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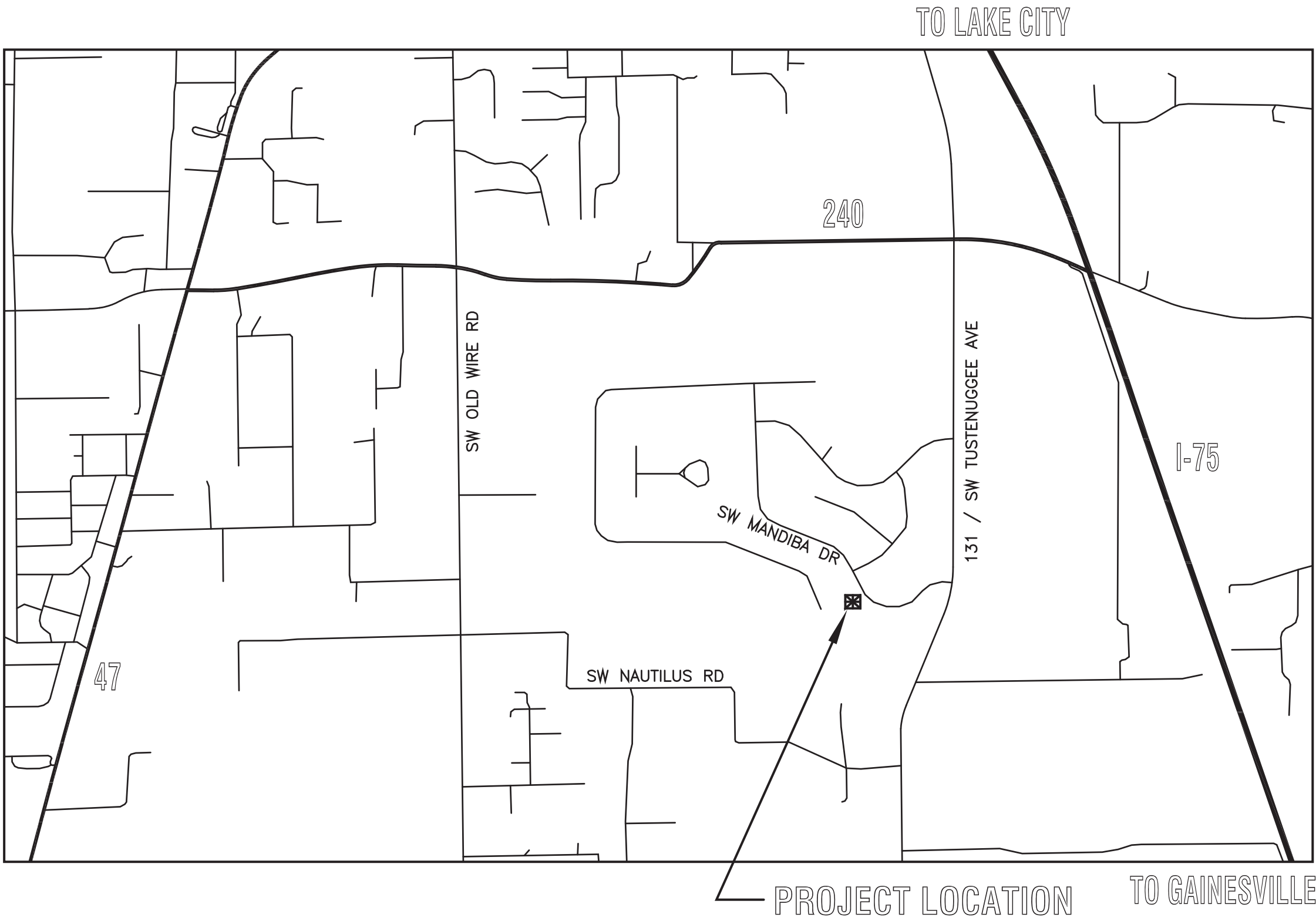
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PRE-ENGINEERED ROOF AND FLOOR TRUSSES SHALL BE AS COORDINATED WITH AND DESIGNED BY: "BUILDERS FIRST CHOICE" IN LAKE CITY, FLORIDA, NO SUBSTITUTES

THE DRAWINGS HERE WITHIN COMPLY WITH THE 2020 FLORIDA BUILDING CODE, RESIDENTIAL.

GENERAL NOTES:

- 1) CONSTRUCTION BIDS AND CONTRACT SHALL INCLUDE ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT, TOOLS, MATERIALS, EQUIPMENT, TOOLS, APPLICABLE INSURANCE, LICENSE, TAXES, AND FEES REQUIRED TO COMPLETE WORK AS DEPICTED AND SPECIFIED WITHIN THESE PLANS UNLESS NOTED OTHERWISE.
- 2) ALL WORK SHALL COMPLY WITH THE LATEST VERSION OF THE FLORIDA BUILDING CODE AND ANY APPLICABLE COUNTY OR LOCAL REGULATIONS.
- 3) THE CONTRACTOR SHALL CHECK PLANS AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- 4) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- 5) ALL MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH CONSTRUCTION DOCUMENTS, MANUFACTURER'S RECOMMENDATIONS, AND IN ACCORDANCE WITH ALL APPLICABLE CODES. IF DISCREPANCIES EXIST, CONSULT ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- 6) CONTRACTOR SHALL OBTAIN ENERGY CALCULATIONS AND HVAC DESIGN FROM APPROPRIATE AND QUALIFIED SUBCONTRACTORS/ENGINEERS AS REQUIRED FOR THE PERMITTING PROCESS. FLORIDA PRODUCT APPROVAL NUMBERS SHALL ALSO BE PROVIDED BY THE CONTRACTOR FOR THE PERMITTING PROCESS UTILIZING THE CONTRACTORS SELECTED PRODUCTS EXCEPT AS SPECIFIED OTHERWISE HERE WITHIN. CONTRACTORS SELECTED PRODUCTS SHALL COMPLY WITH ALL APPLICABLE CODES AND THE REQUIREMENTS SPECIFIED WITHIN THESE CONSTRUCTION DOCUMENTS.
- 7) WITHIN THESE PLANS, THE PHRASES "COORDINATE WITH OWNER AND BUDGET", OR "COORDINATE WITH OWNER" SHALL INDICATE THAT THE CONTRACTOR AND APPLICABLE SUBCONTRACTOR/SUPPLIER SHALL REVIEW ALL APPLICABLE OPTIONS WITH THE OWNER, SUGGEST A RECOMMENDED OPTION BASED ON BUDGET AND CONDITIONS, AND ALLOW THE OWNER TO SELECT A CODE COMPLIANT OPTION WHICH THEY DESIRE. CONTRACTOR SHALL NOT MAKE A SELECTION ON THE OWNERS BEHALF. ALL OPTIONS SELECTED BY OWNER SHALL BE DOCUMENTED IN WRITING AND SIGNED/DATED BY OWNER AND CONTRACTOR.
- 8) SPECIFIED PRODUCTS SHALL BE INSTALLED UNLESS FOLLOWED BY "OR EQUAL". SHOULD CONTRACTOR AND/OR OWNER DESIRE TO UTILIZE "OR EQUAL" PRODUCTS, WRITTEN AUTHORIZATION SHALL BE OBTAINED BY THE CONTRACTOR FROM THE OWNER INDIVIDUALLY APPROVING EACH SUBSTITUTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EQUALNESS OF SUBSTITUTED PRODUCTS AND COMPATIBILITY WITH THE GENERAL DESIGN, ALL APPLICABLE CODES, AND OTHER PRODUCTS BEING INSTALLED. SHOULD THE CONTRACTOR AND/OR OWNER UTILIZE THE RIGHT TO SUBSTITUTE PRODUCTS, LIABILITY SHALL TRANSFER TO THE CONTRACTOR FOR ANY AND ALL MATTERS RELATING TO SUCH SUBSTITUTIONS UNLESS ARCHITECT IS HIRED TO EVALUATE SUCH PRODUCTS AND PROVIDES WRITTEN APPROVAL OF PRODUCT AS "EQUAL".
- 9) CONSTRUCTION SHALL NOT BEGIN UNTIL A BUILDING PERMIT HAS BEEN OBTAINED.



LOCATION MAP

MAP

SCALE: NOT TO SCALE

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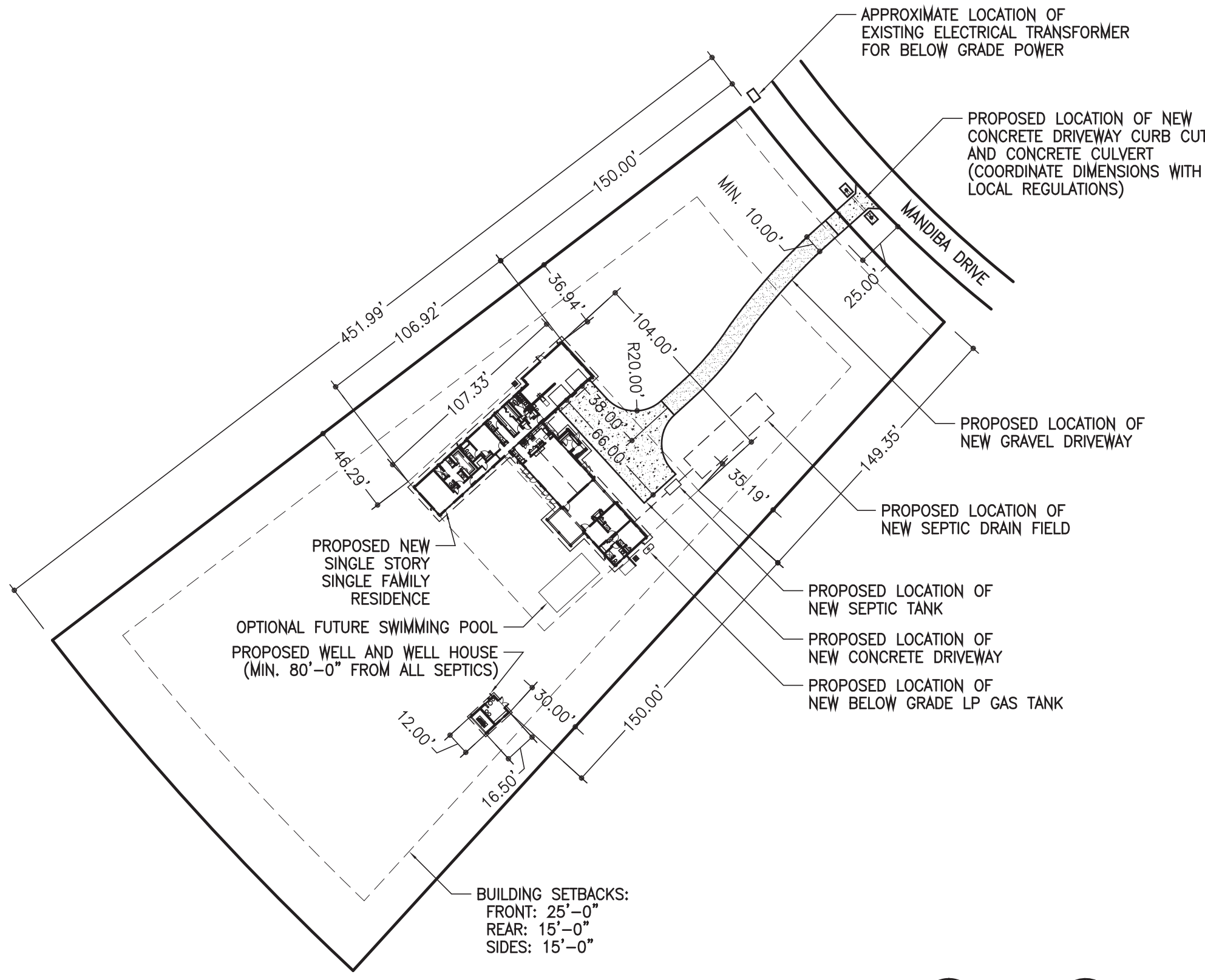
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SITE NOTES:

- 1) SITE PLAN IS BASED ON SURVEY PREPARED BY DANIEL & GORE, LLC DATED: 11/22/2019.
- 2) CONTRACTOR SHALL MODIFY EXACT LOCATION OF HOME TO AVOID DESTRUCTION OF DESIRABLE TREES, WITH RESPECT TO NEIGHBORING HOMES, AND IN ACCORDANCE WITH SETBACKS AND EASEMENTS. FINAL LOCATION SHALL BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
- 3) CONTRACTOR SHALL VERIFY LOCATION OF WELLS AND SEPTIC SYSTEMS ON NEIGHBORING LOTS. MODIFY LOCATION OF NEW WELL AND SEPTIC AS/IF REQUIRED TO COMPLY WITH APPLICABLE SETBACKS AND SOIL PERCOLATION TEST RESULTS. FINAL LOCATIONS SHALL BE APPROVED BY OWNER AND HEALTH DEPARTMENT PRIOR TO INSTALLATION.
- 4) CONTRACTOR SHALL VERIFY AND COMPLY WITH MINIMUM FLOOR ELEVATION REQUIREMENTS BY LOCAL AUTHORITIES. CONTRACTOR SHALL PROVIDE ADEQUATE FILL AND GRADE SURROUNDING TOPOGRAPHY AS REQUIRED TO ALLOW FOR PROPER DRAINAGE OF WATER FROM HOME AND TO PREVENT POOLING AND EROSION.
- 5) W.E.B. DESIGNS STRONGLY RECOMMENDS THAT A SOIL TEST BE PERFORMED ON SITE TO DETERMINE THE SOIL CLASSIFICATION, SOIL DENSITY, SOIL BEARING CAPACITY, AND THE DEPTH OF THE WATER TABLE AT THE LOCATION(S) OF CONSTRUCTION ACTIVITY. SOIL TEST SHALL BE PERFORMED BY A LICENSED GEO-TECHNICAL ENGINEER AND SHALL PROVIDE INSTRUCTIONS FOR SITE PREPARATION SHOULD SPECIAL PROCEDURES BE REQUIRED. SOIL TEST RESULTS AND RECOMMENDATIONS, IF OBTAINED, SHALL BE PROVIDED TO THE PROJECT ARCHITECT FOR REVIEW.
- 6) W.E.B. DESIGNS RECOMMENDS THAT TESTS BE PERFORMED TO DETERMINE THE ELEVATION OF THE WATER TABLE ON SITE AND ANY UNDERGROUND WATER MOVEMENT AND THAT ALL NECESSARY PRECAUTIONS ARE TAKEN TO ELIMINATE THE POTENTIAL EXISTENCE OF HYDROSTATIC PRESSURE IF NECESSARY.
- 7) ALL CONCRETE SLABS, SIDEWALKS, AND DRIVEWAYS SHALL RECEIVE 1" DEEP SAWCUT CONTROL JOINTS AT REGULAR INTERVALS TO MAINTAIN A MAXIMUM AREA OF 100 SQ.FT. BETWEEN JOINTS. AREAS SHALL HAVE APPROXIMATELY EQUAL LENGTH AND WIDTH WHEREVER POSSIBLE.

PROJECT LOCATION: (PER SURVEY)

COUNTY: COLUMBIA COUNTY
PARCEL #: 18-5S-17-09280-118 (34011)
SECTION/TOWNSHIP/RANGE: S:18, T:5-S, R:17-E
PLAT BOOK/PAGE: PB:9, PG: 46-52
SUBDIVISION: OAKS OF LAKE CITY, PHASE 1, LOT: 18
FLOOD ZONE: NOT IN FLOOD ZONE PER GIS AND FEMA MAPS



SITE PLAN

SITE

SCALE: 1"=60'-0"

ARCHITECT

WARREN E. BARRY

FLORIDA ARCHITECT, LICENSE #AR93495



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CONSTRUCTION
DOCUMENTS FOR
CONTRACTOR'S
STANDARD
CONSTRUCTION

PROJECT NO.: 21020
DATE: JUNE 2, 2022
REVISION DATES:

CONTENTS OF SET,
LOCATION MAP,
SITE PLAN

A0.00

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SQUARE FOOTAGE	
MAIN LIVING (H&C)	2,975 sq. ft.
FRONT PORCH	39 sq. ft.
REAR PORCH/BREEZEWAY	544 sq. ft.
GARAGE & UTILITY	782 sq. ft.
TOTAL (UNDER ROOF)	4,340 sq. ft.
WELL HOUSE	198 sq. ft.

FURNITURE PLAN

08/20/2022



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

ARCHITECT

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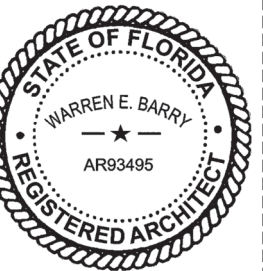
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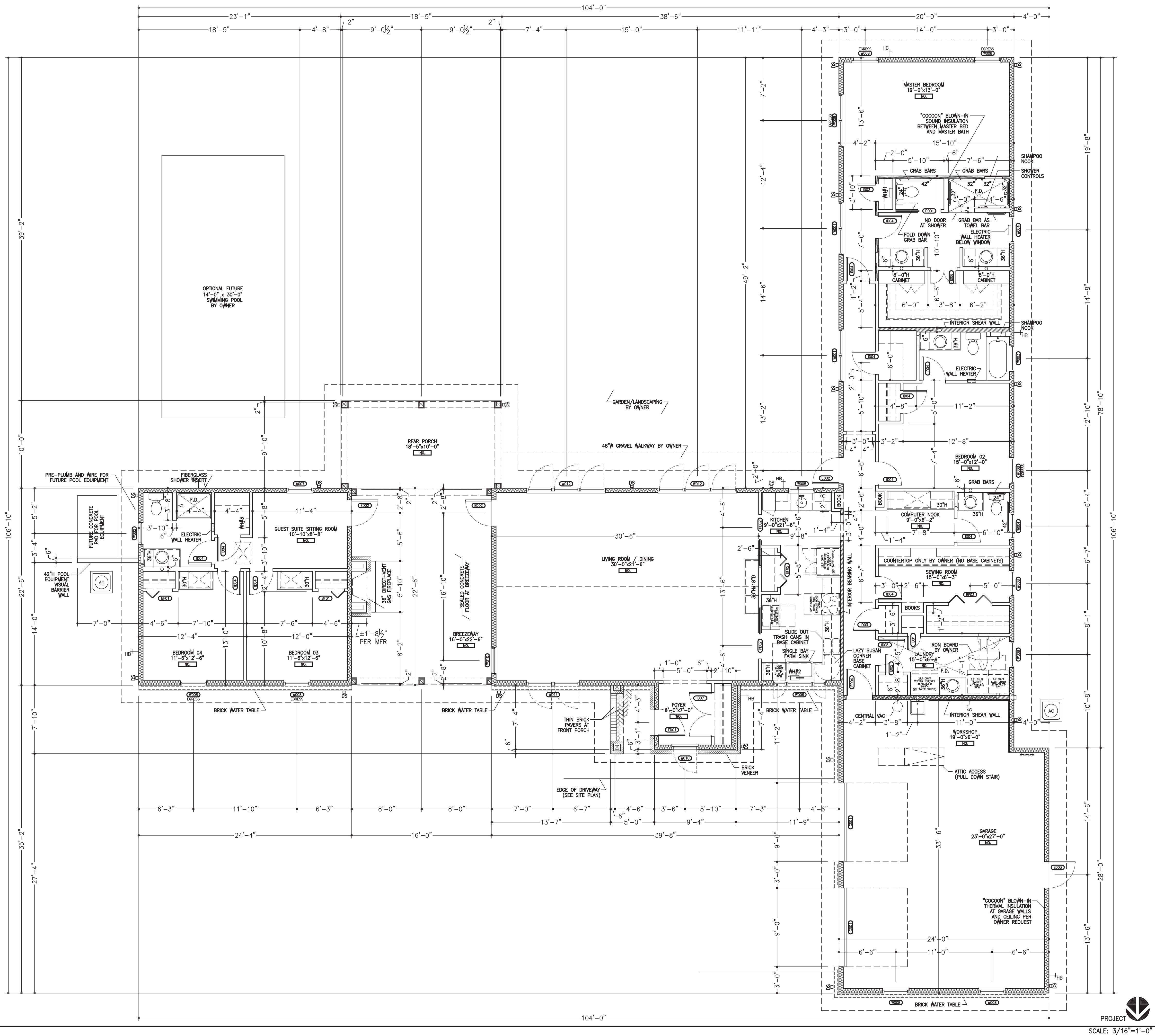
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PROJECT NO.: 21020
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FURNITURE PLAN

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SQUARE FOOTAGE

MAIN LIVING (H&C)	2,975 sq. ft.
FRONT PORCH	39 sq. ft.
REAR PORCH/BREEZEWAY	544 sq. ft.
GARAGE & UTILITY	782 sq. ft.
TOTAL (UNDER ROOF)	4,340 sq. ft.
WELL HOUSE	198 sq. ft.

DIMENSIONED FLOOR PLAN

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CONSTRUCTION
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PROJECT NO.: 21020
DATE: JUNE 2, 2022
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DIMENSIONED FLOOR PLAN

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ABBREVIATIONS:

C.M.U.	CONCRETE MASONRY UNIT/ CONCRETE BLOCK
C.W.O.&B.	COORDINATE WITH OWNER AND BUDGET
DS	DOWN SPOUT
F.B.C.	FLORIDA BUILDING CODE
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
MFR.	MANUFACTURER
N.I.C.	NOT IN CONTRACT
P.T.	PRESSURE TREATED
R.C.P.	REFLECTED CEILING PLAN
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE

GENERAL REQUIREMENTS:

1) REMOVE ALL WASTE AND SURPLUS MATERIALS FROM SITE THROUGHOUT CONSTRUCTION. WASTE AND SURPLUS MATERIALS SHALL NOT BE BURIED ON SITE OR LEFT TO BE COVERED BY LATER WORK.

2) AT THE CONCLUSION OF CONSTRUCTION, THE PROJECT SHALL BE PROPERLY CLEANED. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: CLEANING INTERIOR AND EXTERIOR GLASS, SURFACES EXPOSED TO VIEW, REMOVING TEMPORARY LABELS, STAINS, AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACE AREAS, SWEEP AND MOP ALL TILED SURFACES, ETC. CLEAN EXTERIOR OF DEBRIS FROM ROOF, GUTTERS, LANDSCAPE AREAS, DRIVEWAYS AND WALKS, ETC. REMOVE ANY REMAINING WASTE.

3) CONTRACTOR SHALL PROTECT ALL ON SITE CONSTRUCTION AND PRODUCTS FROM DAMAGE AND THEFT. IF PRODUCTS OR MATERIALS COME WITH A PROTECTIVE COATING, CONTRACTOR SHALL MAINTAIN PROTECTIVE COATING UNTIL CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL REPLACE (OR REPAIR TO NEW CONDITION) ANY ITEMS THAT BECOME DEFECTIVE, DAMAGED, OR MISSING PRIOR TO FINAL COMPLETION.

4) CONTRACTOR SHALL CONFIRM PRIOR TO PURCHASE/INSTALLATION THAT MATERIALS TO BE UTILIZED ARE COMPATIBLE WITH THE GEOGRAPHIC LOCATION AND OTHER MATERIALS IN WHICH THEY WILL CONTACT TO MINIMIZE THE POTENTIAL FOR CORROSION, GALVANIC ACTION, AND OTHER ADVERSE EFFECTS. IF NON-COMPATIBLE MATERIALS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY AND CONSULT ARCHITECT PRIOR TO PROCEEDING WITH WORK.

PRODUCT NOTES:

- THE FOLLOWING PRODUCTS SHALL BE OWNER SUPPLIED, CONTRACTOR INSTALLED:
 - APPLIANCES IN KITCHEN AND LAUNDRY ROOM
 - CEILING FANS THROUGHOUT
 - FRONT DOOR (OWNER TO CONFIRM WITH CONTRACTOR THAT SELECTED DOOR HAS A VALID AND APPLICABLE FL APPROVAL NUMBER PRIOR TO PURCHASE AND FRAMING)
 - HANDLES/PULLS FOR CASEWORK DOORS AND DRAWERS
 - ELECTRIC WALL HEATERS (OWNER TO PROVIDE CONTRACTOR WITH PRODUCT INFORMATION FOR SELECTED UNITS PRIOR TO START OF CONSTRUCTION)
 - KITCHEN SINGLE BAY FARM SINK AND UTILITY/GARAGE SINK. (OWNER TO PROVIDE CONTRACTOR WITH PRODUCT INFORMATION FOR SELECTED UNITS PRIOR TO START OF CONSTRUCTION)
 - LAUNDRY ROOM FOLD OUT IRONING BOARD (OWNER TO PROVIDE CONTRACTOR WITH PRODUCT INFORMATION FOR SELECTED UNIT PRIOR TO FRAMING)
 - FAUCETS THROUGHOUT FOR KITCHEN, BATHROOM, LAUNDRY ROOM, AND GARAGE SINKS

GARAGE SEPARATION:

INTERIOR OF GARAGE FRAMED WALLS SHALL BE FINISHED WITH PAINT ON TEXTURED 1/2" GWB.

GARAGE CEILINGS SHALL BE FINISHED WITH PAINT ON TEXTURED 5/8" GWB. GARAGE CEILINGS BENEATH HABITABLE ROOMS SHALL BE FINISHED WITH PAINT ON TEXTURED TYPE-X 5/8" GWB PER 2020 FBC TABLE 302.6.

OPENING NOTES:

OPENING DIMENSIONS ARE FOR GENERAL DESIGN ONLY. COORDINATE EXACT ROUGH OPENING SIZE WITH MANUFACTURER'S PRODUCT DATA.

SURPLUS MATERIALS:

CONTRACTOR SHALL PROVIDE OWNER WITH SURPLUS/"ATTIC STOCK" FOR THE FOLLOWING PRODUCTS IN THE QUANTITIES LISTED. ATTIC STOCK SHALL BE IN NEW CONDITION AND PACKAGED TO PREVENT DAMAGE.

- MIN. (5) SQUARE FEET OF EACH TYPE AND COLOR OF FLOOR AND WALL TILE.
- MIN. (10) SQUARE FEET OF EACH TYPE AND COLOR OF WOOD AND VINYL FLOORING.
- MIN. (1) ONE OF EACH TYPE AND STYLE OF CABINETY DOOR HANDLE AND DRAWER PULL.
- MIN. (1) ONE FULL UNOPENED GALLON OF EACH TYPE AND COLOR OF PAINT LABELED WITH NON FADING INK TO INDICATE THE MANUFACTURE, PRODUCT LINE, COLOR NAME, COLOR NUMBER, AND GLOSS RANGE.

MOCKUPS AND SUBMITTALS:

1) BEFORE INSTALLING THE FOLLOWING PORTIONS OF THE WORK COMPLETELY, CONSTRUCT ONE IN PLACE MOCKUP FOR OWNER'S REVIEW, COMMENT, AND/OR APPROVAL. MOCKUPS SHALL SERVE TO ENSURE THAT ALL MATERIALS, DIMENSIONS, DETAILING, AND TRANSITIONS ARE APPROVED BY OWNER PRIOR TO COMPLETE INSTALLATION. MOCKUP INSTALLATION SHALL COMPLY WITH DETAILS AND SPECIFICATIONS PROVIDED WITHIN THESE PLANS.

REQUIRED MOCKUPS:

A) TRIMWORK: INSTALL ONE OF EACH TYPE OF APPLICABLE TRIMWORK CONDITION INCLUDING: INTERIOR AND EXTERIOR DOOR AND WINDOW TRIM, PASS THROUGH OPENING TRIM, BASE BOARD, INTERIOR AND EXTERIOR COLUMNS AND BEAMS, PARTIAL HEIGHT WALL CAPS, ETC. MOCKUP INSTALLATION SHALL INCLUDE INSIDE AND OUTSIDE CORNERS, AS WELL AS ALL OTHER INTERACTIONS THAT APPLY BETWEEN THE VARIOUS TYPES OF TRIM TO BE INSTALLED.

B) BRICK: CONTRACTOR, PRIOR TO PURCHASE, SHALL SUBMIT PRODUCT INFORMATION AND SAMPLES TO THE OWNER FOR REVIEW AND APPROVAL OR COMMENT OF ALL BRICK PRODUCTS TO BE INSTALLED. SAMPLES SHALL BE IN THE OWNER'S SELECTED COLOR CHOICE(S).

- BRICK SAMPLES SHALL BE SUBMITTED IN THE FORM OF FULL SIZE PHYSICAL PRODUCT SAMPLES PROVIDED BY THE MANUFACTURER AND/OR SUPPLIER, FOR BRICK WITH COLOR VARIATION, PROVIDE A MIN. OF 3 SAMPLE BRICKS, OR ONE FOR EACH COLOR RANGE WITHIN THE BATCH.

2) CONTRACTOR SHALL OBTAIN OWNER'S WRITTEN APPROVAL OF PRODUCTS, FINISHES, WORKMANSHIP, AND DETAILING CONTAINED IN THE MOCKUP AREA(S) PRIOR TO COMMENCEMENT OF REMAINING RELATED WORK. COMPLETED WORK SHALL MATCH THAT OF THE MOCKUP AREA.

3) PRODUCT SAMPLES AND SUBMITTALS SHALL BE PROCESSED WELL IN ADVANCE OF RELATED WORK TO ALLOW FOR THE TIME ASSOCIATED WITH THE POTENTIAL NEED FOR RE-SUBMITTALS, AND TO PREVENT UNNECESSARY DELAYS IN CONSTRUCTION.

OWNER'S MANUAL:

CONTRACTOR SHALL PROVIDE OWNER AT COMPLETION OF CONSTRUCTION ONE COPY OF AN OPERATION AND MAINTENANCE MANUAL (OWNER'S MANUAL) CONTAINING THE FOLLOWING INFORMATION:

- A SPREADSHEET LISTING OF ALL CONTRACTOR INSTALLED OR APPLIED INTERIOR AND EXTERIOR FINISHES, FIXTURES, EQUIPMENT, AND APPLIANCES. LIST SHALL INCLUDE MANUFACTURER'S NAME, MODEL NUMBER, COLOR, ANY PRODUCT OPTIONS SELECTED, AND ANY GENERAL SPECIFICATIONS THAT WOULD BE REQUIRED TO ORDER ADDITIONAL AND/OR REPLACEMENTS OF THE SAME PRODUCT.
- A COPY OF THE MANUFACTURER'S OWNER'S MANUAL AND INSTALLATION INSTRUCTIONS FOR ALL CONTRACTOR INSTALLED OR APPLIED PRODUCTS.
- A LISTING OF ALL SUBCONTRACTORS AND INSTALLERS FOR ALL WORK INCLUDING BUSINESS NAME, PHONE NUMBER, AND ADDRESS.
- A COPY OF THE MANUFACTURER'S AND INSTALLER'S WARRANTY INFORMATION FOR ALL CONTRACTOR INSTALLED OR APPLIED INTERIOR AND EXTERIOR PRODUCTS.
- OWNER'S MANUAL SHALL BE ORGANIZED IN A LOGICAL MANNER AND CONTAIN A TABLE OF CONTENTS FOR QUICK AND EASY UTILIZATION BY OWNER. OWNER'S MANUAL SHALL BE ASSEMBLED IN 3 RING BINDER(S) AND/OR IN A DIGITAL FORMAT.

FRAMING NOTES:

1) FIREBLOCKING AND DRAFTSTOPPING SHALL COMPLY WITH 2020 FBC R302.11 AND R302.12.

2) PROVIDE 2X6 BLOCKING AS REQUIRED FOR BATHROOM ACCESSORIES AND WALL MOUNTED MAGNETIC DOOR STOPS. WALL MOUNTED MAGNETIC DOOR STOPS ("RICHELIEU" OR EQUAL) SHALL BE INSTALLED AT BASE BOARD HEIGHT, COORDINATE SELECTION WITH OWNER.

3) PROVIDE CONTINUOUS 12"H BLOCKING AT TOP OF WINDOWS FOR FUTURE INSTALLATION OF WINDOW TREATMENTS. BLOCKING SHALL EXTEND MIN. 18" BEYOND EACH SIDE OF EACH WINDOW.

4) PROVIDE CONTINUOUS 2X6 BLOCKING FOR GRAB BARS AROUND MASTER BATHROOM AND HALLWAY HALF BATH TOILETS AND SHOWERS. HORIZONTAL GRAB BARS TO BE MOUNTED BETWEEN 33" AND 36" ABOVE FINISHED FLOOR AROUND TOILETS AND SHOWERS. BLOCKING SHALL EXTEND 60" FROM CORNERS AT TOILET SIDE WALLS AND 30" BEYOND CENTERLINE OF TOILET AT TOILET REAR WALLS WITHOUT A SIDE WALL. COORDINATE LOCATION OF REQUIRED BLOCKING FOR FOLD DOWN GRAB BAR AT MASTER BATHROOM TOILET WITH MANUFACTURER'S INFORMATION.

5) PROVIDE BLOCKING AS REQUIRED AT DOOR JAMBS FOR SECURE ATTACHMENT OF ELECTRICAL LIGHT SWITCH BOXES 6" MIN. FROM DOOR JAMBS.

6) INTERIOR DOOR JAMBS FRAMED 4" FROM INSIDE CORNERS UNLESS DIMENSIONED OTHERWISE.

7) INSTALL RECESSED CLOTHES DRYER VENT BOX CENTERED BEHIND DRYER.

8) WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

PLUMBING NOTES:

1) HOT WATER SYSTEMS SHALL COMPLY WITH 2020 FBC ENERGY EFFICIENCY CH4(RE) 403.5.

2) INSTALL 3 TANKLESS ELECTRIC WATER HEATERS AT LOCATION SHOWN ON FLOOR PLAN. ZONING IS REQUESTED TO BE AS FOLLOWS:

WH #1): LOCATION: MASTER HALL CLOSET
SERVES: BATHROOMS FOR MASTER BATHROOM AND BEDROOM 02

WH #2): LOCATION: CABINET BELOW KITCHEN SINK
SERVES: KITCHEN, LAUNDRY ROOM, AND HALF BATH

WH #3): LOCATION: GUEST COTTAGE HALL CLOSET
SERVES: GUEST COTTAGE BATHROOM

3) ALL HOT WATER SUPPLY LINES SHALL BE INSULATED THROUGHOUT RESIDENCE, ABOVE AND BELOW CONCRETE SLAB.

4) ROUTE ALL THROUGH ROOF PLUMBING VENTS TO THE REAR OR SIDES OF ROOF WHENEVER FEASIBLE WHILE COMPLYING WITH ALL APPLICABLE CODES. MERGE VENTS TOGETHER IN ATTIC AS PRACTICAL TO MINIMIZE THROUGH ROOF PENETRATIONS.

5) ALL TOILETS SHALL BE FLOOR MOUNTED, ADA/COMFORT HEIGHT, AND ELONGATED. COORDINATE SELECTION WITH OWNER AND BUDGET.

6) INSTALL REVERSE OSMOSIS SYSTEM AT/BELOW KITCHEN SINK. COORDINATE SYSTEM SELECTION AND INSTALLATION WITH OWNER AND BUDGET.

7) ALL PLUMBING FIXTURES SHALL HAVE LEVER STYLE CONTROLS.

8) MASTER BATHROOM SHOWER SHALL HAVE ADJUSTABLE HAND HELD SHOWER HEAD WITH A SLIDE BAR ALLOWING ADJUSTMENT IN HEIGHT AND ANGLE OF SHOWER HEAD. SHOWER HEAD HOSE SHALL BE MIN. 6'-0" LONG.

CASEWORK NOTES:

1) ALL CASEWORK BASE CABINETS SHOWN IN PLANS ARE DEPICTED AS 24" DEEP U.N.O., WITH A COUNTERTOP HEIGHT AS NOTED.

2) CONTRACTOR SHALL REVIEW AND COORDINATE OPTIONS FOR CASEWORK WOOD SPECIES, DOOR PANEL TYPE, BOX AND DRAWER CONSTRUCTION, HARDWARE SELECTION, COLORS, COUNTERTOP MATERIAL AND EDGE DETAILING, BACKSPLASH TYPE, AND OTHER OPTIONS WITH OWNER AND BUDGET.

HVAC NOTES:

1) HVAC CONTRACTOR TO REVIEW WITH OWNER OPTIONS FOR ZONING, FRESH AIR INTAKE, EXHAUST MAKEUP AIR, AND AIR FILTRATION/PURIFICATION. SELECTED OPTIONS SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS.

2) HVAC SYSTEM SHALL INCORPORATE A FRESH AIR INTAKE DUCT CONNECTED TO THE RETURN AIR DUCTS PRIOR TO PASSING THROUGH INTERIOR FILTRATION AND CONDITIONING EQUIPMENT. FRESH AIR INTAKE SHALL HAVE AN ACCESSIBLE ADJUSTABLE VOLUME CONTROL AND A SEPARATE MANUAL OVERRIDE DAMPER. COORDINATE OPTIONS WITH OWNER AND BUDGET.

3) HVAC EQUIPMENT SHALL HAVE A MINIMUM SEER RATING OF 15. COORDINATE OPTIONAL UPGRADE TO HIGHER SEER RATING WITH OWNER AND BUDGET.

4) HEATING AND COOLING SHALL BOTH BE PROVIDED BY USE OF A VARIABLE SPEED HEAT PUMPS. SUPPLEMENTAL HEAT SHALL BE PROVIDED BY INCORPORATION OF A SUPPLEMENTAL HEAT COIL.

5) ZONING IS REQUESTED TO BE AS FOLLOWS, EACH ZONE SHALL HAVE A DAMPER FOR BOTH SUPPLY AND RETURN AIR:

AC UNIT #1 (ELECTRIC):
LOCATION: GARAGE ATTIC STORAGE SPACE
ZONE 1): MASTER SUITE (BED, BATH, CL)
ZONE 2): FOYER, LIVING ROOM, DINING, KITCHEN, HALLWAY, AND HALLWAY COMPUTER NOOK
ZONE 3): ALL OTHER MAIN HOUSE ROOMS

AC UNIT #2 (ELECTRIC):
LOCATION: GUEST SUITE ATTIC SPACE
ZONE 1): GUEST SUITE

6) PROVIDE DIGITAL PROGRAMMABLE THERMOSTATS WITH HUMIDITY SENSOR/INDICATOR AND TOUCH SCREEN OPERATION FOR ALL CONDITIONED ZONES. INSTALLED LOCATION OF THERMOSTATS SHALL BE DISCRETE AND LOCATED TO AVOID CONFLICTS WITH FURNISHINGS AND INTENDED USE OF THE ROOMS IN WHICH THEY ARE LOCATED, SEE FURNITURE PLAN.

7) PROVIDE 5" PLEATED AIR FILTER UNLESS REQUESTED OTHERWISE BY OWNER.

8) DUCTWORK MAIN SUPPLY AND RETURN LINES SHALL BE RIGID BOARD DUCT INSULATION, THE USE OF FLEX DUCT SHALL BE LIMITED TO BRANCH DUCTS.

9) HVAC SYSTEM SHALL UTILIZE SUPPLY AND RETURN DUCTWORK TO ALL ROOMS.

A) "JUMP OVER" DUCTS, THROUGH WALL TRANSFER GRILLS, AND UNDERCUT DOORS SHALL NOT BE UTILIZED AS A MEANS FOR RETURN AIR.

B) EXCEPTIONS: SMALL CLOSETS, KITCHENS, AND BATHROOMS. KITCHENS AND BATHROOMS SHALL HAVE SUPPLY AIR ONLY WITH EXHAUST AS SHOWN ON E1.10.

10) SUPPLY AIR REGISTERS SHALL BE PRE-FINISHED ALUMINUM WITH GANG OPERATED DAMPER AND INDIVIDUALLY ADJUSTABLE FRONT BLADES, "KRUEGER MODEL 5800" OR EQUAL. RETURN AIR GRILLS SHALL BE PRE-FINISHED ALUMINUM WITH AN AESTHETICALLY SIMILAR DESIGN.

11) SUPPLY REGISTERS AND RETURN GRILLS SHALL BE POSITIONED AS TO NOT INTERFERE WITH THE PLACEMENT OF LIGHTING FIXTURES OR TRIMWORK AS SHOWN ON A1.30.

12) DUCT SEALING AND TIGHTNESS SHALL BE SEALED, TESTED, AND VERIFIED IN ACCORDANCE WITH 2020 FBC ENERGY EFFICIENCY CH4(RE) R403.3.2 AND R403.3.3.

13) THE BUILDING THERMAL ENVELOPES AIR TIGHTNESS AND INSULATION SHALL COMPLY WITH THE 2020 FBC ENERGY EFFICIENCY CODE CH4(RE) 402.4. A BLOWER DOOR TEST SHALL BE PERFORMED AS REQUIRED BY 402.4.1.2 TO VERIFY A MAXIMUM OF 7 AIR CHANGES PER HOUR. CONTRACTOR SHALL COMPLY WITH CH4 (RE) TABLE R402.4.1.1 THROUGHOUT CONSTRUCTION..

14) KITCHEN COOKING EXHAUST(S) SHALL BE VENTED TO THE EXTERIOR. RECIRCULATING EXHAUST SYSTEMS SHALL NOT BE UTILIZED AND VENTILATION SHALL NOT BE RELEASED INTO ATTIC.

15) BATHROOM EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR.

16) BATHROOM AND KITCHEN EXHAUST FANS SHALL HAVE LOW SONE, INLINE FANS. FANS SHALL BE LOCATED AT UPPER END OF ATTIC FOR ADDITIONAL SOUND CONTROL. COORDINATE SELECTION, OPTIONS, AND INSTALLATION WITH OWNER.

ATTIC HVAC NOTES:

ELECTRIC HVAC EQUIPMENT TO BE PLACED IN ATTIC IN COMPLIANCE WITH F.B.C. 2020 RESIDENTIAL 1305.1.3. AND 2020 ENERGY CONSERVATION CH4(RE) R403.3.6

1) A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" WIDE, SHALL BE PROVIDED. PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE AND BE NO MORE THAN 6' LONG.

2) AN ATTIC ACCESS OPENING SHALL BE PROVIDED OF SUFFICIENT SIZE TO REPLACE THE AIR HANDLER, BUT NOT LESS THAN 20"x30".

3) THE SERVICE PANEL OF THE EQUIPMENT SHALL BE LOCATED WITHIN 6 FEET OF THE ACCESS, MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

4) THERE SHALL BE A LEVEL SERVICE SPACE NOT LESS THAN 30"x30" ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.

5) A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE.

6) A DEVICE SHALL BE INSTALLED TO ALERT THE OWNER OR SHUT DOWN THE UNIT WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY.

7) A NOTICE SHALL BE POSTED ON THE ELECTRIC SERVICE PANEL INDICATING THAT THE AIR HANDLER IS LOCATED IN THE ATTIC. SEE ENERGY CODE FOR REQUIRED NOTICE TEXT AND SPECIFICATIONS.

INTERIOR FINISH NOTES:

1) COORDINATE SELECTION OF INTERIOR FLOORING WITH OWNER AND BUDGET.

- LUXURY VINYL PLANK TO BE INSTALLED IN MASTER CLOSET, LAUNDRY ROOM, ALL BATHROOMS, AND THROUGHOUT GUEST COTTAGE
- REAL WOOD FLOORING TO BE INSTALLED THROUGHOUT ALL OTHER ROOMS AND SPACES. COORDINATE TYPE WITH OWNER AND BUDGET.

2) WALL TILE: WALL TILE IN SHOWERS SHALL EXTEND TO CEILING. ALL WALL TILE BACKER BOARD SHALL BE 1/2" "HARDIEBACKER". COORDINATE SELECTION AND PATTERN/DESIGN OF TILE WITH OWNER AND BUDGET.

- MASTER BATHROOM SHOWER WALLS SHALL BE SOLID SURFACE TO 6'-0" A.F.F. WITH TILE ABOVE TO CEILING.
- ALL OTHER SHOWERS SHALL HAVE CERAMIC OR PORCELAIN TILE TO CEILING.

3) GWB INSTALLED IN BATHROOMS SHALL BE MOISTURE RESISTANT.

4) 6" PAINTED WOOD BASEBOARDS WITH "SIMPLE PROFILE" THROUGHOUT, C.W.O.&B.

5) WINDOWS, AND PASS THROUGH OPENINGS SHALL HAVE GWB WRAPPED HEAD AND JAMBS. WINDOWS SHALL HAVE WOOD SILLS AND APRONS. COORDINATE WOOD WINDOW SILL DETAIL WITH OWNER AND BUDGET.

6) PAINTS AND COATINGS (INTERIOR AND EXTERIOR): ALL PAINT SHALL BE "SHERWIN WILLIAMS". USE "EMERALD" PAINT OR EQUIVALENT AS RECOMMENDED BY MANUFACTURER FOR EACH SUBSTRATE.

- ALL PAINTS AND COATINGS SHALL BE THOSE RECOMMENDED BY MANUFACTURER FOR EACH SUBSTRATE.
- PREPARE EACH SURFACE PER MANUFACTURER'S RECOMMENDATIONS TO RECEIVE FINAL PAINTS AND COATINGS.
- PAINT APPLIED IN BATHROOMS SHALL HAVE ADDITIVE(S) FOR MILDEW RESISTANCE.
- COORDINATE COLOR(S) AND GLOSS RANGE WITH OWNER.
- CONTRACTOR'S BID SHALL ALLOW FOR OWNER TO SELECT A MIN. OF 3 INTERIOR PAINT COLORS AND 3 EXTERIOR PAINT COLORS.

7) SHELVING:

- INSTALL PAINTED SOLID WOOD SHELVING IN BEDROOM CLOSETS AND OTHER LOCATIONS WHERE INDICATED ON PLAN. NEITHER PARTICLE BOARD NOR WIRE SHELVING SHALL BE UTILIZED.
- COORDINATE DESIGN OPTIONS FOR BEDROOM CLOSET SHELVING WITH OWNER AND BUDGET.
- INSTALL A MIN. OF 5 STACKED ADJUSTABLE SHELVES IN PANTRIES AND BATHROOM LINEN CLOSETS WITH VERTICAL SUPPORTS AT EACH WALL STUD.

8) INSTALL MIRRORS AT ALL BATHROOM VANITIES. COORDINATE SIZES, ETCHING, BEVELING, AND FRAME OPTIONS WITH OWNER AND BUDGET.

9) VAPOR IMPERMEABLE FINISHES SHALL NOT BE INSTALLED EXCEPT AS SPECIFIED WITHIN THESE PLANS.

10) CONTRACTOR SHALL INSTALL A MINIMUM OF ONE SOAP DISH, TOILET PAPER HOLDER, TOWEL BAR, AND SHOWER CURTAIN ROD IN EACH BATHROOM. COORDINATE SELECTIONS AND LOCATION OF INSTALLATION WITH OWNER AND BUDGET. PROVIDE 2X BLOCKING PER FRAMING NOTES.

- CURTAIN RODS SHALL BE SECURELY ATTACHED WITH FASTENERS TO WALL AT EACH END.
- INSTALL A GRAB BAR AT TOWEL BAR LOCATION TO SERVE AS A TOWEL BAR.

11) COUNTERTOPS: LAMINATE ON PLYWOOD. COUNTERTOPS SHALL BE INSTALLED IN SERVING ROOM. "SILESTONE" COUNTERTOPS SHALL BE INSTALLED IN KITCHEN, BATHROOMS, AND HALLWAY COMPUTER NOOK. COORDINATE SELECTIONS, EDGE DETAILING, AND BACKSPLASH WITH OWNER AND BUDGET.

ELECTRICAL NOTES

1) THESE DRAWINGS ARE FOR SCHEMATIC PURPOSES ONLY, ELECTRICIAN SHALL MAKE NECESSARY ADJUSTMENTS TO COMPLY WITH ALL APPLICABLE CODES.

2) SEE REFLECTED CEILING PLAN FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES. NOTE: LIGHTING FIXTURE LOCATIONS HAVE BEEN COORDINATE WITH TRUSS LAYOUT.

3) REVIEW SELECTION OF SWITCHES, SWITCH/OUTLET COVER PLATES, AND ALL LIGHTING FIXTURES (INCLUDING CAN LIGHTS) WITH OWNER. SELECTIONS SHALL COMPLY WITH PLANS AND SHALL NOT BE MADE ON OWNERS BEHALF.

4) INSTALL POWER CONNECTION AND AUTOMATIC TRANSFER SWITCH AT WELL HOUSE FOR PERMANENT LP GAS BACKUP GENERATOR. COORDINATE OPTIONS FOR POWER DISTRIBUTION WITH OWNER AND BUDGET.

5) INSTALL PRE-WIRED SECURITY SYSTEM, COORDINATE OPTIONS WITH OWNER AND BUDGET.

6) TV OUTLET IN LIVING ROOM AND MASTER BEDROOM SHALL BE A RECESSED BOX WITH CONNECTIONS FOR ELECTRIC, TV, PHONE, INTERNET, AND A BLANK FOR MISCELLANEOUS CABLES. INSTALL RECESSED BOX(S) AT 5'-0 ABOVE FINISHED FLOOR. INSTALL A MINIMUM OF (1) ONE 1.5" DIA. SMOOTH WALL CONDUIT FROM TV BOX BLANK TO LOCATION FOR ELECTRONICS EQUIPMENT TO ALLOW FOR HIDDEN WROUGHTING OF ELECTRONICS CABLING BY OWNER. INSTALL A DURABLE PULL STRING IN CONDUIT WITH A LENGTH TWICE THE LENGTH OF THE CONDUIT. CONDUIT SHALL HAVE MINIMAL TURNS AND SHALL NOT HAVE SHARP 90 DEGREE BENDS, USE 90 DEGREE SWEEPS AS/IF REQUIRED. INSTALL A PULL STOP ON EACH END OF PULL STRING.

7) RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH 2020 FBC ENERGY CONSERVATION CH4(RE) R402.4.5. RECESSED LIGHTS INSTALLED IN SHOWERS AND OUTDOORS SHALL HAVE A LENS TO PREVENT ENTRY OF INSECTS AND WATER.

8) ELECTRICIAN SHALL VERIFY HVAC, WATER HEATER, WATER FILTRATION EQUIPMENT, WELL AND SEPTIC, POOL EQUIPMENT, GENERATOR, APPLIANCES, VENTRAL VAC SYSTEM, AND OTHER EQUIPMENT REQUIREMENTS AS APPLICABLE WITH CONTRACTOR.

9) ELECTRICIAN SHALL PERFORM LOAD CALCULATIONS. DO NOT REDUCE AMPS BELOW THAT SPECIFIED ON FLOOR PLAN. INCREASE TOTAL AMPS OF ELECTRICAL SYSTEM IF CALCULATIONS DEEM NECESSARY. IF AN INCREASE IS RECOMMENDED, BUT NOT REQUIRED, COORDINATE WITH OWNER AND BUDGET.

10) CIRCUIT BREAKER BOX SHALL BE LABELED, IN DETAIL, TO IDENTIFY LOCATIONS AND ITEMS SERVED BY EACH CIRCUIT BREAKER. ROOM NAMES SHALL MATCH THOSE ON FLOOR PLAN.

11) INSTALL ATTIC LIGHTS WITH SWITCH AT EACH ATTIC ACCESS OPENING, SEE A1.30 FOR ACCESS LOCATIONS.

12) CONTRACTOR SHALL INSTALL LED LAMPS (LIGHT BULBS) IN ALL LIGHTING FIXTURES UNLESS APPROVED OTHERWISE BY OWNER. COORDINATE SELECTION OF LAMP COLOR/CRI WITH OWNER.

EXCEPTION(S): LOW VOLTAGE AND FLUORESCENT FIXTURES SHOWN IN PLANS.

NOTE: PER 2020 F.B.C. ENERGY CONSERVATION CH4(RE) SECTION R404.1, A MINIMUM OF 90% OF LAMPS SHALL BE HIGH-EFFICIENCY LAMPS. SEE CODE FOR SPECIFICATIONS.

N.E.C. 2017 NOTES:

1) THE FOLLOWING LOCATIONS SHALL RECEIVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION PER 210.8:

- | | |
|------------------|--|
| A) BATHROOMS | F) RECEPTACLES SERVING KITCHEN COUNTERTOP SURFACES |
| B) GARAGES | G) RECEPTACLES WITHIN 6'-0" OF THE OUTSIDE EDGE OF SINKS |
| C) OUTDOORS | H) WITHIN 6'-0" OF BATHTUBS OR SHOWERS |
| D) CRAWL SPACES | J) UNFINISHED BASEMENTS |
| E) LAUNDRY AREAS | |

2) ALL OUTLETS IN KITCHENS, BEDROOMS, FAMILY ROOMS, LIVING ROOMS, RECREATION ROOMS, DINING ROOMS, LIBRARIES, PARLORS, DEN'S, SUNROOM, CLOSETS, HALLWAYS, AND OTHER SIMILAR SPACES SHALL BE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTED AS OUTLINED IN 210.12.

3) NO POINT ON ANY "WALL SPACE" AS DEFINED BY 210.52(A)(2) SHALL BE MORE THAN 6'-0" HORIZONTALLY FROM A RECEPTACLE OUTLET PER 210.52(A)(1).

4) PER 210.52(C)(1) EVERY COUNTER SPACE 12" OR WIDER IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS, AND OTHER SIMILAR SPACES SHALL HAVE A RECEPTACLE OUTLET AND NO POINT ALONG THE WALL AT THESE COUNTER SPACES SHALL BE MORE THAN 2'-0" FROM A RECEPTACLE OUTLET.

5) AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND AND PENINSULAR COUNTER "SPACE" PER 210.52(C)(2)&(3).

6) A MINIMUM OF ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3'-0" OF THE OUTSIDE EDGE OF EACH SINK PER 210.52(D).

7) OUTDOOR OUTLETS SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT AND AT ALL BALCONIES, DECKS, AND PORCHES. OUTLETS SHALL BE INSTALLED AT NOT MORE THAN 6'-6" ABOVE GRADE PER 210.52(E)(1)&(3).

8) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH LAUNDRY AREA, GARAGE, AND IN HALLWAYS 10'-0" OR MORE IN LENGTH PER 210.52(F),(G),&(H).

9) PER 210.70(A) AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, KITCHEN, HALLWAY, STAIRWAY, GARAGE, EXTERIOR ENTRANCES AT GRADE LEVEL, ATTICS, BASEMENTS, UTILITY ROOMS, UNDER FLOOR SPACES, AND SPACES USED FOR STORAGE OR EQUIPMENT REQUIRING SERVICING.

10) RECEPTACLES IN DAMP AND WET LOCATIONS SHALL BE INSTALLED PER 406.9.

11) LUMINARIES IN CLOTHES CLOSETS SHALL BE INSTALLED IN COMPLIANCE WITH 410.16.

12) RECESSED INCANDESCENT LUMINARIES SHALL BE INSTALLED PER 410.115 AND 410.116.

13) OUTDOOR ELECTRICAL OUTLETS/RECEPTACLES SHALL BE NOT LESS THAN 10'-0" FROM THE INSIDE WALL OF DWELLING UNIT SWIMMING POOLS, SHALL BE WATER PROOF, AND GFI PROTECTED PER N.E.C. 680.22.

14) THESE NOTES SHALL NOT BE MISCONSTRUED AS A COMPLETE REPRESENTATION OF ALL APPLICABLE CODES. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND BE PERFORMED BY A QUALIFIED LICENSED ELECTRICIAN.

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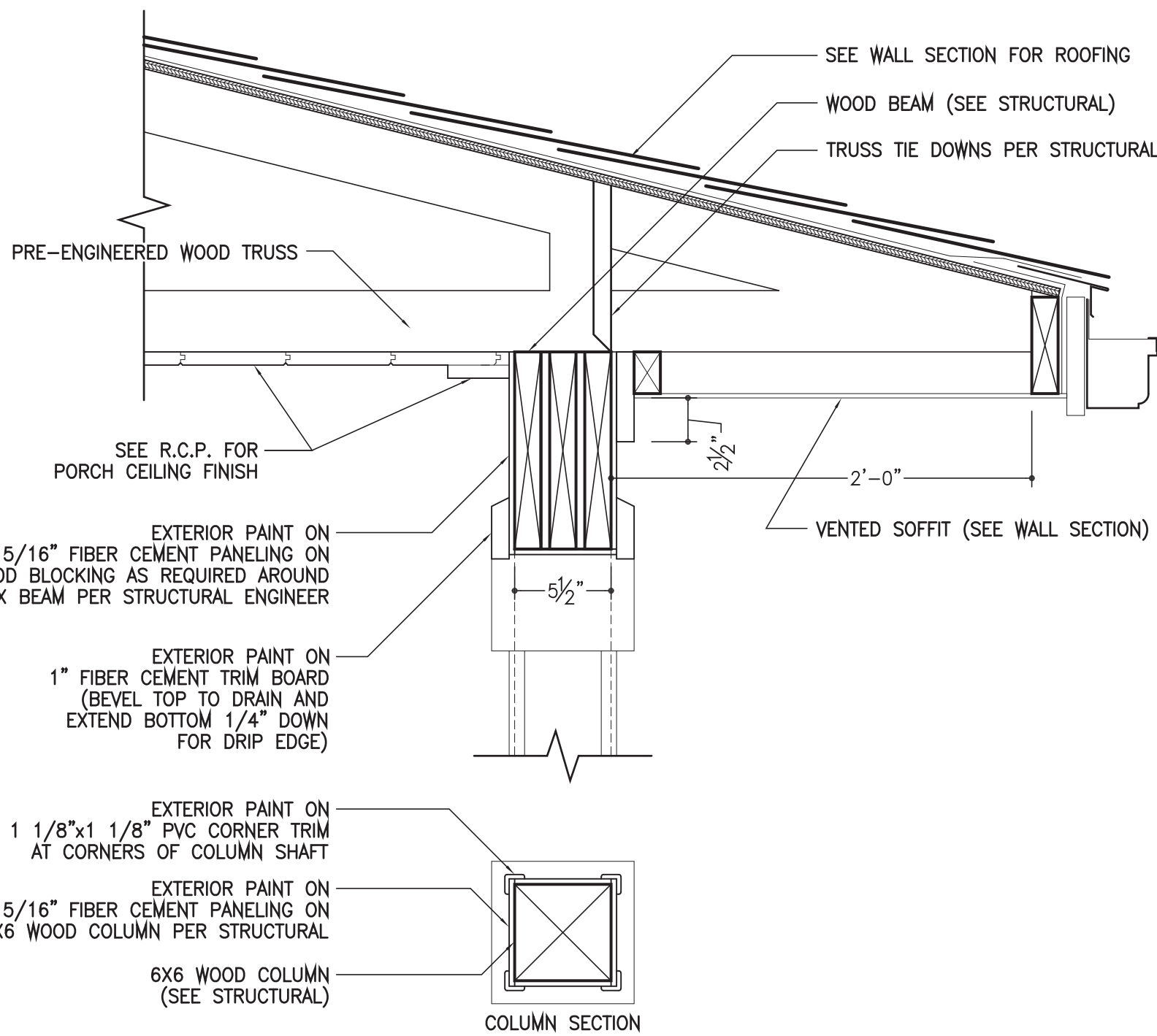
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DATE: JUNE 2, 2022

REVISION DATES:

REFLECTED CEILING PLAN,
CEILING DETAILS

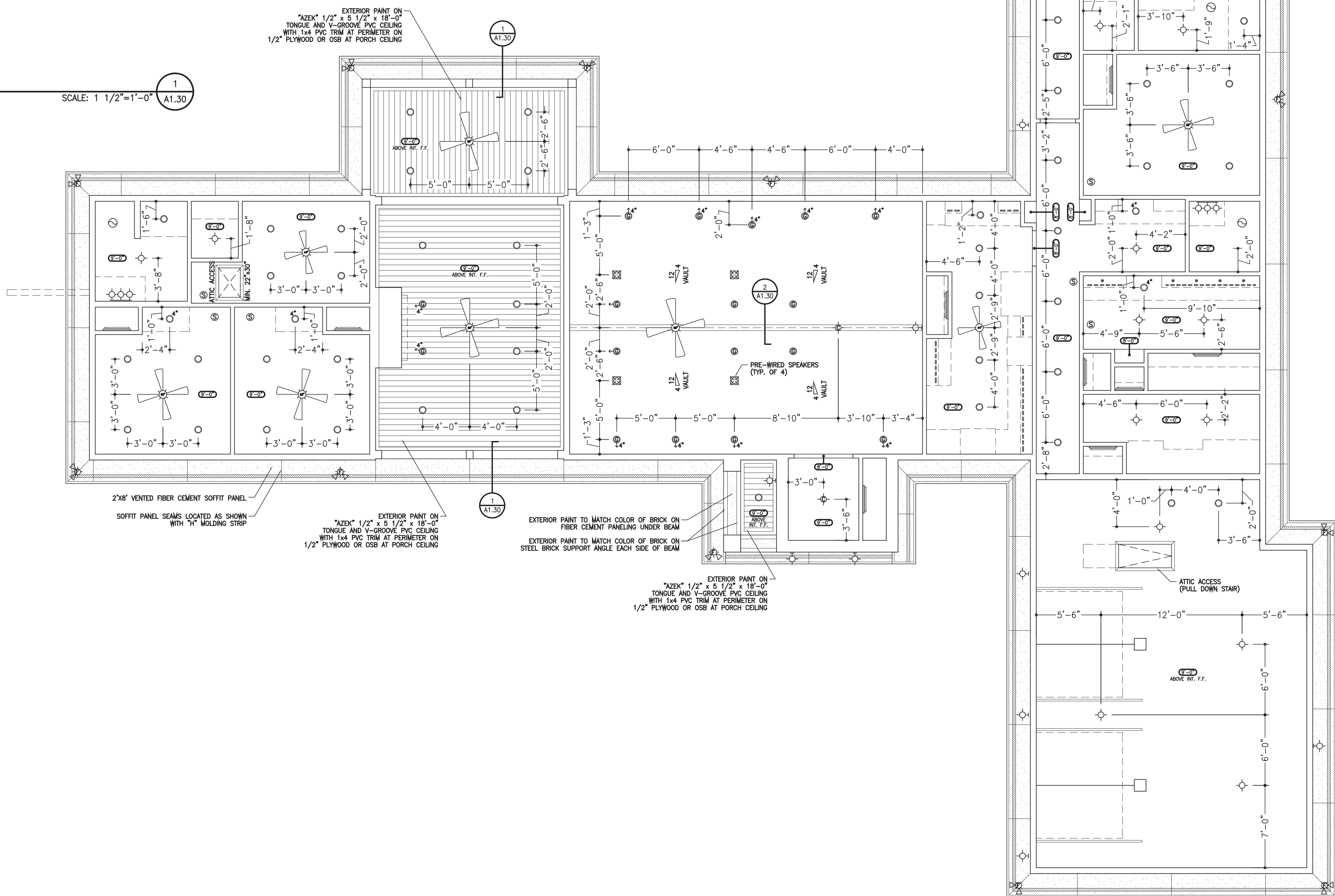
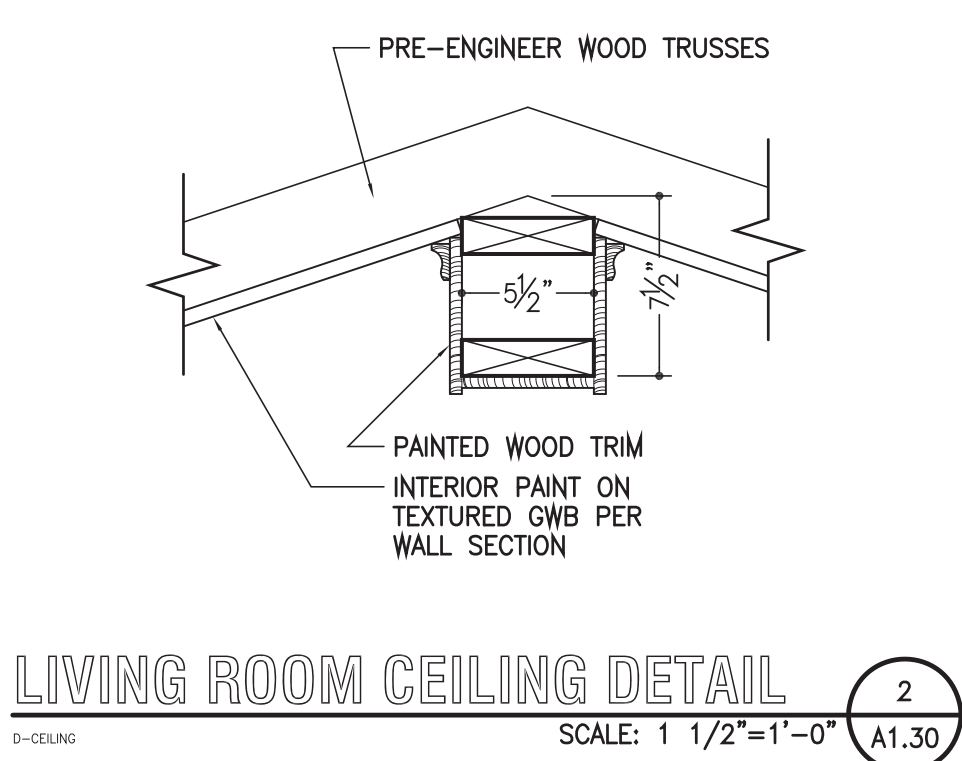
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PORCH BEAM DETAIL

0-Ceiling

SCALE: 1 1/2\"/>



REFLECTED CEILING PLAN

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SCALE: 3/16\"/>

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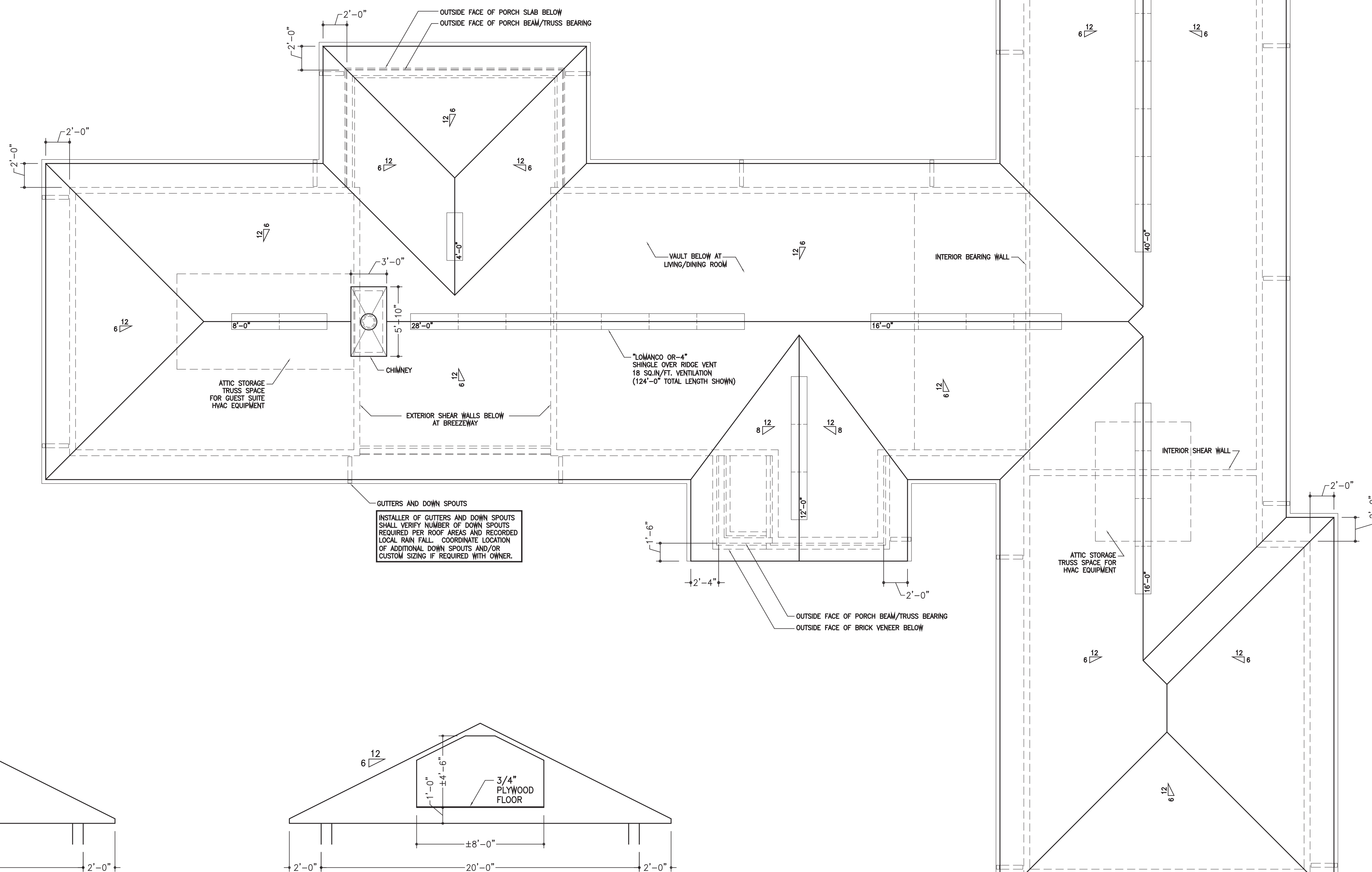
- SEE REFLECTED CEILING PLAN AND FLOOR PLAN FOR DIMENSIONS.
- RIDGE VENTS / OFF RIDGE VENTS PER ROOF PLAN AND AS REQUIRED BY CODE FOR PROPER ATTIC VENTILATION. SEE 2020 FLORIDA BUILDING CODE R806.
 - PROVIDE 2,085 SQUARE INCHES OF ATTIC VENTILATION. 834 MIN. AND 1,42 MAX. OF TOTAL SHALL BE PROVIDED AT UPPER PORTION OF ROOF. REMAINING REQUIRED VENTILATION TO BE PROVIDED AT SOFFIT.
- ROUTE ALL THROUGH ROOF PLUMBING VENTS TO THE REAR OR SIDES OF ROOF WHENEVER FEASIBLE WHILE COMPLYING WITH ALL APPLICABLE CODES.

TRUSS PACKAGE NOTES:

- TOP OF GABLE END TRUSSES SHALL BE DROPPED TO ALLOW OVERHANG OUTLOOKS TO EXTEND TO FIRST INTERIOR TRUSS. SEE STRUCTURAL PACKAGE FOR DETAILING.
- SEE PLANS FOR PORCH COLUMN AND BEAM INSET (INSET OF TRUSS BEARING) FROM OUTSIDE EDGE OF SLAB/FOUNDATION.
- SEE WALL SECTION(S) FOR OVERHANG TYPE.

STRUCTURAL NOTE:

- SEE TRUSS PACKAGE BY BUILDERS FIRST SOURCE IN LAKE CITY, FL AND STRUCTURAL STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



ATTIC STORAGE TRUSS SECTION - GUEST SUITE

D-ATTIC TRUS

SCALE: 1/4"=1'-0" A1.40

ATTIC STORAGE TRUSS SECTION - GARAGE

D-ATTIC TRUS

SCALE: 1/4"=1'-0" A1.40

ROOF PLAN

08P0000

PROJECT

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

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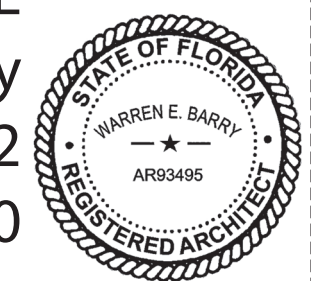
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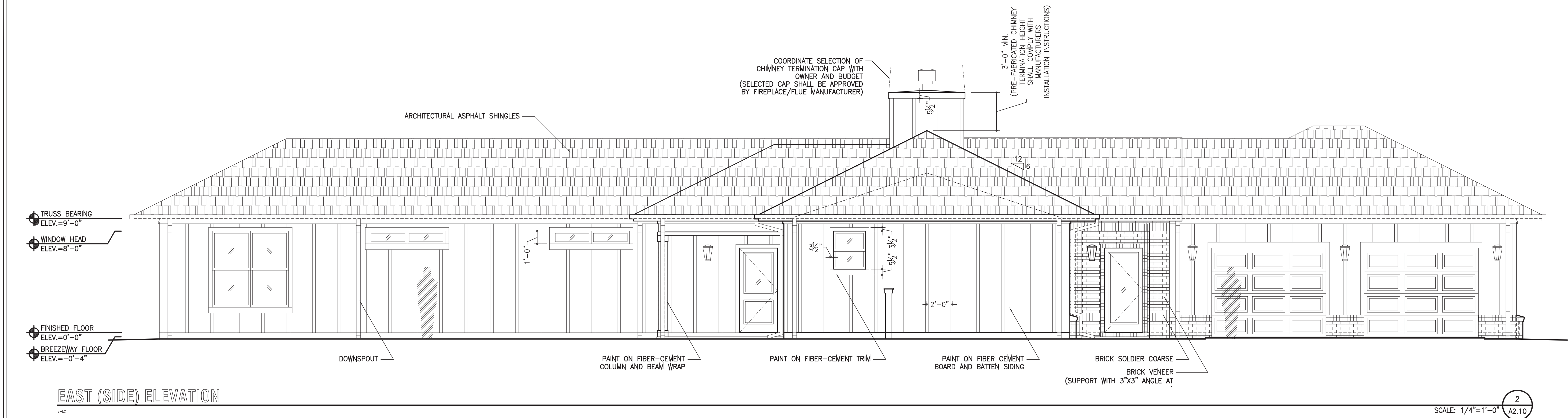
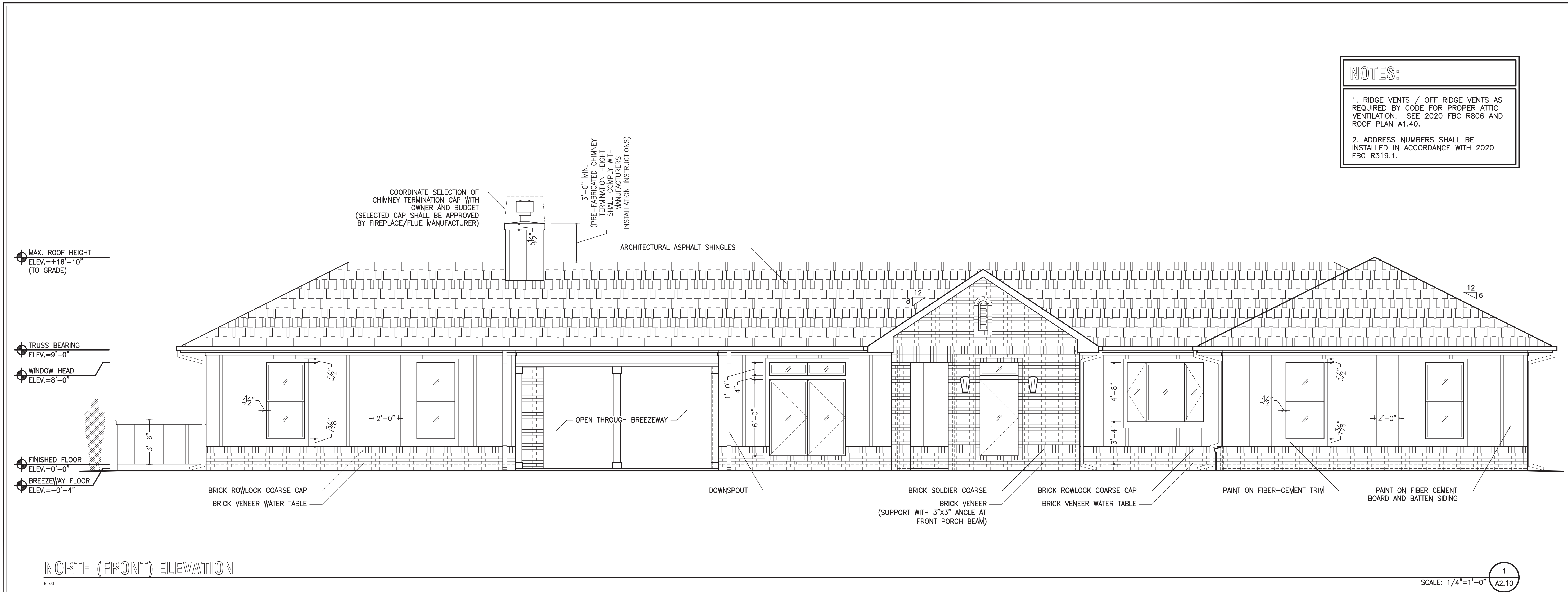
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ROOF PLAN,
ATTIC STORAGE TRUSS SECTION

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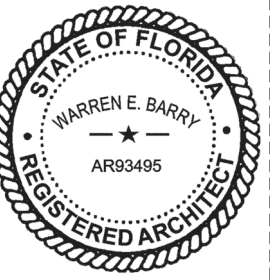
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CONSTRUCTION
DOCUMENTS FOR
CONTRACTOR'S
STANDARD
CONSTRUCTION

PROJECT NO.: 21020

DATE: JUNE 2, 2022

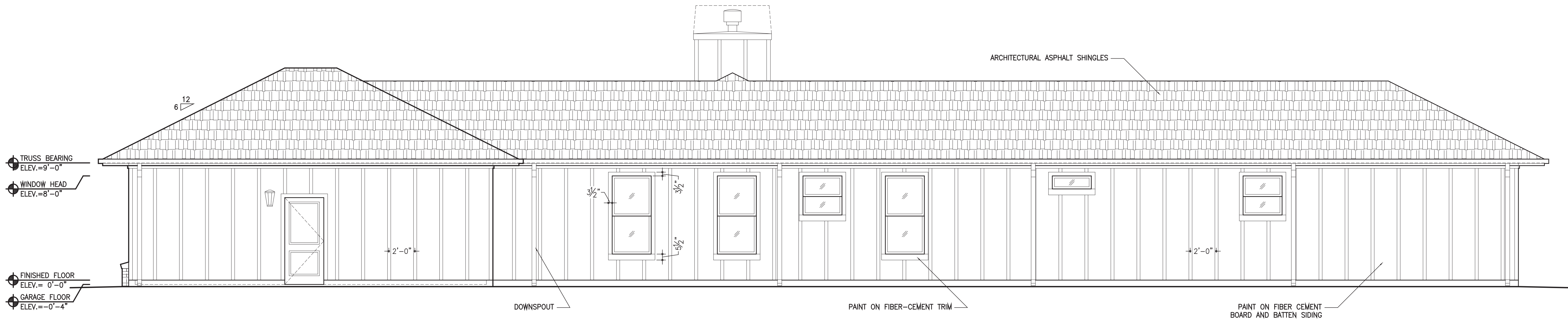
REVISION DATES:

EXTERIOR ELEVATIONS

A2.11

NOTES:

1. RIDGE VENTS / OFF RIDGE VENTS AS REQUIRED BY CODE FOR PROPER ATTIC VENTILATION. SEE 2020 FBC R806 AND ROOF PLAN A1.40.



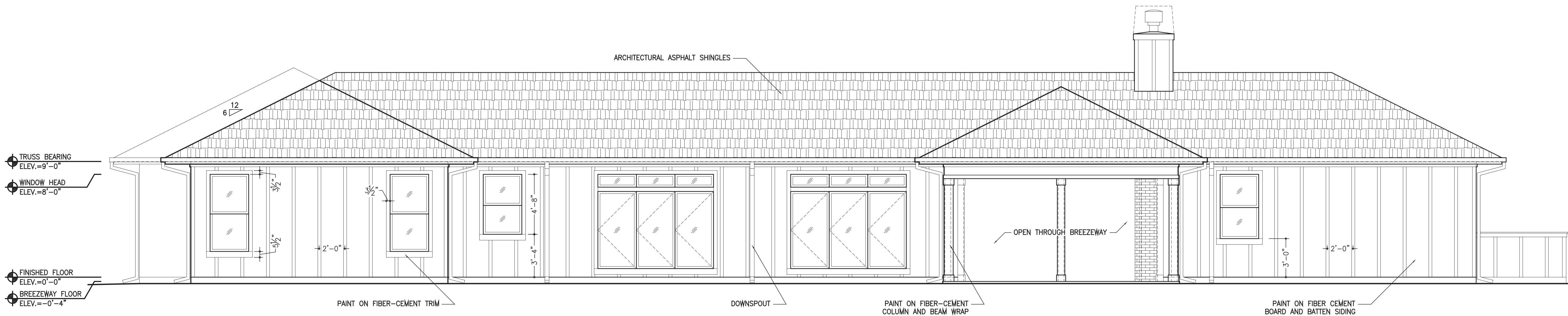
WEST (SIDE) ELEVATION

E-EXT

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

1

A2.11



SOUTH (REAR) ELEVATION

E-EXT

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

2

A2.11



ROBERTS
RESIDENCE

Warren E

Barry

2022.06.02

17:41:42

'00'04-



LAKE CITY,
FLORIDA

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CONSTRUCTION
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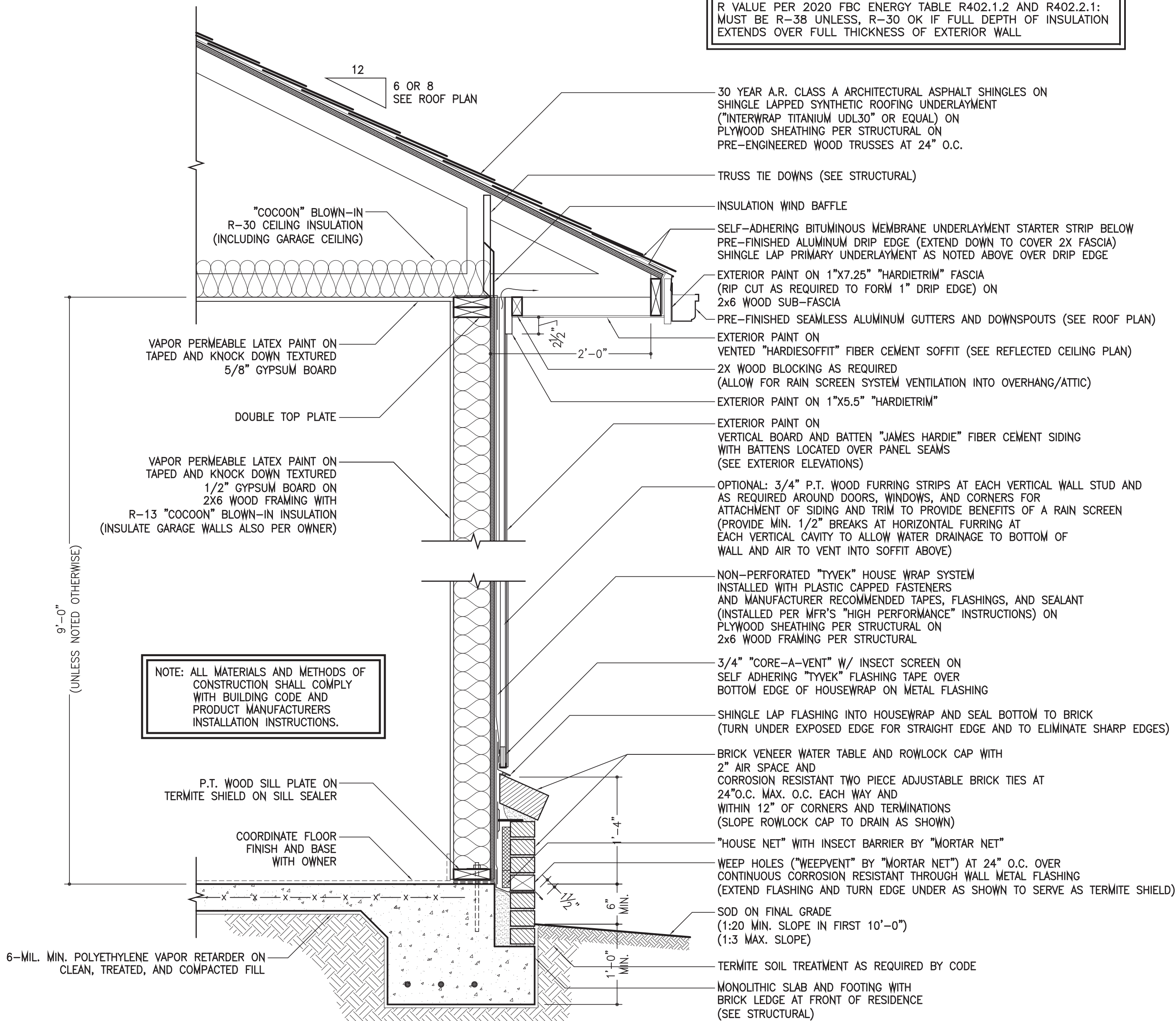
EXTERIOR WALL SECTION

A5.10

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INSULATION NOTE:

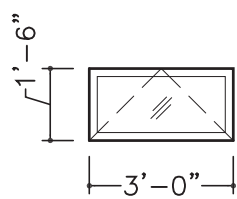
R VALUE PER 2020 FBC ENERGY TABLE R402.1.2 AND R402.2.1:
MUST BE R-38 UNLESS, R-30 OK IF FULL DEPTH OF INSULATION
EXTENDS OVER FULL THICKNESS OF EXTERIOR WALL



EXTERIOR WALL SECTION

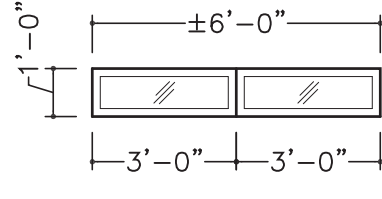
5'-WALL

SCALE: 1"=1'-0" 1 A5.10



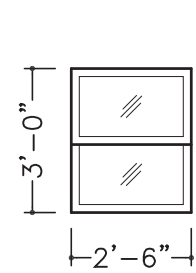
W000

LOCATION(S): WELL HOUSE
TYPE: AWNING WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: PULTRUDED FIBERGLASS
GLAZING: DOUBLE PANE W/ ARGON FILL,
COATINGS: LOW-E
MUNTINS: NONE
QTY: 2



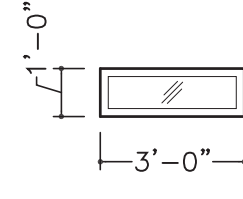
W001

LOCATION(S): MASTER HALLWAY
TYPE: COMPOSITE FIXED/PICTURE WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: FACTORY FINISHED WOOD
GLAZING: DOUBLE PANE W/ ARGON FILL,
COATINGS: LOW-E
MUNTINS: NONE
QTY: 2



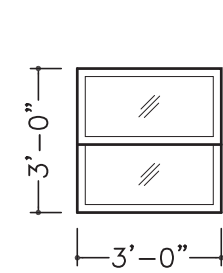
W002

LOCATION(S): GUEST SUITE BATHROOM
TYPE: DOUBLE HUNG WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: FACTORY FINISHED WOOD
GLAZING: DOUBLE PANE W/ ARGON FILL,
COATINGS: LOW-E
MUNTINS: NONE
QTY: 1



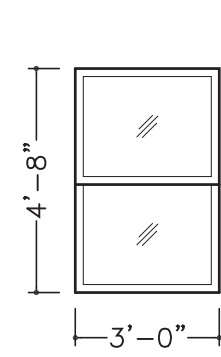
W003

LOCATION(S): BED 02 BATHROOM SHOWER
TYPE: FIXED TRANSOM WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: PULTRUDED FIBERGLASS
GLAZING: DOUBLE PANE W/ ARGON FILL,
OBSCURED
COATINGS: LOW-E
MUNTINS: NONE
QTY: 1



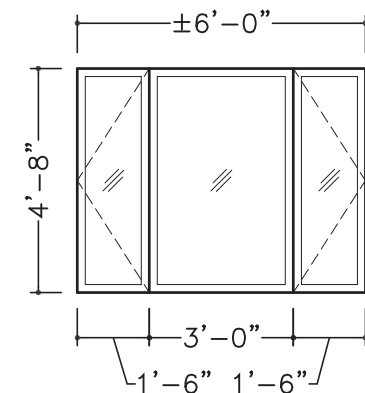
W004

LOCATION(S): MASTER BATHROOM,
HALL 1/2 BATHROOM
TYPE: DOUBLE HUNG WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: FACTORY FINISHED WOOD
GLAZING: DOUBLE PANE W/ ARGON FILL,
COATINGS: LOW-E
MUNTINS: NONE
QTY: 2



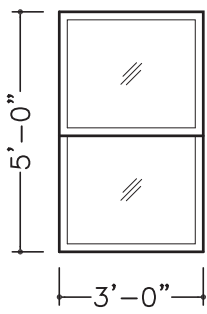
W005

LOCATION(S): KITCHEN
TYPE: DOUBLE HUNG WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: FACTORY FINISHED WOOD
GLAZING: DOUBLE PANE W/ ARGON FILL,
COATINGS: LOW-E
MUNTINS: NONE
QTY: 1



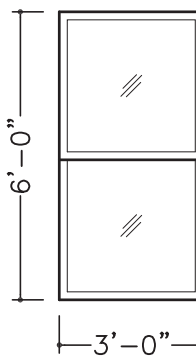
W006

LOCATION(S): KITCHEN
TYPE: COMPOSITE CASEMENT/DOUBLE HUNG WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: FACTORY FINISHED WOOD
GLAZING: DOUBLE PANE W/ ARGON FILL,
COATINGS: LOW-E
MUNTINS: NONE
QTY: 1



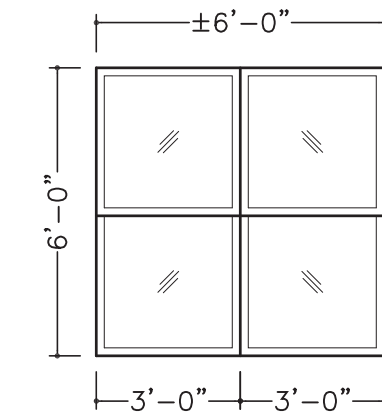
W007

LOCATION(S): GUEST SUITE SITTING ROOM
TYPE: DOUBLE HUNG WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: FACTORY FINISHED WOOD
GLAZING: DOUBLE PANE W/ ARGON FILL,
COATINGS: LOW-E
MUNTINS: NONE
QTY: 1



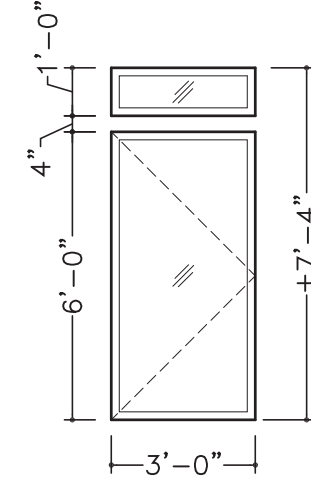
W008

LOCATION(S): MASTER BEDROOM,
BEDROOMS 02, 03, & 04,
SEWING ROOM, LAUNDRY, GARAGE
TYPE: DOUBLE HUNG WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: FACTORY FINISHED WOOD
GLAZING: DOUBLE PANE W/ ARGON FILL,
COATINGS: LOW-E
MUNTINS: NONE
QTY: 9



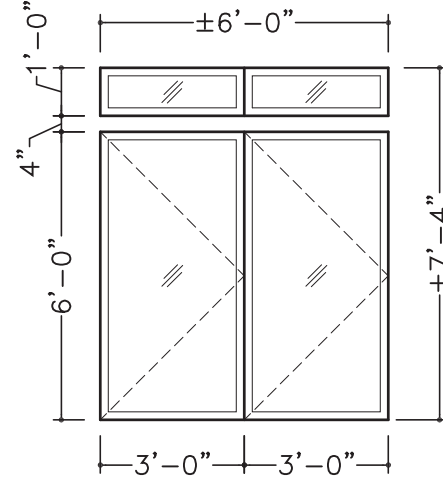
W009

LOCATION(S): MASTER BEDROOM
TYPE: COMPOSITE DOUBLE HUNG WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: FACTORY FINISHED WOOD
GLAZING: DOUBLE PANE W/ ARGON FILL,
COATINGS: LOW-E
MUNTINS: NONE
QTY: 1



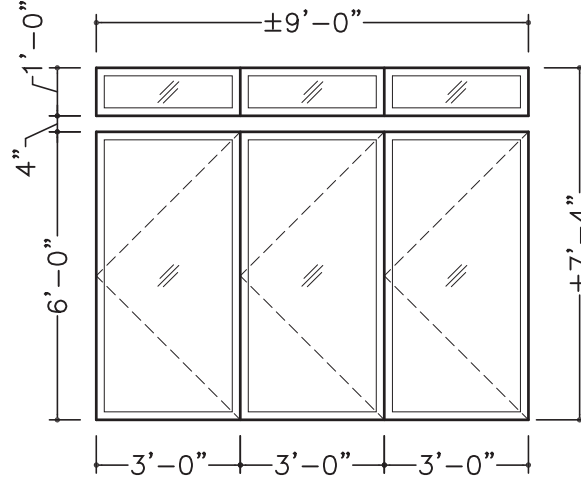
W010

LOCATION(S): FOYER, LIVING ROOM
TYPE: COMPOSITE FIXED/CASEMENT WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: FACTORY FINISHED WOOD
GLAZING: DOUBLE PANE W/ ARGON FILL,
COATINGS: LOW-E
MUNTINS: NONE
QTY: 2



W011

LOCATION(S): LIVING ROOM
TYPE: COMPOSITE FIXED/CASEMENT WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: FACTORY FINISHED WOOD
GLAZING: DOUBLE PANE W/ ARGON FILL,
COATINGS: LOW-E
MUNTINS: NONE
QTY: 1

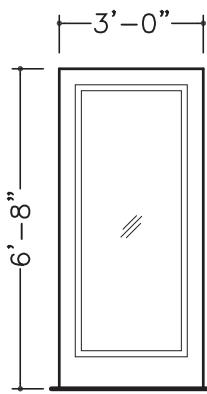


W012

LOCATION(S): LIVING ROOM, DINING ROOM
TYPE: COMPOSITE FIXED/CASEMENT WINDOW
FRAME EXTERIOR: PULTRUDED FIBERGLASS
FRAME INTERIOR: FACTORY FINISHED WOOD
GLAZING: DOUBLE PANE W/ ARGON FILL,
COATINGS: LOW-E
MUNTINS: NONE
QTY: 2

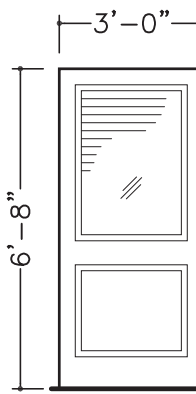
OPENING NOTES:

- WINDOWS WITH A WOOD FRAME INTERIOR AND FIBERGLASS EXTERIOR SHALL BE "MARVIN INTEGRITY". WINDOWS WITH A FIBERGLASS INTERIOR AND EXTERIOR FRAME SHALL BE "MARVIN ALL ULTREX".
- COORDINATE FINISH OF HINGES WITH OWNER.
- ALL SIZING INFORMATION IS FOR GENERAL DESIGN ONLY. CONTRACTOR TO SELECT EXACT DOOR AND WINDOW SIZES FROM SELECTED MANUFACTURER'S OPTIONS. COORDINATE SELECTION WITH OWNER AND BUDGET. SIZING MAY NOT BE ENLARGED WITHOUT WRITTEN APPROVAL BY PROJECT ARCHITECT OR STRUCTURAL ENGINEER.
- FRAME SIZE AND ROUGH OPENING SIZE PER MANUFACTURER'S PRODUCT DATA.
- PROVIDE SAFETY GLAZING WHERE REQUIRED. SEE 2020 FBC R308.4.
- CONTRACTOR TO SUPPLY SPECIFIC DOOR AND WINDOW INFORMATION AS REQUIRED BY LOCAL AUTHORITIES FOR PERMITTING PROCESS.
- DOORS AND WINDOWS SHALL MEET ALL APPLICABLE CODES INCLUDING THOSE REGARDING WIND PRESSURE RATINGS.
- ALL DOORS SHALL HAVE LEVER STYLE HANDLES/HARDWARE. COORDINATE SELECTION WITH OWNER AND BUDGET.
- INSTALL REMOVABLE SCREENS AT ALL OPERABLE WINDOWS.
- SEE FLOOR PLAN FOR DOOR SWING.



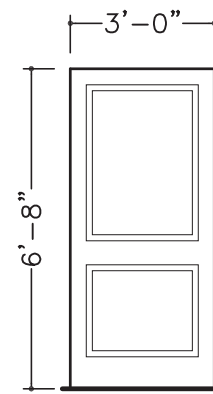
ED01

LOCATION(S): FOYER
TYPE: EXTERIOR SIDE HINGED DOOR
INTERIOR FINISH: STAINED FIBERGLASS
EXTERIOR FINISH: PAINTED FIBERGLASS
GLAZING: STAINED, COORDINATE WITH OWNER
COATINGS: LOW-E
QTY: 1



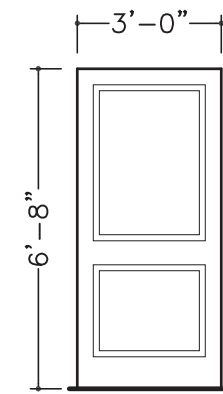
ED02

LOCATION(S): BREEZEWAY, HALLWAY
TYPE: EXTERIOR SIDE HINGED DOOR
INTERIOR FINISH: PAINTED FIBERGLASS
EXTERIOR FINISH: PAINTED FIBERGLASS
GLAZING: CLEAR, BETWEEN GLASS BLINDS
COATINGS: LOW-E
QTY: 3



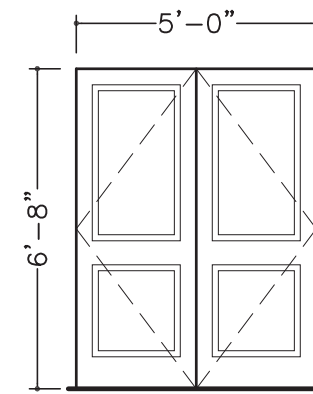
ED03

LOCATION(S): GARAGE EXTERIOR
TYPE: EXTERIOR SIDE HINGED DOOR
INTERIOR FINISH: PAINTED STEEL
EXTERIOR FINISH: PAINTED STEEL
GLAZING: CLEAR, BETWEEN GLASS BLINDS
QTY: 1



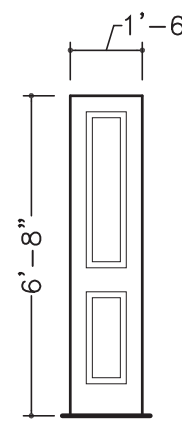
ED04

LOCATION(S): GARAGE INTERIOR
TYPE: MIN. 20 MIN. FIRE RATED WITH CLOSER PER 2020 FBC R302.5.1
FINISH: PAINTED (ALL SIDES)
QTY: 1



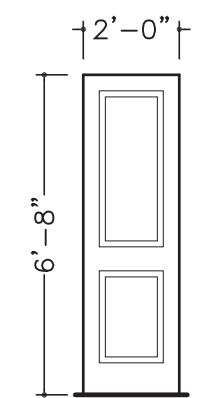
ED05

LOCATION(S): WELL HOUSE
TYPE: EXTERIOR SIDE HINGED DOOR
INTERIOR FINISH: PAINTED STEEL
EXTERIOR FINISH: PAINTED STEEL
GLAZING: CLEAR, BETWEEN GLASS BLINDS
QTY: 1



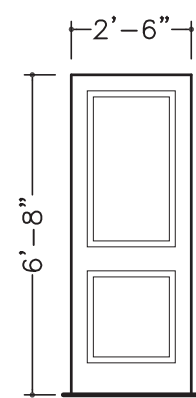
ID01

LOCATION(S): LAUNDRY CLOSET
TYPE: INTERIOR SIDE HINGED DOOR
CORE: HOLLOW
FINISH: PAINTED
QTY: 1



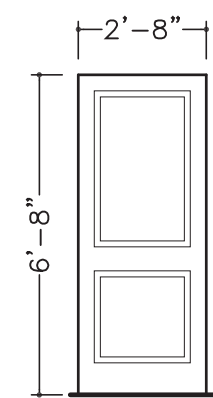
ID02

LOCATION(S): LAUNDRY CLOSET,
MASTER HALLWAY CLOSET
TYPE: INTERIOR SIDE HINGED DOOR
CORE: HOLLOW
FINISH: PAINTED
QTY: 2



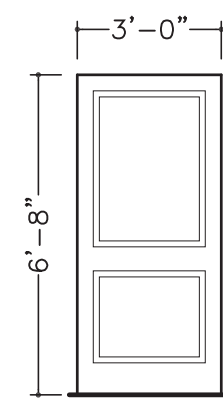
ID03

LOCATION(S): HALLWAY CLOSET
TYPE: INTERIOR SIDE HINGED DOOR
CORE: HOLLOW
FINISH: PAINTED
QTY: 1



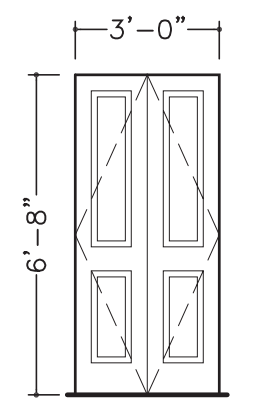
ID04

LOCATION(S): TYPICAL INTERIOR DOOR U.N.O.
TYPE: INTERIOR SIDE HINGED DOOR
CORE: HOLLOW
FINISH: PAINTED
QTY: 12



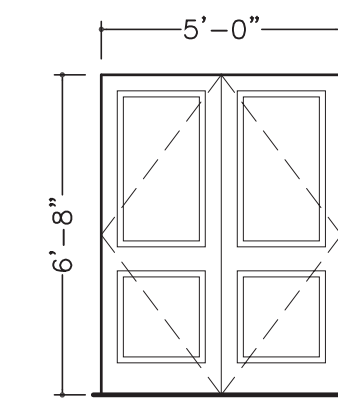
ID05

LOCATION(S): LAUNDRY ROOM
TYPE: INTERIOR SIDE HINGED DOOR
CORE: HOLLOW
FINISH: PAINTED
QTY: 1



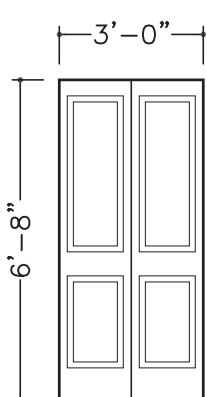
ID06

LOCATION(S): MASTER CLOSET
TYPE: INTERIOR SIDE HINGED DOOR
CORE: HOLLOW
FINISH: PAINTED
QTY: 1



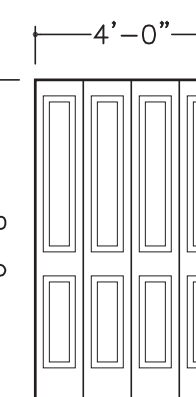
ID07

LOCATION(S): FOYER CLOSET
TYPE: INTERIOR SIDE HINGED DOOR
CORE: HOLLOW
FINISH: PAINTED
QTY: 1



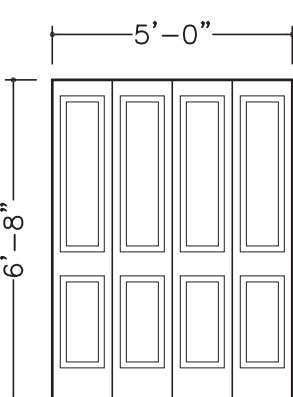
BF01

LOCATION(S): BEDROOM 03 & 04 CLOSETS
TYPE: INTERIOR BI-FOLD DOOR
CORE: HOLLOW
FINISH: PAINTED
QTY: 2



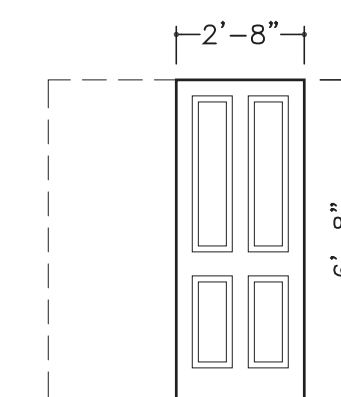
BF02

LOCATION(S): KITCHEN PANTRY
TYPE: INTERIOR BI-FOLD DOOR
CORE: HOLLOW
FINISH: PAINTED
QTY: 1



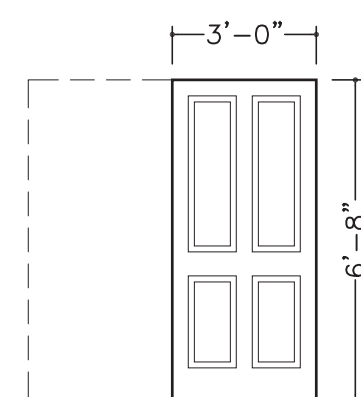
BF03

LOCATION(S): SEWING ROOM CLOSET
TYPE: INTERIOR BI-FOLD DOOR
CORE: HOLLOW
FINISH: PAINTED
QTY: 1



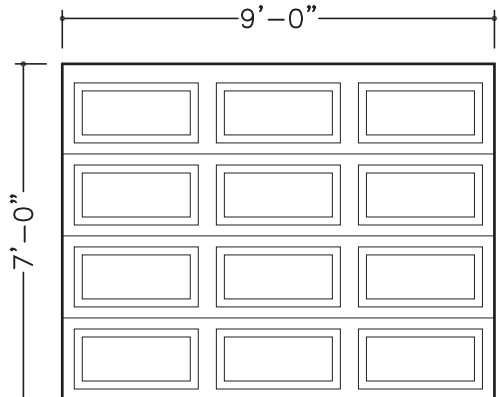
PD01

LOCATION(S): MASTER BATHROOM TOILET
TYPE: INTERIOR POCKET DOOR
CORE: HOLLOW
FINISH: PAINTED
QTY: 1



PD02

LOCATION(S): KITCHEN
TYPE: INTERIOR POCKET DOOR
CORE: HOLLOW
FINISH: PAINTED
QTY: 2



GD01

LOCATION(S): GARAGE
TYPE: INSULATED OVERHEAD DOOR
OTHER: OPERATOR WITH LIGHT AND PROGRAMMABLE EXTERIOR KEYPAD
GLAZING: NONE
QTY: 2

GLAZING - HAZARDOUS LOCATIONS: (PER 2020 F.B.C. RESIDENTIAL)

- PER R308.1, EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SPECIFIED IN R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S LABEL, DESIGNATING WHO APPLIED THE LABEL, THE TYPE AND THICKNESS OF GLAZING MATERIAL AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. SEE R308.1 FOR EXCEPTIONS. SEE R308.1.1 FOR IDENTIFICATION OF MULTI-PANE ASSEMBLIES.
- HAZARDOUS LOCATIONS. R308.4 (SEE CODE FOR EXCEPTIONS)
 - GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS PER R308.4.1.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE PER R308.4.2.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS PER R308.4.3:
 - 3.1 THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ.FT; AND
 - 3.2 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; AND
 - 3.3 THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND
 - 3.4 ONE FOR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
 - ALL GLAZING IN GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE PER R308.4.4.
 - GLAZING IN WALLS, ENCLOSURES, OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE AND WITHIN 60" HORIZONTALLY OF THE WATERS EDGE PER R308.4.5.
 - GLAZING ADJACENT TO AND WITHIN 36" HORIZONTALLY OF STAIRWAYS, LANDINGS, AND RAMPS WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE PER R308.4.6.
 - GLAZING ADJACENT TO THE BOTTOM OF A STAIRWAY WHEN LOCATED WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF THE STAIRWAY AND THE GLAZING IS LESS THAN 36" ABOVE THE LANDING PER R308.4.7.

OPENING TYPES

C-OPEN

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

2
A6.10

ARCHITECT

WARREN E. BARRY

FLORIDA ARCHITECT, LICENSE #AR93495



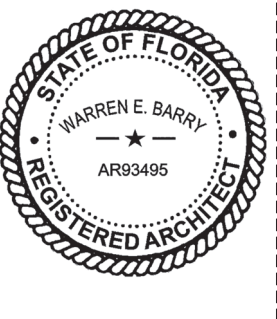
www.WEBarryDesigns.com

4409 NW 186TH STREET
NEWBERRY, FLORIDA 32669

PHONE: (352) 472-2600
FAX: (352) 472-2611

ROBERTS RESIDENCE

Warren E
Barry
2022.06.0
17:42:02 2
'00'04-



LAKE CITY, FLORIDA

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CONSTRUCTION DOCUMENTS FOR CONTRACTOR'S STANDARD CONSTRUCTION

PROJECT NO.: 21020

DATE: JUNE 2, 2022

REVISION DATES:

OPENING TYPES

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A6.10

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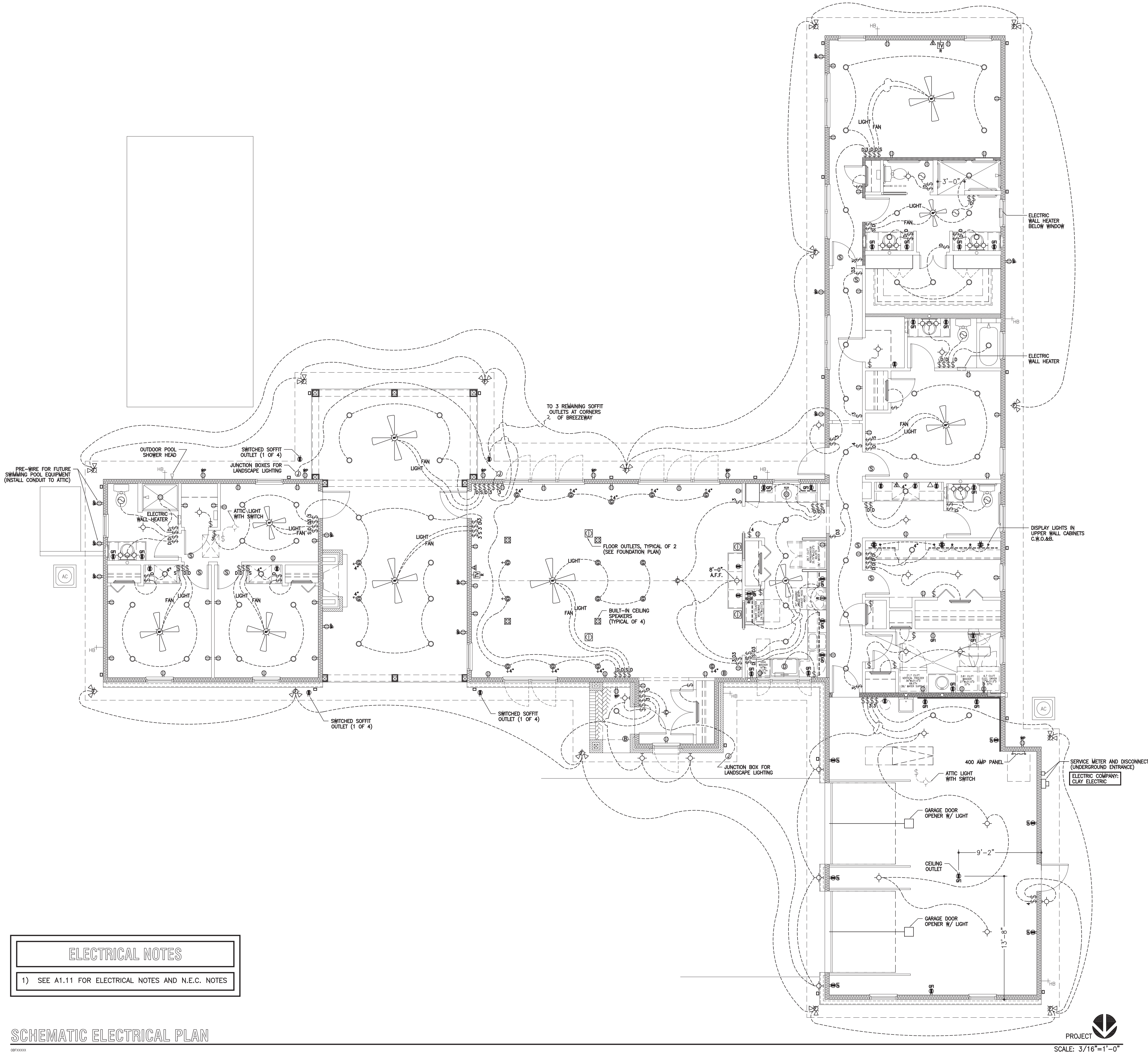
ELECTRICAL LEGEND

- ⊕ 120V DUPLEX WALL OUTLET, BOTTOM MIN. 15" A.F.F. (UNLESS REQUIRED OTHERWISE BY APPLIANCE)
- ⊕ 120V DOUBLE DUPLEX WALL OUTLET
- ⊕ 120V DUPLEX WALL OUTLET, BOTTOM AT 42" A.F.F.
- ⊕ 220V WALL OUTLET, MOUNT ACCORDING TO APPLIANCE REQUIREMENTS
- ⊕ 120V, GROUND FAULT INTERRUPT
- ⊕ 120V, WATER PROOF, GROUND FAULT INTERRUPT
- ⊕ RANGE OUTLET AND EXHAUST HOOD
- ⊕ CLOTHES DRYER OUTLET
- ⊕ ELECTRIC CAR CHARGING OUTLET/STATION
- ⊕ 120V, FLOOR OUTLET
- ⊕ SWITCH WITH DUPLEX OUTLET
- ⊕ ROCKER SWITCH
- ⊕ ROCKER SWITCH W/ SLIDE DIMMER
- ⊕ CEILING FAN 3 SPEED CONTROL SWITCH
- ⊕ EXHAUST FAN TIMER SWITCH
- ⊕ ROCKER SWITCH, 3 WAY
- ⊕ ROCKER SWITCH, 3 WAY WITH SLIDE DIMMER
- ⊕ ELECTRICAL CIRCUIT BREAKER PANEL
- ⊕ BACKLIT DOOR BELL WITH 2 RINGERS
- ⊕ VENTILATION EXHAUST FAN W/ TIMER SWITCH
- ⊕ EXHAUST FAN WITH TIMER SWITCH AND LIGHT
- ⊕ COMBINATION SMOKE/CARBON MONOXIDE DETECTOR (HARDWIRED AND INTERCONNECTED PER FBC R314 & R315.)
- ⊕ GARBAGE DISPOSAL
- ⊕ THERMOSTAT (LOCATIONS PER HVAC CONTRACTOR)
- ⊕ JUNCTION BOX W/ CONDUIT FOR FUTURE ELECTRIC
- ⊕ TELEVISION OUTLET
- ⊕ RECESSED MULTI-FUNCTION TELEVISION BOX (SEE ELECTRICAL NOTES)
- ⊕ BUILT-IN CEILING SPEAKERS
- ⊕ TELEPHONE OUTLET
- ⊕ COMPUTER INTERNET OUTLET WITH CONDUIT TO ATTIC (COORDINATE WITH OWNER AND PROVIDER)
- ⊕ SERVICE METER AND DISCONNECT
- ⊕ EXTERIOR SECURITY FLOOD LIGHT
- ⊕ PENDANT LIGHT
- ⊕ CHANDELIER LIGHT
- ⊕ SURFACE MOUNT LIGHT
- ⊕ WALL SCONCE
- ⊕ RECESSED CAN LIGHT
- ⊕ 6" "EYEBALL" CAN LIGHT
- ⊕ 6" "GIMBAL" CAN LIGHT
- ⊕ 4" "GIMBAL" CAN LIGHT
- COMPACT ACCENT "PUCK" LIGHT
- LED STRIP TASK LIGHTING
- ⊕ TRACK LIGHTING
- ⊕ CLOSET LED WALL SCONCE
- ⊕ SURFACE MOUNT FLUORESCENT LIGHT
- ⊕ CEILING FAN WITH LIGHT
- ⊕ CEILING FAN WITHOUT LIGHT

ELECTRICAL NOTES

1) SEE A1.11 FOR ELECTRICAL NOTES AND N.E.C. NOTES

SCHEMATIC ELECTRICAL PLAN



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

ARCHITECT

WARREN E. BARRY

FLORIDA ARCHITECT, LICENSE #AR93495



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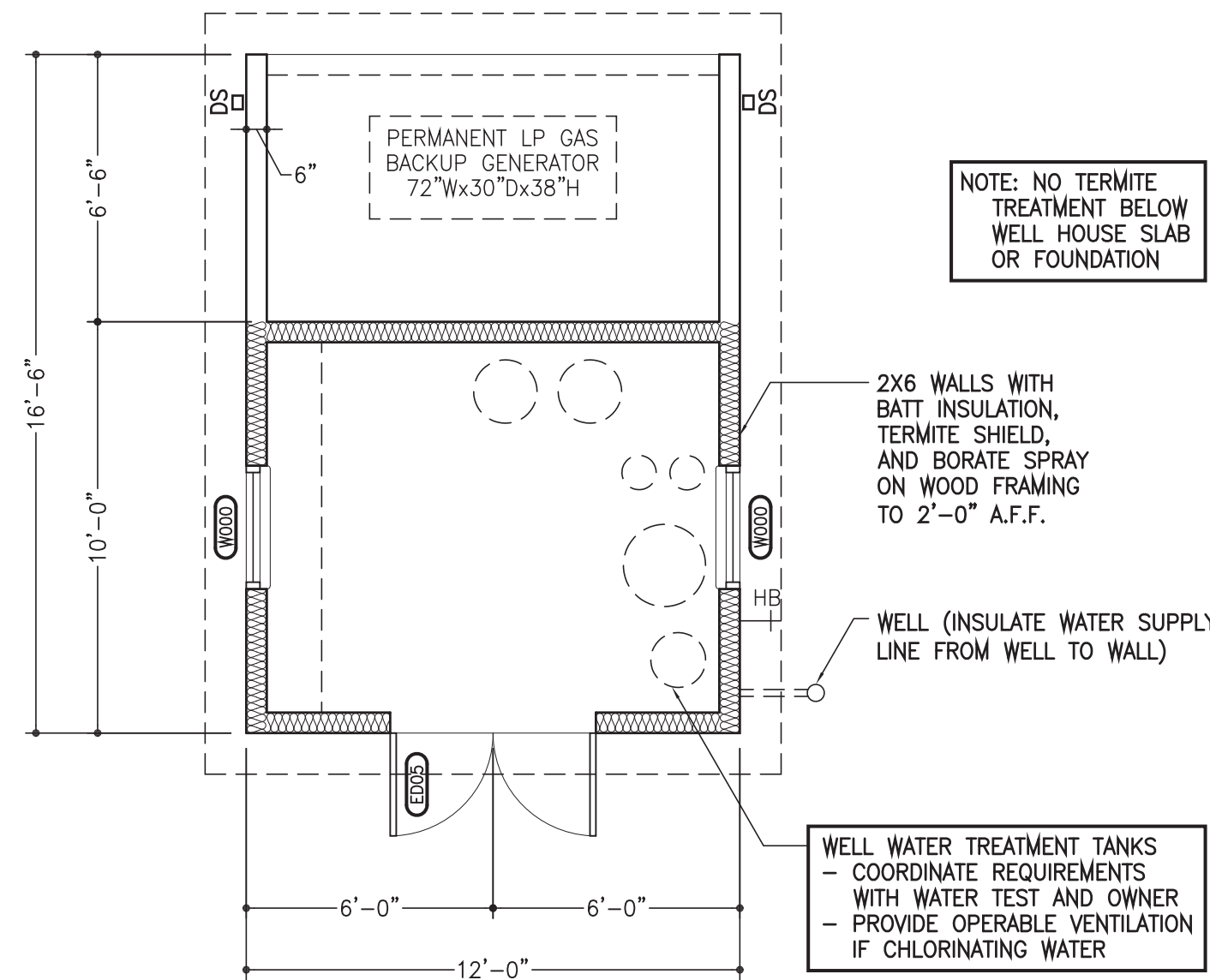
DATE: JUNE 2, 2022

REVISION DATES:

SCHEMATIC ELECTRICAL PLAN

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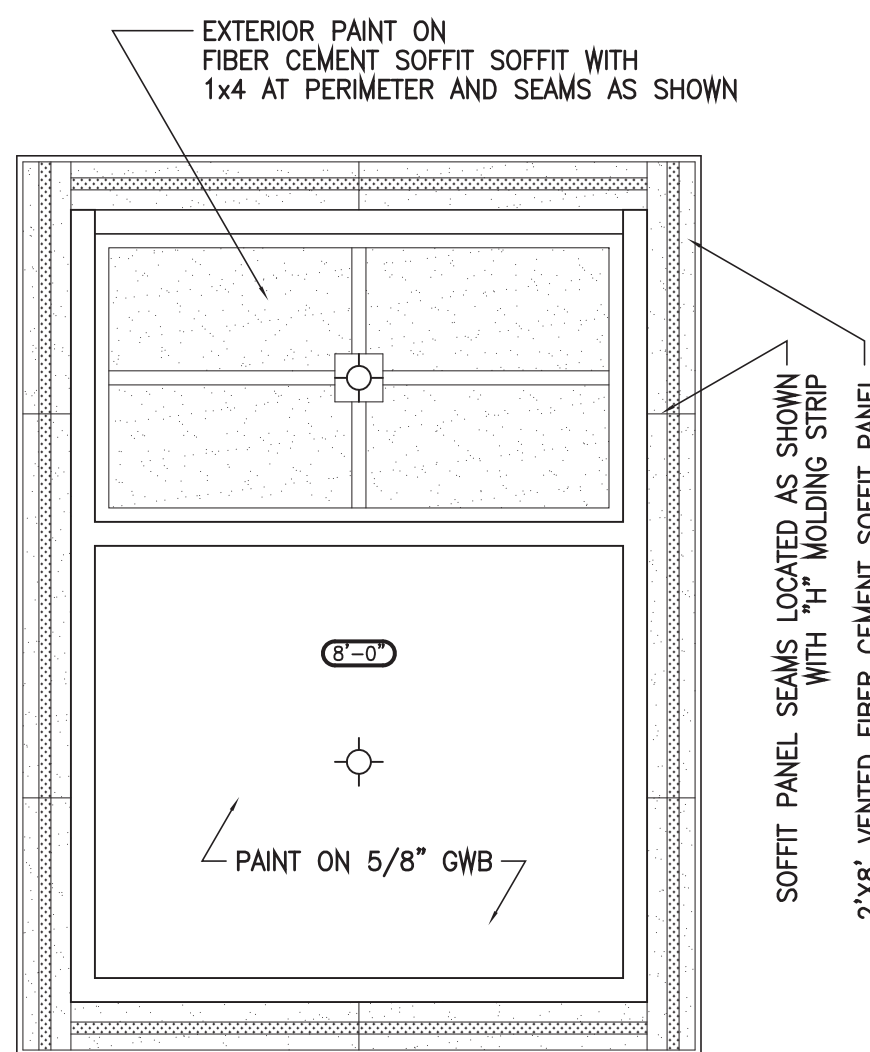
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DIMENSIONED FLOOR PLAN

08FXXXX

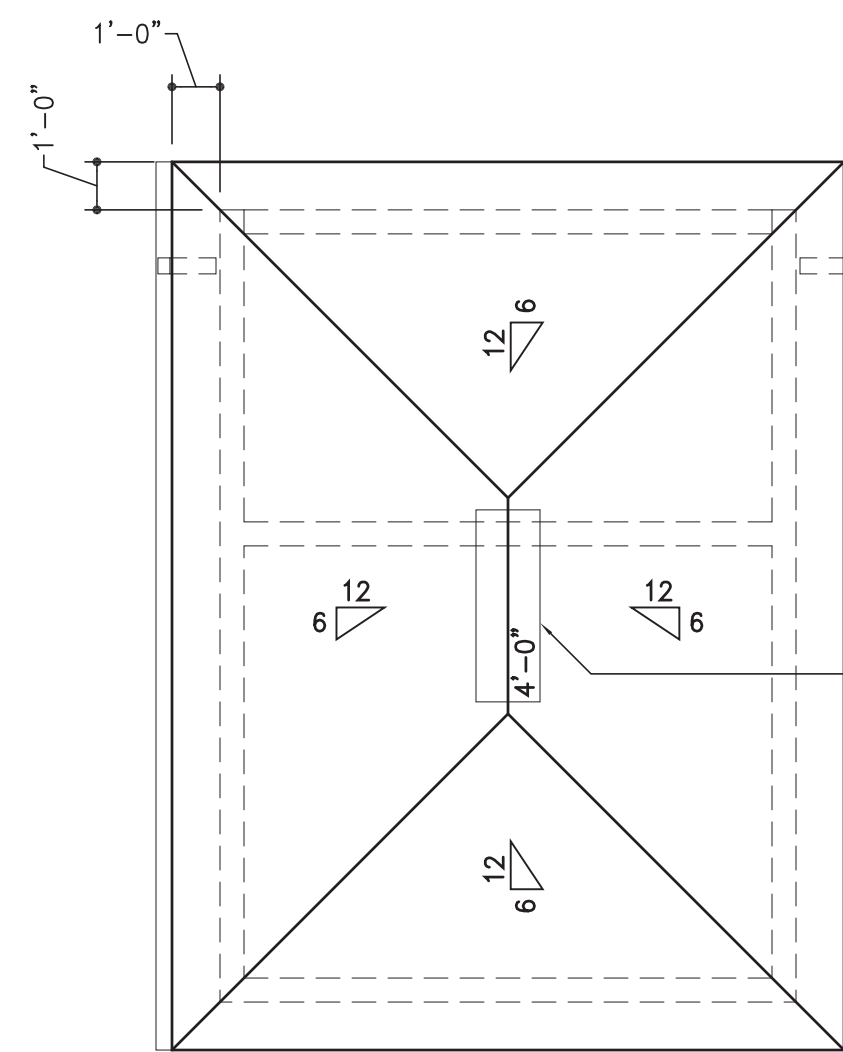
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REFLECTED CEILING PLAN

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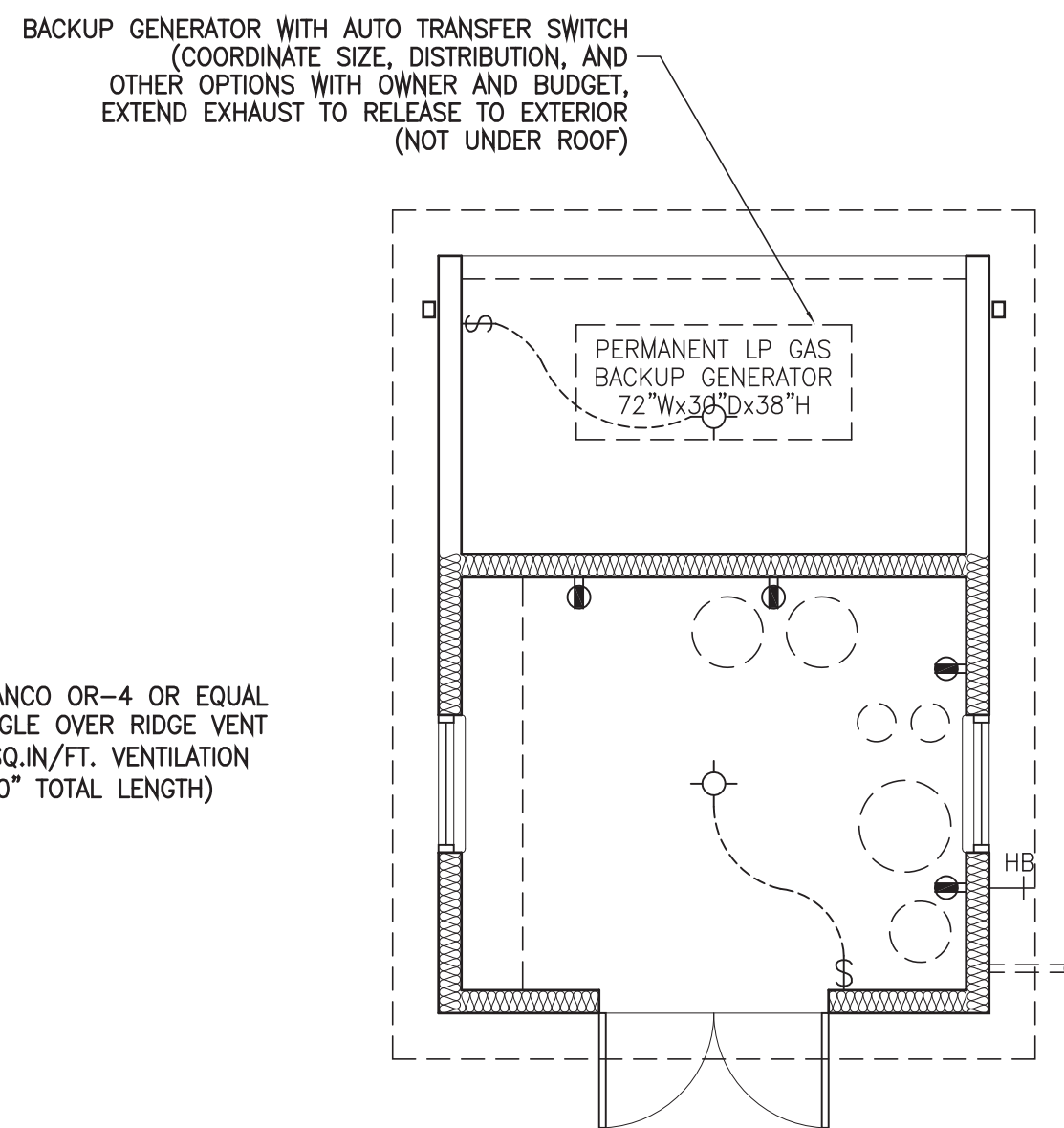
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ROOF PLAN

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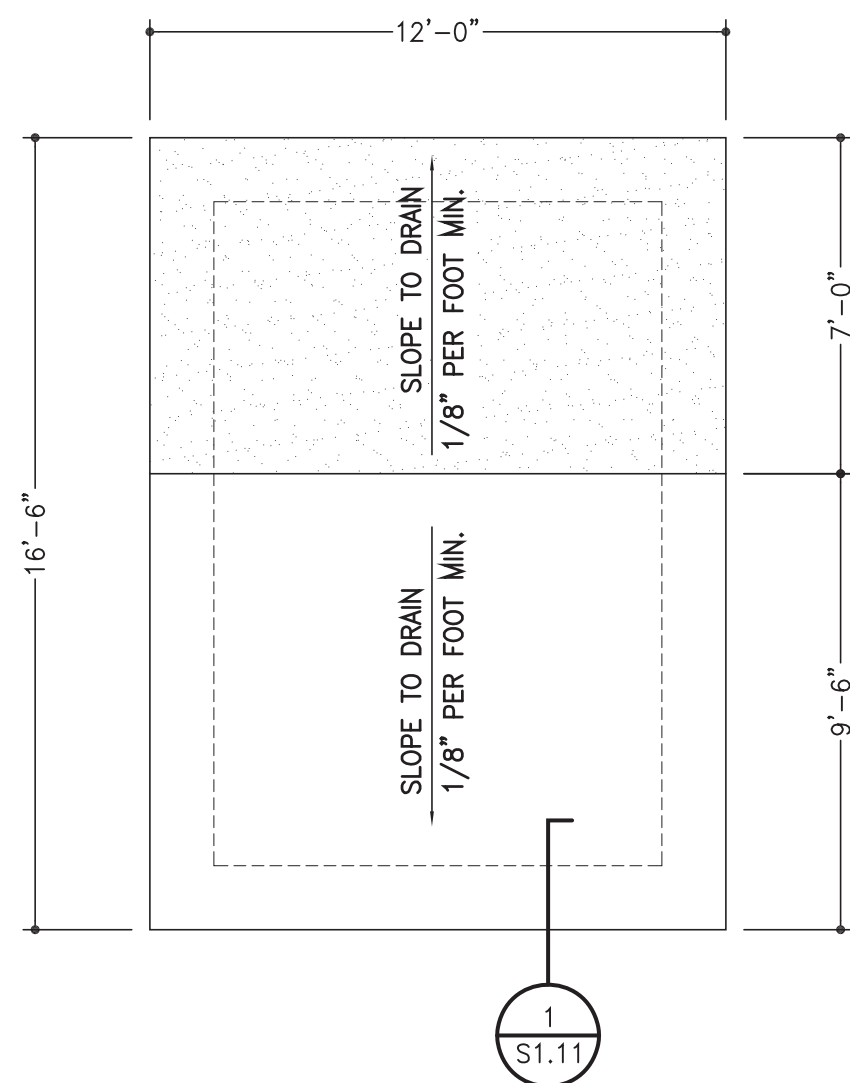
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SCHEMATIC ELECTRICAL PLAN

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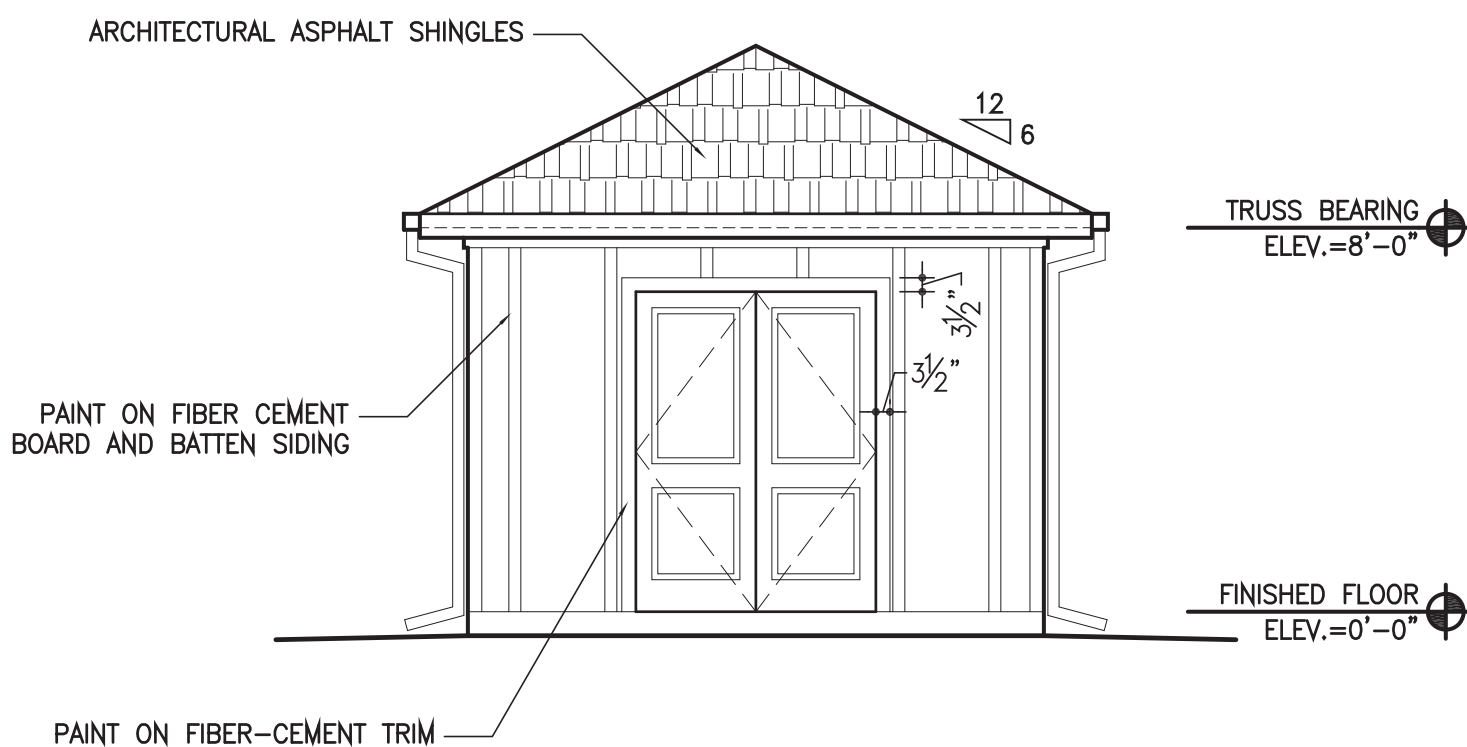
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FOUNDATION PLAN

08FXXXX

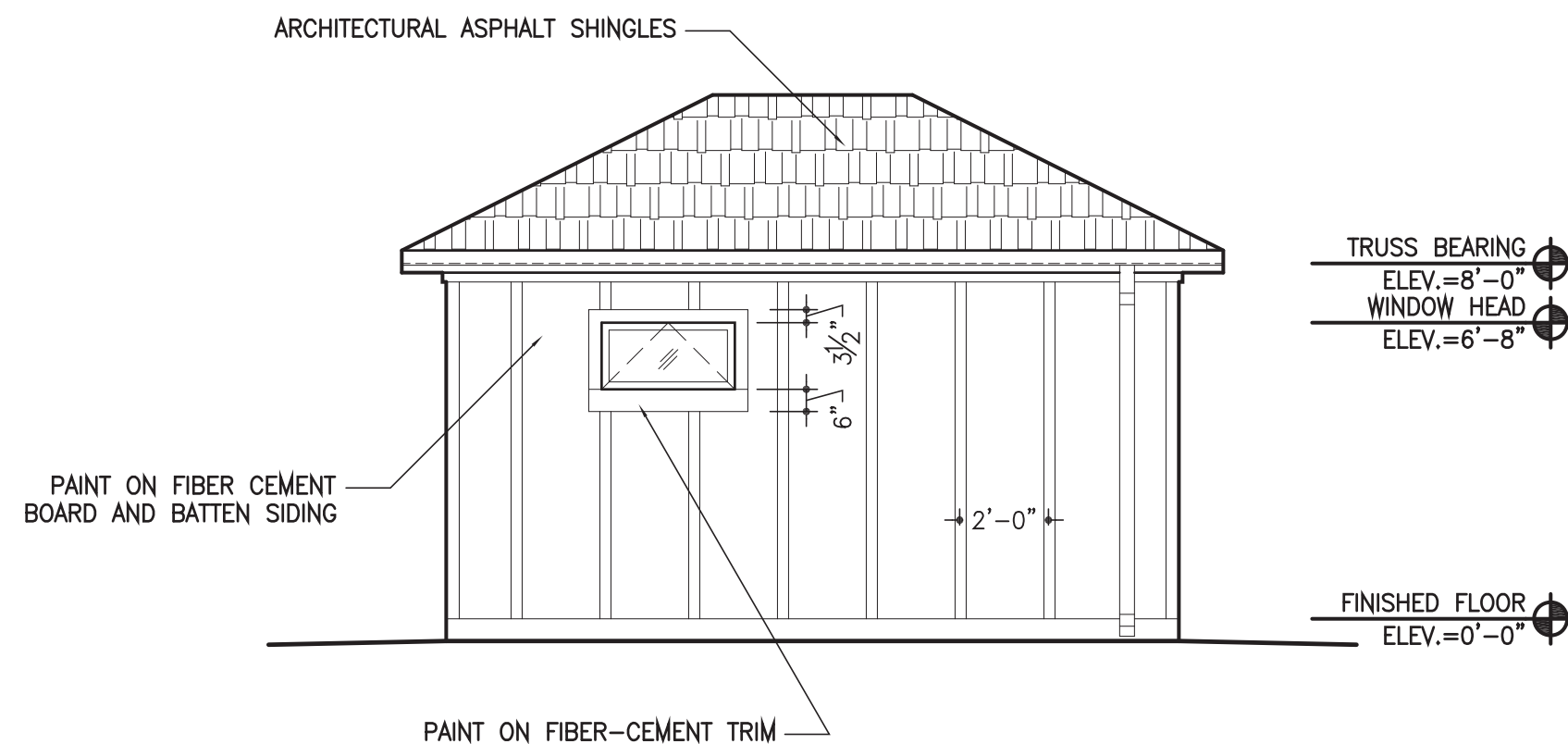
PROJECT
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NORTH (FRONT) ELEVATION

E-EXT

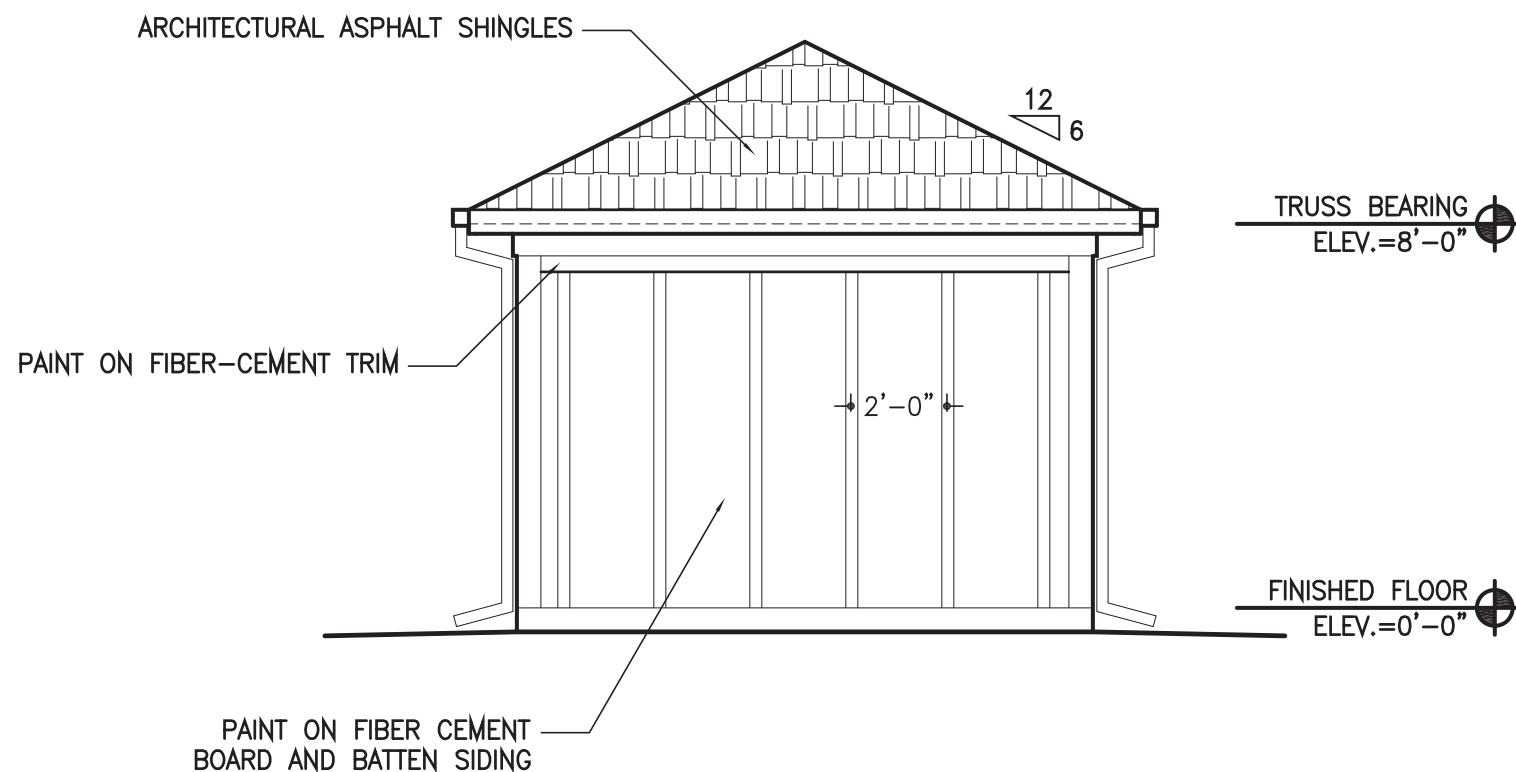
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WEST (SIDE) ELEVATION

E-EXT

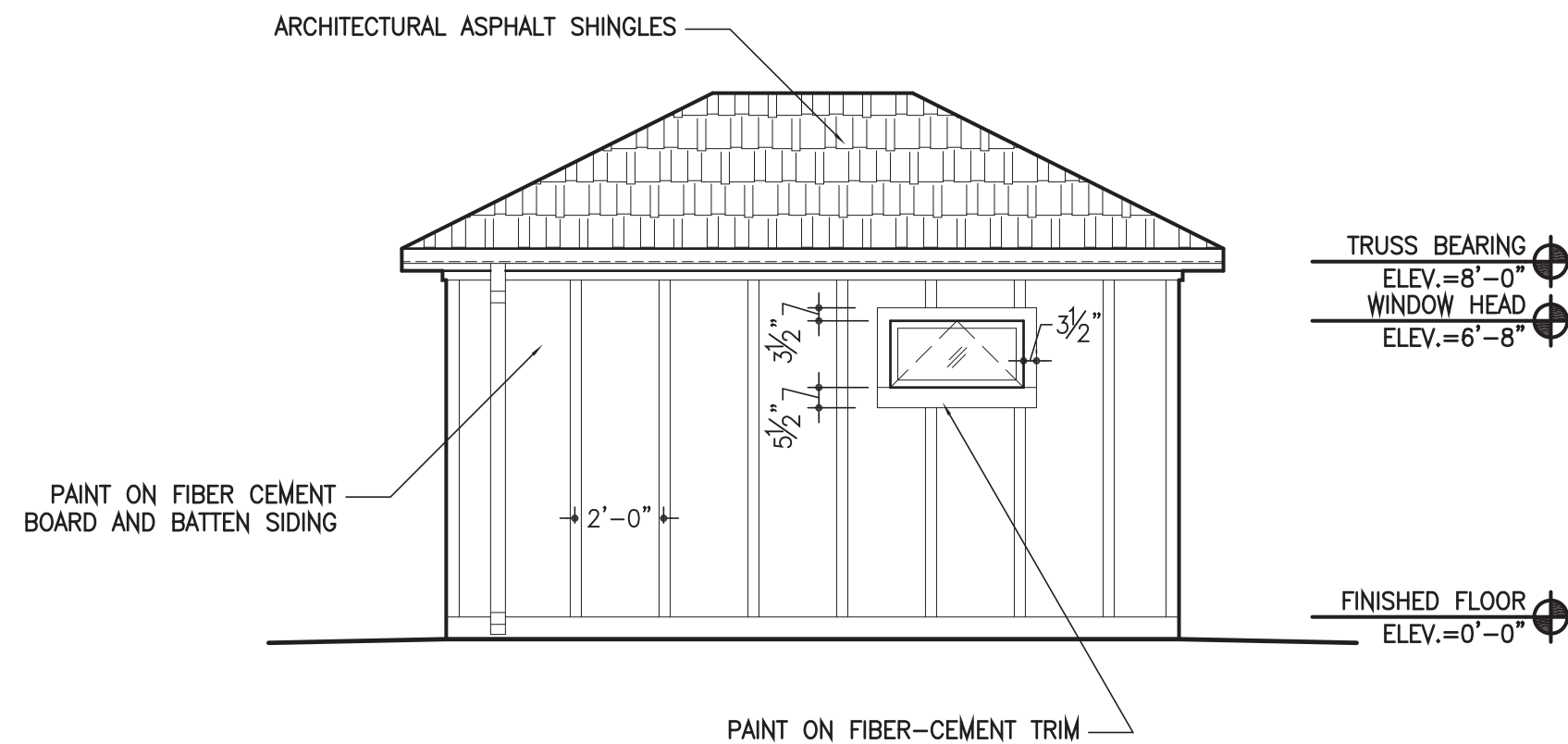
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SOUTH (REAR) ELEVATION

E-EXT

SCALE: 1/4"=1'-0" WH.10



EAST (SIDE) ELEVATION

E-EXT

SCALE: 1/4"=1'-0" WH.10

NOTES:

1. RIDGE VENTS / OFF RIDGE VENTS AS REQUIRED BY CODE FOR PROPER ATTIC VENTILATION SEE 2020 FBC R806 AND ROOF PLAN A1.40.

ARCHITECT

WARREN E. BARRY

FLORIDA ARCHITECT, LICENSE #AR93495



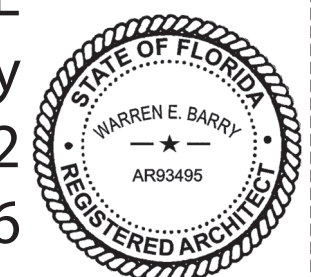
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