

/Users/davidwagner/Library/Mobile Documents/com.apple.CloudDocs/EDAD Projects-2025/24-311 Mirror Lake Dr. N/CAD Files-311/250311-311-Backstreet-C.A.P.in

CONTRACTOR TO INVESTIGATE EXISTING FOUNDATION CONDITION AND REPORT FINDINGS BACK TO AOR/EOR FOR INSTRUCTIONS.

CONTRACTOR TO VERIFY THAT EXIST. FOOTINGS ARE 10'-DEEP x 1'-4" WIDE & BOTTOM OF FOOTING IS AT LEAST 1'-0" BELOW GRADE. NOTIFY AOR/EOR IF FIELD CONDITIONS VARY.

ALL FRAME WALLS TO RESIST WATER INTRUSION PER ASTM E2266-II.

ALL EXTERIOR FENESTRATION (WINDOWS, DOORS & SKYLIGHTS) SHALL BE INSTALLED PER ASTM E212-01 (RE-APPROVED 2016)

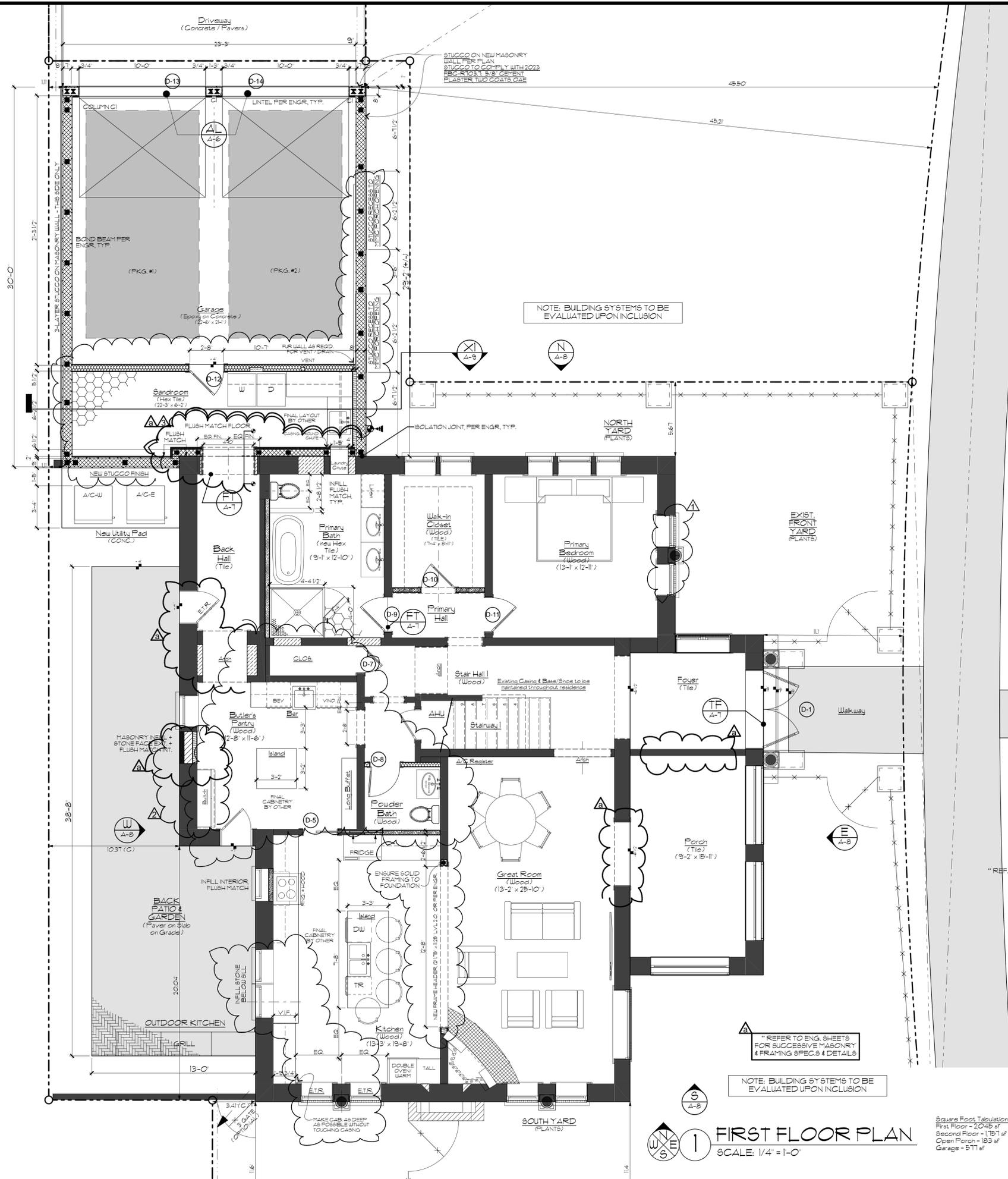
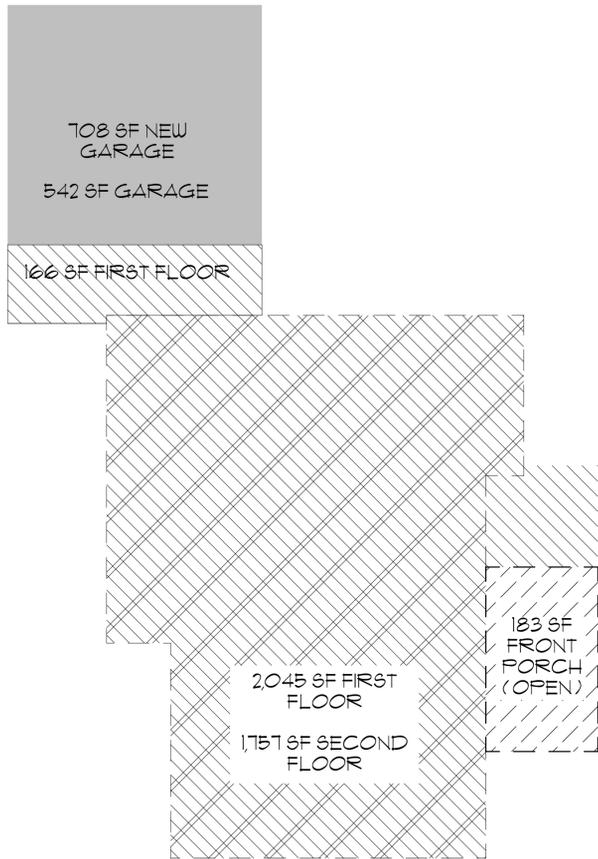
NOTE: PROVIDE BLOCKING FOR ALL FIXTURES, FURNISHINGS, AND ACCESSORIES (INCL. DRAPES).

NOTE: CABINET MAKER RESPONSIBLE FOR ON-SITE/INSTALL DIMENSIONS & CONFORMANCE TO ANY MFR INSTALLATION REQUIREMENTS

INSULATION GOALS: PER 2021 IECC (ENERGY.GOV.) CLIMATE ZONE 2A (not humid):
 R49-R60: ATTIC (R38-R49, WITH EXISTING 3"-4" ATTIC INSUL.)
 R13: FLOOR
 R2: WOOD FRAME WALL

AIR SEAL TIPS:
 1. THIN FOAM GILL SEALER, W/ SEALANT APPLIED TO PLATE SIDE AND FOUNDATION SIDE.
 2. SEAL ALL ELECTRO/MECHANICAL BOXES BETWEEN CONDITIONED & UNCONDITIONED SPACES.
 3. LIQUID-APPLIED FLASHING TO SEAL OUTSIDE SHEATHING TO FOUNDATION.

SPRAY FOAM INSTALLATION TIPS:
 1. APPLY FOAM TO WARM DRY SURFACES.
 2. INSURE AMBIENT TEMP. IS WITHIN MFR'S RANGE FOR APPLICATION.
 3. INSURE MATERIAL MOISTURE CONTENT IS <18%.
 4. INSURE AREA TO BE SPRAYED HAS ADEQUATE VENTILATION.
 5. CONTRACTOR TO MARK AREAS FOR SPECIFIC COVERAGE AND MASK OFF AREAS FOR SPECIFIC NON-COVERAGE.
 6. CONSIDER HYBRID (REDUCED CARBON) OPTION: 1 LIFT OF SPRAY FOAM, THEN ADD BATT INSULATION TO ACHIEVE DESIRED THICKNESS/PERFORMANCE.
 7. INSURE VENTILATION CHANNEL BETWEEN ROOF SHEATHING & FOAM; DUROVENT Baffle OAE.



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

Square Foot Tabulation:
 First Floor - 2045 sf
 Second Floor - 1757 sf
 Open Porch - 183 sf
 Garage - 511 sf

PROJECT NO: 24-311

250 MIRROR LAKE DR. N REMODEL

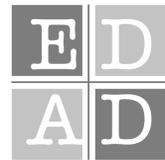
250 MIRROR LAKE DR. N
 ST. PETERSBURG, FL
 33701

18 SEPTEMBER 2025

CONSTRUCTION DOCUMENTS

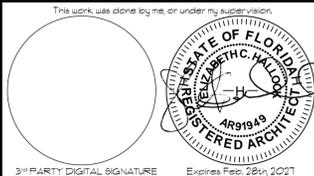
ADMINISTRATION SET

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 Checked by: ECH
 Engineered by: Josh Lapselter, TRCUW Eng.



This work was done by me, or under my supervision.

MARK	DATE	DESCRIPTION
▲	9/18/25	Const. Admin. Garage masonry wall
▲	03/06/25	Infill Pantry window; Pantry Rm. + ENG. Laundry
▲	1/16/25	Updates per Owner
▲	12/18/24	Comments per Bldg/Scott Hancock, 12/16/24 & per Owner

SHEET TITLE

FIRST FLOOR PLAN

250 MIRROR LAKE DR. N REMODEL

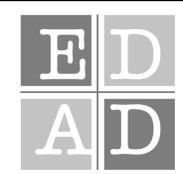
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Drawn by: DMW
Checked by: ECH
Engineered by: Josh Lapselter, TRCUW Eng.

This work was done by me, or under my supervision.

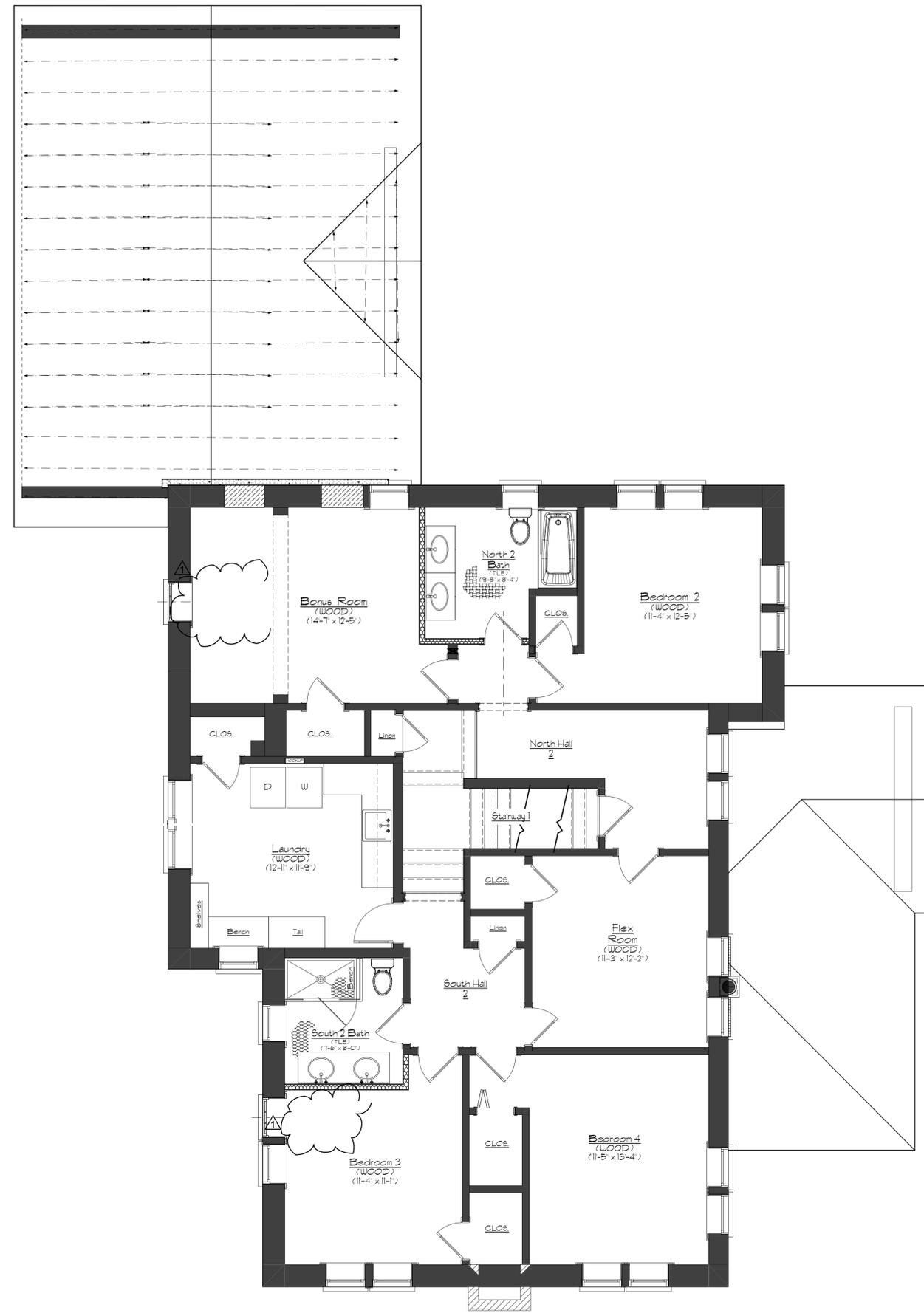
3rd PARTY DIGITAL SIGNATURE Expires Feb 28th 2027

MARK	DATE	DESCRIPTION
▲	12/18/24	Comments per Bldg/Scott Hancock, 12/16/24 & per Owner

SHEET TITLE

SECOND FLOOR PLAN

A-5



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

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