

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 FOR 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 PRESURE TREATED.
- INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333". BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
- INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-II BATT INSULATION.

GENERAL H.V.A.C. NOTES:

- SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/D.I.s.
- 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" MATFACED DUCT LINER & UNRAPIED W/ 3/4 LB. FOILFACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOILFACED, R42/R60 DUCTBOARD.
- ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SHACNA STANDARDS.
- ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, METALAIR, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OWNER.
- IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENGINEER.
- 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 NET 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 SHARE WEIGHT ARRESTANCE OF 10% AND A CLEAN PRESURE DROP OF 0.5. 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.

GENEAL MILLWORK NOTES:

- MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THINGS 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 BGTS.
- AL APPLICABLE STANDARDS OF "AWI QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
- AW/CUSTOM GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FOR THIS WORK.
- MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER, THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MATLS OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WD. SPECIES RECEIVING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY ITEMS NOT MFD. BY THE ARCHITECTURAL WOODWORK FIR AND HARDWARE SCHEDULE, SHOWING HARDWARE USED AT EA. LOCATION & CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.
- PRODUCTS SHALL INCLUDE THE FOLLOWING:
OFTWOOD - SOLID STOCK PINE, C OR BETTER
ARDOWOOD - SPECIES AS SELECTED BY OWNER
LYWOOD, OPAQUE FINISH - FIR, GRADE A/B
LYWOOD, TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER
ARTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER
AM. PLASTIC - MFG, COLORS, PATTERNS & TEXTURES AS SELECTED BY OWNER
ANINATING ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE, CASEIN
- ASSEMBLE 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. LEVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
- DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

GENERAL PLUMBING NOTES:

- SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
- AL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE W/ APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
- AL MATERIALS SHALL BE NEW.
- AL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
- AL 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 DIAGNOSTIC. DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
- AL 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.
- S.C., WASTE, VENT & RAINWATER PIPING SHALL BE CAST IRON NO-HUB 30-12 ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BUNDS & BELL & SPIGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNER'S OPTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
- AL 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, VET, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES & OFFICIALS. P.V.C. MAY NOT BE USED TO PENETRATE CHIMNEYS OR FIRE RATED WALLS / CEILINGS.
- AL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
- FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FUTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
- DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
- PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEAR-EST PLUMBING FIXTURE, DO NOT MANIFOLD.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
- PROVIDE COMBINATION COVERPLATE / CLEANOUT PLUG FOR ALL WALL CLANOUTS, FINISH AS DIRECTED BY THE OWNER.
- FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

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-1994.
- INSTALL ONLY COPPER WIRING ON THIS PROJECT. THW, THW, THHN, THHN 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, RESTROOM, 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 H.P. RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH HOT LEG.
- ISOLATE DISSIMILAR CONDUIT & AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
- FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRES FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
- OUTLET BOXES SHALL BE PRESSURIZED 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 780-12F.
- ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTIFIED AS 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 TANDENS SHALL BE ACCEPTABLE.
- ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 100,000 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 SCHEDULES (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 2500 FEET, FULL BOXES SHALL BE INSTALLED SO THAT NO FULL EXCEEDS THIS DISTANCE.
- ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES
WIND DESIGN SPEED: 110 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:
FOOTING DESIGN IS BASED UPON 1500PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS (e.g. CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS) SHALL REQUIRE FOUNDATION MODIFICATIONS.

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

BUILDING CODE: 2004 FLORIDA BUILDING CODE

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

CONSTRUCTION DOCUMENTS

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

DO NOT SCALE OFF THESE PLANS

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

CHANGES TO FINAL PLAN SETS

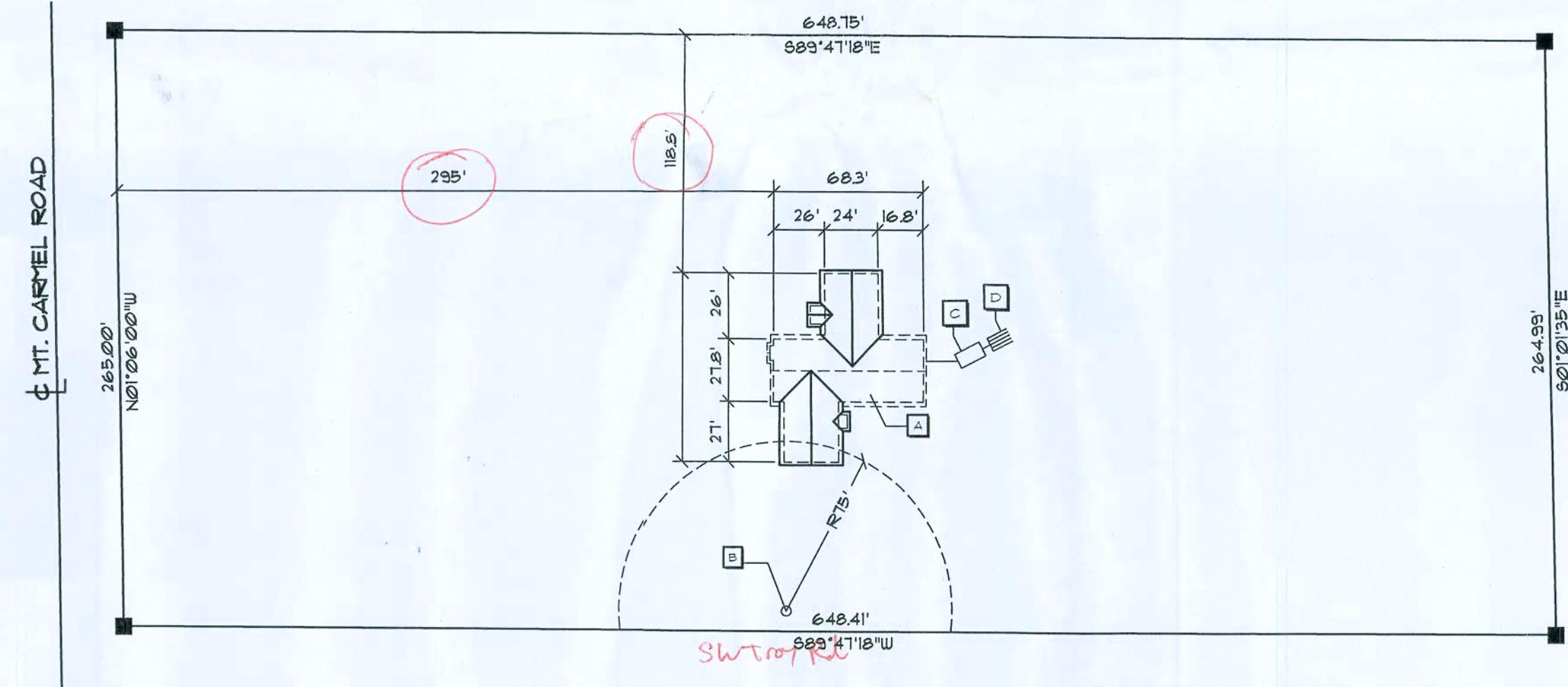
PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS, OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATION ON THE PLANS.

INORGANIC ARSENICAL PRESSURE TREATED WOOD

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

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

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



LEGAL DESCRIPTION:

COMMENCE at the NW corner of SW 1/4 of SW 1/4 of NE 1/4 Section 9, TWP 4 S 1/4 of NE 1/4 88°41'18"E, 22.00 feet to the POINT OF BEGINNING.
Continue 88°41'18"E along said North line 648.75 feet to the NE corner of SW 1/4 of SW 1/4 of NE 1/4 Section 9, TWP 4 South, Range 16 East; Run thence down the East line of said SW 1/4 of SW 1/4 of NE 1/4, South 1°01'35"E, 264.95 feet; Run thence N89°41'18"W, 648.41 feet to East line of County Maintained Rd.; Run thence along said East line N1°06'00"W 265.00 feet to POINT OF BEGINNING.

Containing 3.35 acres +/-, all lying and being in the SW 1/4 of the SW 1/4 of the NE 1/4 Section 9, TWP 4 S, Range 16 E, Columbia County, Florida

DRAWING INDEX

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- A7 ROOF FRAMING PLAN
- A8 METAL ROOF DETAILS
- A9 DOOR / WINDOW DETAILS
- A10 TYPICAL PLUMBING DETAILS

FIELD NOTES

PLAN NOTES

- A EXISTING RESIDENCE WITH NEW ADDITIONS TOTAL OF 3,251 SF
- B EXISTING 4" WELL - W/HP SUBMERGIBLE PUMP
- C EXISTING 1000 GAL. SEPTIC TANK SYSTEM
- D EXISTING LEACHFIELD SYSTEM, SIZED PER SEPTIC TANK PERMIT REQUIREMENTS



Site PLAN

SCALE : 1" = 60'

IN SECTION 9, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



REVISION:

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N.C. State Architect

DRAWN:

LJR

Custom Designed Addition for:

M. R. DALE WILLIAMS

COLUMBIA COUNTY, FLORIDA

Site Plan / General Notes

ARCHITECTURAL DRAFTING & DESIGN, INC.
Lake City, FL 32055 - 386.762.4670

NICHOLAS PAUL GIESLER
ARCHITECT
N.C.A.R.B. Certified
738 NW 37th St.
Lake City, FL 32055
386-755-9021

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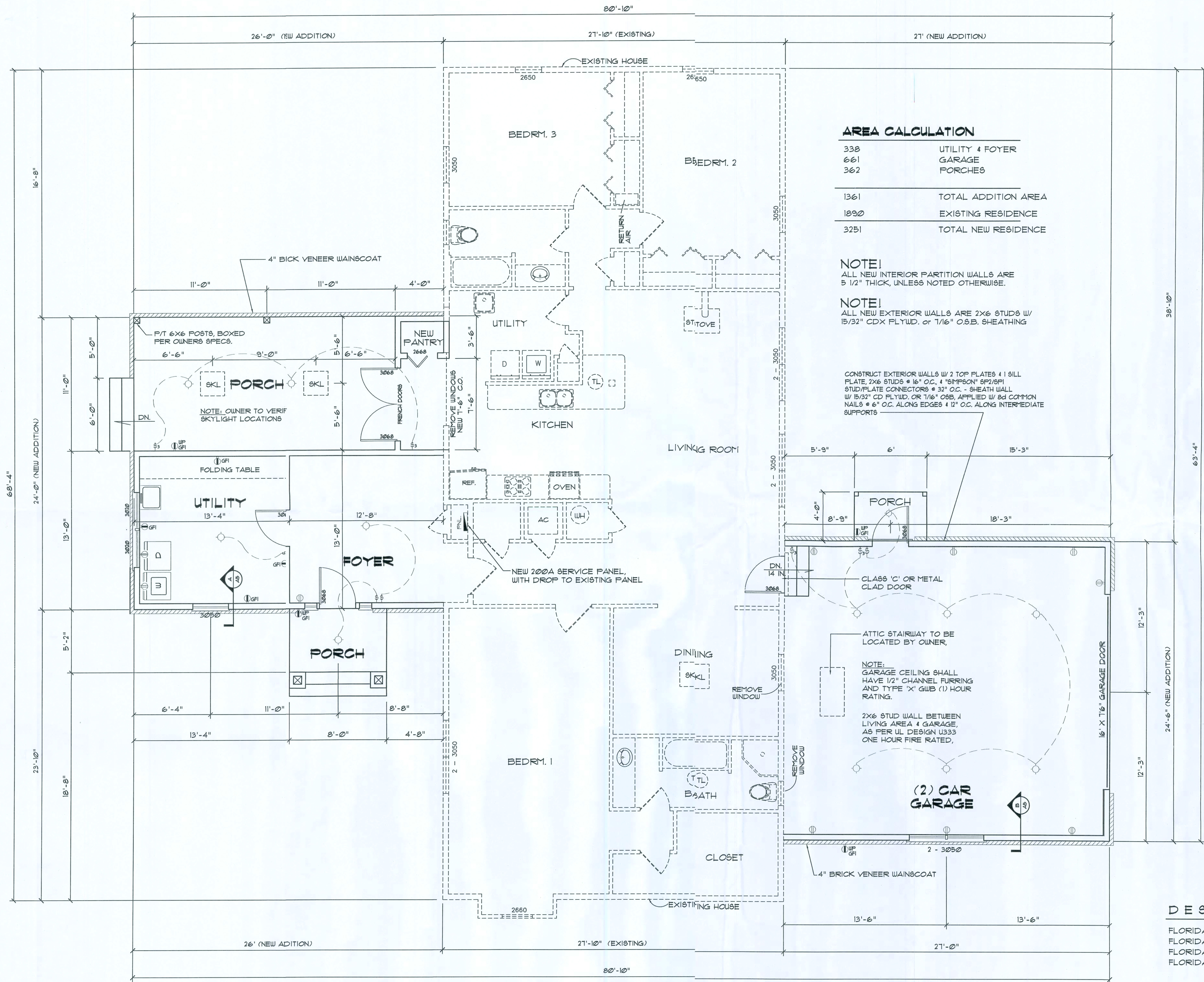
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Custom Designed
Addition for:

M. R. DALE WILLIAMS
COLUMBIA COUNTY - FLORIDA

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Electrical SYMBOLS

- 9PST WALL SWITCH
- DPDT WALL SWITCH (3-WAY)
- DUPLEX WALL RECEPTACLE
- DUPLEX WALL RECEPT., BELOW COUNTER
- 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
- DBL. LAMP INC. FLOOD LIGHT
- LIGHT FIXTURE
- SMOKE DETECTOR, 120V
- 4 TUBE FLU. PRISMATIC WRAP SURFACE FIXTURE
- CHIME
- MOMENTARY PUSHBUTTON SWITCH, LIGHTED
- SWITCH/FIXTURE WIRING
- NON-FUSED DISC. SWITCH
- TELEPHONE
- TELEVISION OUTLET
- HVAC THERMOSTAT, @ 60" AFF
- RECESSED LIGHT FIXTURE
- CEILING FAN, W/ INC. LIGHT FIXTURE

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

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

- 2'X2' SKYLIGHT
- 10" TUBELIGHT

Floor PLAN

SCALE: 1/4" = 1'

APPROVED FOR CONSTRUCTION

REVISION:

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N.P. Celar, Architect

DRAWN:
CJR

Custom Designed Addition for:
MR. DALE WILLIAMS
COLUMBIA COUNTY, FLORIDA
Floor Plan

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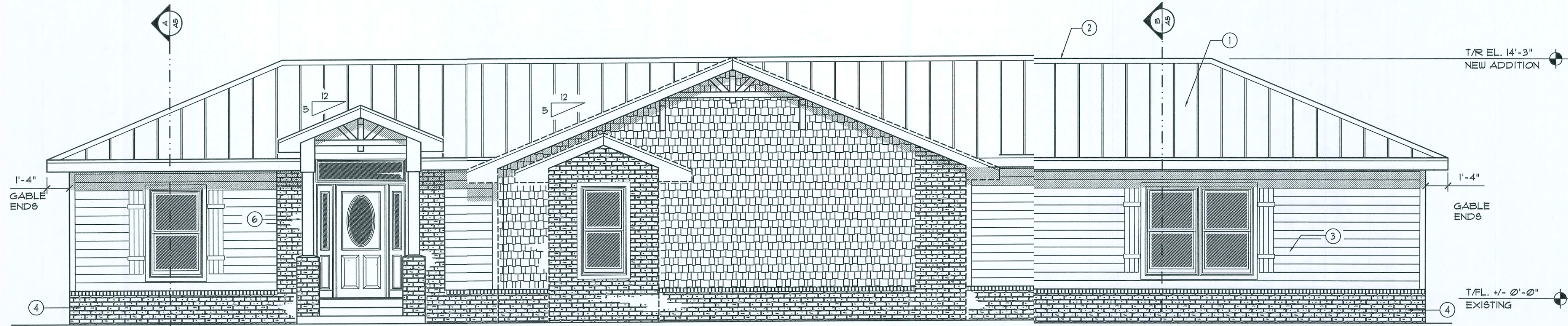
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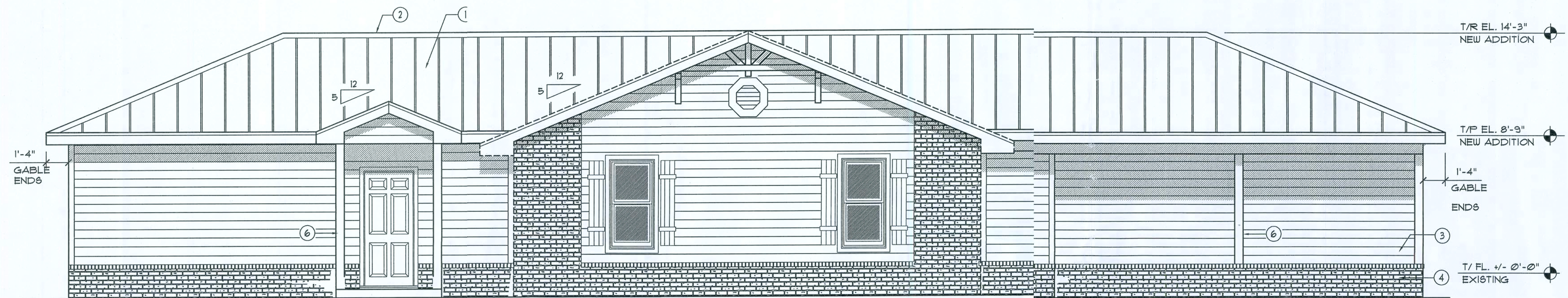
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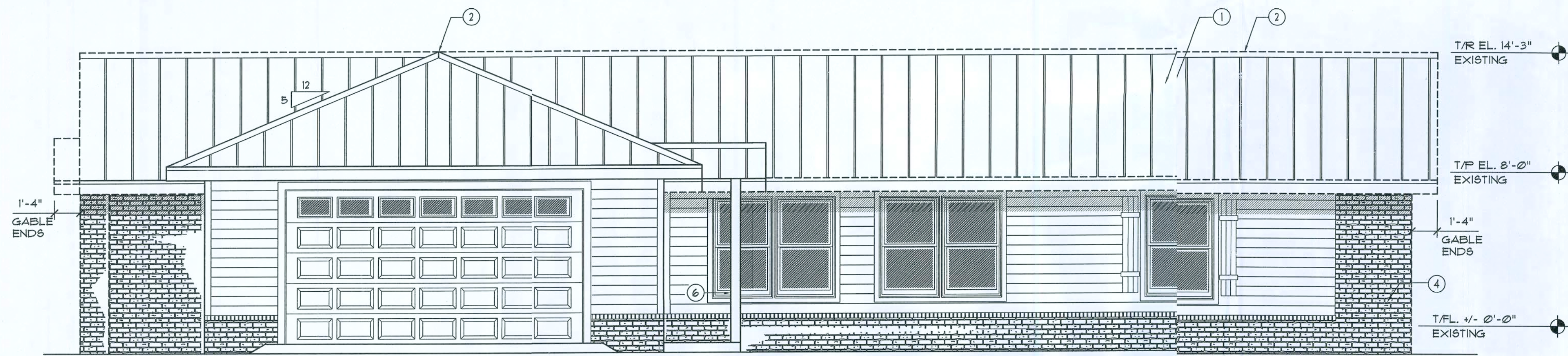
Front ELEVATION

SCALE: 1/4" = 1'



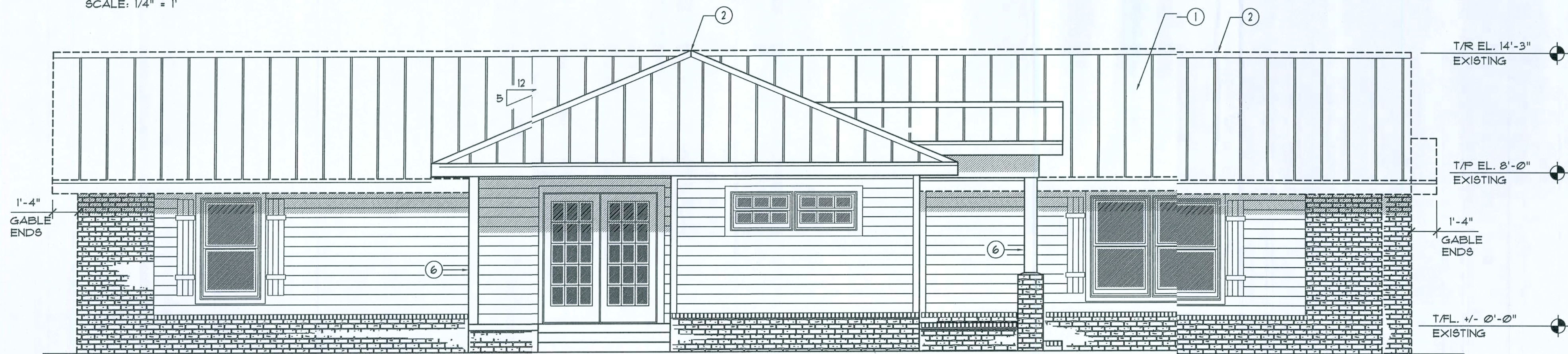
Rear ELEVATION

SCALE: 1/4" = 1'



Left Side ELEVATION

SCALE: 1/4" = 1'



Right Side ELEVATION

SCALE: 1/4" = 1'

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

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

ROOF DECKING

Material: 5/8" CD Plywood
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: See Nail Schedule on 'Roof Framing Plan'

SHEARWALLS

Material: 15/32" CD Plywood or 1/16" O.S.B.
Sheet Size: 48"x96" Sheets Placed Vertical
Fasteners: 8d Common Nails @ 6" O.C. Edges & 12" O.C. Interior
Dragstrut: Double Top Plate (S.T.F.) w/ 16d Nails @ 12" O.C.
Wall Studs: 2x4 Hem Fir Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: "SIMPSON" H16 @ Ea. Truss End
Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 6" O.C. Top & Bot.
Anchor Bolts: 1/2" A307 Bolts @ 48" O.C.
Corner Hold-down Device: (1) HDB @ each corner w/ 5/8" A.B.
Porch Column Connectors: (1) AB6 @ ea. base, (1) CC64 @ ea. cap

FOOTINGS AND FOUNDATIONS

Footing: 24"x12" W/3-#5 Bars Cont. ON WIRE CHAIRS @ 36" O.C.
Footing: 20"x12" W/2-#5 Bars Cont. ON WIRE CHAIRS @ 36" O.C. (Porch)
Stemwall: 8" CMU. W/1-#5 Vertical Dowel @ 48" O.C.

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609,
FLORIDA BUILDING CODE, 2007 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 1606.2A (FBC 2001) DESIGN WIND PRESSURES:	ROOF: - 27.4 PSF WALLS: + 22.8 PSF EAVES: + 38.4 PSF
COMPONENTS & CLADDING PER TABLES 1606.2B & 1606.2C (FBC 2001) DESIGN WIND PRESSURES:	OPNGS: + 25.9 / - 34.7 PSF EAVES: - 81.2 PSF ROOF: + 23.7 / - 30.3 PSF

EXTERIOR FINISH MATERIALS:

- 24 GA. METAL ROOF SYSTEM, INSTALLED PER MANUFACTURER'S SPECS. TO WITHSTAND 110 MPH WINDS
- CONTINUOUS RIDGE VENT
- 6" HARDBOARD SIDING
- 4" BRICK VENEER
- 24" GABLE VENT
- P/T 6X6 POSTS BOXED PER OWNER'S SPECS.

NOTE:
CONTRACTOR SHALL VERIFY EXIST ROOF PITCH
PRIOR TO ORDERING NEW TRUSSES.

REVISION:

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DRAWN:

DJR

Custom Designed Addition for:
M R. DALE WILLIAMS
COLUMBIA COUNTY, FLORIDA
Exterior Elevations

ADD
ARCHITECTURAL DRAFTING & DESIGN, INC.
Lake City, FL 32865 - 387.92.4670

NG
NICHOLAS GEISLER
ARCHITECT
N.C.A.R.B. Certified
1759 NW Broward St.
Coral Gables, FL 33134-8021
388-7532

DATE:

10 JAN 2011

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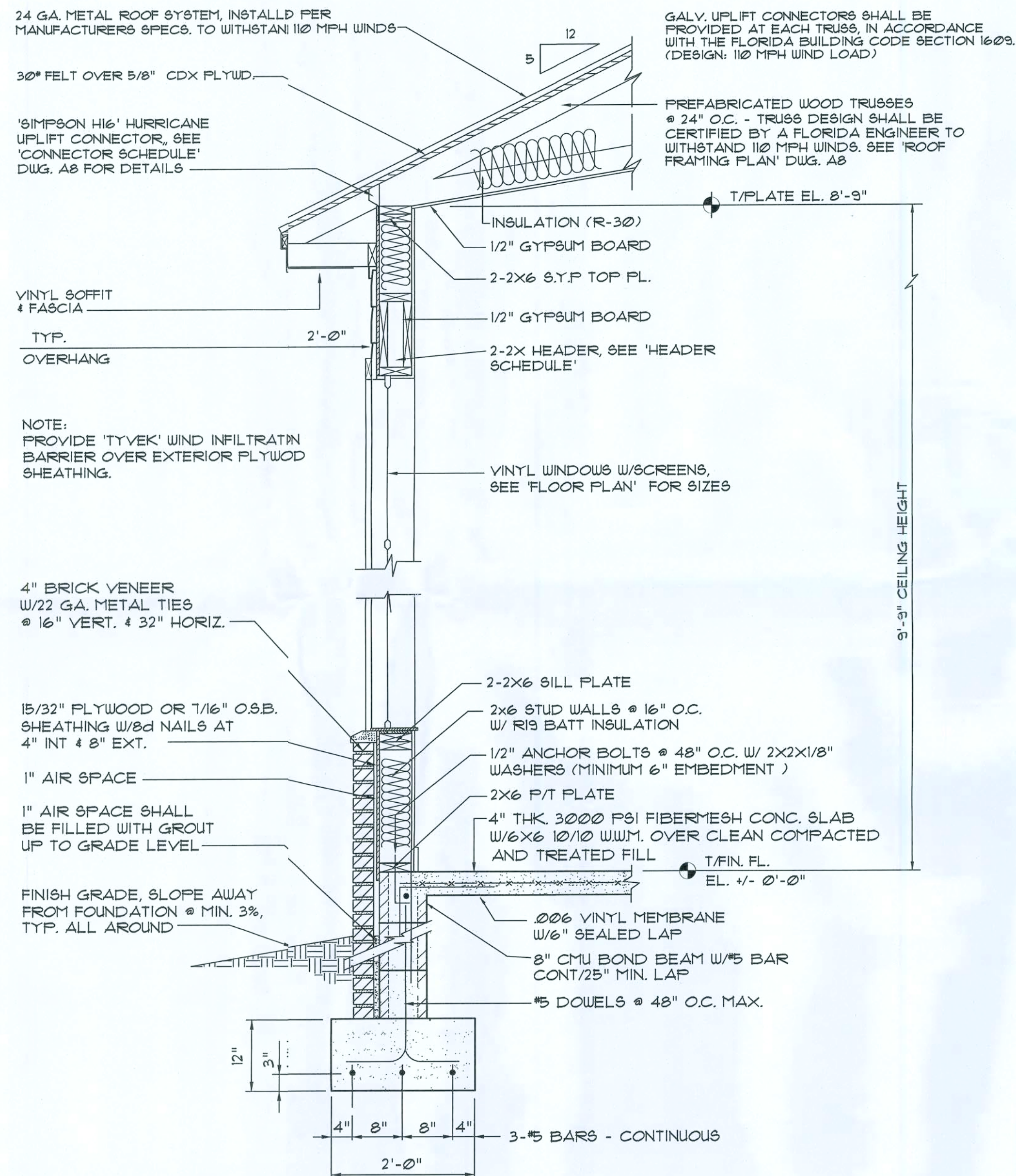
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13 Jan 2011
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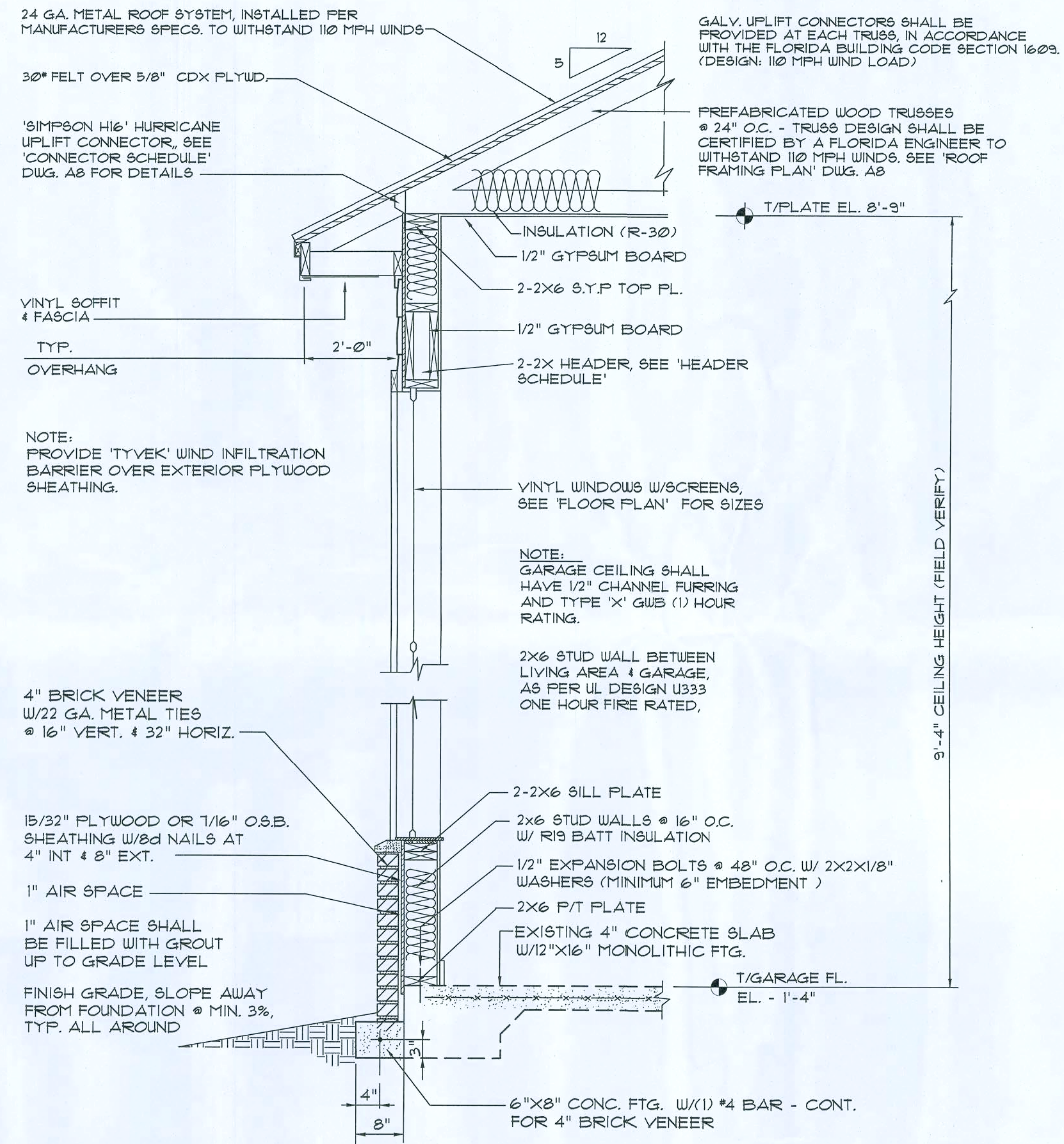
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Typical Addition Wall SECTION A

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

A5



Typ. Garage Wall SECTION B

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

B A5

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Custom Designed Addition for:
M. R. DALE WILLIAMS
COLUMBIA COUNTY, FLORIDA
Metal Roof Details

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

NICHOLAS GESLER
ARCHITECT
N.C.A.R.B. Certified
1755 NW 17th Ave.
Lake City, FL 32055
386-755-9021

DATE:

10JAN2011

COMM:

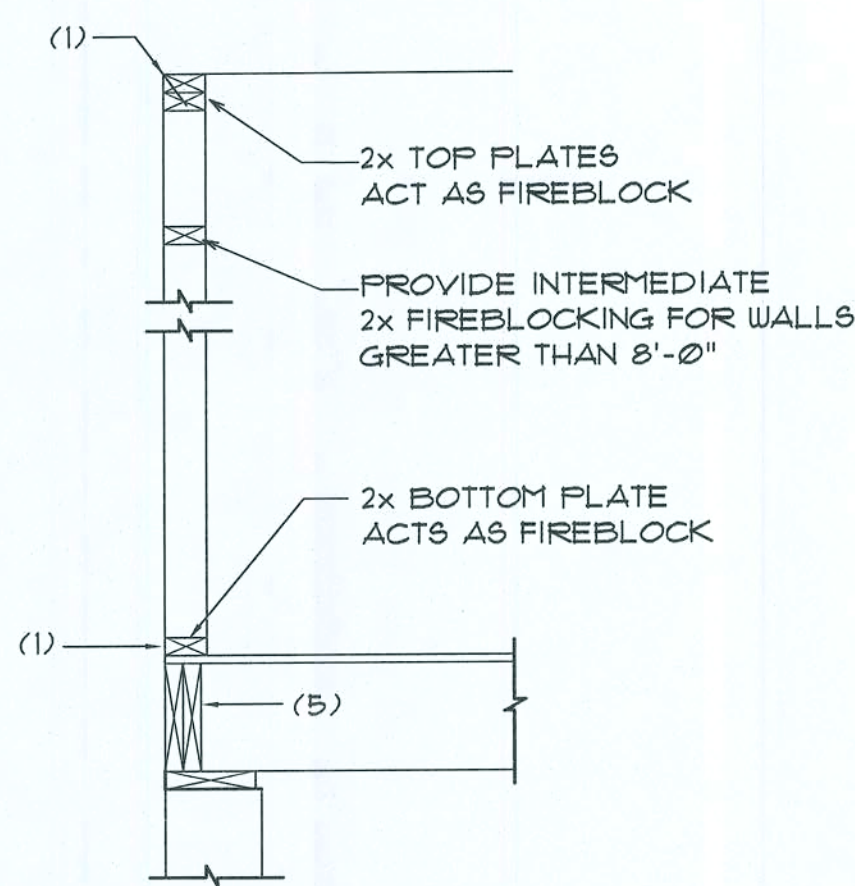
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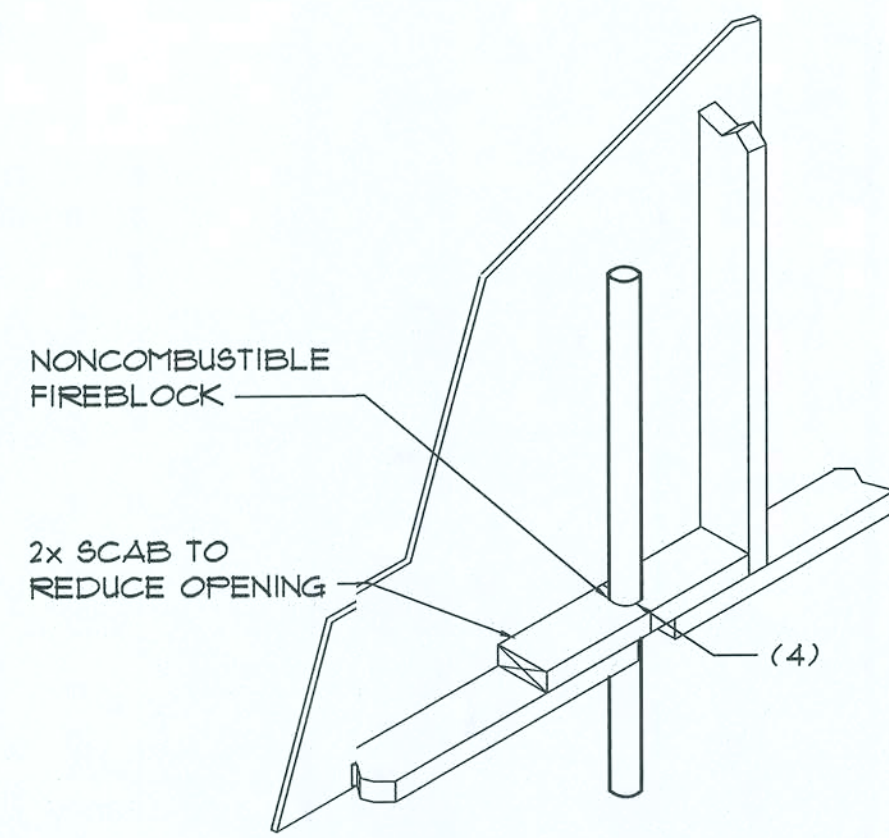
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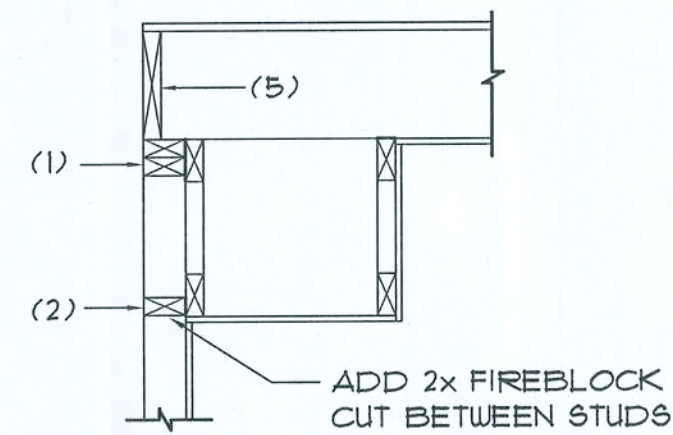
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Platform Framing



Penetrations



Soffit/Dropped Clg.

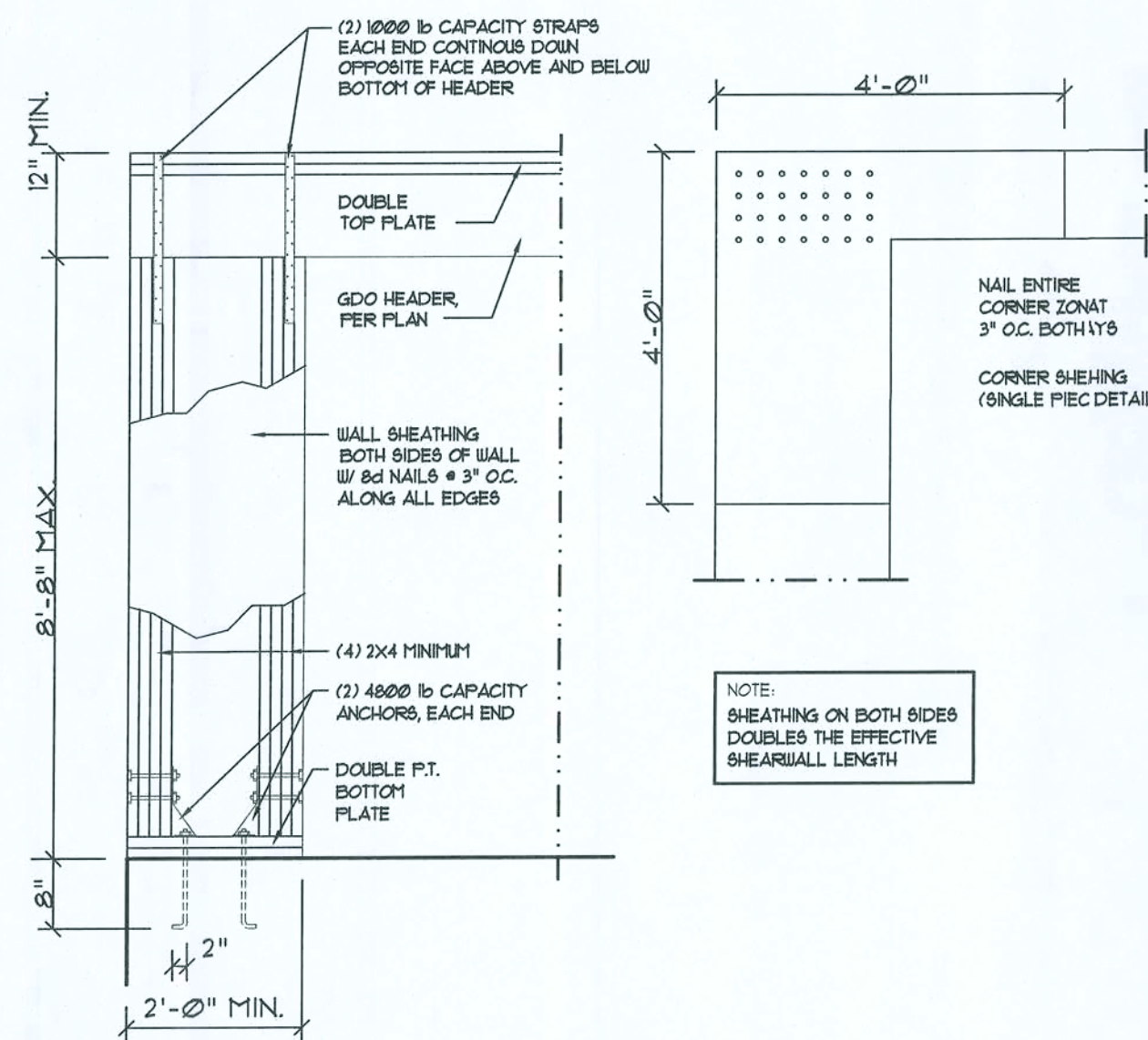
FIREBLOCKING NOTES:

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

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING, 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 "PYRO PANEL MULTIFLEX SEALAT"

Fire Stopping DETAILS

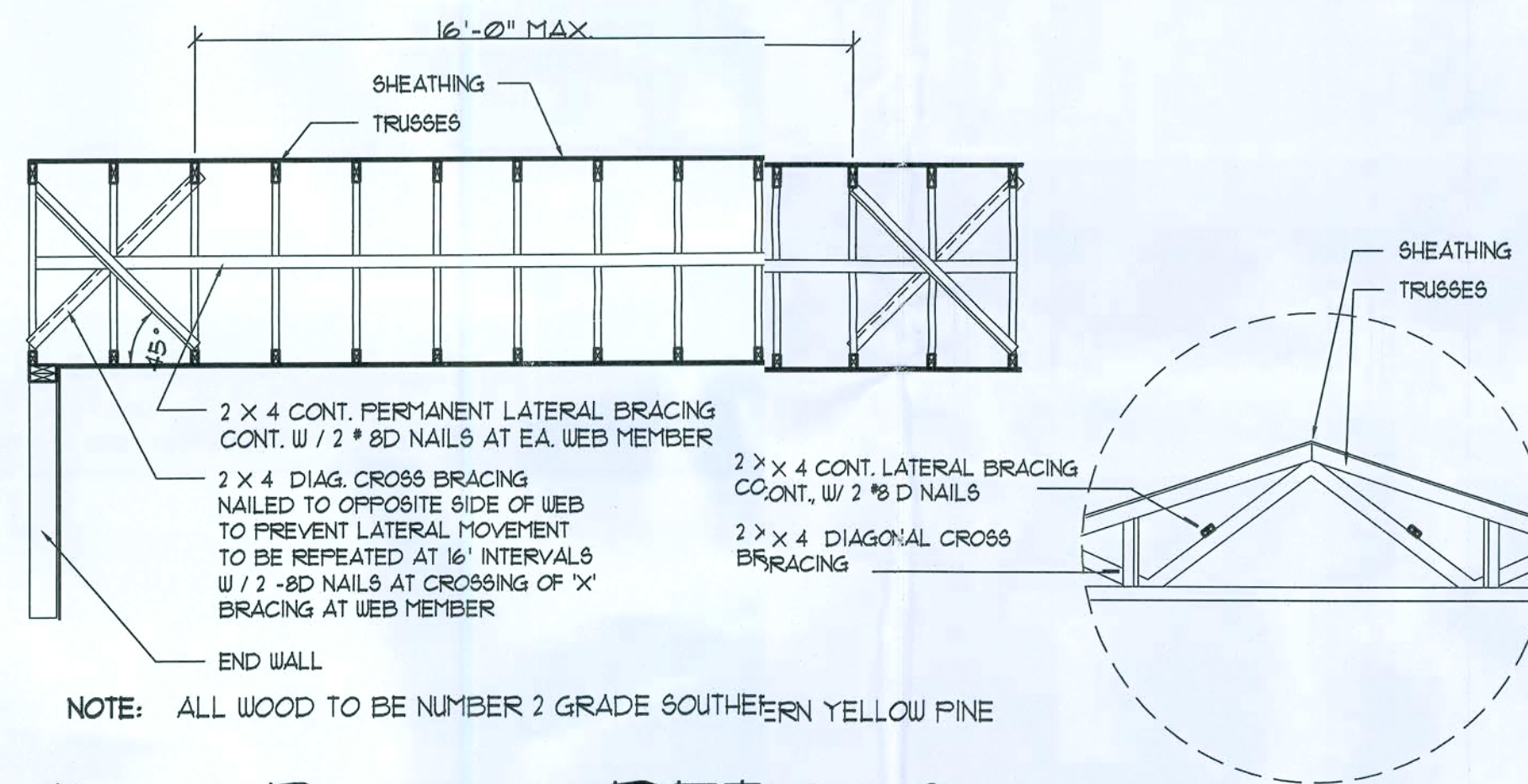
SCALE: NONE



Garage End Wall DETAILS

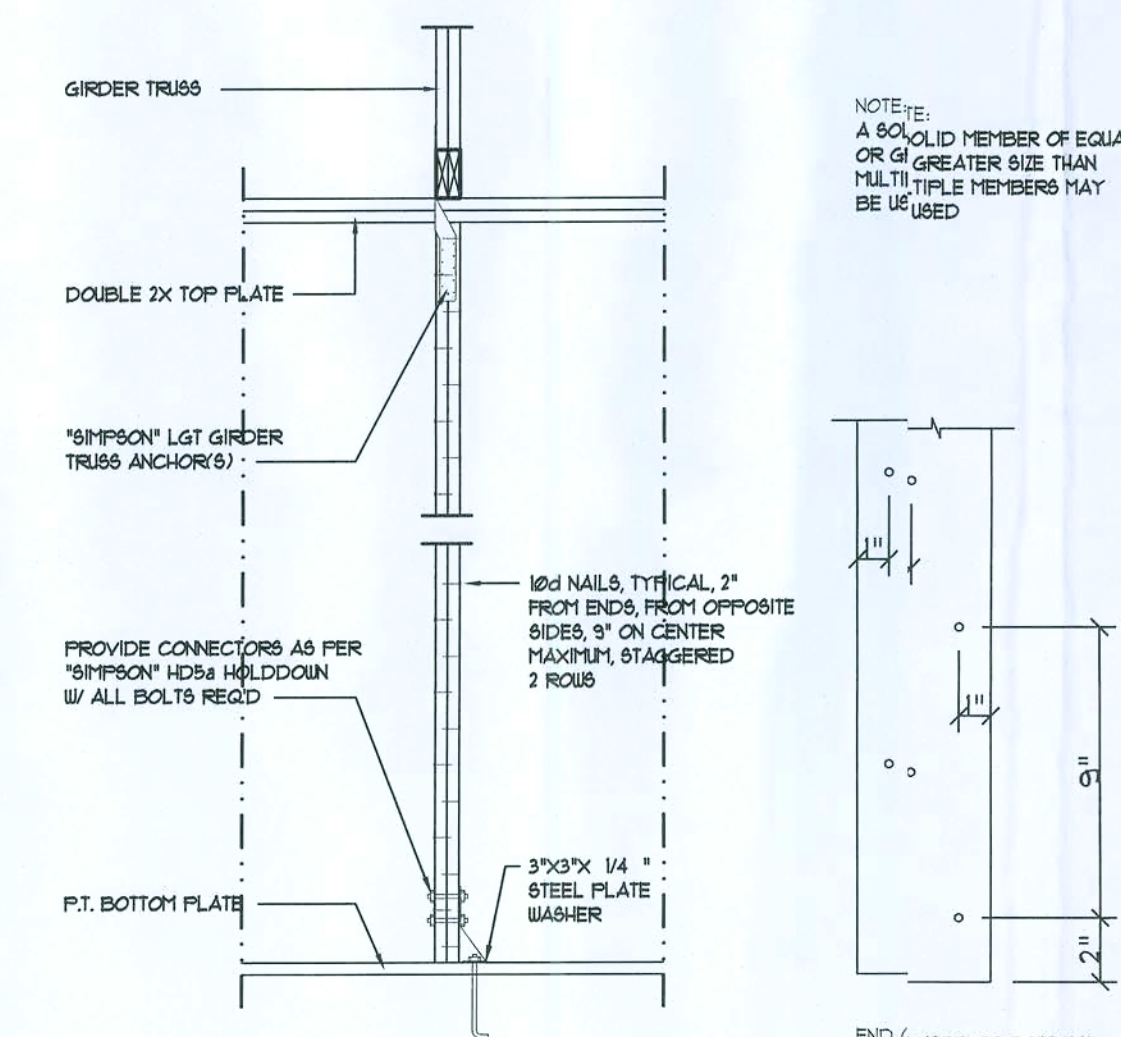
SCALE: 1/2" = 1'-0"

HEADER SPANS FOR EXTERIOR BEARING WALLS						
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)				
		20'		28'		36'
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1	2'-10"
	2-2x6	5'-5"	1	4'-8"	1	4'-2"
	2-2x8	6'-10"	1	5'-11"	2	5'-4"
	2-2x10	8'-5"	2	7'-3"	2	6'-6"
	2-2x12	9'-9"	2	8'-5"	2	7'-6"
	3-2x8	8'-4"	1	7'-5"	1	6'-8"
	3-2x10	10'-6"	1	9'-1"	2	8'-2"
	3-2x12	12'-2"	2	10'-7"	2	9'-5"
	4-2x8	9'-2"	1	8'-4"	1	9'-2"
	4-2x10	11'-8"	1	10'-6"	1	9'-5"
	4-2x12	14'-1"	1	12'-2"	2	10'-11"



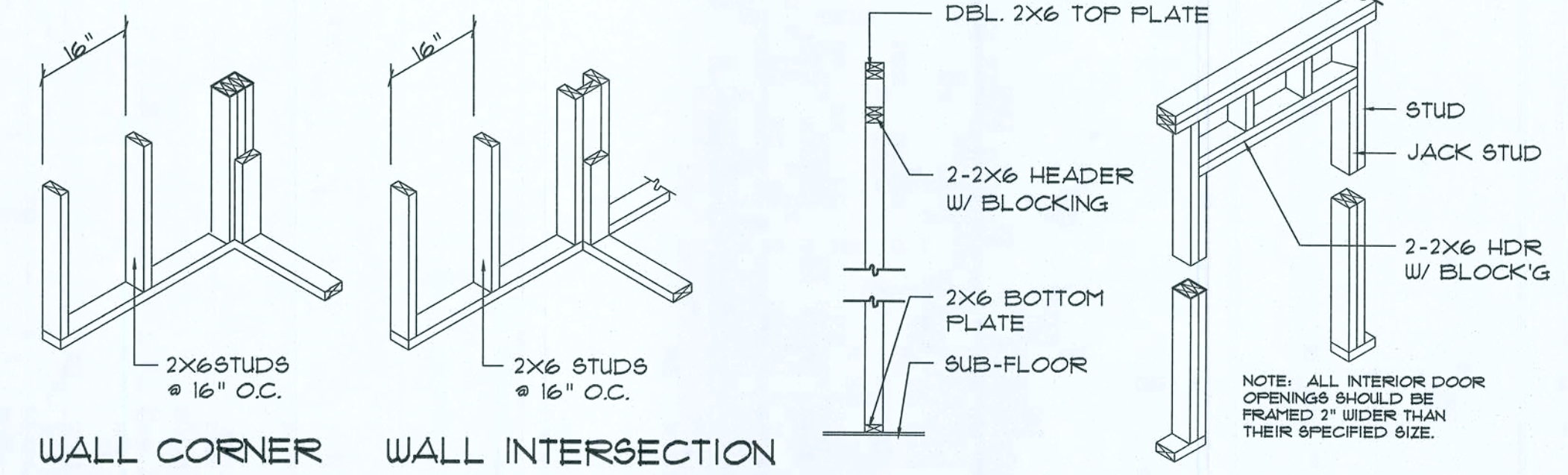
Truss Bracing DETAILS

SCALE: NT5



Girder Truss Column DET.

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

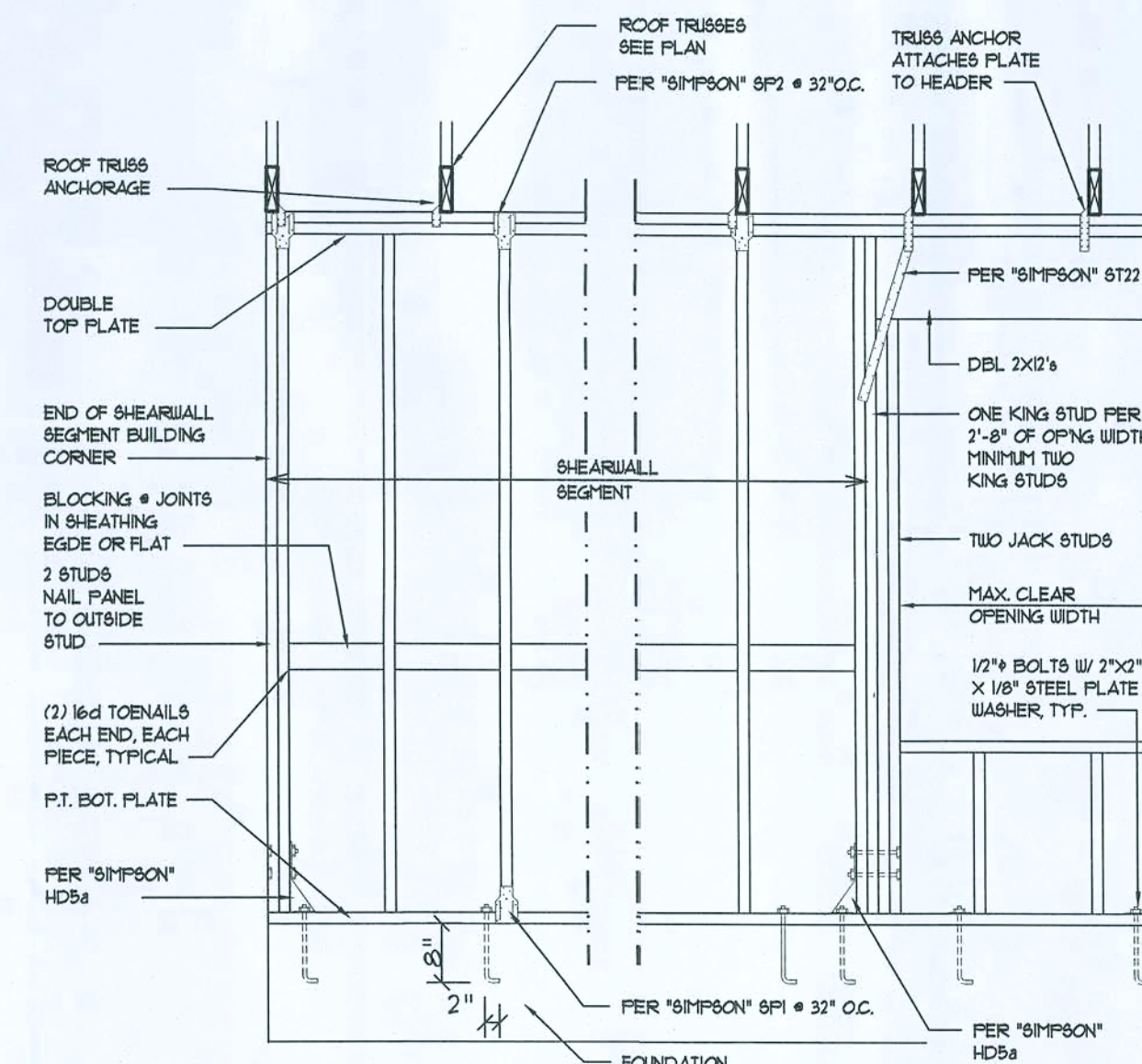


Typical Window Header

Bearing Wall Header

Wall Framing/Header DETAILS

SCALE: NONE



SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-91 SBC 309.43.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/8" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
- NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
- TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3 FOR 8'-0" WALLS (7'-3").

OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
9' TO 12'-0"	(5) 2x4 OR (3) 2x6	3

Shear Wall DETAILS

SCALE: NONE

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REVISION:

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DRAWN:

DJR

Custom Designed Addition for:
M. DALE WILLIAMS
COLUMBIA COUNTY, FLORIDA
Typical Framing Details

ADD
ARCHITECTURAL DRAFTING & DESIGN, INC.
Lakeland, FL 33850 - 386.324.670

N.P. GEISLER
ARCHITECT
1758 NW Brown Rd.
386-753-8021
N.C.A.R.B. Certified

DATE:

10 JAN 2011

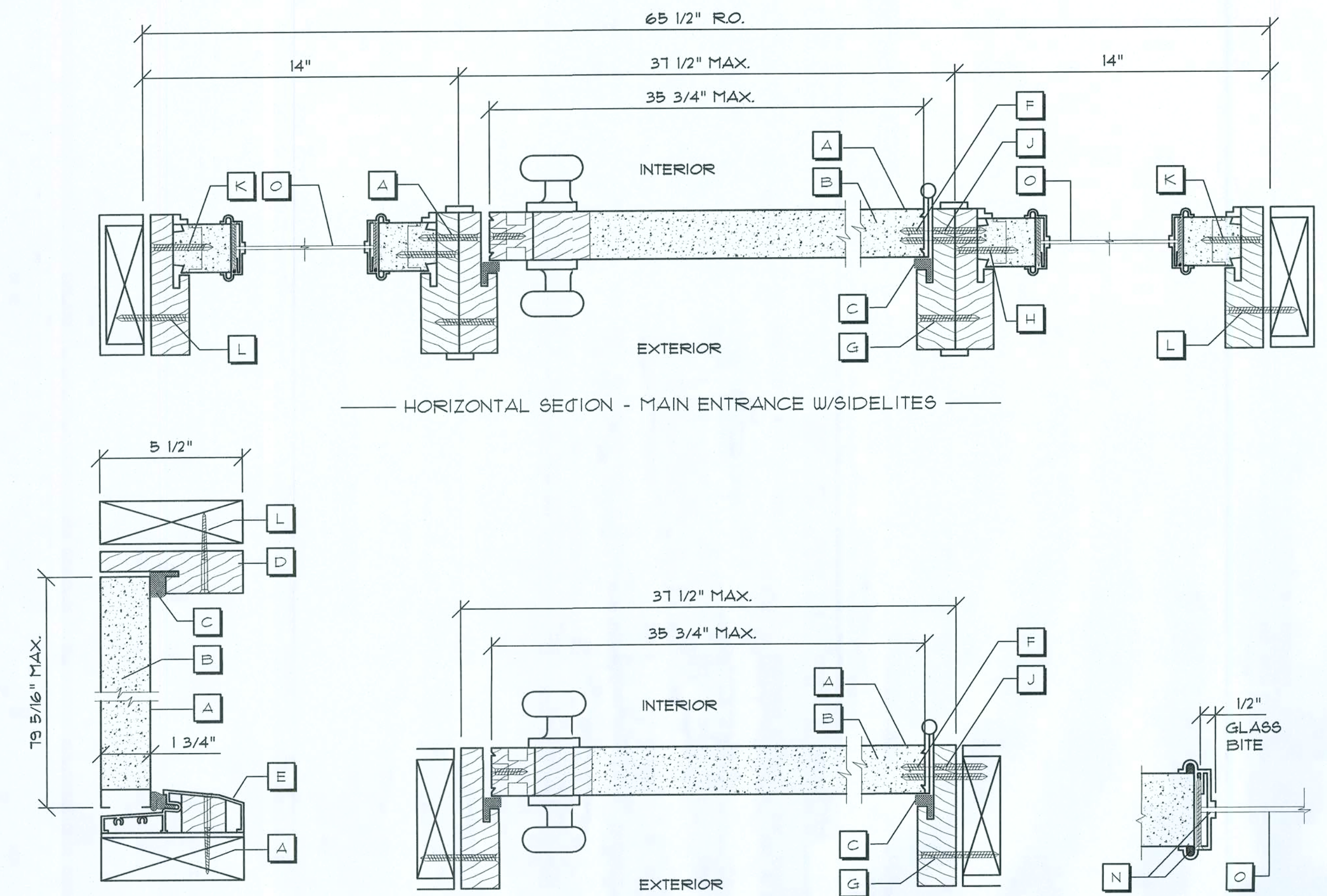
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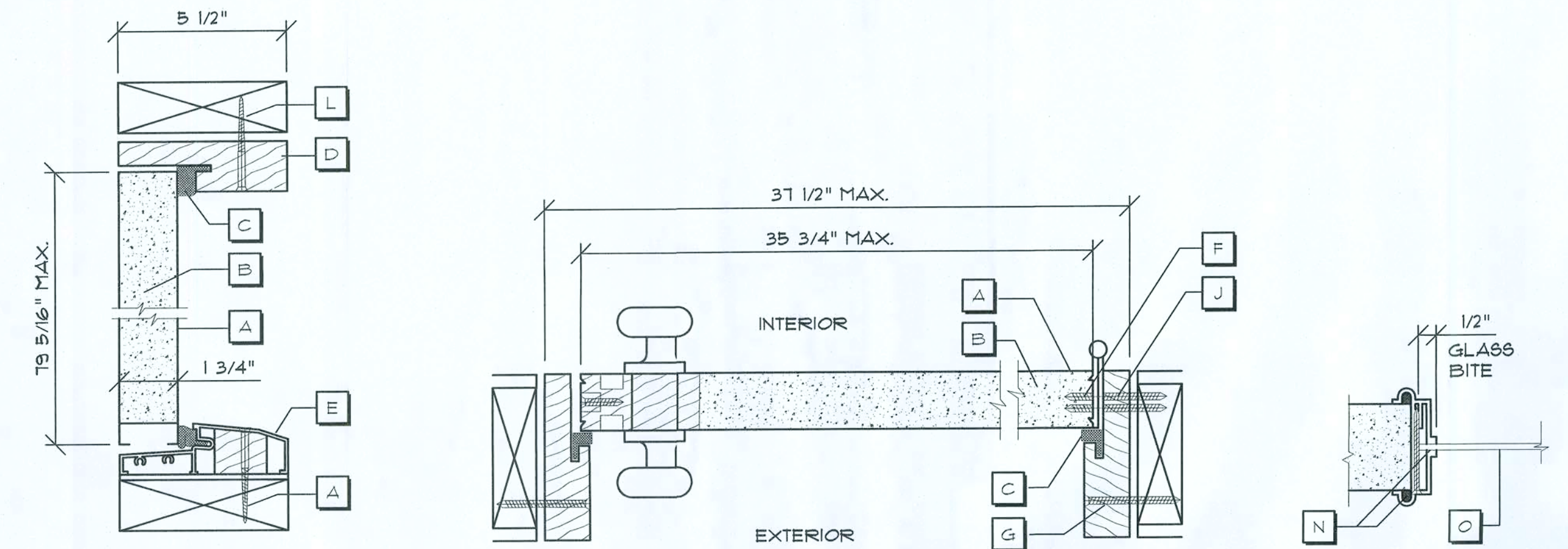
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HORIZONTAL SECTION - MAIN ENTRANCE W/SIDELITES

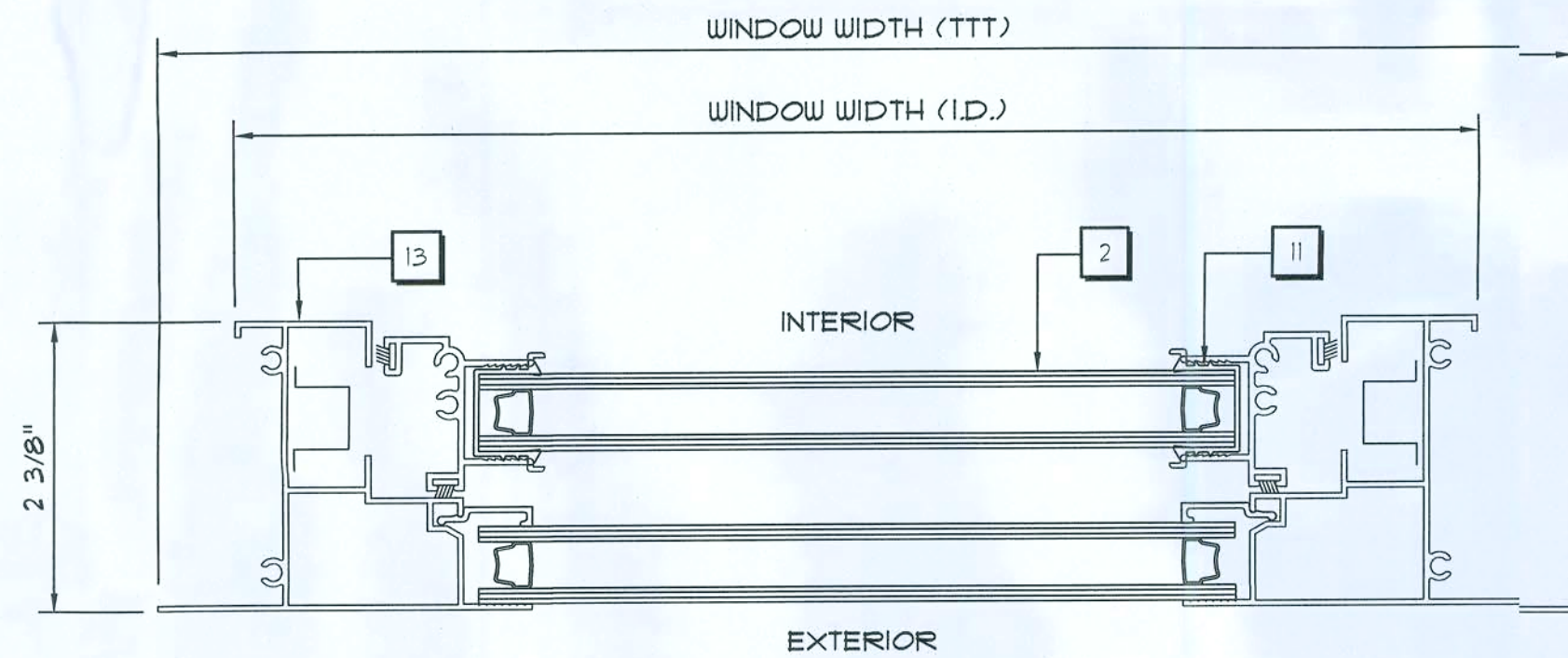
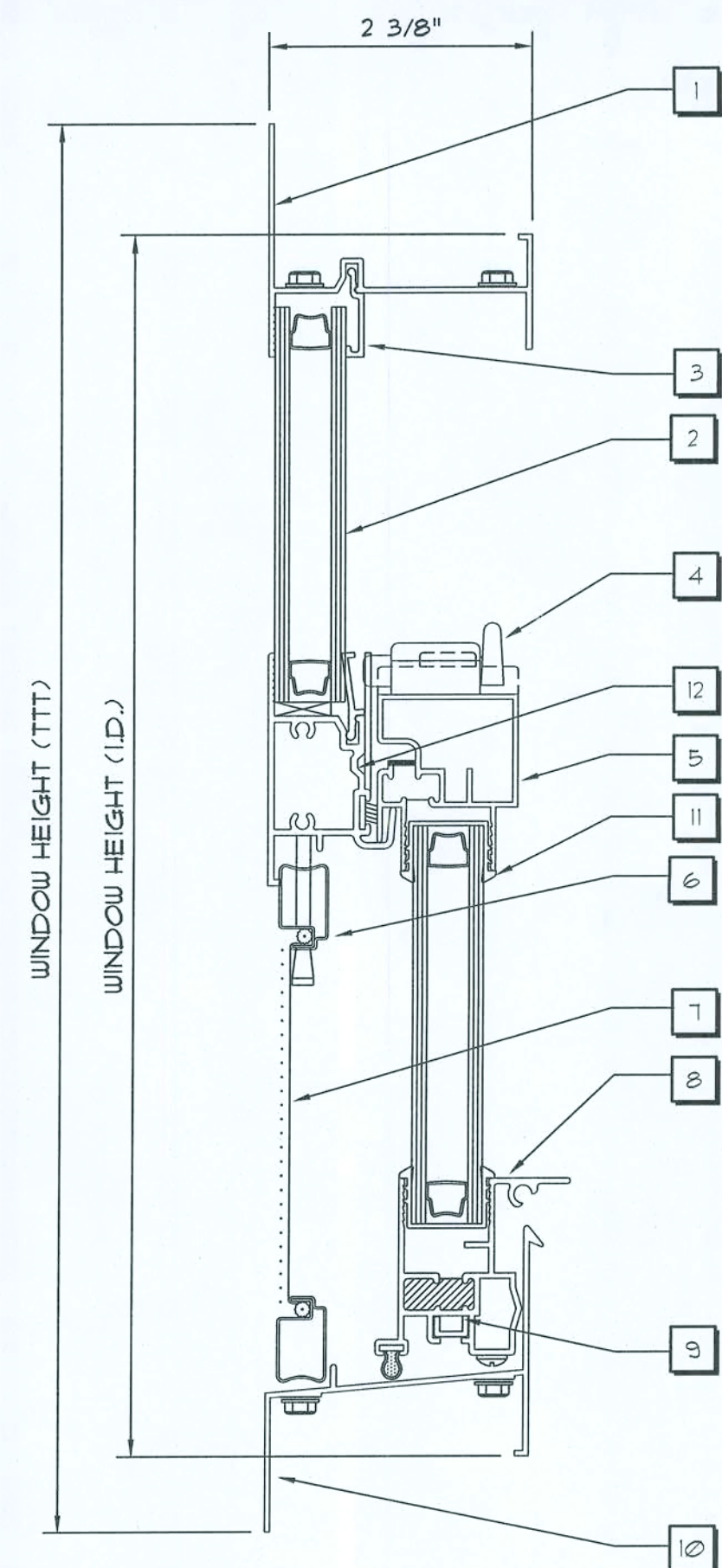


TYPICAL VERTICAL SECTION HORIZONTAL SECTION - SINGLE FRENCH DOORS GLAZING DETAIL

NOTE, VERIFY ROUGH FINING DOOR REQUIREMENTS PRIOR TO CONSTRUCTION.

Typ. Exterior Door Jamb DETAILS

SCALE : NONE



HORIZONTAL SECTION - SINGLE HUNG WINDOW

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

NOTE !!!

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED AS MANUFACTURED BY "MI HOME PRODUCTS, INC." - OTHER MANUFACTURERS/PRODUCTS SHALL BE CONSIDERED AS EQUAL IF THEIR WIND DESIGN PERFORMANCE MEETS OR EXCEEDS THESE UNITS.

NOTE, VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

N1 - COMPLETE WITH FAN LITE AS PER SERIES 450

N2 - TESTING AS PER ASTM E1300

VERTICAL SECTION - SINGLE HUNG WINDOW

Typ. Window Jamb DETAILS

SCALE : NONE

Door Notes

- A STEEL SKIN - 26 GA.
- B POLYURETHANE FOAM CORE
- C COMPRESSION WEATHER STRIP
- D WOOD HEAD JAMB
- E ALUMINUM BUMPER THRESHOLD
- F #10-24 X 1/2" F.H.W.S. (4) SCREWS PER HINGE INTO DOOR
- G #10 X 2" F.H.W.S. (5) SCREWS THROUGH HINGE JAMB, 8" DOWN FROM TOP, MAX. 18" O.C. THEREAFTER.
- H #10 X 2" F.H.W.S. (10) SCREWS THROUGH STRIKE JAMB INTO SIDELITE JAMB, 4" DOWN FROM TOP, MAX. 8" O.C. THEREAFTER.
- J #10 X 2" F.H.W.S. (4) SCREWS THROUGH EACH HINGE INTO DOOR JAMB.
- K #10 X 2" F.H.W.S. (6) SCREWS THROUGH EACH SIDELITE JAMB INTO SIDELITE, 4" DOWN FROM TOP, MAX. 15" O.C. THEREAFTER
- L #10 F.H.W.S. W/MIN. 1 1/2" EMBEDMENT OR 3/16" FFH TAPCONS W/ MIN. 1 1/2" EMBEDMENT, (14) PER HEAD & SILL, (6) PER JAMB
- M #8 X 1 3/4" F.H.W.S. (3) PER SIDE FROM JAMB INTO THRESHOLD
- N SHERWIN WILLIAMS 850A EXTERIOR GRADE LATEX CAULK
- O TEMPERED / INSULATED GLASS WINDOW

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

* WHERE WATER INFILTRATION REQUIREMENT IS NOT NEEDED

NOTE !!!

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

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

Window Notes

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

NOTE !!!

OTHER MANUFACTURERS/PRODUCTS SHALL BE CONSIDERED AS EQUAL IF THEIR WIND DESIGN PERFORMANCE MEETS OR EXCEEDS THESE UNITS.

WINDOW FASTENER SCHEDULE

SIZE	DESCRIPTION	INSTALLATION	MODEL
4020	SINGLE HUNG ALUM. SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3046	SINGLE HUNG ALUM. SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3030	SINGLE HUNG ALUM. SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3050	SINGLE HUNG ALUM. SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
3060	SINGLE HUNG ALUM. SASH W/INSUL. GLASS	1" ROOF'G. NAILS 2 6" FROM CORNERS, 18" O.C.	SERIES 450
2-3050	TWIN - SINGLE HUNG ALUM. SASH W/INSUL. GLASS	5 - 1" ROOF'G. NAILS EA. FLANGE, MAX. 18" O.C.	SERIES 650

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED AS MANUFACTURED BY "MI HOME PRODUCTS, INC." - OTHER MANUFACTURERS/PRODUCTS SHALL BE CONSIDERED AS EQUAL IF THEIR WIND DESIGN PERFORMANCE MEETS OR EXCEEDS THESE UNITS

NOTE, VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

N1 - COMPLETE WITH FAN LITE AS PER SERIES 450

N2 - TESTING AS PER ASTM E1300

APPROVED FOR CONSTRUCTION

REVISION

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DRAWN:

DJR

Custom Designed Addition for:
MR. DALE WILLIAMS
COLUMBIA COUNTY, FLORIDA
Door / Window Details

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

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

DATE:

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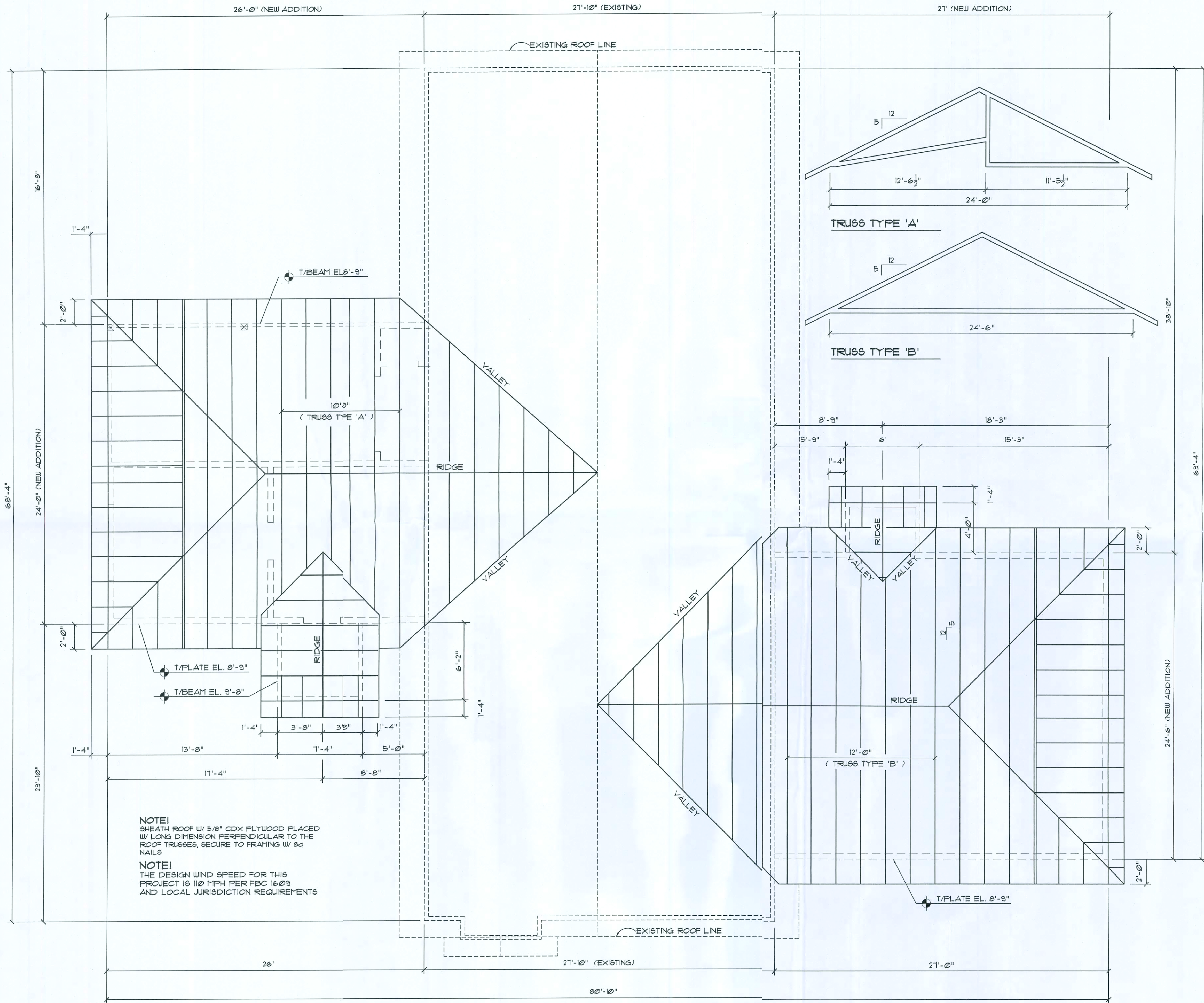
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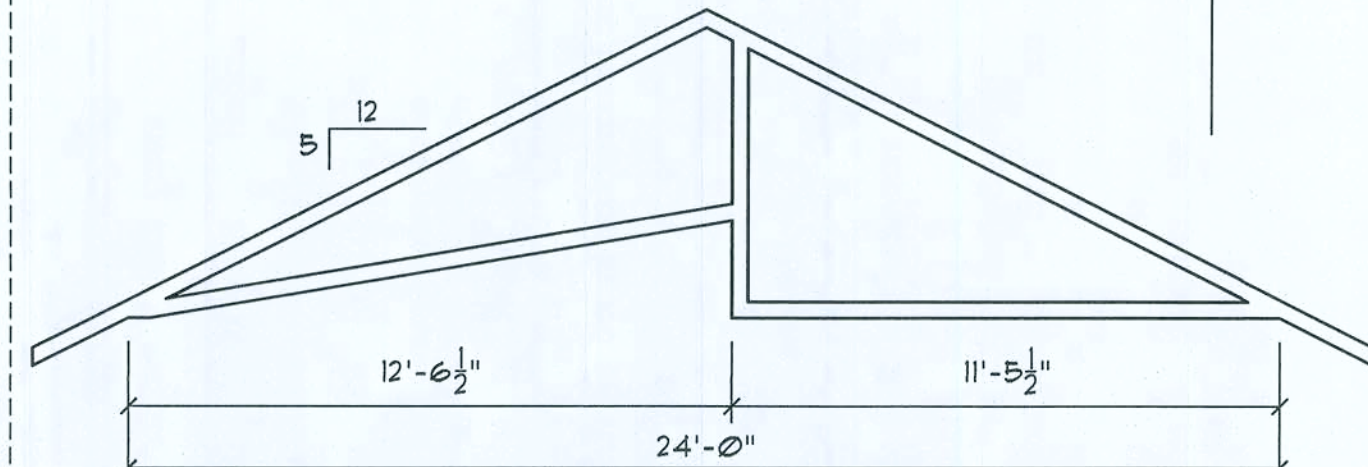
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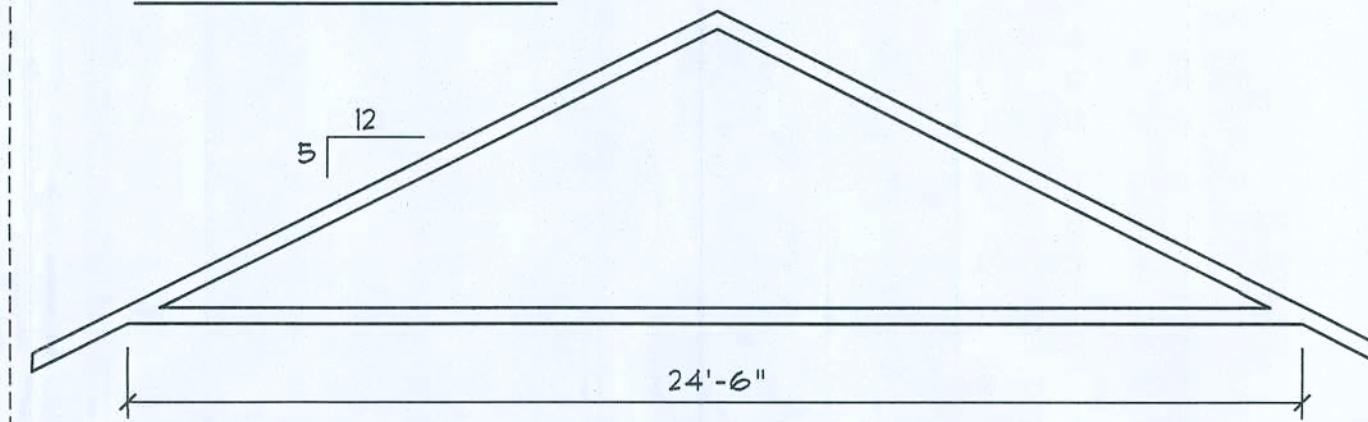


Roof Framing PLAN

SCALE: 1/4" = 1'



TRUSS TYPE 'A'



TRUSS TYPE 'B'

SHOP DRUG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS. THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.

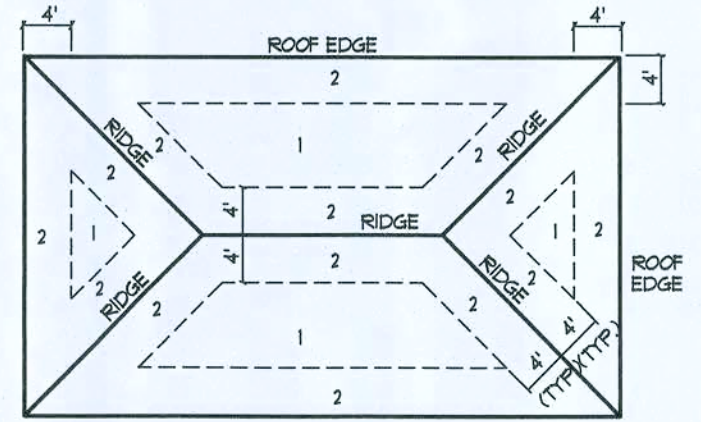
THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER. TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

NOTE: CONTRACTOR TO VERIFY EXISTING ROOF PITCH & OVERHANG AND COORDINATE WITH TRUSS MANUFACTURER.

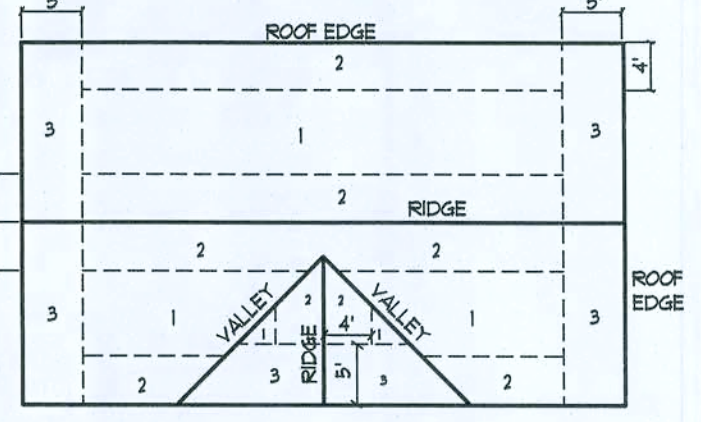
WOOD STRUCTURAL NOTES

1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED 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 GUIDELINES 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 AND 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.

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	5/8" CDX	8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2		8d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	4 in. o.c. EDGE 8 in. o.c. FIELD
3		16d COMMON OR 16d HOT DIPPED GALVANIZED BOX NAILS	4 in. o.c. GABLE ENDWALL OR GABLE TRUSS 4 in. o.c. EDGE 8 in. o.c. FIELD



ROOF SHEATHING NAILING ZONES (HIP ROOF)



ROOF SHEATHING NAILING ZONES (GABLE ROOF)

Roof Nail Pattern DETAIL

SCALE: NONE

G

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REVISION:

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N.P. Geller Architect

DRAWN:

DJR

Custom Designed Addition for:
DALE WILLIAMS
COLUMBIA COUNTY, FLORIDA
Roof Framing Plan

M.R.
ARCHITECT

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

NC
1-301 VOL 10.0
1725 NW Brown Rd.
ARCHITECT
336-753-8021
N.C.A.R.C. Certified

DATE:

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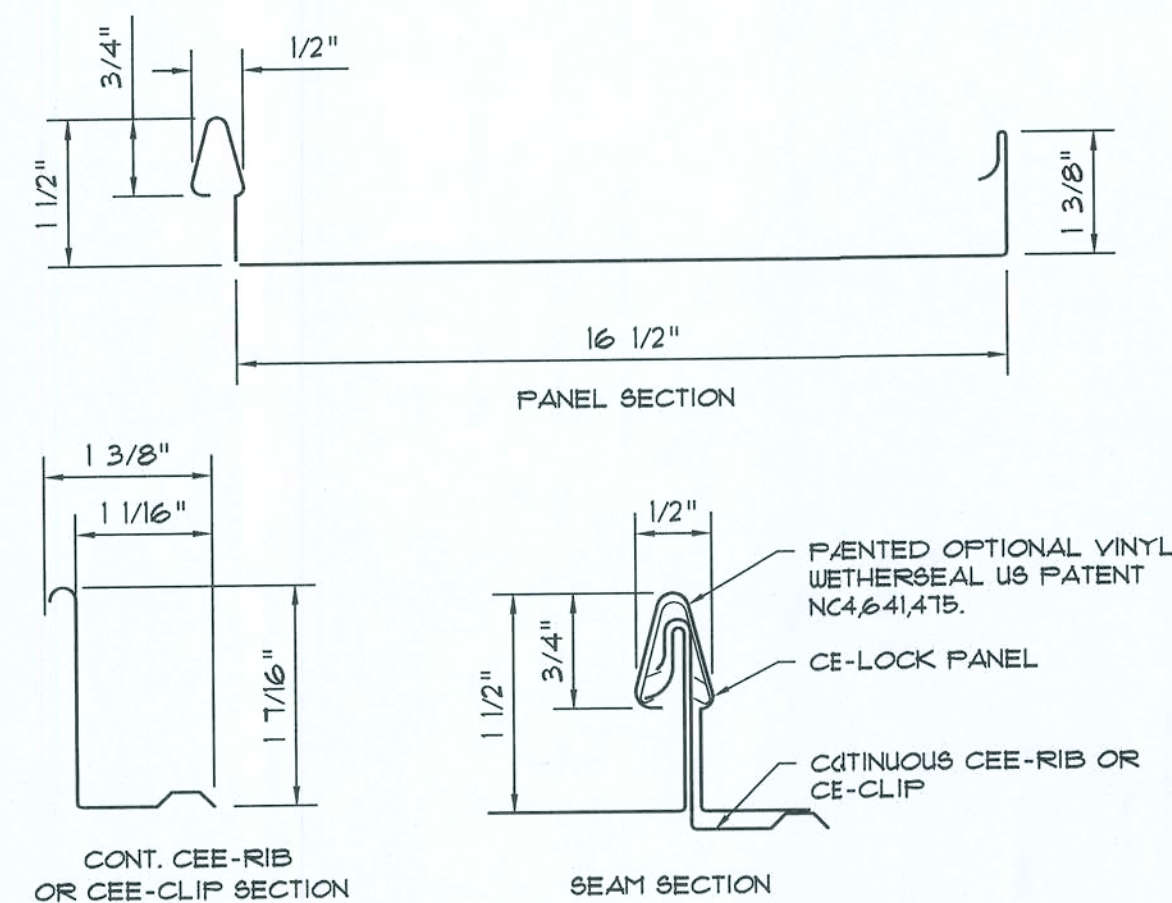
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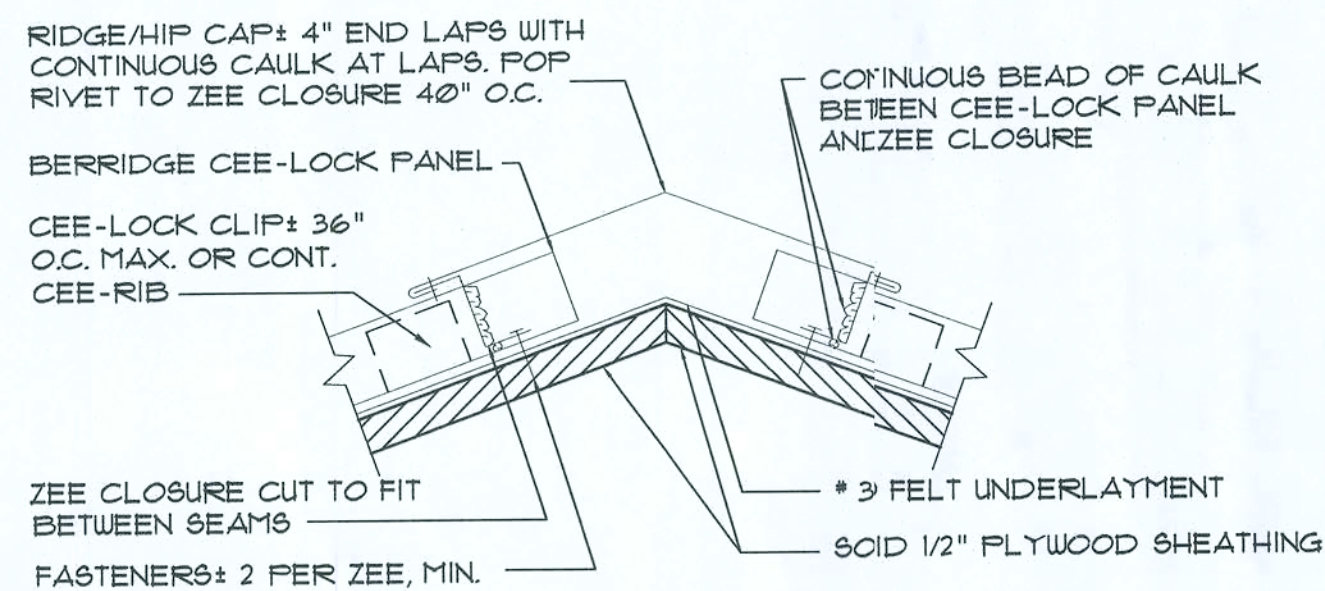
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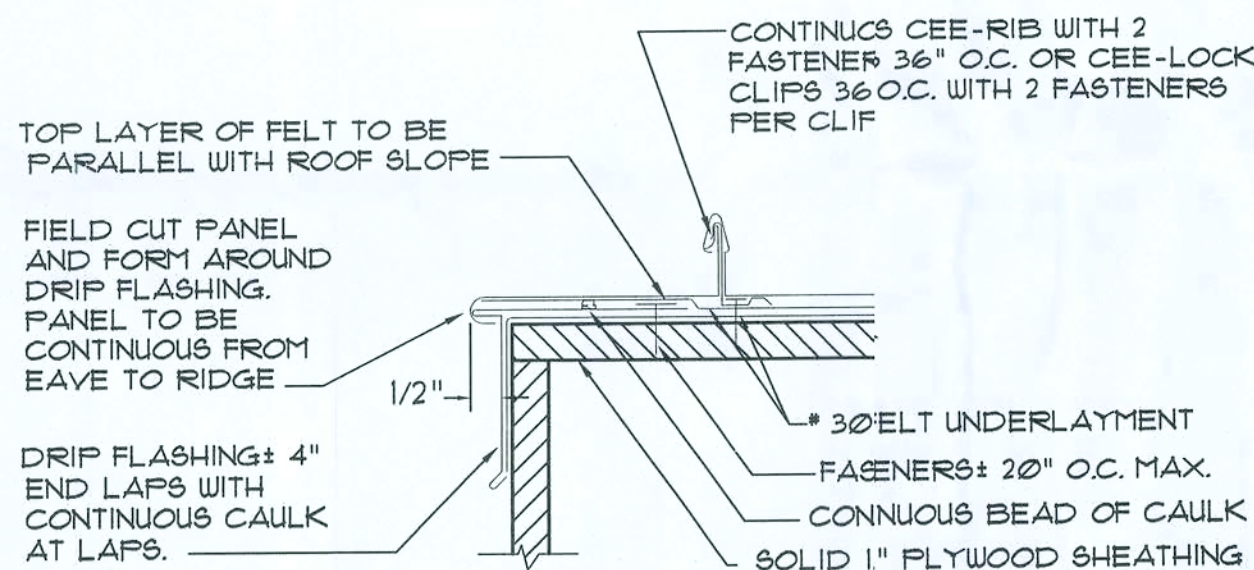
PANEL DETAIL

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RIDGE/HIP DETAIL

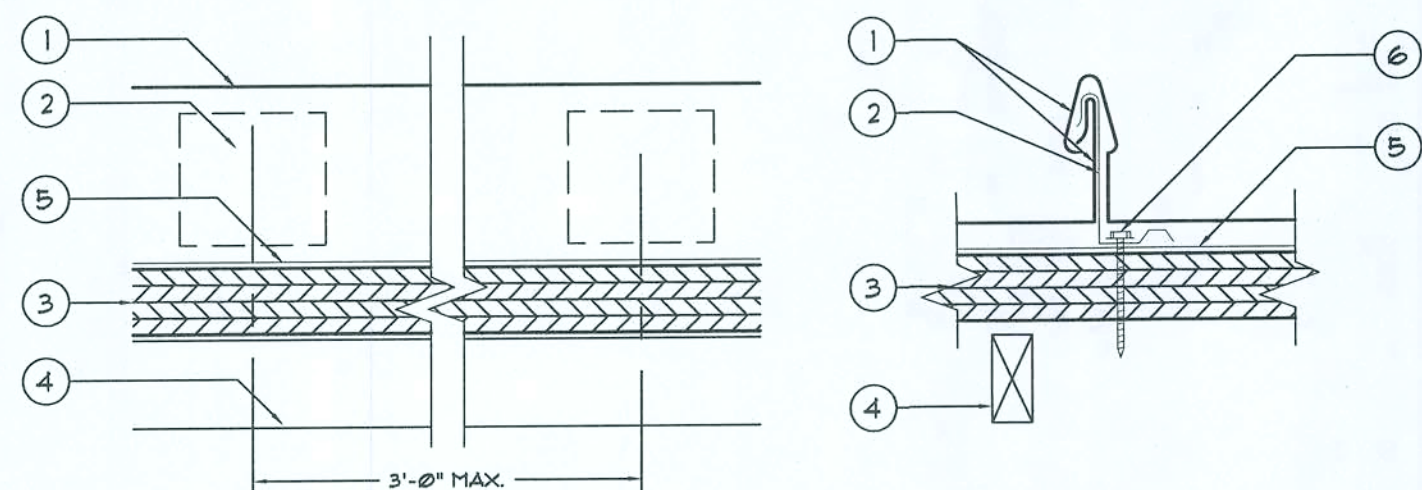
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NOTE: FIELD CUT AND FORM LAST PANEL AROUND DRIP FLASHING. PANEL MUST BE CONTINUOUS FROM RIDGE TO EAVE.

GABLE DETAIL / PANEL TURNOUT

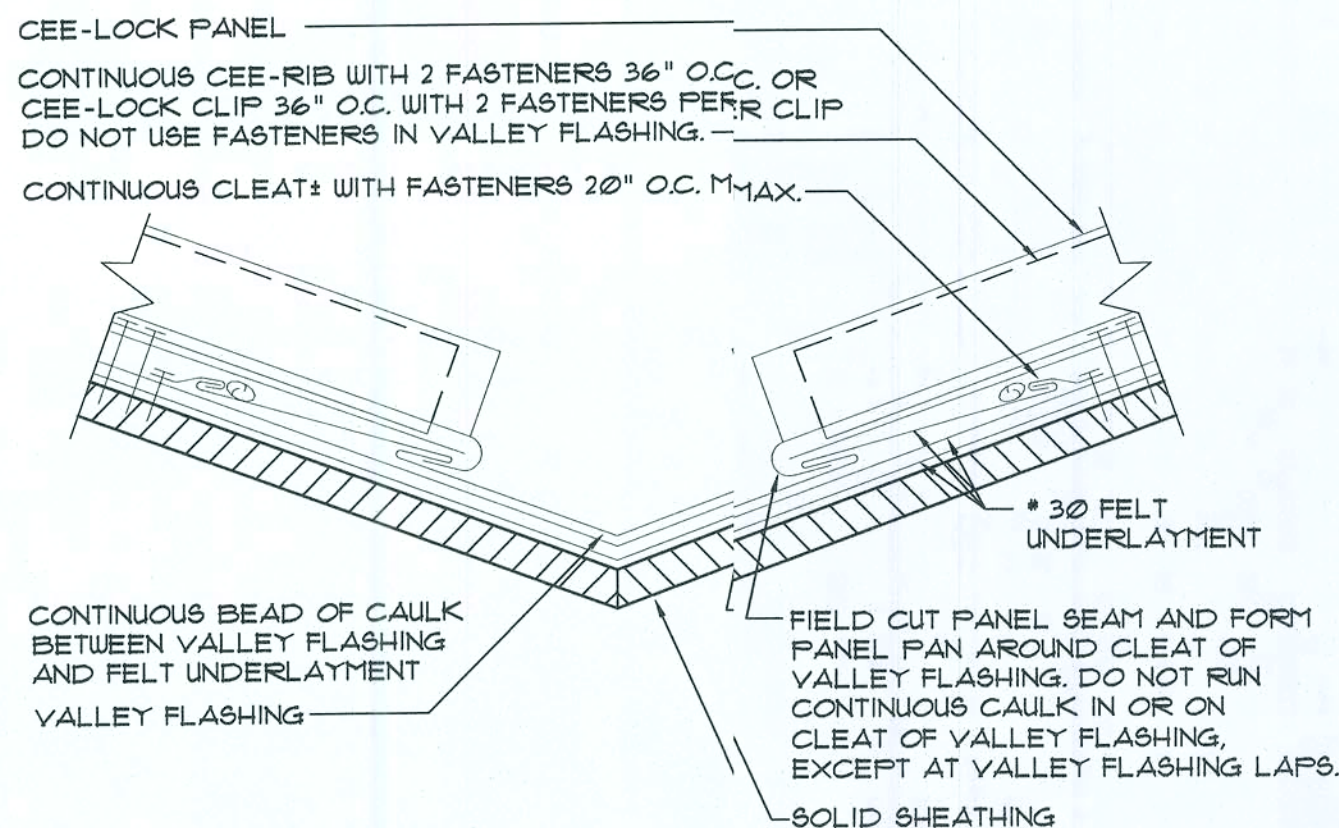
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- CEE-LOCK PANEL - NO. 24 MSG (MIN. YIELD STRENGTH 40,000 PSI) THICKNESS COATED STEEL, 16 1/2 IN. WIDE 1 1/2 IN. HIGH PANEL (NON-STRUCTURAL VINYL WEATHER SEAL OPTIONAL IN SEAM) CONTINUOUS OVER TWO OR MORE SPANS WITHOUT LAPS.
- CEE-CLIP (PANEL CLIP) - ONE PIECE ASSEMBLY FABRICATED FROM NO. 24 MSG (MIN. YIELD STRENGTH 40,000 PSI) COATED STEEL. CEE-CLIP LOCATED AT EACH PANEL SIDE LAPS BEING PLACED AT 3'-0" O.C. MAXIMUM.
- DECK - 5/8" APA 4070 PLYWOOD.
- JOIST - 2" X 4" AT 2'-0" O.C. MAXIMUM WITH #12 X 2" FN HEAD WOOD SCREW AT 12" O.C. MAX. AT PLYWOOD TO JOIST CONNECTION AND AT PLYWOOD ENDS.
- * 30 FELT UNDERLAYMENT.
- FASTENERS (SCREWS) - FOR ATTACHING "CEE-CLIP" TEM TWO TO DECK USE NO. 10 PANCAKE HEAD TEK'S STEEL SCREWS, TWO FASTENER PER "CEE-CLIP".

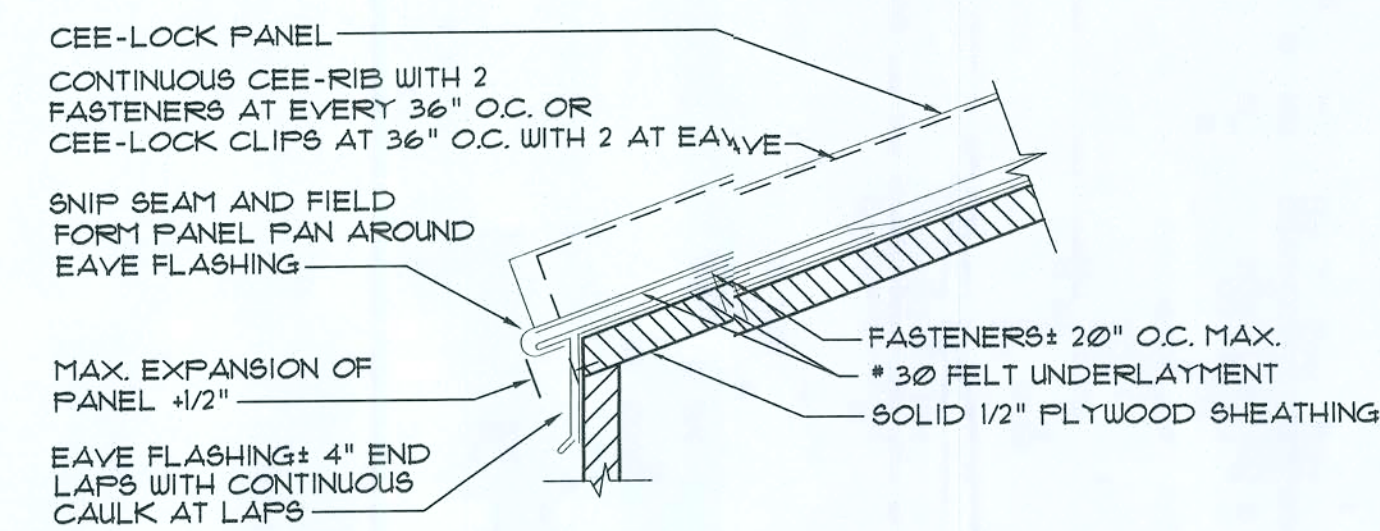
CLIP FASTENER DETAIL

SCALE: NONE



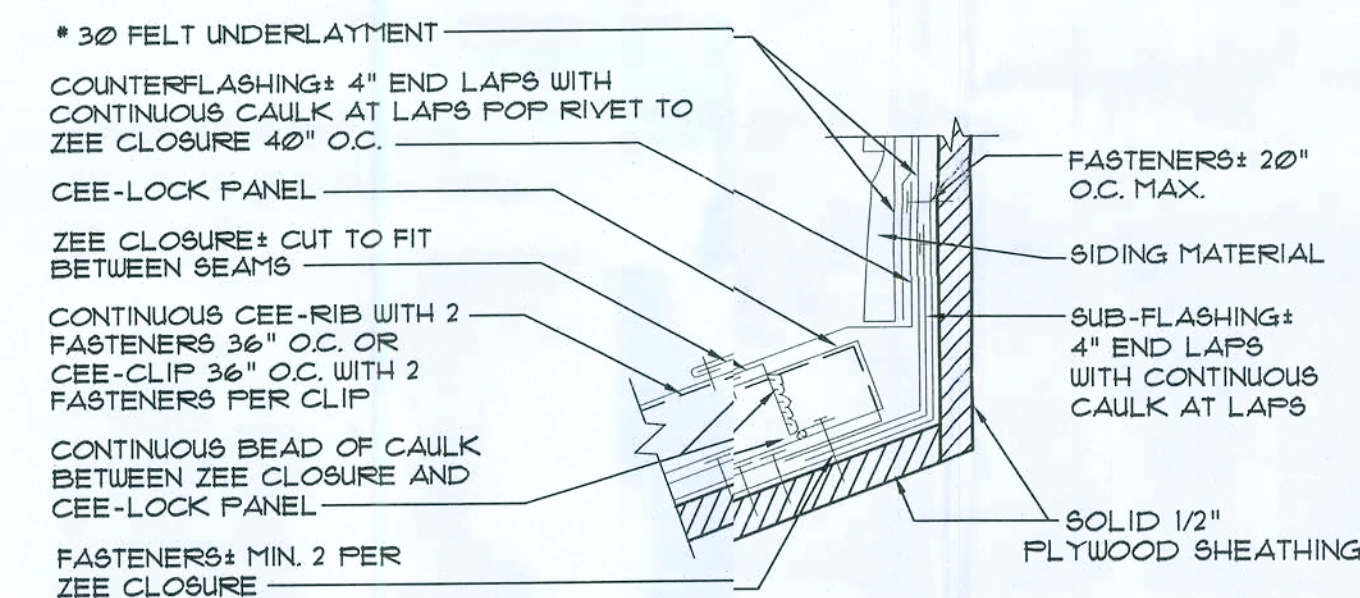
VALLEY DETAIL

SCALE: NONE



EAVE DETAIL

SCALE: NONE



NOTE: FIELD CUT ZEE CLOSURE TO FIT BETWEEN PANEL SEAMS.

FLASHING DETAIL

SCALE: NONE

NOTE: ALL FELT UNDERLAYMENT, CAULKING, AND FASTENERS, SHALL BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER.

ALL ARCHITECTURAL PANELS ARE 24 GAUGE METAL. TAKE CARE IN HANDLING AND INSTALLATION TO AVOID DAMAGING OR DEFORMING THE PANELS.

NOTE:

THE STANDING SEAM METAL ROOF SYSTEM SHALL COMPLY WITH BERRIDGE MANUFACTURING COMPANY'S SPECIFICATIONS & DETAILS AS SHOWN ON THIS DRAWING, OR AN APPROVED PRODUCT OF EQUAL DESIGN.

BERRIDGE MANUFACTURING COMPANY
1730 MAURY STREET
HOUSTON, TX 77026
1-800-231-8121
<http://www.berridge.com>

APPROVED ALTERNATE:

ENGLERT, INC.
1200 AMBOY AVENUE
PERTH AMBOY, NJ 08862
1-800-610-1915
<http://www.englertinc.com>

STANDING SEAM PANEL INSTALLATION NOTES

- DOUBLE LAYER OF NUMBER THIRTY FELT UNDERLAYMENT OR EQUAL AND THE CEE-LOCK OPTIONAL VINYL WEATHERSEAL (US PATENT NO. 4,641,475) ARE RECOMMENDED FOR ALL APPLICATIONS WHERE THE ROOF SLOPE IS 3 ON 12 OR LESS.
- STRIFFABLE FILM: THE STRIFFABLE 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.
- SOLID SHEATHING REQUIREMENTS: 5/8" PLYWOOD SHEATHING SHALL BE USED TO PROVIDE SUFFICIENT HOLDING POWER FOR FASTENERS.
- SHEATHING INSPECTION:
 - SHEATHING END JOINTS SHOULD BE STAGGERED.
 - ALL END JOINTS SHOULD MEET AT EITHER A JOIST OR RAFTER.
 - BLOCKING OR "H" CLIPS SHOULD BE USED IF JOISTS DO NOT REMAIN FLAT UNDER THE WEIGHT OF WORKMEN.
 - 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".
 - ALL CUTS AT PENETRATIONS SHOULD BE TIGHT, WITHOUT GAPS.
 - USE WOOD-FRAMED CRICKETS AT LARGE PENETRATIONS.
 - MAKE SURE SUBSTRATE JOINTS ARE TIGHT AT ALL HIPs, VALLEYS, AND RIDGES.
- FASCIA/RAKE INSPECTION:
 - STRIKE A LINE THE FULL LENGTH OF THE FASCIA OR RAKE. IF NOT STRAIGHT, CORRECT WITH SHIMS.
 - MAKE SURE FASCIA/RAKE IS FLUSH WITH SHEATHING.
- 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 FELTING DETAILS. THE USE OF ADDITIONAL LAYERS 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).
- FELTING INSTALLATION:
 - DO NOT USE RED ROSIN PAPER UNDER METAL ROOFING PANELS.
 - SWEEP ROOF AREA CLEAN.
 - USE FLAT HEAD GALVANIZED ROOFING NAILS x 1 1/4" LONG WITH BERRIDGE GALVANIZED FELT CAPS.
 - INSTALL VALLEY FELT FIRST.
 - 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.
- FLASHING: IF BERRIDGE MANUFACTURING COMPANY IS TO SUPPLY FLASHINGS, ALL FLASHINGS WILL BE FABRICATED IN 10'-0" LENGTHS WITH SQUARE END CUTS ONLY. THE PURCHASER MUST PROVIDE ALL DIMENSIONS AND DEGREE OF ANGLES.
- FLASHING INSTALLATION:
 - REMOVE STRIFFABLE PLASTIC FILM FROM ALL FLASHINGS PRIOR TO INSTALLATION.
 - ALWAYS STAGGER JOINTS WHEN ONE FLASHING IS INSTALLED OVER OTHER FLASHING.
 - INSTALL ALL FLASHINGS AS PER BERRIDGE TYPICAL DETAILS.
 - ALL FLASHINGS ARE TO BE DESIGNED AND INSTALLED TO NOT TRAP WATER.
- PANEL INSTALLATION:
 - REMOVE STRIFFABLE PLASTIC FILM FROM EACH PANEL PRIOR TO INSTALLATION.
 - 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.
 - BEGIN BY INSTALLING J-CLIP AND/OR DRIP FLASHING AT GABLE THEN PLACING FIRST CEE-LOCK CONTINUOUS LENGTH PANEL.
 - INSTALL CEE-LOCK CLIPS OR CONTINUOUS CEE-RIB AS PER BERRIDGE TYPICAL DETAILS AND CEE-LOCK CONTINUOUS RIB/CLIP INSTALLATION NOTES.
 - 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.
 - 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.
 - EACH PANEL IS TO BE KEPT TIGHT AGAINST THE LEG OF THE ADJOINING PANEL. NEVER PERMIT A GAP BETWEEN VERTICAL LEGS.
 - 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 IN ONE 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.
 - COPPER-COTE, CHAMPAGNE, LEAD-COTE, AND PREWEATHER 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 IS REVERSED (ARROWS POINTING OPPOSITE OF THOSE ON OTHER PANELS) IT WILL APPEAR, FROM A DISTANCE, A DIFFERENT SHADE DUE TO THE GRANULAR OF THE PIGMENTS IN THE FINISH. METALLIC FINISHES ARE MATCH - LOT FINISHES. DO NOT MIX LOTS.
- CEE-LOCK CLIP INSTALLATION:
 - INSTALL CLIPS AT PER BERRIDGE TYPICAL CEE-LOCK PANEL DETAILS.
 - CLIP SPACING ON SOLID SHEATHING TYPICALLY 36" ON CENTER.
- 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.
- SEALANT RECOMMENDATIONS: TREMCO, INC. SPECTREM I SILICONE SEALANT. DO NOT USE CLEAR CAULK.

REVISION:

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N.P. Giesler, Architect

DRAWN:

DJR

Custom Designed Addition for:
M. R. DALE WILLIAMS
COLUMBIA COUNTY, FLORIDA
Metal Roof Details

APP
ARCHITECTURAL DRAFTING & DESIGN, INC.
Largo City, FL 32045 - 386.792.4670

NICHOLAS PAUL GIESLER
ARCHITECT
N.C.A.R.B. Certified
758 NW Brown St.
Largo, FL 32045
386-755-6021

DATE:

02JAN2011

COMM:

SHEET:

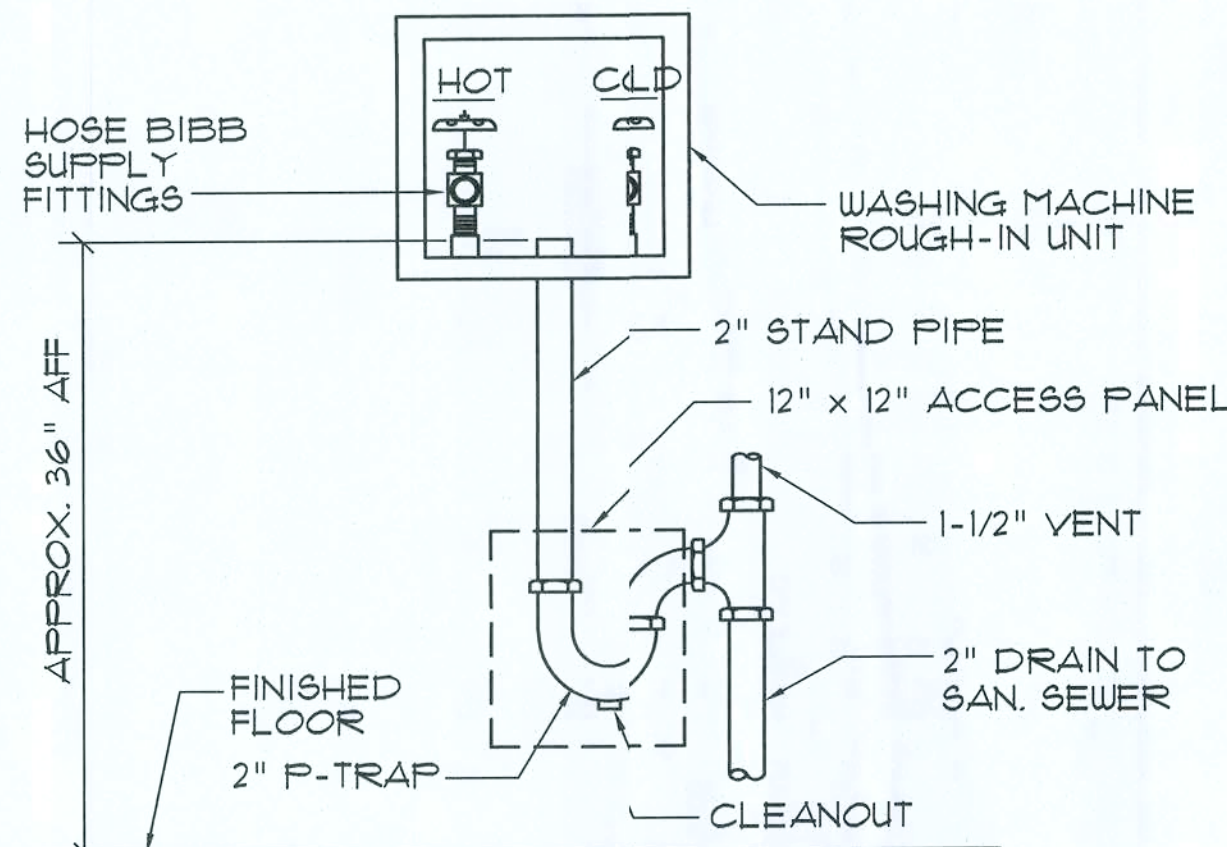
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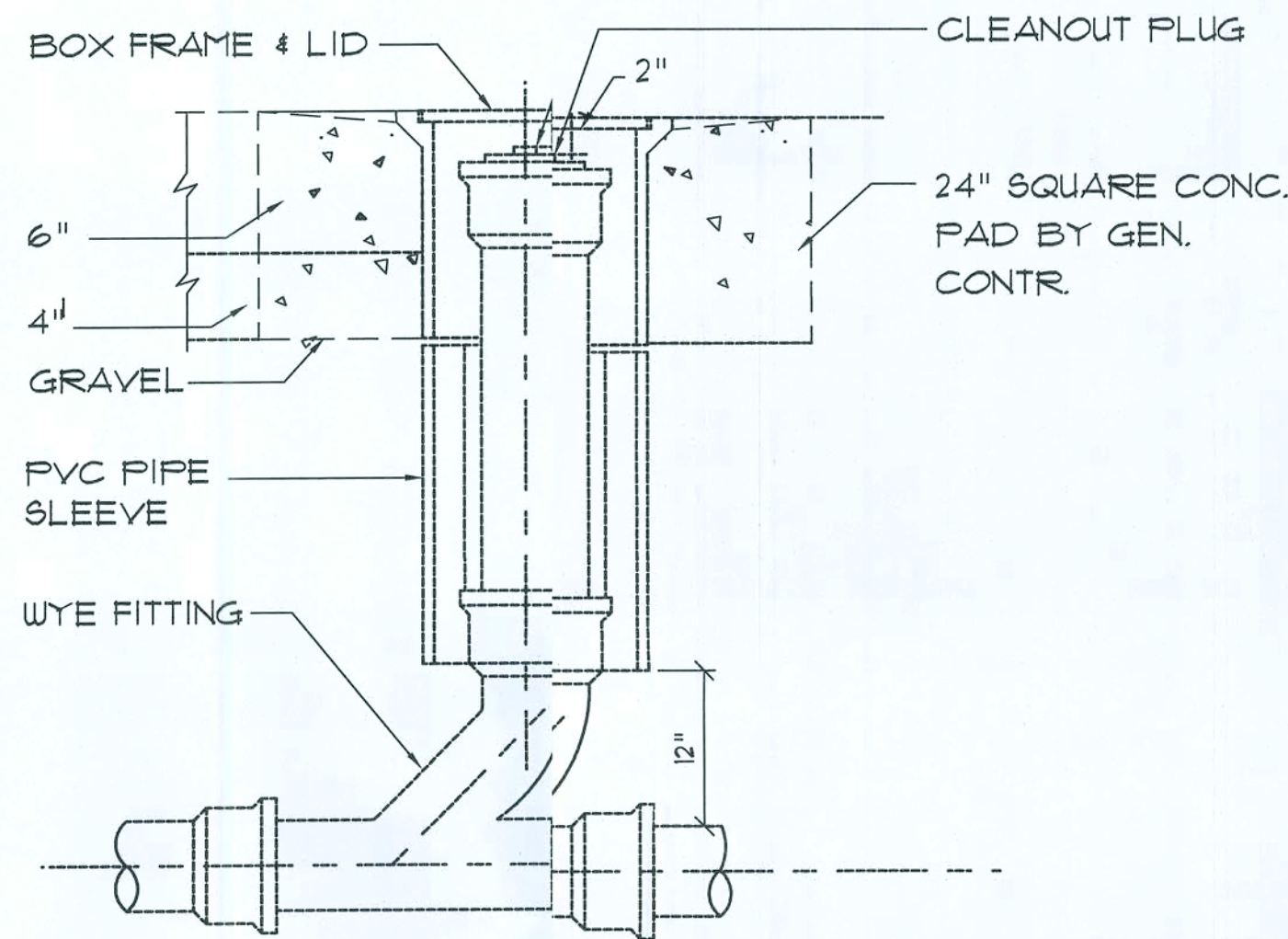
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Standing Seam Metal Roof

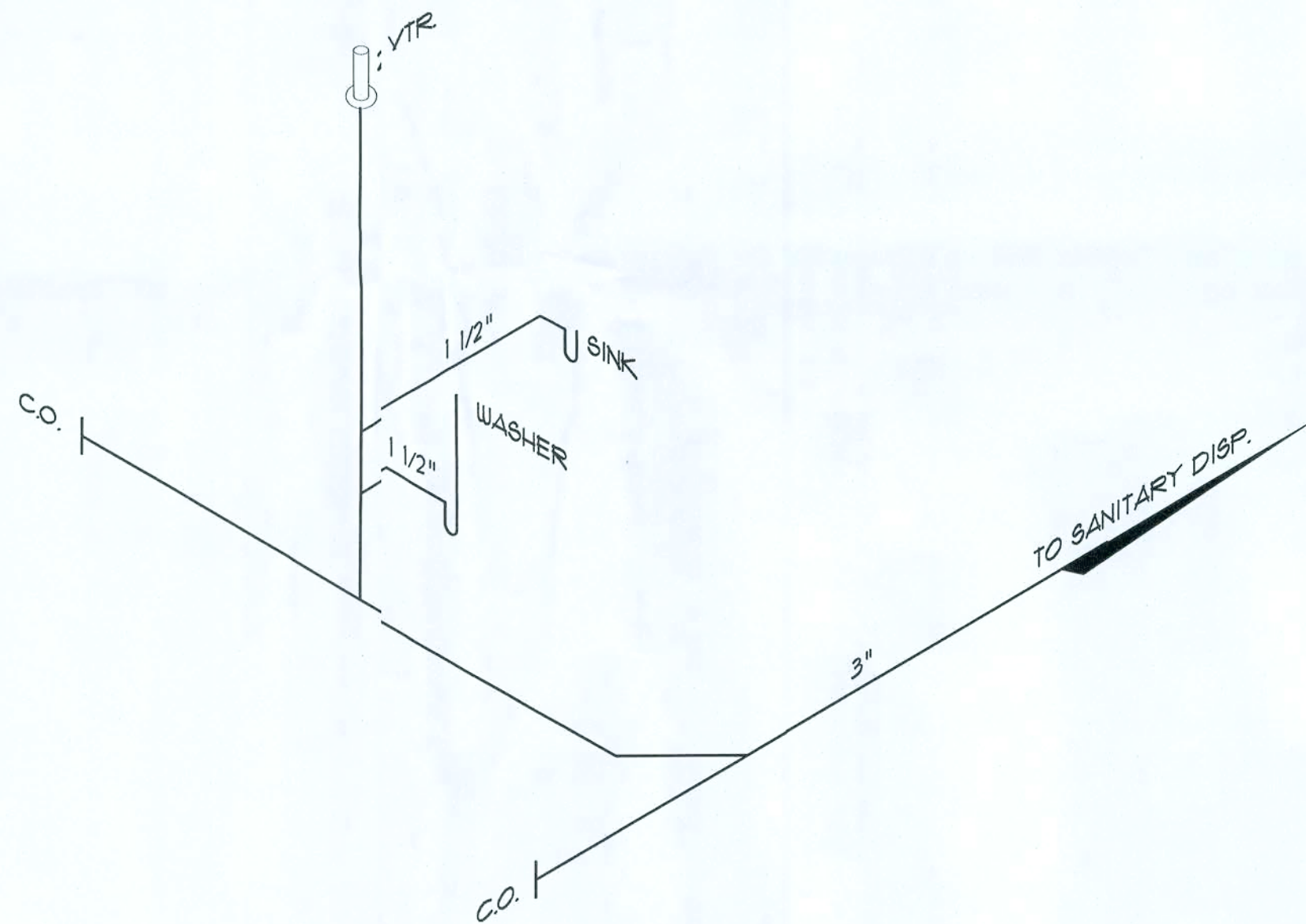
APPROVED FOR CONSTRUCTION



Washing Machine Hook-up
N.T.S.



Outdoor Cleanout
N.T.S.



Plumbing Riser DIAGRAM
SCALE: NONE

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.
- ALL 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.

REVISION:

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N.P. Geller, Architect

DRAWN:

DJR

Custom Designed Addition for:
DALE WILLIAMS
COLUMBIA COUNTY, FLORIDA
Plumbing Details

M.R.

ADD
ARCHITECTURAL DRAFTING & DESIGN, INC.
Lake City, FL 32055 - 386.762.4670

NICHOLAS
ARCHITECT
1766 NW Broward Rd.
Lake City, FL 32055
386-755-9021
N.C.A.R.B. Certified

DATE:

10JAN2011

COMM:

SHEET:

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