

Custom Residential Design for: Amber Lynn Hancock

Columbia County, Florida

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ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2001 EDITION.	
BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	1 = 1.00
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MUFRS PER TABLE 1609.2A (FBC 2001) DESIGN WIND PRESSURES:	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
COMPONENTS & CLADDING PER TABLES 1609.2B & 1609.2C (FBC 2001) DESIGN WIND PRESSURES:	OPNGS: + 21.8 / - 29.1 PSF EAVES: - 68.3 PSF ROOF: + 19.9 / - 25.5 PSF



REVISION

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N.P. Geisler, Architect

DRAWN
NPG

CUSTOM RESIDENTIAL DESIGN for:
AMBER LYNN HANCOCK
COLUMBIA COUNTY, FLORIDA
COVER SHEET

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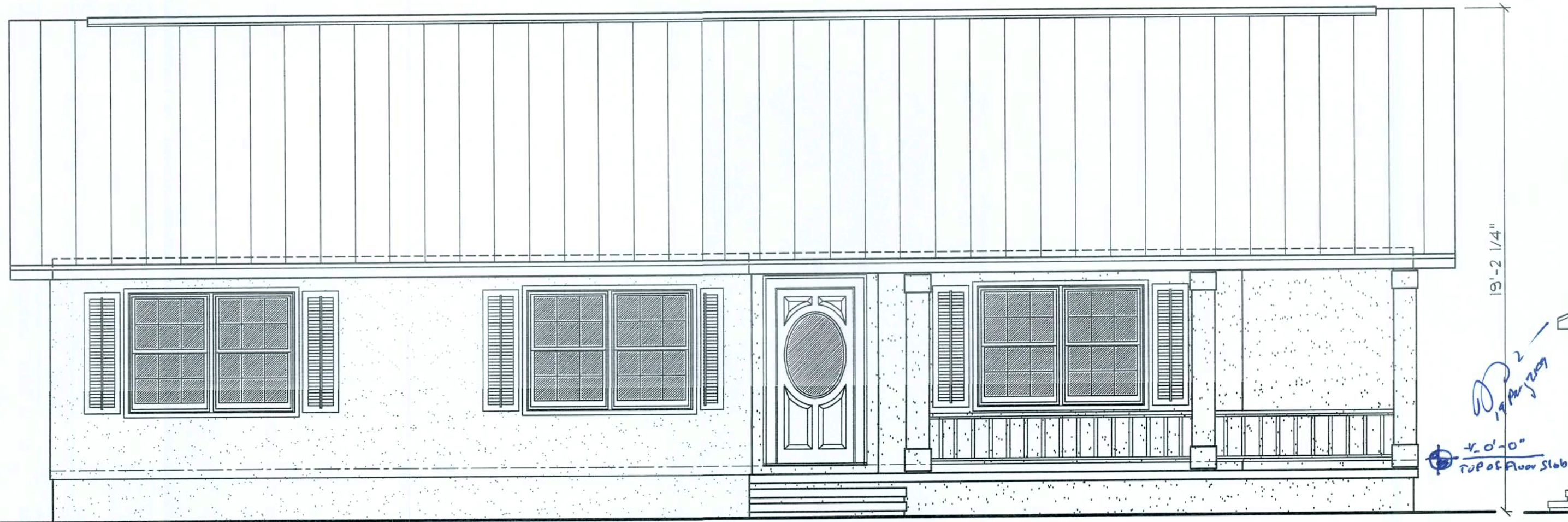
DATE:
01 AUG 2009

COMMENTS:
2K341

SHEET:
CS.1
1 OF 1

10/22/09
19 Aug 2009
AR0007065

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Front ELEVATION

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



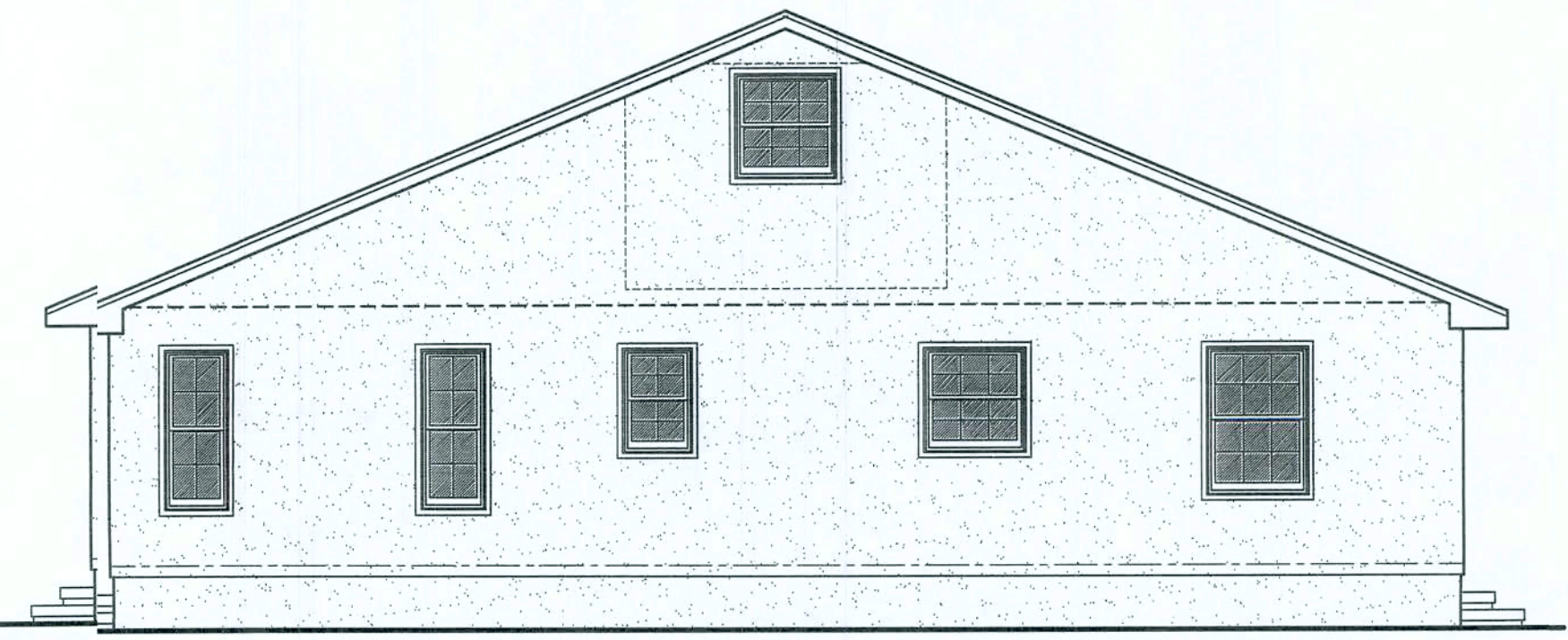
Rear ELEVATION

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



Left Side ELEVATION

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



Right Side ELEVATION

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

EXTERIOR FINISH MATERIALS:

- 1 CONT. RIDGE VENT TO MATCH ROOFING
- 2 FINISH METAL ROOFING AS SELECTED BY OWNER
- 3 PREFIN. MTL. FLASHING ON PREFIN. ALUM. FASCIA
- 4 PORCH BEAM - SEE PLANS FOR SIZE
- 5 STEEL ENTRY DOOR, STYLE AS SELECTED BY THE OWNER - PAINTED FINISH
- 6 EFIS STUCCO SYSTEM W/ COLOR/TEXTURE AS SELECTED BY THE OWNER
- 7 CONCRETE PORCH DECK, W/ WOOD FLOAT FINISH & TOOLED EDGES
- 8 SINGLE HUNG ALUMINUM WINDOWS W/ DBL. GLAZING, AS SELECTED BY OWNER
- 9 VINYL SHUTTERS AS SELECTED BY THE OWNER
- 10 P/T WOOD PORCH POSTS, W/ EFIS STUCCO BUILD-OUT & TRIM, COLOR & TEXTURE AS SELECTED BY THE OWNER

WINDOW SCHEDULE

MARK	DESCRIPTION	INSTALLATION	MODEL	NOTES
3030	SINGLE HUNG ALUM. 1 SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
2030	SINGLE HUNG ALUM. 1 SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
3050	SINGLE HUNG ALUM. 1 SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
2-3050	SINGLE HUNG ALUM. 1 SASH W/ INSUL. GLASS	1" ROOFING NAILS - 4 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
3-3050	SINGLE HUNG ALUM. 1 SASH W/ INSUL. GLASS	1" ROOFING NAILS - 4 PER FLANGE, MAX. 18" O.C.	SERIES 650	-

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED AS MANUFACTURED BY "MI HOME PRODUCTS, INC." - OTHER MANUFACTURERS/PRODUCTS SHALL BE CONSIDERED AS EQUAL IF THEIR WIND DESIGN PERFORMANCE MEETS OR EXCEEDS THESE UNITS.
NOTE: VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

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

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

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

"MI HOME PRODUCTS, INC." SERIES 450/650 ALUMINUM WINDOWS, SINGLE HUNG, 1, 2 & 3 MULLED UNITS, PICTURE WINDOWS & SLIDING GLASS DOORS PER ASTM E 283, ASTM E 330 & ASTM E 541

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

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

NOTE !!!
ROOF SHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:

- GLASS-SEAL AR
- ELITE GLASS-SEAL AR
- HERITAGE 30 AR
- HERITAGE 40 AR
- HERITAGE 50 AR

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE 1 MODIFIED TO 110 MPH WINDS & FBC TAS 100, USING 4 NAILS/SHINGLE

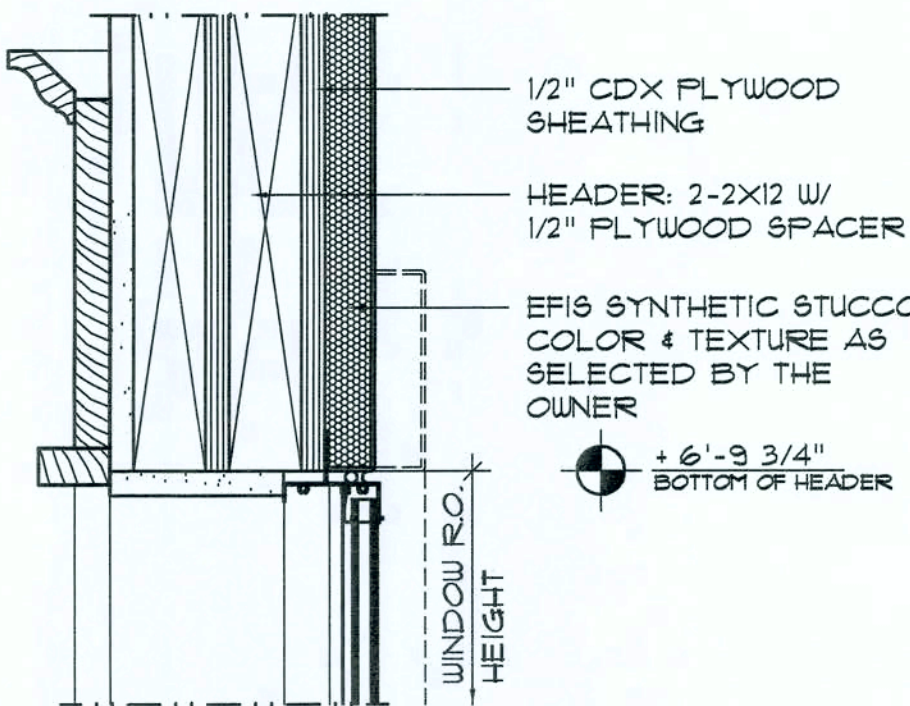
NOTE !!!
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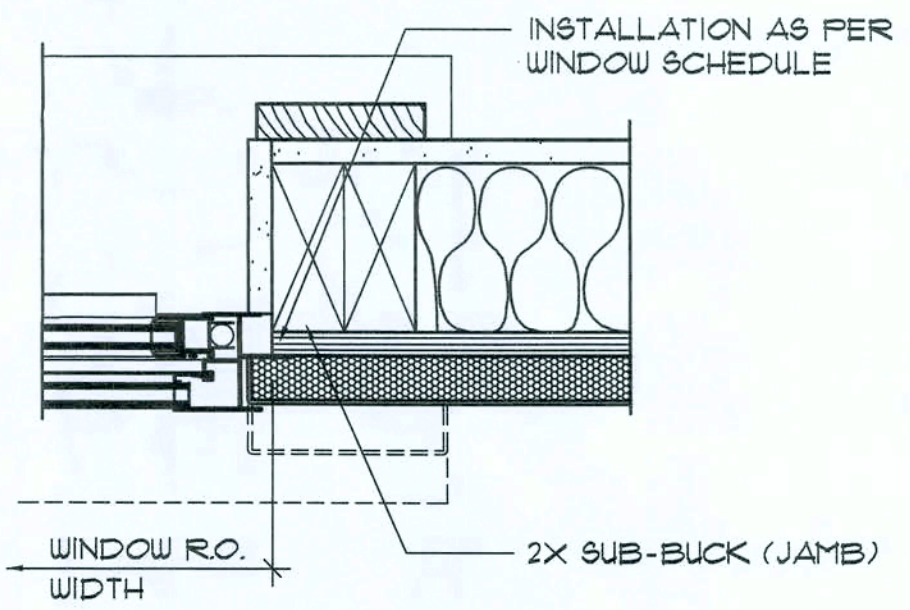


Int. Wall Trim DETAIL

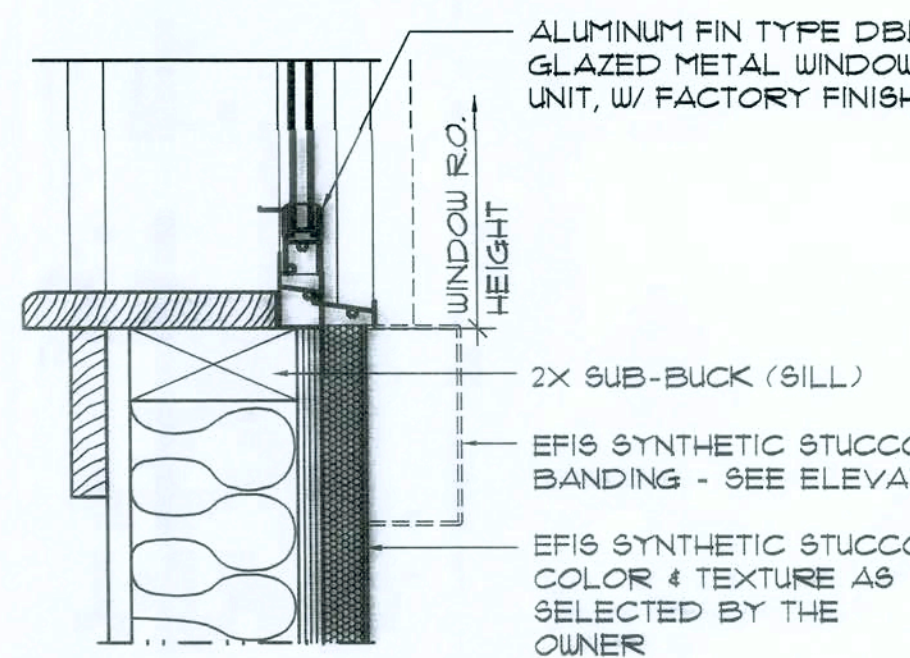
SCALE: 3/8" = 1'-0"



HEAD DETAIL WOOD SASH



JAMB DETAIL WOOD SASH



SILL DETAIL WOOD SASH

Typical Window DET'S

SCALE: 3" = 1'-0"

CUSTOM RESIDENTIAL DESIGN for:
AMBER LYNN HANCOCK
COLUMBIA COUNTY, FLORIDA
ELEVATIONS

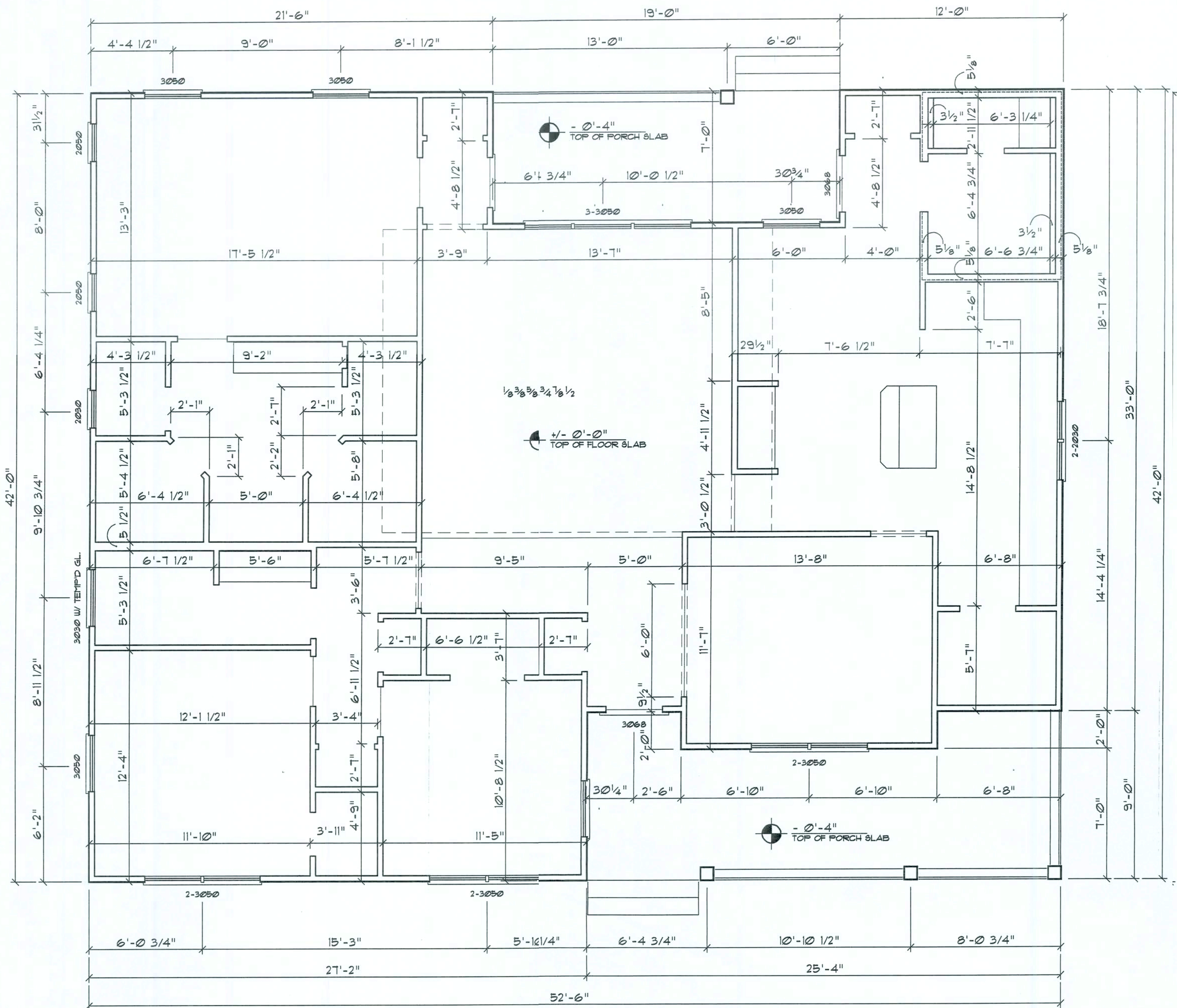
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DATE: 01 AUG 2009
OWNER: 2K941

SHEET: A.1 OF 8

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Dimension PLAN

SCALE: 1/4" = 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.

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

AREA CALCULATION

GROSS LIVING AREA: 1850.3 ± 0.00 SF
COVERED PORCH AREA: 537.1 ± 44.0 SF
TOTAL AREA: 2387.4 ± 44.0 SF

NOTE:
ALL INTERIOR PARTITION WALLS ARE 3/2" THICK, UNLESS NOTED OTHERWISE.
NOTE:
ALL EXTERIOR WALLS ARE 2X4 STUDS

ELECTRICAL PLAN NOTES

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.

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

ALL RECEPTALS IN BEDROOMS SHALL BE ON ARC FAULT INTERRUPTER CIRCUITS (AFIC), PER NEC 210-12

ALL RECEPTALS IN BATHROOMS, KITCHENS AND EXTERIOR LOCATIONS SHALL BE ON GROUND FAULT INTERRUPTER CIRCUITS (GFCI).

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

PROVIDE 4 INSTALL CARBON MONOXIDE DETECTORS AS INDICATED @ 12" ABV. FIN. FL., INTERLOCKED

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

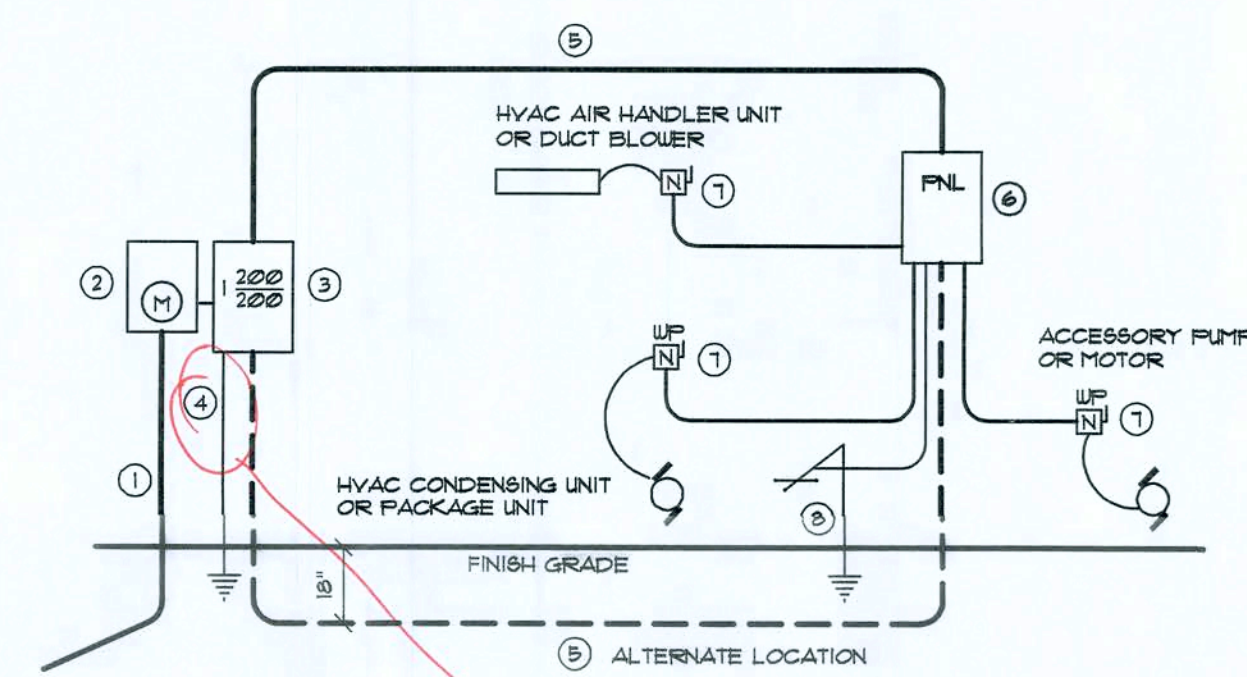
ELECTRICAL CONTR. SHALL PREPARE "AS-BUILT" SHOP DUGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N°. DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DUGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

Electrical SYMBOLS

- 1PST WALL SWITCH
- DPDT WALL SWITCH (3-WAY)
- DUPLEX WALL RECEPTACLE
- DUPLEX WALL RECEPT. FT. BELOW COUNTER
- 240V OUTLET
- GND FAULT INTERRUPTER DUPLEX RECEPT.
- ARC FAULT INTERRUPTER DUPLEX RECEPT.
- WEATHER PROOF GFI DUPLEX RECEPT.
- DUPLEX WALL RECEPTACLE, 1/2 SWITCHED
- MOTOR
- ELECTRICAL PANEL
- EXHAUST FAN
- DBL. LAMP INC. FLOODED LIGHT
- CEILING FAN, W/ INC. LIGHT FIXTURE
- INC. LIGHT FIXTURE
- SMOKE DETECTOR 120V
- 4 TUBE FLU. PRISMATIC WRAP SURFACE FIXTURE
- CHIME
- MOMENTARY PUSH-BUTTON SWITCH, LIGHTED
- SWITCH-FIXTURE WIRING
- CONTROL WIRE - LOW VOLTAGE
- NON-FUSED DISC. SWITCH
- TELEPHONE
- TELEVISION OUTLET
- HVAC THERMOSTAT, 1" @ 60" AFF

Floor PLAN

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



- Service/Feeder Entrance Conductors: 2 1/2" rigid conduit, min. 18" deep, w/ continuous Ground Bonding Conductor. Service/Entrance Conductors shall not be spliced except in a listed enclosure at the Meter, Disconnecting Devices and Panel shall be allowed.
- Meter Enclosure, weatherproof, UL Listed.
- Main Disconnect Switch (fused or Main BRKR. weatherproof, UL Listed).
- Service entrance Ground: 3/4" x 1/4" Cu-GND, 1/4" Cu-GND, 1/4" Cu-GND.
- 200 AMPERE SERVICE: 3-1/2" USE-Cu, 1-1/4" Cu-GND, 1/4" Cu-GND.
- House Panel (P.N.L.), UL Listed, sized per schedule.
- Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule loads.
- Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

NOTE:
THE MINIMUM AIC RATING FOR PANEL BOARDS, BRKRS AND DISCONNECT SWITCHES SHALL BE 21,000 AIC.

ELECTRICAL RISER DIAGRAM: 200A

SCALE: NONE

ELECTRICAL COMPUTATIONS

General Lighting/Receptacles @ 3w/ft	6552.0w	
2184.0 sf x 3w =	1500.0w	
Washer Circuit	1500.0w	
Dishwasher Circuit	1500.0w	
Sm. Appliances Circuits (3 @ 1500w)	4500.0w	
Sub-Total	14052.0w	30200.0w
1st 3kW @ 100%		30200.0w
Bal. of kW @ 35%		30200.0w
Fixed Appliances:		
Refrigerator	1200.0w	
Cig. Fans (6 @ 360w)	2160.0w	
Water Well Pump	1200.0w	
EUH	4500.0w	
Spares (8 @ 400w)	3200.0w	
Sub-Total	12260.0w	9195.0w
Load @ 75% D.F.		
100% Demand Factor Loads:		
Dryer	5000.0w	
Ranges	2000.0w	
HVAC System (10.2kw Strip Heat)	10200.0w	
Total Demand Load:		39863.2w

SERVICE SIZE: 39863.2w / 240v = 166.1 Amperes

USE: 3 1/2" THW w/ 1 1/4" Cu GND / 2 1/2" C.

PANEL SCHEDULE

PANEL 1L: 200A - MLO - 120/240V - 1P - 4 WIRE

40 SLOT - FLUSH MOUNT

Cir. Nr.	Location	Trip Poles	Wire Size	Load
1-8	Lighting/Recept.	15A/1P	14NM	6552W
9	Dishwasher	20A/1P	12NM	1500W
10-12	Sm. Kit. Appliances	15A/1P	14NM	4500W
13-14	Ceiling Fans	30A/2P	12NM	2160W
15-17	EUH	15A/1P	14NM	4500W
18	Refrigerator	15A/1P	14NM	1200W
19	Spares	50A/2P	6NM	4000W
20-21	Water Well	20A/2P	12NM	1200W
22-23	Dryer	30A/2P	12NM	5000W
24-26	HVAC CU	40A/2P	8NM	10200W
27-29	HVAC AHU	60A/2P	4NM	28000W
30-36	Spares	-	-	28000W
37-40	Spares	-	-	20W
TOTAL CONNECTED LOAD:				48612W

REVISION:

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N.P. Gentry, Architect

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1/8

CUSTOM RESIDENTIAL DESIGN for:
AMBER LYNN HANCOCK
COLUMBIA COUNTY, FLORIDA
FLOOR PLAN - ELECTRICAL - DIMENSIONS

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

DATE:

01 AUG 2009

COMME:

1K941

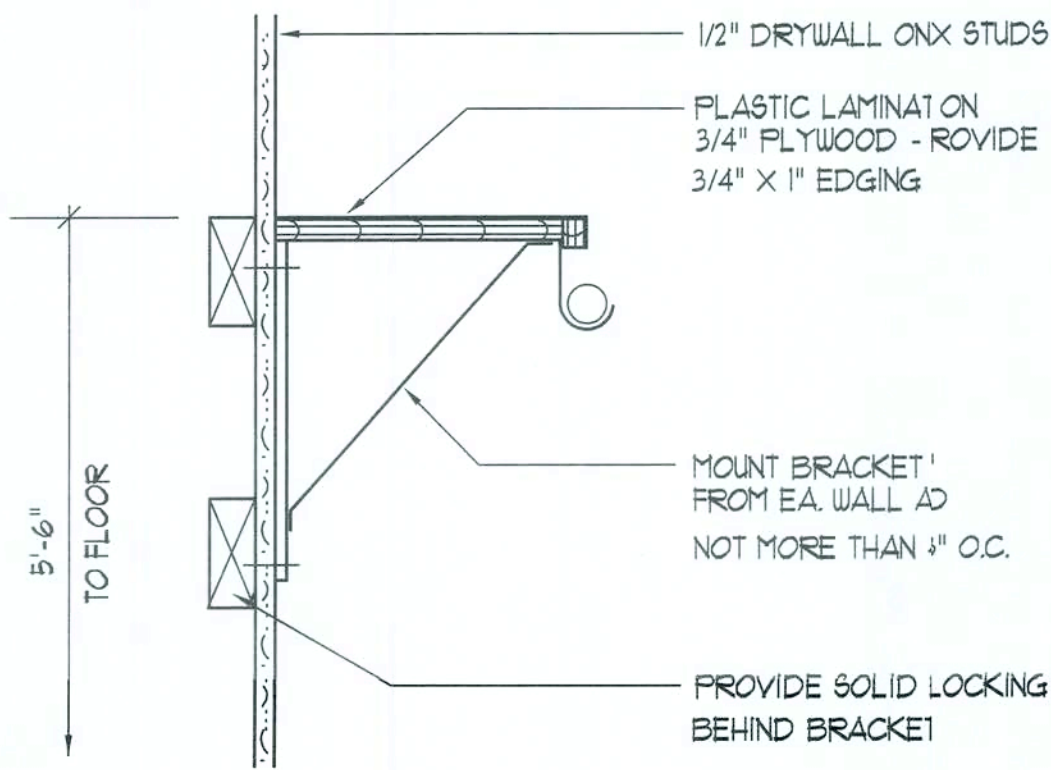
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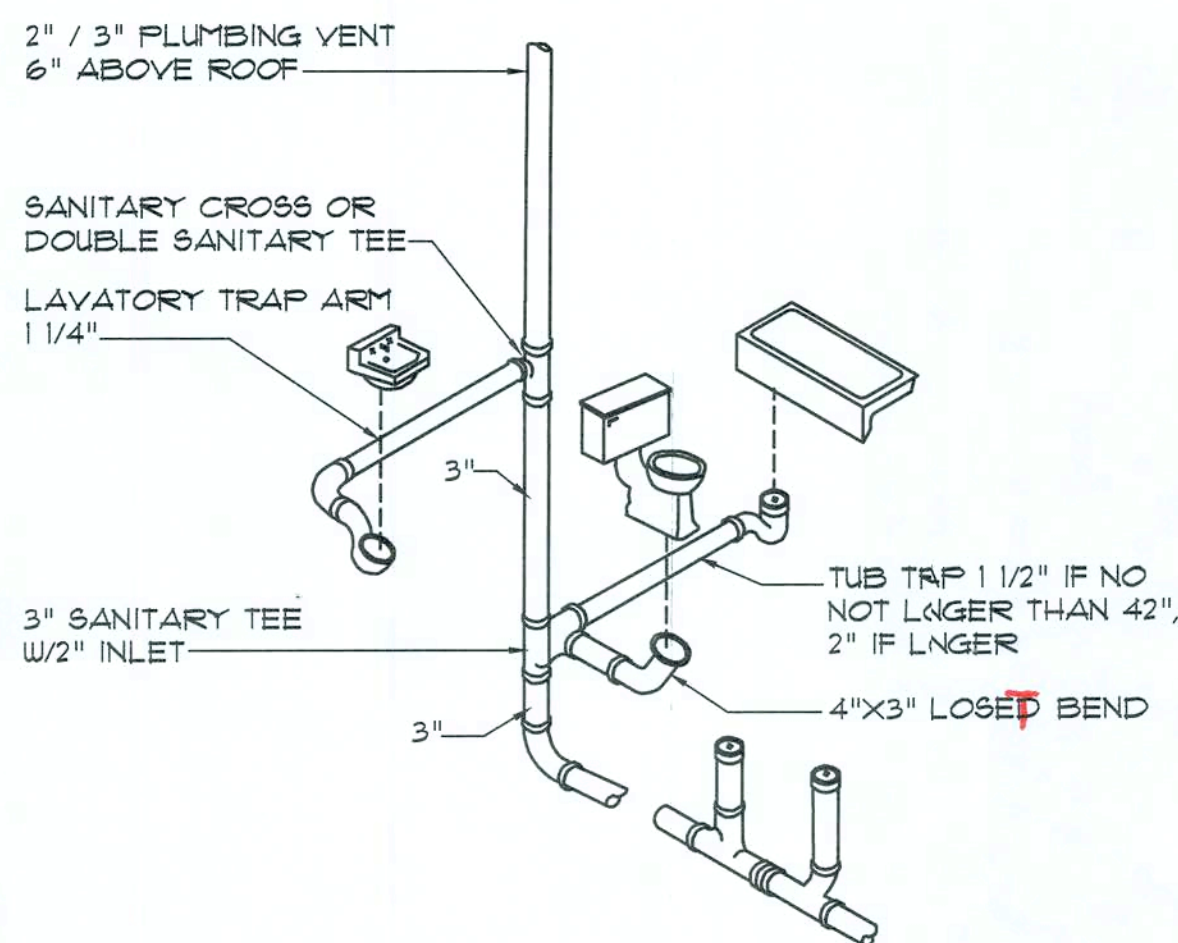
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Closet Rod & Shelf Detail

SCALE: NONE

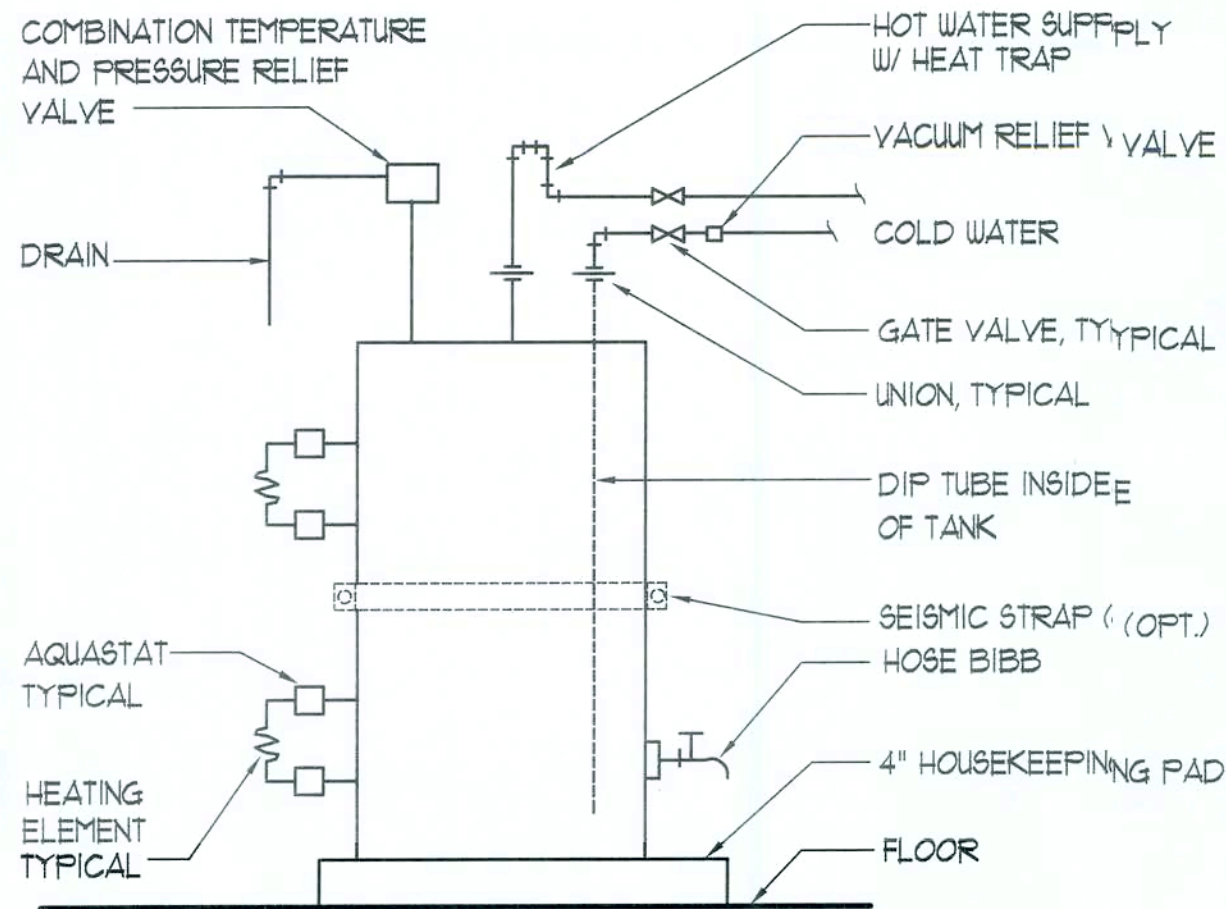
A



Typ. One Bath Plumbing DET.

N.T.S.
N.T.S. - THIS PLUMBING DIAGRAM IS GENERAL IN NATURE, REFER TO THE 'PLUMBING RISER DIAGRAM' FOR INFORMATION.

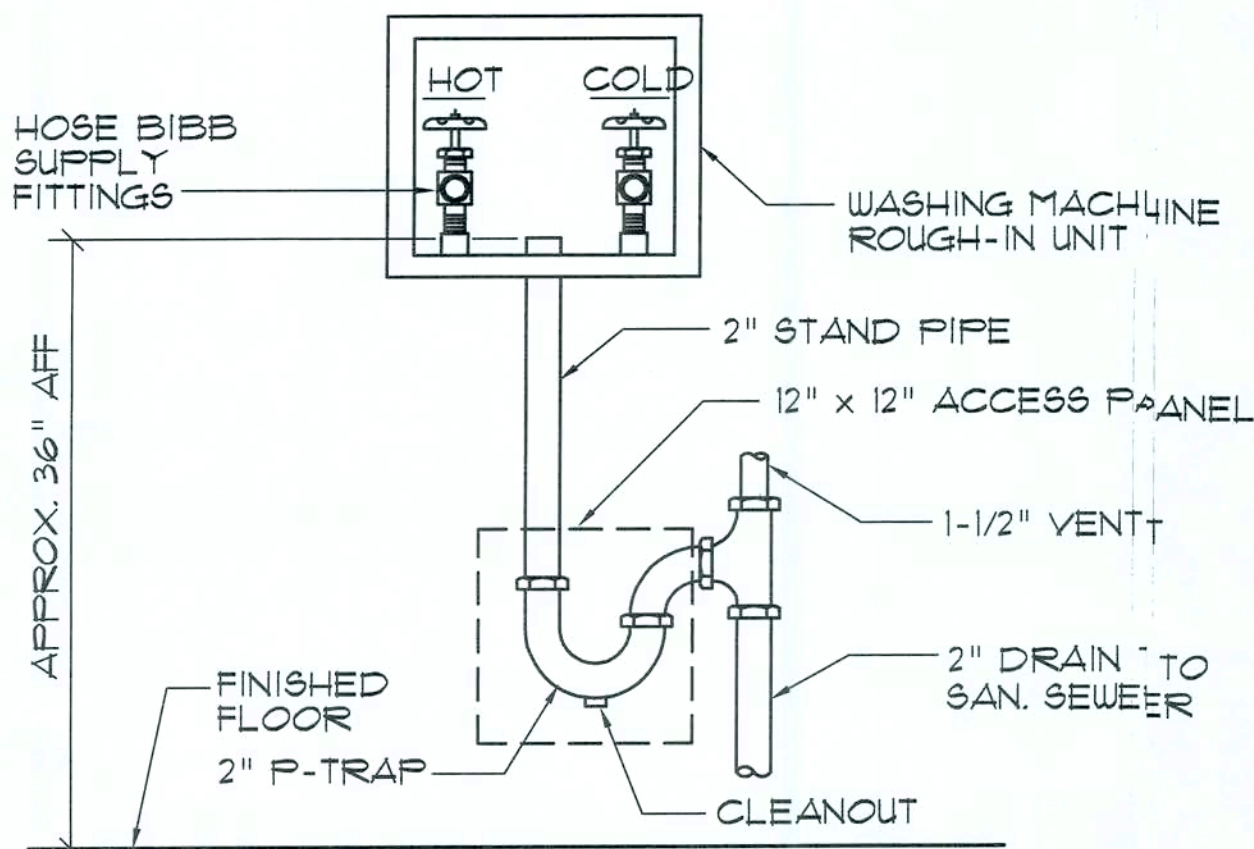
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Electric Water Heater DETAIL

SCALE: NONE

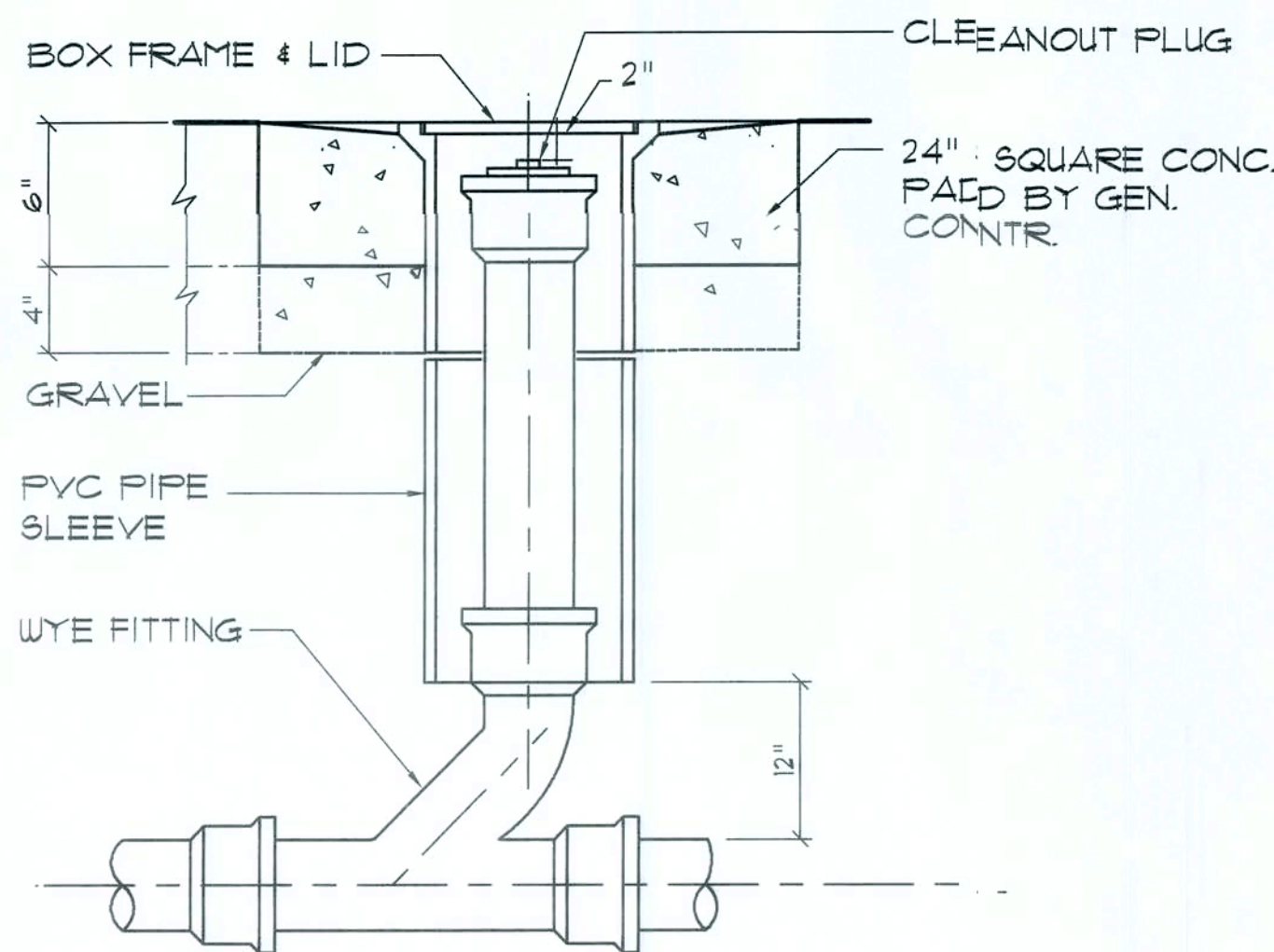
B



Washing Machine Hook-up DET.

N.T.S.

D



Outdoor Cleanout DETAIL

N.T.S.

E

TEMPERED GLASS NOTES:

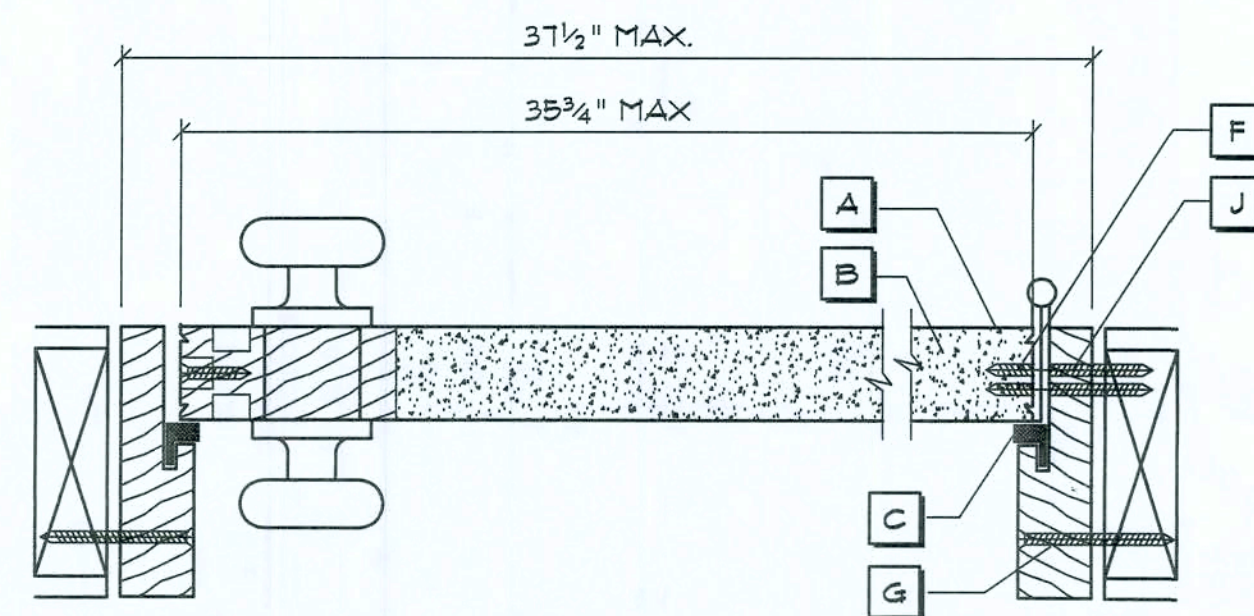
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

- GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
- 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 SURFACES.

- 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 WHERE THE 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 DUELLING UNITS IN GROUP R2 SHALL BE SUBJECT TO 2004 IBC 7405.2(14).

- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 1 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT. (0.84 M²).
 - BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

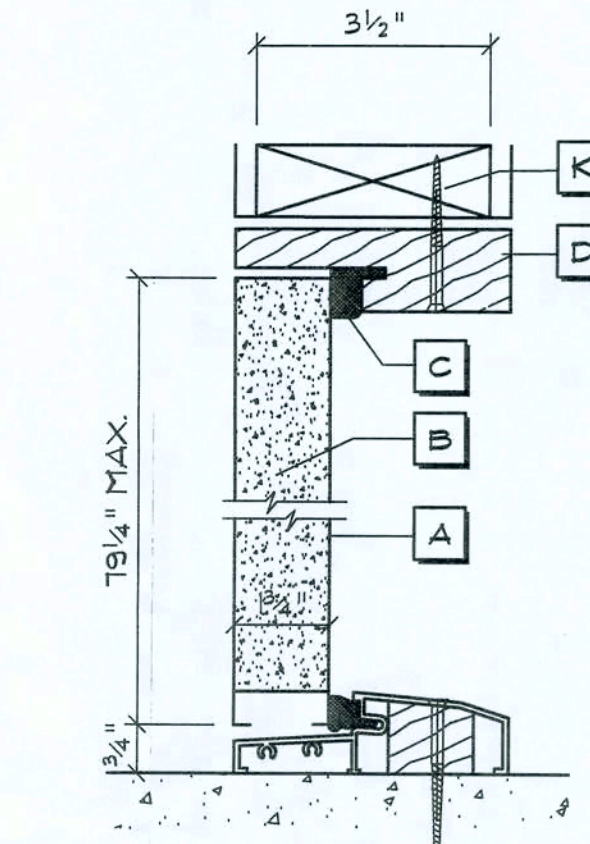


HORIZONTAL SECTION - SINGLE DOORS

NOTE, VERIFY ROUGH OPENING DOOR REQUIREMENTS PRIOR TO CONSTRUCTION.

Door Notes

- A STEEL SKIN - 26 GA.
- B POLYURETHANE FOAM CORE
- C COMPRESSION WEATHER STRIP
- D WOOD HEAD JAMB
- E ALUMINUM BUMPER THRESHOLD
- F #10-24 X 1/2" F.H.W.S. (4) SCREWS PER HINGE INTO DOOR
- G #10 X 3" F.H.W.S. (5) SCREWS THROUGH HINGE JAMB, 8" DOWN FROM TOP, MAX. 18" O.C. THEREAFTER
- H NOT USED
- J #10 X 2" F.H.W.S. (4) SCREWS THROUGH EACH HINGE INTO DOOR JAMB.
- K #10 X 2" F.H.W.S. (2) SCREWS THROUGH HEAD INTO HEADER.



TYPICAL VERTICAL SECTION

DESIGN PRESSURE RATINGS *	
POSITIVE	+16.0 PSF
NEGATIVE	-16.0 PSF

* WHERE WATER INFILTRATION REQUIREMENT IS NOT NEEDED

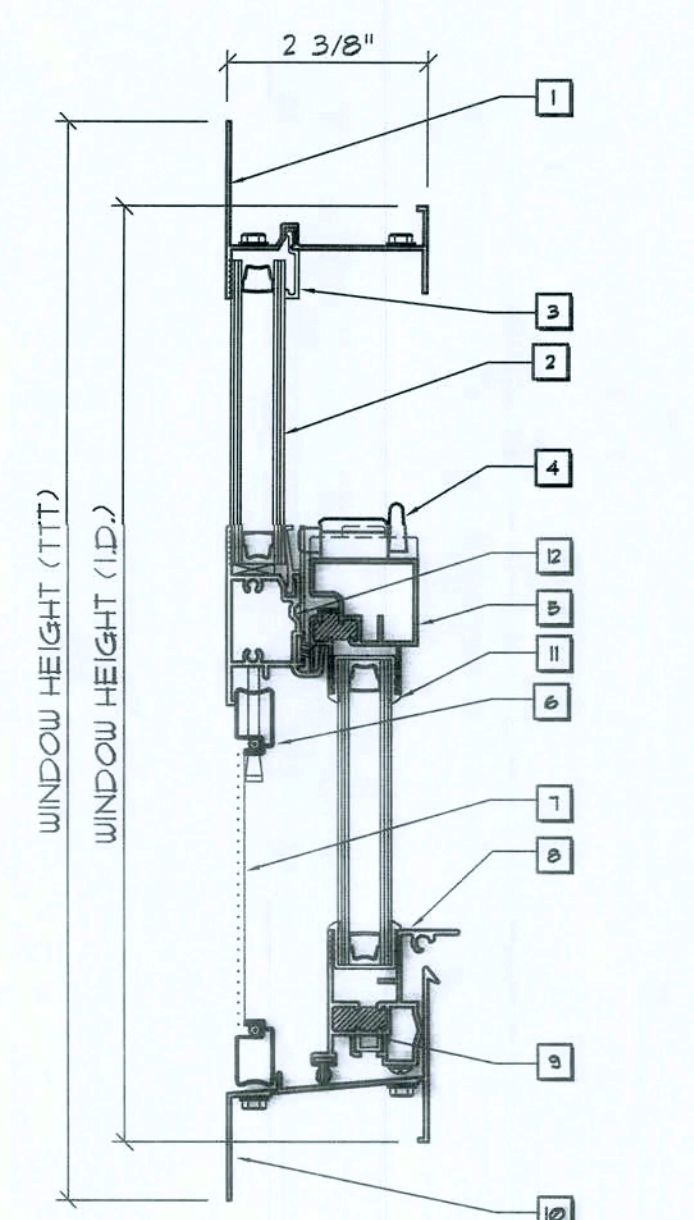
NOTE !!!
EXTERIOR DOORS SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCT:

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

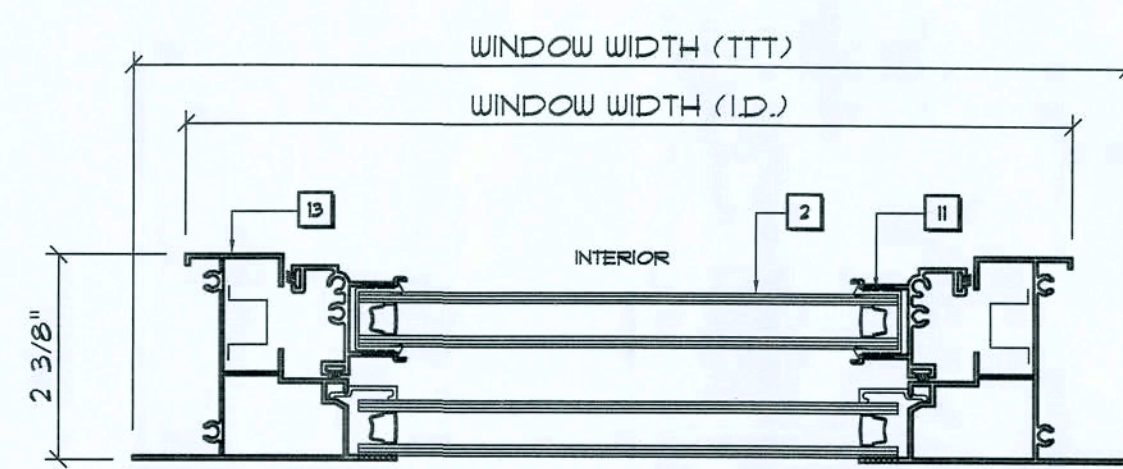
Exterior Door DETAILS

SCALE: NONE

III



VERTICAL SECTION - SINGLE HUNG WINDOW



HORIZONTAL SECTION - SINGLE HUNG WINDOW

INSTALLATION	MODEL
1" ROOF'G. NAILS @ 6" FROM CORNERS, 18" O.C.	SERIES 450
5 - 1" ROOF'G. NAILS EA. FLANGE, MAX. 18" O.C.	SERIES 650

NOTE !!!

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NOTE, VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

N1 - COMPLETE WITH PAN LITE AS PER SERIES 450

N2 - TESTING AS PER ASTM E1300

Window Notes

- 1 FLANGED HEAD
- 2 INSULATED GLASS
- 3 GLAZING BEAD
- 4 LOCK
- 5 SASH TOP RAIL
- 6 SCREEN FRAME
- 7 FIBERGLASS MESH
- 8 BOTTOM SASH RAIL
- 9 PIVOT BAR
- 10 FLANGED SILL
- 11 MARINE GLAZING
- 12 FIXED MEETING RAIL
- 13 FLANGED JAMB

Typ. Window Sash DETAILS

SCALE: NONE

G

REVISION:

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CUSTOM RESIDENTIAL DESIGN for:
AMBER LYNN HANCOCK
COLUMBIA COUNTY, FLORIDA
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01 AUG 2009

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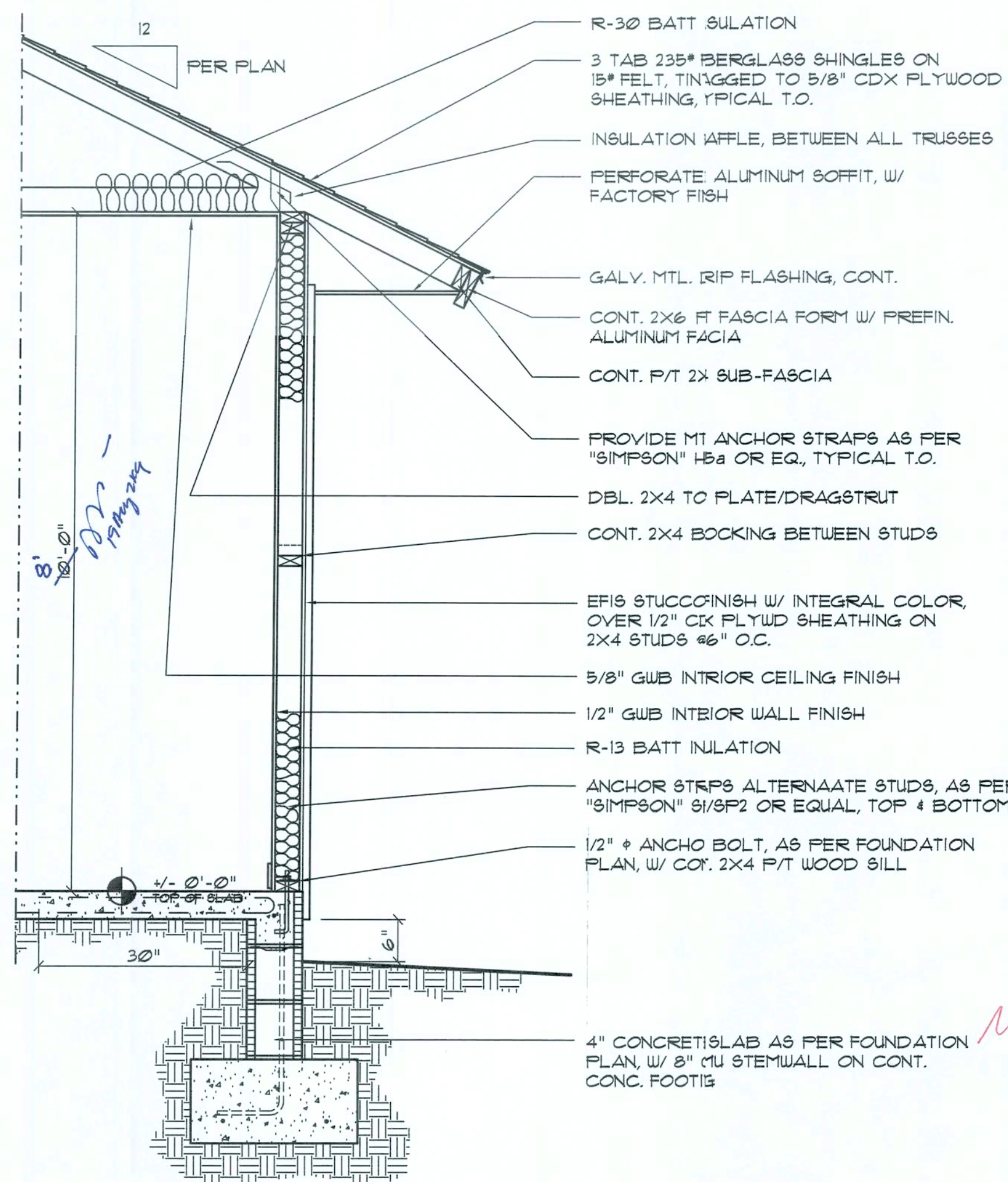
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3 OF 8

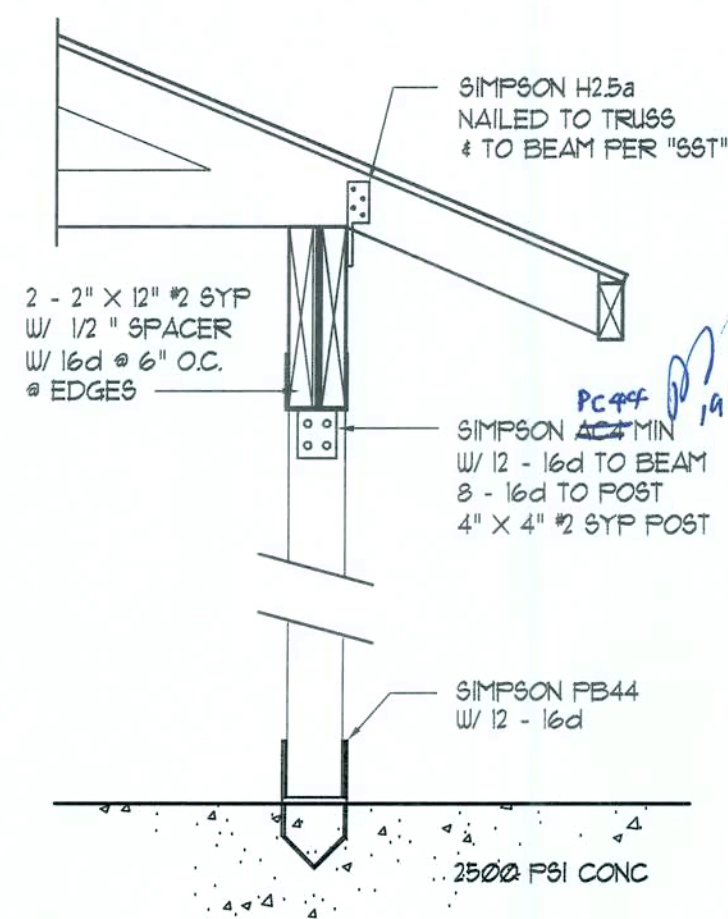
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Typical Wall SECTION

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

H

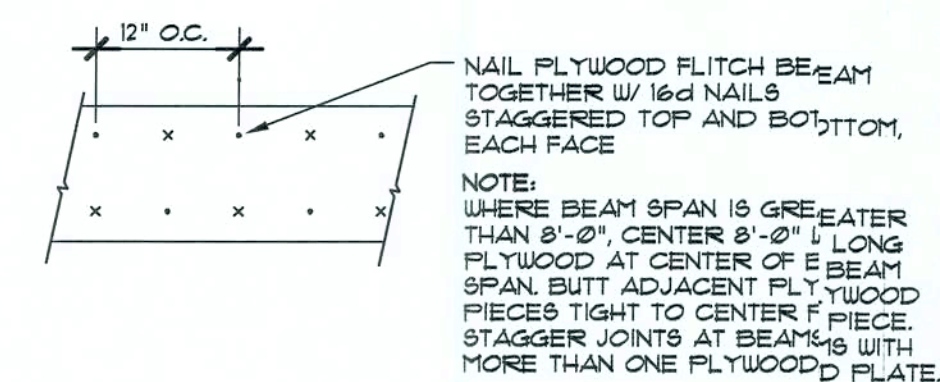


SEE PLANS FOR ANCHOR VARIATIONS

Post/Beam DETAIL

SCALE: 1" = 1'-0"

I



PLYWOOD FLITCH BEAM DETAIL

NOT TO SCALE



MULTIPLE GANG LAM. DETAIL

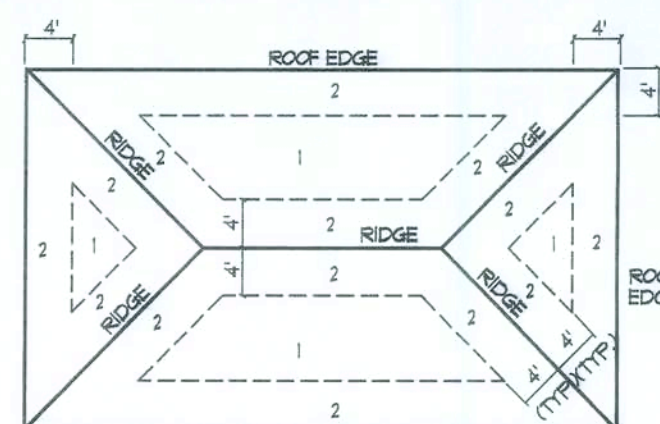
NOT TO SCALE

B/U Beam DETAILS

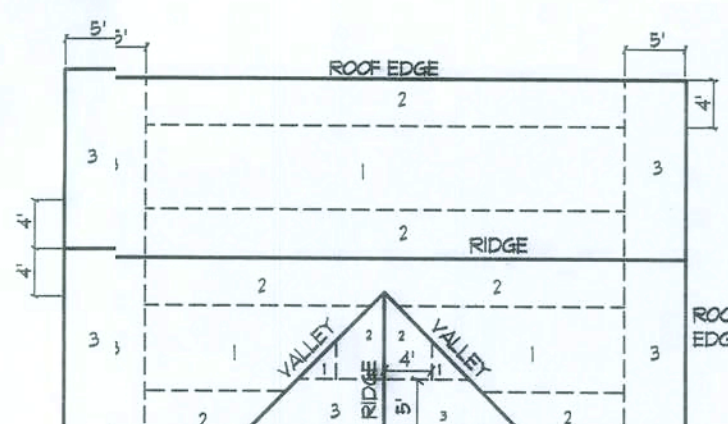
SCALE: NONE

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ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	1/6" OSB OR 5/32 CDX	8d COMMON OR 8d HOT DIPPT GALVANIZED BOX NAILS	6 in. o.c. EDGE
2			12 in. o.c. FIELD
3			6 in. o.c. EDGE
			4 in. o.c. GABLE END WALL OR GABLE TRUSS
			6 in. o.c. EDGE
			6 in. o.c. FIELD



ROOF SHEATHING NAILING ZONES (HIP ROOF)

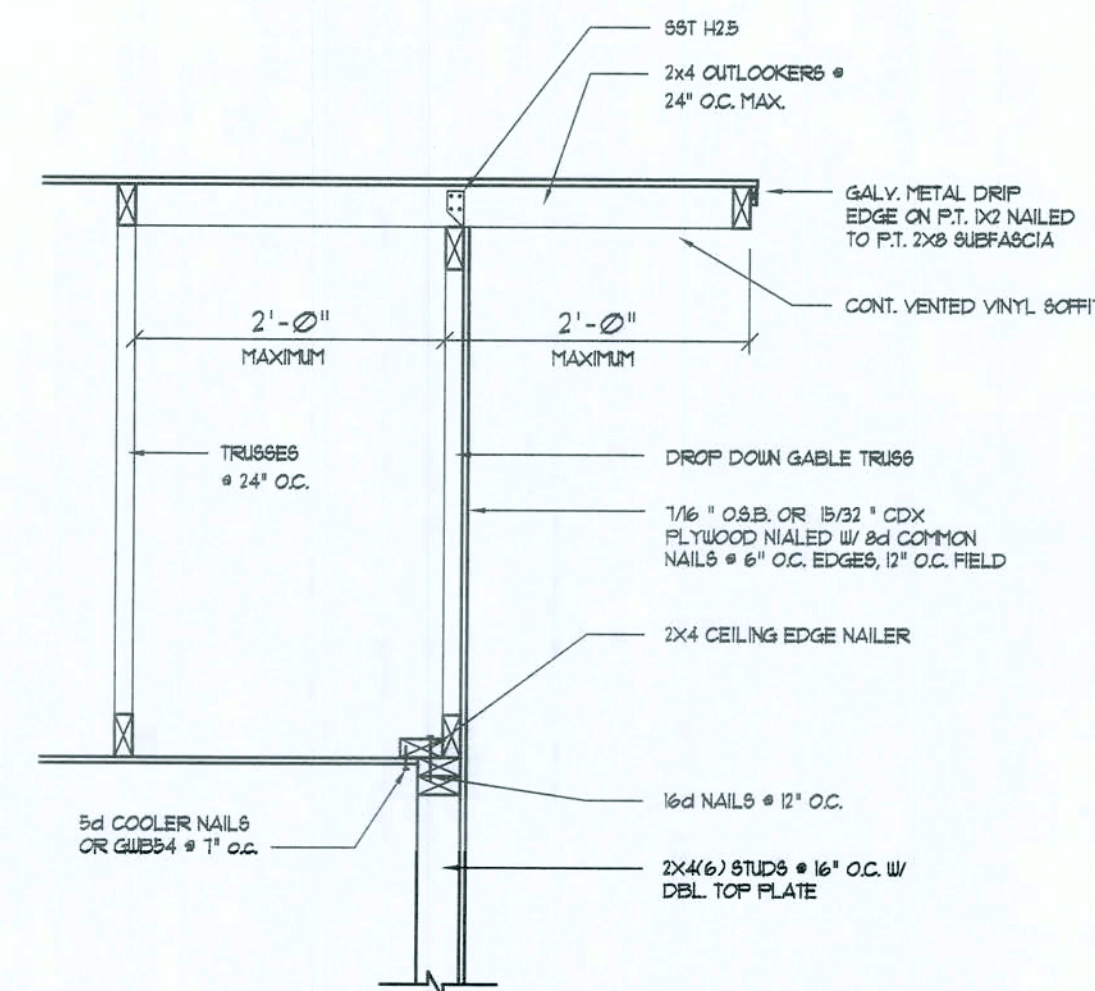


f ROOF SHEATHING NAILING ZONES (GABLE ROOF)

Roof Nail Pattern DET.

SCALE: NONE

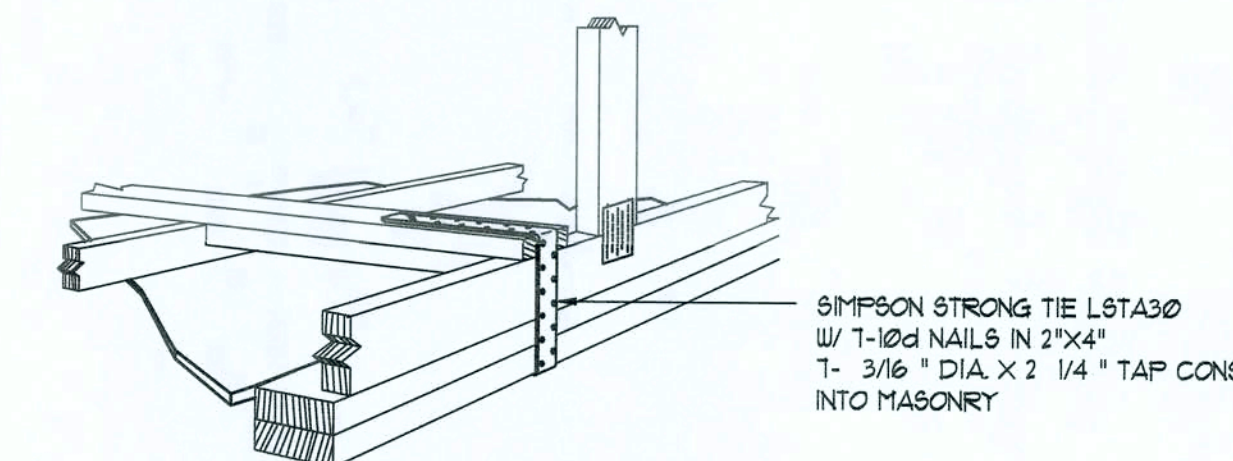
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Gable End DETAILS

SCALE: NONE

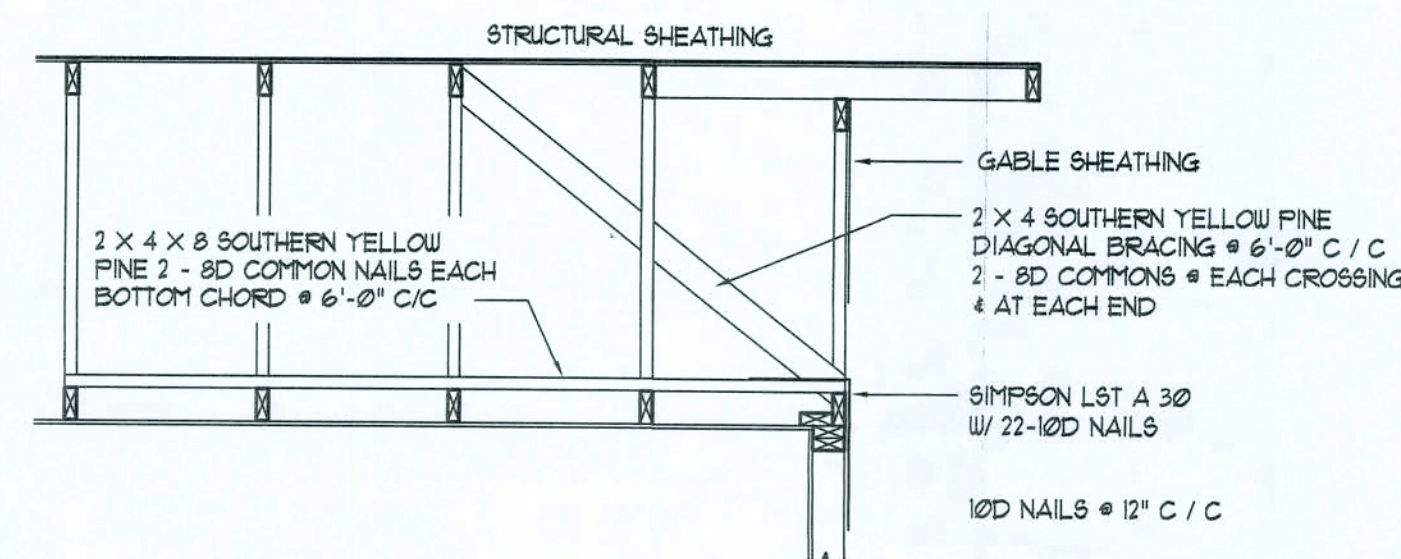
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GABLE END GYPSUM DIAPHRAGM HOLDDOWN CONNECTOR

SCALE: NONE

K

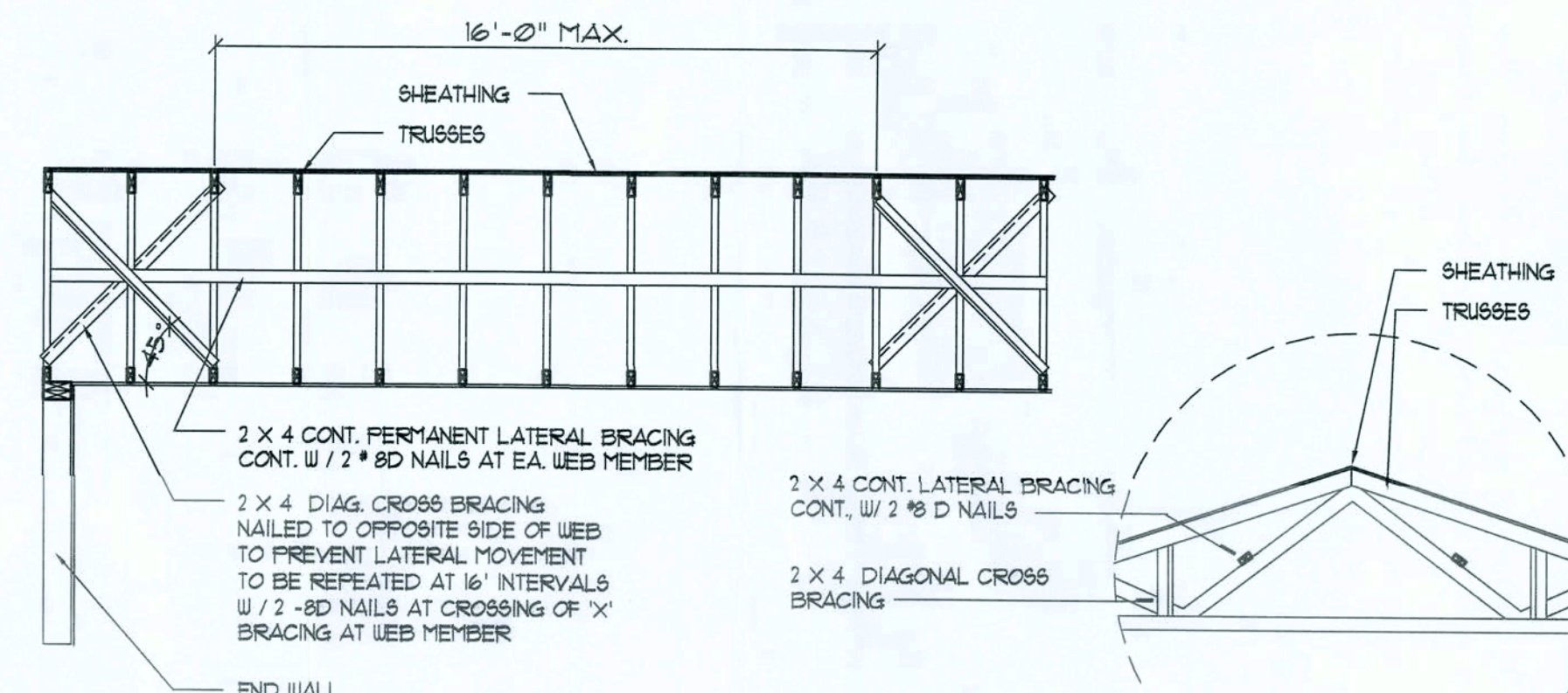


END WALL BRACING FOR CEILING DIAPHRAGM

NTS

(ALTERNATIVE TO BALLOON FRAMING)

NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE



TYP. PERMANENT TRUSS BRACING DIA.

NTS

NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

Truss Bracing DETAILS

SCALE: AS NOTED

O

REVISION:

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N.F. Seiler, Architect

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CUSTOM RESIDENTIAL DESIGN FOR:
AMBER LYNN HANCOCK
COLUMBIA COUNTY, FLORIDA
STRUCTURAL DETAILS

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01 AUG 2009

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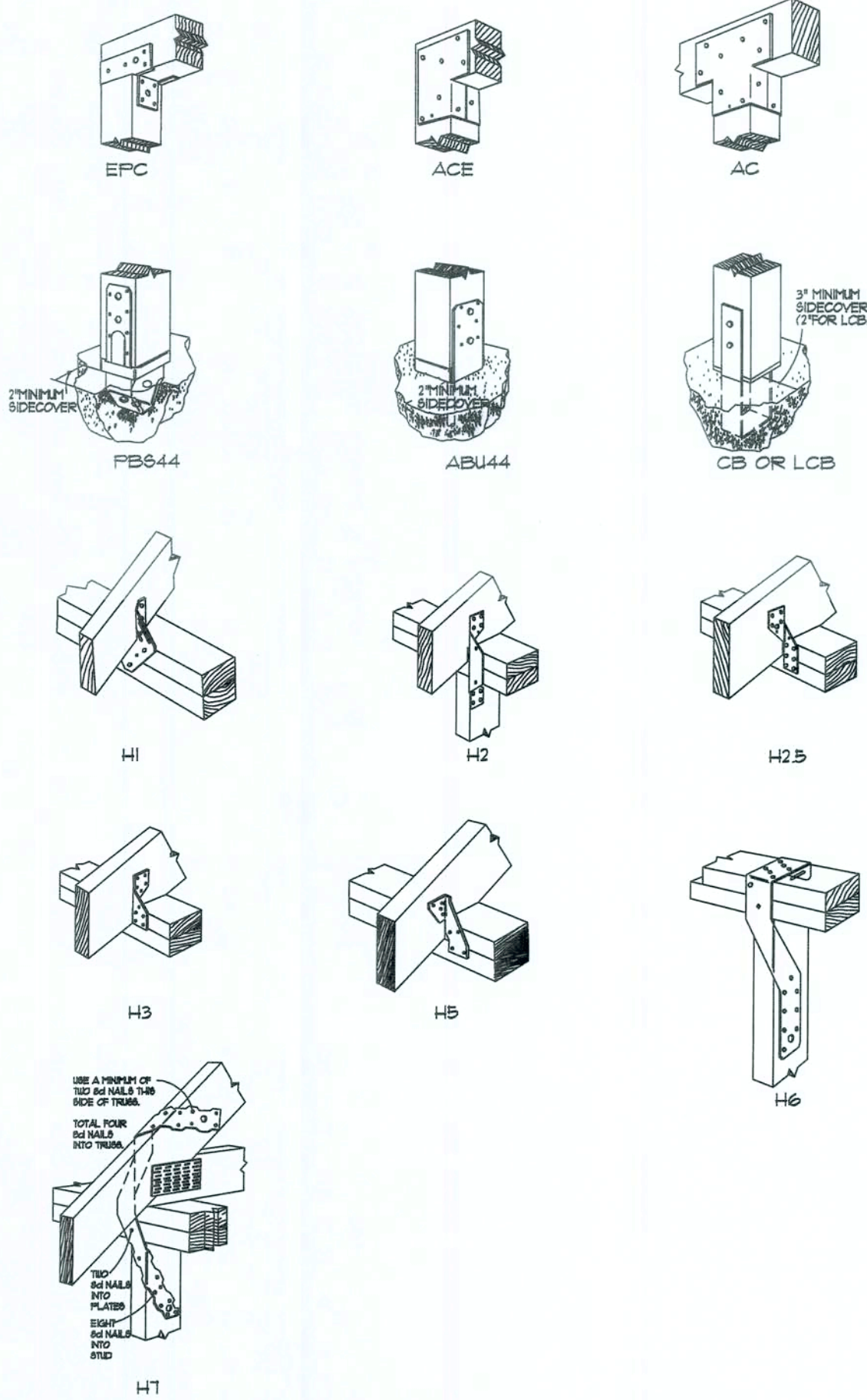
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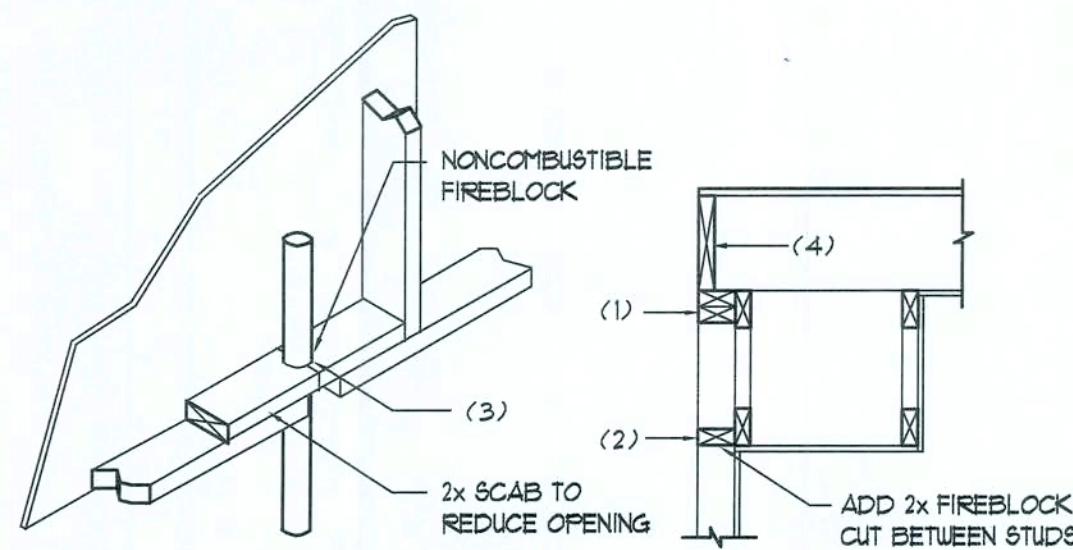
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AR0007005



Typical "Simpson" CONNECTORS

SCALE: NONE



PENETRATIONS

SOFFIT/DROPPED CLG.

FIREBLOCKING NOTES:

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "FYTROPANEL MULTIFLEX SEALANT"
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

SCALE: NONE

GENERAL NOTES:

- THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
- THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
- AT THE OWNER'S OPTION A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
- THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
- THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
- ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
- ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333" BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
- INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-II BATT INSULATION.
- CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GIB ON 1X3 WOOD JIRING AT 16" O.C., ATTACHED W/ 1/4" BUGLEHEAD SCREWS 16" O.C. ALONG EACH POINT OF BEARING.

STANDARD ABBREVIATIONS

@	AT	GALV.	GALVANIZED
#	NUMBER OF FOUND(S)	HORZ.	HORIZONTAL
=	EQUALS	INS.	INSULATION
Ø	DIAMETER	INT.	INTERIOR
W	WITH	LAV.	LAVATORY
W/C	WITHOUT	LVL.	LAMINATED VENEER LUMBER
\$	CENTERLINE	MAX.	MAXIMUM
Δ	AND	MIN.	MINIMUM
1/4" - 1/2"	PLUS OR MINUS	MISC.	MISCELLANEOUS
1'	ONE FOOT	M.O.	MASONRY OPENING
1"	ONE INCH	No. or N.	NUMBER
1/4" - 1/2"	ONE QUARTER INCH	O.C.	ON CENTER
Ød	Ø PENNY	OH	OVERHEAD
ØM	Ø BEAM	ØHD	OVERHEAD DOOR
Ø.O.	Ø BY OTHERS	PLYWD.	PLYWOOD
ØOT	Ø BOTTOM	P/T	PRESSURE TREATED
ØLG	Ø CEILING	REINF.	REINFORCING (ED)
ØO	Ø CLEANOUT	REQD	REQUIRED
ØC	Ø CONCRETE	RM.	ROOM
ØOT	Ø CLEANOUT TO GRADE	RO.	ROUGH OPENING
ØBL	Ø DOUBLE	SF	SQUARE FEET
ØM	Ø DIMENSION	SGD	SLIDING GLASS DOOR
ØNL	Ø DOWN	SHT.	SHEET
ØLE	Ø ELEVATION	ØRLH	ØULIANNEE RIVER LOG HOMES
ØXT	Ø EXTERIOR	TYP.	TYPICAL
F	FRENCH (DOORS)	VERT.	VERTICAL
ØDN	Ø FOUNDATION	WC	WATERCLOSET (TOILET)

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES
WIND DESIGN SPEED: 120 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:
FOOTING DESIGN IS BASED UPON 1200PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS (e.g. CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS) SHALL REQUIRE FOUNDATION MODIFICATIONS.

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

BUILDING CODE: 2001 FLORIDA BUILDING CODE

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

CONSTRUCTION DOCUMENTS

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

DO NOT SCALE OFF THESE PLANS

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

CHANGES TO FINAL PLAN SETS

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

INORGANIC ARSENICAL PRESSURE TREATED WOOD

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

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

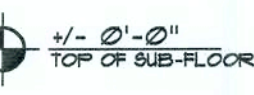
FOR FURTHER INFORMATION ON THE USE OF AND DISPOSAL OF INORGANIC ARSENIC PRESSURE TREATED WOOD, PLEASE REFER TO THE EPA MATERIAL SAFETY SHEET DEALING WITH THIS PRODUCT.

HARDWARE RETIGHTENING REQUIREMENTS

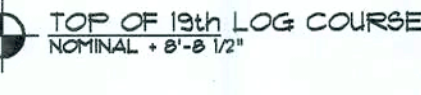
ALL LAG SCREW AND BOLT CONNECTIONS ON CONCRETE BEAMS, POSTS, GIRDERS, TIMBER TRUSSES AND OTHER STRUCTURAL MEMBERS TO BE INSPECTED PERIODICALLY AND RETIGHTENED AS NECESSARY.

SYMBOLS

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



TYPE OF E ELEVATION MARK USED TO INDICATE A PREFERRED TARGET ELEVATION - TRUE MEASUREMENT.



TYPE OF E ELEVATION MARK USED TO INDICATE THE TOP OF A LOG WALL STACK - NOMINAL ONLY.



TYPE OF E DETAIL MARK USED TO INDICATE A SECTION OR DETAIL ASSOCIATED WITH A PLAN VIEW



TYPE OF E DETAIL MARK USED TO INDICATE A SECTION IN THE DIRECTION OF THE ARROW IN THE SECTION. "A" FOUND ON "D&S" OF THE PROJECT MANUAL.



TYPE OF E SECTION MARK USED TO INDICATE A VIEW TAKEN IN THE DIRECTION OF THE ARROW IN THE SECTION. "A" FOUND ON "D&S" OF THE PROJECT MANUAL.



INDICATES FOOTING TYPE "A", DESCRIBED IN THE FOOTING SCHEDULE



INDICATES POST/COLUMN TYPE "1", LOCATED BELOW CURRENT LEVEL



INDICATES POST/COLUMN TYPE "1", LOCATED ABOVE CURRENT LEVEL



INDICATES POST/COLUMN TYPE "2", LOCATED OVER TYPE "1" POST/COLUMN

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Construction, Wood Trusses @ 24" O.C.
Walls: 2x4 Wood Studs @ 16" O.C.
Floor: 4" Thk. Concrete Slab W/ Fiberglass Concrete Additive
Foundation: Continuous Footing/Stem Wall

ROOF DECKING

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

SHEARWALLS

Material: 1/6" OSB. "Windstorm": 48" x 96", 109", 121" or 145" Sheet Size: 48"x96" (109", 121" or 145") Sheets Placed Vertical
Fasteners: 8d Common Nails @ 4" O.C. Edges @ 8" O.C. Interior
Diaphragm: Double Top Plate (5/8" x 16") Nails @ 12" O.C.
Wall Studs: 2x4 SPF Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

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

FOOTINGS AND FOUNDATIONS

Footing: 12"x21" Cont. W/ 2-#5 Bars Cont. 4 Wire Chairs @ 48" O.C.
Stemwall: 8" C11L W/ 1-#5 Vertical Dowel @ 48" O.C.

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2001 EDITION.

BASIC WIND SPEED:	120 MPH
WIND IMPORTANCE FACTOR (I):	I = 1.00
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MUFRS PER TABLE 1609.2A (FBC 2001)	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
COMPONENTS & CLADDING PER TABLES 1609.2B & 1609.2C (FBC 2001)	OPENING: + 21.8 / - 29.1 PSF EAVES: + 6.93 PSF ROOF: + 19.3 / - 25.5 PSF

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 1603.4.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1603.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1603.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1603.1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1616.11
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1616.12
- BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1616.13
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1616.14
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1616.15
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1616.16
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1616.16
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1616.11
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1616.11
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 1603.1.3
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 5'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 1603.1.4

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H25a	535#
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1185#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO FOUNDATION:	5/8" THRU-BOLT	3340#
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1700#
PORCH POST TO FND:	SIMPSON ABU44	2200#
MISC. JOINTS	SIMPSON A34	315#/240#

NOTE:

ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE:

REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/JOINT REINFORCEMENT AND FASTENERS.

NOTE:

ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE:

"SECCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #99-0010.15

NOTE:

"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #1-0107.05, #36-1126.11, #99-0623.04
SECCI NER-443, NER-393

GENERAL NAILING SCHEDULE:

NUMBER OF NAILS FOR CONNECTING WOOD MEMBERS:

CONNECTION	COMMON NAILS	Nr. / SPACING
BRIDGING TO JOIST, TOE NAIL	16d	2 EA, END
2" SUBFLOOR TO JOIST,		
BLIND & FACE NAILING	16d	2
SOLE PLATE TO JOIST OR BLOCKING		
FACE NAILED	16d	16" O.C.
TOP OR SOLE PLATE TO STUD		
END NAILED	16d	2
STUD TO SOLE PLATE, TOE NAILED	8d	3 OR 2 16d
DOUBLE STUDS, FACE NAILED	16d	24" O.C.
DOUBLE TOP PLATES, FACE NAILED	16d	16" O.C.
TOP PLATES - LAPs & INTERSECTIONS		
FACE NAILED	16d	2
1 X 6 SHEATHING TO EACH POINT OF BEARING, FACE NAILED	8d	2
NAILED	16d	
BUILT-UP GIRDERS & BEAMS	20d	

3/4" PLYWOOD SUBFLOORING

8d

OSB SHEATHING, 1/16" THICK

8d

1/8" FIBERBOARD SHEATHING

6d

- NAILS, BOLTS AND OTHER METAL CONNECTORS WHICH ARE USED IN LOCATIONS EXPOSED TO THE WEATHER SHALL BE GALVANIZED OR OTHERWISE CORROSION RESISTANT.
- IN GENERAL, NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO, OR GREATER.
- THERE SHALL BE NOT LESS THAN 2 NAILS PER CONNECTION.
- GLUING SHALL NOT BE CONSIDERED AN ACCEPTABLE CONNECTOR IN LIEU OF THOSE SPECIFIED HEREIN.
- FORMED METAL CONNECTORS, AS PER THE SCHEDULE HEREIN, SHALL HAVE THE NUMBER OF NAILS INSTALLED AS REQUIRED BY THE MANUFACTURER, OR AS DIRECTED BY THE PLANS.
- NAILS PROJECTING BEYOND THE LAST WOOD MEMBER SHALL BE CLINCHED, WHEREVER POSSIBLE.
- NOTES IN THE "PLANS" PACKAGE OF THE CONSTRUCTION DOCUMENTS SUPERSEDE SIZES & SPACINGS OF NAILS CONTAINED HEREIN.

REVISOR:

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N.P. Geller, Architect

DRAWN:

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CUSTOM RESIDENTIAL DESIGN FOR:
AMBER LYNN HANCOCK
COLUMBIA COUNTY, FLORIDA
STRUCTURAL DETAILS

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NONCOMBUSTIBLE FIREBLOCK

(3)

2x SCAB TO REDUCE OPENING

(4)

(1)

(2)

ADD 2x FIREBLOCK CUT BETWEEN STUDS

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2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, E ETC.
3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "FIREPANEL MULTIFLEX SEALANT"
4. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL, OR PARTITION SPACE AND CONCEALED SPACES CREATED BY THE ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1900 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



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GENERAL NOTES:

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8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333". BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
11. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-11 BATT INSULATION.
12. CEILING OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GIB ON 1X3 WOOD Furring AT 16" O.C., ATTACHED W/ 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

AS - BUILT DRAWING REQUIREMENTS:

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

GENERAL MILWORK NOTES:

1. MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE LIKE FG THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6 OF THE GENERAL NOTES, THIS SHEET.
2. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FABRICATIO AND DELIVERY OF MILLWORK, SHOWN IN THE DRAWINGS, TO THE JOBSITE, INSTALLATION OF CABINET HINGES, CATCHES, DRAWERS & TAY GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE BOLTS.
3. ALL APPLICABLE STANDARDS OF "AIA QUALITY STANDARDS & GUIDE SPECIFICATNS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. AIA "CUSTOM GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWN, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FOR THIS WORK.
5. MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MATERIALS OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WOOD SPECIES RECEIVING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY EM'S 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 DIRECTIS ISSUED BY THE OWNER.
6. PRODUCTS SHALL INCLUDE THE FOLLOWING:
SOFTWOOD - SOLID STOCK PINE, C OR BETTER
HARDWOOD - SPECIES AS SELECTED BY OWNER
PLYWOOD COFFRAGUE FINISH - FIR GRADE A/B
PLYWOOD TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER
PARTICLEBOARD - HIGH DENSITY, W/ RESIN BINDER
LAM. PLASTIC - MFG. COLORS, PATTERNS & TEXTURES AS SELECTED BY OWNER
LAMINATE ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE, CASEIN
7. ASSEMBLE WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL INSOFAR AS POSSIBLE.
8. 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 INSTALLATION.
9. FABRICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
10. INSTALL HARDWARE IN ACCORDANCE WITH MANUF.'S DIRECTIONS. LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
11. DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

GENERAL H.V.A.C. NOTES:

1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/D.18.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
3. HVAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HVAC SUB-CONTRACTOR.
4. HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DUGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
5. IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-90A AS ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM W/ 1 3/4" B. DENSITY FIBERGLASS INSULATION AND SHALL BE UL LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED DUCT LINER & WRAPPED W/ 1 3/4 LB. FOILFACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOILFACED, R42/R60 DUCTBOARD.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS.
8. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING. LINEINGS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS, ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, METALAIR, KILORHART, 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 CONCIL 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 SUCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFR.
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 FINAL COMPRESSION 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.
15. FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT ARRISTANCE OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
16. HVAC SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFSETS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT N ADDITIONAL COST TO THE OWNER.
17. IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO COORDINATE LOCATION OF CEILING DUCTWORK, GRILLS AND REGISTERS IN THE FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL ELEMENTS.
18. COORDINATE WITH THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE N° 23, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

GENERAL PLUMBING NOTES:

1. SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER, THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
5. ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
6. PLUMBING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMATIC. DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
8. WATER PIPING SHALL BE TYPE L COPPER UP TO 1", & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER AT THE OWNER'S OPTION. SUPPLY PIPINGS MAY BE C.P.V.C. SCHEDULE 40 OR SCHEDULE 80.
9. DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
10. SOIL, WASTE, VENT & RAINWATER PIPINGS SHALL BE CAST IRON NO-HUB 30"-12" ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL & SPIGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNER'S OPTION, P.V.C. SCHEDULE 40, SEE NOTE 12.
11. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER DRAIN, WASTE OR VENT PIPE AND FITTINGS, OR P.V.C. SEE NOTE 12, BELOW. INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
12. P.V.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES & 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 STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
14. FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTORS ON MAIN LINE OR RISERS.
15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
17. PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEAREST PLUMBING FIXTURE, DO NOT MANIFOLD.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
19. PROVIDE COMBINATION COVERPLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
20. FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

GENERAL WELL & SEPTIC NOTES:

1. SUB-CONTRACTORS PROVIDING WATER & WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET.
2. LOCATION OF POTABLE WATER WELLS SHALL BE DETERMINED BY THE OWNER IN CONSULTATION WITH THE WELL - DRILLING CONTRACTOR. WELLS SHALL NOT BE LOCATED CLOSER THAN 15'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DRAINFIELD, EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
3. POTABLE WATER WELLS SHALL BE A MINIMUM 4" WITH BLACK IRON CASING TO A DEPTH OF 80'-0". PUMPS & SHALL BE OF THE SUBMERSIBLE TYPE, THREE WIRE SYSTEM, MINIMUM HORSEPOWER SHALL BE 1/2 HP OR AS DIRECTED BY THE OWNER. MOTOR STARTER SHALL BE ENCLOSED IN A WEATHERPROOF HOUSING, MOUNTED ON A P/T 4X4 POST AT THE WELL HEAD.
4. WELL HEAD SHALL PROJECT 12" ABOVE GRADE.
5. ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECK VALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR/CONTACTOR, UNIONS AND PRESSURE GAUGE.
6. PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
7. SEPTIC TANK LOCATION & DRAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION WITH THE OWNER.
8. SEPTIC TANKS SHALL BE OF A SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MATERIAL SHALL BE POURED CONCRETE OR FIBERGLASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
9. SEPTIC DRAINFIELDS SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT. DRAINFIELD PIPING SHALL BE CLAY TILE OR P.V.C. OR POLY AS ALLOWED BY THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE 3/4" WASHED BEDDED ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
10. SAND FILTER BEDS, MOUND SYSTEMS, DOSING TANKS, GREASE TRAPS, DISTRIBUTION BOXES, GRINDER PUMPS, SUMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

ELECTRICAL NOTES: General

1. 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 1991 EDITION, AND ITS AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
3. GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-1994.
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT. THW, TW, THHN, THAN 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, 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 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 OVERLOAD RELAYS IN EACH HOT LEG.
12. ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRED FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
14. OUTLET BOXES SHALL BE PRESSED STEEL OR PLASTIC OR ALL DRY LOCATIONS, FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. COORDINATE WITH HVAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS SO THAT A COMPLETE, FUNCTIONING SYSTEM IS INSTALLED, IN EACH CASE, WITH NO EXTRA COST TO THE OWNER.
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 HVAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR, AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
22. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
23. ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP, NO TIE HANDLES OR TANDERS SHALL BE ACCEPTABLE.
24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 200/200 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: 110 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 REQUIRING HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.

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: 2004 FLORIDA BUILDING CODE

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

CONSTRUCTION DOCUMENTS

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

DO NOT SCALE OFF THESE PLANS

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

CHANGES TO FINAL PLAN SETS

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

INORGANIC ARSENICAL PRESSURE TREATED WOOD

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

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

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

General Roofing NOTES:

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DBL. UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE I, OR ASTM D 4869, TYPE I.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1910.
ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHEN ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC FA 101-95.

UNDERLAYMENT APPLICATION:
FOUR OF FIVE ROWS FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:
1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 15 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFR'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 11 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:
1. OPEN VALLEYS LINED WITH METAL. THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1507.3.3.2.
2. OPEN VALLEYS: VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
3. CLOSED VALLEYS: VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE & COMPLYING WITH ASTM D 1910.

REVISION

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N.E. Geisler, Architect

DRAWN:

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CUSTOM RESIDENTIAL DESIGN for:
AMBER LYNN HANCOCK
COLUMBIA COUNTY, FLORIDA
GENERAL NOTES

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DATE:

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IN-RESIDENCE SHELTER

GENERAL NOTES

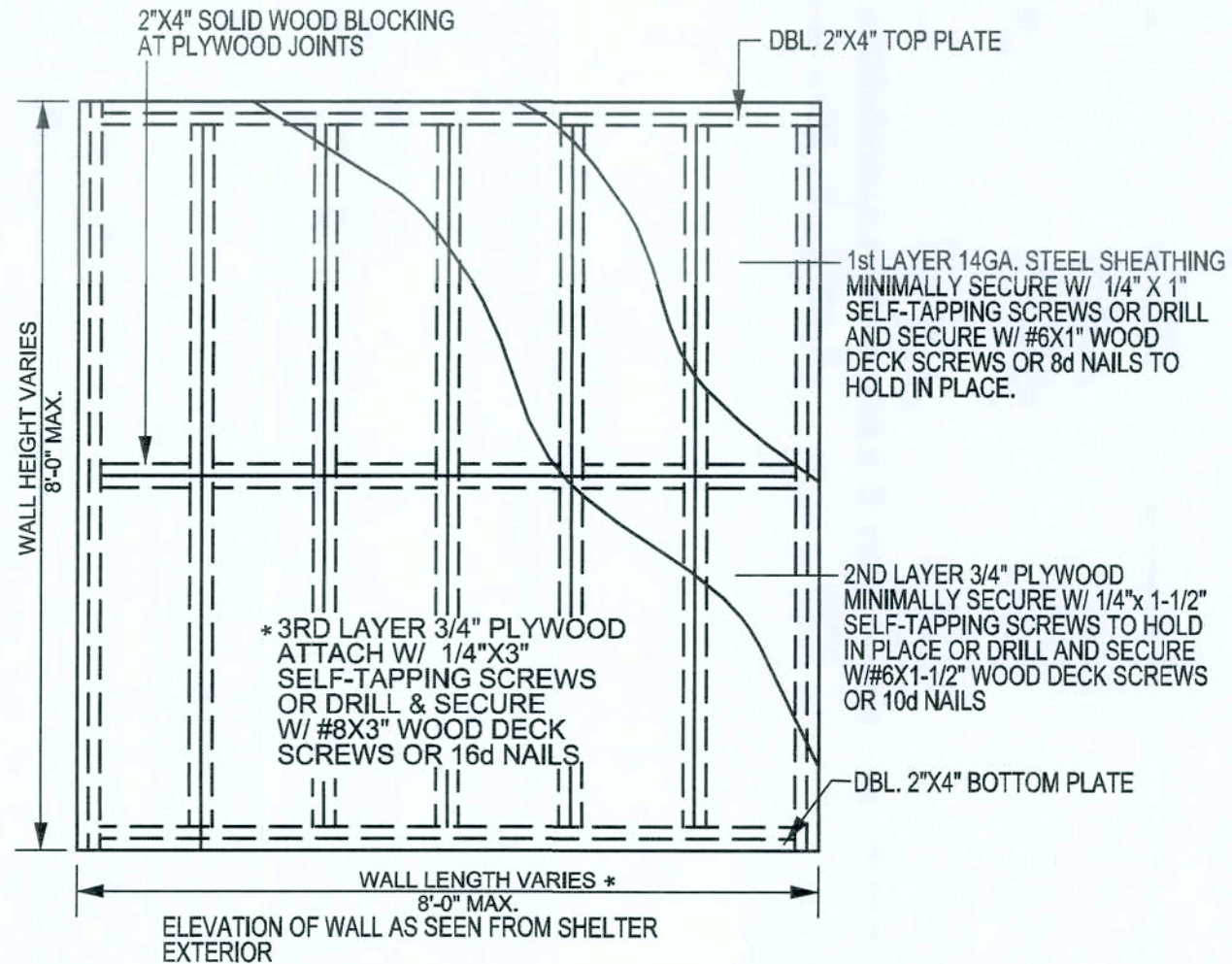
1. CONCRETE:
- A. ALL CONCRETE SHALL HAVE STONE AGGREGATE (NORMAL WEIGHT), 28-DAY COMPRESSIVE STRENGTH (f_c) SHALL BE 3000 PSI MINIMUM FOR CAST-IN-PLACE CONCRETE.
- B. REINFORCING BARS SHALL BE MILD STEEL WITH A MINIMUM YIELD STRENGTH OF 60 KSI.
- C. REINFORCING BAR PROTECTION:
1. CONCRETE PLACED AGAINST EARTH 3"
2. CONCRETE PLACED IN FORMS 1-1/2"
- D. REINFORCING BAR PLACEMENT TOLERANCE IS 1/2" IN ANY DIRECTION.
- E. SPLICING OF REINFORCEMENT IS NOT PERMITTED EXCEPT AS SHOWN ON THE DRAWINGS. BARS SHALL BE LAP SPICED AT ALL CORNERS. SPLICE LENGTHS AS FOLLOWS:
1. #4 BARS 24"
2. #5 BARS 30"
- F. WELDED WIRE REINFORCEMENT: LAP ONE AND ONE-HALF MESH SPACES AT SPLICES AND WIRE IN CONTACT.
- G. FIELD WELDING OF REINFORCEMENT IS NOT PERMITTED.
- H. ALL REINFORCING BAR BENDS SHALL BE MADE MECHANICALLY. HEAT-BENDING IS NOT PERMITTED.
2. MASONRY:
- A. MASONRY UNITS SHALL DEVELOP ULTIMATE COMPRESSIVE STRENGTH (f_m) OF 1500 PSI AT 28-DAYS.
- B. MORTAR TO BE TYPE M OR S PER ASTM C270-97.
- C. REINFORCING BARS SHALL BE MILD STEEL WITH A MINIMUM YIELD STRENGTH OF 60 KSI.
- D. REINFORCING BAR PLACEMENT TOLERANCE IS 1/2" IN ANY DIRECTION.
- E. SPLICING OF REINFORCEMENT IS NOT PERMITTED EXCEPT AS SHOWN ON THE DRAWINGS. SPLICE LENGTHS AS FOLLOWS:
1. #4 BARS 24"
2. #5 BARS 30"
- F. HORIZONTAL (WIRE) REINFORCEMENT INSTALLED AT EVERY OTHER COURSE: LAP ONE AND ONE-HALF MESH SPACES AT SPLICES AND AT CORNERS.
3. WOOD:
- A. FRAMING LUMBER TO HAVE MODULUS OF ELASTICITY = 1,200,000 PSI MIN. AND F_b=850 PSI MIN. FOR NORMAL DURATION LOADING. EXAMPLES OF ACCEPTABLE GRADE AND SPECIES OF FRAMING LUMBER INCLUDE #2 AND BETTER SOUTHERN PINE, DOUGLAS FIR, HEM-FIR, AND SPRUCE-PINE-FIR.
- B. PLYWOOD TO BE RATED SHEATHING SPAN RATING 24/16, MIN. 23/32 THICKNESS.
- C. ALL WOOD SILL PLATES TO BE .40 CCA P.T. LUMBER
- D. NAILS TO BE COMMON WIRE NAILS.
4. COLD-FORMED (LIGHT GAUGE) SHEATHING:
- A. YIELD STRENGTH FOR METAL IS 36 KSI MINIMUM.
- B. ALL METAL SHALL BE G60 GALVANIZED BY THE MANUFACTURER.
5. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND QUANTITIES PRIOR TO STARTING CONSTRUCTION.
6. THE CONSTRUCTION DRAWINGS SHALL NOT BE SCALED. DIMENSIONS APPLY.
7. IF THERE IS A CONFLICT AMONG THE GENERAL NOTES, SPECIFICATIONS, AND PLANS, THE ORDER OF PRECEDENCE IS NOTES, THEN SPECIFICATIONS, THEN PLANS.
8. THE CONSTRUCTION DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ALL MEASURES NECESSARY TO ENSURE THAT THE STRUCTURE IS PROTECTED DURING CONSTRUCTION. THESE MEASURES INCLUDE (BUT ARE NOT LIMITED TO) SHORING AND BRACING FOR CONSTRUCTION LOADS AND WORKER SAFETY PURPOSES.
10. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR NAILING REQUIREMENTS OF UPLIFT/Shear RESISTANCE CONNECTORS.
11. ALL PLYWOOD JOINTS SHOULD BE SOLIDLY BLOCKED W/2X4'S
12. WALL & CEILING PENETRATIONS THROUGH THE MISSILE PROTECTION SHEATHING ARE TO BE MINIMIZED
13. CONDUIT & OTHER VERTICAL RUNS IN WALLS SHOULD BE COLLECTED AND RUN IN THE CHASE.
14. DO NOT DRILL THROUGH WALL STUDS OR TOP AND BOTTOM PLATES FOR PLUMBING SUPPLY LINES OR VENTS. INSTALL ALL PLUMBING SUPPLY LINES AND VENTS IN PLUMBING CHASE.
15. VENTILATION IS TO BE PROVIDED IN ACCORDANCE WITH THE LOCAL BUILDING CODE. VENTILATION MAY BE EITHER NATURAL OR MECHANICAL SUCH THAT MINIMUM VENTILATION IS .5 AIR CHANGES / HOUR.
16. THE DESIGNS SHOWN ARE COMPLIANT WITH THE 1997 NEHRP RECOMMENDED PROVISIONS.
17. TO ENSURE THE SHELTER PROVIDES THE DESIRED LEVEL OF PROTECTION, A PROFESSIONAL ENGINEER OR ARCHITECT MUST BE CONSULTED FOR ANY DESIGN CONDITIONS FOUND TO BE DIFFERENT FROM THOSE REPRESENTED BY THESE PLANS.
18. SEE SHEETS 13 AND 14 OF 14 FOR THE MATERIAL LIST FOR EACH SHELTER DESIGN.
19. TO OBTAIN AN EQUIVALENT LEVEL OF PROTECTION, SHELTER DESIGNS NOT MEETING THESE SPECIFIC REQUIREMENTS OF THE DESIGNS IN THESE PLANS SHOULD BE DESIGNED TO MEET THE "NATIONAL PERFORMANCE CRITERIA FOR TORNADO SHELTERS" AVAILABLE AT THE FEMA WEBSITE AT http://www.fema.gov/library/npc_is.htm. THE "NATIONAL PERFORMANCE CRITERIA FOR TORNADO SHELTERS" ALSO PROVIDES GUIDANCE ON DESIGNING LARGER, PUBLIC SHELTERS.
20. THE DOORS SHOWN IN THESE PLANS WERE LABORATORY-TESTED FOR DEBRIS IMPACT FOR DOOR WIDTHS FROM 2'-6" TO 3'-0". FEMA STRONGLY ENCOURAGES INDIVIDUALS TO USE A MINIMUM DOOR WIDTH OF 2'-8" FOR WHEELCHAIR ACCESS.

DESIGN BASIS

1. LIVE LOADS USED IN DESIGN:
- A. WIND PRESSURES DEVELOPED FROM 250-MPH 3-SEC. PEAK GUST IN ACCORDANCE WITH ASCE 7-95.
- B. WINDBORNE DEBRIS (MISSILE) IMPACT LOADS CREATED BY A 15-LB, 2X4 TRAVELING HORIZONTALLY AT 100 MPH, TRAVELING VERTICALLY AT 67 MPH, AND IMPACTING NORMAL TO WALL SURFACE.
2. SOIL BEARING CAPACITY OF 2000 PSF MIN. HAS BEEN ASSUMED.

WALL LENGTH	16d NAILS	#8X3" WOOD DECK SCREWS	1/4" X 3" SELF TAPPING SCREWS
3'-6" TO 5'-0"	2" O.C. @ EDGES 6" O.C. IN FIELD	2" O.C. @ EDGES 6" O.C. IN FIELD	3" O.C. @ EDGES 6" O.C. IN FIELD
5'-1" TO 7'-0"	3" O.C. @ EDGES 6" O.C. IN FIELD	3" O.C. @ EDGES 6" O.C. IN FIELD	4" O.C. @ EDGES 6" O.C. IN FIELD
7'-1" TO 8'-0"	4" O.C. @ EDGES 6" O.C. IN FIELD	4" O.C. @ EDGES 6" O.C. IN FIELD	6" O.C. @ EDGES 6" O.C. IN FIELD

ATTACHMENT SCHEDULE



PLYWOOD SHEATHING ATTACHMENT PATTERN

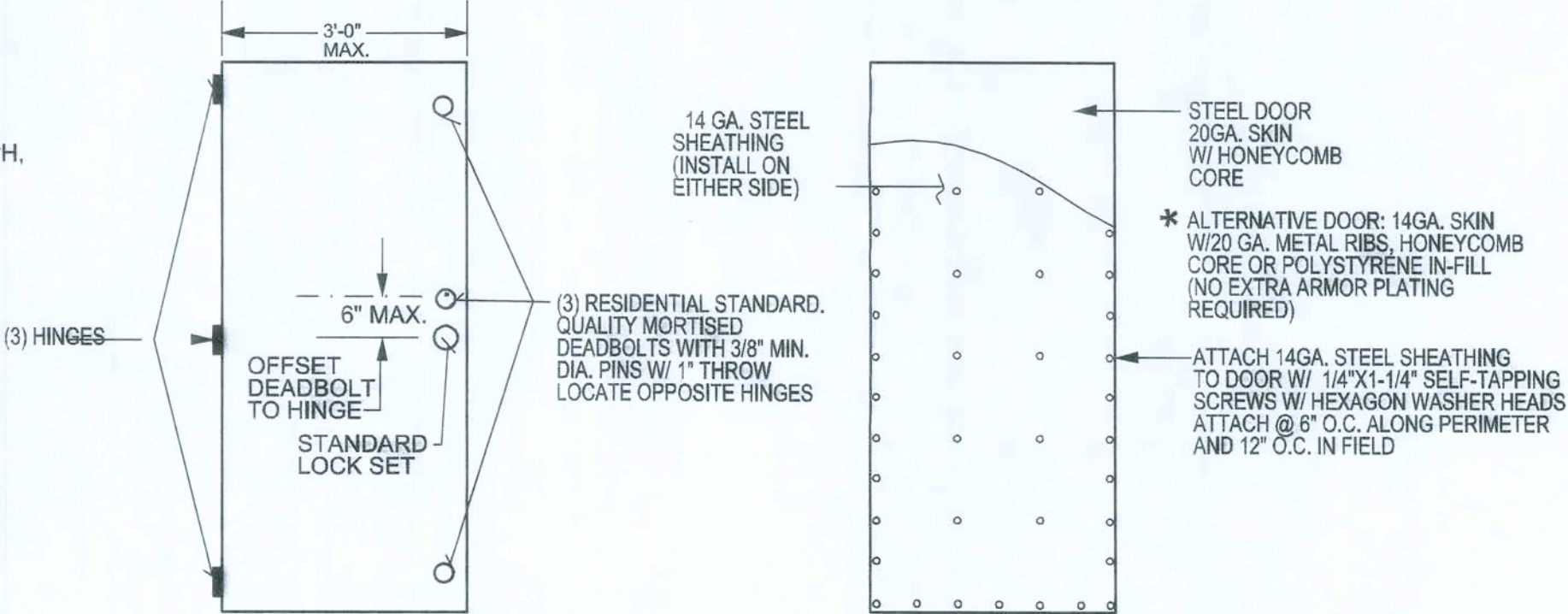
- NOTES:
1. ATTACHMENT SCHEDULE VARIES BASED ON WALL LENGTH. SEE TABLE FOR ATTACHMENT SCHEDULE.
2. INSTALL PLYWOOD HORIZONTALLY.
3. MINIMUM UNBROKEN WALL LENGTH IS 3'-6"

CONNECTOR SCHEDULE

LOCATION	REQUIRED UPLIFT CAPACITY (lbs)	SIMPSON STRONG-TIE	SEMCO	KANT-SAG
A	375	H7	RTPGA814	RT20
B	375	LSTA15	RTP20812	LSTA15
C	1,700	H6	TPP4	SP2
D	1,900	PAHD42	RTP42	PAHD42
E	1,000	SP4	TPP4	SP2
F	1,700	H6	TPP4	SP2
G	1,700	H6	TPP4	SP2
H	1,700	PA18	--	PA18

NOTES:

BECAUSE NOT ALL CONTRACTORS ARE FAMILIAR WITH THE TYPE OF STRUCTURAL CONNECTORS SHOWN IN THESE DRAWINGS, THE NAMES OF SOME COMPANIES THAT MANUFACTURE CONNECTORS HAVE BEEN INCLUDED IN THIS TABLE. THE LIST OF COMPANIES IS NOT, HOWEVER, EXHAUSTIVE. ADDITIONALLY, THIS LIST IS NOT INTENDED TO EXPRESS A PREFERENCE FOR THOSE MANUFACTURERS AND/OR THEIR PRODUCTS BY THE UNITED STATES GOVERNMENT NOR IS IT AN ENDORSEMENT OF THOSE MANUFACTURERS AND/OR THEIR PRODUCTS.



DOOR ATTACHMENT DET'S

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

DOOR - SHEET METAL ATTACHMENT PATTERN

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

ABBREVIATIONS

A.B. - ANCHOR BOLT
CMU - CONCRETE MASONRY UNIT
CONC - CONCRETE
DBL - DOUBLE
DIA. - DIAMETER
E.W. - EACH WAY
GA. - GAUGE
GYP. - GYPSUM
ICF - INSULATING CONCRETE FORMS
MAX - MAXIMUM
MH. - MANHOLE
MIN. - MINIMUM
N.T.S. - NOT TO SCALE
O.C. - ON CENTER
P.T. - PRESSURE TREATED
REQD. - REQUIRED
S.F. - SQUARE FOOT
SYP - SOUTHERN YELLOW PINE
TYP. - TYPICAL
WWF - WELDED WIRE FABRIC
W/ - WITH

LIMIT OF LIABILITY:

The designs in this booklet are based on extensive research of the causes and effects of windstorm damage to buildings. Shelters designed and built to these designs should provide a high degree of occupant protection during severe windstorms (hurricanes and tornadoes.) Any substitution of either materials or design concepts may decrease the level of occupant protection and/or increase the possibility of personal injury during a severe wind event.

Because it is not possible to predict or test all conditions that may occur during severe windstorms, or control the quality of construction, among other things, the designer does not warrant the design.

The designer neither manufactures nor sells shelters built from this design. The designers have not made and do not make any representation, warranty, or covenant, express or implied, with respect to the design, condition, quality, durability, operation, fitness for use, or suitability of the shelter in any respect whatsoever. Designers shall not be obligated or liable for actual, incidental, consequential, or other damages of or to users of shelters or any other person or entity arising out of or in connection with the use, condition, and/or performance of shelters built from this design or from the maintenance thereof.

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WD. FRAME BASED "SAFE ROOM" AS PER
FEMA. DEVELOPED PLANS AND DETAILS
FOR USE IN RESIDENTIAL STRUCTURES
WD. FRAME "SAFE ROOM" DETAILS

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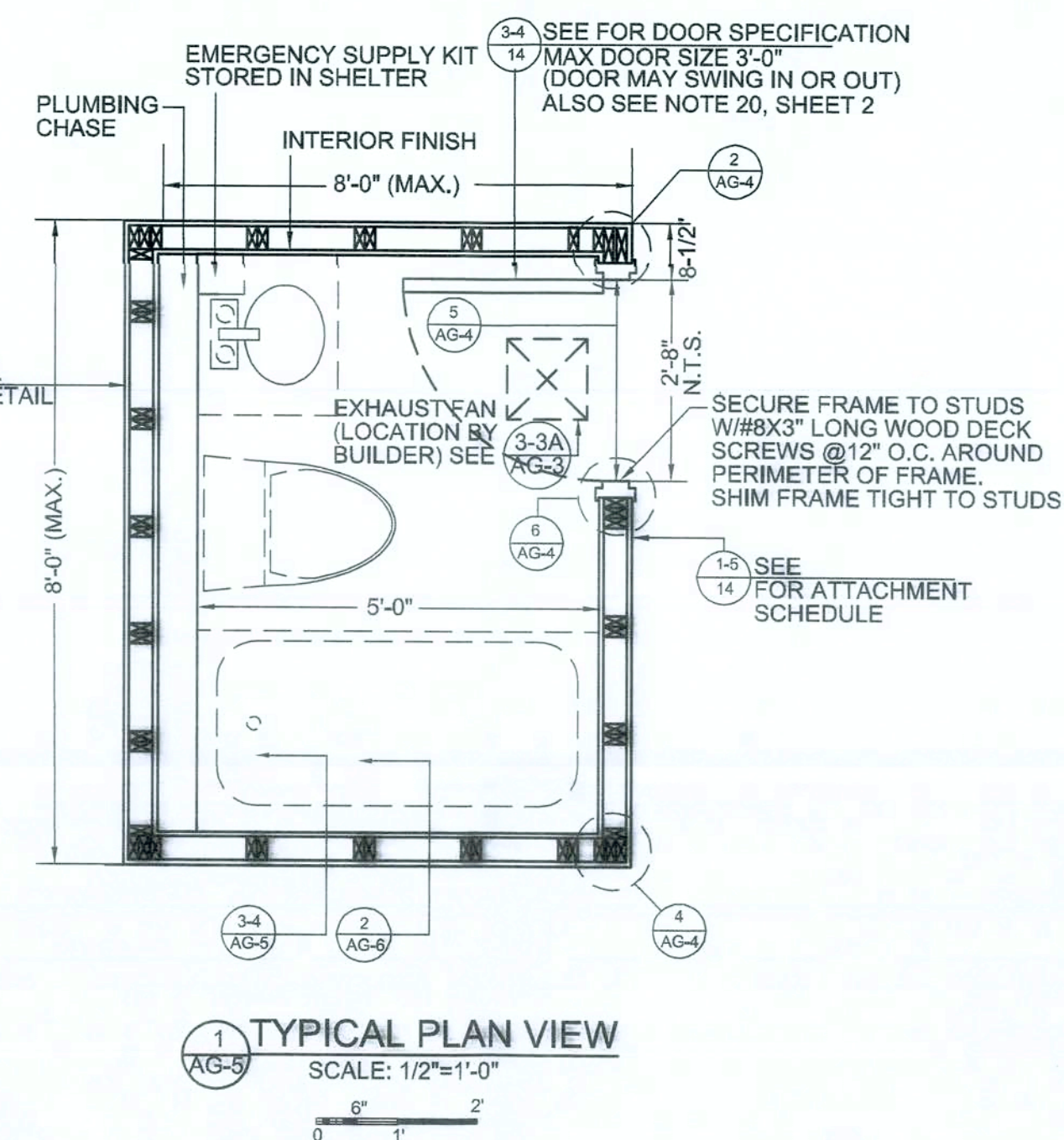
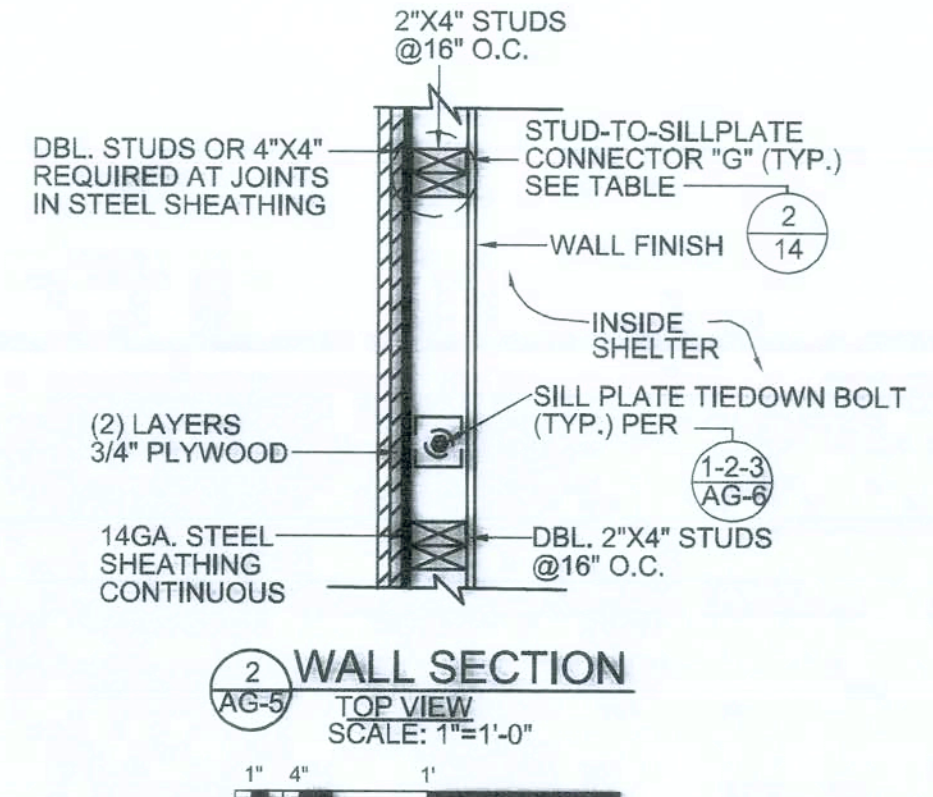
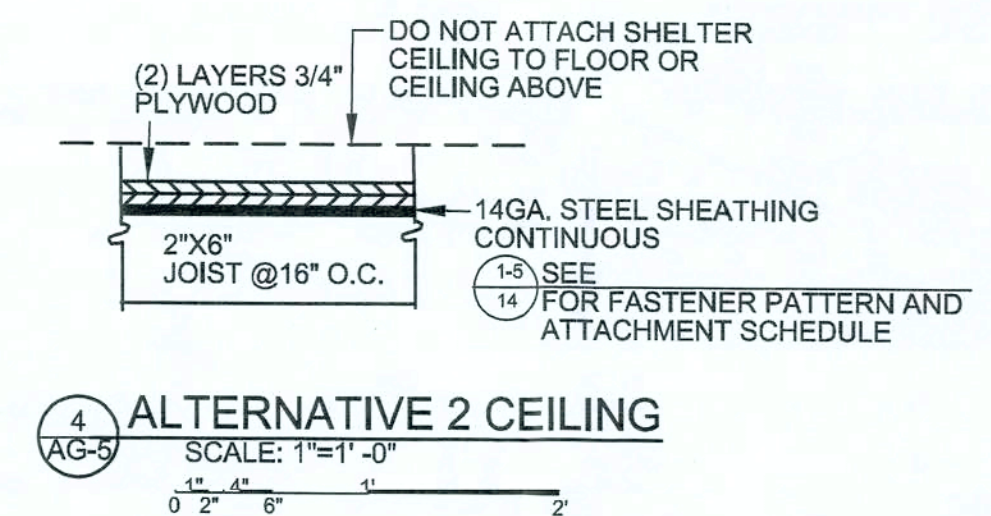
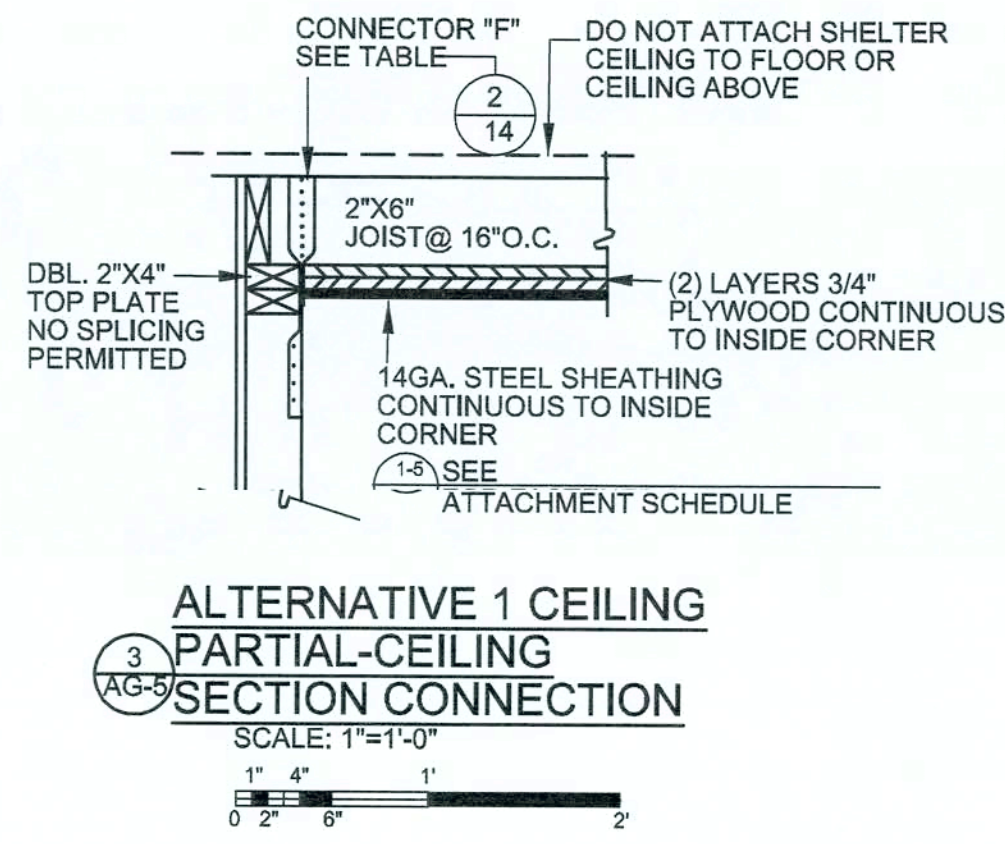
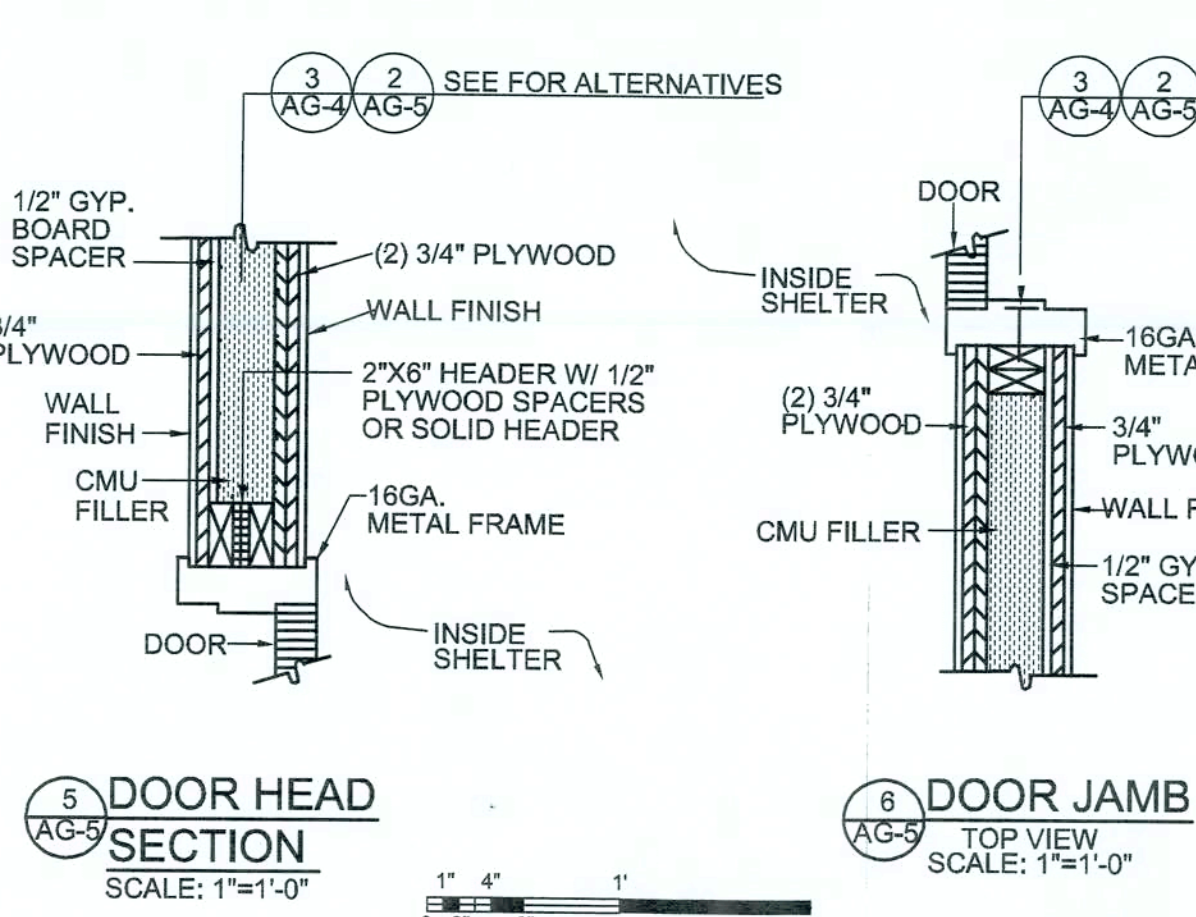
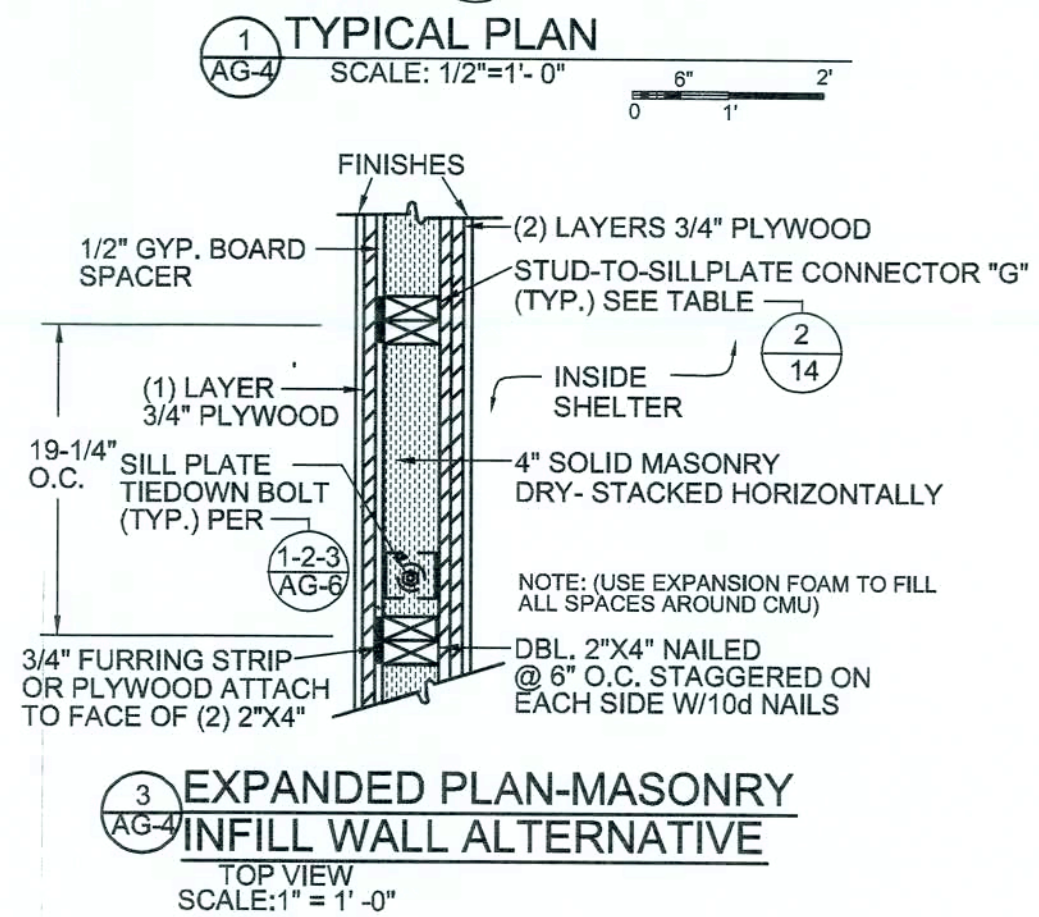
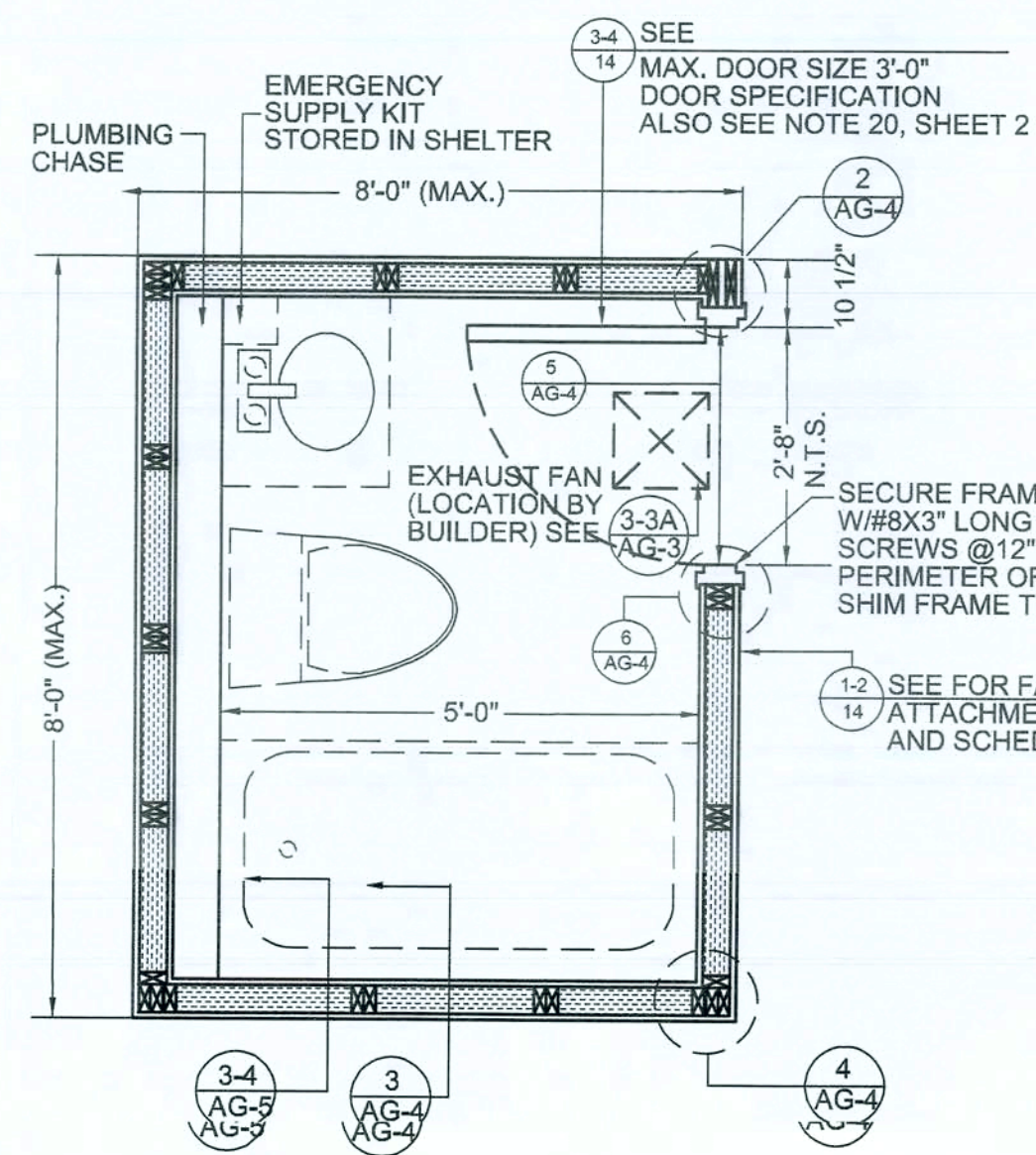
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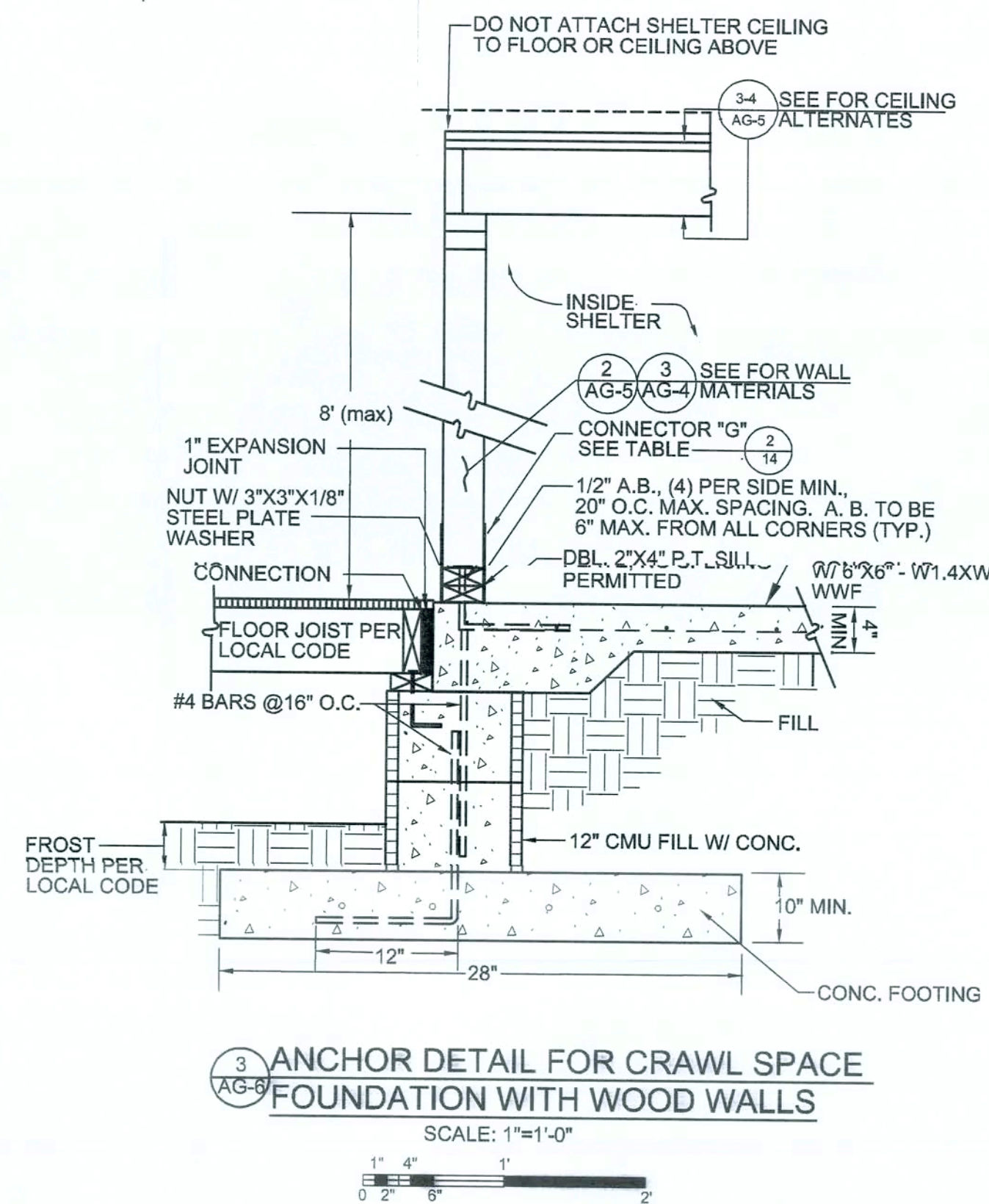
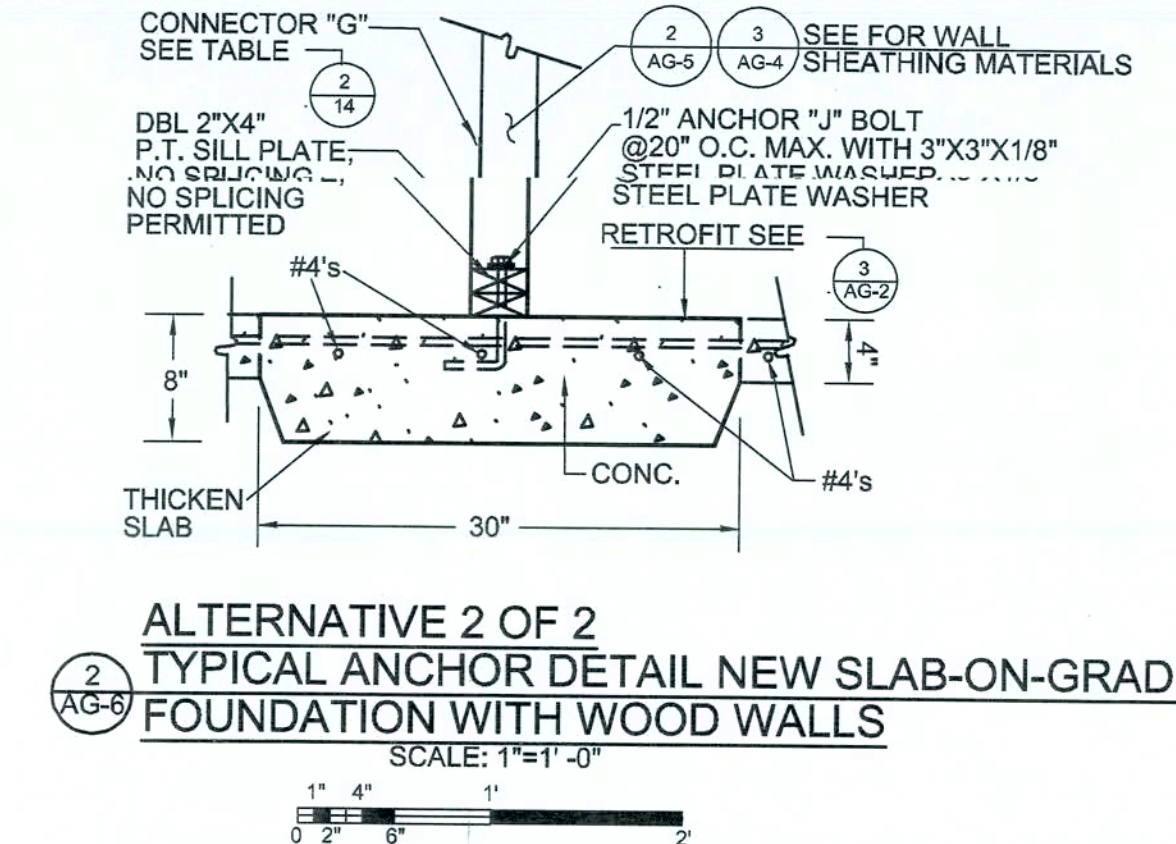
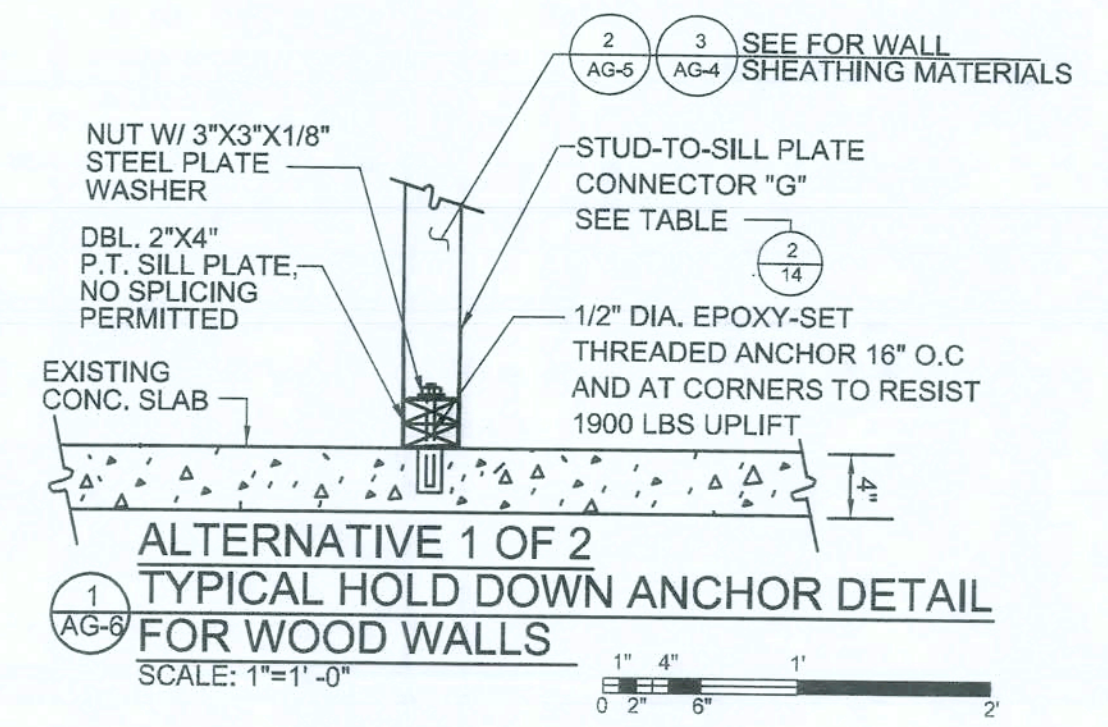
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"AS-BUILT" FIELD NOTES



NOTES:

1. SHELTER W/ STEEL SHEATHING COVERED W/ GYP. BOARD FINISH OR OTHERWISE SEPARATED FROM CONTACT BY SHELTER OCCUPANTS NEED NOT BE GROUNDED.
2. SHELTER W/ STEEL SHEATHING UNCOVERED AND AVAILABLE FOR CONTACT BY SHELTER OCCUPANTS MUST BE GROUNDED AT A SINGLE LOCATION W/ COPPER WIRE & GROUND ROD TO MEET NATIONAL ELECTRIC CODE & LOCAL REQUIREMENTS.
3. ALL WALL STUDS TO BE ATTACHED W/ (2) 16d NAILS TO SINGLE TOP AND BOTTOM PLATES, NAILED THROUGH FROM OUTSIDE, PRIOR TO ATTACHMENT OF SECOND TOP AND BOTTOM PLATES.



NOTES:

1. TO OBTAIN FULL A.B. PULL-OUT RESISTANCE, THE BOTTOM OF THE DRILLED HOLE FOR A.B. SHOULD BE NO CLOSER THAN 1/2" TO THE BOTTOM OF THE CONC. SLAB.
2. A PILOT HOLE SHOULD BE DRILLED TO DETERMINE THE MAX. EMBEDMENT LENGTH.

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UD. FRAME BASED "SAFE ROOM" AS PER
F.E.M.A. DEVELOPED PLANS AND DETAILS
FOR USE IN RESIDENTIAL STRUCTURES
UD. FRAME "SAFE ROOM" DETAILS

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