

Project Name / Scope:

THE GAINNEY HOME  
NEW HOME

Project Address:

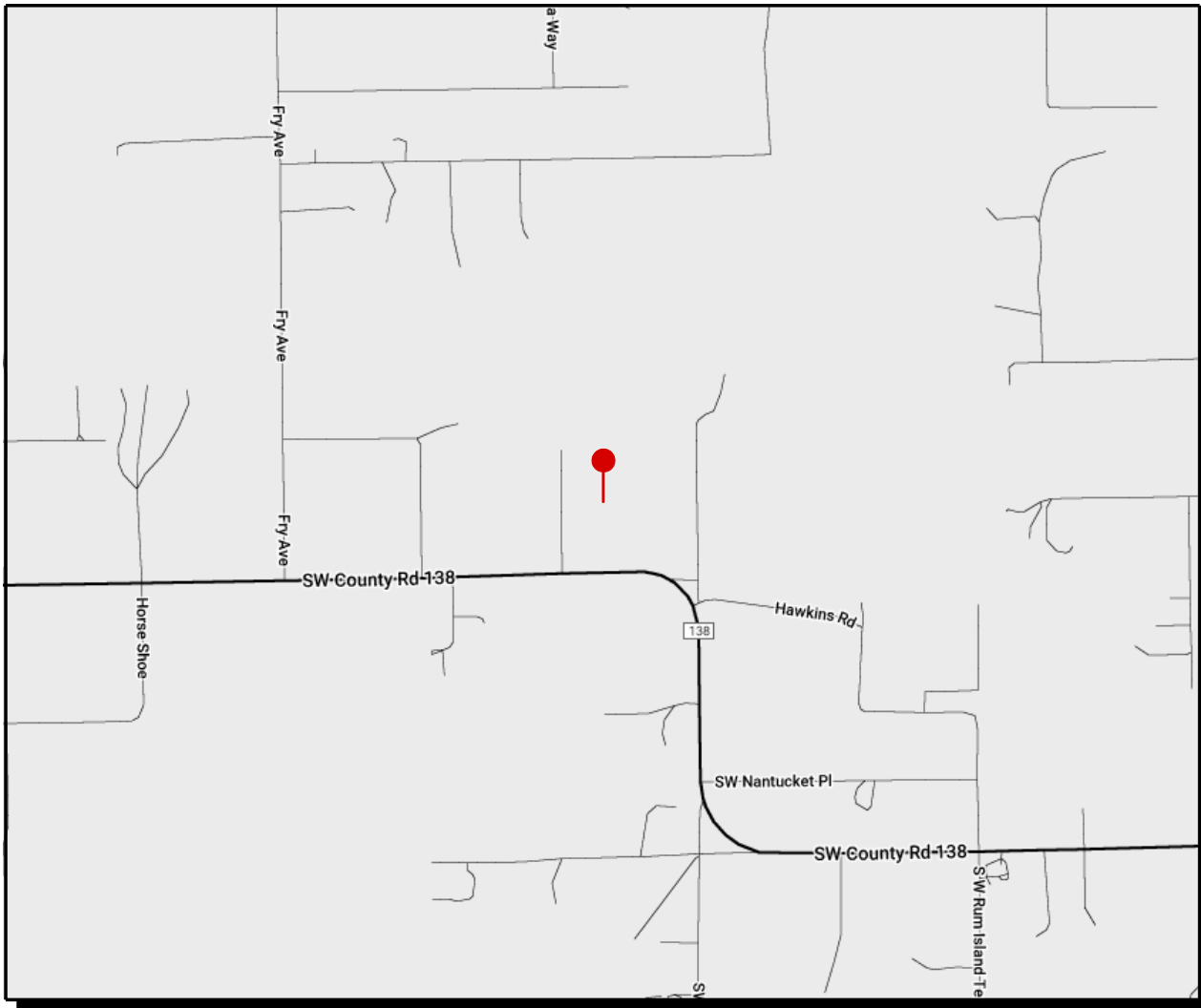
3181 SW COUNTY ROAD 138  
FORT WHITE, FL 32038

Legal: COMM AT NE COR OF SE1/4 OF NE 1/4, RUN W 661.09 FT TO NE COR OF E1/2 OF W1/2, RUN S 1256.75 FT FOR POB, RUN W 330.95 FT S 1321.71 FT TO N R/W OF C R 138, E ALONG R/W 330.93 FT, N 1316.08 FT TO POB. 985-2199, PARCEL 3-B, WD 1148 2411

Project Summary:

THE PROJECT INVOLVES THE DESIGN AND CONSTRUCTION OF A NEW HOME FEATURING 4 BEDROOMS AND 2.5 BATHROOMS. THE HOUSE WILL HAVE AN OPEN FLOOR PLAN, CREATING A SEAMLESS FLOW BETWEEN THE KITCHEN, LIVING, AND DINING AREAS, IDEAL FOR BOTH FAMILY LIVING AND ENTERTAINING. A BONUS ROOM ABOVE THE GARAGE WILL PROVIDE ADDITIONAL FLEXIBLE SPACE, SUITABLE FOR A PLAYROOM, HOME OFFICE, OR GUEST AREA. THE DESIGN WILL PRIORITIZE FUNCTIONALITY AND COMFORT, WHILE MAXIMIZING SPACE AND CREATING A COHESIVE, INVITING ATMOSPHERE THROUGHOUT THE HOME.

Project Location Map:



Owner:

CHASE D GAINNEY DATE

BROOKE GAINNEY DATE

Project Number:

GAINE-2894-N

Project Drawing Index:

SHEET	DESCRIPTION
G1.0	COVER SHEET
G2.0	GENERAL NOTES
C1.0	SITE PLAN
A1.0	FLOOR PLAN / BONUS PLAN
A1.1	ROOF PLAN
A2.0	SOUTH / EAST EXTERIOR ELEVATIONS / CHIMNEY SECTION
A2.1	NORTH / WEST EXTERIOR ELEVATIONS
A3.0	FOUNDATION PLAN / DETAILS
A4.0	DETAILS
E1.0	ELECTRICAL PLAN / BONUS ELECTRICAL PLAN

ALL MATERIALS & METHODS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. ALL EXHIBITS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. USE OF TOBACCO PRODUCTS NOT PERMITTED ON SITE AT ANY TIME. ALL AREAS OF SITE MUST BE RETURNED TO ORIGINAL CONDITION PRIOR TO COMPLETION.



PERMIT JURISDICTION AREA

TITLE: NEW HOME  
THE GAINNEY HOME  
GAINE-2894-N  
3181 SW COUNTY ROAD 138  
FORT WHITE, FL 32038

NO.	DATE:	DESCRIPTION:
	05/14/2025	PERMIT

SALES INITIALS:	OWNER INITIALS:
DESCRIPTION: COVER SHEET	
SCALE: AS NOTED	

SHEET NUMBER
G1.0



Abbreviations:

ABV	above	FOF	face of finish	MCD	modular	TV	television
ABF	above finished floor	FOM	face of masonry	MLD	molding or moulding	THK	thickness
ASC	above suspended ceiling	FOS	face of stud	MNR	napp receptor	THR	threshold
ACC	access	FF	factory finish	MNT	noun/(ad) or mounting	TPTN	toilet partition
AP	access panel	FAS	fastener	MOV	movable	TPD	toilet paper dispenser
ACT	acoustical tile	FBD	fiberboard	MULL	nullion	TOL	tolerance
ADH	adhesive	FGL	fiberglass			TG	top edge and groove
ADJ	adjacent	FIN	finished	NAT	natural	TC	top of curb
ADJ1	adjustable	FPE	finished floor elevation	NRC	noise reduction coefficient	TG	top of grade
AGG	aggregate	FPL	finished floor line	NOM	nominal	TP	top of pavement
A/C	air conditioning	FA	fire alarm	NMT	non-metallic	TRB	traverse
ALT	alternate	FBRK	fire brick	N	north	TSL	top of slab
ALUM	aluminum	FE	fire extinguisher	NC	not in contact	TS	top of steel
AB	anchor bolt	FEC	fire extinguisher cabinet	NIS	not to scale	TU	top of wall
ANOD	anodized	FHS	fire hose station			TB	touch bar
APX	approximate	FPL	fireplace	OC	on center	T	tread
AD	area drain	FP	fireproof	OB	obscure	TYP	typical
ASPH	asphalt	FRT	fire-retardant	OPG	opening		
AT	asphalt tile	FLG	flashing	OPH	opposite		
AUTO	automatic	FLX	flexible	OPH	opposite hand		
AW	awning	FLR	flooring	OPB	opposite surface		
		FLOO	floor cleatout	OD	outside diameter		
B&MT	basement	FD	floor drain	OA	overall		
BRG	bearing	FPL	floor plate	OH	overhead		
BPL	bearing plate	FLUR	fluorescent				
BM	bench mark	FTG	footing	PNT	paint(ed)		
BEL	below	FND	foundation	PNL	panel		
BET	between	FR	franch	PB	panic bar		
BF	bi-fold	FRA	frame or framing	PTD	paper towel dispenser		
BVL	beveled	FS	full size	PTR	paper towel receptor		
BIT	bituminous	FBO	furnished by others	PAR	parallel		
BLK	block	FUR	furred or furring	PARK	parking		
BLKS	blocking	FUT	future	PK	pocket		
BO	board	FX	fixed	PBO	particle board		
BS	both sides			PTN	partition		
BSL	both ways	GA	gauge or gauge	PV	paved or paving		
BOT	bottom	GALV	galvanized	PVMT	pavement		
BRK	brick	GI	galvanized iron	PED	pedestal		
BRZ	bronzs	GP	galvanized pipe	PERF	perforat(d)		
BLDG	building	GSS	galvanized steel sheet	PERI	perimeter		
BUR	built up roofing	GC	general contractor	PLAS	plaster		
BYP	bypass	GL	glass or glazing	PL	plastics laminate		
		GLB	glass block	PL	plate		
CAB	cabinet	GLF	glass fiber	PG	plate glass		
CPT	carpet(ad)	GB	grid bar	PLUG	plugwood		
CS	casement	GD	grade or grading	PT	point		
C	cast iron	GVL	gravel	PVC	polyvinyl chloride		
CPC	cabin-in-place concrete	GT	grout	PTC	port-land-cement concrete		
CST	cast stone	GYP	gypsum dry wall	PCF	pounds per cubic foot		
CB	catch basin			PLF	pounds per lineal foot		
CLG	ceiling	HBD	hardboard	PSF	pounds per square foot		
CHT	ceiling height	HDW	hardware	PBI	pounds per square inch		
CEM	cement	HUD	hardwood	PCC	precast concrete		
CM	centimeter(s)	HDR	header	PPB	prefabricated		
CER	ceramic	HTG	heating	PRN	prefinished		
CT	ceramic tile	HVAC	heating / venting / air cond.	PSC	prestressed concrete		
CMT	ceramic mosaic tile	HT	height	PL	property line		
CHAM	chamber	HC	hollow core	QT	quarry tile		
CIR	circle	HM	hollow metal				
CLR	clearance	HOR	horizontal	RAD	radius		
COL	column	HB	hose bib	RDWD	redwood		
COMB	combination	HUH	hot water heater	RE	relocate		
CONC	concrete	H6	horizontal slider	REF	reference		
CMU	concrete masonry unit			REFR	refrigerator		
CO	charge-out	INCN	incinerator	REG	register		
CONST	construction	INCL	included or including	REIN	reinforced or reinforcing		
CONT	continuous or continuous	ID	inside diameter	RCP	reinforced concrete pipe		
CONTR	contractor	INSUL	insulated or insulating	RESIL	resilient		
CLL	contract limit line	INT	interior	RET	return		
CJ	control joint	INTM	intermediate	RA	return air		
CS	corner guard	INV	invert	REV	reversed or reversed		
CORR	corrugated	IP	iron pipe	RH	right hand		
CEL	counter flashing	IPS	iron pipe size	R	remove		
CBS	coupler	JC	janitor's closet	RD	root drain		
CF	cubic foot	JT	joint	RFG	roofing		
CY	cubic yard	JF	joint filler	RM	room		
		J&T	joint	RSC	rough screw		
DP	disappearing	KIT	kitchen	RSG	rough stain cedar		
DL	dead load	KO	knockout	RLK	rolllock		
DEM	demolish or demolition						
DTL	detail	LBL	label	SGL	safety glass		
DIAG	diagonal	LAB	laboratory	SCN	screen		
DIAM	diameter	LB	lag bolt	SG	sealing		
DIM	dimension	LAM	laminated	SECT	section		
DIV	division	LAV	lavatory	SHTG	sheathing		
DR	door	LH	left hand	SHT	sheet		
DA	double acting	L	length	SG	sheet glass		
DH	double hung	LT	light	SGD	sliding glass door		
D6	domepout	LW	lightweight	SH	single hung		
D	drain	LWC	lightweight concrete	SHLF	shelf or shelving		
DUR	drawer	LMS	limestone	SIM	similar		
DF	drinking fountain	LTL	lintel	SLDC	solder course		
DW	drumstair	LL	live load	SC	solid core		
		LVR	louver	SP	soundproof		
EA	each	LPT	low point	S	sooth		
EF	each face			SPK	speaker		
E	east	MH	manhole	SPL	special		
ELEC	electrical	MFR	manufacturer	SPEC	specification(s)		
EP	electrical panelboard	MAB	masonry	SG	square		
EW	electric water cooler	MO	masonry opening	SS	stainless steel		
EL	elevation	MTL	metal	STD	standard		
EMER	emergency	MECH	mechanical	STA	station		
EQ	equal	MC	medicine cabinet	STL	steel		
EST	estimate	MED	medium	STOR	storage		
EXCA	excavate	MBR	member	SD	storm drain		
EXH	exhaust	MYB	membrane	STRUCT	structural		
EXIST	existing	MET	metal	SCT	structural clay tile		
EB	expansion bolt	M	meter(s)	SUSP	suspended		
EXP	exposed	MM	millimeter(s)	SYS	system		
EXT	exterior	MIN	minimum	TEMP	tempered		
EX6	extra strong	MIR	mirror	TEL	telephone		
FB	face brick	MBC	miscellaneous				
FOC	face of concrete						

General Notes:

- GENERAL CONDITIONS:**
- WHEN WORK IS NOT SPECIFICALLY NOTED BUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER, AND SHALL BE OF THE BEST MATERIALS AND WORKMANSHIP.
  - THE DOCUMENTS ARE DIAGRAMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE OBTAINED FROM RCH THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
  - ALL WORK AS OUTLINED IN THESE DOCUMENTS SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME THESE DOCUMENTS WERE PREPARED. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN AND BE ADHERED TO.
  - THE CONTRACTORS SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THE BID.
  - THE CONTRACTORS SHALL BE EXPERIENCED IN THIS TYPE OF WORK. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR LACK OF EXPERIENCE.
  - THE CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION.
  - ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, OR CAPPED, AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICES.
  - DAMAGED OR DISRUPTED EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO LANDSCAPING, LIGHTING, IRRIGATION, PEDESTRIAN AND VEHICLE ACCESS SHALL BE REPLACED AT THE END OF CONSTRUCTION TO THE SAME STANDARDS OF QUALITY AS EXISTED PRIOR TO CONSTRUCTION DISRUPTION.
  - DISRUPTED ELECTRICAL AND WATER LINES SHALL BE REROUTED DURING PROJECT CONSTRUCTION AND ARE TO REMAIN IN CONTINUOUS SERVICE UNLESS OTHERWISE INDICATED OR INSTRUCTED BY THE OWNER.
  - NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM RCH.
  - WHERE LACK OF INFORMATION OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM RCH BEFORE PROCEEDING WITH THAT PART OF THE WORK.
  - WHEN INSTRUCTED, PROVIDE SIX (6) SETS OF SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS, AND EQUIPMENT TO RCH FOR APPROVAL PRIOR TO ORDERING. EQUIPMENT INSTALLED WITHOUT APPROVAL SHALL BE SUBJECT TO REJECTION AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
  - UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC. SHALL BE RUN CONCEALED AND FRAMING SHALL BE CORRECTLY SIZED TO ACCOMPLISH THIS WITHOUT CREATING VARIATIONS IN THE WALL PLANE.
  - PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE, AND ACCESSORIES.
  - WHEN A PRODUCT, SYSTEM OR ASSEMBLY IS CALLED FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM SHALL BE PROVIDED AND INSTALLED AND INSTALLATION SHALL BE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. PRIOR TO PROCEEDING WITH WORK, CONTRACTORS SHALL COORDINATE WITH EACH TRADE. THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.
  - ALL DIMENSIONS SHOWN ARE EXACT UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK OF THIS CONTRACT BY OWNER AND RCH. BUT IN NO EVENT LESS THAN AS REQUIRED BY TERMS OF THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR FOR THE CONSTRUCTION OF THE PROJECT OR STATE'S DEVELOPING WITHIN THIS PERIOD. TRACEABLE TO MATERIALS OR WORKMANSHIP PROVIDED OR PERFORMED BY THE CONTRACTOR, SHALL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR. NOT THE OWNER. THE CONTRACTOR SHALL ACCEPT AND FULLY UNDERSTAND THIS PROVISION PRIOR TO THE CONTRACT BEING AWARDED. NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR CORRECTION OF FAULTY WORK OR DEFECTIVE MATERIALS. AT ANY TIME DURING THE CONSTRUCTION PERIOD, OWNER'S REPRESENTATIVES AND THE ENGINEER RETRAIN THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REINSTALL ANY EQUIPMENT OR MATERIALS NOT FOLLOWING THE STANDARDS AS PRESENTED HEREIN OR ON THE DRAWINGS AND AT NO COST TO THE OWNER OR ENGINEER.

SITE CONDITIONS:

- LOCATE, IDENTIFY, AND PROTECT ALL EXISTING UTILITIES ENCOUNTERED DURING THE WORK. IF ANY, NOTIFY UTILITY COMPANIES OF INTENDING WORK.
- ENSURE THAT ALL UTILITY AND OTHER SERVICES WHICH MAY BE DISTURBED DURING CLOSE EXCAVATION ARE TEMPORARILY STAYED AND BRACED IN POSITION DURING THE WORK.
- PROVIDE SLEEVES APPROPRIATE TO CONSTRUCTION WHERE NEW PIPES, CONDUIT, AND DUCTS PENETRATE WALLS AND FLOORS. FILL VOIDS WITH FIRE SAFING INSULATION OR FOAM PENETRATION SEALANT.
- PROGRESS CLEANING: REMOVE DEBRIS FROM INTERIOR OF BUILDING ON A DAILY BASIS AND STORE TEMPORARILY IN COMMERCIAL TRASH CONTAINERS. REMOVE DEBRIS FROM BUILDING SITE AT INTERVALS REQUIRED TO MINIMIZE OVERFLOW AND SPILLAGE. HANDLE HAZARDOUS, DANGEROUS, OR UNSANITARY WASTE MATERIALS SEPARATELY FROM OTHER WASTE BY CONTAINERIZING PROPERLY. DISPOSE OF MATERIAL IN A LAWFUL MANNER.
- PROVIDE TEMPORARY TOILET FACILITIES FOR CONSTRUCTION USE. USE OF THE OWNER'S TOILET FACILITIES WILL NOT BE PERMITTED.

FINAL COMPLETION:

- DO NOT BURN WASTE MATERIALS. DO NOT BURY DEBRIS OR EXCESS MATERIALS ON THE OWNER'S PROPERTY. DO NOT DISCHARGE VOLATILE, HARMFUL OR DANGEROUS MATERIALS INTO DRAINAGE SYSTEMS. REMOVE WASTE MATERIALS FROM THE SITE AND DISPOSE IN A LAWFUL MANNER.
- COMPLETE CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF SUBSTANTIAL COMPLETION AND MAINTAIN BUILDING IN CLEANED CONDITION UNTIL FINAL COMPLETION.
- REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED FOR PROTECTION OF THE WORK DURING CONSTRUCTION.
- REMOVE LABELS, CLEAN GLASS SURFACES, DUST, AND WIPE CLEAN ALL PRODUCTS, MATERIALS, SYSTEMS, FINISHES, EQUIPMENT, AND SURFACES.

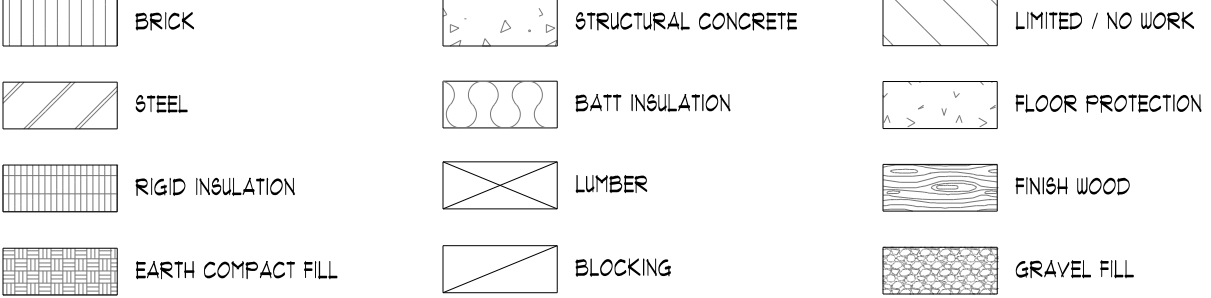
GENERAL ACCESSIBILITY NOTES:

- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. NON ACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
- DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
- ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. THE MAXIMUM FORCE REQUIRED TO OPEN A DOOR SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR SLINGING DOORS AND 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR SLINGING DOORS.
- FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT. CHANGES IN LEVEL SHALL BE BETWEEN 0.25 INCH AND 0.5 INCH. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCHES IN HEIGHT.
- TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
- A TOILET DISPENSER SHALL BE LOCATED ADJACENT TO ALL LAVATORIES.
- FIXTURE MOUNTING HEIGHTS SHALL COMPLY WITH THOSE INDICATED ON THE STANDARD MOUNTING HEIGHT DIAGRAMS UNLESS NOTED OTHERWISE.
- FIXTURE SPACING AND CLEARANCE SHALL COMPLY WITH THOSE INDICATED ON THE PLANS.

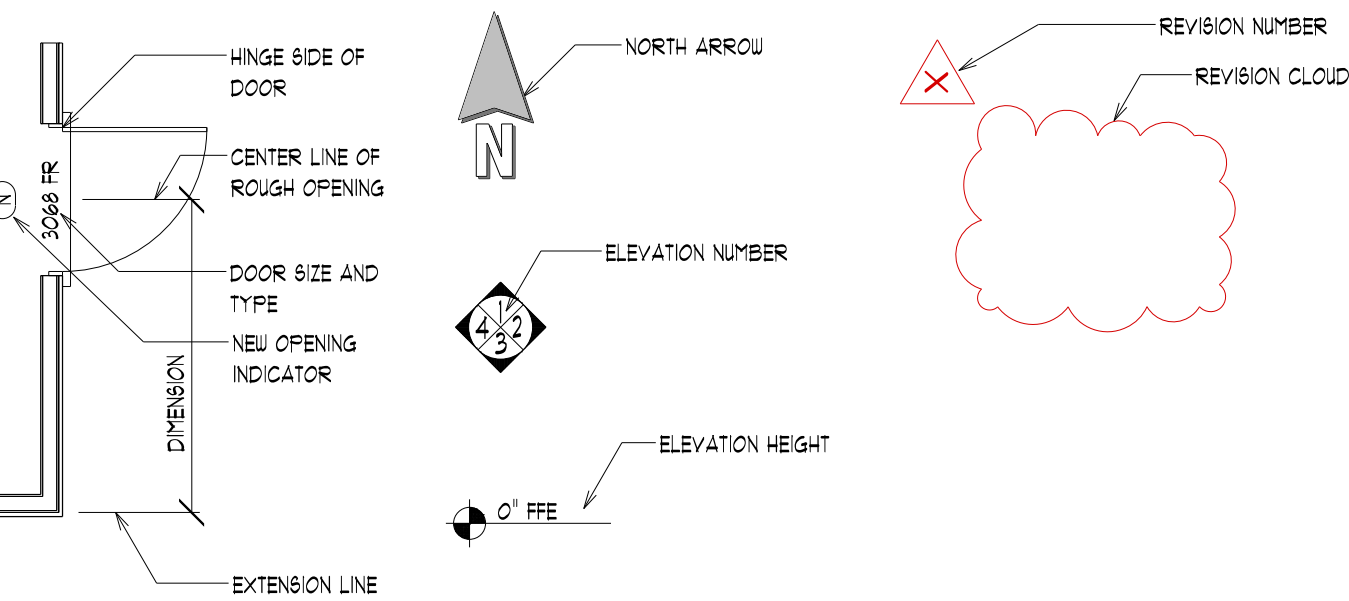
LIFE SAFETY NOTES:

- FIRE EXTINGUISHER CABINETS SET IN FIRE RATED WALLS SHALL BE OF CONSTRUCTION HAVING A FIRE RATED EQUAL TO THE WALL IT IS MOUNTED IN.
  - THE LOCATION AND / OR QUANTITY OF EXIT SIGNS, FIRE EXTINGUISHERS, SMOKE / C.O. DETECTORS AND FIRE EXTINGUISHER CABINETS IS SUBJECT TO REVIEW AND REVISION BY THE CODE AUTHORITY HAVING JURISDICTION.
  - THE CONTRACTOR SHALL MAKE ALL LIFE SAFETY CHANGES REQUIRED BY THE CODE AUTHORITY HAVING JURISDICTION TO ACHIEVE A CODE COMPLIANT BUILDING CONDITION.
  - EMERGENCY LIGHTING AND EXIT SIGNS, SHALL BE PROVIDED AS DIRECTED BY THE FIRE MARSHAL AND SHALL BE WIRED PER CODE (NEC 100-10F)
- ELECTRICAL NOTES:**
- ELECTRICIAN TO VERIFY & INSTALL SMOKE DETECTOR / CARBON MONO. DETECTOR PER CODE
  - GFI # ALL AFFECTED WET AREAS, ALL OTHER REC. TO BE AFCI
  - LIGHT SWITCH TO MATCH EXISTING OR 4'-0" TO TOP OF BOX
  - OWNER MAY ELECT TO DO A WALK-THRU TO PROVIDE FURTHER INSIGHT ON ELECTRICAL FIXTURES AND LOCATIONS

Material Legend:



Symbols Legend:



Wall Legend:

- EXISTING & DEMO DIMENSIONS:**
- ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL ASSEMBLY
- NEW FRAMING DIMENSIONS:**
- EXTERIOR WALLS ARE MEASURED FROM EXTERIOR FACE OF SHEATHING OR EXTERIOR FACE OF CMU
  - INTERIOR WALLS ARE MEASURED FROM INTERIOR FACE OF STUD OR CMU

NEW CONSTRUCTION:	DEMOLITION:
2X EXT WALL W/ SIDING / B&B	2X EXT WALL W/ BRICK / STONE
2X EXT WALL W/ BRICK / STONE	CMU EXT WALL W/ SIDING / B&B
CMU EXT WALL W/ SIDING / B&B	CMU EXT WALL W/ STUCCO
CMU EXT WALL W/ STUCCO	2X INT FRAMED WALL
2X INT FRAMED WALL	2X INT BEARING WALL
2X INT BEARING WALL	GLASS / SCREEN WALL
2X INT INSULATED BEARING WALL	2X INT BEARING WALL
2X INT INSULATED FRAMED WALL	CMU EXT WALL W/ SIDING / B&B
GLASS / SCREEN WALL	CMU EXT WALL W/ STUCCO
KNEEWALL UNDER COUNTERTOP	2X EXT WALL W/ BRICK / STONE
KNEEWALL W/ GLASS ABOVE	2X EXT WALL W/ SIDING / B&B
2X INT NON-BEARING WALL	CMU EXT WALL W/ STUCCO
2X INT BEARING WALL	2X INT FRAMED WALL
CMU STEM WALL	2X INT BEARING WALL
CONC. MONO SLAB	KNEEWALL UNDER COUNTERTOP
CONC. MONO SLAB W/ CURB	GLASS / SCREEN WALL
FOOTER BELOW	2X EXT WALL W/ BRICK / STONE
CONTROL JOINT IN SLAB	2X EXT WALL W/ SIDING / B&B
	CMU EXT WALL W/ SIDING / B&B
	CMU EXT WALL W/ STUCCO
	2X INT WALL
	2X INT BEARING WALL
	2X INT INSULATED BEARING WALL
	2X INT INSULATED WALL
	KNEEWALL W/ GLASS ABOVE
	KNEEWALL UNDER COUNTERTOP
	GLASS / SCREEN WALL

Project Code Outline:

Florida Building Code - 8th Edition (2023)  
National Electrical Code (NFPA 70) - 2020 Edition

Project Square Footage:

TYPE	CONDITIONED	UNCONDITIONED	TOTAL
MAIN FLOOR	2,660 SF	-	2,660 SF
GARAGE	-	770 SF	770 SF
PORCH	-	249 SF	249 SF
LANAI	-	492 SF	492 SF
BONUS	-	553 SF	553 SF
TOTAL	2,660 SF	2,064 SF	4,724 SF

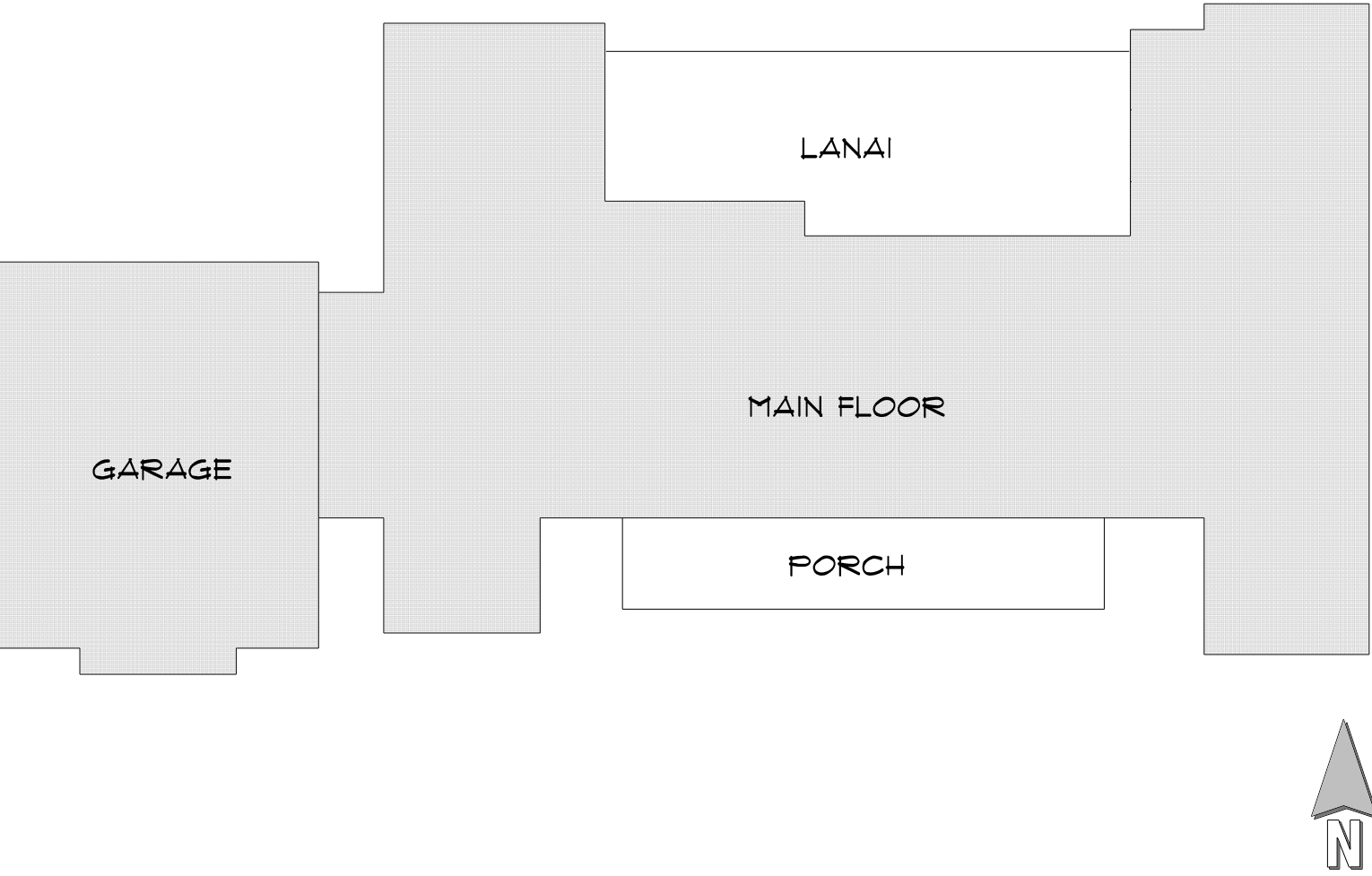
Permitting Agency:

COLUMBIA COUNTY

Utility Agency:

CLAY ELECTRIC COOPERATIVE, INC.

Project Key Plan:



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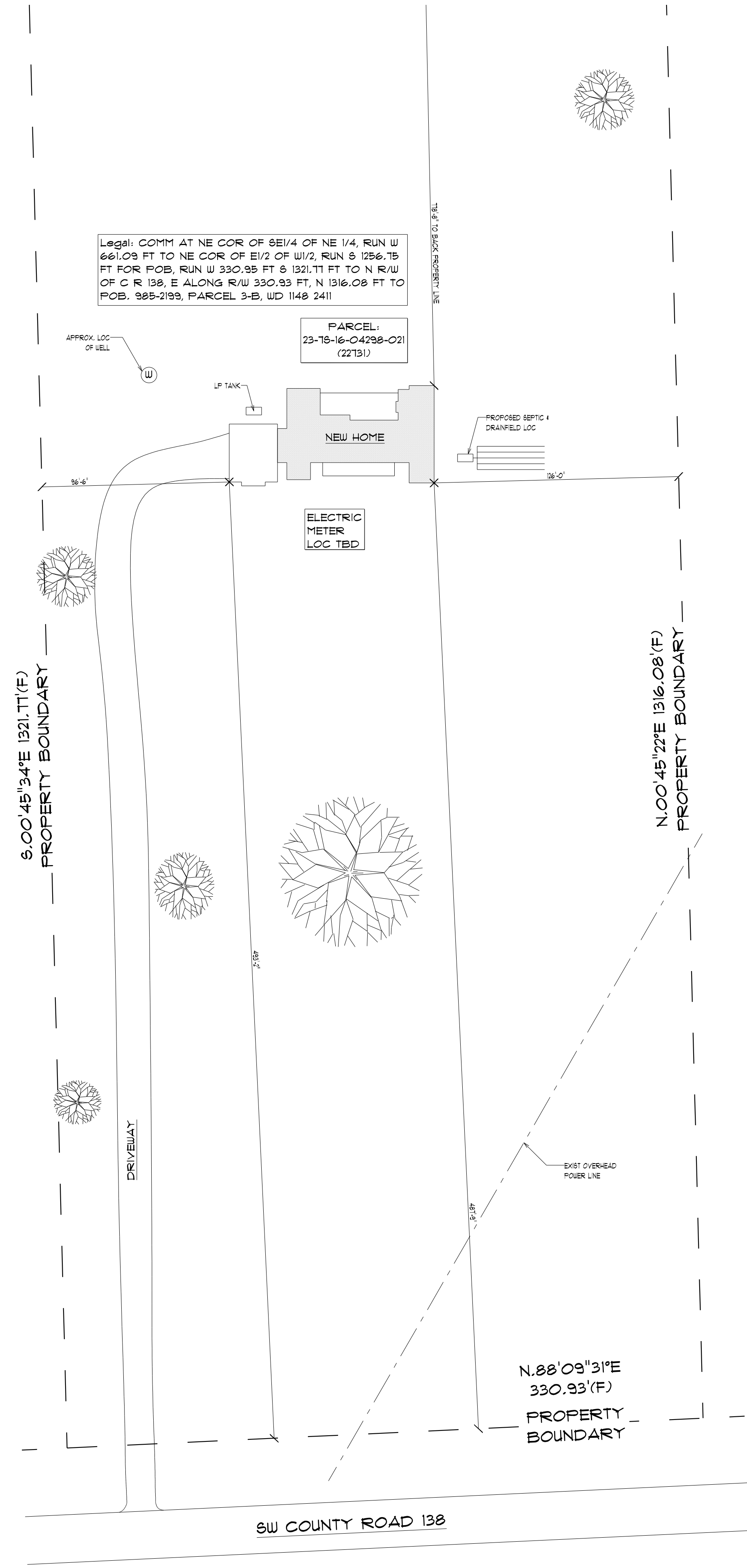
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**SITE PLAN**  
SCALE: 1" = 40'-0"

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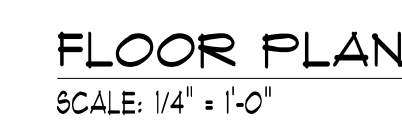
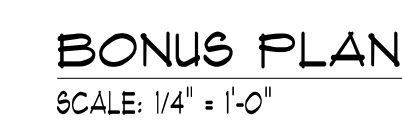
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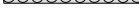
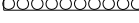


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WALL LEGEND	
NEW CONSTRUCTION	
	2X EXT WALL W/ SIDING / B/B
	2X EXT WALL W/ BRICK / STONE
	CMU EXT WALL W/ SIDING / B/B
	CMU EXT WALL W/ STUCCO
	2X INT FRAMED WALL
	2X INT BEARING WALL
	2X INT INSULATED BEARING WALL
	2X INT INSULATED FRAMED WALL
	GLASS / SCREEN WALL
	KNEEWALL UNDER COUNTERTOP
	KNEEWALL W/ GLASS ABOVE

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DESCRIPTION: FLOOR PLAN BONUS PLAN	
SCALE: AS NOTED	

SHEET NUMBER

A10




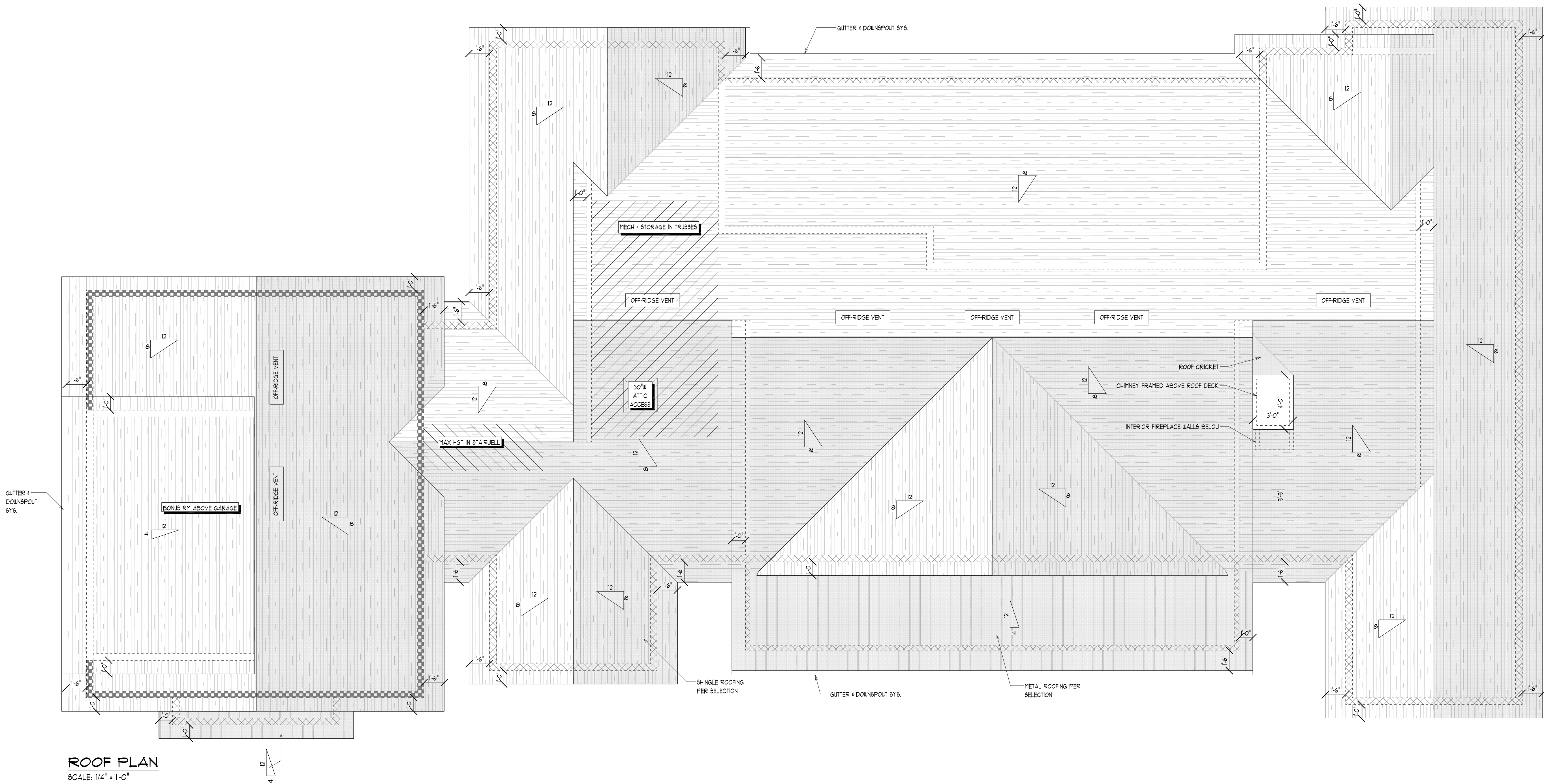
ROOFING MATERIAL LEGEND	
	METAL ROOFING PER SELECTION
	SHINGLE ROOFING PER SELECTION

PLATE HEIGHT LEGEND	
	T.O. PLATE: # 10'-0" AFF
	T.O. PLATE: # 8'-0" AFF

ROOF VENT SCHEDULE	
FBC 8th EDITION (2023) 1003.2 NFVA = NET FREE VENTILATED AREA	
VENTING REQUIRED FOR ATTIC	
4311 SF TOTAL / 300	13.70 SF NFVA REQ'D
(PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQ'D VENTING AREA IS LOC. IN THE UPPER PORTION)	
VENTING PROVIDED FOR ATTIC	
OFF-RIDGE VENTING:	1 VENT(S) X .55 SF = 6.65 SF NFVA
RIDGE VENTING:	___ LF X .05 SF = ___ SF NFVA
HIP VENTING:	___ LF X .06 SF = ___ SF NFVA
VENTED SCOFFIT:	221 LF X .043 SF = 9.76 SF NFVA
TOTAL NFVA PROVIDED = 16.41 SF NFVA	
TOTAL % # UPPER VENTILATORS = 41% OF NFVA	
ROOF VENT SIZE & LOC. TO BE ON SITE W/ SUPERINTENDENT PER INSULATION TYPE	



ALL MATERIALS & METHODS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. USE OF TOBACCO PRODUCTS NOT PERMITTED ON SITE AT ANY TIME. ALL AREAS OF SITE MUST BE RETURNED TO ORIGINAL CONDITION PRIOR TO COMPLETION.

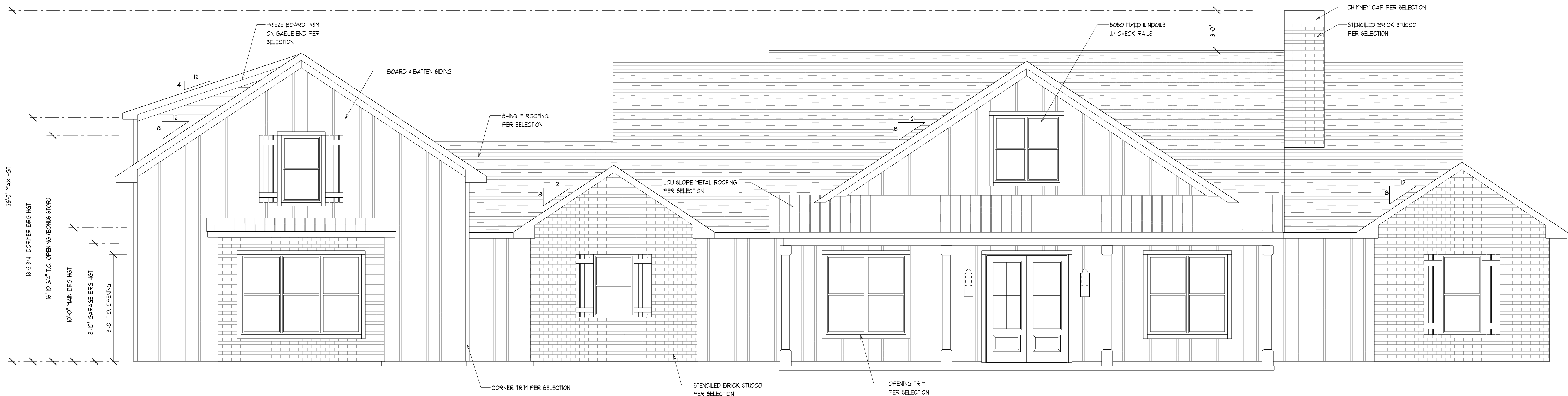
PERMIT JURISDICTION AREA

TITLE: NEW HOME  
THE GANEY HOME  
GANE-2894-N  
3181 SW COUNTY ROAD 138  
FORT WHITE, FL 32038

NO.	DATE:	DESCRIPTION:
	05/14/2025	PERMIT

SALES INITIALS:	OWNER INITIALS:
DESCRIPTION: ROOF PLAN	
SCALE: AS NOTED	

SHEET NUMBER  
A1.1



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

ALL MATERIALS & METHODS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. USE OF TOBACCO PRODUCTS NOT PERMITTED ON SITE AT ANY TIME. ALL AREAS OF SITE MUST BE RETURNED TO ORIGINAL CONDITION PRIOR TO COMPLETION.

PERMIT JURISDICTION AREA

TITLE: NEW HOME  
THE GAINNEY HOME  
GAINNEY-2894-N  
3181 SW COUNTY ROAD 138  
FORT WHITE, FL 32038

NO.	DATE:	DESCRIPTION:
	05/14/2025	PERMIT

SALES INITIALS:	OWNER INITIALS:
DESCRIPTION: SOUTH / EAST EXTERIOR ELEVATIONS CHIMNEY SECTION	SCALE: AS NOTED

SHEET NUMBER  
**A2.0**





**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

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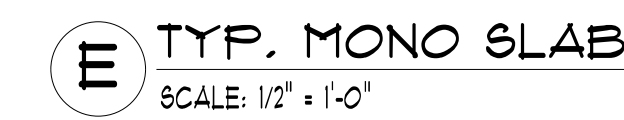
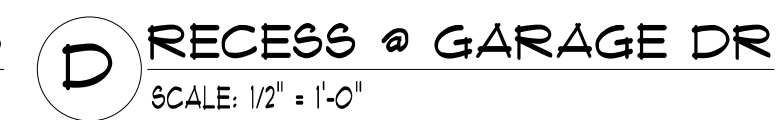
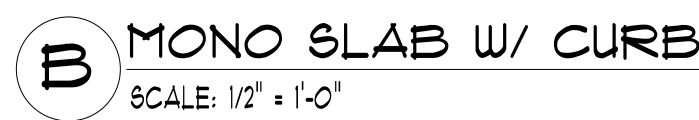
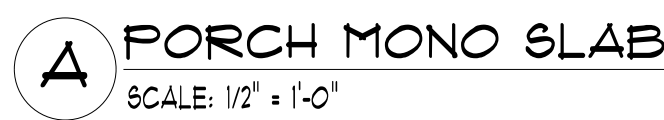
PERMIT JURISDICTION AREA

TITLE: **NEW HOME**  
**THE GAINNEY HOME**  
**GAIN-2894-N**  
3181 SW COUNTY ROAD 138  
FORT WHITE, FL 32038

NO.	DATE:	DESCRIPTION:
	05/14/2025	PERMIT

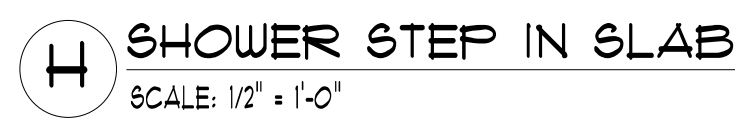
SALES INITIALS:	OWNER INITIALS:
DESCRIPTION: NORTH / WEST EXTERIOR ELEVATIONS	
SCALE: AS NOTED	

SHEET NUMBER  
**A2.1**



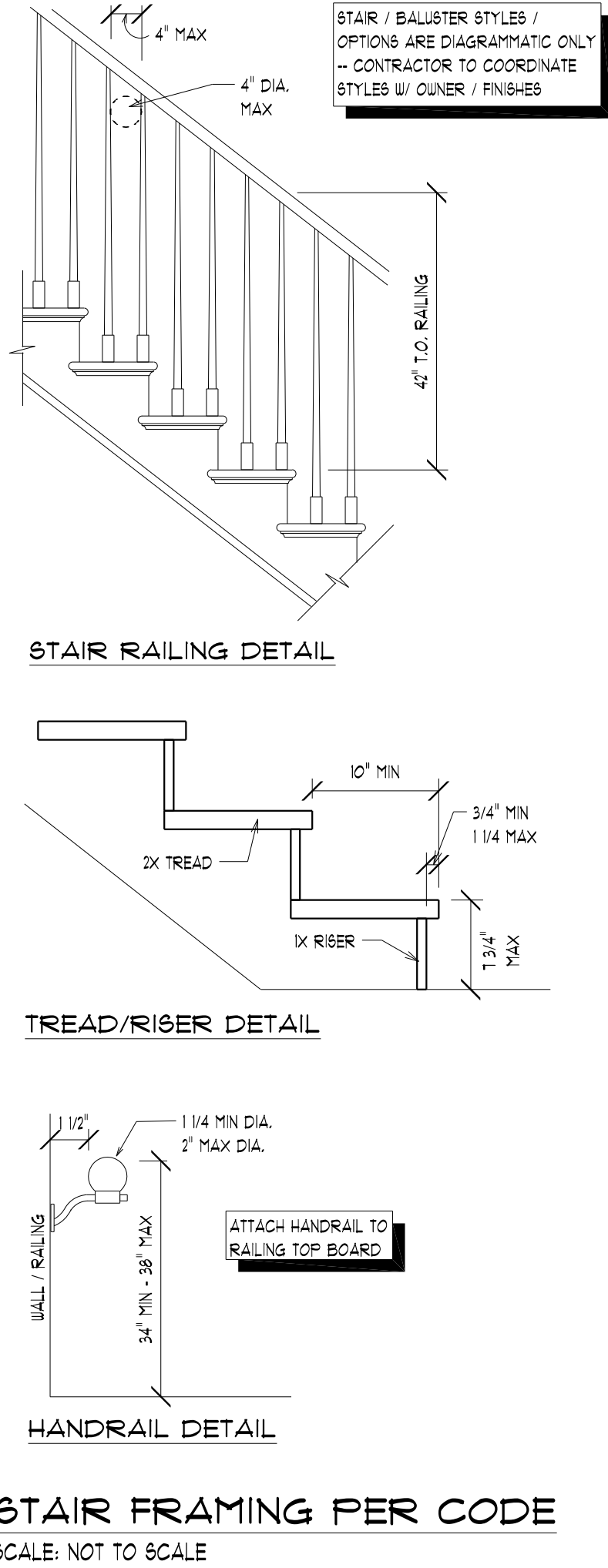
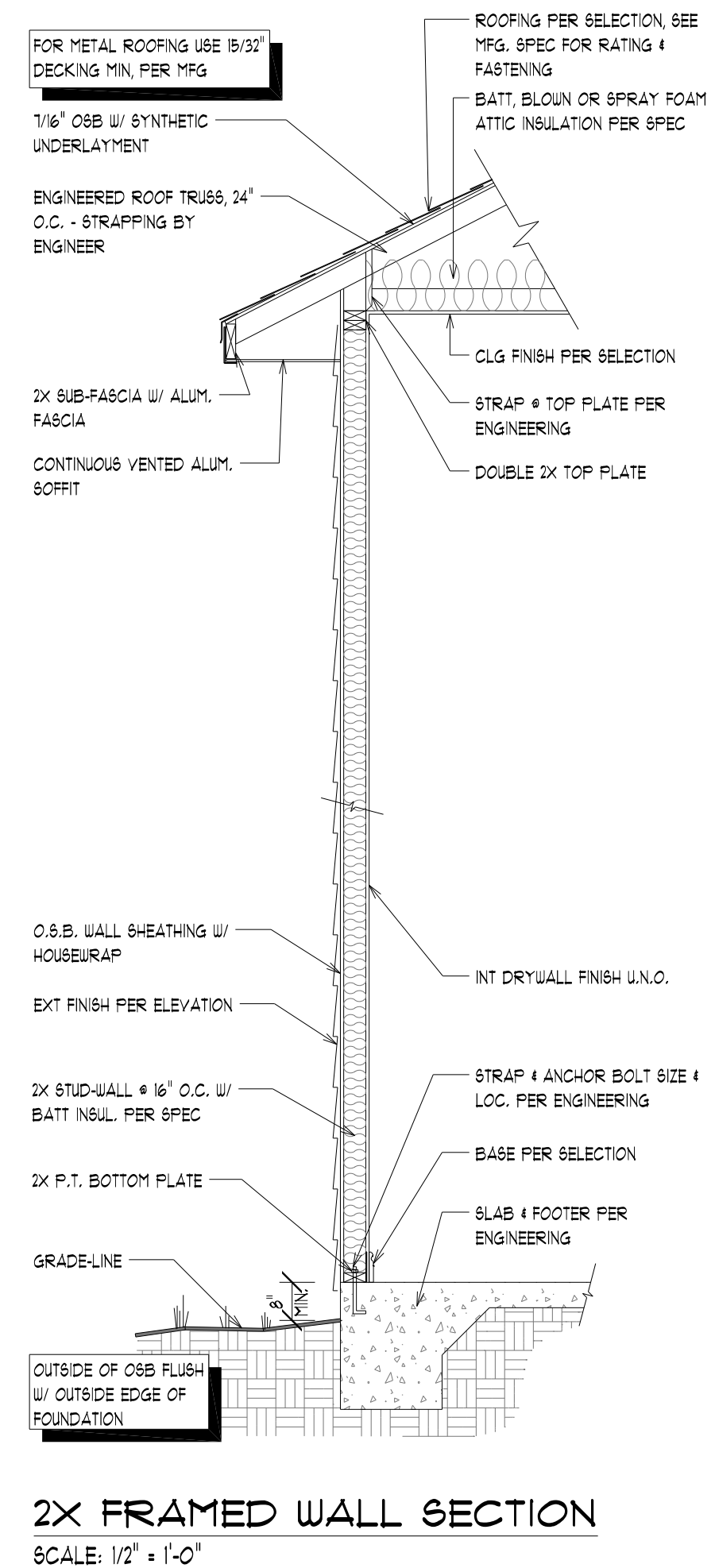
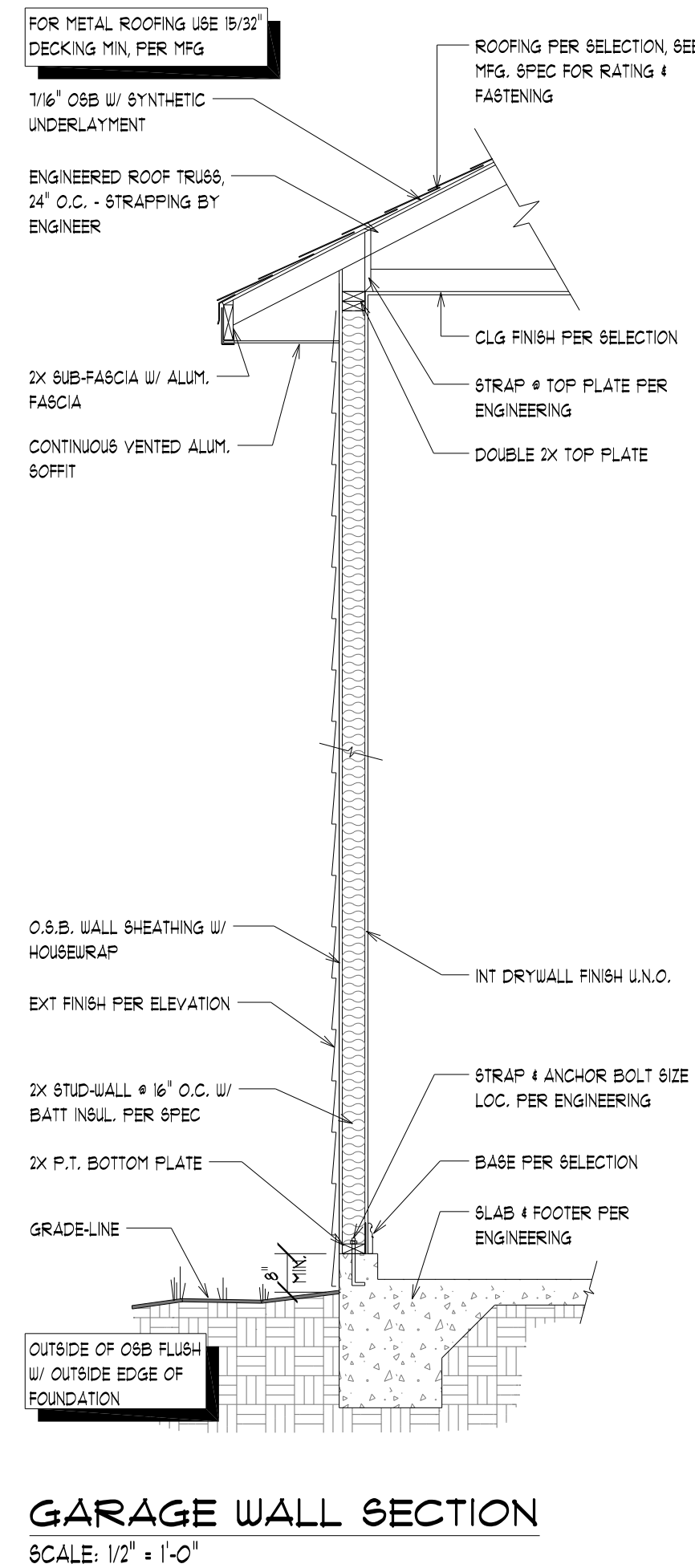
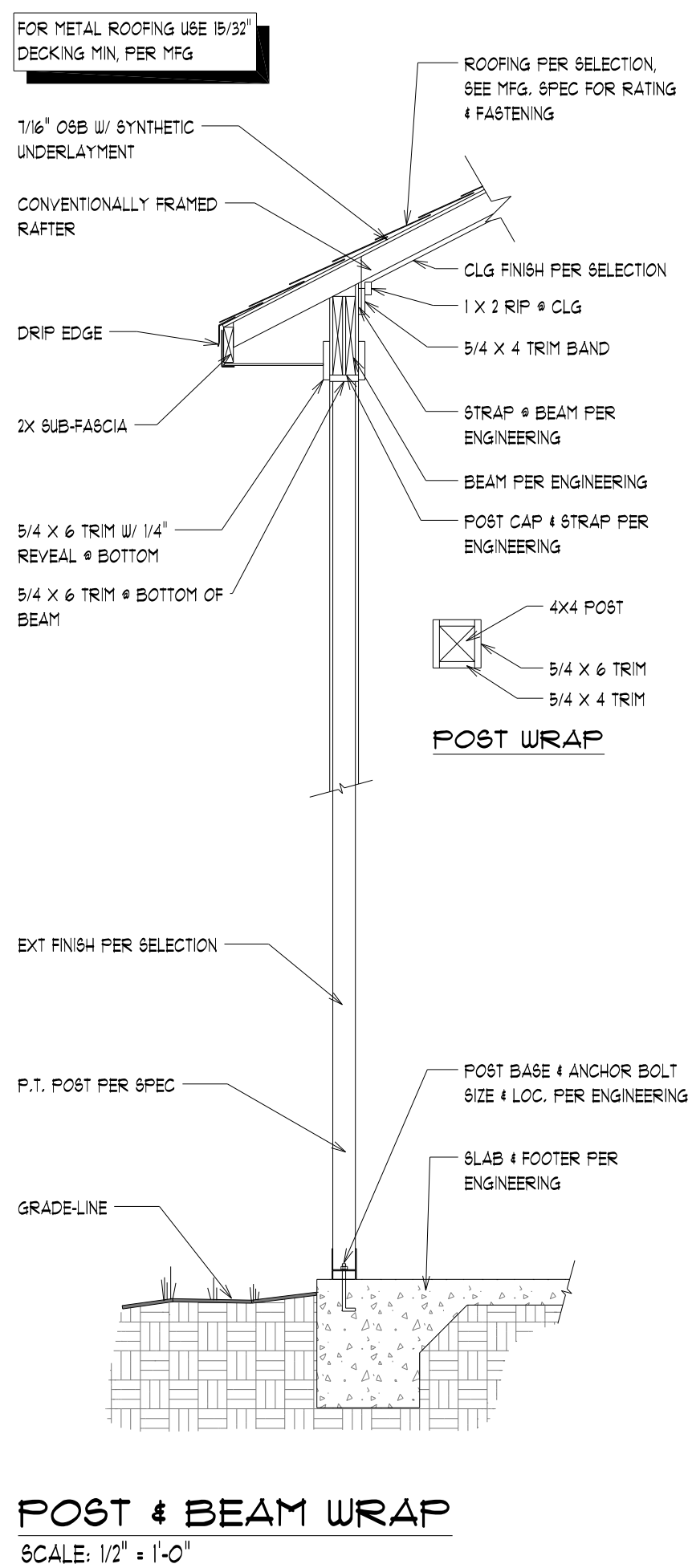
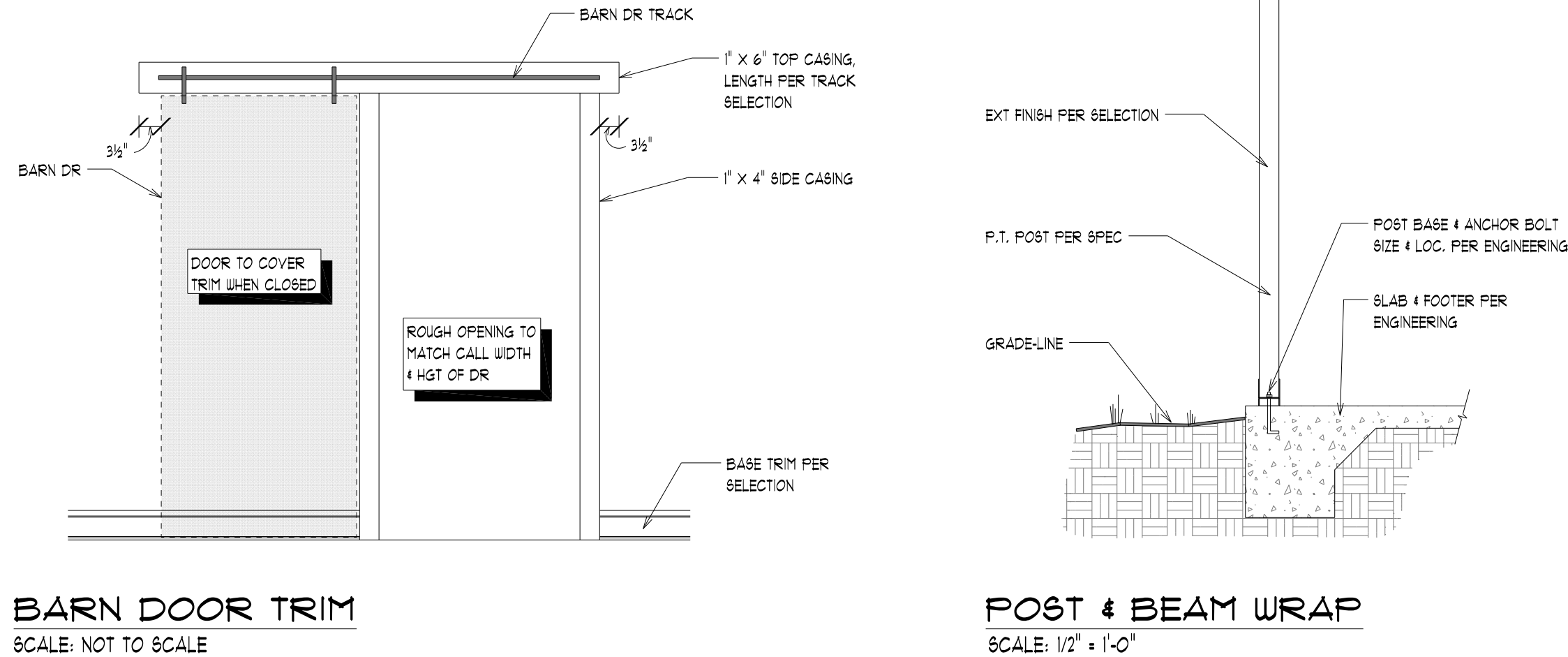
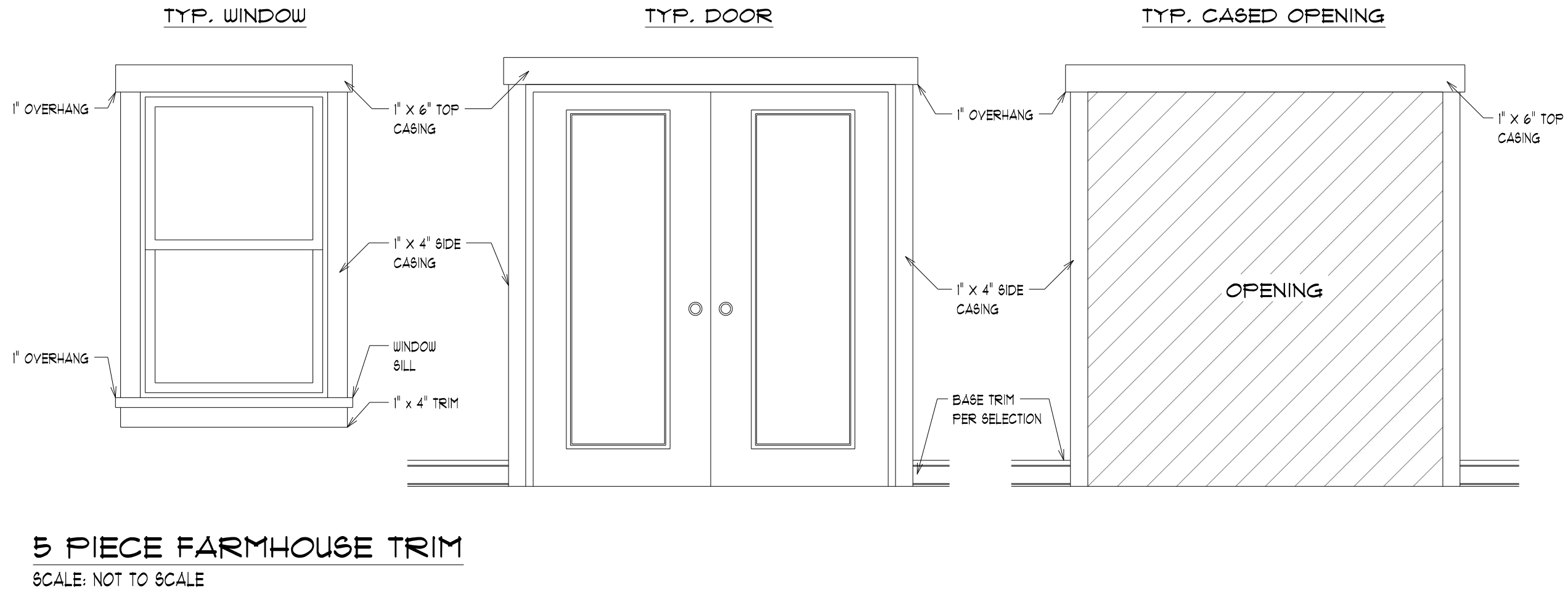
FLORIDA PEST CONTROL & CHEMICAL CO.  
116 NW 16TH AVENUE  
GAINESVILLE, FL 32601  
(352) 373-2661

**G** EXT/INT STEP IN SLAB  
SCALE: 1/2" = 1'-0"



43.0





R310.1.2 HEIGHT. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914 MM) HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

EXCEPTIONS:

- GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES (864 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

R310.1.3.2 CONTINUITY. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT, HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEUEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

R310.1.3 OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

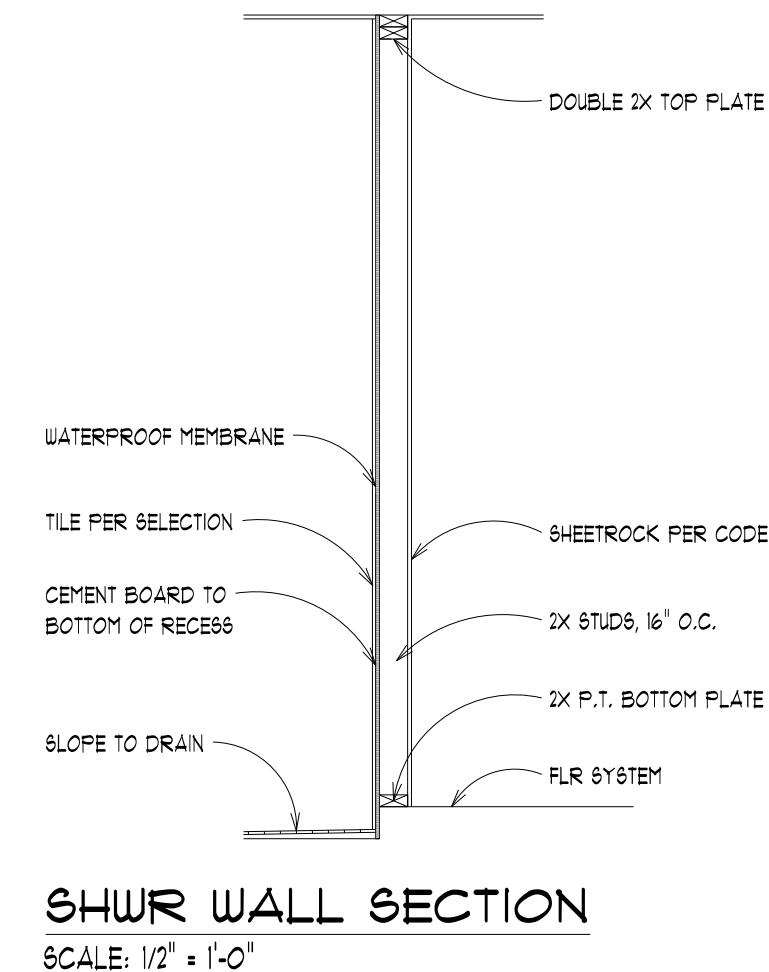
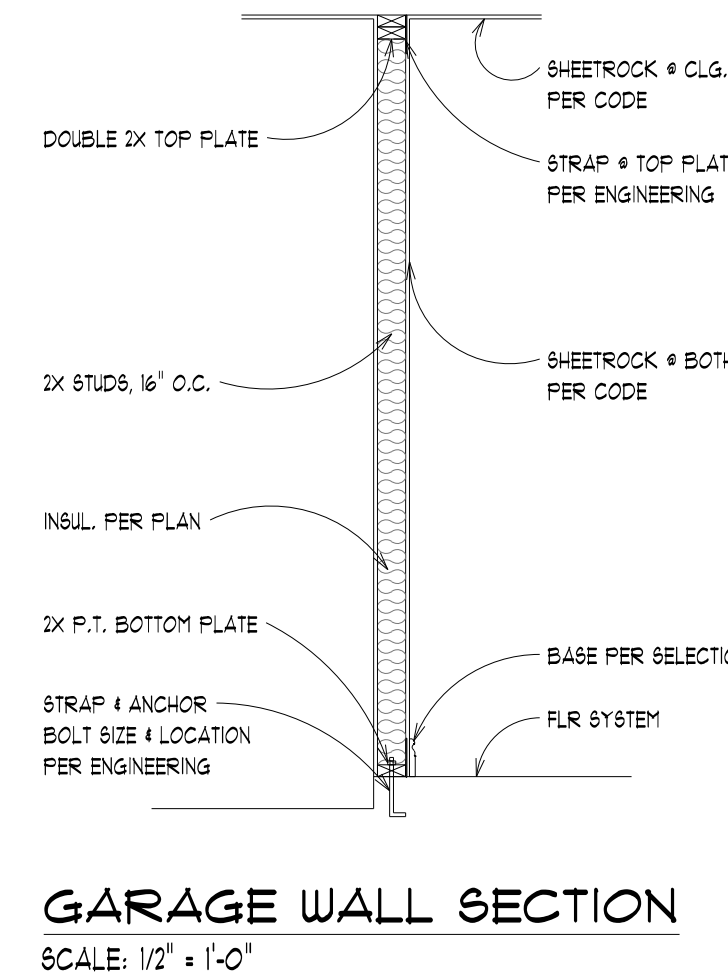
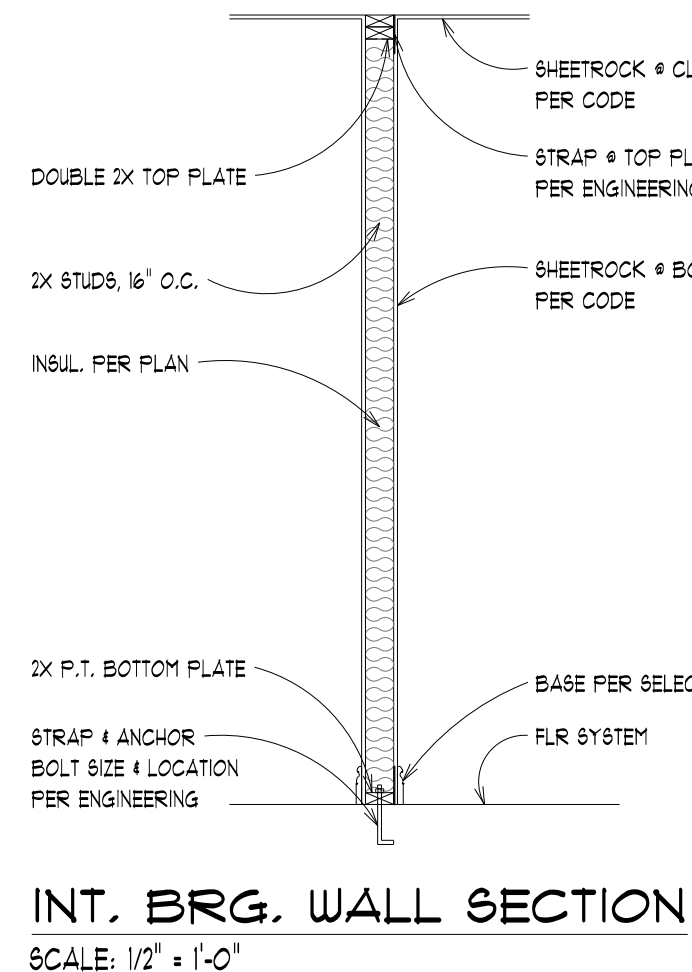
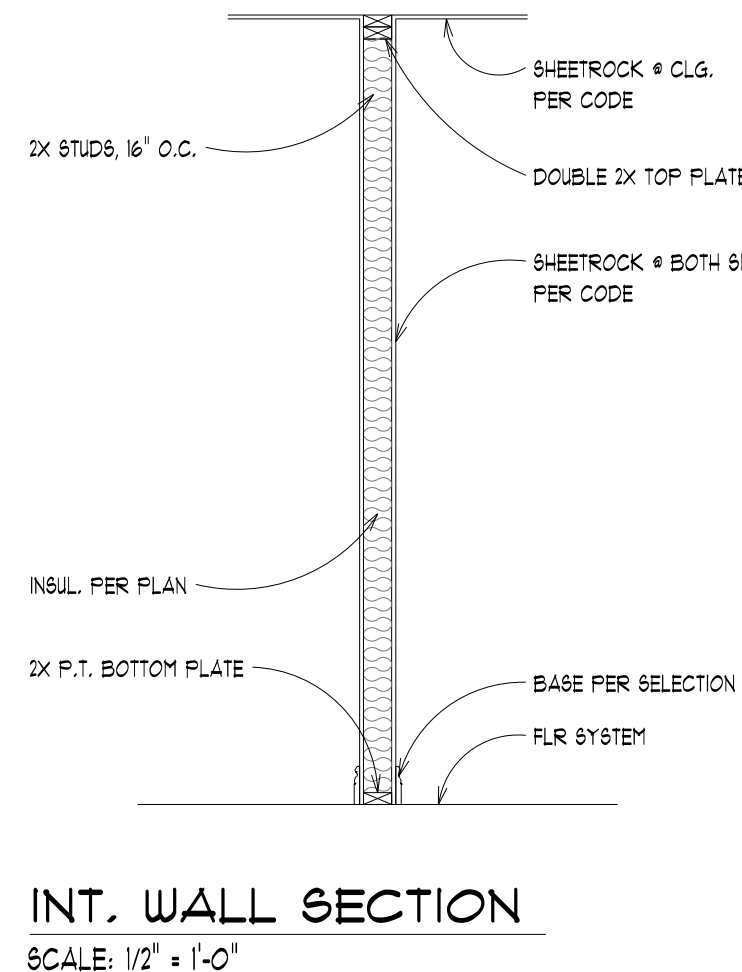
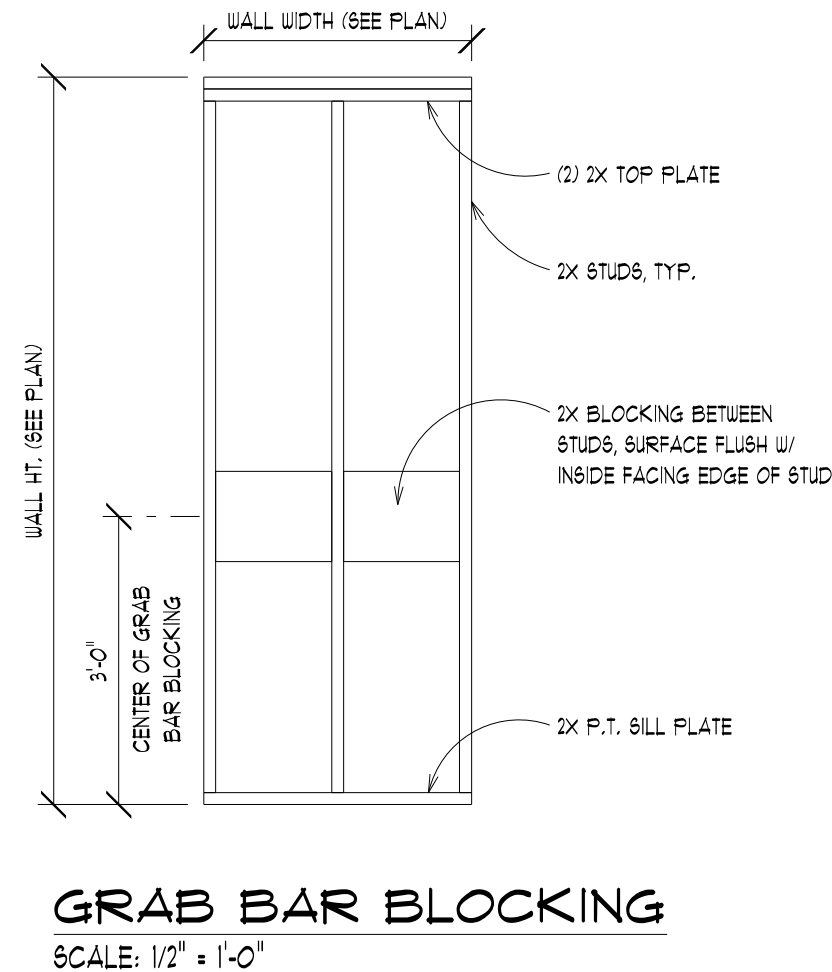
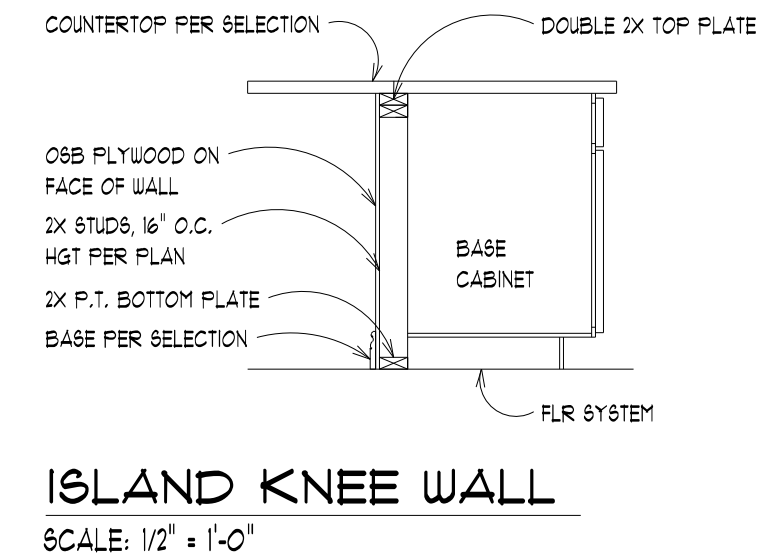
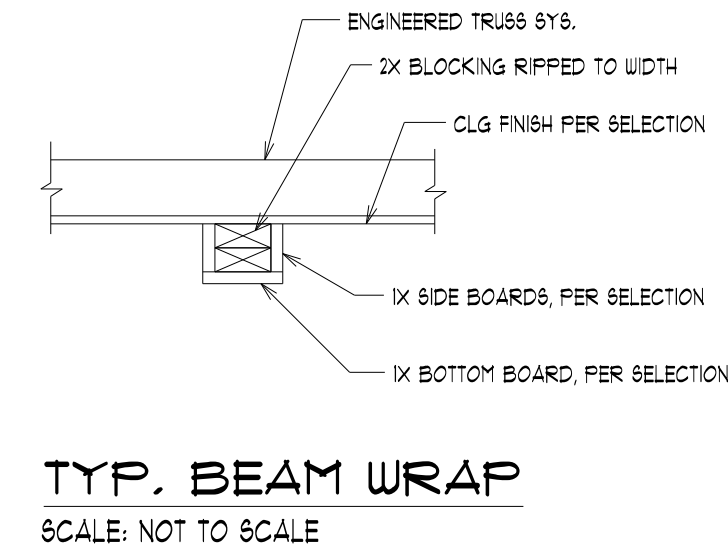
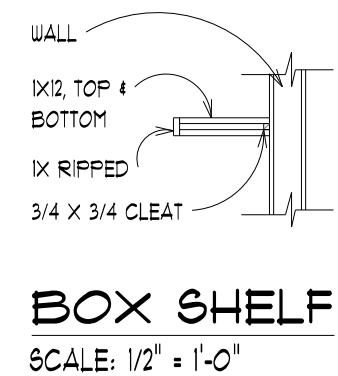
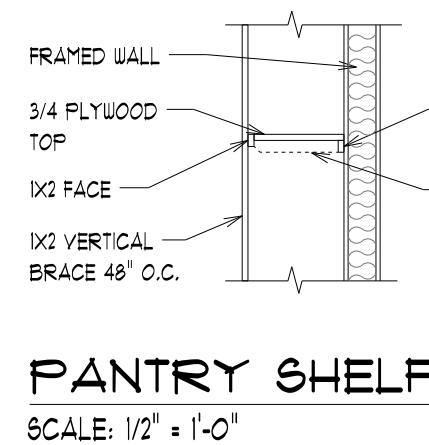
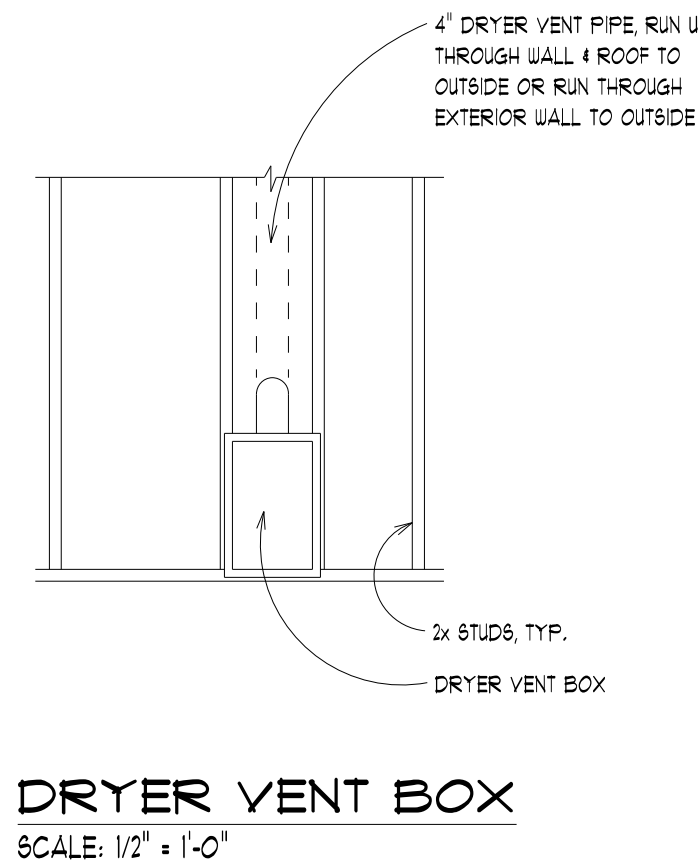
EXCEPTIONS:

- THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.
- GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

R310.1.3 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

R310.1.3.1 RISERS. THE MINIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (96 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R310.1.3.2 TREADS. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).



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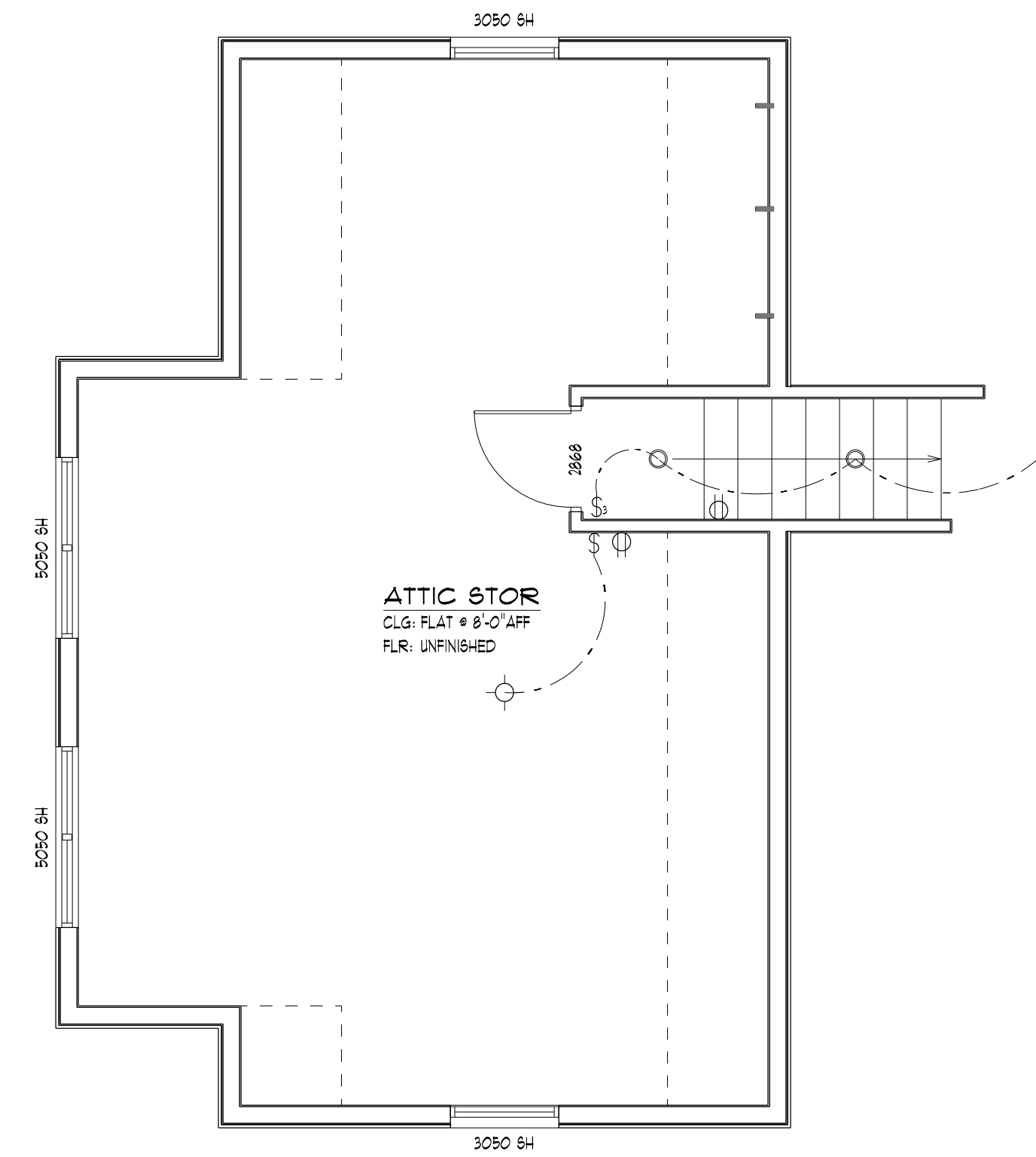
PERMIT JURISDICTION AREA

TITLE: NEW HOME  
THE GANEY HOME  
GANEY-2894-N  
3181 SW COUNTY ROAD 138  
FORT WHITE, FL 32038

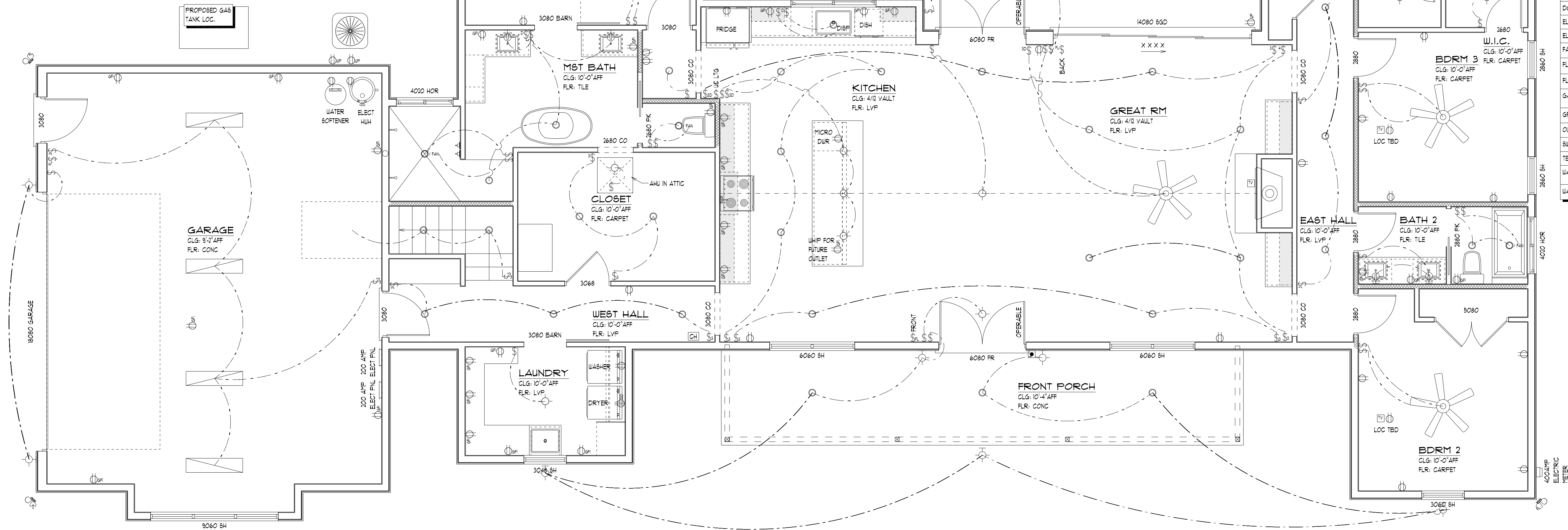
NO.	DATE:	DESCRIPTION:
	05/14/2025	PERMIT

SALES INITIALS:	OWNER INITIALS:
DESCRIPTION:	DETAILS
SCALE:	AS NOTED

SHEET NUMBER  
A4.0



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



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

ELECTRICAL SCHEDULE	
WALK THROUGH	
X	WALK-THRU REQUIRED
---	NO WALK-THRU REQUIRED
SITE LOCATIONS	
ELECTRICAL METER	# CONFIRM
ELECTRICAL PANEL	# GARAGE
ATTIC ACCESS	# MASTER CLOSET
ELECTRICAL SYMBOL LEGEND	
EXISTING (E) / NEW (N) / REMOVE (R) INDICATOR	
SYMBOL DESCRIPTION	
ELECTRICAL SYMBOL	
ELECTRICAL NOTES	
1. ELECTRICIAN TO VERIFY & INSTALL SMOKE DETECTOR / CARBON MONO. DETECTOR PER CODE	
2. GFI # ALL AFFECTED WET AREAS, ALL OTHER REC. TO BE AFCI	
3. LIGHT SWITCH TO MATCH EXISTING OR 4'-0" TO TOP OF BOX	

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
220V OUTLET	
3 WAY DIMMER SWITCH	
3 WAY SWITCH	
4 WAY SWITCH	
6 IN CAN LIGHT	
CEILING FAN	
CEILING LIGHT FIXTURE	
CHIME	
DIMMER SWITCH	
DOORBELL	
ELECTRIC METER	
ELECTRIC PANEL	
FAN CAN COMBO	
FLOOD LIGHT	
FLOOD LIGHT SWITCH	
GARAGE LIGHT	
GFI OUTLET	
OUTLET	
SWITCH	
TELEVISION	
WALL LIGHT FIXTURE	
WATER PROOF OUTLET	

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PERMIT JURISDICTION AREA

TITLE: NEW HOME  
THE GANEY HOME  
GANEY-2894-N  
3181 SW COUNTY ROAD 138  
FORT WHITE, FL 32038

NO.	DATE:	DESCRIPTION:
	05/14/2025	PERMIT

SALES INITIALS:	OWNER INITIALS:
DESCRIPTION: ELECTRICAL PLAN BONUS ELECTRICAL PLAN	
SCALE: AS NOTED	

SHEET NUMBER  
E1.0