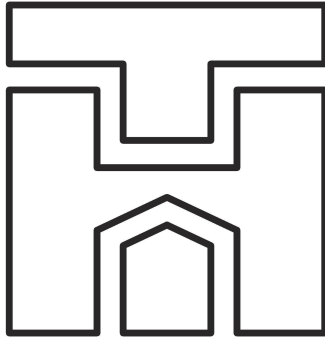




TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-458-2300 | TomHuntDesigns.com

FLOOR PLAN

CARR CUSTOM HOMES

8756 SAND PINE DRIVE
Navarre Florida 32566

OWNER/
BUILDER

LOCATION

SCALE 1/4" = 1'-0"

DRAWN BY

NOTES

DATE 5/5/2025

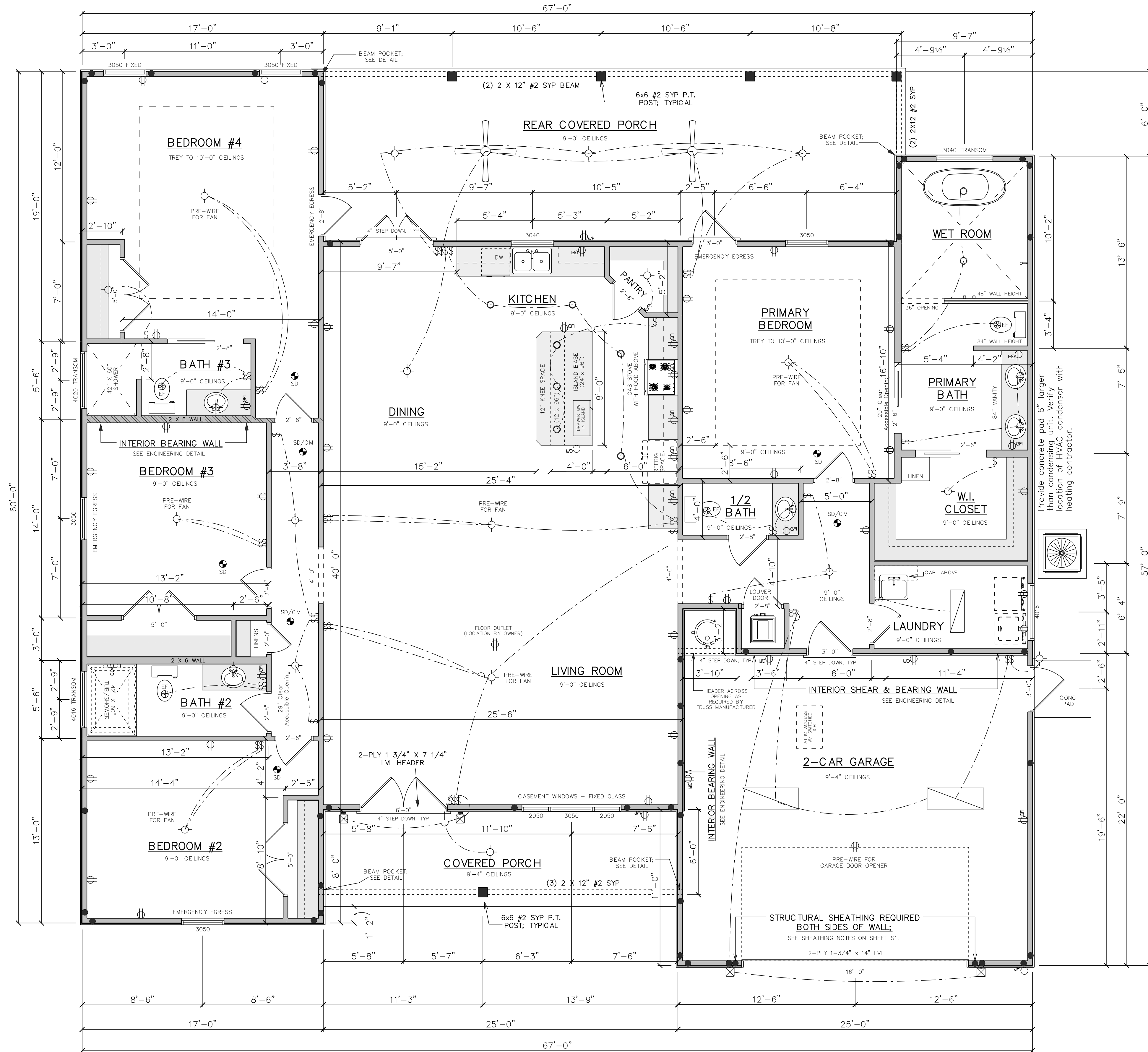
TIME 07:06 AM

DRAWING #

SHEET NUMBER

A2

SHEET NO. 2 OF 4



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

PROVISIONS FOR BALANCED AIR:

+ Pressure differentials across closed doors where returns are centrally located shall be limited to 0.01 inch WC (2.5 Pa) or less. Pressure differentials across fire walls in ceiling space plenums shall be limited to 0.01 inch (2.5 Pa) by providing air duct pathways of air transfer pathways from the high pressure zone to the low zone.

+ Habitable room only shall be required to meet these requirements for proper balanced return air.

ELECTRICAL NOTES:

- + Electrical diagram is suggestive only. Consult owner for further information on type, number and location of all fixtures.
- + All electrical in these plans are in compliance with the 2020 National Electrical Code (NFPA)
- + Smoke detectors to be hardwired interconnected & have monitored battery backup in all bedrooms and hall to bedrooms.
- + Carbon monoxide detectors in halls 10" max. from bedrooms.

GENERAL NOTES:

- Windows within 24" of any door are to be tempered glass.
- Heater closets will allow a space of 12" wider than the unit
- Water heater in garage needs approved protection.
- Garage to house passage door to be "auto-close"

GEOTECHNICAL ENGINEERING AND SITE-PREP:

IT IS HIGHLY RECOMMENDED THAT A GEOTECHNICAL ENGINEERING REPORT BE FABRICATED PRIOR TO CONSTRUCTION BY A LICENSED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.

WITHOUT A GEOTECHNICAL REPORT BEING PROVIDED, DESIGN ASSUMPTIONS CANNOT BE VERIFIED. IF FOUNDATION ISSUES WERE TO OCCUR DUE TO POOR SOIL CONDITIONS, THE STRUCTURAL ENGINEER OF RECORD SHALL NOT BE HELD LIABLE AS THE DESIGN ASSUMPTIONS WERE NOT VERIFIED.

WHERE FOUNDATION IS TO BEAR ABOVE GREATER THAN 12" OF COMPACTED FILL, A GEOTECHNICAL INVESTIGATION SHALL BE CONDUCTED PER FBC 2023 SECTION 1803.5.8.

ROOF FRAMING:

PRE-ENGINEERED ROOF TRUSSES;
SPACING 24" O.C. - BY TRUSS MANUFACTURER.

TRUSS MANUFACTURER SHALL PROVIDE SEALED SHOP DRAWINGS. ROOF TRUSS LAYOUT AND SHOP DRAWINGS SHALL BE SENT TO E.O.R. FOR APPROVAL PRIOR TO THE CONSTRUCTION OF THE FOUNDATION AND THE FABRICATION OF THE PRE-ENGINEERED TRUSSES.

STRUCTURAL ANALYSIS IS BASED ON ASSUMED LOAD PATHS FOR THE ROOF TRUSS SYSTEM. ASSUMPTIONS CANNOT BE VERIFIED WITHOUT REVIEW OF THE TRUSS LAYOUTS AND SHOP DRAWINGS.

REFER TO "HURRICANE CLIP UPLIFT AND LATERAL ALLOWABLE LOADS" TABLE FOR CONNECTION REQUIREMENTS, UNLESS NOTED OTHERWISE. COORDINATE WITH E.O.R. PRIOR TO CONSTRUCTION IF ADDITIONAL LOADING INFORMATION IS NEEDED.

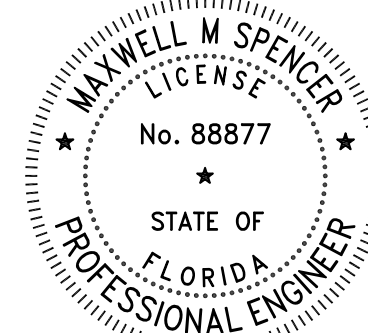
- = LOCATION OF REQUIRED EXTERIOR WALL ALL-THREAD HOLDDOWNS FOR THE WINDSTORM OSB AND STRAPPING TIE-DOWN SYSTEMS.
- ADDITIONAL ALL-THREAD ROD HOLDDOWNS SHALL BE ADDED ADJACENT TO GIRDER TRUSSES AND PER THE ADDITIONAL NOTES SECTION.

FOOTAGES

LIVING AREA	2794 SQ. FT.
GARAGE	555 SQ. FT.
FRONT COVERED PORCH	152 SQ. FT.
REAR COVERED PORCH	490 SQ. FT.
TOTAL AREA (UNDER ROOF)	3991 SQ. FT.

WINDLOAD AND STRUCTURE ONLY!

DEAN A. SPENCER ENGINEERING, INC. CA #9070
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This item has been digitally signed and sealed by Maxwell M. Spencer, PE on 5/5/2025 using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.