

Alterations and Additions to Residence for:
Mike & Mary Summerfield

for S & S Construction, Inc.
 Columbia County, Florida

Drawing Index

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ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION.

BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	1 = 1.00
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MUFRS PER TABLE 1609.2A (FBC 2004)	ROOF: - 23.1 PSF
DESIGN WIND PRESSURES:	WALLS: + 26.6 PSF
	EAVES: - 32.3 PSF
COMPONENTS & CLADDING PER TABLES 1609.2B & 1609.2C (FBC 2004)	OPNGS: + 21.8 / - 23.1 PSF
DESIGN WIND PRESSURES:	EAVES: - 68.3 PSF
	ROOF: + 19.9 / - 25.5 PSF

REVISION:
6 SEP 2008

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I.P. Geisler, Architect

DRAWN:
178

ALTERATIONS and ADDITIONS to RESIDENCE for:
MIKE & MARY SUMMERFIELD
 COLUMBIA COUNTY, FLORIDA
COVER SHEET

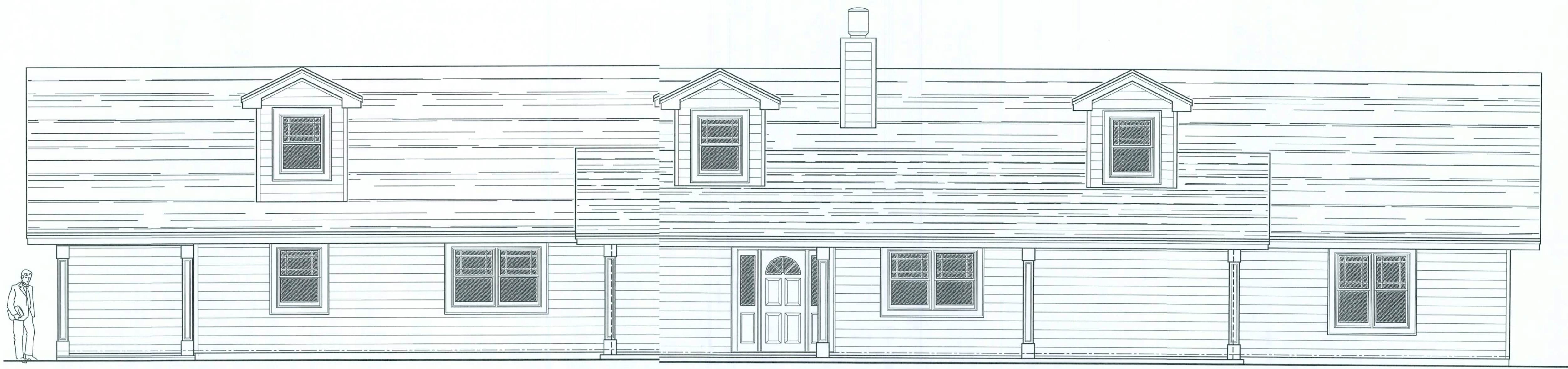
NS
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 N.C.A.R.B. Certified
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 386-185-821

DATE:
1 SEP 2008
 CODE:
2K847

SHEET:
CS.1
1 OF 1



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FRONT ELEVATION

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

NOTE !!!
EXTERIOR DOORS SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCT:
SERIES ENTERGY 6-8 W/ INSULING OPAQUE RESIDENTIAL INSULATED STEEL DOOR W/ STEEL FRAME AS MFG'D BY "PREMDOR ENTRY SYSTEMS"

NOTE !!!
WINDOW ASSEMBLIES SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCTS:
"MI HOME PRODUCTS, INC." SERIES 450/650 ALUMINUM WINDOWS, SINGLE HUNG, 1, 2 & 3 MULLED UNITS, PICTURE WINDOWS & SLIDING GLASS DOORS PER ASTM E 283, ASTM E 330 & ASTM E 541



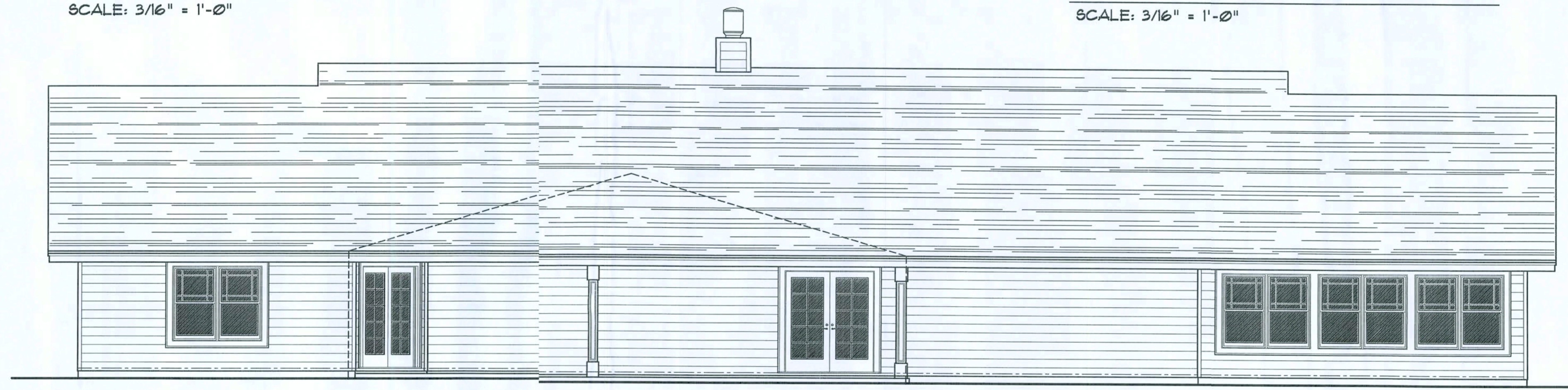
END ELEVATION

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



END ELEVATION

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



REAR ELEVATION

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

EXTERIOR FINISH MATERIALS:

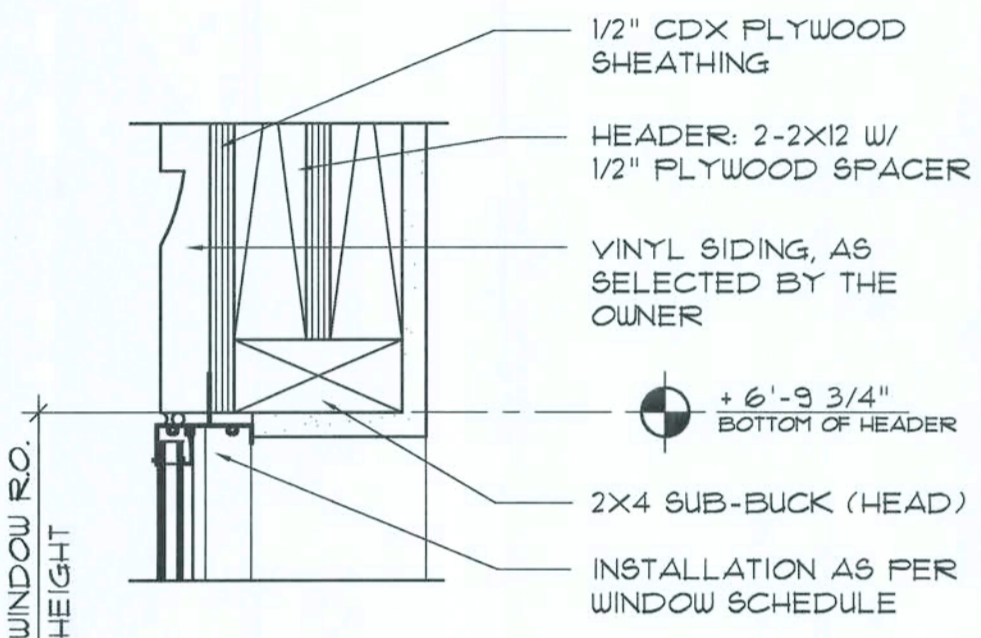
- ① CONT. RIDGE VENT TO MATCH ROOFING
- ② FINISH ROOFING AS SELECTED BY OWNER
- ③ MTL. FLASHING ON 1X6 CYPRESS FASCIA
- ④ PORCH POST - SEE PLANS FOR TYPE
- ⑤ STEEL ENTRY DOOR, STYLE AS SELECTED BY THE OWNER - PAINTED FINISH
- ⑥ HARDIE BOARD SIDING - COLOR, STYLE & PATTERN AS SELECTED BY THE OWNER
- ⑦ CONCRETE PORCH DECK, W/ WOOD FLOAT FINISH & TOOLED EDGES
- ⑧ SINGLE HUNG ALUMINUM WINDOWS W/ DBL. GLAZING, AS SELECTED BY OWNER

NOTE !!!

ROOF SHINGLES SHALL BE OF THE FOLLOWING MANUFACTURERS AND MODELS:

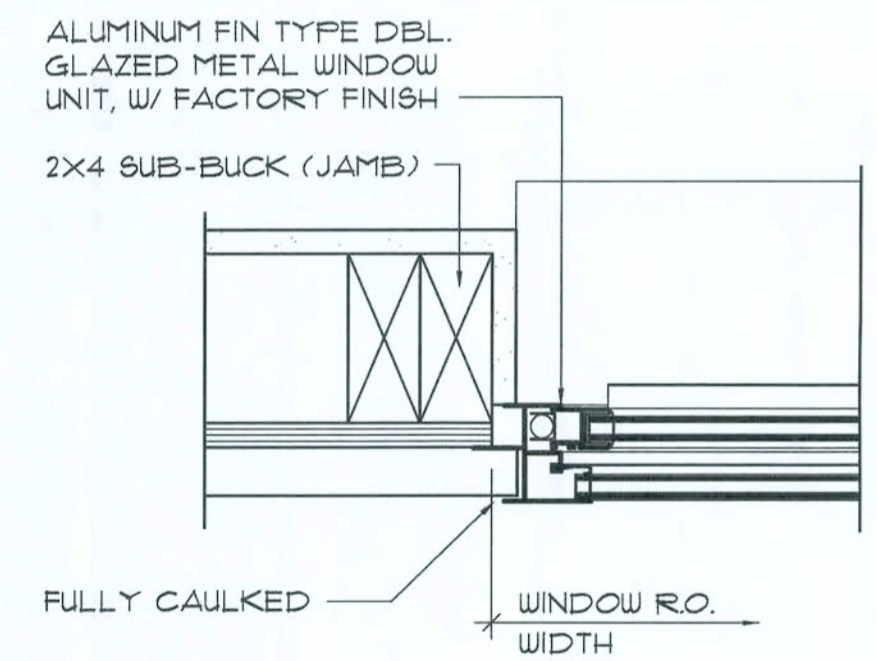
TAMKO ROOFING PRODUCTS	GAF MATERIALS CORP.	ELK PREMIUM ROOFING
GLASS-SEAL AR	ROYAL SOVEREIGN	RAISED PROFILE #
ELITE GLASS-SEAL AR	MARGUIB	PRESTIGE HIGH DEFINITION #
HERITAGE 30 AR	WEATHER MAX	PRESTIGE 29 #
HERITAGE 40 AR	SLATELINE	PRESTIGE 30 #
HERITAGE 50 AR	GRAND CANYON	PRESTIGE 35 #
TAMKO REQUIRED NAILS/SHINGLE = 4	GRAND SEQUOIA	PRESTIGE 1 #
	COUNTRY MANOR	PRESTIGE PLUS #
	COUNTRY ESTABLES	PRESTIGE GALLERY COLLECTION #
	TIMBERLINE 30	CAPSTONE #
	TIMBERLINE SELECT 40	
	TIMBERLINE ULTRA	
	SENTINEL	
	GAF REQUIRED NAILS/SHINGLE = 4	ELK REQUIRED NAILS/SHINGLE = 4
		• 5 NAILS
		• 6 NAILS

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TAS 100, USING THE SPECIFIED NAILS



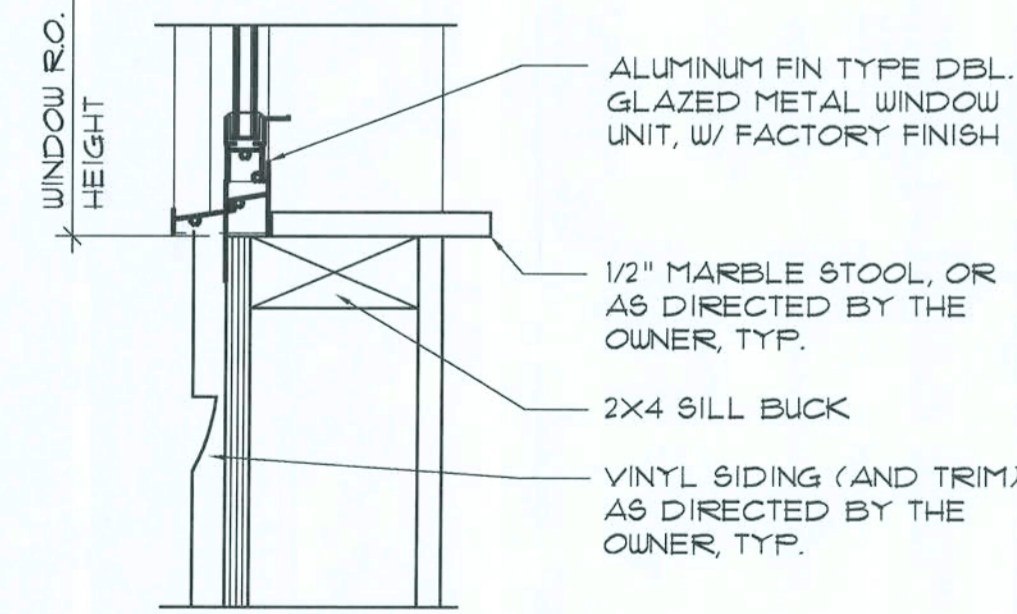
**HEAD DETAIL
MTL. SASH**

1



**JAMB DETAILS
MTL. SASH**

2



**SILL DETAIL
MTL. SASH**

3

Typ. Window DET'S

SCALE: 3" = 1'-0"

A



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AS - BUILT DRAWING REQUIREMENTS:

- A. ELECTRICAL "AS-BUILT" DRAWINGS
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP
DUGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY
CHANGES TO THE ELEC. PLAN, ADDING TO THE ELEC. PLAN,
RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS
IDENTIFIED W/ CKT N., DESCRIPTION, # BRKR, SERVICE ENT.
4 ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH.
RISER DIA. SHALL INCLUDE WIRE SIZES/TYPER 4 EQUIPMENT
TYPE W/ RATINGS 4 LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DUGS
TO OWNER 4 1 COPY TO THE PERMIT ISSUING AUTHORITY.
B. HVAC "AS-BUILT" DRAWINGS
HVAC CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP
DRAWINGS INDICATING ALL HVAC WORK, INCLUDING ALL
DUCTWORK LOC, SIZES, LINES, EQUIPMENT SCH, 4 BALANCING
REPORT - CONTR SHALL PROVIDE 1 COPY OF AS-BLT. DUGS
TO OWNER 4 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 DUGS TO OWNER AND
1 COPY TO THE PERMIT ISSUING AUTHORITY.

GENERAL MILLWORK NOTES:

- 1. MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR
TH 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 4 TRAY GUIDES, ADJUSTABLE SHELF STANDARDS 4 SURFACE
BCTS.
3. ALL APPLICABLE STANDARDS OF "AWI" QUALITY STANDARDS 4 GUIDE
SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. ALL "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
OF 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 4 CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS
OR DIRECTIVES ISSUED BY THE OWNER.
6. PRODUCTS SHALL INCLUDE THE FOLLOWING:
OFTWOOD - SOLID STOCK PINE, C OR BETTER
HARDWOOD - SPECIES AS SELECTED BY OWNER
LYWOOD, OPAQUE FINISH - FIR GRADE A/B
LYWOOD, TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER
ARTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER
AM. PLASTIC - MFG, COLORS, PATTERNS 4 TEXTURES AS SELECTED
BY OWNER
AMINATING ADHESIVES - POLYVINYL ACETATE, UREA-
FORMALDEHYDE, CASEIN
7. ASSEMBLE WORK AT MILL 4 DELIVER TO JOB SITE READY TO INSTALL
INFORM AS POSSIBLE.
8. PROTECT MILLWORK FROM MOISTURE 4 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'S DIRECTIONS.
LIVE OPERATING HARDWARE OPERATING SMOOTHLY 4 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 SUB-
JECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/D.18.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS,
TOOLS AND EQUIPMENT TO INSTALL A COMPLETE 4 OPERATING HVAC
SYSTEM.
3. HVAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED).
IT 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 4 AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
5. IT'S THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH
NPA-90A AND ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUM-
INUM W/ 1 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE UL
LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED DUCT
LINER 4 WRAPPED W/ 1 3/4 LB. FOILFACED FIBERGLASS INSULATION.
AL FIBERGLASS DUCT SHALL BE FOILFACED, R42/R6.0 DUCTBOARD.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET
METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA
AD SHACNA STANDARDS.
8. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL
AD CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR
APPLICATIONS. ACCEPTABLE MANUFACTURERS SHALL BE TITUS,
METALAIR, NAILORHART, HART 4 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,
AD THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PRO-
VIDE ALL SWITCHES, DISCONNECTS 4 CONTROL WIRING. THERMOSTATS
SHALL BE APPROVED BY THE EQUIPMENT MFR.
11. ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET
INDE 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
AMAFLEX 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. HVAC SUB-CONTRACTOR SHALL PROVIDE 4 INSTALL ALL NECESSARY
ORSETS, TRANSITIONS 4 BENDS REQUIRED TO PROVIDE A COMPLETE
SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
17. IT'S THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO CO-
ORDINATE 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
N-19, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND
WIRING.

GENERAL PLUMBING NOTES:

- 1. SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALL-
ATION 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 PREFORMED BY A LICENSED PLUMBING CON-
TRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED
SYSTEM SHALL BE FULLY OPERATIONAL.
5. ALL EXCAVATION 4 BACKFILL AS REQUIRED FOR THIS PHASE OF THE
CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S
RESPONSIBILITIES.
6. PLUMBING FLAT PLANS AND 1 RISER DIAGRAMS (IF INCLUDED) ARE DIA-
GRAMATIC. 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", 4 TYPE K FOR ALL
LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER.
AT THE OWNERS 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 4 RAINWATER PIPING SHALL BE CAST IRON NO-HUB
90'-12 ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL
BANDS 4 BELL 4 SPIGOT CAST IRON BELOW GRADE W/ LEAD 4 OAKUM
JOINTS OR AT THE OWNERS 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 1 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 4 OFFICIALS. P.V.C. MAY NOT
BE USED TO PENETRATE CHIMNEYS OR FIRE RATED WALLS / CEILING.
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 4 LINE FOR ALL FLOOR DRAINS FROM NEAR-
EST 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 4 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" 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 1' 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/CONTACTOR, UNIONS AND PRESSURE GAUGE.
6. PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS
DIRECTED OTHERWISE BY THE OWNER.
7. SEPTIC TANK LOCATION 4 DRAINFIELD INVERT SHALL BE DETERMINED
BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION W/ THE OWNER.
8. SEPTIC TANKS SHALL BE OF 4 SIZE 4 CONSTRUCTION AS DETERMINED
BY THE LOCAL HEALTH DEPARTMENT. TANK MAT'L SHALL BE POURED
CONCRETE OR FIBERGLASS 4 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 4 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 BEADS, MOUND 4 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 1 LOCAL HEALTH DEPARTMENT.

ELECTRICAL NOTES: General

- 1. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHI-
TECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL
EQUIPMENT. CONFIRM WITH OWNER.
2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC
1997 EDITION AND ITS AMENDMENTS AS ADOPTED BY THE
PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
3. GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD
GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE
250 OF NEC-1994.
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, TW,
THHN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL
CONDUCTORS #10 4 SMALLER MAY BE SOLID. ALL CONDUCTORS
#8 AND LARGER SHALL BE STRANDED TYPE.
5. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS
BY SPLICING AND BRINGING OUT A TAP, ASSURING NO OPEN-
INGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.
6. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL -
WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
7. INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT
FIXTURES.
8. INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, REST-
ROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS
NOTED ON THE DRAWINGS.
9. INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL"
OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS
SHALL BE NEW.
10. 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.
11. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVER-
LOAD RELAYS IN EACH HOT LEG.
12. 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.
13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS
REQUIRED FOR A COMPLETE, OPERATING SYSTEM, PROVIDING
THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
14. 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.
15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE
PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
16. 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.
17. EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE
PLANS, SHALL BE WIRED PER NEC 100-102.
18. ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL
BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTI-
FIED A TO WHAT IS INCLUDED ON SAID CIRCUIT.
19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY
MINOR DETAIL OF THE CONSTRUCTION.
20. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD
REQUIREMENTS OF THE POWER COMPANY 4 TELEPHONE COMPANY.
21. 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.
22. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
23. ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE
COMMON TRIP, NO TIE HANDLES OR TANDEMS SHALL BE
ACCEPTABLE.
24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS,
SHALL BE CURRENT LIMITED TYPE (CL) RATED 200,000 AIC.
25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR
ALL ELECTRICAL APPLICATIONS 4 DETERMINE THE CORRECTNESS
OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER
PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS
OR DOING ANY WORK.
26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE
LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIR-
CUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB
CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE
RATING PRIOR TO CONNECTION TO CIRCUITS.
28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY
NUMBER AND SIZES OF CIRCUITS.
29. WHEN CONDUIT RUNS EXCEED 200 FEET, FULL BOXES SHALL BE
INSTALLED SO THAT NO FULL EXCEEDS THIS DISTANCE.
30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN
ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT
CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

General Roofing NOTES:

- DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.
SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12
OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DBL. UNDERLAYMENT
IS REQUIRED.
UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226,
TYPE I, OR ASTM D 4869, TYPE I.
SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF-ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1970.
ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING,
AND COMPLY WITH ASTM D 225 OR ASTM D 3462.
FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS
STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH
A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH
THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING.
WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE
THROUGH THE SHEATHING.
ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN
FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL
SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR
GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS
OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM
WITH ASTM D 3161 OR M-DC FA 1071-95.
UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM
OF TWO LAYERS APPLIED AS FOLLOWS:
1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE
APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO
STAY IN PLACE.
2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT
SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND
FASTENED SUFFICIENTLY TO STAY IN PLACE.
FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM
OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE
FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED
SUFFICIENTLY TO STAY IN PLACE.
BASE AND CAP FLASHINGS:
BASE AND CAP FLASHINGS SHALL BE INSTALLED IN ACCORDANCE W/ MFR'S
INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE EITHER CORROSION
RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL
SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 71 LBS PER 100 SQUARE
FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM
NOMINAL THICKNESS OF 0.019 INCH.
VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S
INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY
LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.
1. OPEN VALLEYS LINED WITH METAL: THE VALLEY LINING SHALL BE
AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS
IN FBC TABLE 1507.3.9.2.
2. OPEN VALLEYS: VALLEY LINING OF TWO PLIES OF MINERAL SURFACE
ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18
INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
3. CLOSED VALLEYS: VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND
COMPLYING WITH ASTM D 224.
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE 4 COMPLYING
WITH ASTM D 1970.

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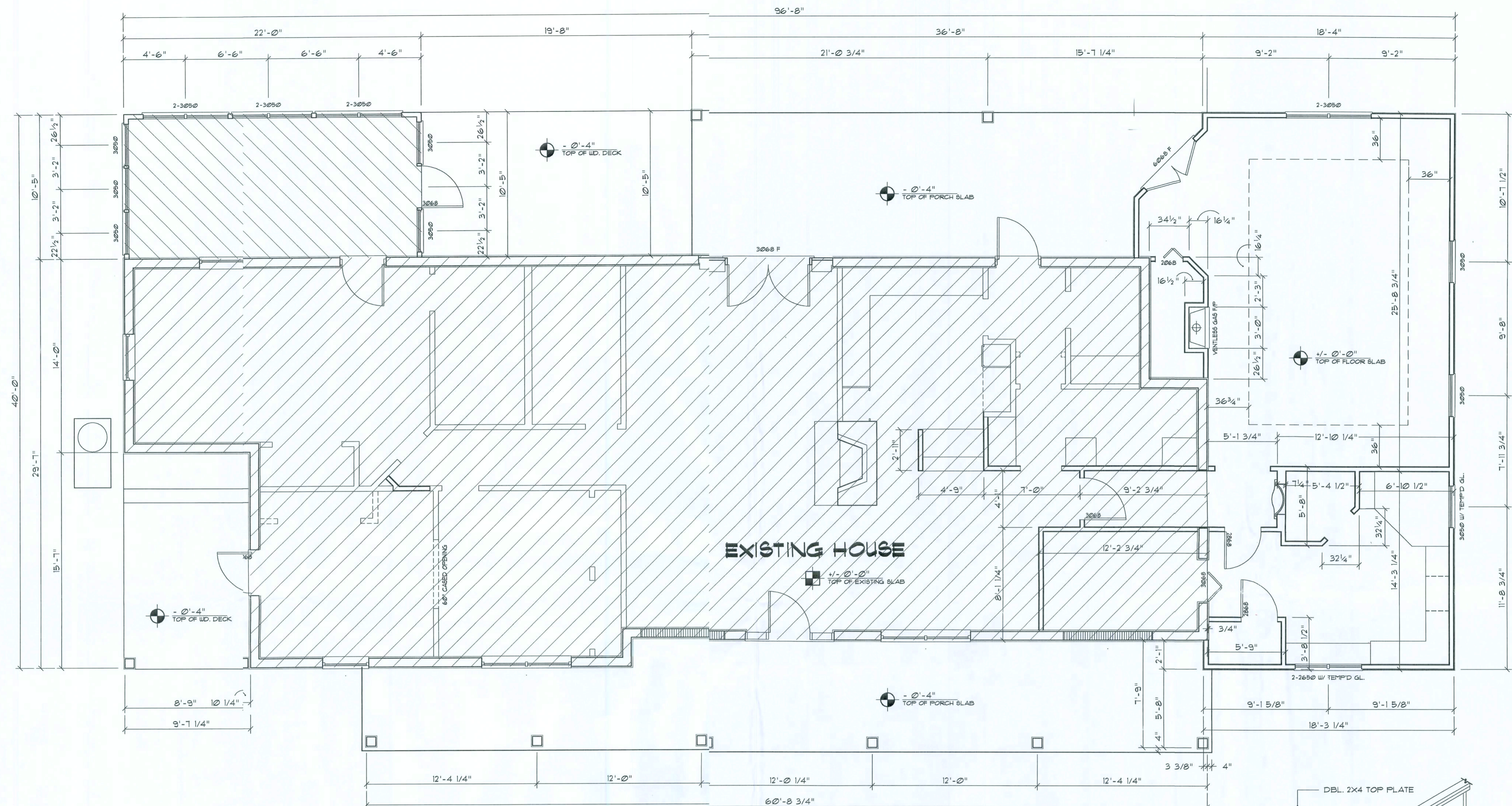
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198

ALTERATIONS AND ADDITIONS TO RESIDENCE FOR:
MIKE & MARY SUMMERFIELD
COLUMBIA COUNTY, FLORIDA
GENERAL NOTES

NICHOLAS
PAUL
GEISLER
ARCHITECT
N.C.A.A. Certified

DATE:
1 SEP 2008
COMB:
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A.2
2 OF 9





Dimension PLAN

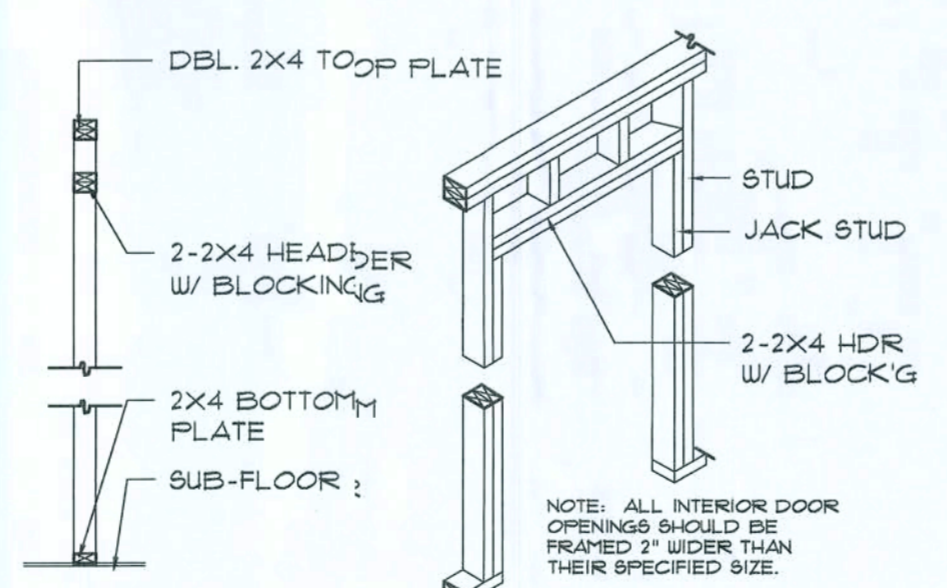
SCALE: 1/4" = 1'-0"

AREA CALCULATION

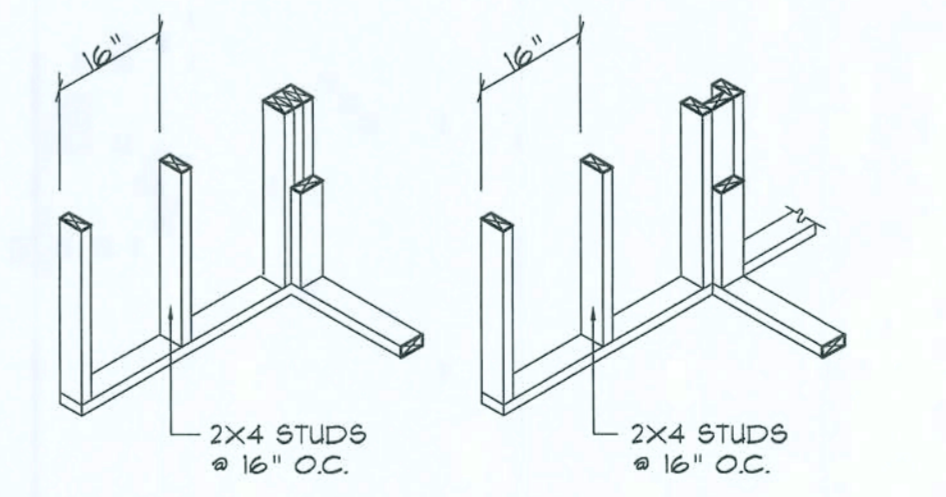
EXISTING LIVING AREA:	2055.0 SF	
NEW LIVING AREA:	194.2 SF	
GROSS LIVING AREA:	2249.2 SF	
BONUS ROOM STORAGE TTIC:		282.7 SF
ENCLOSED EXISTING PORCH AREA:	222.0 SF	
COVERED PORCH AREA (CONC. SLAB):	603.1 SF	
COVERED PORCH AREA (WOOD DECK):	348.7 SF	
GROSS PORCH AREA:		1251.8 SF
TOTAL AREA:		4391.1 SF

NOTE:
ALL INTERIOR PARTITION WALLS ARE
3/2" THICK, UNLESS NOTD OTHERWISE.

NOTE:
ALL EXTERIOR WALLS ARE 2X4 STUDS W/
1/2" THICK CDX FLYWD. SHEATHING (4")



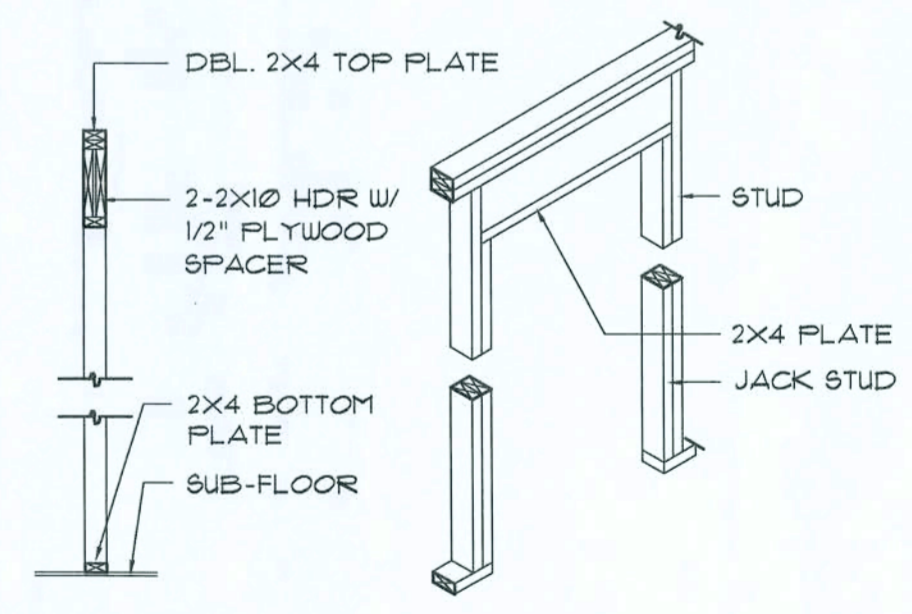
NON-BEARING WALL HEADER



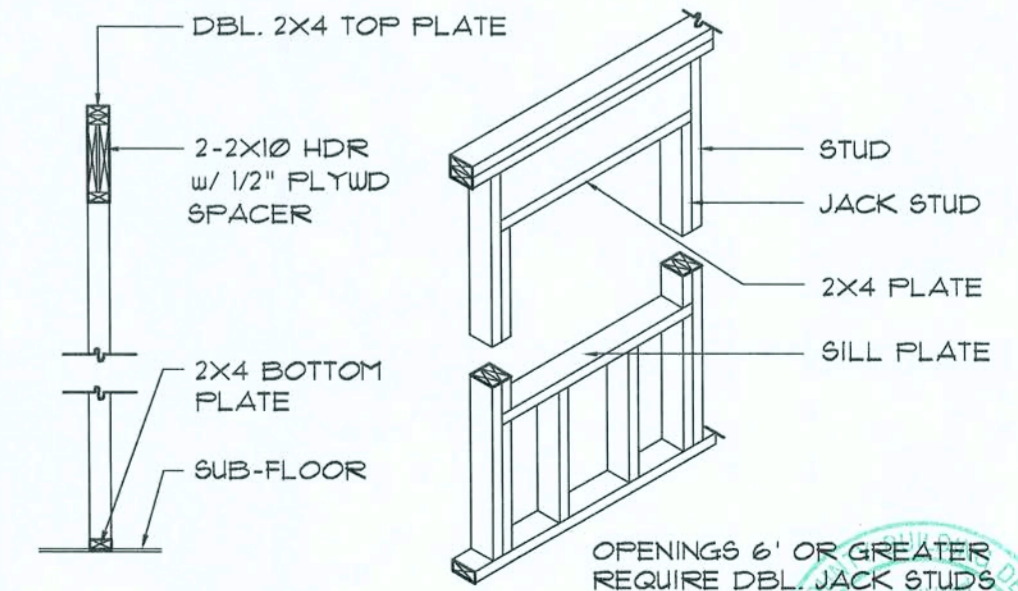
WALL CORNER WALL INTERSECTION

Framing DETAILS

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

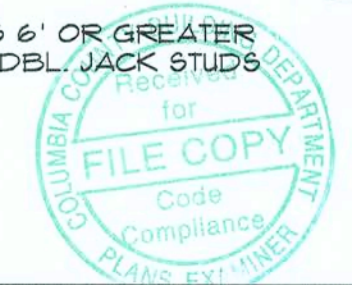


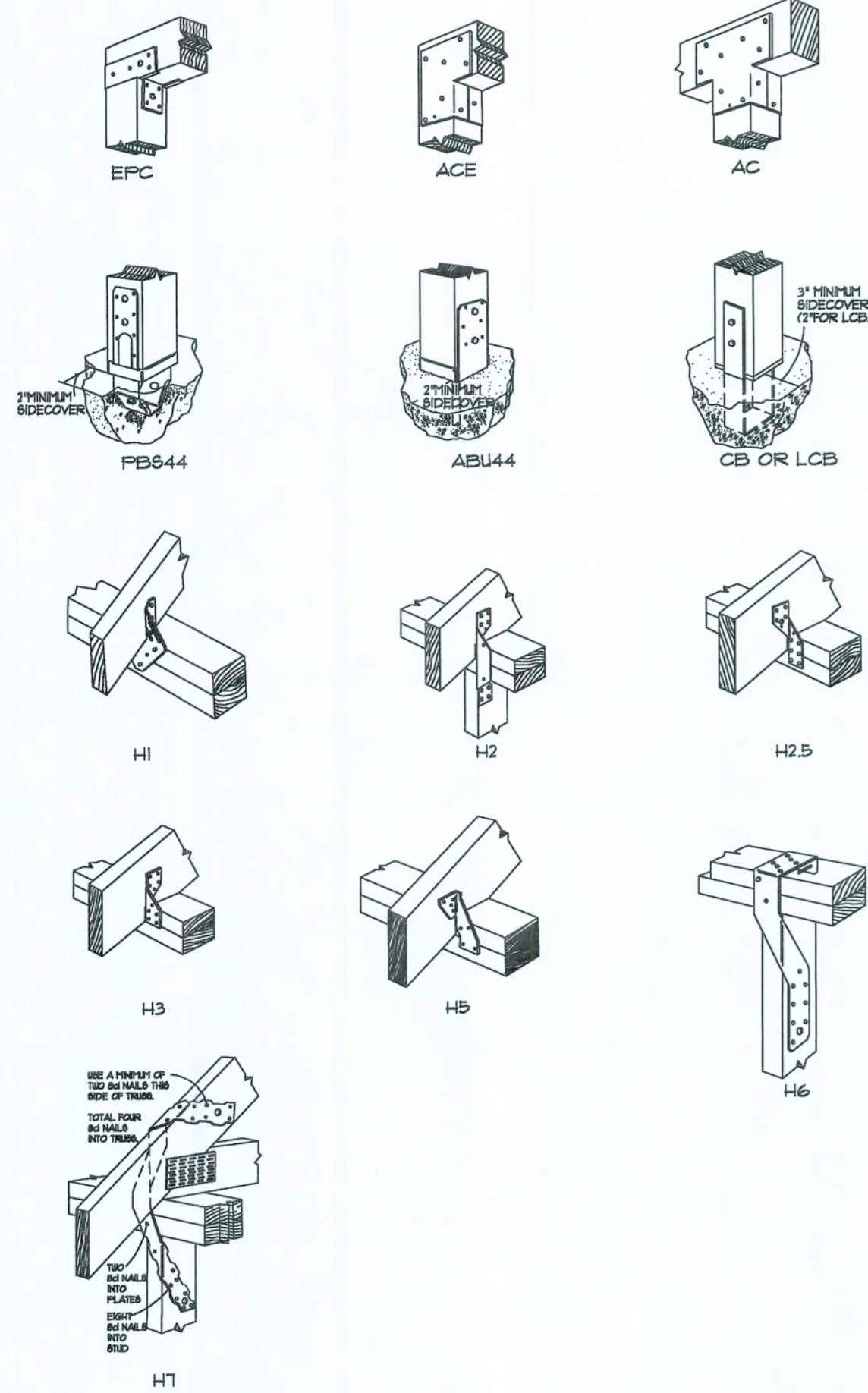
BEARING WALL HEADER



TYPICAL WINDOW HEADER

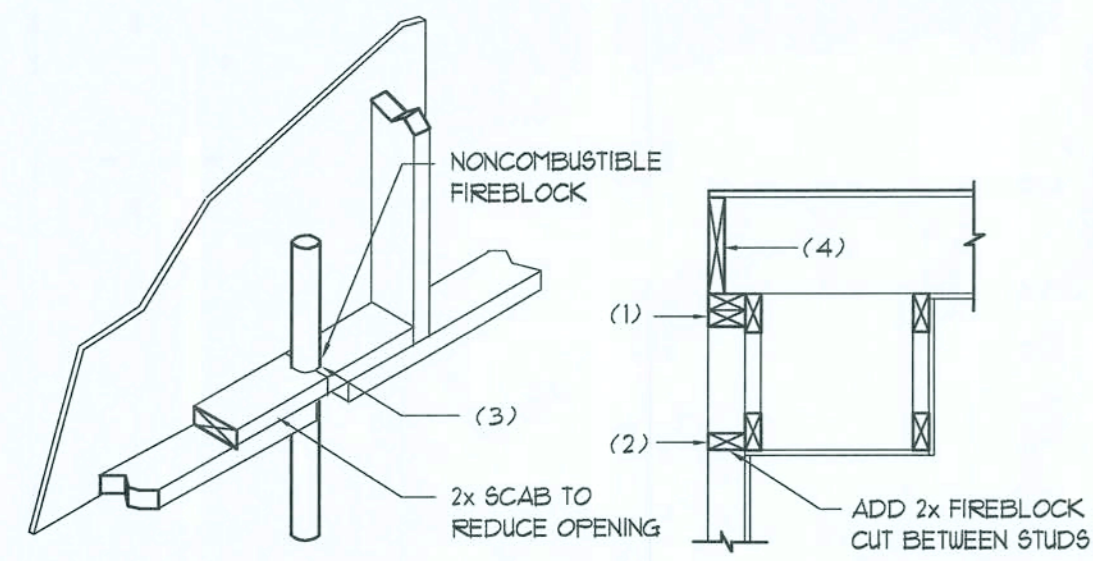
OPENINGS 6' OR GREATER
REQUIRE DBL. JACK STUDS





Typical "Simpson" CONNECTORS

SCALE: NONE



PENETRATIONS

SOFFIT/DROPPED CLG.

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 CEILING, COVE CEILING, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYRO PANEL 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 Stopping DETAILS

SCALE: NONE



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.
- 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.
- 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.
- 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.
- 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.
- ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.
- 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.
- CEILING OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRE RATED "1" GIB ON 1X6 WOOD FURRING AT 16" O.C. ATTACHED W/ 1/4" BULGEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES
 WIND DESIGN SPEED: 110 MPH UNLESS NOTED OTHERWISE
 SOIL DESIGN STATEMENT:
 FOOTING DESIGN IS BASED UPON 1/2 @ 2000 PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL & OR STONE. OTHER SOIL CONDITIONS: 16: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.
 LIVE LOADS: 1st FLOOR: 40 PSF, 2nd FLOOR: 40 PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: 2004 FLORIDA BUILDING CODE
 ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - LATEST
 LIFE SAFETY: NFPA-101 - LATEST

CONSTRUCTION DOCUMENTS
 THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITIES. FOR THE ISSUANCE OF CONSTRUCTION PERMITS, THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK OR FABRICATION OF ANY MATERIALS.

DO NOT SCALE OFF THESE PLANS
 DIMENSIONAL DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATIONS OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO FINAL PLAN SETS
 PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATION ON THE PLANS.

INORGANIC ARSENICAL PRESURE TREATED WOOD
 SOME FRAMING MATERIALS SPECIFIED FOR THE CONSTRUCTION OF YOUR PROJECT SUCH AS GILLS OR EXTERIOR FRAMING ARE PRESURE TREATED. EACH PIECE IS CLEARLY MARKED FOR EASY IDENTIFICATION AND IS USUALLY GREENISH IN COLOR.

THIS WOOD HAS BEEN PRESERVED BY PRESURE TREATMENT WITH AN EPA-REGISTERED PESTICIDE CONTAINING INORGANIC ARSENIC TO PROTECT IT FROM INSECT ATTACK AND DECAY. EXPOSURE TO TREATED WOOD MAY PRESENT CERTAIN HAZARDS, THEREFORE, PRECAUTIONS SHOULD BE TAKEN BOTH WHEN HANDLING THE TREATED WOOD AND IN DETERMINING WHERE TO USE OR DISPOSE OF THE TREATED WOOD.

FOR FURTHER INFORMATION ON THE USE OF AND DISPOSAL OF INORGANIC ARSENIC PRESURE TREATED WOOD, PLEASE REFER TO THE EPA MATERIAL SAFETY SHEET DEALING WITH THIS PRODUCT.

HARDWARE RETIGHTENING REQUIREMENTS
 ALL LAG SCREWS AND BOLT CONNECTIONS ON COMPOUND BEAMS, POSTS, GIRDERS, TIMBER TRUSSES AND OTHER STRUCTURAL MEMBERS TO BE INSPECTED PERIODICALLY AND RETIGHTENED AS NECESSARY.

FLORIDA BUILDING CODE Compliance Summary

TYPE OF CONSTRUCTION
 Roof: Hip Construction, Wood Trusses @ 24" O.C.
 Walls: 2x4 Wood Studs @ 16" O.C.
 Floor: 4" Thk. Concrete Slab w/ Fibermesh Concrete Additive
 Foundation: Continuous Footer/Stem Wall

ROOF DECKING
 Material: 1/2" CD Plywood or 1/6" OSB.
 Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
 Fasteners: 8d Common Nails per schedule on sheet A6

SHEARWALLS
 Material: 1/6" OSB, "WindStorm": 48" X 91", 129", 121" OR 145" Sheet Size: 48"x91" (129", 121" OR 145") Sheets Placed Vertical
 Fasteners: 8d Common Nails @ 4" O.C. Edges & 8" O.C. Interior
 Dragstrut: Double Top Plate (5" x 8") w/ 6d Nails @ 12" O.C.
 Wall Studs: 2x4 SFF Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS
 Truss Anchors: Simpson H25a @ Ea. Truss End (Typ. WOU)
 Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot.
 Anchor Bolts: 1/2" A307 THRU-BOLTS @ 64" O.C. - 1st Bolt 8" from corner
 Corner Hold-down Device: (1) Anchor THRU-BOLT
 Porch Column Base Connector: Simpson ABU44/ABU66 @ each column
 Porch Column to Beam Connector: Simpson EPC44/PC44 @ each column

FOOTINGS AND FOUNDATIONS
 Footing: 16"x18" Cont. W/ 2-#5 Bars Cont. 4 Wire Chairs @ 48" O.C. monolithic with slab

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2004 EDITION.	
BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	1 + 100
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MUFS PER TABLE 1609.2A (FBC 2004) DESIGN WIND PRESSURES:	ROOF: - 231 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
COMPONENTS & CLADDING PER TABLES 1609.2B & 1609.2C (FBC 2004) DESIGN WIND PRESSURES:	OPNGS: + 21.0 / - 231 PSF EAVES: - 68.3 PSF ROOF: + 19.7 / - 29.5 PSF

TERMITE PROTECTION NOTES:

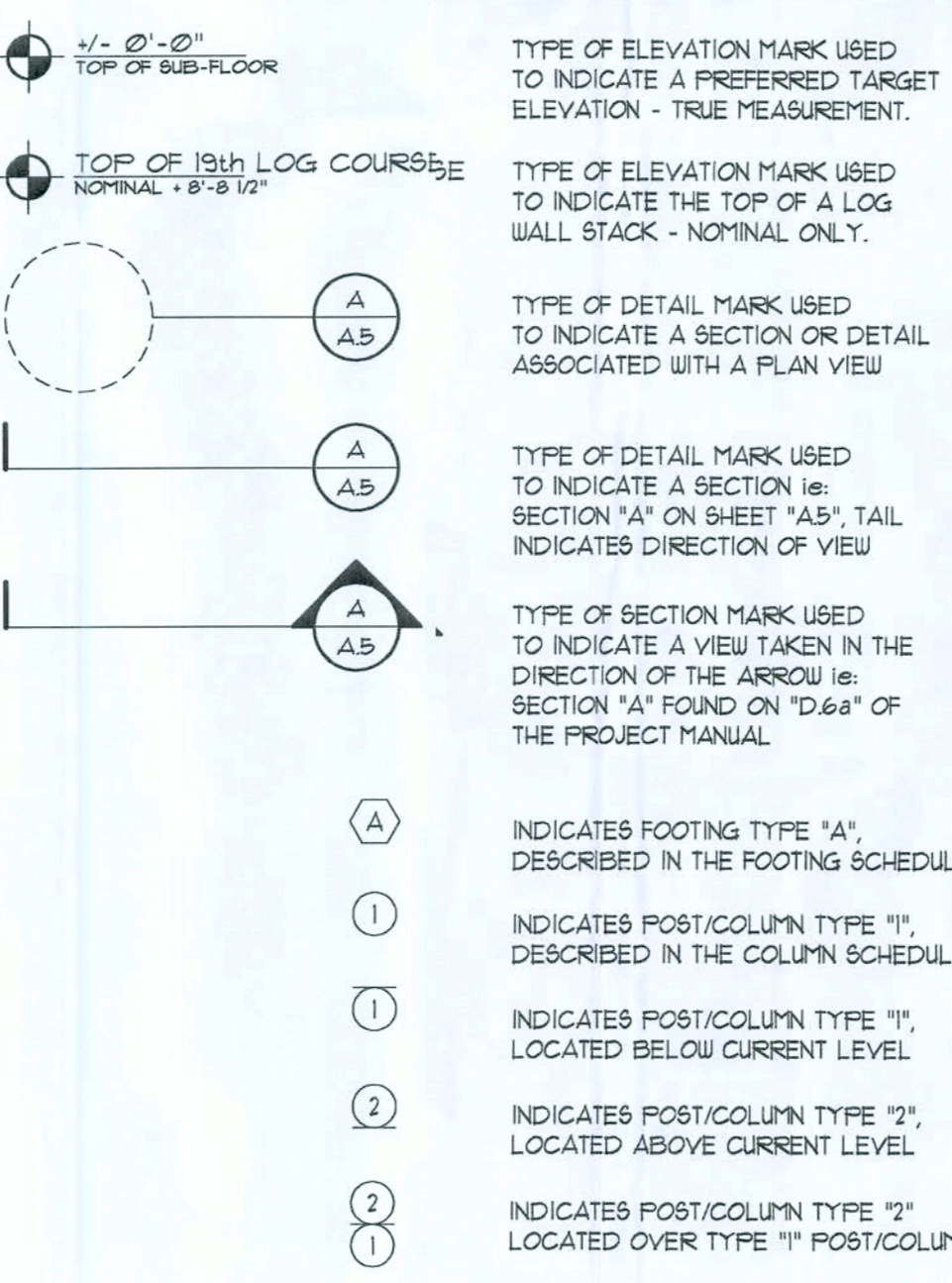
- SOIL CHEMICAL BARRIER METHOD:
- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINFORCEMENT AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 1609.2.6
 - CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1603.4.4
 - IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1603.4.4
 - TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1603.1.6
 - INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1616.11
 - SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1616.12
 - BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1616.13
 - MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT. RETREATMENT IS REQUIRED. FBC 1616.14
 - CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1616.15
 - SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1616.16
 - AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1616.16
 - ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1616.17
 - A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBSTRANEOUS TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1616.17
 - AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 1309.3.13
 - NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 1309.3.14

STANDARD ABBREVIATIONS

Ø	AT	GALV.	GALVANIZED
#	NUMBER OF POUND(S)	HORIZ.	HORIZONTAL
=	EQUALS	INS.	INSULATION
∅	DIAMETER	INT.	INTERIOR
W	WITH	LAV.	LAVATORY
W/O	WITHOUT	LVL.	LAMINATED VENEER LUMBER
CL	CENTERLINE	MAX.	MAXIMUM
∧	AND	MIN.	MINIMUM
+/- or ±	PLUS OR MINUS	MISC.	MISCELLANEOUS
1'	ONE FOOT	MO.	MASONRY OPENING
1"	ONE INCH	No. or N.	NUMBER
1/4" or 1/4"	ONE QUARTER INCH	OC.	ON CENTER
Ød	Ø PENNY	OH.	OVERHEAD
BM	BEAM	OH	OVERHEAD DOOR
B.O.	BY OTHERS	PLYD.	PLYWOOD
BOT.	BOTTOM	P/T	PRESURE TREATED
CLG.	CEILING	REIN.	REINFORCING (ED)
CO	CLEANOUT	REQD	REQUIRED
CONC.	CONCRETE	RL	ROOM
COTG	CLEANOUT TO GRADE	RO.	ROUGH OPENING
DBL.	DOUBLE	SF	SQUARE FEET
DM.	DIMENSION	SGD	SLIDING GLASS DOOR
DN.	DOWN	SHT.	SHEET
ELEV.	ELEVATION	SRLH	SULLIVAN RIVER LOG HOMES
EXT.	EXTERIOR	TYP.	TYPICAL
F	FRENCH (DOORS)	VERT.	VERTICAL
FDN.	FOUNDATION	WC	WATERCLOSET (TOILET)

SYMBOLS

THESE SYMBOLS ARE MOST OFTEN ENCOUNTERED IN THE FOLLOWING DRAWINGS: ELEVATIONS, DIMENSION PLANS, SECTIONS & STRUCTURAL PLANS



REVISION:

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 N.P. Geisler, Architect

DIAWN:

mpg

ALTERATION AND ADDITION TO RESIDENCE FOR:
MIKE & MARY SUMMERFIELD
 COLUMBIA COUNTY, FLORIDA
STRUCTURAL DETAILS

NICHOLAS GEISLER ARCHITECT
 1186 N.W. 10TH ST., SUITE 200
 GAINESVILLE, FL 32609
 352-336-8222

DATE:

11 SEP 2008

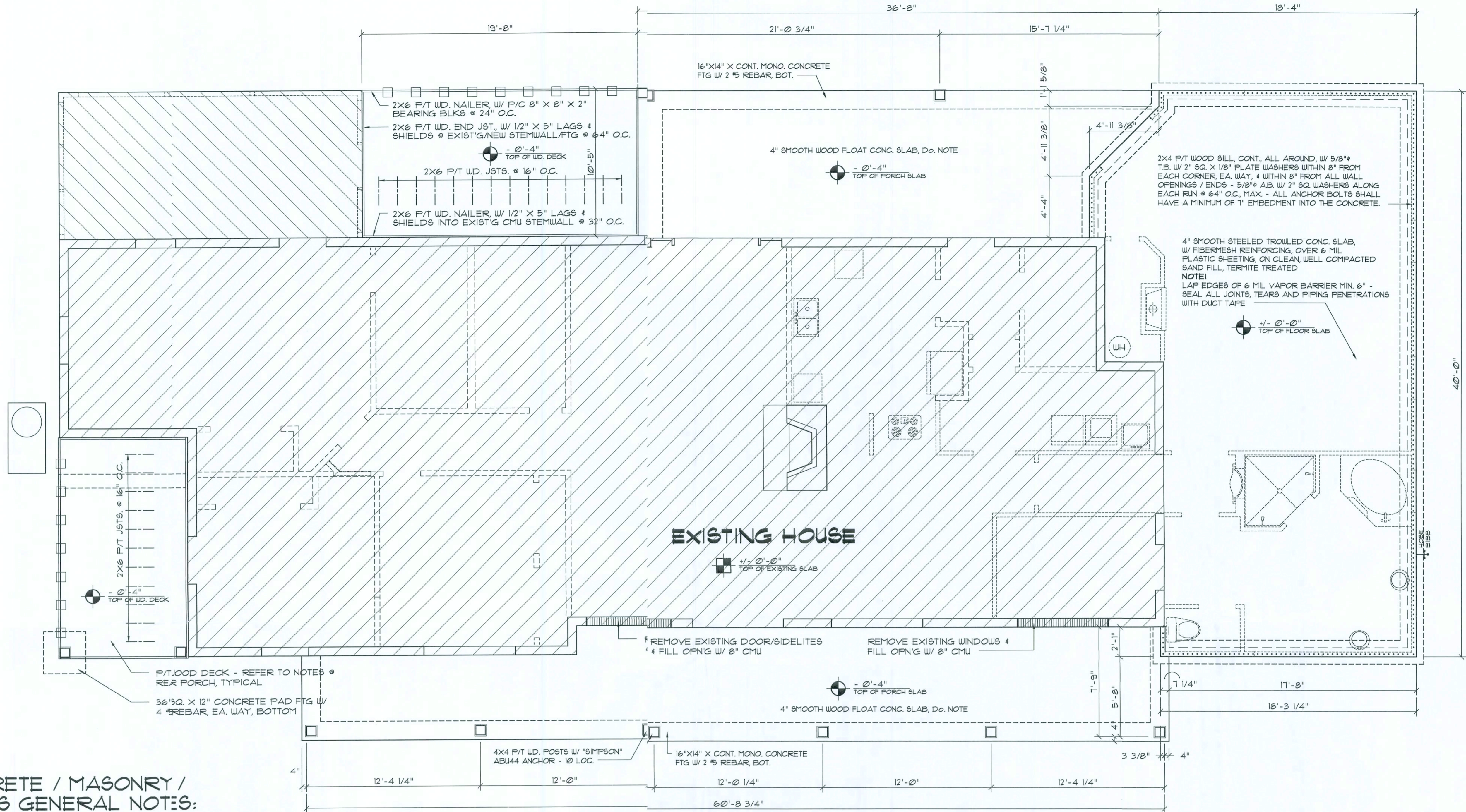
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SHEET:

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CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- 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.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL ANFILL COMPACTATION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE OLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 KSI.
- CONCRETE SHALL BE STANDARD MIX F_c = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F_c = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT, MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F_m = 1500 PSI.
- MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE 1 R A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

Foundation PLAN

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

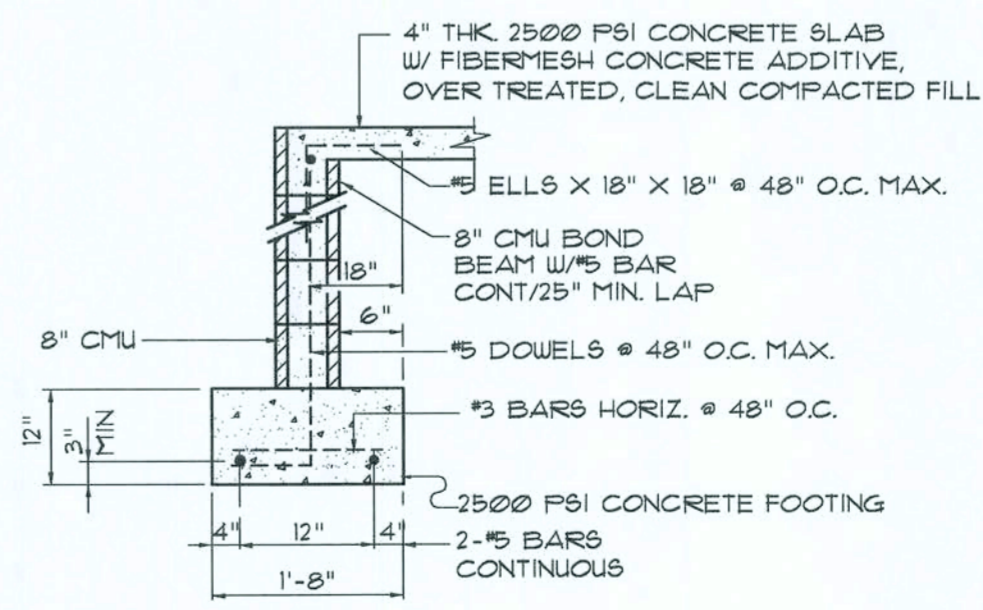
----- SHEAR WALL SEGMENTS, SEE A5 (ALL EXT. WALLS, LESS DOOR OPENINGS)

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER 2004 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

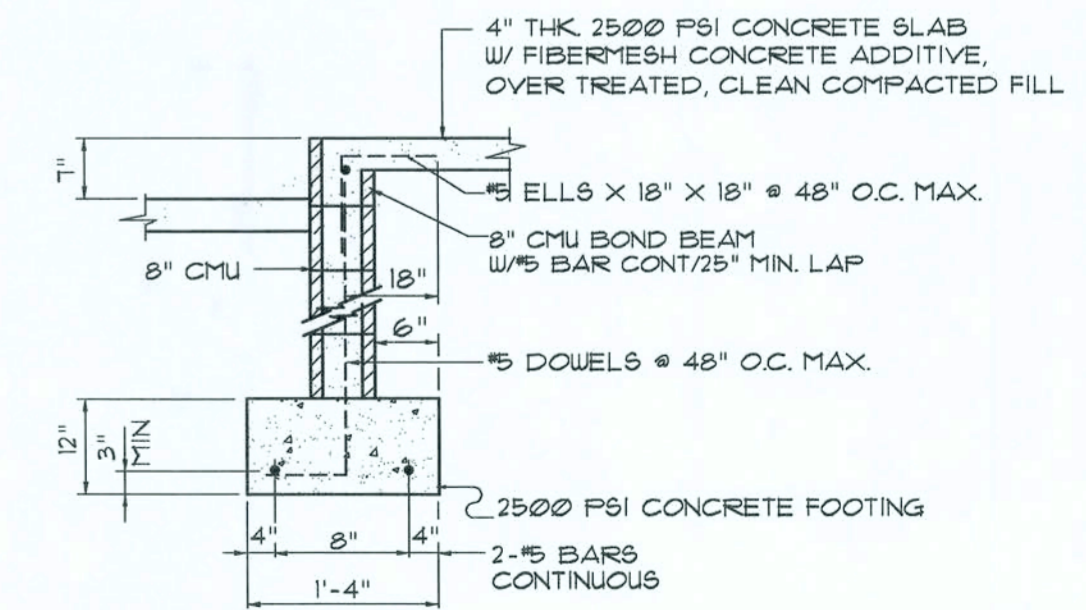
NOTE!
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

NOTE!
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.

NOTE!
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOCS, SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.



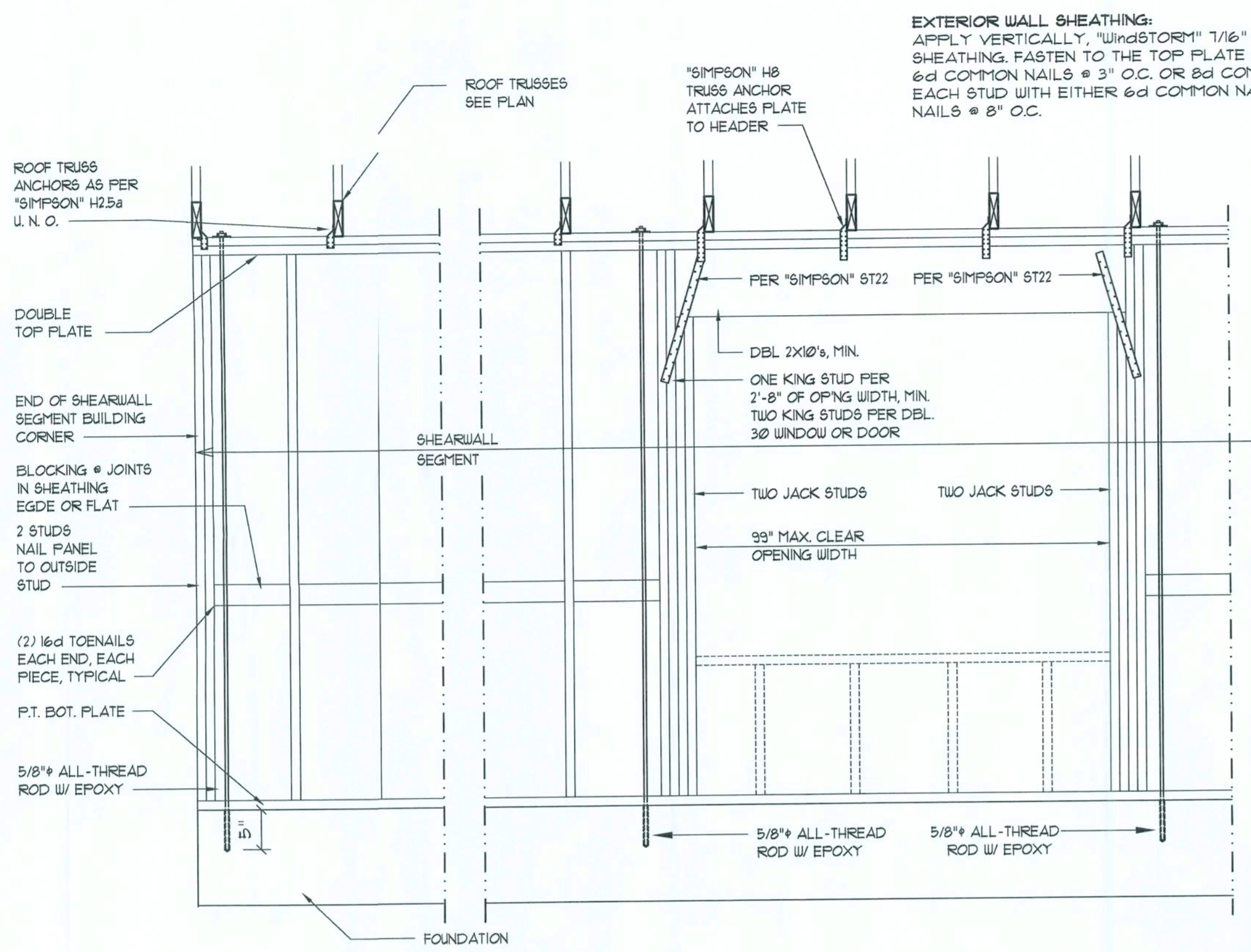
SECTION 1
SCALE: 1/2" = 1'-0"



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



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All-Thread Shear Wall DETAILS

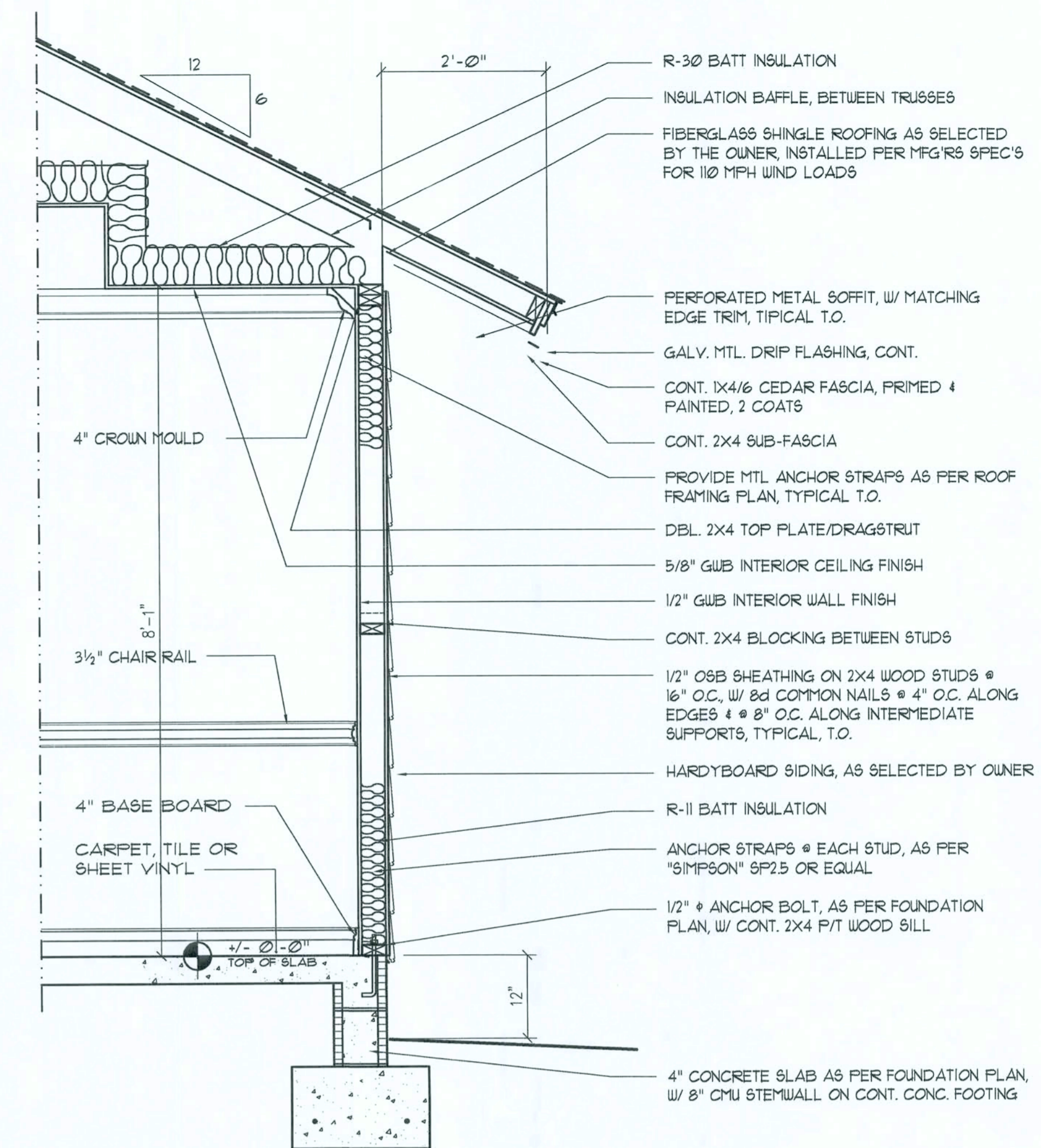
SCALE: NONE

B

SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-91 SECCI 305.4.3.
- 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/3.5 FOR 8'-0" WALLS (2'-3").

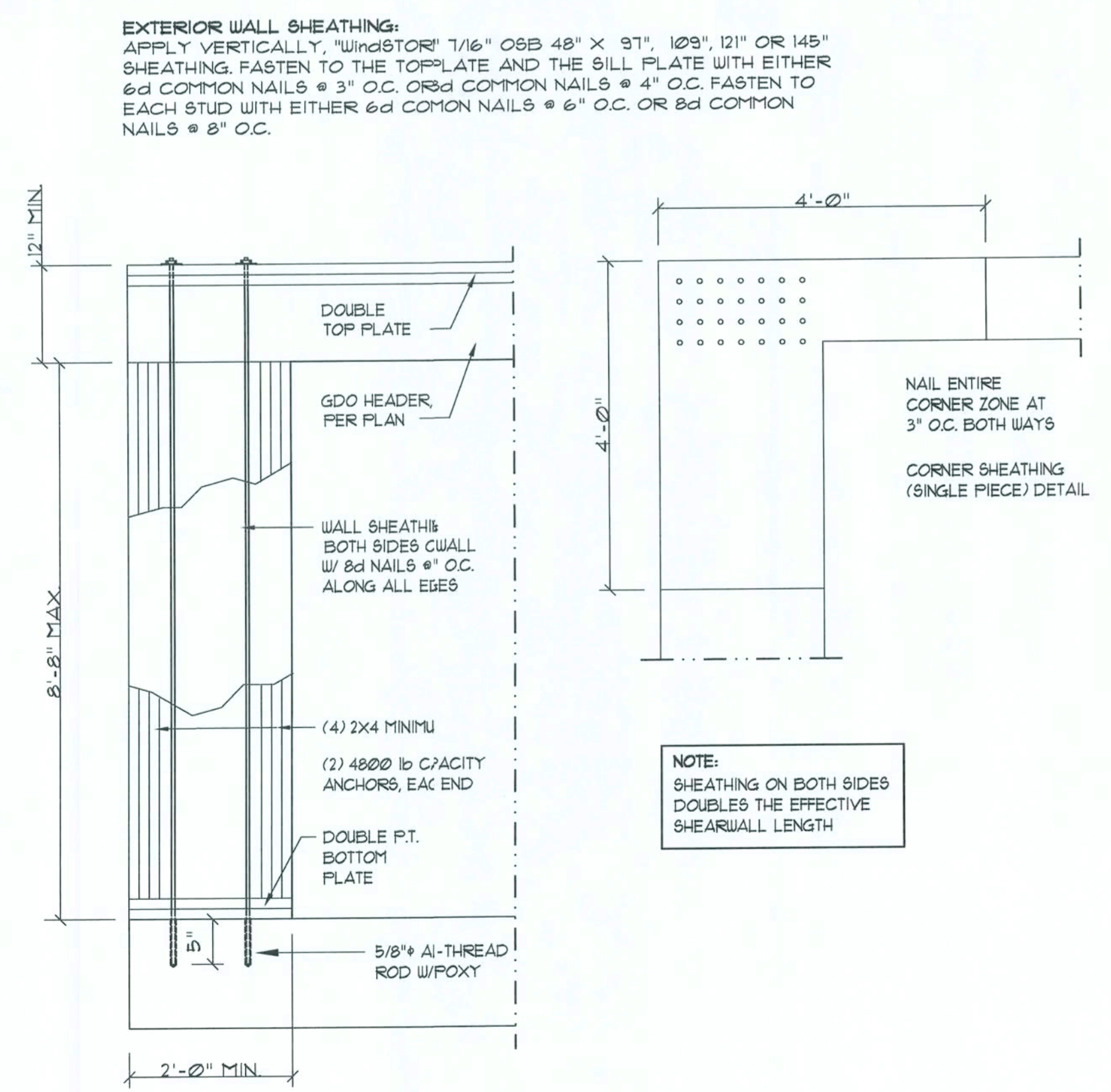
OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3



Typical 8'-1" Wall SECTION

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

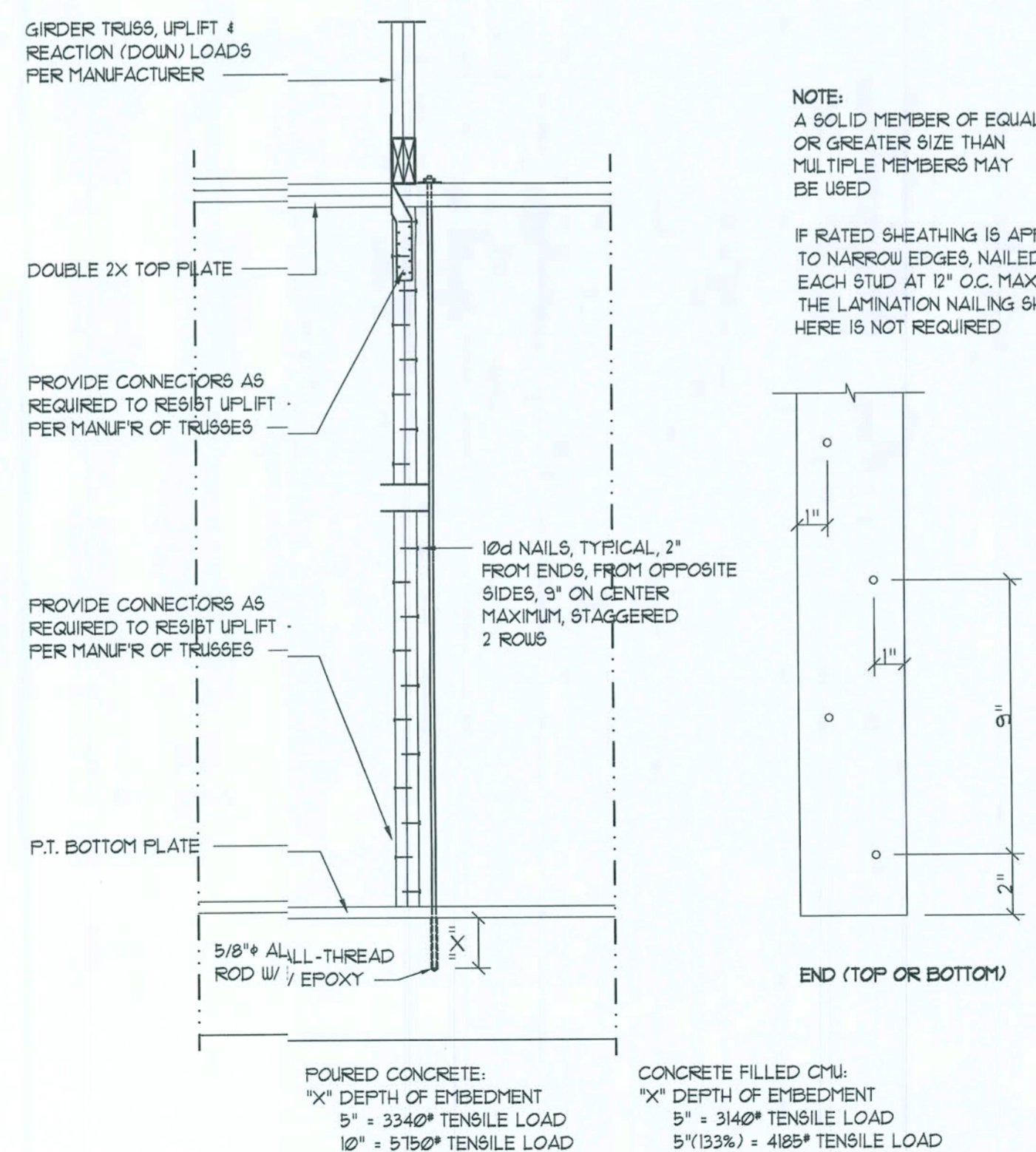
A



Garage End Wall DETAILS

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

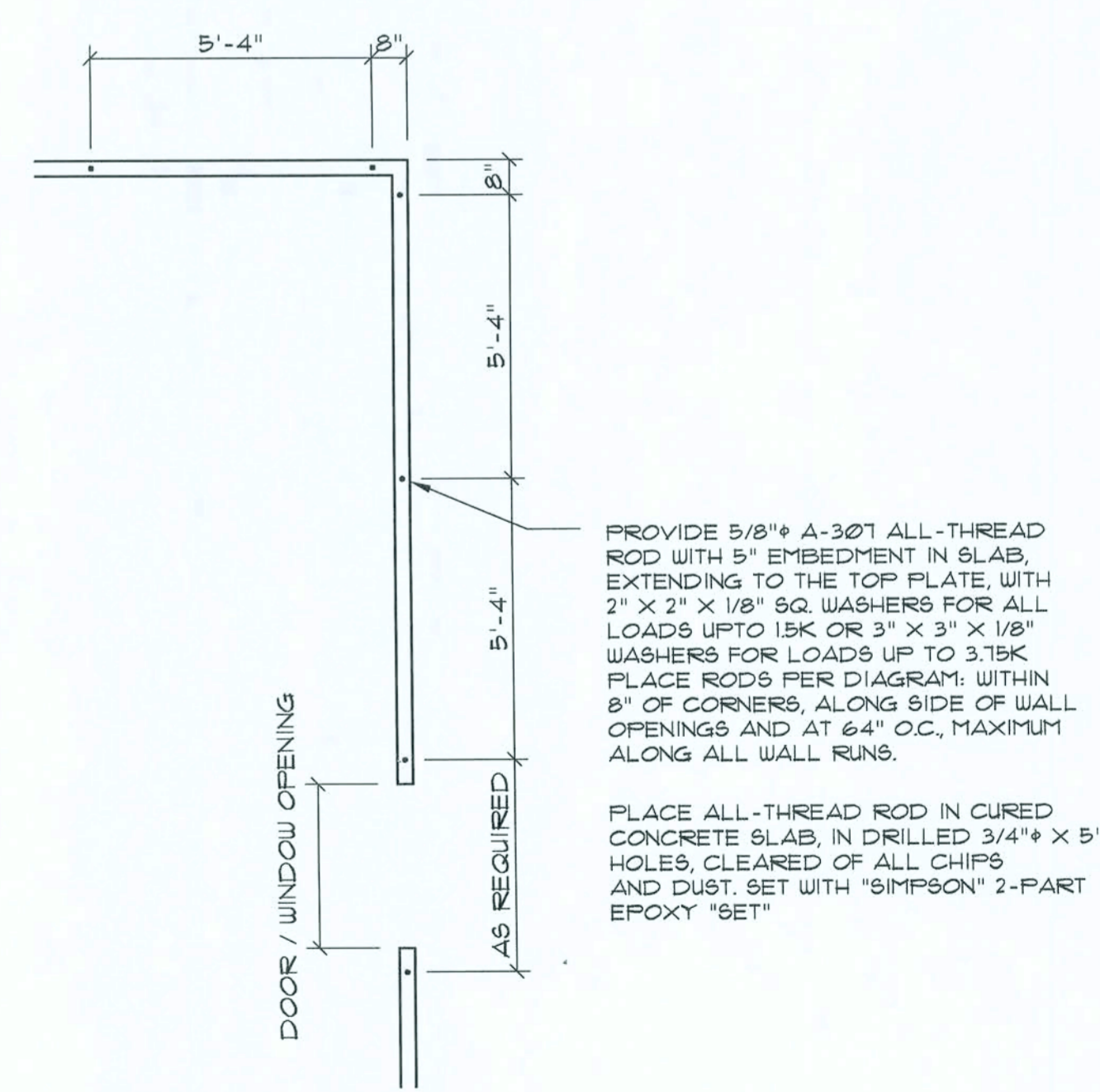
E



Girder Truss Column DET.

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

D

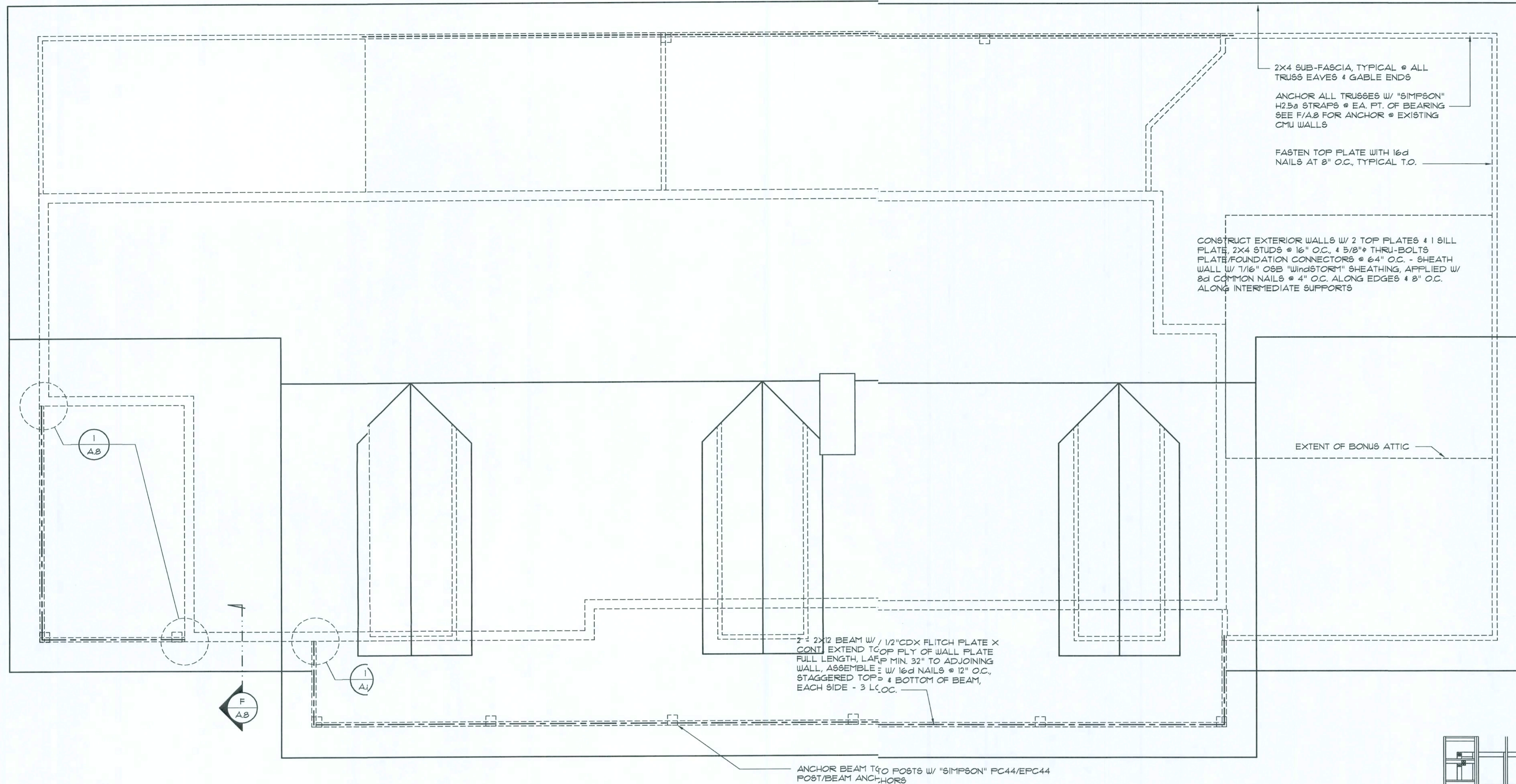


All-Thread Wall Tie-Down PLAN

SCALE: NONE



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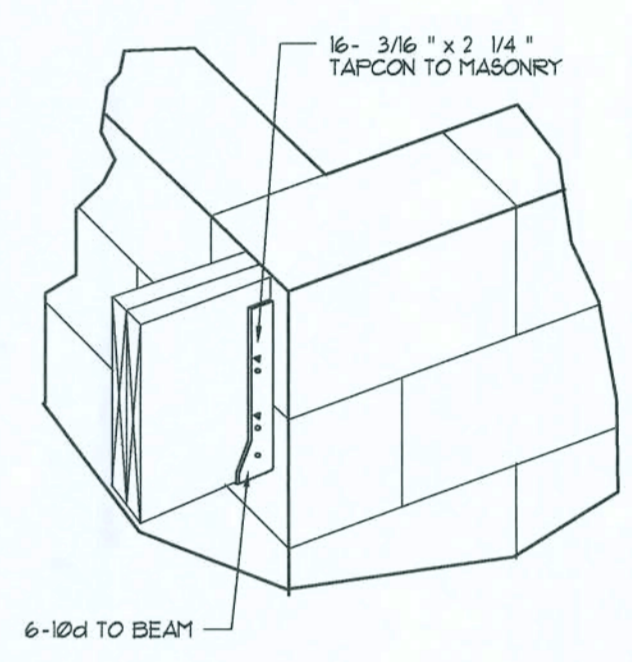


NOTE!
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED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

NOTE!
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL N ON SHEET A1

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER 2004 FBC 16.09 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET A1 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.



"Simpson" HUSC410
SCALE: NONE
WOOD BEAM TO MASONRY

Roof Plan

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

GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND ITS CONNECTIONS", LATEST EDITION ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

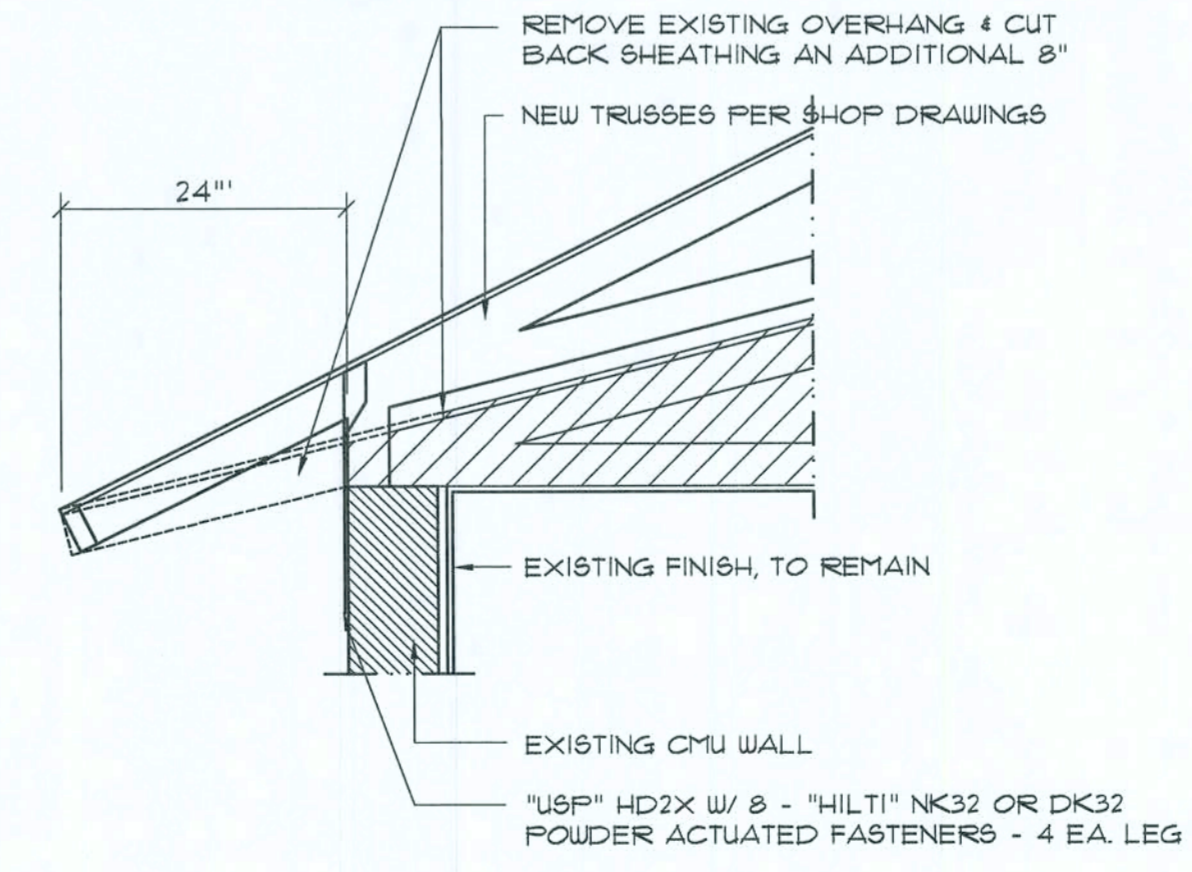
HEADER SPANS FOR EXTERIOR BEARING WALLS		BUILDING WIDTH (FT)			
HEADERS SUPPORTING:	HEADER SIZE	20'		3'	
		SPAN	* JACKS	SPAN	* JACKS
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1
	2-2x6	5'-5"	1	4'-8"	1
	2-2x8	6'-10"	1	5'-11"	2
	2-2x10	8'-5"	2	7'-3"	2
	2-2x12	9'-9"	2	8'-5"	2
	3-2x8	8'-4"	1	7'-5"	1
	3-2x10	10'-6"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

WOOD STRUCTURAL NOTES

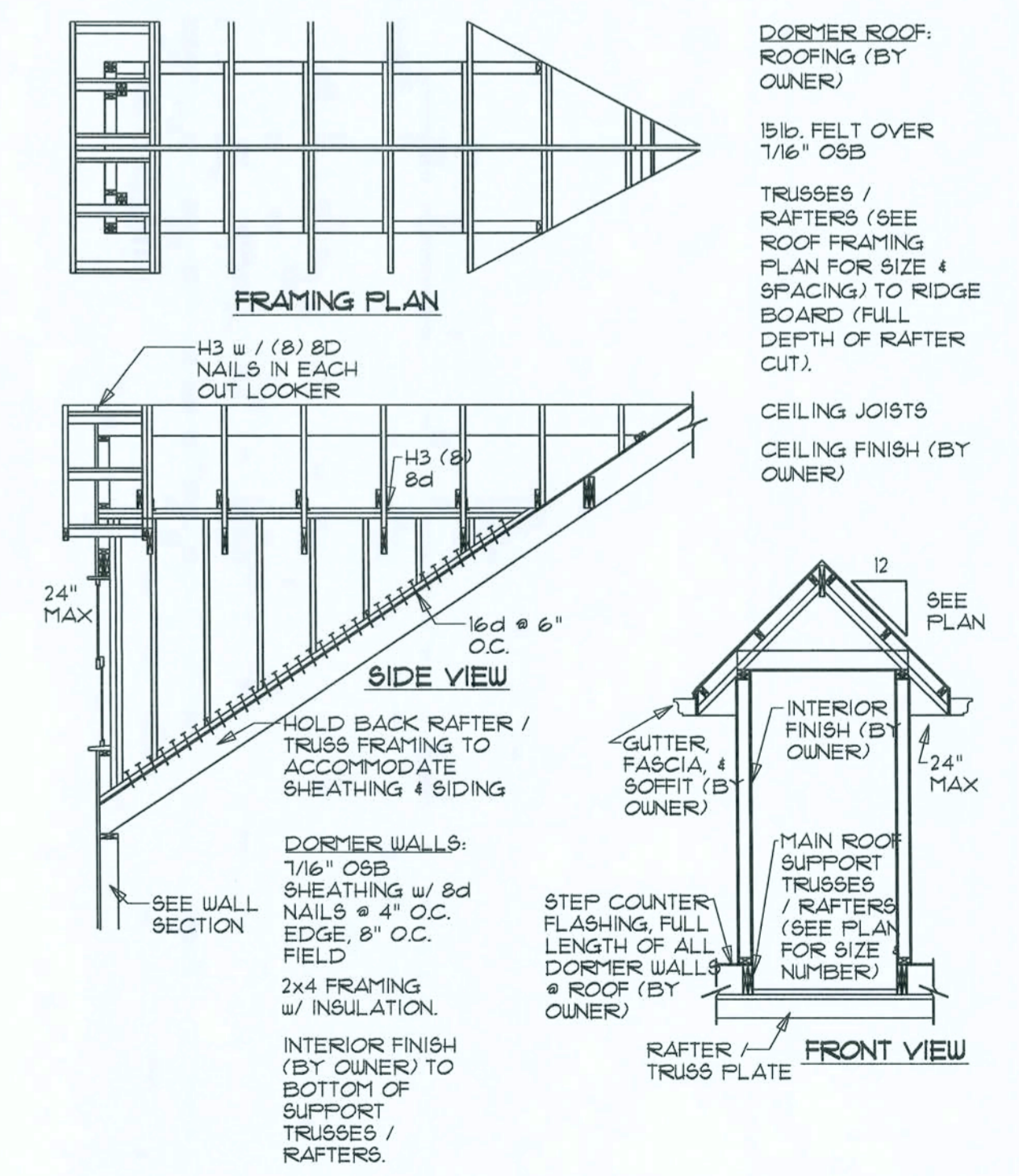
- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE 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 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 USES INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

ROOF PLAN NOTES

- R-1 ALL ROOF PITCH 6/12 - UNO.
- R-2 ALL OVERHANG 24" UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON A3
- R-4 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR



Truss Framing DETAIL
SCALE: N.T.S.



Dormer Framing DETAIL
SCALE: N.T.S.

ALTERATION AND ADDITION TO RESIDENCE FOR:
MIKE & MARY SUMMERFIELD
COLUMBIA COUNTY, FLORIDA
ROOF PLAN

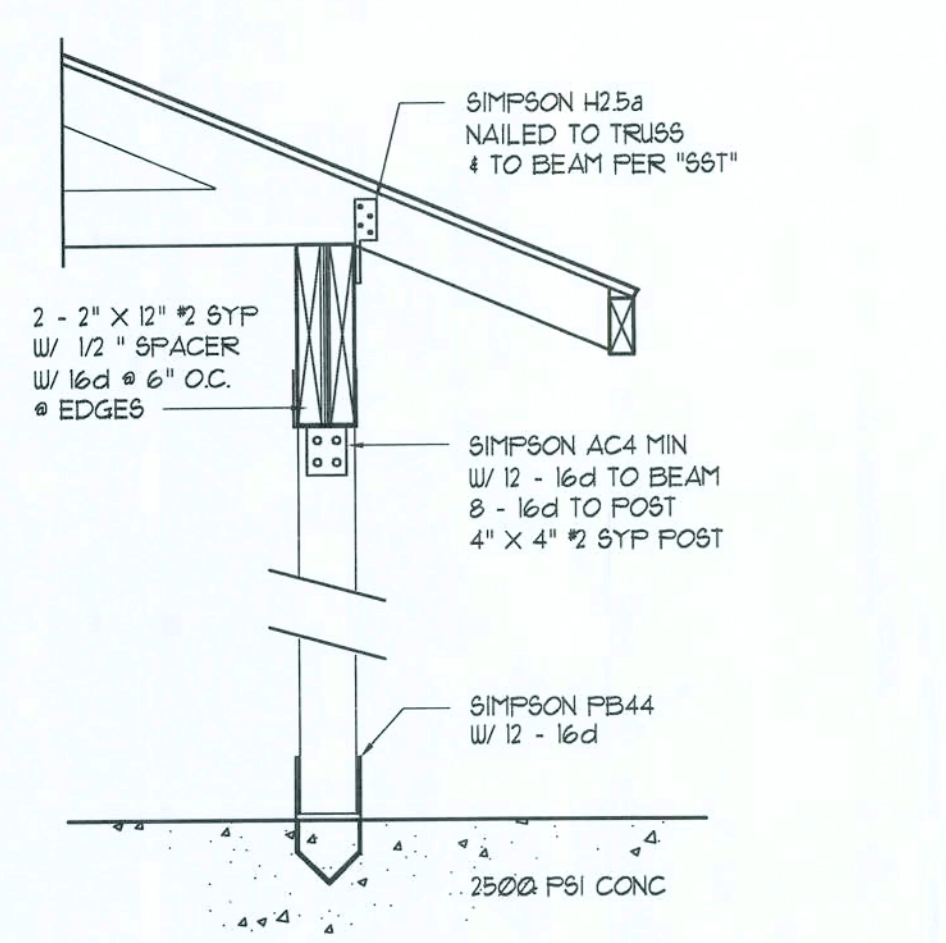
N3
NICHOLAS GEISLER ARCHITECT
1105 N. W. 10th St., Ft. Lauderdale, FL 33304
TEL: 954-561-1111 FAX: 954-561-1112

D/T: 11 SEP 2008
C/M: 2K847

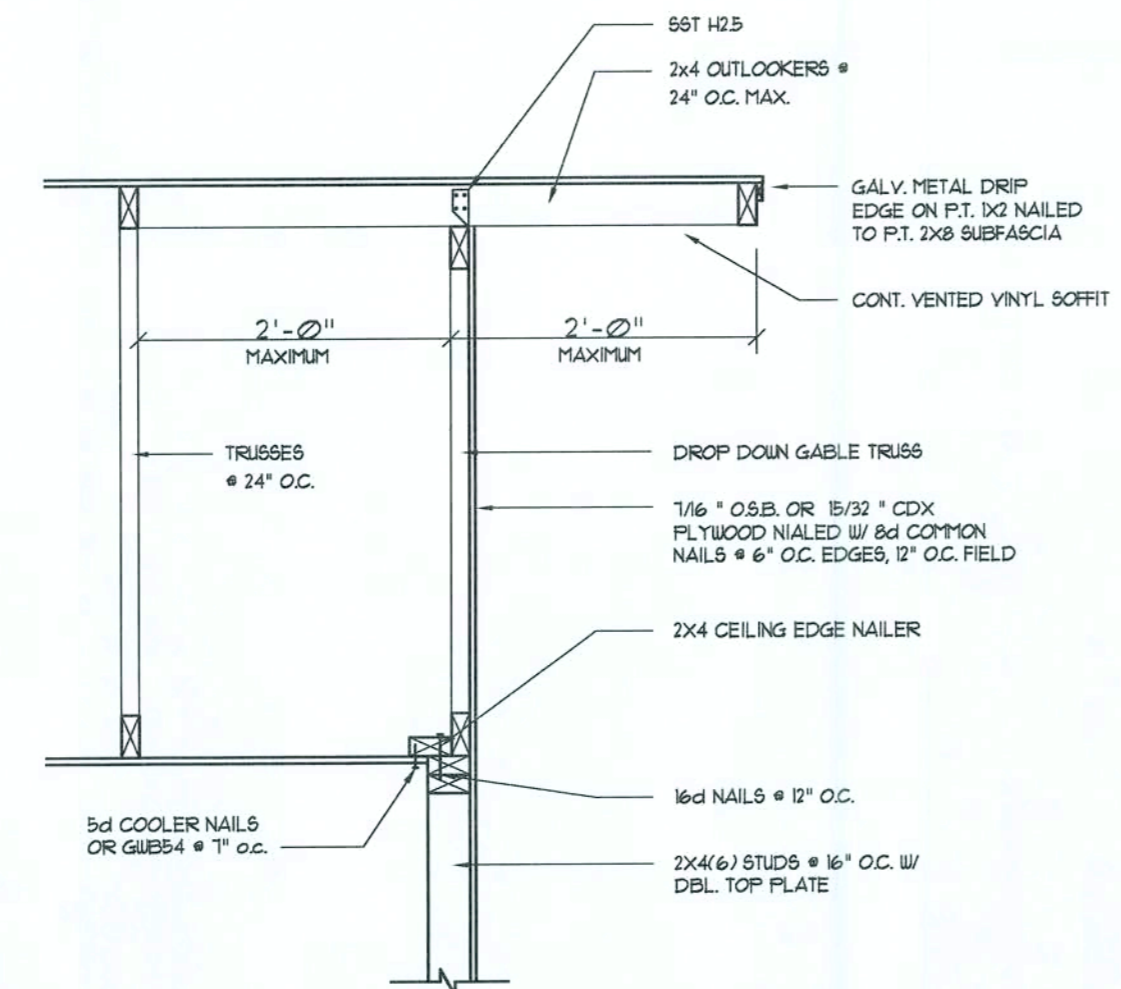
SHEET: A8
8 OF 9



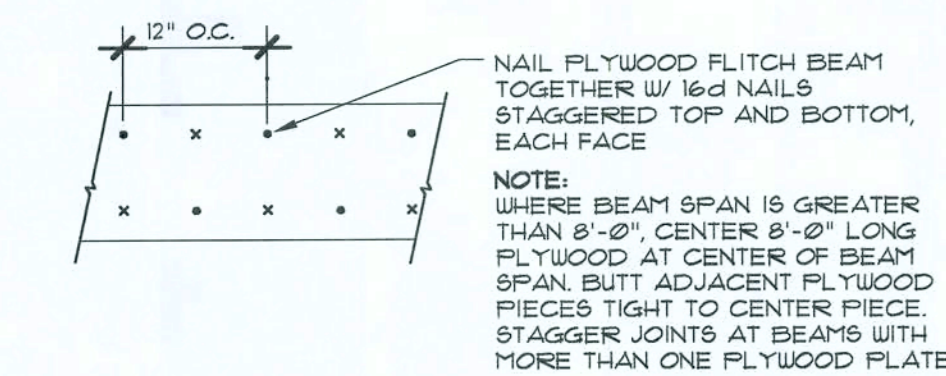
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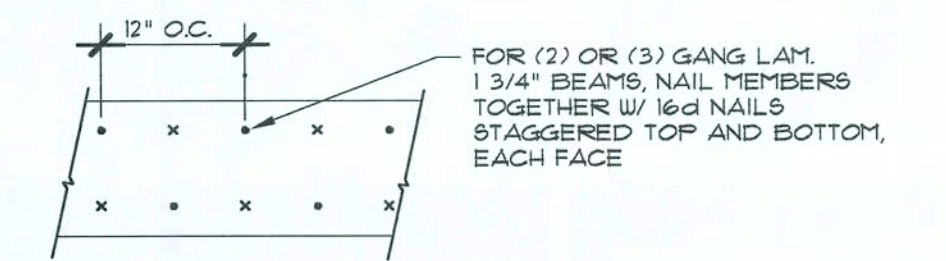
SEE PLANS FOR ANCHOR VARIATIONS
Post/Beam DETAIL
SCALE: 1" = 1'-0"



Gable End DETAILS
SCALE: NONE

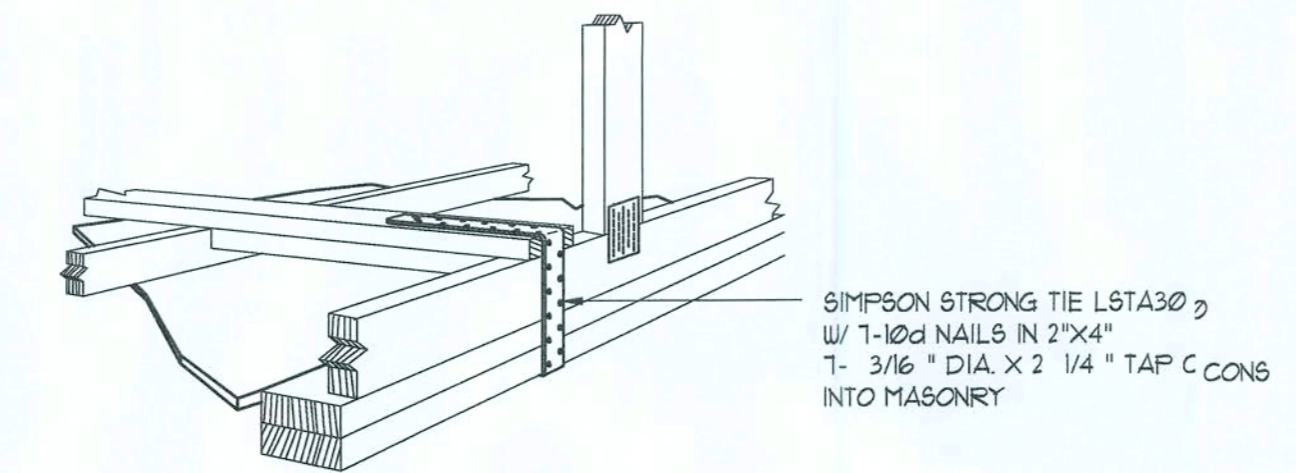


PLYWOOD FLITCH BEAM DETAIL
NOT TO SCALE

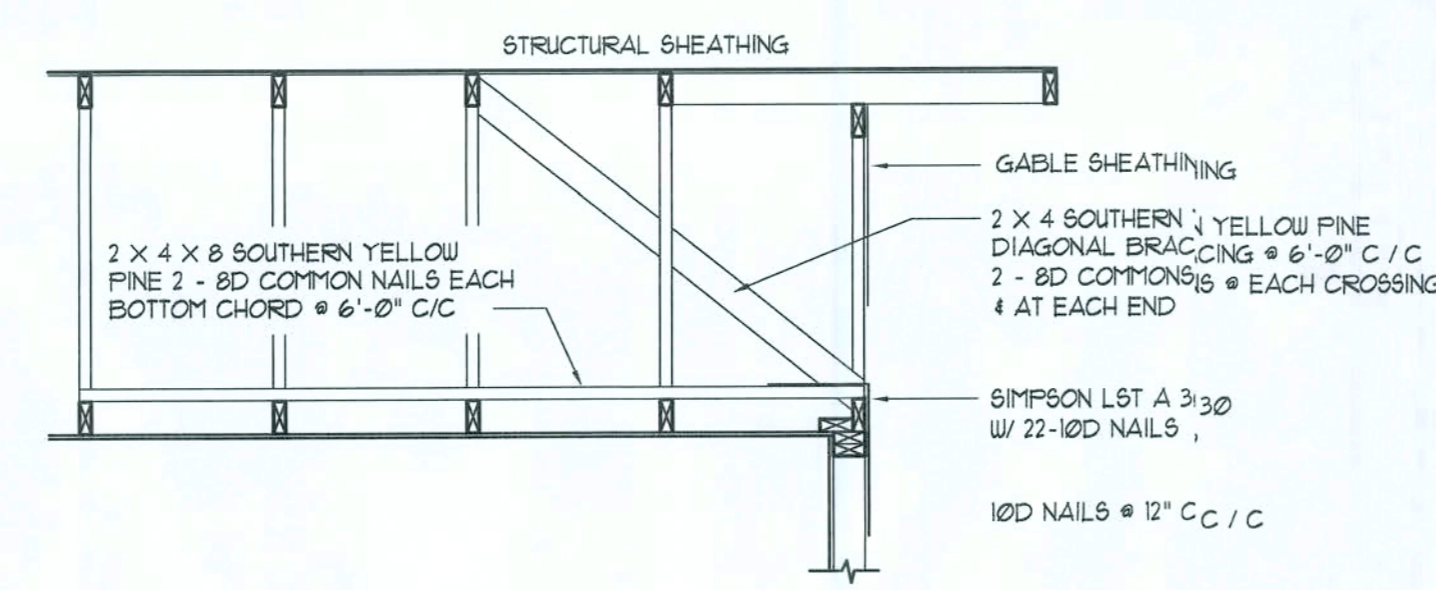


MULTIPLE GANG LAM. DETAIL
NOT TO SCALE

B/U Beam DETAILS
SCALE: NONE

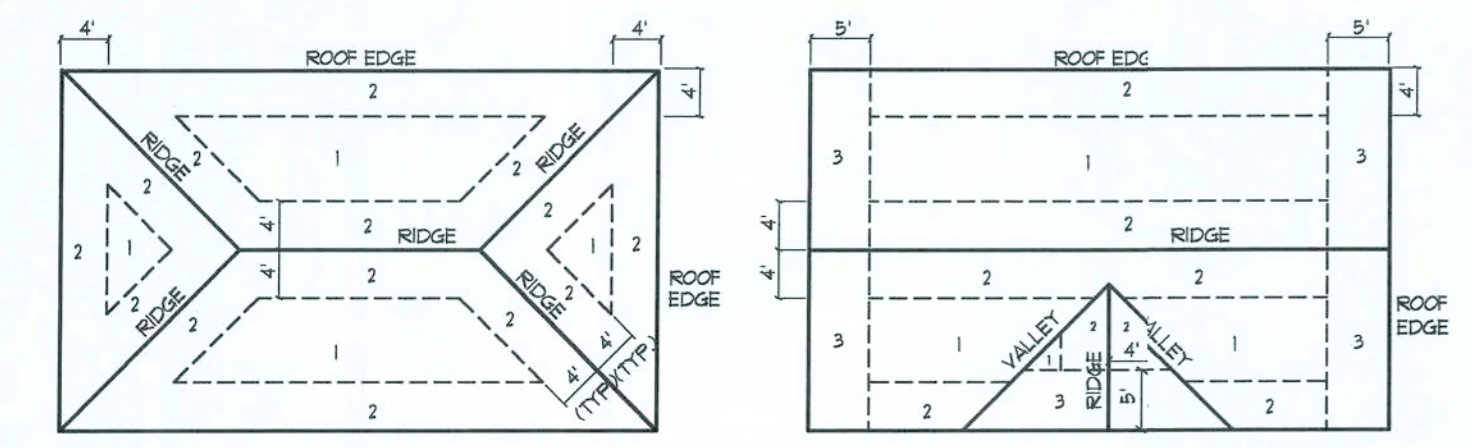


GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR
SCALE: NONE

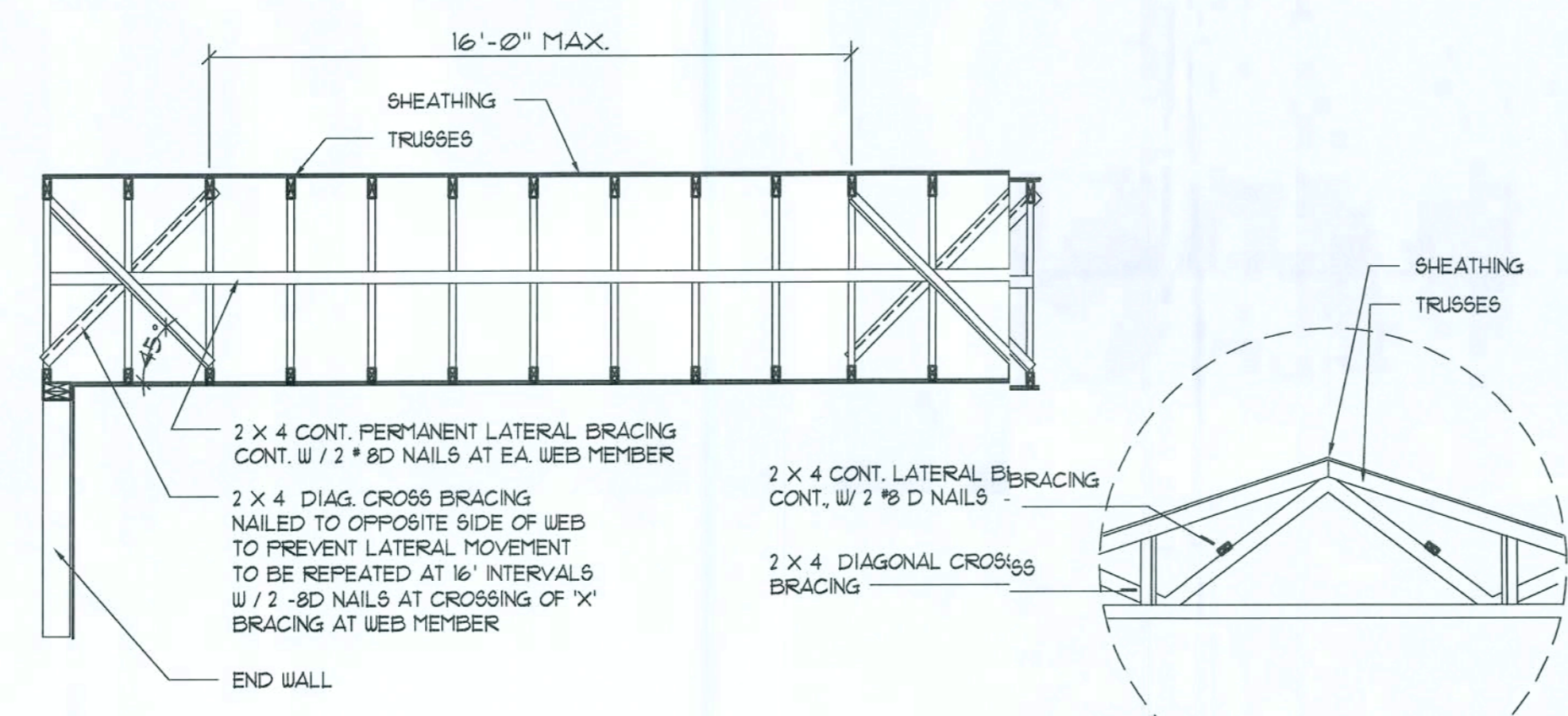


END WALL CEILING DIAPHRAGM BRACING
NTS (ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

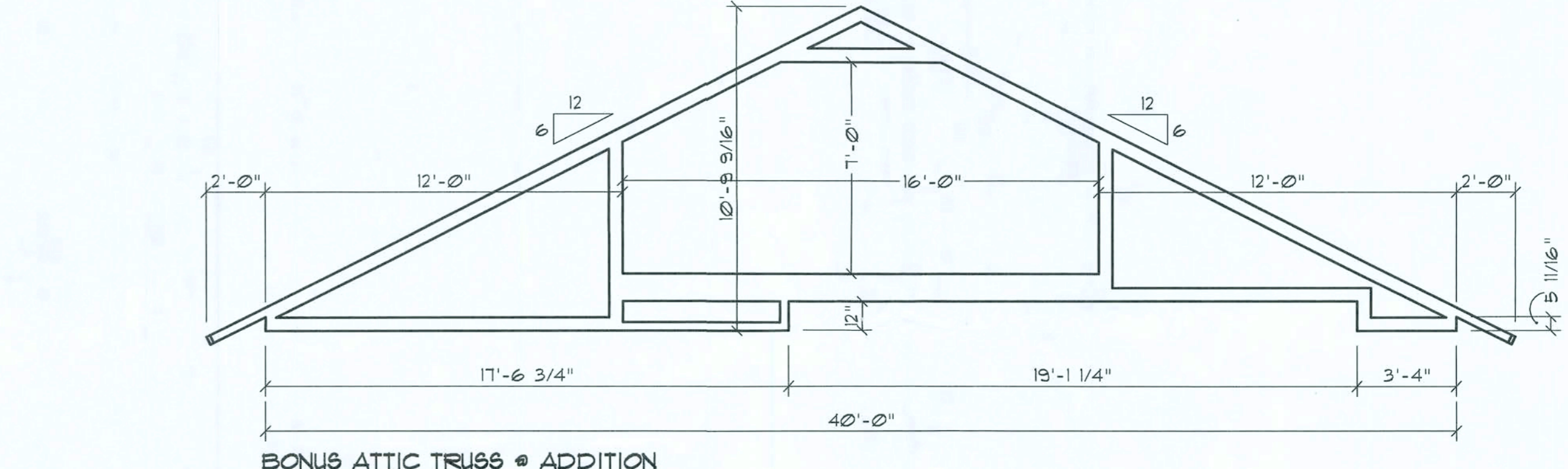
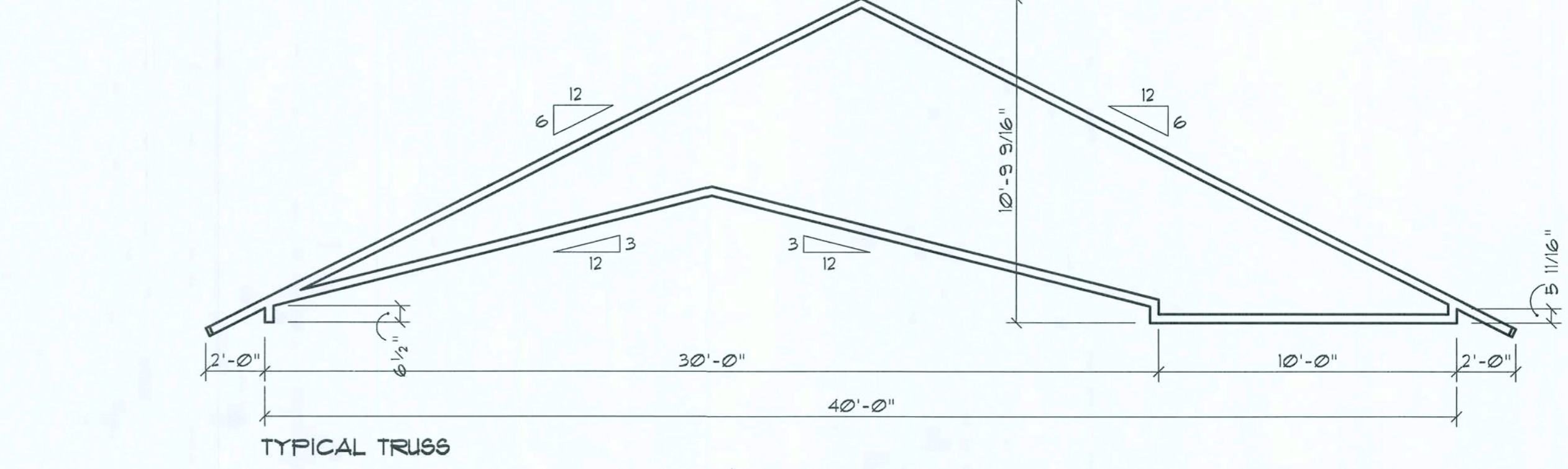
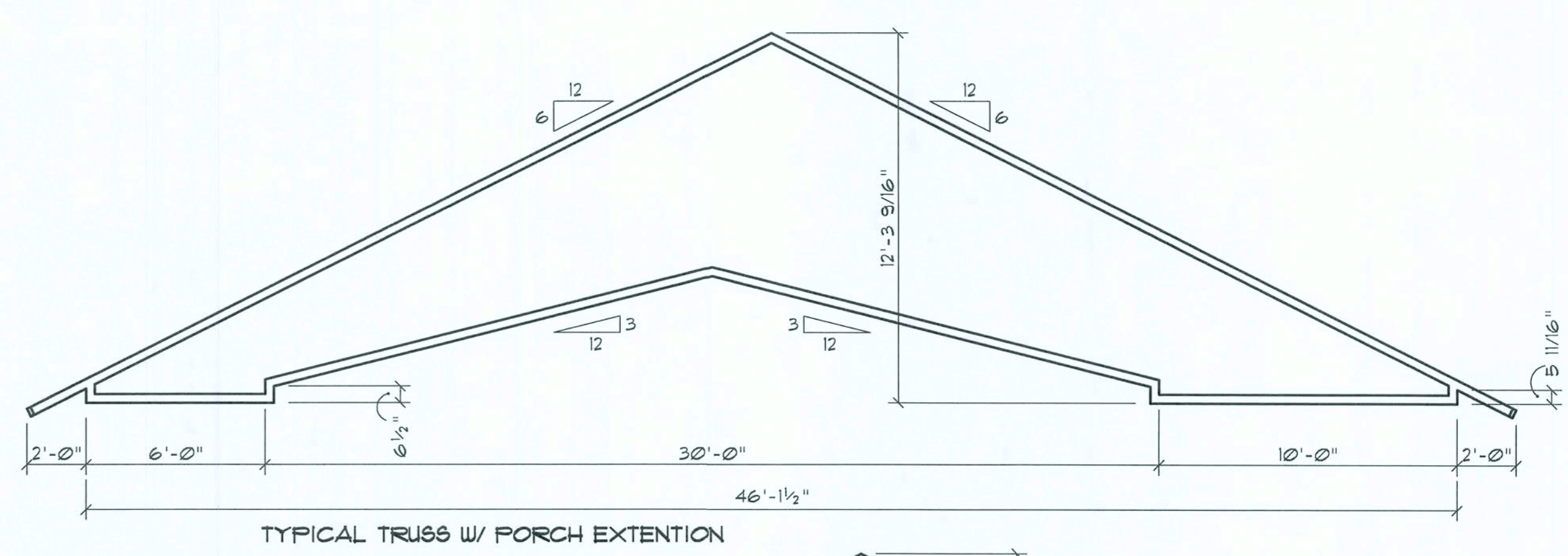
ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1		8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2	1/16" O.S.B. OR 15/32 CDX		6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD



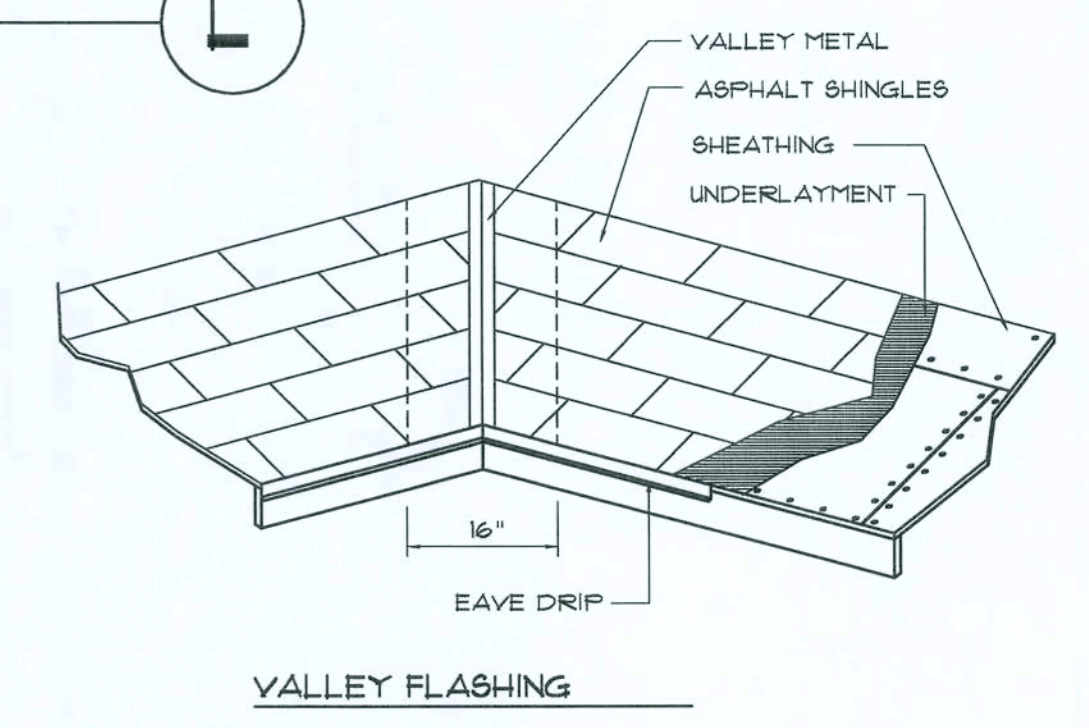
Roof Nail Pattern DET.
SCALE: NONE



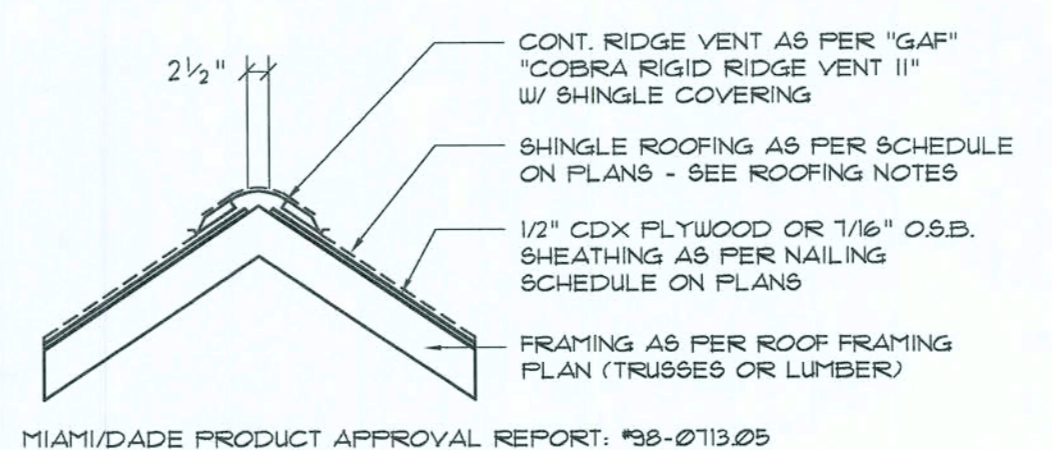
TYP. PERMANENT TRUSS BRACING DIA.
NTS
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE
Truss Bracing DETAILS
SCALE: AS NOTED



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



ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0175	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20



Ridge Vent DETAIL
SCALE: 3/4" = 1'-0"

Roofing/Flashing DETS.
SCALE: NONE

