





## GENERAL NOTES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM THE CONTRACTOR'S NEGLIGENCE OR 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. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY REPAIRS OR MAINTENANCE REQUIRED 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 DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY REPAIRS OR MAINTENANCE REQUIRED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, FEES, AND OTHERS THAT MAY BE REQUIRED BY THE VARIOUS JURISDICTIONS IN WHICH THE PROJECT IS TO BE COMPLETED BY THE CITY, COUNTY, STATE OR FEDERAL.
5. THE OWNER SHALL FILE A NOTICE OF CONVEYANCE PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR SHALL BE NOTICED TO OWNER AND PROVIDE RELEASE OF ALL CLAIMS AND PATIENT 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 SUB-CONTRACTORS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
7. ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES, ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ALL MATERIALS AND METHODS SHALL BE LIMITED TO THOSE LISTED IN THE BIDDING PROPOSAL TO THE CONVEYANCE OF THE WORK.
8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT IN PLACE ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WORK IN CONTACT WITH CONCRETE OR MASONRY SHALL BE RESEALANT TREATED.
10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH UL Design U333. BATT INSULATION SHALL BE PROVIDED UNDER AND ABOVE EACH BAY BEING SEPARATELY FROM HEATED / COOLED AREA.
11. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH UL Design U333.1 INCLUDING R-1 BATT INSULATION.
12. CEILING ABOVE ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" GYPSUM, 1" GYPSUM ON 1X3 JOIST FLOORING AT 16" O.C. ATTACHED W/ 1/4" BALDHEAD SCREWS @ 16" O.C. ALONG EACH POINT OF BEARING.

## AS - BUILT DRAWING REQUIREMENTS:

- [illegible]

## GENERAL MILLWORK NOTES

- 1 MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE LIME FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTE 1 THRU 6 OF THE GENERAL NOTES, THIS SHEET.
- 2 SCORE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FABRICATION AND DELIVERY OF MILLWORK SHOWN IN THE DRAWINGS, INCLUDING ALL TRIM, FINISHES, JOINTS, AND ACCESSORIES; MILLWORK PRIMER & PAINT GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE BOLTS.
- 3 ALL APPLICABLE STANDARDS OF "AMU QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE FOR THIS WORK.
- 4 AMU CUSTOM GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER SHALL BE THE BASE STANDARD OF QUALITY READ FOR THIS WORK.
- 5 MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER THE FOLLOWING ITEMS PRIOR TO FABRICATING ANY PARTS: OR MILLWORK, COMPOUNTE SET OF SHOP DRAWINGS, SAMPLES OF U.P., SPECIES RECEIVING FURNISHED FINISH HERE'S LITERATURE FOR ALL SPECIALTY ITEMS NOT PERFORMED BY THE ARCHITECTURAL WOODWORK FIRM, AND HARDWARE SCHEDULE SHOWING HARDWARE USED AT EA LOCATION & CONFORMANCE WITH THE DESIGN INTENT OF THE DRAWINGS OR DECLINERS ISSUED BY THE OWNER.
- 6 PRODUCTS SHALL INCLUDE THE FOLLOWING:  
HARDWOOD - SOLID STOCK SELECT C OR BETTER  
SOFTWOOD - SPECIES AS SELECTED BY OWNER  
PLYWOOD - OFFGRADE FINISH - FIR GRADES A/B  
FLUIDOOD - RANGEANT FINISH - SPECIES AS SELECTED BY OWNER  
PARTICLE BOARD - HIGH DENSITY, W/ REIN BINDER  
LVT PLASTIC - TPG, COLOROS, PATTERNS & TEXTURES AS SELECTED BY OWNER  
LAMINATING ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE CASEIN
- 7 ASSEMBLY WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL INCASE AS POSSIBLE.
- 8 PROJECT MILLWORK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO THE JOB SITE UNLOAD AND STORE IN A PLACE WHERE IT WILL BE PROTECTED FROM MOISTURE AND DAMAGE AND BE CONVENIENT FOR INSTALLATION.
- 9 FABRICATE WORK IN ACCORDANCE WITH THE MEASUREMENTS TAKEN AT THE JOB SITE.
- 10 INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
- 11 DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAEMAGED UNDAMAGED PORTION OF THE WORK.

## GENERAL H.V.A.C. NOTES:

1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/DIA. 100.0.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS, TOOLS, AND EQUIPMENT TO INSTALL A COMPLETE & 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 DRAWINGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS, AND AIR DEVICES.
5. IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM, 3" MIN. DENSITY FIBERGLASS INSULATION AND SHALL BE UL-181A LISTED, RATED FOR 1 1/2 HRS. FOLDED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOLDED, R42, R6.0 DUCTBOARD.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE 62.1 AND SMCNA 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, METALABRE, NALORIMART, HART & COOLIE, OR AS DIRECTED BY THE OWNER.
9. IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENGINEER.
10. HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS' RELAYS AND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL WIRING AND CONNECTIONS, INCLUDING THE RELAYS, WHICH 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 CONTRACTORS SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE, BY THE OWNER.
13. ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK AEROGEL INSULATION.
15. FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHAKE WEIGHT AIR RESISTANCE OF 0% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
16. HVAC SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY SYSTEMS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
17. IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO CO-ORDINATE THE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTER LOCATIONS WITH THE ELECTRICAL, PLUMBING AND ARCHITECTURAL ELEMENTS.
18. COORDINATE WITH THE ELECTRICAL PARTICULARLY ELECTRICAL NOTE N. 23, TO ASSURE VARIABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

GENERAL PLUMBING NOTES:

1. SUB-CONTRACTORS PROVIDING PUMPING 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 PUMPING CONTRACTOR. IN A FIRST CLASS WORKMANLIKE MANNER, THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
5. ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE RESPONSIBILITIES.
6. PUMPING FLAT PLANS AND RIGID DIAGRAM, IF INCLUDED ARE DIAGRAMMATIC, DO NOT SCALE. THE DRAWINGS FOR EXACT LOCATIONS OF THE PUMPING 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 1 COPPER UP TO "1" TYPE K FOR ALL SIZES. ABOVE GRADE WATER PIPING SHALL BE CAST IRON NO. 15 OR STEEL SCHEDULE 40. BELOW GRADE WATER PIPING SHALL BE CAST IRON NO. 15 OR SCHEDULE 80.
9. DO NOT USE LEAD BAGED SOLDER FOR JOINING SUPPLY PIPING.
10. SOLI, WASTE, VENT & RAINWATER PIPING SHALL BE CAST IRON NO. 15 30" I.D. ABOVE GRADE WITH HEMLOCK GASKETS AND STAINLESS STEEL JOINTS & BELL, 1" SPOUT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNERS OPTION, P.V.C. SCHEDULE 40. SEE NOTE 12.
11. AIR CRAFT PIER CONCRETE DESIGN CRAN OR VENT PIPE AND FITTINGS OR STEEL PIPE CONCRETE DESIGN WASTE OR VENT PIPE AND FITTINGS OR P.V.C. SEE NOTE 12. BELOW INSULATE ALL CONDENSATIVE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WAPERS WHERE EXPOSED TO FREEZING CONDITIONS.
12. P.V.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOLI, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHEN APPROVED BY LOCAL BUILDING CODES & OFFICIALS. P.V.C. MAY NOT BE USED TO PENETRATE CHIMNEYS OR FIRE RATED WALLS / CEILINGS.
13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPPS AND WHERE PROVIDED, MARKED ACCESSIBLE PANELS.
14. PUMPING AND INSTALL APPROVED AIR CHARGERS AT EACH PUMPING FIXTURE AND APPROVED SHOCK ARRESTORS ON MAIN LINE OR RISERS.
15. DIELECTRIC COUPLERS ARE REQUIRED BETWEEN ALL DISMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
17. PROVIDE 1/2" RADII RYSTER LINE FOR ALL FLOOR DRAINS FROM NEAREST PUMPING FIXTURE. DO NOT TRAP/HOLD.
18. PROVIDE CONCEALED PANELS FOR ALL CONCEALED VALVES.
19. PROVIDE CONCEALED COUPLERATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
20. FINISHEDS, HARDWARE EQUIPMENT, COLORES AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

## GENERAL WELL &amp; SEPTIC NOTES:

1. SUB-CONTRACTORS PROVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINAGE SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET.
2. LOCATION OF PORTABLE 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 DRAINAGE. EITHER OR SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
3. PORTABLE WATER WELLS SHALL BE A MINIMUM 4" BY BLACK IRON CASING TO A DEPTH OF 80'-0". PUMPERS SHALL BE OF THE SUBMERSE TYPE. THESE WIRE STRUTTED MINIMUM HOSEWORK SHALL BE 1/2" I.P. OR 3/4" I.P. WITH 1/2" HOLES. THE WELLS SHALL BE 15' MINIMUM DEPTH IN A WEATHERPROOF HOUSING, MOUNTED ON A PVI 424 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 AUTO-FREEZE BLOWER PUMPING CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBS, PRESSURE REGULATOR, CONTRACTOR LOGS AND PRESSURE GAUGE.
6. PREPARED TANK SHALL BE GALVANIZED 21 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
7. SEPTIC TANK LOCATION & DRAINAGE INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT. IN CONSULTATION W/ THE OWNER SEPTIC TANKS SHALL BE OF A SIZE & CONFIGURATION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MATERIAL SHALL BE FOUNDED CONCRETE OR FIBERGLASS, AS ALLOWED BY THE SEPTIC TANK PERMIT.
8. SEPTIC DRAINAGE SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT. THE DRAINAGE SHALL BE 4" OR 6" PVC OR POLY AS ALLOWED BY THE SEPTIC TANK PERMIT. DRAINAGE BEERS SHALL BE 3/4" UNWEIGHTED ROCK INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
9. SAND FILTER BOXES, GROUND PUMPERS, BUMP PUMPS, AND OTHER SUCH RELATED ITEMS, IF REQUIRED OR REQUESTED, SHALL BE AS PER THE DESIGN OF TANKS OF THE LOCAL HEALTH DEPARTMENT.

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ELECTRICAL NOTES: General

1. DO NOT SCALE THE ELECTRICAL DRAWINGS REFER TO ARCH. ELECTRICAL DRAWINGS FOR EXACT LOCATION OF ALL EQUIPMENT, CONDUIT WITH OVERLAP.
2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 2020 EDITION AND ITS AMENDMENTS AS ADOPTED BY THE PERMITS ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
3. GROUNDING, GROUND AND MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC 1994.
4. INSTALL ONLY A CABLE WIRING ON THIS PROJECT. THU, THU, THIN OR NY CABLE UNLESS NOTED OTHERWISE. ALL CONDUCTIONS SHALL BE STAINLESS STEEL. ALL CONDUCTIONS 1/2" AND LARGER SHALL BE STAINLESS STEEL.
5. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND BRINGING OUT A TAP ASSURING NO OPEN-DEVE OF NEUTRAL IN REPLACEMENT OF A DEVICE.
6. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN LINE - ALL OTHER COLORS.
7. INSTALL ONLY A HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
8. INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, RESTROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
9. INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
10. INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PIECES OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID DEVICES IT NOT VISIBLE FROM THE CIRCUIT BREAKER THAT PROTECTS IT. THE DISCONNECT SWITCH SHALL BE LOCATED AS CLOSE AS PRACTICABLE TO THE EQUIPMENT, AND SHALL BE OF THE OPEN BREAK TYPE. ENCLOSURES SHALL BE AS READ FOR EXPOSURE MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVER-CURRENT RELAYS IN EACH HOT LEG.
11. ISOLATE DISMOUNTABLE CONDUIT AND TUBING METAS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTRICALITY MAY OCCUR EXCEPT UNDER ELECTRICAL GROUND IS PROVIDED.
12. REMOVAL AND INSTALL ALL ELECTRICAL DEVICES, AND ITEMS REQUIRED FOR COMPLETE OPERATING SYSTEM PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECIFICATIONS).
13. OUTLET BOXES SHALL BE PRESSED STEEL OR PLASTIC OR ALL DRY LOCATIONS FOR WET LOCATIONS, CAST ALLOY WITH DRAHEADED HUB OUTLET BOXES SHALL BE INSTALLED.
14. CHECK ALL SYSTEMS WITH THE OWNERS REPRESENTATIVE PRIOR TO VERIFY PROPER FUNCTION PRIOR TO CO.
15. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. COORDINATE WITH GC ON LOCATION AND ELECTRICAL SYSTEMS INSTALLED IN EACH CASE WITH NO EXTRA COST TO THE OWNER.
16. EMERGENCY LIGHTING AND EXIT SIGNS IF INDICATED ON THE PLANS SHALL BE WIRED PER NEC 100-172.
17. 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.
18. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
19. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY, A TELEPHONE COMPANY, A CABLE COMPANY, AND ALL OTHER AGENCIES.
20. FUSES AND DISCONNECT SWITCHES AND WIRING FOR CONDUITS AND CABLES SHALL BE PROVIDED BY THE OWNER. ALL CONTROL WIRING ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
21. ALL RECEPTS BELOW GROUND SHALL BE A MINIMUM OF 3/4".
22. ALL CIRCUIT BREAKERS, TUD AND THREE POLE SHALL BE COMMON TRIP NOT THE HANDLES OR TANDERS SHALL BE ACCEPTABLE.
23. ALL PAGES UNLESS NOTED OTHERWISE ON THE DRAWINGS SHALL BE CURRENT LIMITED TYPE (C.L.) RATED 100/0000 AIC.
24. ELECTRICAL CONTRACTORS SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS, A DETERMINE THE CORRECTNESS OF SAME, ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
25. CIRCUITS ON PANEL, SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE THE CONTRACTOR SHALL PROVIDE CIRCUIT AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB THROUGHOUT.
26. CHECK EQUIPMENT FOR PROPER VOLTAGE PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
27. PANEL BOARD(S) SHALL BE CIRCUIT BREAKER TYPE, VERIFY NUMBER AND SIZE(S) OF CIRCUITS.
28. WHEN CONDUIT RUNS EXCEED 100 FEET FULL, BOXES SHALL BE INSTALLED SO THAT NO RUN EXCEEDS THIS DISTANCE.
29. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX AVAILABLE FAULT CURRENT AND MAX ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

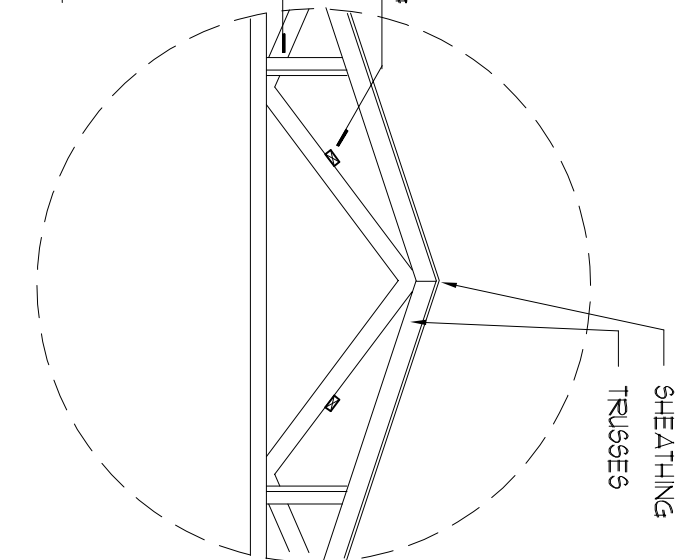
## PROJECT INFORMATION / NOTES:

SOL DESIGN'S STATEMENT:  
FOOTING DESIGN IS BASED UPON 100PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN GRAVEL OR STONE. OTHER SOIL CONDITIONS WILL BE INVESTIGATED AND THE FOUNDATION DESIGN WILL BE REVISED TO REQUIRE FOUNDATION MODIFICATIONS.  
LIVE LOADS: 1st FLOOR: 40PSF; 2nd FLOOR: 30PSF; ROOF: 145 DETERMINED BY SHAPE FACTORS ADAPTED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.  
BUILDING CODE: 2010 FLORIDA BUILDING CODE  
ELECTRICAL CODE: 2010 NATIONAL ELECTRICAL CODE - LATEST  
LIFE SAFETY: NFPA-101 - LATEST

CONSTRUCTION DOCUMENTS  
THE CONTRACTOR IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITIES FOR THE 183(d) USE OF CONSTRUCTION PERMITS. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY ALL DIMENSIONS, AND 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  
ANY LINE DRAWING OR SECTION ON THE PLANS TO LOCATE ALL ITEMS SHOWN ARE NOT TO 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 OF DIFFERENT FROM SPECIFICATION ON THE PLANS.

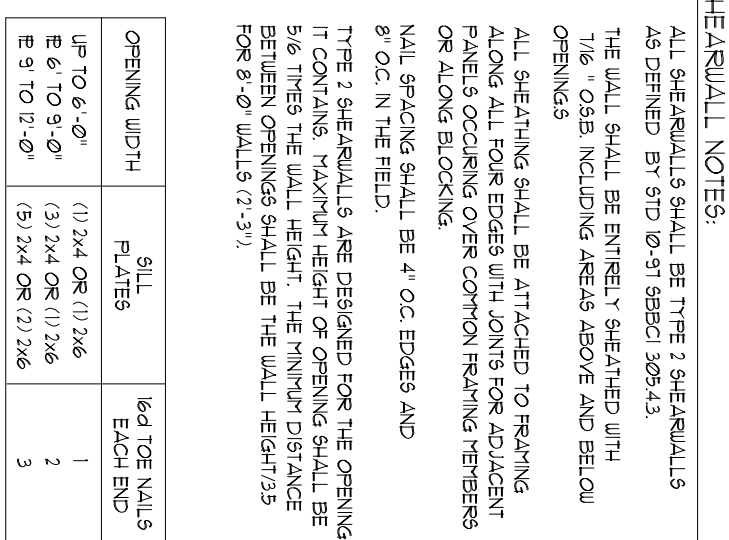




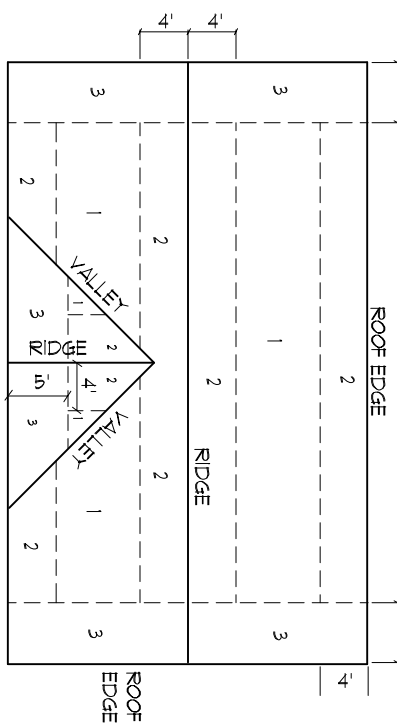
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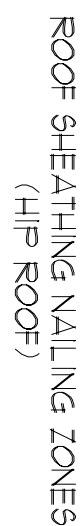
SCALE: AS NOTED



GENERAL NOTES		
ALL REBAR'S SHALL BE TYPE 3 REBAR'S		
AS DETAIL BY 510 6 DETAIL 304.3		
THE WALL SHALL BE SINKED, REINFORCED WITH REBAR'S, AND SHALL BE CONCRETE OR BLOCK		
ALL REINFORCING SHALL BE ATTACHED TO REBAR'S		
ALONG ALL FOUR EMBEDDED JOINTS FOR EMBEDDING		
ALL REBAR'S SHALL BE OF CONCRETE REBAR NUMBER		
BOLTS SHALL BE OF CONCRETE REBAR NUMBER		
ALL REBAR SHALL BE OF EMBEDDED		
BOLTS IN THE FIELD		
THE REBAR'S SHALL BE REINFORCED FOR THE OPENING		
IN CONCRETE WALLS AND HEIGHT OF OPENING SHALL BE		
EQUALLY ON BOTH SIDES OF THE WALL HEIGHT		
BUT NOT OPENING SHALL BE THE WALL HEIGHT		
FOR 0.7 WALLS 7.7.7.		
OPENING WIDTH	REINFORCING	REINFORCING
FEET	FEET	BAR NO
UP TO 0.5	(1) 24 08 12.66	1
6 TO 10.0	(1) 24 08 12.66	2
10.0 TO 15.0	(1) 24 08 12.66	3



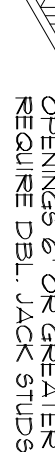
## (GABLE ROOF)



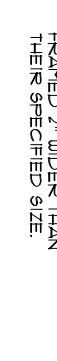
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at 16 °C.



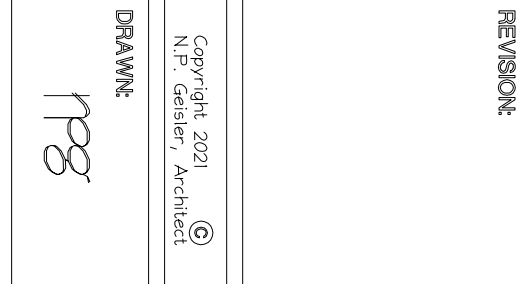
OPENINGS & OR GREAT LER  
REQUIRE DBL. JACK STUDS



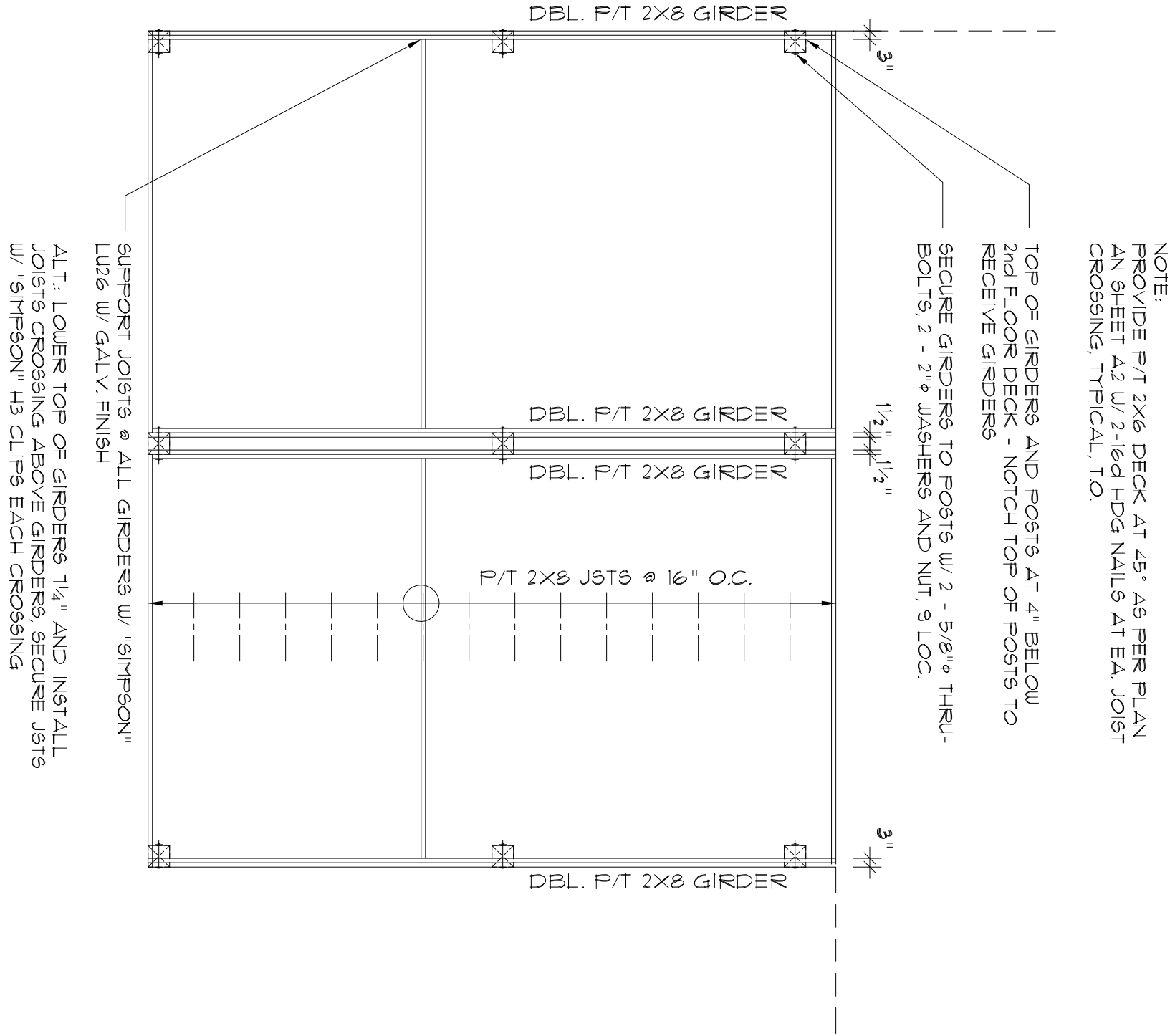
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## SCALE: NONE



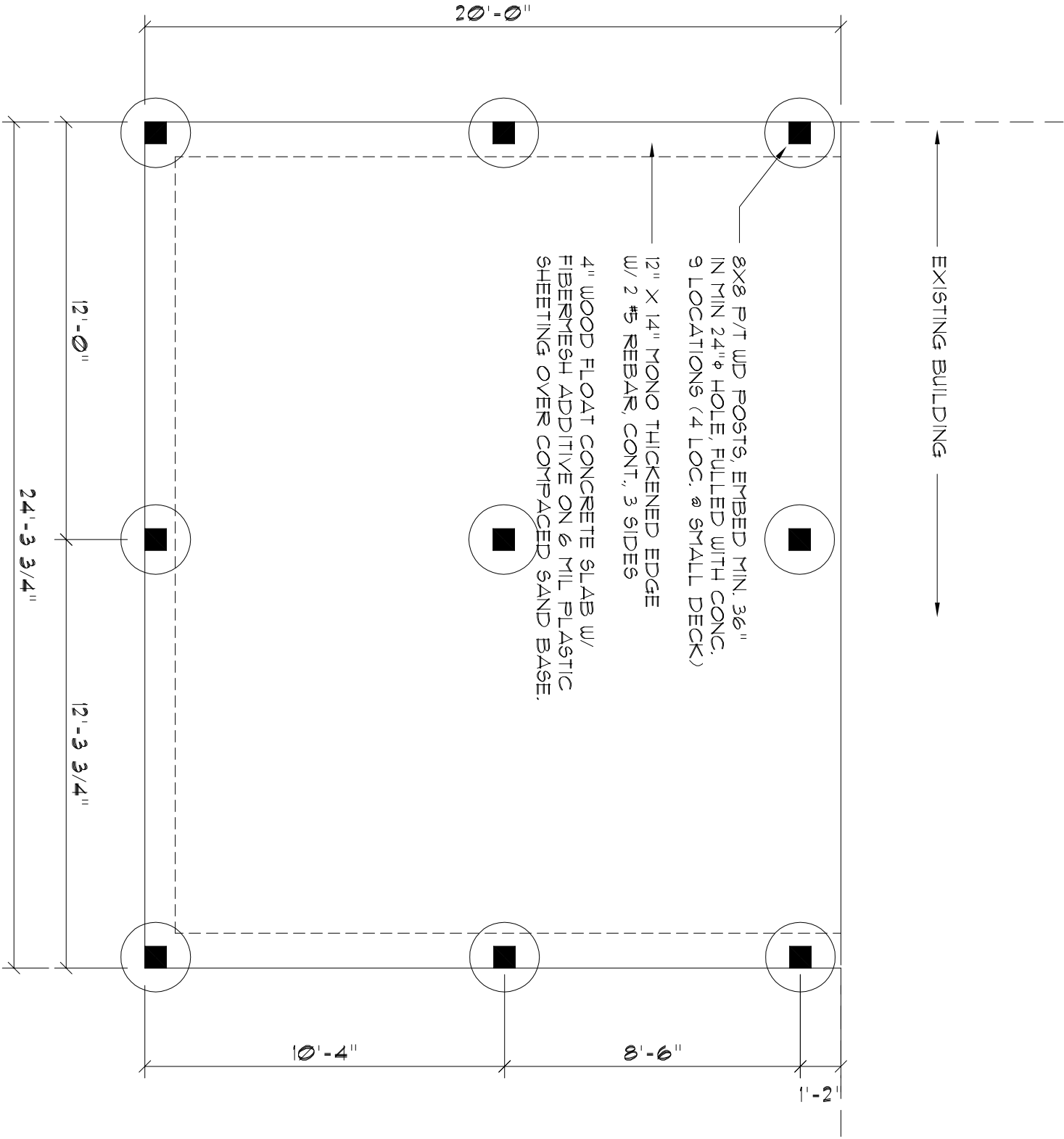
**"BARNDOMINIUM" CONVERSION for  
MR. & MRS. S. ROWAN  
WOODBOROUGH S/D, COLUMBIA COUNTY, FLORIDA  
STRUCTURAL FRAMING DETAILS**



## DECK FRAMING

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

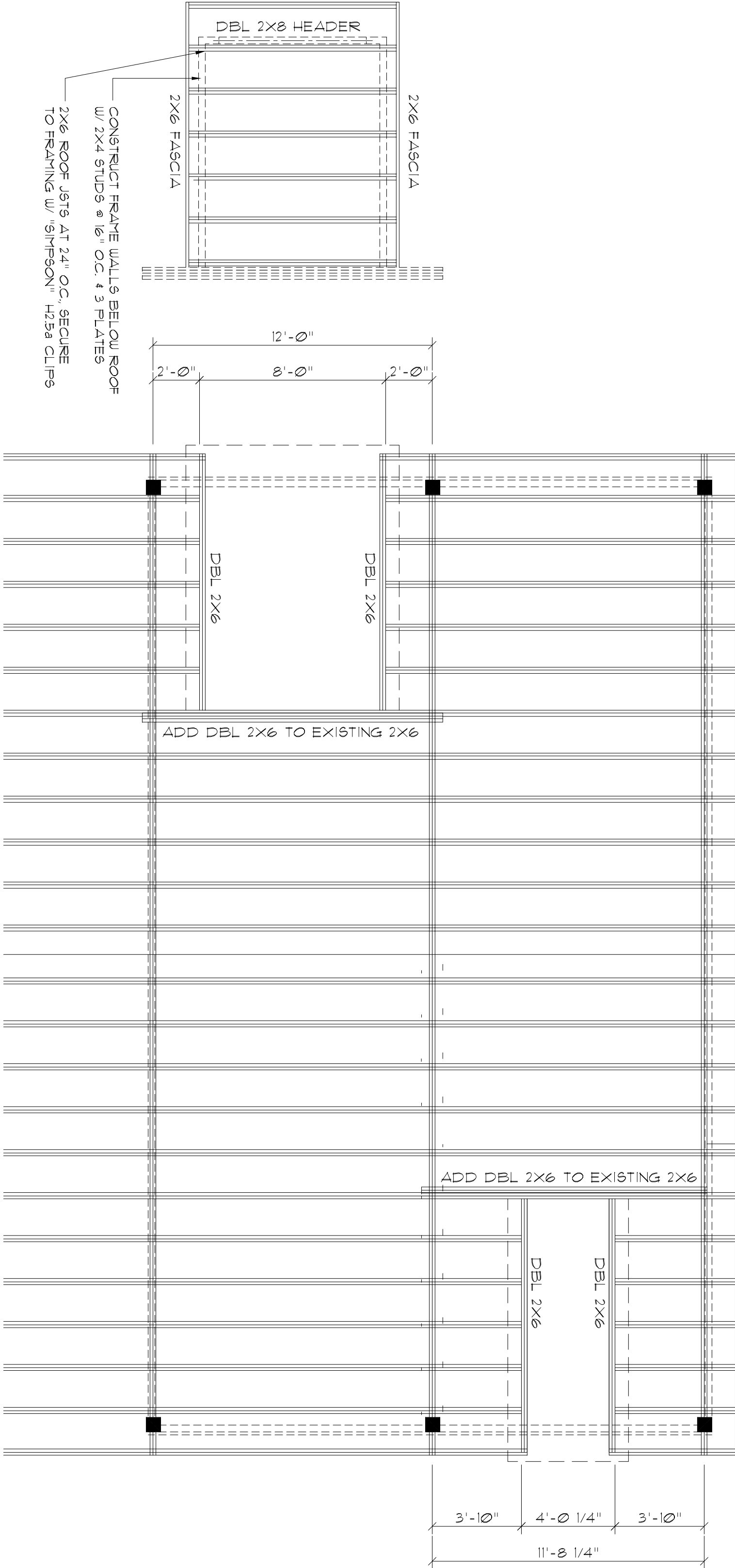
NOTE:  
GIRDERS DECK SHOWN - CONSTRUCT BY ALIER  
KEAST DECK IN SAFE MANNER AS SHOWN HERE



## DECK FOUNDATION

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

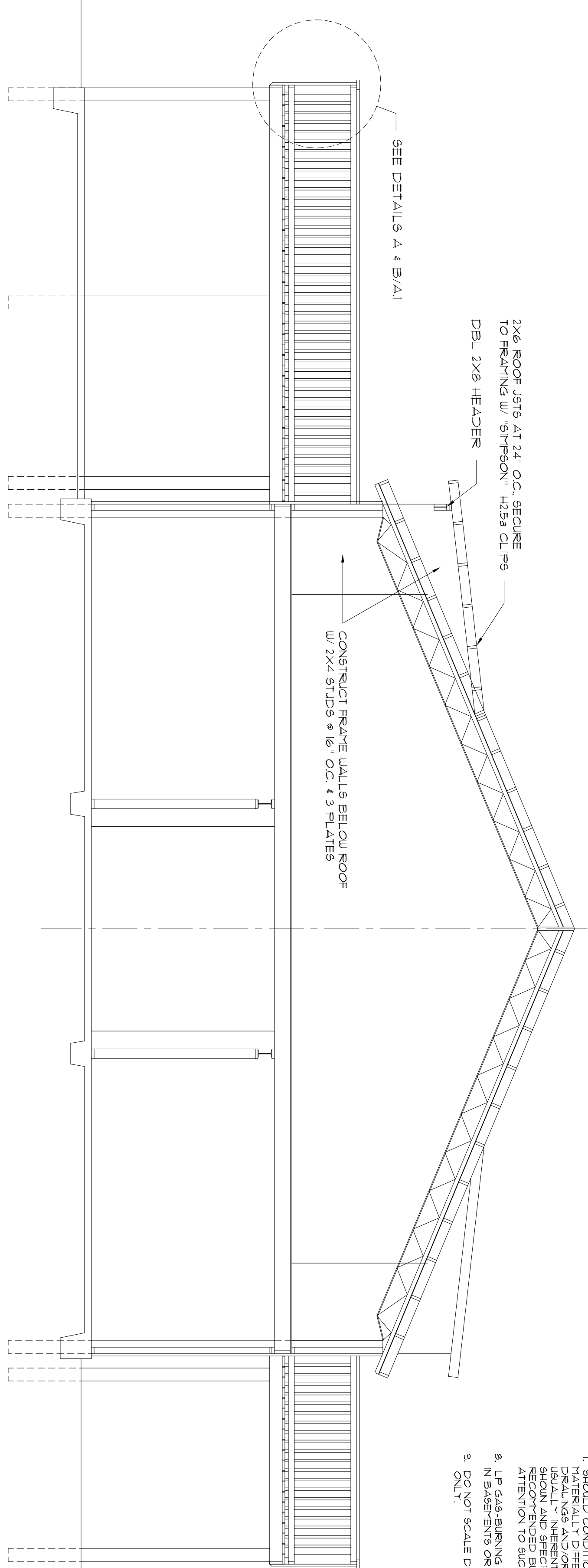
NOTE:  
ADDED FILL SHALL BE APPLIED IN 8" LIFT'S -  
EACH LIFT SHALL BE COMPACTED TO 98% DRY  
COMPACTION PER THE "MODIFIED PROCTOR"  
METHOD.



## ROOF ALTERATION PLAN

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

NOTE:  
THE DESIGN WIND SPEED FOR THIS  
PROJECT IS 130 MPH PER 2020 FBC 1609  
AND LOCAL JURISDICTION REQUIREMENTS



### CONSTRUCTION NOTES

- FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
- ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2020 FBC - SEE AS
- PROVIDE EXTERIOR CORROSION AIR TO GAS FIED FIREPLACES, HEAT PUMPS, BURNING STOVES AND EXTERIOR AC'S.
- VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
- CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLARIFICATIONS BEFORE PROCEEDING WITH THE WORK OR THE WORK IN QUESTION.
- ROOF & FLOOR TRUSS FRAMING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSSES AND FRAMING MEMBERS.
- SHOULD CONDITIONS AT THE SITE BE FOUND TO DIFFER FROM THE INFORMATION PROVIDED BY THE DRAWINGS AND/OR SPECIFICATIONS AND THE CONDITIONS USUALLY INHERENT IN THE WORK OR THE CHARACTER OF THE WORK, THE CONTRACTOR SHALL IMMEDIATELY CALL ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
- IF GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
- DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

## BUILDING SECTION

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

C

Digitally signed by: N. P. GEISLER  
DN: CN = N. P. GEISLER C = US  
O = AR0007005 OU =  
ARCHITECT  
Date: 2021.04.28 16:43:08 -05'00'

REVISION

DATE: 2021.04.28  
BY: N. P. GEISLER  
CHECKED: J. GEISLER

DRAWN

1/28

"BARNDOMINIUM" CONVERSION for  
**MR. & MRS. S. ROWAN**  
WOODBOROUGH S/D, COLUMBIA COUNTY, FLORIDA

BUILDING SECTION / ROOF ALTERATIONS / DECK PLANS



DATE:

21 APR 2021

CONTR:

2K2108

SHEET:

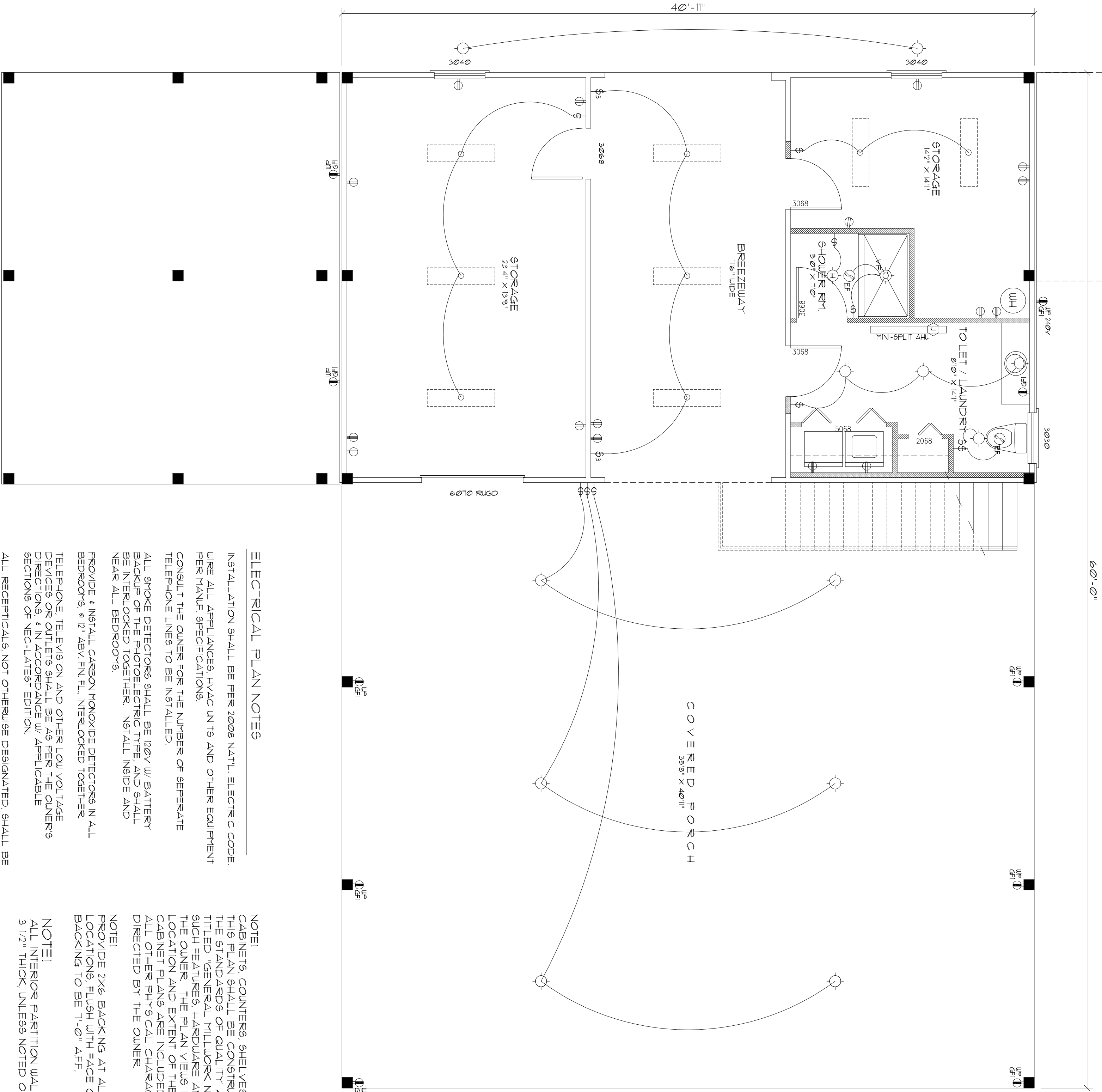
A.4

4 OF 6

AR0007005



A5-BUILT ELECTRICAL REQUIREMENTS:  
ELECTRICAL CONTR SHALL PREPARE "A5-BUILT" SHOP  
DUGS INDICATING ALL ELECTRICAL WORK INCLUDING ANY  
CHANGES TO THE ELECTRICAL AND/OR THE ELEC. CONTR  
SHALL PROVIDE 1 COPY OF A5-BUILT DUGS TO OWNER AND  
IDENTIFIED W/ C.T.N. DESCRIPTION & BREAK SERVICE ENT.  
& ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH.  
RISER DIA SHALL INCLUDE WIRE SIZE/TYPE & EQUIPMENT  
TYPE W/ RATINGS & LOADS.  
CONTRACTOR SHALL PROVIDE 1 COPY OF A5-BUILT DUGS  
TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

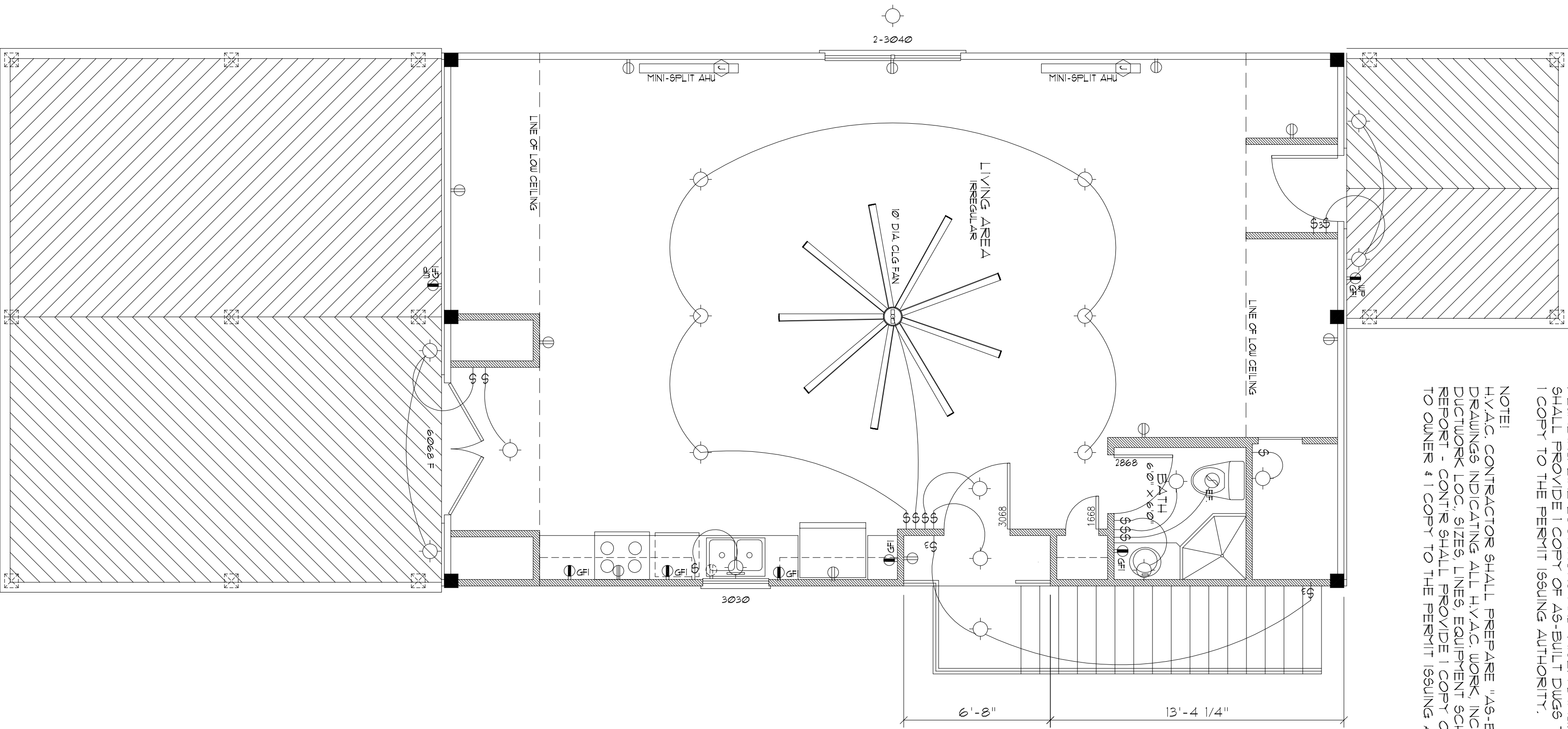


#### ELECTRICAL PLAN NOTES

- INSTALLATION SHALL BE PER 2009 NATL. ELECTRIC CODE.  
WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT  
PER MANUF. SPECIFICATIONS.  
CONSULT THE OWNER FOR THE NUMBER OF SEPARATE  
TELEPHONE LINES TO BE INSTALLED.  
ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY  
BACKUP OF THE PHOTOELECTRIC TYPE AND SHALL  
BE INTERLOCKED TOGETHER. INSTALL INSIDE AND  
NEAR ALL BEDROOMS.  
PROVIDE & INSTALL CARBON MONOXIDE DETECTORS IN ALL  
BEDROOMS & 12' ABV FIN. FL. INTERLOCKED TOGETHER.  
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE  
DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S  
DIRECTIONS & IN ACCORDANCE W/ APPL. CABLE  
SECTIONS OR NEC-LATEST EDITION.  
ALL RECEPTICALS NOT OTHERWISE DESIGNATED SHALL BE  
ARC FAULT INTERRUPTER TYPE EXCEPT DEDICATED OUTLETS,  
GROUND FAULT INTERRUPTER TYPE (GFI).  
ALL RECEPTICALS IN KITCHEN AND BATHS SHALL BE GROUND  
FAULT INTERRUPTER TYPE (GFI).  
ALL EXTERIOR RECEPTICALS SHALL BE WEATHER-PROOF  
GROUND FAULT INTERRUPTER TYPE (WPGFI).  
ALL LIGHTING FIXTURES SHALL BE EQUIPPED WITH LED LAMPS  
COLOR TEMP AS DIRECTED BY OWNER TYPICAL TO.

- NOTE!  
CABINETS, COUNTERTOPS, 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 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, FLASH WITH FACE OF FRAMING - TOP OF  
BACKING TO BE 1'-0" AFF.  
NOTE!  
ALL INTERIOR PARTITION WALLS ARE  
3 1/2" THICK UNLESS NOTED OTHERWISE.  
NOTE!  
ALL EXTERIOR WALLS ARE 2X4 STUDS W/  
1/2" THICK CDX PLYUD. SHEATHING (4'")

NOTE!  
HVAC CONTRACTOR SHALL PREPARE "A5-BUILT" SHOP  
DRAWINGS INDICATING ALL HVAC WORK INCLUDING ALL  
DUCTWORK LOC, SIZE, LINE, EQUIPMENT SCH. & BALANCING  
REPORT - CONTR SHALL PROVIDE 1 COPY OF A5-BUILT DUGS  
TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.



## GROUND FLOOR PLAN

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

## SECOND FLOOR PLAN

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

REVISION

DATE: 04/20/2021  
BY: N.P. GEISLER

DRAWN

1/28

"BARNDOMINIUM" CONVERSION for  
MR. & MRS. S. ROWAN  
WOODBOROUGH S/D, COLUMBIA COUNTY, FLORIDA  
FLOOR PLANS with ELECTRICAL LAYOUT

Celebrating  
49 Years of Service  
1972 - 2021  
N.P. Geisler, Architect  
AR0007005

NICHOLAS PAUL  
GEISLER  
ARCHITECT  
N.C.A.R.B. Certified  
1758 NW Brown Rd.  
Lake City, FL 32055  
386-365-4355

DATE:  
21 APR 2021

CONTR

2K102

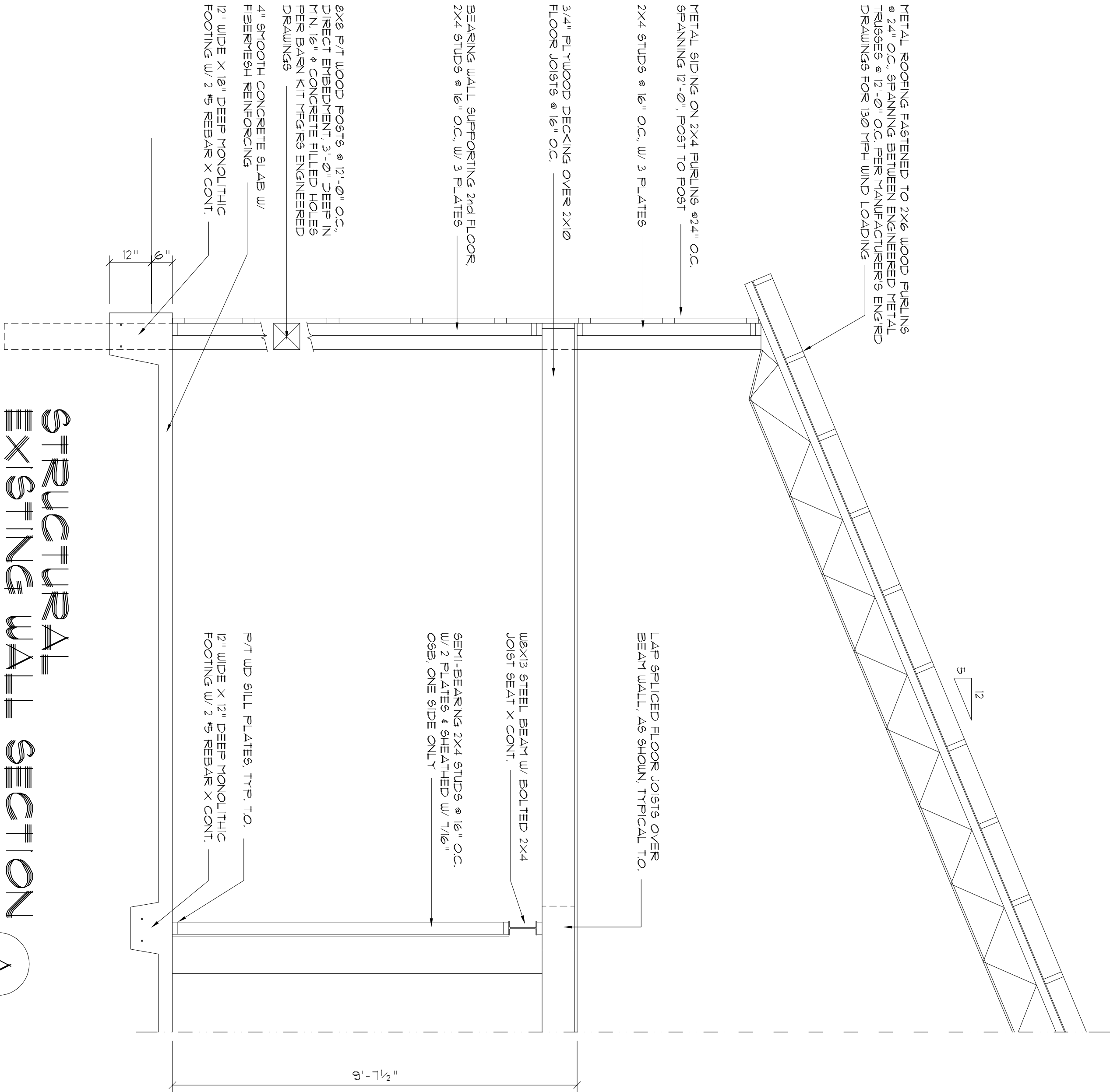
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A.2

2 OF 6

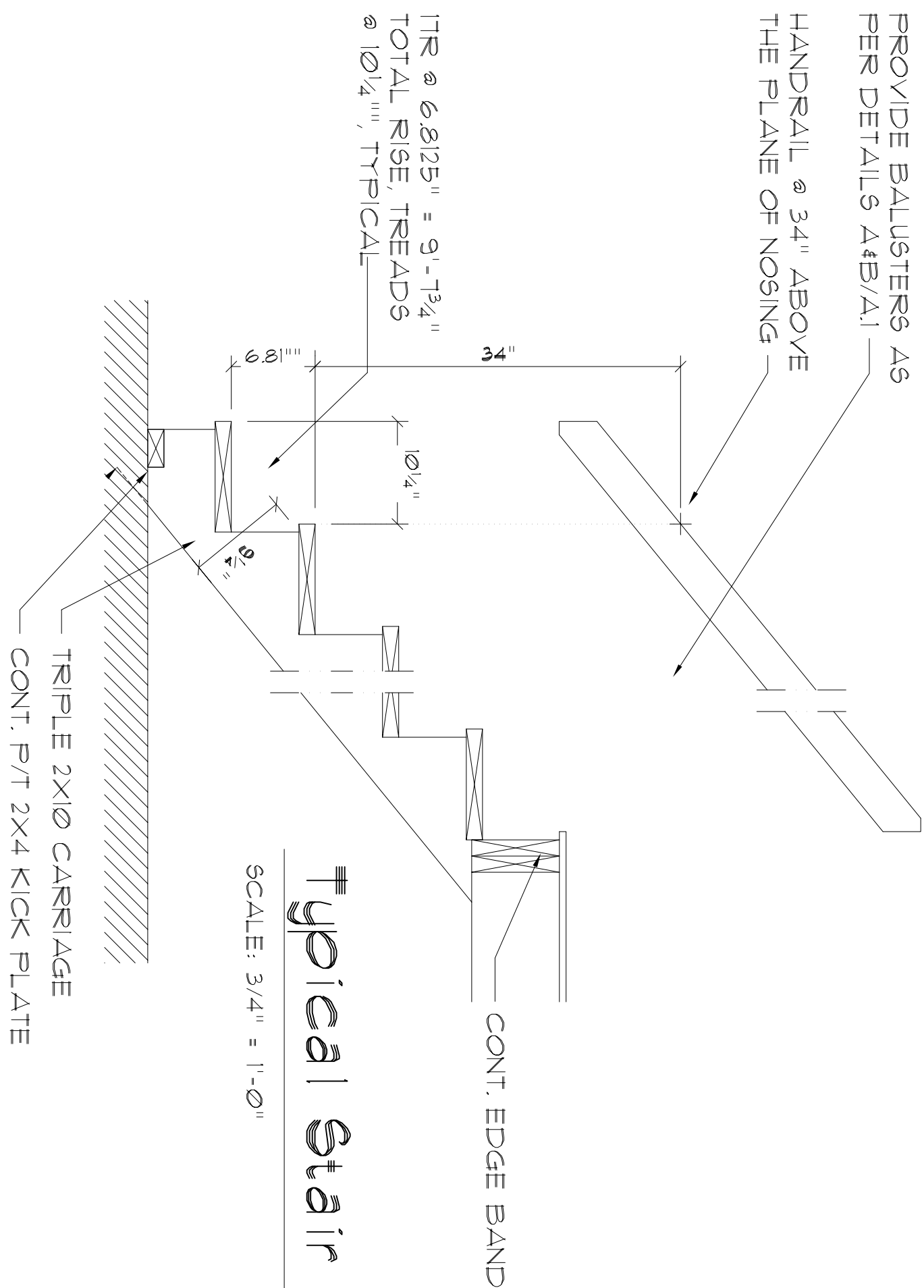
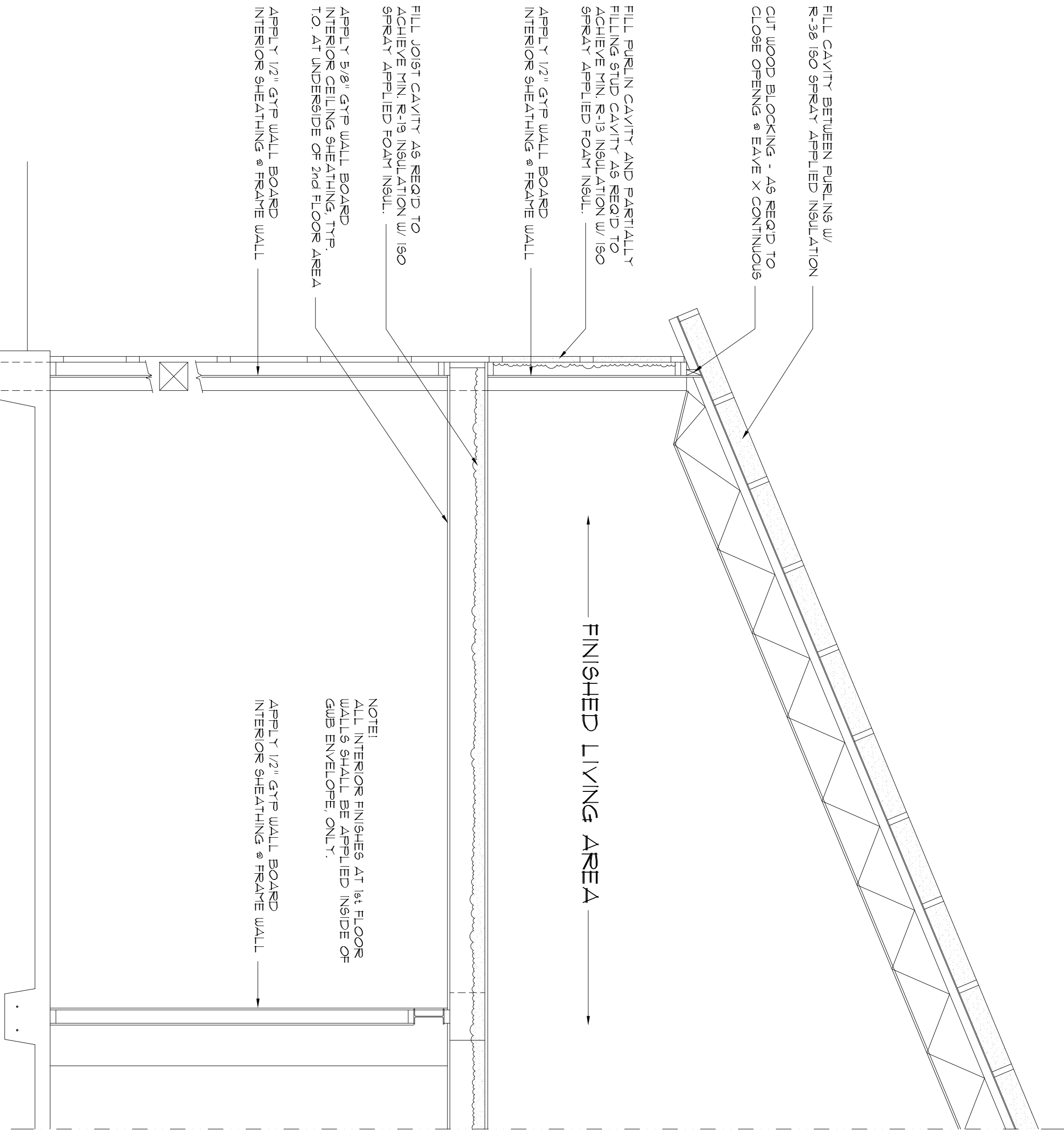
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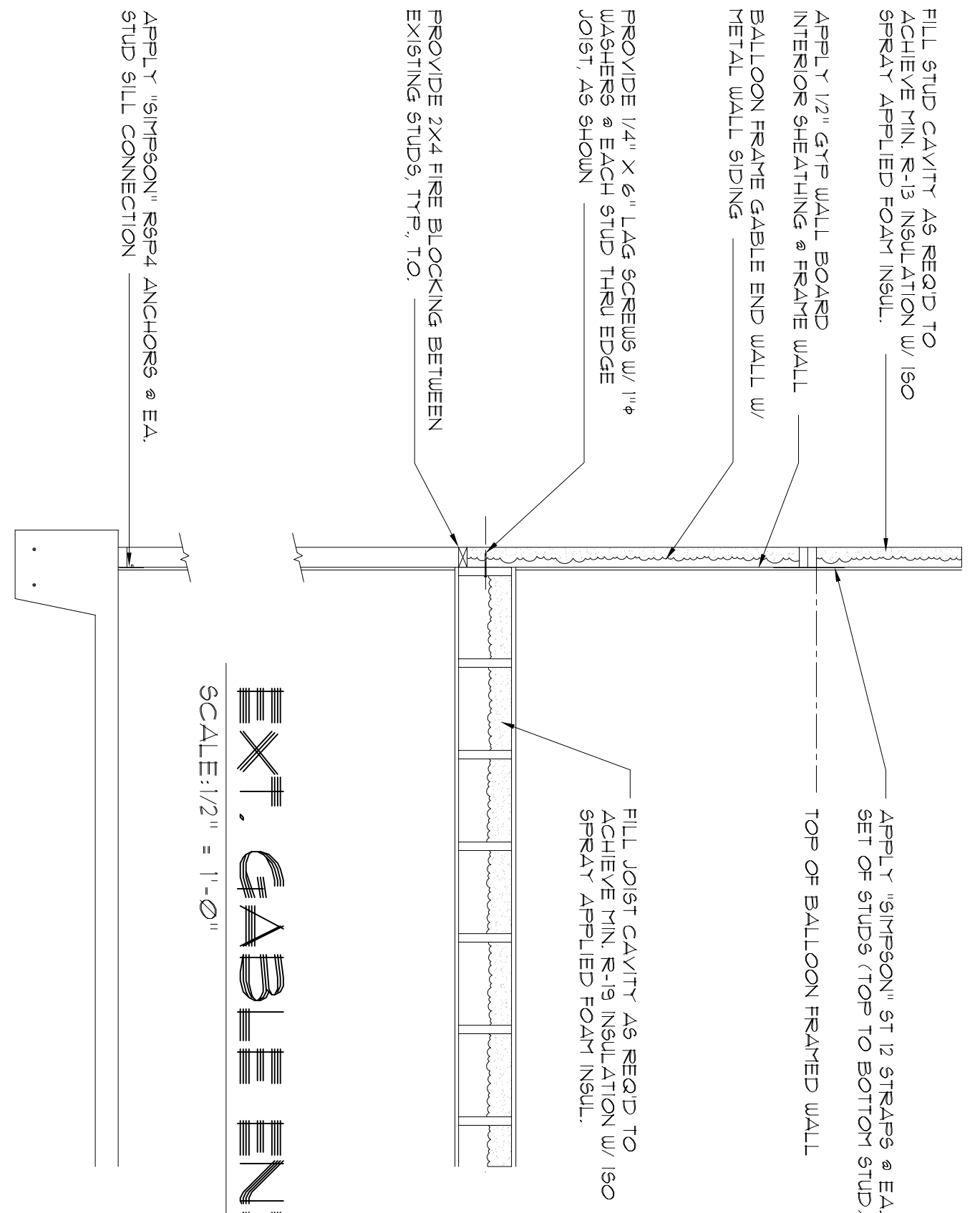


STRUCTURAL  
EXISTING WALL SECTION  
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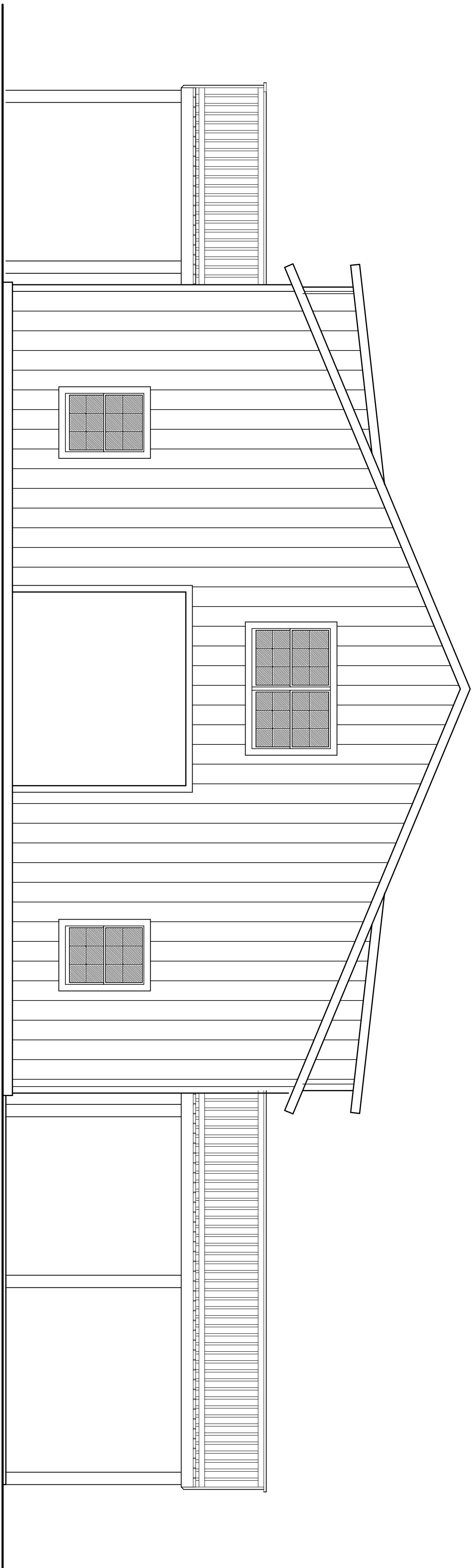
FINISHED WALL SECTION  
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Typical Stair DETAIL  
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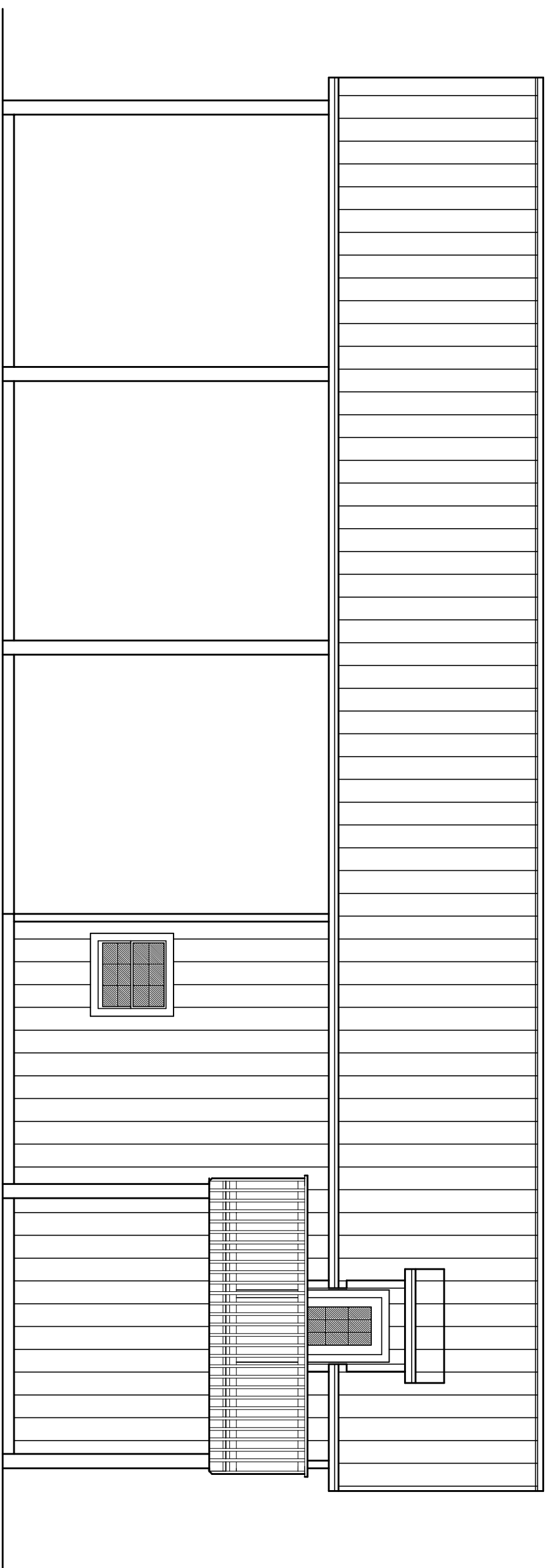


EXT. GABLE END WALL  
B



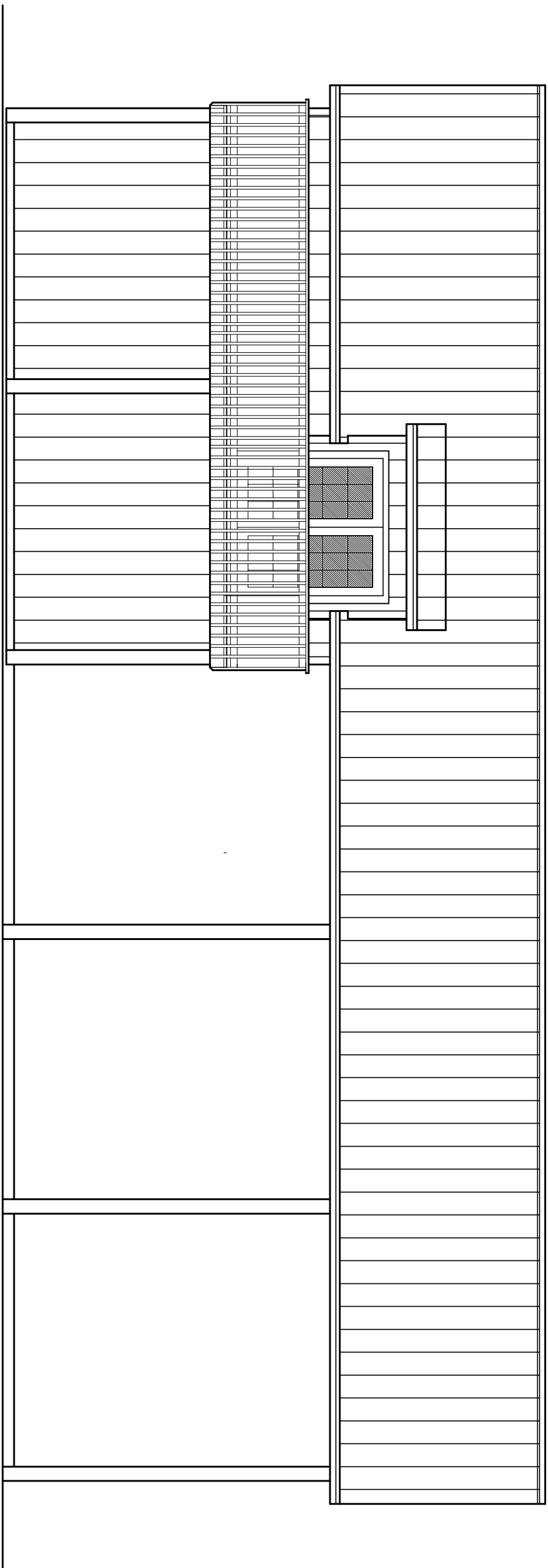
## FRONT ELEVATION

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



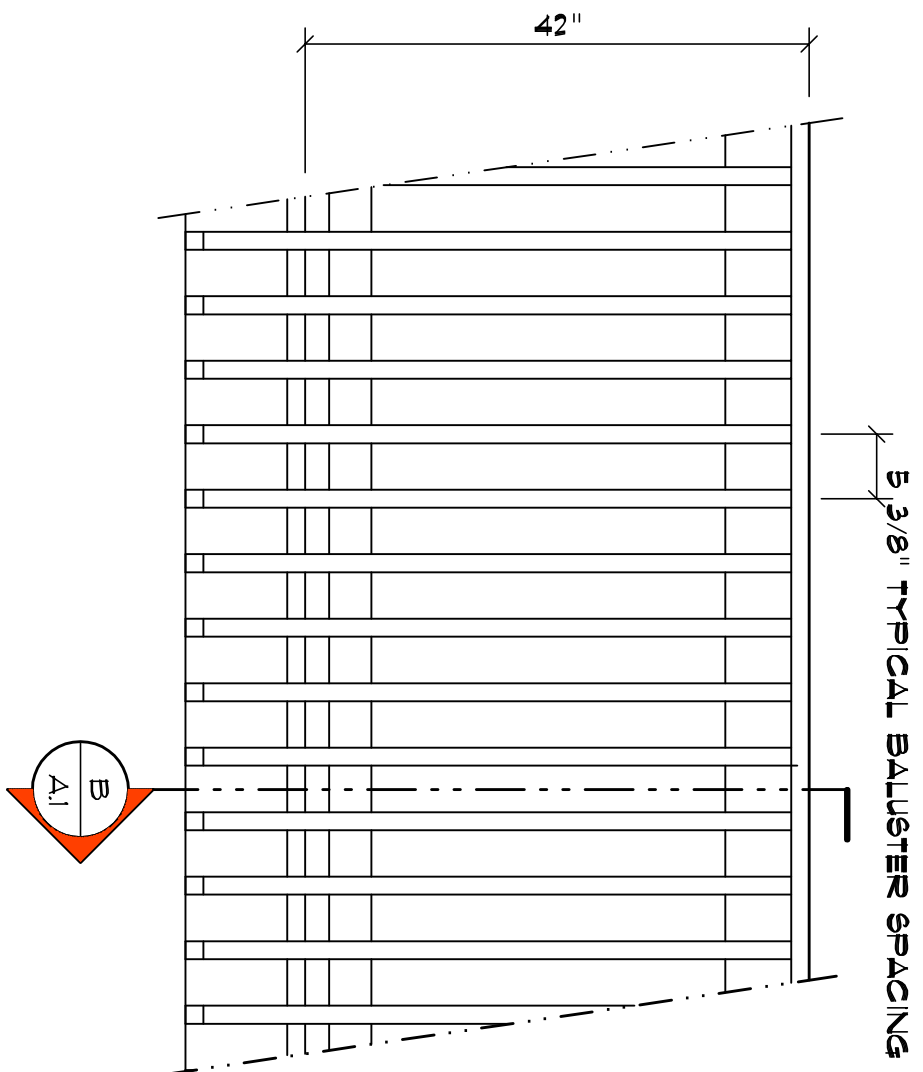
## SIDE ELEVATION

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



## SIDE ELEVATION

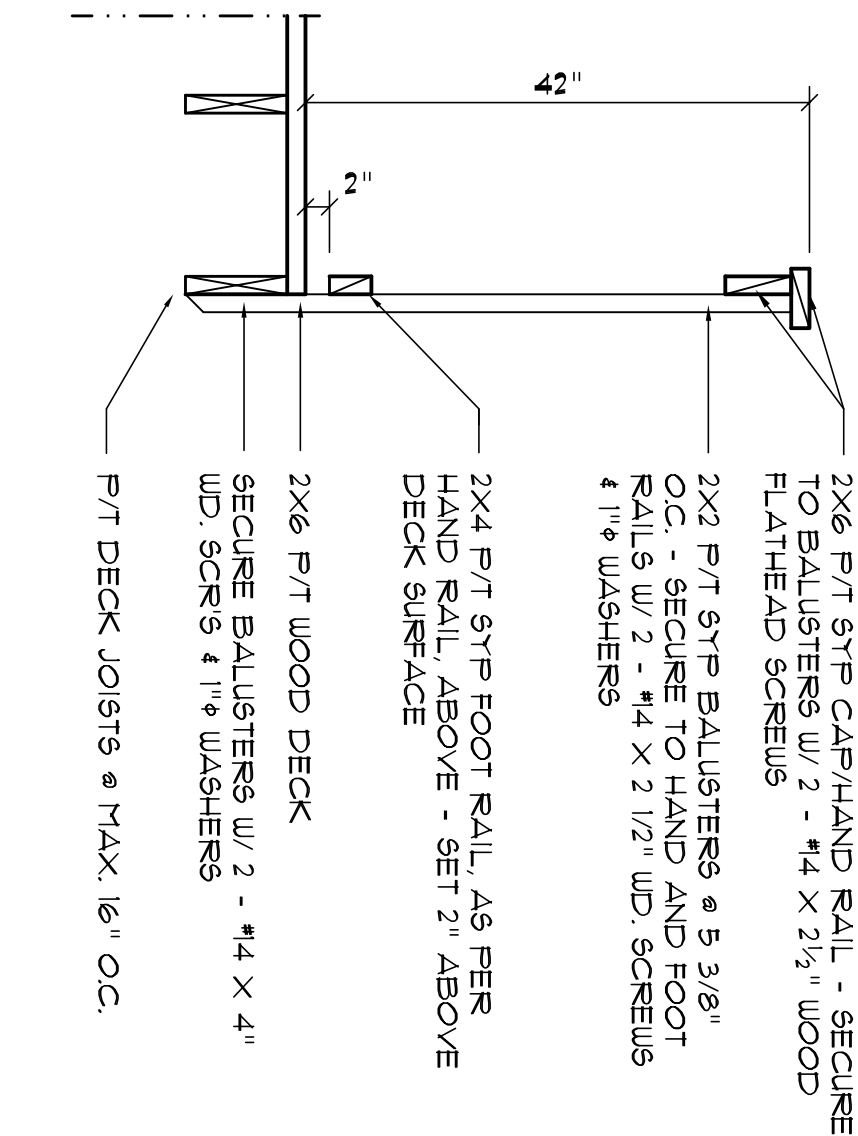
SCALE: 3/16" = 1'-0"



## Balcony Railing ELEV.

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

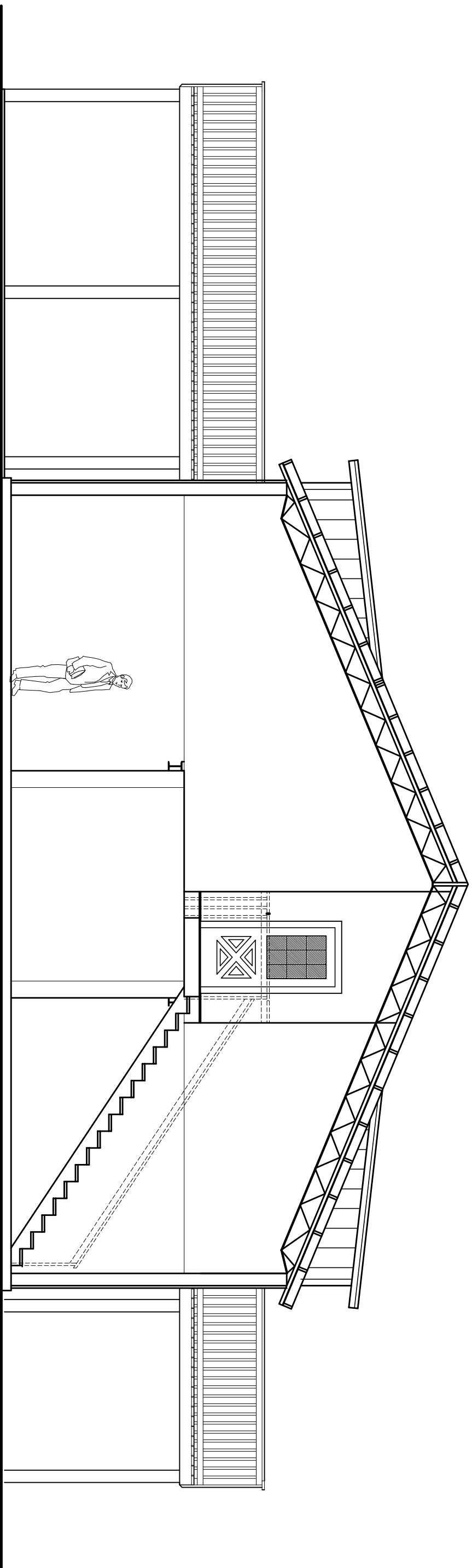
A



## Balcony Railing SEC.

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

B



## REAR ELEVATION

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

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A.1  
1 OF 6

DATE:  
21 APR 2021  
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2K21028

**NICHOLAS PAUL GEISLER ARCHITECT**  
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1758 NW Brown Rd.  
Lake City, FL 32055  
386-365-4355

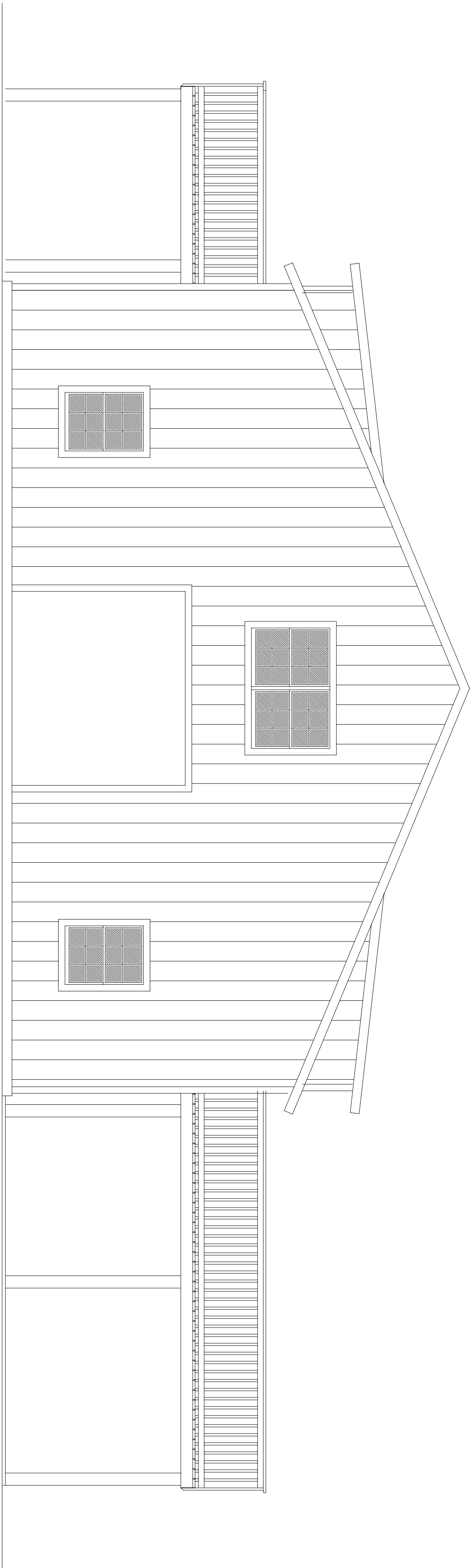
Celebrating  
49 Years of Service  
1972 - 2021  
N.P. Geisler, Architect  
AR0007005

"BARNDOMINIUM" CONVERSION for  
**MR. & MRS. S. ROWAN**  
WOODBOROUGH 6/D, COLUMBIA COUNTY, FLORIDA  
**ELEVATIONS**

DRAWN:  
128

REVISION:





Custom Residential Design for:

# Mr. & Mrs. S. Rowan

Columbia County, Florida

## Drawing Index

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G.1	GENERAL NOTES	21 APR 2021	.
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"BARNDOMINIUM" CONVERSION for  
**MR. & MRS. S. ROWAN**  
WOODBOROUGH S/D, COLUMBIA COUNTY, FLORIDA  
**COVER SHEET**



DATE:

21 APR 2021

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1 OF 1

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