

ENGINEER STAMP & SEAL



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DOCUMENT PHASE:

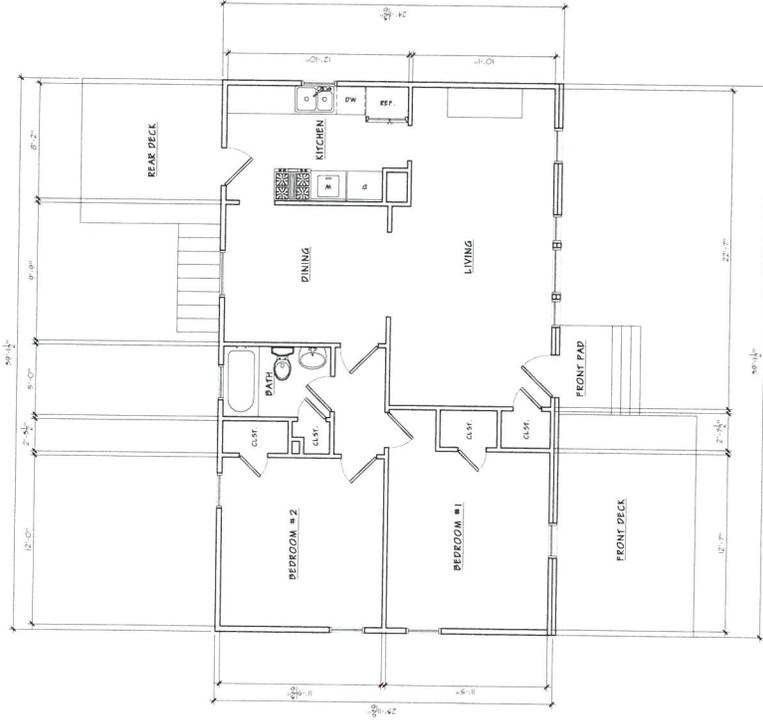
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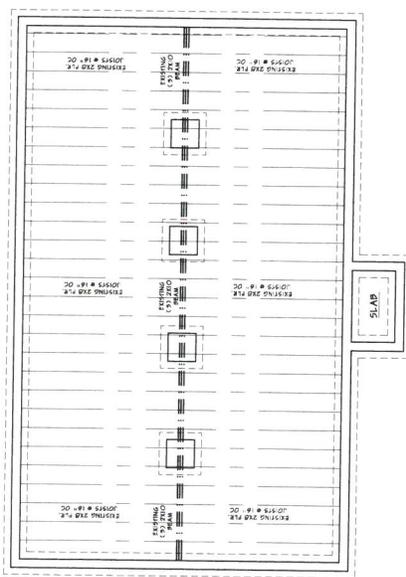
SHEET TITLE:

EXISTING
FOUNDATION & FLOOR
PLAN

A.1



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



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

ENGINEER STAMP & SEAL



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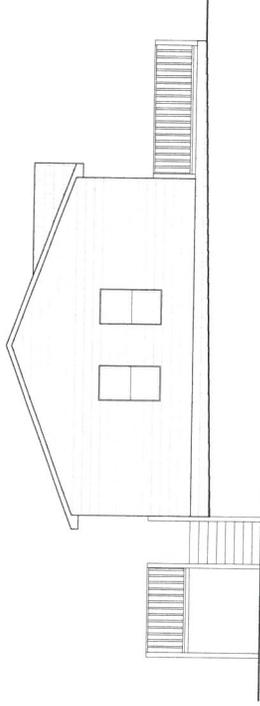
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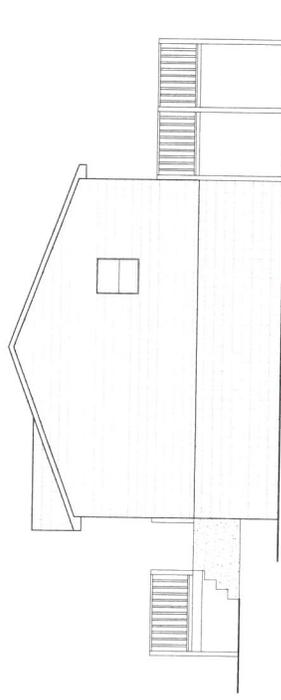
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SHEET TITLE:
EXISTING
EXTERIOR ELEVATIONS

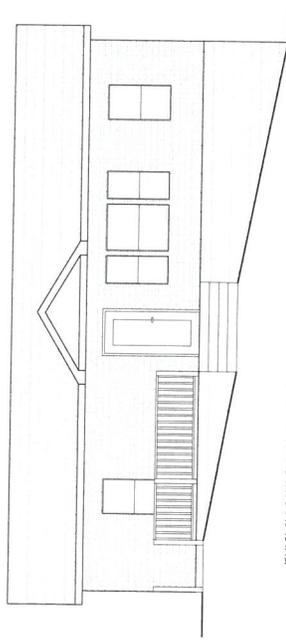
A.3



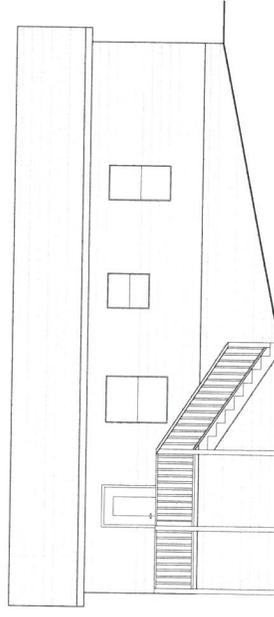
8 EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



9 EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



6 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



7 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

ENGINEER STAMP & SEAL



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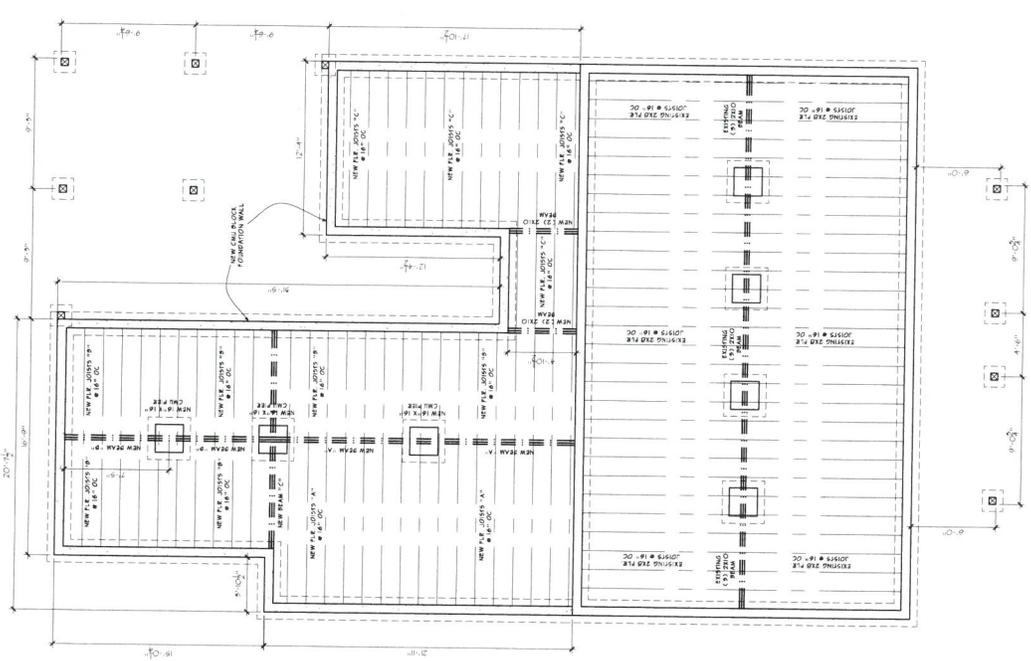
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SHEET TITLE:

PROPOSED
FOUNDATION PLAN

A.4



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

ENGINEER STAMP & SEAL



FRANZIS PT.
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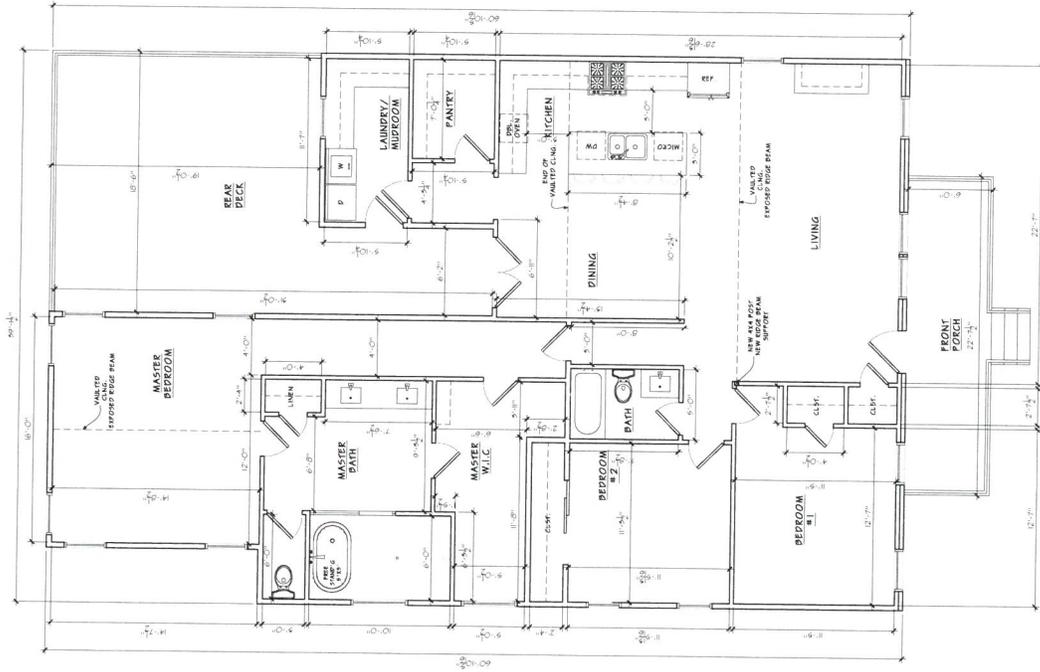
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SHEET TITLE:

PROPOSED
FLOOR PLAN
W/ DIMENSIONS

A.6



1 PROPOSED FLOOR PLAN W/ DIMENSIONS

SCALE: 1/8" = 1'-0"

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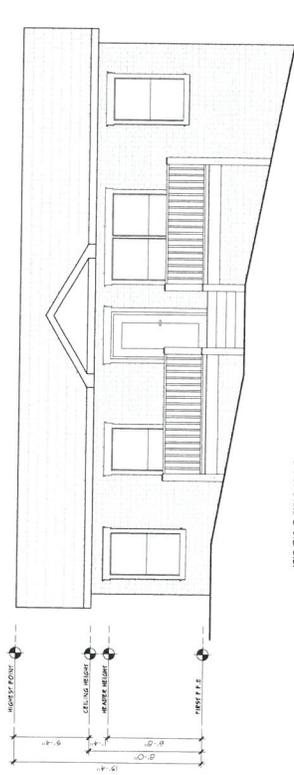
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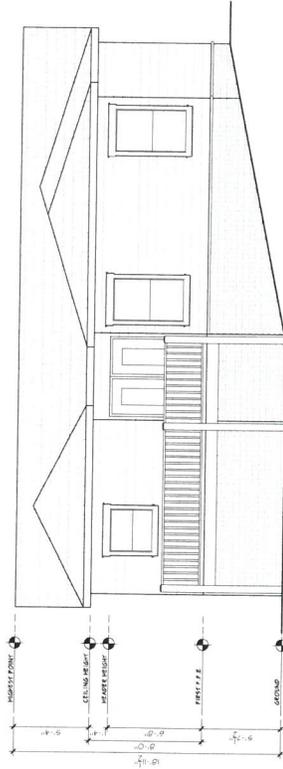
SHEET TITLE:

PROPOSED
FRONT & REAR
ELEVATIONS

A.7



1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

ENGINEER STAMP & SEAL



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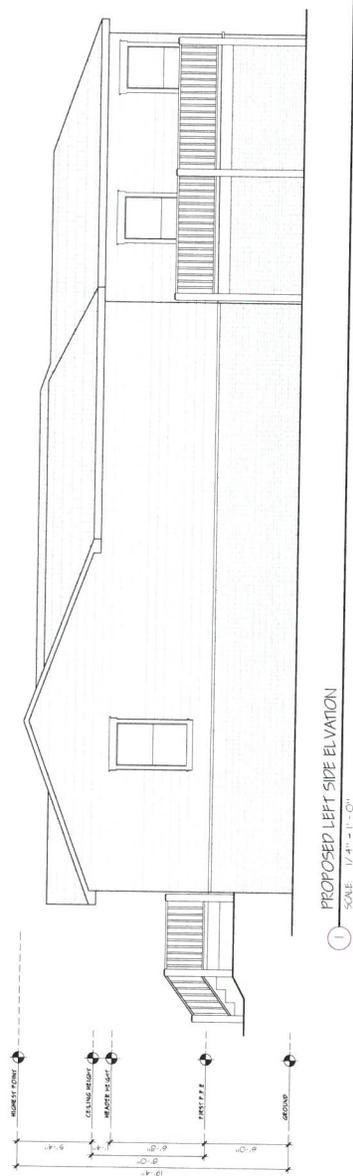
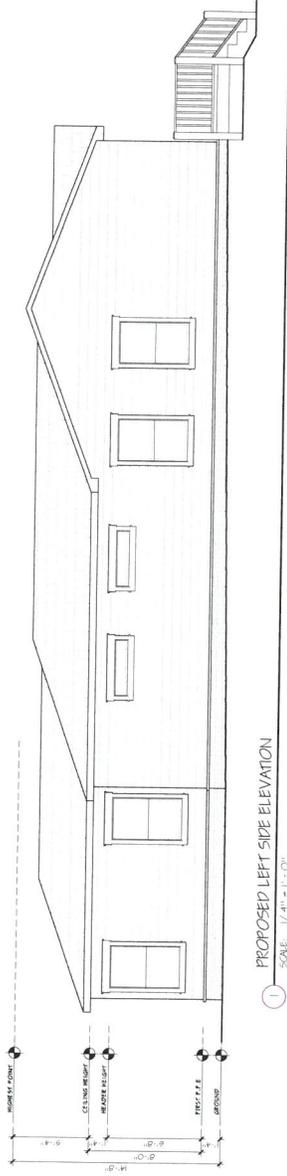
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SHEET TITLE:

PROPOSED
RIGHT & LEFT SIDE
ELEVATIONS

A.8



ENGINEER STAMP & SEAL



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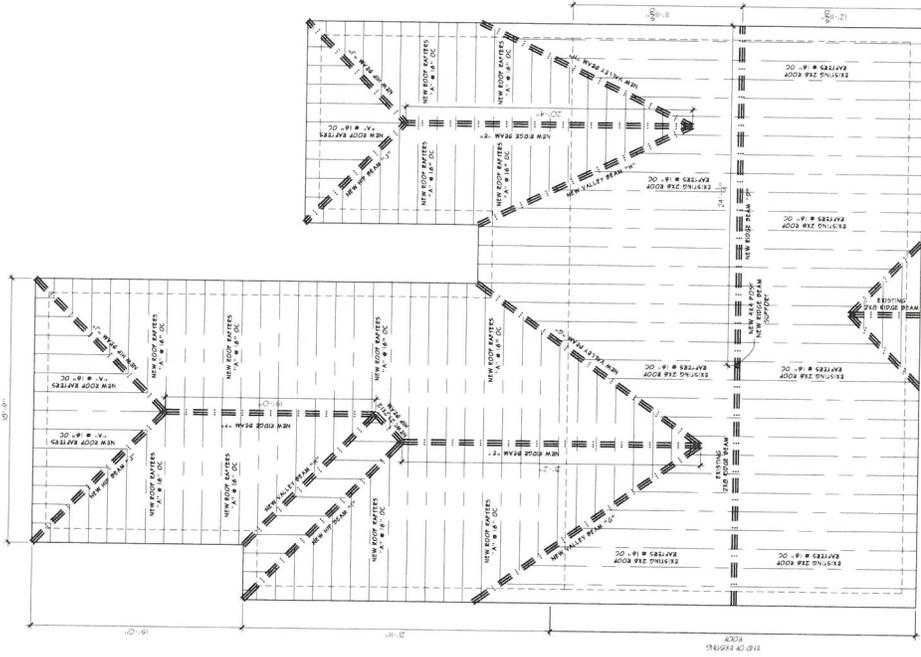
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DECEMBER 5, 2020

SHEET TITLE:
PROPOSED
ROOF FRAMING PLAN

A.10



1 PROPOSED ROOF FRAMING PLAN

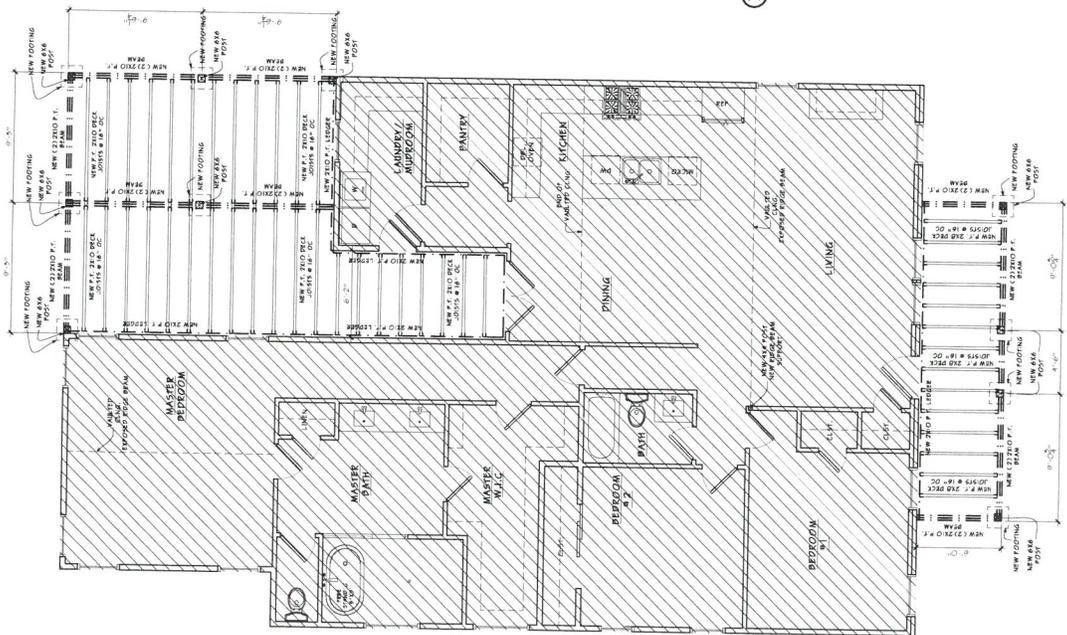
SCALE: 1/4" = 1' - 0"



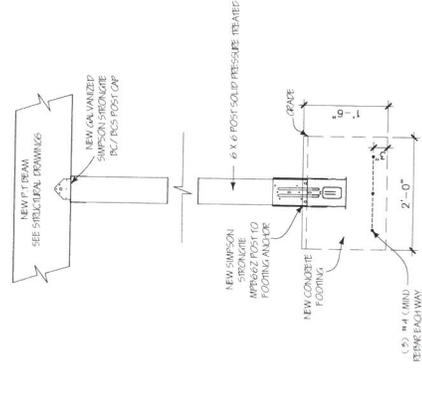
ADDITION:
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GENERAL REQUIREMENTS FOR DECK:

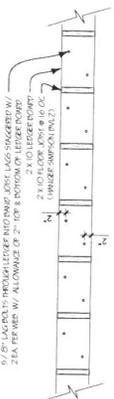
1. LUMBER SHALL BE NATURALLY DRYABLE WOOD OR SHALL BE SOUTHERN PINE, GRADE #2, OR BETTER THAT IS FIRE-RESISTANT-TREATED IN ACCORDANCE WITH ANPA 111 FOR THE STUDIES, PRODUCT, PRESERVATIVE AND END USE. FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH ANPA 111. PRESERVATIVE-TREATED LUMBER IN CONTACT WITH THE GROUND SHALL BE RATED AS "GROUND-CONTACT." PLEASE NOTE: NOT ALL TREATED LUMBER IS RATED FOR GROUND CONTACT.
2. WOOD-PLASTIC COMPOSITES ARE COMPOSED OF BOUND WOOD AND PLASTIC FIBERS CREATING MATERIAL THAT CAN BE USED AS DECKING AND GUIDED ELEMENTS AS WELL AS OTHER PERMISSIBLE WOOD-PLASTIC COMPOSITES MUST BEAR A LABEL INDICATING ITS PERFORMANCE GRADE AND COMPLIANCE WITH ASTM D 7090.
3. NAILS SHALL BE RING-SHANKED OR ANNULAR GROOVED.
4. SCREWS AND NAILS SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL OR APPROVED FOR USE WITH PRESERVE TREATED LUMBER.
5. HARDWARE, E.G., JOIST HANGERS, CAST-IN-PLACE POST ANCHORS, MECHANICAL FASTENERS, SHALL BE GALVANIZED WITH 15% ZINC COATING (MINIMUM) OR SHALL BE STAINLESS STEEL. USE PRODUCTS SUCH AS "ZMAX" FROM SIMPSON STRONG-TIE OR "TRIPLE ZINC" AND "GOLD COR" FROM USF.
6. ELECTRICAL RECEPTACLES FOR DECKS SHALL COMPLY WITH THE CURRENTLY APPROVED EDITION OF THE NATIONAL ELECTRICAL CODE.
7. LIGHTING FOR DECKS AND EXTERIOR STAIRS SHALL COMPLY WITH IRC 304.7 STAIRWAY ILLUMINATION.
8. DECKS CONSTRUCTED IN ACCORDANCE WITH THESE DETAILS ARE NOT APPROVED FOR PRIVATE SCREENS, PLANTERS, PUBLIC SEATING OR HOT TUB INSTALLATIONS.



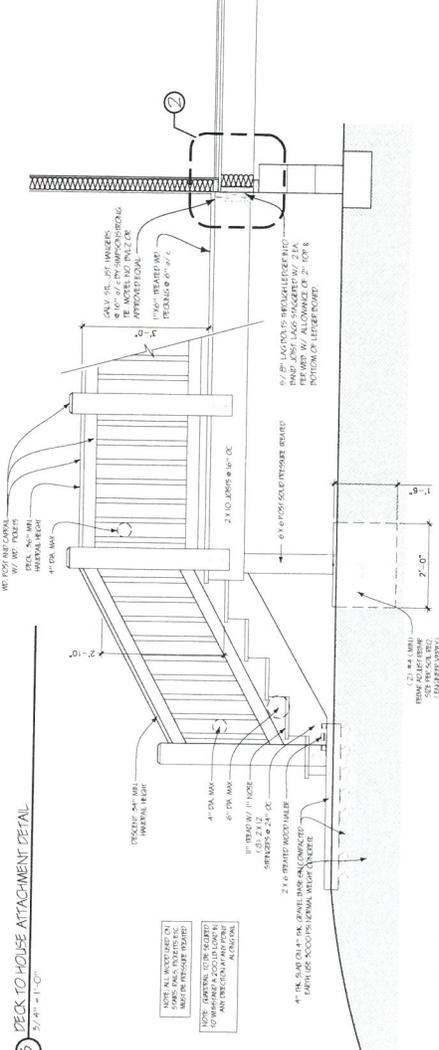
1 PROPOSED DECK FRAMING PLANS
SCALE: 1/4" = 1'-0"



1 POST TO BEAM CONNECTION
1 1/2" = 1'-0"



2 DECK TO HOUSE ATTACHMENT DETAIL
1 1/2" = 1'-0"



3 TYPICAL DECK AND RAILING DETAIL
1 1/2" = 1'-0"

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SHEET TITLE:
PROPOSED DECK FRAMING PLANS

A.13