

RENOVATIONS FOR THE CORRY FAMILY

PERMIT SET 5/31/16-REVISED



HIBERNIA FOREST, UNIT 1, LOT 4 & S1/2 OF LOT 5

7447 FLEMING ISLAND DRIVE

FLEMING ISLAND, FL 32003

R/E #: 38-25-06-014729-000-00

BUILT BY: ALEXIS BUILDERS, INC.

5647 BAXTER LAKE DRIVE

JACKSONVILLE, FL 32258

904-591-9904

PLAN #
4873[illegible]

Alexis Builders, Inc.
5647 Baxter Lake Drive
Jacksonville, FL 32258

PROJECT DESCRIPTION:
THE CORRY FAMILY HOME
7447 FLEMING ISLAND DRIVE
FLEMING ISLAND, FL 32003

bid Drawings provided by:
Designs for Living, LLC
 RESIDENTIAL DESIGN & CONSULTING
 SINCE 1969
 SERVING N/E FLORIDA SINCE 1978
 904-730-7135

DATE:

5/31/2016

SCALE:

N.T.S

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A-1

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[illegible]

1. ENGINEERS DRAWINGS TAKE PRECEDENCE
2. ADDITIONS AND RENOVATIONS ARE OFF-GRADE
3. THE NEW OWNERS SUITE IS ONE INCH PER SIDE
4. PROVIDE PROPER VENTILATION PER CODE IN TH
5. UNDER FOUNDATION TO BE INSULATED WITH AT
6. EXISTING FOUNDATION NEEDS TO HAVE NEW FO
7. THE FINISH FLOOR OF THE NEW OWNER'S SUITE
8. FIELD ADJUST AS REQUIRED

1203.3.1 Openings for under-floor ventilation.

The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet (0.67 m² for each 100 m²) of crawl-space area. Ventilation openings shall be covered for their height and width with any of the following materials, provided that the least dimension of the covering shall not exceed 1/4 inch (6 mm):

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast-iron grilles or gratings.
4. Extruded load-bearing vents.
5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension not exceeding 1/8 inch (3.2 mm)

CODE AND

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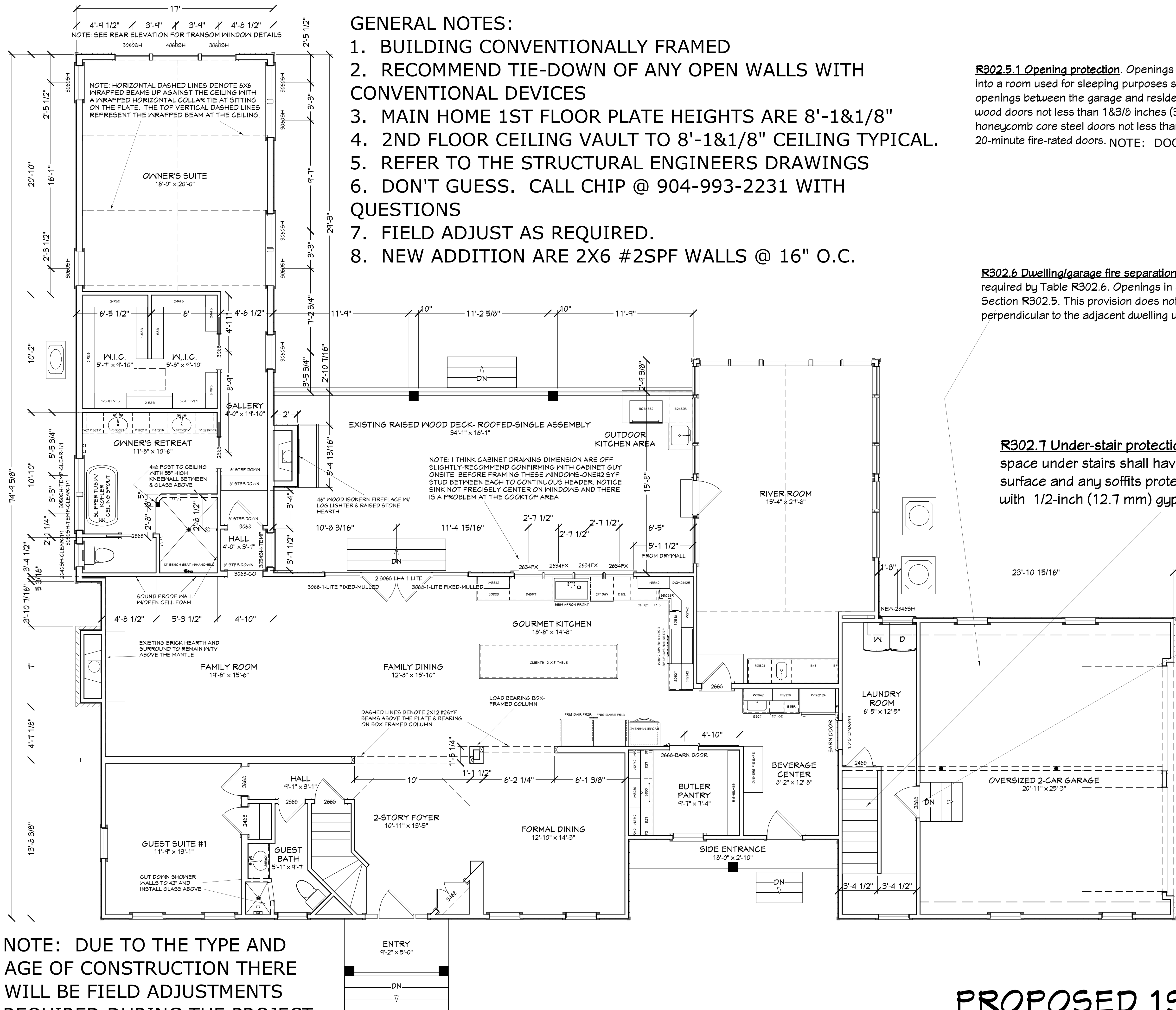
SCALE:

1/4" = 1'-0"

SHEET:

A-3

[illegible]



- GENERAL NOTES:
1. BUILDING CONVENTIONALLY FRAMED
 2. RECOMMEND TIE-DOWN OF ANY OPEN WALLS WITH CONVENTIONAL DEVICES
 3. MAIN HOME 1ST FLOOR PLATE HEIGHTS ARE 8'-1&1/8"
 4. 2ND FLOOR CEILING VAULT TO 8'-1&1/8" CEILING TYPICAL.
 5. REFER TO THE STRUCTURAL ENGINEERS DRAWINGS
 6. DON'T GUESS. CALL CHIP @ 904-993-2231 WITH QUESTIONS
 7. FIELD ADJUST AS REQUIRED.
 8. NEW ADDITION ARE 2X6 #2SPF WALLS @ 16" O.C.

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 1&3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1&3/8 inches (35 mm) thick, or 20-minute fire-rated doors. NOTE: DOOR TO BE SELF-CLOSING

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.

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PROPOSED 1ST FLOOR PLAN

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A-10

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.

R302.12 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.

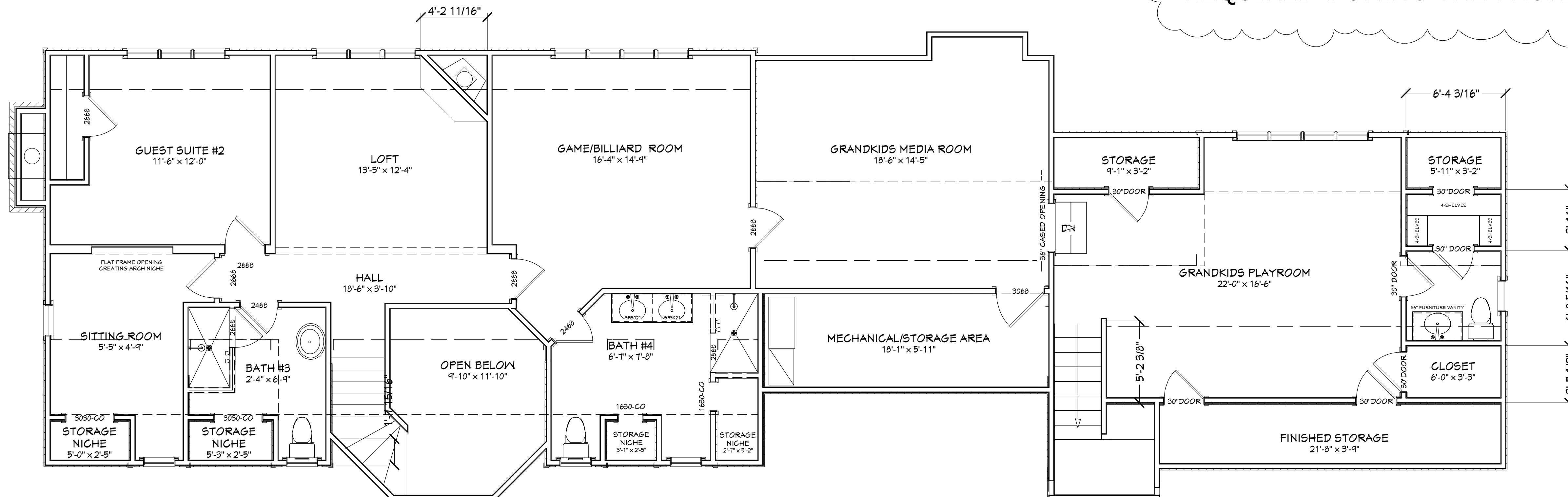
R302.12.1 Materials. Draftstopping materials shall not be less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panels or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building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

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 R1003.19.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.



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FOOTAGES (A.N.S.I.):	
COVERED PORCH:	584.95
GARAGE:	550.36
COVERED ENTRY:	45.00
1ST FLOOR HEATED:	2,093.30
NEW OFF/GRADE HEATED:	200.91
NEW SLAB-ON-GRADE HTD:	763.68
2ND FLOOR ADJUSTED HEATED:	946.45
MECH/STORAGE:	144.73
PLAYROOM:	260.55
BUNKROOM:	463.93
TOTAL HEATED:	4,873.55
FAMILY ENTRANCE:	54.27
SLAB AREA:	1,161.29
NEW SLAB AREA:	763.68
OFFGRADE AREA:	1,042.59
NEW OFFGRADE AREA:	200.91
UNDER ROOF:	6,063.13

PROPOSED 2ND FLOOR PLAN

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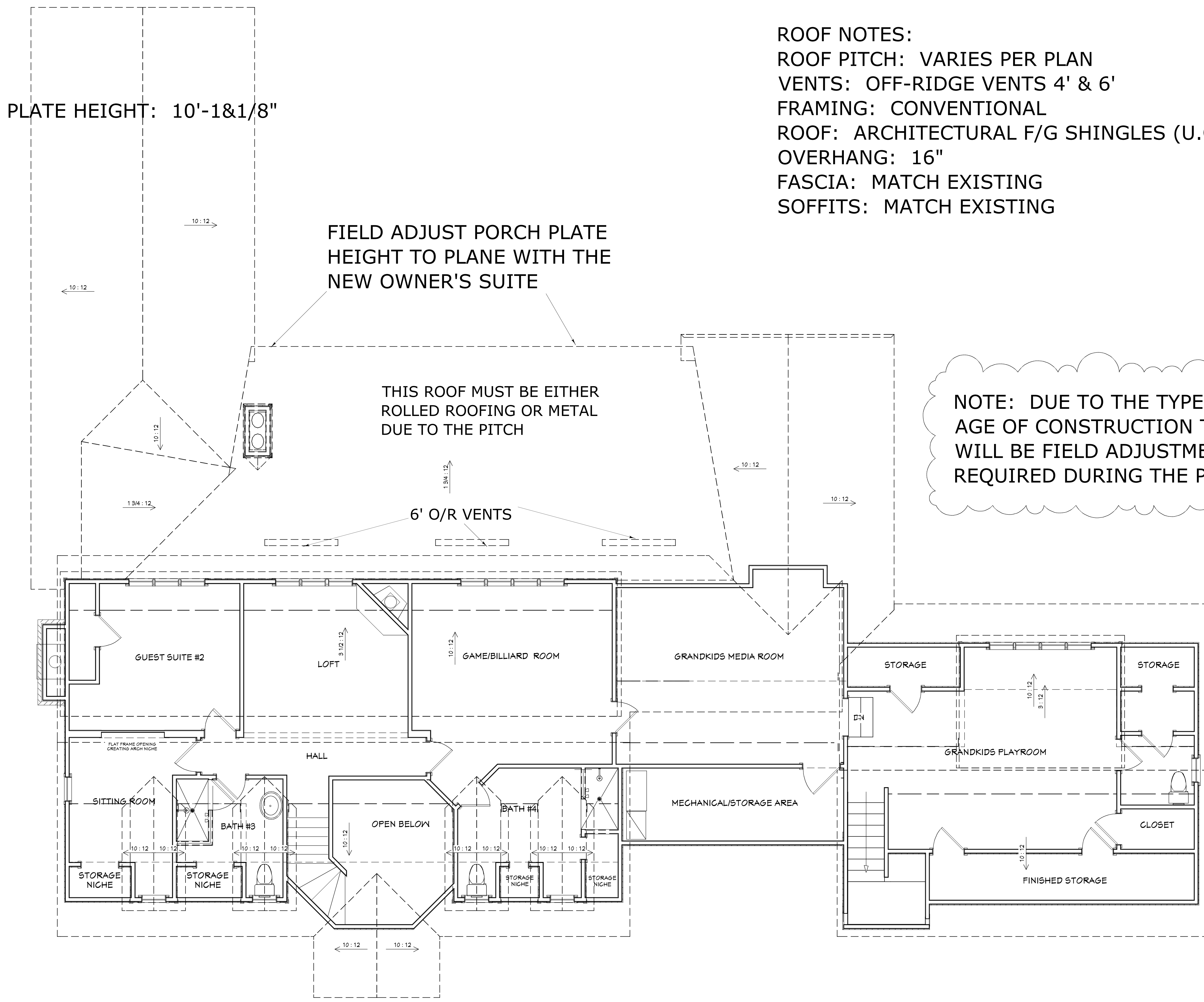
SCALE:

$$1/4'' = 1'-0''$$

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A-11

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ROOF NOTES:
ROOF PITCH: VARIES PER PLAN
VENTS: OFF-RIDGE VENTS 4' & 6'
FRAMING: CONVENTIONAL
ROOF: ARCHITECTURAL F/G SHINGLES (U.O.N.)
OVERHANG: 16"
FASCIA: MATCH EXISTING
SOFFITS: MATCH EXISTING

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PROPOSED ROOF PLAN

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RIGHT ELEVATION



LEFT ELEVATION

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PROPOSED SIDE ELEVATIONS

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NOTE: THERE IS AN EXISTING HORIZONTAL HEADER ABOVE THE WIDOW ASSEMBLY AT THE REAR OF THE OWNER'S SUITE. THE CLIENT IS DOING A SINGLE ASSEMBLY VAULT IN THE CEILING OF THE OWNER SUITE AND WANTS TO DO TWO LARGE SHAPED TRANSOM WINDOWS. THE EXISTING RIDGE BEAM WILL BE SUPPORTED DOWN THE THE MAIN WINDOW HEADER WITH A POST AND THE ENGINEER MAY DO HEADERS ON AN ANGLE ABOVE THE SHAPED TRANSOMS. THE WINDOWS ARE TO BE ORDERED AFTER ALL FRAMING IS COMPLETE BASED ON THE SIZES LEFT AFTER FRAMING PER THE STRUCTURAL ENGINEER DRAWINGS.



PROPOSED FRONT/REAR ELEVATIONS

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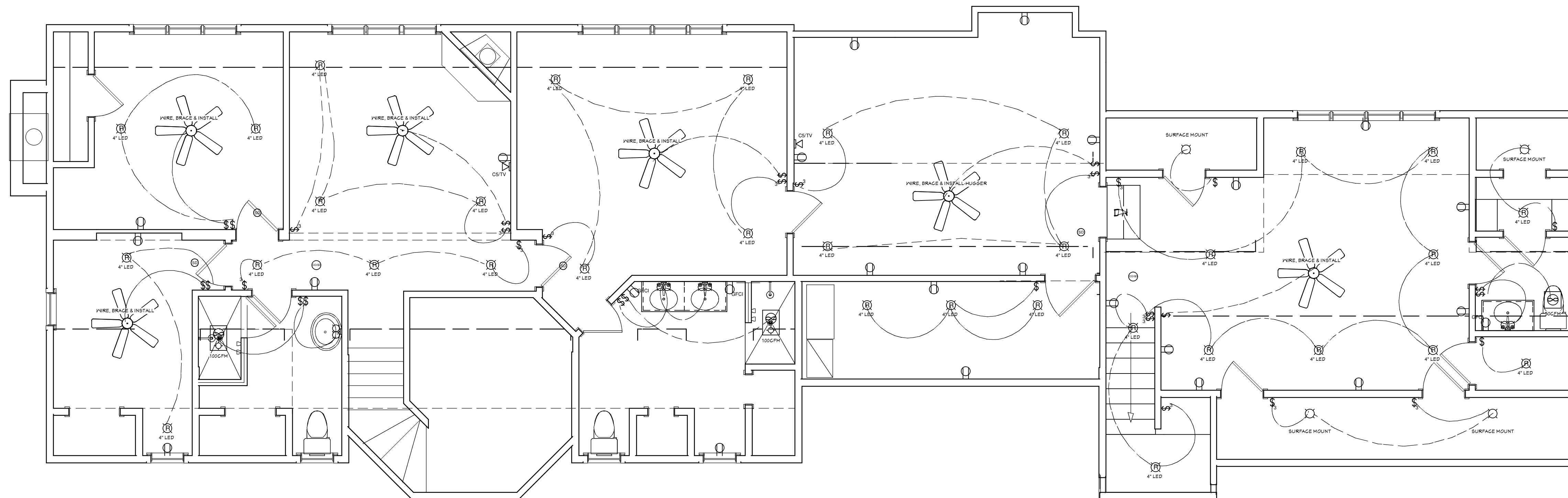
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1. CONFIRM ALL ELECTRICAL WITH THE OWNERS
2. STEVE LONGINO WILL BE DOING THE EXACT ELECTRICAL PLAN
3. THE EXISTING SERVICE IS NOT BEING UPGRADED

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.

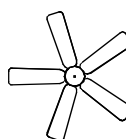
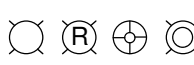
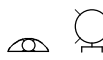
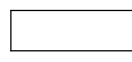
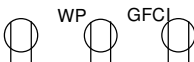
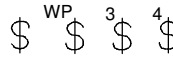
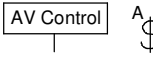
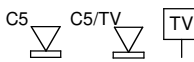
1. CONFIRM ALL STUBS WITH OWNERS
2. CONFIRM SIZE AND LOCATION TO BURY AN LP GAS TANK
3. STUBS TO BE COOKTOP, TANKLESS WATER HEATER, VENTLESS FIREPLACE UPSTAIRS, LOG LIGHTER DOWNSTAIRS, GRILL STUB AND POSSIBLE YARD FUTURE REAR YARD FEATURES LIKE A FIREPIT OR TIKI TORCHES.

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.

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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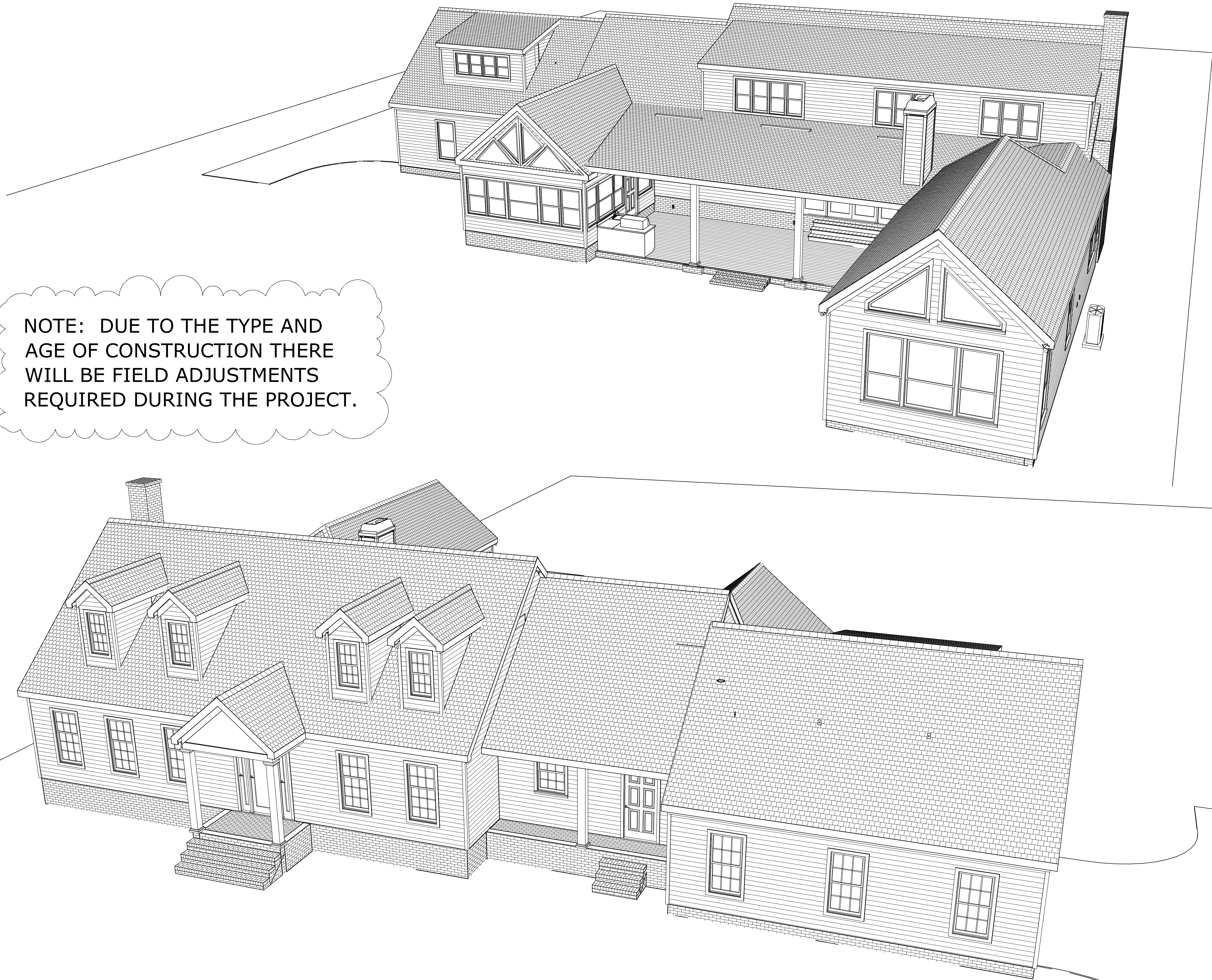
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SHEET:

A-16

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2ND FLOOR ELECTRICAL PLAN



NOTE: DUE TO THE TYPE AND AGE OF CONSTRUCTION THERE WILL BE FIELD ADJUSTMENTS REQUIRED DURING THE PROJECT.

ORTHOGRAPHIC VIEWS

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DATE:
5/31/2016
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N.T.S.
SHEET:
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PROJECT DESCRIPTION:
THE CORRY FAMILY HOME
7447 FLEMING ISLAND DRIVE
FLEMING ISLAND, FL 32003

BUILT BY:
Alexis Builders, Inc.
5647 Baxter Lake Drive
Jacksonville, FL 32258

NO.	DESCRIPTION	BY	DATE

PLAN #
4873