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ENGINEERING FIRM REGISTRY NO. 84567

ENGINEER'S SEAL:

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, DEEUNIAK SPRINGS
ELEVATIONS**

WALTON COUNTY, FLORIDA

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

DRAWN:
MDC

CHECKED:
JDB

PROJECT NO:
22590.21

LOAD FILE:
2590.21.PLAN

DATE	REVISION
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SHEET NUMBER

A-1



A-1	ELEVATIONS
A-2	FLOOR PLAN
A-3	FOUNDATION PLAN
A-4	ROOF FRAMING PLAN
E-1	ELECTRICAL PLAN
S-1	STRUCTURAL SHEET
S-2	STRUCTURAL SHEET
S-3	STRUCTURAL SHEET
S-4	STRUCTURAL SHEET

ABSOLUTE VALUE ELEVATIONS:

MAXIMUM ALLOWABLE HEIGHT:	265.00'
PEAK OF ROOF:	230.83'
MEAN ROOF HEIGHT:	232.58'
FINISHED FLOOR ELEVATION:	217.25'
FINISHED GRADE:	215.00'
AVERAGE EXISTING GRADE:	215.00'
CROWN OF ROAD:	170.00'

MAXIMUM ALLOWABLE HEIGHT: 47'-9"
PEAK OF ROOF: 21'-7"
MEAN ROOF HEIGHT: 15'-4"
FINISHED FLOOR ELEVATION: 0'-0"
FINISHED GRADE: -2'-3"
AVERAGE EXISTING GRADE: -2'-3"
CROWN OF ROAD: -47'-3"

A/C	AT	HEATING, VENTILATING, AND
AC	AIR CONDITIONING	HEATING, VENTILATING, AND
ACV	AIR CONDITIONING	AIR CONDITIONING
AD	ADJUSTABLE	ADJUSTABLE
AE	AERATION	AERATION
AF	AIR FLOW	AIR FLOW
AG	AIR GATE	AIR GATE
AH	AIR HEIGHT	AIR HEIGHT
AI	AIR INLET	AIR INLET
AK	AIR KICKER	AIR KICKER
AL	AIR LINE	AIR LINE
AM	AIR MOUNTING	AIR MOUNTING
AN	AIR NOSE	AIR NOSE
AO	AIR OIL	AIR OIL
AP	AIR PUMP	AIR PUMP
AR	AIR RAMP	AIR RAMP
AS	AIR SPLIT	AIR SPLIT
AT	AIR TANK	AIR TANK
AV	AIR VALVE	AIR VALVE
AW	AIR WASH	AIR WASH
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AY	AIR WASH	AIR WASH
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BA	BATH	BATH
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CG	CABIN	CABIN
CH	CABIN	CABIN
CI	CABIN	CABIN
CJ	CABIN	CABIN
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EF	EARTH	EARTH
EG	EARTH	EARTH
EH	EARTH	EARTH
EI	EARTH	EARTH
EJ	EARTH	EARTH
EK	EARTH	EARTH
EL	EARTH	EARTH
EM	EARTH	EARTH
EN	EARTH	EARTH
EO	EARTH	EARTH
EP	EARTH	EARTH
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EZ	EARTH	EARTH
FA	FAN	FAN
FB	FAN	FAN
FC	FAN	FAN
FD	FAN	FAN
FE	FAN	FAN
FF	FAN	FAN
FG	FAN	FAN
FH	FAN	FAN
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GH	GAS	GAS
GI	GAS	GAS
GJ	GAS	GAS
GK	GAS	

THIS PLAN SET, WHEN 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 QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODES AND LOCAL GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL 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.

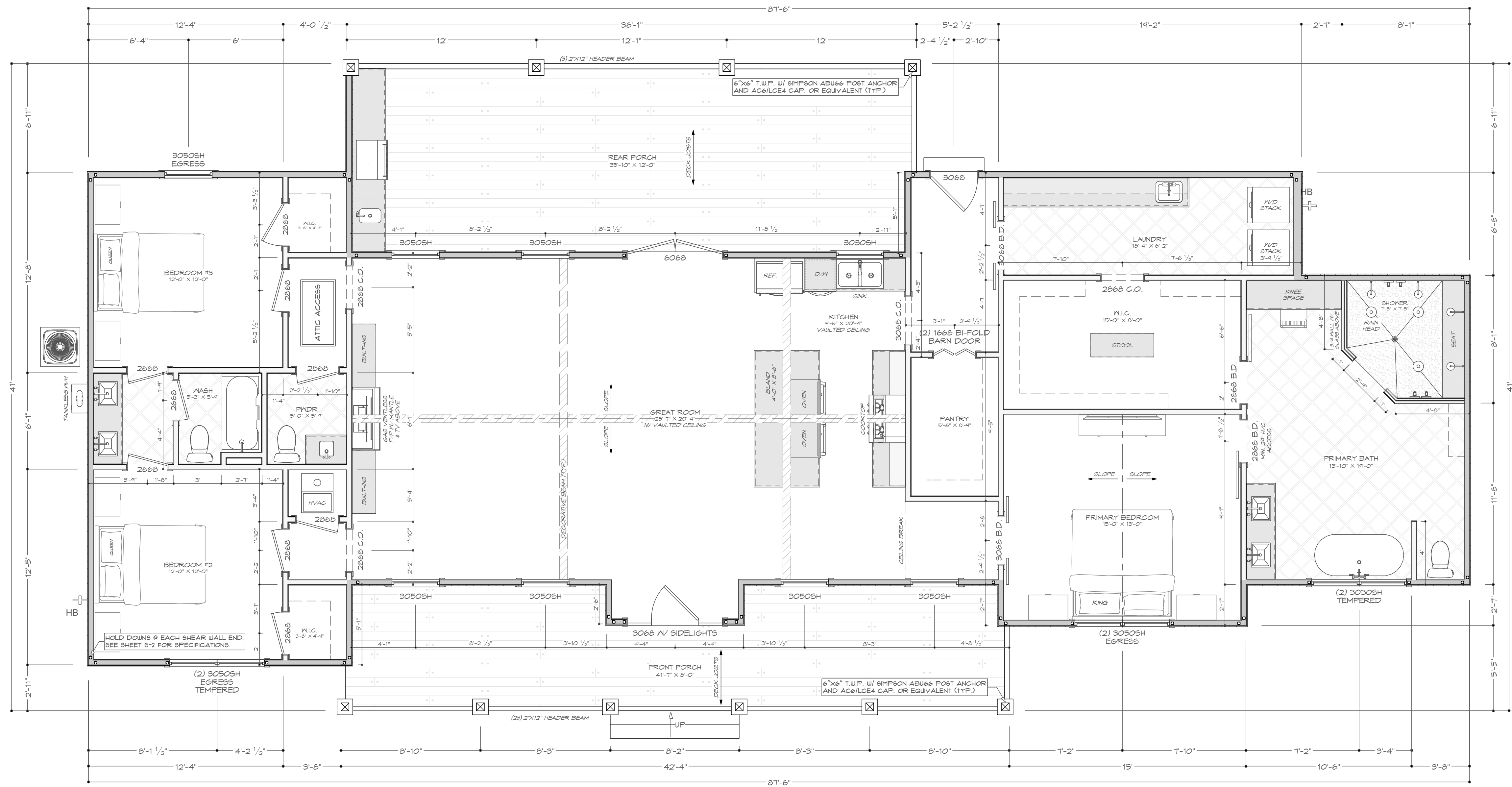
THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND SAVE HARMLESS THE OWNER, ENGINEER, & THEIR RESPECTIVE MEMBERS, REPRESENTATIVES, AGENTS, & EMPLOYEES, IN BOTH INDIVIDUAL & OFFICIAL CAPACITIES AGAINST SUITS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS. THIS FULL AND COMPLETE RELEASE OF LIABILITY OF THE STATE OF FLORIDA & NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE, IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFOR, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO OWNER.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE 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 IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING 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-2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

- FLOOR PLAN NOTES:**
1. CEILING HEIGHT SHALL BE 9', 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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J.P. BASS, P.E. LICENSE NO. 15467

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A NEW PLAN FOR:

S.H.S. CONTRACTING SERVICES LLC
LOT 49 SPRING LAKES ROAD, DEERFIELD SPRINGS
FLOOR PLAN

WALTON COUNTY, FLORIDA

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

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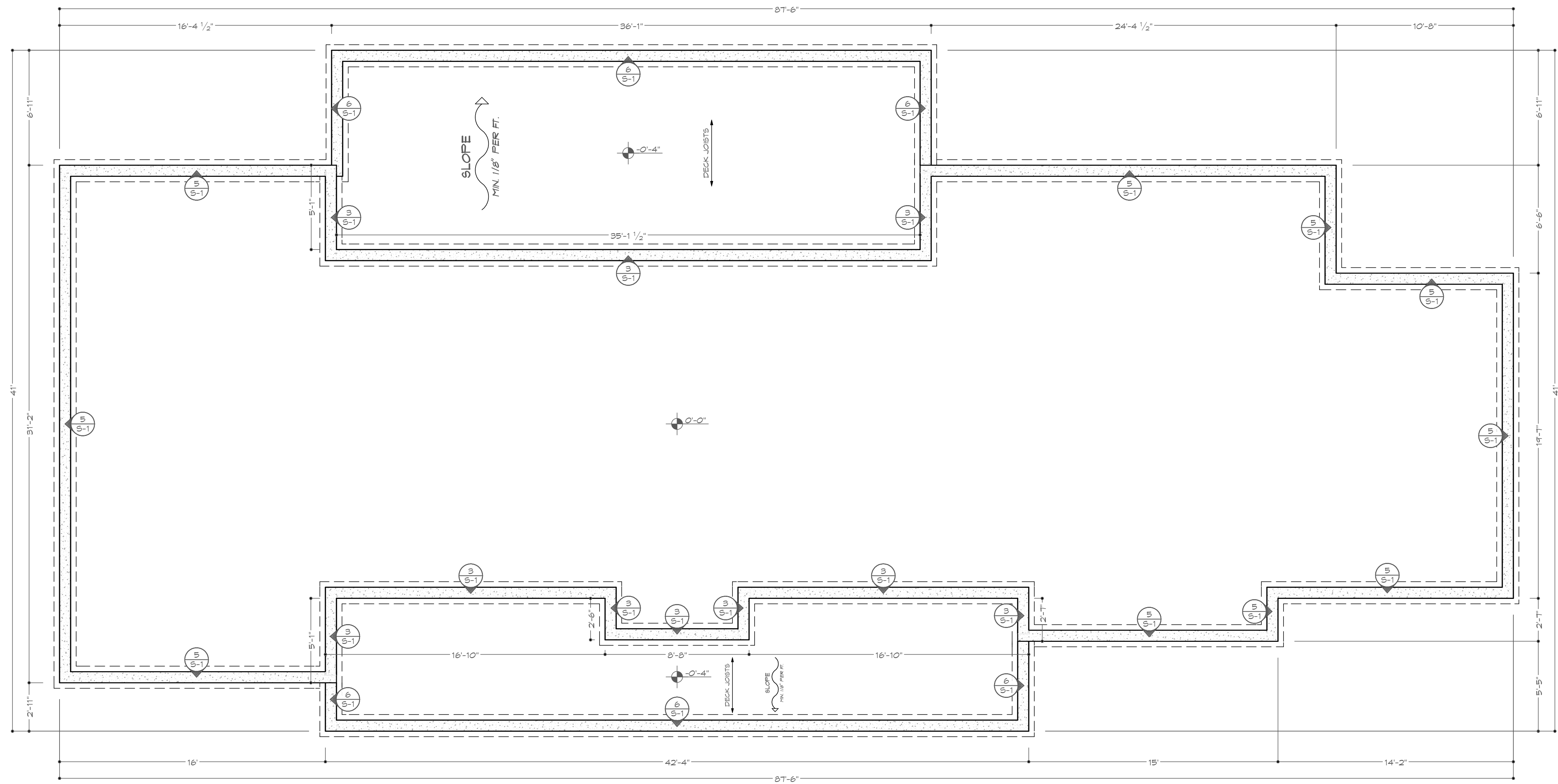
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A-2



A-3

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

FOUNDATION PLAN NOTES:
1. THE ROOF SYSTEM SHALL BE CONSTRUCTED WITH PRE-ENGINEERED TRUSSES. BUILDER SHALL VERIFY WITH THE TRUSS DESIGNER LOCATION OF ANY ADDITIONAL INTERIOR LOAD BEARING FOOTINGS. ALL INTERIOR-BORNE TRUSS LOADS SHALL BEAR DIRECTLY ON INTERIOR GRADE BEAMS AS SHOWN ON SHEET S-1 VIA WALLS, COLUMNS, OR OTHER STRUCTURAL MEMBERS.
2. CONCRETE SPECIFICATIONS: 3,000 PSI @ 28 DAYS. 4" CONCRETE SLAB TO BE REINFORCED WITH #4 @ 12" O.C. (SYNTHETIC REINFORCING FIBERS MAY BE USED PER ENG. NOTES) ON A 20% W/L POLY VAPOR BARRIER OVER CLEAN, COMPACTED FILL (PER SHEET S-1).
3. TERMITES TREATMENT SHALL BE PER CODE.



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ENGINEERING FIRM REGISTRY NO. 24667
FL STATE P.E. LICENSE NO. 12467

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LOT 49 SPRING LAKES ROAD, DEERUNAK SPRINGS
FOUNDATION PLAN
WALTON COUNTY, FLORIDA

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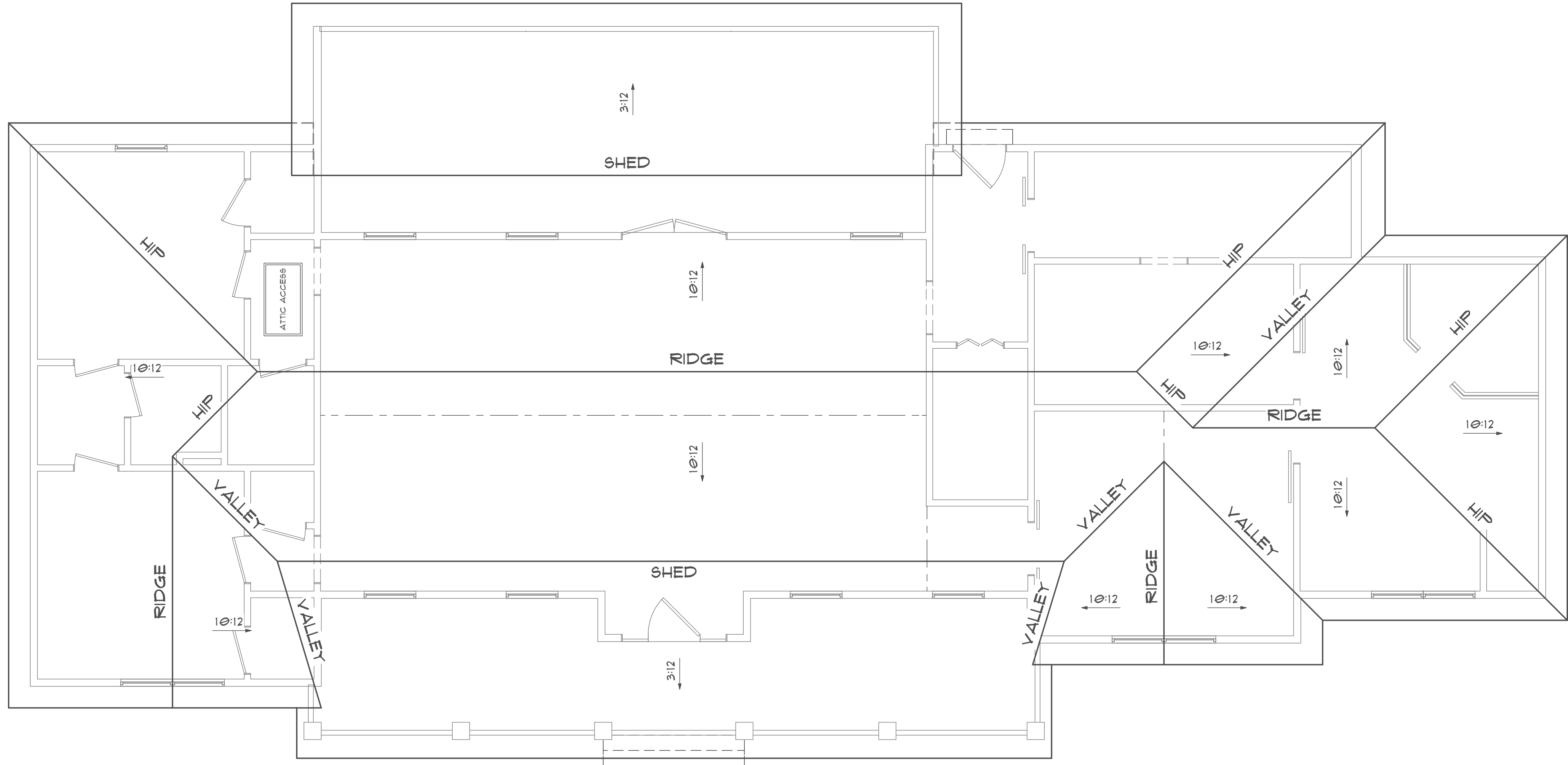
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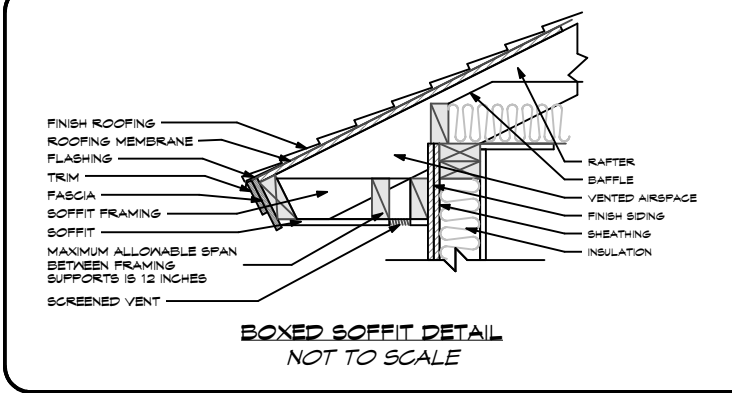
SHEET NUMBER

A-3



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

ROOF FRAMING PLAN NOTES:
THE ROOF SYSTEM WILL BE CONSTRUCTED WITH PRE-ENGINEERED TRUSSES. THE TRUSSES SHALL BE DESIGNED (AND THE TRUSS DRAWINGS 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. WIND SPEED (ULTIMATE).



WESTERRA
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ENGINEER'S SEAL:

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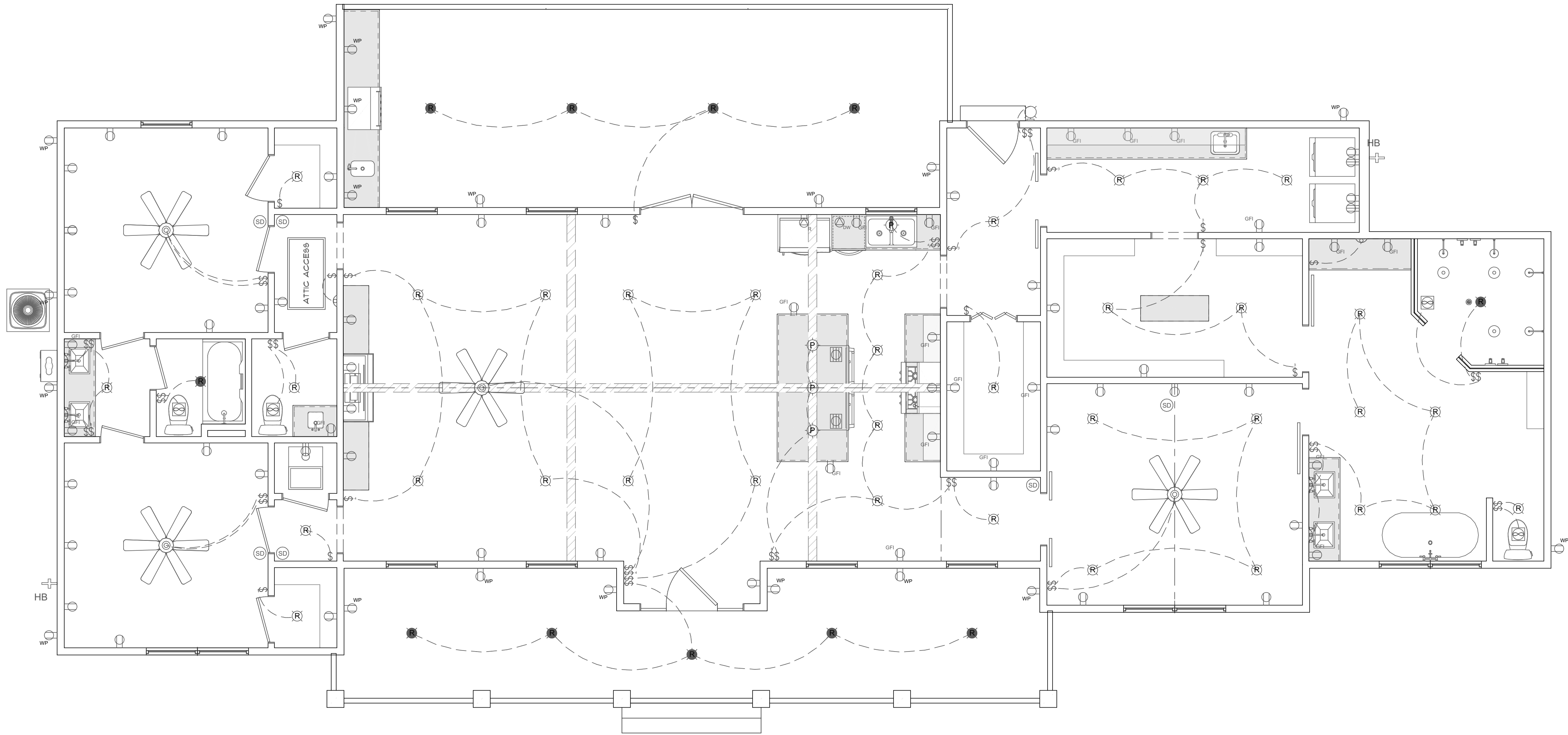
A NEW PLAN FOR:
S.H.S. CONTRACTING SERVICES LLC
LOT 49 SPRING LAKES ROAD, DEFLINAK SPRINGS
ROOF FRAMING PLAN
WALTON COUNTY, FLORIDA

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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, PHONE, AUDIO, VACUUM, ETC.
- ELECTRICAL NOTES:**
1. PROVIDE MIN. 400 AMP SERVICE TO MAIN PANEL.
2. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPEC'S FOR REQUIREMENTS.
3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE 6 F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
4. ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED.
5. PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR. ACCESSING BEDROOMS, CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT. WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
6. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
7. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
8. FIXTURES TO BE SELECTED BY HOME OWNER.
9. ALL SWITCHES TO BE 48" O/C ASIF. OUTLETS TO BE 15" O/C ASIF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM (ASIF = ABOVE SUBFLOOR).
10. LOCATE SPEAKERS FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
11. RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL, SPECIFIED BY FLOOR.
12. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER.
13. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL, SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.
14. LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

ELECTRICAL LEGEND	
LIGHTING	
	PENDANT / RECESSED / NET RATED / FLUSH MOUNT
	DUAL SPOTLIGHT / SCONCE / WALL LAMP
	UNDER CABINET LED RUCK / LED STRIP / CEILING LED
	CHANDELIER / FAN W/ LIGHT
SWITCHES / OUTLETS	
	SWITCH / 3-WAY / 4-WAY
	OUTLETS - 120V WALL & CEILING GFCI / WATER PROOF / 220V
	APPLIANCE SPEC.; REFRIGERATOR / DISH WASHER / GARBAGE DISPOSAL
OTHER MEP	
	SMOKE / CARBON MONOXIDE DETECTOR COMBINATION
	CEILING MOUNTED VENTILATION FAN / VENTILATION FAN W/ LIGHT

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