

ABBREVIATIONS :

A/C	-	AIR CONDITIONING
A.O.	-	ARCHED OPENING
ADBL	-	ADDITIONAL
A.F.F.	-	ABOVE FINISHED FLOOR
ADJ	-	ADJACENT
ALTR	-	ALTERNATE
@	-	AT
&	-	AND
APPL	-	APPLICABLE
APPROX	-	APPROXIMATE
BLDG	-	BUILDING
B.O.	-	BY OTHERS
CL	-	CENTER LINE
CLOS	-	CLOSET
COL	-	COLUMN
COORD	-	COORDINATE
CONC	-	CONCRETE
CONT	-	CONTINUOUS
CONTR	-	CONTRACTOR
CONST	-	CONSTRUCTION
CMU	-	CONCRETE MASONRY UNIT
DBL	-	DOUBLE
DH	-	DOUBLE HUNG
DIA	-	DIAMETER
DIAG	-	DIAGRAM / DIAGRAMMATIC
DIM	-	DIMENSION
DRY	-	DRYWALL (GWB)
DTL	-	DETAIL
D.W.	-	DISH WASHER
DWV	-	DRAIN, WASTE, VENT
EA	-	EACH
ELEC	-	ELECTRICAL
ELEV	-	ELEVATION
ENG	-	ENGINEER
EQUIP.	-	EQUIPMENT
EXIST	-	EXISTING
EXP	-	EXPANSION
F.A.	-	FIELD APPLIED
F.F.	-	FINISH FLOOR
F.V.	-	FIELD VERIFY
GA	-	GAGE
GALV	-	GALVANIZED
GWB	-	GYPSUM WALL BOARD
HB	-	HOSE BIBB
HC	-	HANDICAP
HGT	-	HEIGHT
H.M.	-	HOLLOW METAL
HORIZ	-	HORIZONTAL
I.E.	-	THAT IS
INFO	-	INFORMATION
JT	-	JOINT
LAT	-	LATERAL
LAV	-	LAVATORY SINK
LOC	-	LOCATE / LOCATION
MAIN	-	MAINTAIN
MANUF	-	MANUFACTURER
MAX	-	MAXIMUM
MIN	-	MINIMUM
MTL	-	METAL
N.A.	-	NOT APPLICABLE
NO.	-	NUMBER
N.T.S.	-	NOT TO SCALE
OPP	-	OPPOSITE
O.C.	-	ON CENTER
PART	-	PARTITION
PED	-	PEDISTAL SINK
PTD.	-	PAINTED
PLNTR	-	PLANTER
P.LAM	-	PLASTIC LAMINATE
PT.	-	PRESSURE TREATED
PWDR	-	POWDER ROOM
R	-	RADIUS
REF	-	REFERENCE / REFER TO
REFRIG	-	REFRIGERATOR
REQ'D	-	REQUIRED
R.O.	-	ROUGH OPENING
SH	-	SINGLE HUNG
SIM	-	SIMILAR
SPECS	-	SPECIFICATIONS
SQ FT	-	SQUARE FEET
STD.	-	STANDARD
STL	-	STEEL
SYP	-	SOUTHERN YELLOW PINE
T & G	-	TONGUE & GROOVE
T.O.C.	-	TOP OF CONCRETE
TYP.	-	TYPICAL
U.N.O.	-	UNLESS NOTED OTHERWISE
U.S.C.	-	UNDER SEPARATE COVER
VERT.	-	VERTICAL
V.E.	-	VERIFY IN FIELD
W	-	WITH
W.C.	-	WATER CLOSET
WD	-	WOOD
WH	-	WATER HEATER
WL	-	WALL LINE

MATERIAL SYMBOLS

	Plywood
	Continuous lumber
	Non Continuous lumber
	Finish Lumber
	Concrete Masonry Units
	Structural Concrete
	Light Weight Concrete
	Steel
	Porous Fill
	Rigid Insulation
	Blanket Insulation
	Durock Sheathing Board
	Compacted Fill
	Plaster
	Tile
	Flashing
	Metal Stud
	Metal Stud
	C-Runner Track Stud
	Grout
	Fire Safing
	Compressible Filler

GENERAL NOTES:

- ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE BLOCK TO BE P.T. ALL OTHER LUMBER TO BE MIN NO. 2 SOUTHERN YELLOW PINE (SYP) - SEE SPECIAL NOTES.
- ALL EXISTING ITEMS ARE TO REMAIN UNLESS NOTED OTHERWISE.
- ALL NEW EXTERIOR ELEMENTS, TRIM MOLDINGS, SOFFIT, ETC. TO BE PRIMED & PAINTED 2 COATS.
- FINISH SURFACES SHALL ALIGN WHERE NEW CONSTRUCTION MEETS EXISTING.
- VERIFY ALL EXIST CONDITIONS & DIMENSIONS SHOWN ON PLANS.
- JOB SITE TO BE LEFT CLEAN DAILY (BROOM SWEEP). FINAL CLEANING INCLUDES EXIST WINDOWS AND/OR GLASS BLOCK.
- ALL EXTERIOR FINISHES, TEXTURES, ETC., AS NOTED OR AS DETERMINED BY OWNER.
- CONTRACTOR TO VERIFY SITE SURVEY INFORMATION AND ALL EXISTING CONDITIONS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF CONSTRUCTION - CONTRACTOR TO CONTACT THE ARCHITECT FOR CLARIFICATION IF INTENT IS UNCLEAR.
- ALL WORK TO BE DONE IN ACCORDANCE WITH NEW FLORIDA 2014 BUILDING CODE.
- SOIL UNDER NEW SLAB OR PATCHED AREAS OF EXISTING SLAB TO BE TERMITE TREATED.
- ALL TIE DOWNS, ETC. IF APPLICABLE, ARE BY SIMPSON STRONG TIE & TO BE MIN 16 GAGE UNLESS OTHERWISE NOTED OR SPECIFIED IN THE DOWN SCHEDULES.
- PROVIDE BLOCKING BETWEEN RAFTERS FOR SECURING ALL ELECTRICAL BOXES, DEVICES, ETC. & IN CEILING FOR FAN ATTACHMENT, ETC.
- PROVIDE BONDING AGENT WHERE STUCCO IS APPLIED TO EXIST STUCCO, FORMED & POURED CONCRETE SURFACES, CMU BLOCK, ETC. & IN THE STUCCO MIX.
- PROVIDE PVC PLASTIC STUCCO CORNER BEADS, CASING BEADS, REVEALS, ETC.
- INTERIOR NONBEARING WALLS SHALL BE CAPPED WITH AT LEAST A SINGLE TOP PLATE & SHALL BE FIREBLOCKED IN ACCORDANCE WITH SECTION R302.11.
- NEW RAFTERS SHALL NOT BE NOTCHED, UNLESS AS NOTED ON PLANS, AND MUST BE APPROVED BY ARCHITECT PRIOR TO ANY NOTCHING OR DRILLING HOLES.
- ALL NEW FINISHES TO BE CLASS C, FLAME SPREAD 76-200; SMOKE-DEV INDEX 0-450

FASTENING

REFER TO FBCR, SECTION R702.6 FASTENING, FOR GYPSUM WALL BOARD FASTENING REQUIREMENTS

REFER TO FBCR, SECTION 2304.9 CONNECTORS & FASTENERS & TABLE 2304.9.1 FASTENING SCHEDULE FOR SPECS & REQUIREMENTS

2304.9.5 Fasteners and connectors in contact with preservative-treated and fire-retardant-treated wood. Fasteners, including nuts and washers, and connectors in contact with preservative-treated and fire-retardant-treated wood shall be in accordance with Sections 2304.9.5.1 through 2304.9.5.4. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153.

2304.9.5.1 Fasteners and connectors for preservative-treated wood. Fasteners, including nuts and washers, in contact with preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. Connectors that are used in exterior applications and in contact with preservative-treated wood shall have coating types and weights in accordance with the treated wood or connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653, type G185 zinc-coated galvanized steel, or equivalent, shall be used.

Exception: Plain carbon steel fasteners, including nuts and washers, in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

2304.9.5.2 Fastenings for wood foundations. Fastenings, including nuts and washers, for wood foundations shall be as required in AF&PA PWF.

2304.9.5.3 Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations. Fasteners, including nuts and washers, for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.

2304.9.5.4 Fasteners for fire-retardant-treated wood used in interior applications. Fasteners, including nuts and washers, for fire-retardant-treated wood used in interior locations shall be in accordance with the manufacturer's recommendations. In the absence of manufacturer's recommendations, Section 2304.9.5.3 shall apply.

MR. & MRS. STEHLIN RESIDENCE

3841 CHERI DRIVE

JENSEN BEACH, FL 34952

PROGRESS PRINT

LAND REGULATIONS:

ZONING	R-1
MAX LOT COVERAGE	40%
MIN FRONT YARD SETBACK	30 FT
MIN SIDE YARD SETBACK	30 FT
MIN REAR YARD SETBACK	25 FT

FLOOD ZONE 'X'

EXIST 1ST FLOOR ELEV	8.85 FT
EXISTN PATIO ELEV	± 8.5 FT

Wind Design Criteria - FBC 2014

Mean Roof Height:	17 ft
Wind Speed ult:	170 mph (3-second gust)
Wind Speed asd:	132 mph (per sec 1609.3.1)
Wind Exposure:	C (per ASCE 7-10)
Risk Category:	II
Internal Pressure Co GCFI	+/- 0.18
Directional Factor Kd:	0.85

OCCUPANCY : RESIDENTIAL GROUP R-3

NEW BUILDING :

FBC 2014 - ALL WORK TO COMPLY WITH FBC 2014 & APPLICABLE STANDARDS

LAND AREA CALCULATIONS:

TOTAL LOT AREA	21,828 SF
IMPERVIOUS:	
HOUSE	3,424 SF
DRIVEWAY	3,840 SF
POOL & PATIO	2,705 SF
WALKWAYS & STEPS	115 SF
GEN & AC PADS	12 SF
SHED BLDG	522 SF
PAVING AT SHED BLDG	418 SF

TOTAL IMPERVIOUS	11,136 SF
TOTAL PERVIOUS (LANDSCAPE AREA)	26,602 SF
29.51% IMPERVIOUS -TO- 70.49% PERVIOUS	

BUILDING AREA:

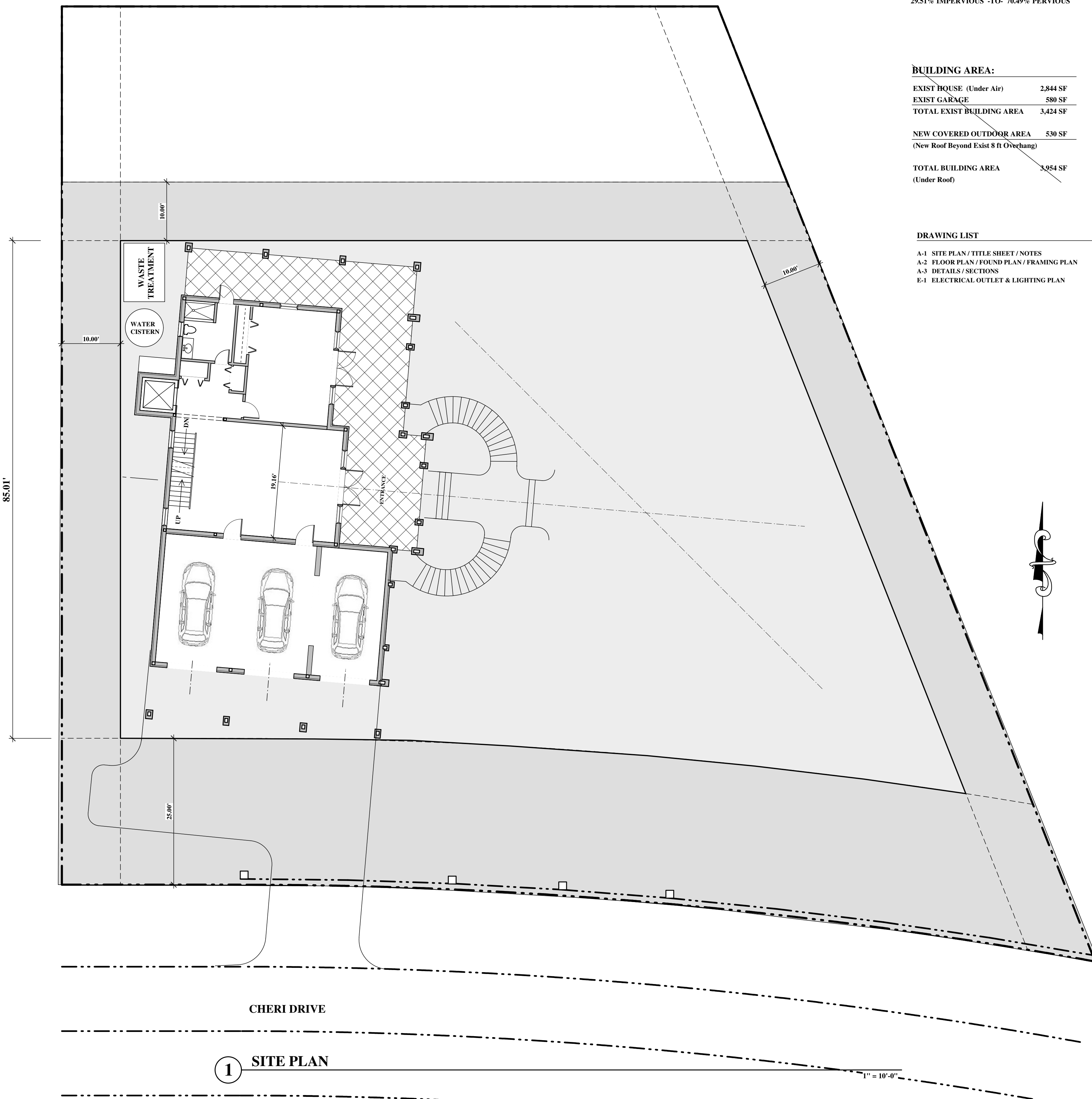
EXIST HOUSE (Under Air)	2,844 SF
EXIST GARAGE	580 SF
TOTAL EXIST BUILDING AREA	3,424 SF

NEW COVERED OUTDOOR AREA 530 SF
(New Roof Beyond Exist 8 ft Overhang)

TOTAL BUILDING AREA (Under Roof)	3,954 SF
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DRAWING LIST

- A-1 SITE PLAN / TITLE SHEET / NOTES
- A-2 FLOOR PLAN / FOUND PLAN / FRAMING PLAN
- A-3 DETAILS / SECTIONS
- E-1 ELECTRICAL OUTLET & LIGHTING PLAN



1 SITE PLAN



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Revisions:

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DWG #
A-1