

THE CONTRACTOR SHALL IDENTIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.

THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.

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1. MILLWORK SUB-CONTRACTOR PROVIDING CABINETWORK, MILLWORK OR THE LIKE FOR THE PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF INTERIOR FINISH DIVISION OF THE SPECIFICATIONS.

2. SCOPE OF WORK AND DELIVERIES, BUT NOT LIMITED TO THE FOLLOWING, SHALL BE PROVIDED BY MILLWORK SUBCONTRACTOR IN THE DRAWINGS TO THE JOB SITE: INSTALLATION OF CABINET HINGES, CATCHES, DRAWER & DOOR GLIDES, ADJUSTABLE SHIP STANDARDS & SURFACE MOUNTED HINGES.

3. ALL APPLICABLE STANDARDS OF "QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THE PROJECT, UNLESS NOTED OTHERWISE.

4. ANY "CUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FOR THE WORK.

MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL, BY THE OWNER, THE FOLLOWING PRIOR TO FABRICATING ANY MATERIALS OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF ALL SPECIES RECEIVING TRANSPARENT FINISH, THREE LITERATURE FOR EACH SPECIES, AND NOTED IN THE DRAWINGS, AND A LIST OF ALL FINISH, PART AND HARDWARE SCHEDULE SHOWING HARDWARE USED AT EACH LOCATION & COORDINANCE IF THE DESIGN INTENT OF THE DRAWINGS IS TO BE REPRODUCED.

- GENERAL H.V.A.C. NOTES:

- SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVIDING OF NOTES 1, 2 AND 3, GENERAL.
1. HVAC RIGS SHALL PROVIDE ALL LABOR MATERIALS TOOLS AND EQUIPMENT TO INSTALL A COMPLETE OPERATING HVAC SYSTEM.
2. HVAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INDICATED) OR AS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR ALL SUB-CONTRACTS.
3. HVAC SUB-CONTRACTORS SHALL FURNISH SHOP DRAWINGS FOR DUCTWORK, COILS, RIGS, UNIT, AND ALL OTHERS TO BE INSTALLED IN THE PROJECT.
- IT IS THE HVAC SUB-CONTRACTORS RESPONSIBILITY TO COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.
- FLEXIBLE DUCT SHALL BE FULLY ANCHORED, CORROSION RESISTANT TO THE AIR BEING DUCTED, AND SHALL BE SUPPORTED BY HANGERS. FLEXIBLE DUCT SHALL BE FULLY INSULATED WITH A MINIMUM OF 1" INSULATION. FLEXIBLE DUCT SHALL BE POLYESTER, WALLS 0.015" THICK, DUCTBOARDS SHALL BE 1" THICK.
- ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED STEEL, INSULATED WITH A MINIMUM OF 1" INSULATION. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE INSTALLED IN ACCORDANCE WITH ASHRAE 62.1-2004.
- ALL AIR SERVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALLS AND CEILING APPLICATIONS AND STEEL CONSTRUCTION FOR FLOOR APPLICATIONS. ACCESS DOORS SHALL BE 18" X 24" WITH 1" POLYESTER, HALOGEN FREE, HART 1 COOL ON AS DIRECTED BY THE OWNER.
- IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AN ASHRAE 90.1-2004 COUNCIL. SHOWN SUB-SYSTEMS SHALL BE A REGISTERED ENGINEER.
4. HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS RELATING TO THE HVAC SYSTEM. THE SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL RIGS, DISCONNECTS, FLOW CONTROL, ZONE THERMOSTATS, AND ALL OTHERS.

- ALL DUCT INDICATED IN THE PLANS IS INCLUDED AND MEET NET BREEZE DIMENSIONS.
- ALL EQUIPMENT SHALL BE FULLY GUARANTEED FOR 10 YEARS AND THE CONTRACTOR SHALL BE GUARANTEED 5 YEARS FROM DATE OF FINAL ACCEPTANCE BY THE OWNER.
- ALL WORK ON THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR INTERFERENCE TO COMPLETION OF THE PROJECT.
- CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1" THICK AMPULFLEX INSULATION.
- FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT ABSENCE OF 10% AND A CLEAN PREFERENCE OF 90% OF F.S. SERVICE 2 NETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
- HVAC SUB-CONTRACTOR SHALL PROVIDE A INSTALL ALL NECESSARY OFFSETS, TRAYS, HANGERS, ETC. TO MAINTAIN A COMPLETE RIGIDITY AND ADDITIONAL COST TO THE OWNER.
- IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO CO-ORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTER WITH THE ELECTRICAL LOADS AND ARCHITECTURAL ELEMENTS.

1. SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.

- ALL MATERIAL SHALL BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR. A THIRD PARTY QUALITY MANAGER SHALL COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
- ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE PROJECT SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR RESPONSIBILITIES.
- PLUMBING PLAT PLANS AND RISER DIAGRAMS (IF PROVIDED) ARE DIAGRAMATIC DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS AND DEPTHS OF FITTINGS.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
- WATER PIPING SHALL BE TYPE 1/2" COPPER UP TO 1" TYPE K FOR ALL LARGER SIZE ALL UNDERGROUND PIPING SHALL BE S.F.V.C. SCHEDULE 40 AT THE OWNERS OPTION SUPPLY PIPING SHALL BE S.F.V.C. SCHEDULE 40 OR SCHEDULE 80.
- DO NOT USE LEAD BASED SOLDER FOR JOINTS. PIPING SHALL BE:
- SOIL, SEWER, VENT & RAINWATER PIPING SHALL BE CAST IRON HUB AND RINGER. RAINWATER PIPING SHALL BE 12" OR LARGER AND SHALL BE SCHEDULE 40. SOIL & SEWER SHALL BE 12" OR LARGER. 1" SMOOTH CAST IRON BELLOWS GROMMETS SHALL BE USED AT JOINTS ON AT THE OWNERS OPTION S.F.V.C. SCHEDULE 40 OR SCHEDULE 80.
- ARE CONDITIONS CONCERNING DRAIN PIPING SHALL BE THREADED AND COPIPER OR COPPER CLIP COUPLERS SHALL BE USED AND FITTINGS OR P.V.C. SEE NOTE D, BELOW. INSULATE ALL CONDENSATE PIPING SIZES 1/2" AND LARGER AND ELECTRIC HEAT TRACING AND INSULATION PREERING CONDITIONS.
- P.V.C. SCHEDULE 40 AND FITTINGS SHALL BE USED FOR SOIL, GAS, VENT, RAINWATER OR CONDENSATE PIPING AND COUPLERS. COUPLERS SHALL BE USED TO TERMINATE GAGES OR OFFICIAL P.V.C. SHALL NOT BE USED TO TERMINATE GAGES OR P.V.C. RATED BALLS / CELLS.
- ALL FITTINGS MUST BE PROVIDED WITH READILY ACCESSIBLE STOP VALVES AND PROVIDE ACCESS TO ALL FITTINGS.
- FURNISH AND INSTALL APPROVED AIR QUALITY ARRESTERS ON PLAIN LINE OR RISER.
- DIRECTING COUPLERS ARE REQUIRED BETWEEN ALL DISPARATE PLANS H PIPING AND EQUIPMENT CONNECTIONS.
- ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS WITH WAX FELT PAD OR SLEEVE.
- PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEW OR RE-PLUMBING FLOOR, DO NOT PAINT/PO.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
- PROVIDE COORDINATION COOPERATE / CLEANOUT PIPING FOR ALL GAS CLEANOUTS FIRST AS DIRECTED BY THE OWNER.
- FURNISH, MAINTAIN, EQUIPMENT COULDS AND FINISH SHALL BE

DESIGN SOLS BEARING PRESSURE: 800 PSF

EXEMPTIVE SOLS ARE DIRECTED BY THE SOLS ENGINEER'S SPECIFICATIONS SHALL BE CONSIDERED TO APPLY TO ALL OTHERS. EXEMPTIVE SOLS AS SPECIFIED SHALL BE IMPROVED TO EXTENDING THE UTILITY OF THE DESIGN TO APPLY TO ALL OTHERS.

CLEARING SHALL FLAT OVER STRUTTED AND COMPACTED EXISTING GROUND SHALL BE PLACED IN 6" LIFTS. BOTH SUB-SOIL AND FILL COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION BY A PROVERBIAL PRODUCTION TEST AT THE RATE OF ONE TEST PER EACH 2500 SF OF SUBGRADE AREA OR ONE TEST PER EACH 10' LIFT FOR EACH 5' LIFT.

REINFORCING STEEL SHALL BE GRADE 40 AND MEET THE REQUIREMENTS OF ASTM A618. ALL BARS SHALL BE MADE COLD.

MISLED IRON PRESH BAR REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A618. ALL BARS SHALL BE MADE COLD.

CONCRETE SHALL BE STANDARD MIX #3 - 2500 PSI. FOR ALL TTDS, BASES, CURBS AND DEKARS OR SHALL BE STANDARD MIX #4 - 3000 PSI. FOR ALL TYPICAL WALLS AND FINISHING SHALL BE AS PER AGI.

CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90. REQUIREMENTS WITH SMOOTH SURFACE FINISH - 8".

PORTLAND SHALL BE TYPE "II" OR "III" FOR ALL PORTLAND TYPES.

STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 / GRADUATED FOR STRENGTH SOLS SHALL BE ASTM A36 / OR A335. AS PER PERMANENTLY.

SOLS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATION.

TEMPORARY BRACKETS OF THE STRUCTURE DURING ERECTION REQUIRE THE FOLLOWING: TEMPORARY BRACKETS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS ENGAGED. TEMPORARY / PERMANENT BRACKETS OF ROOF TRUSS SHALL BE DESIGNED BY THE STANDARD GUARANTEE ENGINEER OF THE TRUSS PLATE INSTITUTE.

ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. HE / SHE SHALL BE SIGNED AND SEALED BY SAID TRUSS DESIGNER. THE TRUSS DESIGNER SHALL BE RESPONSIBLE FOR THE TRUSS TO MEET THE CONNECTIONS & THE STANDARD SPECIFICATIONS / RECOMMENDATIONS OF INSTALLATION OF THE TRUSS PLATE INSTITUTE.

WOOD SHUDD IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE OF GRADE TWO OR BETTER.

CONNECTIONS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADING AND USE INTENDED. THE DESIGN SHALL BE APPROVED BY THE TRUSS DESIGNER.

BUILDING COMPONENTS & CLADDING LOADS				
MEAN BUILDING HEIGHT = 360'. EXPOSURE 'B'				
ROOF ANGLE 21° TO 45°				
WIND DIRECTION	WIND SPEED MPH	WIND SPEED MPH		WIND SPEED MPH
		WIND SPEED MPH	WIND SPEED MPH	
1	100	21.7	28.5	21.7
2	100	21.7	28.5	21.7
3	100	21.7	28.5	21.7
4	100	21.7	28.5	21.7
5	100	21.7	28.5	21.7
6	100	21.7	28.5	21.7
7	100	21.7	28.5	21.7
8	100	21.7	28.5	21.7
9	100	21.7	28.5	21.7
10	100	21.7	28.5	21.7
11	100	21.7	28.5	21.7
12	100	21.7	28.5	21.7
13	100	21.7	28.5	21.7
14	100	21.7	28.5	21.7
15	100	21.7	28.5	21.7
16	100	21.7	28.5	21.7
17	100	21.7	28.5	21.7
18	100	21.7	28.5	21.7
19	100	21.7	28.5	21.7
20	100	21.7	28.5	21.7
21	100	21.7	28.5	21.7
22	100	21.7	28.5	21.7
23	100	21.7	28.5	21.7
24	100	21.7	28.5	21.7
25	100	21.7	28.5	21.7
26	100	21.7	28.5	21.7
27	100	21.7	28.5	21.7
28	100	21.7	28.5	21.7
29	100	21.7	28.5	21.7
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32	100	21.7	28.5	21.7
33	100	21.7	28.5	21.7
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35	100	21.7	28.5	21.7
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37	100	21.7	28.5	21.7
38	100	21.7	28.5	21.7
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56	100	21.7	28.5	21.7
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65	100	21.7	28.5	21.7
66	100	21.7	28.5	21.7
67	100	21.7	28.5	21.7
68	100	21.7	28.5	21.7
69	100	21.7	28.5	21.7
70	100	21.7	28.5	21.7
71	100	21.7	28.5	21.7
72	100	21.7	28.5	21.7

BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
5'	1.00	1.01	1.47
10'	1.00	1.02	1.55
15'	1.00	1.03	1.61
20'	1.00	1.05	1.66

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DOUG & DREMA RITCHEY - COLUMBIA COUNTY, FLORIDA

A1 GENERAL NOTES & SITE PLAN
A2 FLOOR PLAN
A3 EXTERIOR ELEVATIONS
A4 FOUNDATION PLAN

- A5 TYPICAL WALL SECTIONS
A6 TYPICAL FRAMING DETAILS
A7 DOOR & WINDOW DETAILS
A8 ROOF FRAMING PLANS

SCANNED

REVISIONS

DJR

CUSTOM DESIGNED NOTE FOR:
4 Drama Ritchey
 LAKE CITY, COLUMBIA COUNTY, FLORIDA
General Notes

DAVID J. ROYAL

22

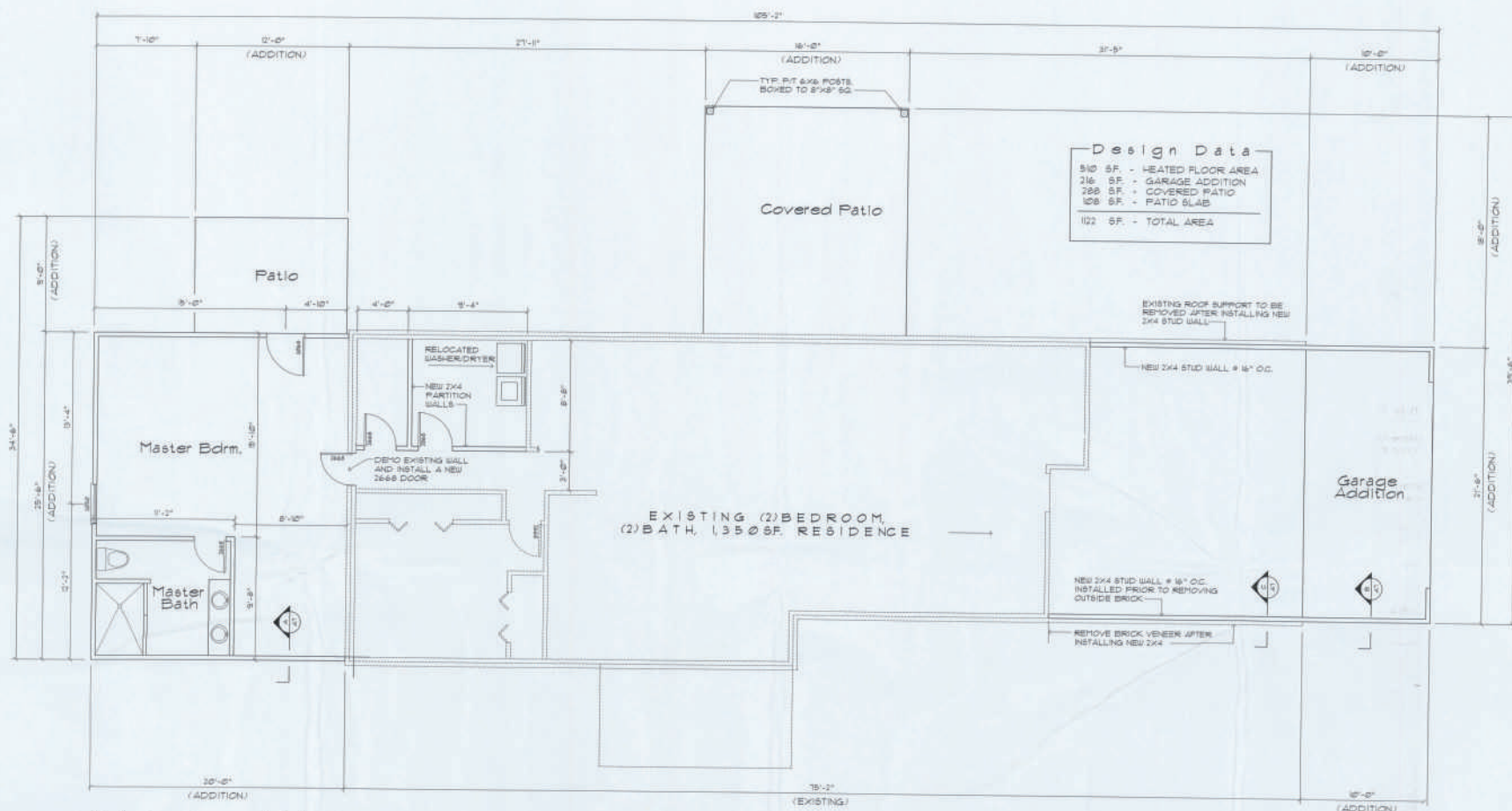
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Floor Plan

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

2017 FLORIDA BUILDING CODE COMPLIANCE SUMMARY

BASIC WIND SPEED:	130 MPH
WIND IMPORTANCE FACTOR (I):	1.0
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.38
WIND PRESSURES PER TABLE 1609.2.4 (FBC 2017)	
DESIGN WIND PRESSURES:	
COMPONENTS & CLADDING PER TABLES 1609.2.5 & 1609.2.6 (FBC 2017)	
DESIGN WIND PRESSURES:	

TYPE OF CONSTRUCTION	
Roof: Gable Construction, Wood Trusses @ 24" O.C.	
Walls: 2x4 Wood Studs @ 16" O.C.	
Floor: 4" Thk. Concrete Slab w/ Fibermesh Concrete	
Foundation: Continuous Footing/Slab Wall or Monolithic	
ROOF DECKING	
Material: 1/2" CDX Plywood or 1/2" OSB	
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing	
Fasteners: See Nail Schedule on sheet A8	
SHEARWALLS	
Material: 1/6" OSB, "WindSTORY" Sheathing, See Sht. A6	
Sheet Size: 48"x96" Sheets Placed Vertical	
Fasteners: 8d Common Nails, See Detail on Sht. A8	
Dragstrut: Double Top Plate (STF) w/ 16d Nails @ 9" O.C.	
Wall Studs: 2x4 Hem Fir Studs @ 16" O.C.	

HURRICANE UPLIFT CONNECTORS	
Truss to Wall @ HOUSE: "SIMPSON" H25A @ Ea. Truss End	
Truss to Wall @ PATIO: "SIMPSON" H25A @ Ea. Truss	
Header to King Stud: "SIMPSON" S72	
Plate to Stud: "SIMPSON" SP2	
Stud to Sill: "SIMPSON" SP1	
Mid Joint: "SIMPSON" A34	
Column to Base: (Patio) "SIMPSON" CC462-5.5D	
Column to Base: "SIMPSON" ABUS-6.2	
Anchor Bolts: Anchor Bolts: 1/2" A307 Bolt @ 48" O.C.	
Corner Hold-down Device: "All Thread" Shearwall, See Detail Sht. A6	

FOOTINGS AND FOUNDATIONS	
House Ftg.: 20"x12" W3-15 Bars Cont.	
Patio Ftg.: 18"x18" Monolithic W2-5 Bars Cont.	

Structural Design Data

- The Design complies with the requirements of the 2017 FBC Section 1609 and other Codes and Specifications shall be the latest at time of permit.
- Wind Load Criteria: Risk Factor: 2, Exposure: "B" Based on ASCE 7-10, 2017 FBC 1609-A Wind Velocity: $V_{ULT} = 130$ MPH
 $V_{SD} = 120$ MPH
- Roof Design Loads:
Superimposed Dead Load: 10 PSF
Superimposed Live Load: 20 PSF
- Floor Design Loads:
Superimposed Dead Load: 10 PSF
Superimposed Live Load: 20 PSF
- Residential: 40 PSF
- WIND NET UPLIFT: ARE AS INDICATED ON PLANS

REVISION

DRAWN

DJR

CUSTOM DESIGNED ADDITION FOR
Doug & Drema Ritchey
LAKE CITY, COLUMBIA COUNTY, FLORIDA
Floor Plan

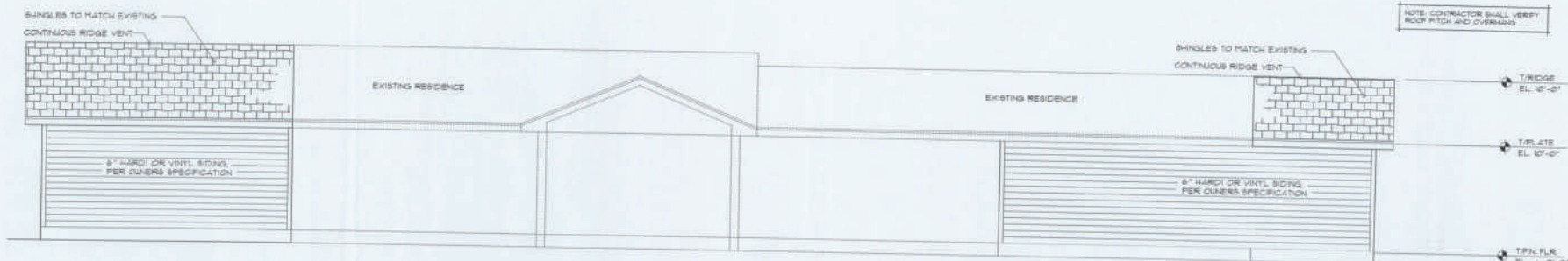
DAVID J. ROYAL
ARCHITECTURAL DESIGNER
Residential Planning - Since 1984-1985

NICHOLAS
GEISLER
ARCHITECT
ARCHITECTURAL DESIGNER

DATE: 05SEP2019
CITY:

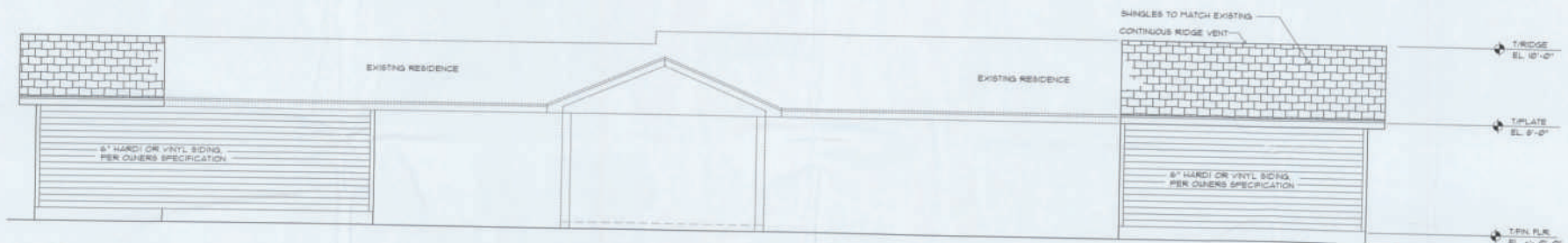
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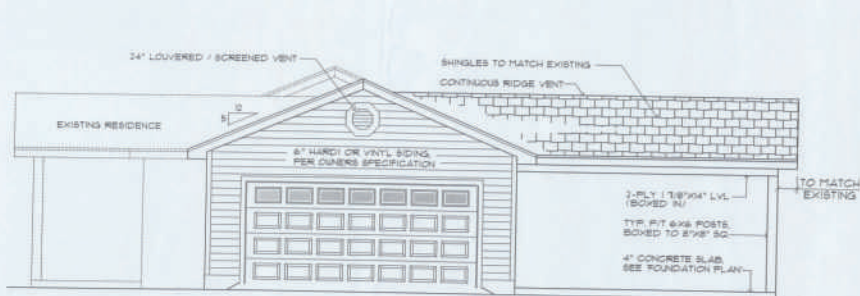
Front Elevation

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



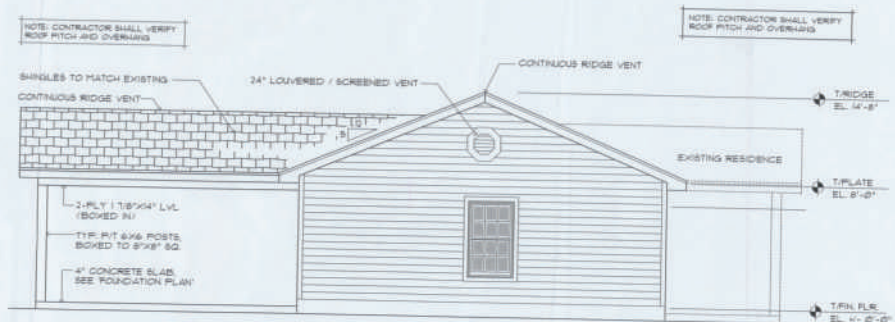
Rear Elevation

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



Left Side Elevation

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



Right Side Elevation

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

REVISION

DATE

DJR

CUSTOM DESIGNED HOME FOR:
Doug & Drema Ritchey
LAKE CITY, COLUMBIA COUNTY, FLORIDA
Exterior Elevations

DAVID J. ROYAL
ARCHITECTURAL DESIGN
10000 Highway 19, Suite 100
Lake City, FL 32829
Phone: 407-944-1234
Fax: 407-944-1235
www.djroyal.com

DATE

05/08/2015

COMP.

DATE

05/08/2015

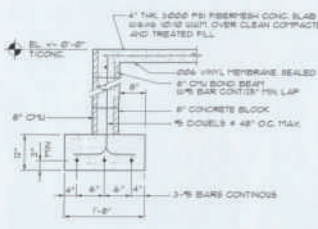
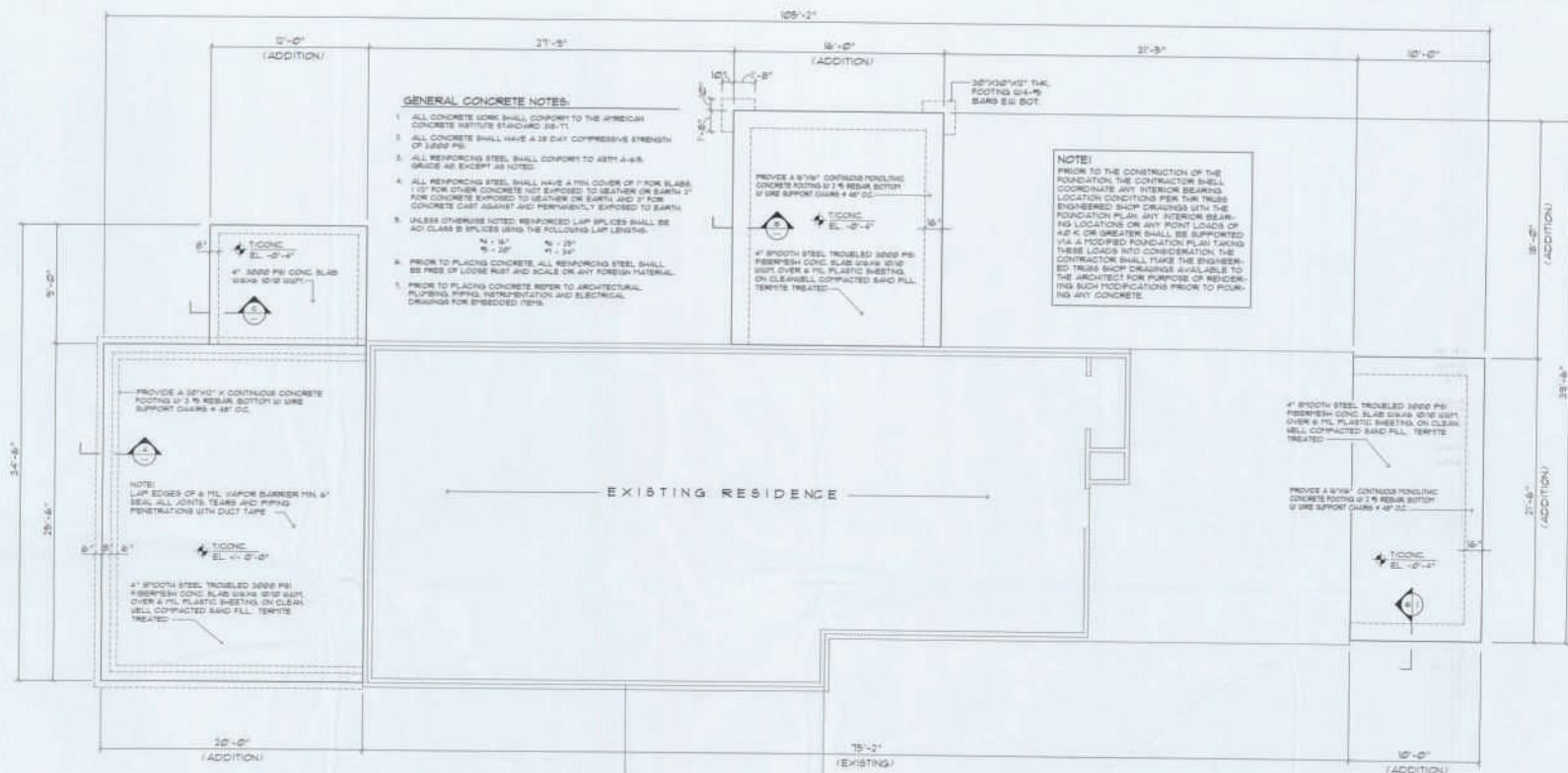
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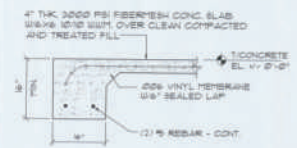
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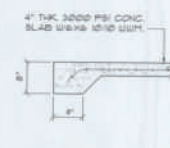




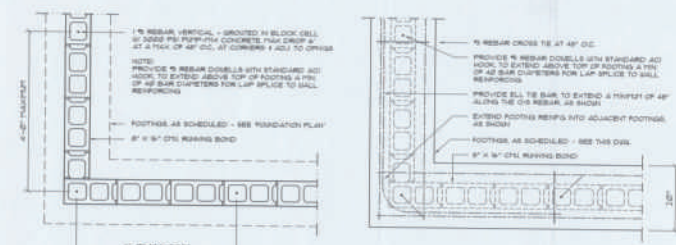
Section A
 SCALE: 3/4" = 1'-0" HOUSE
 NOTE: MONOLITHIC FOOTER MAY BE USED BASED ON GRADE ELEVATION.



Section B
 SCALE: 3/4" = 1'-0" GARAGE & PATIO



Section C
 SCALE: 3/4" = 1'-0" PATIO



Revision

Drawn

DJR

CUSTOM DESIGNED HOME FOR

Doug & Drama Richey

LAKE CITY, COCLUMBA COUNTY, FLORIDA

Foundation Plan

DAVID J. ROYAL

REGISTERED ARCHITECT

FLORIDA

NO. 12345

DATE: 09/25/2018

SHEET: A4

4 OF 10

ARCHITECT

ALL UPLIFT CONNECTORS SHALL BE PROVIDED AT EACH TRUSS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 9-05 (DESIGN 150 TYP. AND LOAD).

FIBERGLASS SHINGLES TO MATCH EXISTING. INSTALLED PER MANUFACTURERS RECOMMENDATION.

3/4" FELT OVER 1/2" OSB PL/WOOD OR 1/2" OSB SHEATHING.

SIMPSON HSSA HURRICANE UPLIFT CONNECTOR AT EA TRUSS END.

VINYL SPLIT 1" FASCIA.

1/2" OVERHANG TO MATCH EXISTING.

NOTE: PROVIDE TYPEK AND INFILTRATION BARRIER OVER EXTERIOR PL/WOOD SHEATHING.

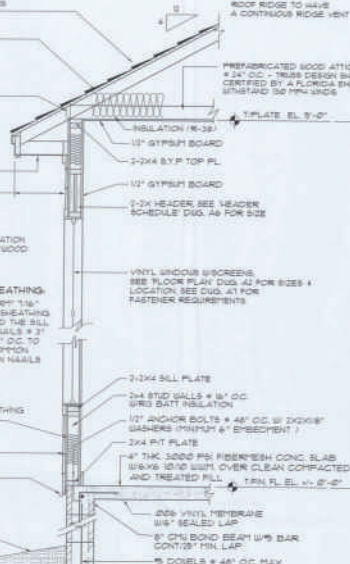
NOTE: EXTERIOR WALL SHEATHING: APPLY VERTICALLY, "UNSTORY" 1/4" OSB 48"x96", 1/2" OSB 48"x96" OR 1/2" OSB 48"x96" SHEATHING FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH 8d COMMON NAILS @ 3' O.C. OR 8d COMMON NAILS @ 4' O.C. TO EACH STUD WITH EITHER 8d COMMON NAILS @ 6" O.C. OR 8d COMMON NAILS @ 8" O.C.

1/4" OSB "UNSTORY" SHEATHING SEE DETAIL SHT. A5.

8" HANDBOARD OR VINYL SIDING.

FLASHING & CHALK.

FINISH GRADE SLOPE AWAY FROM FOUNDATION AT MIN. 3% TYP. ALL AROUND.



SEE SHT. A5 FOR TYPICAL FRAMING DETAILS.

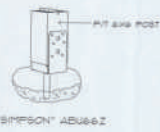
NOTE: ASSUMED SOIL BEARING CAPACITY 1000 PSF.

ALL FILL SHALL BE SPREAD UNIFORMLY IN SIX TO EIGHT INCH LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE PERCENT (95%) OF THE MAXIMUM DRY DENSITY OBTAINED BY THE MODIFIED PROCTOR METHOD.

NOTE: CONTRACTOR SHALL VERIFY ROOF PITCH AND OVERHANG.

Wall Section A
NEW HOUSE WALL SECTION
SCALE 3/4" = 1'-0"

NOTE: MONOLITHIC FOOTER MAY BE USED BASED ON GRADE ELEVATION.



Base Column Connection
COLUMN BASE CONNECTION AT PATIO
SCALE 3/4" = 1'-0"

ALL UPLIFT CONNECTORS SHALL BE PROVIDED AT EACH TRUSS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 9-05 (DESIGN 150 TYP. AND LOAD).

FIBERGLASS SHINGLES TO MATCH EXISTING. INSTALLED PER MANUFACTURERS RECOMMENDATION.

3/4" FELT OVER 1/2" OSB PL/WOOD OR 1/2" OSB SHEATHING.

SIMPSON HSSA HURRICANE UPLIFT CONNECTOR AT EA TRUSS END.

VINYL SPLIT 1" FASCIA.

4" CANTILEVER AFTER THE REMOVAL OF EXISTING BRICK.

NOTE: PROVIDE TYPEK AND INFILTRATION BARRIER OVER EXTERIOR PL/WOOD SHEATHING.

NOTE: EXTERIOR WALL SHEATHING: APPLY VERTICALLY, "UNSTORY" 1/4" OSB 48"x96", 1/2" OSB 48"x96" OR 1/2" OSB 48"x96" SHEATHING FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH 8d COMMON NAILS @ 3' O.C. OR 8d COMMON NAILS @ 4' O.C. TO EACH STUD WITH EITHER 8d COMMON NAILS @ 6" O.C. OR 8d COMMON NAILS @ 8" O.C.

8" HANDBOARD OR VINYL SIDING.

FLASHING & CHALK.

1/4" OSB "UNSTORY" SHEATHING SEE DETAIL SHT. A5.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

8" CHS BOND BEAM 1/2" BAR CONT/8" MIN. LAP.

15 DOUELS @ 48" O.C. MAX.

2x4 STUD WALLS @ 16" O.C. 1/2" OSB BATT INSULATION.

1/2" ANCHOR BOLTS @ 48" O.C. 1/2" OSB 48"x96" BATTENS (TYP/FT 6" EMBEDED).

2x4 P-T PLATE.

4" THK. 3000 PSI FIBERGLASS CONC. SLAB 1/2" MIN. OVER CLEAN COMPACTED AND TREATED FILL.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.

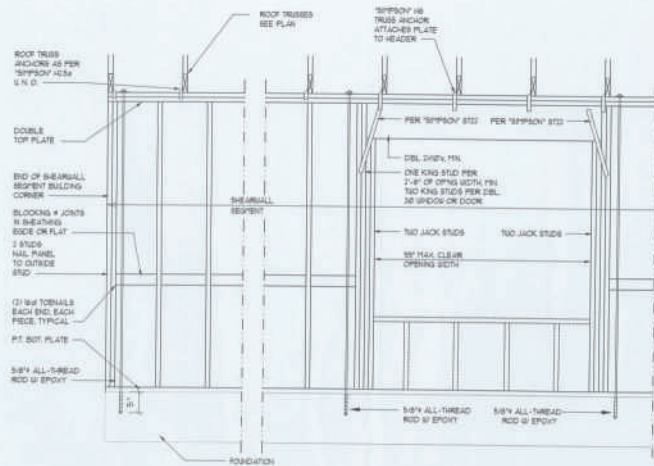
2-1/2" BARS - CONTINUOUS.

EL. (FIELD VERIFY).

CONCRETE.

1/2" VINYL MEMBRANE 1/2" SEALED LAP.

1-1/2" BAR - CONTINUOUS.



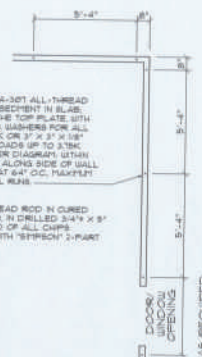
All-Thread Shear Wall DETAILS
SCALE: NONE

UNDERSOFTY EXTERIOR WALL SHEATHING:
APPLY VERTICALLY, UNDERSOFTY 1/2" OSB 48" X 96", 120" X 120" OR 144" SHEATHING FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d COMMON NAILS # 3" O.C. OR 6d COMMON NAILS # 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d COMMON NAILS # 6" O.C. OR 6d COMMON NAILS # 8" O.C.

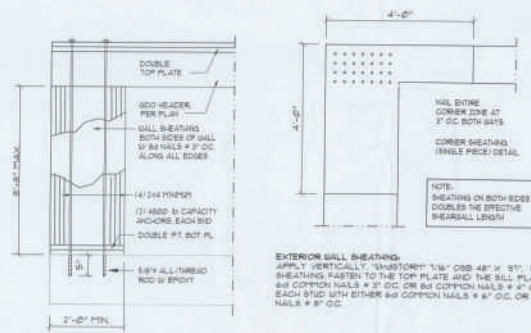
SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 1 SHEARWALLS AS DEFINED BY STD D-17 (SDC 309.4).
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/2" OSB INCLUDING AREAS ABOVE AND BELOW OPENINGS.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOISTS FOR ADJACENT PANELS OCCURRING OVER CORNER FRAMING MEMBERS OR ALONG BLOCKING.
- NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
- TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 3/4 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3 FOR 8'-0" WALLS (7'-0").

OPENING WIDTH	SILL PLATES	NO. TOP NAILS EACH END
0" TO 6'-0"	1/2" OSB OR 1/2" S4S	1
6'-0" TO 8'-0"	1/2" OSB OR 1/2" S4S	2
8'-0" TO 10'-0"	1/2" OSB OR 1/2" S4S	3



All-Thread Wall Tie-Down PLAN
SCALE: NONE



Garage End Wall DETAILS
SCALE: 1/2" = 1'-0"

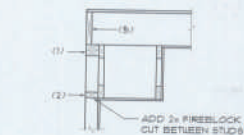
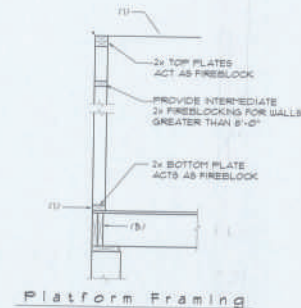
HEADER SPANS FOR EXTERIOR BEARING WALLS					
HEADERS SUPPORTING	HEADER SIZE	BUILDING WIDTH (FT)			
		20'		28'	
ROOF, CEILING	2-2x4	3'-4"	* JACKS	3'-2"	
	2-2x6	5'-5"		4'-8"	
	2-2x8	8'-10"		5'-11"	2
	2-2x10	8'-5"	2	7'-3"	2
	2-2x12	9'-5"	2	8'-5"	2
	3-2x8	8'-4"		7'-8"	1
	3-2x10	10'-6"		9'-1"	2
	3-2x12	12'-2"	2	10'-7"	2
	4-2x8	9'-2"		8'-4"	1
	4-2x10	11'-8"		10'-6"	1
4-2x12	14'-7"		12'-2"	2	

Doors & Windows
DOOR DESIGNATIONS

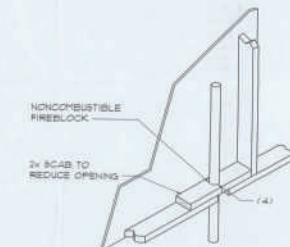
- 3068 = 24"x60"
- 2468 = 28"x60"
- 2668 = 30"x60"
- 2868 = 32"x60"
- 3068 = 36"x60"

WINDOW DESIGNATIONS

- 2646 = 24"x54"
- 2650 = 30"x60"
- 3030 = 36"x36"
- 3046 = 36"x54"
- 3050 = 36"x60"
- 3054 = 36"x64"
- 3060 = 36"x72"
- 4070 = 48"x104"
- 4060 = 48"x12"



Soffit/Dropped Cig.



Penetrations

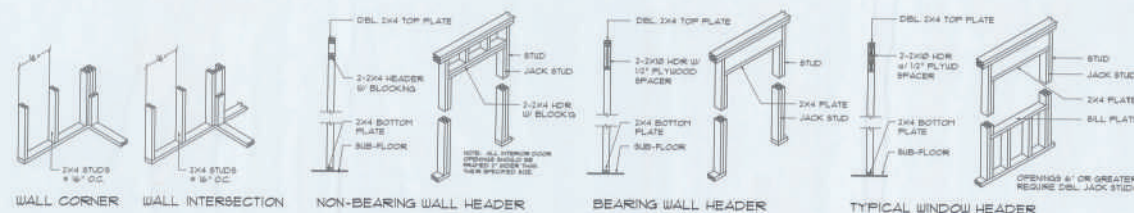
NOTE 1:
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WINING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES NOTED ABOVE.

FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, OVER CEILING, OVER CEILING, ETC.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "FIREPROOF MULTIFLEX SEALANT".
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS. FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Blocking DETAILS
SCALE: NONE



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

Header / Door & Window Designation
SCALE: 1/2" = 1'-0"

REVISION

DRAWN

DJR

CUSTOM DESIGNED NOTE FOR
Doug & Drama Ritchey
LAKE CITY, COULMBIA COUNTY, FLORIDA
Typical Framing Details

DAVID J. ROYAL
ARCHITECTURAL DESIGNER
BIRMINGHAM, ALABAMA
www.djroyal.com
205-988-1199

23
NICHOLAS
DESIGNER
ARCHITECT
ARCHITECT
ARCHITECT

DATE

05-SEP-2019

CONTRACT

CONTRACT

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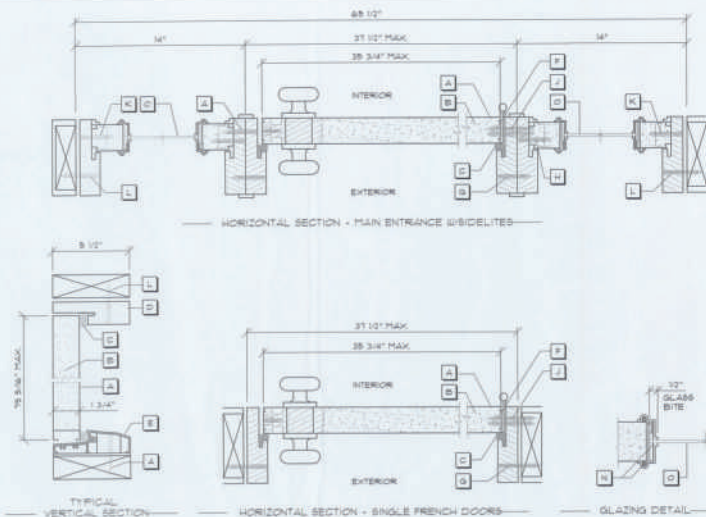
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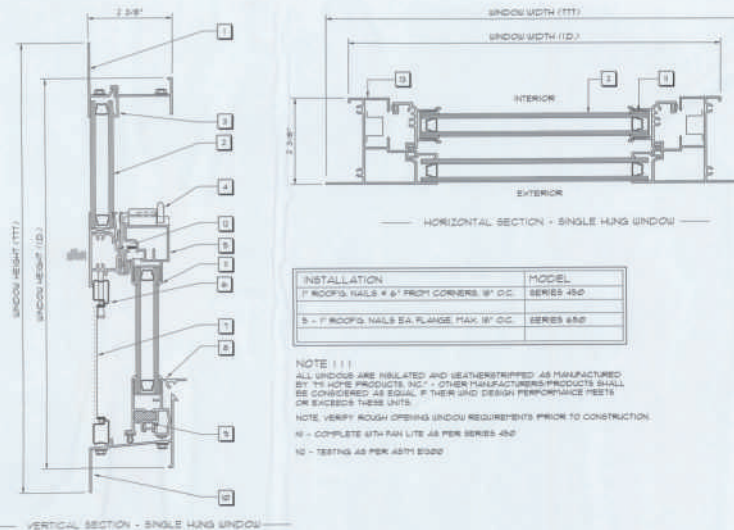
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Typ. Exterior Door Jamb DETAILS
SCALE: NONE



Typ. Window Jamb DETAILS
SCALE: NONE

Door Notes

- A STEEL BON - 26 GA
- B POLYURETHANE FOAM CORE
- C COMPRESSION LEATHER STRIP
- D WOOD HEAD JAMB
- E ALUMINUM BUFFER THRESHOLD
- F NO. 24 X 1/2" PHYS. (4) SCREWS PER HINGE INTO DOOR
- G NO. 4 X 2" PHYS. (5) SCREWS THROUGH HINGE JAMB, 8" DOWN FROM TOP, MAX. 18" O.C. THEREAFTER
- H NO. 4 X 2" PHYS. (2) SCREWS THROUGH STRIKE JAMB INTO Sidelite JAMB, 4" DOWN FROM TOP, MAX. 8" O.C. THEREAFTER
- I NO. 4 X 2" PHYS. (4) SCREWS THROUGH EACH HINGE INTO DOOR JAMB
- J NO. 4 X 2" PHYS. (6) SCREWS THROUGH EACH Sidelite JAMB INTO Sidelite, 4" DOWN FROM TOP, MAX. 8" O.C. THEREAFTER
- K NO. 4 PHYS. (1) 1/2" BUSHING ON 3/8" DIA. TAPCON IN PIN, 1 1/2" BUSHING (14) PER HEAD & SILL, (6) PER JAMB
- L NO. 4 X 1 3/4" PHYS. (3) PER SIDE FROM JAMB INTO THRESHOLD
- M SHERWIN WILLIAMS 6504 EXTERIOR GRADE LATEX CAULK
- N TEMPERED / INSULATED GLASS WINDOW

DESIGN PRESSURE RATINGS *	
POSITIVE	+76.0 PSF
NEGATIVE	-76.0 PSF

* WHERE WATER INFILTRATION REQUIREMENT IS NOT NEEDED

NOTE 111
EXTERIOR DOORS SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCT:

SERIES EXTENDY 4-4 1/2 IS INSULATED OF ALUM. RESIDENTIAL INSULATED STEEL DOOR W/ STEEL FRAME AS PROD. BY "PRECOR ENTRY SYSTEMS"

Window Notes

- 1 FLANGED HEAD
- 2 INSULATED GLASS
- 3 GLAZING BEAD
- 4 LOCK
- 5 SASH TOP RAIL
- 6 SCREEN FRAME
- 7 PVB GLASS MESH
- 8 BOTTOM SASH RAIL
- 9 PIVOT BAR
- 10 FLANGED SILL
- 11 FLANGE GLAZING
- 12 FIXED HINGING RAIL
- 13 FLANGED JAMB

NOTE 111
OTHER MANUFACTURERS PRODUCTS SHALL BE CONSIDERED AS EQUAL IF THEIR WIND DESIGN PERFORMANCE MEETS OR EXCEEDS THESE UNITS

WINDOW FASTENER SCHEDULE

SIZE	DESCRIPTION	INSTALLATION	MODEL
3/8"	SINGLE HUNG VNTL. SASH W/INSUL. GLASS	1" ROOFG. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3/8"	SINGLE HUNG VNTL. SASH W/INSUL. GLASS	1" ROOFG. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3/8"	SINGLE HUNG VNTL. SASH W/INSUL. GLASS	1" ROOFG. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3/8"	SINGLE HUNG VNTL. SASH W/INSUL. GLASS	1" ROOFG. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3/8"	SINGLE HUNG VNTL. SASH W/INSUL. GLASS	1" ROOFG. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
1-3/8"	TWIN - SINGLE HUNG VNTL. SASH W/INSUL. GLASS	5 - 1" ROOFG. NAILS EA FLANGE, MAX. 18" O.C.	SERIES 450

ALL WINDOWS ARE INSULATED AND LEATHERSTRIPPED AS MANUFACTURED BY "H HOBBS PRODUCTS, INC." - OTHER MANUFACTURERS PRODUCTS SHALL BE CONSIDERED AS EQUAL IF THEIR WIND DESIGN PERFORMANCE MEETS OR EXCEEDS THESE UNITS

NOTE: VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

11 - COMPLETE WITH PAN LITE AS PER SERIES 450

10 - TESTING AS PER ASTM E3300

REVISION

Drawn

DJR

CUSTOM DESIGNED HOME FOR
Doug & Drama Ritchey
LAKE CITY, COLUMBIA COUNTY, FLORIDA
Door & Window Details

DAVID J. BOYAL
ARCHITECT
10000 N. US HWY 1
LAKE CITY, FL 32829
(407) 486-1111

N2
NICHOLAS
ARCHITECT
10000 N. US HWY 1
LAKE CITY, FL 32829
(407) 486-1111

Date:

09/08/2016

Drawn:

DJR

Sheet:

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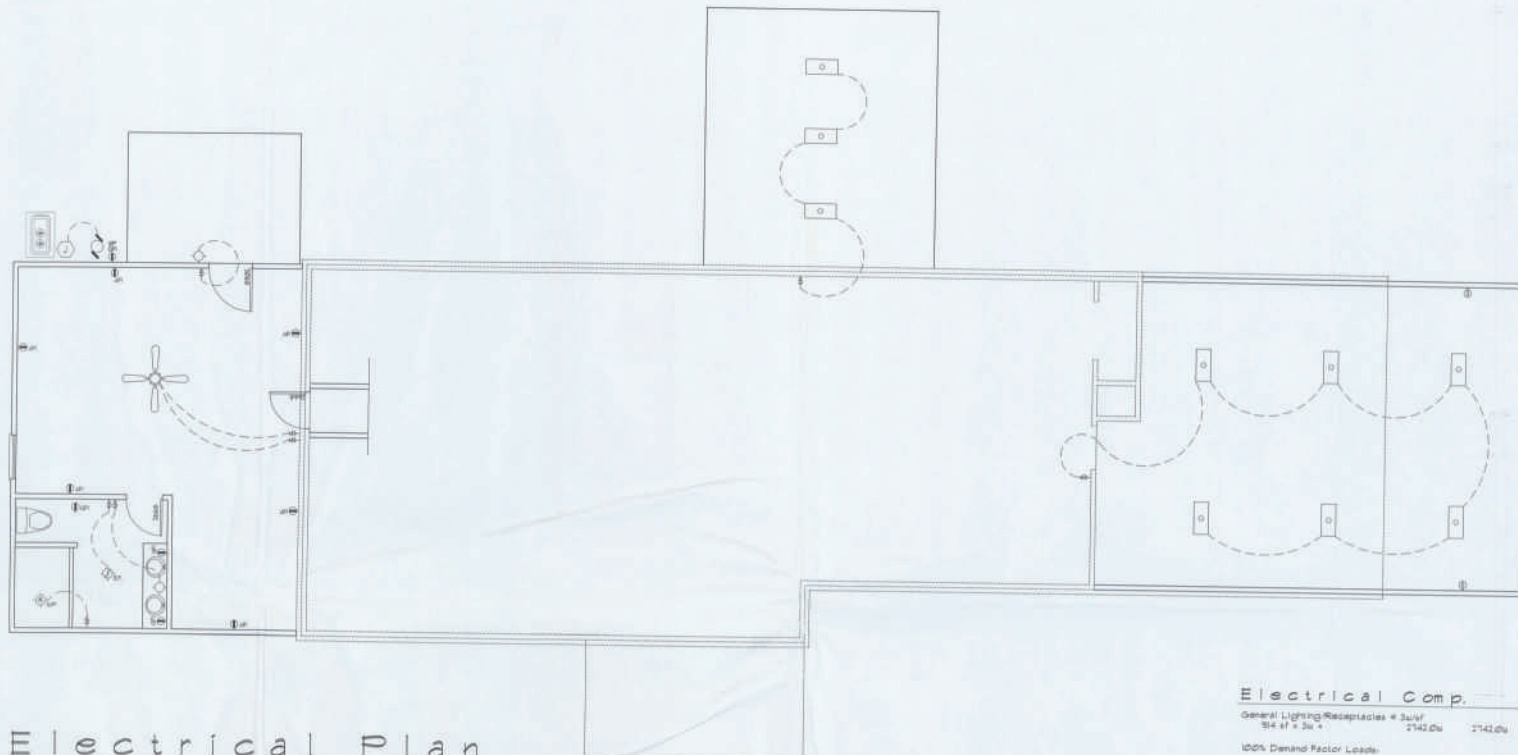


2. ALL SUB-CONTRACTORS PROVIDING PUMPING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF GENERAL NOTES 1 THRU 8, A-1.
3. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
4. ALL MATERIALS SHALL BE NEW.
5. ALL WORK SHALL BE PERFORMED BY A LICENSED PUMPING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER; THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
6. ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PUMPING SUB-CONTRACTORS RESPONSIBILITIES.
7. PUMPING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMATIC; DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PUMPING PIPES.
8. ALL WORK SHALL BE COORDINATED WITH OTHER TRACES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.

- WATER PIPING SHALL BE TYPE K COPPER UP TO 1 1/2" TYPE K FROM ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER. ALL OTHERS OFFER SPECIFIED PIPING MAY BE CPVC, SCHEDULE 40 OR SCHEDULE 80.
- DO NOT USE LEAD BASED SOLDER FOR JOINTING PIPING.
10. SOIL-VENT, VENT & RAINWATER PIPING SHALL BE CAST IRON OR GALV. SPILL ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BONDS & BELL & SPIGOT CAST IRON. BELOW GRADE USE LEAD & CUPRUM JOINTS & 1" CONCRETE RINGS. SEE NOTE 2. SEE NOTE 3.
11. AIR-CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED A/CV. PIPING COPPER OR GALV. UP TO 1/2" RIGID & FITTING 1/2" & ABOVE. SEE NOTE 9. BELOW, PERMUTE ALL CONDENSATE PIPING EXCEPT WASH BASIN DRAINAGE AND ELECTRIC HEAT TRAP WHEN EXPOSED TO FREEZING CONDITIONS.
12. PIPING SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE PERMITTED BY LOCAL CODES. ALL CONDENSATE PIPING SHALL BE USED TO PENETRATE CHARGES OR FIRE RATED WALLS / CEILING.

13. ALL FIXTURES MUST BE PROVIDED WITH READY-ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
14. FURNISH AND INSTALL APPROVED AIR CHARGERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ANNESTERS ON MAIN LINE OR RISERS.
15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS OF HAIR FELT HANGERS/FACE.
17. PROVIDE 1/2" TEAR PAPER LINE FOR ALL FLOOR DRAINS FROM NEAREST RADIANT FIXTURE DOWN TO MANHOLE.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
19. PROVIDE COORDINATION COVERPLATE / CLEANOUT PLUS FOR ALL WALL CLEANOUTS FINISH AS SELECTED BY THE OWNER.
20. FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.





Electrical Plan

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

NOTE: SMOKE DETECTORS SHALL BE MOUNTED NOT LESS THAN 8'0" ABOVE FINISHED FLOOR AND SHALL BE THE IONIZATION TYPE, INTERLOCKED TOGETHER, POWERED FROM HOUSE PANEL W/BATTERY BACKUP.

NOTE: TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNERS' DIRECTIONS & IN ACCORDANCE WITH APPLICABLE SECTIONS OF NEC-LATEST EDITION.

NOTE: EXTERIOR FLOODLIGHTS TO BE SPECIFIED AND LOCATED BY OWNER AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

Electrical Symbols

1PST WALL SWITCH	ELECTRICAL PANEL	NON-FUSED DISC. SWITCH
3PST WALL SWITCH (3-WAY)	EXHAUST FAN / LIGHT	TELEPHONE
DUPLEX WALL RECEPTACLE	DBL LAMP INC FLOOD LIGHT	TELEVISION OUTLET
DUPLEX WALL RECEPT. BELOW COUNTER	3 TUBE LED PRISMATIC WRAP SURFACE FIXTURE	HVAC THERMOSTAT, # 6-0" JFF
240V OUTLET	LIGHT JBOX	CEILING FAN W/ INC LIGHT FIXTURE
GND FAULT INTERRUPTER DUPLEX RECEPT.	SMOKE DETECTOR, 120V	RECESSED LIGHT FIXTURE
LEATHER PROOF GFI DUPLEX RECEPT.	CHIME	RECESSED LIGHT FIXTURE, WATERPROOF
ARC FAULT INTERRUPTER DUPLEX RECEPT.	MOMENTARY PUSHBUTTON SWITCH, LIGHTED	CLG. MTD. SWITCHED RECEPT. FOR CHRISTMAS LIGHTS
DUPLEX WALL RECEPTACLE, 1/2 SWITCHED	SWITCH/PICTURE WIRING	
MOTOR	CONTROL WIRE - LOW VOLTAGE	

Electrical Comp.

General Lighting Receptacles = 3a/w
84 af + 3a = 2142.0w 2142.0w

100% Demand Factor Loads:

HVAC System (1/2T Heat Pump) 000.0w

HVAC System Air Handler 800.0w

Total Demand Load: 4142.0w

FEEDER SIZE: 4142.0w / 240v = 1823 amperes
USE: 3 #0 THW

NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT LIVING AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

TYPICAL PANEL SCHEDULE:
ELECTRICIAN TO PROVIDE A FINAL PANEL SCHEDULE BASED ON THE AS-BUILT CONDITIONS & CONNECTED DEVICES.

TYPICAL LOAD COMPUTATIONS:
ELECTRICIAN TO CALCULATE ACTUAL LOAD FROM AS-BUILT CONDITIONS & CONNECTED DEVICES.

REVISION

DRAWN

DJR

CUSTOM DESIGNED NOTE FOR
Doug & Drema Ritchey
LAKE CITY, COLUMBIA COUNTY, FLORIDA
Electrical Plan

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DATE:

09/02/2009

DATE:

09/02/2009

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