

# Remodeling and Addition at: 3912 Kentucky St., Sanford, FL 32773

3912 Kentucky St.  
Sanford, FL 32773

Project

**DESIGN CRITERIA**  
CONSTRUCTION TYPE: TB Residential Floor  
Soil Boring by reference: 2,000 gpf  
Wind Load: ASCE 7-10, 15 psf  
Seismic: ASCE 7-10, Seismicity Risk Category II  
Roof: Asphalt/Flt Shingles  
Wind Exposure: B  
Structural System: Reinforced Concrete Block Building

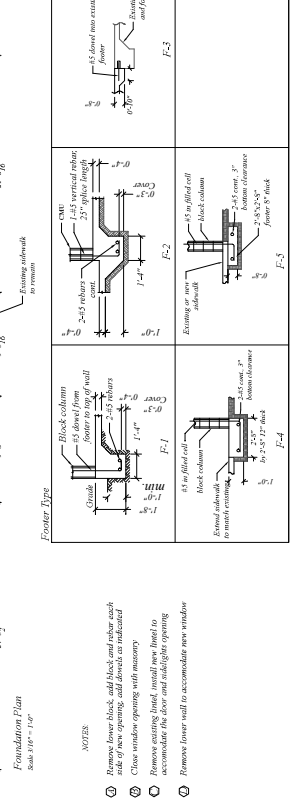
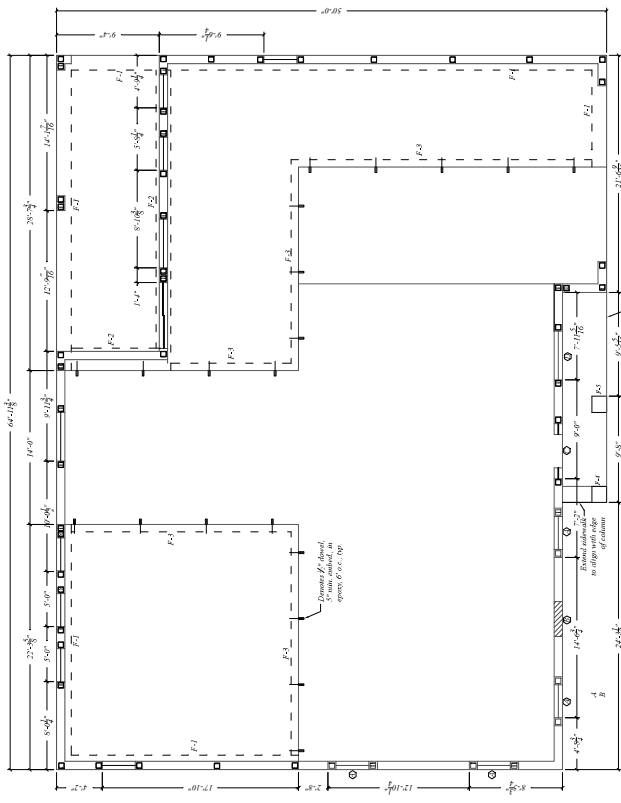
**DESIGN PARAMETERS**  
This structure has been designed to meet or exceed the 140 mph wind speed of the ASCE 7-10 Edition of the Florida Building Code, Chapter 16.

**Project scope:**  
Remodel and addition to existing structure to include removal and replacement of existing interior partitions at indicated, removal and addition of block wall and exterior partitions at indicated, removal and addition of existing ceiling height.

LIVING AREA: 2,388 sf  
GROSS AREA: 435 sf  
PRINT OPEN PORCH AREA: 251 sf  
REAR OPEN PORCH AREA: 210 sf  
TOTAL NEW AREA: 3,110 sf

**FIELD REPAIR NOTES**  
- All masonry bearing walls shall be 12" and grade at 16" o.c.  
- All masonry veneer shall be 8" and grade at 16" o.c.  
- All masonry partitions exposed to weather or air shall be masonry, concrete or steel and the perimeter treated with a moisture barrier.  
- Existing masonry shall be repaired per manufacturer's instructions for repair.  
- All masonry shall be repaired per manufacturer's instructions for repair.  
- 12" o.c. maximum  
- All masonry shall be repaired per manufacturer's instructions for repair.  
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**CONCRETE AND MASONRY NOTES**  
- All concrete shall have a minimum compressive strength of 3,000 psi at 28 days after casting.  
- All concrete shall have a minimum compressive strength of 2,500 psi at 7 days after casting.  
- All masonry shall be repaired per manufacturer's instructions for repair.  
- All masonry shall be repaired per manufacturer's instructions for repair.



- Ⓢ Remove lower block wall below and below main floor level.
- Ⓢ Remove masonry block wall below main floor level.
- Ⓢ Remove existing block wall near door to accommodate the door and sublight opening.
- Ⓢ Remove lower wall to accommodate new window.

Exterior (Demolition) Plan  
Scale 1/4" = 1'-0"

**CODE:**  
2019 Florida Building, Mechanical and Plumbing Codes  
International Residential Code 2018 Edition  
International Mechanical Code 2018 Edition  
International Plumbing Code 2018 Edition

**REVISIONS:**

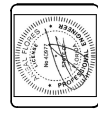
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3912 Kentucky St., Sanford, FL 32773

Drawing  
A001

Scale  
As Noted

Date  
July 26, 2023



Actual Project  
P.E. No. 19974  
DANIEL W. JOHNSON  
F.L. 19974



3917 Kentucky Dr.  
Saginaw, FL 33775

Project

No.	Date

REVISIONS

The owner shall be responsible for obtaining all necessary permits and approvals from local, state, and federal agencies. It is the owner's responsibility to coordinate with all other contractors and subcontractors on the project. The contractor shall be responsible for obtaining all necessary permits and approvals from local, state, and federal agencies. It is the contractor's responsibility to coordinate with all other contractors and subcontractors on the project.

NOTES

3917 Kentucky St., Saginaw, FL 33775

A003

Drawing

As Noted

Scale

July 26, 2022

Dated



David L. Brown  
P.E. No. 12222  
FL State License  
Civil Engineering

**Front Elevation**  
Scale 1/4" = 1'-0"

**Rear Elevation**  
Scale 1/4" = 1'-0"

**Right Elevation**  
Scale 1/4" = 1'-0"

**Table: BASE UPLIFT LOADS FOR 8' PRECAST PRESSED LAP STEEL**

WIND VELOCITY	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
Uplift (psf)	12	17	23	30	38	47	57	68	80	93	107	122	138	155	173	192	211	230
Down (psf)	12	17	23	30	38	47	57	68	80	93	107	122	138	155	173	192	211	230

**Notes:**  
 - All masonry shall be constructed in accordance with the masonry schedule and specifications. All masonry shall be constructed in accordance with the masonry schedule and specifications. All masonry shall be constructed in accordance with the masonry schedule and specifications.  
 - All windows shall be installed in accordance with the window schedule and specifications. All windows shall be installed in accordance with the window schedule and specifications. All windows shall be installed in accordance with the window schedule and specifications.  
 - All roof systems shall be installed in accordance with the roof system schedule and specifications. All roof systems shall be installed in accordance with the roof system schedule and specifications. All roof systems shall be installed in accordance with the roof system schedule and specifications.

3912 Kentucky St.  
Smyrna, TN 37175

Project

No.	Date	Description

Revisions

These drawings have been prepared by the undersigned and the undersigned is not responsible for any errors or omissions that may appear hereon. No other drawings are to be used without the express written consent of the undersigned.

NOVA

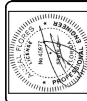
3912 Kentucky St., Smyrna, TN 37175

A004

Drawing

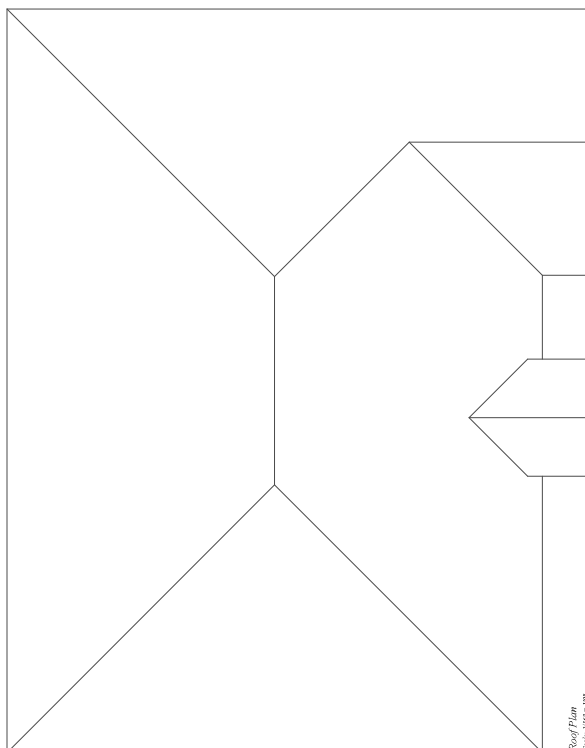
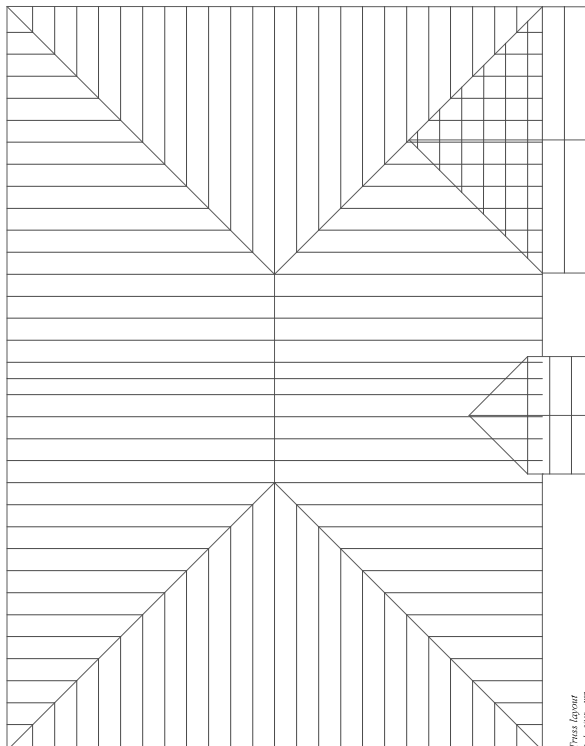
Scale

Date



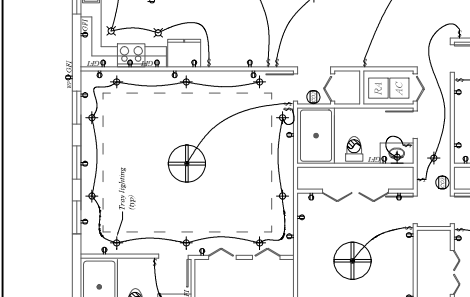
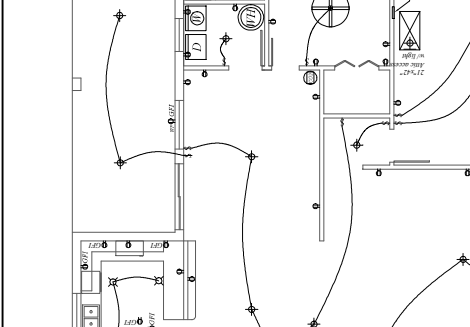
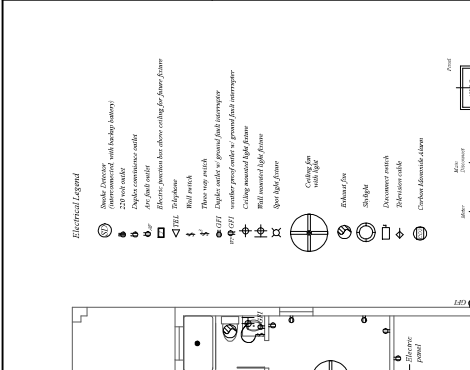
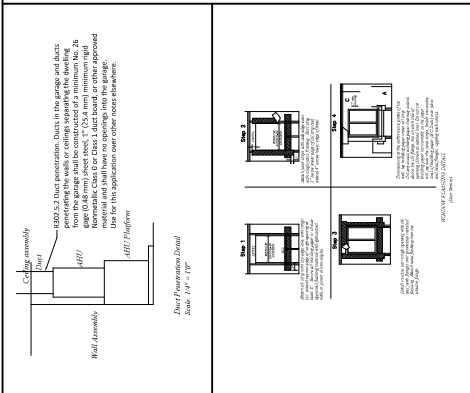
Andrew Hester  
P.E. No. 48877  
Civil  
05/17/2008

NOTES:  
- 2x6 framing over 2x4  
- All framing 5/8" girth  
- All framing to be checked in place by inspector at 24 hours after installation and corrected if necessary in 24 hours  
- All framing to be checked in place by inspector at 24 hours after installation and corrected if necessary in 24 hours

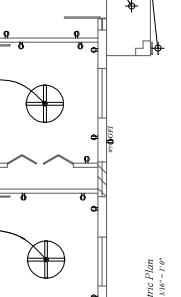
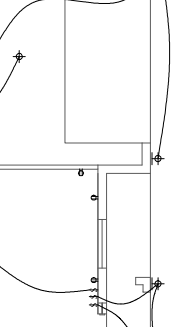
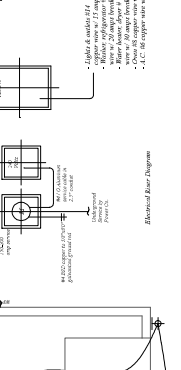


Roof Plan  
Scale: 1/4" = 1'-0"

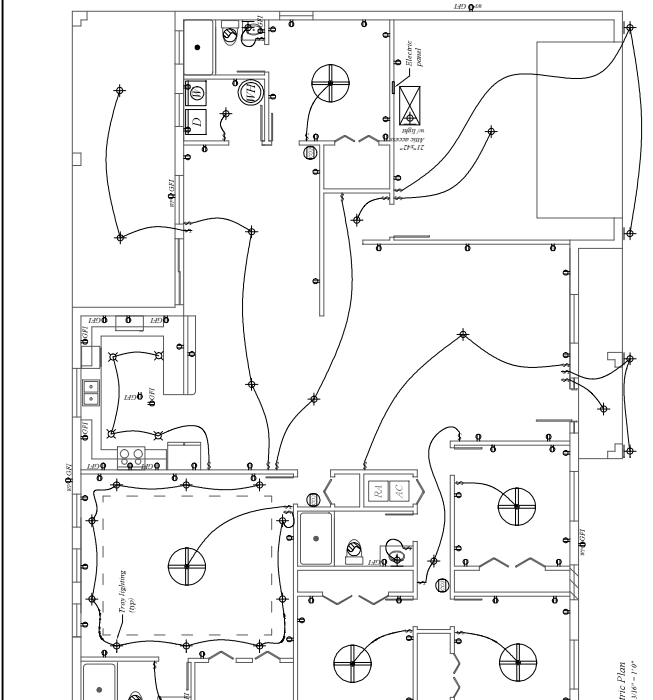
Roof Plan  
Scale: 1/4" = 1'-0"



Rafter Penetration Detail  
Scale: 3/4" = 1'-0"



Electrical Legend  
Scale: 1/8" = 1'-0"



Electrical Plan  
Scale: 1/8" = 1'-0"