

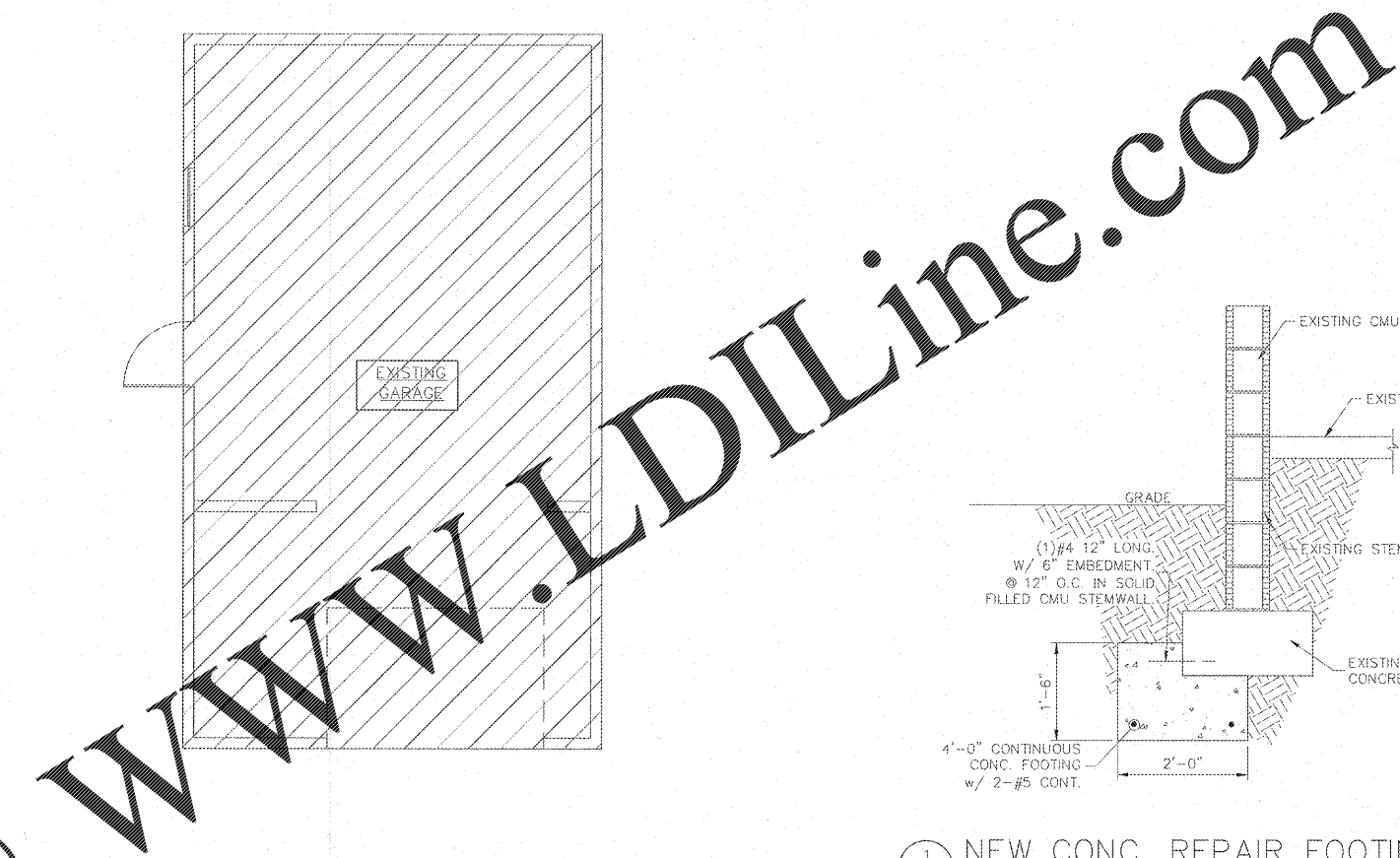
FOUNDATION PLAN
1/4" = 1'-0"

OFF-GRADE FRAMING NOTES:

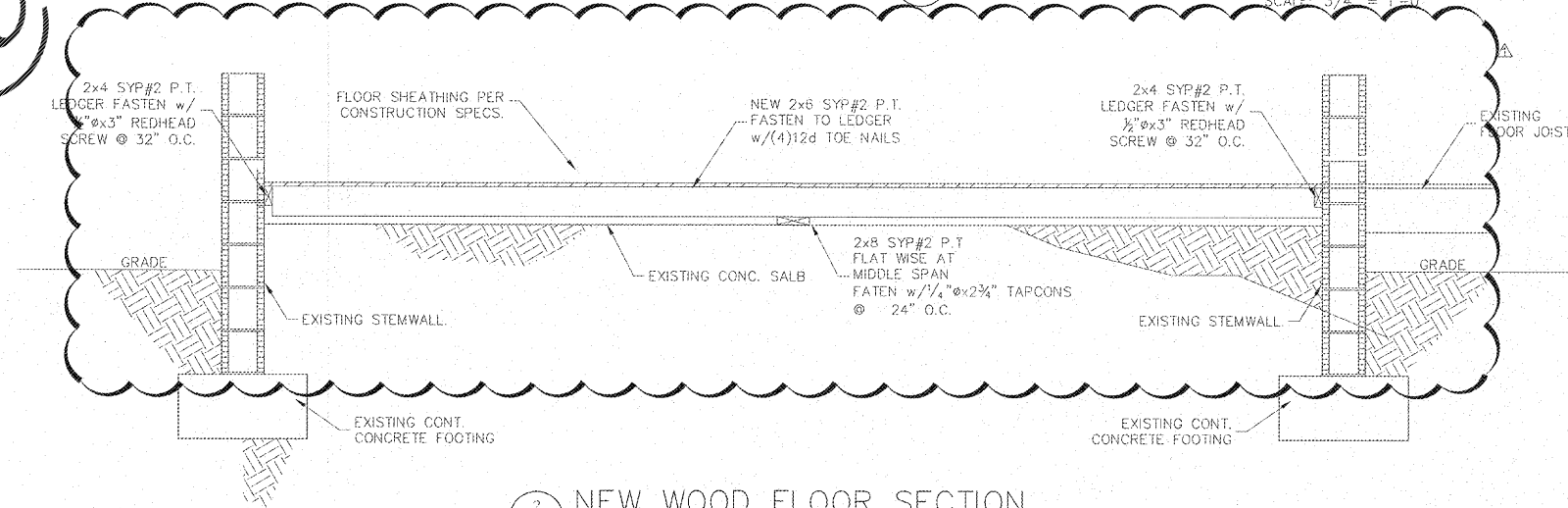
1. ALL MATERIAL TO BE SYP#2 P.T. UNO.
2. ALL FLOOR JOISTS 2x10 SYP#2 P.T. @ 16" O.C., UNO. FASTEN w/A23 ANGLE EA END w/ 4--14x1 1/2" NAILS TO JOIST AND 2-- 1/2"x2" TAPCONS SCREWS TO CONC. SLAB.
3. FLOOR SHEATHING SHALL BE 3/4" T&G OSB OR PLYWOOD SHEATHING, GLUE AND NAIL WITH 100 RING SHANK NAILS @ 6" O.C. EDGE & FIELD.

IMPORTANT EXISTING STRUCTURE NOTES:

1. EXISTING STRUCTURES ARE SHOWN ON DRAWINGS FOR CLARITY ONLY.
2. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING/SHORING, TEMPORARY SUPPORTS AND OTHER SUCH ITEMS OR OTHER MEASURES NECESSARY TO PROTECT THE STRUCTURE AND ANY PERSONNEL DURING CONSTRUCTION.
3. THE DESIGN ADEQUACY AND SAFETY OF ABOVE ITEMS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. NOTIFY ENGINEER ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS.



1 NEW CONC. REPAIR FOOTING
SCALE: 3/4" = 1'-0"



2 NEW WOOD FLOOR SECTION
SCALE: 3/4" = 1'-0"

REV.	DESCRIPTION	DATE
1	FIELD CHANGES	1.7.20
2		
3		
4		
5		

LUCAS & SCOTT ENGINEERING, INC.
12827 SAN JOSE BLVD., STE. 803
JACKSONVILLE, FLORIDA
FLORIDA CERTIFICATE
OF AUTHORIZATION 9883

LUCAS VAN
DUNN
REGISTERED PROFESSIONAL ENGINEER
No. 48989
STATE OF
FLORIDA
CORPORATE
OFFICE

FOUNDATION, OFF-GRADE PLANS
AND FOUNDATION DETAILS

RENOVATIONS AT
500 ST JOHNS AV.
GREEN COVE SPRINGS, FLORIDA

DESIGNED BY
AOB

DATE
12/10/2019

SCALE
AS NOTED

DESIGNED BY
DVL

JOB NO.
LSE-2631COMM

SHEET NO.
S2 OF 3