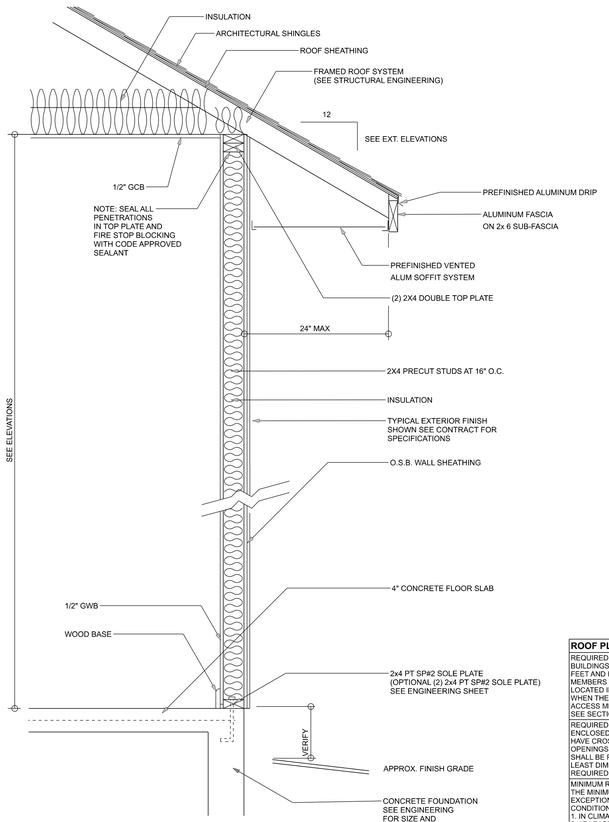
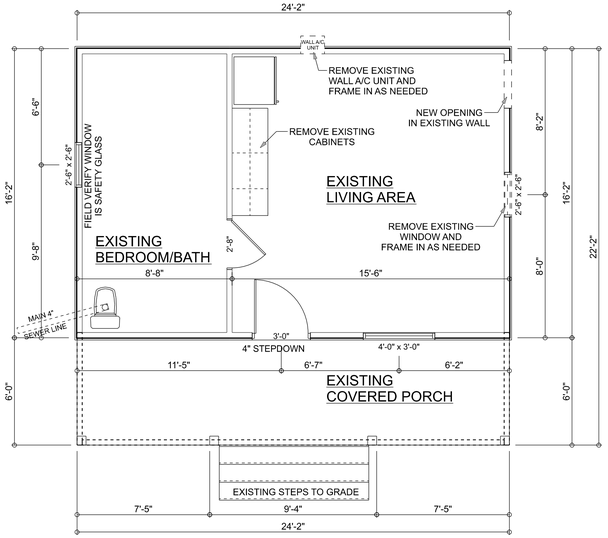


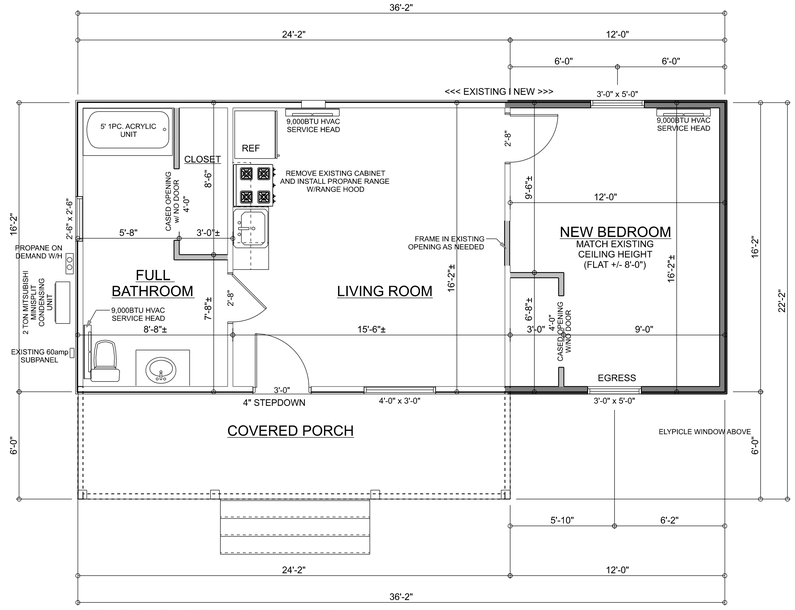
TYPICAL DESIGN WALL SECTION
NON - STRUCTURAL DATA

SCALE: 1" = 1'-0"



EXISTING 1 BEDROOM HOME
EXISTING / DEMO FLOOR PLAN

SCALE: 1/4" = 1'-0"



NEW FLOOR w/ BEDROOM ADDITION
RENOVATED FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA SUMMARY

AREAS IN TABLE ARE TO EXTERIOR OF STUD / BEAM

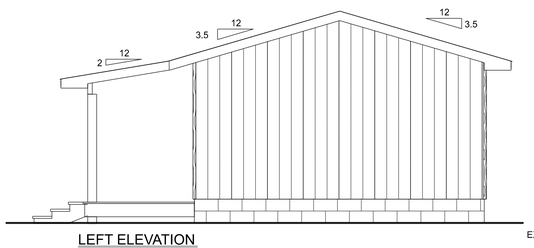
EXISTING LIVING AREA	390	S . F .
NEW LIVING AREA	194	S . F .
TOTAL LIVING AREA	584	S . F .
EXISTING PORCH AREA	145	S . F .
TOTAL EXISTING AREA	535	S . F .
TOTAL AREA (INCLUDING NEW)	729	S . F .

SCOPE OF WORK:

REMOVE BRICK AND CLEAN (REUSE CLEANED BRICK ON NEW ROOM EXTERIOR FACE)
LEAVE EXISTING WINDOWS AND DOOR AS IS.
POUR 4" CONCRETE OVER EXISTING SLAB TO BRING FLOOR LEVEL UP TO EXISTING H/C AREA LEVEL
FRAME 2X4 EXTERIOR WALL UNDER EXISTING 2X12 BEAM, COVER W/OSB, INSTALL NEW WINDOWS AND DOOR, INSULATE WALL AND CEILING.
COVER ENTIRE ROOM WALLS W/ 1/2" DRYWALL, FINISH ALL DRYWALL AND CEILING, TRIM, AND PAINT, INSTALL FLOOR COVERING OF OWNERS CHOICE.
FINISH EXTERIOR W/EXISTING BRICK.
HVAC- INSTALL ONE DUCT FROM EXISTING SYSTEM
ELECTRIC- INSTALL TWO RECEPTACLES, EXTERIOR LIGHTING, SWITCHES TO NEW EXT. LIGHTING AND EXISTING CEILING LIGHT. MOVE EXISTING DOOR BELL SWITCH TO NEW FRONT DOOR.

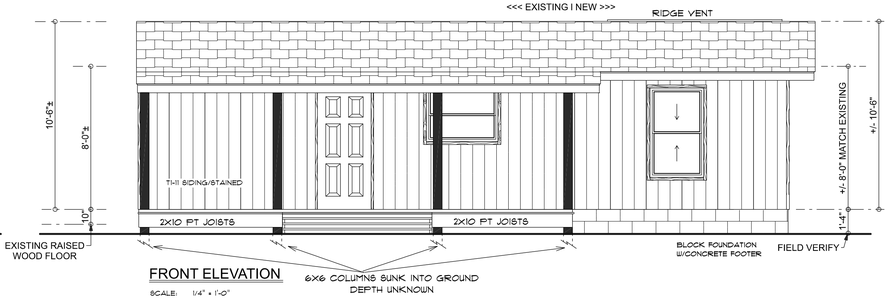
ELECTRICAL LEGEND	
	CEILING FAN (PRE-WIRE FOR LIGHT KIT)
	DOUBLE SECURITY LIGHT
	2X4 FLUORESCENT LIGHT FIXTURE
	RECESSED CAN LIGHT
	BATH EXAUST FAN WITH LIGHT
	BATH EXAUST FAN
	LIGHT FIXTURE
	DUPLEX OUTLET
	220v OUTLET
GFI	GFI DUPLEX OUTLET
	SMOKE DETECTOR
$	WALL SWITCH
$3	3 WAY WALL SWITCH
$4	4 WAY WALL SWITCH
WP/GFI	WATER PROOF GFI OUTLET
	PHONE JACK
TV	TELEVISION JACK
	GARAGE DOOR OPENER
CM	CARBON MONOXIDE ALARM

ROOF PLAN NOTES:
REQUIRED ATTIC ACCESS: BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" x 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN LOCATED IN A WALL, THE OPENING SHALL BE A MIN. OF 22" WIDE x 30" HIGH. WHEN THE ACCESS IS LOCATED IN A CEILING, MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30" AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FROM ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS
REQUIRED ROOF VENTILATION: ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FROMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENING PROTECTED AGAINST THE ENTRANCE OF RAIN. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SEC. R802.1.8. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO OUTSIDE AIR
MINIMUM ROOF VENT AREA: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET: 1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. 2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.



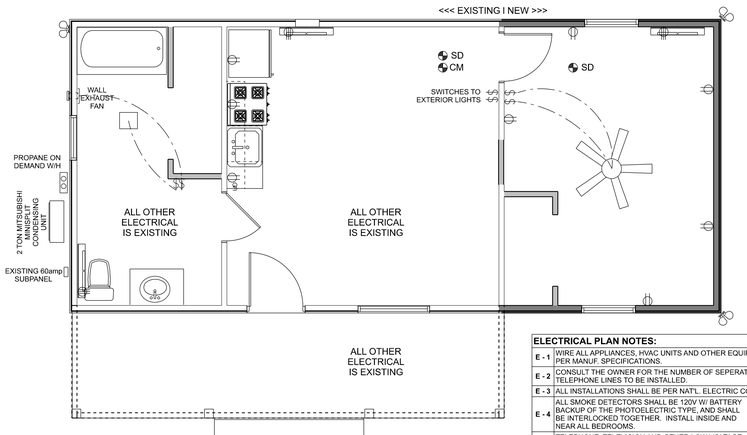
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

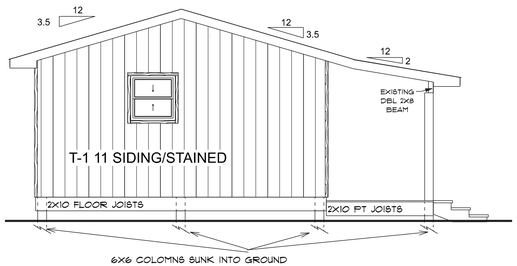
SCALE: 1/4" = 1'-0"



ELECTRICAL PLAN

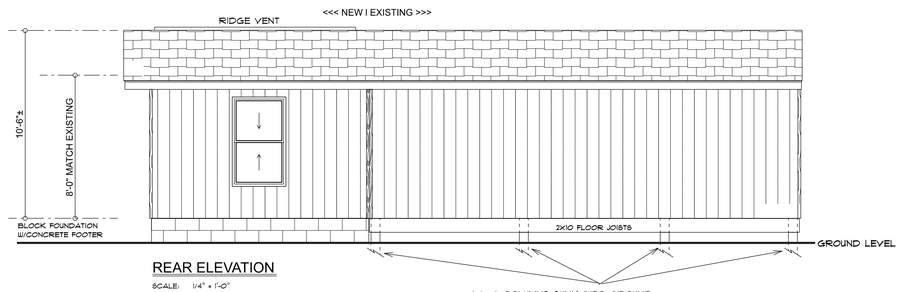
SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN NOTES:	
E - 1	WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
E - 2	CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.
E - 3	ALL INSTALLATIONS SHALL BE PER NATL. ELECTRIC CODE.
E - 4	ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.
E - 5	TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS, SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.
E - 6	ELECTRICAL CONTR SHALL BE RESPONSIBLE FOR THE DESIGN & SIZING OF ELECTRICAL SERVICE AND CIRCUITS.
E - 7	ENTRY OF SERVICE (UNDERGROUND OR OVERHEAD) TO BE DETERMINED BY POWER COMPANY.
E - 8	ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS , OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
E - 9	ALL OUTLETS TO BE LOCATED ABOVE BASE FLOOD ELEVATION
E - 10	A SERVICE DISCONNECT WITH OVER CURRENT PROTECTION SHALL BE INSTALLED OUTSIDE OF THE BUILDING, ON THE LOAD SIDE OF THE METER, AT THE PLACE ELECTRIC CONDUCTORS ENTER THE BUILDING. SERVICE ENTRANCE CONDUCTORS MAY NOT BE LOCATED INSIDE OF THE OF THE BUILDING WITHOUT SPECIAL APPROVAL OF THE BUILDING OFFICIAL
E - 11	CARBON MONOXIDE ALARMS SHALL BE REQUIRED WITHIN 10' OF ALL ROOMS FOR SLEEPING PURPOSES IN BUILDINGS HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR ATTACHED GARAGE.
E - 12	ALL OUTLETS LOCATED IN RESIDENTIAL TO BE TAMPER-RESISTANT PER NEC.
E - 13	A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS OR LIGHTING FIXTURES SHALL BE HIGH EFFICACY FBC EC SEC. R404.1



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

Erkinger Construction Group

Paul and Kedra Moreau Cabin

ADDRESS:
128 Boston Terrace
Fort White, Fl 32038
Three Rivers Estates
S/D
Columbia County, Fl

PRINTED DATE:
Thursday, February 12, 2026

DRAWN BY:
Matthew A. Erkinger Sr.

DRAWING NUMBER
#1
OF 1 SHEET