IN-LAW SUITE AREA

Main Floor	1213 sq ft
CONDITIONED	1213 sq ft
Front Porch/Carport	493 sq ft
Lanai	278 sq ft
UNCONDITIONED	771 sqft
TOTAL	1984 sq ft

IN-LAW SUITE DOOR SCHEDULE

QTY.	SIZE	STYLE	ROUGH OPENING
2	3080 INS	FIBERGLASS/GLS	
1	6080 SGD	GLASS	
1	2680 INT	PREHUNG	32 x ??
1	21080 INT	PREHUNG	36 x ??
2	3080 INT	PREHUNG	38 x ??
1	4080 INT	PREHUNG	50 x ??
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	287 sq ft
Lanai	630 sq ft
Garage (3 Car)	929 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	3068 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/ BLINDS	
1	3080 INS SF	GLASS/OBSCUR OR W/ BLINDS	
1	8' TALL CORNER UNIT SGD	GLASS	TBD
0	2080 INT	PREHUNG	26 x ??
1	2480 INT	PREHUNG	30 x ??
1	2680 INT	PREHUNG	32 x ??
5	2880 INT	PREHUNG	34 x ??
1	21080 INT	PREHUNG	36 x ??
1	3080 INT	PREHUNG	38 x ??
1	4080 INT	BALL CATCH	50 x ??
1	2080 INT	BIFOLD	25 1/2 x ??
2	2680 INT	BIFOLD	31 1/2 x ??
0	3080 INT	BIFOLD	37 1/2 x ??
1	6080 INT	BIFOLD	73 1/2 x ??
2	3080 S/C	BARN DOOR	
1	2680 INT	POCKET	
6	2880 INT	POCKET	
	BONUS ROOM		
1	3068 INS	SOLID CORE	38 x 82 1/2
1	2868 INT	PREHUNG	34 x 82 1/2
1	3068 INT	BIFOLD	
1	3068 S/C	BARN DOOR	TBD

6'8" = 82 1/2 (PH DOORS)
8' = 98 1/2 (PH DOORS)

6'8" = 81 1/4 (BF DOORS)
8' = 97 1/4 (BF DOORS)

MAIN HOUSE - WINDOW SCHEDULE

QTY.	STYLE	GLAZE
3	3052 1/1	LOWE
3	2860 1/1	LOWE
3	3060 1/1	LOWE
2	2040 1/1	LOWE
1	2040 FIXED	LOWE
2	2030 FIXED	LOWE
2	1660 1/1	LOWE
1	3036 H/S	LOWE
4	6046 H/S	LOWE
4	3040 H/S	LOWE
1	5020 TRAN	LOWE

INDEX

SHEET	DESCRIPTION
G1.0	COVERHSHEET, NOTES, SITE PLAN
A1.0	FLOOR PLAN
A1.1	FLOOR PLAN (DIMENSIONS ONLY)
A1.2	FLOOR PLAN (NOTES ONLY)
A2.0	EXTERIOR FRONT & REAR ELEVATIONS
A2.1	EXTERIOR SIDE ELEVATIONS
A2.2	ROOF PLAN, VENT CALCS
A3.0	FOUNDATION PLAN, DETAILS (MONO SLAB OPT.)
A3.1	FOUNDATION PLAN, DETAILS (STEM WALL OPT.)
A4.0	MISC. DETAILS
E1.0	ELECTRICAL PLAN

DESIGN CRITERIA

BUILDING CODE: FBC RESIDENTIAL 7TH EDITION (2023)

ELECTRICAL CODE: NEC 2023

GENERAL NOTES

1. ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.

2. THESE PLANS ARE SUBJECT TO MODIFICATION AS NECESSARY TO MEET CODE REQUIREMENTS OR TO FACILITATE MECHANICAL/ PLUMBING INSTALLATIONS OR TO INCORPORATE DESIGN IMPROVEMENTS. THE DESIGNER AND OWNER RESERVES THE RIGHT TO MAKE ANY CHANGES FOR ANY REASON AT ANY TIME PROVIDING THEY COMPLY WITH CODE.

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 ACCURANCY AND COMPLIANCE WITH REGULATORY AGENCIES. IT IS CUSTOMARY AND ORDINARY NOT TO INCLUDE DETAILS WELL WITHIN THE KNOWLEDGE OF THE LICENCED 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 INSTALLEDPER MANUFACTURES'S SPECIFICATIONS AND RECOMMENDATIONS AND AS PER ALL APPLICABLE CODES.

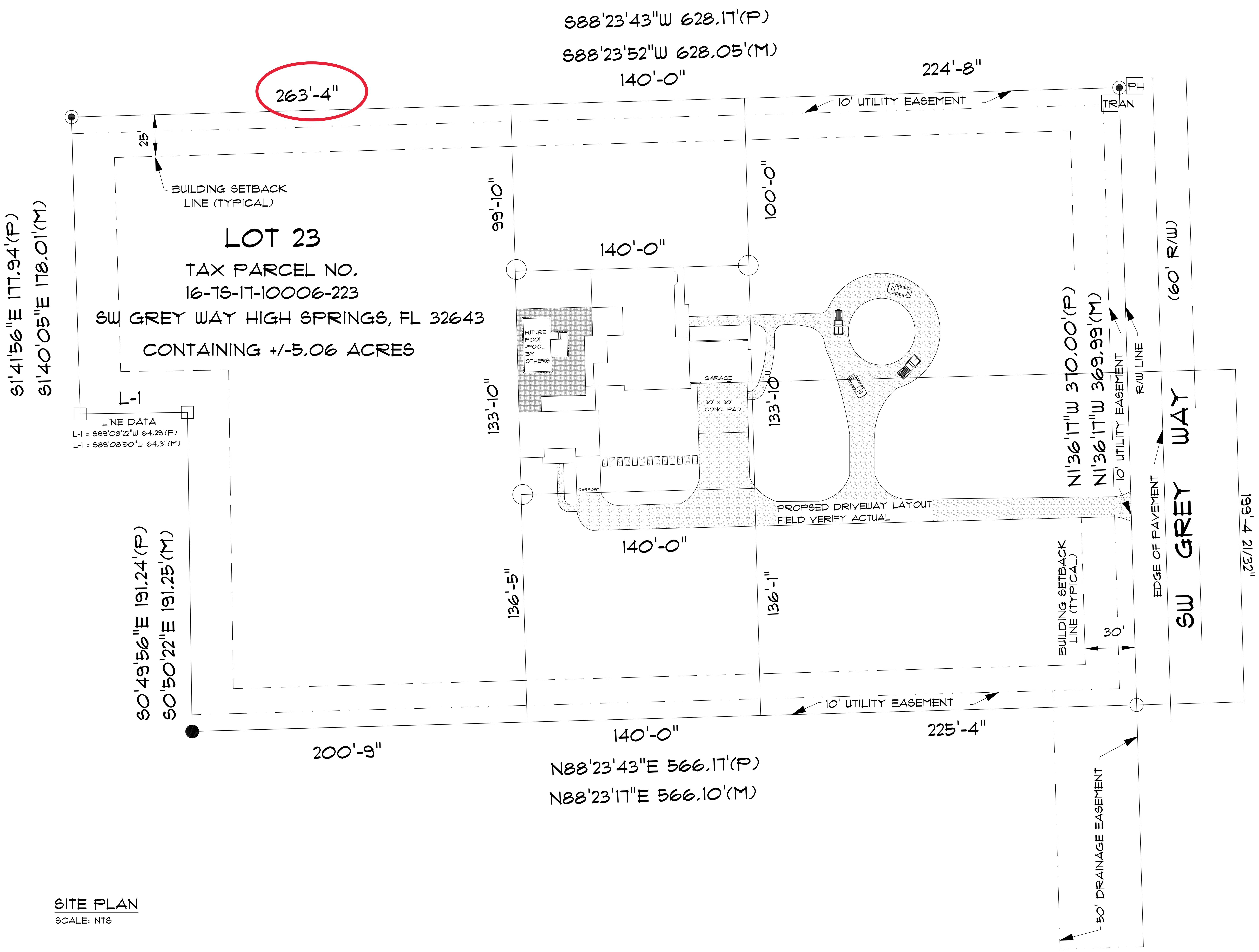
3. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS. ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES. FIXTURES AND APPARATUSES ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

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
   R-22 INSULATION IN 2X6 EXTERIOR WALLS
   (2) (VERIFY) SEER (VERIFY W/ MANUAL J/D) ELEC OR GAS HVAC UNIT;
   POSSIBLE (3) ZONE UNIT - BEDROOM #2, BONUS ROOM, & REST OF HOUSE
   (2) GAS TANKLESS W/H
   LOW-E WINDOWS THROUGHOUT
2. HARDI - BOARD & BATTEN SIDING IN FRONT, SIDES AND REAR W/ STONE ACCENTS
   ARCHITECTURAL SHINGLES
   1/2" SHEETROCK & PLASTER ON GARAGE WALLS
3. (5) 4" POST WRAPPED TO 10" SQ COLUMN
4. 10' PLATE HEIGHT W/ 10' CEILING AT 3 CAR GARAGE, LANAI & PORCH
   VAULTED CEILING @ MAIN LIVING AREA; 16" RECESS @ MASTER & STUDY
5. VERIFY ALL OTHER DETAILS W/ SELECTIONS
6. ROUGH IN FOR FUTURE POOL

REVIEWED FOR CODE COMPLIANCE
R.A. RPX 358
EXAMINER - LICENSE NO.



SITE PLAN
SCALE: NTS

RIVER RISE
LOT 23
PARCEL #
10006-223

Tuesday, June 18, 2024

MAIN HOUSE AREA
TOTAL AREA: 5663 SF
TOTAL CONDITION AREA: 3817 SF
FIRST FLOOR AREA: 3373
BONUS ROOM AREA: 444
TOTAL UN-CONDITION AREA: 1846 SF
3 CAR GARAGE AREA: 929 SF
FRONT PORCH AREA: 287 SF
LANAI AREA: 630 SF

IN-LAW SUITE AREA
TOTAL AREA: 1984 SF
TOTAL CONDITION AREA: 1213 SF
PORCH/CARPORT AREA: 493 SF
IN-LAW SUITE LANAI AREA: 278 SF

POWELL RESIDENCE
SW GREY WAY
HIGH SPRINGS, FL 32643

PLANS BY: T. HARDY
HARDY HOME DESIGNS, LLC

SHEET:
G1.0