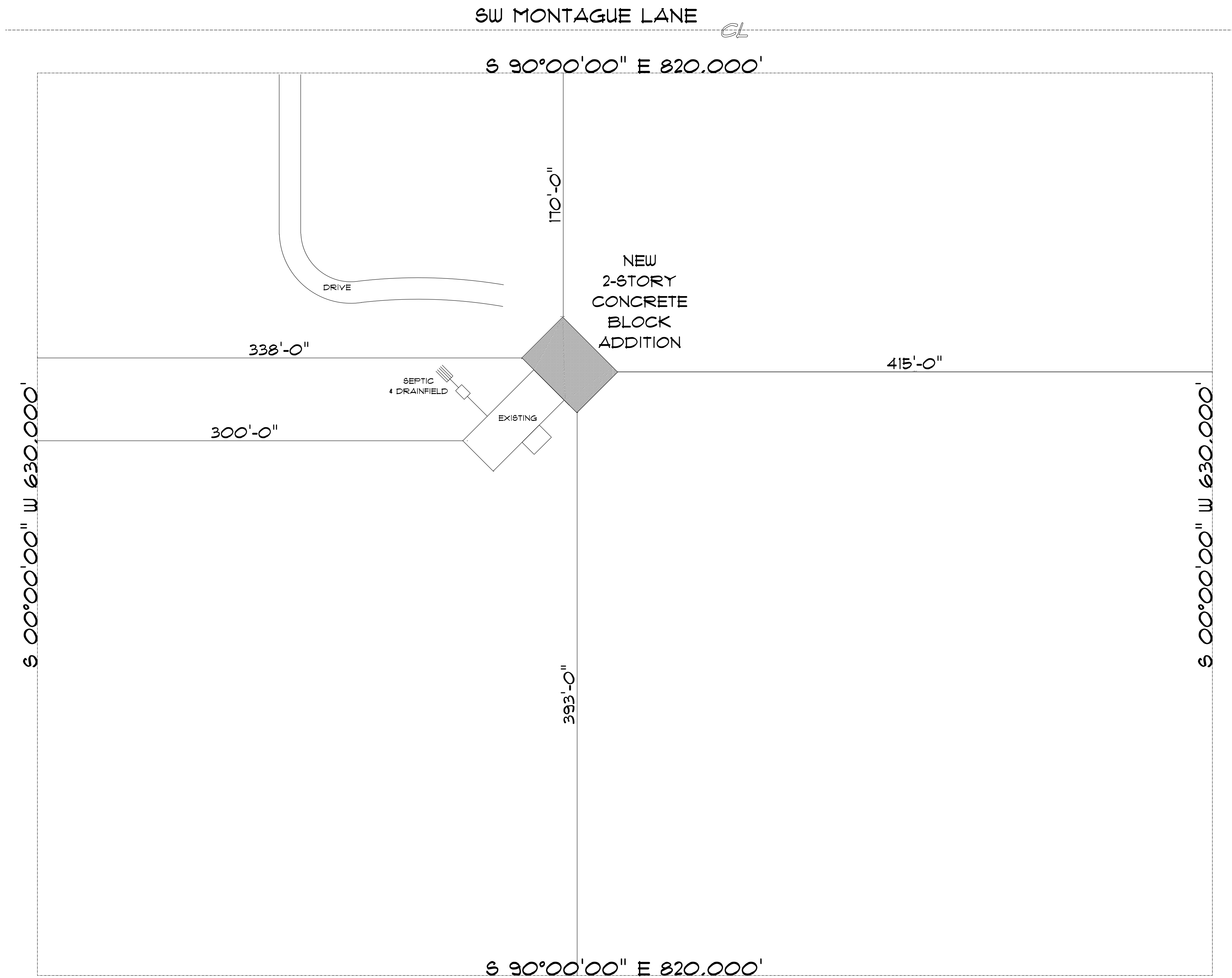
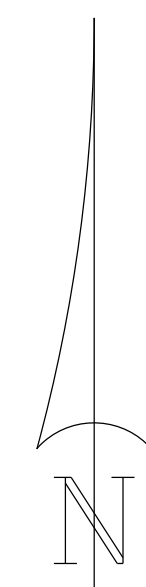




* SITE PLAN *

SCALE: 1" = 30'-0"



2-STORY
GARAGE
for
REED & SUSAN
KELLNER

LAKE CITY, FL

Teena M. Ruffo
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Friday, January 10, 2025

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CHECKED BY:

BUILDING CONTRACTOR

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JOB NUMBER:

DRAWING NUMBER

A-1

OF 10 SHEETS

* PARTIAL PROPOSED *

* MAIN LEVEL *

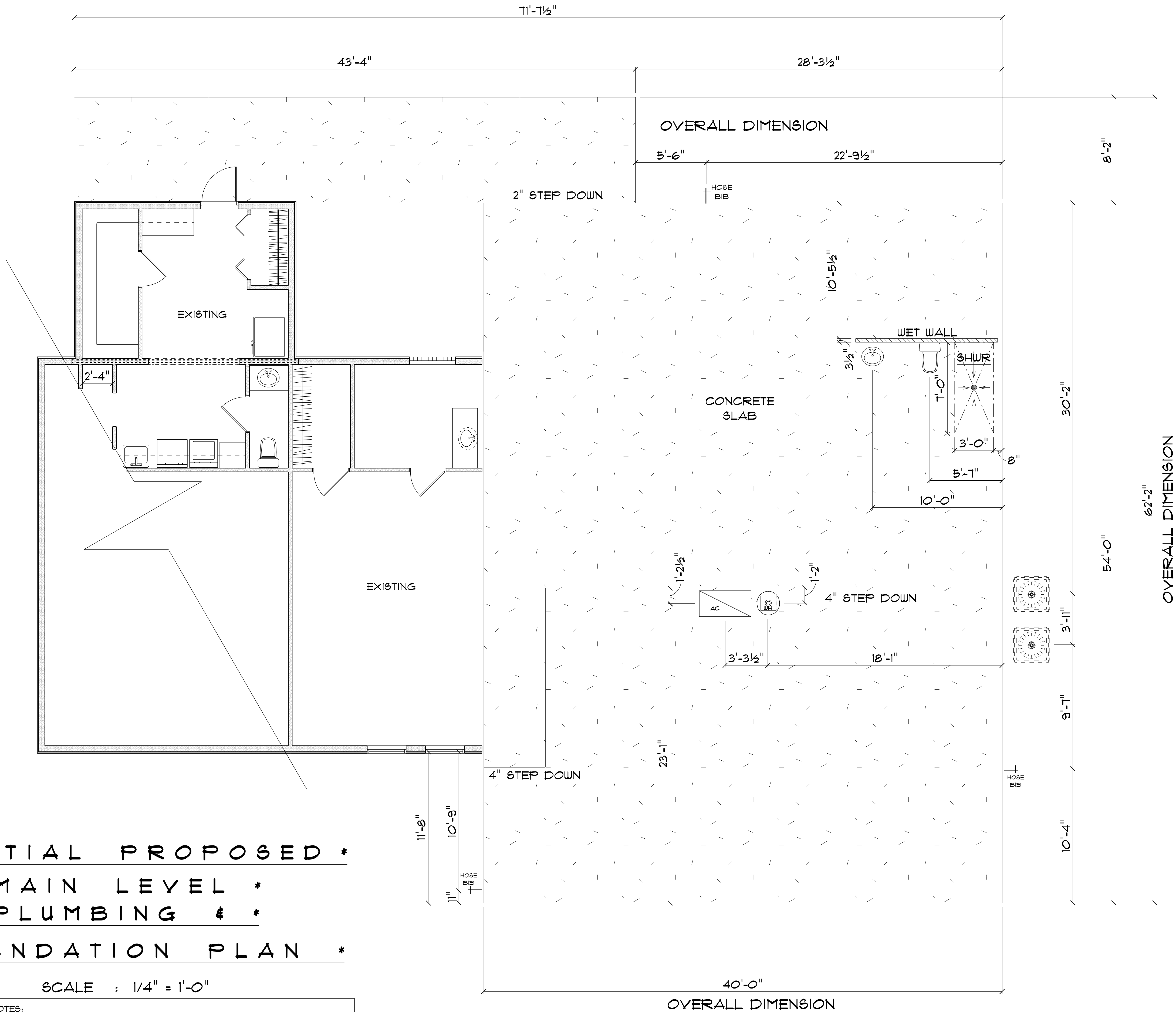
* PLUMBING & *

* FOUNDATION PLAN *

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

IMPORTANT NOTES:

1. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY ALL GEOMETRY AND DIMENSIONS BEFORE ORDERING ANY MATERIALS OR BEGINNING CONSTRUCTION.
2. THESE PLANS ARE FOR LAYOUT AND DESIGN PURPOSES ONLY ALL STRUCTURAL NOTES AND DETAILS TO BE PROVIDED BY AN ENGINEER.



2-STORY
GARAGE
for
REED & SUSAN
KELLNER

LAKE CITY, FL

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A-2

OF 10 SHEETS

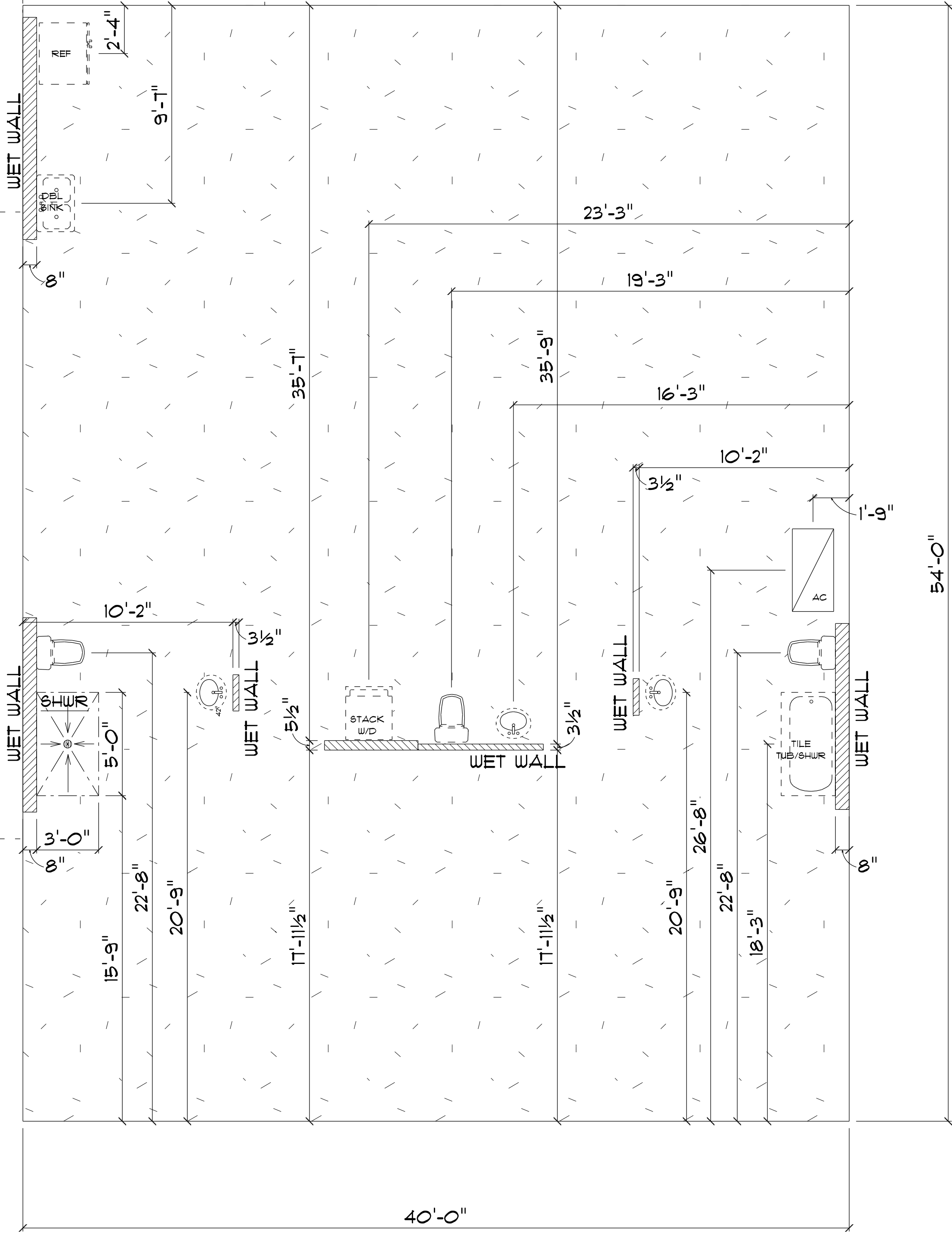
* PARTIAL PROPOSED *

* SECOND LEVEL *

* PLUMBING PLAN *

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

IMPORTANT NOTES:
1. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY ALL GEOMETRY AND DIMENSIONS BEFORE ORDERING ANY MATERIALS OR BEGINNING CONSTRUCTION.
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2-STORY
GARAGE
for
REED & SUSAN
KELLNER

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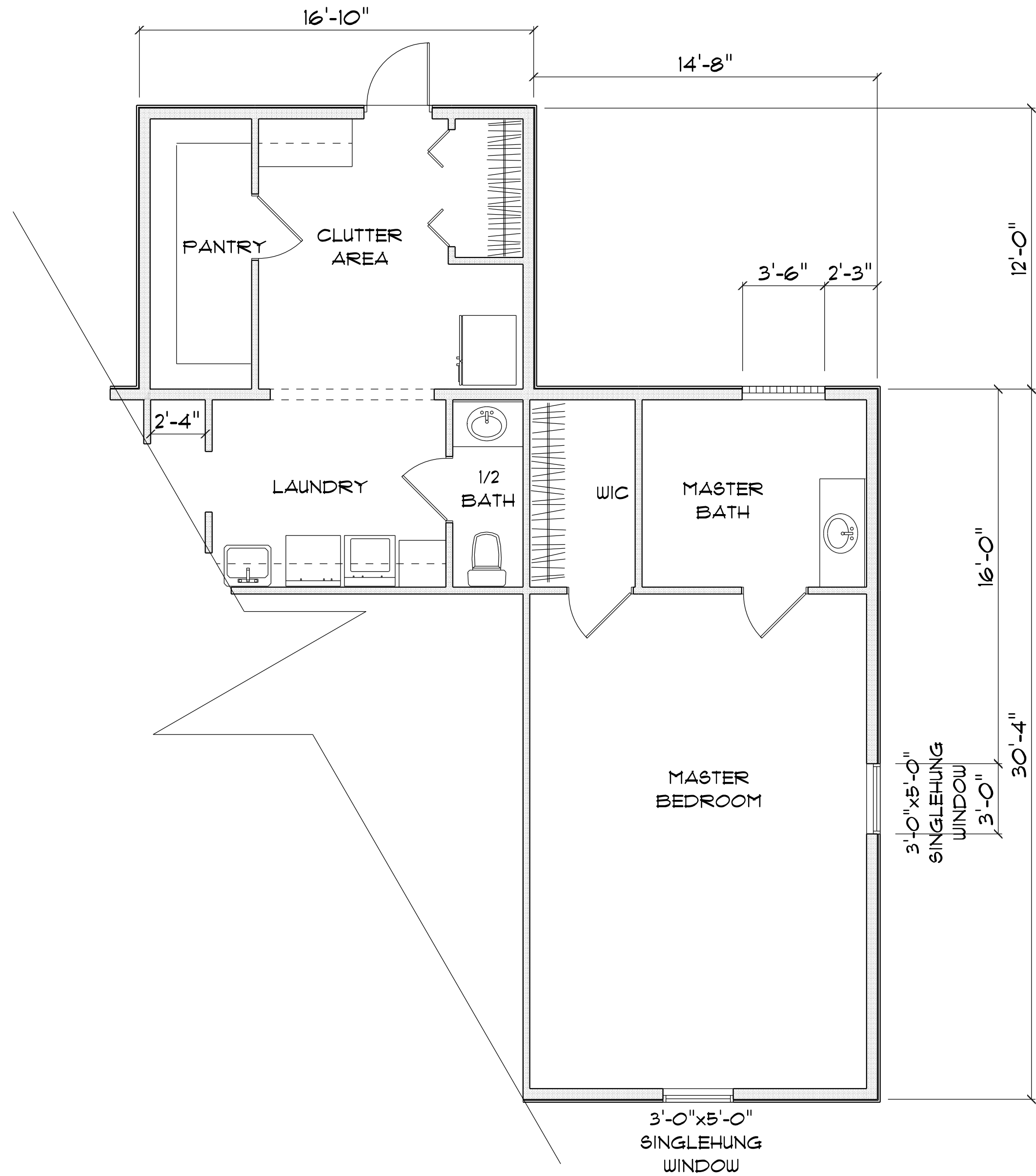
BUILDING CONTRACTOR

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DRAWING NUMBER

A-3
OF 10 SHEETS



* PARTIAL EXISTING *
* MAIN LEVEL *
* FLOOR PLAN *

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

- IMPORTANT NOTES:
1. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY ALL GEOMETRY AND DIMENSIONS BEFORE ORDERING ANY MATERIALS OR BEGINNING CONSTRUCTION.
 2. THESE PLANS ARE FOR LAYOUT AND DESIGN PURPOSES ONLY ALL STRUCTURAL NOTES AND DETAILS TO BE PROVIDED BY AN ENGINEER.
 3. ALL EXTERIOR WALLS TO BE 2x4 STUDS

2-STORY GARAGE
for
REED & SUSAN KELLNER

LAKE CITY, FL

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A-4
OF 10 SHEETS

* PARTIAL PROPOSED *

* MAIN LEVEL *

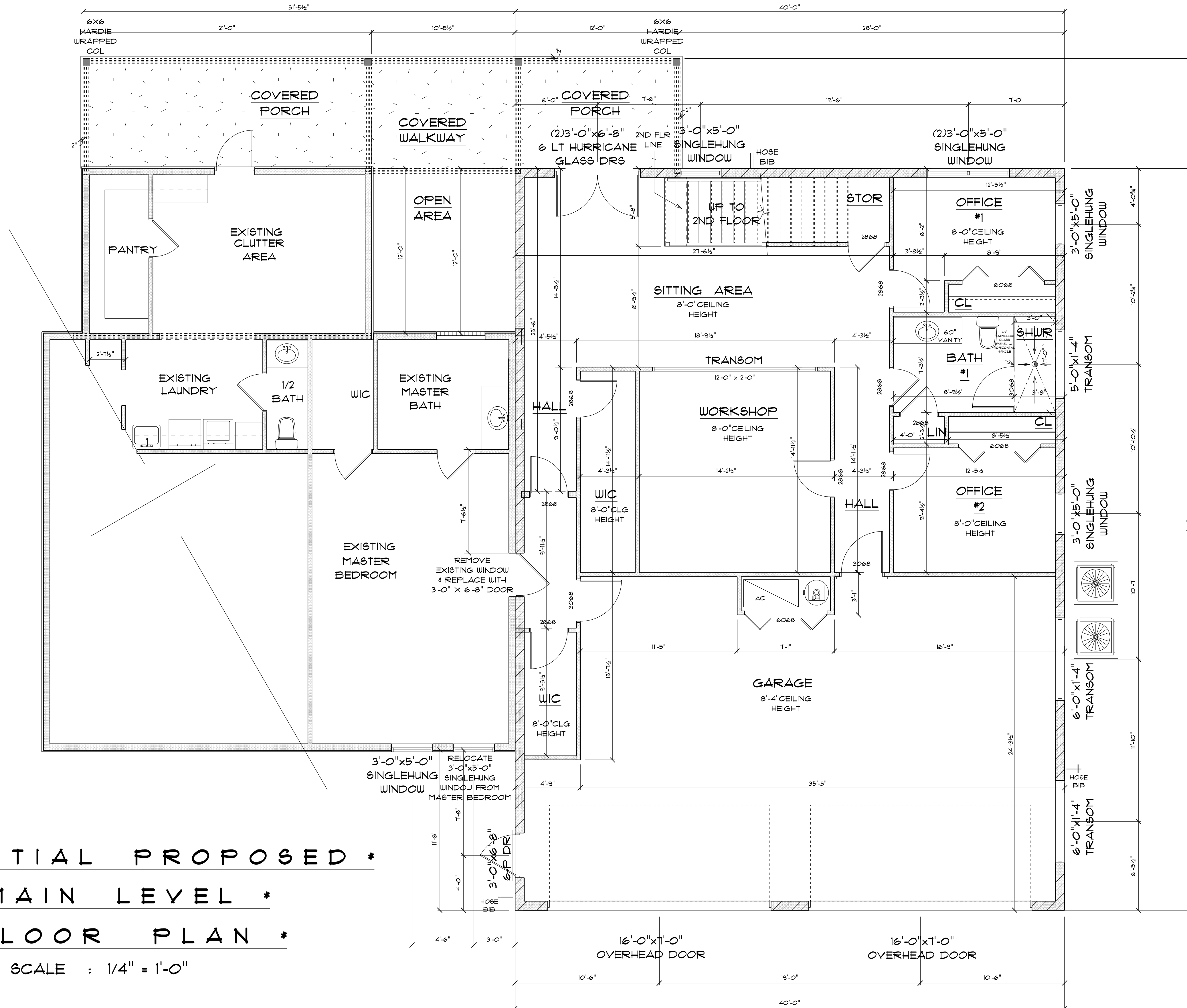
* FLOOR PLAN *

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

IMPORTANT NOTES:

1. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY ALL GEOMETRY AND DIMENSIONS BEFORE ORDERING ANY MATERIALS OR BEGINNING CONSTRUCTION.
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3. ALL EXTERIOR WALLS TO BE 2x4 STUDS

NEW FIRST FLOOR A/C AREA	=	1,254 S.F.
NEW SECOND FLOOR A/C AREA	=	2,083 S.F.
NEW 4 CAR GARAGE	=	922 S.F.
COVERED WALKWAY	=	348 S.F.
TOTAL NEW AREA UNDER ROOF	=	4,607 S.F.



2-STORY
GARAGE
for
REED & SUSAN
KELLNER

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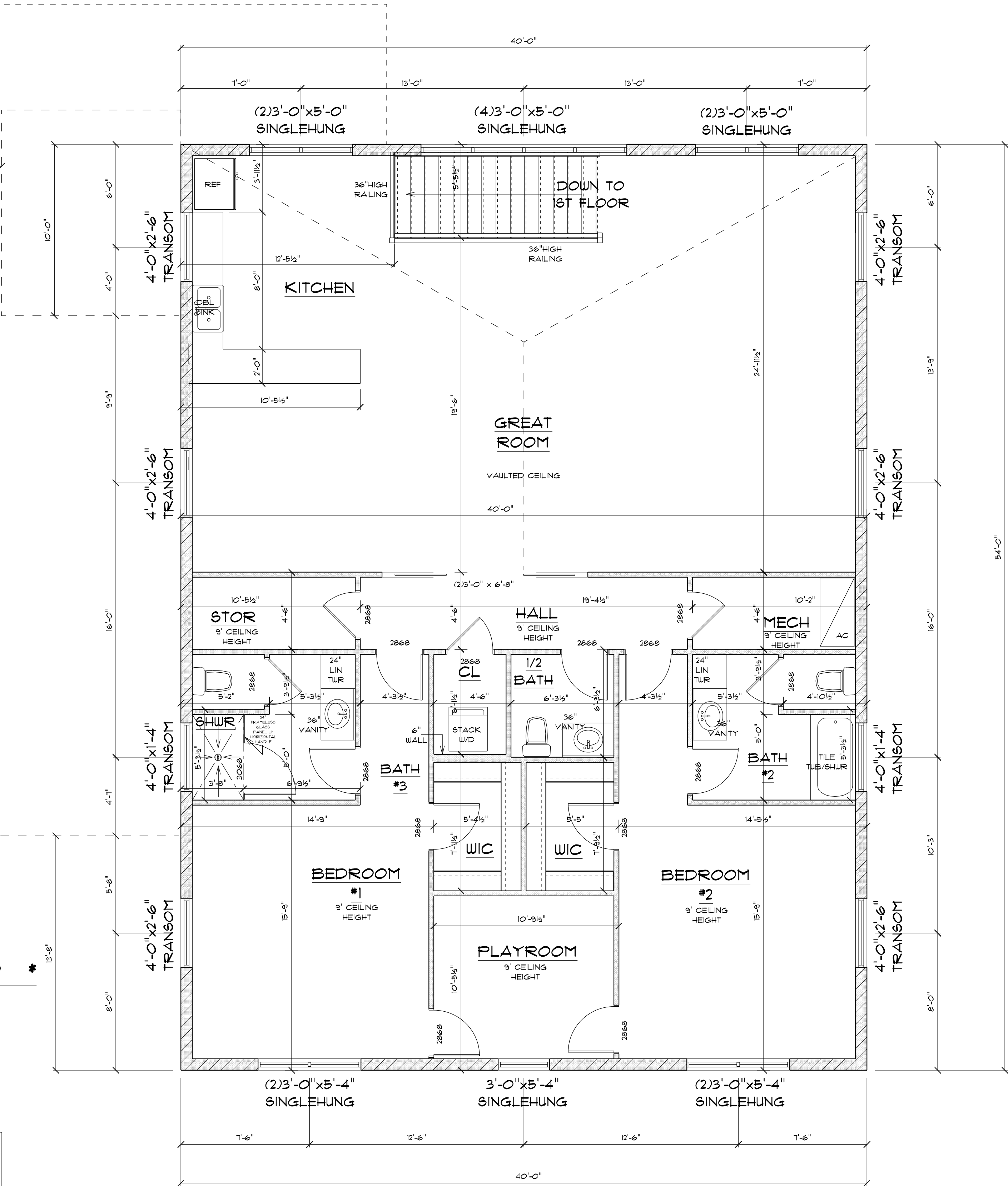
DRAWING NUMBER

A-5

OF 10 SHEETS

* PARTIAL PROPOSED *
* SECOND LEVEL *
* FLOOR PLAN *
SCALE : 1/4" = 1'-0"

- IMPORTANT NOTES:
1. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY ALL GEOMETRY AND DIMENSIONS BEFORE ORDERING ANY MATERIALS OR BEGINNING CONSTRUCTION.
 2. THESE PLANS ARE FOR LAYOUT AND DESIGN PURPOSES ONLY ALL STRUCTURAL NOTES AND DETAILS TO BE PROVIDED BY AN ENGINEER.
 3. ALL EXTERIOR WALLS TO BE 2x4 STUDS



2-STORY
GARAGE
for
REED & SUSAN
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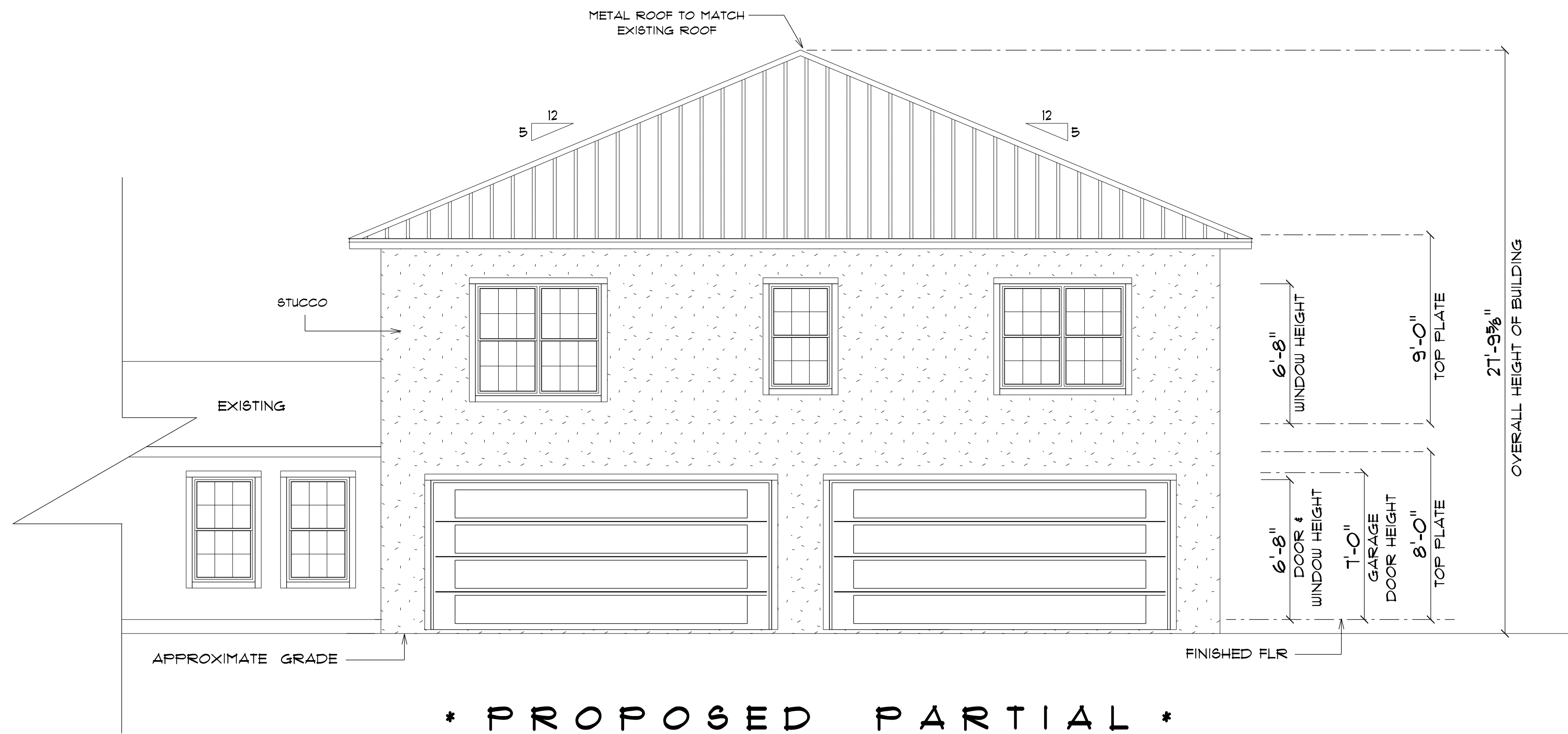
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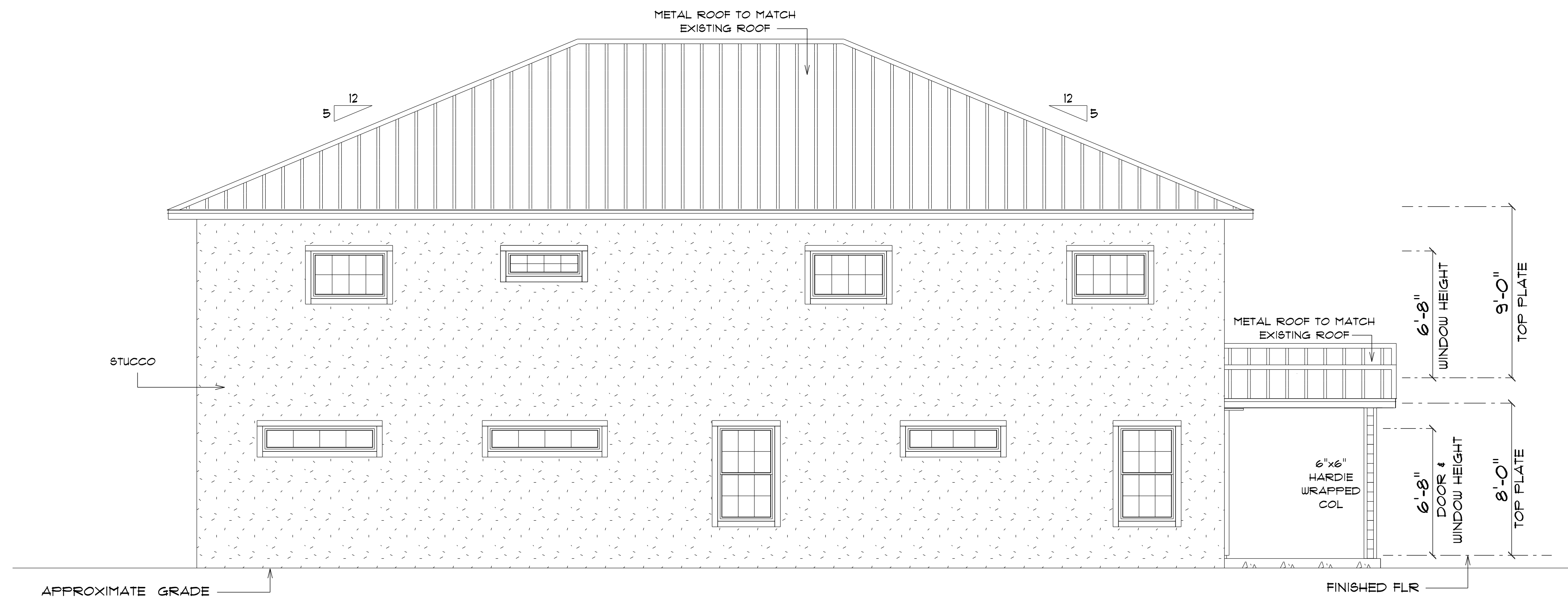
DRAWING NUMBER
A-6
OF 10 SHEETS



* PROPOSED PARTIAL *
* FRONT ELEVATION *

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

NOTE: 12" OVERHANG GABLE ENDS
18" ALL OTHER EAVES



* PROPOSED PARTIAL *
* RIGHT ELEVATION *

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

NOTE: 12" OVERHANG GABLE ENDS
18" ALL OTHER EAVES

2-STORY
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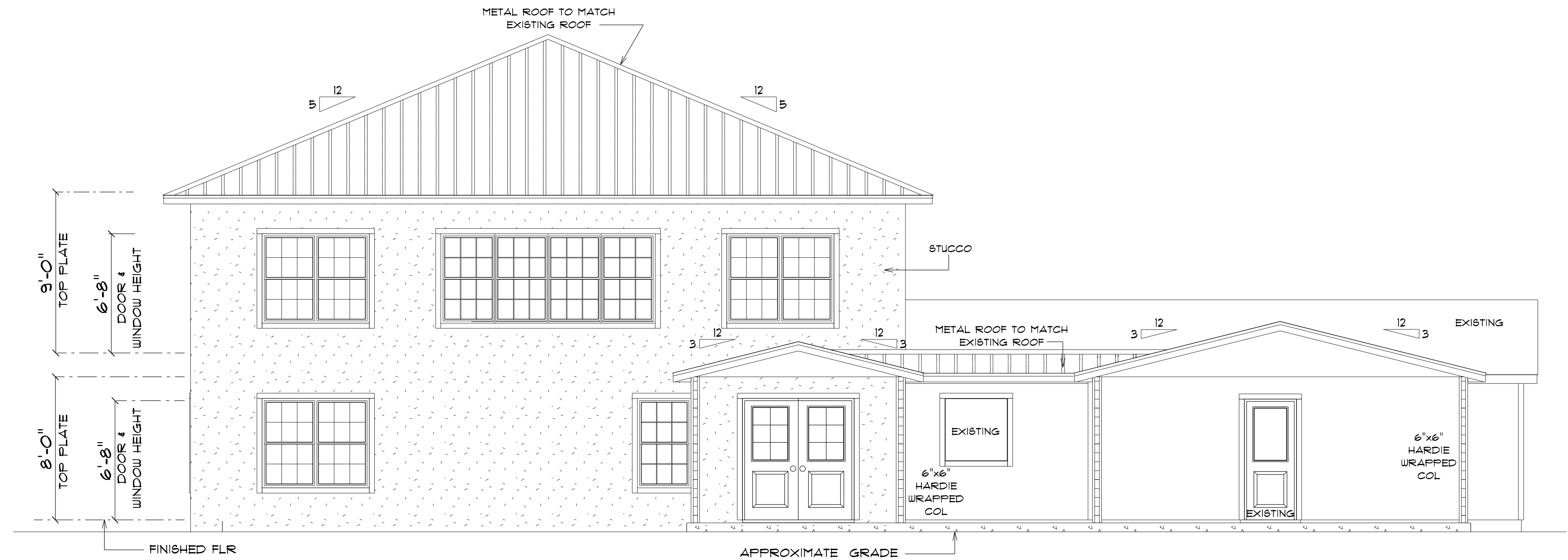
FINAL DATE:

JOB NUMBER:

DRAWING NUMBER

A-7

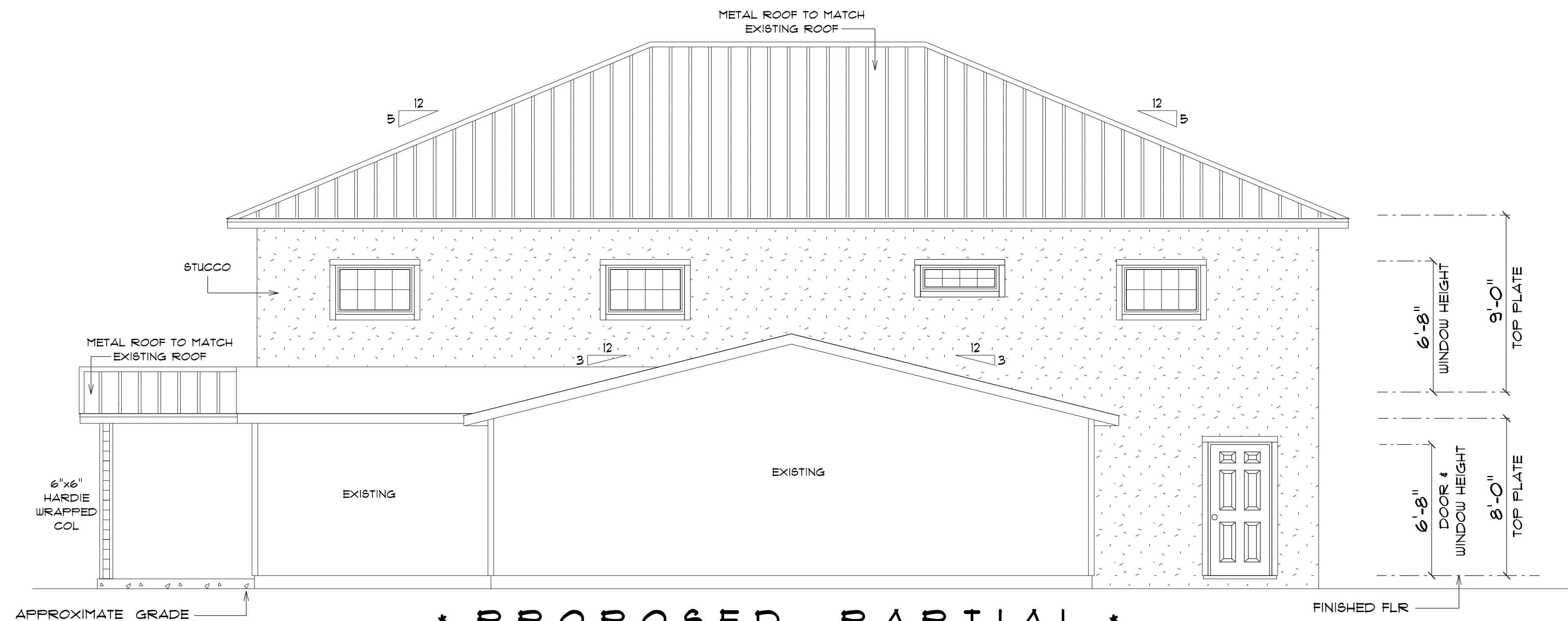
OF 10 SHEETS



*** PROPOSED PARTIAL ***
*** REAR ELEVATION ***

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

NOTE: 12" OVERHANG GABLE ENDS
 18" ALL OTHER EAVES



*** PROPOSED PARTIAL ***
*** LEFT ELEVATION ***

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

NOTE: 12" OVERHANG GABLE ENDS
 18" OVERHANG ALL OTHER EAVES

**2-STORY
 GARAGE**
 for
**REED & SUSAN
 KELLNER**

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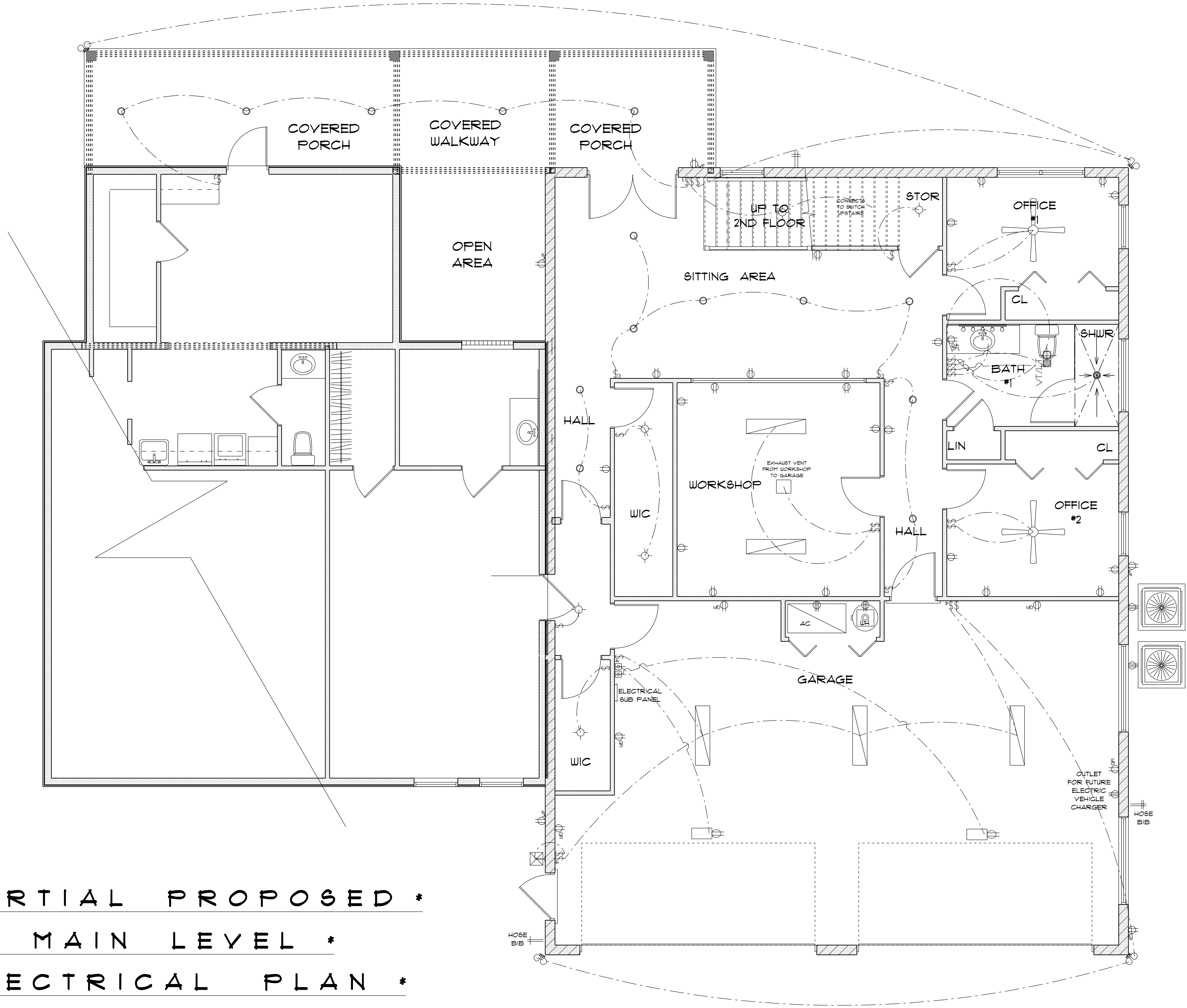
FINAL& DATE:

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DRAWING NUMBER

A-8

OF 10 SHEETS



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
arts and craft exterior light	1	
automatic garage dr opener	2	
ceiling fan	7	
ceiling light vent square	1	
electrical panel	1	
fluorescent lt fixture	5	
garage dr opener	2	
light	9	
outlet	57	
outlet 220v	7	
outlet gfi	12	
outlet wp	5	
pendant large	3	
pot light	34	
Smoke Detector	3	
spotlight double	4	
switch	44	
switch 3 way	17	
switch 4 way	3	
vanity bar light 01	1	
vanity bar light 02	3	
vent light combo	4	
wall sconce	6	

ELECTRICAL PLAN NOTES

- E-1 WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
- E-2 CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.
- E-3 ALL INSTALLATIONS SHALL BE PER NATIONAL 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 OWNERS DIRECTION AND IN ACCORDANCE WITH APPLICABLE SECTIONS OF NATIONAL ELCT. CODE LATEST EDITION.
- E-6 ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF ELECTRICAL SERVICE AND CIRCUITS.
- E-7 ENTRY OF SERVICE UNDERGROUND OR OVERHEAD) IS TO BE DETERMINED BY THE POWER COMPANY.
- E-8 ALL BEDROOM RECEPTALS ARE TO BE AFCI (ARC FAULT CIRCUIT INTERRUPT.)

* PARTIAL PROPOSED *

* MAIN LEVEL *

* ELECTRICAL PLAN *

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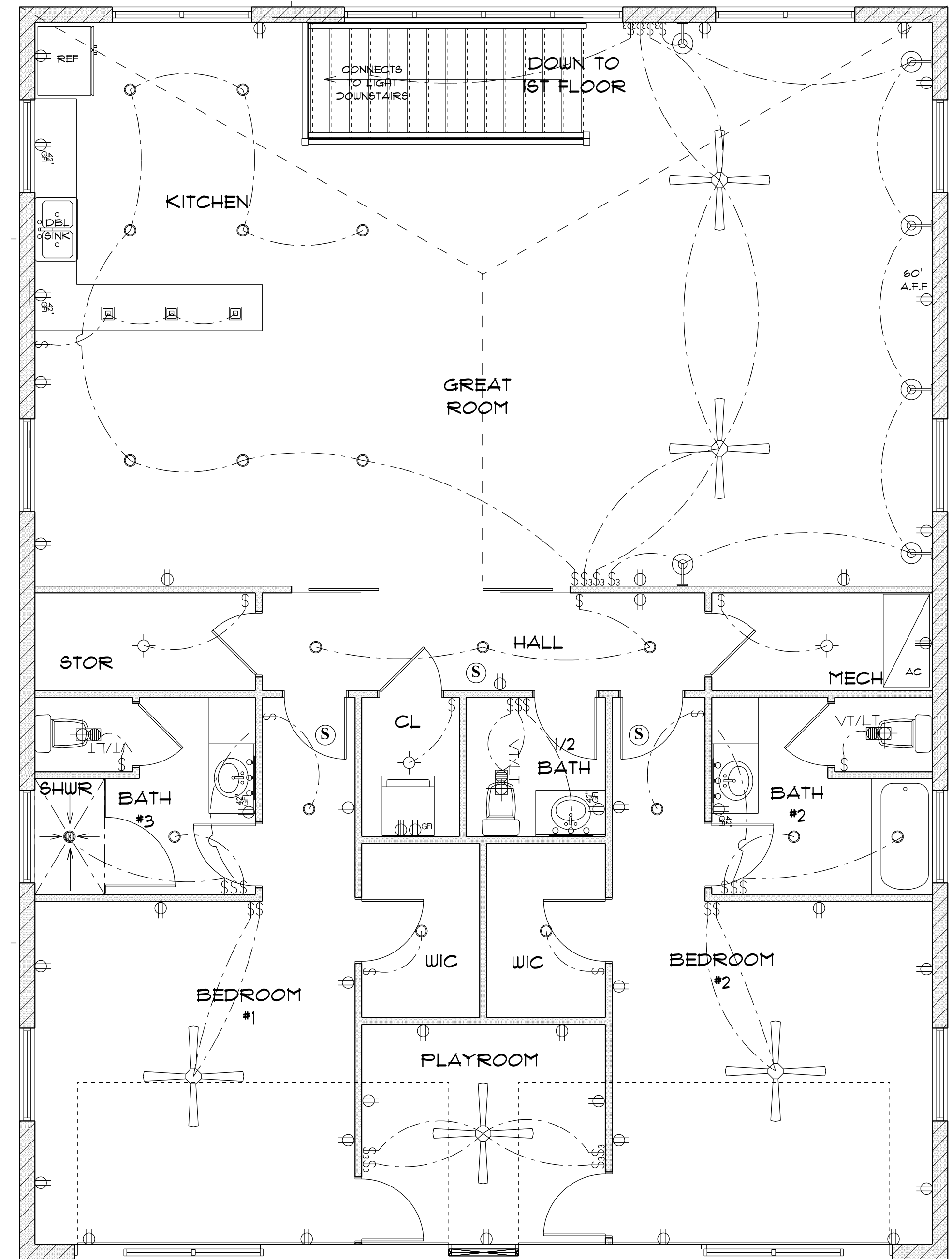
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A-9
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* PARTIAL PROPOSED *
* SECOND LEVEL *
* ELECTRICAL PLAN *



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