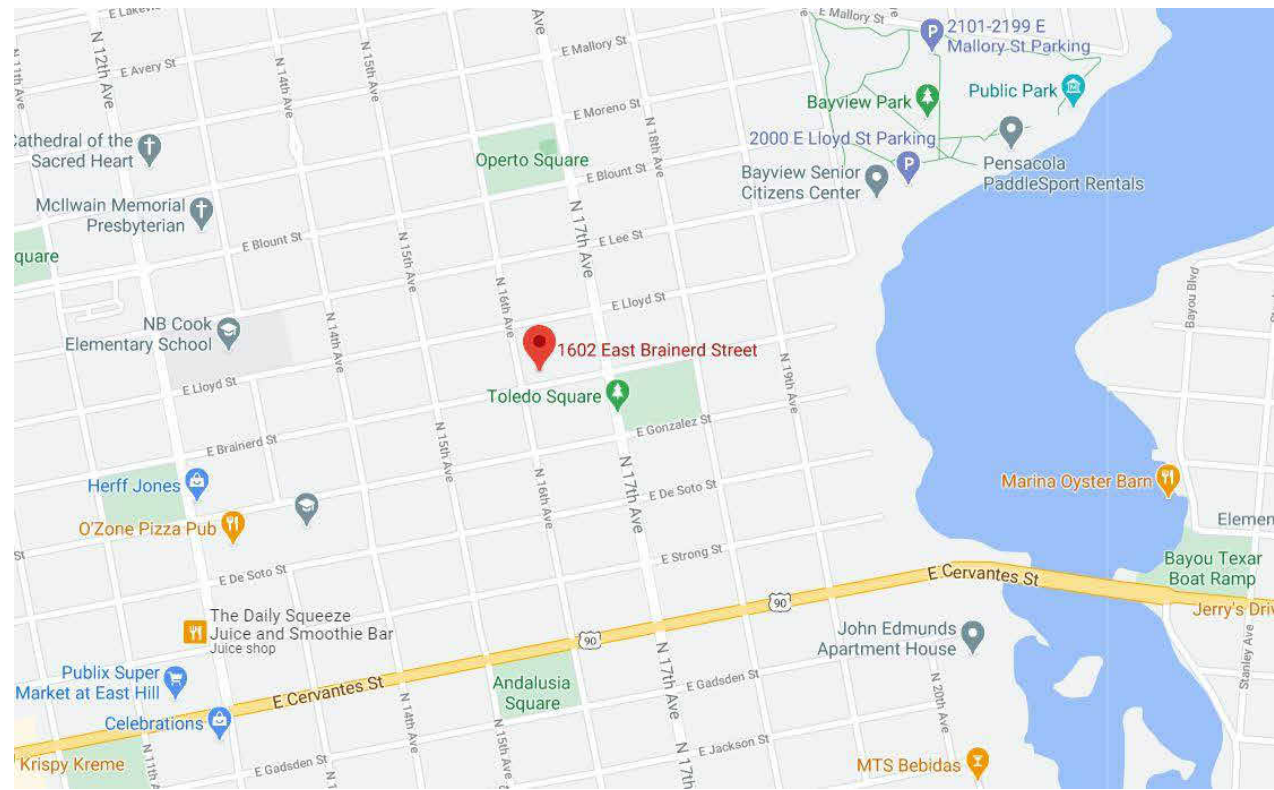


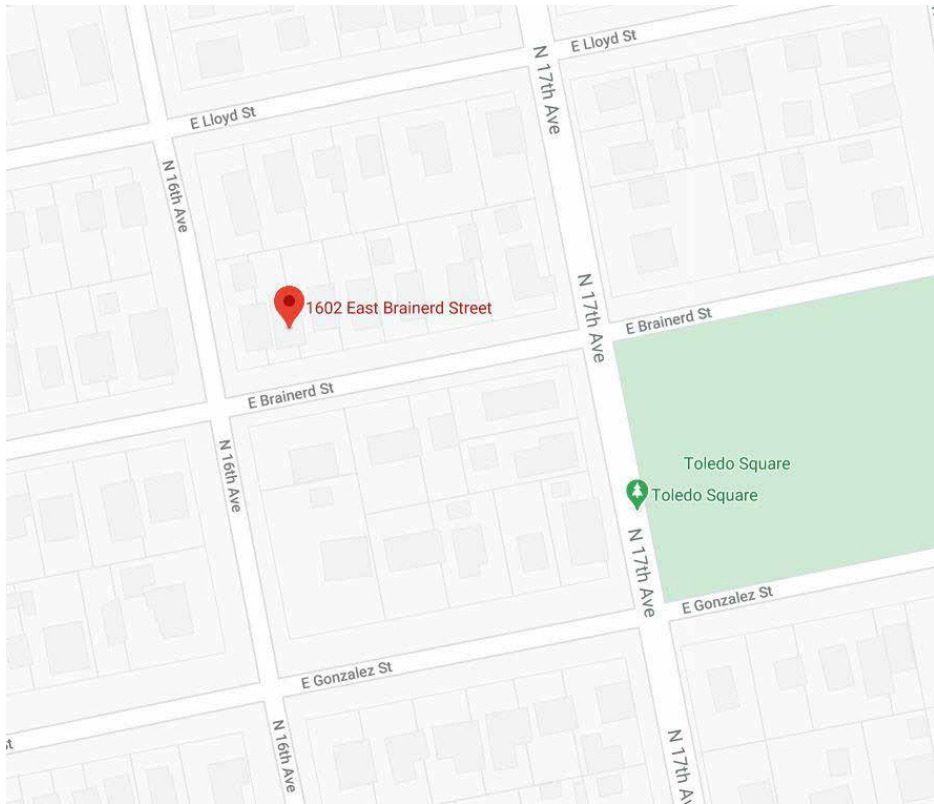
COMERFORD RENOVATION

RENOVATION OF RESIDENCE

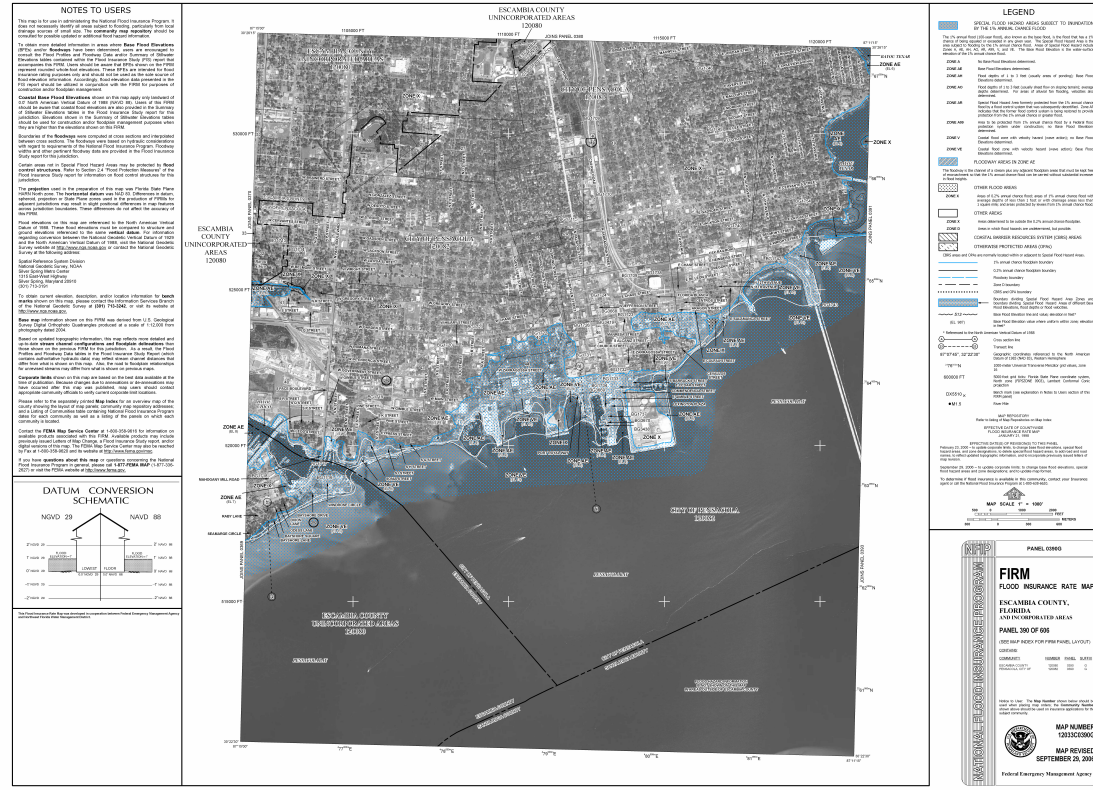
1602 E. BRAINERD ST.



VICINITY MAP



SITE MAP



FEMA FLOOD MAP

BUILDING DATA

APPLICABLE CODES:
2020 FLORIDA BUILDING CODE, RESIDENTIAL
FLORIDA FIRE PREVENTION CODE, 7th 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: 22'-9"
NO. OF STORIES: 2

PROJECT TEAM:

ARCHITECT OF RECORD :
J. SCOTT SALLIS, AIA scott@dalsai.com
DALRYMPLE | SALLIS ARCHITECTURE
503 E. GOVERNMENT ST.
PENSACOLA, FL 32502
(850) 470-6399

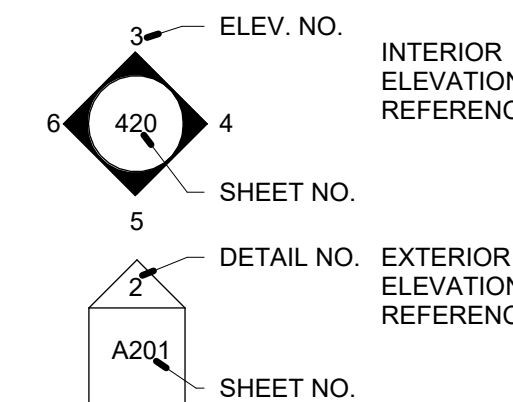
BUILDING AREA TOTALS			
Name	LEVEL	AREA	COMMENTS
GROUND LEVEL			
EXISTING GROUND FLOOR	GROUND LEVEL	1,589 SF	
ADDITION GROUND FLOOR	GROUND LEVEL	401 SF	
SECOND LEVEL			
EXISTING SECOND FLOOR	SECOND LEVEL	291 SF	
TOTAL BUILDING AREA (CONDITIONED)		2,280 SF	

INDEX OF DRAWINGS		
Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Structural		
S001	STRUCTURAL NOTES AND DIAGRAMS	
S101	FOUNDATION & FLOOR FRAMING PLAN	
S102	ROOF FRAMING PLAN & DETAILS	
Architectural		
A001	SITE AND ROOF PLAN	1
A010	FIRST AND SECOND FLOOR DEMO PLANS	
A101	NEW WORK FIRST AND SECOND FLOOR PLANS	
A102	FIRST AND SECOND FLOOR RCP/LIGHTING	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A301	BUILDING SECTIONS	
A302	WALL SECTIONS	
A401	INTERIOR ELEVATIONS	
A601	SCHEDULES AND DIAGRAMMS	
A701	3D RENDERED PLAN VIEWS	
A702	3D INTERIOR PERSPECTIVE VIEWS	

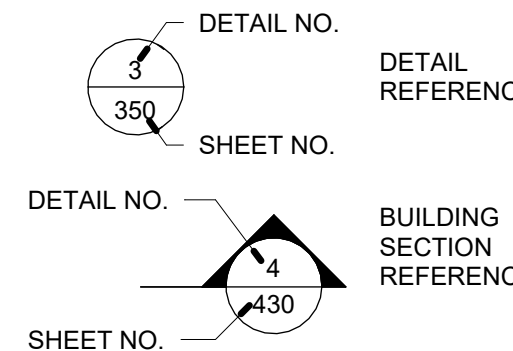
GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION.
- CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA 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 KEYS 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 2021 FBC, RESIDENTIAL EDITION R301.2.1.2 FOR RESIDENTIAL WORK OR 2021 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. 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.

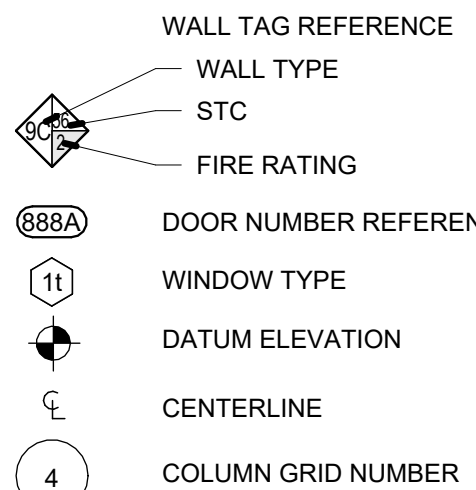
ELEVATION REFERENCES



DETAIL REFERENCES



ANNOTATION REFERENCES



Room name ROOM TAG

CEILING HEIGHT - ABOVE FIN. FLOOR

REVISION NUMBER REFERENCE

REVISION NO.

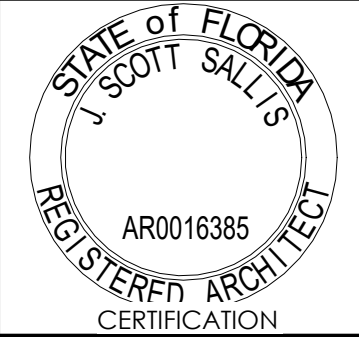


NOTE: ALL 3D VIEWS ARE CONCEPTUAL



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

THIS DOCUMENT SHOWS ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS



PERMIT SET

COMERFORD RENOVATION

1602 E. BRAINERD ST.

DRAWN BY: SRJ
CHECKED BY: JSS

ISSUE DATE:
06-22-21

REVISIONS:
No. Desc. Date

SHEET TITLE:

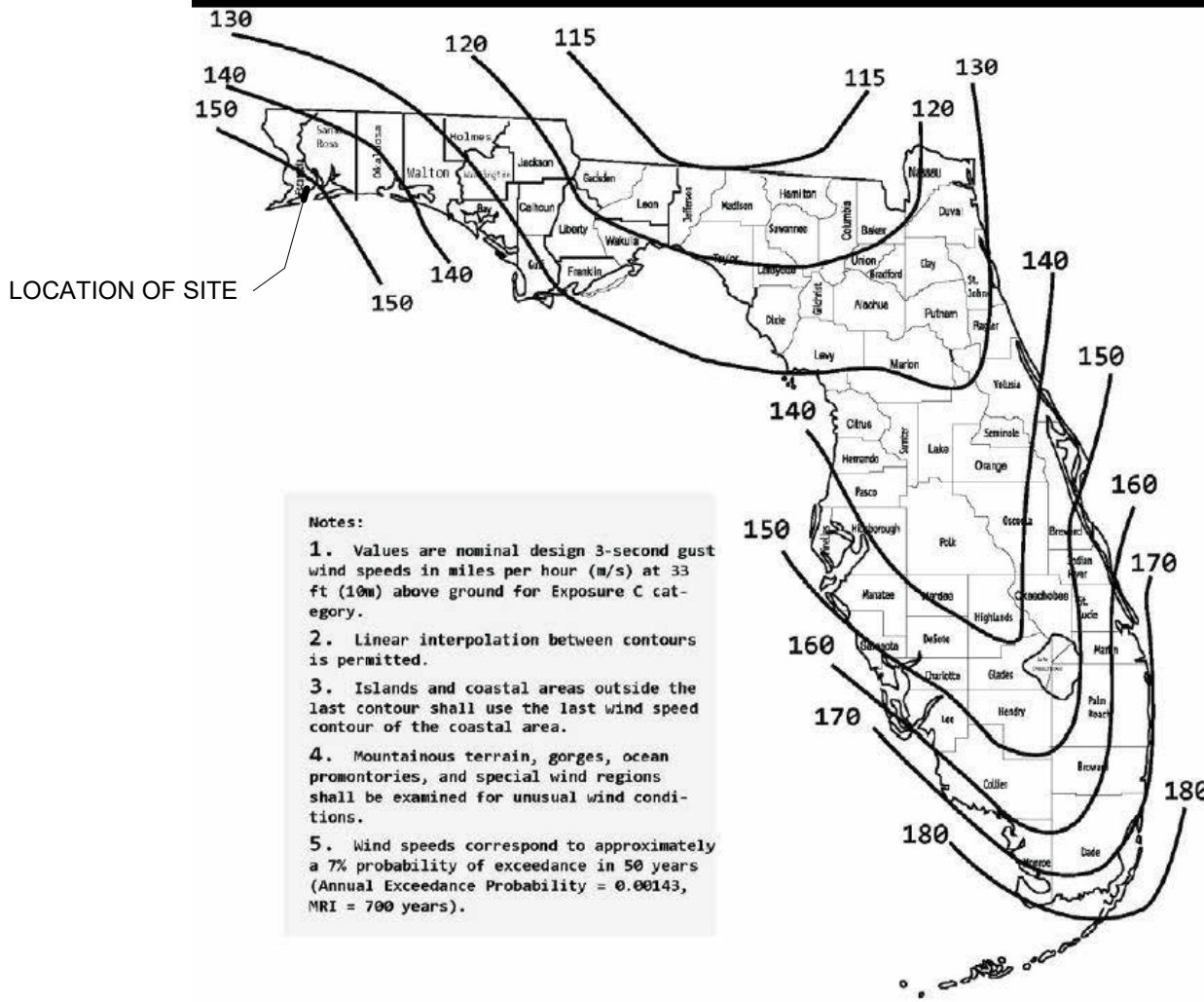
TITLE SHEET

SHEET NO:

G001

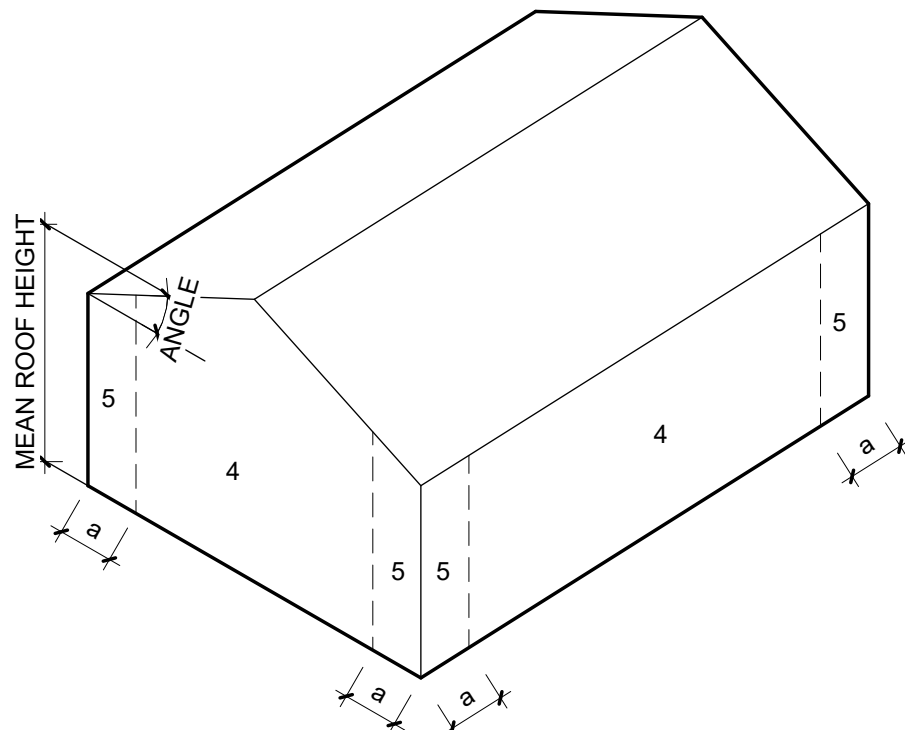
PROJECT NO:
20044

FLORIDA WIND SPEED MAP: RISK CATEGORY II



COMPONENTS AND CLADDING WIND LOADS

HIP ROOF > 7-20 DEG.		BASIC WIND SPEED 160 MPH	OVERHANG
ZONE	EFFECTIVE WIND AREA (SQ. FT)		
1	10	46.3	-104.3
2e	10	46.3	-146.4
2r	10	46.3	-135.9
3	10	46.3	-146.4
WALL		62.1 - 67.4 62.1 - 83.2	
4	10		
5	10		



COMPONENTS AND CLADDING WALLS

NOTE: VALUES IN TABLE SHALL BE MULTIPLIED BY 0.6 TO ACHIEVE ALLOWABLE STRESS DESIGN (ASD) PRESSURES

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 2020 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."

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/ 8d COMMON RINGSHANK 0.131" X 2 1/2" OR 10d COMMON RINGSHANK 0.12" X 3".

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

GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 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	20 PSF
ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	10 PSF
DECK LIVE LOAD	60 PSF
B. WIND CRITERIA	FBC 2020 ASCE 7-16
RISK CATEGORY:	II
BASIC WIND SPEED	160 MPH (3-SECOND GUST)
EXPOSURE CATEGORY	C
STRUCTURE TYPE	ENCLOSED
INTERNAL PRESSURE COEFF.	+/- 0.18
C. MEAN ROOF HEIGHT:	21' - 3"
ROOF SLOPE:	4/12

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.
- WALL SHEATHING: 15/32" (SPAN RATING 32/16) APA RATED PLYWOOD.
A. SHEATHING SHALL BE NAILED TO WALL STUDS WITH 8d COMMON RINGSHANK 0.131" X 2 1/2" OR 10d COMMON RINGSHANK 0.12" X 3". SPACING: 4" EDGE AND 8" FIELD, UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS.
B. 2x BLOCKING SHALL BE ADDED AT PANEL JOINTS, AT CEILING BEARING, AND AT MIDSPAN MINIMUM.
C. WHERE SPECIFIED, SHEATHING SHALL BE INSTALLED ON BOTH SIDES OF WALL PANELS. SHEATHING JOINTS SHALL BE STAGGERED EACH SIDE OF WALL.
D. PLYWOOD SHEATHING SHALL BE MINIMUM 4-PLY WHILE MEETING THE SPECIFICATIONS ABOVE.
- ROOF SHEATHING: 19/32" (SPAN RATING 40/20) APA RATED PLYWOOD.
A. SHEATHING SHALL BE NAILED TO ROOF MEMBERS WITH 8d COMMON RINGSHANK NAILS (0.131" X 2-1/2") OR 10d RINGSHANK NAILS (0.12" x 3"), SPACING 3" EDGE AND 6" FIELD.
B. PLYWOOD SHEATHING SHALL BE MINIMUM 4-PLY WHILE MEETING THE SPECIFICATIONS ABOVE.

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 RESPECTFULLY. 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 MATERIAL PROPERTIES:

ALLOWABLE BENDING STRESS: Fb = 2,900 PSI
COMPRESSION ⊥ TO GRAIN: Fc⊥ = 750 PSI
COMPRESSION || TO GRAIN: Fc|| = 3,200 PSI
HORIZONTAL SHEAR: Fv = 285 PSI
MODULUS OF ELASTICITY: E = 2x10^6 PSI
- GLUE LAM BEAMS (PRESSURE TREATED) SHALL HAVE THE MINIMUM MATERIAL PROPERTIES:

ALLOWABLE BENDING STRESS: Fb = 2,400 PSI
COMPRESSION ⊥ TO GRAIN: Fc⊥ = 740 PSI
COMPRESSION || TO GRAIN: Fc|| = 1,650 PSI
HORIZONTAL SHEAR: Fv = 300 PSI
MODULUS OF ELASTICITY: E = 1.8x10^6 PSI

DESIGN MATERIAL: 24F-V8-24F-1.8E SOUTHERN PINE 24F-V5M1 (PRESSURE TREATED)

HARDWARE REQUIREMENTS:

- ALL NAILS SHALL BE COMMON.
- ALL HARDWARE SHALL BE INSTALLED PER ALL MANUFACTURERS SPECIFICATIONS.
- ALL HARDWARE AND NAILS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL (A304/A316) WHEN EXPOSED TO WEATHER AND WATER.
- THREADED RODS SHALL MEET ASTM A307 GRADE A SPECIFICATION REQUIREMENTS OR BETTER.
- STAINLESS STEEL THREADED RODS SHALL MEET A304 OR A316 SPECIFICATION REQUIREMENTS.
- BOLTS SHALL MEET ASTM A307 SPECIFICATION REQUIREMENTS (UNLESS NOTED OTHERWISE).
- ALL WASHERS WITHIN WALL SYSTEMS SHALL BE 3"x3"x1/4".
- ALL WASHERS WITHIN HORIZONTAL CONNECTIONS SHALL BE 2"x2"x1/4" OR 3" DIA.x1/4".
- ALL COUPLING NUTS SHALL MEET ASTM A563 GRADE A SPECIFICATION REQUIREMENTS OR BETTER.

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 TESTED LABORATORY DOCUMENTS.
- 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 NONPERVIOUS SURFACES TO RECEIVE AN APPROVED TERMITE TREATMENT PER FBC 2304.12.

SLABS ON GRADE

- FOR SLABS ON GRADE, REINFORCE WITH W1 4xW1 4 / 8x6 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. IN ALL FLOATING 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-316 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 SUPERPLASTICIZING (N.R.W.R.) ADMIXTURE, ASTM C494 TYPE F. SLUMP AFTER ADDITION OF SUPERPLASTICIZER SHALL BE 7"+1". 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 SPLICE FOR CONTINUOUS BARS, UNLESS NOTED OTHERWISE. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN 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	-	-	1 1/2"
SLABS ON GROUND	1"	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 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. 6.3. PROVIDE 1.45 X 6" EACH WAY PLACED DIAGONALLY AT MID-DEPTH AROUND ALL OPENINGS LARGER THAN 12", U.O.N.

CONCRETE MASONRY

- ALL MASONRY WORK IS TO CONFORM TO ACI 530 AND 530.1.
- USE CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. PROVIDE fm OF 1500 PSI (UNIT STRENGTH 1900 PSI). PERFORM fm AND C90 COMPLIANCE BY UNIT TEST METHOD. USE ONLY MASONRY UNITS THAT ARE A MIN. OF 50% OF SOLID.
- USE TYPE "S" MORTAR IN ACCORDANCE WITH ASTM C270. USE 3/8" FULL-BEDDED JOINTS. FOR ALL MASONRY REMOVE MORTAR PROTRUDING INTO CELL CAVITIES THAT ARE TO BE REINFORCED AND GROUTED. ALLOW A MIN. OF 24 HOURS FOR MORTAR TO CURE BEFORE PLACING GROUT.
- USE ALL GROUT CONFORMING TO ASTM C-478 WITH A MIN. COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS. TESTED IN ACCORDANCE WITH ASTM C1019. AGGREGATE TO CONFORM TO ASTM C404 FOR COARSE GROUT AND SLUMP OF 8" TO 11".
- FOR REINFORCED MASONRY USE STANDARD (9 GAGE CROSS AND SIDE RODS) LADDER TYPE HORIZONTAL JOINT REINFORCING IN EVERY OTHER COURSE UNLESS NOTED OTHERWISE. USE PREFABRICATED CORNERS AND TEES AT WALL INTERSECTIONS. OVERLAP DISCONTINUOUS ENDS A MIN. OF 12". HORIZONTAL REINFORCING SHALL CONFORM TO ASTM A-82.
- USE ASTM A-615 GRADE 40 REINFORCING STEEL (RESIDENTIAL) GRADE 60 (COMMERCIAL).
- USE PRESSURE-TREATED WOOD FOR ALL WOOD IN CONTACT WITH MASONRY.

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:
A. 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.
B. 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.
C. 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:
A. 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.
B. CLEARLY SHOW ELEVATIONS OF ALL BEARING AND SHEAR WALLS. INDICATE CONTROL JOINTS, EXPANSION JOINTS, LINTELS, CONCRETE BOND BEAMS, AND OPENINGS, DETAILS OF ALL REINFORCING WITH LOCATIONS OF SPLICES AND HOOKS, PILASTER.
C. CLEARLY SHOW BEAM ELEVATIONS AND SECTIONS. INDICATE BAR LENGTHS, HOOKS, STIRRUP SPACING, LAP SPLICES, OFFSETS, AND LOCATION OF BARS WITH RESPECT TO ALL SUPPORTS.
D. CLEARLY SHOW COLUMN ELEVATIONS AND SECTIONS. INDICATE DOWELS, OFFSETS, LAP SPLICES, AND TIES. PLAN SECTIONS OF ALL COLUMNS SHALL CLEARLY BE SHOWN.
E. CLEARLY SHOW ELEVATION, SECTIONS, AND DETAILS OF ALL BEAM TO COLUMN CONNECTIONS.
F. CLEARLY SHOW FOUNDATION REINFORCING. INDICATE BAR LENGTHS, LOCATION AND SPLICES OF CONTINUOUS BARS, AND BAR SUPPORTS.
G. 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.
- DEFINITION -
A. 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.
B. 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. GENERIC 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. SEPIAS 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:
A. THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
B. THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE SPECIALTY ENGINEER.
C. THAT THE SPECIALTY ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE.)
D. 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 REVISE AND RESUBMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS WHICH MAY RESULT.

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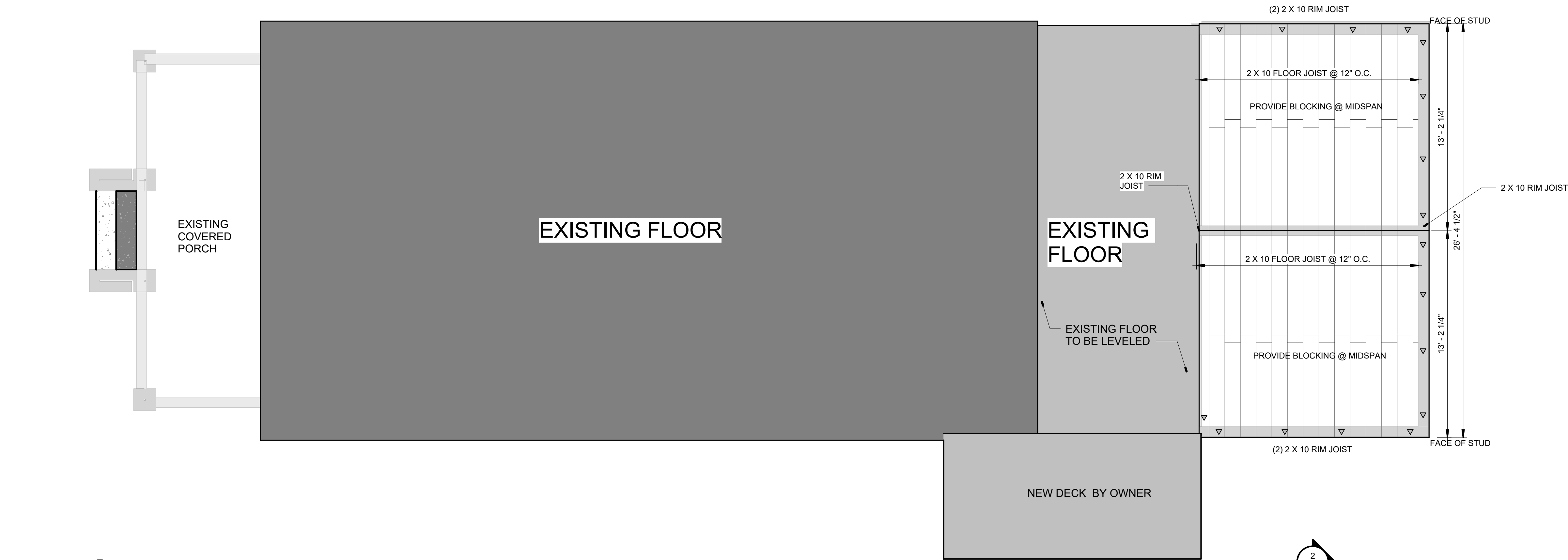
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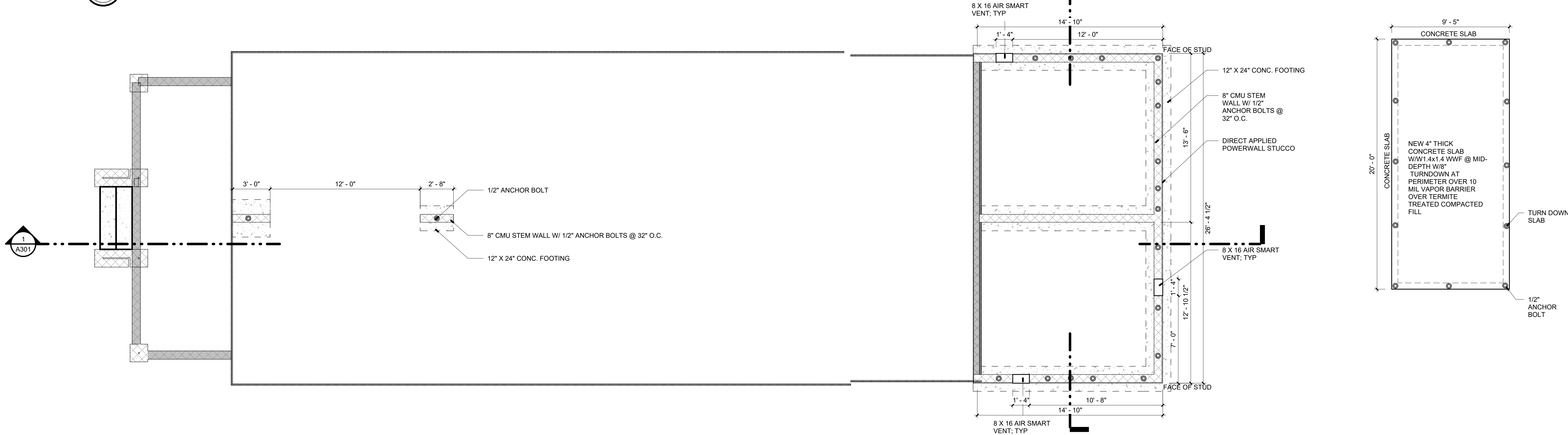
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SHEET TITLE:	
STRUCTURAL NOTES AND DIAGRAMS	
SHEET NO:	
S001	
PROJECT NO: 20044	



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



FOUNDATION PLAN
1/4" = 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 2/S102. COORDINATE BOLT LAYOUT WITH ARCHITECTURAL PLANS AND DIMENSIONED FOUNDATION ELEMENTS.
- 1/2" ANCHOR BOLT W/ MIN. 8" EMBEDMENT BENEATH WINDOWS; TYP.



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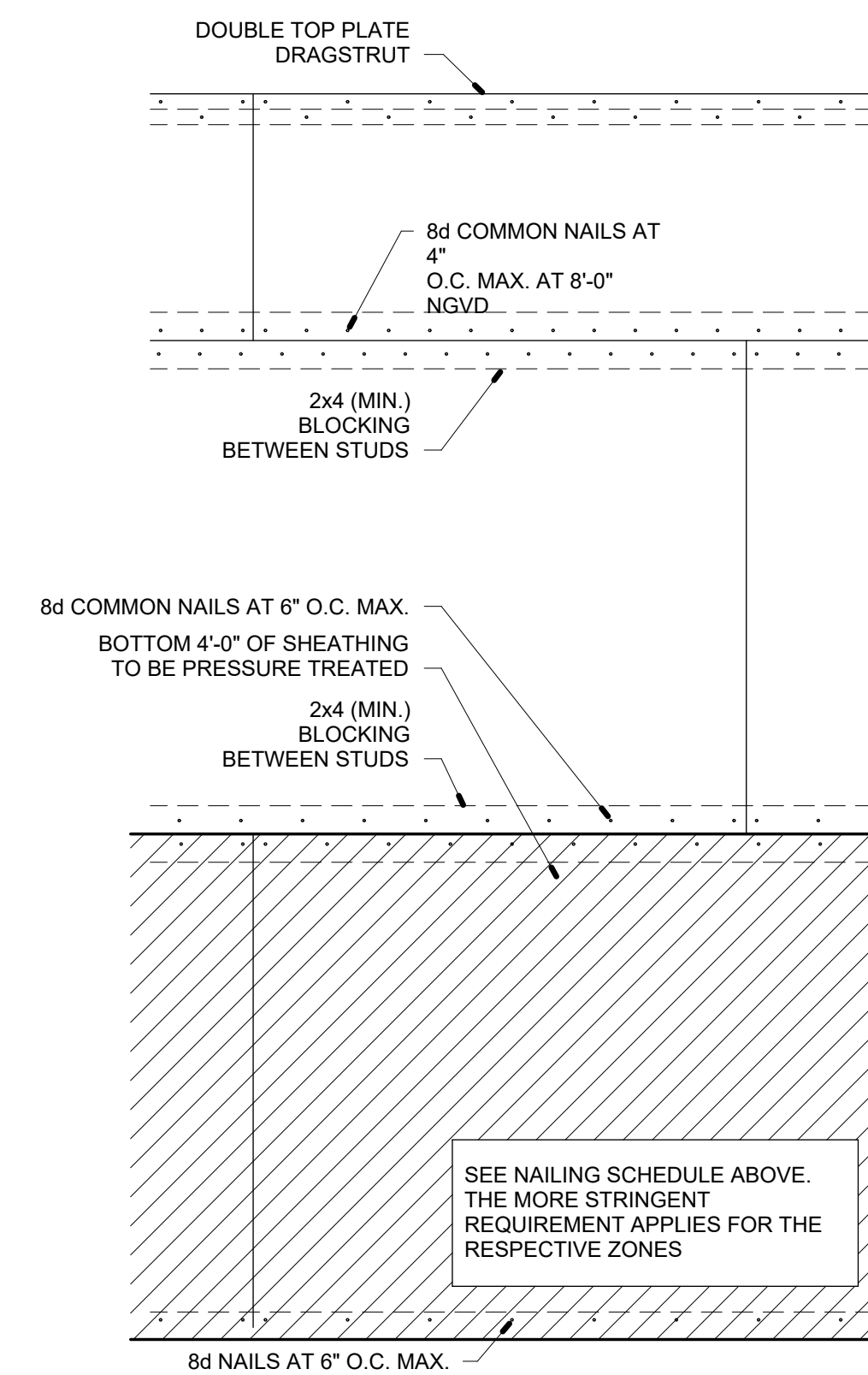
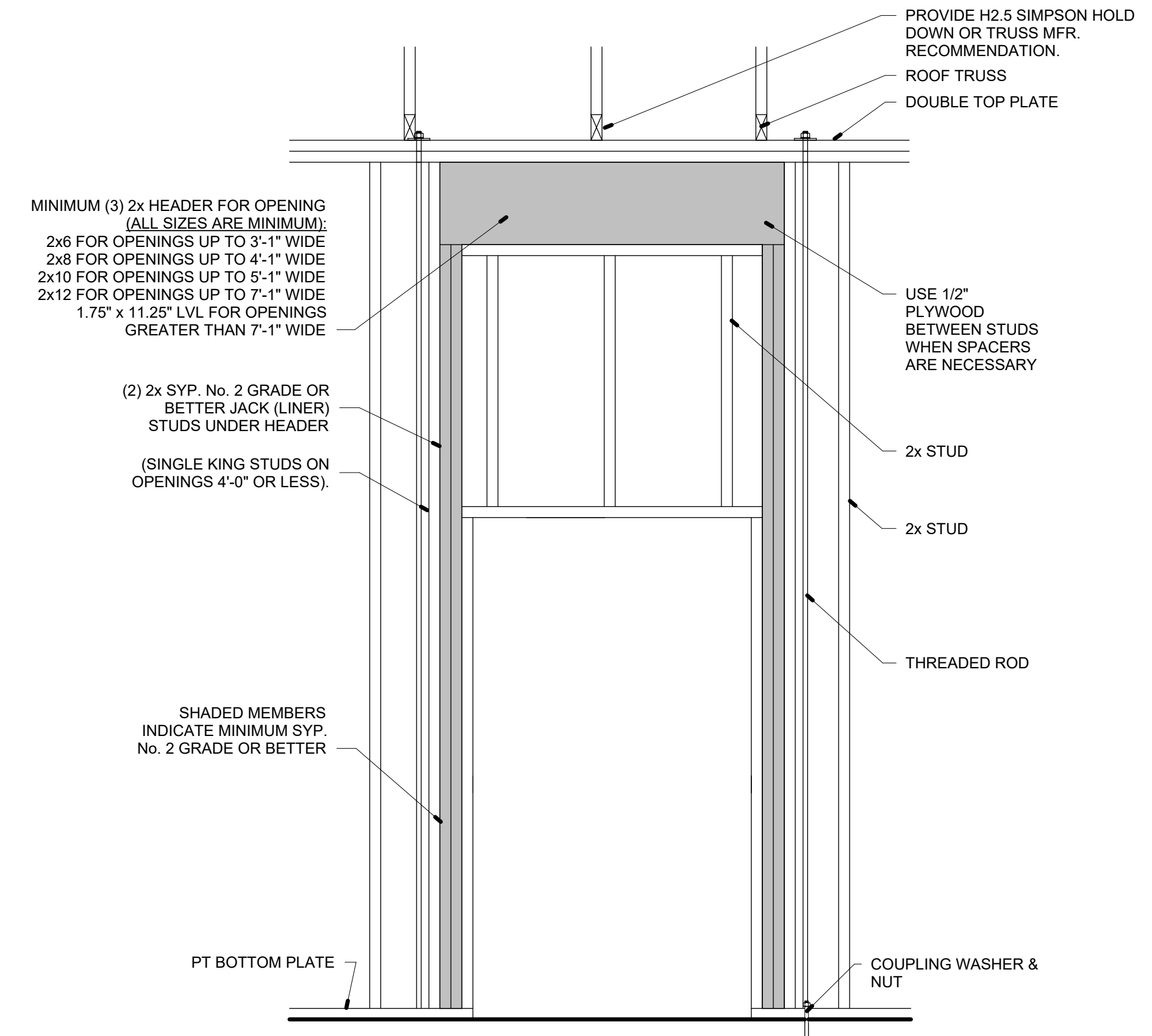
SHEET TITLE
**FOUNDATION
& FLOOR
FRAMING
PLAN**

SHEET NO:
S101
PROJECT NO:
20044

Diagram illustrating the connection details for a vertical anchor rod. The diagram shows a vertical rod passing through a horizontal plate. The rod is secured with a washer and nut on both sides. The dimensions are as follows:

- 1'-0" (Total height of the plate)
- 1'-0" (Distance from the top edge of the plate to the center of the rod)
- 1'-0" (Distance from the bottom edge of the plate to the center of the rod)
- 1/2" (Radius of the rod)
- 1/2" (Radius of the washer)
- EDGE OF WASHER (Top and Bottom)
- 1/2" DIA. ANCHOR BOLT OR THREADED ROD
- EDGE OF WASHER (Left and Right)

3/4" = 1'-0"


$$\overline{3/4'' = 1'-0''}$$
$$1/4'' = 1'-0''$$


3/4" = 1'-0'

DASHED LINE REPRESENTS ROOF PERIMETER AND ROOF RIDGES, HIPs, AND VALLEYS

PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. UNLESS NOTED OTHERWISE

LOAD BEARING WALLS BELOW

LOCATE STUD PACKS DIRECTLY BELOW BEAM BEARINGS UNLESS NOTED OTHERWISE

BEAM

— GIRDER TRUSS

HEADER OR BOX BEAM WITH STUD
PACK SUPPORT EACH SIDE UNLESS
NOTED OTHERWISE; SEE DETAIL
FOR TYPICAL CONNECTION

1. FINAL TRUSS LAYOUT TO BE DETERMINED BY FLORIDA REGISTERED TRUSS ENGINEER.
2. CONTRACTOR TO SUBMIT TRUSS PACK DESIGN TO ARCHITECT FOR APPROVAL.
3. PROVIDE MIN. 5/8" THICK CDX PLYWOOD SHEATHING. 1/2" MAY BE USED IF ALL EDGES ARE SECURED WITH BLOCKING.
4. OSB IS NOT AN ACCEPTABLE SUBSTITUTE FOR PLYWOOD.

SIMPSON HOLD DOWN SCHEDULE					
Mark	MFR.	MFR. No.	FL Product Approval No.	Use	Location
1	Simpson	H2.5A	FL 10456	Generic Hurricane Anchor	EACH STUD/TRUSS CONNECTION
2	Simpson	MTS16	FL 10456/ 13872	MEDIUM TWIST STRAP NEW	STRAP EXISTING STICK FRAME ROOF MEMBERS TO NEW

SIMPSON HOLD DOWN SCHEDULE

Mark	MFR.	MFR. No.	FL Product Approval No.	Use	Location
1	Simpson	H2.5A	FL 10456	Generic Hurricane Anchor	EACH STUD/TRUSS CONNECTION
2	Simpson	MTS16	FL 10456/ 13872	MEDIUM TWIST STRAP	STRAP EXISTING STICK FRAME ROOF MEMBERS TO NEW LVL

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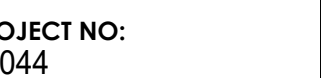
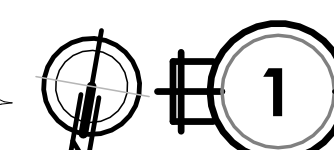
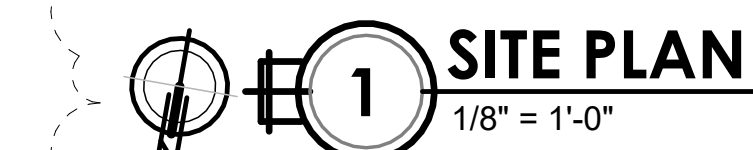
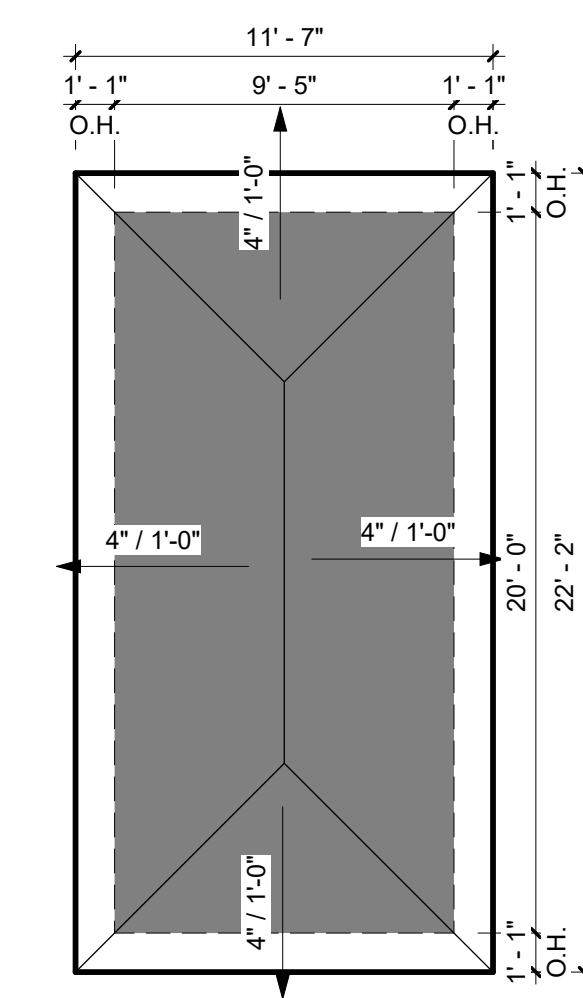
DESIGNATIONS	
Des.	Date

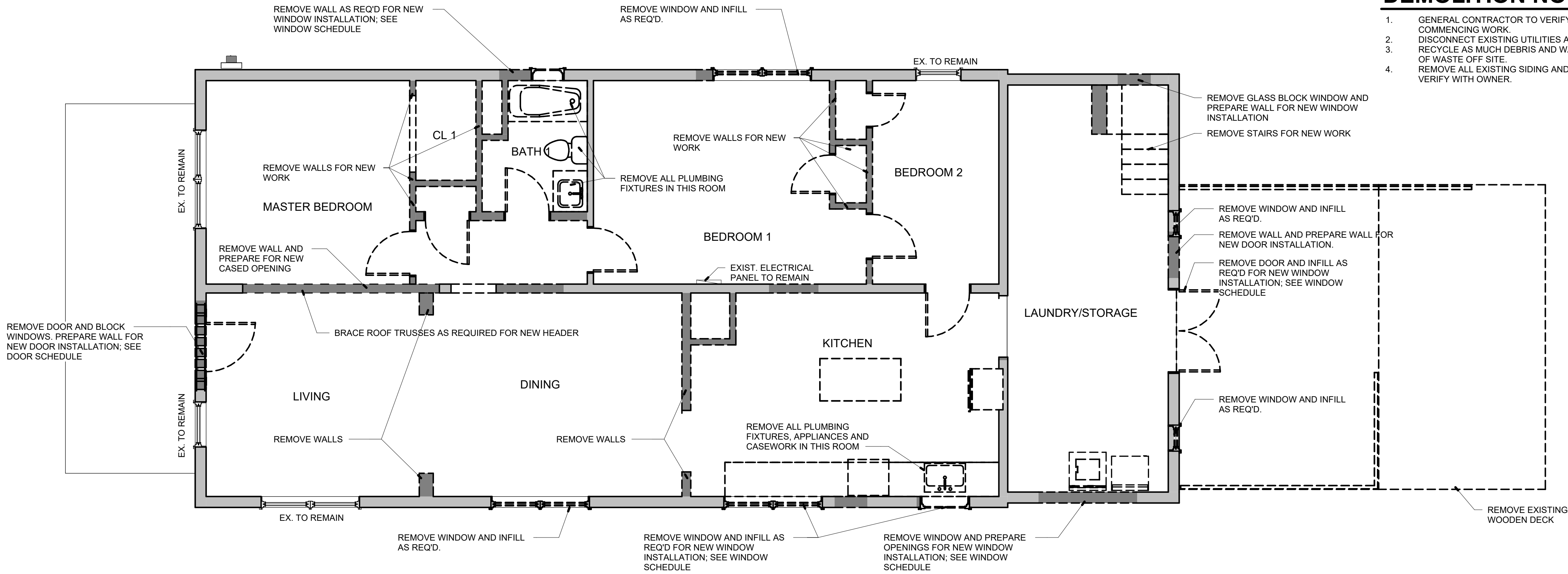
ROOF FRAMING PLAN & DETAILS

SET NO:

S102

PROJECT NO:
044





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.
- 4. REMOVE ALL EXISTING SIDING AND REPLACE WITH NEW COMPOSITE SIDING. VERIFY WITH OWNER.

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



2 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



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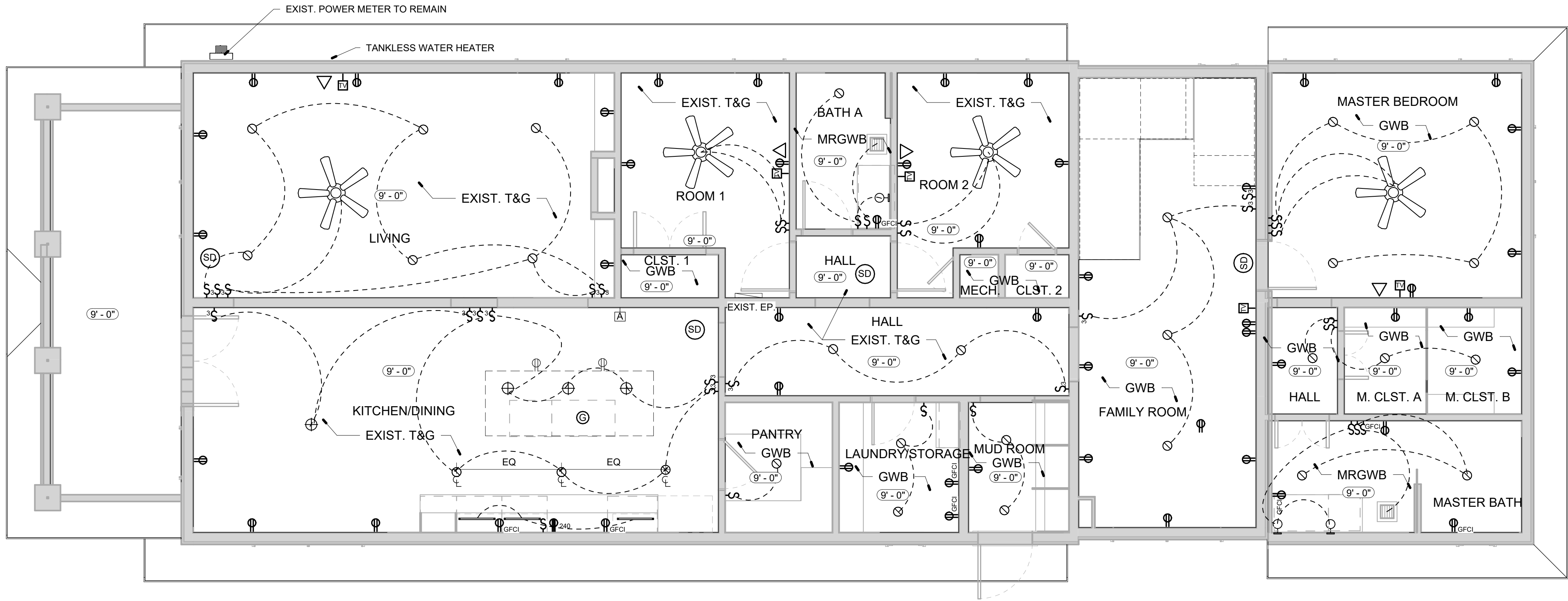
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SHEET TITLE
FIRST AND
SECOND
FLOOR DEMO
PLANS

SHEET NO:

A010

PROJECT NO:
20044



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



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

ELECTRICAL LEGEND

- Φ DUPLEX
- 240 240V
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- SWITCH
- 3 3-WAY SWITCH
- 4 4-WAY SWITCH
- DATA
- IN-SINK GARBAGE DISPOSAL
- CABLE TV
- DOORBELL ANNUNCIATOR
- EXHAUST FAN
- RECESSED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- WALL MOUNTED (SCONCE) LIGHT FIXTURE
- UNDER CABINET DOWNLIGHT STRIP
- CEILING FAN
- SD 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**
- 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) CONCEALED RISER FROM 36" BELOW GRADE - RIGID NON- METALLIC. (POWER ONLY)
C) ABOVE GRADE SUBJECT TO PHYSICAL ABUSE - RIGID GALVANIZED STEEL OR INTERMEDIATE
D) ABOVE GRADE NOT SUBJECT TO PHYSICAL ABUSE OR WEATHER - ELECTRICAL METALLIC TUBING.
E) INDOORS NOT SUBJECT TO PHYSICAL ABUSE - ROMEX
F) 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/ GULF POWER, TO ENSURE THE OWNER HAS A COMPLETE AND OPERABLE SERVICE.
 - ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE PROVIDED WITH SUITABLE PHENOLIC NAMEPLATES.
 - 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.
 - 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 LOW VOLTAGE WIRING AND BOXES BY INTEGRATED SURROUNDINGS.
 - ROUTE LIGHT FIXTURE SWITCH LEGS TIED TO DIGITAL KEY PADS AS HOME RUNS TO CLOSET SHOWN AT SOUTH WEST CORNER OF GROUND FLOOR.
 - WHERE TWO SWITCHES ARE SHOWN, PROVIDE SINGLE POLE COMBINATION DECORATOR LIGHT SWITCH - WHITE
 - ALL DIMENSIONS FOR MOUNTING HEIGHTS OF NEW RECEPTACLES AND SWITCHES ARE TO THE CENTER OF THE BOX.
 - VERIFY FLOOR RECEPTACLE LOCATIONS (IF APPLICABLE) WITH OWNER PRIOR TO ROUGH-IN.
 - RECEPTACLES, SWITCHES AND COVER PLATES SHALL BE DECORATOR STYLE. COLOR SHALL BE WHITE.
 - WALL RECEPTACLES SHALL NOT BE INSTALLED BACK TO BACK.
 - 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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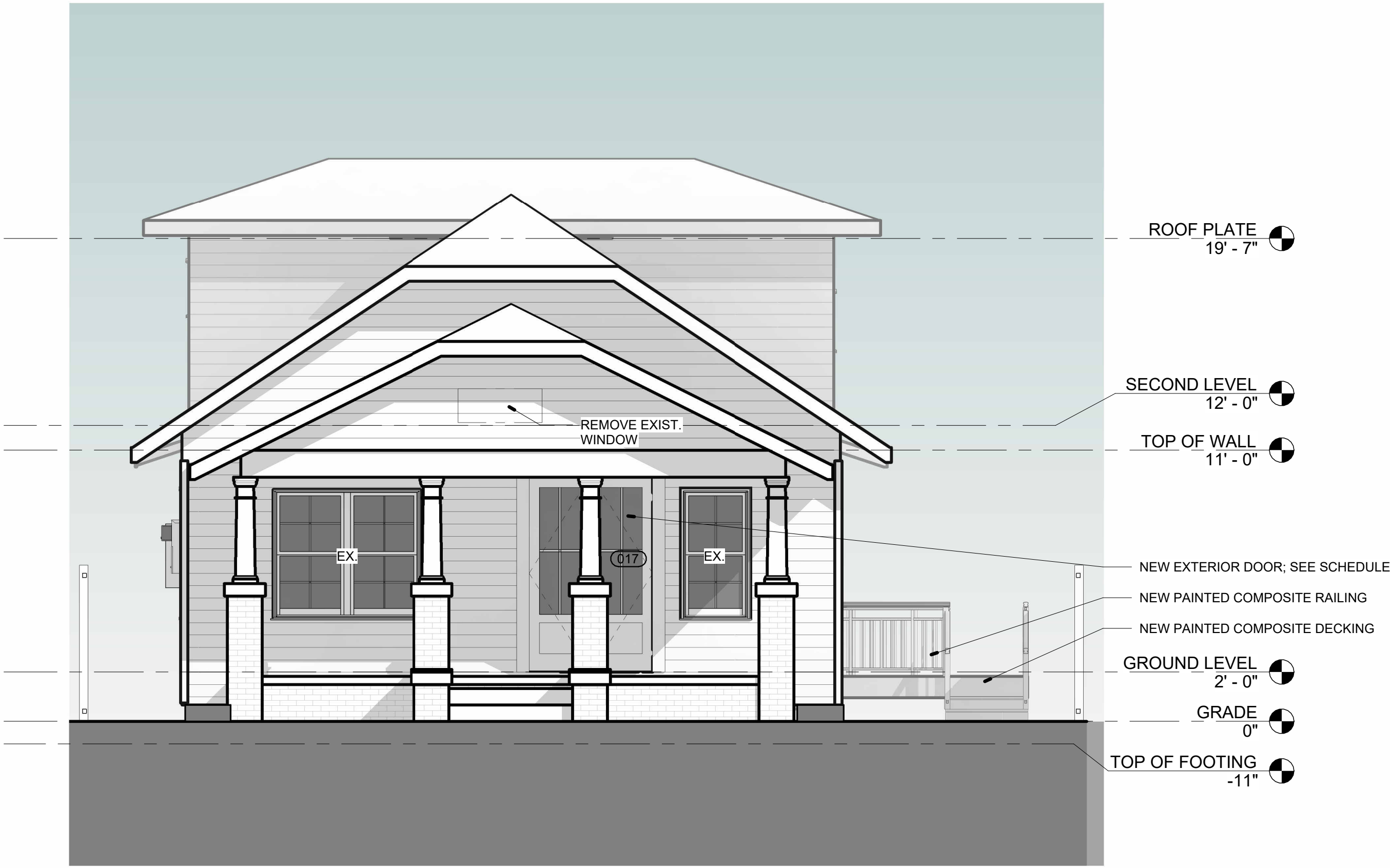
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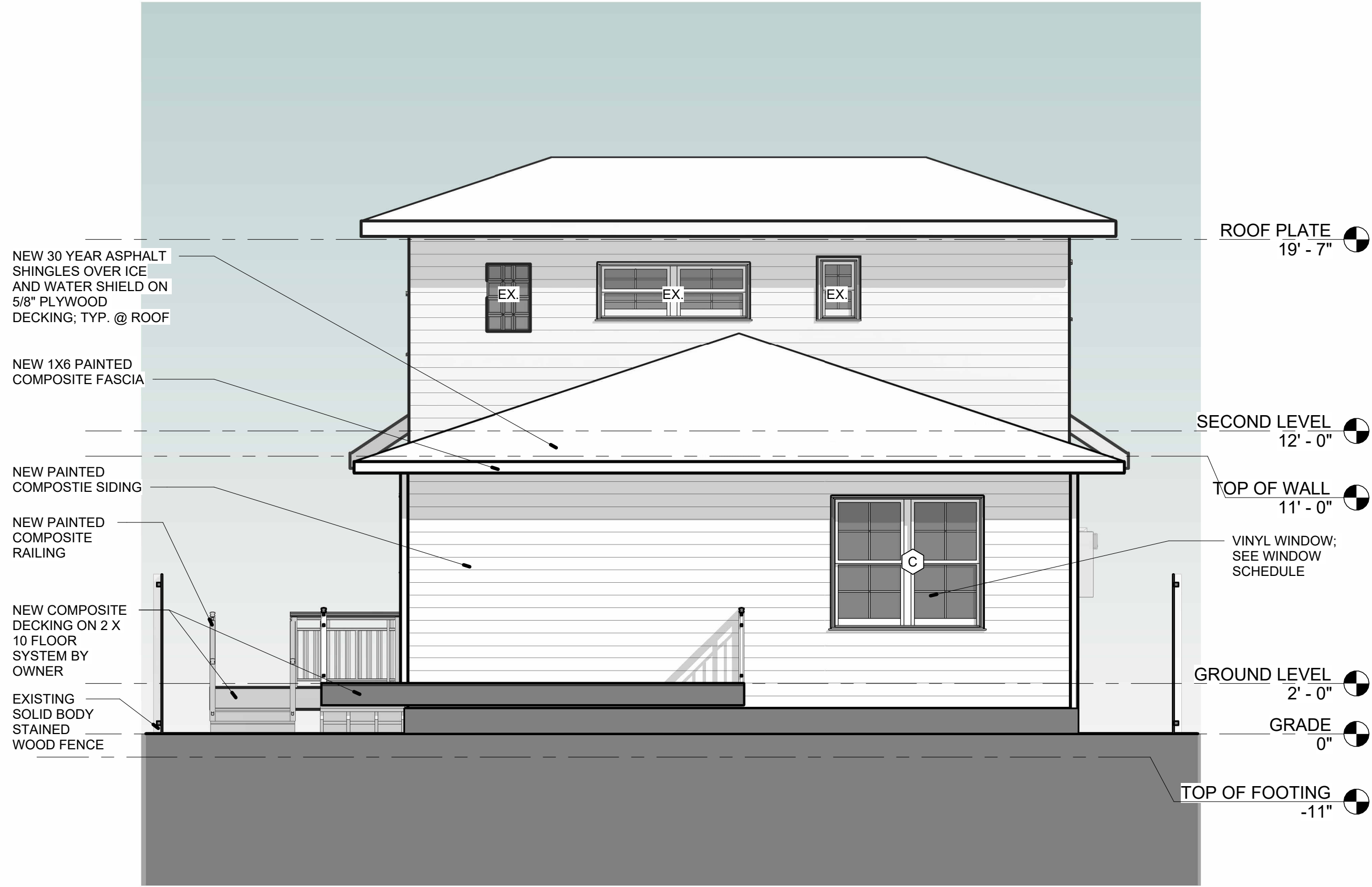
SHEET TITLE:
FIRST AND SECOND FLOOR RCPL/LIGHTING

SHEET NO:
A102

PROJECT NO:
20044



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



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



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SHEET TITLE:

**EXTERIOR
ELEVATIONS**

SHEET NO:

A201

PROJECT NO:
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1 SIDE ELEVATION A
1/4" = 1'-0"



2 SIDE ELEVATION B
1/4" = 1'-0"



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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A202
PROJECT NO:
20044



PROJECT NO:
20044



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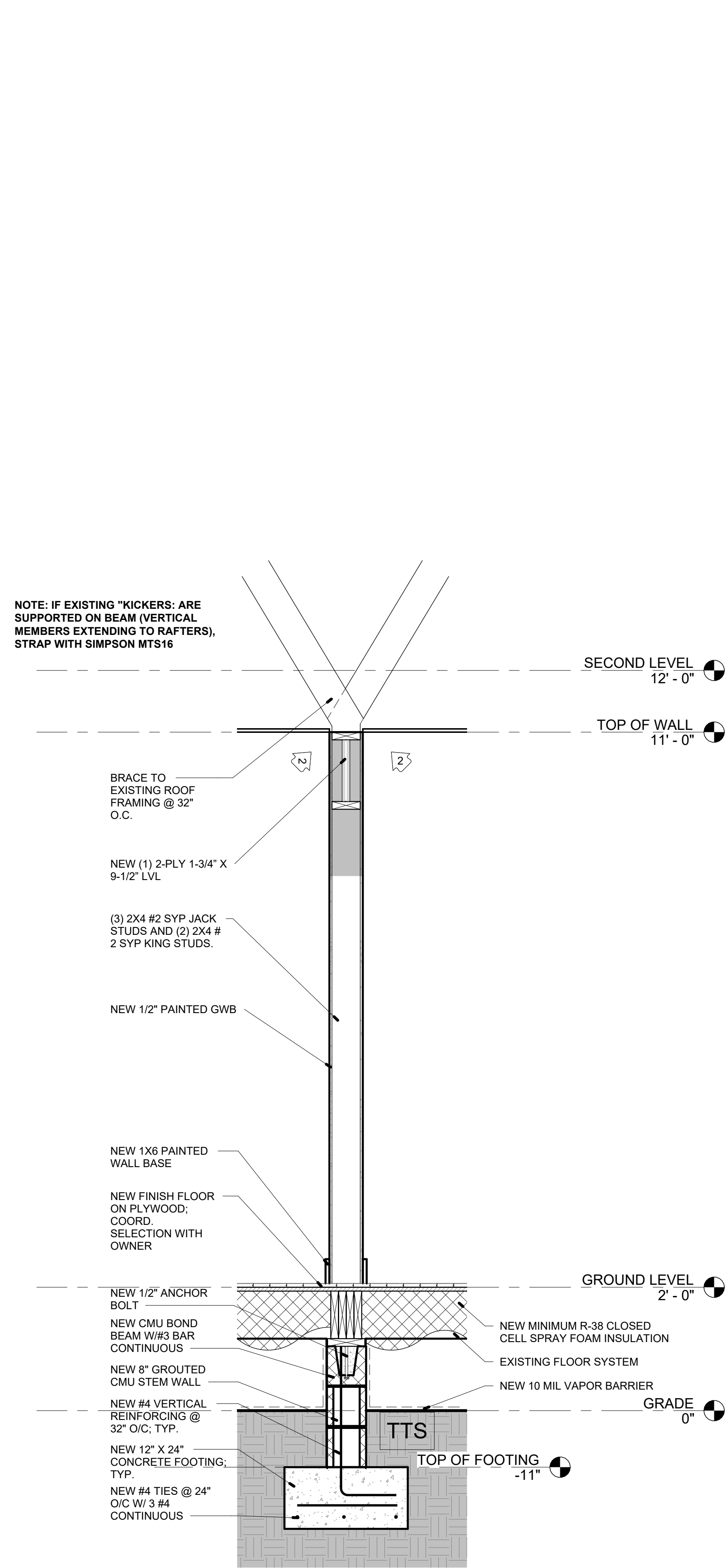
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WALL SECTIONS

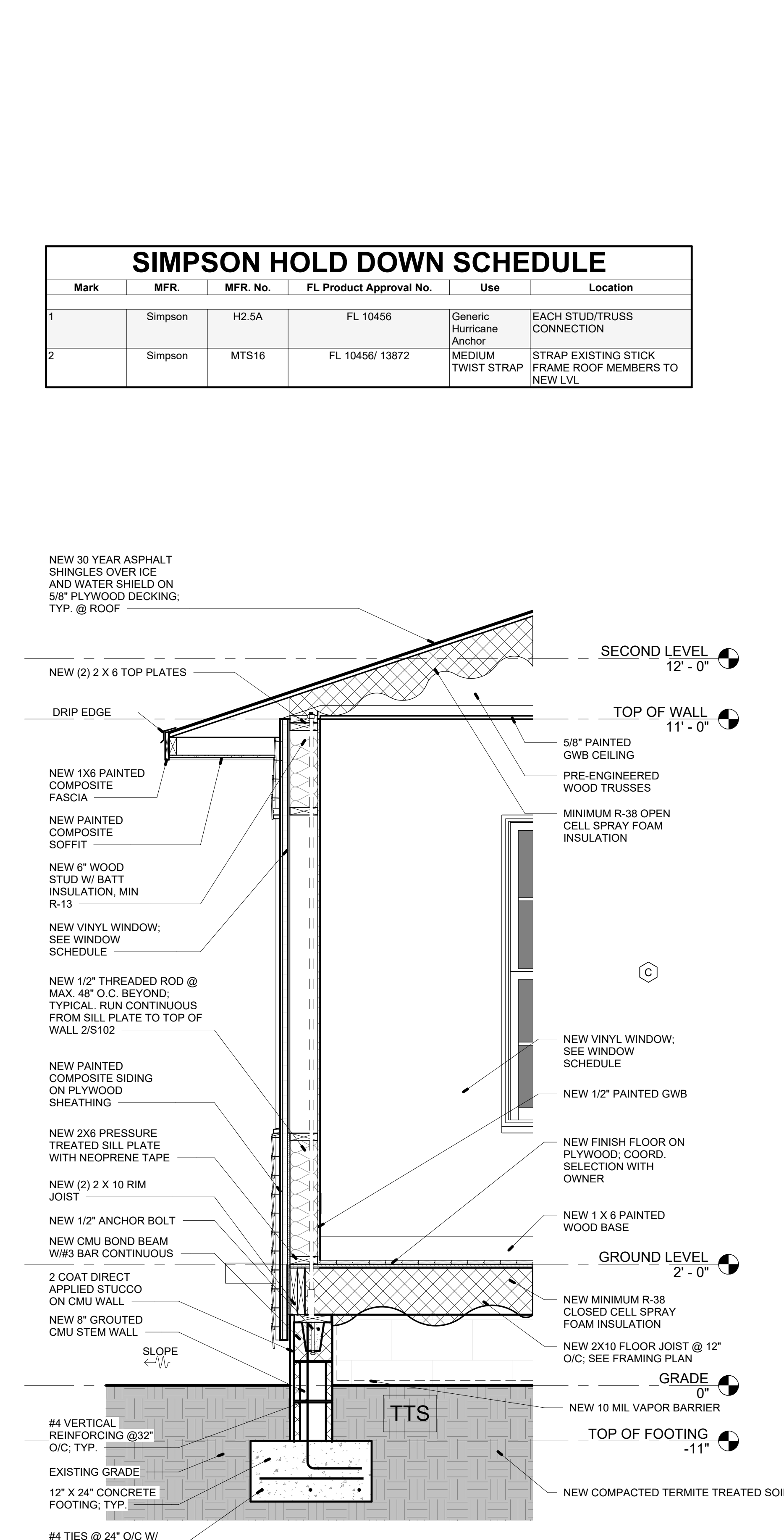
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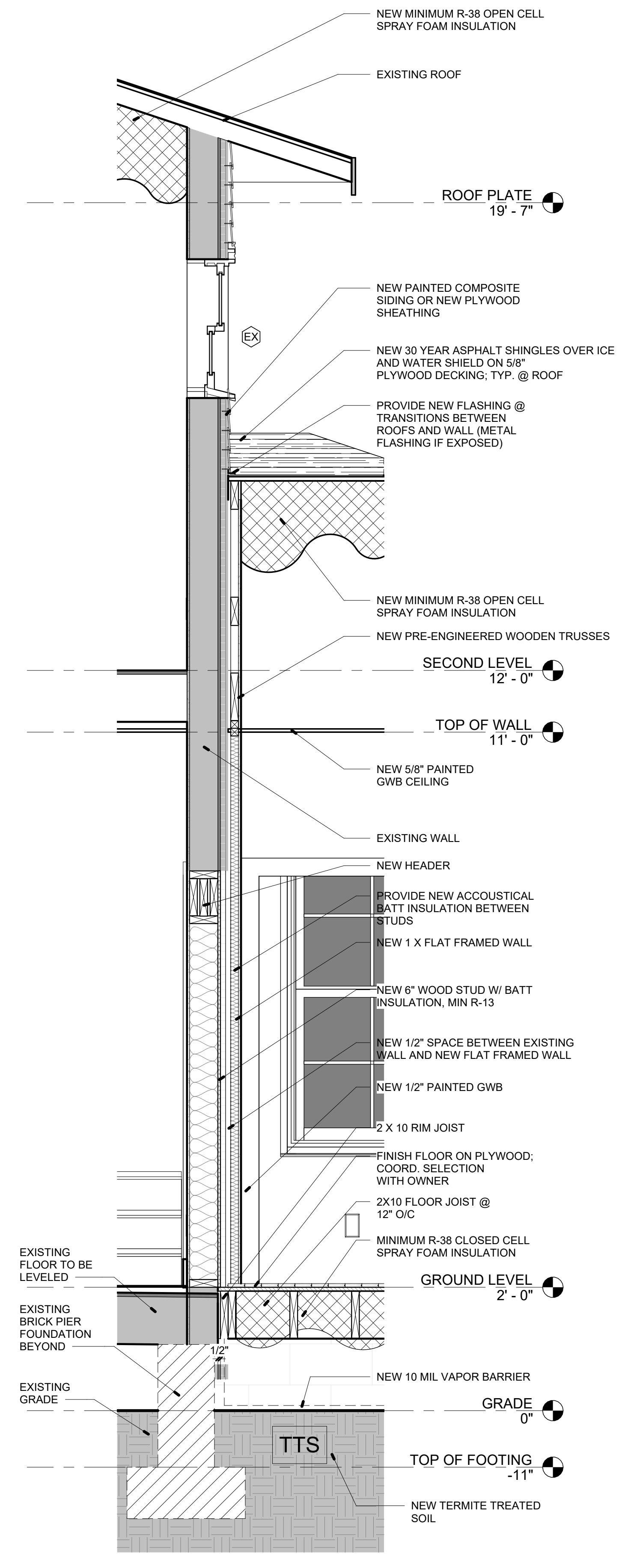
PROJECT NO: 20044



1 WALL SECTION 1
3/4" = 1'-0"



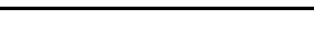
2 WALL SECTION 2
3/4" = 1'-0"



3 WALL SECTION 3
3/4" = 1'-0"

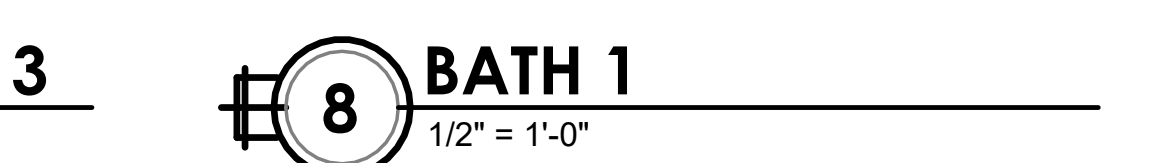
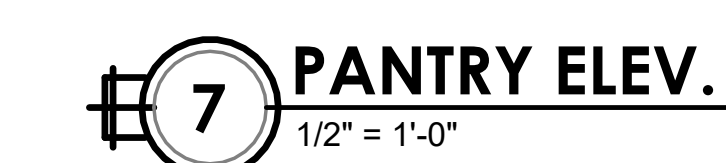


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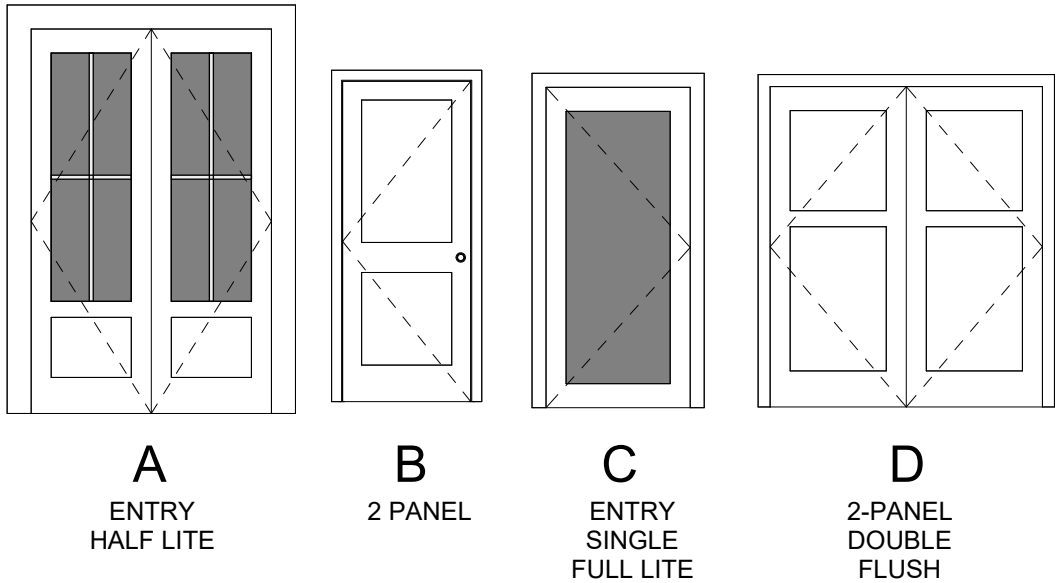
COMERFORD RENOVATION

PROJECT NO:
044



DOOR SCHEDULE									
DOOR NO.	TYPE MARK	DOOR				Hardware	FRAME		Comments
		WIDTH	HEIGHT	MATERIAL	FINISH		MATERIAL		
02	B	2' - 8"	6' - 8"	WD	PAINT	PASSAGE	WD		
03	B	2' - 4"	6' - 8"	WD	PAINT	PASSAGE	WD		
04	C	3' - 0"	6' - 8"	FBG	PAINT	ENTRY	FBG		
05	B	2' - 8"	6' - 8"	WD	PAINT	PRIVATE	WD		
06	B	2' - 0"	5' - 0"	WD	PAINT	PASSAGE	WD		
07	B	2' - 0"	6' - 8"	WD	PAINT	PASSAGE	WD		
08	B	2' - 8"	6' - 8"	WD	PAINT	PRIVATE	WD		
09	B	2' - 8"	6' - 8"	WD	PAINT	PRIVATE	WD		
010	D	4' - 0"	6' - 8"	WD	PAINT	PASSAGE	WD		
011	B	2' - 8"	6' - 8"	WD	PAINT	PRIVATE	WD		
012	D	2' - 8"	6' - 8"	WD	PAINT	PASSAGE	WD		
013	D	3' - 0"	6' - 8"	WD	PAINT	PRIVATE	WD		
014	D	4' - 0"	6' - 8"	WD	PAINT	PASSAGE	WD		
015	B	2' - 6"	6' - 8"	WD	PAINT	PASSAGE	WD		
016	B	2' - 6"	6' - 8"	WD	PAINT	PRIVATE	WD		
017	A	5' - 0"	8' - 0"	FBG	PAINT	ENTRY	FBG		

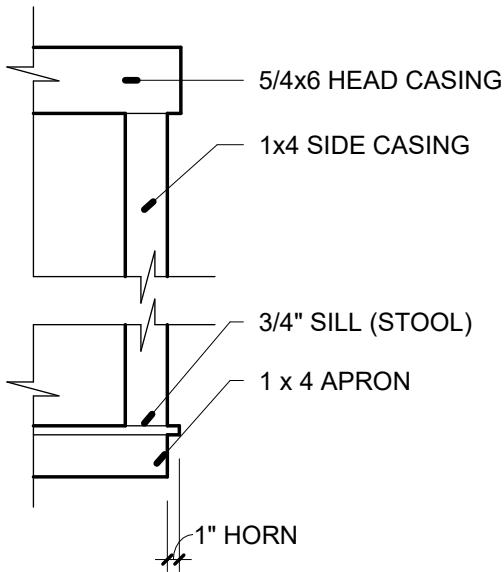
DOOR TYPES



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.

ROOM FINISH SCHEDULE																	
Name	Floor Finish	WALLS NORTH		North Finish	WALLS SOUTH		South Finish	WALLS EAST		East Finish	WALLS WEST		West Finish	CEILING			Comments
		Material			Material			Material			Material			Material		Material	
GROUND LEVEL																	
BATH A	TILE	MRGWB	PAINT		MRGWB	PAINT		MRGWB	PAINT		MRGWB	PAINT		MRGWB	PAINT	9' - 0"	
CLST. 1	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	9' - 0"	
CLST. 2	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	9' - 0"	
FAMILY ROOM	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	9' - 0"	
HALL	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		Exist. T&G	PAINT	8' - 0"	
HALL	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	9' - 0"	
HALL	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		Exist. T&G	PAINT	9' - 0"	
KITCHEN/DINING	LVT	GWB	PAINT		MRGWB	PAINT		GWB	PAINT		GWB	PAINT		Exist. T&G	PAINT	9' - 0"	
LAUNDRY/STORAGE	LVT	MRGWB	PAINT		MRGWB	PAINT		MRGWB	PAINT		MRGWB	PAINT		MRGWB	PAINT	9' - 0"	
LIVING	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		Exist. T&G	PAINT	9' - 0"	
M. CLST. A	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	9' - 0"	
M. CLST. B	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	9' - 0"	
MASTER BATH	TILE	MRGWB	PAINT		MRGWB	PAINT		MRGWB	PAINT		MRGWB	PAINT		MRGWB	PAINT	9' - 0"	
MASTER BEDROOM	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	9' - 0"	
MECH.	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	9' - 0"	
MUD ROOM	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	9' - 0"	
PANTRY	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	9' - 0"	
ROOM 1	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	9' - 0"	
ROOM 2	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	9' - 0"	
SECOND LEVEL																	
BATH 4	TILE	MRGWB	PAINT		MRGWB	PAINT		MRGWB	PAINT		MRGWB	PAINT		MRGWB	PAINT	7' - 7"	EXISTING CEILING HEIGHT
CLST. 4	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	8' - 0"	EXISTING CEILING HEIGHT
FLEX SPACE	LVT	GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT		GWB	PAINT	7' - 7"	EXISTING CEILING HEIGHT

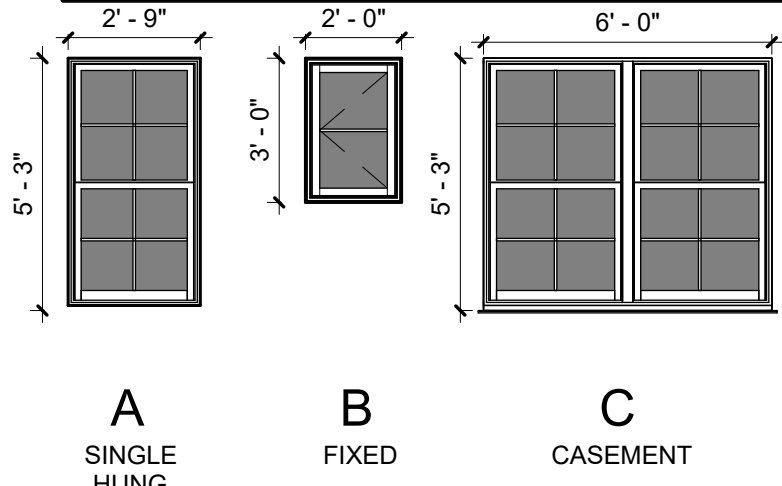


INTERIOR TRIM DETAIL

3/4" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
A	2' - 9"	5' - 3"	7' - 5"	
B	2' - 0"	3' - 0"	7' - 5"	
C	6' - 0"	5' - 3"	<varies>	

WINDOW TYPES

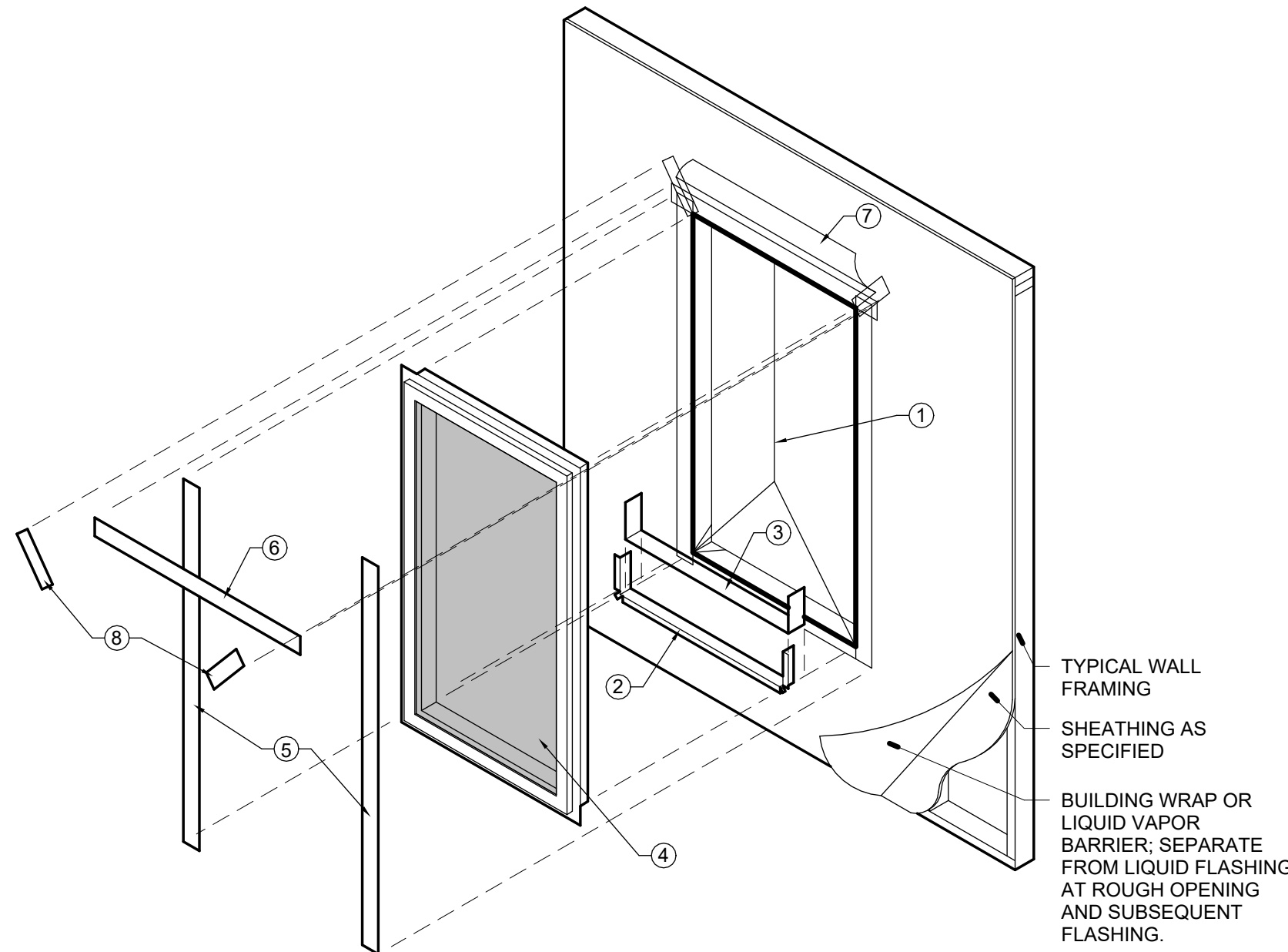


WINDOW NOTES

- ALL WINDOWS TO BE VINYL, IMPACT-RATED PRODUCT.
- ALL WINDOWS TO HAVE MIN. LOW-E GLASS COATING.

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 6" 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.



WINDOW FLASHING DETAIL

1/2" = 1'-0"

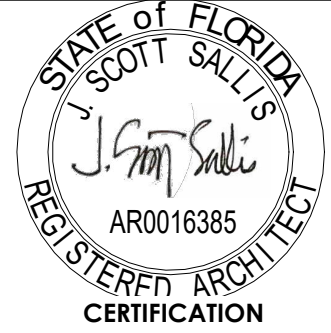


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503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com

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PERMIT SET

COMERFORD RENOVATION

1602 E. BRAINERD ST.

DRAWN BY: JLR
CHECKED BY: JSS

ISSUE DATE:
06-22-21

REVISIONS
No. Des. Date

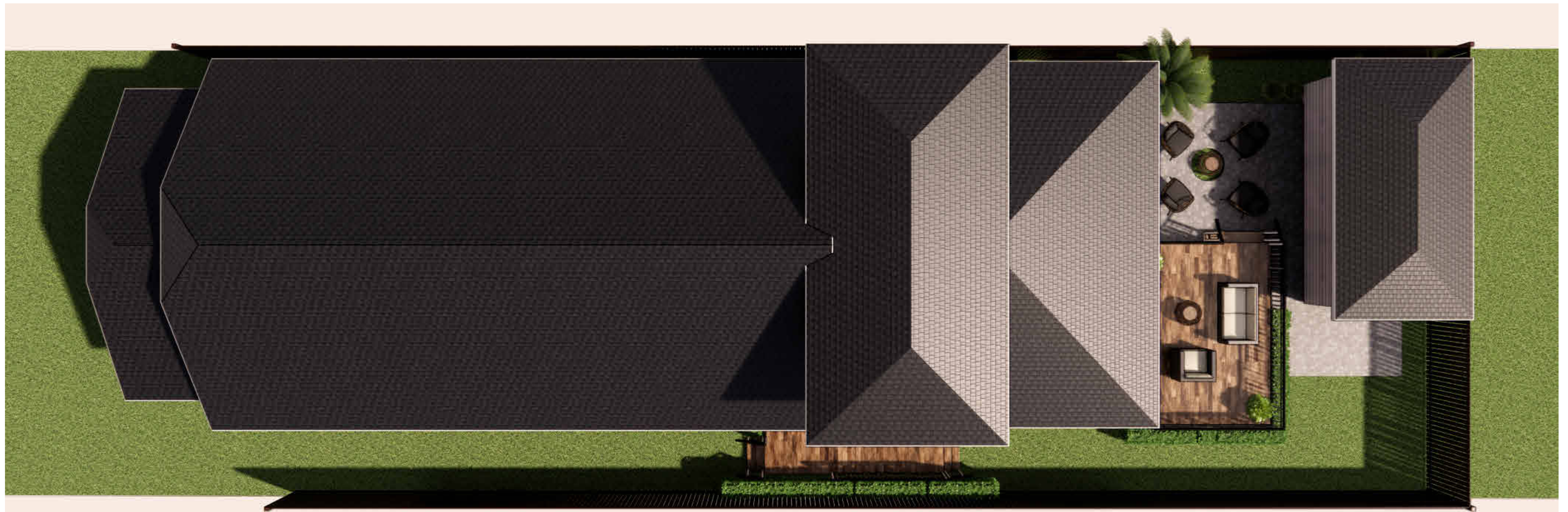
SHEET TITLE:

**SCHEDULES
AND
DIAGRAMS**

SHEET NO:

A601

PROJECT NO:
20044



AERIAL VIEW



RENDERED PLAN VIEW

NOTE: ALL 3D VIEWS ARE CONCEPTUAL AND NOT CONSIDERED CONTRACT DOCUMENTS



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03 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
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**PERMIT SET**

COMERFORD RENOVATION

160'2 E. BRAINERD ST.

DRAWN BY: SRJ	CHECKED BY: JSS
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CHECKED BY:
JSS

SUE DATE:
06-22-21

REVISIONS

SHEET TITLE:

3D RENDERED PLAN VIEWS

SHEET NO: _____

A701

PROJECT NO:
20044



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503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
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PERMIT SET

COMERFORD RENOVATION

1602 E. BRAINERD ST.

DRAWN BY: SRJ
CHECKED BY: JSS

ISSUE DATE:
06-22-21

REVISIONS	No.	Des.	Date
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SHEET TITLE:
**3D INTERIOR
PERSPECTIVE
VIEWS**

SHEET NO:
A702
PROJECT NO:
20044

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