

ELINSKAS RESIDENCE

BUILDING CODE SUMMARY-
CODE ENFORCEMENT JURISDICTION:
COLUMBIA COUNTY

Florida Building Code 7th Edition (2020) Building

Florida Building Code 7th Edition (2020) Residential

Florida Building Code 7th Edition (2020) Plumbing

National Electric Code 2014 - NFPA 70-2011

Florida Building Code 7th Edition (2020)

Energy Conservation

Florida Building Code 7th Edition (2020) Mechanical

Florida Fire Prevention Code 6th Edition

OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-3)

CONSTRUCTION TYPE: V-B (WOOD FRAME)

SPRINKLED: NO

FIRE DISTRICT: NO

WORK AREA-

FIRST FLOOR A/C:2,253 SQ. FT.

GARAGE:594 SQ. FT.

FRONT PORCH:195 SQ. FT.

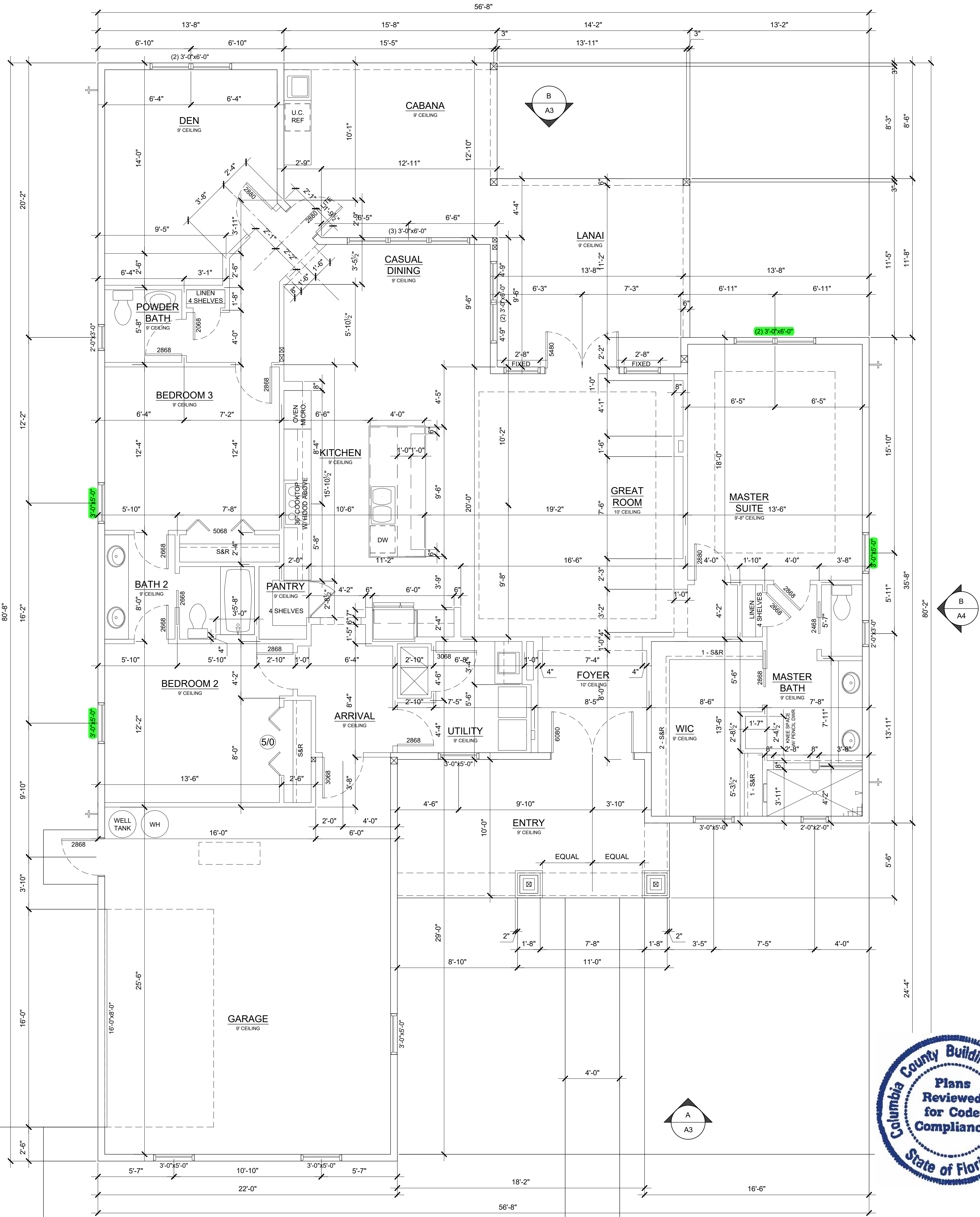
REAR PORCH:392 SQ. FT.

TOTAL UNDER ROOF AREA - 3,434 SQ. FT.

- GENERAL NOTES:**
- ALL WORK TO BE DONE IN ACCORDANCE TO THE MOST RECENT EDITION OF FLORIDA BUILDING CODES AND ALL OTHER APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
 - VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION. VERIFY LAYOUT WITH REFERENCE TO EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE COMMUNICATED IN WRITING TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL WORK IS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CONSTRUCTION STANDARDS.
 - ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED.
 - FLOOR PENETRATIONS TO BE WATERPROOFED.
 - ALL INTERIOR WALLS TO BE WOOD STUDS UNLESS OTHERWISE NOTED.
 - WHERE G.C. IS TO PROVIDE TYPE 'X' GYP. BD. FOR A RATED ASSEMBLY, THE TYPE 'X' GYP. BD. IS REQUIRED TO GO BENEATH THE SHEATHING AND FINISHES.
 - INTERIOR DOORS ARE TO BE 3" OFF PERPENDICULAR WALLS UNLESS OTHERWISE NOTED.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT ARE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS HEREIN SPECIFIED TO THE CONTRARY. BUILDER SHALL FOLLOW ALL INSTRUCTIONS TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.
 - IT IS THE BUILDER'S RESPONSIBILITY TO CHECK ALL PLAN DIMENSIONS & DETAILS FOR OVERALL ACCURACY APPROPRIATE TO THE SITE & FINAL SELECTION OF MASONRY, FLOOR JOISTS, LUMBER, STRUCTURAL MEMBERS, VENEER, ROOFING, ETC.
 - SUBSTITUTES FOR SPECIFIC MATERIALS & MANUFACTURERS SHOWN ON THESE PLANS MAY BE OFFERED, BUT MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER PRIOR TO PROCURING OR INSTALLING.
 - RESPONSIBILITY OF THE GC INCLUDES, BUT IS NOT LIMITED TO, PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING & ANY OTHER SMALL ITEMS OR DETAILS NOT NECESSARILY INDICATED ON THE PLANS.
 - THESE PLANS ARE NOT INTENDED TO BE COMPLETE IN ALL DETAILS OF WEATHERPROOFING. USE OF A VARIETY OF DIFFERENT MATERIALS CAN CHANGE DETAILS. ADDITIONALLY, VARYING CODES & REGULATIONS, FOUNDATION REQUIREMENTS, ELECTRICAL AND
 - ALL KITCHEN APPLIANCES INSTALLED TO BE COORDINATED AND SCHEDULED BY G.C.

FLOOR PLAN

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



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Architectural and Interior Design

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DATE ISSUED:
AUGUST 26, 2021

NOTE:
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FLOOR PLAN

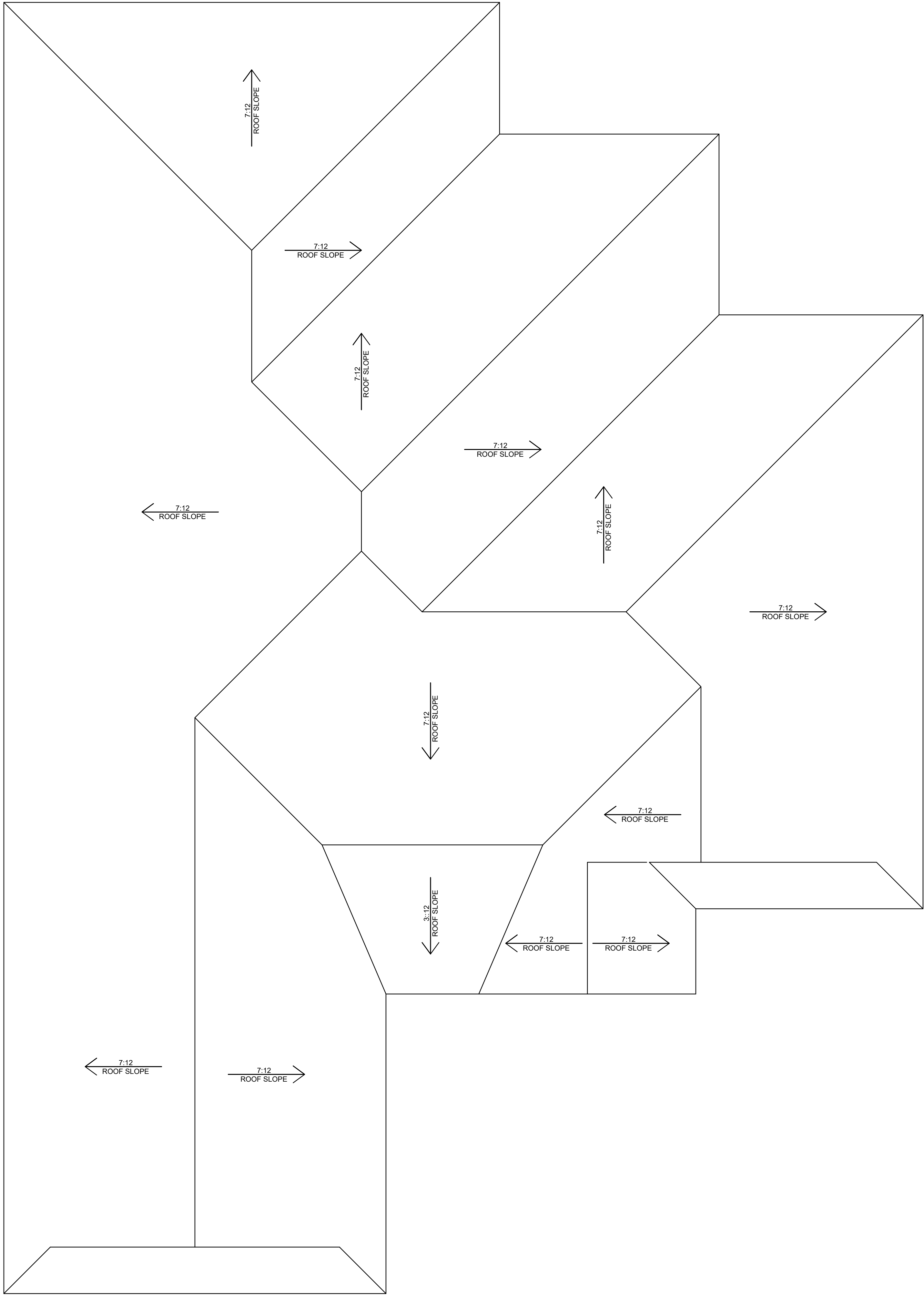
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PERMIT SET

- ROOF PLAN NOTES:
- DO NOT SCALE DRAWINGS.
 - IF DIMENSIONS ARE IN QUESTION, THE ROOFER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION
 - BUILDER SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT JOBSITE.
 - SEE FLOOR PLAN FOR BUILDING DIMENSIONS.
 - ALL ROOFING AND ROOFING DETAILS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS.
 - ROOFING SUBCONTRACTOR SHALL HAVE APPROPRIATE LICENSE(S) AS REQUIRED IN JURISDICTION OF CONSTRUCTION.
 - NO WORK SHALL CONFLICT WITH THE MANUFACTURER'S GUARANTEE OR WARRANTY.
 - WRITTEN WARRANTY SHALL BE PROVIDED TO OWNER AND INCLUDED IN THE CLOSE OUT DOCUMENTS PROVIDED BY GC.
 - PROVIDE FLASHING AS PER DETAILS OR AS PER SMACNA IF NO DETAILS ARE SHOWN WHERE ROOF PITCH CHANGES OR WHERE ROOFING INTERSECTS WITH VERTICAL SURFACES.
 - THE INSTALLATION SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ROOFING WORK .
 - ALL EXHAUST FAN, VENT, FLUE & STACK OPENINGS ARE TO BE CUT & SEALED BY BUILDER.
 - ROOF VENT TERMINALS SHALL BE 12' AWAY FROM AND 2' ABOVE ANY AIR INTAKE, DOOR OR WINDOW, 18" AWAY FROM ANY VERTICAL WALL EXTENDING ABOVE ROOF VENT, AND NOT BELOW ANY ROOF EAVE, OR AS REQUIRED BY LOCAL CODES.

ROOF CONTRACTOR TO CONFIRM VENTILATION TO MEET FBC R 806.
CONTRACTOR USE RIDGE VENTS OR OFF-RIDGE VENTS IN ORDER TO MEET THE VENTILATION REQUIREMENTS PER THIS CODE & CALCULATION.

ROOF VENTS/PENETRATIONS:
ALL RIDGE VENTS AND PENETRATIONS TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS-
APPLY ROOFING CEMENT OR SELF ADHERING FLASHING OVER VENT FLANGE AT THE HEAD
INSTALL SHINGLE OVER THE VENT FLANGE HEAD



 **ROOF PLAN**
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ROOF
PLAN
AND
DETAILS

A2

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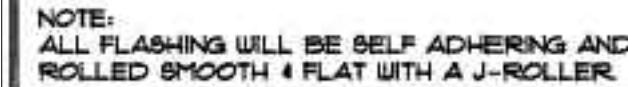
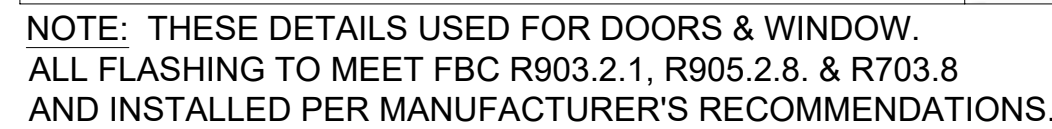
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EXTERIOR ELEVATIONS

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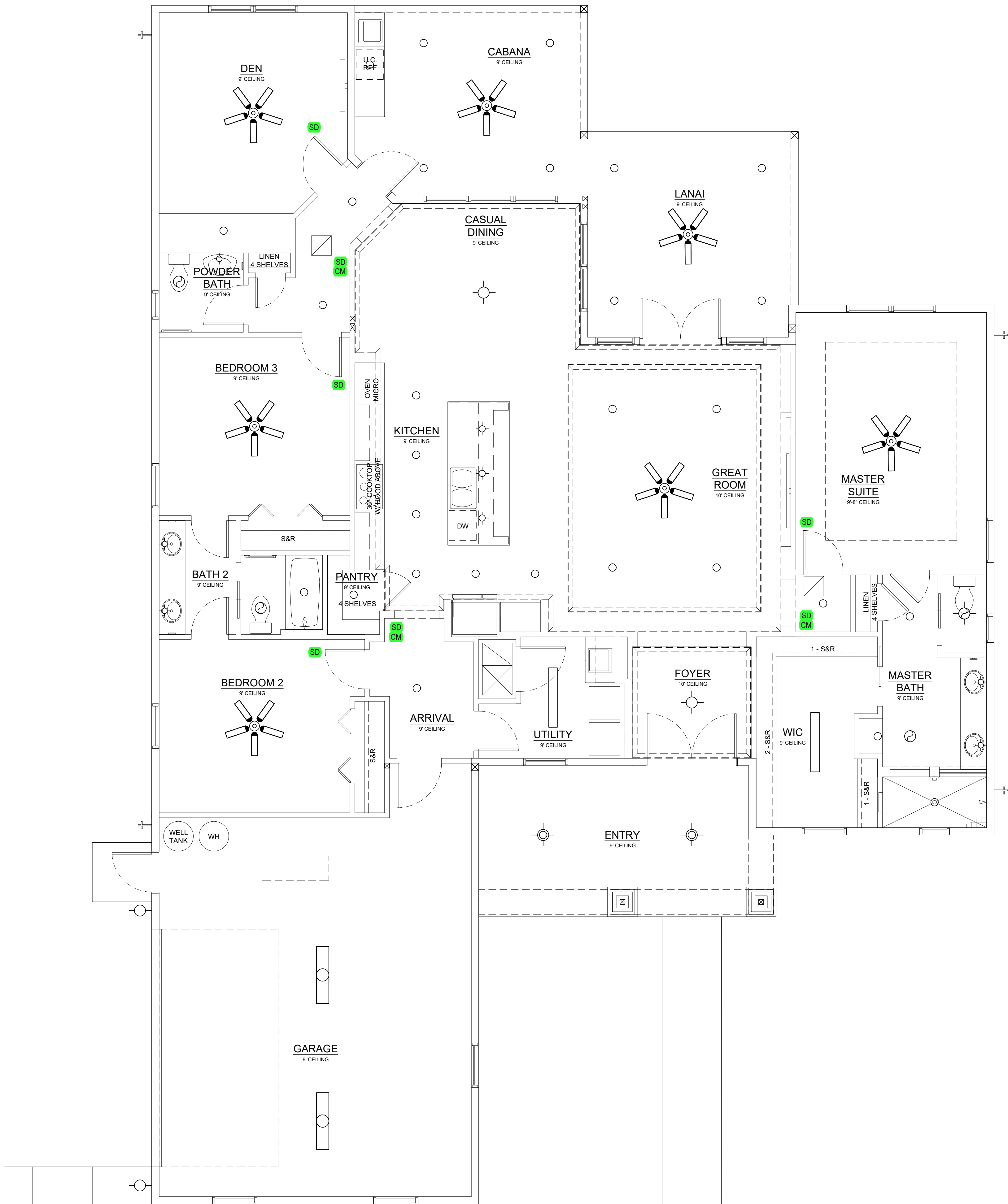


ELECTRICAL LAYOUT PLAN NOTES:

1. VERIFY ALL EXISTING CONDITIONS.
2. COORDINATE LIGHT FIXTURE LOCATIONS CONTRACTOR ANY DISCREPANCIES SHALL BE COMMUNICATED TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS FOR COORDINATION.
3. LIGHT FIXTURES SHALL BE LOCATED AS CLOSELY AS POSSIBLE TO LOCATIONS SHOWN ON THIS PLAN.
4. FIXTURES SHALL ALIGN WITH OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENTS.
5. COORDINATE LOCATION OF LIGHT FIXTURES WITH HVAC GRILLS SO THAT THEY ALIGN WITH OR ARE SYMMETRICAL WITH EACH OTHER WHERE THERE MAY BE CONFLICTS.
6. GRILLS & REGISTERS SHALL BE BLOCKED AS REQUIRED SO THAT THEY CAN ALIGN WITH LIGHT FIXTURES.
7. LIGHT FIXTURE & SWITCH LOCATIONS SHALL BE REVIEWED & APPROVED BY OWNER OR DESIGNER BEFORE INSTALLATION OF SHEET ROCK OR OTHER WALL & CEILING FINISHES.
8. SWITCHES SHALL BE LOCATED ADJACENT TO, BUT NOT INTERSECTING DOOR CASING OR TRIM.
9. GROUPED SWITCHES SHALL BE GANGED TIGHT TOGETHER & SHALL BE COVERED WITH A SINGLE PLATE DESIGNED FOR THAT PURPOSE.
10. SWITCHES SHALL BE MOUNTED 36" or 42" A.F.F. TO CENTER OF THE SWITCH (U.O.N.). OUTLETS TO BE MOUNTED 12" A.F.F.
11. SUPPORT ALL FIXTURES FROM STRUCTURE OF BUILDING. REFER TO STRUCTURAL SHEETS FOR SPECIFIC DETAILS AS REQUIRED FOR SPECIALTY FIXTURES.
12. VERIFY DEVICE & PLATE COLORS WITH OWNER OR DESIGNER.
13. VERIFY LIGHTING TYPE & SWITCHING.
14. FLUORESCENT LAMPS SHALL BE "WARM WHITE DELUXE" UNLESS OTHERWISE NOTED OR SPECIFIED ON THE SCHEDULE.
15. ALL LIGHT BULBS SHALL BE DIMMABLE COMPACT FLUORESCENT OR LED BULBS UNLESS OTHERWISE NOTED.
16. COORDINATE THERMOSTAT AND DOORBELL LOCATIONS WITH OWNER.

ELECTRICAL LEGEND			
	CABLE		
	DUPLEX OUTLET		
	220 OUTLET		
	QUADRAPLEX OUTLET		
	GFI RECEPTACLE		
	EXTERIOR/GFI RECEPTACLE		
	SWITCH		
	3-WAY SWITCH		
	SMOKE DETECTOR		CARBON MONOXIDE DETECTOR
CH	COUNTERTOP HEIGHT	CM	

- NOTES:
1. TELEPHONE OUTLETS TO BE 'CAT 5E' WIRE.
 2. SMOKE DETECTION PER FIRE CODE.
 3. SERVICE PANEL AND ELECTRIC METER LOCATION TO BE DETERMINED W/ INPUT FROM THE OWNER AND LOCAL UTILITY COMPANY.
 4. ALL RECEPTACLE TO HAVE ARC-FAULT CIRCUIT INTERRUPTERS PER ARTICLE 210-12.
 5. HVAC DISCONNECT TO BE PROVIDED BY MECHANICAL SUBCONTRACTOR.
 6. ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH LATEST EDITION OF NEC AND FBC.
 7. 100% OF ALL INTERIOR AND EXTERIOR PERMANENT LIGHT FIXTURES TO USE CFL/LED LAMPS.



ELECTRICAL LAYOUT PLAN
SCALE: 1/4" = 1'-0"

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








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PLAN

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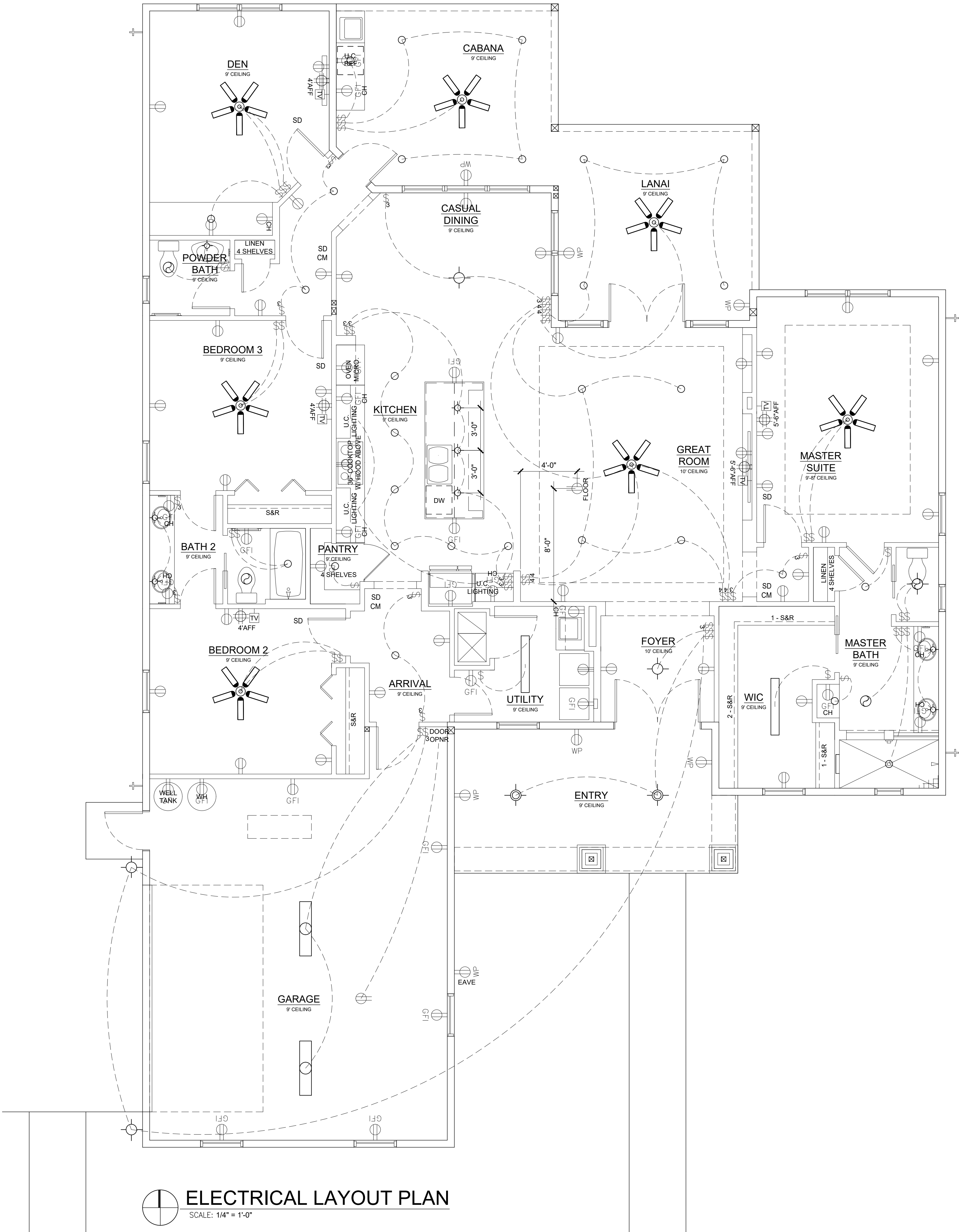
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ELECTRICAL
LAYOUT
PLANS

A6

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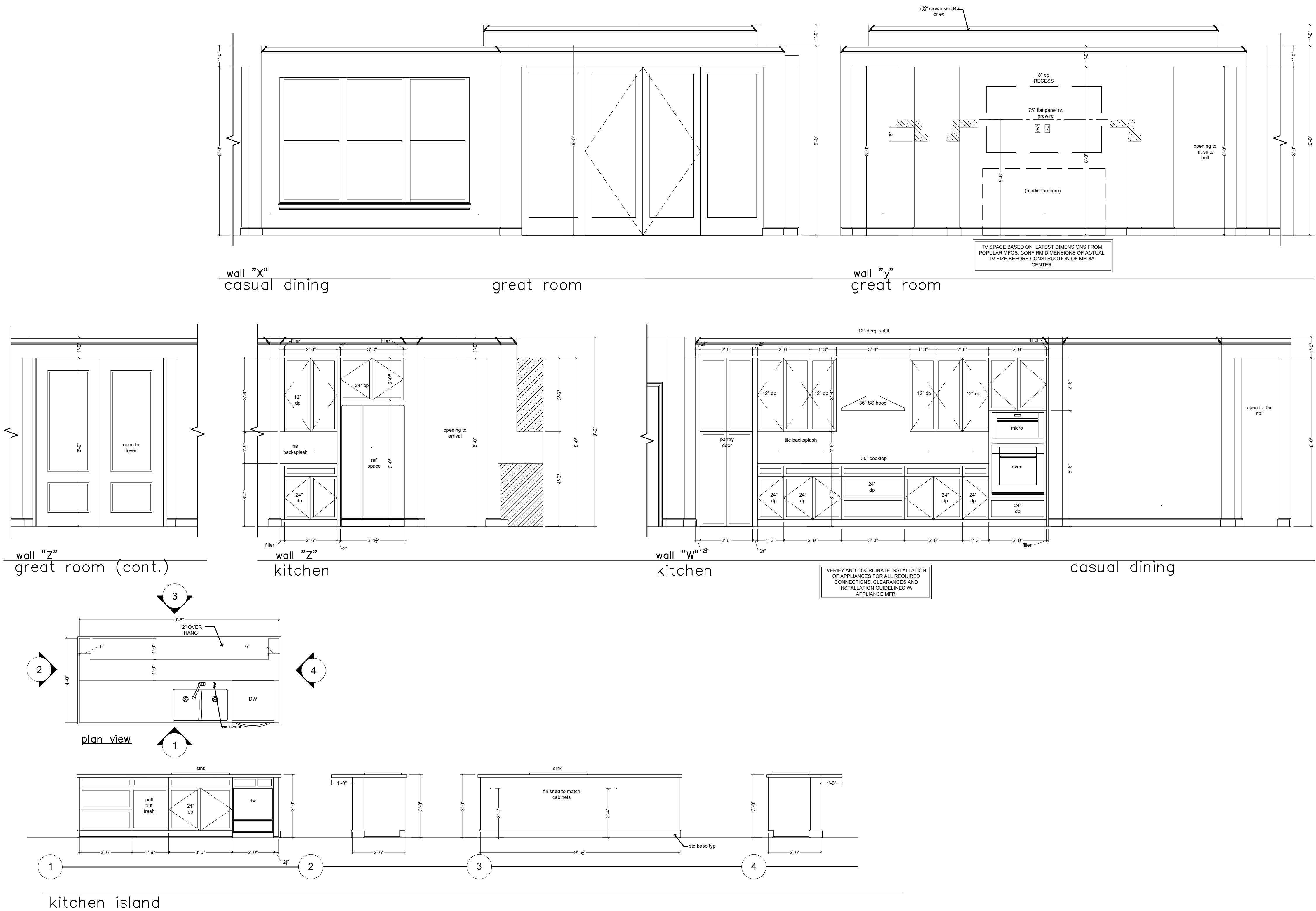
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INTERIOR
ELEVATIONS

A7

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INTERIOR
ELEVATIONS

A8

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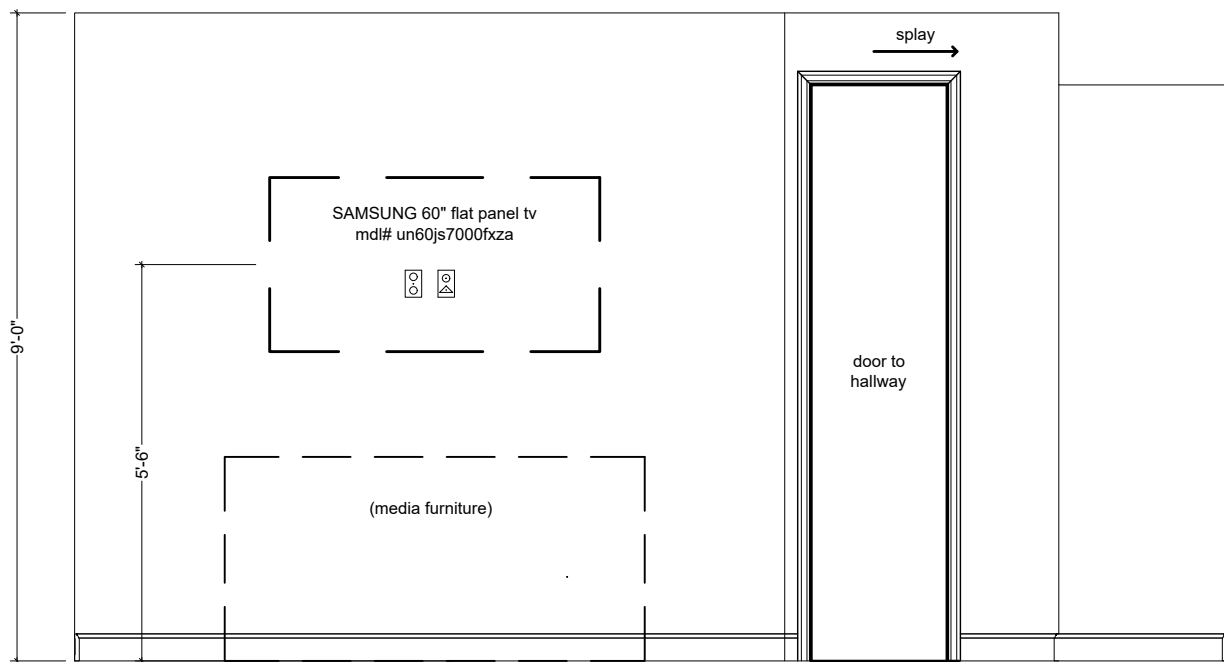
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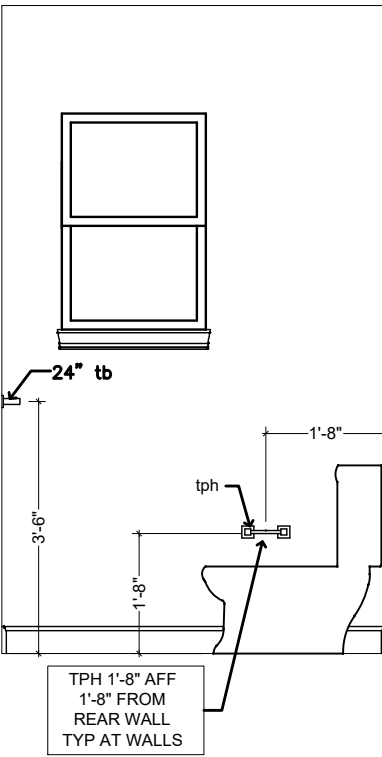
INTERIOR
ELEVATIONS

A9

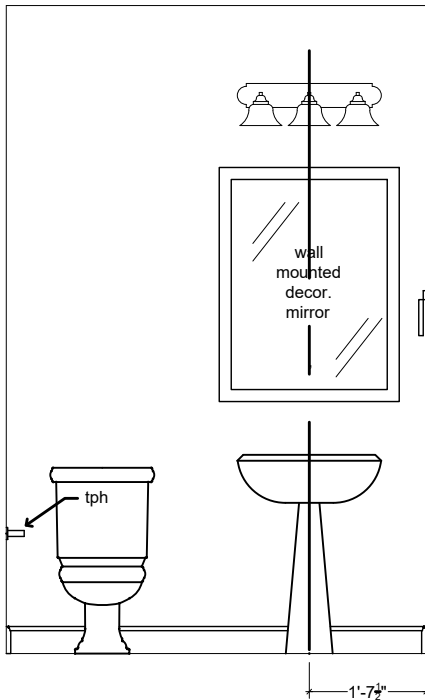
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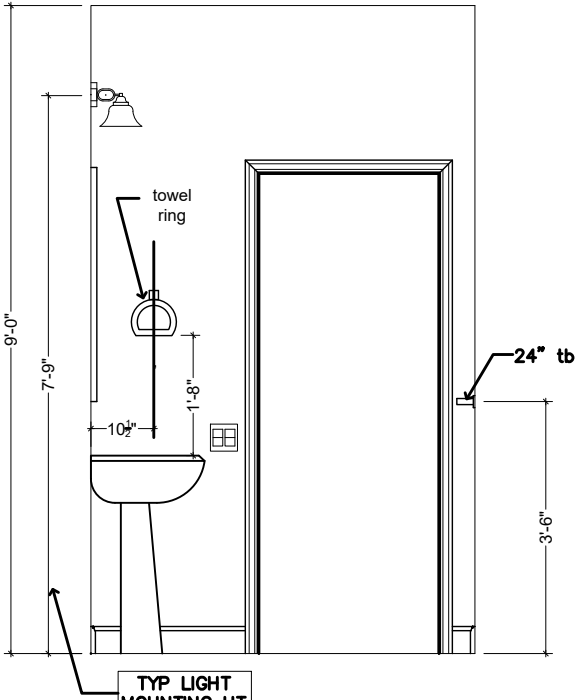
wall "Y"
den



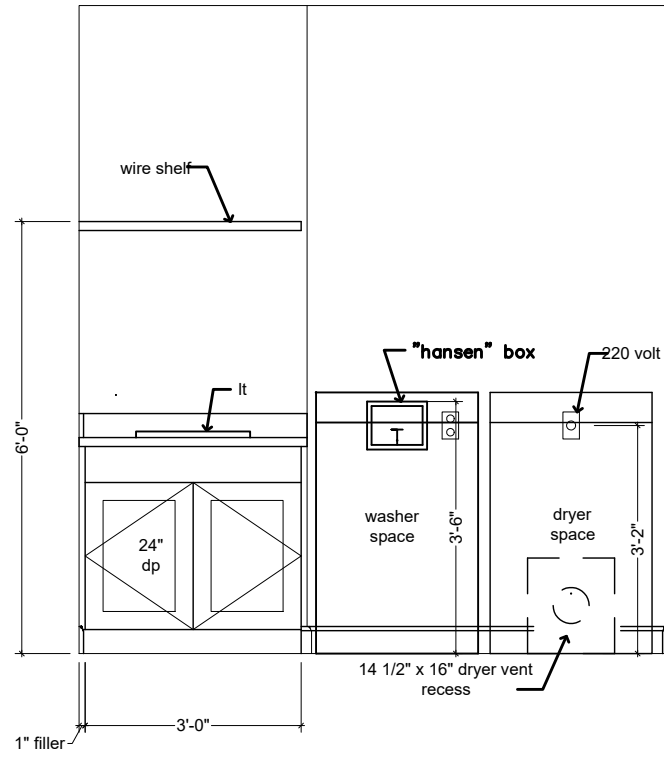
wall "W"
powder bath



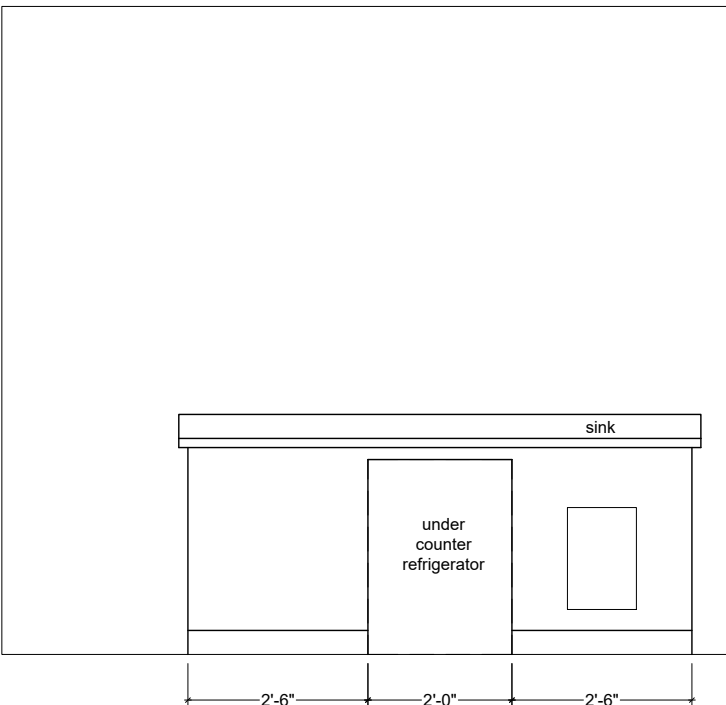
wall "X"



wall "Y"



wall "Y"
utility



wall "W"
Outdoor Kitchen