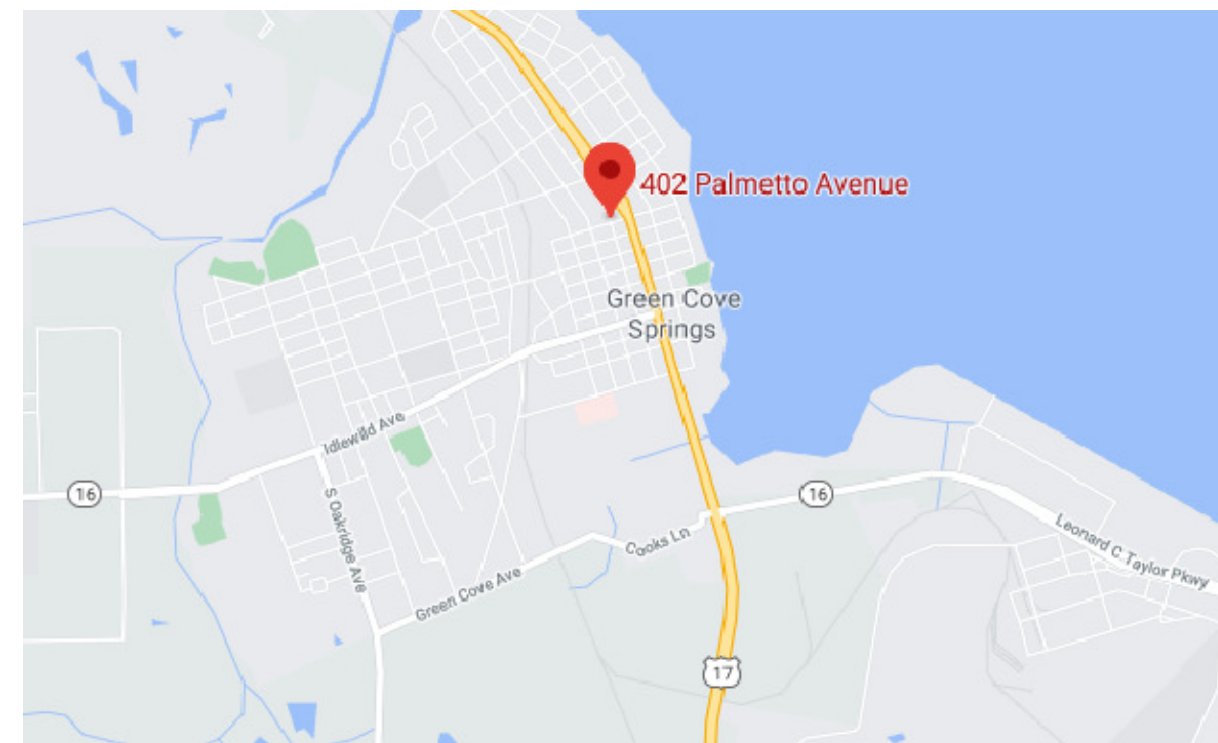


VICINITY MAP



PROJECT LOCATION

"NEW CONSTRUCTION" OFFICE/WAREHOUSE 402 PALMETTO AVENUE GREEN COVE SPRINGS, FLORIDA



JAA ARCHITECTURE
2716 ST. JOHNS AVENUE
JACKSONVILLE FL. 32205
AR 92748
(904)379-5108

GENERAL NOTES

A-INTENT & USE OF CONSTRUCTION DOCUMENTS

- THE PURPOSE OF THESE DOCUMENTS IS TO CONVEY DESIGN INTENT ONLY. THE CONTRACTOR SHALL A) BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, B) PROMPTLY NOTIFY ARCHITECT IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, AND C) OBTAIN ALL REQUISITE BUILDING AND OTHER PERMITS REQUIRED IN CONNECTION WITH THE WORK.
- THE CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED THE SITE AND TO HAVE READ AND TO BE THOROUGHLY FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. THE FAILURE OR OMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM, INSTRUMENT OR DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION IN RESPECT TO HIS WORK.
- THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLE FOR SUCH PORTION OF THE WORK.
- THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THESE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
- THE ARCHITECT RESERVES THE RIGHT TO REJECT ITEMS INCORPORATED INTO THE WORK WHICH FAIL TO MEET THE SPECIFIED MINIMUM REQUIREMENTS. THE ARCHITECT FURTHER RESERVES THE RIGHT, AND WITHOUT PREJUDICE TO OTHER RECOURSE, ARCHITECT MAY OR MAY NOT ACCEPT NON-COMPLYING ITEMS SUBJECT TO ANY ADJUSTMENT IN THE CONTRACT AMOUNT AS APPROVED BY THE ARCHITECT AND/OR THE OWNER.

B-PERMITS, FEES, TAXES, & NOTICES

- THE CONTRACTOR SHALL PAY ALL SALES, CONSUMER, AND OTHER SIMILAR TAXES FOR THE WORK OR PORTIONS THEREOF PROVIDED BY THE CONTRACTOR WHICH ARE LEGALLY ENACTED AT THE TIME OF CONSTRUCTION.
- UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL EXERCISE REASONABLE EFFORT TO MAKE CERTAIN THAT THE CONTRACT DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY ARCHITECT IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION.
- IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO DESIGNER, HE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

C-COORDINATION & SUPERVISION

- ALL WORK TO BE SCHEDULED DURING REGULAR BUSINESS HOURS UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE ADVANCE NOTIFICATION TO TENANT'S REPRESENTATIVE WHEN TENANT OR THEIR CONTRACTOR(S) ARE REQUIRED AT JOB SITE FOR COORDINATION MEETINGS OR INSTALLATIONS.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR TO NOTIFY BUILDING OWNER REPRESENTATIVE THAT THE PROJECT IS READY FOR INSPECTION. OWNER/REP WILL COMPILIE A "PUNCH LIST" OF CORRECTIONS NEEDED OF UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE SUCCESSFUL COMPLETION OF THE PUNCH LIST.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- THE CONTRACTOR TO, AT ALL TIMES, KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEEP CLEAN DAILY.
- THE CONTRACTOR TO PROVIDE FINAL CLEANING OF ALL AREAS OF WORK INCLUDING THE CONSTRUCTION ACCESS ROUTE. FINAL CLEANING TO INCLUDE WINDOWS AND CEILINGS.

D-LABOR, MATERIALS, & WARRANTY

- UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL AT ALL TIMES ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG THE CONTRACTOR'S EMPLOYEES AND SHALL NOT EMPLOY ON THE WORK ANY UNFIT PERSON OR ANYONE NOT SKILLED IN THE TASK ASSIGNED TO THEM.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENT LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.
- CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS

SHOWN ON DOCUMENTS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.

- EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OTHER TRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.
- DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE DRAWINGS TO GOVERN OVER SMALLER SCALE DRAWINGS.
- DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION. DIMENSIONS ARE NOMINAL UNLESS OTHERWISE INDICATED.
- IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE TO GET CLARIFICATION AND DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING FOR WALL SUPPORTED ELEMENTS INCLUDING MILLWORK, EQUIPMENT, FIXTURES AND FURNITURE. CONTRACTOR TO VERIFY EXTENT AND COORDINATE WITH APPROPRIATE SUBCONTRACTORS.
- ALL MATERIALS TO BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT TO BE STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.
- THERE WILL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, ARCHITECT TO DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
- ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR THE TYPE OF MATERIAL AND INSTALLATION SPECIFIED.
- PAINT TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS OVER PROPERLY PREPARED SURFACES. WALLS TO BE STRAIGHT AND SMOOTH. PROVIDE MINIMUM ONE COAT PRIME AND ONE FINISH COAT. FINISHED COAT TO COMPLETELY COVER WITH NO STREAKING OR BLEEDING OF UNDERCOATS.
- MILLWORK TO CONFORM WITH AWI STANDARDS FOR PREMIUM GRADE MILLWORK. DRAWINGS INDICATE DESIGN INTENT. FABRICATOR IS RESPONSIBLE FOR MILLWORK ENGINEERING.
- DRYWALL CONTRACTOR TO CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC. THIS CONTRACTOR TO PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.
- THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE.

E- INSTALLATION NOTES (MAY NOT APPLY)

- ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT TO OPERATE QUIETLY AND BE FREE OF VIBRATION.
- UNLESS OTHERWISE NOTED IN MECHANICAL DRAWINGS OR SPECIFICATIONS, HOLD DUCTS AND MECHANICAL EQUIPMENT TIGHT TO STRUCTURE ABOVE.
- THE CONTRACTOR SHALL NOT LOCATE CEILING DIFFUSERS OR REGISTERS WHERE FULL HEIGHT SHELVING, FILES OR STORAGE UNITS ARE INDICATED ON PLANS. (IF APPLICABLE)
- ALL CEILING DIFFUSERS AND REGISTERS TO BE THE SAME COLOR AS THE CEILING UNLESS NOTED OTHERWISE.
- ALL SURFACES TO BE PROPERLY PRIMED OR PREPARED PRIOR TO INSTALLATION OF SPECIFIED FINISHES.
- PATCH ALL AREAS WHERE THE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF SPECIFIED FLOOR FINISH(ES).
- PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL AND VOICE/DATA OUTLETS, THERMOSTATS, SWITCHES AND OTHER DEVICES.
- EXTEND ALL FIRE RATED PARTITIONS TO STRUCTURE; FILL ALL VOIDS WITH FIRE SAFING MATERIAL OR FIRE-RATED CAULK, CONTINUOUS AS REQUIRED BY CODE.
- ALL FIRE EXTINGUISHER CABINETS OR ELECTRICAL PANELS LOCATED IN RATED PARTITIONS TO BE BACKED WITH GYPSUM BOARD AS REQUIRED TO MAINTAIN PARTITION RATING.
- CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING ALL NEW AND EXISTING FIRE RATED PARTITIONS AND ALL PENETRATION THROUGH RATED AREAS INCLUDING SLABS. SEAL TO MAINTAIN PROPER RATING.
- WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS OR BEAMS, NEW FIREPROOFING TO BE INSTALLED TO COMPLY WITH THE REQUIRED FIRE RATING. CONTRACTOR TO VERIFY IN FIELD.
- WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATE A FIRE RATED ENCLOSURE, THE SPACE AROUND SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH BATT INSULATION AND FITTED WITH ESGUTACHEON PLATES ON BOTH SIDES OR EQUIVALENT TREATMENT TO INSURE COMPLIANCE WITH FIRE RATINGS.
- WHERE DUCT OR PART OF DUCT IS RUNNING PARALLEL OVER FIRE RATED PARTITION, EXTEND RATED PARTITION AROUND DUCT TO EFFECT COMPLETE MAINTENANCE OF FIRE-RATINGS.

FIRE MARSHALL NOTES

- ALL FINISH HARDWARE TO BE ADA COMPLIANT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA 101 LIFE SAFETY CODE (1.2.1.5)
- CONTRACTOR SHALL PROVIDE EXIT DOOR TACTILE SIGNAGE (PER NFPA 101(1.10.1.3); EXIT TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN. SIGNAGE SHALL MEET ALL ACCESSIBLE REQUIREMENTS, TO BE MOUNTED ON LATCH SIDE OF DOOR, 60" AFF.
- TACTILE SIGNAGE SHALL READ AS FOLLOWS; EXIT
- TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1, AMERICAN NATIONAL STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
- ACCESSIBLE ELEMENTS AND SPACES THE FACILITY HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF CH. - II IN THE FLORIDA BUILDING CODE. FOR ALTERATIONS OF EXISTING BUILDINGS 20% OF THE BUDGET HAS BEEN DEDICATED TO ADA IMPROVEMENTS WITH PRIORITY BEING GIVEN TO THE FOLLOWING ELEMENTS (IN ORDER)
 - ACCESSIBLE ENTRANCE
 - ACCESSIBLE ROUTE TO ALTERED AREA
 - AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE UNISEX RESTROOM.
 - ACCESSIBLE TELEPHONES
 - ACCESSIBLE DRINKING FOUNTAINS
 - WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS PARKING, STORAGE, AND ALARMS
- FIRE EXTINGUISHERS SHALL BE PROVIDED, INSTALLED, INSPECTED AND TAGGED BY A LICENSED FIRE EXTINGUISHER COMPANY.
- ALL LOCKED DOORS WITHIN THE DESIGNED FACILITY IF PROVIDED WITH A LOCK, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFECT FOR OPERATION FROM THE EGRESS SIDE.
- CONTRACTOR WILL PROVIDE AN EXTERIOR ELECTRICAL DISCONNECT IF ONE DOES NOT CURRENTLY EXIST.
- THIS PROJECT DOES CONTAIN LIGHT FRAME TRUSS TYPE MATERIALS AND DOES NEED TO BE LABELED ACCORDING TO FAC 69A-60.0081.

INTERIOR WALL & CEILING FINISH CLASS REQUIREMENTS		
CLASS	FLAME SPREAD INDEX	SMOKE-DEVELOPED INDEX
A	0-25	0-450
B	26-75	0-450
C	76-200	0-450
INTERIOR EXIST. STAIRWAYS, INTERIOR EXIT RAMPS & EXIT PASSAGEWAYS	CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS & EXIT ACCESS RAMPS	ROOMS & ENCLOSED SPACES
B-BUSINESS		
A	B	C
S-STORAGE		
B	B	C

FBC 2017 CODE SUMMARY

APPLICABLE CODES	FLORIDA BUILDING CODE 6TH EDITION 2017	
	FLORIDA EXISTING BUILDING 6TH EDITION CODE 2017	
	FLORIDA FIRE PREVENTION CODE 6TH EDITION, NFPA 101	
	FLORIDA ACCESSIBILITY CODE 2017 EDITION	
OCCUPANCY TYPE	GROUP: 5-1 MODERATE HAZARD	FBC 2017 (311.2)
CONSTRUCTION TYPE	NEW BUILDING - TYPE 3B	FBC 2017 (TABLE 601)
SPRINKLERED Y/N	NO	
OCCUPANT LOAD	9 OCCUPANTS	FBC 2017 (TABLE 1004.1.2)
GROSS BUILDING AREA		
GROSS AREA	2,100 SF	
MEANS OF EGRESS		
REQUIRED # OF EXITS	1	FBC 2017 (1006.2), 1007.1.1)
PROPOSED # OF EXITS	2- (1) MAN DOOR & (1) ROLL-UP	
MAX TRAVEL DISTANCE	200'-0" MAX.	FBC 2017 (TABLE 1017.2)
PROPOSED TRAVEL DIST.	74'-0"	
COMMON PATH OF TRAVEL	100'-0" MAX.	FBC 2017 (TABLE 1006.2.1)
REQUIRED EGRESS WIDTH	2(9) = 18"	FBC 2017 (1005.3.2)
MIN. MEANS OF EGRESS WIDTH	32"	FBC 2017 (1010.1.1)
PROP. MEANS OF EGRESS WIDTH	(1) 34"	
EXIT SIGNS TO BE READILY VISIBLE FROM ALL POINTS OF EGRESS PATH INDICATED DIRECTION OF EGRESS TRAVEL		FBC 2017 (1008, 1013, 1025)
EXIT DOOR TACTILE SIGNAGE AT ALL EXITS REQUIRING AN EXIT SIGN		FBC 2017 (1013.1)

SHEET INDEX	
COVER	GENERAL NOTES, CODE SUMMARIES
A0.1	ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLAN
A1.2	ROOF PLAN
A2.1	ELEVATIONS
A3.1	WALL SECTIONS
AD1	ROOF DETAILS
AD2	DOOR FLASHING DETAILS
AD3	WINDOW FLASHING DETAILS
AD4	DRIP FLASHING NOTES & DETAILS, DOOR/WINDOW HEAD/SILL/JAMB DETAILS

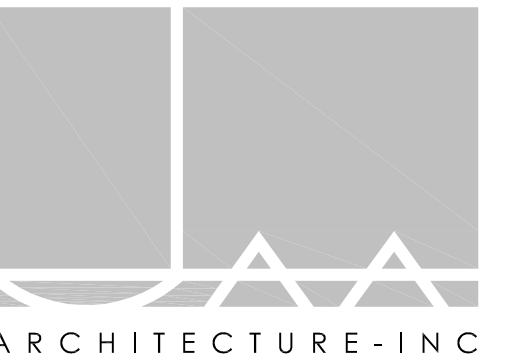
FFPC 2017 CODE SUMMARY

APPLICABLE CODES	FLORIDA FIRE PREVENTION CODE 6TH EDITION, NFPA 101	
OCCUPANCY TYPE	GROUP: STORAGE	NFPA 101, (6.1.1.2)
SUBCLASSIFICATION	N/A	
HAZARD CLASSIFICATION	ORDINARY HAZARD CONTENTS	NFPA 101 (6.2.2.3)
HAZARD CATEGORY	3 - STORAGE; ORDINARY HAZARD	NFPA 101 (TABLE 43.7.3)
CONSTRUCTION TYPE	NEW BUILDING - TYPE 3B	NFPA 101 (43.2.2.1.2)
BUILDING REHABILITATION	NEW CONSTRUCTION	NFPA 101 (43.2.2.1.3)
SPRINKLERED Y/N	NO	
OCCUPANT LOAD	70 OCCUPANTS	NFPA 101 (TABLE 7.3.1.2)
GROSS BUILDING AREA		
GROSS AREA	2,100 SF	
MEANS OF EGRESS		
REQUIRED # OF EXITS	1	NFPA 101 (1.4.1.2)
PROPOSED # OF EXITS	2- (1) MAN DOOR & (1) ROLL-UP	
MAX TRAVEL DISTANCE	200'-0"	NFPA 101 (TABLE 42.8.2.6.1)
PROPOSED TRAVEL DIST.	74'-0"	
COMMON PATH OF TRAVEL	50'-0"	NFPA 101 (TABLE 42.2.5)
REQUIRED EGRESS WIDTH	2(9) = 18"	NFPA 101 (TABLE 7.3.3.1)
MIN. MEANS OF EGRESS WIDTH	32"	NFPA 101 (7.1.2.1.3)
PROP. MEANS OF EGRESS WIDTH	(1) 34"	
EMERGENCY LIGHTING		NFPA 101 (42.2.4)
EXIT SIGNS TO BE READILY VISIBLE FROM ALL POINTS OF EGRESS PATH INDICATED DIRECTION OF EGRESS TRAVEL		NFPA 101 (7.10)
EXIT DOOR TACTILE SIGNAGE AT ALL EXITS REQUIRING AN EXIT SIGN		NFPA 101 (7.10.1.3)

STORAGE PLUMBING CALCULATIONS	
APPLICABLE CODES	FLORIDA PLUMBING CODE 2017
TOTAL OCCUPANT LOAD	92 OCCUPANTS
REQUIRED WATERCLOSETS	1 PER 100
PROPOSED WATER CLOSETS	2
REQUIRED LAVATORIES	1 PER 100
PROPOSED LAVATORIES	2
REQUIRED SERVICE SINKS	1
PROVIDED SERVICE SINK	1 EXISTING
REQUIRED DRINKING FOUNTAINS	1 PER 1,000
PROVIDED DRINKING FOUNTAINS	1 NEW HI-LOW PROVIDED
TYPICAL PLUMBING CALC NOTES (MAY NOT APPLY)	1. DRINKING FOUNTAINS NOT REQUIRED (FFC 2017 410.4) 2. SERVICE SINK NOT REQUIRED (FFC 2017 403.1 EXCEPTION E) 3. SEPARATE FACILITIES NOT REQUIRED (FFC 2017 403.2 EX. 2)

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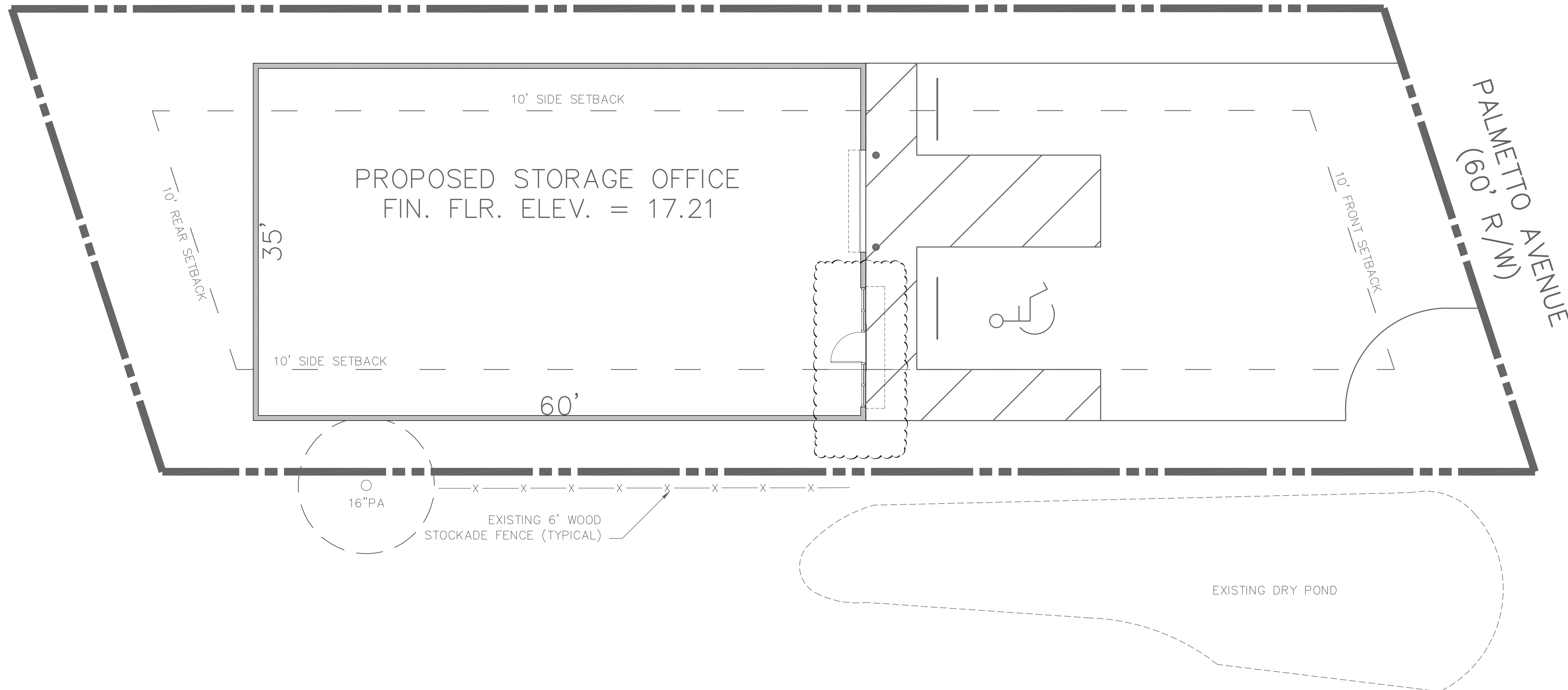




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- SITE PLAN NOTES
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT PERIMETER OF STRUCTURE & FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - FOOTPRINT PLACEMENT IS SHOWN FOR REFERENCE ONLY & IS SUBJECT TO CHANGE - REF: NEW SURVEY OR LANDSCAPE PLANS (FINAL HOUSE LOCATION TBD BY THE BUILDER OR G.C.)
 - VERIFY EXIST. FLOOD ZONES & COORDINATE ALL REQUIRED DOCUMENTS/REQUIREMENTS W/ NEW BUILDING LOCATION IF APPLICABLE.
 - VERIFY ALL CODES & RESTRICTIONS WITH STATE & LOCAL MUNICIPALITIES PRIOR TO CONSTRUCTION.
 - G.C. TO VERIFY ANY EXISTING STRUCTURES, SEPTIC, GAS, ETC. DEMOLISH & RELOCATE AS REQUIRED PER LOCAL CODES OR FINAL LOCATION OF NEW HOUSE
 - **ALL SERVICES TO BE PROVIDED BY - CLAY ELECTRIC (WATER, SEWER, & ELECTRICAL)
- 1 ** HVAC PAD LOCATION - A MINIMUM 5 FOOT FROM THE PROPERTY LINE SHALL BE MAINTAINED**



"NEW CONSTRUCTION"
OFFICE/WAREHOUSE
402 PALMETTO AVENUE
GREEN COVE SPRINGS, FLORIDA

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REVISIONS

#	DATE	DESCRIPTION
1	10.13.2020	CITY COMMENTS
2		
3		
4		
5		
6		
7		



DATE: 09.11.2020
PRJCT #: 20-099.00

SHEET
A0.1
SCHEMATIC SET



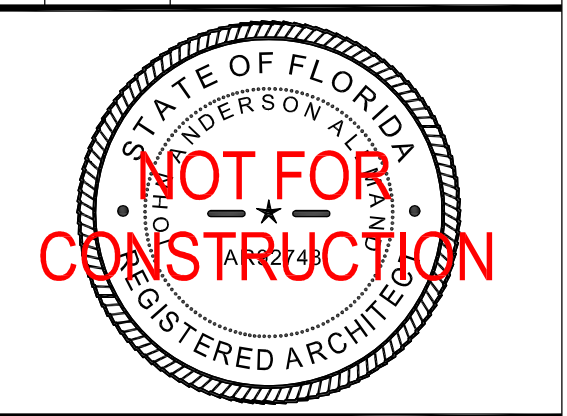
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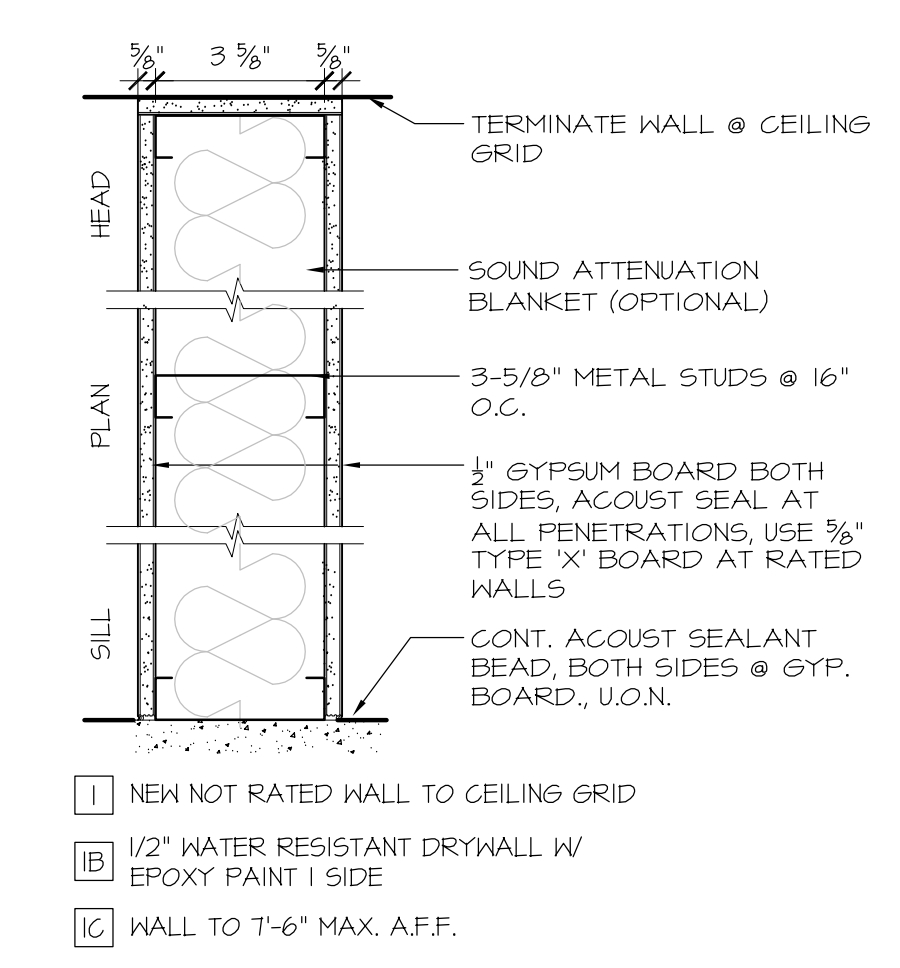
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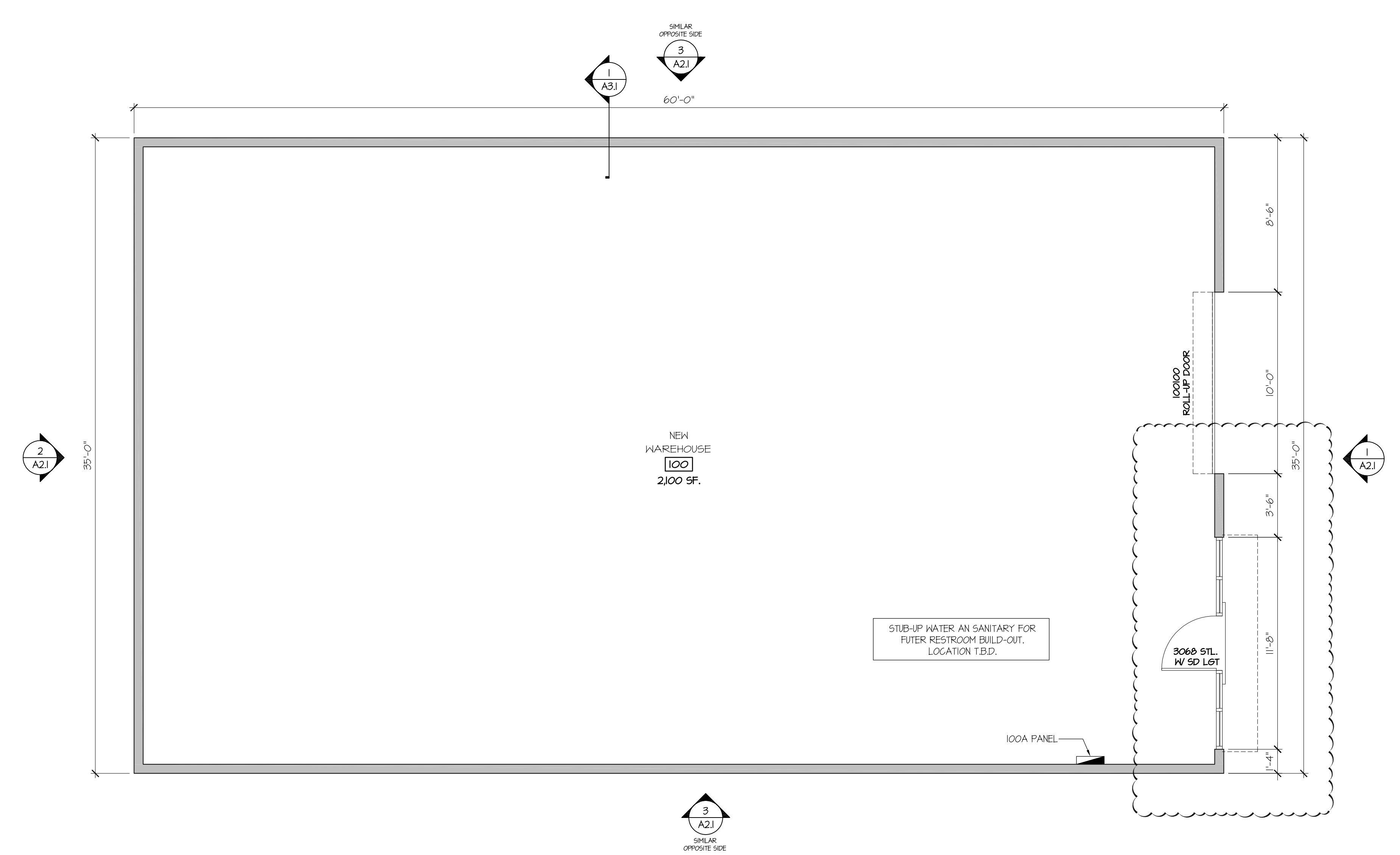
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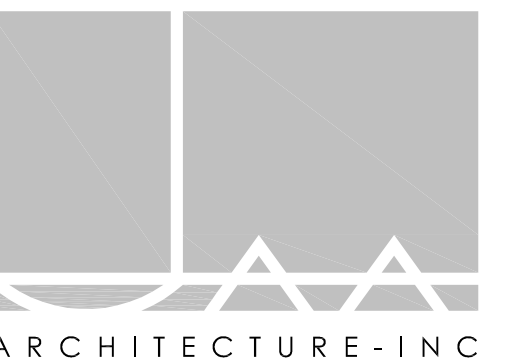
TYPICAL PARTITION TYPES
 SCALE : NTS

PARTITION LEGEND	
NEW WOOD FRAMED WALL	[Symbol]
NEW 6" PLUMBING WALL	[Symbol]

DOOR HARDWARE NOTES	
1.	ALL NEW HARDWARE TO BE ADA COMPLIANT. ALL HINGED SWINGING DOORS THE BE OF A LEVER-TYPE.
2.	ALL INTERIOR HINGED DOORS SHALL HAVE NO MORE THAN 5 LBS. OF OPERATING FORCE. ALL EXTERIOR HINGED DOORS TO HAVE NO MORE THAN 8 1/2 POUNDS OF OPERATING FORCE.
3.	ALL ADA REQUIRED OPERABLE HARDWARE TO BE NO LESS THAN 34" AND NO MORE THAN 48" ABOVE FINISHED FLOOR.
4.	ALL ADA DOOR CLOSERS TO HAVE MINIMUM OF 5 SECONDS TO WHEN THE DOOR IS ATTACHED TO A 90° POSITION, WHEN IT GETS TO A 12° POSITION, AND TO THE LATCH.
5.	ALL ADA DOOR AND GATE SPRING HINGES TO HAVE A MINIMUM OF 1 1/2 SECONDS FROM OPEN POSITION OF 10° TO A CLOSED POSITION.
6.	QUANTITIES OF HARDWARE TO BE USED TO BE DETERMINED BY GENERAL CONTRACTOR.
7.	HARDWARE MAY BE SUBSTITUTED WITH SIM. W/ OWNER/ARCHITECT'S PERMISSION.



1 FLOOR PLAN
 A11 1/4" = 1'-0"



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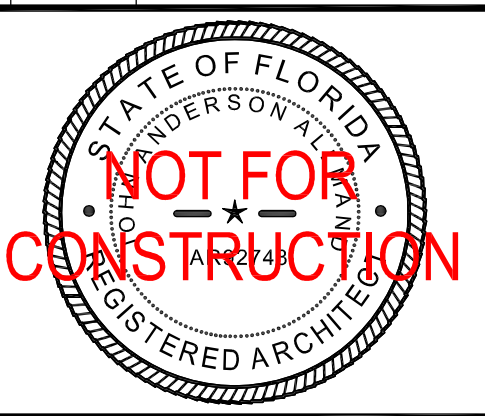
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DATE: 09.11.2020

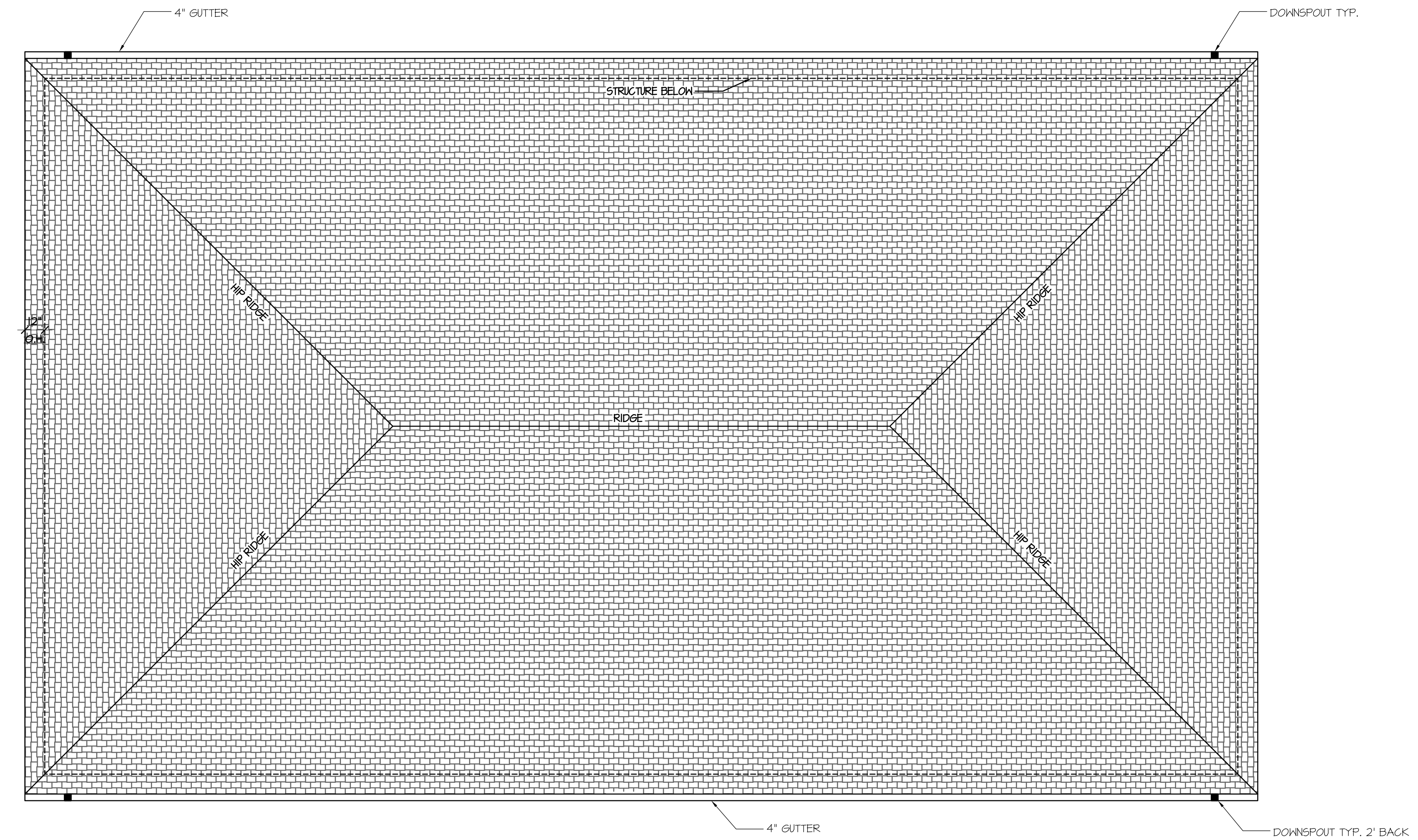
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SHEET

A1.2

SCHEMATIC SET

- GENERAL ROOF NOTES**
1. THE ROOFING PLAN IS GENERAL IN NATURE AND INDICATES APPROXIMATE CONDITIONS AT THE PROJECT SITE AT THE TIME THE ROOFING IS READY TO BE INSTALLED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
 2. GENERAL CONTRACTOR TO COORDINATE WITH TRUSS MANUFACTURER AND MECHANICAL CONTRACTOR THE PROVISION OF ALL A/C DUCT WORK OPENINGS THROUGH TRUSSES. SUBMIT SHOP DRAWINGS FOR APPROVAL.
 3. GENERAL CONTRACTOR AND TRUSS MANUFACTURER TO COORDINATE ALIGNMENT OF TRUSSES. IF ANY DISCREPANCIES CONTACT THE OWNER AND/OR ARCHITECT PRIOR TO FABRICATION OF TRUSSES.
 4. FOR COMPLETE ROOFING PLAN DETAILS REFER TO STRUCTURAL DRAWINGS BY OTHERS.
 5. ATTIC INSULATION TO BE AS INDICATED ON INDEX SHEET AD1 AND PER THE PLAN NOTATIONS
 6. OWNER OPTION: PROVIDE ALUMINUM GUTTERS & DOWNSPOUTS IF SELECTED BY OWNER. GC TO INSTALL/COORDINATE.
 7. ROOFING MATERIAL COLOR TO BE SELECTED BY OWNER SELECTED MANUFACTURER.
 8. METAL FLASHING TO BE 26 GA. G-90 GALVANIZED UNLESS NOTED OTHERWISE.
 9. UNDERLAYMENT TO SELF-ADHERING UNDERLAYMENT MEMBRANE (POLYGLASS T1 PLUS OR EQUAL) OR OTHER CODE COMPLIANT UNDERLAYMENT AS SELECTED BY OWNER.
 10. PROVIDE PRESSURE-TREATED WOOD BATTENS AS IF RECOMMENDED BY MANUFACTURER AND FOR ALL ROOFS w/ SLOPES GREATER THAN 1:12. WHEN BATTENS ARE USED PROVIDE BATTENS 4'-0" LONG MAX. w/ 1/2" SPACE BETWEEN ENDS OF BATTENS, FOR WATER DRAINAGE.
 11. ALL ROOFING TO BE ARCHITECTURAL SHINGLES UNLESS NOTED OTHERWISE.



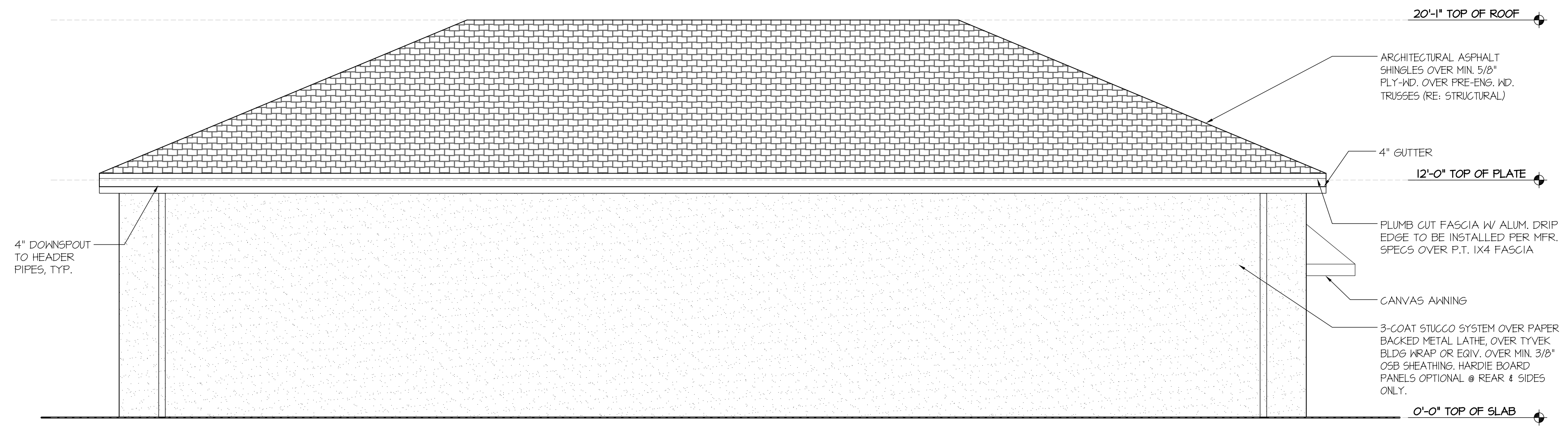
1 ROOF PLAN
A1.2 1/4" = 1'-0"



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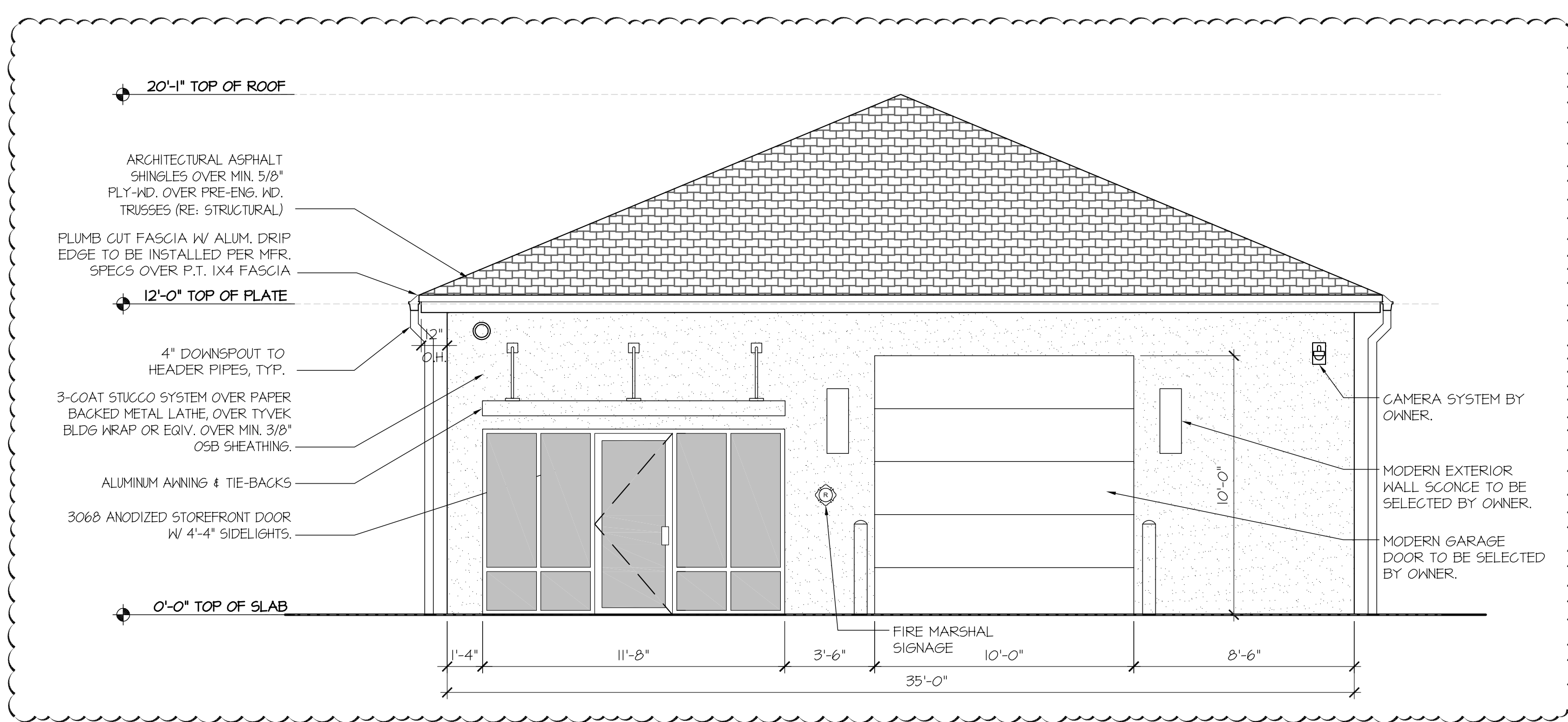
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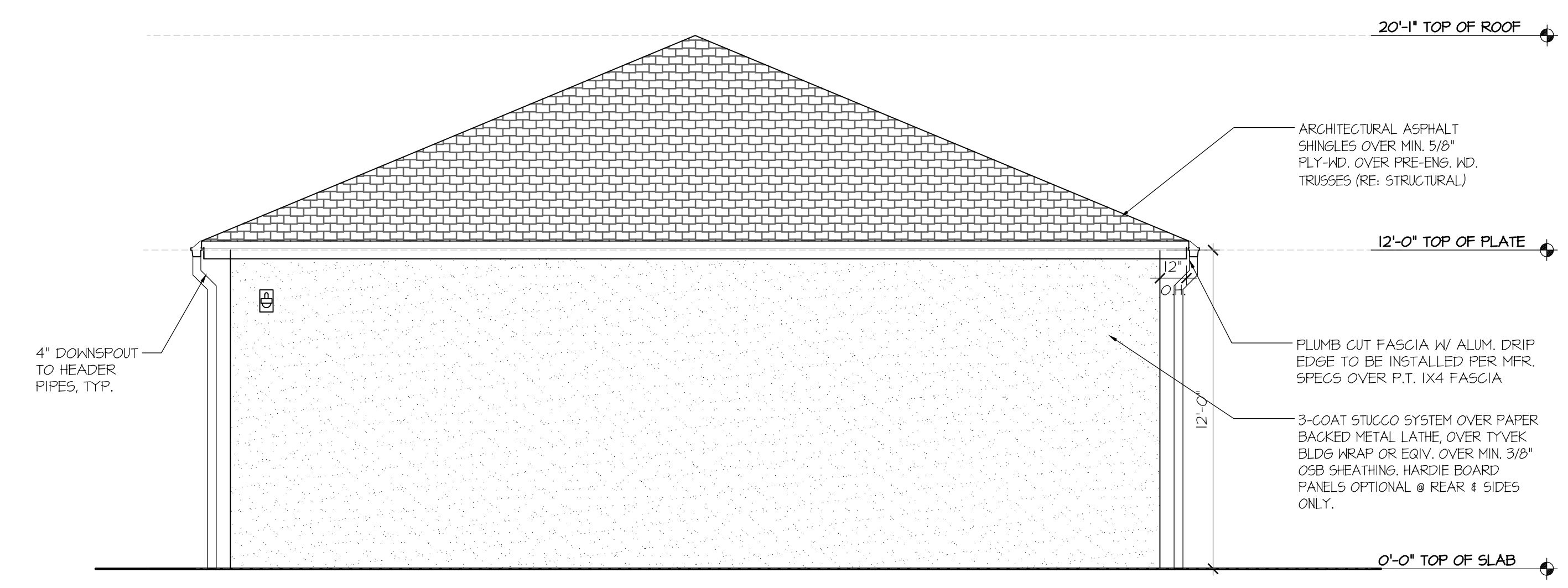


3 SIDE ELEVATION: HIP OPTION (SIMILAR OPPOSITE SIDE)
 A2.1 / 1/4" = 1'-0"

FRONT WALL = 408 SF.
 GLASS COVERAGE REQUIRED: 20% OF 408 SF. = 81.6 SF
 TOTAL GLASS PROPOSED: 81.7 SF.



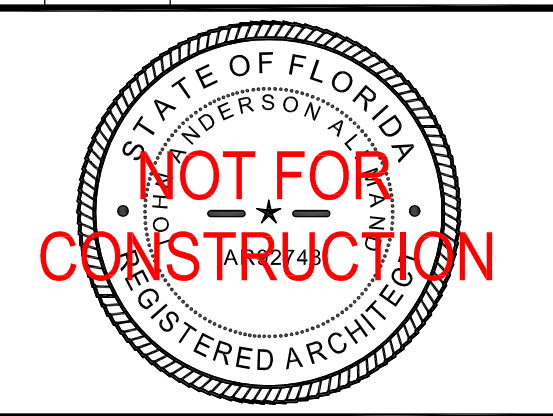
1 FRONT ELEVATION: HIP OPTION
 A2.1 / 1/4" = 1'-0"



2 REAR ELEVATION: HIP OPTION
 A2.1 / 1/4" = 1'-0"

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SHEET
A2.1
 SCHEMATIC SET



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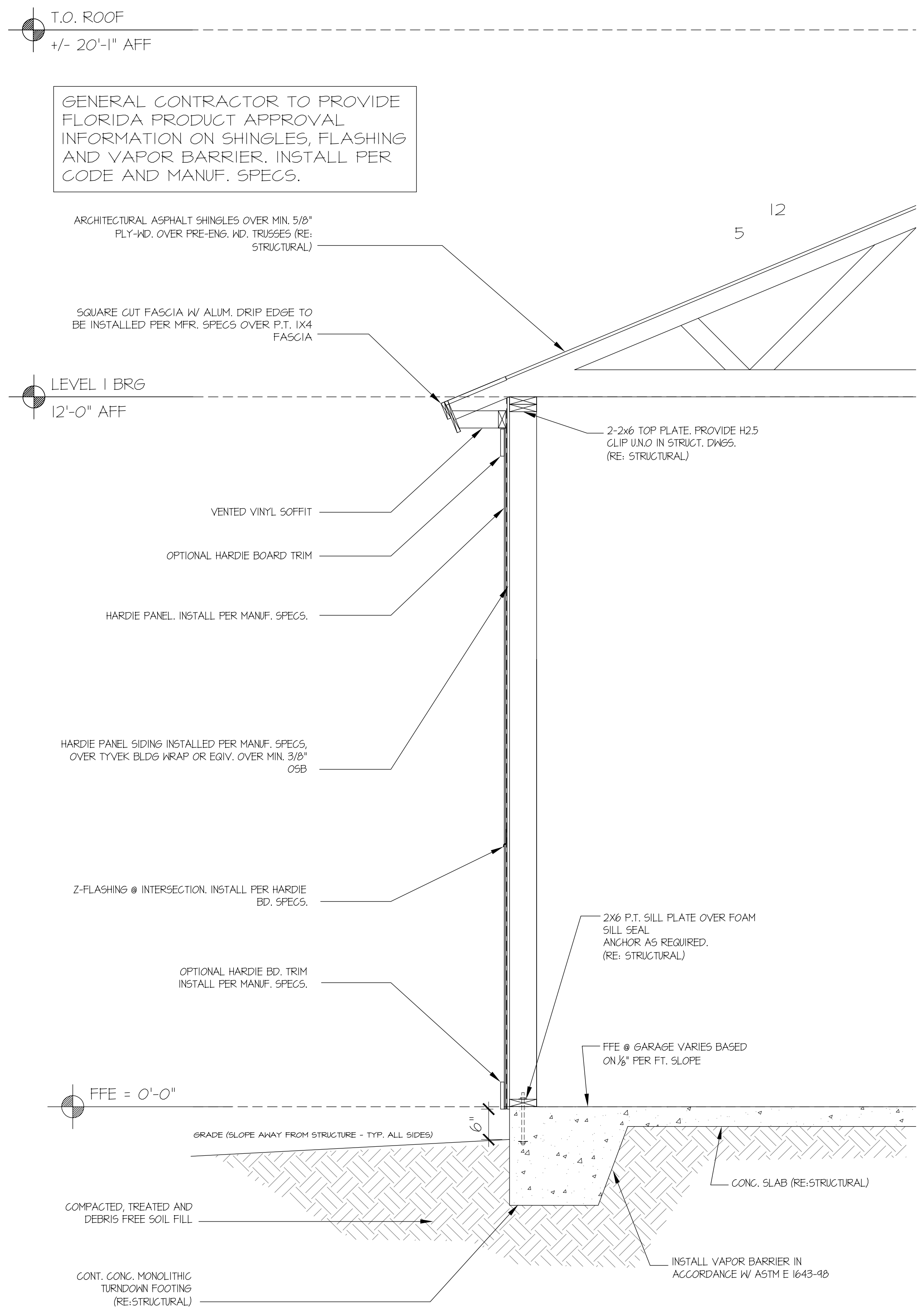


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A3.1

SCHEMATIC SET



GENERAL CONTRACTOR TO PROVIDE FLORIDA PRODUCT APPROVAL INFORMATION ON SHINGLES, FLASHING AND VAPOR BARRIER. INSTALL PER CODE AND MANUF. SPECS.

2 TYPICAL WALL SECTION
A3.1 1" = 1'-0"

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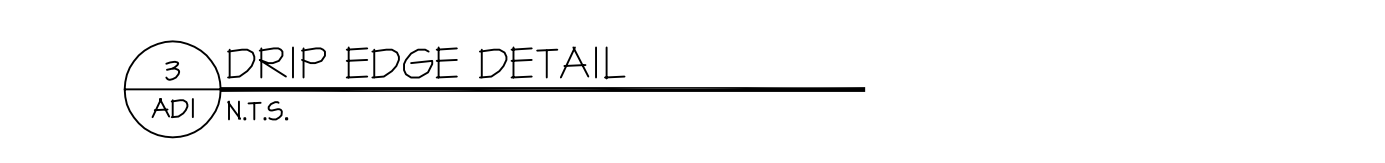
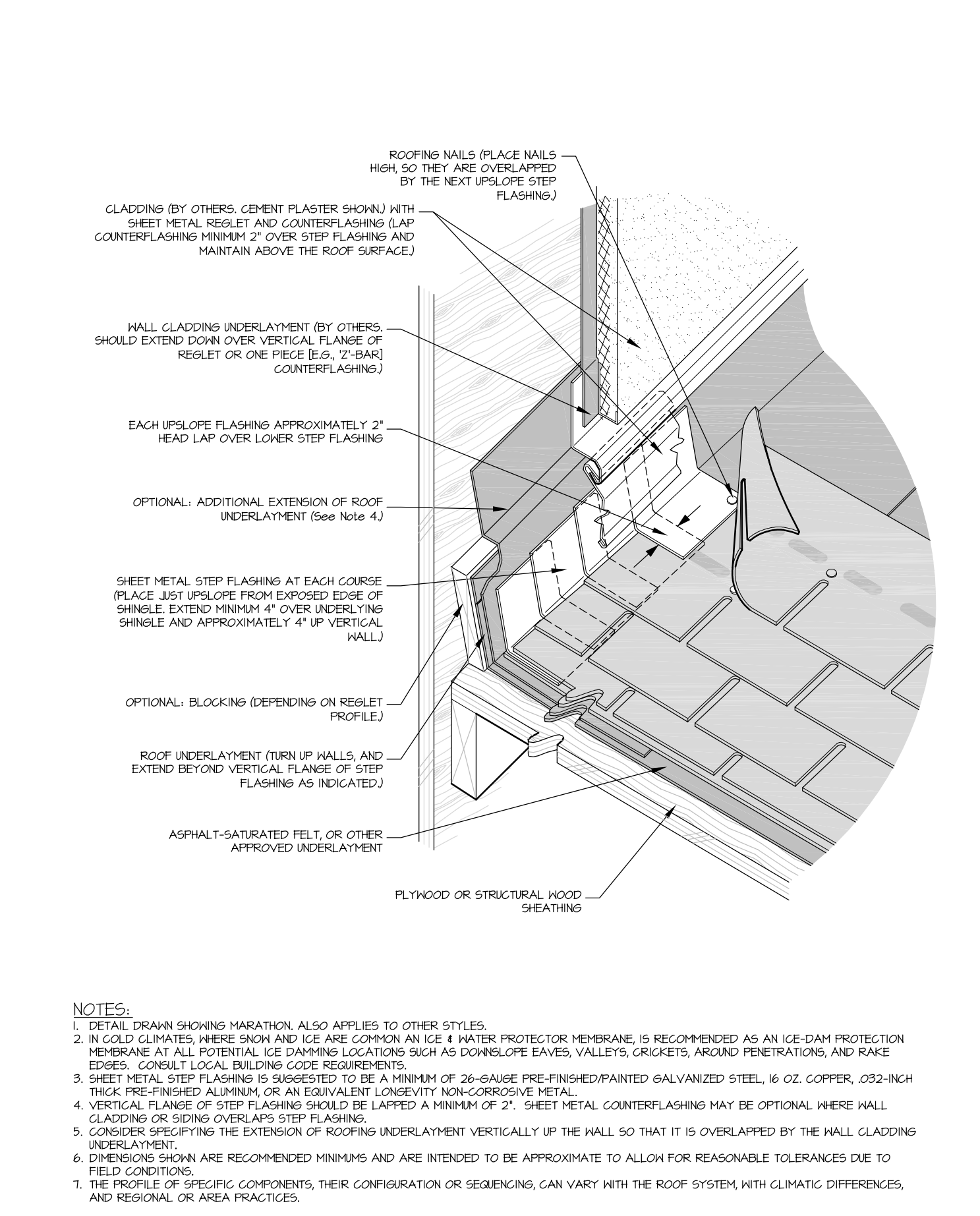
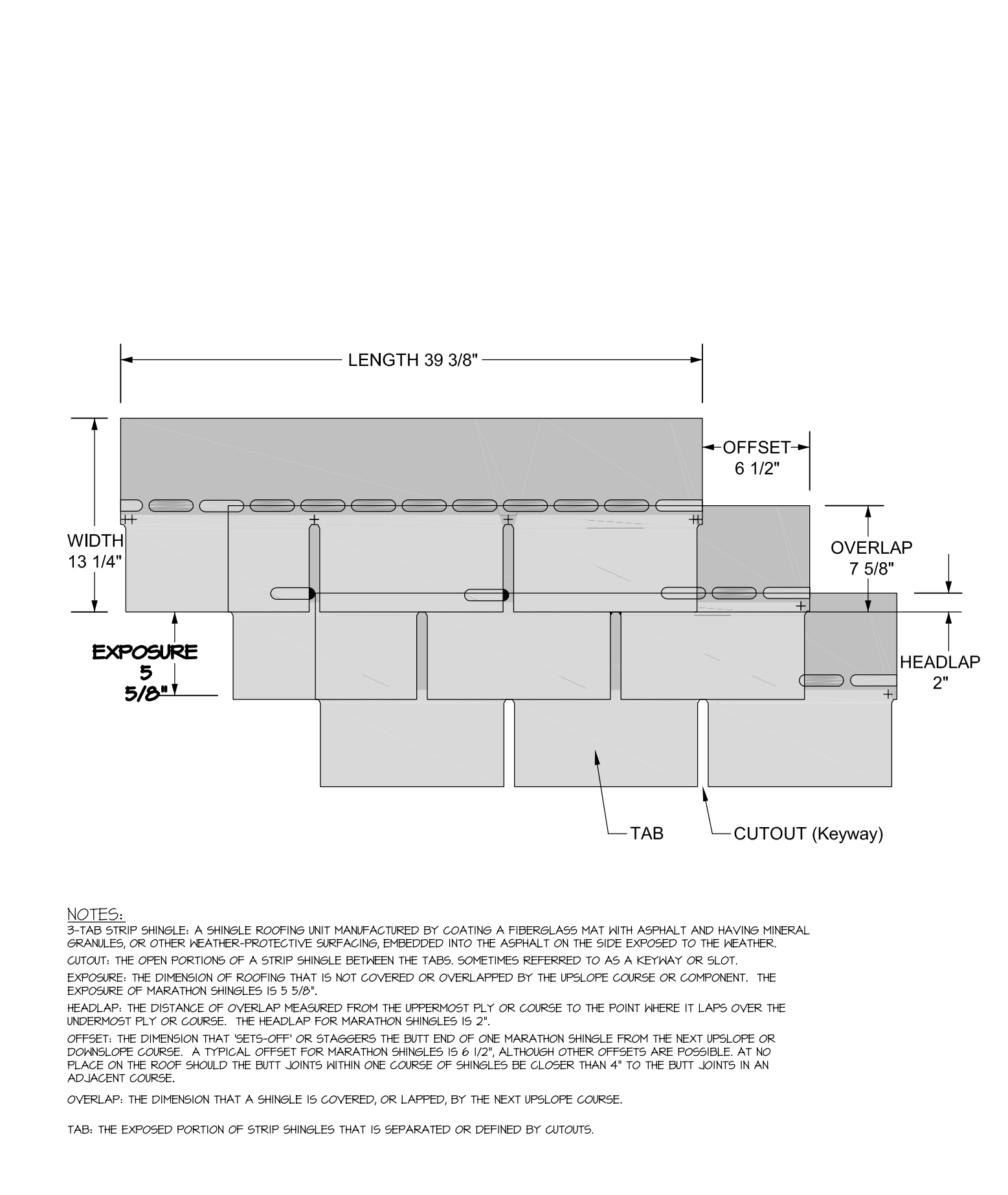
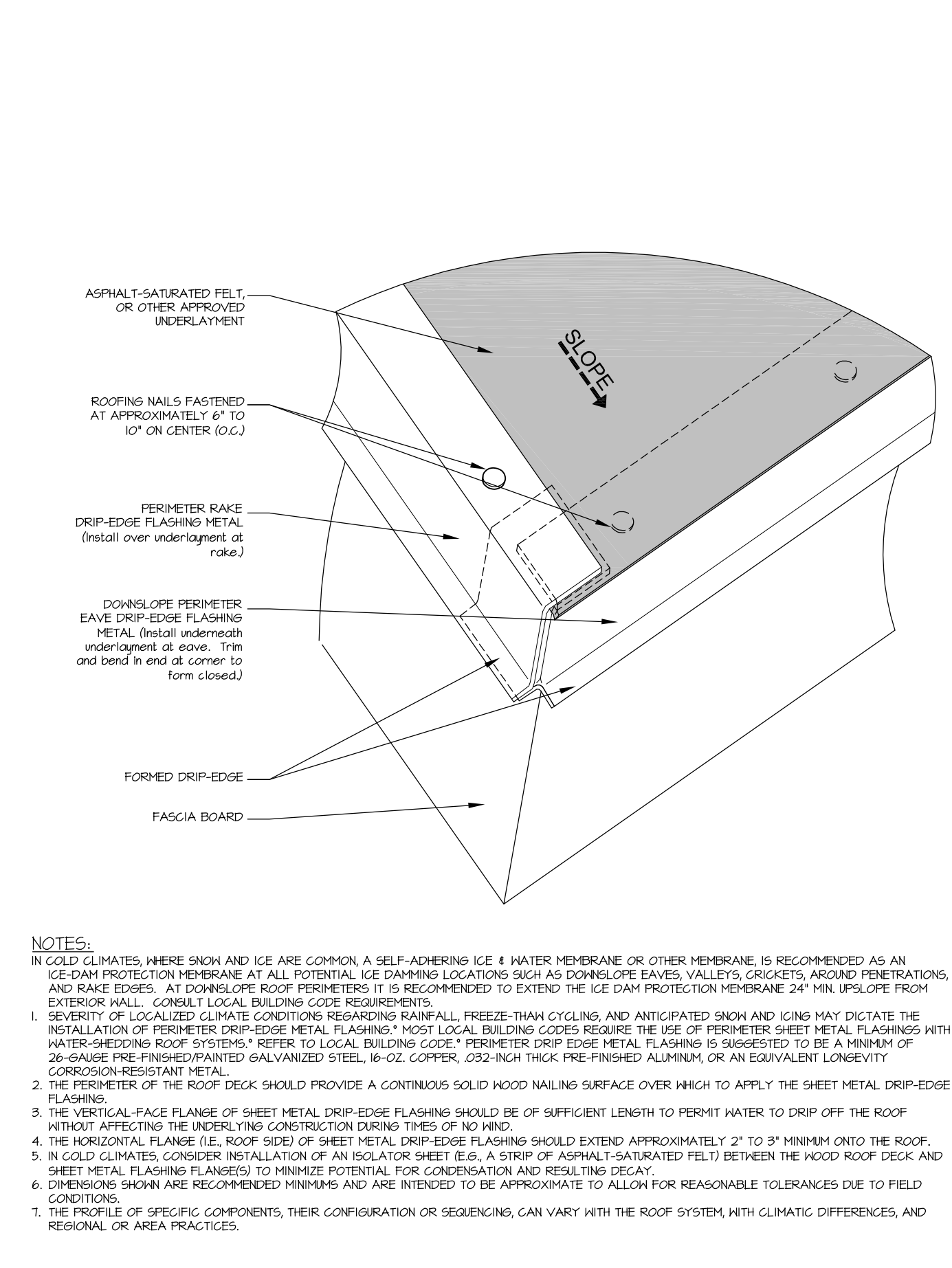
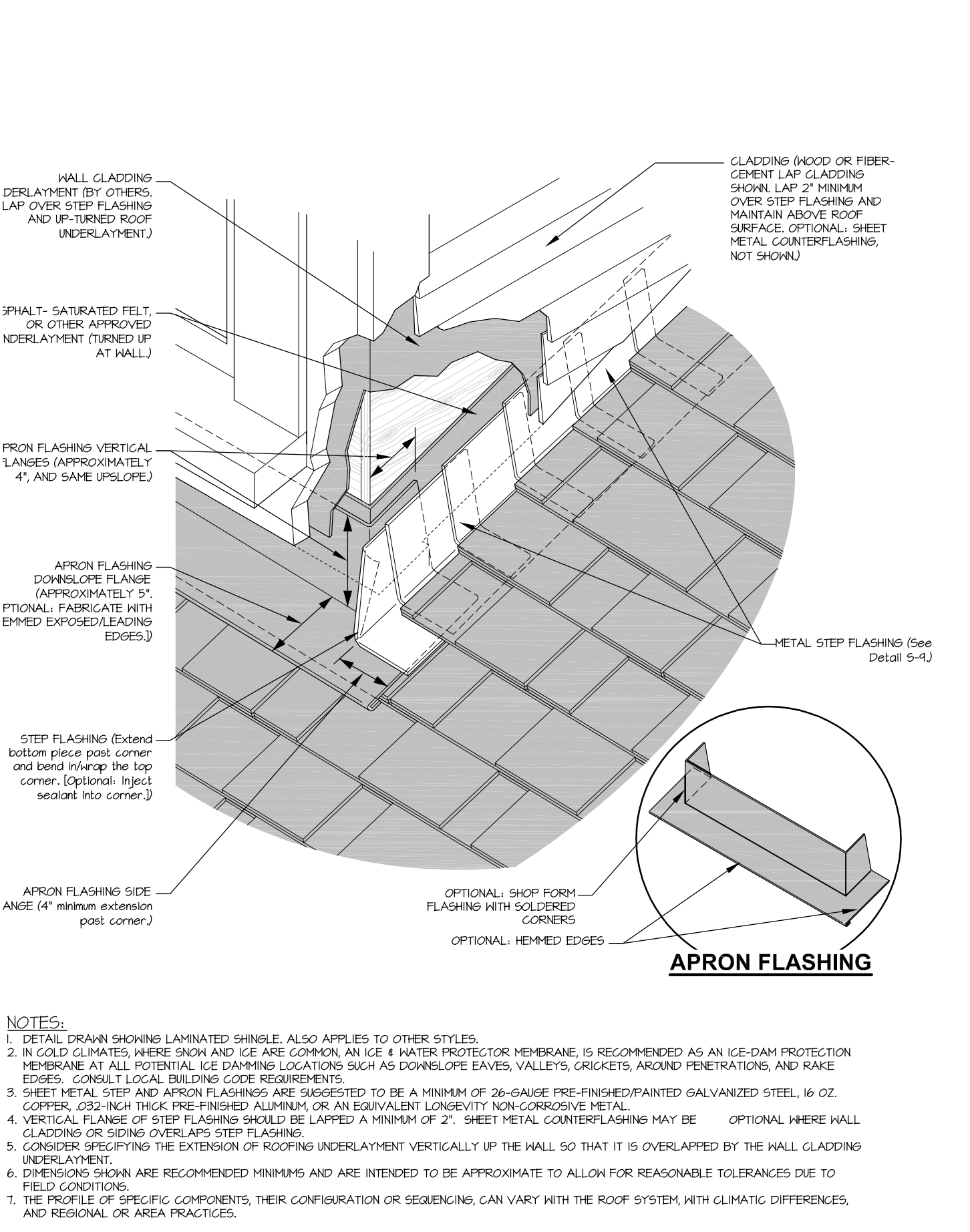
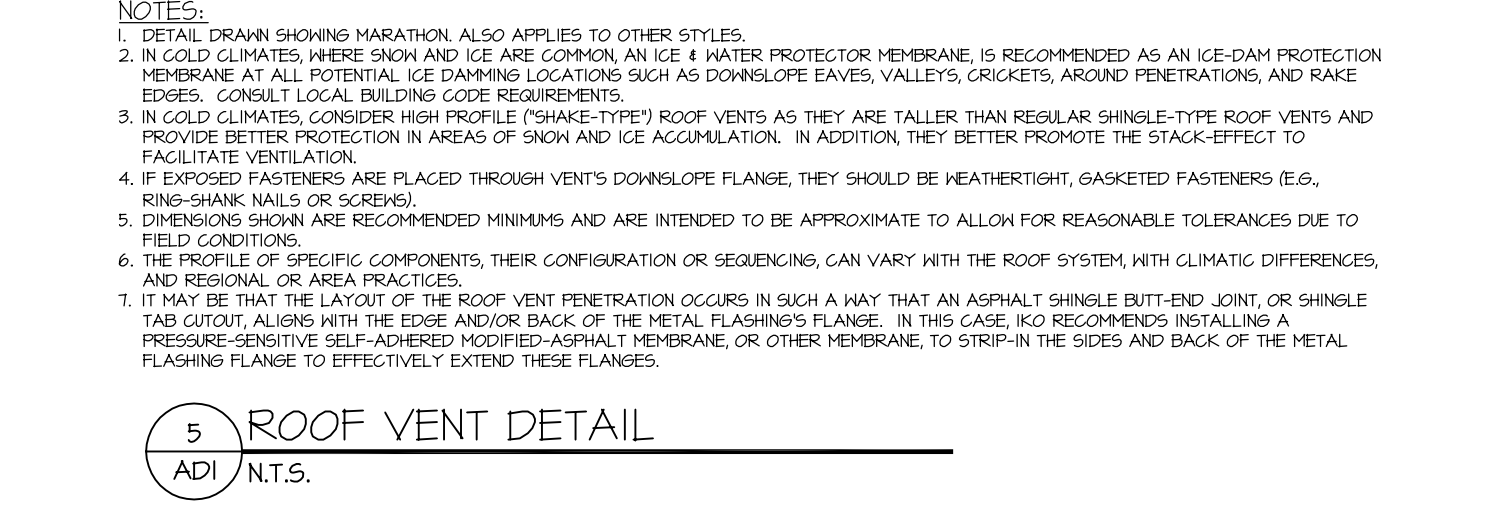
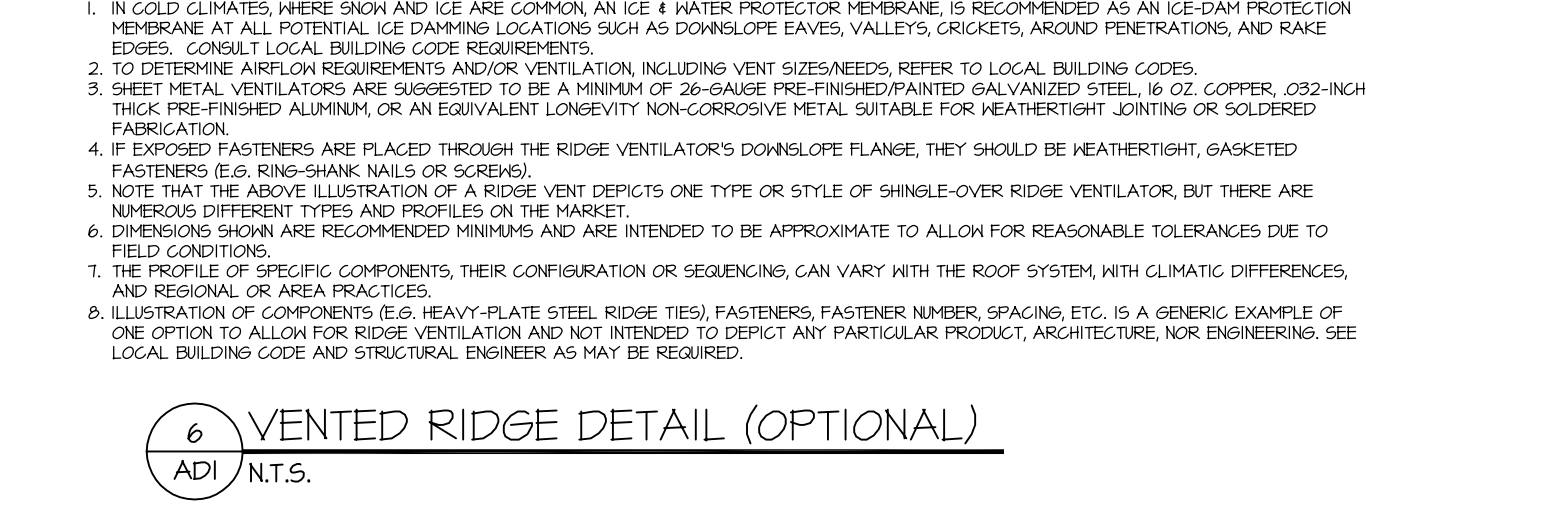
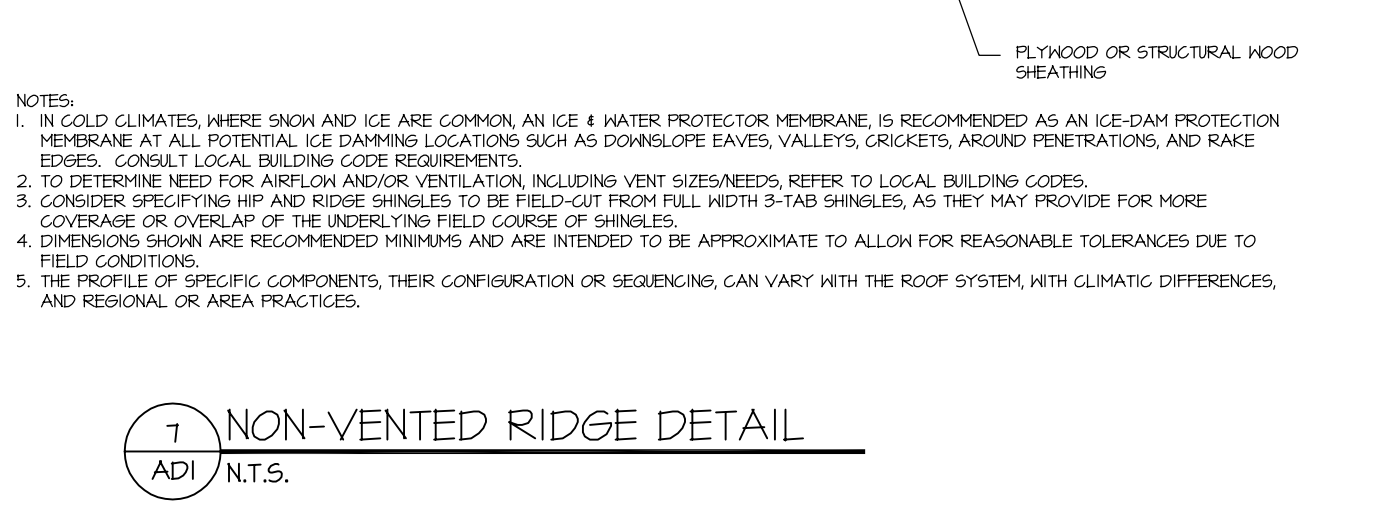
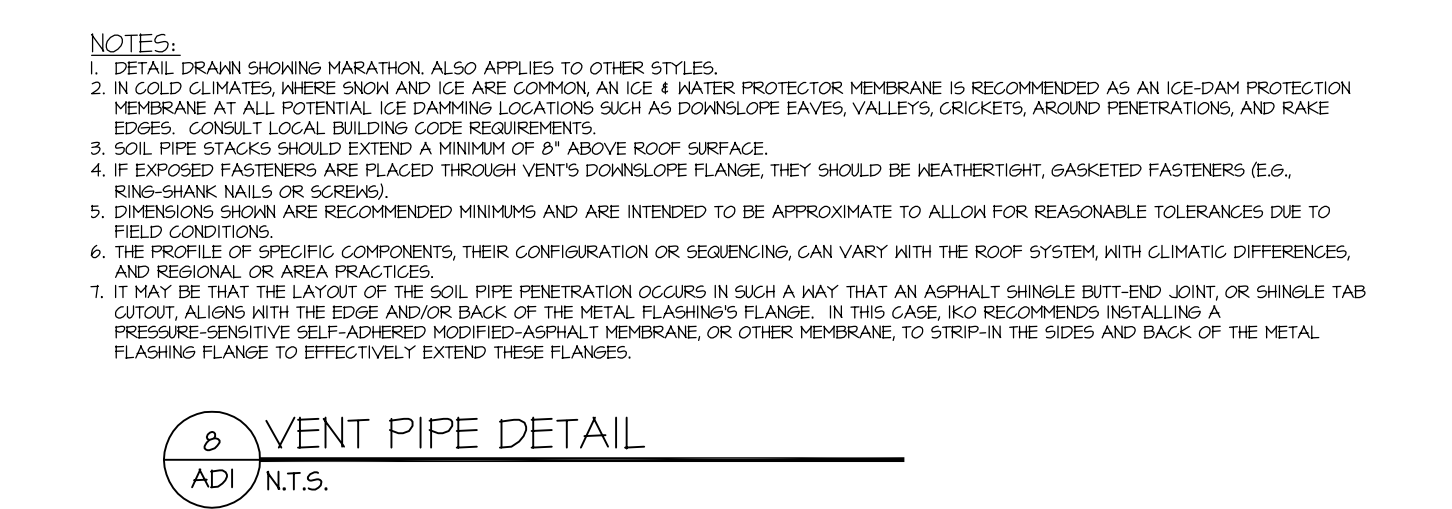
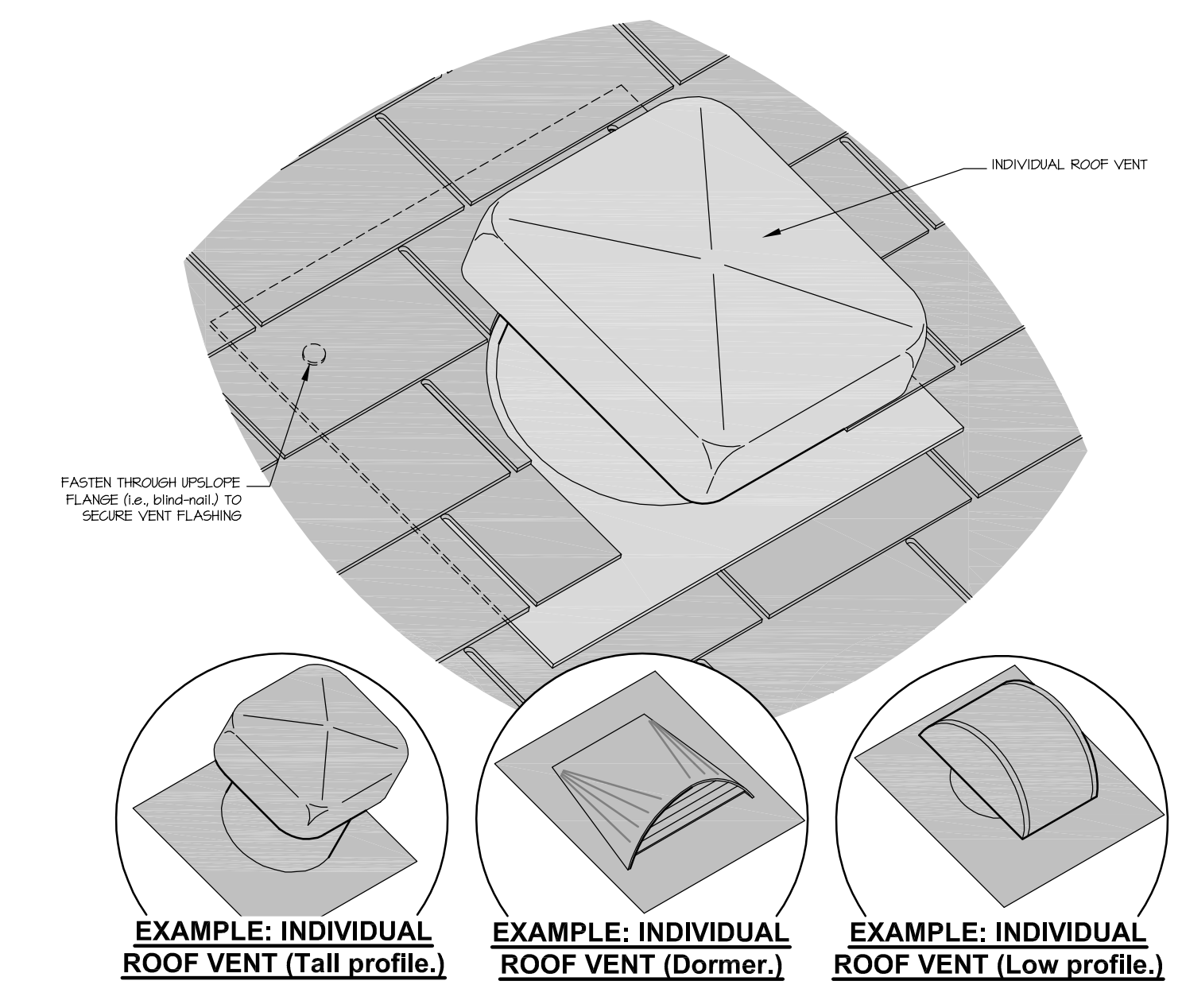
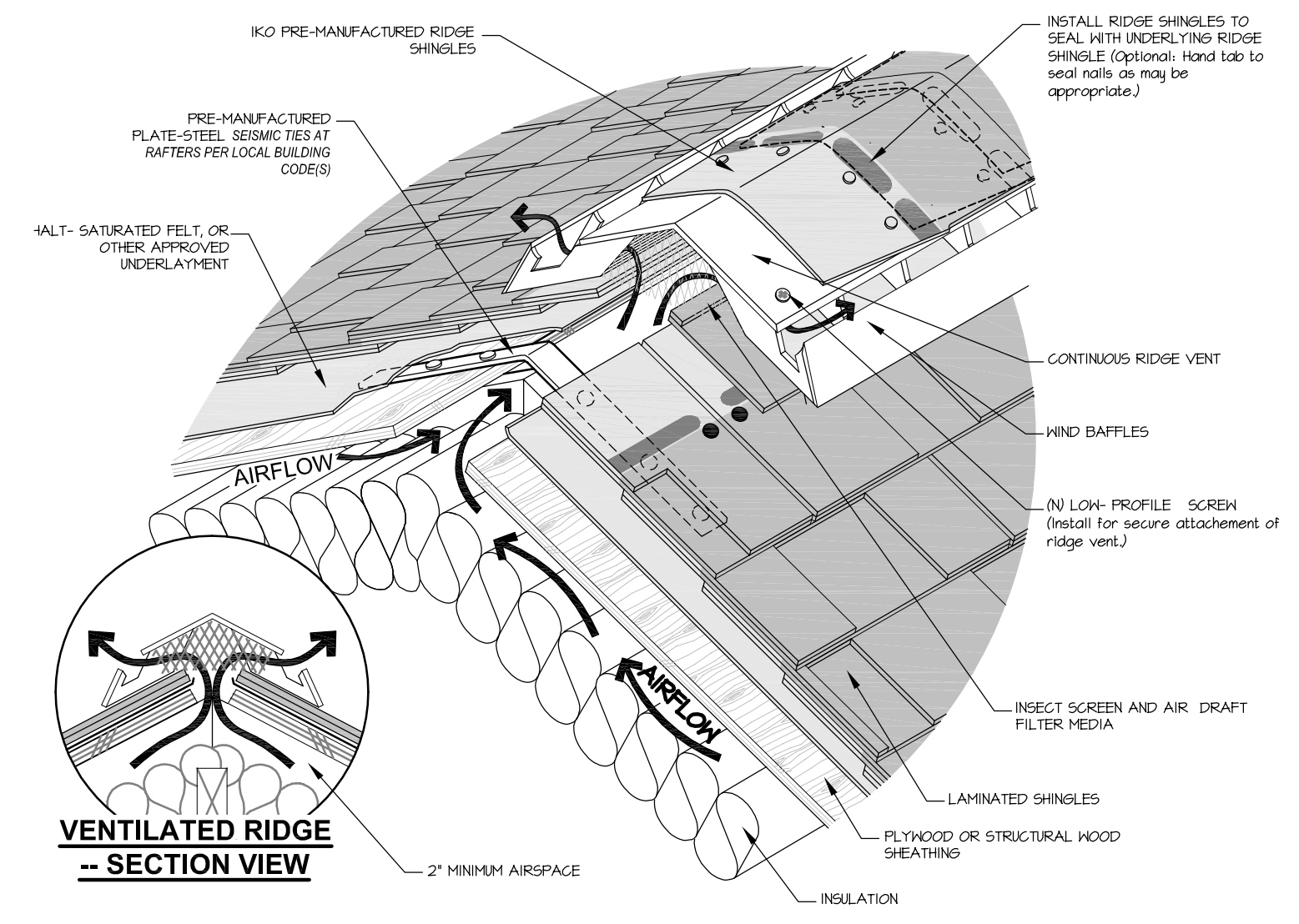
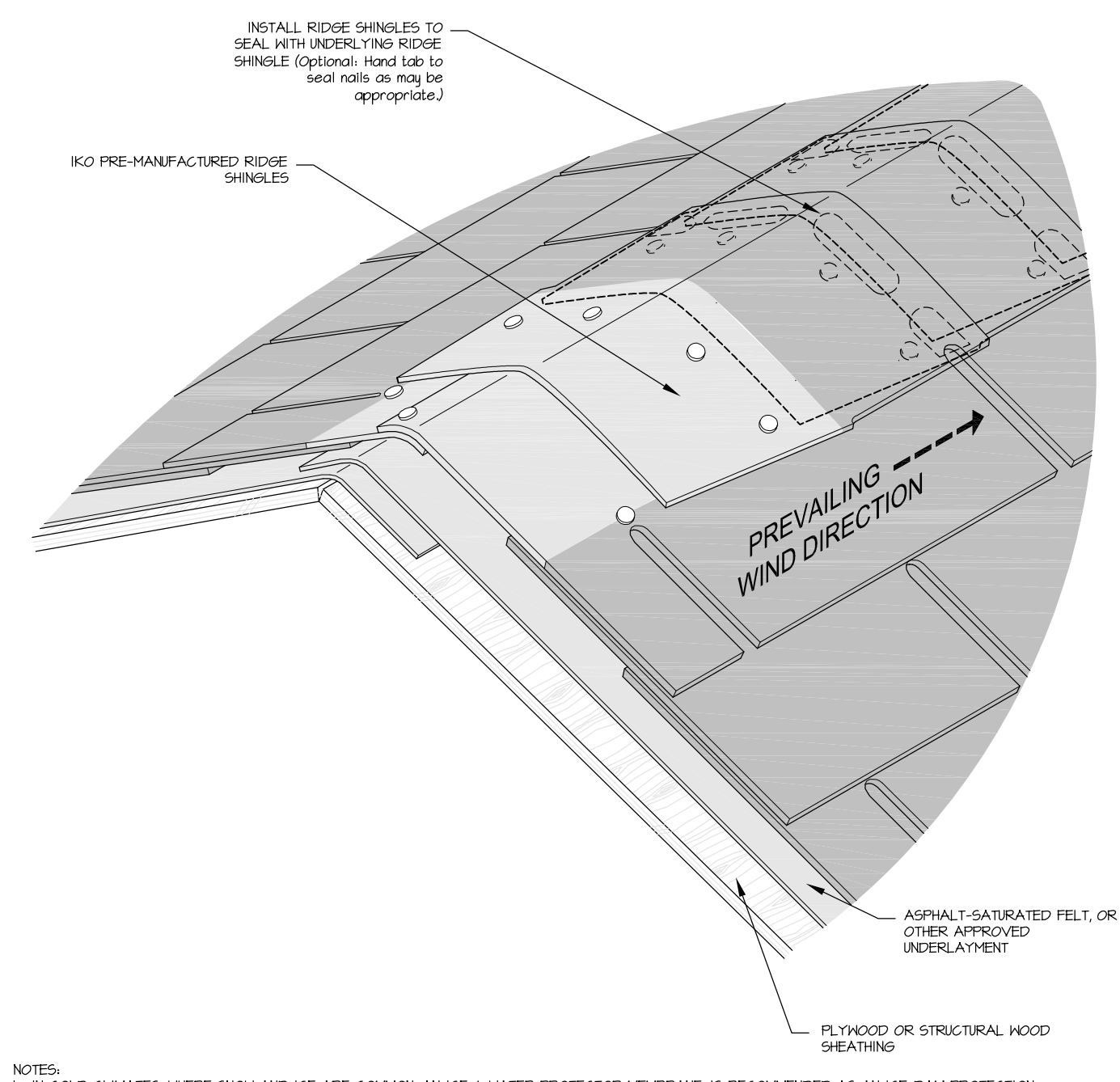
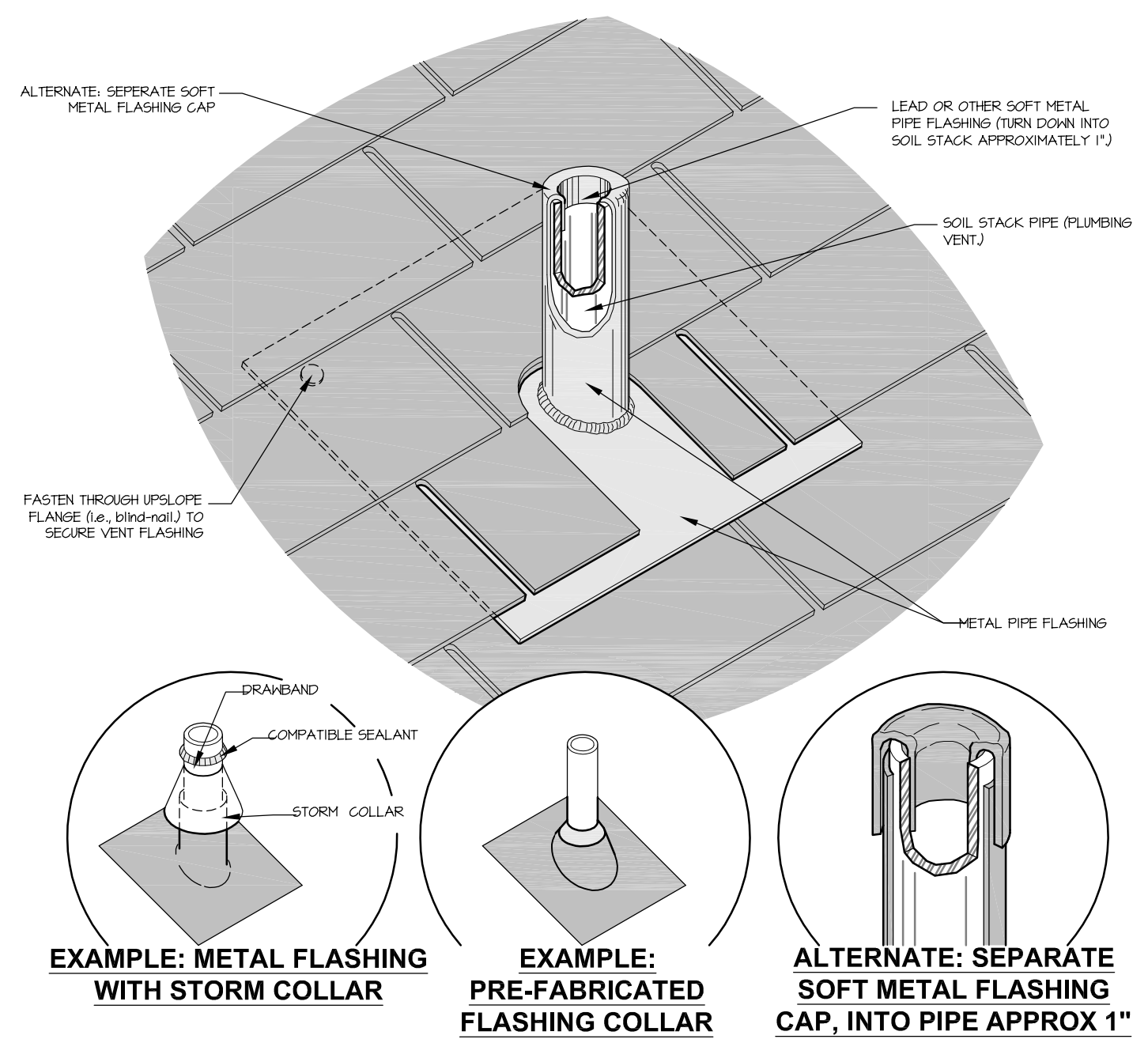
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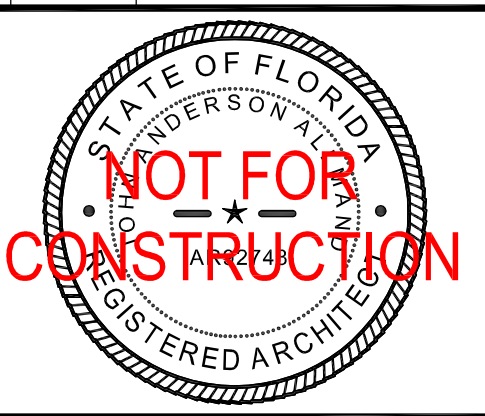
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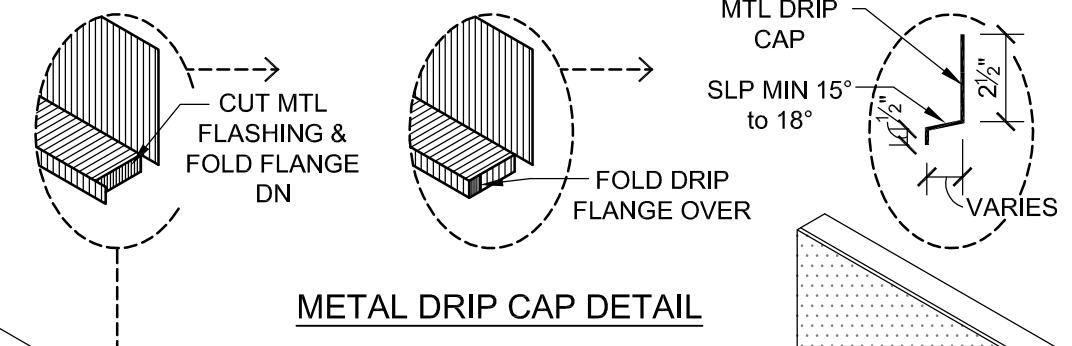
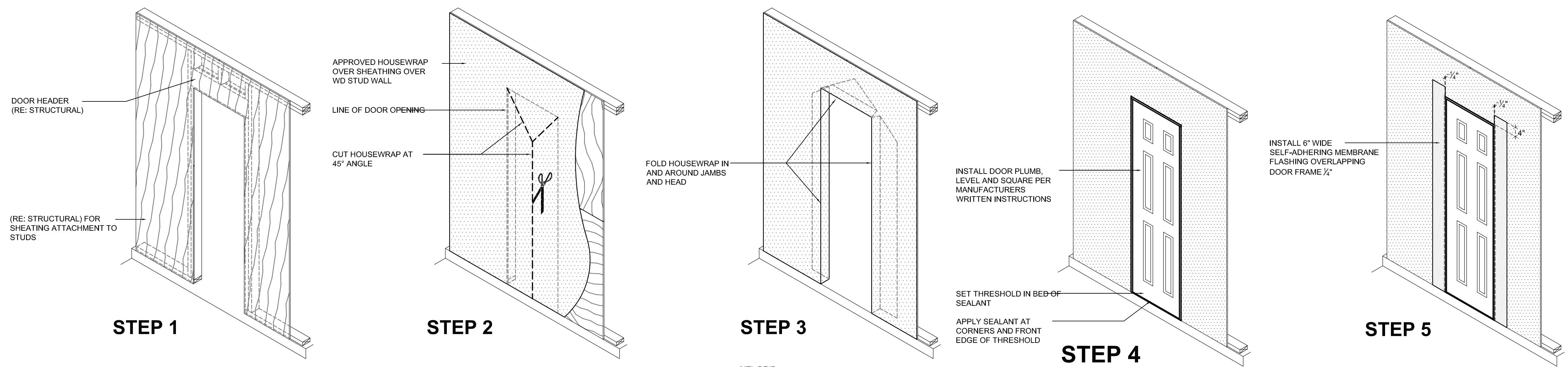
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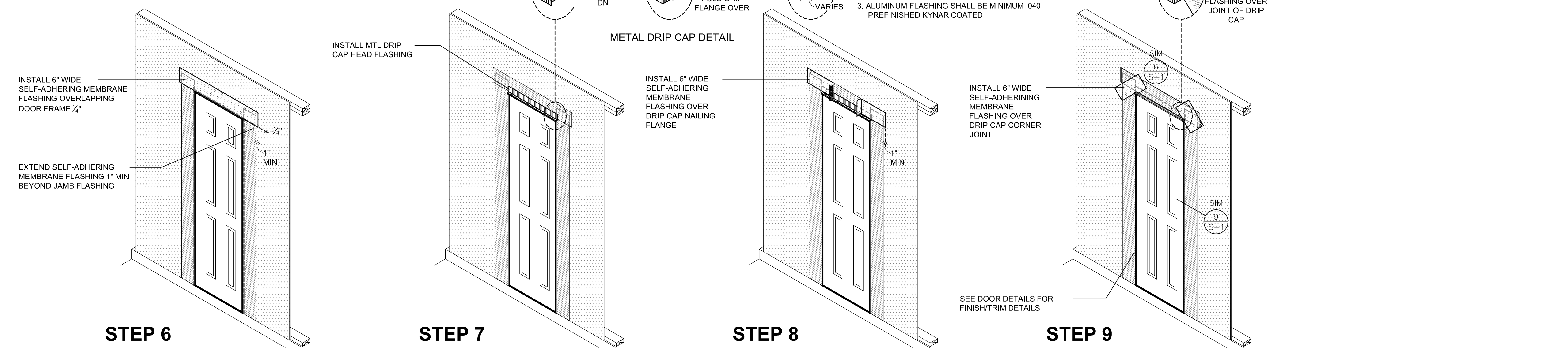
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AD2

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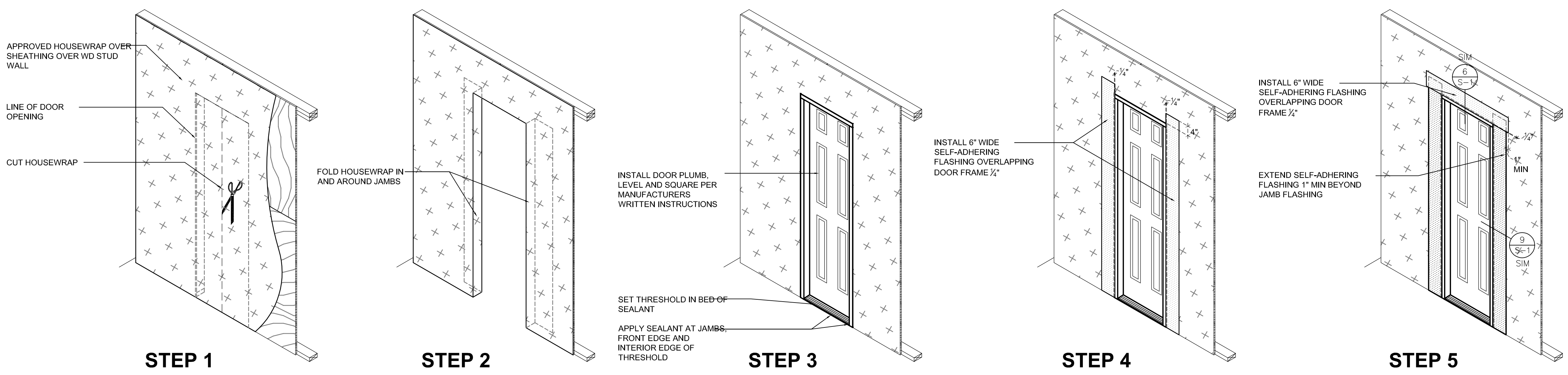


- METAL DRIP CAP:**
1. SEPARATE DISSIMILAR MATERIALS AS TO NOT ALLOW GALVANIC REACTION
 2. STEEL FLASHING SHALL BE (MINIMUM 24 GA) PAINTED, PREFINISHED, OR STAINLESS STEEL
 3. ALUMINUM FLASHING SHALL BE MINIMUM .040 PREFINISHED KYNAR COATED



EXTERIOR DOOR TAPING/FLASHING INSTALLATION DETAILS - OUTSWING W/ EXPOSED OPENING

NTS



EXTERIOR DOOR TAPING/FLASHING INSTALLATION DETAILS - INSWING W/ COVERED OPENING

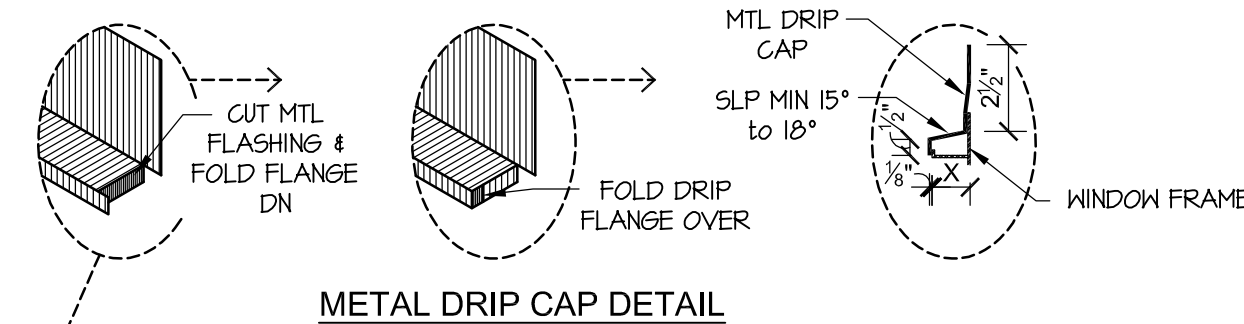
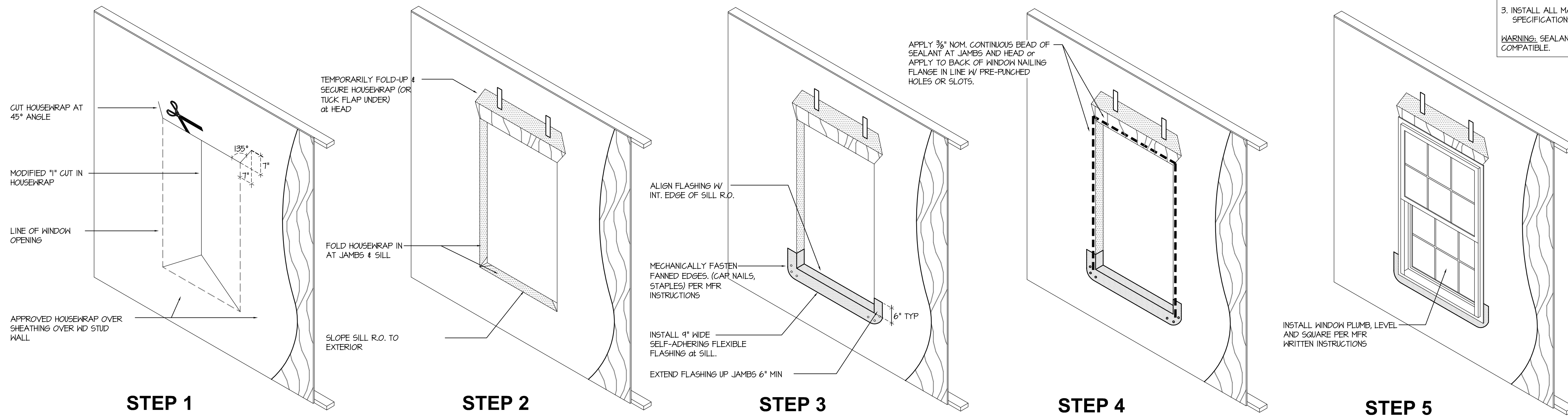
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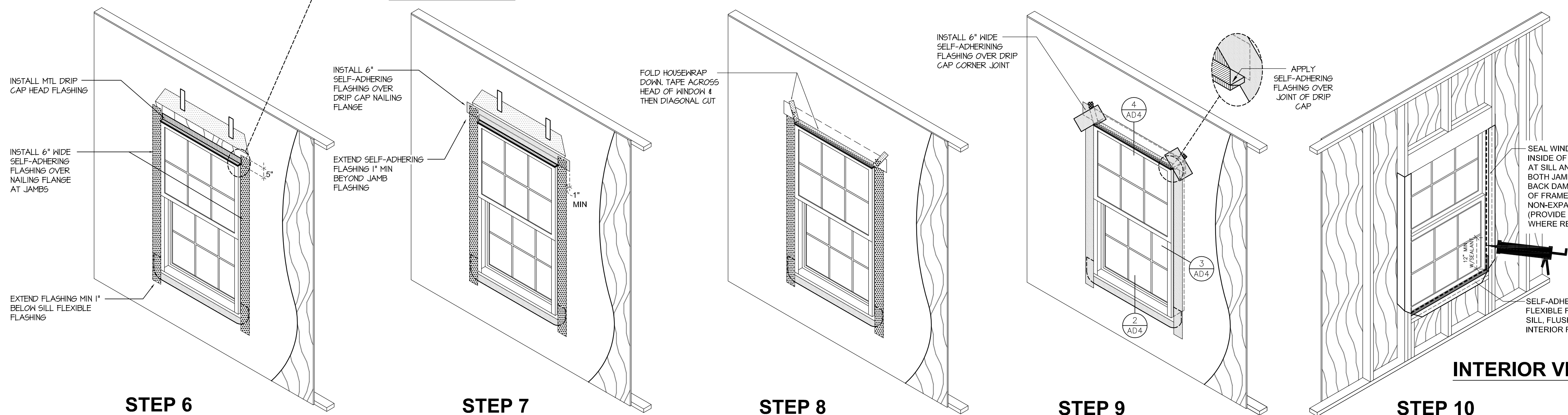
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NOTE:
1. WINDOW INSTALLATION AND FLASHING DETAILS ARE CONSISTENT WITH ASTM E 2112 METHOD A-1 EXCEPT SELF-ADHERING FLASHINGS ARE USED
2. IT IS THE CONTACTOR'S RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION.
3. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS
WARNING: SEALANTS/FLASHINGS MAY REACT ADVERSELY IF NOT COMPATIBLE.



METAL DRIP CAP:
1. SEPARATE DISSIMILAR MATERIALS TO PROHIBIT GALVANIC REACTION.
2. STEEL FLASHING SHALL BE (MINIMUM 24 GA) PAINTED, PREFINISHED, OR STAINLESS STEEL.
3. ALUMINUM FLASHING SHALL BE MINIMUM .040 PREFINISHED KYNAR COATED.



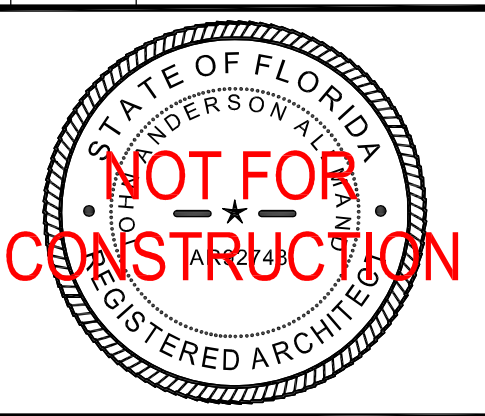
WINDOW FLASHING INSTALLATION DETAILS

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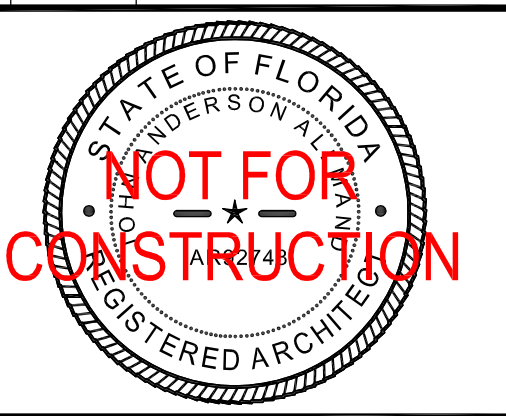
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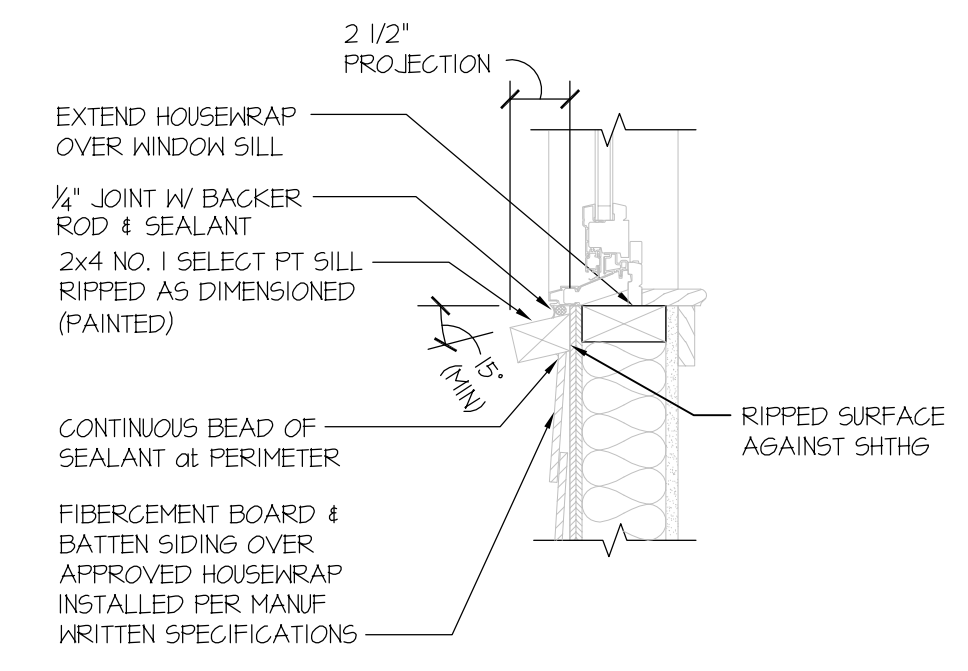
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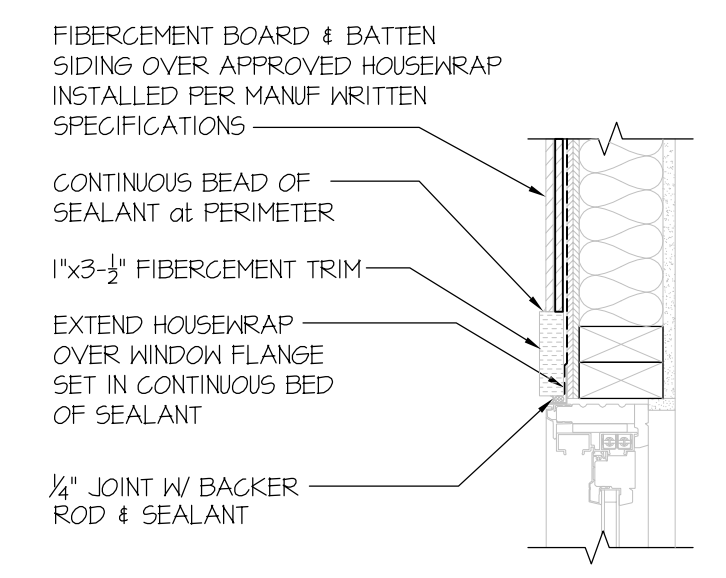
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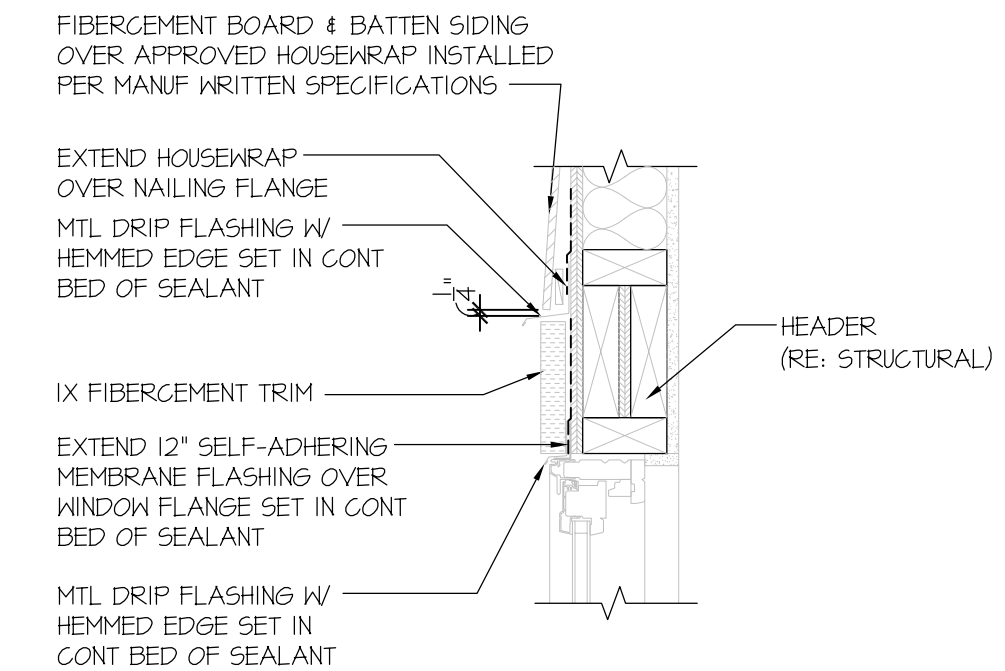
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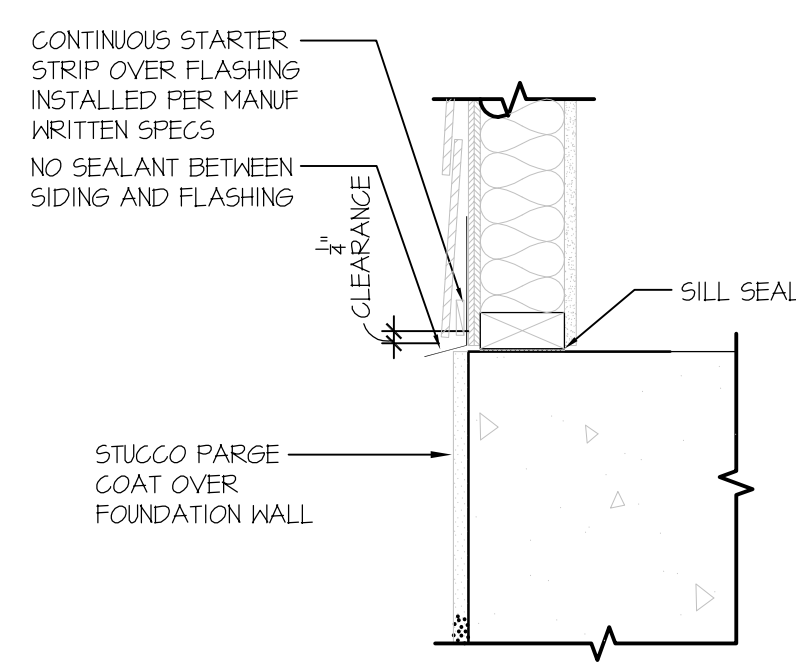
4 WINDOW SILL, TYP.
AD3 1-1/2" = 1'-0"



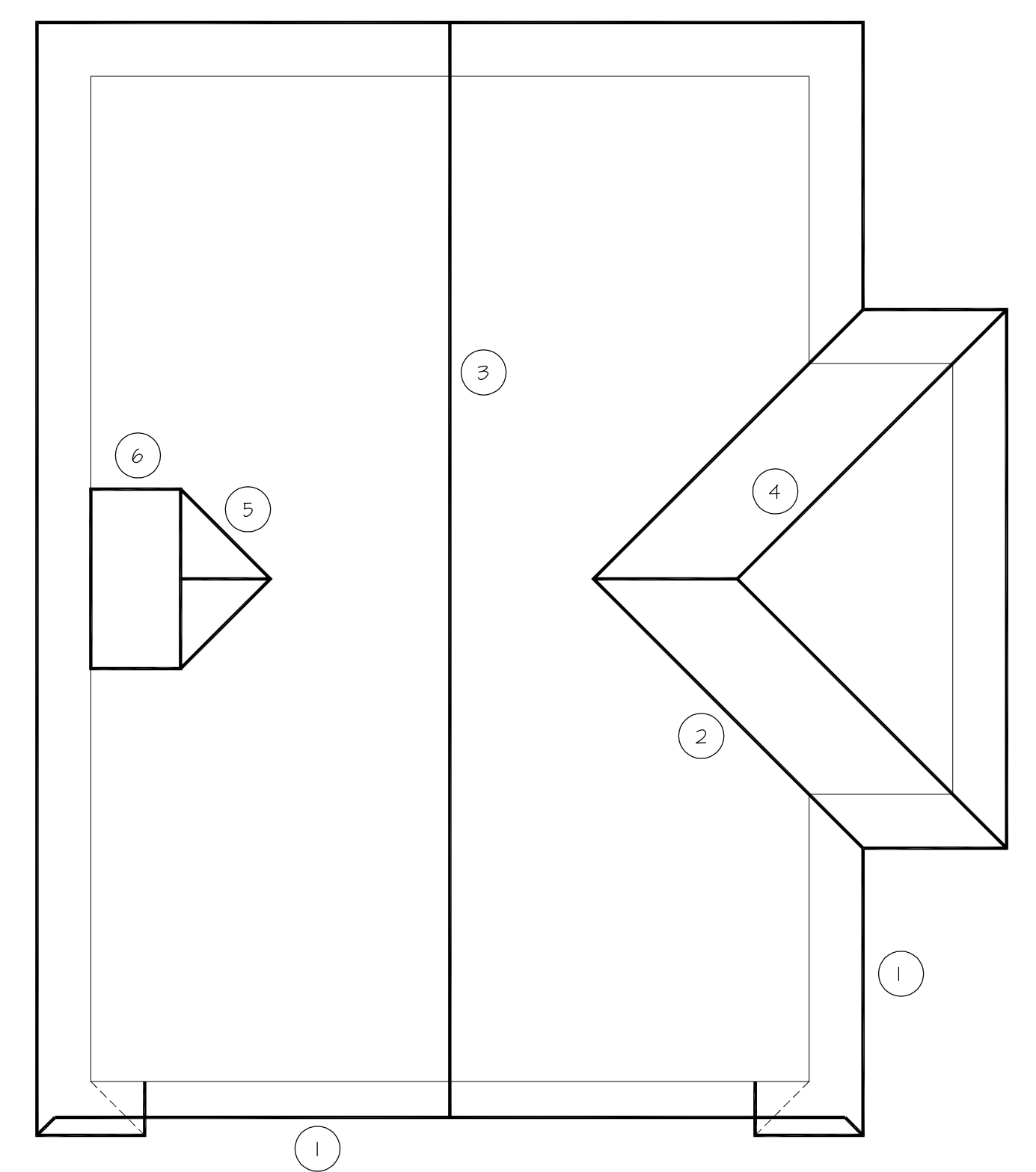
3 WINDOW JAMB, TYP. (DOOR SIMILAR)
AD3 1-1/2" = 1'-0"



2 WINDOW HEAD, TYP. (DOOR SIMILAR)
AD3 1-1/2" = 1'-0"



1 SILL PLATE, TYP.
AD3 1-1/2" = 1'-0"



- 1 METAL DRIP EDGE
26 GAUGE GALVANIZED
N.T.S.
- 2 "Z" FLASHING
24 GAUGE GALVANIZED
N.T.S.
- 3 5 x 5 GALVANIZED FLASHING
26 GAUGE GALVANIZED
N.T.S.
- 4 HIP FLASHING
- 5 CRICKETS AND SADDLES FLASHING
- 6 BASE AND COUNTER FLASHING

TYPICAL FLASHING LOCATIONS / NOTES
SCALE: N.T.S.

1 DRIP EDGE FLASHING:

A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF TILED ROOFS, AND SHALL OVERLAP A MINIMUM OF 3" (76 mm). EAVE DRIP EDGES SHALL EXTEND 1/2" (13 mm) BELOW THE SHEATHING, AND EXTEND BACK ON THE ROOF FOR A MINIMUM OF 2 INCHES (51 mm). THE DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 6" (152 mm) INCHES O.C.

THE DRIP EDGE AT EAVES SHALL BE INSTALLED OVER THE UNDERLAYMENT, THERE SHALL BE A MINIMUM 4 INCH (102 mm) WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.

WHERE THE BASIC WIND SPEED PER FIGURE R301.2(4) IS 110 mph (171 km/h) OR GREATER OR THE MEAN ROOF HEIGHT EXCEEDS 33 FEET (10059 mm), DRIP EDGES SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 4 INCHES (102 mm) ON CENTER.

INSTALL A MINIMUM 8" WIDE ANTI-PONDING METAL FLASHING TO ENSURE POSITIVE DRAINAGE OVER FASCIA/STARTER STRIP. NAIL TOP EDGE OF FLANGE ONTO ROOF.

THE UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE I OR TYPE II, OR ASTM D 4064, TYPE I OR TYPE II. THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDDING FASHION, STARTING WITH THE EAVE EDGE AND ROLLED HORIZONTALLY. UNDERLAYMENT SHALL OVERLAP A MINIMUM OF (14) INCHES AND BE MECHANICALLY FASTENED AT (36) INCHES O.C. MAXIMUM.

2 VALLEY FLASHING:

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, BEFORE APPLYING TILES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

1. FOR CLOSED VALLEYS: INSTALL PREFORMED CLOSED VALLEY METAL - EITHER A MIN. WIDTH OF 16" (24" STRETCH OUT) W/ A MIN. 2 1/2" HIGH CENTER DIVERTER AND A MIN. 1" METAL EDGE RETURNS OR A RIBBED DESIGN W/ 1" CENTER DIVERTER, A MIN. (4) 3/8" RIBS SPACED 3 1/2" W/ 3 3/4" FLANGE. LAP JOINTS A MIN. 6" AND APPLY A COATING OR SEPARATOR SHEET.
2. FOR OPEN VALLEYS: INSTALL PREFORMED OPEN VALLEY WITH A MIN. OF 16" (24" STRETCH OUT) WITH A MIN. OF 1" HIGH THIN CENTER DIVERTER AND A MIN. 1" METAL EDGE RETURNS. LAP JOINTS A MIN. 6" AND APPLY A COATING OR SEPARATOR SHEET.
3. WHEN USING VALLEY METAL WITH RETURNS:
 - A. SECURE W/ CLIPS FABRICATED FROM SIMILAR OR COMPATIBLE MATERIAL. CLIP 1" METAL EDGE RETURNS TO BATTEN STRIP W/ ROOFING NAIL THROUGH METAL STRIP.
 - B. TRIM METAL AT ALL VALLEY/RIDGE JUNCTIONS, ENSURING WATER SHEDDING CAPABILITIES ONTO THE VALLEY.
 - C. INSTALL LEAD SOAKER AT ALL VALLEY/RIDGE JUNCTIONS. TURN LEAD UP A MIN. OF 1" TO CREATE A WATER DIVERTER, ENSURING WATER SHEDDING CAPABILITIES ONTO THE VALLEY.
 - D. OUTER EDGE OF THE VALLEY METAL SHALL OVERLAP DECK FLANGE OF DRIP EDGE A MIN. OF 1". CENTER OF VALLEY FLASHING SHALL EXTEND A MIN. OF 2" BEYOND DRIP EDGE.

3 RIDGE FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDDING FASHION. THE LAST LAYER APPLIED AT THE RIDGE SHALL BE FOLDED OVER THE RIDGE AND MECHANICALLY FASTENED AT (36) INCHES O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT THE PROCEDURE FOR THE OPPOSING SIDE OF THE ROOF. WHEN COMPLETED, THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE RIDGE.

4 HIP FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDDING FASHION. AT THE HIP LINE, FOLD THE UNDERLAYMENT OVER THE HIP AND MECHANICALLY FASTEN AT (36) INCHES O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT THE PROCEDURE FOR THE OPPOSING SIDE OF THE ROOF. WHEN COMPLETED, THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE HIP.

5 CRICKETS AND SADDLES FLASHING:

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN (30) INCHES (762 mm) WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

THE RIDGE AND VALLEY FLASHING OF CRICKETS OR SADDLES SHALL BE THE SAME AS THE RIDGE AND VALLEY FLASHING ON THE MAIN ROOF.

6 BASE AND COUNTER FLASHING:

BASE AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR A CONTINUOUS METAL - MIN. 4 INCH BY 4 INCH "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO THE BASE OF THE WALL, AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLASHINGS SHALL BE FASTENED 6 INCHES (152 mm) ON CENTER WITH APPROVED FASTENERS.

ALL LAPS SHALL BE A MIN. OF 4 INCHES (102 mm), FULL SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF THE ROOF TO ENSURE WATER-SHEDDING CAPABILITIES OF ALL METAL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED, COVERING ALL NAIL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE AND SHALL BE SET IN APPROVED FLASHING CEMENT.

BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL PROVIDED IN SECTION R029.2.3.1 OR MINERAL SURFACE ROLL ROOFING, WEIGHING A MIN. OF (17) POUNDS PER (100) SQUARE FEET (3.76 kg/m²). COUNTER FLASHING SHALL BE CORROSION-RESISTANT METAL WITH A MIN. THICKNESS PROVIDED IN TABLE 903.1 IN THE FLORIDA BUILDING CODE 2015 5TH EDITION.

NOTE:
REFER TO THE FLORIDA ROOFING, SHEET METAL AND AIR CONDITIONING CONTRACTORS (FRSA), CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL FOR MORE INFORMATION.