



Custom Home For:
BRANTLEY & TAMI STEVENS
COLUMBIA COUNTY, FLORIDA

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REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:
BRANTLEY & TAMI STEVENS
COLUMBIA COUNTY, FLORIDA
Cover Sheet

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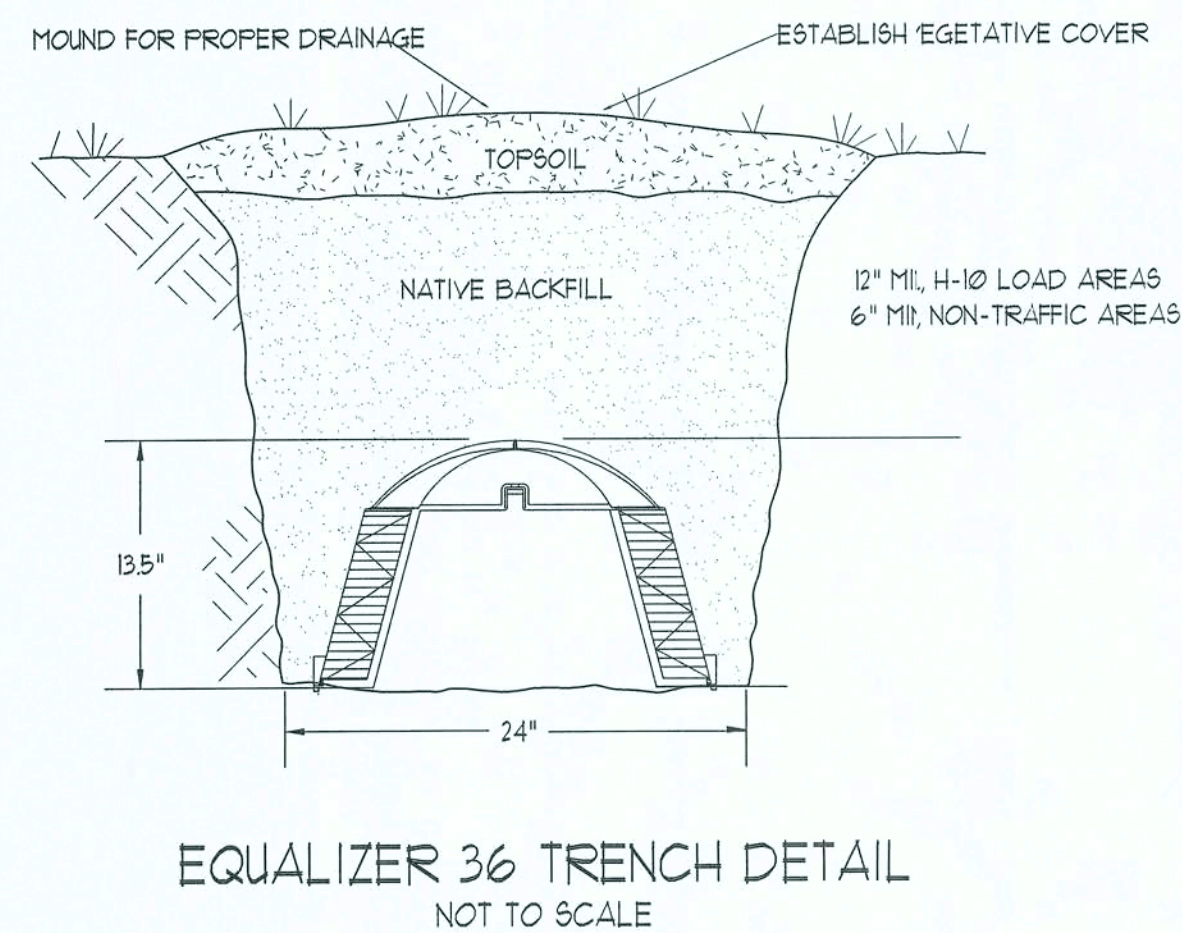
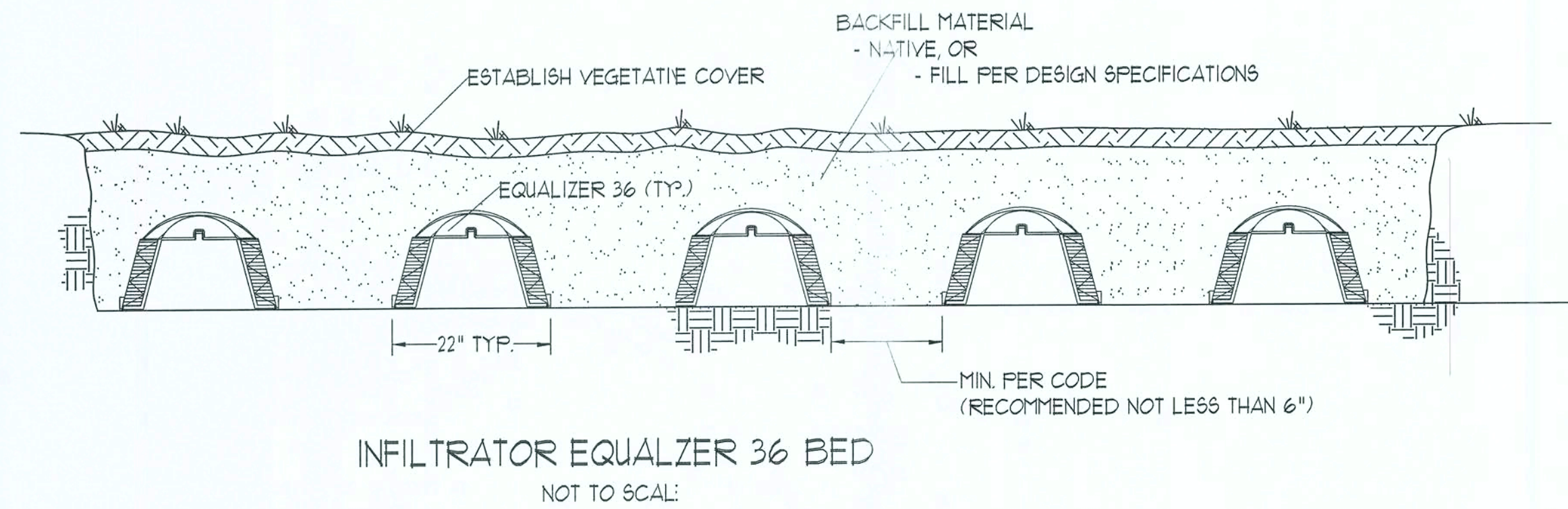
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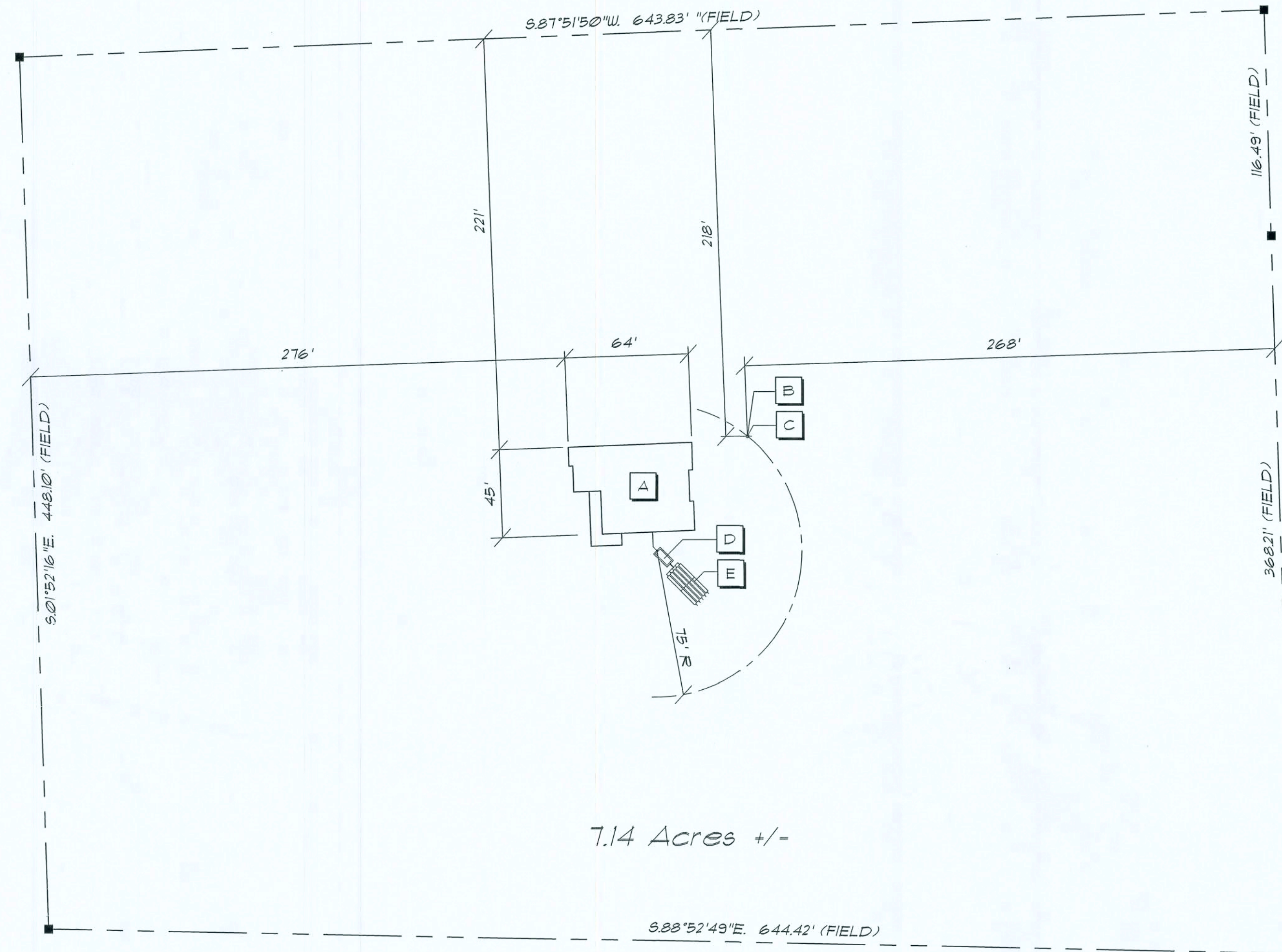
GENERAL WELL & SEPTIC NOTES:

- SUB-CONTRACTORS PROVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET.
- LOCATION OF POTABLE WATER WELLS SHALL BE DETERMINED BY THE OWNER IN CONSULTATION WITH THE WELL DRILLING CONTRACTOR. WELLS SHALL NOT BE LOCATED CLOSER THAN 15'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DRAINFIELD, EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
- POTABLE WATER WELLS SHALL BE A MINIMUM 4"Ø WITH BLACK IRON CASING TO A DEPTH OF 20'-0". PUMPS SHALL BE OF THE SUBMERSIBLE TYPE, THREE WIRE SYSTEM, MINIMUM HORSEPOWER SHALL BE 1/2 H/P OR AS DIRECTED BY THE OWNER. MOTOR STARTER SHALL BE ENCLOSED IN A WEATHERPROOF HOUSING, MOUNTED ON A P/T 4X4 POST AT THE WELL HEAD.
- WELL HEAD SHALL PROJECT 12" ABOVE GRADE.
- ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BBS, PRESSURE REGULATOR/CONTACTOR, UNIONS AND PRESSURE GAUGE.
- PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
- SEPTIC TANK LOCATION & DRAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION W/ THE OWNER.
- SEPTIC TANKS SHALL BE OF A SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MAT'L SHALL BE POURED CONCRETE OR FIBERGLASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
- SEPTIC DRAINFIELDS SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT.
- SAND FILTER BEADS, MOUND SYSTEMS, DOSING TANKS, PREASE TRAPS, DISTRIBUTION BOXES, GRINDER PUMPS, SUMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

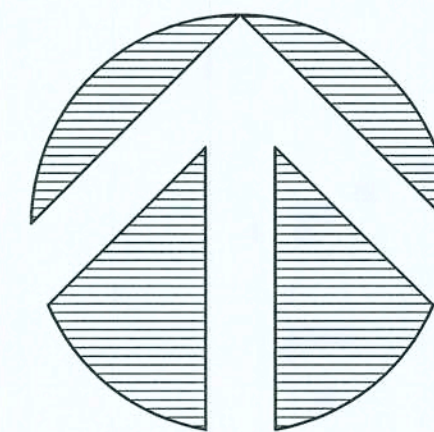
PLAN NOTES

- | | |
|---|--|
| A | NEW 3601 SF. RESIDENCE INCLUDING PORCHES |
| B | NEW 4" WELL - W/H/P SUBMERSIBLE PUMP |
| C | 80 GAL. PRESSURE TANK & CYCLE STOP VALVE |
| D | PROPOSED 1000 GAL. SEPTIC TANK SYSTEM |
| E | PROPOSED 'INFILTRATOR' LEACHFIELD SYSTEM SIZED PER SEPTIC TANK PERMIT REQUIREMENTS |

SUNBURY AVENUE



North



Site PLAN

SCALE: 1" = 60.0'

LEGAL DESCRIPTION:

SECTION 20, TOWNSHIP 4 SOUTH, RANGE 16 EAST;
THE W 1/2 OF THE NW 1/4 OF THE NE 1/4, LESS AND EXCEPT THE NORTH 12.41 ACRES PRESENTLY IDENTIFIED ON THE TAX ROLLS AS PARCEL NUMBERS 20-45-16-03016-006, 20-45-16-03016-007, 20-45-16-03016-008, AND LESS AND EXCEPT 1.10 ACRES ON THE SOUTH SIDE.

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:
BRANTLEY & TAMM STEVENS
COLUMBIA COUNTY, FLORIDA
Site Plan

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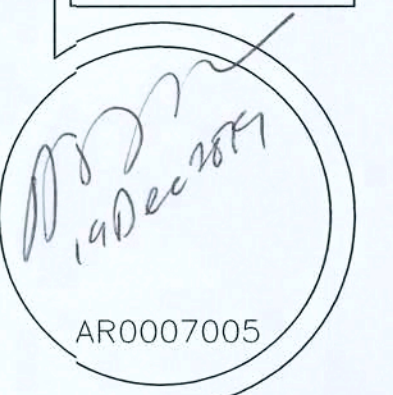
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1 OF 1



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GENERAL NOTES:

1. 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.
2. 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.
7. 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 LABLES LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE 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.
11. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREA 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" GUEB ON 1X3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1 1/4" BULGEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

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 "AIA" QUALITY STANDARDS & GUIDE SPECIFICATIONS APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. "AIA" "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 MATERIALS OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WOOD 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 PINE, 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 MANUF'R 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. H.V.C. SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
3. H.V.C. SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE H.V.C. SUB-CONTRACTOR.
4. H.V.C. SUB-CONTRACTOR SHALL FURNISH SHOP DWGS 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 UL LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED 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, MEALAIRE, 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. H.V.C. 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 MFG'R.
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 COMPRESSORS 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 ARIAFLEX INSULATION.
15. FILERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT RETENTION OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
16. HVAC 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.

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 SUFFPLY PIPING.
10. SOIL, WASTE, VENT & RAINWATER PIPING SHALL BE CAST IRON NO-HUB 31"-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.
11. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED SEEL 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 ALTERNATE, 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. FRNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
15. DELECTRIC 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.

GENERAL WELL & SEPTIC NOTES:

1. SUB-CONTRACTORS PROVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET.
2. LOCATION OF POTABLE WATER WELLS SHALL BE DETERMINED BY THE OWNER IN CONSULTATION WITH THE WELL DRILLING CONTRACTOR. WELLS SHALL NOT BE LOCATED CLOSER THAN 15'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DRAINFIELD, EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
3. POTABLE WATER WELLS SHALL BE A MINIMUM 4"Ø WITH BLACK IRON CASING TO A DEPTH OF 80'-0". PUMPS SHALL BE OF THE SUBMERSIBLE TYPE, THREE WIRE SYSTEM. MINIMUM HORSEPOWER SHALL BE 1/2 H/P OR AS DIRECTED BY THE OWNER. MOTOR STARTER SHALL BE ENCLOSED IN A WEATHERPROOF HOUSING, MOUNTED ON A P/T 4X4 POST AT THE WELL HEAD.
4. WELL HEAD SHALL PROJECT 12" ABOVE GRADE.
5. ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR, CONTRACTOR UNIONS AND PRESSURE GAUGE.
6. PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
7. SEPTIC TANK LOCATION & DRAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION W/ THE OWNER.
8. SEPTIC TANKS SHALL BE OF A SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MATERIAL SHALL BE Poured CONCRETE OR FIBERGLASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
9. SEPTIC DRAINFIELDS SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT. DRAINFIELD PIPING SHALL BE CLAY TILE OR P.V.C. OR POLY AS ALLOWED BY THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE 3/4" WASHED ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
10. SAND FILTER BEDS, MOUND SYSTEMS, DOSING TANKS, GREASE TRAPS, DISTRIBUTION BOXES, GRINDER PUMPS, SUMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

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 PAD 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 = 65 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 1 OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

GENERAL CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE STANDARD 318-11.
2. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 40, EXCEPT AS NOTED.
4. ALL REINFORCING STEEL SHALL HAVE A MIN. COVER OF 1" FOR SLABS, 1 1/2" FOR OTHER CONCRETE NOT EXPOSED TO WEATHER OR EARTH, 2" FOR CONCRETE EXPOSED TO WEATHER OR EARTH, AND 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
5. UNLESS OTHERWISE NOTED, REINFORCED LAP SPICES SHALL BE ACI CLASS B SPICES USING THE FOLLOWING LAP LENGTHS:
#4 - 16"
#5 - 20"
#6 - 25"
#7 - 34"
6. PRIOR TO PLACING CONCRETE, ALL REINFORCING STEEL SHALL BE FREE OF LOOSE RUST AND SCALE OR ANY FOREIGN MATERIAL.
7. PRIOR TO PLACING CONCRETE REFER TO ARCHITECTURAL, PLUMBING, PIPING, INSTRUMENTATION AND ELECTRICAL DRAWINGS FOR EMBEDDED ITEMS.

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.

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 NEC-LATEST EDITION.
5. INSTALL ONLY COPPER WIRING ON THIS PROJECT. THW, THW, 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 PIECES 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 TYPE - ENCLOSED SHALL BE AS REQ'D FOR EXPOSURE.
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 100-12F.
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. CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR, AND 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 TANDEMS 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 OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER 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. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE 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 FULL 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.

Structural Design Data

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
2. WIND LOAD CRITERIA: RISK CATAGORY: 2, EXPOSURE: "B"
BASED ON ASCE 10-10. 2017 FBC 1609-A WIND VELOCITY: V = 130 MPH
3. ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 20 PSF
SUPERIMPOSED LIVE LOADS: 20 PSF
4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 25 PSF
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL 40 PSF
BALCONIES 60 PSF
5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

2017 FLORIDA BUILDING CODE COMPLIANCE SUMMARY

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2017 EDITION.

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 Additive
Foundation: Continuous 12"x20" Footing

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 A14

SHEARWALLS

Material: 7/16" O.S.B. "WindSTORM" Sheathing
Fasteners: 8d Common Nails, See Typ. Wall Section
Dragstrut: Double Top Plate (S.T.P.) W/16d Nails @ 12" O.C.
Wall Studs: 2x4 Hem Fir Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss to Wall: "SIMPSON H254" @ Ea. Truss End
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C.
Plate to Stud: "SIMPSON 5P"
Stud to Sill: "SIMPSON 5P"
Post to Base: "SIMPSON ABU66"
Floor Truss to Plate: (2) "SIMPSON H2a"
Floor Truss to Floor Truss: "SIMPSON TH4 422-2"

FOOTINGS AND FOUNDATIONS

Footing: Continuous 12"x20" Ftg. w/3" #5 Bars
Stemwall: 8" CMU. w/(1) #5 Vertical Dowel @ 48" O.C.

BASIC WIND SPEED:	130 MPH
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) DESIGN WIND PRESSURES:	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: + 32.3 PSF
COMPONENTS & CLADING PER TABLES 1609.2B & 1609.2C (FBC 2017) DESIGN WIND PRESSURES:	OPNGS: + 21.8 / - 29.1 PSF EAVES: - 69.3 PSF ROOF: + 19.9 / - 25.5 PSF

AS - BUILT DRAWING REQUIREMENTS:

- A. ELECTRICAL "AS-BUILT" DRAWINGS
ELECTRICAL CONTR' SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N., DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.
- B. H.V.A.C. "AS-BUILT" DRAWINGS
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK, LOC. SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONTR' SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.
- C. PLUMBING "AS-BUILT" DRAWINGS
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR' SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:
BRANTLEY & TAMARA STEVENS
COLUMBIA COUNTY, FLORIDA
General Notes

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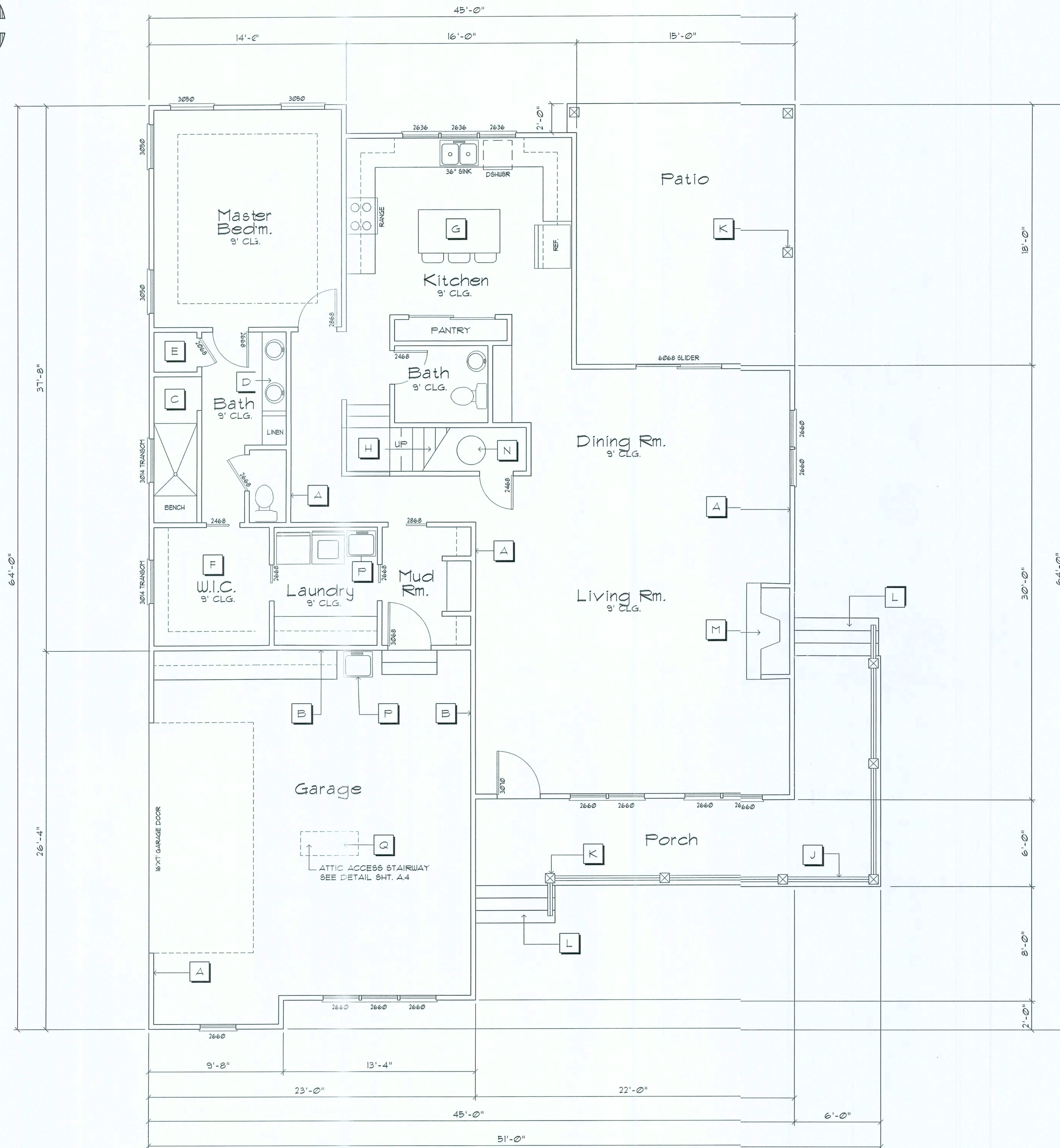
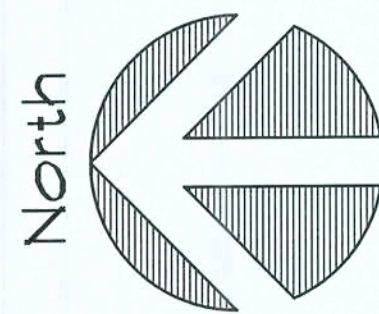
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17 Dec 2019
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Plan Notes

- A 2X4 Nr. 2 FIR STUDS @ 16" O.C.
- B 2X6 Nr. 2 FIR STUDS @ 16" O.C.
- C 36"X114" WALK-IN SHOWER
- D 66"X20"X30"H VANITY CABINET W/(2) LAVATORIES
- E LINEN & TOWEL CLOSET
- F WALK-IN CLOTHES CLOSET W/SHELF & ROD @ 66" AFF.
- G 3'X5'8" KITCHEN ISLAND
- H 36" STAIRCASE
- J 42" HIGH HANDRAIL
- K 6"X6" PORCH COLUMNS @ 8'-0" O.C. MAX.
- L PORCH STAIRS W/(4) R @ 1.00" & (4) T @ 10.5"
- M 36" PRE-FABRICATED FIREPLACE UNIT
- N 50 GAL. ELECTRIC WATER HEATER
- O 36"H WORKBENCH W/WALL CABINETS
- P 24" UTILITY SINK
- Q ATTIC ACCESS STAIRS

Design Data

- 1623 SF. - 1ST. FLOOR LIVING
- 1025 SF. - 2ND. FLOOR LIVING
- 225 SF. - FRONT PORCH
- 240 SF. - COVERED REAR PATIO
- 574 SF. - (2) CAR GARAGE
- 2648 SF. - TOTAL LIVING
- 3687 SF. - TOTAL AREA

1st. Floor PLAN

SCALE 1/4" = 1'-0"

REVISION:

DRAWN:

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CUSTOM DESIGNED HOME FOR:
BRANTELY & TAMI STEVENS
COLUMBIA COUNTY, FLORIDA
First Floor Plan

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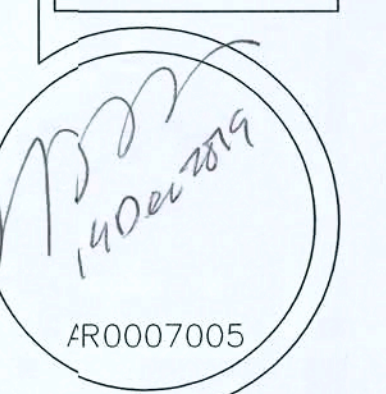
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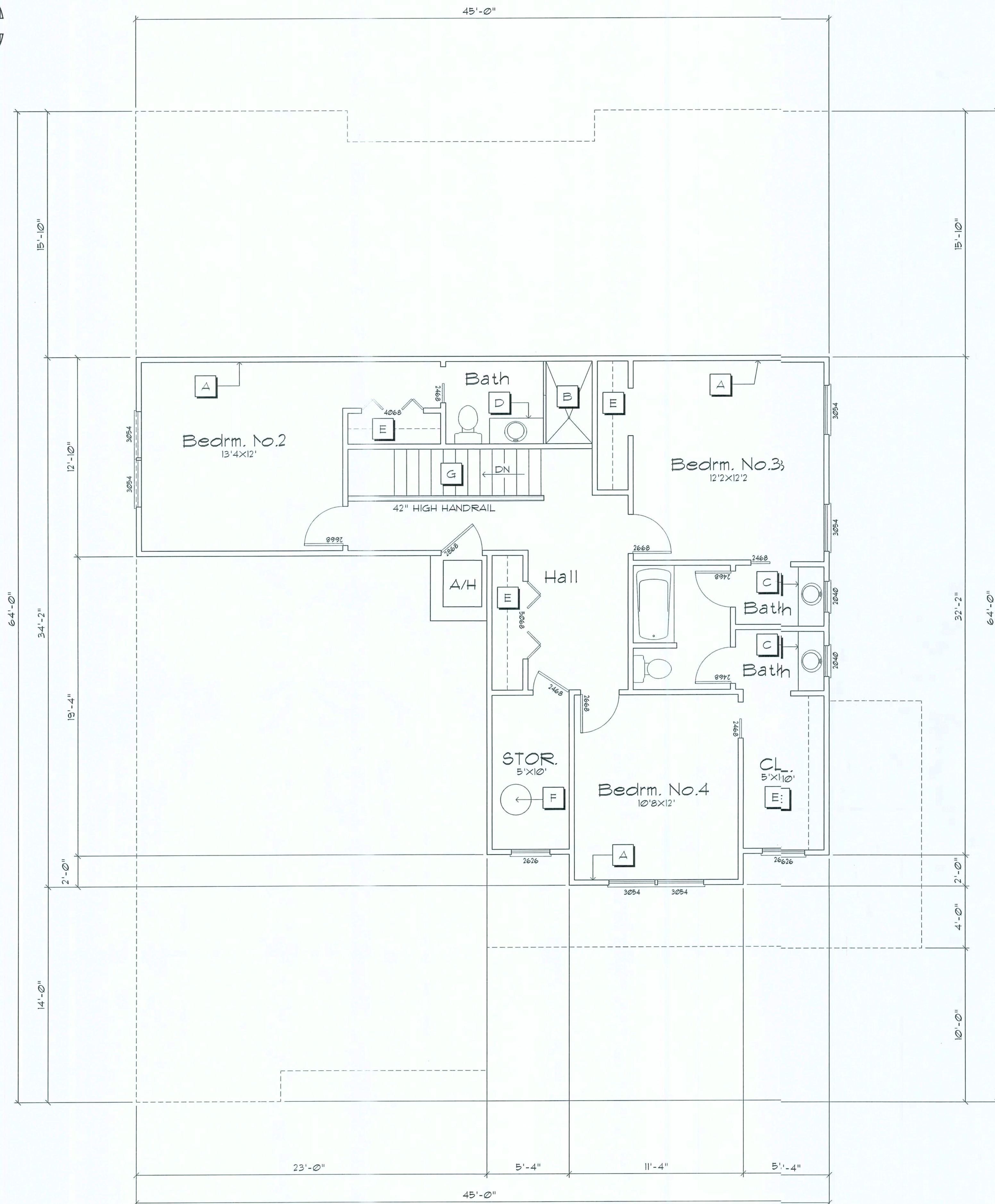
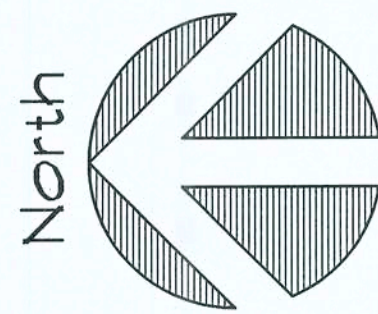
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2nd. Floor PLAN

SCALE 1/4" = 1'-0"

Plan Notes

- A 2X4 Nr. 2 FIR STUDS @ 16" O.C.
- B 36"X64" WALK-IN SHOWER
- C 46"X20"X30"H VANITY CABINET W/(1) LAVATORIES
- D 44"X20"X30"H VANITY CABINET W/(1) LAVATORIES
- E CLOTHES CLOSET W/SHELF & ROD @ 66" AFF.
- F 50 GAL. ELECTRIC WATER HEATER
- G 36" STAIRCASE

Design Data

1,623 SF. - 1ST. FLOOR LIVING
1,025 SF. - 2ND. FLOOR LIVING
225 SF. - FRONT PORCH
240 SF. - COVERED REAR PATIO
574 SF. - (2) CAR GARAGE
2,648 SF. - TOTAL LIVING
3,687 SF. - TOTAL AREA

REVISION:

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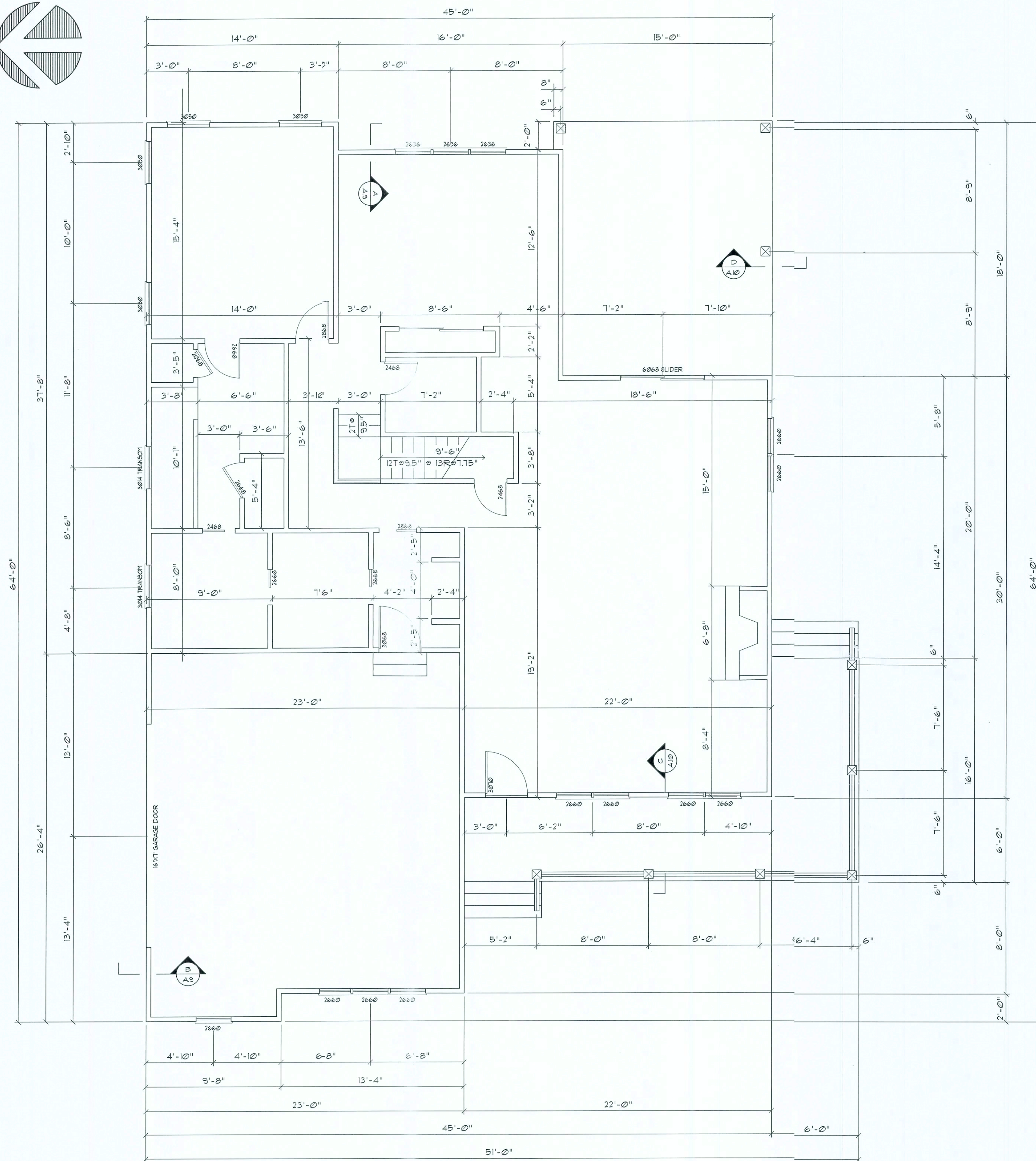
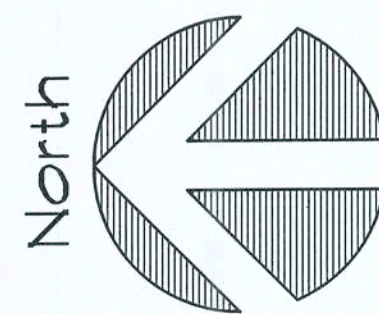
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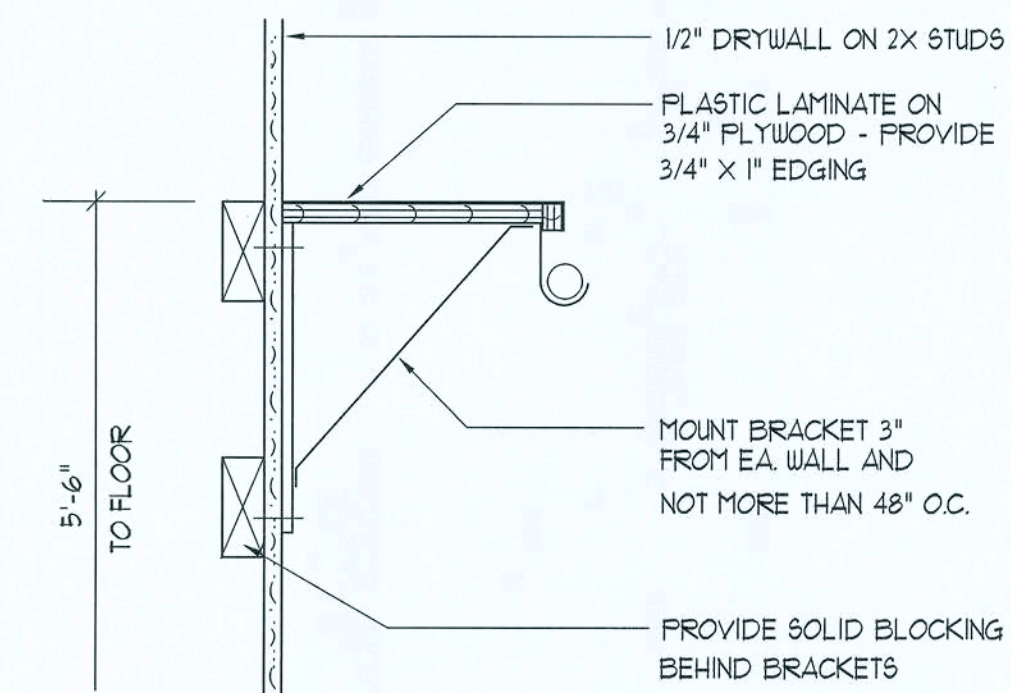
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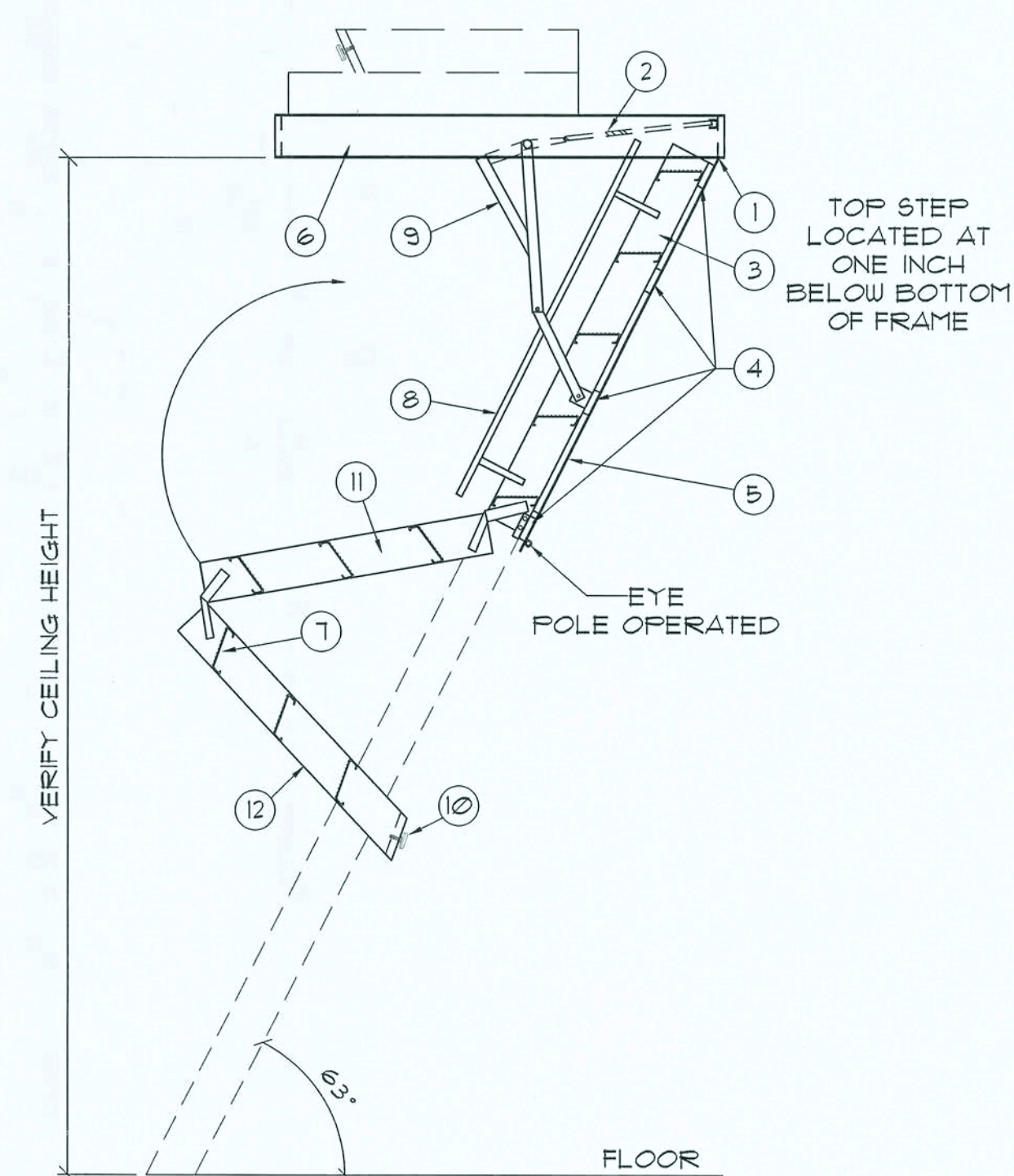
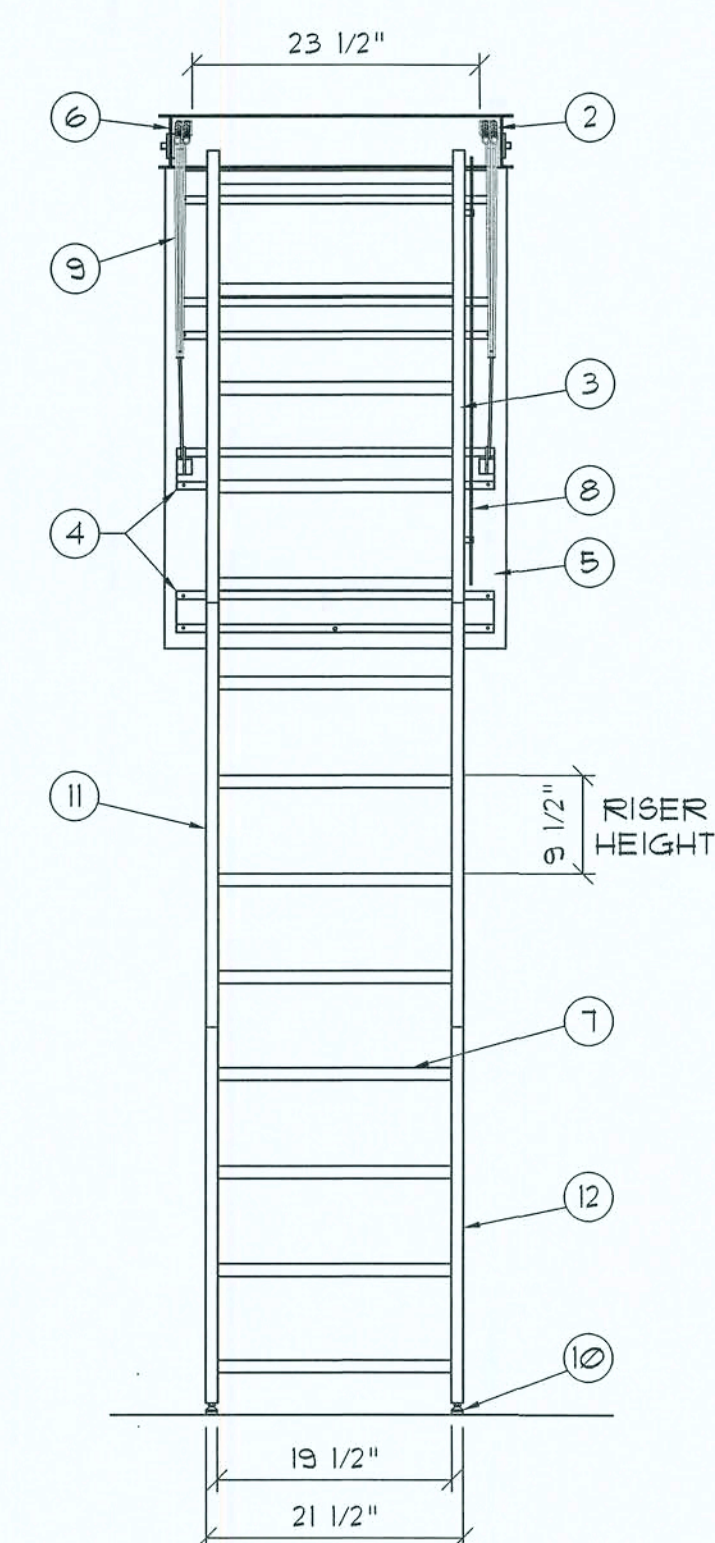
1st. Floor Dimension PLAN

SCALE 1/4" = 1'-0"



Closet Rod & Shelf Detail

SCALE : 3/16" = 1'-0"



LADDER LEGEND

- | | |
|---------------------------|------------------------------|
| 1. STEEL PIANO DOOR HINGE | 7. TREAD (SERRATED ALUM.) |
| 2. DOUBLE SPRING ACTION | 8. HANDRAIL BOTH SIDES |
| 3. SIDE RUNNER 5\" ALUM. | 9. EXTRA HEAVY OPERATING ARM |
| 4. BATTEN 1/8\" ALUM. | 10. ADJUSTABLE FOOT |
| 5. DOOR PANEL 1/8\" ALUM. | 11. MIDDLE SECTION |
| 6. STEEL BOX FRAME | 12. BOTTOM SECTION |

Optional Attic Stairway DETAIL

SCALE : NONE (PROVIDE ACCESS STAIRWAY IN GARAGE)

REVISION:

DRAWN:

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First Floor Dimension Plan

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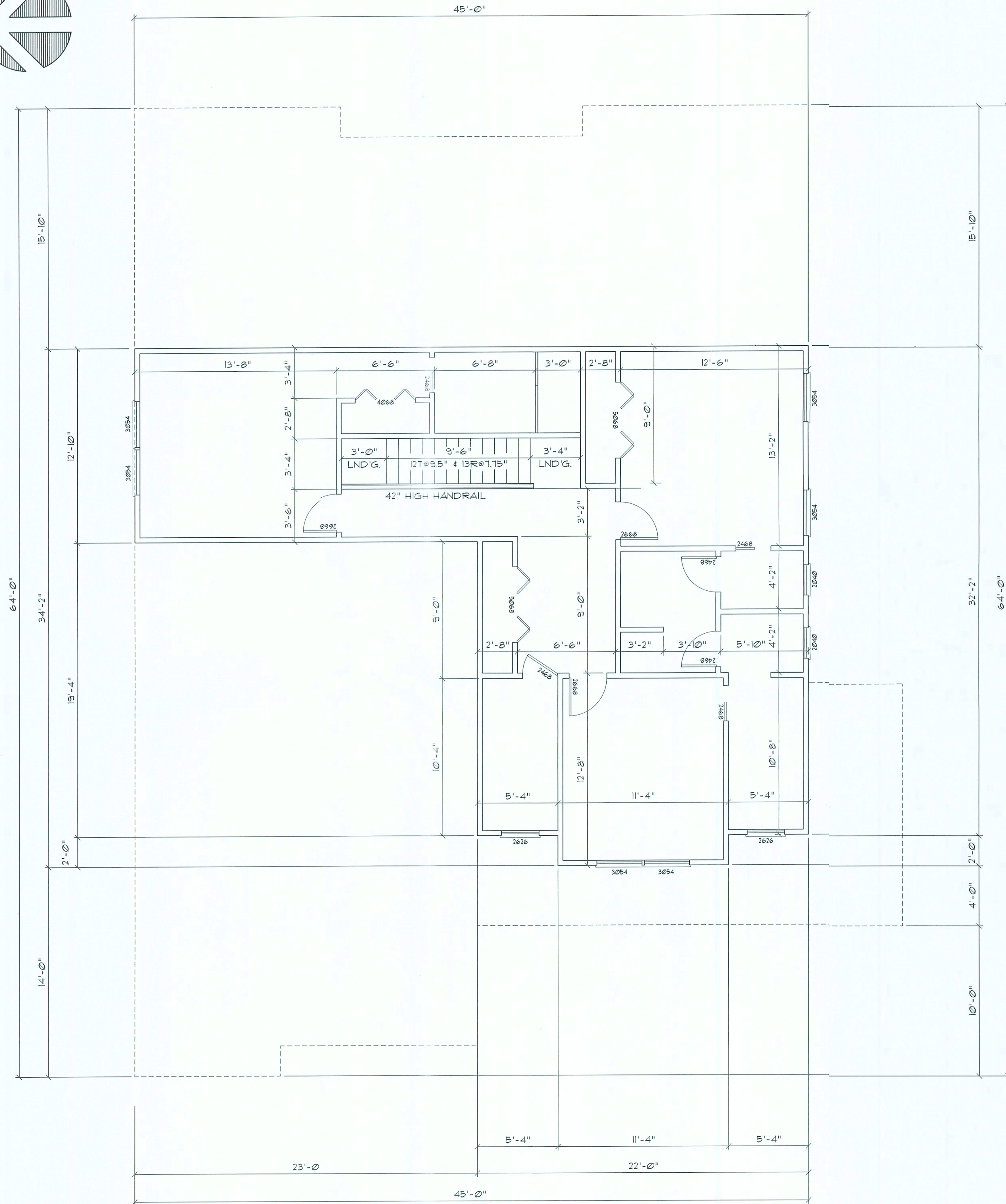
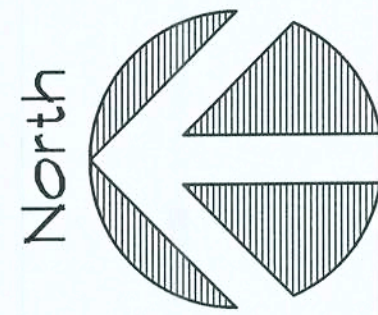
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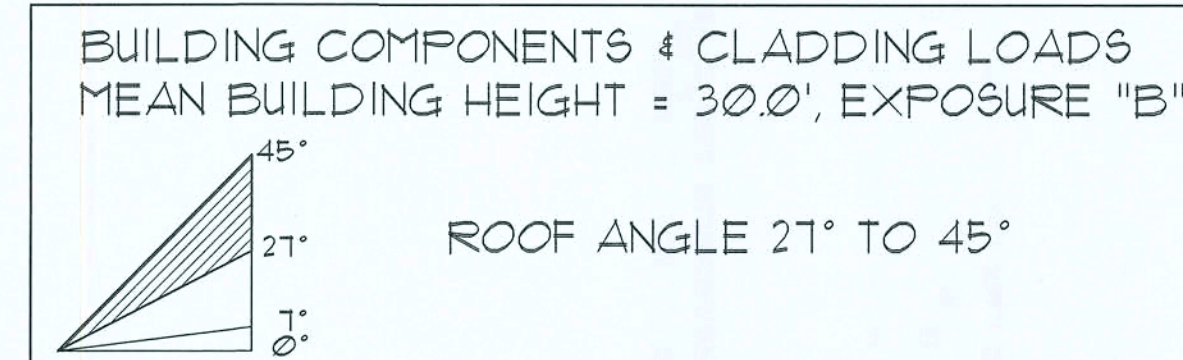
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2nd. Floor Dimension PLAN
SCALE 1/4" = 1'-0"

HEADER SPANS FOR EXTERIOR BEARING WALLS							
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT.)					
		20'		28'		36'	
		SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1	2'-10"	1
	2-2x6	5'-5"	1	4'-8"	1	4'-2"	1
	2-2x8	6'-10"	1	5'-11"	2	5'-4"	1
	2-2x10	8'-5"	2	7'-3"	2	6'-6"	2
	2-2x12	9'-9"	2	8'-5"	2	7'-6"	2
	3-2x8	8'-4"	1	7'-5"	1	6'-8"	1
	3-2x10	10'-6"	1	9'-1"	2	8'-2"	1
	3-2x12	12'-2"	2	10'-7"	2	9'-5"	2
	4-2x8	9'-2"	1	8'-4"	1	9'-2"	1
	4-2x10	11'-8"	1	10'-6"	1	9'-5"	1
	4-2x12	14'-1"	1	12'-2"	2	10'-11"	1



	ZONE	AREA	Vult		
			110 MPH	120 MPH	130 MPH
ROOF 27° 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
	4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0
WALL	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
	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
	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

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

Doors / Windows	
TYP. DOOR DESIGNATIONS	
2068	= 24"x80" DOOR
2468	= 28"x80" DOOR
2668	= 30"x80" DOOR
2868	= 32"x80" DOOR
3068	= 36"x80" DOOR
TYP. WINDOW DESIGNATIONS	
2646	= 30"x54" WINDOW
2650	= 30"x60" WINDOW
3030	= 36"x36" WINDOW
3046	= 36"x54" WINDOW
3050	= 36"x60" WINDOW
3054	= 36"x64" WINDOW
3060	= 36"x72" WINDOW
4020	= 48"x24" WINDOW
4060	= 48"x72" WINDOW

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:

BRANTELY & TAMI STEVENS
COLUMBIA COUNTY, FLORIDA

Second Floor Dimension Plan

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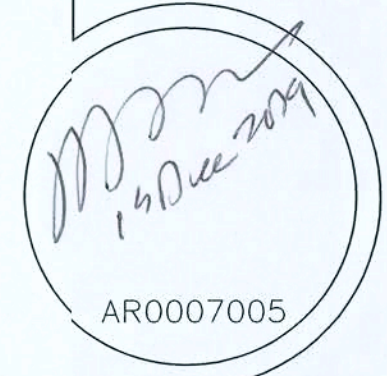
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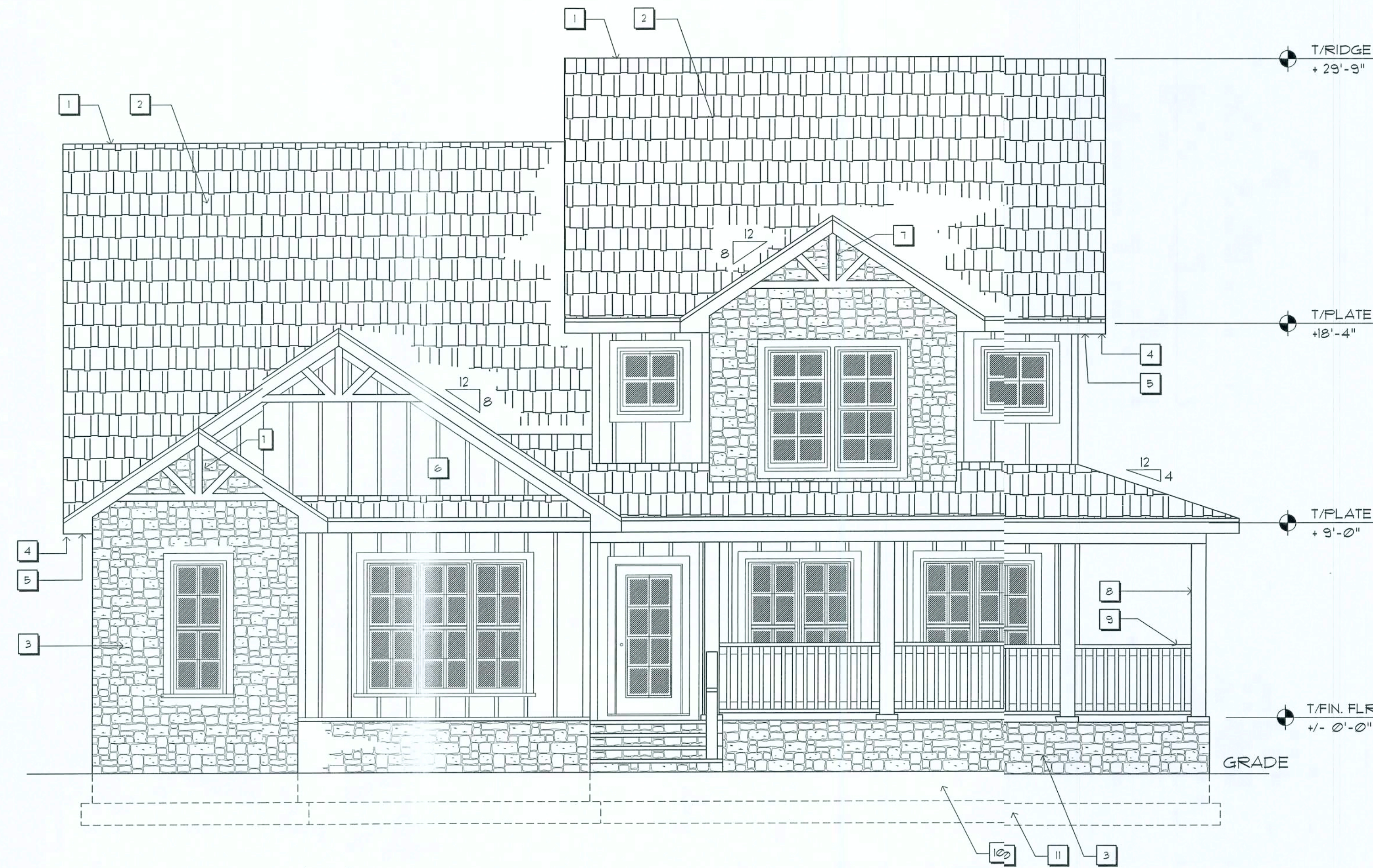
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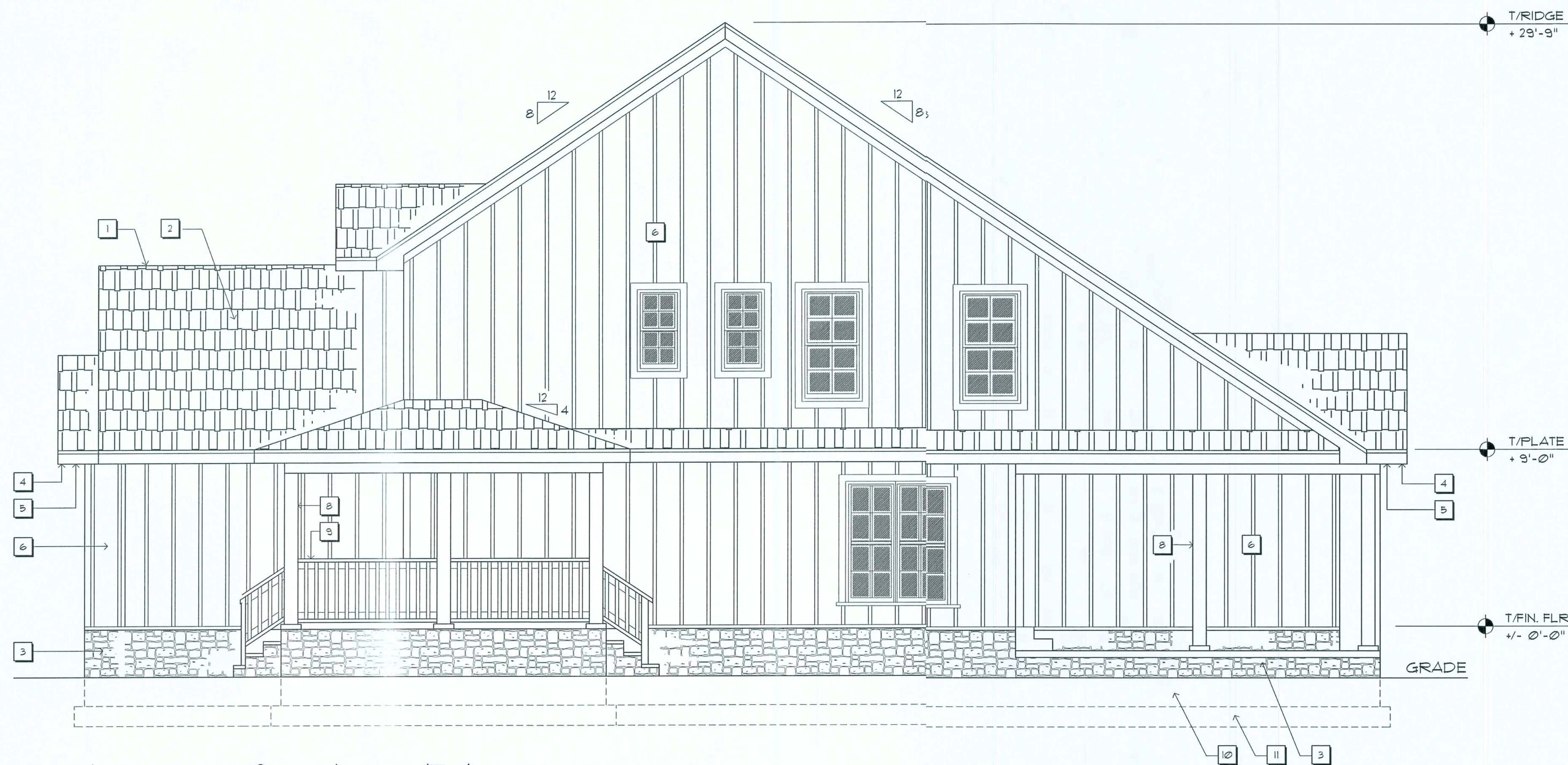


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Front Elevation

SCALE 1/4" = 1'-0"



Left Side Elevation

SCALE 1/4" = 1'-0"

EXTERIOR FINISH LIST

- 1 CONTINUOUS RIDGE VENT
- 2 30 YEAR FIBERGLASS SHINGLES
- 3 COBBLESTONE VENEER
- 4 ALUMINUM FASCIA & SOFFIT
- 5 TYP. 16" OVERHANG
- 6 REVERSE BOARD & BATTEN SIDING
- 7 4X4 CRAFTSMAN GABLE
- 8 6X6 PORCH COLUMNS
- 9 42" HIGH RAILING
- 10 8" CONCRETE BLOCK STEMWALL
- 11 12"X20" CONT. CONCRETE FOOTER

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:
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Exterior Elevations

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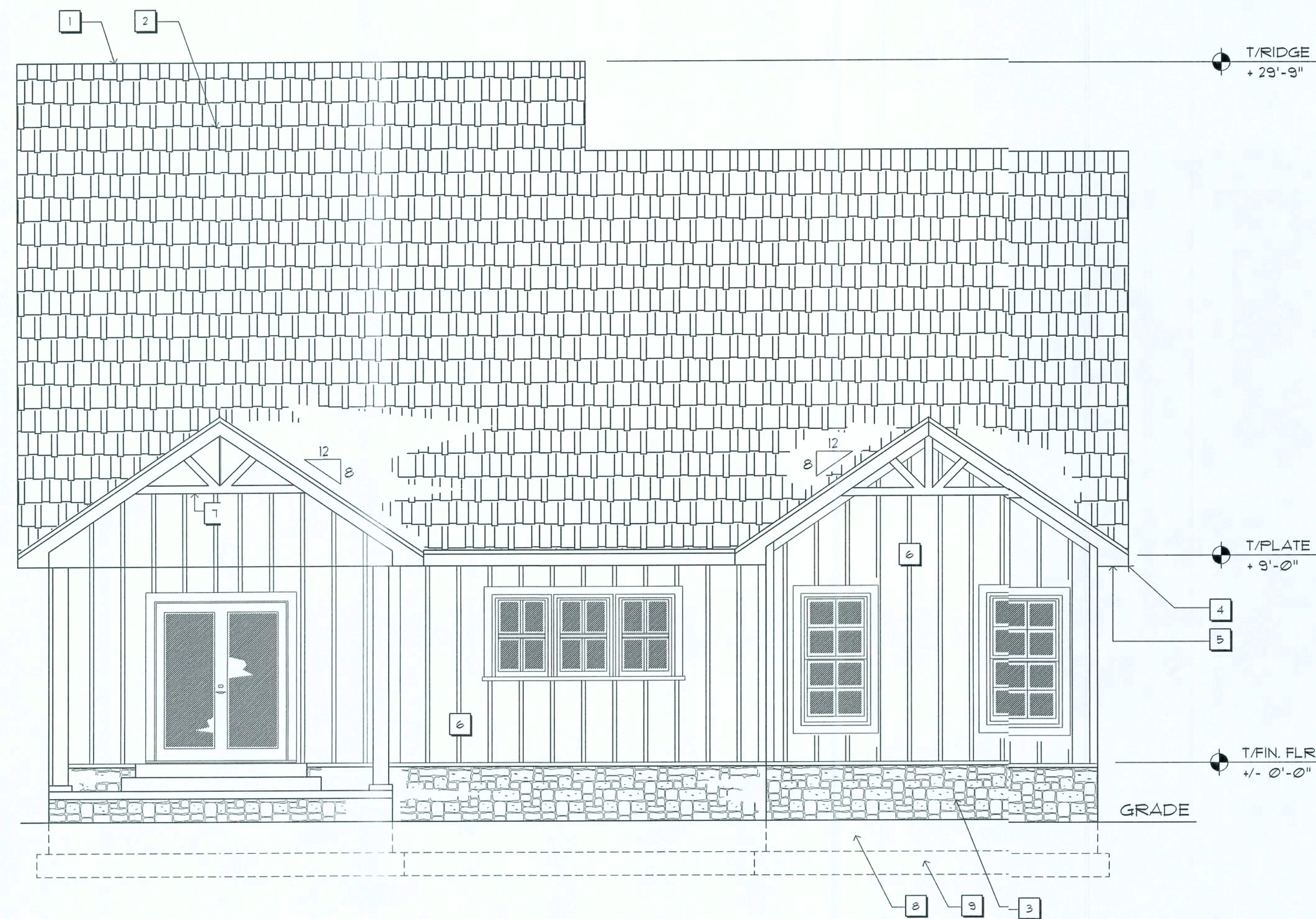
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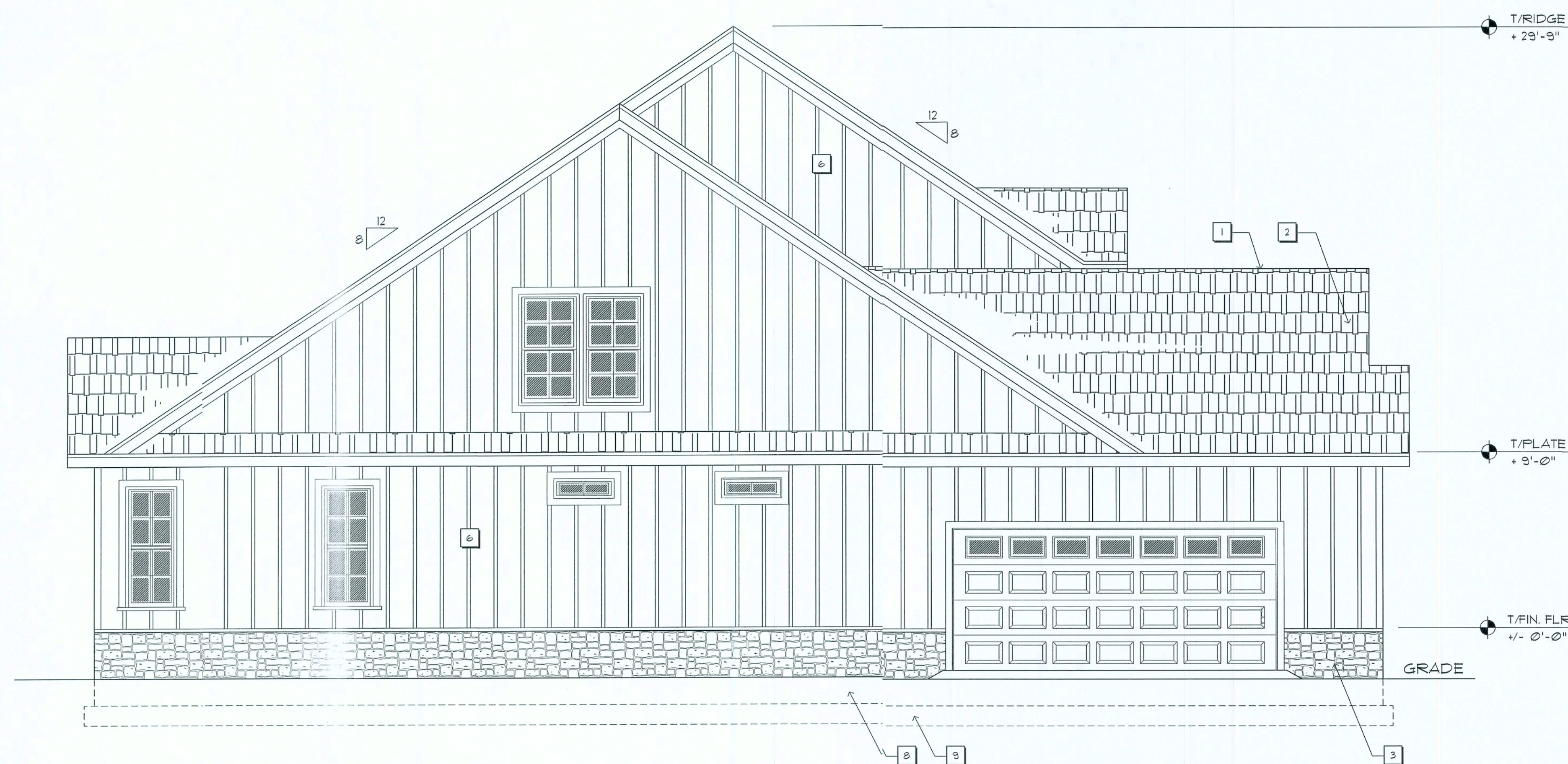
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AR0007005



Rear Elevation
SCALE 1/4" = 1'-0"



Right Side Elevation
SCALE 1/4" = 1'-0"

EXTERIOR FINISH LIST

- 1 CONTINUOUS RIDGE VENT
- 2 30 YEAR FIBERGLASS SHINGLES
- 3 COBBLESTONE VENEER
- 4 ALUMINUM FASCIA & SOFFIT
- 5 TYP. 16" OVERHANG
- 6 REVERSE BOARD & BATTEN SIDING
- 7 4X4 CRAFTSMAN GABLE
- 8 8" CONCRETE BLOCK STEMWALL
- 9 12"X20" CONT. CONCRETE FOOTER

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:
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Exterior Elevations

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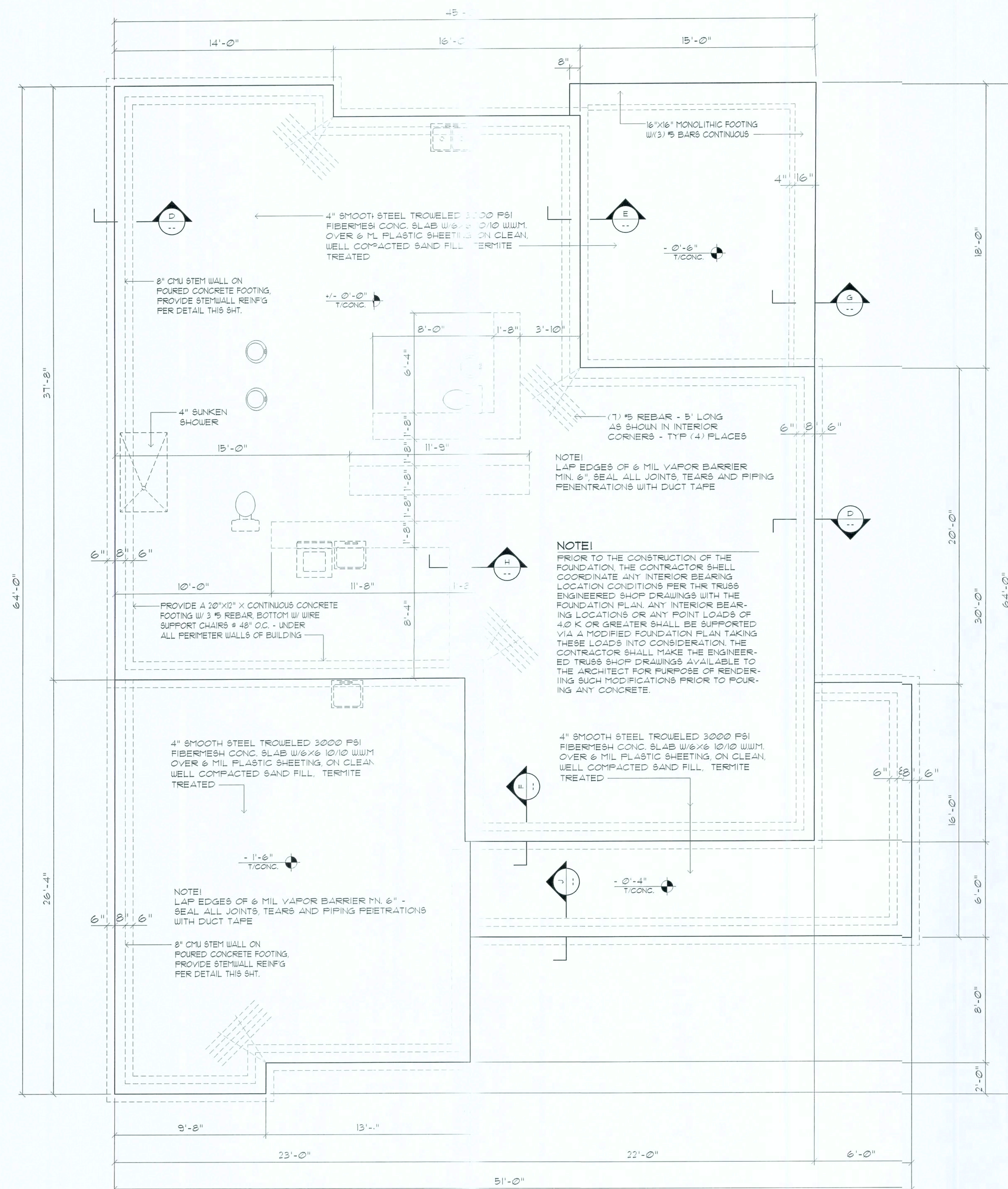
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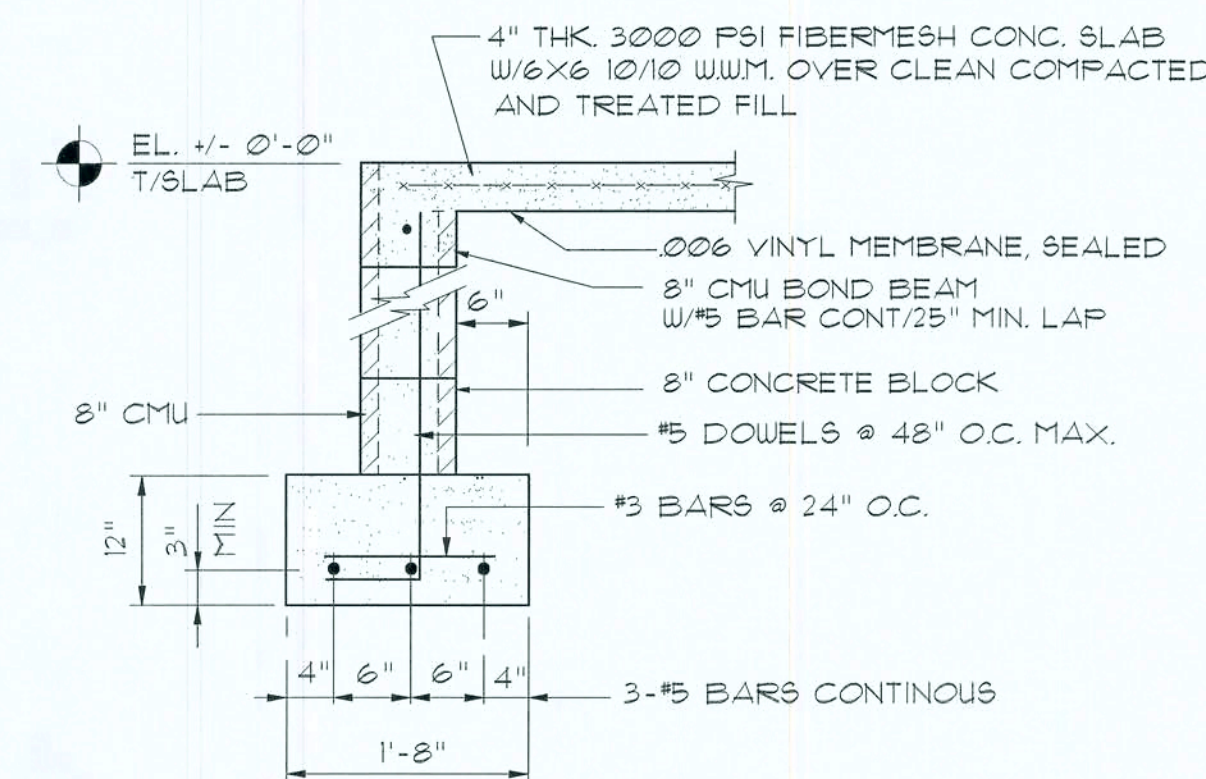
Foundation PLAN

SCALE 1/4" = 1'-0"

GENERAL CONCRETE NOTES:

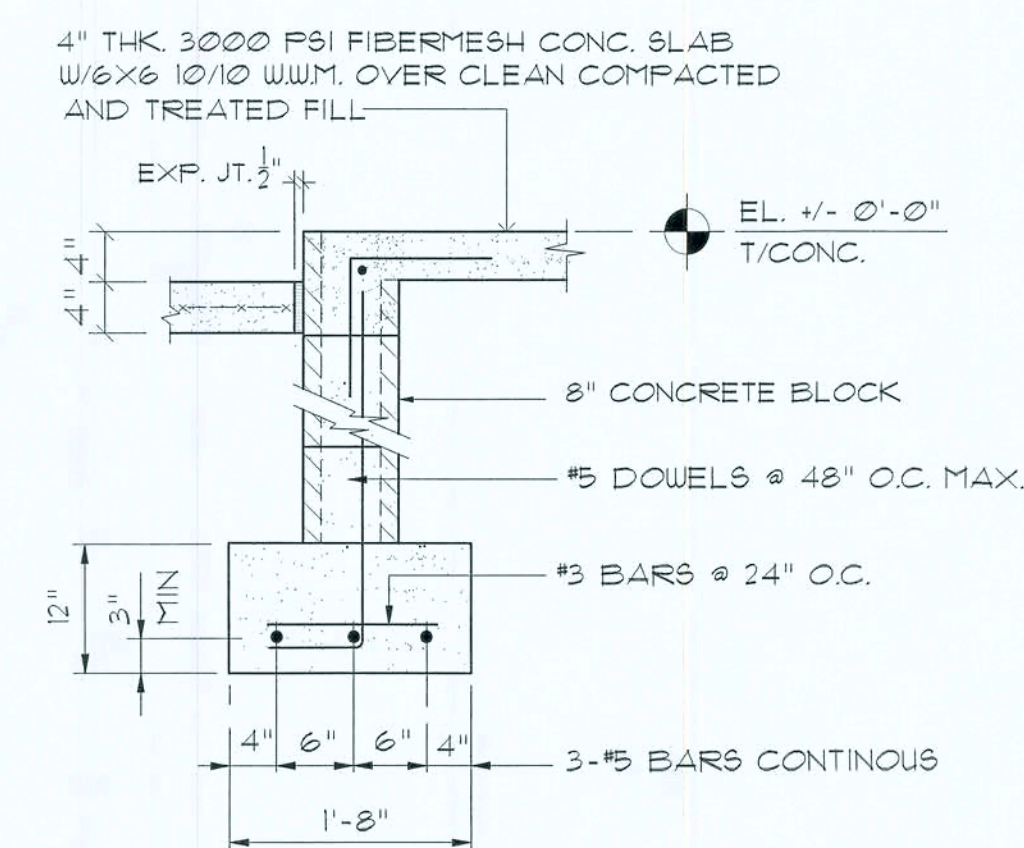
1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE STANDARD 318-17.
2. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 40, EXCEPT AS NOTED.
4. ALL REINFORCING STEEL SHALL HAVE A MIN. COVER OF 1" FOR SLABS, 1 1/2" FOR OTHER CONCRETE NOT EXPOSED TO WEATHER OR EARTH, 2" FOR CONCRETE EXPOSED TO WEATHER OR EARTH, AND 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
5. UNLESS OTHERWISE NOTED, REINFORCED LAP SPICES SHALL BE ACI CLASS B SPICES USING THE FOLLOWING LAP LENGTHS:

#3 - 16"	#4 - 20"	#5 - 24"	#6 - 28"	#7 - 32"
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Section D

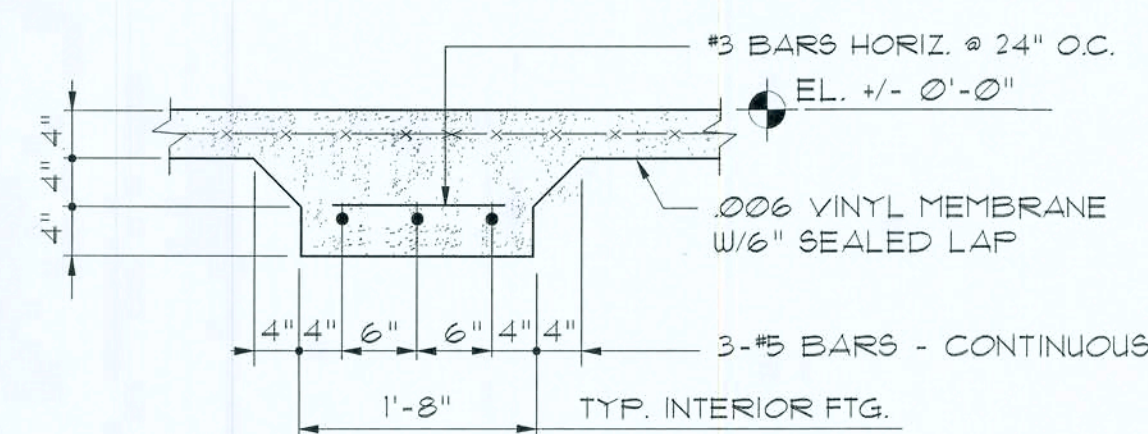
SCALE 3/4" = 1'-0"



Section F

FRONT PORCH @ HOUSE

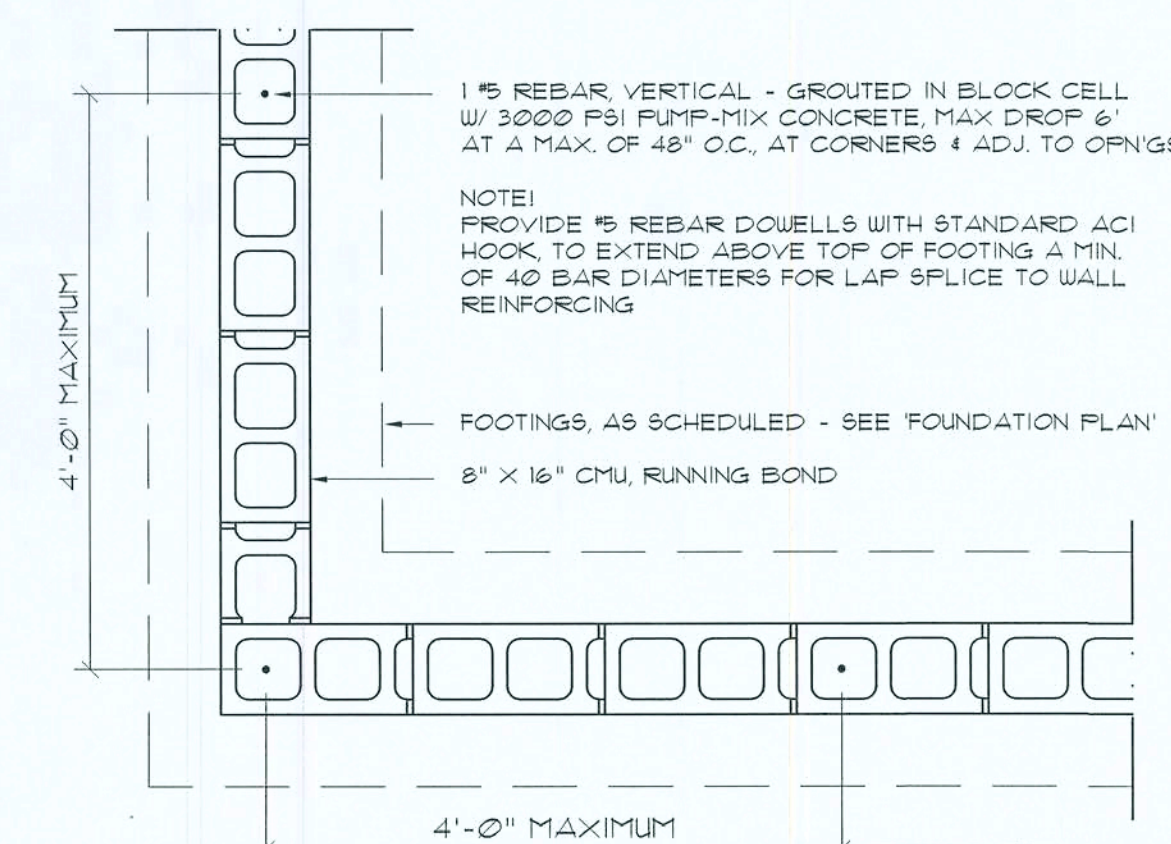
SCALE 3/4" = 1'-0"



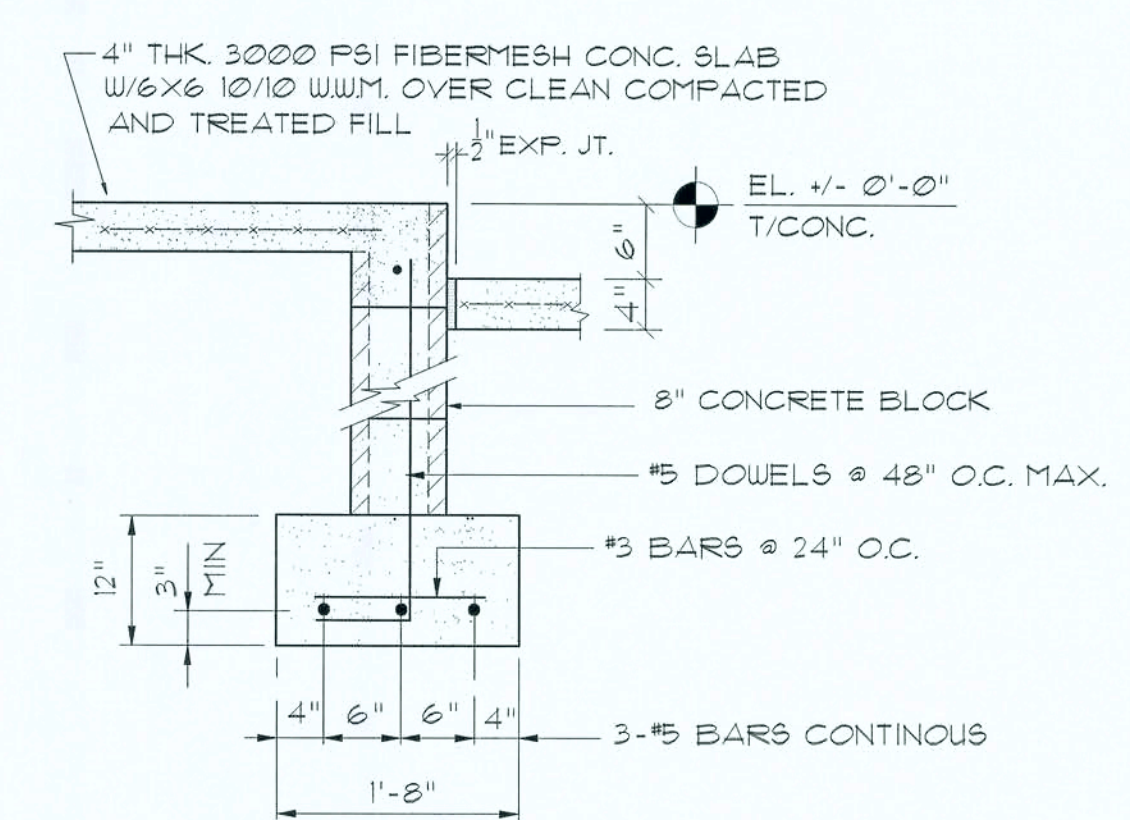
Section H

TYP. INTERIOR FOOTING

SCALE 3/4" = 1'-0"

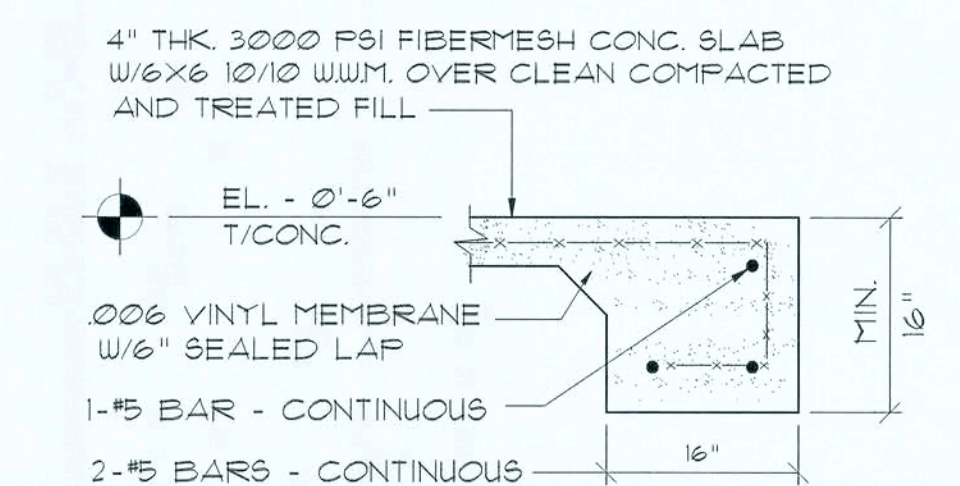


Wall/Foundation Reinf'g DETAIL



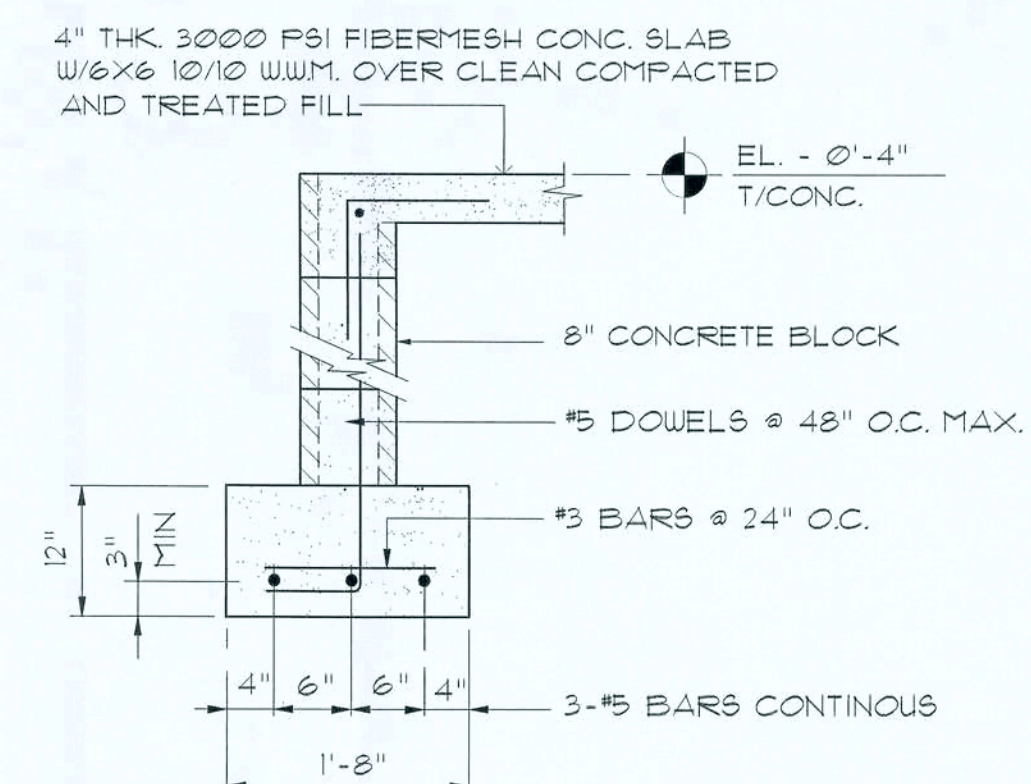
Section E

SCALE 3/4" = 1'-0"



Section G

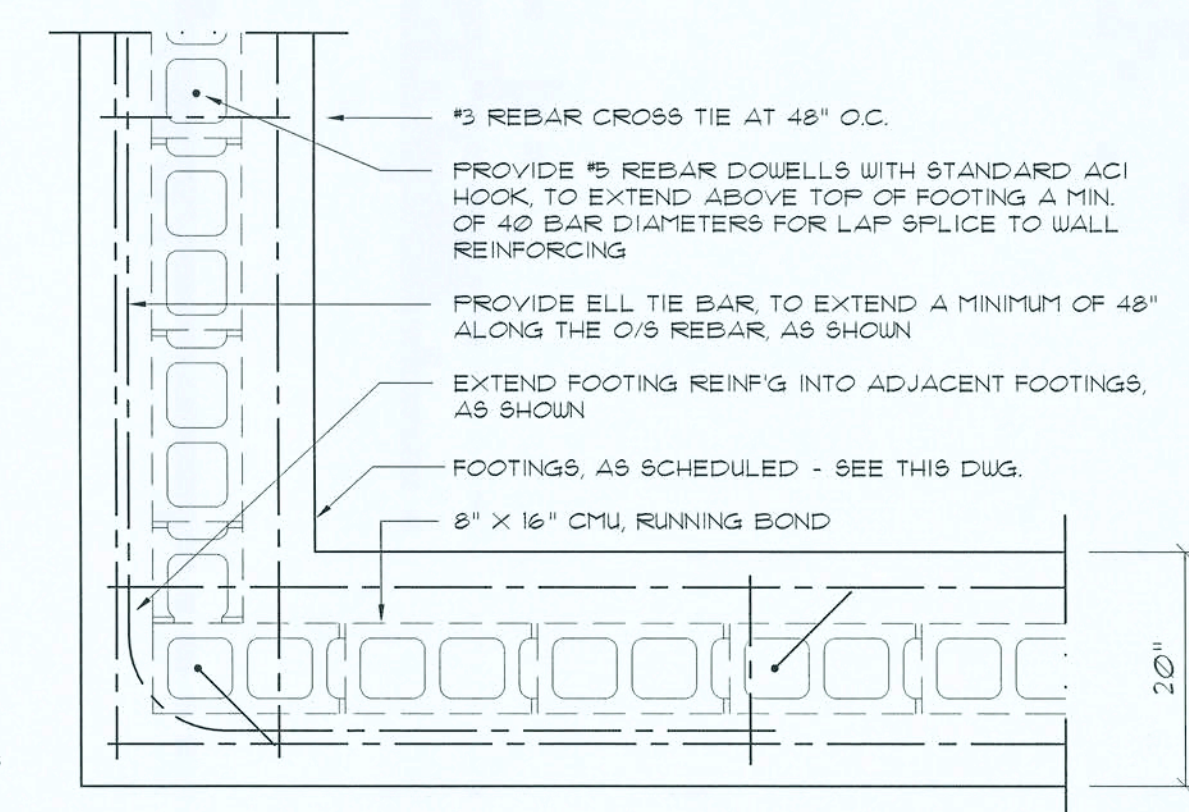
SCALE 3/4" = 1'-0"



Section J

FRONT PORCH @ HOUSE

SCALE 3/4" = 1'-0"



GALV. UPLIFT CONNECTOR SHALL BE PROVIDED AT EACH TRUSS, IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 1603. (DESIGN: 130 MPH WIND LOAD)

30 YEAR ARCHITECTURAL FIBERGLASS SHINGLES
50 MIL 'PEEL AND STICK' UNDERLAYMENT OVER 1/2" PLYWOOD SHEATHING

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

VINYL SOFFIT & FASCIA
TYP.
OVERHANG

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

NOTE: EXTERIOR WALL SHEATHING:

APPLY VERTICALLY, "WINDSTORM" 1/16" O.S.B. 48"x96", 103" 12" (R 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. TO EACH STUD WITH EITHER 6d COMMON NAILS @ 6" O.C. OR 8d COMMON NAILS @ 8" O.C.

1/16" O.S.B. "WINDSTORM" SHEATHING SEE DETAIL SHT. A.11

REVERSE BOARD & BATTEN SIDING

FLASHING & CHAUK

COBBLESTONE VENEER (HEIGHT VARIES SEE EXTERIOR ELEVATIONS)

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

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 120 MPH WINDS.

INSULATION (R-30)

5/8" GYPSUM BOARD

2-2X4 S.Y.P. TOP PL.

1/2" GYPSUM BOARD

2-2X HEADER SEE 'HEADER SCHEDULE' DWG. A3 FOR SIZE

NOTE: PROVIDE FIRE-STOPPING WHEN REQ'D. SEE DWG. A3 FOR TYPICAL DETAILS.

VINYL WINDOWS W/SCREENS. SEE 'FLOOR PLAN' DWG. A2 FOR SIZES & LOCATION. SEE DWG. A3 FOR FASTENER REQUIREMENTS

2-2X4 SILL PLATE

2X4 STUD WALLS @ 16" O.C. W/R13 BATT INSULATION

1/2" ANCHOR BOLTS @ 48" O.C. W/ 2X2X1/8" WASHERS (MINIMUM 6" EMBEDMENT)

2X4 P/T PLATE

4" THK. 3000 PSI FIBERMESH CONC. SLAB W/6X6 10/10 W.W.M. OVER CLEAN COMPACTED AND TREATED FILL

T/CONCRETE EL. +/- 0'-0"

006 VINYL MEMBRANE W/6" SEALED LAP

8" CMU BOND BEAM W/5 BAR CONT/25" MIN. LAP

5 DOWELS @ 48" O.C. MAX.

3 BARS @ 24" O.C.

3-5 BARS CONTINUOUS

Typ. Wall Section A

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

NOT: ASSUMED SOIL BEARING CAPACITY 1000 PSF

CLEAN COMPACTED FILL
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.

GALV. UPLIFT CONNECTORS SHALL BE PROVIDED AT EACH TRUSS, IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 1603. (DESIGN: 130 MPH WIND LOAD)

30 YEAR ARCHITECTURAL FIBERGLASS SHINGLES
50 MIL 'PEEL AND STICK' UNDERLAYMENT OVER 1/2" PLYWOOD SHEATHING

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

VINYL SOFFIT & FASCIA
TYP.
OVERHANG

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

NOTE: EXTERIOR WALL SHEATHING:

APPLY VERTICALLY, "WINDSTORM" 1/16" O.S.B. 48"x96", 103" 12" (R 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. TO EACH STUD WITH EITHER 6d COMMON NAILS @ 6" O.C. OR 8d COMMON NAILS @ 8" O.C.

1/16" O.S.B. "WINDSTORM" SHEATHING SEE DETAIL SHT. A.11

REVERSE BOARD & BATTEN SIDING

FLASHING & CHAUK

COBBLESTONE VENEER (HEIGHT VARIES SEE EXTERIOR ELEVATIONS)

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

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 120 MPH WINDS.

INSULATION (R-30)

5/8" GYPSUM BOARD

2-2X4 S.Y.P. TOP PL.

1/2" GYPSUM BOARD

2-2X HEADER SEE 'HEADER SCHEDULE' DWG. A3 FOR SIZE

NOTE: PROVIDE FIRE-STOPPING WHEN REQ'D. SEE DWG. A3 FOR TYPICAL DETAILS.

2X4 STUD WALLS @ 16" O.C. W/R13 BATT INSULATION

1/2" ANCHOR BOLTS @ 48" O.C. W/ 2X2X1/8" WASHERS (MINIMUM 6" EMBEDMENT)

P/T 2X6 SILL PLATE

6" CMU BOND BEAM W/5 BAR CONT

6" G.M.U. (3) COURSES HIGH

5 DOWELS @ 48" O.C. MAX.

4" THK. 3000 PSI FIBERMESH CONC. SLAB W/6X6 10/10 W.W.M. OVER CLEAN COMPACTED AND TREATED FILL

T/CONCRETE EL. - 1'-6"

006 VINYL MEMBRANE W/6" SEALED LAP

8" CMU BOND BEAM W/5 BAR CONT/25" MIN. LAP

5 DOWELS @ 48" O.C. MAX.

3 BARS @ 24" O.C.

3-5 BARS CONTINUOUS

Typ. Wall Section B

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

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:
BRANTLEY & TAMARA STEVENS
COLUMBIA COUNTY, FLORIDA
Typical Wall Sections

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Lake City, Florida - 386-782-4670

NICHOLAS PAUL GEISLER
ARCHITECT
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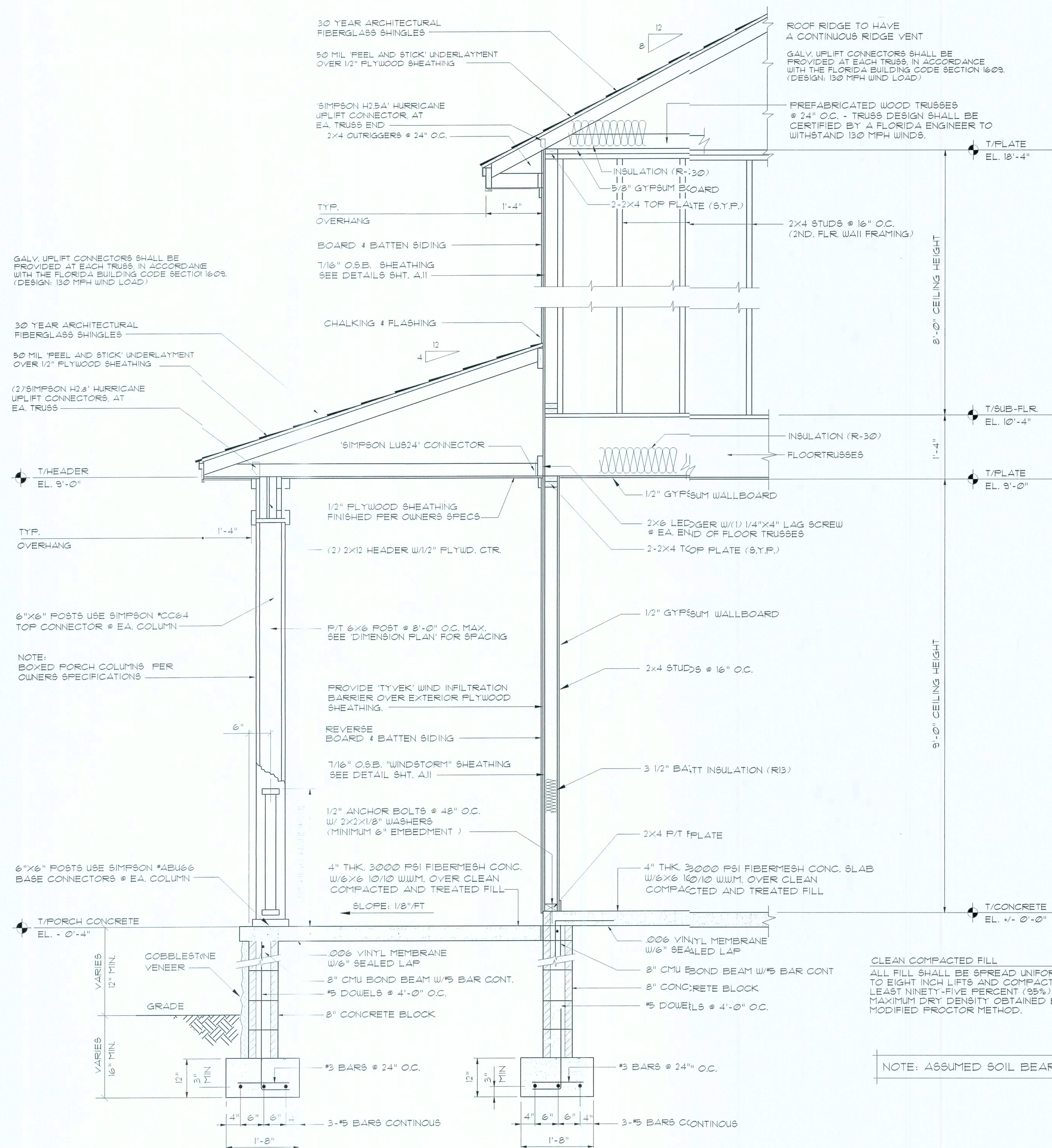
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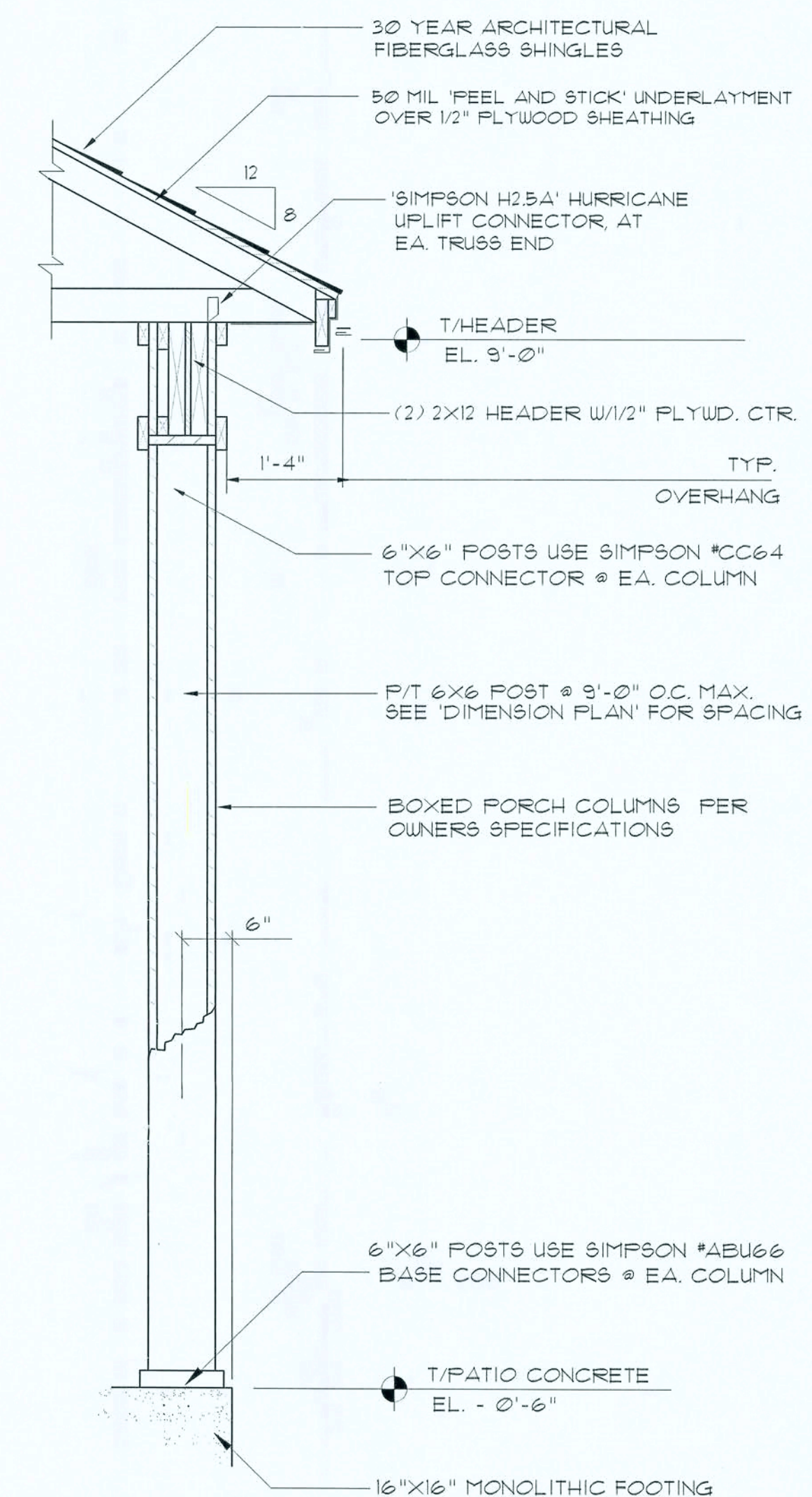
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Partial Building Section C
SCALE 3/4" = 1'-0"
WALL SECTION AT FRONT PORCH



Column Section D
SCALE 3/4" = 1'-0"
COLUMN SECTION AT PATIO

CLEAN COMPACTED FILL
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: ASSUMED SOIL BEARING CAPACITY 1000 PSF

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:
BRANTLEY & TAMARA STEVENS
COLUMBIA COUNTY, FLORIDA
Partial Building Section

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1755 NW Brown Rd.
Lake City, FL 32055
386-365-4355

DATE:

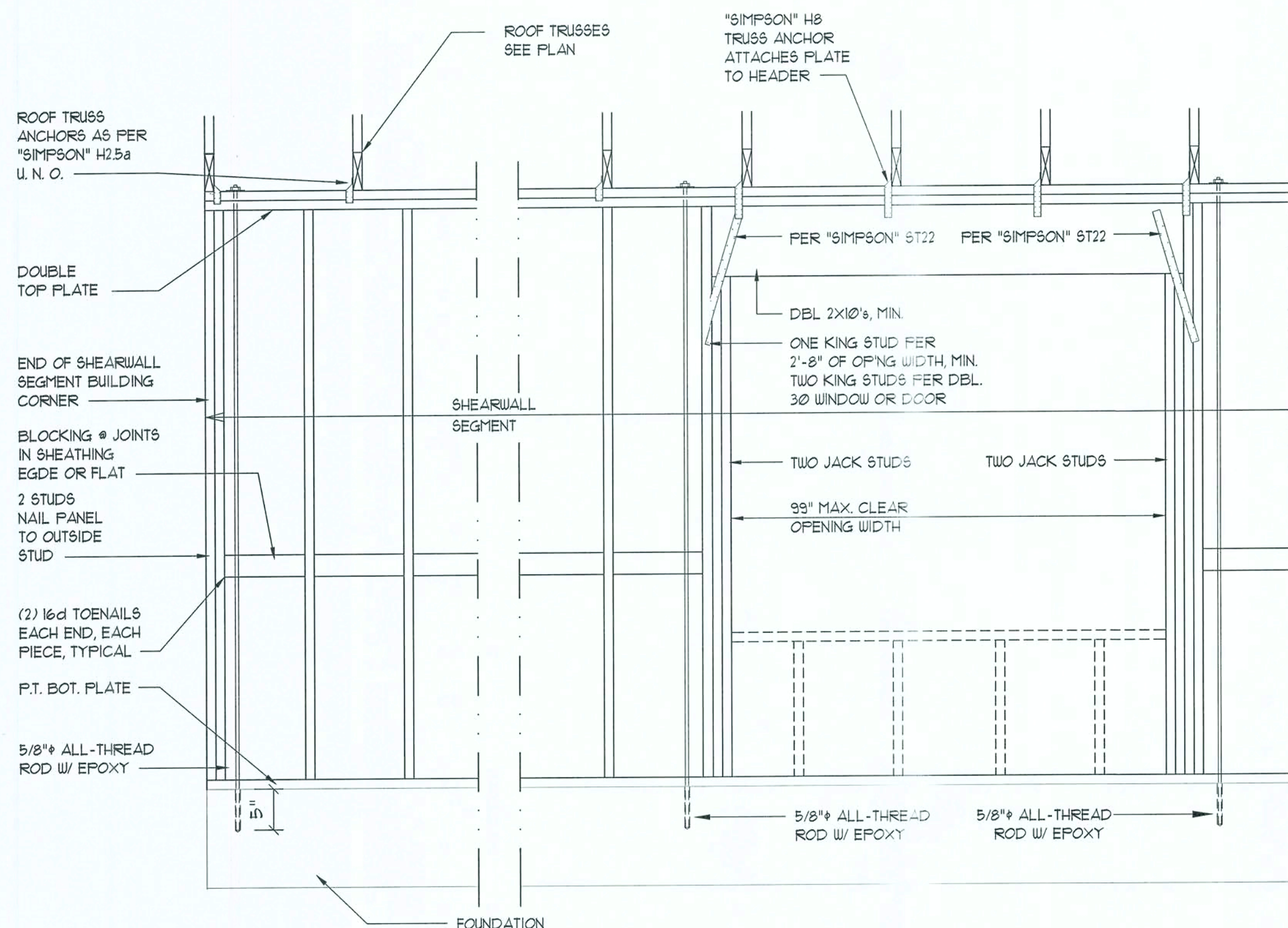
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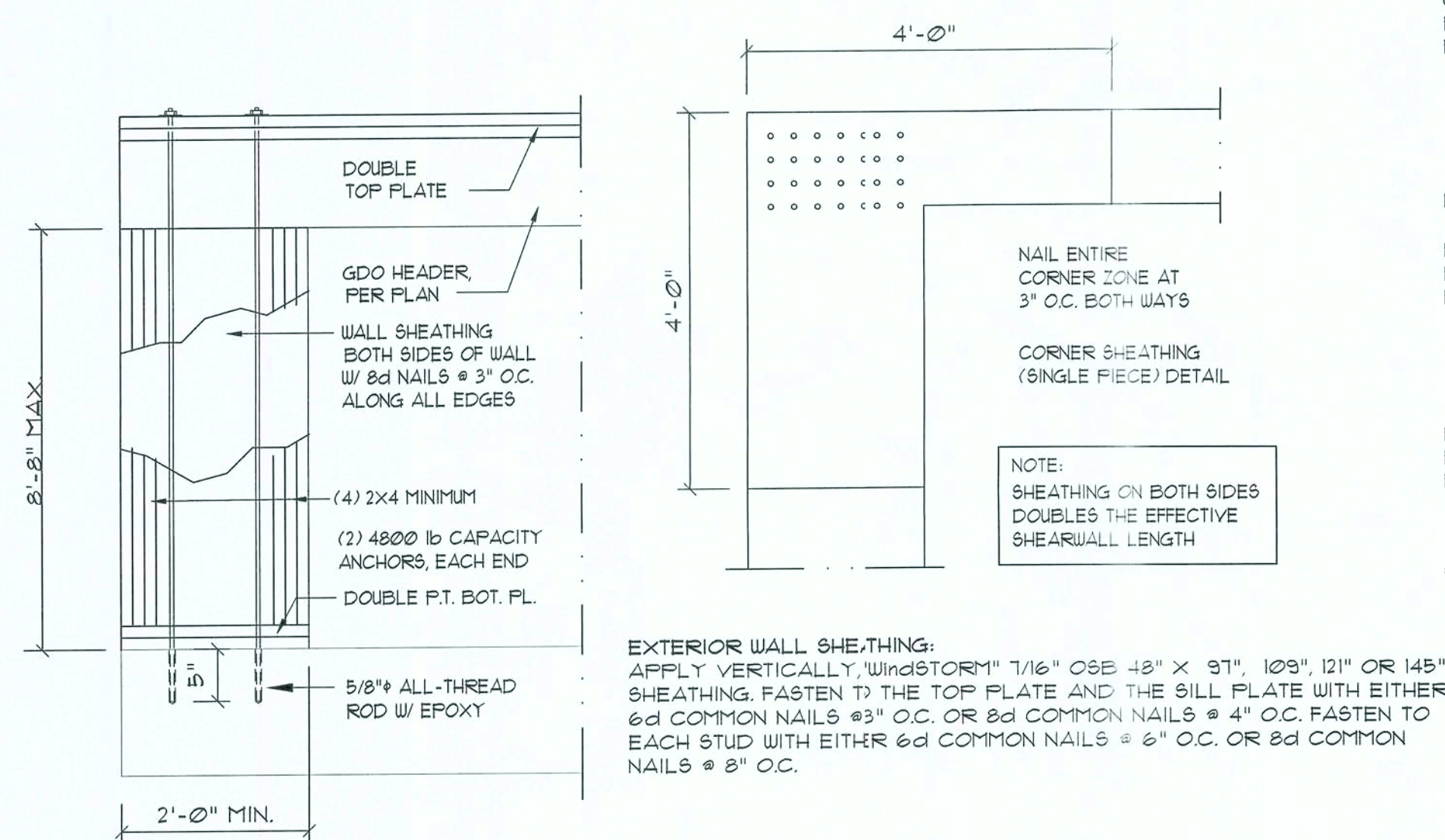
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All-Thread Shear Wall DETAILS

SCALE: NONE

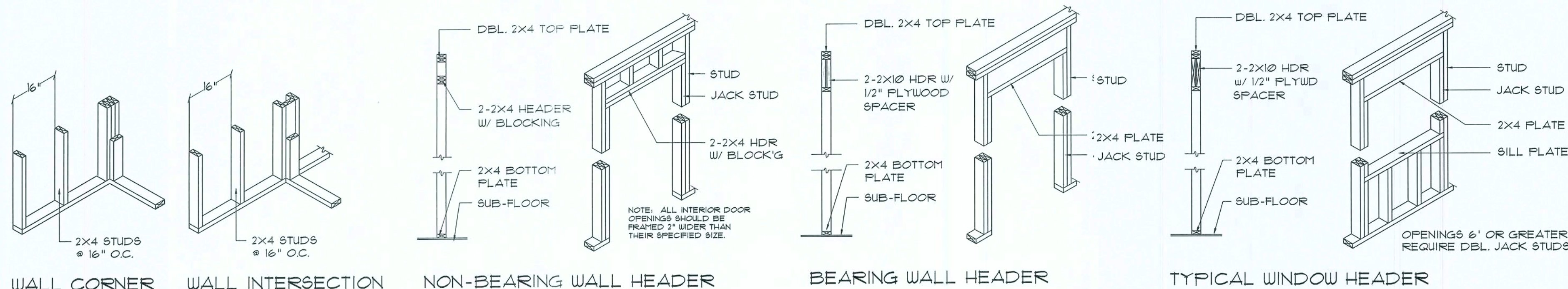
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Garage End Wall DETAILS

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

6



Framing DETAILS

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

8

"WINDSTORM" EXTERIOR WALL SHEATHING:
APPLY VERTICALLY, "WINDSTORM" 1/16" OSB 48" X 91", 103", 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 SBCI 305.439.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/16" 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/35 FOR 8'-0" WALLS (2'-3").

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

PROVIDE 5/8" A-307 ALL-THREAD ROD WITH 5" EMBEDMENT IN SLAB, EXTENDING TO THE TOP PLATE, WITH 2" X 2" X 1/8" SQ. WASHERS FOR ALL LOADS, UP TO 15K OR 3" X 3" X 1/8" WASHERS FOR LOADS UP TO 3.75K. PLACE RODS PER DIAGRAM: WITHIN 8" OF CORNERS, ALONG SIDE OF WALL OPENINGS AND AT 64" O.C., MAXIMUM ALONG ALL WALL RUNS.

PLACE ALL-THREAD ROD IN CURED CONCRETE SLAB, IN DRILLED 3/4" X 5" HOLES, CLEARED OF ALL CHIPS AND DUST, SET WITH "SIMPSON" 2-PART EPOXY "SET"

All-Thread Wall Tie-Down PLAN

SCALE: NONE

5

NOTE:
A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN MULTIPLE MEMBERS MAY BE USED

IF RATED SHEATHING IS APPLIED TO NARROW EDGES, NAILED TO EACH STUD AT 12" O.C. MAXIMUM, THE LAMINATION NAILING SHOWN HERE IS NOT REQUIRED

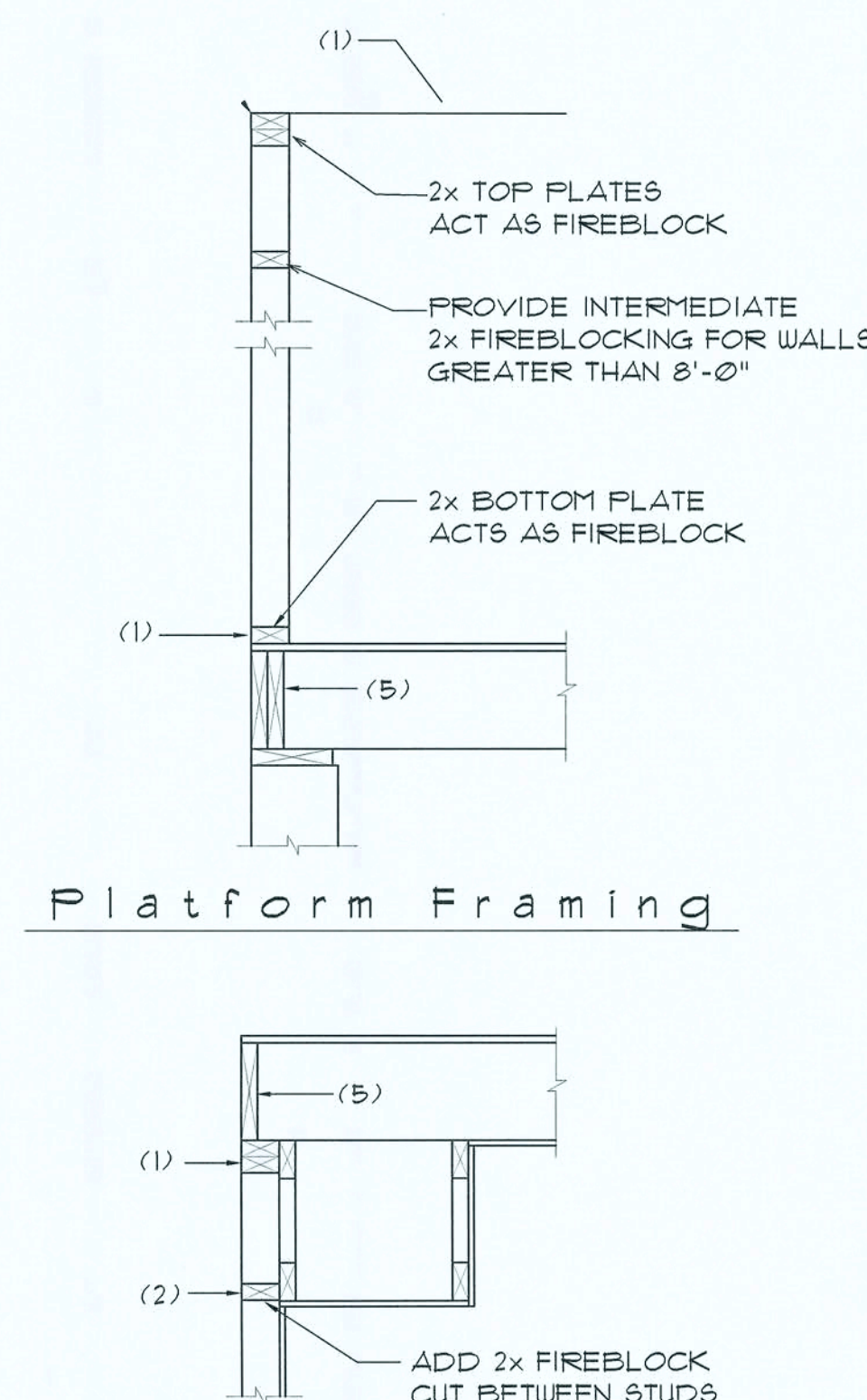
CONSTRUCTION NOTES

- FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF SHEARWALL.
- ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2004 FBC - SEE SD1.
- PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. EQUIPMENT, WOOD BURNING STOVES, AND FIREPLACES.
- VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
- CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS, AND SHALL RECEIVE INSTRUCTIONS OR CLARIFICATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
- ROOF & FLOOR TRUSS FRAMING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND FRAMING MEMBERS.
- SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS USUALLY INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNER'S RECOMMENDED BUILDING PROCEDURES, CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
- LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
- DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

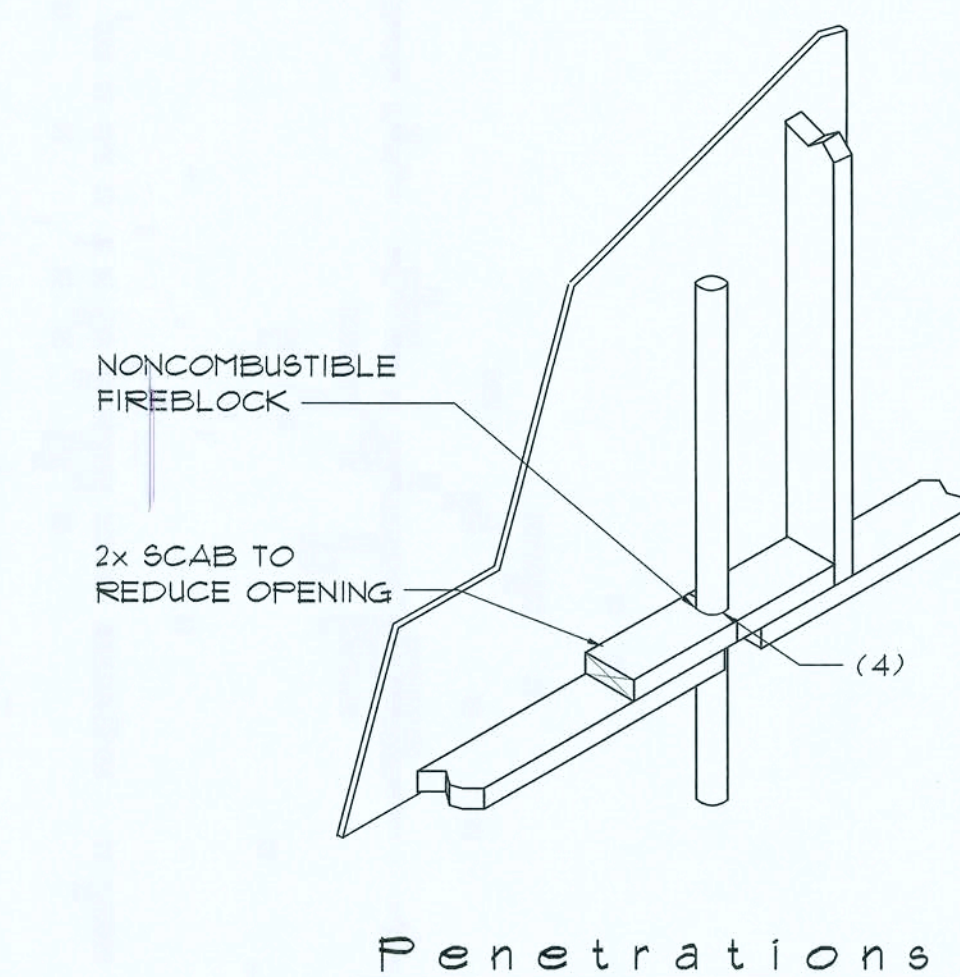
Girder Truss & Interior Column DET.

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

7



Platform Framing



NOTE!
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

9

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:
BRANTLEY & TAMI STEVENS
COLUMBIA COUNTY, FLORIDA
Typical Framing Details

DAVID J. ROYAL
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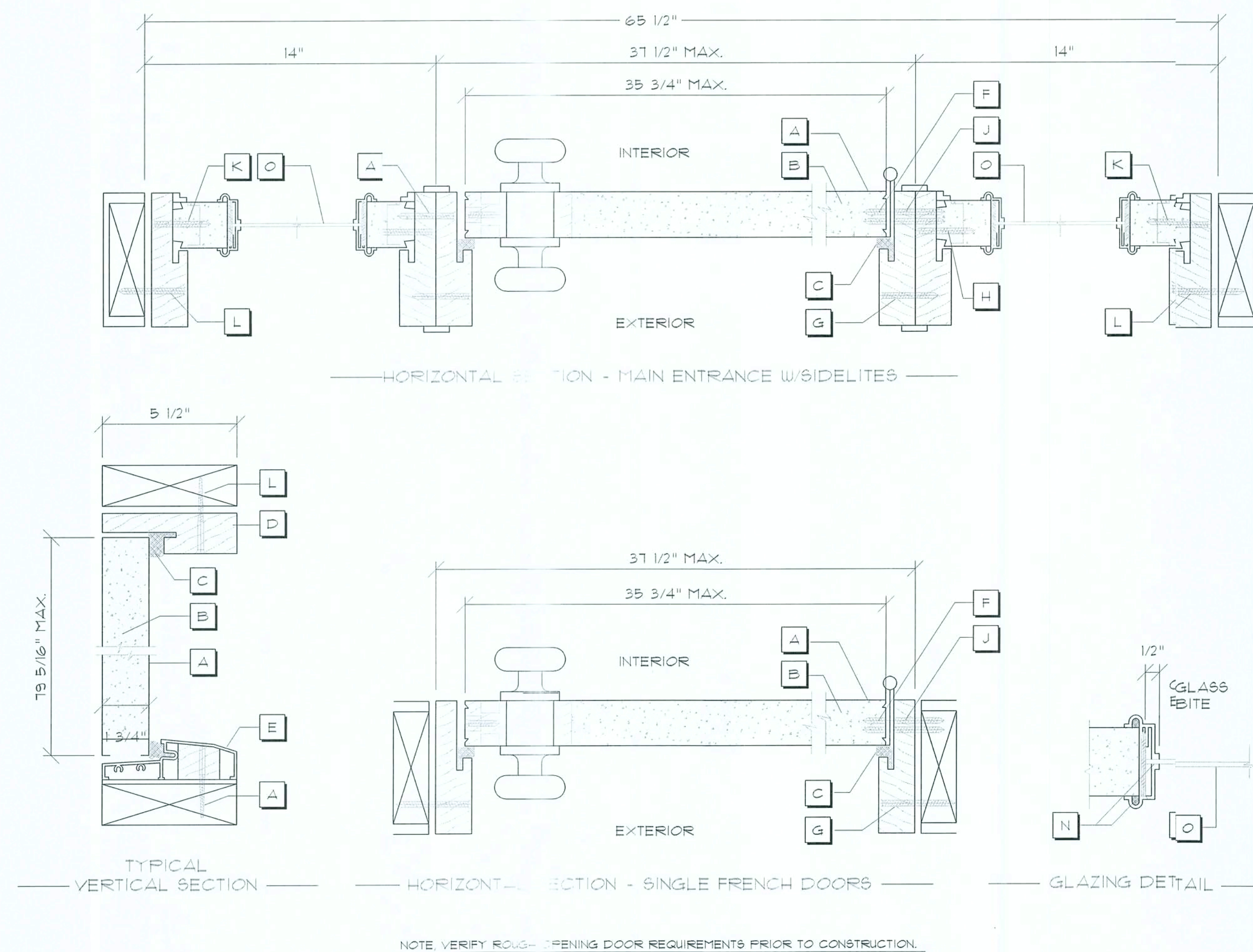
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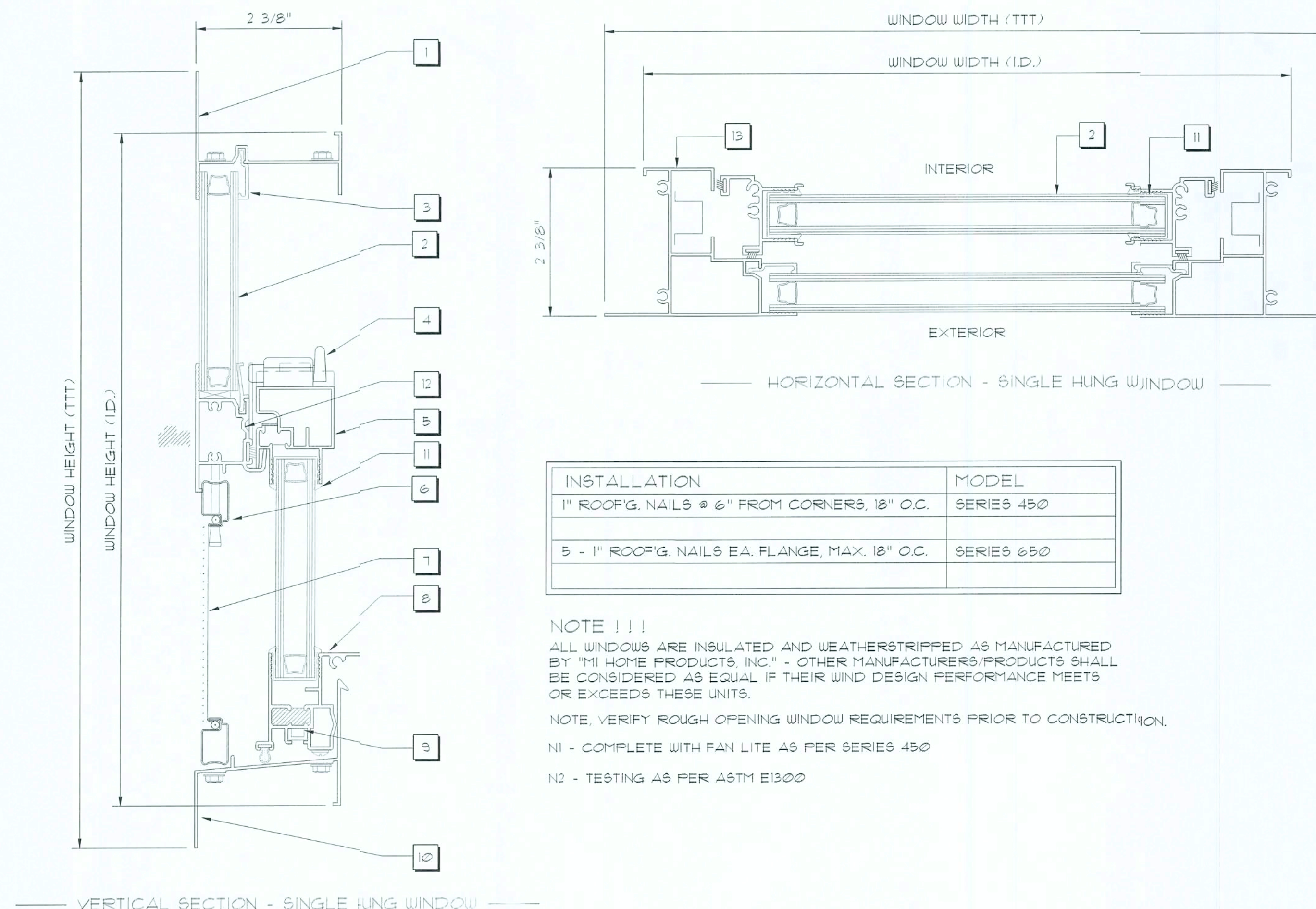
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Typ. Exterior Door Jamb DETAILS
SCALE : NONE



Typ. Window Jamb DETAILS
SCALE : NONE

Door Notes

- A STEEL 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" PFH 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
4020	SINGLE HUNG ALUM. SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3046	SINGLE HUNG ALUM. SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3030	SINGLE HUNG ALUM. SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3050	SINGLE HUNG ALUM. SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3060	SINGLE HUNG ALUM. SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
2-3050	TWIN - SINGLE HUNG ALUM. 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 PAN LITE AS PER SERIES 450

N2 - TESTING AS PER ASTM E1300

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:
BRANTLEY & TAMI STEVENS
COLUMBIA COUNTY, FLORIDA
Door and Window Details

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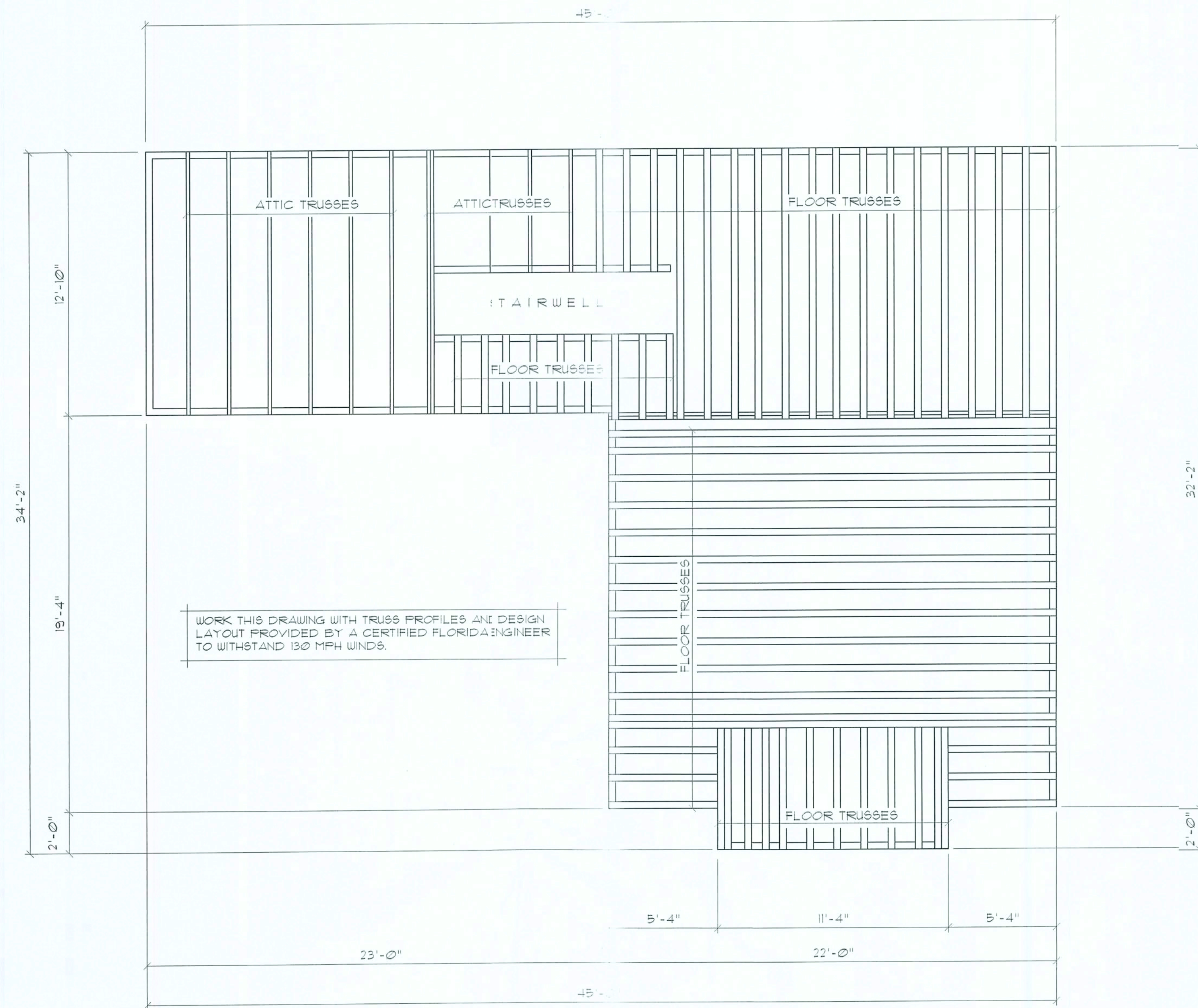
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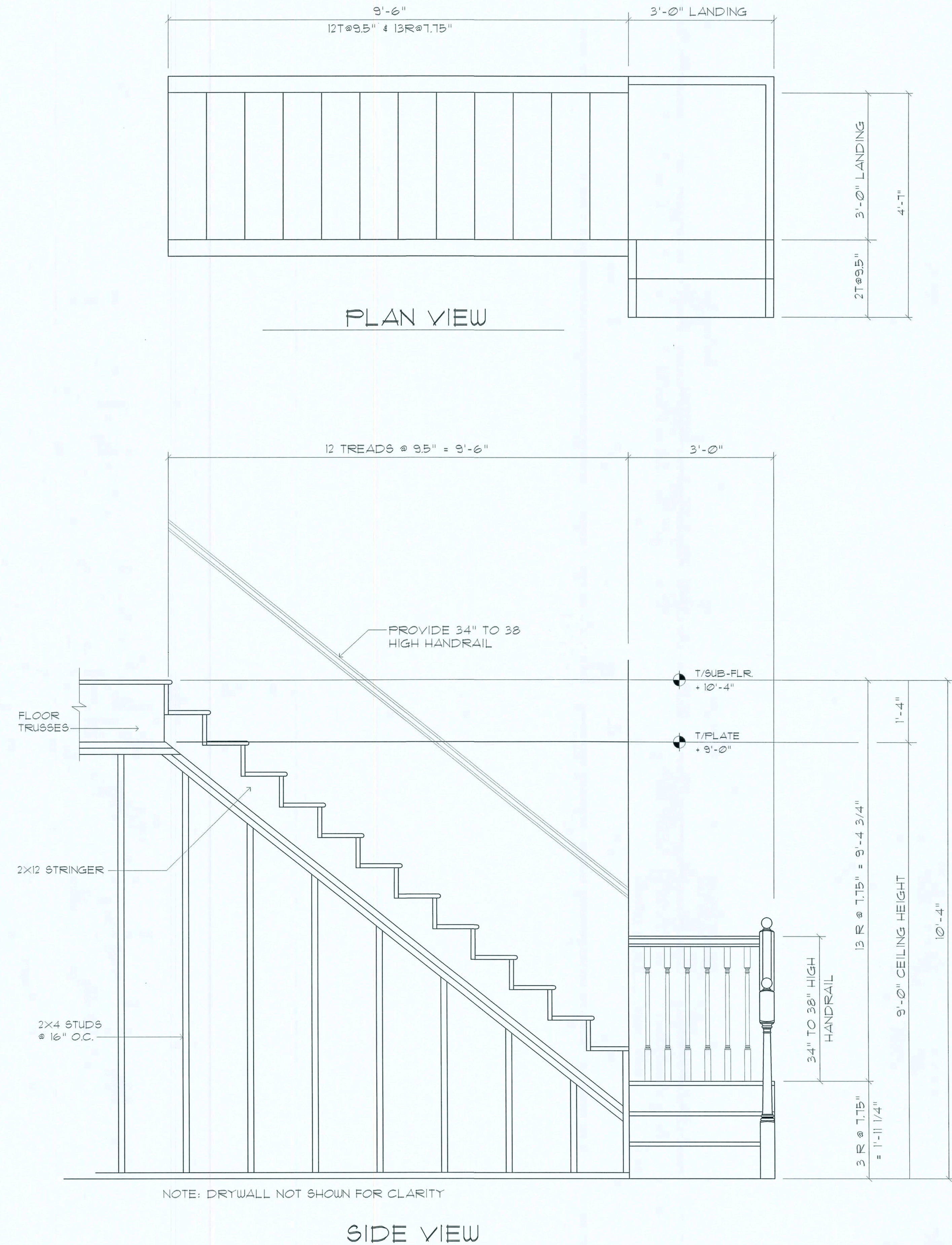


2nd. Floor Framing PLAN

SCALE 1/4" = 1'-0"

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".



Main Stairway DETAIL

SCALE 3/4" = 1'-0"

12

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:
 MR. BRANTLEY STEVENS
 COLUMBIA COUNTY, FLORIDA
 2nd. Flr. Framing Plan & Stairway

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 ARCHITECTURAL DESIGNER
 Lake City, Florida - 386-782-4670

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 Lake City, Florida 33556-3254

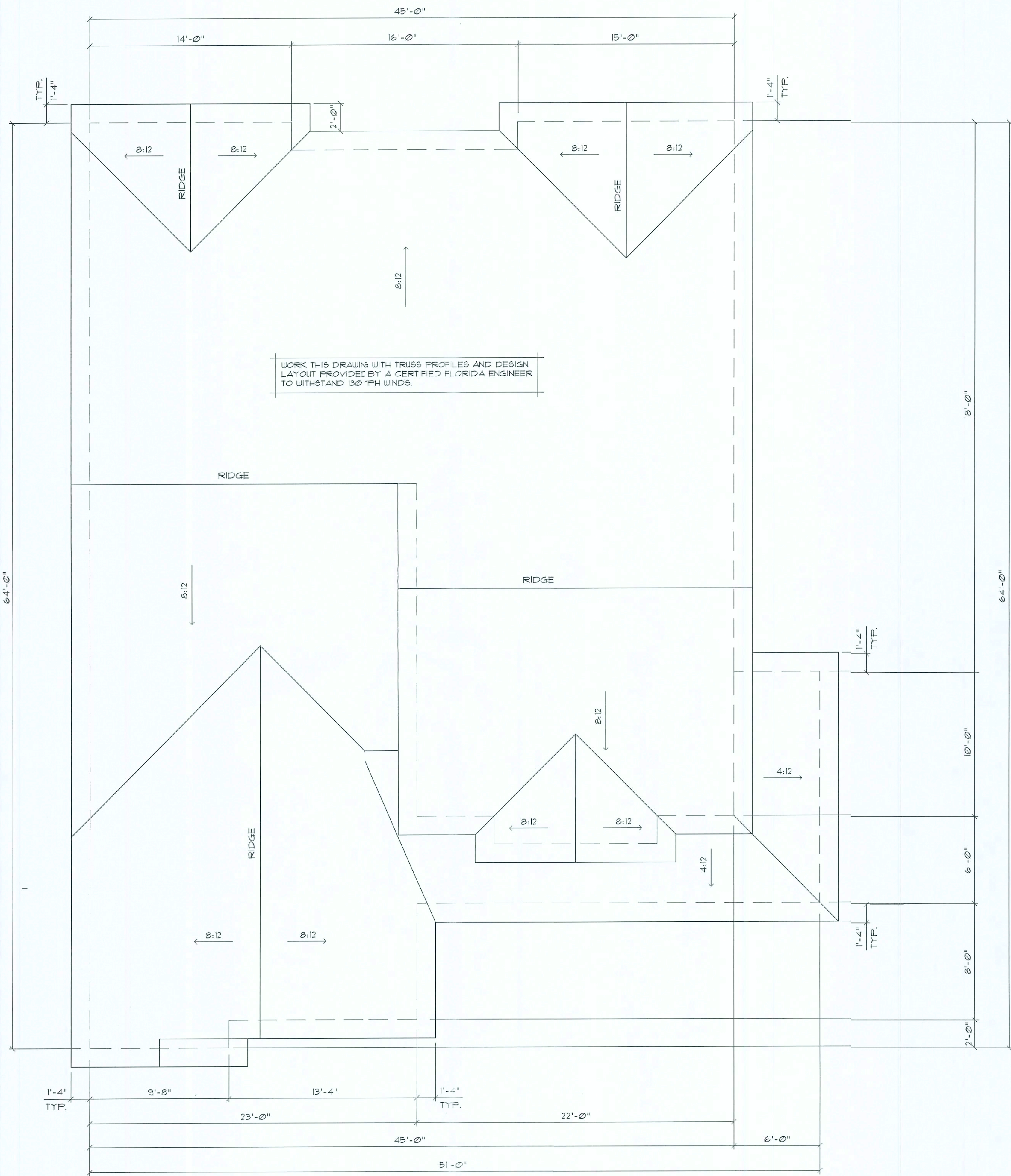
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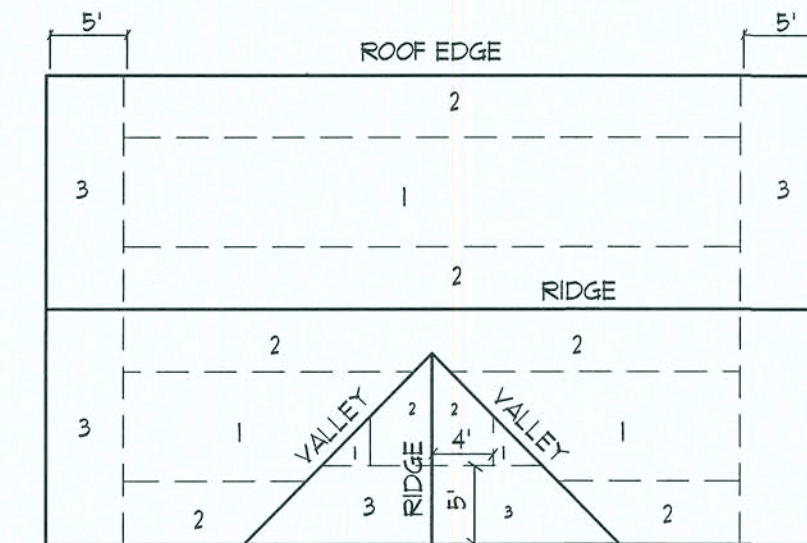


Roof Framing PLAN
SCALE : 1/4" = 1'-0"

NOTE:
1. 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 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 NO.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 1609 AND LOCAL JURISDICTION REQUIREMENTS.
- SHEATH ROOF W/ 1/2" CDX FLYWD. OR O.S.B. W/ LONG EDGE PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 10d NAILS PER NAILING & CONNECTOR SCHEDULE.

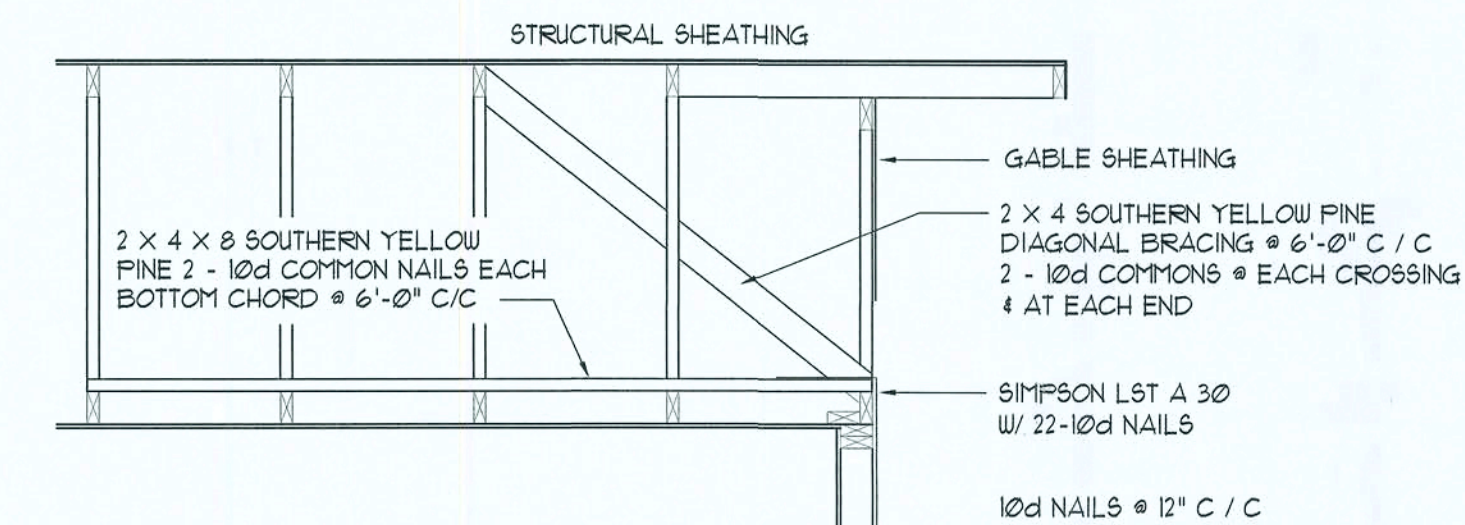


ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	5/8" CDX FLYWOOD OR 1/16" O.S.B.	10d COMMON OR 10d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2			6 in. o.c. EDGE 12 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 12 in. o.c. FIELD

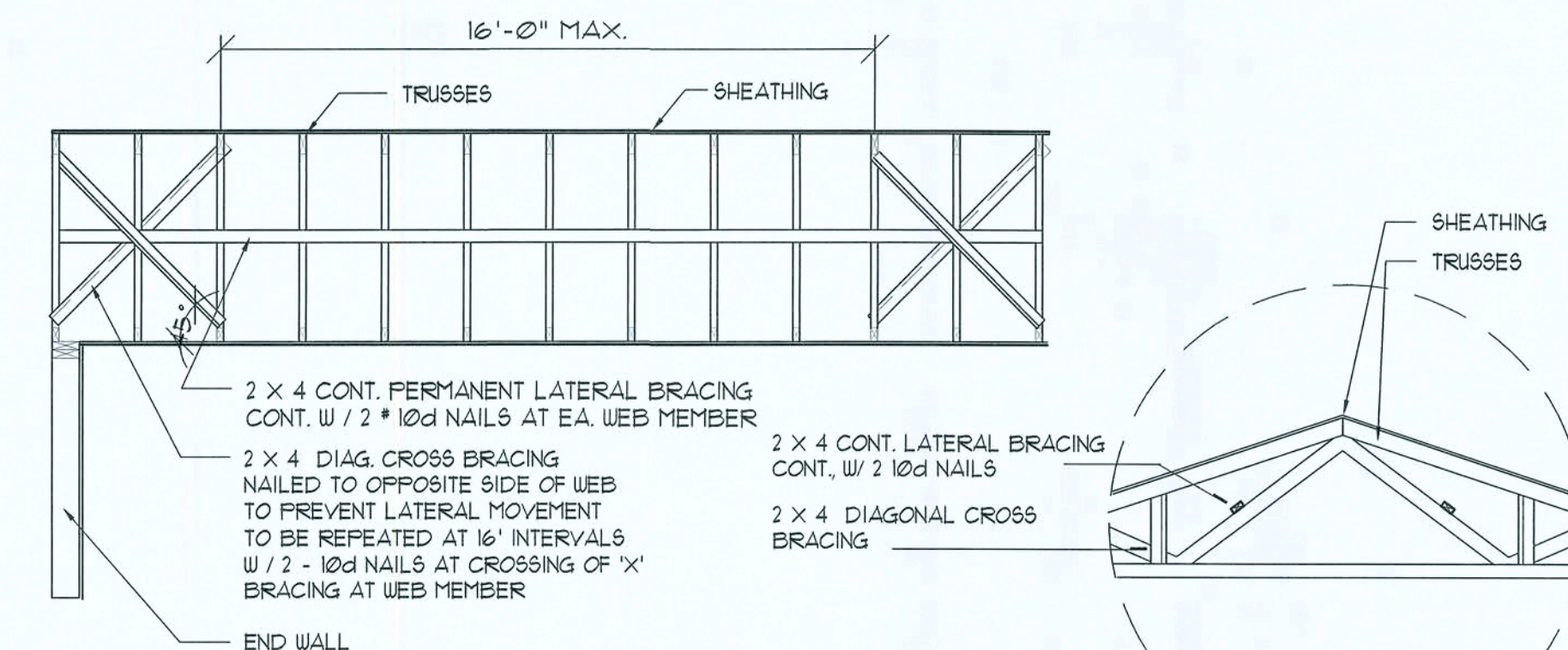
Roof Nail Pattern

SCALE : NONE



NOTE !
CEILING DIAPHRAGM - ALTERNATE TO BALLOON FRAMING

— End Wall —



— Typ. Permanent Bracing —

EndWall / Truss Truss Bracing DETAILS

SCALE : NONE

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

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SHOP DRG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS. THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

REVISION:

DRAWN:

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CUSTOM DESIGNED HOME FOR:
BRANTELY & TAMI STEVENS
COLUMBIA COUNTY, FLORIDA
Roof Framing Plan

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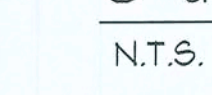
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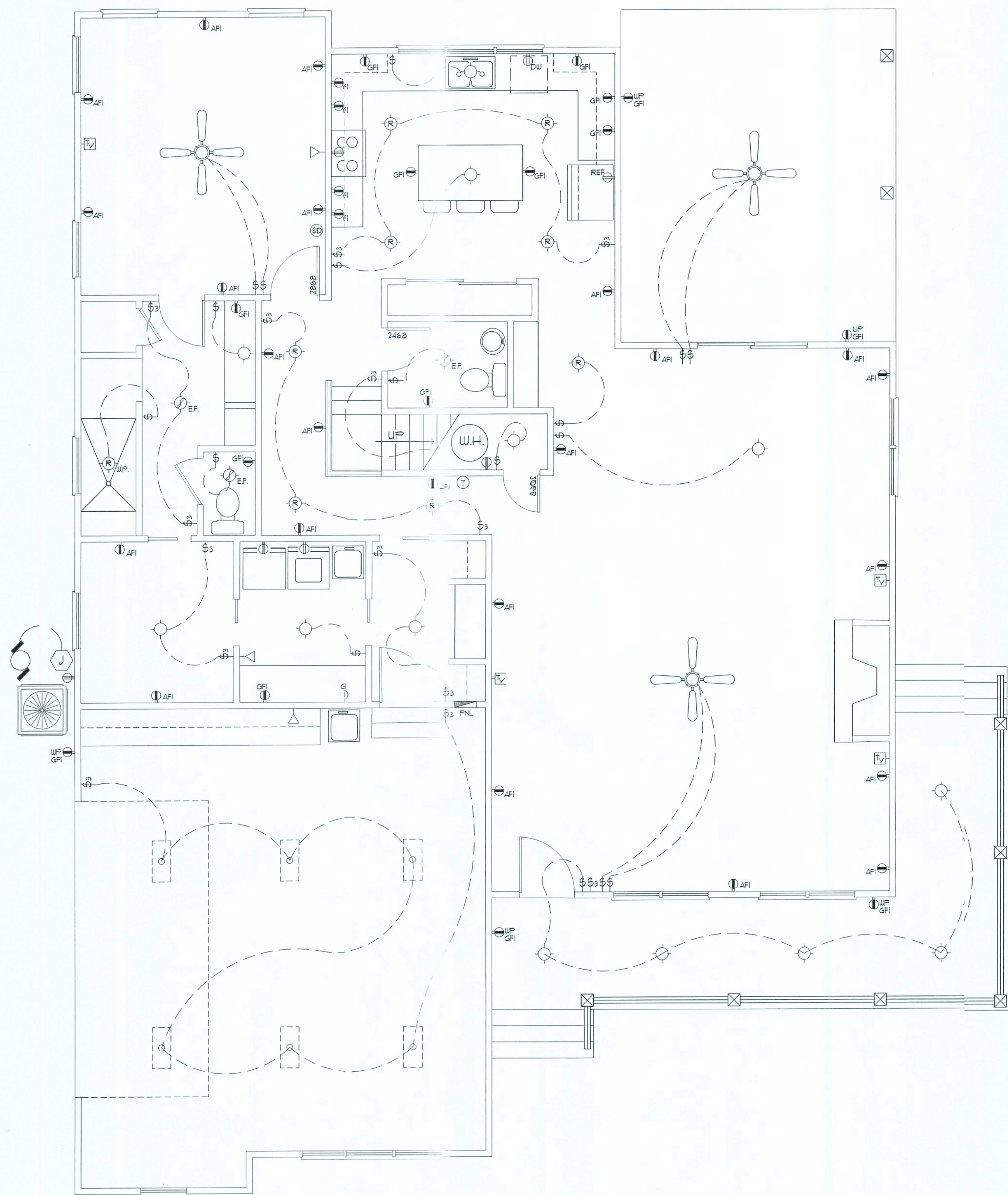
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1st. Floor Electrical PLAN

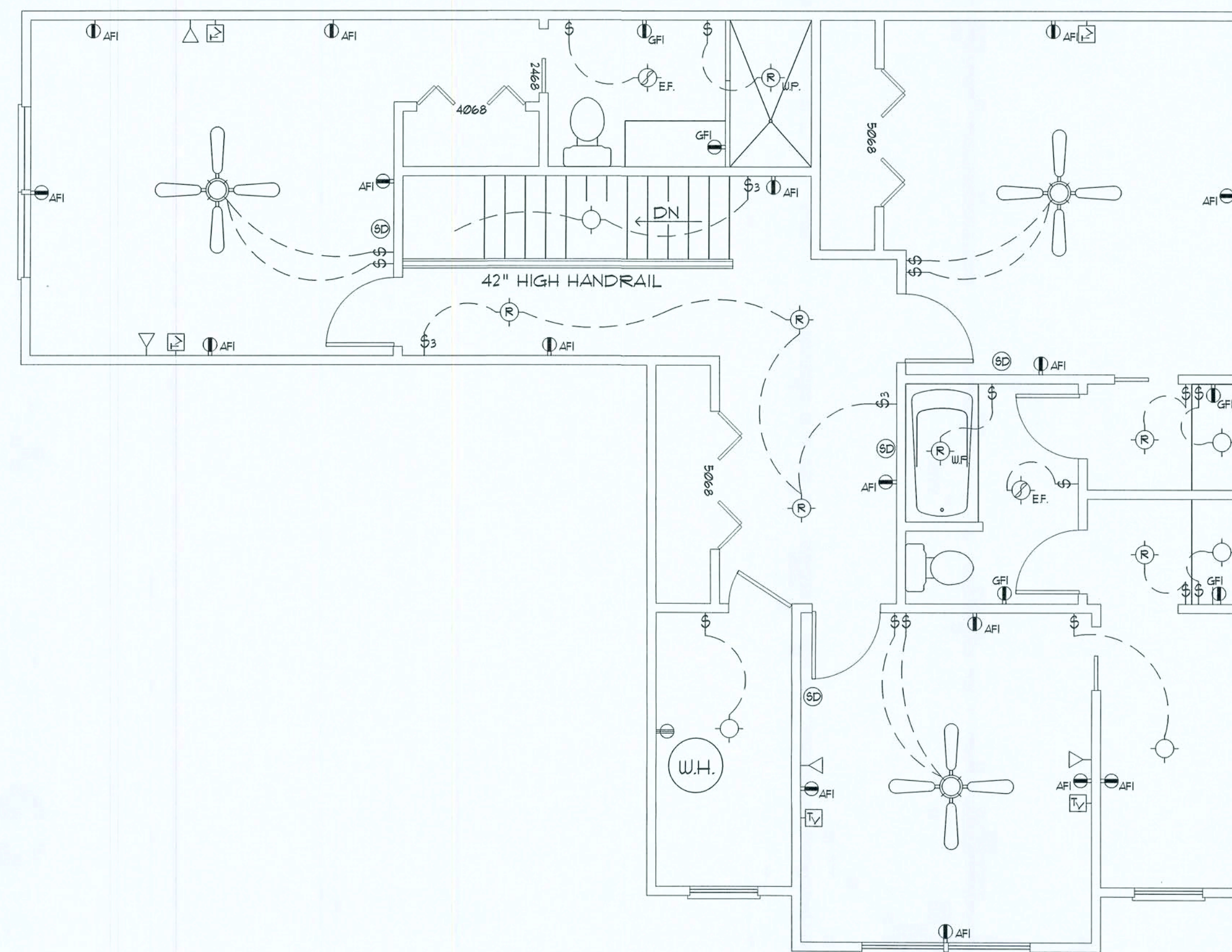
SCALE 1/4" = 1'-0"

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

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

NOTE: SMOKE DETECTORS SHALL BE MOUNTED NOT LESS THAN 80" 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 W/APPLICABLE SECTIONS OF NEC-LATEST EDITION



2nd. Floor Electrical PLAN

SCALE 1/4" = 1'-0"

Electrical Symbols

\$	SPST WALL SWITCH	⊕	LED LIGHT FIXTURE
\$3	DPDT WALL SWITCH (3-WAY)	SD	SMOKE DETECTOR, 120V
⊕	DUPLEX WALL RECEPTACLE	CH	CHIME
⊕P	DUPLEX WALL RECPT., BELOW COUNTER	□-	MOMENTARY PUSHBUTTON SWITCH, LIGHTED
⊕	240V OUTLET	- - -	SWITCH/FIXTURE WIRING
⊕GFI	GND FAULT INTERRUPTER DUPLEX RECEPT.	- - -	CONTROL WIRE - LOW VOLTAGE
⊕GFI	WEATHER PROOF GFI DUPLEX RECEPT.	⊕	NON-FUSED DISC. SWITCH
⊕AFI	ARC FAULT INTERRUPTER DUPLEX RECEPT.	☎	TELEPHONE
⊕	DUPLEX WALL RECEPTACLE, 1/2 SWITCHED	TV	TELEVISION OUTLET
⊕	MOTOR	⊕	HVAC THERMOSTAT, @ 60" AFF
⊕	ELECTRICAL PANEL	⊕	CEILING FAN, W/ INC. LIGHT FIXTURE
⊕EF	EXHAUST FAN / LIGHT	⊕	RECESSED LIGHT FIXTURE
⊕	DBL. LAMP INC. FLOOD LIGHT	⊕W.P.	RECESSED LIGHT FIXTURE, WATERPROOF
⊕	2 TUBE FLU. PRISMATIC WRAP SURFACE FIXTURE		

REVISION:

DRAWN:

DJR

CUSTOM DESIGNED HOME FOR:
BRANTELY & TAMI STEVENS
COLUMBIA COUNTY, FLORIDA
Electrical Plan

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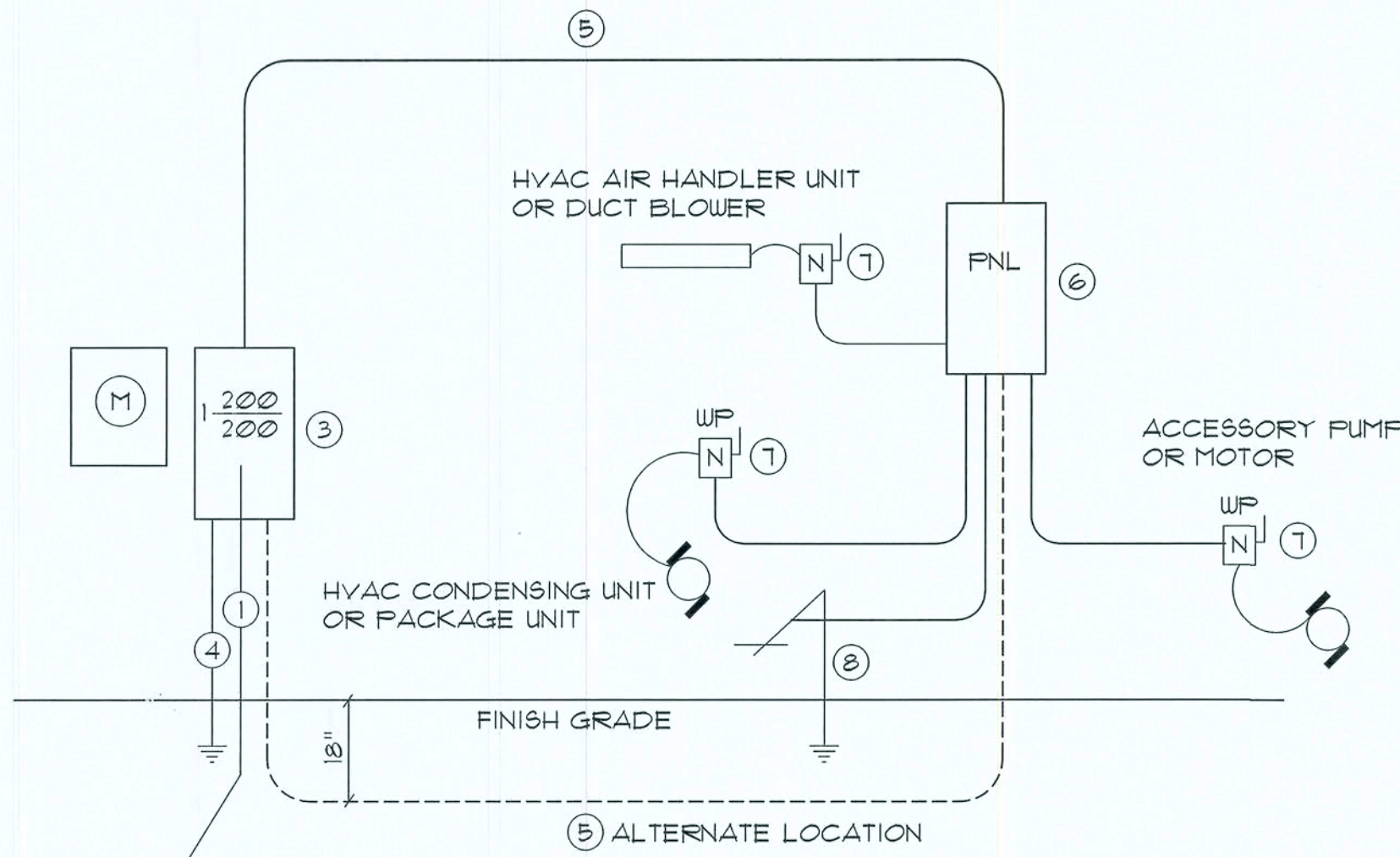
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Electrical Comp.

General Lighting/Receptacles @ 3w/sf			
3601 sf x 3w =	11061.0w		
Washer Circuit	1500.0w		
Dishwasher Circuit	1500.0w		
5m. Appliance Circuits (3 @ 1500w)	4500.0w		
Sub-Total			
1st 3KW @ 100%		3000.0w	
Bal. of KW @ 35%		5446.0w	
Fixed Appliances:			
Refrigerator	1200.0w		
Freezer	1200.0w		
Cig. Fans (6 @ 200w)	1200.0w		
Irrigation Pump (future)	1200.0w		
Pool Pump (future)	1200.0w		
Water Well Pump	1200.0w		
(2) EWH	9000.0w		
Spares (6 @ 400w)	2400.0w		
Sub-Total			
Load @ 75% DF.	18600.0w	13950.0w	
100% Demand Factor Loads:			
Dryer	5000.0w		
Range	8000.0w		
HVAC System (50T Heat Pump)	6000.0w		
HVAC System Air Handler	800.0w		
Total Demand Load:			
	42196.0w		
FEEDER SIZE: 42196.0w / 240v = 175.82 amperes			
USE: 3 #2/0 THW w/ 1 #1 Cu GND / 2 1/2" C.			

Panel Schedule

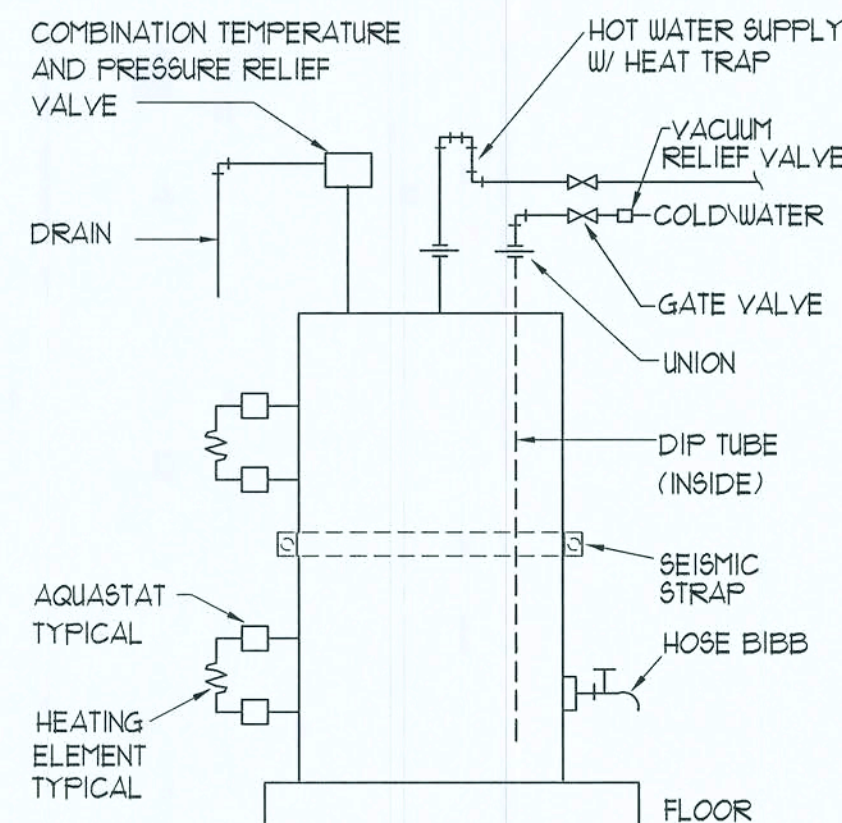
PANEL "L": 200A - MLO - 120/240V - 1P - 4 WIRE				
40 SLOT - FLUSH MOUNT				
CIR. NO.	LOCATION	TRIP POLES	WIRE SIZE	LOAD
1-8	LIGHTING/RECEPT.	15A/1P	14NM	13629W
9	DISHWASHER	15A/1P	14NM	1500W
10-12	SM. KITCHEN APPLIANCES	20A/1P	12NM	4500W
13-14	CEILING FANS	15A/1P	14NM	1800W
15-17	FUT. IRRIGATION PUMP	20A/1P	12NM	1200W
18	REFRIGERATOR	15A/1P	14NM	1200W
19	WASHER	20A/1P	14NM	1500W
19-21	EWH-50 GAL.	30A/2P	10NM	4500W
20-22	RANGE	50A/2P	6NM	8000W
23-24	WATER WELL	20A/2P	12NM	1200W
25-26	DRYER	30A/2P	10NM	5000W
27-28	HVAC CU	50A/2P	6NM	6400W
29-30	HVAC AHU	20A/2P	12NM	800W
31	FREEZER	15A/1P	14NM	1200W
32-33	FUT. POOL PUMP	20A/2P	12NM	1200W
33-40	SPARES	-	-	3200W
TOTAL CONNECTED LOAD:				56429W
NOTE: TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, AND IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC - LATEST EDITION.				
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.				



- SERVICE FEEDER ENTRANCE CONDUCTOR: 2 1/2" RIDGID CONDUIT, MIN. 18" DEEP, W/CONTINUOUS GROUND BONDING CONDUCTOR. SERVICE ENTRANCE CONDUCTORS SHALL NOT BE SPLICED EXCEPT THAT BOLTED CONNECTIONS AT THE METER DISCONNECTING DEVICES AND PANEL SHALL BE ALLOWED.
- METER ENCLOSURE, WEATHERPROOF, U.L. LISTED
- MAIN DISCONNECT SWITCH FUSED OR MAIN BRKR. WEATHERPROOF, U.L. LISTED.
- SERVICE ENTRANCE GROUND: 5/8" IRON/STEEL ROD X 8'-0" LONG AND/OR CONCRETE ENCASED FOUNDATION STEEL REBAR X 20'-0" LONG. GROUNDING CONDUCTOR SHALL BONDED TO EACH PIECE OF SERVICE/ENTRANCE EQUIPMENT, AND SHALL BE SIZED PER ITEM #5 BELOW.
- 200 AMPERE SERVICE: 3-#2/0 - USE - CU, 1-#4 - CU GND, 2" CONDUIT.
- HOUSE PANEL (FNL) U.L. LISTED, SIZED PER SCHEDULE.
- EQUIPMENT DISCONNECT SWITCH: NON-FUSED, IN WEATHERPROOF ENCLOSURE, SIZE ACCORDING TO PANEL SCHEDULE LOADS.
- PROVIDE GROUND BOND WIRE TO METAL PIPING, SIZE IN ACCORDANCE WITH THE SERVICE GROUND CONDUCTOR.

Electrical Riser : 200A

SCALE: NONE



Elec. Water Heater

SCALE: NONE

ELECTRICAL NOTES

- SUB-CONTRACTORS PROVIDING ELECTRICAL MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
- INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC LATEST EDITION, AND IT'S AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
- GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-LATEST EDITION.
- INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, TW, THWN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED TYPE.
- 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.
- COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
- INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
- INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, REST-ROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
- INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
- INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PIECES OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID EQUIPMENT IS NOT VISIBLE FROM THE CIRCUIT BREAKERS THAT PROTECTS IT; SIZE IN ACCORD WITH THE LOAD. ALL DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVER-LOAD RELAYS IN EACH HOT LEG.
- 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.
- FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRES FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
- 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.
- HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
- COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. CO-ORDINATE 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.
- EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 100-12F.
- 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.
- IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
- FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR HVAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR, AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
- ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
- ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP. NO TIE HANDLES OR TANDENS SHALL BE ACCEPTABLE.
- ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 200,000 AIC.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
- 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.
- CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
- PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
- WHEN CONDUIT RUNS EXCEED 200 FEET, FULL BOXES SHALL BE INSTALLED SO THAT NO FULL EXCEEDS THIS DISTANCE.
- 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:

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CUSTOM DESIGNED HOME FOR:
BRANTLEY & TAMM STEVENS
COLUMBIA COUNTY, FLORIDA
Electrical Computations

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