

GENERAL NOTES:

THE CONTRACTOR SHALL INDEMNIFY 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.

3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.

5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.

6. ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.

ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.

8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.

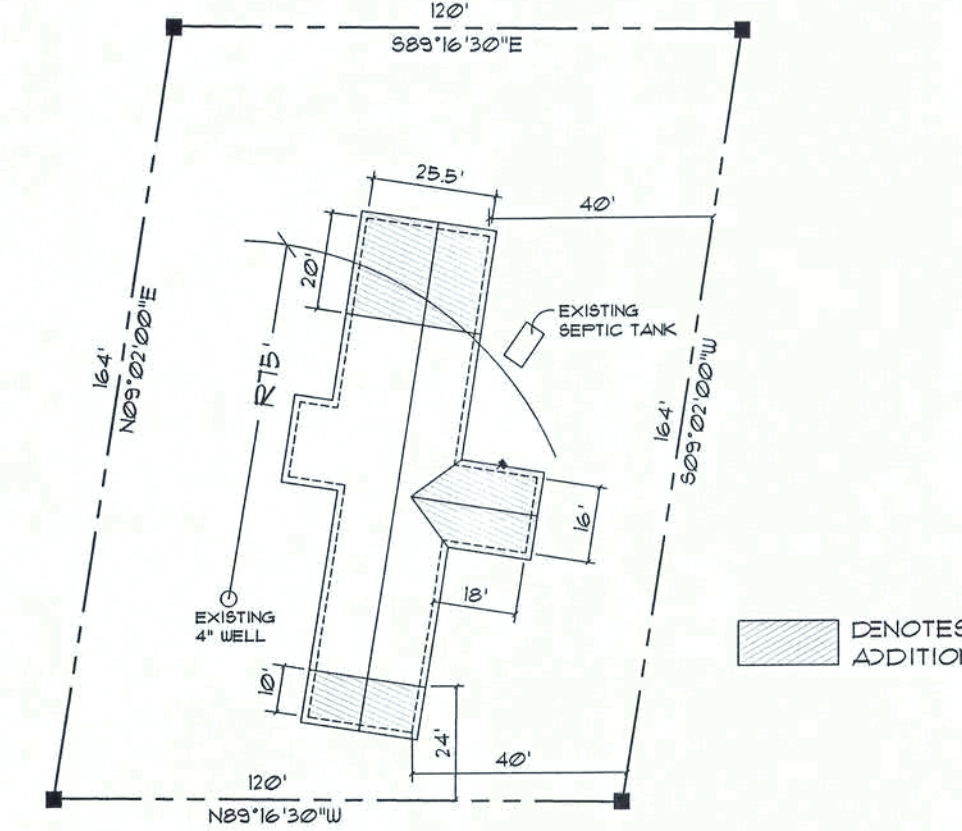
10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333". BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.

INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-11 BATT INSULATION.

12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GIB ON 1X3 JOIST FURRING AT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.



PARCEL ID: \*13-43-11-08533-001



NOTE: EXISTING RESIDENCE IS 1350' SF.

Site Plan

SCALE:

GENERAL MILLWORK NOTES:

1. MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE LIKE FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6 OF THE GENERAL NOTES, THIS SHEET.
2. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FABRICATION AND DELIVERY OF MILLWORK, SHOWN IN THE DRAWINGS, TO THE JOB SITE, INSTALLATION OF CABINET HINGES, CATCHES, DRAWER & TRAY GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE BOLTS.
3. ALL APPLICABLE STANDARDS OF "AWI QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. AWI "CUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FOR THIS WORK.
5. MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER, THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MAT'L'S OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WD, SPECIES RECEIVING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY ITEMS NOT MFD. BY THE ARCHITECTURAL WOODWORK FIRM AND HARDWARE SCHEDULE, SHOWING HARDWARE USED AT EA. LOCATION & CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.

6. PRODUCTS SHALL INCLUDE THE FOLLOWING:  
SOFTWOOD - SOLID STOCK FINE, C OR BETTER  
HARDWOOD - SPECIES AS SELECTED BY OWNER  
PLYWOOD, OPAQUE FINISH - FIR, GRADE A/B  
PLYWOOD, TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER  
PARTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER  
LAM. PLASTIC - MFG, COLORS, PATTERNS & TEXTURES AS SELECTED BY OWNER  
LAMINATING ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE, CASEIN

7. ASSEMBLE WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL INsofar AS POSSIBLE.
8. PROTECT MILLWORK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO THE JOB SITE, UNLOAD AND STORE IN A PLACE WHERE IT WILL BE PROTECTED FROM MOISTURE AND DAMAGE AND BE CONVENIENT FOR INSTALLATION.
9. FABRICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
10. INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
11. DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

GENERAL H.V.A.C. NOTES:

1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
3. HVAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HVAC SUB-CONTRACTOR.
4. HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DUGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
5. IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM W/ 1 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE U.L. LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATRACED DUCT LINER & WRAPPED W/ 1 3/4 LB. FOILFACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOILFACED, R42/R60 DUCTBOARD.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA AND SMACNA STANDARDS.
8. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, METALAIR, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OWNER.
9. IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENGINEER.
10. HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, AND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFR.

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

11. ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSIONS.
12. ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSOR(S) SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE, BY THE OWNER.
13. ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION.
15. FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT ARRESTANCE OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
16. H.V.A.C. SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFSETS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
17. IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL ELEMENTS.
18. COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE

GENERAL PLUMBING NOTES:

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.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
5. ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
6. PLUMBING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMATIC. DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
8. WATER PIPING SHALL BE TYPE L COPPER UP TO 1", & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER. AT THE OWNER'S OPTION SUPPLY PIPING MAY BE C.P.V.C., SCHEDULE 40 OR SCHEDULE 80.
9. DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
10. SOIL, WASTE, VENT & RAINWATER PIPING SHALL BE CAST IRON NO-HUB 301-112 ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL & SPIGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNER'S OPTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
11. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER DRAIN, WASTE OR VENT PIPE AND FITTINGS, OR P.V.C., SEE NOTE 12, BELOW INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
12. P.V.C., SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES & OFFICIALS. P.V.C. MAY NOT BE USED TO PENETRATE CHASES OR FIRE RATED WALLS / CEILINGS.
13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
14. FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS 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 W/ HAIR FELT INSULATOR PADS.
17. PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEAREST PLUMBING FIXTURE, DO NOT MANIFOLD.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
19. PROVIDE COMBINATION COVERPLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
20. FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 95% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 2500 SF OF BUILDING FAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 40 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 KSI.
6. CONCRETE SHALL BE STANDARD MIX P.C. = 2500 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX P.C. = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - Fm = 1500 PSI.
8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE I OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

WOOD STRUCTURAL NOTES:

1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N-2 HEM-FIR OR BETTER.
4. CONNECTORS 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 LOADS AND USE INTENDED. REFER TO THE INFORMATION IN THE CONNECTOR SCHEDULE.

BUILDING COMPONENTS & CLADDING LOADS  
MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B"

The diagram shows a right-angled triangle representing a roof cross-section. The vertical side is labeled 25°, the horizontal side is labeled 21°, and the hypotenuse is labeled 0°. This indicates that the roof angle is 21° and the roof pitch is 25°.

ROOF ANGLE 21° TO 45°

	ZONE	AREA	VULT 110 MPH	VULT 120 MPH	VULT 130 MPH
ROOF 21° TO 45°	1	10	19.9 / -21.8	23.7 / -25.9	27.8 / -30.4
	1	20	19.4 / -20.7	23.0 / -24.6	27.0 / -28.9
	1	50	18.6 / -19.2	22.2 / -22.8	26.0 / -26.8
	2	10	19.9 / -25.5	23.7 / -30.3	27.8 / -35.6
	2	20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0
	2	50	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0
	3	10	19.9 / -25.5	23.7 / -30.3	27.8 / -35.6
	3	20	19.4 / -24.3	23.0 / -29.0	27.0 / -34.0
	3	50	18.6 / -22.9	22.2 / -27.2	26.0 / -32.0
WALL	4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0
	4	20	20.8 / -22.6	24.7 / -26.9	29.0 / -31.6
	4	50	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8
	5	10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7
	5	20	20.8 / -27.2	24.7 / -32.4	29.0 / -38.0
	5	50	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS  
FOR BUILDING COMPONENTS & CLADDING

BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66

ELECTRICAL NOTES

1. SUB-CONTRACTORS PROVIDING ELECTRICAL MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
2. DO NOT SCALE THE ELECTRICAL DRAWINGS, REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
3. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC LATEST EDITION, AND ITS AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
4. GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF THE LATEST NEC.
5. INSTALL ONLY COPPER WIRING ON THIS PROJECT. THW, TW, THHN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED TYPE.
6. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND BRINGING OUT A TAP, ASSURING NO OPENINGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.
7. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
8. INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
9. INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, RESTROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
10. INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
11. INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PORTIONS OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID EQUIPMENT IS NOT VISIBLE FROM THE CIRCUIT BREAKER THAT PROTECTS IT: SIZE IN ACCORD WITH THE LOAD. ALL DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK.
12. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH HOT LEG.
13. ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
14. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRED FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
15. OUTLET BOXES SHALL BE PRESSED STEEL OR PLASTIC OR ALL DRY LOCATIONS. FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
16. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
17. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. COORDINATE WITH HVAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS SO THAT A COMPLETE, FUNCTIONING SYSTEM IS INSTALLED, IN EACH CASE, WITH NO EXTRA COST TO THE OWNER.
18. EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 700-12F.
19. ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTIFIED A TO WHAT IS INCLUDED ON SAID CIRCUIT.
20. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
21. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
22. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR HVAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS, CONNECTED BY THE ELECTRICAL CONTRACTOR.
23. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
24. ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP. NO TIE HANDLES OR TANDENS SHALL BE ACCEPTABLE.
25. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 200,000 AIC.
26. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
27. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
28. RATING PRIOR TO CONNECTION TO CIRCUITS.
29. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
30. WHEN CONDUIT RUNS EXCEED 200 FEET, FULL BOXES SHALL BE INSTALLED SO THAT NO PULL EXCEEDS THIS DISTANCE.
31. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:  
Doug & Drema Ritchey  
LAKE CITY, COLUMBIA COUNTY, FLORIDA  
General Notes

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DATE:

05SEP2019

COMP:

SHEET:

A1  
1 OF 0

AR0007005

CUSTOM DESIGNED ADDITION FOR:

DOUG & DREMA RITCHEY - COLUMBIA COUNTY, FLORIDA

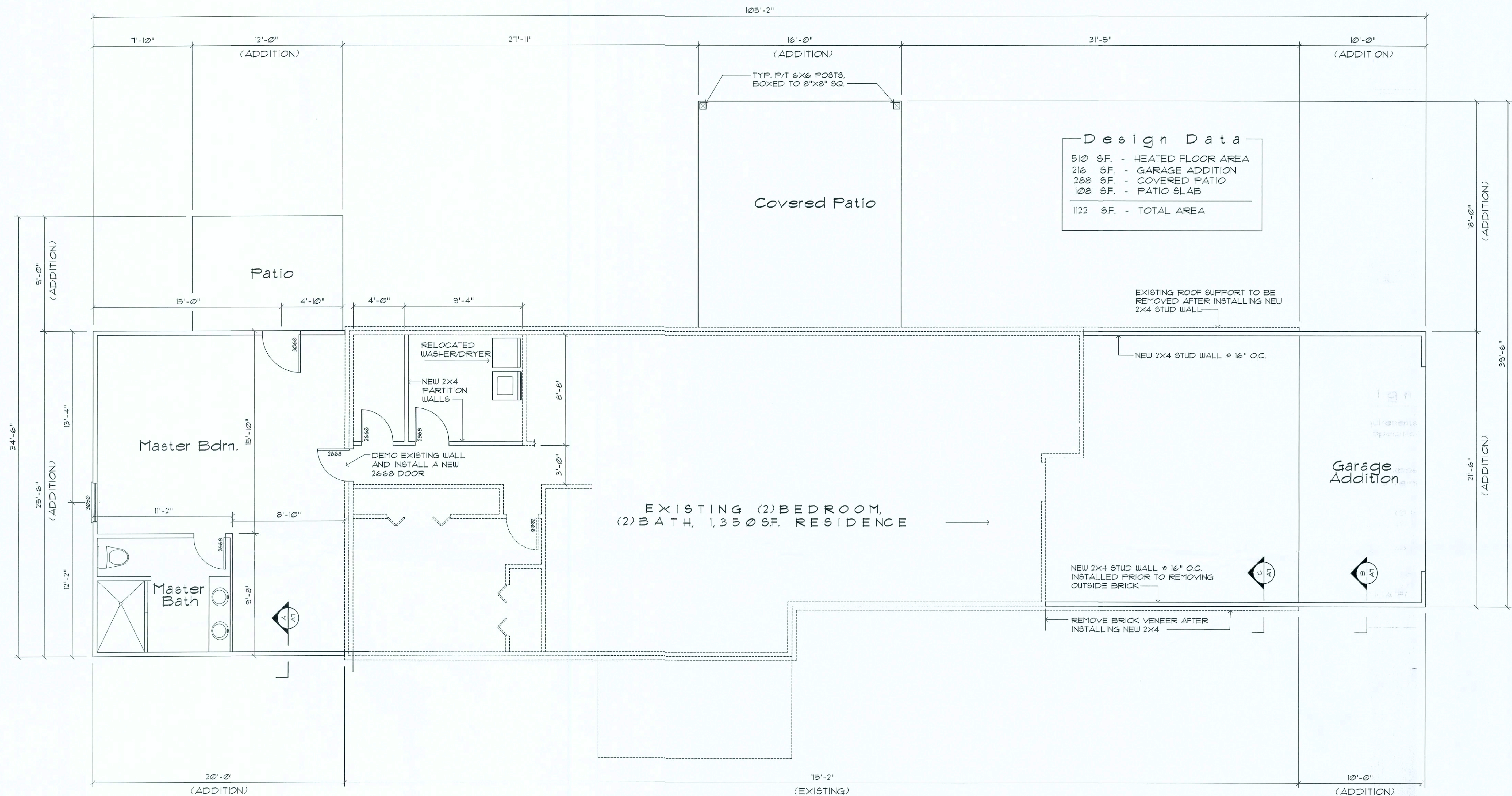
DRAWING INDEX

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## Floor Plan

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

### 2017 FLORIDA BUILDING CODE COMPLIANCE SUMMARY

BASIC WIND SPEED:	130 MPH	TYPE OF CONSTRUCTION Roof: Gable Construction, Wood Trusses @ 24" O Walls: 2x4 Wood Studs @ 16" O.C. Floor: 4" Thk. Concrete Slab w/ Fibermesh Concrete Foundation: Continuous Footer/Stem Wall or Monolithic	HURRICANE UPLIFT CONNECTORS Truss to Wall @ HOUSE: "SIMPSON" H2.5A @ Ea. Truss End Truss to Wall @ Patio: "SIMPSON" H2.5A @ Ea. Truss Header to King Studs: "SIMPSON" ST22 Plate to Stud: "SIMPSON" SF2 Stud to Sill: "SIMPSON" SPI Misc. Joints: "SIMPSON" A34 Column to Beam: (Patio) "SIMPSON" CC462-5.50 Column to Base: "SIMPSON" ABU66Z Anchor Bolts: Anchor Bolts: 1/2" A307 Bolts @ 48" O.C. Corner Hold-down Device: "All Thread" Shearwalls, See Detail Sht. A6
WIND IMPORTANCE FACTOR (I):	I = 1.00		
BUILDING CATAGORY:	CATAGORY II		
WIND EXPOSURE:	"B"		
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18		
MUFRS PER TABLE 1609.2A (FBC 2017)	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: + 32.3 PSF	ROOF DECKING Material: 1/2" CDX Plywood or 1/2" O.S.B. Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing Fasteners: See Nail Schedule on sheet A8	FOOTINGS AND FOUNDATIONS House Ftg.: 20"x12" W/3-#5 Bars Cont. Patio Ftg.: 16"x16" Monolithic W/2-#5 Bars Cont.
COMPONENTS & CLADDING PER TABLES 1609.2B & 1609.2C (FBC 2017)	OPNGS: + 21.8 / - 29.1 PSF EAVES: - 68.3 PSF ROOF: + 19.9 / - 25.5 PSF	SHEARWALLS Material: 1/16" O.S.B. "WindSTORM" Sheathing, See Sht. A6 Sheet Size: 48"x109" Sheets Placed Vertical Fasteners: 8d Common Nails, See Detail on Sht. A8 Dragstrut: Double Top Plate (S.T.F.) W/16d Nails @ 12" O.C. Wall Studs: 2x4 Hem Fir Studs @ 16" O.C.	

### 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.  
AT TIME OF PERMIT.
- Wind Load Criteria: Risk Factor: 2, Exposure: "B" Based on ANSI/ASCE 7-10, 2017 FBC 1609-A Wind Velocity:  $V_{ULT} = 130$  MPH  
 $V_{ASD} = 101$  MPH
- Roof Design Loads:  
Superimposed Dead Loads: 20 PSF  
Superimposed Live Loads: 20 PSF
- Floor Design Loads:  
Superimposed Dead Loads: 20 PSF  
Superimposed Live Loads: 20 PSF
- Residential: 40 PSFF
- 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  
Bradford, Florida - 386-368-2381

NICHOLAS  
GEISLER  
ARCHITECT  
1155 NW Brown Rd.  
Sebring, FL 33875  
386-387-1255

DATE:

05SEPT2019

COMM:

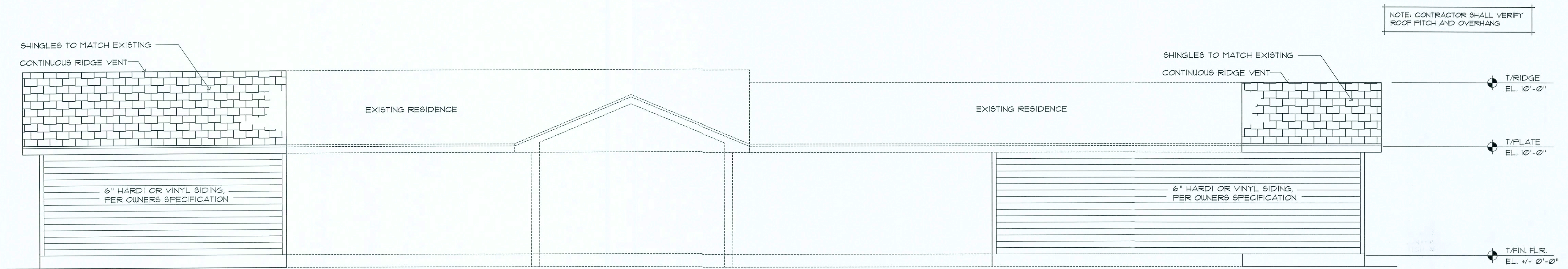
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2 OF 10

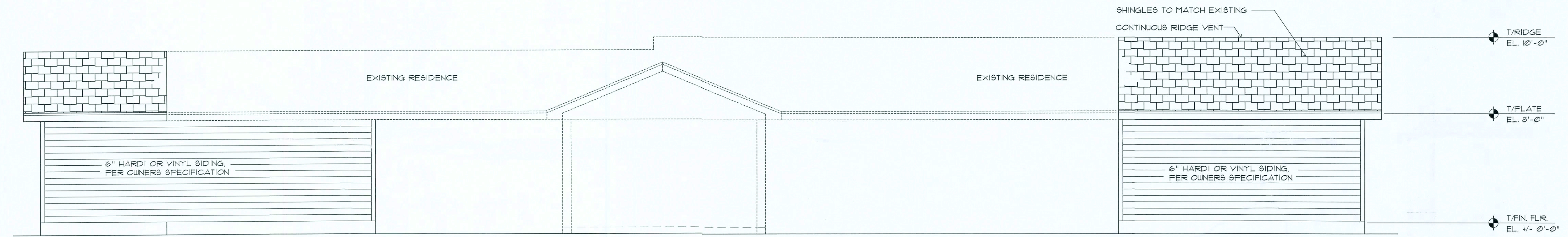
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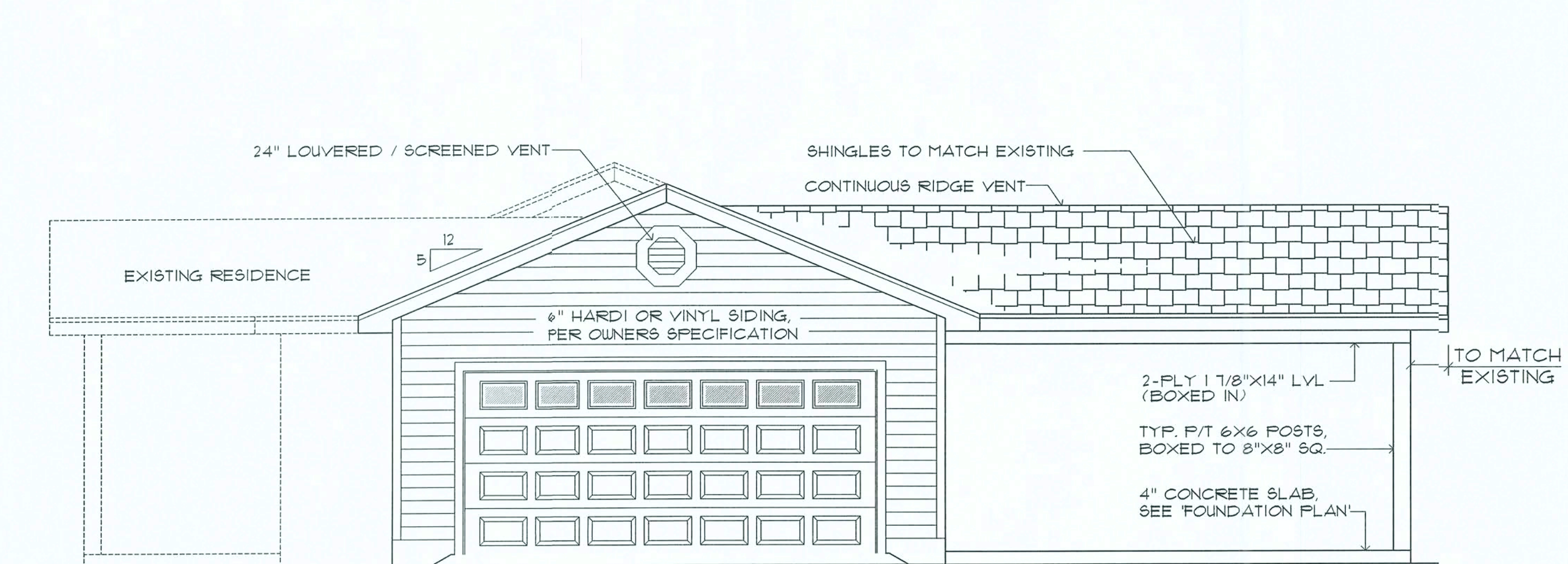
Front Elevation

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



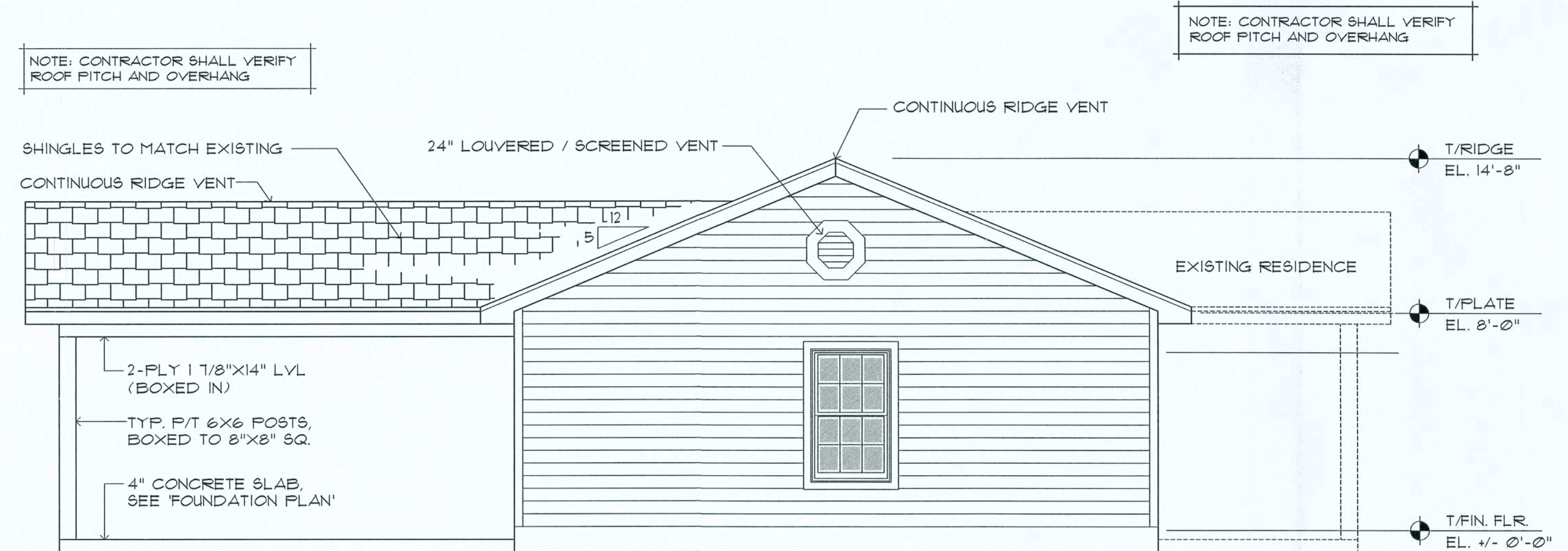
Rear Elevation

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



Left Side Elevation

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



Right Side Elevation

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

REVISION:

DRAWN:  
DJR

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

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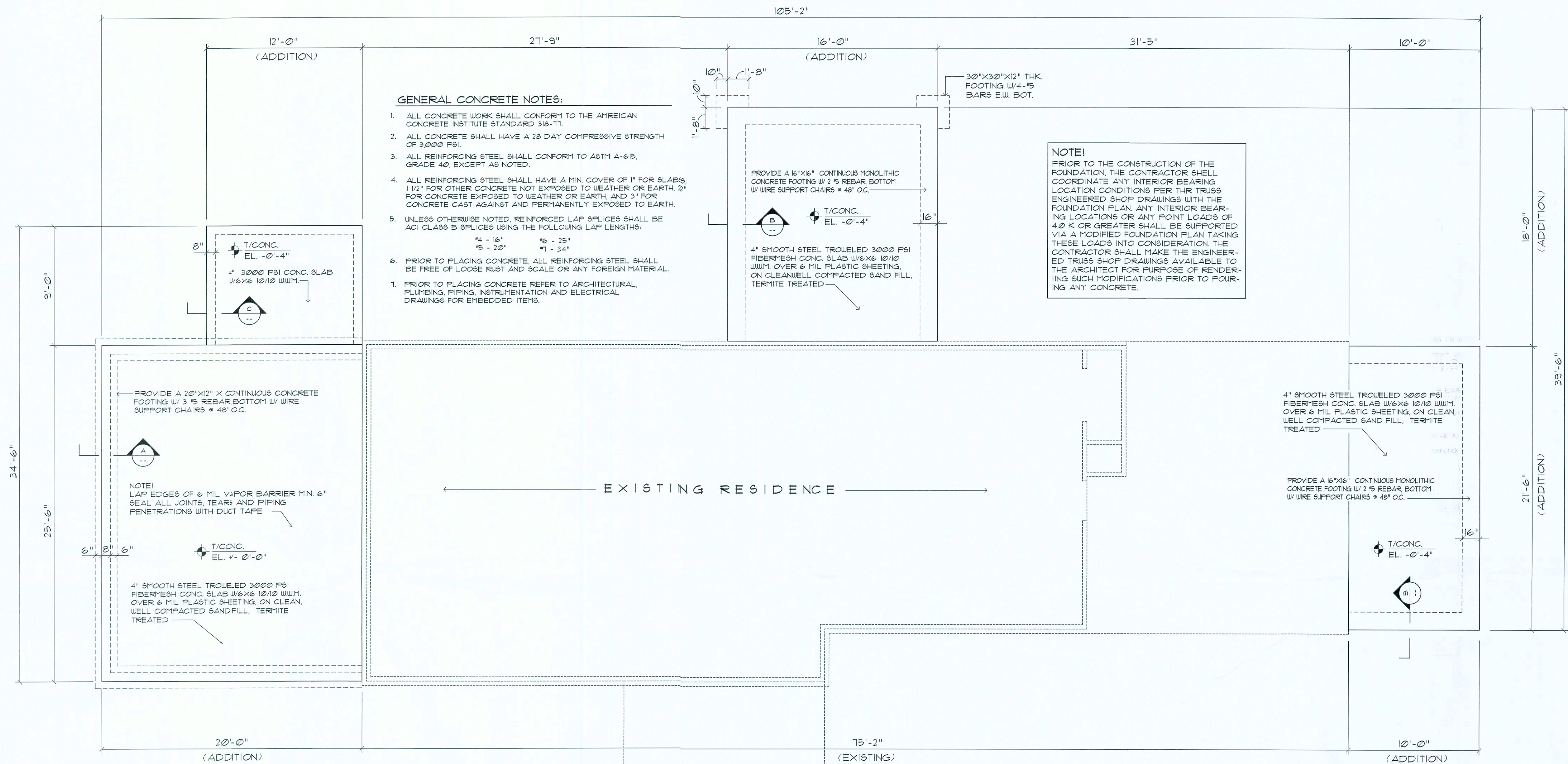
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05SEP2019

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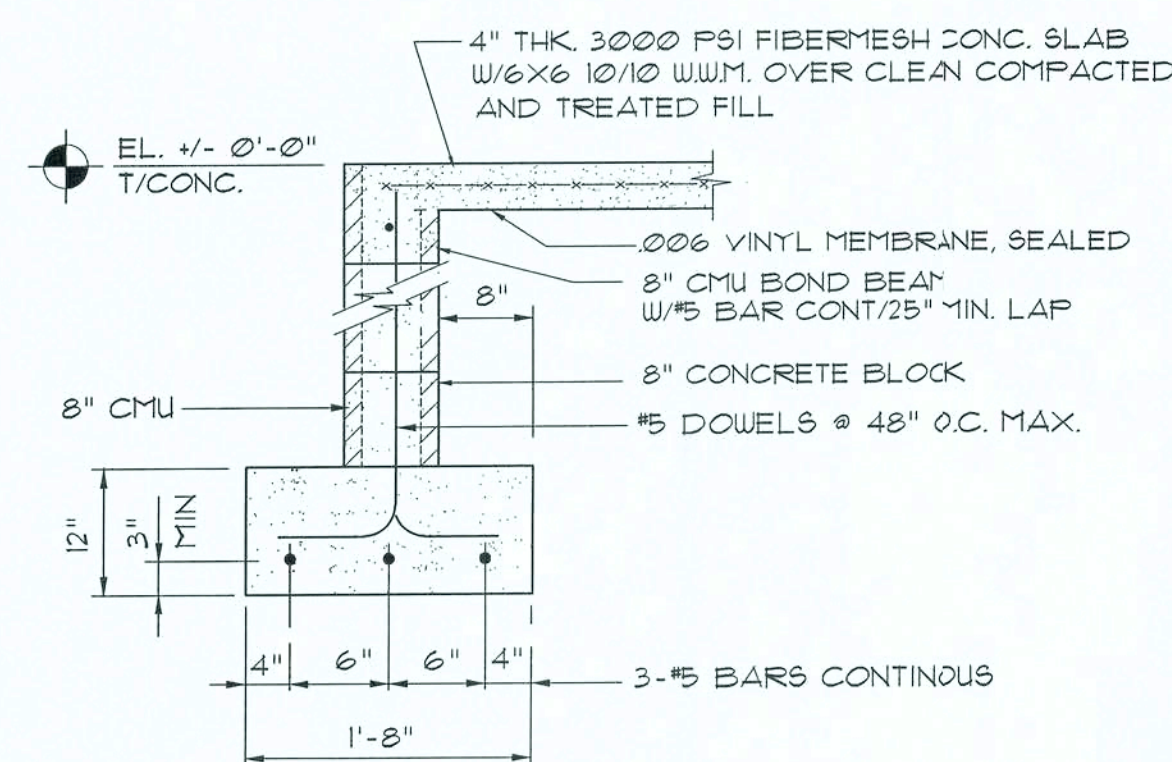
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## Foundation Plan

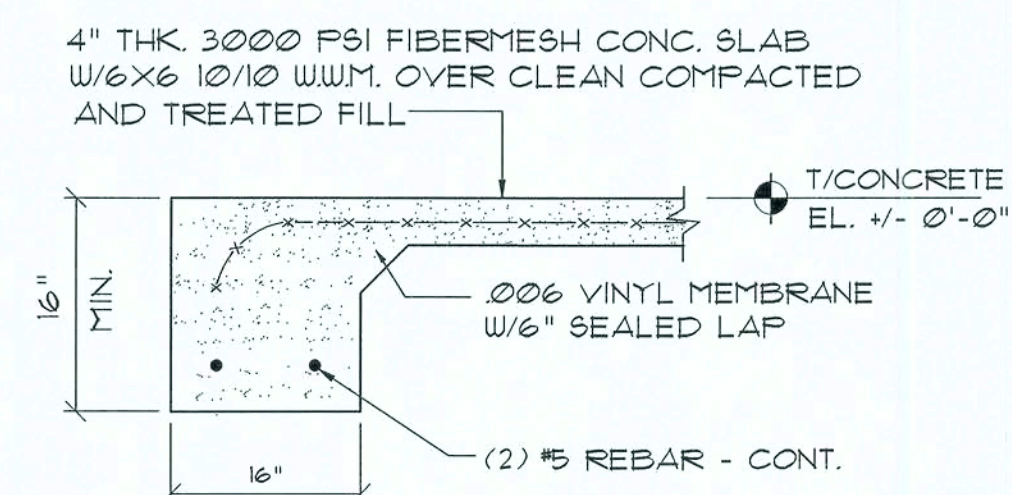
SCALE: 1/4" = 1'-0"



### Section A

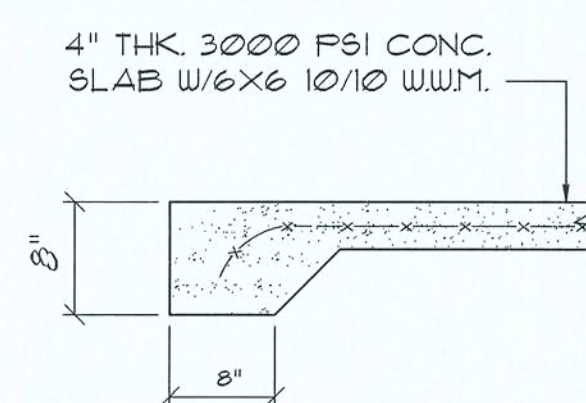
SCALE 3/4" = 1'-0" HOUSE

NOTE: MONOLITHIC FOOTER MAY BE USED BASED ON GRADE ELEVATION



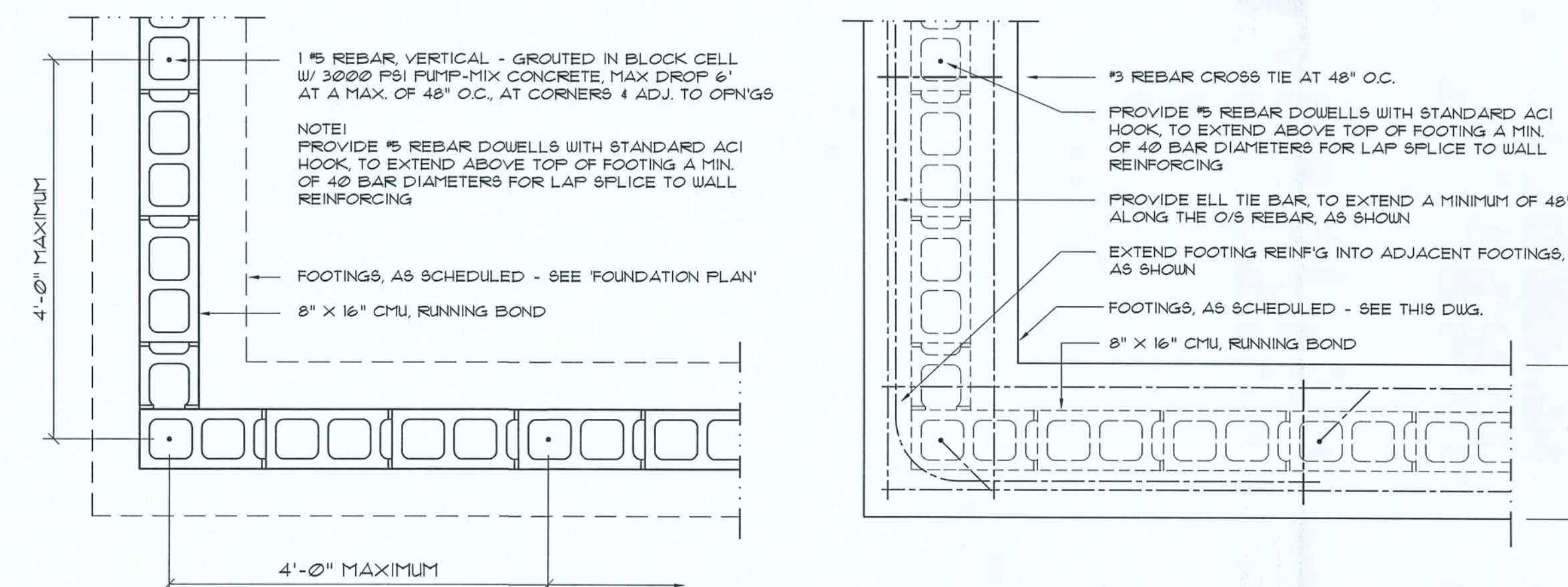
### Section B

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



### Section C

SCALE 3/4" = 1'-0" PATIO



## Wall/Foundation Reinf'g DETAIL

SCALE: 3/4" = 1'-0"

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:  
**Doug & Drema Ritchey**  
LAKE CITY, COLUMBIA COUNTY, FLORIDA  
Foundation Plan

DAVID J. ROYAL  
ARCHITECTURAL DESIGNER  
Bradford, Florida - 386-365-2358

NC

NICHOLAS  
GEORGE  
ARCHITECT  
N.C. ARCHITECT CERT. #13585

DATE:

05SEP2019

COMPI:

SHEET:

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4 OF 10

AR0007005



GALV. UPLIFT CONNECTORS SHALL BE PROVIDED AT EACH TRUSS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 1609. (DESIGN: 130 MPH WIND LOAD)

FIBERGLASS SHINGLES TO MATCH EXISTING, INSTALLED PER MANUFACTURERS RECOMMENDATION

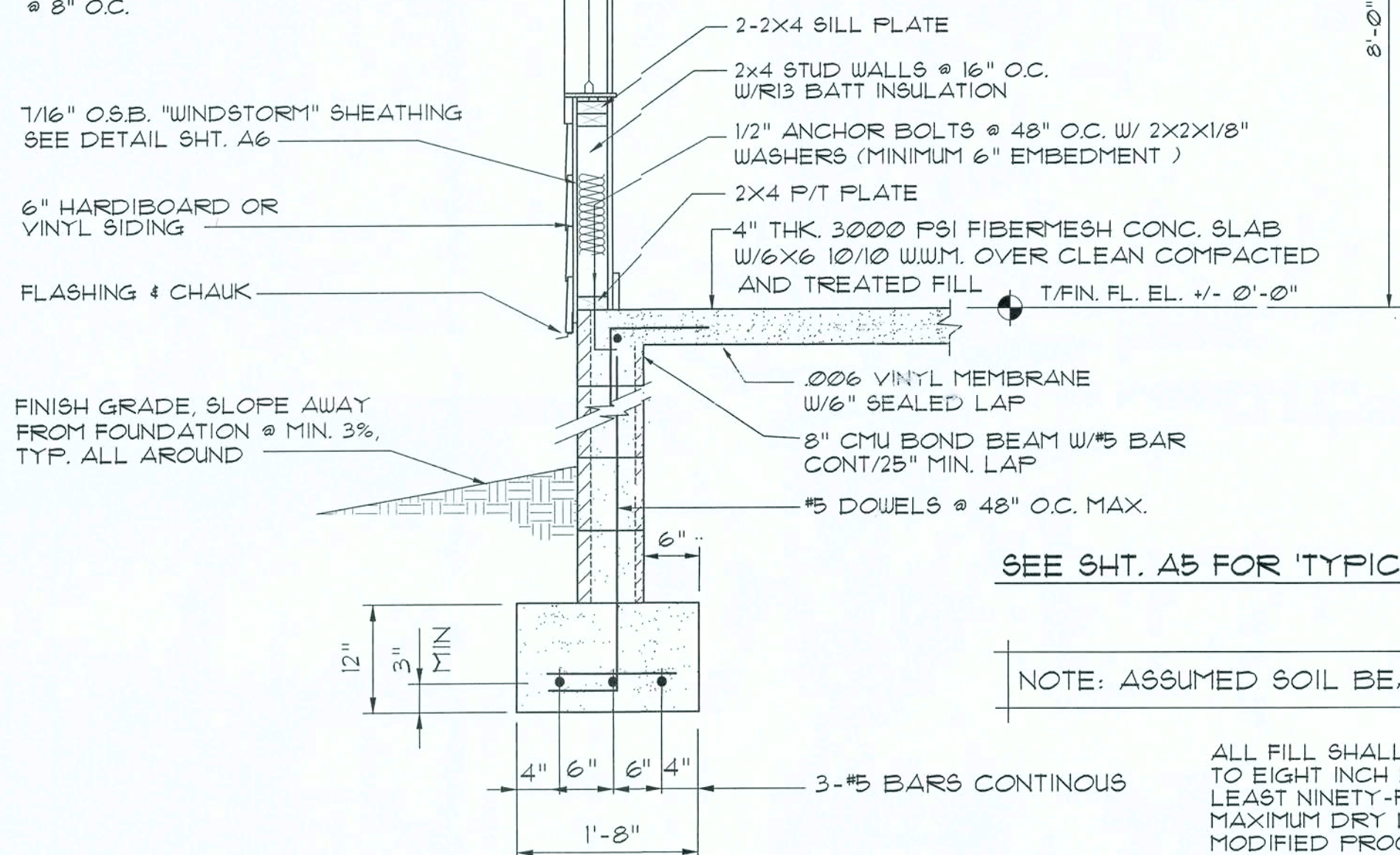
30# FELT OVER 1/2" CDX PLYWOOD OR 1/2" OSB SHEATHING

'SIMPSON H2.5A' HURRICANE UPLIFT CONNECTOR, AT EA. TRUSS END

VINYL SOFFIT & FASCIA  
TYP. OVERHANG  
TO MATCH EXISTING

NOTE: PROVIDE 'TYVEK' WIND INFILTRATION BARRIER OVER EXTERIOR PLYWOOD SHEATHING.

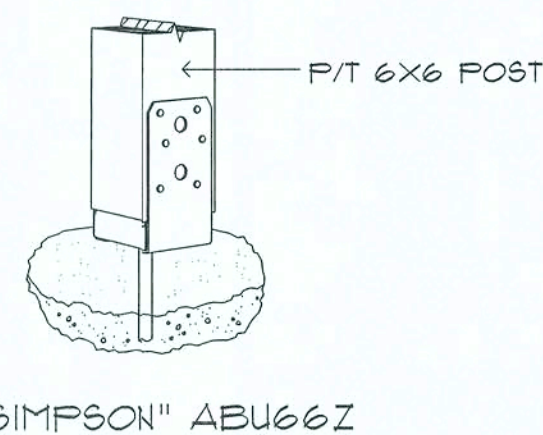
NOTE: EXTERIOR WALL SHEATHING:  
APPLY VERTICALLY, "WindSTORM" 7/16" OSB, 48"x96", 103" 12" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE W/EITHER 6d COMMON NAILS @ 3" O.C. OR 8d COMMON NAILS @ 4" O.C. TO EACH STUD WITH EITHER 6d COMMON NAILS @ 6" O.C. OR 8d COMMON NAILS @ 8" O.C.



## 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 D

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

GALV. UPLIFT CONNECTORS SHALL BE PROVIDED AT EACH TRUSS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 1609. (DESIGN: 130 MPH WIND LOAD)

FIBERGLASS SHINGLES TO MATCH EXISTING, INSTALLED PER MANUFACTURERS RECOMMENDATION

30# FELT OVER 1/2" CDX PLYWOOD OR 1/2" OSB SHEATHING

'SIMPSON H2.5A' HURRICANE UPLIFT CONNECTOR, AT EA. TRUSS END

VINYL SOFFIT & FASCIA  
4" CANTILEVER AFTER THE  
REMOVAL OF EXISTING BRICK

NOTE: PROVIDE 'TYVEK' WIND INFILTRATION BARRIER OVER EXTERIOR PLYWOOD SHEATHING.

NOTE: EXTERIOR WALL SHEATHING:  
APPLY VERTICALLY, "WindSTORM" 7/16" OSB, 48"x96", 103" 12" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE W/EITHER 6d COMMON NAILS @ 3" O.C. OR 8d COMMON NAILS @ 4" O.C. TO EACH STUD WITH EITHER 6d COMMON NAILS @ 6" O.C. OR 8d COMMON NAILS @ 8" O.C.

6" HARDBOARD OR VINYL SIDING

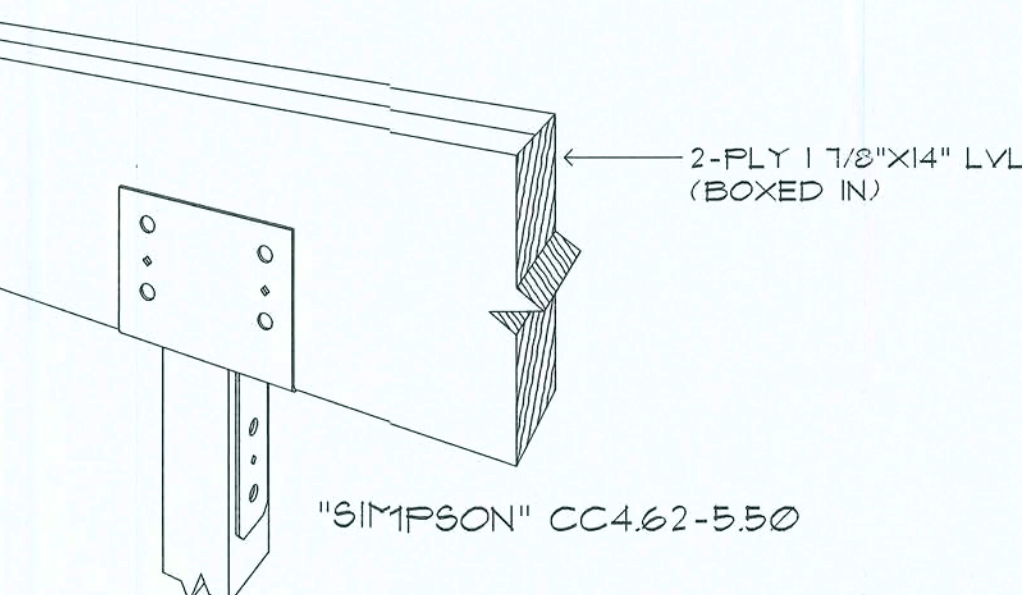
7/16" OSB, "WindSTORM" SHEATHING  
SEE DETAIL SHT. A6

FLASHING & CHAUK

SEE SHT. A5 FOR 'TYPICAL FRAMING DETAILS'

NOTE: ASSUMED SOIL BEARING CAPACITY 1000 Pcf

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.



## Column/Beam Connection E

COLUMN / BEAM CONNECTION AT PATIO  
SCALE 3/4" = 1'-0"

ROOF RIDGE TO HAVE A CONTINUOUS RIDGE VENT

PREFABRICATED WOOD ATTIC TRUSSES @ 24" O.C. - TRUSS DESIGN SHALL BE CERTIFIED BY A FLORIDA ENGINEER TO WITHSTAND 130 MPH WINDS.

1/2" GYPSUM BOARD

2-2X4 SYP TOP PL.

1/2" GYPSUM BOARD

2-2X HEADER SEE 'HEADER SCHEDULE' DWG. A6 FOR SIZE

NOTE: EXTERIOR WALL SHEATHING:  
APPLY VERTICALLY, "WindSTORM" 7/16" OSB, 48"x96", 103" 12" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE W/EITHER 6d COMMON NAILS @ 3" O.C. OR 8d COMMON NAILS @ 4" O.C. TO EACH STUD WITH EITHER 6d COMMON NAILS @ 6" O.C. OR 8d COMMON NAILS @ 8" O.C.

6" HARDBOARD OR VINYL SIDING

7/16" OSB, "WindSTORM" SHEATHING  
SEE DETAIL SHT. A6

FLASHING & CHAUK

SEE SHT. A5 FOR 'TYPICAL FRAMING DETAILS'

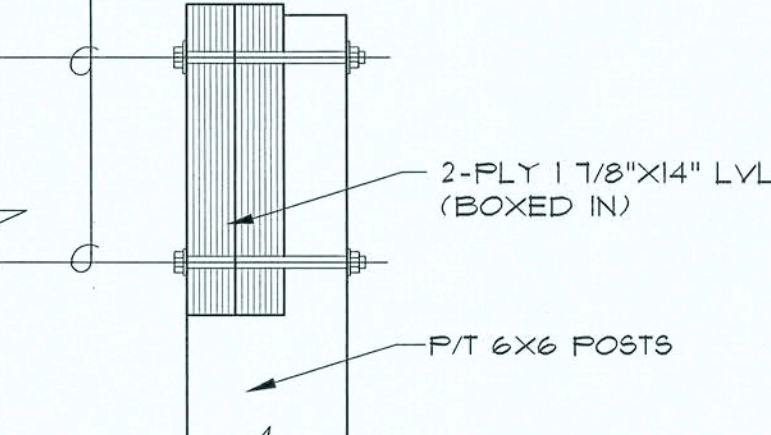
NOTE: ASSUMED SOIL BEARING CAPACITY 1000 Pcf

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.

## Wall Section B

NEW GARAGE WALL SECTION  
SCALE 3/4" = 1'-0"

NOTE: MONOLITHIC FOOTER MAY BE USED BASED ON GRADE ELEVATION



## Optional Column/Beam Connection F

COLUMN / BEAM CONNECTION AT PATIO  
SCALE 3/4" = 1'-0"

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:  
**Doug & Drama Ritchey**  
LAKE CITY, COLUMBIA COUNTY, FLORIDA

DAVID J. ROYAL  
ARCHITECTURAL DESIGNER  
Brentwood, Florida - 386-365-2391

NICHOLAS J. ROYAL  
ARCHITECT  
N. 10th St. Suite 100  
Brentwood, FL 34615

DATE:

05SEP2023

COM:

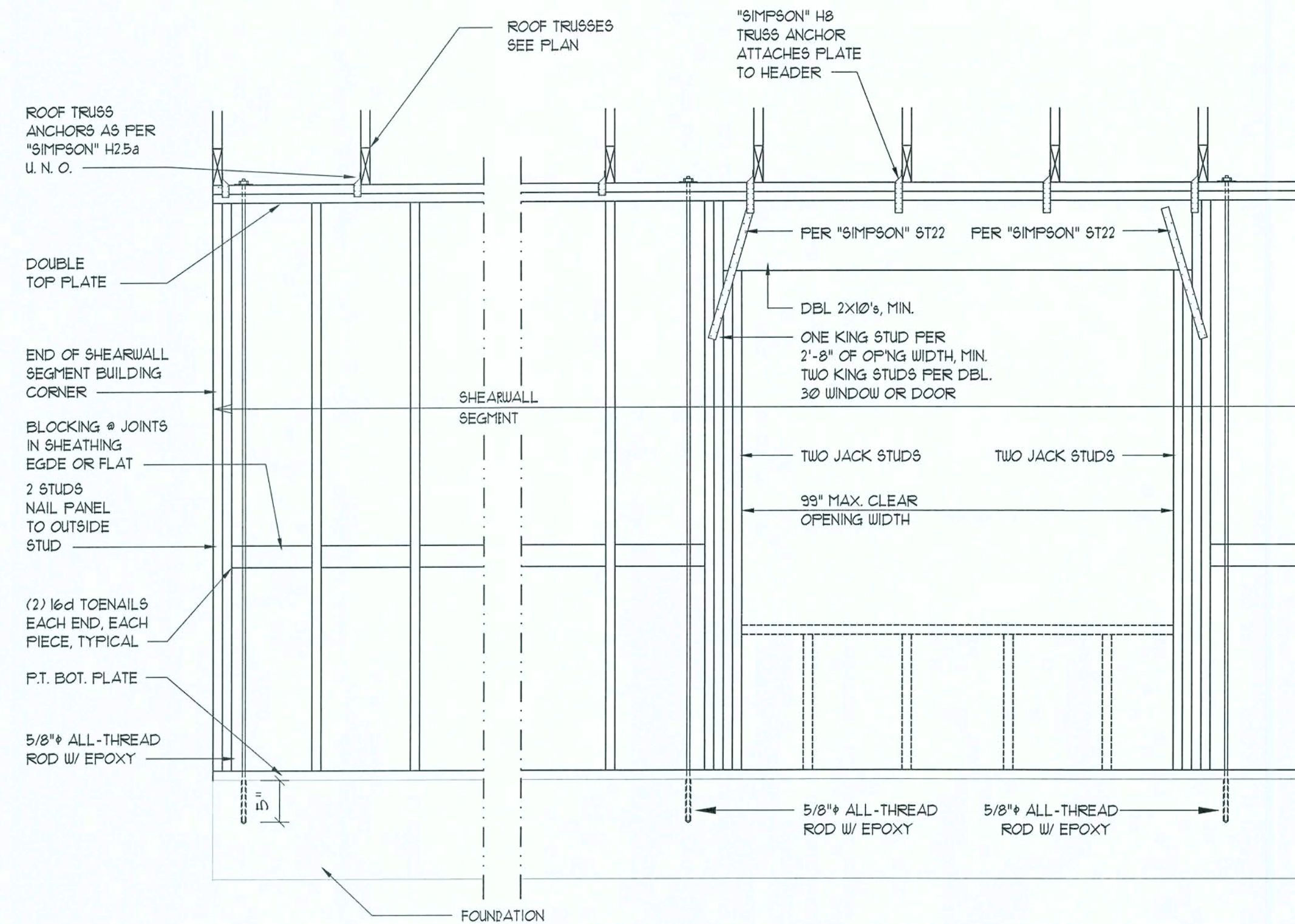
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## All-Thread Shear Wall DETAILS

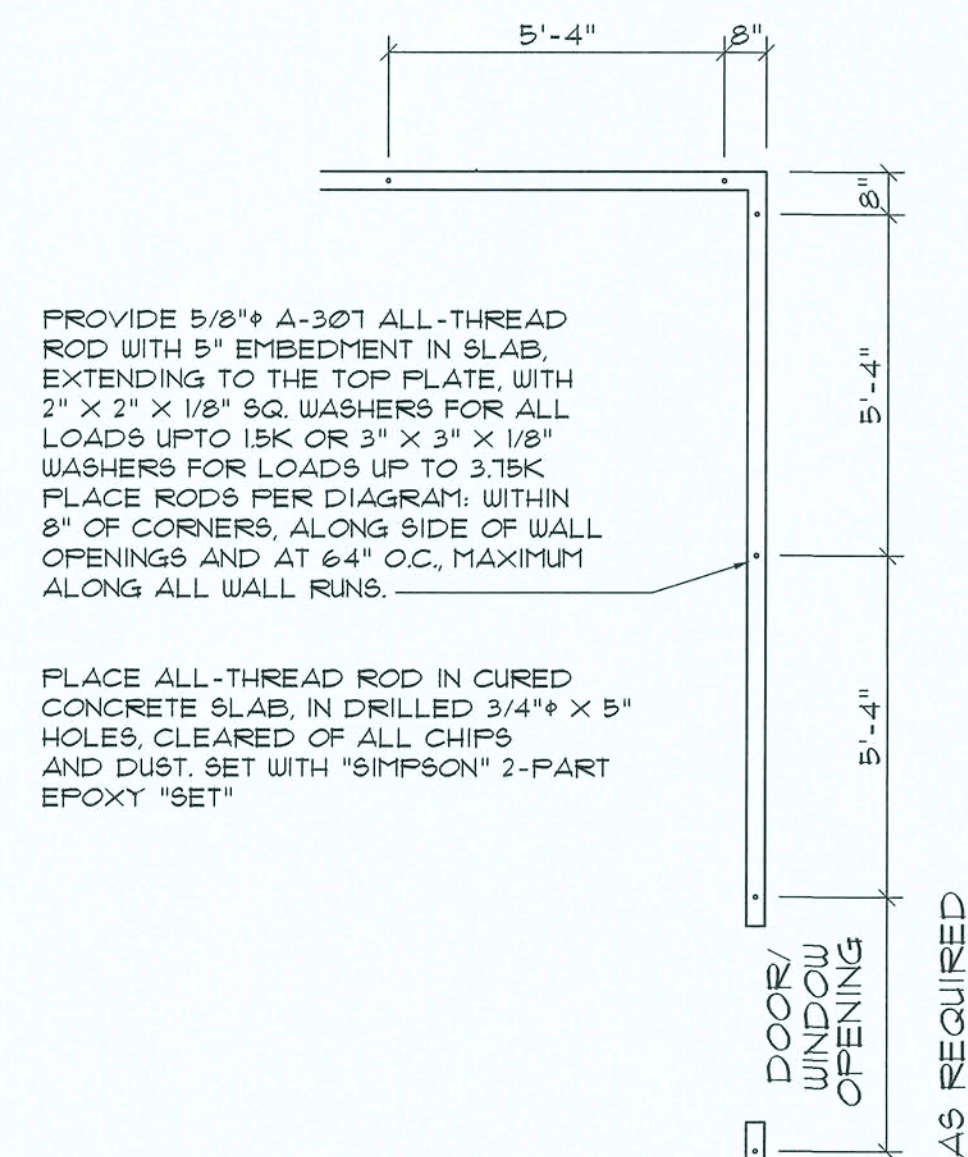
SCALE: NONE

**"WINDSTORM" EXTERIOR WALL SHEATHING:**  
APPLY VERTICALLY, "WINDSTORM" 7/16" OSB 48" X 91", 109", 121" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d COMMON NAILS @ 3" O.C. OR 8d COMMON NAILS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d COMMON NAILS @ 6" O.C. OR 8d COMMON NAILS @ 8" O.C.

### SHEARWALL NOTES:

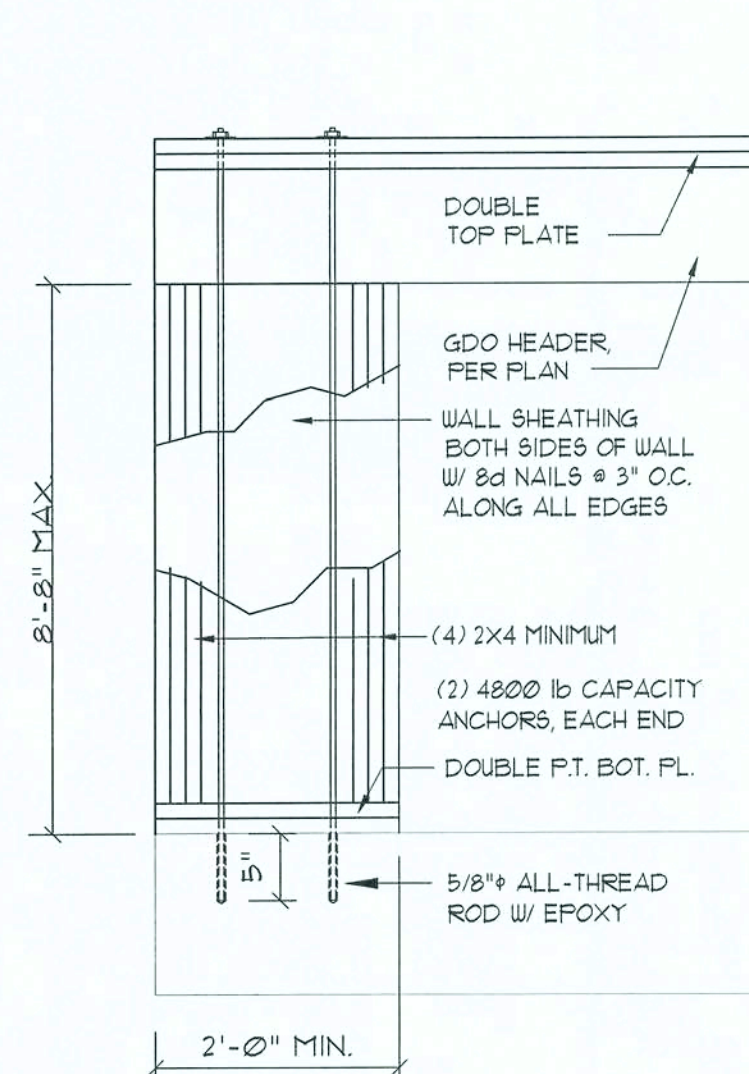
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-91 SBCCI 305.4.3.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" OSB INCLUDING AREAS ABOVE AND BELOW OPENINGS.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING 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 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
E 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
E 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3



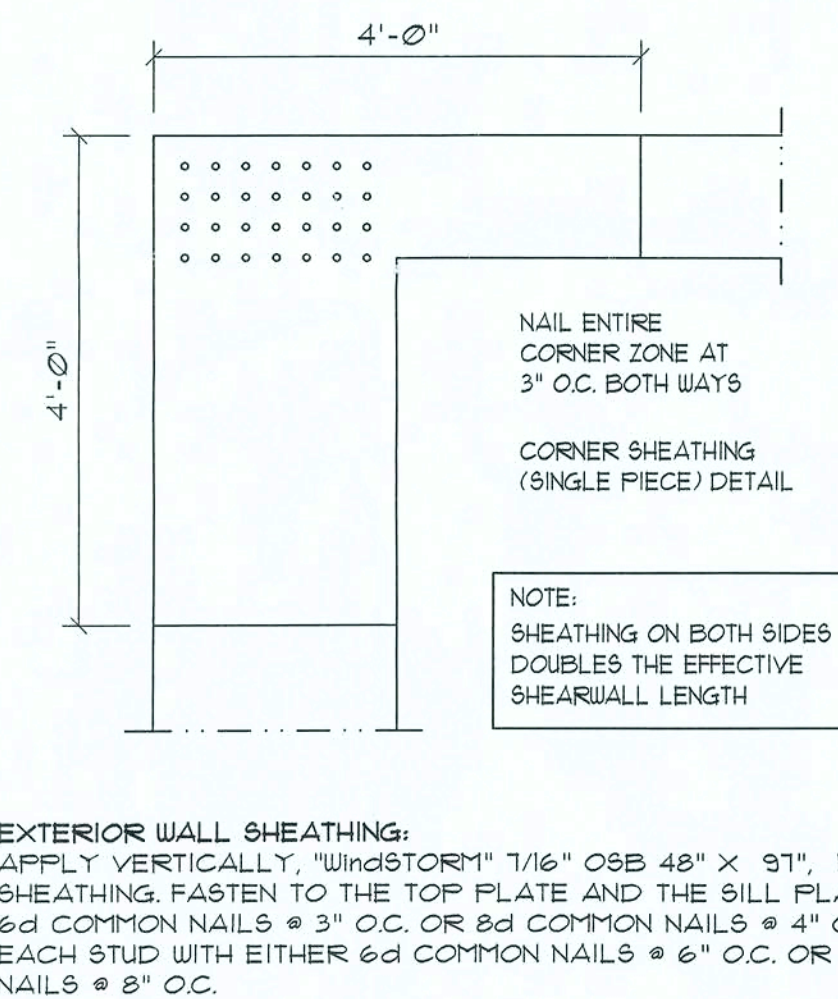
## All-Thread Wall Tie-Down PLAN

SCALE: NONE



## Garage End Wall DETAILS

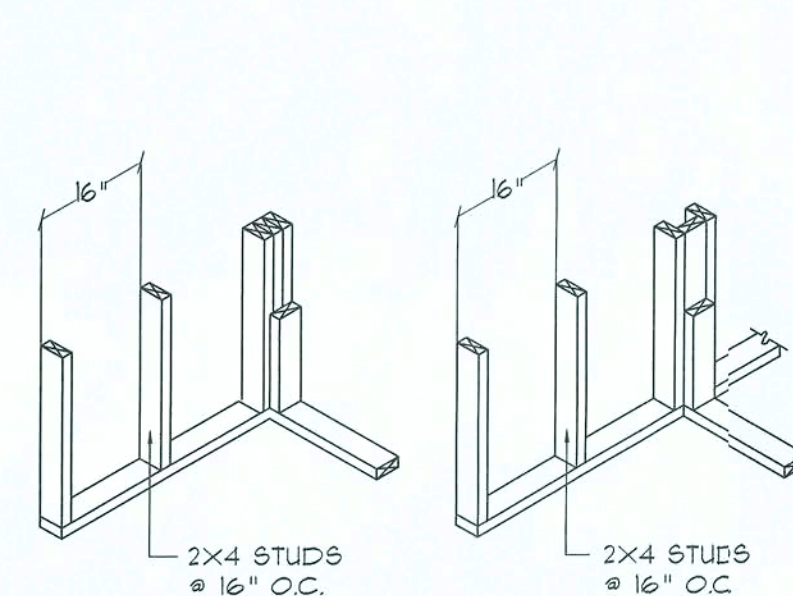
SCALE: 1/2" = 1'-0"



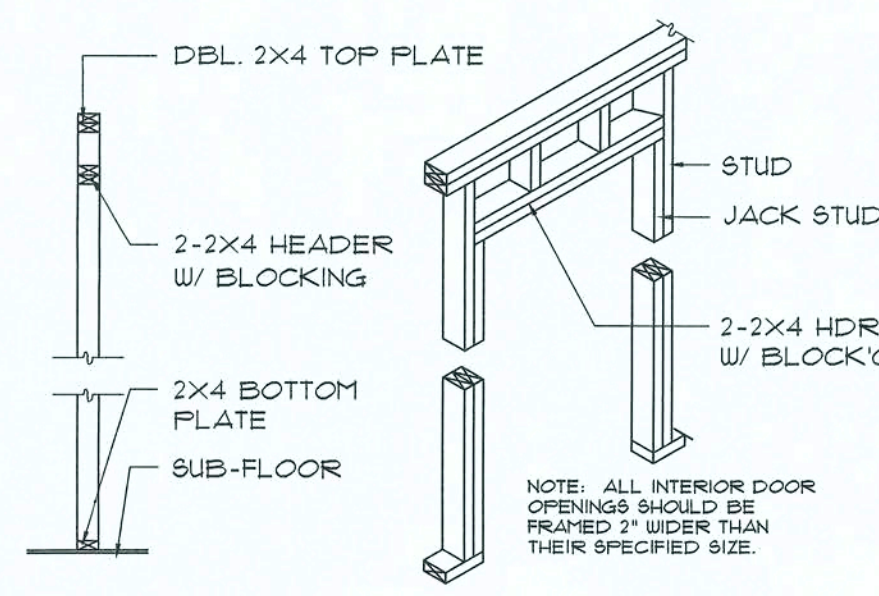
HEADER SPANS FOR EXTERIOR BEARING WALLS					
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)			
		20'		28'	
		SPAN	* JACKS	SPAN	* JACKS
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1
	2-2x6	5'-5"	1	4'-8"	1
	2-2x8	6'-10"	1	5'-11"	2
	2-2x10	8'-5"	2	7'-3"	2
	2-2x12	9'-9"	2	8'-5"	2
	3-2x8	8'-4"	1	7'-5"	1
	3-2x10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

## Header / Door & Window Designation

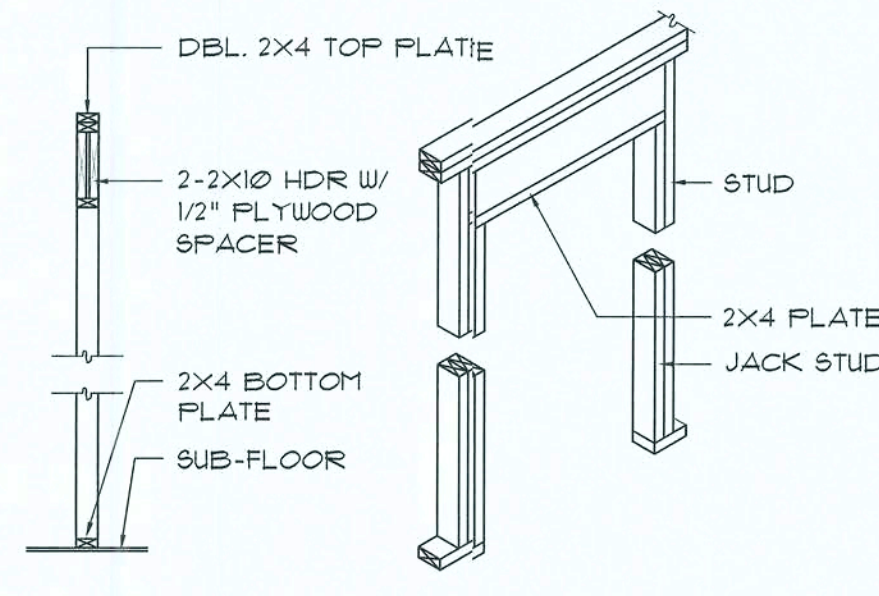
SCALE: 1/2" = 1'-0"



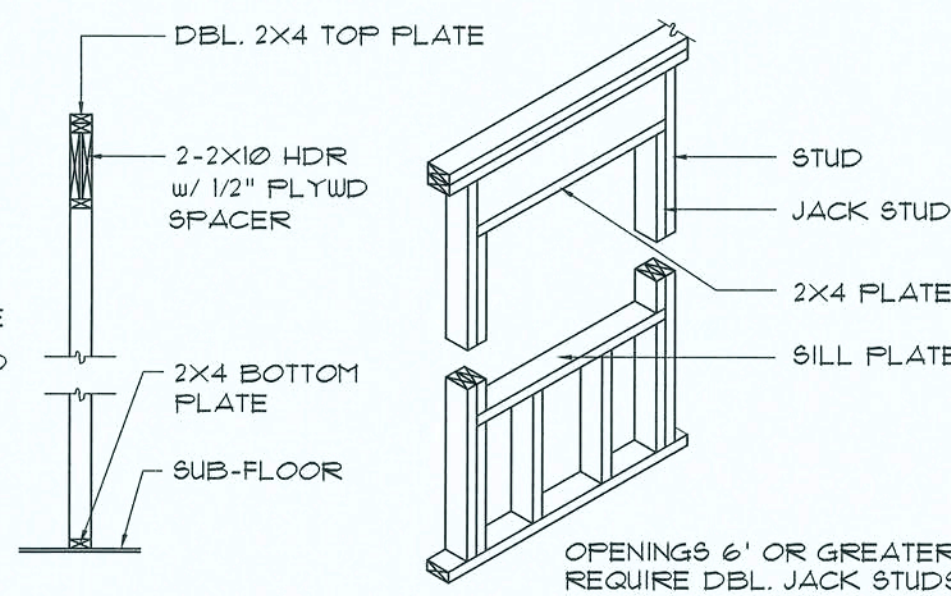
WALL CORNER WALL INTERSECTION



NON-BEARING WALL HEADER



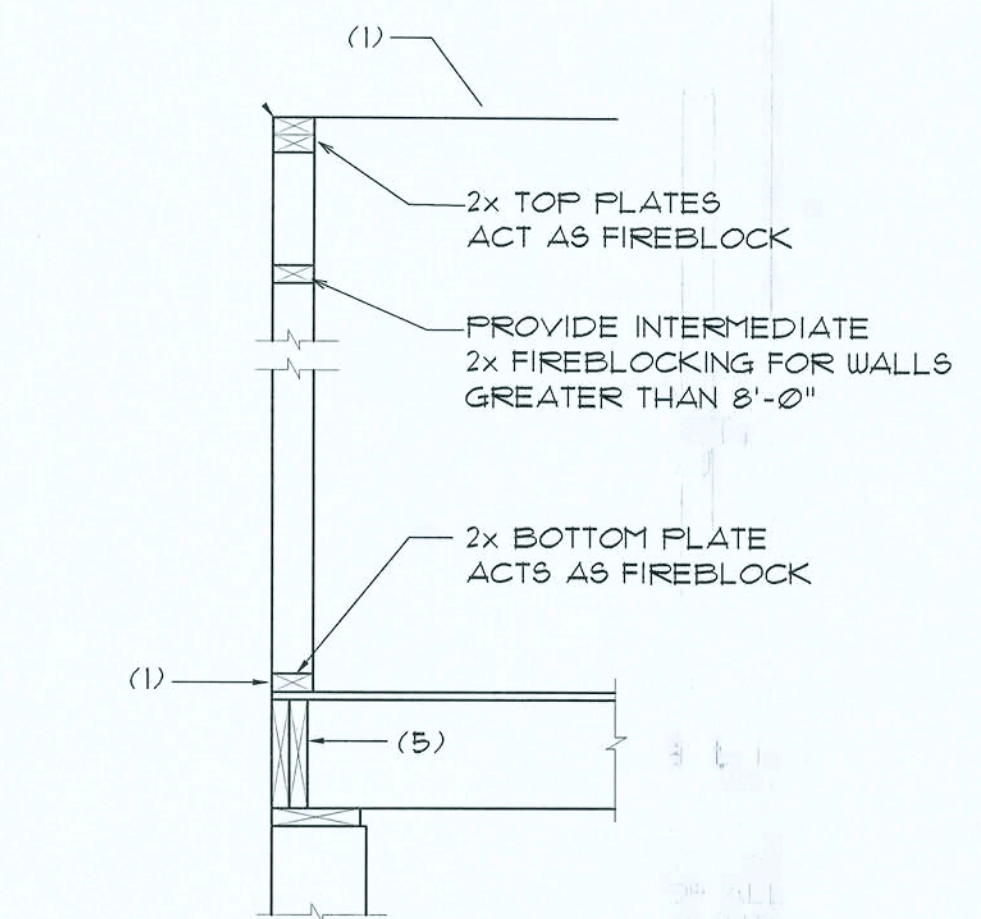
BEARING WALL HEADER



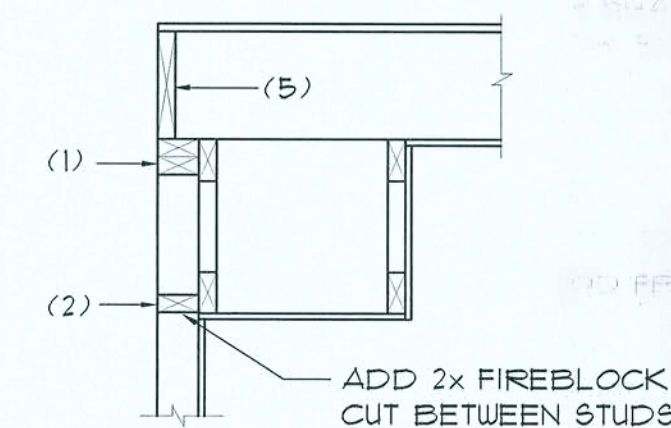
TYPICAL WINDOW HEADER

## Framing DETAILS

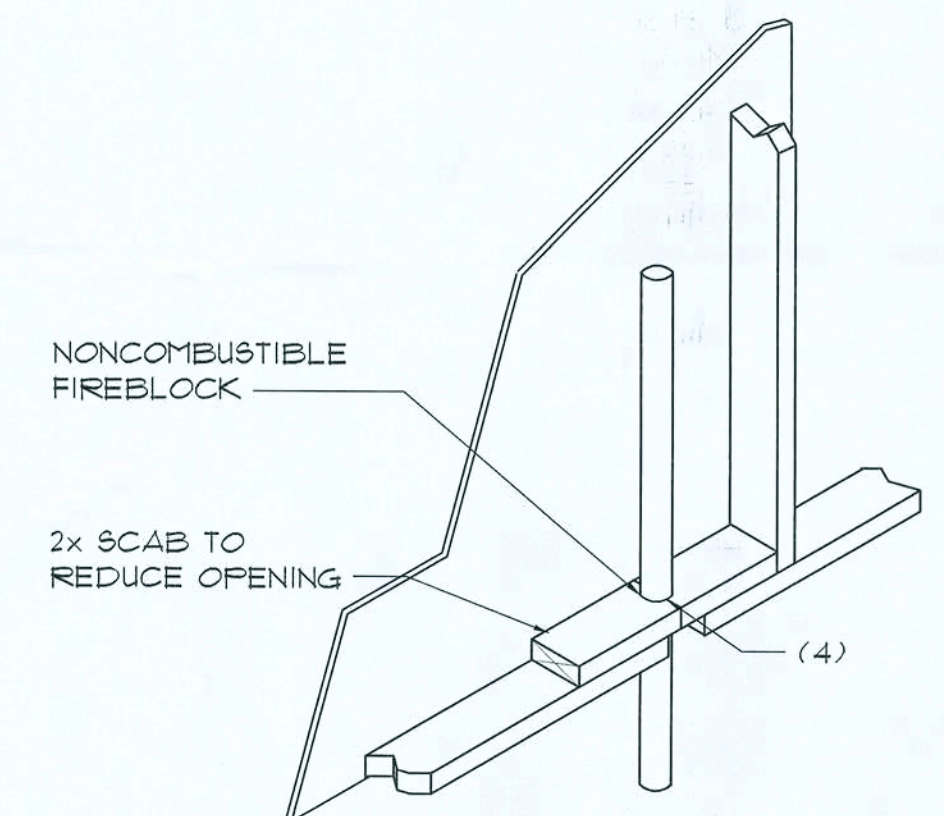
SCALE: 1/4" = 1'-0"



## Platform Framing



## Soffit/Dropped Clg.



## Penetrations

NOTE 1  
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, 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, DROP CEILINGS, COVE CEILINGS, 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 "PYROFANEL 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

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:  
**Doug & Drena Ritchey**  
LAKE CITY, COLUMBIA COUNTY, FLORIDA

Typical Framing Details

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DAVID J. ROYAL  
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Orlando, Florida • 386-365-3391

NICHOLAS  
GEISLER  
ARCHITECT  
NCARB CERTIFIED

DATE:

05SEPT2019

CORR:

SHEET:

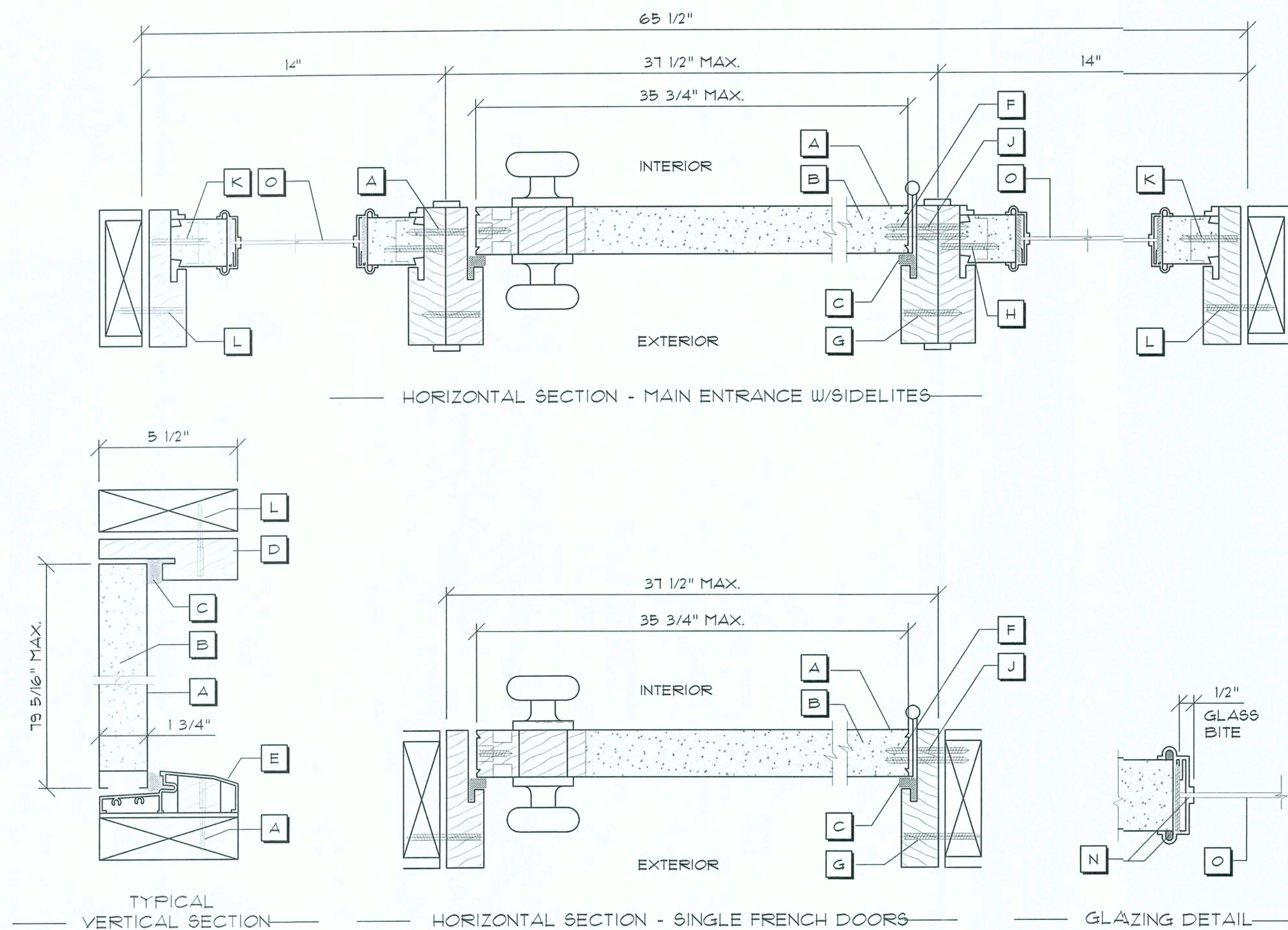
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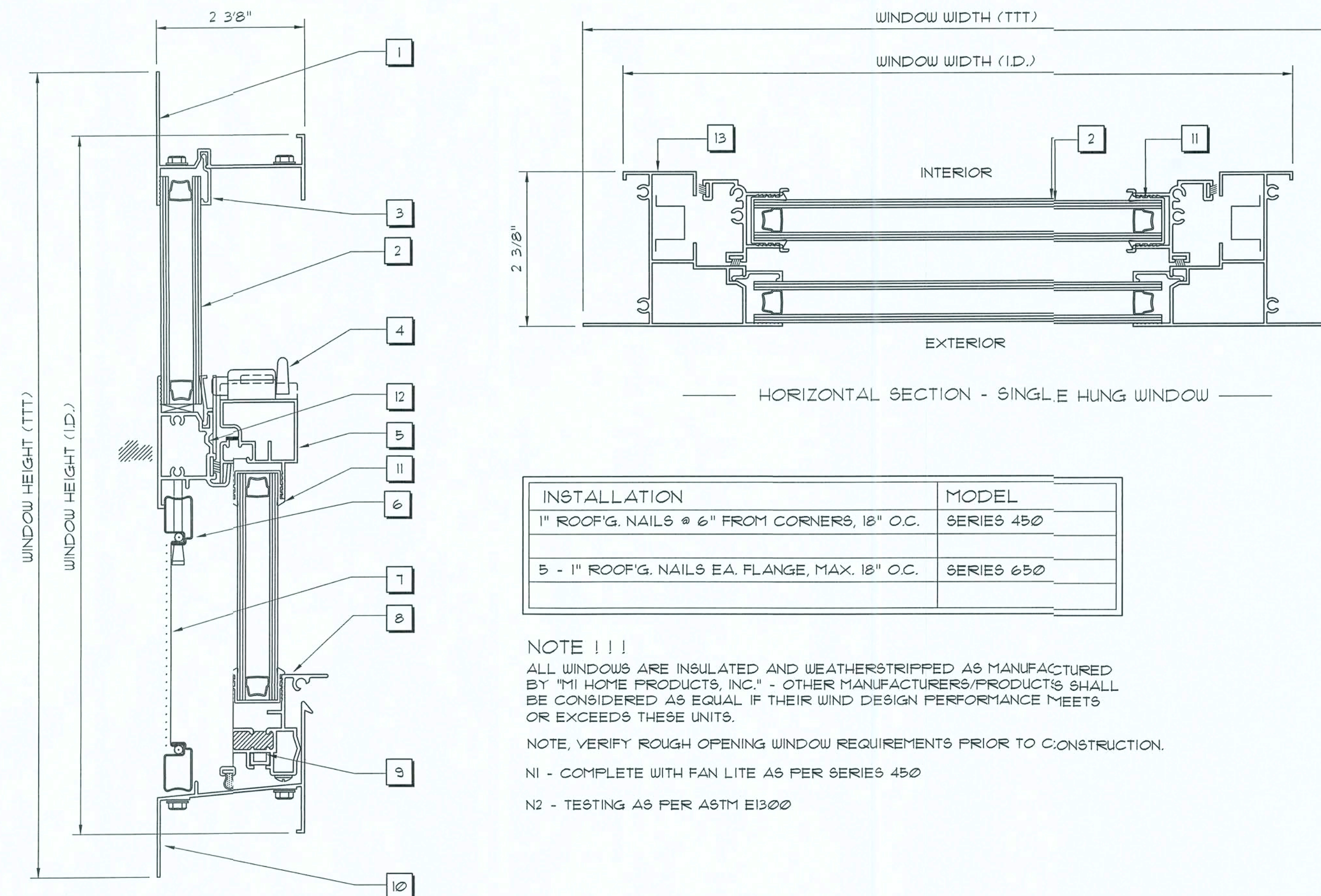




NOTE, VERIFY ROUGH OPENING DOOR REQUIREMENTS PRIOR TO CONSTRUCTION.

## Typ. Exterior Door Jamb DETAILS

SCALE : NONE



INSTALLATION	MODEL
1\"	SERIES 450
5 - 1\"	SERIES 650

NOTE !!!  
ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED AS MANUFACTURED BY "MI HOME 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.  
N1 - COMPLETE WITH FAN LITE AS PER SERIES 450  
N2 - TESTING AS PER ASTM E1300

## Typ. Window Jamb DETAILS

SCALE : NONE

### Door Notes

- A STEEL SKIN - 26 GA.
- B POLYURETHANE FOAM CORE
- C COMPRESSION WEATHER STRIP
- D WOOD HEAD JAMB
- E ALUMINUM BUMPER THRESHOLD
- F #10-24 X 1/2" F.H.W.S. (4) SCREWS PER HINGE INTO DOOR
- G #10 X 2" F.H.W.S. (5) SCREWS THROUGH HINGE JAMB, 8" DOWN FROM TOP, MAX. 18" O.C. THEREAFTER
- H #10 X 2" F.H.W.S. (10) SCREWS THROUGH STRIKE JAMB INTO SIDELITE JAMB, 4" DOWN FROM TOP, MAX. 8" O.C. THEREAFTER
- J #10 X 2" F.H.W.S. (4) SCREWS THROUGH EACH HINGE INTO DOOR JAMB
- K #10 X 2" F.H.W.S. (6) SCREWS THROUGH EACH SIDELITE JAMB INTO SIDELITE, 4" DOWN FROM TOP, MAX. 15" O.C. THEREAFTER
- L #10 F.H.W.S. W/MIN. 1 1/2" EMBEDMENT OR 3/16" FFH TAPCONS W/ MIN. 1 1/2" EMBEDMENT, (14) PER HEAD & SILL, (6) PER JAMB
- M #8 X 1 3/4" F.H.W.S. (3) PER SIDE FROM JAMB INTO THRESHOLD
- N SHERWIN WILLIAMS 850A EXTERIOR GRADE LATEX CAULK
- O TEMPERED / INSULATED GLASS WINDOW

DESIGN PRESSURE RATINGS *	
POSITIVE	+16.0 PSF
NEGATIVE	-16.0 PSF

\* WHERE WATER INFILTRATION REQUIREMENT IS NOT NEEDED

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

SERIES ENTERGY 6-8 W/E INSULING OPAQUE RESIDENTIAL INSULATED STEEL DOOR W/ STEEL FRAME AS MFG'D BY "FREMDOR ENTRY SYSTEMS"

### Window Notes

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

NOTE !!!  
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
2030	SINGLE HUNG VINYL SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3046	SINGLE HUNG VINYL SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3030	SINGLE HUNG VINYL SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3050	SINGLE HUNG VINYL SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3060	SINGLE HUNG VINYL SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
2-3050	TWIN - SINGLE HUNG VINYL SASH W/INSUL. GLASS	5 - 1" ROOF'G. NAILS EA. FLANGE, MAX. 18" O.C.	SERIES 650

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED AS MANUFACTURED BY "MI HOME 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.

N1 - COMPLETE WITH FAN LITE AS PER SERIES 450

N2 - TESTING AS PER ASTM E1300

REVISION:

DRAWN:

DJR

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

DAVID J. ROYAL  
ARCHITECTURAL DESIGNER  
Barford Florida - 386-345-1281

NICHOLAS  
GEISLER  
ARCHITECT  
NCARB Certified

DATE:

050EPT2019

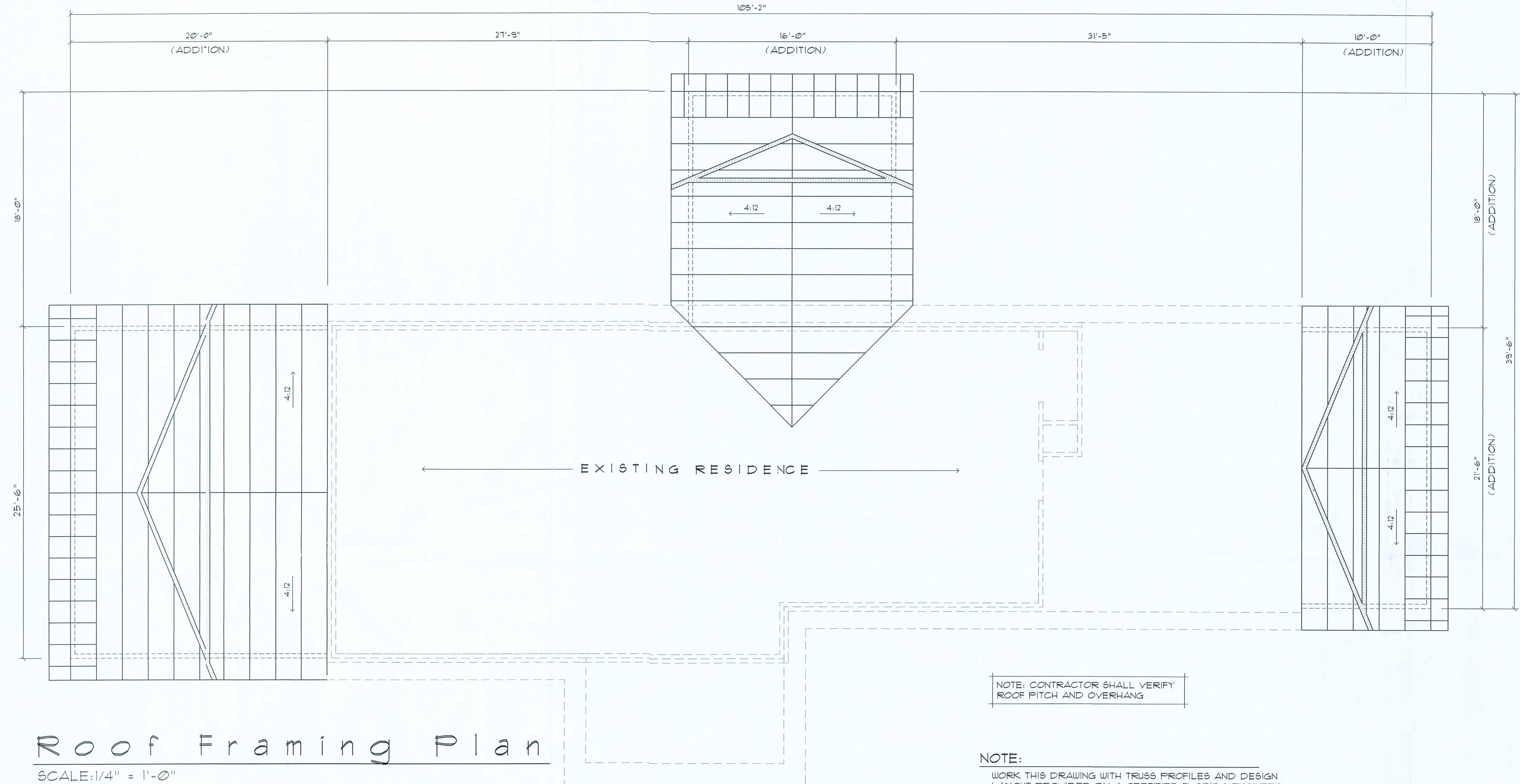
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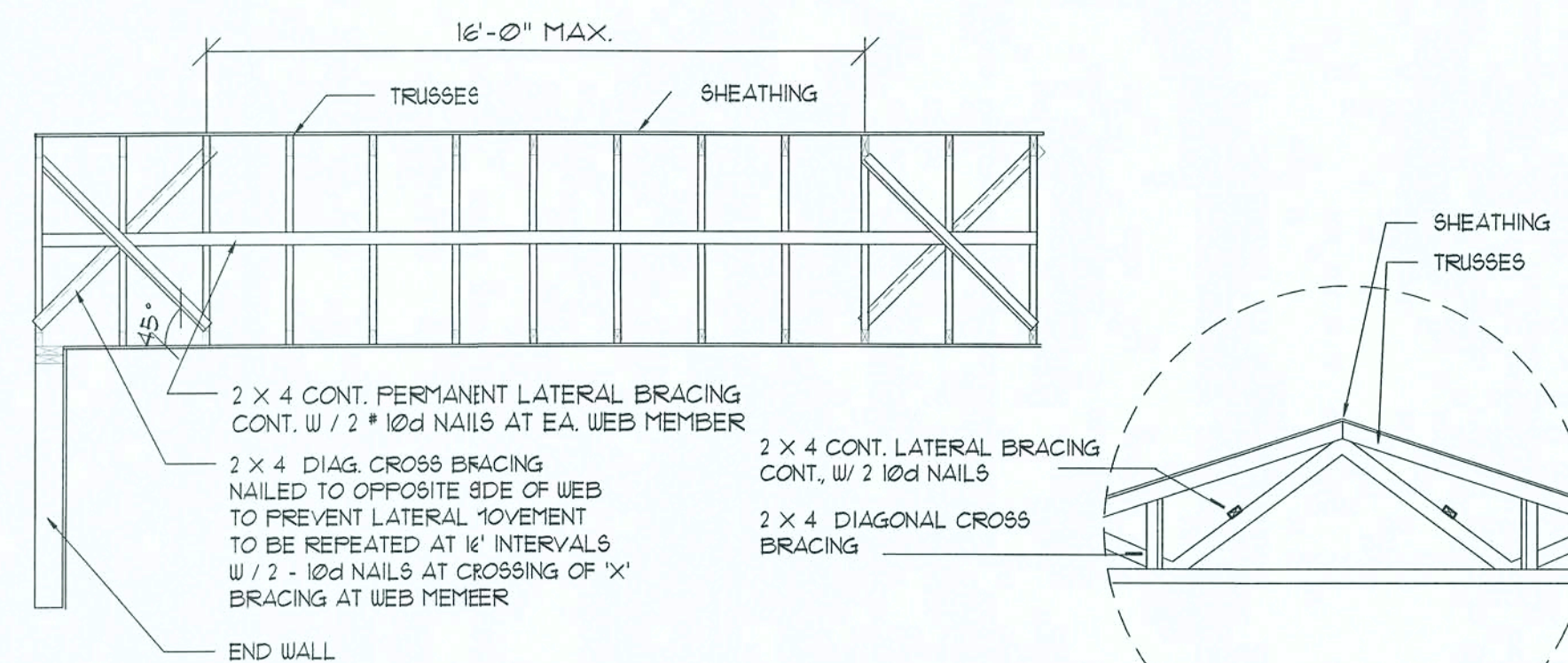
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## Roof Framing Plan

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

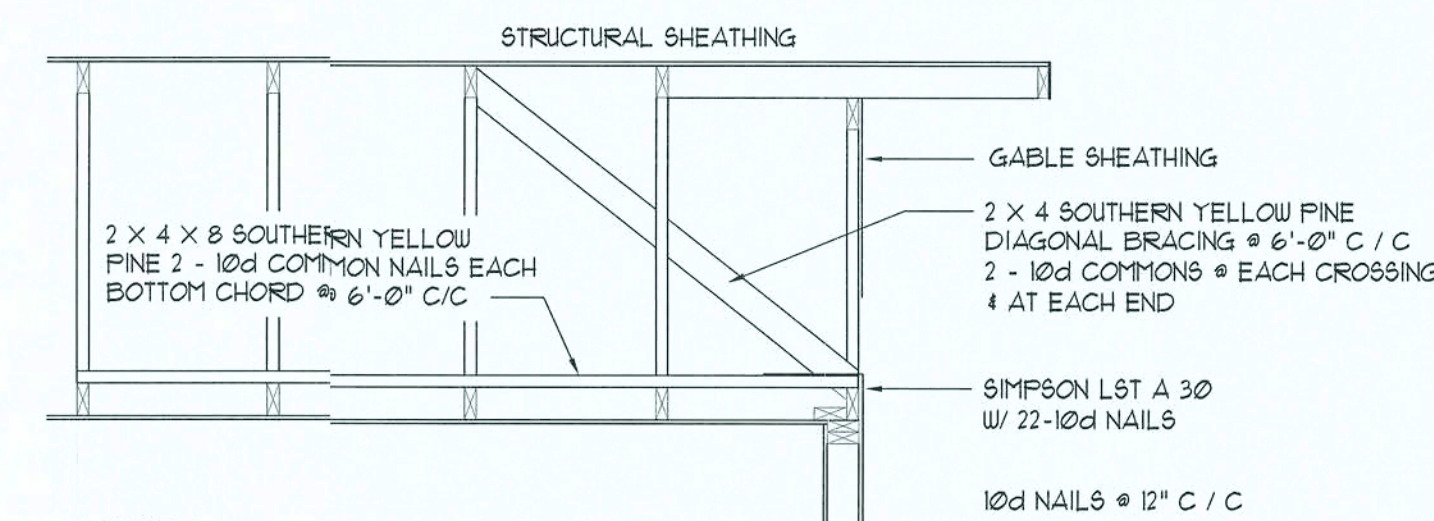


—Typ. Permanent Bracing—

## End Wall / Truss Bracing DETAILS

SCALE: NONE

NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE



NOTE!  
CEILING DIAPHRAGM - ALTERNATE TO BALLOON FRAMING

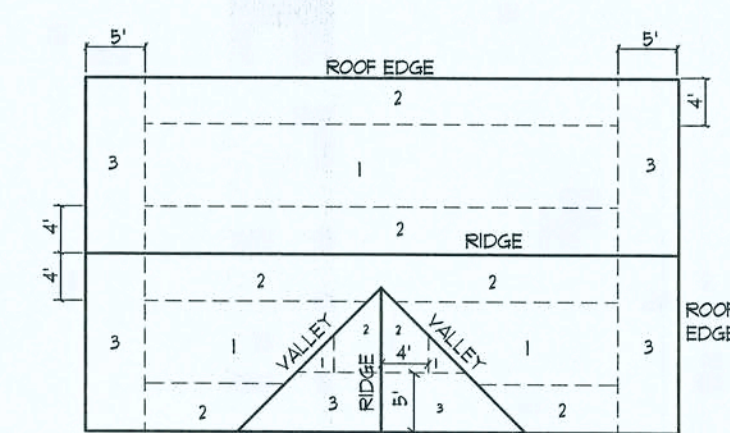
—End Wall—

### NOTE:

WORK THIS DRAWING WITH TRUSS PROFILES AND DESIGN LAYOUT PROVIDED BY A CERTIFIED FLORIDA ENGINEER TO WITHSTAND 130 MPH WINDS.

### WOOD STRUCTURAL NOTES

- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
- WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N-2 HEM-FIR OR BETTER.
- CONNECTORS 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 LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.
- THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER FLORIDA BUILDING CODE 1603 AND LOCAL JURISDICTION REQUIREMENTS.
- SHEATH ROOF W/ 1/2" CDX PLYWD. OR OSB. W/ LONG EDGE PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING AS SHOWN ON "ROOF NAIL PATTERN" THIS SHET.



Roof Sheathing Nailing Zones (Gable Roof)

Roof Sheathing Fastenings			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/2" OSB. OR 1/2" CDX	8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2		10d COMMON OR 10d HOT DIPPED GALVANIZED BOX NAILS	4 in. o.c. EDGE 8 in. o.c. FIELD
3		10d COMMON OR 10d HOT DIPPED GALVANIZED BOX NAILS	4 in. o.c. GABLE ENDWALL OR GABLE TRUSS 4 in. o.c. EDGE 8 in. o.c. FIELD

## Roof Nail Pattern

SCALE: NONE

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:  
**Doug & Drena Ritchey**  
LAKE CITY, COLUMBIA COUNTY, FLORIDA

DAVID J. ROYAL  
ARCHITECTURAL DESIGNER  
Bradford, Florida • 386-369-2351

NICHOLAS GEISLER  
ARCHITECT  
N.C.A.A. CERTIFIED

DATE:

05SEPT2013

COMP:

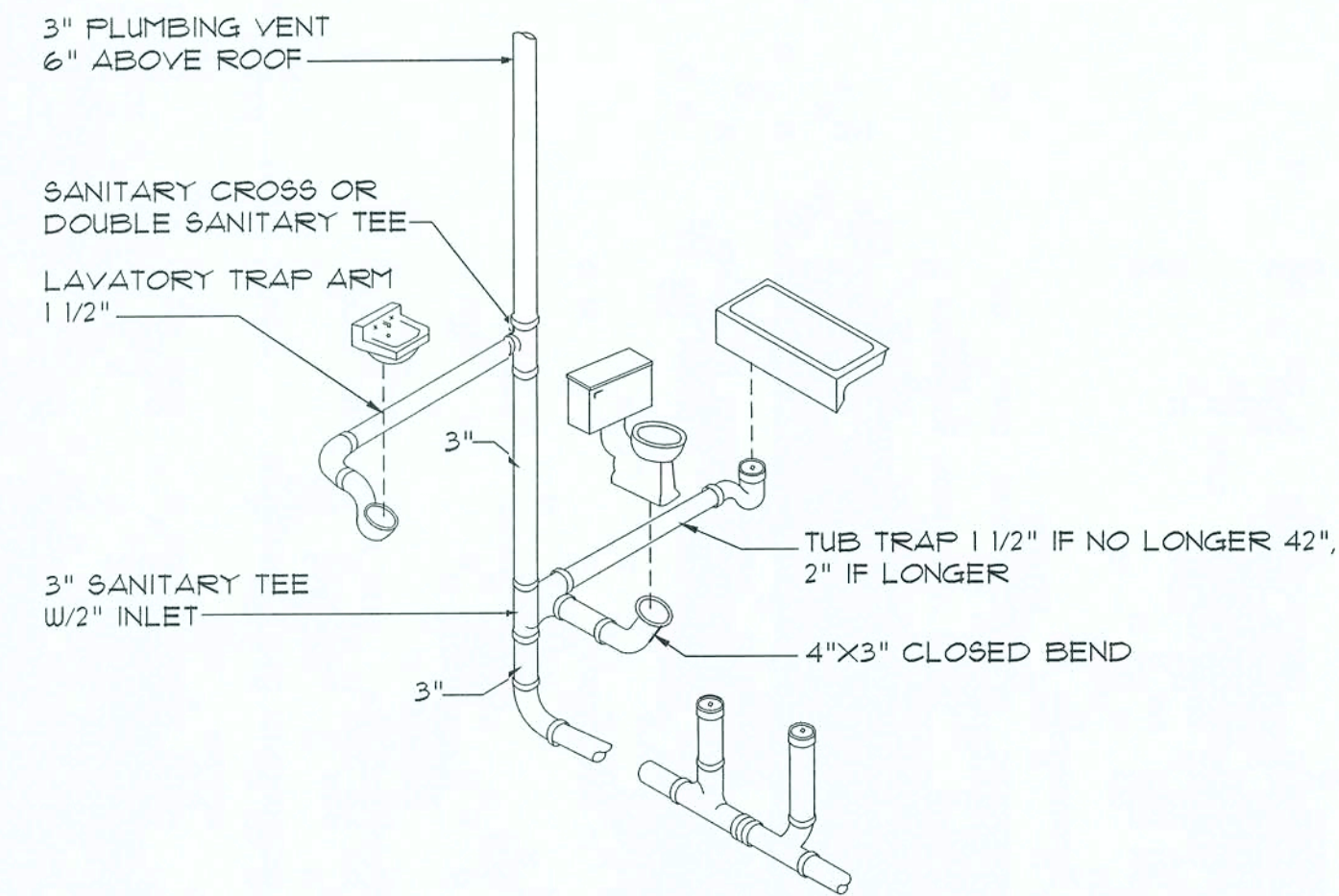
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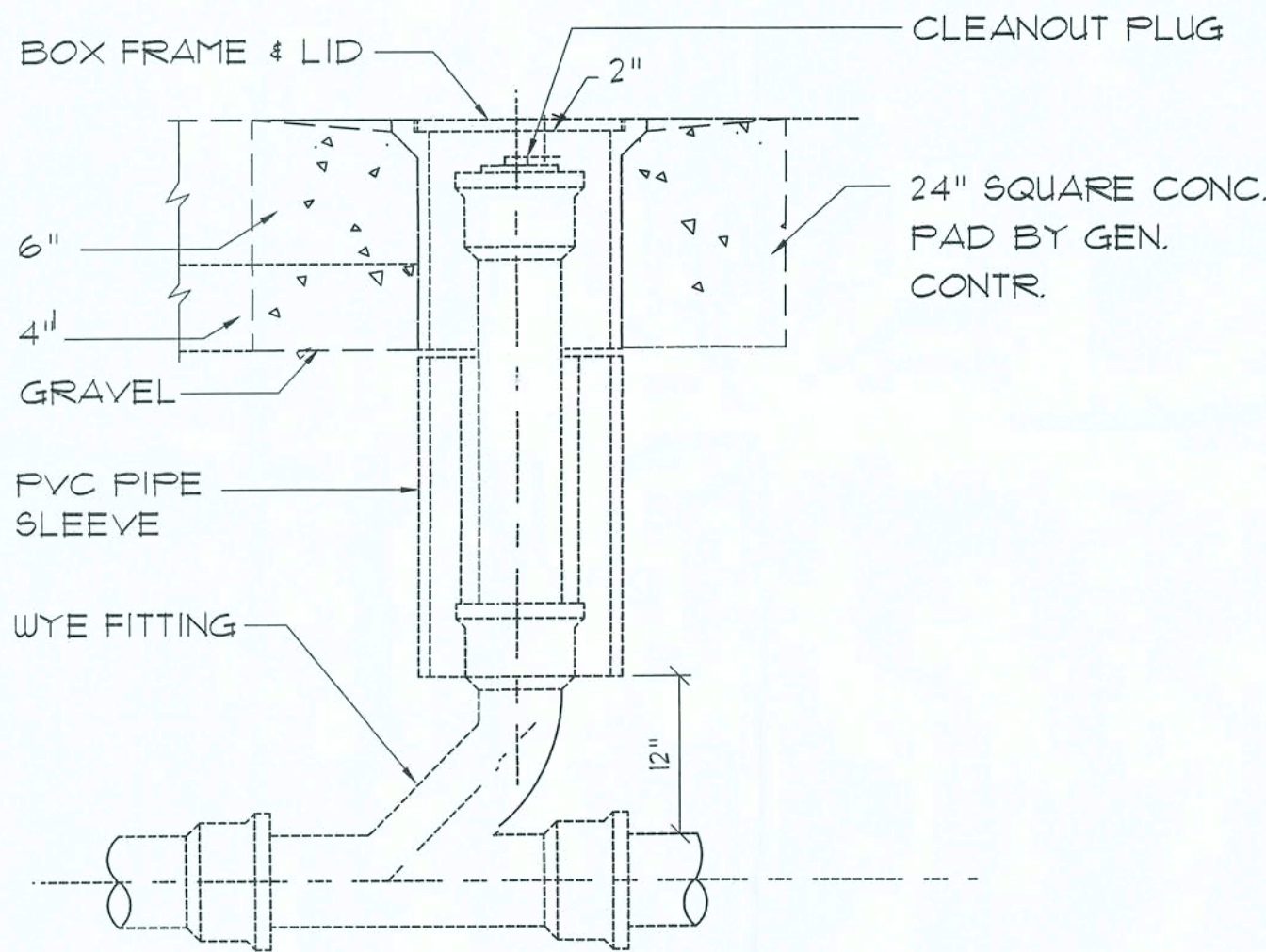
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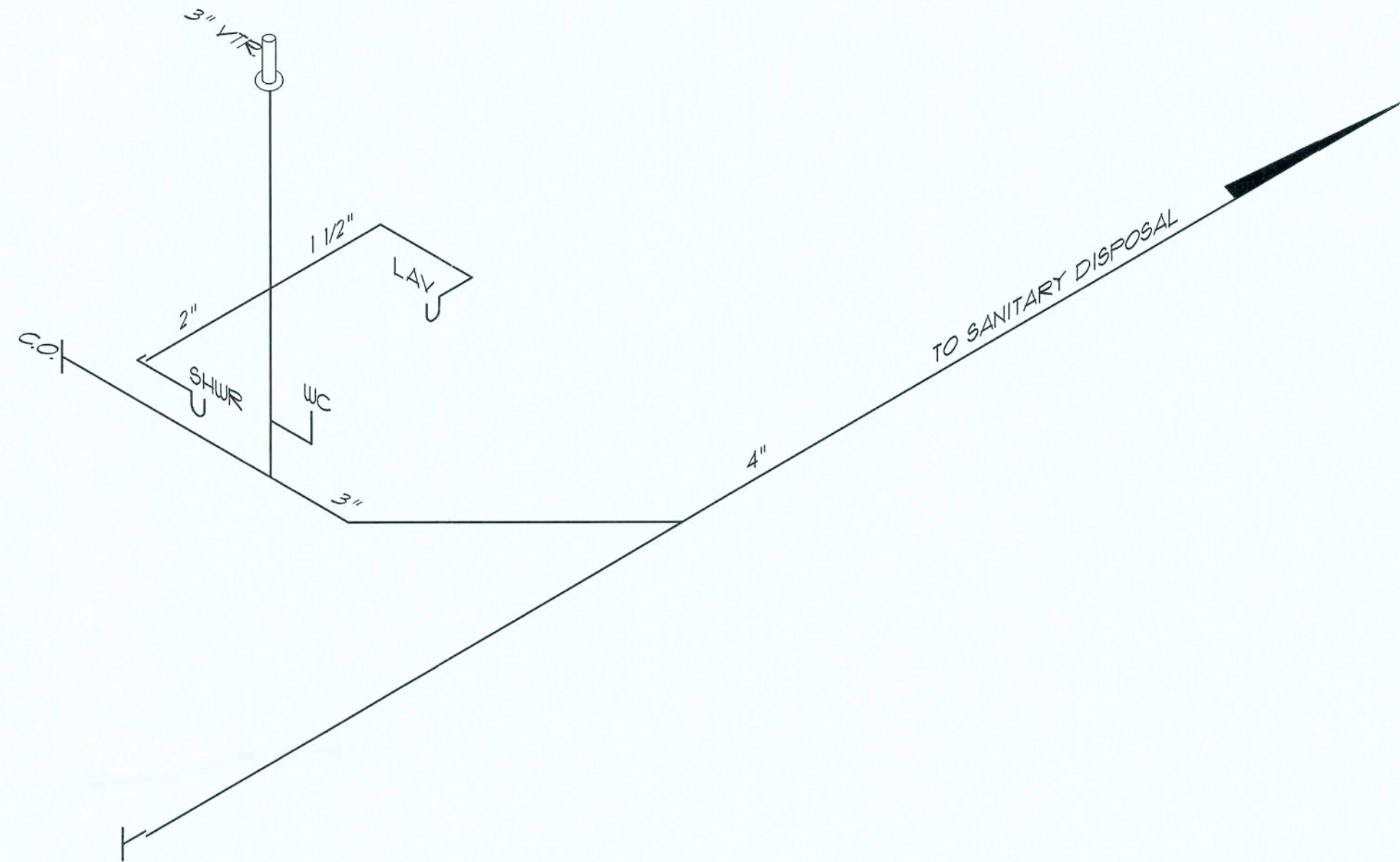
### Typ. One Bath Plumbing

N.T.S.  
N.T.S. - THIS PLUMBING DIAGRAM IS GENERAL IN NATURE, REFER TO THE 'PLUMBING RISER DIAGRAM' FOR INFORMATION.



### Outdoor Cleanout

N.T.S.



### Plumbing Riser

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

#### GENERAL PLUMBING NOTES:

- SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF GENERAL NOTES 1 THRU 6, SHT. A1.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
- ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
- PLUMBING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMATIC. DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
- WATER PIPING SHALL BE TYPE L COPPER UP TO 1", & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER. AT THE OWNER'S OPTION SUPPLY PIPING MAY BE C.P.V.C., SCHEDULE 40 OR SCHEDULE 80.
- DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
- SOIL, WASTE, VENT & RAINWATER PIPING SHALL BE CAST IRON NO-HUB 301-12 ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL & SPIGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNER'S OPTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
- AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER DRAIN, WASTE OR VENT PIPE AND FITTINGS OR P.V.C. SEE NOTE 12, BELOW. INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND IELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
- P.V.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES & OFFICIALS. P.V.C. MAY NOT BE USED TO PENETRATE CHASES OR FIRE RATED WALLS / CEILINGS.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
- FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
- DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
- ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
- PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEAREST PLUMBING FIXTURE, DO NOT MANIFOLD.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
- PROVIDE COMBINATION COVERPLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
- FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

REVISION:

DRAWN:

DJR

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LAKE CITY, COLUMBIA COUNTY, FLORIDA  
**Plumbing Riser**

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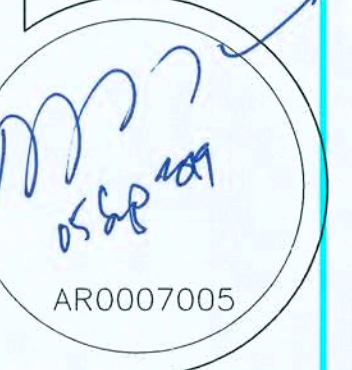
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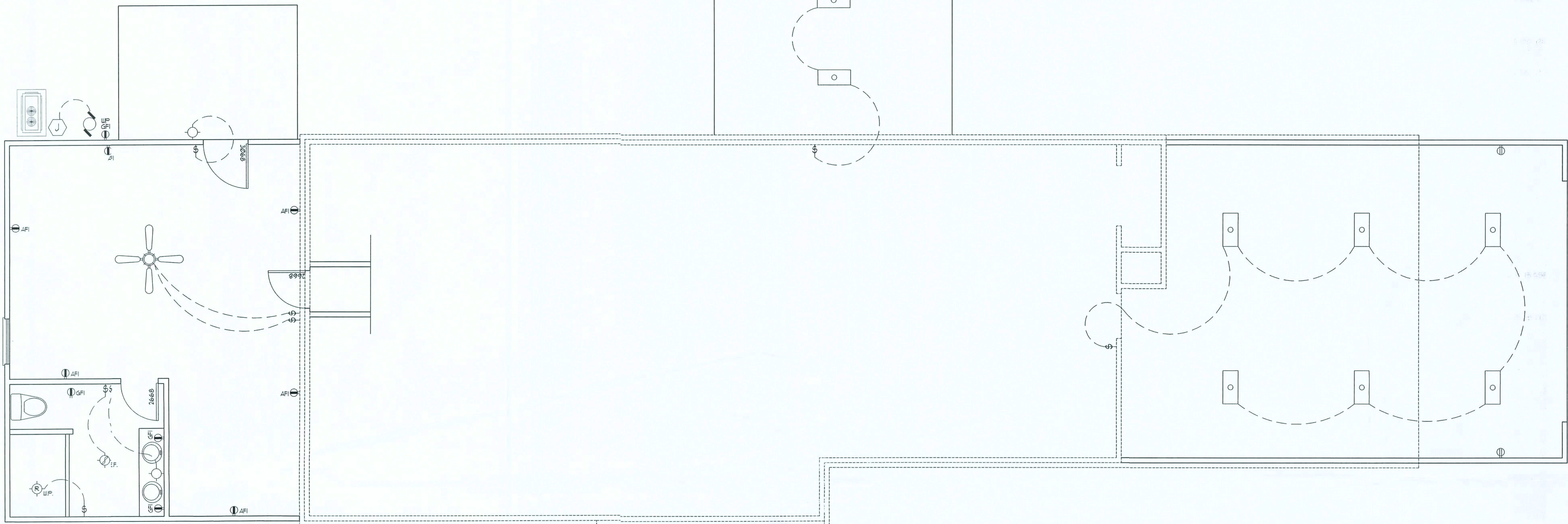
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# Electrical Plan

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

NOTE: SMOKE DETECTORS SHALL BE MOUNTED NOT LESS THAN 90" 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 OWNER'S DIRECTIONS & IN ACCORDANCE W/APPLICABLE SECTIONS OF NEC-LATEST EDITION

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

## Electrical Symbols

- |                  |                                      |     |   |                  |   |
|------------------|--------------------------------------|-----|---|------------------|---|
| ⌀                | SFST WALL SWITCH                     | PN  | ELECTRICAL PANEL                          | ⏻                | NON-FUSED DISC. SWITCH                          |
| ⌀ <sup>3</sup>   | DPDT WALL SWITCH (3-WAY)             | EF  | EXHAUST FAN / LIGHT                       | ☎                | TELEPHONE                                       |
| ⌀                | DUPLEX WALL RECEPTACLE               | DL  | DBL. LAMP INC. FLOOD LIGHT                | TV               | TELEVISION OUTLET                               |
| ⌀ <sup>12</sup>  | DUPLEX WALL RECPT., BELOW COUNTER    | ○   | 2 TUBE LED PRISMATIC WRAP SURFACE FIXTURE | ⊙                | HVAC THERMOSTAT, @ 60" AFF                      |
| ⌀                | 240V OUTLET                          | ○   | LIGHT JBOX                                | ⊙                | CEILING FAN, W/ INC. LIGHT FIXTURE              |
| ⌀ <sup>GFI</sup> | GND FAULT INTERRUPTER DUPLEX RECEPT. | ⊙   | SMOKE DETECTOR, 120V                      | ⊙                | RECESSED LIGHT FIXTURE                          |
| ⌀ <sup>WFI</sup> | WEATHER PROOF GFI DUPLEX RECEPT.     | ⊙   | CHIME                                     | ⊙ <sup>WIP</sup> | RECESSED LIGHT FIXTURE, WATERPROOF              |
| ⌀ <sup>AFI</sup> | ARC FAULT INTERRUPTER DUPLEX RECEPT. | ⊙   | MOMENTARY PUSHBUTTON SWITCH, LIGHTED      | ⊙                | CLG. MTD. SWITCHED RECEPT. FOR CHRISTMAS LIGHTS |
| ⌀                | DUPLEX WALL RECEPTACLE, 1/2 SWITCHED | --- | SWITCH/FIXTURE WIRING                     |                  |   |
| ⌀                | MOTOR                                | --- | CONTROL WIRE - LOW VOLTAGE                |                  |   |

## Electrical Comp.

General Lighting/Receptacles @ 3w/sf  
914 sf x 3w = 2742.0w 2742.0w

100% Demand Factor Loads:

HVAC System (10T Heat Pump)	1200.0w
HVAC System Air Handler	800.0w

Total Demand Load:	4742.0w
--------------------	---------

FEEDER SIZE: 4742.0w / 240v = 19.23 amperes  
USE: 3 #10 THW

NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 125-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 HOME FOR:  
**Doug & Drema Ritchey**  
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**Electrical Plan**

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