

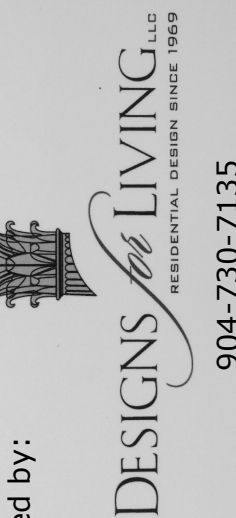
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PLAN #
1714

TIFFANY L. SCHINGTEN	
SHERRI L. LOWDENSLAGER	

TO BE DETERMINED

SCHINGTEN FAMILY
 1012 CALLE CORTA
 FERNANDINA BEACH, FL 32034
 R/E #: 00-00-31-1800-0254-0084



DATE:

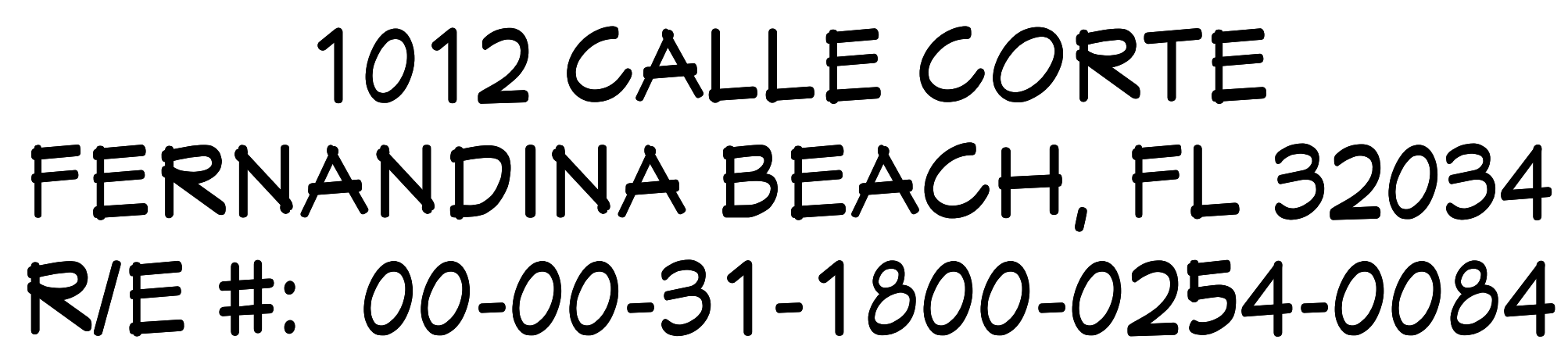
5/22/2017

SCALE:

N.T.S

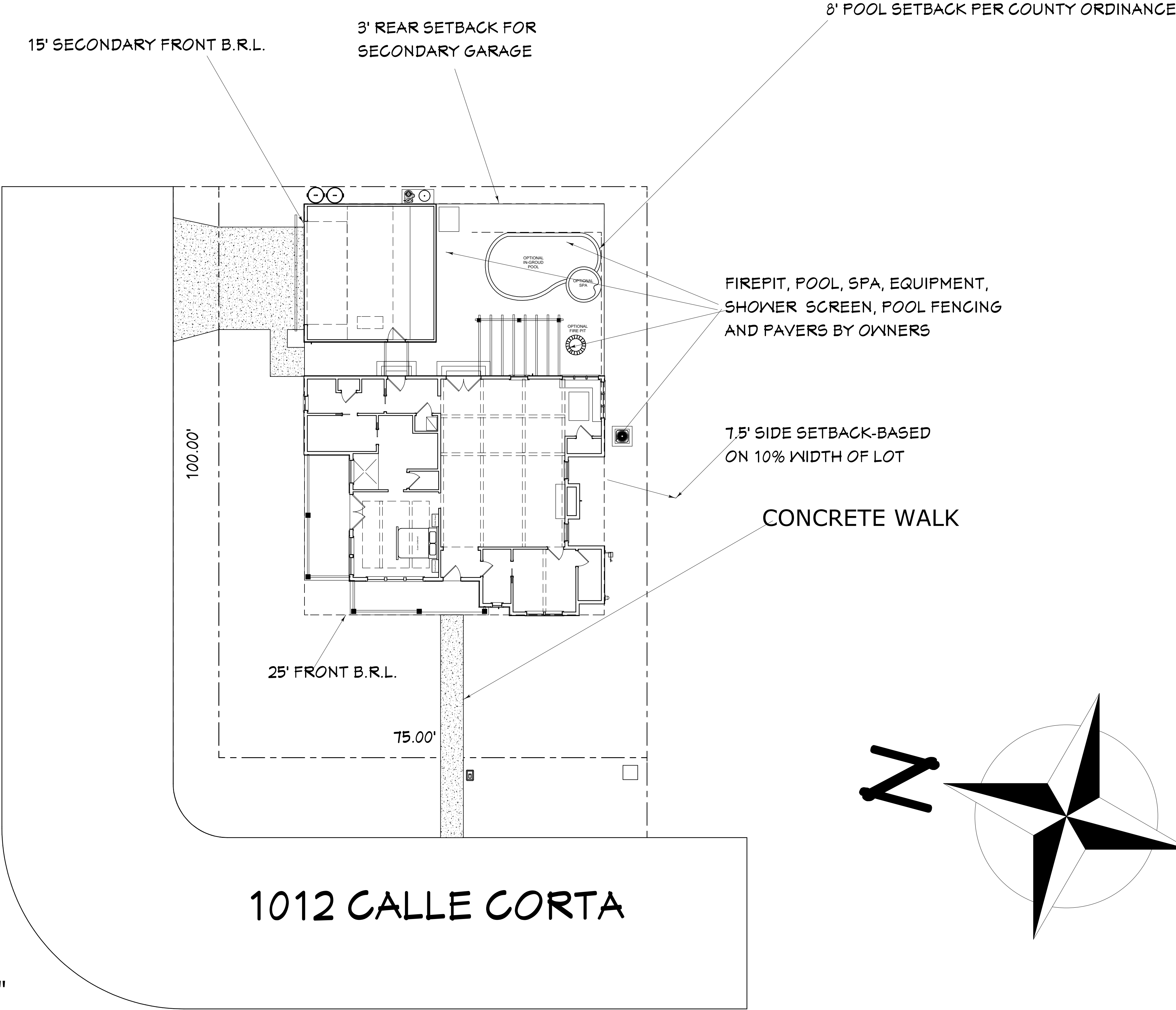
SHEET:

A-1

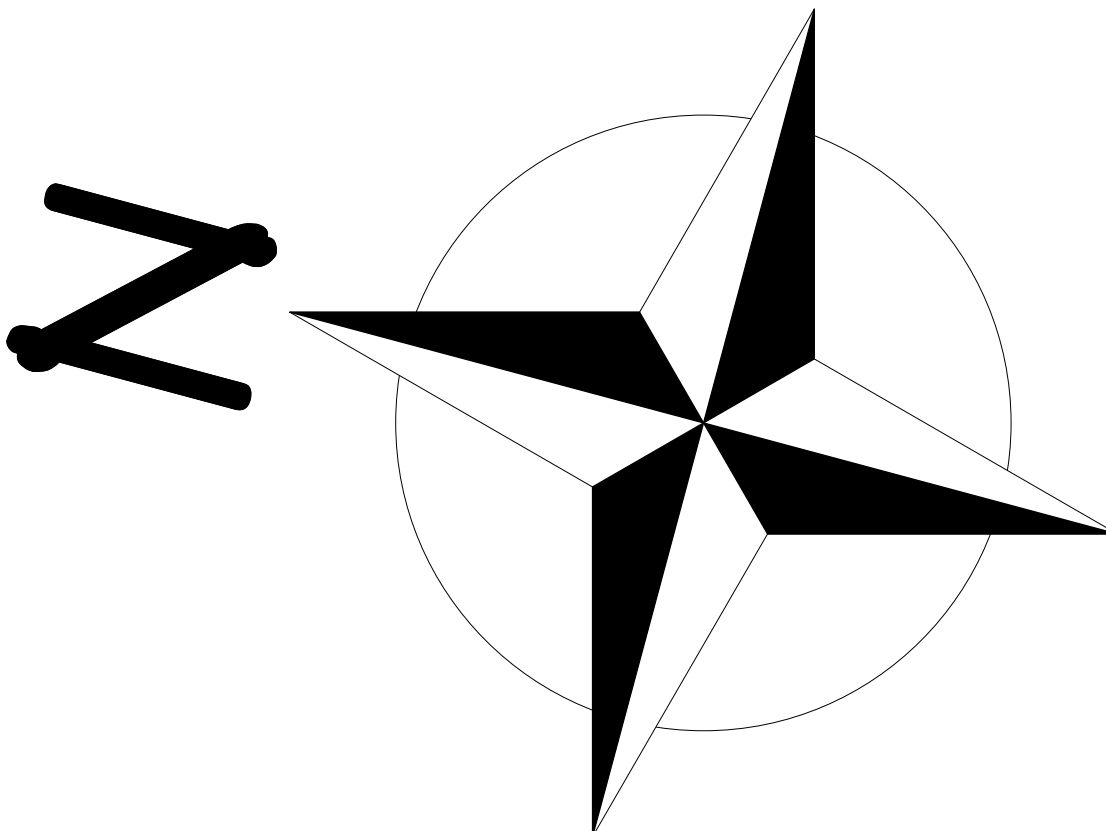


BUILT BY: TO BE DETERMINED

ZONING INFO: R-2
SETBACKS:
FRONT: 25'
SECONDARY FRONT: 15'
REAR (MAIN HOME): 25'
SIDE: 10% WIDTH OF LOT: 7.5' PLUS 6"
REDUCTION FOR EVERY FOOT THE MAIN
HOME IS HIGHER THAN 25'
MAX IMPERVIOUS LOT COVERAGE: 75%
MAX BUILDING COVERAGE: 50%
LOT SIZE: 7,500 S.F.
BUILDING AREA: 1,996.54 = 26.62%



CONTRACT NOTE: CONTRACT AND
SPECIFICATIONS TAKE PRECEDENCE
OVER THESE DRAWINGS. ANY CONFLICT
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FLOOD ZONE: "X"

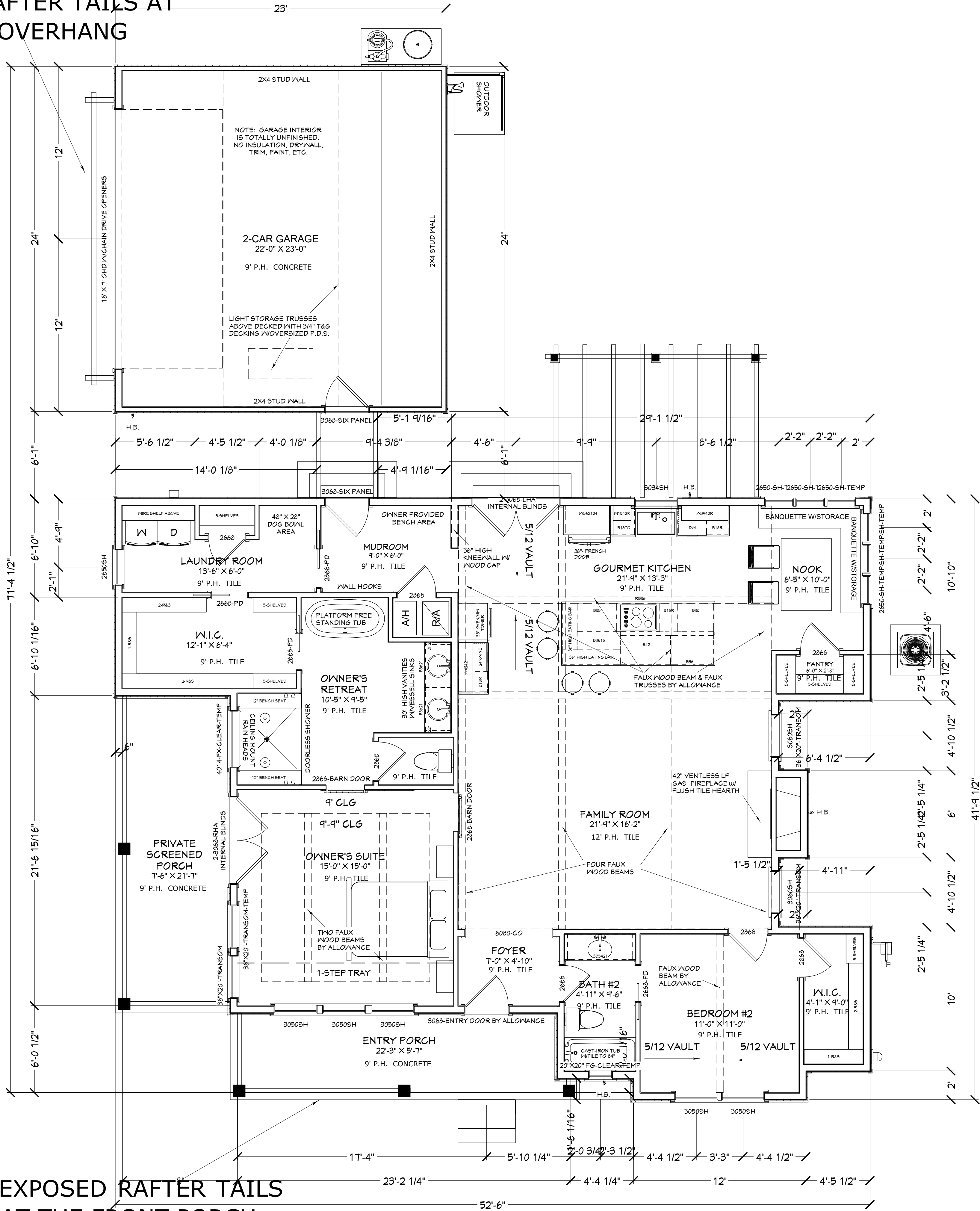
SITE PLAN

PLANS NOT RELEASED FOR CONSTRUCTION

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PLAN # 1714	
CLIENT APPROVAL SIGNATURE	DATE
TIFFANY L. SCHINGTEN	
SHERRI L. LOWDENSLAGER	
BUILT BY: TO BE DETERMINED	
PROJECT DESCRIPTION: FUTURE HOME OF THE LOWDENSLAGER-SCHINGTEN FAMILY 1012 CALLE CORTA FERNANDINA BEACH, FL 32034 R/E #: 00-00-31-1800-0254-0084	
Design Drawings provided by: DESIGNS FOR LIVING, LLC RESIDENTIAL DESIGN SINCE 1999 904-730-7135	
DATE: 6/22/2017	
SCALE: 1" = 10'-0"	
SHEET: A-2	

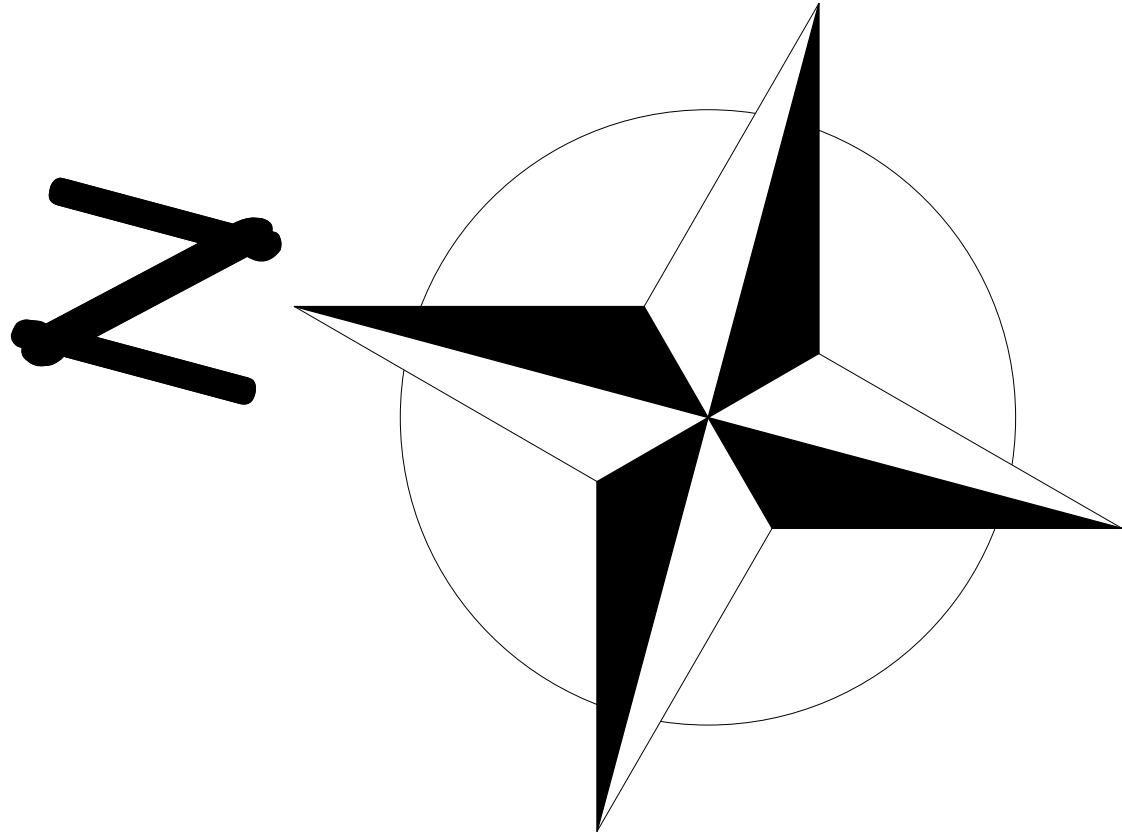
EXPOSED RAFTER TAILS AT THE SMALL OVERHANG



EXPOSED RAFTER TAILS AT THE FRONT PORCH

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ALL EXTERIOR WALLS ARE 2X6 #2SPF @16" O.C. (U.O.N.)



FOOTAGES (A.N.S.I.):	
SCREEN PORCH:	161.84
COVERED ENTRY:	124.25
2-CAR GARAGE/CABANA:	552.00
TOTAL HEATED:	1,714.38
BREEZEWAY:	25.78
SLAB EXTENSIONS:	30.65
SLAB AREA:	2,583.12
UNDER ROOF:	2,578.25
PERGOLA:	151.57

FLOOR PLAN

PLAN # 1714

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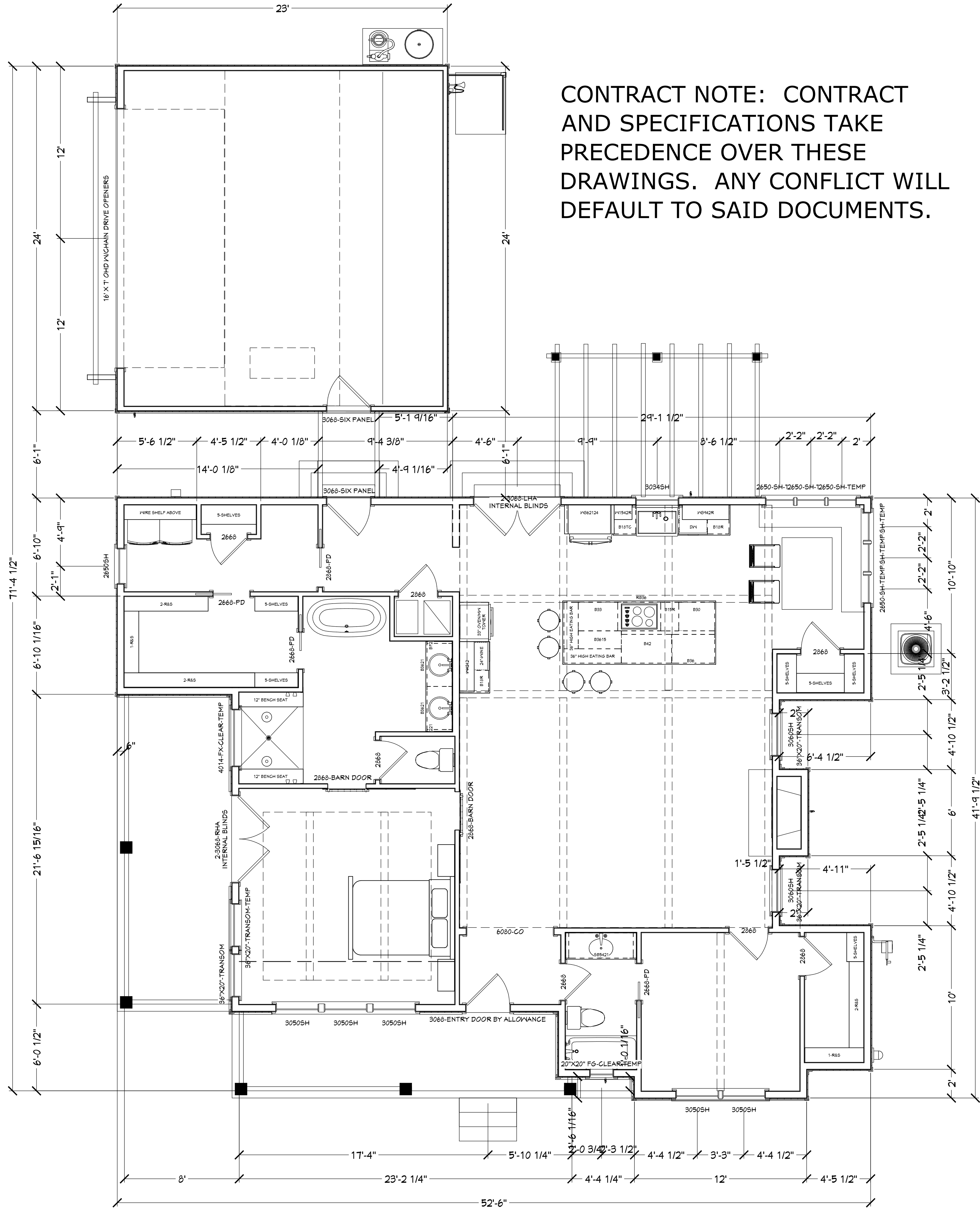
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1012 CALLE CORTA
FERNANDINA BEACH, FL 32034
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DATE:
6/22/2017
SCALE:
1/4" = 1'-0"

SHEET:
A-4



R302.12 Draftstopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor/ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

R302.12.1 Materials. Draftstopping materials shall not be less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panels or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of the draftstops shall be maintained

- R302.11 Fireblocking.**
In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.
Fireblocking shall be provided in wood-frame construction in the following locations:
1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
 2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
 3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
 4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
 5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
 6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

**SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS**

R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).
2. The emergency escape and rescue opening shall be permitted to open into a screen enclosure, open to the atmosphere, where a screen door is provided leading away from the residence.

R310.1.1 Minimum opening area.

All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception:

Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height.

The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width.

The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints.

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

DIMENSION PLAN

PLANS NOT RELEASED FOR CONSTRUCTION

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1714

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SHERRI L. LOWDENSLAGER	

BUILT BY:
TO BE DETERMINED

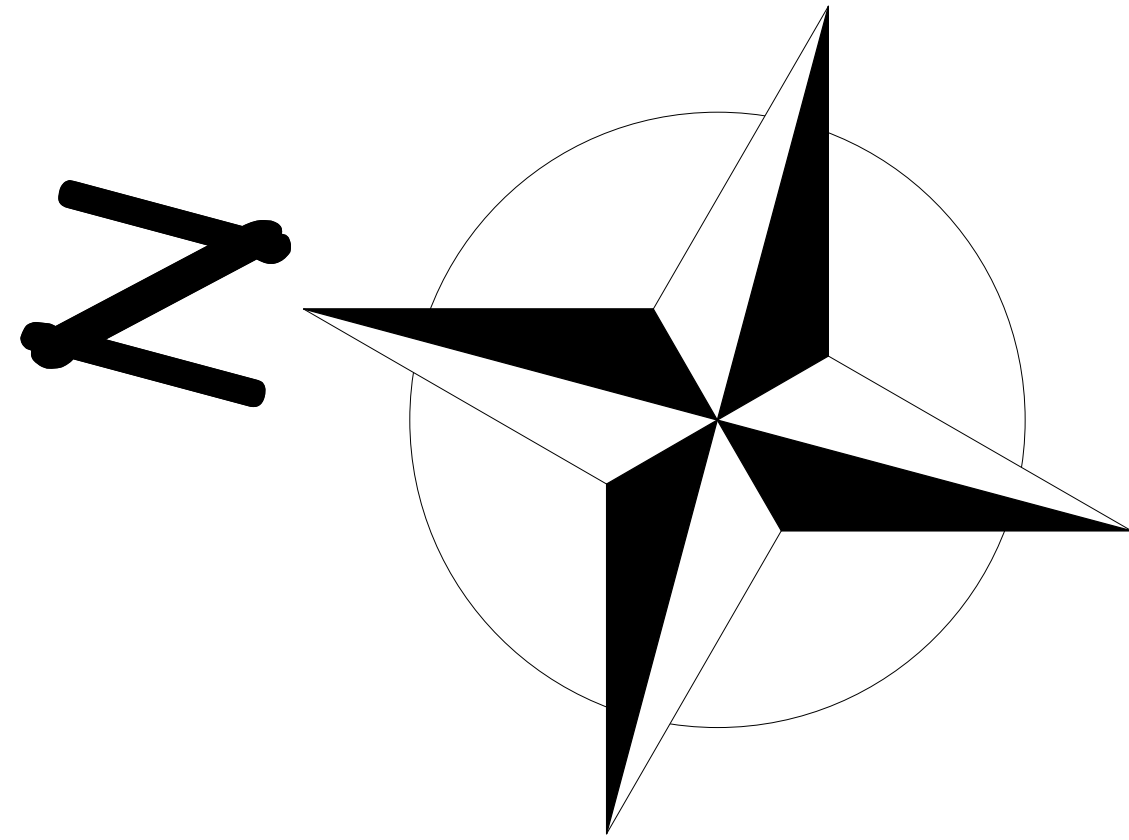
PROJECT DESCRIPTION:
FUTURE HOME OF THE LOWDENSLAGER-
SCHINGTEN FAMILY
1012 CALLE CORTA
FERNANDINA BEACH, FL 32034
R/E #: 00-00-31-1800-0254-0084

Design Drawings
provided by:

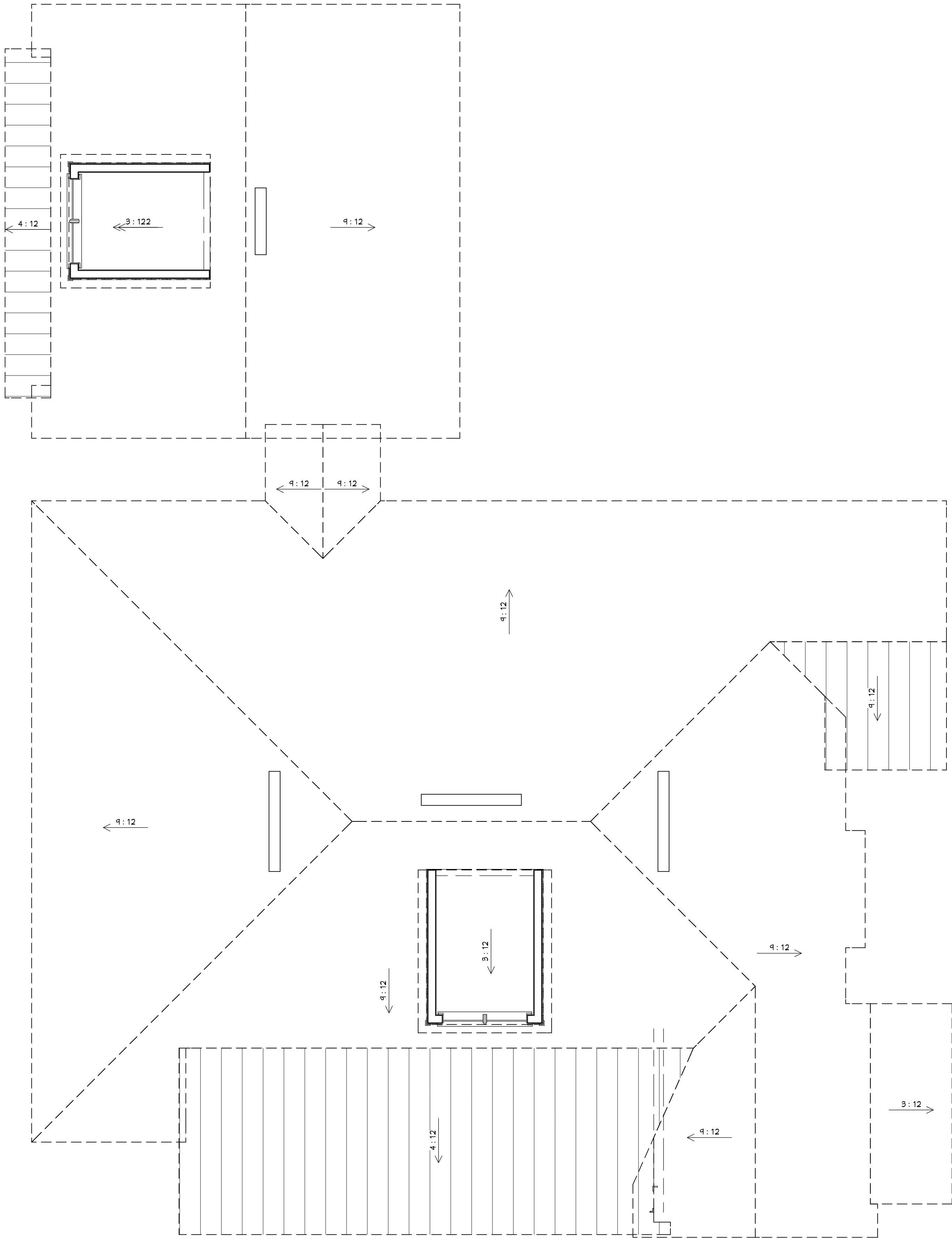
904-730-7135

DATE:
6/22/2017
SCALE:
1/4" = 1'-0"
SHEET:
A-5

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



ROOF NOTES:
SOFFITS: VINYL
SCISSORS TRUSSES: AS NOTED
EAVE OVERHANG: 16"
GABLE OVERHANG: 12"
FASCIA: CPVC-COATED ALUMINUM PLUMB CUT
SHINGLES: ARCHITECTURAL FIBERGLASS
ROOF PITCH: 3/12, 4/12, 9/12 PER PLAN
TRUSS HEELS: AS NOTED
VENTS: OFF-RIDGE PER PLAN

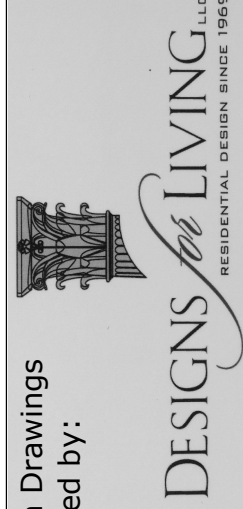


ROOF PLAN

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904-730-7135

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6/22/2017
SCALE:
1/4" = 1'-0"
SHEET:
A-6

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FERNANDINA BEACH, FL 32034
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REAR (EAST) ELEVATION



FRONT (WEST) ELEVATION

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FRONT/REAR ELEVATIONS

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SHERRI L. LOWDENSLAGER		
BUILT BY:	TO BE DETERMINED	
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1012 CALLE CORTA		
FERNANDINA BEACH, FL 32034		
R/E #: 00-00-31-1800-0254-0084		
Design Drawings provided by:	DATE:	
DESIGNS FOR LIVING, LLC	6/22/2017	
RESIDENTIAL DESIGN SINCE 1999	SCALE:	
904-730-7135	1/4" = 1'-0"	
	SHEET:	
	A-7	

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LEFT (NORTH) ELEVATION



RIGHT (SOUTH) ELEVATION

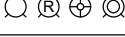
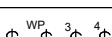
SIDE ELEVATIONS

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Design Drawings provided by: DESIGNS FOR LIVING, LLC RESIDENTIAL DESIGNER SINCE 1999 904-730-7135		
DATE: 6/22/2017		
SCALE: 1/4" = 1'-0"		
SHEET: A-8		

PLAN #
1714

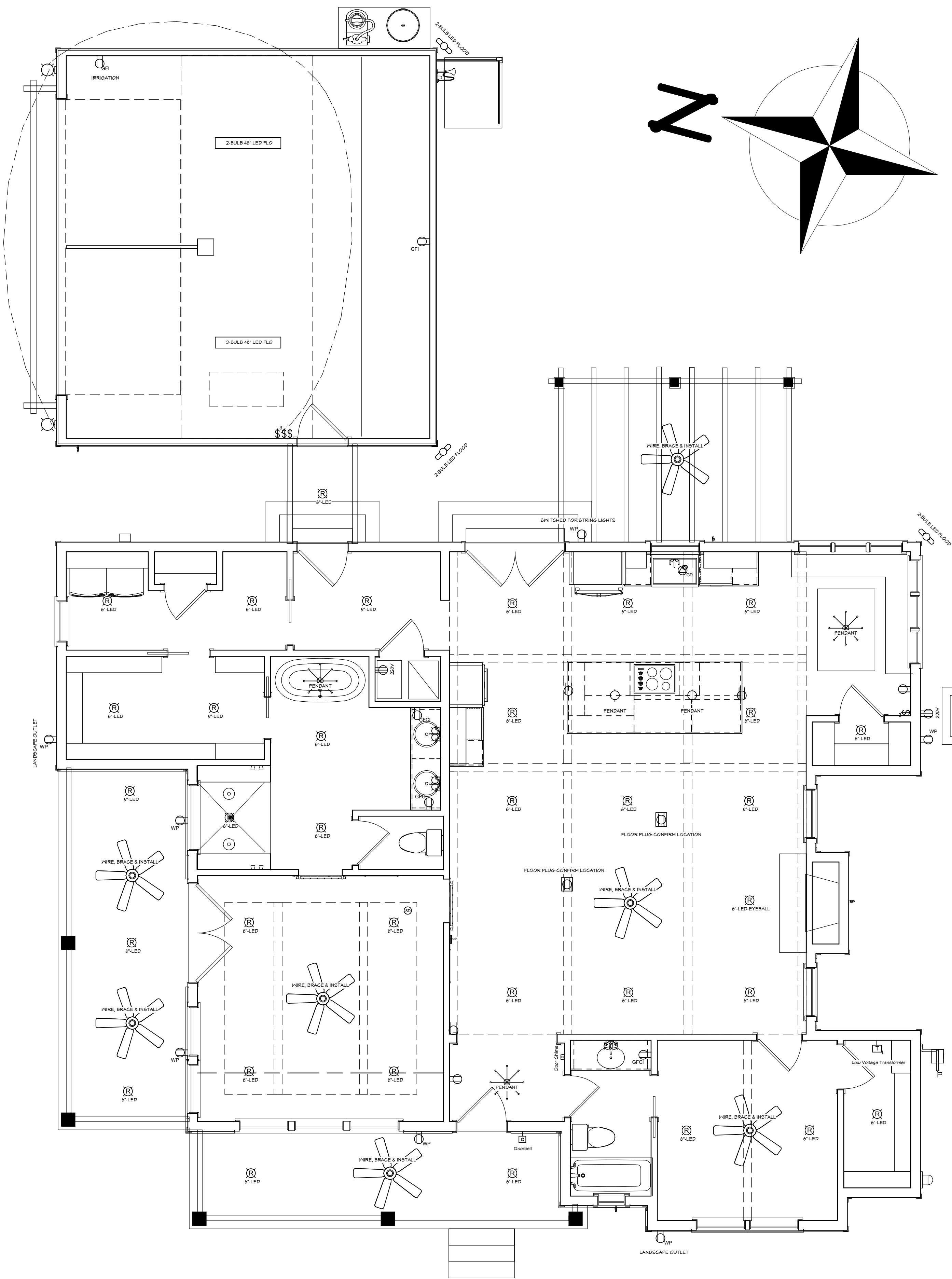
ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

EFFICACY NOTE: THE NEW FBC-R FBC EC R404.1 & R202 BUILDING CODE REQUIRES ALL INSIDE & OUTSIDE LIGHT FIXTURES WILL USE CFL OR LED LIGHT BULBS.

PER FBC-R-E3901.7, NEC 210, E3901.7 & E3902.3 GFCI PROTECTION REQUIRED Bathrooms, garages, boathouses & accessory structures not intended as habitable rooms and limited to storage, work & similar uses. Outdoors, crawl spaces, unfinished basements, kitchen countertops. Outlets within 6 feet of laundry, utility or wet sinks. Balcony, deck or porch greater than 20 s.f. One at the front and back of the dwelling and at the condenser units.

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

PER FBC-R-E3902.12 AFCI PROTECTION REQUIRED Arc-fault circuit-interrupter protection. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed AFCI, combination type.



ELECTRICAL PLAN

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	DESIGN Drawings provided by:		
	DATE:	6/22/2017	
SCALE:		1/4" = 1'-0"	
SHEET:		A-9	



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ISOMETRIC VIEWS

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CLIENT APPROVAL SIGNATURE

DATE

TIFANY L. SCHINGTEN

SHERRI L. LOWDENSLAGER

PLAN #

1714

DATE:

6/22/2017

SCALE:

N.T.S

SHEET:

A-10