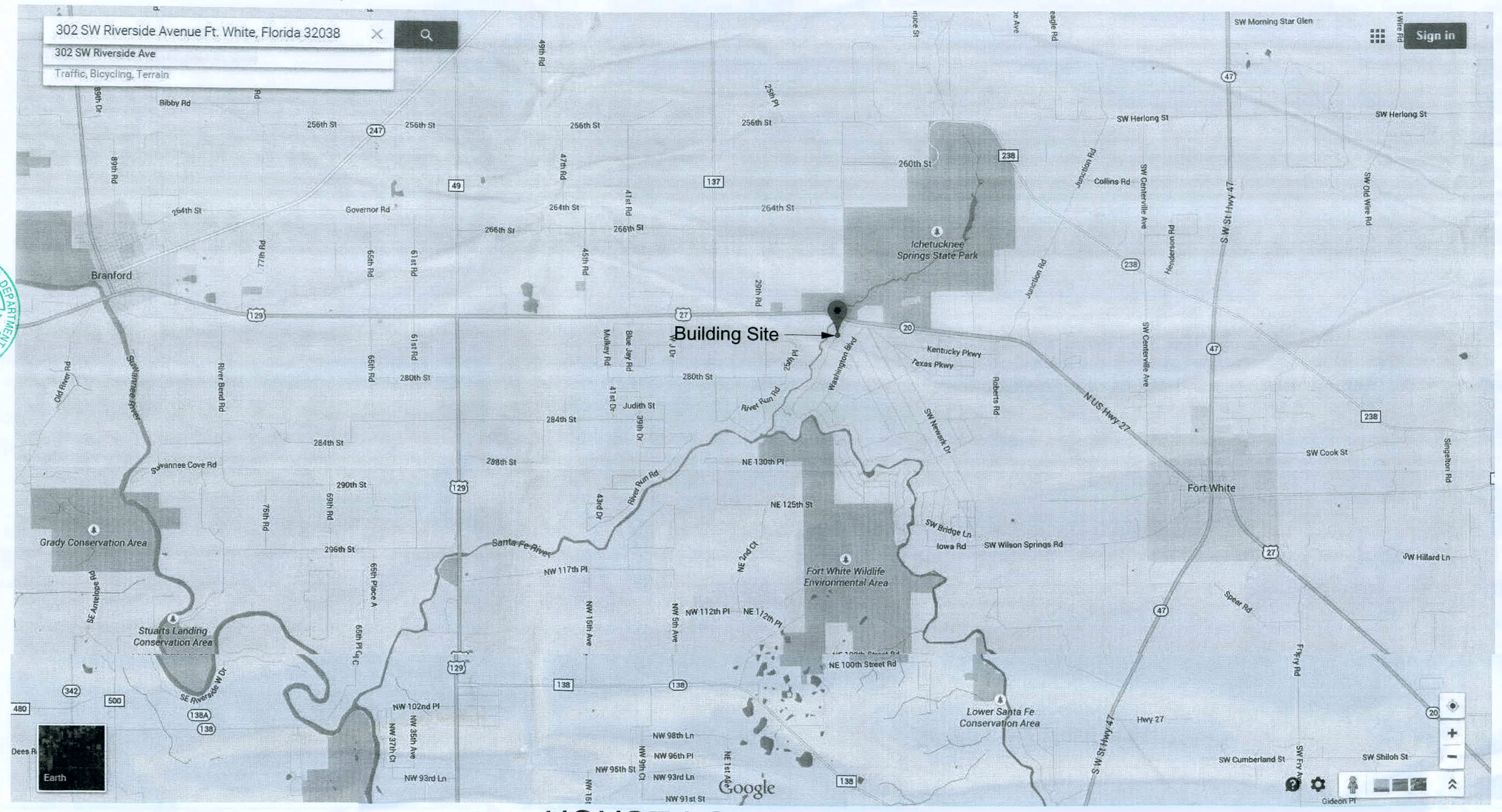
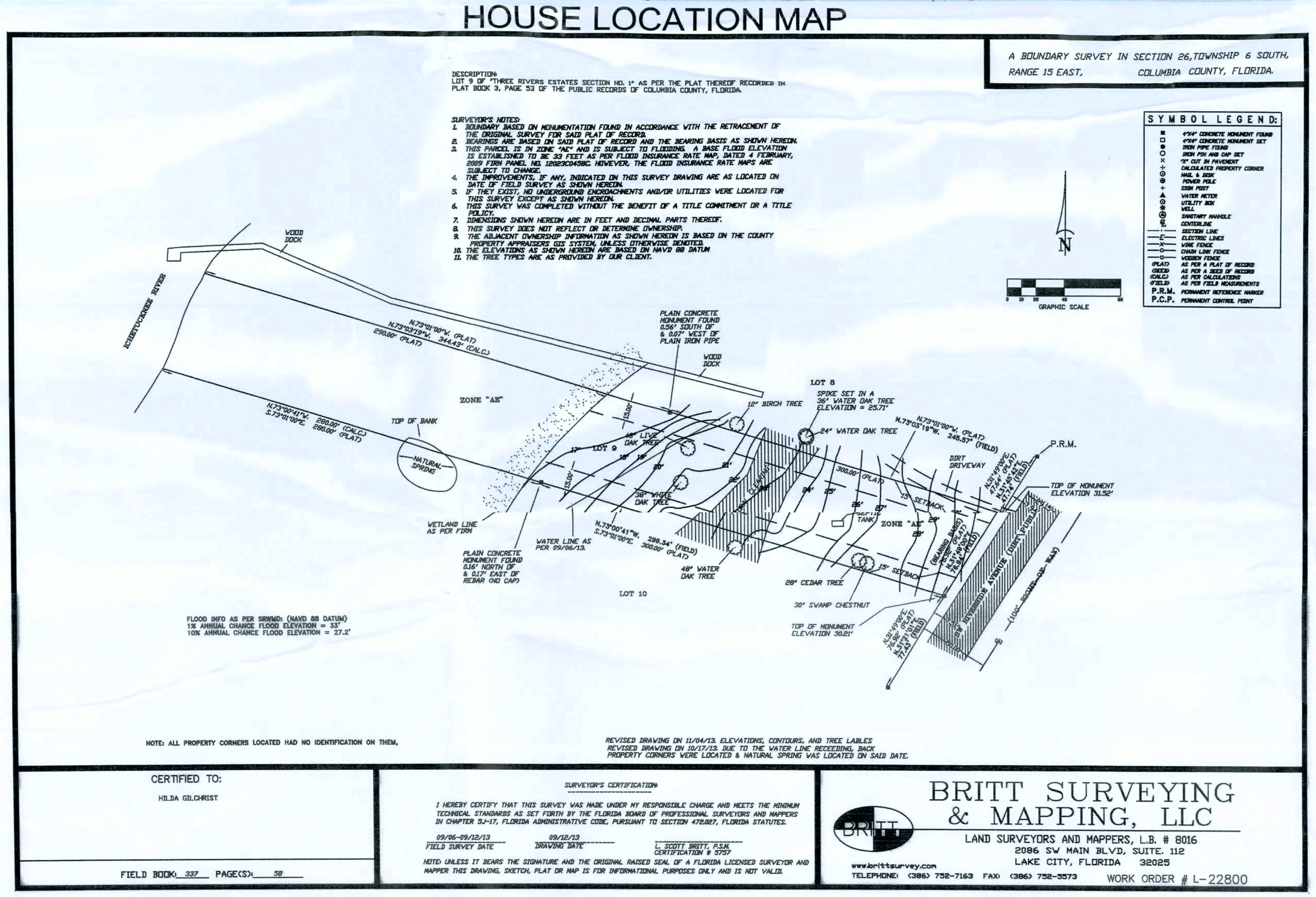
#33873

Gilchrist River House

302 SW Riverside Avenue
Ft. White, Florida 32038



HOUSE LOCATION MAP



CONTRACT DOCUMENTS

February 9, 2016 ASI No. 1, Dated July 14, 2016

GENERAL BUILDING CONSTRUCTION NOTES

1. **To the best of the Architect's knowledge, the Drawings comply with the applicable requirements of the governing Building Code. The Structure is designed to be structurally sound when completed.**
2. The governing Codes for this Project are the:
   a. FLORIDA BUILDING CODE (FBC)RESIDENTIAL, 2014
   b. FBC ENERGY CONSERVATION, 2014
   c. FBC MECHANICAL, 2014
   d. FBC PLUMBING, 2014
   e. NATIONAL ELECTRICAL CODE, 2011
3. The General Contractor shall be licensed and insured in the State of Florida and licensed for business with Columbia County and/or the City of Fort White.
4. The Contractor shall complete and pay for the Building Permit Application.
5. The Plumbing, Mechanical and Electrical Contractors shall be responsible for paying for and securing the respective permits for their work.
6. Prior to construction, The General Contractor shall file a Notice of Commencement to the Columbia County Building Department.
7. The Contractor shall protect adjacent property, his own work and the public from harm.
8. Exterior windows and glazing, and doors and frames shall be designed, fabricated and installed to meet 130 mph wind speed.
9. Florida Product Approval Specification Sheets shall be provided to the Building Department prior to ordering and delivery of products to the site in accordance with Florida Statute 553.842.
10. The Contractor is solely responsible for construction means and methods, and jobsite safety including all OSHA requirements.
11. Contractors who discover discrepancies, omissions or variations in the Drawings during bidding or pricing shall immediately notify the Architect. The Architect will resolve the condition and issue a written clarification.
12. Where clear dimensions are indicated, this shall mean clear width from finished wall to finished wall or clear floor area between building components.
13. Do not scale drawings. If there is a conflict in dimensions or if there is insufficient dimensioning, contact the architect for clarification prior to proceeding.
14. Typical and standard details may be provided in the drawings. If a specific detail is not provided for condition of fabrication and/or installation, contact the Architect prior to proceeding.
15. All finishes and colors shall be selected by the Owner.
16. The installation of mechanical, plumbing and electrical items (including utilities, rough-ins, system components and finished fixtures) in exposed to view areas or spaces shall be undertaken with skill and craftsmanship to provide a finished condition acceptable to the Architect. All exposed to view items shall be factory finished or finished with paint unless otherwise indicated not to be painted.

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A-102	(NOT USED)	
A-103	SITE PLAN	
A-104	STRUCTURAL CRITERIA AND NOTES	
A-105	GROUND FLOOR FOUNDATION	04/11/2016
A-106	MAIN FLOOR STRUCTURE	06/21/2016
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OWNER AND ARCHITECT

Owner:
David and Hilda Gilchrist
2235 Trescott Drive
Tallahassee, FL 32308

Architect:
David D. Gilchrist, AIA
FL Registration: AR0012025

General Contractor: *TBD pending Selection by Owner*

PROPERTY

Parcel: 00-00-00-00533-009
Lot 9, Three Rivers Estate Section 1
County: Columbia, FL
STR: S023 T06 R15
Address: 302 SW Riverside Avenue, Ft White, FL 32038

SWWMD FLOOD RECORD INFORMATION

Flood Hazard Areas Status Effective 02/04/2009
FIRM Panel(s): 12023C0458C, 12121C0458B
1% Annual Chance Flood Elevation NAVD88 (BFE): 33 feet
10% Annual Chance Flood Elevation: 27.2 feet

GENERAL DEVELOPMENT NOTES

1. The project shall be developed in accordance with Section 8.5.2 of the Columbia County Land Development Regulations for development in Flood Zone AE.
2. The allowable building setback from the side property lines has been established by Variance Application # 0294, April 1st, 2014 by the Board of County Commissioners and as such recorded with Columbia County.
3. Ground Floor construction for the Storage Room shall be in accordance with the Florida Building Copde (FBC) SECTION R322 FLOOD-RESISTANT CONSTRUCTION.
4. In accordance with the Florida Administrative Code Chapter 40B-4.3030 (4) the lowest structural member of the building shall at least one foot above the 100-year Flood Elevation. Site development shall conform to the requirements of this Chapter.

ABBREVIATIONS AND DEFINITIONS

Contractor	General Contractor or Trade Contractor
FOCI	Furnished by Owner, Contractor Installed
FOIO	Furnished by Owner, Installed by Owner

Received for FILE COPY Code Compliance — Columbia County Building Department — Plans Examiner

Columbia County Building Department — Plans Reviewed for Code Compliance — State of Florida

Gilchrist River House

302 SW Riverside Avenue Ft. White Florida 32038 USA
Ft. White, USA 32038

PHASE:	DRAWN BY:	REVIEWED BY	DATE:
90% WORKING DRAWINGS	MK	DG	10/01/2015
FINAL CONSTR DOCS	MK	DG	02/09/2016
PERMIT DOCUMENTS			
REVISION 1	MK	DG	07/14/2016
REVISION 2			
REVISION 3			
REVISION 4			
REVISION 5			
REVISION 6			
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REVISION 8			
REVISION 9			
REVISION 10			

SHEET TITLE

COVER SHEET AND RECORD SURVEY

PROJECT INFORMATION

GENERAL CONSTRUCTION NOTES

A-001

01 - GENERAL STRUCTURAL NOTES

1. Design Superimposed Loads:

Occupancy	Live Load	Dead Load
All Rooms	40 psf	12 psf
Stairs	50 psf	7 psf
Balcony/Deck	50 psf	7 psf
Roof	12 psf	12 psf
Guardrails/Handrails	FBC R301.5	
Guardrail Infill	FBC R301.5	

2. Wind Loads: See Sheet A104.
3. Allowable Deflection of Structural Members: In accordance with FBC R301.7
4. Openings shown on Structural Drawings are pictorial only. See the Architectural Drawings for the size and location of openings in the structure.

02 - EXCAVATION, BACKFILL AND DEWATERING

1. Review site environmental protection layout and installation with Owner prior to mobilizing.
2. Soil preparation and compaction shall be in accordance with the Geotechnical Investigation, data and recommendations in report by **Cal-Tech Testing, Inc, March 28, 2014, project no.14-00109-01**
3. The Contractor is responsible for all excavation including lagging, shoring, and protection of adjacent property, structures, streets and utilities in accordance with the requirements of the local building department.
4. The Contractor is responsible for the disposal of all accumulated water in a manner that does not inconvenience or damage the work.

02 – SOIL TREATMENT

Provide treatment with EPA-registered termiticide acceptable to the County in foundations and below ground slab.

03 CONCRETE GENERAL

1. If requested, a copy of all concrete delivery tickets to the site shall be provided to the Owner and the Columbia County Building Official.

03 - REINFORCED CONCRETE

1. Comply with ACI 301 and 318. Provide concrete mix designs for each location where they are to be used.
2. Use normal weight concrete. Maximum aggregate size shall be ¾". Slump of all structural concrete shall be 4" to 6". Water content shall be 0.42, except footing and grade beams may be 0.48.
3. Provide structural concrete with a minimum ultimate compressive design strength in 28 days as follows:

Element	Strength
Footings	3,000 psi
Slabs on Grade	3,000 psi

4. Provide ASTM A-615 Grade 60 reinforcing steel. Lap continuous reinforcing 48 bar dia. Provide cover over reinforcing as follows:

Element	Bottom	Top	Sides
Footings	3"	2"	3"
Grade Beams w/ Sides Formed	3"	2"	2"
Slabs on Grade	2"	1"	2"

5. Utilities shall not penetrate footings or columns but may pass through slabs and may pass through grade beams if sleeved and clear of reinforcing bars in accordance with specified required minimum cover.
6. Ensure required electrical system grounding rod tied to foundation rebar prior to concrete pour.

03 - SLABS ON GRADE

1. Provide a 10 mil polyethylene sheeting between soil and bottom of slab and between the top of any grade beam and bottom of slab to serve as a bond breaker. Utility penetrations shall be sealed.
2. Provide 4" thick slabs with turned down and sloped edges reinforced with w1.4 x w1.4 - 6 x 6 WWM. Use flat sheet stock WWM, coil stock not permitted.
3. Provide scored control joints at max spacing of 6' each way and where indicated on the drawings.
4. Provide chamfer at all exposed concrete corners and edges.
5. Slabs shall be cured using a dissipating curing agent placed as soon as the finishing is completed or as soon as the water has lifted.

05 - STRUCTURAL STEEL FRAMING

1.1 Fabricate and erect structural steel in conformance with AISC "Specification For The Design, Fabrication and Erection of Structural Steel for Buildings."

1.2 Structural steel shapes shall be fabricated from the following materials:
   a. MC Shapes and Angles: ASTM A36, fy=36ksi
   b. Plates: ASTM A36, fy=36 ksi
   c. Steel Pipe: ASTM A53, type E or S, Grade B, fy=35 ksi

1.3 All shop and field welding shall conform to AWS D1.1 Structural Welding Code by AWS. Use E70 series electrodes, remove primer prior to welding.

1.4 A325 bolts shall comply with "Specification for Structural Joints Using ASTM A325 bolts."

1.5 Typical bolts shall be as indicated on the Drawings, A325N type.

1.6 Use A307 bolts for erection bolts.

1.7 Anchor rods shall be ASTM F1554 Grade 55.

1.8 Provide hardened washers conforming to ASTM F436 and place under part being turned.

1.9 Fully tighten bolts and grout base following installation of main flooring framing and decking.

1.10 Do not reuse or retighten bolts which have been fully tightened.

1.11 Setting base and bearing plates: Clean concrete surface of bond-reducing materials and clean bottom of base plate.
   a. Set base plate on wedges.
   b. Tighten anchor rods after structural steel frame has been plumbed. Do not remove wedges or shims, but if protruding, cut off flush with edge of base plate prior to packing with grout.
   c. Pack or pour non-shrink grout between bearing surface and base plate. Ensure no voids remain. Finish exposed surfaces, protect grout and allow to cure.

1.12 Cut, drill, or punch holes perpendicular to metal surface. Ream holes that must be enlarged to admit bolts only as permitted by Architect. Do not enlarge unfair holes by burning or drift pins.

1.13 Shop prime steel after fabrication.
   a. Refer to Painting for acceptable primer product.
   b. Touch-up prime damaged surfaces and field welds.

05 – METAL FABRICATIONS

1. See Architectural drawings for miscellaneous steel fabrications including elevated Heat Pump platform.
2. Metal Floor Plate Stair
   a. Provide shop drawing fabrication drawings to Owner for review.
   b. Treads: Open riser, 11" deep, 1/8" diamond plate with 2" vertical lip and 2" turned down nose similar or equal to engineered steel product by FS Industries, www.fsindustries.com
   c. Cover and protect treads and primed steel after during construction activities.
3. Tube Railing: Cap exposed ends of tubes with plates steel.
4. Shop prime steel after fabrication.
   a. Refer to Painting for acceptable primer product.
   b. Touch-up prime damaged surfaces and field welds.

05 – GUARDRAIL CABLING SYSTEM

1. System shall be supplied by single vendor source designed for installation with steel posts and wood posts.
2. Assembly method shall be "Field Swagged".
3. Components shall include, but not be limited to:
   a. Cable: 1x19, 3/16", Grade 316 SS.
   b. Stair rail post angle fittings, milled SS
   c. Post grommets
   d. Tensioners and Terminals
   e. Miscellaneous including hex nuts, washers and acorn caps

06.1 – WOOD FRAMING

1. Wood construction shall be in accordance with:
   a. FBC Residential 2014 Sections R601, R602
   b. FBC Building – Building 2014, Chapter 23.
   c. Connections and Fasteners: FBC Table 2304.9
2. Rough Carpentry Products:
   a. Load Bearing: No. 2 Southern Pine
   b. Non-Loading Bearing Concealed: Construction or No. 2 Southern Pine
   c. Miscellaneous Concealed Structural Blocking: No. 2
   d. Exposed Framing: Hand selected to receive stained or natural finish.
   e. Pressure Treated (PT) Lumber: AWPA U1; Category UC4a for items in contact with ground.
3. Metal Framing Anchors: Simpson Strong-Tie, type as noted on drawings.
   a. Connector Vendor/Supplier to verify all models and quantities with framing plans.
4. Space requirements for Air Handler shall be verified prior to partition wall framing.

06.2 - ENGINEERED STRUCTURAL WOOD FRAMING

1. Source Limitations: Obtain engineered wood products from single source from a single manufacturer.
2. Products shall contain no urea formaldehyde.
3. Basis of Design: Weyerhaeuser.
   a. Parallel Strand Lumber (PSL) as indicated.
      i. Beams- 2.0E
      ii. Columns – 1.8E
   b. Wood I-Joists as indicated.
   c. Manufacturer shall prepare shop drawings in accordance with the superimposed loads identified in the 01 GENERAL CONSTRUCTION NOTES and the Wind Loading Table for Ultimate Loads on the drawings.
4. TJI members indicated on drawings are consistent with allowable load tables provided by Weyerhaeuser. Final engineering including drawings shall be signed and sealed by a Florida Professional Engineer in accordance with FBCR 802.1.6 Wood Trusses.
5. Roof joist members shall be designed for cantilever over bearing wall construction to form roof overhangs. **Note: The roof overhangs are not to be ventilated through the soffit. They shall be contained within the concealed weather resistant moisture barrier, hence there is no exposure to exterior elements.**
6. Exterior beam members exposed at the stairway and at the main floor deck shall be treated by the manufacturer for exterior exposure.
7. Metal Framing Connectors and Anchors: Simpson Strong-Tie.
   a. Connector Vendor to verify all models and quantities with framing plans.
8. Allowable holes in TJI Joists per Manufacturer's Installation Guide.
9. No holes or notches permitted in beam or column components except for connector fasteners.

06.3 - SHEATHING

1. Plywood
   a. Wall Sheathing: Exposure 1, Structural 1, 15/32" Grade 24/16.
   b. Roof Sheathing: Exterior, Structural 1, 23/32", Grade 40/20
   c. Subflooring: Exposure 1, Structural 1, T&G 23/32"
      i. Adhesive for field gluing panels to framing: APA AFG-01, VOC content of 70 max.
   d. Underlayment for Shower Tile: CPC PS 1, Exterior, C-C Plugged.

06.4 – EXTERIOR DECKING

1. Main Floor Decking:
   a. 21mm x 6" x 14' Ipe (1x6+plus ™) pregrooved decking
   b. Ipe clip extreme4 ™ fasteners – black
   c. Finish Products:
      i. Ipe oil ™ hardwood deck oil;
      ii. Ipe end sealer.
2. Ground Floor Decking: Match existing boardwalk construction.
   a. 2 x 6 boards
   b. Treatment: Equal to Nature Wood Product NW100 Alkaline Copper Quaternary
   c. Fasteners: #10 x 2-1/2" SS deck screws

06.5 – EXTERIOR FINISHED CARPENTRY

3. Solid Faced Siding: Provide kiln-dried grade Cypress, S4S
   a. Grade: Select (as acceptable to Owner). No checks, pecks, holes or knots
   b. Size: 1 x 6 x 6' lengths.
   c. Pattern: Shiplap
   d. Trim: match siding
      i. Exterior Corners: Butted
      ii. Interior Corners: Continuous Corner Strip
4. Spaced Siding at Storage Room: Provide kiln-dried Select or No. 1 grade Cypress, rough sawn
   a. 1 x 4 wide x 6' lengths.
   b. Pattern: As indicated on drawings
      i. Exterior corners, boards matching end to end and mitered
5. Concealed Fascia Board: Hardie Board 1 x depth as indicated.
6. Other Trim: Hardie Board
7. Soffits (non-vented)
   a. Application: Ground floor ceiling and roof overhangs.
   b. Product: Hardie Board, 0.25", smooth, 48" x 96"
   c. Block between TJI joists to support board edges
   d. Provide recommended gap for sealed joints to be field painted with panels. No battens necessary. *Seal joints with siliconized acrylic sealant.*
   e. Ensure moisture barrier intact and continuous prior to installation of boards.
   f. Stud wall top plate of Storage Room shall be installed after barrier and soffit board is installed continuous.

06.6 – INTERIOR WOOD PANELING AND TRIM

1. Paneling for Stained Finish:
   a. Cypress: Kiln-dried, S4S
   b. Grade: Select
   c. Size: 1 x 4 T&G Plank
   d. Finger Jointing: Not allowed.
   e. Pattern: Horizontal
2. Trim and Base Board: Match paneling
3. Door Frames: Wood for Transparent Finish: Any closed grain hardwood, premium grade.

06.7 – CASEWORK AND COUNTERTOPS

1. Woodwork
   a. Quality Standard: AWI Custom Grade
   b. Kitchen: Exposed Red Maple
      i. Flush Overlay
      ii. Shop Finish: Catalyzed Urethane, semi-gloss
      iii. Hardware: Refer MILLWORK HARDWARE SCHEDULE on Drawings.
      iv. Countertop and Backsplash: Quartz Agglomerate, ¾" thick, beveled edge. Fabricated in one piece.
   c. Bathrooms
      i. All Cypress Construction including tops, See 06.1.
         1. Shop Finish: Catalyzed Urethane

07 – MOISTURE BARRIERS

1. Installation in accordance with manufacturer's written instructions.
2. Exterior Walls Weather Barrier: Self-adhered membrane, Vycor enV-S by Grace Construction Products.
   a. Primer: Perm-A-Barrier WB by Grace.
   b. Transition and Opening Flashing: Vycor Pro installed in accordance with manufacturer's coverage and laps.
   c. Penetrations and Termination Sealant: Grace S100 sealant.
3. Roofing Moisture Barrier: Grace Ice & Water Shield High Temperature HT for metal roofs.
4. Ground Floor Soffit and Roof Overhangs: Tyvek Commercial Wrap
   a. Note: These areas shall not be ventilated.
   b. Insure continuity of wrap at lap with wall weather barrier and wrap at lap with roof weather barrier for vapor tight construction.

07 - INSULATION

1. Unfaced, Glass-Fiber Blanket Insulation: ASTM C 665, Type I, thickness as required to meet R values indicated:
   Exterior Walls: R-21
2. Spray Applied Foam: Equal to Demilec Sealection 500 two-component, open cell, semi-rigid foam system.
   a. Main Floor R-38
   b. Roof R-38

07 - METAL SIDING

1. MBCI PBC Panel, exposed fastener, corrugated, 26 gauge,7/8" rib height, 2.67" on center rib spacing, 32" width coverage.
   a. Finish: Smooth Galvalume, not embossed.
2. Trim: All 26 gauge including, but not limited to: base, end lap, framed opening head, framed opening jamb, framed opening sill, inside corner, outside corner, door head, door jamb and door sill.
3. Fasteners: Solid Zinc Cap, lifetime warranty. Submit samples for Architect's review.
   a. Panel to Wood: ZXL Woodbinder, 10 x 1" hex head, EPDM washer.
      i. Structural pull-out strength: 500 lbs per fastener.
   b. Side laps/stitching: Zac Lap, 14 x 7/8" 5/16" hex head, EPDM washer
   c. Trim to trim: Zac Lap,14 x 7/8", 5/16" hex head, EPDM washer
4. Installation: Damaged or severely dimpled siding and trim not acceptable and shall be replaced.
5. Fastening Schedule: As recommended by MBCI manufacturer meeting the wind loading indicated on the drawings and/or in accordance with the following::
   a. Valley location, not ridge
   b. Wind Load Zones 5
      i. Horizontally: Every second valley
      ii. Vertically: Not less than 18" OC
   c. Wind Load Zone 6
      i. Horizontally: Every third valley
      ii. Vertically: not less than 36" OC
   d. Side laps/stitching and trim: As recommended by Mfr.
6. Joint Sealers: Manufacturer's standard liquid and preformed sealers
   a. Tape Sealer: Non-curing butyl, AAMA 809.2
   b. Exposed Sealants: Urethane, single component, ASTM C920.

07 - METAL ROOFING

1. Gulf Lok Snap Lock, 24 gauge Galvalume, 16" width, striated
   a. Finish: Gulfalume AZ-55, 25-year warranty
   b. Optional Finish: Provide additive cost proposal to Owner for Kynar 500 coating, 35 year warranty.
2. Trim: All 26 gauge including, but not limited to: ridge cap, peak cap, low-profile concealed rake, eave trim (custom fascia with drip as detailed)
3. Fasteners: Manufacturer's standard concealed fasteners to meet requirements of wind load zone criteria.
4. Accessories: High temperature rubber roof jack for VTRs which shall be only penetration through the roof.

08 – DOORS AND HARDWARE

1. Ground Floor Storage Doors D3 and D4, **FOCI**
   a. HM Doors: 1-3/4", 18 gauge, Model 2 Seamless, A40 coating.
      i. Core: Polyiso, kraft paper not permitted.
      ii. Exposed Finish: Factory
      iii. Factory prepared for hardware.
   b. HM Frame: 16 gauge, grade CS, G90 galvanized, knocked-down construction.
      i. Anchors: Stud wall jamb and floor.
      ii. Frames factory prepared for hardware.
   c. Hardware: including, but not limited to plain bearing stainless steel hinges 4-1/2 x 4-1/2, Yale - Corbin Russwin cylinder latchsets with standard backset, keyed storage room function, door mounted floor stops, rubber door silencers.
      i. Pair Doors inactive leaf shall have surface mounted flush bolts, top and bottom.
      ii. No thresholds
2. Main Floor Exterior Entry Door
   a. Refer to MAIN FLOOR EXTERIOR DOOR AND WINDOW SCHEDULE.
   b. Window Manufacturer's Entry Door and Frame.
   c. Mfr's Hardware: Weatherstripping
   d. Hardware: Lever set on exterior and interior, keyed deadbolt, satin nickel finish.
   e. Threshold: Aluminum, low profile sill.
3. Main Floor Interior Flush Wood Doors (Bathrooms, Bedroom)
   a. Veneer faced for transparent finish, premium grade with Grade A faces, select birch or similar, rotary cut, clear factory finish.
      i. Construction: 1-3/4" thickness, particleboard core with wood blocking.
   b. Hardware: **FOCI** including, but not limited to plain bearing hinges, Yale - Corbin Russwin cylinder latchset, privacy function.
4. Utility/Closet Room Doors: Bi-fold louvered, solid core wood, transparent natural finish.
5. Refer to DOOR HARDWARE SCHEDULE
6. Keying: Entrance Door and Storage Room Doors shall be keyed different.

08 – WINDOWS

1. Refer to MAIN FLOOR EXTERIOR DOOR AND WINDOW SCHEDULE.
2. Installation
   a. Ensure head, jamb and sill weather resistive barrier flashing is installed properly. Replace torn or damaged flashing.

09 - FINISHES

09.1 Gypsum Board

1. Gypsum Wallboard: ASTM C 1396/C 1396M
   a. Thickness: 5/8"
   b. Long Edges: Tapered
2. Gypsum Ceiling Board (other than Bathrooms):
   a. Thickness: ½"
   b. Long Edges: Tapered
3. Moisture and Mold-Resistant Gypsum Board (Bathrooms)
   a. ASTM D 3273.
   b. Thickness: 5/8"
   c. Long Edges: Tapered
4. Finishes: ASTM C 840
   a. Partitions: Level 4.
   b. Ceilings: Level 4.

09.2 Porcelain Ceramic Tile

1. Shower Receptors: TCA B420-12 for ceramic tile including, but not limited to:
   a. Floor: Sloped fill, reinforced mortar bed on shower pan membrane turned 6" up wall, cementitious grout, silicone sealant sanitary grade.
2. Wall: Waterproof membrane lapped over pan membraned on backer board, cementitious bond coat, flexible sealant.
   a. Backing Panels: ½" DensShield by Georgia Pacific
3. Tile Floor: TCA F170-2 for ceramic tile including:
   a. Latex-portland cement mortar on plywood subfloor, fiber-reinforced gypsum backer board, cementitious bond coat.
4. Shower Ceiling: TCA C315 for ceramic tile including:
   a. Backer board, cementitious bond coat, latex-portland cement mortar bond coat, cementitious grout, silicone sealant sanitary grade.
5. Stone Threshold: Marble, honed.
6. Tile Products: Refer to INTERIOR ROOM FINISH SCHEDULE

09.3 Wood Flooring

1. Standard: National Wood Manufadurer's Association (NWFA) Installation Guidelines
2. T&G Antique Long Leaf Pine Floorng, 4/4x4) 3/4x3¼, shop prefinished with Diamond Low Gloss finish, by Goodwin Company, Micanopy, FL
3. Installation:
   a. Acclimate strip wood flooring to interior prior to installation.
   b. In accordance with NWFA's Installation Guidelines.
   c. No vapor retarder.

09.4 Painting

PS-1 Gypsum Board – All areas except Bathrooms
Two Coats: MPI #138 (Paint/Primer), Latex, Matte Gloss Level 1

PS-2 Gypsum Board – Bathrooms
Primer: MPI #50
Two Top Coats: MPI #44 Latex, Low Sheen Gloss Level 2

PS-3 Hardie Board Soffits
Primer: Hardie "PrimePlus" or MPI #3, Alkali, Water Based
Two Top Coats: MPI # 15, Exterior Acrylic Enamel Low Sheen/Satin

PS-4 Interior Wood Trim, Doors and Frames: Catalyzed Urethane, semi-gloss

PS-5 Exterior Structural Steel
Shop Primer: MPI #79, Universal Primer
Two Top Coats: MPI #94, Alkyd Semi-Gloss, Gloss Level 5

PS-6 Exterior Galvanized Hollow Metal Doors and Frames
Field Primer: MPI #134, Acrylic Primer
Two Top Coats MPI #94, Alkyd Semi-Gloss, Gloss Level 5

PS-7 Exterior Wood Siding and Beams
Two Top Coats Stain: MPI #13, Solvent Based, Semi-Transparent

10 – BATHROOM ACCESSORIES

1. Refer to PLUMBING FIXTURE SCHEDULE

End of specification notes

Gilchrist River House

302 SW Riverside
Avenue Ft. White
Florida 32038
USA
Ft. White, USA
32038

PHASE:	DRAWN BY:	REVIEWED BY	DATE:
90% WORKING DRAWINGS	MK	DG	10/01/2015
FINAL CONSTR DOCS	MK	DG	02/09/2016
PERMIT DOCUMENTS		DG	02/16/16
REVISION 1			
REVISION 2			
REVISION 3			
REVISION 4			
REVISION 5			
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REVISION 9			
REVISION 10			

SHEET TITLE

NOTES AND SPECIFICATIONS

A-101

SHEET 2 OF 20

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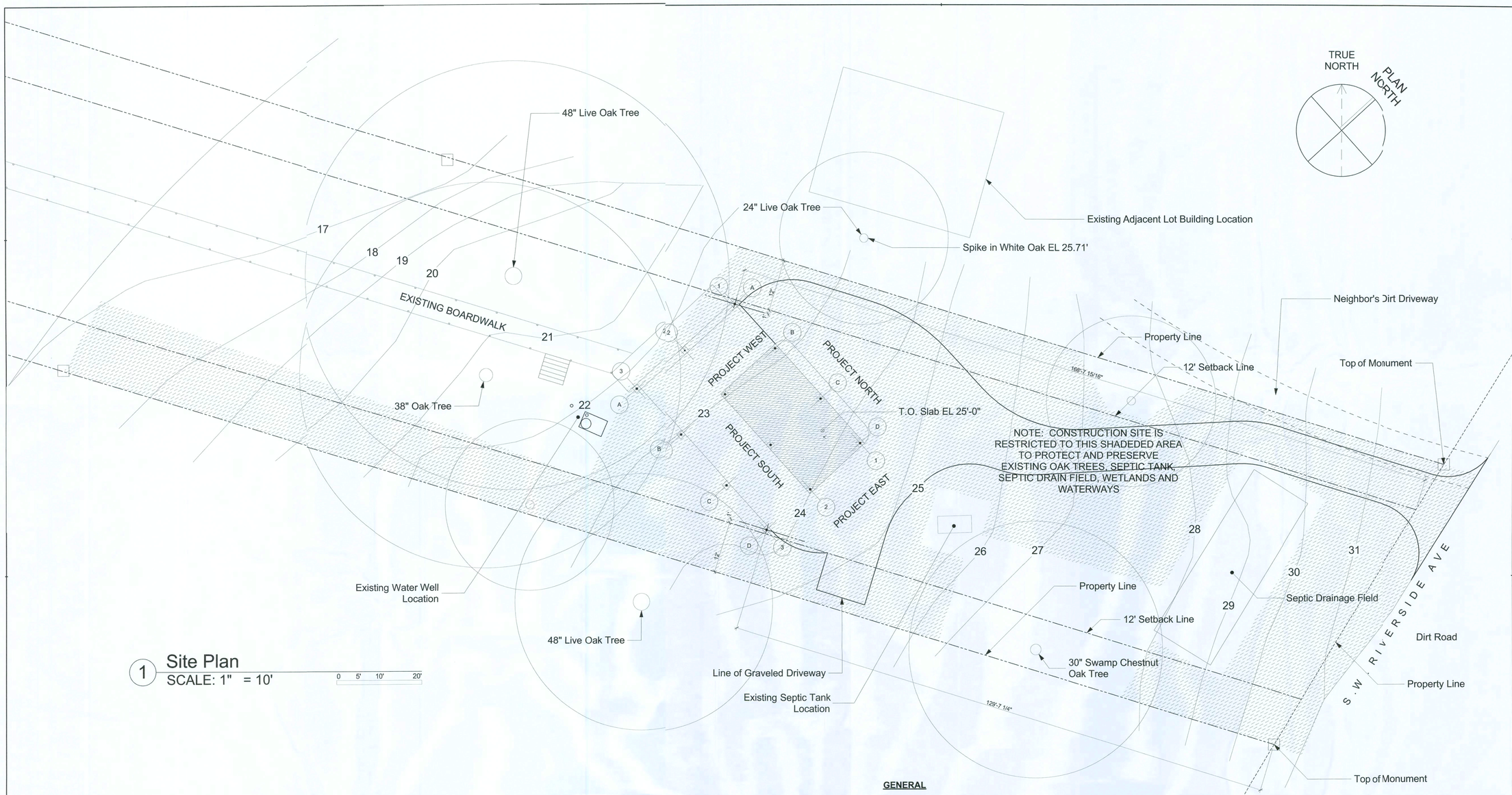

1 Site Plan
SCALE: 1" = 10'
0 5' 10' 20'

GENERAL

1. ALL TREES SHALL BE PROTECTED. LIMIT CONSTRUCTION ACTIVITY WIHIN DRIP LINES.
2. PROVIDE PROTECTION FOR EXISTING SEPTIC TANK AND DRAIN FIELD.

EROSION & SEDIMENT CONTROL NOTES:

1. THE EROSION CONTROL MEASURES SET FORTH IN THESE PLANS ARE INTENDED AS MINIMUM BEST MANAGEMENT PRACTICES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING EROSION WITHIN THE PROJECT LIMITS SUCH THAT THERE ARE NO NEGATIVE IMPACTS DOWNSTREAM OF THOSE LIMITS DUE TO UNCONTROLLED EROSION OR SEDIMENTATION.
3. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PLACED PRIOR TO CONSTRUCTION SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL EXCEEDING $^1/_2$ INCH; AND AT LEAST DAILY DURING PROLONGED RAINFALLS. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
4. ALL EROSION CONTROL SHALL BE REMOVED UPON ACCEPTANCE BY THE OWNER.
5. DUMP TRUCKS, CONCRETE TRUCKS AND/OR OTHER CONSTRUCTION EQUIPMENT SHALL NOT BE WASHED AT THE PROJECT SITE. ANY MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO PROPERTIES, ROADWAYS OR INTO WETLANDS SHALL BE RECOVERED AND DISPOSED OF PROPERLY.
6. EQUIPMENT MAINTENANCE AND REPAIR IF NECESSARY, SHALL BE LIMITED TO AREA OUTSIDE THE PROJECT ALONG THE WEST SIDE OF RIVERSIDE AVENUE.
7. SITE SHALL BE KEPT NEAT AND ORDERLY THROUGHOUT CONSTRUCTION.

Gilchrist River House

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SHEET TITLE

SITE PLAN

A-103

SHEET 4 OF 20

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ULTIMATE LOAD CASE

ASCE 7-10 Chapter 30: Wind Loads
Components and Cladding (C&C) - Low Rise Building ≤ 60 feet

$p = q_h (GC_p - GC_{pi})$
$q_z = 0.00256\ K_z K_{zt} K_d V^2$

V (mph) =	130	Section 26.5
K_d =	0.85	Section 26.6
Exposure	B	Section 26.7
K_{zt} =	1.00	Section 26.8
GC_{pi} =	0.18	
Roof =	Monoslope Roof	
α =	7	(Table 26.9-1)
z_g =	1200	(Table 26.9-1)

Eave Height, he =	19	feet
Ridge Height, hr =	28	feet
Roof V Width =	30	feet. (Normal to Building Ridge)
Building Length =	44	feet
Building V Width =	30	feet
Roof Angle, θ =	30.96	deg.
h =	23.50	feet

a = 3 feet

Ultimate

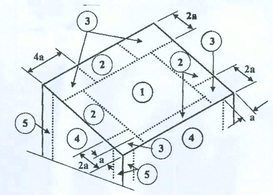
Wall Pressures (p_s, psf) - Ultimate

Zones	z	Kz	q_z	Area =	10	20	50	100	200	500
(+) 4 & 5				Figure 30.4-1, GCp =	1	0.9468381	0.8765619	0.8234	0.7702381	0.7
	23.50	0.70	25.74		31	30	28	26	25	23
4 (-)				Figure 30.4-1, GCp =	-1.1	-1.0468381	-0.9765619	-0.9234	-0.8702381	-0.7999619
	23.50	0.70	25.74		-33	-32	-30	-29	-28	-26
5 (-)				Figure 30.4-1, GCp =	-1.4	-1.2936762	-1.1531238	-1.0468	-0.9404762	-0.7999238
	23.50	0.70	25.74		-41	-38	-35	-32	-29	-26

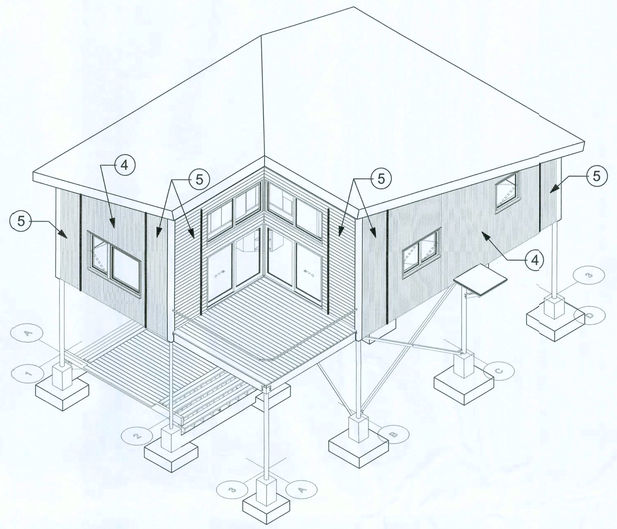
Roof Pressures (p_s, psf) - Ultimate

Zones	z	Kz	q_z	Area =	10	20	50	100	200	500
1 (-)				hs60', Monoslope Roof, 10°<θs30°, Figure 30.4-5B, GCp =	-1.3	-1.239794	-1.160206	-1.1	-1.1	-1.1
	23.50	0.70	25.74		-39	-37	-35	-33	-33	-33
2 (-)				hs60', Monoslope Roof, 10°<θs30°, Figure 30.4-5B, GCp =	-1.6	-1.479588	-1.320412	-1.2	-1.2	-1.2
	23.50	0.70	25.74		-46	-43	-39	-36	-36	-36
3 (-)				hs60', Monoslope Roof, 10°<θs30°, Figure 30.4-5B, GCp =	-2.9	-2.629073	-2.270927	-2	-2	-2
	23.50	0.70	25.74		-80	-73	-64	-57	-57	-57
(+) 1, 2, 3				hs60', Monoslope Roof, 10°<θs30°, Figure 30.4-5B, GCp =	0.4	0.369897	0.330103	0.3	0.3	0.3
	23.50	0.70	25.74		16	16	16	16	16	16

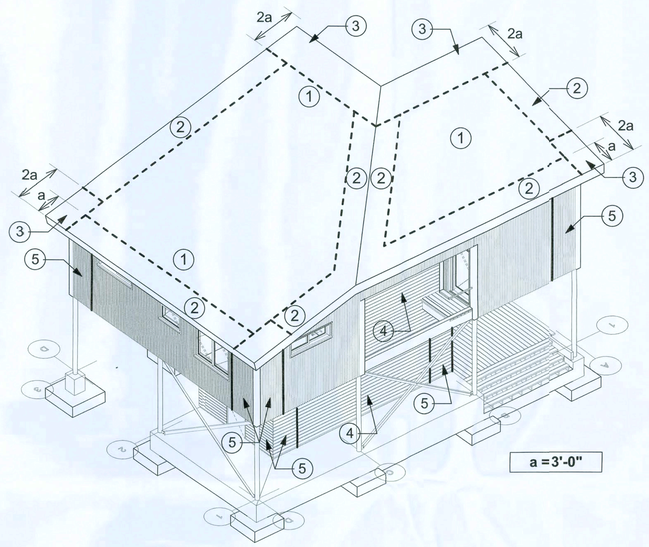
NOTES:
30.2.2: Minimum Design Pressures are 16 psf (Ultimate) and 10 ps_{psf} (Service)
30.2.3: Tributary Areas greater than 700 ft^2 shall be permitted to be designed using the provisions for MWFRS
Table 30.3-1: z shall not be taken less than 30 feet in Exposure B



Monoslope Roof



2 Components and Cladding Wind Load Diagram
SCALE: 1/8" = 1'-0"



1 Components and Cladding Wind Load Diagram
SCALE: 1/8" = 1'-0"

SERVICE LOADING

ASCE 7-10 Chapter 30: Wind Loads
Components and Cladding (C&C) - Low Rise Building ≤ 60 feet

$p = q_h (GC_p - GC_{pi})$
$q_z = 0.00256\ K_z K_{zt} K_d V^2$

V (mph) =	130	Section 26.5
K_d =	0.85	Section 26.6
Exposure	B	Section 26.7
K_{zt} =	1.00	Section 26.8
GC_{pi} =	0.18	
Roof =	Monoslope Roof	
α =	7	(Table 26.9-1)
z_g =	1200	(Table 26.9-1)

Eave Height, he =	19	feet
Ridge Height, hr =	28	feet
Roof V Width =	30	feet. (Normal to Building Ridge)
Building Length =	44	feet
Building V Width =	30	feet
Roof Angle, θ =	30.96	deg.
h =	23.50	feet

a = 3 feet

Service

Wall Pressures (p_s, psf) - Service

Zones	z	Kz	q_z	Area =	10	20	50	100	200	500
(+) 4 & 5				Figure 30.4-1, GCp =	1	0.9468381	0.8765619	0.8234	0.7702381	0.7
	23.50	0.70	25.74		19	18	17	16	15	14
4 (-)				Figure 30.4-1, GCp =	-1.1	-1.0468381	-0.9765619	-0.9234	-0.8702381	-0.7999619
	23.50	0.70	25.74		-20	-19	-18	-18	-17	-16
5 (-)				Figure 30.4-1, GCp =	-1.4	-1.2936762	-1.1531238	-1.0468	-0.9404762	-0.7999238
	23.50	0.70	25.74		-25	-23	-21	-19	-18	-16

Roof Pressures (p_s, psf) - Service

Zones	z	Kz	q_z	Area =	10	20	50	100	200	500
1 (-)				hs60', Monoslope Roof, 10°<θs30°, Figure 30.4-5B, GCp =	-1.3	-1.239794	-1.160206	-1.1	-1.1	-1.1
	23.50	0.70	25.74		-23	-22	-21	-20	-20	-20
2 (-)				hs60', Monoslope Roof, 10°<θs30°, Figure 30.4-5B, GCp =	-1.6	-1.479588	-1.320412	-1.2	-1.2	-1.2
	23.50	0.70	25.74		-28	-26	-24	-22	-22	-22
3 (-)				hs60', Monoslope Roof, 10°<θs30°, Figure 30.4-5B, GCp =	-2.9	-2.629073	-2.270927	-2	-2	-2
	23.50	0.70	25.74		-48	-44	-38	-34	-34	-34
(+) 1, 2, 3				hs60', Monoslope Roof, 10°<θs30°, Figure 30.4-5B, GCp =	0.4	0.369897	0.330103	0.3	0.3	0.3
	23.50	0.70	25.74		10	10	10	10	10	10

NOTES:
30.2.2: Minimum Design Pressures are 16 psf (Ultimate) and 10 ps_{psf} (Service)
30.2.3: Tributary Areas greater than 700 ft^2 shall be permitted to be designed using the provisions for MWFRS
Table 30.3-1: z shall not be taken less than 30 feet in Exposure B

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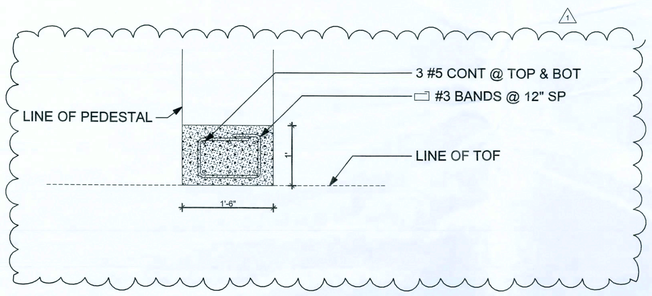
SHEET TITLE

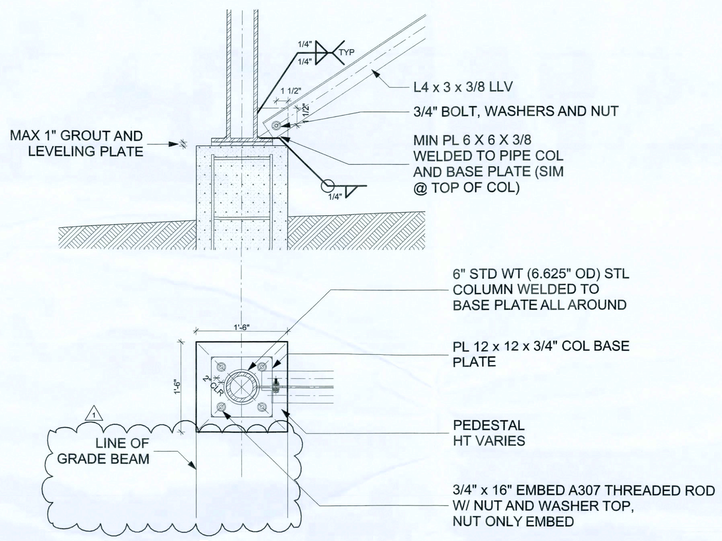
STRUCTURAL CRITERIA AND NOTES

A-104

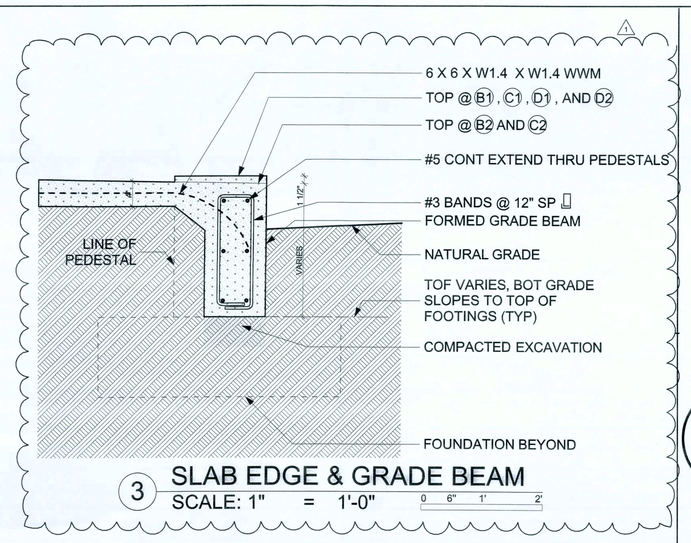
SHEET 5 OF 20



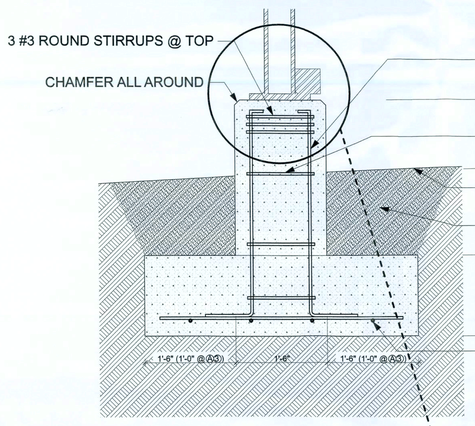
5 GRADE BEAM BETWEEN FOOTINGS @ BRACED BAYS B2 B3 & B3 C3
SCALE: 1" = 1'-0"

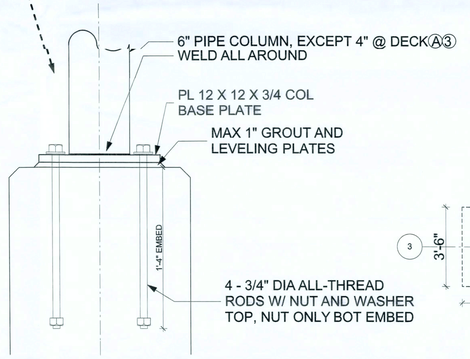


4 COLUMN BASE AND BRACE DETAIL
SCALE: 1" = 1'-0"

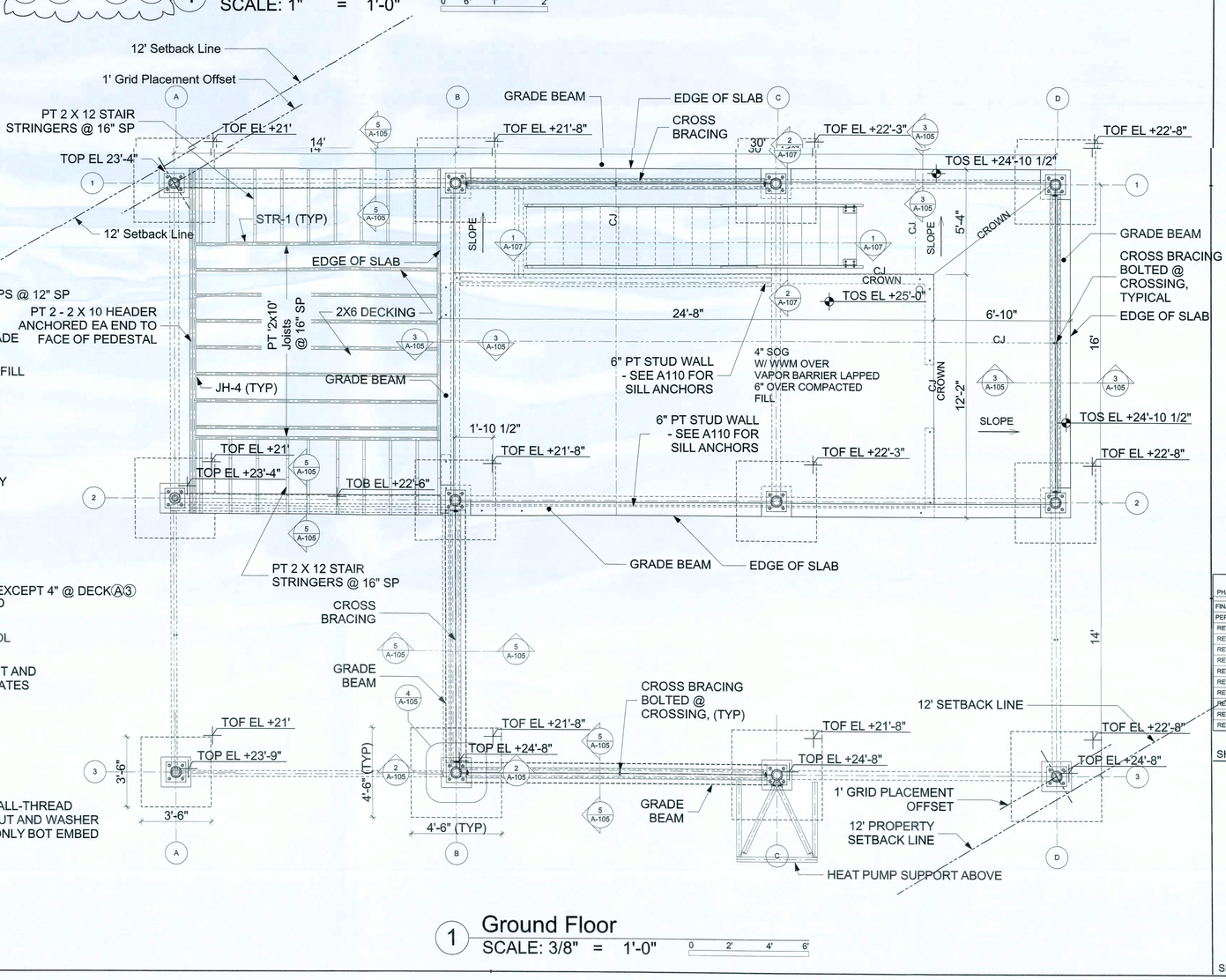


3 SLAB EDGE & GRADE BEAM
SCALE: 1" = 1'-0"





2 FOOTING & PEDESTAL
SCALE: 1" = 1'-0"



1 Ground Floor
SCALE: 3/8" = 1'-0"

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SHEET TITLE

GROUND FLOOR FOUNDATION

A-105

SHEET 6 OF 21

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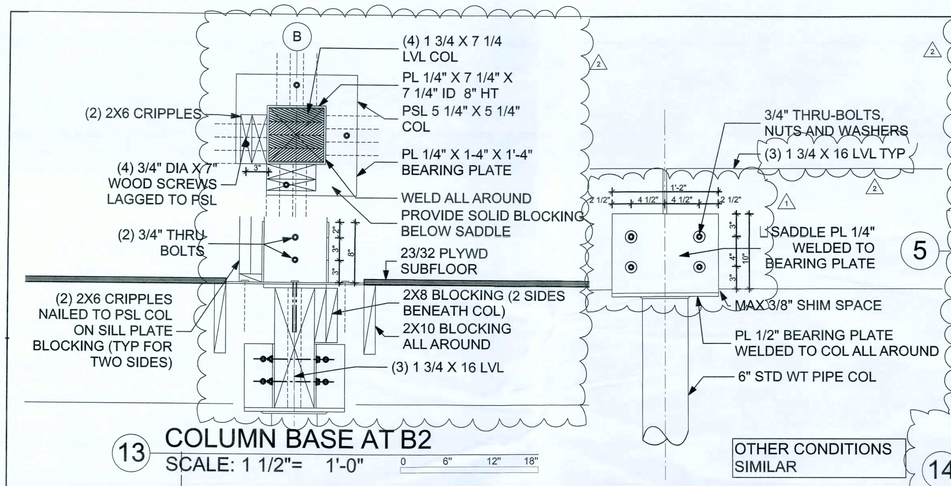
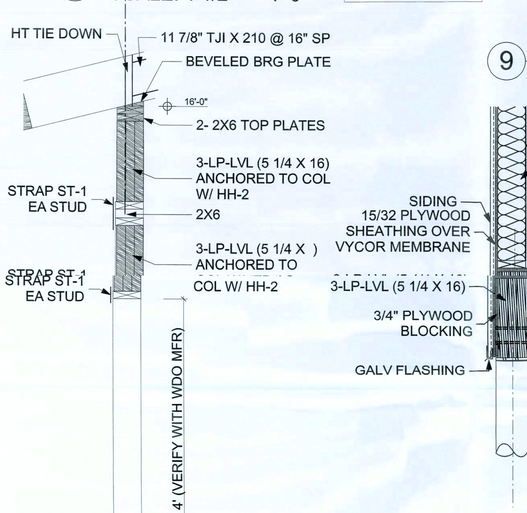
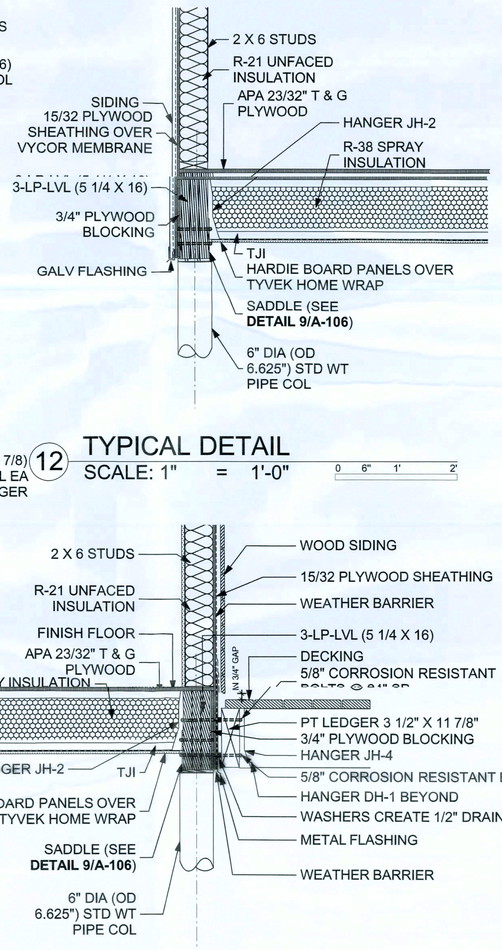


13 COLUMN BASE AT B2
SCALE: 1 1/2"= 1'-0"

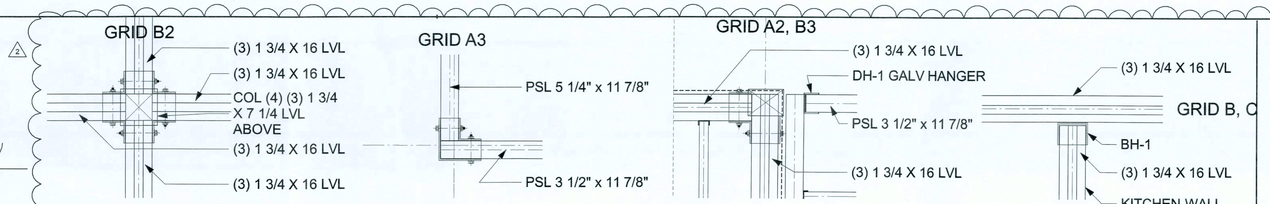


10 DECK WALL STRUCTURAL SECTION
SCALE: 1" = 1'-0"



11 DECK DETAIL
SCALE: 1" = 1'-0"

12 TYPICAL DETAIL
SCALE: 1" = 1'-0"

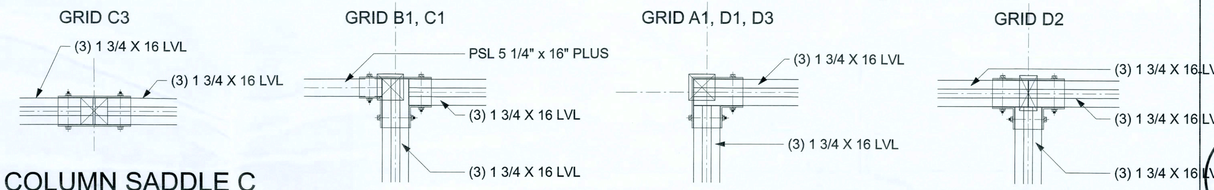


5 COLUMN SADDLE E
SCALE: 1" = 1'-0"

4 COLUMN SADDLE G
SCALE: 1" = 1'-0"

3 COLUMN SADDLE F
SCALE: 1" = 1'-0"

2 COLUMN SADDLE D
SCALE: 1" = 1'-0"



14 COLUMN SADDLE C
SCALE: 1" = 1'-0"

8 COLUMN SADDLE C
SCALE: 1" = 1'-0"

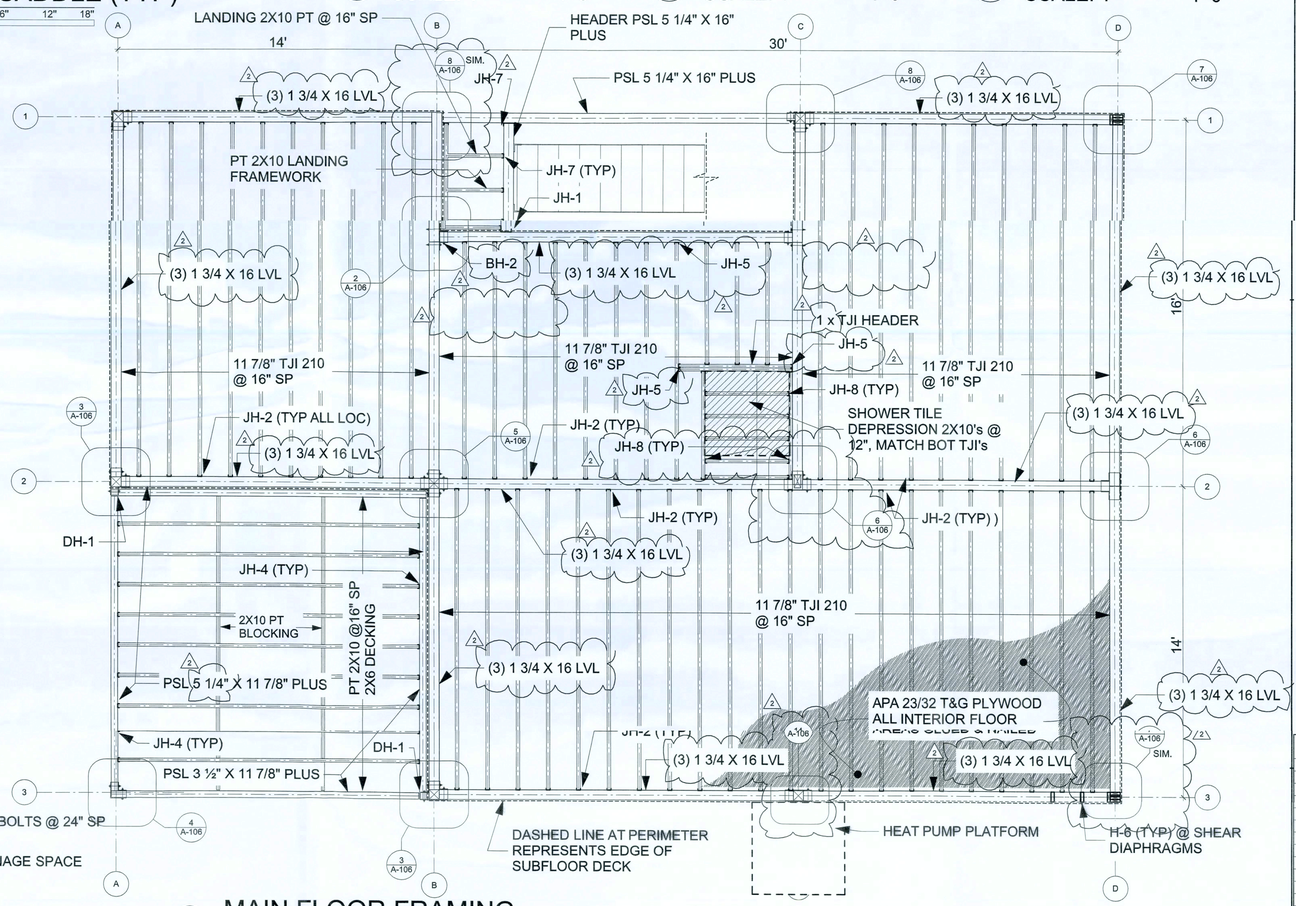
7 COLUMN SADDLE B
SCALE: 1" = 1'-0"

6 COLUMN SADDLE A
SCALE: 1" = 1'-0"

NOTE: SADDLE OPENINGS SHALL BE SIZED 1/8" LARGER THAN LVL BEAMS

9 T.O. COLUMN / BEAM SADDLE (TYP)
SCALE: 1 1/2"= 1'-0"

OTHER CONDITIONS SIMILAR



1 MAIN FLOOR FRAMING
SCALE: 3/8" = 1'-0"

NOTE: SEE ROOF FRAMING FOR PSL COLUMNS

FLOOR JOIST AND BEAM CONNECTOR SCHEDULE

MARK	TYPE	SIMPSON CONNECTOR MODEL	GAUGE	CAPACITY UPLIFT PSF	CAPACITY DOWN PSF	REMARKS
JH-1	FACE HANGER	HUCQ612SDS	14	2,520	5,315	(1) (2)
JH-2	FaCE MOUNT HANGER	IUS2.56/11.88	18	-	1,185	(2)
JH-3	FACE HANGER	ISU2.56/11.88	18	-	1,185	(2)
JH-4	DECK JOIST	LUC210Z	18	945	1,210	(1) GROUND FLOOR DECK BY OTHERS
JH-5	JOIST HANGER	HU11	14	-	3,275	(2)
JH-8	FACE HANGER	LU28	20	-	1,390	(1) (2)
STR-1	STAIR STRINGER	LSSZ	18	-	755	(1) GROUND FLOOR DECK BY OTHERS
DH-1	DECK BEAM END	HUCQ412-SDS	14	2,510	5,460	(1) (2)
BH-2	BEAM HANGER	HGUS5.50/14	7	9,895	14,145	(2)

NOTE (1) : PROVIDE G185 COATING FOR ALL EXTERIOR CONNECTORS
NOTE (2) : NAILING AND/OR SCREWS AS DETERMINED BY FRAMING PRODUCT MFR'S ENGINEER

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SHEET TITLE

MAIN FLOOR STRUCTURE

A-106

SHEET 7 OF 21

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TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" × 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (3"×0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie rafter, face nail or 1"×2" – 20 gage ridge strap	3-10d (3"×0.128")	—
5	Rafter to plate, toe nail	2-16d (3 1/2"×0.135")	—
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 1/2"×0.135") 3-16d (3 1/2"×0.135")	— —
	Wall		
7	Built-up corner studs	10d (3" × 0.128")	24" o.c.
8	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" × 0.135")	16" o.c. along each edge
9	Continued header, two pieces	16d (3 1/2" × 0.135")	16" o.c. along each edge
10	Continuous header to stud, toe nail	4-8d (2 1/2" × 0.113")	—
11	Double studs, face nail	10d (3" × 0.128")	24" o.c.
12	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2"× 0.135")	—
14	Sole plate to joist or blocking, face nail	16d (3 1/2" × 0.135")	16" o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" × 0.135")	16" o.c.
16	Stud to sole plate, toe nail	3-8d (2 1/2" × 0.113") or 2-16d 3 1/2" × 0.135")	— —
17	Top or sole plate to stud, end nail	2-16d (3 1/2" × 0.135")	—
18	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—
19	1"- brace to each stud and plate, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	— —
20	1"- 6" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	— —
21	1"- 8" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 3 staples 1 3/4"	— —
22	Wider than 1"- 8" sheathing to each bearing, face nail	3-8d (2 1/2" × 0.113") 4 staples 1 3/4"	— —
	Floor		
23	Joist to sill or girder, toe nail	3-8d (2 1/2"× 0.113")	—
24	1"- 6" subfloor or less to each joist, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	— —
25	2"- subfloor to joist or girder, blind and face nail	2-16d (3 1/2"× 0.135")	—
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2"× 0.113")	6" o.c.
27	2"- planks (plank & beam – floor & roof)	2-16d (3 1/2"× 0.135")	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
29	Ledger strip supporting joists or rafters	3-16d (3 1/2"× 0.135")	At each joist or rafter

(continued)

TABLE R602.3(1)-continued FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER[b,c,e]	SPACING OF FASTENERS: Edges (inches)[f]	SPACING OF FASTENERS: Intermediate supports[c,e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
30	3/8" - 1/2"	6d common (2"×0.113") nail (subfloor wall) 8d common (2 1/2"×0.131") nail (roof)[f]	6	12[g]
31	19/32" - 1"	8d common nail (2 1/2"×0.131")	6	12[g]
32	1 1/8"— 1 1/4"—	10d common (3"×0.148") nail or 8d (2 1/2"×0.131") deformed nail	6	12
	Other wall sheathing[h]			
33	1/2"- structural cellulosic fiberboard sheathing	1 1/2"- galvanized roofing nail, 7/16"- crown or 1"- crown staple 16 ga., 1 1/4"- long	3	6
34	25/32"- structural cellulosic fiberboard sheathing	1 3/4"- galvanized roofing nail, 7/16"- crown or 1"- crown staple 16 ga., 1 1/4"- long	3	6
35	1/2"- gypsum sheathing[d]	1 1/2"- galvanized roofing nail; staple galvanized, 1 1/2"- long; 1 1/4"- screws, Type W or S	7	7
36	5/8"- gypsum sheathing[d]	1 3/4"- galvanized roofing nail; staple galvanized, 1 3/4"- long; 1 5/8"- screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	3/4" and less	6d deformed (2" × 0.120") nail or 8d common (2 1/2" × 0.131") nail	6	12
38	7/8"— 1"-	8d common (2 1/2"- × 0.131") nail or 8d deformed (2 1/2"- × 0.120") nail	6	12
39	1 1/8"— 1 1/4"-	10d common (3"- × 0.148") nail or 8d deformed (2 1/2"- × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1ksi = 6.895 MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on **Table R602.3(2).**

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2"×0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48 inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

TABLE R602.3(2) ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION[A, b] OF FASTENER AND LENGTH (inches)	SPACING[c] OF FASTENERS: Edges (inches)	SPACING[c] OF FASTENERS: Intermediate supports (inches)
Wood structural panels subfloor, roof and wall sheathing to framing and particleboard wall sheathing to framing			
up to 1/2	Staple 16 ga. 1 1/4	4	8
	0.097 - 0.099 Nail 2 1/4	**3**	**6**
	Staple 16 ga. 1 1/4	3	6
19/32 and 5/8	**0.113 Nail 2**	**3**	**6**
	Staple 15 and 16 ga. 2	4	8
	0.097 - 0.099 Nail 2 1/4	**4**	**8**
23/32 and 3/4	Staple 14 ga. 2	4	8
	Staple 16 ga. 1 1/4	3	6
	0.097 - 0.099 Nail 2 1/4	**4**	**8**
	Staple 16 ga. 2	4	8
	Staple 14 ga. 2 1/2	4	8
	0.113 Nail 2 1/4	3	6
	Staple 15 ga. 2 1/2	4	8
	0.097 - 0.099 Nail 2 1/2	4	8
NOMINAL MATERIAL THICKNESS (inches)	**DESCRIPTION[A, b] OF FASTENER AND LENGTH (inches)**	**SPACING[c] OF FASTENERS: Edges (inches)**	**SPACING[c] OF FASTENERS: Body of panel[d] (inches)**
Floor underlayment; plywood-hardboard-particleboard[f]			
Plywood			
1/4 and 5/16	1 1/4 ring or screw shank nail-minimum 12 1/2 ga. (0.099") shank diameter	3	6
	Staple 18 ga. 7/16 crown width	2	5
11/32, 3/8, 15/32, and 1/2	1 1/2 ring or screw shank nail-minimum 12 1/2 ga. (0.099") shank diameter	6	8[e]
19/32, 5/8, 23/32 and 3/4	1 1/2 ring or screw shank nail-minimum 12 1/2 ga. (0.099") shank diameter	6	8
	Staple 16 ga. 1 1/2	6	8

a. Nail is a general description and may be T-head, modified round head or round head.

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.

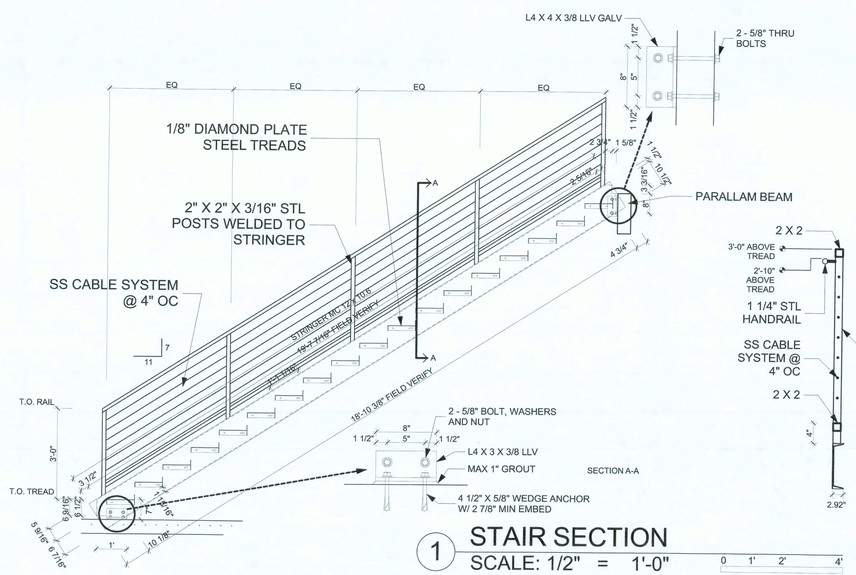
c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.

d. Fasteners shall be placed in a grid pattern throughout the body of the panel.

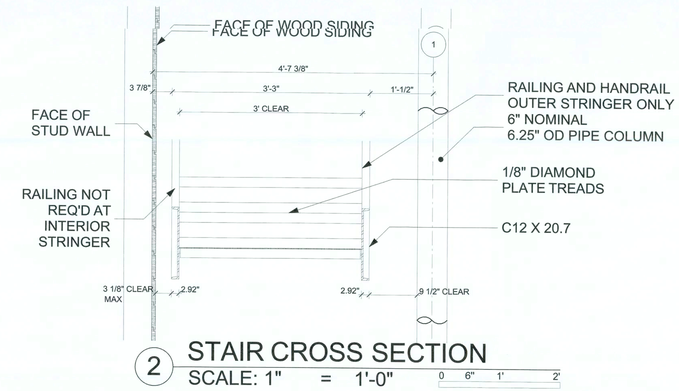
e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a,b,c]

MINIMUM NAIL: Size	MINIMUM NAIL: Penetration (inches)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING: Edges (inches o.c.)	PANEL NAIL SPACING: Field (inches o.c.)	MAXIMUM WIND SPEED (mph) Wind exposure category: B	C	D
6d Common(2.0" × 0.113")	1.5	24/0	3/8	16	6	12	110	90	85
8d Common(2.5"× 0.131")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85



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



2 STAIR CROSS SECTION
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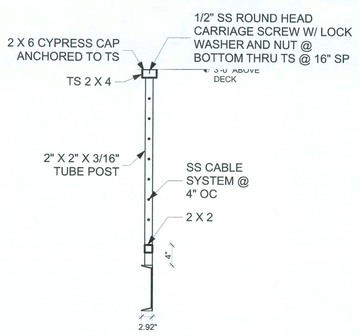

4 GUARD RAIL SECTION @ MAIN FLOOR DECK
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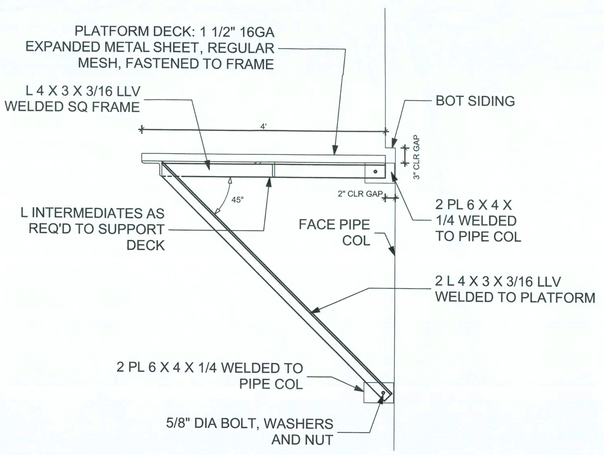

3 HEAT PUMP PLATFORM
SCALE: 1" = 1'-0"

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SHEET TITLE

STEEL DETAILS

A-107

SHEET 8 OF 20

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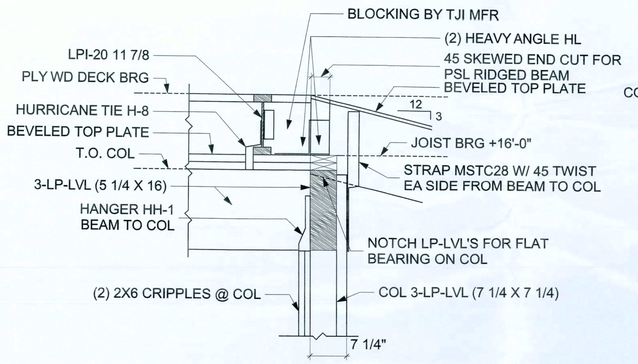
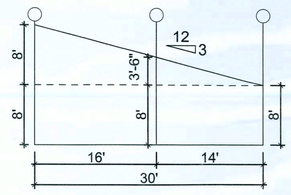
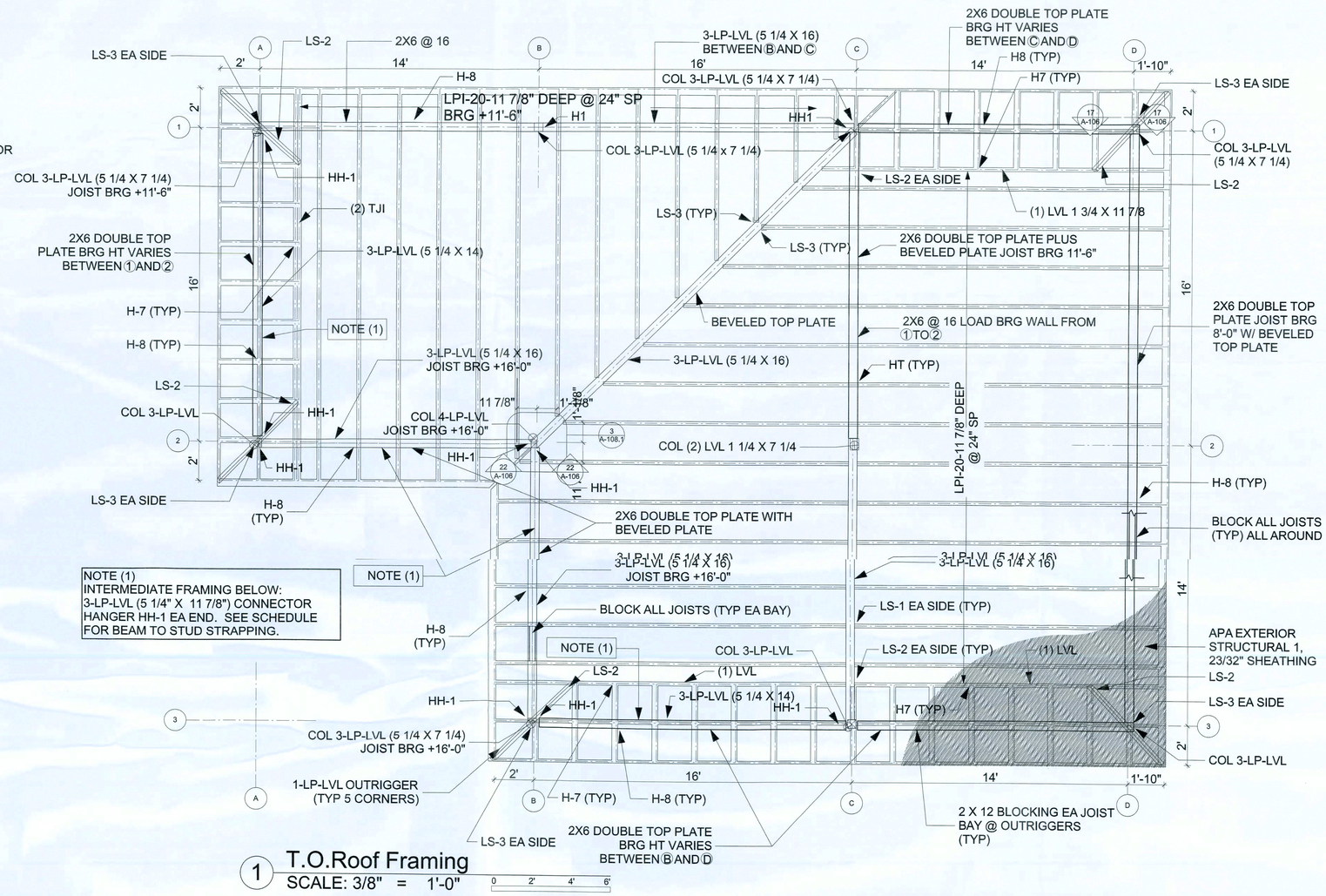


3 Ridge Connection Detail Ⓑ2
SCALE: 1" = 1'-0"



Roof Slope and TJI Bearing Diagram
NOT TO SCALE



NOTE (1)
INTERMEDIATE FRAMING BELOW:
3-LP-LVL (5 1/4" X 11 7/8") CONNECTOR HANGER HH-1 EA END. SEE SCHEDULE FOR BEAM TO STUD STRAPPING.

1 T.O.Roof Framing
SCALE: 3/8" = 1'-0"

ROOF CONNECTOR SCHEDULE (revised 06/10/16)

MARK	WOODFORD MARK	TYPE	SIMPSON CONNECTOR MODEL	GAUGE	CAPACITY UPLIFT PSF	CAPACITY DOWN PSF	REMARKS
LS-1	H14	JOIST HANGER	LSSUHH310	16	1,150	1,600	SLOPED
LS-2	H5,H6,H11,H12,H13,H15	JOIST HANGER	LSSUI25	18	1,150	1,205	
LS-3	H1,H2,H3,H4H8,H9,H10,H16	JOIST HANGER	LSSUHH310	16	1,150	1,600	SLOPED AND SKEWED
HH-1	NONE	HEAVY BM HANGE	HUCQ612SDS	14	2,520	5,315	CONCEALED FLANGES; ROOF BEAM and INTERMEDIATE BEAMS BELOW
HT	NONE	HURRICANE TIE	H8	18	745	-	ALL PERIMETER JOISTS AND INTERIOR BETWEEN C1 TO C2
HL	NONE	HEAVY ANGLE	HL73	16	1,555	-	RIDGE LP-LVL TO TOP PLATES/SIDE LP-LVL BEAM
ST-2	NONE	STRAP	MSTC28 w/ 45 twist	16	3,455	-	STRAP LP-LVL RIDGE BEAM TO TOP OF COL, ONE EACH SIDE
H-7	H-7	JOIST HANGER	IUS 2.56/11.88	18	75	1,455	OUTRIGGER INTERIOR

STUD WALL CONNECTOR SCHEDULE (revised 06/10/16)

MARK		TYPE	SIMPSON CONNECTOR MODEL	GAUGE	CAPACITY UPLIFT PSF	CAPACITY DOWN PSF	REMARKS
ST-1		STRAP	MSTA9	18	750	-	STUD TO LVL BEAM
ST-3		STRAP	ST18	16	1420	-	STUD TO LVL FLOOR BEAM AT SHEAR DIAPHRAGMS

FRAMING NOTES

1. Common framing fastening shall be in accordance with Table R602.3.
2. 2x headers for spans shown meet or exceed Table R502.5(1) including jack studs.
3. Provide double 2 x 6 top plate continuous a roof truss bearing including beveled plate to receive TJI members. Provide ties as scheduled.
4. 2 x 6 walls higher than 8' shall be blocked at 48" vertical. Refer to shear wall diagram for additional blocking.
5. At 2 x 6 wall framing sill install 5/8" dia. X 7" lag screws at 32" spacing through subfloor and into PSL beams, except provide one for each stud bay at shear walls.
6. Install straps ST-1 spanning Studs and PSL beams.
7. Notch PSL sloped ridge beam for flat bearing on top of column. (Note: Notch does not reduce capacity of beam since beam is oversized.)
8. Fastening for Simpson Strong-Tie hangers, connectors and straps shall be in accordance with manufacturer's schedule for loads indicated.
9. All LPI Joists 1 3/4" x 11 7/8" unless otherwise noted.

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SHEET TITLE

ROOF FRAMING STRUCTURE

A-108.1

SHEET 9 OF 21

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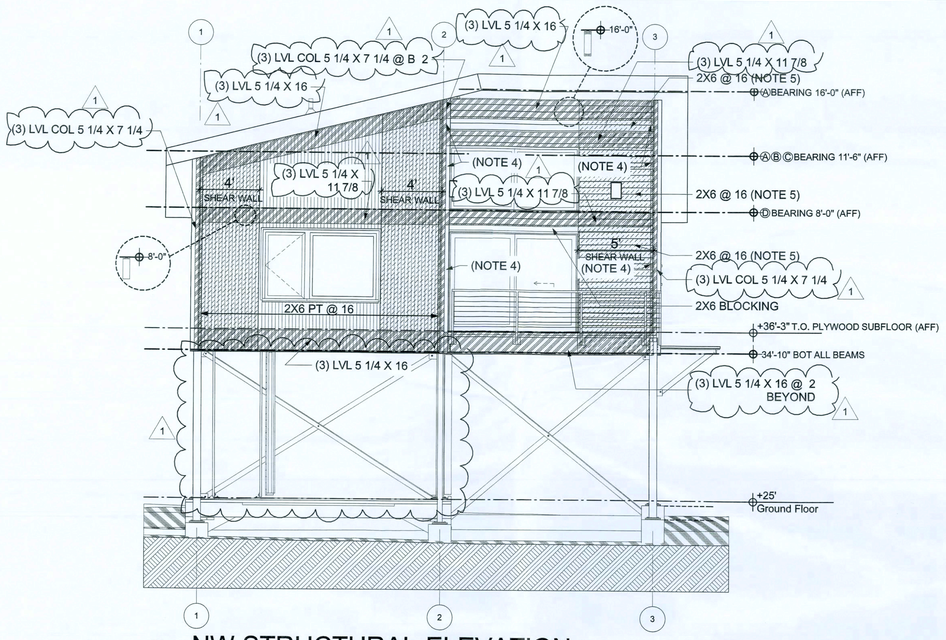
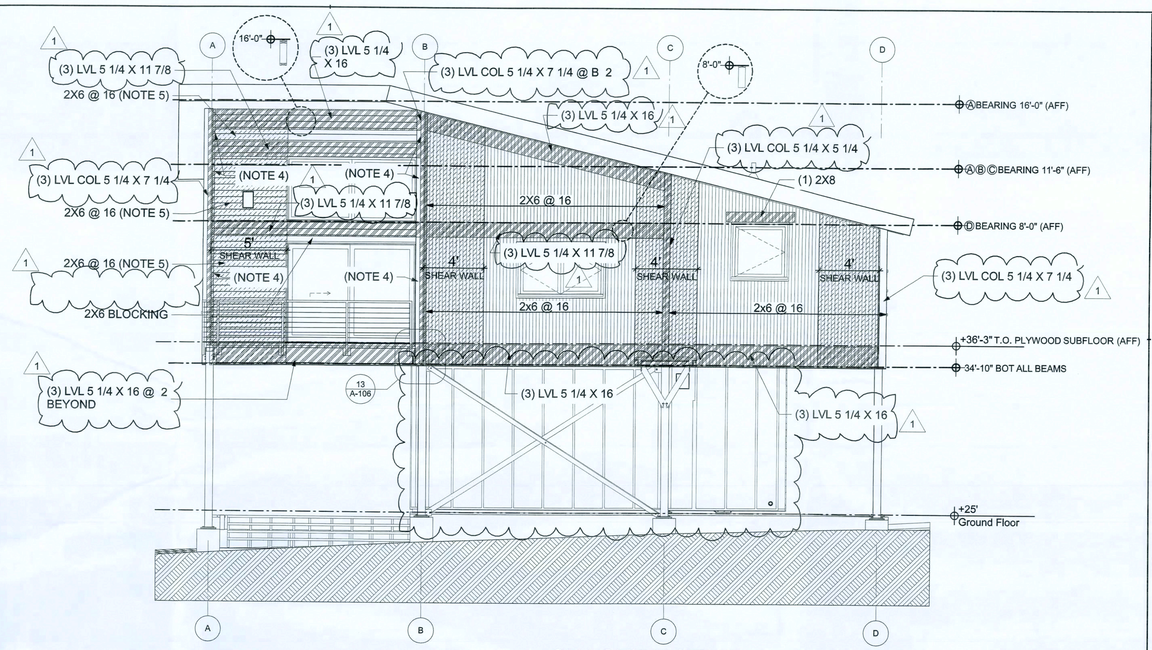
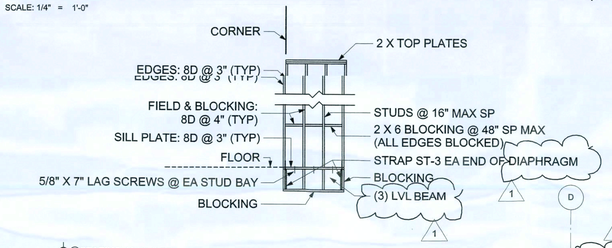


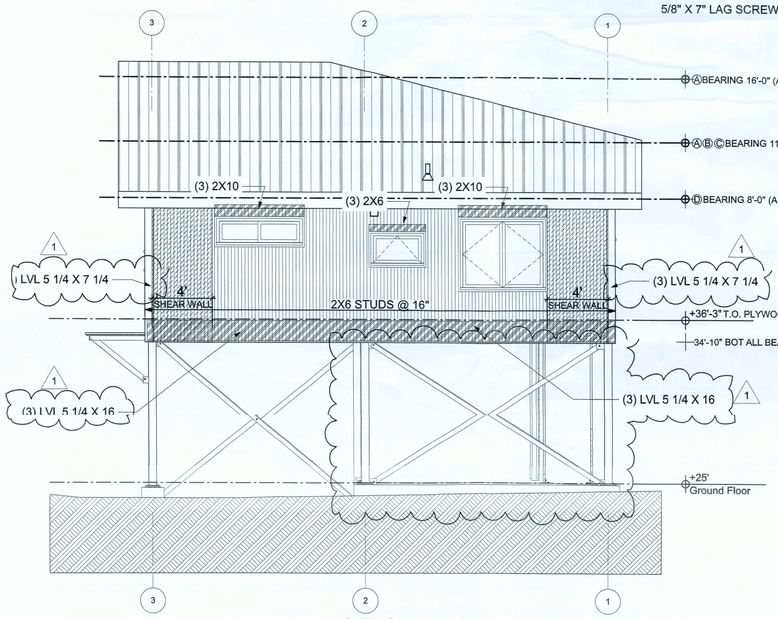
4 NW STRUCTURAL ELEVATION
SCALE: 1/4" = 1'-0"



3 SW STRUCTURAL ELEVATION
SCALE: 1/4" = 1'-0"

STRUCTURAL PLYWOOD SHEAR WALL DIAPHRAGM NAILING (TYP)
SCALE: 1/4" = 1'-0"

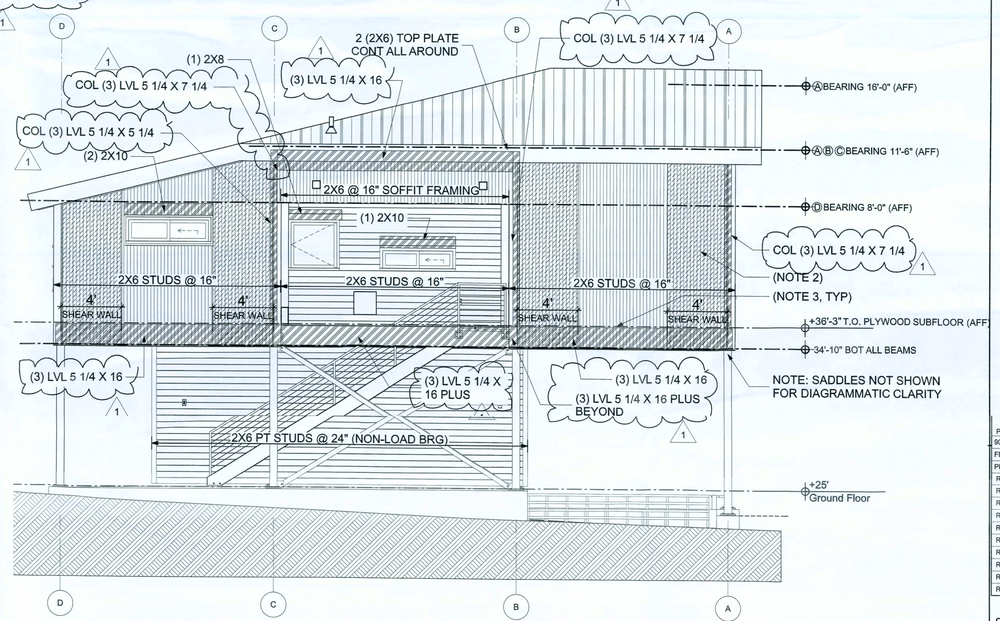




2 SE STRUCTURAL ELEVATION
SCALE: 1/4" = 1'-0"

FRAMING NOTES

1. Common framing fastening shall be in accordance with Table R602.3.
2. 2x headers for spans shown meet or exceed Table R502.5(1) including jack studs.
3. Provide double 2 x 6 top plate continuous a roof truss bearing including beveled plate to receive TJI members. Provide ties as scheduled.
4. 2 x 6 walls higher than 8' shall be blocked at 48" vertical. Refer to shear wall diagram for additional blocking.
5. At 2 x 6 wall framing sill install 5/8" dia. X 7" lag screws at 32" spacing through subfloor and into PSL beams, except provide one for each stud bay at shear walls.
6. Install straps ST-1 spanning Studs and PSL beams.
7. Notch 1 sloped ridge beam for flat bearing on top of column. (Note: Notch does not reduce capacity of beam since beam is oversized.)
8. Fastening for Simpson Strong-Tie hangers, connectors and straps shall be in accordance with manufacturer's schedule for loads indicated.



1 NE STRUCTURAL ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
STRUCTURAL FRAMING AND MEMBERS ARE DIAGRAMMATIC ONLY, DO NOT SCALE

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SHEET TITLE

STRUCTURAL ELEVATIONS: WALL FRAMING, BEAMS AND HEADERS

A-108.2

SHEET 10 OF 21

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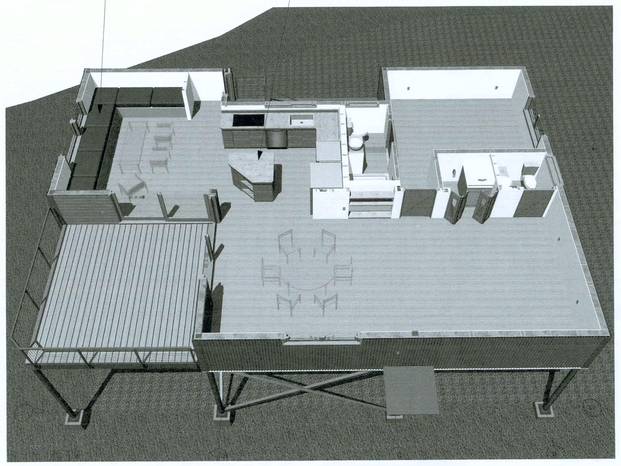

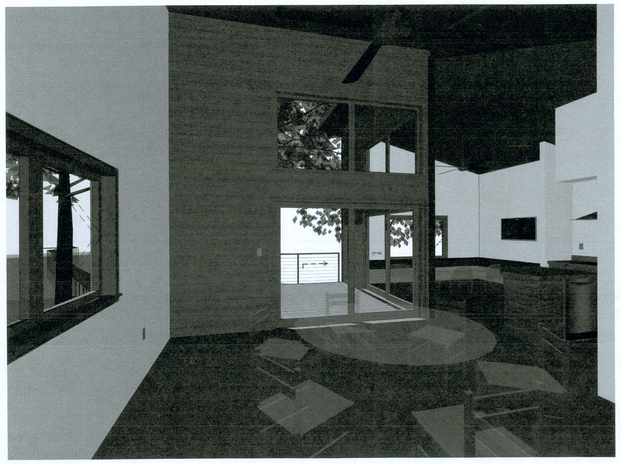

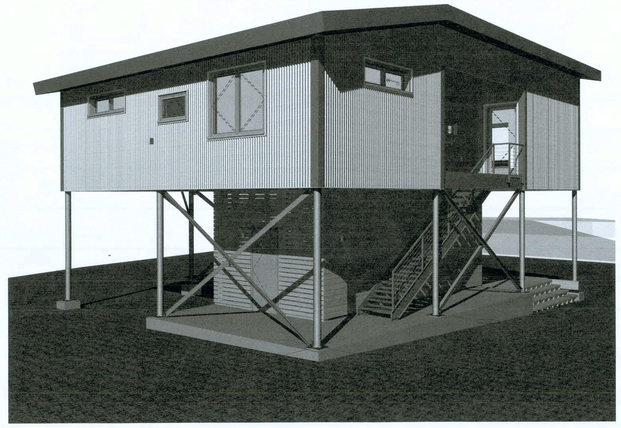

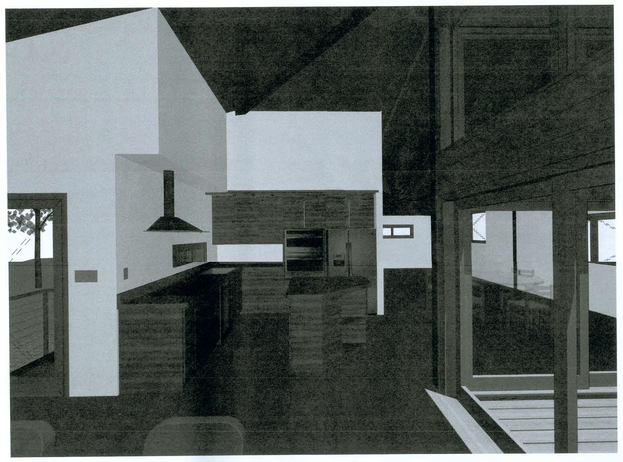

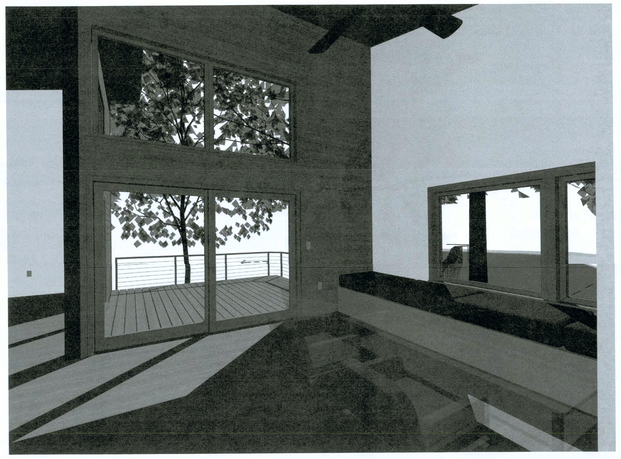

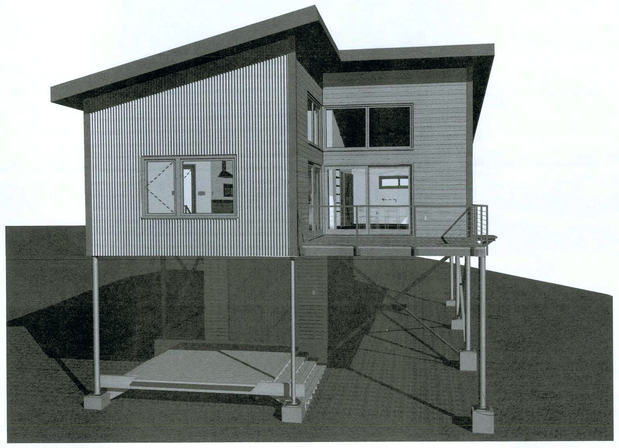

NOTE: IMAGES PROVIDED FOR INFORMATION ONLY. NOT A CONSTRUCTION DOCUMENT.

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SHEET TITLE

PROJECT IMAGES

A-109

SHEET 11 OF 20

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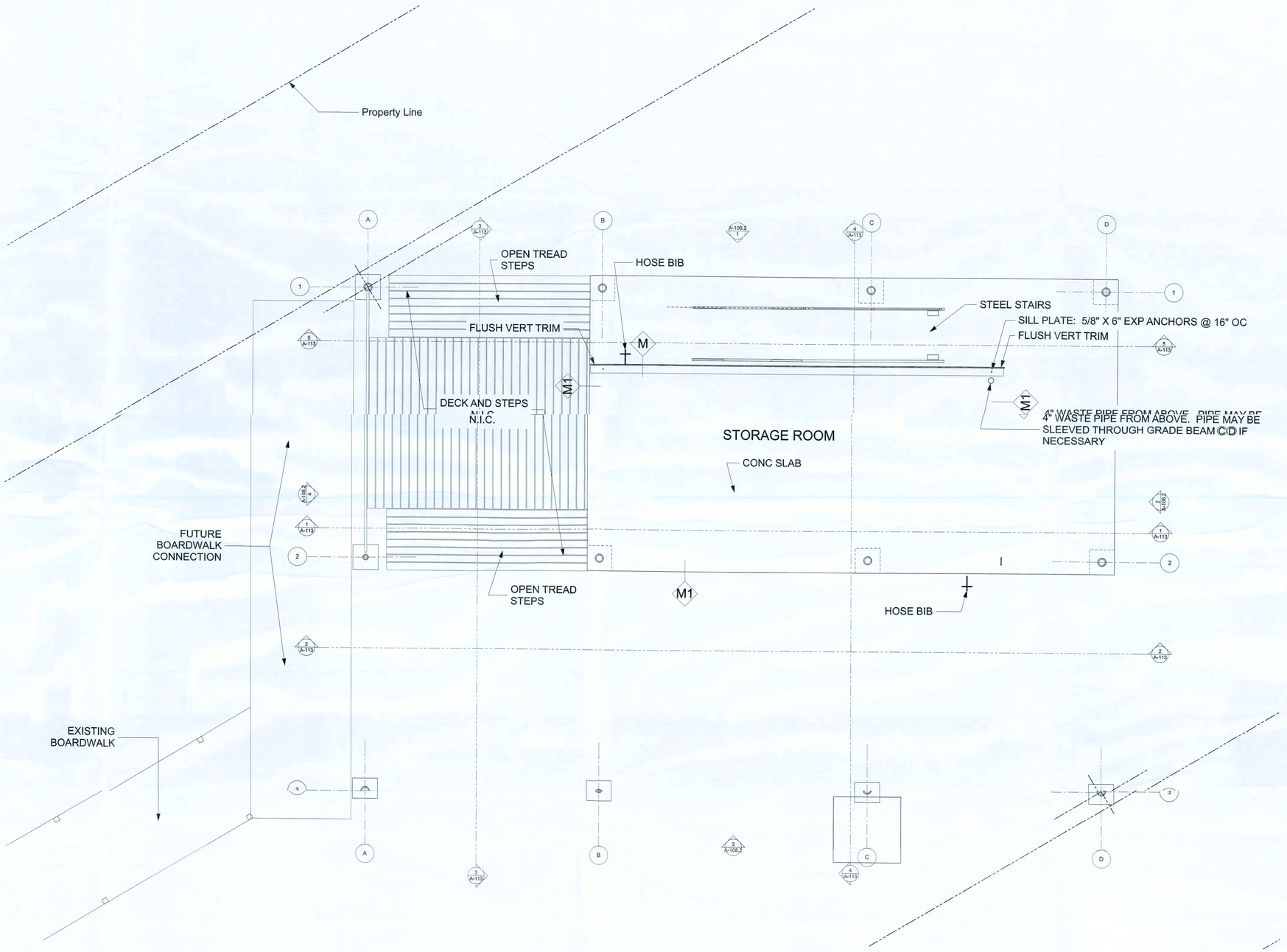

1 Ground Floor
SCALE: 3/8" = 1'-0"

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GROUND FLOOR PLAN

A-110

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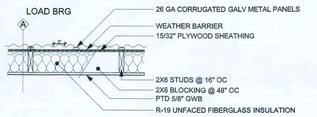
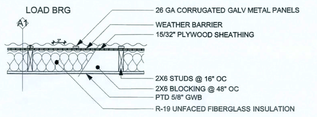
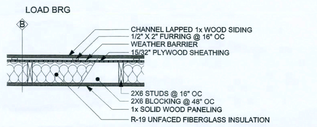
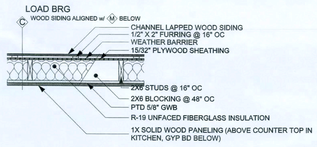
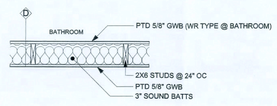
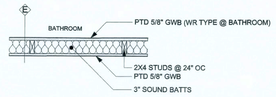


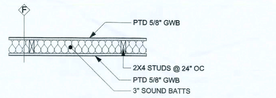


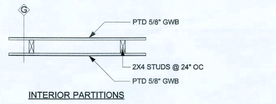




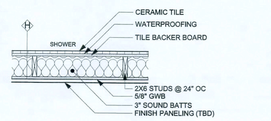


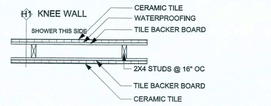


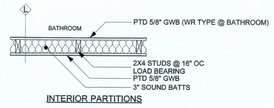




INTERIOR PARTITIONS







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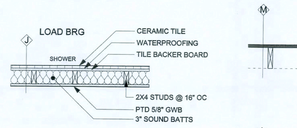
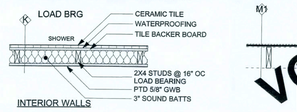
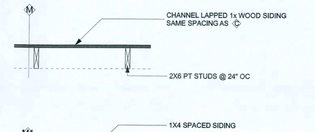




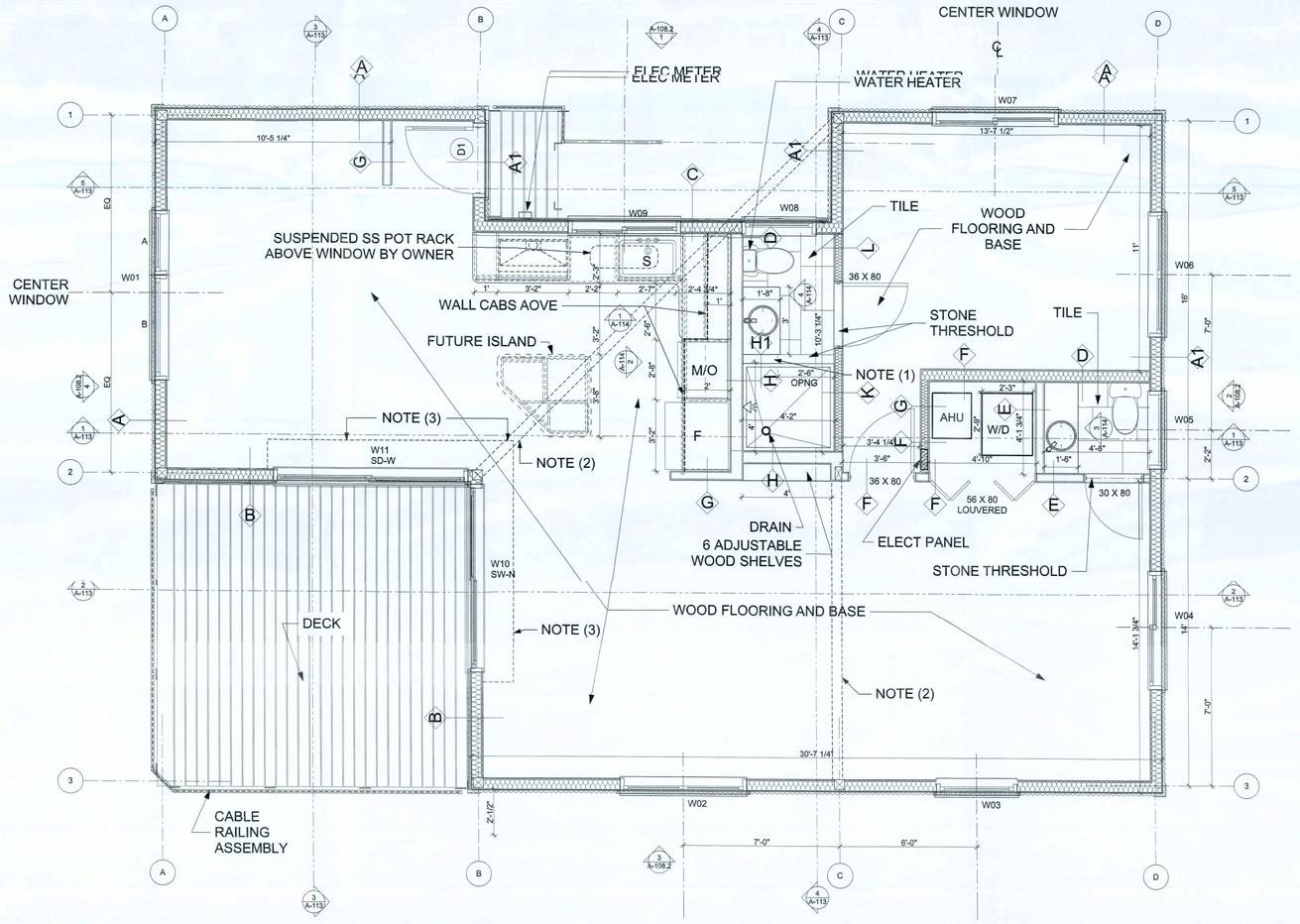
INTERIOR WALLS



STORAGE ROOM WALLS (NON - LOAD BRG)

PT BLOCKING @ +/-3'-6" AND +/-7'-0" ABOVE TOP PLATE ALL AROUND STORAGE ROOM INSTALL AFTER SOFFIT IN PLACE

2 WALL TYPES
SCALE: 3/4" = 1'-0"



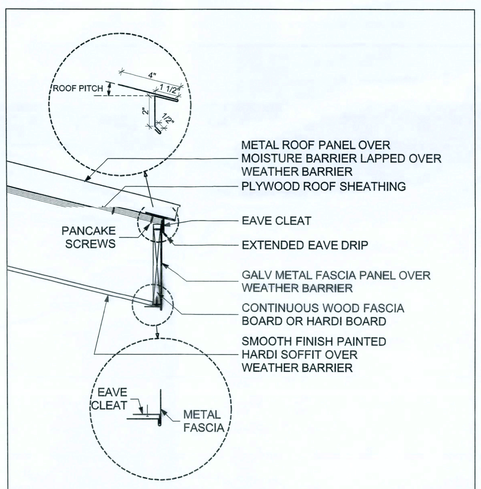
1 Main Floor
SCALE: 3/8" = 1'-0"

MAIN FLOOR CONSTRUCTION KEY NOTES:

(1) HALF HEIGHT KNEE WALL W/ 3/8" CLEAR SAFETY GLASS IN SS CHANNEL FRAME FROM TOP OF WALL TO CEILING ABOVE. PROVIDE GROUND BEVEL ON EXPOSED EDGE OF GLASS FACING OPENING

(2) 1X TRIM SIDES AND BOTTOM ON STRUCTURAL BEAM

(3) 1" WOOD BOXED LIGHT VALANCE (TROUGH) SIDES AND BOTTOM, CONT @ COLUMN (B.2) CORNER



3 FASCIA DETAIL (TYP)
SCALE: 1 1/2"= 1'-0"

Gilchrist River House

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SHEET TITLE

MAIN FLOOR

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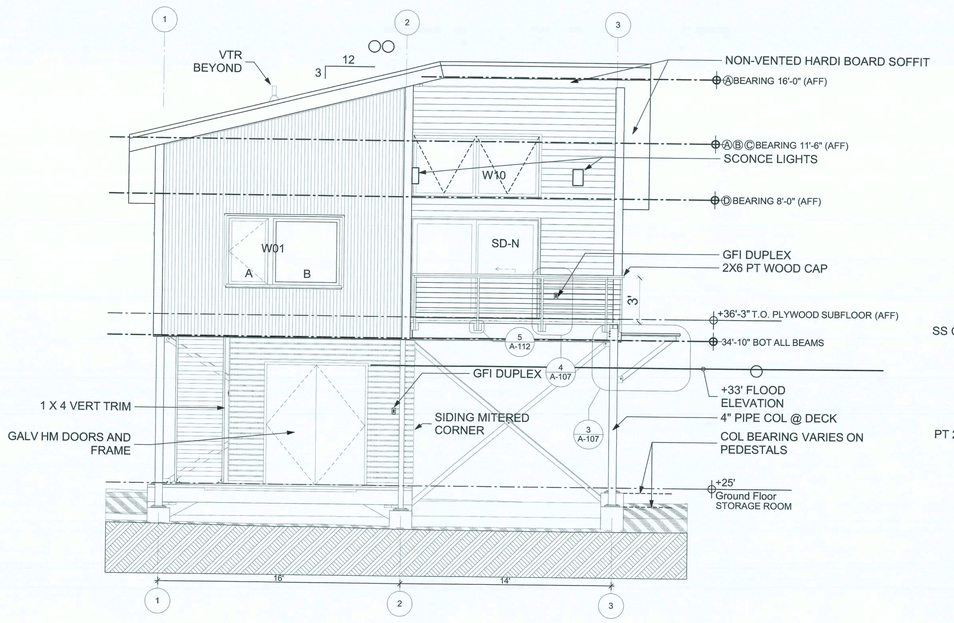
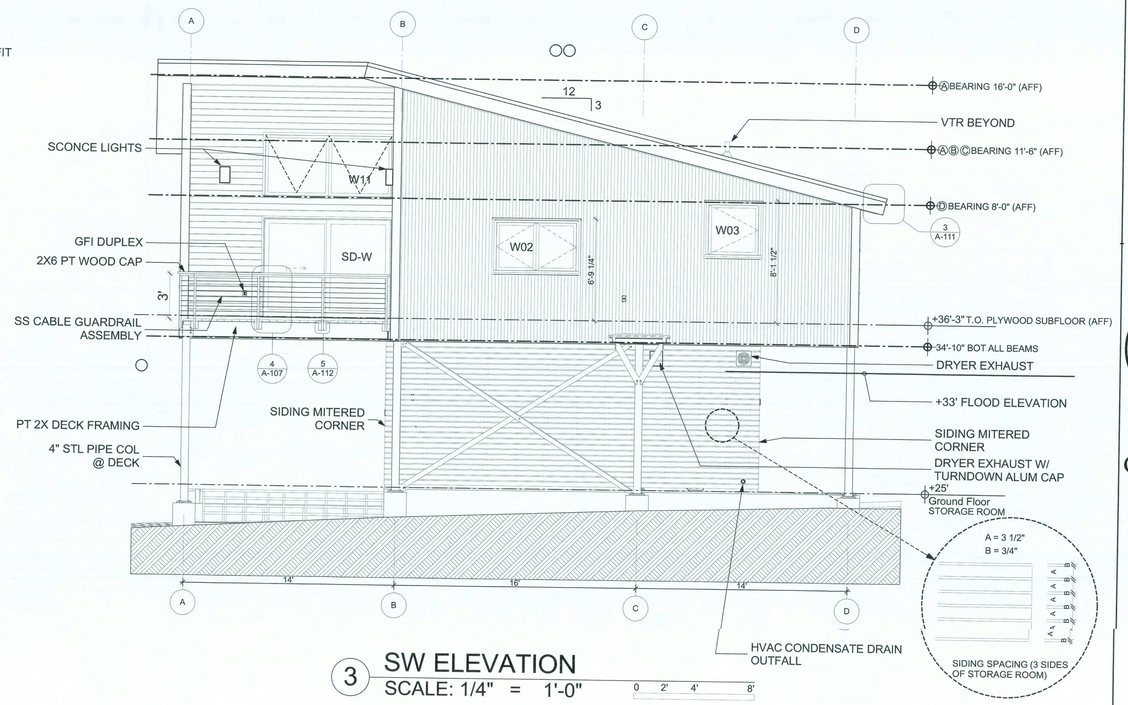
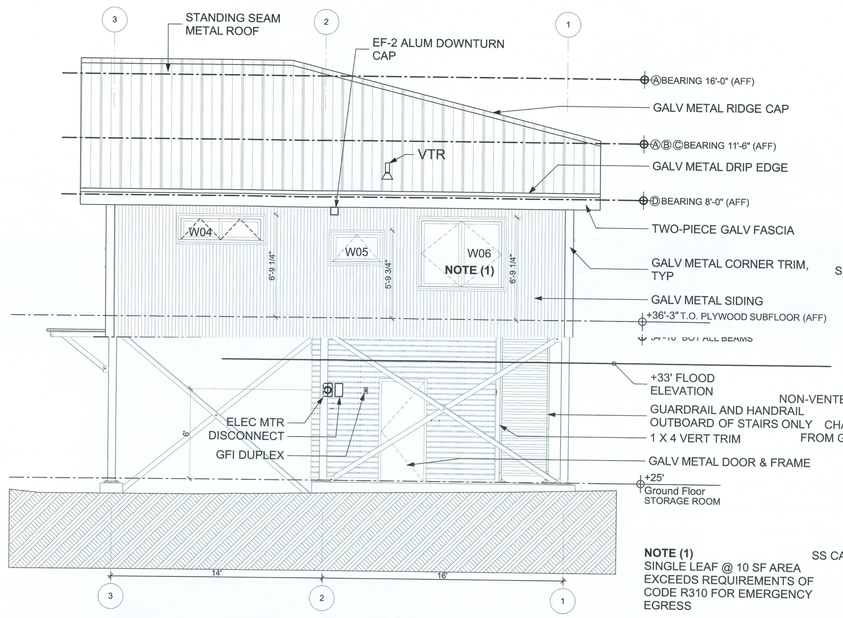


4 NW ELEVATION
SCALE: 1/4" = 1'-0"

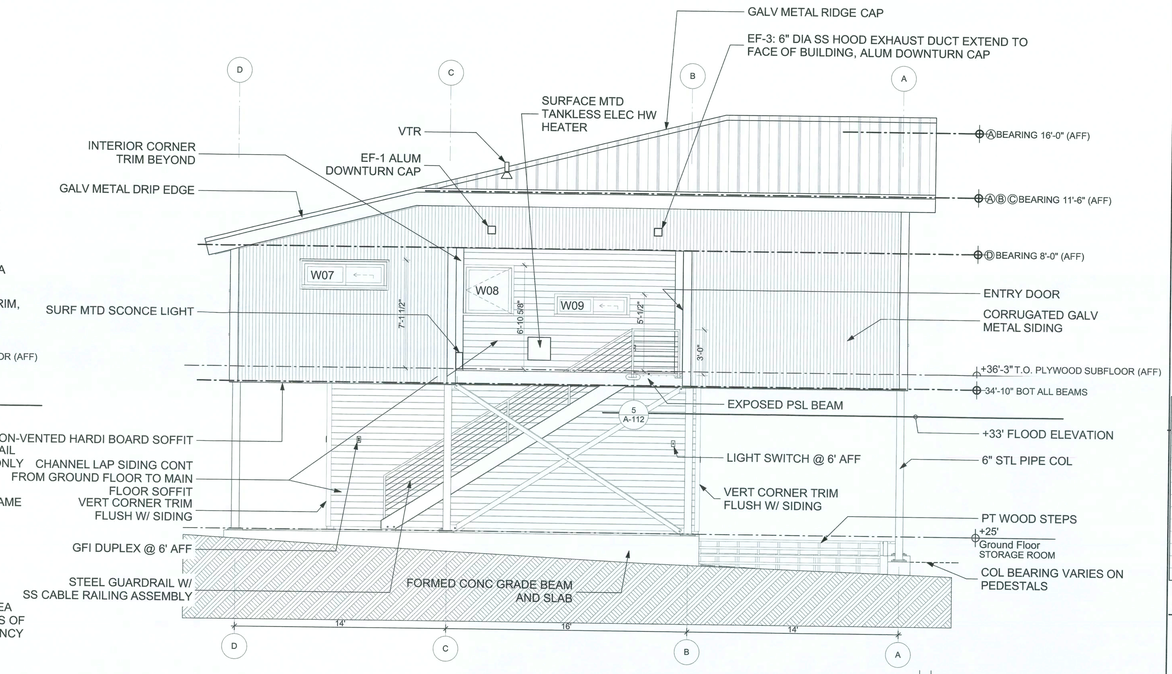


3 SW ELEVATION
SCALE: 1/4" = 1'-0"

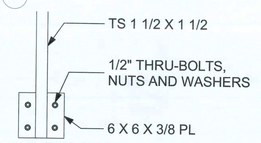


NOTE (1)
SINGLE LEAF @ 10 SF AREA EXCEEDS REQUIREMENTS OF CODE R310 FOR EMERGENCY EGRESS

2 SE ELEVATION
SCALE: 1/4" = 1'-0"



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



5 RAILING DETAIL
SCALE: 1 1/2"= 1'-0"

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USA
Ft. White, USA
32038

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SHEET TITLE

ELEVATIONS

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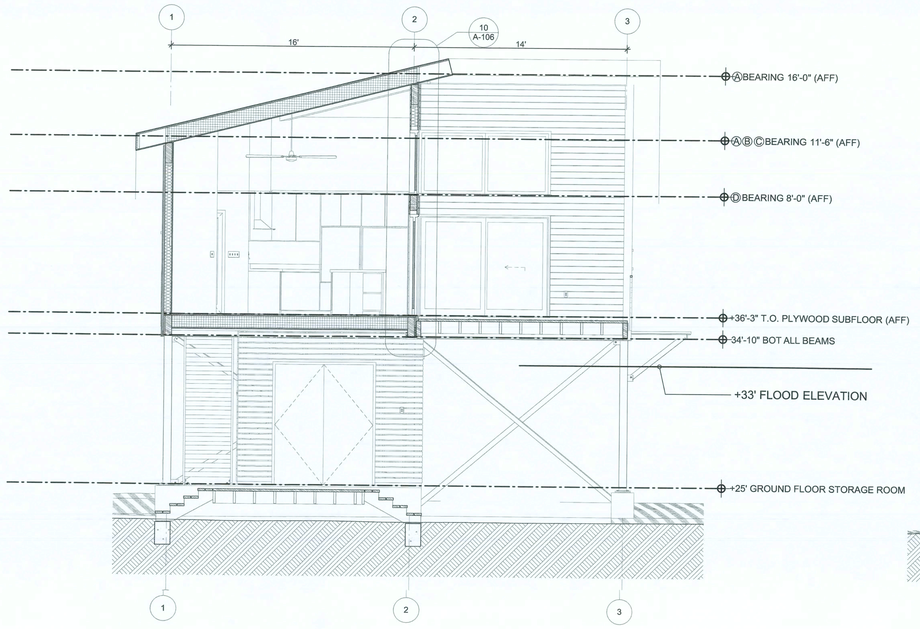
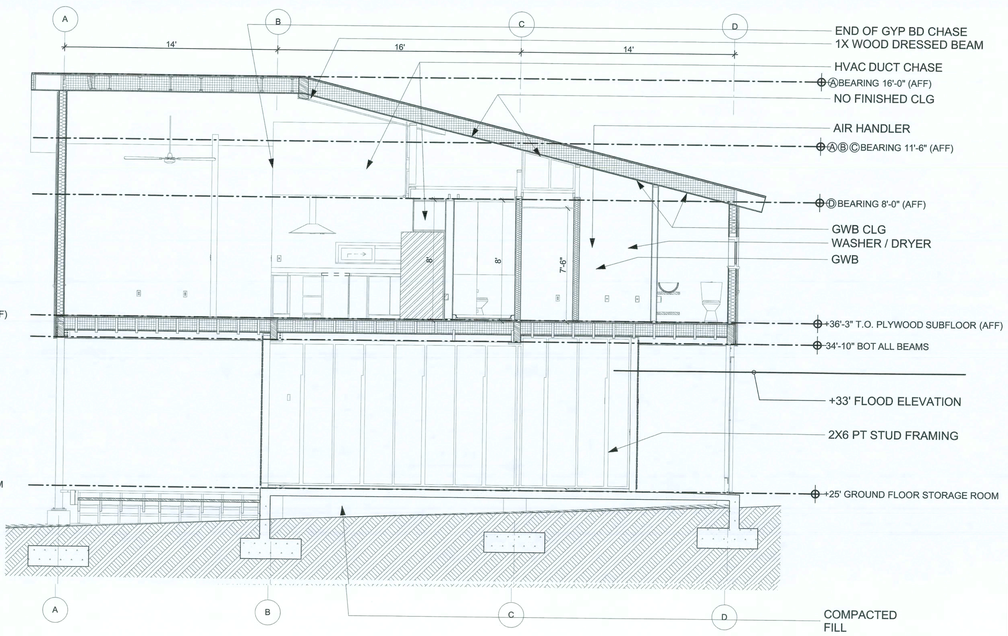
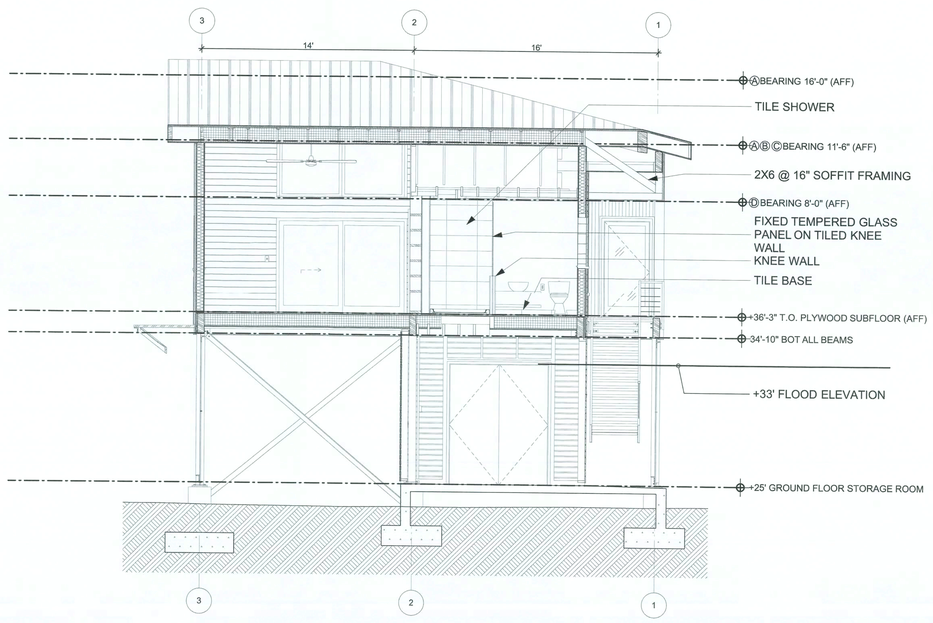


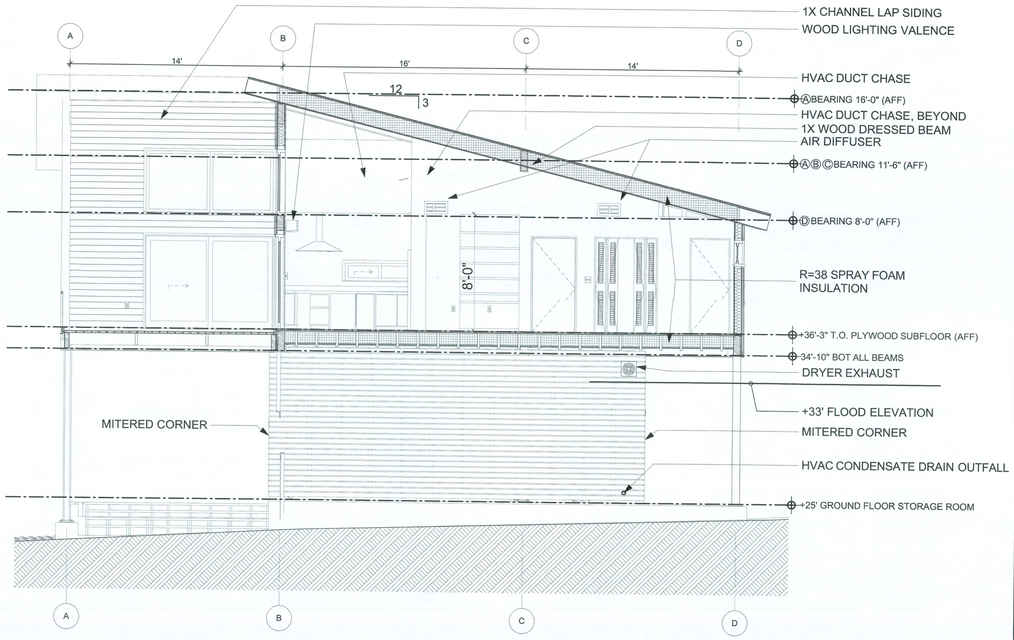
3 Cross Section Looking East 01
SCALE: 1/4" = 1'-0"



1 Long Section Looking North 02
SCALE: 1/4" = 1'-0"



4 Cross Section Looking West 01
SCALE: 1/4" = 1'-0"



2 Long Section Looking North 03
SCALE: 1/4" = 1'-0"

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Florida 32038
USA
Ft. White, USA
32038

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SHEET TITLE

SECTIONS

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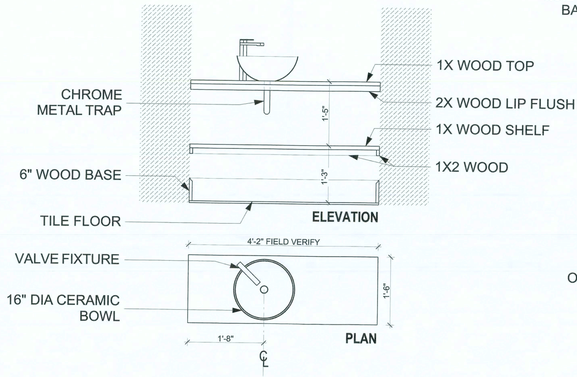
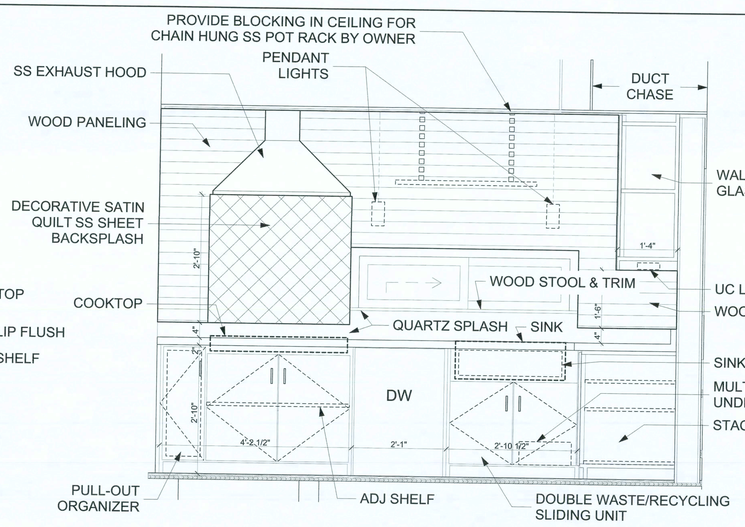
MAIN FLOOR EXTERIOR DOOR AND WINDOW SCHEDULE

MK	PELLA MODEL (SERIES)	TYPE	FRAME SIZE	BUILT-IN BLIND	ROUGH OPENING	COLORS EXTERIOR	COLORS INTERIOR	COLORS HARDWARE	GLAZING - "SUNDEFENSE" LOW-E INSULATED UNITS THICKNESS	U-FACTOR	SHGC	VLT%	CR
WO-1	DESIGNER	CASEMENT SASH SET	35 X 59	YES	88-3/4" X 59-3/4"	WHITE	CLEAR NATURAL STAIN	WHITE	5/8"	0.28	0.17	37	62
		3559 LEFT CASEMENT											
		5359 FIXED SASH SET	53 X 59	YES		WHITE	CLEAR NATURAL STAIN	N.A.	13/16"	0.27	0.24	57	60
WO-2	DESIGNER	2-WIDE CASEMENT	70X41	YES	70-3/4" X 41 3/4"	WHITE	CLEAR NATURAL STAIN	WHITE	5/8"	0.28	0.17	37	62
		(1) 3541 LEFT CASEMENT	35 X 41										
		(1) 3541 RIGHT CASEMENT	35 X 41										
WO-3	DESIGNER	CASEMENT RIGHT	35 X 41	YES	35-3/4" X 41-3/4"	WHITE	CLEAR NATURAL STAIN	WHITE	5/8"	0.28	0.17	37	62
		3541 RIGHT CASEMENT											
WO-4	PROLINE	2-WIDE AWNING	70 X 21	NO	70-3/4" X 21 3/4"	WHITE	CLEAR NATURAL STAIN	WHITE	11/16"	0.29	0.20	47	55
		3521 VENT AWNING	(2) 35 X 21										
WO-5	DESIGNER	AWNING VENT	41 X 25	NO	41-3/4" X 25 3/4"	WHITE	CLEAR NATURAL STAIN	WHITE	5/8"	0.28	0.17	37	62
		4125 VENT AWNING											
WO-6	DESIGNER	2-WIDE CASEMENT	64 X 53	YES	64-3/4" X 53-3/4"	WHITE	CLEAR NATURAL STAIN	WHITE	5/8"	0.28	0.17	37	62
		3253 LEFT CASEMENT	32 X 53										
		3253 RIGHT CASEMENT	32 X 53										
WO-7	PROLINE	2-WIDE AWNING	70 X 21	NO	70-3/4" X 21 3/4"	WHITE	CLEAR NATURAL STAIN	WHITE	11/16"	0.29	0.20	47	55
		3521 VENT AWNING	(2) 35 X 21										
WO-8	DESIGNER	CASEMENT LEFT	35 X 35	YES	35-3/4" X 35-3/4"	WHITE	CLEAR NATURAL STAIN	BROWN	5/8"	0.28	0.17	37	62
		3535 LEFT CASEMENT											
WO-9	IMPERVIA	SLIDING WINDOW VENT RIGHT	59.5 X 17.5	NO	60" X 18"	BROWN	WHITE, TWO COLOR	WHITE	11/16"	0.24	0.27	65	-
		HALF SCREEN INVIEW											
WO-10	ARCHITECT	2-WIDE AWNING	95.25 X 47.25	NO	96" X 48"	BROWN	BROWN	BROWN	11/16"	0.29	0.19	44	56
		47.62547.25 VENT AWNING	47 5/8 X 47 1/4										
		47.62547.25 VENT AWNING	47 5/8 X 47 1/4										
WO-11	ARCHITECT	2-WIDE AWNING	95.25 X 47.25	NO	96" X 48"	BROWN	BROWN	BROWN	11/16"	0.29	0.19	44	56
		47.62547.25 VENT AWNING	47 5/8 X 47 1/4										
		47.62547.25 VENT AWNING	47 5/8 X 47 1/4										
SD-NORTH	DESIGNER	DOUBLE SLIDING DOOR VENT RIGHT	95.25 X 81.5	YES	96" X 82"	BROWN	BROWN	BROWN	5/8"	0.28	0.19	42	57
		1/2 SCREEN FOR SLIDING											
SD-WEST	DESIGNER	DOUBLE SLIDING DOOR VENT LEFT	95.25 X 81.5	YES	96" X 82"	BROWN	BROWN	BROWN	5/8"	0.28	0.19	42	57
		1/2 SCREEN FOR SLIDING											
ENTRY DR	FIBERGLASS	FULL LIGHT INSWING DOOR RIGHT	37.5 X 81.75	NO	38-1/4" X 82-1/4"	SMOOTH	SMOOTH		11/16"	0.03	0.19	31	-
		STANDARD OBSCURE GLASS				IRON ORE	IRON ORE						

NOTES:

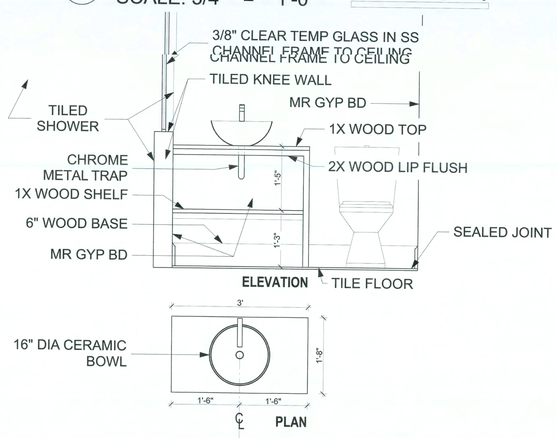
1. WINDOWS ARE STANDARD CLAD 5", 3-11/16"
2. GLASS: ALL GLAZING IS INSULTATED LOW-E SUNDEFENSE ™ LOW-E INSULATING GLASS ARGON NON HIGH ALTITUDE.
3. HINGE PANEL: CLEAR ANNEALED.
4. WINDOW HARDWARE OPTION: FOLD AWAY CRANK, NO LIMITED OPENING HARDWARE.
5. SLIDING GLASS DOOR HARDWARE: INTERIOR: CHAMPAGNE; EXTERIOR: BROWN.
6. WINDOW BLINDS: SNAP-IN BETWEEN-THE-GLASS SLIMSHADE* BLIND BOTTOM-UP, POPLAR WHITE, MANUAL.
7. SLIDING GLASS DOOR BLINDS: SNAP-IN BETWEEN-THE-GLASS SLIMSHADE* BLIND BOTTOM-UP, PEWTER MINI BLINDS, MANUAL.
8. WINDOW SCREENS: FULL SCREEN, BROWN INVIEW ™ , WHITE FRAME; ALL WINDOW SCREENS ARE FULL EXCEPT WO-9 WHICH IS A HALF SCREEN .
9. SLIDING GLASS DOOR SCREENS: HALF ROLL SCREEN .
10. ENTRY DOOR: OAK GRAIN DOOR; POPLAR WHITE FRAME; W/ STANDARD BRONZE FINISH SILL PERFORMANCE SEAL; LOW E, NON-DECORATIVE.
11. PRIOR TO ORDERING, ALL SELECTIONS ARE TO BE VERIFIED BY OWNER.

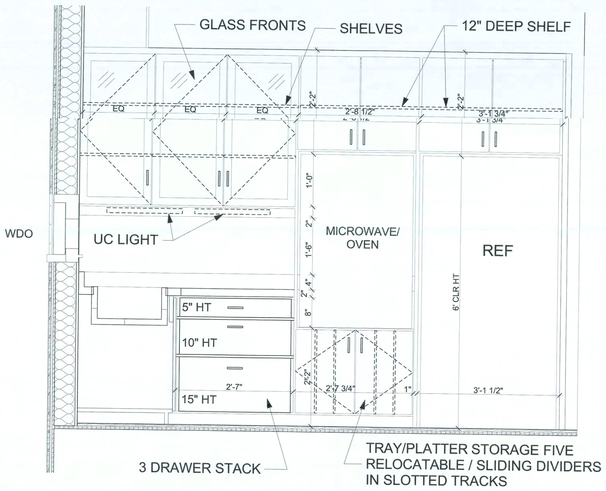




1 KITCHEN ELEVATION
SCALE: 3/4" = 1'-0"

3 HALF BATH WOODWORK ELEVATION
SCALE: 3/4" = 1'-0"





4 MAIN BATH WOODWORK ELEVATION
SCALE: 3/4" = 1'-0"

2 KITCHEN ELEVATION
SCALE: 3/4" = 1'-0"

NOTE: ALL CABINET FRONTS FLUSH OVERLAY

INTERIOR FINISH SCHEDULE

	ROOM/AREA	FLOOR FINISH	FLOOR KEY NOTES	BASE FINISH	BASE KEY NOTES	WALLS NORTH FINISH	WALLS NORTH KEY NOTES	WALLS EAST FINISH	WALLS EAST KEY NOTES	WALLS SOUTH FINISH	WALLS SOUTH KEY NOTES	WALLS WEST FINISH	WALLS WEST KEY NOTES	CEILING MATERIAL	CEILING FINISH	CEILING KEY NOTES
	GROUND FLOOR															
	STORAGE ROOM	EXP CONC	5			EXP	6	EXP	6	EXP	6	EXP	6	HARDIE	PS-3	
	MAIN FLOOR															
	ENTRY VESTIBULE	PINE STRIP	7	6" PINE	7					WOOD	4					
	LIVING ROOM	PINE STRIP	7	6" PINE	7	PS-1	-	PS-1		PS-1	-	PS-1	-	LEVEL 4	PS-1	-
	KITCHEN	PINE STRIP	-	-	-	PS-1		PS-1		-	-		-	LEVEL 4	PS-1	-
	DINING/SITTING	PINE STRIP	7	6" PINE	7	-	-	PS-1		PS-1	-	WOOD	4	LEVEL 4	PS-1	-
	A/C-UTILITY CLOSET	PINE STRIP	8	6" PINE	7	PS-1	-	PS-1		PS-1	-	PS-1	-	LEVEL 4	PS-1	-
	BEDROOM 1	PINE STRIP	7	6" PINE	7	PS-1	-	PS-1		PS-1	-	PS-1	-	LEVEL 4	PS-1	-
	OPEN ROOM	PINE STRIP	7	6" PINE	7									LEVEL 4	PS-1	
	BATHROOM 1	TILE	1	TILE	-	PS-1	-	PS-1		PS-1	-	PS-1	-	LEVEL 4	PS-2	-
	SHOWER STALL	TILE	2			TILE	2		2		2			TILE	3	
	FULL BATHROOM 1.5	TILE	1		-	PS-1	-	PS-1		PS-1	-	PS-1	-	LEVEL 4	PS-2	-

KEYNOTES:

1. PARAMOUNT HIGH DEFINITION PORCELAIN (HDP): 25644/M1x2 CREST (9x9 SHEET); FOR ALL BATHROOM FLOORS; AS AVAILABLE FROM FLORIDA TILE.
2. MALTESE DP; 29622 PORTO CREAM; 10 X 13 IN VERTICAL STAGGER PATTERN (FOR ALL THREE (3) SHOWER WALLS)
3. SHOWER CEILING TILE TBD
4. WOOD PANELING FLOOR TO CEILING AT SLIDING GLASS DOOR WALLS
5. CLEAR ACRYLIC SEALER
6. EXPOSED STUD WALL STRUCTURE AND BOARD SIDING
7. FOIO'S CONTRACTOR - STAINED AND DIAMOND COAT
8. OWNER SHALL PROVIDE SCRAP REMNENT SHEET VINYL FOR OVERLAY ON WOOD FLOORING.

GENERAL FINISH NOTES

1. ALL INTERIOR WOOD DOORS, FRAME AND TRIM: PS-4 STAINED AND COATED
2. CUSTOM WOOD KITCHEN CABINETS AND QUARTZ TOP: TBD

PAINT SYSTEMS AND COLORS

PAINT SYSTEM		GLOSS	COLOR
PS-1	ACRYLIC LATEX	FLAT	TBD
PS-2	ACRYLIC ENAMEL	SEMI-GLOSS	TBD
PS-3	EXTR ACRYLIC ENAM	SEMI-GLOSS	TBD
PS-4	STAIN	TBD	TBD

MILLWORK HARDWARE SCHEDULE

Pulls	Epco BP030-SN, 3", Satin Nickel
Concealed Hinges	Blum B070 170 Degree Overlay; Steel Mounting Plates
Undermount Drawer Slides	KV MuV Full Extension
Shelf Supports	KV 332 Top Shelf Support Pin
Magnetic Catch	Amerock A08793
15"w Double Waste/Recycling Sliding Unit	KV SCB15-220WHa
14"w Multi-Use Under Sink Basket	KV USB14-W
24"w Sink Front Tray	KV PSF2425-W with Euro-Tray Hinges ET-H-N
8"w Pull-Out Organizer	RV-448-BC19-8C
8"w Spice Rack Insert	RV-448-08SC-SR-1

Note: Verify all hardware and finishes with Owner prior to ordering and fabrication

DOOR AND HARDWARE SCHEDULE

Storage Room Single Door, HM Flush, 3'-0" x 6'-8"

3	EA HINGE	PB 4.5 X 4.5 NRP	HAGER	US32D
1	ARMSTRONG LEVER LOCKSET	CL3857	CORB-RUSS	US26D
3	SILENCERS			

Storage Room Pair Doors, HM Flush, 6'-0" x 6'-8"

3	EA HINGE	PB 4.5 X 4.5 NRP	HAGER	US32D
1	ARMSTRONG LEVER LOCKSET	CL3857	CORB-RUSS	US26D
1	SET SURFACE BOLTS	SB453-8-TB	IVES	US26D
2	EA SILENCERS			

Main Floor Entrance by Pella, SC Fiberglass Flush, 3'-0" x 6'-8, with translucent insulated tempered glass light.
Hardware by Pella

Bedroom and Bathroom Doors, SC Wood Flush, 2'-8" x 6'-8"

3	EA HINGE	PB 4.5 X 4.5	HAGER	US26D
1	ARMSTRONG LEVER LOCKSET	CL3840	CORB-RUSS	US26D

Louvered Bi-Fold Doors, Wood, Pair 2'-0" x 6'-8"
2 KITS, EQUAL TO LOWE'S EVERBUILT MODEL #18399

Keying: Storage Room doors keyed the same. Main Entrance locks keyed different than Storage Room doors

Gilchrist River House

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Ft. White, USA 32038

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SHEET TITLE

INTERIOR ELEVATIONS, DOOR & WINDOW SCHEDULES

A-114

SHEET 16 OF 20

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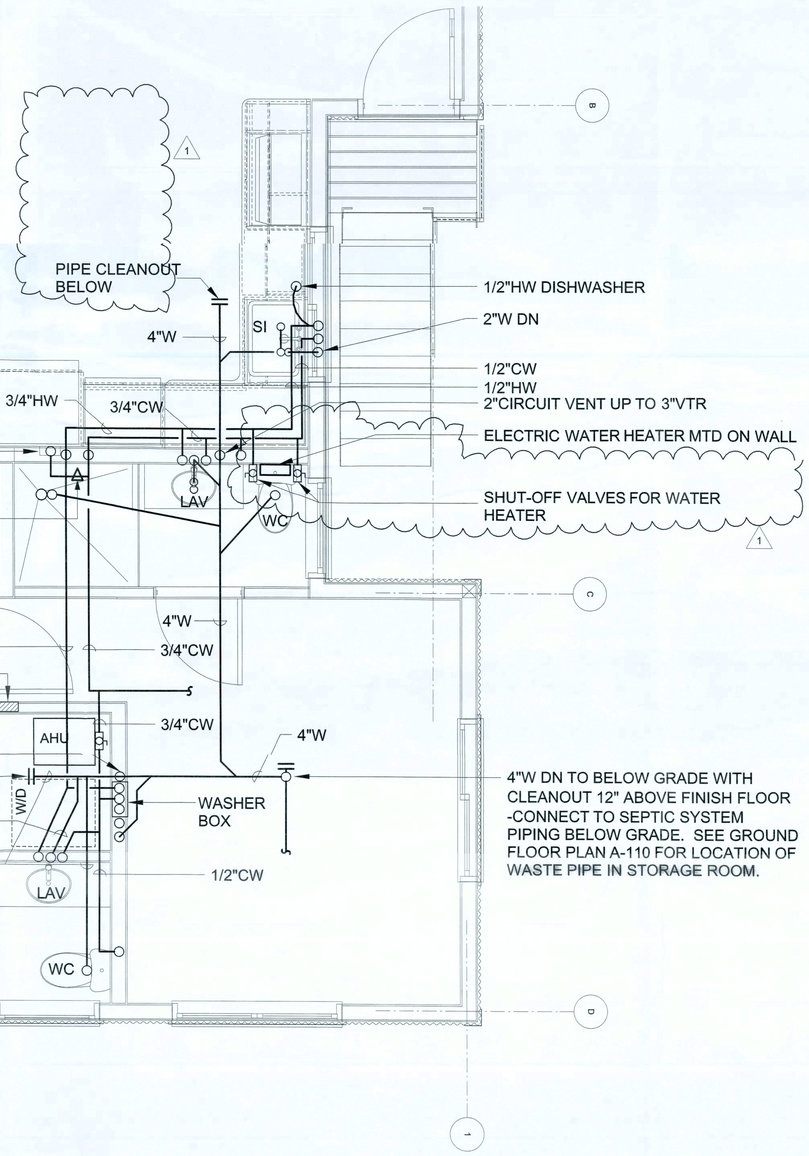
PLUMBING FIXTURE SCHEDULE

ITEM	DESCRIPTION	QUANTITY
	SINKS & FAUCETS	
D1441CWH	RND CRMC VC VESSEL W/ O/FLOW WHIT	2
D767LF	CCY LF 1.5 GPM 1HDL 1H LAV FCT W/ RSR	2
D72173	PUSH PU W/O/FLOW CP	2
MB139520	1-1/2X1-1/4 PTRAP & FLG CP	2
MBX139178	LF 3/8X20 RIGID LAV TUBE CP	4
MB139203	5/8 OD SURE GRIP FLG CP	4
BOCR19XC	LF 1/2 COMP X 3/8 COMP ANG ST	4
	TOILET	
K4353-0	@ 1/1.6 GPF 12 EB *PERSUA WHIT	2
K4441-0	@ 1/1.6 GPF DUFL TANK *PERSUA WHIT	2
K4636-0	@ EB PLAS CLST SEAT *CACHET WHIT	2
	KITCHEN SINK & FAUCET	
MIRUC309	30X18X10 16 GA 1B UC SS SINK	1
D9159DST	CCY LF 1.8 GPM CP 1HDL PD KITC FCT	1
PF646443	SS QUICKIE BSKT STRN	2
	SHOWER	
DR10000UN	1HDL P/BAL UNIV VLV ONLY	1
DT17267	CCY SHWR ONLY TRIM 17 SER CP 2.0	1
DR11000	3/6 SETTING DIV RI VLV	
DT11867	3 SETTING DIV*ARA CP	
D55445	CCY CP WM H/SHWR 2 GPM	1
D50560	H/SHWR WALL ELL CP	
FD2254-cp	ZURN DRAIN	1
	ACCESSORIES	
D77550	ARZO TOILET PAPER HLDR	1
D77524	ARZO 24 TWL BAR	2
D77535	ARZO ROBE HOOK	2
D41918	18 ANGULAR MOD G/BAR *BATSAF CP	1
D41924	24 ANGULAR MOD G/BAR *BATSAF CP	1
	Corner Shelves	1
	WASTE DISPOSAL	
	InSinkErator Evolution Septic Assis 3/4 HP	
	Household Garbage Disposer	

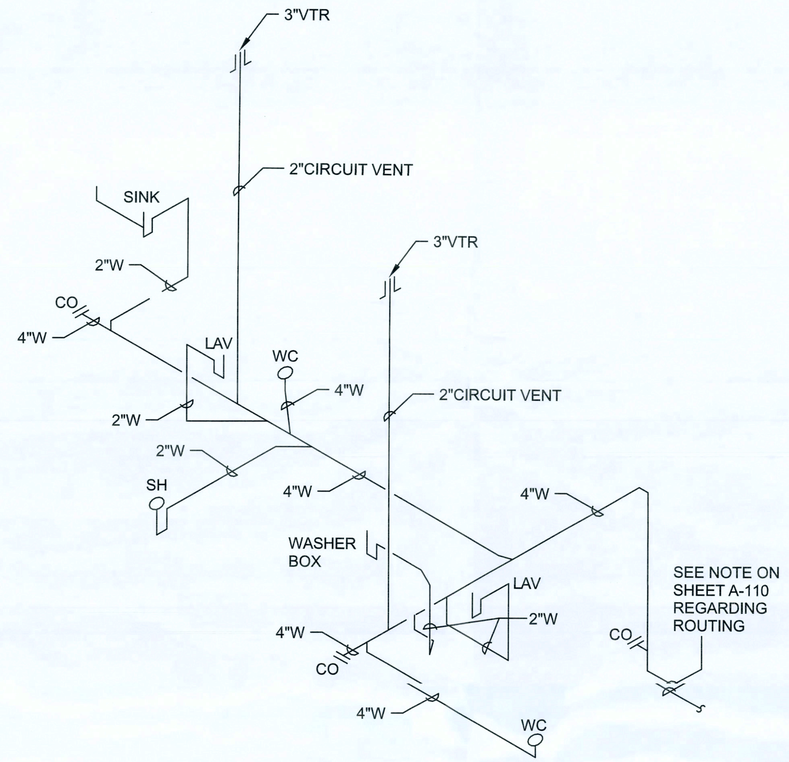
NOTES:	FIXTURE AVAILABLE THROUGH
	FERGUSON ENTERPRISES, INC., (850) 561-0380
	GILCHRIST PROJECT NO. B670500

PLUMBING GENERAL CONSTRUCTION NOTES

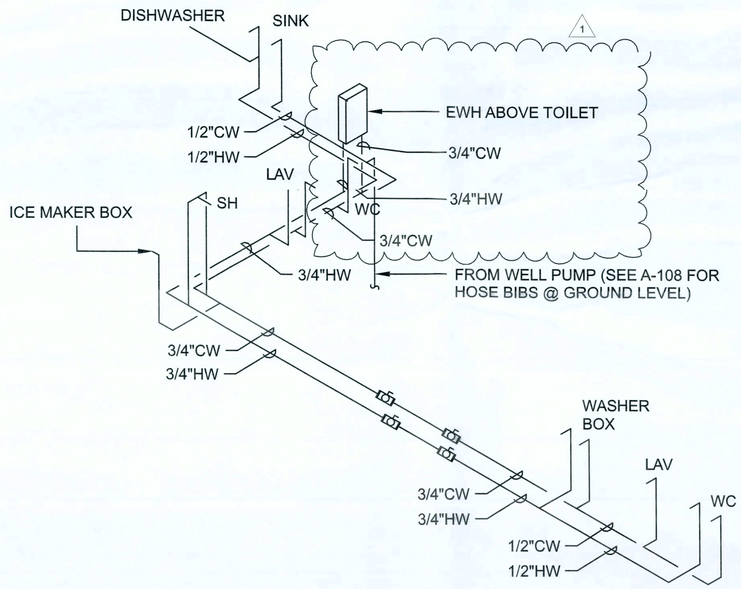
1. All plumbing and piping shall be in conformance with local and state codes and regulations.
2. Piping indicated on the drawings is schematic only. Some specific pipe routing is indicated to minimize conflicts with structural members and to be conceal piping in architectural significant areas and spaces.
3. Air Handler condensate drain piping is indicated on the drawings.
4. Install all piping concealed in chases provided and above furred or suspended ceilings, except that piping may be exposed to view only in the Storage Room.
5. All voids must be filled and/or sealed where piping, equipment or fixtures are installed in walls and floors.
6. It is the design intent that plumbing be routed such such that it is not routed in, or through load bearing stud walls.
7. Penetrations through structural joists only if necessary shall be limited to areas and zones established in published guidelines by the Manufactured Structural Framing vendor. No penetrations are permitted in parallel strand beams.
8. No plumbing shall be routed through exterior walls.



3 Plumbing Plan
SCALE: 1/2" = 1'-0"



2 Plumbing Wastewater Iso



1 Plumbing Supply Iso

Gilchrist River House

302 SW Riverside
Avenue Ft. White
Florida 32038
USA
Ft. White, USA
32038

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SHEET TITLE

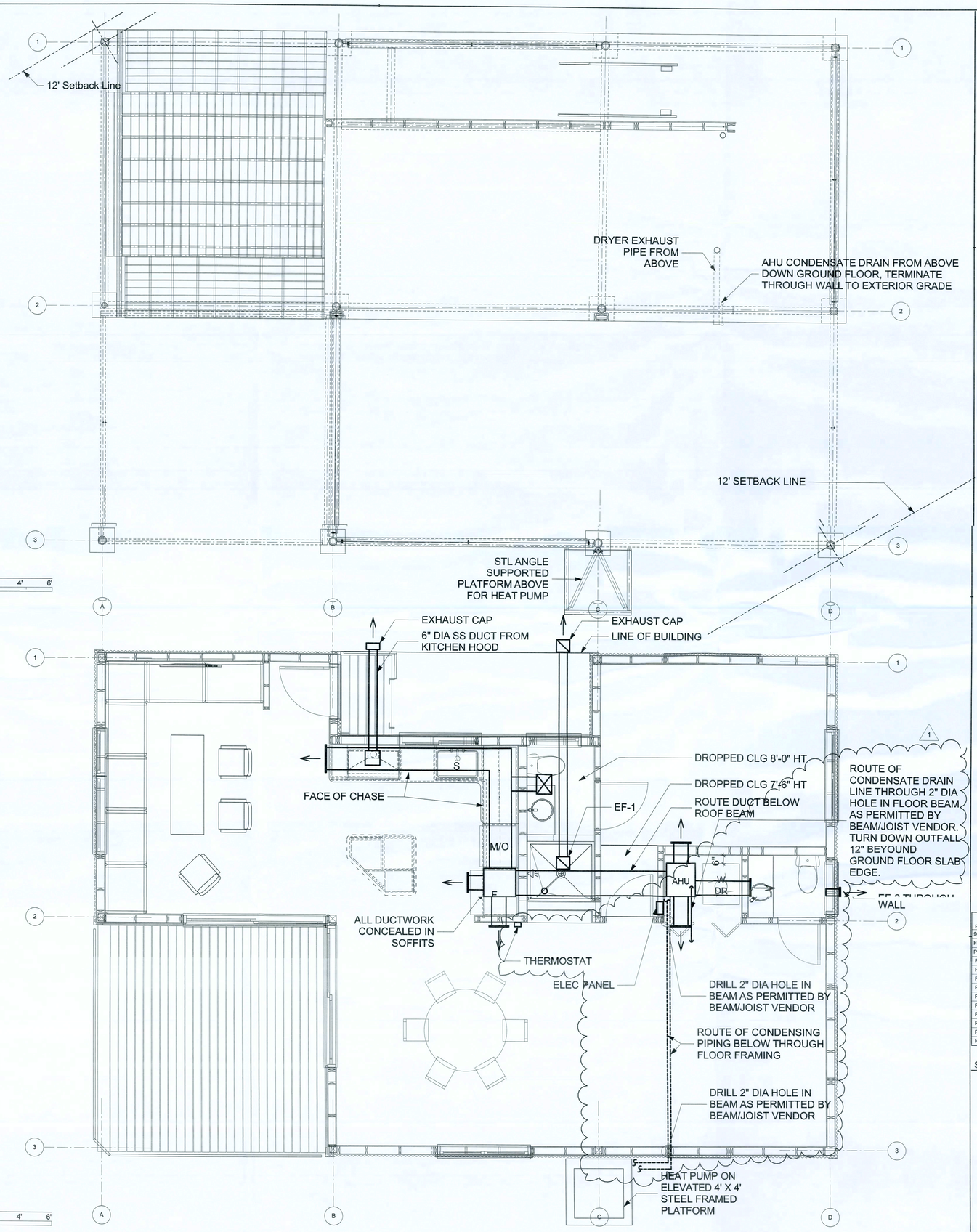
PLUMBING ISO DIAGRAM

A-115

SHEET 17 OF 21

HVAC SYSTEM CONSTRUCTION NOTES
(revised 07/15/16)

1. Equipment sizes and duct sizes are diagrammatic only as required to indicate design intent. Final sizing shall be by the Mechanical Contractor and approved by Architect. Space requirements shall be verified prior to partition wall framing.
2. **Heat Pump** shall be equal to Trane single-stage, 1.5 Tons, model 4TWR5018G1, R410A Refrigerant. Heat Pump shall be installed on an elevated steel platform. Refrigerant supply and return lines shall be routed across on the ground floor soffit beneath the main floor level.
3. **Air Handler** shall be equal to Trane Hyperion XL Series, Model AM7A0A24H21.
4. **Thermostat** shall be equal to Trane XL803 with humidity sensor.
5. **Bathroom/Shower Exhaust Fan EF-1** shall be equal to Broan Model QT140E, 1.5 sone, 140 cfm. Provide exterior aluminum cap with backdraft damper.
6. **Bathroom Exhaust Fan EF-2** shall be equal to Broan Model 512M, 6-inch through-wall, 70 cfm. Provide exterior aluminum cap with backdraft damper.
7. **Kitchen Cooktop Exhaust Hood** shall be supplied with a fan. Contractor shall verify outlet size and provide rigid sheet stainless steel duct from top of hood to curbed mounted roof exhaust hood. Insulate duct where concealed from view to underside of roof deck. Duct shall at top of roof curb. Provide exterior aluminum cap with backdraft damper.



1 Ground Floor
SCALE: 3/8" = 1'-0"

2 Main Floor
SCALE: 3/8" = 1'-0"

Gilchrist River House

302 SW Riverside Avenue Ft. White Florida 32038 USA
Ft. White, USA 32038

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SHEET TITLE

HVAC PLAN

A-116

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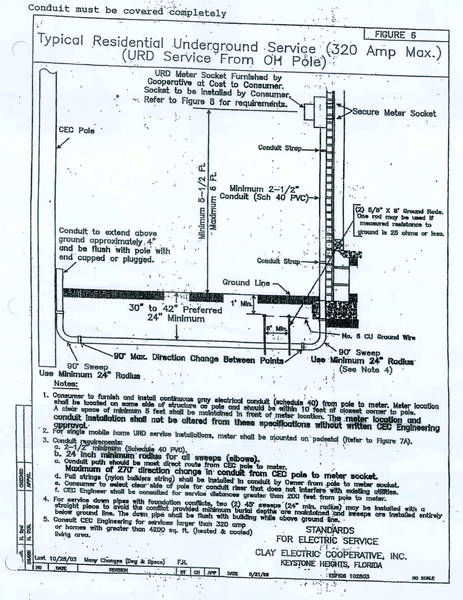
Conduit must be covered completely



1 Ground Floor
SCALE: 3/8" = 1'-0"
0 2' 4' 6'

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SHEET TITLE

GROUND FLOOR
ELECTRICAL PLAN

A-117

SHEET 19 OF 21

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ELECTRICAL AND LIGHTING NOTES

1. Electrical Installation shall be in accordance with the National Electrical Code (NEC) current adopted editions by the local code authority, other local codes and service by Clay Electric Cooperative (CEL).
2. Coordinate the routing of electrical conduits and cabling with other trades. Note specific routings on the drawings to avoid routing that would be exposed to view in rooms with no ceiling crawl space or attic space.
3. If there is a conflict between the electrical and lighting diagrams and other construction, please contact the Architect prior to proceeding.
4. Main Disconnect shall be provided with overcurrent protection.
5. Provide two (2) grounding rods spaced a least six (6) feet apart. Connect to foundation steel rebar. Concrete encase electrode per NEC 250.52.3.
6. At a minimum, provide conduit raceway for underground CEL service, underground service between the disconnects to the sewer lift station and heat pumps, from the meter and disconnect to the electrical panel box.
7. Exterior disconnects for HVAC equipment shall be exterior rated and installed on the elevated platform of the equipment and above Main Floor Level elevation. Electrical wiring shall be mounted in conduit alongside the A/C condenser lines across the ceiling (soffit) of the ground floor.
8. Provide Arc-Fault Interrupter Protection Device per NEC 210.12A.
9. All circuits shall be minimum 20 Amp breaker.
10. The Electrical Contractor shall be responsible for panel circuiting and distribution and marking circuits on the panel board's door panel.
11. Receptacles shall be mounted such that the ground pin is mounted down.
12. Outlet boxes shall not be mounted back to back. Offset boxes to minimize sound transmission.
13. Coordinate outlet location with location of countertops and backsplashes.
14. Switches and outlets shall be black, cover plates shall be brushed nickel finish.
15. Penetrations through structural joists shall be limited to areas and zones established in published guidelines by the Manufactured Structural Framing vendor. No penetrations are permitted in parallel strand beams.
16. Provide Simpson Strong-Tie Nail Stoppers NS/PSPNZ at locations where wiring is routed through the studs.
17. The LIGHTING AND FAN SCHEDULE provides for Basis of Design selection. Other products may be considered and offered by the Contractor for review by the Owner.

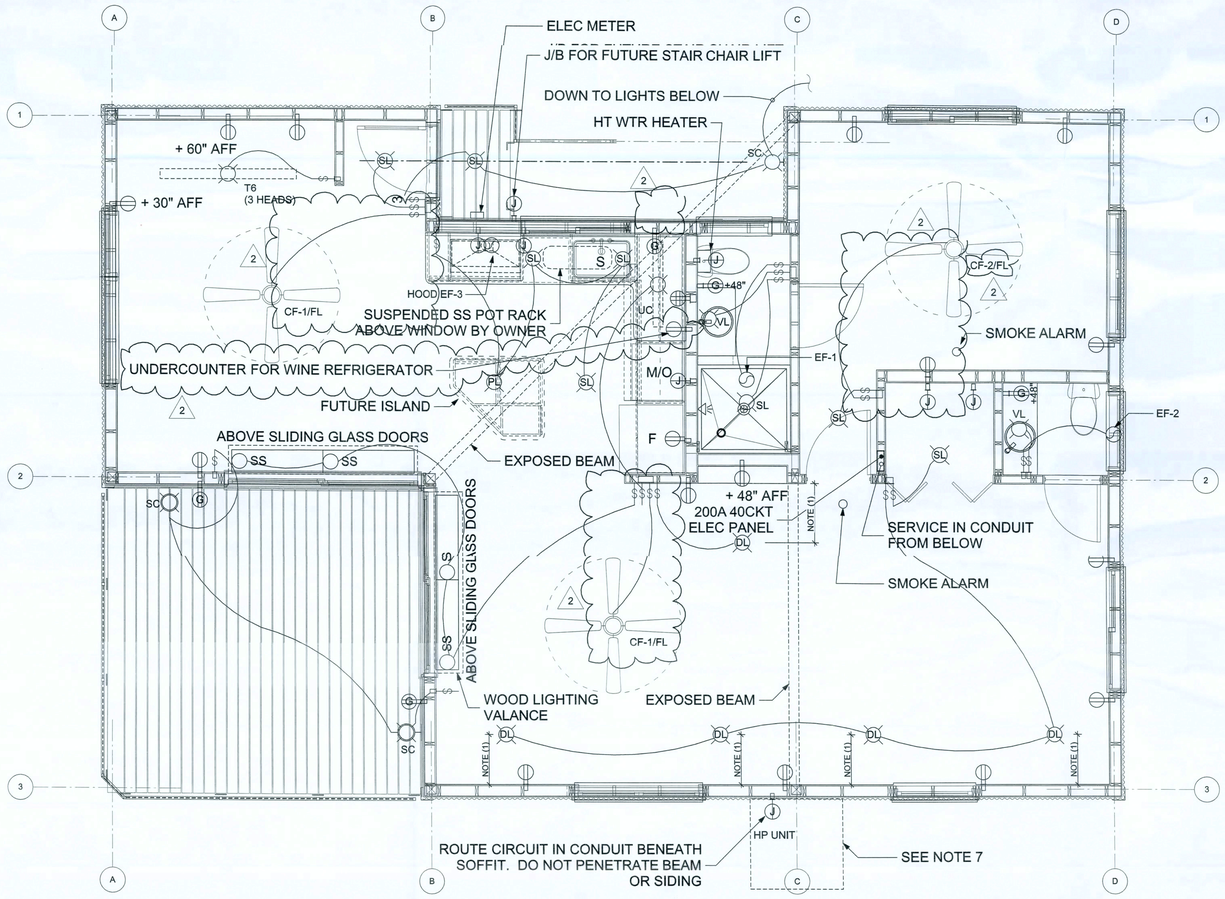
ELECTRICAL APPLIANCES AND EQUIPMENT SCHEDULE (revised 07/15/16)

ITEM	MODEL	FINISH	POWER NOTES
SUBMERSIBLE WATER PUMP	1 HP		7A to 9A REQUIRES ONE 15A BREAKER
SEPTIC DOSING PUMP	MEYER 1/3 HP		120 v, 12A, REQUIRES ONE 15A BREAKER
INTERMEDIATE SEPTIC PUMP	TBD		REVIEW WITH PLUMBER
TANKLESS HOT WATER HEATER	Eemax HA024240		24kW, 240V, 100A, 3x8 AWG, BKR 3 x 40A
HVAC SYSTEM			
AIR HANDLER HYPERION XL	AM7A0A24H21		REVIEW WITH HVAC CONTRACTOR
HEAT PUMP SINGLE STAGE XR15, 1.5 TON	4TWR5018G1		1/8 HP, 208/230V, 1 PH, 9A, BKR 15A
GE REFRIGERATOR 25.4 CU.FT. SIDE BY SIDE	PSE25KSHSS	STAINLESS STEEL	
GE PROFILE OVEN / MICROWAVE W/ ADVANTIUM	PT9800SHSS	STAINLESS STEEL	240v, 3400W,40A
36" WHIRLPOOL ELECTRIC COOKTOP	G7CE3635XB	BLACK GLASS	240v, 46.3A
36" ZEPHYR VENTILATION/BLOWER	ZSA685CFM-M90CSS	STAINLESS STEEL	
BOSCH DISHWASHER	SHP53TL5UC	STAINLESS STEEL	1300 W, 120v
DUET WASHER/ DRYER STACK KIT			WHIRLPOOL.COM

LIGHT & CEILING FAN FIXTURE SCHEDULE, Revision 2 - 06/29/16

Qty.	MARK	DESCRIPTION	MOUNTING	MFR	MODEL	FINISH	REMARKS
17	SL	Slim Surface LED	Surface	Phillips	S5R8307K7	White	Listed WET; 5" Round Slim
5	DL	Lightolier Downlight LyteCaster	Surface	Phillips	L5RAE1 / L5RA10830W	White	Adjustable Down Light w/ Dimmer Control.
4	SS	4' Standard Strip	Surface	Williams	76-4-LS3/840-R1324	White	Dimmer Control. Mounted in Wood Valance
1	T6	Track Channel	Surface	Liton	LP06 W-2	Bright White	6' Channel for Track Lights
4		Track Light Head	Surface	Liton	LTD5216 WW-B45-DIN	White	
2		Track Light Head		Liton	LTD5216 WW-B60-DIN	White	
1		Live End w/Canopy		Liton	LP931W	Bright White	
1	UC	Under Cabinet	Surface	Finelite	UC-E-45"-S	White	Dimmer Control. Concealed behind cab front lip
1				Finelite	PS-21W		
2	VL	Vanity Lights	Surface	Triarch	25382		
1	PL	Pendant Light	Pendant	TBD	TBD	TBD	Dimmer Control
2	SC	Outdoor Wall Sconce, LED	Surface	DALS	LEDWALL001-BZ	Bronze	
1	SC	Outdoor Wall Sconce, LED	Surface	DALS	LEDWALL001-SG	Silver Grey	
	FANS						
2	CF-1	Carrera Grand Eco	Pendant	EMERSON	CF788SW - 60"	White	with Downrod mounting, Note (1)
1	CF-2	Carrera Grand Eco		EMERSON	CF788SW - 54"	White	Note (1)
3	FL	LED Fan Light Fixture		EMERSON	LK 180LEDSW	White	
2				EMERSON	EF-B78SW60" 5 Blade Set	White	
1				EMERSON	EF-B77SW54" 5 Blade Set	White	
	CF-3	Outdoor Fan, no light		EMERSON	CF652ORB 5 Blade Set	Bronze	Pull switch for fan and light

Note (1) Emerson 6-speed wall control with full-range dimming and revverse function



SYMBOLS

GFCI OUTLET

1 Main Floor
SCALE: 3/8" = 1'-0"

NOTE (1): DOWNLIGHT ON SLOPED CEILING. LOCATE DISTANCE FROM WALL AS RECOMMENDED BY LIGHT MFR.

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MAIN FLOOR ELECTRICAL PLAN

A-118

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