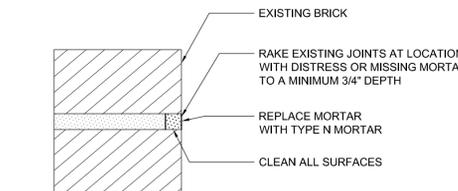


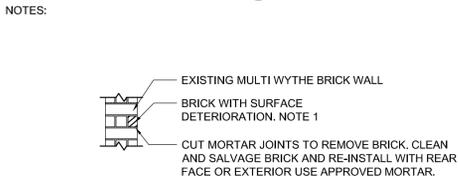
GENERAL NOTES

100. DESIGN CRITERIA
- 100.1 DESIGN BUILDING CODE:
- A. FLORIDA BUILDING CODE, EIGHTH EDITION (2023)
- 100.2 GRAVITY LOADS:
- A. FLOOR LIVE LOADS:
- FLOORS AND PORCHES 100 PSF
  - STAIRS 100 PSF
- B. ROOF LIVE LOADS:
- PITCHED ROOF 20 PSF
- C. HANDRAIL AND GUARD LOADS:
- UNIFORM LOAD (ANY DIRECTION) 50 PLF
  - CONCENTRATED LOAD (ANY DIRECTION) 200 LB.
- 100.3 LATERAL LOADS:
- A. WIND LOADS (IN ACCORDANCE WITH DESIGN BUILDING CODE PER GENERAL NOTE 100.1):
- ULTIMATE DESIGN WIND SPEED (3 SECOND GUST),  $V_{ult}$  = 140 MPH
  - NOMINAL DESIGN WIND SPEED (3 SECOND GUST),  $V_{asd}$  = 108 MPH
  - RISK CATEGORY = II
  - EXPOSURE CATEGORY = D
  - ENCLOSURE CLASSIFICATION = ENCLOSED
  - INTERNAL PRESSURE COEFFICIENT (GCPI) = +/- 0.18
  - COMPONENTS AND CLADDING PRESSURES: SEE "COMPONENTS AND CLADDING WIND LOADS" TABLE, AND "COMPONENTS AND CLADDING WIND PRESSURE DIAGRAM"
110. GENERAL
- 110.1 THESE DRAWINGS HAVE BEEN PRODUCED ENTIRELY ON ATLANTIC ENGINEERING SERVICES CADD SYSTEM. ANY OTHER LETTERING, LINES OR SYMBOLS, OTHER THAN PROFESSIONAL STAMPS AND SIGNATURES, HAVE BEEN MADE WITHOUT THE AUTHORIZATION OF ATLANTIC ENGINEERING SERVICES AND ARE INVALID.
- 110.2 THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL STRUCTURAL FEATURES, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL DIMENSIONS.
- 110.3 DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ONLY DIMENSIONS INDICATED ON DRAWINGS MAY BE USED TO ESTABLISH THE LOCATION AND EXTENT OF STRUCTURAL WORK. IF A REQUIRED DIMENSION IS NOT FURNISHED ON DRAWINGS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION TO OBTAIN THE DIMENSION.
- 110.4 UNLESS OTHERWISE INDICATED, PROVIDE EQUAL SPACING OF STRUCTURAL COMPONENTS BETWEEN OVERALL DIMENSIONS INDICATED ON DRAWINGS.
- 110.5 THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., AND SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES, ADDITIONAL INFORMATION, ETC., BEFORE BEGINNING THE WORK.
- 110.6 THE CONTRACTOR SHALL USE EXTREME CAUTION IN THE DEMOLITION OF EXISTING STRUCTURES. SUCH DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE SHORING AS REQUIRED.
- 110.7 STRUCTURAL WORK SHALL BE INSPECTED IN ACCORDANCE WITH BOTH THE LETTER OF SPECIAL INSPECTIONS PREPARED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND ALL LOCAL ORDINANCES. THE OWNER SHALL ENGAGE AN EXPERIENCED, QUALIFIED INSPECTION AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL INSPECTION WORK, AS REQUIRED.
- 110.8 STRUCTURAL WORK SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL NOTES. THE CONTRACTOR SHALL ENGAGE AN EXPERIENCED, QUALIFIED TESTING AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL TESTING WORK, AS REQUIRED.
120. SHOP DRAWINGS AND DELEGATED DESIGN SUBMITTALS
- 120.1 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY ATLANTIC ENGINEERING SERVICES AND THE PROJECT ARCHITECT. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
- FABRICATED STRUCTURAL STEEL
  - REINFORCING STEEL FOR CONCRETE AND MASONRY
  - CONCRETE MIX DESIGN
  - CONCRETE AND/OR MASONRY POST-INSTALLED ANCHORS
  - MASONRY MORTAR AND REPLACEMENT BRICKS
- 120.2 SHOP DRAWINGS TO BE SUBMITTED SHALL PROVIDE COMPLETE INFORMATION FOR THE PRODUCTS OR COMPONENTS TO BE SUPPLIED. SUBMITTAL INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: MEMBER SIZES AND DIMENSIONS; GRADES OF MATERIAL FURNISHED; MATERIAL PREPARATION REQUIRED; MATERIAL FINISH AND MATERIAL COATINGS TO BE FURNISHED; INFORMATION REGARDING CUTS, COPES, AND HOLES REQUIRED FOR OTHER TRADES; END CONNECTIONS; CAMBER AND OTHER DEVIATION FROM LINE; SPECIAL ERECTION AND/OR INSTALLATION PROCEDURES, INCLUDING REQUIREMENTS FOR TEMPORARY STABILIZATION.
- 120.3 THE CONTRACTOR SHALL SUBMIT ELECTRONIC OR PRINTED COPIES OF SHOP DRAWINGS (ELECTRONIC COPIES ARE PREFERRED). COPIES SHALL BE SUBMITTED TO ATLANTIC ENGINEERING SERVICES IN PDF FILE FORMAT (ISO 32000-1), WITH ONE (1) ELECTRONIC FILE PER SUBMISSION. ATLANTIC ENGINEERING SERVICES WILL REVIEW, ANNOTATE, AND RETURN ONE (1) FILE TO THE ARCHITECT FOR THEIR REVIEW AND DISTRIBUTION TO THE CONTRACTOR.
- 120.4 THE REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS FOR THIS PROJECT IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. COMMENTS REGARDING THESE SUBMITTALS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

350. CONCRETE/MASONRY ANCHORS
- 350.1 ALL ADHESIVE FOR ANCHORING TO CONCRETE SHALL BE "HILTI HIT-HY 200 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).
- 350.2 ALL ANCHOR BOLTS, NUTS AND WASHERS SHALL BE AISI 316 STAINLESS STEEL
- 350.3 ALL ADHESIVE ANCHORS FOR ANCHORING TO GROUT-FILLED MASONRY SHALL BE "HILTI HIT-HY 270 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).
- 350.4 THE SPACING AND MINIMUM EMBEDMENT OF POST-INSTALLED ANCHORS SHALL BE AS INDICATED ON DRAWINGS. THE INSTALLATION OF THE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.
420. MASONRY
- 420.1 ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 402/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) OF THE MASONRY SOCIETY.
- 420.2 ALL MASONRY WORK SHALL COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.
- 420.3 ALL REPLACEMENT BRICK SHALL BE SALVAGED BRICK APPROVED BY THE ARCHITECT, TYPE MW. SUBMIT SAMPLE BRICK FOR APPROVAL.
- 420.4 MORTAR SHALL CONFORM TO THE PROPORTION SPECIFICATION OF ASTM C270, TYPE N. CONTRACTOR SHALL TEST MORTAR TO DETERMINE COMPOSITION OF MORTAR. SUBMIT SAMPLES OF REPLACEMENT MORTAR FOR REVIEW AND APPROVAL.
- 420.5 GROUT SHALL CONFORM TO ASTM C476 AND AS FOLLOWS:
- COMPRESSIVE STRENGTH ( $F'_c$ ) OF GROUT =  $F'_m$  AS INDICATED BELOW BUT NO LESS THAN 3,000 PSI.
  - SLUMP OF GROUT SHALL BE 8 TO 11 INCHES AS MEASURED ACCORDING TO ASTM C143.
  - MAX. AGGREGATE SIZE SHALL BE 3/8" (AGGREGATE GRADED TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C404).
610. STRUCTURAL LUMBER
- 610.1 ALL STRUCTURAL LUMBER WORK SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS - LATEST EDITION) PUBLISHED BY THE AMERICAN WOOD COUNCIL.
- 610.2 ALL STRUCTURAL LUMBER SHALL BE AS A MINIMUM NO. 2 GRADE SOUTHERN PINE AND SHALL HAVE AT LEAST THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES (NOT INCORPORATING THE SIZE ADJUSTMENT FACTOR ( $C_F$ )) AND MODULUS OF ELASTICITY AT A MAXIMUM MOISTURE CONTENT OF 19%:
- $F_b$  (BENDING) 750 PSI
  - $F_v$  (SHEAR) 175 PSI
  - $F_c$  (COMPRESSION) 1,250 PSI
  - $F_t$  (TENSION) 450 PSI
  - $E$  1,400,000 PSI
- 610.3 ALL LUMBER SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH THE APPLICABLE RULE OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARD. FACTORY-MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF INSPECTION AGENCY EVIDENCING COMPLIANCE WITH GRADING RULE REQUIREMENTS.
- 610.4 INTERIOR JOISTS SHALL BE ROUGH CUT LUMBER TO MATCH EXISTING CONDITIONS.
- 610.5 SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR PORCH FRAMING FINISHES
- 610.6 ALL BOLTS SHALL BE 5/8" DIAMETER AISI 316 STAINLESS STEEL UNLESS NOTED OTHERWISE WITH 2 WASHERS PER BOLT UNLESS OTHERWISE NOTED.
- 610.7 ALL CONTINUOUS WOOD POSTS AND/OR COLUMNS SHALL HAVE BLOCKING INSTALLED WITHIN THE DEPTH OF THE FLOOR FRAMING AS REQUIRED TO PROVIDE LOAD CONTINUITY BETWEEN FLOOR LEVELS.
- 610.8 NO CUTS, HOLES, OR COPES REQUIRED FOR OTHER TRADES IN STRUCTURAL WOOD FRAMING WILL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL OF ENGINEER AND ARCHITECT.
- 610.9 PRESSURE TREAT WITH WATER-BORNE PRESERVATIVES ALL LUMBER FOR SILL PLATES AND OTHER WOOD WHICH MAY BE EXPOSED TO WEATHER OR EARTH. PRESSURE TREATMENT SHALL COMPLY WITH REQUIREMENTS OF AWPAs STANDARDS C2 AND LP-22.

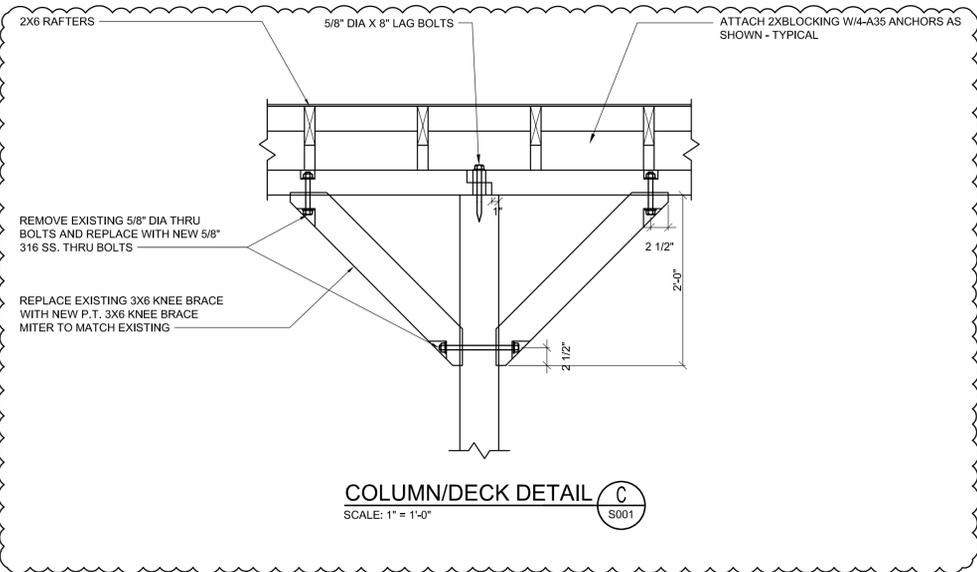


**REPOINTING DETAIL A**  
SCALE: 3/4" = 1'-0"

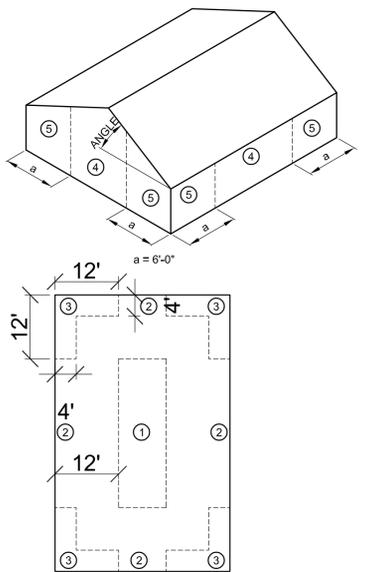


**BRICK SALVAGE DETAIL B**  
SCALE: 3/4" = 1'-0"

- NOTES:
- REPLACE SEVERELY DAMAGED BRICKS WITH APPROVAL OF ARCHITECT.



**COLUMN/DECK DETAIL C**  
SCALE: 1" = 1'-0"



**COMPONENTS AND CLADDING WIND PRESSURE DIAGRAM**

TRIBUTARY AREA (SF)	ROOF ZONE			WALL ZONE	
	1	2	3	4	5
10	+34/-74	+34/-117	+34/-139	+52/-56	+52/-69
20	+31/-67	+31/-100	+31/-118	+50/-54	+50/-65
50	+27/-57	+27/-78	+27/-90	+46/-51	+46/-59
100	+24/-50	+24/-61	+24/-69	+44/-49	+44/-54



Architect:  
Sarah Ryan Architect, LLC  
201 Owens Ave  
St Augustine FL 32080  
904.547.9430

Owner:  
St. Augustine Lighthouse & Maritime Museum  
81 Lighthouse Avenue  
St. Augustine FL 32080

Contractor:

Exterior Rehabilitation of the  
St. Augustine Light Station Keepers' House  
81 Lighthouse Avenue  
St. Augustine FL 32080

No.	Date	Description
1	06/12/25	SCOPING DOCUMENTS
2	07/09/25	CD REVIEW
3	07/21/25	SHOP SUBMISSION
4	09/10/25	100% CONS. DOCUMENTS

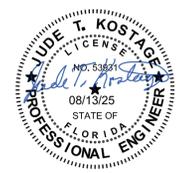
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Sheet title  
**GENERAL NOTES**

Sheet Number **S001**

This document has been electronically signed and sealed by Jude T. Kostage, PE, on 08/13/25 using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signatures must be verified on any electronic copies.

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Exterior Rehabilitation of the  
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St. Augustine FL 32080

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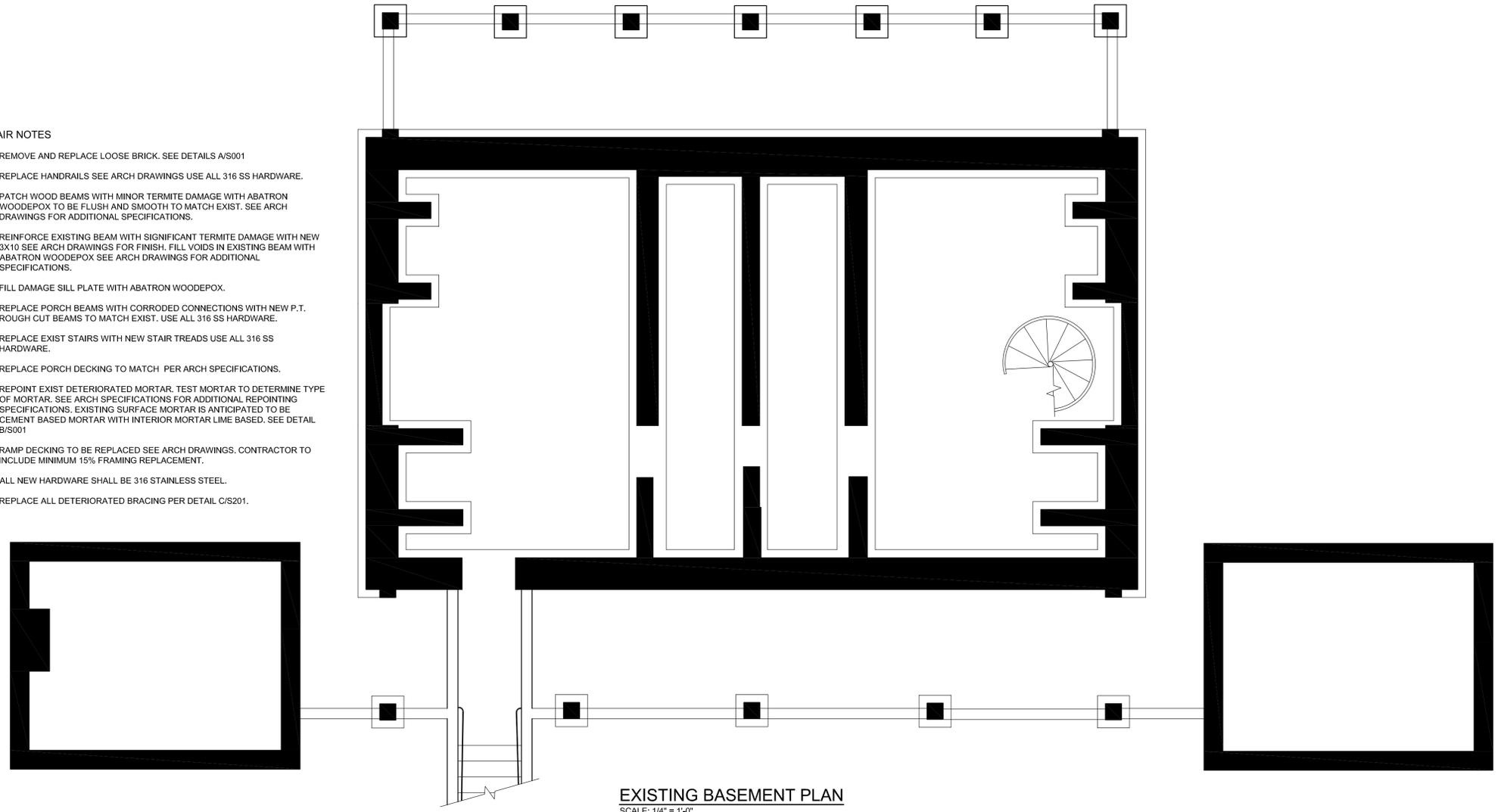
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Sheet title

**BASEMENT PLAN**

Sheet Number **S101**

- REPAIR NOTES**
- R1: REMOVE AND REPLACE LOOSE BRICK. SEE DETAILS A/S001
  - R2: REPLACE HANDRAILS SEE ARCH DRAWINGS USE ALL 316 SS HARDWARE.
  - R3: PATCH WOOD BEAMS WITH MINOR TERMITE DAMAGE WITH ABATRON WOODDEPOX TO BE FLUSH AND SMOOTH TO MATCH EXIST. SEE ARCH DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
  - R4: REINFORCE EXISTING BEAM WITH SIGNIFICANT TERMITE DAMAGE WITH NEW 3X10 SEE ARCH DRAWINGS FOR FINISH. FILL VOIDS IN EXISTING BEAM WITH ABATRON WOODDEPOX SEE ARCH DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
  - R5: FILL DAMAGE SILL PLATE WITH ABATRON WOODDEPOX.
  - R6: REPLACE PORCH BEAMS WITH CORRODED CONNECTIONS WITH NEW P.T. ROUGH CUT BEAMS TO MATCH EXIST. USE ALL 316 SS HARDWARE.
  - R7: REPLACE EXIST STAIRS WITH NEW STAIR TREADS USE ALL 316 SS HARDWARE.
  - R8: REPLACE PORCH DECKING TO MATCH PER ARCH SPECIFICATIONS.
  - R9: REPOINT EXIST DETERIORATED MORTAR. TEST MORTAR TO DETERMINE TYPE OF MORTAR. SEE ARCH SPECIFICATIONS FOR ADDITIONAL REPOINTING SPECIFICATIONS. EXISTING SURFACE MORTAR IS ANTICIPATED TO BE CEMENT BASED MORTAR WITH INTERIOR MORTAR LIME BASED. SEE DETAIL B/S001
  - R10: RAMP DECKING TO BE REPLACED SEE ARCH DRAWINGS. CONTRACTOR TO INCLUDE MINIMUM 15% FRAMING REPLACEMENT.
  - R11: ALL NEW HARDWARE SHALL BE 316 STAINLESS STEEL.
  - R12: REPLACE ALL DETERIORATED BRACING PER DETAIL C/S201.



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



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St. Augustine Light Station Keepers' House  
81 Lighthouse Avenue  
St. Augustine FL 32080

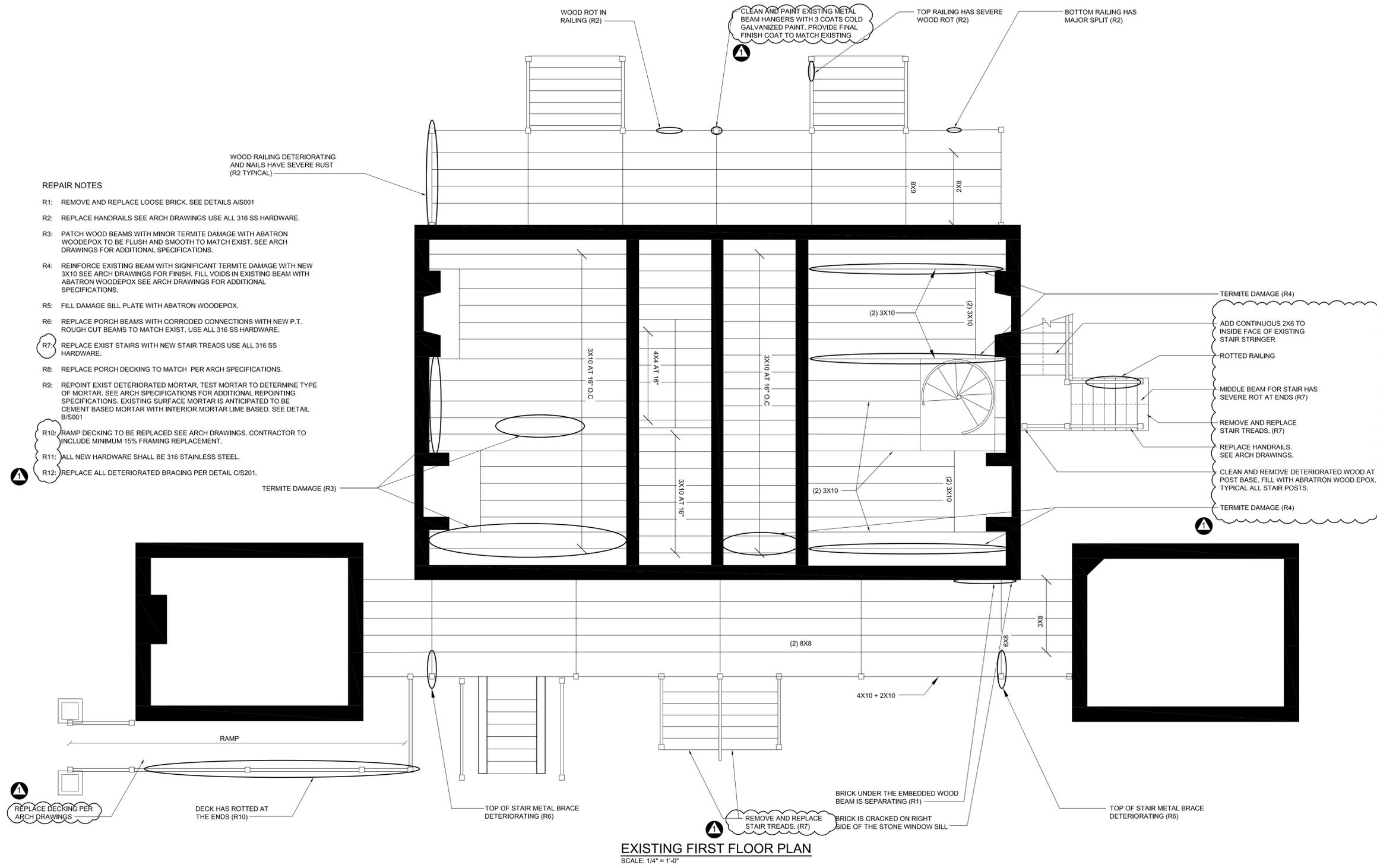
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3	07/21/25	SHPO SUBMISSION
4	09/10/25	100% CONS. DOCUMENTS

Scale AS NOTED

Sheet title

**FIRST FLOOR  
FRAMING**

Sheet Number **S102**



**REPAIR NOTES**

- R1: REMOVE AND REPLACE LOOSE BRICK. SEE DETAILS A/S001
- R2: REPLACE HANDRAILS SEE ARCH DRAWINGS USE ALL 316 SS HARDWARE.
- R3: PATCH WOOD BEAMS WITH MINOR TERMITE DAMAGE WITH ABATRON WOOD EPOX TO BE FLUSH AND SMOOTH TO MATCH EXIST. SEE ARCH DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
- R4: REINFORCE EXISTING BEAM WITH SIGNIFICANT TERMITE DAMAGE WITH NEW 3X10 SEE ARCH DRAWINGS FOR FINISH. FILL VOIDS IN EXISTING BEAM WITH ABATRON WOOD EPOX SEE ARCH DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
- R5: FILL DAMAGE SILL PLATE WITH ABATRON WOOD EPOX.
- R6: REPLACE PORCH BEAMS WITH CORRODED CONNECTIONS WITH NEW P.T. ROUGH CUT BEAMS TO MATCH EXIST. USE ALL 316 SS HARDWARE.
- R7: REPLACE EXIST STAIRS WITH NEW STAIR TREADS USE ALL 316 SS HARDWARE.
- R8: REPLACE PORCH DECKING TO MATCH PER ARCH SPECIFICATIONS.
- R9: REPOINT EXIST DETERIORATED MORTAR. TEST MORTAR TO DETERMINE TYPE OF MORTAR. SEE ARCH SPECIFICATIONS FOR ADDITIONAL REPOINTING SPECIFICATIONS. EXISTING SURFACE MORTAR IS ANTICIPATED TO BE CEMENT BASED MORTAR WITH INTERIOR MORTAR LIME BASED. SEE DETAIL B/S001
- R10: RAMP DECKING TO BE REPLACED SEE ARCH DRAWINGS. CONTRACTOR TO INCLUDE MINIMUM 15% FRAMING REPLACEMENT.
- R11: ALL NEW HARDWARE SHALL BE 316 STAINLESS STEEL.
- R12: REPLACE ALL DETERIORATED BRACING PER DETAIL C/S201.

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

Exterior Rehabilitation of the  
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St. Augustine FL 32080

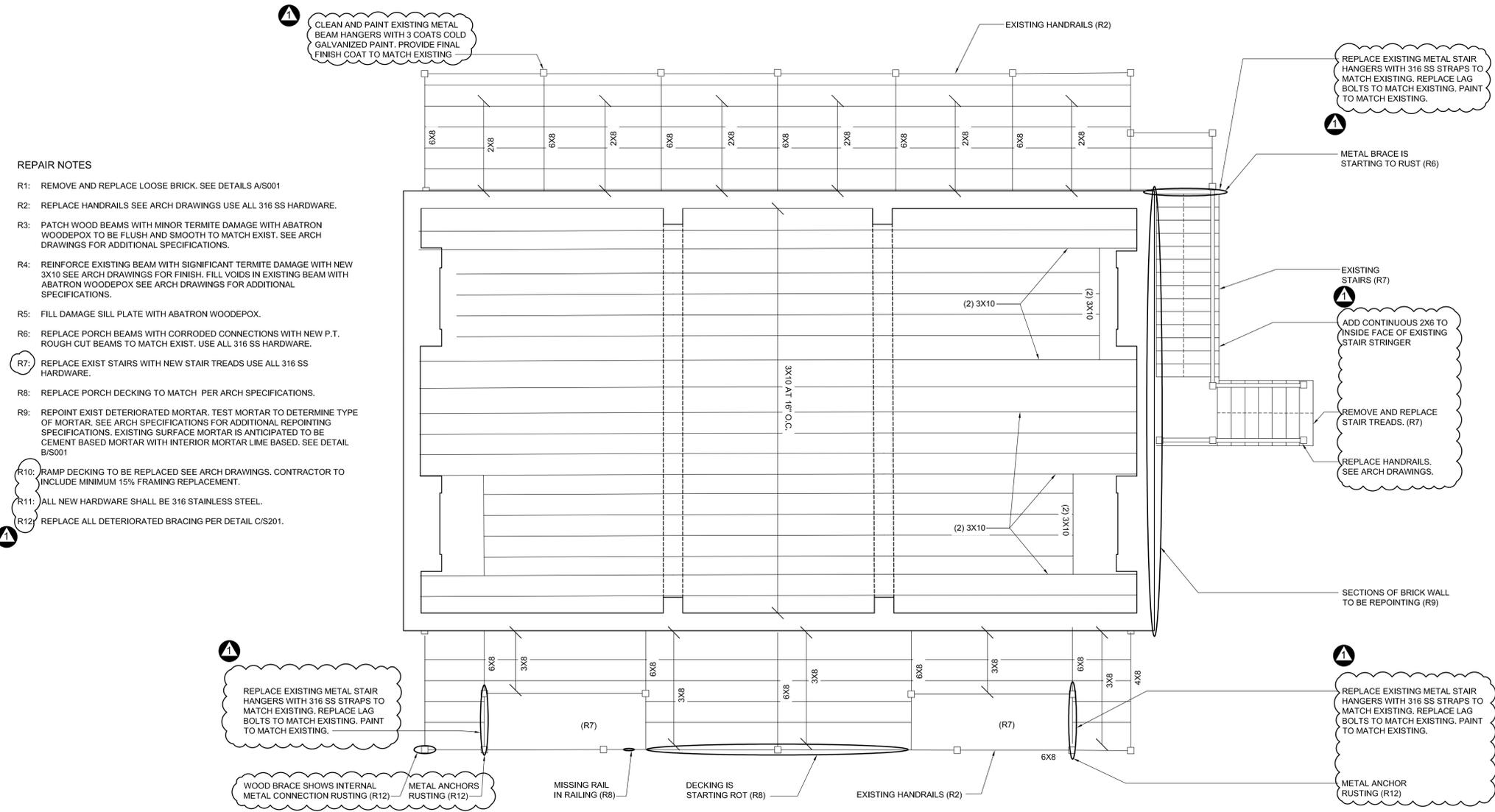
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4	09/10/25	100% CONS. DOCUMENTS

Scale AS NOTED

Sheet title

**SECOND FLOOR FRAMING**

Sheet Number **S103**



- REPAIR NOTES**
- R1: REMOVE AND REPLACE LOOSE BRICK. SEE DETAILS A/S001
  - R2: REPLACE HANDRAILS SEE ARCH DRAWINGS USE ALL 316 SS HARDWARE.
  - R3: PATCH WOOD BEAMS WITH MINOR TERMITE DAMAGE WITH ABATRON WOODEPOX TO BE FLUSH AND SMOOTH TO MATCH EXIST. SEE ARCH DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
  - R4: REINFORCE EXISTING BEAM WITH SIGNIFICANT TERMITE DAMAGE WITH NEW 3X10 SEE ARCH DRAWINGS FOR FINISH. FILL VOIDS IN EXISTING BEAM WITH ABATRON WOODEPOX SEE ARCH DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
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  - R10: RAMP DECKING TO BE REPLACED SEE ARCH DRAWINGS. CONTRACTOR TO INCLUDE MINIMUM 15% FRAMING REPLACEMENT.
  - R11: ALL NEW HARDWARE SHALL BE 316 STAINLESS STEEL.
  - R12: REPLACE ALL DETERIORATED BRACING PER DETAIL C/S201.

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

**Exterior Rehabilitation of the  
St. Augustine Light Station Keepers' House**  
 81 Lighthouse Avenue  
St. Augustine FL 32080

No.	Date	Description
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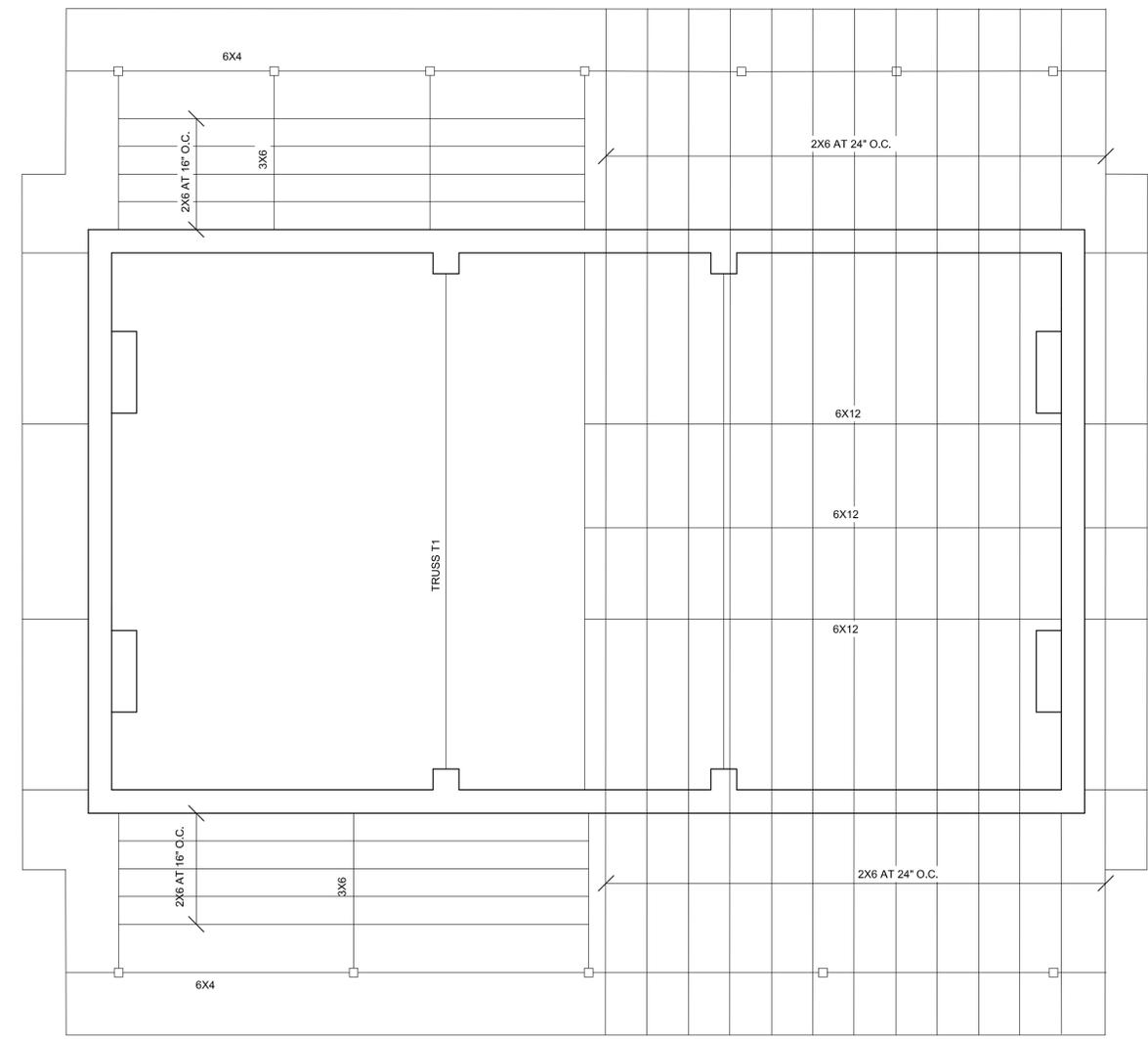
**ROOF  
FRAMING**

Sheet Number **S104**



**REPAIR NOTES**

- R1: REMOVE AND REPLACE LOOSE BRICK. SEE DETAILS A/S001
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- R12: REPLACE ALL DETERIORATED BRACING PER DETAIL C/S201.



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

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TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC-110.8.4.4 AND CHAPTER 663, FLORIDA STATUTES.

**AES**  
ATLANTIC ENGINEERING

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