

**CODE INFORMATION:**  
 OCCUPANCY: RESIDENTIAL - R3  
 CONSTRUCTION TYPE: V-B UNSPRINKLERED

**APPLICABLE CODES:**  
 PROJECT MUST COMPLY WITH: THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL (8TH EDITION)  
 NFPA 70 2020 NEC  
 2023 FLORIDA BUILDING CODE, PLUMBING  
 2023 FLORIDA BUILDING CODE, MECHANICAL

**FLOOR PLAN**

SQUARE FOOTAGES	
LIVING	2302
GARAGE	782
LANAI	381
PORCH	160
TOTAL COVERED	3625
VOLUME OF CONDITIONED SPACE	21981

**MECHANICAL EQUIPMENT NOTES:**  
 FBC-R302.5.2: DUCTS IN GARAGE SHALL BE MIN 26 GAGE SHEET STEEL WITH NO OPENINGS INTO GARAGE ALLOWED.  
 FBC-R, M1305.1.1: MIN 4" CLEARANCE REQUIRED AROUND ALL SIDES OF MECHANICAL EQUIPMENT AND COMPONENTS, INCLUDING DUCTS, WITH THE TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12" WIDER THAN THE FURNACE OR AIR HANDLER  
 GROUND-MOUNTED MECHANICAL UNITS SHALL BE ANCHORED IN ACCORDANCE WITH FBC-R, SECTION M1307.2.

**NOTES**

1. DOORS AND WINDOWS ARE APPROXIMATE FINISHED SIZES. REFER TO MFG'S SPECIFICATIONS FOR ROUGH OPENINGS PRIOR TO FRAMING

**REVISIONS**

NO.	DESCRIPTION



12627 San Jose Blvd, Ste. 702  
 Jacksonville, FL 32223  
 904.260.3319

The Westernmost 1/2 of  
 Lot 14 Cannon Creek  
 Estates

Smith Residence

**Floor Plan**

251 SW Fennigan Way  
 Lake City, FL 32025

Drawn	LP	Sheet	1
Date	04-15-25	of	
Scale	1/4" = 1'-0"	6	
Job	N25-005A		

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB. NORTHEAST FLORIDA DESIGN, INC. HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER COPYRIGHTS IN THESE PLANS, DESIGNS AND IDEAS. THESE PLANS, DESIGNS AND IDEAS ARE NOT TO BE COPIED OR CHANGED IN ANY MANNER OR FORM WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM NORTHEAST FLORIDA DESIGN, INC.

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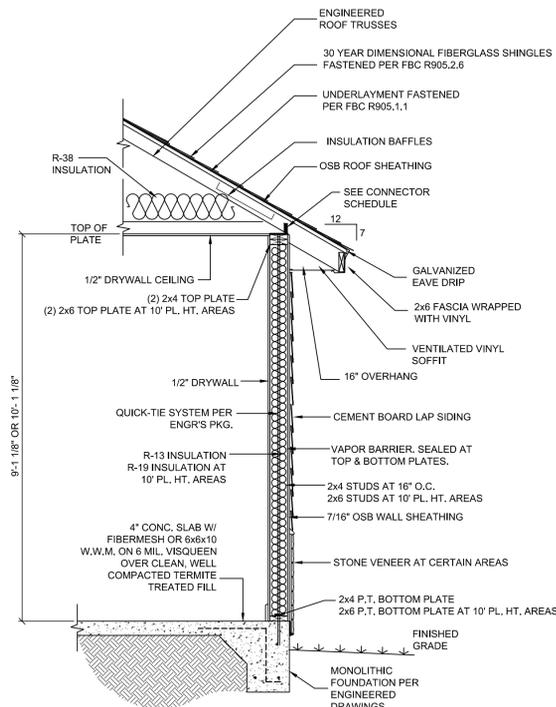
Smith Residence

Foundation Layout

251 SW Fennigan Way  
Lake City, FL 32025

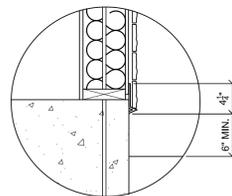
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Date	04-15-25	of	
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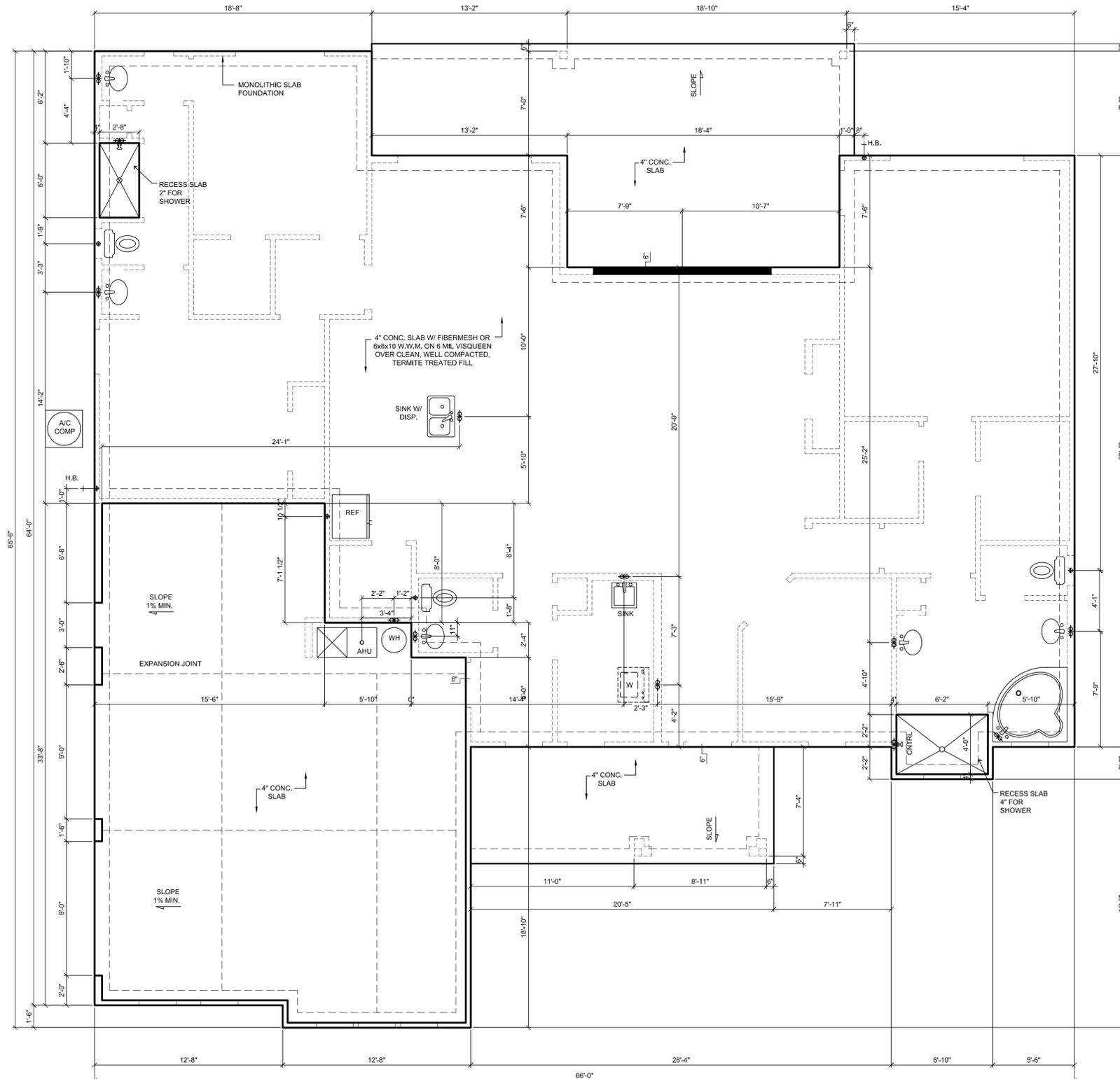
WALL SECTION (TYP)

SCALE: 1/2" = 1'-0"



TERMINATION OF STONE

STONE TERMINATION PER ASTM C-926  
DRIP SCREED INSTALLED PER ASTM 1063-03



FOUNDATION LAYOUT

NOTE:

FOUNDATION PLAN FOR CONCRETE FORMING AND PLUMBING LOCATION REFERENCE ONLY. REFER TO ASSOCIATED ENGINEERING DRAWINGS FOR FOOTER LOCATIONS AND DETAILS.

NOTES

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Florida Design, Inc.  
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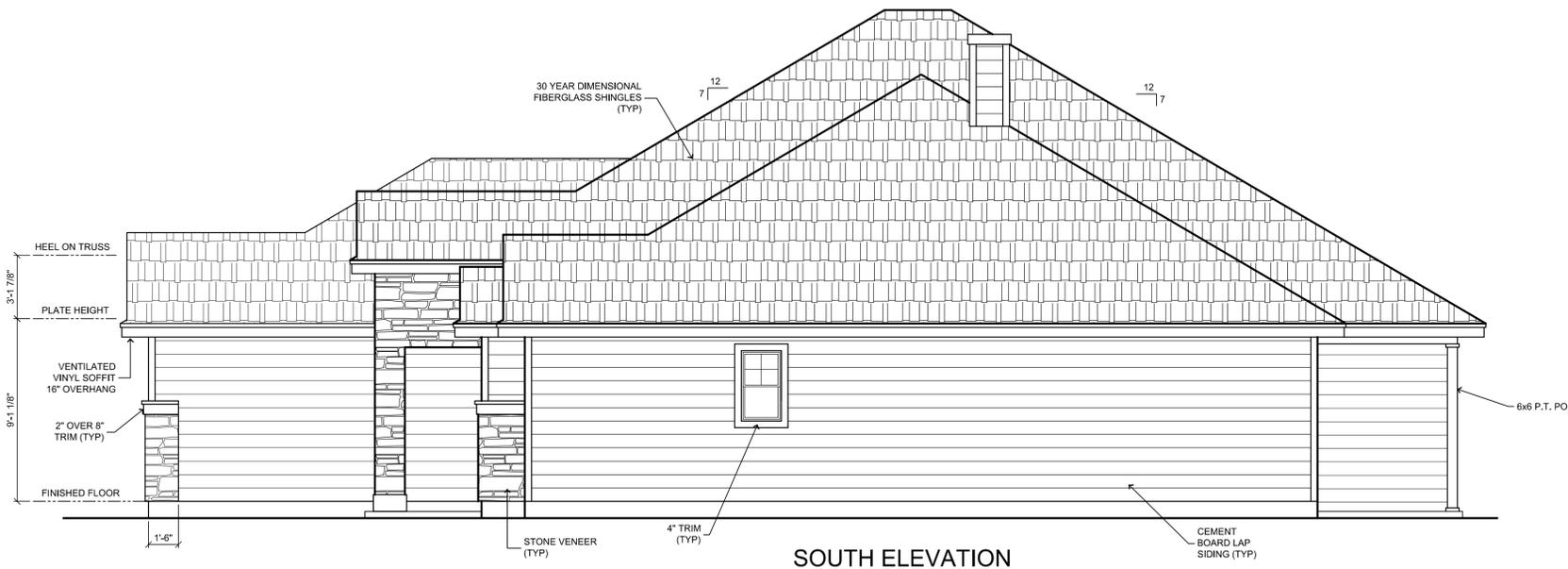
Smith Residence

Roof Plan/Elevations

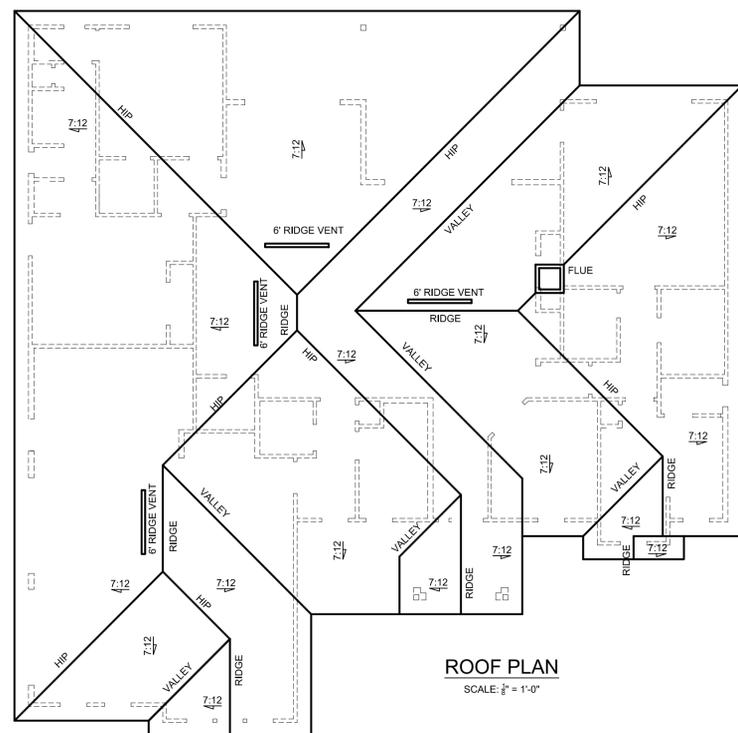
251 SW Fennigan Way  
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Date	04-15-25	of	6
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Job	N25-005A		

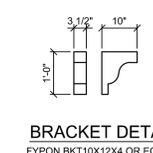
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SOUTH ELEVATION



ROOF PLAN  
SCALE: 1/8" = 1'-0"



BRACKET DETAIL  
FYFON BKT10X12X4 OR EQUIV.



WEST ELEVATION

**ATTIC VENTILATION AREA CALCULATIONS**

Excerpt of the 2023 Building Code, Residential

**R806.1 Ventilation required.**

Enclosed attics and enclosed rafter spaces formed where collings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.1.8. Required ventilation openings shall open directly to the outside air.

Exception: Attic ventilation shall not be required when determined not necessary by the code official due to atmospheric or climatic conditions.

**R806.2 Minimum vent area.**

The minimum net free ventilating area shall be 1/150 of the area of the vented space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. At least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

**R806.3 Vent and insulation clearance.**

Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

**Ventilation Required**

Attic	3625	Square footage
3625	÷ 300	= 12.0
12.0	x .5(50%)	= 6.0
		Square footage net free area req'd for vents

**Roof Vent Specifications** (per manufacturer)

- 4'-0" vent-provides 1.0 sq.ft. net free space
- 6'-0" vent-provides 1.5 sq.ft. net free space
- 8'-0" vent-provides 2.0 sq.ft. net free space

**Vents Required**

- (0) 4'-0" vents @ 1 sq.ft. = 0.0
- (4) 6'-0" vents @ 1.5 sq.ft. = 6.0
- (0) 8'-0" vents @ 2 sq. ft. = 0.0

6.0	sq.ft. net free area provided by vents	12.0	Total sq.ft. venting provided
6.0	sq.ft. net free area provided by soffit		



**NOTES**

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Electrical Plan

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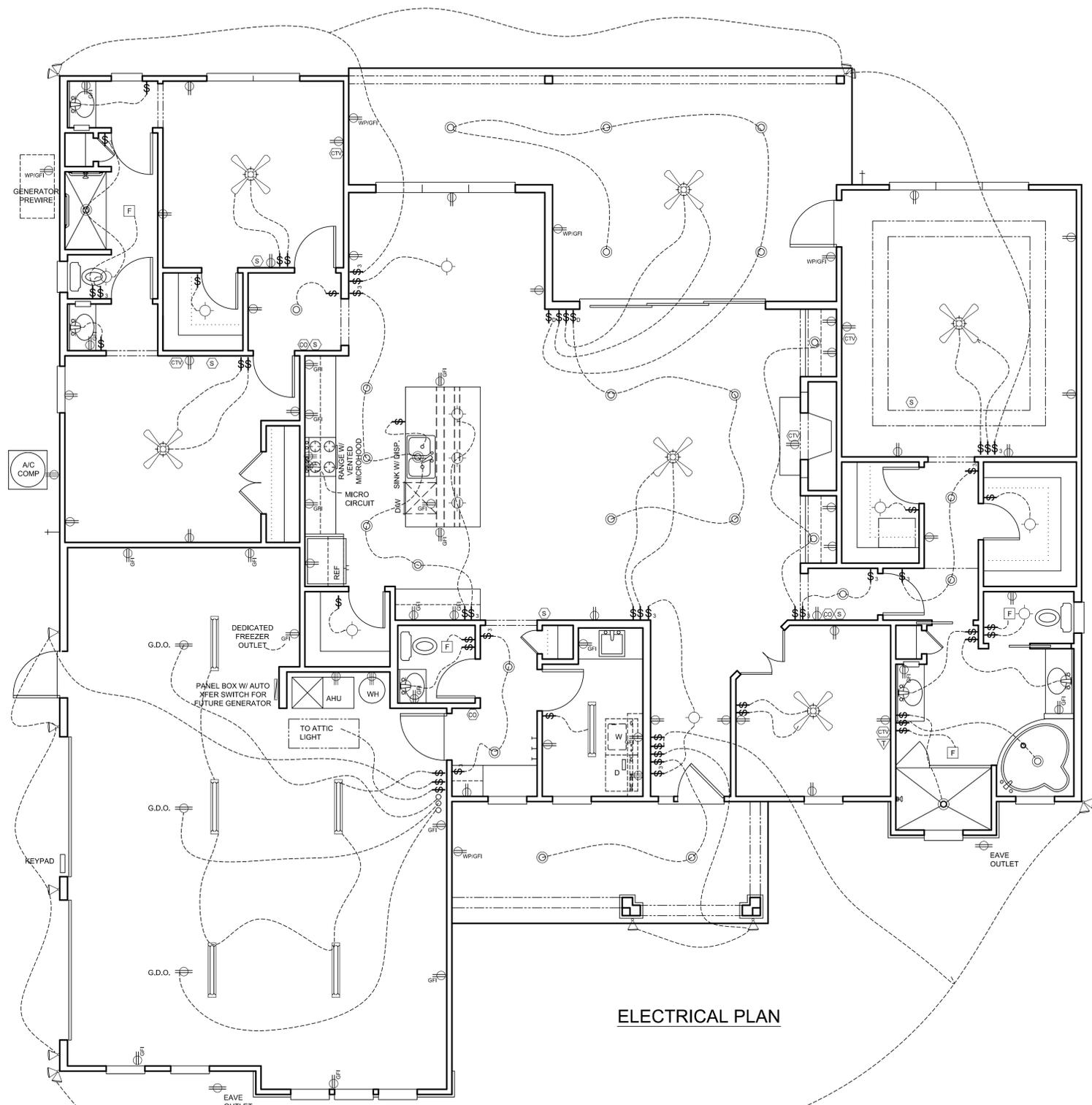
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ELECTRICAL LEGEND

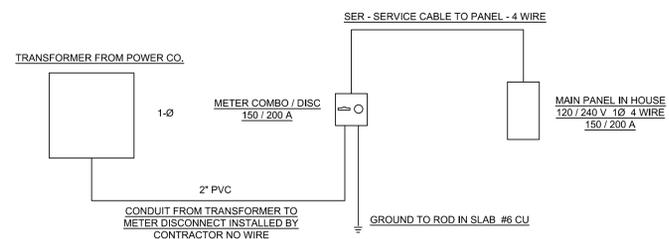
	110 DUPLEX OUTLET (AFCI PROTECTED)		CEILING MOUNTED LIGHT
	HALF-SWITCHED OUTLET		PULL-CHAIN
	GFI DUPLEX OUTLET		WALL MOUNTED LIGHT
	WEATHER PROTECTED OUTLET		RECESSED LIGHT FIXTURE
	CEILING OUTLET		RECESSED EYEBALL
	FLOOR OUTLET		EXHAUST FAN W/ LIGHT
	220 OUTLET		EXHAUST FAN
	SPECIAL PURPOSE OUTLET		FLUORESCENT FIXTURE
	SWITCH		CARRIAGE LIGHT
	3-WAY SWITCH		DOUBLE FLOOD LIGHT
	4-WAY SWITCH		SMOKE DETECTOR
	DIMMER SWITCH		CARBON MONOXIDE DETECTOR
	TELEPHONE		
	CABLE TV		
	PREWIRE & BRACE CEILING FAN WITH LIGHT		
	PANEL BOX		

ELECTRICAL NOTES

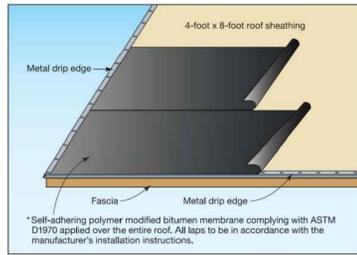
- ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
- ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
- ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
- ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL WIRING & ACCESSORIES.
- SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
- ALL 120 VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AFCIs (ARC FAULT INTERRUPTERS) BY ANY OF THE MEANS DESCRIBED IN 2020 NEC [210.12(A)(1) THROUGH (6)]
- GFBs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER 2020 NEC [210.8(A)(1)(2)(3)]
- ALL PERMANENT INTERIOR LIGHTING TO BE 100% HIGH EFFICACY CFL/LED LAMPS
- ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
- DISHWASHER BRANCH CIRCUIT IS GFCI PROTECTED PER 2020 NEC 210.8(D)
- ALL SERVICES SUPPLYING DWELLING UNITS TO BE PROVIDED WITH SURGE PROTECTION DEVICE (TYPE 1 OR TYPE 2) PER 2020 NEC R230.67
- ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS PER WALL OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS PER WATT



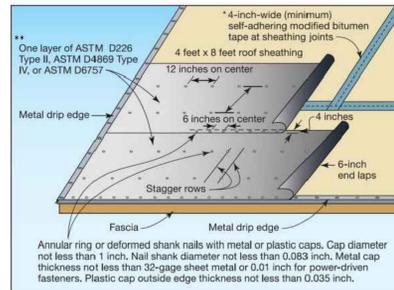
ELECTRICAL PLAN



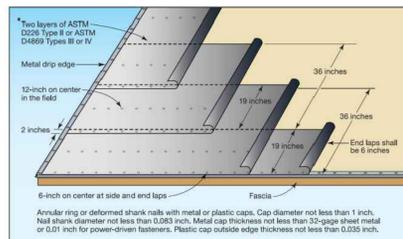
CONDUIT FROM TRANSFORMER TO METER DISCONNECT INSTALLED BY CONTRACTOR NO WIRE



Sealed Roof Deck Option #1



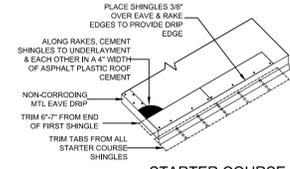
Sealed Roof Deck Option #2



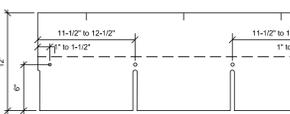
Sealed Roof Deck Option #3

ROOFING DETAILS

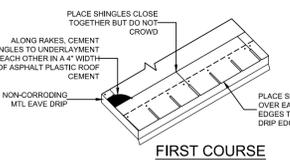
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER. FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF-ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS.



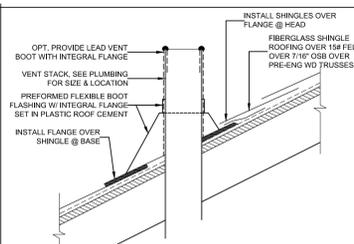
STARTER COURSE



SHINGLE NAILING

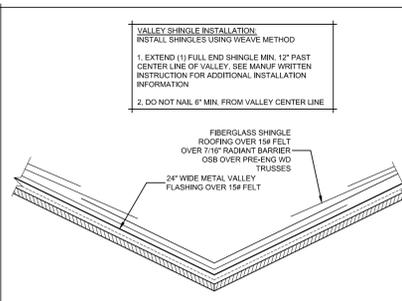


FIRST COURSE

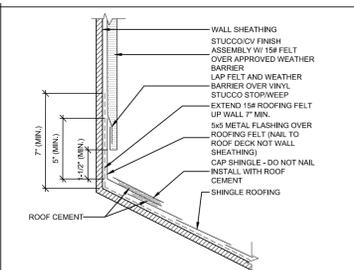


NOTES:  
1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS  
2. APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY

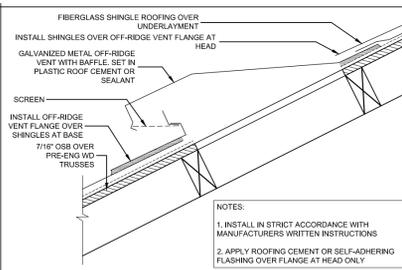
VENT STACK FLASHING DETAIL  
N.T.S.



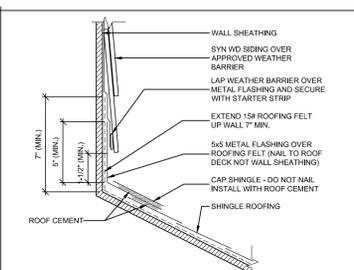
VALLEY FLASHING DETAIL  
N.T.S.



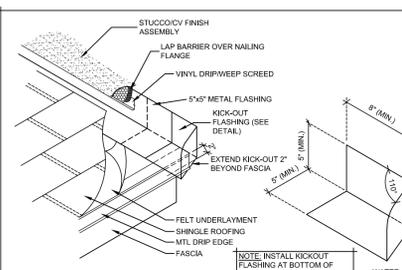
WALL FLASHING DETAIL - STUCCO  
N.T.S.



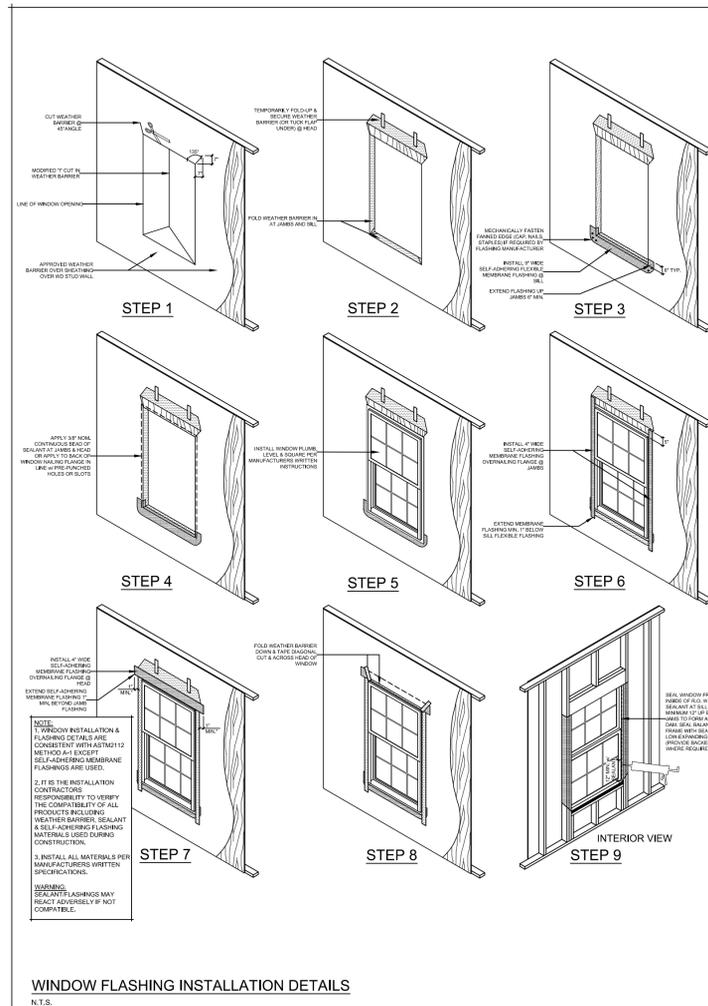
OFF-RIDGE VENT FLASHING DETAIL  
N.T.S.



WALL FLASHING DETAIL - LAP SIDING  
N.T.S.



WALL/KICKOUT FLASHING DETAIL  
N.T.S.



WINDOW FLASHING INSTALLATION DETAILS  
N.T.S.

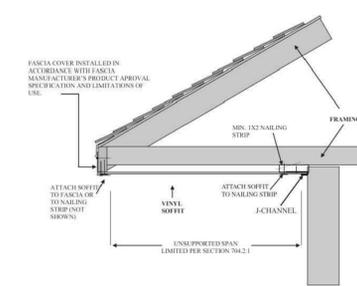


FIGURE R704.2.1  
TYPICAL SINGLE-SPAN VINYL SOFFIT PANEL SUPPORT

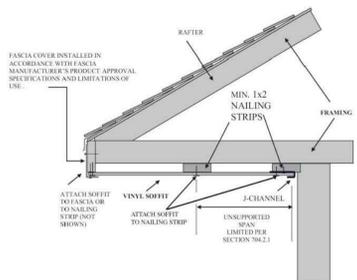
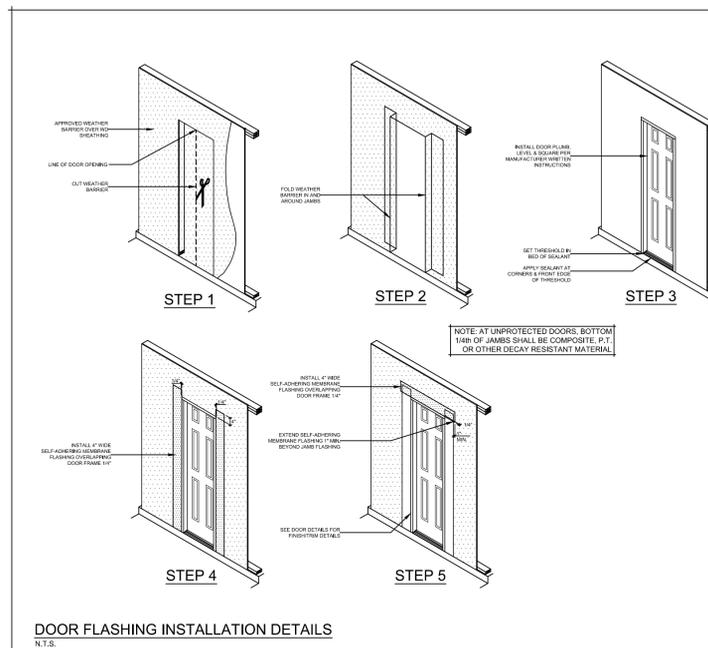


FIGURE R704.2.1  
TYPICAL MULTI-SPAN VINYL SOFFIT PANEL SUPPORT



DOOR FLASHING INSTALLATION DETAILS  
N.T.S.

NOTES

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