

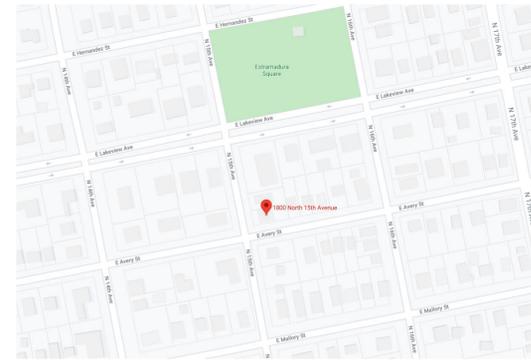
NAAB ADU

ACCESSORY DWELLING UNIT FOR AN EXISTING RESIDENCE IN EAST HILL.

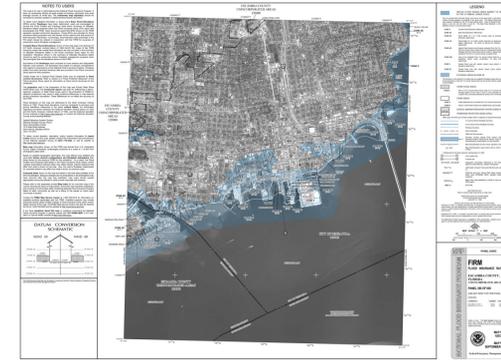
1800 N 15TH AVE
PENSACOLA, FL 32503



VICINITY MAP



SITE MAP



FEMA FLOOD MAP

BUILDING DATA

APPLICABLE CODES:
2017 FLORIDA BUILDING CODE, RESIDENTIAL
FLORIDA FIRE PREVENTION CODE, 6TH EDITION

CONSTRUCTION TYPE:
TYPE VB: UNPROTECTED, UNSPRINKLERED

OCCUPANCY CLASSIFICATION:
RESIDENTIAL (R-3) - SINGLE FAMILY DWELLING UNIT

ZONED: R-1AA

FLOOD ZONE: X

PHYSICAL PROPERTIES:
BUILDING HEIGHT: 16' 10"
NO. OF STORIES: 1

NEW CONDITIONED (ADU): 638 SF
UNCONDITIONED: 105 SF

ACCESSORY STRUCTURE CALCS.

REAR YARD: (50' 1" x 30' 0") = 1,500 SF
ALLOWABLE ACCESSORY STRUCTURE FOOTPRINT: 1,500 SF x .25 = **375 SF**

NEW GUEST COTTAGE IN REAR YARD AREA: 250 SF
NEW STORAGE SHED: 124 SF
EXISTING REAR YARD COVERAGE: + 0 SF

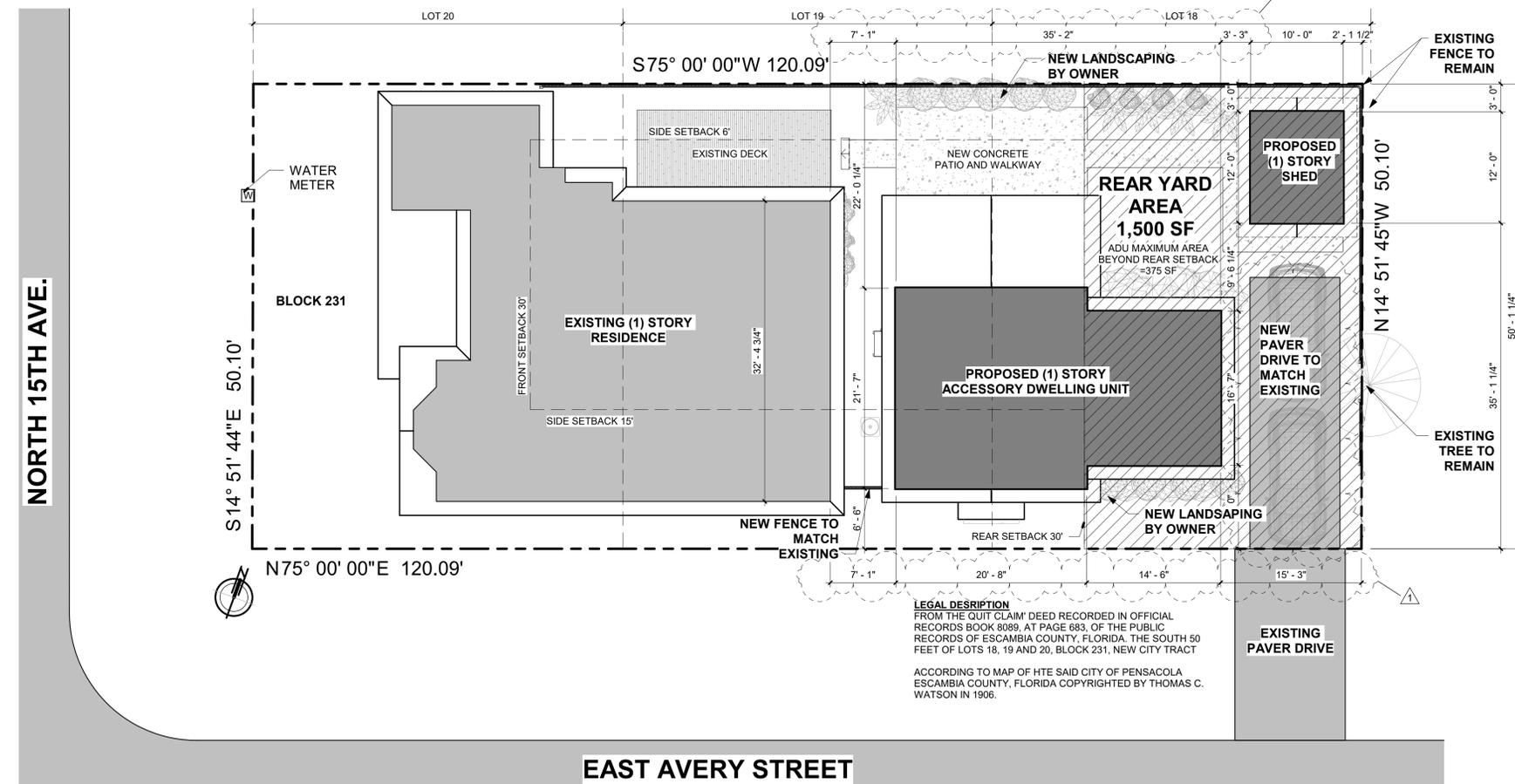
TOTAL COVERAGE @ REAR YARD: = **374 SF**

INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #	REVISION DATE	REVISION DESCRIPTION
General				
G001	TITLE SHEET	1	08/24/12	PERMIT REV. 1
Structural				
S001	STRUCTURAL NOTES AND DIAGRAMS			
S101	FOUNDATION PLAN	1	08/24/12	PERMIT REV. 1
S102	ROOF FRAMING PLAN	1	08/24/12	PERMIT REV. 1
Architectural				
A010	DEMO PLAN			
A101	NEW FLOOR / ROOF PLANS, & SCHEDULES	1	08/24/12	PERMIT REV. 1
A103	RCP/LIGHTING	1	08/24/12	PERMIT REV. 1
A201	EXTERIOR ELEVATIONS	1	08/24/12	PERMIT REV. 1
A301	BUILDING SECTIONS			
A302	WALL SECTIONS			
A401	INTERIOR ELEVATIONS			
A701	3D EXTERIOR PERSPECTIVE VIEWS			
A702	3D INTERIOR PERSPECTIVE VIEWS			

GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA RESIDENTIAL BUILDING CODE, 2017 EDITION.
- CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA RESIDENTIAL BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
- CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
- ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
- PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE DRAWINGS; USE DIMENSIONS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYPED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON. ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
- PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE, ALLOW AT MINIMUM (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
- COMPLY WITH 2017 FBC, RESIDENTIAL EDITION R 301.2.1.2 FOR RESIDENTIAL WORK. FOR R-3 OCCUPANCIES ONLY. OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.



1 ARCHITECTURAL SITE PLAN

1/8" = 1'-0"



dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsol.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY FORM WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS



PERMIT SET

NAAB ADU
1800 N 15TH AVE
PENSACOLA, FL 32503

DRAWN BY: LBW
CHECKED BY: JSS

ISSUE DATE:
8/25/2020

REVISIONS:
No. Desc. Date
1 PERMIT REV 08/24/12 .1

SHEET TITLE:

TITLE SHEET

SHEET NO.:

G001

PROJECT NO:
20020

ELEVATION REFERENCES

- 3 ELEV. NO.
- 4 INTERIOR ELEVATION REFERENCE
- 5 SHEET NO.
- 2 DETAIL NO.
- A201 SHEET NO.
- 3 DETAIL NO.
- 350 SHEET NO.
- 4 DETAIL NO.
- 430 SHEET NO.

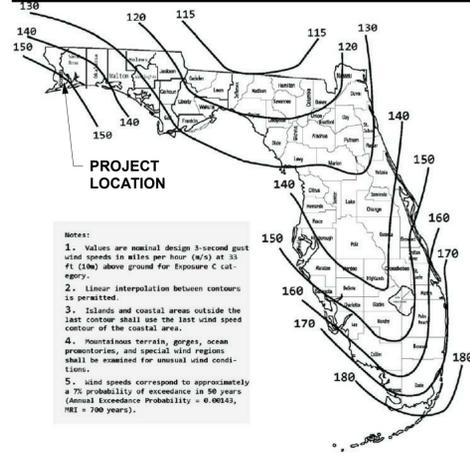
ANNOTATION REFERENCES

- WALL TAG REFERENCE
- WALL TYPE
- STC
- FIRE RATING
- (888A) DOOR NUMBER REFERENCE
- (11) WINDOW TYPE
- DATUM ELEVATION
- CENTERLINE
- (4) COLUMN GRID NUMBER
- Room name ROOM TAG
- (11'-8") CEILING HEIGHT - ABOVE FIN. FLOOR
- REVISION NUMBER REFERENCE
- (1) REVISION NO.

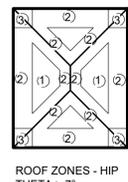
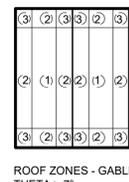
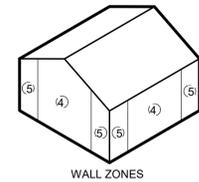
DETAIL REFERENCES

- 3 DETAIL NO.
- 350 SHEET NO.
- 4 DETAIL NO.
- 430 SHEET NO.

FLORIDA WIND SPEED MAP; RISK CATEGORY II



TYPICAL EDGE STRIP WIDTH EQUALS 3'-0"



Component and Cladding Ultimate Wind Pressures			
Roof	Area	Surface Pressure (psf)	
	10 sf	50 sf	100 sf
Negative Zone 1	-37.5	-35.1	-34.1
Negative Zone 2	-65.3	-53.2	-48.0
Negative Zone 3	-96.6	-82.0	-75.8
Positive All Zones	23.6	18.8	16.7
Overhang Zone 2	-76.5	-76.5	-76.5
Overhang Zone 3	-128.6	-99.4	-86.9
Wall	Area	Surface Pressure (psf)	
	10 sf	100 sf	500 sf
Negative Zone 4	-44.5	-38.4	-34.1
Negative Zone 5	-54.9	-42.6	-34.1
Positive Zone 4 & 5	41.0	34.9	30.6

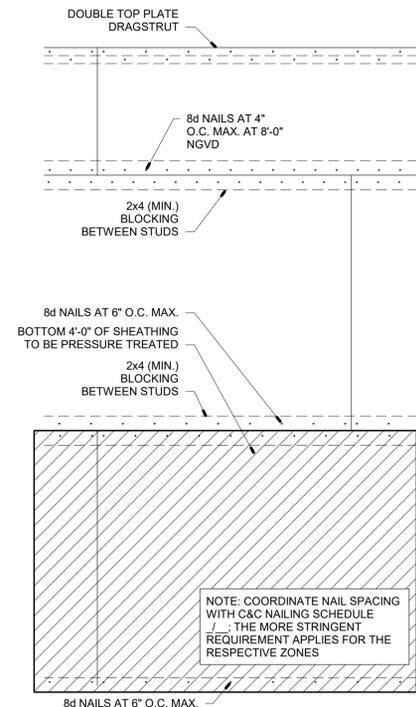
NOTE: ALL EDGES OF WALL SHEATHING ARE BLOCKED. ALL EDGES OF ROOF SHEATHING ARE BLOCKED IN ZONES 2 AND 3 ONLY. ORIENT WALL SHEATHING HORIZONTALLY. ROOF SHEATHING SHALL BE FASTENED W/ RING SHANK NAILS.

SHEATHING NAILING REQUIREMENTS				
ZONE	NAIL SIZE	SPACING	LOCATION	
1	8d	6"	FIELD	PERIMETER
				FIELD
2	8d	4"	PERIMETER	FIELD
				FIELD
3	8d	8"	FIELD	PERIMETER
				FIELD
4	8d	6"	PERIMETER	FIELD
				FIELD
5	8d	6"	FIELD	PERIMETER
				FIELD
OVERHANG	8d	4"	FIELD & PERIMETER	

ULTIMATE WIND PRESSURE TABLE 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 7-16. 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."



2 WALL SHEATHING DETAIL

3/4" = 1'-0"

GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2017 EDITION.
- THE STRUCTURAL DOCUMENTS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DOCUMENTS. USE THESE NOTES IN CONJUNCTION WITH THE SPECIFICATIONS. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS IN STRUCTURE NOT SHOWN ON STRUCTURAL DRAWINGS.
- REVISIONS ARE IDENTIFIED BY A REVISION NUMBER WITHIN A TRIANGLE. ALL REVISIONS ISSUED ON A SINGLE DATE WILL BE IDENTIFIED BY THE SAME REVISION NUMBER ISSUED CONSEQUENTLY.

DESIGN LOADS AND CRITERIA:

A. FLOOR LIVE LOAD	40 PSF
FLOOR DEAD LOAD	10 PSF
PARTITION LOAD	15 PSF
ROOF LIVE LOAD	12 PSF
ROOF DEAD LOAD	20 PSF

B. WIND CRITERIA: FBC 2017 ASCE 7-16 II
RISK CATEGORY: II
BASIC WIND SPEED: 150 MPH ULTIMATE
EXPOSURE CATEGORY: B
STRUCTURE TYPE: ENCLOSED
INTERNAL PRESSURE COEFF. +/- 0.18

WOOD FRAMING AND SHEATHING

- OSB IS NOT CONSIDERED AN ACCEPTABLE SUBSTITUTE FOR PLYWOOD SHEATHING.
- ALL WOOD IN CONTACT WITH CONCRETE, CONCRETE BLOCK, OR EXPOSED TO EXTERIOR ELEMENTS AND LEFT UNFINISHED SHALL BE PRESSURE TREATED.
- DO NOT PAINT PRESSURE TREATED WOOD WHEN MOISTURE CONTENT IS ABOVE 19%.
- ALL STRUCTURAL GRADE LUMBER SHALL BE SOUTHERN YELLOW PINE, No. 2 GRADE OR BETTER.
- NOTCHES ON THE END OF JOISTS SHOULD NOT EXCEED ONE FOURTH OF THE JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF THE JOIST SHALL NOT EXCEED ONE SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
- JOISTS SHALL BE SUPPORTED Laterally AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF A JOIST ARE NAILED TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR BY OTHER MEANS. BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND THE FULL DEPTH OF THE JOIST.

PRE-ENGINEERED WOOD TRUSSES

- WOOD STUD TRUSSES AND REQUIRED BRACING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND EXPERIENCED IN THE DESIGN OF PRE-ENGINEERED WOOD STRUCTURES. THE ENGINEER SHALL SEAL, SIGN, AND DATE THE SHOP DRAWINGS AND CALCULATIONS.
- DESIGN SHALL BE IN ACCORDANCE WITH ANSI/TPI 1-2002 "National Design Standard for Metal Plate Connected Wood Truss Construction"
- TOP AND BOTTOM CHORDS SHALL BE PROVIDED WITH THE SHAPES AND CONFIGURATIONS INDICATED ON THE DRAWINGS. ARRANGEMENT OF WEB MEMBERS TO BE AT THE DISCRETION OF THE SPECIALTY DESIGN ENGINEER. AT TRUSS JOINTS, CENTERLINES OF MEMBERS SHALL INTERSECT AT A COMMON POINT OR ECCENTRICITIES SHALL BE CONSIDERED IN THE DESIGN.
- THE WOOD JOIST & TRUSS FABRICATORS SHALL SUBMIT CERTIFIED LETTERS TO THE ARCHITECT STATING THAT HE HAS RECEIVED SPRINKLER DRAWINGS. THE WOOD JOIST & TRUSS FABRICATORS SHALL DESIGN THEIR PRODUCTS FOR LOADING IMPOSED BY SPRINKLER MAIN SUPPLY LINES AND BRANCHES. THE WOOD JOIST & TRUSS FABRICATORS SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF THE JOIST & TRUSS DESIGNS RESPECTIVELY. IF SPRINKLER DRAWINGS ARE NOT AVAILABLE, THE JOIST & TRUSS FABRICATORS SHALL USE A DESIGN LOAD OF 3 PSF APPLIES AS UNIFORM OR CONCENTRATED LOADS WHICH CAN BE SUPPORTED BY THEIR SYSTEMS.
- TRUSSES SHALL BE DESIGNED FOR THE DEAD WEIGHT OF THE TRUSSES AND BRACING PLUS THE LOADS GIVEN IN NOTE 4 OF THE GENERAL NOTES.
- TRUSS STORAGE, HANDLING, RESTRAINING AND BRACING SHALL BE PER BUILDING COMPONENT SAFETY INFORMATION GUIDELINES AS PRODUCED BY THE TRUSS PLATE INSTITUTE.

ENGINEERED WOOD PRODUCTS

- LVL BEAMS SHALL BE MANUFACTURED BY APA MEMBER MANUFACTURER TO APA SPECS.
 - USE LVLS CONFORMING TO ASTM D 5456 AND ABLE TO WITHSTAND THE DESIGN LOADS INDICATED. REFER TO STRUCTURAL PLANS FOR SIZING. LENGTH AS REQUIRED FOR SPAN AND BEARING.
 - DO NOT STORE ENGINEERED WOOD PRODUCTS IN DIRECT CONTACT WITH THE GROUND. STACK FLATWISE.
 - MINIMUM BEARING LENGTH: 3", ENDS: 3", INTERMEDIATE.
 - LVL BEAMS SHALL HAVE MINIMUM ALLOWABLE STRESSES AS FOLLOWS:
- | | |
|---------------------------|-----------------|
| ALLOWABLE BENDING STRESS: | Fb=2600 PSI |
| COMPRESSION TO GRAIN: | Fc = 700 PSI |
| COMPRESSION ⊥ TO GRAIN: | Fc⊥= 2400 PSI |
| HORIZONTAL SHEAR: | Fv=285 PSI |
| MODULUS OF ELASTICITY: | E=1,800,000 PSI |

SHALLOW FOUNDATIONS

- FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 1,500 PSF FOR FOOTINGS.
- SOIL COMPACTION SHALL BE FIELD CONTROLLED BY A SOILS ENGINEER OR TESTING LABORATORY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND DEWATERING OPERATIONS IN SUCH A WAY AS NOT TO CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.
- COMPACTED FILL UNDER SLABS, CONCRETE APRONS, PATIO PAVERS, AND OTHER NON-PERVIOUS SURFACES TO RECEIVE AN APPROVED TERMITE TREATMENT PER FBC 2304.12.

SLABS ON GRADE

- FOR SLABS ON GRADE, REINFORCE WITH W1.4XW1.4 / 6x6 WWF REINFORCEMENT. PLACE IN CENTER OF SLAB THICKNESS.
- INSTALL VAPOR BARRIER IN ACCORDANCE WITH ASTM E1643. CONTACT VAPOR BARRIER MANUFACTURER FOR WARRANTY INFORMATION AND INSTALLATION REVIEW PRIOR TO CONCRETE PLACEMENT.
- 0.01 MAX PERMEANCE RATING. CLASS A STRENGTH, 15-MIL MINIMUM THICKNESS. BASIS OF DESIGN: STEGO WRAP BY STEGO INDUSTRIES, LLC WWW.STEGOINDUSTRIES.COM.
- PLACE CRACK CONTROL JOINTS AT 12 FT. MAX. SO AS TO LIMIT CONCRETE PLACEMENT AREAS TO 144 SQ. FT. MAX. ALL FLOORING SLABS ON GRADE. DO NOT EXCEED A 2 TO 1 WIDTH TO LENGTH RATIO. CONTRACTOR MAY ELECT TO SUBMIT A CONTROL JOINT LAYOUT FOR ARCHITECT'S REVIEW PRIOR TO CONCRETE PLACEMENT.
- SLAB FINISHES: EXTERIOR WALKING SURFACES - MEDIUM BROOM DRIVING SURFACES - MEDIUM BROOM INTERIOR SURFACES - STEEL TROWEL

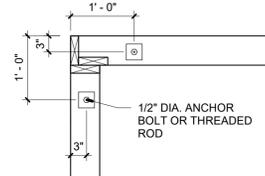
REINFORCED CONCRETE

- USE STRUCTURAL CONCRETE AND CONCRETING PRACTICES CONFORMING TO ACI-318 AND 301 AND PROPORTION CONCRETE IN ACCORDANCE WITH ACI-318 CH. 4 AND MEETING A MIN. ULTIMATE COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:

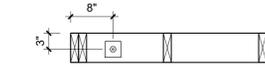
FOOTING	3000 PSI
GRADE BEAMS	3000 PSI
POURED WALLS	5000 PSI ***
COLUMNS	5000 PSI ***
BEAMS & ELEVATED SLABS	5000 PSI ***
ALL OTHER CONCRETE	5000 PSI ***
*** UNLESS NOTED OTHERWISE	
- WHERE CONCENTRATION OF REINFORCING STEEL HINDERS PROPER CONSOLIDATION OF CONCRETE, USE CONCRETE CONTAINING A SUPERPLASTICIZER (N.W.R.) ADMIXTURE, ASTM C494 TYPE F. SLUMP AFTER ADDITION OF SUPERPLASTICIZER SHALL BE 7"-11". IF CONCRETE IS PUMPED, SLUMP MAY BE INCREASED TO 6" AT THE TRUCK, PROVIDED THE SLUMP SPECIFIED IN NOTE 2 IS MAINTAINED AT THE DISCHARGE END. USE A MINIMUM 4-INCH PUMP, UNLESS PRE-APPROVED BY ARCHITECT. TAKE CONCRETE SAMPLES FOR SLUMP AT TRUCK AND AT DISCHARGE END.
- USE ASTM A-615 GR. 40 REINFORCING STEEL IN ALL RESIDENTIAL WORK & GR. 60 REINFORCING STEEL IN ALL COMMERCIAL WORK, CONFORM TO ACI-301, ACI-315, ACI-318, AND CRSI "MANUAL OF STANDARD PRACTICE". ALL REINFORCING SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH THE ABOVE REQUIREMENTS. PROVIDE CLASS 'B' LAP SPICE FOR CONTINUOUS BARS, UNLESS NOTED OTHERWISE. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDS PAN UNLESS OTHERWISE SPECIFIED. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, UNLESS NOTED OTHERWISE. USE 1" COVER OVER REINFORCING EXCEPT AS FOLLOWS:

	BOTTOM	TOP	SIDES
FOOTING/PILECAP	3"	2"	3"
BEAMS (U.O.N.)	1 1/2"	1 1/2"	1 1/2"
COLUMNS	-	2"	1 1/2"
SLABS ON GROUND	2"	1"	2"
SLABS (OTHER THAN ON GROUND)	1"	1"	1"
POURED WALLS RETAINING FILL	-	-	2"
POURED WALLS ABOVE GROUND	-	-	1 1/2"
- USE PLAIN, COLD-DRAWN ELECTRICALLY-WELDED STEEL WIRE FABRIC CONFORMING TO ASTM A-185. SUPPLY IN FLAT SHEETS ONLY. LAP SPLICES SHALL BE MEASURED BETWEEN AN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET AND SHALL BE NOT LESS THAN TWICE THE SPACING OF THE CROSS WIRES PLUS TWO (2) INCHES.
- SLEEVE ALL PIPES THROUGH SLABS INDIVIDUALLY, UNLESS APPROVED BY ARCHITECT. WHERE PIPES OR DUCTS PENETRATE SLABS, A MAX. OF TWO BARS EACH WAY MAY BE CUT, PROVIDED SPLICE BARS ARE PLACED ALONGSIDE OPENING WITH EQUIVALENT AREA TO THE CUT BARS, WITH 36-BAR-DIA. LAP. PLACE ALL OPENINGS LARGER THAN 6" NOT SHOWN ON STRUCTURAL DRAWINGS AND ALL CONDUITS IN SLABS IN ACCORDANCE WITH ACI-318 CH. 8.3. PROVIDE 1 #5 X 6" EACH WAY PLACED DIAGONALLY AT MID-DEPTH AROUND ALL OPENINGS LARGER THAN 12" U.O.N.

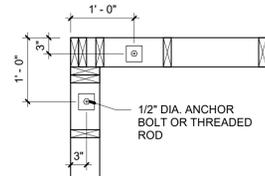
RECOMMENDED 3-STUD CORNER



EDGE OF OPENING LAYOUT



OPTIONAL CORNER LAYOUT



3 ANCHOR BOLT DETAIL

3/4" = 1'-0"

SHOP DRAWING SUBMITTALS

- THE FOLLOWING REQUIREMENTS IN NO WAY REDUCE OR LIMIT ANY ADDITIONAL REQUIREMENTS OF SPECIFICATIONS.
- REVIEW OF SUBMITTALS BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. ONLY THOSE SHOP DRAWINGS REQUIRED BY THE CONTRACT DOCUMENTS TO BE SUBMITTED WILL BE REVIEWED. ALL OTHERS WILL BE RETURNED WITHOUT COMMENT.
- IN ACCORDANCE WITH THE SPECIFICATIONS, SUBMIT A COPY OF THE SHOP DRAWING SUBMITTAL REGISTER TO THE STRUCTURAL ENGINEER, SHOWING DATES OF SUBMITTAL FOR EACH SPECIFIC STRUCTURAL SECTION OF THE WORK, CONSISTENT WITH THE FOLLOWING CRITERIA:
 - ALLOW ADEQUATE TIME FOR TRANSIT AND PROCESSING BEFORE FABRICATION. THE STRUCTURAL ENGINEER WILL REVIEW AN AVERAGE SUBMITTAL WITHIN 10 WORKING DAYS OF RECEIPT BY THEM.
 - SCHEDULE AND SUBMIT SHOP DRAWINGS FOR SPECIFIC COMPONENTS, SUCH AS COLUMNS, FOOTINGS, ETC., IN THEIR ENTIRETY. SHOP DRAWINGS FOR SIMILAR FLOORS SHALL BE SUBMITTED IN THE SAME PACKAGE.
 - SUBMIT SHOP DRAWINGS IN A TIMELY MANNER, CONSISTENT WITH THE ABOVE REQUIREMENTS.
- ALL CHANGES AND ADDITIONS MADE ON RESUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RESUBMITTALS MUST BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ARCHITECT / ENGINEER REVIEW WILL BE LIMITED TO THE ITEMS CAUSING THE RESUBMITTAL. DO NOT REPRODUCE THE CONTRACT DOCUMENTS FOR USE AS SHOP DRAWINGS.
- SHOP DRAWINGS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED AND WILL BE RETURNED WITHOUT COMMENT.
- RESPONSIBILITIES OF DETAILERS AND FABRICATORS:
 - GENERAL- SUBMIT SHOP DRAWINGS AND ANY OTHER SPECIAL INFORMATION NECESSARY FOR PROPER FABRICATION, ERECTION, AND PLACEMENT OF STRUCTURAL FABRICATIONS, INCLUDE PLANS, ELEVATIONS, AND SECTIONS. CLEARLY SHOW ANCHORAGES, CONNECTIONS, AND ACCESSORY ITEMS. THE DETAILER MUST INTERPRET THE CONTRACT DOCUMENTS AND CLEARLY CONVEY THIS INTERPRETATION TO THE FIELD IN THE FORM OF PLACING OR ERECTION DRAWINGS.
 - CONCRETE REINFORCING DETAILER- PROVIDE PLACING DRAWINGS FOR FABRICATION AND PLACING OF REINFORCING STEEL. THESE DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: BAR LISTS, SCHEDULES, BENDING DETAILS, PLACING DETAILS, PLACING PLANS, AND PLACING ELEVATIONS.
 - CLEARLY SHOW ELEVATIONS OF ALL BEARING AND SHEAR WALLS. INDICATE CONTROL JOINTS, EXPANSION JOINTS, LIMTELS, CONCRETE BOND BEAMS, AND OPENINGS, AND DETAILS OF ALL REINFORCING WITH LOCATIONS OF SPLICES AND HOOKS, PILASTERS.
 - CLEARLY SHOW BEAM ELEVATIONS AND SECTIONS. INDICATE BAR LENGTHS, HOOKS, STIRRUP SPACING, LAP SPLICES, OFFSETS, AND LOCATION OF BARS WITH RESPECT TO ALL SUPPORTS.
 - CLEARLY SHOW COLUMN ELEVATIONS AND SECTIONS. INDICATE DOWELS, OFFSETS, LAP SPLICES, AND TIES. PLAN SECTIONS OF ALL COLUMNS MUST CLEARLY BE SHOWN.
 - CLEARLY SHOW ELEVATION, SECTIONS, AND DETAILS OF ALL BEAM TO COLUMN CONNECTIONS.
 - CLEARLY SHOW FOUNDATION REINFORCING. INDICATE BAR LENGTHS, LOCATION AND SPLICES OF CONTINUOUS BARS, AND BAR SUPPORTS.
 - CLEARLY SHOW LOCATIONS OF ALL DOWELS ON PLAN. INDICATE FOOTING STEP LOCATIONS AND PROVIDE DETAILS.
- FOR ADDITIONAL CRITERIA APPLICABLE TO SHOP DRAWINGS REQUIRING ENGINEERING INPUT BY A SPECIALTY ENGINEER, SEE BELOW.

SHOP DRAWINGS REQUIRING ENGINEERING INPUT BY SPECIALTY ENGINEER

- DEFINITION -
 - A FLORIDA REGISTERED PROFESSIONAL ENGINEER WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT.
 - SHALL BE:
 - AN EMPLOYEE OR OFFICER OF A FABRICATOR.
 - AN EMPLOYEE OR OFFICER OF AN ENTITY SUPPLYING COMPONENTS TO A FABRICATOR.
 - AN INDEPENDENT CONSULTANT RETAINED BY THE FABRICATOR OR HIS SUPPLIER.
- THE FOLLOWING SYSTEMS AND COMPONENTS AS A MINIMUM REQUIRE FABRICATION AND ERECTION DRAWINGS WITH INPUT BY A SPECIALTY ENGINEER, PRE-ENGINEERED WOOD ROOF TRUSSES.
- THE SPECIALTY ENGINEER OR MANUFACTURER SHALL DESIGN, PROVIDE, AND INSTALL THEIR COMPONENTS AND THE COMPONENT CONNECTIONS TO THE PRIMARY STRUCTURE PER THE WIND CRITERIA STATED IN THE GENERAL NOTES ON THIS SHEET OR THE CURRENT GOVERNING BUILDING CODES, WHICHEVER IS MORE STRINGENT.
- SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION. CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCT UTILIZED. GENERAL PRODUCTS WILL NOT BE ACCEPTED.
- SHOP DRAWINGS AND CALCULATIONS MUST BE PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE SPECIALTY ENGINEER.
- SHOP DRAWINGS AND CALCULATIONS REQUIRE THE EMBOSSED SEAL, DATE AND SIGNATURE OF THE SPECIALTY ENGINEER. COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE EMBOSSED SEAL AND SIGNATURE OF THE SPECIALTY ENGINEER AS AN INDICATION THAT HE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. SEALS DO NOT REQUIRE SIGNATURE AND SEAL. THE ARCHITECT WILL RETAIN ONE SIGNED AND SEALED BLUELINE PRINT FOR RECORD.
- CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A SPECIALTY ENGINEER.
- REVIEW BY THE ARCHITECT OF SUBMITTALS IS LIMITED TO VERIFYING THE FOLLOWING:
 - THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
 - THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE SPECIALTY ENGINEER.
 - THAT THE SPECIALTY ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE.)
 - THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE.)
- A LIST SHALL BE PREPARED AND MAINTAINED BY THE CONTRACTOR FOR ALL SHOP DRAWINGS REQUIRING PARTICIPATION OF A SPECIALTY ENGINEER. THE LIST SHALL CONTAIN PROJECT NAME, NAME OF CONTRACTOR, NAME OF SUBCONTRACTOR, NAME OF SPECIALTY ENGINEER, DRAWING NUMBER, DRAWING TITLE AND THE LATEST REVISION NUMBER AND DATE. FOR PARTIAL SUBMITTALS, THE LIST SHALL CONTAIN ALL ANTICIPATED DRAWING NUMBERS AND TITLES REQUIRED TO COMPLETE THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE LATEST UPDATED LIST OF DRAWINGS WITH EACH SUBMITTAL.
- SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED AND WILL BE RETURNED TO CONTRACTOR MARKED REVISY AND RESUBMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS WHICH MAY RESULT.

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STATE OF FLORIDA
J. Grant Sallis
8/25/2020
810016385
REGISTERED ARCHITECT
CERTIFICATION

PERMIT SET

NAAB ADU
1800 N 15TH AVE
PENSACOLA, FL 32503

DRAWN BY:	CHECKED BY:
LBW	JSS

ISSUE DATE:
8/25/2020

REVISIONS	No.	Des.	Date

SHEET TITLE:
STRUCTURAL NOTES AND DIAGRAMS

SHEET NO.:

S001

PROJECT NO.:
20202



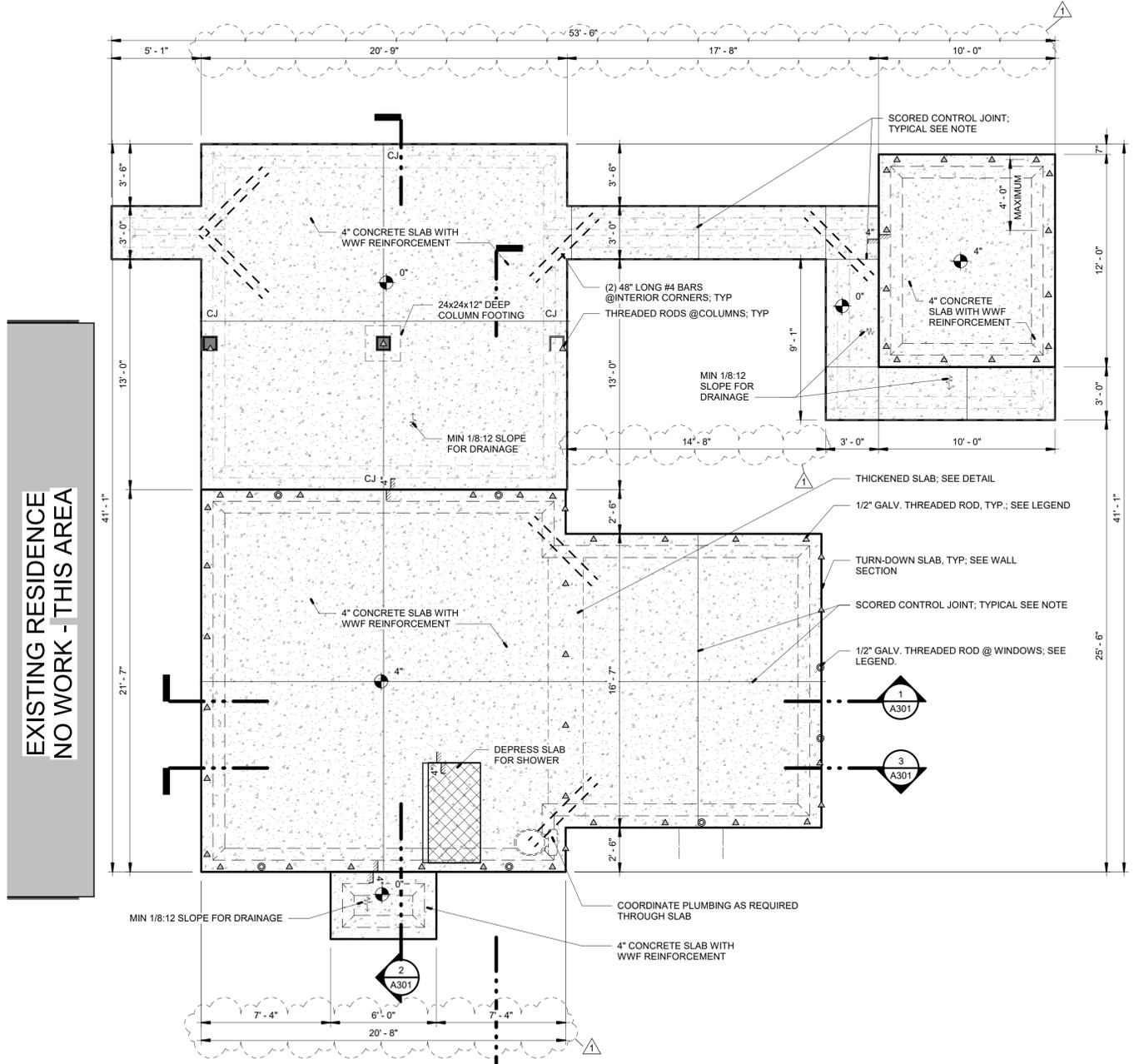
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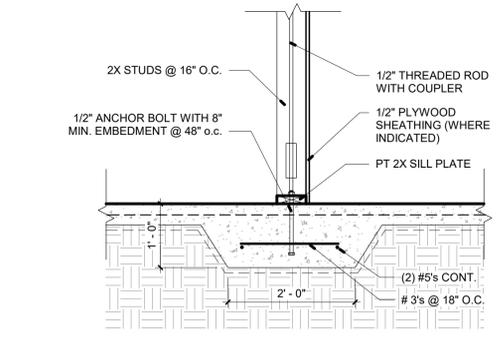


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1 FOUNDATION PLAN
1/4" = 1'-0"



2 THICKENED SLAB DETAIL
3/4" = 1'-0"

TYPICAL SLAB NOTE:

- 4" 3,000psi CONCRETE SLAB REINFORCED WITH W1.4XW1.4 / 6x6 WWF REINFORCEMENT. INSTALL OVER VAPOR BARRIER AND COMPACTED FILL WITH APPROVED TERMITE TREATMENT.

SCORING NOTE:

- CJ SAW CUT 1/4" CONTROL JOINTS AT MAXIMUM 12'-0" O.C.

THREADED ROD ANCHORS:

- 1/2" THREADED ROD @ 4'-0" O.C. MAX SPACING WITH 8" MIN. EMBEDMENT. SEE DETAIL. COORDINATE BOLT LAYOUT WITH ARCHITECTURAL PLANS AND DIMENSIONED FOUNDATION ELEMENTS.
- 1/2" ANCHOR BOLT W/ MIN. 8" EMBEDMENT BENEATH WINDOWS, TYP.

SLAB LEGEND:

- SLOPED SLAB
- DEPRESSED SLAB

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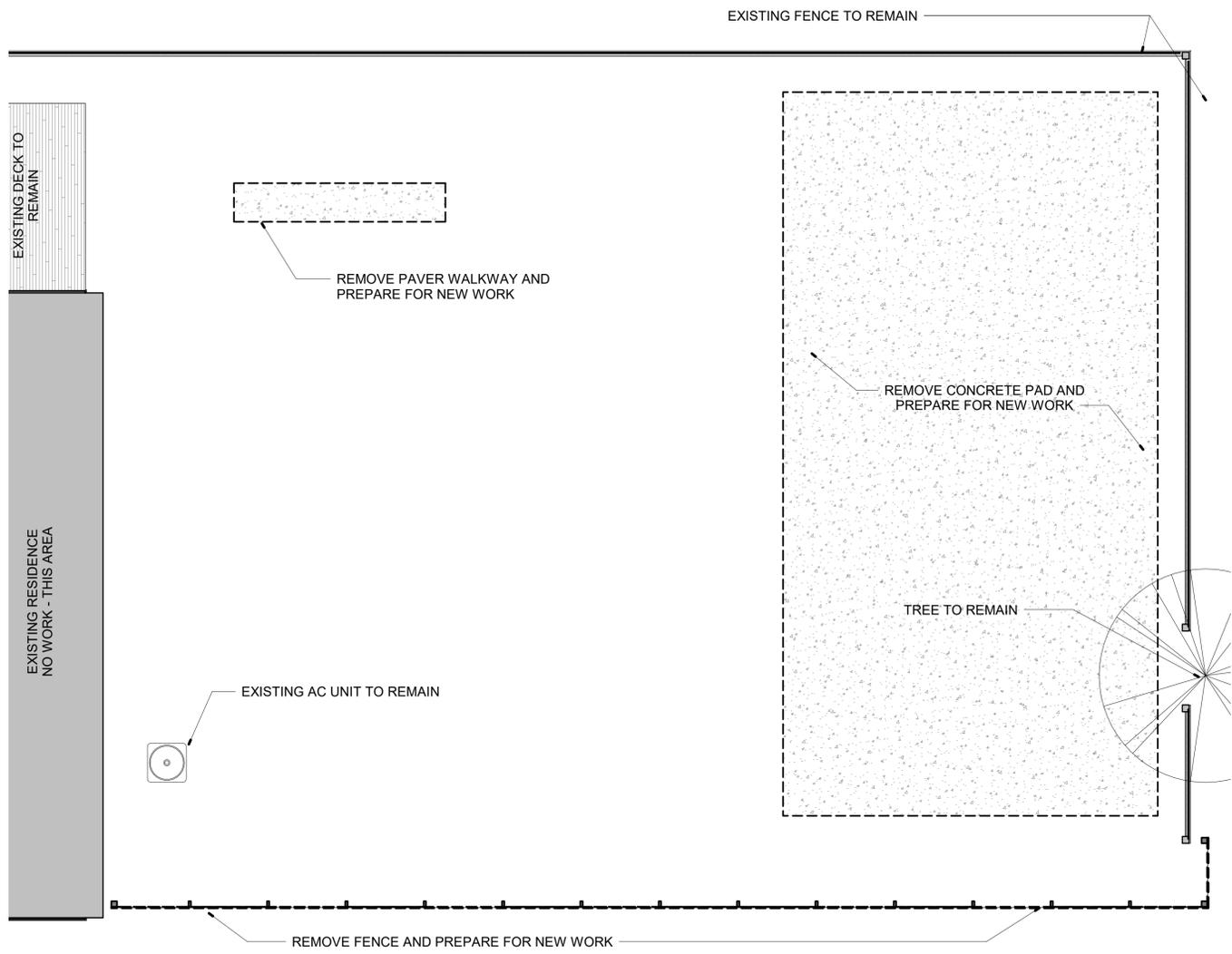
SHEET TITLE:

FOUNDATION PLAN

SHEET NO.:

S101

PROJECT NO.: 20020



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

DEMOLITION NOTES

1. GENERAL CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE COMMENCING WORK.
2. DISCONNECT EXISTING UTILITIES AS REQUIRED FOR NEW WORK.
3. RECYCLE AS MUCH DEBRIS AND WASTE MATERIALS AS POSSIBLE. DISPOSE OF WASTE OFF SITE.

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SHEET TITLE:
DEMO PLAN

SHEET NO:
A010
PROJECT NO:
20020



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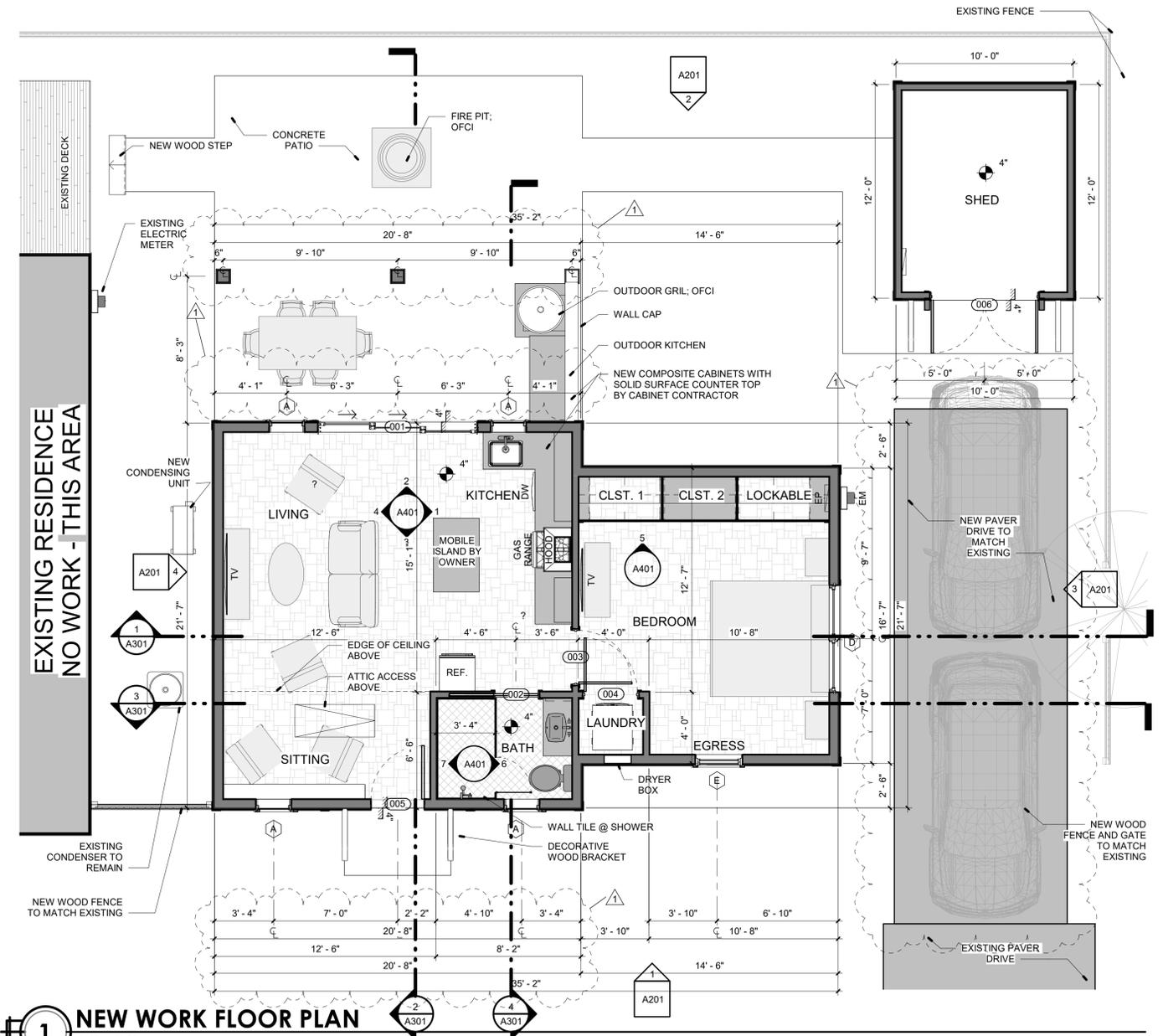
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SHEET TITLE:
NEW FLOOR / ROOF PLANS, & SCHEDULES

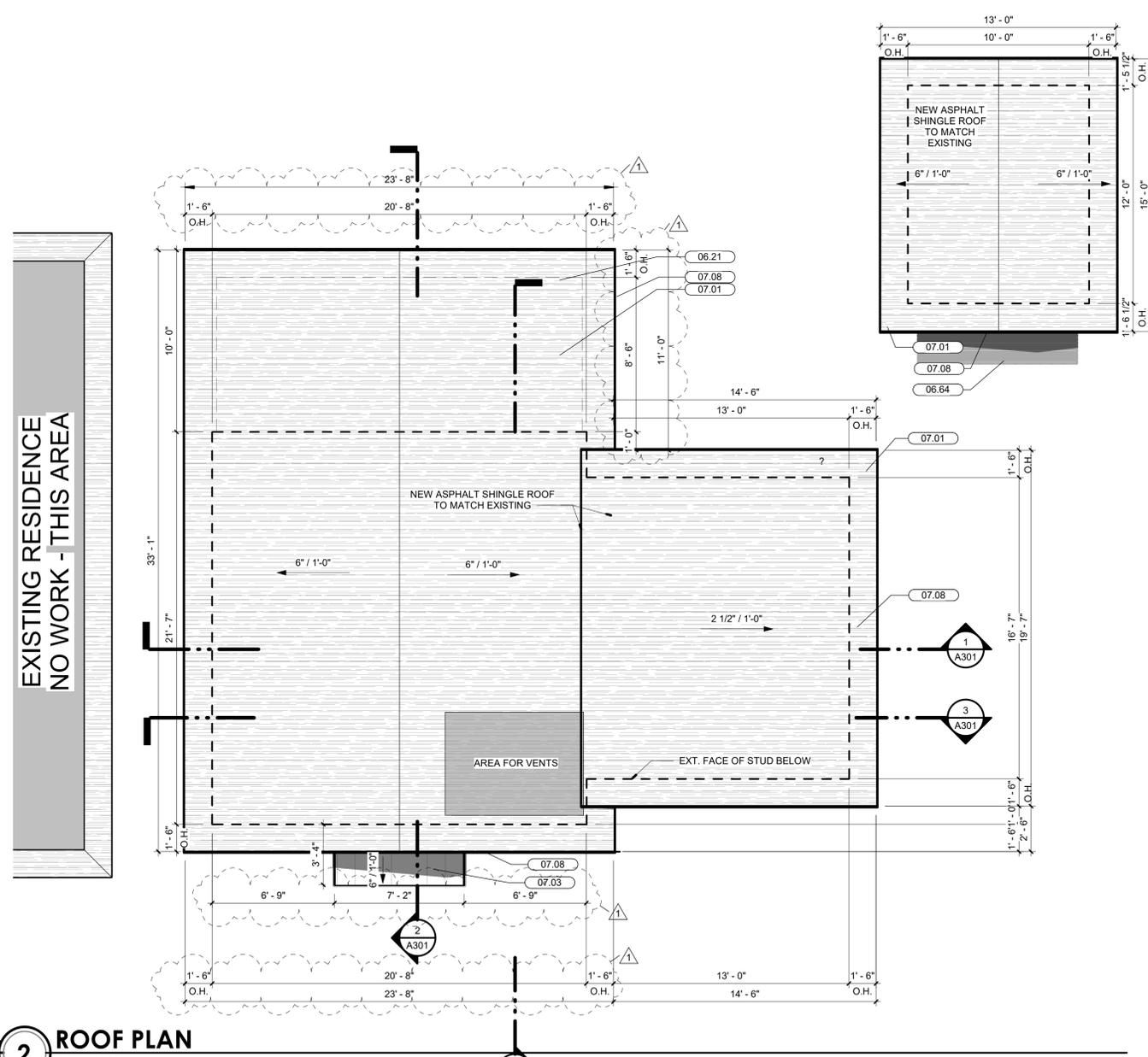
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PROJECT NO:
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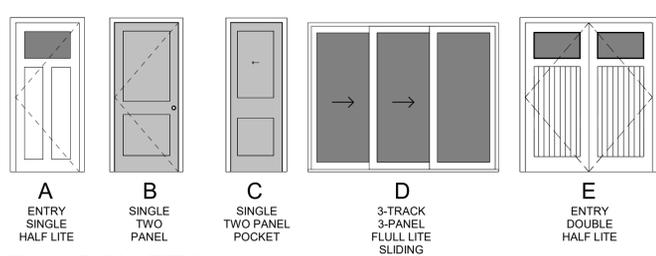


1 NEW WORK FLOOR PLAN
1/4" = 1'-0"



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

DOOR TYPES



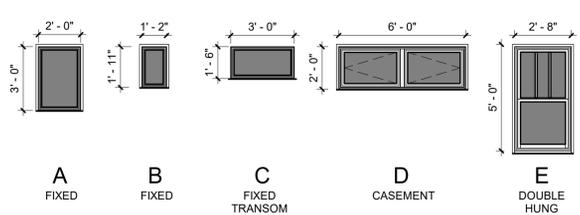
DOOR NOTES

- CONTRACTOR TO VERIFY ALL DOOR STYLES, DOOR AND FRAME MATERIALS, AND HARDWARE WITH OWNER.
- ALL GLAZING IN DOOR TO BE TEMPERED SAFETY GLAZING.
- WOOD DOORS TO BE SOLID CORE, STAINED.
- PROVIDE DOOR STOPS, BUMPERS, THRESHOLDS AND WEATHERSTRIPS FOR ALL DOORS AS REQUIRED.

DOOR SCHEDULE

DOOR NO.	DOOR WIDTH	DOOR HEIGHT	TYPE MARK	DOOR MATERIAL	DOOR LOCKSET	FRAME MATERIAL	Comments
001	9'-0"	7'-0"	D	FB	ENTRY	COMP.	3-TRACK SLIDING DOOR
002	2'-6"	7'-0"	C	WD	PRIVACY	WD	POCKET
003	3'-0"	7'-0"	B	WD	PRIVACY	WD	
004	3'-0"	7'-0"	B	WD	PASSAGE	WD	
005	3'-0"	7'-0"	A	FB	ENTRY	COMP.	
006	6'-0"	7'-0"	E	FB	STORAGE	COMP.	

WINDOW TYPES



WINDOW NOTES

- ALL WINDOWS TO BE VINYL, IMPACT-RATED PRODUCT.
- ALL WINDOWS TO HAVE MIN. LOW-E GLASS COATING.
- ALL WINDOWS TO HAVE INTERIOR GYP RETURN AND 1x WOOD SILL.

WINDOW SCHEDULE

Type Mark	Width	Height	Head Height	Material	Comments
A	2'-0"	3'-0"	7'-0"		
B	1'-2"	1'-11"	10'-5"		
C	3'-0"	1'-6"	9'-10"		
D	6'-0"	2'-0"	7'-0"		
E	2'-8"	5'-0"	7'-0"		EGRESS

KEYNOTE LEGEND

NUMBER	TEXT
06.21	PAINTED (3) 2x10 BEAM WRAPPED IN COMPOSITE TRIM; TYPICAL AT COLUMNS
06.64	PERGOLA; PAINT WITH SOLID-BODY STAIN
07.01	30 YEAR DIMENSIONAL ASPHALT SHINGLES OVER ADHERED MEMBRANE UNDERLAYMENT; TO MATCH EXISTING RESIDENCE; TYPICAL
07.03	28ga STANDING SEAM METAL ROOF OVER ADHERED MEMBRANE UNDERLAYMENT; TYPICAL
07.08	PAINTED 1x6 COMPOSITE FASCIA; TYPICAL

NEW WORK NOTES

- VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
- CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK.
- ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
- PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
- EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.



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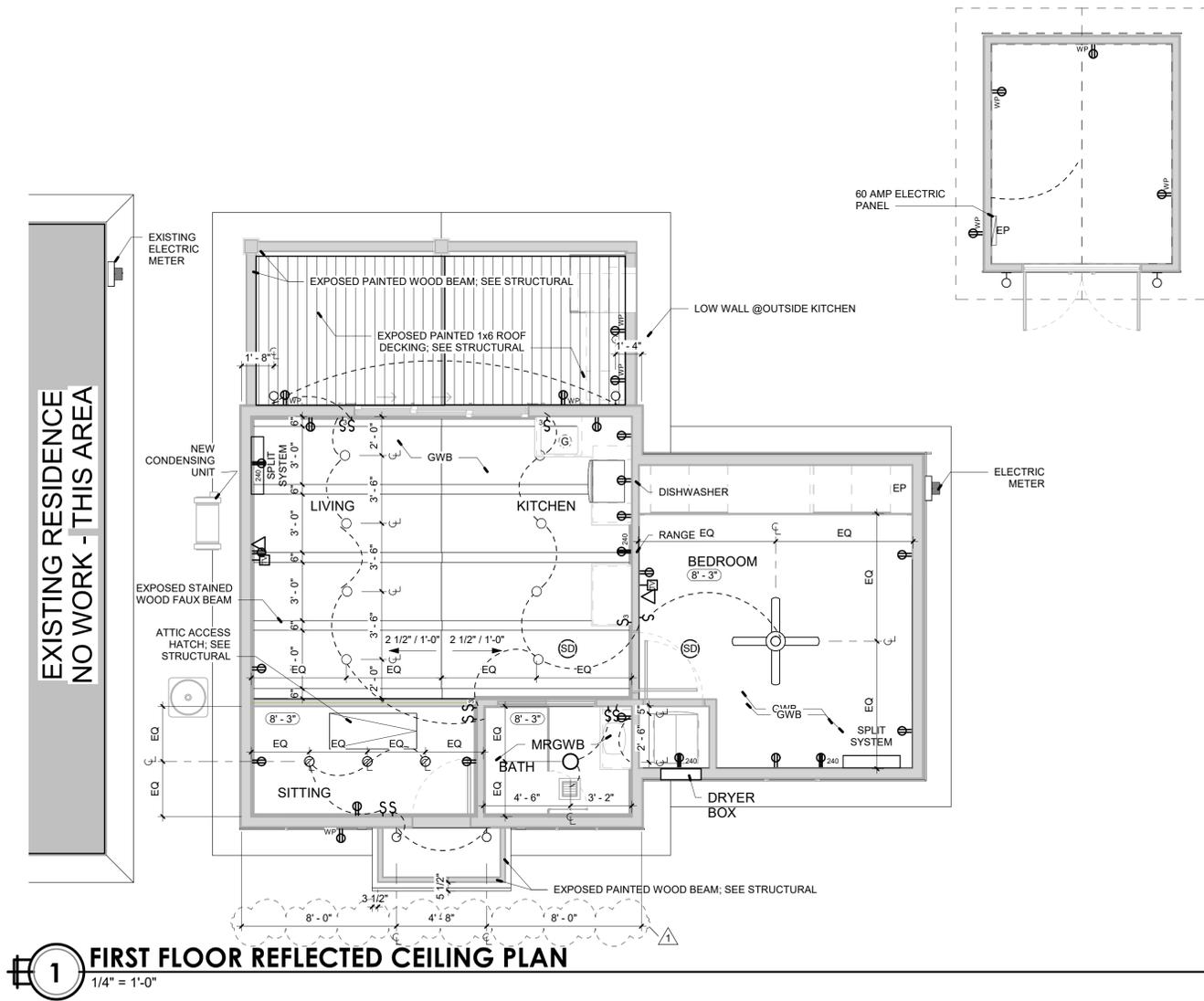
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1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND

- DUPLEX
- 240V
- SWITCH
- 3-WAY SWITCH
- DATA
- IN-SINK GARBAGE DISPOSAL
- CABLE TV
- LINEAR PENDANT
- EXHAUST FAN
- RECESSED LIGHT FIXTURE
- WALL MOUNTED (SCONCE) LIGHT FIXTURE
- CEILING FAN
- WEATHER-PROOF
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- COMBINED SMOKE & CARBON MONOXIDE DETECTOR LISTED OR LABELED BY A NATIONAL RECOGNIZED TESTING LABORATORY. HARDWIRED TO BUILDING ELECTRICAL SYSTEM. INSTALL WITHIN 10'-0" OF ALL SLEEPING AREAS AND ENSURE EACH DEVICE HAS BATTERY BACK-UP.

ELECTRICAL NOTES

- CONFIRM ALL FIXTURES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- CONDUITS AND CONNECTIONS**
- PROVIDE A 6'-0" MAXIMUM FLEXIBLE CONNECTION FROM EACH RECESSED LIGHTING FIXTURE TO JUNCTION BOX ABOVE CEILING.
 - ALL SAFETY SWITCH DISCONNECTS LOCATIONS IN MECHANICAL ROOMS SHALL HAVE 3'-0" MIN. OF WORKING SPACE IN FRONT OF DISCONNECT; COORDINATE WITH MECHANICAL CONTRACTOR AND EQUIPMENT LOCATIONS.
 - FINAL CONDUIT CONNECTIONS TO HEAT PUMPS, AIR HANDLERS, EXHAUST FANS, AND WATER HEATERS SHALL BE FLEXIBLE METAL (LIQUID TIGHT IN FLAMMABLE, OUTSIDE AND OTHER DAMP AND WET LOCATIONS). CONDUITS LEAVING OR ENTERING BUILDING SHALL BE SEALED PER N.E.C. TO PREVENT ENTRANCE OF MOISTURE.
 - CONDUIT ROUTINGS AND DEVICE/EQUIPMENT LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY, CONTRACTOR SHALL FIELD ROUTE AND LOCATE AS REQUIRED.
 - CONDUIT MATERIAL SHALL BE AS FOLLOWS:
A) BELOW GRADE - RIGID NON-METALLIC. (POWER ONLY).
B) RISER FROM 36" BELOW GRADE - RIGID GALVANIZED STEEL.
C) CONCEALED RISER FROM 36" BELOW GRADE - RIGID NON-METALLIC. (POWER ONLY).
D) ABOVE GRADE SUBJECT TO PHYSICAL ABUSE - RIGID GALVANIZED STEEL OR INTERMEDIATE.
E) ABOVE GRADE NOT SUBJECT TO PHYSICAL ABUSE OR WEATHER - ELECTRICAL METALLIC TUBING.
F) INDOORS NOT SUBJECT TO PHYSICAL ABUSE - ELECTRICAL METALLIC TUBING. (DOES NOT APPLY ON RESIDENTIAL)
G) ALL INTERCOM, FIRE ALARM, CLOCK AND CCTV CONDUITS INSTALLED BELOW GRADE THAT ARE NOT UNDER THE BUILDING SLAB - INTERMEDIATE OR RIGID METAL. PVC NOT ALLOWED.

CODES & EQUIPMENT

- ALL WORK SHALL COMPLY WITH LOCAL AND STATE ELEC. CODES, IN ADDITION TO THE NATIONAL ELECTRIC CODE.
- ELECTRICAL CONTRACTOR SHALL COORDINATE W/ LOCAL UTILITY CO. TO ENSURE THE OWNER HAS A COMPLETE AND OPERABLE SERVICE. E.C. WILL PAY ALL UTILITY CO. CHARGES AND FEES AND ALL INSPECTION AND PERMIT FEES.
- ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE PROVIDED WITH SUITABLE PHENOLIC NAMEPLATES.
- THE LOADS SHOWN FOR APPLIANCES AND EQUIPMENT ARE BASED ON DESIGN INFORMATION. THE CONTRACTOR SHALL VERIFY ALL APPLIANCE LOADS PRIOR TO RUNNING THE CIRCUIT. THE MINIMUM CIRCUIT REQUIREMENTS SHALL BE BASED ON THE APPLIANCE NAMEPLATE VALUE OR CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED FOR APPLIANCE MODIFICATIONS BY THE CONTRACTOR.
- COORDINATE LOCATIONS OF ELECTRICAL EQUIPMENT, DEVICES, OUTLETS, FIXTURES, ETC. WITH ARCHITECTURAL PLANS, ELEVATIONS AND REFLECTED CEILING PLANS PRIOR TO ROUGH-IN WORK.
- VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING IN FOR SWITCHES.
- WORKING SPACE OF 3 FEET SHALL BE MAINTAINED IN FRONT OF ALL ELECTRICAL PANELS AND DEVICES.

RECEPTACLES & SWITCHES

- ALL DIMENSIONS FOR MOUNTING HEIGHTS OF NEW RECEPTACLES AND SWITCHES ARE TO THE BOTTOM OF THE BOX.
- VERIFY FLOOR RECEPTACLE LOCATIONS (IF APPLICABLE) WITH OWNER PRIOR TO ROUGH-IN.
- VERIFY ALL POWER/DATA/PHONE RECEPTACLE ELEVATIONS LOCATED 7" CENTER LINE OVER COUNTERTOP WITH ARCHITECTURAL DETAILS PRIOR TO ROUGH-IN.
- RECEPTACLES, SWITCHES AND COVER PLATES COLOR SHALL BE SELECTED BY THE OWNER FROM STANDARD COLORS.
- WALL RECEPTACLES SHALL NOT BE INSTALLED BACK TO BACK.
- IF FIRE ALARM SYSTEM INSTALLED, ALL FIRE ALARM CIRCUITS SHALL BE TERMINATED ON TERMINAL STRIPS. WIRE NUTS ARE PROHIBITED. ALL ANNUNCIATING AND INITIATING CIRCUITS ENTERING THE BUILDING AND AT THE FIRE ALARM PANEL SHALL BE PROVIDED WITH SUITABLE SURGE SUPPRESSORS.
- RECEPTACLE SPACING MUST BE PER NEC.
- ALL BATHROOMS, KITCHEN AND OUTDOOR LOCATIONS TO BE GFCI AS REQUIRED PER NEC.
- SWITCHED OUTLETS SHALL HAVE ONLY TOP PORTION OF OUTLET SWITCHED.

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SHEET TITLE:

RCP/LIGHTING

SHEET NO:

A103

PROJECT NO: 20202



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SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO:

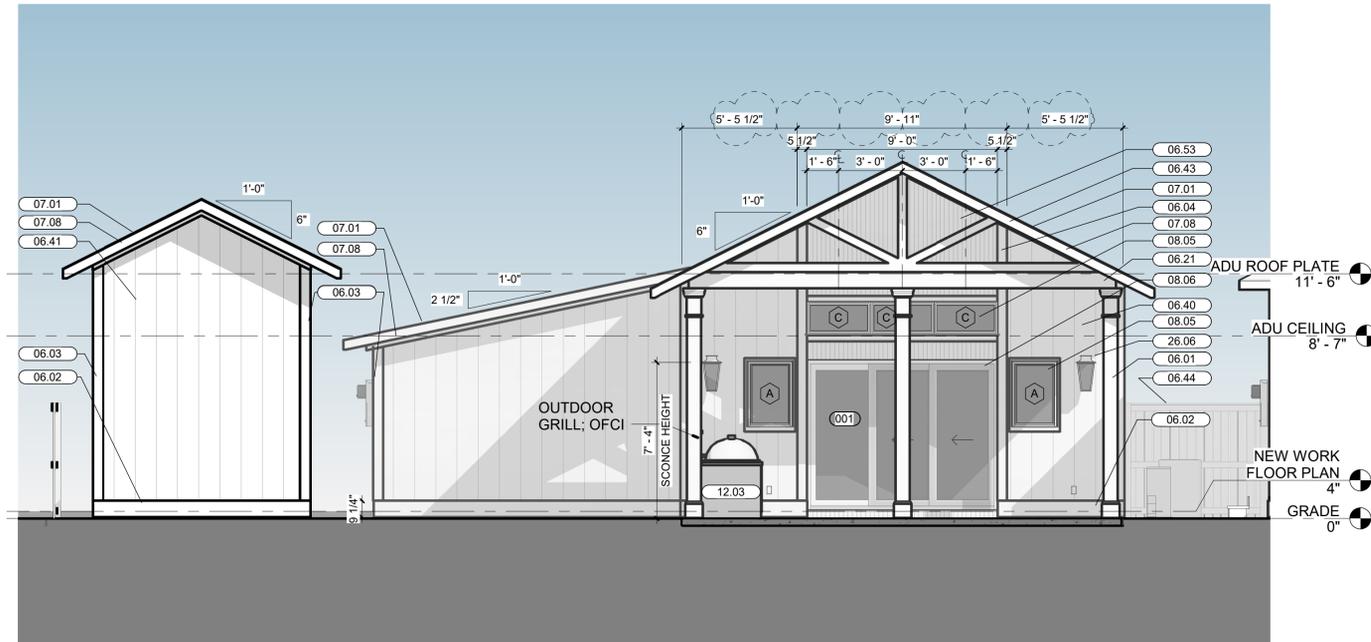
A201

PROJECT NO:
20020

KEYNOTE LEGEND	
NUMBER	TEXT
02.01	EXISTING CONDENSER TO REMAIN
06.01	8"x8" KDAT COLUMNS WRAPPED IN COMPOSITE TRIM; TYPICAL
06.02	PAINTED COMPOSITE 1x10 TRIM; TYPICAL
06.03	PAINTED COMPOSITE CORNER TRIM BOARD; TYPICAL
06.04	PAINTED COMPOSITE 1x6 TRIM; TYPICAL
06.21	PAINTED (3) 2x10 BEAM WRAPPED IN COMPOSITE TRIM; TYPICAL AT COLUMNS
06.38	DECORATIVE WOOD BRACKET; SEE WALL SECTIONS
06.39	(2) 2x10 WOOD BEAM; PAINT WITH SOLID-BODY STAIN
06.40	2x6 WOOD STUD WALL WITH PAINTED VERTICAL 1x2 BATTENS @8" O/C OVER PAINTED COMPOSITE PANEL EXTERIOR; PAINT TO MATCH EXISTING RESIDENCE; 1/2" GYP INTERIOR
06.41	2x4 WOOD STUD WALL WITH 8" VERTICAL BATTEN EXTERIOR, GYP INTERIOR

KEYNOTE LEGEND	
NUMBER	TEXT
06.43	HEAVY TIMBER TRUSS; PAINT WITH SOLID BODY STAIN
06.44	WOOD FENCE; MATCH EXISTING
06.51	2x6 WOOD STUD WALL WITH 8" VERTICAL BATTEN EXTERIOR; NICKLE GAP SIDING INTERIOR
06.53	2x6 WOOD STUD WALL WITH CORRUGATED ALUMINUM EXTERIOR; GYP INTERIOR
06.62	2x6 WOOD STUD WALL WITH 8" VERTICAL BATTEN EXTERIOR
06.63	PAINTED COMPOSITE 1x8 TRIM; TYPICAL
06.64	PERGOLA; PAINT WITH SOLID-BODY STAIN
06.65	WOOD WALL CAP; PAINT WITH SOLID-BODY STAIN
07.01	30 YEAR DIMENSIONAL ASPHALT SHINGLES OVER ADHERED MEMBRANE UNDERLAYMENT; TO MATCH EXISTING RESIDENCE; TYPICAL
07.03	28ga STANDING SEAM METAL ROOF OVER ADHERED MEMBRANE UNDERLAYMENT; TYPICAL
07.08	PAINTED 1x6 COMPOSITE FASCIA; TYPICAL

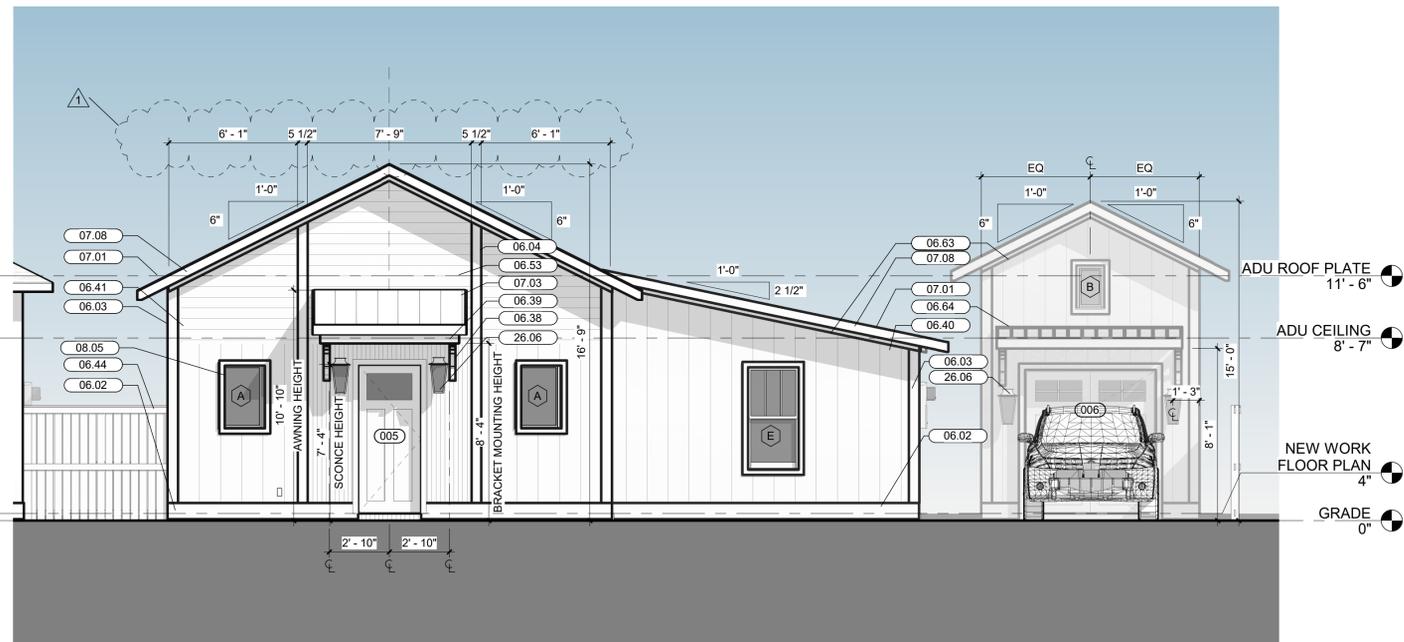
KEYNOTE LEGEND	
NUMBER	TEXT
07.28	AWNING ON DECORATIVE BRACKETS
08.05	WINDOW WITH GYP RETURN INTERIOR; SEE SCHEDULE
08.06	3 PANEL 3 TRACK SLIDING PATIO DOOR; SEE SCHEDULE
12.03	SOLID SURFACE COUNTER TOP AND COMPOSITE CABINETS BY CASEWORK CONTRACTOR
26.06	EXTERIOR SCONCE; SEE RCP



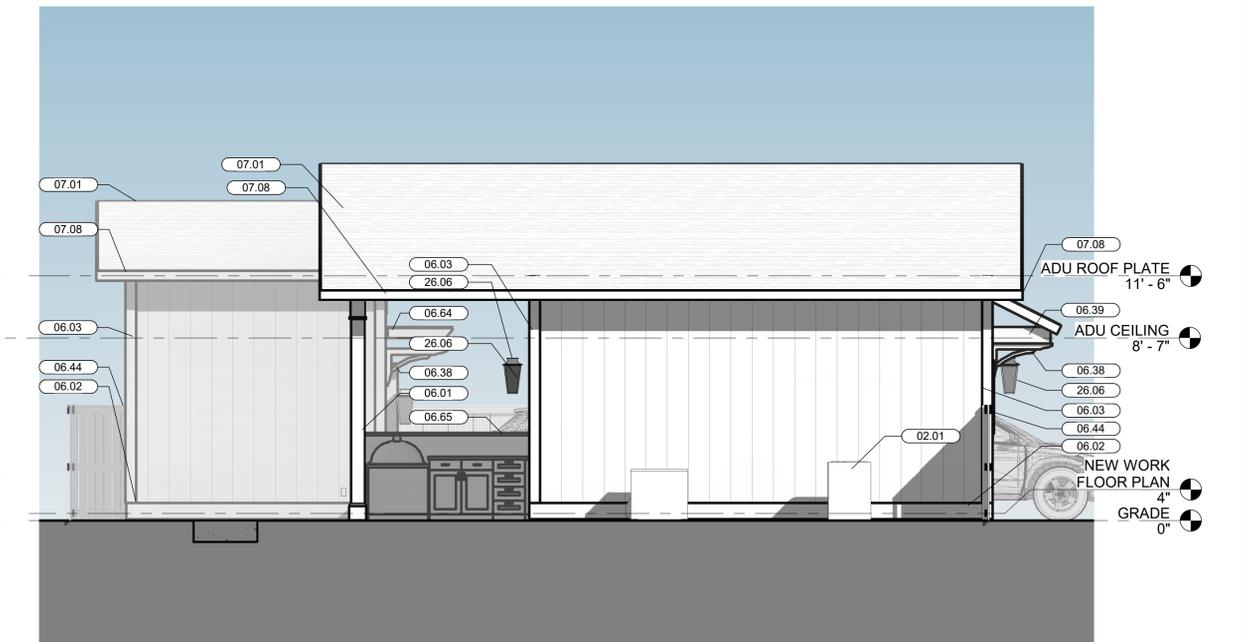
2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"



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



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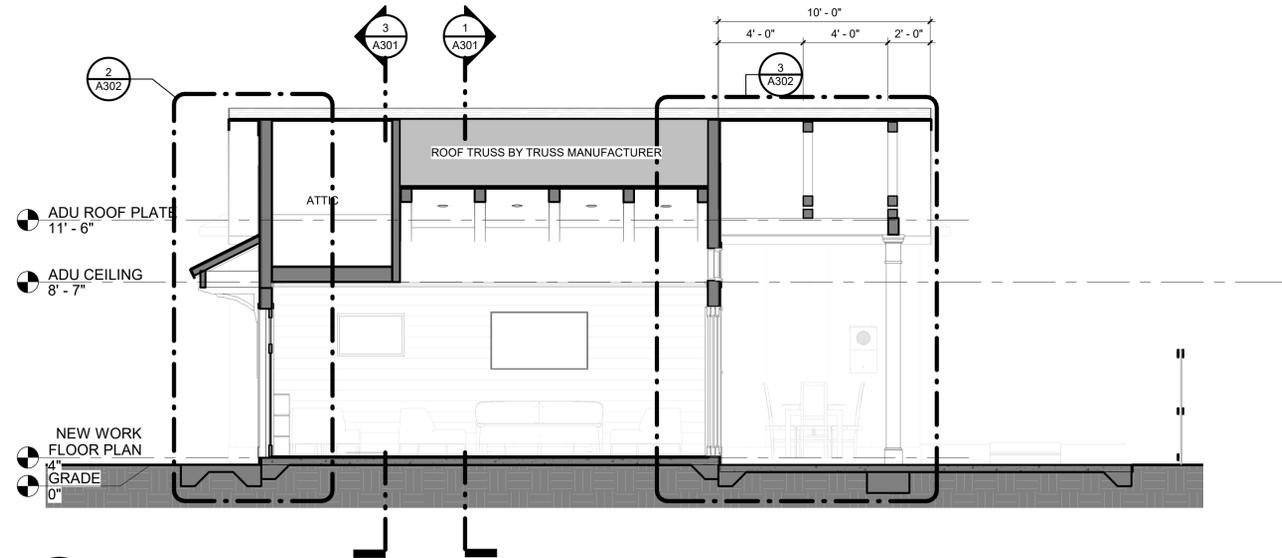
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BUILDING SECTIONS

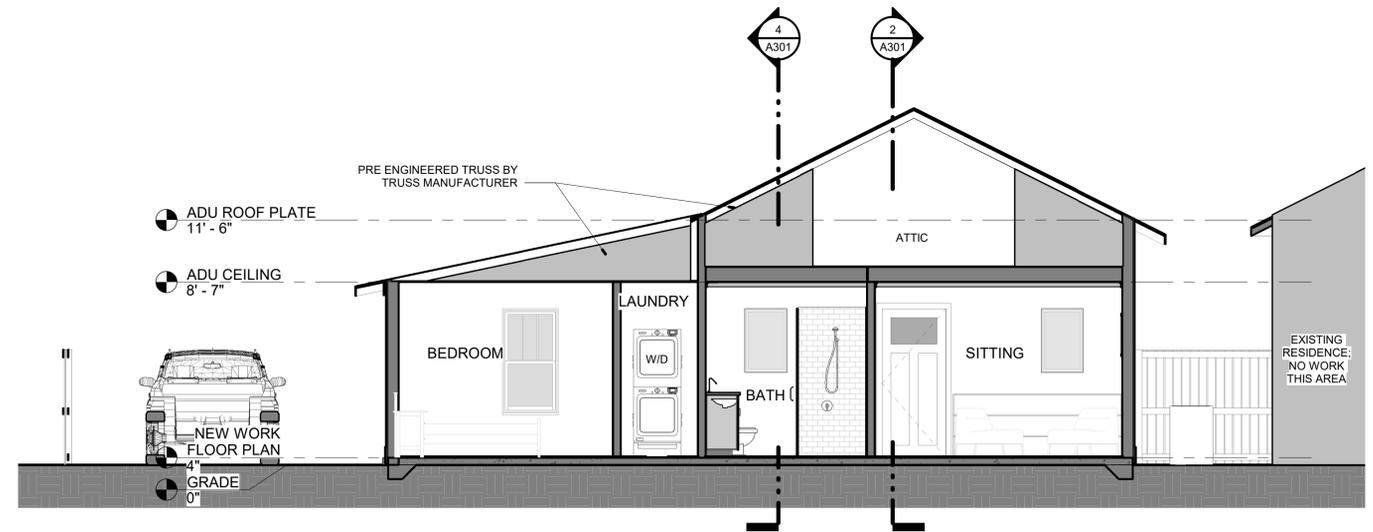
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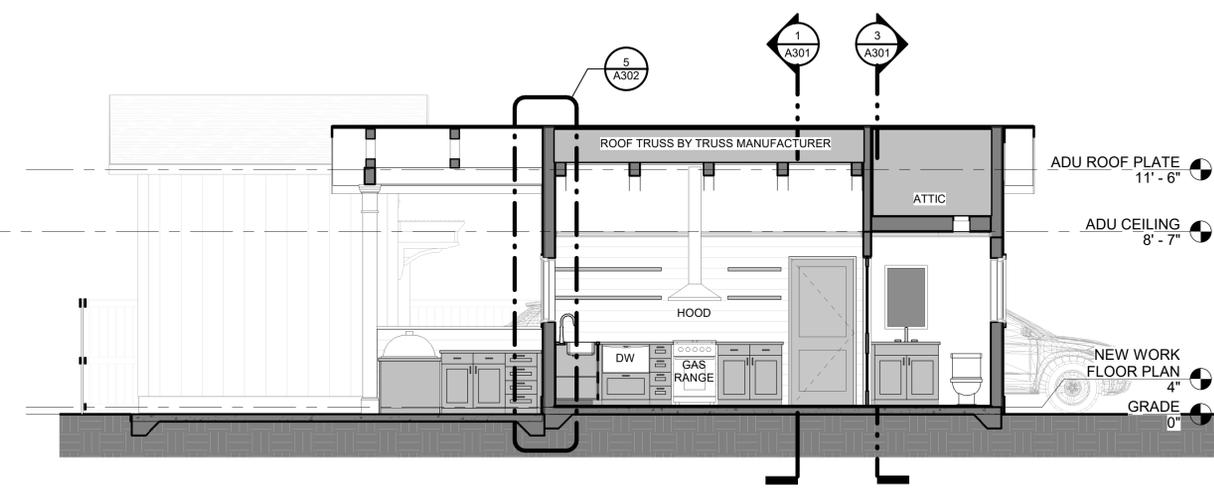
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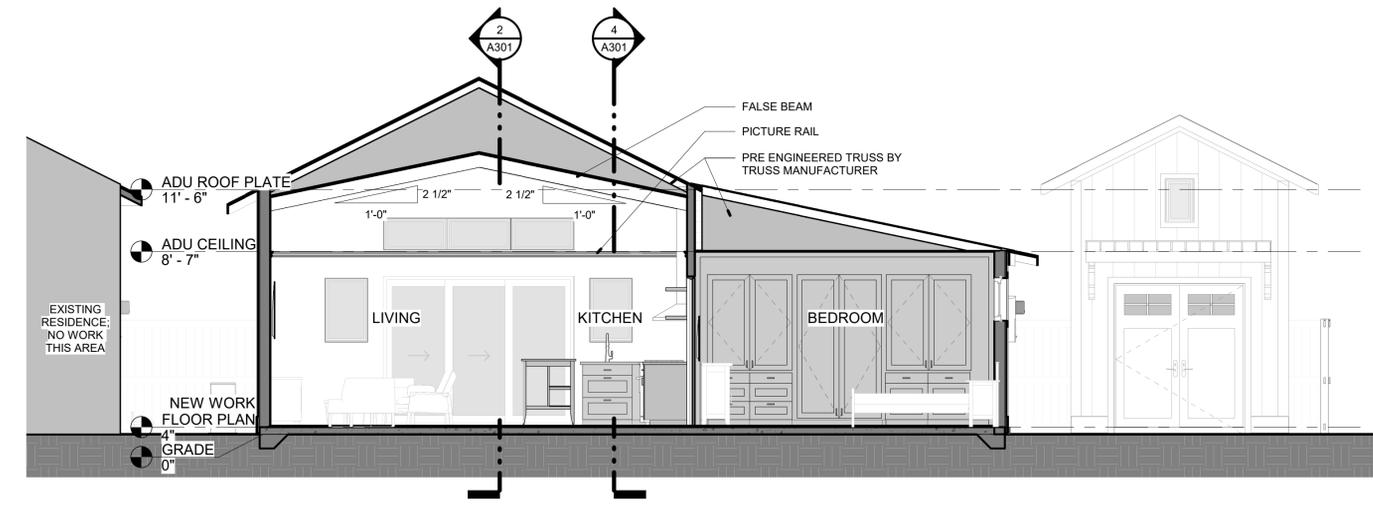
2 Section 1
1/4" = 1'-0"



3 Section 2
1/4" = 1'-0"



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



1 Section 4
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No. Des. Date

SHEET TITLE:
WALL SECTIONS
SHEET NO.:
A302
PROJECT NO.: 20020

KEYNOTE...	
NUMBER	TEXT
03.01	4" THICK TYPICAL CONCRETE SLAB. SEE NOTES ON S101.
03.02	TURNDOWN SLAB. SEE WALL SECTION FOR DIMENSIONS.
03.13	W1.4xW1.4 / 6x6 WWF REINFORCEMENT. PLACE IN CENTER OF SLAB THICKNESS
03.14	(3) #4 BAR CONTINUOUS
03.15	24x24x12" DEEP COLUMN FOOTING
03.16	MINIMUM 1/8:12 SLOPE FOR DRAINAGE AT EXTERIOR CONCRETE PADS
05.01	1/2" A307 THREADED ROD @ MAX. 48" o.c.; TYPICAL. RUN CONTINUOUS FROM SILL PLATE TO TOP OF WALL.
05.02	1/2" ANCHOR BOLTS W/ MIN. 8" EMBEDMENT; TYPICAL
05.11	DECORATIVE CORRUGATED ALUMINUM
06.01	8"x8" KDAT COLUMNS WRAPPED IN COMPOSITE TRIM; TYPICAL
06.02	PAINTED COMPOSITE 1x10 TRIM; TYPICAL
06.03	PAINTED COMPOSITE CORNER TRIM BOARD; TYPICAL
06.04	PAINTED COMPOSITE 1x6 TRIM; TYPICAL
06.06	LIQUID-APPLIED MOISTURE BARRIER OVER 1/2" PLYWOOD SHEATHING; TYPICAL
06.07	5/8" PLYWOOD ROOF DECKING; TYPICAL

KEYNOTE...	
NUMBER	TEXT
06.08	3/4" T&G PLYWOOD FLOOR DECKING; TYPICAL
06.10	PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" o.c.; TYPICAL
06.12	DROP GABLE TRUSS HEADER; TYPICAL. SEE STRUCTURAL HEADER FRAMING DETAIL.
06.16	2x4 OUTRIGGERS @ 24" o.c.; TYPICAL; SEE FRAMING PLAN
06.17	PAINTED (3) 2x10 BEAM WRAPPED IN COMPOSITE TRIM; TYPICAL AT COLUMNS
06.21	2x FRAMING
06.28	DECORATIVE WOOD BRACKET; WITH SOLID-BODY STAIN
06.38	(2) 2x10 WOOD BEAM; PAINT WITH SOLID-BODY STAIN
06.39	2x6 WOOD STUD WALL WITH PAINTED VERTICAL 1x2 BATTENS @ 8" O/C OVER PAINTED COMPOSITE PANEL EXTERIOR; PAINT TO MATCH EXISTING RESIDENCE; 1/2" GYP INTERIOR
06.40	3/4" PLYWOOD SUBFLOOR @ ATTIC SPACE
06.46	3" PAINTED WOOD PICTURE RAIL/CROWN MOULDING
06.47	STAINED FFAUX WOOD BEAM; SPACE EVENLY THROUGHOUT VAULTED CEILING
06.49	PAINTED NICKLE GAP SIDING
06.50	2x6 WOOD STUD WALL WITH 8" VERTICAL BATTEN EXTERIOR; NICKLE GAP SIDING INTERIOR

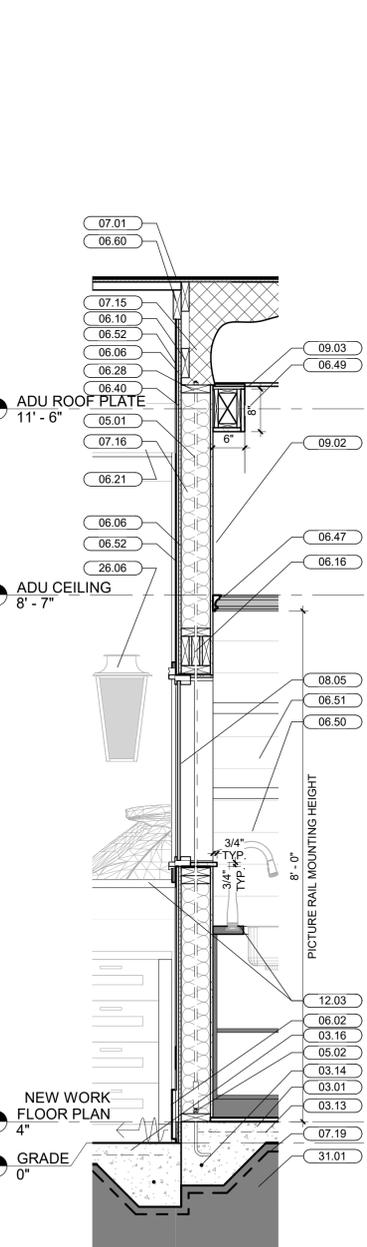
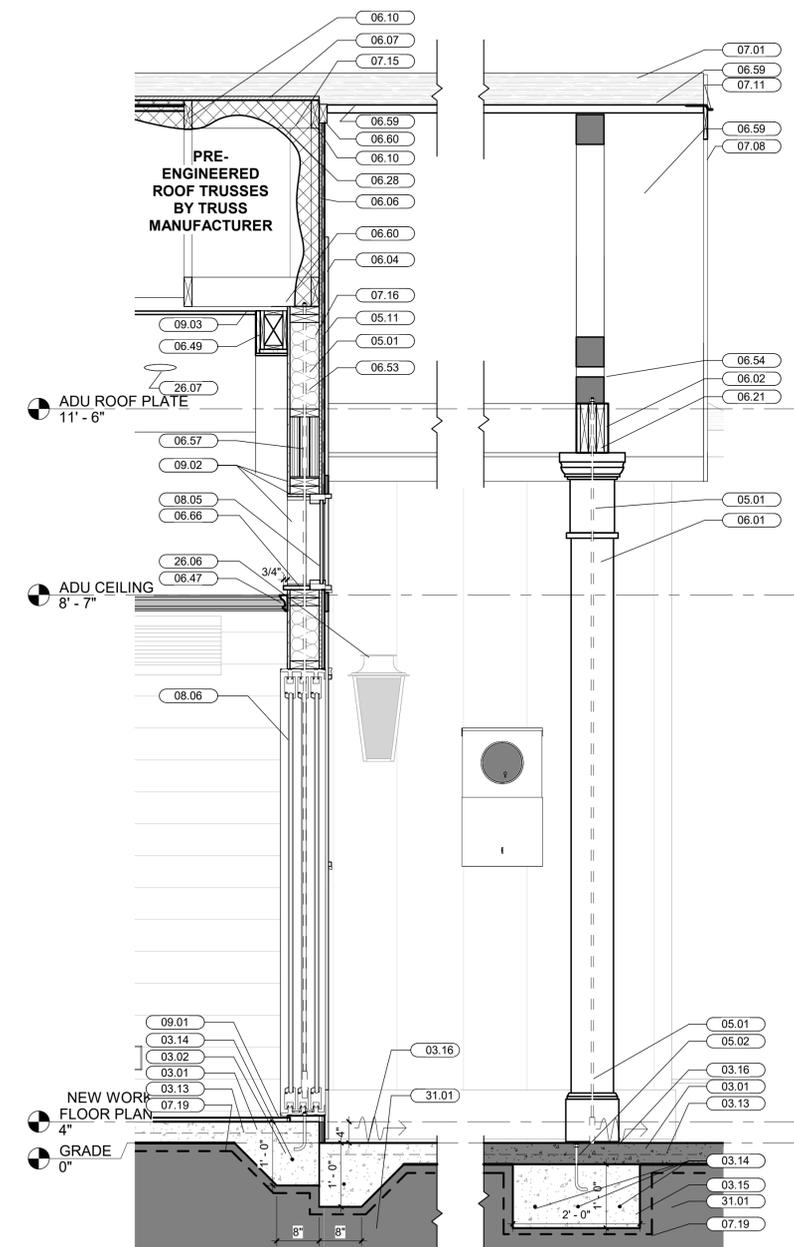
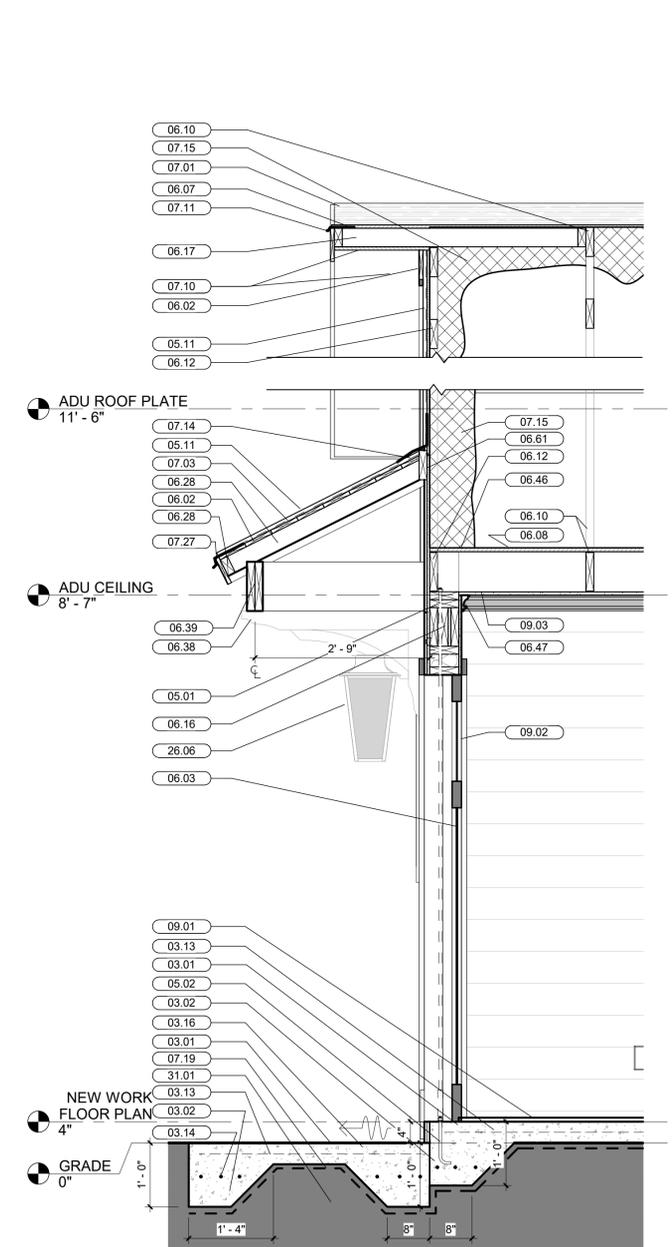
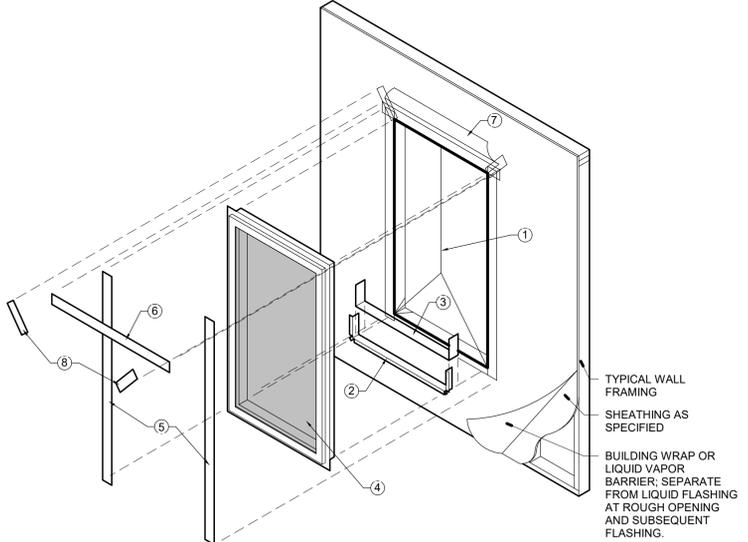
KEYNOTE...	
NUMBER	TEXT
06.52	PAINTED VERTICAL 1x2 BATTENS @ 8" O/C OVER PAINTED COMPOSIT PANEL; PAINT TO MATCH EXISTING RESIDENCE
06.53	2x6 WOOD STUD WALL WITH CORRUGATED ALUMINUM EXTERIOR; GYP INTERIOR
06.54	PT PAINTED HEAVY TIMBER TRUSSES @ 48" O/C; SEE STRUCTURAL
06.57	(3) 1.75x11.25 LVL HEADER @ SLIDING PATIO DOOR
06.59	PAINTED 2x PT WOOD STRUCTURAL DECKING RUN PARALLEL TO ROOF RIDGE
06.60	2x NAILER (NON-STRUCTURAL)
06.61	2x6 AWNING LEDGER
06.66	INTERIOR WOOD WINDOW SILL
07.01	30 YEAR DIMENSIONAL ASPHALT SHINGLES OVER ADHERED MEMBRANE UNDERLAYMENT; TYPICAL
07.03	28ga STANDING SEAM MEAL ROOF OVER ADHERED MEMBRANE UNDERLAYMENT; TYPICAL
07.08	PAINTED 1x6 COMPOSITE FASCIA; TYPICAL
07.10	PAINTED PLYWOOD SOFFIT; TYPICAL
07.11	ALUMINUM DRIP EDGE PLACED BENEATH SHINGLES
07.14	MINIMUM 8" PRE-FINISHED ALUMINUM FLASHING @ ROOF/WALL TRANSITION

KEYNOTE...	
NUMBER	TEXT
07.15	PROVIDE MINIMUM 6" R-38 OPEN CELL, WATER-BASED SPRAY FOAM INSULATION @ ATTIC
07.16	PROVIDE MINIMUM 6" R-38 OPEN CELL, WATER-BASED SPRAY FOAM INSULATION BETWEEN STUDS
07.19	10 MIL VAPOR BARRIER
07.27	MINIMUM 8" PRE-FINISHED CONTINUOUS ALUMINUM FLASHING WITH DRIP EDGE
08.05	WINDOW WITH GYP RETURN INTERIOR; SEE SCHEDULE
08.06	3 PANEL 3 TRACK SLIDING PATIO DOOR; SEE SCHEDULE
09.01	FINISHED FLOOR
09.02	1/2" GYPSUM BOARD; TYPICAL
09.03	5/8" GYPSUM BOARD; TYPICAL @ CEILINGS
12.03	SOLID SURFACE COUNTER TOP AND COMPOSITE CABINETS BY CASEWORK CONTRACTOR
26.06	EXTERIOR SCNCE; SEE RCP
26.07	RECESSED LIGHT FIXTURE; SEE RCP
31.01	COMPACTED, TERMITE TREATED FILL

NOTE:
ALL WINDOWS TO HAVE GYP RETURNS AND WOOD SILL

FLASHING PROCESS FOR NEW WINDOWS

- IF LIQUID VAPOR BARRIER IS NOT USED, CUT BUILDING WRAP VAPOR BARRIER AS SHOWN. FOLD BOTTOM AND TOP SIDE FLAPS INTO OPENING AND FASTEN. TEMPORARILY HOLD TOP FLAP UP ABOVE OPENING. IF LIQUID VAPOR BARRIER IS USED, PAINT BARRIER INTO OPENING. PROVIDE SILL FLASHING TAPE OR ADDITIONAL LIQUID FLASHING THAT OVERHANGS OPENING 1" AND EXTENDS UP OPENING SIDES A MINIMUM OF 6".
- PROVIDE 2ND LAYER OF SILL FLASHING OR LIQUID FLASHING TO OVERLAP FIRST LAYER BY 1". DO NOT EXTEND SILL FLASHING PAST INTERIOR FACE OF FRAMING.
- INSTALL WINDOW FROM EXTERIOR OF BUILDING, PLUMB, SQUARE AND VERIFY OPERATION. FASTEN WINDOW IN OPENING WITH 2" GALVANIZED ROOFING NAILS AT 8" O.C.
- PROVIDE SIDE FLASHING TAPE OR ADDITIONAL LIQUID FLASHING TO EXTEND 2" ABOVE TOP AND BOTTOM OF OPENING.
- PROVIDE TOP FLASHING TAPE OR LIQUID FLASHING TO EXTEND PAST EDGE OF SIDE FLASHING TAPE BY 1". DO NOT TAPE OR SEAL BOTTOM NAILING FIN.
- IF LIQUID VAPOR BARRIER IS NOT USED, FOLD DOWN TOP FLAP OF BUILDING WRAP VAPOR BARRIER.
- IF LIQUID VAPOR BARRIER IS USED, APPLY ADDITIONAL LAYER OF LIQUID FLASHING ABOVE WINDOW.
- PROVIDE FLASHING TAPE/ADDITIONAL LIQUID FLASHING AT DIAGONAL CUTS AT LEAST 1" LONGER THAN CUT.
- WHERE EXTERIOR SEALANT IS REQUIRED, USE OSI QUAD MAX CHEMICALLY CURING SEALANT, OR ARCHITECT APPROVED EQUAL.



7 WINDOW FLASHING DETAIL
1/2" = 1'-0"

2 WALL - @ FRONT ENTRY
3/4" = 1'-0"

3 WALL - @ PATIO
3/4" = 1'-0"

5 WALL - TYPICAL
3/4" = 1'-0"



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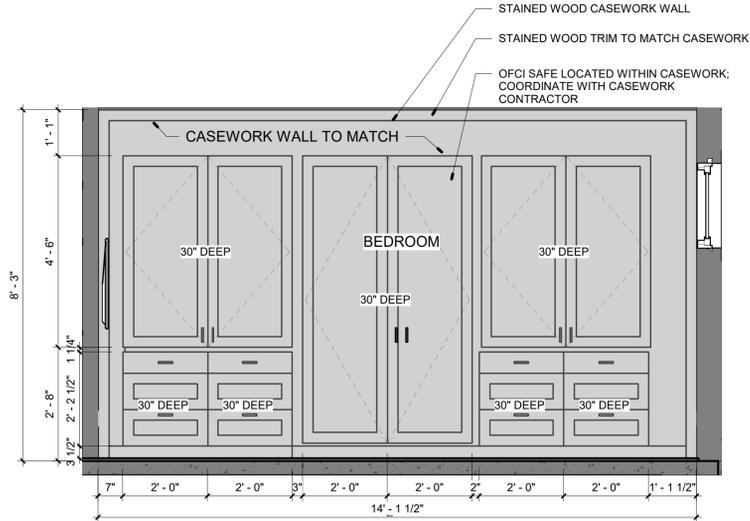
REVISIONS
No. Des. Date

SHEET TITLE:
INTERIOR ELEVATIONS

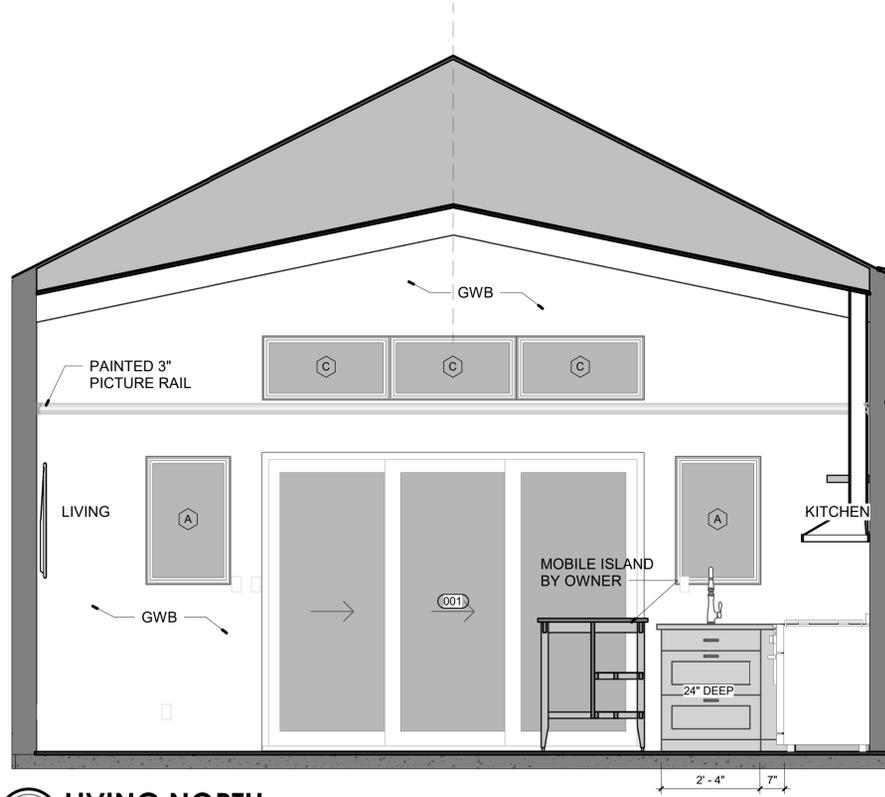
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A401

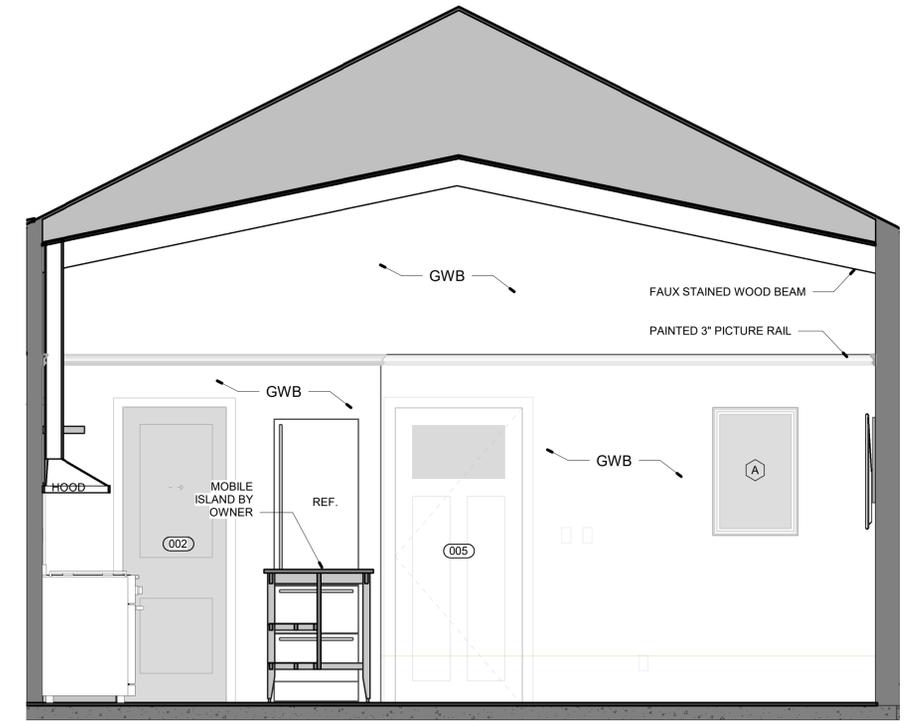
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20020



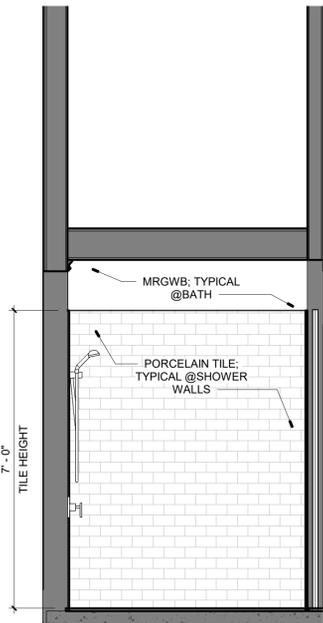
5 BEDROOM NORTH
1/2" = 1'-0"



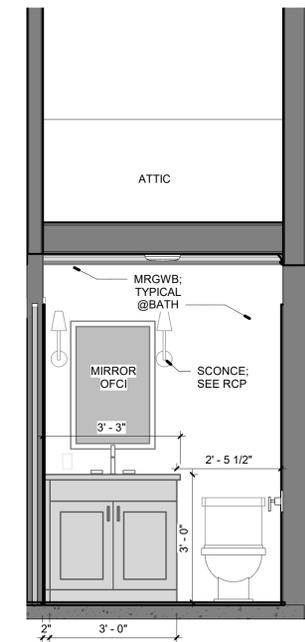
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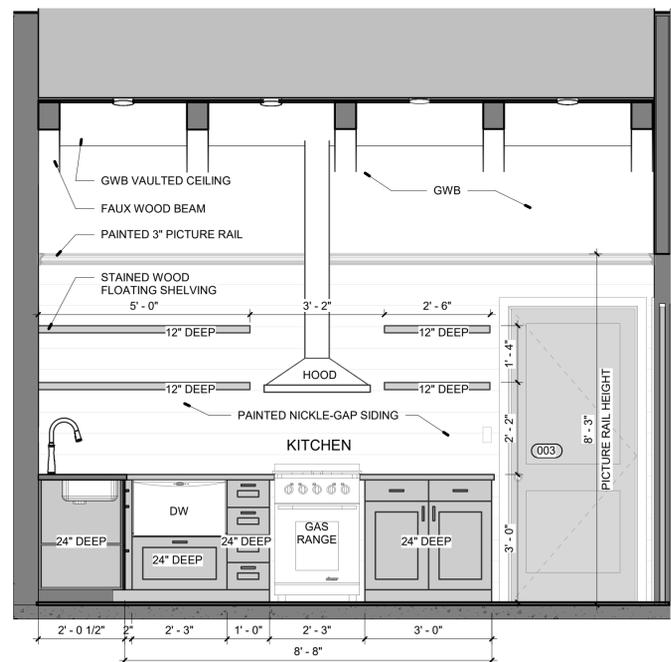
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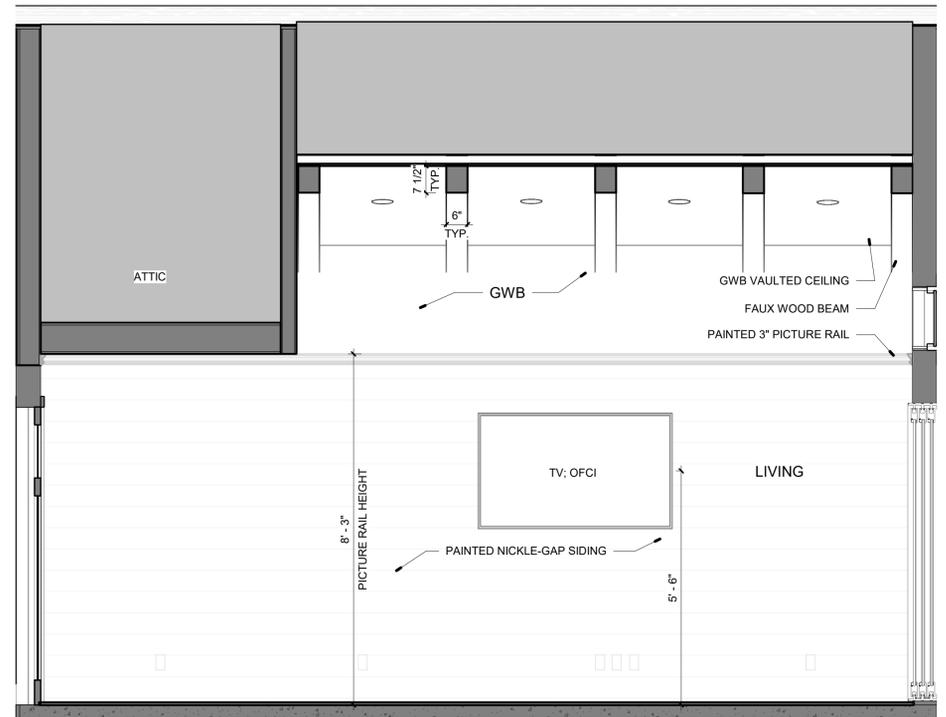
7 BATHROOM WEST
1/2" = 1'-0"



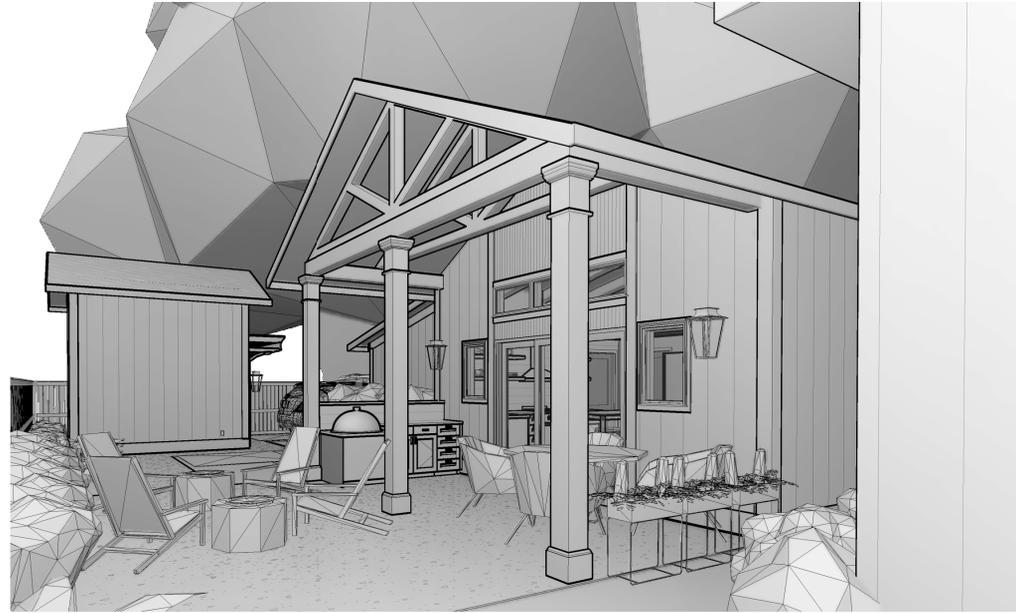
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1/2" = 1'-0"



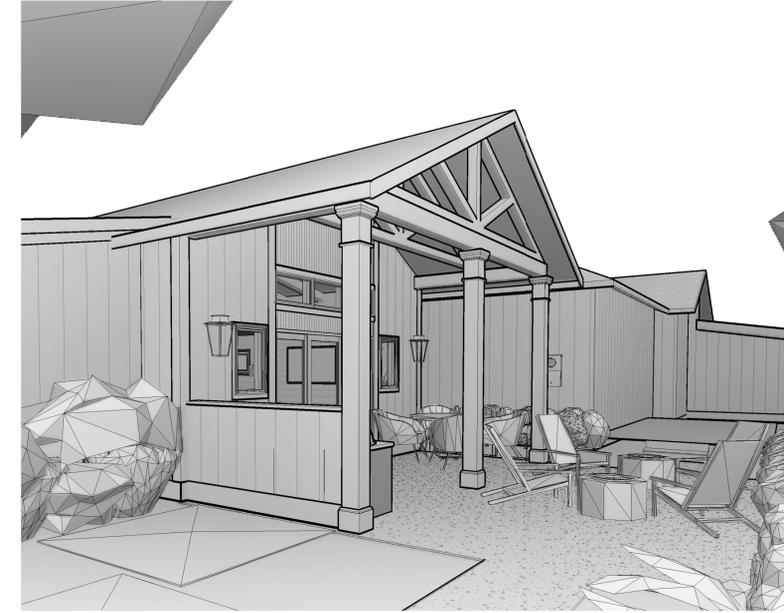
1 KITCHEN EAST
1/2" = 1'-0"



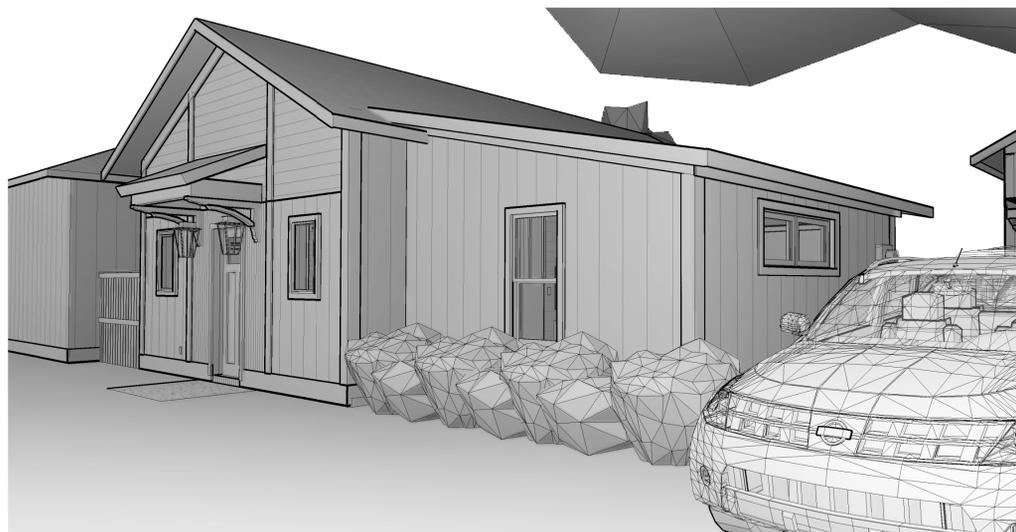
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1/2" = 1'-0"



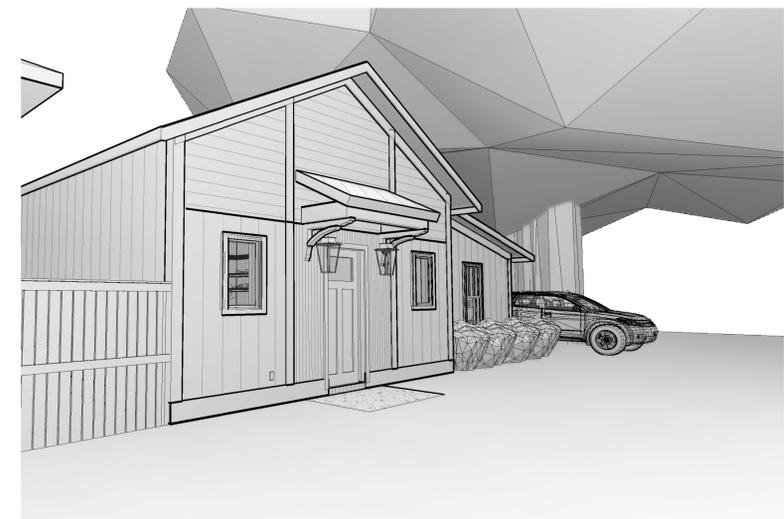
2 North Exterior 2



1 North Exterior



4 South Exterior 2



3 South Exterior 1



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SHEET TITLE:
3D EXTERIOR PERSPECTIVE VIEWS

SHEET NO:
A701
PROJECT NO:
20020

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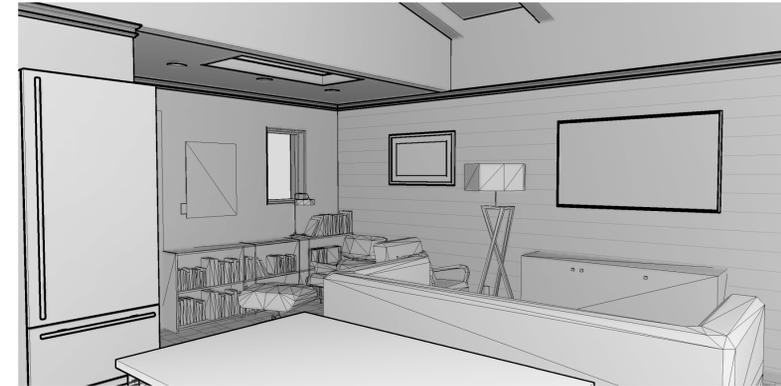
2 Kitchen 2



3 Living 1



1 Kitchen 1



5 Sitting 1



4 Main 1



6 Bedroom 1



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