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design

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STRUCTURAL ENGINEER

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4567 DEEP RIVER PLACE
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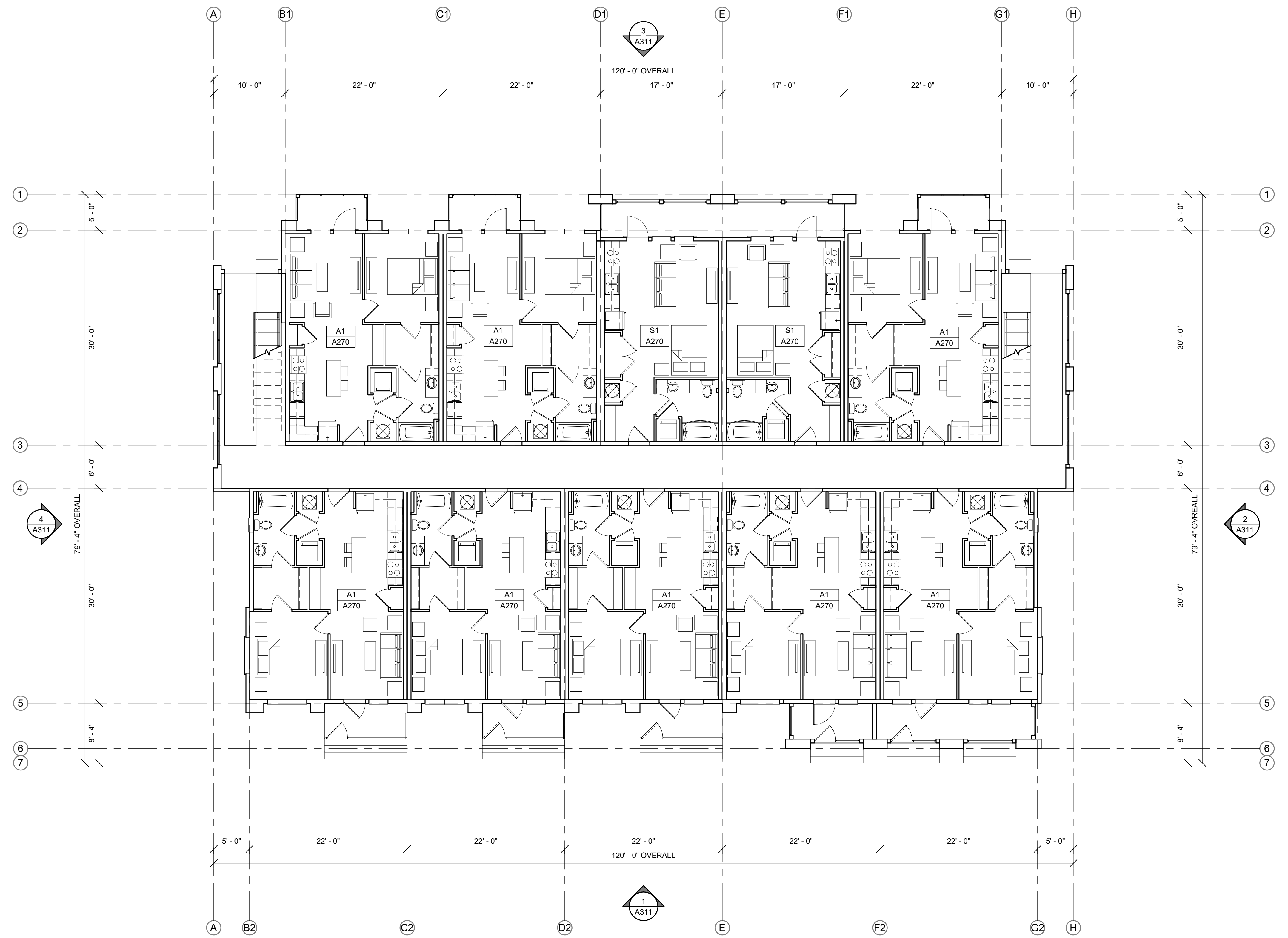
SCHEMATIC DESIGN

8TH STREET MULTI-FAMILY
JACKSONVILLE, FLORIDA

11.5.21
PROJECT NUMBER: 21-0009

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ISSUES & REVISIONS		
#	DATE	DESCRIPTION
1	11.5.21	SCHEMATIC DESIGN



8TH STREET MULTI-FAMILY

DRAWN BY: AGA
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JACKSONVILLE, FLORIDA
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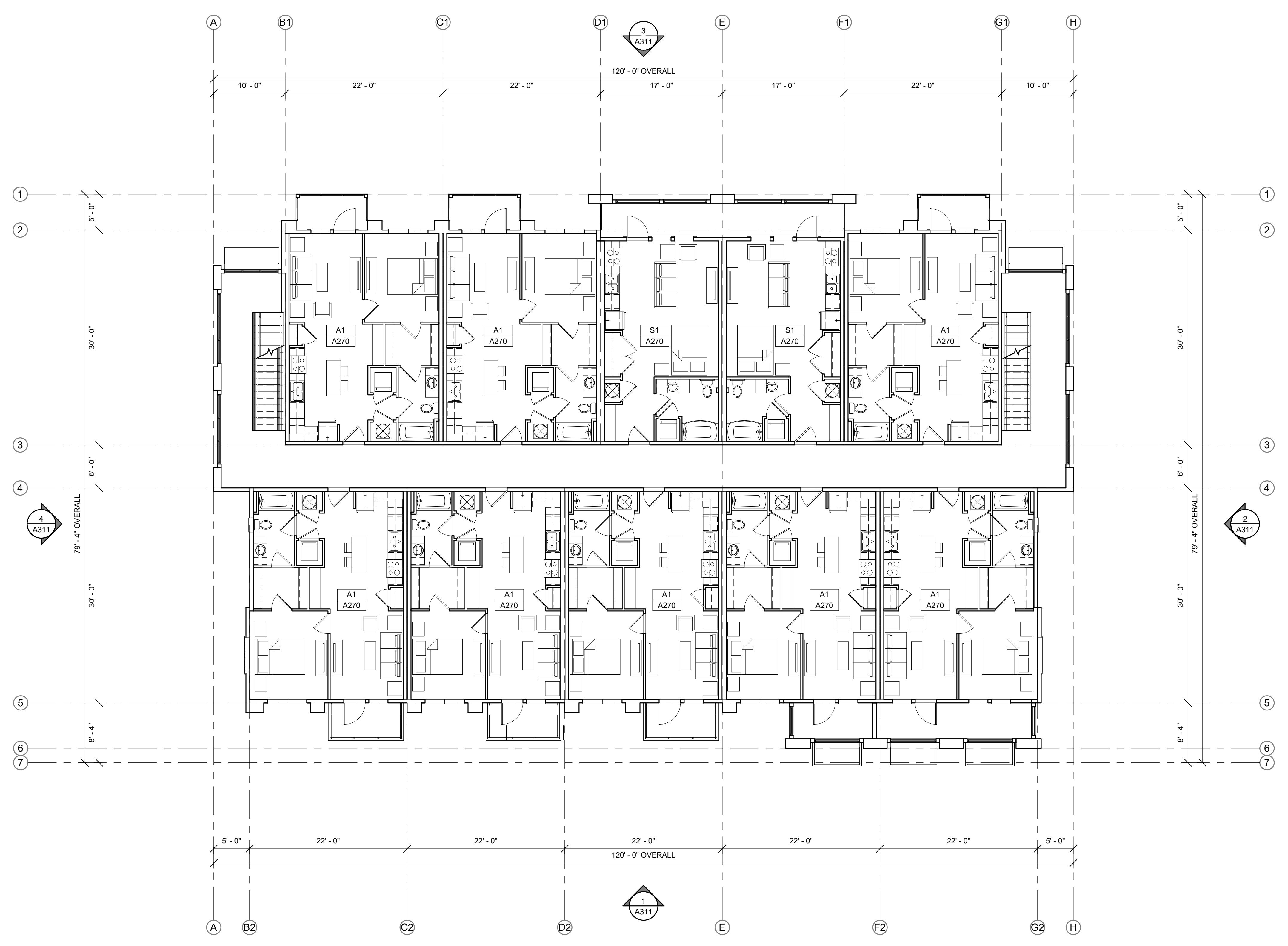
MIX 1 FLOOR PLAN - 1ST LEVEL

A211

FLOOR PLAN - 1ST LEVEL
1/8" = 1'-0"

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FLOOR PLAN - 2ND LEVEL
1/8" = 1'-0"

8TH STREET MULTI-FAMILY

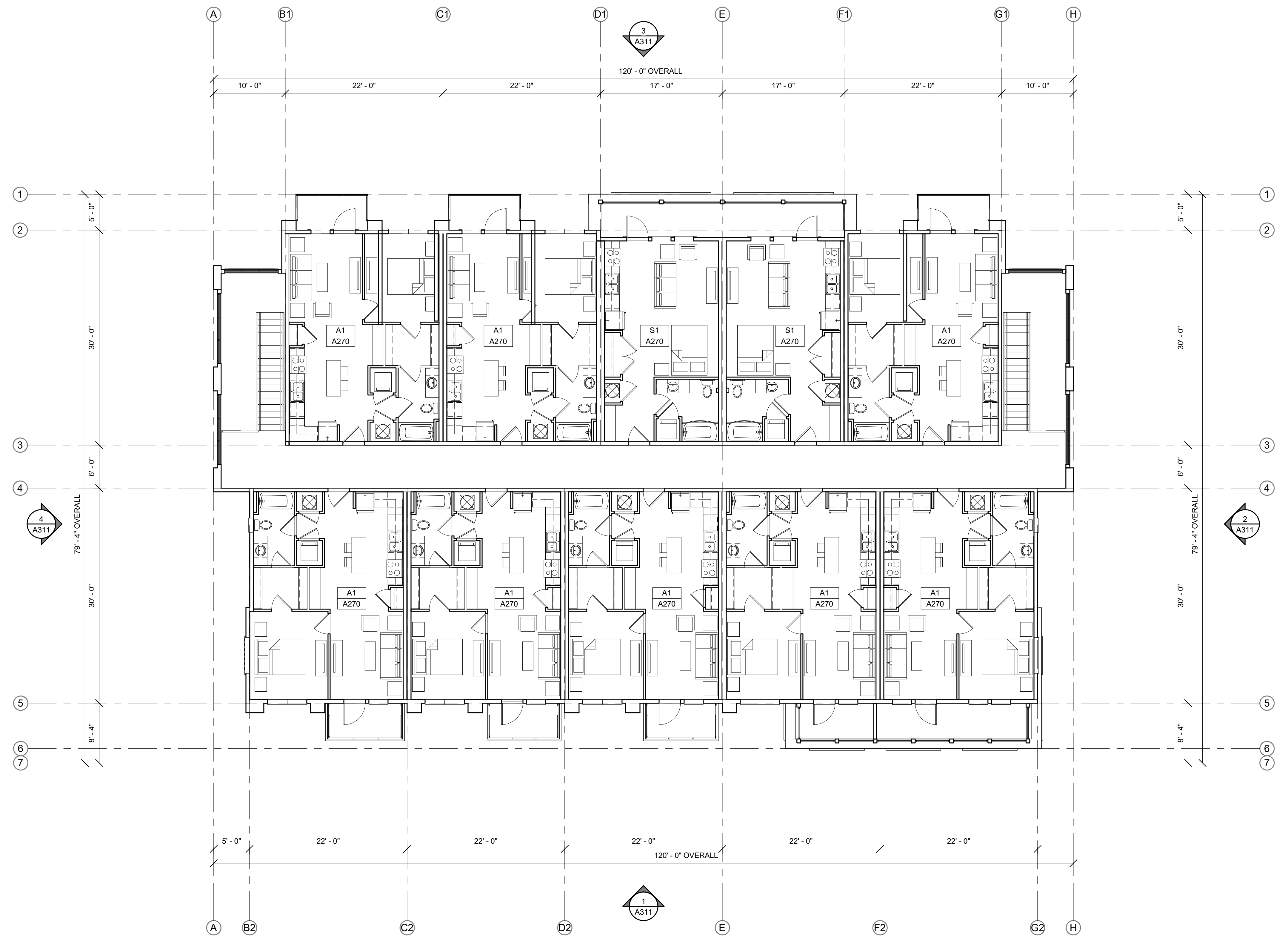
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MIX 1 FLOOR PLAN - 2ND LEVEL

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FLOOR PLAN - 3RD LEVEL
1/8" = 1'-0"

8TH STREET MULTI-FAMILY

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MIX 1 FLOOR PLAN - 3RD LEVEL

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ROOF NOTES

1. TYPICAL ROOF FEATURES & COMPONENTS (UNO)
 - ROOF PITCH 14:12 UNO
 - GUTTER PROFILE 10" BOX-STYLE
 - DOWNSPOUT SIZE 6"x6"
2. ALL ATTIC SPACES OVER CONDITIONED SPACE IS TO BE SEALED. **NO VENTILATION REQUIRED.**
 - A. 1203.3 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.
 - a. 5.1.2 WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH ITEM 5.1. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R VALUES IN TABLE 1203.3 FOR CONDENSATION CONTROL.
3. ROOFING SYSTEM TO BE FULLY ADHERED TPO
 - A. INSTALL ROOFING SYSTEM PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND APPLICABLE FLORIDA PRODUCT APPROVAL DOCUMENTATION.
 - B. PROVIDE MANUFACTURER'S FULL WARRANTY.
4. ROOF DRAINAGE SYSTEMS
 - A. ALL ROOFS WILL SLOPE 1/4" PER FOOT TO GUTTERS.
 - B. GUTTERS & DOWNSPOUTS SHALL BE FABRICATED OUT OF ALUMINUM AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS INDICATED IN SMACNA'S ARCHITECTURAL SHEET METAL MANUAL.
5. REFER TO CIVIL FOR LOCATIONS WHERE DOWNSPOUT TERMINATIONS ARE CONNECTED TO THE STORM SEWER SYSTEM. PROVIDE A SPLASH BLOCK AT EACH DOWNSPOUT TERMINATION WHERE IT IS NOT CONNECTED TO THE STORM SEWER SYSTEM.
6. DRAFTSTOPPING - 718.4.3 OTHER GROUPS.
 - A. DRAFTSTOPPING SHALL BE INSTALLED IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET (279 M2).
 - B. PROVIDE DRAFTSTOPPING AS REQUIRED BASED ON SPRINKLER HEAD LAYOUT AND DESIGN REQUIREMENTS
7. ALL AIR CONDITIONING CONDENSERS WILL BE LOCATED ON GROUND LEVEL.
8. REFER TO PLUMBING/MECHANICAL ROOF PENETRATION DETAIL.
9. MINIMUM CLEARANCES
 - A. ALL ROOF MOUNTED EQUIPMENT AND ROOF ACCESS HATCH OPENINGS SHALL BE INSTALLED WITH 10'-0" MINIMUM CLEARANCE FROM THE ROOF EDGE. GUARDS OR FALL PROTECTION MAY BE REQUIRED IF INSTALLED WITHIN LESS THAN 10'-0" OF THE ROOF EDGE. RE: FBC-8 SECTION 1015.6 & 1016.7
10. PROVIDE WALKING PADS AT CONDENSING UNITS LOCATION AS SHOWN ON PLAN.

ROOF PLAN LEGEND

- ROOF PITCH SLOPE DIRECTION
- ROOFING SYSTEM FULLY ADHERED TPO
- - - ATTIC DRAFTSTOPPING LOCATION
- GUTTER
- DS DOWNSPOUT (DS) TO GRADE / STORM
- DS DOWNSPOUT (DS) DROP INTO GUTTER BELOW
- ORV OFF RIDGE VENT (ORV) DIMENSIONS INDICATE LENGTH
- SOFFIT VENT BELOW



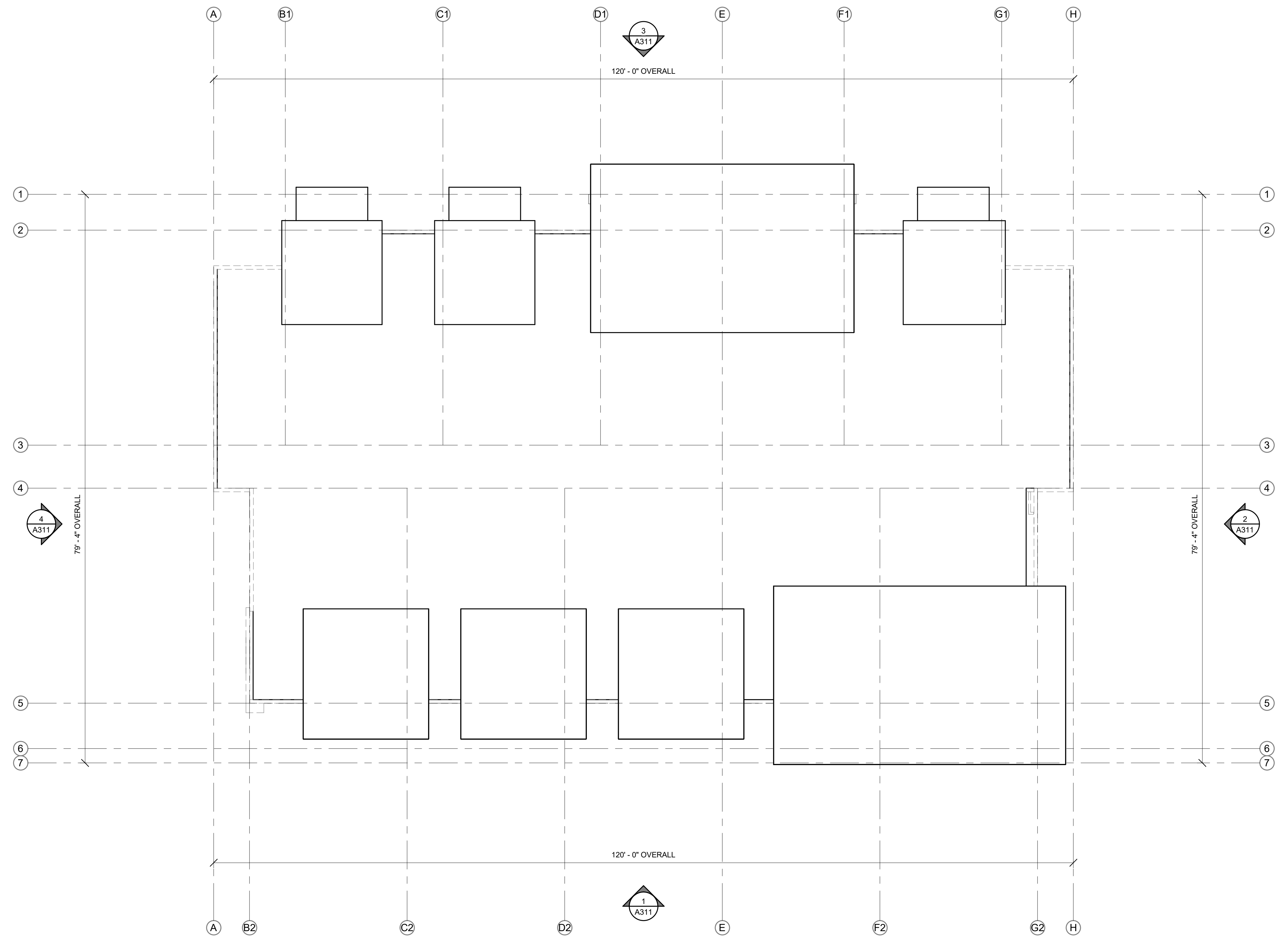
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ROOF PLAN
1/8" = 1'-0"

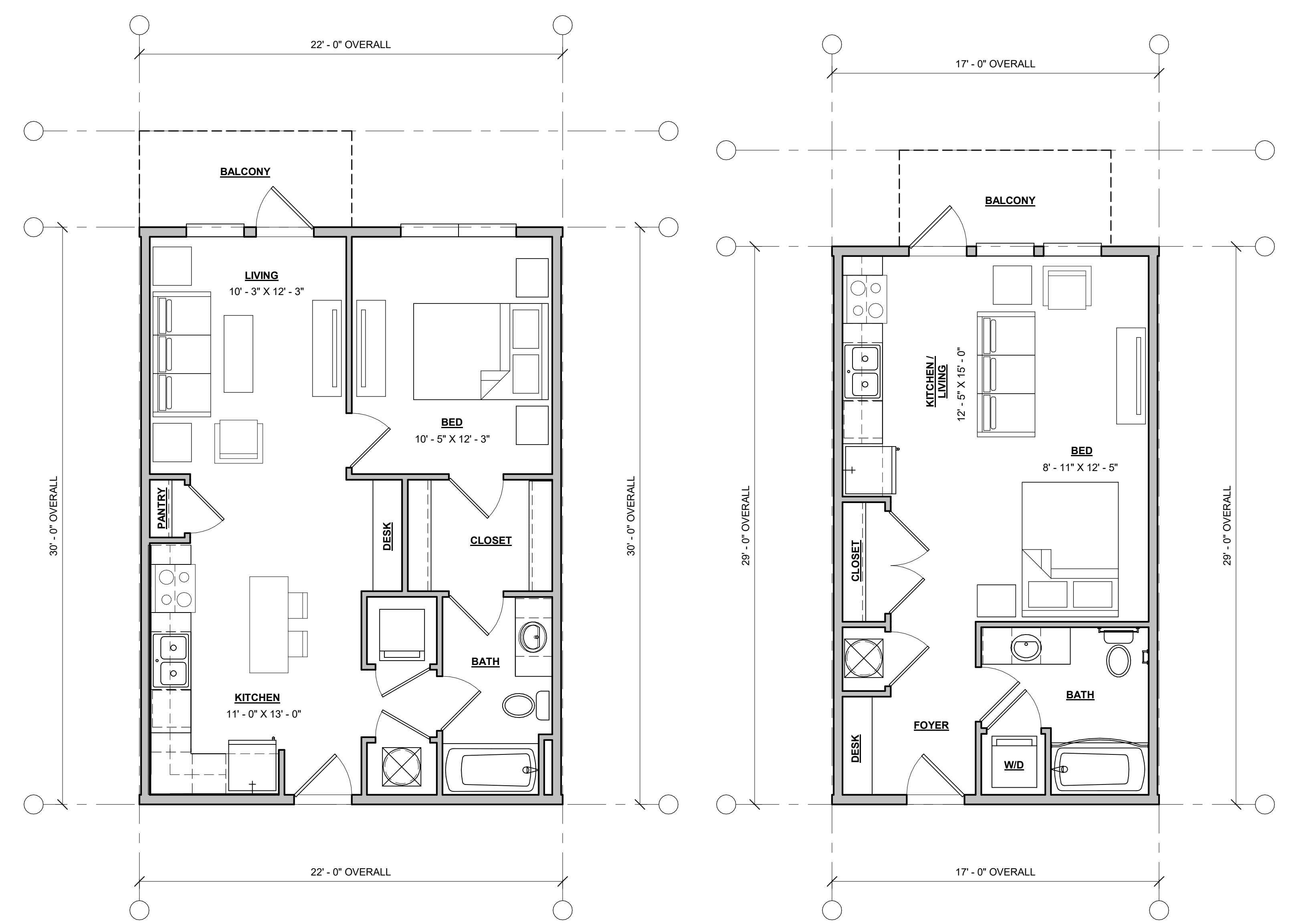
8TH STREET MULTI-FAMILY

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8TH STREET MULTI-FAMILY
JACKSONVILLE, FLORIDA
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MIX 1 FLOOR PLAN - ROOF PLAN

A214

ISSUES & REVISIONS		
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UNIT A1
1/4" = 1'-0"

UNIT S1
1/4" = 1'-0"

DRAWN BY: MLG
CHECKED BY: JBB
8TH STREET MULTI-FAMILY
JACKSONVILLE, FLORIDA
PROJECT NUMBER: 21-0009

SCHEMATIC DESIGN UNIT PLANS

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MATERIALS LEGEND		
1	BRICK	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
2	FC LAP SIDING - SMOOTH 6" EXPOSURE	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
3	FC SMOOTH PANEL	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
4	FC SMOOTH PANEL WITH REVEAL JOINTS	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
5	FC SMOOTH PANEL	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
6	FC SMOOTH 1X4 TRIM	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
7	FC SMOOTH 1X6 TRIM	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
8	FC SMOOTH 1X8 TRIM	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
9	FC SMOOTH 1X12 TRIM	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
10	FIBERGLASS ARCHITECTURAL SHINGLES	OWENS CORNING OAKRIDGE SHINGLES - ONYX BLACK
11	BOLT ON CANOPIES	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
BK-1	PAINTED STRUCTURAL WOOD BRACKET	EXTERIOR PAINT COLOR "B"

EXTERIOR COLORS	
A	SW 7551 GREEK VILLA
B	SW 7016 MINDFUL GRAY
C	SW 9170 ACIER
D	SW 7019 GAUNTLET GRAY
E	SW 7069 IRON ORE
F	RED BRICK
MATERIAL & COLOR NOTES	
a. PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALLATION. b. TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO. c. TRIM COLOR TO BE CONSISTENT WITH NO TRANSITIONS, UNO. d. SEE EXPANDED MATERIAL LEGEND ON A300 FOR ADDITIONAL MATERIAL & COLOR INFO	

GENERAL MATERIALS	
FIBER CEMENT TRIM - SMOOTH ALL DOOR TRIM / WINDOW TRIM / CORNER TRIM	EXTERIOR PAINT COLOR "E"
EXTERIOR DOORS	EXTERIOR PAINT COLOR "E"
WINDOW FRAMES	PLYGEM: BLACK INTERIOR & BLACK EXTERIOR
STRUCTURAL MULL FC TRIM BETWEEN WINDOWS & DOORS	PAINTED TO MATCH ADJACENT WINDOW TRIM COLOR
GUTTERS & DOWNSPOUTS	COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD FINISHES
STEEL STAIR STRINGER, GUARDRAILS, AND HANDRAILS	EXTERIOR PAINT COLOR "E"
CEILINGS AT EXTERIOR PATIOS	EXTERIOR PAINT COLOR "E"
CEILINGS AT BREEZEWAYS	EXTERIOR PAINT COLOR "B"
FC LAP SIDING IN BREEZEWAYS & METER ROOMS	MATCH ADJACENT COLOR ON EXTERIOR ELEVATIONS
SOFFIT	EXTERIOR PAINT COLOR "B"
FASCIA	EXTERIOR PAINT COLOR "E"



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8TH STREET MULTI-FAMILY

DRAWN BY: AGA
CHECKED BY: JBB
8TH STREET MULTI-FAMILY
JACKSONVILLE, FLORIDA
PROJECT NUMBER: 21-0009

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BK-1	PAINTED STRUCTURAL WOOD BRACKET	EXTERIOR PAINT COLOR "B"

EXTERIOR COLORS	
A	SW 7551 GREEK VILLA
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E	SW 7069 IRON ORE
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MATERIAL & COLOR NOTES	
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BACK VIEW



FRONT VIEW

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EXTERIOR PERSPECTIVES

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EXTERIOR COLORS	
A	SW 7551 GREEK VILLA
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d. SEE EXPANDED MATERIAL LEGEND ON A300 FOR ADDITIONAL MATERIAL & COLOR INFO	

MATERIAL LEGEND	
1	BRICK
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3	FC SMOOTH PANEL
4	FC SMOOTH PANEL WITH REVEAL JOINTS
5	FC SMOOTH PANEL
6	FC SMOOTH 1X4 TRIM
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MIX 1 - EXTERIOR ELEVATIONS

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