

[illegible]

LOAD CALCULATIONS
COOLING GREATER THAN HEATING

GENERAL LIGHTING & RECEPTACLES
3 WATTS PER SQUARE FOOT OF LIVING

S.F. LIVING = 2,265 x 3
= 6795

APPLIANCE CIRCUITS

RANGE	8500
OVEN	NONE
MICRO / HOOD	1000
WATER HEATER	4500
WHIRL POOL	1250
WASHER	1500
DRYER	5000
DISHWASHER	1500
DISPOSAL	600
SMALL APPLIANCE CIRCUITS (3)	4500
BATH FANS (100 WATTS / EACH)	200

GEN LIGHT'G & RECEPT. + APP. CIR. = 35,345

SUBTRACT 100 % OF FIRST 10,000 = 10,000

A = 25,345

HVAC CIRCUITS

A/C (AIR HANDLER & COMP.) = 10,000

A/C (AUXILIARY HEAT STRIP) = 10,000

B = 20,000

CIRCUIT CALCULATIONS

FIRST 10,000 AMPS @ 100% = 10,000

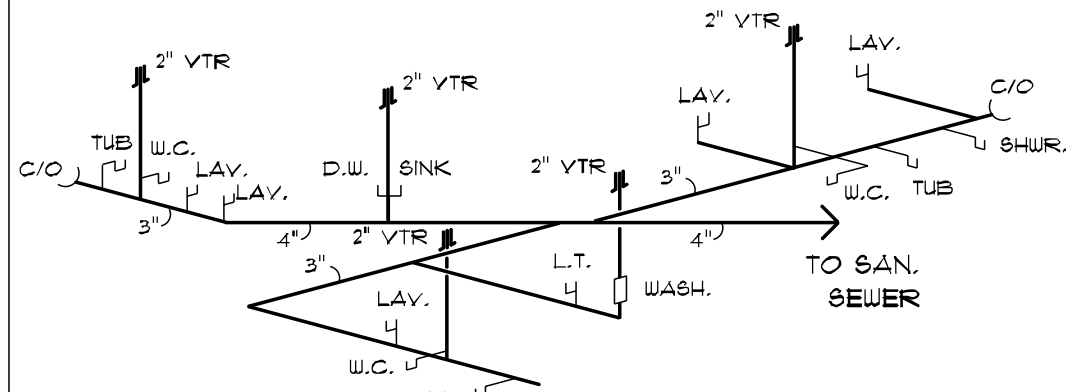
+ 40% OF "A" = (.40 x 25,345) = 10,138

+ 100% OF "B" = (20,000) = 20,000

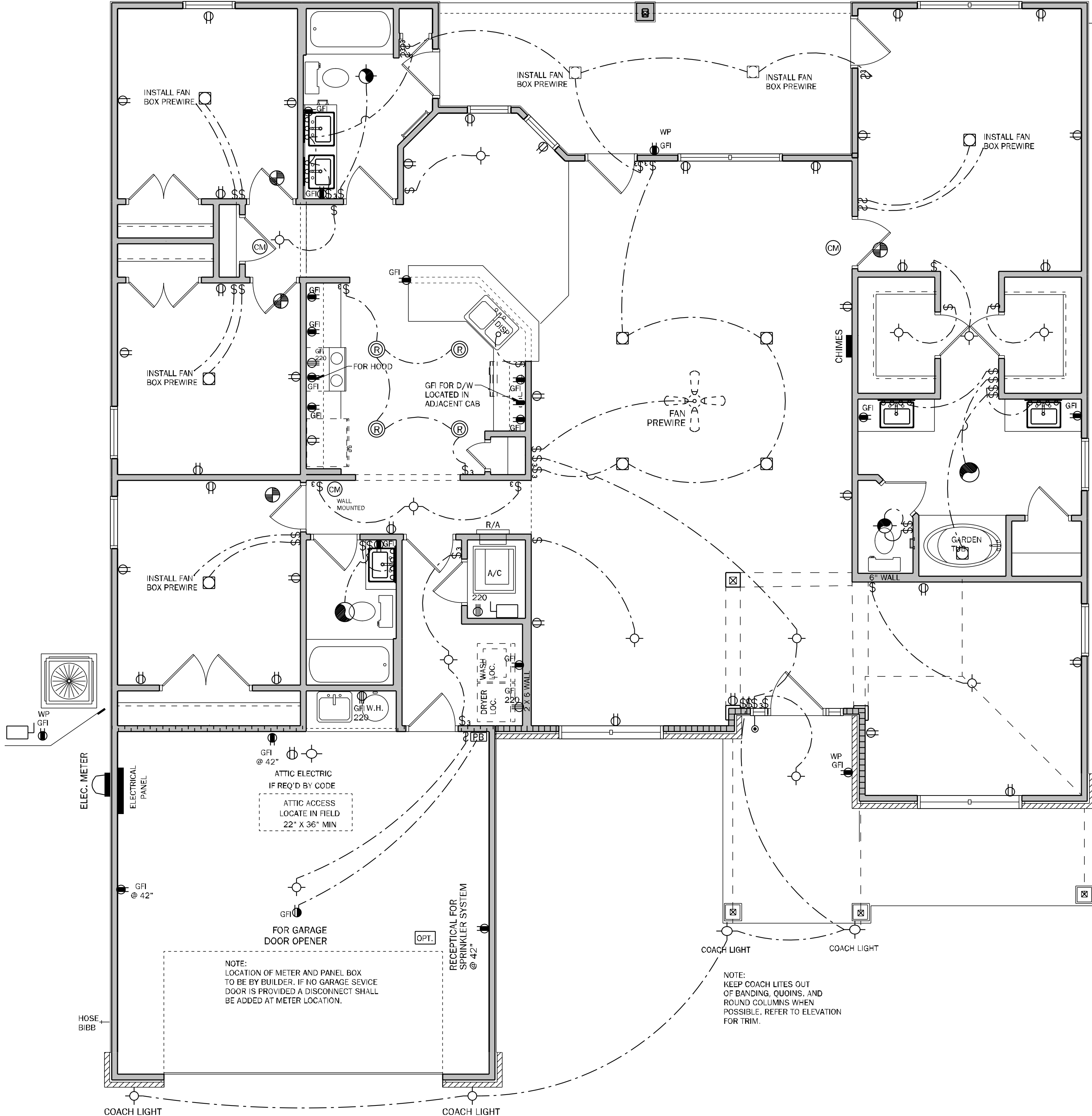
TOTAL WATTAGE = 40,138

WATTS DIVIDED BY 240 = AMPS

CALCULATED SERVICE AMPS = 167



MODEL 2265 RISER
NTS

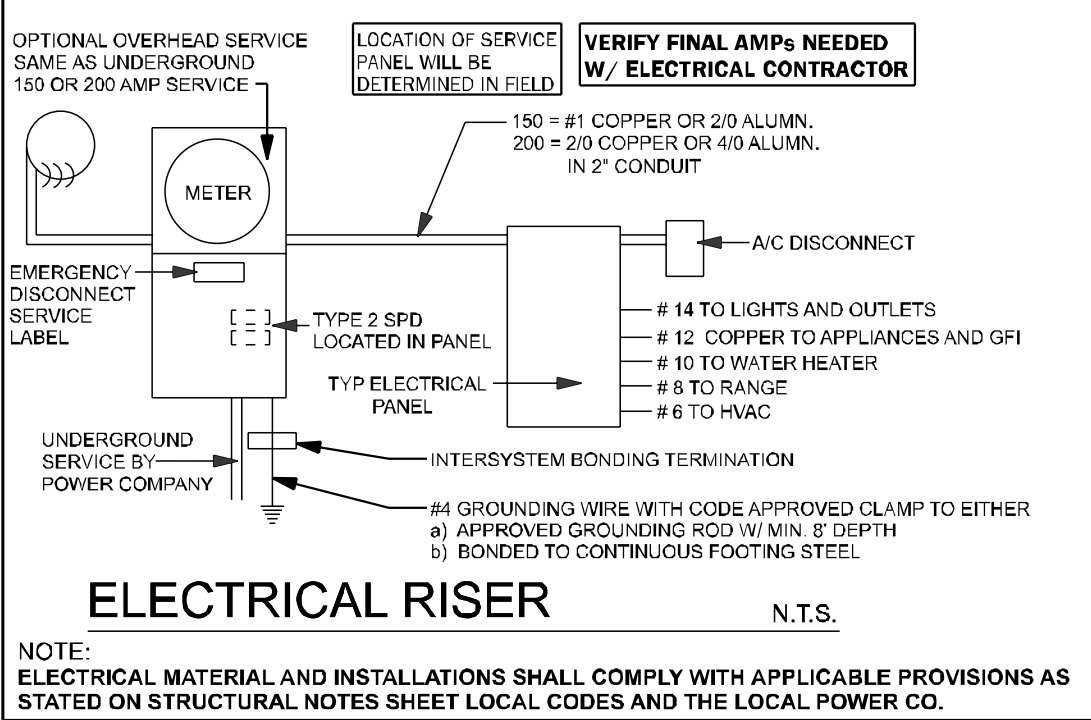


ELECTRICAL NOTES:

- UNLESS OTHERWISE NOTED.
1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTER LINE OF THE BOX TO BE: 16" AFF (GENERAL), IN A FLOOD ZONE, ALL ELECTRICAL EQUIPMENT TO BE AT OR ABOVE DFE.
KITCHEN: 44" AFF
BATHROOM: 39" AFF
LAUNDRY ROOM: 36" AFF
EXTERIOR WATERPROOF: 12" AFF
GARAGE: GENERAL PURPOSE 42" AFF
RANGE: 2" AFF
 2. ALL TRIM PLATES AND DEVICES TO BE GANGED, WHERE POSSIBLE.
 3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
 4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC), LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL WIRING & ACCESSORIES.
 5. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217, COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
 6. PROVIDE AFCI'S (ARC-FAULT CIRCUIT INTERRUPTERS) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS IN ALL DWELLING UNITS PER NFPA 70 (CURRENT EDITION) AND THE NEC AND AS DEFINED IN ILL. 1695.
 7. PROVIDE TAMPER RESISTANT RECEPTACLES AS REQUIRED BY THE NFPA 70 (CURRENT EDITION).
 8. CARBON MONOXIDE PROTECTION: CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE INSTALLED IN ALL DWELLING UNITS IN ACCORDANCE WITH IFC R315 AND NFPA 70. SUCH DEVICES SHALL BE LISTED BY THE APPROPRIATE STANDARD, EITHER ANSI/UL 2034, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS OR UL 2075, GAS AND VAPOR DETECTOR SENSOR, ACCORDING TO THE INSTALLATION.
 9. RES. I.C. COMBINATION ALARMS: COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
 10. KEEP ALL SMOKE DETECTORS MINIMUM OF 36" FROM BATHROOM DOORS.
 11. IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL BE HARDWIRED INTO AN A/C ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP.
 12. BATHROOM EXHAUST FANS MUST VENT TO THE EXTERIOR OF THE BUILDING, VENTILATION TO ATTIC SPACE AND SOFFITS IS NOT ACCEPTABLE.
 13. CHAPTER 45 PRIVATE SWIMMING POOLS — OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.14.
 14. ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE. RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE OR SINK TO FULFILL THE REQUIREMENT OF AN OUTLET EVERY 24". THE WIDTH OF THE SINK OR RANGE IS NOT TO BE INCLUDED IN THE SPACING OF THE OUTLETS UNLESS THE DISTANCE FROM THE SINK OR RANGE IS GREATER THAN 12" FOR STRAIGHT COUNTER TOPS AND 18" FOR SINKS AND RANGES INSTALLED IN CORNER COUNTERS.
 15. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
 16. FOR ONE AND TWO-FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT-CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION. EACH DISCONNECT SHALL BE ONE OF THE FOLLOWING:
(1) SERVICE DISCONNECTS MARKED AS FOLLOWS:
EMERGENCY DISCONNECT.
METER DISCONNECT.
(2) METER DISCONNECTS INSTALLED PER 230.82(3) AND MARKED AS FOLLOWS:
EMERGENCY DISCONNECT.
METER DISCONNECT.
NOT SERVICE EQUIPMENT
(3) OTHER LISTED DISCONNECT SWITCHES OR CIRCUIT BREAKERS ON THE SUPPLY SIDE OF EACH SERVICE DISCONNECT THAT ARE AVAILABLE FOR USE AS SERVICE EQUIPMENT AND MARKED AS FOLLOWS:
EMERGENCY DISCONNECT.
NOT SERVICE EQUIPMENT.
 17. ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS/PERWATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS/PERWATT.

ELECTRICAL LEGEND

\$ SINGLE POLE SWITCH	SMOKE DETECTOR
\$2 DOUBLE POLE SWITCH	CARBON MONOXIDE/ SMOKE DETECTOR COMBO UNIT
\$3 THREE-WAY SWITCH	FLOOD LIGHT
\$4 FOUR-WAY SWITCH	FLUORESCENT LIGHTING
\$DM DIMMER SWITCH	CEILING MOUNTED FIXTURE
SCOUNCE (WALL MOUNTED) FIXTURE	TRACK LIGHTING
110 VOLT DUPLEX OUTLET	CEILING FAN
110 VOLT SPLIT SWITCHED OUTLET	CHIMES
GROUND FAULT INTERRUPT	DOOR BELL CHIMES
WP WATER PROOF W/ GROUND FAULT	DOOR BELL
220 VOLT OUTLET	DISP
SPECIAL SERVICES OUTLET	DISPOSAL
TV T.V. CABLE OUTLET	DISCONNECT SWITCH
TELEPHONE CABLE OUTLET	PREWIRE SPEAKER
RECESSED LIGHTING	JUNCTION BOX
WP WATER PROOF RECESSED LIGHTING	T
BATH FAN	THERMOSTAT
BATH FAN W/ LIGHT	LOW VOLTAGE LIGHTING
L.E.D. DISC LIGHT	INTERCOM SYSTEM
	IC
	GARAGE DOOR PUSH BUTTON



ELECTRICAL RISER

N.T.S.

NOTE: ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS AS STATED ON STRUCTURAL NOTES SHEET LOCAL CODES AND THE LOCAL POWER CO.

ELECTRICAL PLAN

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

ELEVATION "C" & "CR"

COUNTY
SEAL

Wednesday, July 03, 2024

FDS ENGINEERS ASSOCIATES
22607 S.W. 23RD AVE., SUITE 200
LAKE CITY, FL 33709
TEL: 813.880.2325
WWW.FDSENG.COM

keesee associates
ARCHITECTURE | DESIGN | PLANNING
22607 S.W. 23RD AVE., SUITE 200
LAKE CITY, FL 33709
TEL: 813.880.2325
WWW.KEESEE.COM

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330148
100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY

LOT: 141
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City, FL

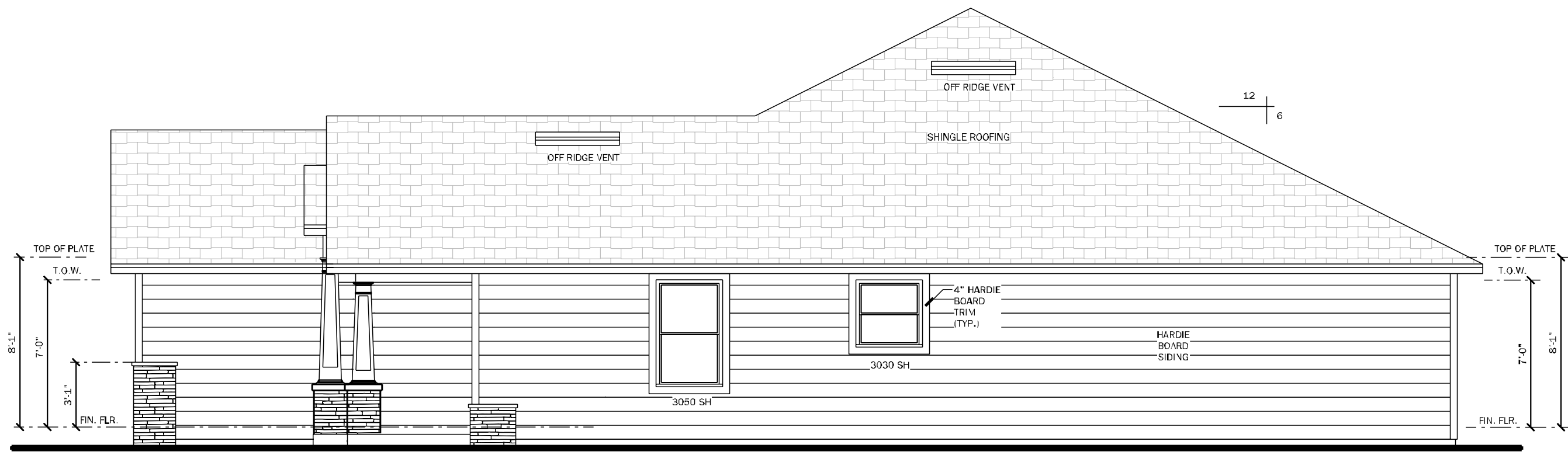
Model Name / Number:
2265

Plan Issue Date:
Wednesday, July 03, 2024

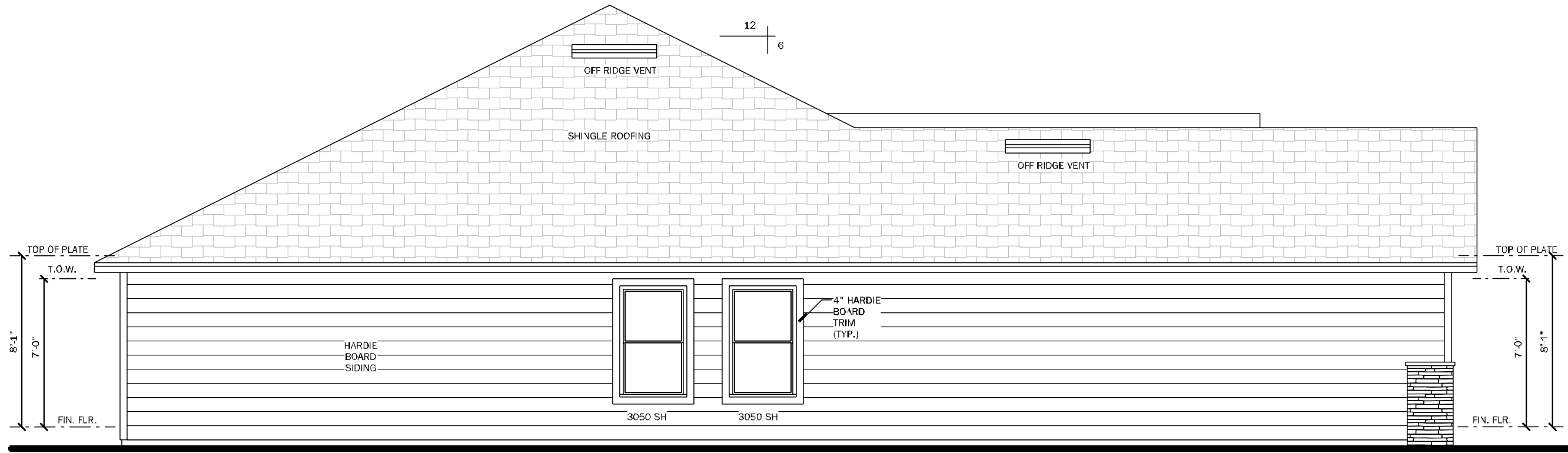
KA PROJECT NUMBER:
24-08047

Sheet: **4** Of:

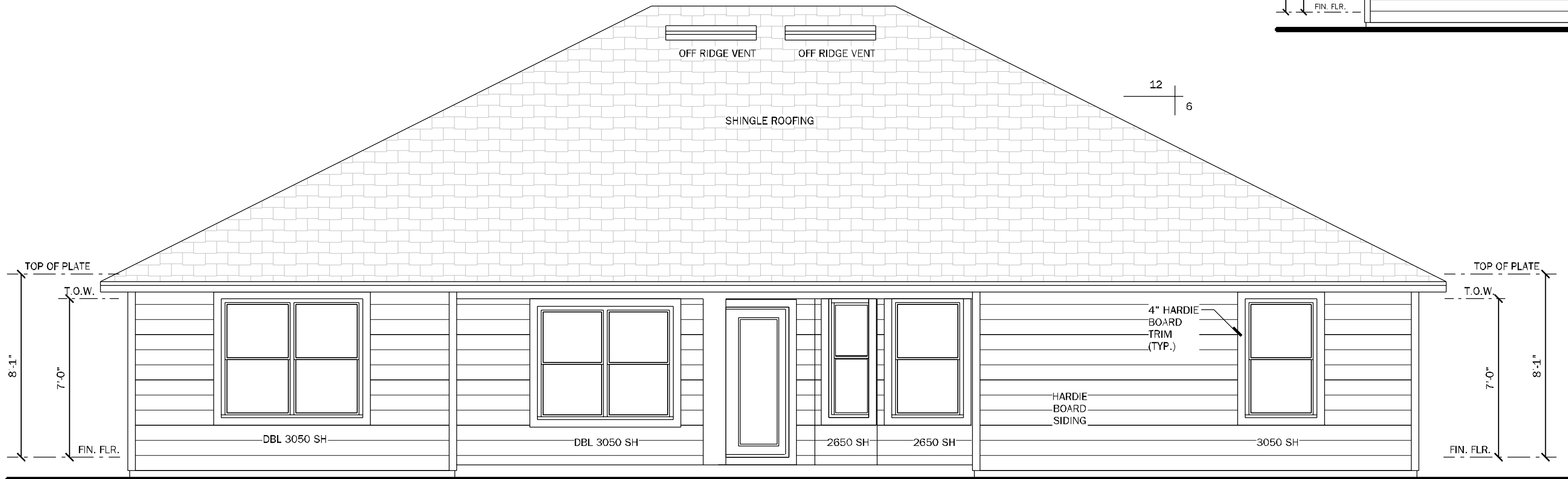
ELECTRICAL



RIGHT ELEVATION "CR"
SCALE: 3/32" = 1'-0"



LEFT ELEVATION "CR"
SCALE: 3/16" = 1'-0"



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



FRONT ELEVATION "CR"
SCALE: 1/4" = 1'-0"

VENTILATION CALCULATION	
Formula = SF / 300 / 2 * 144 = net sq inches of venting needed equally for intake and exhaust	
Soffit product provides	4.12 net sq in / sf
Ridge vent provides	18.00 net sq in / lf
Off ridge vent provides	138.00 net sq in / sf
Overhang distance	2.00 ft
S.F. of Area to be vented (SF)	3094 s.f.
Total needed for exhaust for upper 1/3	743 net sq inches
Total needed for intake (soffit area, lower)	743 net sq inches
Number of Off Ridge Vents for upper 1/3 needed	5
L.F. of Ridge Vent needed (can be used in combo with ORV)	41
Lineal Feet of Soffit needed to meet required	90
Lineal S.F. provided by plan	204

COUNTY
SEAL

Wednesday, July 03, 2024

To the best of the Engineer's knowledge, information, and belief, the design and construction of the project complies with the current Florida Building Code, Engineering Law and Rules, and all applicable codes and regulations. The Engineer is not responsible for the construction or the quality of the work.

FDS
ENGINEERING ASSOCIATES
288 Seaboard Lane, Suite 200
Gainesville, Florida 32609
Phone: (817) 880-2335
www.fdseng.com

☐ CARL A. BROWN, P.E. FL # 55126
☐ SCOTT A. LEWOWSKI, PE FL # 78750
☐ THIEN BAO DUONG, PE FL # 94452

keese
associates
ARCHITECTURE | DESIGN | PLANNING
2300 W. Alafia Ave., Suite 200
Tampa, FL 33607
Phone: (813) 880-2335
www.keese.com

AA26003115
AIA
BD
FDS
in
f
e
keese.com

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330146
100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

INVENTORY

LOT: 141
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City, FL

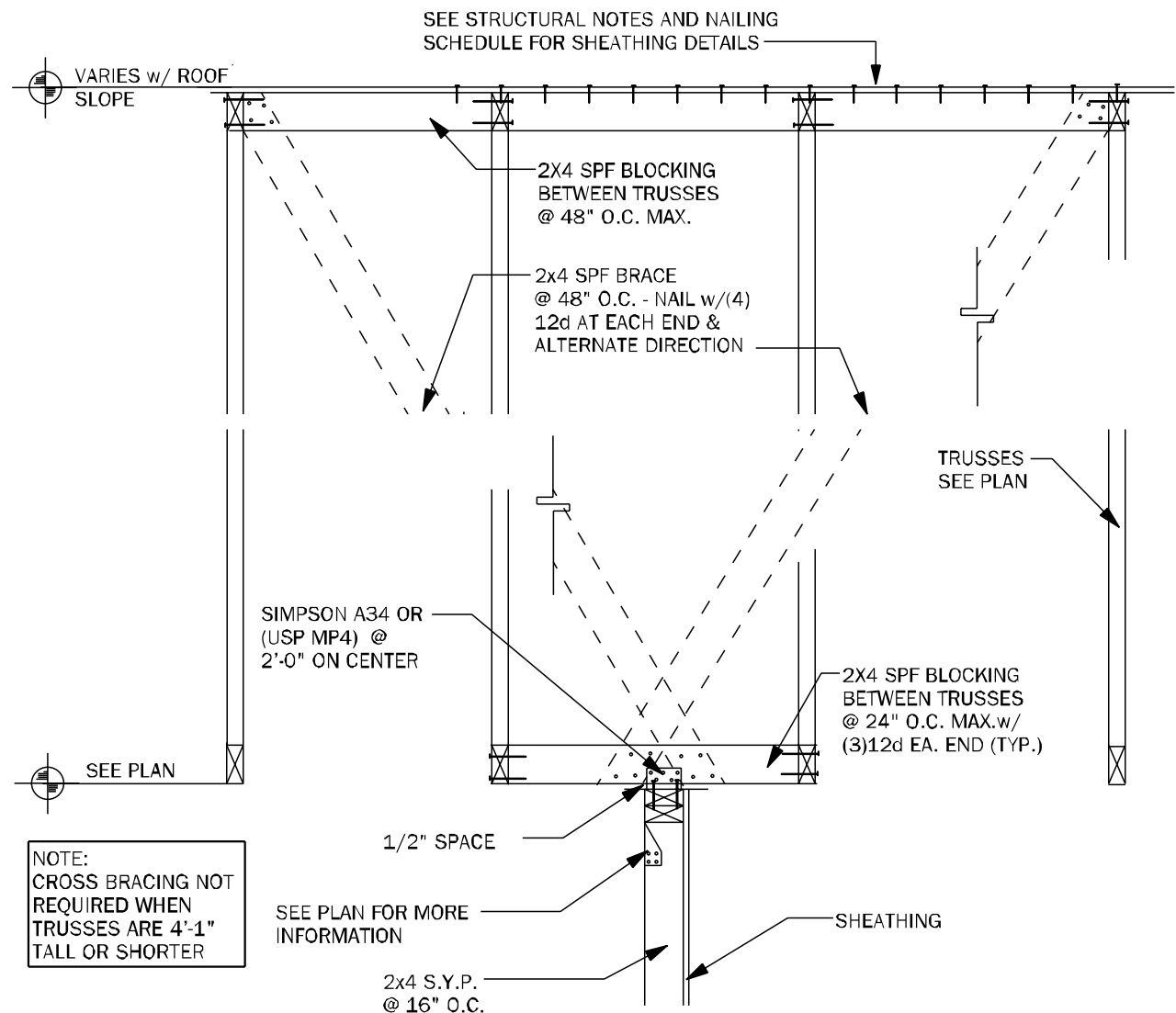
Model Name / Number:
2265

Plan Issue Date:
Wednesday, July 03, 2024

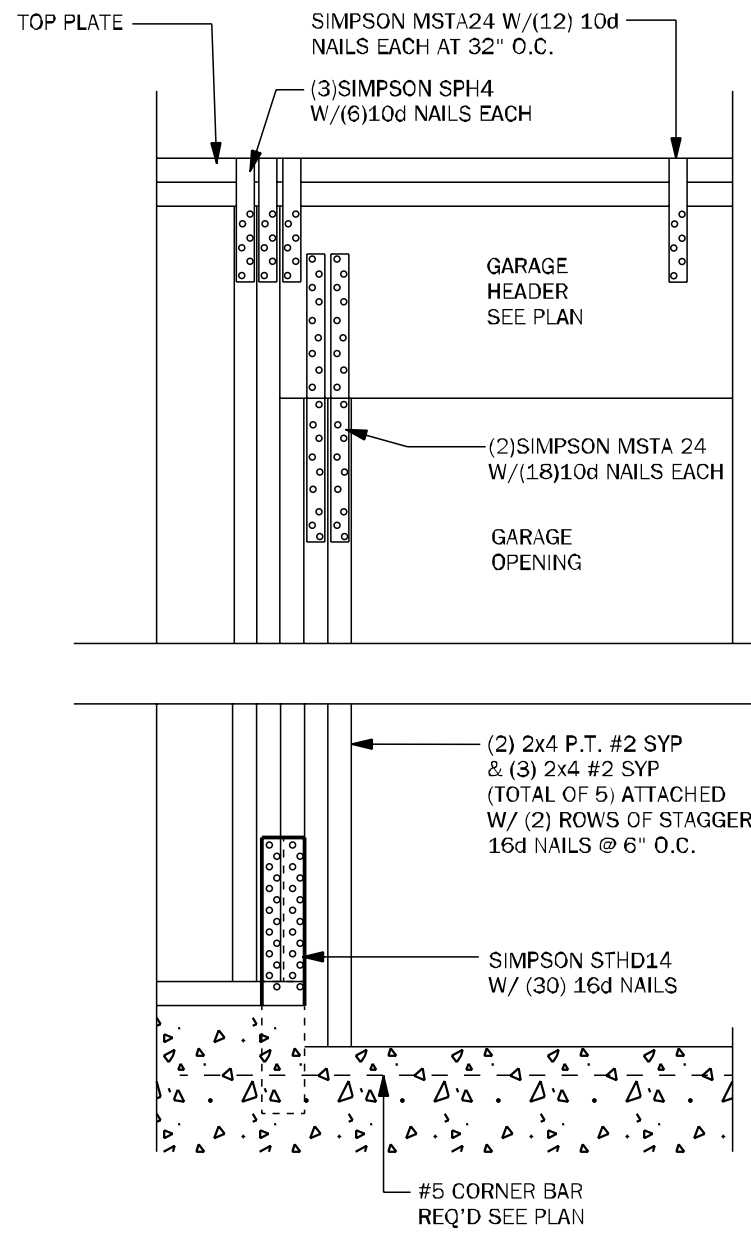
KA PROJECT NUMBER:
24-08047

Sheet: **5** OF

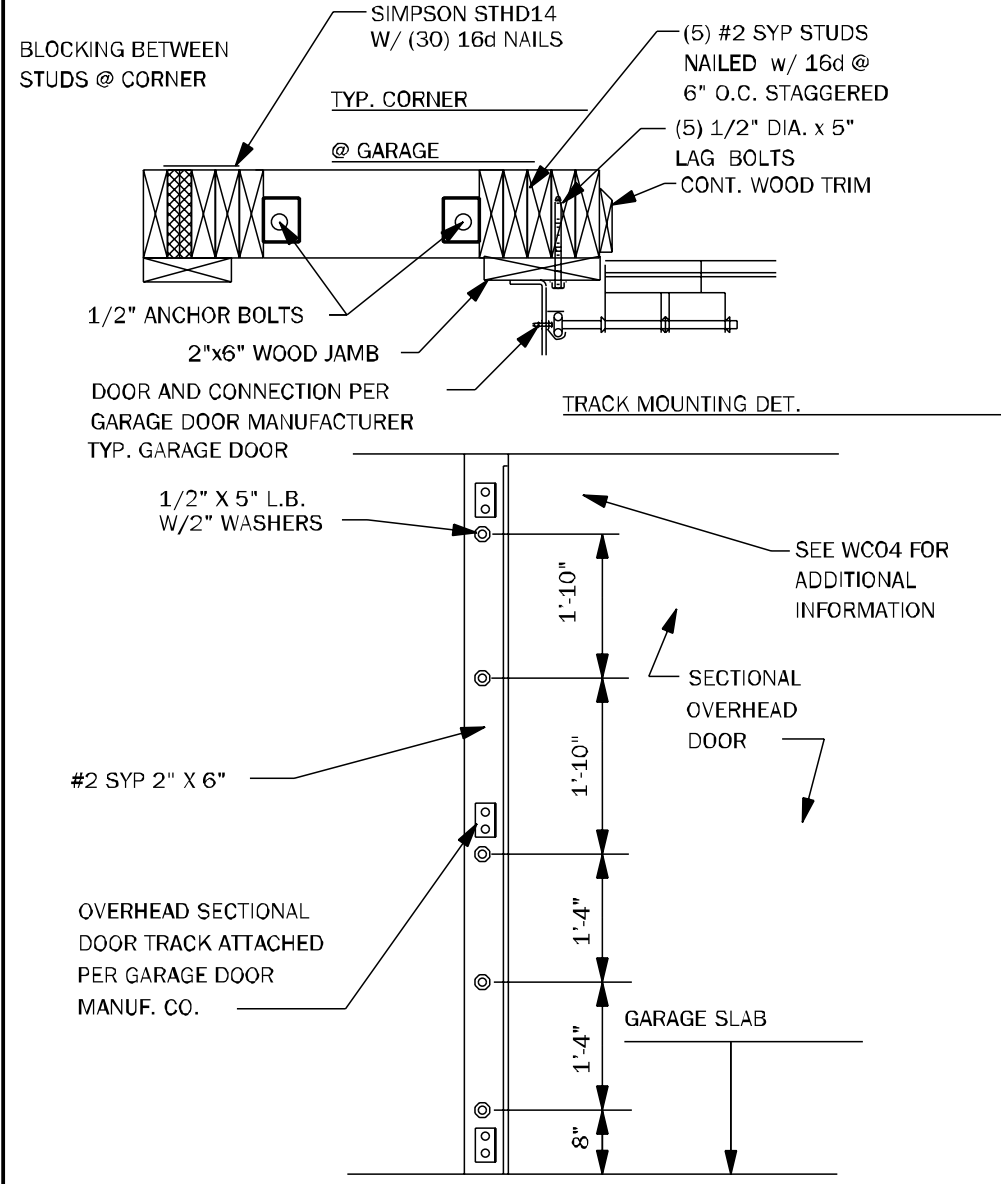
ELEVATIONS



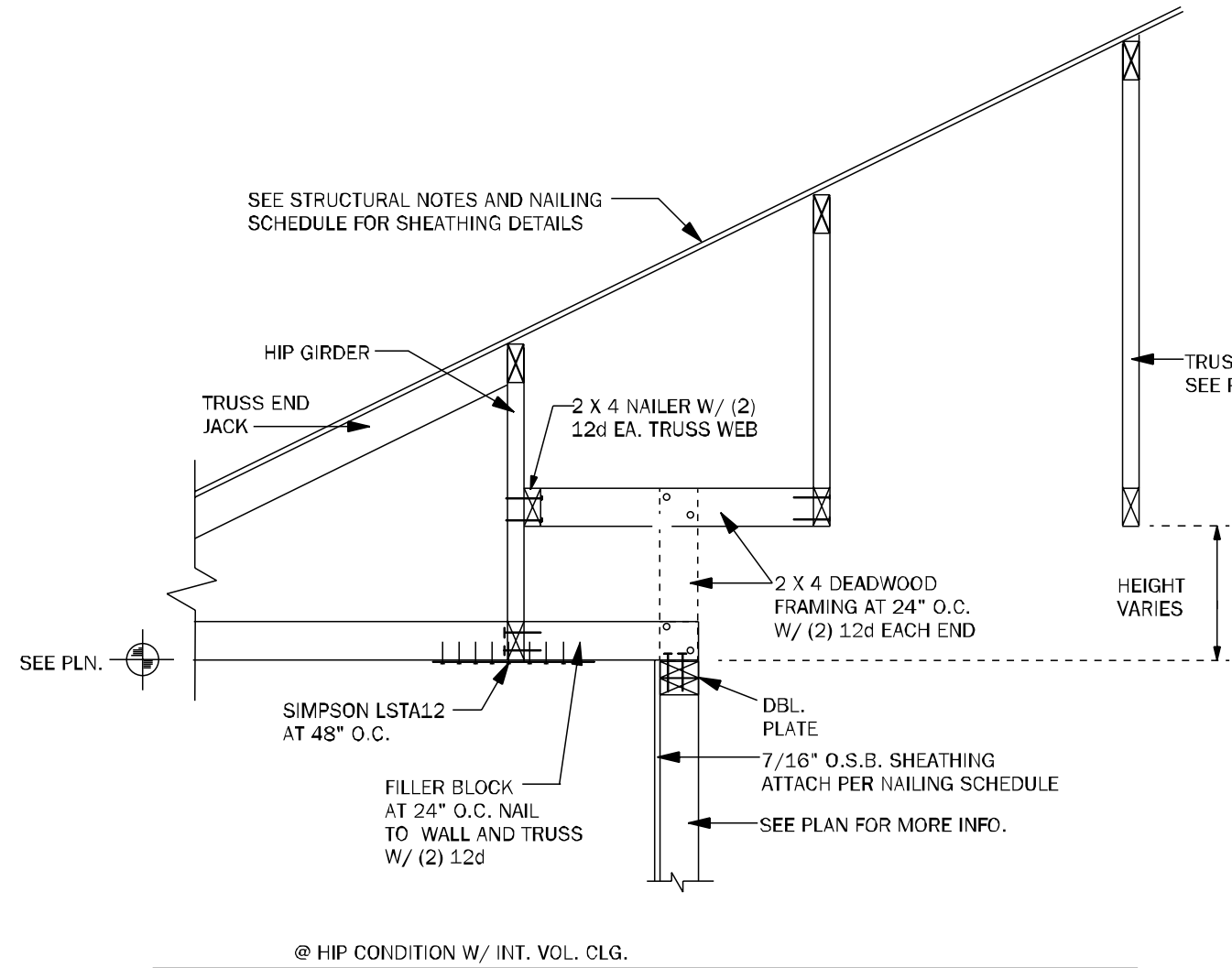
TB15 EXTERIOR NON-BEARING WALL DETAIL N.T.S.



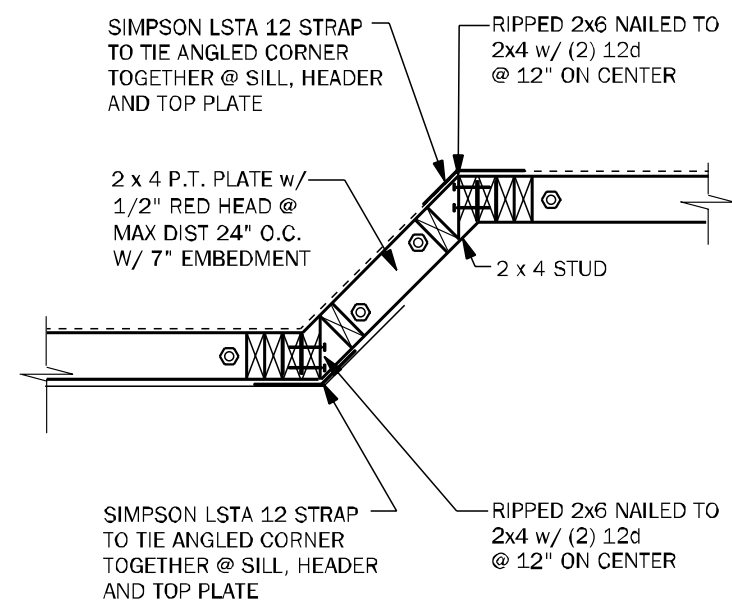
WC04 GARAGE HEADER ANCHOR 3/4" = 1'-0"



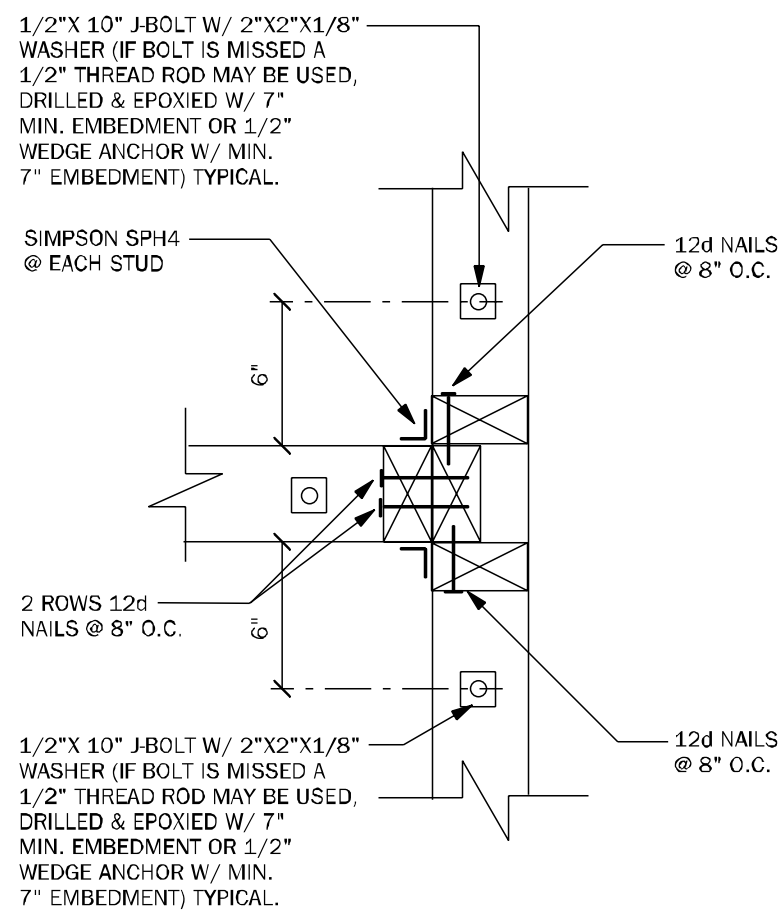
WC05 SECT. OVERHEAD GAR. DOOR INSTALL N.T.S.



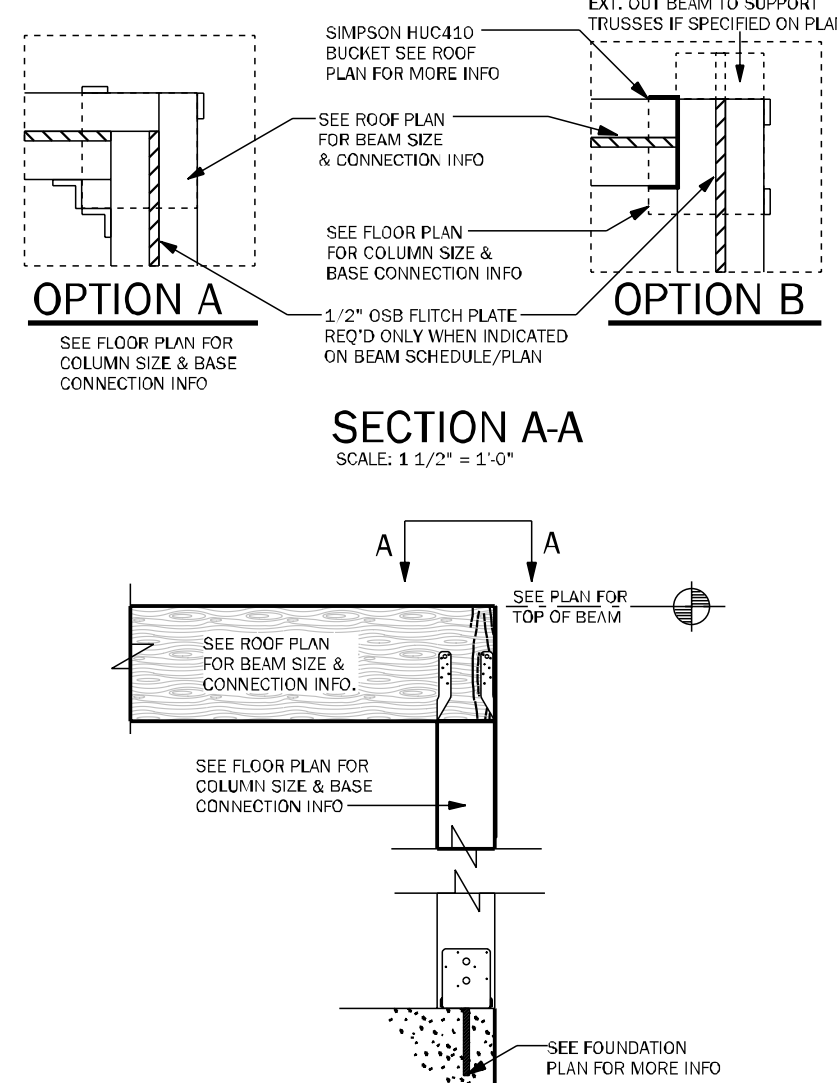
WF64 EXTERIOR NON BRG. WALL DETAIL N.T.S.



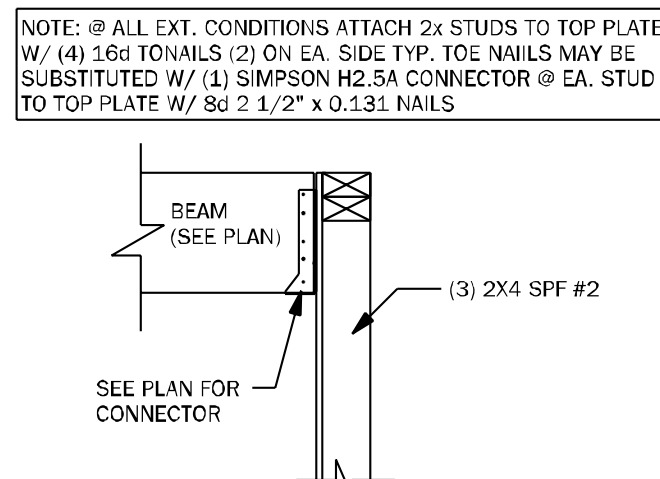
WF43 EXTERIOR ANGLED WALL DETAIL N.T.S.



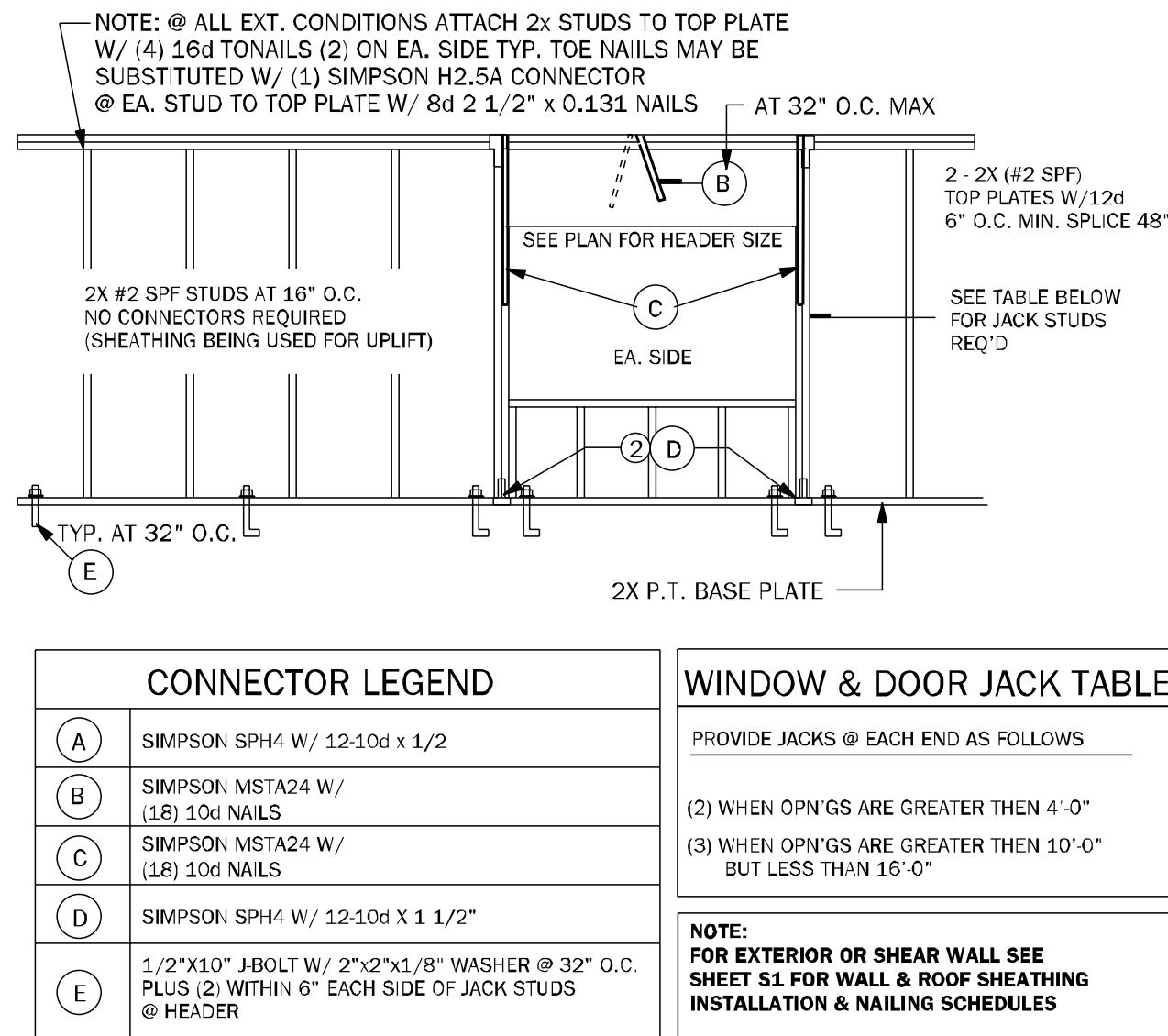
WC03 WALL TO WALL CONN. @ END OF SHEARWALL 1 1/2" = 1'-0"



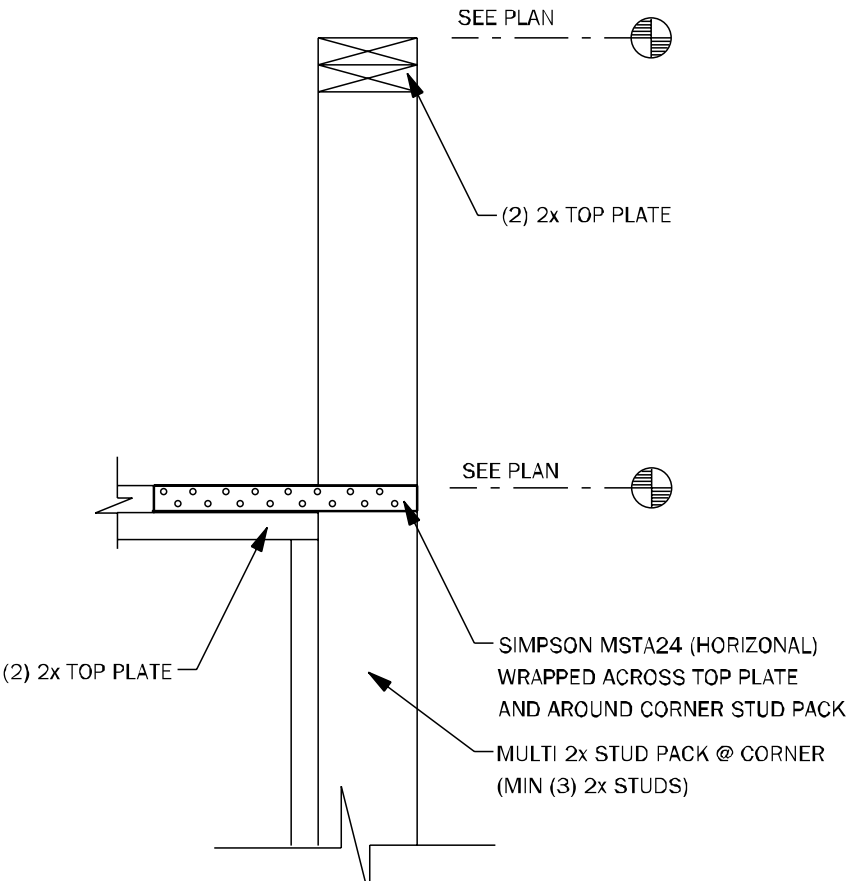
CD11 COMMON BEAM ATTACHMENT N.T.S.



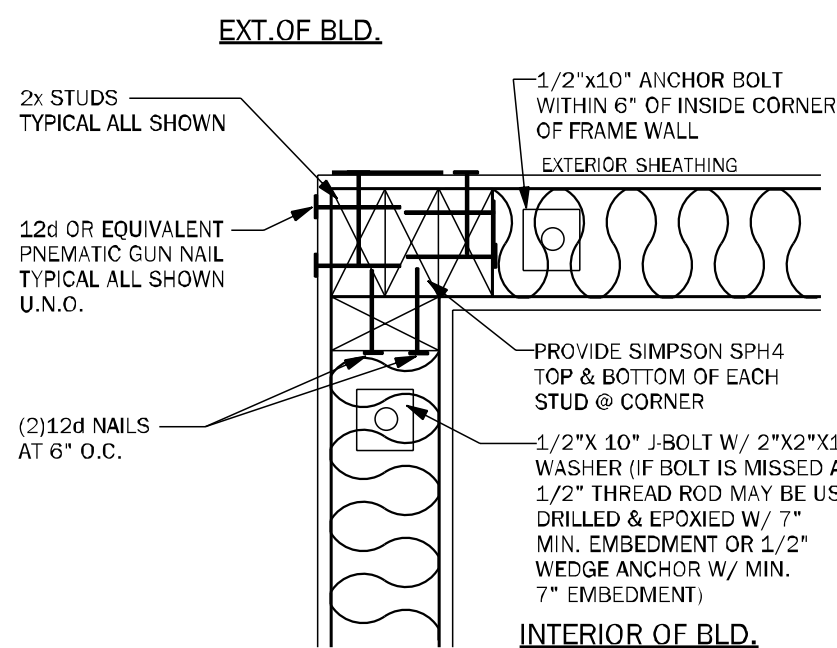
CD25 BEAM TO WALL CONNECTION N.T.S.



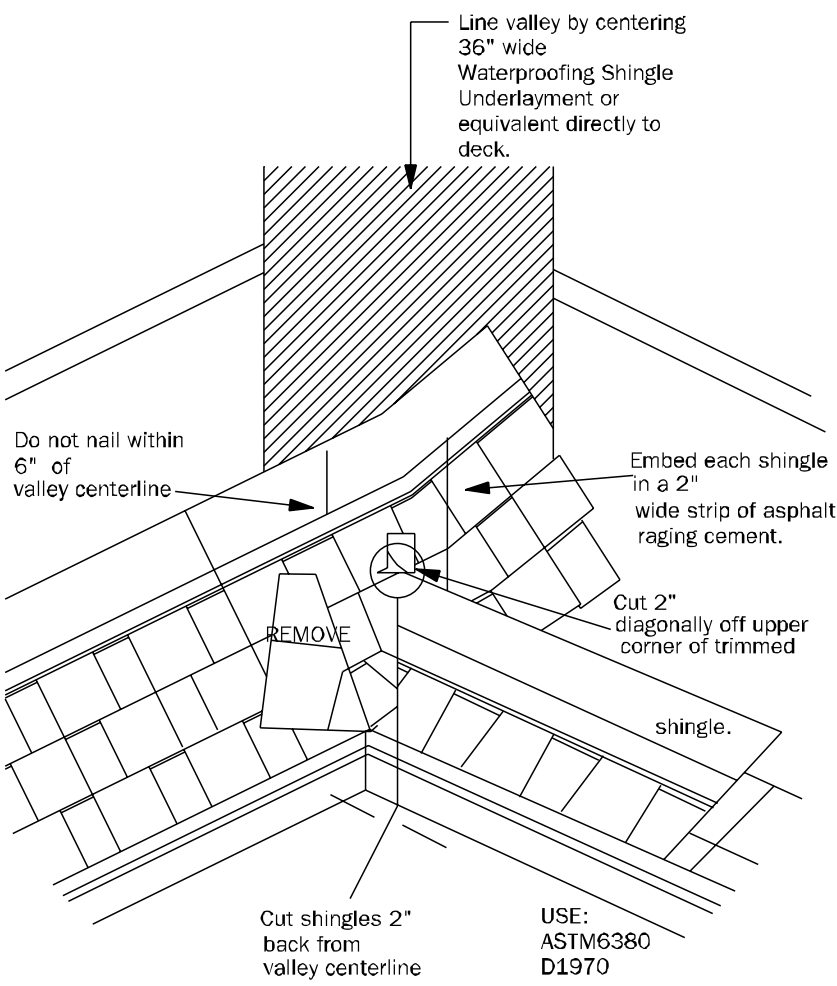
WF66 TYPICAL BEARING WALL N.T.S.



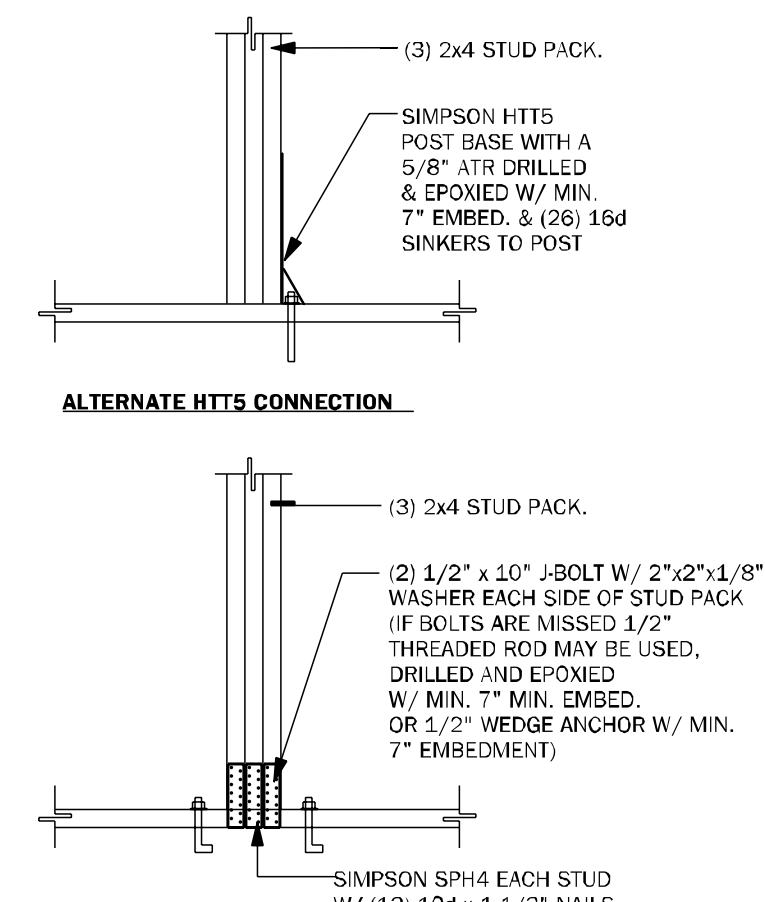
WC09 WALL STEP @ CORNER N.T.S.



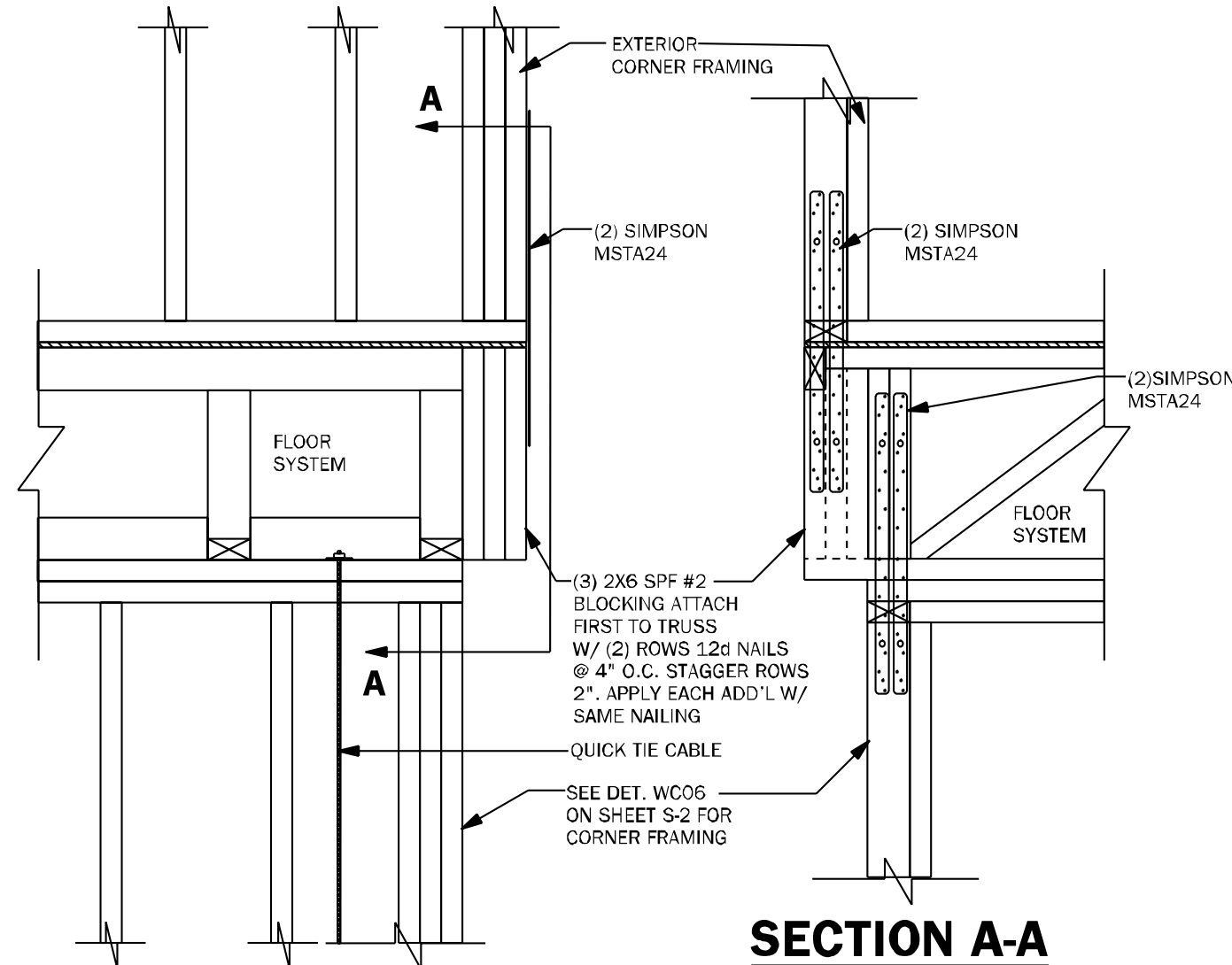
WC06 EXTERIOR FRAME CORNER 3/4" = 1'-0"



RD01 VALLEY FLASHING DETAIL N.T.S.



CD26 GIRDER BASE CONNECTION 1/2" = 1'-0"



WF68 CORNER CONNECTION N.T.S.

COUNTY SEAL

Wednesday, July 03, 2024

To the best of the Engineer's knowledge, information, and belief, the design complies with the applicable building codes and standards, and the Engineer is not providing any warranty or guarantee of performance or results, and the Engineer is not responsible for any errors or omissions in the design or for any consequences arising from the use of the design.

FDS
ENGINEERING ASSOCIATES
255 Seaboard Lane, Suite 200
Maitland, Florida 32751
Tel: 407.960.2344
Fax: 407.960.2345
www.fdseng.com

Keese Associates
ARCHITECTURE | DESIGN | PLANNING
2407 YB012345
Maitland, FL 32751
g@keese.com

AA26003115

☐ CARL A. BROWN, P.E.
☐ SCOTT A. LEWIS, P.E.
☐ THIEN BAO DUONG, P.E.

FL # 66126
FL # 78750
FL # 94452

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330146
100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

INVENTORY

LOT: 141
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City, FL

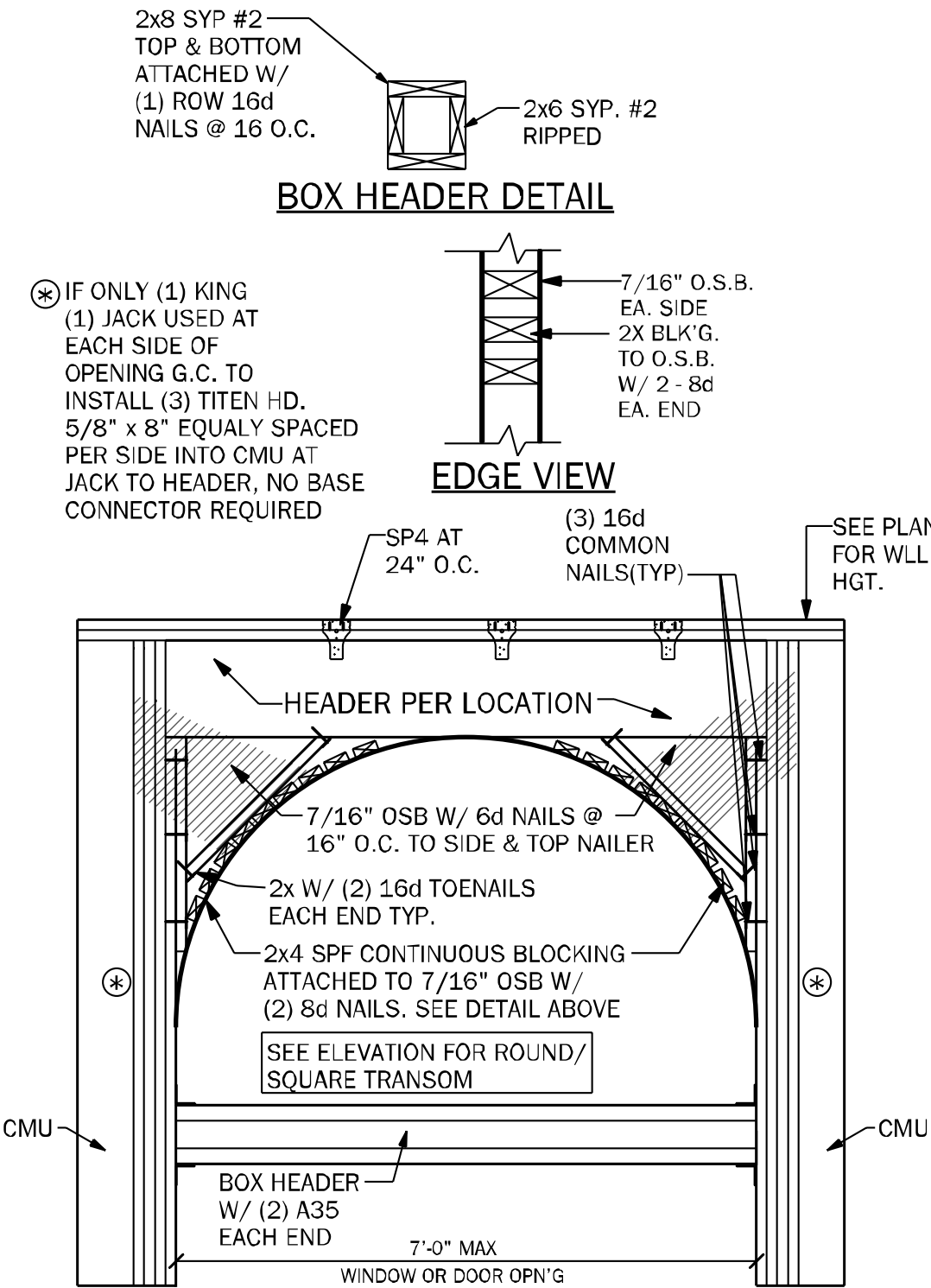
Model Name / Number:
2265

Plan Issue Date:
Wednesday, July 03, 2024

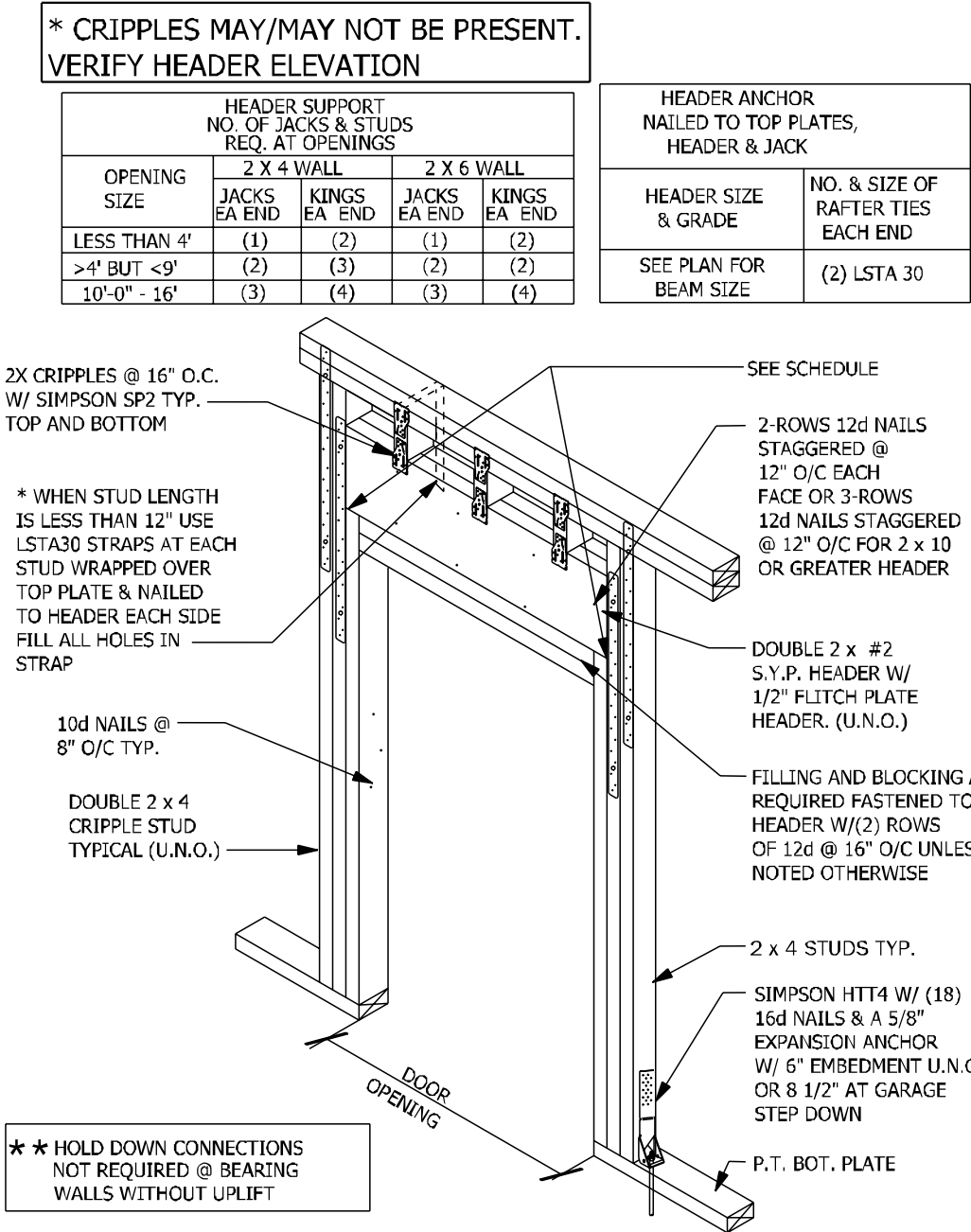
KA PROJECT NUMBER:
24-08047

Sheet: **S-2** Of:

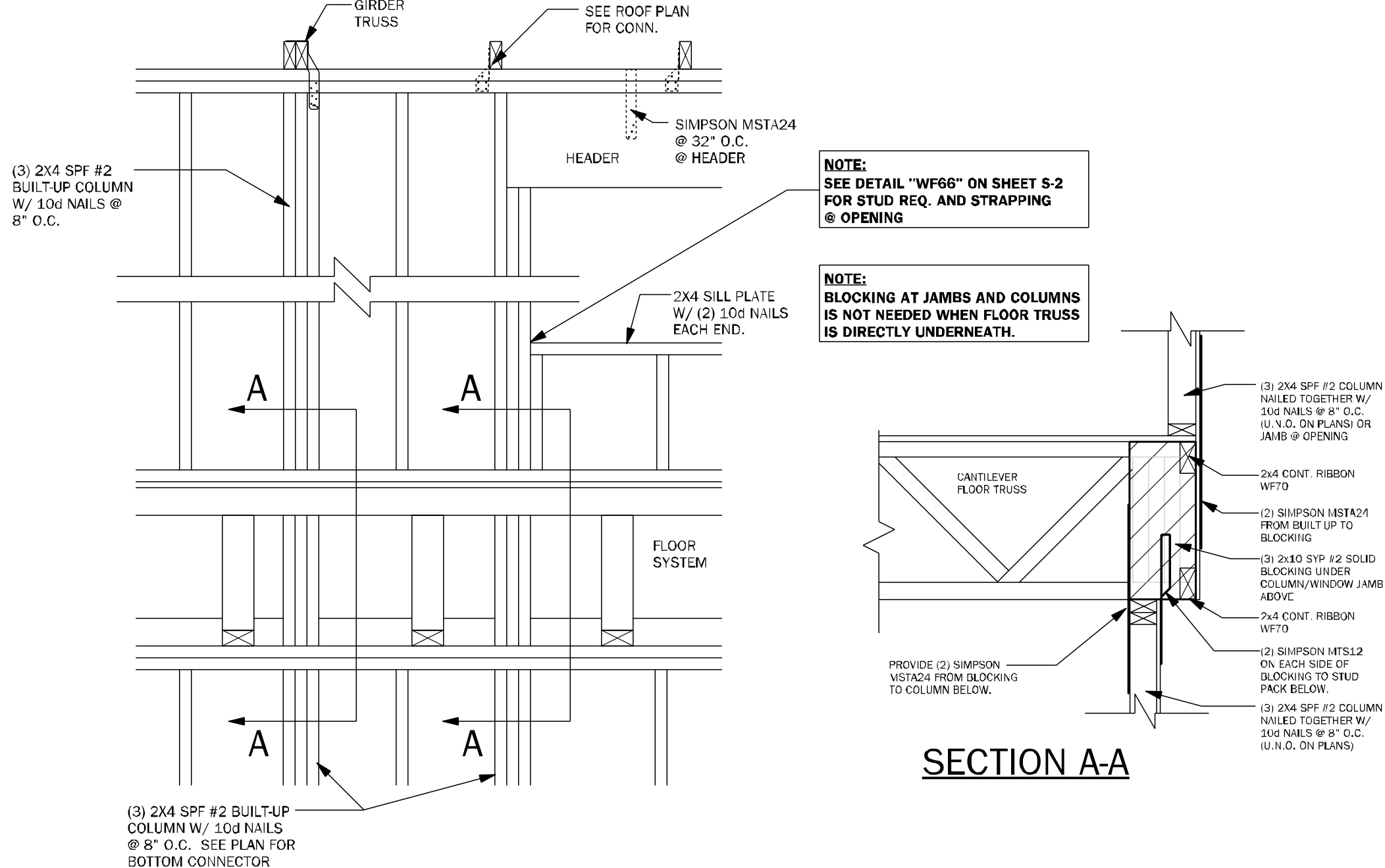
TYPICAL FRAMING DETAILS



WF39 TRANSOM DETAIL AT ENTRY 1/2" = 1'-0"



WF09 WALL HEADER DETAIL N.T.S.



WF67 WALL FRAMING 3/4" = 1'-0"

COUNTY
SEAL

Wednesday, July 03, 2024

To the best of the Engineer's knowledge, information, and belief, the design and construction of the above project complies with the applicable building codes and regulations and meets the minimum requirements for safety, health, and general welfare of the public. The Engineer is not responsible for any construction methods or materials not specified herein.

FDS
ENGINEERING ASSOCIATES
255 Seaboard Lane, Suite 200
Maitland, Florida 32751
Tel: 407-960-2204
Fax: 407-960-2204
Certificate of Authorization No. 9361

☐ CARL A. BROWN, P.E.
☐ SCOTT A. LEWIS, P.E.
☐ THIEN BAO DUONG, P.E.

www.fdseng.com

keese
associates
ARCHITECTURE | DESIGN | PLANNING
25077 YS0012355
g@keese.com

25077 YS0012355
Maitland, FL 32751, Suite 200
www.keese.com

AA2000115
A2000115
A2000115
A2000115

AD

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330146
**100 WEST GARDEN STREET
PENSACOLA FL 32502**

DIVISION LOCATION:
GAINESVILLE

INVENTORY

LOT: 141
BLK:
SEC:
SUB: Preserve of Laure Lake
S.W. Rosemary Dr.
Lake City, FL

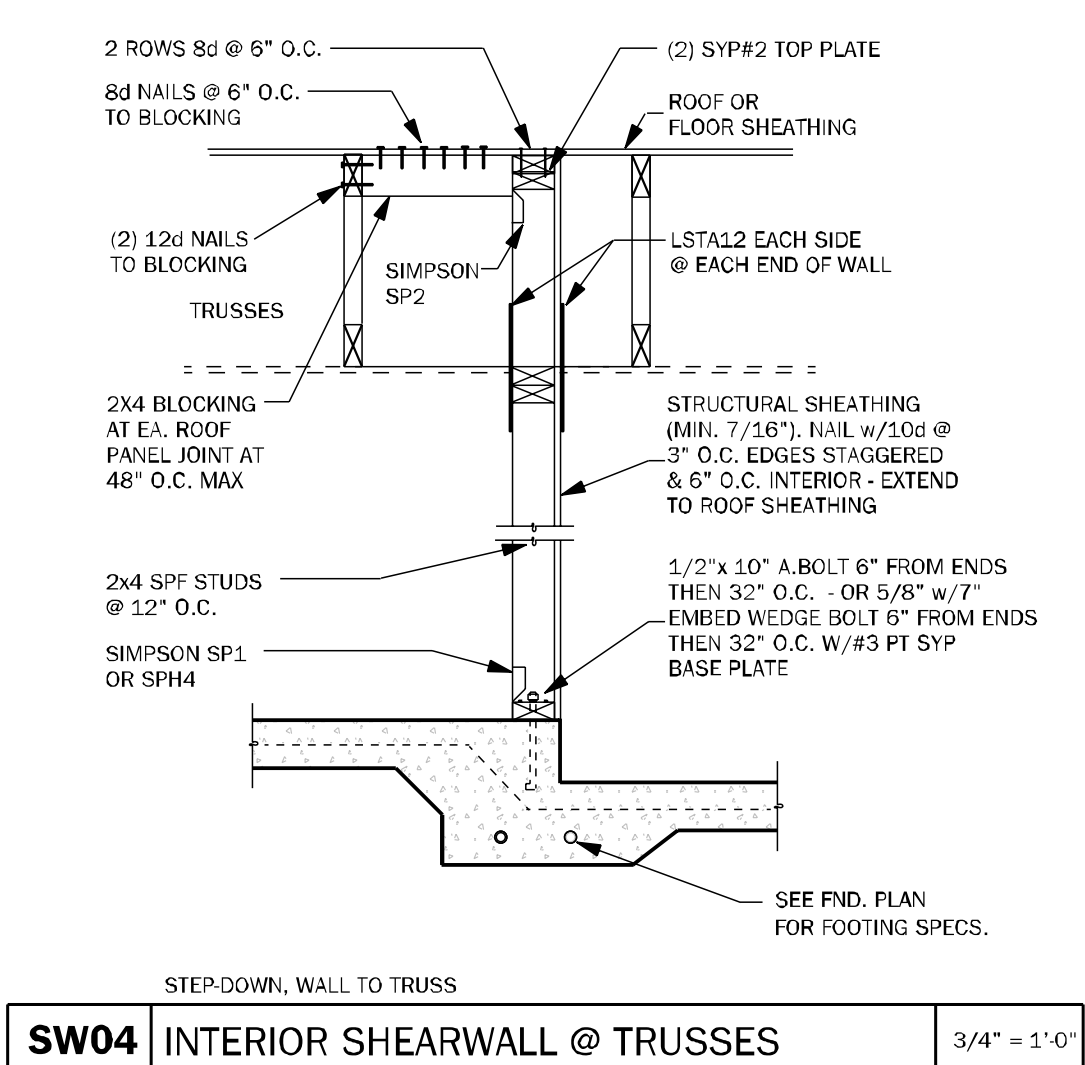
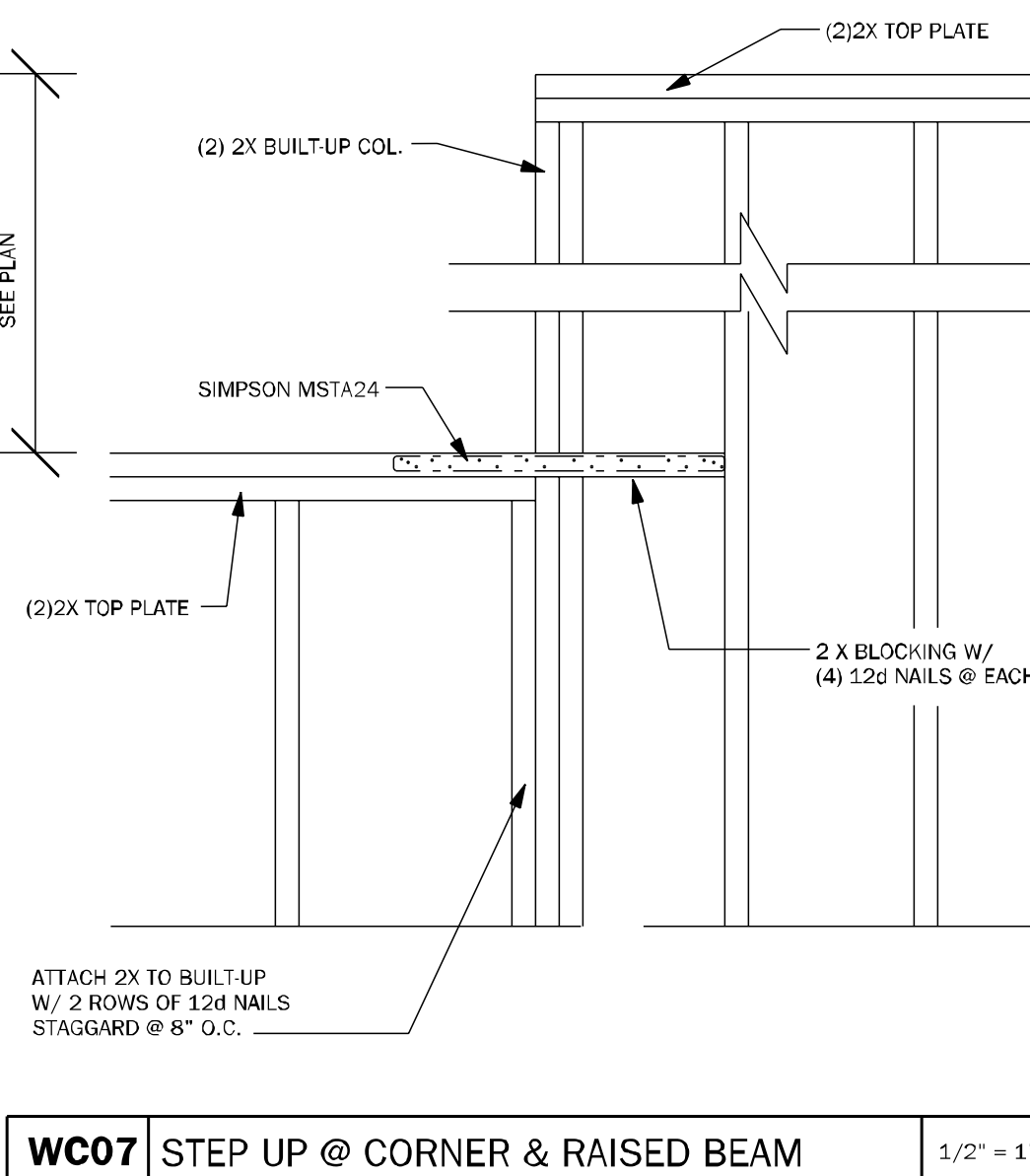
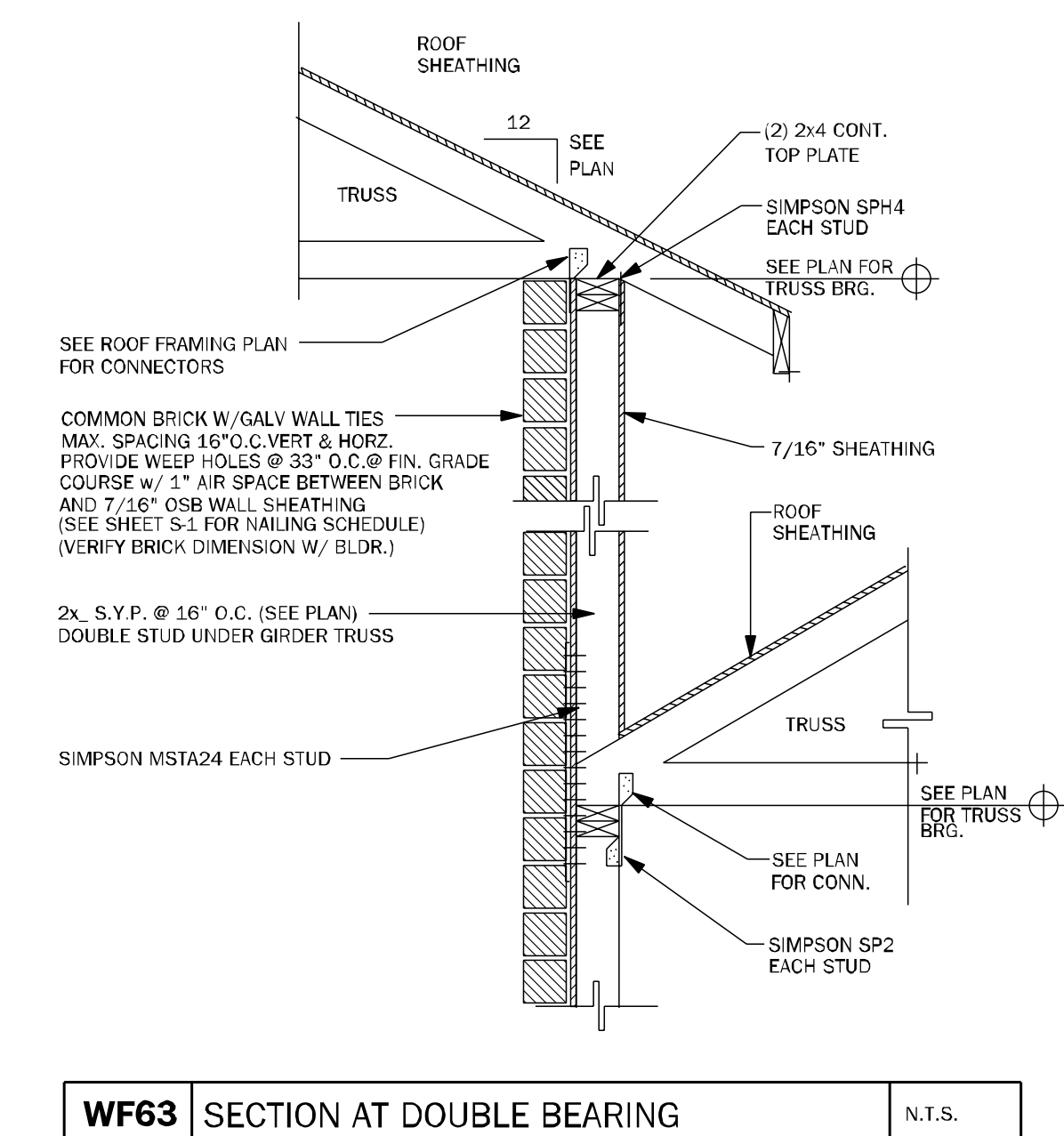
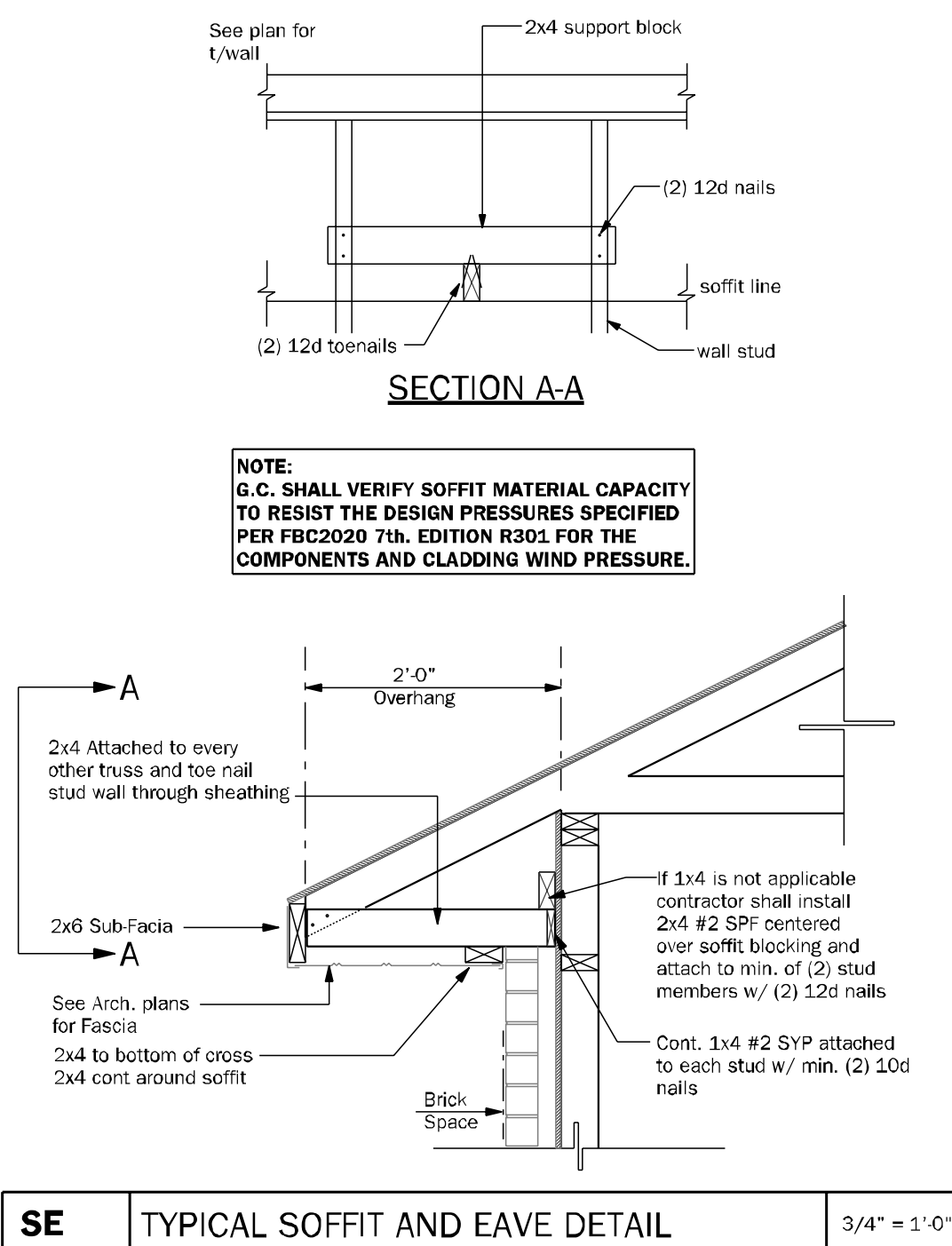
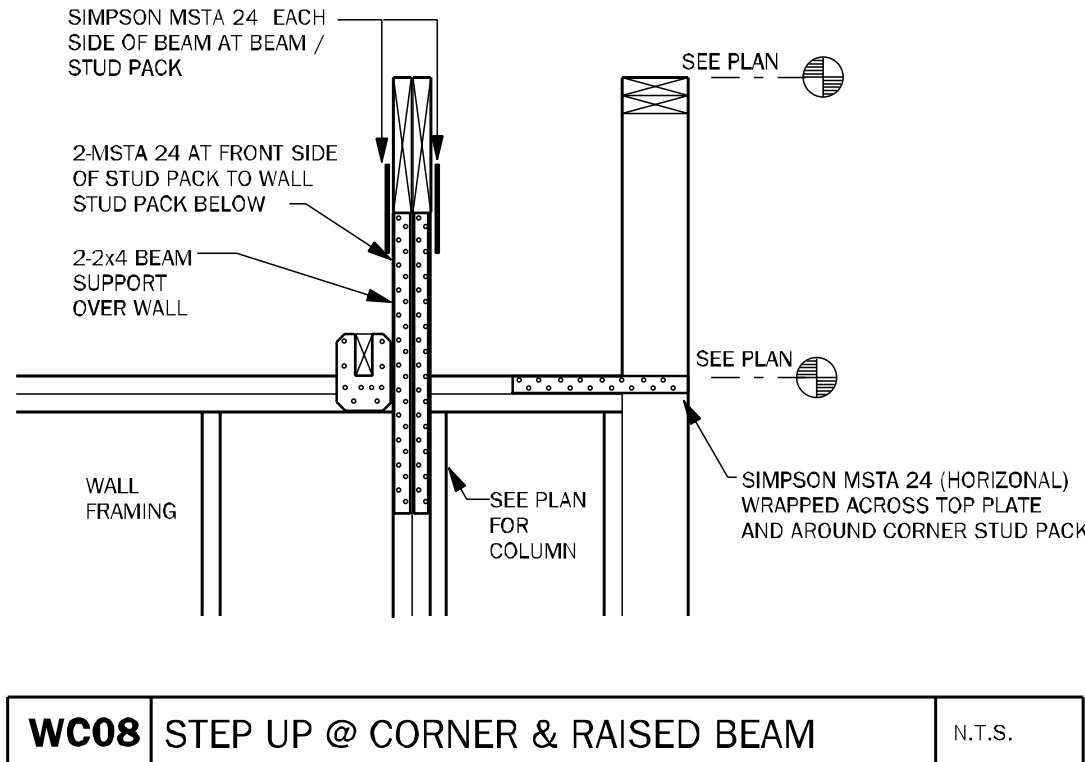
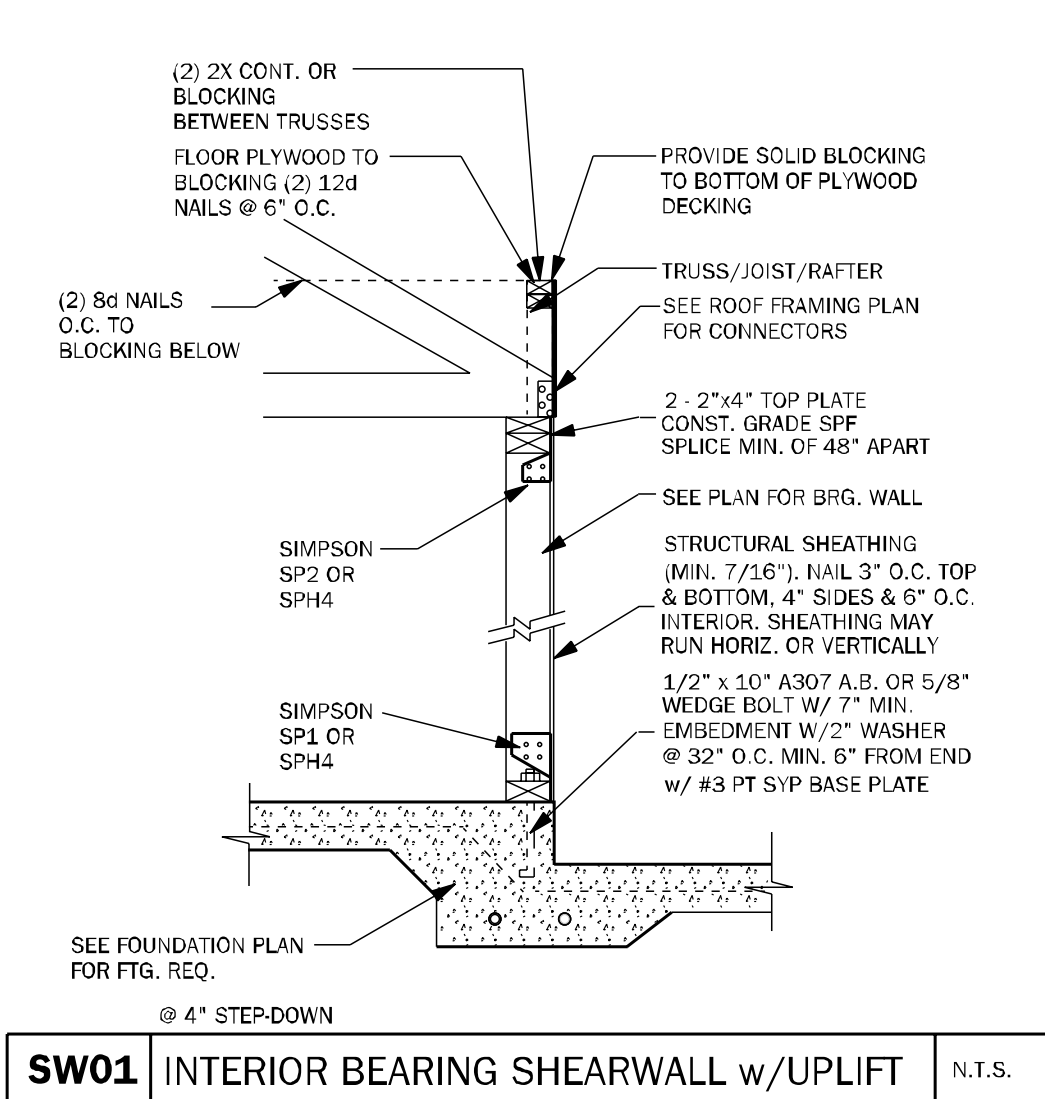
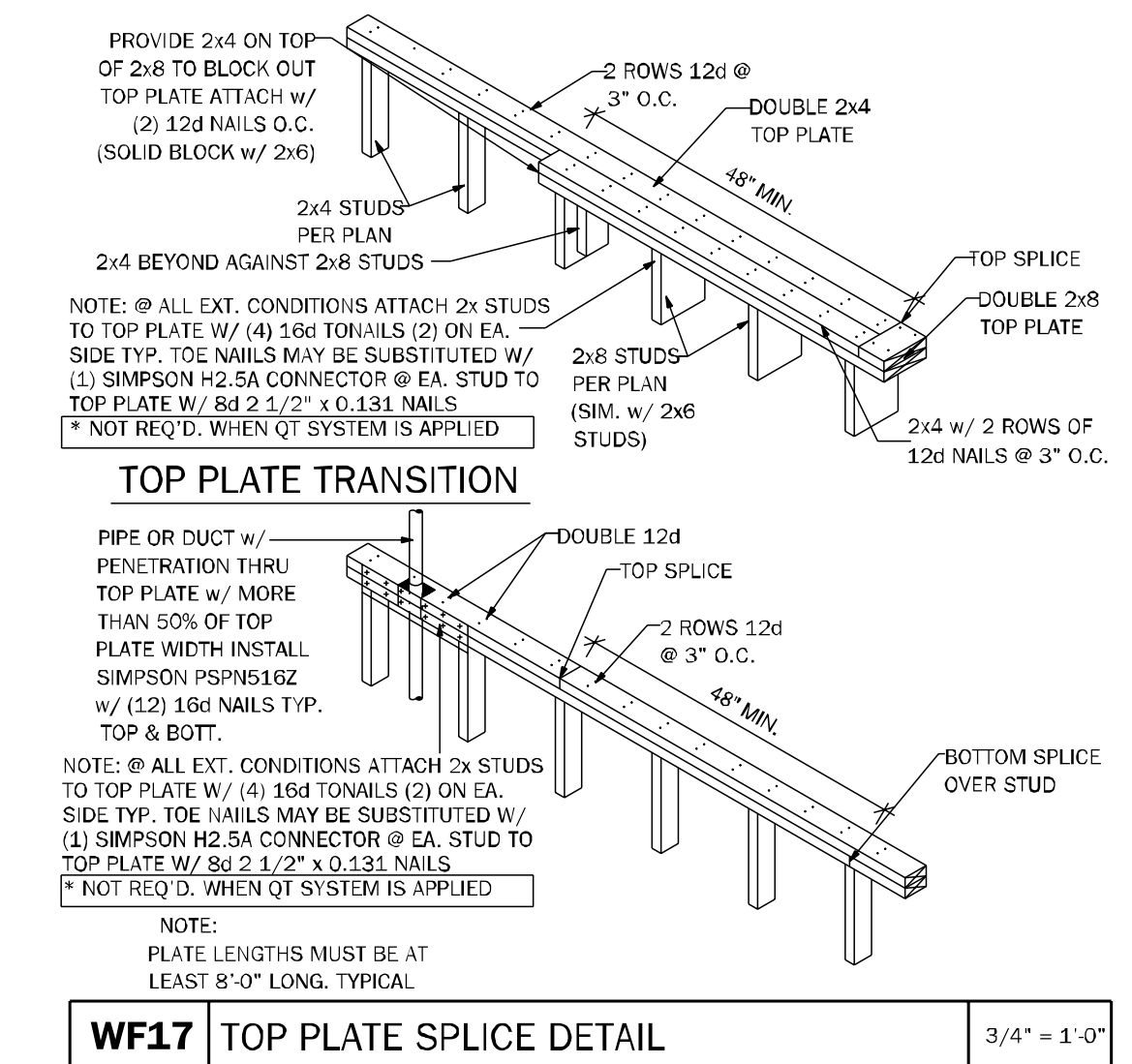
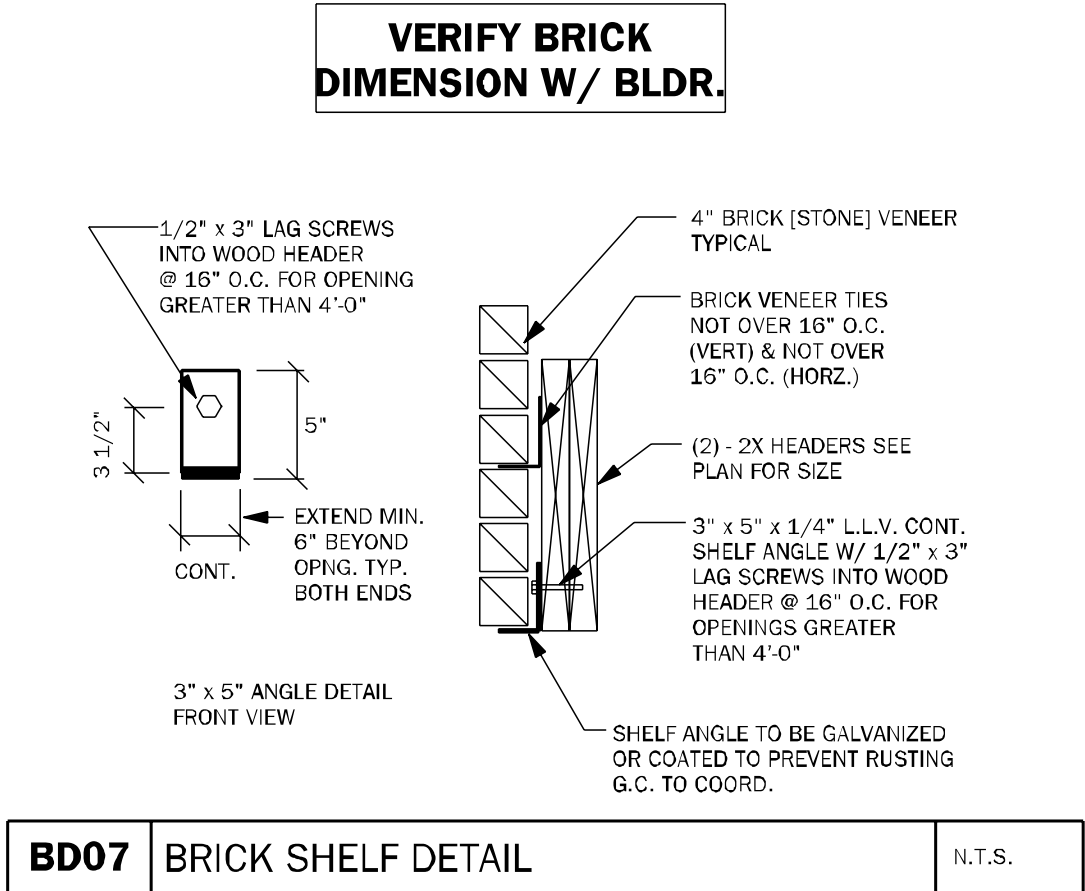
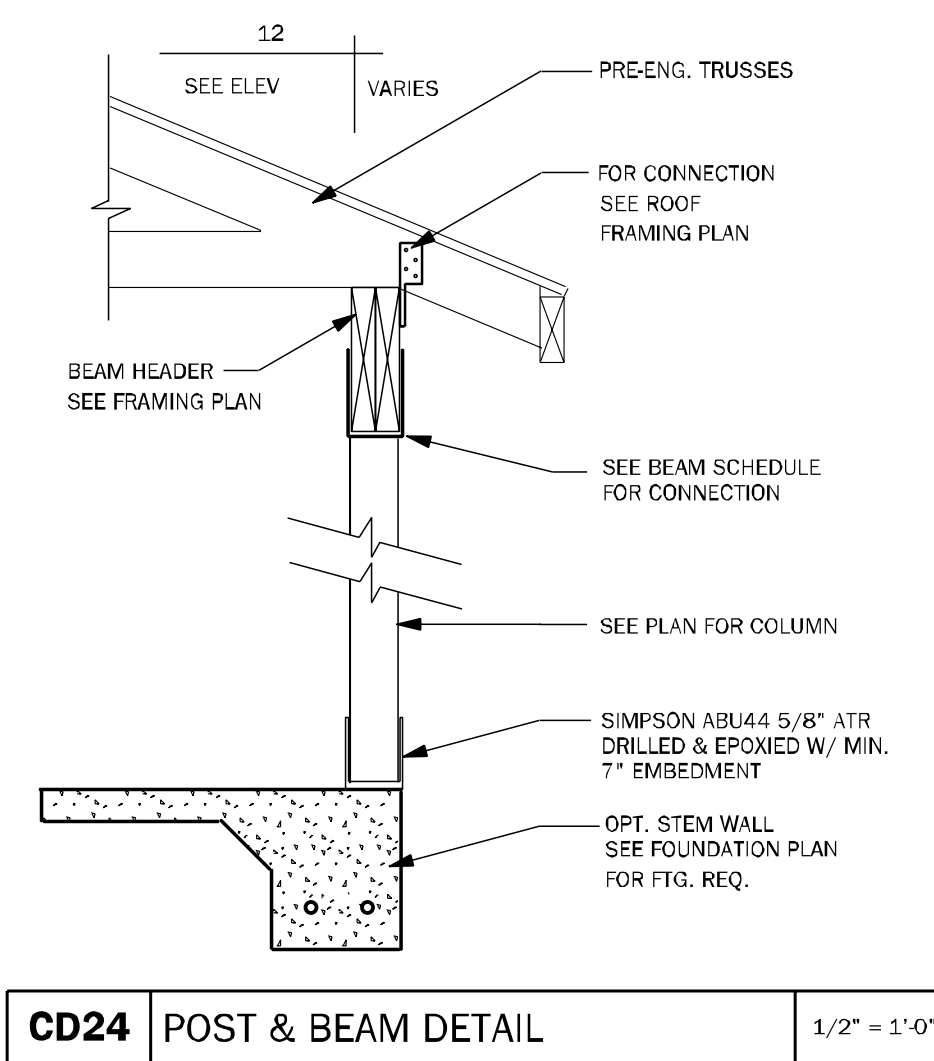
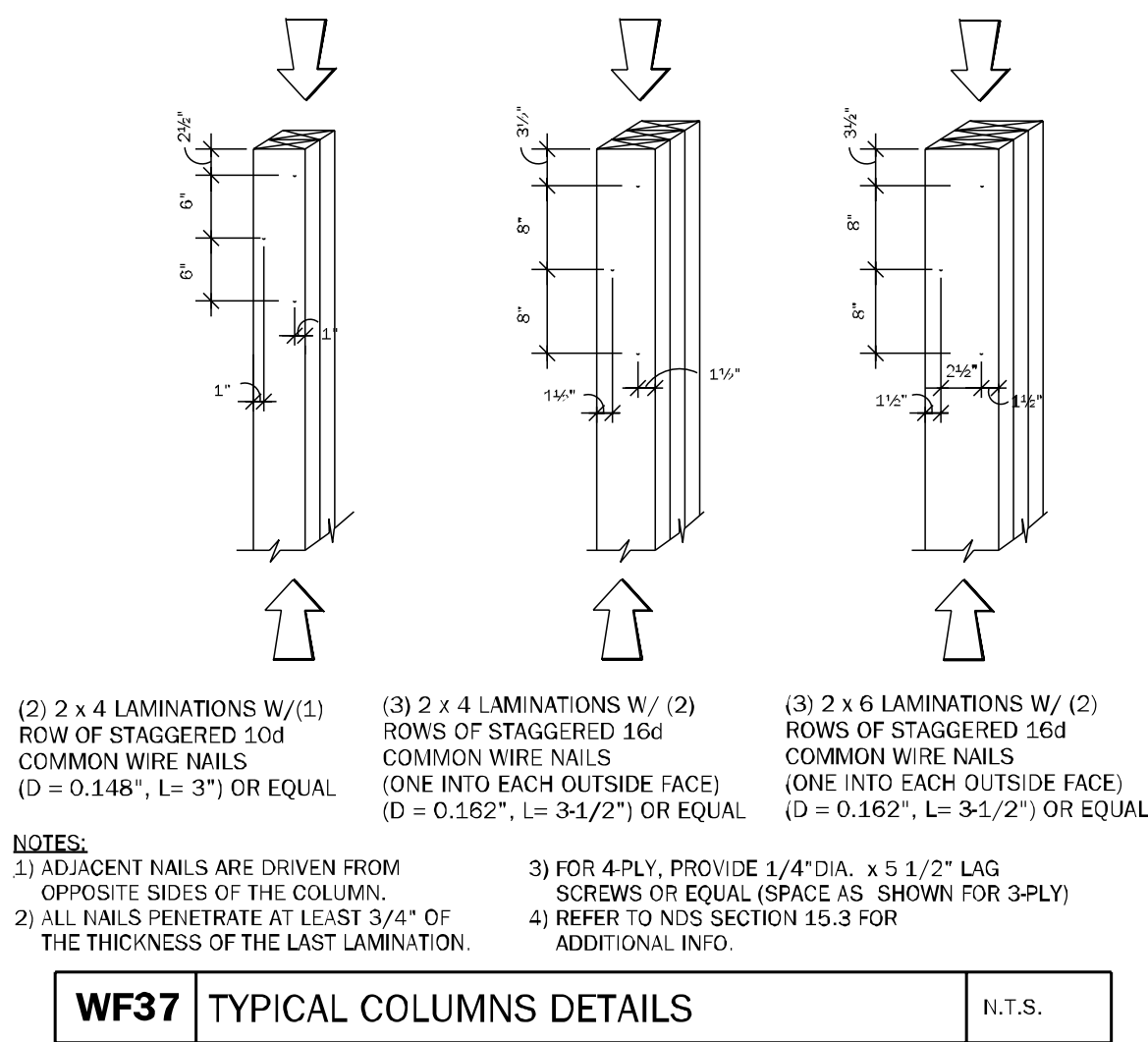
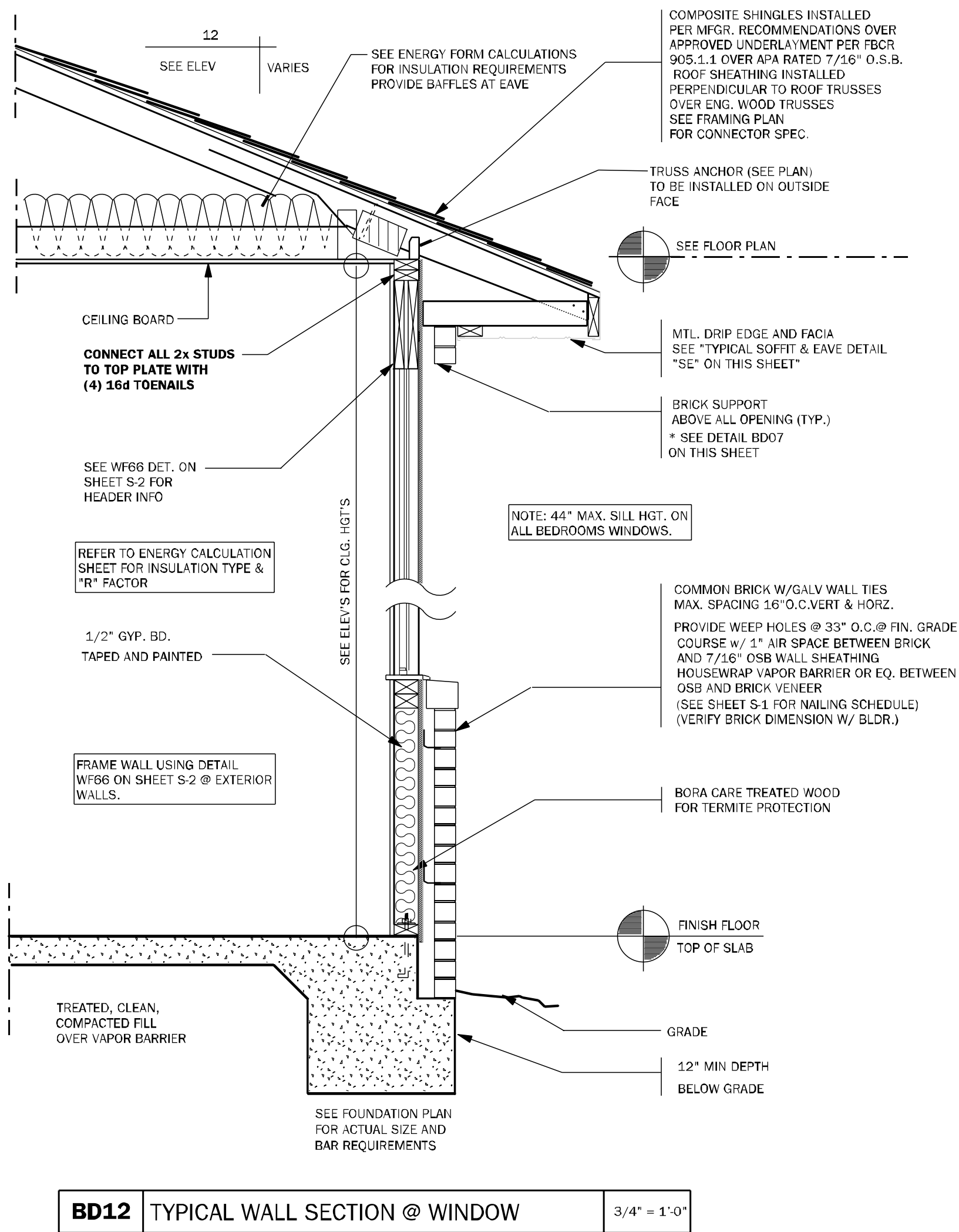
Model Name / Number:
2265

Plan Issue Date:
Wednesday, July 03, 2024

KA PROJECT NUMBER:
24-08047

Sheet: **S-2.1** Of:

**TYPICAL FRAMING
DETAILS**



COUNTY
SEAL

Wednesday, July 03, 2024

keese
associates
ARCHITECTURE | DESIGN | PLANNING
2250 West Garden Street, Suite 200
Pensacola, FL 32505
govee@keese.com

FDS
ENGINEERING ASSOCIATES
2250 West Garden Street, Suite 200
Pensacola, Florida 32505
Certificate of Authorization No. 9481

FL # 66126
FL # 78750
FL # 94452

Carla A. Brown, P.E.
Scott A. Lewkowksi, P.E.
Then Bao Duong, P.E.

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC1330148
100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

INVENTORY
LOT: 141
BLK:
SEC:
SUB: Preserve of Laurel Lake
S.W. Rosemary Dr.
Lake City, FL

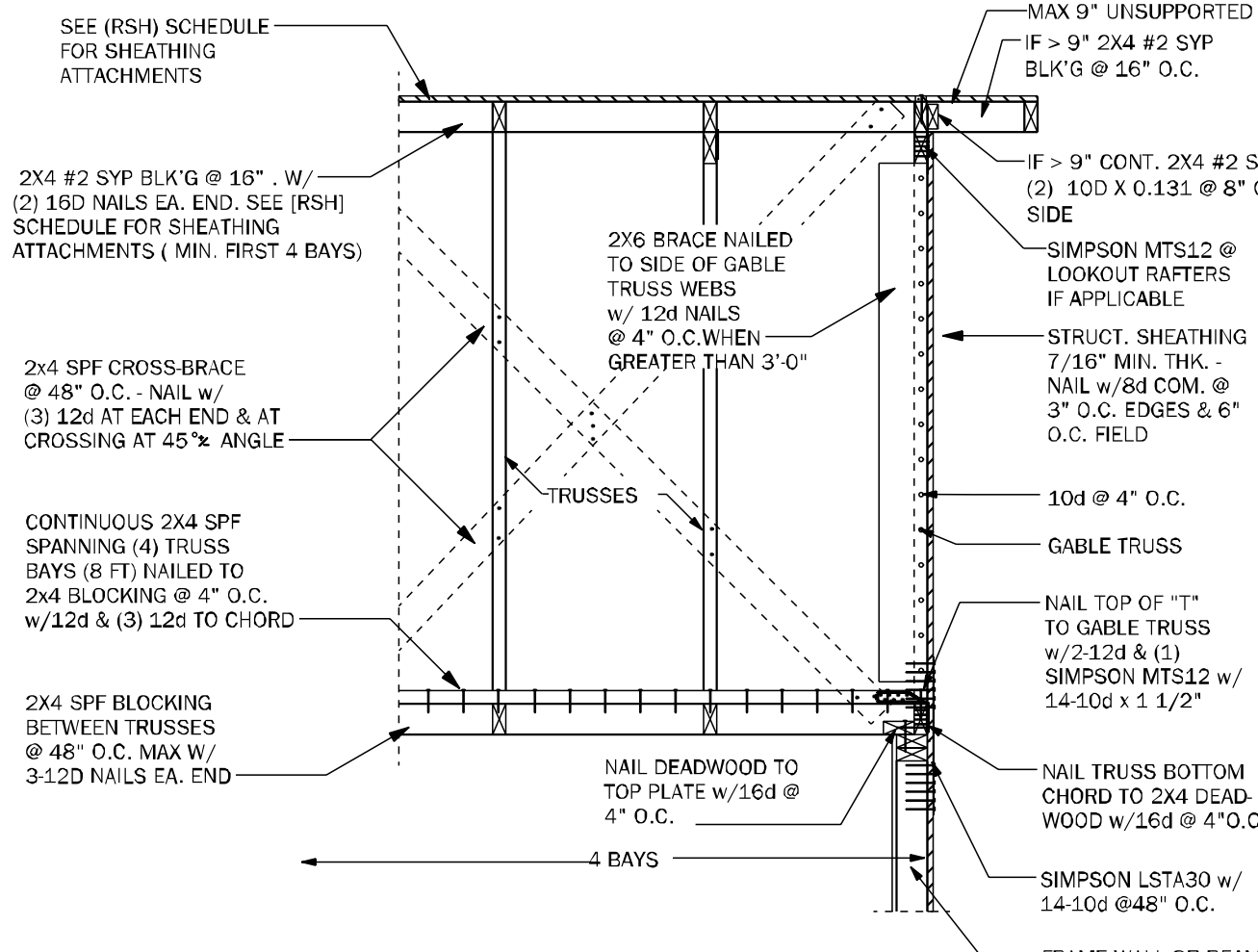
Model Name / Number:
2265

Plan Issue Date:
Wednesday, July 03, 2024

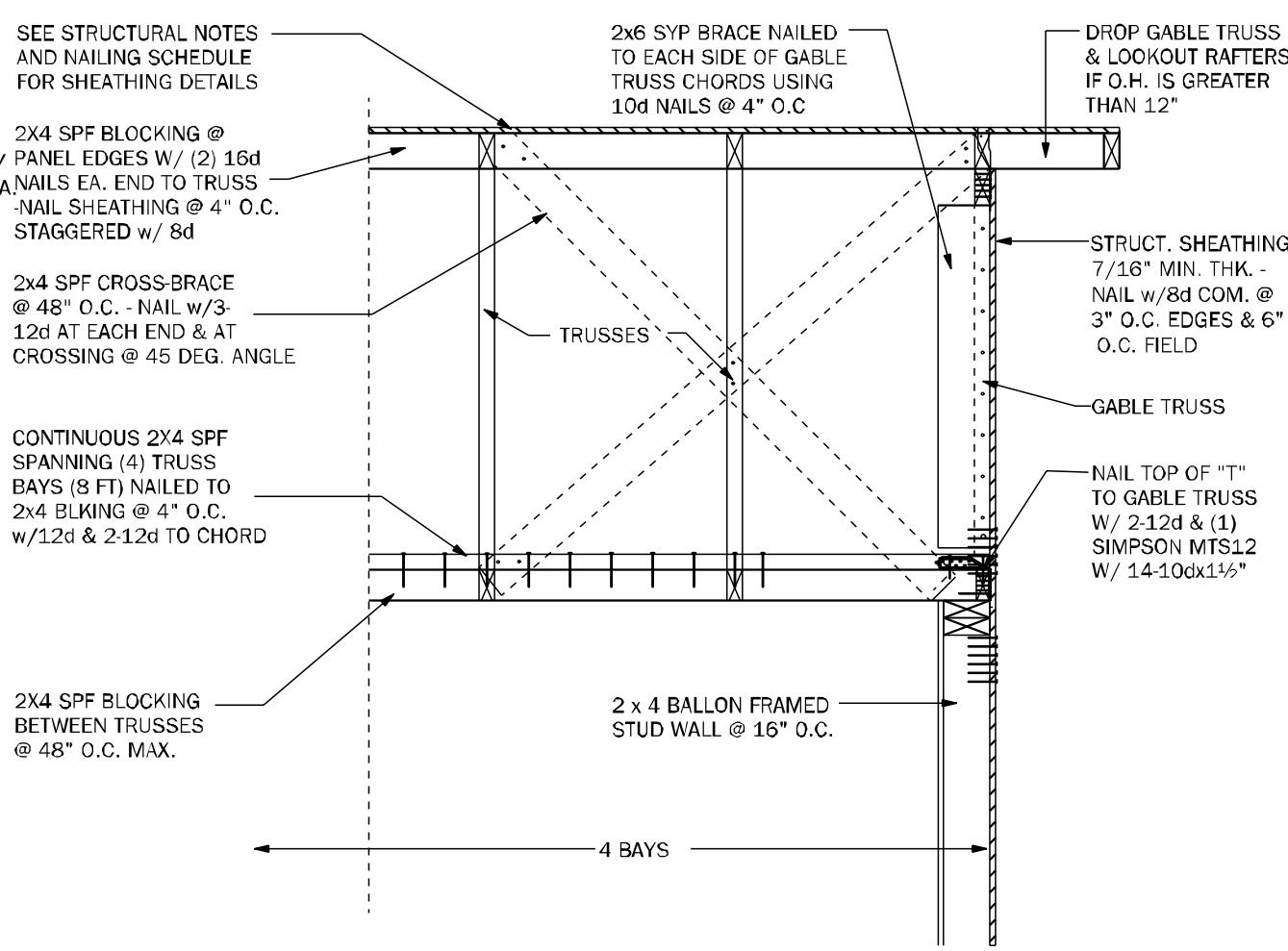
KA PROJECT NUMBER:
24-08047

Sheet: **S-3** Of:

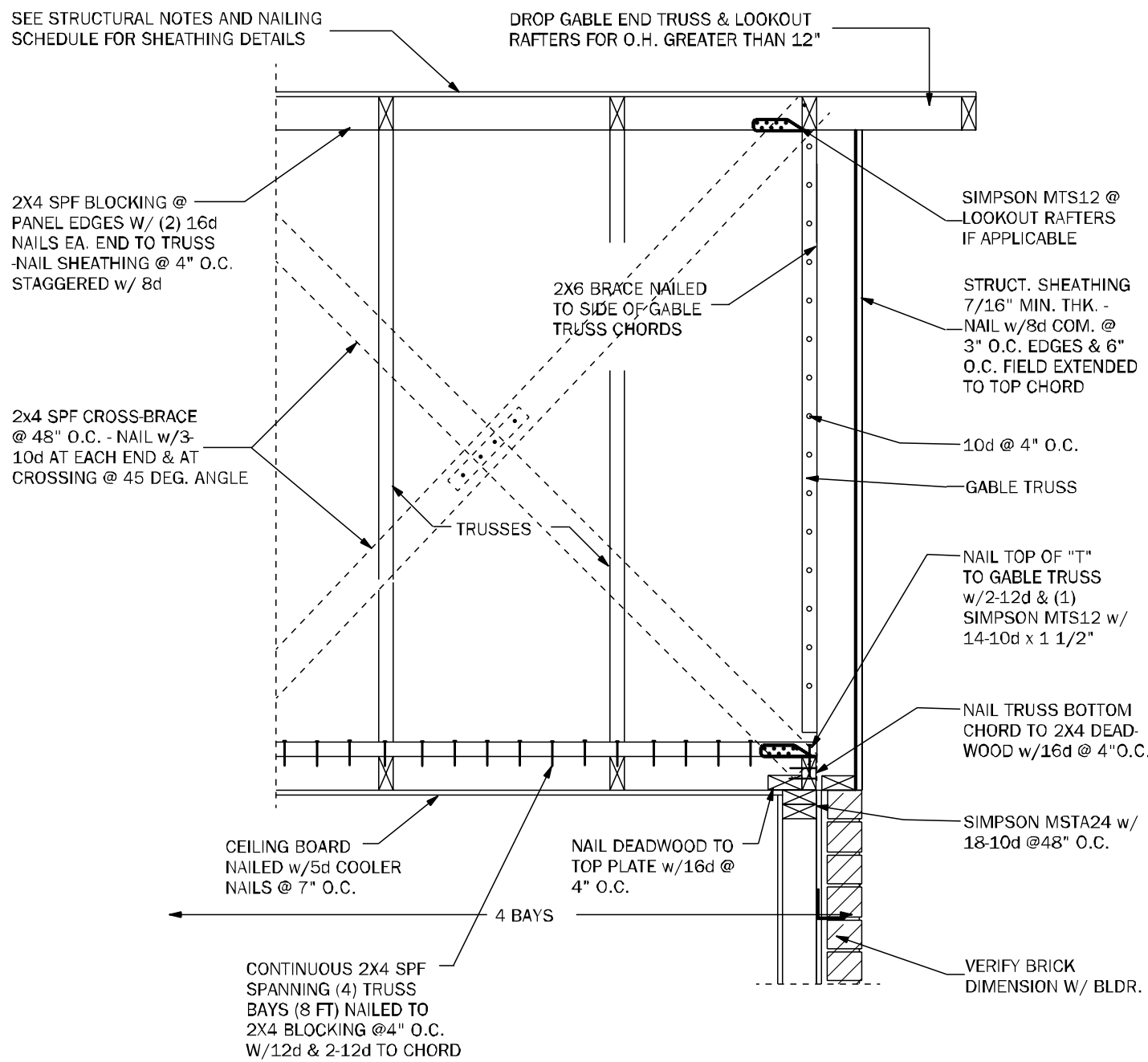
TYPICAL WALL DETAILS



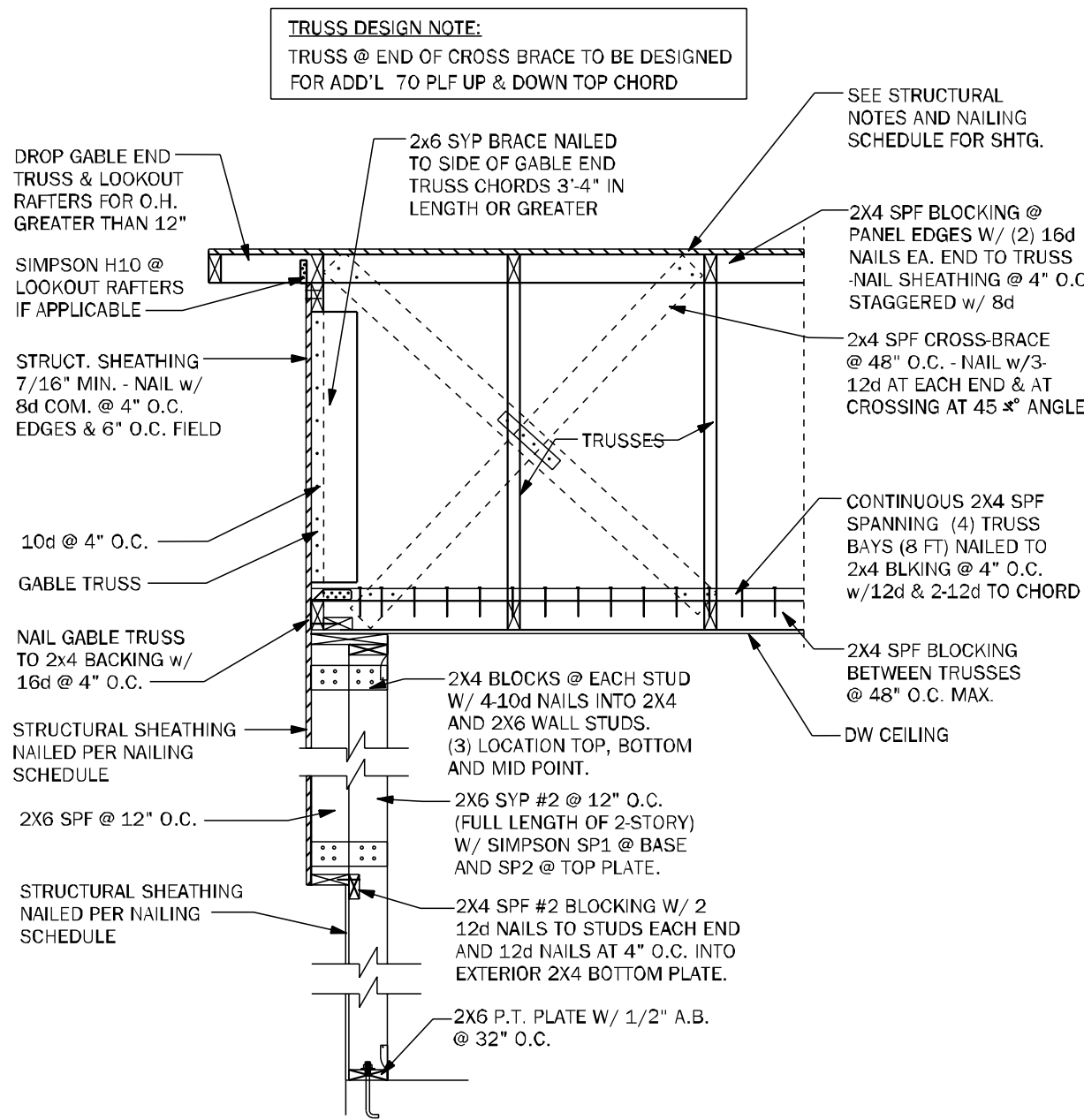
GE05 GABLE END BRACING - FRAME WALL N.T.S.



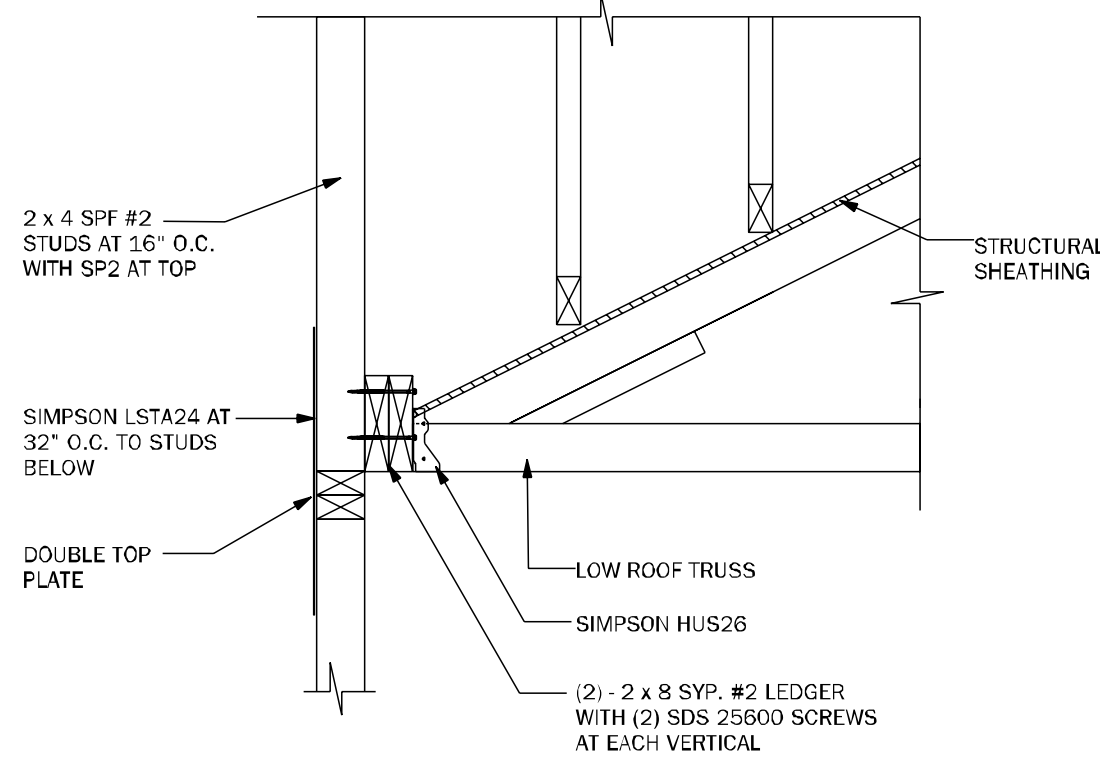
GE22 GABLE END BRACING w/ VOL CEILING 1/2"=1'-0"



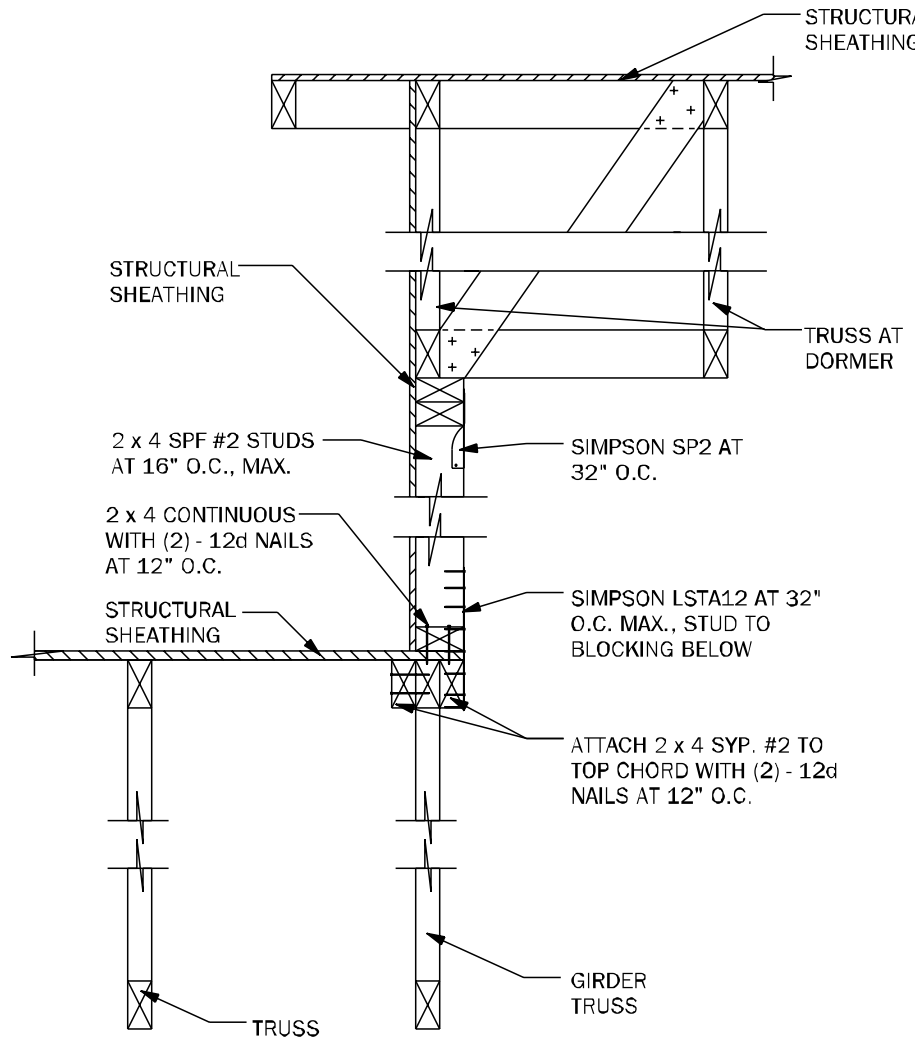
GE23 GABLE END BRACING w/o VOLUME CEILING 1/2"=1'-0"



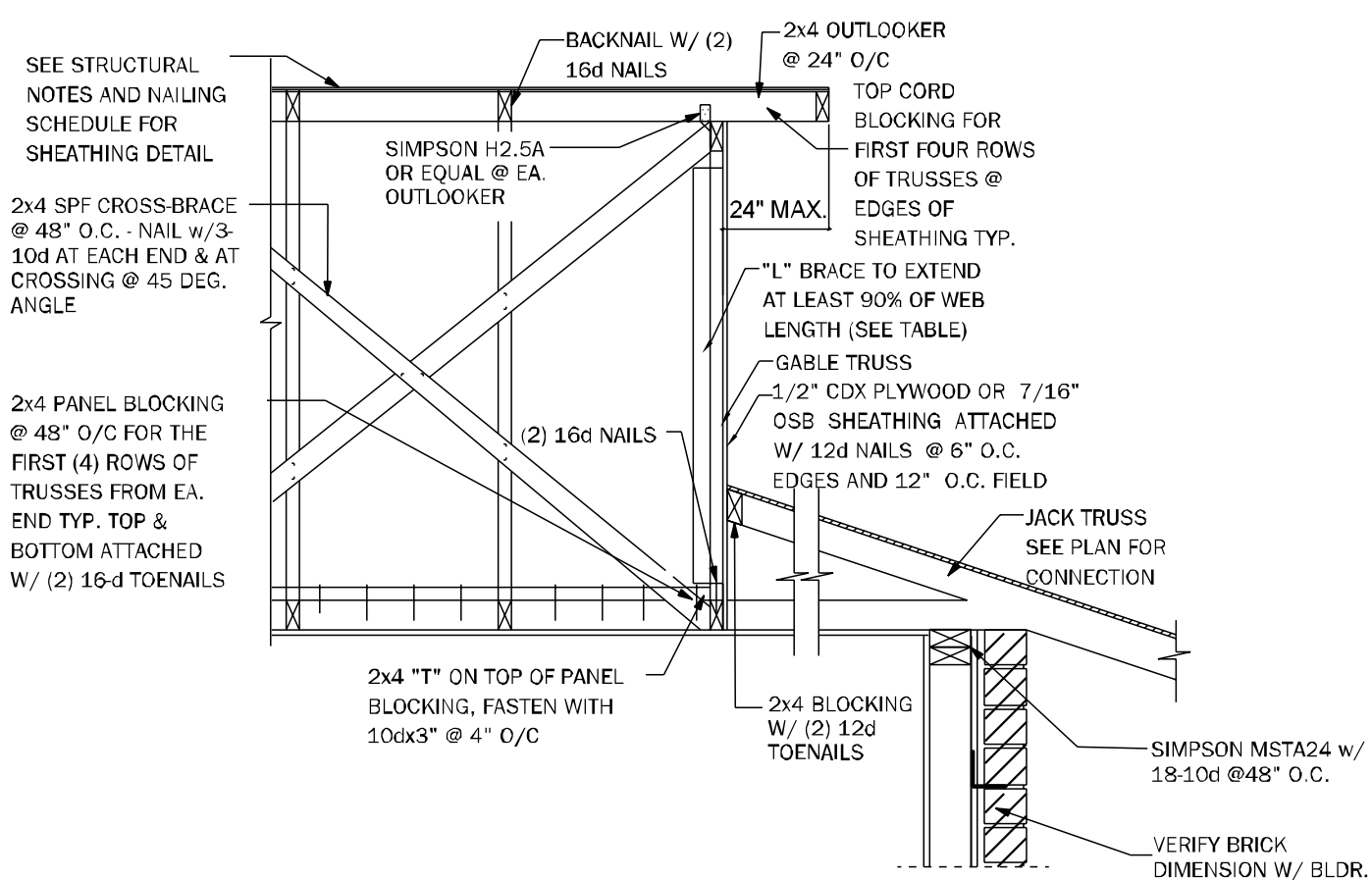
GE24 GABLE @ VAULT N.T.S.



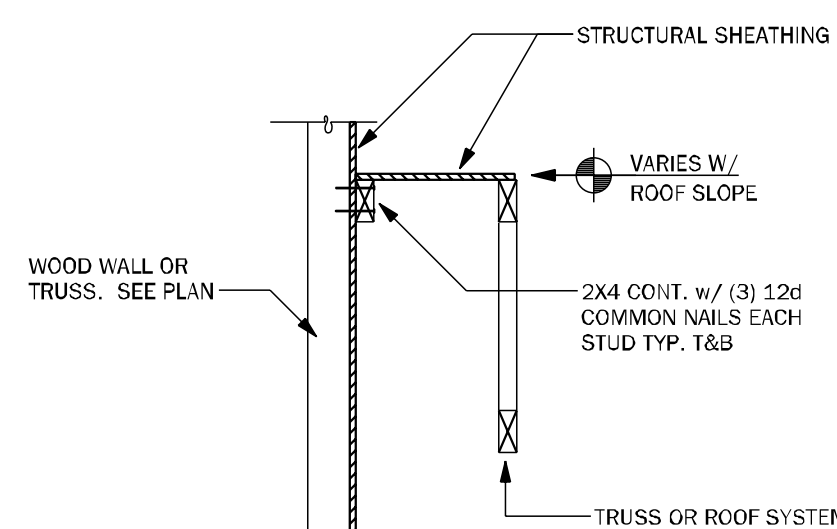
WF72 LEDGER N.T.S.



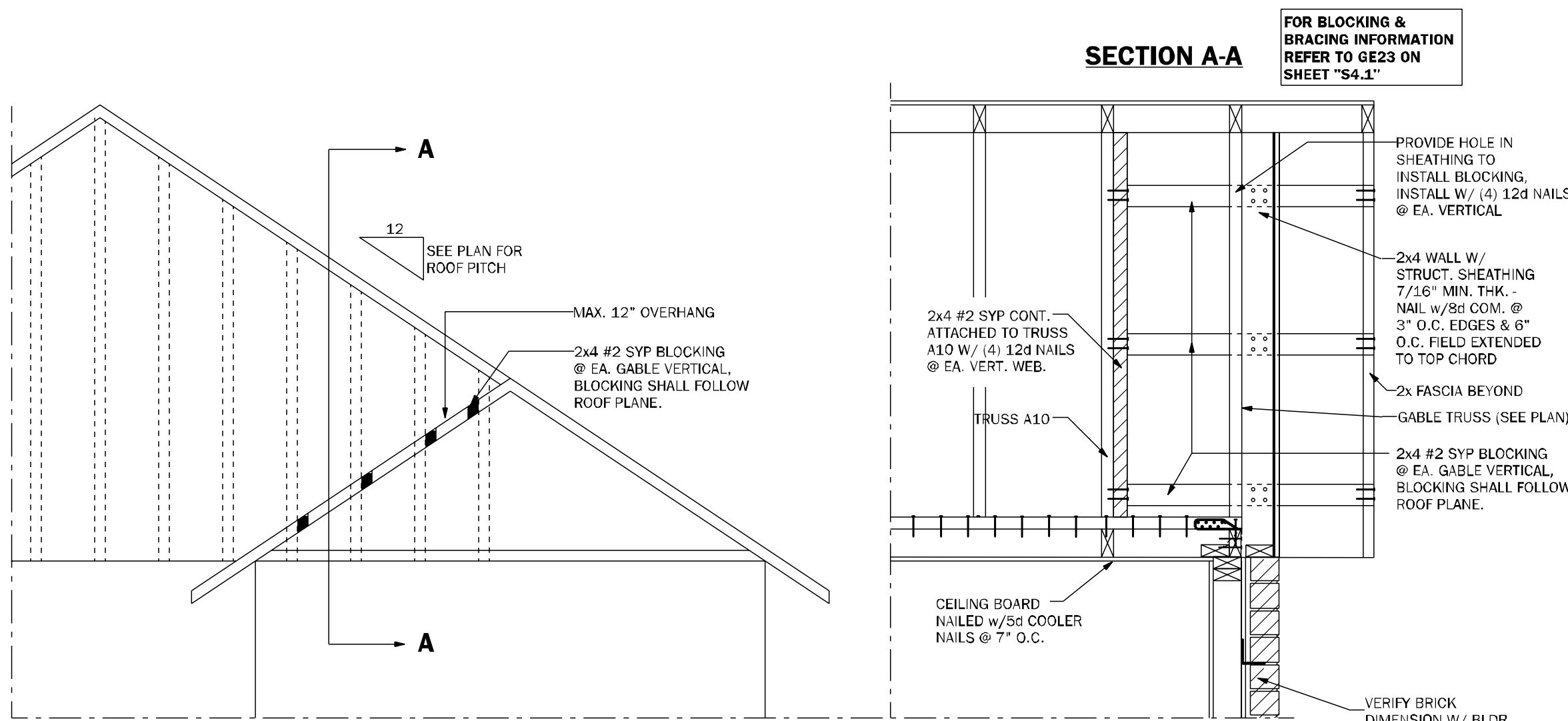
WF73 KNEEWALL @ DORMER N.T.S.



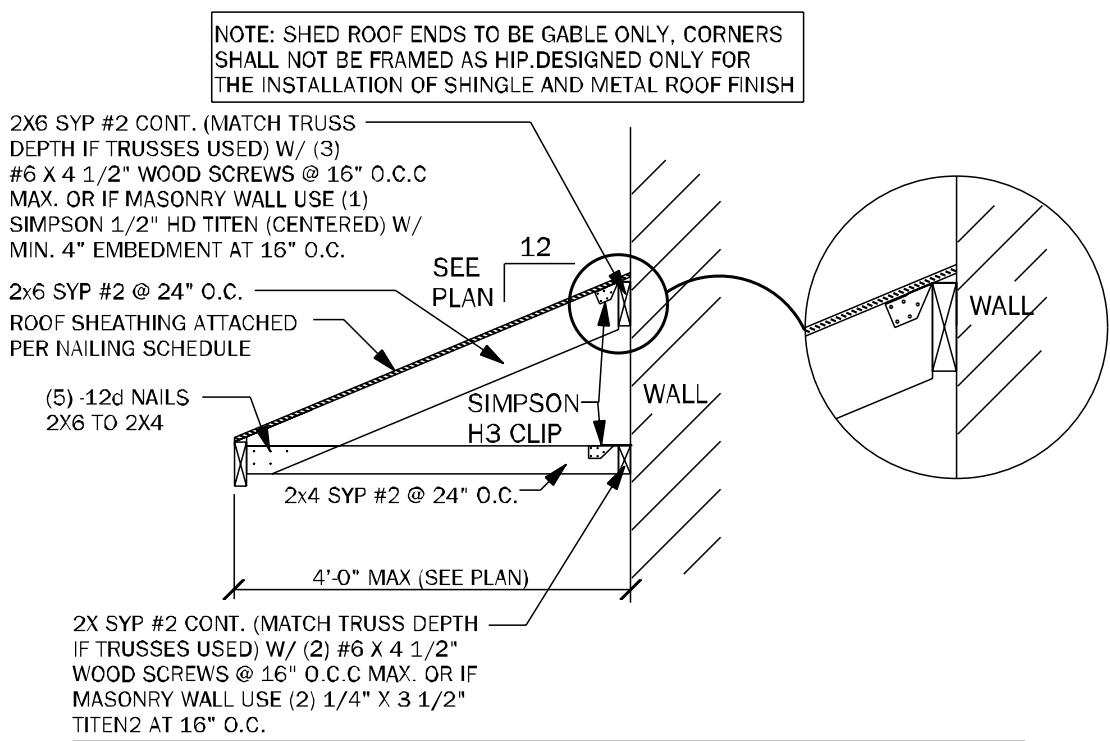
GE21 SECTION @ DUTCH GABLE 3/4"=1'-0"



LD02 SHEAR TRANSFER EXTERIOR WALL N.T.S.



GE23.1 GABLE END OVERHANG 1/2"=1'-0"



SR01 SECTION AT SHED ROOF 3/4"=1'-0"

COUNTY
SEAL

Wednesday, July 03, 2024

To the best of the Engineer's knowledge, information, and belief, the design complies with all applicable codes, regulations, and standards, and the design is based on the information provided by the client. The Engineer does not warrant the design for any other purpose, and the design is not to be used for any other purpose without the written consent of the Engineer.

FDS ENGINEERS ASSOCIATES
205 South Lake Ave., Suite 200
Tallahassee, Florida 32301
Tel: 904.225.8275
Fax: 904.225.8276
www.fdseng.com

keesee associates
ARCHITECTURE | DESIGN | PLANNING
22407 SEB 2353
Gainesville, FL 32609
Tel: 352.327.5151
www.keesee.com

DAMS HOMES
FLORIDA CONTRACTORS LICENSE NO. CRC13301148
100 WEST GARDEN STREET
PENSACOLA FL 32502

DIVISION LOCATION:
GAINESVILLE

Job Information:

Model Name / Number:
2265

Plan Issue Date:
Wednesday, July 03, 2024

KA PROJECT NUMBER:
24-08047

Sheet:
S-4.1

Of:
01

ROOF FRAMING AND BRACING DETAILS

