

RENOVATIONS FOR THE HUSSEY FAMILY

BUILD SET 5/15/2016



8834 MCKENNA DRIVE
JACKSONVILLE, FL 32226

ST. JOHNS RIVER, SEC 25
MEETS & BOUNDS
R/E #: 160853-0000

BUILT BY OWNER/BUILDER
1-(321)-258-9958

COVER PAGE

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PLAN #:
2346

NO.	DESCRIPTION	BY	DATE

DRAWINGS PROVIDED BY:
Designs for Living, LLC
Residential Design & Consulting Since 1969, Serving NE FL Since 1978
904-993-2231

PROJECT DESCRIPTION:
RENOVATIONS FOR THE HUSSEY FAMILY
8834 McKenna Drive
Jacksonville, FL 32226

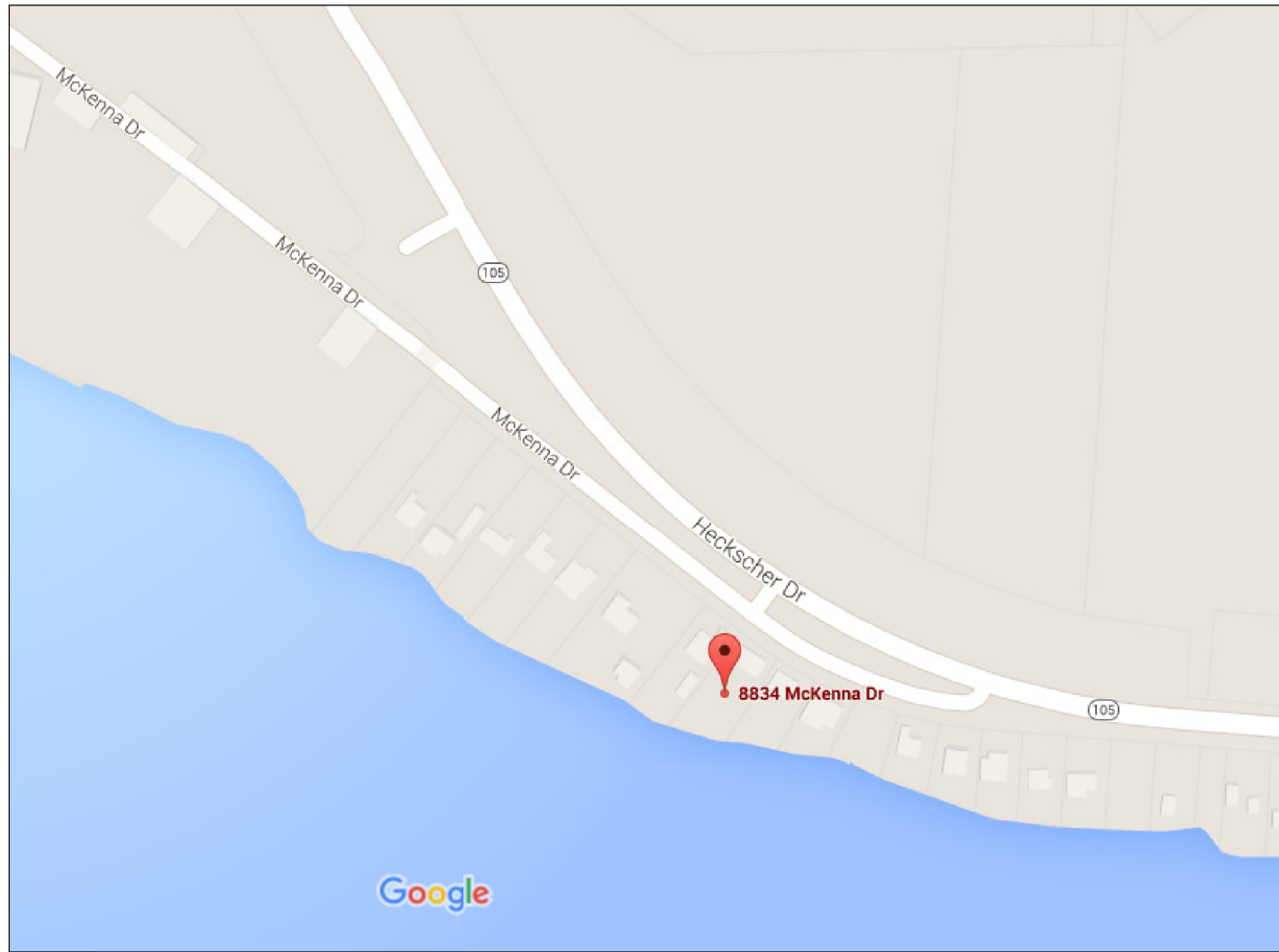
BUILT BY:
**OWNER-BUILDER
JOHN HUSSEY**
8834 McKenna Drive
Jacksonville, FL 32226
1-(321)-258-9958

DATE:
5/15/
2016

SCALE:
N.T.S.

SHEET:
A-1

SITE LOCATION



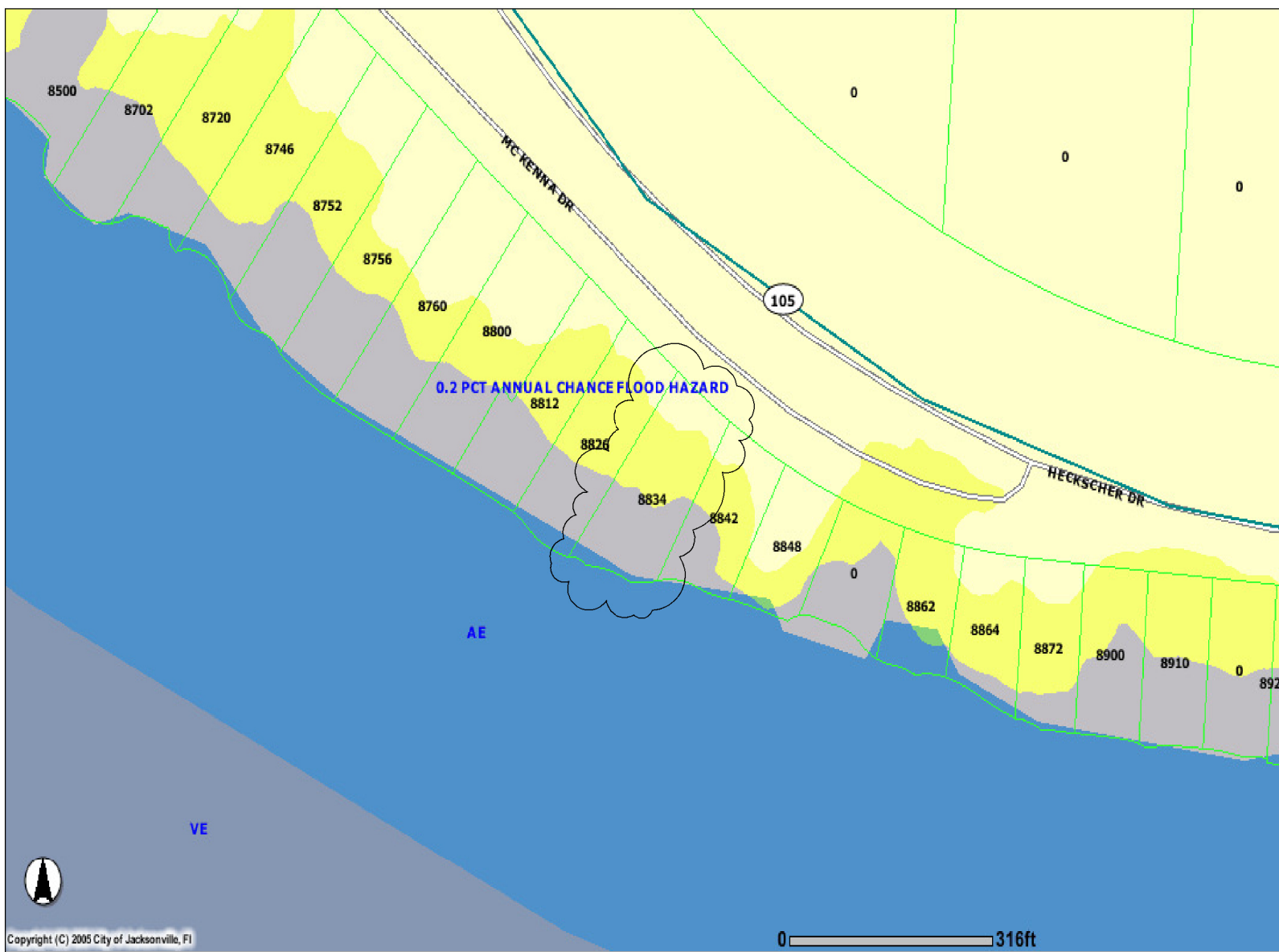
WIND DESIGN CRITERIA:
WIND SPEED: 130 MPH
EXPOSURE CATEGORY: "B"
BUILDING TYPE: ENCLOSED
BUILDING CATEGORY: II
IMPORTANCE FACTOR: 1.0
TOPOGRAPHY: FLAT
MEAN ROOF HEIGHT: <15 FT
BUILDING CODE: 2014 FBC

LEGAL DESCRIPTION:
25-15-28E .77
R/E #: 160853-0000
MEETS & BOUNDS

SITE CALCULATIONS:
TOTAL LAND AREA: 48,352 S.F.=1.11 ACRES
HOME COVERAGE: 3,550 S.F.
% OF HOME COVERAGE: 7.34%
WALKS, DRIVE & PADS COVERAGE: 1,024 S.F.
% OF WALKS, DRIVE & PADS COVERAGE: 2.12%
TOTAL IMPERVIOUS: 4,574 S.F.=9.5%

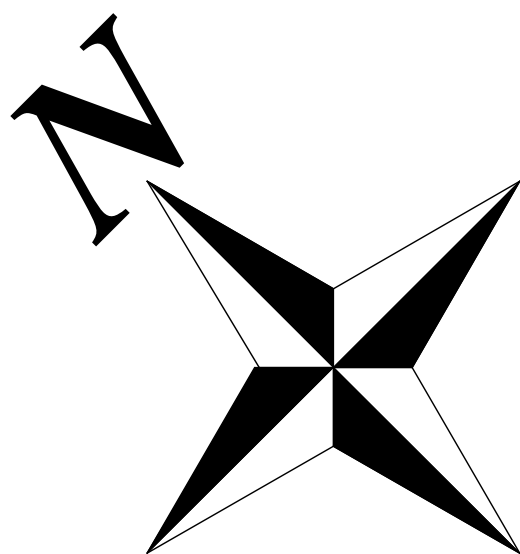
EXISTING DEEP WELL & SEPTIC

FLOOD MAP

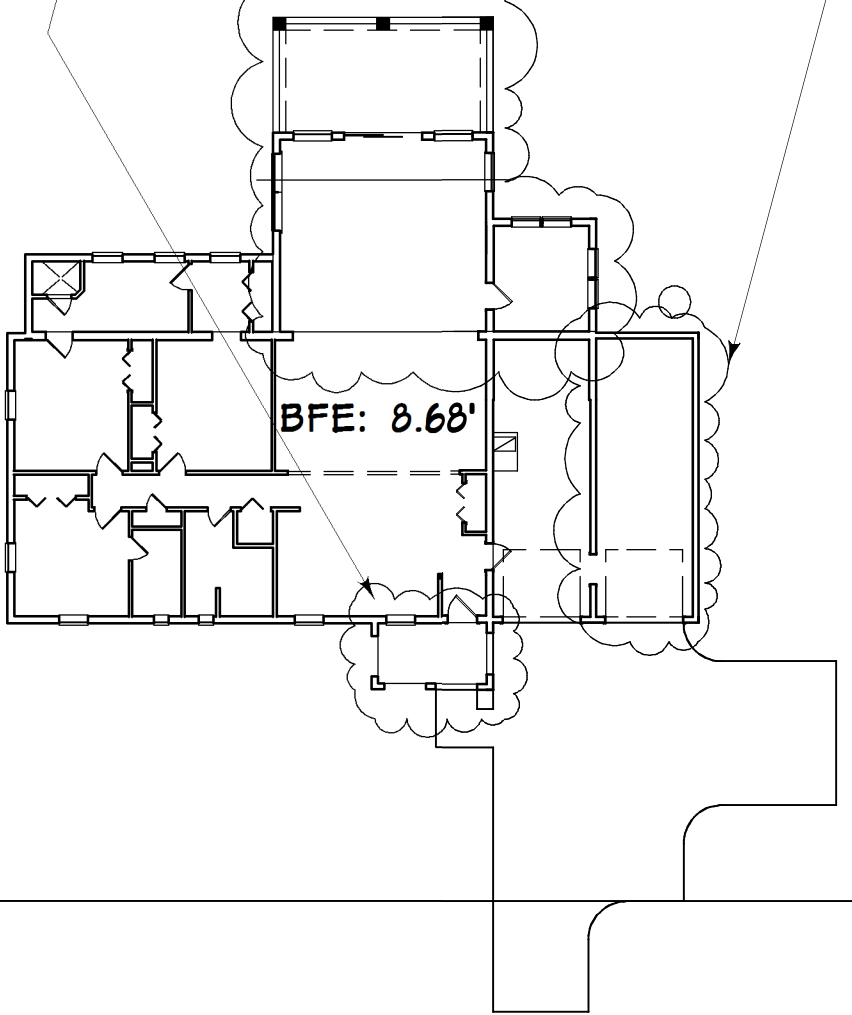


SEE ATTACHED SURVEY AS PART
OF THE PERMIT DOCS FOR
ADDITIONAL INFORMATION

ST. JOHNS RIVER



BUBBLED AREAS DENOTE
ADDITIONS



FLOOD ZONE: X-SHADED
TYPE "C" DRAINAGE

SITE INFORMATION

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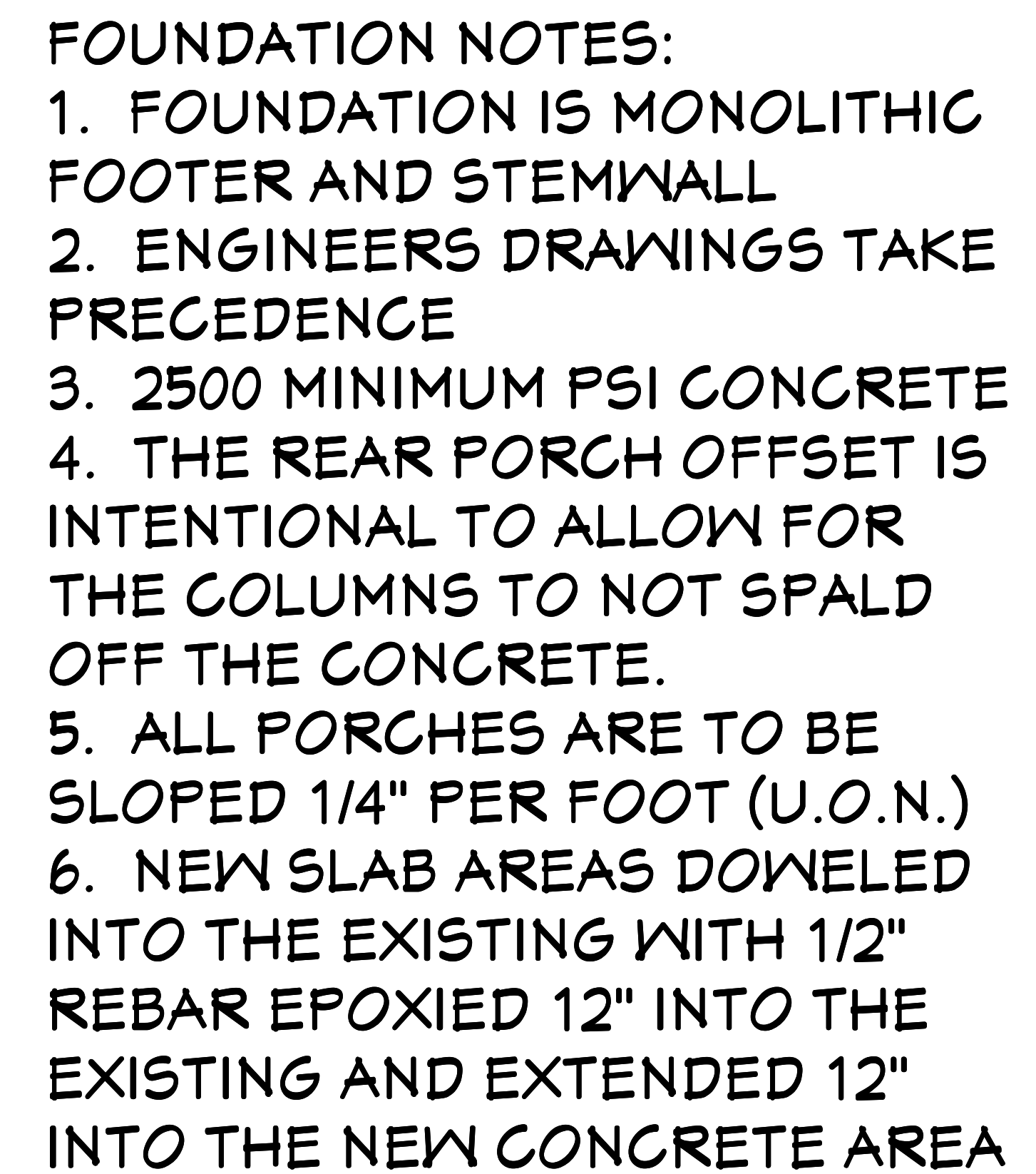
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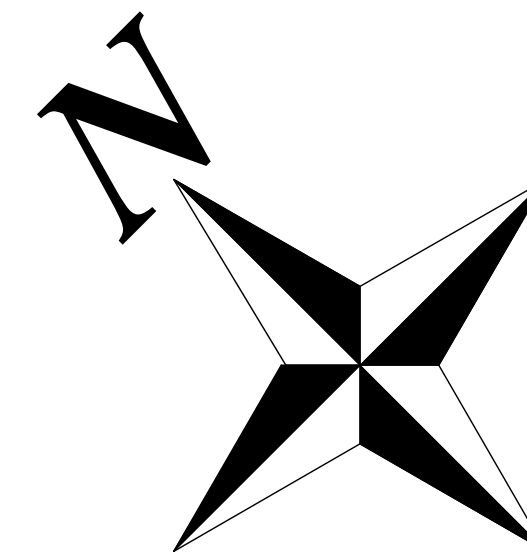
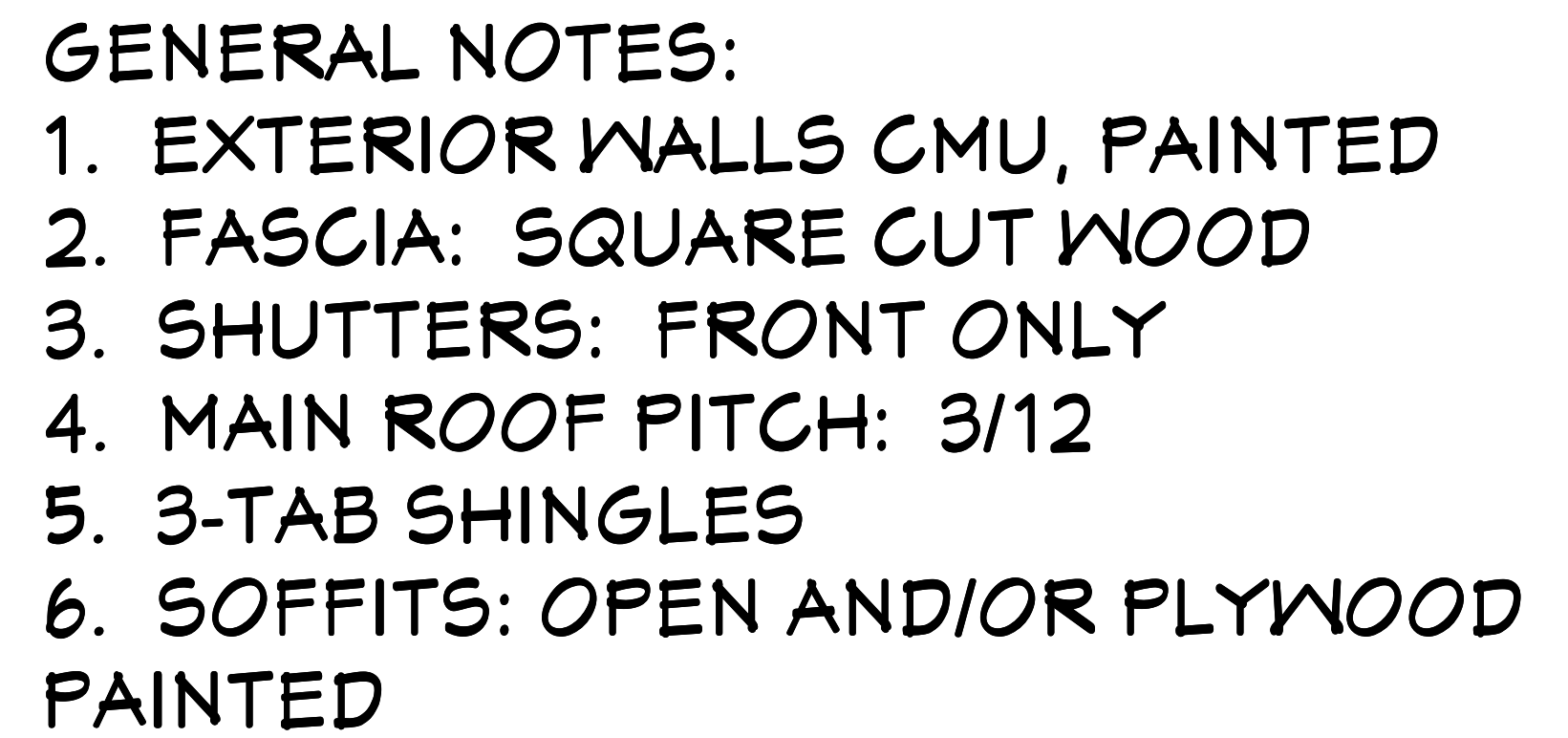
SCALE:
1" = 10' - 0"

SHEET:
A-2



FOUNDATION PLAN

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RENOVATIONS FOR THE HUSSEY FAMILY 8834 McKenna Drive Jacksonville, FL 32226 J-1(321)-258-9958			
BUILT BY:			
OWNER-BUILDER JOHN HUSSEY 8834 McKenna Drive Jacksonville, FL 32226 J-1(321)-258-9958			
DATE:			
5/15/ 2016			
SCALE:			
1/4" = 1' - 0"			
SHEET:			
A-3			

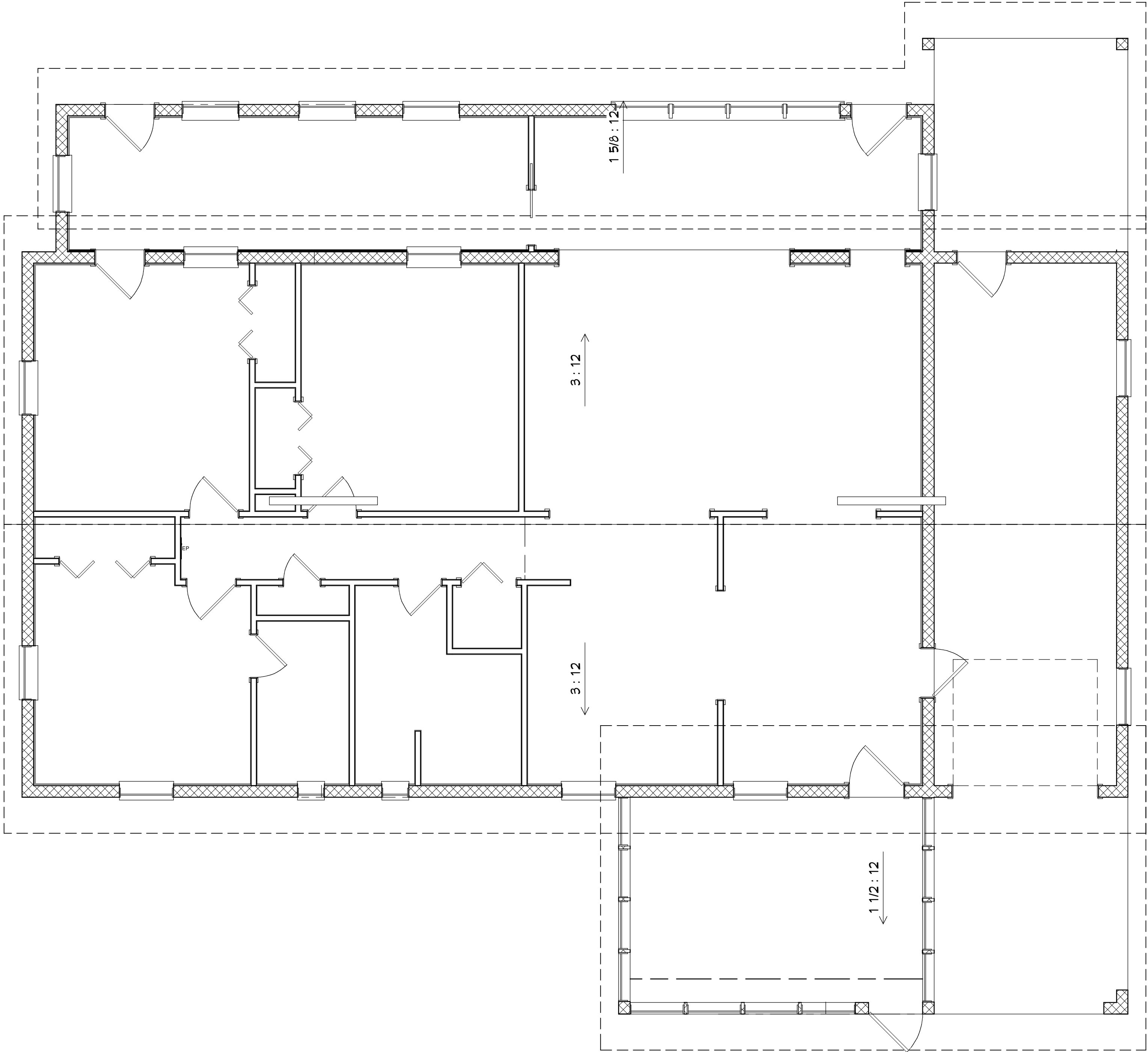


AS-BUILT FOOTAGES (A.N.S.I.):	
HEATED:	1,928.51
GARAGE:	325.35
REAR PORCH:	129.95
SCREENED PORCH:	210.55
CARPORT:	129.40
SLAB AREA:	2,723.76
UNDER ROOF:	2,723.76

AS-BUILT FLOOR PLAN

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8834 McKenna Drive Jacksonville, FL 32226 1-321-258-9858			
BUILT BY:			
OWNER-BUILDER JOHN HUSSEY			
8834 McKenna Drive Jacksonville, FL 32226 1-321-258-9858			
DATE:			
5/15/ 2016			
SCALE:			
1/4" = 1' - 0"			
SHEET:			
A-4			



ROOF NOTES:
PITCH: VARIES 3/12 & UNDER 3/12
OVERHANG: 24"
FASCIA: WOOD
DRIP EDGE: NONE
SUB-FASCIA: SQUARE CUT
SOFFITS: PLYWOOD
ROOF DECKING: STANDARD
FELT: 15 #
CONVENTIONALLY FRAMED

AS-BUILT ROOF PLAN

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1/4" = 1' - 0"

SHEET:

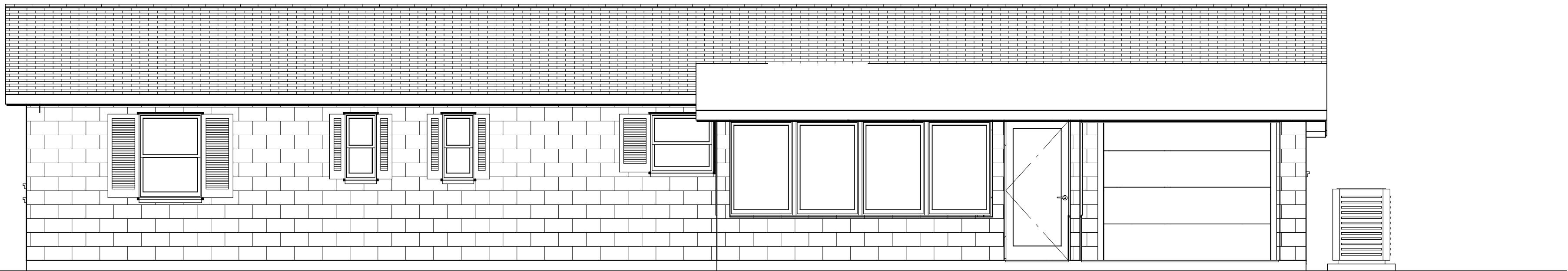
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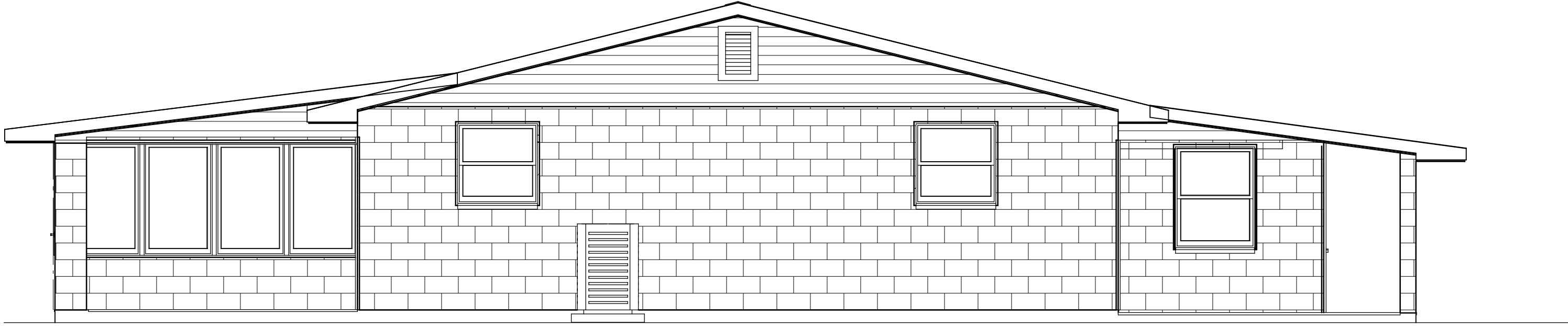
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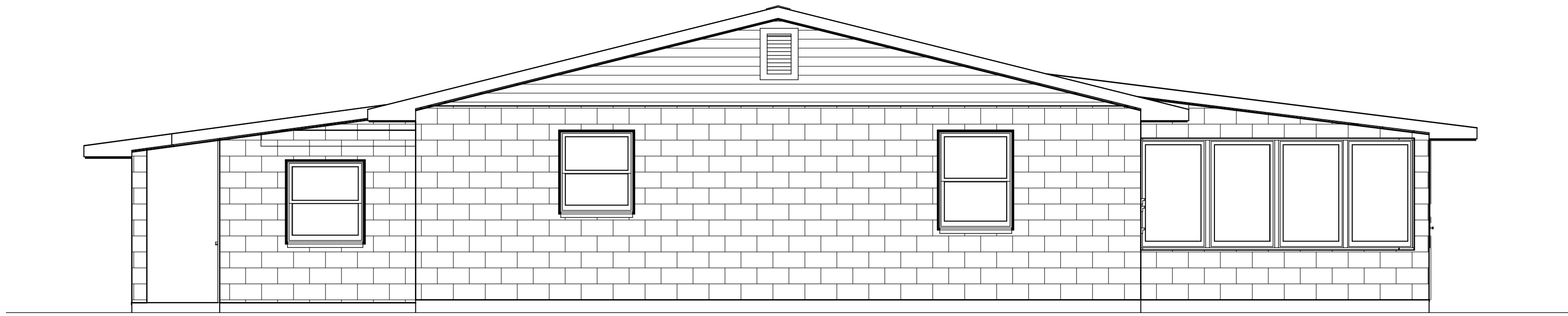
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FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

AS-BUILT ELEVATIONS

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SHEET:

A-6

SCALE:

1/4" = 1' - 0"

DATE:

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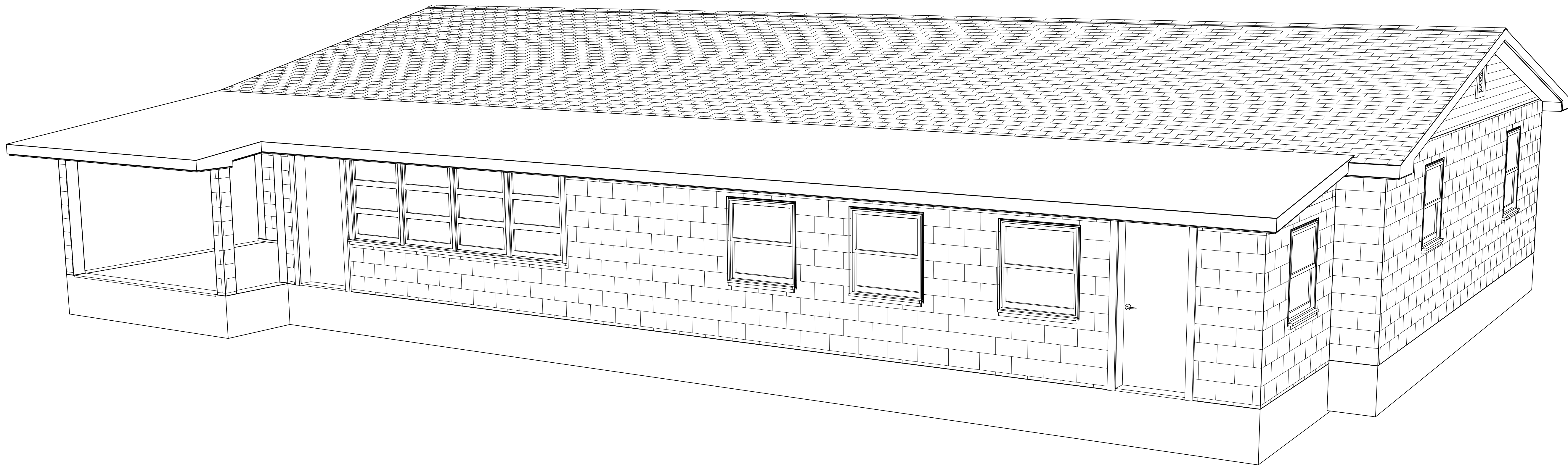
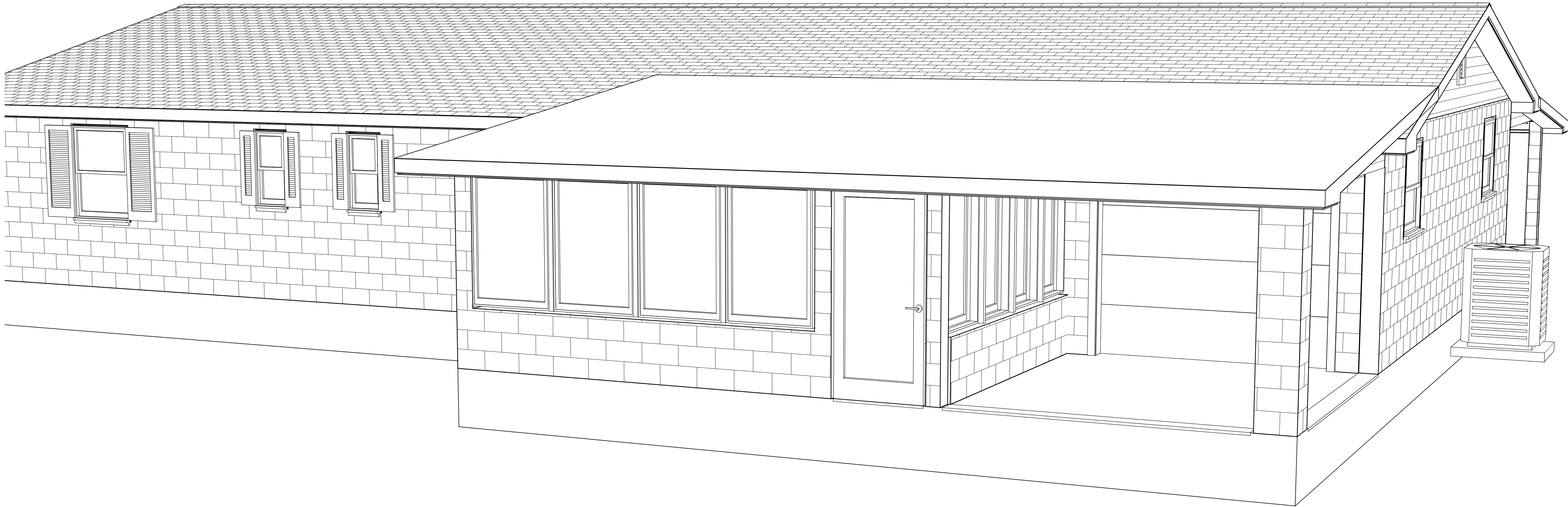
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AS-BUILT ISOMETRICS

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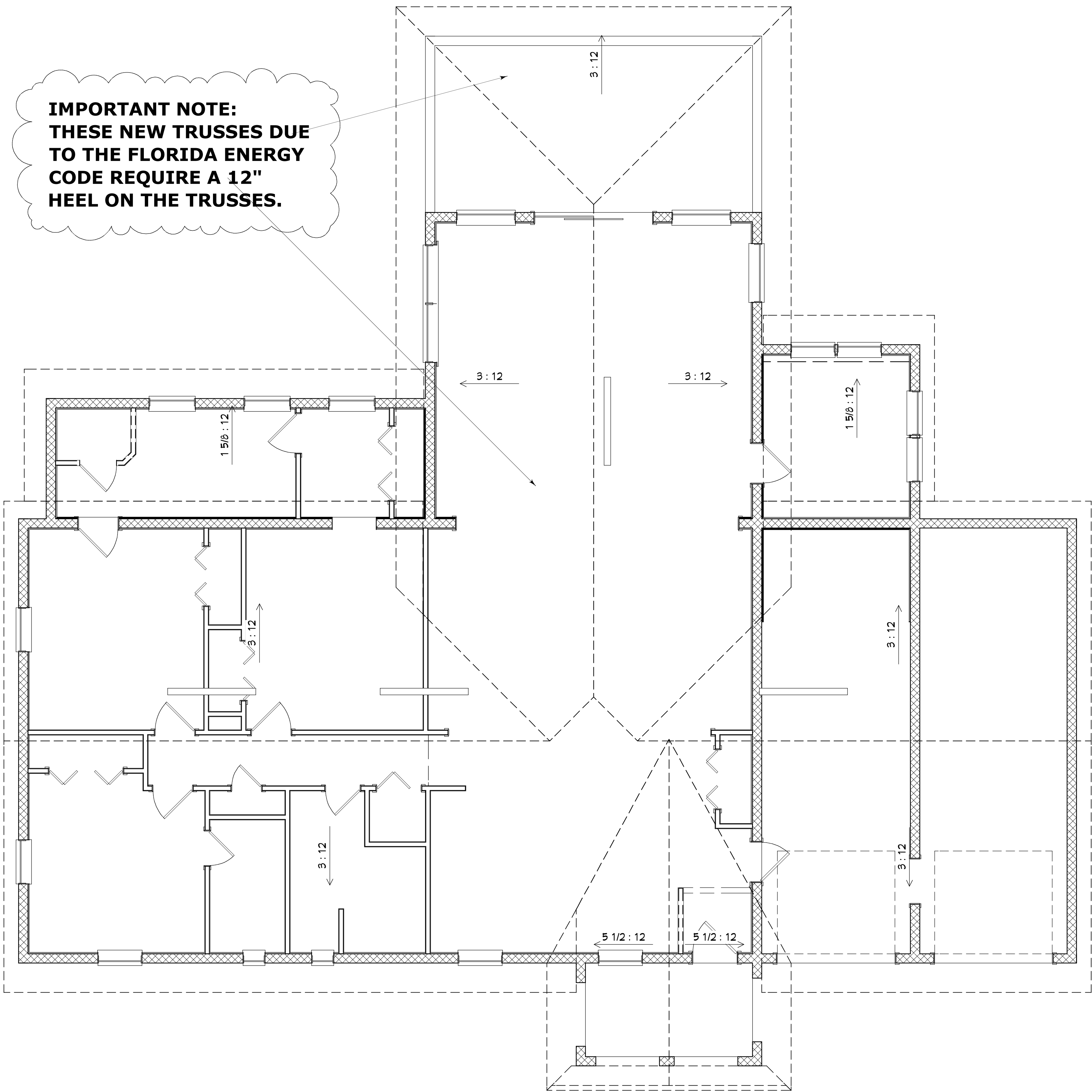
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SHEET:
A-7

A-8



PROPOSED ROOF NOTES:
PITCH: VARIES 3/12 & UNDER 3/12
OVERHANG: 24"
FASCIA: CPVC COATED ALUM
DRIP EDGE: 1X2 PT
SUB-FASCIA: SQUARE CUT
SOFFITS: VENTED VINYL
ROOF DECKING: STANDARD
FELT: DOUBLE 30# OR PEEL & SEAL
VENTS: OFF-RIDGE
SHINGLES: LIFETIME ARCHITECTURAL TYPE
ROOFING UNDER 3/12 PITCH IS REQUIRED TO BE ROLLED TYPE

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.

PROPOSED ROOF PLAN

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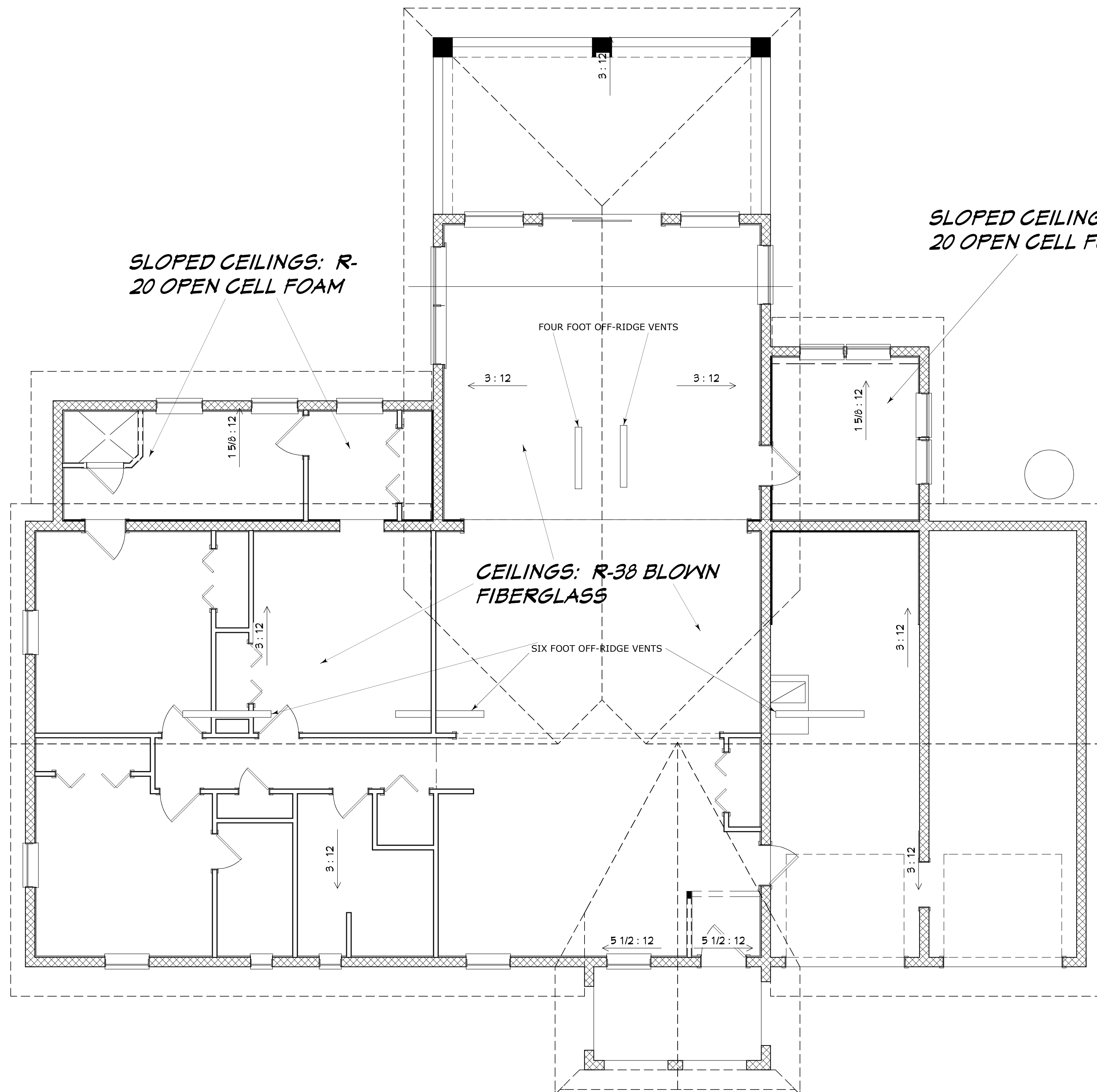
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SCALE:
1/4" = 1' - 0"

SHEET:
A-9



SLOPED CEILINGS: R-20 OPEN CELL FOAM

INSULATION & HVAC NOTES:

ROOF & SOFFIT VENTILATION CALCULATIONS:
FBC-R 306.2 REQUIRES THAT OFF RIDGE VENTS
AND SOFFIT VENTS BE EQUALLY DISTRIBUTED.
1, 1:150 REQUIRES 1 S/F OF VENTILATION FOR
EVERY 150 S.F. OF ATTIC SPACE.

INSULATION & ROOF VENTILATION CALCS

[illegible]

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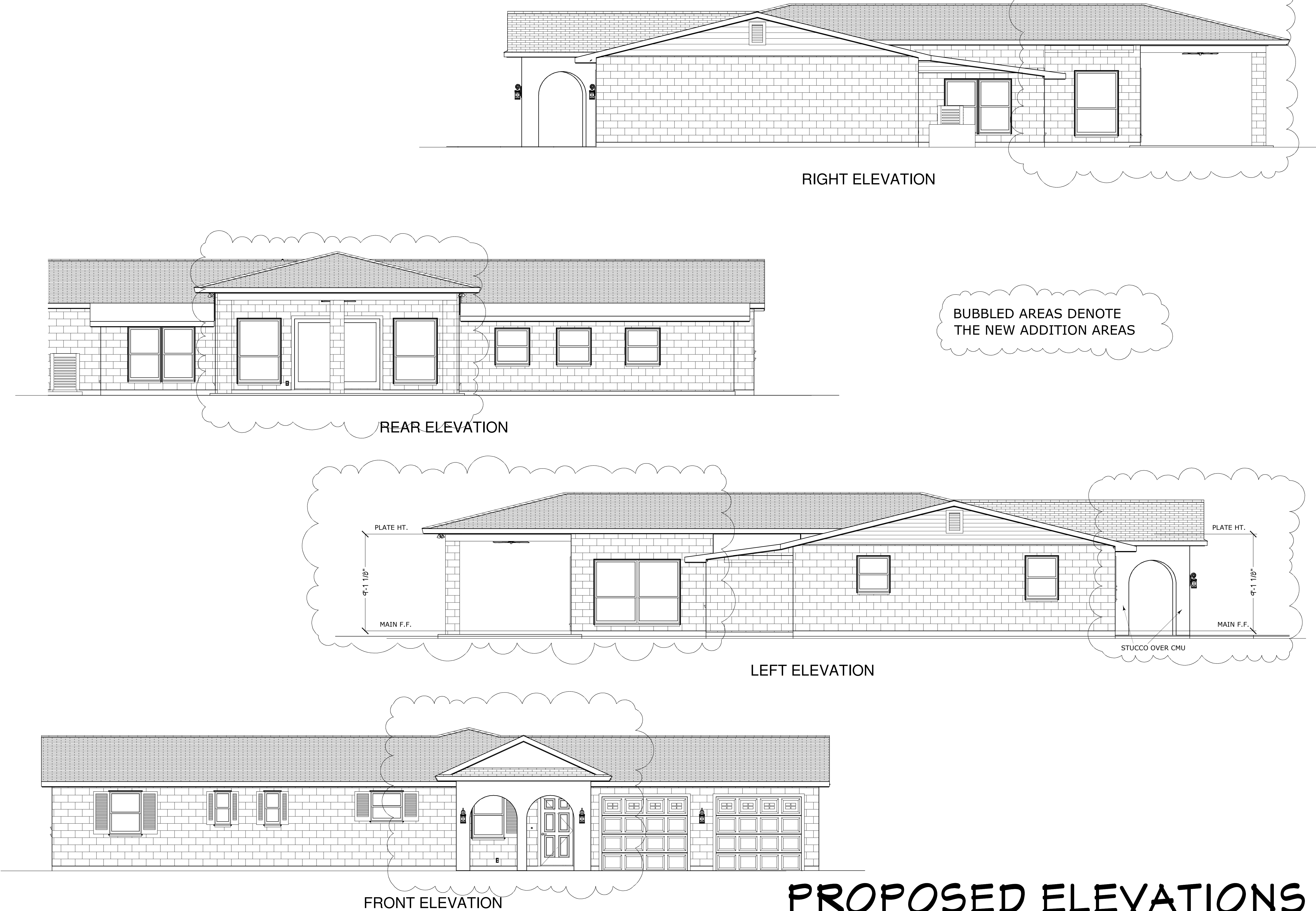
SCALE:

$$14'' = 1'-0''$$

SHEET:

A-10

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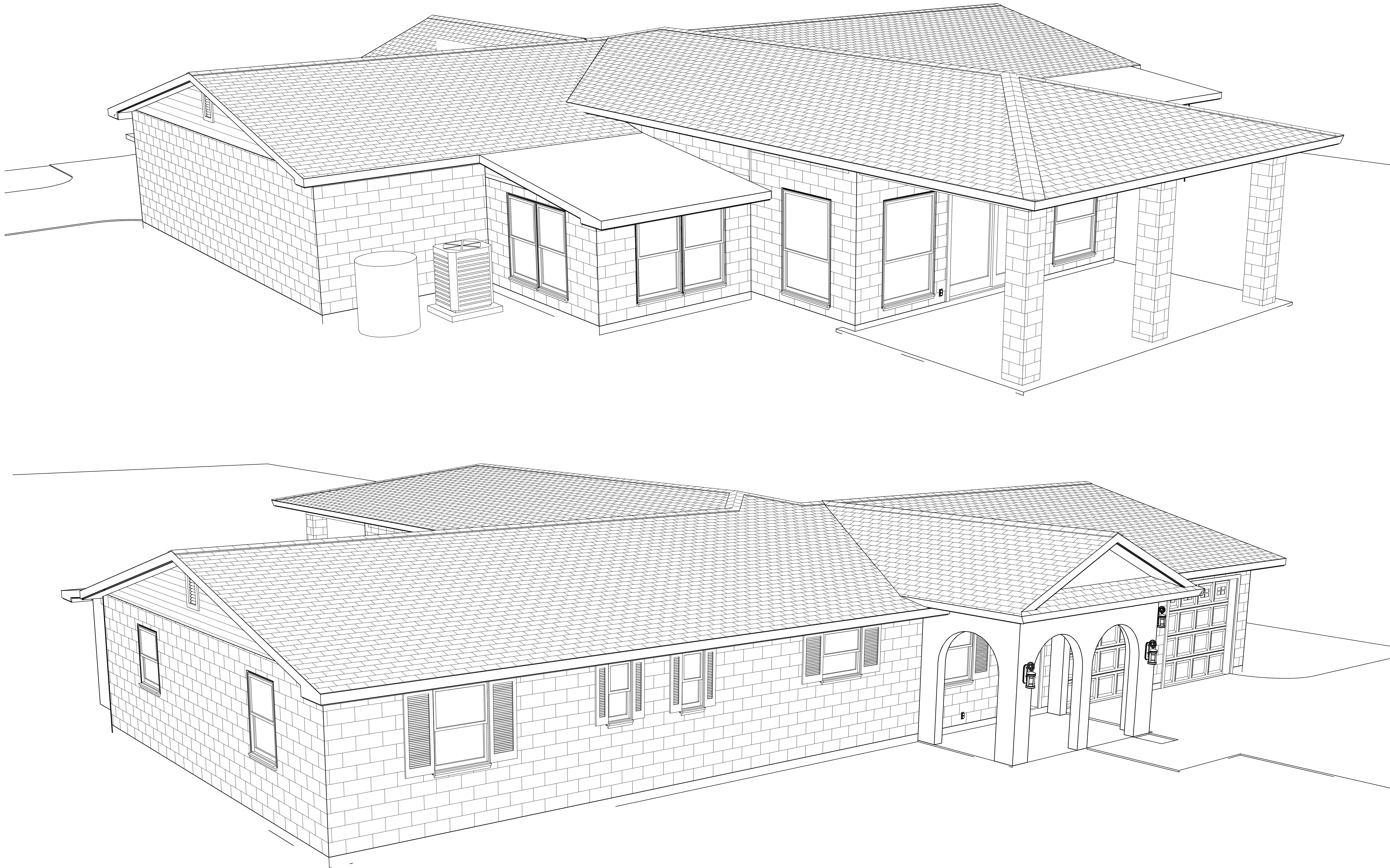
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SHEET:

A-11



PROPOSED ISOMETRICS

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SHEET:
A-12

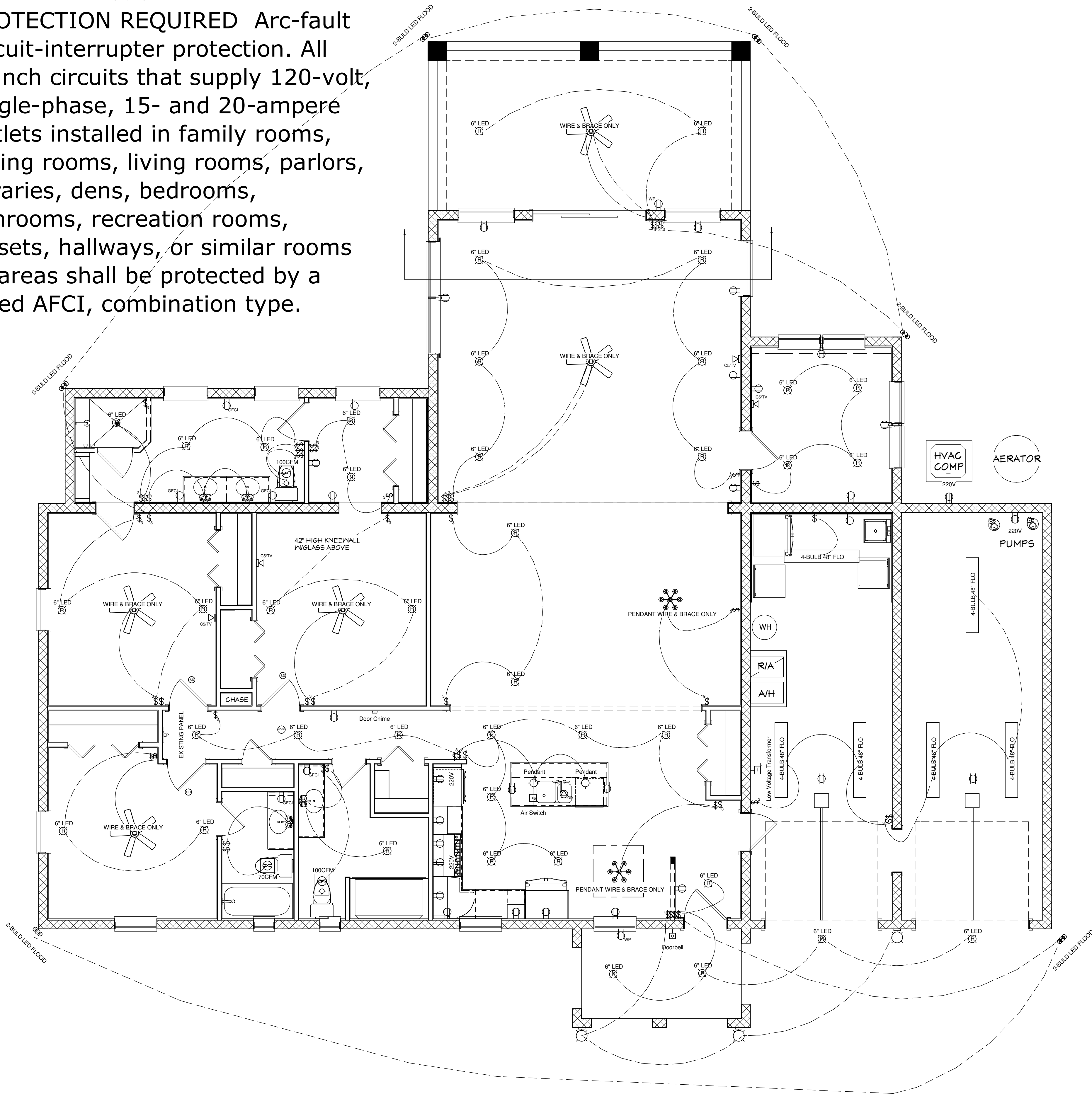
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PER FBC-R-E3902.12 AFCI PROTECTION REQUIRED Arc-fault circuit-interrupter protection. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens,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



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 NOTES:
- 1. MAINTAIN POWER FOR WELL PUMP.
 - 2. POWER IS OVERHEAD
 - 3. OWNER WISHES HELP LOCATING SOME CIRCUITS
 - 4. 200 AMP SERVICE-CONFIRM IF OWNER WANTS TO UPGRADE
 - 5. WALK HOME WITH OWNER PRIOR TO WIRING.
 - 6. ALL FIXTURES, EXCEPT, RECESSED CAN ROUGHS BY OWNER.
 - 7. LOW VOLTAGE BY OTHERS.
 - 8. PROVIDE POWER FOR SECURITY SYSTEM, IRRIGATION, AND FREEZER.
 - 9.CONFIRM LOCATION OF ALL FIXTURES PRIOR TO WIRING.
 - 10.BRING ALL SMOKE/CO DETECTORS UP TO CURRENT CODE

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.

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

ELECTRICAL PLAN

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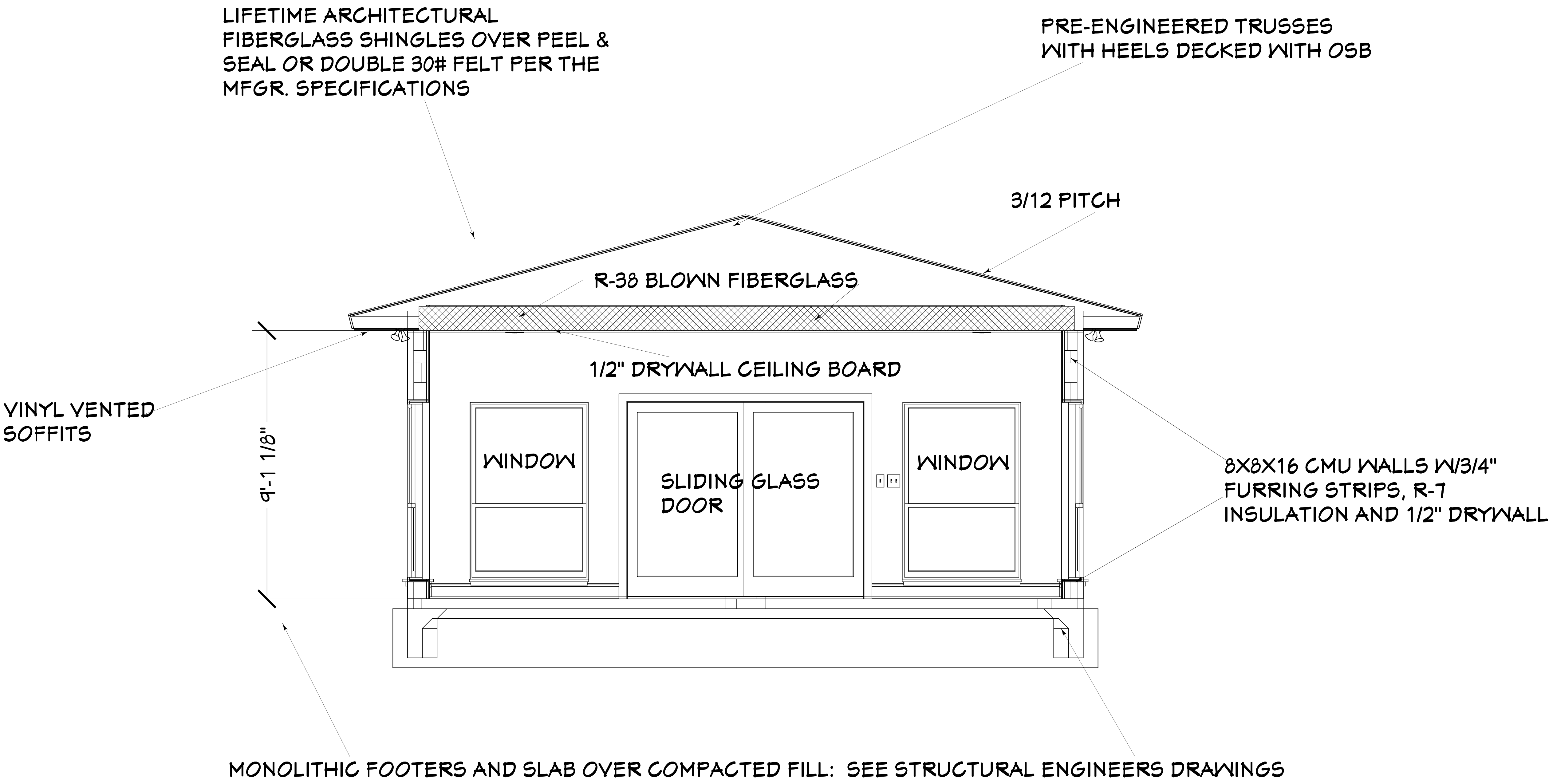
PROJECT DESCRIPTION:
RENOVATIONS FOR THE HUSSEY FAMILY
8834 McKenna Drive
Jacksonville, FL 32226

BUILT BY:
**OWNER-BUILDER
JOHN HUSSEY**
8834 McKenna Drive
Jacksonville, FL 32226
1-(321)-258-9958

DATE:
5/15/
2016

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

SHEET:
A-13



BUILDING SECTION

BUILDING SECTION

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SHEET:
A-14

BUILT BY:
OWNER-BUILDER
JOHN HUSSEY
8834 McKenna Drive
Jacksonville, FL 32226
1-(321)-258-9958

PROJECT DESCRIPTION:
RENOVATIONS FOR THE HUSSEY FAMILY
8834 McKenna Drive
Jacksonville, FL 32226

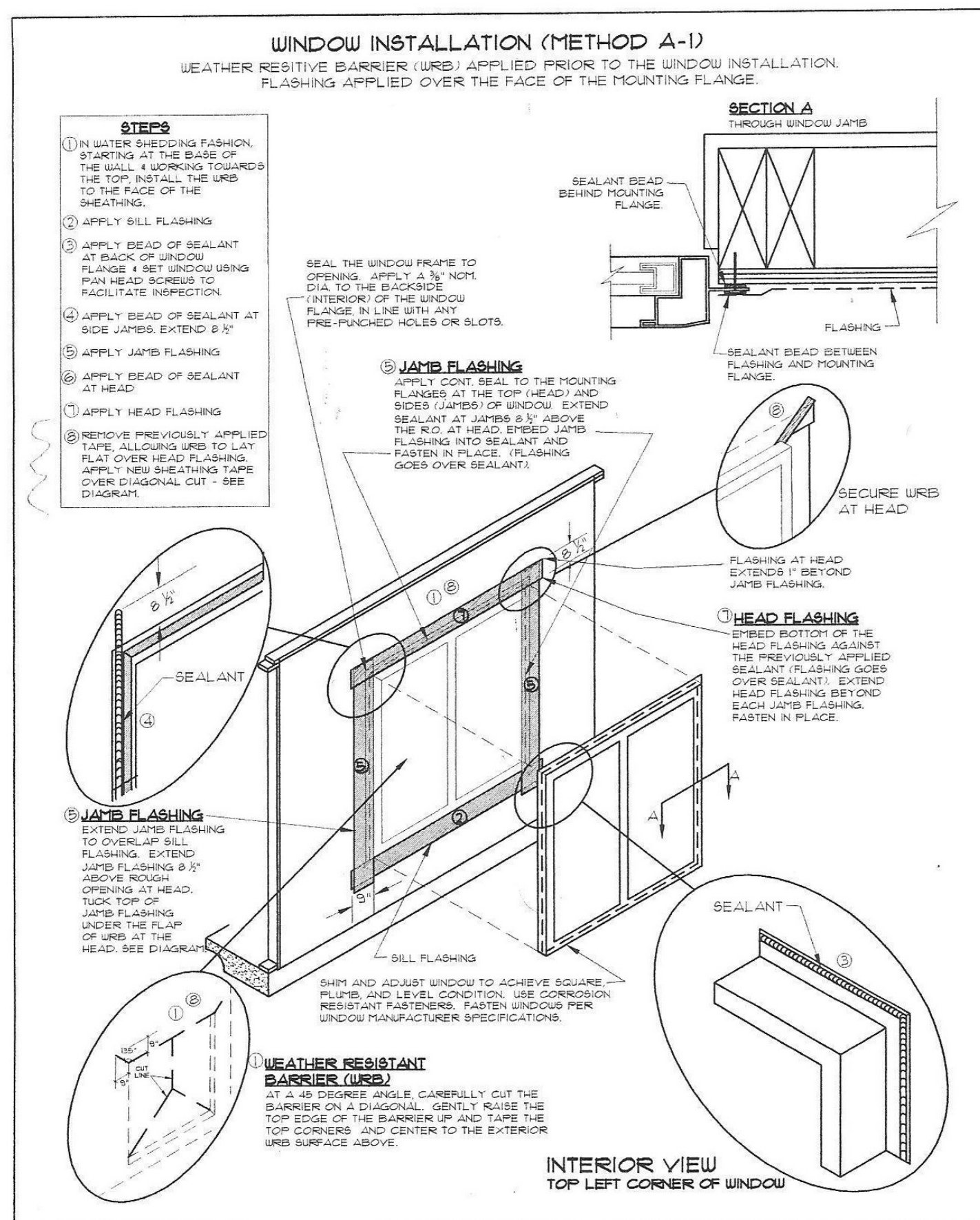
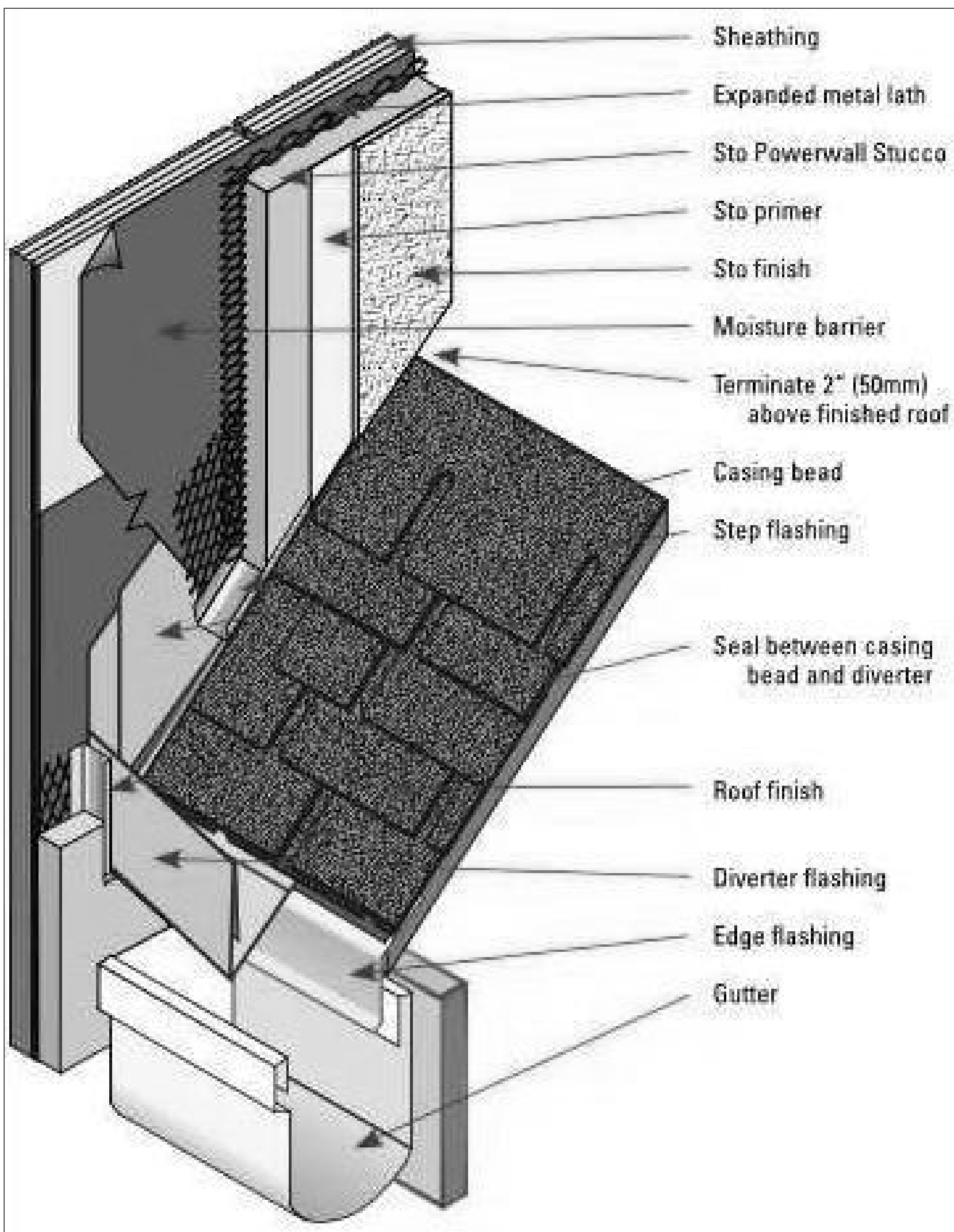
DRAWINGS PROVIDED BY:
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904-993-2231

NO.	DESCRIPTION	BY	DATE

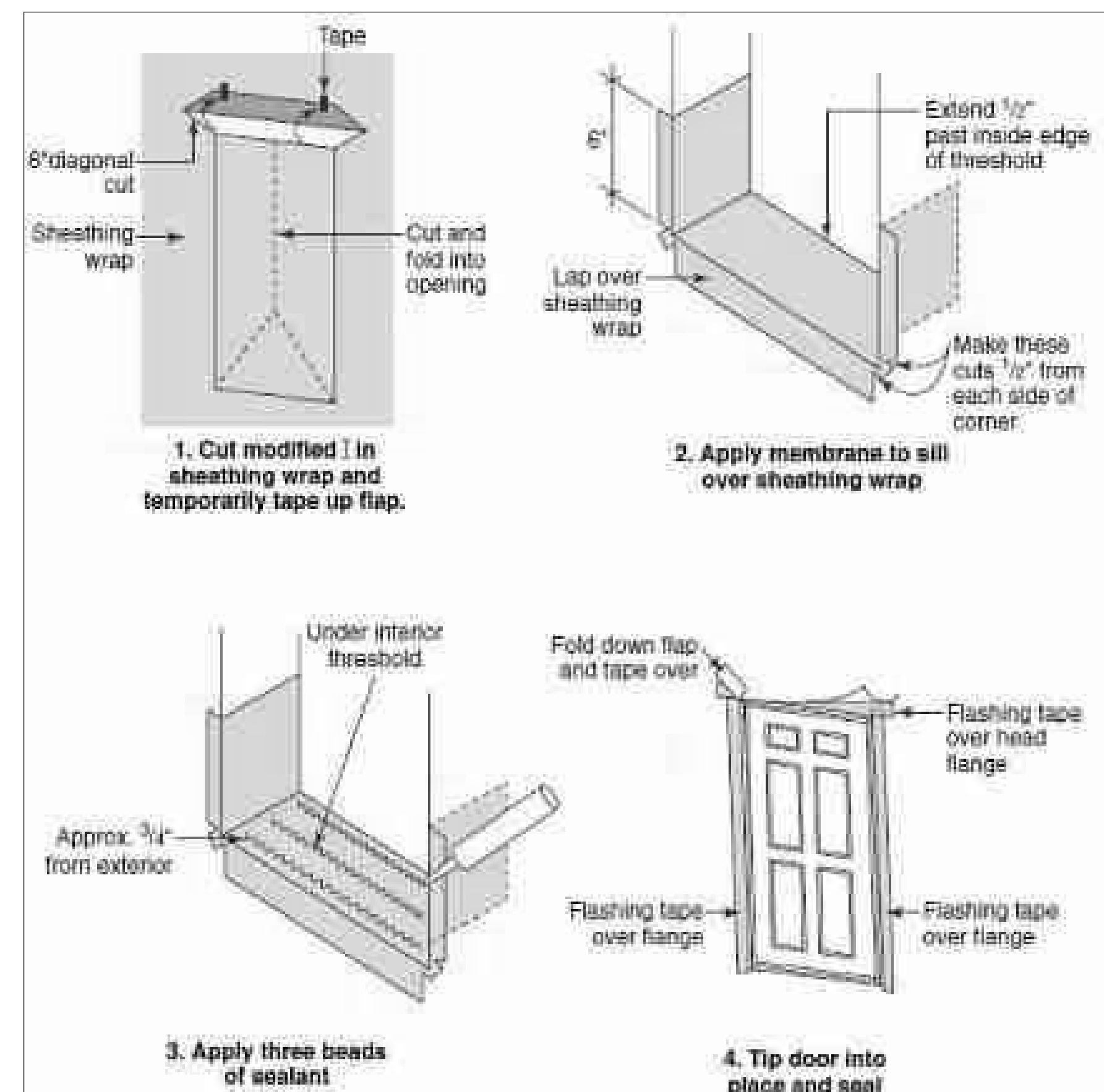
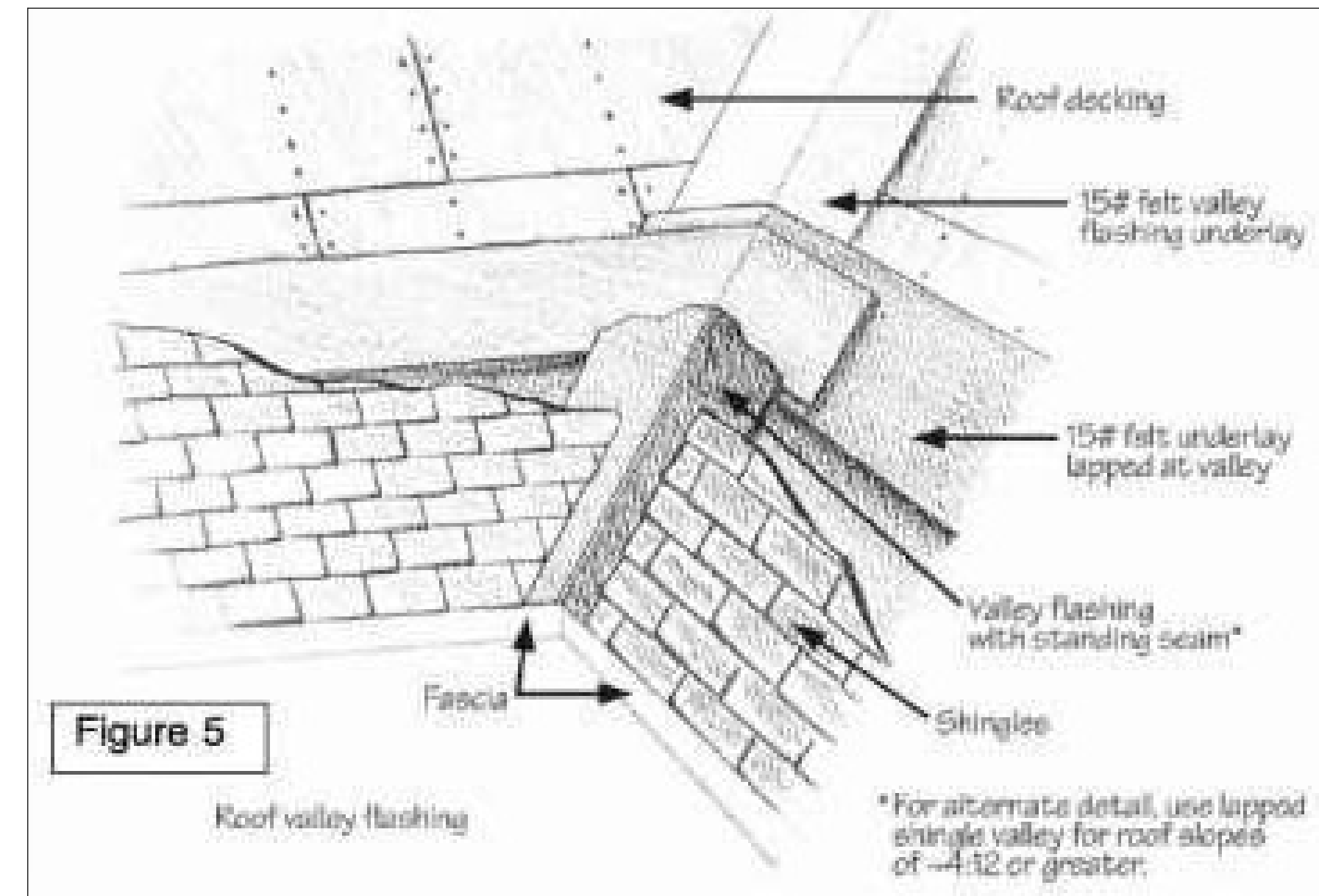
PLAN #:
2346

- 1.1 The fenestration manufacturer's written flashing instructions.
- 1.2 The flashing manufacturer's written installation instructions.
- 1.3 In accordance with FMA/AAMA 100, FMA/AAMA 200, or FMA/WDMA 250.
- 1.4 In accordance with the flashing method of a registered design professional.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters

R903.4.1 Overflow drains and scuppers. When other means of drainage of overflow water is not provided, overflow scuppers shall be placed in walls or parapets not less than 2 inches (51 mm) nor more than 4 inches (102 mm) above the finished roof covering and shall be located as close as practical to required vertical leaders or downspouts or wall and parapet scuppers. An overflow scupper shall be sized in accordance with the Florida Building Code, Plumbing.



When gutters and leaders are placed on the outside of buildings, the gutters and leaders shall be constructed of metal or approved plastic for outdoor exposure with lapped, soldered or caulked joints and shall be securely fastened to the building with a corrosion resistant fastening device of similar or compatible material to the gutters and downspouts.



FLASHING DETAILS

	NO.	DESCRIPTION	BY	DATE

**Drawings for Living,
LLC**
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1969, Serving NE FL since 1978
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FAMILY**

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A-15