

FUTURE HOME OF CHIP & DIANE MITCHELL

BID SET: 11/24/2011



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HERITAGE HOMES OF JAX., INC.
2950 HALCYON LANE, SUITE 604
JACKSONVILLE, FLORIDA 32223

904-886-0990

CGC047108

COVER PAGE

PLAN #:
2873

NO.	DESCRIPTION	BY	DATE

PROJECT INFORMATION:
FUTURE HOME OF THE MITCHELL FAMILY
CHIP & DIANE MITCHELL NEW HOME
6190 ORTEGA FARMS BLD.
JACKSONVILLE, FLORIDA 32210
904-983-2231

DRAWINGS PROVIDED BY:
HERITAGE HOMES OF JAX., INC.
CGC047105
2950 HALCYON LANE, SUITE 604
Jacksonville, Florida 32223
904-886-0990 - HERITAGEHOMESJAX.COM

DATE:
3/12/2011

SCALE:
N.T.S.

SHEET:
A-1

SITE PLAN

A-2

SHEET:

SCALE:

3/12/2011

DATE:

DRAWINGS PROVIDED BY:
HERITAGE HOMES OF JAX., INC.
250 HALCYON LANE, SUITE 604
Jacksonville, Florida 32223
904-986-0990 - HERITAGEHOMESJAX.COM

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NO.	DESCRIPTION	BY	DATE

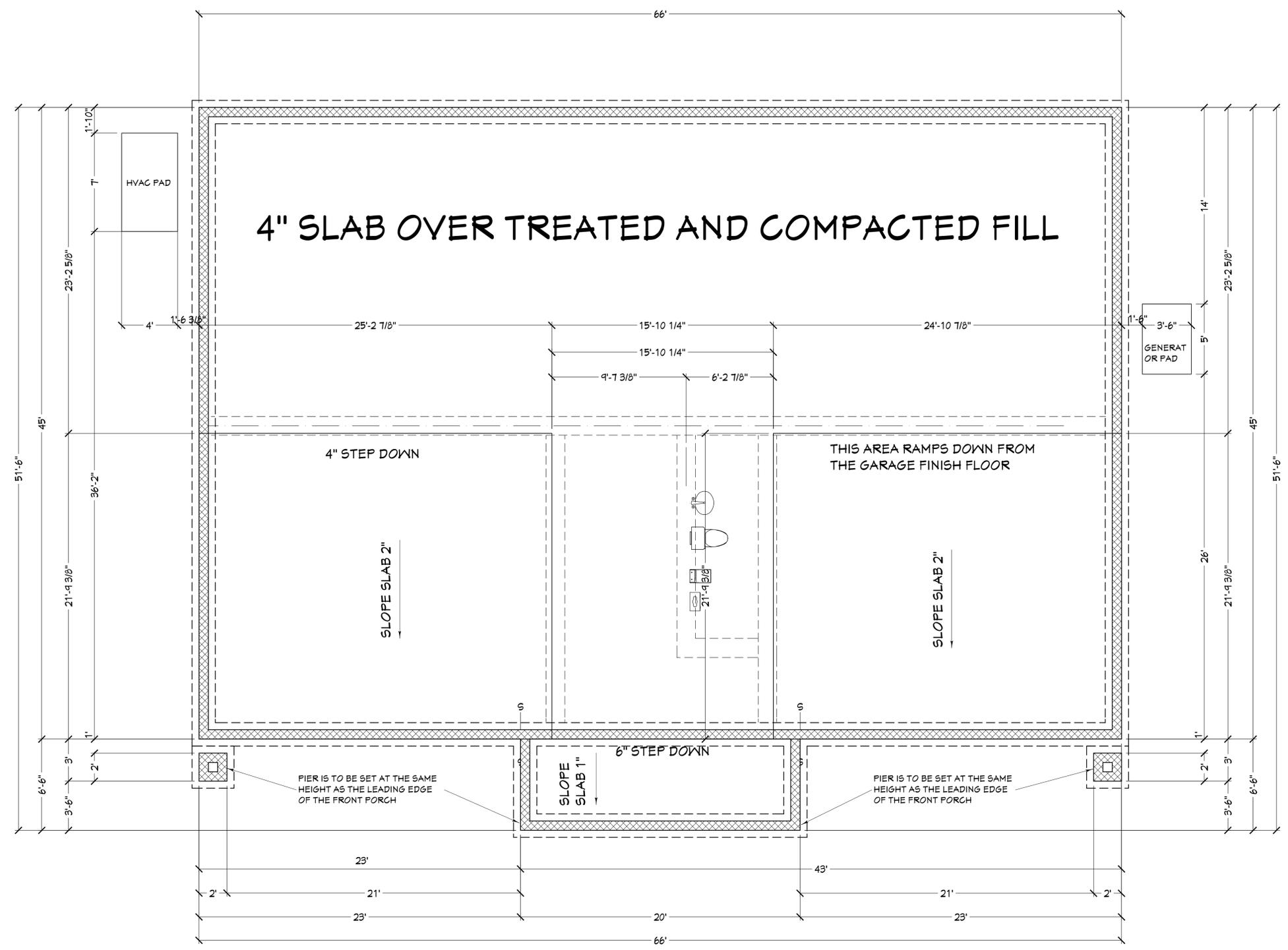
PLAN #:
2873

NO.	DESCRIPTION	BY	DATE

PROJECT INFORMATION:
FUTURE HOME OF THE MITCHELL FAMILY
 CHIP & DIANE MITCHELL NEW HOME
 6190 ORTEGA FARMS BLVD.
 JACKSONVILLE, FLORIDA 32210
 904-993-2231

DRAWINGS PROVIDED BY:
HERITAGE HOMES OF JAX., INC.
 CGC041105
 250 HALCYON LANE, SUITE 604
 Jacksonville, Florida 32223
 904-996-0990 - HERITAGEHOMESJAX.COM

DATE:	3/12/2011
SCALE:	1/4" = 1' - 0"
SHEET:	A-3

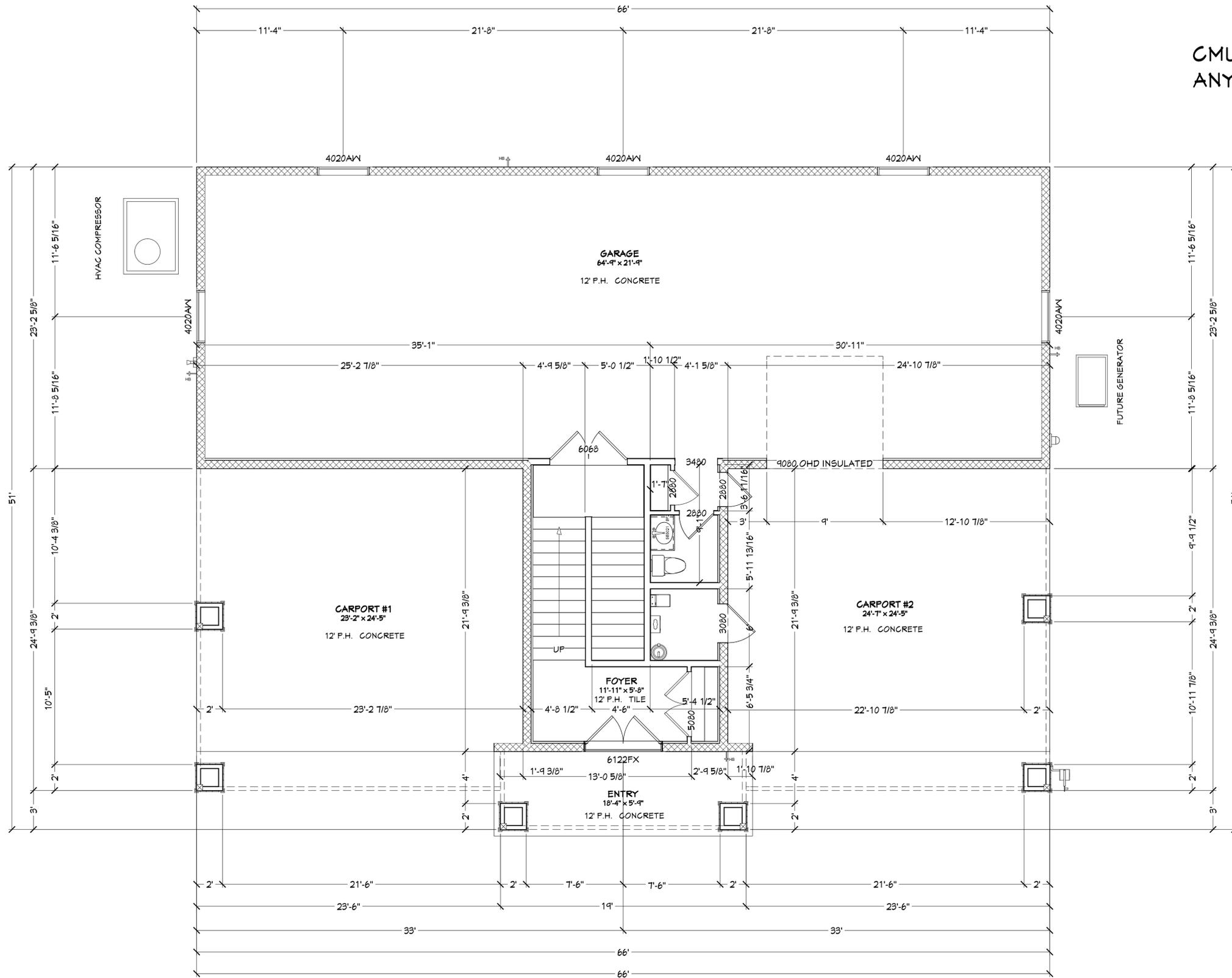


GENERAL NOTES:

1. FOUNDATION IS CMU-3-BLOCK AVERAGE
2. CONCRETE IS 2500 PSI MINIMUM WITH THE COMMERCIAL LOAD OF FIBER AT 1.5 LBS/SYD
3. CARPORTS AND FRONT PORCH TO BE MONOLITHIC CAPS

FOUNDATION PLAN

WINDOW HEADERS TO BE AT 10' ABOVE F.F.



CMU IS TO BE INSTALLED WITHOUT ANY STUCCO OR PAINT

CEILING IN GARAGES TO BE 5/8" TYPE "X" FIREROCK MUDDED & TAPED TO MEET CODE. CEILING WILL NOT BE FINISHED.

FOOTAGES:	(A.N.S.I.)
1ST FLOOR HEATED:	257.35
2ND FLOOR HEATED:	2616.02
TOTAL HEATED:	2873.37
ENTRY:	114.00
VOIDS:	8.00
CARPORTS:	1092.25
GARAGE:	1621.03
MARINER'S WALK:	447.00
BALCONY:	38.50
SLAB EXTENSIONS:	16.00
SLAB AREA:	3108.63
UNDER ROOF:	6194.15

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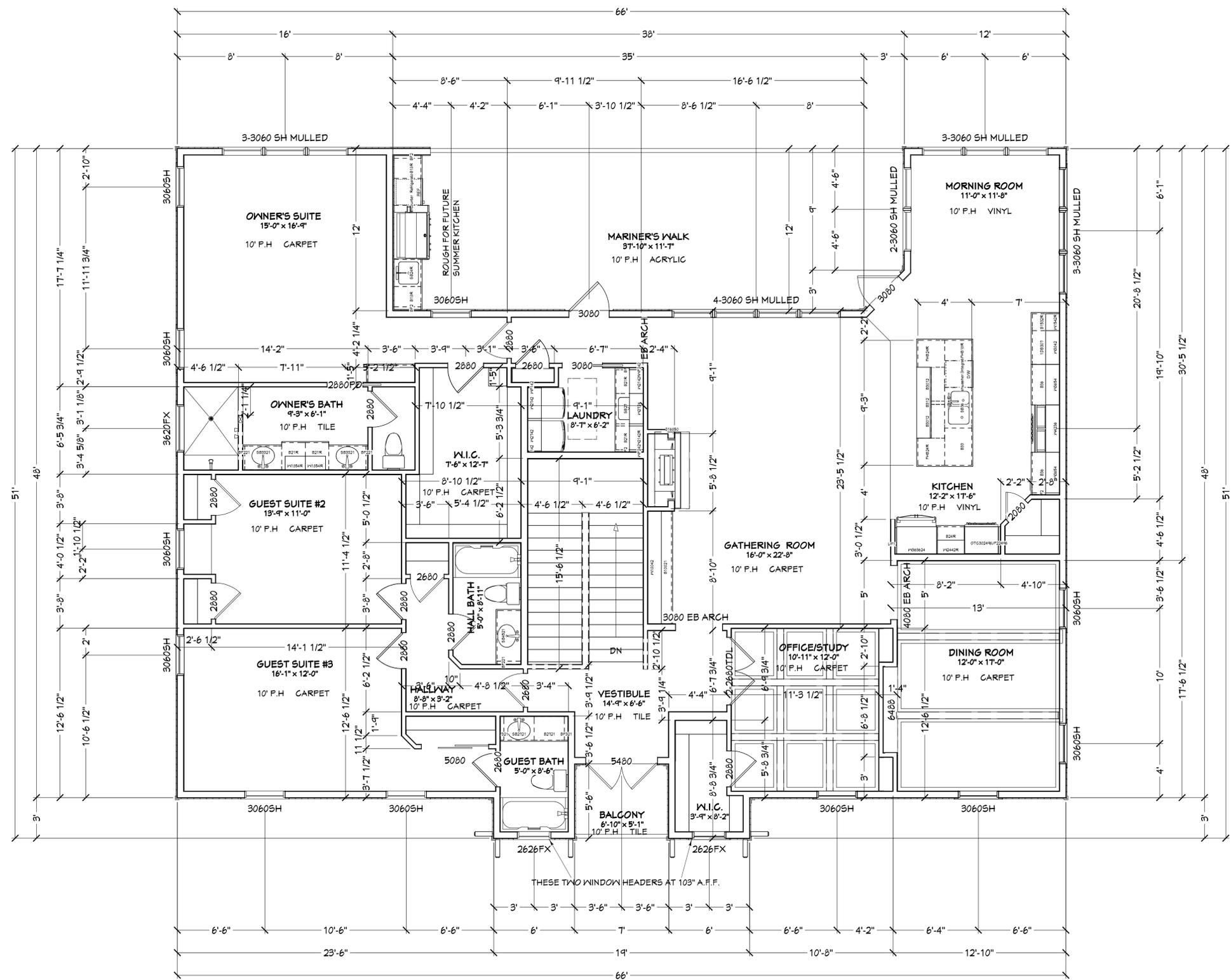
DATE:
3/12/2011

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

SHEET:
A-4

CAR PORTS/GARAGE PLAN

HEADER NOTE: ALL HEADERS TO BE AT 8' - 2".



MAIN LIVING PLAN

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 CGC041105

DATE:

3/12/2011

SCALE:

1/4" = 1' - 0"

SHEET:

A-5

TRUSS NOTES:

1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STG TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL OR EQUAL.
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
7. ALL ROOF FRAMING 24" O.C. U.O.N.
8. ALL ROOF PITCH 6:12
9. FLOOR TRUSSES ARE 20" SYSTEM 42 TYPE.
10. ALL OVERHANGS 20".

NOTE: FLOOR TRUSSES WERE PLANNED TO RUN FRONT TO REAR IN THE DESIGN OF THIS STRUCTURE.

NOTE TO TRUSS DESIGNER: PLAN DESIGNER WANTS VERY FEW LVL BEAMS.

NOTE TO TRUSS DESIGNER:
THE FRONT AND REAR
BALCONIES SHALL HAVE A
STEP DOWN IN THE FLOOR
TRUSSES OF A MINIMU OF 4"
AND PREFERABLY 6".
CONTACT THE DESIGNER TO
DISCUSS.

NOTE: TRUSS MANUFACTURER'S DRAWINGS
WILL BE IMPORTED IN THIS SPACE

2ND FLOOR TRUSS PLAN

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CGC041105

DATE:
3/12/2011

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

SHEET:
A-6

PLAN #:
2873

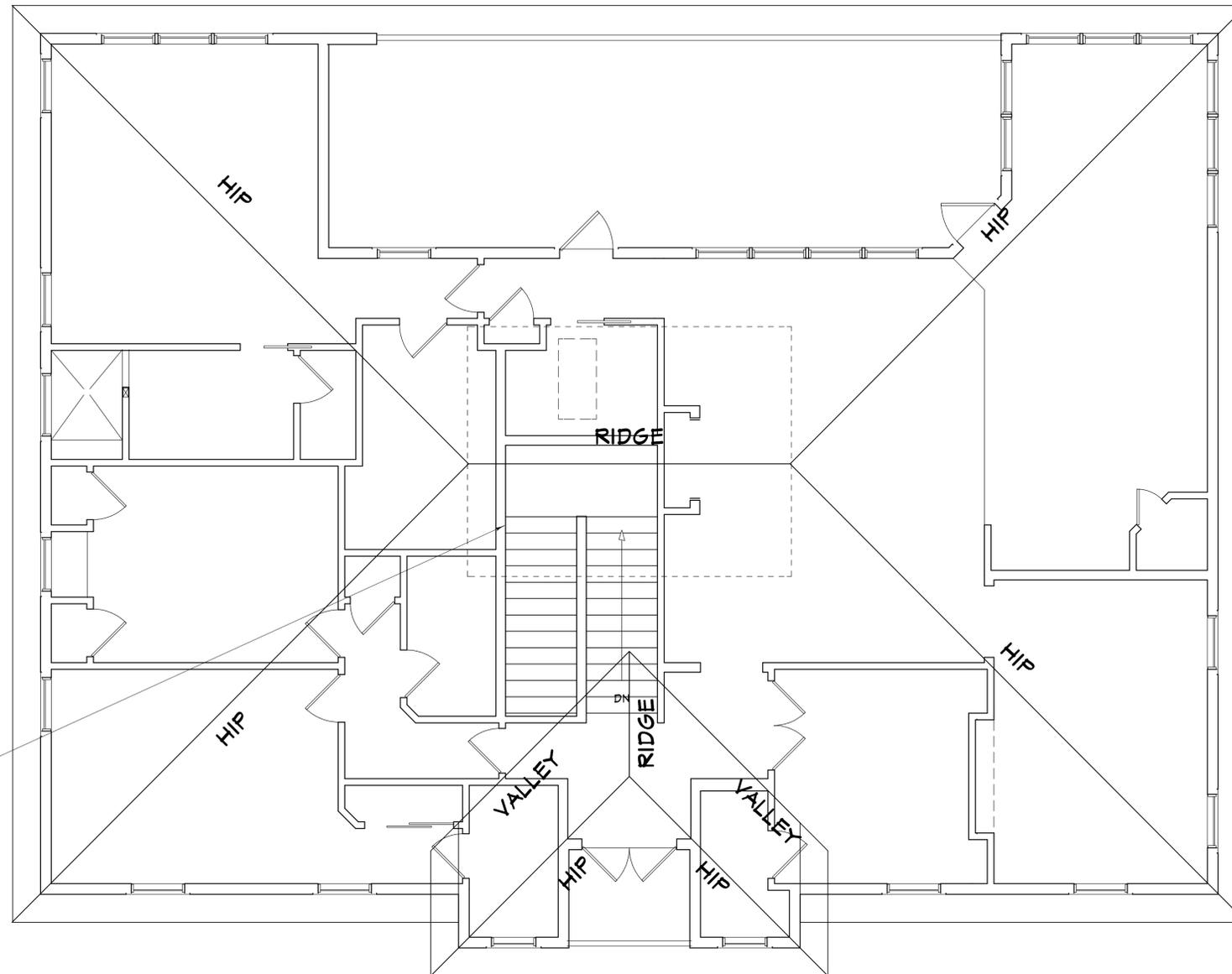
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7. ALL ROOF FRAMING 24" O.C. U.O.N.
8. ALL ROOF PITCH 6:12
9. FLOOR TRUSSES ARE 20" SYSTEM 42 TYPE.
10. ALL OVERHANGS 20".

INSULATION NOTES:
 WALLS: 6" CELLULOSE
 CEILINGS: 5.5" SPRAY
 IN DEMILEC FOAM MADE
 BY AGRA-BALANCE

NOTE TO TRUSS DESIGNER: HYAC UNIT WILL BE INSTALLED IN THE ATTIC SPACE USING ATTIC FRAME TRUSSES DECKED WITH 3/4" T&G DECKING. CREAT MAXIMUM FLOORED AREA.

ENGINEERING: 120 M.P.H., EXPOSURE "B", ENCLOSED, 6/12 PITCH



CENTER ROOF IS 24" HIGHER THAN THE MAIN ROOF SYSTEM

ROOF TRUSS PLAN

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 904-988-2281

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 250 HALCYON LANE, SUITE 604
 Jacksonville, Florida 32223
 904-986-0990 - HERITAGEHOMESJAX.COM

DATE:

3/12/2011

SCALE:

1/4" = 1' - 0"

SHEET:

A-7

GENERAL NOTES:

1. FIRST FLOOR IS CMU 12 FOOT HIGH
2. SECOND FLOOR IS 2X6 FRAMED WALLS 10 FEET HIGH
3. EXTERIOR TO BE CERTAINTED VINYL SHAKES OVER 1/2" OSB COVERED WITH TYVEK OR EQUAL
4. SOFFITS TO BE NON-VENTED BEADED VINYL TYPE



REAR (E) ELEVATION



FRONT (W) ELEVATION

FRONT/REAR ELEVATIONS

INSULATION NOTES:
 WALLS: 6" CELLULOSE
 CEILINGS: 5.5" SPRAY
 IN DEMILEC FOAM MADE
 BY AGRA-BALANCE

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DATE:

3/12/2011

SCALE:

1/4" = 1' - 0"

SHEET:

A-8

INSULATION NOTES:
 WALLS: 6" CELLULOSE
 CEILINGS: 5.5" SPRAY
 IN DEMILEC FOAM MADE
 BY AGRA-BALANCE



LEFT (N) ELEVATION



RIGHT (S) ELEVATION

- GENERAL NOTES:
1. FIRST FLOOR IS CMU 12 FOOT HIGH
 2. SECOND FLOOR IS 2X6 FRAMED WALLS 10 FEET HIGH
 3. EXTERIOR TO BE CERTAINTED VINYL SHAKES OVER 1/2" OSB COVERED WITH TYVEK OR EQUAL
 4. SOFFITS TO BE NON-VENTED BEADED VINYL TYPE

SIDE ELEVATIONS

PLAN #:
 2873

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SCALE:

1/4" = 1' - 0"

SHEET:

A-9

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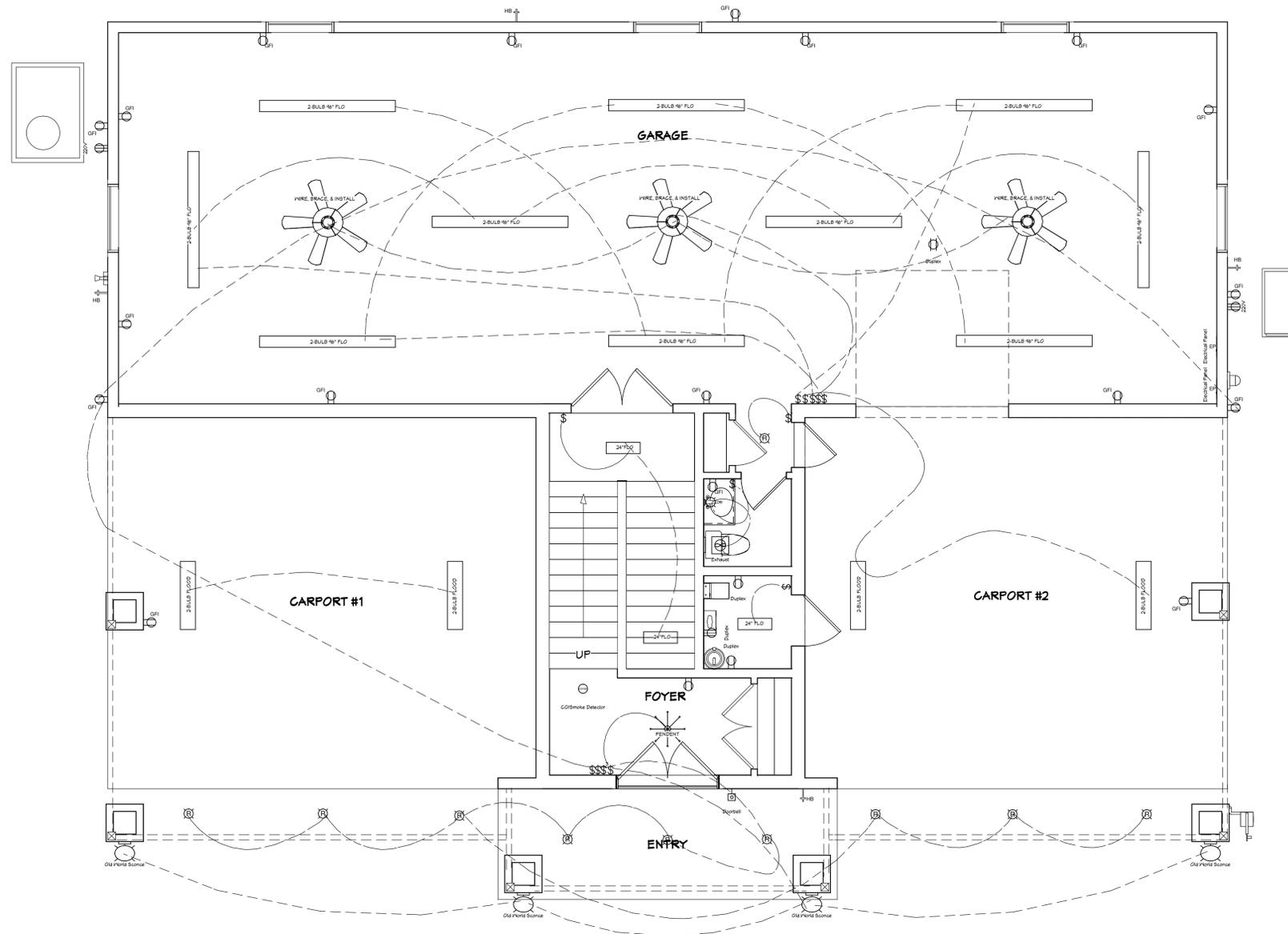
DATE:
3/12/2011

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

SHEET:
A-10

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



GARAGE ELECTRICAL PLAN

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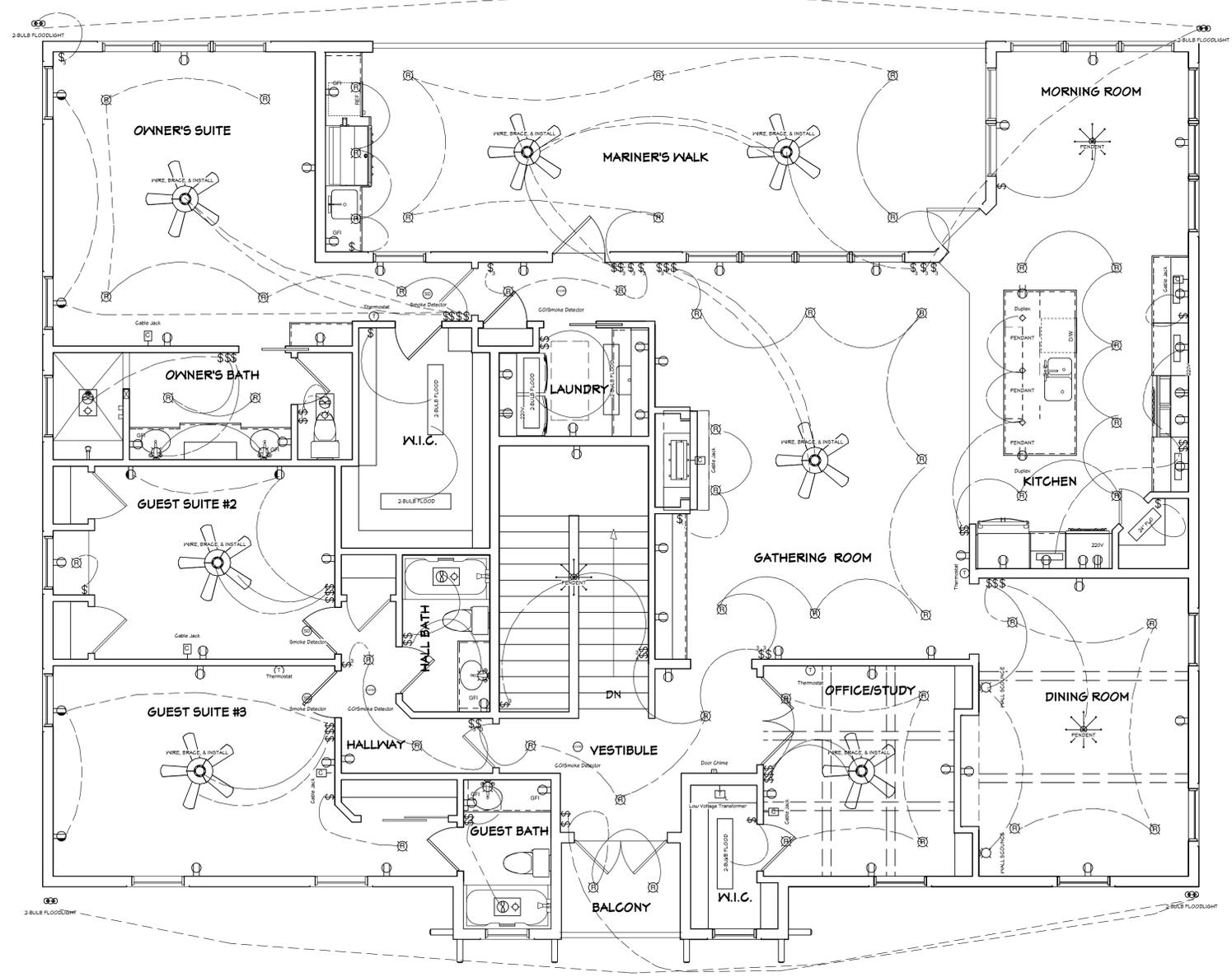
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DATE:
3/12/2011

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

SHEET:
A-11

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



MAIN ELECTRICAL PLAN