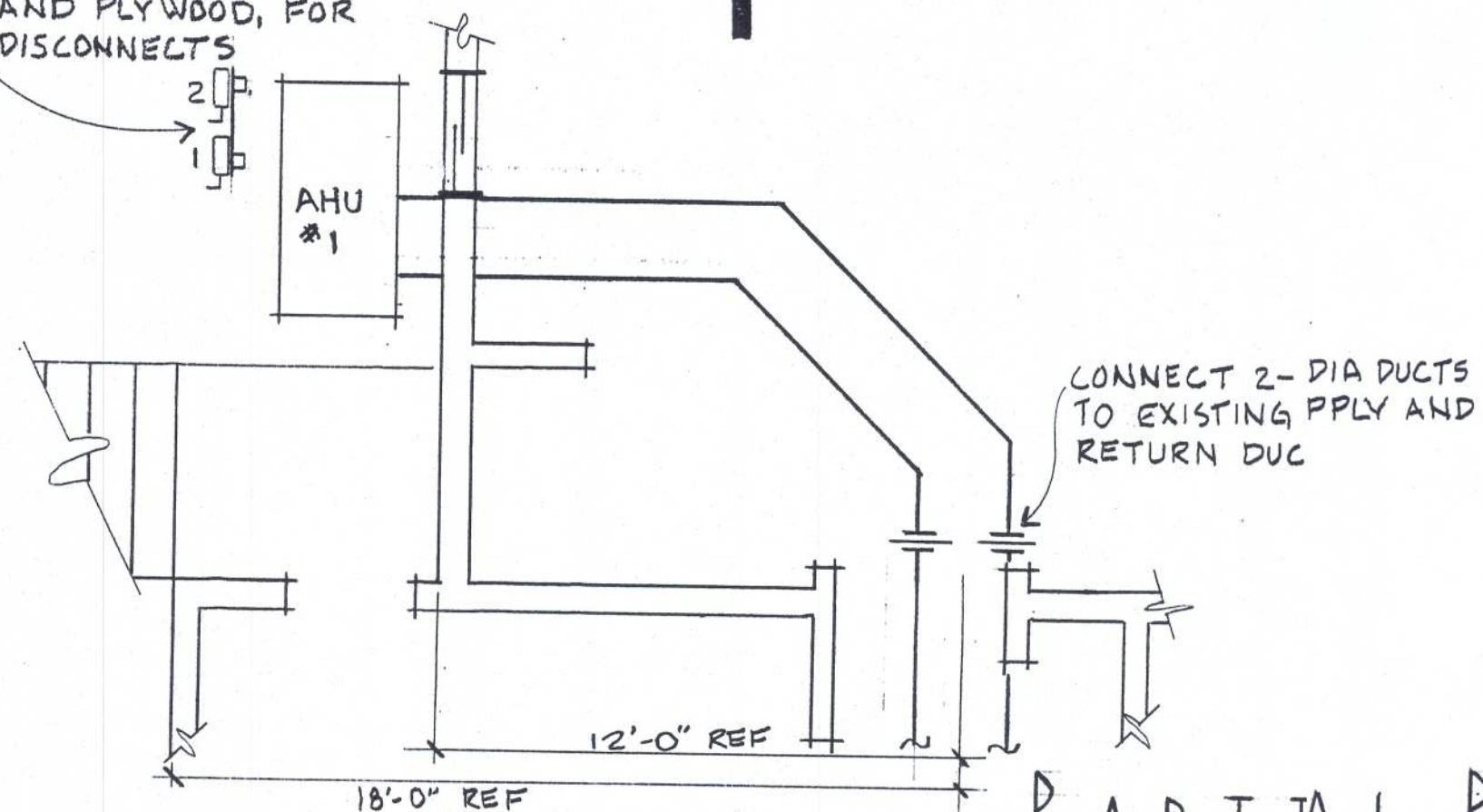


FLOOR PLAN

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



PROVIDE TEMPORARY
STANCHION, UNISTRUT
AND PLYWOOD, FOR
DISCONNECTS

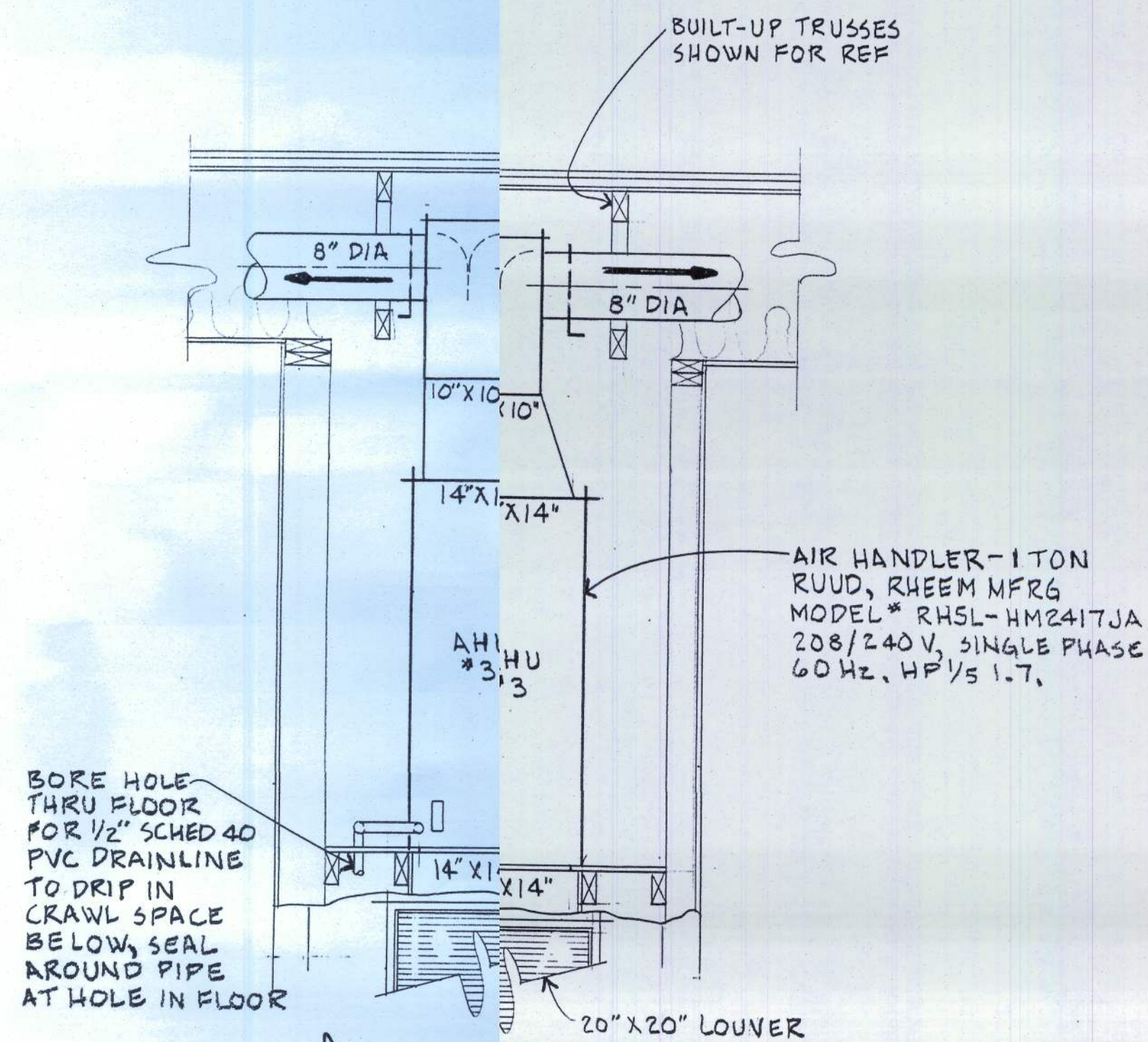


PARTIAL PLAN

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

NOTES:

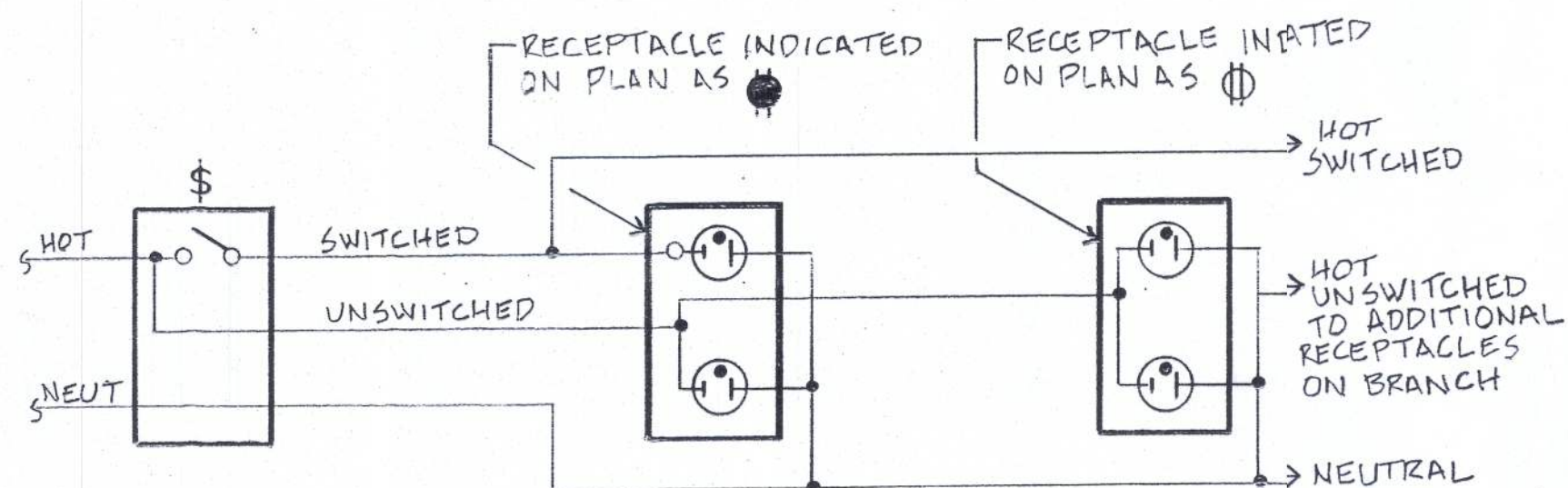
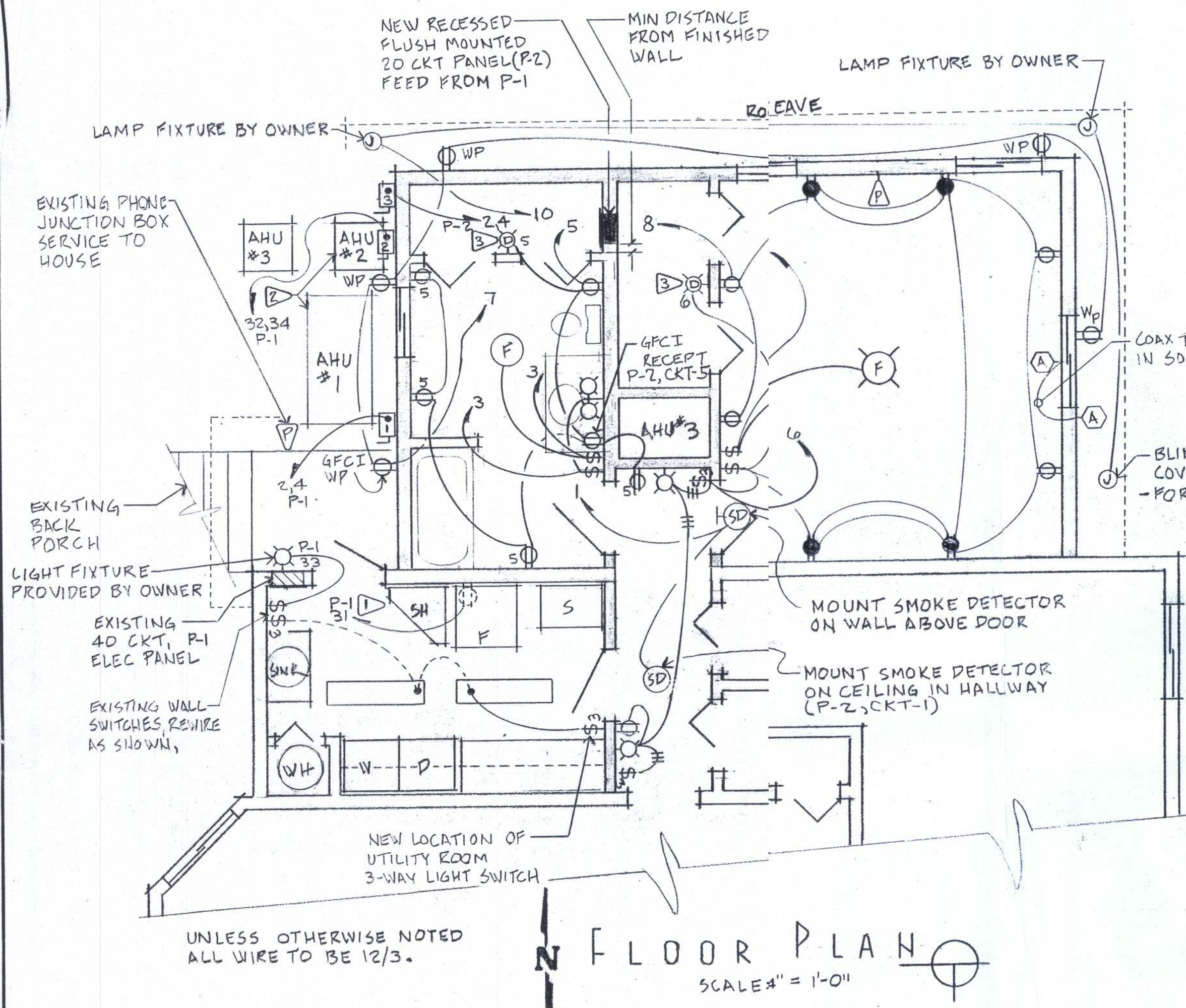
1. ONE ADDITIONAL HONEYWELL MODEL# TH3210D1004 THERMOSTAT TO REPLACE EXISTING THERMOSTAT FOR AHU#1. THE THERMOSTAT IS LOCATED ON WEST WALL (LEFT) OF CHIMNEY/FIREPLACE.
2. "~" INDICATES DIMENSION NOT DRAWN TO SCALE.



DETAIL

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

PROJECT: SPENCE RESIDENCE		
B+B ADDITION, 190 SW LONGCALA LOOP		
SHEET TITLE: HVAC PLAN		
DRAWN BY: GD SPENCE	DATE: 4 20 2014	SHEET NO. M-1 10



DIAGRAM

SPLIT WIRING OF RECEPTACLES
MASTER BEDROOM
NOT TO SCALE

P-2 MASTER BED AND BATH ADDITION PANEL			
CKT NO.	DESCRIPTION	CIRCUIT BRKR	DESCRIPTION
1	SMOKE DETECTORS	15	
3	VANITY LIGHTS + FANS *AF	15	
5	BATH GFCI PWR	15	
7	EXT GFCI PWR	15	
9	SPARE	15	
11			
13			
15			
17			
19			

CKT NO.	DESCRIPTION	CIRCUIT BRKR	DESCRIPTION
2	AIR HANDLER #3	2.4 60	
4			
6	HALL + BEDRM LIGHTS *AF	15	
8	BED RM POWER *AF	15	
10	ROOF EAVE LIGHTING	15	
12	SPARE	15	
14			
16			
18			
20			

PANEL DATA
MAINS - GND BUS
MAIN C/B
BRANCH C/B INT. CAP
RECESSED/FLUSH MOUNT
VOLTS 120/240

SPACE 2
125A, 210/22
125A 5A/5N; 100A GND BUS
1A 2P, 100 AT

(*AF) ARC FAULT INSTALLED

ONLY CIRCUITS AFFECTED LISTED -

P-1 EXISTING MAIN HOUSE USE PANEL			
CKT NO.	DESCRIPTION	CIRCUIT BRKR	DESCRIPTION
1		2.4 60	AIR HANDLER #1
4			
13	LAUNDRY + DEN NORTH WALLS	15	
31	UTILITY RM FREEZER	20	
33	EXT BACKDR LIGHT	15	
35	CM. DETECTOR	15	

NOTES:

- 1) EP-1, CIRCUIT NO. 13 MODIFY AS FOLLOWS:
a) REMOVE WIRE FROM OUTDOOR LIGHT (BACK DOOR) AND CONNECT OUTDOOR LIGHT WIRE TO CIRCUIT NO. 33. INSTALL 15A BREAKER ON CIRCUIT NO. 33.
b) INSTALL 20A BREAKER ON CIRCUIT NO. 13.
- 2) TO BE DONE BY MECHANICAL SYSTEMS CONTRACTOR:
EXTEND ELECTRICAL SERVICES TO BOTH AHU 1 AND AHU 2.
- 3) EACH CLOSET TO HAVE ONE "PULL STRING" LIGHT RECEPTACLE WITH PROTECTIVE "BASKET" COVER SEE HOME OWNER.
- 4) MOUNT CARBON MONOXIDE DETECTOR ON RIGHT SIDE, AT 18FT AFF OF EXISTING CHIMNEY IN LIVING ROOM, CONNECT TO P-1, CKT-35.

PROJECT: SPENCE RESIDENCE		
B+B ADDITION, 190 SW LONGCALA LOOP		
SHEET TITLE: ELECTRICAL PLAN		
DRAWN BY: GP SPENCE	DATE: 4-20-2014	SHEET NO. E-1 11