



REYNA AND POOLE HOUSE

FLOOR PLAN

P.O. BOX 860125
ST. AUGUSTINE, FL 32086
(904) 429-7536
C.O.A. # 32086



DATE
6/24/22

DRAWN BY
W.H.F.

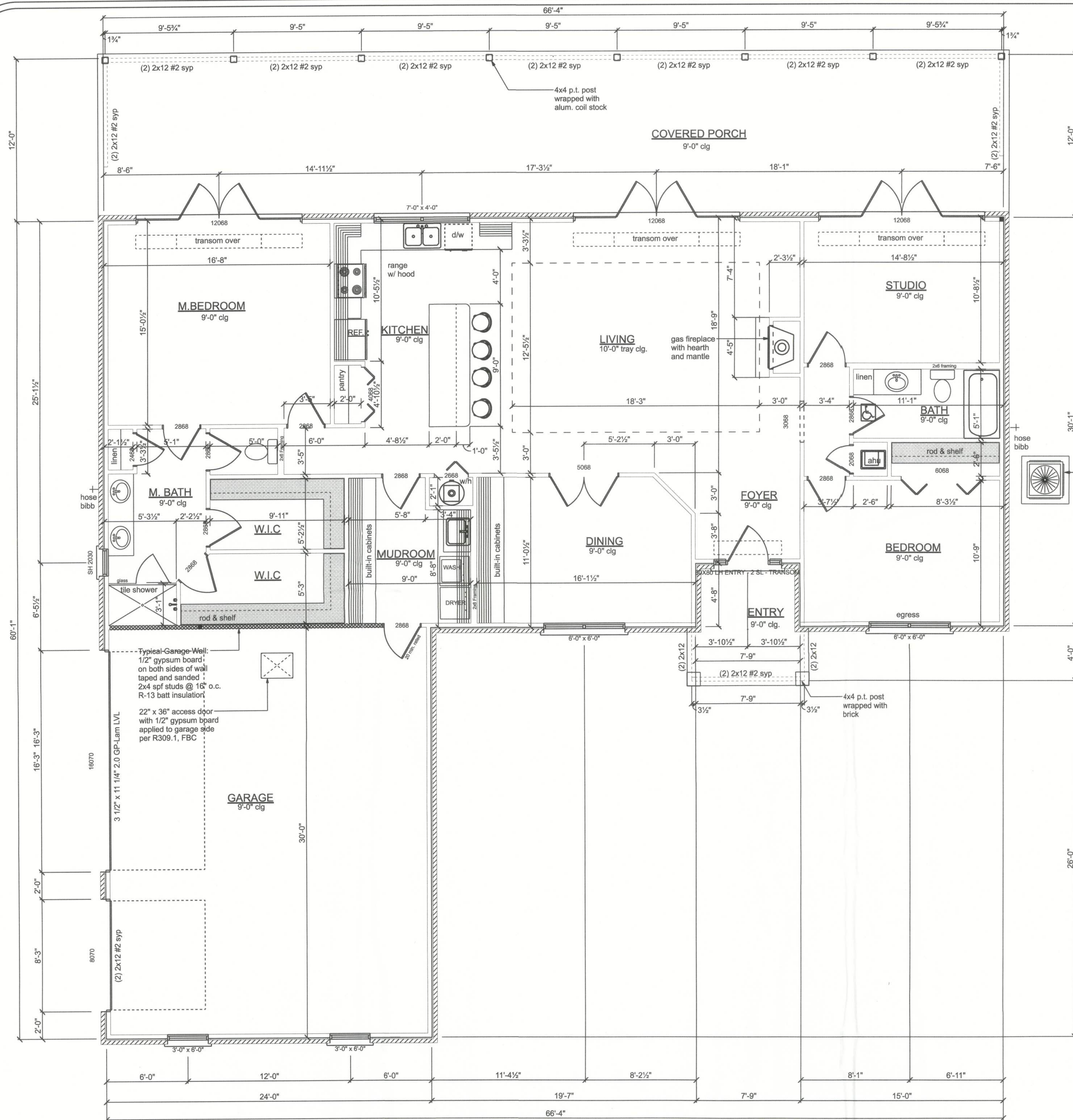
APPROVED
W.H.F.

REVISIONS

SHEET
OF

A-3
9

PROJECT NO.
21.R048



HVAC UNITS SHALL BE MOUNTED TO CONCRETE PAD w/ #14 SCREWS w/ GASKETED WASHERS, (3) PER SIDE

OPENING SCHEDULE

PRODUCT CODE	SIZE	HINGE	COUNT
72X80 FRENCH A 2-MODIFIED	12068	NLRN	3
16x7 - 4 PANEL	16070	U	1
8x7 - 4 PANEL	8070	U	1
30X80 BIFOLD COLONIAL 1	2668	R	1
48X80 BIFOLD COLONIAL 2	4068	LR	1
72x80 BIFOLD COLONIAL 2	6068	LR	1
24X80 COLONIAL A 1	2068	L	1
28X80 COLONIAL A 1	2468	L	1
32X80 COLONIAL A 1	2868	L	6
32X80 COLONIAL A 1	2868	R	4
60X80 FRENCH A 2	5068	LR	1
30X80 GLASS	2668	R	1
SH 3030-MODIFIED	7'-0" x 4'-0"	NN	1
(2) SH 3050-MODIFIED	6'-0" x 6'-0"	NN	2
SH 2030	2'-0" x 3'-0"	N	1
SH 3060	3'-0" x 6'-0"	N	2
48X12 TRANSOM-MODIFIED	12'-3" x 1'-0"	NNNN	3

EMERGENCY EGRESS:
EVERY BEDROOM SHALL HAVE NOT LESS THAN ONE OUTSIDE WINDOW FOR EMERGENCY RESCUE THAT COMPLIES WITH THE FOLLOWING:
1. SUCH WINDOWS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQFT IN AREA.
2. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR, AND ANY LATCHING DEVICE SHALL BE CAPABLE OF BEING OPERATED FROM NOT MORE THAN 54 INCHES ABOVE THE FINISHED FLOOR.
3. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID, WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN THE REQUIRED 5.7 SQFT OPENING AND A DEPTH NOT LESS THAN 20 INCHES, TO PASS FULLY THROUGH THE OPENING.
4. SUCH WINDOWS SHALL BE ACCESSIBLE BY THE FIRE DEPARTMENT AND SHALL OPEN INTO AN AREA HAVING ACCESS TO A PUBLIC WAY.

OPENING PROTECTION:
openings from a private garage directly into a room used for sleeping purposes shall not be permitted. other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb steel doors not less than 1 3/8" thick, or a 20-minute fire rated doors.

CONSTRUCTION DOCUMENTS:

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITY FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING THE PLANS AND VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION INCLUDING FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.

DO NOT SCALE THESE PLANS:

AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO PLAN SETS:

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATIONS ON THE PLANS.

FLOOR PLAN

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

AREA SUMMARY

LIVING	1,960 SF
GARAGE	720 SF
PORCHES	866 SF
TOTAL	3,546 SF