

Custom Home Renovation For:
ED & CHARLOTTE DENNARD
 COLUMBIA COUNTY, FLORIDA

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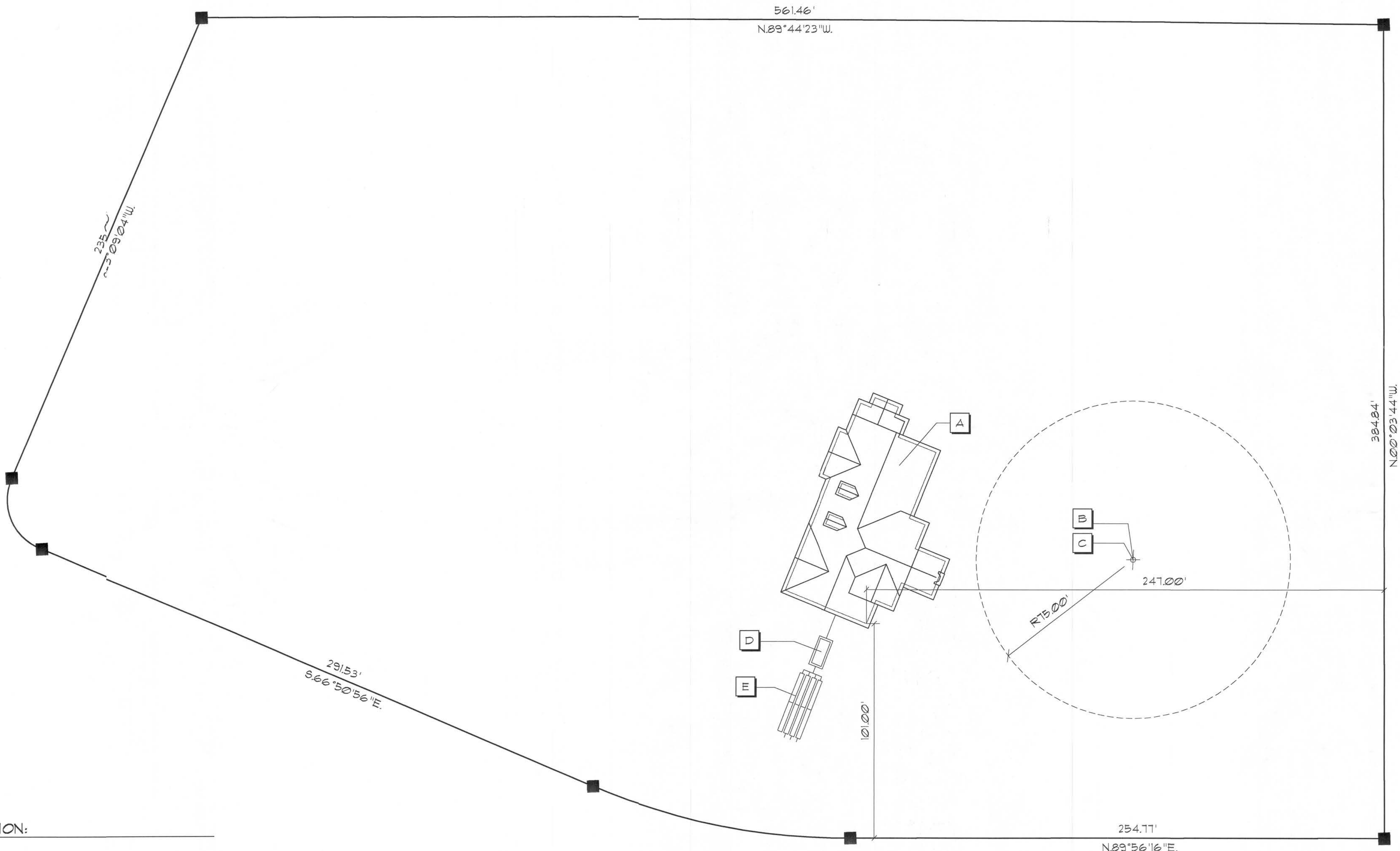
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LEGAL DESCRIPTION:

EDWIN & CHARLOTTE DENNARD
SECTION 32, TOWNSHIP 4 SOUTH, RANGE 11 EAST
PARCEL ID: 32-45-11-08916-001 HX

DESCRIPTION:
A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 11 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NW CORNER OF SAID SE 1/4 OF THE SW 1/4 AND RUN THENCE S89°45'00"E, ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SW 1/4 198.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 131 SAID POINT BEING THE POINT OF BEGINNING; THENCE S23°09'04"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 131 A DISTANCE OF 235.0 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 30°00'00", A TANGENT LENGTH OF 25.00 FEET, A CHORD BEARING OF S21°50'56"E, AND A CHORD LENGTH OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S66°50'56"E, A DISTANCE OF 291.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 23°12'48", A TANGENT LENGTH OF 61.62 FEET, A CHORD BEARING OF S19°21'20"E, AND A CHORD LENGTH OF 120.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH 121.54 FEET TO THE POINT OF ANGENCY OF SAID CURVE; THENCE N89°56'16"E, A DISTANCE OF 254.11 FEET; THENCE N00°03'44"W, A DISTANCE OF 384.84 FEET TO SAID NORTH LINE OF SE 1/4 OF SW 1/4. THENCE N03°44'23"W, ALONG SAID NORTH LINE A DISTANCE OF 561.46 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA

PARCEL CONTAINS 5.01 ACRES, MORE OR LESS



PLAN NOTES

- A NEW 4553 SF. RENOVATED RESIDENCE INCLUDING ADDITIONS, FRONT PORCH, AND CARPORT
- B EXISTING 4" WELL - W/HP SUBMERSIBLE PUMP
- C EXISTING 80 GAL. PRESSURE TANK & CYCLE STOP VALVE
- D EXISTING 1000 GAL. SEPTIC TANK SYSTEM
- E EXISTING LEACHFIELD SYSTEM



Site PLAN

SCALE: 1" = 30.0'

REVISION:

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DRAWN:

DJR

CUSTOM DESIGNED ADDITION & RENOVATION FOR:
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Site PLAN

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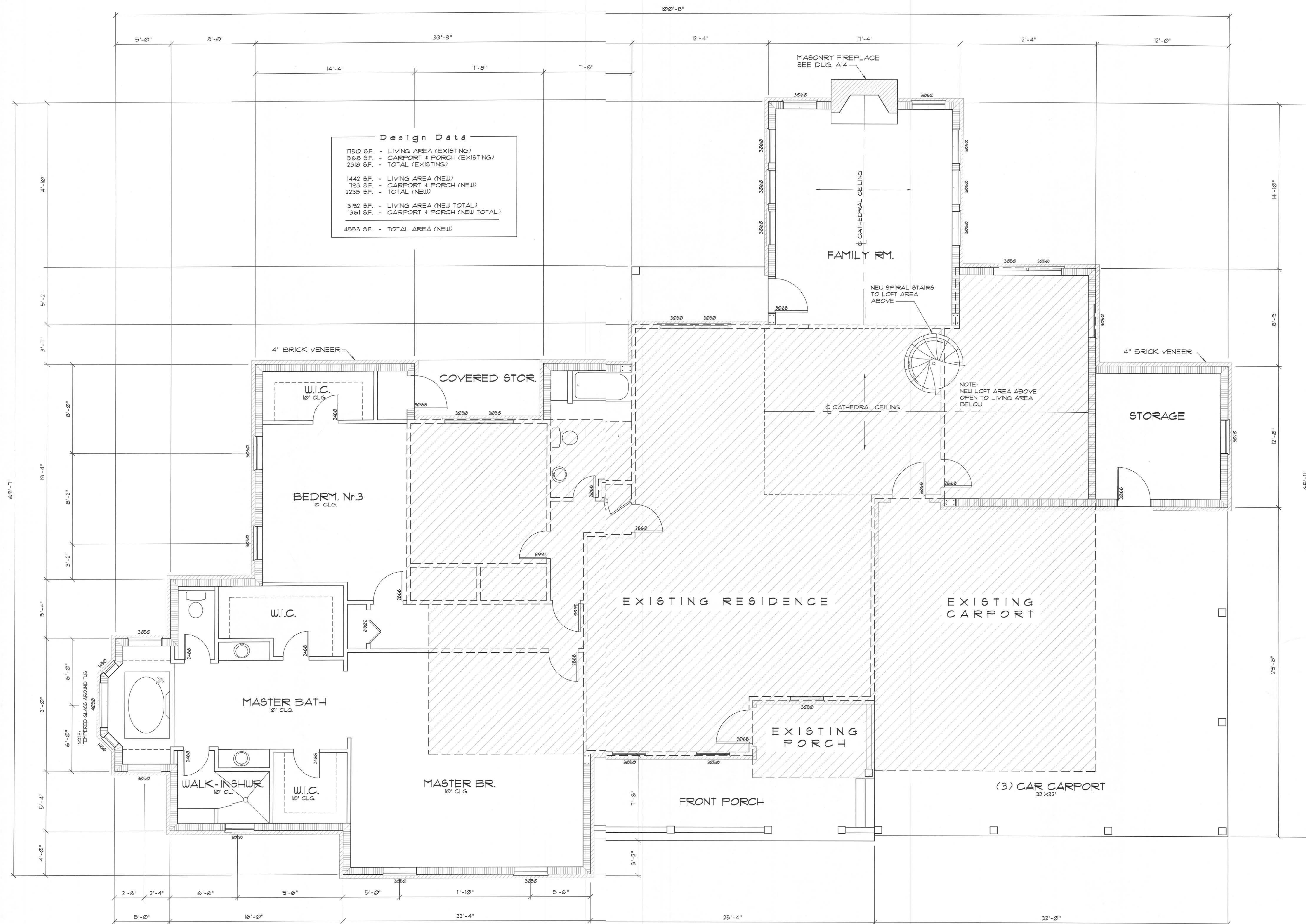
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Floor PLAN

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

REVISION:

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Floor PLAN

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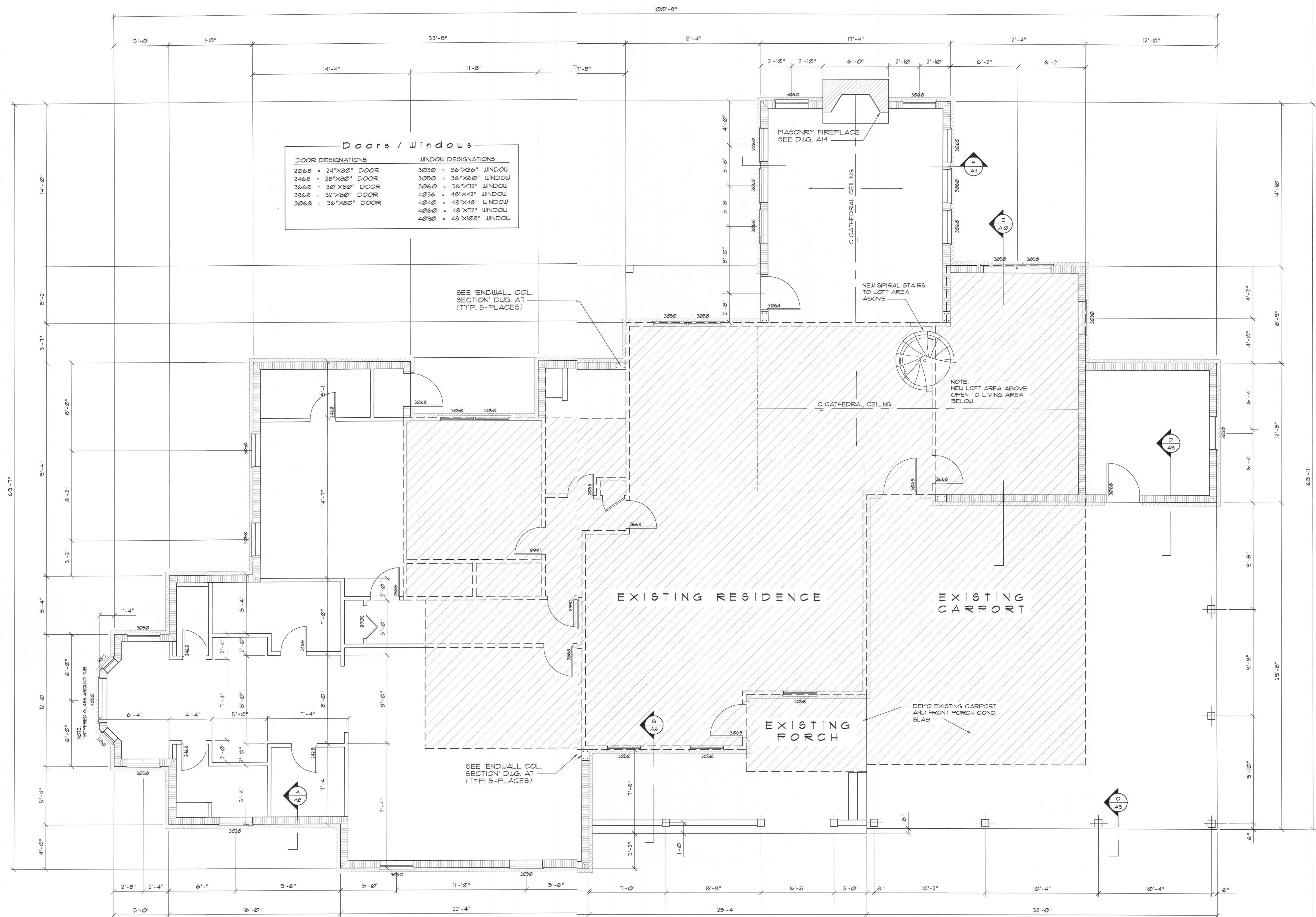
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Dimension PLAN

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

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Dimension PLAN

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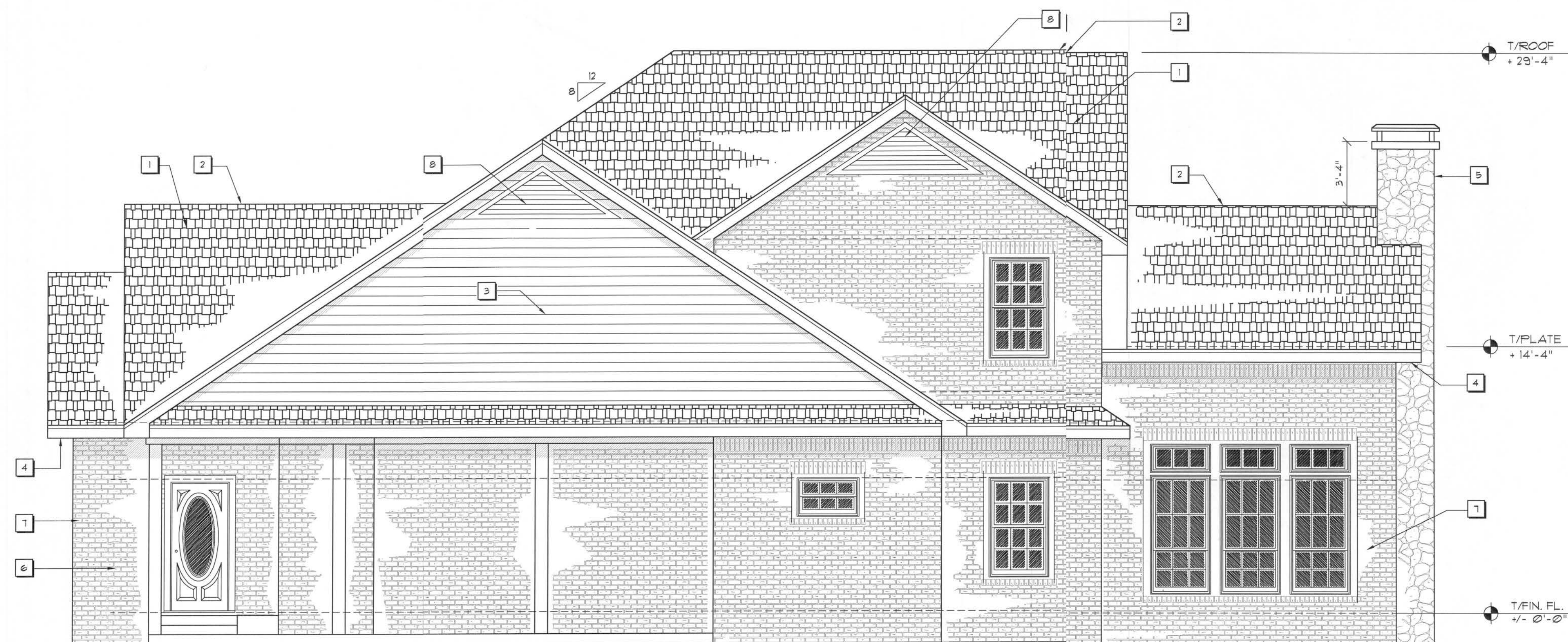


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Front ELEVATION

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



Left Side ELEVATION

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

Exterior Notes

- | | | | |
|---|---|---|-----------------------|
| 1 | 25 YEAR FIBERGLASS SHINGLES, INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO WITHSTAND 110 MPH WINDS | 6 | BOXED 6"x6" P/T POSTS |
| 2 | CONTINUOUS RIDGE VENT | 7 | 4" BRICK VENEER |
| 3 | 6" HARDI-PLANK SIDING | 8 | LOUVERED ATTIC VENTS |
| 4 | FASCIA & VENTED 16" SOFFIT | 9 | 42" HIGH HANDRAIL |
| 5 | STONE FINISHED CHIMNEY | | |

REVISION:

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DRAWN:

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Exterior ELEVATIONS

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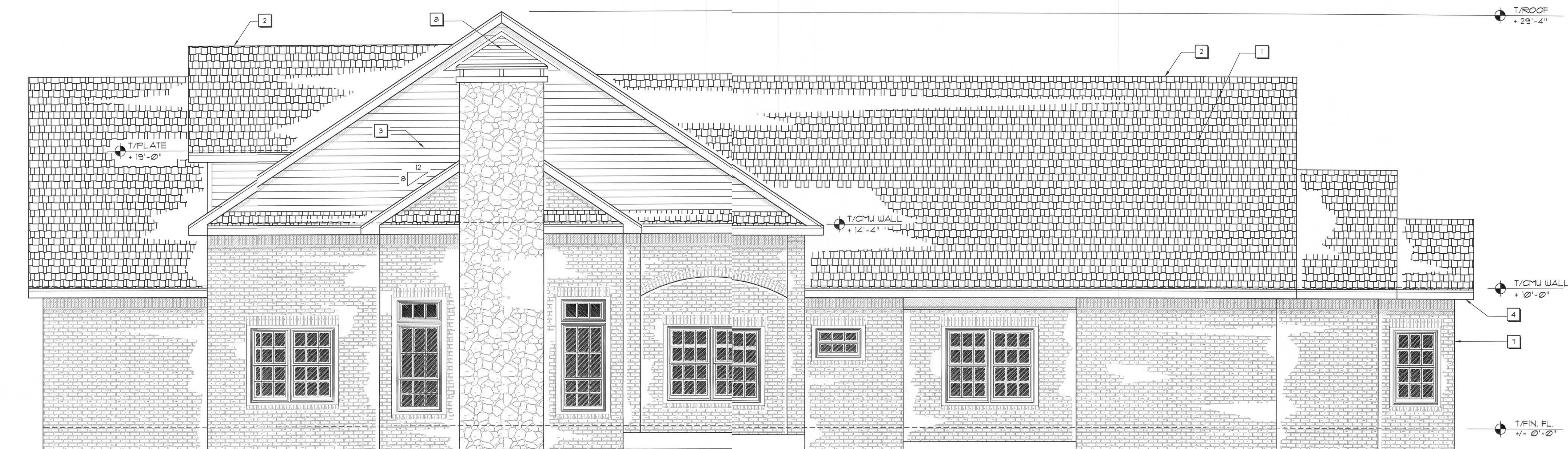
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Rear ELEVATION

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



Right Side ELEVATION

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

Exterior Notes

- | | | | |
|---|--|---|-----------------------|
| 1 | 25 YEAR FIBERGLASS SHINGLES, INSTALLED PER MANUFACTURERS SPECIFICATIONS TO WITHSTAND 110 MPH WINDS | 6 | BOXED 6"x6" P/T POSTS |
| 2 | CONTINUOUS RIDGE VENT | 7 | 4" BRICK VENEER |
| 3 | 6" HARDI-PLANK SIDING | 8 | LOUVERED ATTIC VENTS |
| 4 | FASCIA & VENTED 16" SOFFIT | 9 | 42" HIGH HANDRAIL |
| 5 | STONE FINISHED CHIMNEY | | |

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Exterior ELEVATIONS

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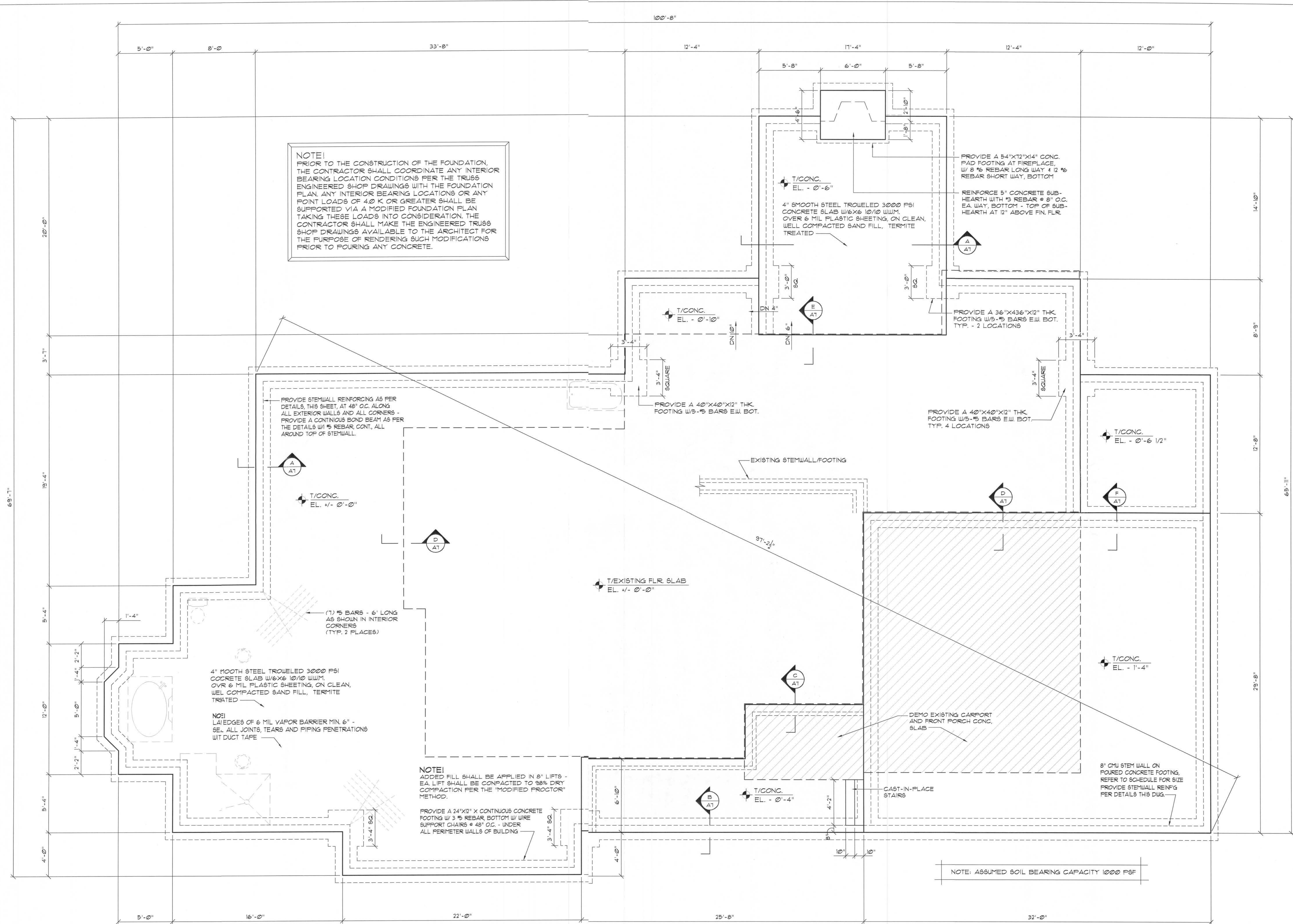
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Foundation PLAN

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

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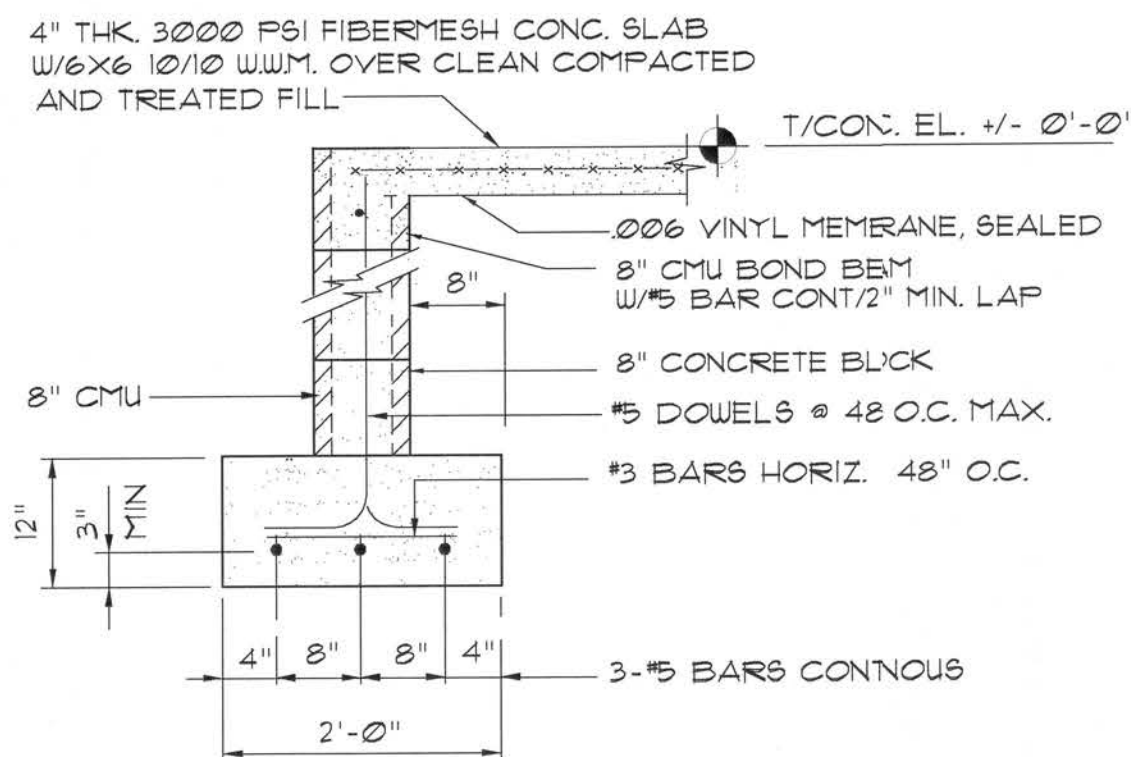
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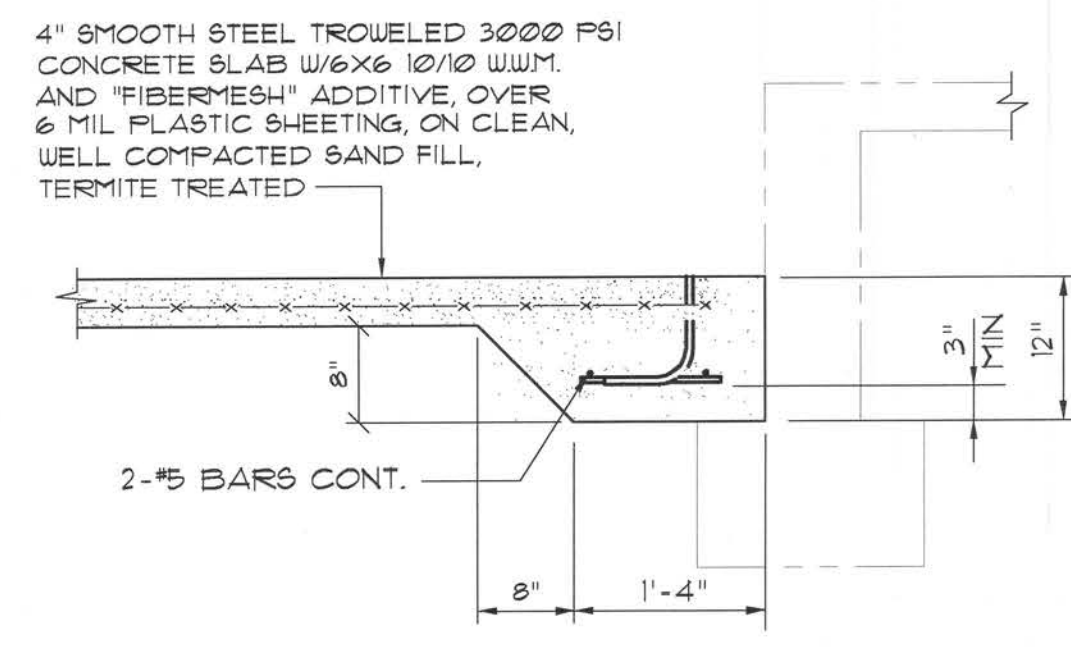
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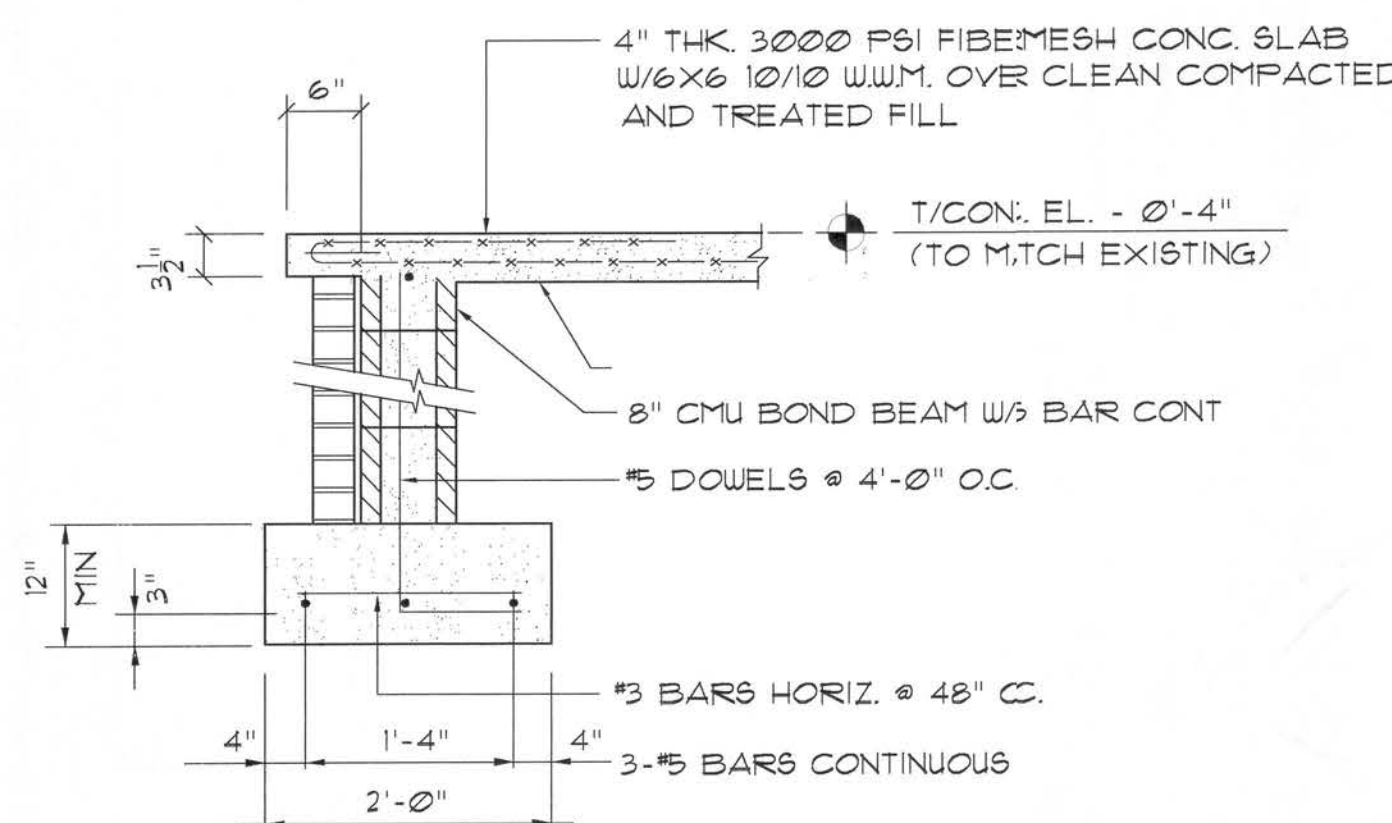
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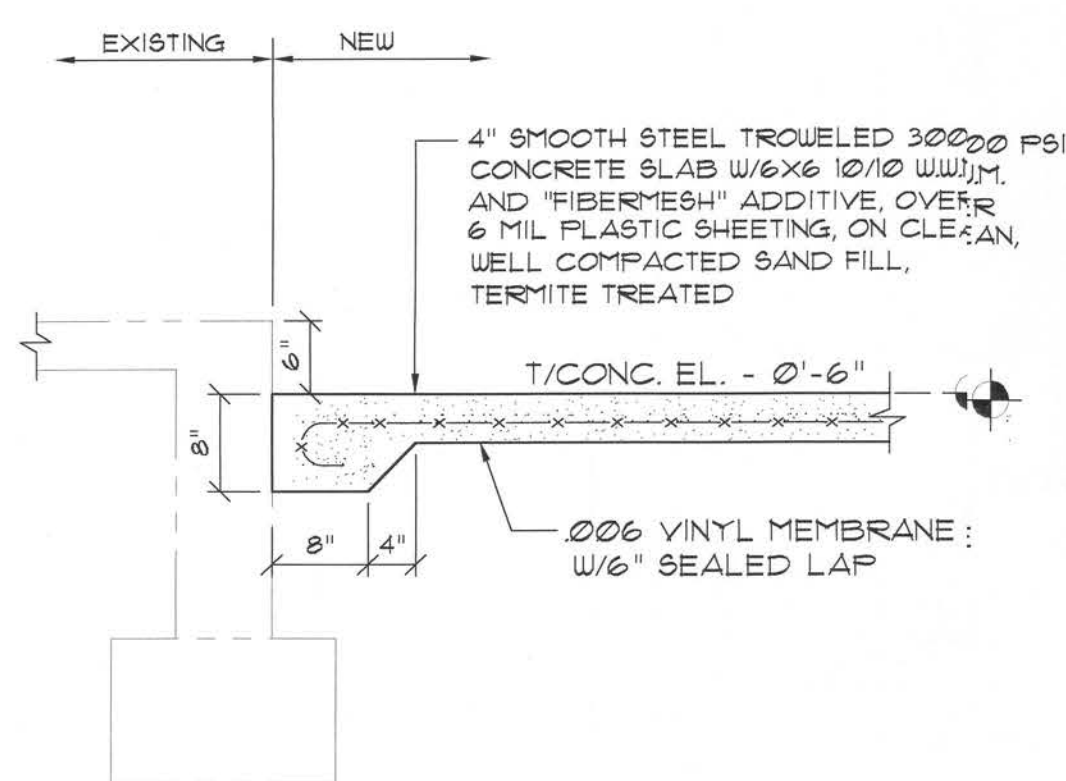
Section A6
SCALE 3/4" = 1'-0"



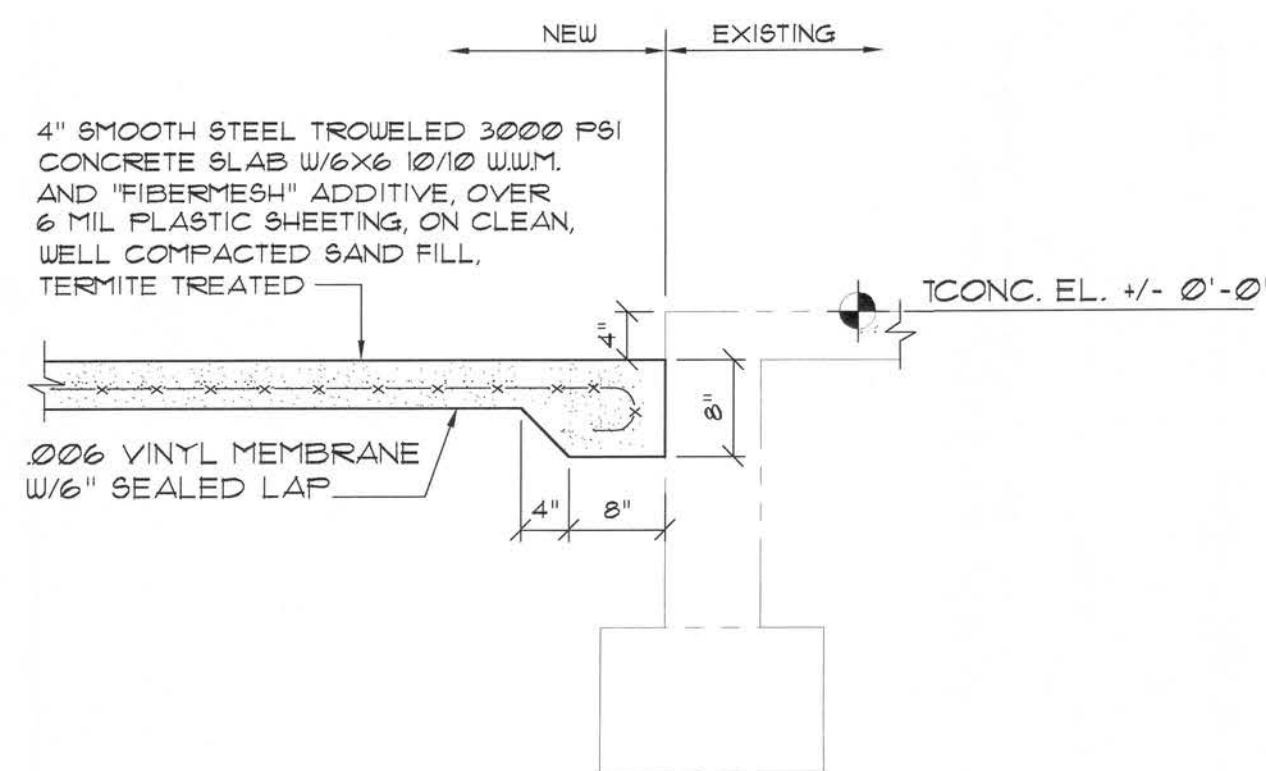
Section D A6
SCALE 3/4" = 1'-0"



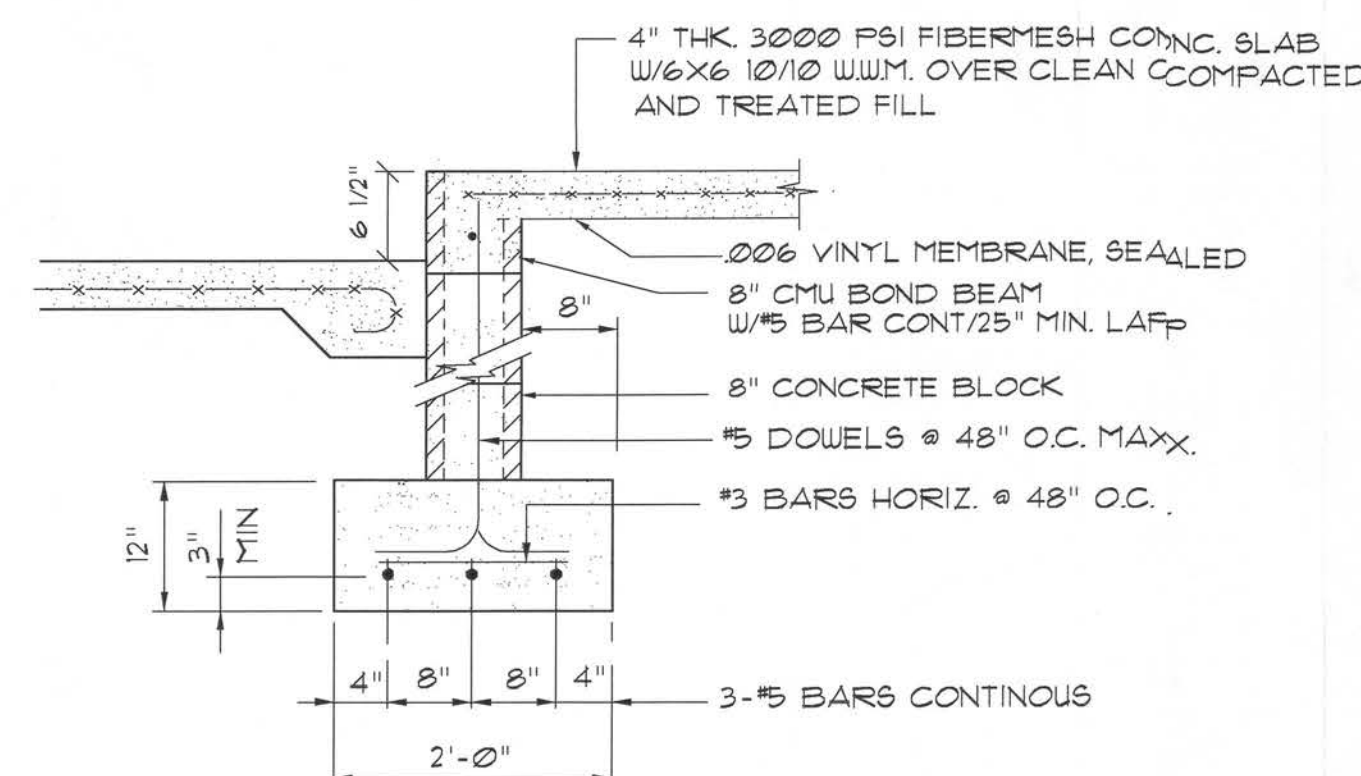
Section B A6
SCALE 3/4" = 1'-0"



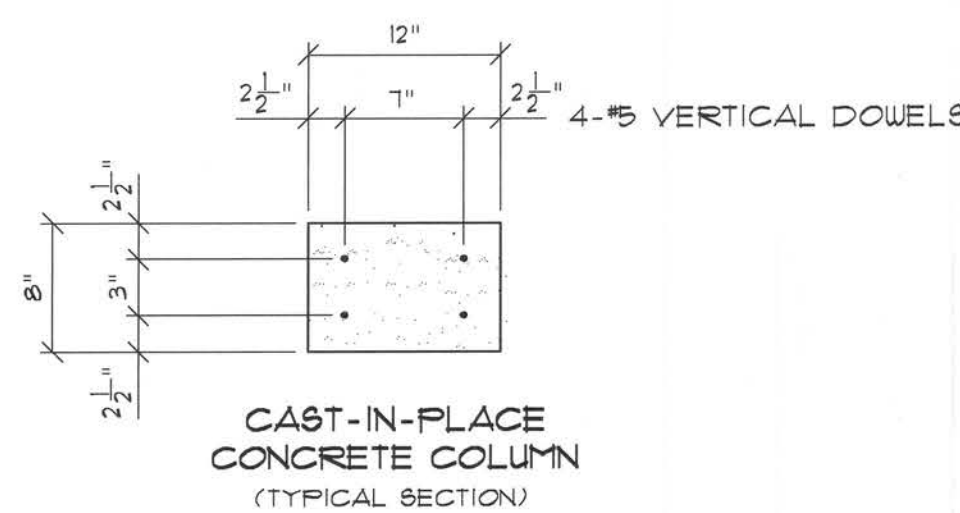
Section E A6
SCALE 3/4" = 1'-0"



Section C A6
SCALE 3/4" = 1'-0"



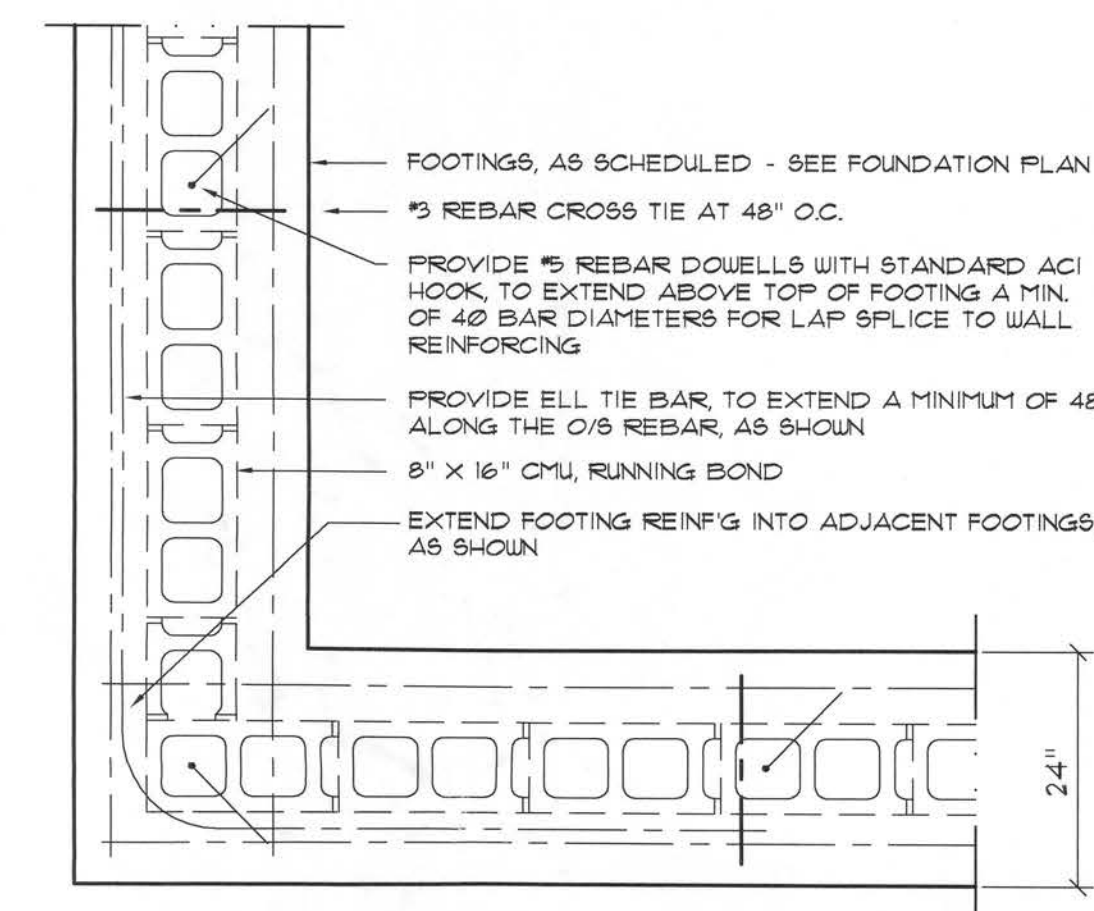
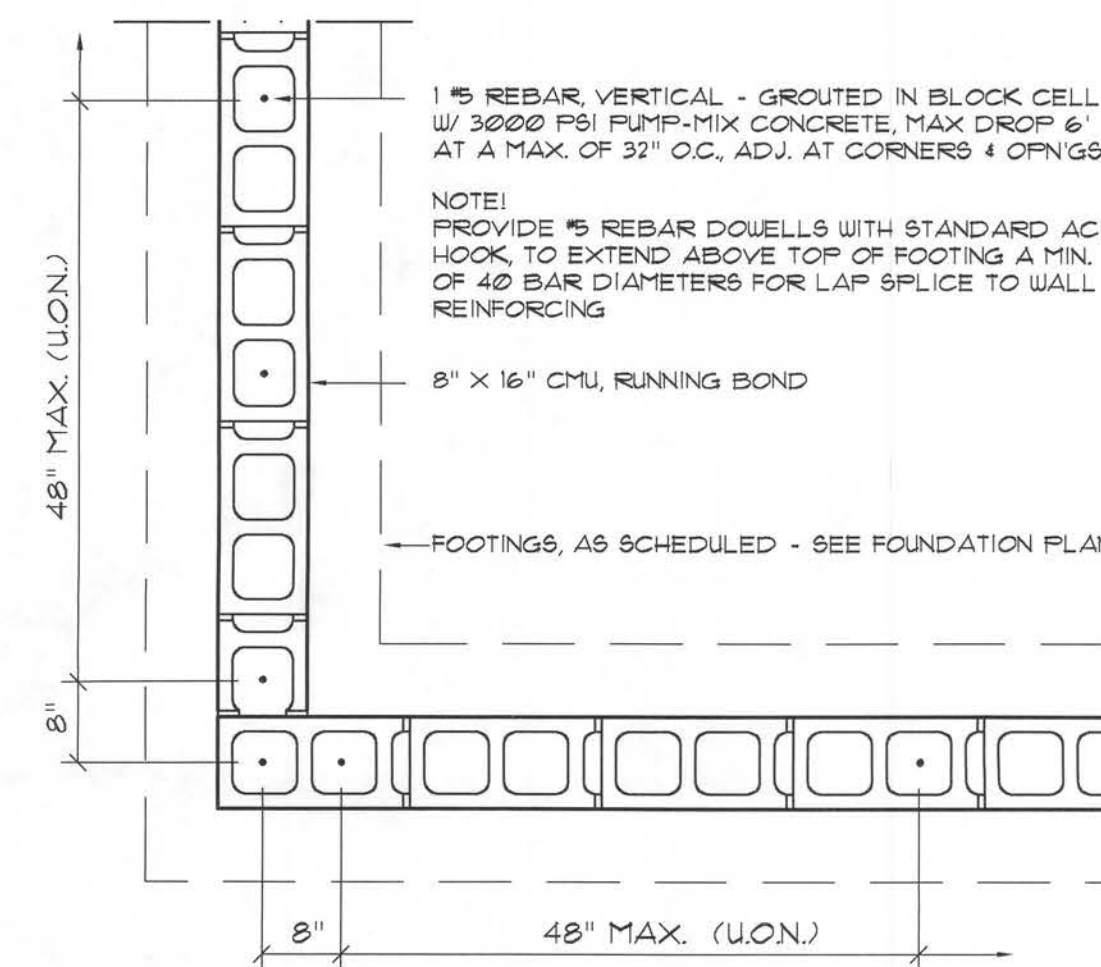
Section F A6
SCALE 3/4" = 1'-0"



Typ. Endwall Col. Section
SCALE 1" = 1'-0"

CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- 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 PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION 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 REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A183 - MIN. YIELD STRESS = 25 KSI.
- 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 PLACEMENT. 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 - F_m = 1500 PSI.
- MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.



Wall / Foundation Reinf. DETAIL

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

CONCRETE NOTES:

- ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE STANDARD 318-11.
- ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 40, EXCEPT AS NOTED.
- ALL REINFORCING STEEL SHALL HAVE A MIN. COVER OF 1" FOR SLABS, 1 1/2" FOR OTHER CONCRETE NOT EXPOSED TO WEATHER OR EARTH, 2" FOR CONCRETE EXPOSED TO WEATHER OR EARTH, AND 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
- UNLESS OTHERWISE NOTED, REINFORCED LAP SPLICES SHALL BE ACI CLASS B SPLICES USING THE FOLLOWING LAP LENGTHS:
#4 - 16"
#5 - 20"
#6 - 25"
#7 - 34"
- PRIOR TO PLACING CONCRETE, ALL REINFORCING STEEL SHALL BE FREE OF LOOSE RUST AND SCALE OR ANY FOREIGN MATERIAL.
- PRIOR TO PLACING CONCRETE REFER TO ARCHITECTURAL, PLUMBING, PIPING, INSTRUMENTATION AND ELECTRICAL DRAWINGS FOR EMBEDDED ITEMS.

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 1042.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1016.1.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1016.1.2
- 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 1016.1.3
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1016.1.4

- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1016.1.5
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1016.1.6
- 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 1016.1.6
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1016.1.7
- 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 1016.1.7
- 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 2303.1.3
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

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7 OF 19

Handwritten signature
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GALV. UPLIFT CONNECTORS SHALL BE PROVIDED AT EACH TRUSS, IN ACCORDANCE WITH THE SBCCI SECTION 1609. (DESIGN: 110 MPH WIND LOAD)

PREFABRICATED WOOD ATTIC TRUSSES @ 24" O.C. CERTIFIED BY A FLORIDA ENGINEER TO WITHSTAND 110 MPH WINDS.

25 YR. MILDEW RESISTANT FIBERGLASS SHINGLES INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS FOR 110 MPH WINDS.

30# FELT OVER 15/32" CDX PLYWOOD OR 7/16" O.S.B. SHEATHING

TRUSS ANCHOR STRAP PER "SIMPSON" HETA SERIES - MATCH TRUSS SHOP DRAWING UPLIFT LOADS TO STRAP W/ EQ. OR GREATER LOAD CAPACITY

+10'-0" TYP. WALL

CONT. METAL FLASHING

CONT. ALUMINUM FASCIA OVER 1X6 P/T WOOD SUB-FASCIA, ON P/T 2X4 WOOD BLOCKING

PERF'D ALUMINUM SOFFIT, CONT. ALL AROUND

8" X 16" X CONT. CBS BOND BEAM W/ 2 #1, CONT. (OR 4 #5) PROVIDE 1 - #4 ELL BAR 15" X 15", LAPPED TO VERTICAL REBAR AND BOND BEAM REBAR

SEE "ROOF FRAMING PLAN"

1/2" GWS WALL FINISH ON P/T WOOD FURRING @ 16" O.C. W/ R3 BATT INSULATION - FINISH W/ KNOCK-DOWN APPLIED TEXTURE - PAINT 2 COATS

DUR-O-WALL METAL REINFORCING @ 16" O.C. VERTICAL

#5 DOWELS @ 48" O.C.

4" BRICK VENEER W/22 GA. METAL TIES @ 16" VERT. & 48" HORIZ.

1" AIR SPACE

1" AIR SPACE SHALL BE FILLED WITH GROUT UP TO GRADE LEVEL

#5 REBAR DOWEL, MIN. LAP SPICE SHALL BE NOT LESS THAN 30 BAR DIAMETERS OR 15"

#5 DOWELS @ 48" O.C. MAX.

#3 BARS HORIZ. @ 48" O.C.

3-#5 BARS CONTINUOUS

Typ Wall SECTION

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

A3

ROOF RIDGE TO HAVE A CONTINUOUS RIDGE VENT

GALV. UPLIFT CONNECTORS SHALL BE PROVIDED AT EACH TRUSS, IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 1609. (DESIGN: 110 MPH WIND LOAD)

25 YR. MILDEW RESISTANT FIBERGLASS SHINGLES (OR OPTIONAL 24 GA ARCHITECTURAL METAL ROOF) INSTALLED PER MANUFACTURER'S RECOMMENDATIONS FOR 110 MPH WINDS.

30# FELT OVER 1/2" PLYWOOD OR 7/16" O.S.B. SHEATHING

"SIMPSON" H16" HURRICANE UPLIFT CONNECTOR, SEE "CONNECTOR SCHEDULE"

+10'-0" TYP. WALL

CONT. METAL FLASHING

CONT. ALUMINUM FASCIA OVER 1X6 P/T WOOD SUB-FASCIA, ON P/T 2X4 WOOD BLOCKING

PERF'D ALUMINUM SOFFIT, CONT.

TYPICAL OVERHANG

1'-4"

1'-4"

1'-4"

1'-4"

1'-4"

1'-4"

1'-4"

1'-4"

1'-4"

1'-4"

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1'-4"

1'-4"

1'-4"

1'-4"

1'-4"

1'-4"

Typ Porch SECTION

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

B3

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Typical Wall SECTIONS

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ROOF RIDGE TO HAVE
A CONTINUOUS RIDGE VENT

GALV. UPLIFT CONNECTORS SHALL BE
PROVIDED AT EACH TRUSS, IN ACCORDANCE
WITH THE FLORIDA BUILDING CODE SECTION 1606.
(DESIGN: 110 MPH WIND LOAD)

REFABRICATED WOOD ATTIC
TRUSSES @ 24" O.C. CERTIFIED BY A
FLORIDA ENGINEER TO WITHSTAND
110 MPH WINDS.

25 YR. MILDEW RESISTANT FIBERGLASS
SHINGLES (OR OPTIONAL 24 GA ARCHITECTURAL
METAL ROOF) INSTALLED PER MANUFACTURER'S
RECOMMENDATIONS FOR 110 MPH WINDS.

30# FELT OVER 15/32" CDX PLYWOOD
OR 1/16" O.S.B. SHEATHING

'SIMPSON 416' HURRICANE
UPLIFT CONNECTOR, SEE
'CONNECTOR SCHEDULE'

CONT. METAL FLASHING

CONT. ALUMINUM FASCIA
OVER 1X6 P/T WOOD
SUB-FASCIA, ON P/T 2X4
WOOD BLOCKING

PERF'D ALUMINUM SOFFIT, CONT.

TYPICAL OVERHANG

5/8" GYPSUM BOARD

2-2X6 S.T.P. TOP FL.

3-2X12 HEADER W/ (2) 1/2"
PLYWD. SPACERS

1'-4"

P/T 6X6 POST W/SIMPSON ABU66 BASE
CONNECTOR & SIMPSON CC66 POST TO
BEAM CONNECTOR

4" SMOOTH STEEL TROUELED 3000 PSI
CONCRETE SLAB W/6X6 10/10 WUM,
AND "FIBERMESH" ADDITIVE, OVER
6 MIL PLASTIC SHEETING, ON CLEAN,
WELL COMPACTED SAND FILL,
TERMITE TREATED

T/CONC. EL. - 0'-4"

#5 DOWELS @ 48" O.C. MAX.

#3 BARS HORIZ. @ 48" O.C.

3-#5 BARS CONTINUOUS

006 VINYL MEMBRANE
W/6" SEALED LAP

8" CMU BOND BEAM W/5
BAR CONT

12"

3"

4"

8"

8"

4"

2'-0"

Typ Column SECTION

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

C
A3

GALV. UPLIFT CONNECTORS SHALL BE
PROVIDED AT EACH TRUSS, IN ACCORDANCE
WITH THE FLORIDA BUILDING CODE SECTION 1606.
(DESIGN: 110 MPH WIND LOAD)

PREFABRICATED WOOD ATTIC
TRUSSES @ 24" O.C. CERTIFIED BY A
FLORIDA ENGINEER TO WITHSTAND
110 MPH WINDS.

TRUSS ANCHOR STRAP PER "SIMPSON" HETA
SERIES - MATCH TRUSS SHOP DRAWING UPLIFT
LOADS TO STRAP W/ EQ. OR GREATER LOAD
CAPABILITY

+ 10'-0"
17' CMU WALL

8" X 16" X CONT. CBS BOND BEAM, W/ 2 #1,
CONT. (OR 4 #5), PROVIDE 1 - #4 ELL. BAR
15" X 15", LAPPED TO VERTICAL REBAR AND
BOND BEAM REBAR

DUR-O-WALL METAL REINFORCING
@ 16" O.C. VERTICAL

#5 DOWELS @ 48" O.C.

4" BRICK VENEER W/22 GA. METAL TIES
@ 16" VERT. & 48" HORIZ.

1" AIR SPACE

#5 REBAR DOWEL, MIN. LAP SPLICE
SHALL BE NOT LESS THAN 30 BAR
DIAMETERS OR 15"

4" SMOOTH STEEL TROUELED 3000 PSI
CONCRETE SLAB W/6X6 10/10 WUM,
AND "FIBERMESH" ADDITIVE, OVER
6 MIL PLASTIC SHEETING, ON CLEAN,
WELL COMPACTED SAND FILL,
TERMITE TREATED

006 VINYL MEMBRANE
W/6" SEALED LAP

2-#5 BARS CONTINUOUS

5/8" GWB CLG.
R-30 BATT INSULATION

4" SMOOTH STEEL TROUELED 3000 PSI
CONCRETE SLAB W/6X6 10/10 WUM,
AND "FIBERMESH" ADDITIVE, OVER
6 MIL PLASTIC SHEETING, ON CLEAN,
WELL COMPACTED SAND FILL,
TERMITE TREATED

T/NEW FLR. EL. - 0'-9"

3"

12"

1'-4"

10'-0" CEILING HEIGHT

Typ Garage Wall SECTION

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

D
A3

REVISION:

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N.P. Geisler, Architect

DRAWN:

DJR

CUSTOM DESIGNED ADDITION & RENOVATION FOR:
Ed & Charlotte Dennard
COLUMBIA COUNTY, FLORIDA

Typical Wall SECTIONS

APP
ARCHITECTURAL DRAFTING & DESIGN, INC.
Lake City, FL 32055 • 386.752.4670

N3
NICHOLAS
GEISLER
ARCHITECT
1758 NW Brown Rd.
Lake City, FL 32055
386-752-5021
N.C.A.A. Certified

DATE:

20 MAR 2007

COMM:

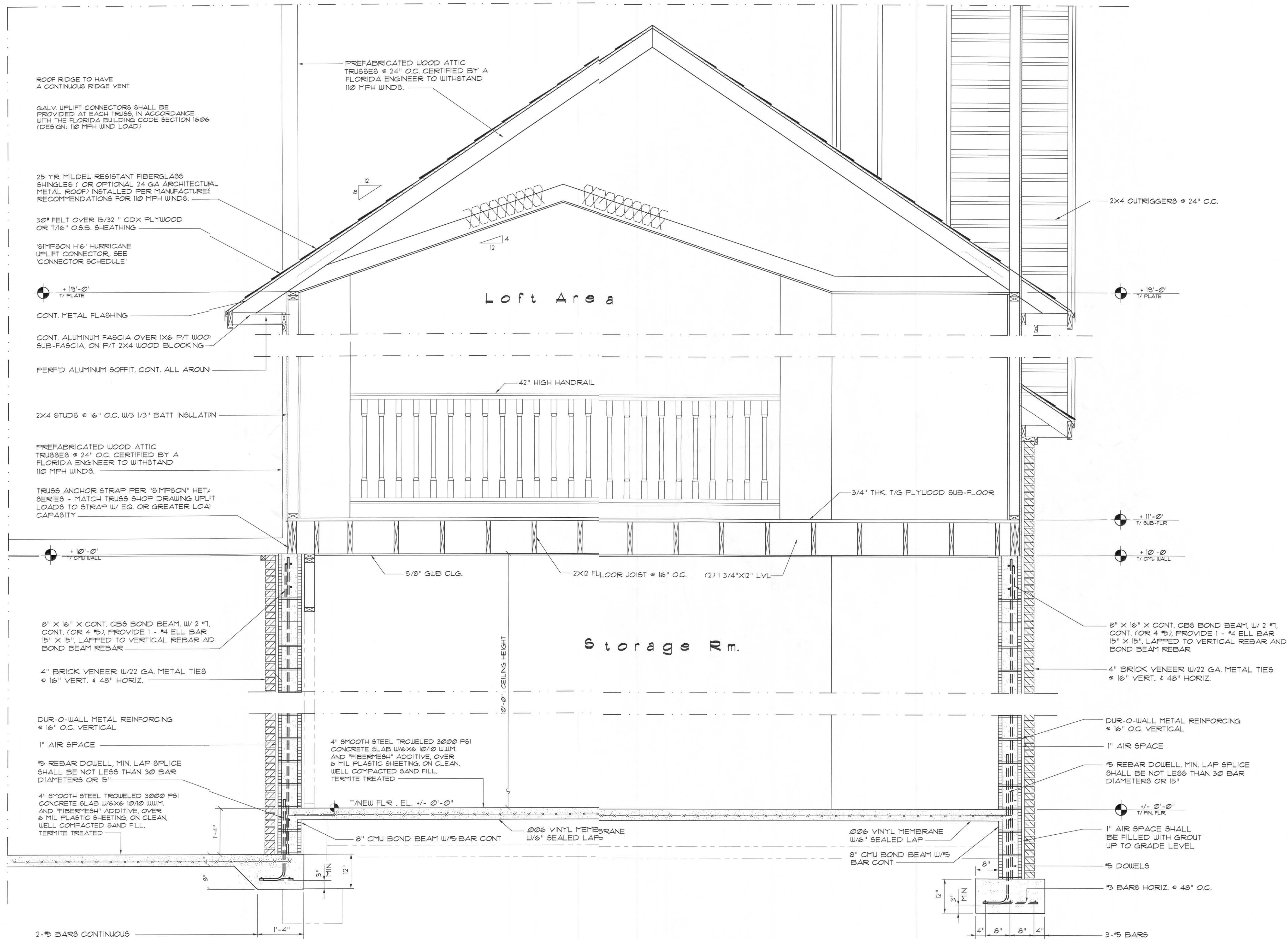
SHEET:

A9

9 OF 19

APD
AR0007005

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Partial Building SECTION

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

E
A3

REVISION:

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N.F. Gessner, Architect

DRAWN:

DJR

CUSTOM DESIGNED ADDITION & RENOVATION FOR:

Ed & Charlette Dennard

COLUMBIA COUNTY, FLORIDA

Partial Bldg. SECTION

ADD
ARCHITECTURAL DRAFTING & DESIGN, INC.
Lake City, FL 32650 - 386-752-6670

NE
NICHOLAS
POLSKY
GEISLER
ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32650
386-755-9021

DATE:

20 MAR 2007

COMM:

SHEET:

A10

10 OF 19

Ed Dennard
AR0007005

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GALV. UPLIFT CONNECTORS SHALL BE PROVIDED AT EACH TRUSS, IN ACCORDANCE WITH THE SBCCI SECTION 1609. (DESIGN: 110 MPH WIND LOAD)

PREFABRICATED WOOD ATTIC TRUSSES @ 24" O.C. CERTIFIED BY A FLORIDA ENGINEER TO WITHSTAND 110 MPH WINDS.

25 YR. MILDEW RESISTANT FIBERGLASS SHINGLES INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS FOR 110 MPH WINDS.

30" FELT OVER 15/32" CDX PLYWOOD OR 7/16" O.S.B. SHEATHING

TRUSS ANCHOR STRAP PER "SIMPSON" META SERIES - MATCH TRUSS SHOP DRAWING UPLIFT LOADS TO STRAP W/ EQ. OR GREATER LOAD CAPACITY

14'-4" 7/8" CMU WALL

CONT. METAL FLASHING

CONT. ALUMINUM FASCIA OVER 1X6 P/T WOOD SUB-FASCIA, ON P/T 2X4 WOOD BLOCKING

PERF'D ALUMINUM SOFFIT, CONT. ALL AROUND

8" X 16" X CONT. CBS BOND BEAM, W/ 2 #1, CONT. (OR 4 #5), PROVIDE 1 - #4 ELL BAR 15" X 15", LAPPED TO VERTICAL REBAR AND BOND BEAM REBAR

SEE 'ROOF FRAMING PLAN'

1/2" GWS WALL FINISH ON P/T WOOD FURRING @ 16" O.C., W/ R3 BATT INSULATION - FINISH W/ KNOCK-DOWN APPLIED TEXTURE - PAINT 2 COATS

DUR-O-WALL METAL REINFORCING @ 16" O.C. VERTICAL

5 DOWELS @ 32" O.C.

4" BRICK VENEER W/22 GA. METAL TIES @ 16" VERT. & 48" HORIZ.

1" AIR SPACE

1" AIR SPACE SHALL BE FILLED WITH GROUT UP TO GRADE LEVEL

5 REBAR DOWELL, MIN. LAP SPICE SHALL BE NOT LESS THAN 30 BAR DIAMETERS OR 15"

5 DOWELS @ 32" O.C. MAX.

3 BARS HORIZ. @ 32" O.C.

3-5 BARS CONTINUOUS

5/8" GWS CLG. R-30 BATT INSULATION

MASONRY FIREPLACE, SEE DWG. A10 FOR DETAILS

4" SMOOTH STEEL TROUELED 3000 PSI CONCRETE SLAB W/6X6 10/10 WWM, AND "FIBERMESH" ADDITIVE, OVER 6 MIL PLASTIC SHEETING, ON CLEAN, WELL COMPACTED SAND FILL, TERMITE TREATED

006 VINYL MEMBRANE W/6" SEALED LAP

8" CMU BOND BEAM W/5 BAR CONT

006 VINYL MEMBRANE W/6" SEALED LAP

8" CMU BOND BEAM W/5 BAR CONT

1/2" GWS WALL FINISH ON P/T WOOD FURRING @ 16" O.C., W/ R3 BATT INSULATION - FINISH W/ KNOCK-DOWN APPLIED TEXTURE - PAINT 2 COATS

DUR-O-WALL METAL REINFORCING @ 16" O.C. VERTICAL

5 DOWELS @ 32" O.C.

4" BRICK VENEER @ 16" VERT. & 48" HORIZ.

5 DOWELS @ 32" O.C. MAX.

5 REBAR DOWELL, MIN. LAP SPICE SHALL BE NOT LESS THAN 30 BAR DIAMETERS OR 15"

3 BARS HORIZ. @ 48" O.C.

3-5 BARS CONTINUOUS

Typ Bldg. SECTION

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

AT FAMILY ROOM

A3

REVISION:

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N.P. Glaser, Architect

DRAWN:

DJR

CUSTOM DESIGNED ADDITION & RENOVATION FOR:
Ed & Charlotte Dennard
COLUMBIA COUNTY, FLORIDA

Typical Bldg. SECTION

ADD
ARCHITECTURAL DRAFTING & DESIGN, INC.
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NE
NICHOLAS
GEISLER
ARCHITECT
N.C.A.R.B. Certified
1758 NW Broward Rd.
Fort Lauderdale, FL 33311
386-753-9021

DATE:

20MAR2007

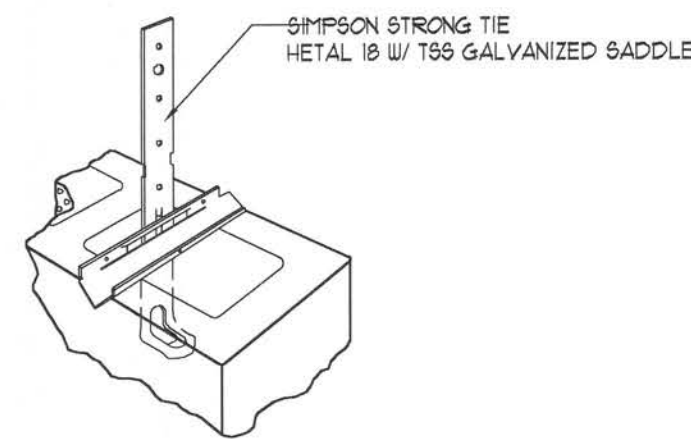
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SHEET:

A11

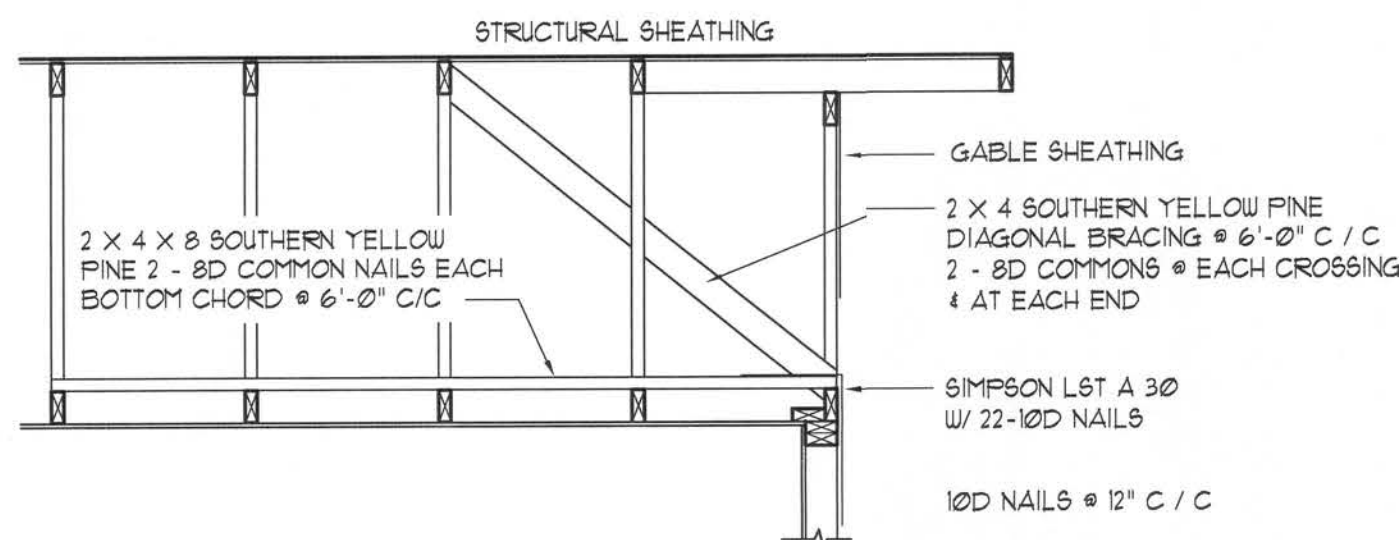
11 OF 19

AR0007005



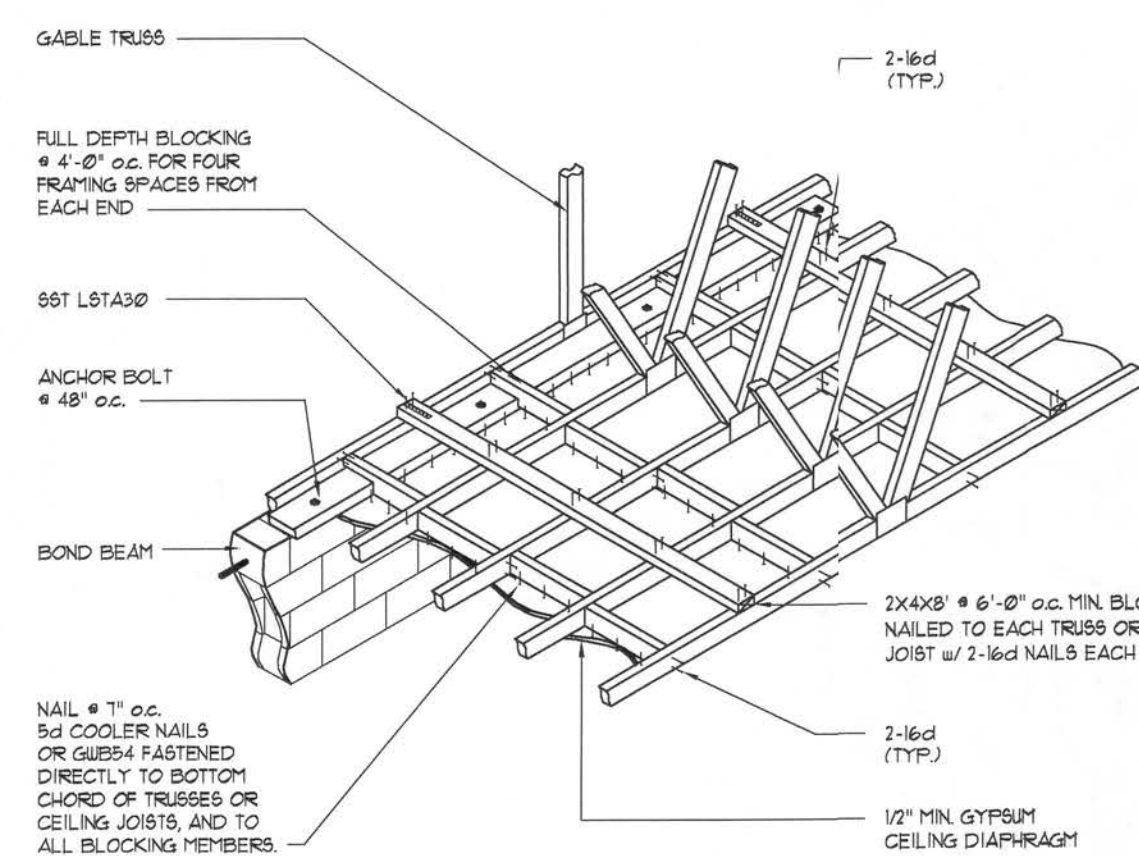
TRUSS TO TIE BEAM
HOLDOWN CONNECTOR
SCALE: NONE

A



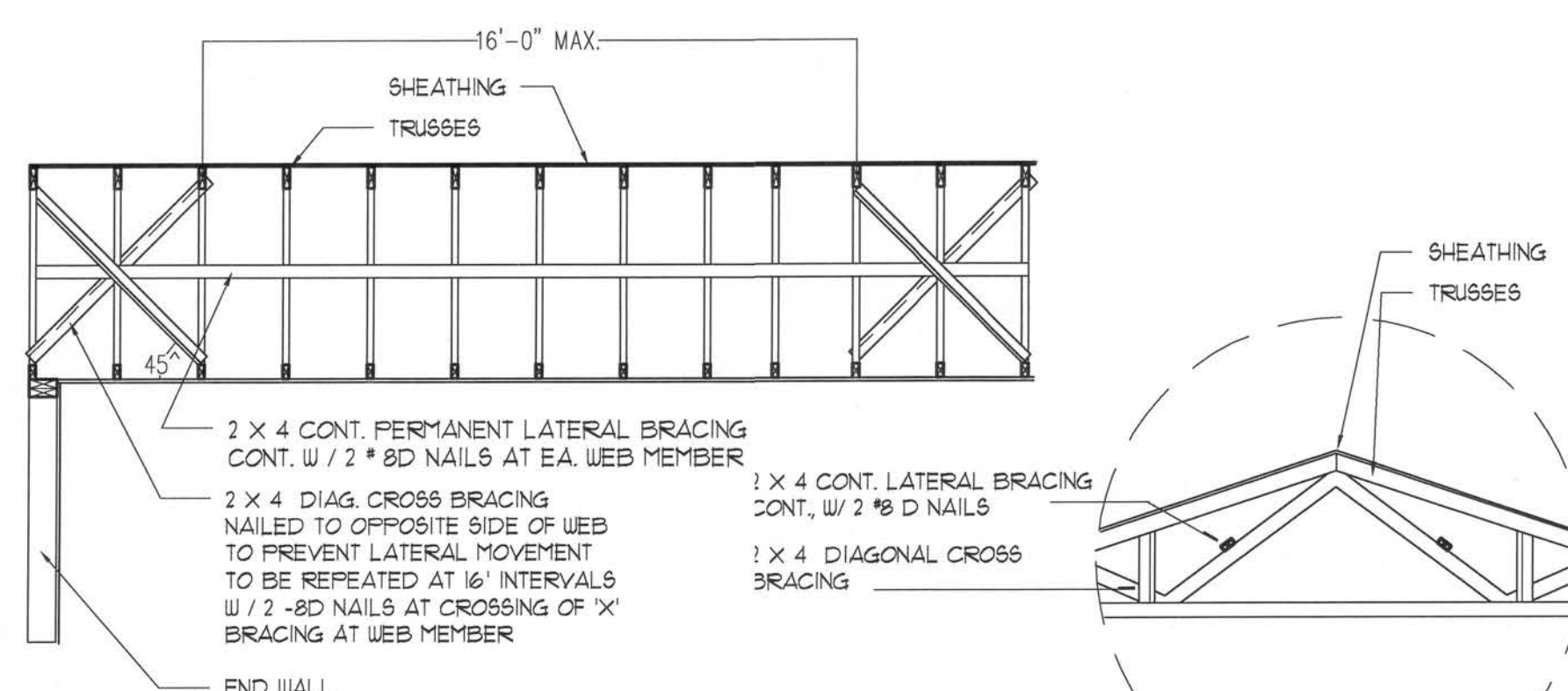
END WALL BRACING FOR CEILING DIAPHRAGM
NTS (ALTERNATIVE TO BALLON FRAMING)

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



DIRECT TRUSS TO MASONRY CONNECTION
ENDWALL FOR GYPSUM CLG DIAPHRAGM
SCALE: NONE

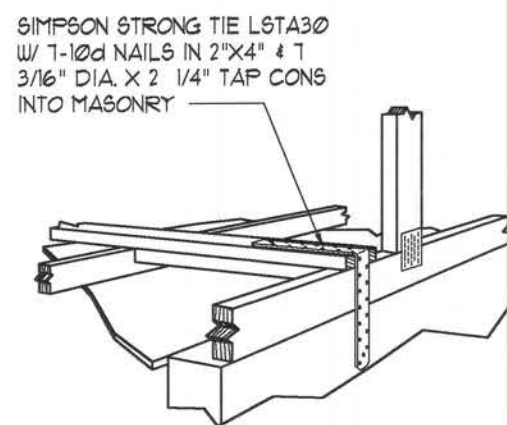
III



TYP. PERMANENT TRUSS BRACING DIA.
NTS
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

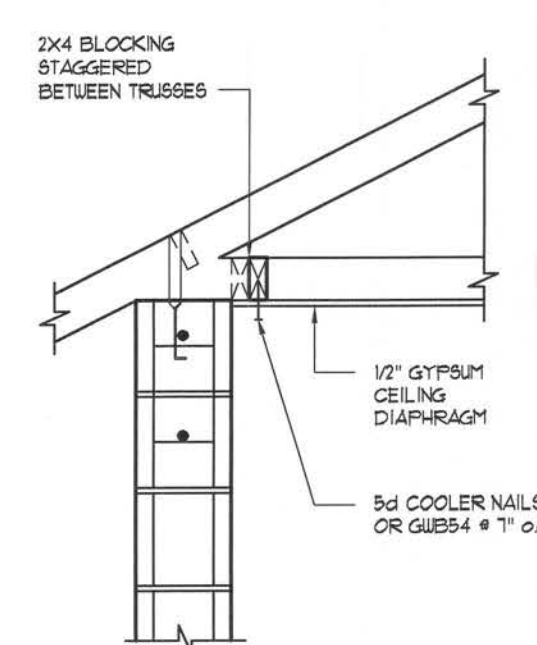
Truss Bracing DETAILS
SCALE: AS NOTED

G



GALE END GYPSUM DIAPHRAGM
HOLDOWN CONNECTOR
SCALE: NONE

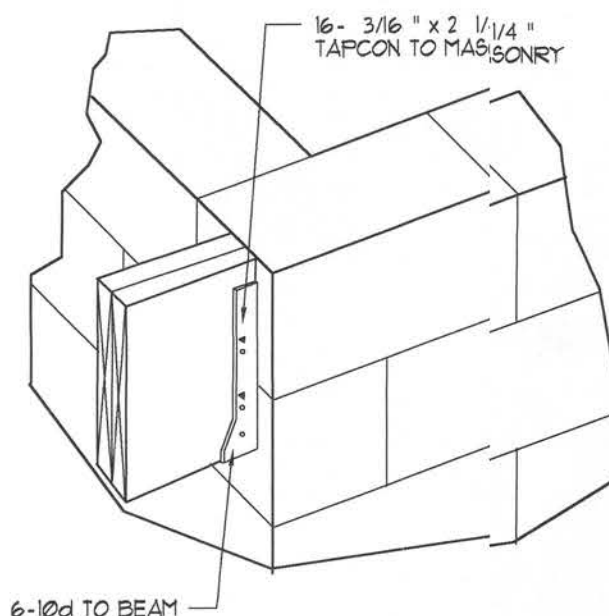
B



GYPSUM CEILING DIAPHRAGM
TO SIDEWALL CONNECTION

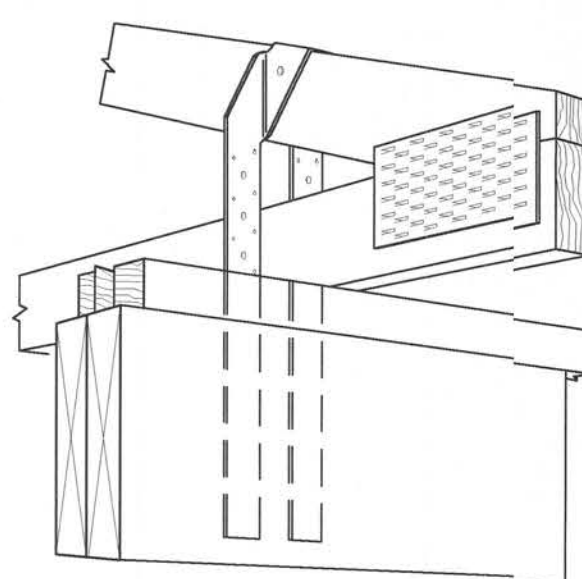
Roof Edge DETAILS
SCALE: NONE

D



SIMPSON HUSC410
SCALE: NONE WOOD BEAM TO MASONRY

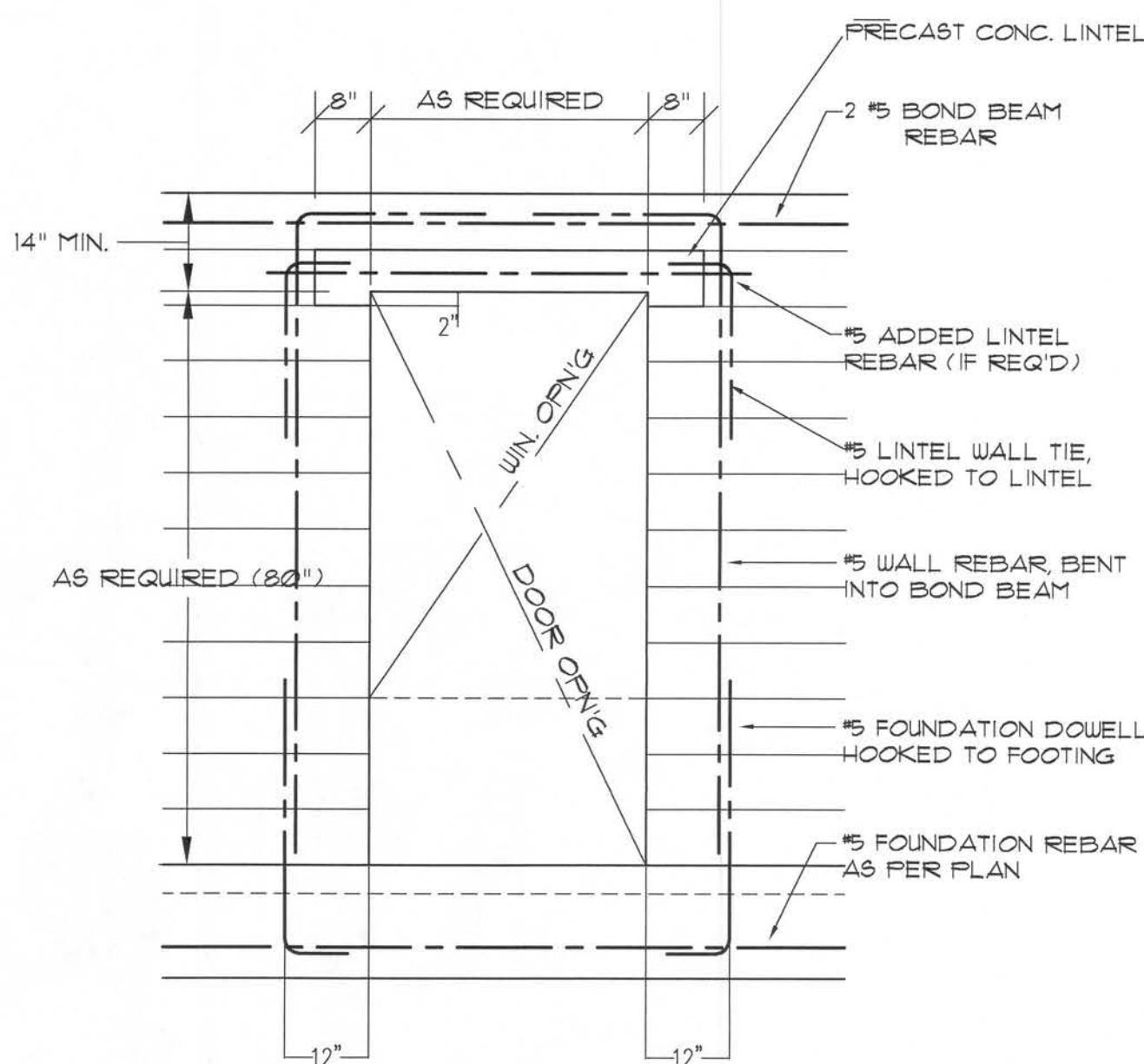
II



SIMPSON H16
SCALE: NONE TRUSS TO WOOD BEAM

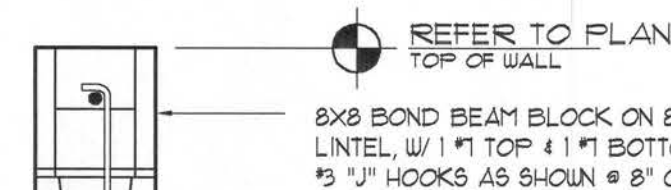
I

NOTE!
ALL BLOCK CELLS CONTAINING VERTICAL REINFORCING, SHALL
BE SOLIDLY FILLED WITH CONCRETE - SEE GENERAL NOTES

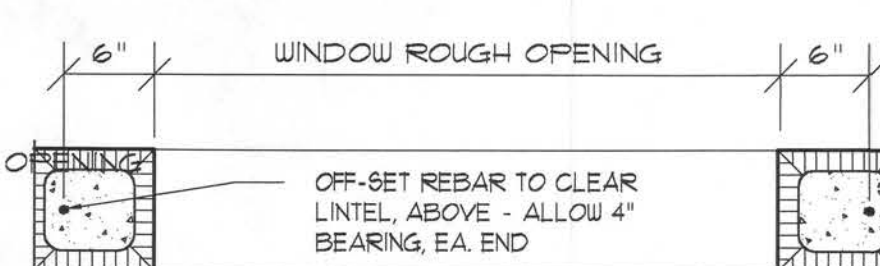


Typical Door/Window
Opening Reinforcing DETAIL
SCALE: 1/2" = 1'-0"

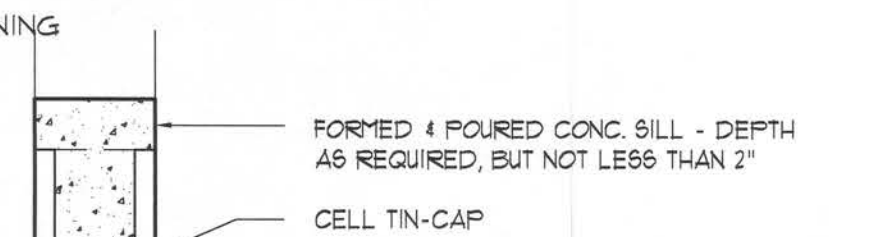
NOTE!
REFER TO GENERAL NOTES FOR LAP SPLICE AND HOOK
MINIMUM LENGTH/SIZE - ALL PER ACI 318-LATEST



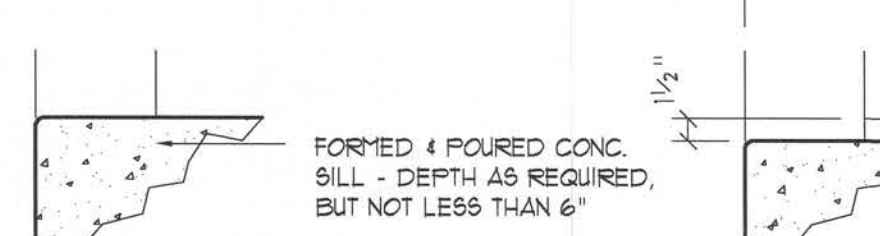
Lintel/Head DET.



Jamb DETAIL



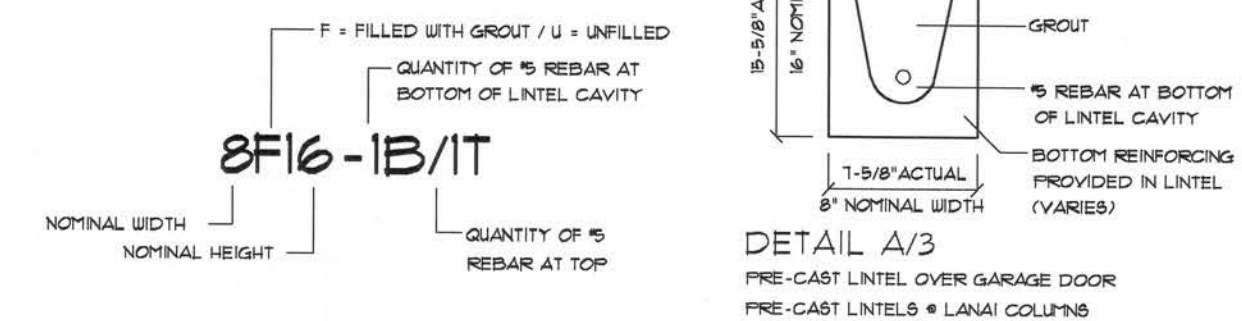
Sill DETAIL



ENTRY DOOR
Sill DETAIL

Masonry Opn'g DET'S
SCALE: 1" = 1'-0"

TYPE DESIGNATION



8" PRECAST & PRESTRESSED U-LINTELS

GRAVITY		GRAVITY							
MARK	LENGTH	TYPE	RUB	8F8-2B	8F12-2B	8F16-2B	8F20-2B	8F24-2B	8F32-2B
L1	2'-10" (34")	PRECAST	2320	3166	4473	6039	7526	9004	10472
L2	3'-6" (42")	PRECAST	2320	3166	4473	6039	7526	9004	10472
L3	4'-0" (48")	PRECAST	2028	2646	4473	6039	7526	9004	10472
L4	4'-6" (54")	PRECAST	1651	1891	2657	3403	4149	4895	5641
L5	5'-4" (64")	PRECAST	1184	1223	1301	1380	1459	1538	1617
L6	5'-10" (70")	PRECAST	972	1020	1099	1178	1257	1336	1415
L7	6'-6" (78")	PRECAST	931	1055	1201	1336	1459	1538	1617
L8	7'-6" (90")	PRECAST	761	1073	1273	1459	1617	1775	1933
L9	9'-4" (112")	PRECAST	573	768	1012	1257	1501	1746	1991
L10	10'-6" (126")	PRECAST	456	658	925	1154	1380	1606	1832
L11	11'-4" (136")	PRECAST	445	598	939	1184	1429	1678	1927
L12	12'-0" (144")	PRECAST	414	559	864	1084	1304	1524	1744
L13	13'-4" (160")	PRECAST	362	421	726	920	1114	1308	1502
L14	14'-0" (168")	PRECAST	338	405	740	936	1130	1324	1518
L15	14'-8" (176")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR
L16	15'-4" (184")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR
L17	17'-4" (208")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR
L18	18'-4" (222")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR
L19	21'-4" (256")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR
L20	22'-0" (264")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR
L21	24'-0" (288")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR

8" PRECAST W/ 2" RECESS DOOR U-LINTELS

GRAVITY		GRAVITY							
MARK	LENGTH	TYPE	RUB	8F8-2B	8F12-2B	8F16-2B	8F20-2B	8F24-2B	8F32-2B
L22	4'-4" (52")	PRECAST	1489	175	253	331	409	487	565
L23	4'-6" (54")	PRECAST	1351	1443	2182	2921	3660	4400	5139
L24	5'-0" (60")	PRECAST	785	1152	1622	2092	2562	3032	3502
L25	5'-10" (70")	PRECAST	735	1053	1523	1993	2463	2933	3403
L26	6'-0" (72")	PRECAST	822	1081	1611	2081	2551	3021	3491
L27	7'-0" (84")	PRECAST	669	1011	1511	1981	2451	2921	3391
L28	8'-0" (96")	PRECAST	571	920	1330	1740	2150	2560	2970

CMU WINDOW SCHEDULE

TYPE	WINDOW LINTEL	ROUGH OPENING	REMARKS
6060 FIXED	80"	73 1/2" X 73 1/2"	STOREFRONT
4060 FIXED	66"	49 1/2" X 73 1/2"	STOREFRONT
4030 GLD	68"	50 1/2" X 38 1/2"	PASS-THRU

WINDOWS SHALL BE FASTENED WITH 3/16" PFH TAPCONS W/ MIN. 1 1/2" EMBEDMENT, (4) PER HEAD & SILL, (6) PER JAMB.

CMU DOOR SCHEDULE

TYPE	DOOR LINTEL	REMARKS
3060 INS	54"	PRE-CAST REC.
10200 FRT. ENTRY	138"	PRE-CAST REC.

DOORS SHALL BE FASTENED WITH 3/16" PFH TAPCONS W/ MIN. 1 1/2" EMBEDMENT, (14) PER HEAD & SILL, (6) PER JAMB.

REVISION:

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N.P. Carter, Architect

DRAWN:

DJR

CUSTOM DESIGNED ADDITION & RENOVATION FOR:
Ed & Charlotte Dennard
COLUMBIA COUNTY, FLORIDA
Typical DETAILS

ADD
ARCHITECTURAL DRAFTING & DESIGN, INC.
Lake City, FL 32055 - 386.752.4670

NICHOLAS PAUL GEISLER
ARCHITECT
7558 NW Brown Rd.
Lake City, FL 32055
386-752-6021

DATE:

20MAR2007

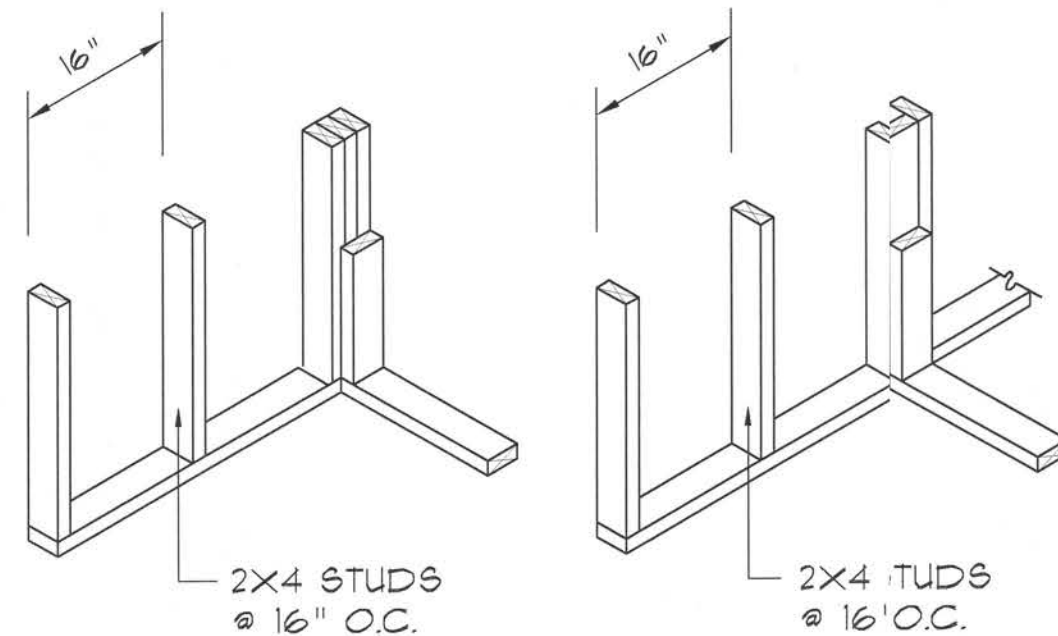
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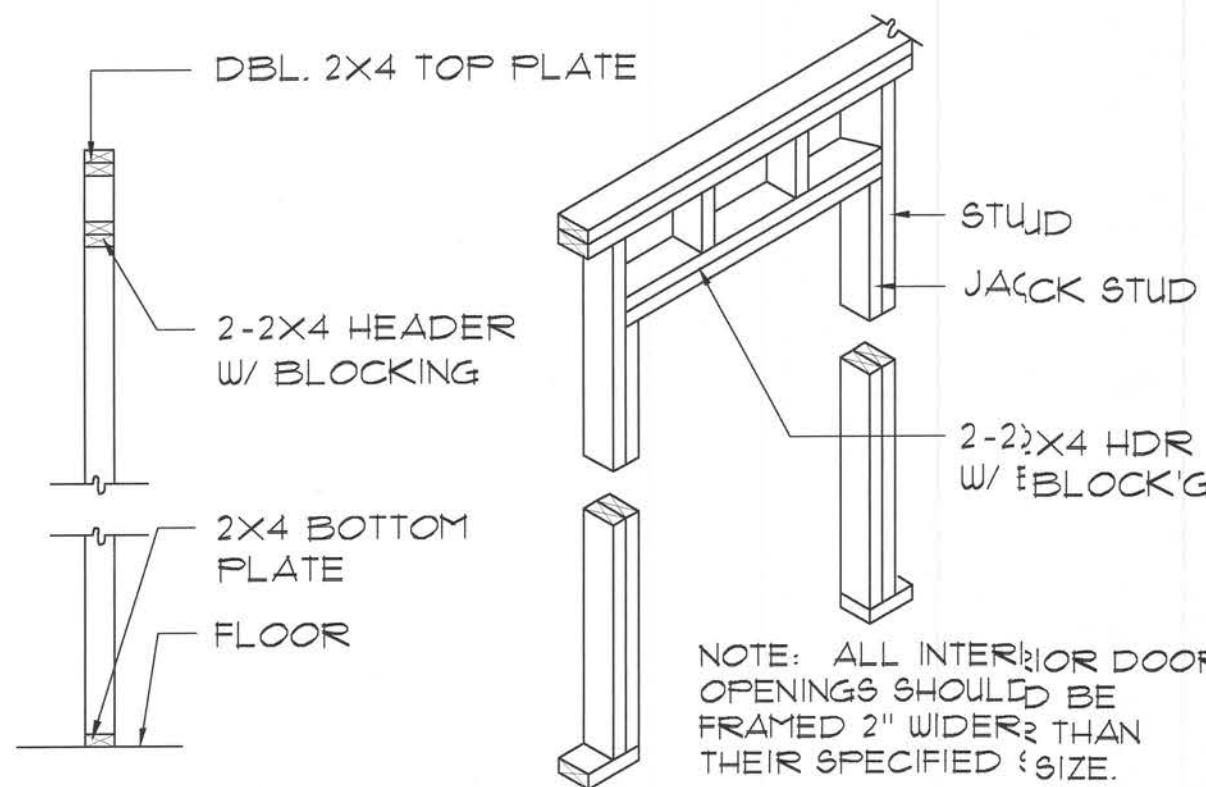
A12

12 OF 19

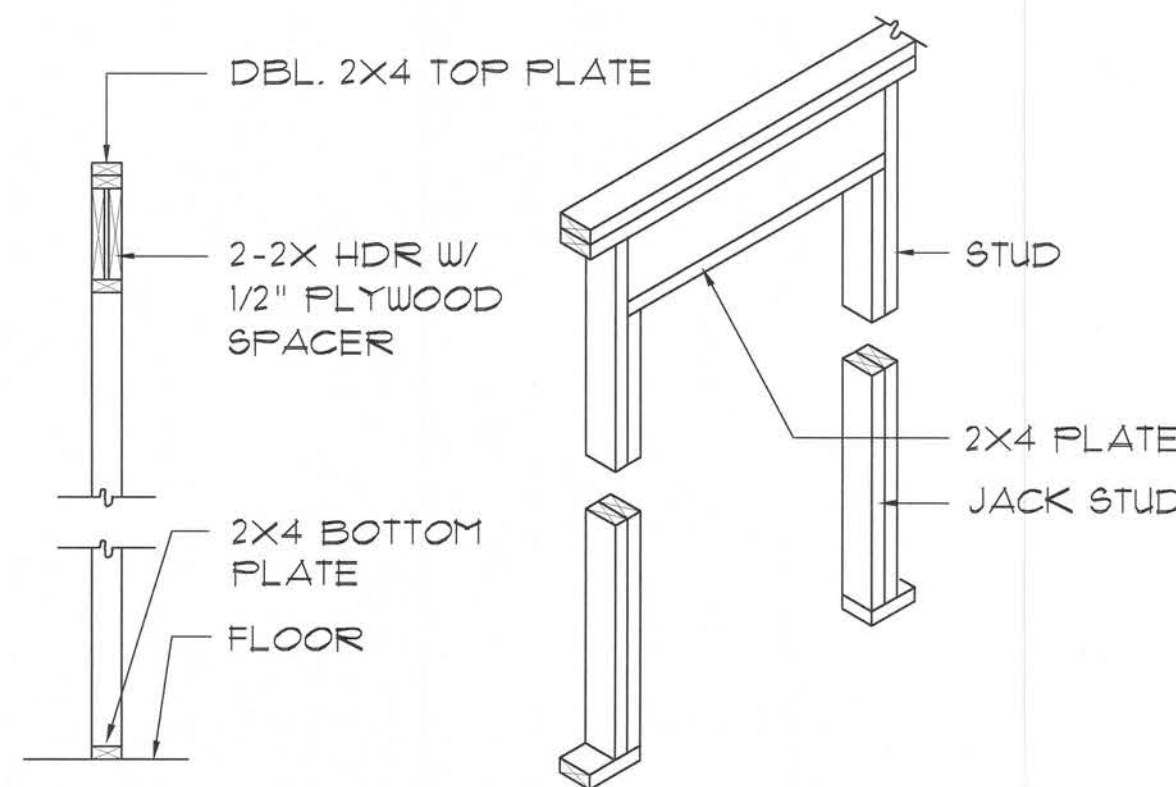
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WALL CORNER WALL INTERSECTION



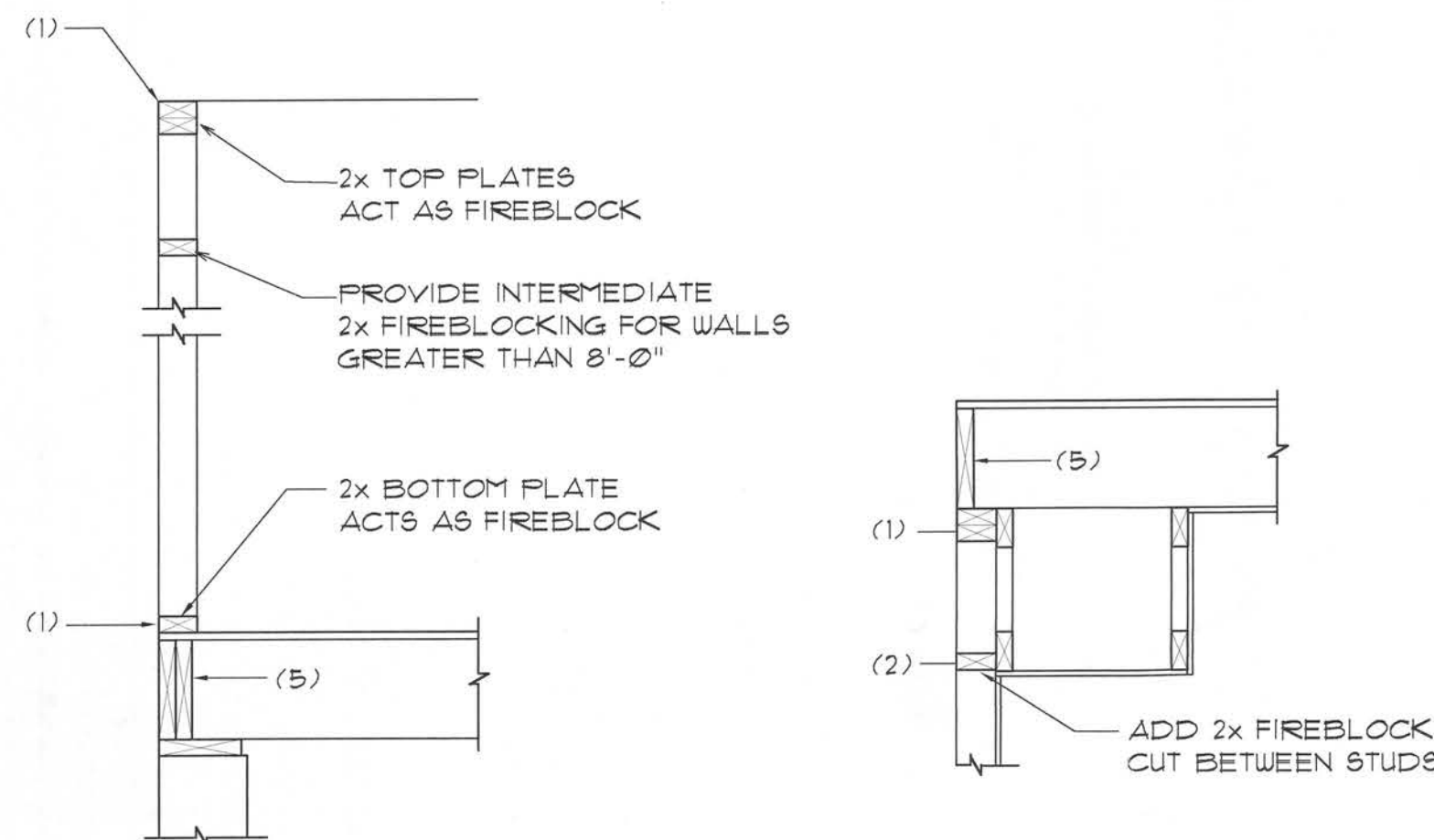
NON-BEARING WALL HEADER



BEARING WALL HEADER

Typical Framing DETAILS

SCALE: NONE FRAMING DETAILS ON THIS SHEET ARE GENERAL IN NATURE AND ARE NOT TO SCALE.



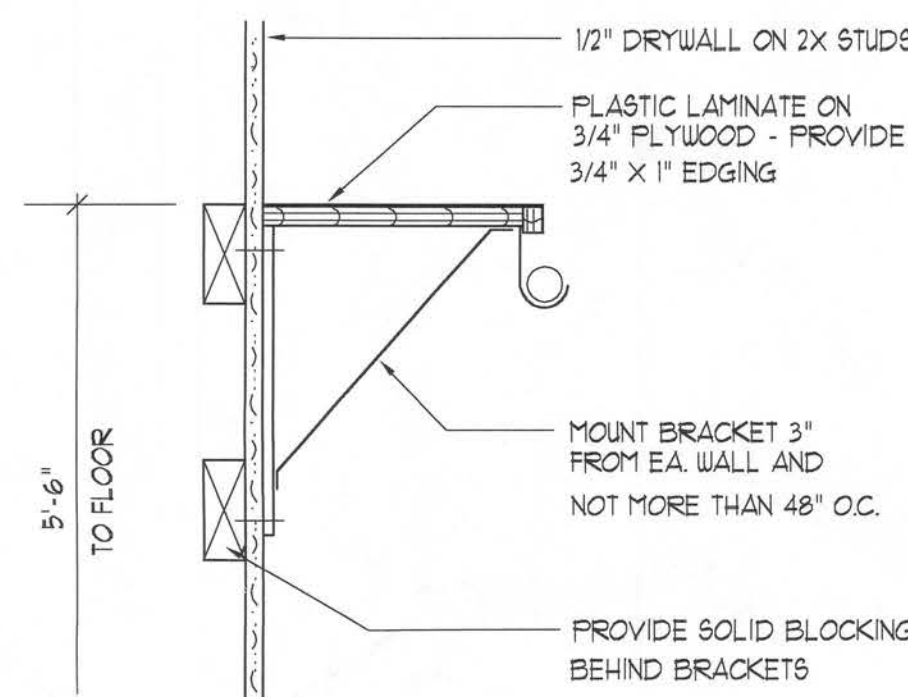
Platform Framing Soffit/Dropped Clg. Penetrations

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 SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL 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.

NOTE:
ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CAULKING, INCLUDING WIRING, PLUMBING OR OTHER SUCH PENETRATIONS. WALLS OVER 8'-0" TALL SHALL HAVE CONTINUOUS BLOCKING TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH SUCH BLOCKING SHALL BE TREATED IN THE SAME MANNER AS TOP PLATES, NOTED ABOVE.



Closet Rod & Shelf Detail

SCALE: NONE

Fire Stopping DETAILS

SCALE: NONE

Connector Schedule

FRAMING ANCHORS

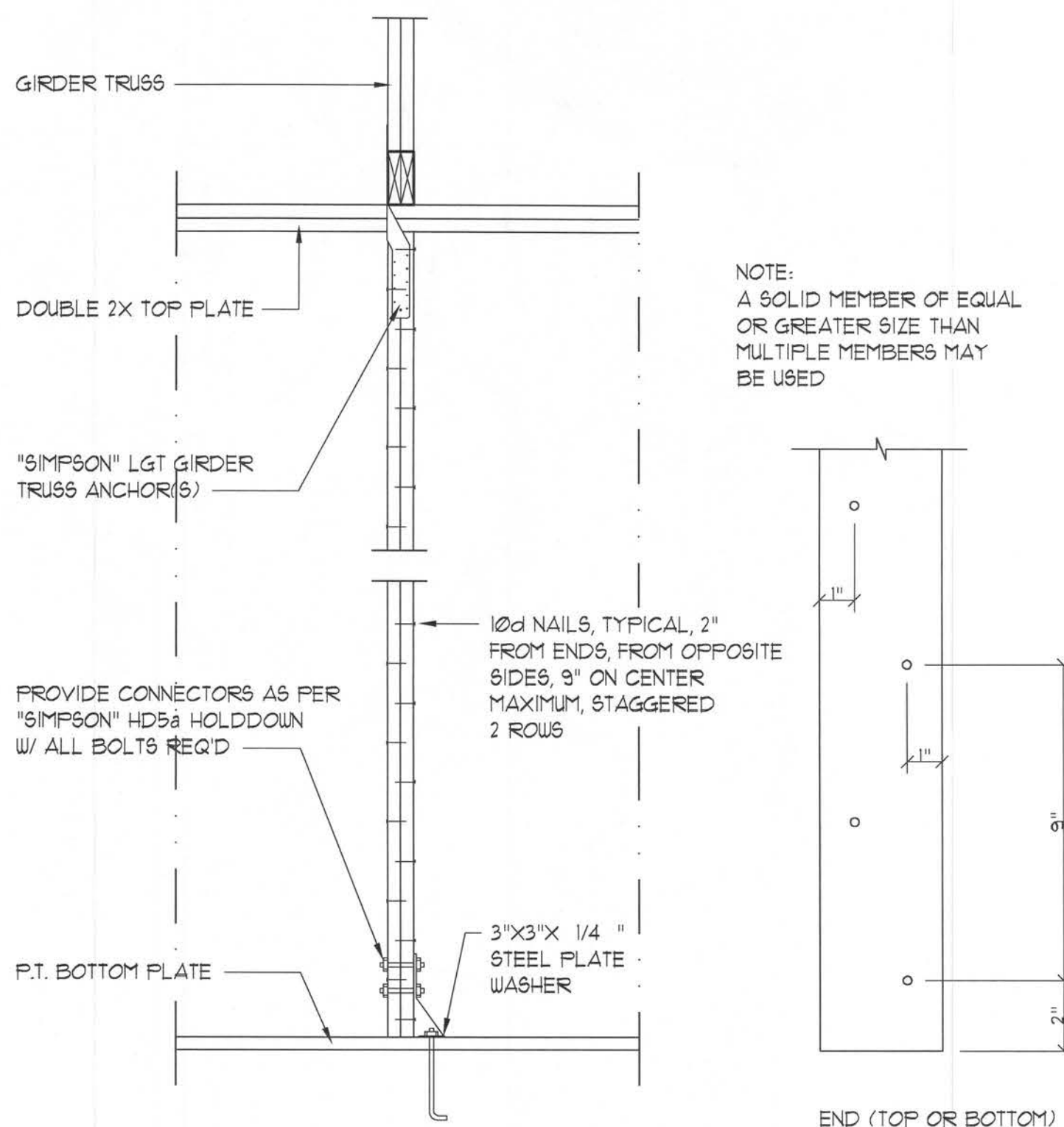
APPLICATION	MANUFACTURER/MODEL
TRUSS TO WALL:	SIMPSON HETA18 W/TS GALV. SADDLE
TRUSS TO BEAM:	SIMPSON H16 @ EA. TRUSS END

COLUMN TO BEAM:	SIMPSON PC44
COLUMN TO BASE:	SIMPSON ABU44

ROOF DECKING

MATERIAL:	15/32" CD PLYWD. OR 1/16" O.S.B.
FASTENERS:	SEE "NAIL SCHEDULE" DWG. A9

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1603, FLORIDA BUILDING CODE, 2004 EDITION.	
BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	I = 1.00
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
COMPONENTS & CLADDING DESIGN WIND PRESSURE:	ROOF: - 55.0 PSF WALLS: - 29.2 PSF



Girder Truss Column Detail

SCALE: NONE

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Roof Construction, Wood Trusses @ 24" O.C.
Walls: 8" CMU W/Dur-o-Wall reinf. every other course
Floor: 4" Thk. Concrete Slab W/ Fibermesh Concrete Additive
Foundation: Continuous Footer/Stem Wall

ROOF DECKING

Material: 15/32" CDX Plywood or 1/16" O.S.B.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: See Nail Schedule on this sheet

SHEARWALLS

Material: 8" CMU W/5 Vertical Dowels in Filled Cells @ 48" O.C. (U.O.N.) and Poured Concrete Tie-Beam
Interior Wall Studs: 2x4 Hem Fir Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

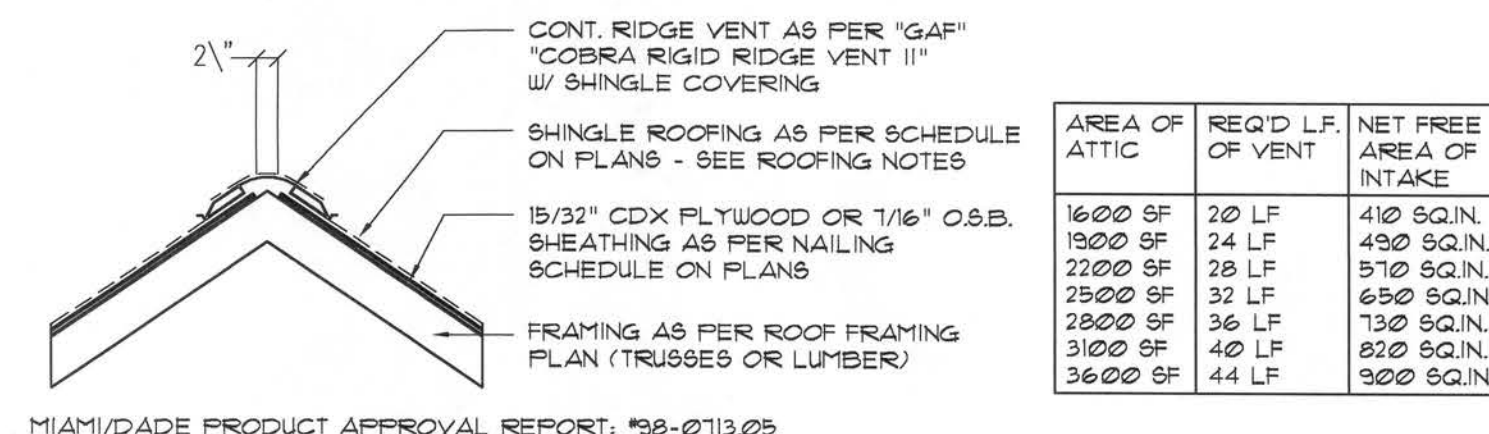
Truss Anchors: "SIMPSON" HETA18 W/TS Galv. Saddle
Porch Column Connectors: (1) AB66 @ ea. base, (1) CC66 @ ea. cap

FOOTINGS AND FOUNDATIONS

Footings: 24"x12" W/3-#5 Bars Cont. ON WIRE CHAIRS @ 36" O.C.
Stemwall: 8" CMU, W/1-#5 Vertical Dowel @ 48" O.C. (U.O.N.)

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1603, FLORIDA BUILDING CODE, 2004 EDITION.

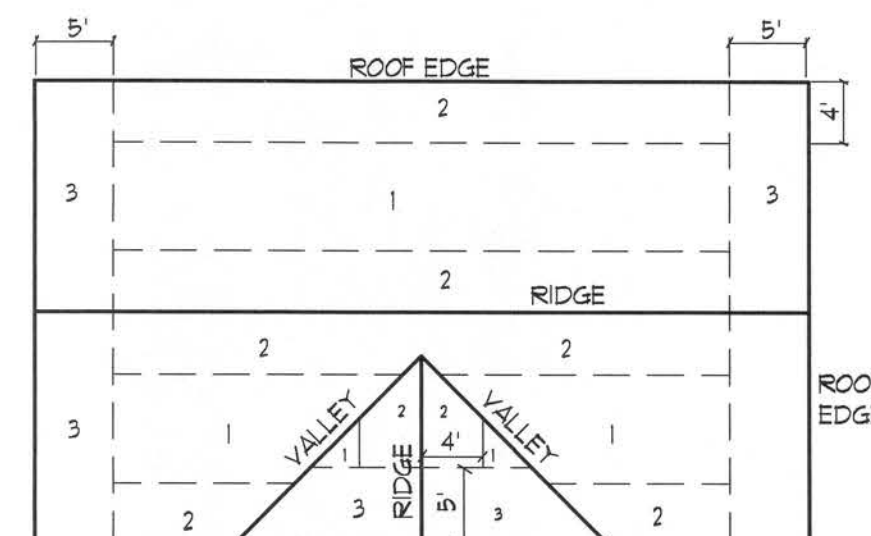
BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	I = 1.00
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MUFRS PER TABLE 1603.2A (FBC 2004)	ROOF: - 23.1 PSF
DESIGN WIND PRESSURES:	WALLS: + 26.6 PSF
	EAVES: - 32.3 PSF
COMPONENTS & CLADDING PER TABLES 1603.2B & 1603.2C (FBC 2004)	OPINGS: + 21.8 / - 29.1 PSF
DESIGN WIND PRESSURES:	EAVES: - 63.3 PSF
	ROOF: + 19.9 / - 25.5 PSF



MIAMI/DADE PRODUCT APPROVAL REPORT: 138-0713.05

Ridge Vent DETAIL

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



ROOF SHEATHING NAILING ZONES (GABLE ROOF)

NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	15/32" CD PLYWOOD OR 1/16" O.S.B.	10d COMMON OR 10d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 8 in. o.c. FIELD
2			6 in. o.c. EDGE 8 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 8 in. o.c. FIELD

Roof Nail Pattern

SCALE: NONE

REVISION:

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DRAWN:

DJR

CUSTOM DESIGNED ADDITION & RENOVATION FOR:

Ed & Charlotte Dennard

COLUMBIA COUNTY, FLORIDA

Typical Framing DETAILS

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ARCHITECTURAL DRAFTING & DESIGN, INC.
Lake City, FL 32055 • 386.624670

N3
NICHOLAS GEISLER
ARCHITECT
N.C.A.R.B. Certified
758 NW Brown Rd.
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386-624670

DATE:

20MAR2007

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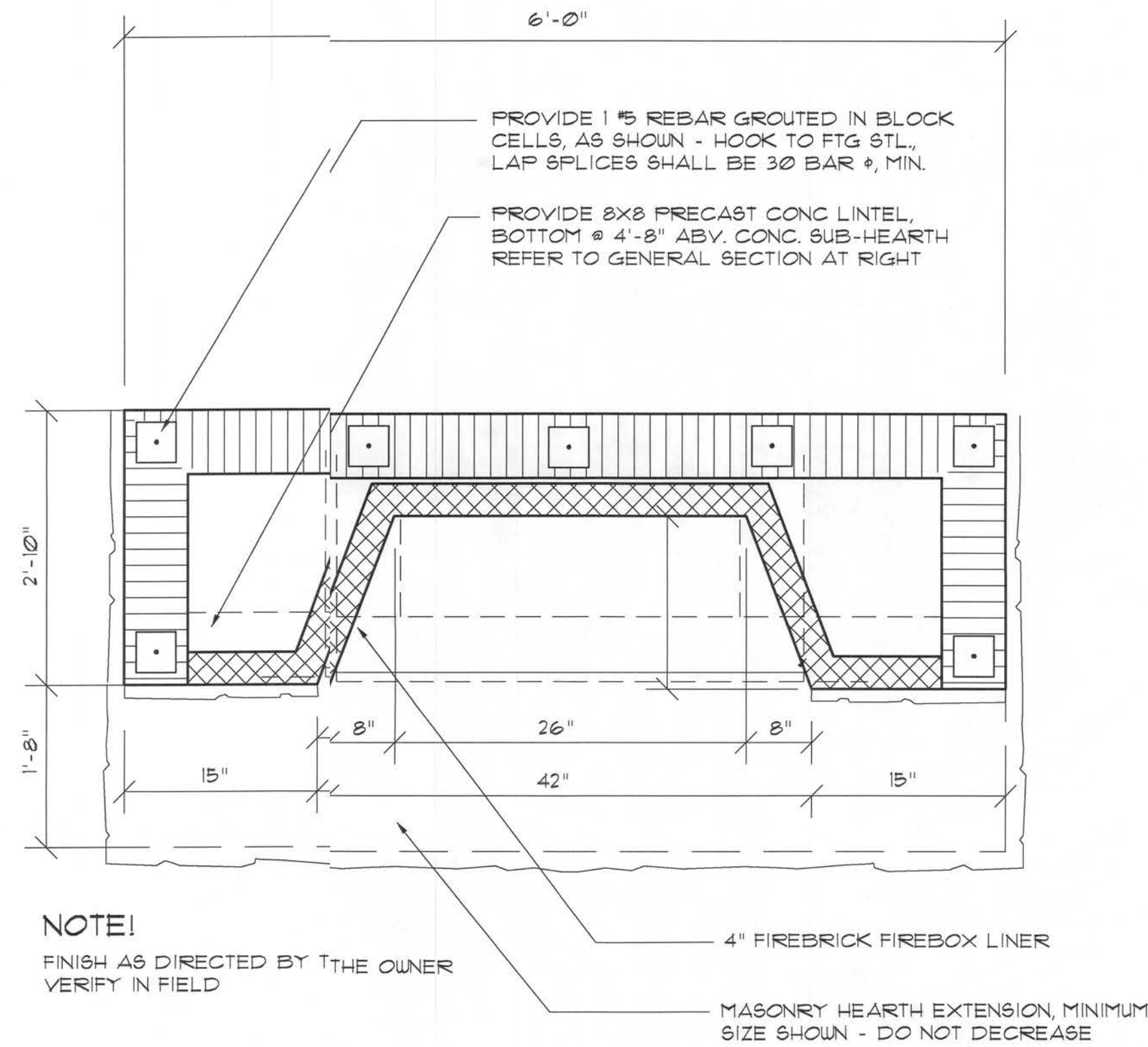
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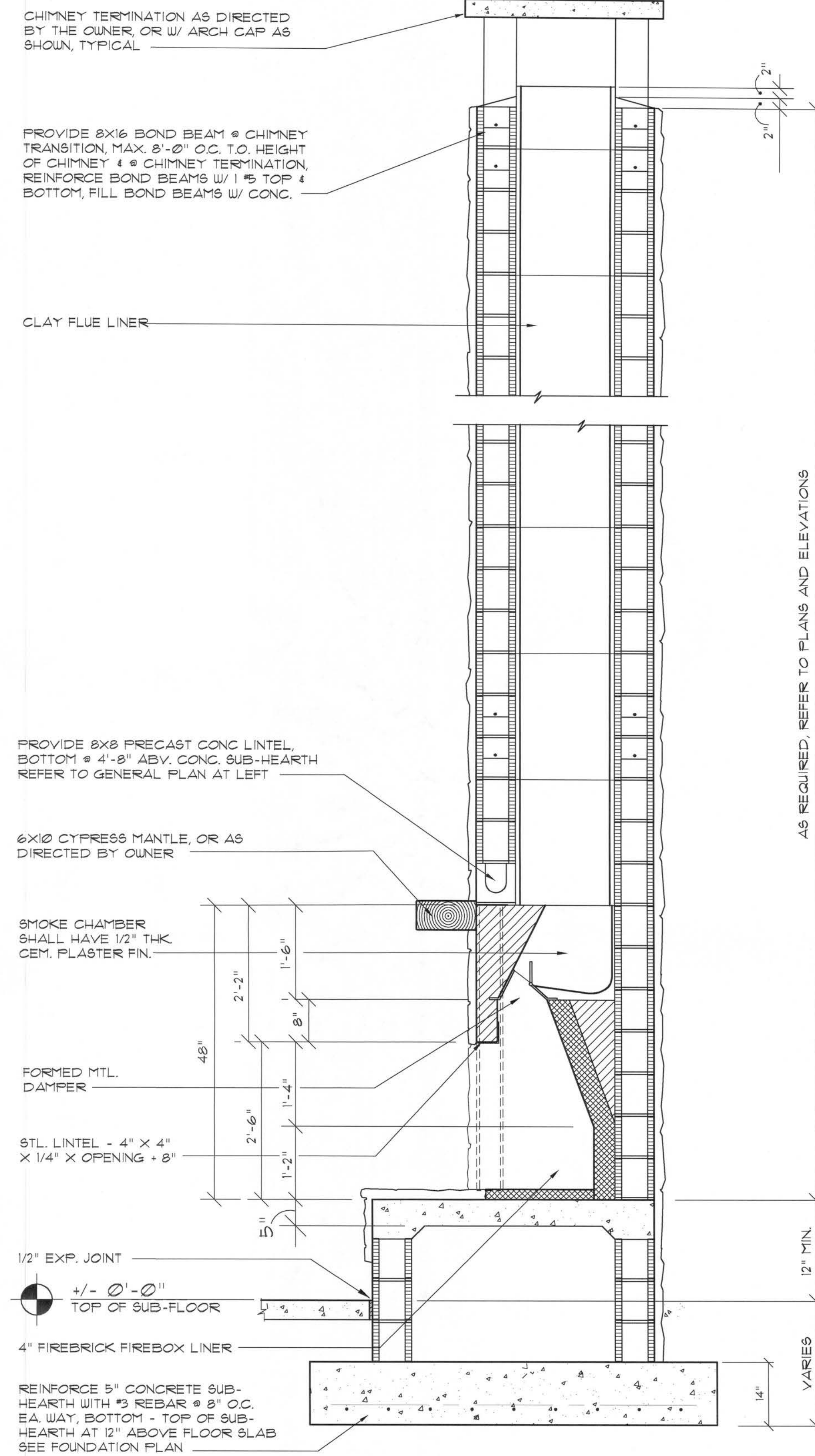
FIREBOX PLAN

Fireplace PLAN

SCALE: N.T.S.

A

NOTE!
THESE FIREPLACE DETAILS ARE GENERAL IN NATURE AND PROVIDE A BASIS FOR ACTUAL FIREPLACE CONSTRUCTION. FINAL FIREPLACE DESIGN IS DEPENDENT UPON OWNER DIRECTIVES AS TO FINISH AND GENERAL APPEARANCE. THE MASONRY CONTRACTOR SHALL PROVIDE SHOP DWGS TO THE OWNER, AND PERMIT ISSUING AUTHORITY FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
ALL LOCAL FIRECODES SHALL BE OBSERVED, AS WELL AS STRUCTURAL CODES FOR APPLIED HORIZONTAL AND VERTICAL LOADS.



Fireplace SECTION

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

B

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DJR

CUSTOM DESIGNED ADDITION & RENOVATION FOR:
Ed & Charlotte Dennard
COLUMBIA COUNTY, FLORIDA
Floor PLAN

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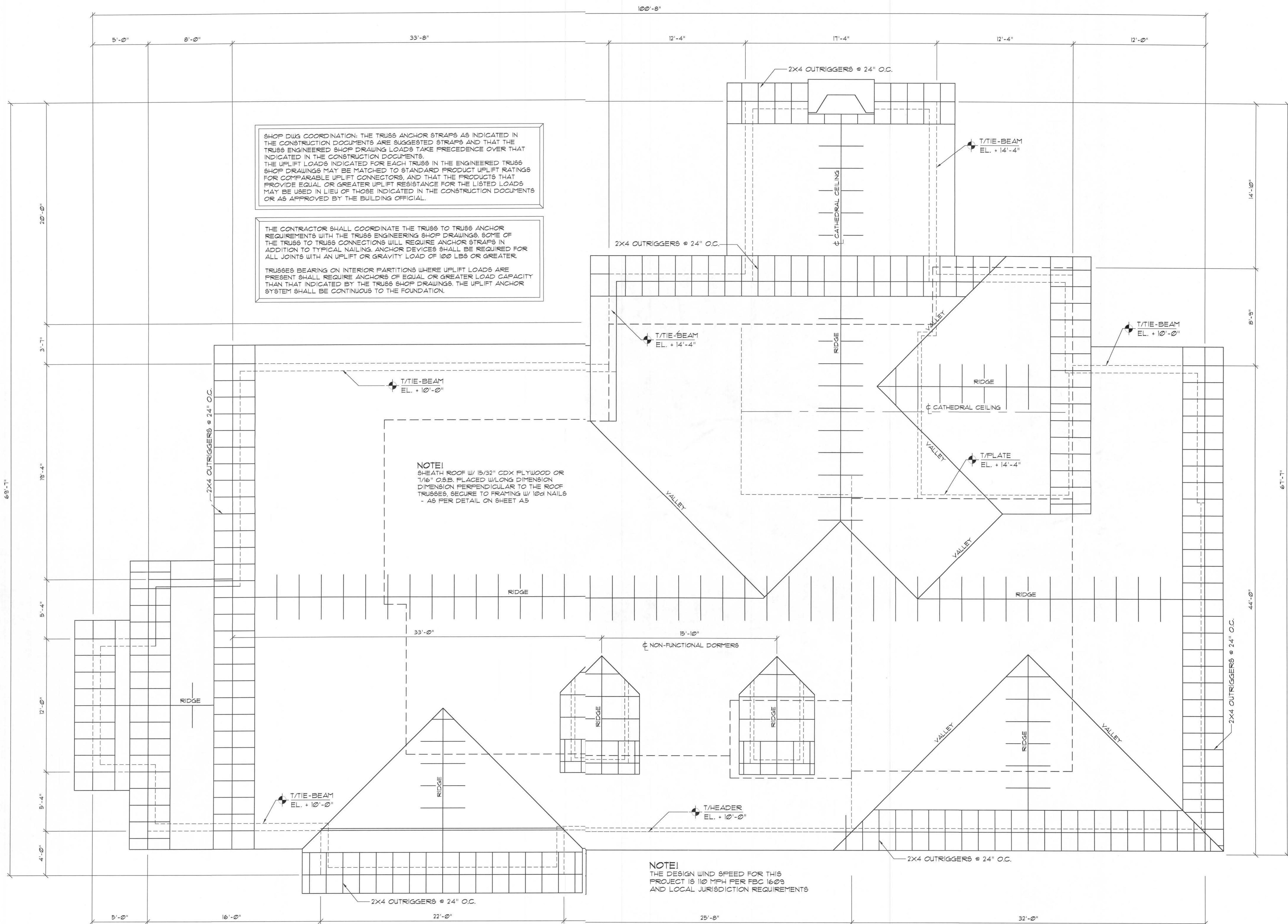
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Floor PLAN

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

REVISION:

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R.F. Geller, Architect

DRAWN:

DJR

CUSTOM DESIGNED ADDITION & RENOVATION FOR:
Ed & Charlotte Dennard
COLUMBIA COUNTY, FLORIDA
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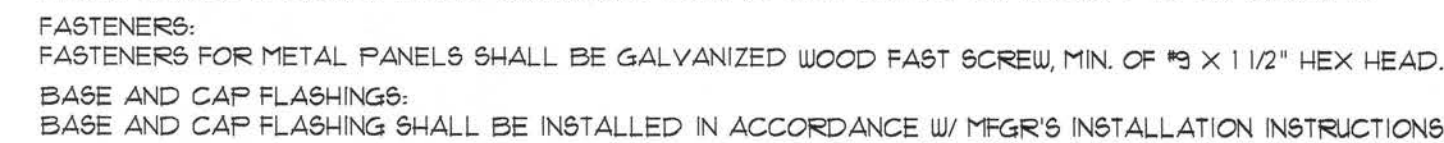
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Ed Dennard
AR0007005



- DOUBLE LAYER OF NUMBER THIRTY FIBER GLASS FELT UNDERLAYMENT OR EQUAL AND THE CEE-LOCK OPTIONAL VINYL WEATHERSEAL (US PATENT NO. 4,641,475) IS RECOMMENDED FOR ALL APPLICATIONS WHERE THE ROOF SLOPE IS 3 ON 12 OR LESS.
2. STRIPPABLE FILM: THE STRIPPABLE PLASTIC FILM WHICH IS APPLIED OVER MOST BERRIDGE PREFINISHED PRODUCTS, PANELS, FLASHINGS, COILS, AND FLAT SHEETS PROVIDES PROTECTION OF THE FINISH DURING FABRICATION AND TRANSIT. THIS FILM MUST BE REMOVED PRIOR TO INSTALLATION.
3. SOLID SHEATHING REQUIREMENTS: 5/8" PLYWOOD SHEATHING SHALL BE USED TO PROVIDE SUFFICIENT HOLDING POWER FOR FASTENERS.
4. SHEATHING INSPECTION:
- A. SHEATHING END JOINTS SHOULD BE STAGGERED.
 - B. ALL END JOINTS SHOULD MEET AT EITHER A JOIST OR RAFTER.
 - C. BLOCKING OR "H" CLIPS SHOULD BE USED IF JOISTS DO NOT REMAIN FLAT UNDER THE WEIGHT OF WORKMEN.
 - D. USE SHIMS TO KEEP ENTIRE SUBSTRATE EVEN. UNEVEN SUBSTRATE WILL RESULT IN "OIL-CANNING" IN PANELS. SUBSTRATE SHOULD BE LEVEL TO 1/4" IN 20'-0".
 - E. ALL CUTS AT PENETRATIONS SHOULD BE TIGHT, WITHOUT GAPS.
 - F. USE WOOD-FRAMED CRICKETS AT LARGE PENETRATIONS.
 - G. MAKE SURE SUBSTRATE JOINTS ARE TIGHT AT ALL HIPS, VALLEYS, AND RIDGES.
5. FASCIA/RAKE INSPECTION:
- A. STRIKE A LINE THE FULL LENGTH OF THE FASCIA OR RAKE. IF NOT STRAIGHT, CORRECT WITH SHIMS.
 - B. MAKE SURE FASCIA/RAKE IS FLUSH WITH SHEATHING.
6. FELT UNDERLAYMENT: A MINIMUM SINGLE LAYER OF * 30 FELT UNDERLAYMENT (OR EQUAL) MUST BE APPLIED OVER SOLID SHEATHING AS SHOWN IN THE BERRIDGE MANUFACTURING COMPANY TYPICAL FEELING DETAILS. THE USE OF ADDITIONAL LAYER OF * 30 FELT IS RECOMMENDED ON LOW-SLOPED ROOFS, AT ALL VALLEY CONDITIONS AT ROOF PENETRATIONS, AND CERTAIN OTHER FLASHING CONDITIONS AS DEPICTED IN THE CEE-LOCK PANEL TYPICAL DETAILS. THE UNDERLAYMENT MUST COVER THE ENTIRE ROOF DECKED SURFACE.)
7. FELTING INSTALLATION:
- A. DO NOT USE RED ROSIN PAPER UNDER METAL ROOFING PANELS.
 - B. SWEEP ROOF AREA CLEAN.
 - C. USE FLAT HEAD GALVANIZED ROOFING NAILS x 1 1/4" LONG WITH BERRIDGE GALVANIZED FELT CAPS.
 - D. INSTALL VALLEY FELT FIRST.
 - E. INSTALL FELT PARALLEL TO EAVE (2 LAYERS REQUIRED AT EAVE) STARTING AT EAVE AND USING MINIMUM 6" LAPS. USE TWO LAYERS OF FELT ON ENTIRE ROOF DECK IF ROOF SLOPE IS 3 ON 12 OR LESS. 2 LAYERS OF FELT REQUIRED AT EAVE REGARDLESS OF SLOPE.
8. FLASHING: IF BERRIDGE MANUFACTURING COMPANY IS TO SUPPLY FLASHINGS, ALL FLASHINGS WILL BE INSTALLED IN 10'-0" LENGTHS WITH SQUARE END CUTS ONLY. THE PURCHASER MUST PROVIDE ALL DIMENSIONS AND DEGREE OF ANGLES.
9. FLASHING INSTALLATION:
- A. REMOVE STRIPPABLE PLASTIC FILM FROM ALL FLASHINGS PRIOR TO INSTALLATION.
 - B. ALWAYS STAGGER JOINTS WHEN ONE FLASHING IS INSTALLED OVER OTHER FLASHING.
 - C. INSTALL ALL FLASHINGS AS PER BERRIDGE TYPICAL DETAILS.
 - D. ALL FLASHINGS ARE TO BE DESIGNED AND INSTALLED TO NOT TRAP WATER.
10. PANEL INSTALLATION:
- A. REMOVE STRIPPABLE PLASTIC FILM FROM EACH PANEL PRIOR TO INSTALLATION.
 - B. START PANEL INSTALLATION AT ON GABLE END OF THE ROOF, WORKING TOWARD THE OTHER GABLE END. MAKE SURE PANELS ARE PERPENDICULAR TO THE EAVE. AT VALLEY AREAS, MAKE SURE PANELS ARE INSTALLED SO THAT DRAINAGE HAS FREE FLOW AND IS NOT OBSTRUCTED BY PANEL SEAMS.
 - C. BEGIN BY INSTALLING J-CLIP AND/OR DRIP FLASHING AT GABLE THEN PLACING FIRST CEE-LOCK CONTINUOUS LENGTH PANEL.
 - D. INSTALL CEE-LOCK CLIP OR CONTINUOUS CEE-RIB AS PER BERRIDGE TYPICAL DETAILS AND CEE-LOCK CONTINUOUS RIB/CLIP INSTALLATION NOTES.
 - E. IF OPTIONAL VINYL WEATHERSEAL (US PATENT 4,641,475) IS TO BE USED, THIS WILL BE EITHER FACTORY INSTALLED OR INSTALLED IN THE FIELD AS THE CEE-LOCK PANEL. EXITS FROM THE CL-21 PORTABLE ROLL FORMER.
 - F. INSTALL PANELS BY PLACING THE FEMALE LEG OVER THE MALE LEG AND CONTINUOUS CEE-RIB OR CLIP AND SNAPPING THE INTEGRAL SEAM INTO PLACE WITH HAND PRESSURE. DO NOT USE EXCESSIVE FORCE, FOOT PRESSURE OR OTHER TOOLS SUCH AS MALLETS AS THIS WILL SCRATCH OR DENT THE PANEL RIB AND CAUSE DEFORMATION TO THE VINYL WEATHERSEAL.
 - G. EACH PANEL IS TO BE KEPT TIGHT AGAINST THE LEG OF THE ADJOINING PANEL. NEVER PERMIT A GAP BETWEEN VERTICAL LEGS.
 - H. KEEP PANELS ALIGNED SO THAT SEAMS MATCH AT HIPS, VALLEYS AND WHERE VERTICAL PANELS ADJOIN ROOF PANELS. DO NOT INSTALL LONG CONTINUOUS RUNS OF PANELS ALL AT ONE TIME WHERE SEAM LINES MUST MATCH. INSTALL TEN OR TWELVE PANELS ON ELEVATION AND THEN FOLLOW WITH A LIKE NUMBER OF PANELS ON THE OTHER ELEVATION. WHEN YOU INSTALL PANELS IN THIS MANNER YOU WILL BE ABLE TO MAKE ANY ADJUSTMENTS REQUIRED TO INSURE SEAM MATCHING.
 - J. COPPER-COTE, CHAMPAAGNE, LEAD-COTE, AND FREWEATHER GALVALUME PANEL INSTALLATION: NOTE THE SERIES OF ARROWS PAINTED ON THE UNDERSIDE OF THE PANEL. ALL PANELS MUST BE INSTALLED IN CONSISTENT MANNER, MEANING THAT THE ARROWS ON EVERY PANEL ARE ALL POINTING IN THE SAME DIRECTION. IF A PANEL REVERSED (ARROWS POINTING OPPOSITE OF THOSE ON OTHER PANELS) IT WILL APPEAR AS A DISTASTE, A DIFFERENT SHADE DUE TO THE GRANULAR OF THE FINISHES IN THE FINISH. METALLIC FINISHES ARE MATCH - LOT FINISHES. DO NOT MIX LOTS.
11. CEE-LOCK CLIP INSTALLATION:
- A. INSTALL CLIPS AT PER BERRIDGE TYPICAL CEE-LOCK PANEL DETAILS.
 - B. CLIP SPACING ON SOLID SHEATHING TYPICALLY 36" ON CENTER.
12. FASTENERS:
- PLATED FASTENERS WHEN FASTENING TO WOOD. MAKE SURE ALL FASTENERS ARE DRIVEN STRAIGHT AND SET FLAT. DO NOT OVERDRIVE FASTENERS AS THIS WILL CAUSE THE CLIP AND/OR FLASHINGS TO BUCKLE OR BECOME RECESSED BELOW THE ELEVATION OF THE SUBSTRATE.
13. SEALANT RECOMMENDATIONS: TREMCO, EPIC SPECTREM 1 SILICONE SEALANT. DO NOT USE CLEAR CAULK.



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ELECTRICAL COMPUTATIONS

General Lighting/Receptacles @ 3w/sf		
4553.0 sf x 3w =	13659.0w	
Washer Circuit	1500.0w	
Dishwasher Circuit	1500.0w	
5m. Appliance Circuits (3 @ 1500w)	4500.0w	
Sub-Total		
1st 3kW @ 100%	2159.0w	3000.0w
Bal. of kW @ 35%		6356.0w

Fixed Appliances:		
Refrigerator	1200.0w	
Cig. Fans 1 @ 300w	2100.0w	
Irrigation Pump (future)	1200.0w	
EWU	4500.0w	
Spares (8 @ 400w)	3200.0w	
Sub-Total		
Load @ 75% D.F.	12200.0w	9150.0w

100% Demand Factor Loads:		
Dryer	5000.0w	
Range	8000.0w	
HVAC System (5.0T Heat Pump)	8000.0w	
HVAC System Air Handler	800.0w	
Total Demand Load:	40306.0w	

SERVICE SIZE: 40306.0w / 240v = 168.0 Amperes
USE: 3 #2/0 THW w/ 1 #1 Cu GND / 2 1/2" C.

Panel Schedule

PANEL "L": 200A - MLO - 120/240V - 1P - 4 WIRE
40 SLOT - FLUSH MOUNT

CIR. NO.	LOCATION	TRIP POLES	WIRE SIZE	LOAD
1-8	LIGHTING/RECEPT.	15A/1P	14NM	9684W
9	DISHWASHER	15A/1P	14NM	1500W
10-12	8M. KITCHEN APPLIANCES	20A/1P	12NM	4500W
13-14	CEILING FANS	15A/1P	14NM	2100W
15/17	FUT. IRRIGATION PUMP	20A/1P	12NM	1200W
16	REFRIGERATOR	15A/1P	14NM	1200W
18	FIREPLACE/FAN	20A/1P	14NM	1500W
19/21	EWU-50 GAL.	30A/2P	10NM	4500W
20/22	EWU-30 GAL.	30A/2P	10NM	4500W
23/25	RANGE	50A/2P	6NM	8000W
24/26	WATER WELL	20A/2P	12NM	1200W
27/29	DRYER	30A/2P	10NM	5000W
30/32	HVAC CU	50A/2P	6NM	8000W
33/35	HVAC AHU	20A/2P	12NM	800W
36-40	SPARE	-	-	2000W
TOTAL CONNECTED LOAD:				51684W

TYPICAL PANEL SCHEDULE:

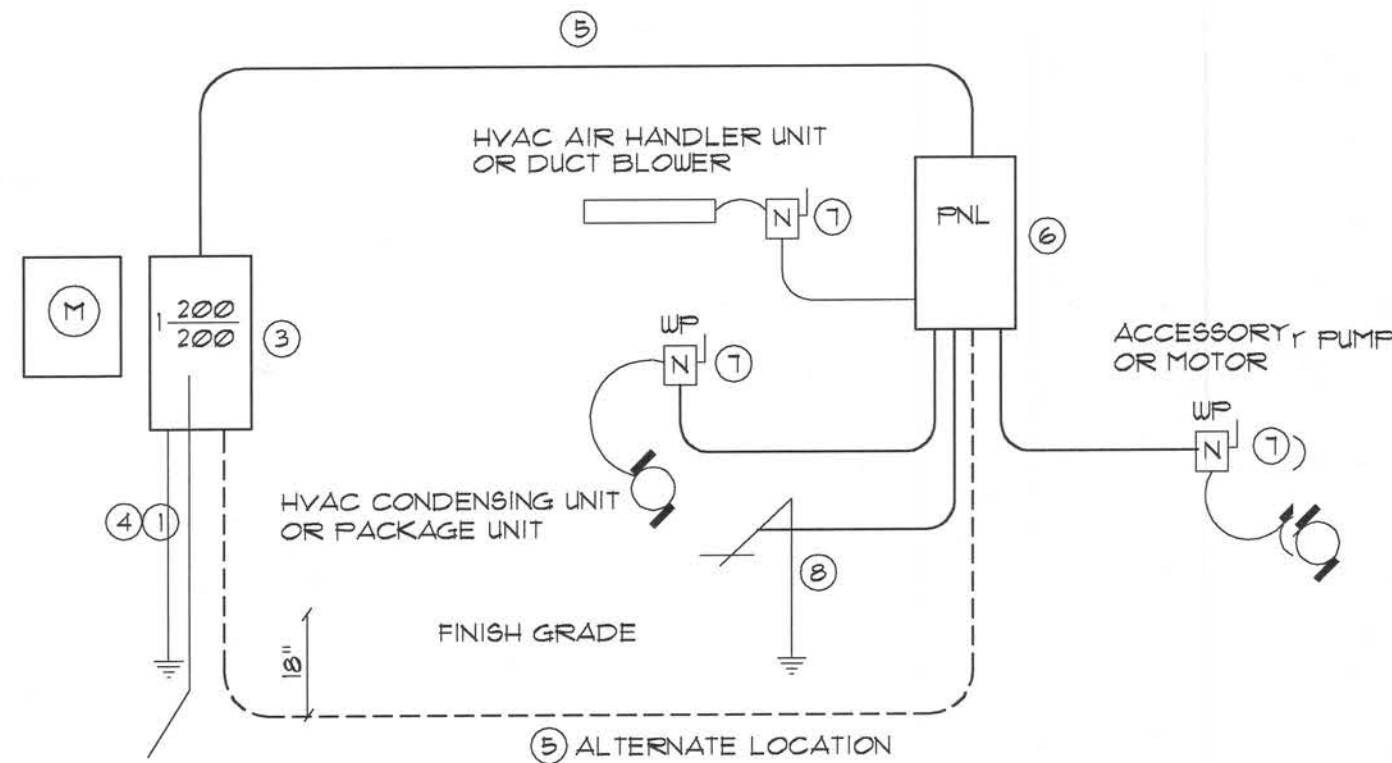
ELECTRICIAN TO PROVIDE A FINAL PANEL SCHEDULE BASED ON THE AS-BUILT CONDITIONS & CONNECTED DEVICES.

TYPICAL LOAD COMPUTATIONS:

ELECTRICIAN TO CALCULATE ACTUAL LOAD FROM AS-BUILT CONDITIONS & CONNECTED DEVICES.

NOTE: SMOKE DETECTORS SHALL BE MOUNTED NOT LESS THAN 90" ABOVE FINISHED FLOOR AND SHALL BE THE IONIZATION TYPE, INTERLOCKED TOGETHER, POWERED FROM HOUSE PANEL W/BATTERY BACKUP.

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



- SERVICE FEEDER ENTRANCE CONDUCTOR: 2 1/2" RIDGID CONDUIT, MIN. 18" DEEP, W/CONTINUOUS GROUND BONDING CONDUCTOR. SERVICE ENTRANCE CONDUCTORS SHALL NOT BE SPICED EXCEPT THAT BOLTED CONNECTIONS AT THE METER, DISCONNECTING DEVICES AND PANEL SHALL BE ALLOWED.
- METER ENCLOSURE, WEATHERPROOF, U.L. LISTED.
- MAIN DISCONNECT SWITCH FUSED OR MAIN BRKR. WEATHERPROOF, U.L. LISTED.
- SERVICE ENTRANCE GROUND: 5/8" 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.
- 200 AMPERE SERVICE: 3-#2/0 - USE - CU 1-#4 - CU GND, 2" CONDUIT.
- HOUSE PANEL (FNL): U.L. 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.

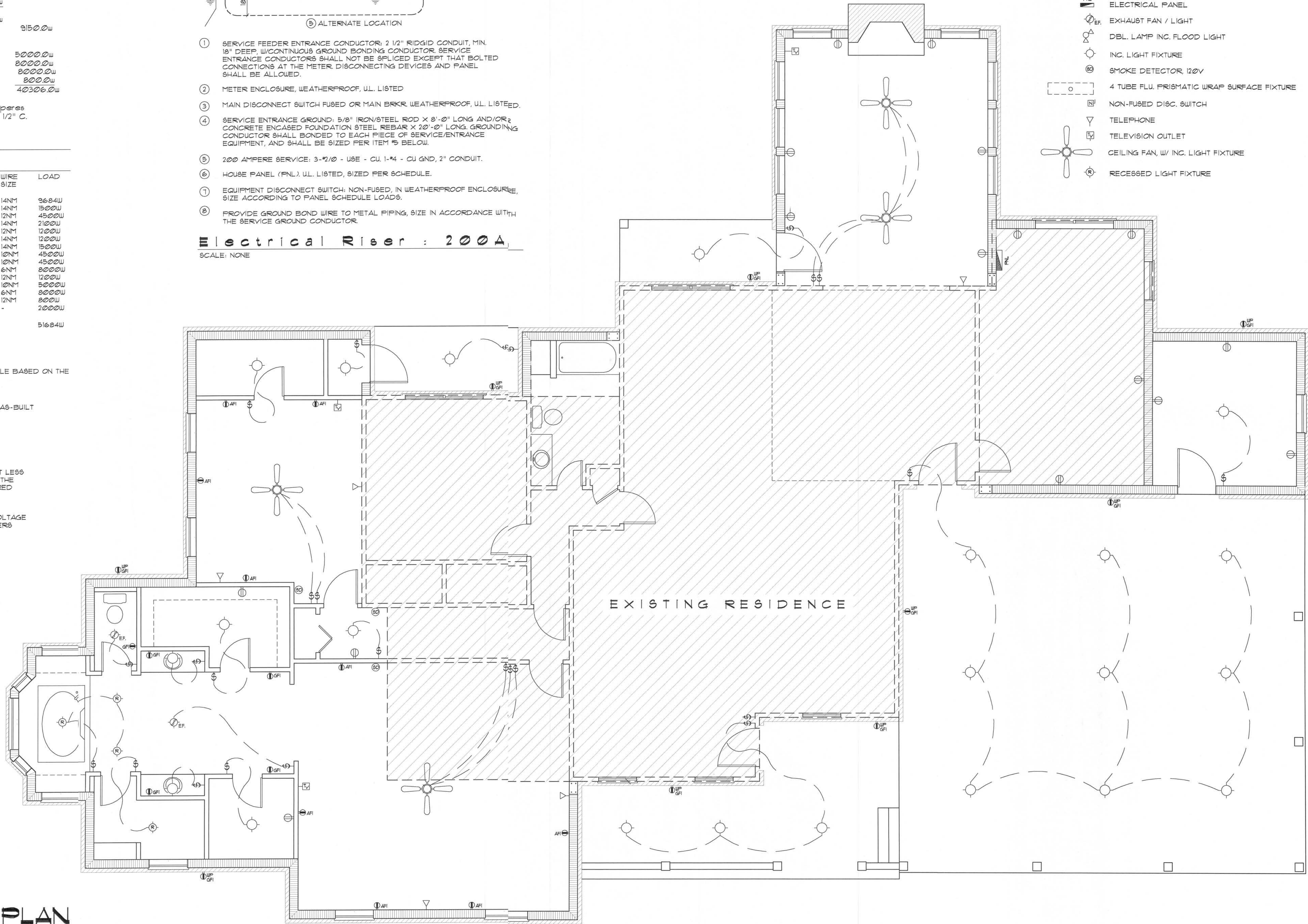
Electrical Riser : 200A
SCALE: NONE

NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER

NOTE: EXTERIOR FLOODLIGHTS TO BE SPECIFIED AND LOCATED BY OWNER AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS

Electrical SYMBOLS

- 6PST WALL SWITCH
- DPDT WALL SWITCH (3-WAY)
- DUPLEX WALL RECEPTACLE
- 240V OUTLET
- GND FAULT INTERRUPTER DUPLEX RECEPT.
- WEATHER PROOF GFI DUPLEX RECEPT.
- ARC FAULT INTERRUPTER DUPLEX RECEPT.
- DUPLEX WALL RECEPTACLE, 1/2 SWITCHED
- MOTOR
- ELECTRICAL PANEL
- EXHAUST FAN / LIGHT
- DBL. LAMP INC. FLOOD LIGHT
- INC. LIGHT FIXTURE
- SMOKE DETECTOR, 120V
- 4 TUBE FLU. PRISMATIC WRAP SURFACE FIXTURE
- NON-FUSED DISC. SWITCH
- TELEPHONE
- TELEVISION OUTLET
- CEILING FAN, W/ INC. LIGHT FIXTURE
- RECESSED LIGHT FIXTURE



Electrical PLAN

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

REVISION:

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DRAWN:

DJR

CUSTOM DESIGNED ADDITION & RENOVATION FOR:
Ed & Charlotte Dennard
COLUMBIA COUNTY, FLORIDA
Electrical PLAN

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PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 110 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:

FOOTING DESIGN IS BASED UPON 1200PSF SOIL BEARING PRESSURE PROVIDED BY CLIENTS FOR 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: 30PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: SOUTHERN STANDARD BUILDING CODE CONGRESS

INTERNATIONAL, LATEST

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 MATERIAL.

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 SILLB 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 A 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 H.V.A.C. NOTES:

- SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES 1/18.
- HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
- 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.
- HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DUGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
- IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.
- FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM W/ 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE UL LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATRACED GCT LINER & UNRAPIED W/ 3/4 LB. FOL FACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOIL FACED, R42/R60 DUCTBOARD.
- ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED HEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH AHREA AND SMACNA STANDARDS.
- ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR ALL AND CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURERS SHALL BE TITUS METALLIKE, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OWNER.
- IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL REPORT A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENGINEER.
- 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 MFR.
- ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NT INSIDE DIMENSIONS.
- 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.
- ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
- CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION.
- FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL 50% WEIGHT RESISTANCE OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
- HVAC SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFSETS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
- IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL ELEMENTS.
- COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE N-29, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

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 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.
- 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", INCLUDING R-11 BATT INSULATION 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.
- CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE 1" GIBS ON 1X3 WOOD FURRING AT 16" O.C. ATTACHED W/ 1" BATTLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

GENERAL WELL & SEPTIC NOTES:

- SUB-CONTRACTORS PROVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET.
- 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.
- 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.
- WELL HEAD SHALL PROJECT 12" ABOVE GRADE.
- ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR/CONTACTOR, UNIONS AND PRESSURE GAUGE.
- PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
- SEPTIC TANK LOCATION & DRAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION W/ THE OWNER.
- SEPTIC TANKS SHALL BE OF A SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MAT'L SHALL BE POURED CONCRETE OR FIBERGLASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
- 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 ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
- SAND FILTER BEADS, 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.

GENERAL MILLWORK NOTES:

- MILLWORK: SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE LIKE FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 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 "CUSTOMER'S" 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 MATERIALS OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WOOD 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 EACH 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
- ASSEMBLY WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL INSOFAR AS POSSIBLE.
- 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.
- FABRICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
- INSTALL HARDWARE IN ACCORDANCE WITH MANUF'S DIRECTIONS. LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
- DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

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 1804.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1803.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1803.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: IF ANTI-AND DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1803.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1806.11
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1806.12
- 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 1806.13
- MINIMUM 6" MILL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1806.14
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1806.15
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1806.16
- 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 1806.18
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1806.17
- 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 1806.17
- 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 2303.13
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.14

GENERAL PLUMBING NOTES:

- SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
- AN EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
- PLUMBING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMATIC. DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
- 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 PIPING MAY BE C.P.V.C. SCHEDULE 40 OR SCHEDULE 80.
- DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
- SOIL, WASTE, VENT & RAINWATER PIPING 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.
- 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.
- 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 CHASES OR FIRE RATED WALLS / CEILINGS.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
- FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
- DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
- ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
- PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEAREST PLUMBING FIXTURE, DO NOT MANIFOLD.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
- PROVIDE COMBINATION COVERPLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
- FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

GENERAL WELL & SEPTIC NOTES:

- SUB-CONTRACTORS PROVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET.
- 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.
- 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.
- WELL HEAD SHALL PROJECT 12" ABOVE GRADE.
- ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR/CONTACTOR, UNIONS AND PRESSURE GAUGE.
- PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
- SEPTIC TANK LOCATION & DRAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION W/ THE OWNER.
- SEPTIC TANKS SHALL BE OF A SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MAT'L SHALL BE POURED CONCRETE OR FIBERGLASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
- 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 ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
- SAND FILTER BEADS, 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

- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
- INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC LATEST EDITION, AND ITS 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-LATEST EDITION.
- INSTALL ONLY COPPER WIRING ON THIS PROJECT. THW, THW, THHN, THWN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED TYPE.
- 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.
- COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
- INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
- INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, REST ROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
- INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
- 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 HP. RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVER-LOAD RELAYS IN EACH HOT LEG.
- ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER, WASTE AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
- FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRED FOR THE OPERATING SYSTEM, INCLUDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
- OUTLET BOXES SHALL BE PRESSURE STEEL OR PLASTIC OR ALL DRY LOCATIONS. FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
- HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
- 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.
- EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 100-12F.
- ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EACH CIRCUIT SHALL BE CLEARLY IDENTIFIED A TO WHAT IS INCLUDED ON SAID CIRCUIT.
- IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
- 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.
- ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
- ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP. NO TIE HANDLES OR TANDEMS SHALL BE ACCEPTABLE.
- ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 200/200 AIC.
- 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.
- 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.
- CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
- PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
- WHEN CONDUIT RUNS EXCEED 200 FEET, FULL BOXES SHALL BE INSTALLED SO THAT NO FULL EXCEED THIS DISTANCE.
- ELECTRICAL EQUIPMENT AIC RATINGS AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

REVISION:

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DRAWN:

DJR

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These drawings, or instruments of service, are the sole property of the architect, and may not be used, copied or reproduced in whole or in part for any other job without specific and individual authorization by the architect.

GENERAL STRUCTURAL NOTES

GENERAL:

1. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGNOMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.
2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
4. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
5. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS, TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC., NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.

SHOP DRAWINGS AND DELEGATED ENGINEERING:

1. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEER'S REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ENGINEERING DESIGN BY DELEGATED ENGINEERS, ERRORS OR OMISSIONS AS A RESULT OF REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY THE CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY THE ARCHITECT AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.
2. BEFORE STRUCTURAL INSPECTIONS CAN BE MADE ON A PORTION OF THE STRUCTURE, ALL RELATED SHOP DRAWINGS, DELEGATED ENGINEERING, PRODUCT APPROVAL, MANUFACTURER'S DATA AND OTHER RELATED INFORMATION MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT. OF RECORD AND APPROVED BY THE BUILDING DEPARTMENT.
3. SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION SHOWN ON THE STRUCTURAL PLANS (RELATED TO THE DELEGATED DESIGN) INCLUDING ALL DESIGN LOADS, IN ADDITION TO THE INFORMATION REQUIRED BY THE DELEGATED ENGINEER'S DESIGN.
4. A/E WILL REVIEW ALL SUBMITTED SHOP DRAWINGS, PREPARED AND SIGNED AND SEALED BY THE CONTRACTOR'S DELEGATED ENGINEER, ONLY FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT, REQUIRED LOADING AND COORDINATION WITH THE STRUCTURAL DESIGN.
5. CONTRACTOR SHALL SUBMIT TO THE A/E ONLY ONE SET OF SEPIA AND TWO SETS OF BLUE PRINTS OF THE STRUCTURAL SHOP DRAWINGS FOR A/E REVIEW, BEFORE STARTING FABRICATION. THE A/E WILL RETURN THE MARKED-UP AND STAMPED SEPIA TO THE CONTRACTOR. THESE SEPIA COPIES SHALL BE USED TO MAKE THE PRINTS REQUIRED FOR SHOP DRAWING DISTRIBUTION. SETS OF BLUE PRINTS (WITHOUT SEPIA) WILL NOT BE ACCEPTED.

CONSTRUCTION MEANS AND METHODS:

1. THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, SAFETY PRECAUTIONS, SHORES, REBORERS, LATERAL BRACING AND PROGRAMS IN CONNECTION WITH THE PROJECT, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OUR SERVICES DO NOT GUARANTEE NOR ASSURE LIABILITY FOR THE JOB SAFETY, TEMPORARY SHORING AND BRACING AND THE PERFORMANCE OF THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF THE STANDARD BUILDING CODE AND APPLICABLE LOCAL, STATE AND FEDERAL LAWS.
3. PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY, STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.
4. PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILINGS, OBSTRUCTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR ROADS.
5. AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS OR THE SUN), SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE.
6. AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.

7. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR PUBLIC UTILITIES.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE STANDARD BUILDING CODE - 1931 EDITION AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
2. WIND LOAD CRITERIA:
BASED ON SBCCI 10-66 BASIC WIND VELOCITY 110 MPH.
3. ROOF DESIGN LOADS:
COMPOSITE DEAD LOADS: 15 PSF
SUPERIMPOSED LIVE LOADS: 30 PSF
4. FLOOR DESIGN LOADS:
COMPOSITE DEAD LOADS: 25 PSF
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL 40 PSF
BALCONIES 60 PSF
5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

FOUNDATIONS: (SPREAD FOOTINGS)

1. FOUNDATIONS ARE DESIGNED TO BEAR ON WELL COMPACTED GRADE OR CLEAN FILL OF AN ALLOWABLE BEARING CAPACITY OF 1000 PSF MAXIMUM. ALL FOUNDATION TESTING LABORATORY SHALL BE ENGAGED BY THE OWNER TO VERIFY THAT THE REQUIRED BEARING CAPACITY WAS OBTAINED. SAID SOIL CAPACITY SHALL BE CERTIFIED AND TESTED BY A FLORIDA REGISTERED FOUNDATION ENGINEER, PRIOR TO CASTING OF CONCRETE IN THE FOOTINGS.
2. NATURAL GRADE (OR FILL) BELOW FOOTINGS SHALL BE COMPACTED TO 98% MODIFIED PROCTOR (ASTM D-1557).
3. TOP OF WALL FOOTINGS TO BE AT THE SAME ELEVATION AS TOP OF COLUMN PAD FOOTINGS. STEP WALL FOOTING FROM HIGHER COLUMN FOOTING TO THE LOWER ONE (AS DETAILED ON THE PLANS).
4. TOP OF ALL FOOTINGS TO BE A MINIMUM 1'-4" BELOW THE TOP OF CONCRETE SLAB ON GRADE (UNLESS OTHERWISE NOTED) OR MINIMUM 1'-0" BELOW FINISHED GRADE, WHICHEVER IS LOWER. IN THE EVENT THAT THE SLAB STEPS ON EACH SIDE OF THE FOOTING, THE FOOTING SHALL BE 1'-4" BELOW TOP OF THE LOWER SLAB.
5. REINFORCING IN THE CONTINUOUS WALL FOOTINGS (MONOLITHIC AND NON-MONOLITHIC) SHALL BE SPLICED 36 BAR DIAMETERS MINIMUM AND SHALL EXTEND CONTINUOUSLY THRU ALL FOOTING PADS.
6. ALL LONGITUDINAL REBARS IN THE CONTINUOUS WALL FOOTINGS, SHALL BE CONTINUED AT BENTS AND CORNERS BY BENDING THE REBARS 48 BAR DIAMETERS AROUND THE CORNERS OR ADDING MATCHING CORNER BARS, EXTENDING 48 BAR DIAMETERS INTO FOOTING EACH SIDE OF CORNER OR BENT.
7. ALL FOOTINGS SHALL BE 12" MINIMUM THICKNESS.

CONCRETE SLABS ON GRADE:

1. ALL INTERIOR AND EXTERIOR SLABS AND WALKWAYS AS SHOWN ON THE STRUCTURAL OR ARCHITECTURAL PLANS, SHALL BE FOUR INCHES THICK MINIMUM REINFORCED WITH 6 X 6 - W14 X W14 WELDED WIRE FABRIC (UNLESS OTHERWISE NOTED).
2. ALL SLABS ON GRADE TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST ACI - "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" (ACI - 302.1R).
3. JOINTS SHALL BE PROVIDED IN ALL INTERIOR SLABS ON GRADE AT COLUMN CENTER-LINES DIVIDING THE SLAB INTO SQUARE PANELS NOT TO EXCEED 20' X 20' FT. IN SIZE. CAST SLAB IN LONG ALTERNATE STRIPS. PROVIDE A CONTRACTION JOINT BETWEEN EACH STRIP. SEE PLAN FOR SAW-CUT, CONTRACTION AND ISOLATION JOINT DETAILS.
4. PROVIDE SAW-CUT JOINTS AT ALL SIDEWALKS AT A MAXIMUM SPACING OF FIVE FEET ON CENTERS AND ISOLATION JOINTS AT 20 FEET O.C. (U.O.N.).
5. FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12" AND COMPACTED TO 98% MODIFIED PROCTOR (ASTM D-1557) EXTENDING A DISTANCE OF 3 FEET BEYOND ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1000 SQ.FT. OF AREA AND 12" BELOW SURFACE. SEND RESULTS OF THE TEST TO OWNER, ARCHITECT AND ENGINEER.

CONCRETE AND REINFORCING:

1. CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 - LATEST EDITION) AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" - (ACI 318 - LATEST EDITION).
2. ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (ACI 301 - LATEST EDITION) PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (ACI 305R - LATEST EDITION).
3. ALL CONCRETE TO BE REGULAR WEIGHT WITH A DESIGN STRENGTH OF 3000 PSI. AT 28 DAYS. MAXIMUM SLUMP 5".
4. ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING TO THE LATEST ASTM A-615 GRADE 60 FABRICATED IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 318 AND C.R.S.I. MANUAL OF STANDARD PRACTICE.
5. CONCRETE COVER UNLESS OTHERWISE DETAILED ON DRAWINGS:
FOOTINGS: (BOTTOM) 3"
(TOP & SIDES) 2"
SLABS ON GRADE: CENTERED W/SLAB
COLUMNS AND BEAMS: (TO THE TIES) 1-1/2"
6. COLUMN REINFORCEMENT: DOUELS TO BE SAME SIZE AND NUMBER AS VERTICAL REBARS ABOVE. LAP 36 BAR DIAMETER OR MINIMUM OF 18 INCHES, U.O.N. PROVIDE RIGID TEMPLATES FOR DOUEL LOCATION. PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT NONCONTINUOUS COLUMNS (U.O.N.).
7. ALL DOUELS FOR COLUMNS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING. PUSHING THE DOUELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED.
8. BEAM REINFORCEMENT: LAPPED 36 BAR DIAMETER OR MINIMUM 18 INCHES. BOTTOM BARS SPLICED ONLY AT SUPPORTS, TOP BARS SPLICED ONLY AT MID-SPAN. ALL TOP BARS HOOKED AT NONCONTINUOUS EDGES (U.O.N.). ALL HOOKS TO BE STANDARD 90 DEGREE HOOKS AS REQUIRED (U.O.N.).
9. ADDED REINFORCEMENT: PROVIDE ADDITIONAL CORNER BARS BENT 36 INCHES MINIMUM EACH WAY AT "L" AND "T" CORNERS IN OUTER FACES OF INTERMEDIATE REBARS.
10. SEE PLAN FOR MINIMUM SIZE CONCRETE TIE BEAM REQUIREMENTS.

REINFORCED MASONRY WALLS:

1. HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE I, GRADE N, SQUARE END, WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH ON NET AREA OF 1900 PSI. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 530I SPECIFICATIONS.
2. SPECIAL INSPECTOR SERVICES ARE REQUIRED FOR ALL REINFORCED MASONRY CONSTRUCTION. THE SPECIAL INSPECTOR SHALL INSPECT THE PLACING OF THE REBARS IN THE CELLS, VERIFY CLEANLINESS OF THE CELLS TO BE GROUTED, AND OBSERVE THE PLACING OF THE GROUT OR CONCRETE INTO THE CELLS.

3. MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M" OR "S".
4. LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
5. MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.
6. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW OF THE ENGINEER.
7. VERTICAL REINFORCING:
(A) ASTM A-615 PER REINFORCING SECTION.
(B) WHEN A FOUNDATION DOUEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL INCH TO SIX INCHES VERTICAL FOR ALIGNMENT, EVEN THOUGH IT IS IN A CELL ADJACENT TO THE VERTICAL WALL REINFORCING.
(C) VERTICAL REINFORCING STEEL SHALL BE PLACED CENTERED IN THE CELL. LAP 48 BAR DIAMETERS. PROVIDE BAR SPACERS AS REQUIRED TO MAINTAIN REINFORCING SECURED IN POSITION.
(D) VERTICAL REINFORCEMENT SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE PARTICULAR WALL BUT NEVER LESS THAN A #5 REBAR. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT CELLS TO BE GROUTED LINE UP PROPERLY AND ARE CLEAN OF EXCESS MORTAR.
(E) ALL VERTICAL REINFORCING SHALL BE HOOKED INTO THE BOND BEAMS AT THE NON-CONTINUOUS END OF THE REBARS.
(F) PROVIDE INSPECTION HOLES AT THE BOTTOM OF EACH REINFORCED MASONRY CELL, AS REQUIRED FOR LIFTS HIGHER THAN 5 FT.
8. HORIZONTAL REINFORCING:
PROVIDE GALVANIZED #3 GAGE, LADDER TYPE HORIZONTAL JOINT REINFORCING EVERY SECOND BLOCK COURSE (1'-4" O.C. VERTICALLY) LAPPED 1'-1/2". PROVIDE SPECIAL HORIZONTAL REINFORCING AT "T" AND "L" INTERSECTION. ANCHOR TO COLUMNS WITH MINIMUM 4" EXTENSION INTO AREA OF FOUR.
9. PROVIDE "DOVE-TAIL" ANCHORS AT 16" O.C. VERTICALLY FOR ALL MASONRY PLACED ADJACENT TO ALREADY IN PLACE COLUMNS.
10. CELL FILLING CONCRETE SHALL BE "FEE DOCK" CONCRETE MIX (8" TO 9" SLUMP) OR GROUT WITH 1" C-3500 PSI MIN. AT 28 DAYS.
11. LINTELS:
(A) THE CONTRACTOR SHALL PROVIDE PRECAST CONCRETE OR CAST-IN-SITE LINTELS AT THE HEADS OF ALL OPENINGS IN MASONRY WALLS NOT EXCEEDING SIX (6) FEET IN WIDTH WHERE BEAMS HAVE NOT BEEN SPECIFIED. FOR OPENING ADJACENT TO CONCRETE COLUMNS - THE LINTEL SHALL BE CAST-IN-PLACE WITH THE COLUMN.
(B) LINTEL MAY BE INTEGRAL WITH THE STRUCTURAL OR TIE BEAM WHEN HEAD OF THE OPENING IS 16 INCHES OR LESS BELOW. CONTINUE BEAM'S TYPICAL BOTTOM REBARS THROUGH AND ADD 2-#5 BOTTOM TRUSS BARS AT DROPS AND 2-#3 STIRRUPS AT 6 INCHES O.C. EACH END AT DROP.
(C) MINIMUM BEARING FOR ALL LINTELS 8 INCHES EACH SIDE OR PROVIDE DOUELS AND ROCKETS IN ADJACENT CONCRETE COLUMNS.
(D) LINTEL TO BE MINIMUM OF 8 INCHES DEEP WITH 2-#4 TOP AND BOTTOM FOR CLEAR SPANS LESS THAN 6 FEET, 12 INCHES DEEP WITH 2-#5 TOP AND BOTTOM AND 2-#3 STIRRUPS AT 6 INCHES O.C. EACH END, FOR SPANS GREATER THAN 6 FEET (UP TO 8 FEET). CALL ARCHITECT FOR SPANS LARGER THAN 8 FEET WITH NO SPECIFIED BEAMS OR LINTELS OVER.

STRUCTURAL STEEL: (SHOP DRAWINGS REQUIRED)

1. ALL STRUCTURAL STEEL TO BE DOMESTIC ASTM A-36 (Fy=36 KSI) AND DESIGNED IN ACCORDANCE WITH THE LATEST AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" AND THE AISC CODE OF STANDARD PRACTICE.
2. STEEL TUBES TO BE DOMESTIC STEEL CONFORMING TO ASTM A-500 GRADE B (Fy=46 KSI).
3. TUBE AND PIPE COLUMNS TO BE CONCRETE FILLED WITH VENT HOLES TOP, MIDDLE AND BOTTOM.
4. ALL COLUMN BASE AND CAP PLATES SHALL BE 3/4" THICK (UNLESS OTHERWISE NOTED). WIDTH AND LENGTH AS REQUIRED FOR PROPER BOLTING AND AS INDICATED ON THE PLANS AND DETAILS.
4. ALL WELDING TO BE IN ACCORDANCE WITH AWS, LATEST "STRUCTURAL WELDING CODE - STEEL", CLEAN AND RUST-PROOF ALL FIELD WELDS WITH HEAVY DUTY RUST-PROOFING PAINT.
5. ALL CONNECTIONS TO BE FIELD AND SHOP WELDED AND TO DEVELOP MEMBER IN SHEAR.
6. SPLICE LOCATIONS TO BE REVIEWED BY ARCHITECT/ENGINEER.
7. STEEL BEARING ON STEEL TO BE WELDED THERETO.

STRUCTURAL WOOD:

1. TO CONFORM TO RULES OF THE MANUFACTURER'S ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED. (SEE SUPPLIER'S SPECIFICATIONS).
2. TO BE AIR DRIED, WELL SEASONED AND GRADE MARKED AT MILL.
BEST QUALITY LUMBER WITH IT'S GRADE MARK AS PER THE FOLLOWING:
4. ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (S-4-S) WITH A MINIMUM FIBER STRESS IN BENDING OF 1200 PSI, AND A MAXIMUM MOISTURE CONTENT OF 19 PERCENT.
5. ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTITIOUS MATERIALS SHALL BE TREATED TO COMPLY WITH AUPA STANDARD LP-2.
6. STORE ALL LUMBER ABOVE GRADE OR FLOOR. STACK TO ALLOW PROPER AIR CIRCULATION AND PROTECT FROM WETTING WITH SUITABLE COVER.

WOOD TRUSSES: (DELEGATED ENGINEERED SHOP DRAWING REQUIRED)

1. DESIGNED AND FABRICATED IN ACCORDANCE WITH "NATIONAL DESIGN SPECIFICATIONS FOR STESS GRADE LUMBER AND ITS FASTENERS" BY NFPA (LATEST REVISION).

2. TRUSSES SHALL BE DESIGNED, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER WHO SHALL BE ASSIGNED AS A DELEGATED ENGINEER FOR THE CONTRACTOR. THE DELEGATED ENGINEER DESIGN AND INDICATE ON THE SHOP DRAWINGS ALL TRUSS COMPONENTS, TEMPORARY BRACING, BRIDGING, HARDWARE, METAL HANGERS, ANCHORS AND METAL SHAFES AS REQUIRED BY DESIGN OR AS INDICATED ON THE PLANS. ALL METAL PARTS TO BE GALVANIZED.
3. TRUSS DESIGNER ENGINEER SHALL INDICATE THE NET WIND UPLIFT REACTIONS FOR EACH TRUSS AND GIRDER TRUSS. EACH TRUSS SHALL BE STRAPPED TO THE SUPPORT WITH A HURRICANE STRAP (AS PER DETAIL ON PLAN). THE SIZE OF STRAP AND AMOUNT OF NAILS SHALL BE SELECTED BASED ON THE UPLIFT DATA OF THE STRAP AND THE TRUSS SHOP DRAWINGS.
4. ALL SEATS FOR THE WOOD GIRDER TRUSSES HAVE BEEN SPECIFIED BY THE A/E IN COORDINATION WITH LOCATION AND LOADING INFORMATION PROVIDED ON THE PRE-ENGINEERED WOOD TRUSS SHOP DRAWINGS.
5. THE STRUCTURAL PLANS INDICATE ALL THE REQUIRED LATERAL PERMANENT BRIDGING, AS RECOMMENDED BY THE "TRUSS PLATE INSTITUTE". TRUSS DESIGNER ENGINEER SHALL PROVIDE INFORMATION AND SHOW ON PLAN, ALL LATERAL BRACING OF ANY TRUSS INDIVIDUAL MEMBERS, AS REQUIRED BY TRUSS DESIGN.
6. TRUSSES SHALL BE INSTALLED WITH OUT OF PLUMB AND OUT OF PLANE TOLERANCES, AS PER THE "TRUSS PLATE INSTITUTE" (SHOWN ON THE ROOF PLAN). ANY TRUSS EXCEEDING THE SPECIFIED TOLERANCE MUST BE REALIGNED OR REPLACED.
7. INSTALLATION OF TRUSSES LONGER THAN 39 FT. OR HIGHER THAN 6 FT. SHALL BE MADE UNDER THE DIRECT SUPERVISION OF A LICENSED BUILDING OR GENERAL CONTRACTOR OR A LICENSED STRUCTURAL ENGINEER OR ARCHITECT.

PLYWOOD ROOF DIAPHRAGM:

1. ROOF DIAPHRAGM SHALL COMPLY WITH THE DESIGN RECOMMENDATIONS OF "AIA, DESIGN/CONSTRUCTION GUIDE - DIAPHRAGMS" AND THE LOCAL BUILDING CODE.
2. PLYWOOD ROOF DECKING SHALL BE 15/32" CDX PLYWD, WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTS.
3. CONNECT PLYWOOD DIAPHRAGM TO STRUCTURE WITH 10d GALV. NAILS SPACED AT 6" O.C. MAX. AT SUPPORTED EDGES AND AT 8' O.C. ALONG THE INTERMEDIATE SUPPORTS.
4. GABLE ENDS NAIL SPACING SHALL BE 4" ON CENTERS MAXIMUM.
4. INSPECTIONS: COMPLY WITH THE LOCAL BUILDING CODE AND OTHER REQUIREMENTS FOR INSPECTIONS (BY THE COUNTY, CITY, ARCHITECT OR ENGINEER) OF SPECIFIED COMPONENTS OF THE ROOF STRUCTURE REQUIRING INSPECTIONS.

SUMMARY

REFER TO MAIN TEXT FOR EXPANDED NOTES

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 COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 2500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 40 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 25 KSI.
6. CONCRETE SHALL BE STANDARD MIX Fc = 3500 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX Fc = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT, MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - Fm = 1500 PSI.
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.

WOOD STRUCTURAL NOTES:

1. FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDE - LINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N-2 HEM-FIR OR BETTER.
4. CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

REVISION:

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N.P. Geller, Architect

DRAWN:

DJR

CUSTOM DESIGNED ADDITION & RENOVATION FOR:
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COLUMBIA COUNTY, FLORIDA

General Notes

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