

Custom Residential Design for:

Javier Rodriguez Columbia County, Florida

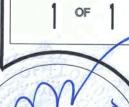
	Dra'w i	ing I	n d e x	
CS.1	COVER SHEET, DRAWING INDEX	A3	ARCHITECTURAL DETAILS	
N.I	GENERAL CONSTRUCTION NOTES	A.4	FOUNDATION PLAN & DETAILS	
A.I	BUILDING ELEVATIONS, BUILDING SECTION	A.5	FRAMING DETAILS, WALL SECTION	
A2	FLOOR PLAN, ELECTRICAL DETAILS, ARCHITECTURAL DETAILS			













GENERAL NOTES:

- 1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
- THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WAR-RANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORK-MANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
- 3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURE-POSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
- 4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
- 5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING THE THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
- 6. ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.

ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.

- 8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABLES LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COM-PLIANCE WITH "UL Design U333", BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
 - INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-11 BATT INSULATION.
- 12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GWB ON IX3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

AS - BUILT DRAWING REQUIREMENTS:

- A. ELECTRICAL "AS-BUILT" DRAWINGS
 ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP
 DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY
 CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN,
 RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS
 IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT.
 & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH.
 RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT
 TYPE W/ RATINGS & LOADS.
 CONTRACTOR SHALL PROVIDE I COPY OF AS-BUILT DWGS
 TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.
- B. H.V.A.C. "AS-BUILT" DRAWINGS
 H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP
 DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL
 DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING
 REPORT CONT'R SHALL PROVIDE I COPY OF AS-BLT. DWGS
- C. PLUMBING "AS-BUILT" DRAWINGS
 PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP
 DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL
 PLUMBING LINE LOCATIONS AND RISER DIAGRAM CONT'R
 SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER AND
 I COPY TO THE PERMIT ISSUING AUTHORITY.

TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.

ENERAL MILLWORK NOTES:

MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE LIKE FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTES I THRU 6 OF THE GENERAL NOTES, THIS SHEET.

SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FABRICATION AND DELIVERY OF MILLWORK, SHOWN IN THE DRAWINGS, TO THE JOB SITE, INSTALLATION OF CABINET HINGES, CATCHES, DRAWER & TRAY GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE BOLTS.

- ALL APPLICABLE STANDARDS OF "AWI QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
- AWI "CUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FOR THIS WORK.

MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER, THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MAT'LS OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WD. SPECIES RECEIVING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY ITEMS NOT MFD. BY THE ARCHITECTURAL WOODWORK FIRM AND HARDWARE SCHEDULE, SHOWING HARDWARE USED AT EA. LOCATION & CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.

- PRODUCTS SHALL INCLUDE THE FOLLOWING:

 SOFTWOOD SOLID STOCK PINE, C OR BETTER

 HARDWOOD SPECIES AS SELECTED BY OWNER

 PLYWOOD, OPAQUE FINISH FIR, GRADE A/B
- PLYWOOD, TRANSPARENT FINISH SPECIES AS SELECTED BY OWNER PARTICLE BOARD HIGH DENSITY, W/ RESIN BINDER LAM. PLASTIC MFG, COLORS, PATTERNS & TEXTURES AS SELECTED BY OWNER
- LAMINATING ADHESIVES POLYVINYL ACETATE, UREA-FORMALDEHYDE, CASEIN
- ASSEMBLE WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL INSOFAR AS POSSIBLE.
- E PROTECT 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
- FABRICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
- INSTALL HARDWARE IN ACCORDANCE WITH MANUFR'S DIRECTIONS.
 LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
- II DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

ENERAL H.V.A.C. NOTES:

AND SMACNA STANDARDS.

INSTALLATION.

- 1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUB-JECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/D.Ia.
- 2 HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
- 3 HYAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HYAC SUB-CONTRACTOR.
- _
- 1. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA

17.

- 10 HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, AND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFG'R.
- 12. ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSOR(S) SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE, BY THE OWNER.
- 13. ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
- 14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION.

18. COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE Nr. 29, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

GENERAL PLUMBING NOTES:

- 1. SUB-CONTRACTORS PEROVIDING PLUMBING MATERIALS AND INSTALL-ATION SHALL BE SUBJUECT TO THE PROVISIONS OF NOTES 1 THRU 6.
- 2. ALL WORKMANSHIP ANNO MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOGCAL CODES, RULES AND ORDINANCES.
- 3. ALL MATERIALS SHALL BE NEW.
- 4. ALL WORK SHALL BE ! PREFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CCLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLLY OPERATIONAL.
- 5. ALL EXCAVATION & BAACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
- 6. PLUMBING FLAT PLANSIS AND RISER DIAGRAMS (IF INCLUDED) ARE DIA-GRAMATIC. DO NOT SCCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURGES.
- 1. ALL WORK SHALL BE (COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
- 8. WATER PIPING SHALL EBE TYPE L COPPER UP TO 1", & TYPE K FOR ALL LARGER SIZES. ALL UNNDERGROUND PIPING SHALL BE TYPE K COPPER AT THE OWNERS OPTIOON SUPPLY PIPING MAY BE C.P.V.C., SCHEDULE 40 OR SCHEDULE 80.
- 9. DO NOT USE LEAD BASSED SOLDER FOR JOINING SUPPLY PIPING.
- 10. SOIL, WASTE, VENT & REAINWATER PIPING SHALL BE CAST IRON NO-HUB 301-72 ABOVE GRADE : WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL & SPIGGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNNERS OPTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
- AIR CONDITIONING CONNDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER I DRAIN, WASTE OR VENT PIPE AND FITTINGS, OR P.Y.C., SEE NOTE 12, BELLOW. INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND.), AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.;
- 12. P.V.C. SCHEDULE 40 PIBIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CCONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCALL BUILDING CODES & OFFICIALS, P.V.C. MAY NOT BE USED TO PENETRATITE CHASES OR FIRE RATED WALLS / CEILINGS.
- 13. ALL FIXTURES MUST BEE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDEDD, MARKED ACCESS PANELS.
- 14. FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVEED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
- 15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND > EQUIPMENT CONNECTIONS.
- 16. ISOLATE COPPER PIPINING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
- 17. PROVIDE 1/2" TRAP PRIRIMER LINE FOR ALL FLOOR DRAINS FROM NEAR-EST PLUMBING FIXTURE, E. DO NOT MANIFOLD.
- 18. PROVIDE ACCESS PANILELS FOR ALL CONCEALED VALVES.
- 19. PROVIDE COMBINATION OVERPLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS I DIRECTED BY THE OWNER.
- 20. FIXTURES, HARDWARE, EEQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNNER.

GENERAL WELL & SEPTIC NOTES:

- 1. SUB-CONTRACTORS PROOVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALLL BE SUBJECT TO THE PROVISIONS OF NOTES I THRU 6, THIS SHEET
- 2. LOCATION OF POTABLE : WATER WELLS SHALL BE DETERMINED BY THE OWNER IN CONSULTATION'N WITH THE WELL DRILLING CONTRACTOR. WELLS SHALL NOT BE LOCATED CLOSER THAN 15'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK COR DRAINFIELD, EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
- 3. POTABLE WATER WELLS; SHALL BE A MINIMUM 4" WITH BLACK IRON CASING TO A DEPTH OF : 80'-0". PUMPS SHALL BE OF THE SUBMERSIBLE TYPE, THREE WIRE SYSTEM, MINIMUM HORSEPOWER SHALL BE 1/2 H/P OR AS DIRECTED BY THE ODWNER, MOTOR STARTER SHALL BE ENCLOSED IN A WEATHERPROOF HODUSING, MOUNTED ON A P/T 4X4 POST AT THE WELL HEAD.
- 4. WELL HEAD SHALL PROJJECT 12" ABOVE GRADE.
- 5. ALL REQUIRED COMPONNENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INNCLUDING ANTI-FREEZE BLEEDER FITTING, CHECKVALVE, AIR BLEEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR/CONTACTORR, UNIONS AND PRESSURE GAUGE.
- 6. PRESSURE TANK SHALL E BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE B'3Y THE OWNER.
- 1. SEPTIC TANK LOCATION & DRAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH | DEPARTMENT, IN CONSULTATION W/ THE OWNER.
- 8. SEPTIC TANKS SHALL BEE OF A SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH I DEPARTMENT. TANK MAT'L SHALL BE POURED CONCRETE OR FIBERGLAASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
- 9. SEPTIC DRAINFIELDS SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPOARTMENT. DRAINFIELD PIPING SHALL BE CLAY TILE OR P.V.C. OR POLY: AS ALLOWED BY THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE 3/4" WASHED ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIFIC TANK PERMIT.
- 10. SAND FILTER BEADS, MODUND SYSTEMS, DOSING TANKS, GREASE TRAPS, DISTRIBUTION BOXES, GRRINDER PUMPS, SUMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUUIRED OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

ELECTRICAL NOTES: General

- DO NOT SCALE THE ELECTRICAL DRAWINGS, REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT, CONFIRM WITH OWNER.
- 2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 2014 EDITION, AND IT'S AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
- GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-1934.
- 4. INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, TW, THWN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED TYPE.
- 5. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND BRINGING OUT A TAP, ASSURING NO OPENINGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.
- 6. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL WHITE, GROUND GREEN, LINE ALL OTHER COLORS.
- 7. INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
- 8. INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, REST-ROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
- 9. INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
- 10. INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PIECES OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID EQUIPMENT IS NOT VISIBLE FROM THE CIRCUIT BREAKER THAT PROTECTS IT: SIZE IN ACCORD WITH THE LOAD. ALL DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE QUICK-BREAK TYPE ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
- 11. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVER-LOAD RELAYS IN EACH HOT LEG.
- 12. ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
- 13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRES FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
- 14. OUTLET BOXES SHALL BE PRESSED STEEL OR PLASTIC OR ALL DRY LOCATIONS. FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
- 15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
- 16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. CO-ORDINATE WITH HYAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS SO THAT A COMPLETE, FUNCTIONING SYSTEM IS INSTALLED, IN EACH CASE, WITH NO EXTRA COST TO THE OWNER.
- 17. EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 100-12F.
- 18. 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.
- 19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
- 20. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
- 21. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR HYAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HYAC CONTRACTOR, AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
- 22. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
- 23. ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP. NO TIE HANDLES OR TANDEMS SHALL BE
- 24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (C.L.) RATED 200,000 AIC.
- 25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
- 26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
- 27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
- 28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
- 29. WHEN CONDUIT RUNS EXCEED 200 FEET, PULL BOXES SHALL BE INSTALLED SO THAT NO PULL EXCEEDS THIS DISTANCE.
- 30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 130 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:
FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS
ie: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL
REQUIRE FOUNDATION MODIFACATIONS

LIVE LOADS: 1st FLOOR: 40PSF, 2nd FLOOR: 30PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: 2017 FLORIDA BUILDING CODE

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - LATEST LIFE SAFETY: NFPA-101 - LATEST

CONSTRUCTION DOCUMENTS

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

DO NOT SCALE OFF THESE PLANS

AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATIONS OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO FINAL PLAN SETS

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

REVISION:

Copyright 2020 © N.P. Geisler, Architect

DRAWN:

COLUMBIA COUNTY, FLORIDA





DATE:

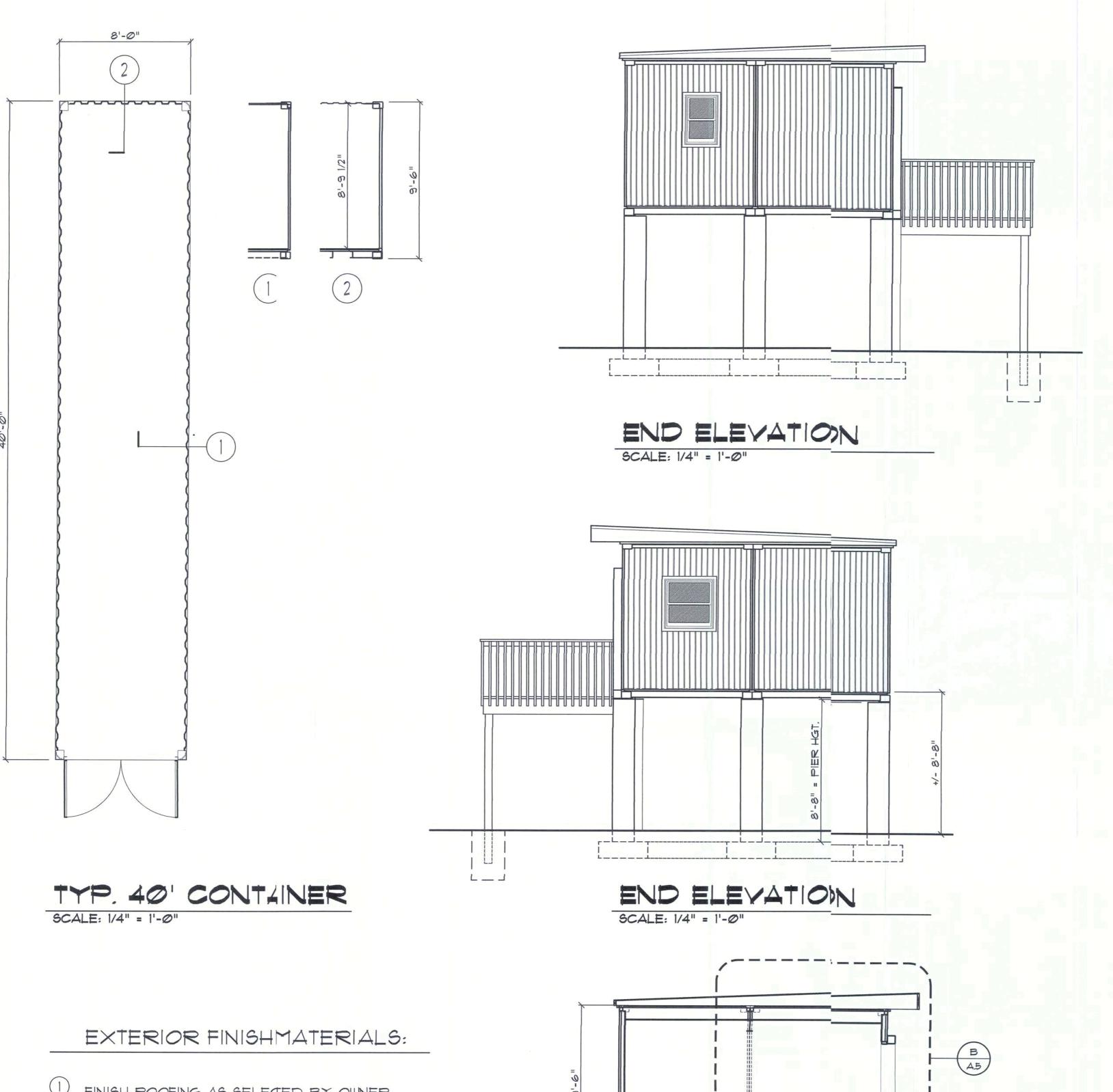
10 AUG 2020

2K2Ø63

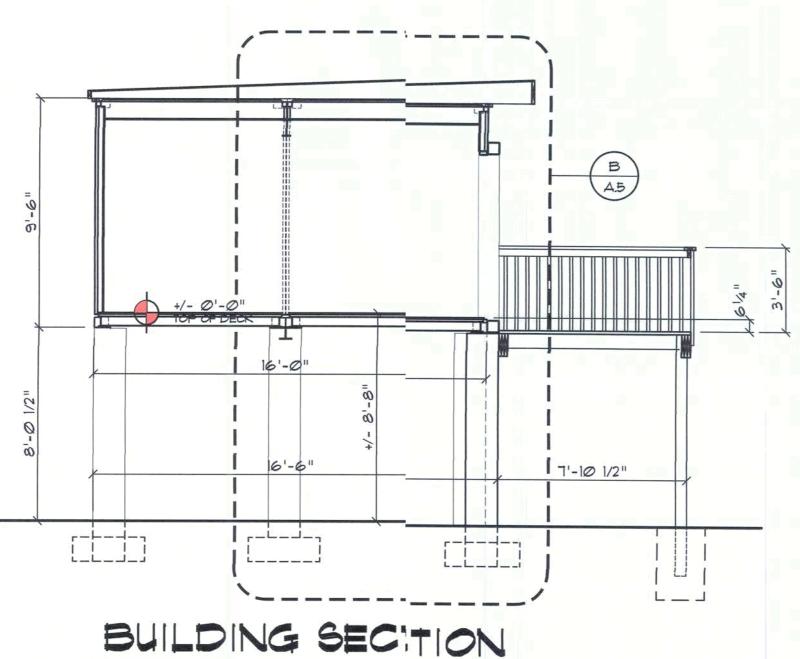
SHEET:

N.1

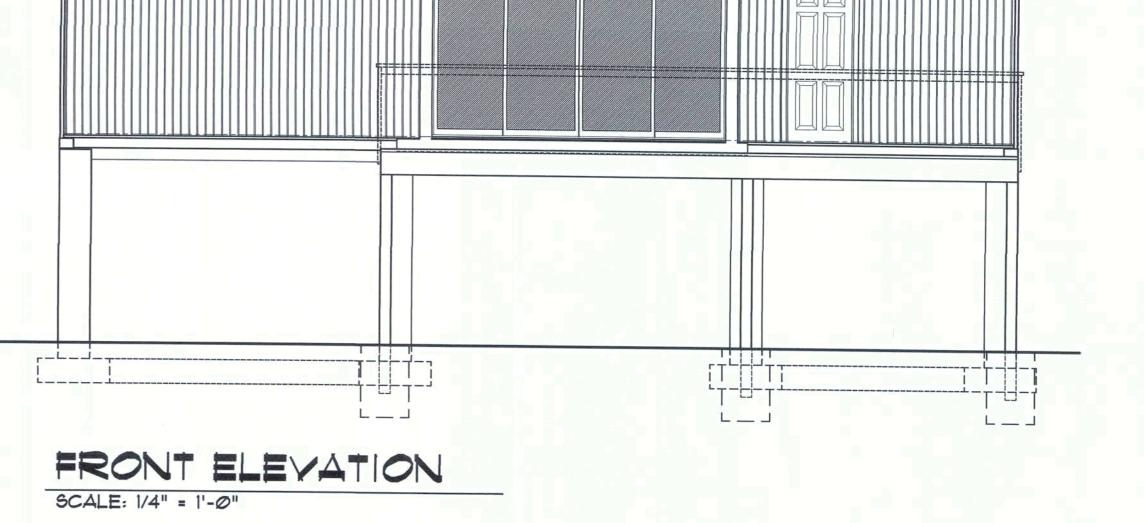
77

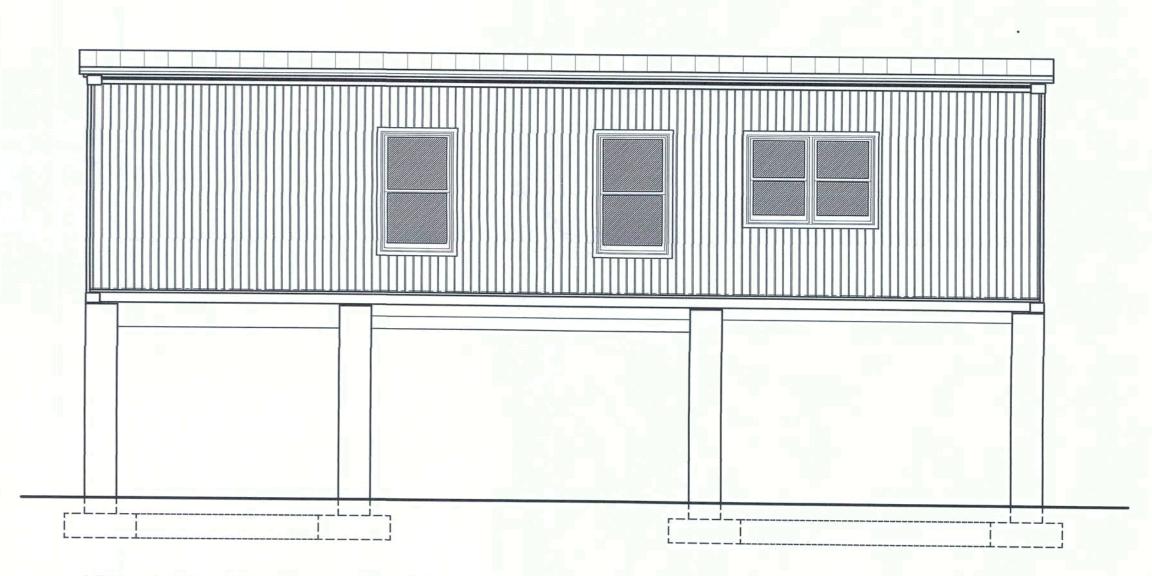


- 1 FINISH ROOFING AS SELECTED BY OWNER
- 2 MTL. FLASHING ON IX CYPRESS FASCIA
- 3 PORCH BEAM SEE PLAS FOR SIZE
- 4 FIBERGLASS ENTRY DOOF, STYLE SELECTED BY THE OWNER - PAINTELFINISH
- 5 EXPOSED STEEL CONEX V PRIMER & 2 COATS ALKYED ENAME! - COLOR PER OWNER
- P/T WOOD PORCH DECK, I/ P/T WD. EDGE BAND & P/T WD. RAILING
- SINGLE HUNG ALUMINUM WIDOWS W/ DBL. GLAZING, AS SELECTED BY OWNER
- P/T WOOD PORCH POSTS, PRIMED & PAINTED
- CMU FOUNDATION PIERS- INISH AS DIRECTED BY OWNER



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





REAR ELEVATION

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

GENERAL INTERIOR FINISH SCHEDULE:

FLOOR AREA:	CARPET AND PAD, PATTERN & COLOR AS PER THE OWNER OR LAMINATE STRIP WOOD - SEE OWNER FOR CHANGES
RESTROOM FLOOR:	THINSET CERAMIC TILE OR NATURAL STONE, PAT. & COLOR AS SELECTED BY THE OWNER
BASE:	TRIM AS PER DETAIL ON A3, COLOR AS SELECTED BY THE OWNER OR CERAMIC TILE OR STONE - MATCH WITH FLOORING
TRIM:	COVES, CROWNS, CASINGS CHAIRAILS AND THE LIKE AS PER DETAIL ON A3, STAIN & VARNISH OR PAINT COLOR AS SELECTED BY THE OWNER
WALLS:	1/2" GWB, PRIMED AND PAINTED 2 COATS LATEX WALL PAINT, COLOR & GLOSS AS SELECTED BY THE OWNER
MAIN CEILING:	5/8" GWB, DIRECT HUNG, TAPED & FINISHED, W/ 2 COATS OF LATEX CEILING PAINT, COLOR & GLOSS AS SELECTED BY THE OWNER
APPLIED FINISHES:	APPLIED FINISHED TO GWB, Ie: SPRAY, KNOCK-DOWN, SKIP-TROWEL AND SIMILAR TREATMENTS AS DIRECTED BY THE OWNER.
CABNETS:	AS SELECTED BY THE OWNER, MINIMUM API GRADE: "CUSTOM" - ALL

COUNTERTOPS SHALL BE AS SELECTED BY THE OWNER

TEMPERED GLASS NOTES:

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

- GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
- 2. GLAZING IN DOORS AND WALLS OF ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND OTHER SUCH FACILITIES WHERE SUCH GLAZING IS LOCATED 36 INCHES (914 MM) OR LESS, MEASURED HORIZONTALLY, FROM A STANDING OR WALKING SURFACE WITHIN THE ENCLOSURE AND WHERE THE BOTTOM EDGE OF THE EXPOSED GLAZING IS LESS THAN 60 INCHES (1524 MM), MEASURED VERTICALLY, ABOVE SUCH STANDING OR WALKING
- 3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
- EXCEPTION: GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION IN GROUP R3 OR WITHIN DWELLING UNITS IN GROUP R2 SHALL BE SUBJECT TO 2004 FBC 24052.1(4).
- LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE

- 4.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT (0.84
- 42 BOTTOM EDGE LESS THAN 18 INCHES (451 MM) ABOVE THE FLOOR.

4.3 TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.

4.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM)
HORIZONTALLY OF THE PLANE OF THE GLAZING.

Copyright 2020 © N.P. Geisler, Architect



10 AUG 2020

COMM:

2K2Ø63

SHEET:

General Lighting/Receptacles @ 3w/sf 640.0 sf x 3w = 1920.0W Washer Circuit 1500.0w Dishwasher Circuit 1500.0w Sm. Appliance Circuits (3 @ 1500w) 4500.0w Sub-Total 9420.0W Ist 3KW @ 100% 3000.01 Bal. of KW @ 35% 1926.01 Fixed Appliances: Refrigerator 1200.0W Clq. Fans (3 @ 300w) 900.0W Water Well Pump 1200.0w INSTANT EWH 9600.0W Spares (8 @ 400w. 3200.0W Sub-Total 16100.0w Load @ 75% D.F. 12075.0u 100% Demand Factor Loads: Dryer 5000.0u 8000.0u HVAC System (1.5T Heat Pump) 1800.0u Total Demand Load: 31801.0u FEEDER SIZE: 31801.0w / 240v = 132.5 amperes

USE: 2 *2/0 THW Cu, 1 *1 THW Cu Neut. w/ 1 *1 Cu GND / 21/2" C

PANEL SCHEDULE

TOTAL CONNECTED LOAD:

PANEL "L": 2004 - MLO - 120/240V - 10 - 4 WIRE 40 SLOT - FLUSH MOUNT

	TO SECT - FEASH FICURT						
Cir. Nr.	Location	Trip Poles	Wire Size	Load			
1-4	Lighting/Recept.	15A/IP	14TW	19201			
5	Dishwasher	II	п	15001			
6-8	Sm. Kit. Appliances	20A/IP	12TW	45001			
9	Ceiling Fans	15A/IP	14TW	9001			
10	Refrigerator	15A/IP	п	12001			
11,13	EWH	50A/2P	6TW	96001			
12,14	Range	50A/2P	6TW	8000L			
15,17	Water Well	20A/2P	12TW	12000			
16.18	Dryer	30A/2P	IOTW	50001			
19,21	HYAC CU I	20A/2P	12TW	10801			
20	HYAC AHU 1	20A/IP	II.	3601			
22	HYAC AHU 2	20A/IP	11	360U			
23	Spare	-	-	400U			
24-30	Spare	-	-	2400U			
31-40	Space	-	-	ØU.			

ELECTRICAL PLAN, NOTES

INSTALLATION SHALL BE FPER 2008 NAT'L. ELECTRIC CODE. WIRE ALL APPLIANCES, HYVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

CONSULT THE OWNER FOR ? THE NUMBER OF SEPERATE TELEPHONE LINES TO BE I INSTALLED.

ALL SMOKE DETECTORS S'SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELLECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHUER INSTALL INSIDE AND NEAR ALL BEDROOMS.

PROVIDE & INSTALL CARBONN MONOXIDE DETECTORS IN ALL BEDROOMS, @ 12" ABV. FIN. FL:L., INTERLOCKED TOGETHER.

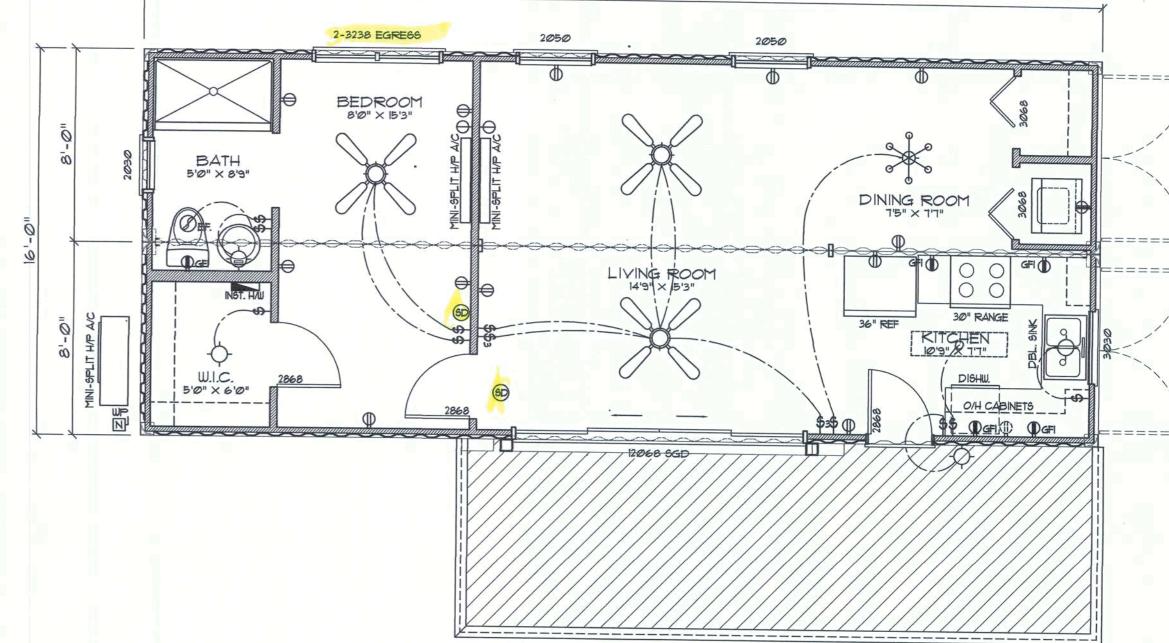
TELEPHONE, TELEVISION ALAND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHAALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST | EDITION.

ALL RECEPTICALS, NOT OTHERWISE DESIGNATED, SHALL BE ARC FAULT INTERRUPTER TTYPE, EXCEPT DEDICATED OUTLETS.

ALL RECEPTICALS IN KITCHEN AND BATHS SHALL BE GROUND FAULT INTERRUPTER TYPE : (GFI).

ALL EXTERIOR RECEPTICAALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTETER TYPE (WP/GFI).

ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT T PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESGCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIREE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDEE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS CONTRACTOR SHALL PROVVIDE I COPY OF AS-BUILT DWGS TO OWNER & I COPY TO THELE PERMIT ISSUING AUTHORITY.

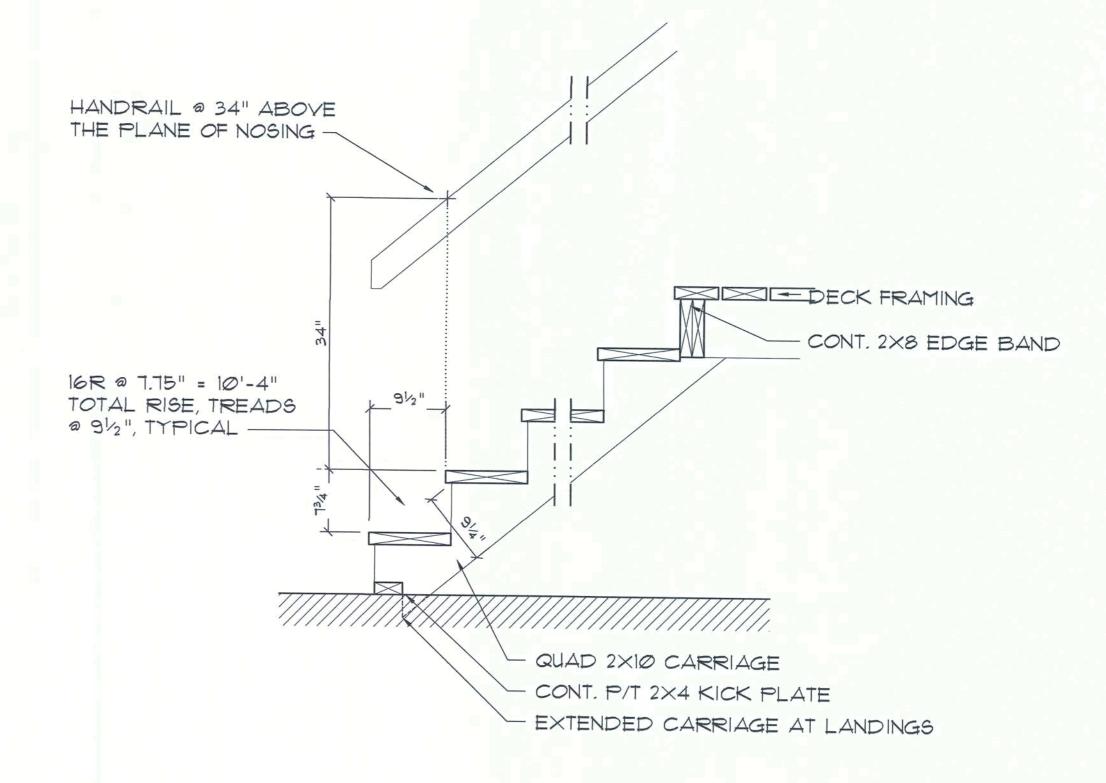


40'-0"

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

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

PROVIDE 2X6 BACKING AT ALL OVERHEAD CABINET LOCATIONS, FLUSH WITH FACE OF FRAMING - TOP OF BACKING TO BE 7'-0" A.F.F.



Typical Stair DETAIL

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

PLACE STAIRS AS DIRECTED BY OWNER - SEE DETAILS ON A2

Electrical SYMBOLS

M NON-FUSED DISC. SWITCH

HVAC AIR HANDLER UNIT

FINISH GRADE

(5) ALTERNATE LOCATION

 $\begin{array}{c} \hbox{(1)} \quad \text{Service/Feeder Entrance Conductors: } 2^{1}\!\!/_{2}\text{" rigid conduit, min.} \\ \hbox{(18" deep, w/ continuous Ground Bonding Conductor, Service/} \end{array}$

(3) Main Disconnect Switch: fused or Main BRKR, weatherproof,

(2) Meter Enclosure, weatherproof, U.L. Listed.

(6) House Panel (PNL), U.L. Lised, sized per schedule.

with the Service Ground Conductor.

ELECTRICAL RISER

DIAGRAM: 200A

SCALE: NONE

3842ØU

Entrance Conductors shall not be spliced except that bolted

connections at the Meter, Disconnecting Devices and Panel

4) Service entrance Ground: 5%" + iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding Conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per Item 5, below.

(5) 200 AMPERE SERVICE: 3-*2/0-USE-Cu, I-*4-Cu-GND, 2" Conduit.

Equipment Disconnect Switch: non-fused, in weatherproof

(8) Provide Ground Bond Wire to metal piping, size in accordance

THE MINIMUM AIC RATING FOR PANEL BOARDS, BRKRS AND DISCONNECT SWITCHES SHALL BE 22,000 AIC.

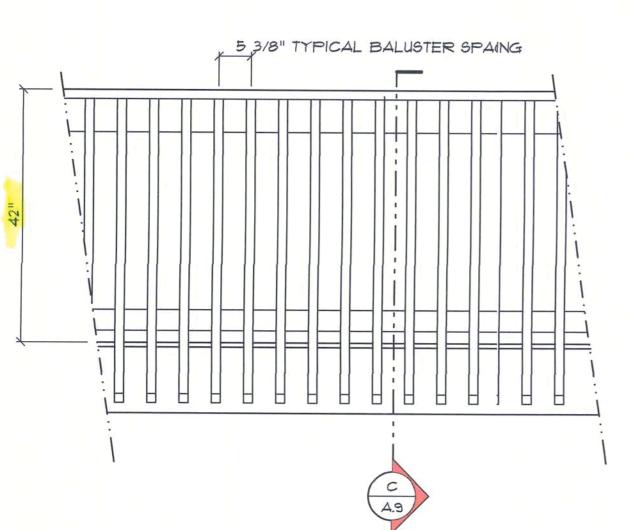
enclosure, size according to Panel Schedule loads.

OR DUCT BLOWER

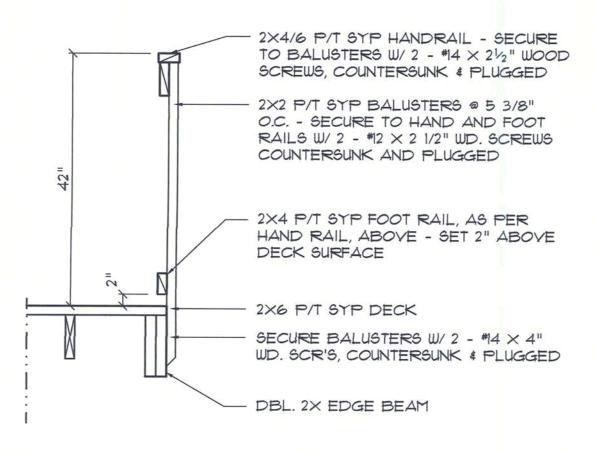
OR PACKAGE UNIT

1 200 3 HVAC CONDENSING UNIT

POWER LIGHTING P DUPLEX WALL RECEPTACLE SPST WALLL SWITCH DUPLEX WALL RECPT., BELOW COUNTER \$3 DPDT WALL SWITCH (3-WAY) 240Y OUTLET CEILING F.FAN, W/ LED. LIGHT FIXTURE PGF GND FAULT INTERRUPTER DUPLEX RECEPT. OF WEATHER PROOF OF DUPLEX RECEPT. 2 LAMP LEED. PRISMATIC WRAP SURFACE ! FIXTURE JUNCTION BOX 0 MOTOR (SP - SUBMERSIBLE PUMP) LED. LIGHHT FIXTURE ELECTRICAL PANEL VAPOR PEROOF LED. LIGHT FIXTURE ELECTRICAL PANEL SWITCH/FIXIXTURE WIRING ØEF. EXHAUST FAN CONTROL _ WIRE / LOW YOLTAGE SMOKE DETECTOR, 120V



Balcony Railing ELEV. SCALE: 3/4" = 1'-0"



Balcony Railing SEC. SCALE: 3/4" = 1'-0"

GIENERAL NOTES:

ALL LUMBER SHALL BE SOUTHERN BALD CYPRESS (RED OR YELLOW), GRADE 2 OR BETTER.

2. FASTENERS SHALL BE AS FOLLOWS: * 12d GALVANIZED FINISH NAILS #14 × 4" GALY. WOOD SCREWS #14 × 2 1/2" GALY. WOOD SCREWS REFER TO DETAILS FOR APPLICATION.

ALL WOOD SHALL BE SMOOTH SANDED READY FOR APPLIED FINISH, AS DIRECTED BY THE OWNER.

ALL CUTS SHALL BE MADE PLUMB AND SQUARE.

FINISH NAILS SHALL BE SET BELOW SURFACE OF ATTACHED MEMBER.

6. . ALL SCREW HEADS SHALL BE COUNTERSUNK AND PLUGGED, FLUSH WITH SURROUNDING WOOD SURFACE.

JOB CONDITIONS AS ENCOUNTERED SHALL BE TREATED PER THESE TYPICAL DETAILS -RAILINGS SHALL BE A MINIMUM OF 42" ABOVE WALKING SURFACE AND ALL OPENINGS SHALL BE LIMITED TO REJECT A 4" BALL.

7 III CE

REVISION:

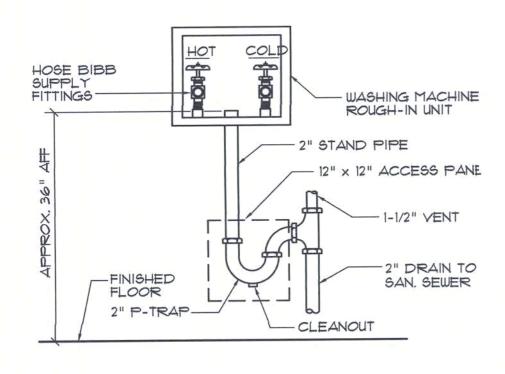
DRAWN:

Copyright 2020 © N.P. Geisler, Architect

DATE: 10 AUG 2020 COMM: 2K2Ø63

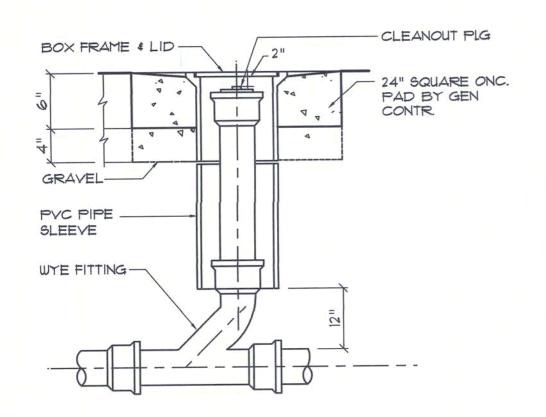
SHEET: 2 of 5





Washing Machine DET.

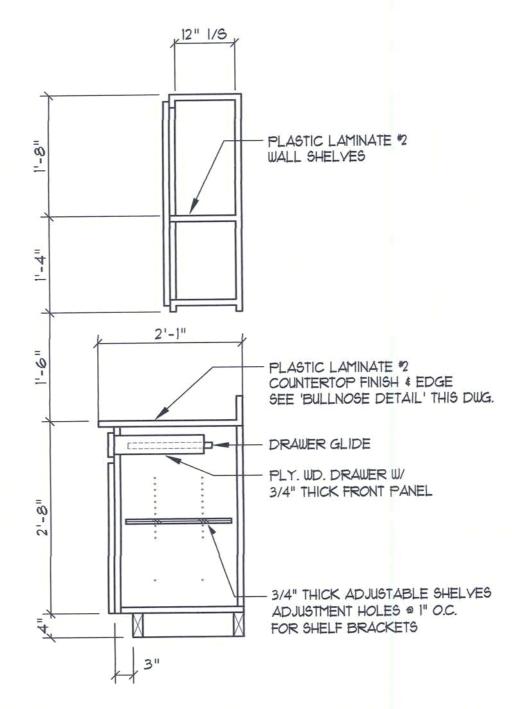
N.T.S.



Outdoor Cleanout DETAIL E

NOTE!
THESE CABINET DET'S ARE GENERAL IN NATURE & PROVIDE A BASIS FOR ACTUAL CABINET CONSTRUCTION.

NOTE!
PROVIDE 2X6 BACKING AT ALL OVERHEAD CABINET
LOCATIONS, FLUSH WITH FACE OF FRAMING - TOP OF
BACKING TO BE 1'-0" A.F.F.



Base & O/H Cab.

SCALE 3/4" = 1'-0"

NOTE!

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

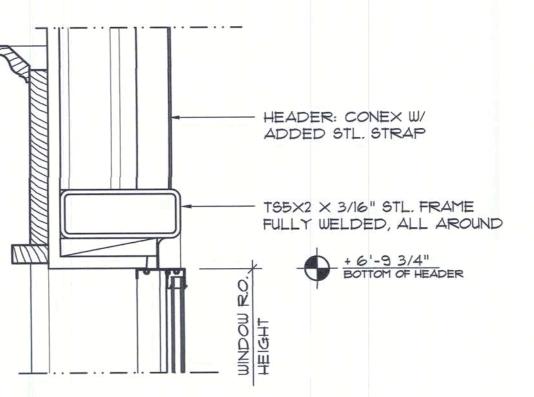
Typ. Cabinet DET'S SCALE 3/4" = 1'-0"

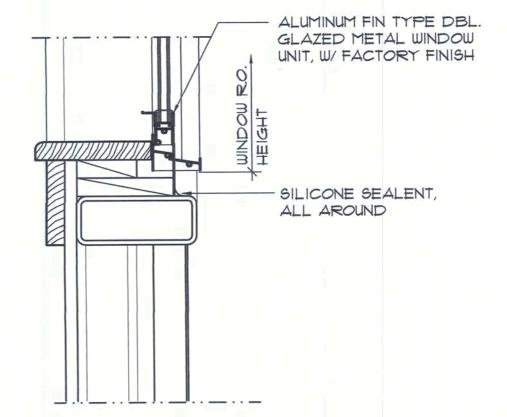
NDOW SCHEDULE			
DESCRIPTION	INSTALLATION	MODEL	NOTTE
SINGLE HING ALLM SASH III/ INSULGLASS	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	_
SINGLE HUNG ALUM. SASH W/ INSULGLASS	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
	DESCRIPTION SINGLE HUNG ALUM. SASH W/ INSULGLASS SINGLE HUNG ALUM. SASH W/ INSULGLASS SINGLE HUNG ALUM. SASH W/ INSULGLASS	DESCRIPTION SINGLE HUNG ALUM. SASH W/ INSULGLASS I" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C. I" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C. I" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	DESCRIPTION SINGLE HUNG ALUM. SASH W/ INSULGLASS I" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C. SERIES 650 SERIES 650 SERIES 650

ALL WINDOWS ARE INSULATED AND WEATHERSTRPED AS MANUFACTURED BY "MI HOME PRODUCTS, INC."

- OTHER MANUFACTURERS/PRODUCTS SHALL BE:ONSIDERED AS EQUAL IF THEIR WIND DESIGN PERFORMANCE MEETS OR EXCEEDS THESE UNITS

NOTE, VERIFY ROUGH OPENING WINDOW REQUIREENTS PRIOR TO CONSTRUCTION.





Typical Window DET'S SCALE: 3" = 1'-0"

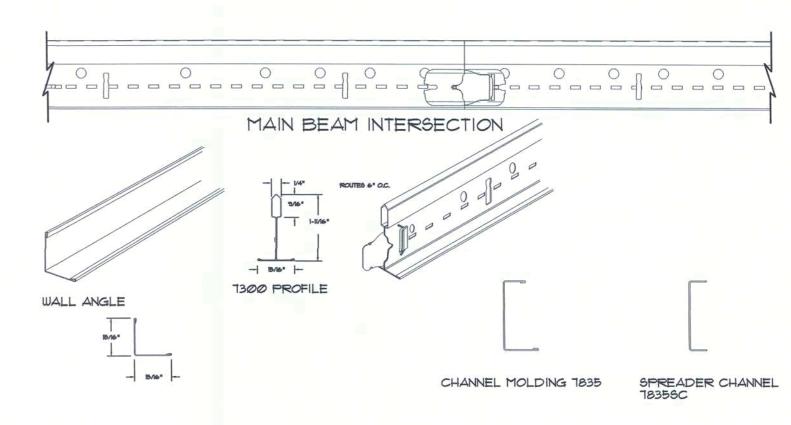


NOTE !!! EXTERIOR DOORS SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCT:

SERIES ENTERGY 6-8 W/E INSWING OPAQUE RESIDENTIAL INSULATED STEEL DOOR W/ STEEL FRAME AS MFG'D BY "PREMDOR ENTRY SYSTEMS"

NOTE !!! WINDOW ASSEMBLIES SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCTS:

"MI HOME PRODUCTS, INC." SERIES 450/650 ALUMINUM WINDOWS, SINGLE HUNG, I, 2 & 3 MULLED UNITS, PICTURE WINDOWS & SLIDING GLASS DOORS
PER ASTM E 283, ASTM E 330 & ASTM E 547



SUSPENDED CEILING REQUIREMENTS:

A. CeilingPanels:1. Armstrong World Industries, Inc.

ACOUSTICAL CEILING UNITS

A. Acoustical Panels Type ACT-l:
 Surface Texture: Medium
 Composition: Mineral Fiber
 Color: White

4. Size: 24in × 24in × 5/8in
5. Edge Profile: Angled Tegular for interface with Prelude ML 15/16" Exposed Tee.
6. Noise ReductionCoefficient (NRC): ASTM C 423± Classified

with UL label on product carton, Ø.55.

7. Ceiling Attenuation Class (CAC): ASTM C 1414± Classified with UL label on product carton, 33

8. Flame Spread: ASTM E 1264± Class A (UL)

9. Light Reflectance (LR): ASTM E 1411± White Panel: Light

Reflectance: 0.82.

10. Dimensional Stability: Standard .

11. Acceptable Product: Cortega Tile & Lay-In, 704 as manufactured by Armstrong World Industries.

SUSPENSION SYSTEMS

A. Components: All main beams and cross tees shall be commercial quality hot-dipped galvanized (galvanized steel, aluminum, or stainless steel) as per ASTM A 653. Main beams and cross tees are double-web steel construction with type exposed flange design. Exposed surfaces chemically cleansed, capping pre-finished galvanized steel (aluminum or stainless steel) in baked polyester paint. Main beams and cross tees shall have rotary stitching (exception: extruded aluminum or stainless

Structural Classification: ASTM C 635 HD.
 Color: White and match the actual color of the selected ceiling tile, unless noted otherwise.

Acceptable Product: Prelude ML 15/16" Exposed Tee as manufactured by Armstrong World Industries, Inc.
 High Humidity Finish: Comply with ASTM C 635 requirements for Coating Classification for Severe Environment Performance where high humidity finishes are indicated.
 SS Prelude Plus by Armstrong World Industries, Inc. - 100% Type 304 STAINLESS Steel.

Type 304 STAINLESS Steel.

2. AL Prelude Plus by Armstrong World Industries, Inc. - all ALUMINUM

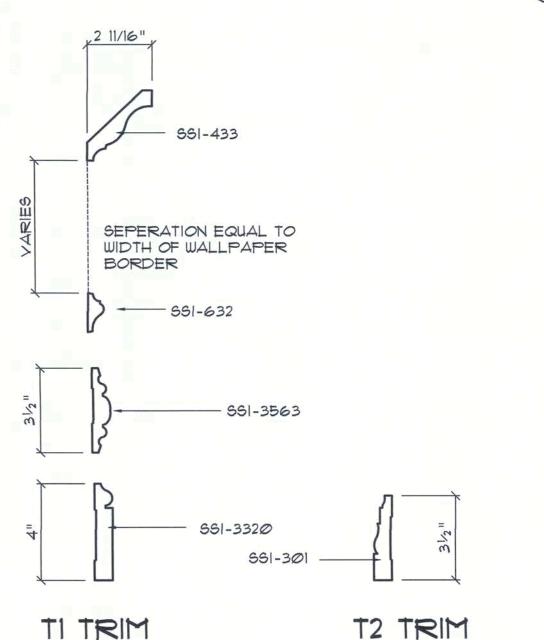
 Prelude Plus XL. Fire Guard by Armstrong World Industries, Inc., G-60 Hot dipped galvanized /aluminum capping
 Structural Classification: ASTM C 635 duty class.
 Color: ³4Stainless for SS only ¹/₈³4White aluminum ¹/₈ ³4Clear Anodized Aluminum ¹/₈

C. Attachment Devices: Size for five times design load indicated in ASTM C 635, Table 1, Direct Hung unless otherwise indicated.

D. Wire for Hangers and Ties: ASTM A 641, Class 1 zinc coating, soft temper, pre-stretched, with a yield stress load of at least time three design load, but not less than 12 gauge.

E. Edge Moldings and Trim: Metal or extruded aluminum of types and profiles indicated or, if not indicated, manufacturer's standard moldings for edges and penetrations, including light fixtures, that fit type of edge detail and suspension system indicated. Provide moldings with exposed flange of the same width as exposed runner.

TYPICAL SUSPENDED CEILING DET

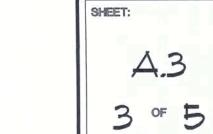


Wall/Ceiling Trim DETAIL

TRIM WOOD SPECIES SHALL BE "POPLAR"

ALL PROFILES AS PER S&S CRAFTSMAN, INC., TAMPA FLORIDA

ALTERNATE Nr.2: FOR TRIM TYPE TI, 2" DENTAL MOULDING MAY BE INSERTED BETWEEN SSI-456 AND SSI-3349





Copyright 2020 N.P. Geisler, Archi

REVISION:

DRAWN:

178

Ë

AVIER RODRIGUE COLUMBIA COUNTY, FLORIDA

Celebrating
48 Years of Service

1972 - 2020

N.P. Geisler, Architect
AR0007005

PAUL SLER 1758 NW Brown Rd. TECT 1758 NW Brown Rd.

DATE:

20 JUL 2020

10 AUG 2020

2K2Ø63

SHEET:

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

THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2015 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!

ADDED FILL SHALL BE APPLIED IN 8" LIFTS -EA. LIFT SHALL BE CONPACTED TO 95% DRY COMPACTION PER THE "MODIFIED PROCTOR"

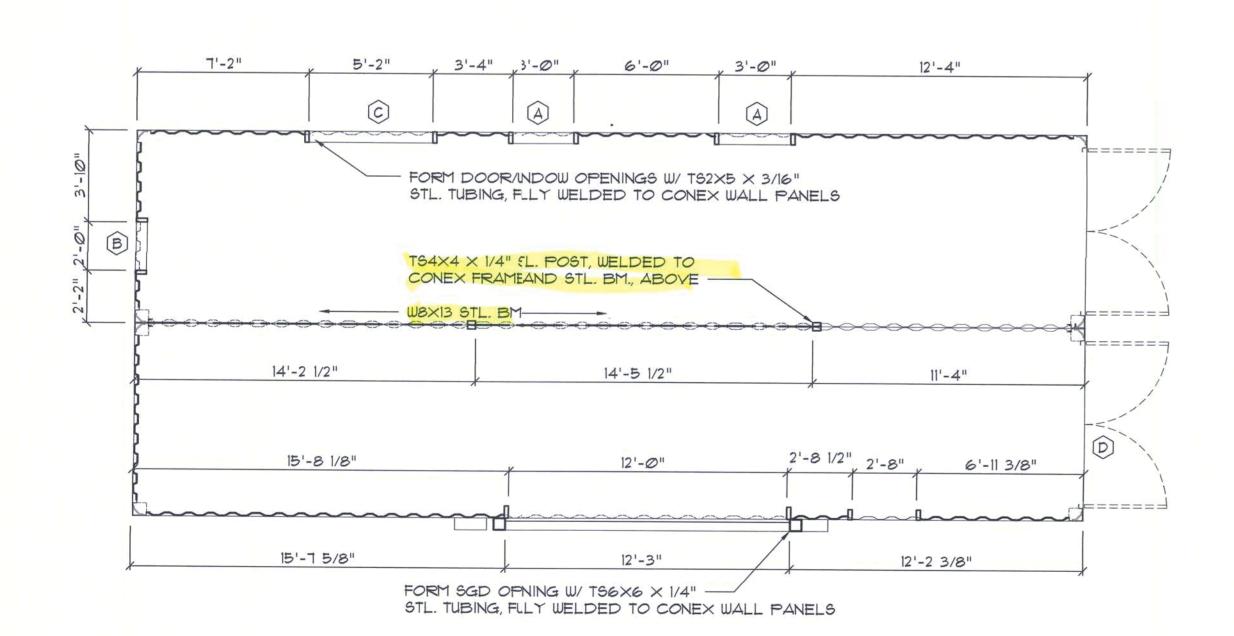
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP

DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER AND I COPY TO THE PERMIT ISSUING AUTHORITY.

SHEATH DECK W/ P/T 2X6 OR P/T 2X8, FASTENED

W/ 3 - 16d HD GALY. NAILS AT EA. JOIST

H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.



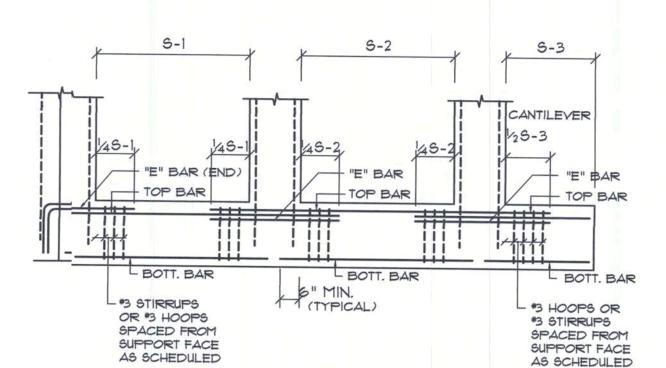
CONEX MODIFICATION PLAN

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

WALL OPENING NOTE! WALL OPENINGS ARE SHOWN AS NOMINAL, AND IAY BE ADJUSTED TO SUIT WINDOW/DOOR PRODUCTS, A:NEEDED

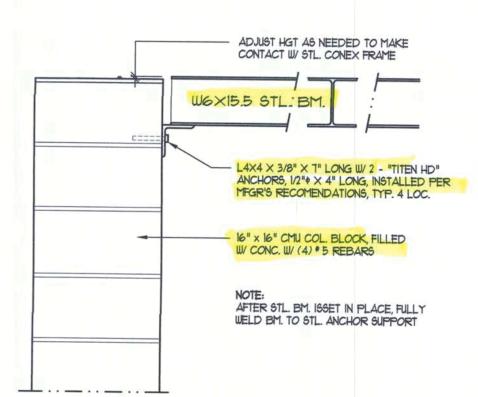
GENNERAL CONCTETE BEAM NOTES:

- S SCHEDULED HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM UNLESS NOTED OTHERWISE. STIRRUPS SHALL BE TYPE 5-6 \$ HOOPS SHALLBE TYPE T-2 TYPICAL CRSI BAR BENDS UNLESS NOTED OTHERWISE.
- 2. EBUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS.
- 3. ALL CONCRETE BEAMS OTHER THAN THOSE WITH THE PREFIX TB SHALL BE FPOURED PRIOR TO PLACING OF BLOCK BELOW.
- 4. AALL TIE BEAM REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS CONLY. ALL SPLICES SHALL BE A MINIMUM OF 30 BAR DIAMETERS.
- 5. AALL TIE BEAM TOP REINFORCING SHALL EXTEND INTO SPAN OF ANY AADJACENT STRUCTURAL BEAM AS PER BENDING DIAGRAM.
- 6. DDROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW AND DOOR HEADS (2(28" MAXIMUM) AND ADD 2 "5 BOTTOM IF DROP EXCEEDS 8".
- TITIE BEAM SCHEDULED DEPTHS ARE MINIMUM AND MAY BE INCREASED (8" MMAXIMUM) TO FIT BLOCK WORK
- 8. AALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND A MINIMUM OF 66" INTO SUPPORT UNLESS NOTED OTHERWISE.
- MMARK "C" IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THROUGH THESE TWO BEAMS.

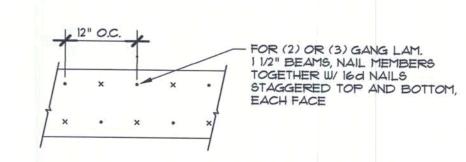


BO')TTOM BARS - TOP BARS - "E" BARS BEENDING DIA .: CAST-IN-PLACE CONCRETE BEAMS & SLABS

SCALLE: NONE



STL. BM. TO PIER DET. SCALE: |" = 1'-0"



FIELD ADJUST GROSS R.O. SIZES AS

NEEDED TO MATCH WINDOW MFG'RS

ALL UNSPECIFIED OPENINGS ARE

SIZES, AS SELECTED BY THE OWNER

BUILT-UP GIRDER DET. NOT TO SCALE

WINDOW JOPENING SIZES:

- (A) WINDOU, 3050, R.O. 39" × 63" HEAD * AT + 6'-10" A.F.F. B WINDOWW: 2030, RO. 27" X 39"
- HEAD AT + 6'-10" AFF.
- © WINDOWW: 2-3238, R.O. 62" × 41" HEAD 4AT + 6'-10" A.F.F.

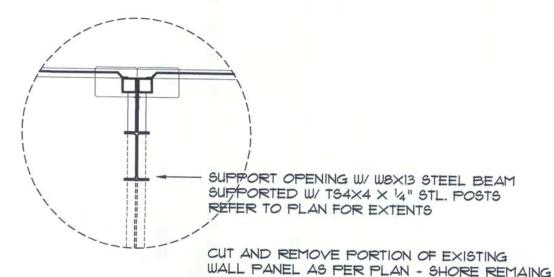
DOOR OR ARCHWAY OPENINGS: WIDTH AS INDICATED, HGT: FROM FLOOR TO 6'-10" AFF. D WINDOW: 3030, R.O. 39" × 39" HEAD /AT + 6'-10" A.F.F.

CONSTRUCTION NOTES

- 1. FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
- 2. ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2001 FBC - SEE A.6
- 3. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. EQUIPMENT, WOOD BURNING STOVES, AND
- 4. VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
- 5. CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLEARIFACATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN
- 6. ROOF & FLOOR TRUSS FRAMING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND FRAMING
- 7. SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS USUALLY INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNERS RECOMMENDED BUILDING PROCEDURES: CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
- 8. LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
- 9. DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS

CONCRETE / MASONRY / METALS GENERAL NOTES:

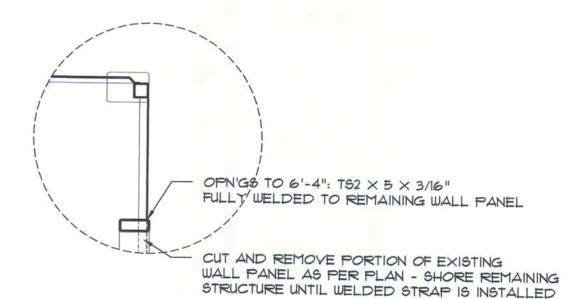
- 1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- 2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- 3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS, BOTH SUB-SOIL AND FILL COMPAC-TION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIRE-MENTS OF ASTM AGIS, ALL BENDS SHALL BE MADE COLD.
- 5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIRE-MENTS OF ASTM A185 - MIN. YEILD STRESS = 85 KSI.
- 6. CONCRETE SHALL BE STANDARD MIX F'C = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'C = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACE-MENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH -
- 8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- 9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE I OR A325, AS PER PLAN REQUIREMENTS.
- 10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.



STRUCTURE UNTIL WELDED BEAM IS INSTALLED

BETWEEN UITS

PROVIDE MATCHING JAMB REINFORCING, CENTERED AS HEADER STRAP, FULLY WELDED



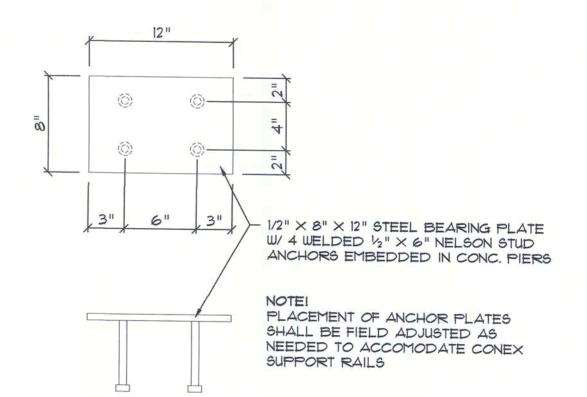
OVER DOOR & WINDOW OPENINGS

OPENING DETAILS

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

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





WELD PLATE DET



REVISION:

DRAWN:

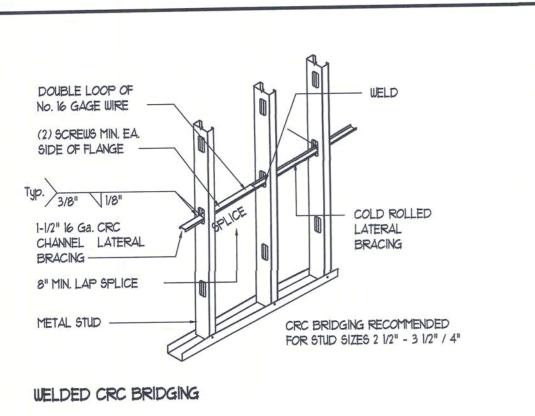
Copyright 2020 © N.P. Geisler, Architect

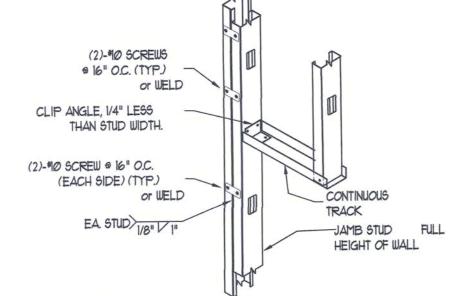
DATE: 10 AUG 2020

2K2Ø63

SHEET:

4/ OF 5



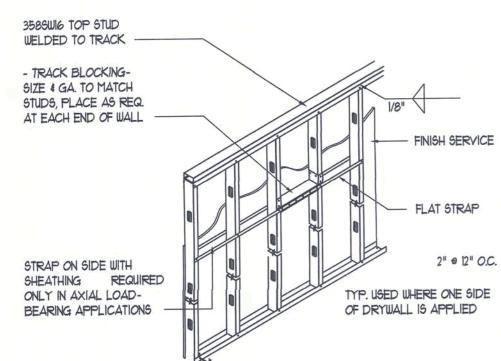


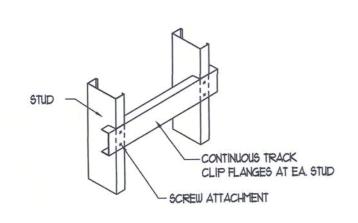
JAMB STUD DETAIL

TRACK BLOCK PIECE TO MATCH WALL STUD CLIP FLANGE AND

BEND O.C.

FRAMED WALL





BACKING - CLIPPED TRACK - HVY. LOADED

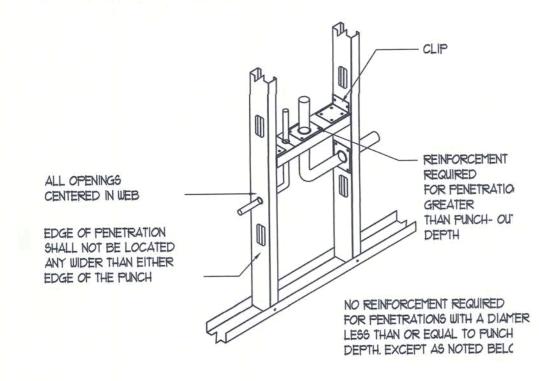
(GRAB BARS, HANDRAILS, WALL HUNG CABINETS)

-SCREW ATTACHMENT

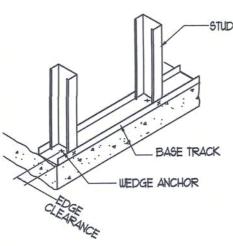
-TAUT FLAT STRAPS

C2.5 X 22GA. MTL. STUDS AT 16" O.C. \$ 1/2" GWB - PROVIDE P/T WD. BLK'G "SIMPSON" CS18, WELDED TO AS NEEDED - SEE A/A5 -CONEX TOP RAIL W/ 3 16d NAILS INTO JOIST, CLINCHED W8X13 STEEL BEAM CLOSED CELL FOAM INSULATION, REMOVED PORTION SPRAY APPLIED - NOT SHOWN, SEE OF CONEX WALL WALL DET., THIS SHEET, MIN. R-13 FORM DOOR/WINDOW OPENINGS W/ TS2 \times 5 \times 3/16" STL. TUBING, STL. TUBING, FULLY WELDED TO CONEX WALL PANELS -12068 4 PNL SGD, NOT SHOWN SEE BALCONY RAILING DETAIL B & C/A2

FLAT STRAP LATERIAL BRACING



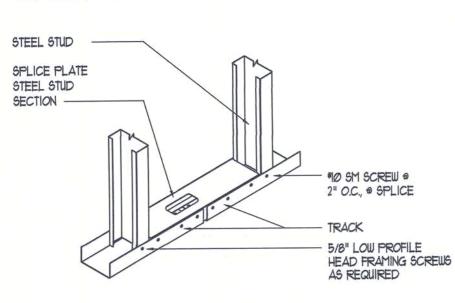
DOUBLE FLAT STRAP W/BLOCKING



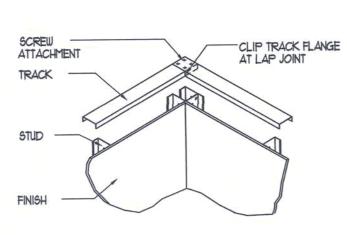
STUD WEB PENETRATIONS

I. FLANGES SHALL NOT BE NOTCHED OR CUT.

2. CAPACITY VERIFICATION BY DESIGN IS REQ. FOR ANY OPENINGS LOCATED AT CONCENTRATED LOADS AND BEARING ENDS. 3. APPLICABLE TO TRACK, STUDS, JOISTS & RAFTERS



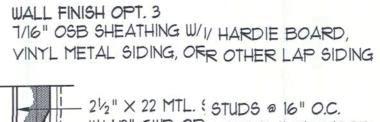
BOTTOM TRACK WEDGE ANCHOR



WALL FINISH OPT. 2 POLY-BACKED EXP. MTITL. LATH W/ 5/8" CEMENT STUCCO) WALL FINISH OPT. 3

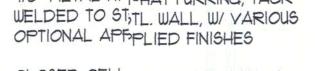
HARDIE PANEL, DIRECT - APPLIED

WALL FINISH OPT. 1



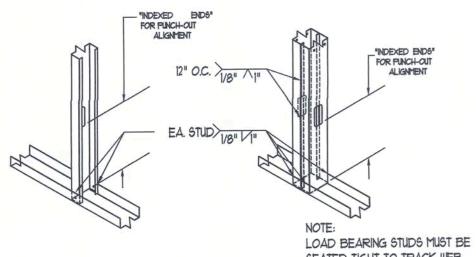
INTERIOR FINISH - 1/8" METAL HI-1-HAT FURRING, TACK OPTIONAL APPPLIED FINISHES

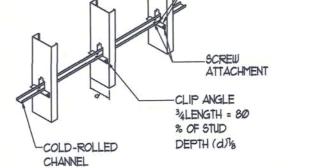
W/ 1/2" GWB ORR 3/8" TI-11 PLYWOOD



CLOSED CELLL FOAM INSULATION, SPRAY APPLIFIED

TRACK SPLICE





COLD-ROLLED CHANNEL W/CLIP ANGLE

CORNER TRACK LAP CONNECTION

SEATED TIGHT TO TRACK WEB TYPICAL STUD TO TRACK CONNECTIONS (MAX. GAP OF 1/16")

Metal Stud DETAILS

SCALE: NONE

ALL METAL STUDS IN AXIAL LOAD APPLICATIONS SHAL BE 3585WIS MINIMUM, W/ MATCHING TRACK, ALL WELDED JOITS

TYP, WALL SECTION SCALE: 3/4" = 1'-0"

2XI2 JSTS X 18' LONG, TAPERED

W6×15.5 STL. BM.

WALL PANELS -

FORM SGD OPENING W/ TS6X6 X 1/4"

- 16" x 16" CMU COL. BLOCK, FILLED W/ CONC. W/ (4) * 5 REBARS, ON A

36" x 36" x 12" CONCRETE FOOTING REINFORCED W/ *5 REBARS @ 6" O.C. EACH WAY, 12 LOC. - SEE DET. A/A.4

- FINISH GRADE

STL. TUBING, FULLY WELDED TO CONEX

FROM 114" TO 31/2", AT 24" O.C.

TYPICAL, THROUGHT -

METAL ROOFING AS SELECTED

MANUF'RS SPECIFICATIONS FOR

BY OWNER, INSTALLED PER

130 MPH WIND LOADS -

PAINT TOP OF CONEX BRIGHT

WHITE PRIOR TO PLACEMENT

SUSPENDED CEILING - REFER

APPLIED FOAM INSULATION AT

PROVIDE SPRAY APPLIED FOAM

FULL COVERAGE, MIN. R-19 -

INSUL. @ UNDERSIDE OF CONEX FLOOR,

1/2" × 8" × 12" STEEL BEARING PLATE

EMBED IN CONC. PIERS - ALLOW MIN. 1"

W/ 4 WELDED *5 REBAR J-ANCHORS

SHIM CLEARENCE, TYPICAL, T.O.

UNDERSIDE OF CONEX ROOF,

TO STD. DETAIL, W/ SPRAY

MIN. R-30 -

OF FRAMING, TYP. T.O. -

Copyright 2020 © N.P. Geisler, Architect DRAWN:

REVISION:

- 15/32" CDX OR 7/16" OSB

SHEATHING ON WD. TRUSSES

924" O.C. - REFER TO ROOF

PLAN FOR NAILING PATTERN

-CONT. P/T 2X4 SECURED TO

CONEX TOP RAIL W/ PAF & 1"

WASHERS @ 24" O.C.

- PERF'D METAL SOFFIT W/

- CONT. MTL. DRIP FLASHING

- MTL FASCIA WRAP X CONT. OVER CONT. P/T2X12 FASCIA

PAINTED TO MATCH FASCIA

- SHEATH DECK W/ P/T 2X6 OR P/T 2X8, FASTENED W/3 - 16d HD GALY. NAILS AT EA. JOIST

- ANCHOR JOISTS W/ "SIMPSON" LUS28 HANGERS FILLING ALL HOLES W/ PRESCRIBED NAILS PER

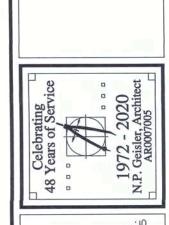
ASSEMBLE TRIPLE GIRDER AS PER DETAIL C/A3

SECURE TO POSTS OR PIERS W/ 3-1/2" X 10" LAGS

ALL METAL HANGERS, NAILS., LAGS & WASHERS IN CONTACT W/ PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED

MANUFACTURER

FACTORY WHITE FINISH



10 AUG 2020 2K2Ø63

SHEET:

