

CLEGHORN RESIDENCE

178 BEL AIRE DR,
PANAMA CITY BEACH, FL 32413

GENERAL ARCHITECTURAL NOTES:

- 1) ARCHITECTURAL FINISHES, APPLIANCES, WINDOWS, DOORS, ETC. PER OWNER AND CONTRACTOR.
- 2) ELECTRICAL DESIGN AND INSTALLATION TO BE BY A FLORIDA LICENSED ELECTRICAL CONTRACTOR AND TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, MOST CURRENT EDITION, NFPA70.
- 3) ELECTRICAL FIXTURES, SWITCHES, OUTLETS ETC. ARE SHOWN FOR GENERAL LOCATION ONLY. MOUNTING HEIGHTS AND EXACT LOCATIONS PER OWNER AND CONTRACTOR.
- 4) HVAC DESIGN AND INSTALLATION TO BE BY A FLORIDA LICENSED MECHANICAL CONTRACTOR AND TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023 MECHANICAL EDITION AND ALL REFERENCED APPLICABLE CODES THEREIN.
- 5) PLUMBING DESIGN AND INSTALLATION IS TO BE BY A FLORIDA LICENSED PLUMBING CONTRACTOR AND TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023 PLUMBING EDITION AND ALL REFERENCED APPLICABLE CODES THEREIN.
- 6) CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023 RESIDENTIAL EDITION, THE LIFE SAFETY CODE, LATEST EDITION.

- 7) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT AND DISCREPANCIES OR VARIANCES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION OR WITHIN A TIMELY MANNER DURING CONSTRUCTION.
- 8) THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY FOUND DIFFERENCES BETWEEN THE SITE SURVEY AND THE ACTUAL FIELD VERIFIED CONDITION THAT WOULD AFFECT THE QUALITY OR AESTHETIC NATURE OF THE WORK.
- 9) DEVIATIONS FROM THE DRAWINGS NOT APPROVED BY THE ARCHITECT PRIOR TO PERFORMANCE OF SAID CHANGE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY AND ALL RESULTING EFFECTS TO OTHER TRADES WITHIN OR ABOUT THE CONSTRUCTION OF THE BUILDING.
- 10) CONTRACTOR SHALL VERIFY WITH THE OWNER, ALL DOORS AND WINDOWS (MFR, TYPE, SIZE, LOCATION), AND PROVIDE ARCHITECT WITH ALL REQUIRED PRODUCT APPROVAL NUMBERS AS REQUIRED BY THE APPLICABLE BUILDING CODE AND WALTON COUNTY, PLUMBING AND ELECTRICAL FIXTURES AND EQUIPMENT (MFR, TYPE, SIZE, LOCATION AND MOUNTING HEIGHT), AIR CONDITIONING SUPPLY AIR AND RETURN AIR GRILLES AND DUCT LOCATIONS (MFR, TYPE, SIZE, LOCATION AND MOUNTING HEIGHT IF ON VERTICAL SURFACE), HARDWOOD TRIM AND FINISHES (COLOR, TEXTURE AND LOCATION) PRIOR TO INSTALLATION.

NOTES TO GENERAL CONTRACTOR:

IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR NOTES, ARCHITECT SHALL BE NOTIFIED PRIOR TO THE EXECUTION OF ANY WORK. IN CASE OF CONFLICT AS TO THE TYPE OF MATERIALS OR THE QUALITY OF CONSTRUCTION, THE MATERIAL OUTLINE SHALL PREVAIL; IF CLARIFICATION IS NEEDED, NOTIFY ARCHITECT PRIOR TO EXECUTION OF ANY WORK. IN CASE OF CONFLICT BETWEEN THE DOCUMENTS AND THE BUILDING CODE, THE BUILDING CODE PREVAILS. NOTIFY ARCHITECT OF ERRORS OR OMISSIONS IMMEDIATELY UPON DISCOVERY AND STOP WORK UNTIL RESOLVED. NO CHANGES SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM ARCHITECT. DETAILS ON ONE SHEET GENERALLY APPLY TO ALL SIMILAR SITUATIONS EVEN IF NOT SHOWN OR REFERENCED TO OTHER DRAWINGS. IF A CONFLICT OCCURS, NOTIFY ARCHITECT PRIOR TO PROCEEDING. NAIL PATTERNS AND OTHER DETAILS NOT DRAWN ARE TO BE INSTALLED ACCORDING TO CODE AND TO ACCEPTABLE STANDARD PRACTICE FOR QUALITY CUSTOM CONSTRUCTION; ARCHITECT SHALL BE THE SOLE JUDGE OR ARBITRATOR AS TO WHAT DETERMINES "ACCEPTABLE QUALITY CUSTOM CONSTRUCTION". MAINTAIN A STAMPED AND SEALED SET OF CURRENT CONSTRUCTION DOCUMENTS, INCLUDING ANY AND ALL ADDENDA, SHOP DRAWING AND SKETCH DESIGN/DETAIL DRAWINGS ON SITE AND ACCESSIBLE TO ALL INVOLVED PARTIES. DIMENSIONS SHOWN ARE FRAMING OR MASONRY DIMENSIONS UNLESS NOTED AS SURFACE DIMENSIONS. DO NOT SCALE THE DRAWING, CALL ARCHITECT FOR CLARIFICATION.

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PROJECT DESCRIPTION AND SIZE:

- 1.) BUILDING TYPE IS: TYPE IV, RESIDENTIAL OCCUPANCY.
- 2.) THE SIZE OF THE HOUSE IS AS FOLLOWS.

HEATED AND COOLED: 1957 SQ. FT.

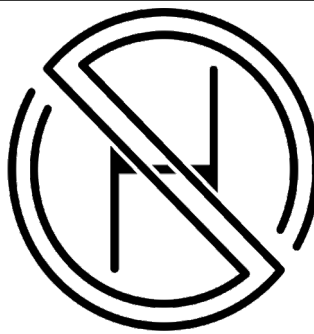
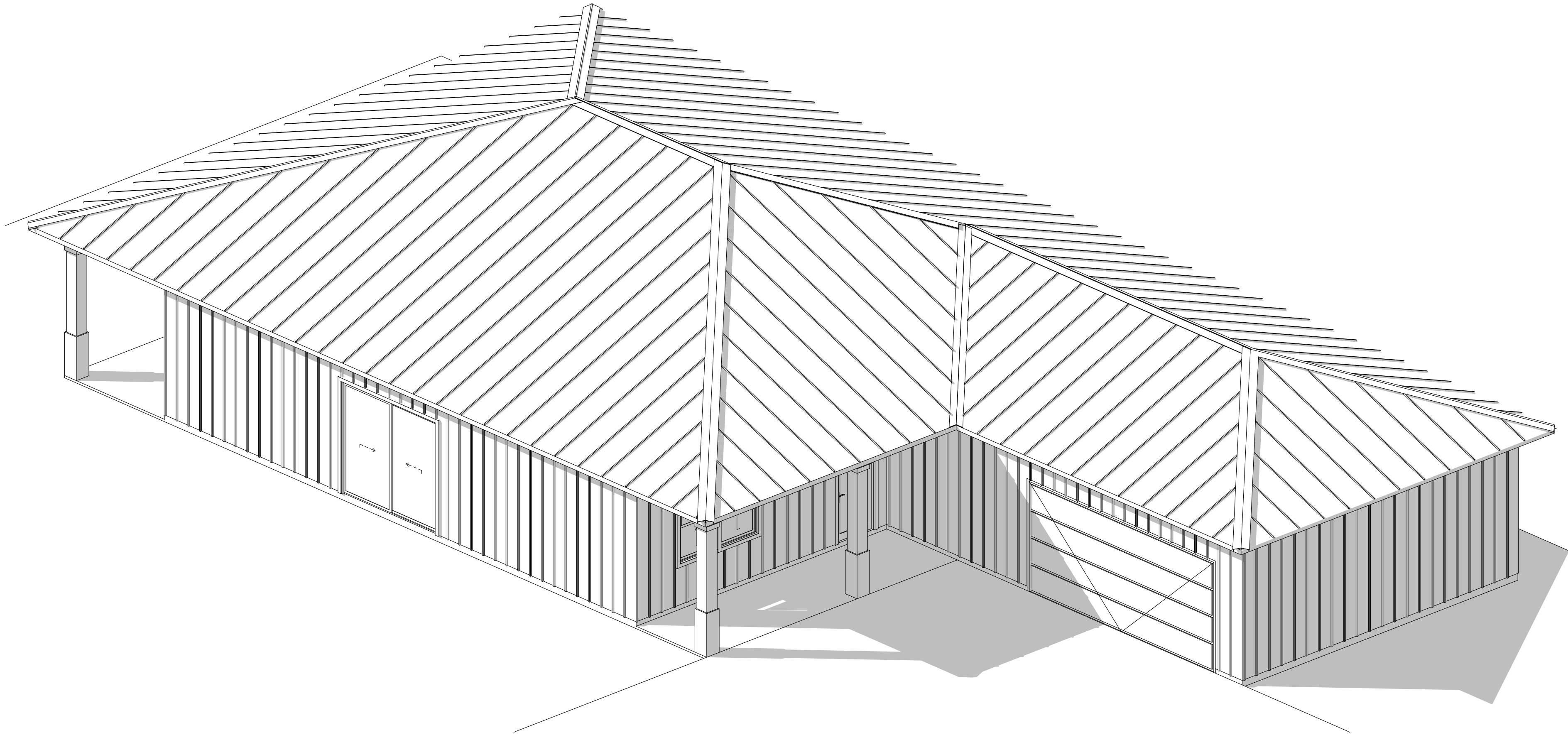
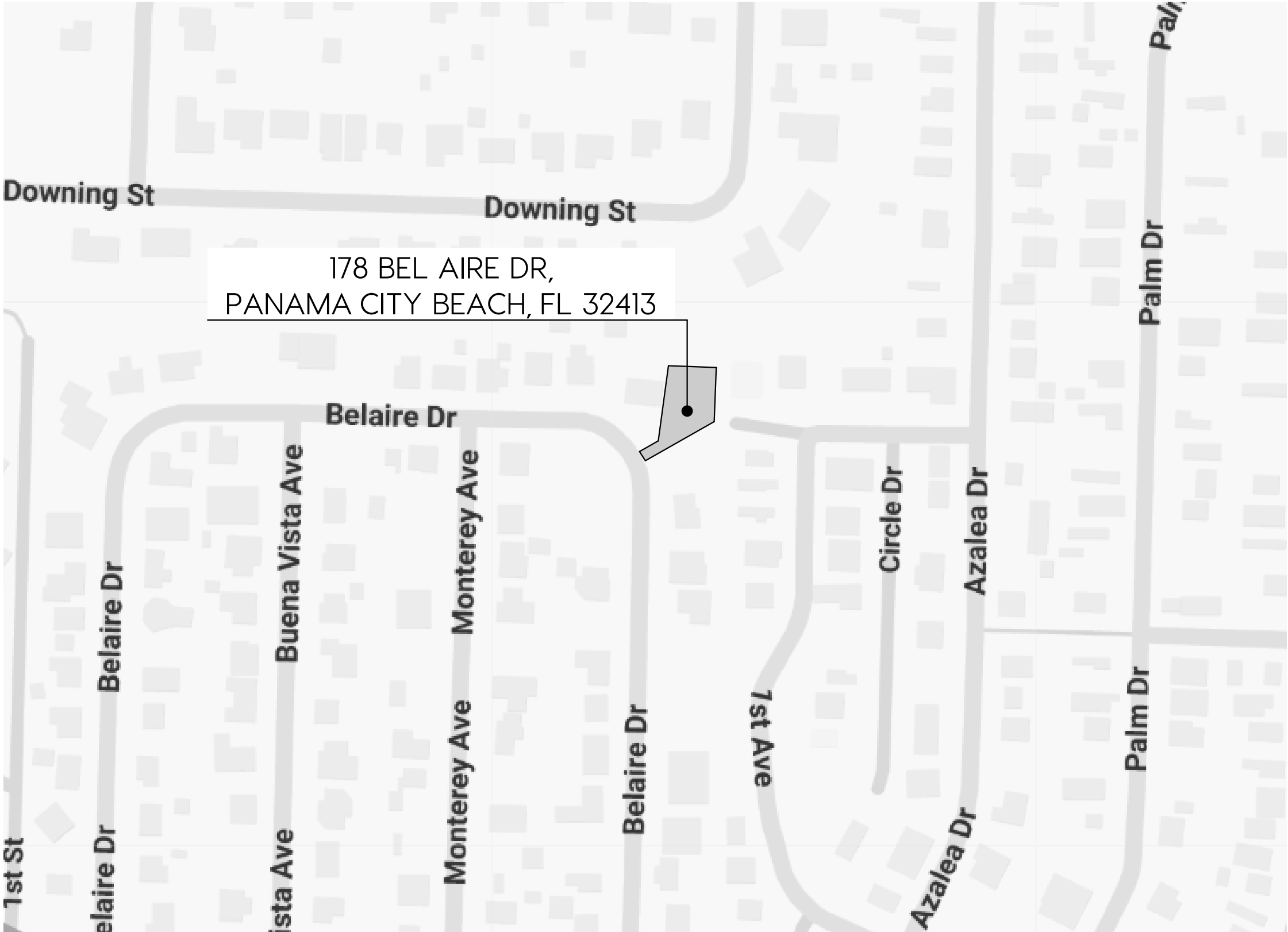
PORCH: 259 SQ. FT.

GARAGE: 605 SQ. FT.

TOTAL: 2821 SQ. FT.

DRIVEWAY: 2890 SQ. FT.

ISR: 44%



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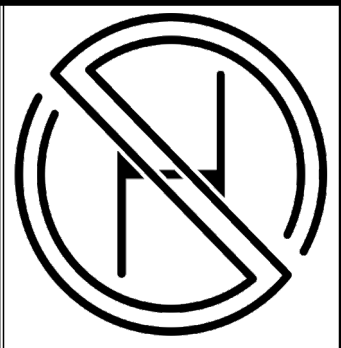
TITLE SHEET

SHEET

T 1.0



NOTE:
CONTRACTOR TO RAISE THE LOT ELEVATION AS NEEDED
TO ACCOMMODATE MONOLITHIC FOUNDATION PER STR.



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ARCHITECTURAL SITE PLAN

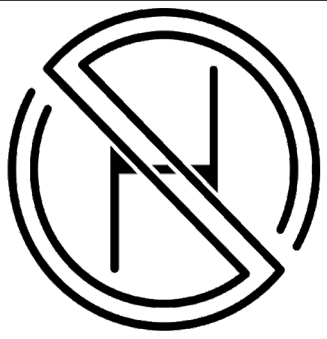
SHEET

C1.0

CONTRACTOR TO PROVIDE GRADING TYPE 2



NOTE:
CONTRACTOR TO RAISE THE LOT ELEVATION AS NEEDED
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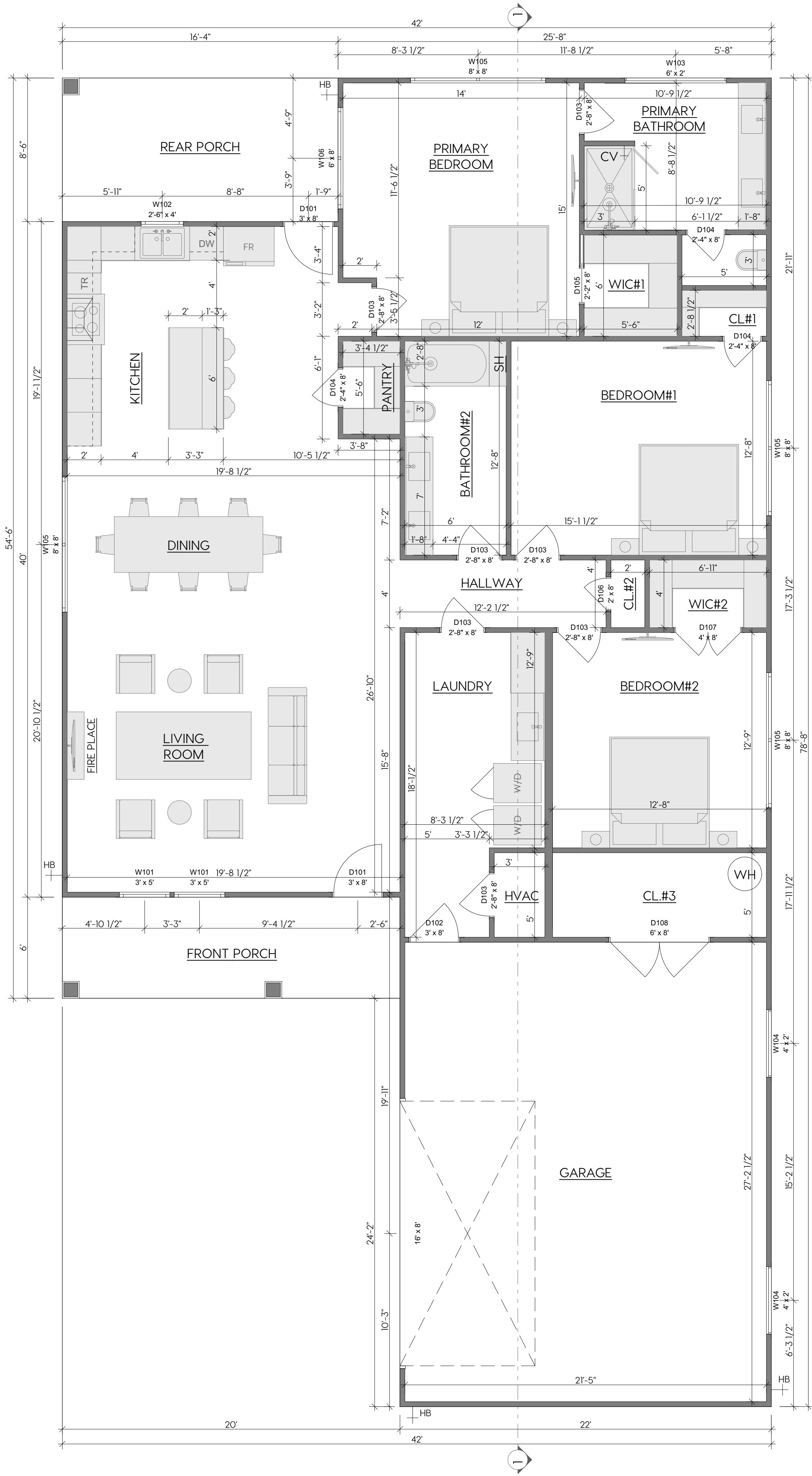
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DISTR.

GRADING PLAN

SHEET

C1.1



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



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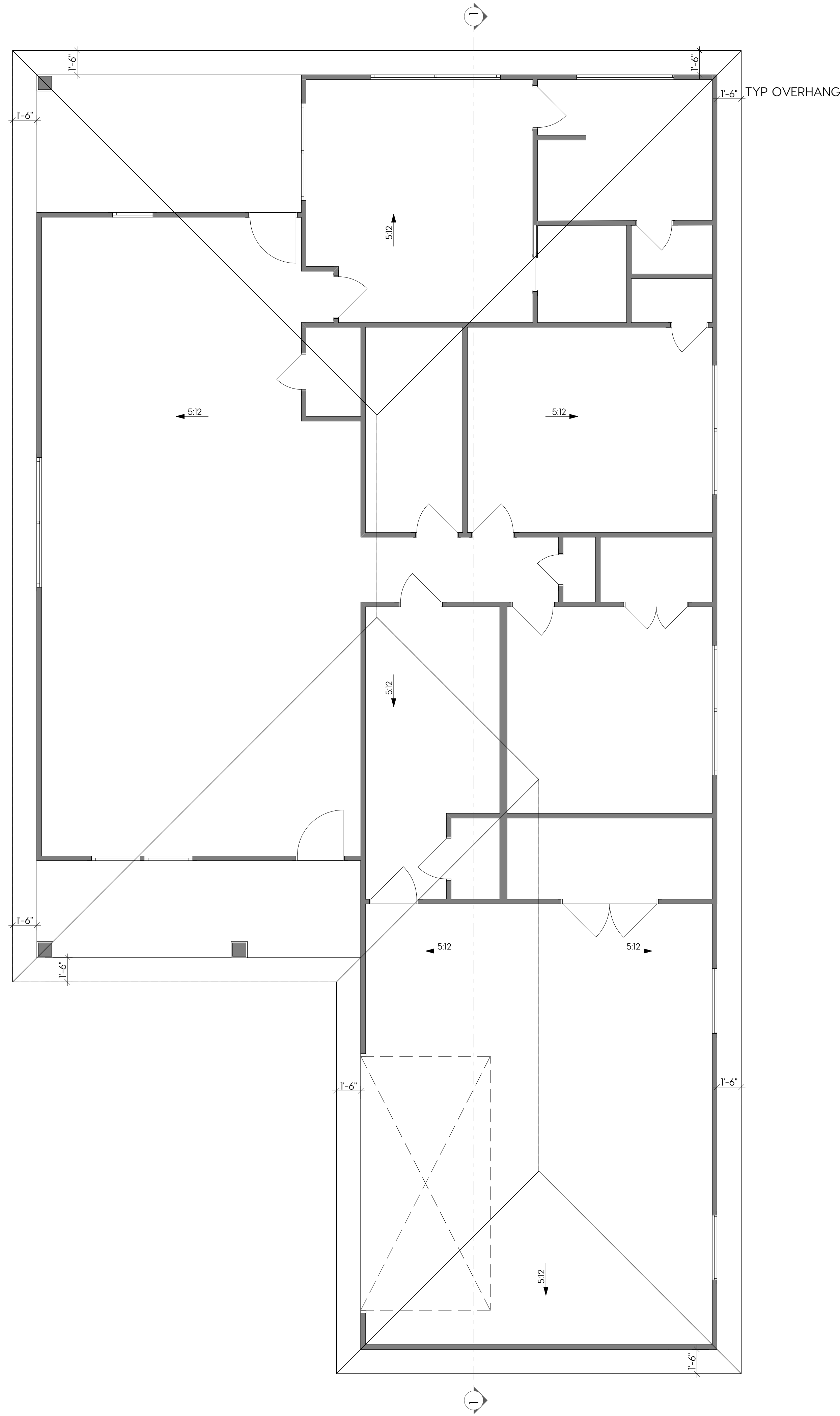
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DISTR.

FLOOR PLAN

SHEET

A 1.1



ROOF PLAN 1/4" = 1'-0"



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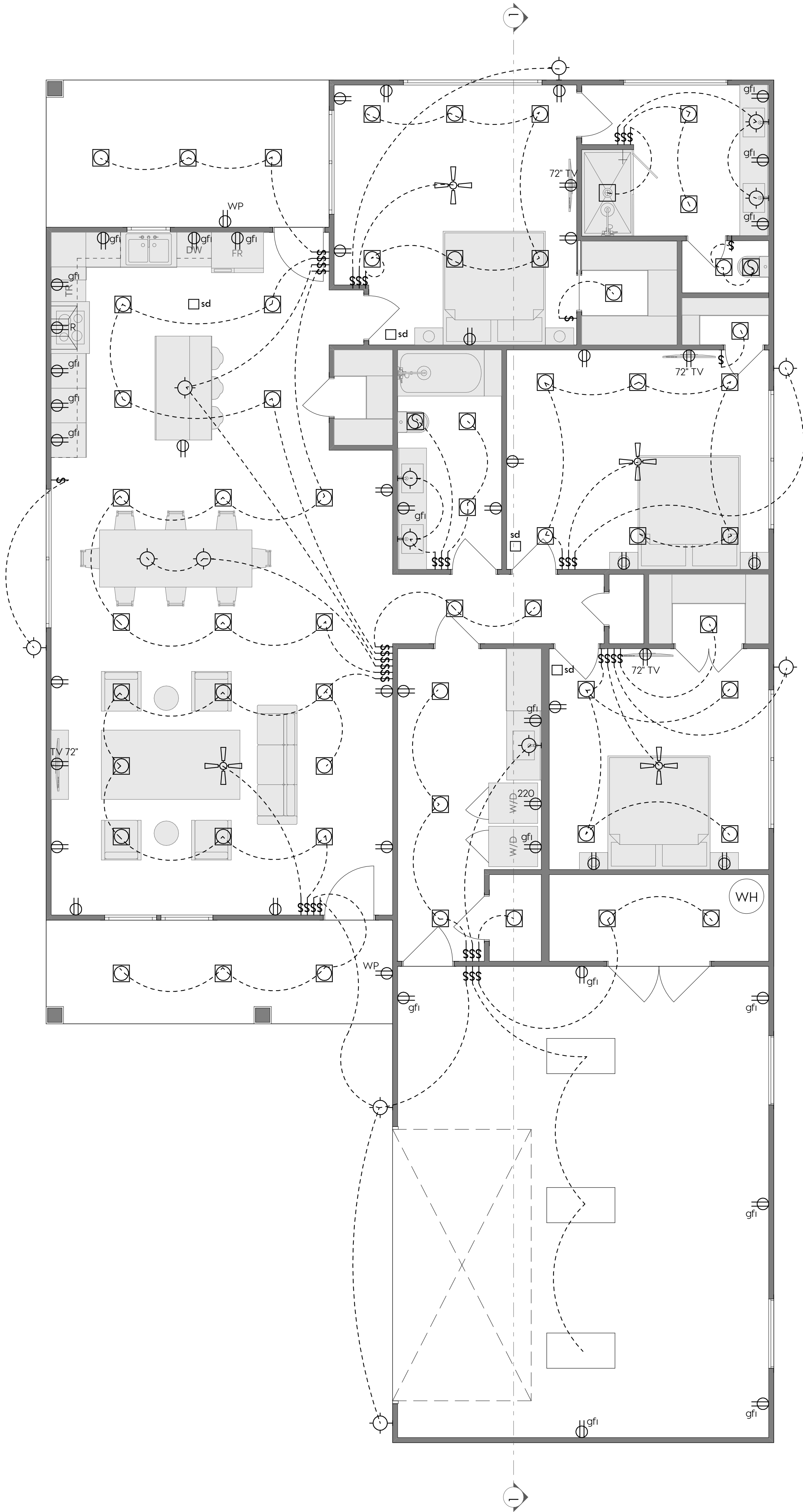
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DISTR.

ROOF PLAN

SHEET

A 1.2



FLOOR ELECTRICAL PLAN 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

- DUPLEX RECEPTACLE
- GROUND FAULT INTERRUPTING RECEPTACLE
- 220 V RECEPTACLE
- RANGE OUTLET
- WATERPROOF RECEPTACLE
- SINGLE POLE SWITCH
- TV RECEPTACLE W/ MOUNTING HEIGHT INDICATED
- FLOURESCENT LIGHT (LARGE)
- SMOKE AND CARBON MONOXIDE DETECTOR COMBO
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- SHOWER LIGHT FIXTURE
- EXHAUST FAN
- CEILING FAN
- FLOURESCENT LIGHT (LARGE)

- NOTES:
- VERIFY LOCATION OF ALL SWITCHED OUTLETS WITH OWNER/DESIGNER PRIOR TO INSTALLATION.
 - HOME TO BE WIRED FOR PHONE, INTERNET, AND STEREO, TYPICAL. VERIFY LOCATIONS OF OUTLETS, SPEAKERS
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT SIZES AND LOCATION OF EQUIPMENT WHICH IS FURNISHED BY OTHERS AND CONNECTED BY ELECTRICAL.
 - LOCATION OF LIGHT FIXTURES, DISCONNECT SWITCHES, ETC. FOR MECHANICAL EQUIPMENT ROOM SHALL BE COORDINATED WITH FINAL MECHANICAL EQUIPMENT LOCATION TO PROVIDE NATIONAL ELECTRICAL CODE REQUIRED ACCESS SPACE.
 - GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK AND SHALL IMMEDIATELY NOTIFY THE DESIGNER OF ANY DISCREPANCIES. FAILURE TO DO SO INDICATES THAT THE CONTRACTOR ACCEPTS THE CONDITIONS AS THEY EXIST AND SHALL PERFORM THE WORK REQUIRED AS SHOWN AND SPECIFIED.
 - CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND LABOR, PERFORM ALL LABOR WITH SUPERVISION, BEAR ALL EXPENSES AS FOR THE SATISFACTORY COMPLETION OF ALL WORK READY FOR OPERATION.
 - WORK SHALL COMPLY WITH ALL LOCAL CODES, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK, THE STATEBUILDING CODE, AND THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY LOCAL ORDINANCES.
 - CONTRACTOR SHALL OBTAIN OWNER'S APPROVAL OF ALL LIGHT FIXTURES, AND VISIBLE SWITCHES, RECEPTACLES, PANEL BOARDS, ETC. PRIOR TO PURCHASING.
 - GENERAL CONTRACTOR RESPONSIBLE FOR ADDING BLOCKING AS REQUIRED SO THAT RECEPTACLES ARE PLACED AS SHOWN ON PLANS, E.G. CENTERED UNDER WINDOWS OR BETWEEN WINDOWS, ETC.
 - MECHANICAL CONTRACTOR TO VERIFY SIZE, EFFICIENCY, AND PLACEMENT OF ALL MECHANICAL EQUIPMENT. GENERAL CONTRACTOR TO CONSULT WITH MECHANICAL CONTRACTOR AND/OR MECHANICAL ENGINEER AND NOTIFY OWNER OF ANY DIFFICULTY WITH INSTALLATION, EFFICIENCY, OR PERFORMANCE OF SYSTEMS PRIOR TO CONSTRUCTION.
 - ELECTRIC METER BASES ARE SHOWN FOR PREFERRED LOCATION ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE FINAL METER BASE LOCATION WITH POWER COMPANY AND CONSULTING WITH OWNER IF METER BASE NEEDS TO BE RELOCATED.
 - PROVIDE UNDER-CABINET DIMMABLE LED LIGHTING AT ALL UPPER CABINETRY LOCATIONS



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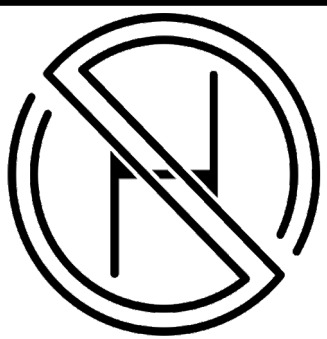
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ELECTRICAL PLAN

SHEET

E 1.1



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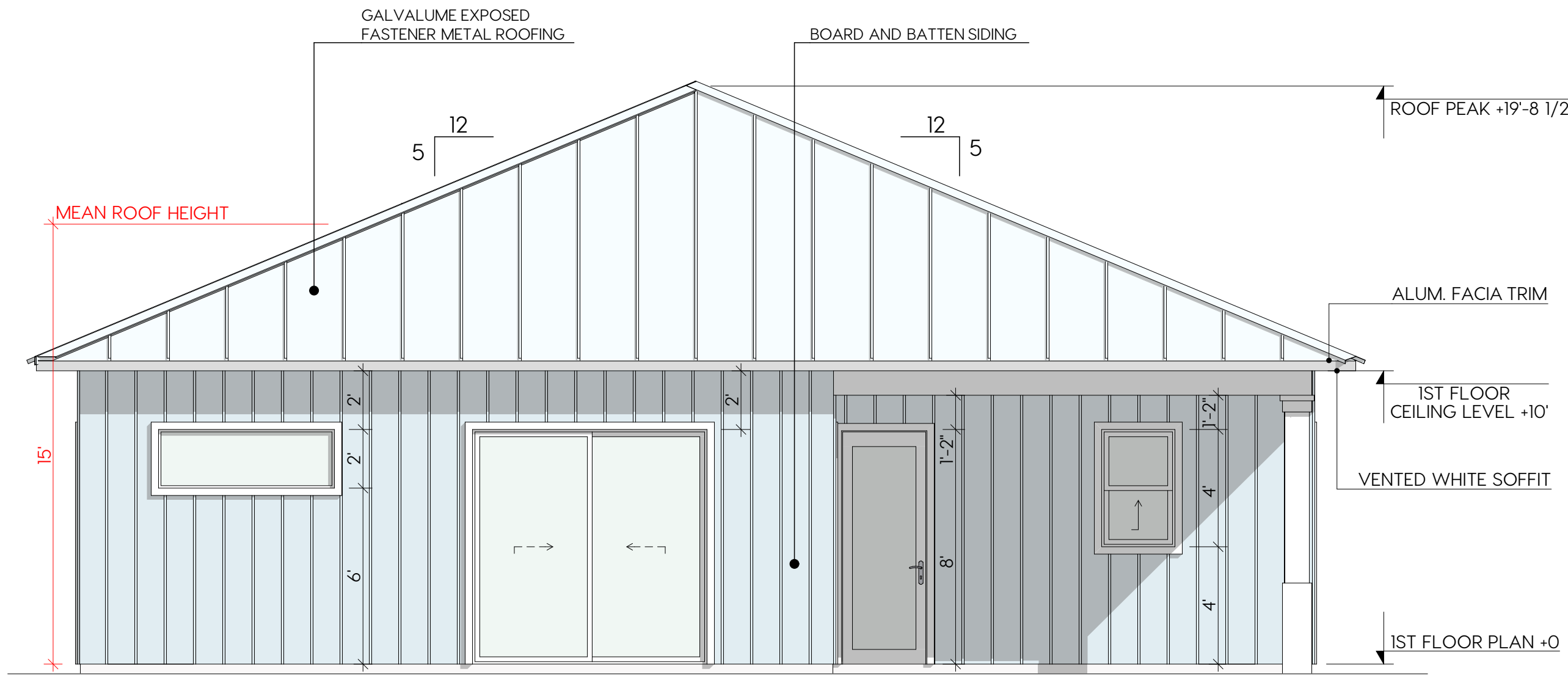
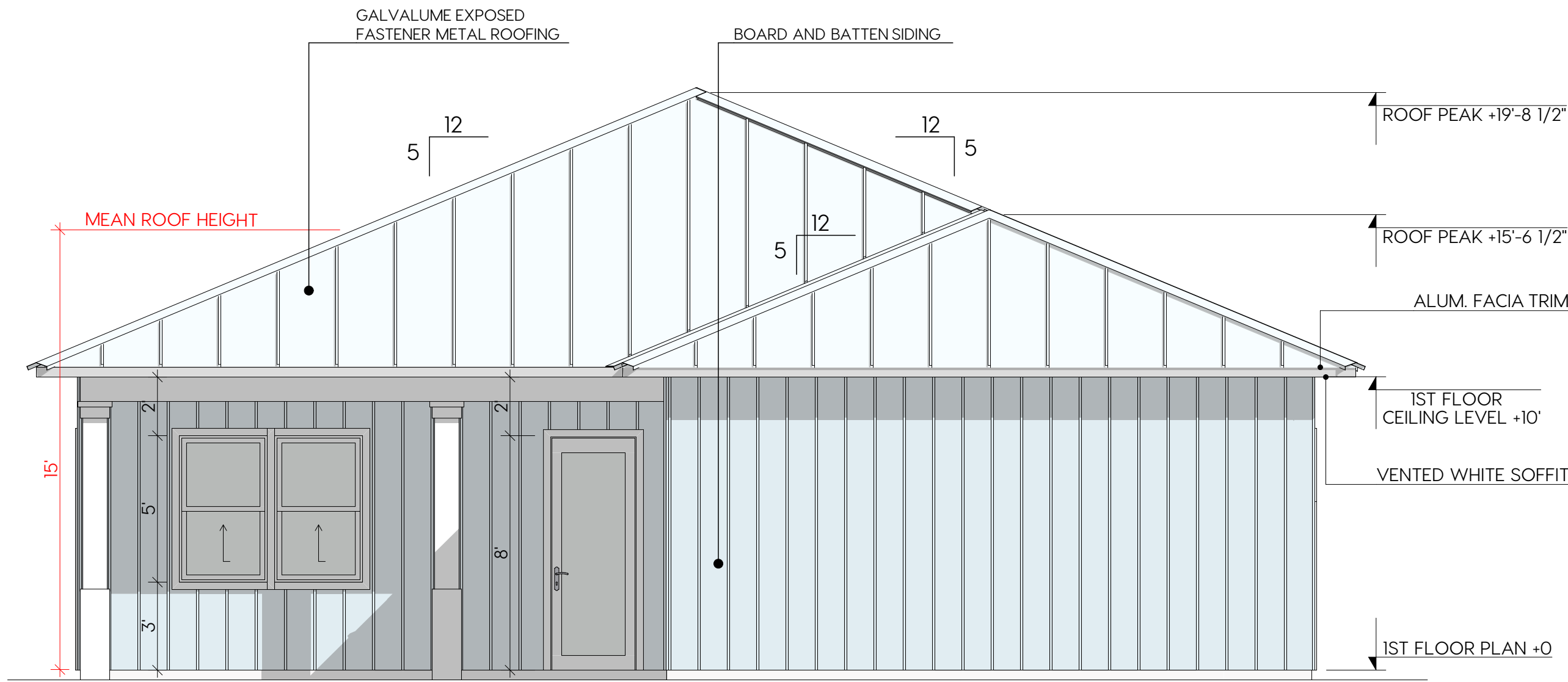
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DISTR.

ELEVATION

SHEET

A 2.1





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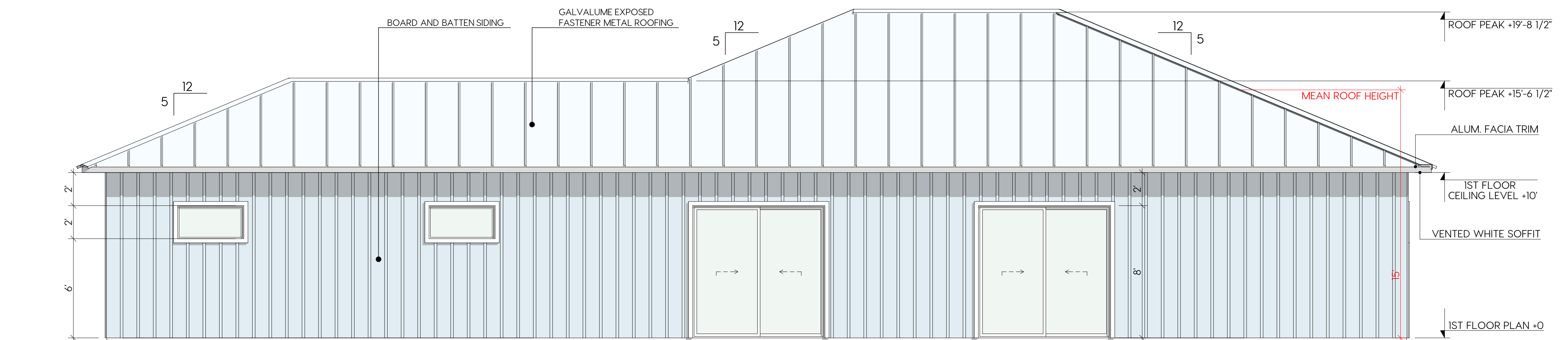
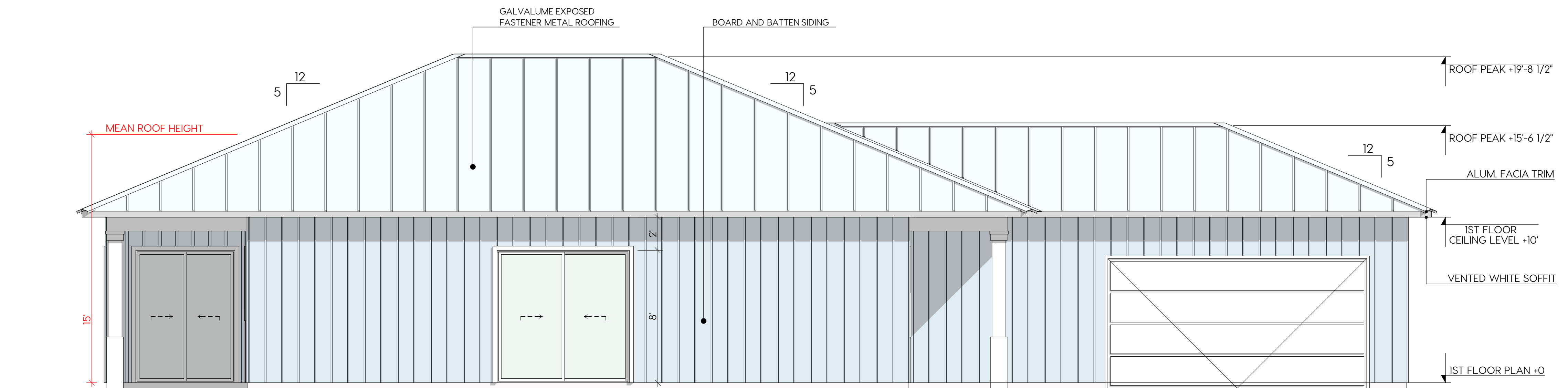
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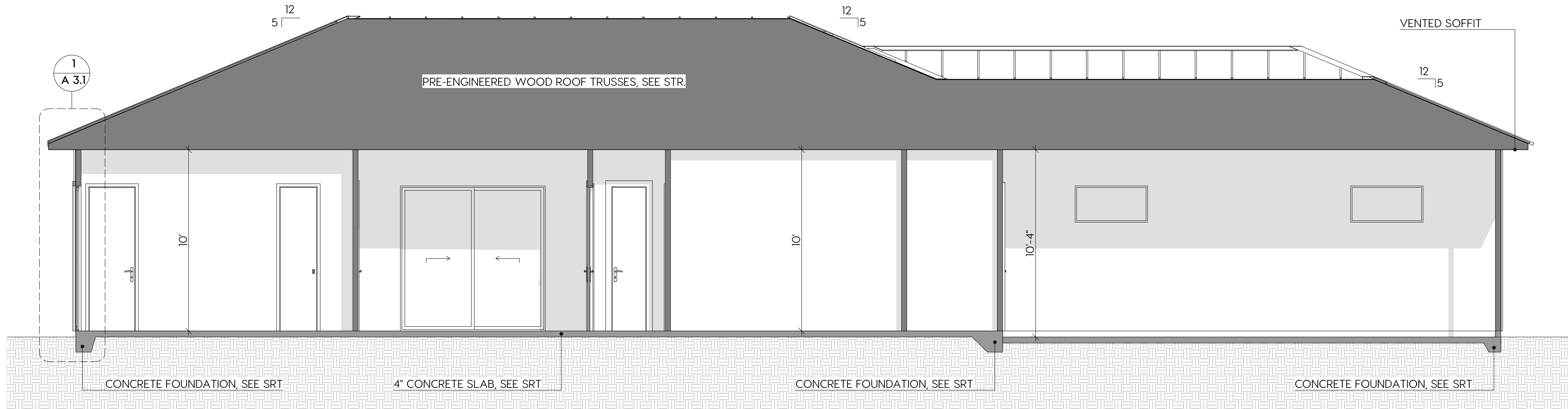
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ELEVATION

MEET

A 2.2





- ROOF COMPOSITION
- SHINGLE ROOFING
 - WATER SHIELD
 - PLYWOOD DECKING
 - PRE - ENG. TRUSSES - SEE STR
 - BLOWN - IN INSULATION
 - 5/8" Gypsum BOARD ON FRAME

- DRIP EDGE EAVE METAL
- 2x6 FASCIA BOARD
- ALUM. FASCIA TRIM
- VENTED VINYL SOFFIT

- WALL COMPOSITION
- SIDING
 - MOISTURE BARRIER
 - PLYWOOD SHEATING - SEE STR
 - 2 x 4 WOOD STUDS - SEE STR
 - BATT INSULATION
 - 1/2" Gypsum WALL BOARD

- FLOOR COMPOSITION
- FLOORING PER OWNER
 - 4" CONCRETE SLAB - SEE STR
 - 6 MIN VAPOR BARRIER
 - COMPACTED FILL

- APPROXIMATE
EXT. GRADE
- FOUNDATION
SEE STR

HOUSE F.F.E.

12" MIN

1
A 3.1

TYP. WALL SECTION

1" = 1'-0"

NOTE:
SEE STR. ENG. SET FOR ALL FRAMING AND METAL HARDWARE DETAILS.



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DISTR.

BUILDING SECTION

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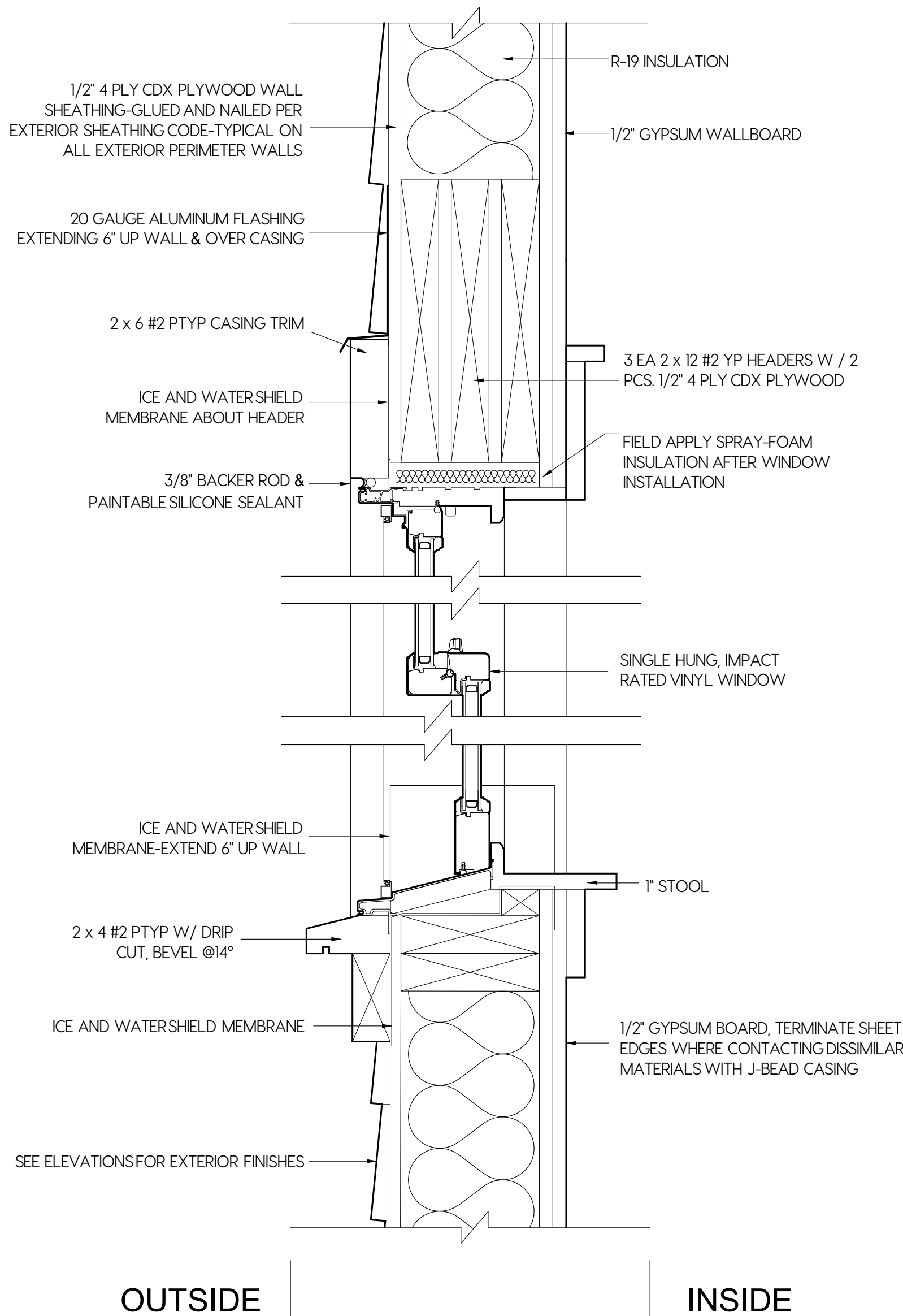
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WINDOW & DOOR SCHEDULE

SHEET

A 4.1

TYPICAL WINDOW SECTION



GENERAL NOTES - WINDOWS

1. ALL WINDOW HEADER HEIGHTS SHALL BE AS SHOWN ON ELEVATIONS - REF. ELEVATIONS. WINDOWS MAY BE ADJUSTED SLIGHTLY UP OR DOWN TO MATCH DOOR HEIGHTS, BUT MUST BE CONSISTENT WITHIN EACH ROOM.
2. PROVIDE WINDOWS OF SIZE SHOWN OR NEXT CLOSEST SMALLER STANDARD SIZE AVAILABLE, IF STD. SIZE IS MORE THAN TWO INCHES IN DIFFERENCE NOTIFY ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
3. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
4. PROVIDE LOW E GRAY TINT GLAZING W/ ARGON GAS (VERIFY W/ OWNER PRIOR TO ORDER).
5. ALL WINDOWS ARE TO BE PRICED AS WEATHERSHIELD ALUMINUM CLAD WINDOWS (OR EQUAL) & OF OPERATION SHOWN W/ UNPAINTED STAIN GRADE PINE INTERIOR COMPONENTS OTHER MANUF. MAY BE CONSIDERED WITH PRIOR APPROVAL FROM ARCHITECT.
6. PROVIDE FULL RANGE OF METAL COLOR CHIPS AVAILABLE TO ARCHITECT FOR OWNER TO MAKE COLOR SELECTION.
7. ALL WINDOWS WILL BE INSPECTED UPON DELIVERY BY CONTRACTOR OR CONTRACTORS APPOINTED REPRESENTATIVE FOR LABELS AND DAMAGE.
8. ALL WINDOWS ARE TO BEAR THE MANUFACTURER'S LABEL OF WIND LOAD CERTIFICATION ANY WINDOWS NOT BEARING THE MANUFACTURER'S CERT. LABEL MUST BE RETURNED.
9. ANY DAMAGED WINDOWS WILL NOT BE ACCEPTED.
10. ALL WINDOWS WILL BE ORDERED WITH APPROPRIATE INSTALLATION HARDWARE.
11. ALL WINDOWS WILL HAVE A SIMULATED DIVIDED LIGHT DOUBLE GLAZING.
12. ALL WINDOWS WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
13. ALL DOOR AND WINDOW UNITS AND GLAZING WILL BE CERTIFIED TO MEET THE WIND PRESSURE & IMPACT REQUIREMENTS OF THE CURRENT FBC.
14. WINDOW MUNTINS WILL BE 5/8" PUTTY DIMENSIONAL MUNTINS W/ FLAT 5/8" INTEGRAL BAR.

MINIMUM DIMENSIONS FOR EGRESS WINDOWS WILL BE AS FOLLOWS:

- CLEAR OPENING WIDTH 20 INCHES
- CLEAR OPENING HEIGHT 24 INCHES
- TOTAL CLEAR OPENING AREA 5.7 SQUARE FEET
- SILL HEIGHT MAY NOT EXCEED 44 INCHES MAXIMUM ABOVE FINISHED FLOOR TO OPENING

GENERAL NOTES - DOORS

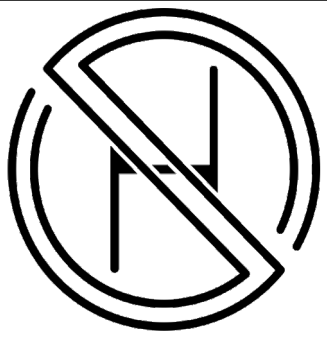
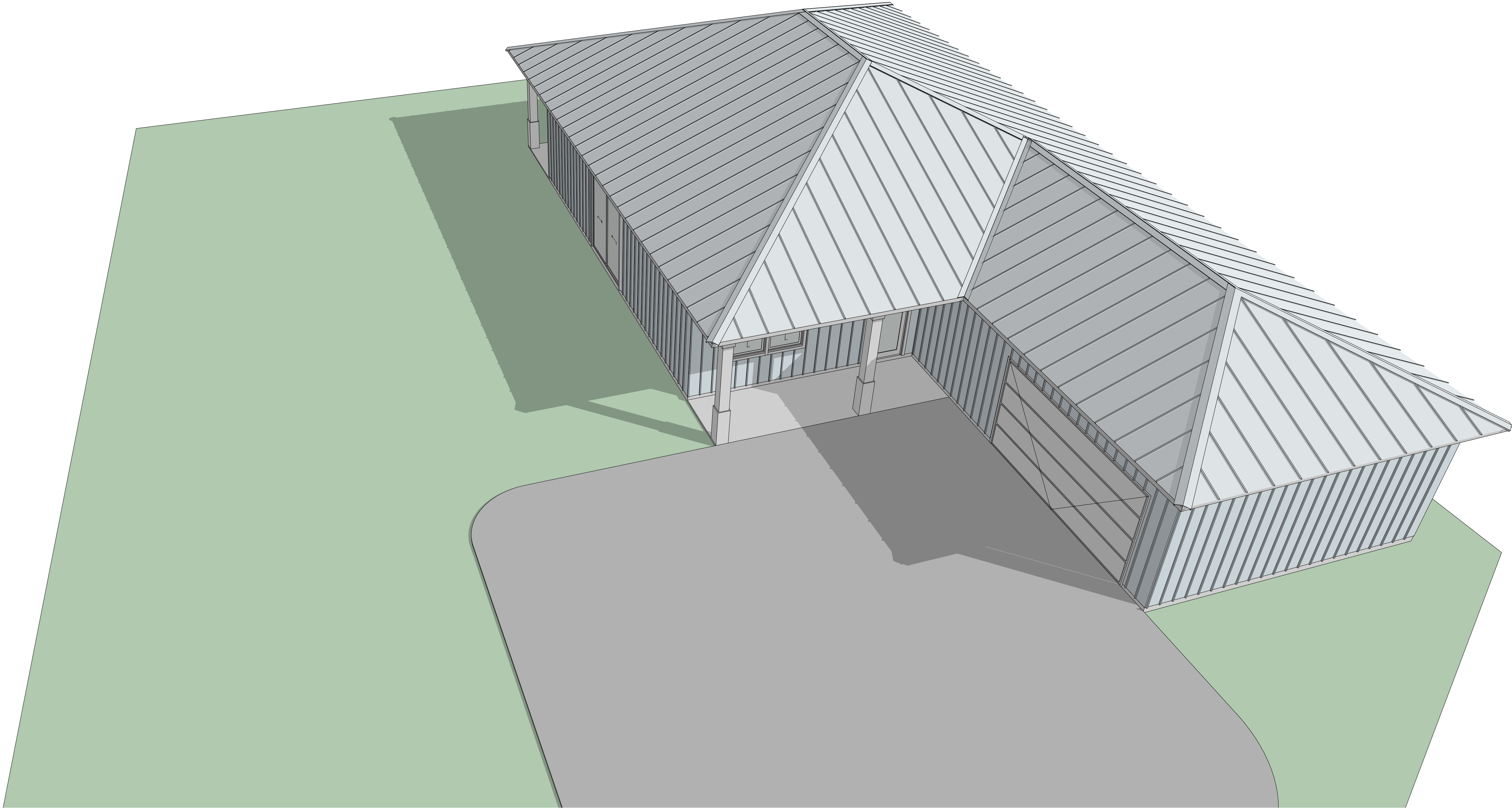
1. ALL SOLID CORE INTERIOR DOORS WILL BE CONSTRUCTED FROM PAINT GRADE MDF.
2. ALL INTERIOR DOORS ARE TO BE PRE-HUNG AND SHIPPED W/ PAINT GRADE FRAMES OF POPLAR MATERIAL AND (4) 4"x4" SQUARE HINGES UNLESS OTHERWISE NOTED.
3. DOOR SEALER (WHERE APPLICABLE) SHALL BE A CLEAR SEALER (SIKKENS OR EQUAL) W/ FLAT FINISH TO BRING OUT THE NATURAL COLOR OF THE WOOD.
4. PROVIDE "CABOT" OR EQUAL EXTERIOR STAIN FOR DOORS SPECIFIED TO BE STAINED. PROVIDE STAIN SAMPLES TO OWNER.
5. PROVIDE TEMPORARY EXTERIOR DOOR(S) WHERE CUSTOM EXTERIOR WOOD DOORS ARE SPECIFIED UNTIL CONDITIONS ARE ACCEPTABLE FOR EXTERIOR DOORS TO BE INSTALLED WITHOUT POTENTIAL FOR DAMAGE.
6. PROVIDE FIXED DOOR UNITS WHERE CALLED FOR ON FLOOR PLANS AND IN SCHEDULE.
7. DOOR CONSTRUCTION DETAIL PROVIDED TO SHOW ARCHITECT'S INTENT FOR DOOR DESIGN.
8. MINOR ADJUSTMENTS MAY BE MADE TO THE PROFILE AND CONSTRUCTION WITH ARCHITECT'S PRIOR REVIEW AND APPROVAL.
9. ANY DISCREPANCIES WITH DOOR SCHEDULE AND FLOOR PLANS SHOULD BE REPORTED TO ARCHITECT FOR CLARIFICATION IMMEDIATELY.
10. INCORRECT ASSUMPTIONS MADE AND UNVERIFIED WILL BE THE RESPONSIBILITY OF THE PARTY MAKING THE ASSUMPTION.
11. UNAUTHORIZED ALTERATIONS TO THE SPECIFICATIONS WILL BE THE RESPONSIBILITY OF THE PARTY MAKING THE ALTERATIONS.
12. ALL DOORS MUST BE INSPECTED BY CONTRACTOR AT TIME OF DELIVERY FOR CORRECT NUMBER, SIZE, QUANTITY AND FOR DAMAGE PRIOR TO ACCEPTING DELIVERY. ANY DAMAGED OR INCORRECT PRODUCT MUST NOT BE ACCEPTED.
13. ALL INTERIOR DOORS SHOWN ADJACENT TO CORNERS WILL BE SET OFF OF CORNER 6 INCHES UNLESS SHOWN OTHERWISE ON FLOOR PLANS.
14. ALL EXTERIOR DOORS WILL BE SET IN FABRICATED NATURAL ALUM. STORM SILLS (PANS).
15. ALL EXTERIOR DOORS MUST COMPLY WITH THE LOCAL BUILDING CODE AND FBC CURRENT DESIGN PRESSURE, IMPACT, AND OTHER REQUIREMENTS PER CODES.
16. DOOR MUNTINS WILL BE 5/8" PUTTY DIMENSIONAL MUNTINS W/ FLAT 5/8" INTEGRAL BAR.

DOOR SCHEDULE

ID	D101	D102	D103	D104	D105	D106	D107	D108
QUANTITY	2	1	7	3	1	1	1	1
DIMENSION	3'x8'	3'x8'	2'-8"x8'	2'-4"x8'	2'-2"x8'	2'x8'	4'x8'	6'x8'
VIEW								

WINDOW SCHEDULE

ID	W101	W102	W103	W104	W105	W106
QUANTITY	2	1	1	2	4	1
DIMENSIONS	3'x5'	2'-6"x4'	6'x2'	4'x2'	8'x8'	6'x8'
VIEW						



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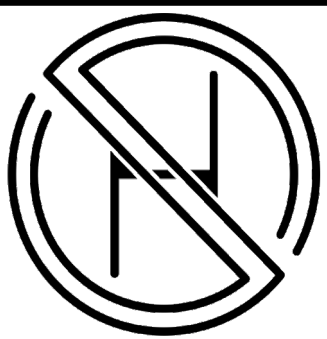
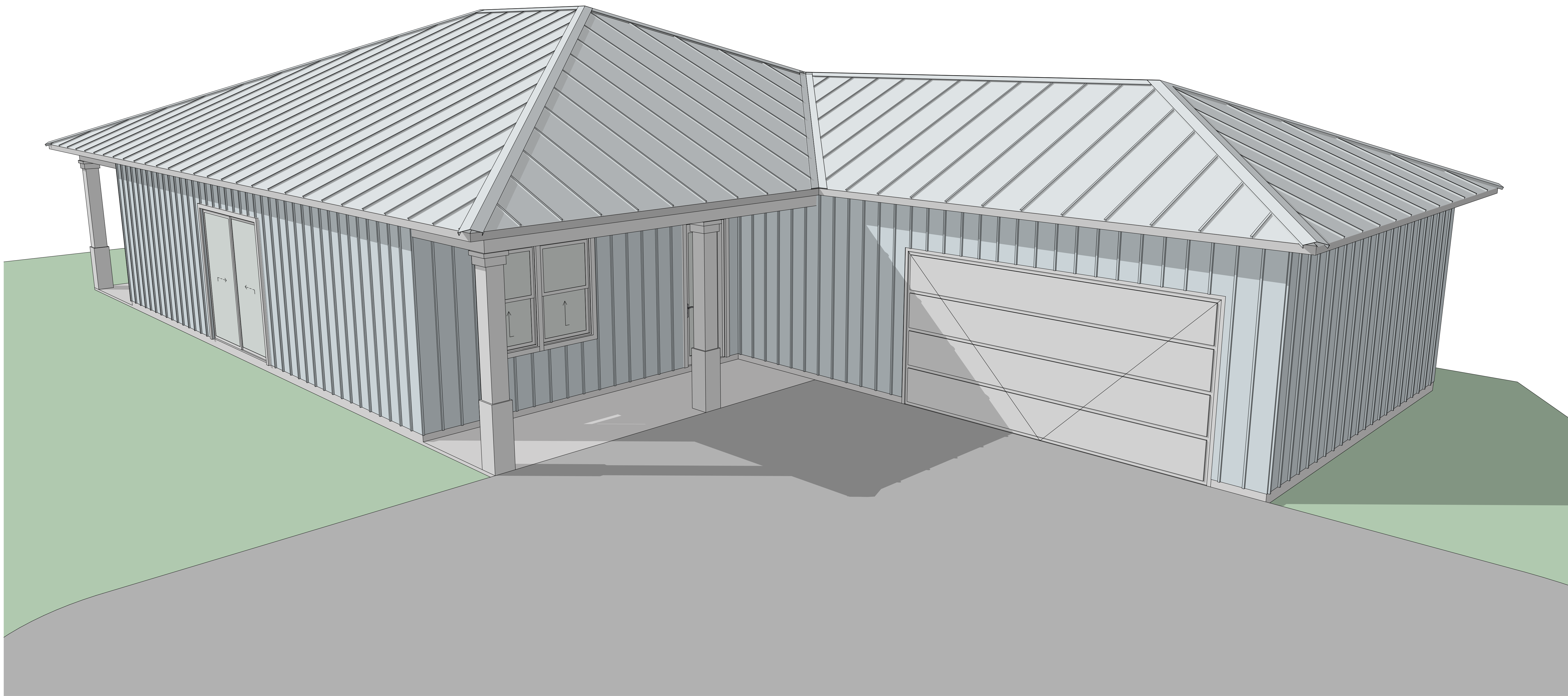
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DISTR.

RENDER

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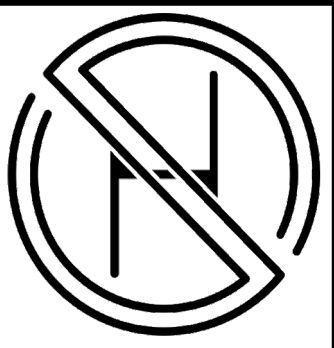
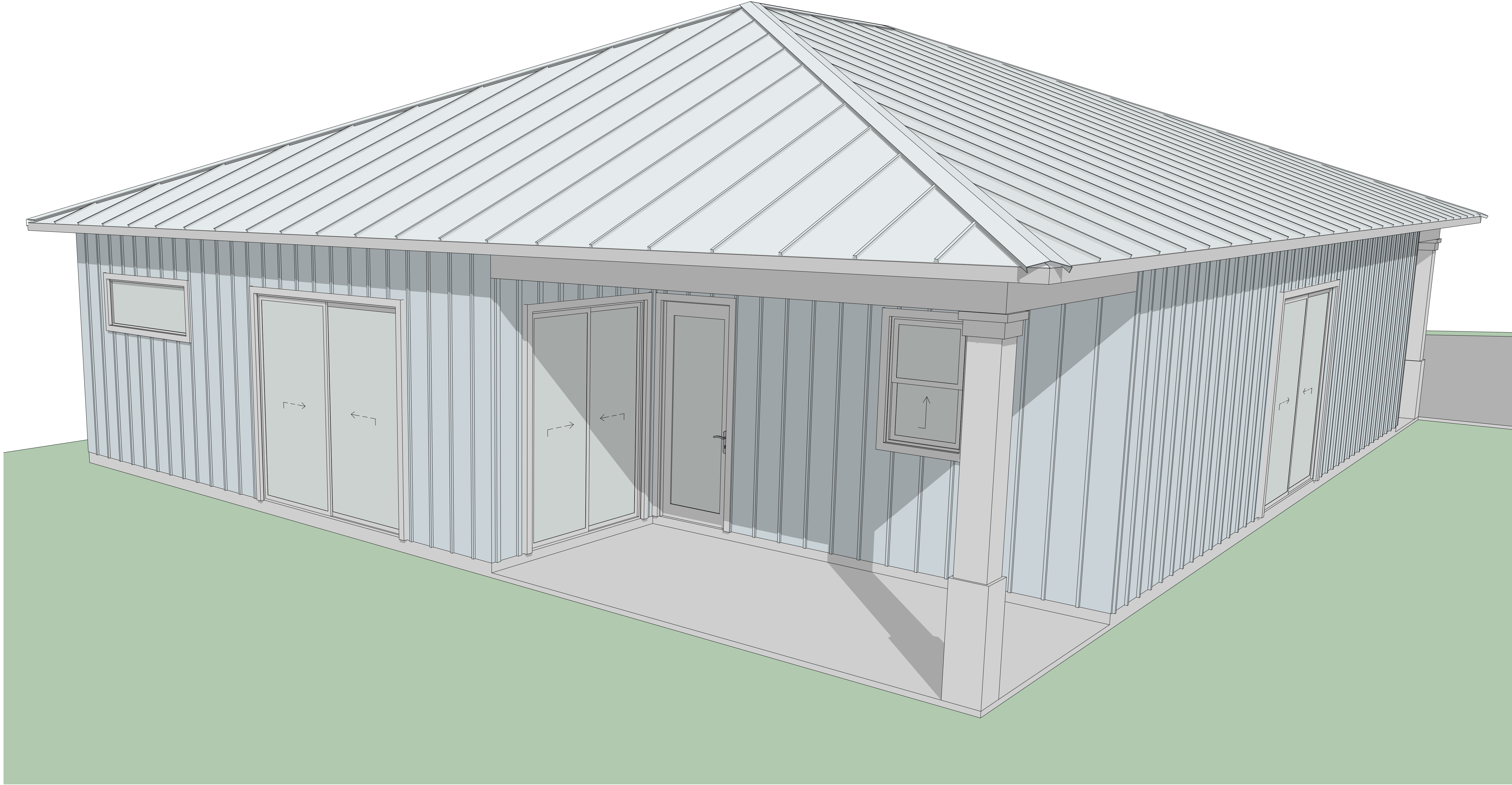
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