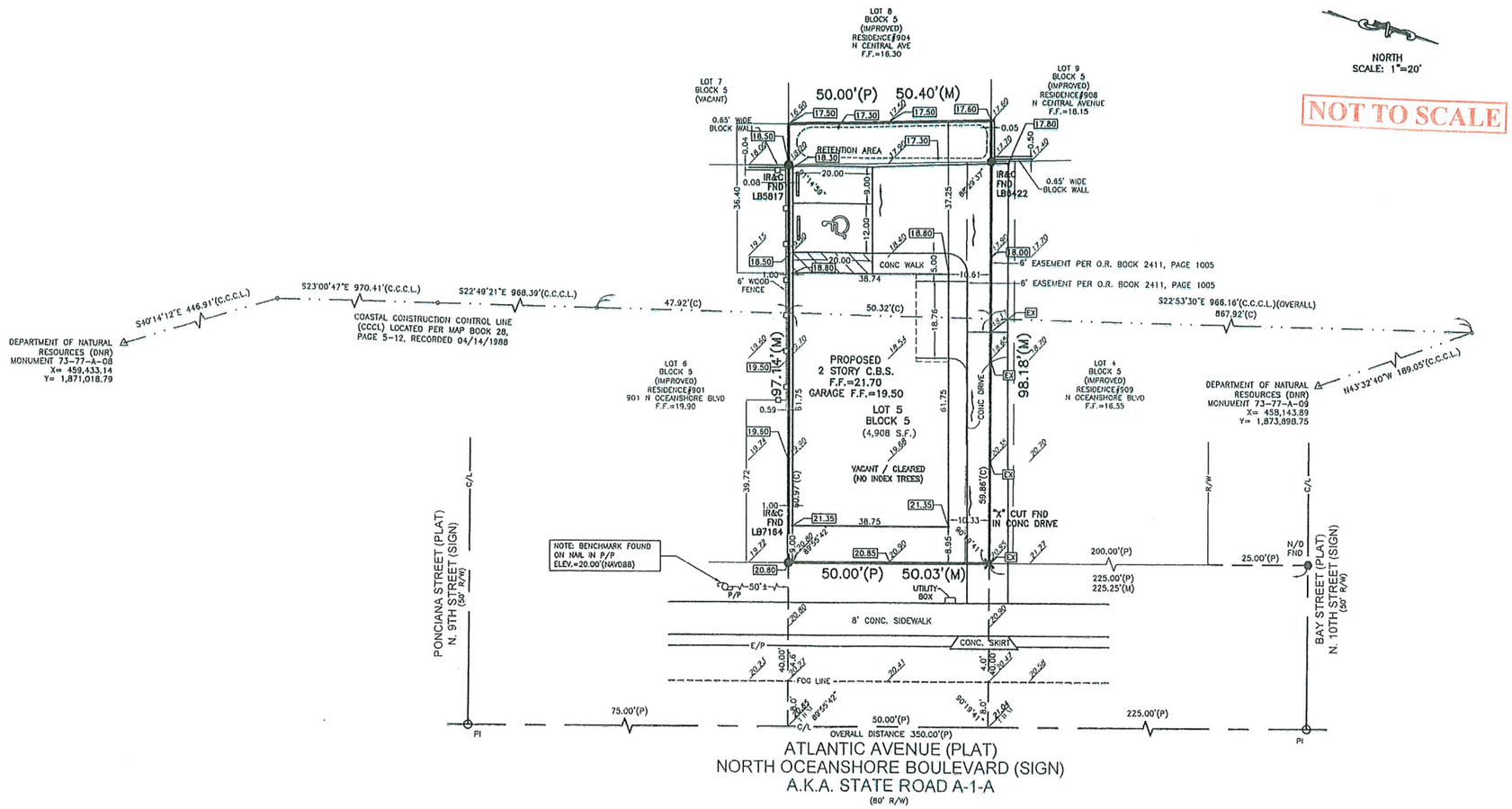
ADDRESS: 907 NORTH OCEANSHORE BOULEVARD

JOB #20-3307



REVISIONS:
REVISED SITE PLAN 03/21/24 TNJ/NJG
REVISED SITE PLAN | 03/31/23 | JAP
REVISED SITE PLAN | 02/22/23 | NJG
REVISED SITE PLAN 11/29/22 J.D.

DESCRIPTION:

LOT 5, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, RESERVING UNTO THE GRANTOR A SIX FOOT (6') EASEMENT ALONG THE NORTHERLY LOT LINE OF LOT 5, BLOCK 5, COCHRAN PLACE SUBDIVISION, TOGETHER WITH A SIX FOOT (6') EASEMENT ALONG THE SOUTHERLY LOT LINE OF LOT 4, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA COCHRAN PLACE SUBDIVISION.

COASTAL CONSTRUCTION CONTROL LINE
TYPE OF SURVEY: BOUNDARY / TOPOGRAPHIC / TREE LOCATION
NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK

STANDARD SITE PLAN / GRADING NOTES

1. ALL SETBACKS, LOCATIONS, AND GRADING SHALL BE SUBMITTED TO AND APPROVED BY THE RESPECTIVE AUTHORIZING AGENCIES.
2. GUTTER SHALL BE PROVIDED TO DIRECT RUN OFF TO STORMWATER MANAGEMENT AREAS.
3. SILT FENCING PER MUNICIPAL STANDARD SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE SUBJECT PARCEL.

DRAINAGE LEGEND

0.00 EXISTING GRADE	PL= PROPERTY LINE
0.00 PROPOSED GRADE	FL= FLOW LINE
PROPOSED FLOW ARROWS	B= BERM
The final design is to be reviewed and approved by the city, county, or other agencies	INV.= INVERT
	HP= HIGH POINT
	LP= LOW POINT
	EX= WATCH EXISTING

PREPARED FOR:
A PLUS HOME IMPROVEMENTS, LLC
306 SOUTH RAILROAD STREET
BUNNELL, FL 32110

SURVEY TYPE:	FIELD DATE	OFFICE DATE	JOB NO.	BY:
Boundary	10/15/20	11/17/20	20-3307	NJG
Site Plan	N/A	11/29/22	21-6764	J.D.
Formboard				
Foundation				
Final				

\\Mycloudpr4100\swa-01\CAD SERVER 2014\NOV12\SWA\Cad Server\sdxi projects\0000-Flagler\000-PLATS\COCHRAN PLACE\BLK 5, LOT 5.dwg

LEGEND:

○ IR	1/2" Iron Rod set "LB7572"	O.R.	Official Records Book	PC	Point of Curvature	C.B.S.	Concrete Block & Stucco
● IR	5/8" Iron Rod found	PG	Page	PRC	Point of Reverse Curvature	Conc.	Concrete
● IP	1/2" Iron Pipe	(D)	Deed Bearing & Distance	N.R.	Non-Radial Curve	C/S	Concrete Slab
○ N/D	Nail and Disk set "LB7572"	(P)	Plat Bearing & Distance	PT	Point of Tangency	EQP	Pool Equipment Pad
● N/D	Nail and Disk found	(M)	Measured Bearing & Distance	PI	Point of Intersection	PEP	Pretreatment Effluent Pumping Tank
⊕ PCP	Permanent Control Point	(C)	Calculated Bearing & Distance	U.E.	Utility Easement		
□ CM	Concrete Monument set	C/L	Center Line	D.E.	Drainage Easement	O/E	Overhead Electric
■ CM	Concrete Monument found	E/P	Edge of Pavement	L.E.	Landscape Easement	PO	P/P = Power Pole
		E/R	Edge of Road	N.G.V.D.	National Geodetic Vertical Datum		Manhole
		R/W	Right of Way	N.A.V.D.	North American Vertical Datum		Telephone Riser
PRM	Permanent Reference Monument	Δ	Delta	B.M.	Bench Mark		Cable Television Riser
PNO	Found	R	Radius	T.B.M.	Temporary Bench Mark		Fiber Optic Riser
LB	Licensed Business	L	Length	TOB	Top Of Bank		Water Meter
LS	Licensed Surveyor	CB	Chord Bearing	TOE	TOE of Slope		Electric Meter
PSM	Professional Surveyor & Mapper	CH	Chord Distance	F.F.	Finish Floor Elevation		Fire Hydrant
				INV.	Invert		

NOTES:

1. The entire map encompassing this survey is recorded in Map Book 1, Page 12.
2. Elevations refer to N.A.V.D. 1988 datum and reference local datum.
3. Underground improvements and utilities not located.
4. Bearings refer to C.C.C.L. data.
5. Property lies in Flood Zone "X", with reference to Map No. 12035C0232E, Effective Date: June 6, 2018. This location is based on maps prepared by the Federal Emergency Management Agency. Final location and flood zone determination rest with said agency and based on N.A.V.D. 1988 datum.
6. Description provided by client.
7. No search for encumbering instruments was made by surveyor.
8. Error of closure meets or exceeds 1:7500 feet.

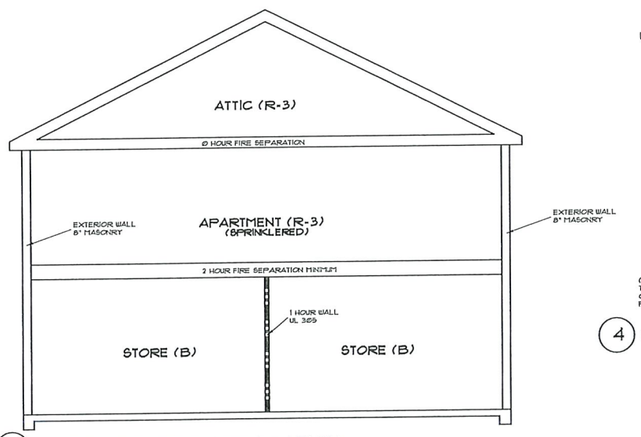
SWA STEPHENSON, WILCOX & ASSOCIATES, INC. CA-2726-LB-7572
2729 E Moody Blvd., Ste 202
PO Box 186 Bunnell FL 32110
Phone 386.437.2363 · Email: info.swa@gmail.com
CIVIL ENGINEERS · LAND SURVEYORS · CONSULTANTS · PLANNERS

I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027 Florida Statutes, and adopted in Chapter 5J-17 Florida Administrative Code.

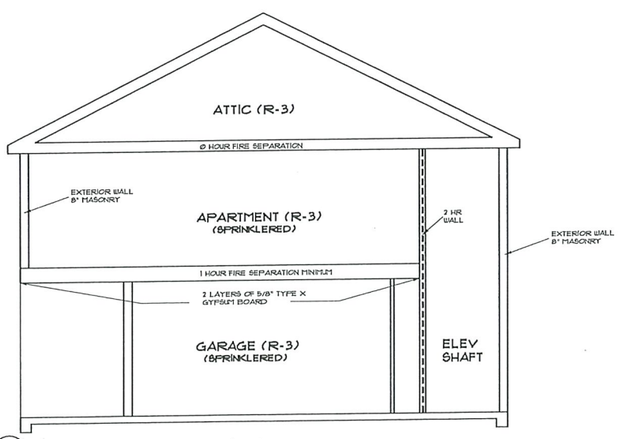
7-2-24

DAN A. WILCOX Jr., PSM No.5749, PE No. 57633
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

SHEET 1 of 1



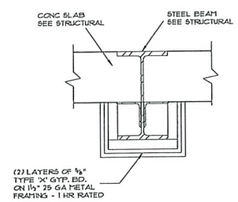
2 MIXED USE FIRE SEPARATION



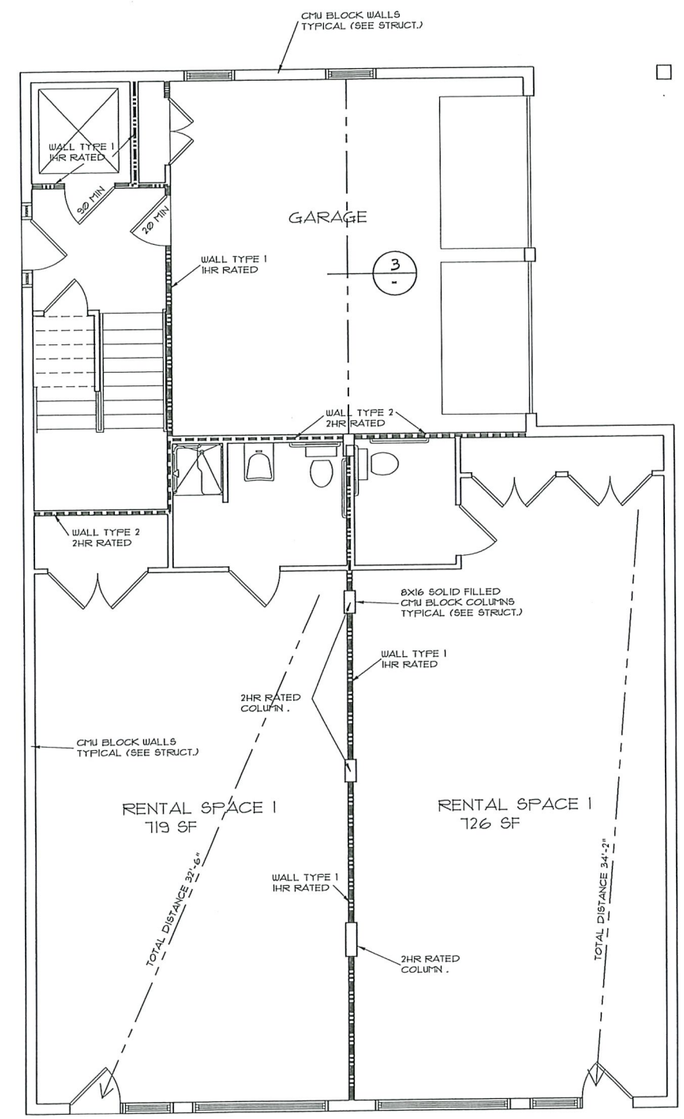
3 R-3 FIRE SEPARATION

WALL TYPE 2

WALL TYPE 1



4 STEEL BEAM ABOVE GARAGE



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

JOSE A. REIS FL. AR-93609

REIS DESIGN GROUP, LLC

41 THIRD STREET
RUMSON, NJ 07760
732-241-2223 (O)

STATE OF FLORIDA
JOSE A REIS
AR 93609
REGISTERED ARCHITECT

CONSULTANTS:

OWNER:

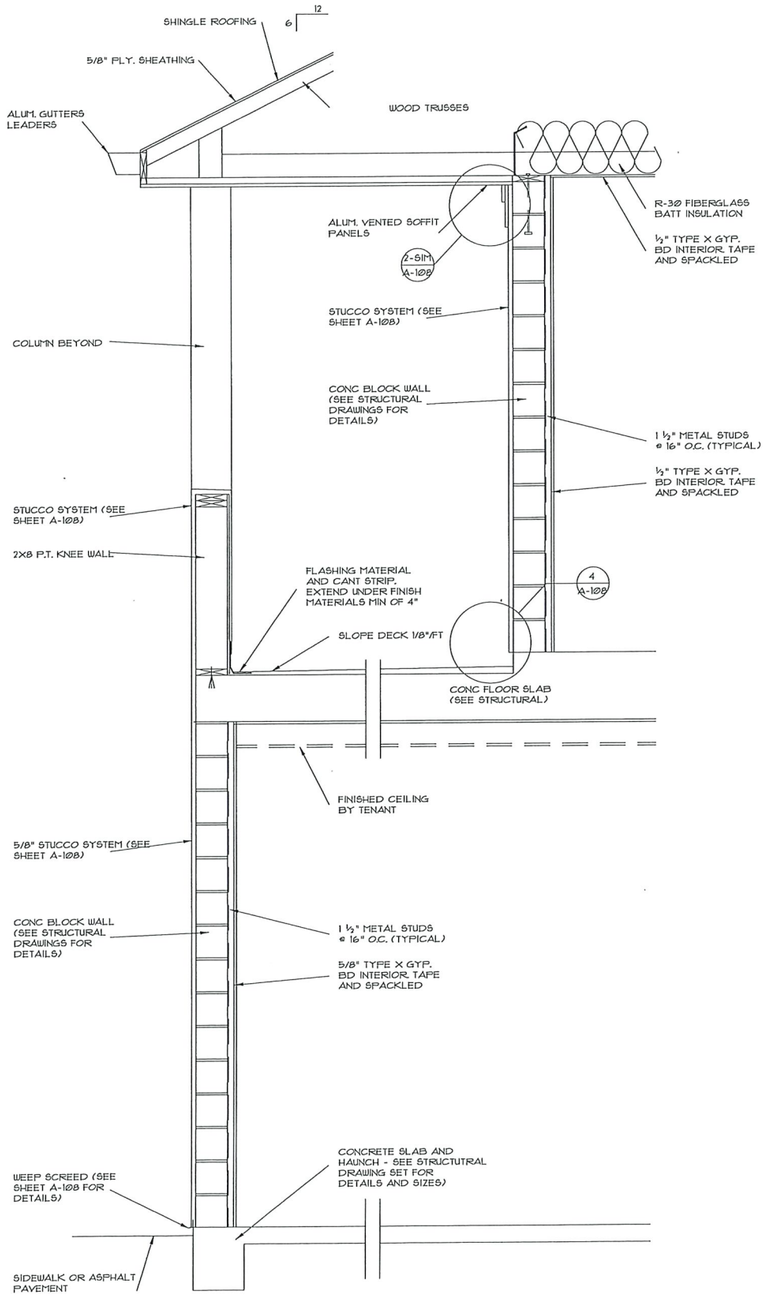
NO.	DATE	DESCRIPTION
REVISIONS		
JOB:		

MIXED USE RESIDENTIAL

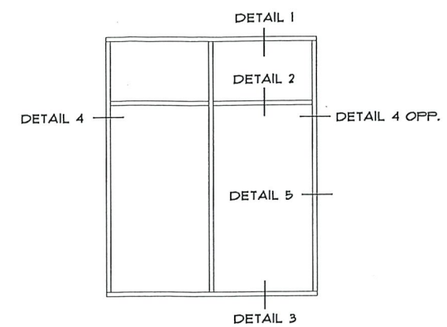
901 NORTH OCEAN SHORE BLVD, FLAGLER BEACH, FL

FLOOR PLANS
ISSUE FOR PERMIT SET

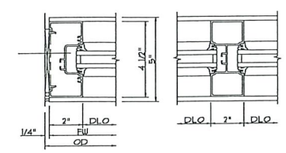
PROJ. NO. 21-103
DRAWN BY: J. REIS
DATE: 01/06/2023
SCALE: AS NOTED
DWG. NO. A-102



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

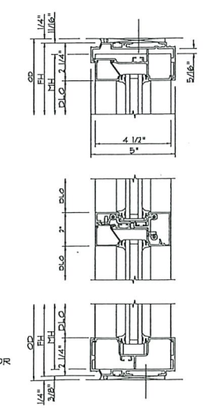


TYPICAL ELEVATION
NOT TO SCALE



DETAIL 4
JAMB

DETAIL 5
STANDARD VERTICAL MULLION



NOTE:

DETAILS ARE FOR KAWNEER 451T SYSTEM. SIMILAR SYSTEMS ARE ACCEPTABLE

2 STOREFRONT DETAILS
SCALE: N.T.S.

JOSE A. REIS FL. AR-93609

REIS DESIGN GROUP, LLC

41 THIRD STREET
RUMSON, NJ 07760
732-241-2223 (O)

STATE OF FLORIDA
JOSE A REIS
AR 93609
REGISTERED ARCHITECT

CONSULTANTS:

OWNER:

NO.	DATE	DESCRIPTION
REVISIONS		

JOB:

MIXED USE RESIDENTIAL

301 NORTH OCEAN SHORE BLVD, FLAGLER BEACH, FL

ELEVATIONS
ISSUE FOR PERMIT SET

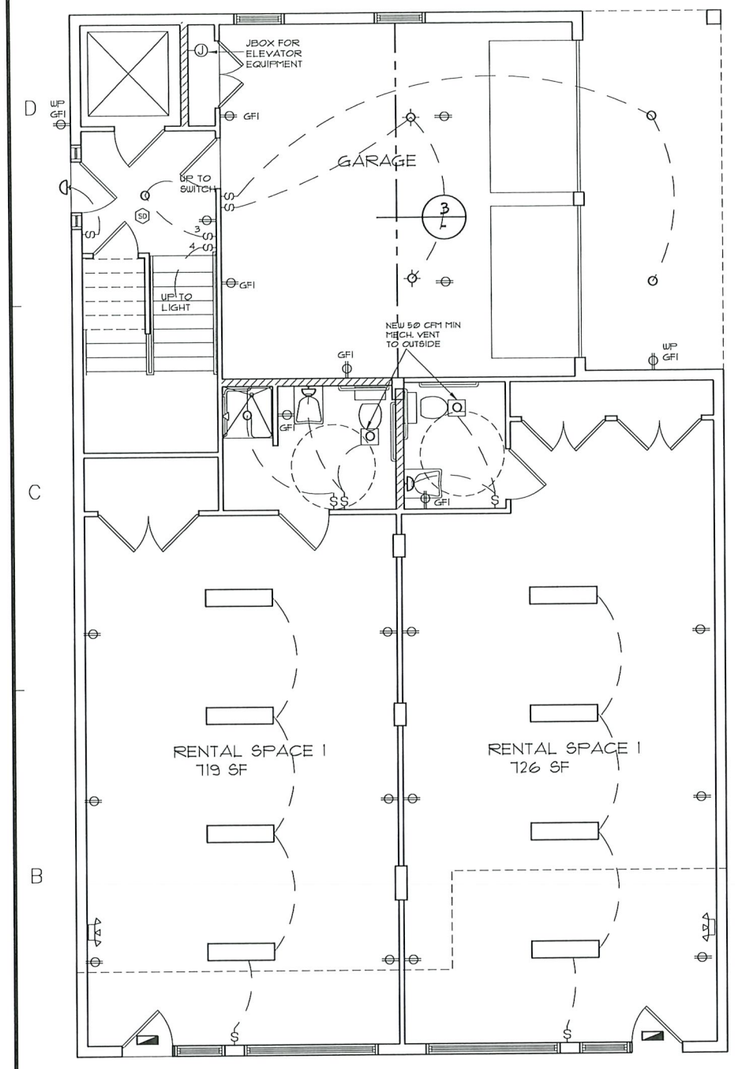
PROJ. NO. 21-103

DRAWN BY: J. REIS

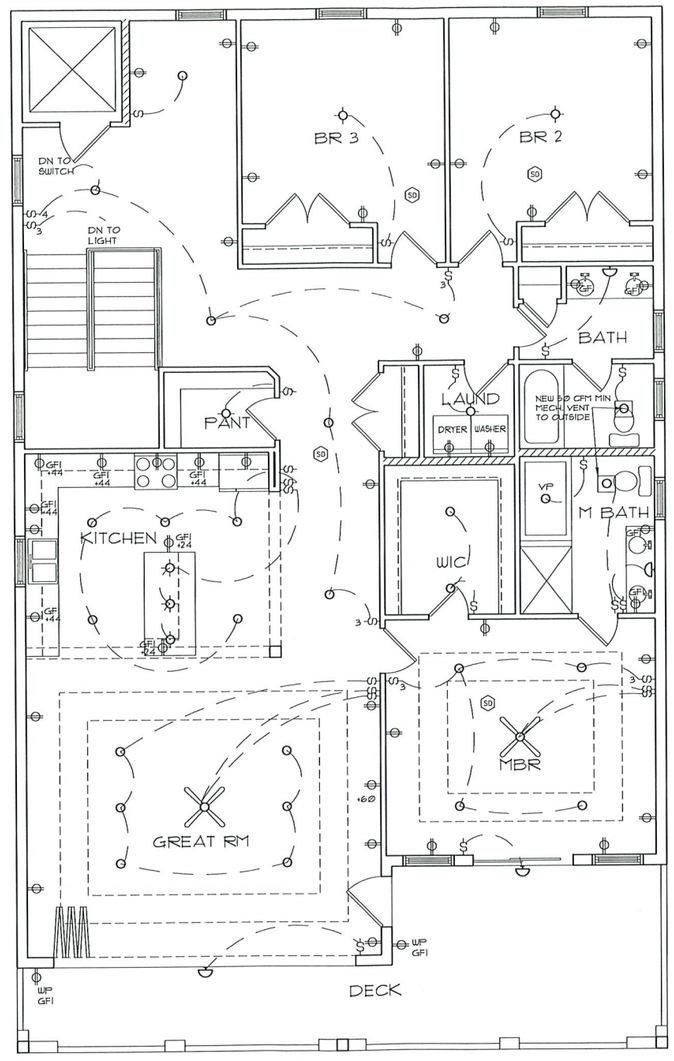
DATE: 01/06/2023

SCALE: AS NOTED

DWG. NO. A-106



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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

SYMBOL LIST

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DUPLEX OUTLET (TAMPER PROOF RECEPTACLE)
- GROUND FAULT INTERRUPT DUPLEX OUTLET
- WEATHERPROOF OUTLET (RATED WEATHER RESISTANT W/ COVER)
- CABLE T.V.
- TELEPHONE
- JUNCTION BOX
- SURFACE MOUNTED INCAN. FIXTURE
- SURFACE MOUNTED INCAN. WATERPROOF FIXTURE
- RECESSED INCAN. LIGHT FIXTURE
- WALL WASHER INCAN. LIGHT FIXTURE
- WALL MTD. INCAN. LIGHT FIXTURE
- APPROVED TYPE SMOKE DETECTOR OR CARBON MONOXIDE, 110V HARDWIRED AND INTERCONNECTED.
- FLUORESCENT/LED SURFACE MOUNTED FIXTURE
- CENTRAL VAC. OUTLET
- DECK LIGHTS
- FAN/LIGHT COMBO (MIN 50 CFM)
- EXIT LIGHT
- EMERGENCY LIGHT

NOTE:
ARC-FAULT CIRCUIT BREAKERS ON ALL NON-GFI CIRCUITS

JOSE A. REIS FL. AR-93609

REIS DESIGN GROUP, LLC

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RUMSON, NJ 07760
732-241-2223 (O)

STATE OF FLORIDA
JOSE A REIS
AR 93609
REGISTERED ARCHITECT

CONSULTANTS:

OWNER:

NO.	DATE	DESCRIPTION

REVISIONS

JOB:

MIXED USE RESIDENTIAL

901 NORTH OCEAN SHORE BLVD, FLAGLER BEACH, FL

ELECTRICAL PLANS
ISSUE FOR PERMIT SET

PROJ. NO. 21-103

DRAWN BY: J. REIS

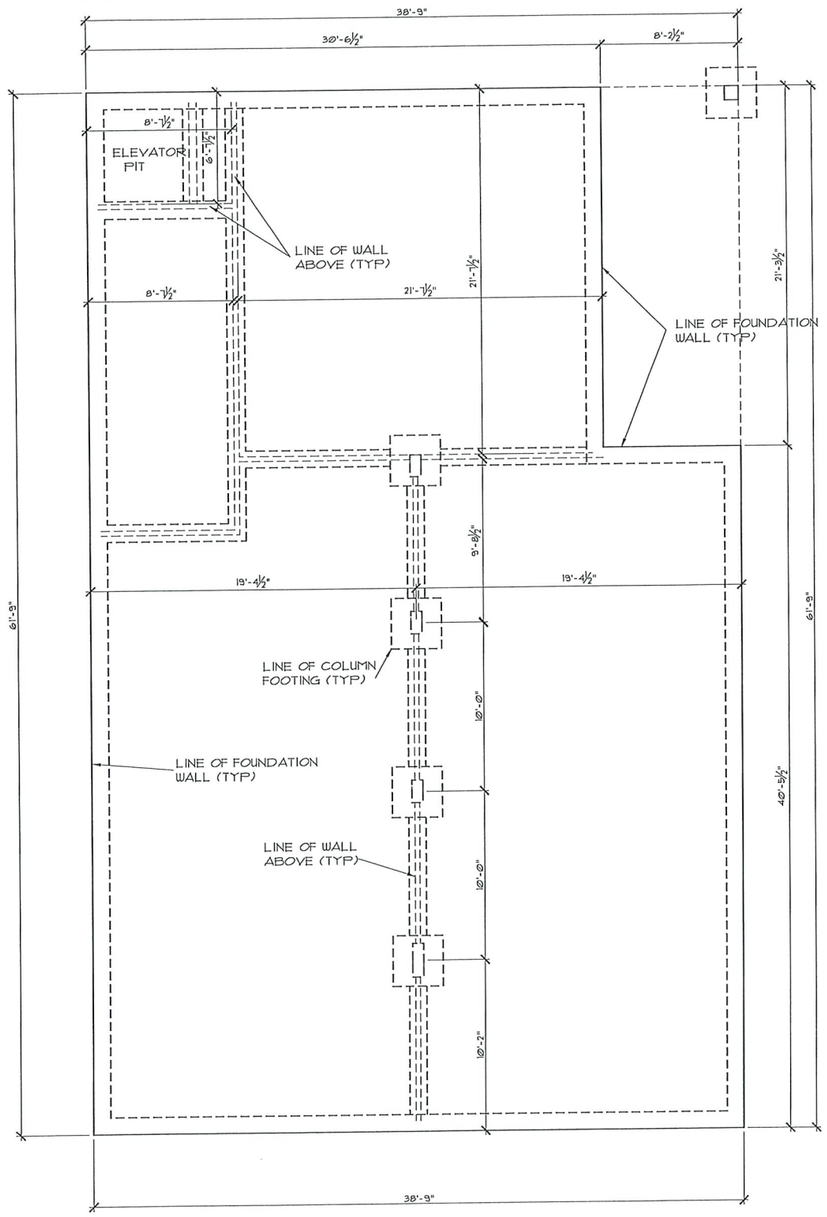
DATE: 01/06/2023

SCALE: AS NOTED

DWG. NO.

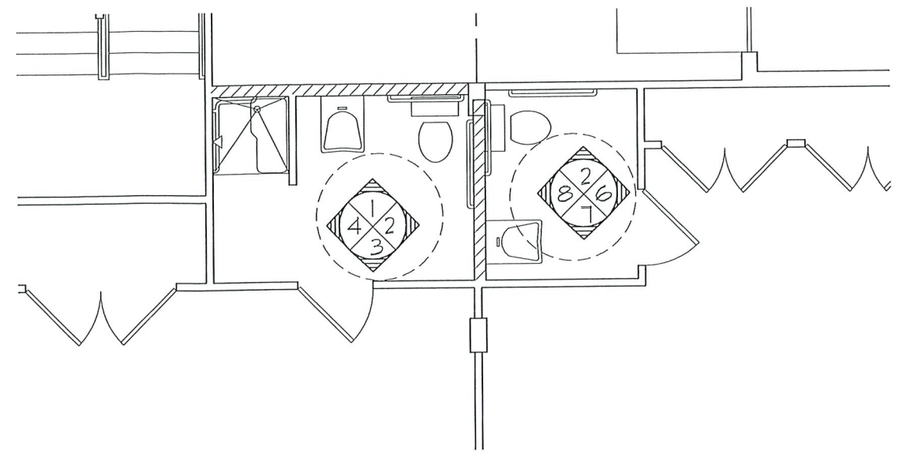
E-101

NOTE:
SEE SEPARATE ELEVATOR PLANS FOR ADDITIONAL INFORMATION

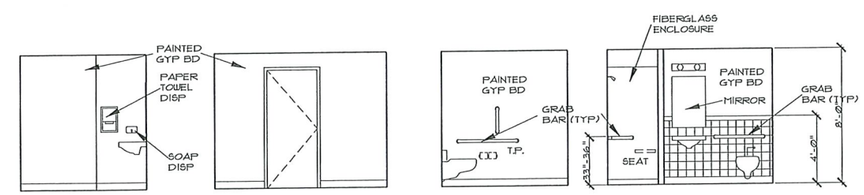


1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

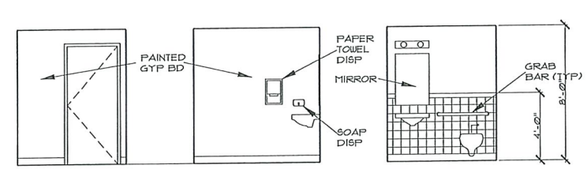
NOTE:
REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND OTHER INFORMATION



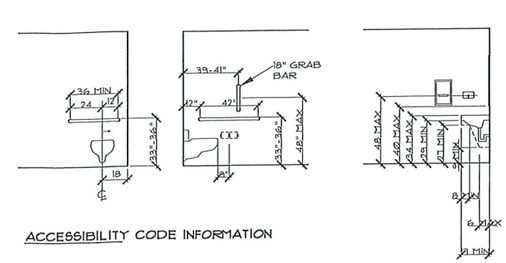
2 ENLARGED PLAN
SCALE: 3/8"=1'-0"



ELEVATION 4 ELEVATION 3 ELEVATION 2 ELEVATION 1



ELEVATION 6 ELEVATION 7 ELEVATION 8



ACCESSIBILITY CODE INFORMATION

JOSE A. REIS FL AR-93609

REIS DESIGN GROUP, LLC

41 THIRD STREET
RUMSON, NJ 07760
732-241-2223 (O)

STATE OF FLORIDA
JOSE A REIS
AR 93609
REGISTERED ARCHITECT

CONSULTANTS:

OWNER:

NO.	DATE	DESCRIPTION
REVISIONS		

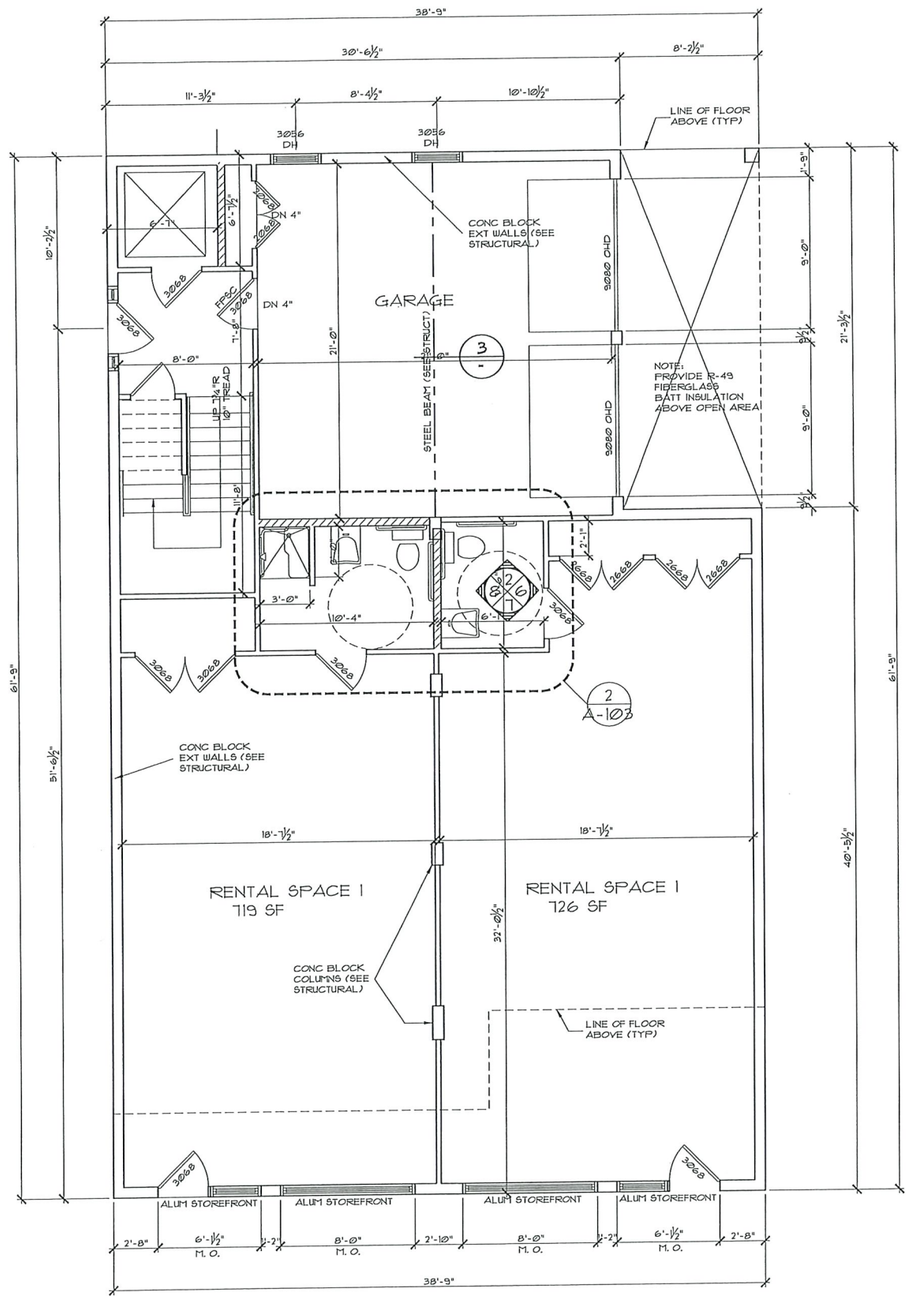
JOB:

MIXED USE RESIDENTIAL

901 NORTH OCEAN SHORE BLVD, FLAGLER BEACH, FL

FLOOR PLANS
ISSUE FOR PERMIT SET

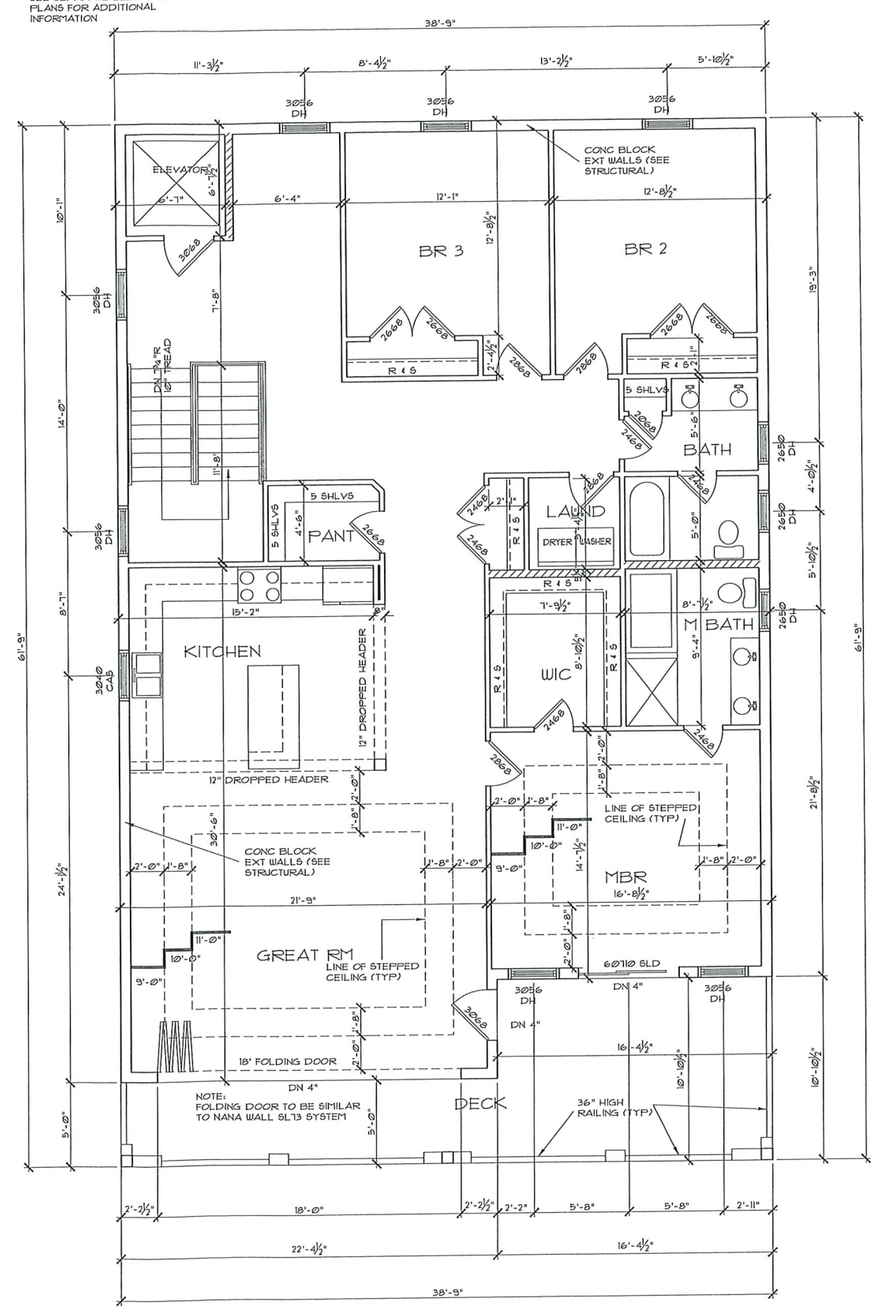
PROJ. NO. 21-103
DRAWN BY: J. REIS
DATE: 01/06/2023
SCALE: AS NOTED
DWG. NO. A-103



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE:
REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND OTHER INFORMATION

NOTE:
SEE SEPARATE ELEVATOR PLANS FOR ADDITIONAL INFORMATION



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

NOTE:
ALL EXTERIOR DOORS AND WINDOWS TO BE SIMILAR TO CWS WINDPACT PLUS, SERIES 8800 (DOORS) AND SERIES 6500 (DH WINDOWS) AND 8400 (CASEMENT)

JOSE A. REIS FL. AR-93609

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STATE OF FLORIDA
JOSE A REIS
AR 93609
REGISTERED ARCHITECT

CONSULTANTS:

OWNER:

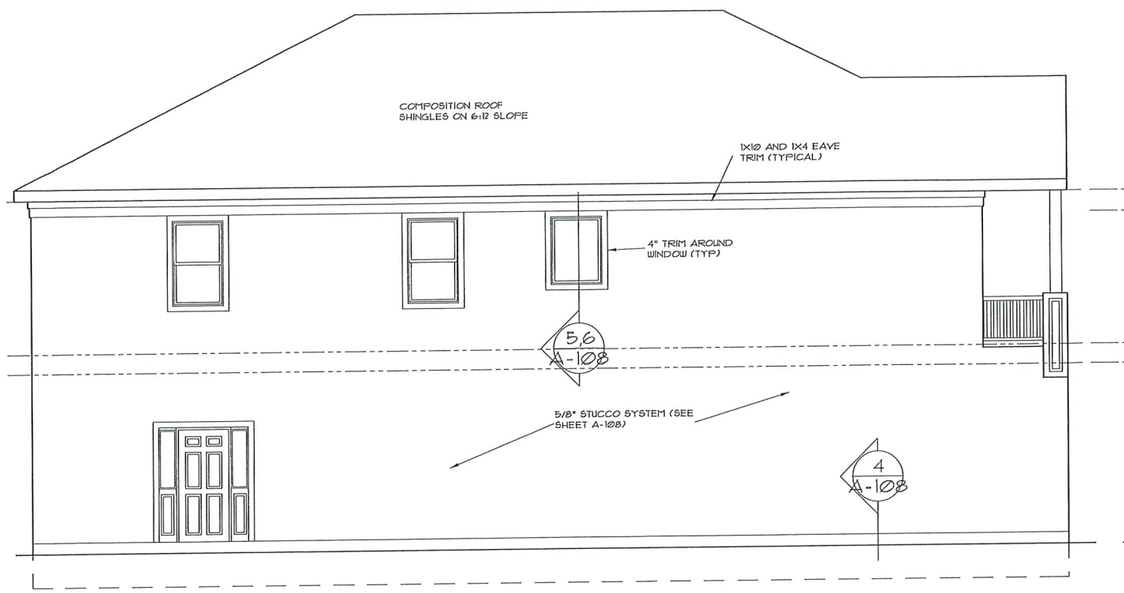
NO.	DATE	DESCRIPTION
REVISIONS		
JOB:		

MIXED USE RESIDENTIAL

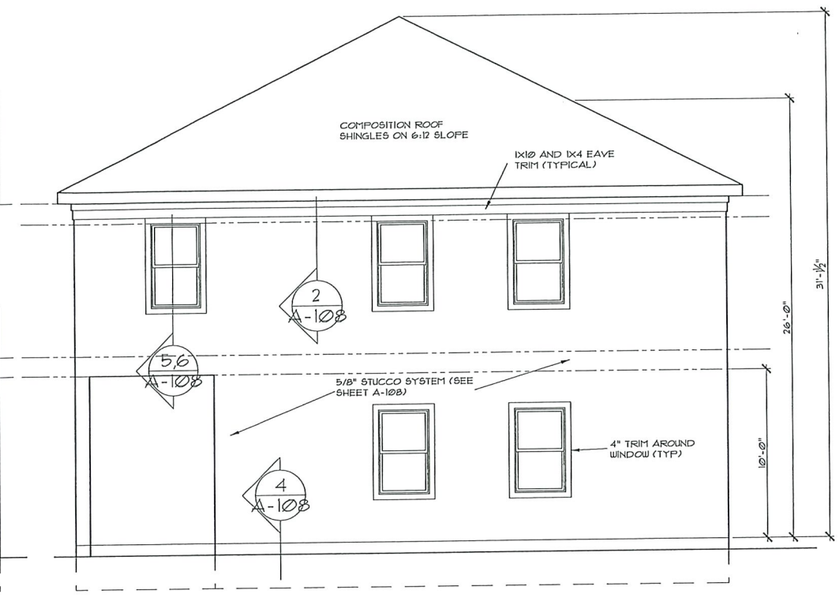
901 NORTH OCEAN SHORE BLVD, FLAGLER BEACH, FL

FLOOR PLANS
ISSUE FOR PERMIT SET

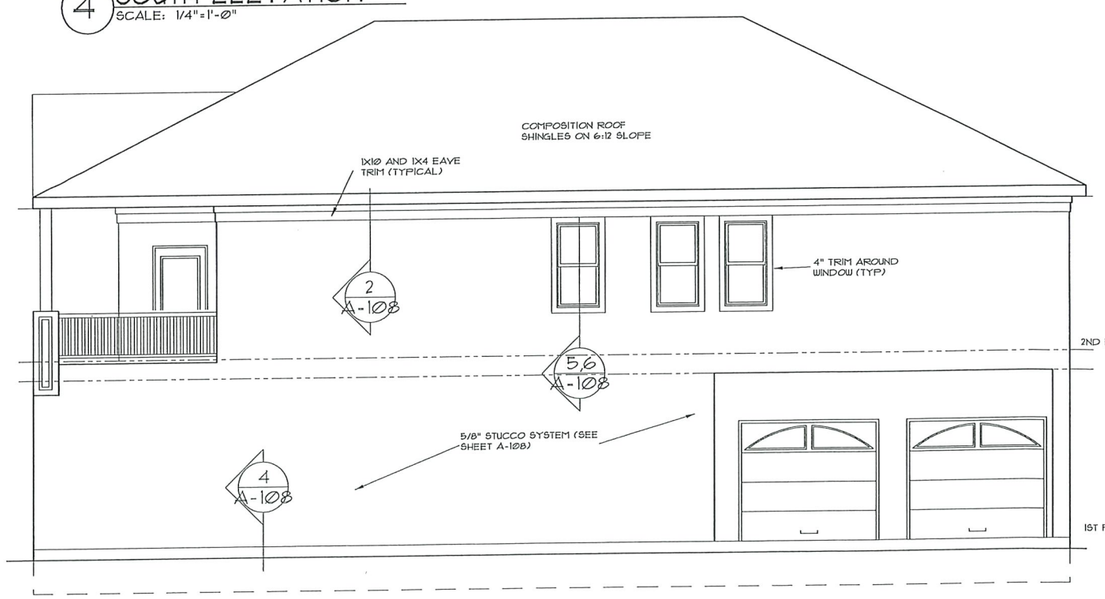
PROJ. NO. 21-103
DRAWN BY: J. REIS
DATE: 01/06/2023
SCALE: AS NOTED
DWG. NO. A-104



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



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
SCALE: 1/4"=1'-0"

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

JOSE A. REIS FL. AR-93609

REIS DESIGN GROUP, LLC

41 THIRD STREET
RUMSON, NJ 07760
732-241-2223 (O)

STATE OF FLORIDA
JOSE A REIS
AR 93609
REGISTERED ARCHITECT

CONSULTANTS:

OWNER:

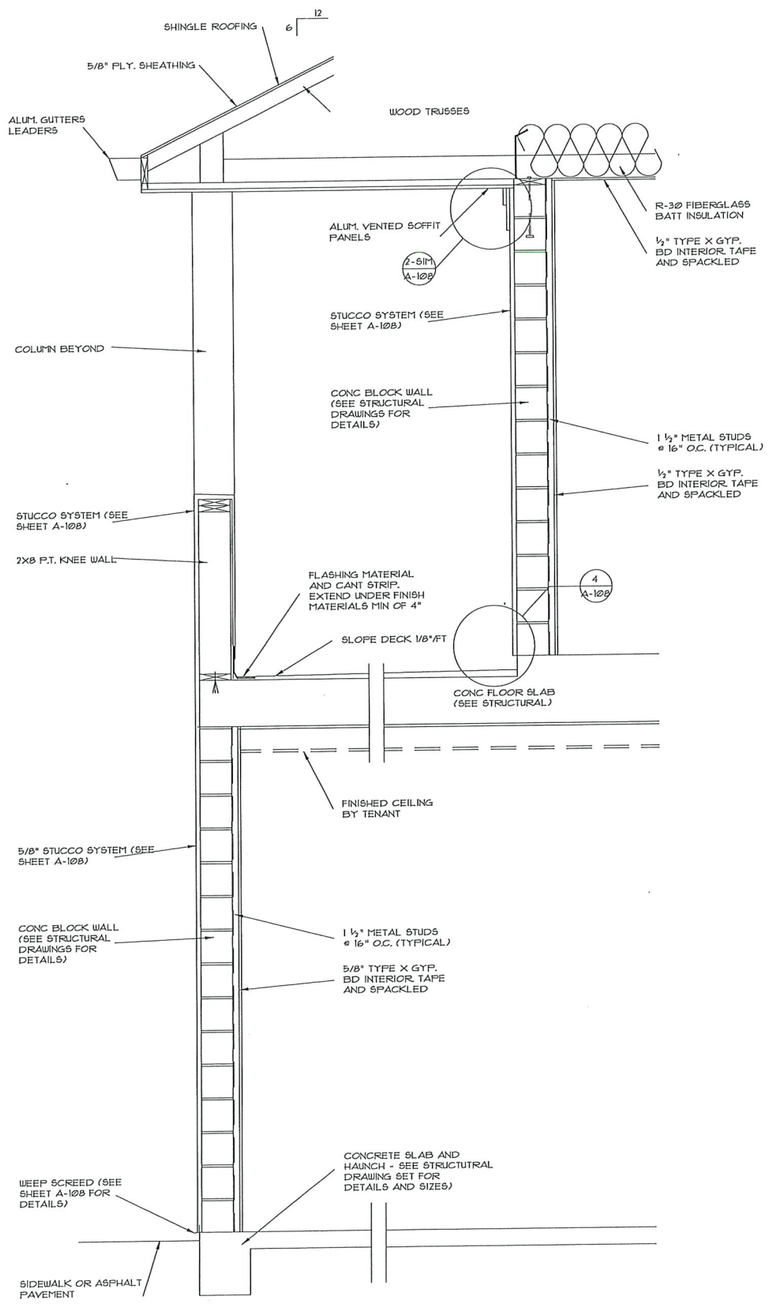
NO.	DATE	DESCRIPTION
REVISIONS		
JOB:		

MIXED USE RESIDENTIAL

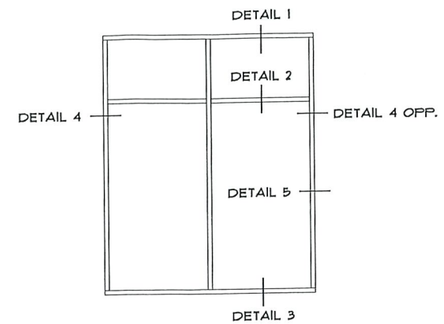
901 NORTH OCEAN SHORE BLVD, FLAGLER BEACH, FL

ELEVATIONS
ISSUE FOR PERMIT SET

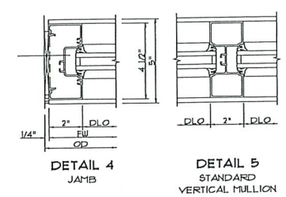
PROJ. NO. 21-103
DRAWN BY: J. REIS
DATE: 01/06/2023
SCALE: AS NOTED
DWG. NO. A-105



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

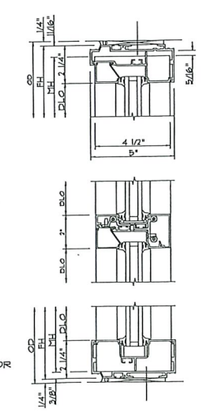


TYPICAL ELEVATION
NOT TO SCALE



DETAIL 4
JAMB

DETAIL 5
STANDARD VERTICAL MULLION



NOTE:

DETAILS ARE FOR KAWNEER 451T SYSTEM. SIMILAR SYSTEMS ARE ACCEPTABLE

2 STOREFRONT DETAILS
SCALE: N.T.S.

JOSE A. REIS FL. AR-93609

REIS DESIGN GROUP, LLC

41 THIRD STREET
RUMSON, NJ 07760
732-241-2223 (O)

STATE OF FLORIDA
JOSE A REIS
AR 93609
REGISTERED ARCHITECT

CONSULTANTS:

OWNER:

NO.	DATE	DESCRIPTION

REVISIONS

JOB:

MIXED USE RESIDENTIAL

901 NORTH OCEAN SHORE BLVD, FLAGLER BEACH, FL

ELEVATIONS
ISSUE FOR PERMIT SET

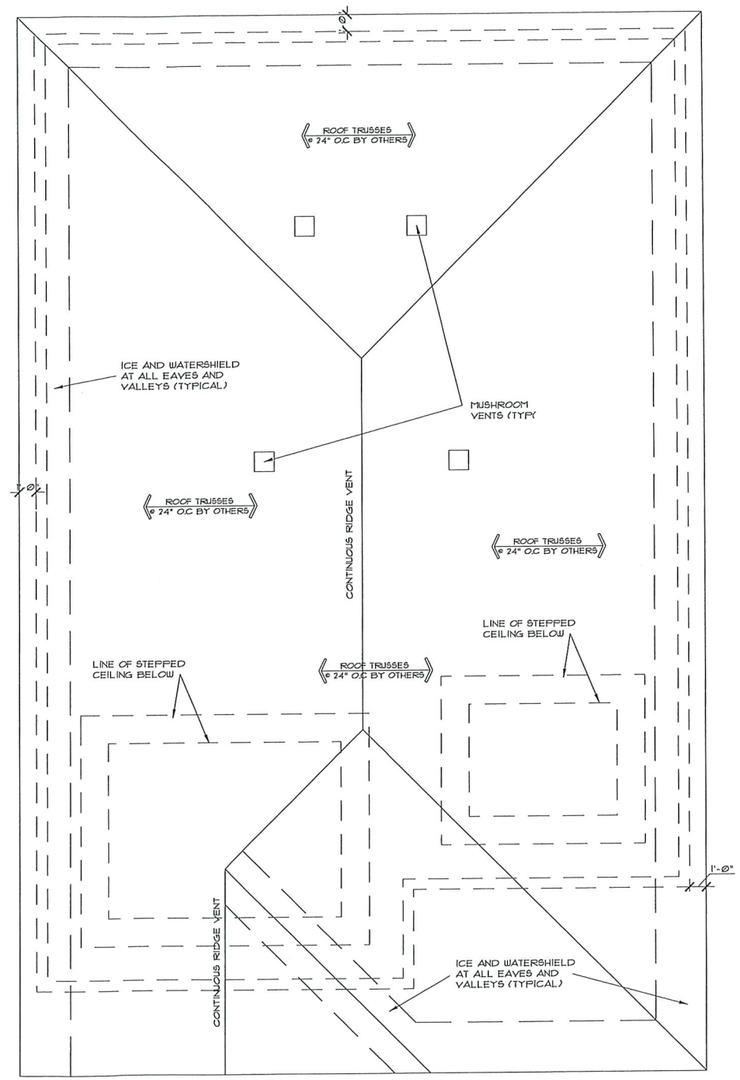
PROJ. NO. 21-103

DRAWN BY: J. REIS

DATE: 01/06/2023

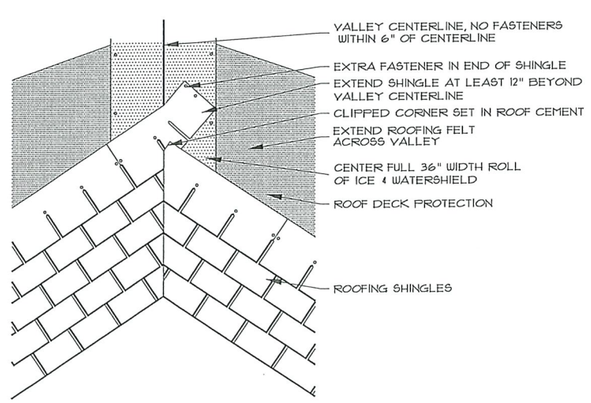
SCALE: AS NOTED

DWG. NO. A-106



NOTE:
REFER TO STRUCTURAL DRAWINGS
FOR DETAILS AND OTHER INFORMATION

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



2 VALLEY DETAIL
SCALE: 1/4"=1'-0"

MAIN ROOF VENTILATION CALCS

2,298 SF ROOF AREA (330,891 SQ IN)
1/300 = 1,103 SQ IN)

VENTILATION PROVIDED
170 LF OF SOFFIT VENT (1,188 SQ IN)
98 PERCENT OF LOW VENTILATION
26 LF OF RIDGE VENT (416 SQ IN)
4 MUSHROOM VENTS (244 SQ IN)
60 PERCENT OF HIGH VENTILATION

SOFFIT VENT = 6.40 SQ. IN. / LIN FT
RIDGE VENT = 16.0 SQ. IN. / LIN FT
MUSHROOM VENT = 61 SQ. IN.

JOSE A. REIS FL. AR-93609

REIS DESIGN GROUP, LLC

41 THIRD STREET
RUMSON, NJ 07760
732-241-2223 (O)

STATE OF FLORIDA
JOSE A REIS
AR 93609
REGISTERED ARCHITECT

CONSULTANTS:

OWNER:

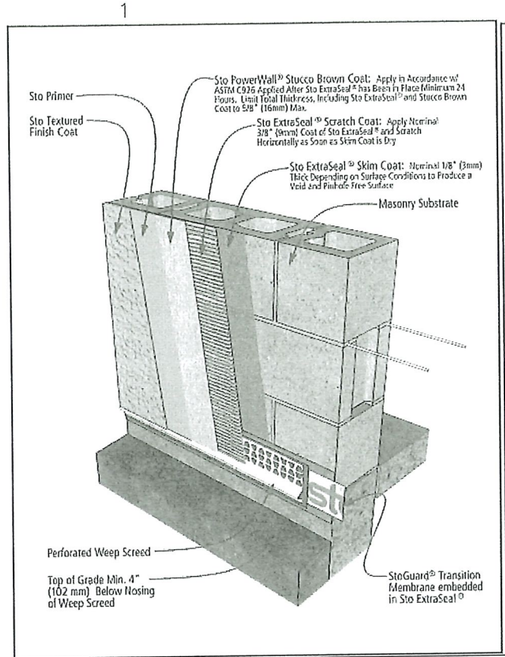
NO.	DATE	DESCRIPTION
REVISIONS		
JOB:		

MIXED USE RESIDENTIAL

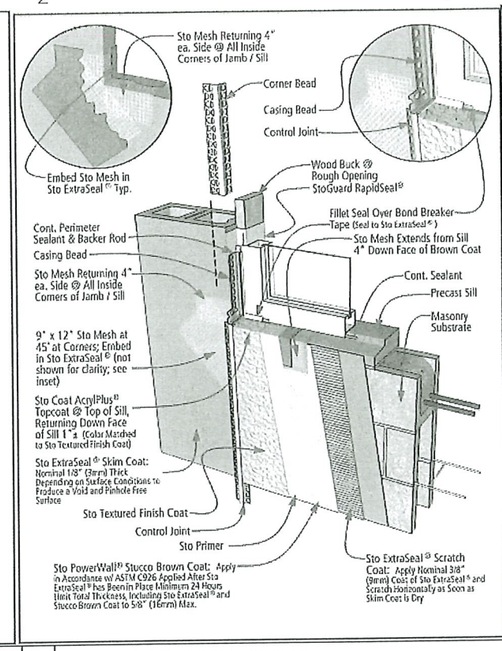
307 NORTH OCEAN SHORE BLVD, FLAGLER BEACH, FL

ROOF PLAN
ISSUE FOR PERMIT SET

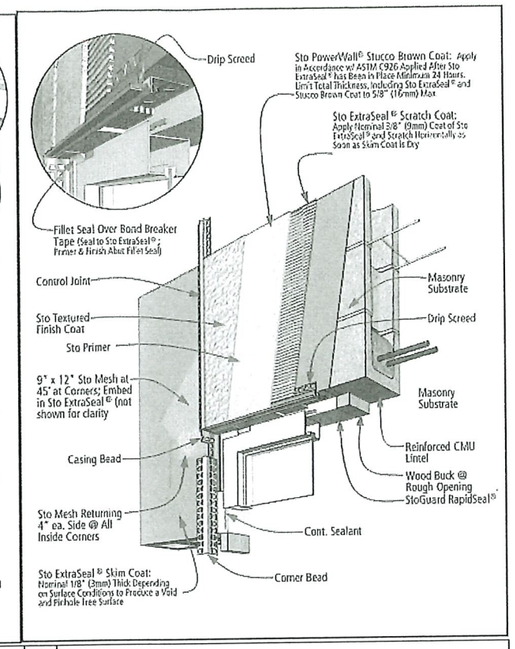
PROJ. NO.	21-103
DRAWN BY:	J. REIS
DATE:	01/06/2023
SCALE:	AS NOTED
DWG. NO.	A-107



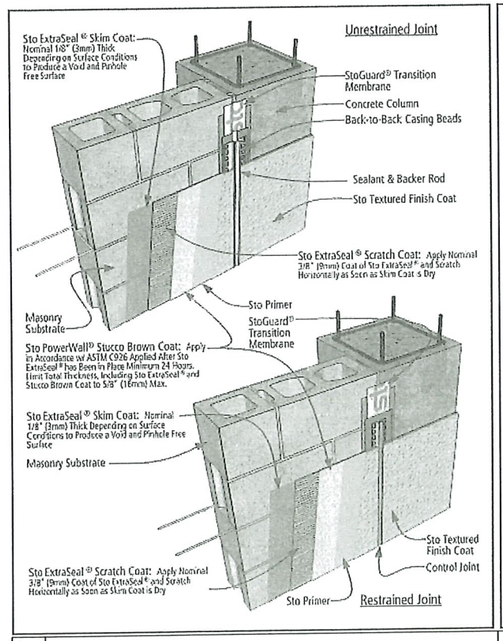
4 TERMINATION AT GRADE



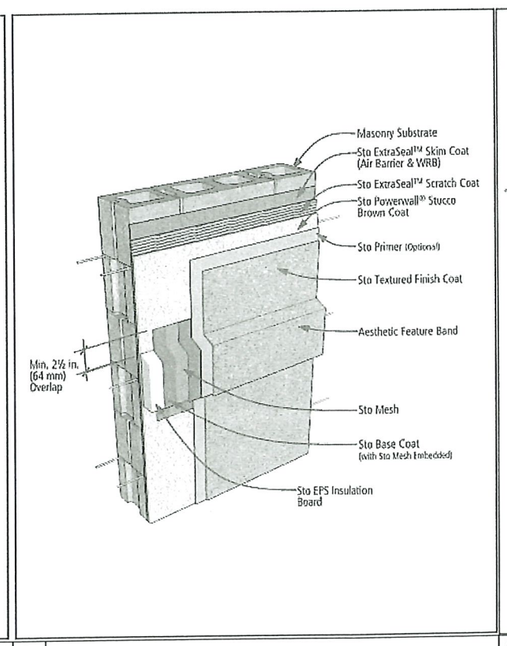
5 WINDOW JAMB/SILL DETAIL



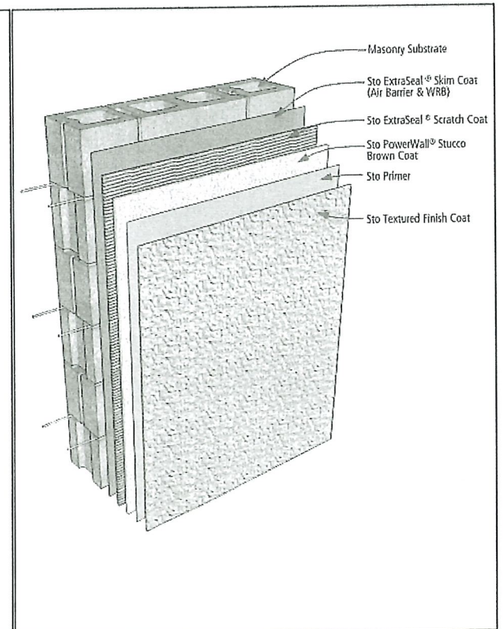
6 WINDOW HEAD DETAIL



1 JOINT DETAIL / COLUMN



2 MOLDING / BAND DETAIL



3 SYSTEM COMPONENTS

NOTES:
DETAILS ARE FOR STO STUCCO SYSTEM. OTHER SIMILAR PRODUCTS ARE ACCEPTABLE.

JOSE A. REIS FL AR-93609

REIS DESIGN GROUP, LLC

41 THIRD STREET
RUMSON, NJ 07760
732-241-2223 (O)

STATE OF FLORIDA
JOSE A REIS
AR 93609
REGISTERED ARCHITECT

CONSULTANTS:

OWNER:

NO.	DATE	DESCRIPTION
REVISIONS		
JOB:		

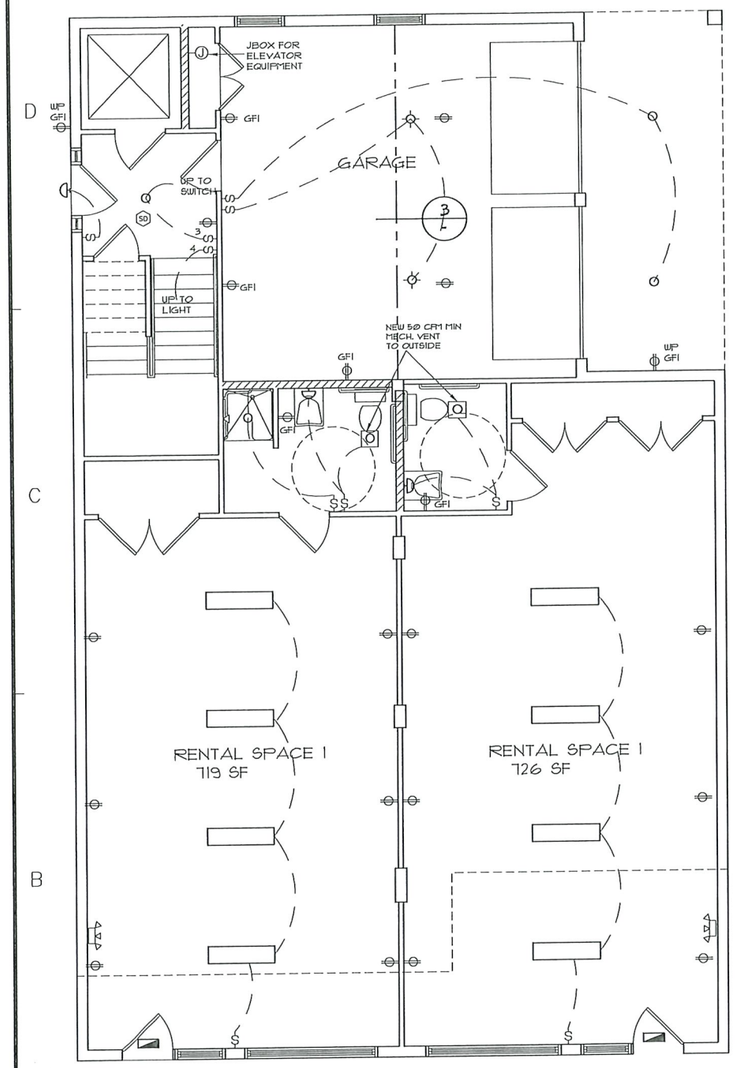
MIXED USE RESIDENTIAL

901 NORTH OCEAN SHORE BLVD, FLAGLER BEACH, FL

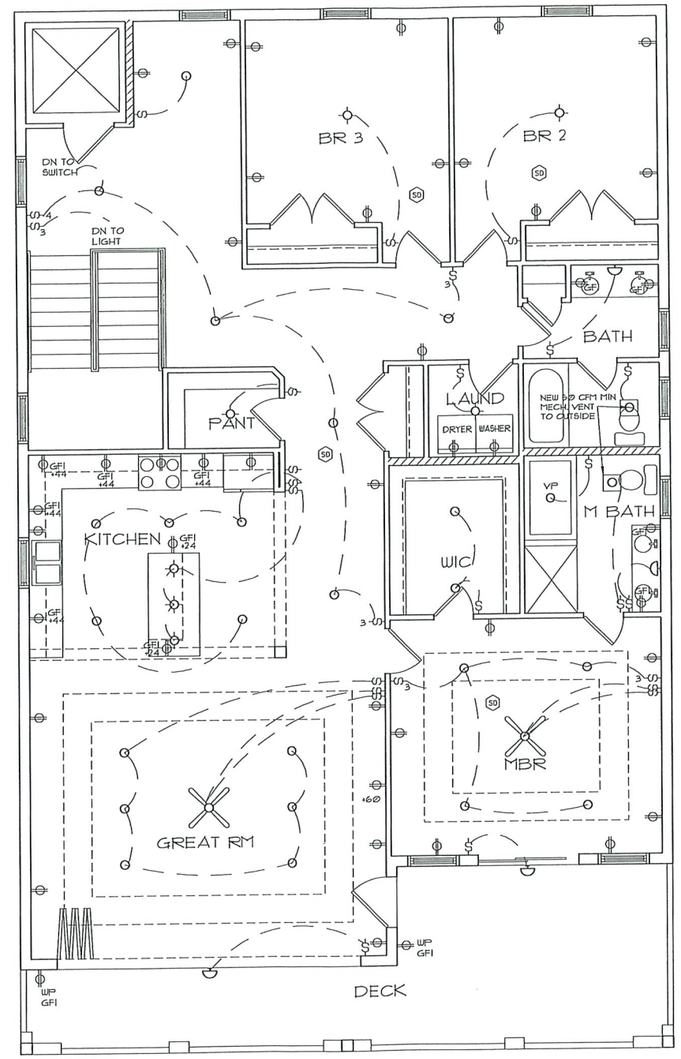
STUCCO DETAILS

ISSUE FOR PERMIT SET

PROJ. NO.	21-103
DRAWN BY:	J. REIS
DATE:	01/06/2023
SCALE:	AS NOTED
DWG. NO.	A-108



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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

SYMBOL LIST

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DUPLEX OUTLET (TAMPER PROOF RECEPTACLE)
- GROUND FAULT INTERRUPT DUPLEX OUTLET
- WEATHERPROOF OUTLET (RATED WEATHER RESISTANT W/ COVER)
- CABLE T.V.
- TELEPHONE
- JUNCTION BOX
- SURFACE MOUNTED INCAN. FIXTURE
- SURFACE MOUNTED INCAN. WATERPROOF FIXTURE
- RECESSED INCAN. LIGHT FIXTURE
- WALL WASHER INCAN. LIGHT FIXTURE
- WALL MTD. INCAN. LIGHT FIXTURE
- SD APPROVED TYPE SMOKE DETECTOR OR CARBON MONOXIDE, 110V HARDWIRED AND INTERCONNECTED.
- FLUORESCENT/LED SURFACE MOUNTED FIXTURE
- CENTRAL VAC. OUTLET
- DECK LIGHTS
- FAN/LIGHT COMBO (MIN 50 CFM)
- EXIT LIGHT
- EMERGENCY LIGHT

NOTE:
ARC-FAULT CIRCUIT BREAKERS ON ALL NON-GFI CIRCUITS

JOSE A. REIS FL. AR-93609

REIS DESIGN GROUP, LLC

41 THIRD STREET
RUMSON, NJ 07760
732-241-2223 (O)

STATE OF FLORIDA
JOSE A REIS
AR 93609
REGISTERED ARCHITECT

CONSULTANTS:

OWNER:

NO.	DATE	DESCRIPTION
REVISIONS		
JOB:		

MIXED USE RESIDENTIAL

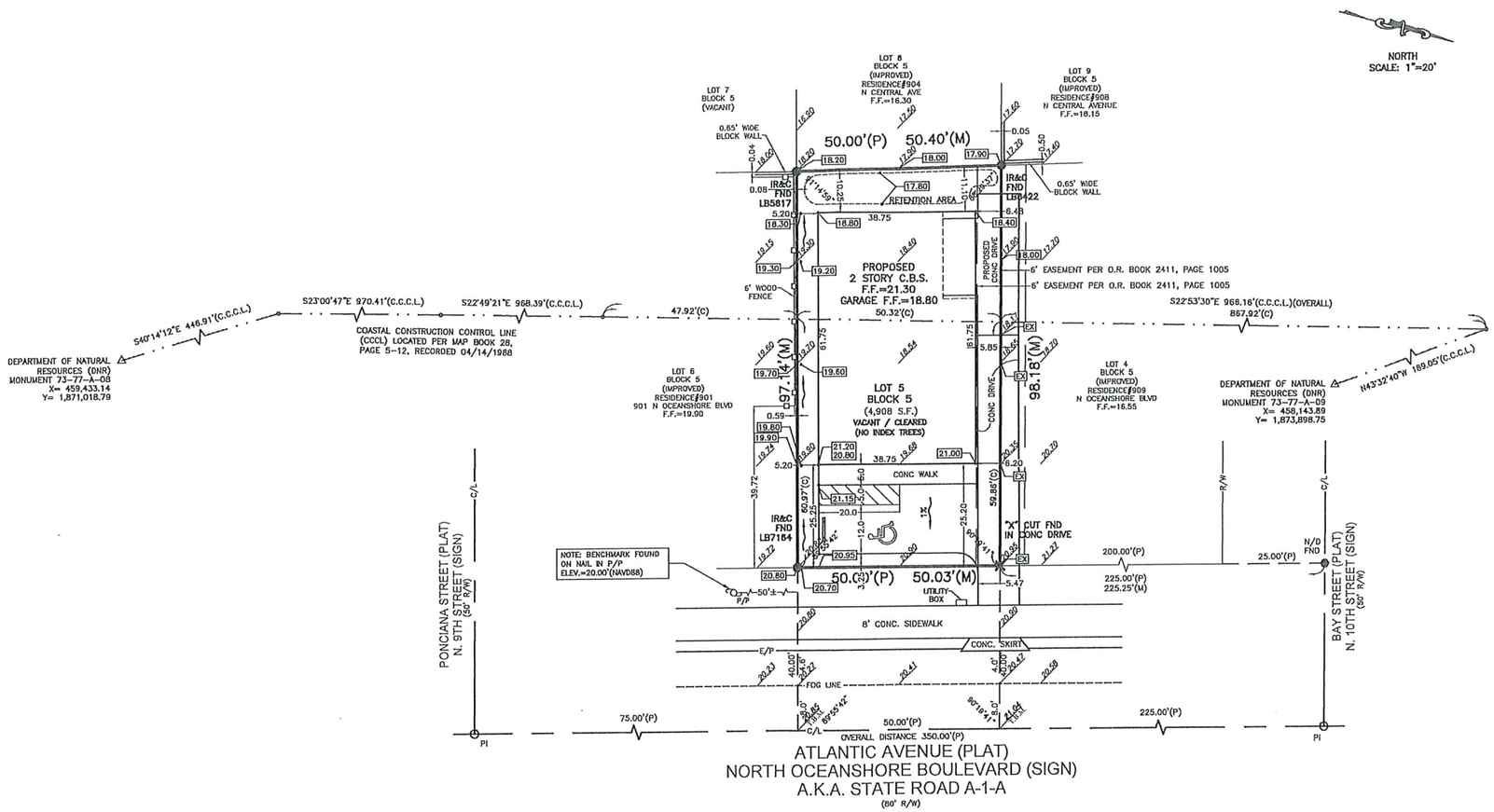
301 NORTH OCEAN SHORE BLVD, FLAGLER BEACH, FL

ELECTRICAL PLANS
ISSUE FOR PERMIT SET

PROJ. NO.	21-103
DRAWN BY:	J. REIS
DATE:	01/06/2023
SCALE:	AS NOTED
DWG. NO.	E-101

ADDRESS: 907 NORTH OCEANSHORE BOULEVARD

JOB #20-3307



REVISIONS:
REVISED SITE PLAN 11/29/22 J.D.
REVISED SITE PLAN | 02/22/23 | NJG
REVISED SITE PLAN | 03/31/23 | JAP

DESCRIPTION:

LOT 5, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, RESERVING UNTO THE GRANTOR A SIX FOOT (6') EASEMENT ALONG THE NORTHERLY LOT LINE OF LOT 5, BLOCK 5, COCHRAN PLACE SUBDMISION. TOGETHER WITH A SIX FOOT (6') EASEMENT ALONG THE SOUTHERLY LOT LINE OF LOT 4, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDMISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA COCHRAN PLACE SUBDMISION.

COASTAL CONSTRUCTION CONTROL LINE

TYPE OF SURVEY: BOUNDARY / TOPOGRAPHIC / TREE LOCATION

NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK

STANDARD SITE PLAN / GRADING NOTES

1. ALL SETBACKS, LOCATIONS, AND GRADING SHALL BE SUBMITTED TO AND APPROVED BY THE RESPECTIVE AUTHORIZING AGENCIES.
2. GUTTER SHALL BE PROVIDED TO DIRECT RUN OFF TO STORMWATER MANAGEMENT AREAS.
3. SILT FENCING PER MUNICIPAL STANDARD SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE SUBJECT PARCEL.

DRAINAGE LEGEND

0.00 EXISTING GRADE	PL= PROPERTY LINE
0.00 PROPOSED GRADE	FL= FLOW LINE
	B= BERM
	INV.= INVERT
PROPOSED FLOW ARROWS	HP= HIGH POINT
This final design is to be reviewed and approved by the city, county, or other agencies	LP= LOW POINT
	EX.= MATCH EXISTING

PREPARED FOR:
A PLUS HOME IMPROVEMENTS, LLC
306 SOUTH RAILROAD STREET
BUNNELL, FL 32110

SURVEY TYPE:	FIELD DATE	OFFICE DATE	JOB NO.	BY:
Boundary	10/15/20	11/17/20	20-3307	NJG
Site Plan	N/A	11/29/22	21-6764	J.D.
Formboard				
Foundation				
Final				

LEGEND:

		O.R.	Official Records Book	PC	Point of Curvature	C.B.S.	Concrete Block & Stucco
		PG.	Page	PRC	Point of Reverse Curvature	Conc.	Concrete
● IR	1/2" Iron Rod set "LB7872"	(D)	Deed Bearing & Distance	N.R.	Non-Radial Curve	C/S	Concrete Slab
● IR	5/8" Iron Rod found	(P)	Plat Bearing & Distance	PT	Point of Tangency	EQP	Pool Equipment Pad
● IP	1/2" Iron Pipe	(M)	Measured Bearing & Distance	PI	Point of Intersection	PEP	Pretreatment Effluent Pumping Tank
○ N/D	Nail and Disk set "LB7872"	(C)	Calculated Bearing & Distance	U.E.	Utility Easement		
● N/D	Nail and Disk found	C/L	Center Line	D.E.	Drainage Easement	O/E	Overhead Electric
⊗ POP	Permanent Control Point	E/P	Edge of Pavement	L.E.	Landscape Easement	P/P	Power Pole
□ CM	Concrete Monument set	E/R	Edge of Road	N.G.V.D.	National Geodetic Vertical Datum		Manhole
■ CM	Concrete Monument found	R/W	Right of Way	N.A.V.D.	North American Vertical Datum		Telephone Riser
PRM	Permanent Reference Monument	Δ	Delta	B.M.	Bench Mark		Cable Television Riser
FND	Found	R	Radius	T.B.M.	Temporary Bench Mark		Fiber Optic Riser
LB	Licensed Business	L	Length	TOB	Top Of Bank		Water Meter
LS	Licensed Surveyor	CB	Chord Bearing	TOE	TOE of slope		Electric Meter
PSM	Professional Surveyor & Mapper	CH	Chord Distance	F.F.	Finish Floor Elevation		Fire Hydrant
				INV.	Invert		

NOTES:

1. The entire map encompassing this survey is recorded in Map Book 1, Page 12.
2. Elevations refer to N.A.V.D. 1988 datum and reference local datum.
3. Underground improvements and utilities not located.
4. Bearings refer to C.C.C.L. data.
5. Property lies in Flood Zone "X", with reference to Map No. 12035C0232E, Effective Date: June 6, 2018. This location is based on maps prepared by the Federal Emergency Management Agency. Final location and flood zone determination rest with said agency and based on N.A.V.D. 1988 datum.
6. Description provided by client.
7. No search for encumbering instruments was made by surveyor.
8. Error of closure meets or exceeds 1:7500 feet.

SWA STEPHENSON, WILCOX & ASSOCIATES, INC. CA#27726 · LB#7672
2729 E. Moody Blvd., Ste. 202
PO Box 186 Bunnell FL 32110
Phone: 386.437.2363 · Email: info.swa@gmail.com
CIVIL ENGINEERS · LAND SURVEYORS · CONSULTANTS · PLANNERS

I hereby certify that the survey represented hereon meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 5J-17 Florida Administrative Code.

11-29-2022
Date of Field Work

DAN A. WILCOX Jr., PSM No.5749, PE No. 57633
Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

SHEET 1 of 1

\\Mycloudpr4100\pwa-01\CAD SERVER 2014NOV12\SWA\Cad Server\pdrk projects\0000-Flagler\000-PLATS\COCHRANPLACE\BLK 5, LOT 5.dwg

DESIGN CRITERIA

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
- FLORIDA BUILDING CODE - RESIDENTIAL, 7TH EDITION (2020)
- ASCE/SEI 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES"
- ASCE 24-14 "FLOOD RESISTANT DESIGN AND CONSTRUCTION"

WIND (C_d = 1.60)

WIND SPEED (MPH)	135(ULT)/ 105(ASD)
EXPOSURE CATEGORY	D
ENCLOSURE CLASSIFICATION	ENCLOSED
OCCUPANCY	RESIDENTIAL
RISK CATEGORY	II
WIND BOURNE DEBRIS	YES

SNOW (C_d = 1.15)

GROUND SNOW LOAD (p_g)	0 psf

SEISMIC (C_d = 1.60)

RISK CATEGORY	II
SEISMIC DESIGN CATEGORY (SDC)	B
SITE CLASS	D

RAIN LOAD DATA

RAIN INTENSITY, *i* (IN/HR)	4.5

FLOOR LOADING (C_d = 1.00)

	LIVE LOAD	DEAD LOAD
BALCONIES/DECKS	60 psf	90 psf
ALL OTHER AREAS	40 psf	115 psf

ROOF LOADING (C_d = 1.25)

	TC LL	TC DL	BC LL	BC DL
SHINGLE/METAL	20 psf	7 psf	10 psf *	5 psf
TILE	20 psf	15 psf	10 psf *	5 psf

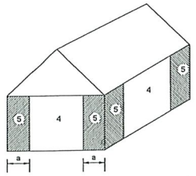
* BC LL NON-CONCURRENT W/ OTHER LL's. INCREASE BC LL TO 20psf IN ATTIC AREAS W/ STORAGE

DEFLECTION CRITERIA

FLOOR:	LL	L/360
	TL	L/240
ROOF:	LL	L/240
	TL	L/180
WALLS:	WIND	L/360 (STUCCO)
	WIND	L/240 (BRITTLE)
	WIND	L/180 (FLEXIBLE)

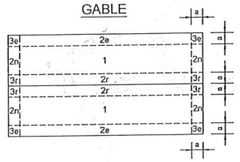
C&C DESIGN PRESSURES (ASD)

LOCATION	AREA (SF)	INTERIOR ZONE 4 (psf)		END ZONE 5 (psf)	
WALLS, WINDOWS, & DOORS	10	+32.38	-35.12	+32.38	-43.35
	20	+30.92	-33.66	+30.92	-40.43
	50	+28.99	-31.73	+28.99	-36.58
	100	+27.53	-30.27	+27.53	-33.66
	200	+26.07	-28.82	+26.07	-30.74
	1000	+24.14	-26.89	+24.14	-26.89
16FT GARAGE DOOR				+26.07	-30.74
SOFFITS		+32.38	-35.12	+32.38	-43.35
ALLOWABLE PRESSURES (ASD)=0.6*ULT					a=4FT

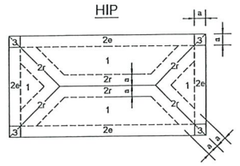


WALL ZONES (GENERIC BUILDING SHOWN)

GABLE



HIP



ROOF ZONES (GENERIC BUILDING SHOWN)

GABLE ROOF-C&C DESIGN PRESSURES (ASD)

LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 & 2e (psf)	ZONE 2n (psf)	ZONE 2r (psf)	ZONE 3e (psf)	ZONE 3r (psf)
ROOF	0-10	+19.63	-46.09	-73.53	-73.53	-73.53	-85.80
	11-20	+17.69	-46.09	-64.40	-64.40	-64.40	-72.24
	21-50	+15.11	-39.60	-52.33	-52.33	-52.33	-54.33
	51+	+13.17	-57.80	-72.01	-72.01	-72.01	-90.54
OVERHANGS	0-10	- -	-59.81	-87.25	-87.25	-103.71	-117.94
	11-20	- -	-59.81	-81.63	-81.63	-90.37	-105.87
	21-50	- -	-58.06	-74.21	-74.21	-72.73	-89.92
	50+	- -	-56.73	-68.59	-68.59	-59.39	-77.85
ALLOWABLE PRESSURES (ASD)=0.6*ULT							a=4FT

HIP ROOF-C&C DESIGN PRESSURES (ASD)

LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2e (psf)	ZONE 2r (psf)	ZONE 3 (psf)
ROOF	0-10	+24.14	-43.35	-59.81	-59.81	-59.81
	11-20	+20.84	-38.40	-53.46	-53.46	-53.46
	21-50	+16.47	-31.84	-45.07	-45.07	-45.07
	51+	+13.17	-26.89	-38.72	-38.72	-38.72
OVERHANGS	0-10	- -	-56.78	-72.07	-72.07	-86.30
	11-20	- -	-56.21	-69.24	-69.24	-77.00
	21-50	- -	-55.46	-65.49	-65.49	-64.70
	50+	- -	-54.89	-62.65	-62.65	-55.40
ALLOWABLE PRESSURES (ASD)=0.6*ULT						a=4FT

GENERAL NOTES

CONCRETE
1. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY" (2014)
2. MIXING AND DELIVERY OF CONCRETE SHALL COMPLY WITH ACI 318, ACI 301, AND ASTM C94. CONCRETE SLUMP NOT TO EXCEED 6" IN ACCORDANCE WITH ASTM C143
3. CONCRETE SHALL MEET THE MIN COMPRESSIVE STRENGTH (f'c) AT 28 DAYS AS FOLLOWS:
   a. SLABS ON GROUND AND FOOTINGS f'c = 2,500 psi
   b. STRUCTURAL WALLS, BEAMS, AND COLUMNS f'c = 3,000 psi
4. STEEL REINFORCING FOR FOOTINGS SHALL COMPLY WITH ASTM A615 DEFORMED BARS AND HAVE A MIN YIELD STRENGTH OF 40,000 psi (GRADE 40)
5. SEE FOUNDATION PLAN AND DETAILS FOR ALL ADDITIONAL CONCRETE AND REINF REQUIREMENTS AND SPECIFICATIONS
6. SLABS ON GROUND SHALL BE REINFORCED PER ONE OF THE FOLLOWING METHODS:
   a. 6x6 W1.4xW1.4 WWF SHALL PLACED IN THE MIDDLE TO UPPER THIRD OF THE SLAB, SUPPORTED AT A MAX 3FT SPACING, AND SHALL CONFORM TO ASTM A1064/A1064M. EDGES SHALL BE LAPPED A MINIMUM OF 8"
   b. SYNTHETIC FIBER REINFORCEMENT - FIBER LENGTH BETWEEN ½"-2¼". DOSAGE AMOUNTS SHALL BE 0.75-3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SHALL COMPLY W/ ASTM C116

SOILS
1. ALL SLABS ON GROUND AND FOOTINGS HAVE BEEN DESIGNED ASSUMING NON-EXPANSIVE SOIL WITH A MIN ALLOWABLE SOIL CAPACITY OF 2,000 psf
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A SOILS INVESTIGATION REPORT FROM A LICENSED GEOTECHNICAL ENGINEER AND SHALL NOTIFY EOR IF ANY SOIL CONDITIONS DIFFER FROM THE ASSUMPTIONS STATED ON THIS PLAN SET
3. FDN'S SHALL BE FULLY SUPPORTED BY UNDISTURBED NATURAL SOILS OR STRUCTURAL COMPACTED FILL FREE OF ORGANICS, DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.
4. STRUCTURAL COMPACTED FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. ALL FILL GREATER THAN 12" IN DEPTH SHALL BE INSPECTED FOR PROPER COMPACTION PRIOR TO CONCRETE POUR IN ACCORDANCE WITH ASTM D1557
5. SOILS SHALL BE TREATED FOR SUBTERRANEAN TERMITES OR BY OTHER CODE APPROVED TERMITE PREVENTION METHOD AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. SLABS ON GROUND SHALL BE PLACED OVER A MIN 6-MIL (0.006") POLYETHYLENE VAPOR RETARDER, ALL JOINTS SHALL BE LAPPED A MINIMUM OF 6"

MASONRY
1. ALL MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE CONSTRUCTED IN ACCORDANCE TO TMS 402 (2016)
2. ALL CMU SHALL CONFORM TO ASTM C90 AND BE NORMAL WEIGHT W/ MIN COMPRESSIVE STRENGTH OF 2,000 psi (f'm = 1,500 psi)
3. ALL MASONRY SHALL BE LAID IN RUNNING BOND PATTERN W/ FULL MORTAR BEDS
4. MORTAR SHALL CONFORM TO ASTM C270 AND SHALL BE TYPE M OR TYPE S WITH MIN COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS.
5. ALL GROUT USED IN MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C476. GROUT SHALL HAVE THE MIN COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS. GROUT SLUMP SHALL BE BETWEEN 8"-11"
6. STEEL REINFORCING FOR MASONRY SHALL COMPLY WITH ASTM 615 DEFORMED BARS AND HAVE A MINIMUM YIELD STRENGTH OF 40,000 psi (GRADE 40)
7. ALL MASONRY STEMWALL FOUNDATIONS AND WALL CELLS CONTAINING VERTICAL REINF SHALL BE GROUT FILLED SOLID
8. PRE-CAST LINTELS SHALL BE PROVIDED ABOVE ALL OPENINGS, TEMPORARY SHORING SHALL BE PROVIDED BY CONTRACTOR FOR ALL LINTEL SPANS 6FT OR GREATER

WOOD FRAMING
1. ALL WOOD AND WOOD-BASED PRODUCTS HAS BEEN DESIGNED IN ACCORDANCE WITH NDS FOR WOOD CONSTRUCTION AND NDS SUPPLEMENT (2018)
2. ALL STRUCTURAL SAWN LUMBER AND ENGINEERED WOOD PRODUCT SHALL BE IDENTIFIED BY GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY
3. ALL STRUCTURAL WOOD OR WOOD-BASED MEMBERS IN CONTACT WITH SOIL, CONCRETE, MASONRY, OR EXPOSED TO WEATHER SHALL BE PT ACCORDING TO AWPA U1 AND/OR AWPA M4, BASED ON INTENDED USE.
4. REFERENCE FBC2304.10.1 FOR CODE PRESCRIBED CONNECTIONS. ALL FRAMING CONNECTIONS SPECIFIED ON PLAN ARE IN ADDITION TO THESE MIN CODE REQUIREMENTS

PRE-ENGINEERED WOOD TRUSSES
1. ALL PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI 1 (2014)
2. ALL TRUSSES SHALL BE PREPARED BY A DELEGATED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND SHALL MEET OR EXCEED THE MIN DESIGN CRITERIA SPECIFIED ON THESE PLANS
3. ALL TRUSS-TO-TRUSS, MULTI-PLY TRUSS CONNECTIONS, AND BEAMS PROVIDED WITHIN THE ROOF AND/OR FLOOR SYSTEM ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER AND SHALL BE SUBMITTED FOR APPROVAL TO THE EOR PRIOR TO FABRICATION
4. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE WITH THE SBCA BCSI "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES"
5. ALL TRUSS UPLIFT REACTIONS & UPLIFT CONNECTORS REQ HAVE BEEN CALCULATED BY THE EOR, CONNECTORS SPECIFIED ON THIS PLAN SET SUPERCEDE CONNECTORS & UPLIFTS SHOWN ON TRUSS MANUFACTURER'S SHOP DRAWINGS
6. CONTACT EOR IF TRUSS CONSTRUCTION DOCUMENTS PROVIDED BY TRUSS MANUFACTURER DIFFERS FROM THE LAYOUT SHOWN ON THIS PLAN SET

ROOF, FLOOR, & WALL SHEATHING
1. ALL WOOD STRUCTURAL PANEL SHEATHING SHALL CONFORM TO DOC PS 1 OR DOC PS 2
2. PANELS SHALL BE IDENTIFIED FOR GRADE, BOND CLASSIFICATION, AND PERFORMANCE CATEGORY BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY
3. SEE FRAMING NOTES FOR SHEATHING THICKNESS, SPAN RATING, FASTENING, AND BLOCKING REQUIREMENTS
4. ALL SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION (STRENGTH AXIS) PERPENDICULAR TO SUPPORTS UNO ON PLAN

WATERPROOFING
1. DESIGN AND INSTALLATION OF ALL WATERPROOFING, FLASHING, AND ROOF/WALL COVERING ASSEMBLIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ARCHITECT OF RECORD.

NAIL SIZES

SPECIFICATION	DIAMETER (Ø)	LENGTH
8d COMMON	0.131"	2½"
RSRS-01	0.113"	2⅞"
RSRS-03	0.131"	2½"
10d x 1½"	0.148"	1½"
10d	0.131"	3"
10d COMMON	0.148"	3"
16d SINKER	0.148"	3¼"
16d COMMON	0.162"	3½"

NOTE: ALL CONNECTIONS ON PLAN SHALL BE W/ 10d, UNO

METAL CONNECTOR SCHEDULE

SIMPSON	USP	QUICK-TIE	CONNECTION AT MEMBER	ANCHORAGE
H2.5T	RT7	HA6	(5) 8d x 1½" EACH END	- -
H8	RT8A	HA8	(5) 10d x 1½" EACH END	- -
MTS12	MTW12	CSMTS12	(7) 10d x 1½" EACH END	- -
HTS20	HTW20	CSHTS20	(11) 10d x 1½" EACH END	- -
LGT3-SDS2.5	LUGT3	CSLGT3	(12) ¼"x2½" SDS (WS25) TO GIRDER	(26) 16d SINKERS TO STUDS
LGT4-SDS3	LUGT4	CSLGT4	(16) ¼"x3" SDS (WS3) TO GIRDER	(30) 16d SINKERS TO STUDS
MSTA24	MSTA24	CSMS24	(9) 10d COMMON EACH END	- -
MSTA36	MSTA36	CSMS36	(13) 10d COMMON EACH END	- -
CS18	CS20	CS18-200	(9) 10d COMMON EACH END	- -
DTT2Z	DTB-TZ	HDTT	(8) ¼" x 1½" WOOD SCREWS	½" Ø x 4½" SCREW ANCHOR OR EMBED
HTT4	HTT45	HDTT45	(18) 16d x 2½"	⅝" Ø ANCHOR W/ 6" EMBED
HTT5	HTT45	HDTT45	(26) 16d x 2½"	⅝" Ø ANCHOR W/ 6" EMBED
ABU44Z	PAU44	PBA44	(12) 16d COMMON	⅝" Ø ANCHOR W/ 7" EMBED
ABU66Z	PAU66	PBA66	(12) 16d COMMON	⅝" Ø ANCHOR W/ 7" EMBED

NOTES:
1. ALL CONNECTORS SPECIFIED PER SIMPSON STRONG-TIE "WOOD CONSTRUCTION CONNECTORS" CATALOG (2021-2023), USP "STRUCTURAL CONNECTORS," 60TH EDITION (2022), & QUICK-TIE "PRODUCT CATALOG" (FALL 2021)
2. ALL CONNECTORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
3. ANY CONNECTORS NOT SPECIFIED IN TABLE ABOVE, SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS
4. POSITIVE PLACEMENT GUN NAILS W/ EQUAL DIAMETER & MIN 2½" LONG MAY BE USED ILO COMMON NAILS ON CS18 STRAPS, MSTA STRAPS, AND ABU POST BASE ANCHORS
5. PLAN SPECIFIED CONNECTORS MAY BE SUBSTITUTED W/ EQUAL OR GREATER ALTERNATIVE AS DETERMINED BY PRODUCT MANUFACTURER
6. ALL POST-INSTALLED AND EMBED ANCHORS IN CONCRETE SHALL BE INSTALLED W/ SIMPSON SET-XP, AT-XP, QUICK-TIE QE-1, OR EQUIVALENT
7. FASTENERS, CONNECTORS, AND ACCESSORIES IN CONTACT WITH PT WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
8. IF FOR EXTERIOR USE OR WITH ACQ/CA/MCA TREATED WOOD, CONNECTORS & FASTENERS SHALL BE HOT-DIPPED GALVANIZED, G-185 (Z-MAX), OR STAINLESS STEEL

SHEET INDEX

ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
ADDT	ADDITIONAL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	THE ENGINEERED WOOD ASSOCIATION
ARCH	ARCHITECTURAL DRAWINGS
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASD	ALLOWABLE STRESS DESIGN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATR	ALL-THREAD ROD
AWPA	AMERICAN WOOD PROTECTION ASSOCIATION
BC	BOTTOM CHORD
BCSI	BUILDING COMPONENT SAFETY INFORMATION
BRG	BEARING
C&C	COMPONENTS & CLADDING
CLG	CEILING
CONC	CONCRETE
C_d	LOAD DURATION FACTOR
CONT	CONTINUOUS
CONV	CONVENTIONAL
CMU	CONCRETE MASONRY UNIT
DBL	DOUBLE
DIAG	DIAGONAL
DL	DEAD LOAD
DOC	DEPARTMENT OF COMMERCE
EOR	ENGINEER OF RECORD
EW	EACH WAY
EWP	ENGINEERED WOOD PRODUCT
f'c	CONCRETE COMPRESSIVE STRENGTH
FBC	FLORIDA BUILDING CODE
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
f'm	MASONRY COMPRESSIVE STRENGTH
FRC	FLORIDA RESIDENTIAL CODE
FT	FEET
FTG	FOOTING
GC_{pi}	INTERNAL PRESSURE COEFFICIENT
HDR	HEADER
HGT	HEIGHT
ILO	IN LIEU OF
ksi	KIPS PER SQUARE INCH
LL	LIVE LOAD
LSL	LAMINATED STRAND LUMBER (1.55E- 1¾" WIDE PLIES UNO)
LVL	LAMINATED VENEER LUMBER (2.0E- 1¾" WIDE PLIES UNO)
MAX	MAXIMUM
MIN	MINIMUM
NDS	NATIONAL DESIGN SPECIFICATION
No.	NUMBER
OC	ON CENTER
OSB	ORIENTED STRAND BOARD
PERP	PERPENDICULAR
PLT	PLATE
psf	POUNDS PER SQUARE FOOT
psi	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REINF	REINFORCEMENT
REQ	REQUIRED
RSRS	ROOF SHEATHING RING SHANK
SBCA	STRUCTURAL BUILDING COMPONENTS ASSOCIATION
SEI	STRUCTURAL ENGINEERING INSTITUTE
SF	SQUARE FEET (AREA)
SIM	SIMILAR TO DETAIL/CALLOUT
SPF	SPRUCE PINE FIR
SW	SHEARWALL
SYP	SOUTHERN YELLOW PINE
TC	TOP CHORD
TL	TOTAL LOAD
TMS	THE MASONRY SOCIETY
TOP	TOP OF PLATE
TOM	TOP OF MASONRY
TPI	TRUSS PLATE INSTITUTE
TYP	TYPICAL
ULT	ULTIMATE
UNO	UNLESS NOTED OTHERWISE
W/	WITH
W/O	WITHOUT
WSP	WOOD STRUCTURAL PANEL
WWF	WELDED WIRE FABRIC

A PLUS HOME IMPROVEMENT

907 N. OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136
FLAGLER COUNTY

PROJECT NUMBER
21-0759

SHEET NUMBER
S0.0

SHEET NAME
GENERAL NOTES

REVISIONS

DATE	DESCRIPTION

DESIGNED
BDP

REVIEWED
AKR

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11-21-2022

FOUNDATION NOTES:

SEE CONCRETE AND SOIL GENERAL NOTES SHEET S0.0 FOR ALL ADDITIONAL SPECIFICATIONS, SEE SECTIONS ON SHEET S0.0 FOR FULL FOUNDATION SECTIONS

AUGER CAST PILES

1. MINIMUM COMPRESSIVE STRENGTH — f'c= 5,000psi @ 28 DAYS
2. MINIMUM DIAMETER — 14" (SEE DETAIL A BELOW)
3. REINFORCED W/:
   a. (6) No.5 VERTICALS EVENLY SPACED -MIN 3" COVER W/ STD HOOK INTO GRADE BEAMS, TYP
   b. No.3 CIRCULAR TIES AT MAX 12" OC - TIES TO HAVE MIN 6" LAP W/ STD. HOOK AT EACH END
4. REINF SHALL BE MIN GRADE 40 AND LAPPED AS FOLLOWS:
   a. No.4 — (48) BAR DIAMETERS — MIN 24" LAP
   b. No.5 — (48) BAR DIAMETERS — MIN 30" LAP

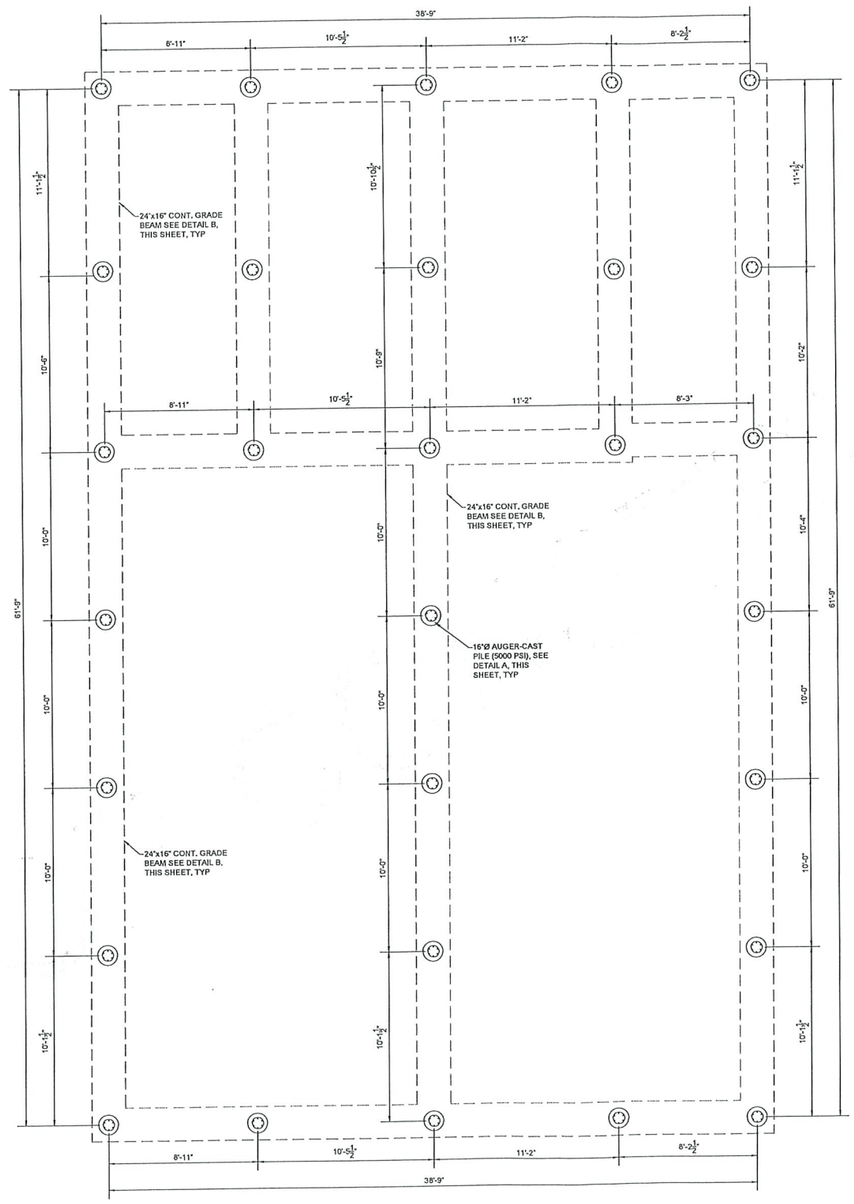
GRADE BEAMS

5. MINIMUM COMPRESSIVE STRENGTH — f'c=3,000psi @ 28 DAYS
6. SEE FOUNDATION DETAILS FOR BEAM THICKNESS, WIDTH AND REINF REQUIREMENTS & TYP DETAILS B & C THIS SHEET & SHEET S0.0
7. REINF SHALL BE MIN GRADE 40 AND LAPPED AS FOLLOWS:
   a. No.5 — (48) BAR DIAMETERS — MIN 30" LAP
   b. No. 6 — (48) BAR DIAMETERS — MIN 36" LAP
8. PROVIDE BENT BARS AT ALL CORNERS TO MATCH CORNER ANGLE, CORNER BARS SHALL EXTEND MIN 25" EACH SIDE
9. SEE SHEET S0.2 FOR ALL MASONRY WALL & PIER REINFORCEMENT REQUIREMENTS. PIER VERTICAL DOWELS TO BE INSTALLED DURING GRADE BEAM POUR.
10. ALL VERTICAL DOWELS TO HAVE STANDARD HOOK AND TIE INTO GRADE BEAM REINF
11. ALL VERTICAL DOWELS SHALL EXTEND MIN 25" OUT OF GRADE BEAM TO LAP W/ PIER VERTICAL REINF

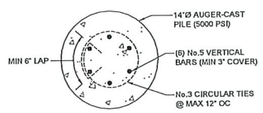
DEEP FOUNDATION DESIGN PER ASCE 24-14 "FLOOD RESISTANT DESIGN AND CONSTRUCTION"

ALL ELEVATIONS SHOWN ARE NAVD - UNO ON PLAN

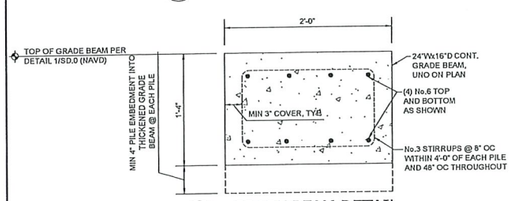
NOTE: FOUNDATION DESIGNED PER GEOTECHNICAL REPORT BY FLORIDA TESTING & ENGINEERING, INC DATED 11/14/2022
MAX ASSUMED PILE CAPACITY = 40 TONS



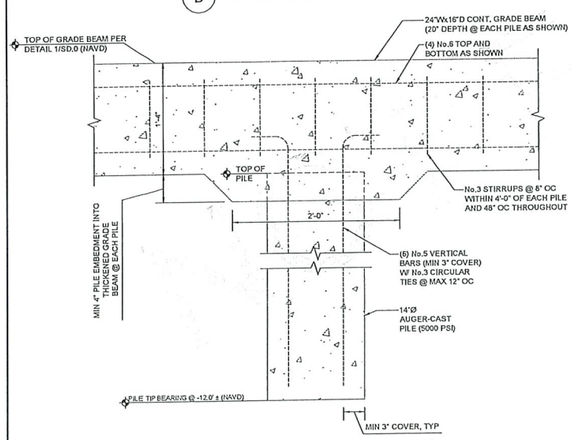
0.1 PILE LAYOUT
Scale: 1/4"=1'-0"



A AUGER-CAST PILE DETAIL



B GRADE BEAM DETAIL



C GRADE BEAM & PILE DETAIL

A PLUS HOME IMPROVEMENT

907 N. OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136
FLAGLER COUNTY

PROJECT NUMBER
21-0759

SHEET NUMBER
S0.1

SHEET NAME
PILE LAYOUT

REVISIONS

DATE	DESCRIPTION

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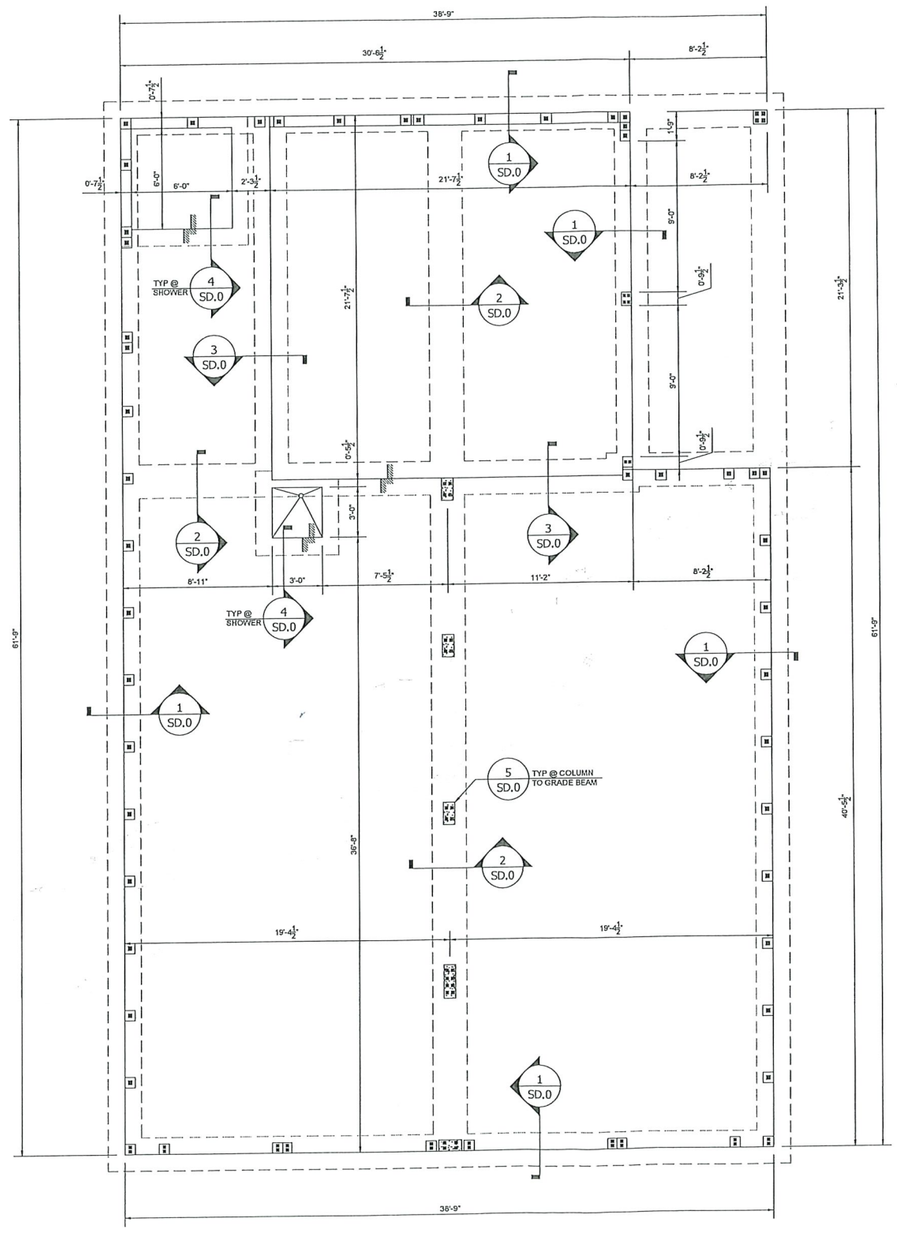
11-21-2022

FOUNDATION NOTES:

SEE CONCRETE AND SOIL GENERAL NOTES SHEET S0.0 FOR ALL ADDITIONAL SPECIFICATIONS.

STRUCTURAL SLABS

1. ALL STRUCTURAL SLABS TO BE MIN 3,000 PSI CONCRETE
2. SLABS SHALL BE MIN 8" DEPTH PER PLAN
3. REINFORCEMENT SHALL BE No.5 (GRADE 60) @ 12" OC EACH WAY, UNO ON PLAN AND BE PLACED AT LOWER PORTION OF SLAB. MIN 3" CONCRETE COVER REQUIRED AND SHALL BE LAPPED MIN 36"
4. LONGITUDINAL REINFORCEMENT TO TIE INTO GRADE BEAM W/ STANDARD HOOK @ MAX 24" OC



0.2 FOUNDATION PLAN
Scale: 1/4"=1'-0"

A PLUS HOME IMPROVEMENT

907 N. OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136
FLAGLER COUNTY

PROJECT NUMBER
21-0759

SHEET NUMBER
S0.2

SHEET NAME
FOUNDATION PLAN

REVISIONS

DATE	DESCRIPTION

DESIGNED
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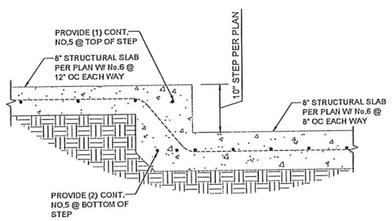
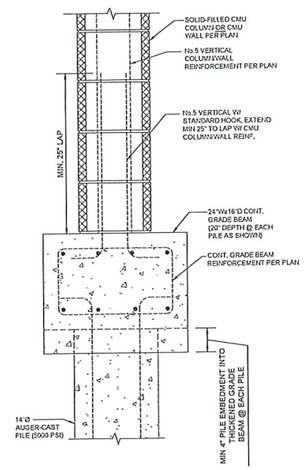
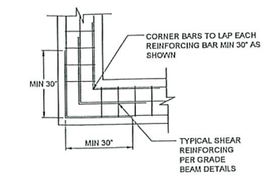


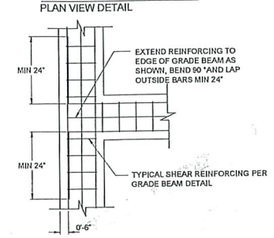
4 STEP IN STRUCTURAL SLAB @ ELEVATOR PIT



5 TYPICAL GRADE BEAM @ COLUMN/FOUNDATION WALL DETAIL

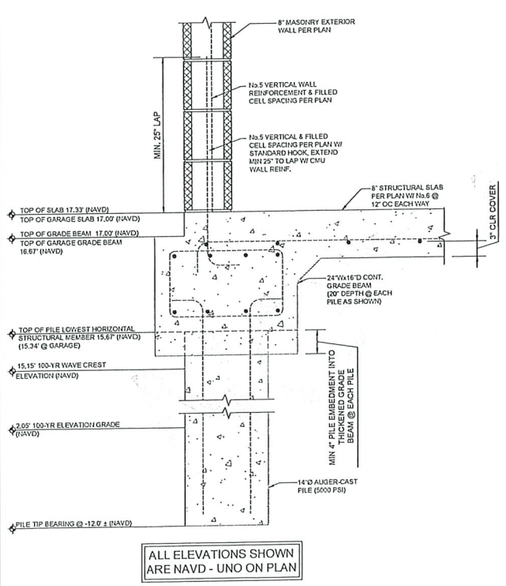


TYPICAL REINFORCING AT CORNERS
PLAN VIEW DETAIL



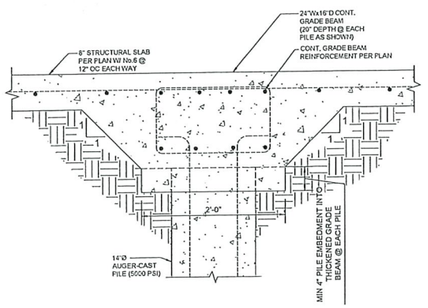
REINFORCING AT INTERSECTING BEAMS
PLAN VIEW DETAIL

6 GRADE BEAM REINFORCING DETAIL

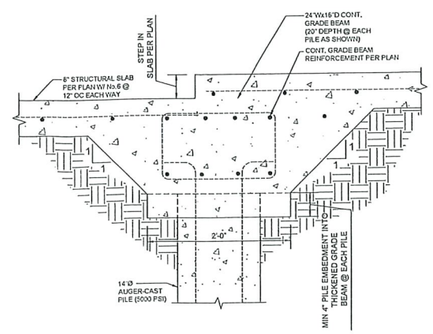


ALL ELEVATIONS SHOWN ARE NAVD - UNO ON PLAN

1 TYPICAL EXTERIOR WALL SECTION @ GARAGE (MULTI-STORY)



2 TYPICAL INTERIOR GRADE BEAM & PILE SECTION



3 TYPICAL INTERIOR GRADE BEAM & PILE SECTION W/ SLAB STEP

A PLUS HOME IMPROVEMENT

907 N. OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136
FLAGLER COUNTY

PROJECT NUMBER
21-0759

SHEET NUMBER
SD.0

SHEET NAME
FOUNDATION DETAILS

REVISIONS

DATE	DESCRIPTION

DESIGNED
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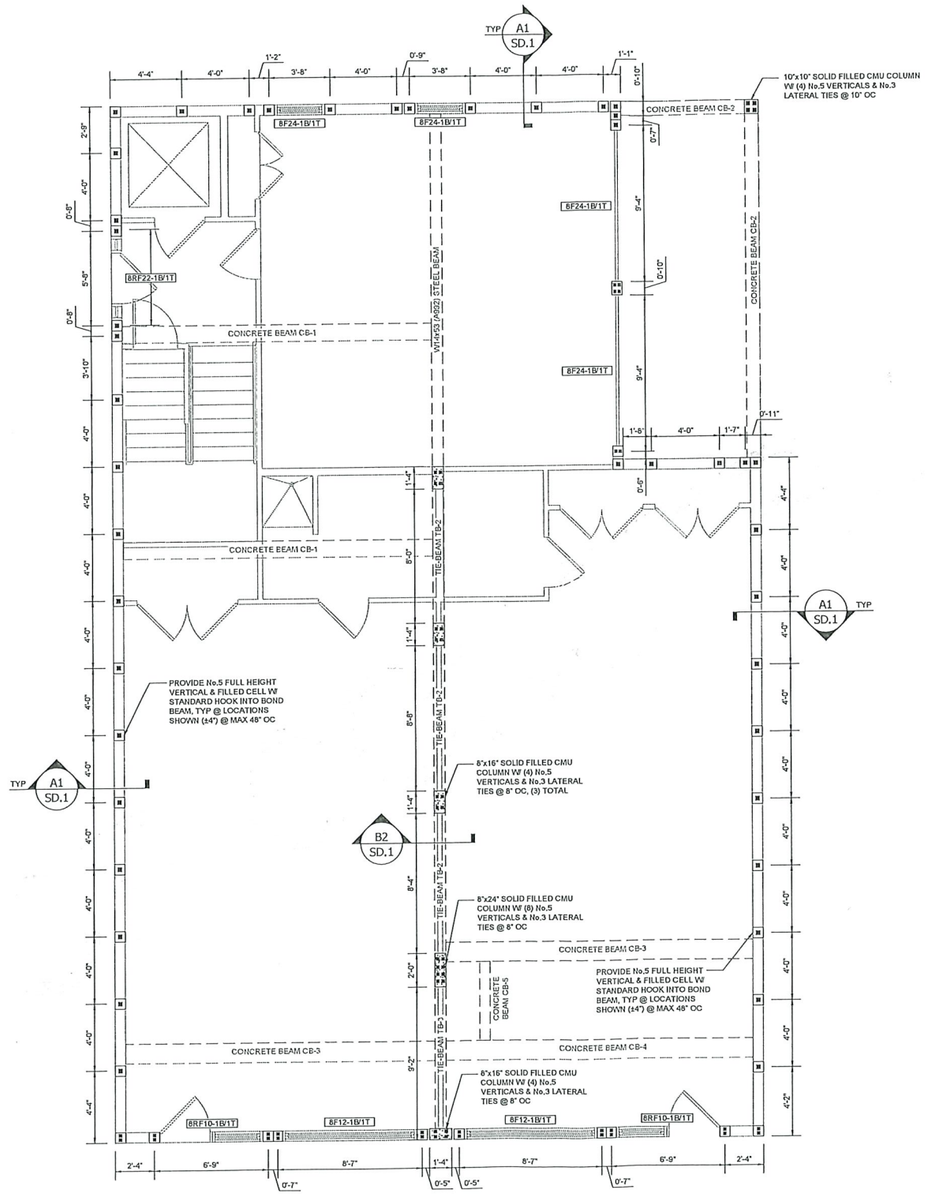
11-21-2022



1.0 1ST LEVEL FRAMING PLAN

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

FRAMING NOTES:

BOTTOM PLATE — *No.2 SYP (PT @ 1ST LEVEL)*

1. 1ST LEVEL BOTTOM PLT TO BE ANCHORED TO SLAB W/ ½"Ø x 6" LONG TITEN HD OR ½"Ø A36 (304) ATR EPOXY ANCHOR W/ NUT AND 3" SQUARE x 0.229" WASHER
2. ANCHORS TO BE INSTALLED EACH SIDE OF OPENING (MIN 6" FROM JACK/KING GROUP), WITHIN 12" OF THE PLT BREAK AND @ MAX 48" OC
3. MIN (2) ANCHORS PER PLT SEGMENT
4. 2ND LEVEL BOTTOM PLT TO RIBBON BOARD/TOP CHORD BELOW W/ 10d @ 6" OC

DOUBLE TOP PLATE — *No.2 SYP*

5. ALL TOP PLATES TO BE DOUBLED - FASTEN TOP PLATES TOGETHER W/ (2) ROWS 10d @ MAX 12" OC STAGGERED
6. END JOINTS OF DBL TOP PLT TO BE OFFSET MIN 48" AND SPLICED TOGETHER W/ MIN (2) ROWS 10d @ 6" OC STAGGERED, MIN (16) 10d ALONG SPLICE
7. LAP ALL TOP PLT AT CORNERS OF EXTERIOR WALLS AND INTERSECTIONS WITH INTERIOR LOAD BRG WALLS, FASTEN PLATES TOGETHER AT LAP W/ (3) 10d FACE-NAILS

STUDS — *No.2 SPF OR No.2 SYP*

8. ALL LOAD BEARING WALLS TO BE FRAMED W/ 2x_ STUDS @ MAX 16" OC
9. ALL NON-LOAD BEARING WALLS TO BE FRAMED W/ 2x_ STUDS @ MAX 24" OC
10. FASTEN ALL STUDS TO TOP AND BOTTOM PLT W/ MIN (4) 10d TOE-NAILS OR (3) 10d FACE-NAILS
11. FASTEN ALL MULTI-STUD GROUPS TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED

MASONRY NOTES:

MASONRY WALLS

1. ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN W/ DBL CONT. 2x8 No.2 SYP PT TOP PLATE
2. SINGLE 2x8 No.2 SYP PT TOP PLT TO BOND BEAM W/ ½"Ø x 8" LONG TITEN HD OR ½" x 8" LONG J-HOOK ANCHOR BOLT. J-HOOK ANCHOR BOLTS MAY NOT BE USED @ HOLD-DOWN CONNECTORS
3. ANCHORS TO BE INSTALLED WITHIN 12" OF THE PLT BREAK, @ ALL CORNERS AND @ MAX 48" OC.
4. MIN (2) ANCHORS PER PLT SEGMENT
5. TOP OF MASONRY WALL PER ARCH PLANS, UNO
6. (1) COURSE BOND BEAM @ TOP OF ALL WALLS (1) CONT. No.5, UNO - SEE TYPICAL DETAILS SHEET
7. ALL VERTICAL DOWELS SHALL HAVE A MIN 25" LAP AT ANY SPLICE
8. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CONCRETE WALL BELOW BOND BEAM HORIZONTAL REINF
9. SEE ARCH PLANS FOR T.O.M & OPENING HEIGHT ELEVATIONS, UNO ON PLAN
10. PRECAST MASONRY LINTEL SHALL BE INSTALLED ABOVE EACH OPENING, DEPTH PER PLAN - SEE DETAIL SHEETS FOR TYP DETAILS
11. PRECAST MASONRY SILL SHALL BE INSTALLED IN EACH WINDOW OPENING
12. FASTEN FIRST WOOD WALL STUD TO CMU WALL W/ (2) ROWS ¼"Ø x 2 ¾" TAPCONS @ 16" OC

LEGEND & SYMBOLS

HDR/BEAM

LINTEL CALLOUT

8F28-1B/1T
- LINTEL WIDTH (INCHES)
- F= FILLED, R=RECESSED
- LINTEL DEPTH (INCHES)
- No. OF BOTTOM No. 5 BARS
- No. OF TOP No. 5 BARS

No. 5 VERTICAL REINF. & FILLED CELL

A PLUS HOME IMPROVEMENT

907 N. OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136
FLAGLER COUNTY

PROJECT NUMBER
21-0759

SHEET NUMBER
S1.0

SHEET NAME
1st LEVEL FRAMING

REVISIONS

DATE	DESCRIPTION

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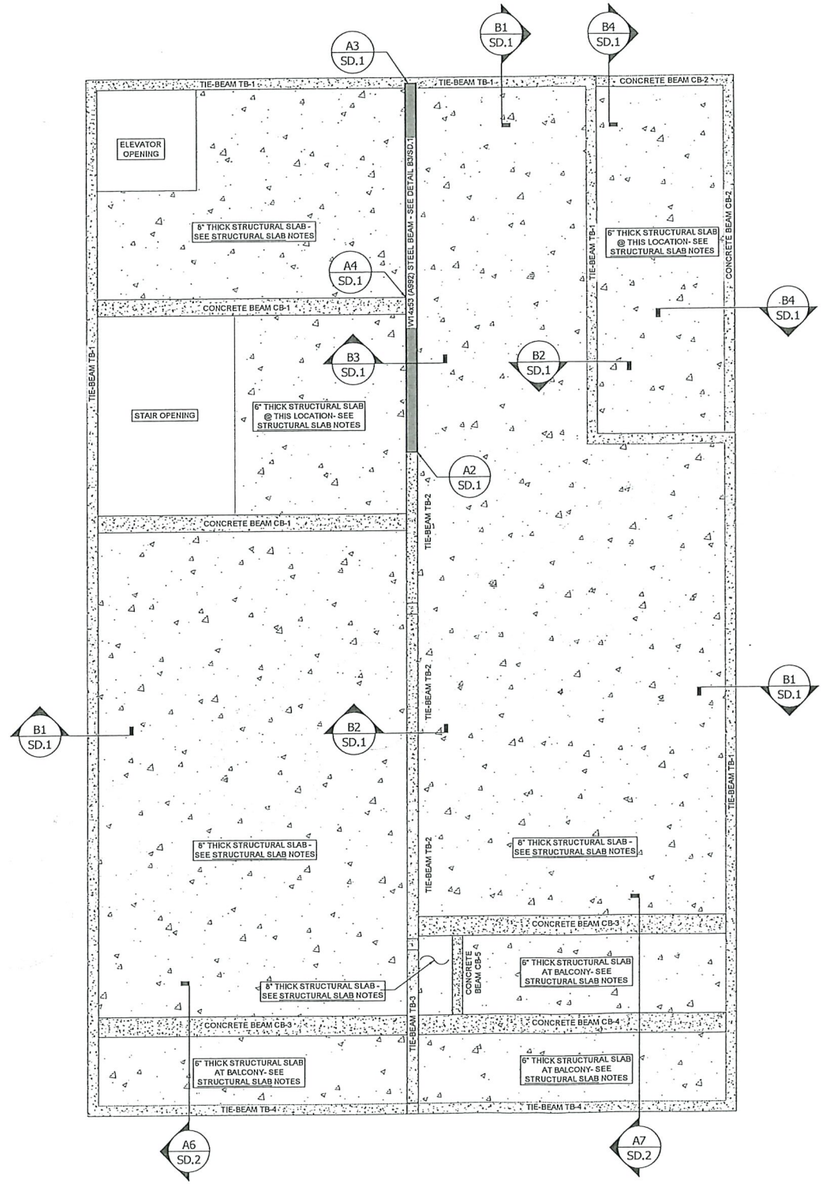


1.1 1ST LEVEL FLOOR PLAN

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

STRUCTURAL SLAB NOTES:

SEE CONCRETE AND GENERAL NOTES SHEET S0.0 FOR ALL ADDITIONAL SPECIFICATIONS.

STRUCTURAL SLAB

1. MINIMUM COMPRESSIVE STRENGTH f'c= 3,000psi AT 28 DAYS
2. MINIMUM THICKNESS 6" (UNO ON PLAN)
3. REINFORCED W No.6 BARS @ 12" OC EACH WAY LOCATED IN BOTTOM PORTION OF SLAB W/ MIN 1½" COVER, SEE PLAN
4. STEEL REINFORCEMENT FOR DECK & CONCRETE BEAMS TO HAVE A MINIMUM YEILD STRENGTH OF 60,000 psi (GRADE 60)
5. SEE DETAILS B1, B2, & B4 FOR ALL ADDITIONAL STRUCTURAL SLAB REINF. SPECIFICATIONS

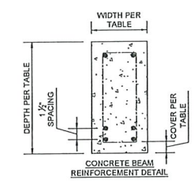
CONCRETE NOTES:

CONCRETE BEAMS

1. SEE BEAM SCHEDULES ON PLAN FOR SIZE AND REINFORCEMENT REQUIREMENTS
2. ALL REINFORCEMENT TO BE MIN 60,000 psi STEEL (GRADE 60)
3. ALL REINFORCEMENT SHALL HAVE MIN 30" LAP, WHERE APPLICABLE
4. PROVIDE (2) No.5 W/ STD. HOOK INTO ALL SUPPORTING MEMBERS
5. PROVIDE BENT BARS AT ALL CORNERS & INTERSECTIONS TO MATCH CORNER ANGLE, CORNER BARS SHALL EXTEND MIN 24" EACH SIDE
6. WHERE BEAMS SUPPORT STRUTCURAL SLABS, OVERALL BEAM DEPTH TO BE INCLUSIVE OF MINIMUM SLAB DEPTH

CONCRETE BEAM SCHEDULE

BEAM #	CONC. BEAM SIZE	TOP AND BOTTOM BARS	SHEAR REINF. (IF REQ'D)	CLEAR COVER
TB-1	8"w x 14"d	(2) #5 TOP (2) #5 BOTTOM	N/A	1½"
TB-2	8"w x 16"d	(2) #5 TOP (4) #5 BOTTOM - (2) ROWS	#3 STIRRUPS @ MAX 8" OC SPACING	1½"
TB-3	8"w x 24"d	(2) #5 TOP (4) #5 BOTTOM - (2) ROWS	#3 STIRRUPS @ MAX 6" OC SPACING	1½"
TB-4	8"w x 12"d	(2) #5 TOP (2) #5 BOTTOM	N/A	1½"
CB-1	12"w x 12"d	(2) #5 TOP (4) #5 BOTTOM - (2) ROWS	#3 STIRRUPS @ MAX 12" OC SPACING	1½"
CB-2	10"w x 22"d	(2) #5 TOP (6) #6 BOTTOM - (2) ROWS	#3 STIRRUPS @ MAX 8" OC SPACING	3"
CB-3	14"w x 14"d	(2) #5 TOP (4) #6 BOTTOM	#3 STIRRUPS @ MAX 12" OC SPACING	1½"
CB-4	14"w x 12"d	(2) #5 TOP (4) #6 BOTTOM	#3 STIRRUPS @ MAX 12" OC SPACING	1½"
CB-5	8"w x 14"d	(2) #5 TOP (2) #5 BOTTOM	#3 STIRRUPS @ MAX 12" OC SPACING	1½"



CONCRETE BEAM REINFORCEMENT DETAIL

A PLUS HOME IMPROVEMENT

907 N. OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136
FLAGLER COUNTY

PROJECT NUMBER
21-0759

SHEET NUMBER
S1.1

SHEET NAME
1st LEVEL FLOOR

REVISIONS

DATE	DESCRIPTION

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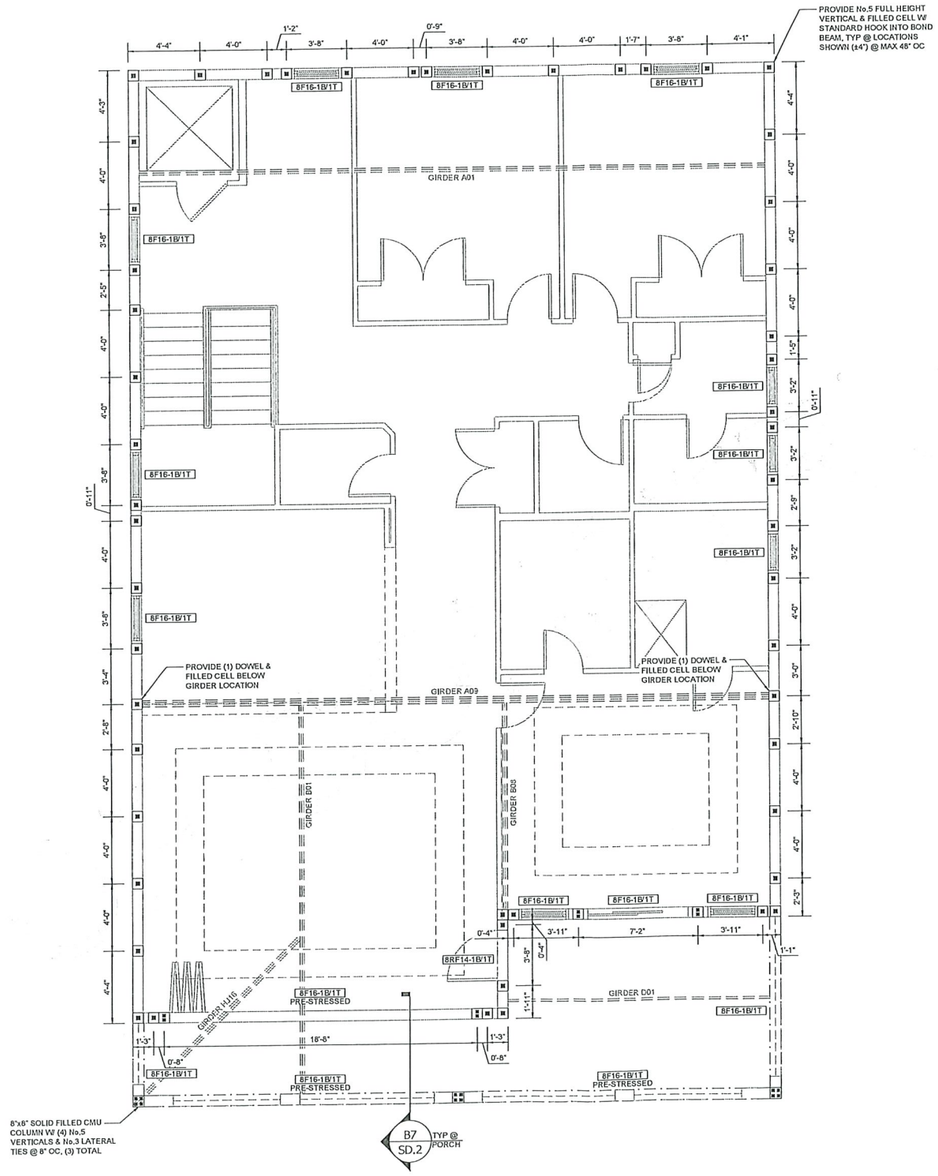

2.0 2ND LEVEL FRAMING PLAN

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

FRAMING NOTES:

BOTTOM PLATE *No.2 SYP (PT @ 1ST LEVEL)*

1. 1ST LEVEL BOTTOM PLT TO BE ANCHORED TO SLAB W/ ½"Ø x 6" LONG TITEN HD OR ½"Ø A36 (36ksi) ATR EPOXY ANCHOR W/ NUT AND 3" SQUARE x 0.229"
2. ANCHORS TO BE INSTALLED EACH SIDE OF OPENING (MIN 6" FROM JACK/KING GROUP), WITHIN 12" OF THE PLT BREAK AND @ MAX 48" OC
3. MIN (2) ANCHORS PER PLT SEGMENT
4. 2ND LEVEL BOTTOM PLT TO RIBBON BOARD/TOP CHORD BELOW W/ 10d @ 6" OC

DOUBLE TOP PLATE *No.2 SYP*

5. ALL TOP PLATES TO BE DOUBLED - FASTEN TOP PLATES TOGETHER W/ (2) ROWS 10d @ MAX 12" OC STAGGERED
6. END JOINTS OF DBL TOP PLT TO BE OFFSET MIN 48" AND SPLICED TOGETHER W/ MIN (2) ROWS 10d @ 6" OC STAGGERED, MIN (16) 10d ALONG SPLICE
7. LAP ALL TOP PLT AT CORNERS OF EXTERIOR WALLS AND INTERSECTIONS WITH INTERIOR LOAD BRG WALLS, FASTEN PLATES TOGETHER AT LAP W/ (3) 10d FACE-NAILS

STUDS *No.2 SPF OR No.2 SYP*

8. ALL LOAD BEARING WALLS TO BE FRAMED W/ 2x_ STUDS @ MAX 16" OC
9. ALL NON-LOAD BEARING WALLS TO BE FRAMED W/ 2x_ STUDS @ MAX 24" OC
10. FASTEN ALL STUDS TO TOP AND BOTTOM PLT W/ MIN (4) 10d TOE-NAILS OR (3) 10d FACE-NAILS
11. FASTEN ALL MULTI-STUD GROUPS TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED

MASONRY NOTES:

MASONRY WALLS

1. ALL MASONRY UNITS SHALL BE 8" NOMINAL WIDTH AND LAID IN RUNNING BOND PATTERN W/ DBL CONT. 2x8 No.2 SYP PT TOP PLATE
2. SINGLE 2x8 No.2 SYP PT TOP PLT TO BOND BEAM W/ ½"Ø x 8" LONG TITEN HD OR ½" x 8" LONG J-HOOK ANCHOR BOLT, J-HOOK ANCHOR BOLTS MAY NOT BE USED @ HOLD-DOWN CONNECTORS
3. ANCHORS TO BE INSTALLED WITHIN 12" OF THE PLT BREAK, @ ALL CORNERS AND @ MAX 48" OC,
4. MIN (2) ANCHORS PER PLT SEGMENT
5. TOP OF MASONRY WALL PER ARCH PLANS, UNO
6. (1) COURSE BOND BEAM @ TOP OF ALL WALLS (1) CONT. No.5, UNO - SEE TYPICAL DETAILS SHEET
7. ALL VERTICAL DOWELS SHALL HAVE A MIN 25" LAP AT ANY SPLICE
8. VERTICAL REINF TO HAVE STANDARD HOOK AND TIE INTO CONCRETE WALL BELOW BOND BEAM HORIZONTAL REINF
9. SEE ARCH PLANS FOR T.O.M. & OPENING HEIGHT ELEVATIONS, UNO ON PLAN
10. PRECAST MASONRY LINTEL SHALL BE INSTALLED ABOVE EACH OPENING, DEPTH PER PLAN - SEE DETAIL SHEETS FOR TYP DETAILS
11. PRECAST MASONRY SILL SHALL BE INSTALLED IN EACH WINDOW OPENING
12. FASTEN FIRST WOOD WALL STUD TO CMU WALL W/ (2) ROWS ¼"Ø x 2 ¾" TAPCONS @ 16" OC

LEGEND & SYMBOLS

HDR/BEAM

LINTEL CALLOUT

LINTEL WIDTH (INCHES)
F= FILLED, R=RECESSED
LINTEL DEPTH (INCHES)
No. OF BOTTOM No. 5 BARS
No. OF TOP No. 5 BARS

8F-28-1B/1T

No. 5 VERTICAL REINF. & FILLED CELL

A PLUS HOME IMPROVEMENT

907 N. OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136
FLAGLER COUNTY

PROJECT NUMBER
21-0759

SHEET NUMBER
S2.0

SHEET NAME
2nd LEVEL FRAMING

REVISIONS

DATE	DESCRIPTION

DESIGNED
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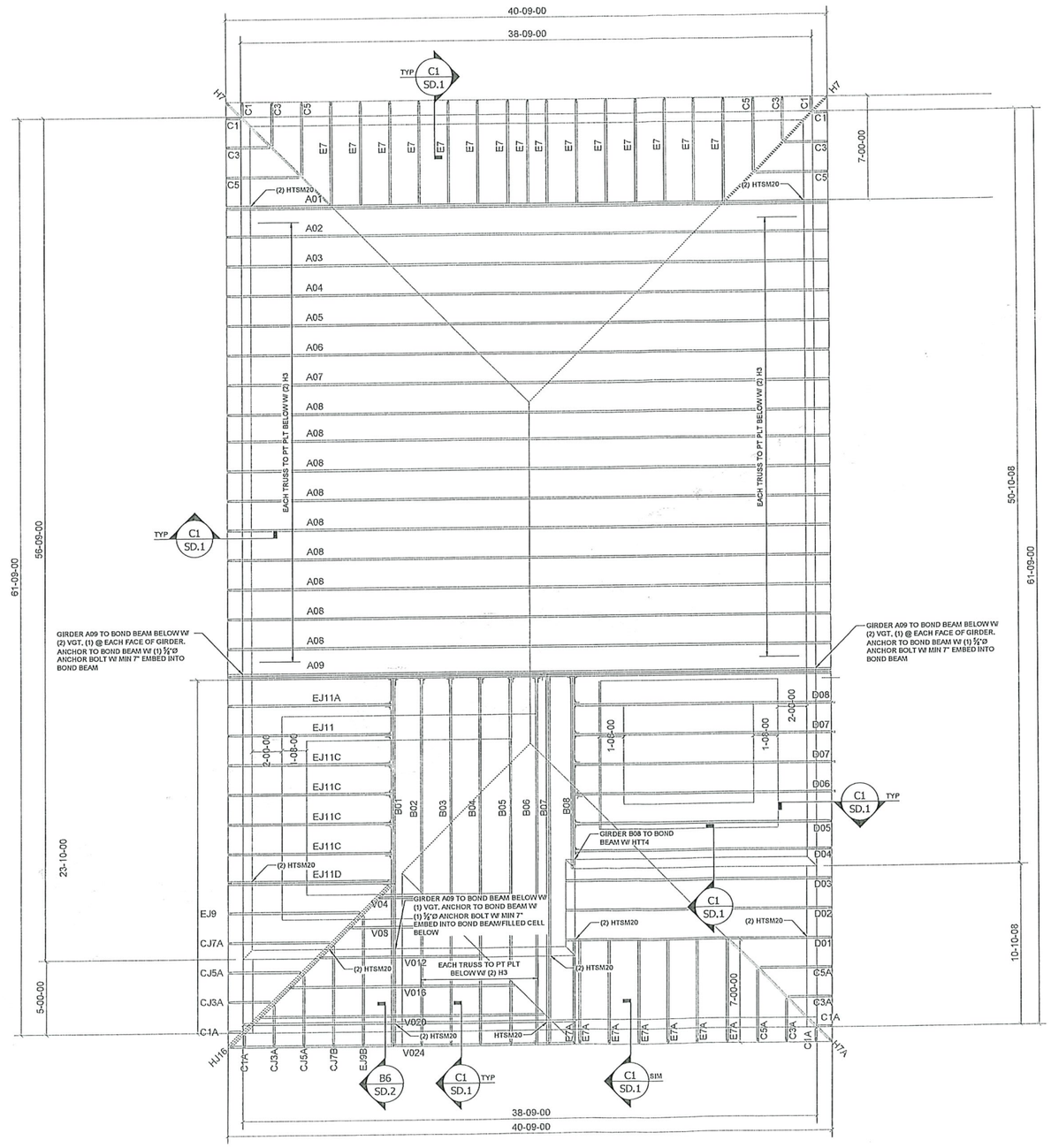
11-21-2022



2.1 2ND LEVEL ROOF PLAN

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

TRUSS FRAMING NOTES:

ROOF TRUSSES

1. FASTEN ALL ROOF TRUSSES TO TOP PLT/BEAM W/ (3) 10d TOE-NAILS
2. SEE TRUSS PLAN AND TYPICAL WALL SECTIONS, SHEET SD.1, FOR ALL ADDITIONAL UPLIFT CONNECTIONS REQ
3. TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE W/ THE SBCA BCSI GUIDE

ROOF SHEATHING

4. SHEATH ROOF FRAMING PER THE FOLLOWING SPECIFICATIONS, SHEATHING SHALL BE INSTALLED W/ LONG DIMENSION PERPENDICULAR TO SUPPORTS
   a. TILE & METAL: MIN 15/32" 32/16 SPAN RATED OSB OR PLYWOOD
   b. ALL OTHERS: MIN 7/16" 24/16 SPAN RATED OSB OR PLYWOOD
5. FASTEN SHEATHING TO ROOF FRAMING PER SPECIFICATIONS BELOW, REFERENCE ROOF ZONES, SHEET 0.0.
   a. MIN 15/32" 32/16 SPAN RATED SHEATHING
      a.a. ZONES 1 & 2e: FASTEN W/ RSRS-03 @ 6" OC EDGE, 12" OC FIELD
      a.b. ALL OTHER ZONES: FASTEN W/ RSRS-03 @ 6" OC EDGE, 6" OC FIELD
   b. MIN 7/16" 24/16 SPAN RATED SHEATHING
      b.a. ZONES 1 & 2e: FASTEN W/ RSRS-01 @ 6" OC EDGE, 12" OC FIELD
      b.b. ALL OTHER ZONES: FASTEN W/ RSRS-01 @ 6" OC EDGE, 6" OC FIELD
6. AT LOCATIONS WHERE ROOF IS ADJACENT TO WALL/FLOOR FRAMING, PROVIDE 2x_ NAILER SLOPED TO MATCH ROOF PITCH. FASTEN NAILER TO EACH VERTICAL WALL/FLOOR FRAMING MEMBER W/ (3) 10d @ MAX 24" OC, EDGE NAIL ROOF SHEATHING TO NAILER

OVERFRAMING NOTES

7. ALL RAFTERS TO BE MIN 2x6 No.2 SYP @ 24" OC. MAX
8. ALL VALLEY NAILERS TO BE 2x6 No.2 SYP, FASTEN TO TRUSS TC W/ (3) 10d FACE-NAILS & (1) SDWC15450 @ MAX 48" OC
9. EACH RAFTER TO NAILER W/ H3
10. ALL RIDGE BOARDS TO BE ONE NOMINAL SIZE LARGER THAN RAFTER SIZE
11. FASTEN RAFTER TO RIDGE BOARD W/ (3) 10d TOE-NAIL
12. FOR RAFTER SPANS GREATER THAN 10'-0", ADD 2x6 COLLAR TIES @ MAX 48" OC. LOCATED IN UPPER THIRD OF RAFTER, FASTEN TO RAFTER W/ (3) 10d FACE-NAILS
13. SEE TABLE BELOW FOR ALLOWED RAFTER SPAN & SPACING

RAFTER SPAN TABLE				
RAFTER OC SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	15'-7"	19'-8"	23'-5"	N/A
16"	13'-6"	17'-1"	20'-3"	23'-10"
24"	11'-0"	13'-11"	16'-6"	19'-6"
ALL RAFTERS TO BE No.2 SYP (LL=20PSF, DL=10PSF)				

A PLUS HOME IMPROVEMENT

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S2.1

SHEET NAME
2nd LEVEL ROOF

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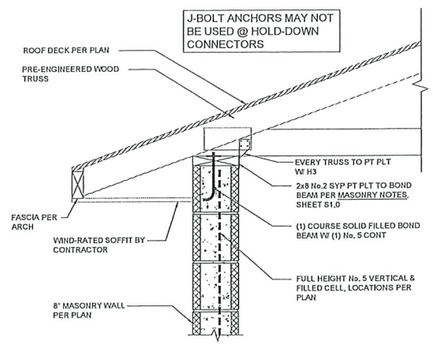
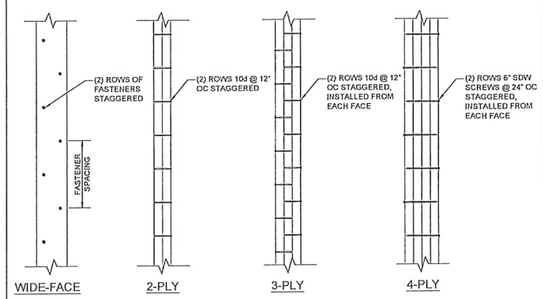
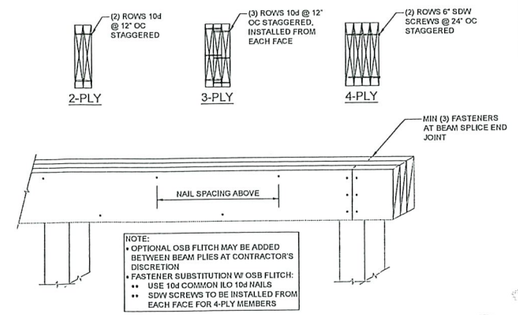


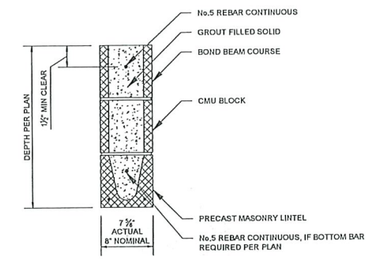
C1 TYPICAL EXTERIOR ROOF-TO-MASONRY WALL



C2 MULTI-PLY STUD CONNECTION

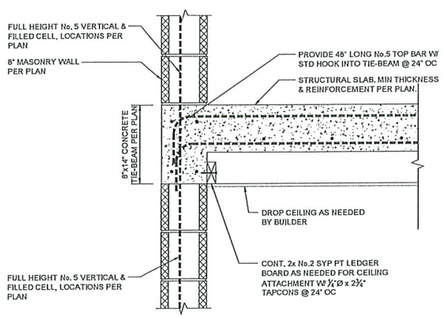


C3 MULTI-PLY BEAM/HDR CONNECTION (TOP-LOADED ONLY)

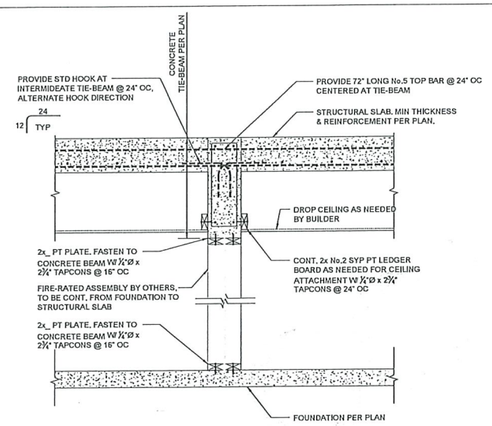


LINTEL SECTION
1. ALL LINTELS ARE ASSUMED TO BE CAST-CRETE OR EQUIVALENT
2. PROVIDE MIN 4" BEARING EACH END OF LINTEL
3. FILL ALL MASONRY SOLID FROM PRECAST LINTEL TO TOP OF WALL
4. PRECAST BEAM STEEL TO EXTEND MINIMUM 4" PAST SIDE OF OPENING.

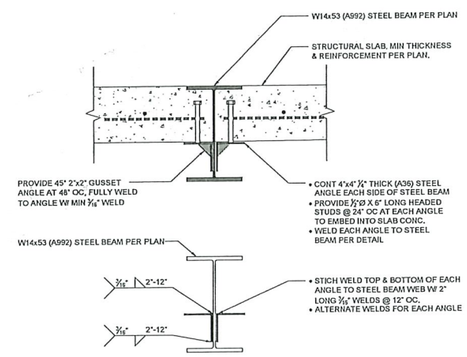
C4 PRE-CAST LINTEL



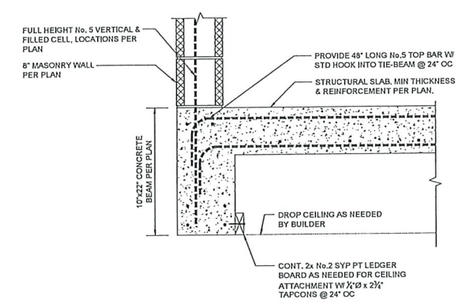
B1 TYPICAL EXTERIOR WALL TO STRUCTURAL SLAB DETAIL



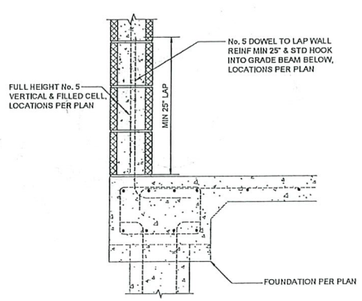
B2 INTERIOR TIE-BEAM DETAIL



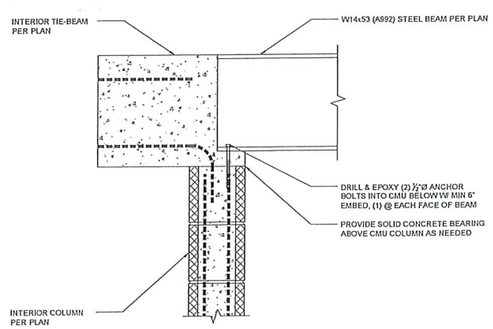
B3 STRUCTURAL SLAB TO STEEL BEAM DETAIL



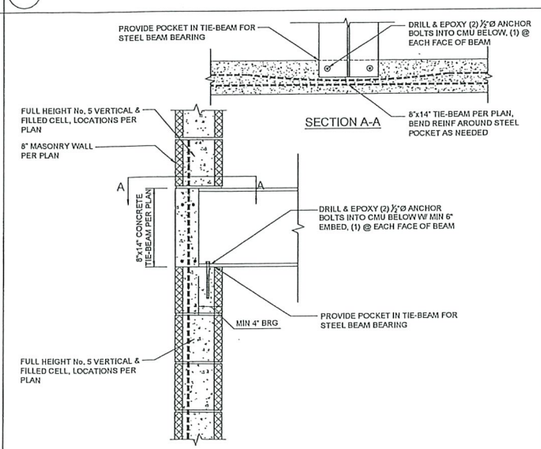
B4 TYPICAL EXTERIOR WALL TO STRUCTURAL SLAB DETAIL



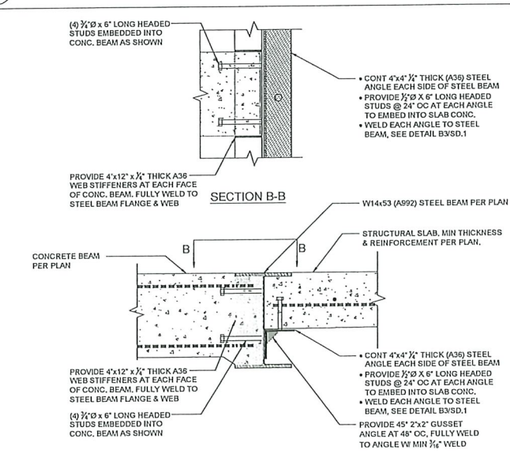
A1 TYPICAL WALL FOOTING- MONOLITHIC (CMU)



A2 STEEL BEAM TO INTERIOR COLUMN DETAIL



A3 STEEL BEAM TO EXTERIOR WALL DETAIL



A4 CONCRETE BEAM TO STEEL BEAM CONNECTION

A PLUS HOME IMPROVEMENT

907 N. OCEAN SHORE BLVD
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FLAGLER COUNTY

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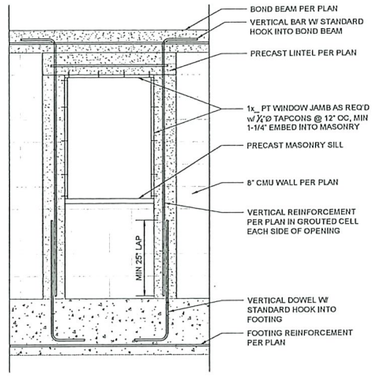
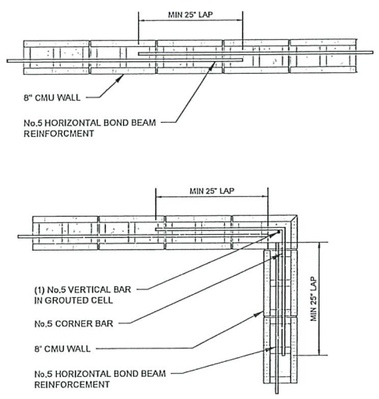
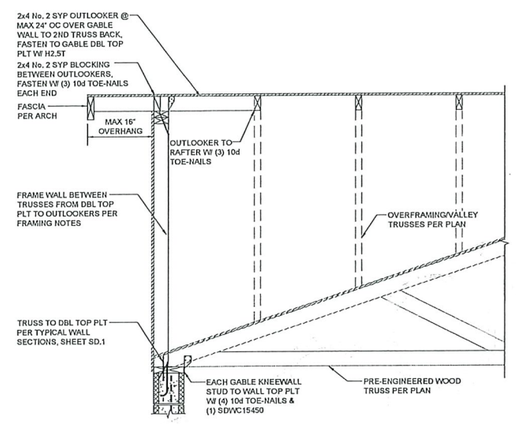


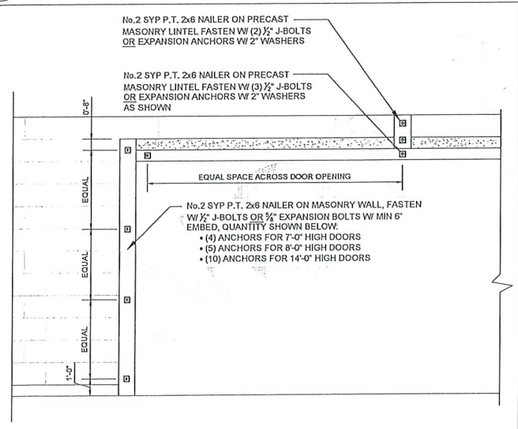
C5 CMU WINDOW ELEVATION



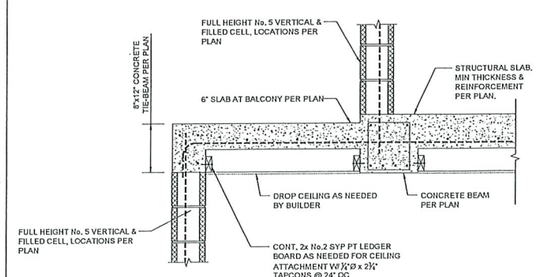
B5 MASONRY REINFORCEMENT LAP DETAILS



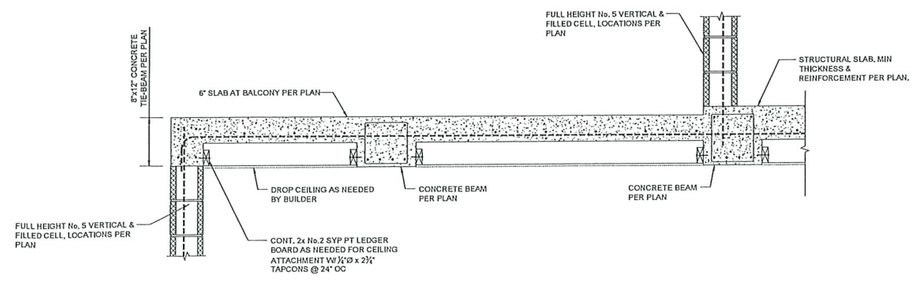
B6 OVERFRAMED GABLE END



A5 GARAGE DOOR BUCK ON MASONRY WALL



A6 BALCONY DETAIL



A7 BALCONY DETAIL

A PLUS HOME IMPROVEMENT

907 N. OCEAN SHORE BLVD
FLAGLER BEACH, FL 32136
FLAGLER COUNTY

PROJECT NUMBER
21-0759

SHEET NUMBER
SD.2

SHEET NAME
DETAILS

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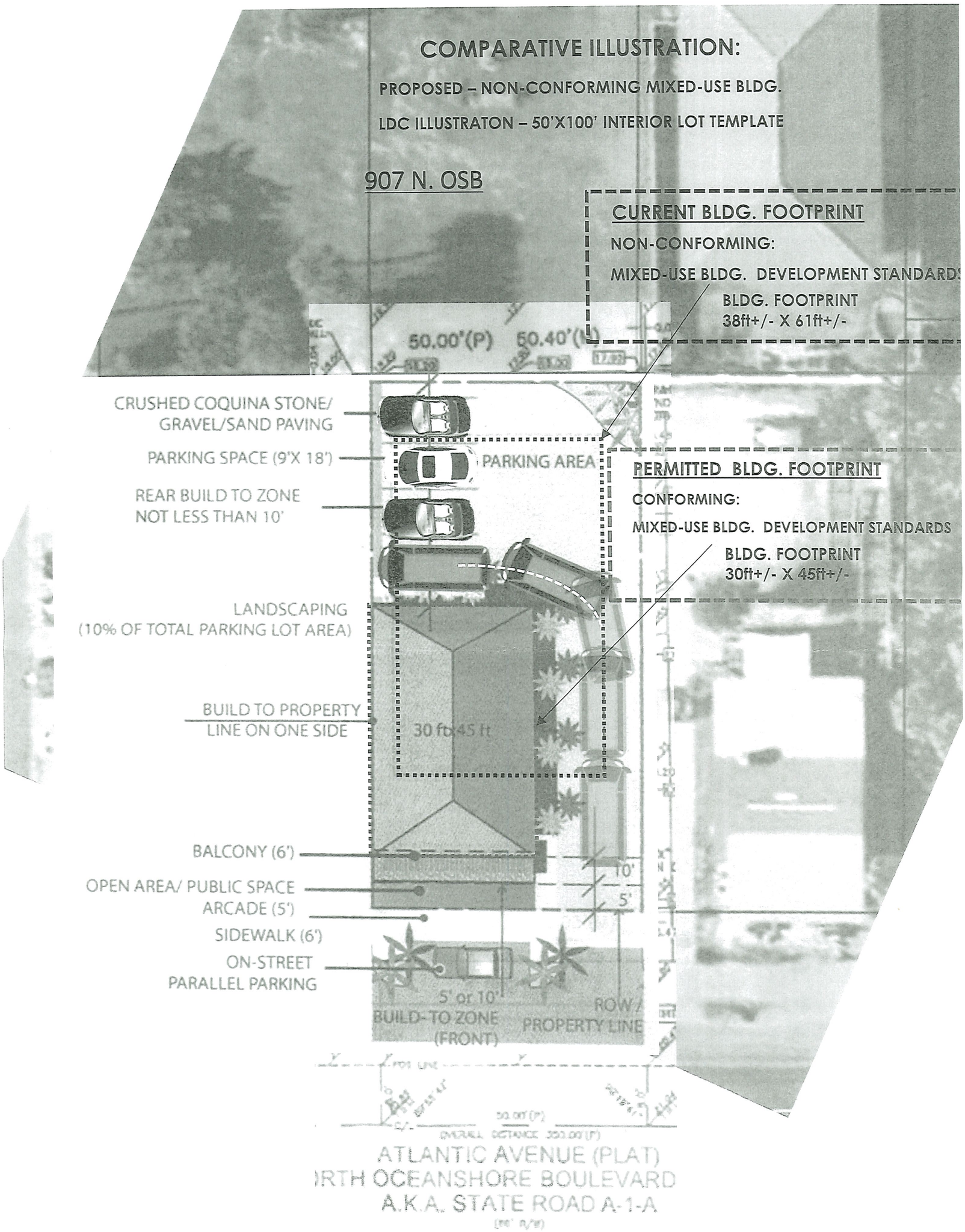
COMPARATIVE ILLUSTRATION:
PROPOSED – NON-CONFORMING MIXED-USE BLDG.
LDC ILLUSTRATON – 50'X100' INTERIOR LOT TEMPLATE
907 N. OSB
CURRENT BLDG. FOOTPRINT
NON-CONFORMING:
MIXED-USE BLDG. DEVELOPMENT STANDARDS
BLDG. FOOTPRINT
38ft+/- X 61ft+/-
50.00'(P)
50.40'(M)
CRUSHED COQUINA STONE/
GRAVEL/SAND PAVING
PARKING SPACE (9'X 18')
PARKING AREA
REAR BUILD TO ZONE
NOT LESS THAN 10'
PERMITTED BLDG. FOOTPRINT
CONFORMING:
MIXED-USE BLDG. DEVELOPMENT STANDARDS
BLDG. FOOTPRINT
30ft+/- X 45ft+/-
LANDSCAPING
(10% OF TOTAL PARKING LOT AREA)
BUILD TO PROPERTY
LINE ON ONE SIDE
30 ft x 45 ft
BALCONY (6')
OPEN AREA/ PUBLIC SPACE
ARCADE (5')
SIDEWALK (6')
ON-STREET
PARALLEL PARKING
10'
5'
5' or 10'
BUILD-TO ZONE
(FRONT)
ROW/
PROPERTY LINE
ATLANTIC AVENUE (PLAT)
RTH OCEANSHORE BOULEVARD
A.K.A. STATE ROAD A-1-A