

**SHEET INDEX**

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**FLOOD ZONE NOTE:**  
FOUNDATION IS IN FLOOD ZONE 'X'

**ABSOLUTE VALUE ELEVATIONS:**

MAXIMUM ALLOWABLE HEIGHT: 265.00  
PEAK OF ROOF: 265.00  
MEAN ROOF HEIGHT: 232.59  
FINISHED FLOOR ELEVATION: 217.25  
FINISHED GRADE: 215.00  
AVERAGE EXISTING GRADE: 215.00  
CROWN OF ROAD: 110.00

**RELATIVE VALUE ELEVATIONS:**

MAXIMUM ALLOWABLE HEIGHT: 47'-4"  
PEAK OF ROOF: 21'-1"  
MEAN ROOF HEIGHT: 15'-4"  
FINISHED FLOOR ELEVATION: 0'-0"  
FINISHED GRADE: 2'-2"  
AVERAGE EXISTING GRADE: 2'-3"  
CROWN OF ROAD: 47'-3"

**ABBREVIATIONS**

|       |                            |   |
|-------|----------------------------|---|
| A     | AVG                        | HVAC  |
| A/C   | AIR CONDITIONING           | HEATING, VENTILATING, AND<br>AIR CONDITIONING |
| AVG   | AIR HANDLING UNIT          | HORIZONTAL                                    |
| AVG   | AIR HANDLING SYSTEM        | IN LINE                                       |
| CATV  | CABLE TELEVISION           | IN LINE                                       |
| C.H.  | CEILING HEIGHT             | KIP (2,000 POUNDS)                            |
| CIB   | CIRCUIT BREAKER            | LAM   |
| CMU   | CONCRETE MASONRY UNIT      | LIGHTING                                      |
| DEMOL | DEMOLISH OR DEMOLITION     | MINIMUM                                       |
| DM    | DIMENSION                  | NUMBER  |
| DSL   | DIGITAL SATELLITE          | OVERHANG                                      |
| EARL  | EACH                       | PFS   |
| EEC   | ENERGY CODE                | POUNDS PER SQUARE FOOT                        |
| F.D.  | FLOOR DRAIN                | POUNDS PER SQUARE INCH                        |
| F.D.  | FLOOR DRAIN                | QUANTITY                                      |
| F.D.  | FLOOR DRAIN                | SD  |
| F.D.  | FLOOR DRAIN                | SMOKE DETECTOR                                |
| DWG   | DRAWING                    | SYM   |
| DRAW  | DRAWING                    | SYMMETRICAL                                   |
| ELV   | ELEVATION                  | TEMP  |
| ELV   | ELEVATION                  | TOE PLATE                                     |
| F.D.  | FLOOR DRAIN                | TOP   |
| F.D.  | FLOOR DRAIN                | TOP AND BOTTOM                                |
| F.F.  | FINISHED FLOOR LEVEL       | TOP PLATE                                     |
| F.F.  | FINISHED FLOOR             | TOP PLATE                                     |
| GALV  | GALVANIZED                 | TRANSFORMER                                   |
| GALV  | GALVANIZED                 | UPD   |
| GFCI  | GROUNDED FAULT CIRCUIT     | VALVE IN PIPE                                 |
| GFCI  | GROUNDED FAULT CIRCUIT     | VALVE AND PRIMER                              |
| GFI   | GROUNDED FAULT INTERRUPTER | VENT  |
| GFI   | GROUNDED FAULT INTERRUPTER | VENT  |
| HC    | HANDICAPPED                | WATH  |

**GENERAL NOTES:**

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME STANDARDS AS SIMILAR WORK THAT IS DETAILED. WORK SHALL BE PERFORMED IN ACCORDANCE WITH FLORIDA BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND SAVE HARMLESS THE OWNER, ENGINEER, AND THEIR DIRECTIVE MEMBERS, AGENTS, AND EMPLOYEES IN BOTH INDIVIDUAL & OFFICIAL CAPACITIES AGAINST SUITS, CLAIMS, DAMAGES, LOSSES & EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, ARISING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL NOT HOLD THE CONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF FLORIDA & NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE, IN THE EVENT OF ANY INJURY (WHETHER LIVING OR DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE. THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO OWNER.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRIORITY OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

THE CONTRACTOR AGREES TO PROVIDE A COMPLETE SET OF DRAWINGS & SPECIFICATIONS TO EACH SUBCONTRACTOR & FOR INSURING THAT THE WORK OF EACH SUBCONTRACTOR IS COORDINATED WITH THE WORK OF ALL OTHER SUBCONTRACTORS.

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

A NEW PLAN FOR:  
**S.H.S. CONTRACTING SERVICES, LLC**  
LOT 49 SPRING LAKES ROAD, DEFUNIAK SPRINGS  
WALTON COUNTY, FLORIDA

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

**DRAWN:**  
MDC

**CHECKED:**  
JDB

**PROJECT NO.:**  
22590.21

**CAD FILE:**  
22590.21.PLAN

**DATE** **REVISION**

**DATE:**  
12/6/2022

**FINAL**

**SHEET NUMBER**

**A-1**



WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE PREPARER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB SITE MUST CHECK ALL DIMENSIONS AND OTHER DETAILS FOR ACCURACY BEFORE AND DURING CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

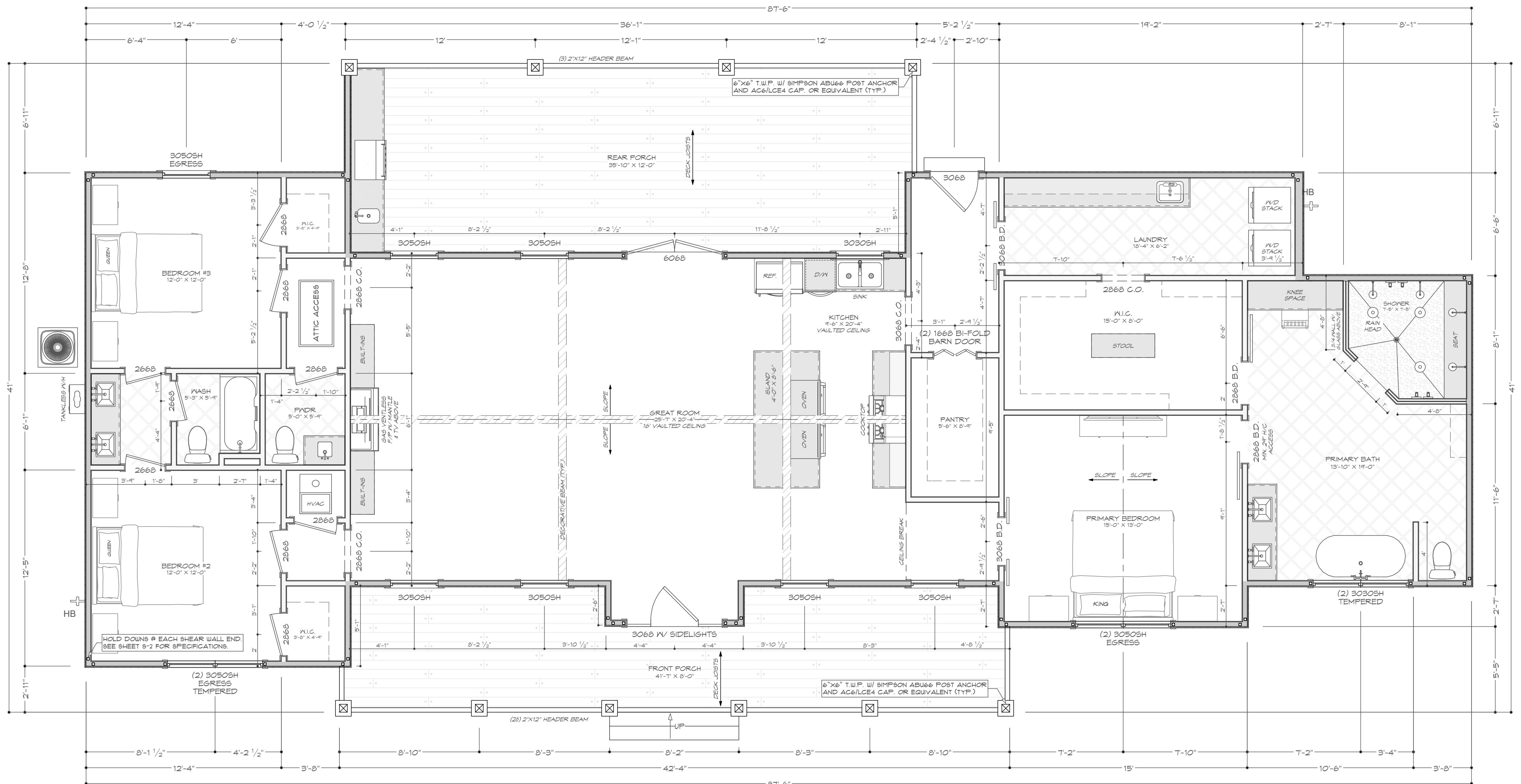
 A NEW PLAN FOR:  
**S.H.S. CONTRACTING SERVICES, LLC**  
**LOT 49 SPRING LAKES ROAD, DEFUNIAK SPRINGS**  
**FLOOR PLAN**  
 WALTON COUNTY, FLORIDA

 SCALE: 1/4" = 1'-0"  
 DRAWN: MDC  
 CHECKED: JDB  
 PROJECT NO.: 22590.21  
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 SHEET NUMBER  
**A-2**

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

 FLOOR PLAN NOTES:  
 1. CEILING HEIGHT SHALL BE 8', U.N.O.  
 2. 2"X4" WOOD FRAMING FOR EXTERIOR WALLS, U.N.O.  
 3. ALL DIMENSIONS ARE TO FRAMING. DIMENSIONS OF OPENINGS ARE TO CENTER OF ROUGH OPENING.  
 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

| WALL SCHEDULE       |  |
|---------------------|--|
| EXTERIOR 2"X6" WALL |  |
| INTERNAL 2"X6" WALL |  |
| INTERNAL 2"X4" WALL |  |
| RAILING             |  |

| AREA CALCULATIONS |            |
|-------------------|------------|
| LIVING SPACE      | 2,181 S.F. |
| FRONT PORCH       | 312 S.F.   |
| REAR PORCH        | 428 S.F.   |
| TOTAL COVERED     | 2,921 S.F. |

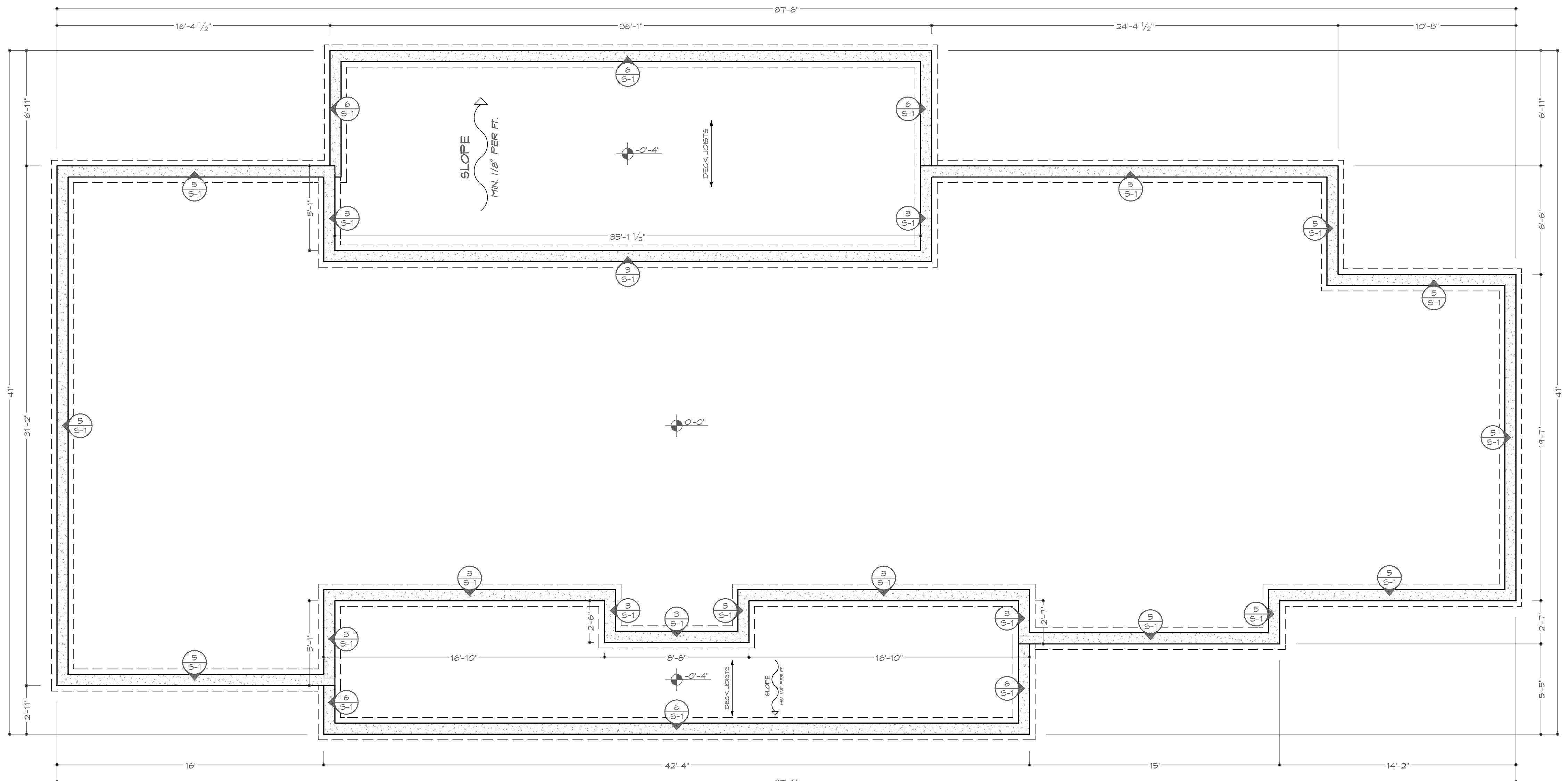
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 A NEW PLAN FOR:  
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**LOT 49 SPRINGS LAKES ROAD DEFUNIAK SPRINGS**  
**FOUNDATION PLAN**  
 WALTON COUNTY, FLORIDA

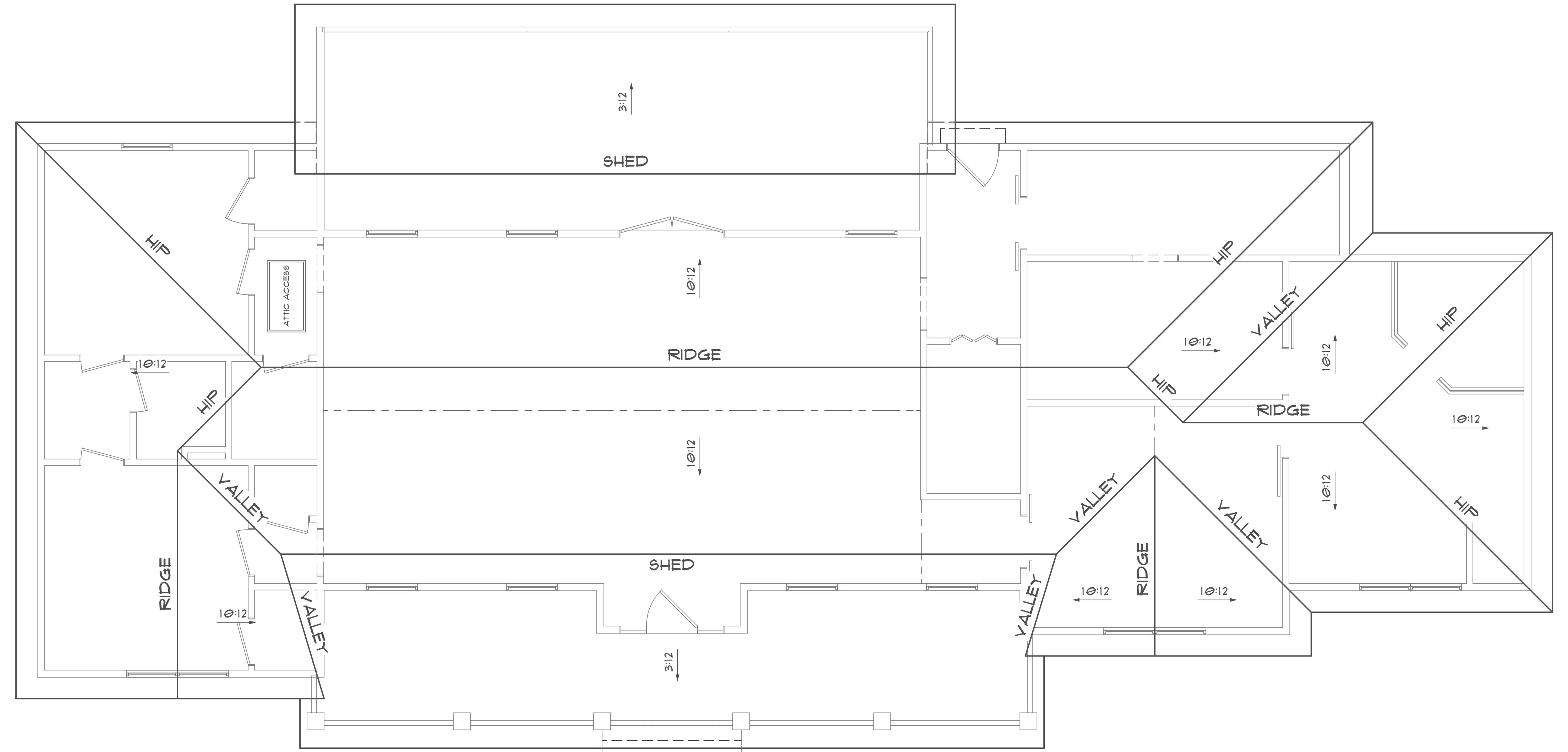
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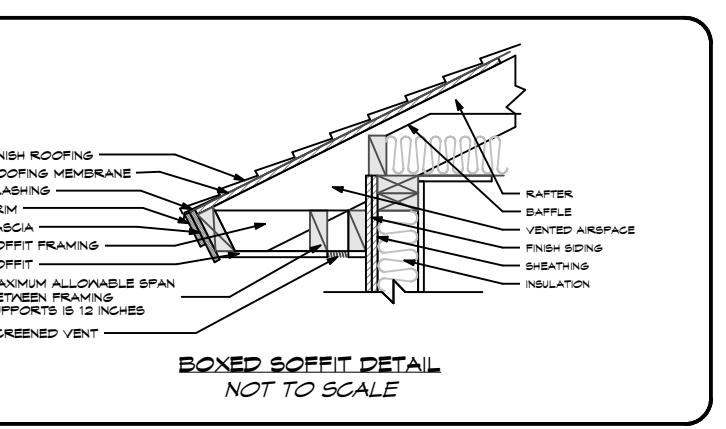
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**A-3**

 A-3  
 FOUNDATION PLAN  
 SCALE: 1/4" = 1'-0"

 FOUNDATION PLAN NOTES:  
 1. THE FOUNDATION SHALL BE CONCRETE TESTED PRE-ENGINEERED  
 TRUSSES. BUILDER SHALL VERIFY WITH PRE-TRUSS DESIGNER LOCATION OF  
 ANY ADDITIONAL INTERIOR LOAD BEARING FOOTINGS. ALL INTERIOR-  
 BORNS ARE TO BE SHALLOW. ALL INTERIOR-INTERIOR  
 BORNS ARE TO SWAY ON SHEET 5-1 VIA WALLS, COLUMNS, OR OTHER  
 STRUCTURAL MEMBERS.  
 2. STRUCTURAL SLAB THICKNESS: 3.000" PSI @ 25 DAYS 4" CONCRETE SLAB  
 TO BE REINFORCED IN V-V 8"X6" X1.4 X1.4 (SYNTHETIC REINFORCING  
 FIBERS MAY BE USED PER ENG. NOTES) ON A .006 ML POLY VAPOR  
 BARRIER OVER GRAVEL DRAINAGE (PER SHEET 5-1).  
 3. TERMITE TREATMENT SHALL BE PER CODE.



A-4 ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

DATE: 12/6/2022  
ROOF FRAMING PLAN NOTES:  
THE ROOF SYSTEM WILL BE CONSTRUCTED WITH H-ENGINEERED TRUSSES. THE TRUSSES SHALL BE DESIGNED AND SPANNED AS SHOWN. THE TRUSSES SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER WHO IS LICENSED IN THE STATE OF FLORIDA. THE TRUSSES SHALL BE DESIGNED FOR A 150 M.P.H. AND SPEED (ULTIMATE).



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LOT 49 SPRINGS LAKES ROAD, DEFUNIAK SPRINGS  
ROOF FRAMING PLAN  
WALTON COUNTY, FLORIDA

DATE: 12/6/2022  
ROOF FRAMING PLAN

WESTERRA  
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WWW.WESTERRADEVELOPMENTINC.COM

BAYSIDE ENGINEERING  
& CONSULTING, LLC  
15 GRANDVIEW DRIVE, SHALMAR, FL 32574  
PHONE: (850)982-7515  
EMAIL: JOE.BASS@BAYSIDE-ENG.COM  
ENGINEERING FIRM REGISTRY NO. 24867  
J.D. BASS, P.E. LICENSE NO. 76460

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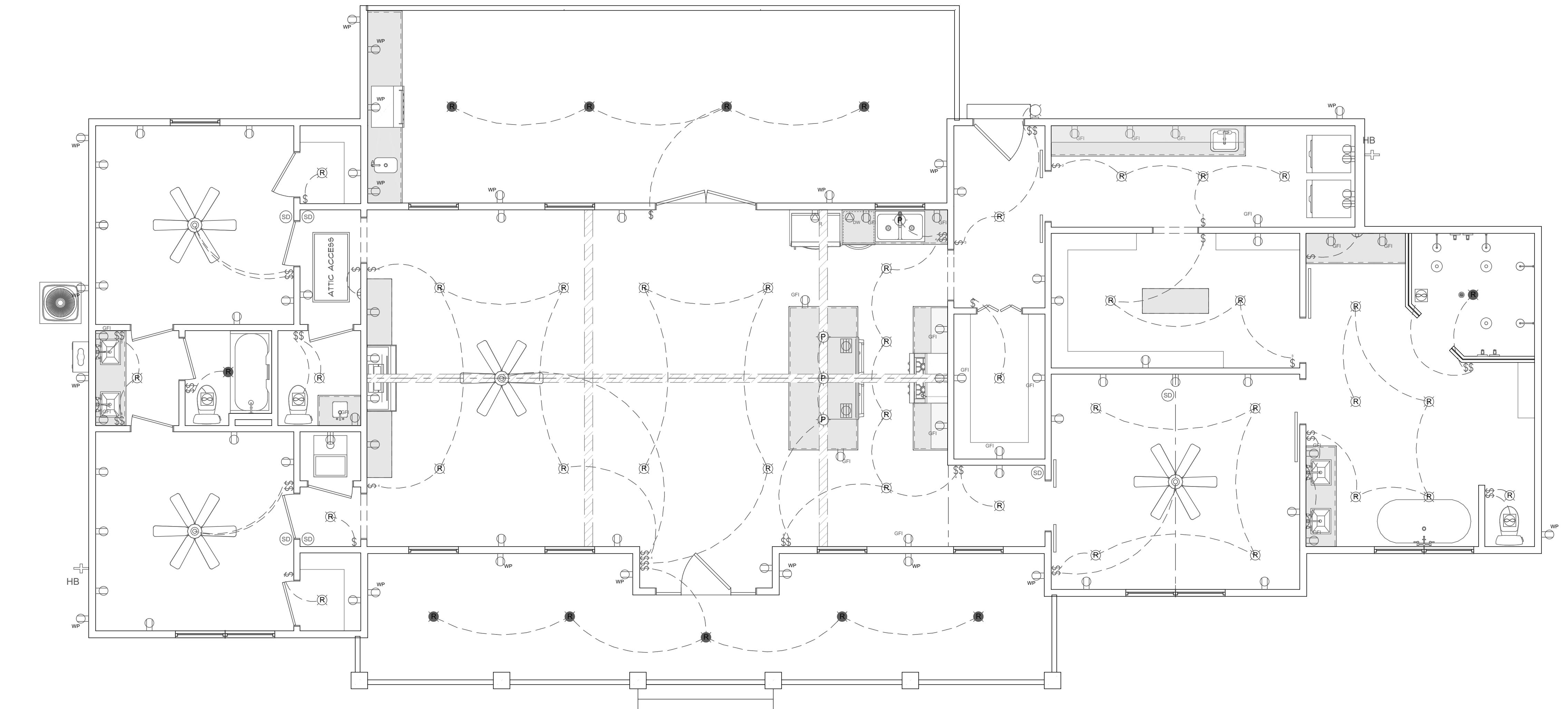
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E-1 ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

**ELECTRICAL PLAN NOTES:**  
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, AND OTHER FEATURES. SEE ELECTRICAL NOTES.  
1. PROVIDE 150 AMP SERVICE TO MAIN PANEL.  
2. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S ELECTRICAL REQUIREMENTS.  
3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.  
4. ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INTER-CONNECTED. IF ONE SOUNDS, THEY ALL WILL SOUND. IF ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACK-UP.  
5. PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH HABITABLE ROOM. IF ONE SOUNDS, THEY ALL WILL SOUND. PROVIDE BATTERY BACK-UP.  
6. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.  
7. ALL OUTLETS TO BE SELECTED BY HOME OWNER.  
8. ALL SWITCHES TO BE 48" 0/C AFS. OUTLETS TO BE 15" 0/C AFS.  
9. ALL OVER COUNTER TOPS TO BE 3" ABOVE COUNTER FROM BOTTOM SURFACE.  
AUDIO:  
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN.  
2. RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR.  
3. LOCATE JACKS AS INDICATED IN THE PLAN. INSTALL DATA / CABLE SYSTEM TO BE APPROVED BY HOME OWNER.  
DATA / CABLE:  
1. LOCATE JACKS AS INDICATED IN THE PLAN. SYSTEM TO BE APPROVED BY HOME OWNER.  
2. CEILING MOUNTED VENTILATION FAN / VENTILATION FAN IV / LIGHT

| ELECTRICAL LEGEND |  |
|-------------------|--|
|                   | LIGHTING   |
|                   | PENDANT / RECESSED / WET RATED / SCONCE / FLUSH MOUNT            |
|                   | DUAL SPOTLIGHT / SCONCE / WALL LAMP                              |
|                   | UNDER CABINET LED PUCK / LED STRIP / CEILING LED                 |
|                   | CHANDELIER / FAN W/ LIGHT  |
|                   | SWITCHES / OUTLETS   |
|                   | SWITCH / 3-WAY / 4-WAY   |
|                   | OUTLETS - 120V WALL & CEILING<br>GFCI / WATER PROOF / 220V       |
|                   | APPLIANCE SPEC: REFRIGERATOR /<br>DISH WASHER / GARBAGE DISPOSAL |
|                   | OTHER MFG  |
|                   | SMOKE / CARBON MONOXIDE<br>DETECTOR COMBINATION                  |
|                   | CEILING MOUNTED VENTILATION<br>FAN / VENTILATION FAN IV / LIGHT  |

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