

SPECULATIVE PLAN #2716-ELEVATION "B"

REVISED PERMIT SET 1/13/2016



754 ARLINGTON RIVER DRIVE
JACKSONVILLE, FL 32211
LOT #8, RIVER OAKS ENCLAVE
R/E #: 129358-0060
B15-735031.000

BUILT BY:
TURNKEY CONSTRUCTION, INC.
904-900-1069
CBC057917

COVER PAGE

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Design Drawings
provided by:



PROJECT DESCRIPTION:

SPECULATIVE PLAN #: 2716-B
754 ARLINGTON RIVER DRIVE
JACKSONVILLE, FL 32211

TURNKEY
CONSTRUCTION & MAINTENANCE, INC.
904-900-1069
BUILT BY: CBC057917

NO.	DESCRIPTION	BY	DATE

PLAN #
2716-B

SHEET:
A-1

SCALE:
N.T.S

DATE:
1/13/2016

Architectural site plan showing a building footprint with setbacks and easements. The plan includes the following dimensions and labels:

- 10' REAR SETBACK**: Indicated by a dashed line on the left side of the building footprint.
- 5' SIDE SETBACK**: Indicated by a dashed line on the top and bottom sides of the building footprint.
- 20' FRONT B.R.L.**: Indicated by a dashed line on the right side of the building footprint.
- 7.5' JEA EASEMENT**: Indicated by a dashed line on the right side of the building footprint, adjacent to the 20' FRONT B.R.L.
- 754 ARLINGTON RIVER DRIVE**: Labeled vertically on the right side of the plan.

The building footprint is detailed with various rooms, corridors, and structural elements. Dimensions for setbacks and easements are clearly marked with dashed lines and arrows. The plan also shows topographical features like contour lines and a north arrow.

SITE PLAN

NO.	DESCRIPTION	BY	DATE

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

904-730-7135

DATE:
1/13/2016

SCALE:
1" = 20'-0"

SHEET:

A-2

[illegible]

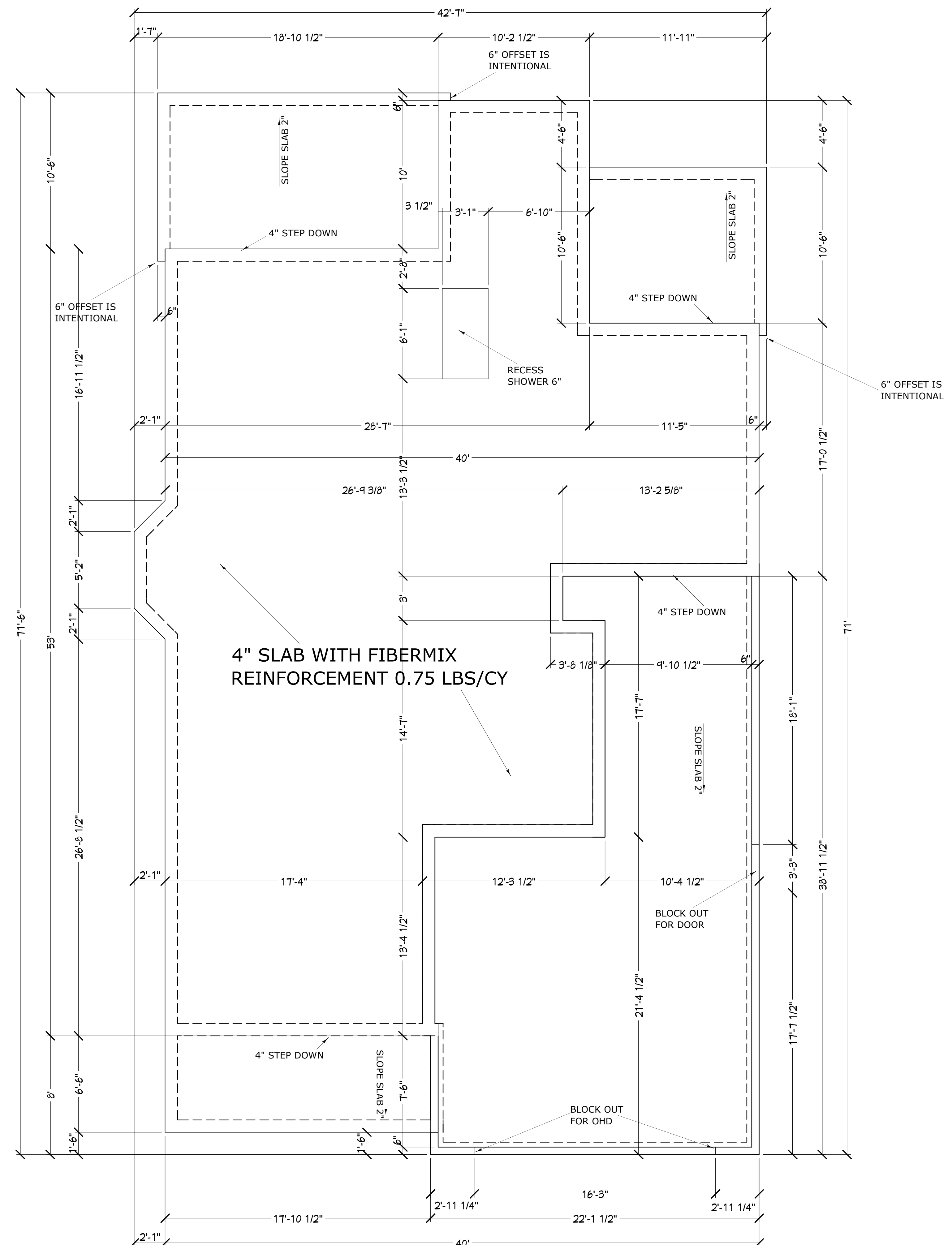
INTERIOR BEARINGS CAN FLUCTUATE BASED ON THE TRUSS DESIGNERS NEEDS

INTERIOR BEARINGS ARE 16" X 8"
W/2-#5 RODS CONTINUOUS ON
CHAIRS 72" O.C. MAXIMUM. SEE
STRUCTURAL ENGINEERING PLANS

INSTALL CHASES FOR ISLANDS AND FLOOR PLUGS AS REQUIRED

FOUNDATION NOTES: SEE SPECIFICATIONS
MONOLITHIC FOOTER & SLAB-2500 PST CONCRETE
W/2-#5 RODS CONTINUOUS
SEE STRUCTURAL'S!

CONSTRUCT FOUNDATION USING THE STRUCTURAL BUILDING ENGINEERS PLANS



FOUNDATION PLAN

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DESIGNS *for* LIVING LLC
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904-730-7135

DATE:

1/13/2016

SCALE:

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

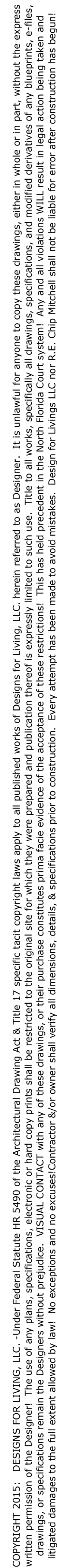
SHEET:

A-3

[illegible]

ments 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 sec

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

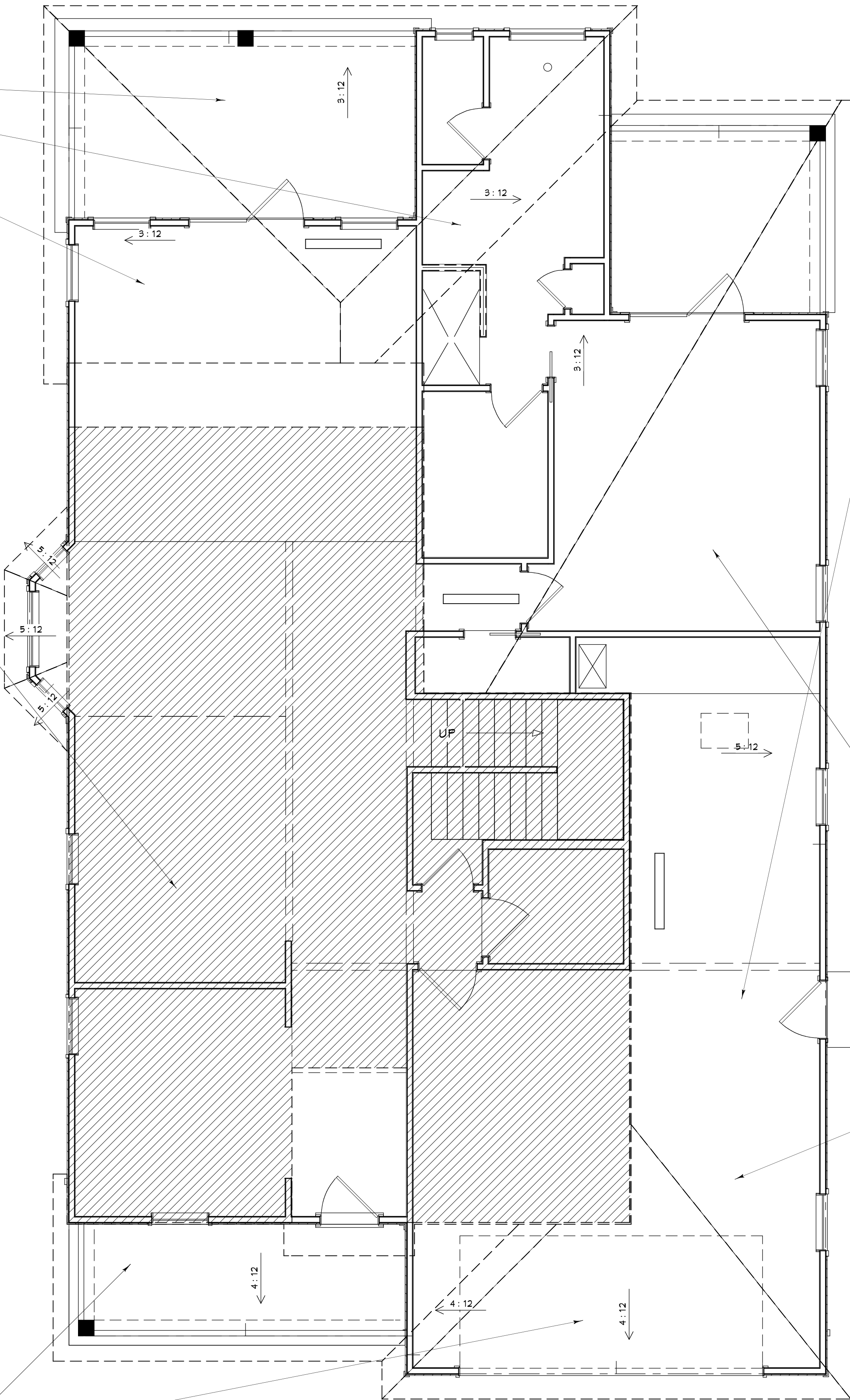


THE 3/12 PITCH ROOF IS
STANDARD HEEL TRUSSES

SHADED AREA DENOTES 20" HIGH
SYSTEM 42 TYPE FLOOR TRUSSES
DECKED WITH 3/4" T&G DECKING
GLUED AND FASTENED PER CODE

ROOF NOTES:
FASCIA: PLUMB CUT
EAVE OVERHANG: 16"
GABLE OVERHANG: 12"
FASCIA: CPVC COATED ALUM
SOFFITS: BUILDER GRADE VENTED VINYL LEVEL
SHINGLES: ARCHITECTURAL FIBERGLASS
UNDERLAYMENT: PER MFR. SPECS
ROOF PITCH: 3/12, 4/12 & 5/12
TRUSS HEELS: STANDARD TYPICAL AT THE 3/12
& 5/12 ROOFS. THE 4/12 WILL HAVE RAISED
HEELS TO PLAN WITH THE 5/12 PITCH ROOF AT
THE RIGHT OF THE HOME.
VENTS: OFFRIDGE TYPE
FLOOR TRUSSES: 20" SYSTEM 42 TYPE DECKED
WITH 3/4" T&G DECKING GLUED AND SCREWED

HEEL THE 4/12 TO PLANE WITH THE 5/12 STANDARD
HEEL ROOF SYSTEM TO THE RIGHT OF THE HOME



NOTE: OFFSET HIP DUE TO
TWO DIFFERENT PITCHES
WITH STANDARD HEELS

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, includ-
ing 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 combus-
tion. 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 Sec-
tion R1003.19.
6. Fireblocking of cornices of a two-family
dwelling
is
required at the line of
dwelling unit
separation.

THE 5/12 PITCH ROOF IS
STANDARD HEEL TRUSSES

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.

1ST FLOOR ROOF PLAN

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PLAN #
2716-B

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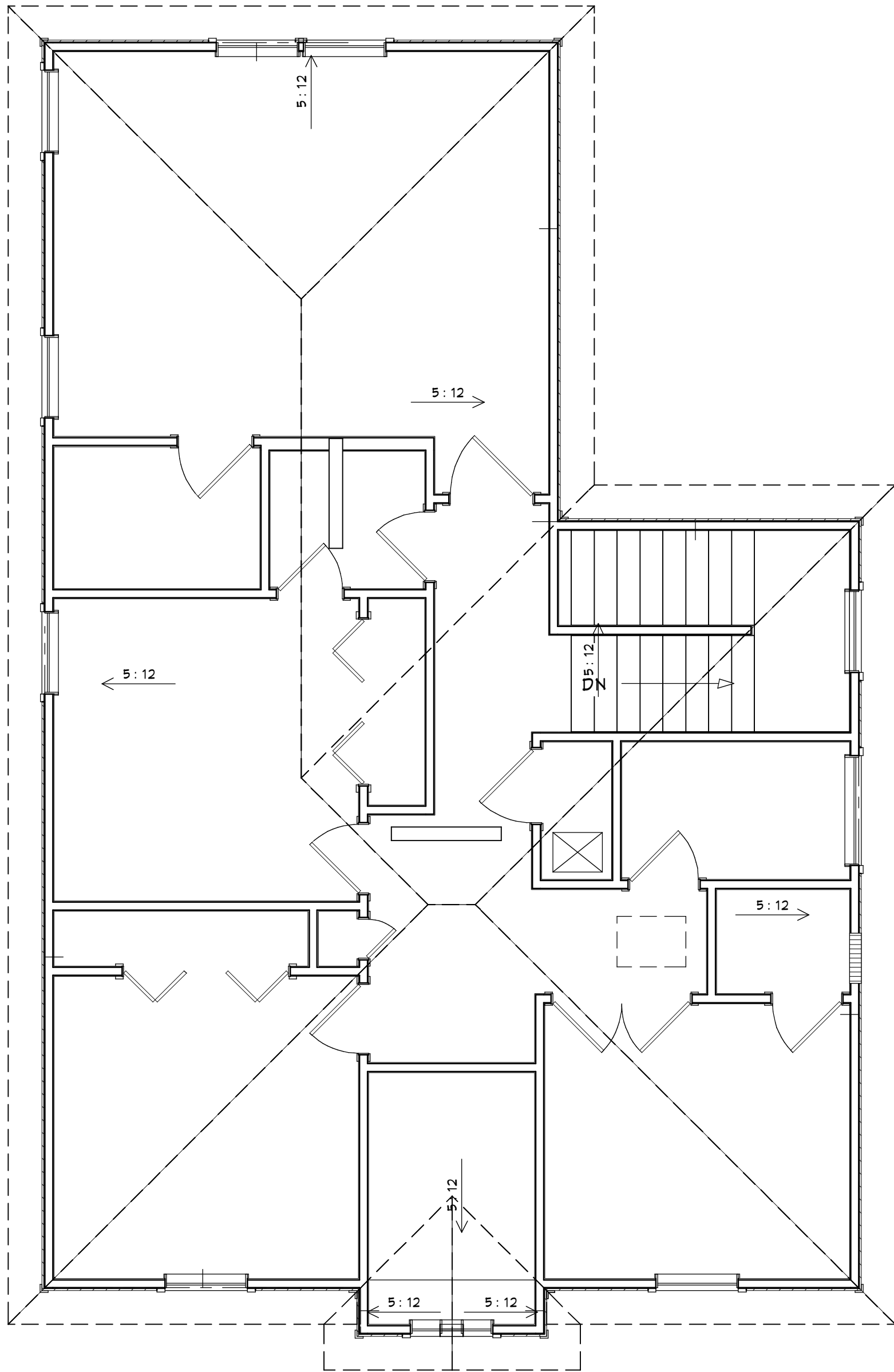
904-730-7135

DATE:
1/13/2016

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

SHEET:
A-6

ROOF NOTES:
FASCIA: PLUMB CUT
EAVE OVERHANG: 16"
GABLE OVERHANG: 12"
FASCIA: CPVC COATED ALUM
SOFFITS: BUILDER GRADE VENTED VINYL LEVEL
SHINGLES: ARCHITECTURAL FIBERGLASS
UNDERLAYMENT: PER MFG. SPECS
ROOF PITCH: 5/12
TRUSS HEELS: STANDARD ON THE SECOND FLOOR TRUSSES
VENTS: OFFRIDGE TYPE
FLOOR TRUSSES: 20" SYSTEM 42 TYPE DECKED WITH 3/4"
T&G DECKING GLUED AND SCREWED



2ND FLOOR ROOF PLAN

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DATE:
1/13/2016

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

SHEET:
A-7

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Exterior Elevation Front



Exterior Elevation Left

EXTERIOR NOTES:
SIDE & REAR SIDING: T-111 STRUCTURAL
FASCIA: CPVC COATED ALUM
SOFFITS: BUILDER GRADE VENTED VINYL LEVEL
SHINGLES: ARCHITECTURAL FIBERGLASS
UNDERLAYMENT: PER MFGR. SPECS
STONE ACCENTS: PER PLAN
FRONT SIDING: HORIZONTAL LAP



Exterior Elevation Right



Exterior Elevation Back

ELEVATIONS

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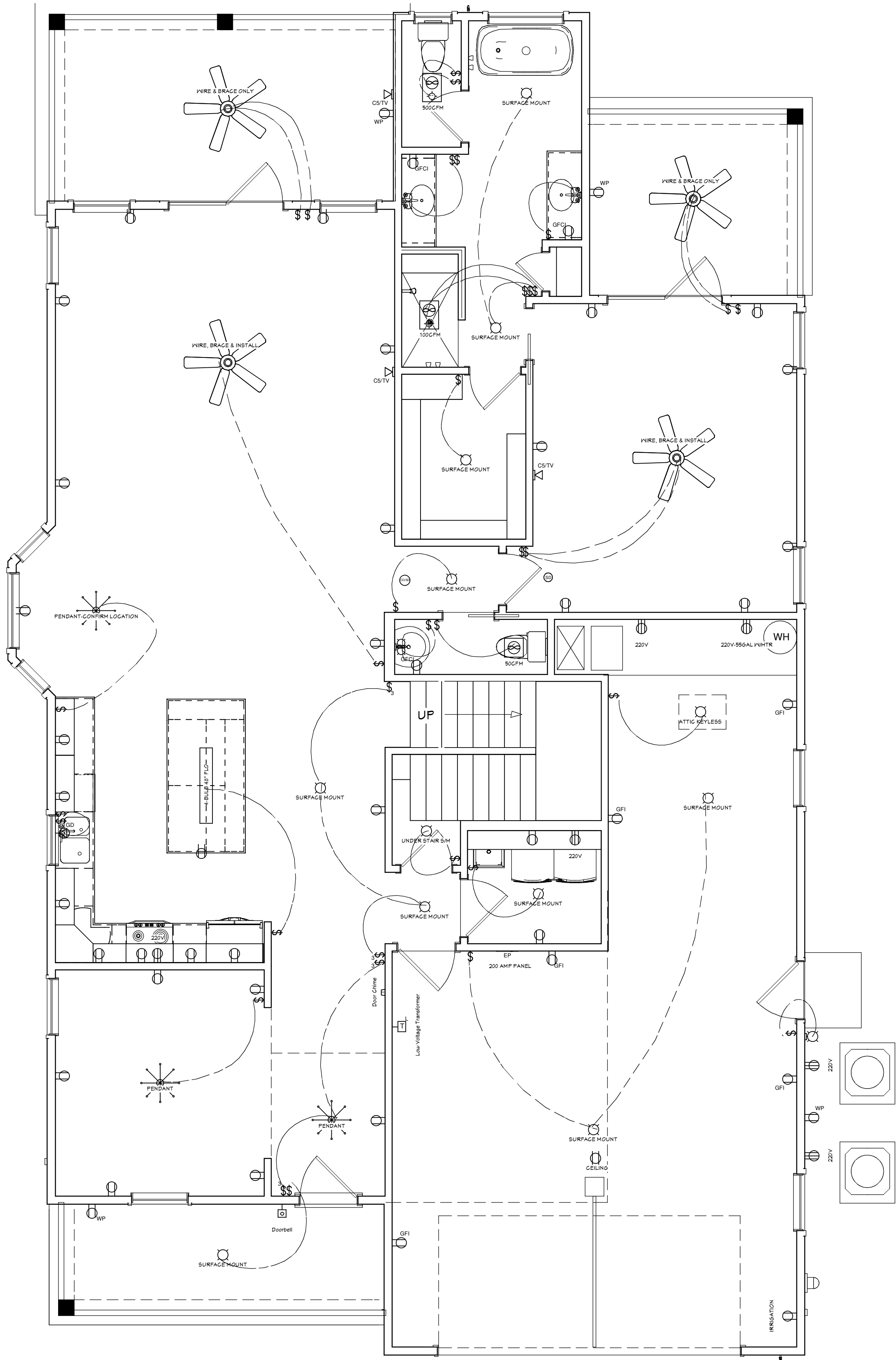
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SCALE:
1/4" = 1'-0"
SHEET:
A-8

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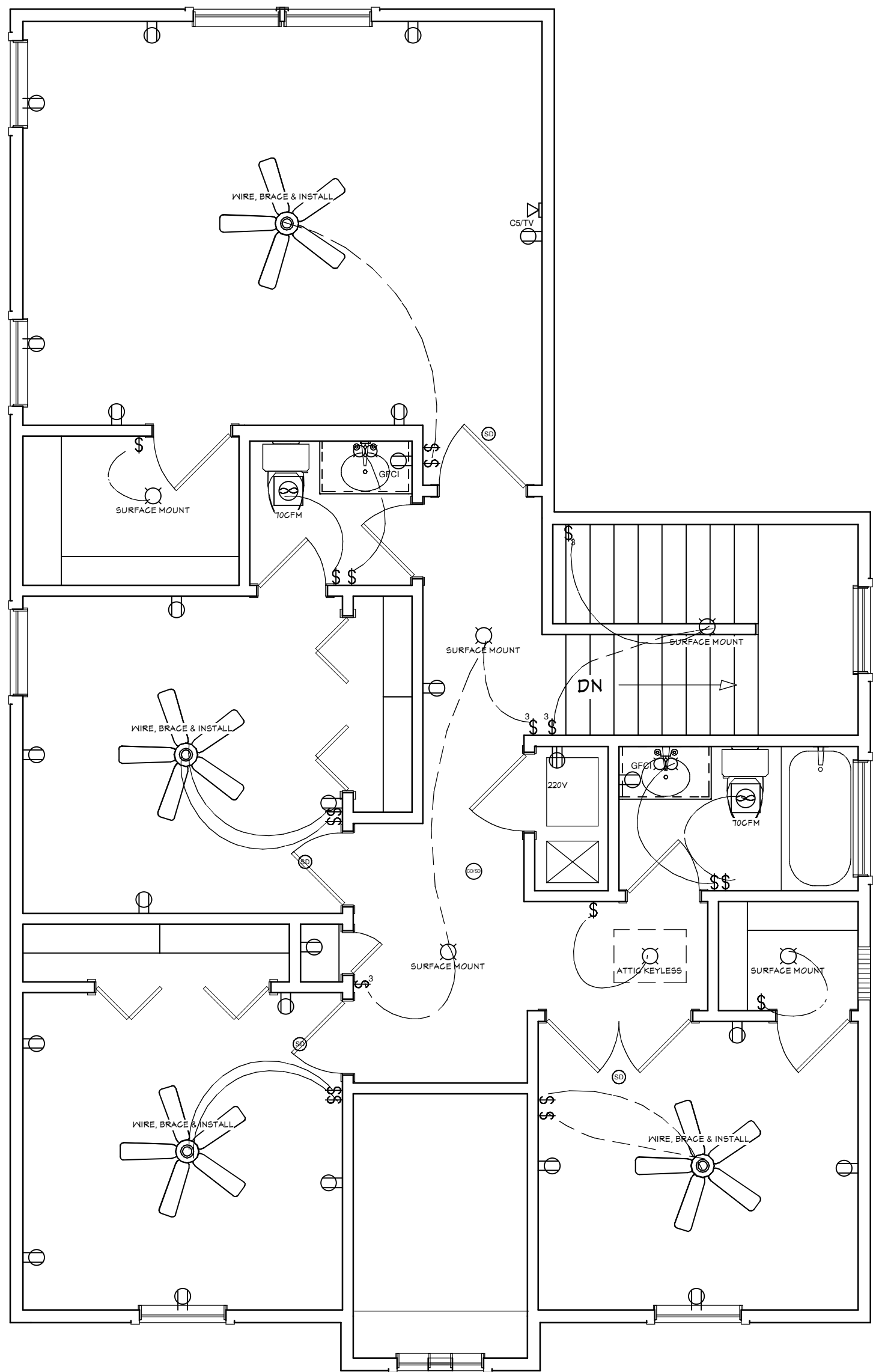
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EFFICACY NOTE: THE NEW FBC-R FBC EC R404.1 & R202 BUILDING CODE REQUIRES ALL INSIDE & OUTSIDE LIGHT FIXTURES WILL USE CFL OR LED LIGHT BULBS.

NOTE: FANS ARE WIRED AND BRACED ONLY AND A BASIC SURFACE MOUNT FIXTURE TO BE INSTALLED. INSTALLATION OF FANS, IF REQUESTED, WILL BE AN EXTRA CHARGE.

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



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.

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 PLAN

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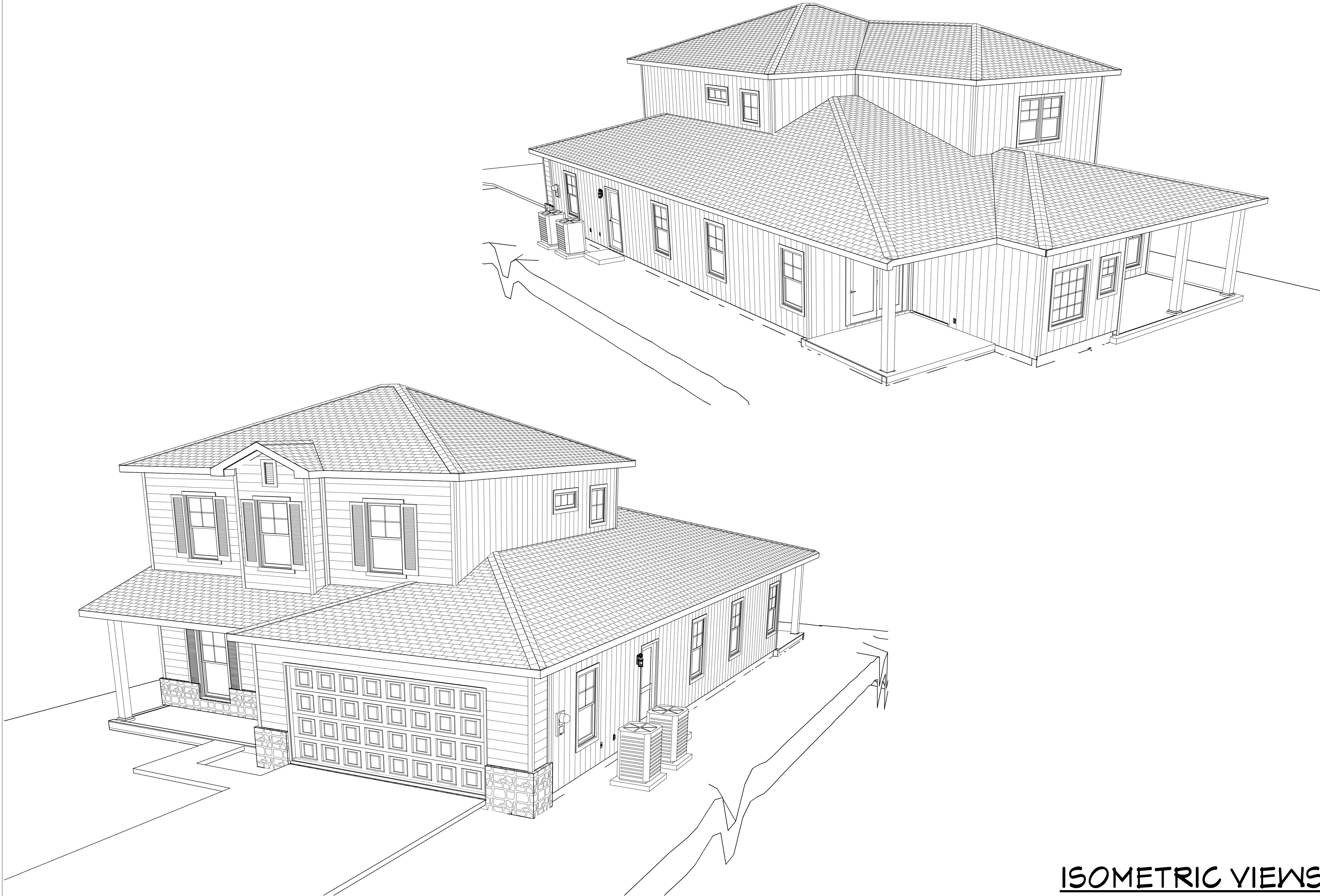
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SCALE:
1/4" = 1'-0"

SHEET:
A-9

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ISOMETRIC VIEWS

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DATE:
1/13/2016
SCALE:
N.T.S
SHEET:
A-10

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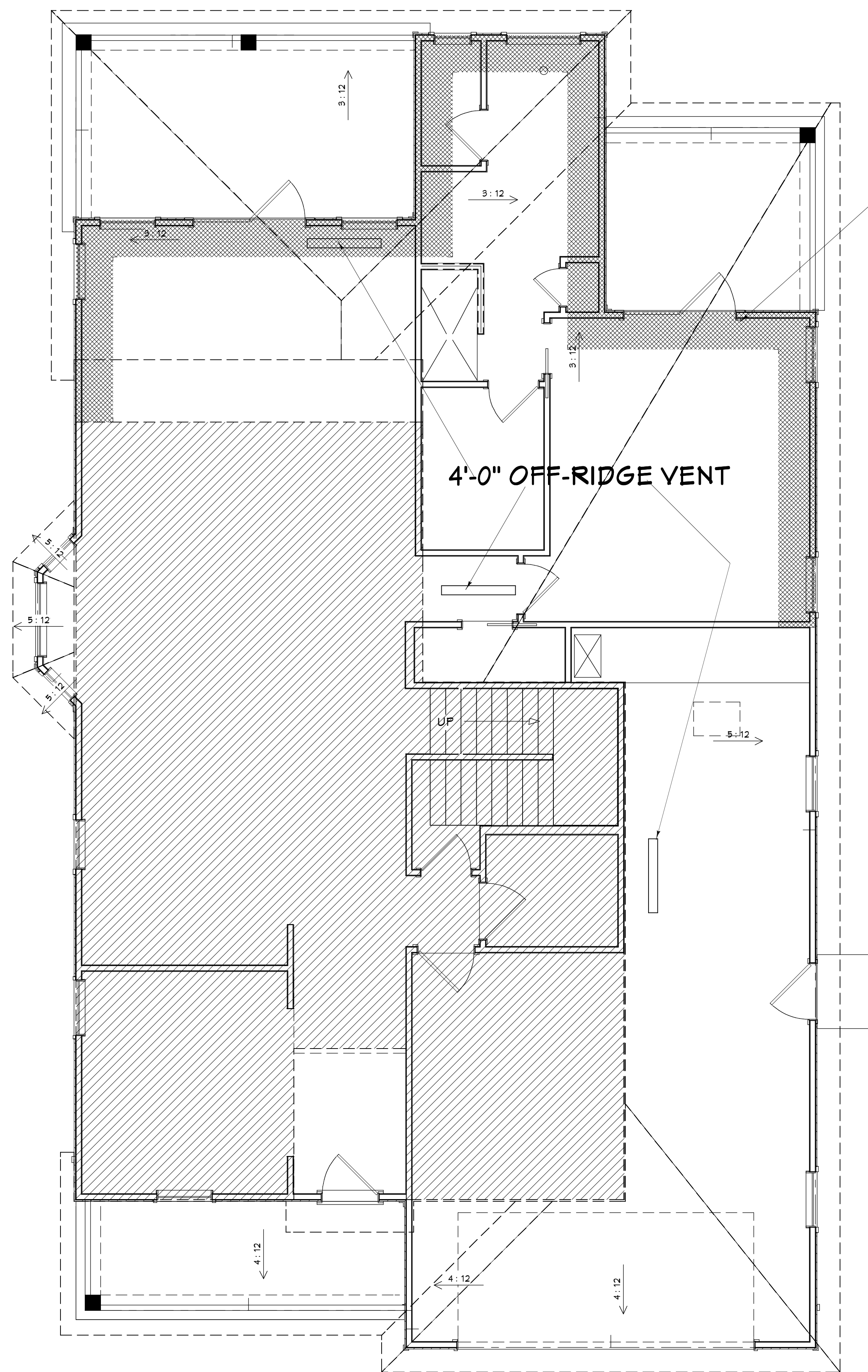
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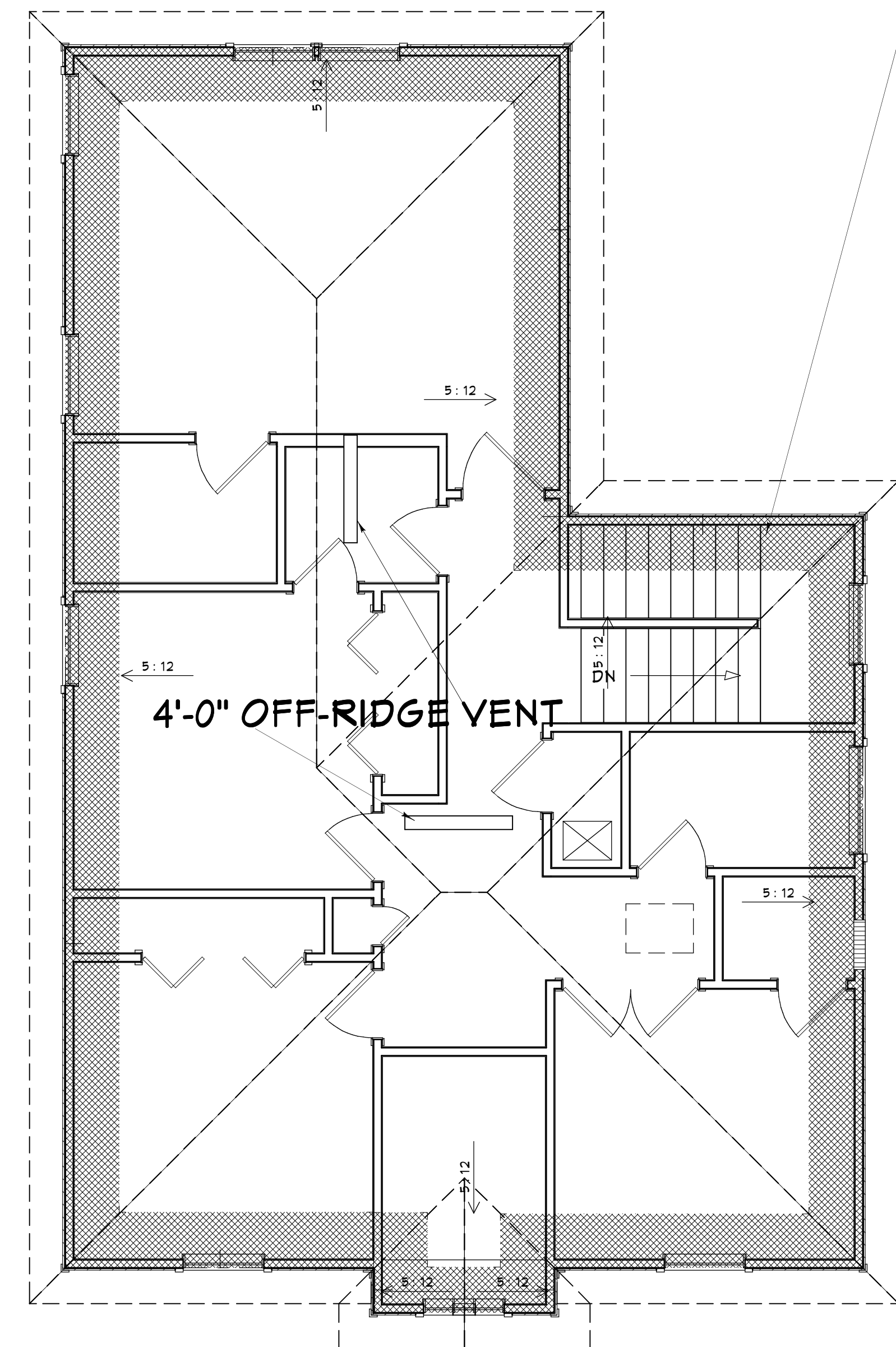


INSULATION & HVAC NOTES:
WALLS: R-13 FIG BATTS
CEILINGS: R-19 & R-30 BLOWN FIG
FLOORS: R-19 FIBERGLASS BATTS
KNEEWALLS: R-13 & R-19 FIBERGLASS BATTS

1. R-19 INSULATION AREA IS A 24" PERIMETER FOR A TOTAL OF 468.33 S.F. SHADED AREA
2. R-30 INSULATION ARE IS 1,558.29 S.F.

THIS IS REQUIRED BY THE NEW 2015 BUILDING CODE. SEE REVISED ENERGY SHEETS

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.
2. TOTAL AREA OF ATTIC TO BE VENTILATED =
2,855 S.F.
3. TOTAL FREE AREA OF VENTILATION
REQUIRED FOR ATTIC = $2,855 \text{ S.F.} / 150 = 19.03$
S.F.
4. CONVERT SQUARE FEET INTO SQUARE
INCHES = $19.03 \text{ S.F.} \times 144 = 2,740.80 \text{ SQ. INCHES}$
5. LOCATION OF VENTS = 50% OFF-RIDGE
ROOF VENTS = $2,740.80 \times 0.50 = 1,370.40$ --50%
AT SOFFIT/EAVE = $2,740.80 \times 0.50 = 1,370.40 \text{ SQ. INCHES}$
6. TOTAL SOFFIT VENTILATION AREA
REQUIRED = AREA OF SOFFIT AVAILABLE FOR
VENTILATION: $344 \text{ L.F.} \times 1.33 \text{ FT} = 457.52 \text{ SQ.FT.}$
VENTILATION AREA REQUIRED PER SQ.FT. OF
SOFFIT = $1,370.40 \text{ SQ.IN.} / 457.52 \text{ SQ. FT.} = 3.0$
SQ.IN./SQ.FT.
7. OFF-RIDGE VENTS = $1,370.40 \text{ SQ. IN.} / 68 \text{ SQ.IN.}$
= 20 L.F OF OFF-RIDGE VENTS = FIVE - FOUR
FOOT OFF-RIDGE VENTS PER PLAN



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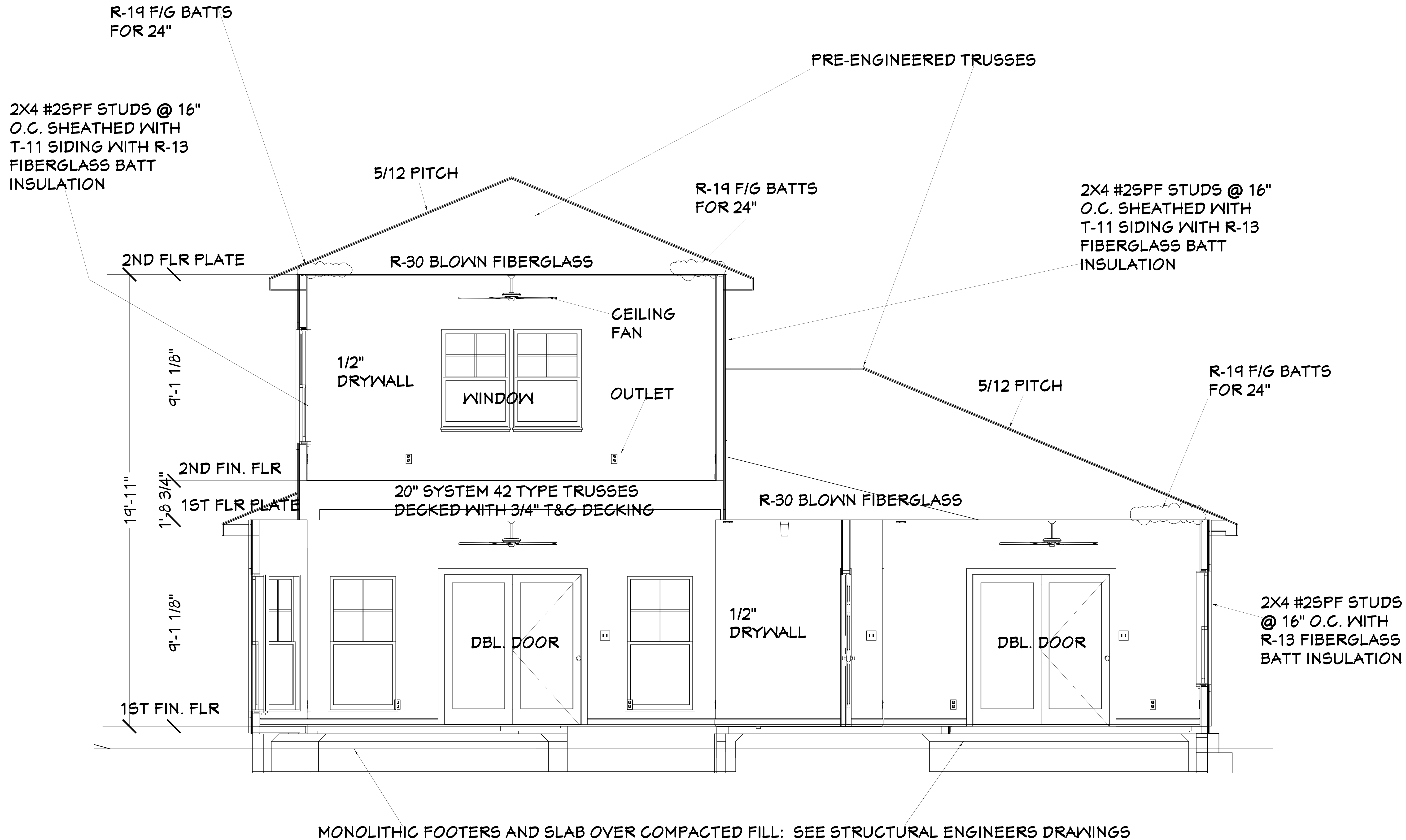
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INSULATION & ROOF VENTILATION CALCS



BUILDING SECTION

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1/2" = 1'-0"
SHEET:
A-12

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