

IN-LAW SUITE AREA	
Main Floor	1213 sq ft
CONDITIONED	1213 sq ft
Front Porch/Carport Lanai	493 sq ft
UNCONDITIONED	923 sqft
TOTAL	2136 sq ft

IN-LAW SUITE DOOR SCHEDULE			
QTY.	SIZE	STYLE	ROUGH OPENING
2	3080 INS	FIBERGLASS/GLS	
1	6080 SGD	GLASS	
1	2680 INT	FREHUNG	32 x 71
1	21080 INT	FREHUNG	36 x 71
2	3080 INT	FREHUNG	38 x 71
1	4080 INT	FREHUNG	50 x 71
1	21080 INT	POCKET	
1	3080 INT	POCKET	

IN-LAW SUITE WINDOW SCHEDULE			
QTY.	STYLE	GLAZE	
5	6046 H/S	LOWE	
2	3036 H/S	LOWE	
1	4036 H/S	LOWE	

MAIN HOUSE AREA	
Main Floor	3373 sq ft
Bonus Room	444 sq ft
CONDITIONED	3817 sq ft
Front Porch Lanai	287 sq ft
Garage (3 Car)	630 sq ft
UNCONDITIONED	1846 sqft
TOTAL	5663 sq ft

MAIN HOUSE - DOOR SCHEDULE			
QTY.	SIZE	STYLE	ROUGH OPENING
MAIN FLOOR			
2	8'x8' OHD	VERIFY	8 x 8
1	16'x8' OHD	VERIFY	16 x 8
1	3088 INS	FIBERGLASS/GLS	
1	3080 INS	SOLID CORE	
1	2680 INS	FIBERGLASS/GLS	
1	6080 INS SF	GLASS	
1	2680 INS SF	GLASS-OBSCUR OR W/ BLINDE	
1	3080 INS SF	GLASS-OBSCUR OR W/ BLINDE	
1	8' TALL CORNER UNIT SGD	GLASS	TBD
BONUS ROOM			
1	3068 INS	SOLID CORE	38 x 82 1/2
1	2868 INT	FREHUNG	34 x 82 1/2
1	3068 INT	BIFOLD	
1	3068 S/C	BARN DOOR	
1	2880 INT	POCKET	
1	4080 INT	BALL CATCH	50 x 71
1	2080 INT	BIFOLD	25 1/2 x 71
2	2680 INT	BIFOLD	31 1/2 x 71
0	3080 INT	BIFOLD	31 1/2 x 71
1	6080 INT	BIFOLD	73 1/2 x 71

INDEX	
SHEET	DESCRIPTION
G1.0	COVERSHEET, NOTES, SITE PLAN
A1.0	FLOOR PLAN (MAIN HOUSE & IN-LAW SUITE NOTES ONLY)
A1.1	FLOOR PLAN (MAIN HOUSE DIM & NOTES)
A1.2	FLOOR PLAN (DIMENSIONS ONLY)
A1.3	FLOOR PLAN (IN-LAW SUITE - NOTES/DIM & ELEC. PLAN)
A2.0	MAIN HOUSE EXTERIOR FRONT & REAR ELEVATIONS
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A2.2	MAIN HOUSE ROOF PLAN, VENT CALC'S
A2.3	IN-LAW SUITE ELEVATIONS & ROOF PLAN, VENT CALC'S
A3.0	MAIN HOUSE & IN-LAW SUITE FOUNDATION PLAN (STEM WALL)
A3.1	MAIN HOUSE FOUNDATION PLAN (STEM WALL OPT.)
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A4.0	MISC. DETAILS
E1.0	MAIN HOUSE ELECTRICAL PLAN

**RIVER RISE LOT 23**  
 PARCEL 10006-223  
 Tuesday, April 8, 2025

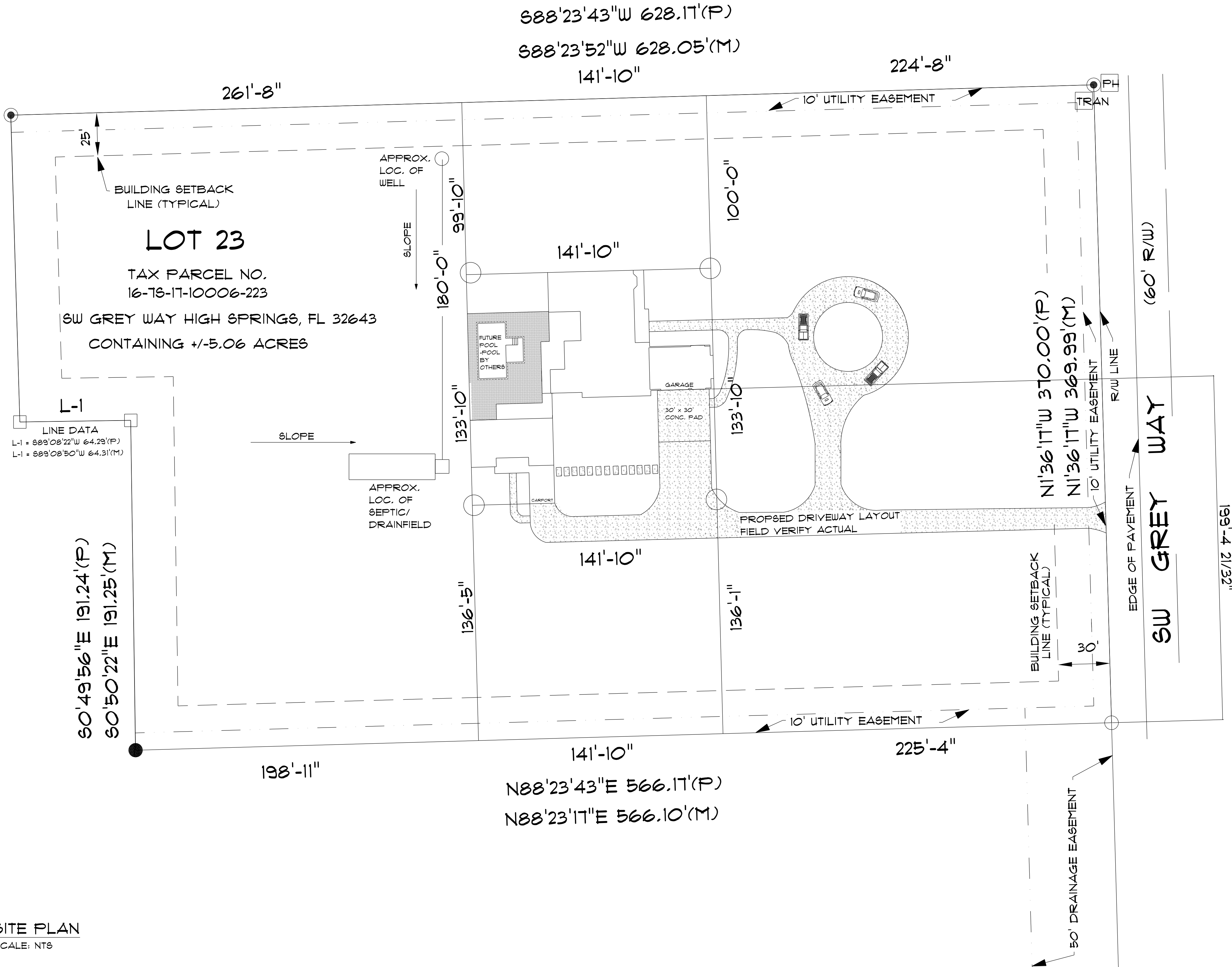
**MAIN HOUSE AREA**  
 TOTAL UNCONDITIONED AREA: 1846 SF  
 TOTAL CONDITIONED AREA: 3817 SF  
 3 CAR GARAGE AREA: 630 SF  
 FRONT PORCH AREA: 287 SF  
 LANAI AREA: 630 SF  
 TOTAL AREA: 5663 SF

**IN-LAW SUITE AREA**  
 TOTAL AREA: 2136 SF  
 TOTAL CONDITIONED AREA: 1213 SF  
 PORCH/CARPORT AREA: 493 SF  
 IN-LAW SUITE LANAI AREA: 450 SF  
 BONUS ROOM AREA: 444 SF

**POWELL RESIDENCE**  
 SW GREY WAY  
 HIGH SPRINGS, FL 32643

PLANS BY: T. HARDY  
 HARDY HOME DESIGNS, LLC

SHEET: **G1.0**



MAIN HOUSE - WINDOW SCHEDULE			
QTY.	STYLE	GLAZE	
3	3052 1/1	LOWE	
1	2040 FIXED	LOWE	
2	2030 FIXED	LOWE	
3	2860 1/1	LOWE	
2	1660 1/1	LOWE	
7	3060 1/1	LOWE	
2	2040 1/1	LOWE	
1	5020 TRAN	LOWE	
2	3030 H/S	LOWE	
1	11014 TRAN	LOWE	
1	3036 H/S	LOWE	
4	6046 H/S	LOWE	
2	3040 H/S	LOWE	
3	2626 FIXED	LOWE	

6'8" x 82 1/2" (PH DOORS)  
 8' x 98 1/2" (PH DOORS)  
 6'8" x 81 1/4" (BF DOORS)  
 8' x 91 1/4" (BF DOORS)

MAIN HOUSE - WINDOW SCHEDULE			
QTY.	STYLE	GLAZE	
3	3052 1/1	LOWE	
1	2040 FIXED	LOWE	
2	2030 FIXED	LOWE	
3	2860 1/1	LOWE	
2	1660 1/1	LOWE	
7	3060 1/1	LOWE	
2	2040 1/1	LOWE	
1	5020 TRAN	LOWE	
2	3030 H/S	LOWE	
1	11014 TRAN	LOWE	
1	3036 H/S	LOWE	
4	6046 H/S	LOWE	
2	3040 H/S	LOWE	
3	2626 FIXED	LOWE	

**DESIGN CRITERIA**  
 BUILDING CODE: FBC RESIDENTIAL 8TH EDITION (2023)  
 ELECTRICAL CODE: NEC 2020

**GENERAL NOTES**  
 1. ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.  
 2. THESE PLANS ARE SUBJECT TO MODIFICATION AS NECESSARY TO MEET REQUIREMENTS TO REGULATORY AGENCIES. IT IS CUSTOMARY AND ORDINARY NOT TO INCLUDE DETAILS WELL WITHIN THE KNOWLEDGE OF THE LICENSED CONTRACTOR. IF NECESSARY, FURTHER CLARIFICATION OF THESE PLANS SHOULD BE ACHIEVED BEFORE SIGNING THE CONSTRUCTION CONTRACT AND OBTAINING A BUILDING PERMIT. OTHERWISE THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE CONSTRUCTION IN QUESTION. METHODS OF CONSTRUCTION SHALL BE DETERMINED BY THE CONTRACTOR.  
 3. THE SUB-CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. WHEN A DISCREPANCY OR AN ERROR OR OMISSION EXISTS, THE SUB-CONTRACTOR SHALL COMPLY WITH CODE AND CONTACT THE DESIGNER AND OWNER IN WRITING FOR PROPER ADJUSTMENT.  
 4. THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. WRITTEN DIMENSIONS AND NOTES SUPERSEDE ALL SCALE REFERENCES.  
 5. IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.

**NOTICE TO BUILDER**  
 IT IS IMPORTANT THAT THE CLIENT AND CONTRACTOR EXAMINE THE DRAWINGS AND DOCUMENTATION IN DETAIL. IT SHALL BE THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND CHECK THE PLANS FOR ACCURACY AND COMPLIANCE WITH REGULATORY AGENCIES. IT IS CUSTOMARY AND ORDINARY NOT TO INCLUDE DETAILS WELL WITHIN THE KNOWLEDGE OF THE LICENSED CONTRACTOR. IF NECESSARY, FURTHER CLARIFICATION OF THESE PLANS SHOULD BE ACHIEVED BEFORE SIGNING THE CONSTRUCTION CONTRACT AND OBTAINING A BUILDING PERMIT. OTHERWISE THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE CONSTRUCTION IN QUESTION. METHODS OF CONSTRUCTION SHALL BE DETERMINED BY THE CONTRACTOR.

**MECHANICAL, ELECTRICAL & PLUMBING NOTES**  
 1. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF MECHANICAL SYSTEMS INCLUDING DUCT SIZES AND REGISTER SIZES FOR AIR CONDITIONING AND HEATING. SYSTEMS SHALL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS AND RECOMMENDATIONS AND AS PER ALL APPLICABLE CODES.  
 2. PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF PLUMBING AND PIPING. ALL PLUMBING, PIPING AND FIXTURES SHALL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS AND RECOMMENDATIONS AND AS PER ALL APPLICABLE CODES.  
 3. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS. ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES. FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.  
 4. ELECTRICAL CONTRACTOR TO VERIFY AND INSTALL ALL SMOKE DETECTORS, CARBON MONOXIDE DETECTORS, GFI'S AND AFCI'S PER CODE.

**FIELD NOTES**  
 1. R-38 INSULATION IN CEILING  
 2. BOOK WALLS - FIELD VERIFY INSULATION  
 3. (2) VERIFY SEER (VERIFY W/ MANUAL I/D) ELEC OR GAS HVAC UNIT. POSSIBLE (3) ZONE UNIT - BEDROOM #2, BONUS ROOM, & REST OF HOUSE  
 4. GAS TANKLESS W/H  
 5. LOW E WINDOWS THROUGHOUT  
 6. HARDI - BOARD & BATTEN SIDING IN FRONT, SIDES AND REAR W/ STONE ACCENTS ARCHITECTURAL SHINGLES  
 7. 1/2" SHEETROCK & PLASTER ON GARAGE WALLS  
 8. (5) 4" POST WRAPPED TO 10" 50' COLUMN  
 9. 10' PLATE HEIGHT W/ 10' CEILING AT 3 CAR GARAGE, LANAI & PORCH  
 10. VAULTED CEILING @ MAIN LIVING AREA; 10" RECESS @ MASTER & STUDY  
 11. VERIFY ALL OTHER DETAILS W/ SELECTIONS  
 12. ROUGH IN FOR FUTURE POOL

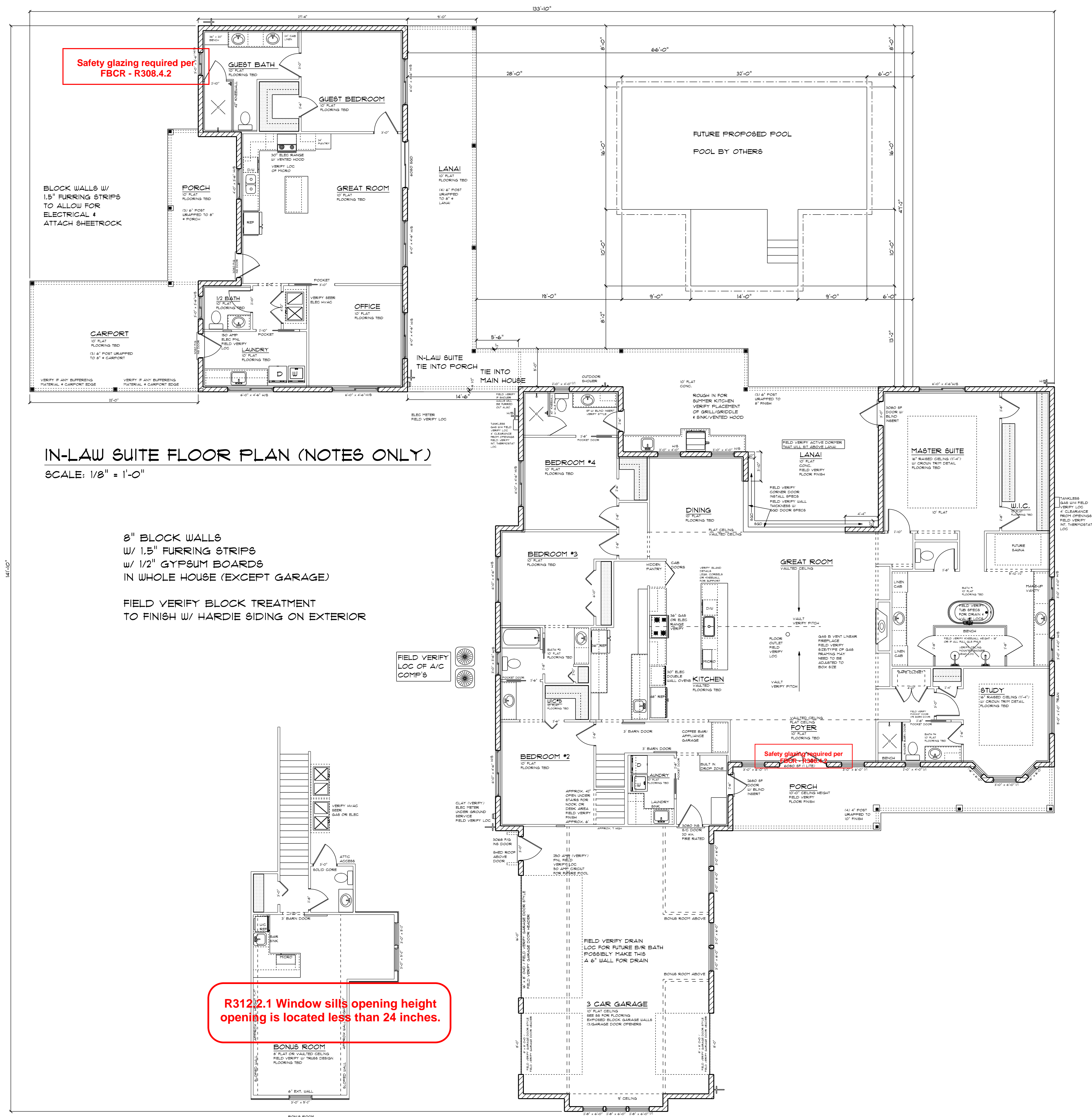
**STRUCTURAL NOTES**  
 1. STRUCTURAL DESIGN BASED ON TRUSS ENGINEERING PROVIDED BY SCOSTA CORPORATION JOB NO. 21338 DATED 3/11/2025

<b>MAIN HOUSE AREA</b>	
TOTAL AREA: 5663 SF	TOTAL UNCONDITION AREA: 1946 SF
TOTAL CONDITION AREA: 3817 SF	3 CAR GARAGE AREA: 929 SF
FIRST FLOOR AREA: 3373	FRONT PORCH AREA: 291 SF
BONUS ROOM AREA: 444	LANAI AREA: 630 SF
<b>IN-LAW SUITE AREA</b>	
TOTAL AREA: 2156 SF	TOTAL UNCONDITION AREA: 1219 SF
TOTAL CONDITION AREA: 937 SF	PORCH/CARPORT AREA: 493 SF
IN-LAW SUITE LANAI AREA: 430 SF	

**POWELL RESIDENCE**  
 SW GREY WAY  
 HIGH SPRINGS, FL 32643

PLANS BY: T. HARDY  
 HARDY HOME DESIGNS, LLC

SHEET:  
**A1.0**



Safety glazing required per FBCR - R308.4.2

**IN-LAW SUITE FLOOR PLAN (NOTES ONLY)**  
 SCALE: 1/8" = 1'-0"

8" BLOCK WALLS  
 W/ 1.5" FURRING STRIPS  
 W/ 1/2" GYPSUM BOARDS  
 IN WHOLE HOUSE (EXCEPT GARAGE)

FIELD VERIFY BLOCK TREATMENT  
 TO FINISH W/ HARDIE SIDING ON EXTERIOR

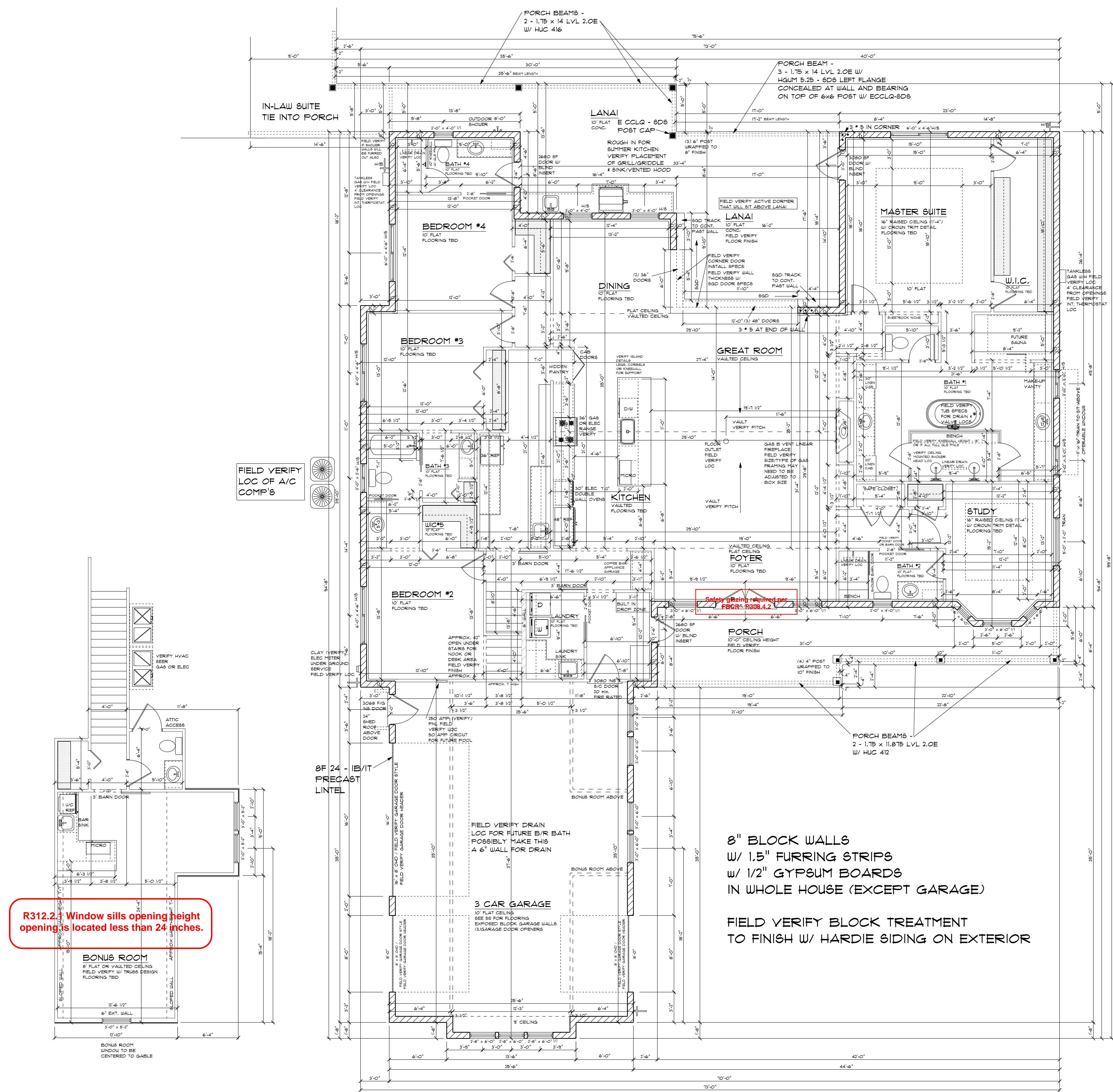
FIELD VERIFY  
 LOC OF A/C  
 COMP'S

Safety glazing required per FBCR - R308.4.2

R312.2.1 Window sills opening height opening is located less than 24 inches.

**BONUS ROOM FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**MAIN FLOOR PLAN (NOTES ONLY)**  
 SCALE: 1/8" = 1'-0"



**R312.2.1** Window sills opening height opening is located less than 24 inches.

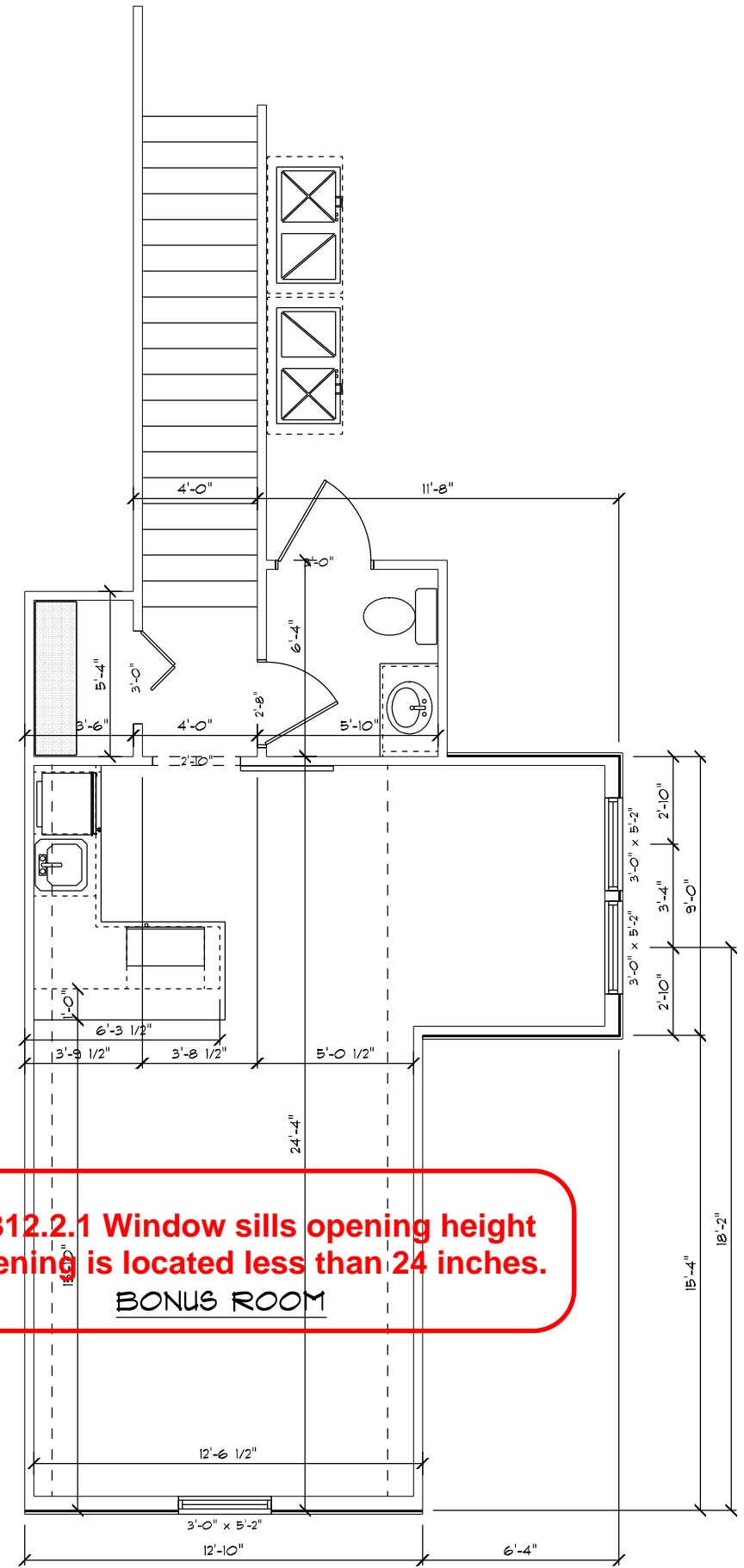
**BONUS ROOM FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**MAIN FLOOR PLAN (NOTES & DIMENSIONS)**  
SCALE: 3/16" = 1'-0"

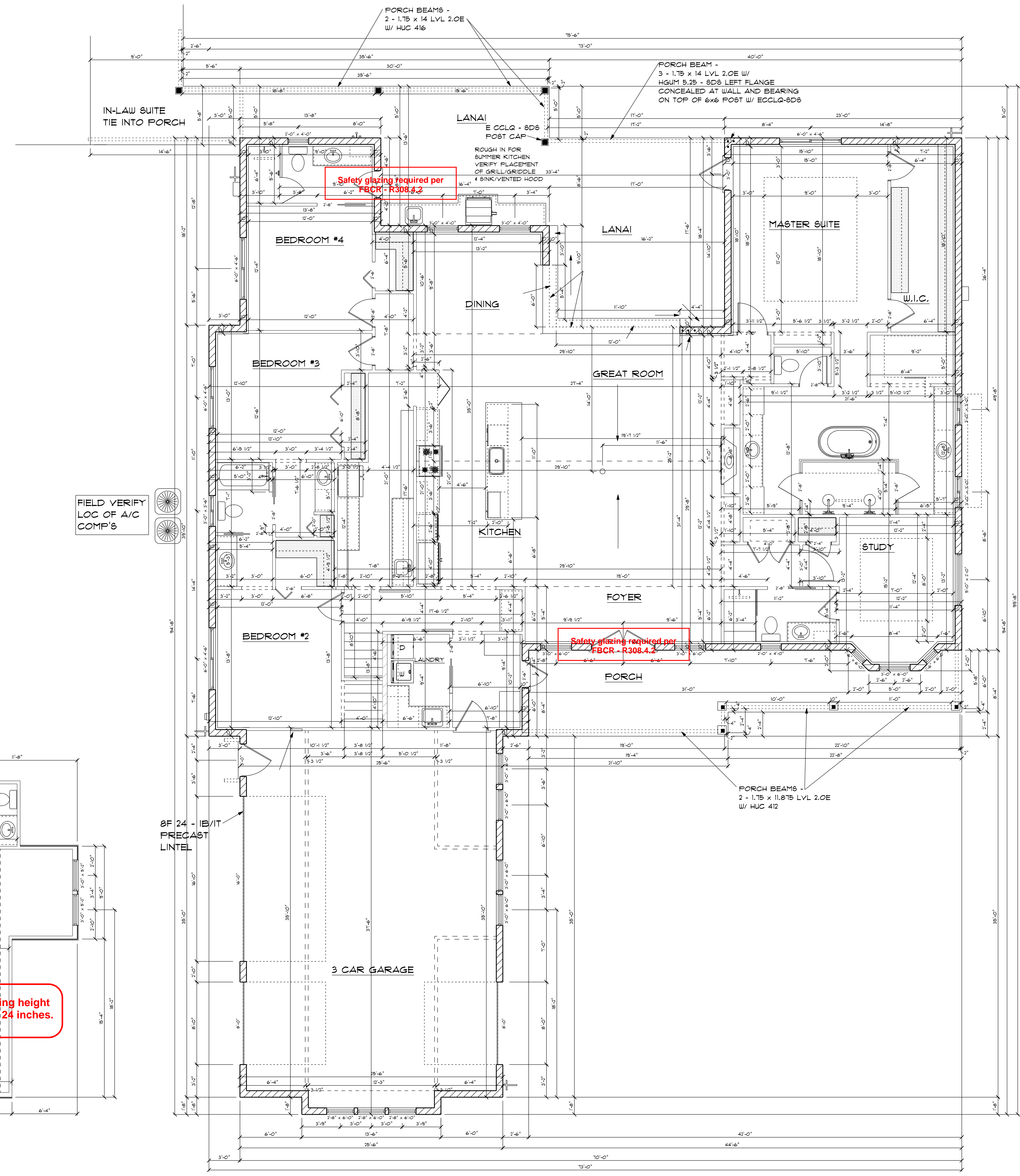
**8" BLOCK WALLS**  
**W/ 1.5" FURRING STRIPS**  
**W/ 1/2" GYPSUM BOARDS**  
**IN WHOLE HOUSE (EXCEPT GARAGE)**

**FIELD VERIFY BLOCK TREATMENT**  
**TO FINISH W/ HARDIE SIDING ON EXTERIOR**

R312.2.1 Window sills opening height opening is located less than 24 inches.  
BONUS ROOM



**BONUS ROOM FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**MAIN FLOOR PLAN (DIMENSIONS ONLY)**  
SCALE: 3/16" = 1'-0"

**RIVER RISE LOT 23**  
PARCEL # 10006-223

Wednesday, April 9, 2025

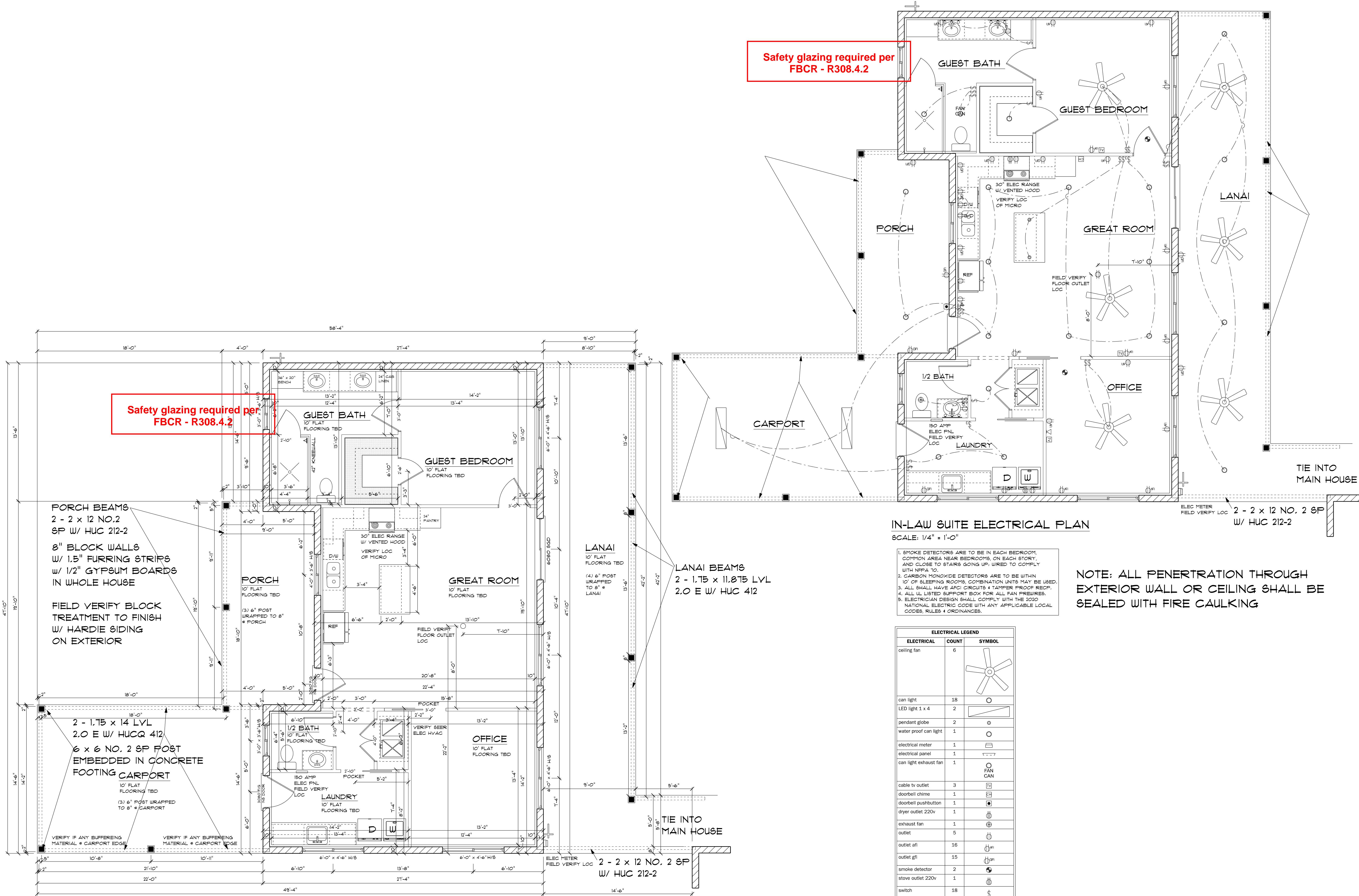
**MAIN HOUSE AREA**  
TOTAL UNCONDITION AREA: 1946 SF  
TOTAL CONDITION AREA: 929 SF  
3 CAR GARAGE AREA: 281 SF  
FRONT PORCH AREA: 281 SF  
LANAI AREA: 630 SF

**IN-LAW SUITE AREA**  
TOTAL AREA: 5663 SF  
TOTAL CONDITION AREA: 1213 SF  
FORCH/CARPORIT AREA: 493 SF  
IN-LAW SUITE LANAI AREA: 444 SF

**POWELL RESIDENCE**  
611 GREY WAY  
HIGH SPRINGS, FL 32643

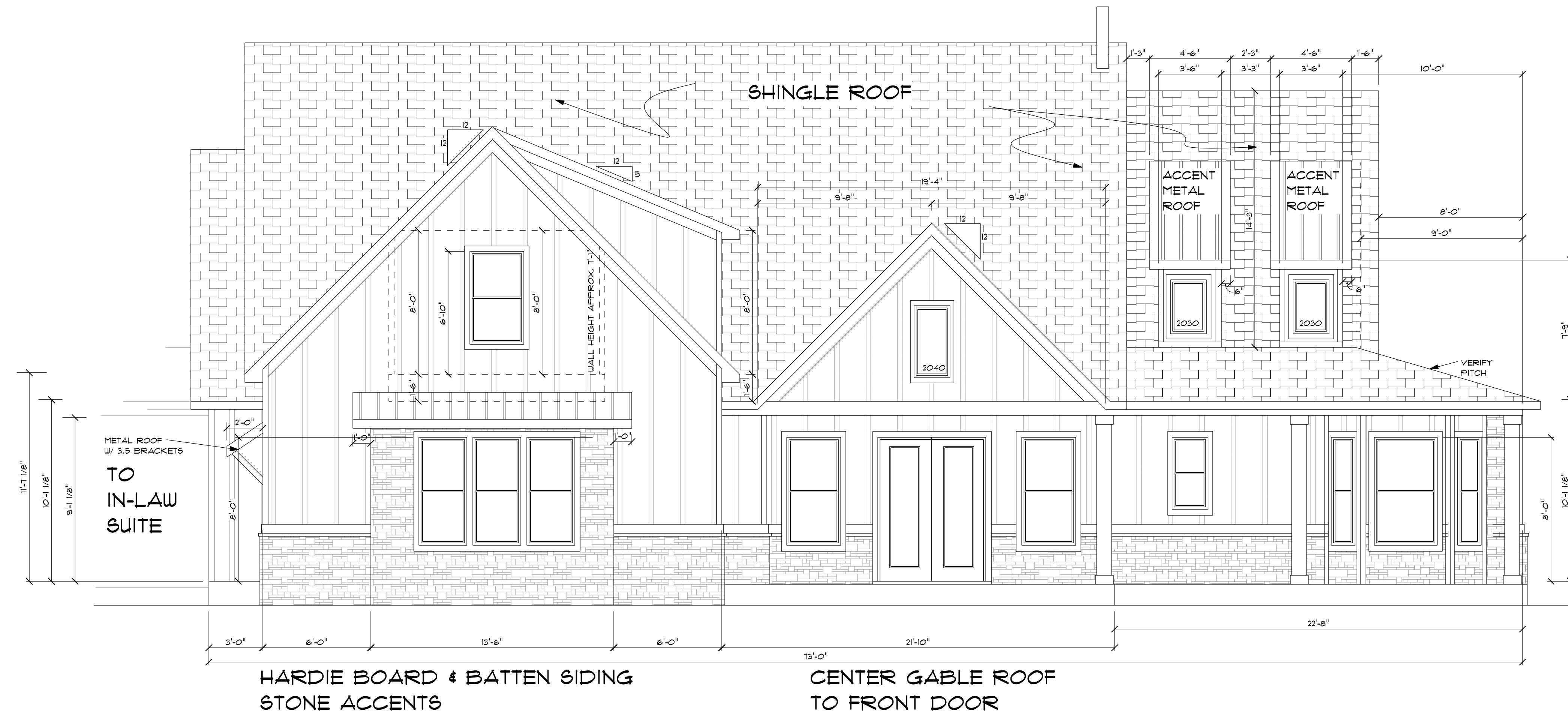
PLANS BY: T. HARDY  
HARDY HOME DESIGNS, LLC  
*J. Hardy*

SHEET:  
**A1.2**

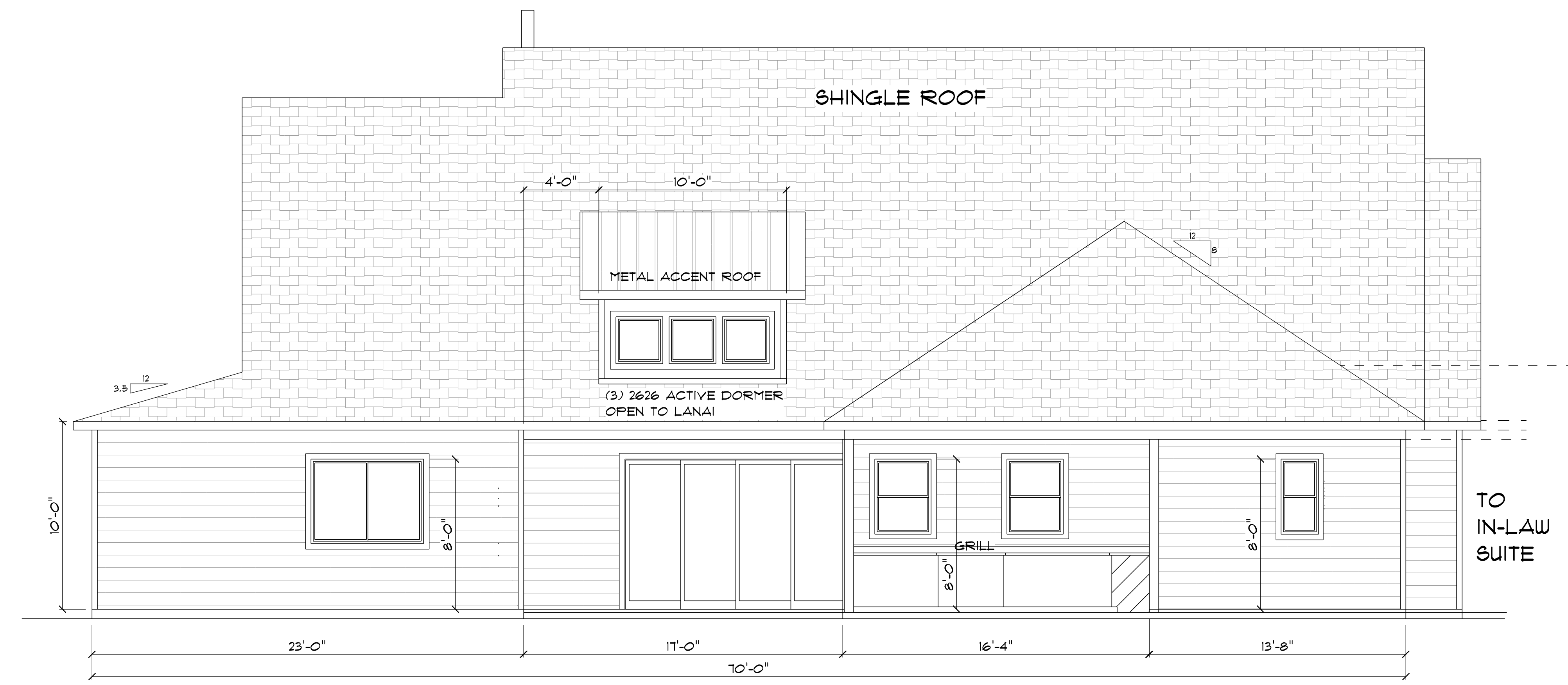


- SMOKE DETECTORS ARE TO BE IN EACH BEDROOM, COMMON AREA NEAR BEDROOMS, ON EACH STORY, AND CLOSE TO STAIRS GOING UP, WIRED TO COMPLY WITH NFPA 10.
- CARBON MONOXIDE DETECTORS ARE TO BE WITHIN 10' OF SLEEPING ROOMS. COMBINATION UNITS MAY BE USED.
- ALL SHALL HAVE AFCI CIRCUITS & TAMPER PROOF RECP.
- ALL UL LISTED SUPPORT BOX FOR ALL FAN PREWIRE.
- ELECTRICIAN DESIGN SHALL COMPLY WITH THE 2020 NATIONAL ELECTRIC CODE WITH ANY APPLICABLE LOCAL CODES, RULES & ORDINANCES.

ELECTRICAL	COUNT	SYMBOL
ceiling fan	6	
can light	18	
LED light 1 x 4	2	
pendant globe	2	
water proof can light	1	
electrical meter	1	
electrical panel	1	
can light exhaust fan	1	
cable tv outlet	3	
doorbell chime	1	
doorbell pushbutton	1	
dryer outlet 220v	1	
exhaust fan	1	
outlet	5	
outlet afi	16	
outlet gfi	15	
smoke detector	2	
stove outlet 220v	1	
switch	18	
switch 3 way	6	
telephone	1	
vanity bar light	3	



**FRONT ELEVATIONS**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**RIVER  
RISE  
LOT 23**  
PARCEL •  
10006-223

Tuesday, April 8, 2025

TOTAL UNCONDITION AREA: 1846 SF  
3 CAR GARAGE AREA: 993 SF  
FRONT PORCH AREA: 281 SF  
LANAI AREA: 630 SF

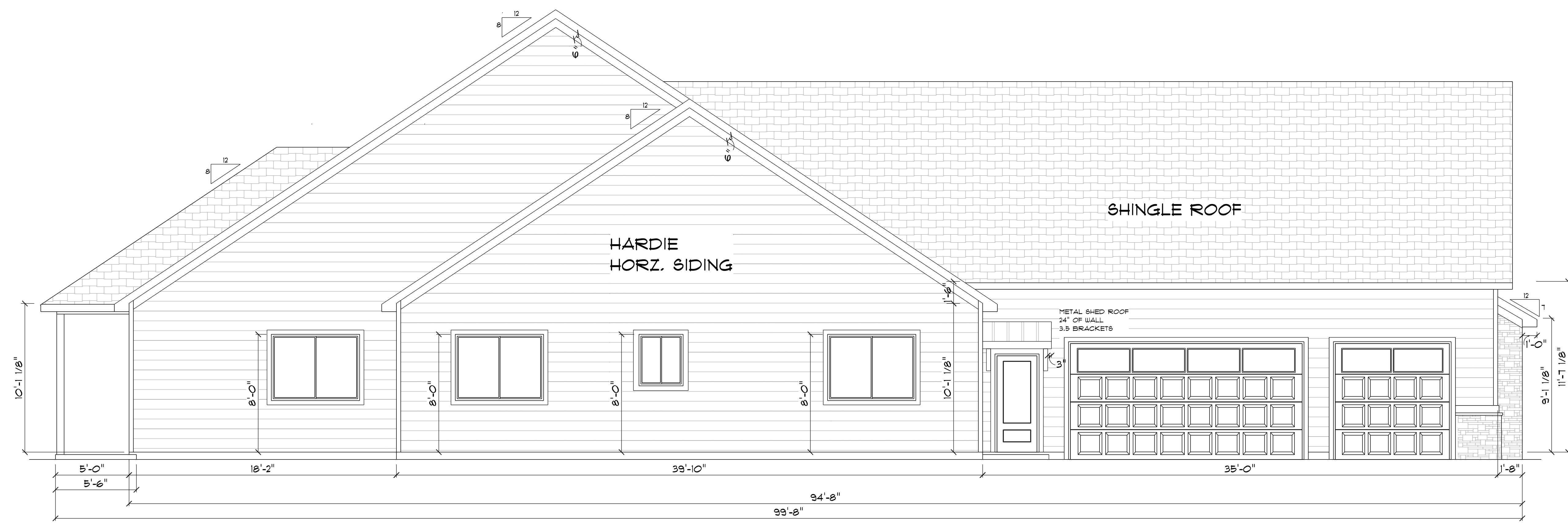
**MAIN HOUSE AREA**  
TOTAL AREA: 5663 SF  
TOTAL CONDITION AREA: 3811 SF  
FIRST FLOOR AREA: 3373 SF  
BONUS ROOM AREA: 444 SF

**IN-LAW SUITE AREA**  
TOTAL AREA: 2136 SF  
TOTAL CONDITION AREA: 1913 SF  
PORCH/CARPORT AREA: 433 SF  
IN-LAW SUITE LANAI AREA: 450 SF

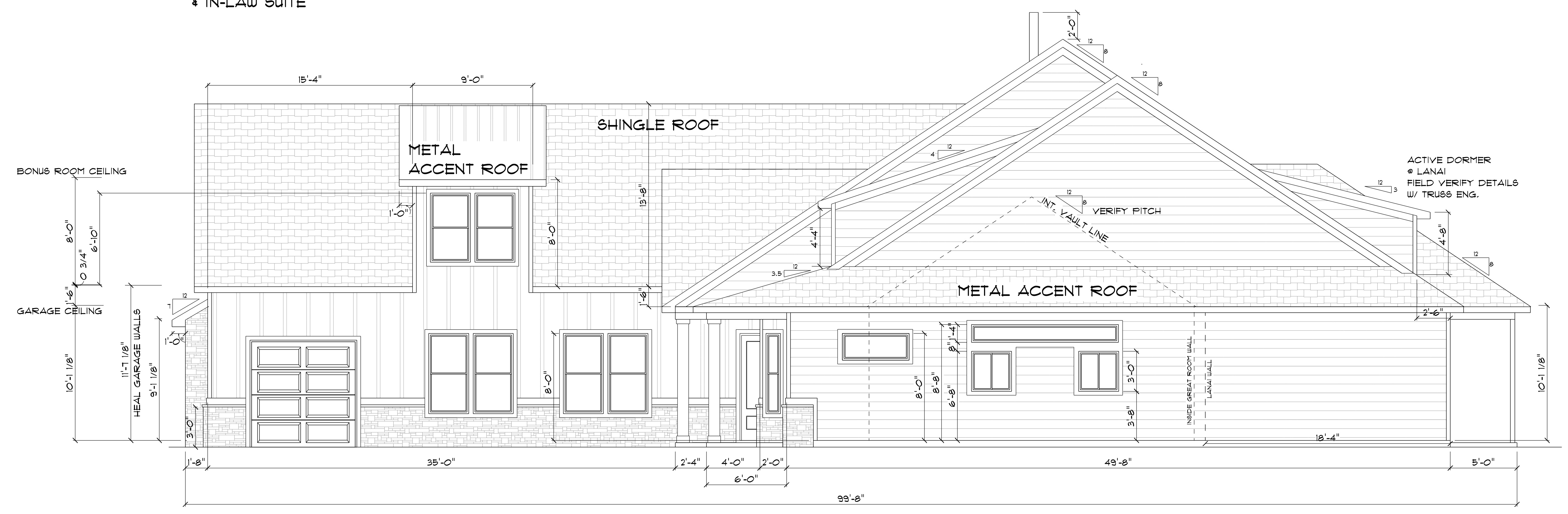
**POWELL RESIDENCE**  
SW GREY WAY  
HIGH SPRINGS, FL 32643

PLANS BY: T. HARVEY  
HARVEY-HOPPE DESIGNS, LLC  
*Judy*

SHEET:  
**A2.0**



LEFT ELEVATION CONNECTING  
BREEZEWAY  
BETWEEN  
MAIN HOUSE  
& IN-LAW SUITE  
SCALE: 1/4" = 1'-0"

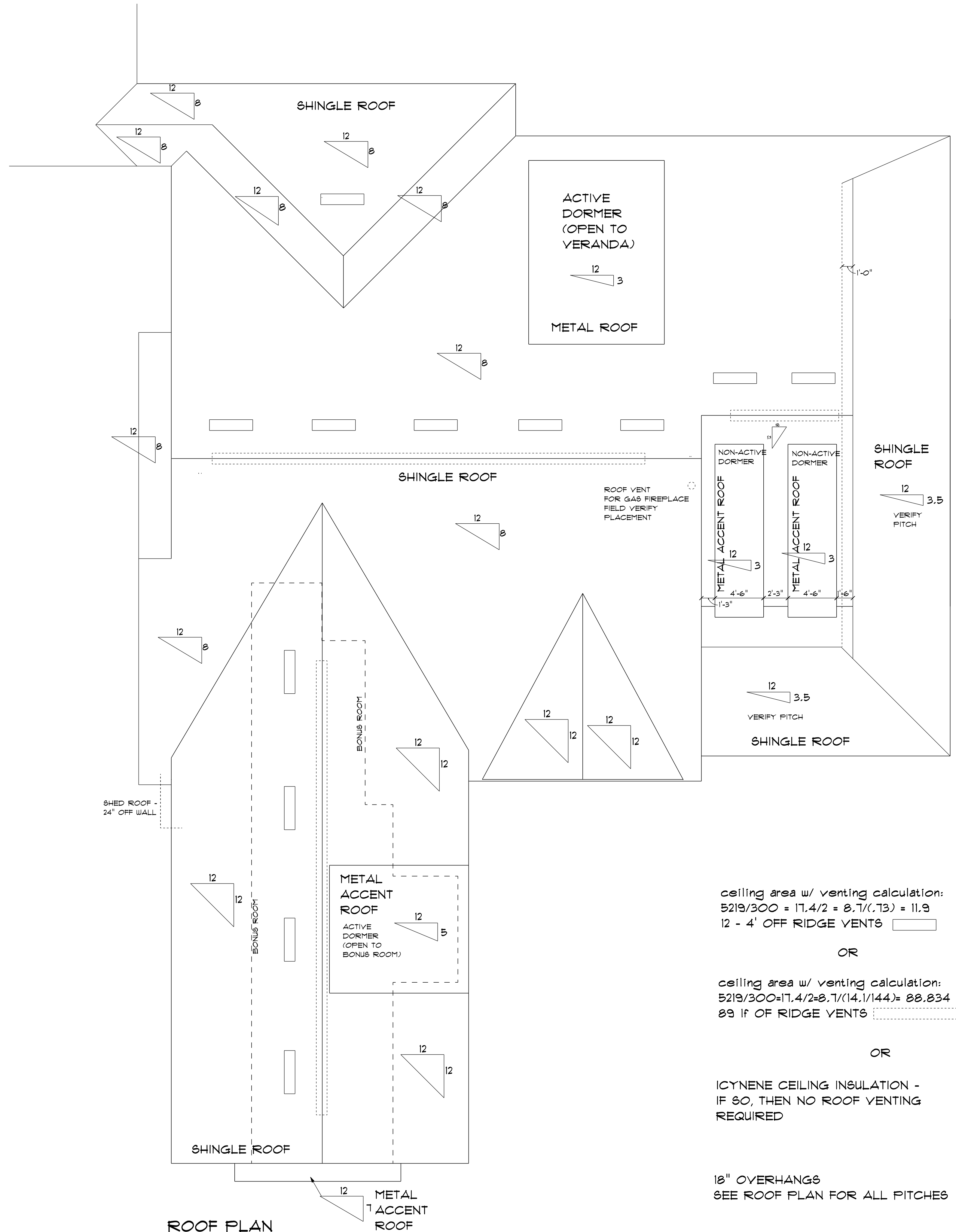


RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

MAIN HOUSE AREA	
TOTAL AREA: 6663 SF	TOTAL UNCONDITION AREA: 1846 SF
TOTAL CONDITION AREA: 3817 SF	3 CAR GARAGE AREA: 930 SF
FIRST FLOOR AREA: 3319 SF	FRONT PORCH AREA: 287 SF
BONUS ROOM AREA: 444 SF	LANAI AREA: 630 SF
IN-LAW SUITE AREA	
TOTAL AREA: 2136 SF	TOTAL CONDITION AREA: 113 SF
PORCH/CARPORT AREA: 493 SF	IN-LAW SUITE LANAI AREA: 430 SF

**POWELL RESIDENCE**  
511 GREY WAY  
HIGH SPRINGS, FL 32643

PLANS BY: T. HARDY  
HARDY HOME DESIGNS, LLC  
*T. Hardy*



ceiling area w/ venting calculation:  
 $5219/300 = 17.4/2 = 8.7 / (.13) = 11.9$   
 12 - 4' OFF RIDGE VENTS

OR

ceiling area w/ venting calculation:  
 $5219/300 = 17.4/2 = 8.7 / (.144) = 88.834$   
 89 1/2 OF RIDGE VENTS

OR

ICYNENE CEILING INSULATION -  
 IF SO, THEN NO ROOF VENTING  
 REQUIRED

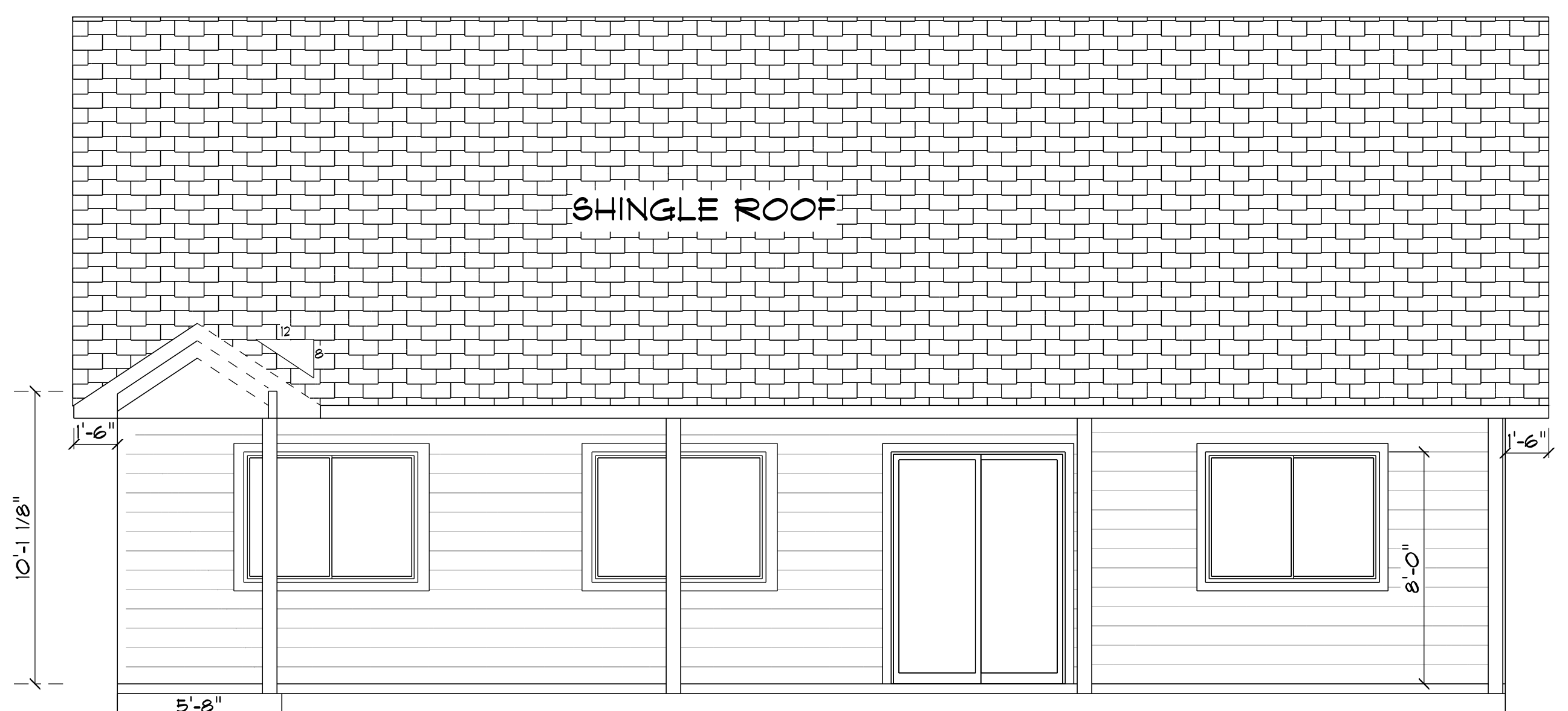
18" OVERHANGS  
 SEE ROOF PLAN FOR ALL PITCHES

**ROOF PLAN**  
 SCALE: 3/16" = 1'-0"  
 SEE ROOF PLAN FOR PITCH & LOCATIONS

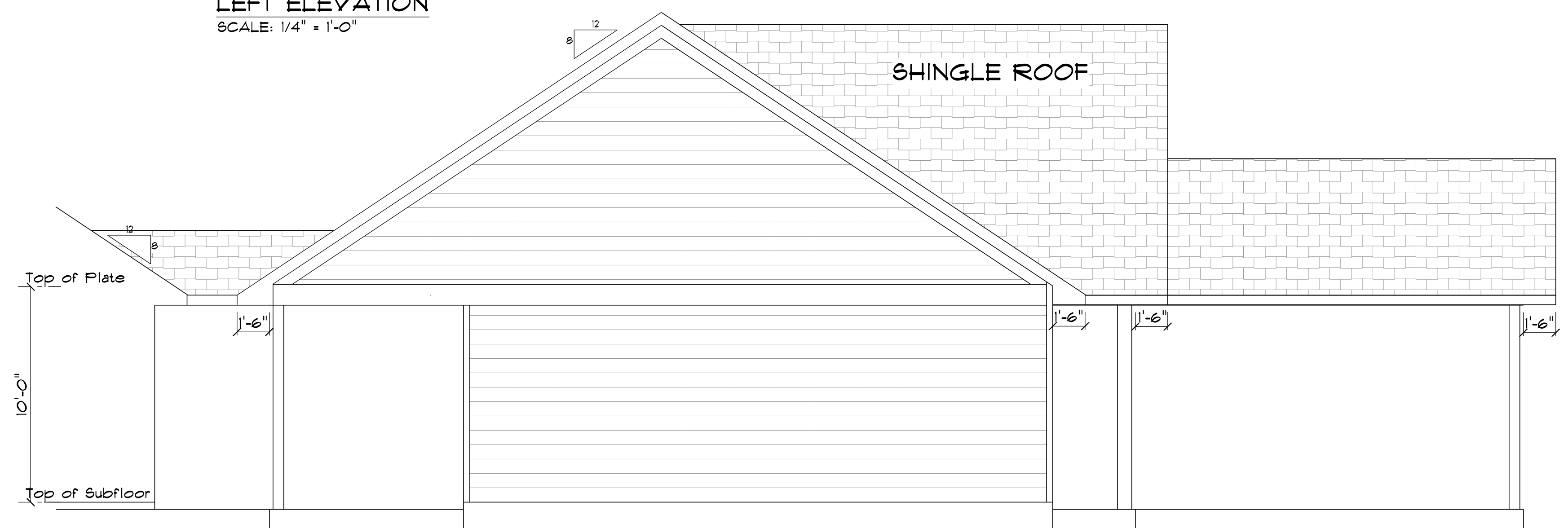
ALL OVERHANGS TO BE 18" - UNLESS OTHERWISE NOTED



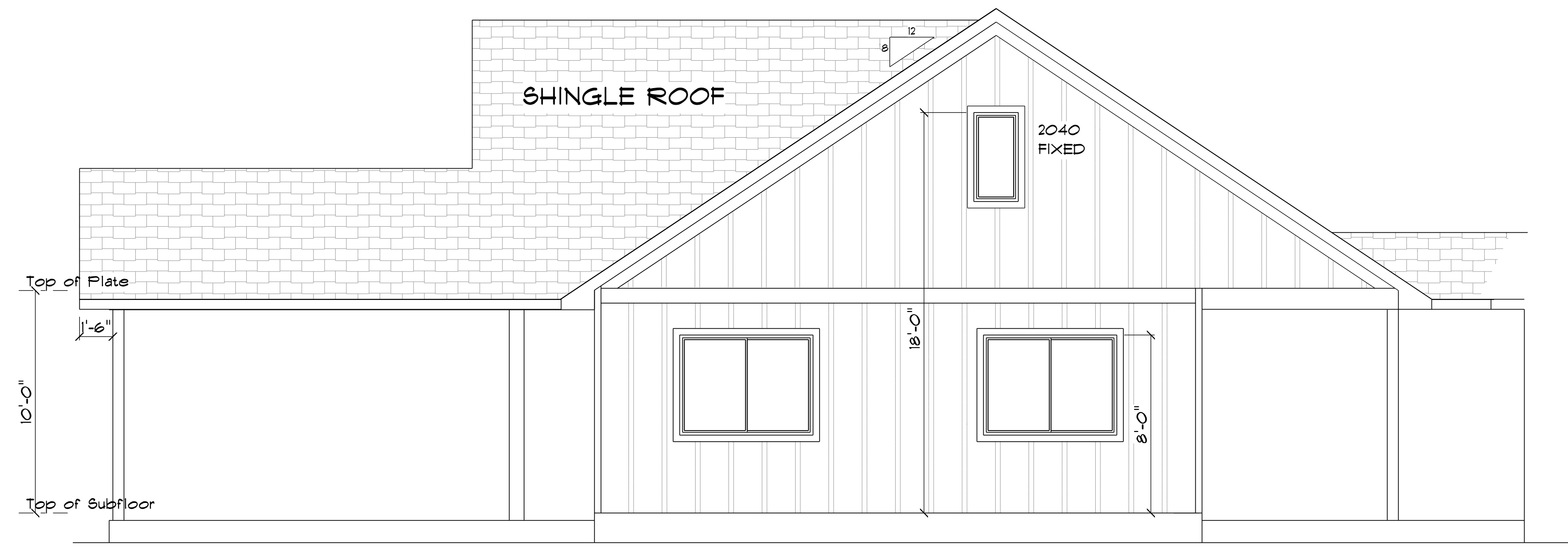
**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



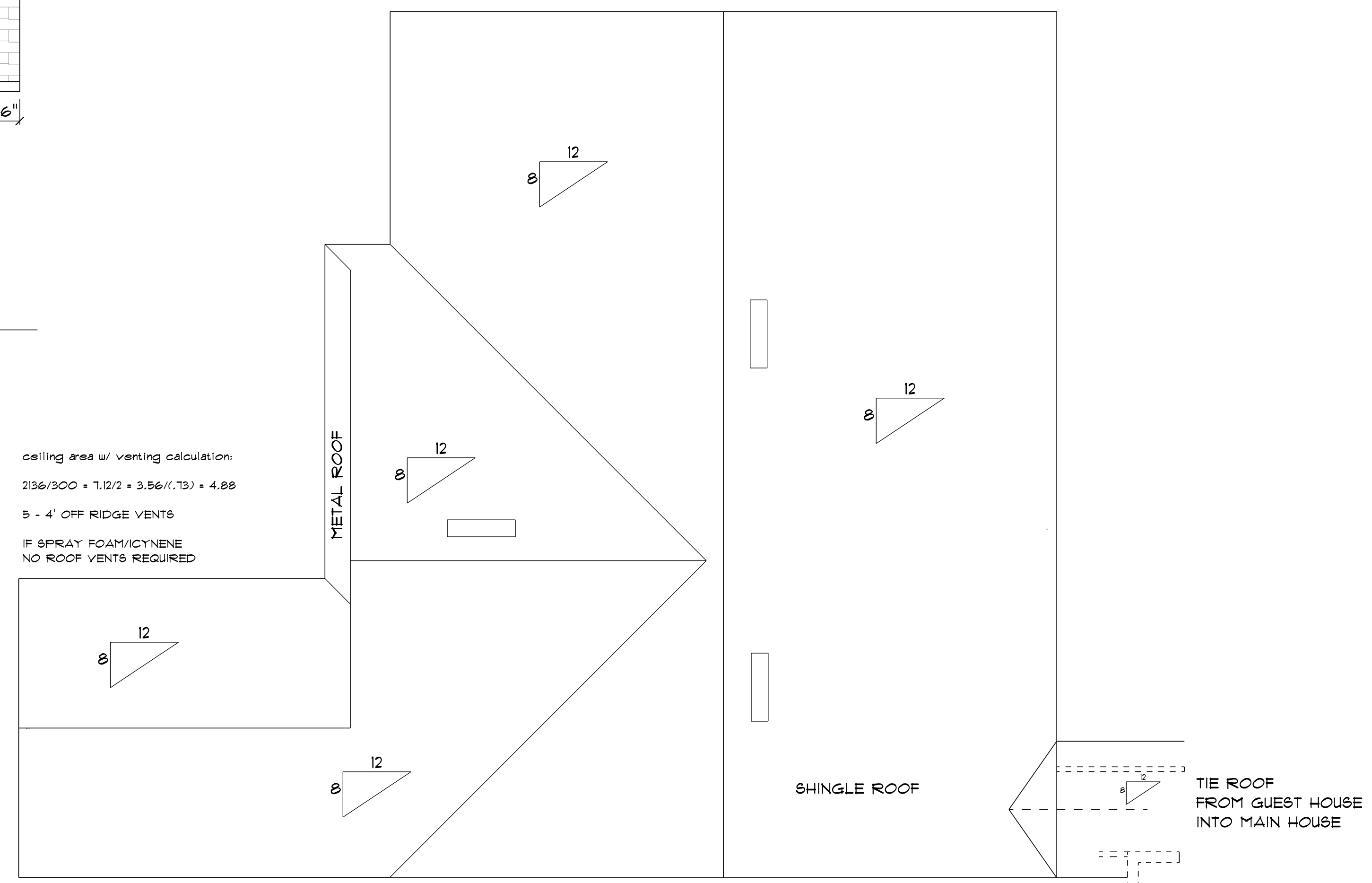
**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

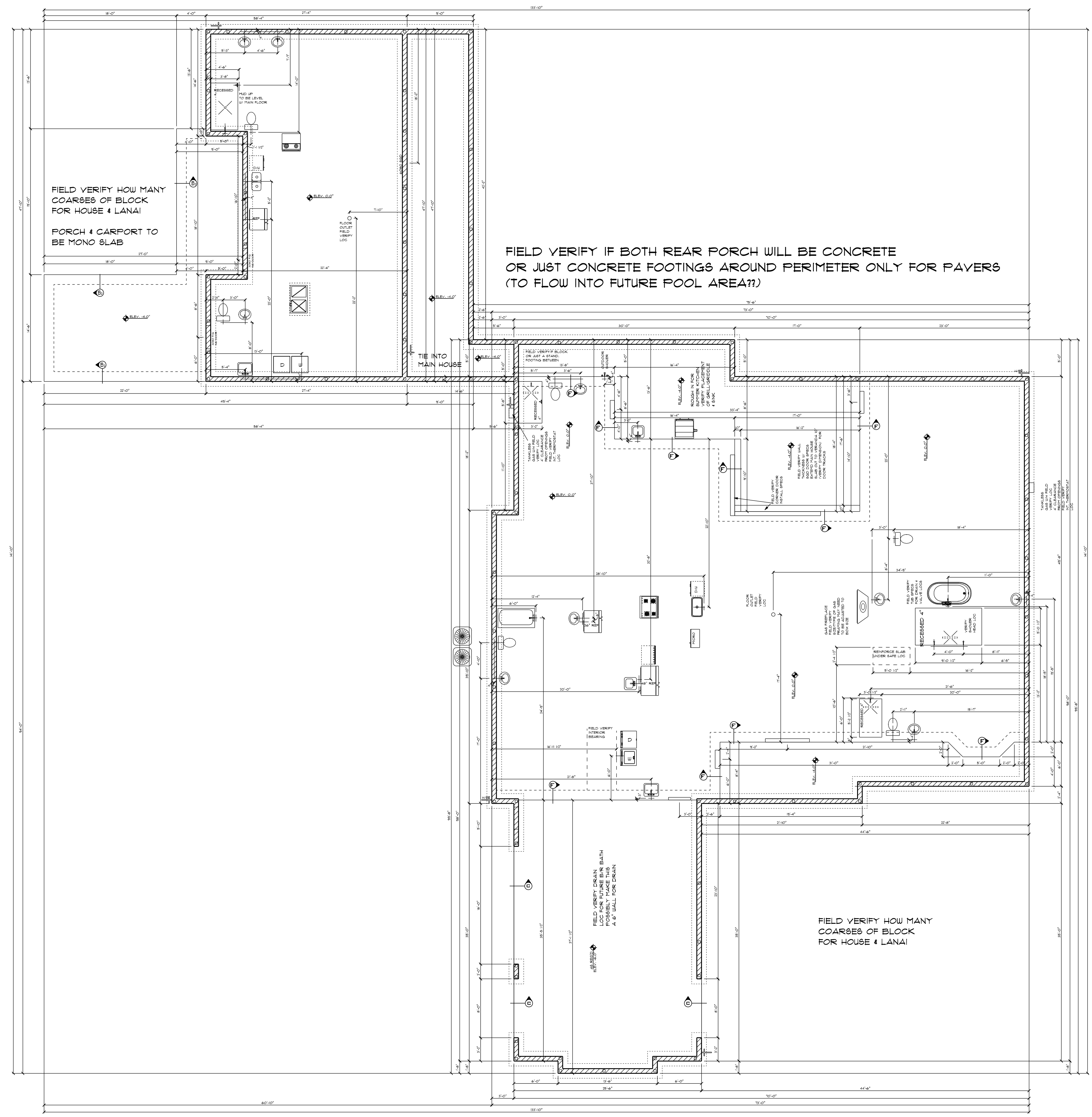


**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



ceiling area w/ venting calculation:  
 $2136/300 = 7.12/2 = 3.56/(.73) = 4.88$   
5 - 4' OFF RIDGE VENTS  
IF SPRAY FOAM/CYNENE  
NO ROOF VENTS REQUIRED

**ROOF PLAN**  
SCALE: 3/16" = 1'-0"  
ALL ROOF PITCHES -  
SEE ROOF PLAN FOR LOCATIONS  
ALL OVERHANGS TO BE 18"  
UNLESS OTHERWISE NOTED



**FOUNDATION PLAN - WHOLE HOUSE**

SCALE: 1/8" = 1'-0"  
SEE WINDLOAD ENG. FOR STRUCTURAL DETAILS  
FIELD VERIFY W/ TRUSS & WINDLOAD ENG. FOR ANY INTERIOR BEARING/FOOTINGS

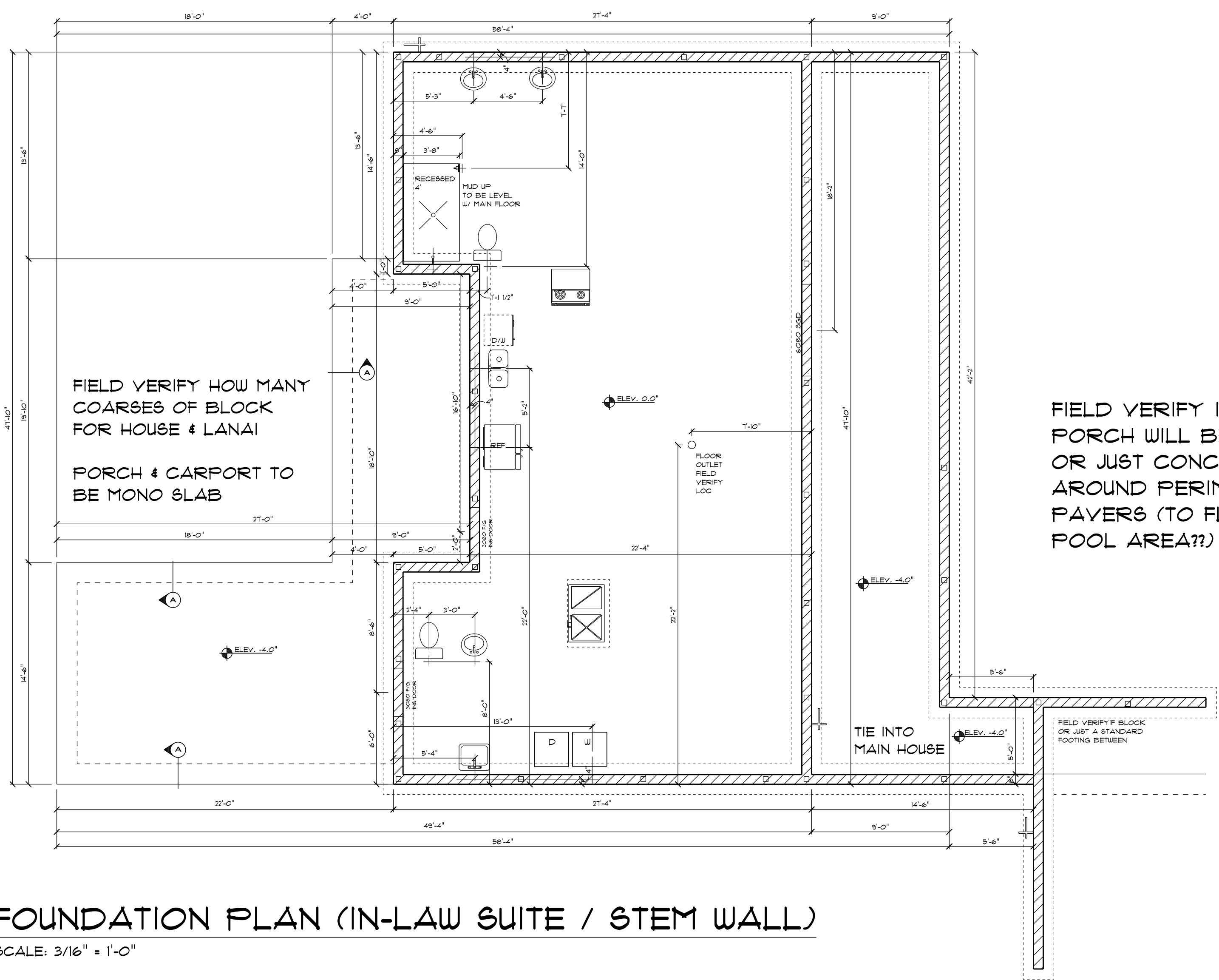


MAIN HOUSE AREA	
TOTAL AREA: 5663 SF	TOTAL UNCONDITION AREA: 1846 SF
TOTAL CONDITION AREA: 3817 SF	3 UNCOND. AREA: 886 SF
FIRST FLOOR AREA: 3817 SF	FRONT PORCH AREA: 287 SF
BONUS ROOM AREA: 444 SF	LANAI AREA: 630 SF
IN-LAW SUITE AREA	
TOTAL AREA: 2136 SF	TOTAL UNCONDITION AREA: 1013 SF
TOTAL CONDITION AREA: 1123 SF	PORCH/COVERED AREA: 110 SF
IN-LAW SUITE LANAI AREA: 432 SF	

**POWELL RESIDENCE**  
614 GREY WAY  
HIGH SPRINGS, FL 32643

PLANS BY: T. HARDY  
HARDY HOME DESIGNS, LLC  
*Thud*

SHEET:  
**A3.2**

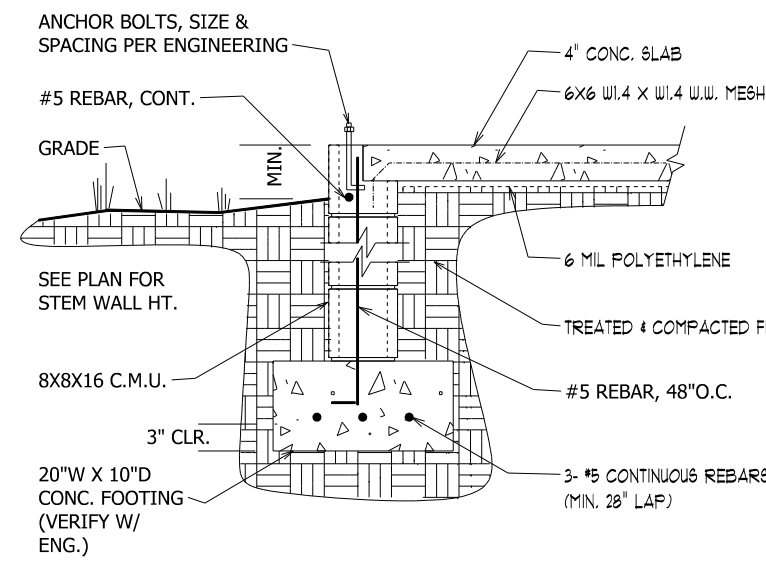


**FOUNDATION PLAN (IN-LAW SUITE / STEM WALL)**

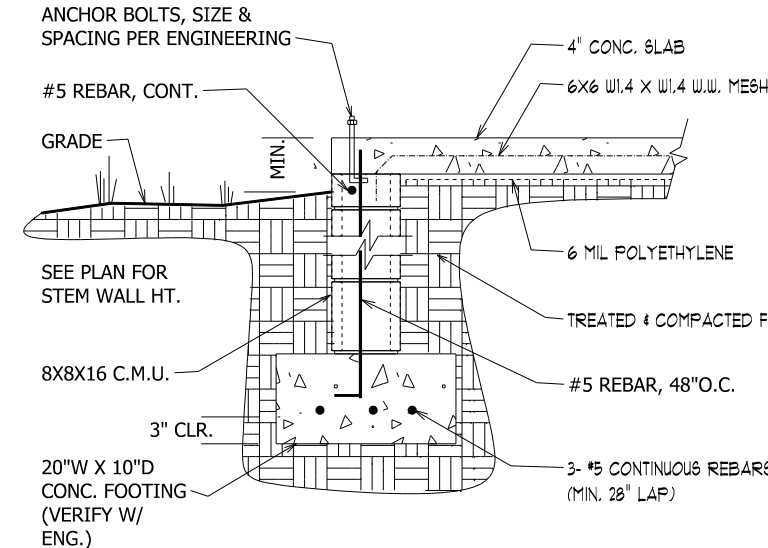
SCALE: 3/16" = 1'-0"

SEE WINDLOAD ENG.  
FOR STRUCTURAL DETAILS  
FIELD VERIFY W/ TRUSS & WINDLOAD ENG.  
FOR ANY INTERIOR BEARING/FOOTINGS

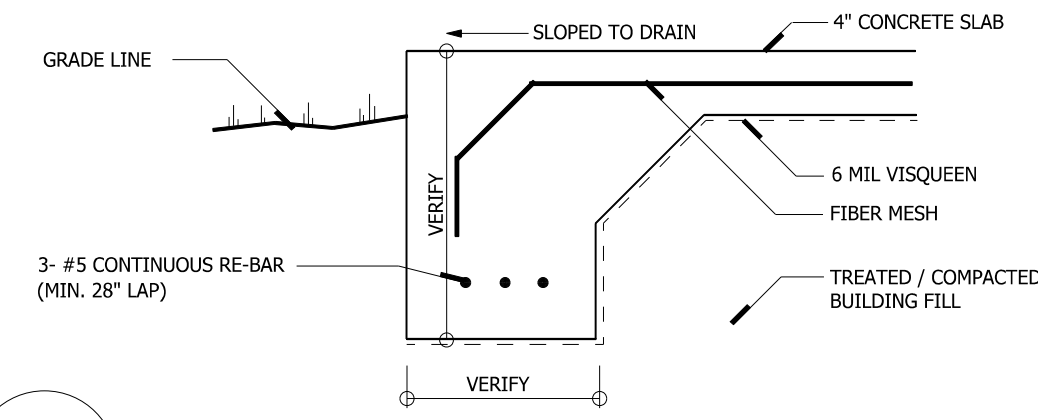
FIELD VERIFY  
HOSE BIB LOCS  
& QUANTITIES



**A TYP. STEM WALL**

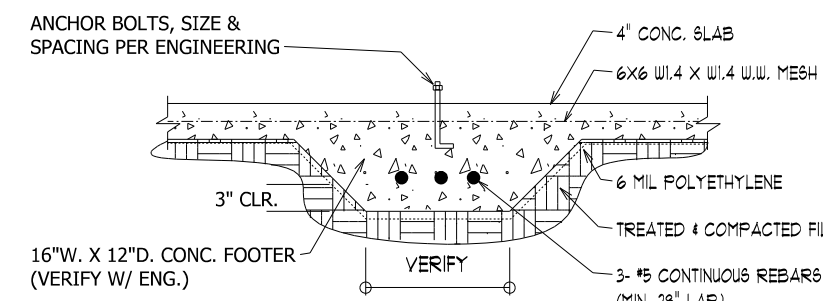


**B1 PORCH PERIMETER SLAB**

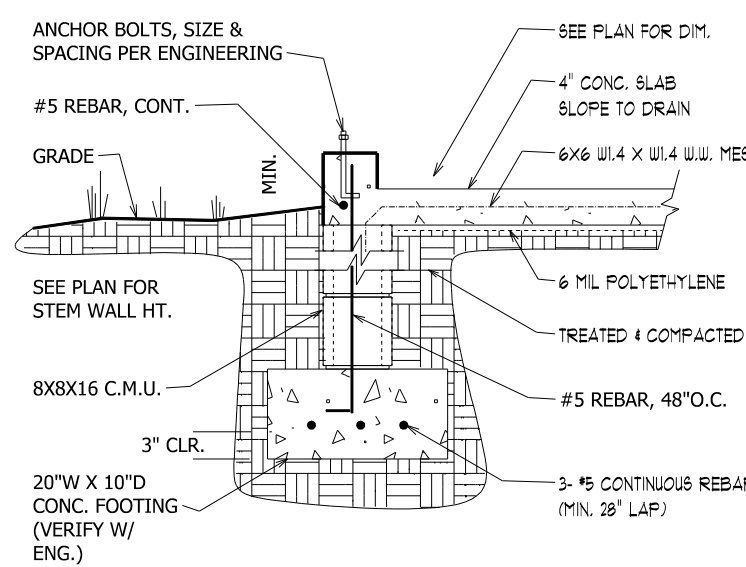


**B2 PORCH PERIMETER SLAB**

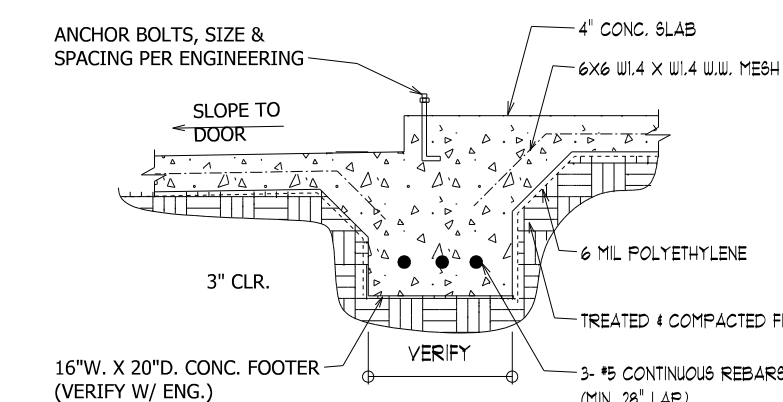
SCALE: NTS  
VERIFY ALL DETAILS W/ ENG



**C APRON @ GARAGE**

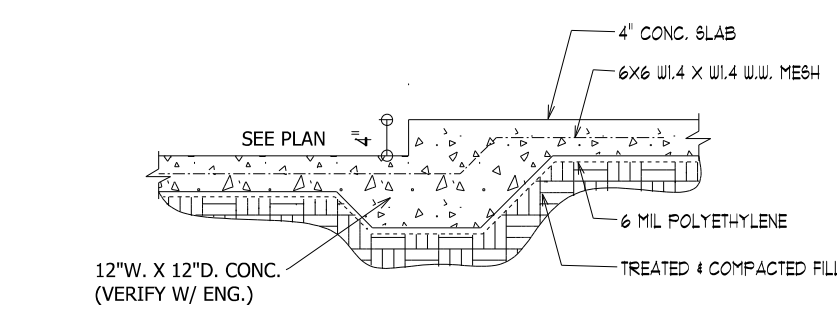


**D INT. BEARING. SLAB**

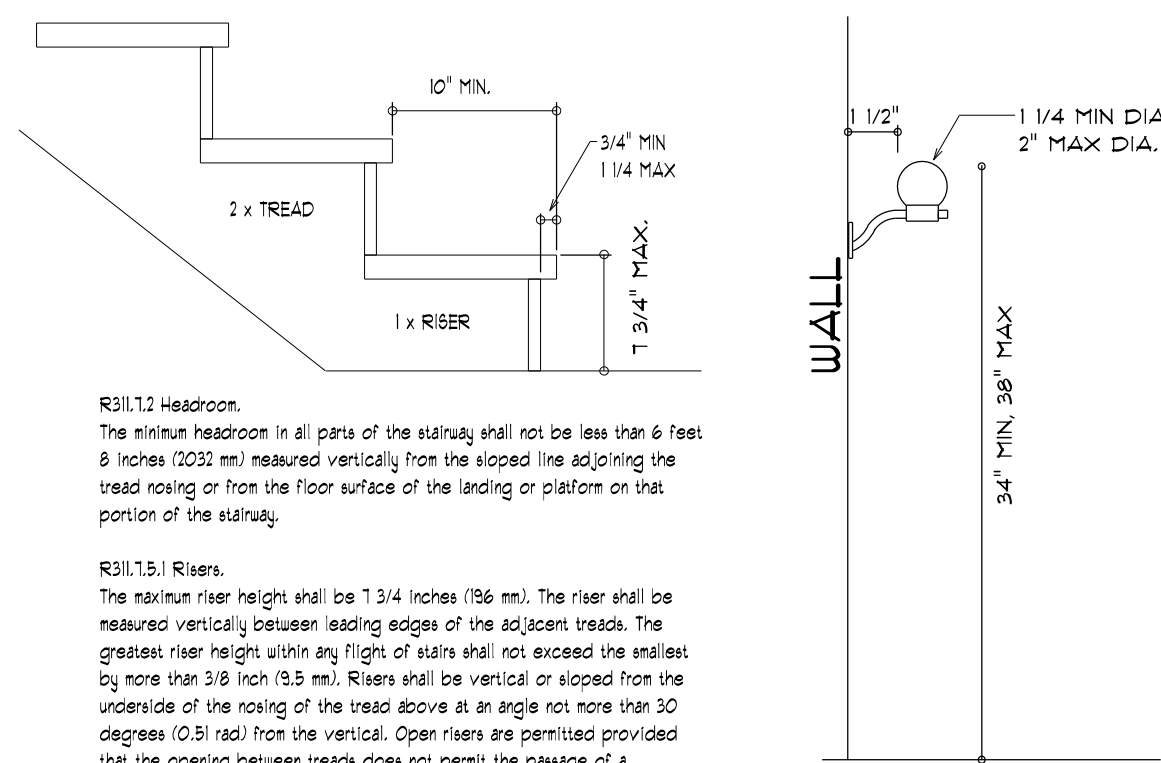


**F EXT./INT. STEP FOOTER**

**E STEM WALL W/ CURB**



**G INT. STEP @ SHWR. SLAB**



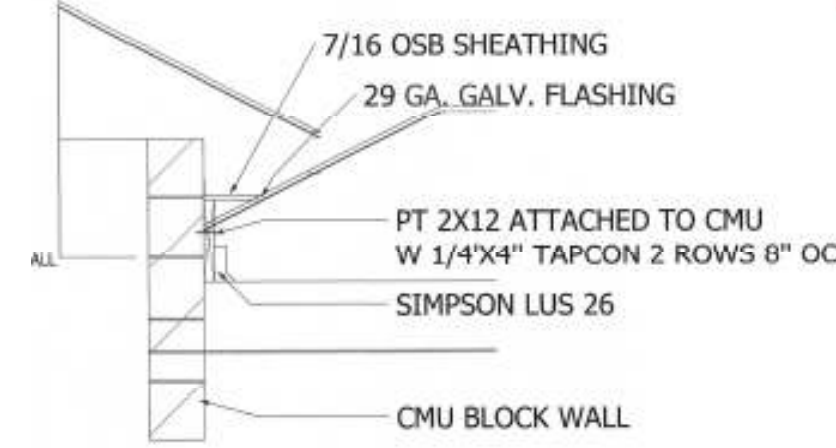
**R311.2 Handrail.**  
The minimum handrail in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

**R311.5.1 Riser.**  
The minimum riser height shall be 1 3/4 inches (76 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the inside of the nosing of the tread down at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.

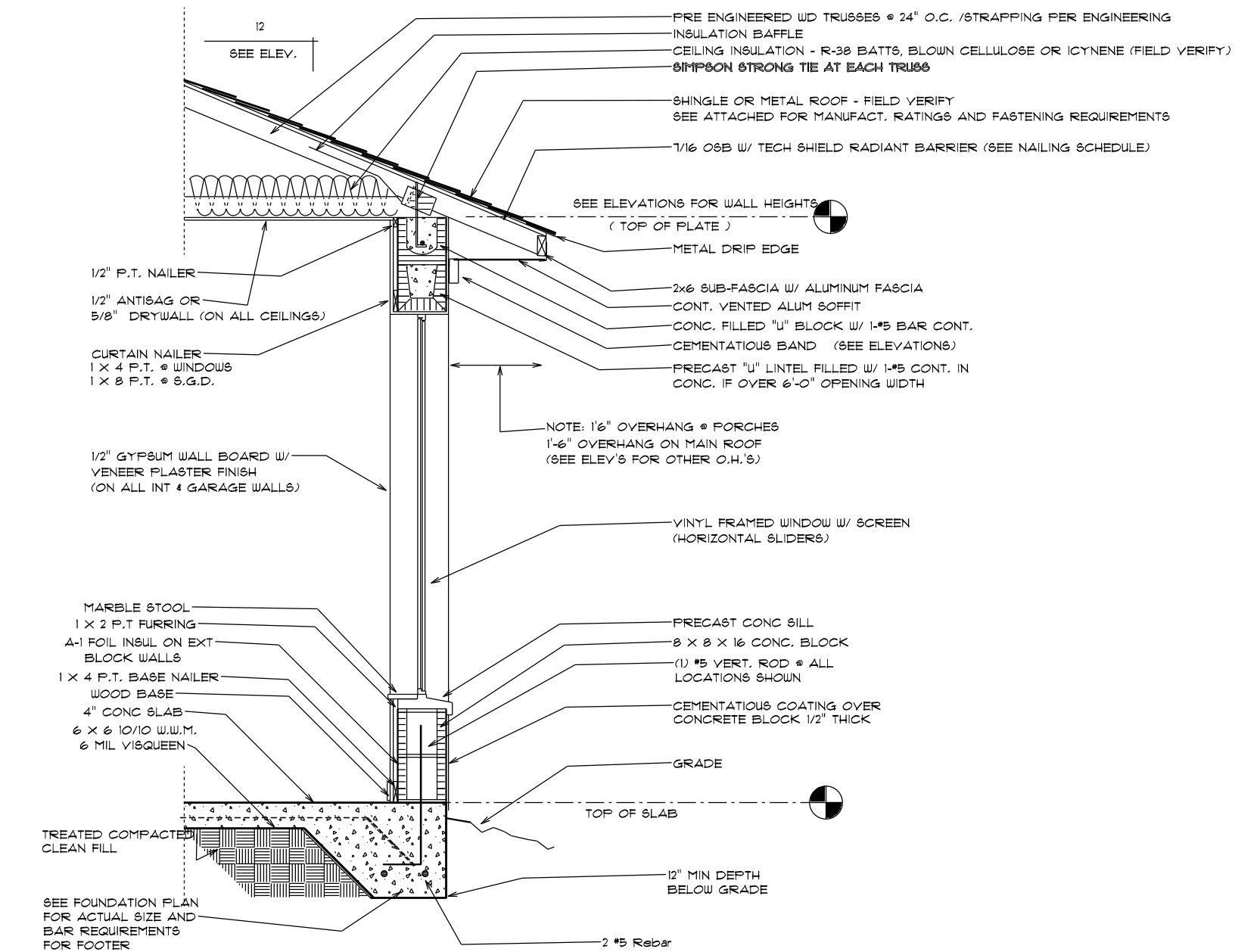
**R311.5.2 Treads.**  
The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

**TREAD/RISER DETAIL**

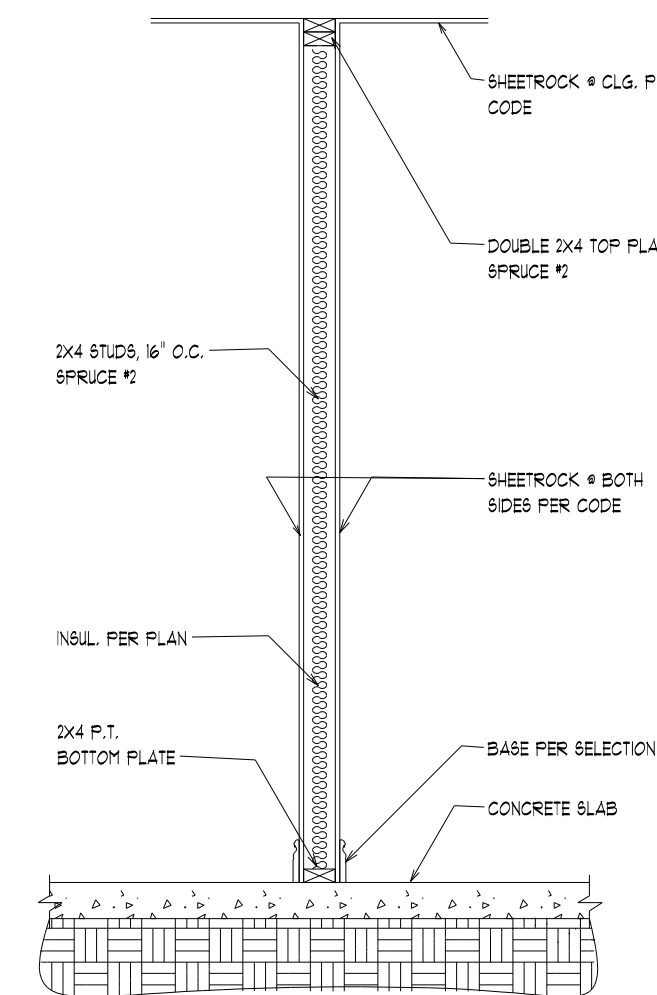
**HANDRAIL DETAIL**



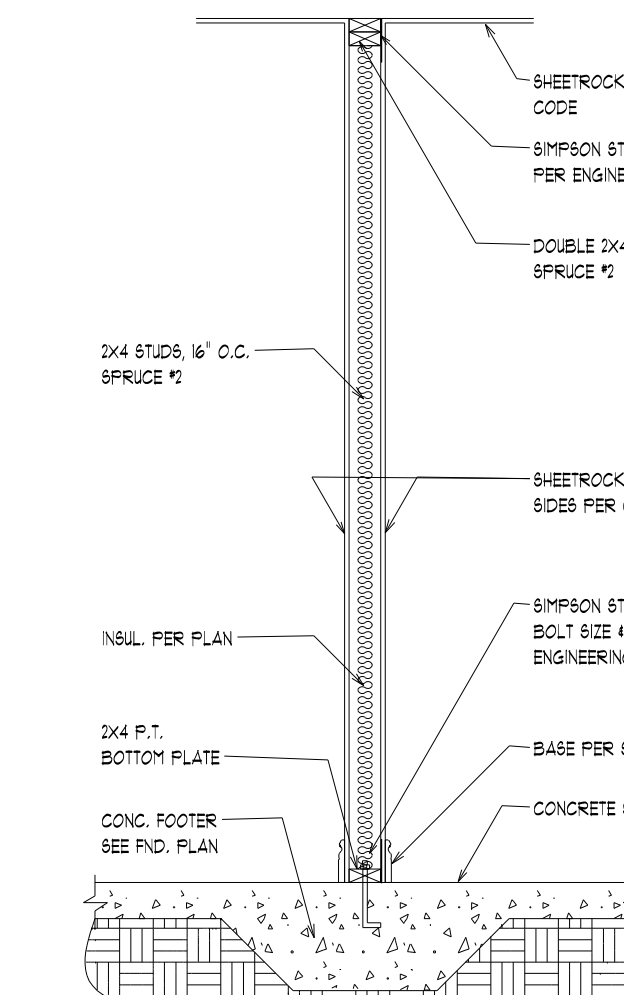
**TYP FLASHING AT CMU WALL**



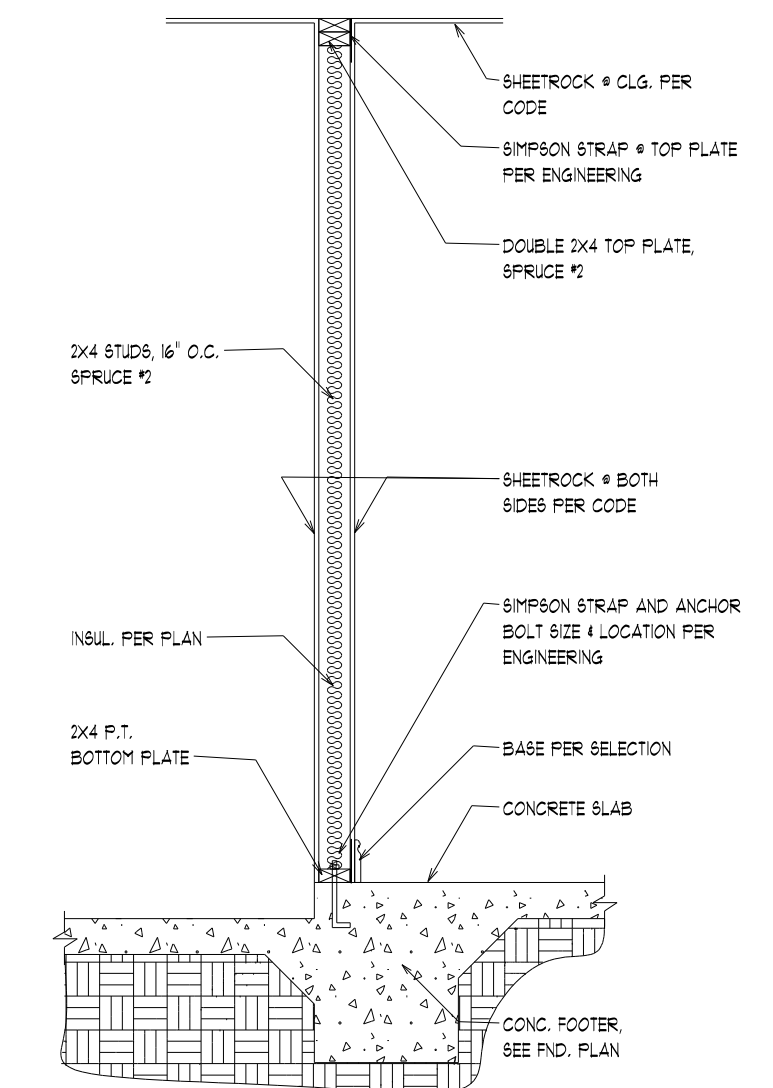
**TYPICAL WALL SECTION**  
CONCRETE BLOCK - EITHER MONO OR STEM WALL FOUNDATION



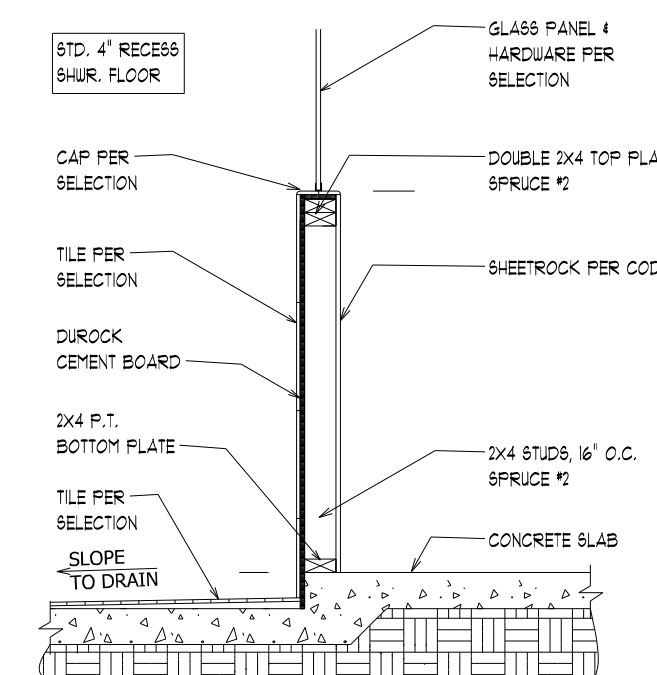
**INT. WALL SECTION**



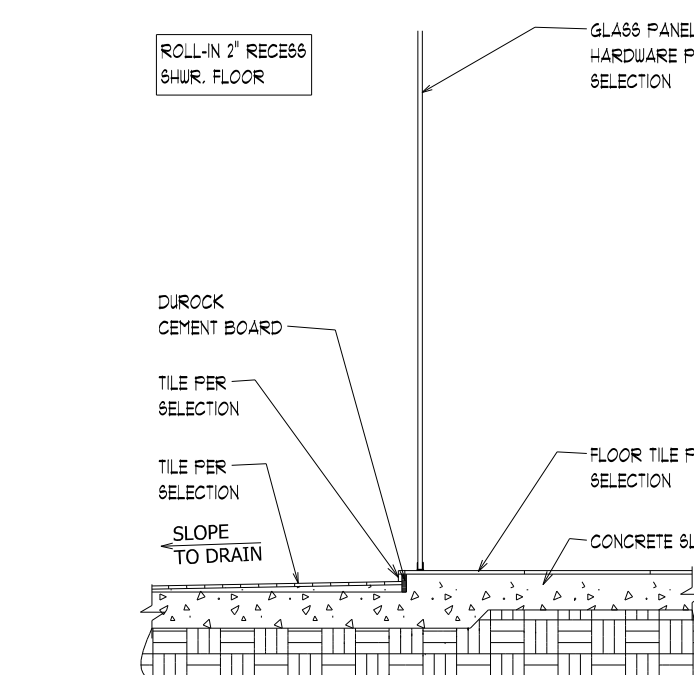
**INT. BRG. WALL SECTION**



**GARAGE WALL SECTION**



**SHWR. KNEE WALL W/ GLASS PANEL**



**SHWR. W/ GLASS PANEL**

**RIVER RISE**  
**LOT 23**  
PARCEL # 10006-22

Tuesday, April 8, 2025

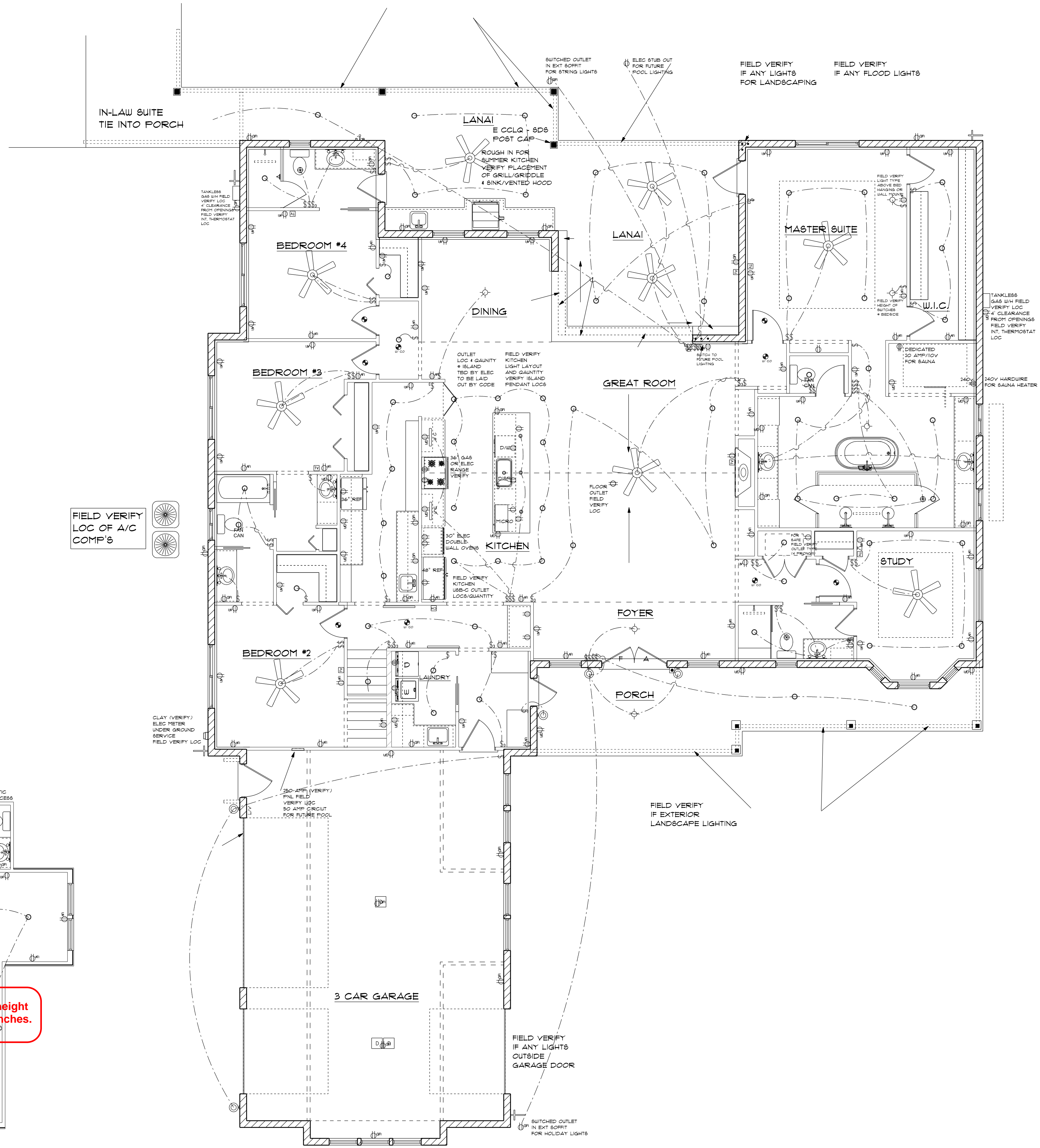
**MAIN HOUSE AREA**  
TOTAL UNCONDITION AREA: 1846 SF  
TOTAL CONDITION AREA: 328 SF  
3 CAR GARAGE AREA: 281 SF  
FRONT PORCH AREA: 281 SF  
LANAI AREA: 630 SF  
BONUS ROOM AREA: 444 SF

**IN-LAW SUITE AREA**  
TOTAL AREA: 5663 SF  
TOTAL UNCONDITION AREA: 281 SF  
TOTAL CONDITION AREA: 381 SF  
PORCH/CARPORT AREA: 439 SF  
IN-LAW SUITE LANAI AREA: 430 SF

**POWELL RESIDENCE**  
311 GREY WAY  
HIGH SPRINGS, FL 32643

PLANS BY: T. HARDY  
HARDY HOME DESIGNS, LLC  
*T. Hardy*

SHEET:  
**A4.0**



**NOTE: ALL PENETRATION THROUGH EXTERIOR WALL OR CEILING SHALL BE SEALED WITH FIRE CAULKING**

1. SMOKE DETECTORS ARE TO BE IN EACH BEDROOM COMMON AREA NEAR BEDROOMS, ON EACH STORY, AND CLOSE TO STAIRS GOING UP, WIRE TO COMPLY WITH NFPA 70.
2. GARBAGE MONITOR DETECTORS ARE TO BE WITHIN 10' OF SLEEPING ROOMS, COMBINATION UNITS MAY BE USED.
3. ALL SHALL HAVE AFCI CIRCUITS & TAMPER PROOF RECP.
4. ALL IS LISTED SUPPORT BODY FOR ALL RAN PRESSURE.
5. ELECTRICIAN DESIGN SHALL COMPLY WITH THE 2025 NATIONAL ELECTRIC CODE WITH ANY APPLICABLE LOCAL CODES, RULES & ORDINANCES.

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	10	
can light	62	
pendant globe	3	
water proof can light	5	
electrical meter	1	
electrical panel	1	
cable tv outlet	7	
can light w exhaust fan	3	
coach light	5	
smoke detector co combo	4	
telephone	1	
vanity bar light	7	
doorbell chime	1	
doorbell pushbutton	1	
dryer outlet 220v	1	
exhaust fan	4	
floor receptacle	1	
garage door opener	3	
light	7	
outlet	19	
outlet 240v	1	
outlet att	68	
outlet gfi	44	
smoke detector	5	
stove outlet 220v	1	
switch	57	
switch 3 way	19	
under cabinet lighting	2	

**R312.2.1 Window sills opening height opening is located less than 24 inches.**

**ELECTRICAL PLAN**  
SCALE: 3/16" = 1'-0"