

CONTINUED FROM SHEET A100.1

EXECUTION

A. INSTALLATION

- i. Fit rough carpentry to other construction; scribe and cope for accurate fit. Correlate location of furring, blocking, and similar supports to allow attachment of other construction.
- ii. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
- (1) Published requirements of metal framing anchor manufacturer.
- iii. Use hot-dip galvanized or stainless-steel nails where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity.
- iv. Installation of Structural-Use Panels: Comply with applicable recommendations contained in APA Form No. E30 and as follows:
- (1) Combination Subflooring-Underlayment: Glue and nail to framing.
- (2) Subflooring: Glue and nail to framing.
- (3) Sheathing: Nail to framing.
- (4) Underlayment: Nail or staple to subflooring.
- v. NOTE: Wood-based Structural-use Panel Roof Sheathing Shall Be Rated For Exposure #1 Have A Minimum Nominal Thickness Of 19/32 Inches And Shall Be Continuous Over Two Or More Spans With Face Grain Perpendicular To Supports. Span Rating PANEL IDENTIFICATION INDEX Is 32/16. Maximum Span If Block Or Other Edge Supports Is 32". Maximum Span Without Edge Support Is 28". Plywood To Be Type CDX.
- (1) 10d ring shank nails at 6" typical.
- (2) At gable ends, use 10d ring shank nails at 4" o.c. typical for first three trusses.

MISCELLANEOUS CARPENTRY

PRODUCTS

A. LUMBER, GENERAL

- i. Dressed lumber, S4S, 19 percent maximum moisture content for 2-inch (38-mm) thickness or less, marked with grade stamp of inspection agency.
- B. TREATED MATERIALS
- i. Preservative-Treated Materials: AWPAC2 lumber and AWPAC9 plywood, labeled by an inspection agency approved by ALSC's Board of Review. After treatment, kiln-dry lumber and plywood to 19 and 15 percent moisture content, respectively. Treat indicated items and the following:
- (1) Wood members in connection with roofing, flashing, vapor barriers, and waterproofing.
- (2) Concealed members in contact with masonry or concrete.
- (3) Wood framing members less than 18 inches (460 mm) above grade.
- (4) Wood floor plates installed over concrete slabs directly in contact with earth.

C. LUMBER

- i. Interior Partition Framing: Standard, Stud, or No. 3 grade; Mixed southern pine; SPIB
- ii. Other Framing: Construction or No. 2 grade; Southern pine; SPIB
- iii. Exposed Boards: Match Existing.
- iv. Concealed Boards: Mixed southern pine, No. 2
- v. Miscellaneous Lumber: No. 3 or Standard grade of any species for nailers, blocking, and similar members.

D. INTERIOR WOOD TRIM

- i. Softwood Trim: Eastern white, Idaho white, lodgepole, ponderosa, or sugar pine; grade B & Btr Select or Supreme.
- ii. Wood Molding Patterns: Stock moldings indicated, made to patterns included in WMPMA WM 7 and graded under WMPMA WM 4; N-Grade for transparent finish.
- iii. Clothes Rods: 1-1/2-inch- (38-mm-) diameter, clear, kiln-dried hardwood rods.

E. PANEL PRODUCTS

- i. Wood-Based Structural-Use Panels: DOC PS 2. Provide plywood complying with DOC PS 1, where plywood is indicated.
- (1) Factory mark panels evidencing compliance with grade requirements.
- (2) Miscellaneous Concealed Panels: APA-rated sheathing, Exposure 1, span rating to suit framing in each location.
- (3) Miscellaneous Exposed Plywood: A-D Interior, thickness as indicated.
- Wood-based Structural-use Panel Roof Sheathing Shall Be Rated For Exposure #1 Have A Minimum Nominal Thickness Of 19/32 Inches And Shall Be Continuous Over Two Or More Spans With Face Grain Perpendicular To Supports. Span Rating PANEL IDENTIFICATION INDEX Is 32/16.

F. FASTENERS

- i. Fasteners of size and type indicated. Where carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with a hot-dip zinc coating per ASTM A 153 or of Type 304 stainless steel.

EXECUTION

A. INSTALLATION

- i. Fit carpentry to other construction; scribe and cope for accurate fit. Correlate location of furring, blocking, and similar supports to allow attachment of other construction.
- ii. Securely attach carpentry work as indicated and according to applicable codes and recognized standards.
- iii. Countersink nail heads on exposed carpentry work and fill holes with wood filler.
- iv. Installation of Structural-Use Panels: Comply with applicable recommendations contained in APA Form No. E30.
- v. Install wood trim with minimum number of joints practical, using full-length pieces from maximum lengths of lumber available. Cope at returns and miter at corners to produce tight-fitting joints with full-surface contact throughout length of joint. Use scarf joints for end-to-end joints.
- (1) Match color and grain pattern across joints.
- (2) Install trim after gypsum board joint finishing operations are completed.
- (3) Install to tolerance of 1/8 inch in 96 inches (3 mm in 2400 mm) for level and plumb. Install adjoining trim with 1/32-inch (0.8-mm) maximum offset for flush installation and 1/16-inch (1.6-mm) maximum offset for reveal installation.

WOOD ROOF TRUSSES

GENERAL

A. SECTION REQUIREMENTS

- i. Engineer, fabricate, and erect metal-plate-connected wood trusses to withstand design loads without exceeding deflection limits of ANSITPI 1, "National Design Standard for Metal-Plate-Connected Wood Truss Construction."
- ii. In addition to Product Data, submit Shop Drawings and structural analysis data, signed and sealed by a qualified professional engineer engaged by the fabricator who is registered in Florida.
- iii. Engage a fabricator who participates in a recognized quality-assurance program that involves inspection by an independent inspecting and testing agency acceptable to authorities having jurisdiction.
- iv. Comply with ANSITPI 1: TPI H1B, "Commentary and Recommendations for Handling Installing & Bracing Metal Plate Connected Wood Trusses"; and AFPA's "National Design Specification for Wood Construction" and its "Supplement."
- v. Comply with the design loads specified in the structural plans.

PRODUCTS

A. MATERIALS

- i. Dimension Lumber: Comply with DOC PS 20, "American Softwood Lumber Standard;" any species, graded visually or mechanically.
- ii. Connector Plates: Structural-quality steel sheet, zinc coated, complying with ASTM A 653, Grade 33, G60 (ASTM A 653M, Grade 230, Z180) coating designation; at least 0.0359 inch (0.91 mm) thick.
- iii. Fasteners: Hot-dip galvanized per ASTM A 153 or stainless steel, Type 304 or 316, where exposed to weather or to high relative humidities. Size and type indicated.
- iv. Metal Framing Anchors: Manufactured from hot-dip, zinc-coated steel sheet complying with ASTM A 653, G60 (ASTM A 653M, Z180) coating designation; structural, commercial, or lock-forming quality, as standard with manufacturer for type of anchor indicated.

B. FABRICATION

- i. Fabricate wood trusses within manufacturing tolerances of ANSITPI 1 and connect truss members by metal connector plates.
- ii. Contractor responsible to verify all truss sizes to fit as built job conditions.

EXECUTION

A. INSTALLATION

- i. Install and brace trusses according to recommendations of TPI. Space trusses as indicated; install plumb, square, and true to line; and securely fasten to supporting construction.
- ii. Anchor trusses securely at all bearing points using metal framing anchors and fasten securely.
- iii. Securely connect each truss ply required for forming built-up girder trusses. Anchor trusses to girder trusses.
- iv. Install and fasten permanent bracing during truss erection. Anchor ends of permanent bracing where terminating at walls or beams.
- v. Install wood trusses within installation tolerances of ANSITPI 1: Do not alter, cut, or remove truss members.
- vi. Remove and replace wood trusses that are damaged or deficient.
- vii. Provide minimum 2x4 bracing of all bottom chords at a maximum of 8'-0" o.c. including bottom chord of trusses and diagonal members. Indicate all reactions including uplift. Indicate wind velocity, height above grade, and connections of trusses to trusses, including valley sets.

NOTE: THE TRUSS LAYOUT SHOWN ON THE DRAWINGS MAY BE ALTERED BY THE TRUSS SUPPLIER PROVIDED THAT THE DESIGNER OF RECORD IS NOTIFIED OF ANY REVISIONS TO THE ROOF SUPPORT LOCATIONS.

IF THE TRUSS SUPPLIER MAKES REVISIONS WITHOUT NOTIFICATION TO THE ENGINEER, THE TRUSS SUPPLIER ASSUMES FULL RESPONSIBILITY FOR THE STRUCTURAL DESIGN OF THE SUBSTRUCTURE, INCLUDING WALLS, POSTS, AND FOUNDATIONS.

EXTERIOR ARCHITECTURAL WOODWORK

GENERAL

A. SECTION REQUIREMENTS

- i. Submit Shop Drawings.
- ii. Quality Standard: Architectural Woodwork Institute's "Architectural Woodwork Quality Standards"

PRODUCTS

A. MATERIALS

- i. Hardboard: AHAA135.4.
- ii. Softwood Plywood: PS 1.
- iii. Preservative Treatment: Comply with NWDWA I.S.4 for items indicated to receive water-repellent preservative treatment.
- iv. Fasteners for Exterior Woodwork: hot-dip galvanized steel nails.
- jj. EXTERIOR WOODWORK
- i. Complete fabrication before shipping to Project site to maximum extent possible. Disassemble only as needed for shipping and installing. Where necessary for fitting at Project site, provide for scribing and trimming.
- (1) Assemble casings in plant, unless limitations of access to place of installation require field assembly.
- ii. Backout or groove backs of flat trim members, and keff backs of other wide, flat members, except for members with ends exposed in finished Work.
- iii. Exterior Standing and Running Trim: Premium Grade, made from any closed-grain hardwood listed in referenced woodworking standard.
- iv. Exterior Ornamental Work: Premium Grade, made from any closed-grain hardwood listed in referenced woodworking standard.
- v. Exterior Frames and Jambos: Premium Grade, made from any closed-grain hardwood listed in referenced woodworking standard.
- vi. Shop prime woodwork for paint finish with one coat of specified wood primer.
- (1) Backprime with one coat of primer. Apply 2 coats to items installed over concrete or masonry.
- vii. Shop seal woodwork for transparent finish with stain (if required), other required pretreatments, and first coat of specified finish.
- (1) Backprime with one coat of sealer compatible with finish. Apply 2 coats to items installed over concrete or masonry.

EXECUTION

A. INSTALLATION

- i. Install woodwork to comply with AWI Section 170 for grade specified.
- ii. Install woodwork level, plumb, true, and straight. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 96 inches (3 mm in 2400 mm) for level and plumb.
- iii. Scribe and cut woodwork to fit adjoining work, seal cut surfaces, and repair damaged finish at cuts.
- iv. Install trim with minimum number of joints possible, using full-length pieces to the greatest extent possible. Stagger joints in adjacent and related members.

MASONRY

GENERAL

A. SECTION REQUIREMENTS

- i. Minimum compressive strength of block shall be 2000 psi (net area).
- ii. Minimum prism strenght (fm) shall be 1500 psi, U.O.N.
- iii. Mortar for masonry shall be type S or M.
- iv. Grout for block cell fill shall have a minimum compressive strength of 3000 psi at 28 days.

GENERAL DESIGN CRITERIA

2023 FLORIDA BUILDING CODE - BUILDING, 8TH EDITION  
2023 FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION  
2023 FLORIDA BUILDING CODE - PLUMBING, 8TH EDITION  
2023 FLORIDA BUILDING CODE - MECHANICAL, 8TH EDITION  
2023 FLORIDA BUILDING CODE - BUILDING ACCESSIBILITY, 8TH EDITION  
2023 FLORIDA BUILDING CODE - BUILDING ENERGY EFFICIENCY, 8TH EDITION  
NFPA 70 NATIONAL ELECTRICAL CODE - 2023 NEC  
NFPA 1 NATIONAL LIFE SAFETY CODE - 2021 EDITION  
AMERICAN NATIONAL STANDARD ANSI/ASCE 7-22

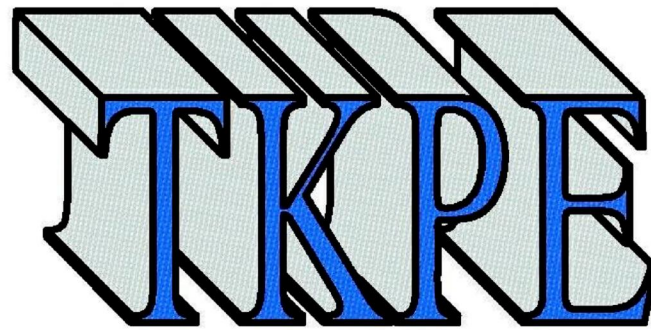
DESIGN WIND PRESSURE = 140 MPH, EXPOSURE "C", RISK CATEGORY II  
FULLY ENCLOSED DESIGN

DESIGN LOAD SCHEDULE  
(ALL LOADS SHOWN ARE IN POUNDS PER SQ. FT.)

COMPONENT	AREA					
	INTERIOR	GROUND FLOOR	PITCHED ROOFS			
PARTITION LOAD	15	—				
FLOOR LIVE LOAD	40	—				
ROOF LIVE LOAD	—	20				
FLOOR SLAB & FINISHES	56	—				
CEILING + MECH. LOADS	—	10				
ROOF SYSTEM	—	15				
TOTAL DEAD LOAD	71	25				
TOTAL LIVE LOAD	40	20				
TOTAL LOAD	111	45				

GENERAL NOTES:

1. WRITTEN DIMENSIONS IN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DETAILS AND OR CONDITIONS ON THE JOB WHICH REQUIRE THE DESIGNER OF RECORD CLARIFICATION AND OR CORRECTION. THE DESIGNER OF RECORD IS TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION OF ANY VARIATIONS OR DISCREPANCY OF THE DIMENSIONS, DETAILS OR CONDITIONS WHICH ARE NOT CLEAR OR SHOWN BY THESE DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING FROM THE DESIGNER OF RECORD AND OR ANY GOVERNMENTAL AUTHORITIES ANY CLARIFICATIONS AND CORRECTIONS TO THESE DRAWINGS THAT ARE NOT CLEAR OR CORRECT BUT THAT ARE DEEMED NECESSARY FOR THE PROJECT. THE COST OF ALL CLARIFICATIONS AND CORRECTIONS ARE NOT THE RESPONSIBILITY OF THE OWNER OR THE DESIGNER OF RECORD. ALL EXTRAS OR CHANGES INCLUDING COSTS SHALL BE APPROVED BY THE OWNER AND THE DESIGNER OF RECORD PRIOR TO THE CONSTRUCTION OF SAID EXTRAS OR CHANGES. IT IS THE BUILDER'S RESPONSIBILITY TO MAINTAIN A CONSTRUCTION SUPERVISOR ON THE JOB AT ALL TIMES. THE CONSTRUCTION SUPERVISOR SHALL BE AWARE OF AND FOLLOW THE INTENT OF THE DESIGN AT ALL TIMES. WHEN IN QUESTION, THE DESIGNER OF RECORD SHALL BE THE INTERPRETER OF THE INTENT OF THE DRAWINGS. ALL EXISTING SURFACE, OVERHEAD, AND SUBSURFACE CONDITIONS WHICH ARE NOT FORESEEN OR PREDICTED ON THESE DRAWINGS, WHICH MIGHT CAUSE LIABILITY, COSTS, OBLIGATIONS, OR DELAYS ARE THE OWNERS RESPONSIBILITY. ALL OWNER'S INSTRUCTIONS TO THE CONTRACTOR BE MADE THROUGH THE DESIGNER OF RECORD. THE CONTRACTOR IS RESPONSIBLE TO KNOW ALL CURRENT CODES.
2. The general Contractor (GC) shall verify all existing conditions in the field prior to the bid & execution of any work. The G.C. shall carefully survey the existing job conditions to verify them.
3. The GC shall verify all dimensions in the field - on site dimensions take priority over all. Use survey to verify.
4. Any discrepancies between the contract documents and existing conditions shall be reported to the Architect/Engineer prior to the GC's execution of any work.
5. Refer to the structural drawings for all-structural sizes and information (all Dimensions shown in the architectural drawings are for location purposes only).
6. All work shall conform to the code, County planning agency, in addition to all codes, (federal, state and local regulations). Hurricane calcs are to be followed.
7. The building shall comply with all current energy requirements and calculations.
8. All dimensions are from face of studs unless otherwise noted.
9. The GC shall ensure that existing work on the site is protected at all times. And shall replace and damaged work to the satisfaction of the owner.
10. The GC shall be responsible for the design, construction and coordination of all mechanical, electrical, plumbing and fire protection work. This includes any drawings, shop drawings, details, calculations ect. that may be required to properly execute this work.
- Location of lighting devices, mechanical equipment, plumbing fixtures, and fire-protection devices show on the architectural drawings are for location reference only.
- Locations, quantities and code compliance of all electrical, mechanical, plumbing and fire-protection devices are the sole responsibility of the GC.
- Any relocations, additions or indications to be made in the mechanical, electrical, plumbing and fire-protection systems as required by the building inspector or regulatory agencies, or visible existing conditions shall be performed by the GC at no additional expense to the owner. All existing abandoned electrical, mechanical, systems are to be removed from job-site.
11. The architect/Engineer is not responsible for the coordination, completeness, locations, or content of any consultants of contractors.
12. All interior non-load bearing partitions shall be comprised of 2x4 wood or metal studs @ 16" o.c. or as shown.
13. Paint: all painted surfaces to receive 1 - primer coat, and 1- finish coat. Colors to be selected by the owner
14. Accessory back-up plates: Install back-up plate gaskets behind all in wall-mounted accessories as required.
15. Weatherstripping shall be provided at all doors and windows that separate heated space from unheated space, or the building exterior (inc. garage doors and at furnace closets). Infiltration shall not exceed .5 cu. Ft./min./sq.ft. with a pressure diff. Of 1.567 psi (wind load of 25 mph).
16. At exterior building joints shall be filled with sealant.
17. Heating ducts shall be constructed, installed and insulated per the local mechanical code. All duct joints shall be airtight. Ducts in unconditioned space shall be insulated with min. 1" mineral fiber insulation. Duct insulation shall have a flame spread not over 25 and smoke rating not over 100.
18. The new thermostat shall be automatic, wideley for efficiency night set-back with integral clock with integral clock with settings for 2-periods in 24 hours.
19. All Shower controls to be scald proof and faucets and shower-heads to be flow restricting (not to exceed 2.75 GPM).
20. Proved an insulation blanket (R-12) around all water heaters.
21. Provide pipe insulation (R-3) on both hot and cold pipes 5' from the water heater.
22. Gas cooking appliances shall have electronic pilots.
23. All toilets to be low water volume usage type.
24. This set of contract documents incorporates Hurricane or structural calculations, and energy use calculations (by others). Paid by owner.
25. All exterior windows are per energy calculations.
26. Architect/Engineer is here by given access to make photographs, videos, images etc. of project & promote & publish such images and articles in a free and unrestricted manner, place 3'0" x 4'0" sign at site front as needed by Architect.
27. One note on one drawing is applicable to all drawings
28. The Architect/Engineer is the final interpreter of the drawing and any discrepancies there in.
29. On remodels all materials, textures and colors are to match existing, to completely blend in visually U.O.N. On new homes all materials, textures and colors are to match neighborhood association rules and or codes of any kind governing such things.
30. WARNING  
THE STRUCTURAL INTEGRITY OF THE ADDITION SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY AFFIXED TO STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION, UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.
28. Draftstopping shall be provided at all joints for soffit ceilings.



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Dana & Carol (Wendy) Anderson  
Residence

SW Meadowlands Drive  
Lake City, Florida

No.	Description	Date

Proposed Residence

General Notes 2

Project number	24-045
Date	12/10/2024
Drawn by	A.O.
Checked by	T.K.

A100.2

Scale	12" = 1'-0"
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