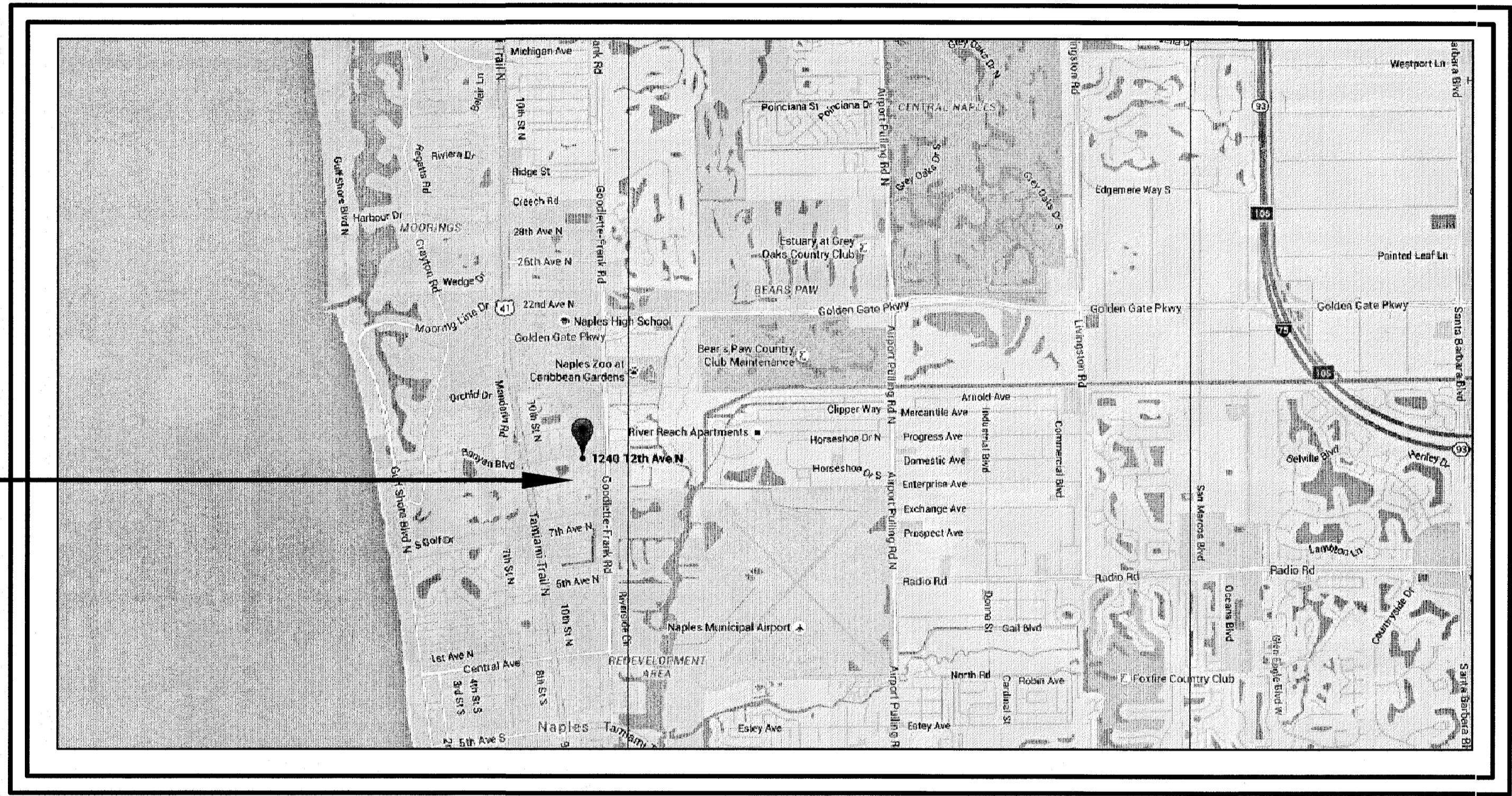
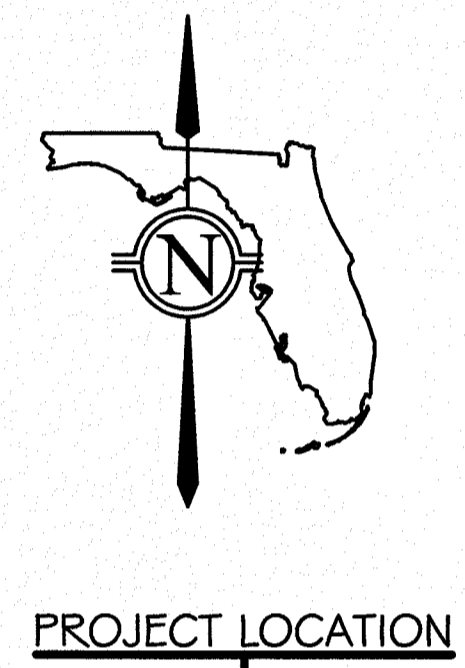




Ashmore & Associates, LLC
 P.O. Box 221
 Estero, Florida 33928
 Phone: 239.444.5780
 Fax: 239.444.5781
 contact@ashmorellc.com

THIS PLAN HAS BEEN REVIEWED,
 ENGINEERED AND SUPERVISED BY:
J.C. KOSINSKI ENGINEERING, INC.
 JOSEPH C. KOSINSKI, PE
 FL PE #52288
 FL COA #29576
 135 GULFWAY AVE
 FORT MYERS BEACH, FLORIDA 33931

SEAL
 THIS STRUCTURE MEETS ALL REQUIREMENTS OF THE FLORIDA
 BUILDING CODE 5th EDITION 2014 RESIDENTIAL
STRUCTURAL ONLY



1240 12th Ave N AUGUSTA HOMES

1240 12th Ave N
 1240 12th Ave N NAPLES, FL
 AUGUSTA HOMES

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DRAWING INDEX	
SHEET #	SHEET DESCRIPTION
C-5	COVER SHEET
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A-2	NEW ELEVATIONS
A-3	NEW DIMENSION PLANS
A-4	FOUNDATION PLAN
E-1	ELECTRICAL PLANS
S-1	FRAMING FLOOR / ROOF PLAN
S-2	NOTES & DETAILS
T-1	TRUSS LAYOUT

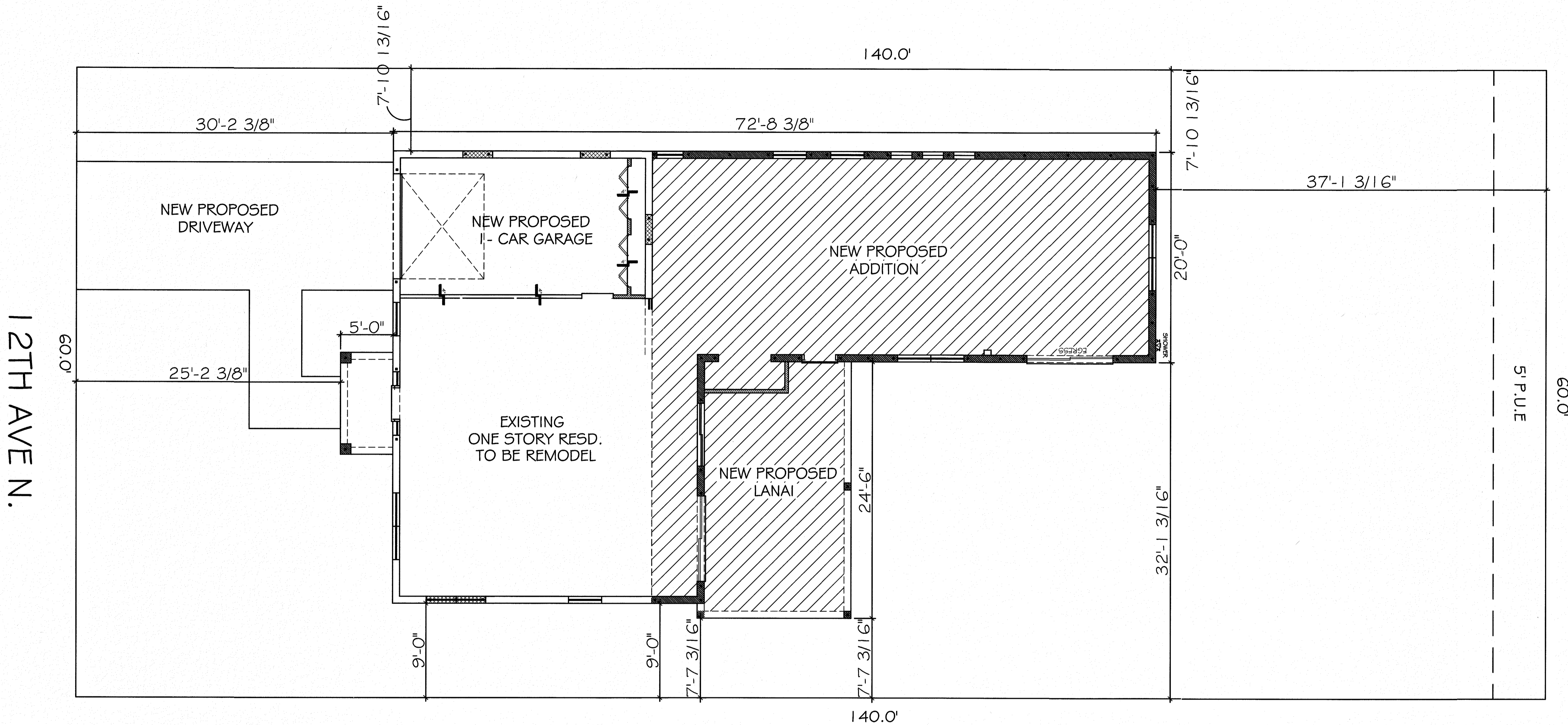
DESIGN PARAMETERS	
APPLICABLE CODES: BUILDING CODE= 2014 FLORIDA BUILDING CODE 5TH EDITION MECHANICAL CODE= FLORIDA BUILDING CODE, MECHANICAL 2014 5TH EDITION PLUMBING CODE= FLORIDA BUILDING CODE, PLUMBING 2014 5TH EDITION ELECTRICAL CODE= N.E.C. 2011 LIFE SAFETY CODE= 2012 FIRE PREVENTION CODE 5TH EDITION ACCESSIBILITY CODE= FLORIDA BUILDING CODE, BUILDING 2014 5TH EDITION ENERGY CODE= FLORIDA BUILDING CODE, BUILDING 2014 5TH EDITION	BUILDING CONSTRUCTION TYPE: <input type="checkbox"/> TYPE I <input type="checkbox"/> TYPE IV <input type="checkbox"/> TYPE II <input type="checkbox"/> TYPE V-B <input type="checkbox"/> TYPE III
BASIC WIND SPEED: <input checked="" type="checkbox"/> 170 MPH (3-SECOND GUST)= 132 MPH (FASTEST MILE) <input type="checkbox"/> 160 MPH (3-SECOND GUST)= 124 MPH (FASTEST MILE) <input type="checkbox"/> 150 MPH (3-SECOND GUST)= 116 MPH (FASTEST MILE)	EXPOSURE CATEGORY: <input type="checkbox"/> A <input type="checkbox"/> C <input type="checkbox"/> B <input type="checkbox"/> D
IMPORTANCE FACTOR: <input type="checkbox"/> 0.77 (BUILDING CATEGORY I) <input type="checkbox"/> 1.00 (BUILDING CATEGORY II) <input type="checkbox"/> 1.15 (BUILDING CATEGORY III) <input type="checkbox"/> 1.15 (BUILDING CATEGORY IV)	WINDBORNE DEBRIS REGION: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> IMPACT RESISTANT GLAZING <input type="checkbox"/> IMPACT RESISTANT COVERING <input checked="" type="checkbox"/> COMBINATION OF IMPACT RESISTANT GLAZING / COVERING
BUILDING OCCUPANCY CLASSIFICATION: <input type="checkbox"/> GROUP A - ASSEMBLY <input type="checkbox"/> GROUP B - BUSINESS <input type="checkbox"/> GROUP D - DAY CARE CENTER <input type="checkbox"/> GROUP E - EDUCATIONAL <input type="checkbox"/> GROUP F - FACTORY INDUSTRIAL <input type="checkbox"/> GROUP H - HAZARDOUS <input type="checkbox"/> GROUP I - INSTITUTIONAL <input type="checkbox"/> GROUP M - MERCANTILE <input type="checkbox"/> GROUP R - RESIDENTIAL <input type="checkbox"/> GROUP S - STORAGE <input type="checkbox"/> GROUP U - UTILITY/MISC.	INTERNAL PRESSURE COEFFICIENTS: <input type="checkbox"/> 0.00 (OPEN) <input checked="" type="checkbox"/> + 0.10, -0.10 (ENCLOSED) <input type="checkbox"/> + 0.55, -0.55 (PARTIALLY ENCLOSED)
NOTES: ALTERATION - LEVEL 2	

REVISIONS		
MK	DATE	DESCRIPTION

JOB NO: A15-1881
 DATE: 1-6-2015
 DRAWN BY: T
 CHKD BY:

COVER SHEET

SHEET NUMBER
C-5



SITE PLAN
 SCALE: 3/16" = 1'-0"

SITE PLAN
 FOR PLACEMENT PURPOSE ONLY.
 CERTIFIED SURVEYOR TO VERIFY
 SETBACKS AND PLACEMENT.

1240 12th Ave N
 1240 12th Ave N NAPLES, FL
 AUGUSTA HOMES

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REVISIONS		
MK.	DATE	DESCRIPTION

JOB NO: A15-1881
 DATE: 1-6-2016
 DRAWN BY: MP
 CHK'D BY:

SITE PLAN

SHEET NUMBER
S-P

THIS PLAN HAS BEEN REVIEWED, ENGINEERED AND SUPERVISED BY:
 J.C. KOSINSKI ENGINEERING, INC.
 JOSEPH C. KOSINSKI, PE
 FL PE #52266
 FL CEN #295762
 135 GULFVIEW AVE
 FORT MYERS BEACH, FLORIDA 33931

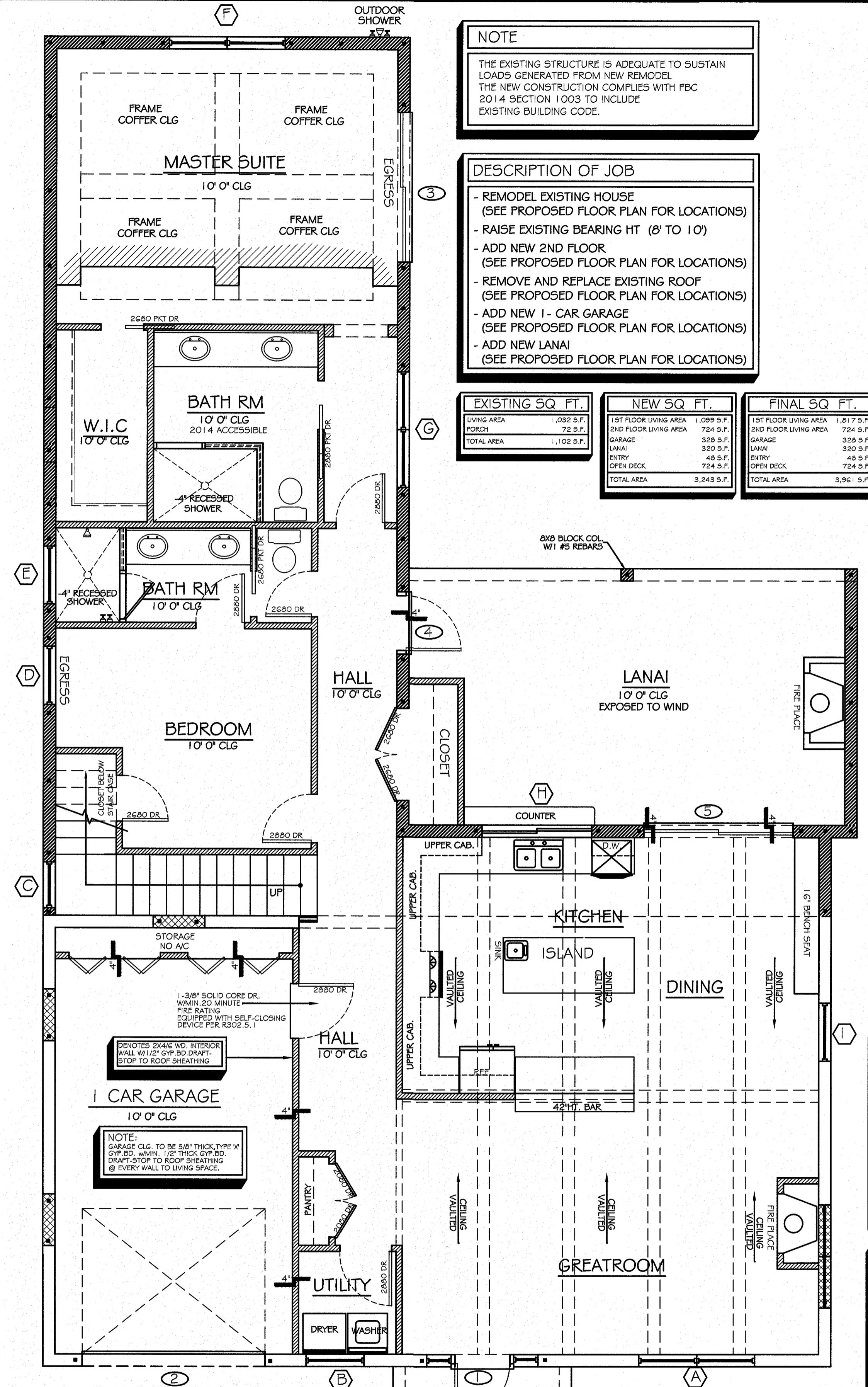
SEAL
 THIS STRUCTURE MEETS ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE PER SECTION 601.4 RESIDENTIAL.
 STRUCTURAL ONLY

1240 12th Ave N
 1240 12th Ave N NAPLES, FL
 AUGUSTA HOMES

NOTE
 THE EXISTING STRUCTURE IS ADEQUATE TO SUSTAIN LOADS GENERATED FROM NEW REMODEL. THE NEW CONSTRUCTION COMPLIES WITH FBC 2014 SECTION 1003 TO INCLUDE EXISTING BUILDING CODE.

DESCRIPTION OF JOB
 - REMODEL EXISTING HOUSE (SEE PROPOSED FLOOR PLAN FOR LOCATIONS)
 - RAISE EXISTING BEARING HT (8' TO 10')
 - ADD NEW 2ND FLOOR (SEE PROPOSED FLOOR PLAN FOR LOCATIONS)
 - REMOVE AND REPLACE EXISTING ROOF (SEE PROPOSED FLOOR PLAN FOR LOCATIONS)
 - ADD NEW 1-CAR GARAGE (SEE PROPOSED FLOOR PLAN FOR LOCATIONS)
 - ADD NEW LANAI (SEE PROPOSED FLOOR PLAN FOR LOCATIONS)

EXISTING SQ. FT.	NEW SQ. FT.	FINAL SQ. FT.
1ST FLOOR LIVING AREA 1,032 S.F.	1ST FLOOR LIVING AREA 1,099 S.F.	1ST FLOOR LIVING AREA 1,517 S.F.
PORCH 72 S.F.	2ND FLOOR LIVING AREA 724 S.F.	2ND FLOOR LIVING AREA 724 S.F.
TOTAL AREA 1,102 S.F.	GARAGE 329 S.F.	GARAGE 329 S.F.
	LANAI 320 S.F.	LANAI 320 S.F.
	ENTRY 45 S.F.	ENTRY 45 S.F.
	OPEN DECK 724 S.F.	OPEN DECK 724 S.F.
	TOTAL AREA 3,243 S.F.	TOTAL AREA 3,961 S.F.



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

TABLE R 301.2.13
 WIND SPEED CONVERSIONS a,b,c

V _{ult}	100	110	120	130	140	150	160	170	180	190	200
V _{asd}	78	85	93	101	108	116	124	132	139	147	155

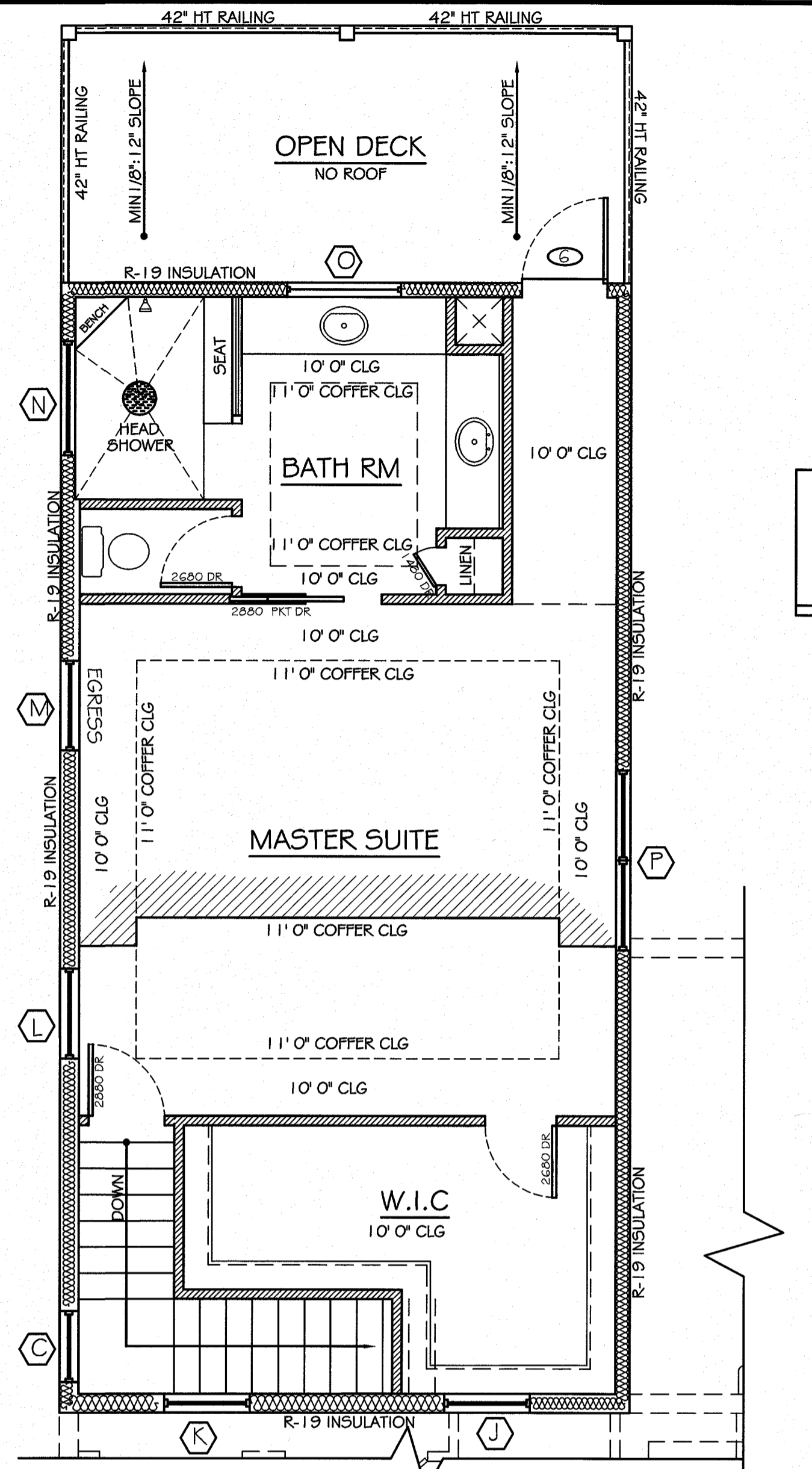
FOR S1: 1 MILE PER HOUR = 0.447 M/S
 a = LINEAR INTERPOLATION IS PERMITTED
 b = V_{asd} = NOMINAL DESIGN WIND SPEED
 c = V_{ult} = ULTIMATE DESIGN WIND SPEED DETERMINED FROM FIGURES 1 G09A, 1 G09B, 1 G09C.

WALL SCHEDULE

(Symbol)	EXISTING WALL
(Symbol)	EXISTING F.WALL
(Symbol)	REMOVE WALL
(Symbol)	NEW WALL

DOOR NOTES
 - ALL EXTERIOR DOORS SHALL BE 1-3/4" METAL UNLESS NOTED OTHERWISE
 - ALL INTERIOR DOORS SHALL BE 1-3/4" UNLESS NOTED OTHERWISE
 - SELECTED BY OWNER

GLASS NOTE
 ALL GLASS IN WINDOWS OR DOORS THAT ENDOURCH BELOW 60" FROM FINISHED FLOOR MUST COMPLY WITH FBC 2406.3 AND FBC 2305.4 TEMPERED GLASS IN HAZARDOUS LOCATIONS



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

DOOR SCHEDULE

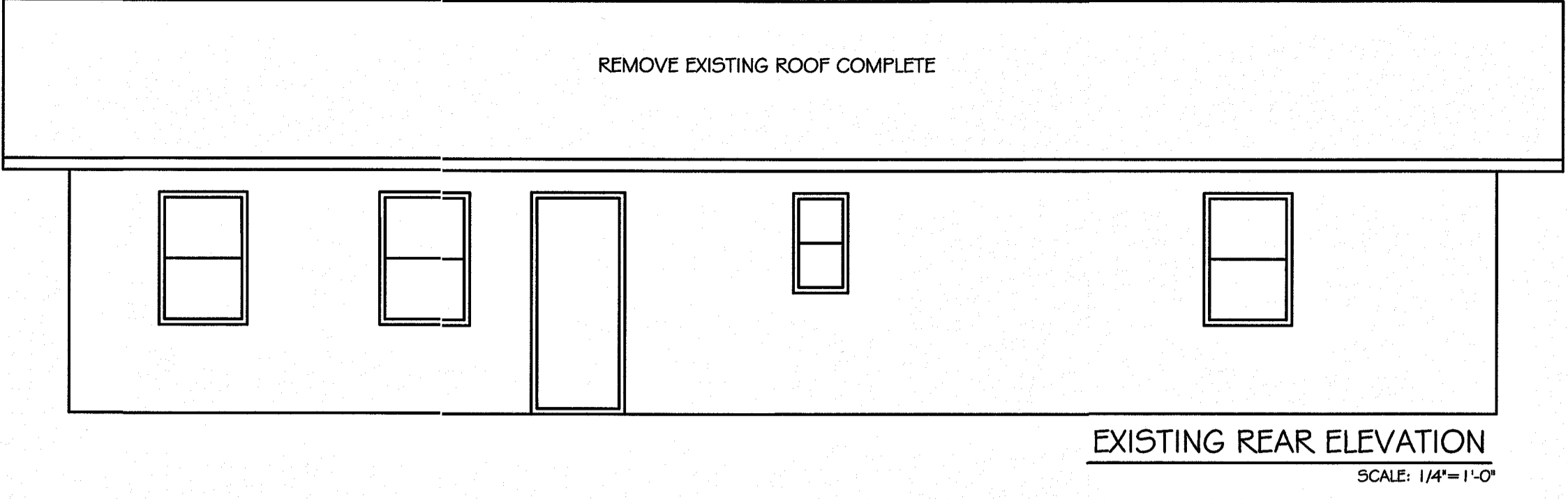
DOOR NO.	SIZE	LOCATION	ZONE	DESIGN PRESSURE	NOTES
(1)	3080	ENTRY	4	+29.4	-32.1 WITH 2-1/2" DELTITE IMPACT GLASS
(2)	10080	GARAGE	5	+27.0	-33.3 O.H.D.
(3)	8080	MASTER SUITE	4	+27.4	-30.1 2 PANEL FR. DR. IMPACT GLASS
(4)	3080	HALL	4	+29.4	-32.1 ONE PANEL FR. DR. IMPACT GLASS
(5)	8080	DINING ROOM	4	+27.4	-30.1 2 PANEL FR. DR. IMPACT GLASS
(6)	3080	HALL	4	+29.4	-32.2 ONE PANEL FR. DR. IMPACT GLASS

WINDOW SCHEDULE

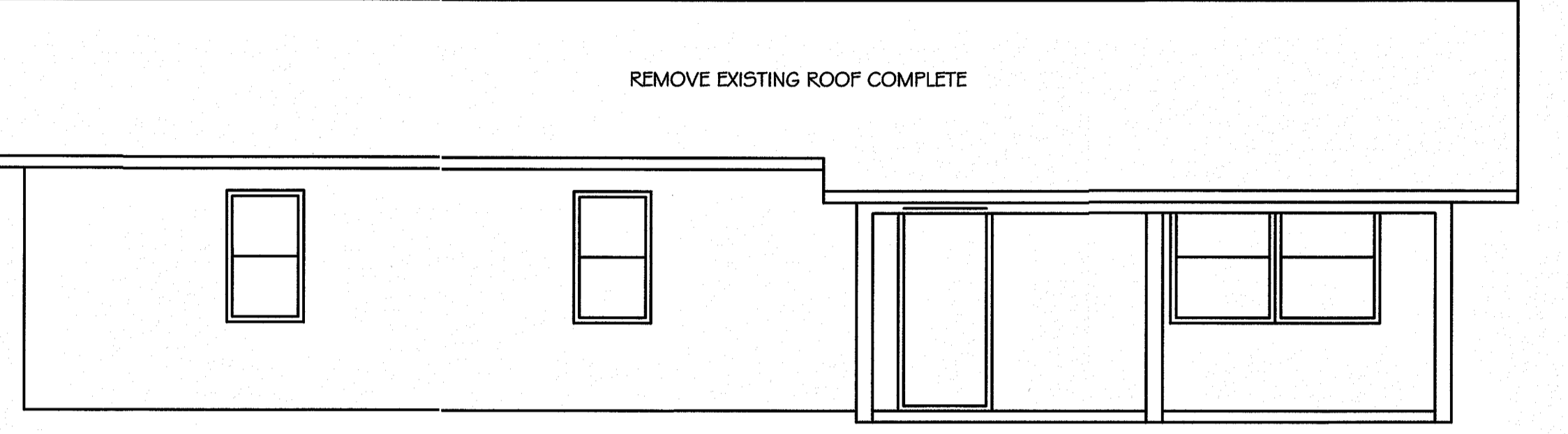
WINDOW LABEL	WINDOW SIZE	LOCATION	ZONE	DESIGN PRESSURE	NOTES
(A)	2-36"x40" 25 SH	GREAT ROOM	4	+29.0	-31.6 W/ 72" X 8" TRANSCOM IMPACT GLASS
(B)	37"x36" 25 SH	LAUNDRY	4	+31.2	-33.8 W/ 37" X 5" TRANSCOM IMPACT GLASS
(C)	30"x72" 25 SH	STAIRS	5	+30.4	-33.0 IMPACT GLASS
(D)	36"x72" 26 SH	BEDROOM	4	+30.0	-32.6 IMPACT GLASS EGRESS
(E)	37"x36" 25 SH	BATH	4	+31.6	-33.8 IMPACT GLASS
(F)	2-36"x72" 26 SH	MASTER SUITE	4	+29.6	-31.2 IMPACT GLASS EGRESS
(G)	2-36"x72" 26 SH	MASTER SUITE	4	+28.6	-31.2 IMPACT GLASS EGRESS
(H)	72"x48" H.L. WINDOW	KITCHEN	4	+29.4	-32.1 IMPACT GLASS
(I)	36"x72" 26 SH	DINING	4	+30.0	-32.6 IMPACT GLASS
(J)	36"x16" TRANSCOM	W.I.C.	5	+31.2	-41.8 IMPACT GLASS
(K)	36"x16" TRANSCOM	STAIRS	5	+31.2	-41.8 IMPACT GLASS
(L)	36"x72" 26 SH	MASTER SUITE	4	+30.0	-32.6 IMPACT GLASS EGRESS
(M)	36"x72" 26 SH	MASTER SUITE	4	+30.0	-32.6 IMPACT GLASS EGRESS
(N)	48"x24" GLASS	SHOWER	5	+31.2	-41.8 IMPACT GLASS
(O)	48"x24" GLASS	BATH	4	+31.2	-33.8 IMPACT GLASS
(P)	2-36"x72" 26 SH	HALL	4	+28.6	-32.1 IMPACT GLASS

NOTE
 REMOVE PLUMBING AND CAP OFF PLUMBING LINE

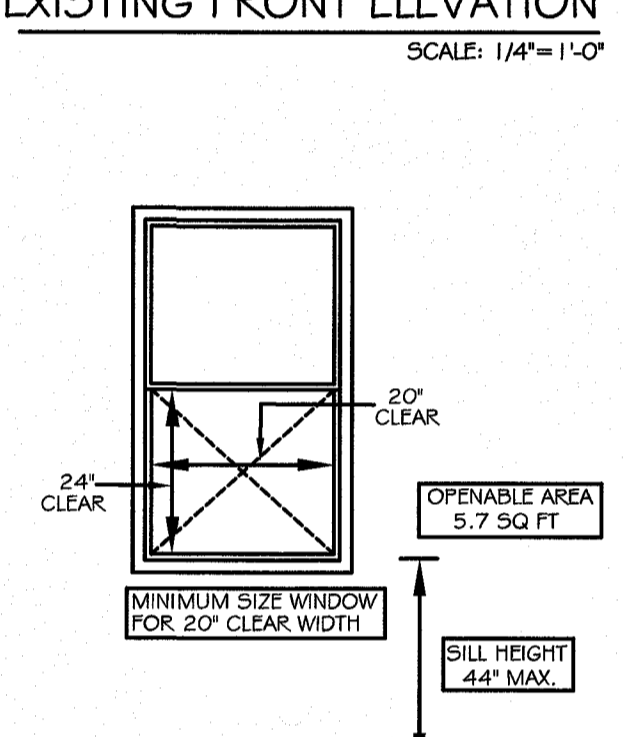
NOTE
 THE OWNER AND/OR THE CONTRACTOR SHALL VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.



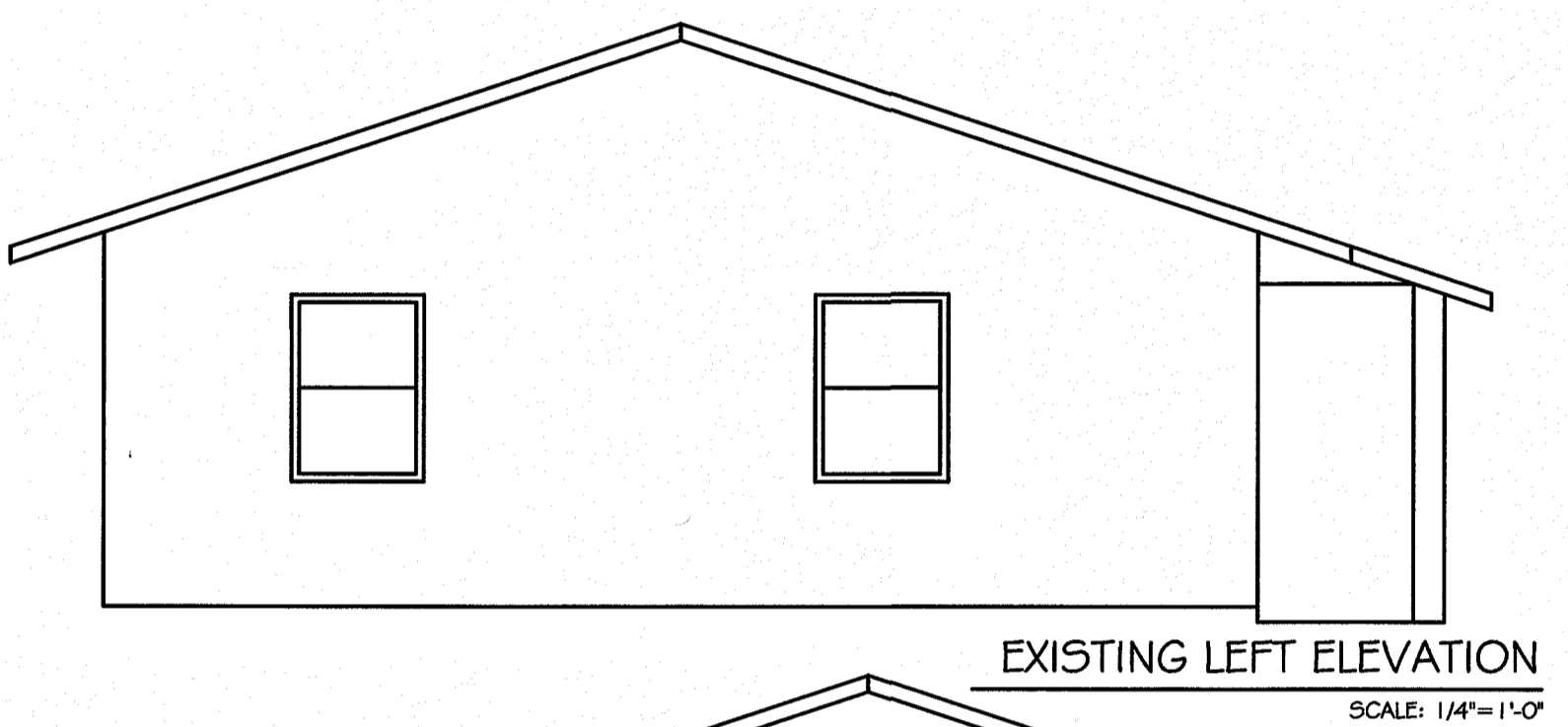
EXISTING REAR ELEVATION SCALE: 1/4"=1'-0"



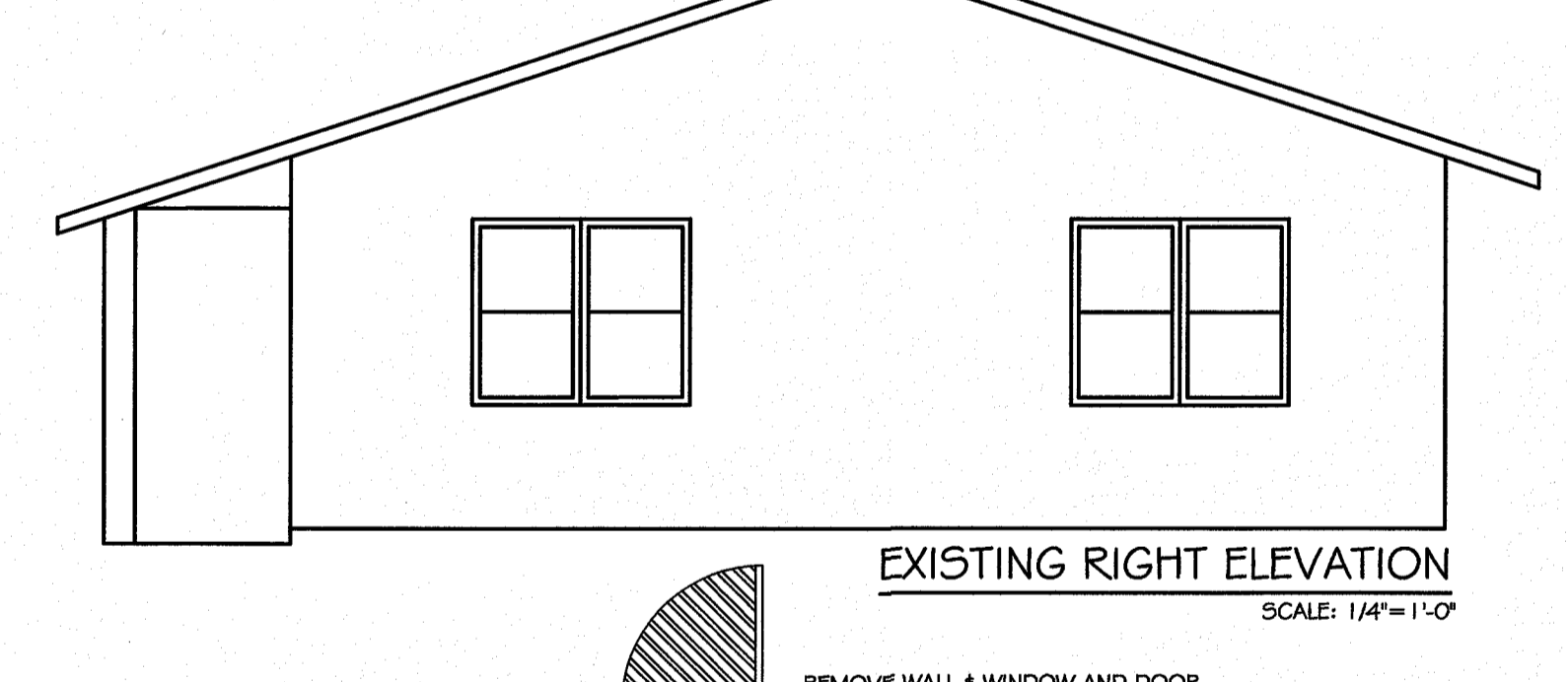
EXISTING FRONT ELEVATION SCALE: 1/4"=1'-0"



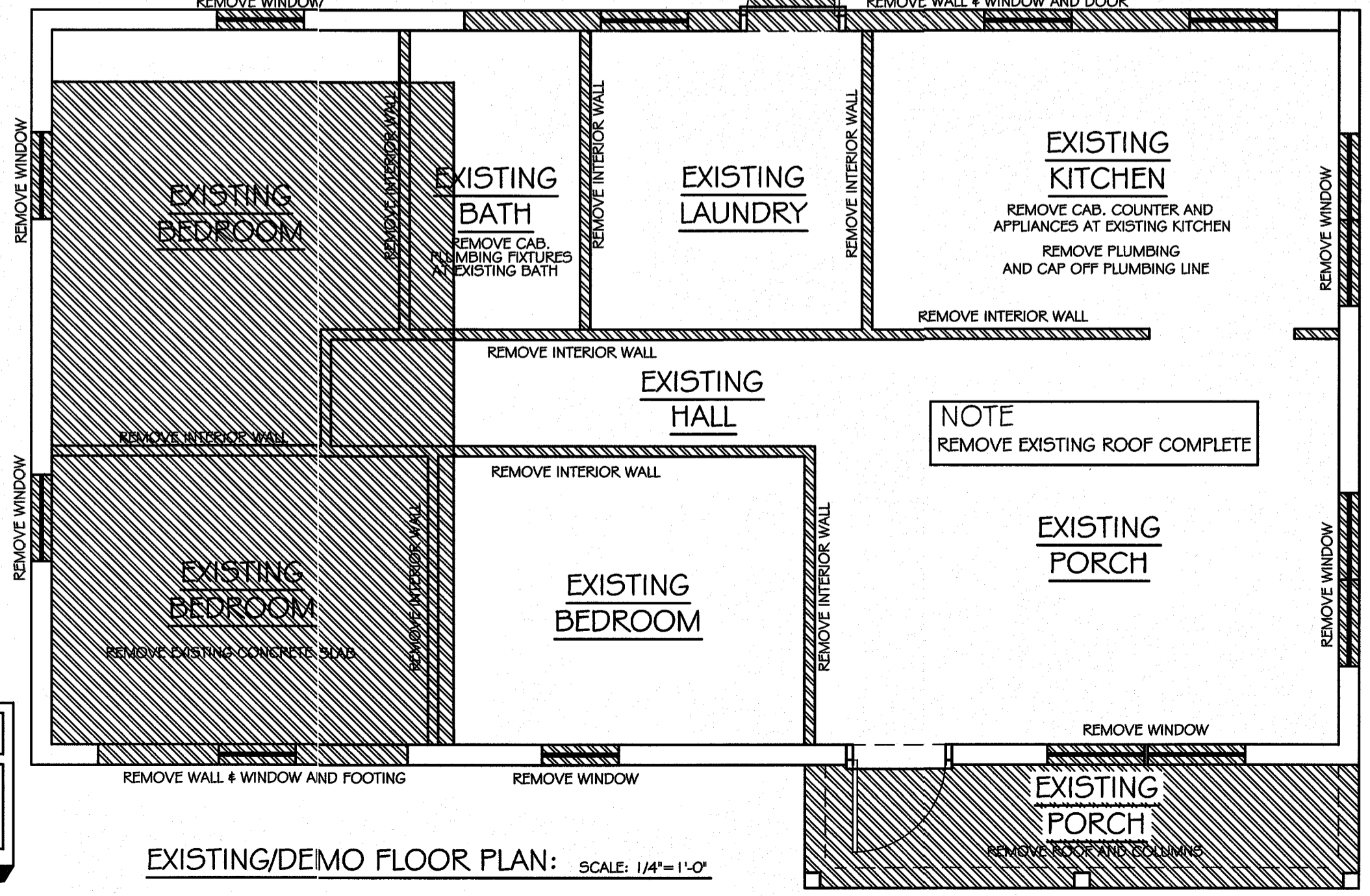
EGRESS WINDOW DETAILS PER FBC R310.1.1



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



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



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

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REVISIONS

MK	DATE	DESCRIPTION

JOB NO: A15-1881
 DATE: 1-6-2016
 DRAWN BY: MP
 CHKD BY:

EXISTING/DEMO FLOOR PLAN AND ELEVATION AND NEW FLOOR PLAN

SHEET NUMBER
A-1

1240 12th Ave N
1240 12th Ave N NAPLES, FL
AUGUSTA HOMES

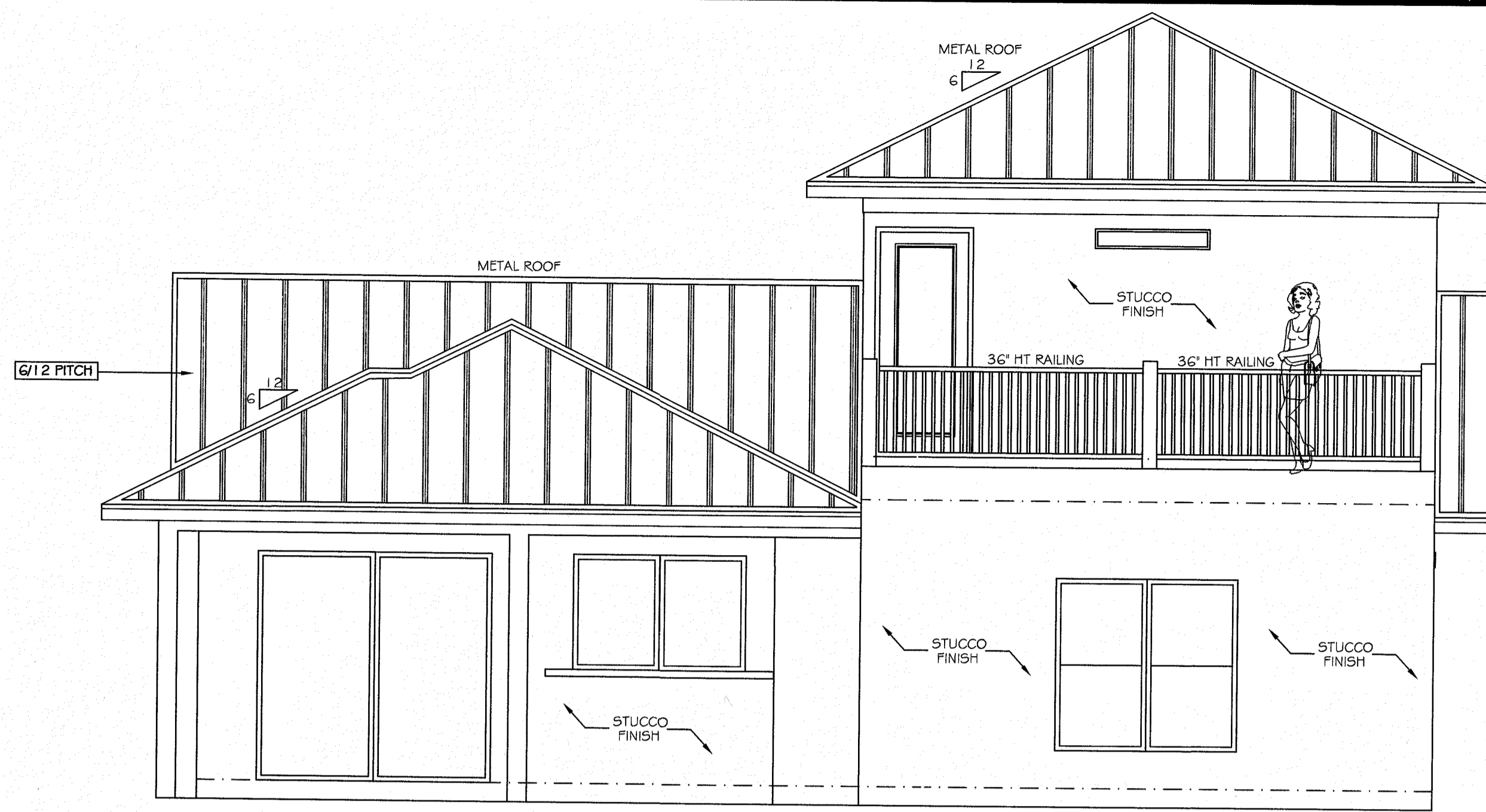
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REVISIONS		
MK	DATE	DESCRIPTION

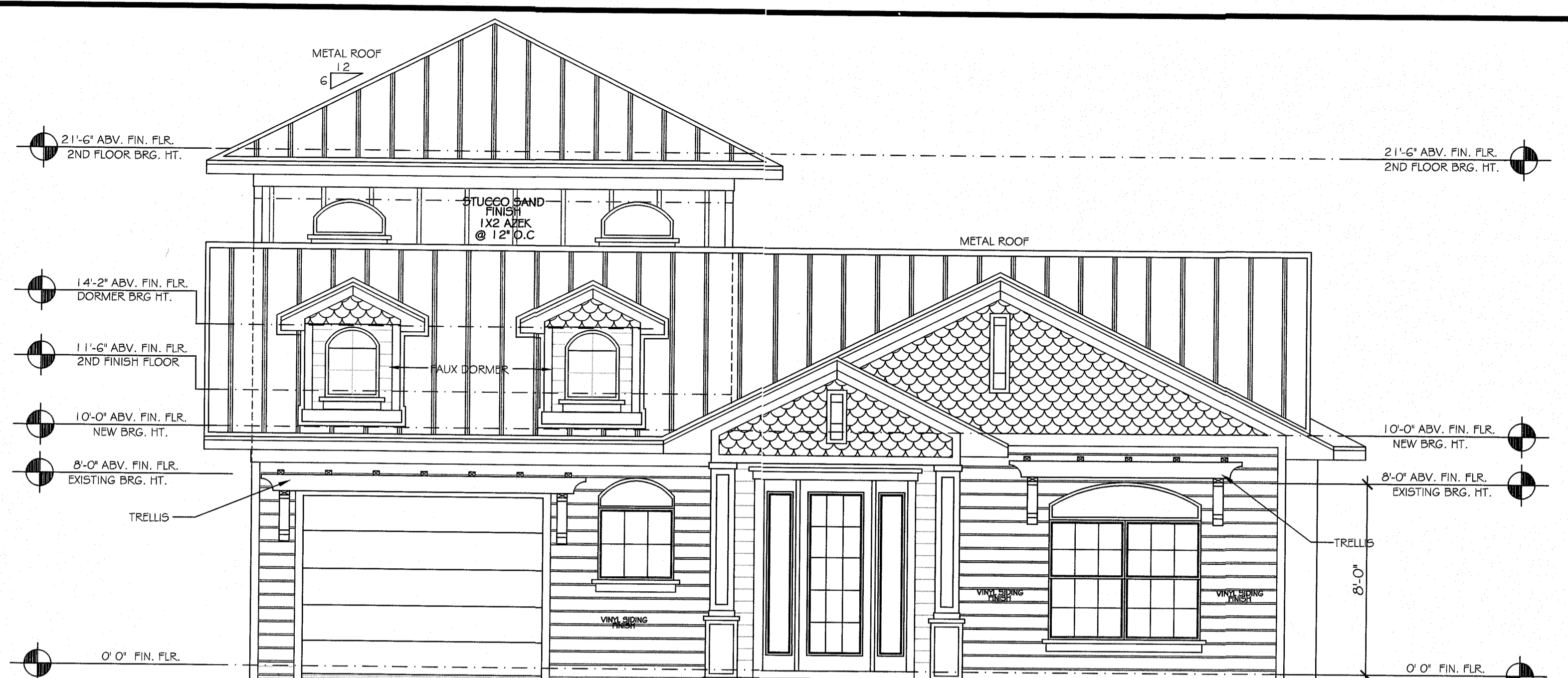
JOB NO: A15-1881
 DATE: 1-6-2016
 DRAWN BY: MP
 CHKD BY:

NEW ELEVATIONS

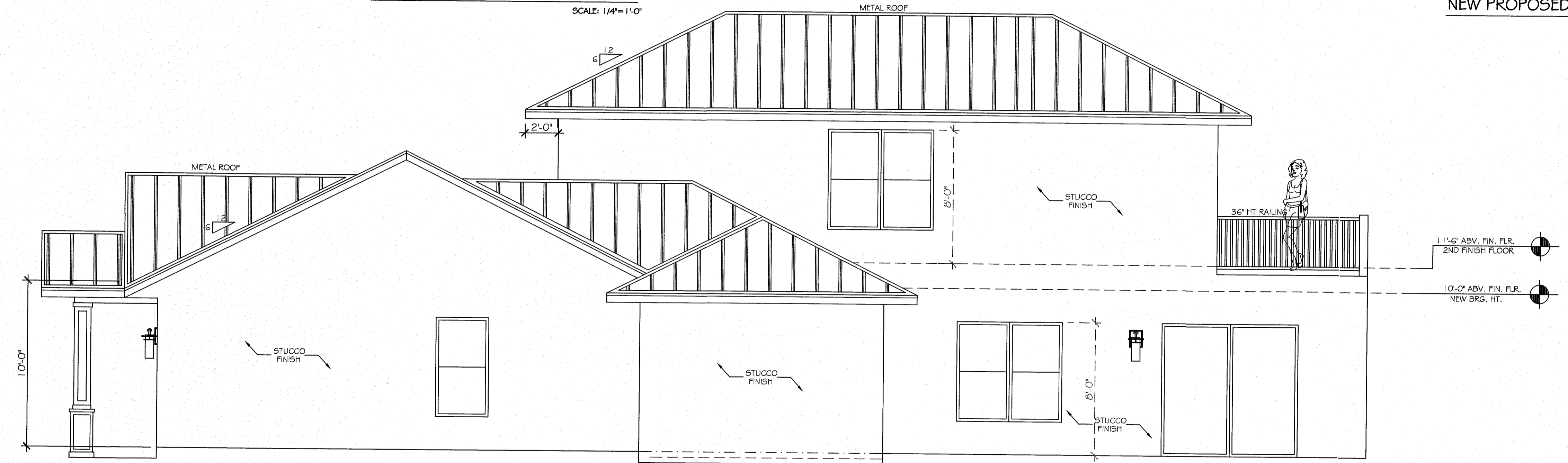
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A-2



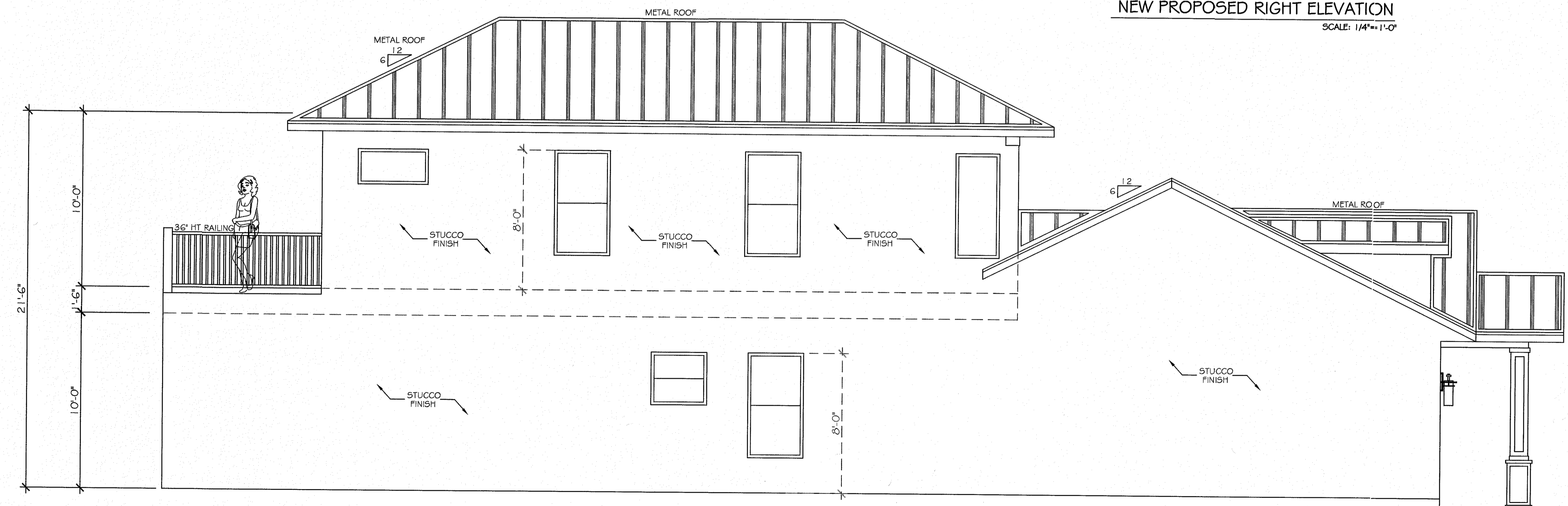
NEW PROPOSED REAR ELEVATION
 SCALE: 1/4"=1'-0"



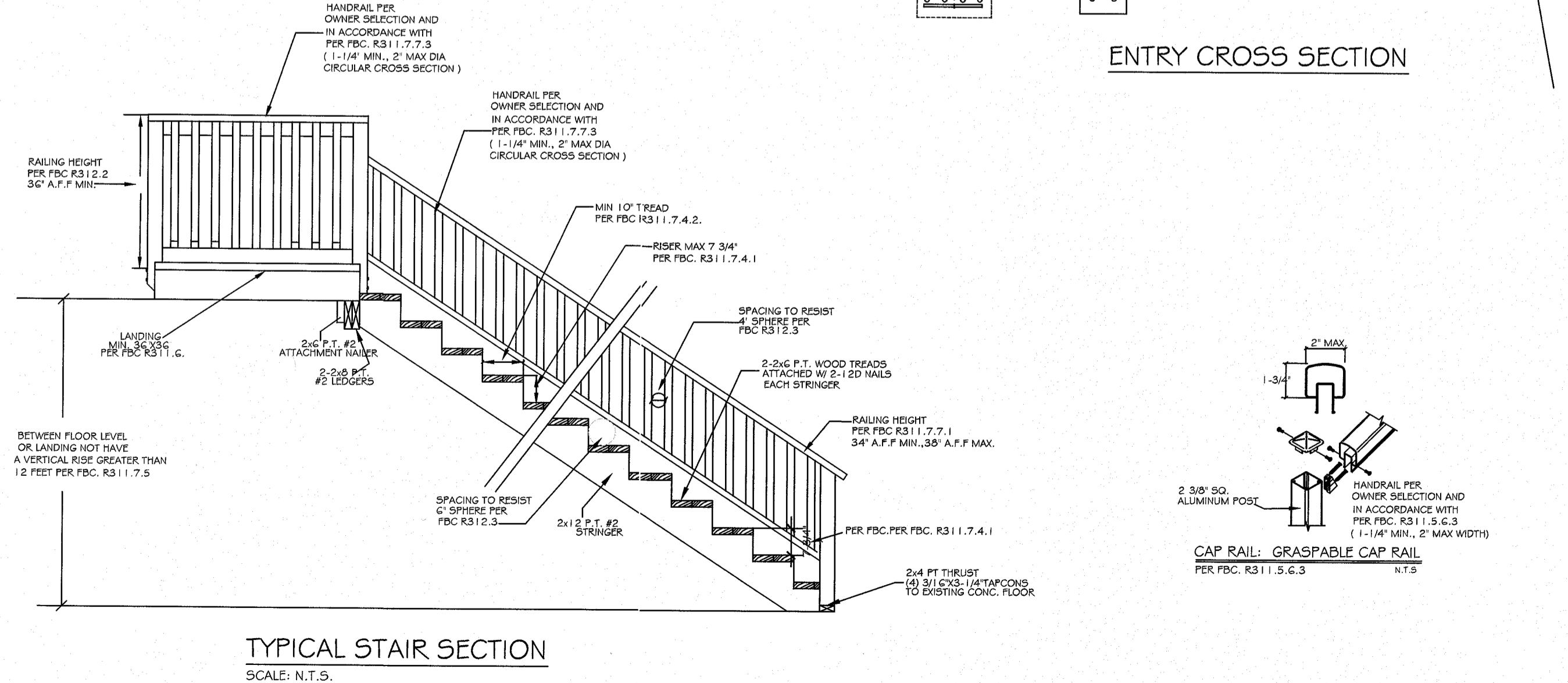
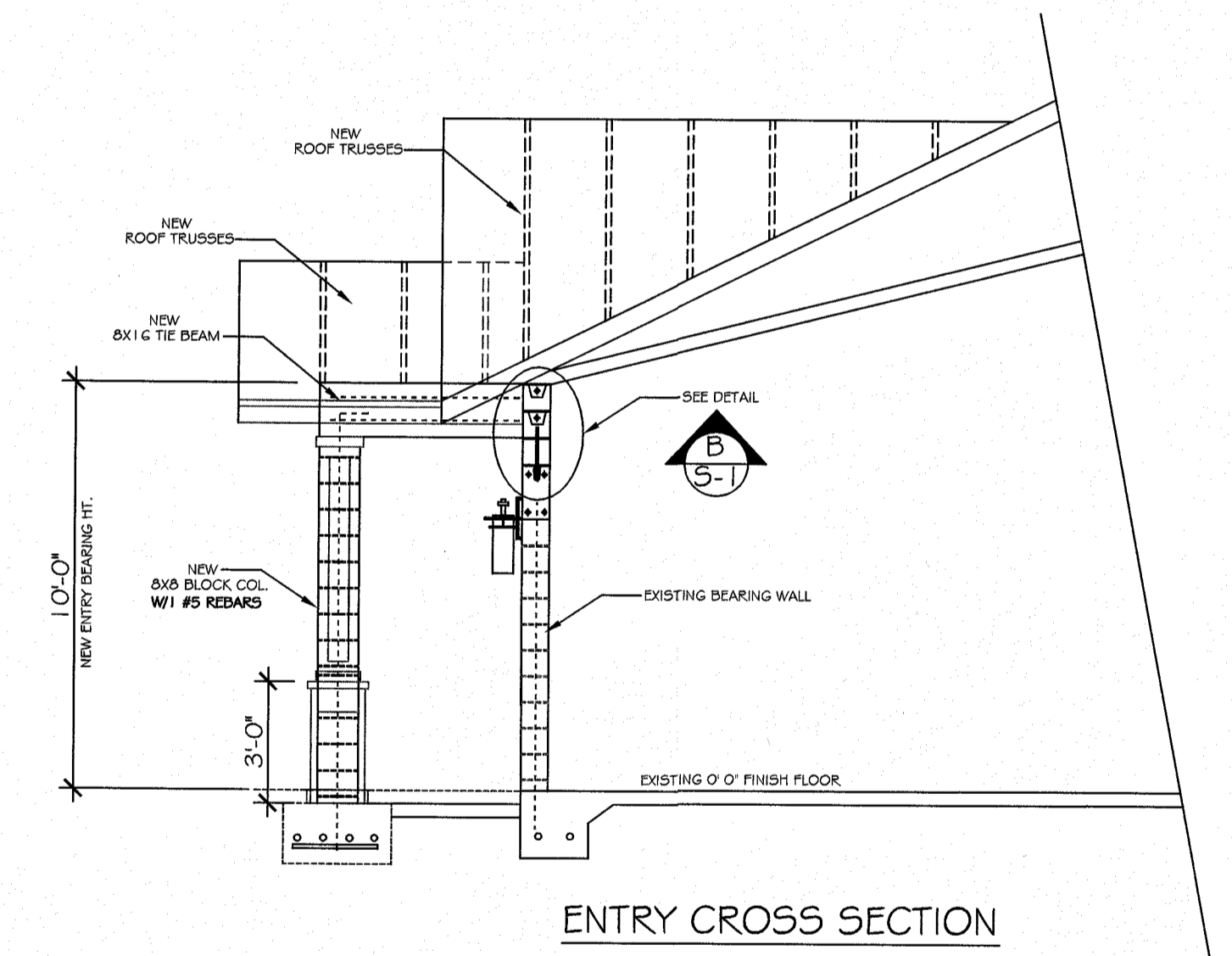
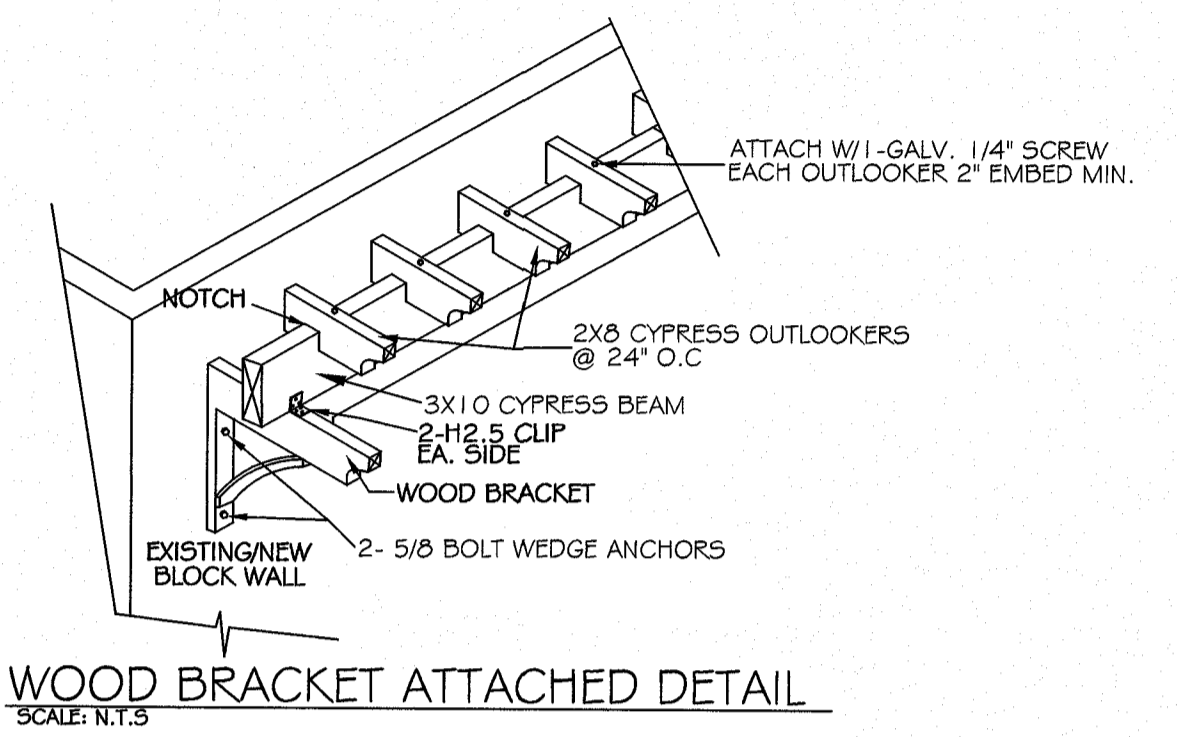
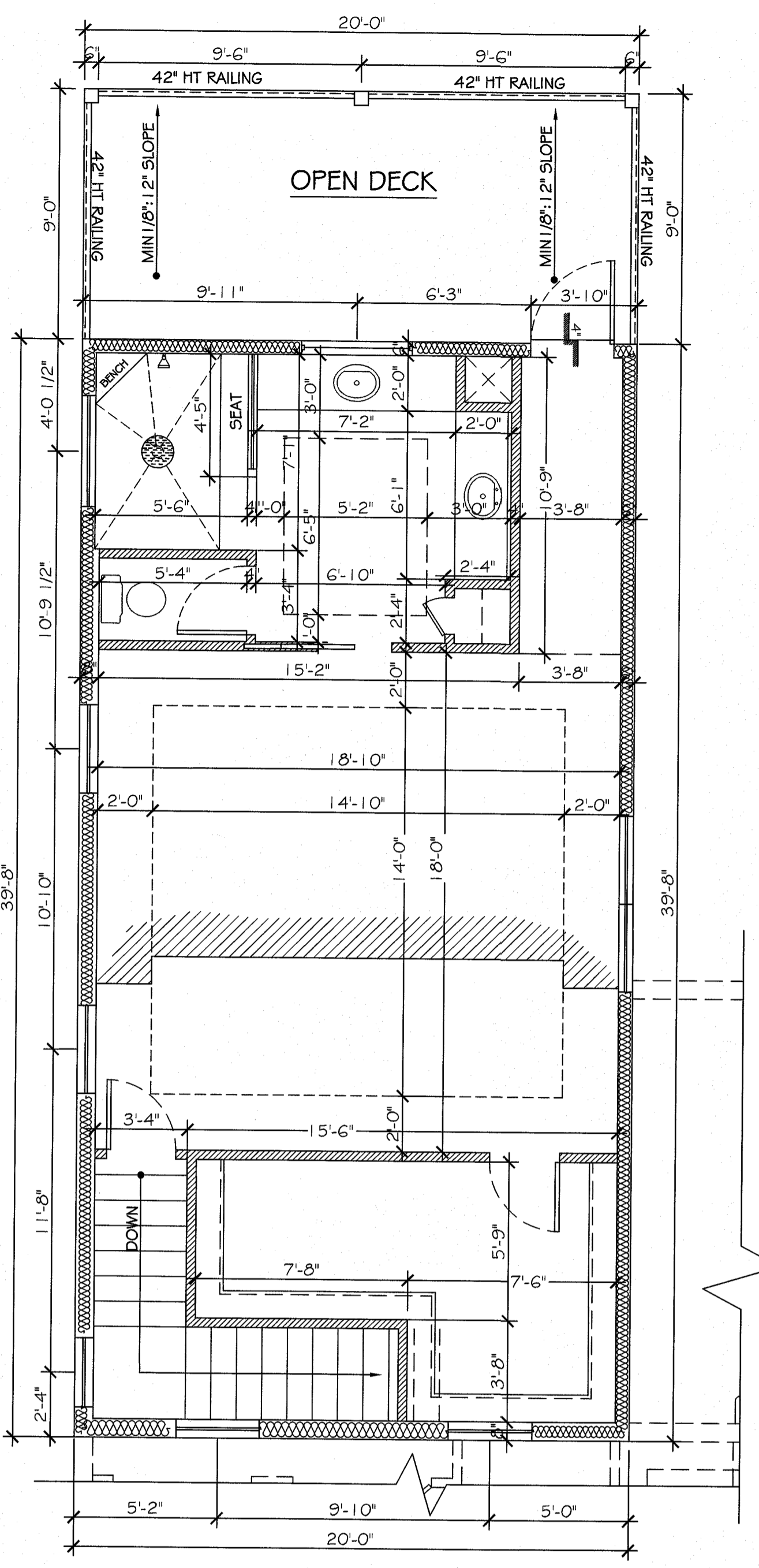
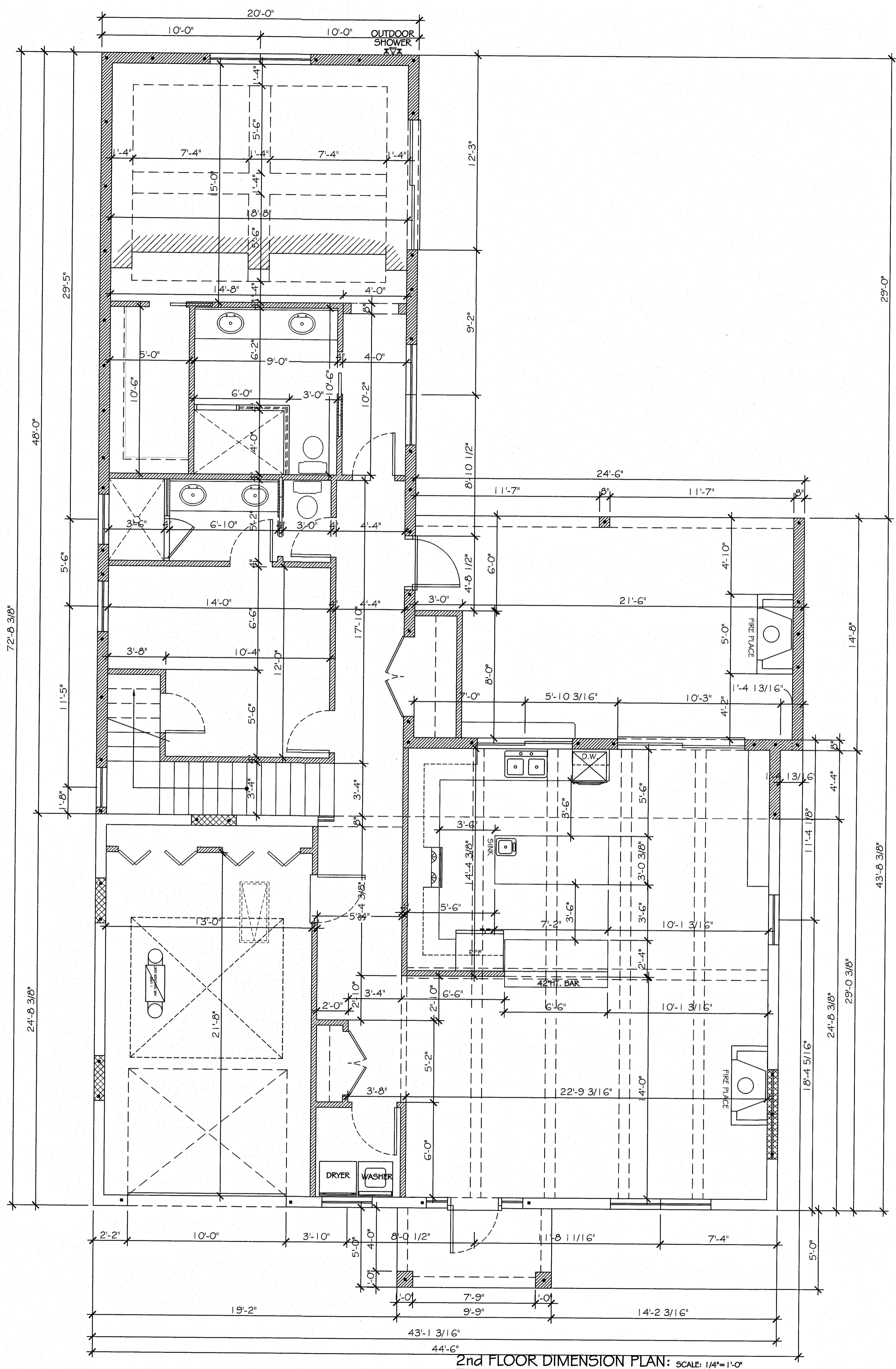
NEW PROPOSED FRONT ELEVATION
 SCALE: 1/4"=1'-0"



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



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

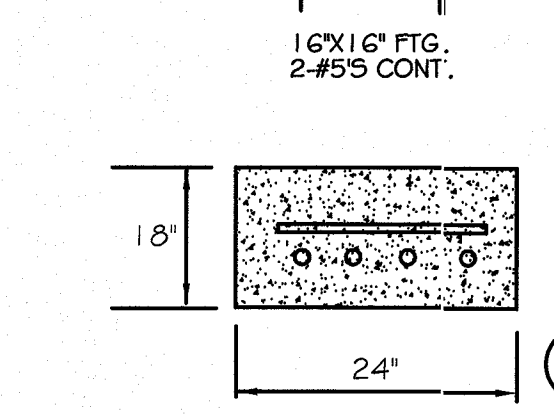
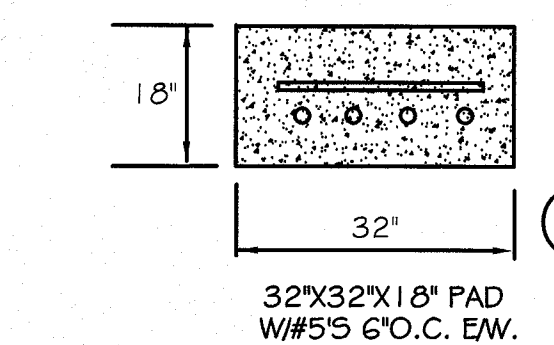
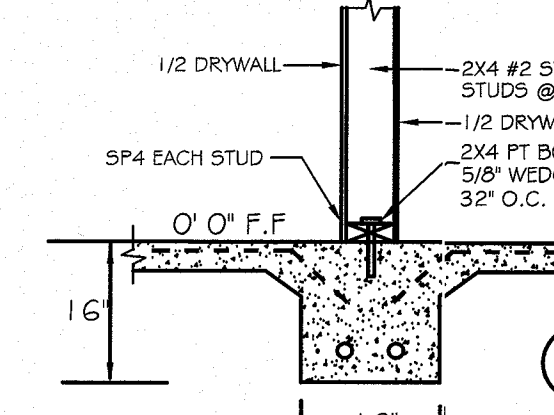
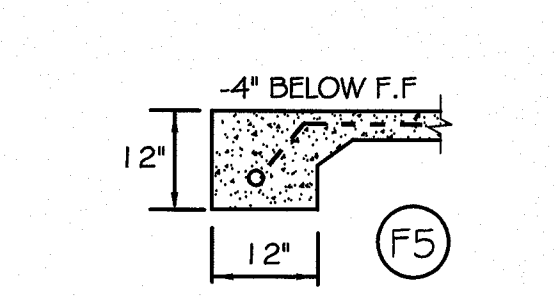
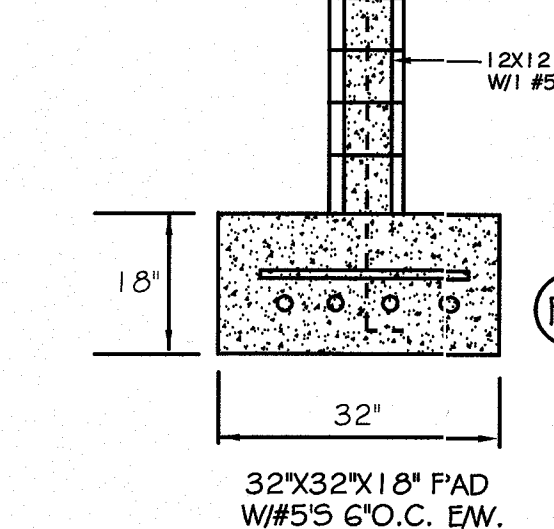
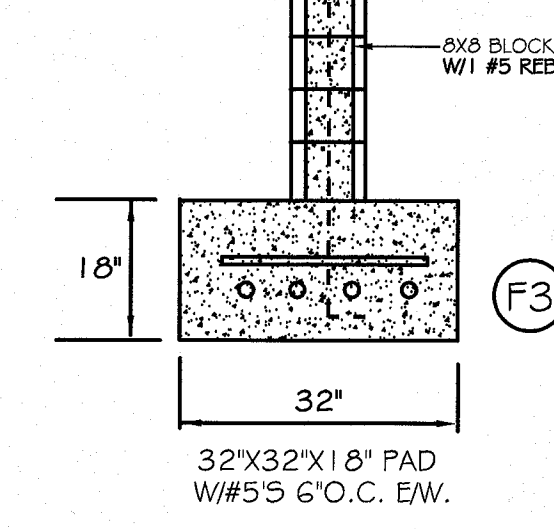
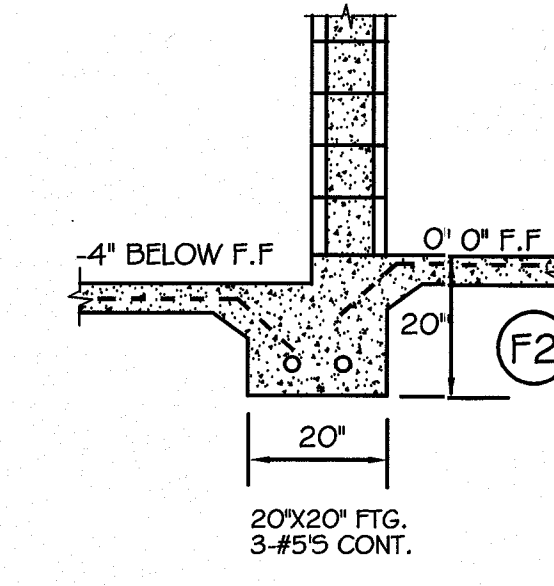
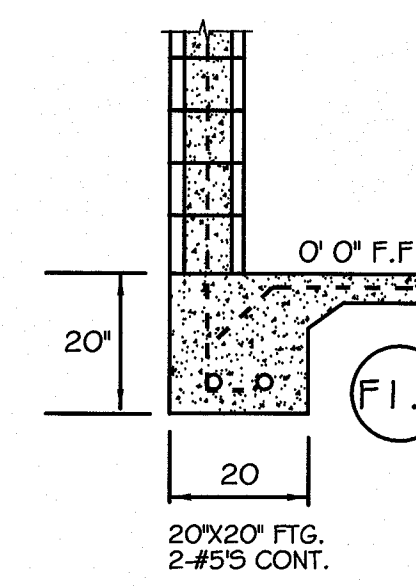
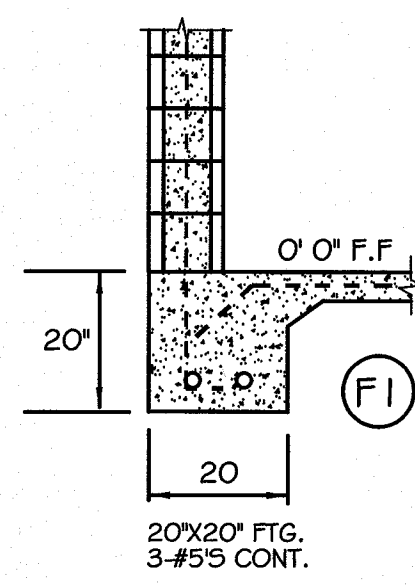
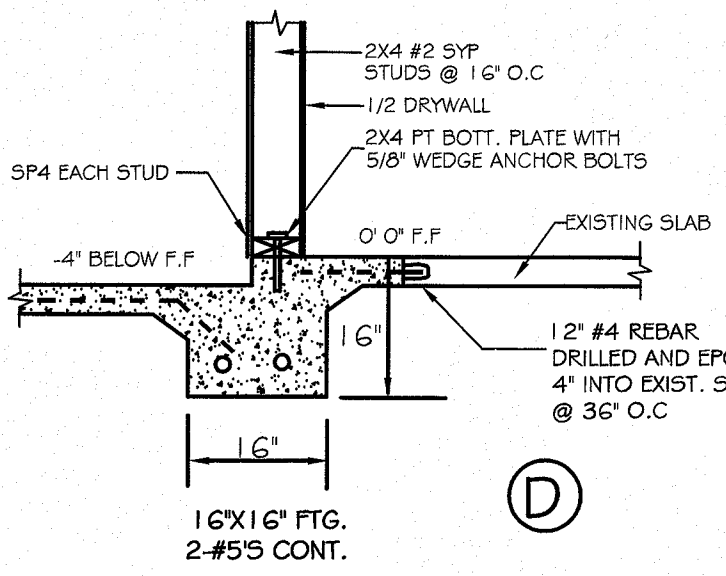
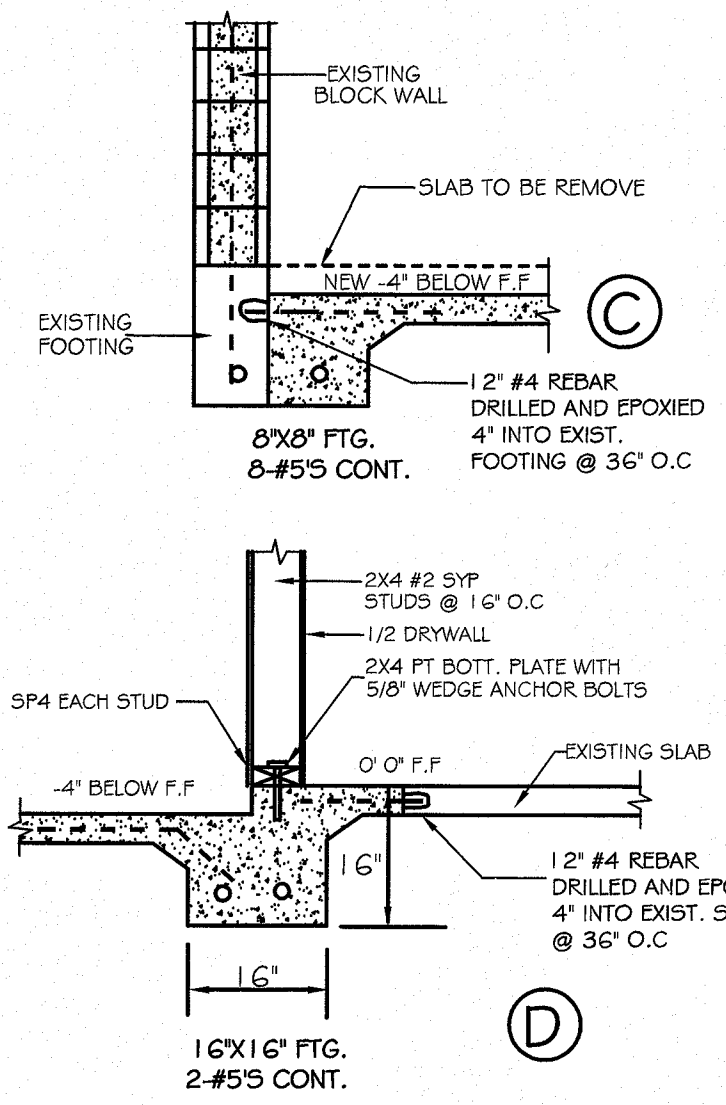
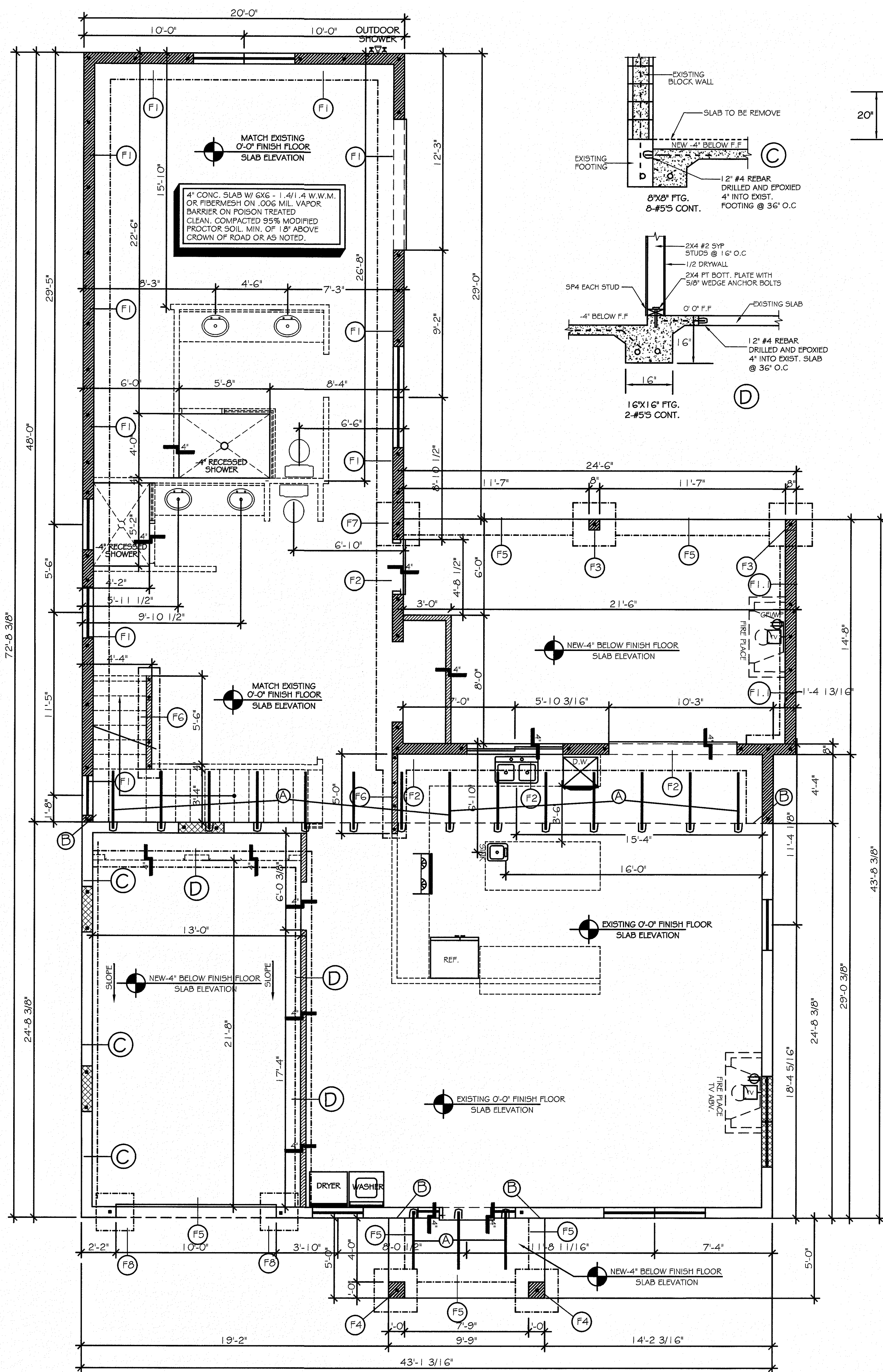


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REVISIONS		
MK	DATE	DESCRIPTION

JOB NO: A15-1881
 DATE: 1-6-2016
 DRAWN BY: MP
 CHKD BY:

NEW DIMENSION PLANS



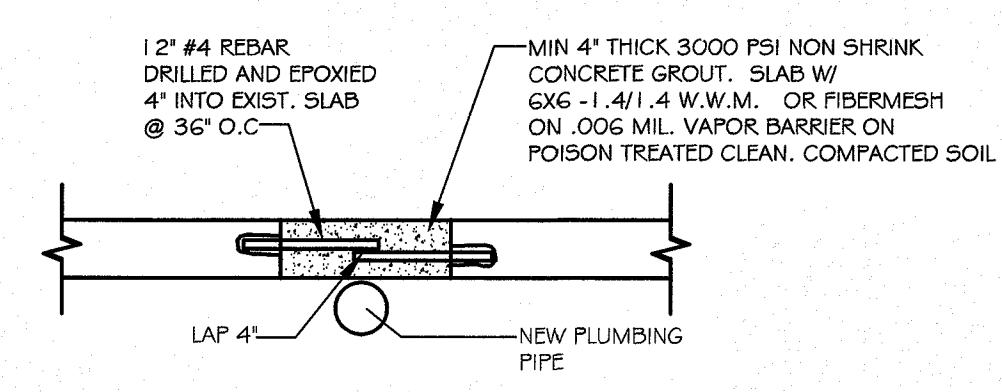
FOOTING SCHEDULE			
SYMBOL	SIZE	REINFORCEMENT	NOTES
F1	20'x20' FTG.	3-#5S CONT.	
F2	20'x20' FTG.	3-#5S CONT.	
F3	32'x32'x18' PAD	W/#5S 6'O.C. EW.	
F4	32'x32'x18' PAD	W/#5S 6'O.C. EW.	
F5	12'x12' FTG.	1-#5S CONT.	
F6	16'x16' FTG.	2-#5S CONT.	
F7	32'x32'x18' PAD	W/#5S 6'O.C. EW.	
F8	24'x24'x18' PAD	W/#5S 6'O.C. EW.	

NOTE:
CONTRACTOR SHALL VERIFY ALL WOOD & MASONRY OPENINGS FOR WINDOWS & DOORS WITH MANUFACTURERS SPECIFICATIONS.

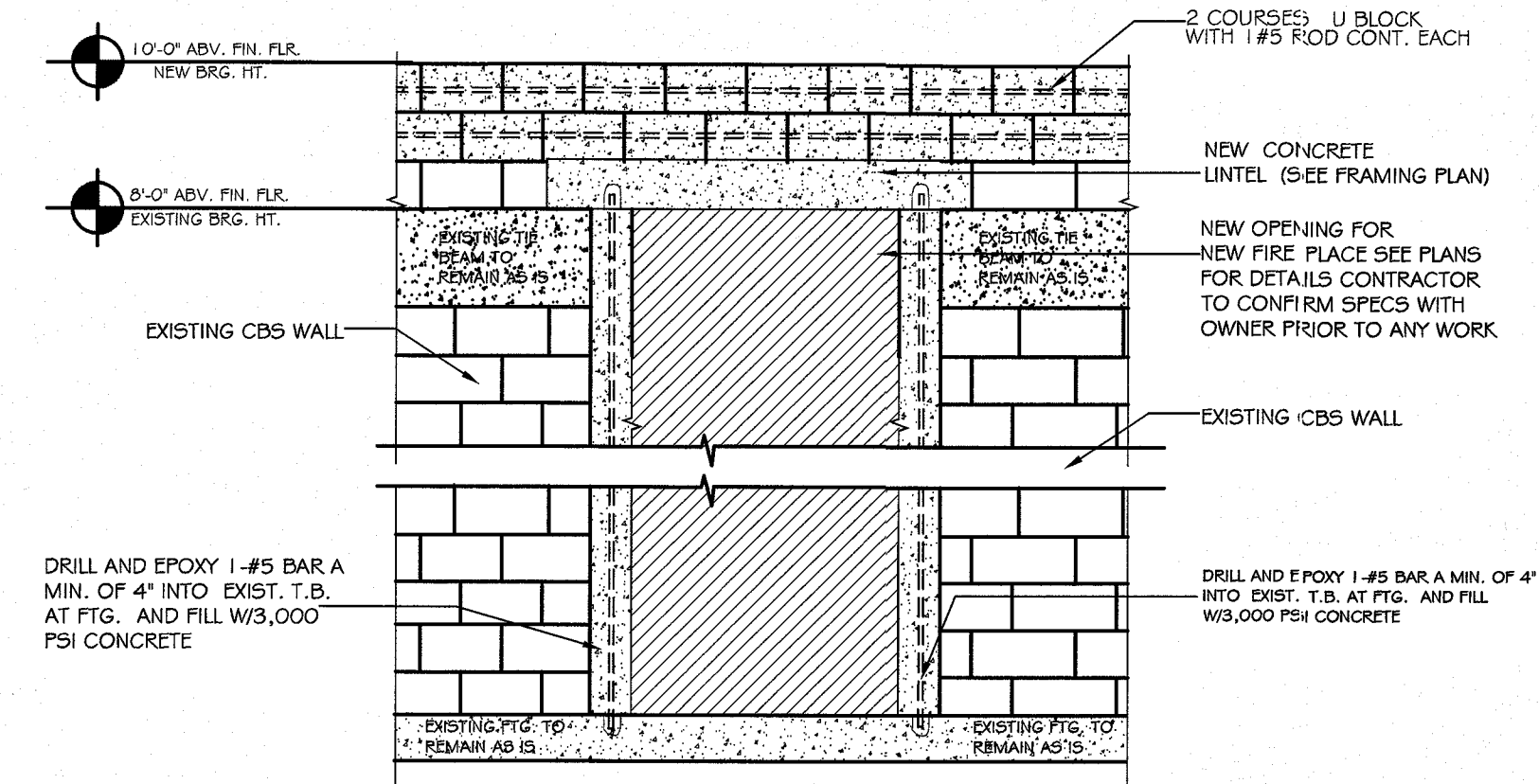
NOTE:
PLUMBING DIMENSIONS FOR REFERENCE ONLY. I.G.C. TO VERIFY IN FIELD PRIOR TO POURING SLAB.

NOTE:

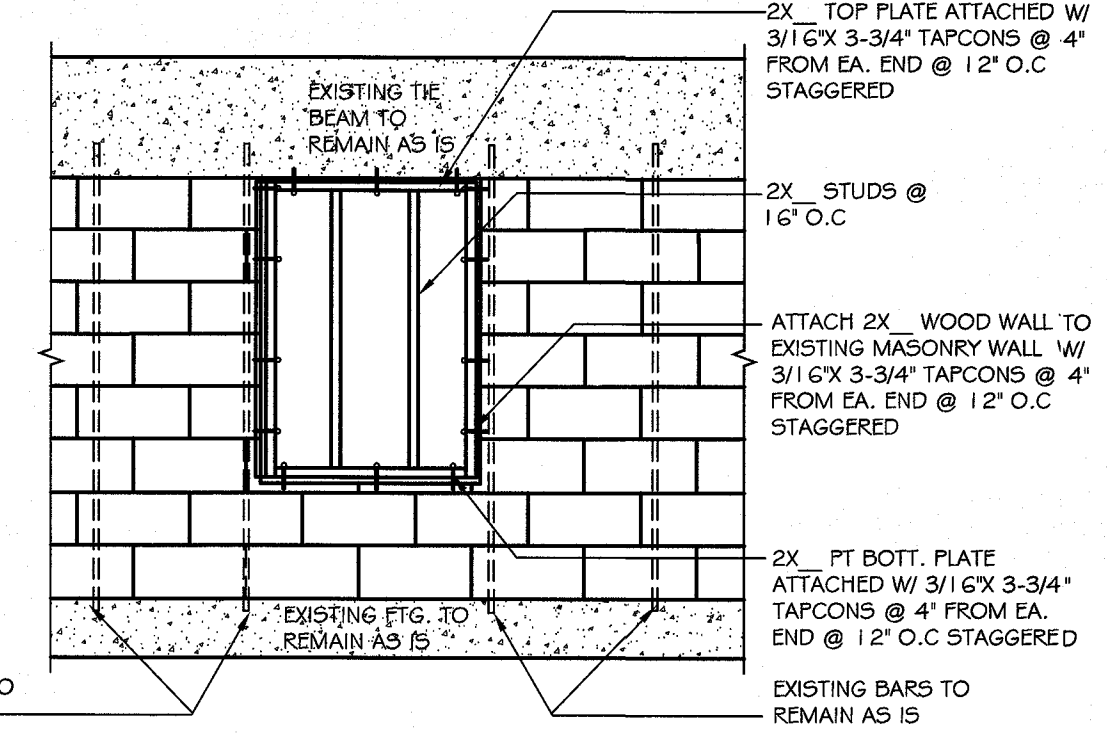
- = INDICATES GROUTED BLOCK CELL W/(1) #5 BAR CONTINUOUS VERTICAL FROM FTG. TO LINTEL CAPS OR TIE BEAM 48" O.C. AND @ EACH SIDE OF OPENING
- = INDICATES 5/8"X6" ANCHOR BOLTS 32" O.C.
- ▲ = INDICATES (1) #6 VERTICAL BAR



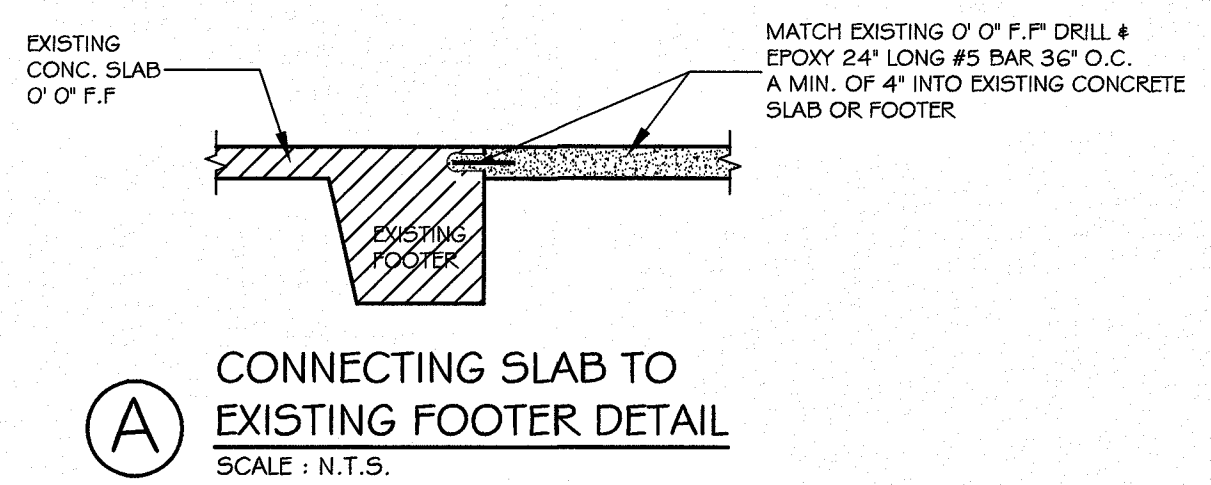
CUT SLAB DETAIL
SCALE: N.T.S.



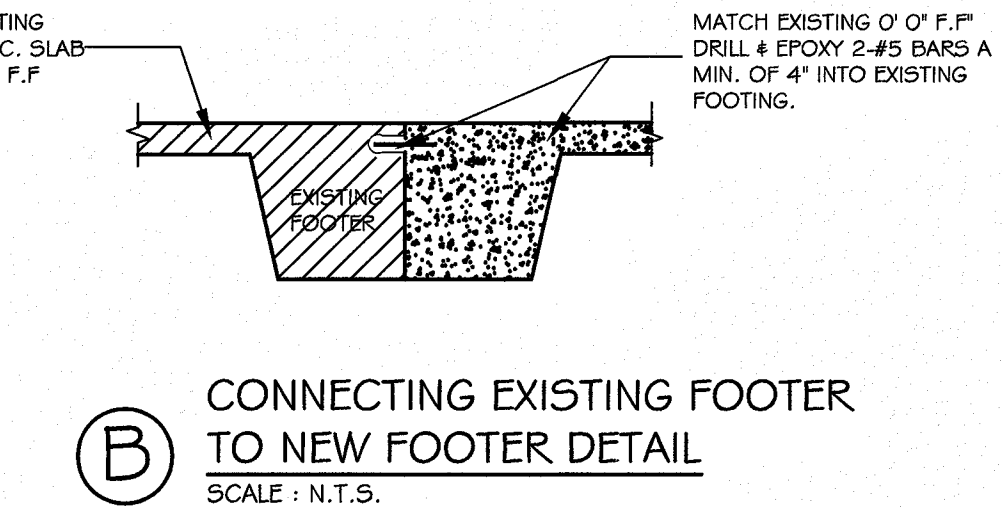
NEW WINDOW & DOOR OPENING
SCALE: N.T.S.



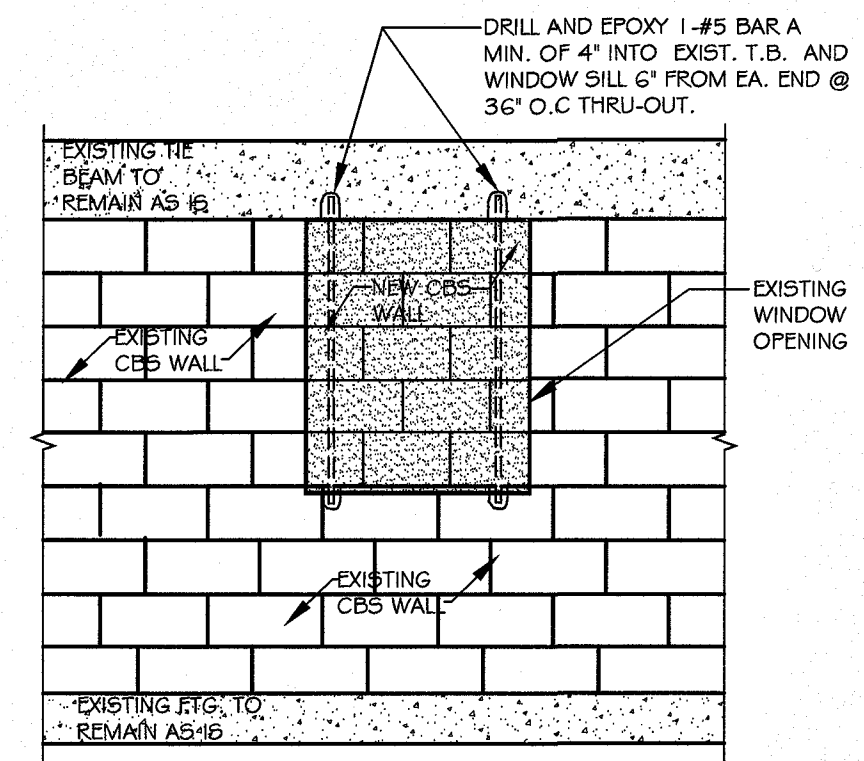
FILL-IN WINDOW WITH WOOD TO MASONRY WALL DETAIL
SCALE: N.T.S. (OPTIONAL)



CONNECTING SLAB TO EXISTING FOOTER DETAIL
SCALE: N.T.S.



CONNECTING EXISTING FOOTER TO NEW FOOTER DETAIL
SCALE: N.T.S.

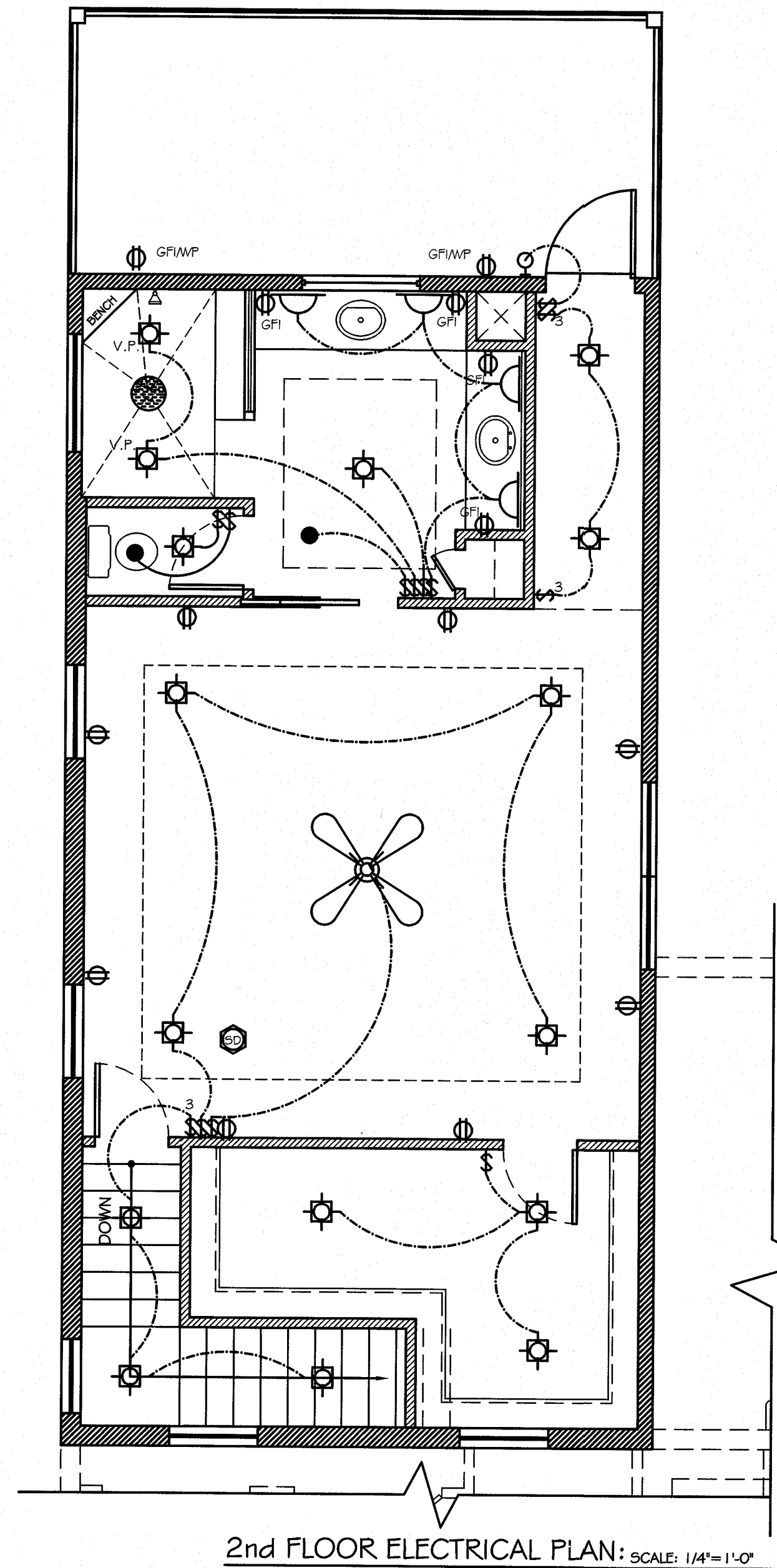
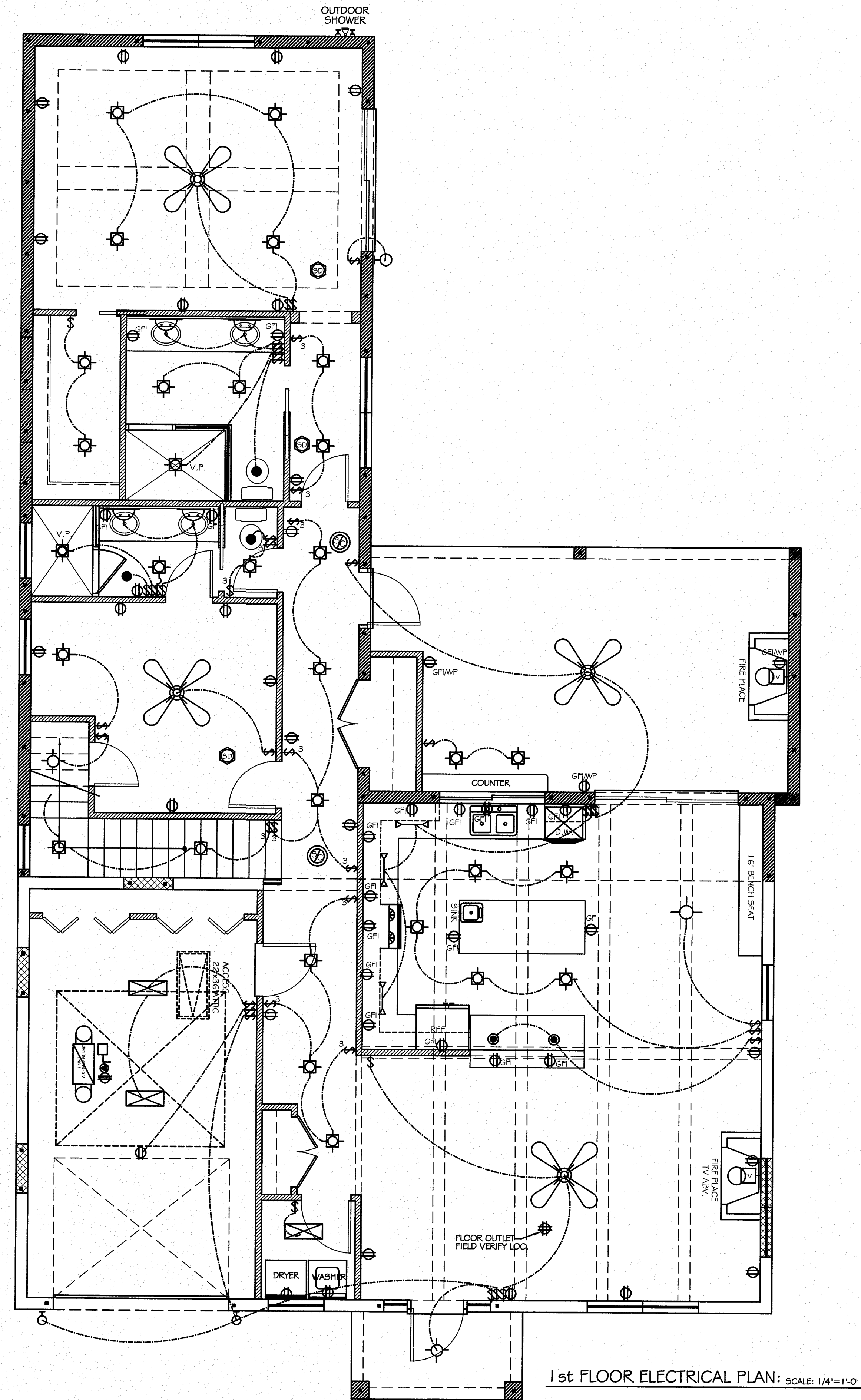


FILL-IN WINDOW WITH CMU WALL TO MASONRY WALL DETAIL
SCALE: N.T.S. (OPTIONAL)

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REVISIONS		
MK	DATE	DESCRIPTION

JOB NO: A15-1881
DATE: 1-6-2015
DRAWN BY: MP
CHK'D BY:



ELECTRICAL SYMBOLS			
	SINGLE SWITCH		4-WAY SWITCH
	3-WAY SWITCH		DIMMER SWITCH
	INCANDESCENT LIGHT FIXTURE		TELEPHONE
	RECESSED LIGHT		T.V. JACK
	VAPOR PROOF RECESSED		DUPLEX OUTLET GFI
	WALL MOUNTED LIGHT FIXTURE		220 VOLT OUTLET
	SCONCE LIGHT FIXTURE		SMOKE DETECTOR
	FLOOD LIGHT		DUPLEX RECEPTACLE OUTLET
	CLG. FAN W/LIGHT		1/2 HOT DUPLEX OUTLET
	UNDER CAB. LIGHTS		PENDANT LIGHT
	EXH. FAN		ELECTRICAL PANEL
	FLUORESCENT LIGHT FIXTURE		EQUIPMENT CONNECTOR
	FLUORESCENT LIGHT FIXTURE		A/C DISCONNECT
	HOLLYWOOD LIGHTS		ELECTRIC METER
	J-BOX		SMOKE DETECTOR / CARBON MONOXIDE ALARM

NOTE

1. PROVIDE G.F.I. OUTLET AT KITCHEN + BATHROOM COUNTER TOP AREAS, WHERE REQUIRED.
2. PROVIDE SMOKE DETECTORS POWERED BY HOUSE ELECT. WITH BATTERY MONITORED BACKUP, SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN THE HALL OR IMMEDIATELY OUTSIDE EACH SLEEPING AREA, AND ON THE HIGHEST CEILING POINT OF EACH ADDITIONAL STORY OF THE RESIDENCE. ALL SMOKE DETECTORS SHALL BE INTER-CONNECTED SO THE ACTIVITY OF ANY ONE DEVICE WILL CAUSE ALL TO SOUND.

NOTES

NOTE: AFCI PROTECTION IS REQUIRED FOR ALL 125 VOLT, SINGLE PHASE, 15 + 20 AMP RECEPTACLES IN ALL ROOMS BY USING AFCI CIRCUIT BREAKERS OR AFCI RECEPTACLES

ELECTRICAL NOTE

ELECTRICAL PLAN SHOW MIN. ELECTRICAL REQ. PER ELECTRICAL CODE N.E.C. 2011 CONTRACTOR OR OWNER VERIFY PRIOR TO START OF CONSTRUCTION.

SMOKE DETECTOR NOTE

NOTE: SMOKE DETECTORS ARE NOT PERMITTED WITHIN 3' OF A BATH DOOR OR AN A/C SUPPLY OUTLET

ELECTRICAL NOTE

ELECTRICAL DESIGN COMPLIES WITH THE 2011 NATIONAL ELECTRIC CODE

ONLY NEW ELECTRIC SHOWN

1240 12th Ave N
 1240 12th Ave N NAPLES, FL
 AUGUSTA HOMES

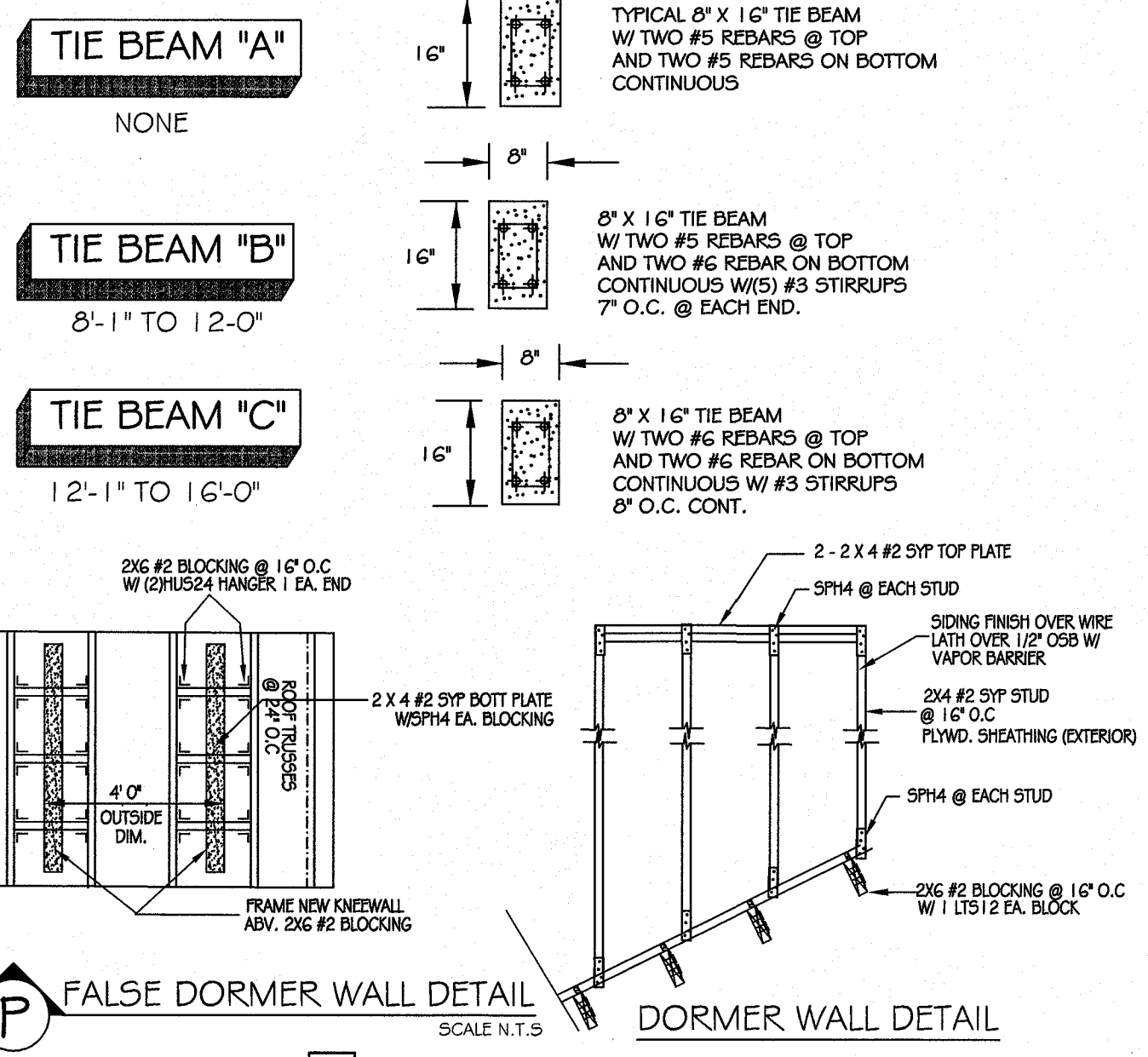
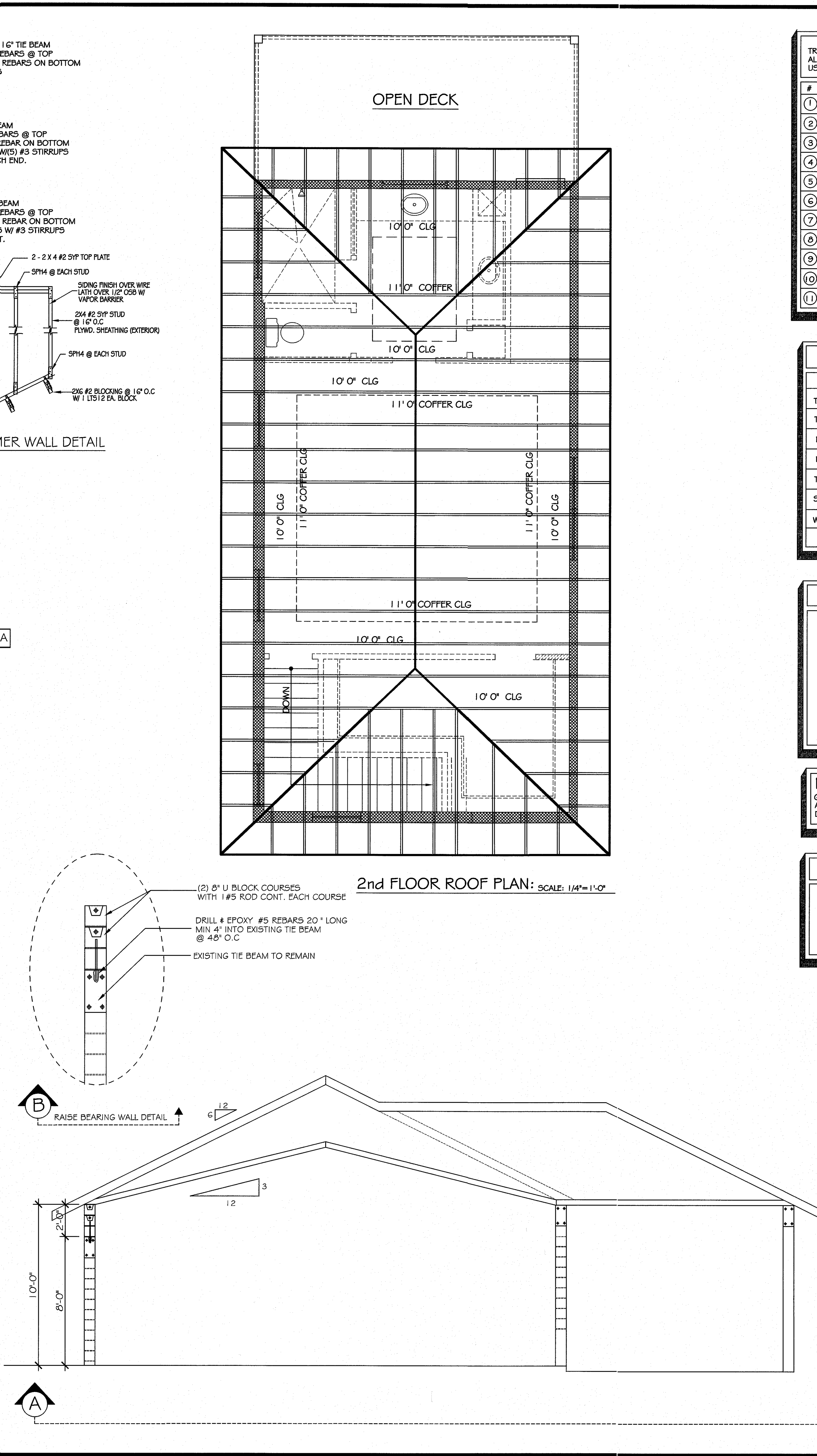
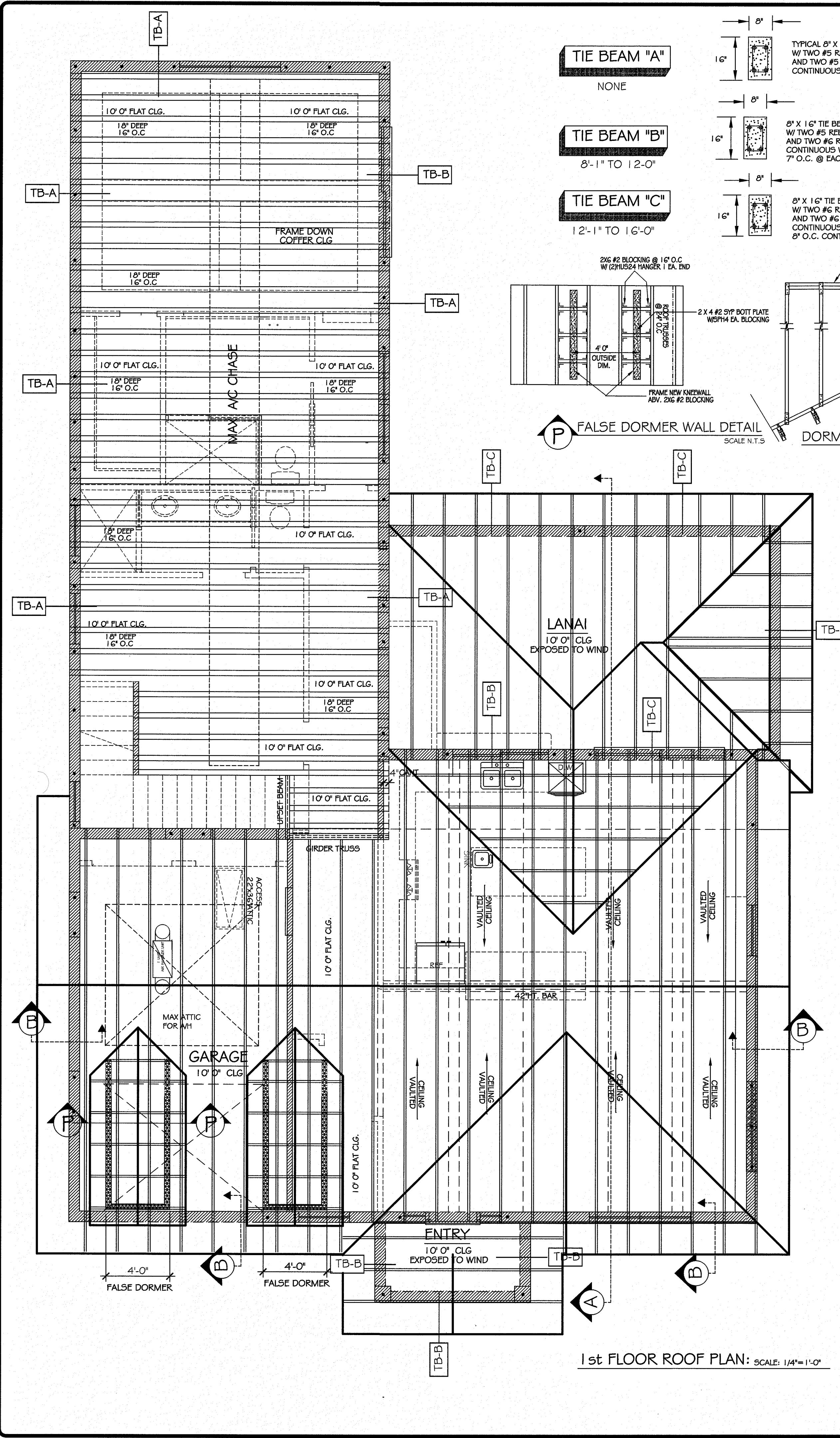
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REVISIONS		
MK	DATE	DESCRIPTION

JOB NO: A15-1881
 DATE: 1-6-2016
 DRAWN BY: MP
 CHKD BY:

ELECTRICAL PLANS

SHEET NUMBER
E-1



TRUSS CONNECTIONS AS SHOWN
ALL OTHERS UNDER 1,000#
USE TABLE

REACTION	UPLIFT	CONECTOR	NOTES
1	0-1450	META20	
2	1450-1810	HETA20	
3	1810-2235	HMETA20	
4	0-1000	MTS 12	WOOD
5	1000-1450	HTS20	WOOD
6	1450-2000	2-MTS12	WOOD
7	0-5105	HDGA	
8	2325	HGUS26-2	HANGER
9	1550	HUS26	HANGER
10	3965	MGT	
11	10,000	5,000	SCF-2

(CONC) 0 - 1,450# META20
1,450# - 1,810# HETA20
1,810# - 2,235# PM26

(WOOD) 0-775# LTS12
720# - 1,000# MST12
1,000# - 1,450# HTS20

TRUSS LOADING CONDITIONS

ROOF TRUSSES		FLOOR TRUSSES	
TOP CHORD LIVE:	20.0	TOP CHORD LIVE:	40.0
TOP CHORD DEAD:	20.0	TOP CHORD DEAD:	10.0
BOTTOM CHORD DEAD:	10.0	BOTTOM CHORD DEAD:	5.0
BOTTOM CHORD LIVE:	0.0	BOTTOM CHORD LIVE:	0.0
TOTAL LOAD (PSF)	50.0	TOTAL LOAD (PSF)	55.0
STRESS INCREASE	1.25	STRESS INCREASE:	1.00
WIND SPEED:	170	ROOF TYPE:	METAL
CODE: 2014 FBC / ASCE 7-10		DATE:	1/5/16

PRE-ENGINEERED ROOF TRUSSES. 24" O.C.

WIND DESIGN METHOD:
MAIN WIND FORCE
ASCE 7-10

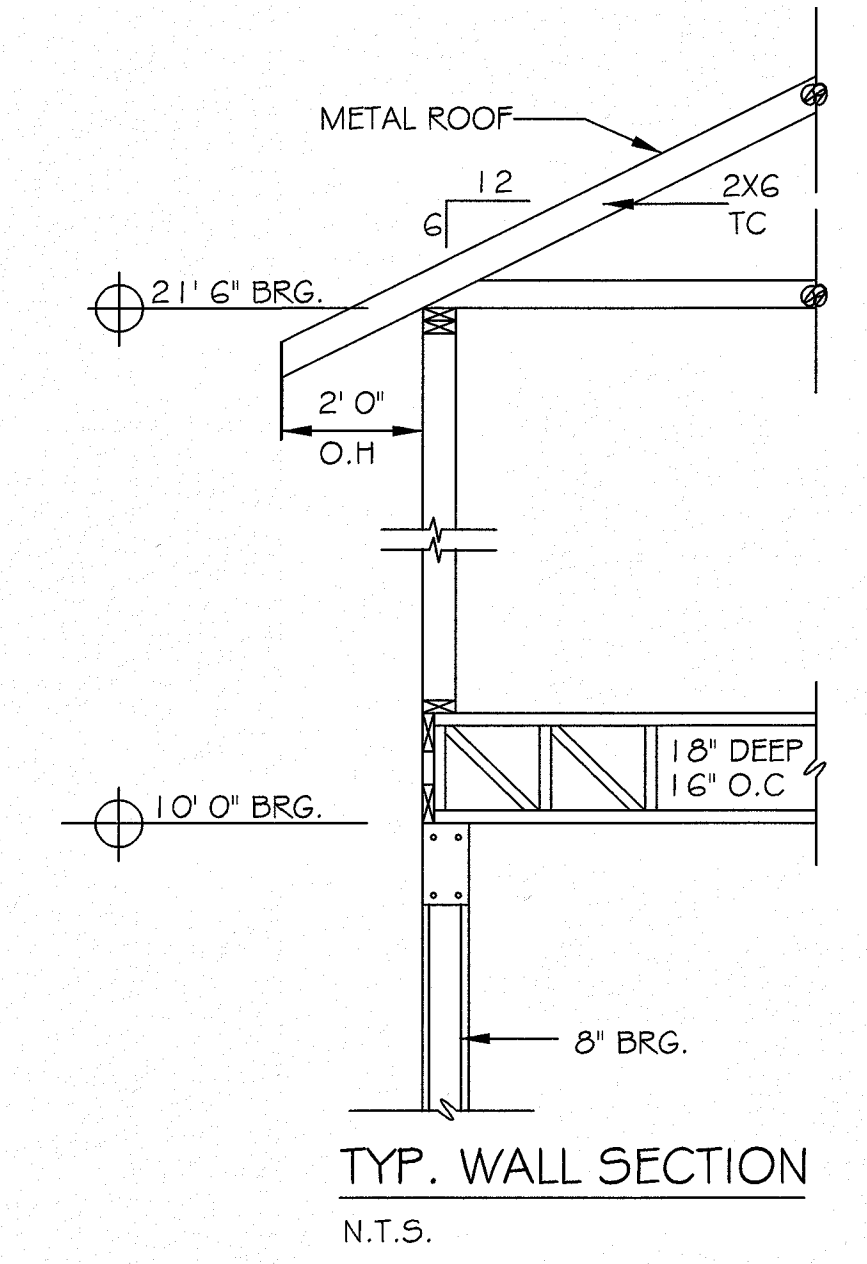
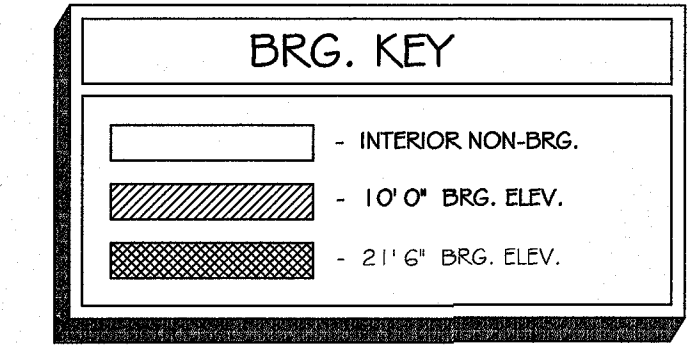
DX - 5.0
CA - 2
MH - 25'
EX - 'B'
WV - 170 MPH
2X6 TOP CHORD
24" OVERHANG
G/12 ROOF PITCH
METAL ROOF LOAD

ENCLOSED (COND. I)
 PART. ENC. (COND. II)
 OPEN

ENTRY AND LANA
EXPOSED TO WIND

NOTE:
G.C. TO VERIFY ALL EXIST. CONDITIONS
ALL DIMENSIONS TOP CHORD SIZE, PITCH
DETAILS, BRG. HEIGHT, CLG. HEIGHT, O.H.

NOTES:
PRE-ENG. LINTL BEAM ABV.
ALL WINDOWS & DOORS OPENINGS



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THIS PLAN HAS BEEN REVIEWED,
ENGINEERED AND SUPERVISED BY:

J.C. KOSINSKI ENGINEERING, INC.
JOSEPH C. KOSINSKI, PE

FL PE #52205
FL COA #29576
135 GULFVIEW AVE
FORT MYERS BEACH, FLORIDA. 33951

SEAL
THIS STRUCTURE MEETS ALL REQUIREMENTS OF THE FLORIDA
BUILDING CODE 5th EDITION 2014 RESIDENTIAL.
STRUCTURAL ONLY

1240 12th Ave N
1240 12th Ave N NAPLES, FL
AUGUSTA HOMES

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Edition.

REVISIONS

MK	DATE	DESCRIPTION

JOB NO: A15-1881
DATE: 1-6-2016
DRAWN BY: MP
CHK'D BY:

FRAMING FLOOR/ROOF
PLAN

SHEET NUMBER
S-1

GENERAL CONDITIONS

COORDINATE WITH ALL DRAWINGS FOR PERTINENT INFORMATION RELATED TO STRUCTURAL WORK. ANY CHANGES TO THE STRUCTURAL SYSTEMS SHALL BE REDESIGNED BY A PROFESSIONAL ENGINEER AT NO COST TO THE OWNER OR A/E AND SUBMITTED TO THE A/E FOR REVIEW. SUBMITTAL SHALL BE ACKNOWLEDGED IN WRITING BEFORE BEGINNING CONSTRUCTION.

IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS MAY BE NECESSARY. THE STRUCTURE IS NOT STABLE UNTIL CONSTRUCTION IS COMPLETE.

ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL CONFORM TO THOSE SHOWN ON THE ARCHITECTURAL DRAWINGS.

GOVERNING CODE: FLORIDA BUILDING CODE 2014

THE CONTRACTOR SHALL SUPPORT, BRACE AND SECURE THE STRUCTURE AS REQUIRED. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION.

DESIGN LIVE LOADS:
 ROOF 20 PSF
 RESIDENCES 40 PSF
 STAIRWAYS 100 PSF
 BALCONES 60 PSF
 CONCOURSE/WALKWAYS 100 PSF

SUPERIMPOSED DEAD LOAD 25 PSF

WIND LOAD DESIGN FBC SECTION 1600
 WIND SPEED 170 MPH ULTIMATE
 WIND SPEED 132 MPH NOMINAL
 RISK CATEGORY II
 EXPOSURE B
 PRESSURE COEFF +0.1 @ ENCLOSED STRUCTURE
 REMODELS AND RENOVATIONS
 LEVEL OF ALTERATION II

FOUNDATIONS

FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, ACI 318 AND HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 3,000 PSF. CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER TO INCLUDE PROOF-ROLLING OF THE SITE.

NOTIFY THE A/E IN WRITING AS SOON AS POSSIBLE OF ANY UNUSUAL SOIL CONDITIONS OR SOIL CONDITIONS IN VARIANCE WITH TEST BORINGS. SET FOUNDATIONS AT ELEVATIONS SHOWN.

CONCRETE CONSTRUCTION

CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE CODES AND STANDARDS LATEST EDITION, INCLUDING BUT NOT LIMITED TO ACI 301, ACI 315 AND ACI 318.

CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
 3000 PSI FOR ALL FOUNDATIONS, THE BEAMS AND SLABS ON GRADE
 3000 PSI FOR GROUTED MASONRY CELLS
 4000 PSI FOR ALL OTHER CONCRETE UNLESS NOTED OTHERWISE

CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI STANDARDS AND SPECIFICATIONS. ALL CONCRETE SHALL BE VIBRATED TO CONSOLIDATE.

ALL REINFORCING, TIES AND STIRRUPS SHALL BE NEW DOMESTIC DEFORMED BILLETED STEEL CONFORMING TO ASTM A-615, GRADE 60. WWF SHALL BE ASTM A-615, GRADE 60.

LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. HOOKS SHALL BE STANDARD 10" WITH A 90 DEGREE BEND AND EMBEDDE A MINIMUM OF 7". DOWELS SHALL MATCH THE SIZE AND SPACING OF VERTICAL REINFORCING.

ALL REINFORCING SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE AND BE WIRE TIED INTO POSITION WITH THE PROPER COVER IN ACCORDANCE WITH ACI-318 PRIOR TO PLACEMENT OF CONCRETE. WET STICKING OF REINFORCING SHALL NOT BE PERMITTED. ALL CORNERS AND INTERSECTING BEAMS SHALL HAVE 90 DEG DOWELS, SIZED AS LARGER OF CONNECTING BARS, PROPERLY PLACED AND TIED.

ALL WWF SHALL BE WWF66-1, 2x1, 2. ASTM A-105 IN FLAT MANUFACTURED SHEETS, UNLESS NOTED OTHERWISE. ALL WWF SHALL HAVE A MINIMUM LAP OF 6" AND SHALL BE PLACED 1/2" CLEAR FROM THE GRADE BELOW. THE VAPOR BARRIER SHALL BE MIN 6 MIL AND LAPPED 6". FIBER MESH, IF APPROVED, SHALL HAVE A MINIMUM OF 6 LBS OF FIBERGLD. PROPERLY SUPPORT WWF IN POSITION DURING CONCRETE PLACEMENT. LIFTING OF WWF DURING CONCRETE PLACEMENT IS NOT ACCEPTABLE.

PROVIDE CONTROL/CONSTRUCTION JOINTS IN SLAB ON GRADE AS SHOWN ON TYPICAL DETAIL SHEET OR MAXIMUM SPACING OF 15 FEET AND SAW-CUT AT 1/8" THE SLAB DEPTH. REINFORCING SHALL BE CONTINUOUS ACROSS CONSTRUCTION JOINTS UNLESS DETAILED OTHERWISE ON THE DRAWINGS.

CONTRACTOR SHALL REVIEW ALL DRAWINGS FOR SIZE AND LOCATION OF EMBEDDED ITEMS, SLEEVES, SLAB DEPRESSIONS, OPENINGS, AND ETC., REQUIRED BY OTHER TRADES. RECONCILE THEIR EXACT SIZE AND LOCATION BEFORE PROCEEDING WITH THE WORK. ALL ITEMS SHALL BE FURNISHED AND INSTALLED PRIOR TO PLACEMENT OF CONCRETE. SECURE THE APPROVAL OF THE STRUCTURAL ENGINEER PRIOR TO PLACING OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

ANCHORS

ALL ANCHORS SHALL BE GALVANIZED TO STAINLESS STEEL AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. ALL ANCHORS SHALL BE "HILTI BRAND OR EQUAL WITH A MINIMUM EMBEDMENT OF 2.5" U.N.O.

ALL CHEMICAL OR EPOXY ANCHORS SHALL BE GALVANIZED TO STAINLESS STEEL AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. ALL ANCHORS SHALL BE "SIMPSON HIGH STRENGTH" BRAND OR EQUAL WITH A MINIMUM EMBEDMENT OF 2.5" U.N.O. DRILLED HOLES SHALL BE CLEANED AND DUSTWATER FREE.

LUMBER

DESIGN & INSTALLATIONS OF ALL STRUCTURAL LUMBER SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS OF NATIONAL FOREST PRODUCTS ASSOCIATION AND NDS FOR WOOD CONSTRUCTION.

LUMBER SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF F_b = 1,200 PSI WITH A MINIMUM SHEAR STRENGTH OF F_v = 85 PSI. USE ONLY GALVANIZED NAILS, ANY LUMBER IN DIRECT CONTACT OR ADJACENT TO THE WEATHER, MOISTURE, CONCRETE OR MASONRY SHALL BE PRESURE TREATED (P.T.) ACQ (ALKALINE COPPER QUATERNARY). ALL FASTENERS SHALL BE GALVANIZED OR STAINLESS STEEL.

MASONRY CONSTRUCTION

MASONRY WORK SHALL CONFORM TO THE LATEST EDITIONS OF ACI 530/ACI-530M-402. CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS MEETING THE REQUIREMENTS FOR 2,100 PSI RATING WITH A DRY NET WEIGHT OF NOT MORE THAN 115 PCF. PROVIDE UNITS WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI, EACH UNIT, NET CROSS-SECTIONAL AREA.

MORTAR FOR MASONRY WALLS SHALL BE ASTM C-270 TYPE M OR S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS. WHERE VERTICAL REINFORCING BARS ARE TO BE GROUTED INTO CORES THE FOLLOWING REQUIREMENTS APPLY:
 1. VERTICAL REINFORCING SHALL BE AS NOTED ON THE DRAWINGS WITH CELLS FILLED WITH COARSE GROUT. THE FIRST CELL AT CORNERS, END WALLS AND EACH SIDE CONTROL JOINTS AND EACH SIDE OF DOORS AND WINDOWS SHALL BE GROUTED AND REINFORCED WITH 1#5 BAR.
 2. COARSE GROUT FOR REINFORCED MASONRY CONSTRUCTION SHALL CONFORM TO ASTM C-476 WITH A MINIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
 3. PROVIDE DOWELS FROM FOOTINGS SAME SIZE AND SPACING AS VERTICAL WALL REINFORCING. LAP 48 BAR DIAMETERS WITH WALL REINFORCING. EMBED INTO FOOTING MINIMUM 8" WITH STANDARD 10-90 DEGREE HOOK. PROVIDE CLEARANCE OPENINGS AT THE BASE OF ALL REINFORCING CELLS.
 4. WHEN A DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN 1/4". DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
 5. PROVIDE REBAR ALIGNMENT DEVICES AT A MAXIMUM SPACING OF 192 BAR DIAMETERS.
 SPLICE WIRE HORIZONTAL REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6".

ALL UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HEAD, BED (FACE SHELLS), WEBS AND COLLAR JOINTS, UNLESS OTHERWISE NOTED. PROVIDE PRECAST CONCRETE UNITS OVER ALL OPENINGS IN MASONRY WALLS. CONCRETE TIE-BEAM FOUR DOWN IS AN ACCEPTABLE ALTERNATE TO UNITS. REFER TO ARCHITECTURAL AND HVAC DRAWINGS FOR LOCATION, NUMBER AND SIZES OF OPENINGS.

PRECAST CONCRETE

PRECAST CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE AND THE PRESTRESSED CONCRETE INSTITUTE CODES AND STANDARDS.

ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE IN 28 DAYS SHALL BE 4000 PSI. MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT TIME OF FORCE TRANSFER SHALL BE 3500 PSI. REINFORCING BARS SHALL BE A615 GRADE 60 PSI YIELD STRENGTH PRESTRESSING WIRE SHALL CONFORM TO ASTM A-421, TYPE BA. SPECIFICATIONS FOR UNCOATED STRESS RELIEVED WIRE FOR PRESTRESSED CONCRETE. PRESTRESSING STRAND SHALL CONFORM TO ASTM-A16, GRADE 270 OR 250. SPECIFICATIONS FOR UNCOATED STRESS RELIEVED STRAND FOR PRESTRESSED CONCRETE.

PRECAST MEMBERS SHALL BE DESIGNED BY THE MANUFACTURER FOR COMPOSITE ACTION TO SUPPORT SUPERIMPOSED LOADS AS GIVEN IN THE STRUCTURAL NOTES PLUS THE DEAD LOAD OF PRECAST AND TOPPING. SUBMIT CALCULATIONS SIGNED AND WITH AN EMBOSSED SEAL BY A STRUCTURAL ENGINEER REGISTERED IN FLORIDA FOR ALL PRECAST MEMBERS AND DETAILS. TOPPING OVER PRECAST SHALL BE 2" THICK REINFORCED WITH #6-W/2 SHAIR 9 WWF. CONCRETE TOPPING SHALL BE 10-3,000 PSI MINIMUM. ALL JOINTS OF THE PRECAST FLOOR SHALL HAVE CONTINUOUS GROUTED SOLID SHEAR KEYS. PROVIDE ALL EMBEDDED PLATES AS SHOWN ON DRAWINGS AND AS REQUIRED FOR DIAPHRAM ACTION OF THE FLOOR SYSTEM. COORDINATE ALL LOCATIONS AND DETAILS WITH THE CONTRACTOR PRIOR TO FABRICATION.

PRECAST MANUFACTURER SHALL COORDINATE SIZE AND LOCATION OF ALL OPENINGS IN PRECAST MEMBERS WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS. OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS ARE FOR BIDDING PURPOSES ONLY. ALL OPENINGS LARGER THAN 12" SQUARE OR ROUND SHALL BE PROVIDED BY THE PRECAST MANUFACTURER. SMALLER OPENINGS SHALL BE FIELD-CUT OR CORED BY THE TRADES REQUIRING THE OPENINGS AFTER WRITTEN APPROVAL FROM THE PRECAST MANUFACTURER.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL CONFORM TO THE AISC "MANUAL OF STEEL CONSTRUCTION" AND AISC "SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL" LATEST EDITION. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS D1.1-LATEST EDITION. BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS. MINIMUM 2 ROWS OF BOLTS, AS APPROVED BY THE COUNCIL ON RIVETED AND BOLTED BOLTED JOINTS. USE BEARING TYPE BOLTS WITH THREADS ALLOWED ACROSS THE SHEAR PLANE. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307. HOOKED BOLTS WILL NOT BE ALLOWED.

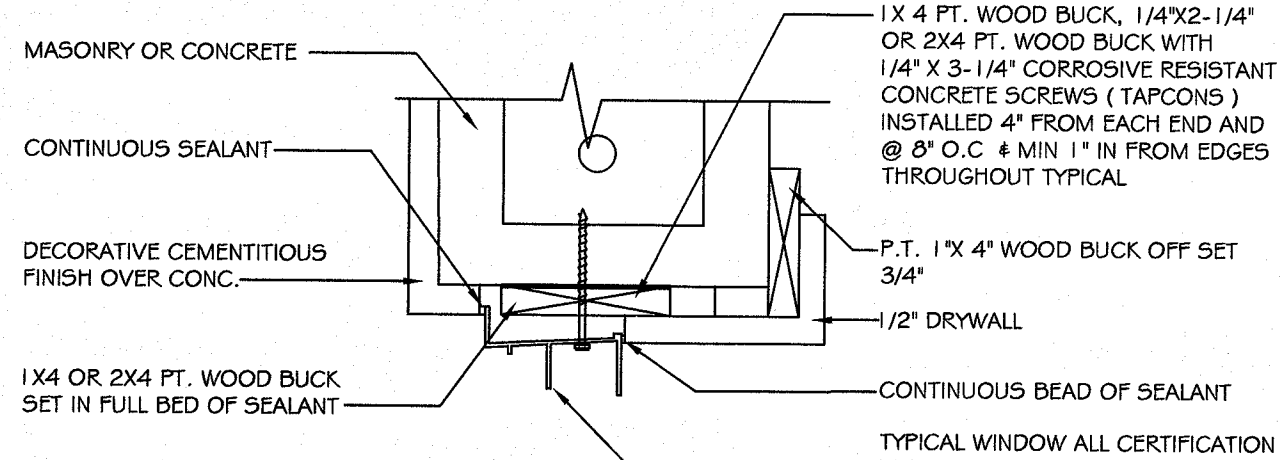
STRUCTURAL STEEL SHALL CONFORM TO:
 WIDE FLANGE BEAMS AND COLUMNS, ASTM A-572 GRADE 50, F_y=50,000 PSI
 STEEL TUBE SECTIONS, ASTM A-500 GRADE B, F_y=46,000 PSI
 CHANNELS AND MISC SHAPES, ASTM A-36 GRADE 36, F_y=36,000 PSI
 PIPE COLUMNS, ASTM A-53 GRADE B, F_y=36,000 PSI

WELDING ELECTRODES SHALL BE E-70XX OR BETTER. ALL SHOP CONNECTIONS SHALL BE WELDED. ALL FIELD CONNECTIONS SHALL CONFORM TO ENGINEERED PLANS. FOR WELDING SYMBOLS WITH NO LENGTH GIVEN, THE WELDING SHALL BE CONTINUOUS BETWEEN ADJACENT CHANGES IN DIRECTION. WELDS NOT OTHERWISE NOTED SHALL BE 1/4" IN SIZE.

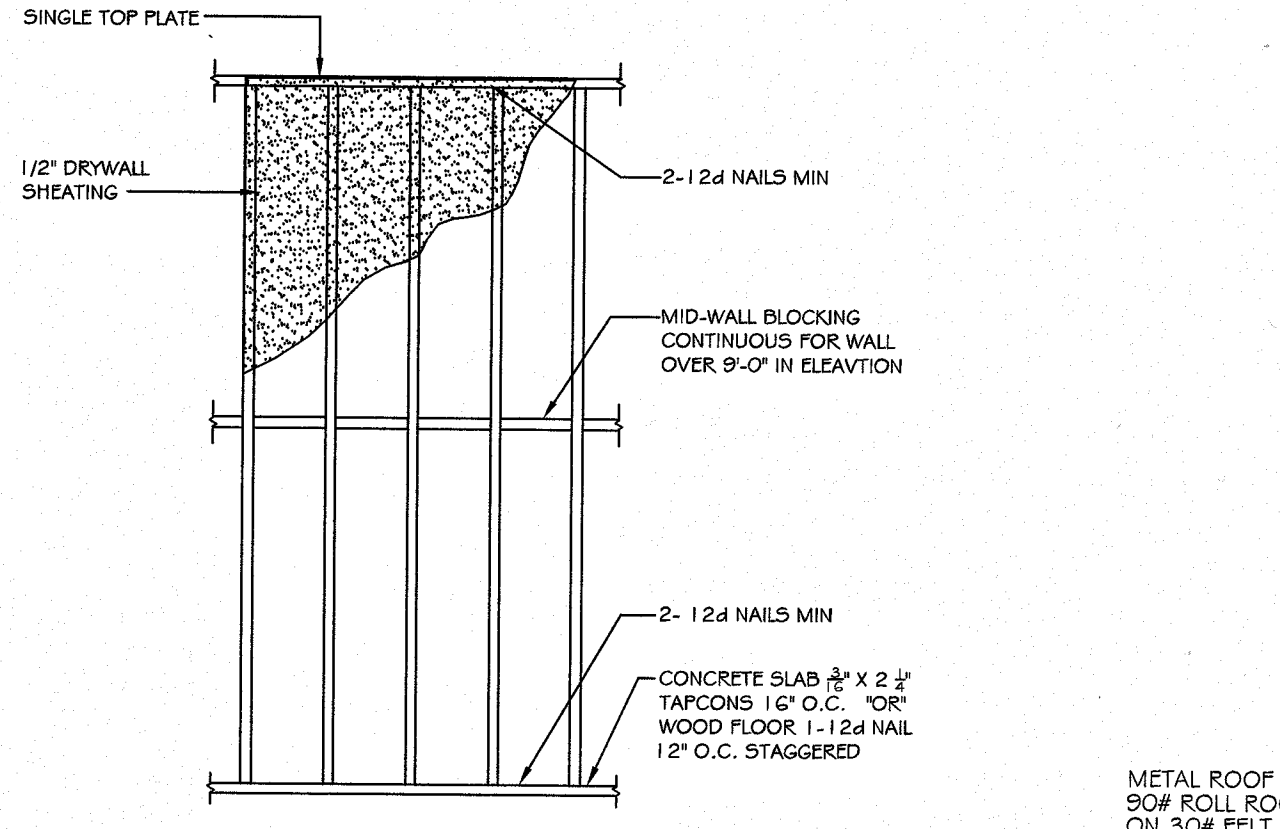
PROVIDE TWO COATS SHOP APPLIED PRIME COATING UNLESS REQUIRED BY FIRE PROOFING. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED G90.

ALL CONNECTORS EXPOSED TO WEATHER SHALL BE GALVANIZED TO INCLUDE ALL CONNECTORS IN EXPOSURE CATEGORY 'C' OR 'D'. HOT-DIPPED GALVANIZED WITH 1.5 OZ. ZINC/SPOT, TRIPPLE ZINC COATED PER ASTM A90 OR STAINLESS STEEL.

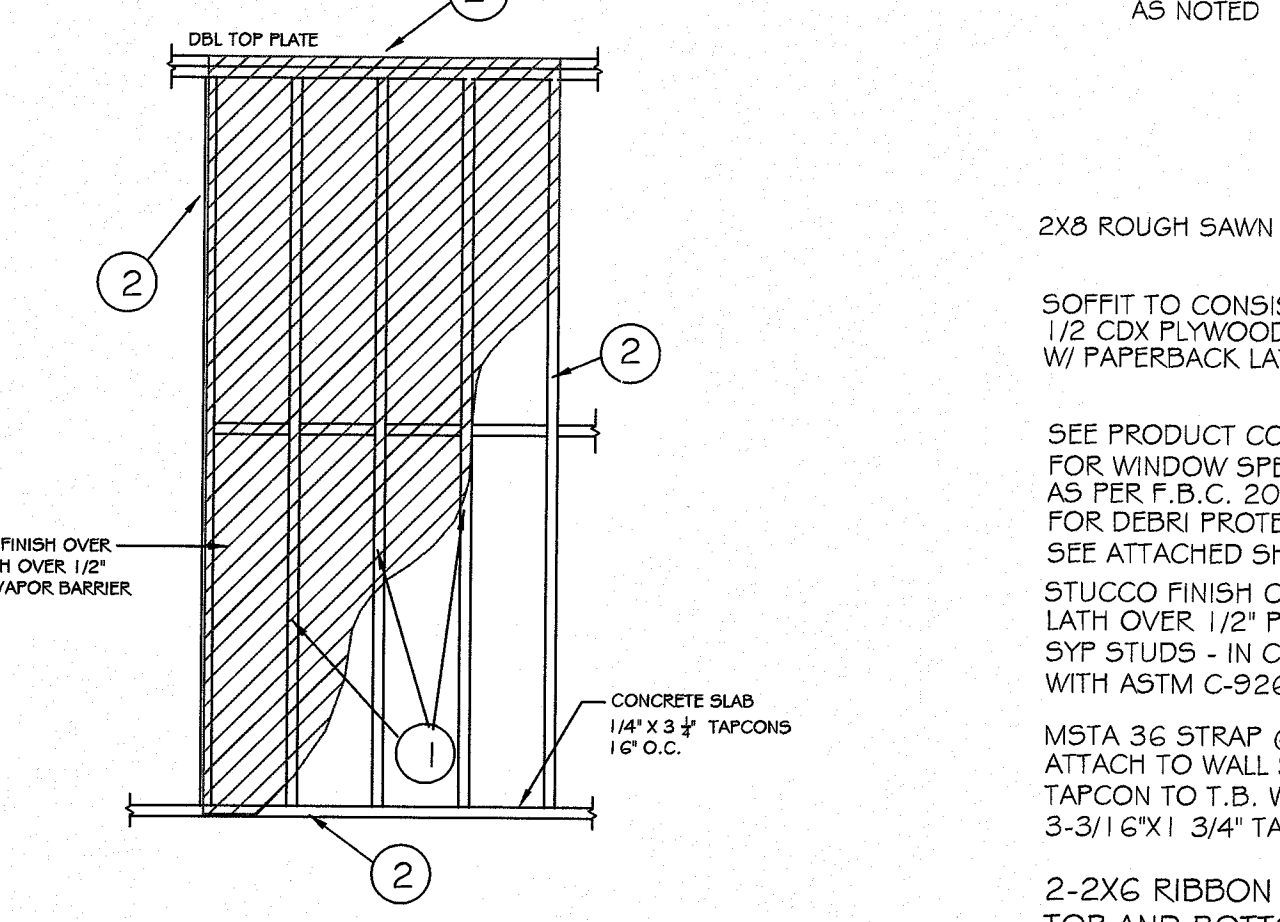
SHEAR STUDS, IF APPLICABLE, SHALL BE TYPE "B" HEADED STUDS HAVING A MIN YIELD STRENGTH OF 60,000 PSI AND BE 3/4" DIA U.N.O. SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AWS D1.1 STRUCTURAL WELDING CODE, SECTION 7.2.2.2. LENGTH AS SPECIFIED ON PLAN.



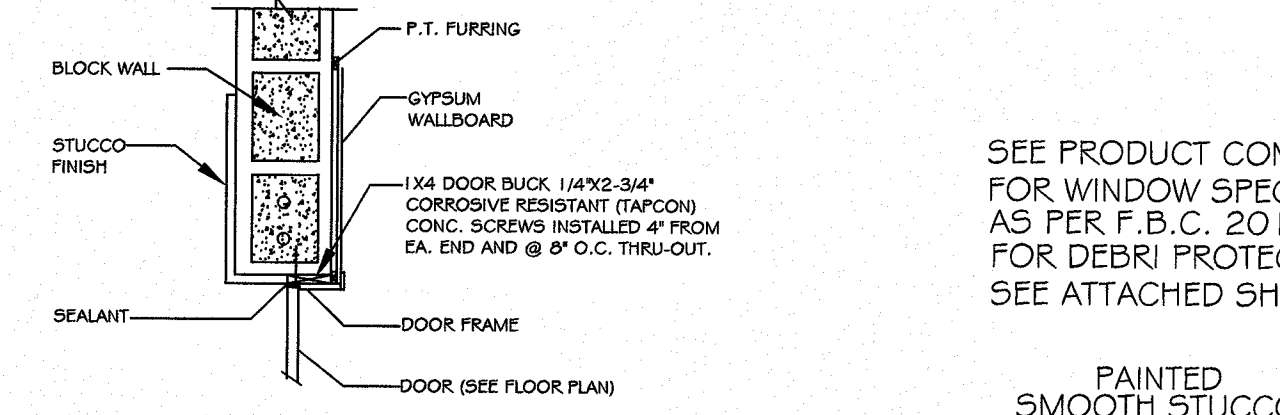
WINDOW HEAD & JAMB DETAIL
SCALE: N.T.S.



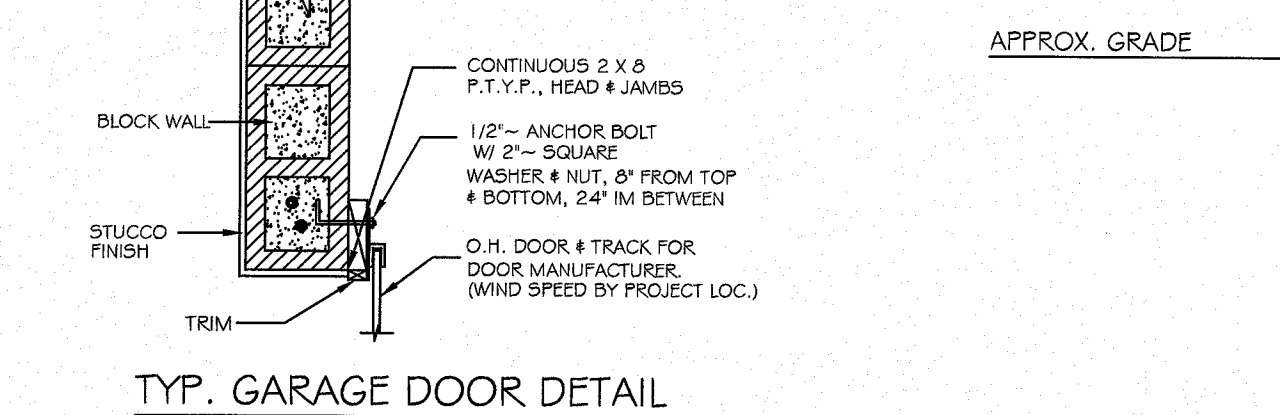
NON. BRG. WALL ANCHORING
SCALE: N.T.S.



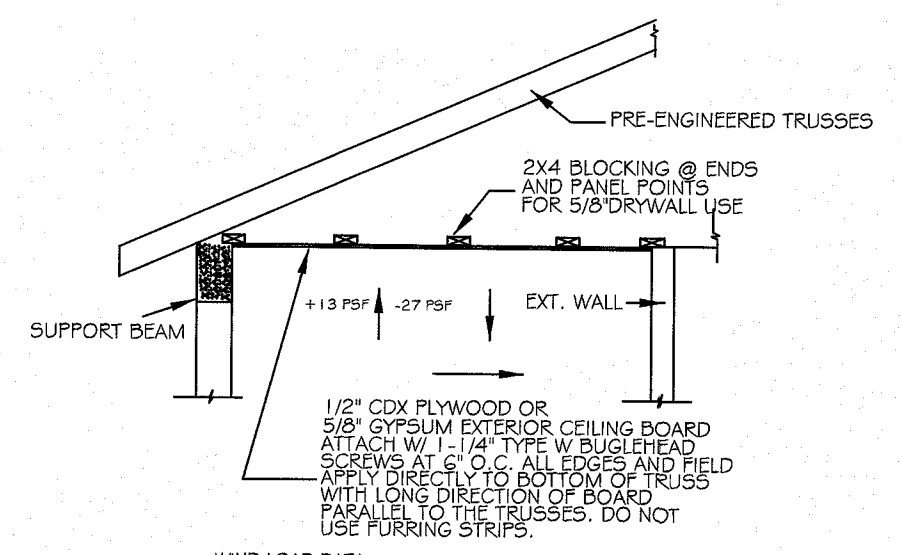
EXTERIOR FRAME WALL DETAIL FOR PKT DR
SCALE: N.T.S.



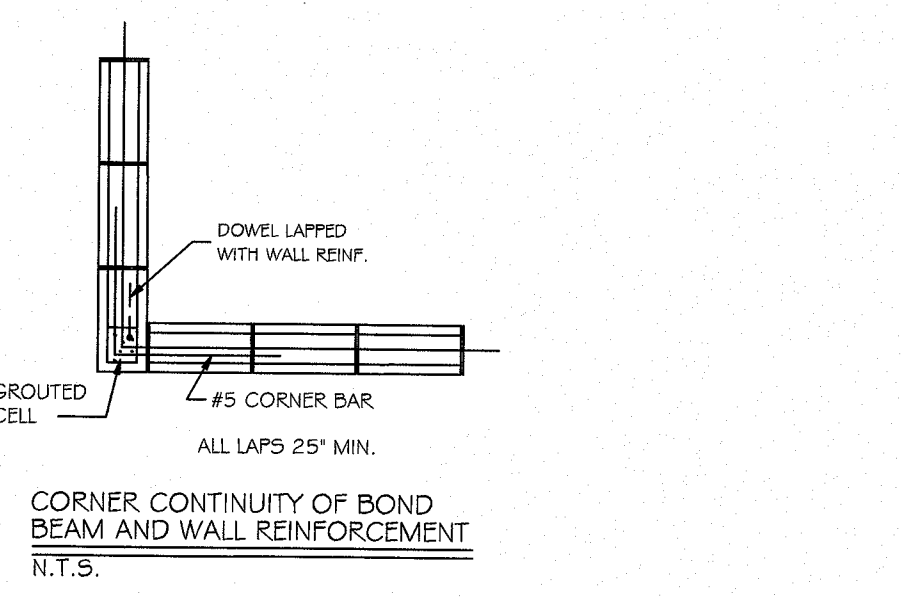
TYPICAL EXTERIOR DOOR DETAIL (BLOCK WALL)
SCALE: N.T.S.



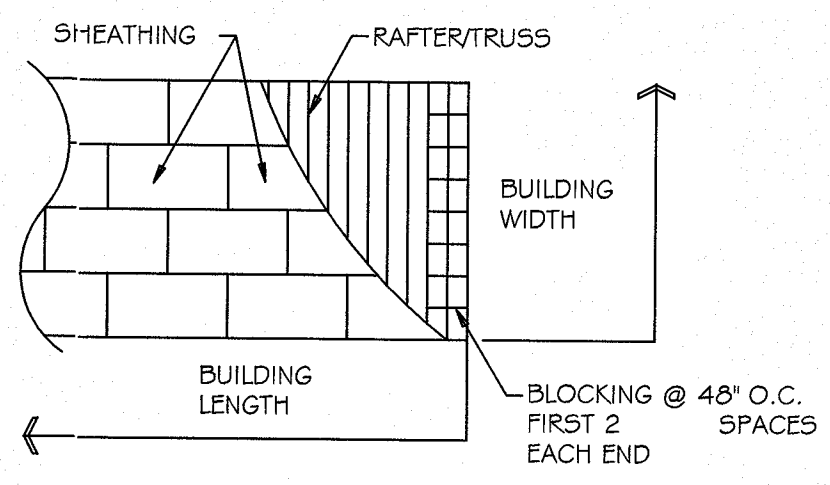
TYP. GARAGE DOOR DETAIL
SCALE: N.T.S.



CORNER CONTINUITY OF BOND BEAM AND WALL REINFORCEMENT
N.T.S.

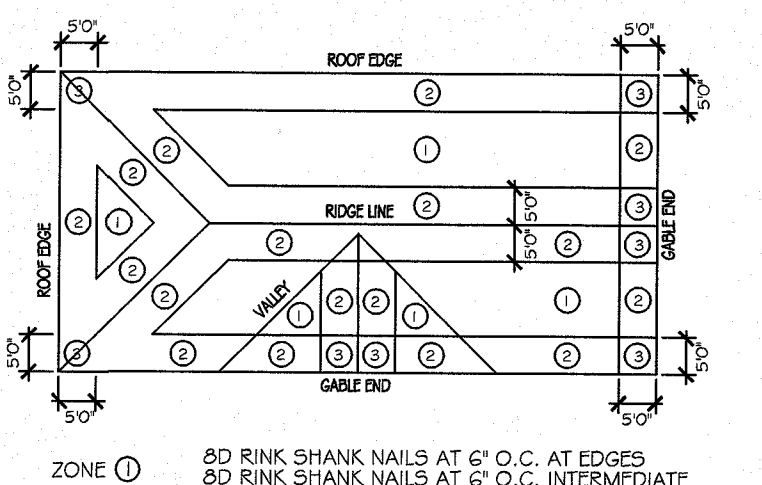


TYPICAL WINDOW ALL CERTIFICATION
N.T.S.



ROOF SHEATHING LAYOUT
N.T.S.

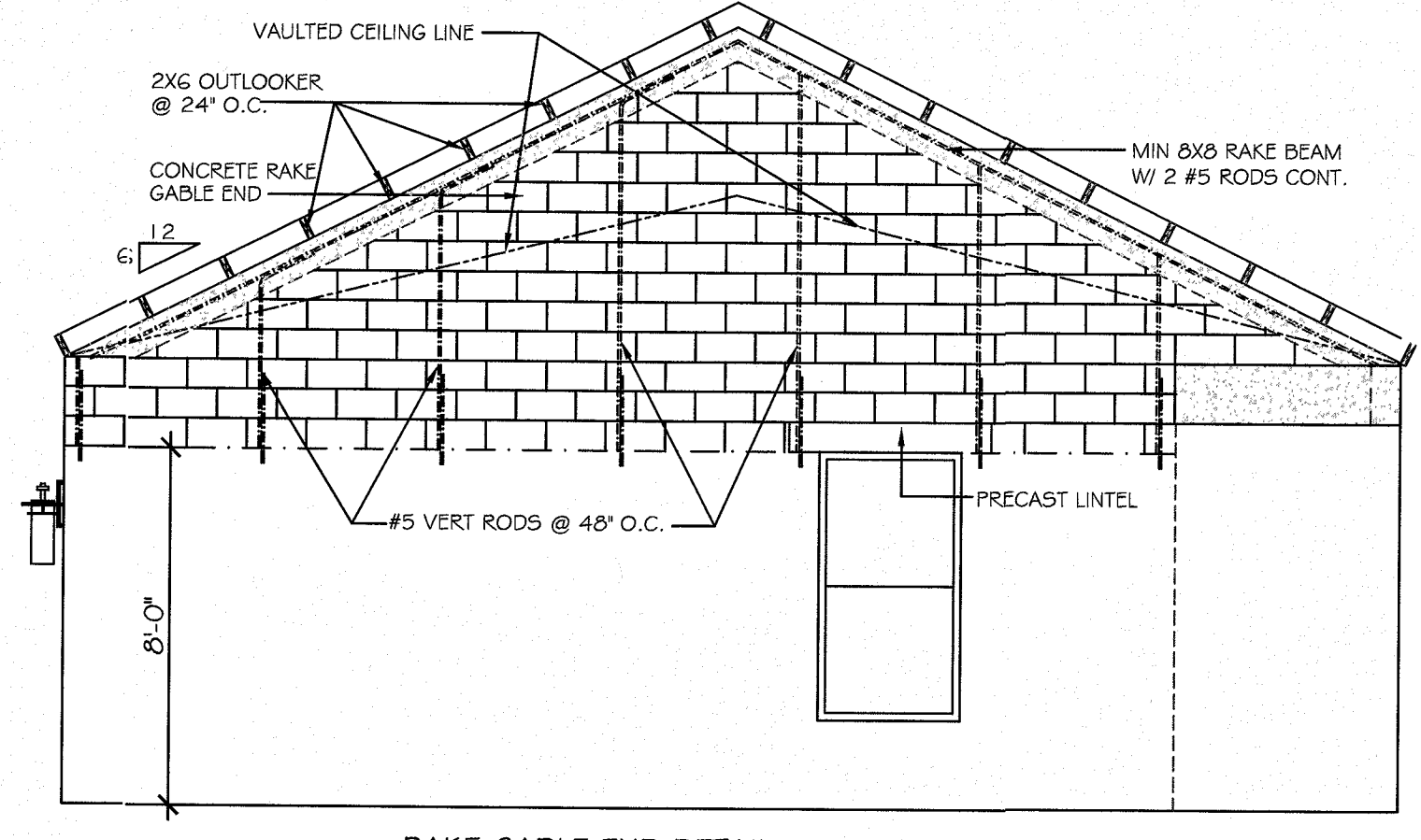
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW AND CONFIRM THE DESIGN OF THIS STRUCTURE VERIFYING DIMENSIONS AND DETAILS THAT CONTRIBUTE TO OWNER SPECIFICATION ANY DISCREPANCIES ARE TO BE RELAYED TO DRAFTSMAN PRIOR TO ANY WORK BEING STARTED FAILURE TO DO SO GENERAL CONTRACTOR ASSUMES TOTAL RESPONSIBILITY



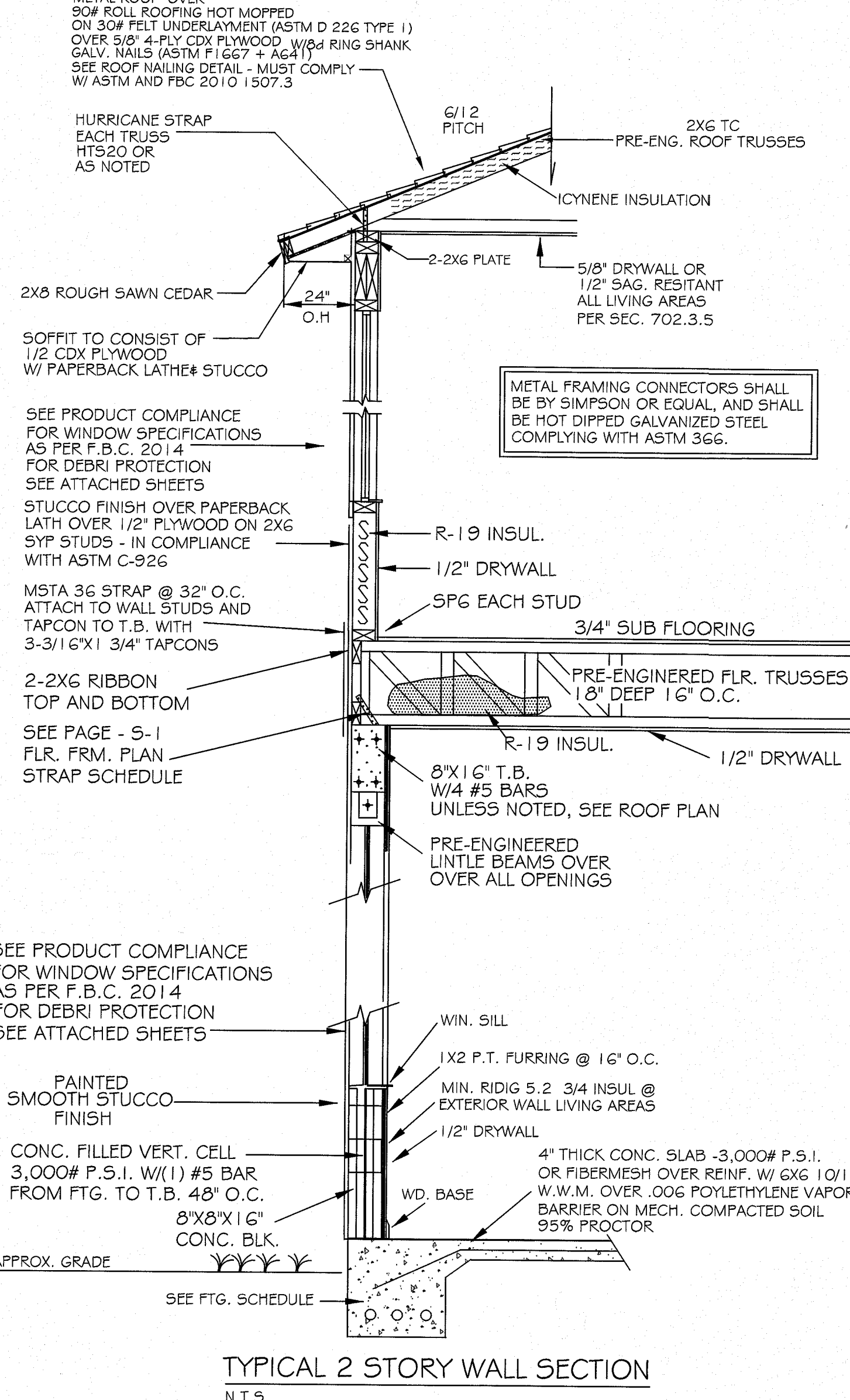
ROOF SHEATHING NAILING
N.T.S.

NOTE: END JOINTS FOR SHEATHING SHALL BE STAGGERED AND OCCUR OVER A FRAMING MEMBER.

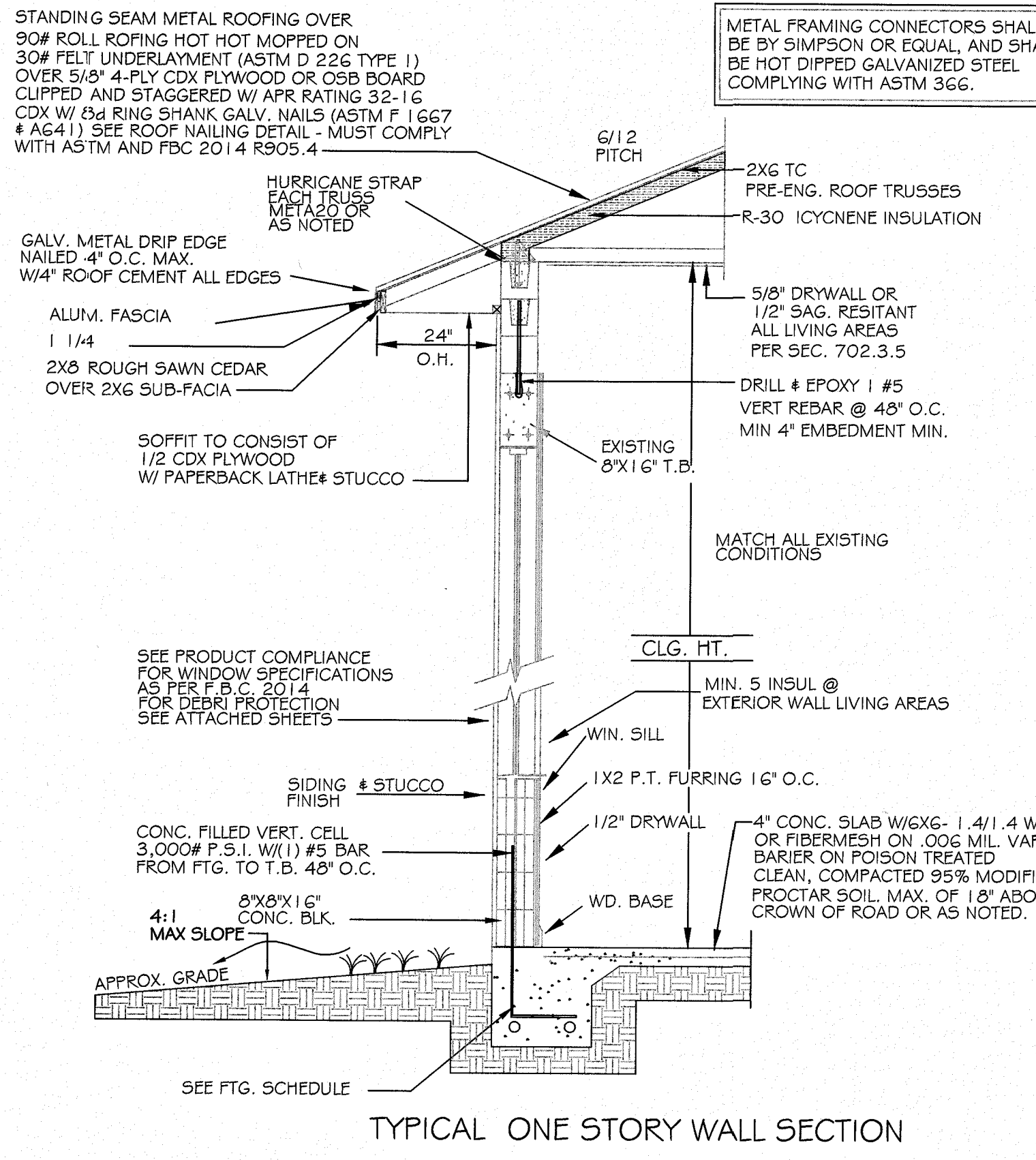
NOTE: 1ST ROW OF PLYWOOD TO BE GLUED TO TRUSSES WITH CONSTRUCTION ADHESIVE



RAKE GABLE END DETAIL



TYPICAL 2 STORY WALL SECTION
N.T.S.



TYPICAL ONE STORY WALL SECTION

Ashmore & Associates, LLC
 P.O. Box 221
 Estero, Florida 33928
 Phone: 239.444.5780
 Fax: 239.444.5781
 contact@ashmorellc.com

THIS PLAN HAS BEEN REVIEWED, ENGINEERED AND SUPERVISED BY:
 J.C. KOSINSKI ENGINEERING, INC.
 JOSEPH C. KOSINSKI, PE
 FL PE #52256
 FL CCA #095762
 135 GULFVIEW AVE
 FORT MYERS BEACH, FLORIDA. 33931

SEAL
 THIS STRUCTURE MEETS ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE SECTION 901.4 RESIDENTIAL
STRUCTURAL ONLY

1240 12th Ave N
 1240 12th Ave N NAPLES, FL
AUGUSTA HOMES

Revisions table with columns: NO., DATE, DESCRIPTION.

JOB NO: A15-1881
 DATE: 1-6-2016
 DRAWN BY: MP
 CHK'D BY:

NOTES & DETAILS

SHEET NUMBER
S-2