

RENOVATIONS FOR THE KILCAWLEY FAMILY

PERMIT SET 56/19/2017



3889 FLETCHER AVENUE S
FERNANDINA BEACH, FL 32034
BLOCK 16, LOTS 11-13 & 17 & PT OF WITHLOCOOCHEE AV
R/E #: 00-00-31-1680-0016-0110
DAVIS & ASSOCIATES, INC. D.B.A.
DIRECT MOVEMENT GROUP, LLC
2602 UNIVERSITY BLVD WEST
JACKSONVILLE, FL 32217
904-999-0999
CBC1257358

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PLAN #
3784

CLIENT APPROVAL SIGNATURE	DATE
EUGENE T. KILCAWLEY	
VICTORIA KILCAWLEY	

BUILT BY: CBC1257358 904-999-0999



DMG
Direct Movement Group

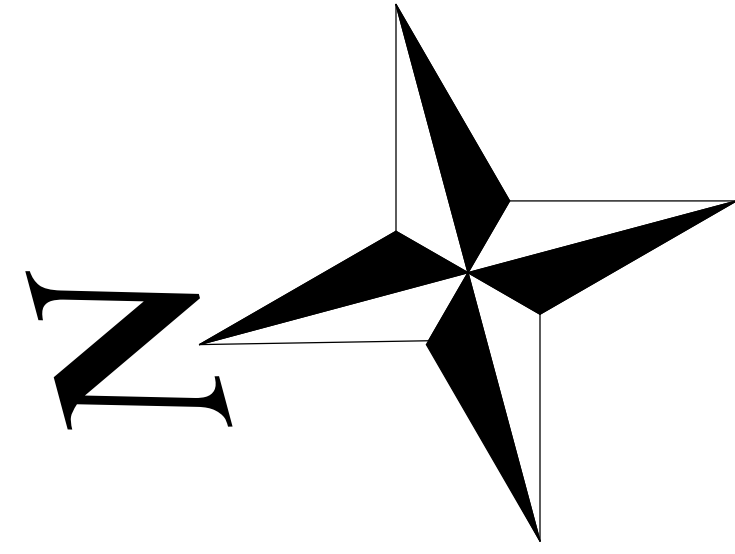
PROJECT DESCRIPTION:
RENOVATIONS FOR THE KILCAWLEY FAMILY
3889 FLETCHER AVENUE S
FERNANDINA BEACH, FLORIDA 32034
R/E #: 00-00-31-1680-0016-0110

Design Drawings
provided by:



DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGN SINCE 1999
904-730-7135

DATE:
6/19/2017
SCALE:
N.T.S
SHEET:
A-1

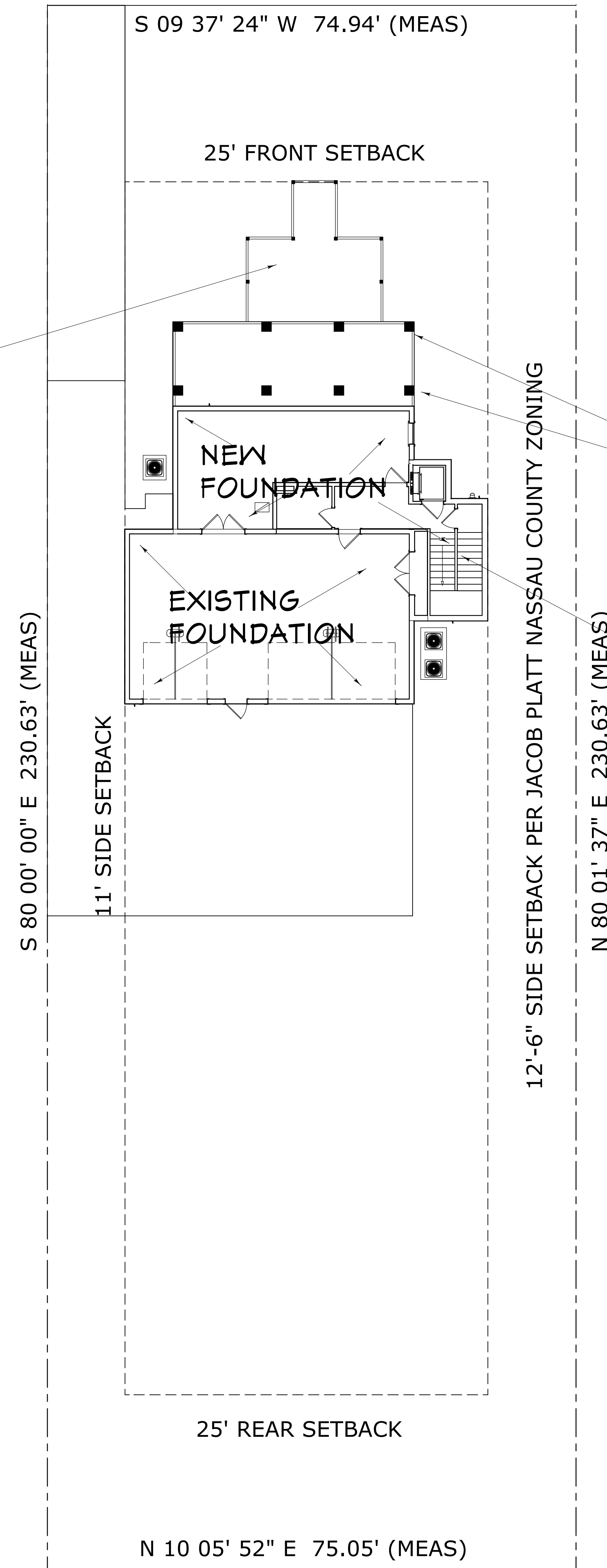


NOTE: EXISTING DECK SYSTEM
REMAINS AND WILL BE INTEGRATED
INTO THE RENOVATIONS

NOTE: THE RENOVATED HOME IS
BEING BUILT ON THE EXISTING
HOME SLAB AND CMU WALLS

SETBACKS:
ZONING: R-1
FRONT = 25'
SIDES = 7.5' MINIMUM, BUT 11' BASED
ON DESIGN CRITERIA, SLOPED LOT AND
FERNANDINA BEACH ZONING
REAR = 25'
MAX.HT=35' FOR EVERY FOOT ABOVE
25' EACH SIDE SETBACK IS PULLED IN 6"
BUILDING CANNOT EXCEED 32' BASED
ON EXISTING SETBACKS
MAX. LOT COVERAGE = 25%

CONTRACT NOTE: CONTRACT AND
SPECIFICATIONS TAKE PRECEDENCE
OVER THESE DRAWINGS. ANY CONFLICT
WILL DEFAULT TO SAID DOCUMENTS.



WIND DESIGN CRITERIA:
WIND SPEED: 130 MPH
EXPOSURE CATEGORY: "D"
BUILDING TYPE: ENCLOSED
BUILDING CATEGORY: II
IMPORTANCE FACTOR: 1.0
TOPOGRAPHY: SLOPED
MEAN ROOF HEIGHT: 25 FT
BUILDING CODE: 2014 FBC-R

NOTE: EXISTING CMU PIERS WILL
BE REUSED AND INTEGRATED
INTO THE NEW RENOVATIONS

NOTE: THE ELEVATOR SHAFT
AND THE STAIR TOWER IS NEW
TO THE EXISTING FOUNDATION

LEGAL DESCRIPTION:
8-2N-28 0.398 ACRES
R/E #: 00-00-31-1680-0016-0110
BLOCK 16, LOTS 11, 12, 13 &
PART OF
WITHLOCOOCHEE AVE &
PARCEL 1-6
RECD O/R 17782-676

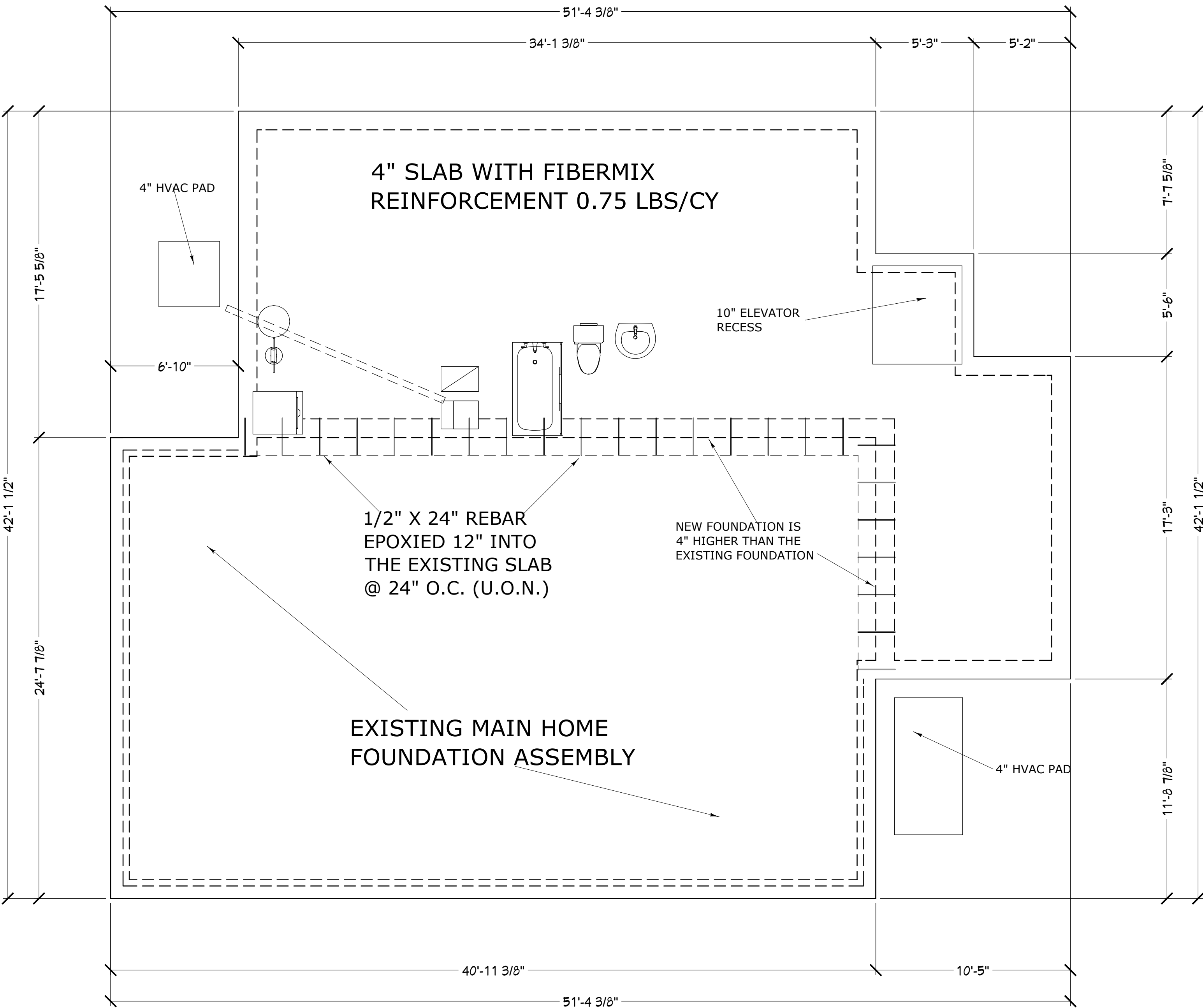
SITE CALCULATIONS:
TOTAL LAND AREA: 17,320.87 S.F.= 0.398 ACRES
HOME COVERAGE: 1,846.60 S.F.
% OF HOME COVERAGE: 10.66%
DRIVES, STOOPS & HVAC COVERAGE: 2,441.57 S.F.
% OF STOOPS & HVAC COVERAGE: 14.09%
TOTAL IMPERVIOUS: 24.75%

SITE PLAN

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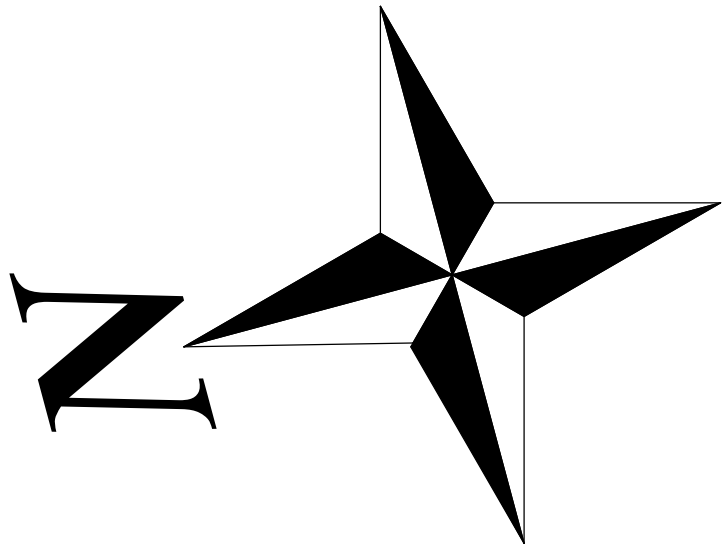
PLAN # 3784	
CLIENT APPROVAL SIGNATURE	DATE
EUGENE T. KILCAWLEY	
VICTORIA KILCAWLEY	
BUILT BY: CBC1257358 904-999-0999	
PROJECT DESCRIPTION: RENOVATIONS FOR THE KILCAWLEY FAMILY 3889 FLETCHER AVENUE S FERNANDINA BEACH, FLORIDA 32034 R/E #: 00-00-31-1680-0016-0110	
DESIGNS FOR LIVING, LLC RESIDENTIAL DESIGN SINCE 1999 904-730-7135	
DATE:	6/19/2017
SCALE:	1" = 10'-0"
SHEET:	A-2

NEW FOUNDATION 1S MONOLITHIC WITH 12"X20" INTEGRATED FOOTERS WITH 2-#5 RODS CONTINUOUS ON CHAIRS (U.O.N.)



ENGINEER'S DETAILS TAKE PRECEDENCE OVER THESE DRAWINGS

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



VERTICAL REBAR REQUIRED TO EXTEND PAST THE SLAB FOR ADDITIONAL TIE INS FOR THE CMU WALLS @ EACH CORNER, EACH SIDE OF ANY OPENINGS AND @ 48" O.C. (U.O.N.)

TERMITE TREATMENT IS THE OWNER'S RESPONSIBILITY DUE TO THE EXISTING SERVICE PROVIDER ON THE CURRENT HOME

PROPOSED FOUNDATION PLAN

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R/E #: 00-00-31-1680-0016-0110

DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGN SINCE 1998
904-730-7135

Design Drawings provided by:

DATE:
6/19/2017

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

SHEET:
A-3

EXISTING FOOTAGES (A.N.S.I.):	
OPEN STORAGE:	1,003.54
ENCLOSED STORAGE:	343.43
GARAGE:	666.24
1ST FLOOR HEATED:	0.00
2ND FLOOR HEATED:	1,497.08
3RD FLOOR HEATED:	418.95
TOTAL HEATED:	1,916.03
OPEN BALCONY:	136.97
OPENS DECKS:	731.59
FIREPLACE:	11.67
COVERED DECKS:	265.19
SLAB AREA:	1,009.67
TOTAL UNDER ROOF:	2,937.37

PLAN #
3784

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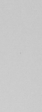
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INTERNATIONAL JOURNAL OF

NEW

RENOVATIONS FOR THE KILCAWLEY FAMILY
3889 FLETCHER AVENUE S
FERNANDINA BEACH, FLORIDA 32034
R/E #: 00-00-31-1680-0016-0110

provided by:

 **DESIGNS *for* LIVING** LLC
RESIDENTIAL DESIGN SINCE 1969

904-730-7135

ATE:

5/19/2017

SCALE:

14" = 1'-0"

SHEET:

-4

drawings and is subject to copyright protection as an "architectural work" by Designs for Living, LLC, herein referred to as Designer. It is unlawful for anyone to copy these drawings, either in whole or in part, without the express written permission of the Designer! The use of any plans, specifications, electronic or hard copy prints shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Title to all works, specifically all drawings, specifications, and modified derivatives of any blueprints, e-files, drawings, or specifications remain the Designer's without prejudice. VISUAL CONTACT with any of these drawings, or their purchase constitutes prima facie evidence of the acceptance of these restrictions! This has held precedent in the Florida Court system! Any and all violations WILL result in legal action being taken and litigated damages to the full extent allowed by law! No exceptions and no excuses! Contractor &/or owner shall verify all dimensions, details, & specifications prior to construction. Every attempt has been made to avoid mistakes. The Contractor and the owners also fully acknowledge that they have full copyright release approval and Designs for Livings LLC R.E. Chip Mitchell shall not be liable for copyright infringement or other errors after delivery via email of drawings including after construction has begun! This copyright law is only valid on building designs created on or after December 1, 1990.

THIS EXISTING DECK
AND POSTS TO REMAIN

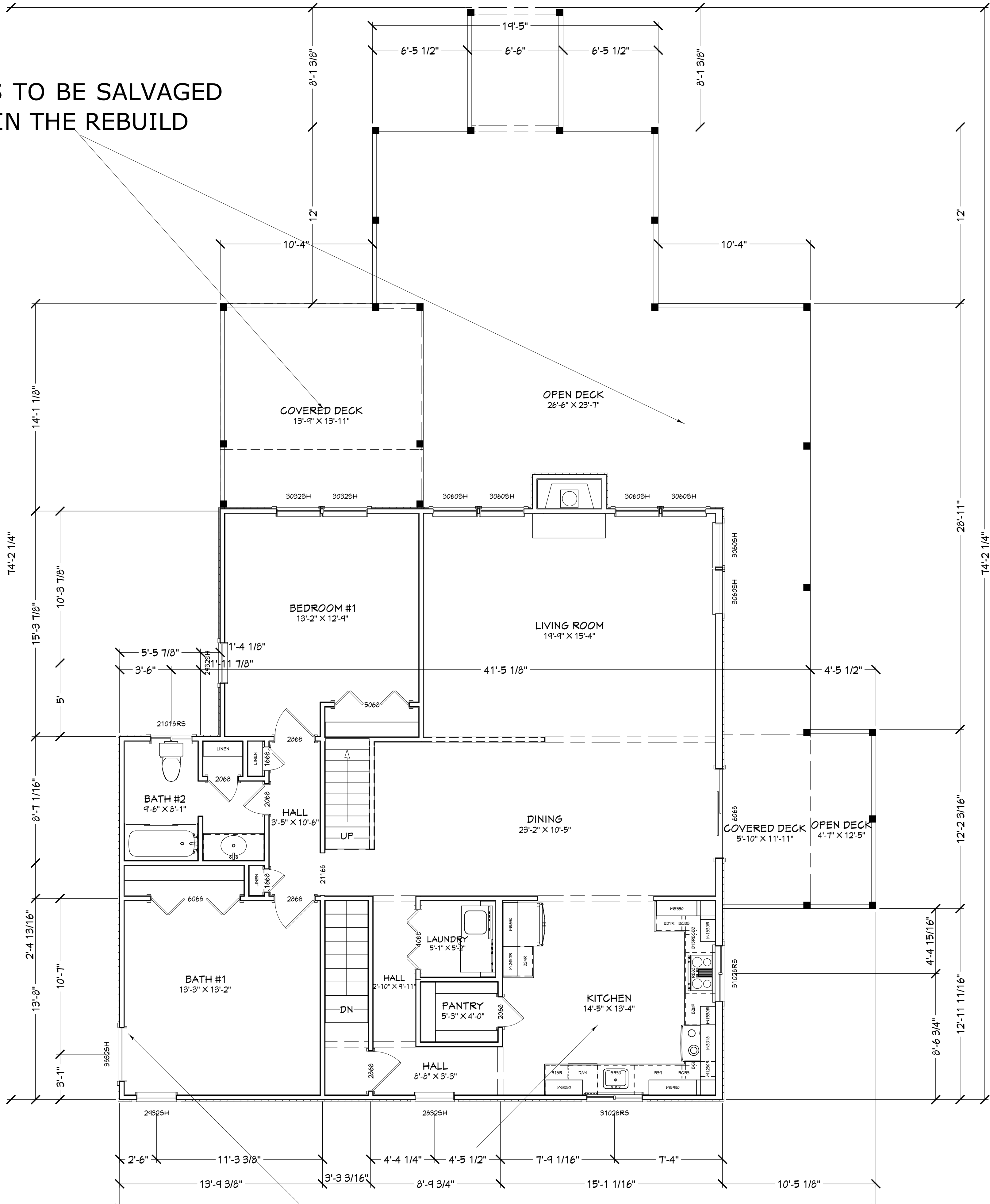
THE LARGE EXISTING CMU
COLUMNS AND BEARING PADS
TO REMAIN & BE REUSED

THE SMALL EXISTING CMU
COLUMNS AND BEARING PADS
TO REMOVES & DISCARDED

REMOVE AND DISCARD OLD
BATH AND FRAMED WALLS,
DOORS, WINDOWS AND STAIRS

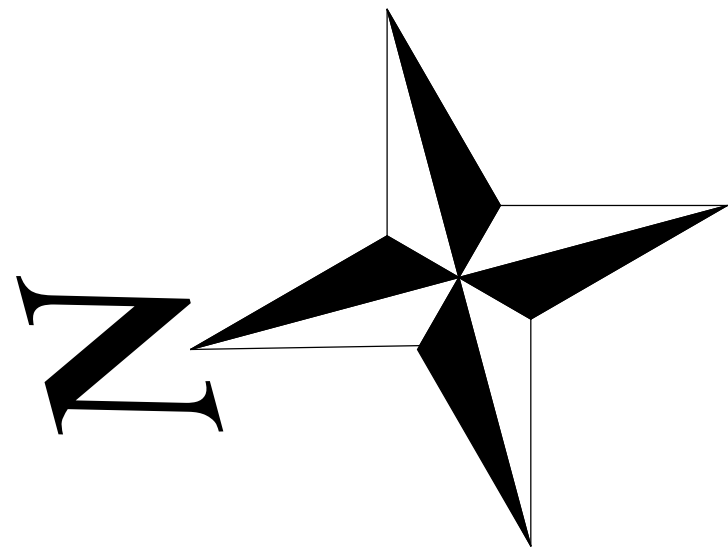
THE EXISTING CMU IS 8 FEET HIGH AND WILL BE EXTENDED AN ADDITIONAL 12 INCHES WITH NEW OPENINGS CUT IN FOR THE 9X8 OHD AND THE NEW 3080 ENTRY DOOR. THE EXISTING WINDOW OPENINGS WILL ALSO BE FILLED IN AND THE STUCCO REPAIRED AS REQUIRED

DECK BOARDS TO BE SALVAGED
AND REUSED IN THE REBUILD



THE 2ND FLOOR IS TO BE DISMANTLED AND DISCARDED. CONFIRM WITH THE OWNERS AND MATERIAL THEY WISH TO SALVAGE AND REUSE IN THE REBUILD. FOR SURE ALL THE APPLIANCES ARE BEING REUSED FOR THE REBUILD

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



EXISTING FOOTAGES (A.N.S.I.):	
OPEN STORAGE:	1,003.54
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GARAGE:	666.24
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FIREPLACE:	11.67
COVERED DECKS:	265.19
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AS-BUILT 2ND FLOOR PLAN

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3889 FLETCHER AVENUE S
FERNANDINA BEACH, FLORIDA 32034
R/E #: 00-00-31-1680-0016-0110



DATE:

6/19/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-5



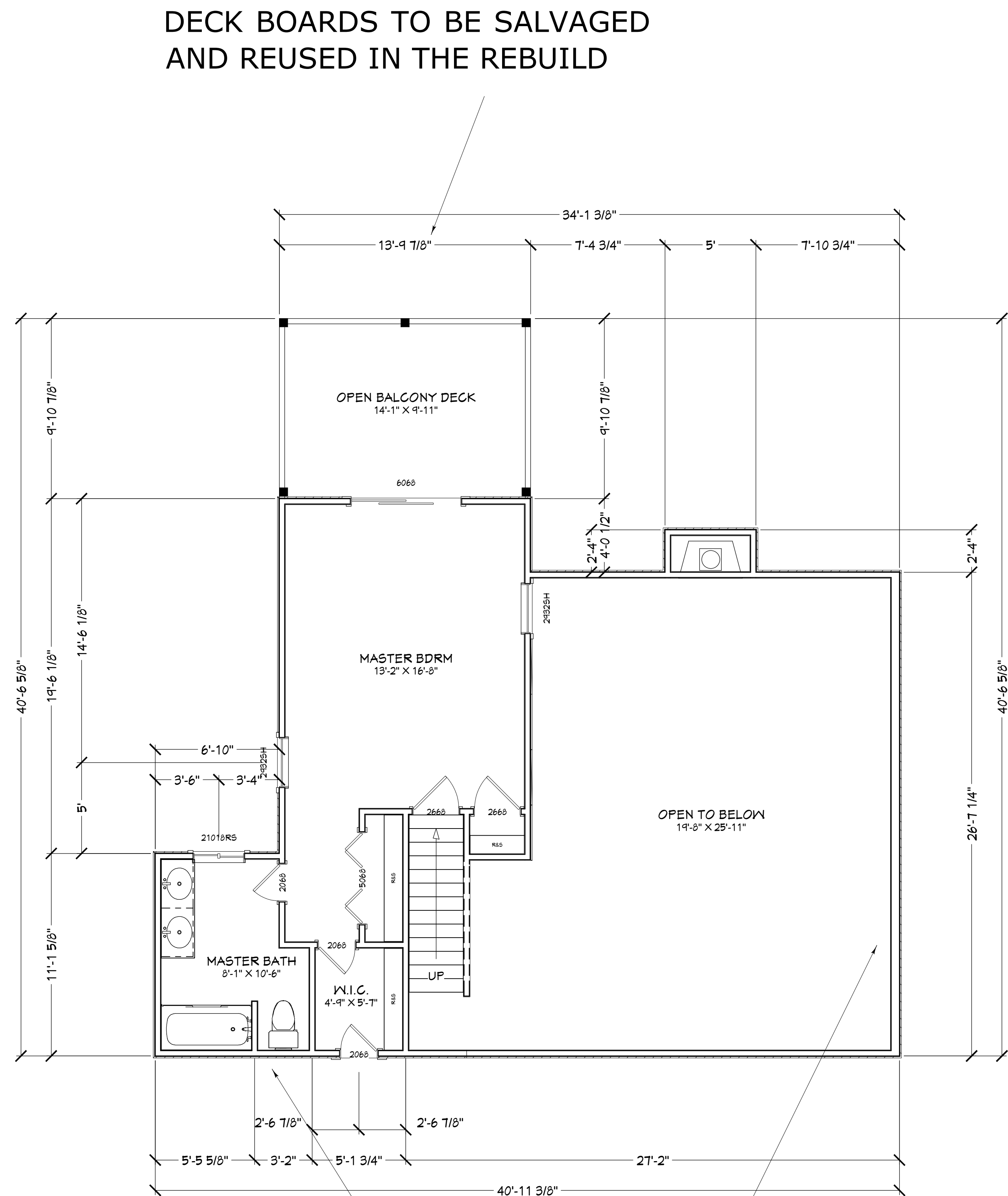
BUILT BY: CBC1257358 904-999-0999

CLIENT APPROVAL SIGNATURE DATE

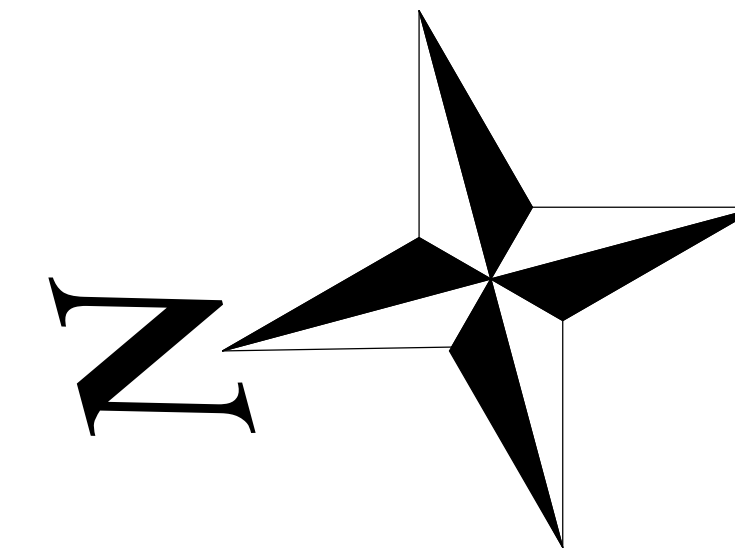
EUGENE T. KILCAWLEY

VICTORIA KILCAWLEY

PLAN #
3784



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EXISTING FOOTAGES (A.N.S.I.):	
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COVERED DECKS:	265.19
SLAB AREA:	1,009.67
TOTAL UNDER ROOF:	2,937.37

AS-BUILT 3RD FLOOR PLAN

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VICTORIA KILCAWLEY	
BUILT BY: CBC1257358 904-999-0999	
PROJECT DESCRIPTION: RENOVATIONS FOR THE KILCAWLEY FAMILY 3889 FLETCHER AVENUE S FERNANDINA BEACH, FLORIDA 32034 R/E #: 00-00-31-1680-0016-0110	
Design Drawings provided by: DESIGNS FOR LIVING, LLC RESIDENTIAL DESIGNER SINCE 1998 904-730-7135	
DATE:	6/19/2017
SCALE:	1/4" = 1'-0"
SHEET:	A-6



CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

R302.6 Dwelling/garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1⅜ inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1⅜ inches (35 mm) thick, or 20-minute fire-rated doors. **NOTE: DOOR TO BE SELF-CLOSING**

RENOVATED FOOTAGES (A.N.S.I.):	
HVAC STORAGE AREA:	459.75
3-CAR GARAGE:	980.19
1ST FLOOR HEATED:	318.77
2ND FLOOR HEATED:	1,678.87
3RD FLOOR HEATED:	1,691.35
TOTAL HEATED:	3,688.95
PROMENADE:	409.38
MARINER'S WALK:	409.38
EXISTING DECKS:	284.98
EXISTING SLAB AREA:	1,009.67
NEW SLAB AREA:	430.27
TOTAL UNDER ROOF:	5,947.65

PROPOSED 1ST FLOOR PLAN

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CLIENT APPROVAL SIGNATURE	DATE
EUGENE T KILCAWLEY	
VICTORIA KILCAWLEY	

BUILT BY:

CBC1257358

904-999-0999



DMG
Direct Movement Group

PROJECT DESCRIPTION:

RENOVATIONS FOR THE KILCAWLEY FAMILY

3889 FLETCHER AVENUE S

FERNANDINA BEACH, FLORIDA 32034

R/E #: 00-00-31-1680-0016-0110

Design Drawings provided by:

 **DESIGNS for LIVING** LLC

RESIDENTIAL DESIGN SINCE 1989

904-730-7135

DATE:

6/19/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-7

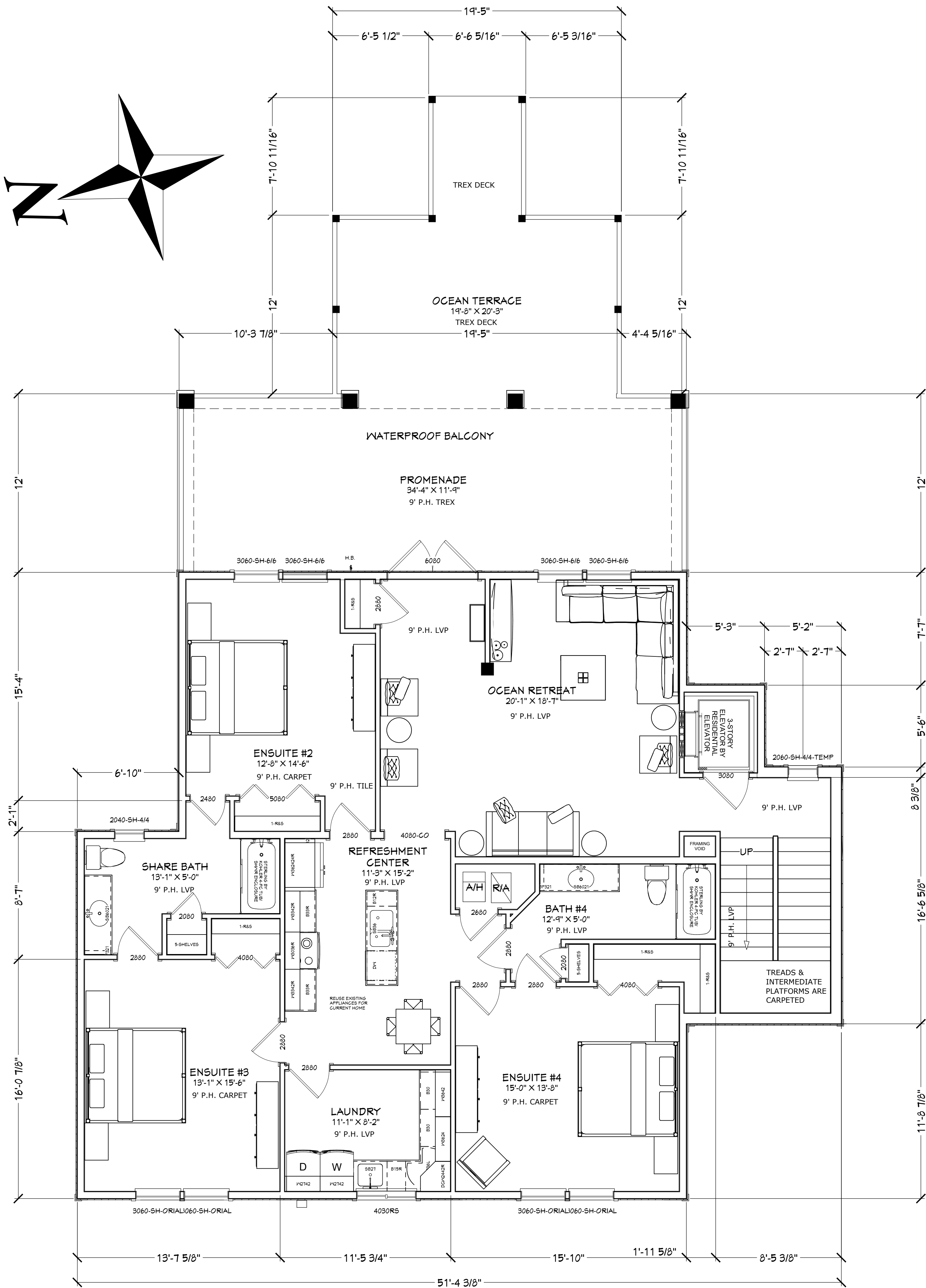


PLATE HEIGHTS = 9'-1&1/8"

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).
2. The emergency escape and rescue opening shall be permitted to open into a screen enclosure, open to the atmosphere, where a screen door is provided leading away from the residence.

R310.1.1 Minimum opening area.

All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception:

Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height.

The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width.

The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints.

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

R302.11 Fireblocking.

In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

Fireblocking shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:

- 1.1. Vertically at the ceiling and floor levels.
- 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.14.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

R302.6 Dwelling/garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

RENOVATED FOOTAGES (A.N.S.I.):	
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PROPOSED 2ND FLOOR PLAN

PLAN #
3784

CLIENT APPROVAL SIGNATURE	DATE
EUGENE T. KILCAWLEY	
VICTORIA KILCAWLEY	

BUILT BY: CBC1257358 904-999-0999

DMG

Direct Movement Group

PROJECT DESCRIPTION:
RENOVATIONS FOR THE KILCAWLEY FAMILY
3889 FLETCHER AVENUE S
FERNANDINA BEACH, FLORIDA 32034
R/E #: 00-00-31-1680-0016-0110

Design Drawings
provided by:

DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGNER SINCE 1999

904-730-7135

DATE:
6/19/2017
SCALE:
1/4" = 1'-0"
SHEET:
A-8

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R302.6 Dwelling/garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

R302.12 Draftstopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor/ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

R302.12.1 Materials. Draftstopping materials shall not be less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panels or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official . The integrity of the draftstops shall be maintained

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).
2. The emergency escape and rescue opening shall be permitted to open into a screen enclosure, open to the atmosphere, where a screen door is provided leading away from the residence.

R310.1.1 Minimum opening area.

All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception:

Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height.

The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width.

The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints.

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

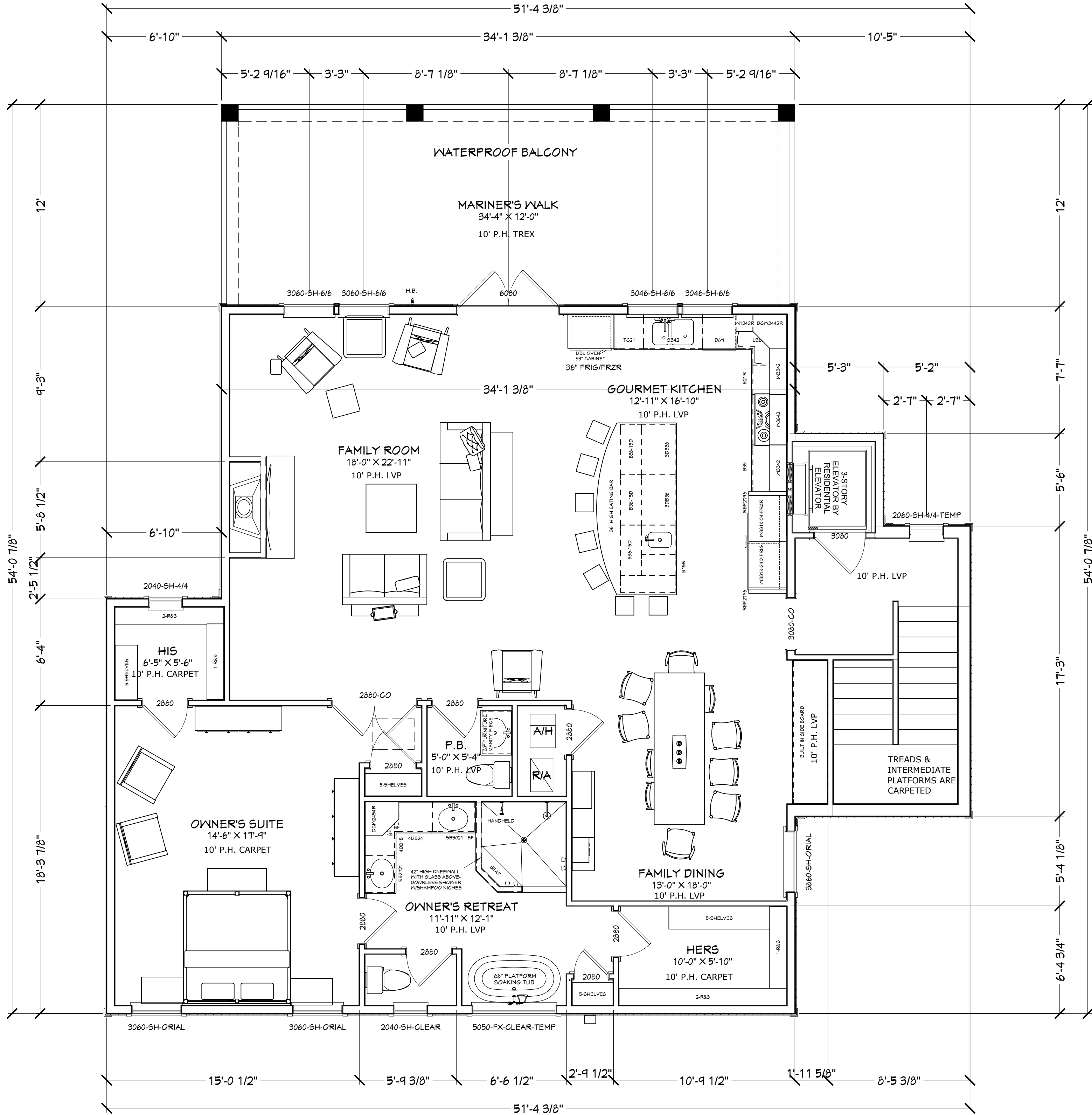
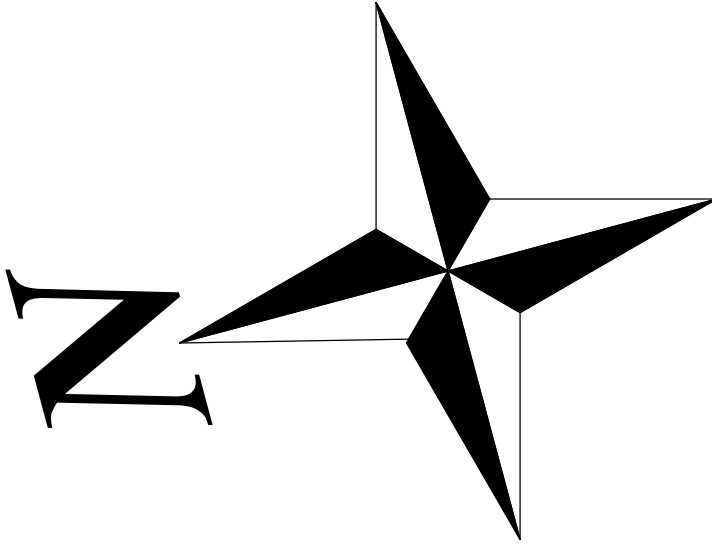


PLATE HEIGHTS = 10'-1&1/8"



RENOVATED FOOTAGES (A.N.S.I.):	
HVAC STORAGE AREA:	459.75
3-CAR GARAGE:	980.19
1ST FLOOR HEATED:	318.77
2ND FLOOR HEATED:	1,678.87
3RD FLOOR HEATED:	1,691.35
TOTAL HEATED:	3,688.95
PROMENADE:	409.38
MARINER'S WALK:	409.38
EXISTING DECKS:	284.98
EXISTING SLAB AREA:	1,009.67
NEW SLAB AREA:	430.27
TOTAL UNDER ROOF:	5,947.65

PROPOSED 3RD FLOOR PLAN

PLAN #
3784

CLIENT APPROVAL SIGNATURE

DATE

EUGENE T. KILCAWLEY

VICTORIA KILCAWLEY

BUILT BY:

CBC1257358

904-999-0999

PROJECT DESCRIPTION:

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INSULATION NOTES:
WALLS: R-19 FIBERGLASS BATTS
KNEEWALLS: 5.5" OPEN CELL FOAM
CEILINGS: 5.5" OPEN CELL FOAM
FLOORS: R-19 FIBERGLASS BATTS



1ST & 2ND FLOOR TRUSS PLANS

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 Designs for Living LLC RESIDENTIAL DESIGN SINCE 1989 904-730-7135													
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SECTION R310.1

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3RD FLOOR TRUSS PLANS

DATE:
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SHEET:
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ROOF NOTES:
FASCIA: 2X6 WITH 1X2 P.T. DRIP PLUMB CUT COVERED WITH CPVC COATED ALUMINUM
EAVE OVERHANG: 16"
SOFFITS: STANDARD NON-VENTED VINYL
ROOFING: LIFETIME ARCHITECTURAL SHINGLES
ROOF PITCH: 4/12
TRUSS HEELS: STANDARD
ROOF VENTS: NOT REQUIRED DUE TO FOAM INSULATION
SOFFIT VENTS: NOT REQUIRED DUE TO FOAM INSULATION
FLOOR TRUSSES: 20" SYSTEM 42 TYPE DECKED WITH 3/4" T&G
PORCH JOISTS: 2X12 #2 P.T. DECKED WITH COMPOSITE
ROOF SHEATHING: 1/2" OSB
FELT: TIGERPAW OR EQUAL SYNTHETIC FELT
MARINER'S WALK CEILING: STANDARD NON-VENTED VINYL



FRONT (EAST) ELEVATION



REAR (WEST) ELEVATION

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PROPOSED FRONT/REAR ELEVATIONS

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3784

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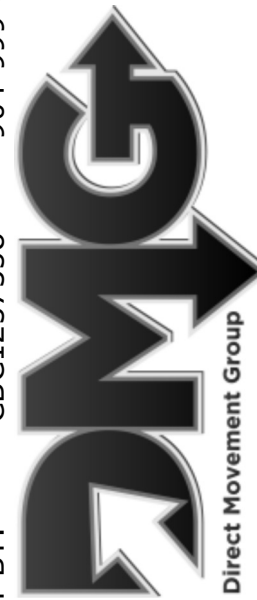
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VICTORIA KILCAWLEY

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RESIDENTIAL DESIGN SINCE 1998

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1/4" = 1'-0"

SHEET:

A-12

EXTERIOR NOTES:
1ST FLOOR EXTERIOR: PAINTED STUCCO OVER CMU
2ND/3RD FLOOR: HARDY-LAP PAINTED OVER FRAME
CORNER BOARDS: STEALTH ONE PIECE CORNERS 5X5
SOFFITS: BUILDER GRADE NON-VENTED VINYL
FRIEZE: STEALTH 1X6 WITH INTEGRATED J-MOULD
DOORS/WINDOW TRIMS: 5/4X5 STEALTH WITH INTEGRATED J-MOULD
FASCIA: 2X6 WITH 1X2 P.T. DRIP COVERED WITH CPVC COATED ALUMINUM
ROOFING: LIFETIME ARCHITECTURAL FIBERGLASS SHINGLES OVER SYNTHETIC FELT
PORCH CEILING: T-111 W/BATTENS
FOUNDATION: MONOLITHIC SLAB & FOOTERS
COLUMNS: 12" COMPOSITE - NO SPLIT COLUMNS
WALKS & DRIVES: 2,500 PSI CONCRETE
FLASHINGS: 316 STAINLESS STEEL
FASTENERS: 316 STAINLESS STEEL
DECK/BALCONY BOARDS: COMPOSITE-REUSE EXISTING AS MUCH AS POSSIBLE
RAILING: VINYL TO MATCH EXISTING WHICH WILL BE REUSED



LEFT (SOUTH) ELEVATION



RIGHT (NORTH) ELEVATION

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PROPOSED SIDE ELEVATIONS

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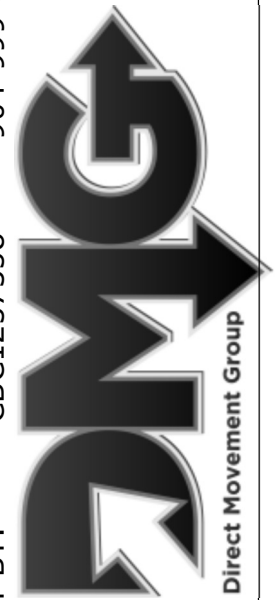
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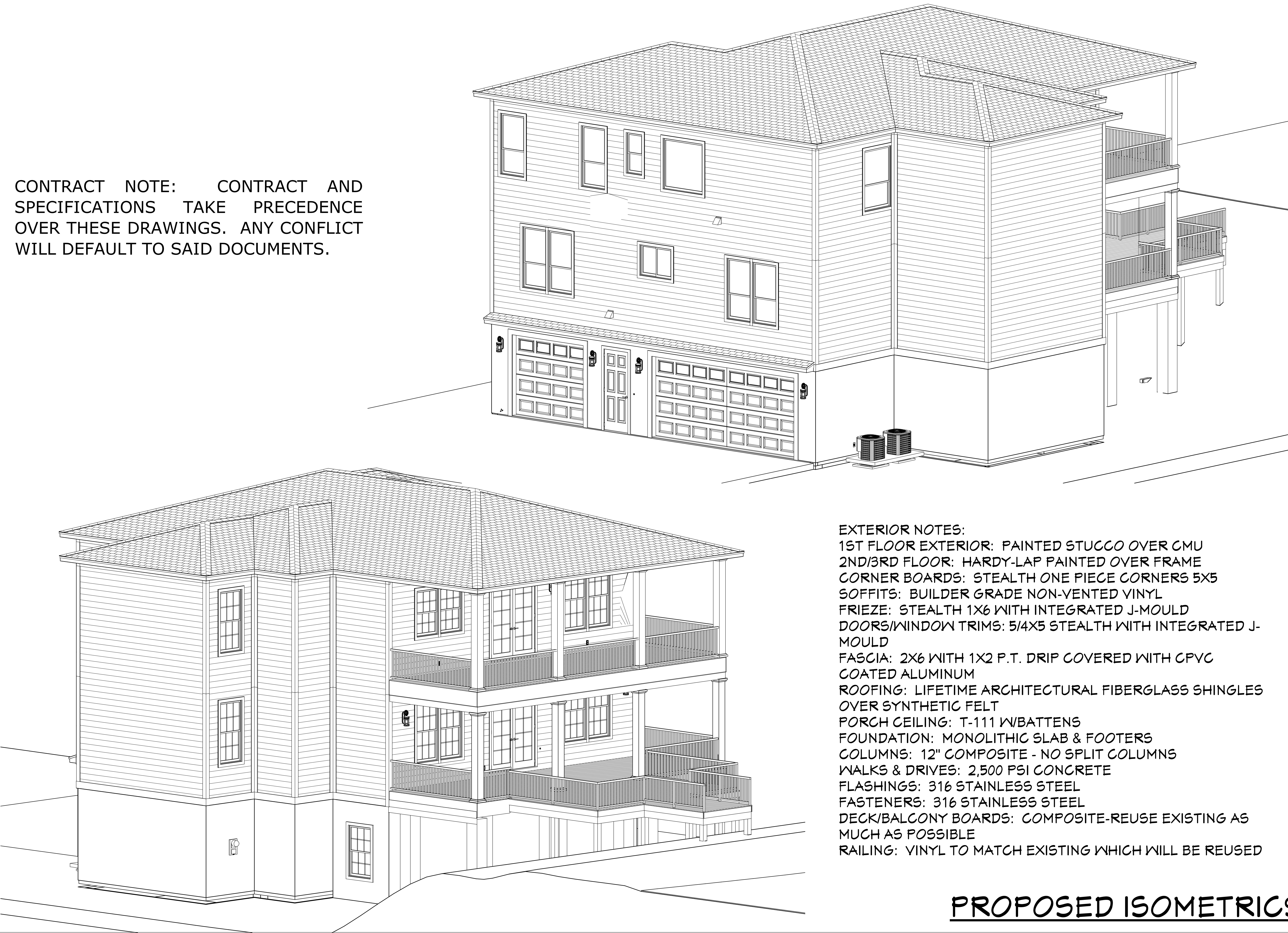
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SCALE:

N.T.S.

SHEET:

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PER FBC-R-E3901.7, NEC 210, E3901.7 & E3902.3 GFCI PROTECTION REQUIRED Bathrooms, garages, boathouses & accessory structures not intended as habitable rooms and limited to storage, work & similar uses. Outdoors, crawl spaces, unfinished basements, kitchen countertops. Outlets within 6 feet of laundry, utility or wet sinks. Balcony, deck or porch greater than 20 s.f. One at the front and back of the dwelling and at the condenser units.

PER FBC-R-E3902.12 AFCI PROTECTION REQUIRED Arc-fault circuit-interrupter protection. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed AFCI, combination type.

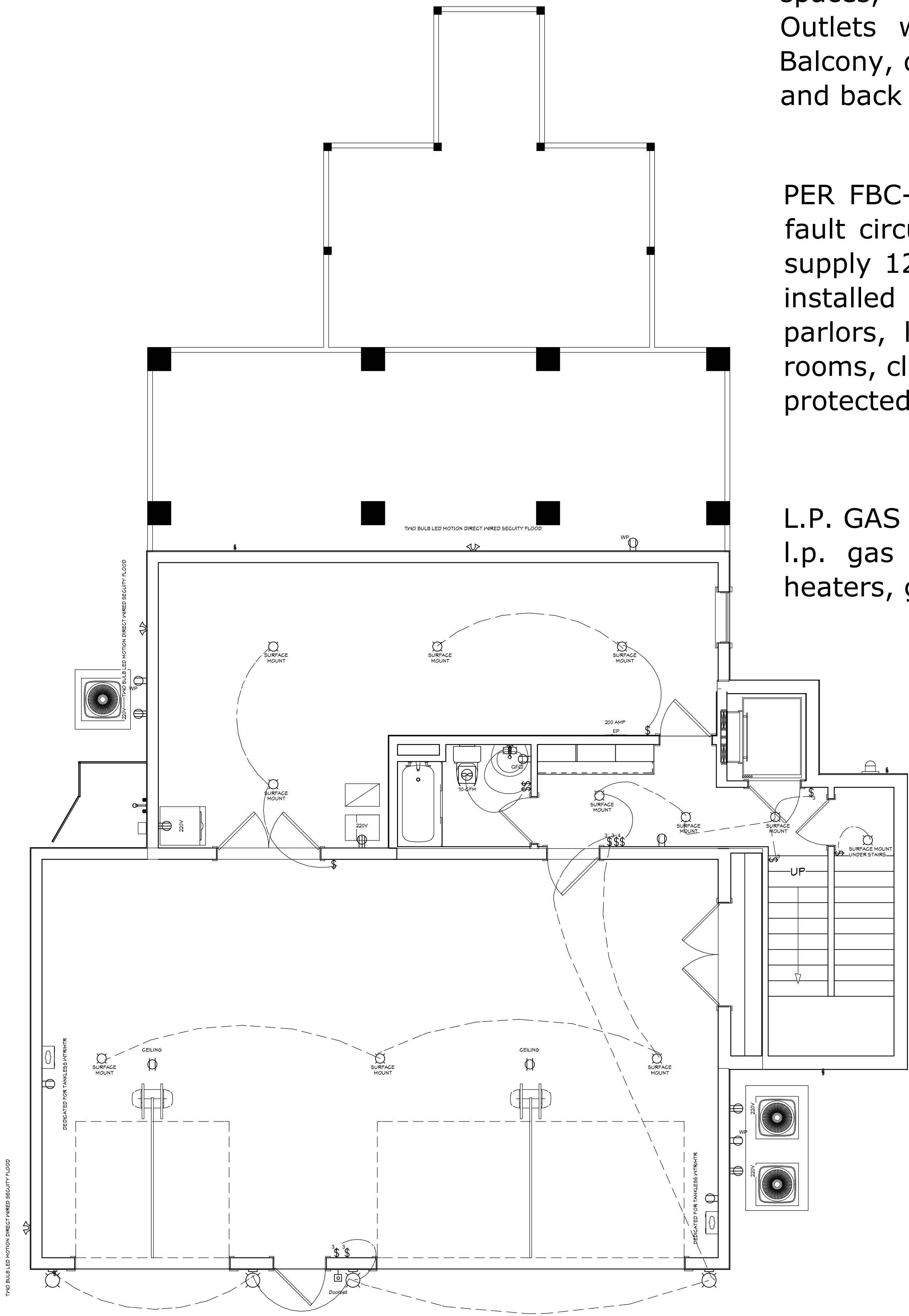
L.P. GAS PIPING NOTES: There will be a 150 gallon buried l.p. gas tank with connections for two tankless water heaters, gas fireplace, gas grill stub, and gas dryer stub

EFFICACY NOTE: THE NEW FBC-R FBC EC R404.1 & R202 BUILDING CODE REQUIRES ALL INSIDE & OUTSIDE LIGHT FIXTURES WILL USE CFL OR LED LIGHT BULBS.

- GENERAL ELECTRICAL NOTES:
1. THE EXISTING SERVICE IS UNDERGROUND
 2. PROVIDE TEMPORARY POWER POLE
 3. NEW 200 AMP PANEL (U.O.N.)
 4. ELECTRICIAN TO PROVIDE ALL ROUGHS & TRIMS WITH FANS AND DECORATIVE LIGHTS TO BE PROVIDED BY OTHERS
 5. ELECTRICIAN AND BUILDER TO WALK ENTIRE HOME AND CONFIRM ALL ELECTRICAL PRIOR TO ANY WIRING.
 6. SECURITY AND STRUCUTRED WIRING BY OTHERS

1ST FLOOR ELEC PLAN

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



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PLAN #
3784

CLIENT APPROVAL SIGNATURE

DATE

EUGENE T. KILCAWLEY

VICTORIA KILCAWLEY

BUILT BY:

CBC1257358

904-999-0999

PROJECT DESCRIPTION:

RENOVATIONS FOR THE KILCAWLEY FAMILY

3889 FLETCHER AVENUE S

FERNANDINA BEACH, FLORIDA 32034

R/E #: 00-00-31-1680-0016-0110

Design Drawings provided by:

904-730-7135

DATE:

6/19/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-15

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

PER FBC-R-E3901.7, NEC 210, E3901.7 & E3902.3 GFCI PROTECTION REQUIRED Bathrooms, garages, boathouses & accessory structures not intended as habitable rooms and limited to storage, work & similar uses. Outdoors, crawl spaces, unfinished basements, kitchen countertops. Balcony, deck or porch greater than 20 s.f. One at the front and back of the dwelling and at the condenser units.

PER FBC-R-E3902.12 AFCI PROTECTION REQUIRED Arc-fault circuit-interrupter protection. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed AFCI, combination type.

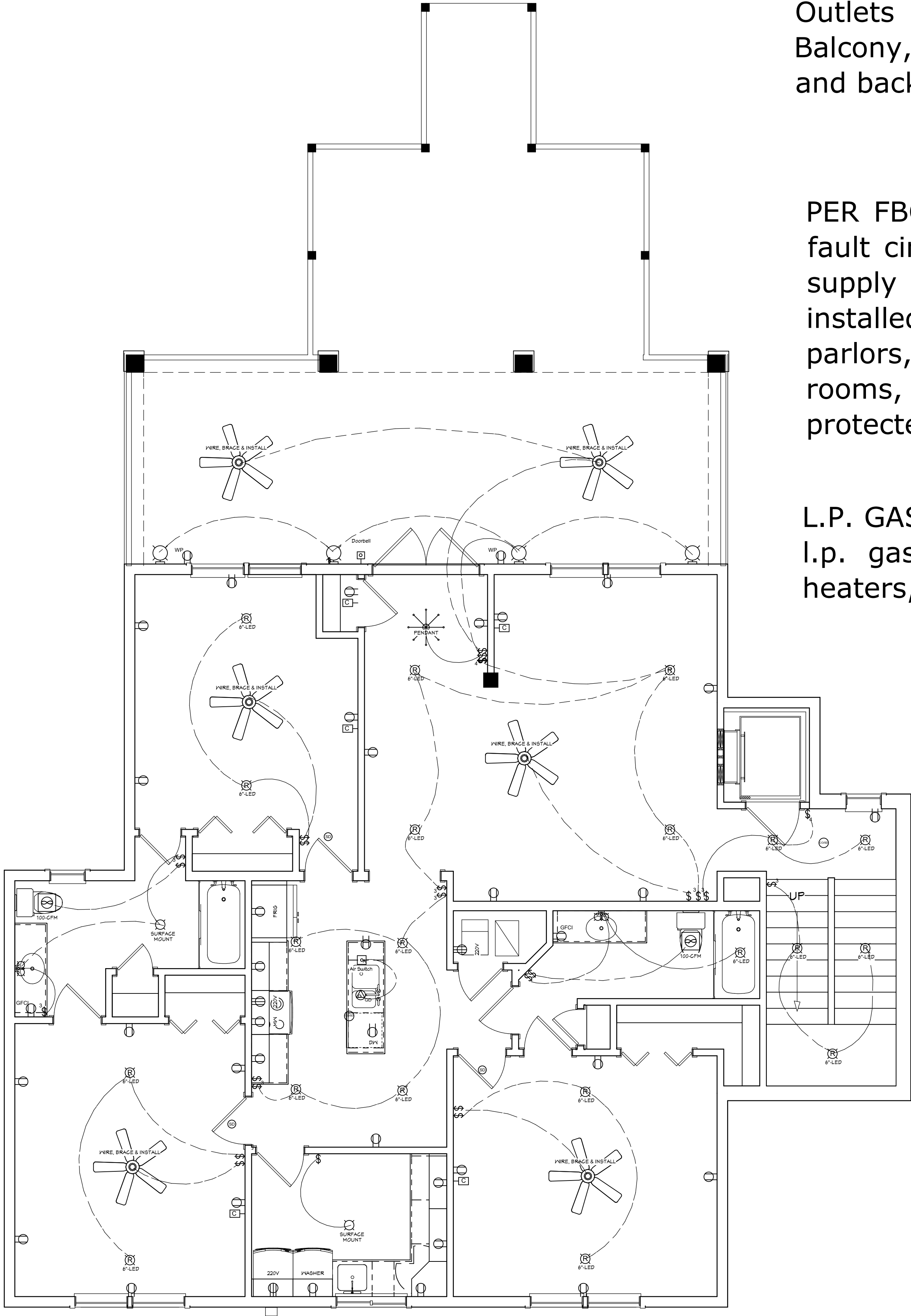
L.P. GAS PIPING NOTES: There will be a 150 gallon buried l.p. gas tank with connections for two tankless water heaters, gas fireplace, gas grill stub, and gas dryer stub

EFFICACY NOTE: THE NEW FBC-R FBC EC R404.1 & R202 BUILDING CODE REQUIRES ALL INSIDE & OUTSIDE LIGHT FIXTURES WILL USE CFL OR LED LIGHT BULBS.

- GENERAL ELECTRICAL NOTES:
1. THE EXISTING SERVICE IS UNDERGROUND
 2. PROVIDE TEMPORARY POWER POLE
 3. NEW 200 AMP PANEL (U.O.N.)
 4. ELECTRICIAN TO PROVIDE ALL ROUGHS & TRIMS WITH FANS AND DECORATIVE LIGHTS TO BE PROVIDED BY OTHERS
 5. ELECTRICIAN AND BUILDER TO WALK ENTIRE HOME AND CONFIRM ALL ELECTRICAL PRIOR TO ANY WIRING.
 6. SECURITY AND STRUCUTRED WIRING BY OTHERS

2ND FLOOR ELEC PLAN

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



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PLAN #
3784

CLIENT APPROVAL SIGNATURE

DATE

EUGENE T. KILCAWLEY

VICTORIA KILCAWLEY

BUILT BY: CBC1257358 904-999-0999

PROJECT DESCRIPTION:

RENOVATIONS FOR THE KILCAWLEY FAMILY
3889 FLETCHER AVENUE S
FERNANDINA BEACH, FLORIDA 32034
R/E #: 00-00-31-1680-0016-0110

Design Drawings provided by:

DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGNER SINCE 1999
904-730-7135

DATE:

6/19/2017

SCALE:

1/4" = 1'-0"

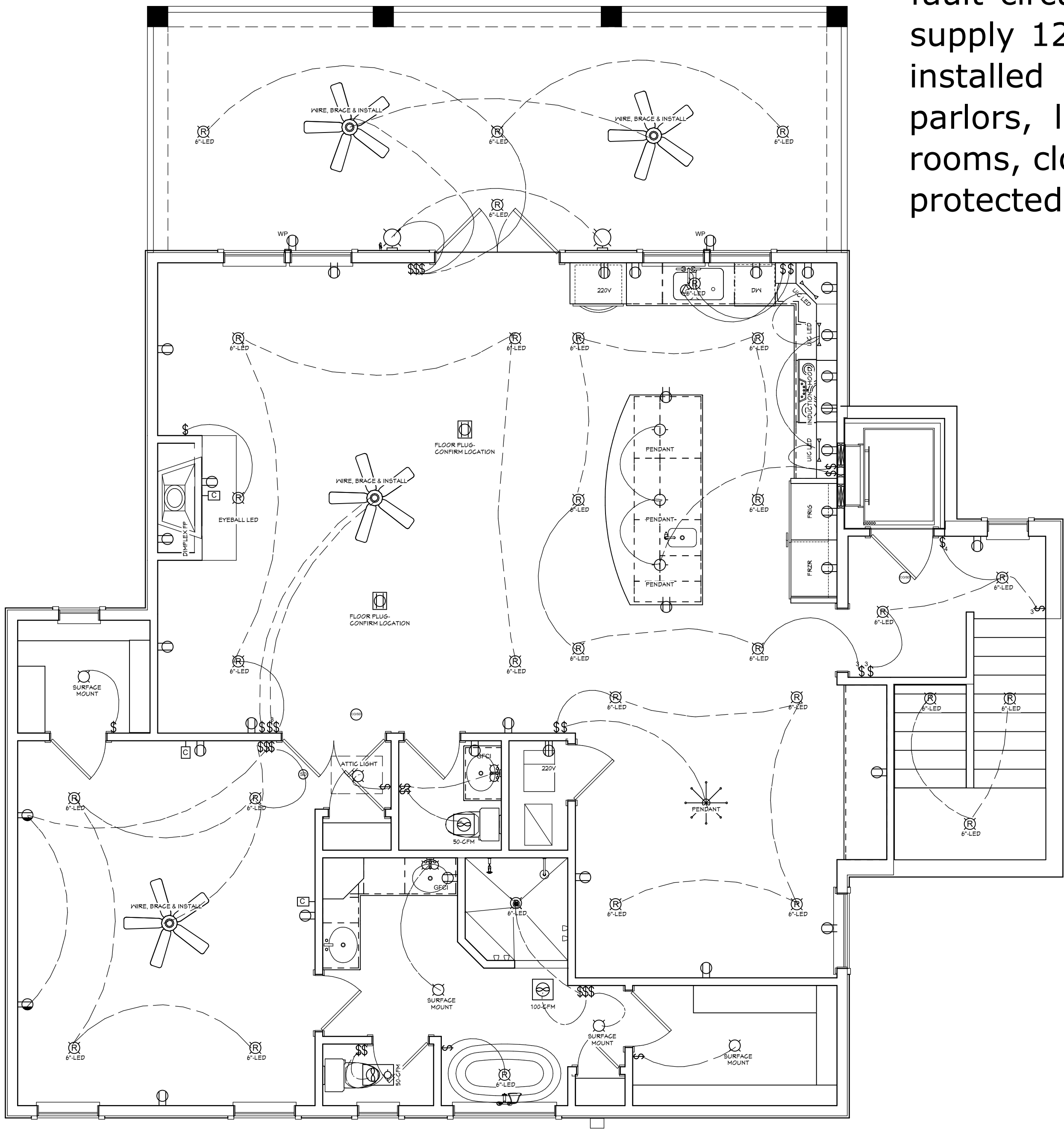
SHEET:

A-16

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

PER FBC-R-E3901.7, NEC 210, E3901.7 & E3902.3 GFCI PROTECTION REQUIRED Bathrooms, garages, boathouses & accessory structures not intended as habitable rooms and limited to storage, work & similar uses. Outdoors, crawl spaces, unfinished basements, kitchen countertops. Outlets within 6 feet of laundry, utility or wet sinks. Balcony, deck or porch greater than 20 s.f. One at the front and back of the dwelling and at the condenser units.

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EFFICACY NOTE: THE NEW FBC-R FBC EC R404.1 & R202 BUILDING CODE REQUIRES ALL INSIDE & OUTSIDE LIGHT FIXTURES WILL USE CFL OR LED LIGHT BULBS.

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 6. SECURITY AND STRUCUTRED WIRING BY OTHERS

3RD FLOOR ELEC PLAN

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
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	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
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	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

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PLAN #
3784

CLIENT APPROVAL SIGNATURE

DATE

EUGENE T. KILCAWLEY

VICTORIA KILCAWLEY

BUILT BY:

CBC1257358

904-999-0999

PROJECT DESCRIPTION:

RENOVATIONS FOR THE KILCAWLEY FAMILY
3889 FLETCHER AVENUE S
FERNANDINA BEACH, FLORIDA 32034
R/E #: 00-00-31-1680-0016-0110

Design Drawings
provided by:

DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGN SINCE 1999
904-730-7135

DATE:

6/19/2017

SCALE:

1/4" = 1'-0"

SHEET:

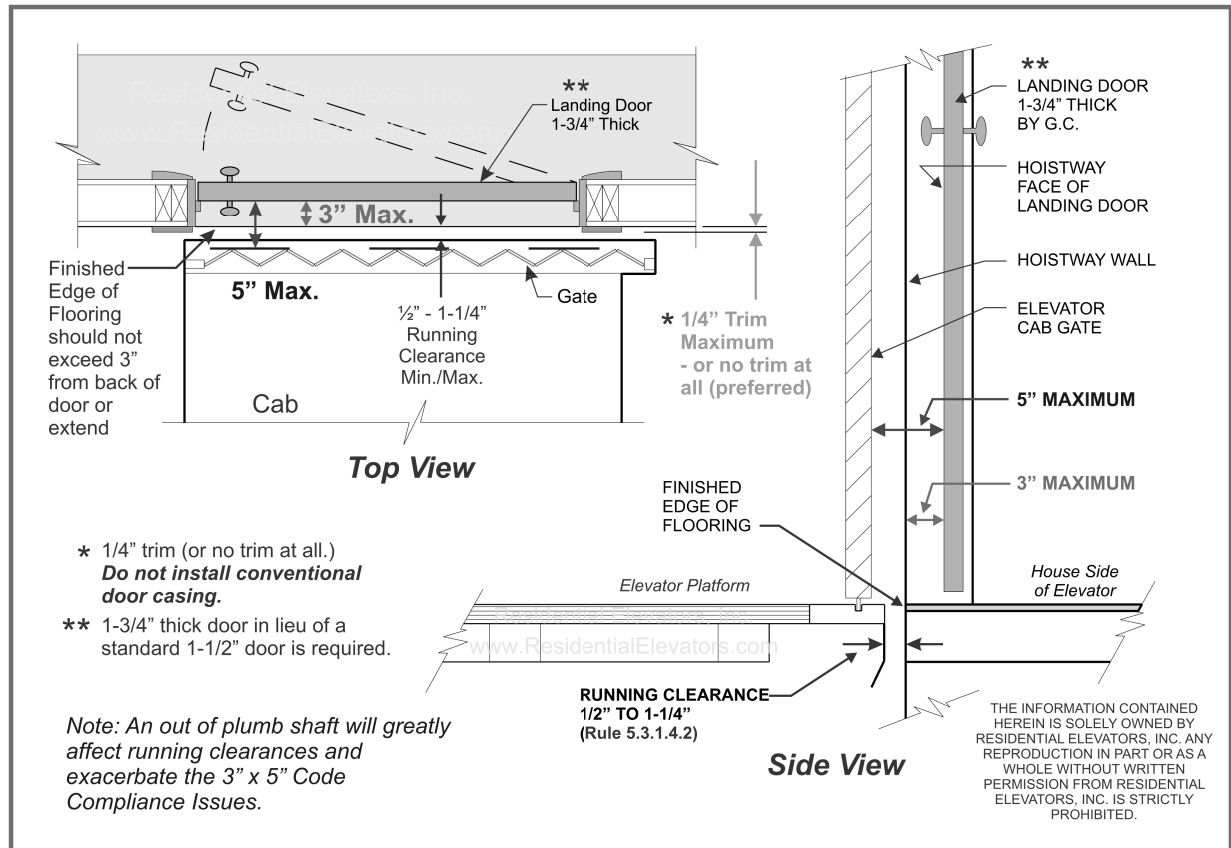
A-17

Home Elevator 3"x 5" Rule

Residential Elevators manufactures and installs a fully code compliant elevator per the ASME/ANSI A17.1 National Safety Code for Elevators - Section 5.3 Private Residence Elevators.

Rule 5.3.1.4.2 (aka 3"x 5" Rule) of the above referenced code states: Clearance Between Hoistway Door(s) or Gate(s) and Landing Sill(s) and Car Door(s) or Gate(s). The clearance between the hoistway doors or gates and the hoistway edge of the landing sill shall not exceed 3 inches (76 mm). The distance between the hoistway face of the landing door or gate and the car door or gate shall not exceed 5 inches (127 mm).

Note: Concrete block / masonry shafts and some commercial metal door frames can often create 3"x 5" Rule violations.



The 3"x 5" Rule is a code requirement. Residential Elevators takes pride in ensuring safety in the use of their equipment and as a policy wants to make sure all Builders, Architects, Developers, Owners / Users are aware of and adhere to this National Code.

This is a safety issue.



Luxury Lift LLT 950
Traction Elevator
Work by Others

Residential Elevators, LLC
Mailing Address:
2910 Sandy Forest Parkway, D4-1
Tallahassee, FL 32309
PH 1-800-832-2004 FAX 1-850-528-5319
ResidentialElevators.com

Prior to job site arrival for installation of elevator, RE requires the following work by others to be completed.

ELEVATOR HOISTWAY: Provide an enclosed finished LEGAL hoistway with **INSIDE CLEAN, DRY, CLEAR, SQUARE AND PLUMB** (including pit) dimensions recommended to be a minimum of 52 inches wide by 57 inches deep (52" X 57") including blocking, which will provide an interior cab dimension of approximately 12 square feet (as detailed in Plan View-HP1). Additional Hoistway Plans are available at www.residentialelevators.com or by contacting your local Sales Rep. RE will build to your specifications if smaller than the above, but only to the smallest dimension inside the clean, clear, square and plumb (including pit) finished hoistway (plywood walls preferred).

Barriadees and/or any/all other legal methods required by any jurisdiction to prevent access into shaft shall be required outside each floor landing for the protection of workmen and all other subcontractors and/or occupants until the elevator is installed completely and turned over to home owner. These devices shall be the sole responsibility of GC. **GC TO PROVIDE SOLID CORE HOISTWAY DOORS WITH HINGES LOCATED ON RAIL SIDE properly installed to comply with A17.1.**

"3 X 5" RULE (Clearance between hoistway/landing doors and gates AND landing sills); DOOR SIDE WALL TO BE OF 2" X 4" CONSTRUCTION. Regardless of construction type EACH DOOR MUST BE RECESSED TO MEET THRESHOLD REQUIREMENTS AS CONTAINED IN THE ANSI A17.1 (3" X 5" SPACING CODE). The distance between the backside of hoistway/landing door, in the closed position, and the elevator gate(s), in the open position, shall not exceed 5 inches. The distance between the backside of hoistway/landing door, in the closed position, and landing sill shall not exceed 3 inches. **ELEVATOR CANNOT BE OPERATIONAL UNLESS LANDING DOORS ARE IN COMPLIANCE** (See Page 3 of this Contract for further information).

THRESHOLD: Contractor shall provide a threshold from each floor to within 1/2" minimum to 1-1/2 inches maximum of the elevator platform AFTER the elevator has been installed. Doors shall NOT be centered but installed per RE specs to allow proper rail side return measurement. Rail Side return measurement of at least 12 inches is required. Hoistway side of landing door frames shall NOT have casing or door trim that exceeds 3" thickness.

A MINIMUM PIT OF 8" INCHES IS REQUIRED build to withstand 5,100 lb impact load. Minimum 102" overhead clearance is required for 6'-8" cabs (114" for 6'-0" cabs.)

WOODFRAME HOME BLOCKING REQUIREMENTS: Four (2 sets of 2 ea.) - 2" X 12" yellow pine studs running vertically the entire length of the hoistway 12" on center on each side of rail wall centerline (centerline of rail wall must be minimum of 28" off inside front wall). 2" x 12" to be face nailed, glued and edged with 2" x 4" for structural integrity. The yellow pine boards shall all be fastened to the wall supports with 3/8" by 2-1/2" lag bolts to support elevator rail system. To insure adequate support in the wall for guide rail fastening the blocking should not exceed 12' vertical feet without intermediate horizontal support and shall meet all pertinent building codes (see blocking detail on page 3).

CONCRETE BLOCK HOISTWAY: All dimensions shall remain the same for **INSIDE LEGAL, CLEAN, DRY, CLEAR, SQUARE AND PLUMB** hoistway. Rail sidewall blocks shall be filled solid with concrete the entire height of hoistway. All patching, fire caulking, painting and grouting required after installation is the responsibility of the GC.

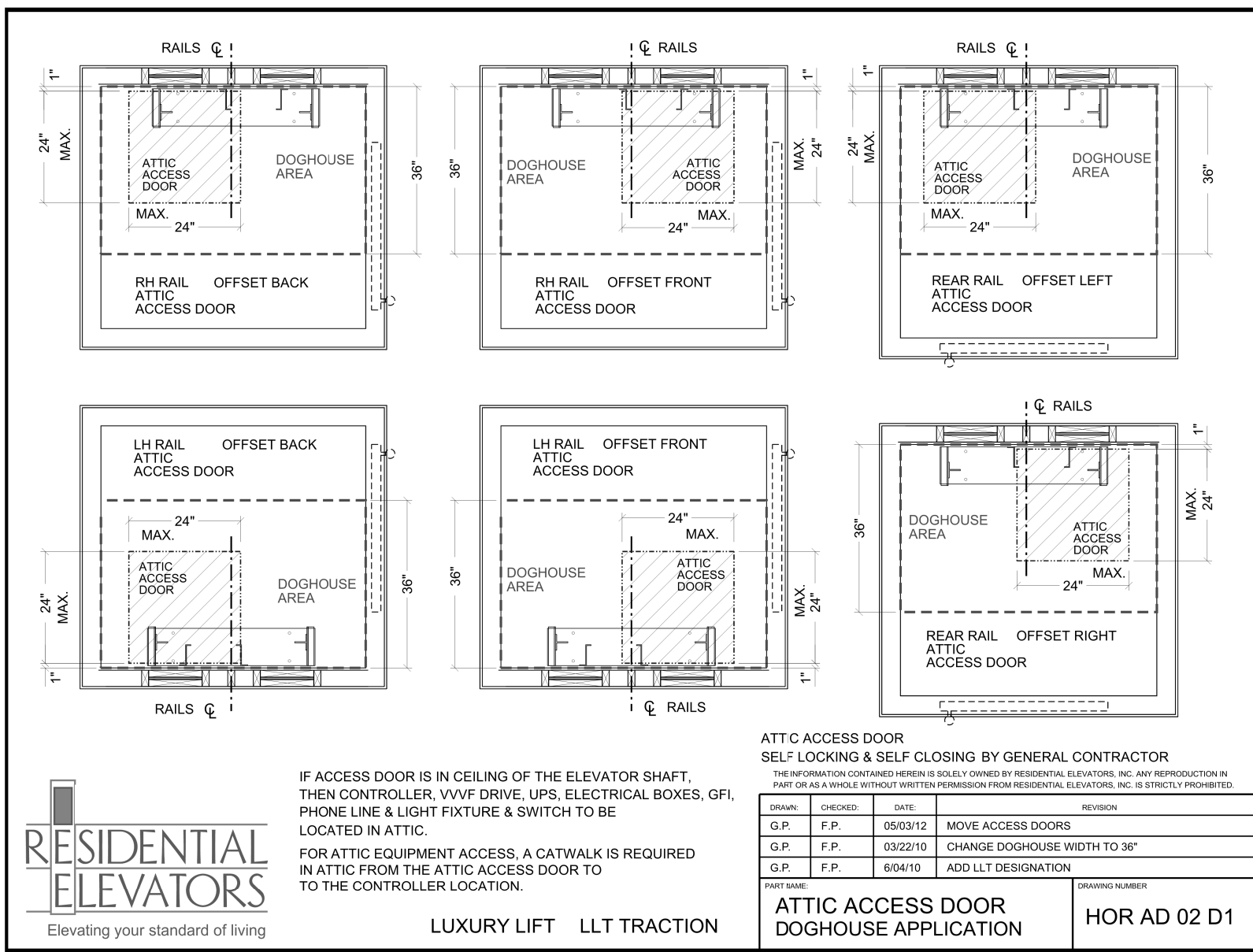
EQUIPMENT ACCESS DOOR: The Luxury Lift Traction does not require a conventional Machine Room, however, CODE COMPLIANT ACCESS to the equipment space in the elevator hoistway overhead must be provided by the General Contractor/Owner. Access to equipment must be through an access door (18" H minimum x 24" W maximum) located on the top floor or from the attic (see drawing on page 3). If access door is located in attic, accessibility for service and installation must be provided including catwalk, decking adjacent to access door, scuttle hole and attic ladder and controller/disconnect location.

ELECTRICAL: One 240 VAC 30 Amp dedicated service 10-3 wire with ground in 4x4 electrical box and one 120 VAC, 20 Amp service in 4x4 electrical box, telephone line, GFI Receptacle, light fixture with bulb guard and switch, shall all be located in elevator hoistway overhead or in attic depending on location of access door (see drawing on page 3). **POWER ON THE 240VAC LINE MUST BE A 10-3 WIRE WITH A GROUND AND INSURE THERE IS A DEDICATED NEUTRAL TO THE UNIT.** Explanation: The 240VAC feed should have a black, red, white and ground wire coming to the machine space. All electrical contractors will have full knowledge of this requirement. Simply insure they are aware of the requirement. Black and red are powered with 120V each totaling 240V. White is neutral to feed low voltage transformer with 120V. Ground to ground standard (See RE electrical requirements sheet).

General Contractor and Owner shall defend, indemnify against and hold RE harmless for all claims subject to "Work Done by Others". Cancellation fees apply. See Sales Representative for details. ANY WORK DONE BY OTHERS HEREIN NOT FULLY COMPLETE PRIOR TO TIME OF INSTALLATION SHALL RESULT IN A REMEDIATION FEE OF \$750. NOTE: INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE.

Authorized Signature _____ Print Name _____ Date _____

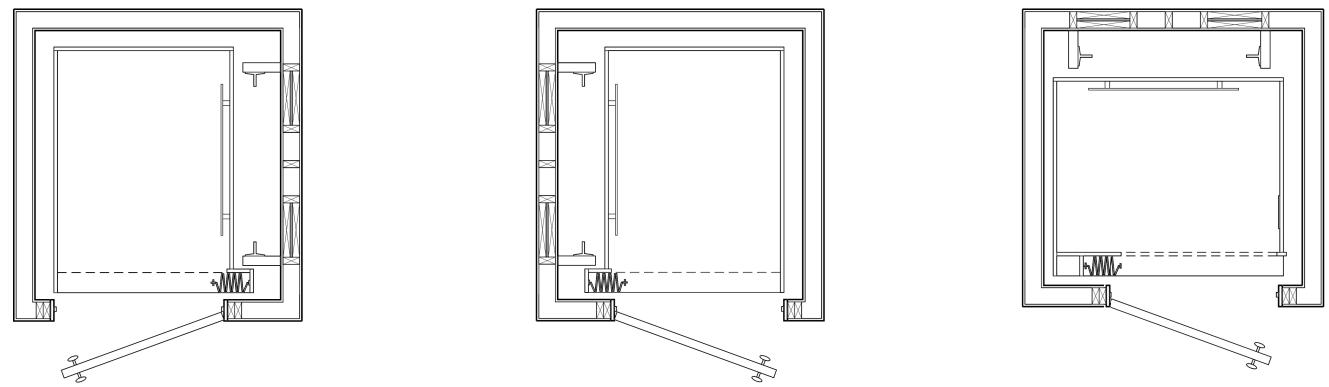
April 2012



ATTENTION FRAMERS:

This home is receiving a home elevator which will require structural support for the elevator rail system and loads built into the framing of this elevator shaft.
Attached are two detailed drawings showing the layout and material needed to support this load.

For this project the Rail Support Wall is located on the:



☐ Right Hand Wall ☐ Left Hand Wall ☐ Rear Wall
(Always orient the rail wall from the lowest level served by elevator)
If you have any questions or comments,

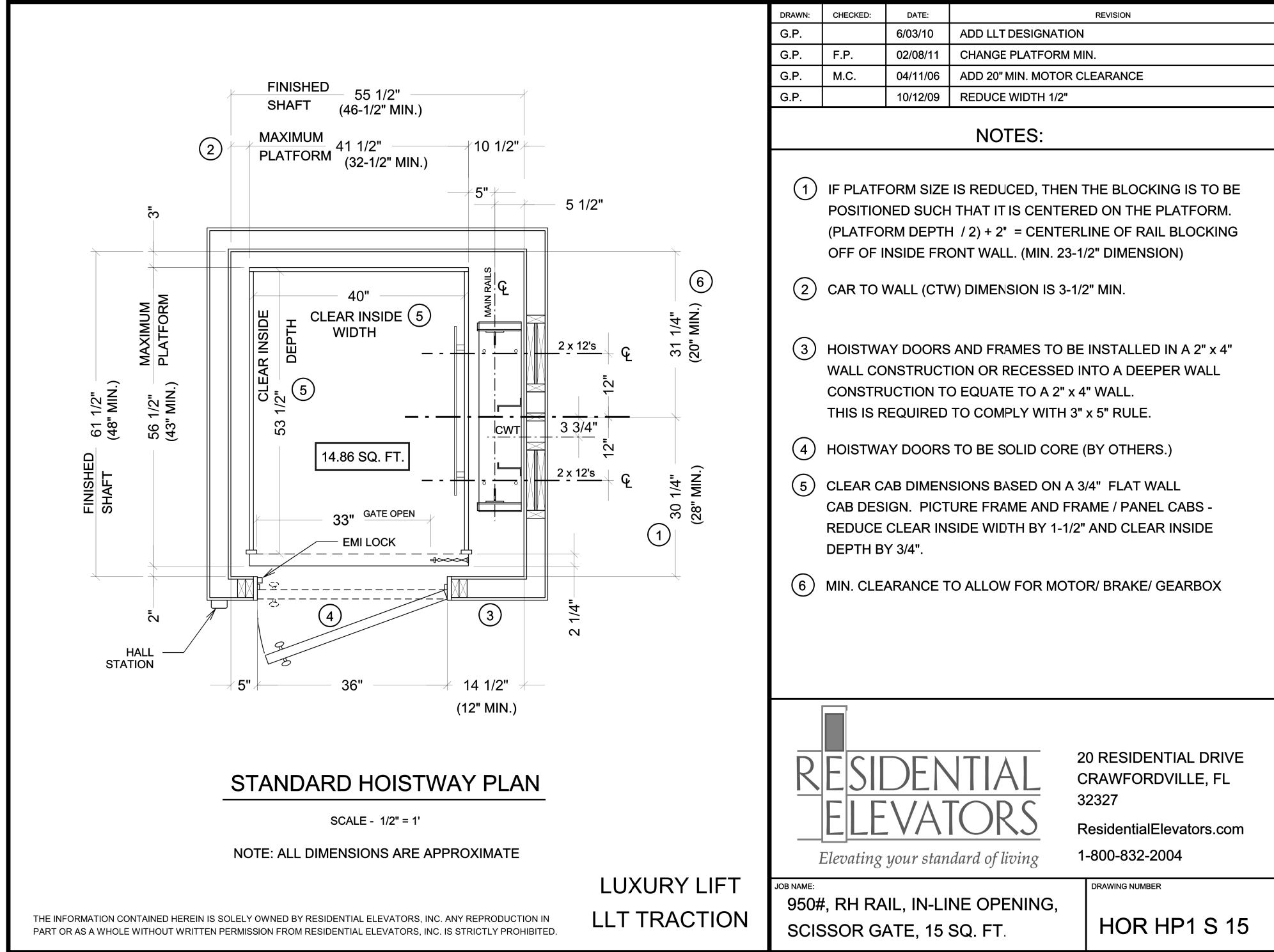
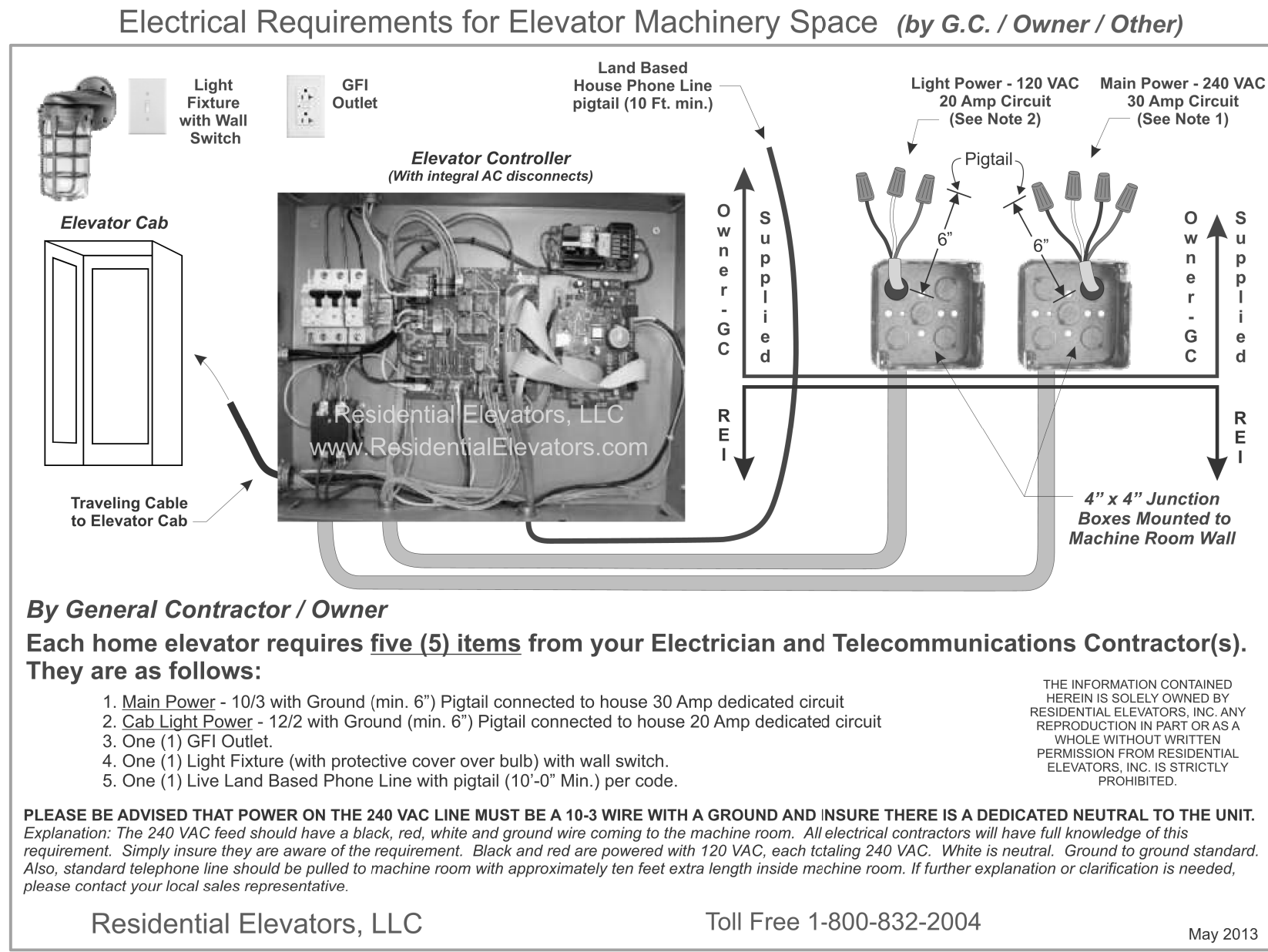
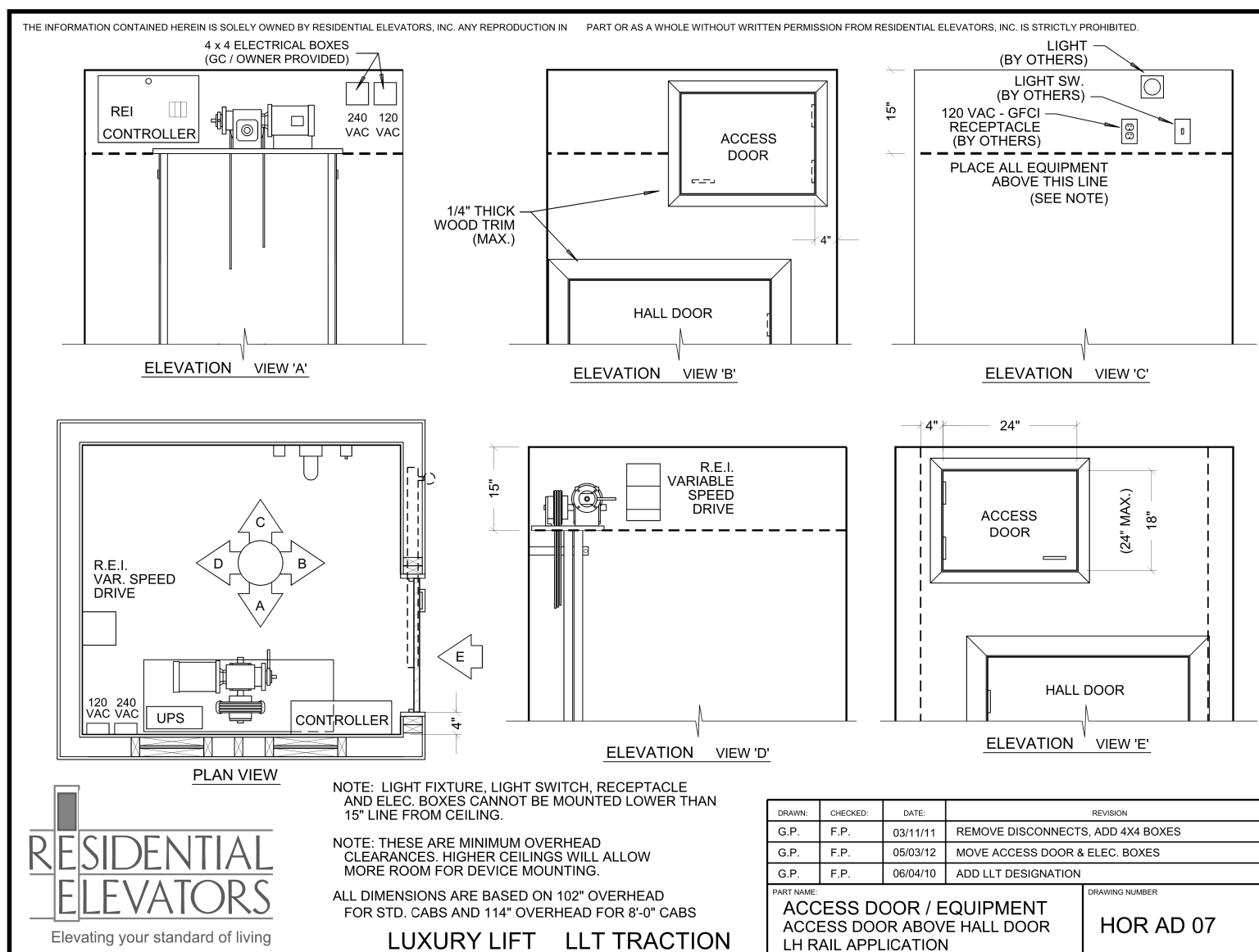
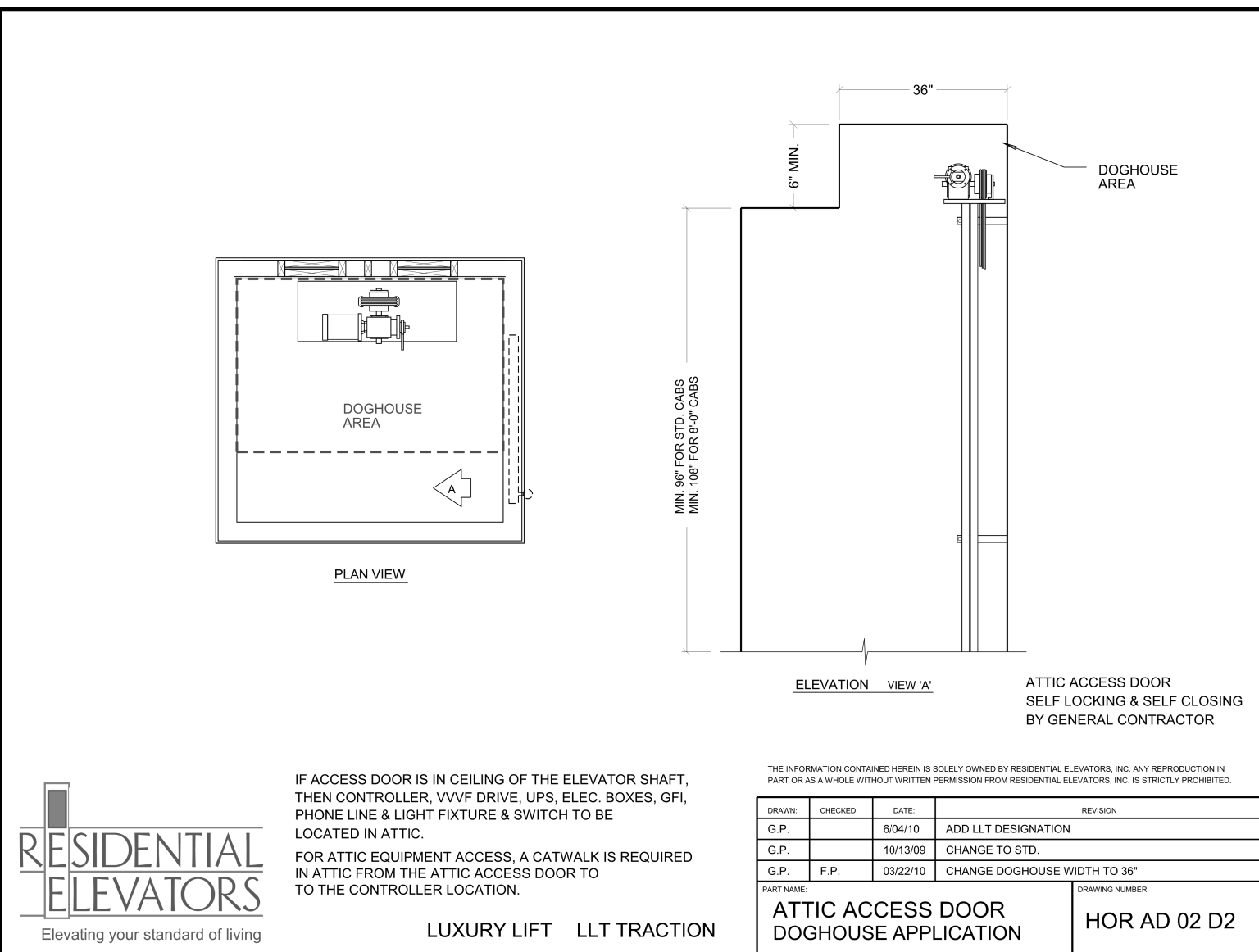
you can call me, _____ at _____

Thank you.

I have stapled this document to the wall that will require the structural support.



October 09



CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

CLIENT WILL PURCHASE THE ELEVATOR DIRECTLY AND WILL DETERMINE IF THEY WILL DO TRACTION OR HYDRAULIC AND INFORM THE BUILDER

ELEVATOR NOTES

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PLAN #
3784

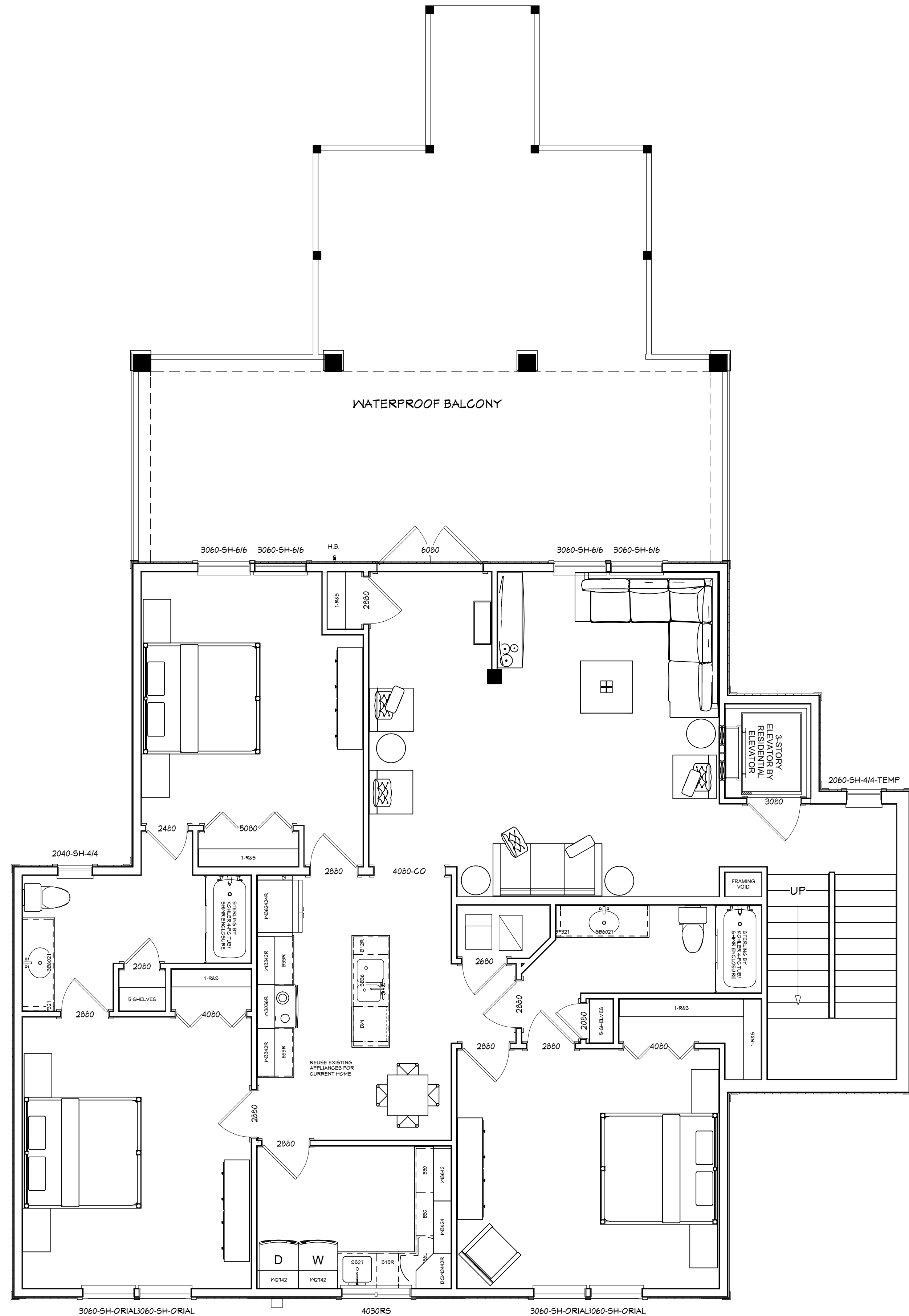
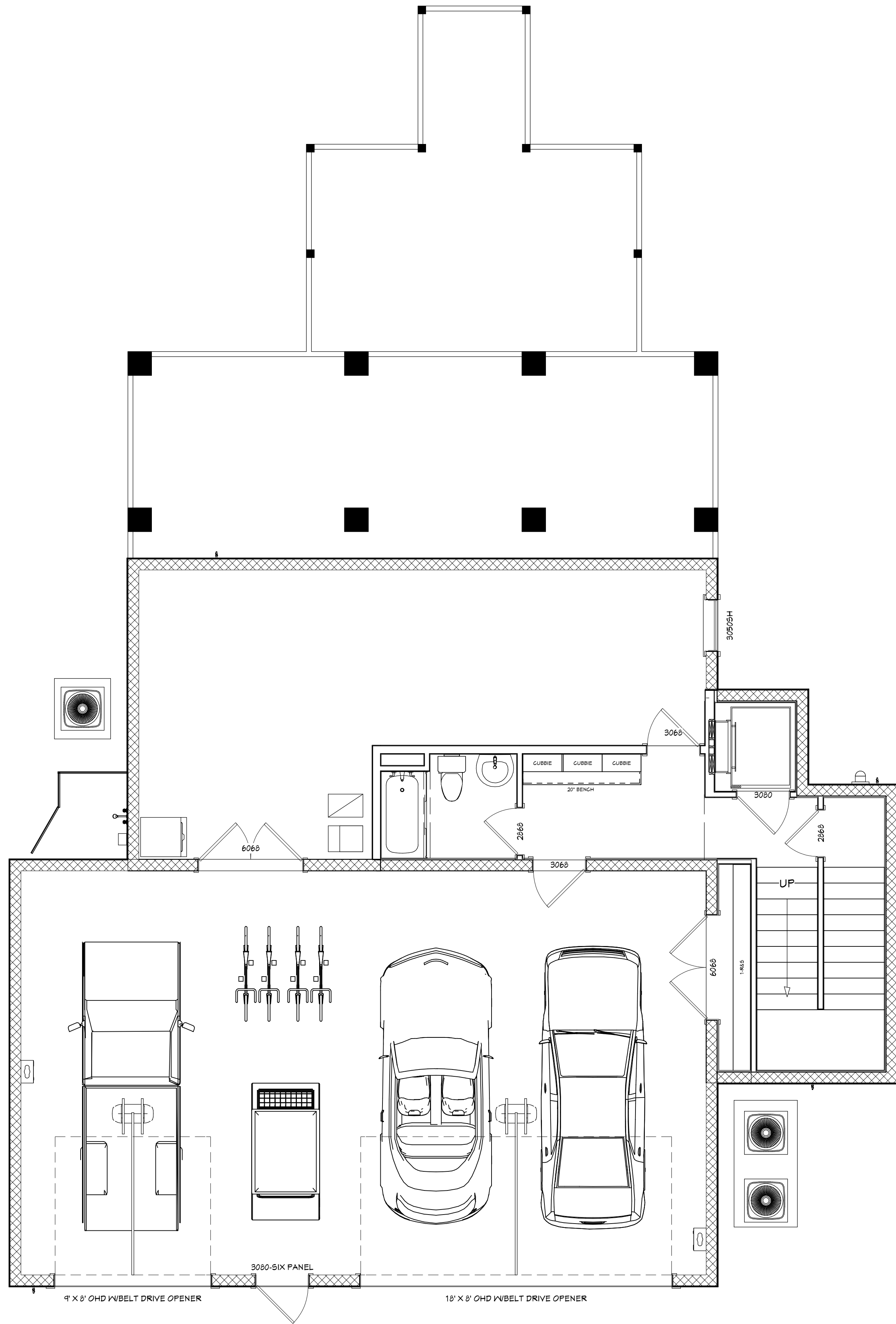
CLIENT APPROVAL SIGNATURE DATE
EUGENE T KILCAWLEY
VICTORIA KILCAWLEY

BUILT BY: CBC1257358 904-999-0999
DMG Direct Movement Group

PROJECT DESCRIPTION:
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3889 FLETCHER AVENUE S
FERNANDINA BEACH, FLORIDA 32034
R/E #: 00-00-31-1680-0016-0110

Design Drawings provided by:
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904-730-7135

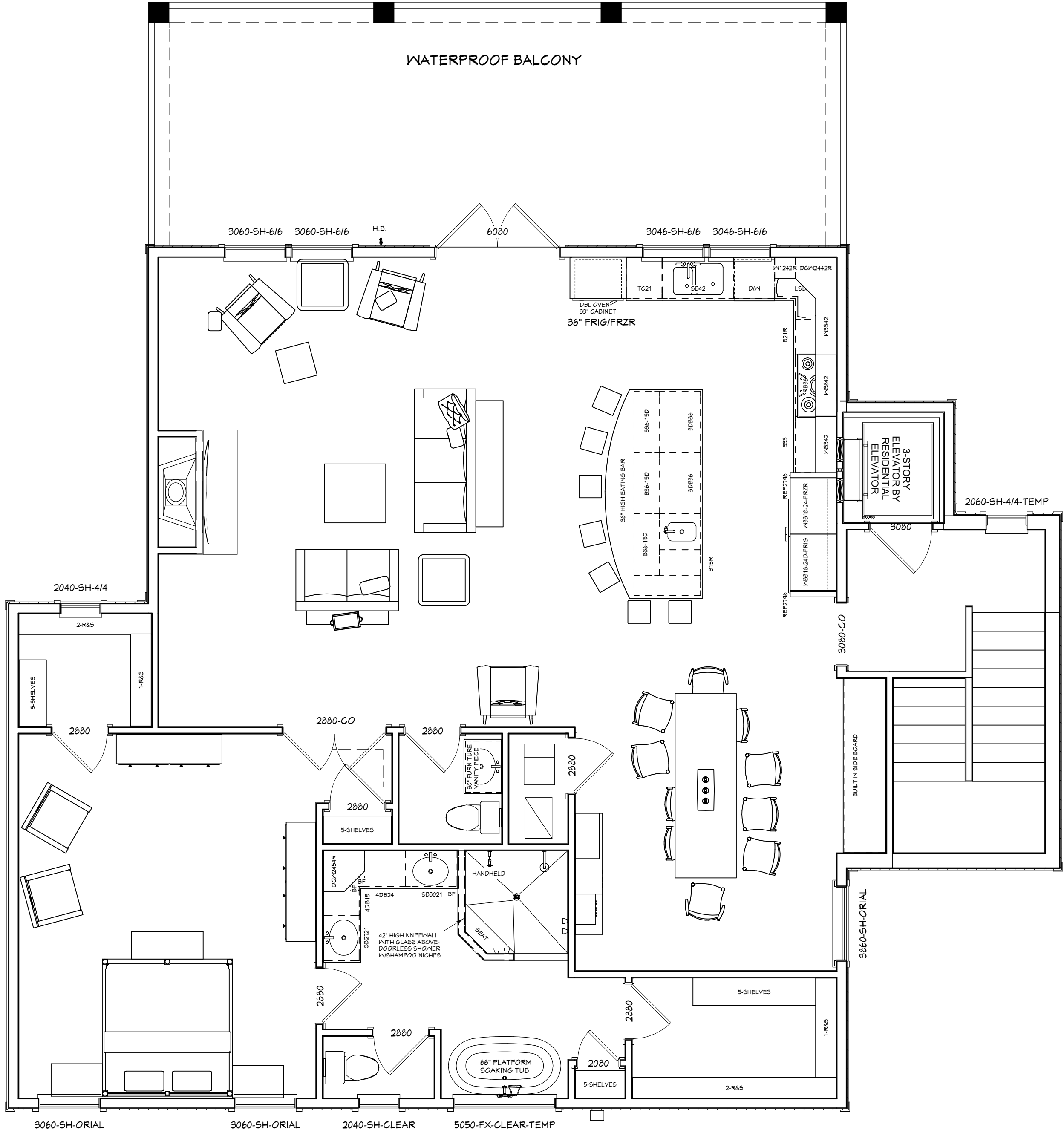
DATE:
6/19/2017
SCALE:
N.T.S.
SHEET:
A-18



1ST & 2ND FLOOR FURNITURE PLAN

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PLAN # 3784	
CLIENT APPROVAL SIGNATURE	DATE
EUGENE T. KILCAWLEY	
VICTORIA KILCAWLEY	
BUILT BY: CBC1257358 904-999-0999	
PROJECT DESCRIPTION: RENOVATIONS FOR THE KILCAWLEY FAMILY 3889 FLETCHER AVENUE S FERNANDINA BEACH, FLORIDA 32034 R/E #: 00-00-31-1680-0016-0110	
Design Drawings provided by: 904-730-7135	
DATE: 6/19/2017	
SCALE: 1/4" = 1'-0"	
SHEET: A-19	



3RD FLOOR FURNITURE PLAN

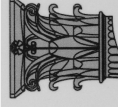
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DATE:
6/19/2017

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

SHEET:
A-20

Design Drawings
provided by:

**DESIGNS for LIVING, LLC**
RESIDENTIAL DESIGN SINCE 1999

904-730-7135

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FERNANDINA BEACH, FLORIDA 32034
R/E #: 00-00-31-1680-0016-0110

BUILT BY: CBC1257358 904-999-0999

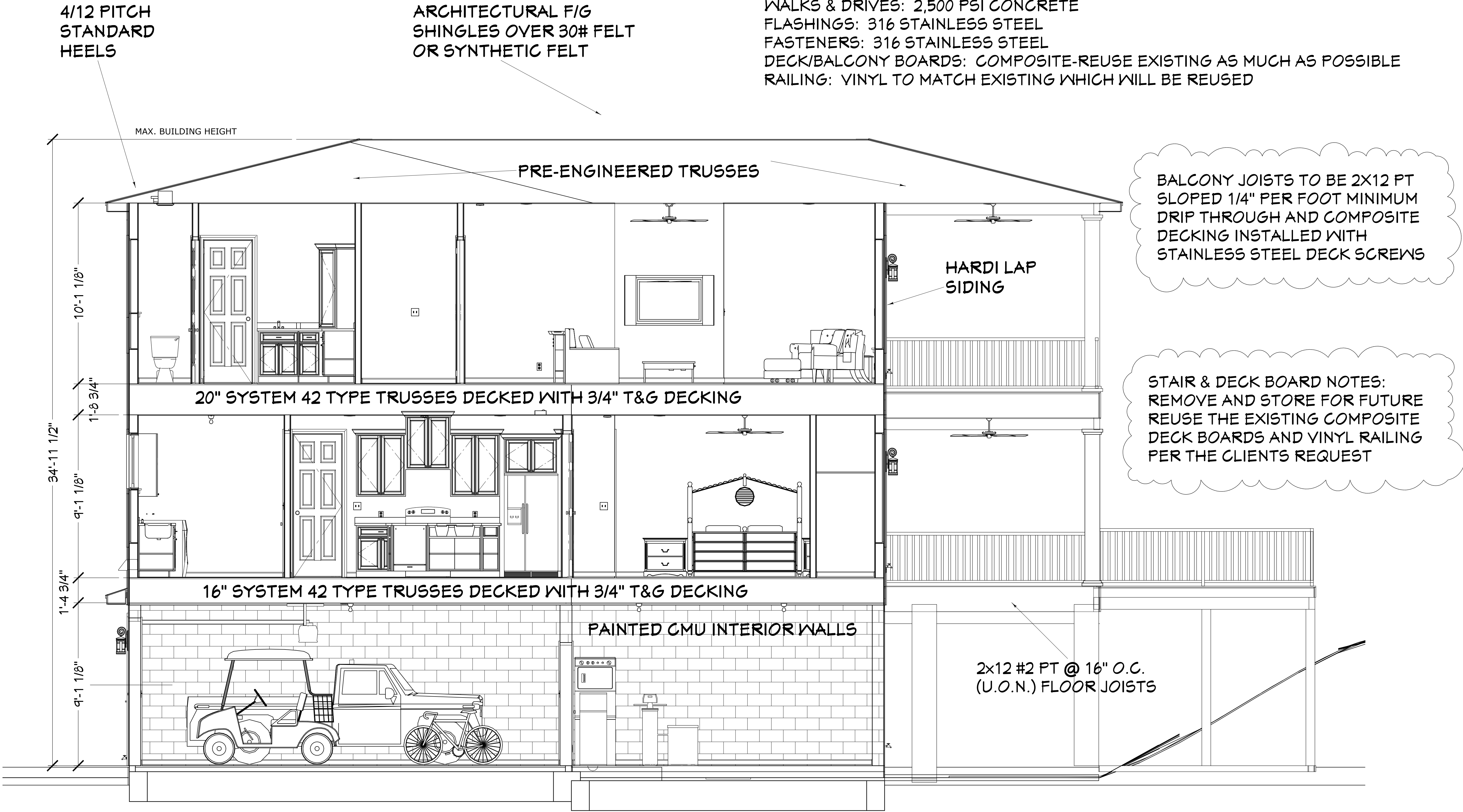
**DMG**
Direct Movement Group

CLIENT APPROVAL SIGNATURE	DATE
EUGENE T KILCAWLEY	
VICTORIA KILCAWLEY	

PLAN #
3784

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EXTERIOR NOTES:
1ST FLOOR EXTERIOR: PAINTED STUCCO OVER CMU
2ND/3RD FLOOR: HARDY-LAP PAINTED OVER FRAME
CORNER BOARDS: STEALTH ONE PIECE CORNERS 5X5
SOFFITS: BUILDER GRADE NON-VENTED VINYL
FRIEZE: STEALTH 1X6 WITH INTEGRATED J-MOULD
DOORS/WINDOW TRIMS: 5/4X5 STEALTH WITH INTEGRATED J-MOULD
FASCIA: 2X6 WITH 1X2 P.T. DRIP COVERED WITH CPVC COATED ALUMINUM
ROOFING: LIFETIME ARCHITECTURAL FIBERGLASS SHINGLES OVER SYNTHETIC FELT
PORCH CEILING: T-111 W/BATTENS
FOUNDATION: MONOLITHIC SLAB & FOOTERS
COLUMNS: 12" COMPOSITE - NO SPLIT COLUMNS
WALKS & DRIVES: 2,500 PSI CONCRETE
FLASHINGS: 316 STAINLESS STEEL
FASTENERS: 316 STAINLESS STEEL
DECK/BALCONY BOARDS: COMPOSITE-REUSE EXISTING AS MUCH AS POSSIBLE
RAILING: VINYL TO MATCH EXISTING WHICH WILL BE REUSED



BUILDING SECTION

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