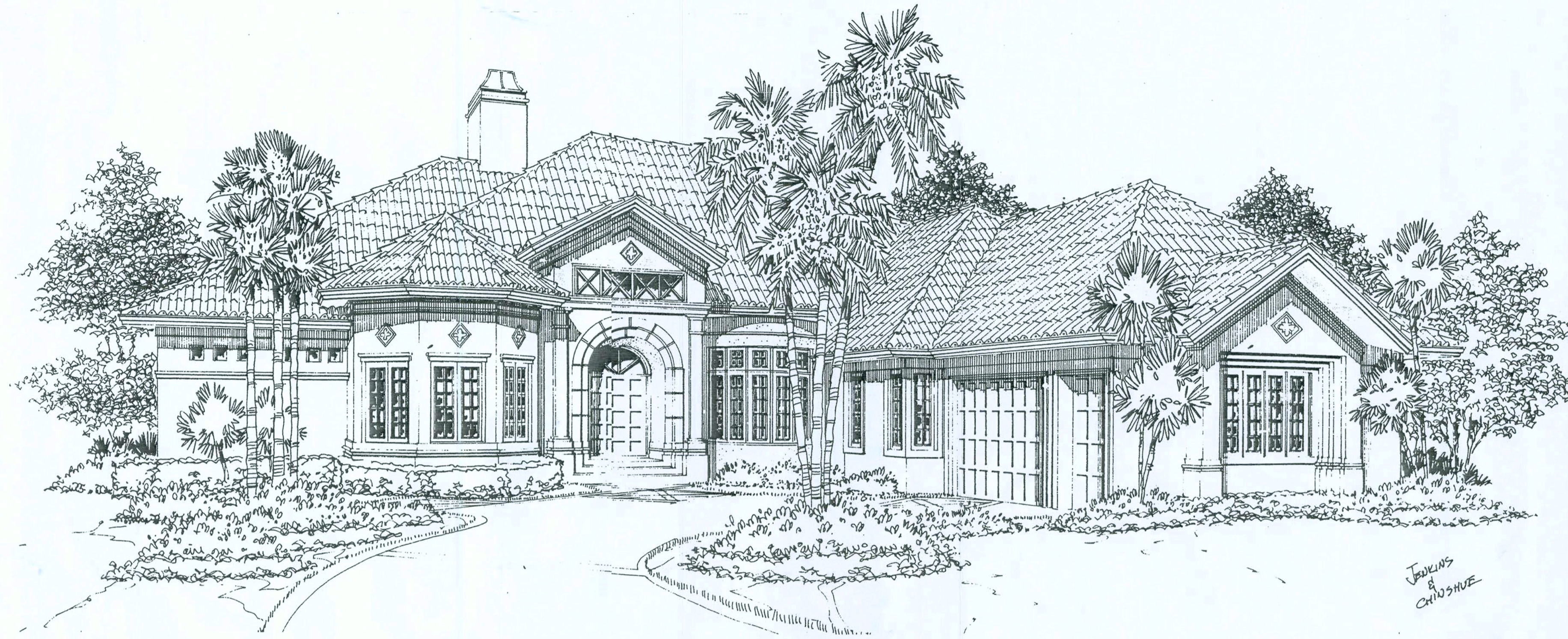


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Jenkins & Chisholm

Custom Residential Design for: Compass Builders

Lot 10, Rosecreek S/D
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: + 19.3 / - 25.5 PSF

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SaterDesign
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A Joint Venture
Partnership

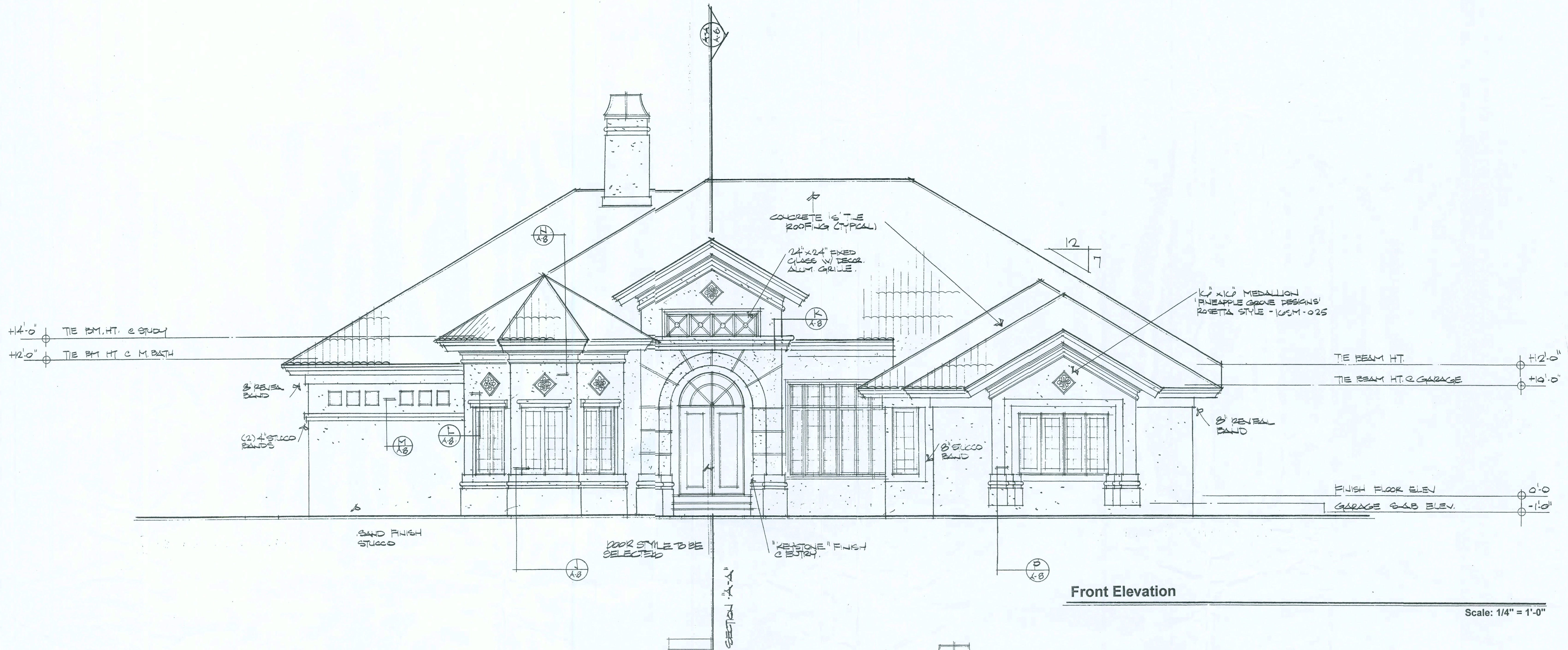
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CUSTOM RESIDENTIAL DESIGN for:
COMPASS BUILDERS
LOT 10, ROSECREEK S/D
COLUMBIA COUNTY, FLORIDA

DRAWN BY:	MPB
CHECKED BY:	
DATE:	22 MAY 2006
SCALE:	1/4" = 1'-0"
JOB NUMBER:	2K621
REVISED:	
DWG NO.:	C&I OF 1

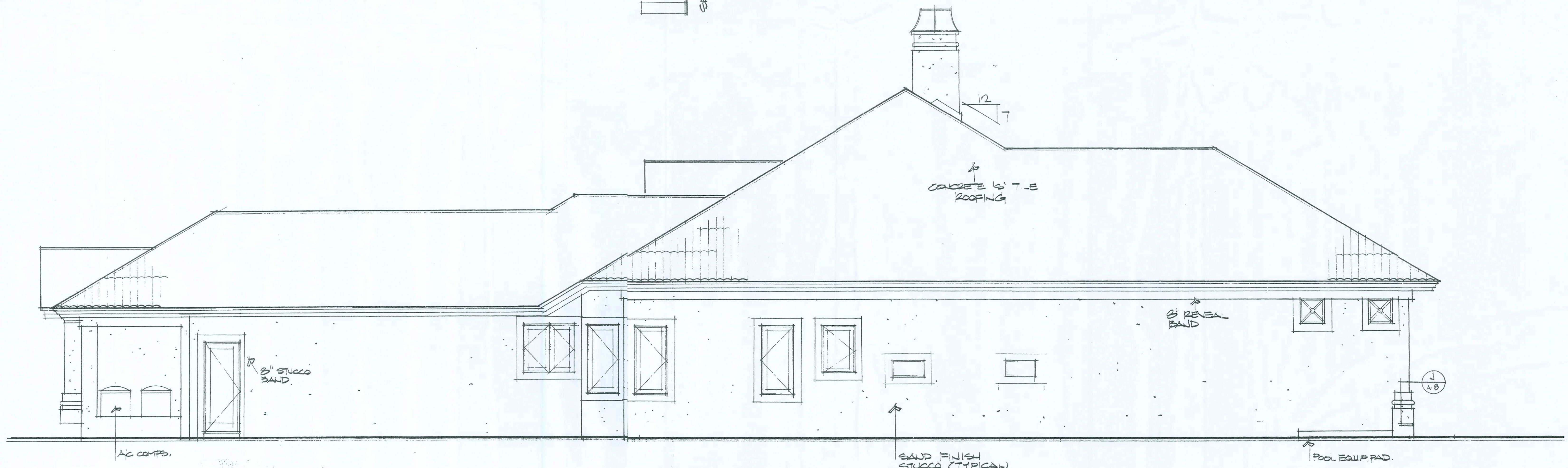
MPB
23 MAY 2006
AR0007005

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Front Elevation

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



Right Elevation

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

NOTICE
 Construction from these plans should not be undertaken without the assistance of a professional engineer. The architect is not responsible for the design of any mechanical, electrical, plumbing, or other systems. The contractor shall be responsible for obtaining all necessary permits and for the proper installation of any equipment. These plans are prepared and may not be used for any other project without the prior written consent of the architect.

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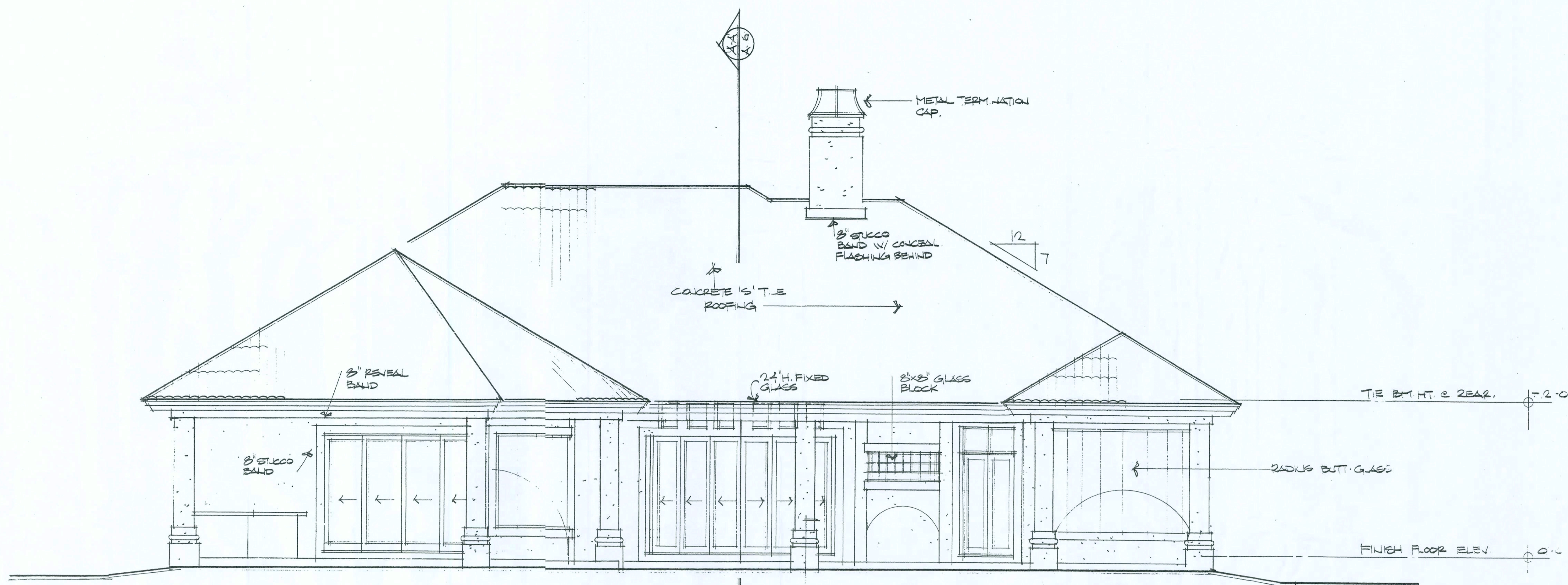
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CUSTOM RESIDENTIAL DESIGN for:
COMPASS BUILDERS
 LOT 10, ROSECREEK S/D
 COLUMBIA COUNTY, FLORIDA

DRAWN BY:	MPB
CHECKED BY:	
DATE:	22 MAY 2006
SCALE:	1/4" = 1'-0"
JOB NUMBER:	2K621
REVISED:	
DWG NO.	A.1 OF 14

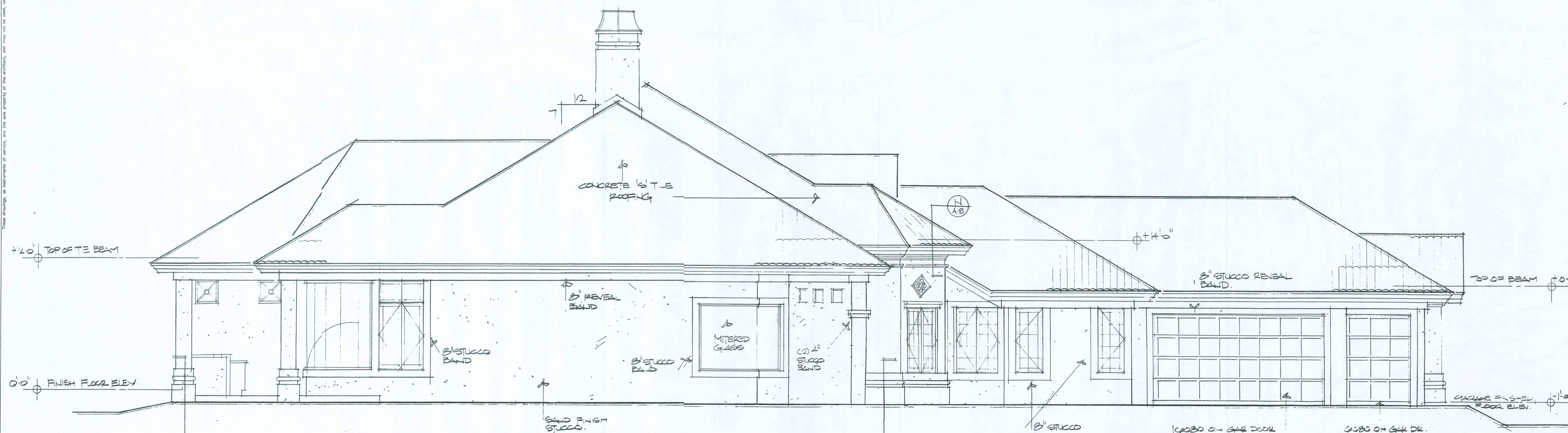
MPB
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 ARO007005

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Rear Elevation

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



Left Elevation

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

NOTICE
 The architect is not responsible for construction methods or materials used in the construction of the project. The architect is not responsible for the safety of the project or the safety of the construction workers. The architect is not responsible for the safety of the project or the safety of the construction workers. The architect is not responsible for the safety of the project or the safety of the construction workers.

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CUSTOM RESIDENTIAL DESIGN for:
COMPASS BUILDERS
 LOT 10, ROSECREEK S/D
 COLUMBIA COUNTY, FLORIDA

DRAWN BY:	PPB
CHECKED BY:	
DATE:	22 MAY 2006
SCALE:	1/4" = 1'-0"
JOB NUMBER:	2K621
REVISED:	
DWG NO.	A.2 OF 14

PPB
 23 MAY 2006
 ARO007005

GENERAL NOTES:

1. THE CONTRACTOR SHALL IDENTIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
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 LIABILITY" 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 WITH APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.
10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL DESIGN U333", BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
11. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL DESIGN U333", INCLUDING R-II BATT INSULATION.
12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIREPROOF "C" GIB ON 1X3 WOOD FURRING AT 16" O.C. ATTACHED W/ 1/4" BUSH-HEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

AS - BUILT DRAWING REQUIREMENTS:

- ELECTRICAL "AS-BUILT" DRAWINGS**
ELECTRICAL CONTR. SHALL PREPARE "AS-BUILT" SHOP DUGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N^o, DESCRIPTION 4 BKRK. SERVICE ENT. 4 ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPES 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.
- 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., 4 BALANCING REPORT - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DUGS TO OWNER 4 1 COPY TO THE PERMIT ISSUING AUTHORITY.
- 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 4 1 COPY TO THE PERMIT ISSUING AUTHORITY.

GENERAL H.V.A.C. NOTES:

1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/D.I.A.
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), OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HVAC SUB-CONTRACTOR.
4. HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DUGS FOR DUCTWORK, CONDENSING UNIT 4 AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
5. IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-96A AND ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM W/ 1/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE U.L. LISTED, SHEET METAL DUCT SHALL BE LINED W/ 1" FIBERGLASS DUCT LINER 4 UNWRAPPED W/ 1/4" LB. FOLIAFACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOLIAFACED, R42/R6 0 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 MANUFACTURERS SHALL BE TITUS, METALAIR, NALORHART, 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, AND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS 4 CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFG.
11. ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSIONS.
12. ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSOR(S) SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE, BY THE OWNER.
13. ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR INSURANCE TO COMPLETION OF THE JOB.
14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARM-FLX 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 OFFSETS, TRANSITIONS 4 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 ELECTRICAL LIGHTS AND ARCHITECTURAL ELEMENTS.
18. COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE N^o 28, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

GENERAL MILLWORK NOTES:

1. MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE LIKE OR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 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, GATHES, DRAWERS, TRAY GUIDES, ADJUSTABLE SHELF STANDARDS 4 SURFACE BOLTS.
3. ALL APPLICABLE STANDARDS OF "AIA 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 REQD FOR THIS WORK.
5. MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER, THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MATLS OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF UED, SPECIES RECEIVING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY ITEMS NOT MFD. BY THE ARCHITECTURAL WOODWORK, FINISH ANCHORWARE SCHEDULES, HARDWARE USED AT EACH LOCATION 4 CORRESPONDANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.
6. PRODUCTS SHALL INCLUDE THE FOLLOWING: SOFTWOOD - SOLID STOCK FINE, C OR BETTER HARDWOOD - SPECIES AS SELECTED BY OWNER. PLYWOOD - GRADE FINISH - FIN. GRADE A/B. PLYWOOD, TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER. PARTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER. LAM. PLASTIC - MFG. COLORS, PATTERNS 4 TEXTURES AS SELECTED BY OWNER. LAMINATING AGENTIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE, CASEIN.

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 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 RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMS. 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 OWNER'S OPTION SUPPLY PIPING MAY BE C.P.V.C., SCHEDULE 40 OR SCHEDULE 80.
9. DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
10. SOIL, WASTE, VENT 4 RAINWATER PIPING SHALL BE CAST IRON NO-HUB 30"-12" ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS 18"ELL 4 BRISTOL CAST IRON BELOW GRADE W/ LEAD 4 OAKUM JOINTS OR AT THE OWNER'S OPTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
11. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER DRAIN, WASTE OR VENT PIPE AND FITTINGS, OR P.V.C., SEE NOTE 12, BELOW. INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
12. P.V.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES 4 OFFICIALS. P.V.C. MAY NOT BE USED TO PENETRATE CHASES OR FIRE RATED WALLS / CEILINGS.
13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
14. FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS 4 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.

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" W/ 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 HP OR AS DIRECTED BY THE OWNER. MOTOR OR STARTER SHALL BE ENCLOSED IN A LEAK-PROOF HOUSING, MOUNTED ON A PVT 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 FREEZE BLEEDER FITTING, CHECK VALVE, 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 A SIZE 4 CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MATL. 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 PVC 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.

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS 4 CODES:
WIND DESIGN SPEED: 110 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:
FOOTING DESIGN IS BASED UPON 1000/9F #401 SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS (i.e. CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS) SHALL REQUIRE FOUNDATION MODIFICATIONS.

LIVE LOADS: 1st FLOOR: 40/9F, 2nd FLOOR: 40/9F, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE W/FBF 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
AMPLE 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 SILL OR EXTERIOR FRAMING ARE PRESURE TREATED. EACH PIECE IS CLEARLY MARKED FOR EASY IDENTIFICATION AND IS USUALLY GREENISH IN COLOR.

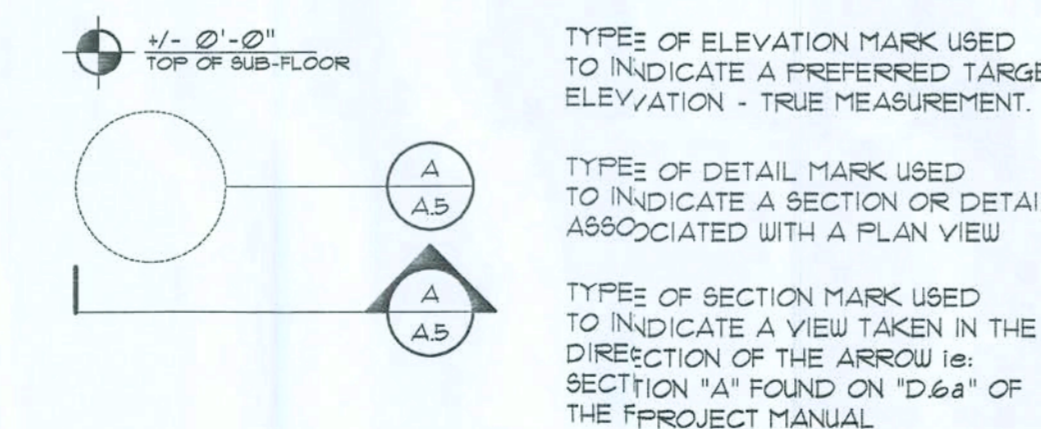
THIS WOOD HAS BEEN PRESERVED BY PRESURE TREATMENT WITH AN EPA REGISTERED PESTICIDE CONTAINING INORGANIC ARSENIC TO PROTECT IT FROM INSECT ATTACK AND DECAY. EXPOSURE TO TREATED WOOD MAY PRESENT CERTAIN HAZARDS, THEREFORE, PRECAUTIONS SHOULD BE TAKEN BOTH WHEN HANDLING THE TREATED WOOD AND IN DETERMINING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

STD ABBREVIATIONS

Ø	AT	GALV.	GALVANIZED
•	NUMBER OF POUNDS	HORZ.	HORIZONTAL
=	EQUALS	INS.	INSULATION
∅	DIAMETER	INT.	INTERIOR
W	WITH	LAV.	LAVATORY
W/O	WITHOUT	L.V.L.	LAMINATED VENEER LUMBER
±	CENTERLINE	MAX.	MAXIMUM
4	AND	MIN.	MINIMUM
1/4" or 1/2"	PLUS OR MINUS	MISC.	MISCELLANEOUS
1'	ONE FOOT	M.O.	MASONRY OPENING
1"	ONE INCH	NO. OR N ^o	NUMBER
1/4" or 1/4"	ONE QUARTER INCH	O.C.	ON CENTER
Ø	Ø PENNY	O.H.	OVER-HEAD
Ø	Ø	O.H.D.	OVER-HEAD DOOR
B.O.	BY OTHERS	PLYUD.	PLYWOOD
BOT.	BOTTOM	P.T.	PRESURE TREATED
CLG.	CEILING	REIN.	REINFORCING (ED)
CO	CLEANOUT	REQD.	REQUIRED
CONC.	CONCRETE	RFL.	ROOM
COTG.	CLEANOUT TO GRADE	R.O.	ROUGH OPENING
DBL.	DOUBLE	SF	SQUARE FEET
DIM.	DIMENSION	SGD.	SLIDING GLASS DOOR
DN.	DOWN	SHT.	SHEET
ELEV.	ELEVATION	SLH.	SUNSHADE RIVER LOG HOMES
EXT.	EXTERIOR	TYP.	TYPICAL
F.	FRENCH (DOORS)	VERT.	VERTICAL
F.N.	FOUNDATION	WC	WATERCLOSET (TOILET)

THESE SYMBOLS ARE MOST OFTEN ENCOUNTERED IN THE FOLLOWING DRAWINGS: ELEVATIONS, DIMENSION PLANS, SECTIONS 4 STRUCTURAL PLANS



FLORIDA BUILDING CODE
Compliance Summary

TYPE OF CONSTRUCTION:
ROOF: Hip Construction, Wood Trusses 4 24" O.C.
WALLS: 8" CMU w/ 1/2" REBAR @ 16" O.C. 1st Flr.
FLOOR: 4" Th. Conc. Slab, w/ 6x6 10/10 W/1", cbl. 3" from edge
FOUNDATION: Continuous Footer/Steamall

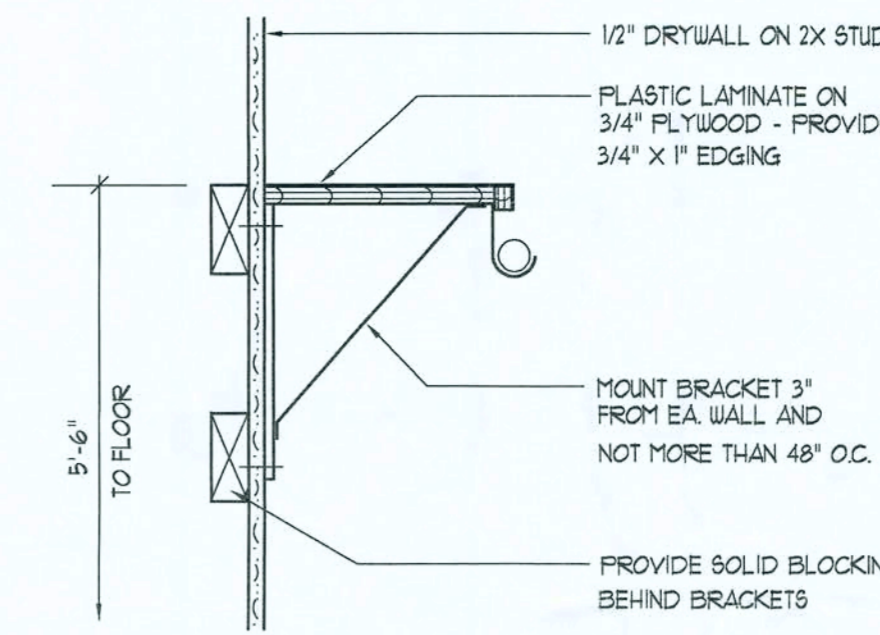
ROOF DECKING:
MATERIAL: 1/2" CDX Plywood
SHEET SIZE: 48"x96" Sheets Placed Perpendicular to Roof Framing
FASTENERS: 8D Common Nails @ 4" O.C. Ends, 8" @ C. Interior

SHEAR WALLS:
MATERIAL: 8" CMU, w/ 1/2" vertical Rebar @ each end of segment hooked to footing and tie beam

HURRICANE UPLIFT CONNECTORS:
TRUSS CLIPS: SIMPSON - various, see Hurricane Anchor Design
PORCH COLUMN BASE CONNECTOR: SIMPSON ABUS6 @ ea. Column
PORCH COLUMN TO BEAM CONNECTOR: SIMPSON PC66

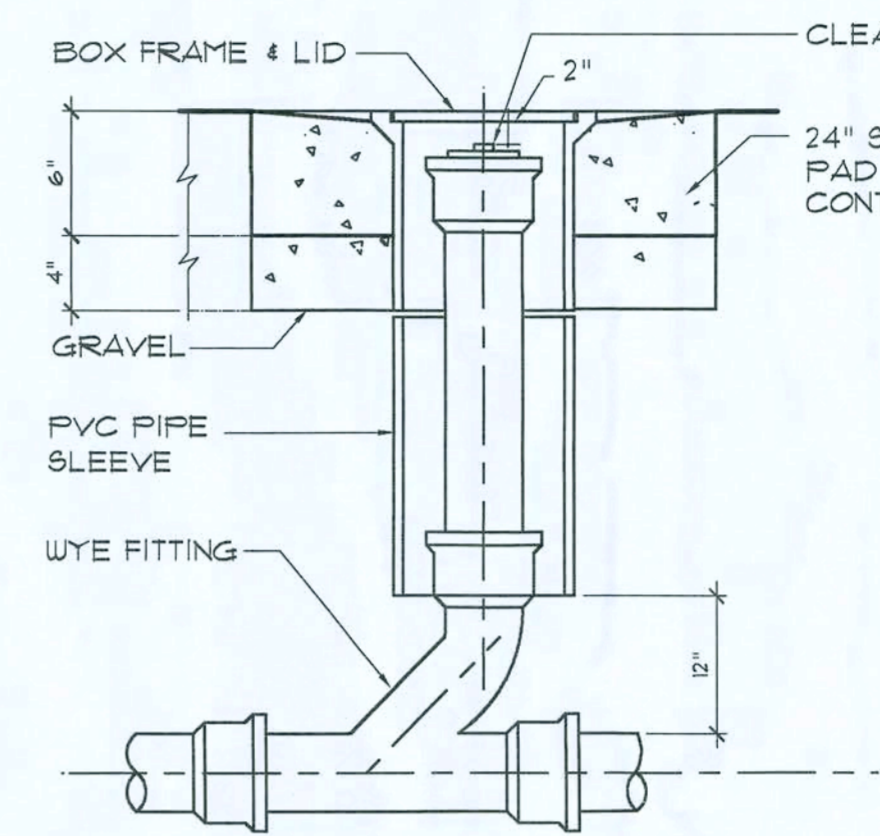
FOOTINGS AND FOUNDATIONS:
HOUSE FOOTINGS: 24"x12" Continuous w/ 2" #5 Rebar
HOUSE 1ST WALL: 8" CMU w/ 1/2" Rebar Doubs @ 48" O.C.

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
MFPS PER TABLE 1609.2A (FBC 2004) DESIGN WIND PRESSURES:	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
COMPONENTS 4 CLADDING PER TABLES 1609.2B 4 1609.2C (FBC 2004) DESIGN WIND PRESSURES:	OFNCS: + 218.1 / - 29.1 PSF 1609.2B 4 1609.2C (FBC 2004) DESIGN WIND PRESSURES: ROOF: + 18.9 / - 25.5 PSF



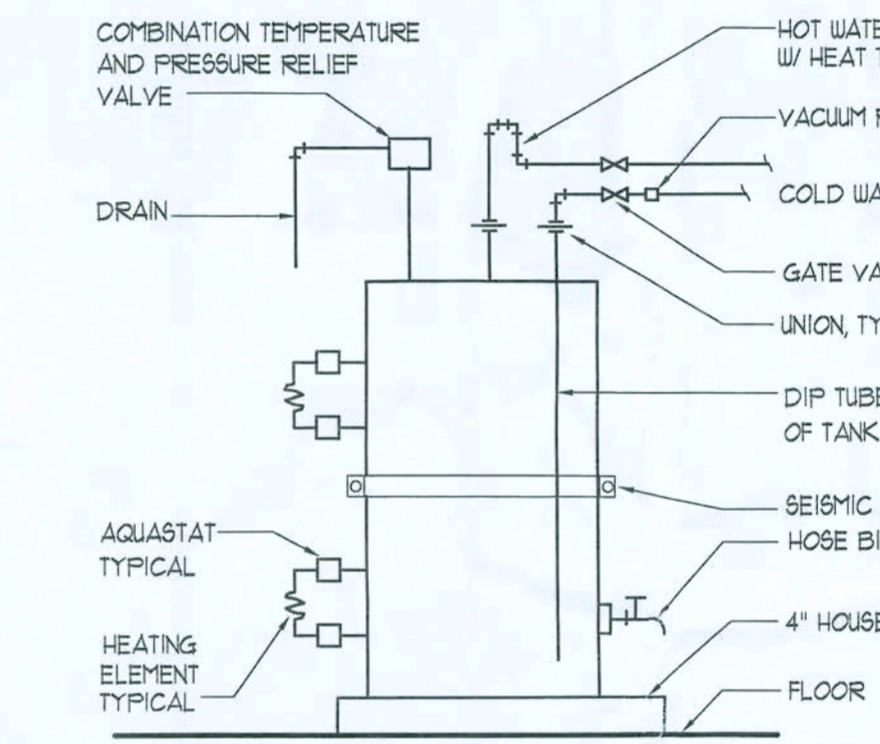
Closet Rod & Shelf Detail

SCALE: NONE



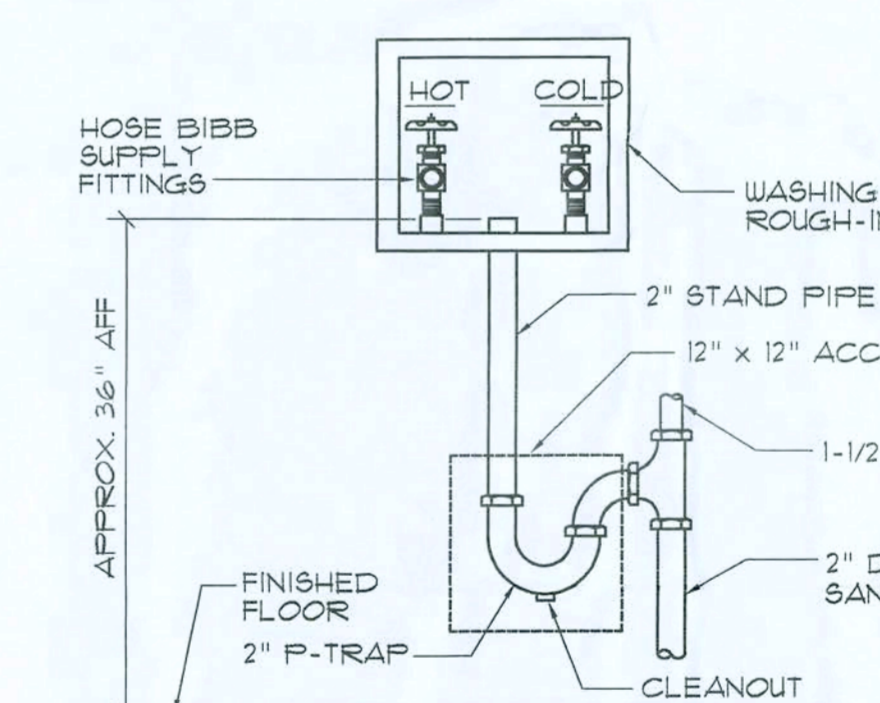
Outdoor Cleanout Detail

N.T.S.



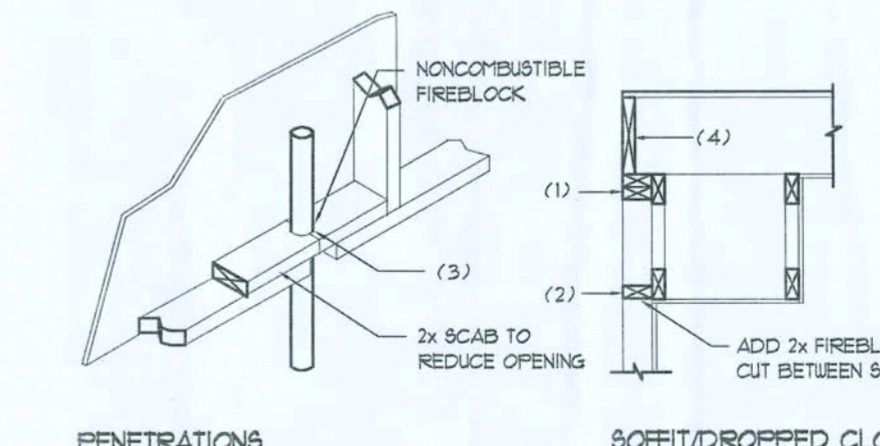
Electric Water Heater DET.

SCALE: NONE



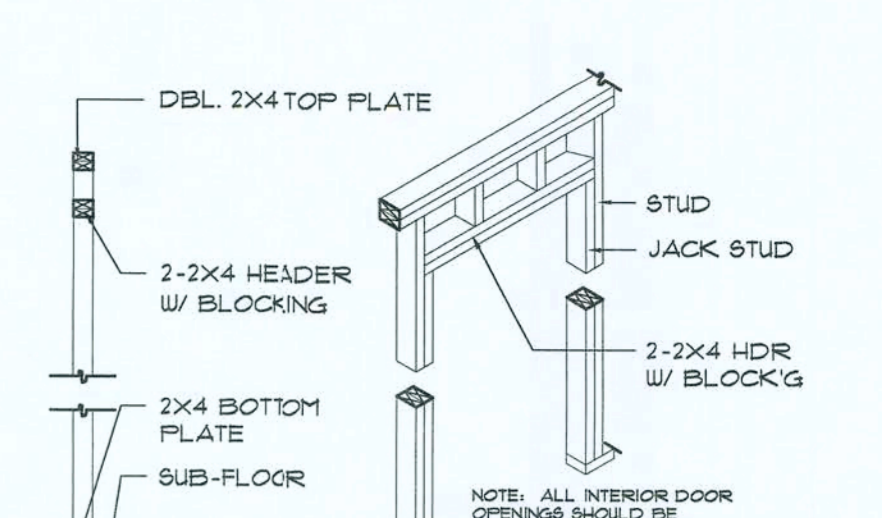
Washing Mach Hook-up DET.

N.T.S.

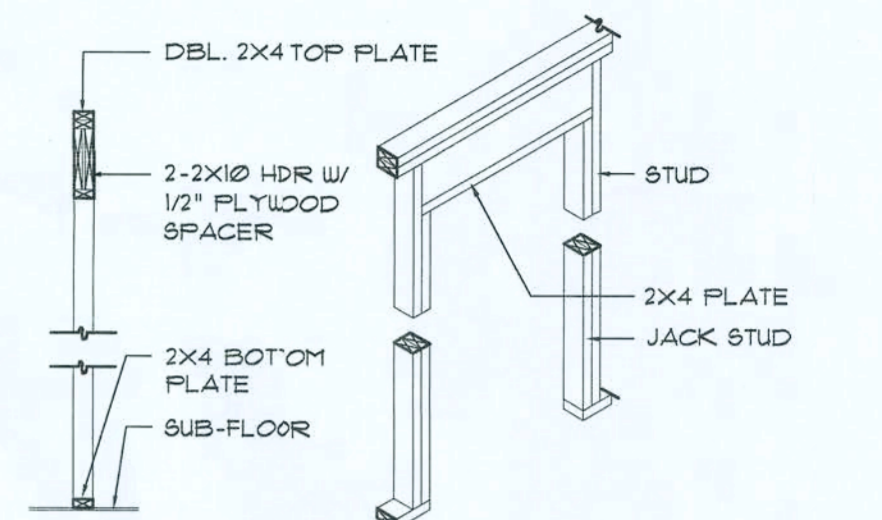


Fire Stopping Details

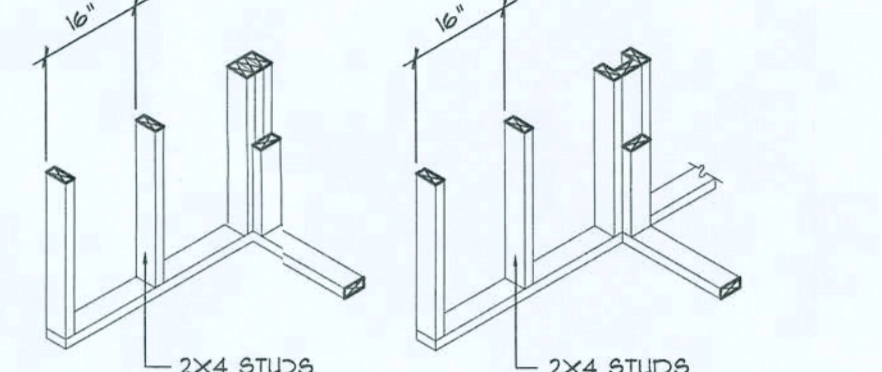
SCALE: NONE



NON-BEARING WALL HEADER

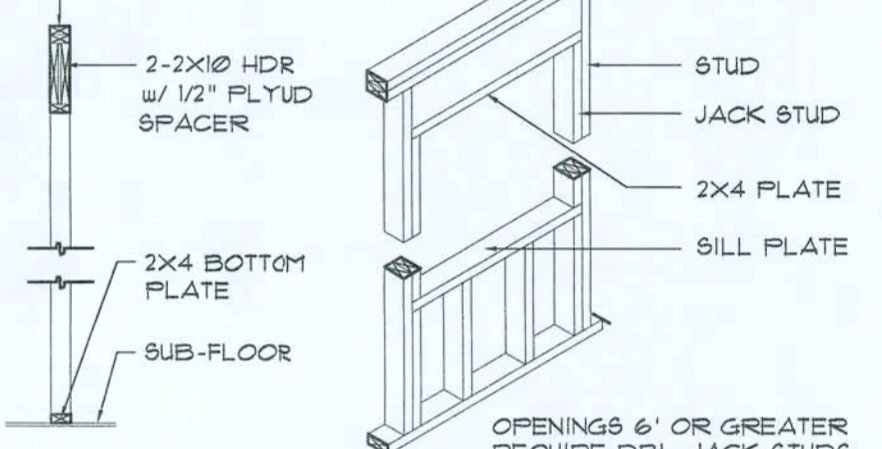


BEARING WALL HEADER



WALL CORNER

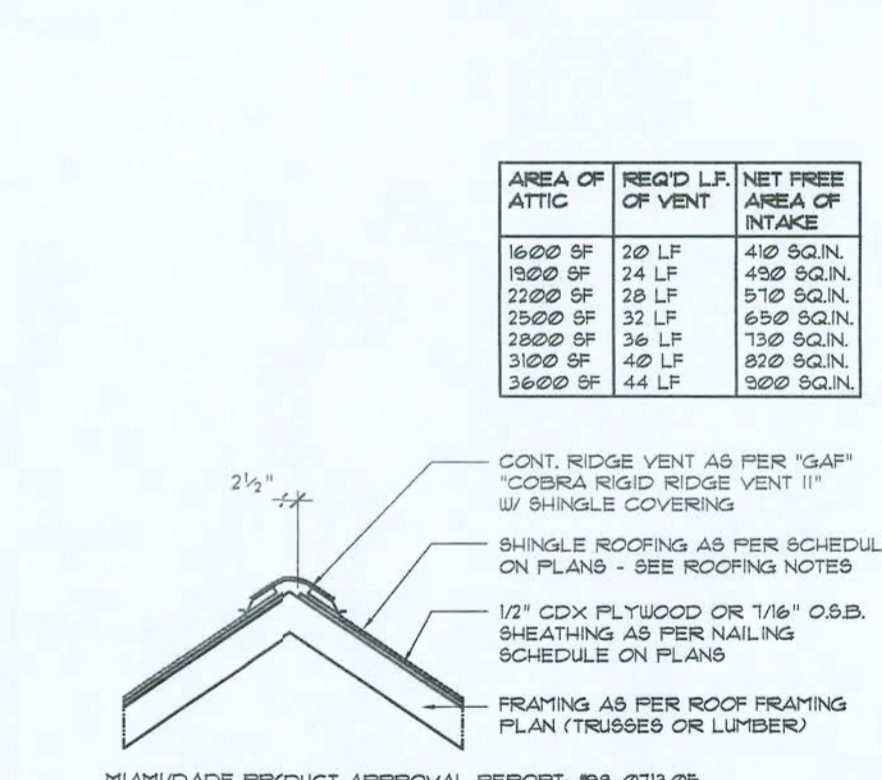
WALL INTERSECTION



TYPICAL WINDOW HEADER

Wall Framing/ Header Details

SCALE: NONE



Ridge Vent Detail

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

NOTES:
The contractor shall be responsible for obtaining all necessary permits for this project. The contractor shall be responsible for obtaining all necessary permits for this project. The contractor shall be responsible for obtaining all necessary permits for this project.

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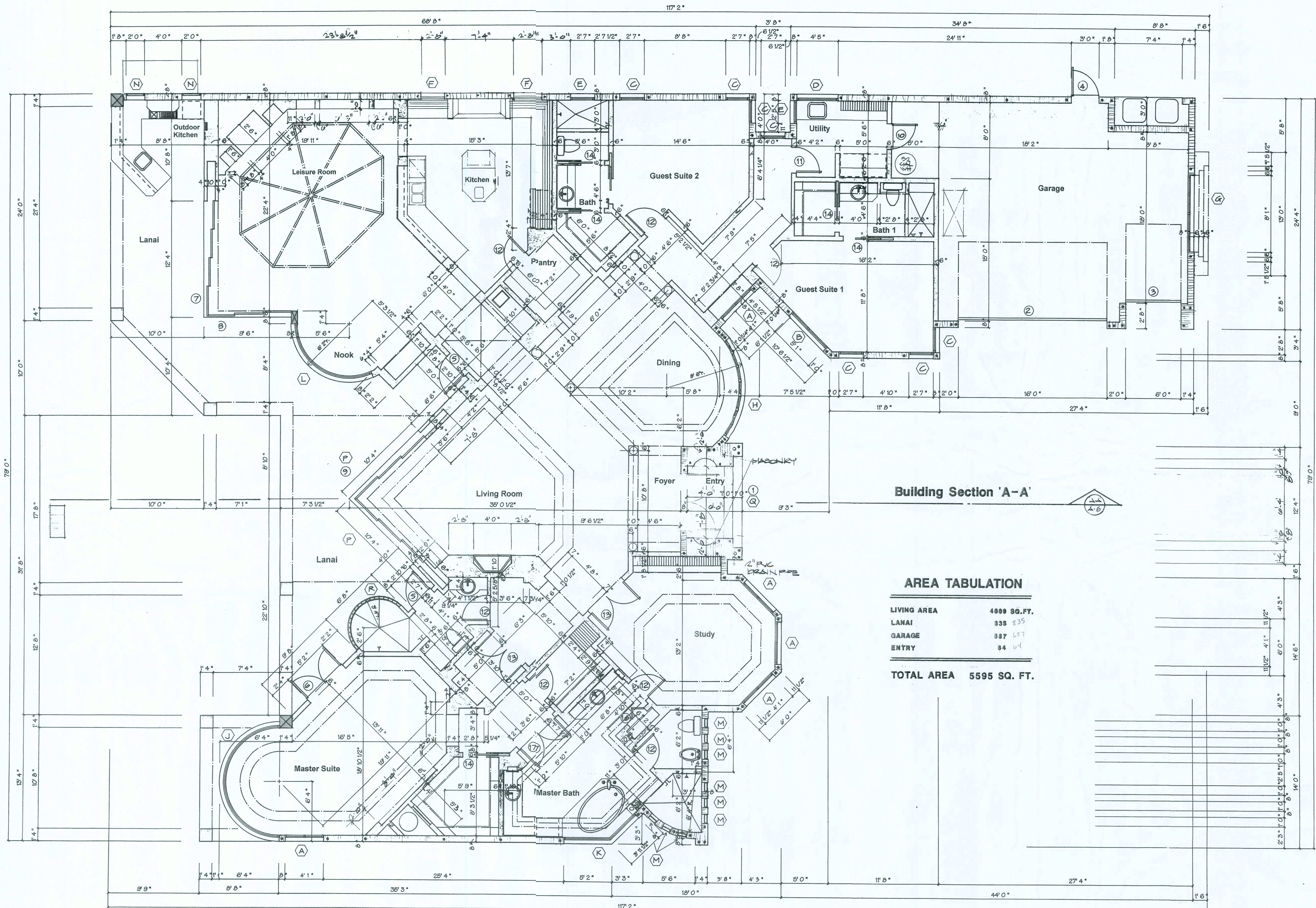
N3
NICHOLAS PAUL GIBLER
ARCHITECT
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1758 NW Brown Rd.
Lake City, FL 32055
386-753-9021

CUSTOM RESIDENTIAL DESIGN for:
COMPASS BUILDERS
LOT 10, ROSECREEK S/D
COLUMBIA COUNTY, FLORIDA

DRAWN BY: **MPB**
CHECKED BY: _____
DATE: **22 MAY 2006**
SCALE: **1/2" = 1'-0"**
JOB NUMBER: **2K621**
REVISED: _____
DWS NO: _____

A.3 of **14**
23 MAY 2006
ARO07005

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Building Section 'A-A'

AREA TABULATION

LIVING AREA	4009 SQ. FT.
LANAI	835
GARAGE	387
ENTRY	84
TOTAL AREA	5595 SQ. FT.

FLOOR PLAN

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

NOTICE
 The architect is not responsible for construction methods or materials used in the construction of the building. The architect is not responsible for the accuracy of the information provided by the owner or other sources. The architect is not responsible for the accuracy of the information provided by the owner or other sources. The architect is not responsible for the accuracy of the information provided by the owner or other sources.

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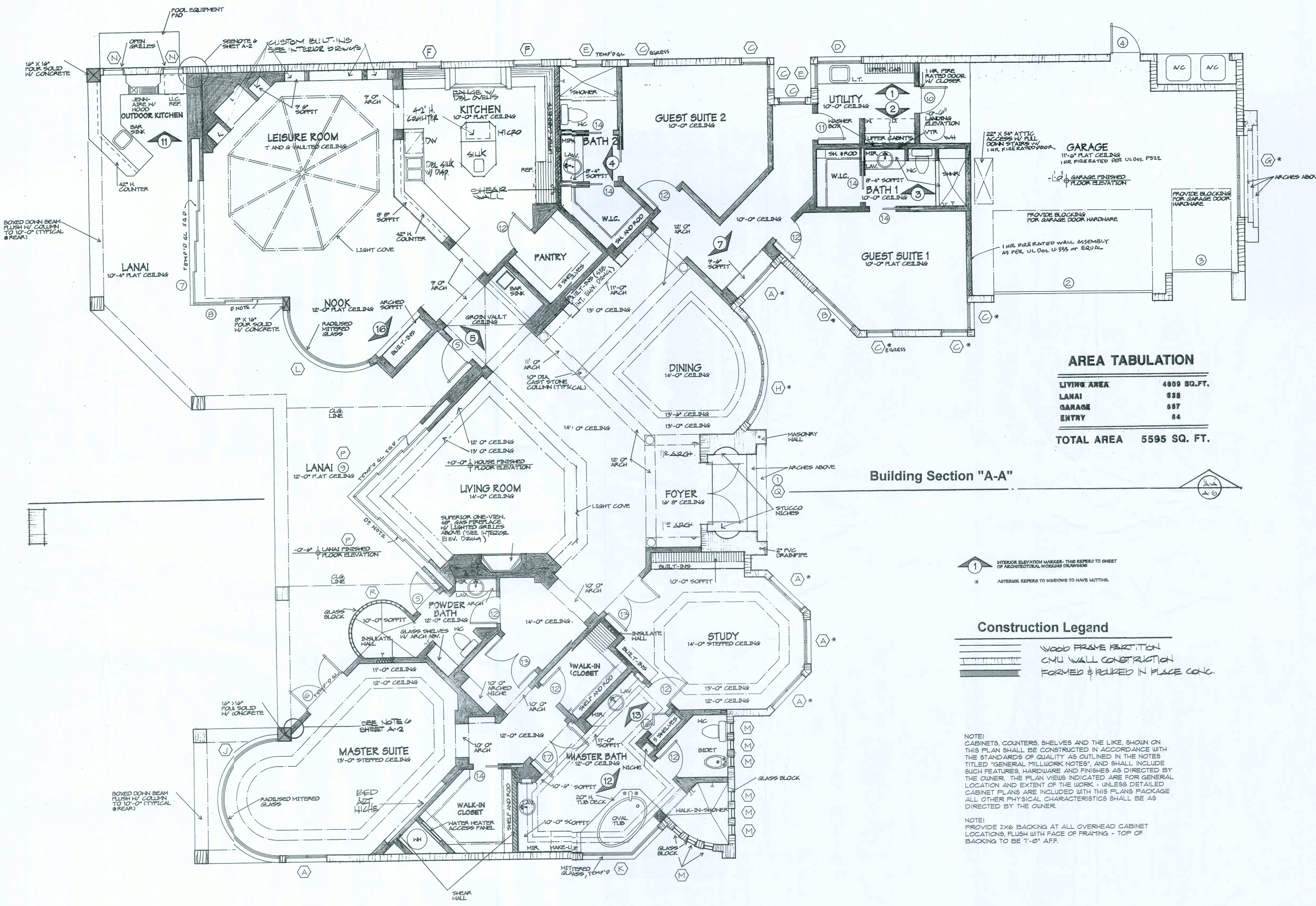
N3
NICHOLAS PAUL GEISLER ARCHITECT
 1756 NW 5th Court, Bldg. 54
 Lake City, FL 32055
 N.C.A.R.B. Certified 386-755-9021

CUSTOM RESIDENTIAL DESIGN for:
COMPASS BUILDERS
 LOT 10, ROSECREEK S/D
 COLUMBIA COUNTY, FLORIDA

DRAWN BY: **FPB**
 CHECKED BY:
 DATE: 22 MAY 2006
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 2K621
 REVISED:
 PLOT NO:
A.4 of **14**

[Signature]
 23 MAY 2006
 AFO007005

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AREA TABULATION

LIVING AREA	4800 SQ. FT.
LANAI	838
GARAGE	687
ENTRY	64
TOTAL AREA	5595 SQ. FT.

Building Section "A-A"

1 INTERIOR ELEVATION MARKER - THIS REFERS TO SHEET OF ARCHITECTURAL WORKING DRAWINGS
 * ASTERISK REFERS TO WINDOWS TO HAVE MITLING

Construction Legend

- WOOD FRAME PARTITION
- CMU WALL CONSTRUCTION
- FORMED & REBAR IN PLACE CONC.

NOTE: CABINETS, COUNTERS, SHELVES AND THE LIKE, SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF QUALITY AS OUTLINED IN THE NOTES TITLED "GENERAL MILLWORK NOTES", AND SHALL INCLUDE SUCH FEATURES, HARDWARE AND FINISHES AS DIRECTED BY THE OWNER. THE PLAN VIEWS INDICATED ARE FOR GENERAL LOCATION AND EXTENT OF THE WORK - UNLESS DETAILED CABINET PLANS ARE INCLUDED WITH THIS PLANS PACKAGE ALL OTHER PHYSICAL CHARACTERISTICS SHALL BE AS DIRECTED BY THE OWNER.

NOTE: PROVIDE 2x6 BACKING AT ALL OVERHEAD CABINET LOCATIONS, FLUSH WITH FACE OF FRAMING - TOP OF BACKING TO BE 1'-0" AFF.

CALLOUT PLAN

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

NOTICE
 Construction from these plans shall not be undertaken without the approval of the architect. The architect shall not be responsible for any errors or omissions in these plans, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the architect. The architect's liability shall be limited to the amount of the architect's fee. The architect shall not be responsible for any delays or interruptions in the construction of the project, whether or not such delays or interruptions are caused in whole or in part by the negligence of the architect. The architect shall not be responsible for any damage to the property of the owner, whether or not such damage is caused in whole or in part by the negligence of the architect. The architect shall not be responsible for any personal injury or death, whether or not such injury or death is caused in whole or in part by the negligence of the architect. The architect shall not be responsible for any other damages, whether or not such damages are caused in whole or in part by the negligence of the architect. The architect shall not be responsible for any other consequences, whether or not such consequences are caused in whole or in part by the negligence of the architect. The architect shall not be responsible for any other matters, whether or not such matters are caused in whole or in part by the negligence of the architect. The architect shall not be responsible for any other things, whether or not such things are caused in whole or in part by the negligence of the architect. The architect shall not be responsible for any other matters, whether or not such matters are caused in whole or in part by the negligence of the architect. The architect shall not be responsible for any other things, whether or not such things are caused in whole or in part by the negligence of the architect.

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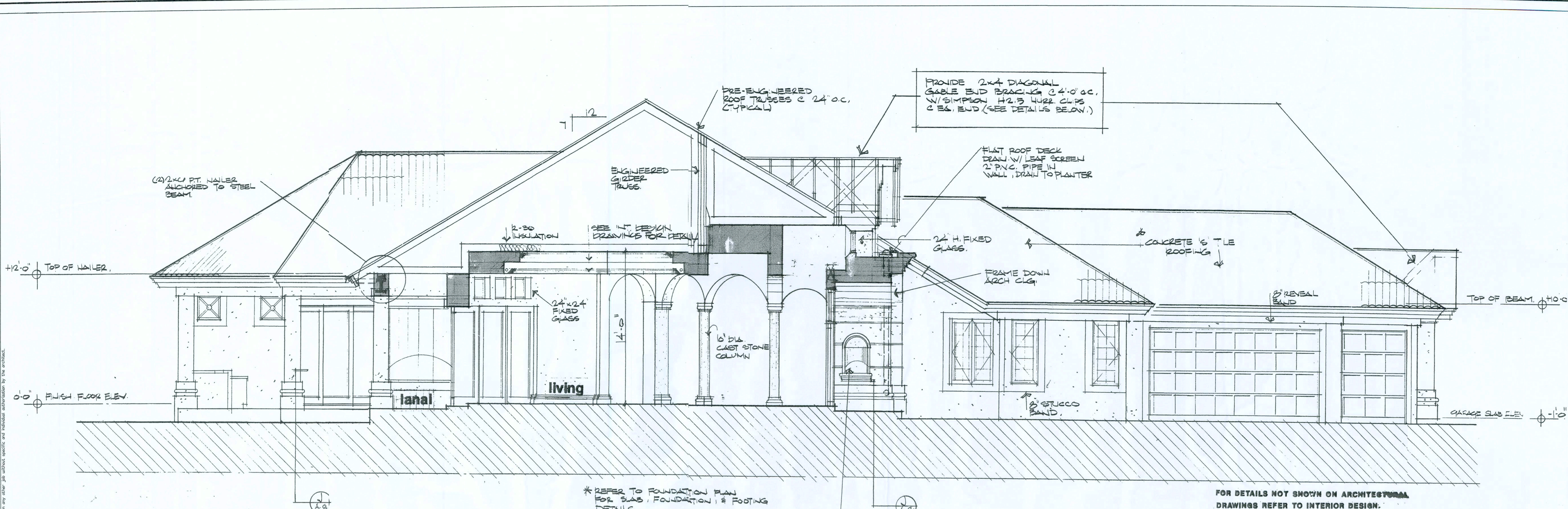
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CUSTOM RESIDENTIAL DESIGN FOR:
COMPASS BUILDERS
 LOT 10, ROSECREEK S/D
 COLUMBIA COUNTY, FLORIDA

DRAWN BY: **MPB**
 CHECKED BY:
 DATE: **22 MAY 2006**
 SCALE: **1/4" = 1'-0"**
 JOB NUMBER: **2K621**
 REVISED:
 DWG NO. **A5** of **14**

MPB
 23 MAY 2006
 ARO007005

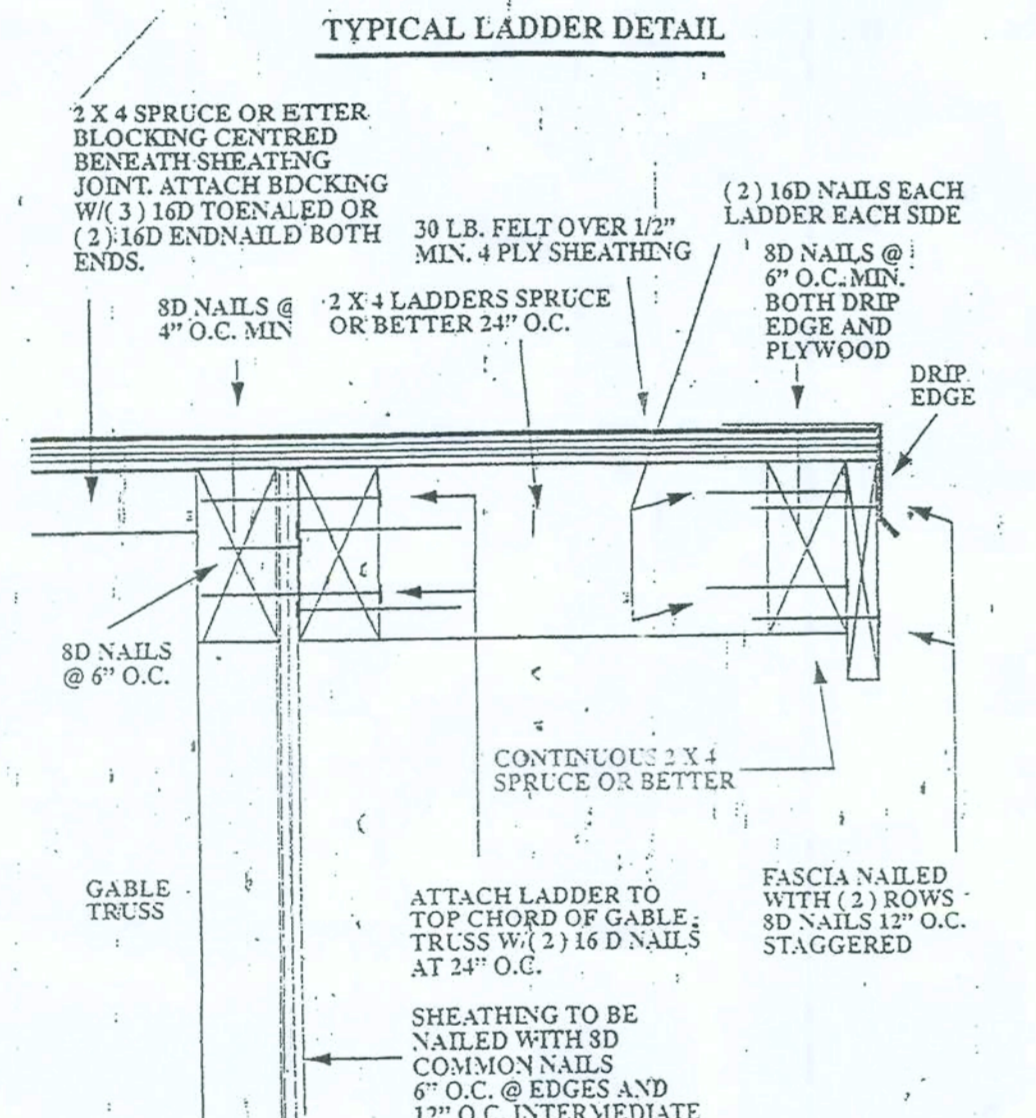
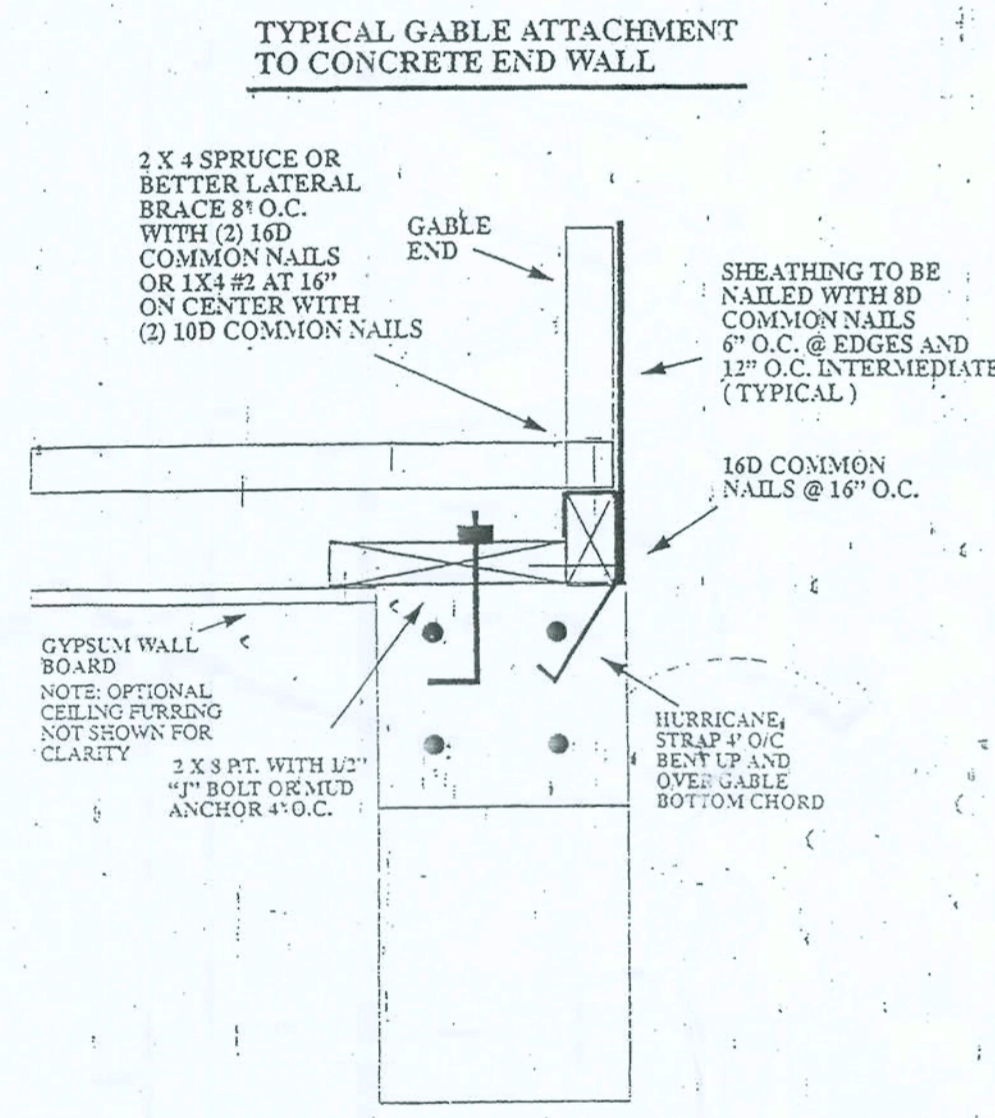


Building Section A-A

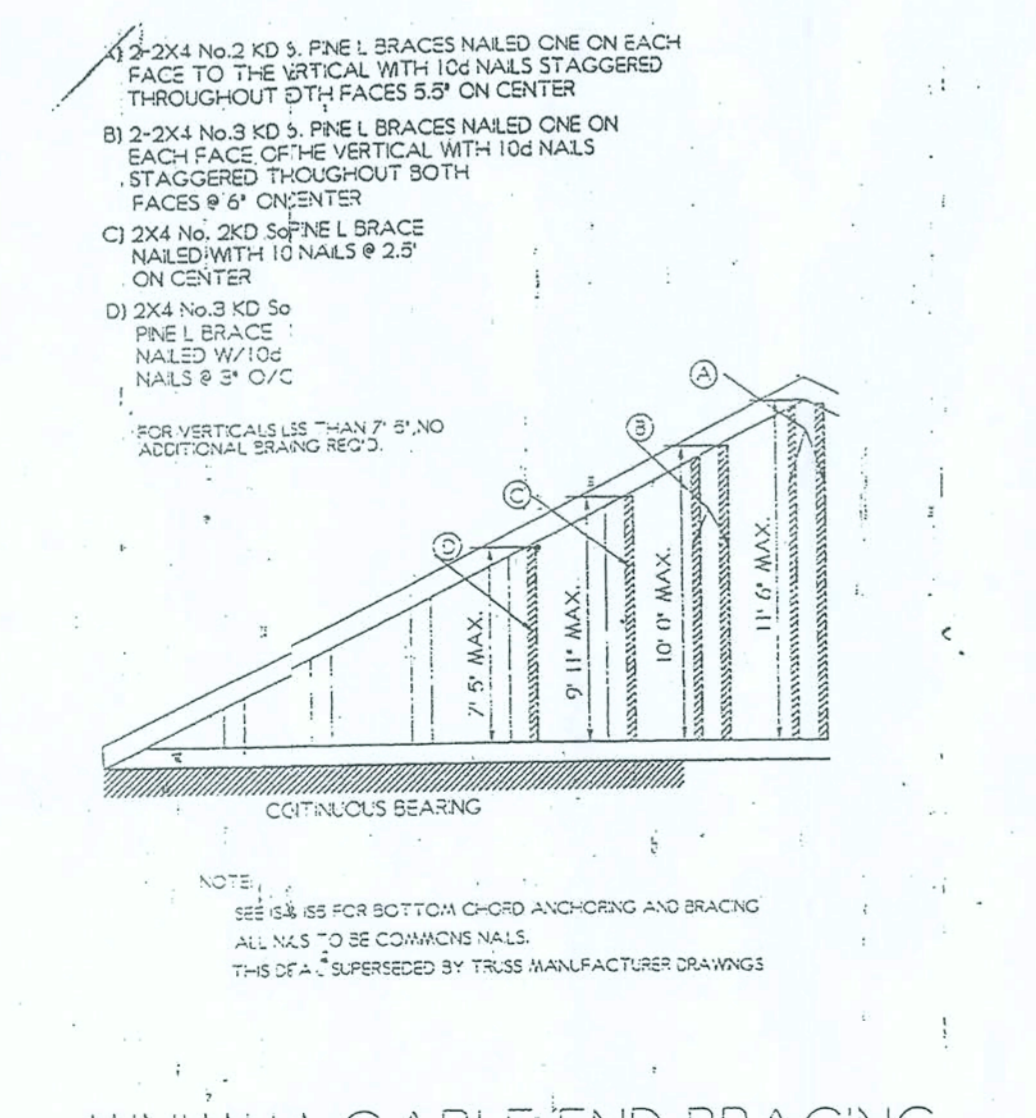
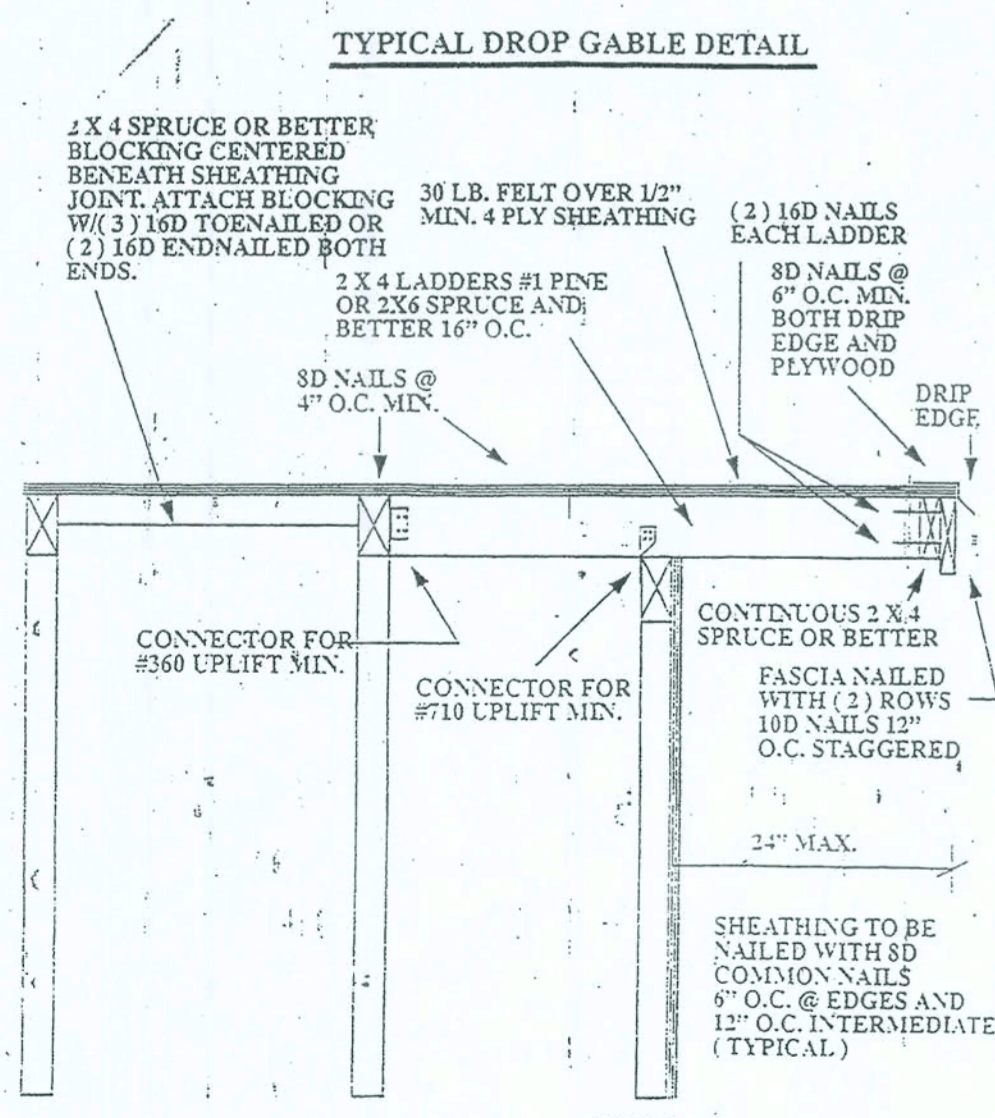
FOR DETAILS NOT SHOWN ON ARCHITECTURAL DRAWINGS REFER TO INTERIOR DESIGN.

* REFER TO FOUNDATION PLAN FOR SLAB, FOUNDATION, & FOOTING DETAILS.

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



NOTE: THIS INSTALLATION IS IN ADDITION TO BRACING REQUIREMENTS OF TRUSS MANUFACTURER OR T.P.I. 85



NOTE: ALL NAILS TO BE COMMON NAILS MINIMUM

NOTE: SEE 65 FOR BOTTOM CHORD ANCHORING AND BRACING ALL NAILS TO BE COMMON NAILS THIS IS A REQUIREMENT BY TRUSS MANUFACTURER DRAWINGS

Schedules

Door Schedule

Mark	Size	Description
1	(2) 2000	ENTRY DOOR STYLE TO BE SELECTED
2	16080	GARAGE DOOR - EMBOSSED METAL
3	6080	GARAGE DOOR - EMBOSSED METAL
4	2880	SINGLE LITE METAL FRENCH DOOR
5	2680	SINGLE LITE FRENCH METAL DOOR
6	(2) 2680	SINGLE LITE METAL FRENCH DOOR
7	12080	POCKET SLIDING GLASS DOOR
8	12080	SLIDING GLASS DOOR (ZERO CORNER)
9	10080	POCKET SLIDING GLASS DOOR (ZERO CORNER)
10	2880	SOLID CORE DOOR W/ STRIPPING
11	2880	SOLID CORE DOOR
12	2688	SOLID CORE DOOR
13	(2) 2688	SOLID CORE DOOR
14	2668	POCKET SOLID CORE DOOR
15	NOT USED	
16	2680	SOLID PANEL OVER SOLID PANEL BI-FOLD DOOR
17	2868	SOLID CORE DOOR W/ 12" H. F.G. TRANSOM ABOVE

Window Schedule

Mark	Size	Description
A	2R67	CARADCO CLAD WOOD CASEMENT
B	2XW67	CARADCO CLAD WOOD CASEMENT
C	1XW67	CARADCO CLAD WOOD CASEMENT
D	2R43	CARADCO CLAD WOOD CASEMENT
E	1XW43	CARADCO CLAD WOOD CASEMENT
F	32" X 18"	FIXED GLASS UNIT ABOVE COUNTER TOP @ KITCHEN CABINETS
G	4R55	CARADCO CLAD WOOD CASEMENT
H	(7) 1N67	CARADCO CLAD WOOD CASEMENT MULLED TOGETHER
J	8'-0" H.	RADIUS BUTT GLASS PANELS - SILICONE @ BUTT JOINTS
K	6'-0" H.	MITERED GLASS UNIT
L	7'-0" H.	RADIUS BUTT GLASS PANELS - SILICONE @ BUTT JOINTS
M	12" X 12"	GLASS BLOCK (OPAQUE)
N	24" X 24"	DECORATIVE ALUMINUM GRID (SEE ELEVATION)
P	24" X 24"	FIXED GLASS ABOVE SLIDING GLASS DOOR
Q	(4) 24" X 24"	FIXED GLASS ABOVE ENTRY DOOR W/ DECORATIVE ALUMINUM GRID
R	8" X 8"	RADIUS GLASS BLOCK (3) COURSE
S	2L07	CARADCO CLAD WOOD CASEMENT W/ 2" H. F.G. TRANSOM

NOTES: (1) BUILDER TO SUPPLY CUT SHEETS AND TEST DATA FOR CERTIFICATIONS OF EXTERIOR UNITS TO BUILDING DEPARTMENT
 (2) FIELD MEASURE FIXED GLASS TRANSOM UNITS PRIOR TO MANUFACTURING OF UNITS.
 (3) MANUFACTURER TO CERTIFY ALL UNITS TO WITHSTAND AND MEET 110 M.P.H. WIND CODE AS SET OUT IN SBCCI CODE BOOK.
 (4) ALL DOORS TO BE SOLID CORE WOOD EXCEPT WHERE NOTED.
 (5) ENTRY DOOR TO HAVE CURVE HEAD FC. UNIT ABOVE SEE ELEVATION

NOTES: (1) BUILDER TO SUPPLY CUT SHEETS AND TEST DATA FOR CERTIFICATIONS OF UNITS TO BUILDING DEPARTMENT
 (2) FIELD MEASURE FIXED GLASS UNITS PRIOR TO MANUFACTURING OF UNITS.
 (3) ALL WINDOW CALLOUTS REFER TO CARADCO BRAND WINDOWS.
 (4) MANUFACTURER TO CERTIFY ALL UNITS TO WITHSTAND AND MEET 110 M.P.H. WIND CODE AS SET OUT IN SBCCI CODE BOOK.

NOTICE
 Construction for these drawings shall be in accordance with the applicable building codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations. The contractor shall be responsible for the accuracy of the information provided on these drawings. The contractor shall be responsible for the accuracy of the information provided on these drawings. The contractor shall be responsible for the accuracy of the information provided on these drawings.

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 360-733-9021
 N.C.A.R.C. Certified

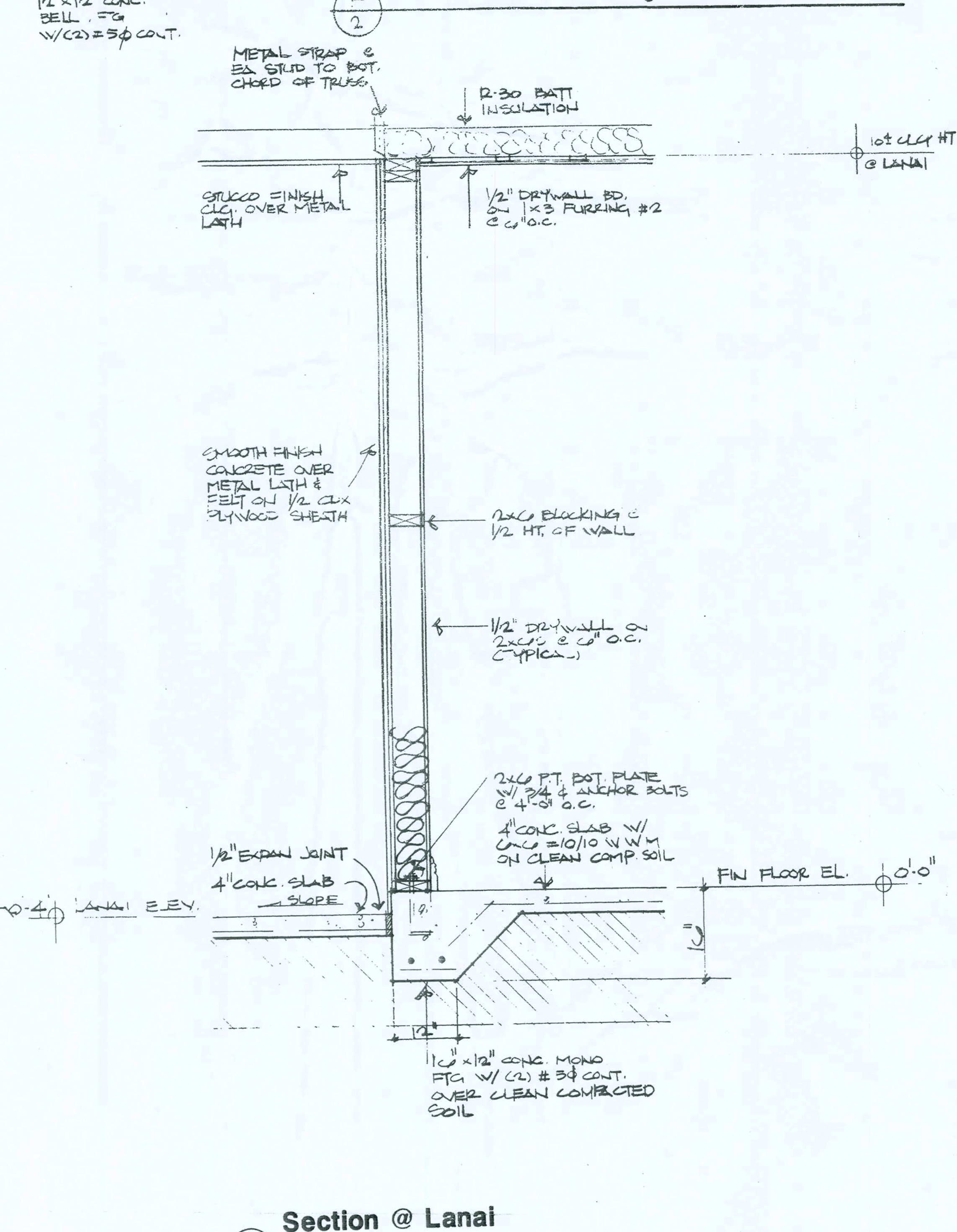
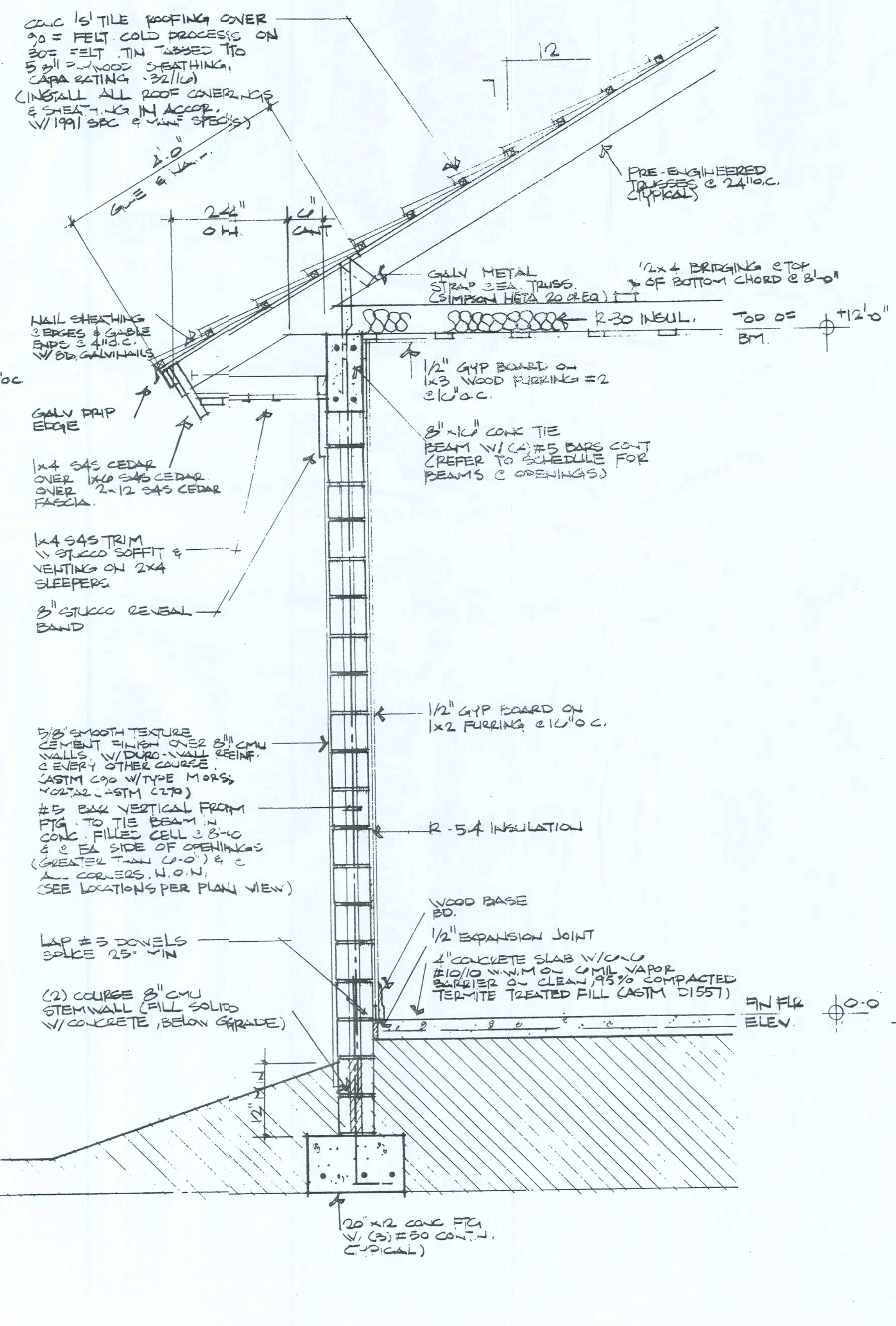
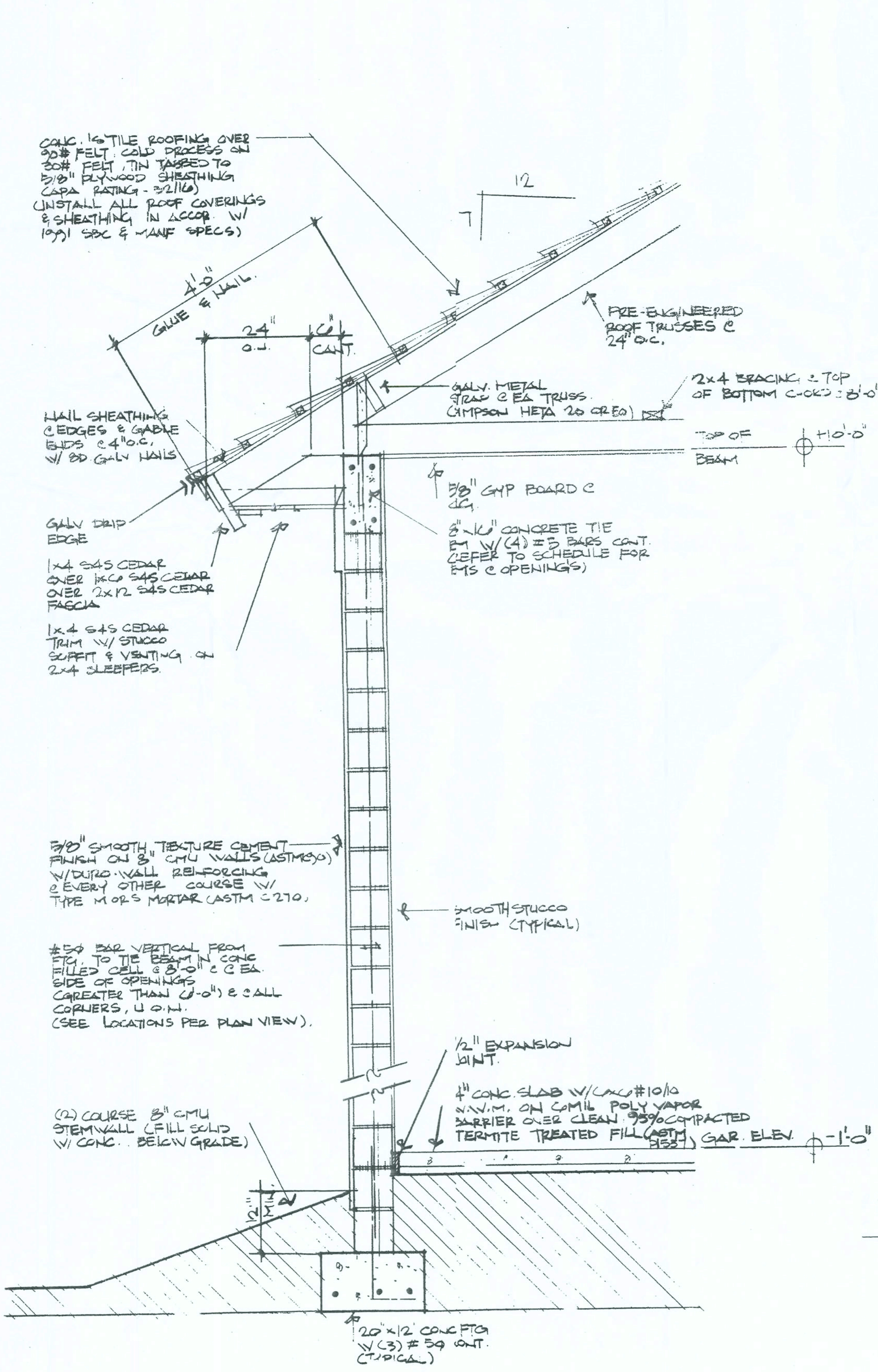
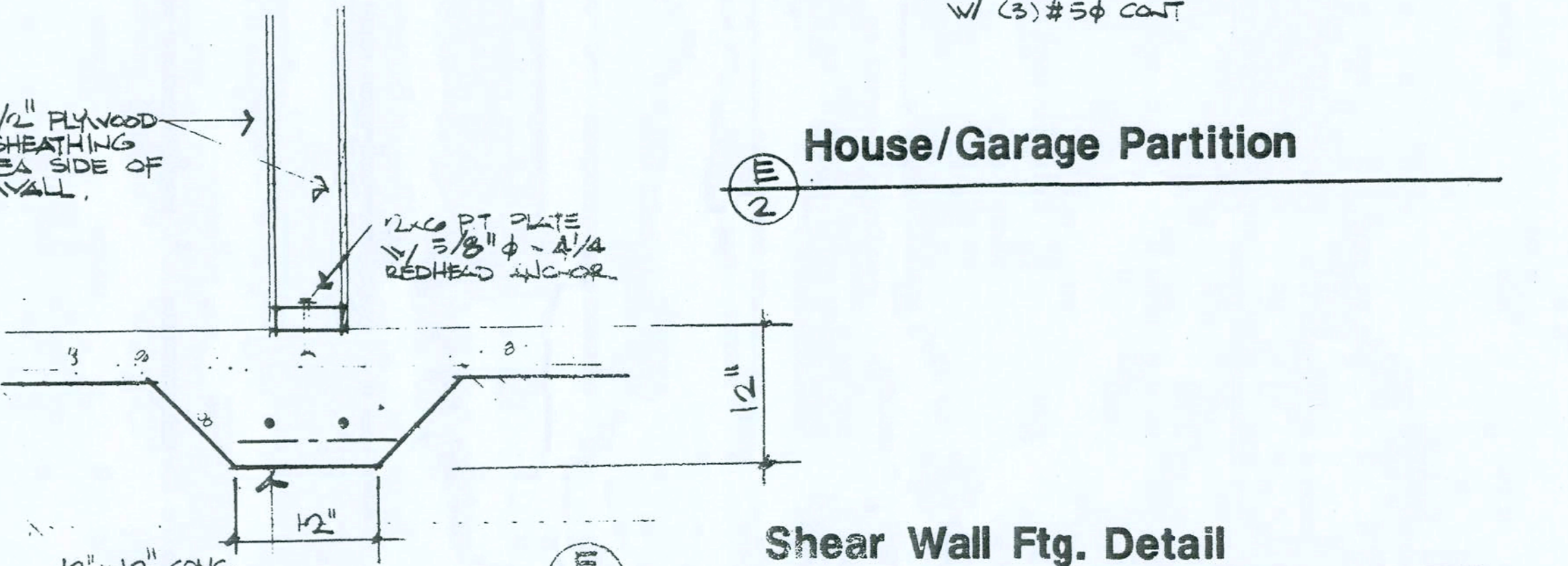
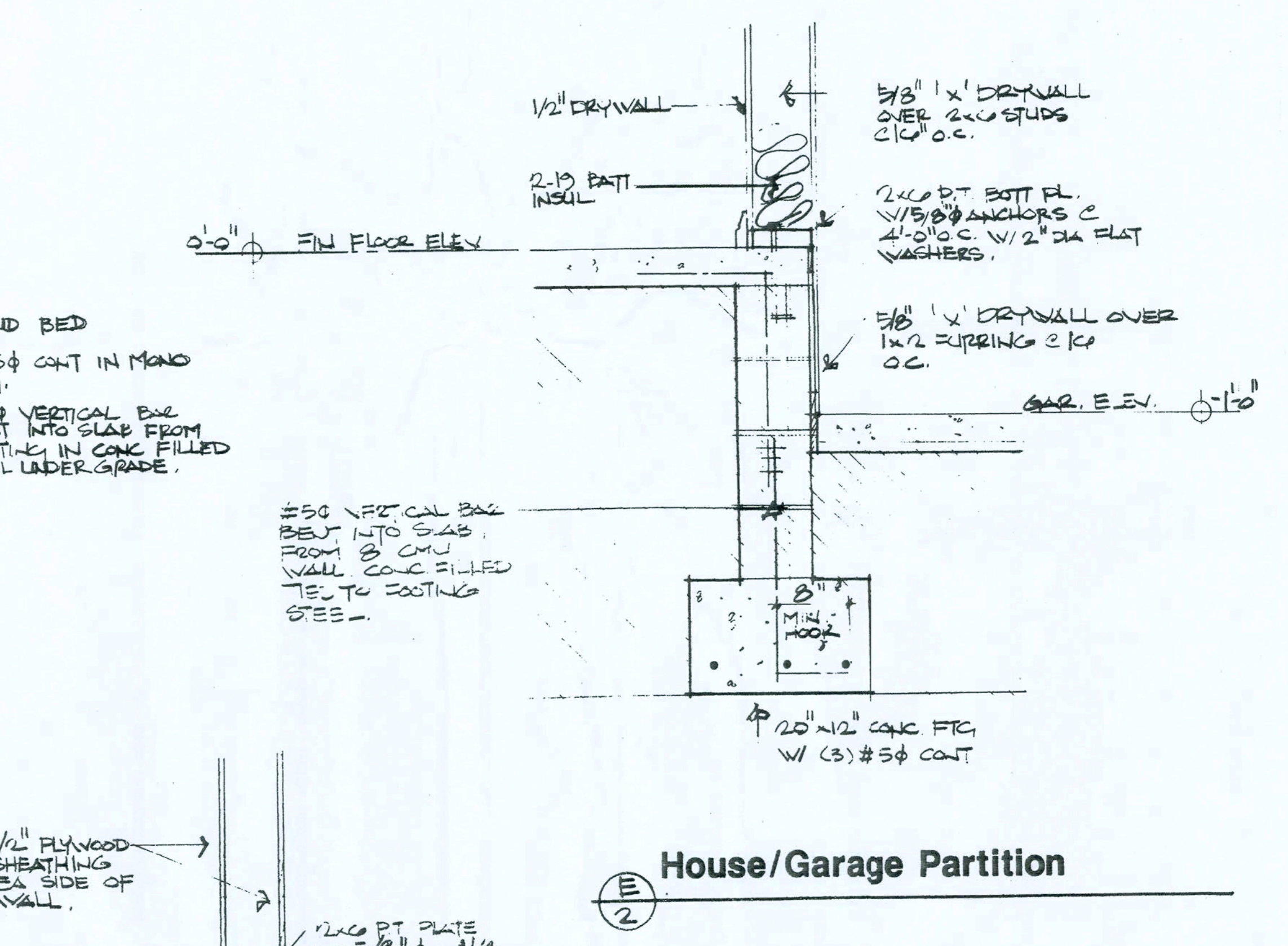
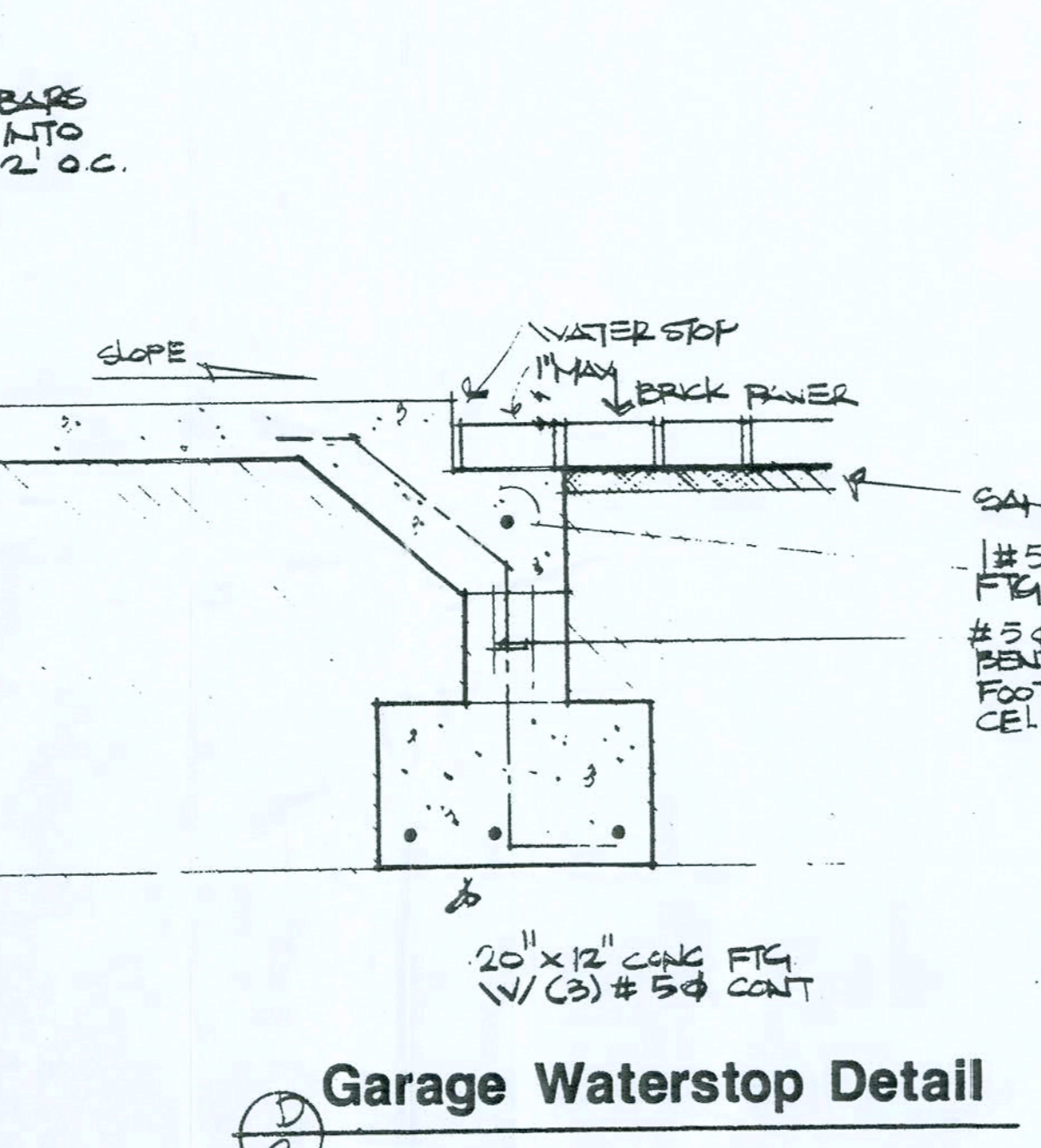
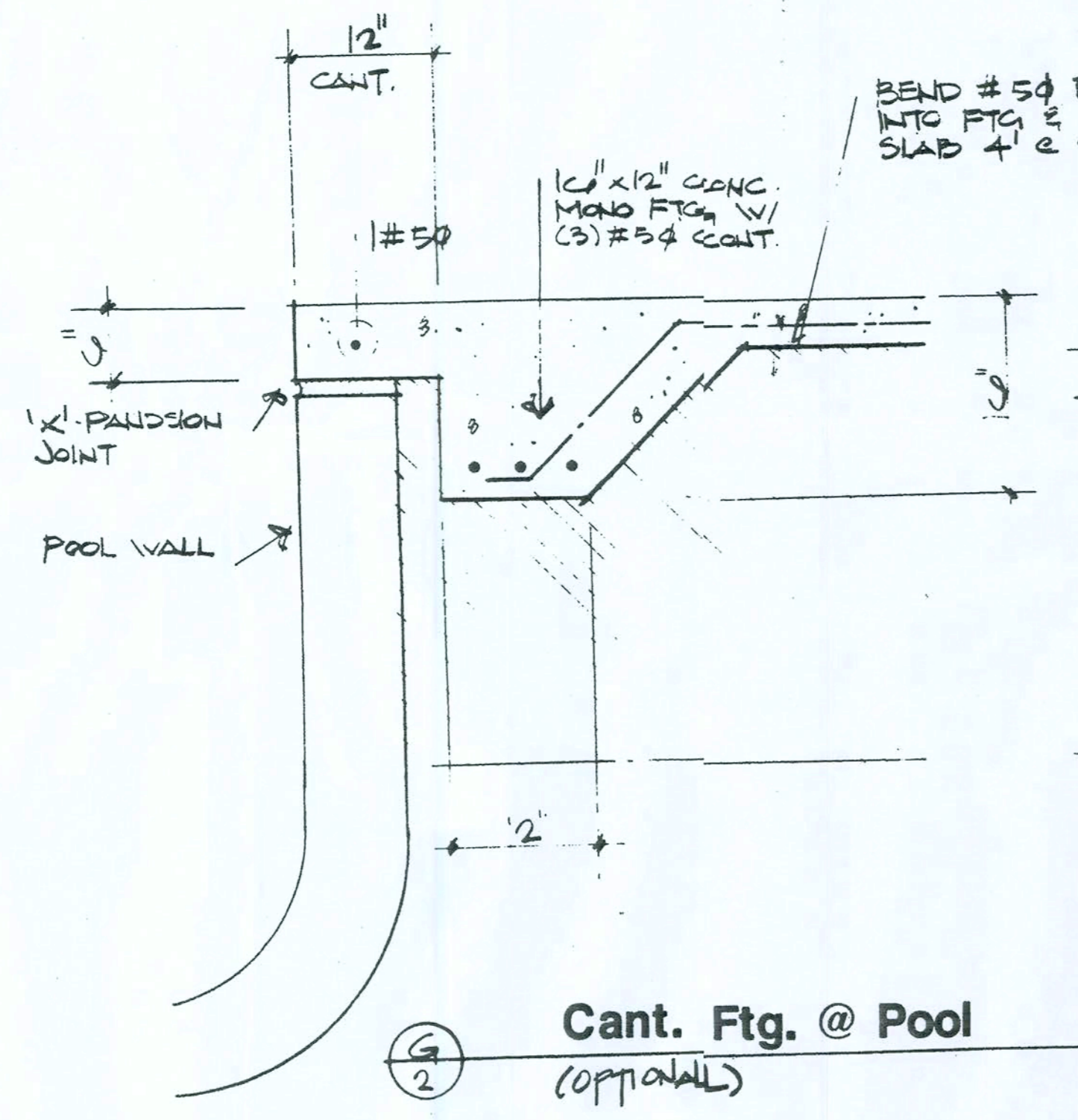
CUSTOM RESIDENTIAL DESIGN FOR:
COMPASS BUILDERS
 LOT 10, ROSECREEK S/D
 COLUMBIA COUNTY, FLORIDA

DRAWN BY: **mg**
 CHECKED BY:
 DATE: 22 MAY 2006
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 2K627
 REVISED:
 DWG NO: **A6** OF **14**

23 MAY 2006
 AR0007005

NOTES:

1. ALL ROOFING TILES TO BE INDIVIDUALLY JAWED.
2. ROOFING TILES TO BE INSTALLED PER MANUFACTURER'S SPECS FOR 110 MPH WIND LOADS.
3. DESIGN OF THIS STRUCTURE IS IN ACCORDANCE WITH THE 1991 STANDARD BUILDING CODE W/ THE 1992 REVISIONS. BUILDING IS DESIGNED FOR WIND SPEEDS UP TO 110 MPH.
4. ALL CONCRETE TO BE 3000 PSI @ 28 DAYS.
5. ALL RE-BAR TO BE ASTM A615 GRADE 60.
6. ALL WOOD STUD FRAME WALLS TO BE ATTACHED TO CMU'S W/ 1/4" Ø x 3 1/4" LONG TAPCON FASTENERS @ EA. CORNER OF OPENING, WITHIN 3" OF CORNERS & @ 12" O.C. MAX SPACING.
7. ALL WINDOW & DOOR FRAMES TO BE 2x4 OR 2x6 SHIP#2 ATTACHED TO CMU'S W/ 1/4" Ø x 3 1/4" LONG TAPCON FASTENERS @ EA. CORNER OF OPENING, WITHIN 3" OF CORNERS & @ 12" O.C. MAX SPACING.
8. MANUF. OF ALL WINDOWS & EXTERIOR DOORS TO CERTIFY ALL UNITS TO WITHSTAND & MEET 110 MPH WIND LOADS. PER SBC 1991 W/ 1992 & 1993 REVISIONS.



NOTICE
The undersigned has prepared the plans and specifications for the construction of the above described project. It is the responsibility of the contractor to verify the accuracy of the information and to obtain all necessary permits and approvals from the appropriate authorities. The undersigned is not responsible for any errors or omissions in the plans and specifications, or for any consequences resulting therefrom.

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A Joint Venture Partnership

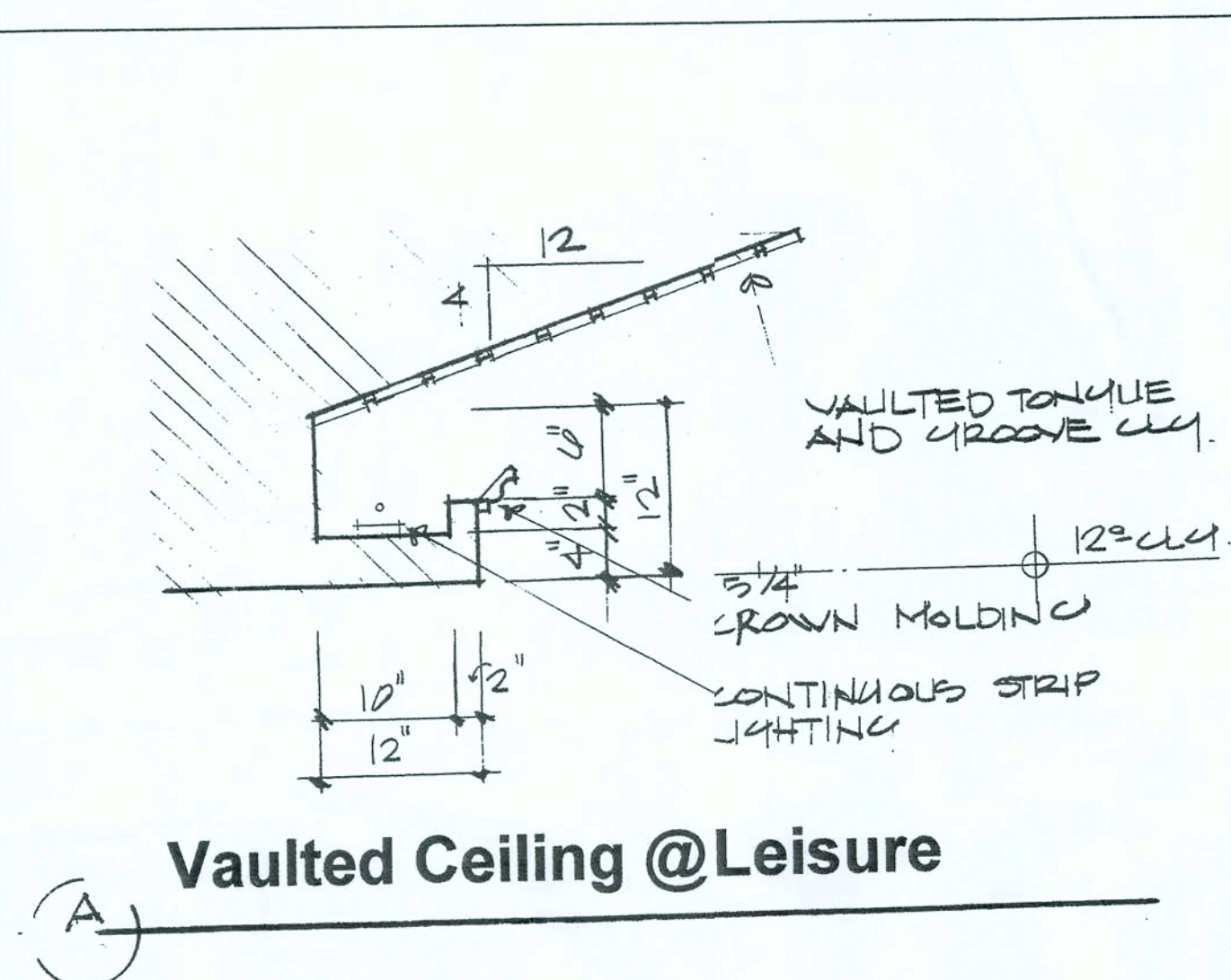
NICHOLAS GEISLER ARCHITECT
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CUSTOM RESIDENTIAL DESIGN FOR:
COMPASS BUILDERS
LOT 10, ROSECREEK S/D
COLUMBIA COUNTY, FLORIDA

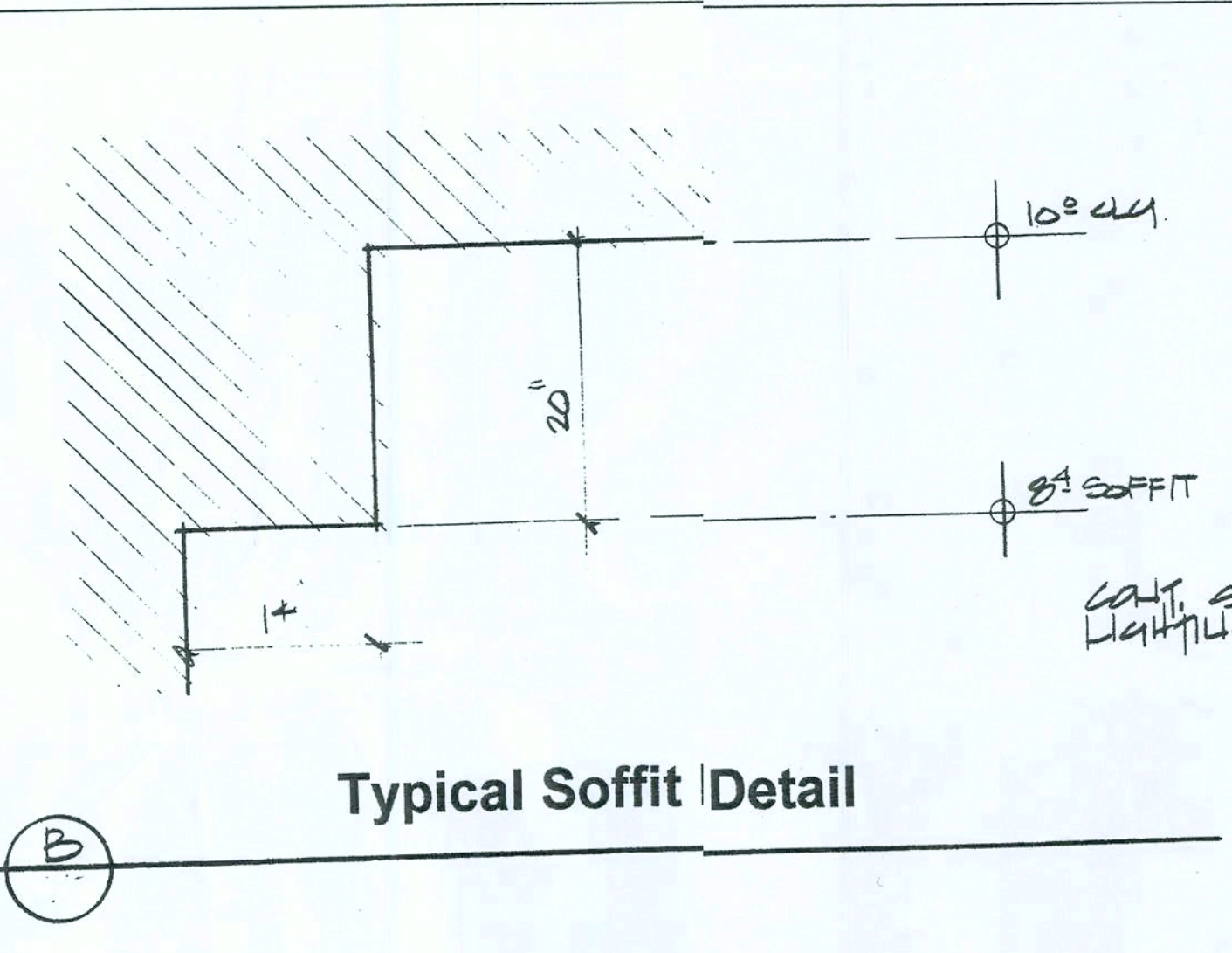
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DATE:	22 MAY 2006
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REVISED:	
DWG NO.:	A.7 of 14

23 MAY 2006
AR0007005

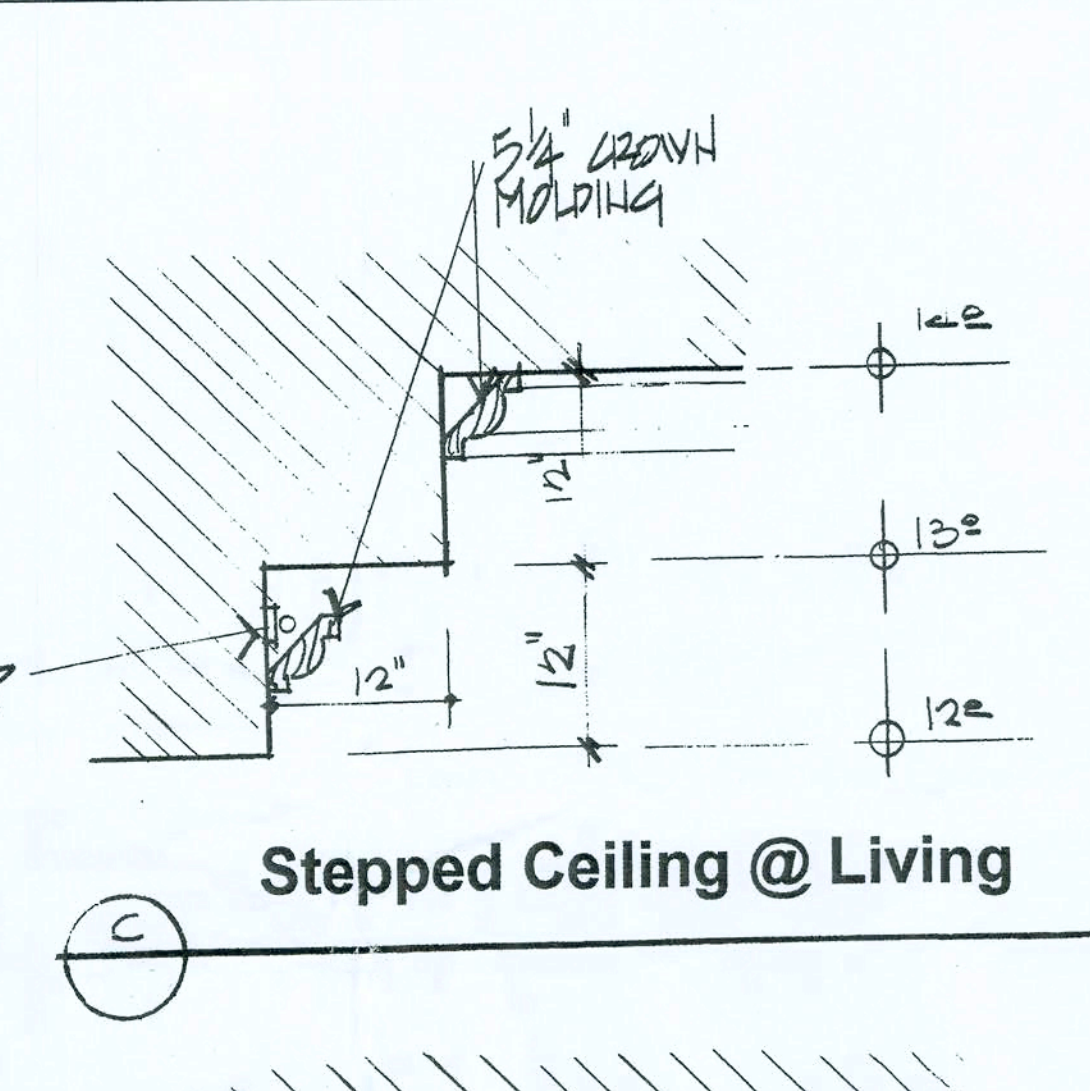
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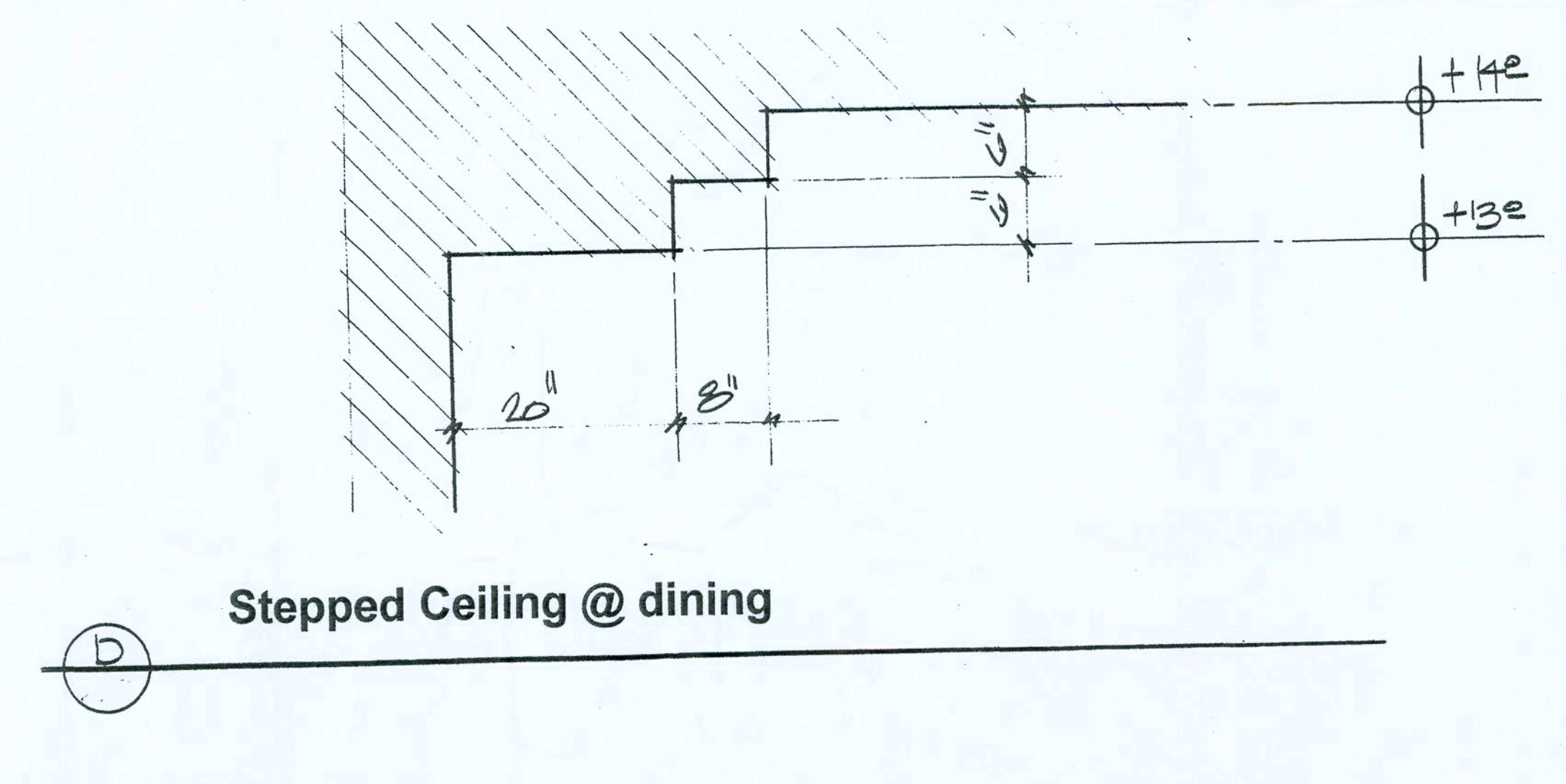
A Vaulted Ceiling @ Leisure



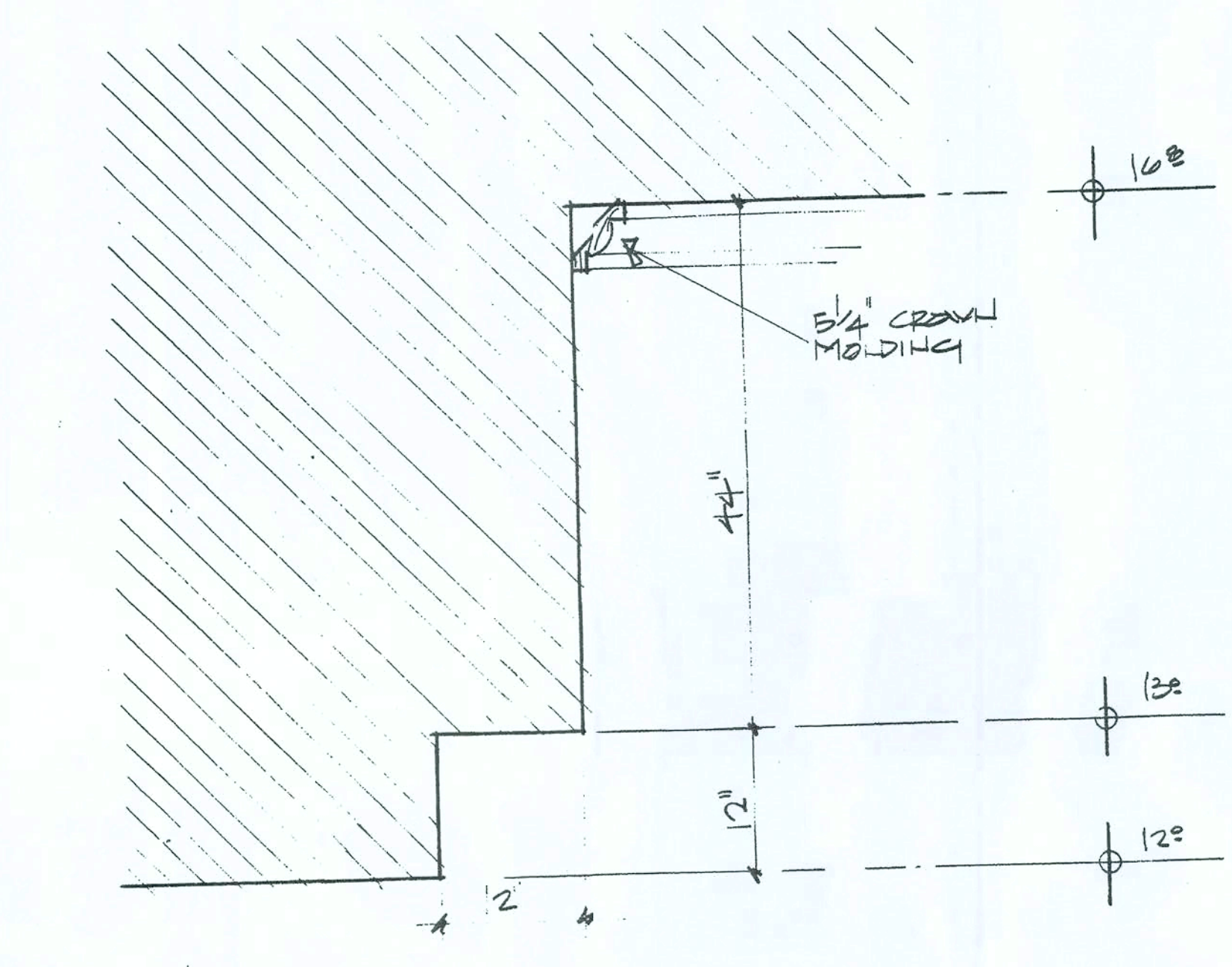
B Typical Soffit Detail



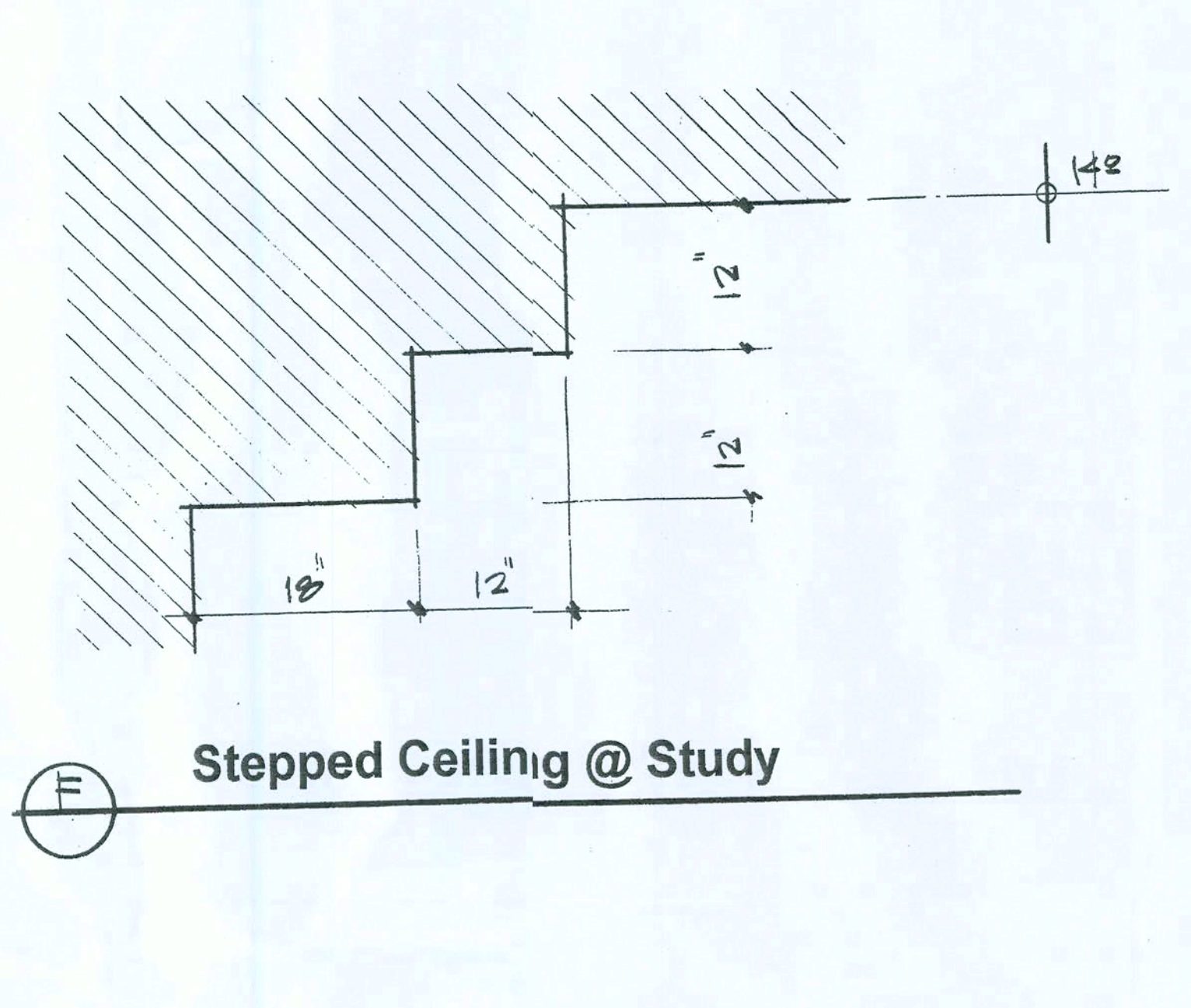
C Stepped Ceiling @ Living



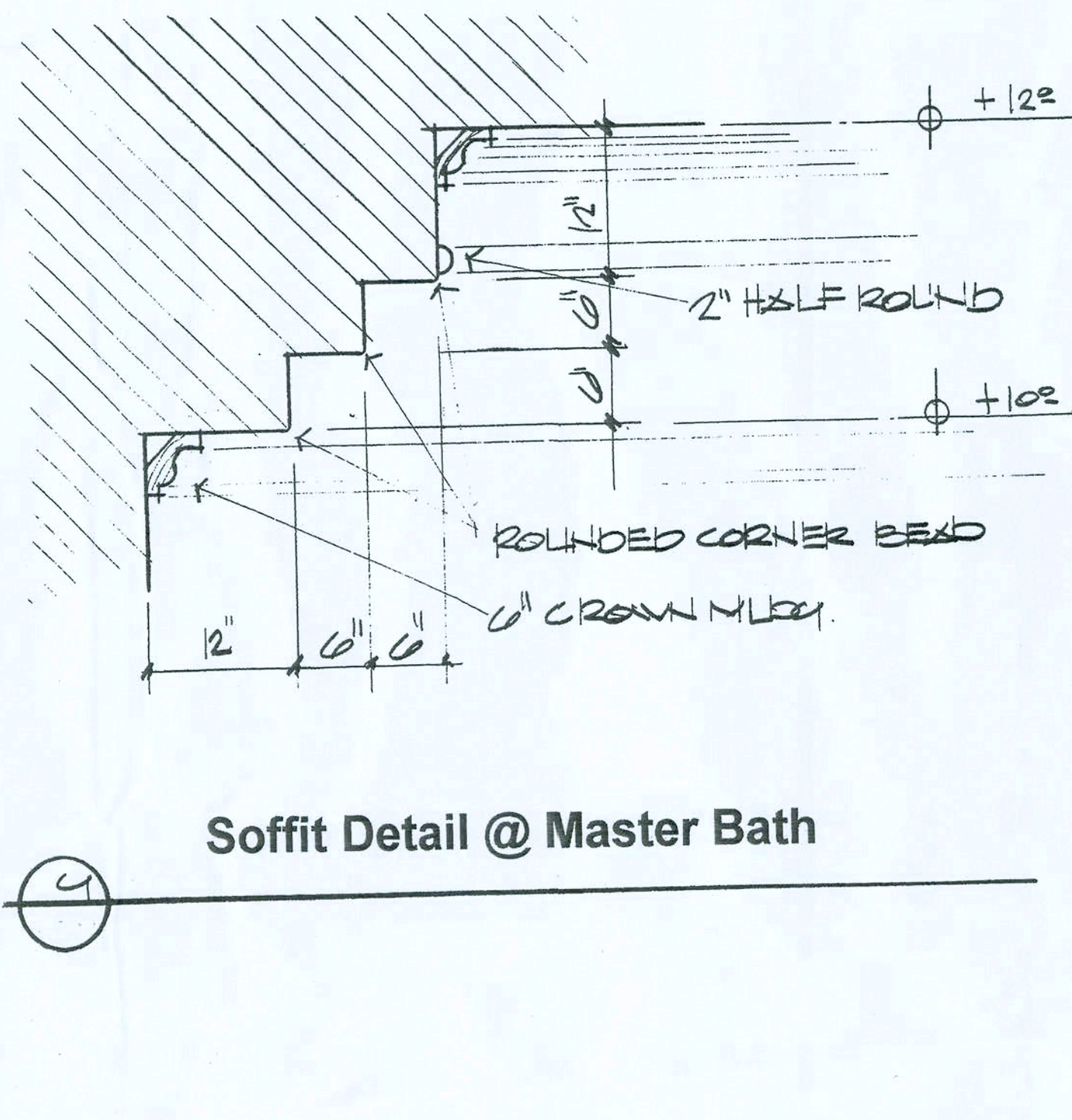
D Stepped Ceiling @ dining



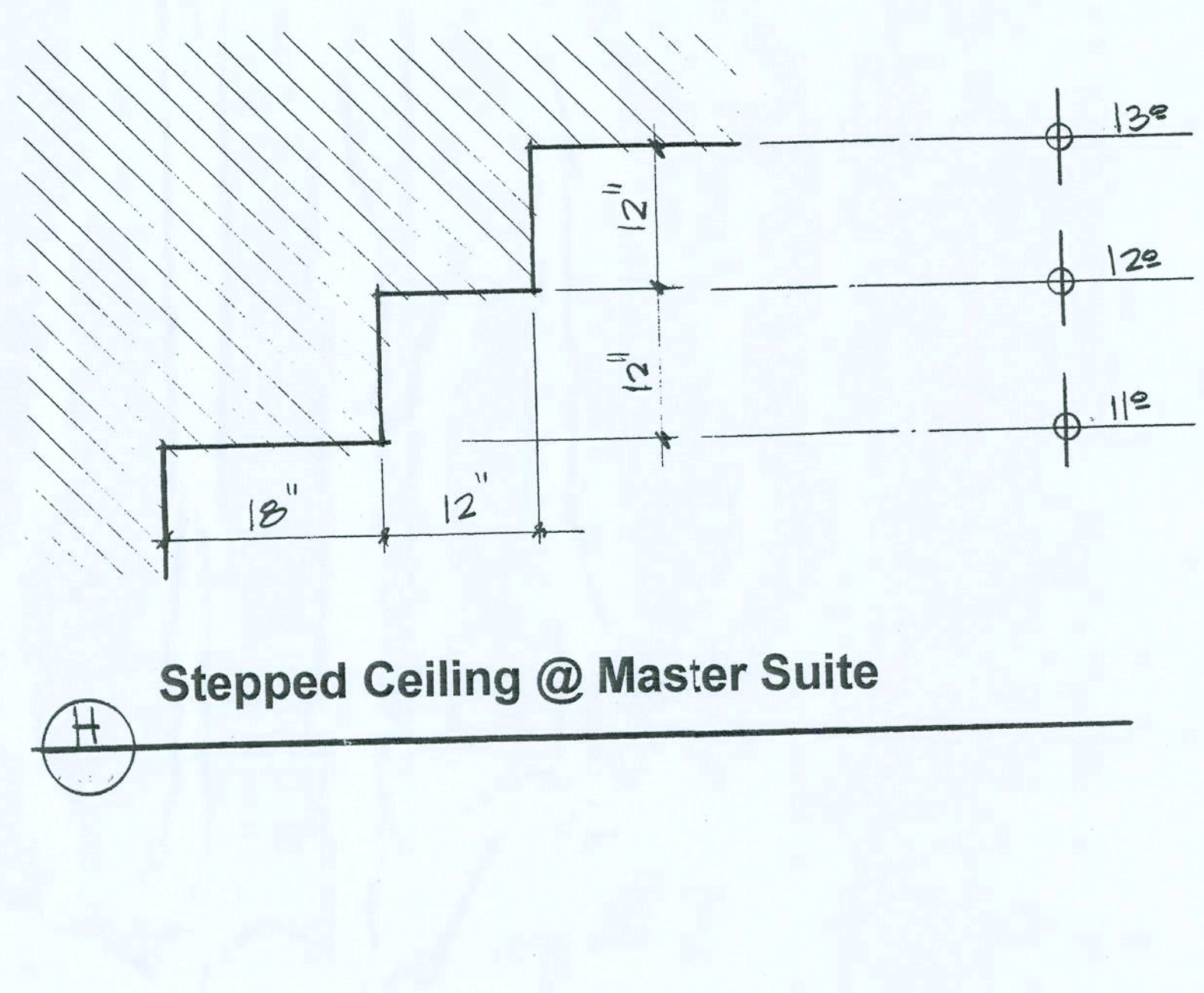
E Stepped Ceiling @ Foyer



F Stepped Ceiling @ Study

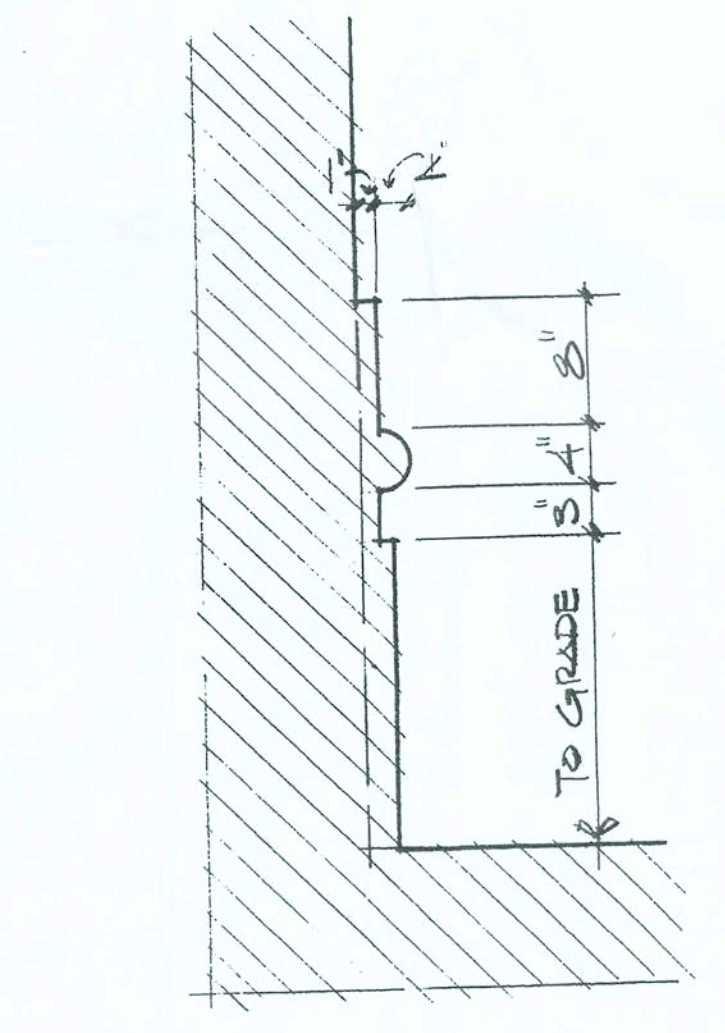


G Soffit Detail @ Master Bath

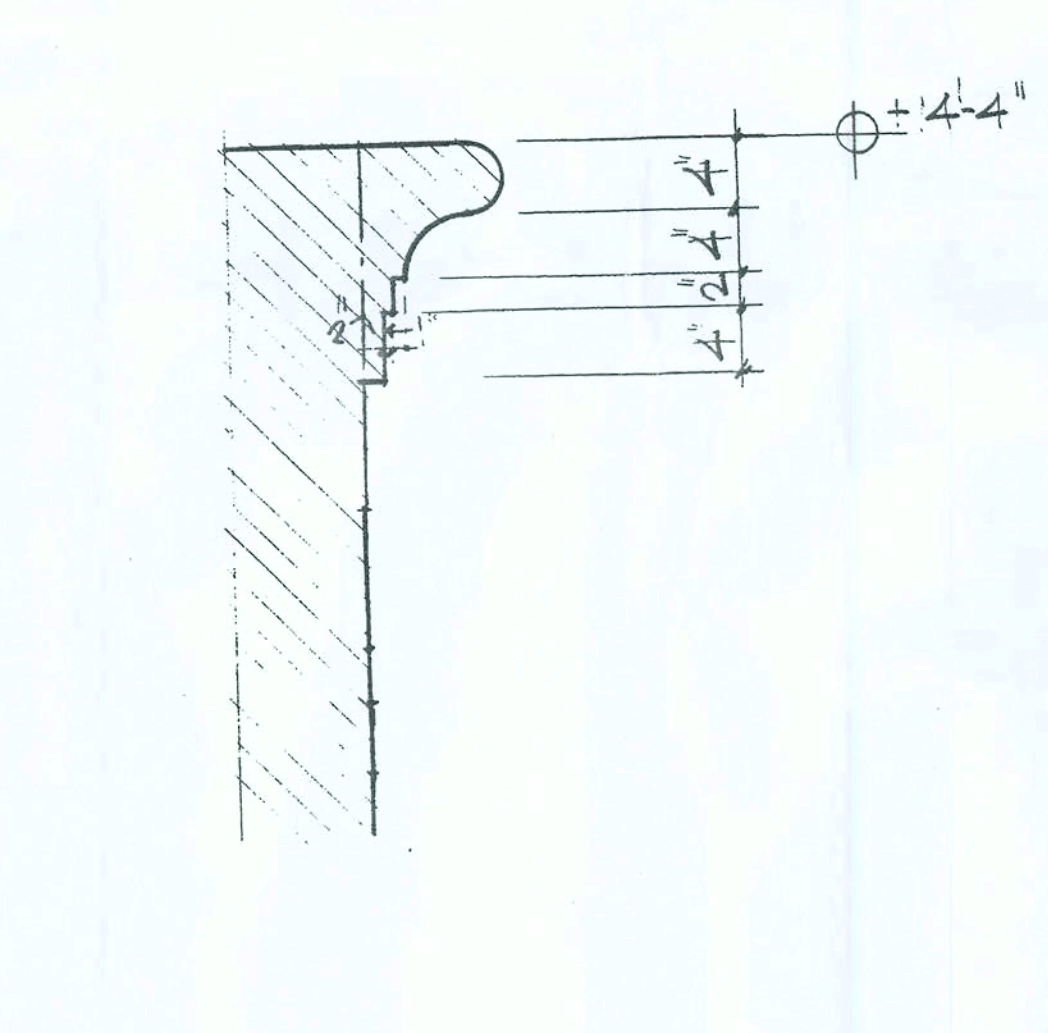


H Stepped Ceiling @ Master Suite

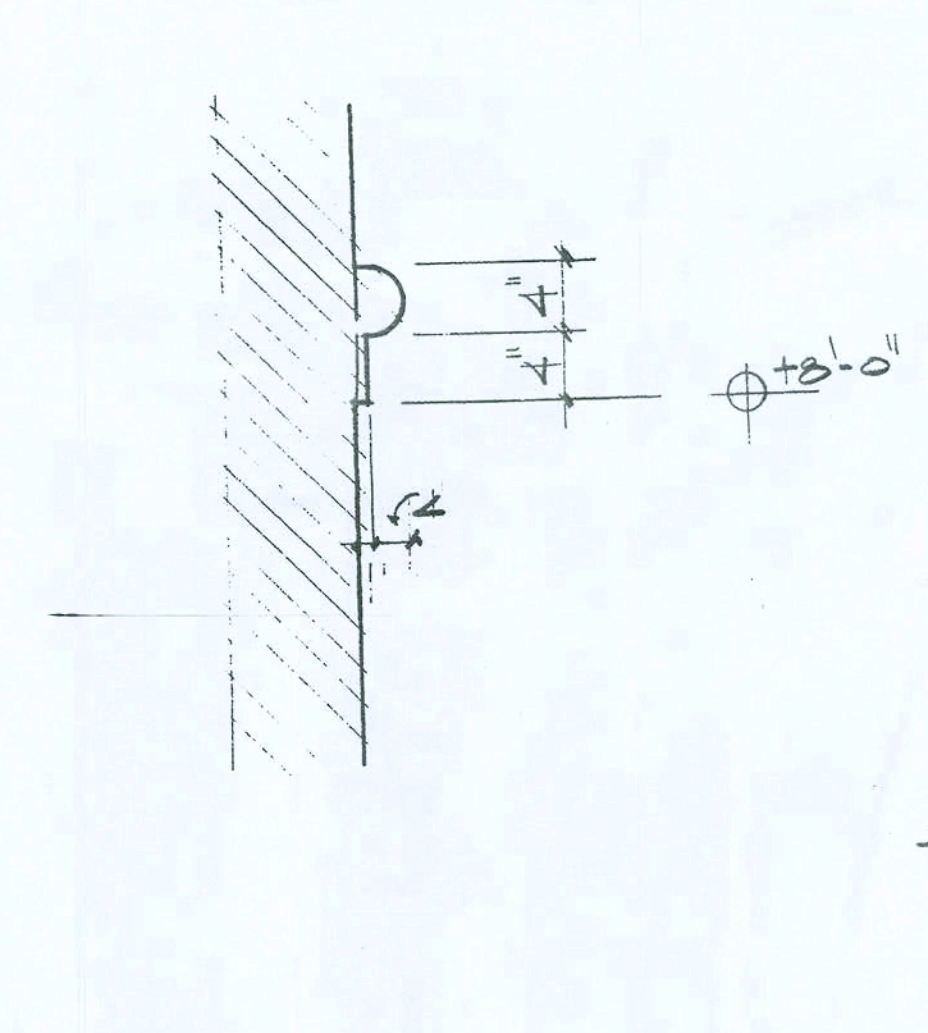
Ceiling Detail
SCALE: 1/4" = 1'-0"



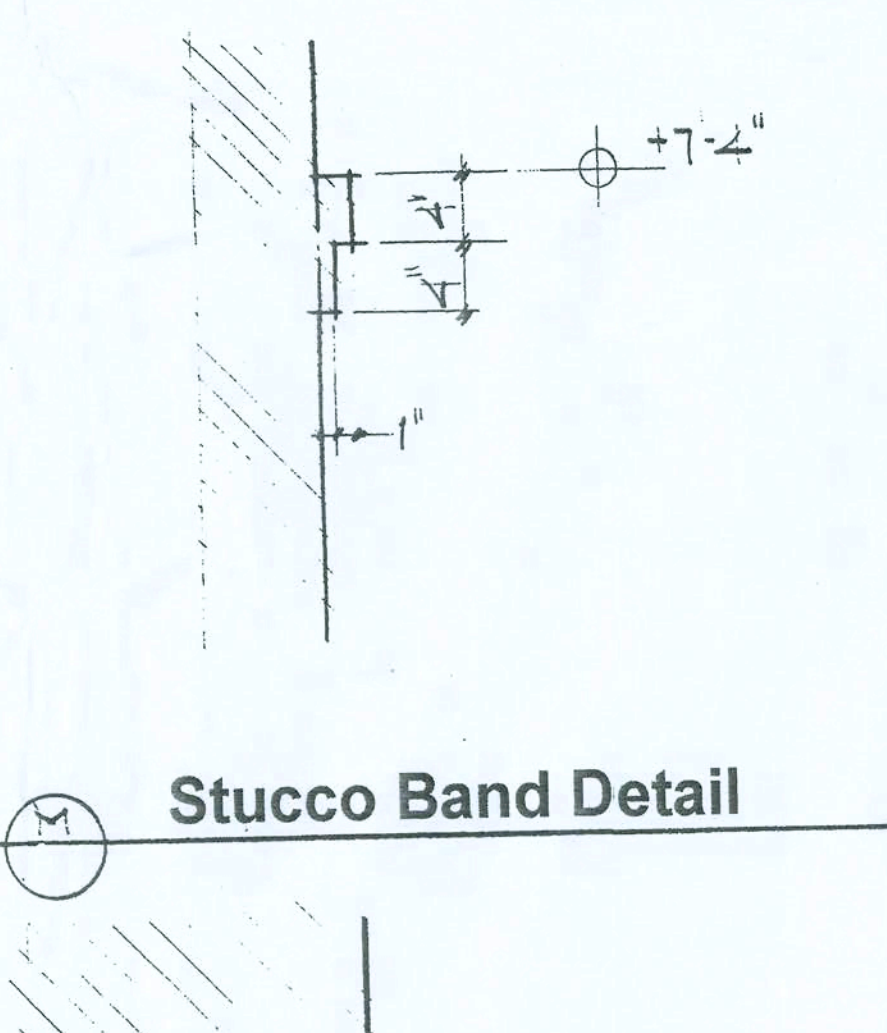
I Stucco Band Detail



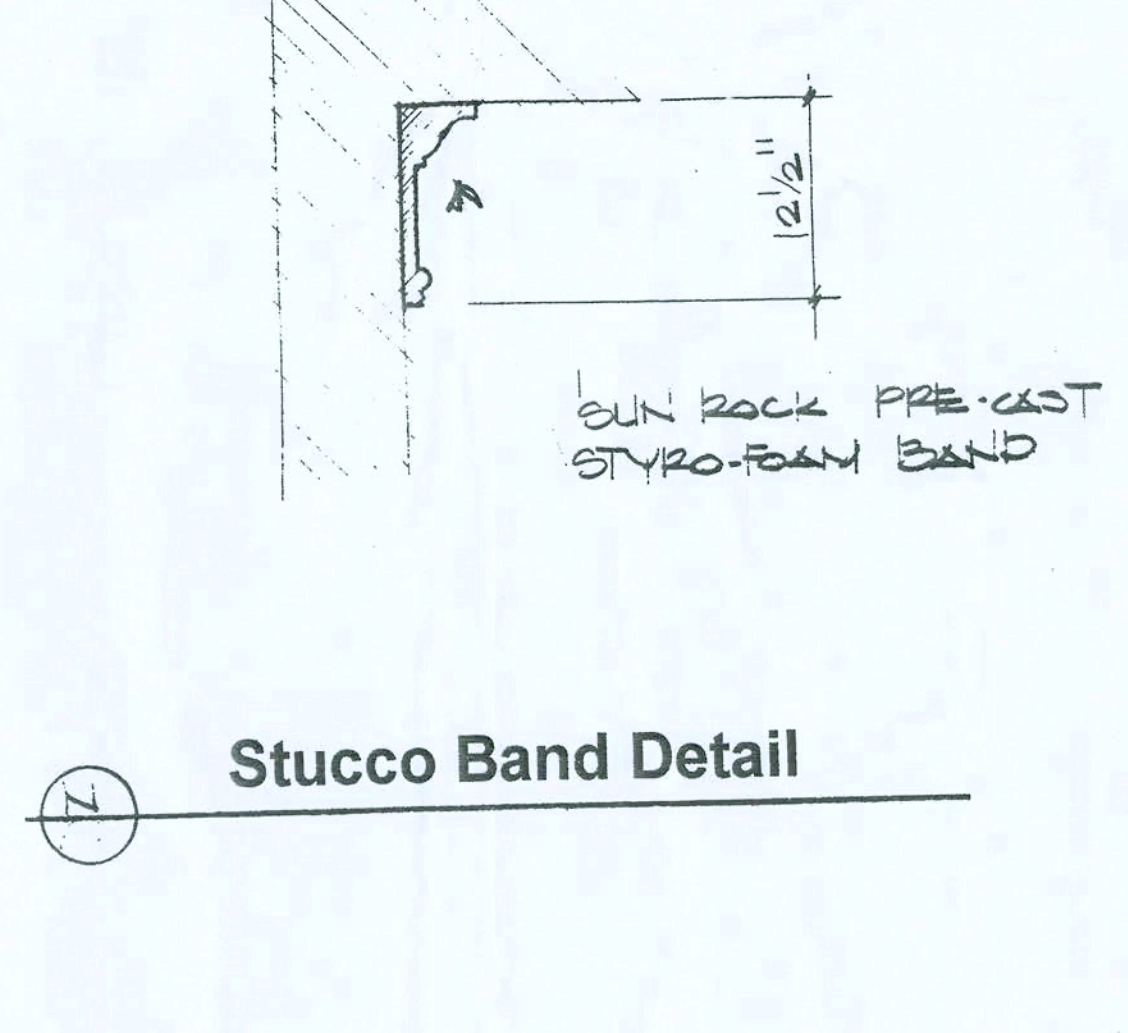
J Stucco Band Detail



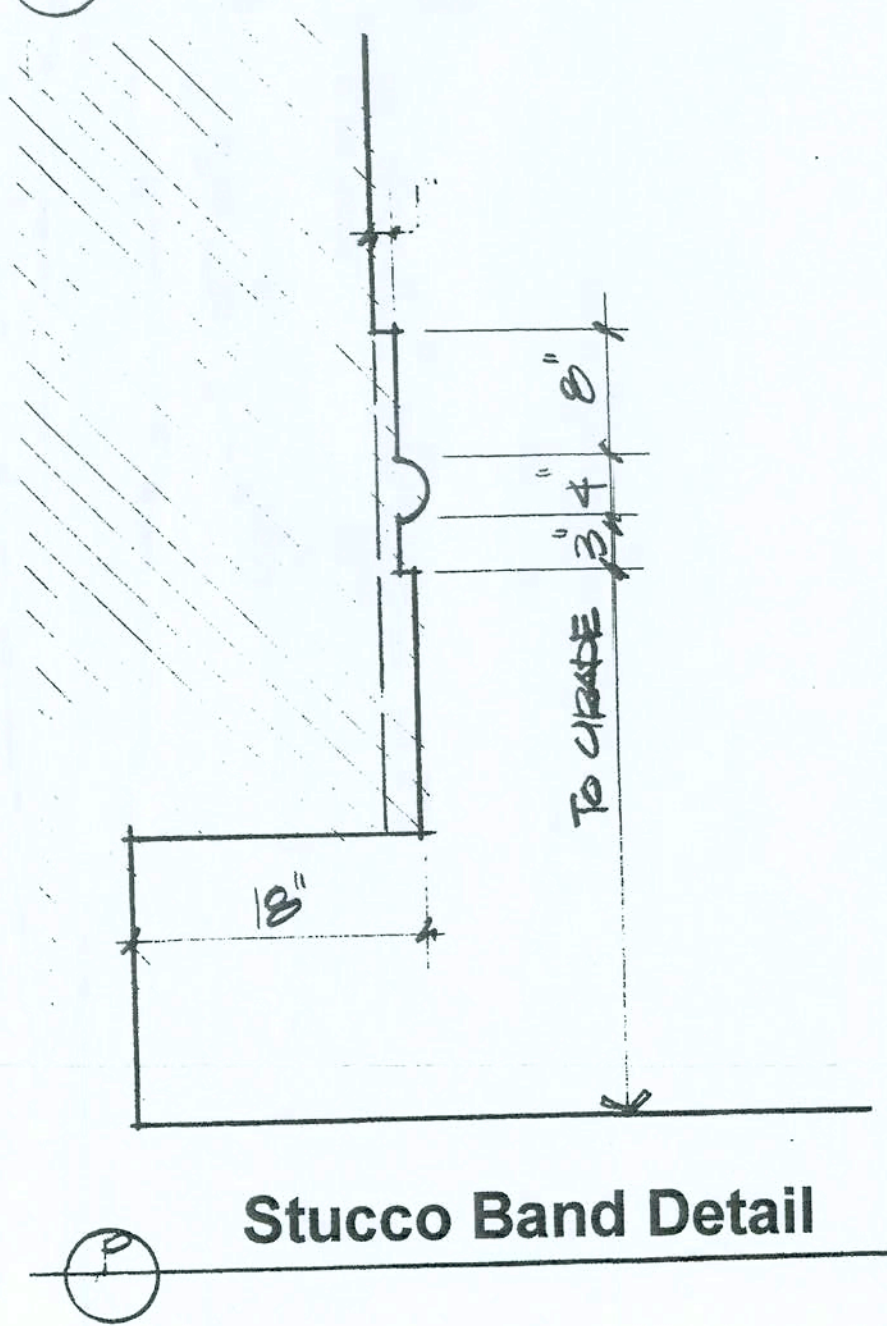
K Stucco Band Detail



L Stucco Band Detail



M Stucco Band Detail



N Stucco Band Detail

NOTICE
The contractor shall be responsible for the construction of the work shown on these drawings. The architect shall not be responsible for the construction of the work shown on these drawings. The architect shall not be responsible for the construction of the work shown on these drawings. The architect shall not be responsible for the construction of the work shown on these drawings.

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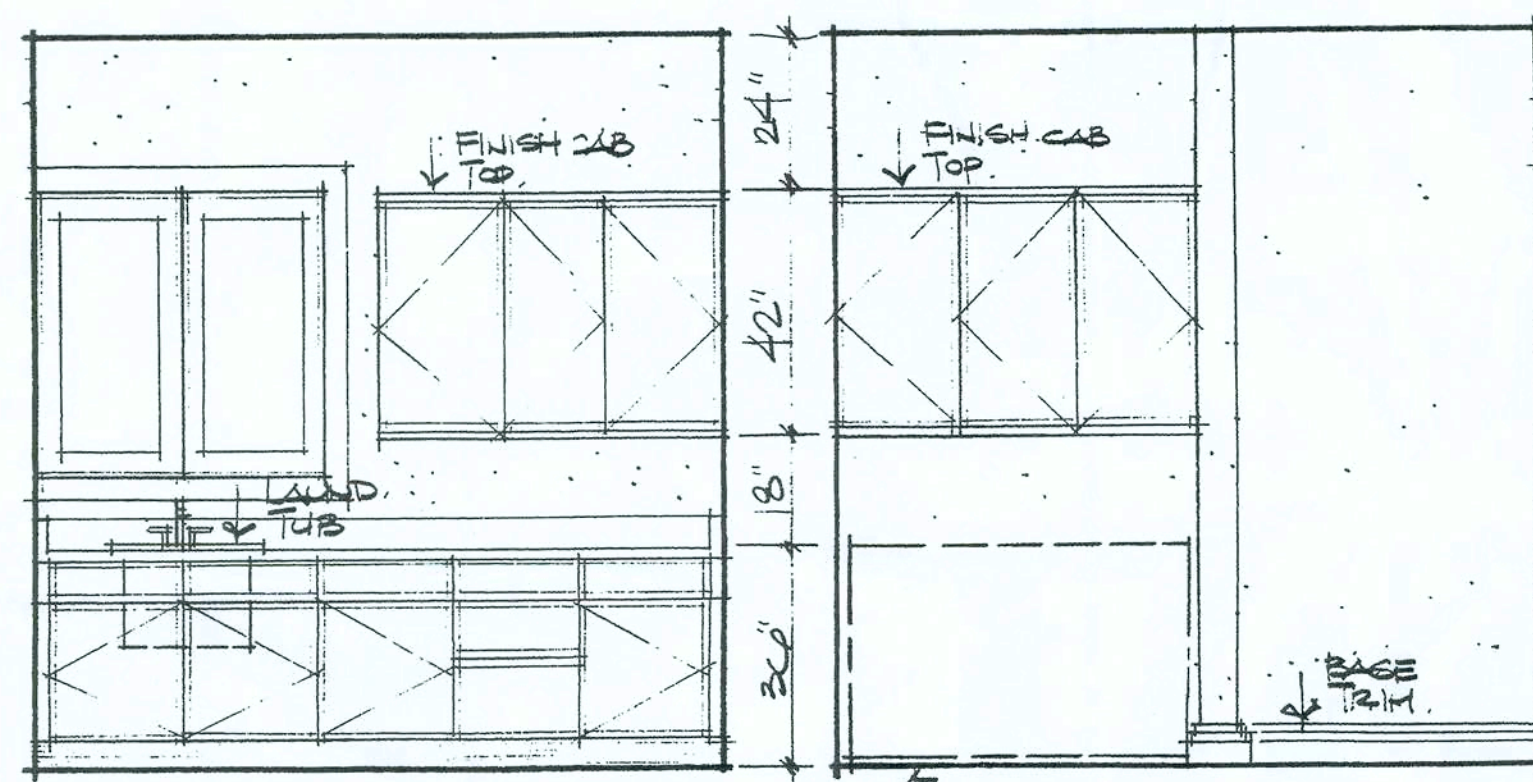
A Joint Venture
Partnership

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NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.R.B. Certified
1766 NW Bryant Rd
Lake City, FL 32055
386-755-9021

CUSTOM RESIDENTIAL DESIGN FOR:
COMPASS BUILDERS
LOT 10, ROSECREEK S/D
COLUMBIA COUNTY, FLORIDA

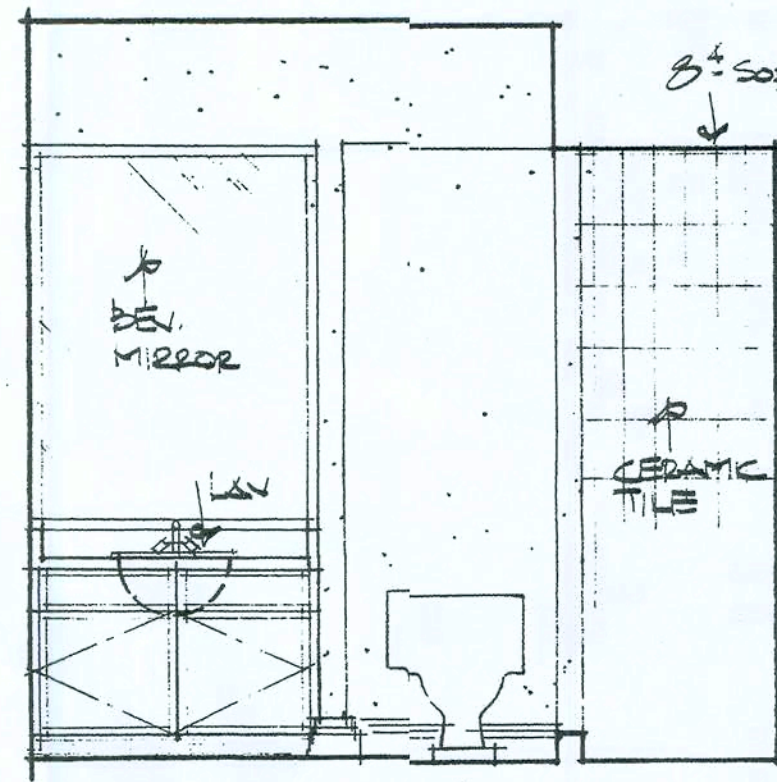
DRAWN BY:	mpg
CHECKED BY:	
DATE:	22 MAY 2006
SCALE:	1/4" = 1'-0"
JOB NUMBER:	2K627
REVISED:	
DWG NO.	A.8 OF 14

mpg
23 MAY 2006
AR007005



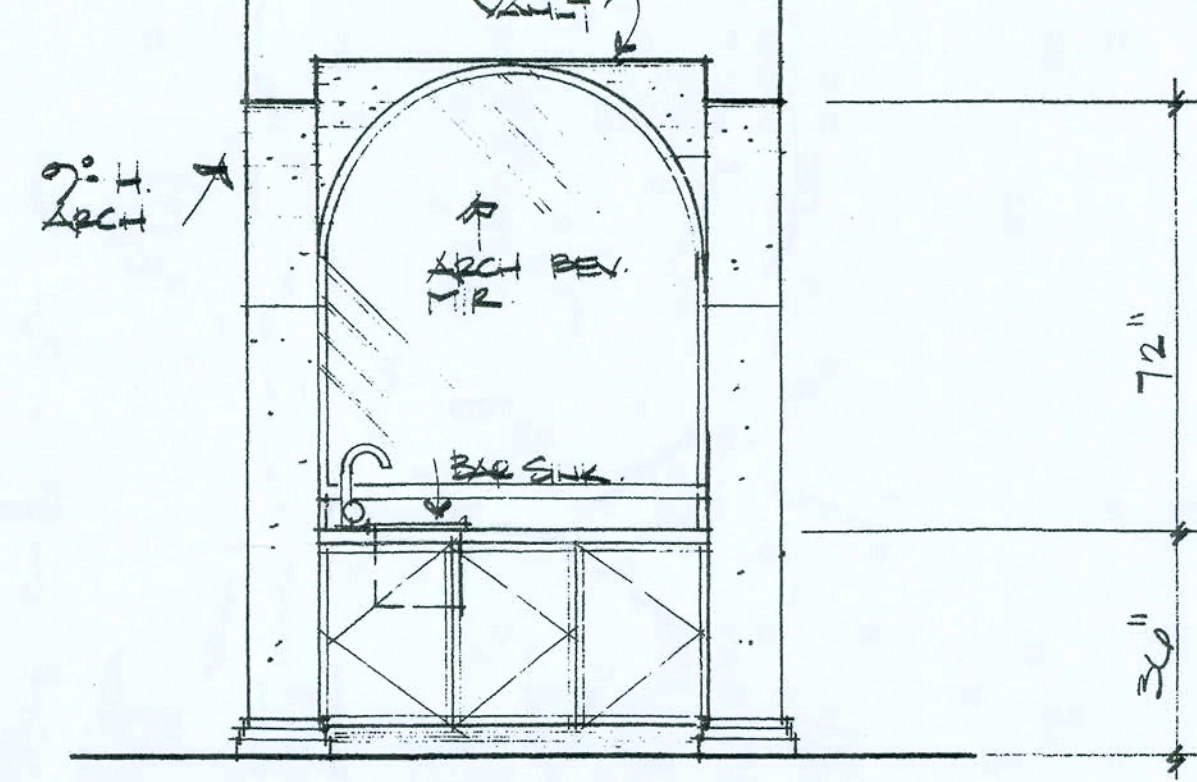
1 Utility @ Sink

2 Utility @ Washer

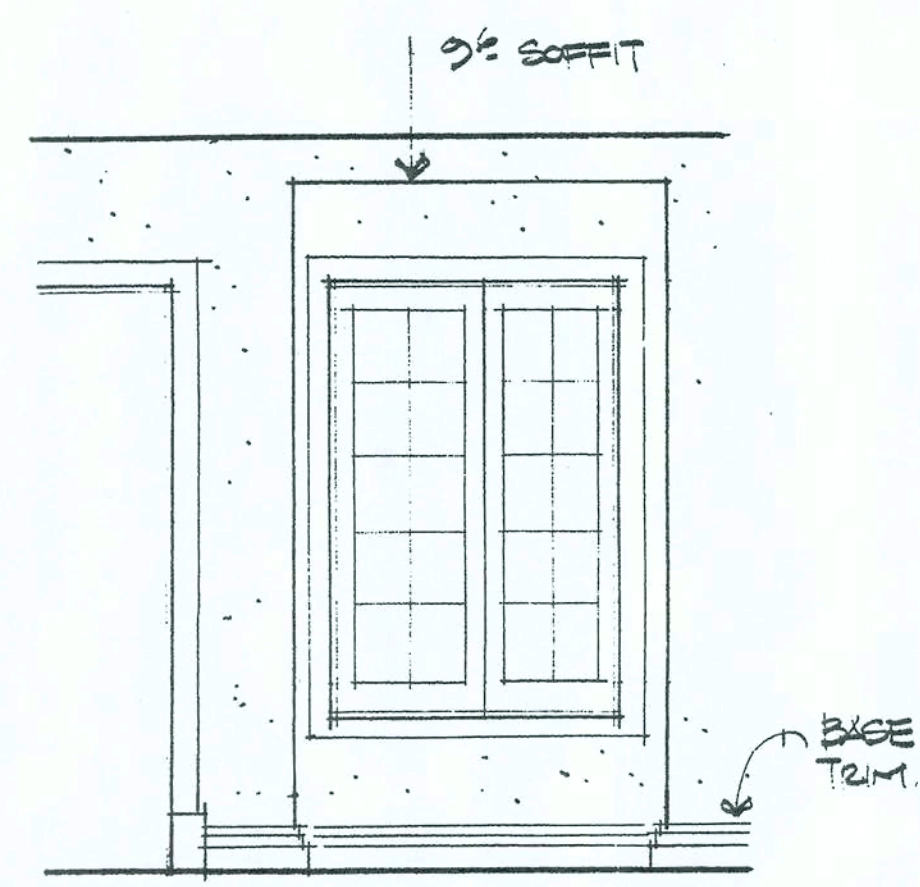


3 Bath 1

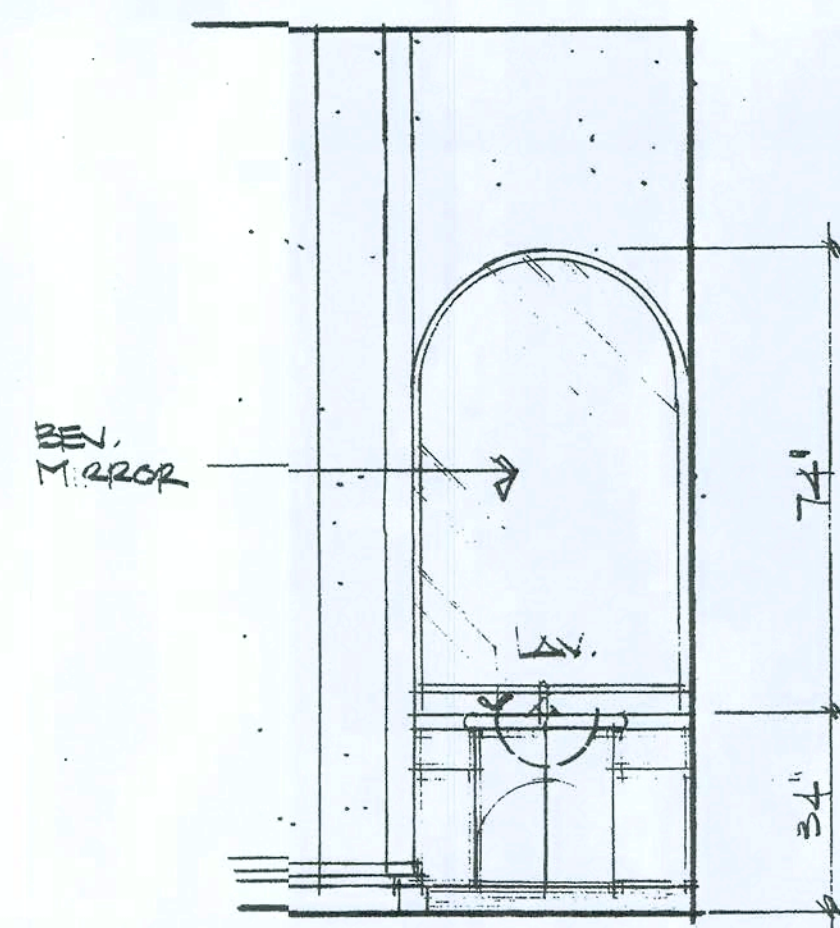
4 Bath 2



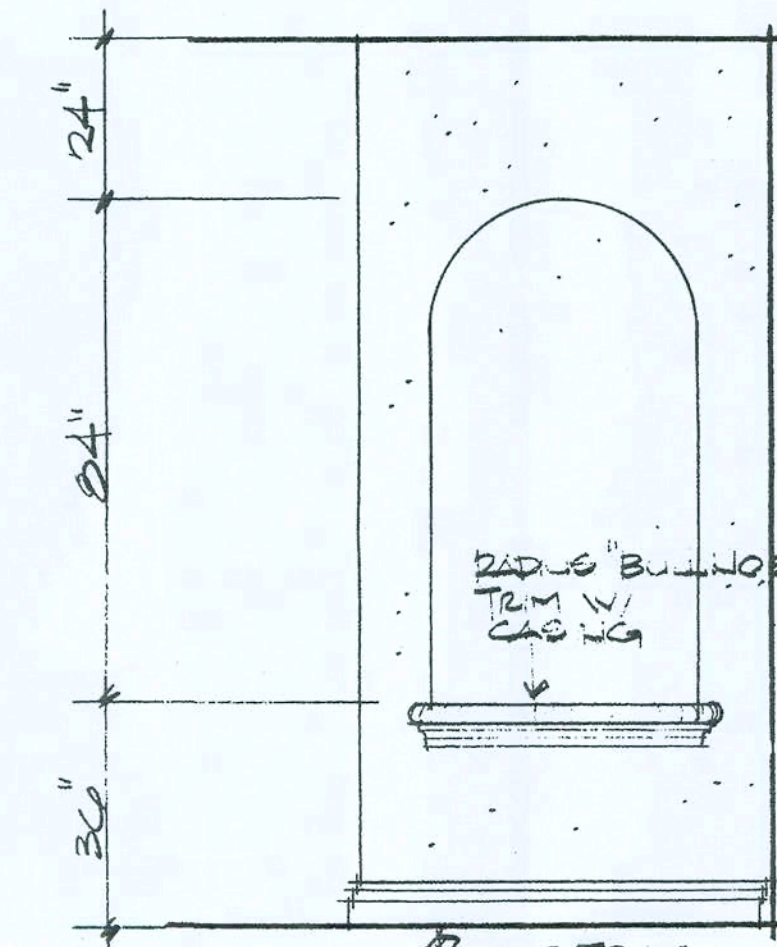
5 Wet Bar



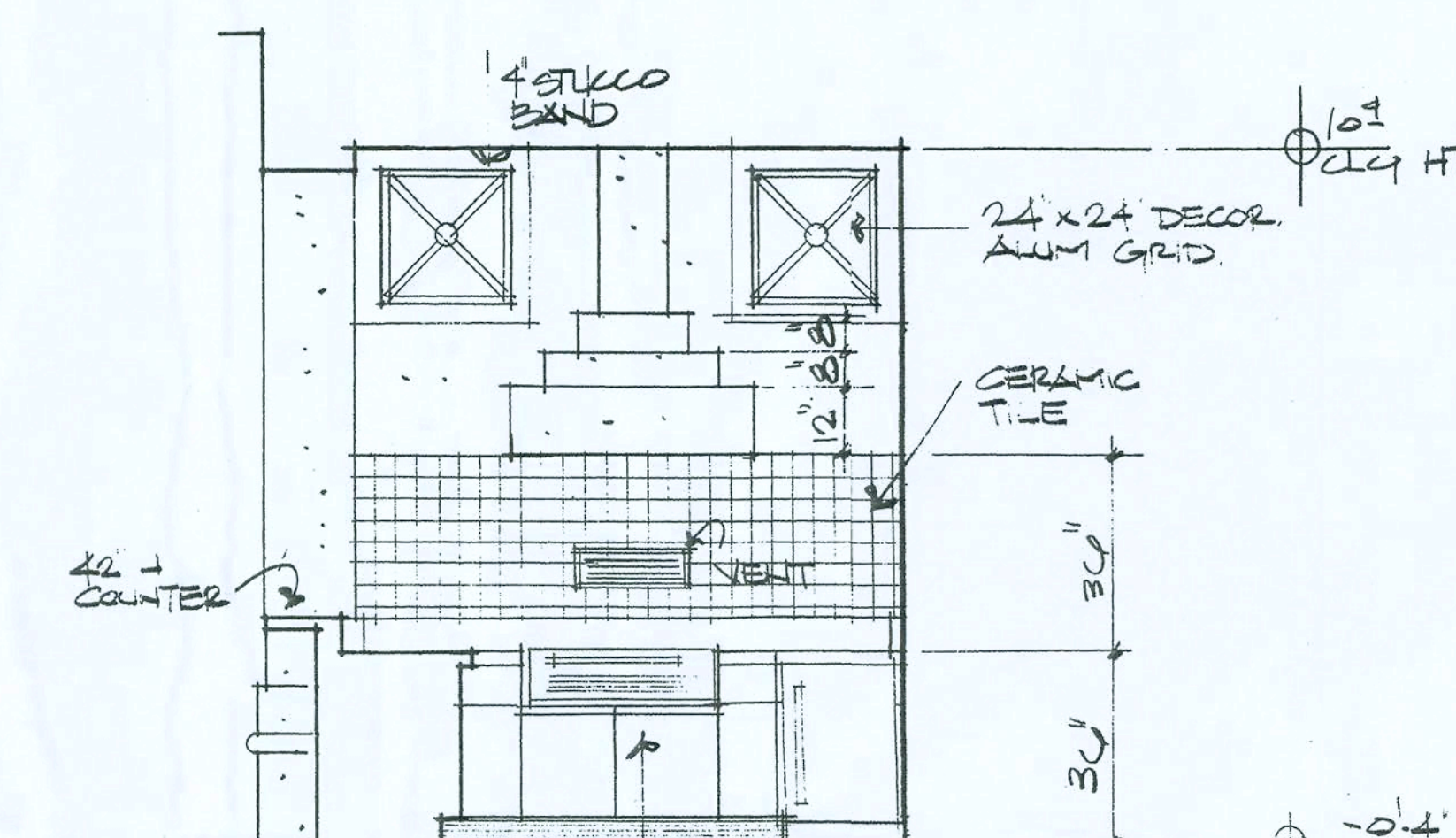
6 Window @ corridor



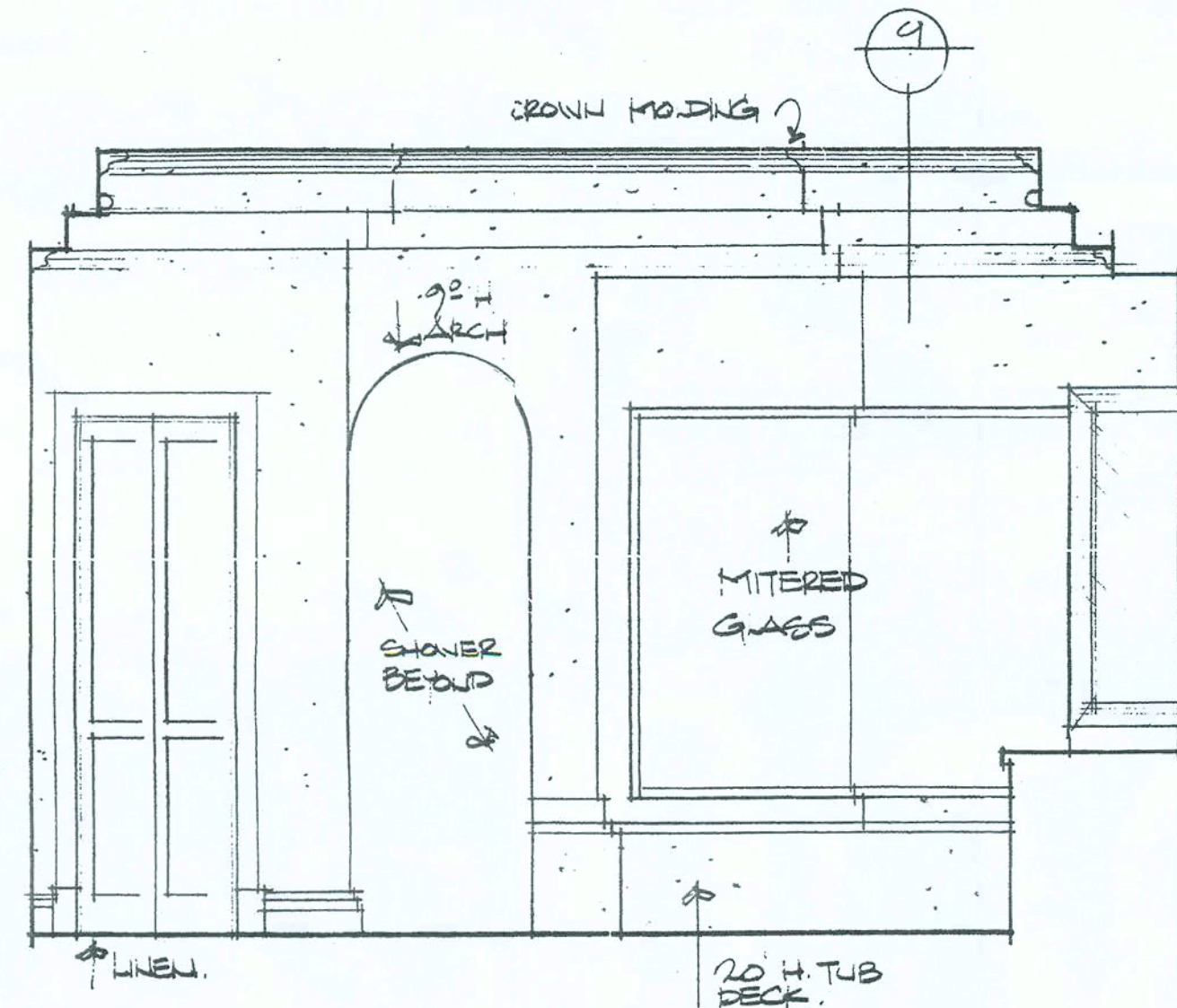
7 Lav. @ powder



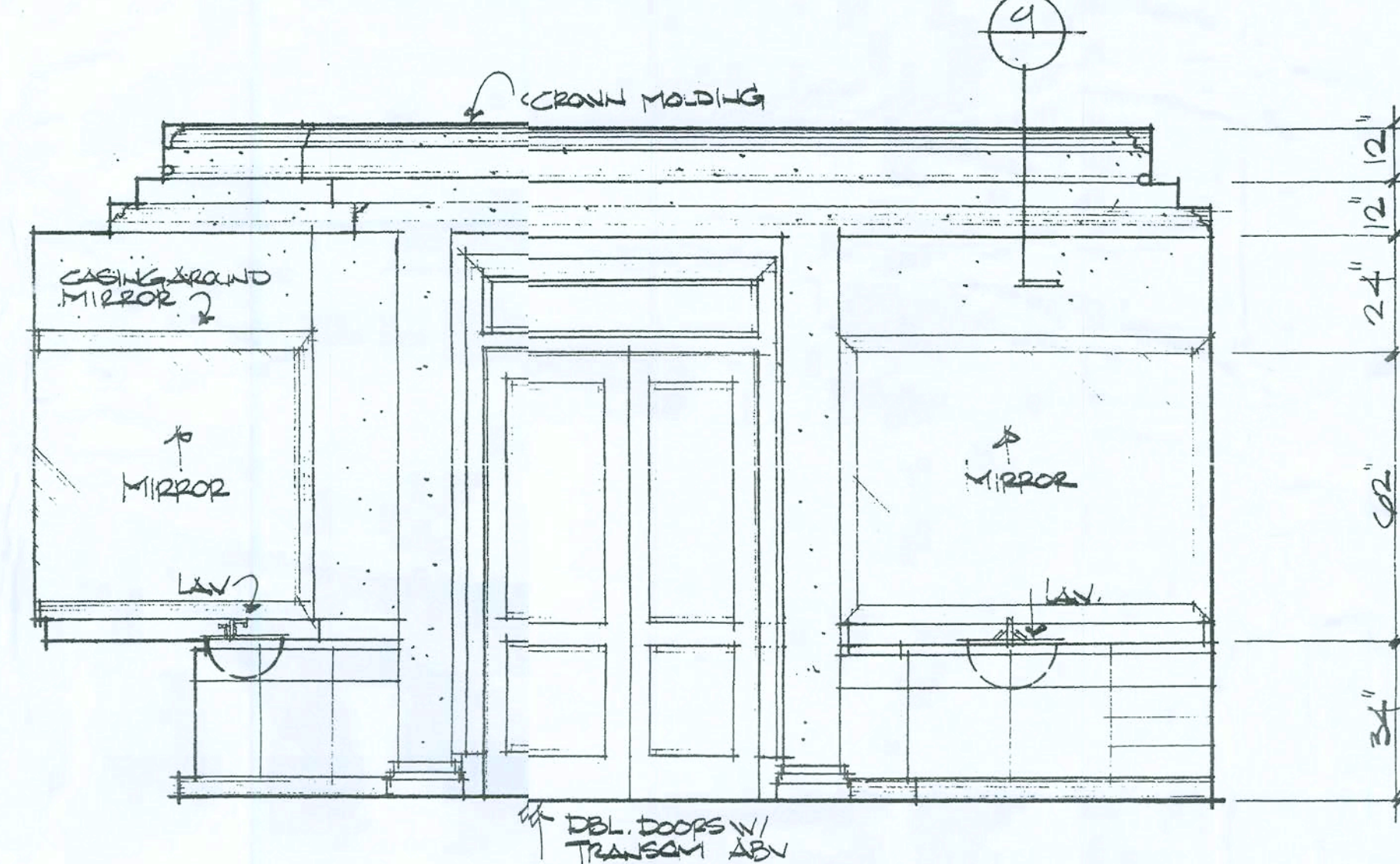
8 Niche @ Master Foyer



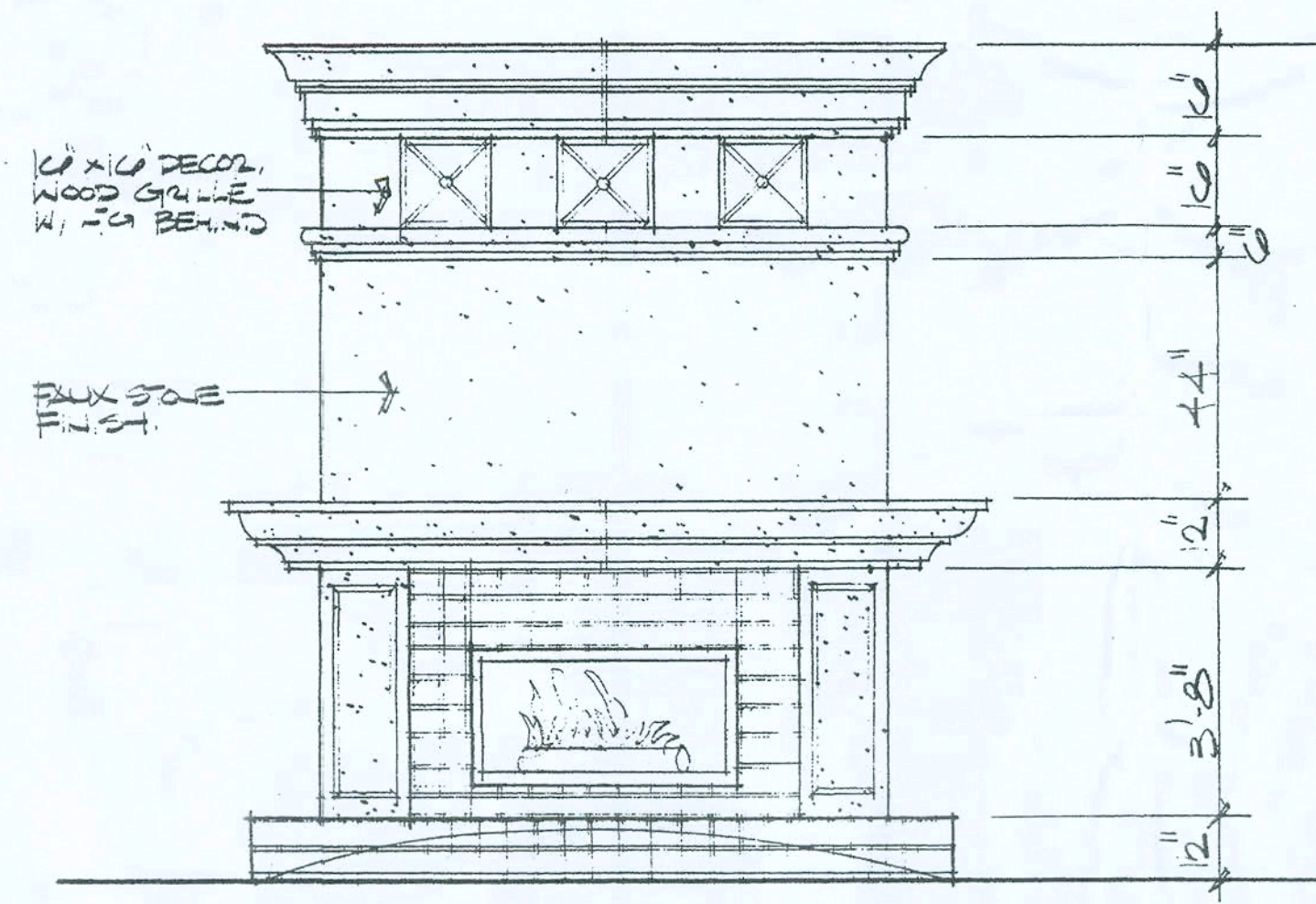
9 Outdoor Kitchen



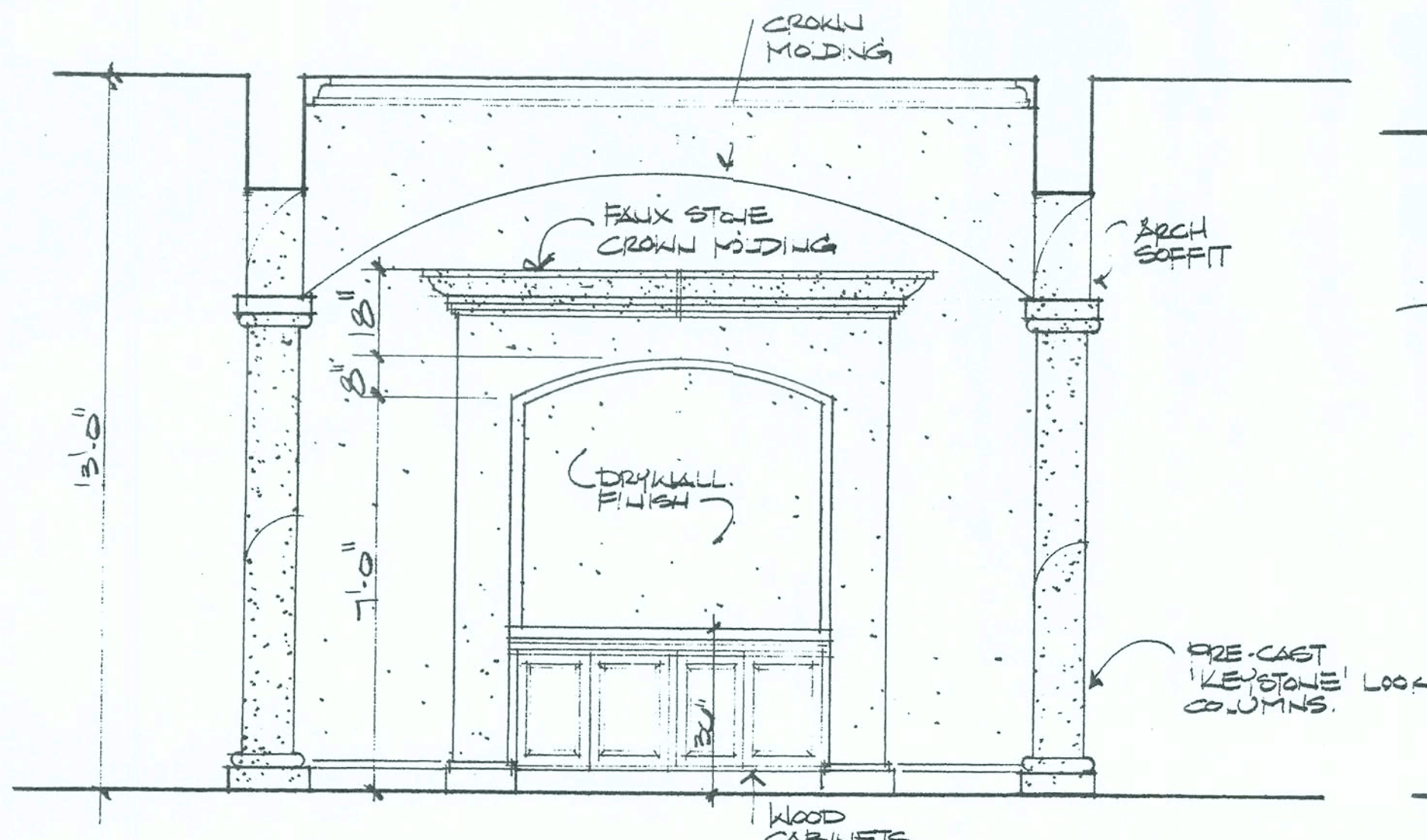
10 Master Bath



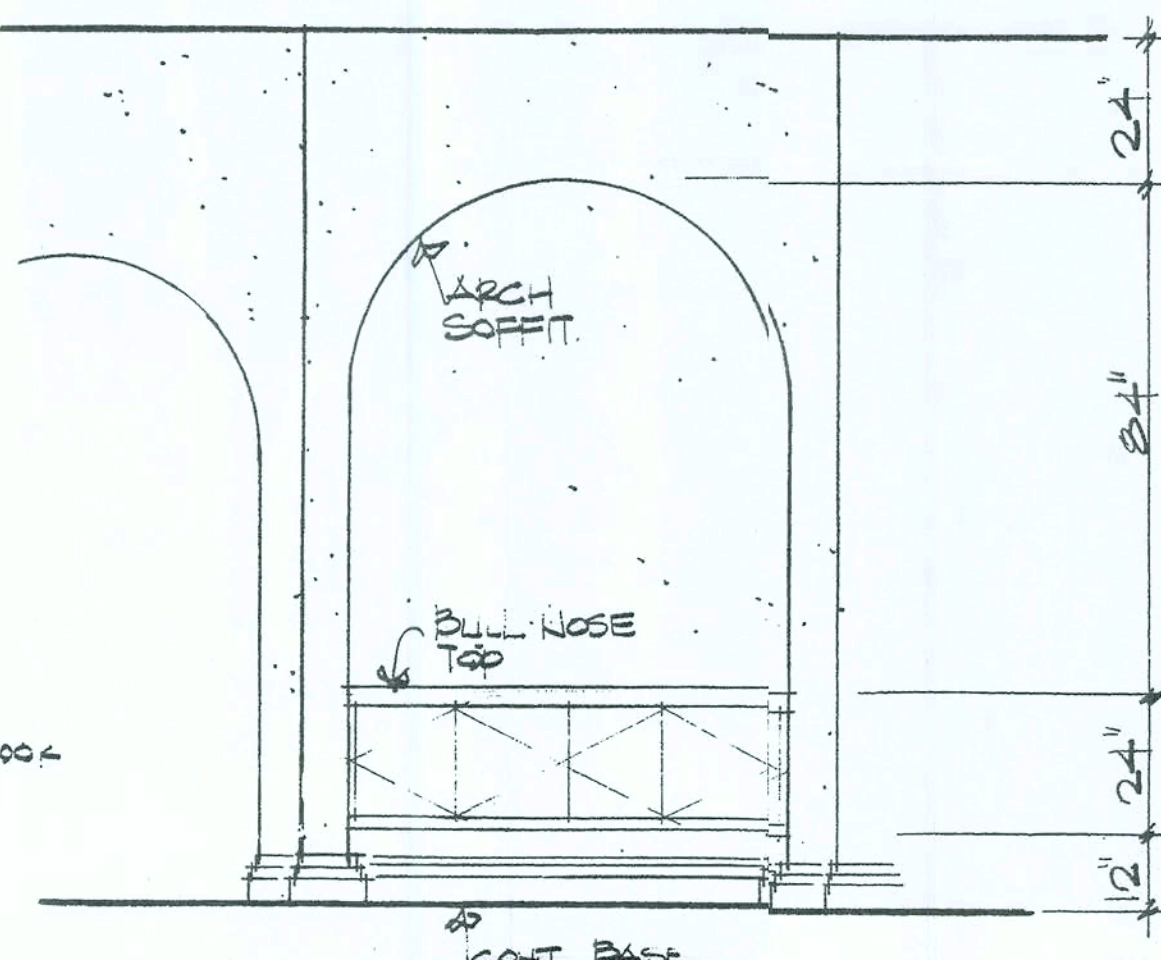
11 Master Bath



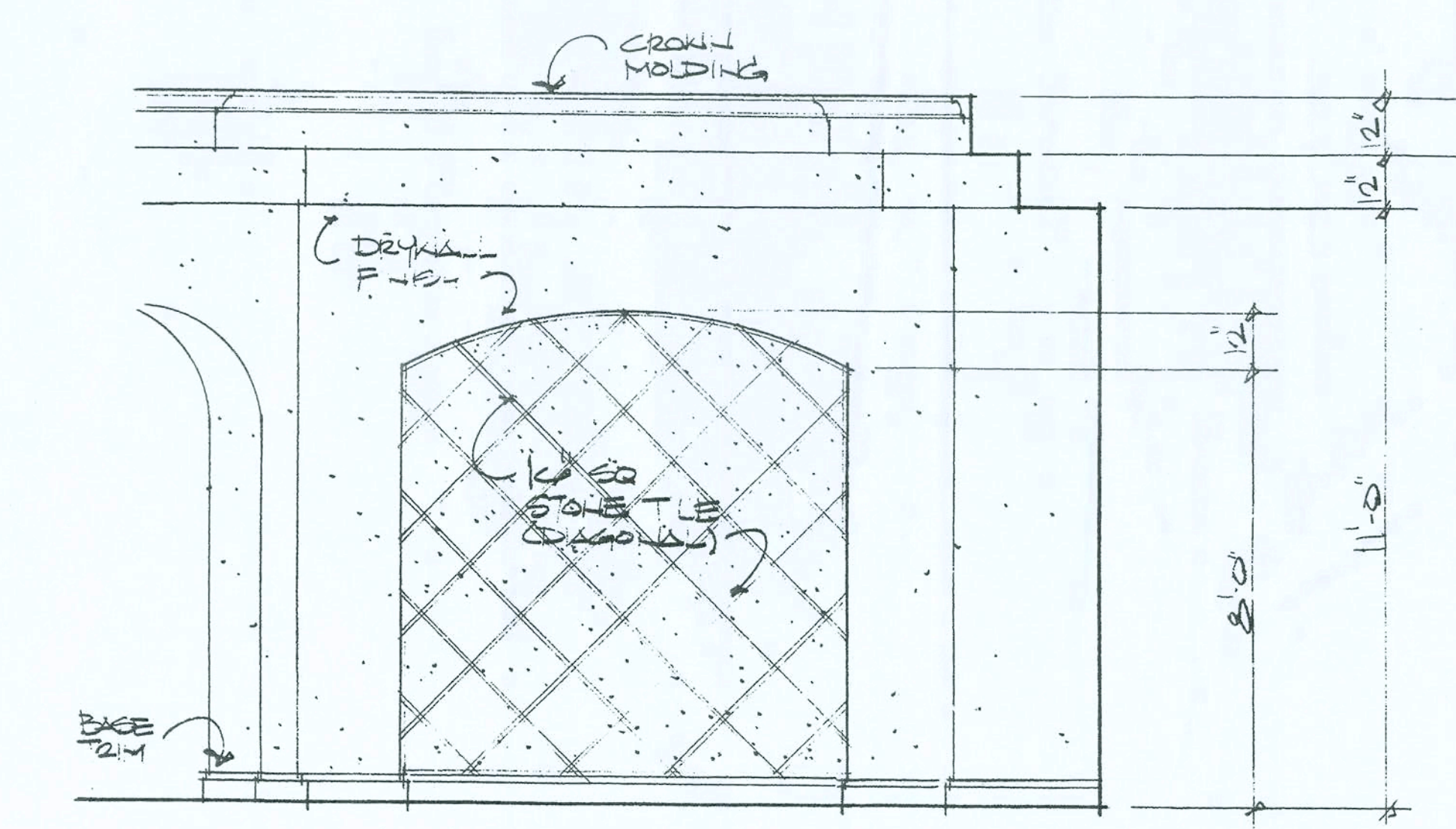
12 Fireplace @ Living



13 Server @ Dining



14 Server @ Nook



15 Bed Wall Elevation @ Master

Scale: 3/8" = 1'-0"

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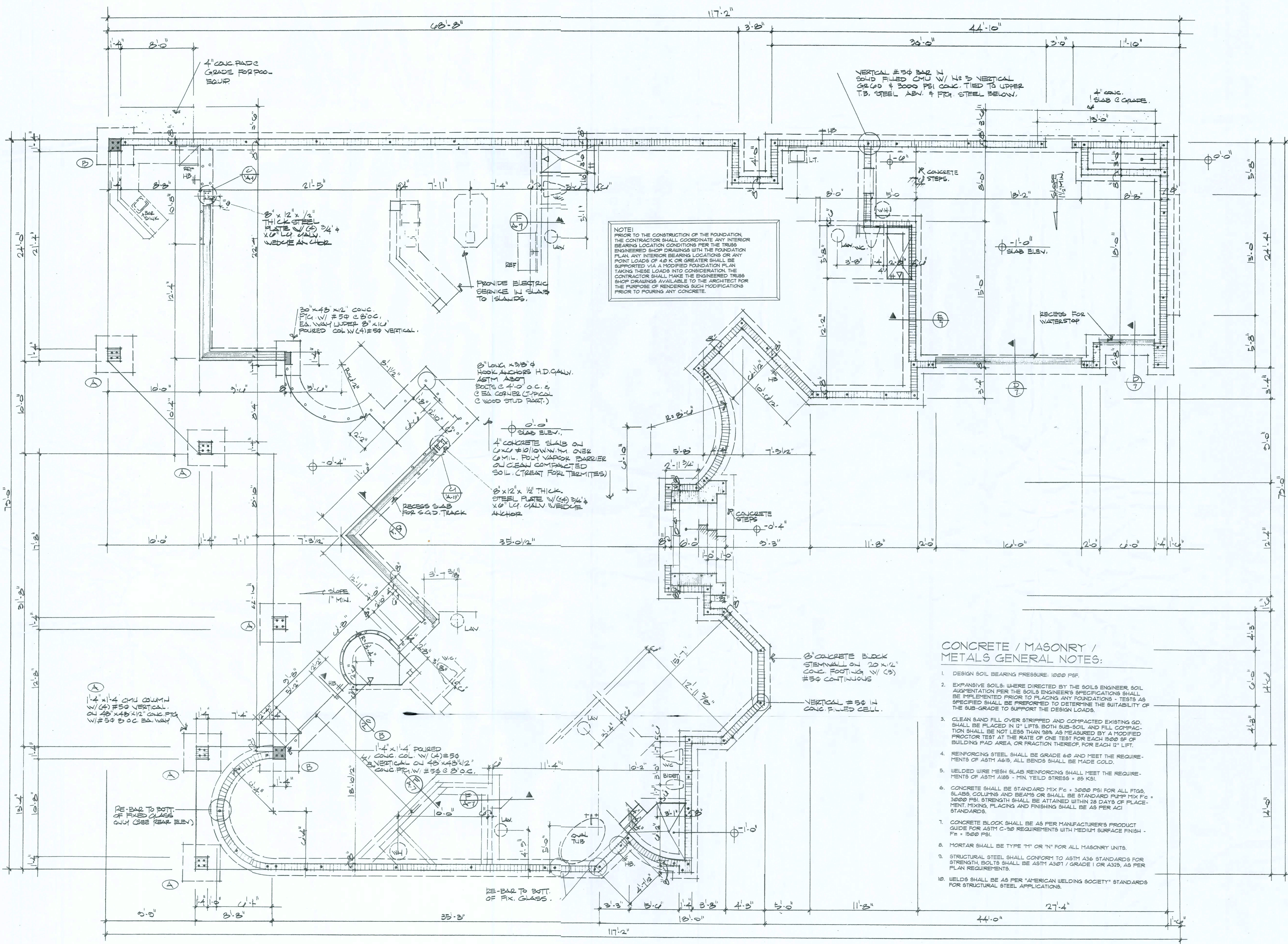
CUSTOM RESIDENTIAL DESIGN FOR:
COMPASS BUILDERS
LOT 10, ROSECREEK S/D
COLUMBIA COUNTY, FLORIDA

DRAWN BY: **mg**
CHECKED BY:
DATE: 22 MAY 2006
SCALE: 1/4" = 1'-0"
JOB NUMBER: 2K627
REVISED:
DWG NO. **A.9** OF **14**

mg
23 MAY 2006
AR0007005

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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 G.D. SHALL BE PLACED IN 12" LIFTS, BOTH SUB-SOIL AND FILL. COMPACTION 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 COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 KSI.
- CONCRETE SHALL BE STANDARD MIX FC = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX FC = 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 OR A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

NOTICE
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

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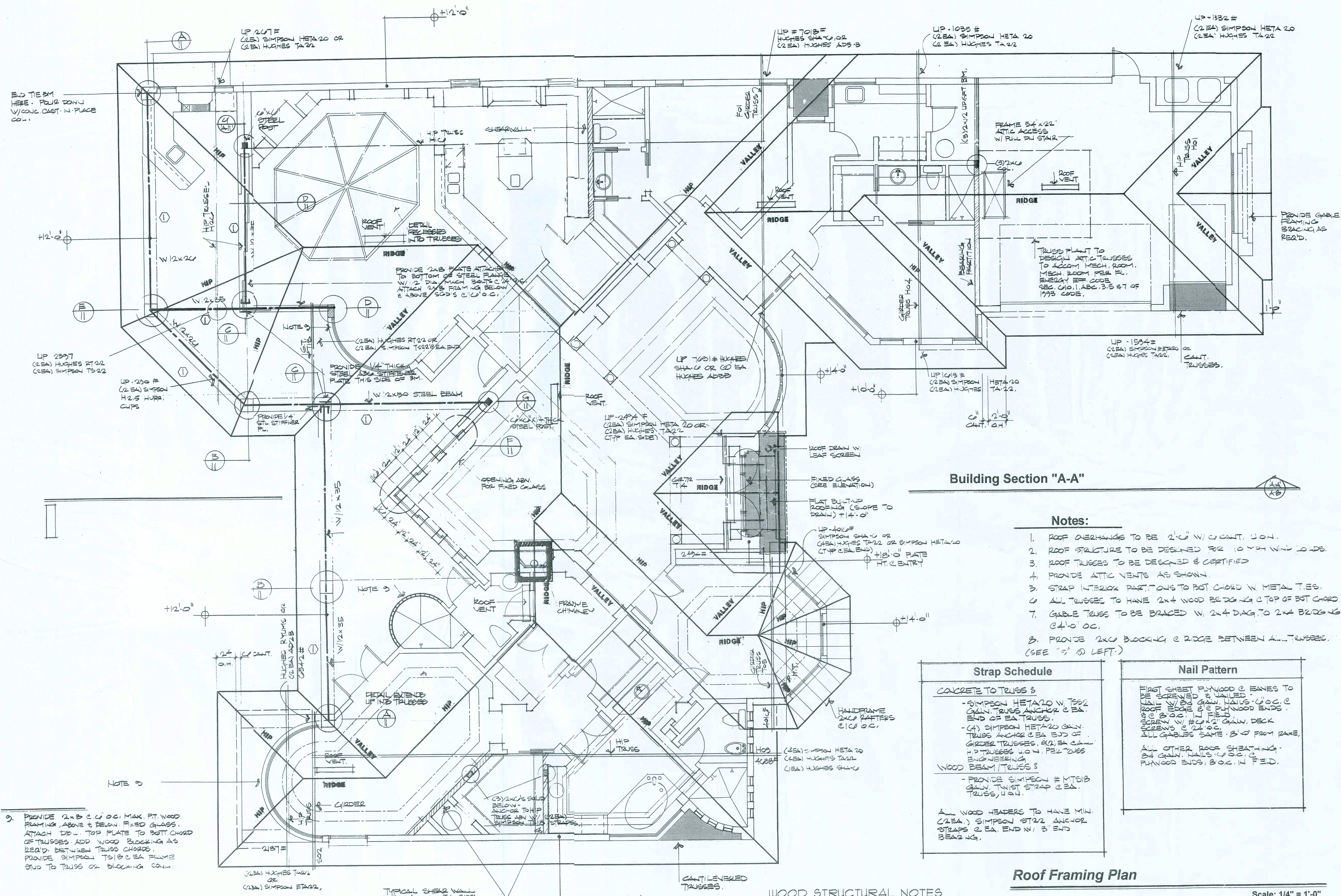
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CHECKED BY:	
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DWG NO.:	A.10 OF 14

MPB
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 ARO007005

Foundation Plan

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

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Building Section "A-A"

Notes:

1. ROOF OVERHANGS TO BE 2'-0" W/C CANT. U.O.N.
2. ROOF STRUCTURE TO BE DESIGNED FOR 10 YR WIND LOADS.
3. ROOF TRUSSES TO BE DESIGNED & CERTIFIED.
4. PROVIDE ATTIC VENTS AS SHOWN.
5. STRAP INTERIOR PARTITIONS TO RST CHORD W METAL TIES.
6. ALL TRUSSES TO HAVE 2x4 WOOD BRACING @ TOP OF BOT CHORD.
7. GABLE TRUSSES TO BE BRACED W 2x4 DIAG. TO 2x4 BRACING @ 4'-0" OC.
8. PROVIDE 2x4 BRACING @ RIDGE BETWEEN ALL TRUSSES. (SEE "D" & "E" LEFT.)

Strap Schedule	
CONCRETE TO TRUSSES	
- (1) SIMPSON HETA 20 W 100' GALV. TRUSS ANCHOR @ EA END OF EA TRUSS.	
- (2) SIMPSON HETA 20 GALV. TRUSS ANCHOR @ EA END OF GIRDER TRUSSES @ EA END OF H.P. TRUSSES W.O.N. PER TRUSS ENGINEERING.	
WOOD BEAM/TRUSSES	
- PROVIDE SIMPSON # 10 TIEB GALV. TIE STRAP @ EA END OF TRUSS.	
ALL WOOD HEADERS TO HAVE MIN. (2 EA) SIMPSON STR22 ANCHOR STRAPS @ EA END X 1' @ END BEARING.	

Nail Pattern
FIRST SHEET PLYWOOD @ EAVES TO BE SCREWED & NAILED @ 24" GALV. NAILS @ 6" OC @ END OF EA TRUSS. ALL OTHER ROOF SHEATHING - 24" GALV. NAILS @ 6" OC @ END OF EA TRUSS. ALL GABLES SAME - 24" GALV. NAILS @ 6" OC @ END OF EA TRUSS.

Roof Framing Plan

"Plan For Design Purposes Only"

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 & 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 #2 HEAT-TREATED LUMBER.
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 JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

GENERAL TRUSS NOTES:

1. 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, AND THE TRUSS PLATE INSTITUTE'S 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.
2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY 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.

NOTE: PROVIDE 2x4 @ 4' OC MAX. PT. WOOD BRACING ABOVE & BELOW FIXED GLASS. ATTACH TO TOP PLATE TO BOT CHORD OF TRUSSES. ADD WOOD BRACING AS REQ'D BETWEEN TRUSS CHORDS. PROVIDE SIMPSON T518 @ EA FRAME STUD TO TRUSS OR BRACING CONT.

SHOP DRAW COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEER SHOP DRAWINGS 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 ENGINEER'S 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.

TYPICAL SHEAR WALL 1/2" PLYWOOD EA SIDE, ANCH. TO FLR. W/ 5/8" DIA. X 1 1/4" REDHEAD WEDGE ANCHORS @ EA END @ 4'-0" OC MAX.

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: THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER 2004 FBC 1603 AND LOCAL JURISDICTION REQUIREMENTS.

NOTICE
Contractor shall verify that all materials and workmanship conform to the requirements of the applicable building codes and standards. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, regulations, codes and standards. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the protection of all existing structures and utilities. The contractor shall be responsible for the removal and disposal of all debris and waste. The contractor shall be responsible for the maintenance of all access roads and utilities. The contractor shall be responsible for the protection of all trees and landscaping. The contractor shall be responsible for the restoration of all areas disturbed by construction. The contractor shall be responsible for the completion of all work within the specified time frame. The contractor shall be responsible for the payment of all bills and taxes. The contractor shall be responsible for the insurance of all workers and the public. The contractor shall be responsible for the bonding of all workers and the public. The contractor shall be responsible for the cleanup of all construction sites. The contractor shall be responsible for the maintenance of all construction equipment. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the protection of all existing structures and utilities. The contractor shall be responsible for the removal and disposal of all debris and waste. The contractor shall be responsible for the maintenance of all access roads and utilities. The contractor shall be responsible for the protection of all trees and landscaping. The contractor shall be responsible for the restoration of all areas disturbed by construction. The contractor shall be responsible for the completion of all work within the specified time frame. The contractor shall be responsible for the payment of all bills and taxes. The contractor shall be responsible for the insurance of all workers and the public. The contractor shall be responsible for the bonding of all workers and the public. The contractor shall be responsible for the cleanup of all construction sites. The contractor shall be responsible for the maintenance of all construction equipment.

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CUSTOM RESIDENTIAL DESIGN FOR:
COMPASS BUILDERS
LOT 10, ROSECREEK S/D
COLUMBIA COUNTY, FLORIDA

DRAWN BY: **MPB**
CHECKED BY:
DATE: 22 MAY 2006
SCALE: 1/4" = 1'-0"
JOB NUMBER: 2K621
REVISED:
DWG NO:

A.13 of **14**

23 MAY 2006
ARO07005

PANEL A						PANEL B					
TYPE: 120V 30 CIRCUIT 200A						TYPE: 120V 30 CIRCUIT 200A					
DESCRIPTION	FILE	AMP RATE	PHASE	AMP RATE	DESCRIPTION	DESCRIPTION	FILE	AMP RATE	PHASE	AMP RATE	DESCRIPTION
GENERAL LIGHT RECP	15A	15	1	20A	DINING RECEPT	GENERAL LIGHT RECP	15A	15	1	20A	WATER HEATER
	3	4	1	20A	KITCHEN RECEPT		3	4	1	20A	TRIPLE OUTLET
	5	6	1	20A	KITCHEN RECEPT		5	6	1	20A	RANGE
	7	8	1	20A	WATER HEATER		7	8	1	20A	AIR HANDLER #1
	9	10	1	20A	WATER HEATER		9	10	1	20A	AIR HANDLER #2
	11	12	1	20A	DRYER		11	12	1	20A	AIR HANDLER #3
	13	14	1	20A	AIR HANDLER #1		13	14	1	20A	WASHER
	15	16	1	20A	AIR HANDLER #2		15	16	1	20A	DISHWASHER
	17	18	1	20A	AIR HANDLER #3		17	18	1	20A	SPACE
	19	20	1	20A	AIR HANDLER #4		19	20	1	20A	SPACE
SECURITY	15A	15	1	20A	AIR HANDLER #5		21	22	1	20A	SPACE
LANDSCAPE LITE	15A	15	1	20A	AIR HANDLER #6		23	24	1	20A	SPACE
SPACE	15A	15	1	20A	AIR HANDLER #7		25	26	1	20A	SPACE
SPACE	15A	15	1	20A	AIR HANDLER #8		27	28	1	20A	SPACE
	29	30	1	20A	AIR HANDLER #9		29	30	1	20A	SPACE
	31	32	1	20A	AIR HANDLER #10		31	32	1	20A	SPACE
	33	34	1	20A	AIR HANDLER #11		33	34	1	20A	SPACE
	35	36	1	20A	AIR HANDLER #12		35	36	1	20A	SPACE
	37	38	1	20A	AIR HANDLER #13		37	38	1	20A	SPACE
	39	40	1	20A	AIR HANDLER #14		39	40	1	20A	SPACE
	41	42	1	20A	AIR HANDLER #15		41	42	1	20A	SPACE

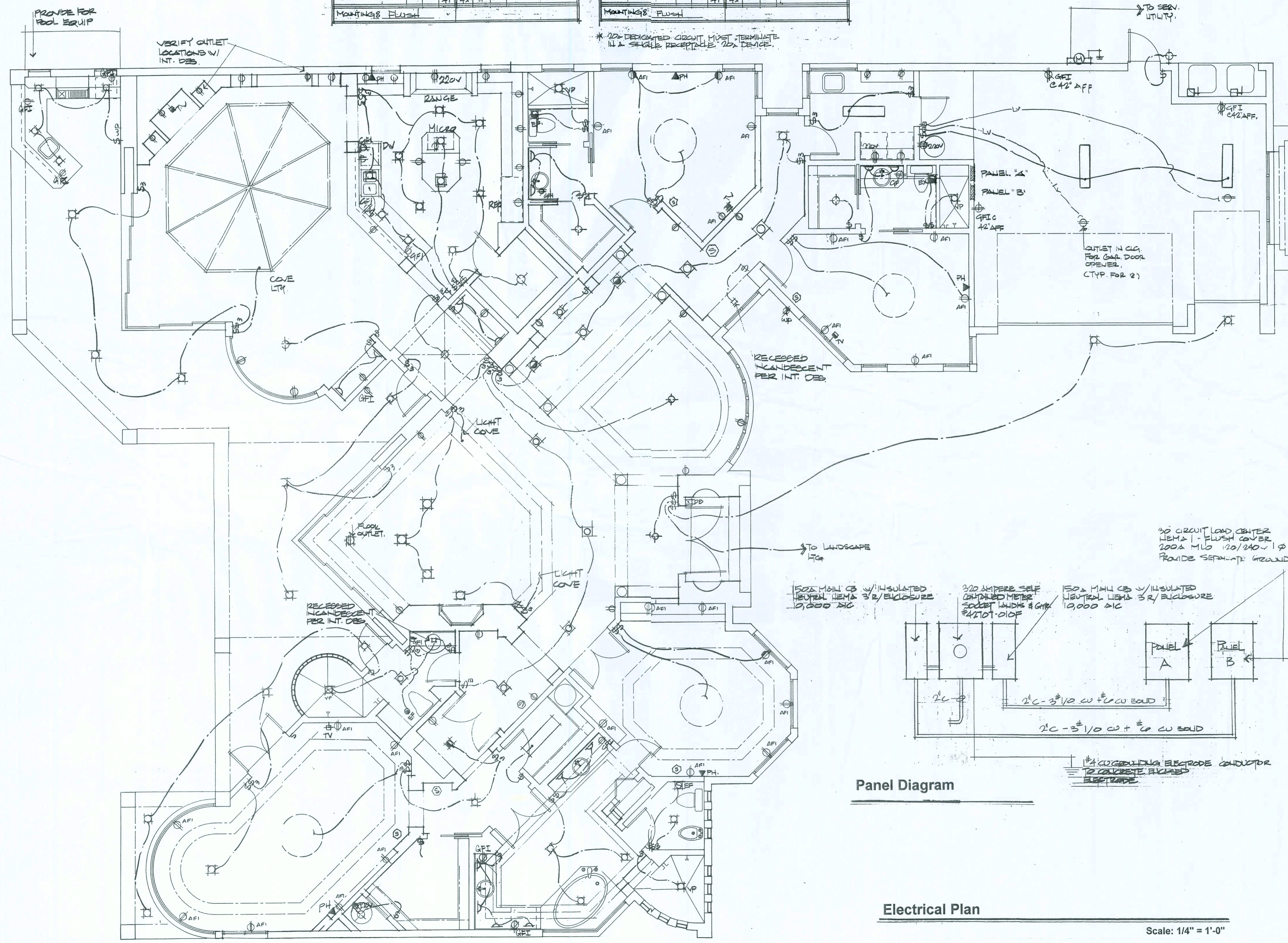
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TYPE: 120V 30 CIRCUIT 200A						TYPE: 120V 30 CIRCUIT 200A					
DESCRIPTION	FILE	AMP RATE	PHASE	AMP RATE	DESCRIPTION	DESCRIPTION	FILE	AMP RATE	PHASE	AMP RATE	DESCRIPTION
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	3	4	1	20A	KITCHEN RECEPT		3	4	1	20A	TRIPLE OUTLET
	5	6	1	20A	KITCHEN RECEPT		5	6	1	20A	RANGE
	7	8	1	20A	WATER HEATER		7	8	1	20A	AIR HANDLER #1
	9	10	1	20A	WATER HEATER		9	10	1	20A	AIR HANDLER #2
	11	12	1	20A	DRYER		11	12	1	20A	AIR HANDLER #3
	13	14	1	20A	AIR HANDLER #1		13	14	1	20A	WASHER
	15	16	1	20A	AIR HANDLER #2		15	16	1	20A	DISHWASHER
	17	18	1	20A	AIR HANDLER #3		17	18	1	20A	SPACE
	19	20	1	20A	AIR HANDLER #4		19	20	1	20A	SPACE
	21	22	1	20A	AIR HANDLER #5		21	22	1	20A	SPACE
	23	24	1	20A	AIR HANDLER #6		23	24	1	20A	SPACE
	25	26	1	20A	AIR HANDLER #7		25	26	1	20A	SPACE
	27	28	1	20A	AIR HANDLER #8		27	28	1	20A	SPACE
	29	30	1	20A	AIR HANDLER #9		29	30	1	20A	SPACE
	31	32	1	20A	AIR HANDLER #10		31	32	1	20A	SPACE
	33	34	1	20A	AIR HANDLER #11		33	34	1	20A	SPACE
	35	36	1	20A	AIR HANDLER #12		35	36	1	20A	SPACE
	37	38	1	20A	AIR HANDLER #13		37	38	1	20A	SPACE
	39	40	1	20A	AIR HANDLER #14		39	40	1	20A	SPACE
	41	42	1	20A	AIR HANDLER #15		41	42	1	20A	SPACE

ELECTRICAL PLAN NOTES

- WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
- CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.
- ALL RECEPTALS IN BEDROOMS SHALL BE ON ARC FAULT INTERRUPTER CIRCUITS (AFCI), PER NEC 210-12.
- ALL RECEPTALS IN BATHROOMS, KITCHENS AND EXTERIOR LOCATIONS SHALL BE ON GROUND FAULT INTERRUPTER CIRCUITS (GFCI).
- INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.
- ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.
- TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.
- ELECTRICAL CONTR' SHALL PREPARE "AS-BUILT" SHOP DUGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT NO., 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 DUGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

ELECTRICAL NOTES: General

- 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 1991 EDITION, AND ITS 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-1994.
- INSTALL ONLY COPPER WIRING ON THIS PROJECT. THIN TUBING THIN THAN OR N1 CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS 1/2" & SMALLER MAY BE SOLID. ALL CONDUCTORS 3/4" 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, RESTROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTLES 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-RATED 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 HF RATED HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE. ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD 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 SPEC'S).
- 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. 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.
- EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 700-12F.
- 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 SYSTEMS AS PER MANUFACTURERS 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 TANDERS 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, PULL 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.



Panel Diagram

Electrical Plan

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

NOTICE
 Construction of this plan should not be undertaken without the assistance of a professional engineer or architect. The contractor shall be responsible for the proper installation of all electrical equipment and for the safety of all personnel. Any changes to this plan must be approved by the engineer or architect. This plan is not to be used for any other purpose without the written consent of the engineer or architect.

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CUSTOM RESIDENTIAL DESIGN for:
COMPASS BUILDERS
 LOT 10, ROSECREEK S/D
 COLUMBIA COUNTY, FLORIDA

DRAWN BY:	TPB
CHECKED BY:	
DATE:	22 MAY 2006
SCALE:	1/4" = 1'-0"
JOB NUMBER:	2K621
REVISED:	
DWG NO.:	A.14 OF 14

[Signature]
 23 MAY 2006
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