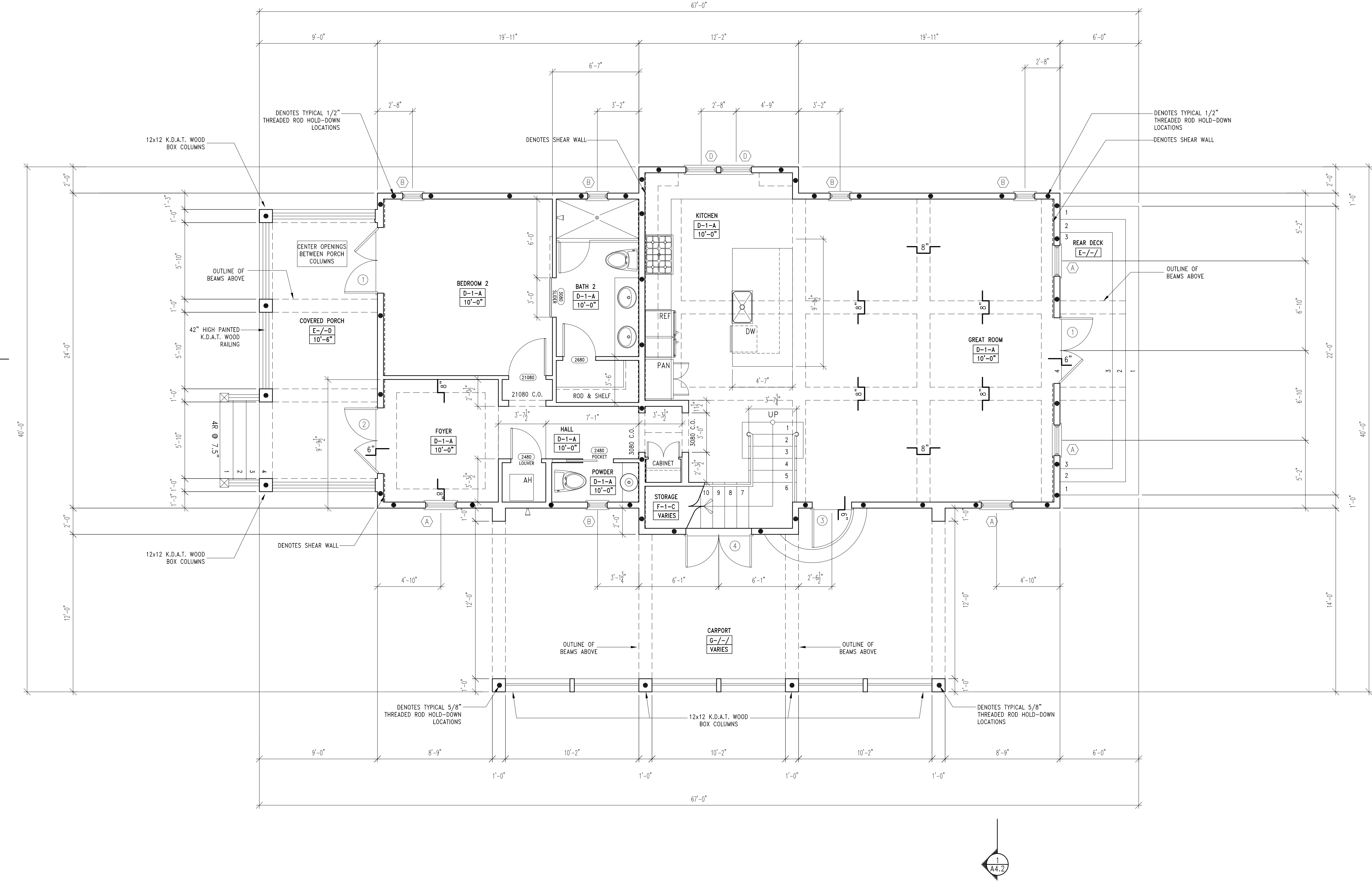


D

C

B

A



FIRST LEVEL FLOOR PLAN

1/4"=1'-0"

1
A1.1

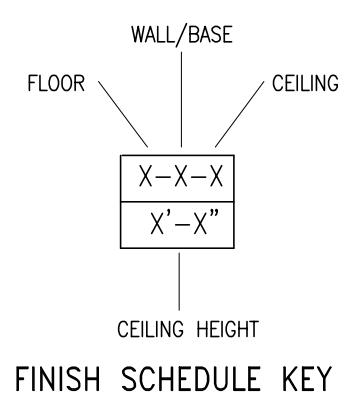
GENERAL NOTES

- REFER TO SHEET A3.1 FOR WINDOW AND DOOR SCHEDULE.
- WINDOW HEADERS TO ALIGN WITH DOOR HEADERS (UNLESS NOTED OTHERWISE.)
- ALL SHOWER HEADS TO BE STUBBED OUT @ 90" A.F.F. (U.N.O.)
- FRAMER TO CONFIRM ALL DRAIN LOCATIONS.
- CEILING HEIGHTS ARE RELATIVE TO THE F.F.E.
- STANDARD DOOR OFFSET FROM CORNER IS 6" (U.N.O.)

AREA SCHEDULE	
CONDITIONED SPACE	
FIRST LEVEL	1,297 ±
SECOND LEVEL	1,196 ±
TOTAL	2,493 ±
COVERED AREAS	
FIRST LEVEL PORCHES	265 ±
SECOND LEVEL PORCHES	310 ±
CARPORT	429 ±
TOTAL GROSS	3,497 ±

- TYPICAL HOLD-DOWN LOCATION. SEE STRUCTURAL SPECIFICATIONS FOR SIZE AND TYPE OF ANCHOR. ALL ANCHORS AND TIES CONT. TO TOP PLATE.
- INTERIOR SHEAR WALL LOCATION. APPLY 1/2" APA RATED SHEATHING TO INTERIOR FRAMING. CONTINUOUS PLATE-TO-PLATE. APPLY 1/2" SHEET ROCK TO FRAMING TO MAKE FACING PLANE FLUSH BEFORE APPLICATION OF FINAL SHEETROCK SURFACE.

- 6x6 COLUMN LOCATION
- DENOTES LOAD BEARING WALL



FINISH SCHEDULE

FLOOR	WALL / BASE	CEILING
A- CARPET	1- PAINTED GYP. BD.	A- PAINTED GYP. BOARD
B- CERAMIC TILE	WOOD BASE	B- EXPOSED WOOD RAFTERS
C- STONE	2- PAINTED SOFFIT BOARD	C- 5/8" EXTERIOR SOFFIT BOARD
D- WOOD	WOOD BASE	D- 6" T&G WOOD
E- 5/4" PT DECKING		
F- CONCRETE		
G- CONCRETE PAVERS		

THE NEW ORCHARD RESIDENCE

PLAN NUMBER 443-17

HOUSEPLANS.COM

Revision:

Date: No. Description:

Project No.:

Date:

Drawing Title:
FLOOR PLANSDrawn By:
Checked By:

Drawing No.:

A1.1

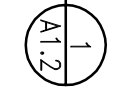
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Gulf Coast Cottages
790 Highway 393 North, Suite 2E
Santa Rosa Beach, FL 32459
(850) 622-0210-Voice
(850) 622-0211-Fax
EMAIL: geoff@geoffchick.com

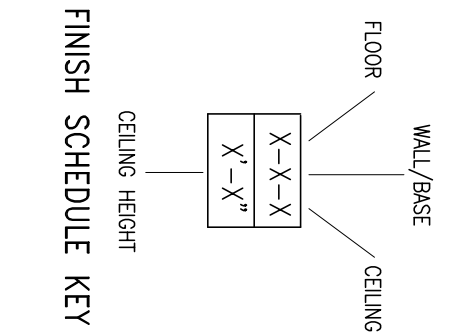
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$$1/4'' = 1' - 0''$$

1. REFER TO SHEET A.3.1 FOR WINDOW AND DOOR SCHEDULE.
2. WINDOW HEADERS TO ALIGN WITH DOOR HEADERS (UNLESS NOTED OTHERWISE.)
3. ALL SHOWER HEADS TO BE STUBBED OUT @ 90° A.F.F. (I.N.O.)
4. FRAMES TO CONFORM ALL DRAIN LOCATIONS.
5. CEILING HEIGHTS ARE RELATIVE TO THE F.F.E.
6. STANDARD DOOR OFFSET FROM CORNER IS 6" (I.N.O.)

- SPEC. HOLD-DOWN LOCATION. SEE STRUCTURAL SPECIFICATIONS FOR SIZE AND TYPE OF ANCHOR. ALL ANCHORS AND IES CONT. TO TOP PLATE.
 --- INTERIOR SHEAR WALL LOCATION. APPLY 1/2" A₅₀₈ RATED SHEETING TO INTERIOR FRAMING, CONTINUOUS PLATE-TO-PLATE. APPLY 1/2" SHEET PILING TO EXTERIOR FRAMING. DO NOT FLUSH BEFORE APPLICATION OF FINAL SHEETROCK SURFACE.
 ☒ 606 COLUMN LOCATION
 ■ DENOTES LOAD BEARING WALL



	FLOOR	CEILING
A- CARPET	1- PAINTED GYP. BD.	A- PAINTED GYP. BOARD
B- CERAMIC TILE	WOOD BASE	B- EXPOSED WOOD BATTENS
C- STONE		C- 5/8" EXTERIOR SOFT BOARD
D- WOOD	2- PAINTED SOFT BOARD	D- 6" T&G WOOD
E- 5/4" PT. DECKING	WOOD BASE	
F- CONCRETE		
F- CONCRETE PARTS		

[illegible]

THE NEW ORCHARD RESIDENCE
PLAN NUMBER 443-17
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Gulf Coast Cottages
790 Highway 393 North, Suite 2E
Santa Rosa Beach, FL 32459
(850) 622-0210:Voice
(850) 622-0211:Fax
EMAIL: geoff@geoffchick.com

Structural Only



Gulf Coast Cottages
790 Highway 393 North, Suite 2E
Santa Rosa Beach, FL 32459
(850) 622-0210:Voice
(850) 622-0211:Fax
EMAIL: geoff@geoffchick.com

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THE NEW ORCHARD RESIDENCE

PLAN NUMBER 443-17

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Revision:	
Date:	No. Description:

Project No.:

Date:

Drawing Title:
ARCHITECTURAL ROOF PLAN

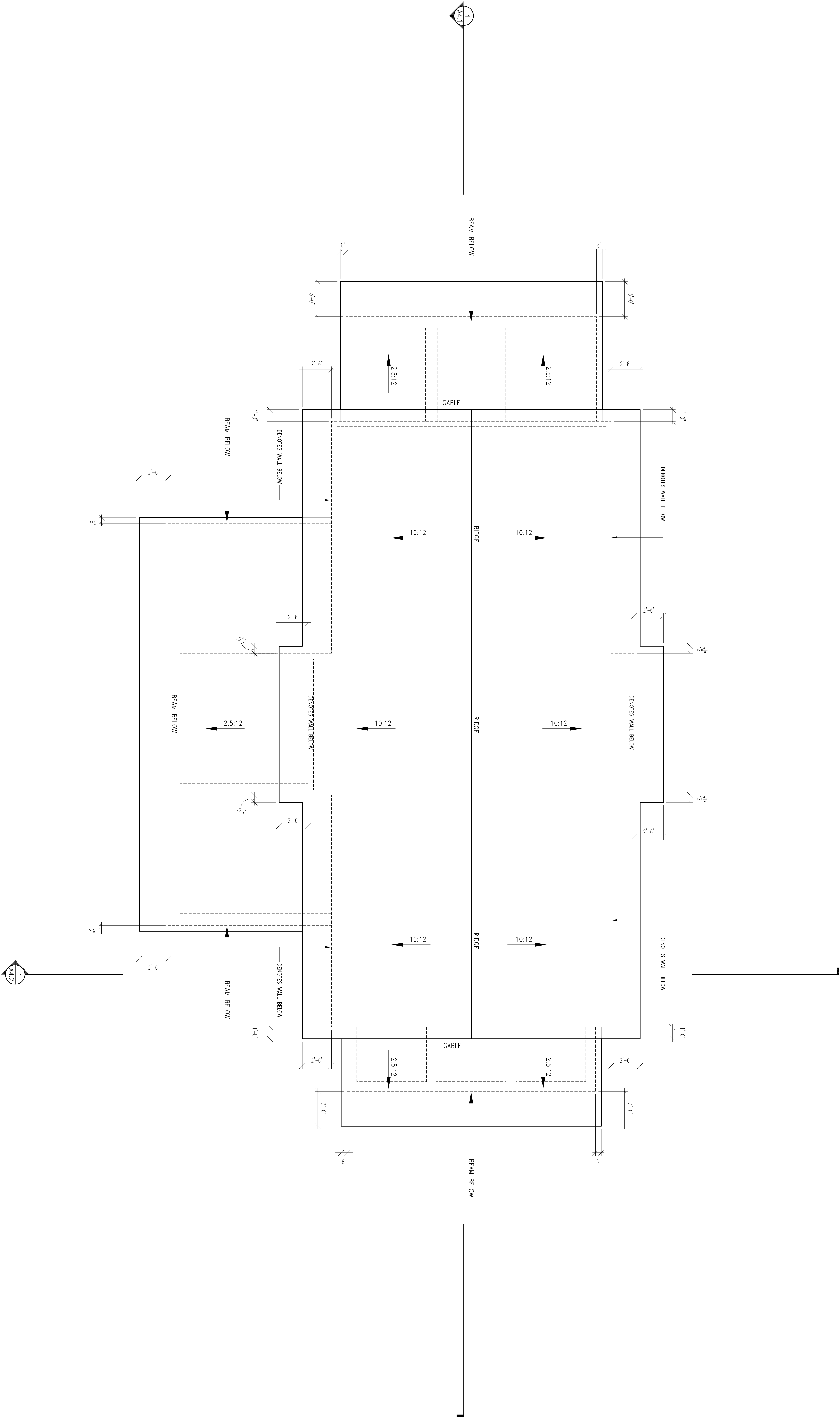
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Drawing No.:

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ROOF PLAN

1/4"=1'-0"

ROOF PLAN NOTES

1. MATERIAL: CORRUGATED METAL, WILL FINISH GALVALUME
2. PROVIDE PEEL AND STICK MEMBRANE AS PRIMARY WATERPROOFING SYSTEM
3. ROOF PITCH: 10:12, 2.5:12 WHERE NOTED
4. OVERHANG: 36" TYP. (EXCEPT WHERE OTHERWISE NOTED)
5. TRUSSES: PRE-ENGINEERED WITH SCABBED ON Rafter TAILS.

NOTE: PLUMBING AND HVAC VENTS SHALL BE GROUPEd IN ATTIC TO LIMIT THE NUMBER OF ROOF PENETRATIONS. ALL PENETRATIONS SHOULD BE LOCATED TOWARD THE SOUTH OF THE EAST ELEVATION AND BE PAINTED TO MATCH ROOF COLOR.

NOTE: BATH VENTS SHALL BE LOCATED IN BIRD BLOCKING WHERE POSSIBLE AND PAINTED TO MATCH EAVE COLOR.

● TYPICAL HOLD-DOWN LOCATION, SEE STRUCTURAL SPECIFICATIONS FOR SIZE AND TYPE OF ANCHOR. ALL ANCHORS AND TIES CONT. TO TOP PLATE.

--- INTERIOR SHEAR WALL LOCATION, APPLY 1/2" APA RATED SHEATHING TO INTERIOR FRAMING, CONTINUOUS PLATE-TO-PLATE. APPLY 1/2" SHEET ROCK TO FRAMING TO MAKE FACING PLANE FLUSH BEFORE APPLICATION OF FINAL SHEETROCK SURFACE.

☒ 6x6 COLUMN LOCATION

▨ DENOTES LOAD BEARING WALL

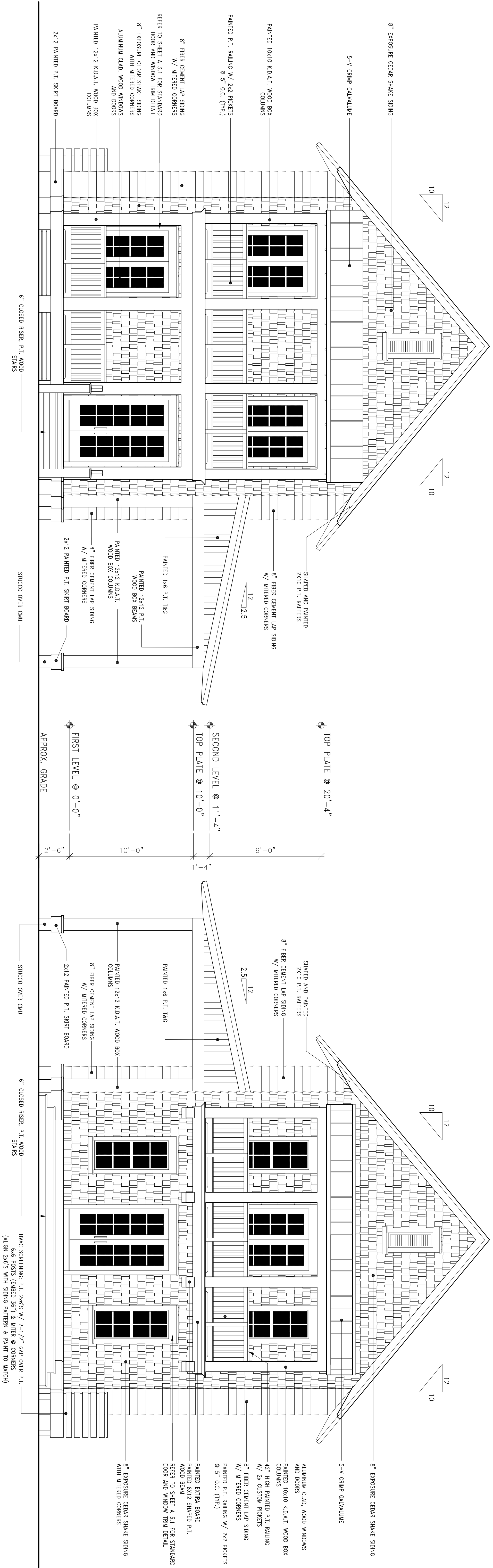
FLOOR
WALL/BASE
CEILING

X-X-X
X'-X'

CEILING HEIGHT

FINISH SCHEDULE KEY

FLOOR	WALL / BASE	CEILING
A- CARPET	1- PAINTED GYP. BD.	A- PAINTED GYP. BOARD
B- CERAMIC TILE	WOOD BASE	B- EXPOSED WOOD RAFTERS
C- STONE		C- 5/8" EXTERIOR SOFTI BOARD
D- WOOD		D- 6" T&G WOOD
E- 5/4" P.T. DECKING		
F- CONCRETE		



NOTE: FINAL GRADE IS APPROXIMATED FOR ELEVATION PURPOSES. PLEASE REFER TO LANDSCAPE & GRADING PLANS FOR DESIGN ELEVATIONS OF FINAL GRADE

NOTE: FINAL GRADE IS APPROXIMATED FOR ELEVATION PURPOSES. PLEASE REFER TO LANDSCAPE & GRADING PLANS FOR DESIGN ELEVATIONS OF FINAL GRADE

EAST ELEVATION

1/4"=1'-0"

1
42.1

GENERAL NOTES

1. REFER TO SHEET A3.1 FOR WINDOW AND DOOR SCHEDULE.
2. WINDOW HEADERS TO ALIGN WITH DOOR HEADERS (UNLESS NOTED OTHERWISE.)
3. DO NOT SCALE OFF OF THIS, OR ANY OTHER DRAWING. PLEASE CALL FOR CLARIFICATION.

WEST ELEVATION

1/4"=1'-0"

2
42.1

GENERAL NOTES

1. REFER TO SHEET A3.1 FOR WINDOW AND DOOR SCHEDULE.
2. WINDOW HEADERS TO ALIGN WITH DOOR HEADERS (UNLESS NOTED OTHERWISE.)
3. DO NOT SCALE OFF OF THIS, OR ANY OTHER DRAWING. PLEASE CALL FOR CLARIFICATION.

Revision:	
Date:	No. Description:

Project No.:
Date:
Drawing Title:
EXTERIOR ELEVATIONS

THE NEW ORCHARD RESIDENCE

PLAN NUMBER 443-17

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Checked By:

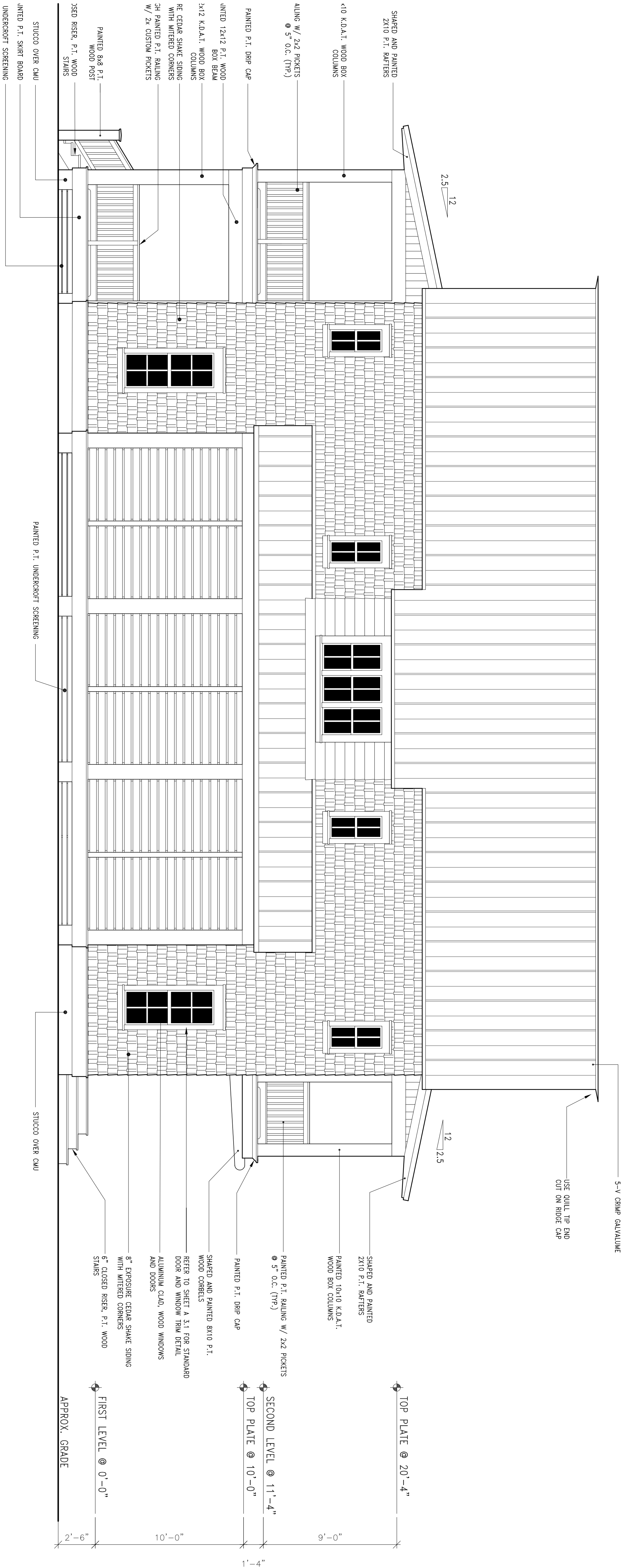
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Gulf Coast Cottages
790 Highway 393 North, Suite 2E
Santa Rosa Beach, FL 32459
(850) 622-0210:Voice
(850) 622-0211:Fax
EMAIL: geoff@geoffchick.com

Collaborating Engineer

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NOTE: FINAL GRADE IS APPROXIMATED FOR ELEVATION PURPOSES. PLEASE REFER TO LANDSCAPE & GRADING PLANS FOR DESIGN ELEVATIONS OF FINAL GRADE

SOUTH ELEVATION

1/4"=1'-0"

GENERAL NOTES

1. REFER TO SHEET A3.1 FOR WINDOW AND DOOR SCHEDULE.
2. WINDOW HEADERS TO ALIGN WITH DOOR HEADERS (UNLESS NOTED OTHERWISE.)
3. DO NOT SCALE OFF OF THIS, OR ANY OTHER DRAWING. PLEASE CALL FOR CLARIFICATION.

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Date:	No. Description:

Project No.:

Date:

Drawing Title:
EXTERIOR ELEVATIONS

Drawn By:

Checked By:

Drawing No.: A2.2

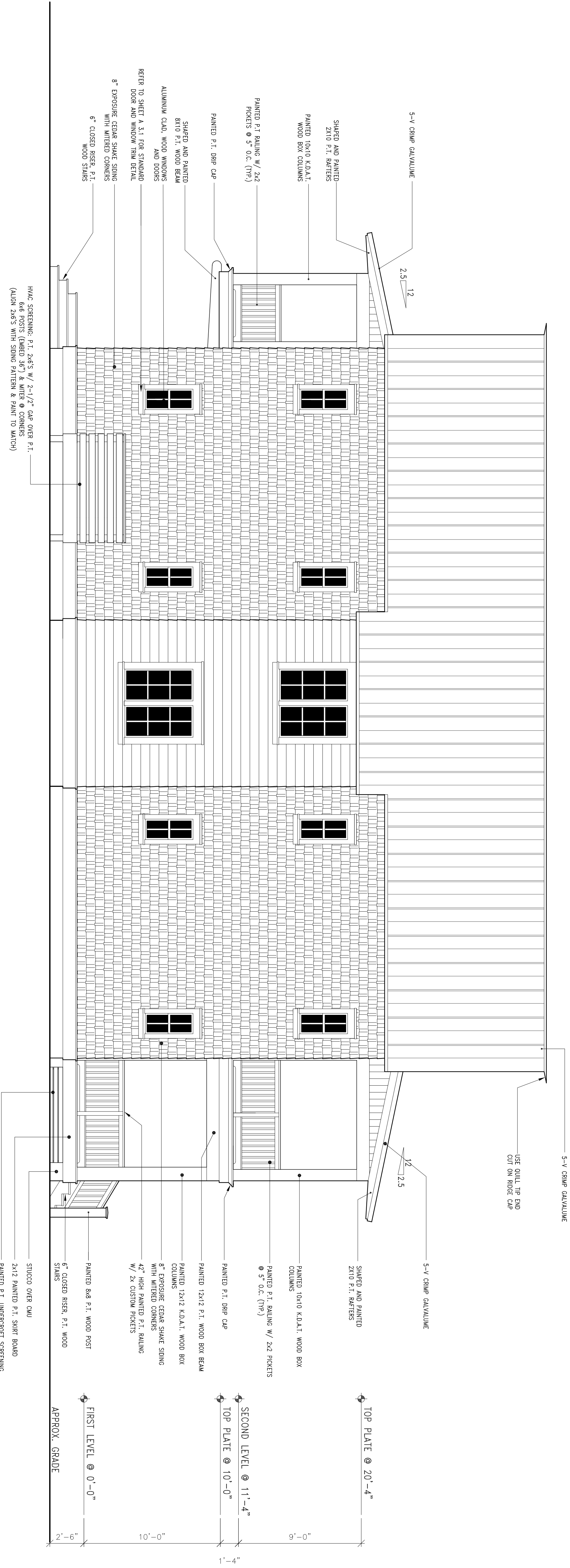
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Gulf Coast Cottages
790 Highway 393 North, Suite 2E
Santa Rosa Beach, FL 32459
(850) 622-0210:Voice
(850) 622-0211:Fax
EMAIL: geoff@geoffchick.com

Collaborating Engineer

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NOTE: FINAL GRADE IS APPROXIMATED FOR ELEVATION PURPOSES. PLEASE REFER TO LANDSCAPE & GRADING PLANS FOR DESIGN ELEVATIONS OF FINAL GRADE

NORTH ELEVATION

1/4"=1'-0"

GENERAL NOTES

1. REFER TO SHEET A3.1 FOR WINDOW AND DOOR SCHEDULE.
2. WINDOW HEADERS TO ALIGN WITH DOOR HEADERS (UNLESS NOTED OTHERWISE.)
3. DO NOT SCALE OFF OF THIS, OR ANY OTHER DRAWING. PLEASE CALL FOR CLARIFICATION.

Revision:	
Date:	No. Description:

Project No.:

Date:

Drawing Title:
EXTERIOR ELEVATIONS

Drawn By:

Checked By:

Drawing No.:
A2.3

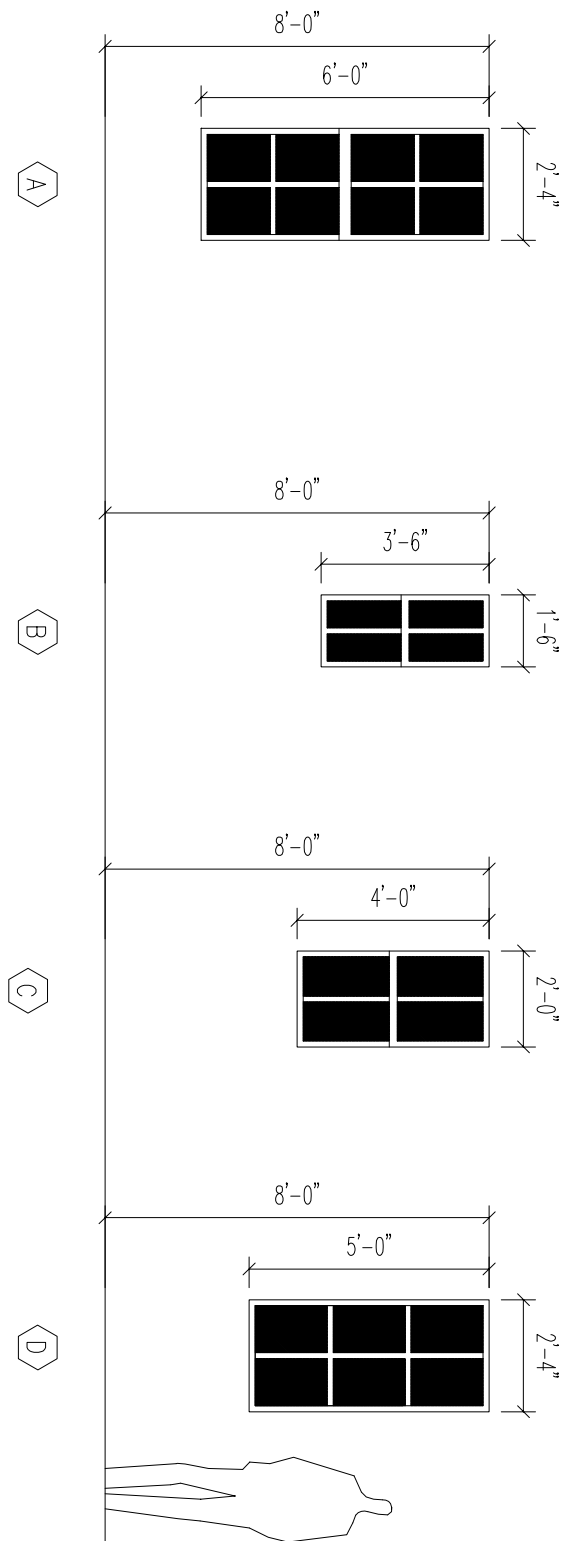
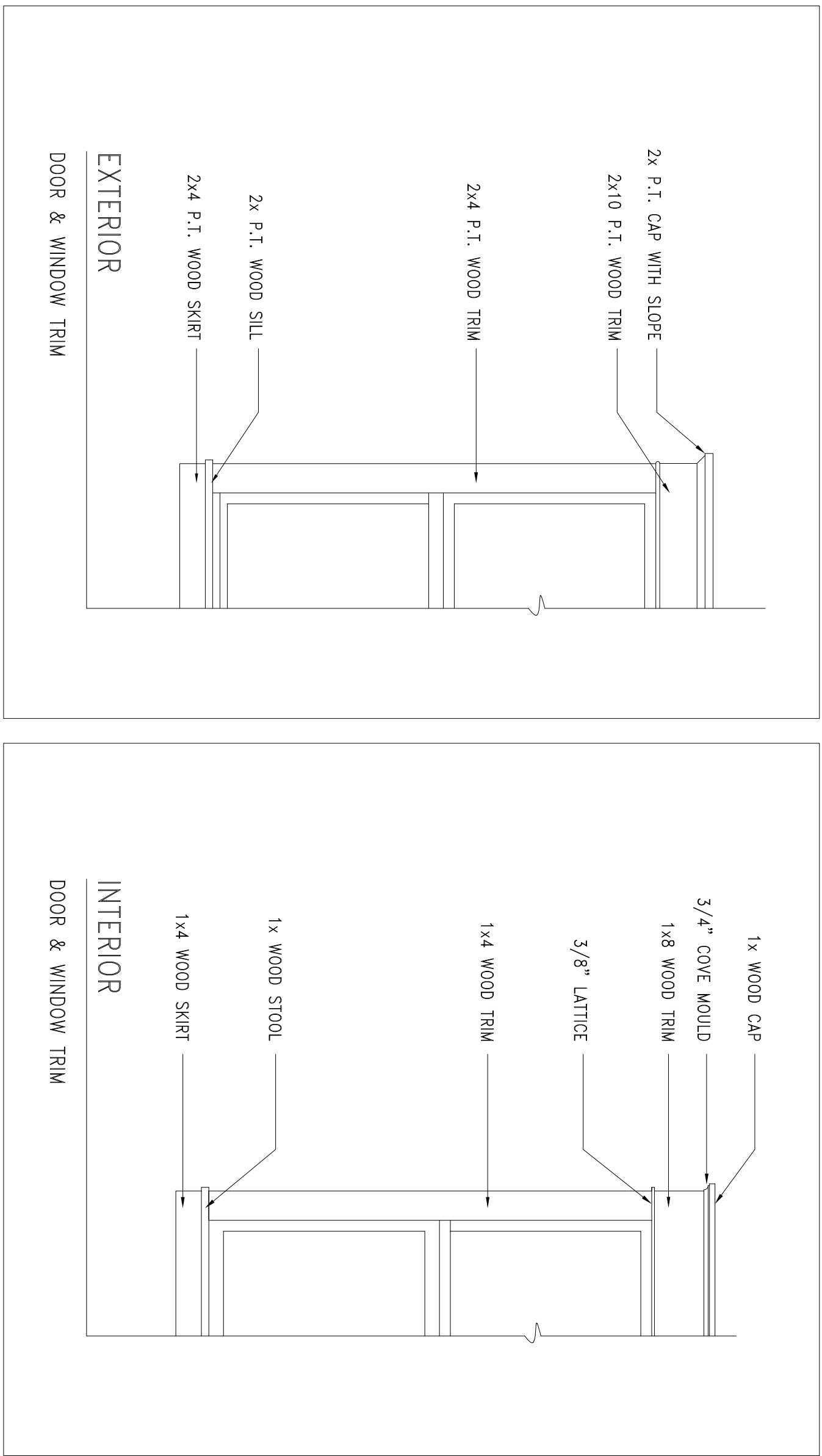
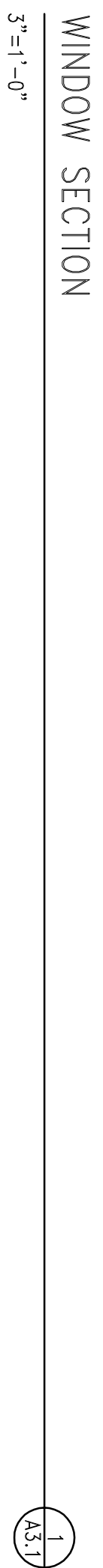
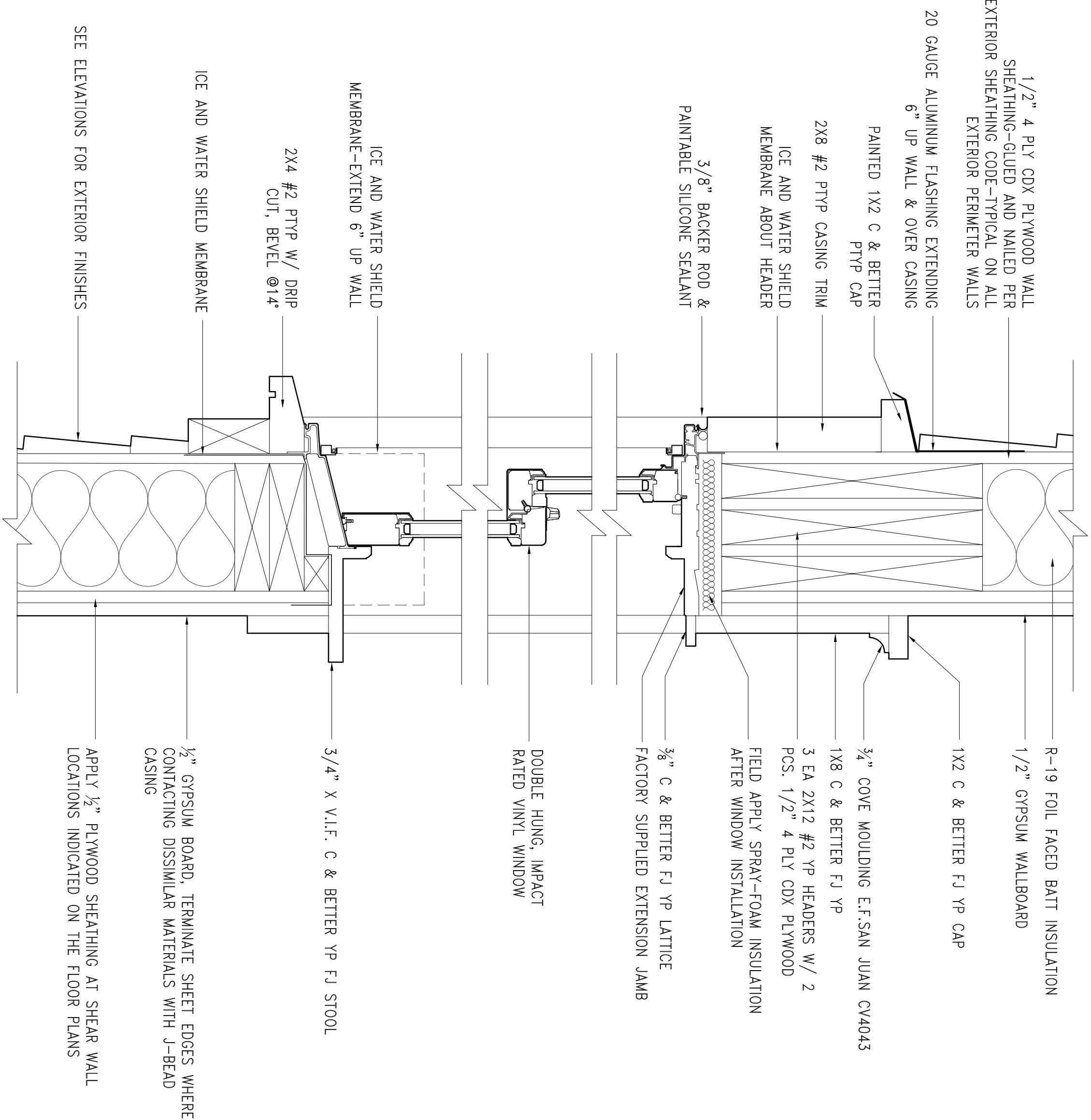
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Gulf Coast Cottages
790 Highway 393 North, Suite 2E
Santa Rosa Beach, FL 32459
(850) 622-0210:Voice
(850) 622-0211:Fax
EMAIL: geoff@geoffchick.com

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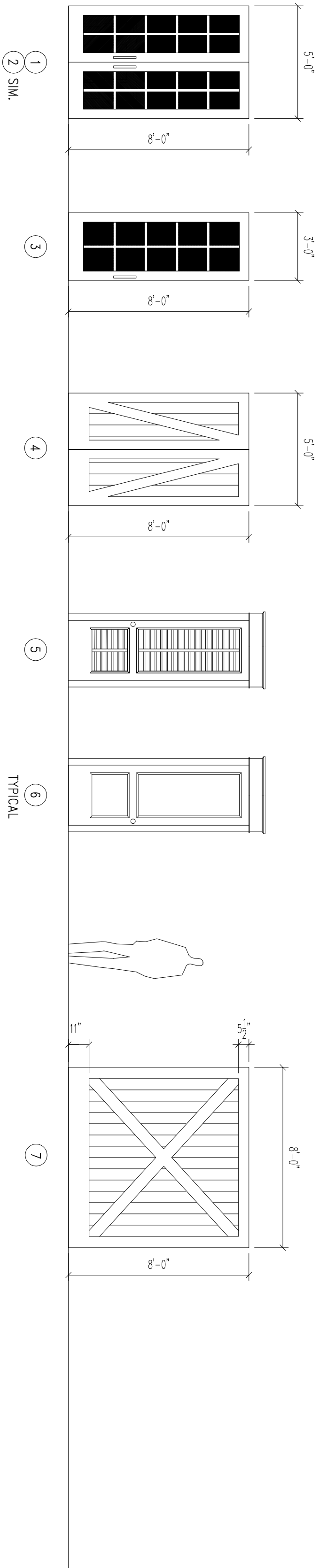


"All exterior windows, curtain walls, doors, and impact protective systems impacted by windborne debris in hurricanes have been designed in accordance with ASCE Standard ASCE/SEI 7-05 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" and shall meet or exceed the associated performance specification ASTM E1966-09. Accordingly, the Minimum Allowable Design Pressure, hereinafter known as "DPMIN," shall be hereby understood and accepted as 50 PSF, as outlined within the table "MINIMUM ALLOWING NOTES" on Sheet T1.1 of this SIGNED AND SEALED submittal. Please note that any/all exterior windows, curtain walls, doors, and impact protective systems that fail to meet or exceed DPMIN shall be removed and **replaced** prior to certification by the consulting structural engineer."

[illegible]

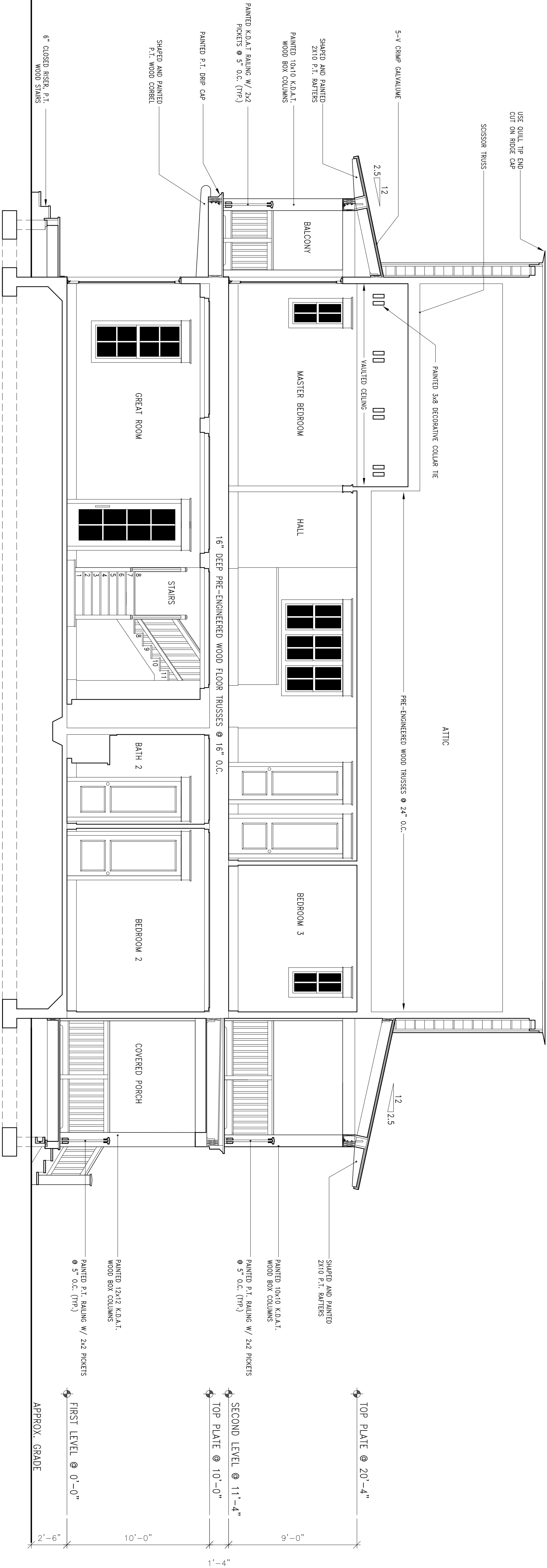
WINDOW & DOOR NOTES:

1. ALL WINDOW HEADERS TO ALIGN WITH DOOR HEADERS (UNLESS NOTED OTHERWISE)
2. SEE ELEVATIONS FOR MUNTIN PATTERNS (7/8" HISTORICAL MUNTIN BARS)
3. VERIFY THAT ALL WINDOWS MEET EGRESS REQUIREMENTS
4. WINDOW VENDOR TO SUPPLY AND VERIFY ALL ROUGH OPENING SIZES
5. ALL WINDOWS & EXTERIOR DOORS SHALL BE RATED FOR 140 MPH WIND PRESSURE AND BE IMPACT RATED

[illegible]

ALL GLASS IN DOORS SHALL BE IMPACT RATED / TEMPERED

ROUGH OPENINGS AND UNIT #'S TO BE PROVIDED BY WINDOW VENDOR



SECTION

1/4"=1'-0"

GENERAL NOTES

1. REFER TO SHEET A3.1 FOR WINDOW AND DOOR SCHEDULE.
2. WINDOW HEADERS TO ALIGN WITH DOOR HEADERS (UNLESS NOTED OTHERWISE.)
3. DO NOT SCALE OFF OF THIS, OR ANY OTHER DRAWING. PLEASE CALL FOR CLARIFICATION.

1
A-A

Revision:	
Date:	No. Description:

Project No.:

Date:

Drawing Title:
BUILDING SECTIONS

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Drawing No.:

A4.1

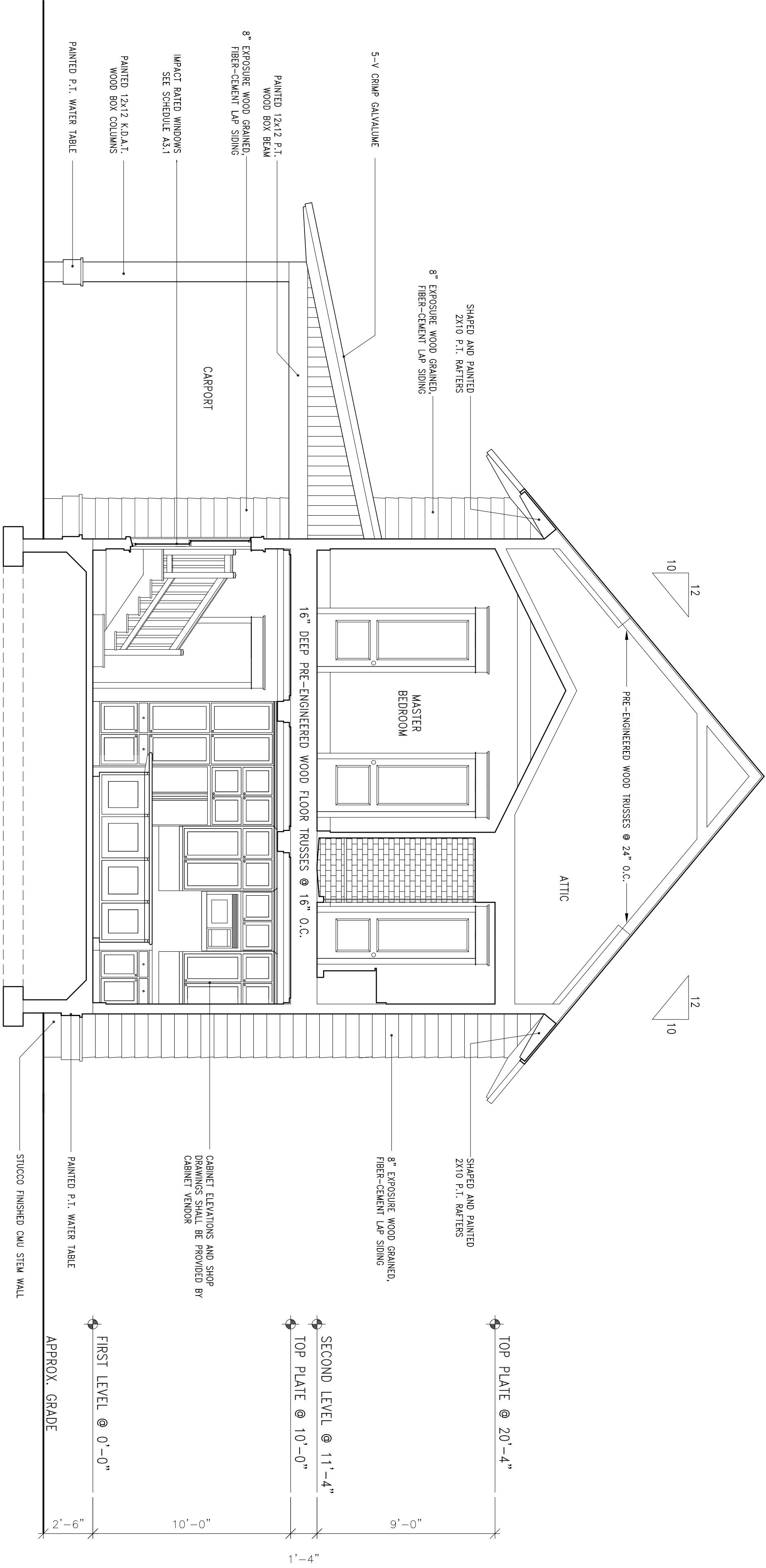
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Gulf Coast Cottages
790 Highway 393 North, Suite 2E
Santa Rosa Beach, FL 32459
(850) 622-0210:Voice
(850) 622-0211:Fax
EMAIL: geoff@geoffchick.com



SECTION
1/4"=1'-0"

GENERAL NOTES

1. REFER TO SHEET A3.1 FOR WINDOW AND DOOR SCHEDULE.
2. WINDOW HEADERS TO ALIGN WITH DOOR HEADERS (UNLESS NOTED OTHERWISE.)
3. DO NOT SCALE OFF OF THIS, OR ANY OTHER DRAWING. PLEASE CALL FOR CLARIFICATION.

442



Gulf Coast Cottages
790 Highway 393 North, Suite 2E
Santa Rosa Beach, FL 32459
(850) 622-0210:Voice
(850) 622-0211:Fax
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Date:	No. Description:

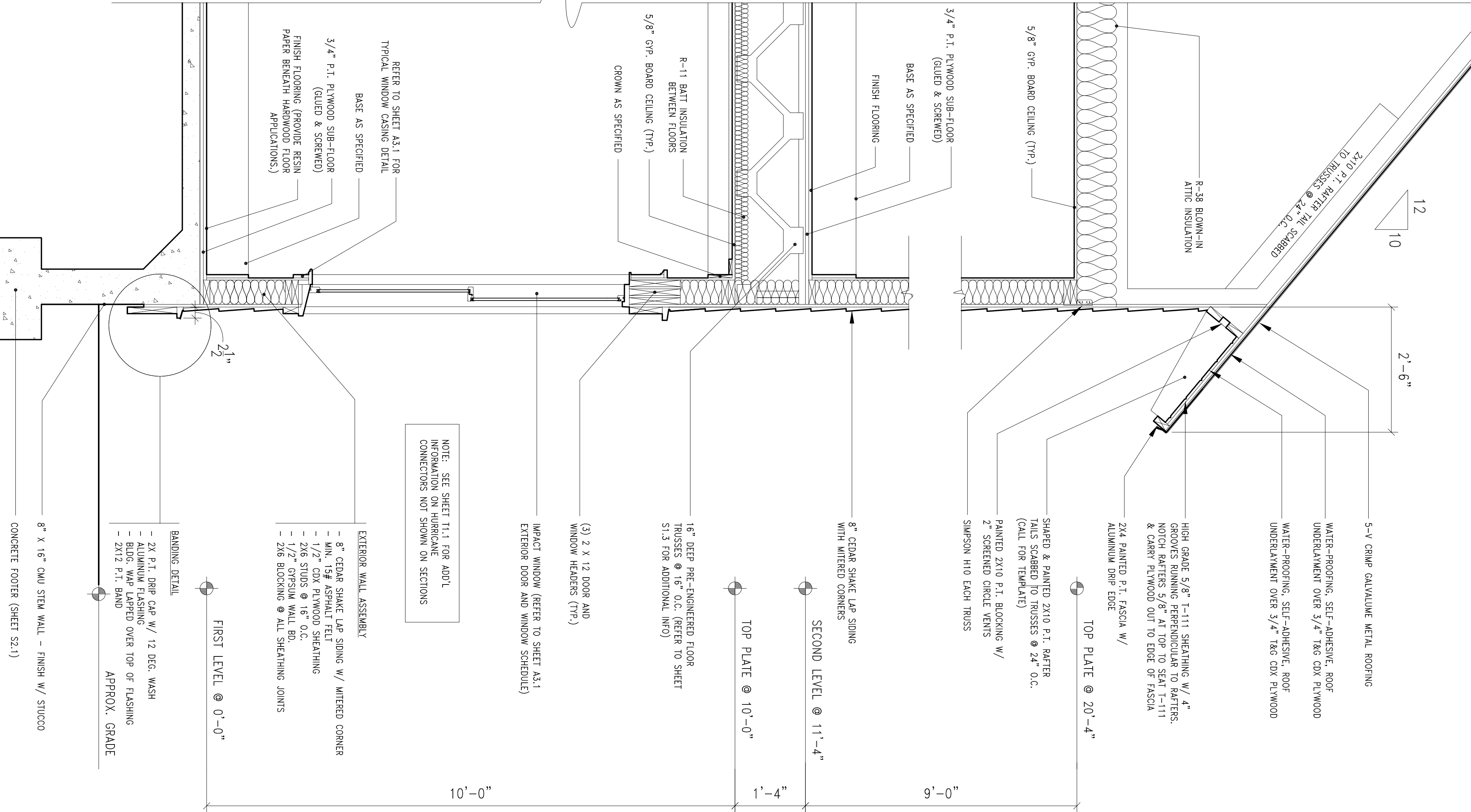
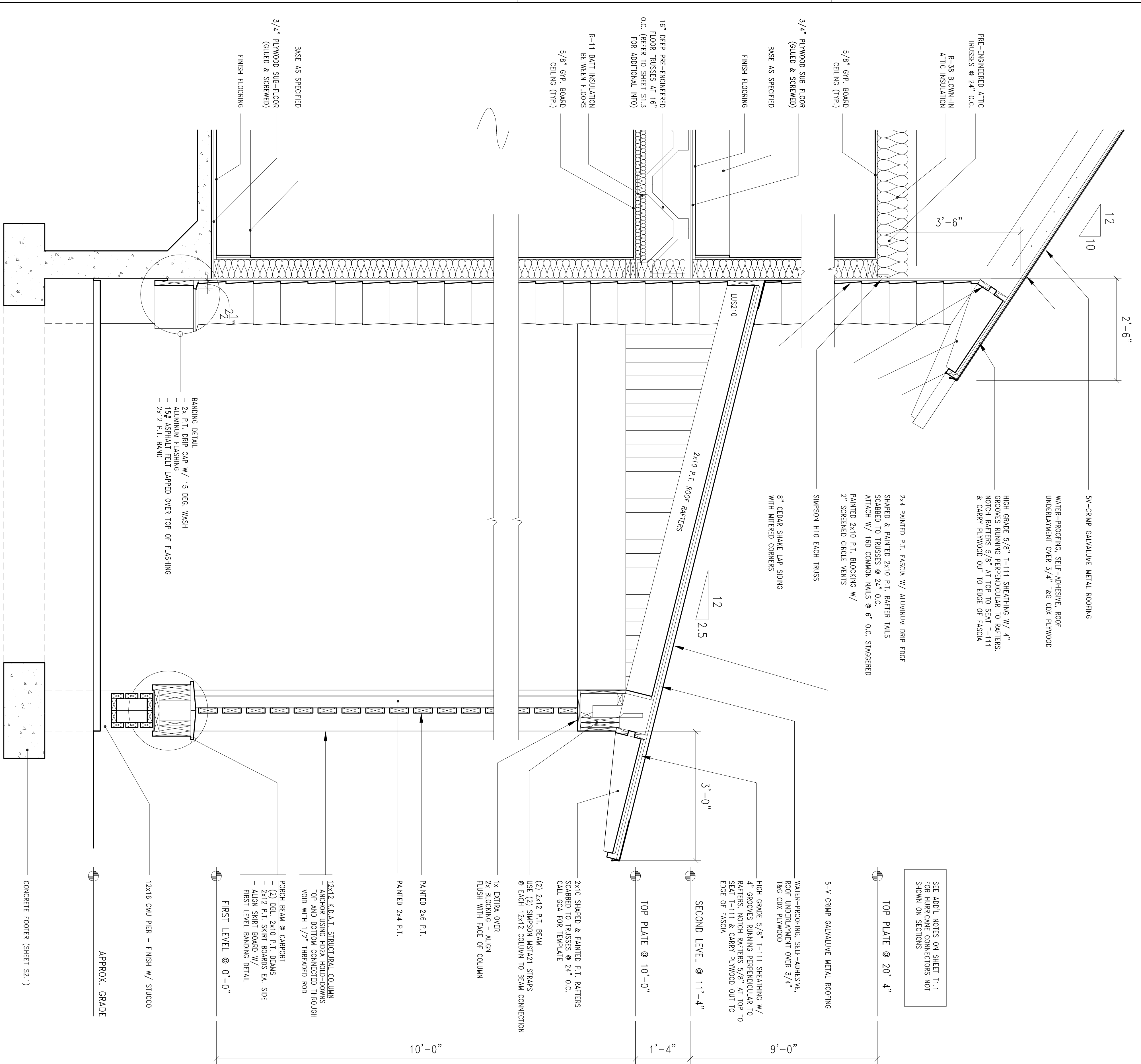
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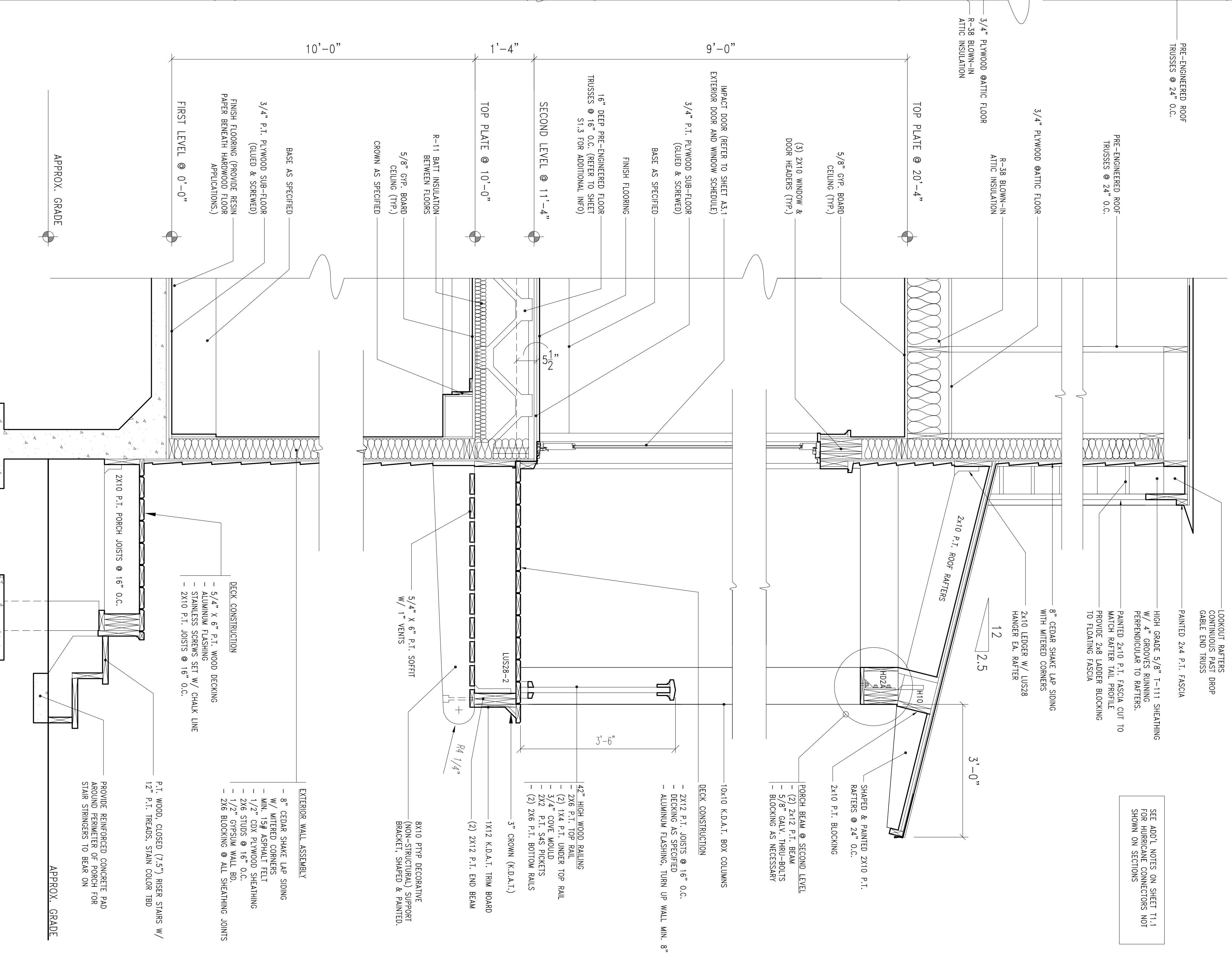
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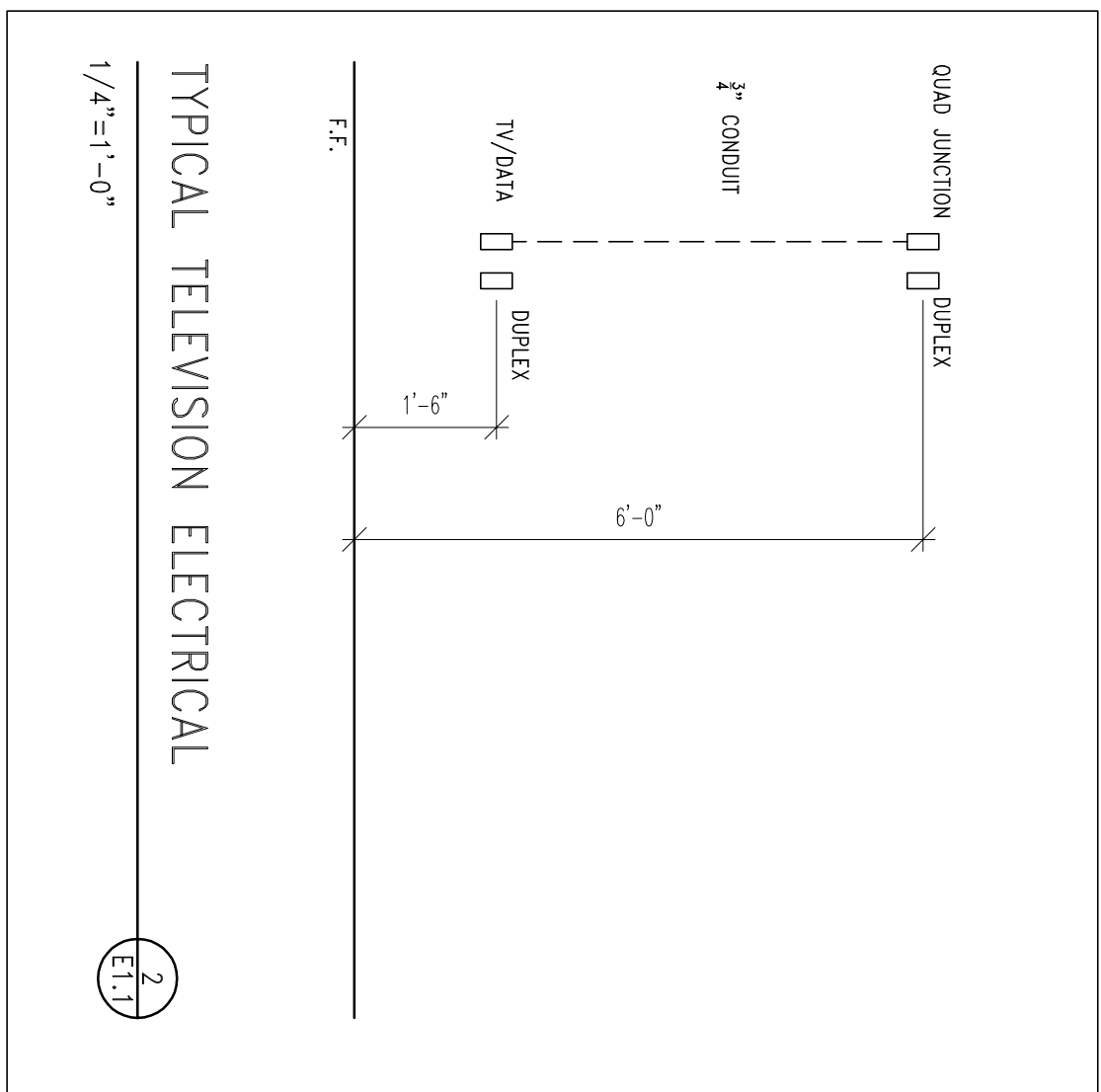
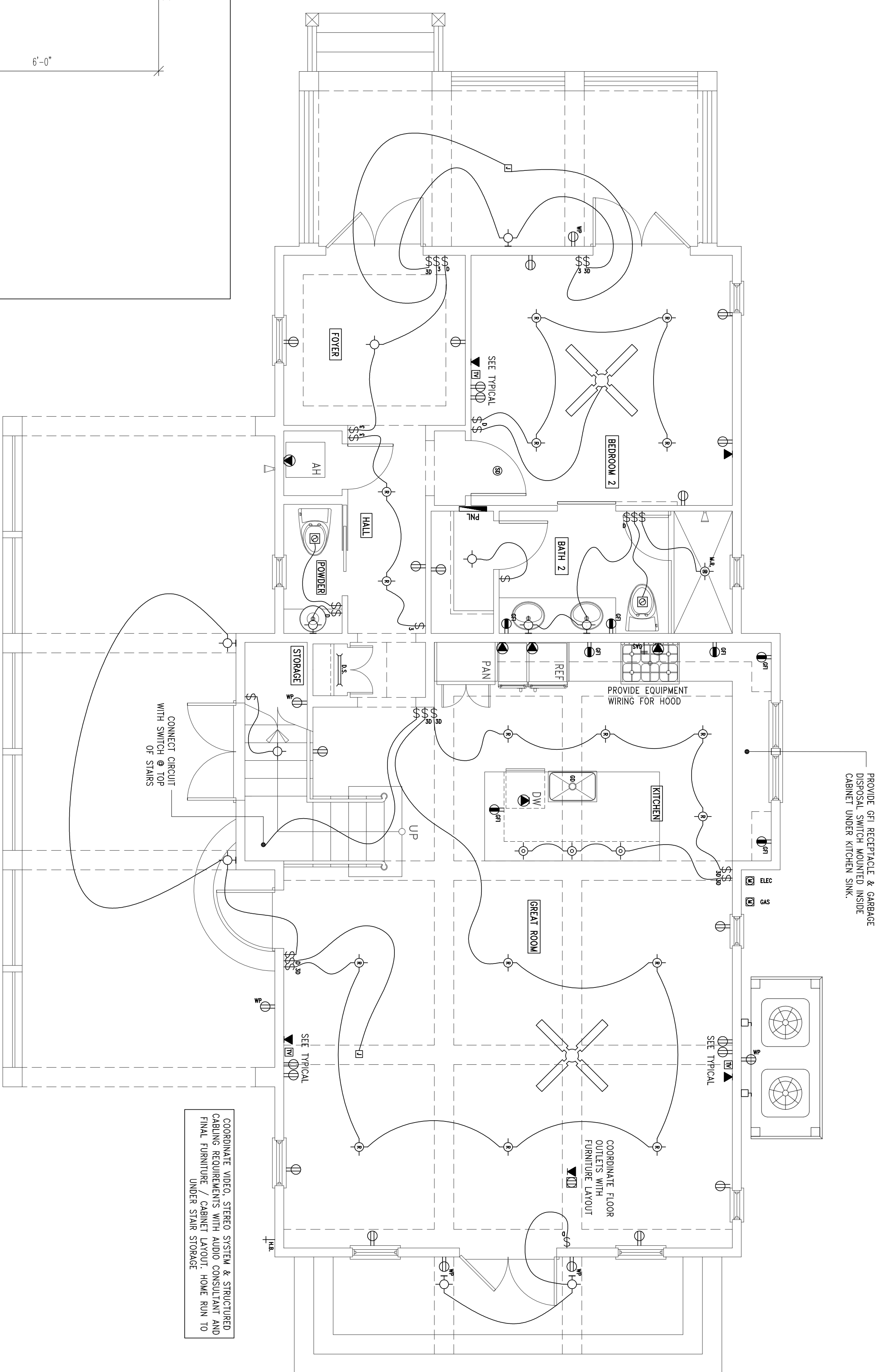
Drawn By:

Checked By:

Drawing No.:
A4.2




$$3/4'' = 1' - 0''$$
$$3/4'' = 1' - 0''$$
























FIRST LEVEL ELECTRICAL

 $1/4''=1'-0''$

ELECTRICAL NOTES

1. ALL SWITCHES TO BE MOUNTED @ 48" UNLESS NOTED OTHERWISE.
2. ALL CEILING FANS TO HAVE SPEED CONTROLS.
3. MOUNT CLOSEST FIXTURES TO BACK OF DOOR HEADER WHERE APPLICABLE.
4. ELECTRONICA TO WIRE FOR & PROVIDE SMOKE DETECTORS AS PER CODE.
5. PRE-WIRE FOR AUDIO & SECURITY. HOME RUN AUDIO TO SECOND LEVEL ENTERTAINMENT CENTER
6. PROVIDE WHOLE HOUSE SURET PROTECTION @ MAIN POWER SOURCE.
7. PROVIDE CABLE TELEVISION SURET PROTECTION & ENHANCER.
8. PROVIDE WHOLE HOUSE TELEPHONE LINE SURET PROTECTION.
9. CALL FOR WALK THROUGH INSPECTION PRIOR TO SHEETROCK.

ELECTRICAL SYMBOLS LEGEND			
	DOUBLE RECEPTACLE, 18" A.F.F.	\$	A.C. 100-0LE SWITCH, SINGLE POLE
	3 WIRE GROUNDING	120-277 VAC, 48" A.F.F.	FLUORESCENT LIGHT FIXTURE (SIZE VARIES-SEE SPECS)
	DOUBLE RECEPTACLE	A.C. 100-0LE SWITCH, THREE-WAY	INCANDESCENT "T" BULB FIXTURE
	WEATHER PROOF	120-277 VAC, 48" A.F.F.	RECESSED
	DOUBLE RECEPTACLE, 42" A.F.F.	INCANDESCENT DIMMER SWITCH	
	GROUND FAULT CIRCUIT INTERRUPTER	600W, 48" A.F.F.	EXTENSION FOOT LIGHT
	RECEPTACLE OUTLET, 42" A.F.F.	INCANDESCENT LIGHT FIXTURE	
	220 VOLT	PRONG	DOOR BELL
	DOUBLE RECEPTACLE	INCANDESCENT LIGHT FIXTURE	
	FLOOR MOUNT	CEILING SURFACE MOUNT	CHIMES
	DOUBLE RECEPTACLE, 18" A.F.F.	INCANDESCENT LIGHT FIXTURE	
	3 WIRE GROUNDING, 1/2 SWITCHED	WALL MOUNT	SMOKE DETECTOR, HARD WIRED
	CABLE TELEVISION OUTLET	INCANDESCENT "CAN" LIGHT FIXTURE	
	18" A.F.F. OR AS NOTED	RECESSED	POWER PANEL
	TELEPHONE OUTLET	FAN EXHAUST UNIT	
	18" A.F.F. OR AS NOTED	METER	
			CEILING FAN SURFACE MOUNT
			GAS STUB OUT
			DISCONNECT SWITCH
			JUNCTION BOX
			EQUIPMENT CONNECTION

Collaborating Engineer



Gulf Coast Cottages
790 Highway 393 North, Suite 2E
Santa Rosa Beach, FL 32459
(850) 622-0210:Voice
(850) 622-0211:Fax
EMAIL: geoff@geoffchick.com

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Revision:	
Date:	No. Description:
Project No.:	
Date:	
Drawing Title:	
FIRST LEVEL ELECTRICAL	
Drawn By:	
Checked By:	
Drawing No.:	
E1.1	



Gulf Coast Cottages
790 Highway 393 North, Suite 2E
Santa Rosa Beach, FL 32459
(850) 622-0210:Voice
(850) 622-0211:Fax
EMAIL: geoff@geoffchick.com

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THE NEW ORCHARD RESIDENCE

PLAN NUMBER 443-17

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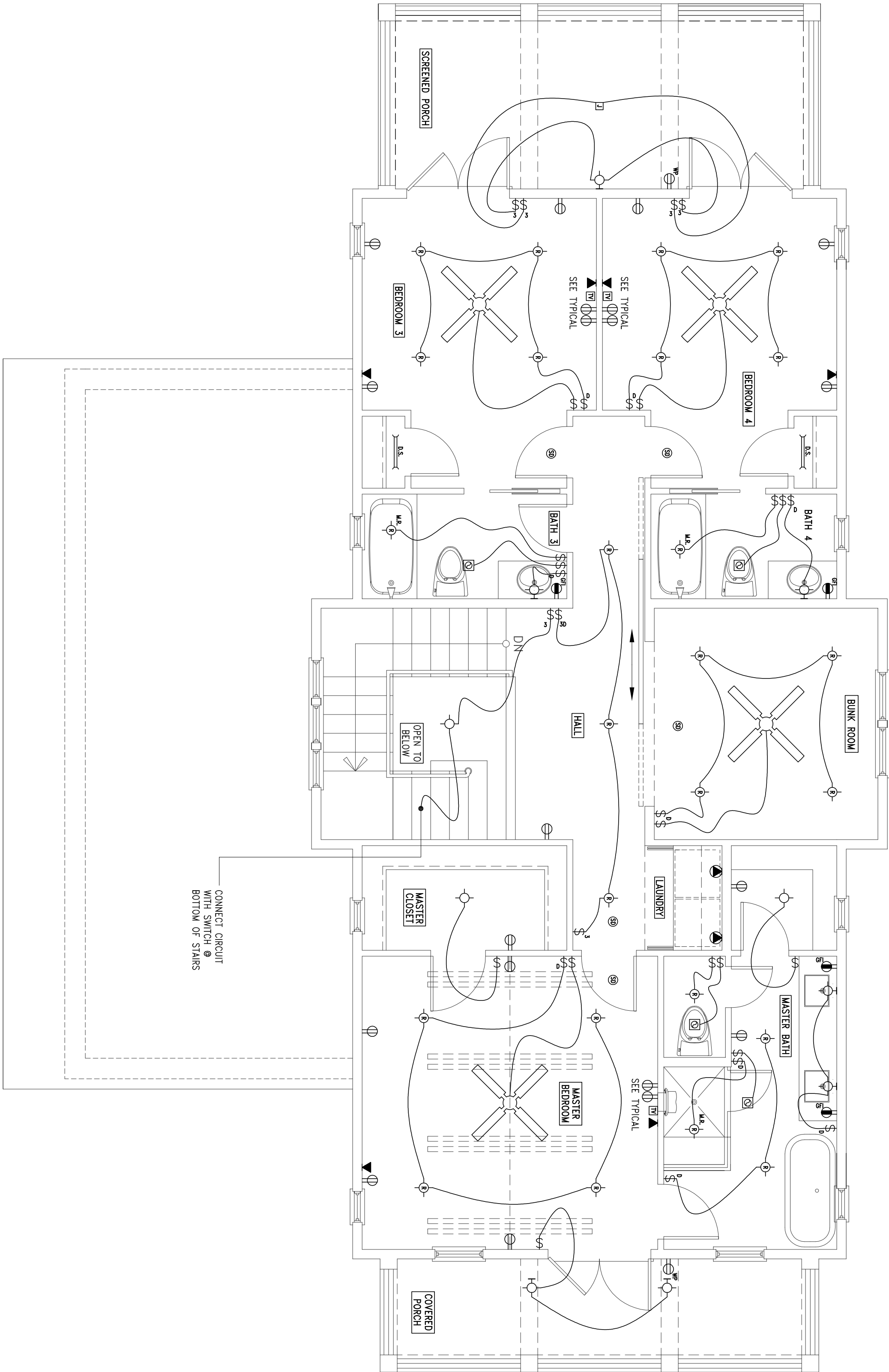
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Date:	No. Description:

Project No.:
Date:

Drawing Title:
SECOND LEVEL ELECTRICAL

Drawn By:
Checked By:

Drawing No.: E1.2



SECOND LEVEL ELECTRICAL

1/4"=1'-0"

ELECTRICAL NOTES

- ALL SWITCHES TO BE MOUNTED @ 48" UNLESS NOTED OTHERWISE.
- ALL CEILING FANS TO HAVE SPEED CONTROLS.
- MOUNT CLOSET FIXTURES TO BACK OF DOOR HEADER WHERE APPLICABLE.
- ELECTRICIAN TO WIRE FOR & PROVIDE SMOKE DETECTORS AS PER CODE.
- PRE-WIRE FOR AUDIO & SECURITY. HOME RUN AUDIO TO SECOND LEVEL ENTERTAINMENT CENTER.
- PROVIDE CABLE TELEVISION SURGE PROTECTION @ MAIN POWER SOURCE.
- PROVIDE CABLE TELEVISION SURGE PROTECTION & ENHANCER.
- PROVIDE WHOLE HOUSE TELEPHONE LINE SURGE PROTECTION.
- CALL FOR WALK THROUGH INSPECTION PRIOR TO SHEETROCK.

ELECTRICAL SYMBOLS LEGEND			
	DUPLEX RECEPTACLE, 16" A.F.F. 3 WIRE BRONZING		A.C. TOGGLE SWITCH, SINGLE POLE 120-277 VAC, 48" A.F.F.
	DUPLEX RECEPTACLE W/CHARTER PROOF		A.C. TOGGLE SWITCH, THREE-WAY 120-277 VAC, 48" A.F.F.
	DUPLEX RECEPTACLE, 42" A.F.F. GROUND FAULT CIRCUIT INTERRUPTER		INCANDESCENT DIMMER SWITCH 60W, 48" A.F.F.
	RECEPTACLE OUTLET, 42" A.F.F. 220 VOL		INCANDESCENT LIGHT FIXTURE PENDANT
	DUPLEX RECEPTACLE		INCANDESCENT LIGHT FIXTURE CEILING SURFACE MOUNT
	DUPLEX RECEPTACLE, 18" A.F.F. 3 WIRE BRONZING, 1/23 SWITCHED		INCANDESCENT LIGHT FIXTURE WALL MOUNT
	CABLE TELEVISION OUTLET 18" A.F.F. OR AS NOTED		INCANDESCENT "CAN" LIGHT FIXTURE RECESSED
	TELEPHONE OUTLET 18" A.F.F. OR AS NOTED		FAN EXHAUST UNIT

1
E1.2