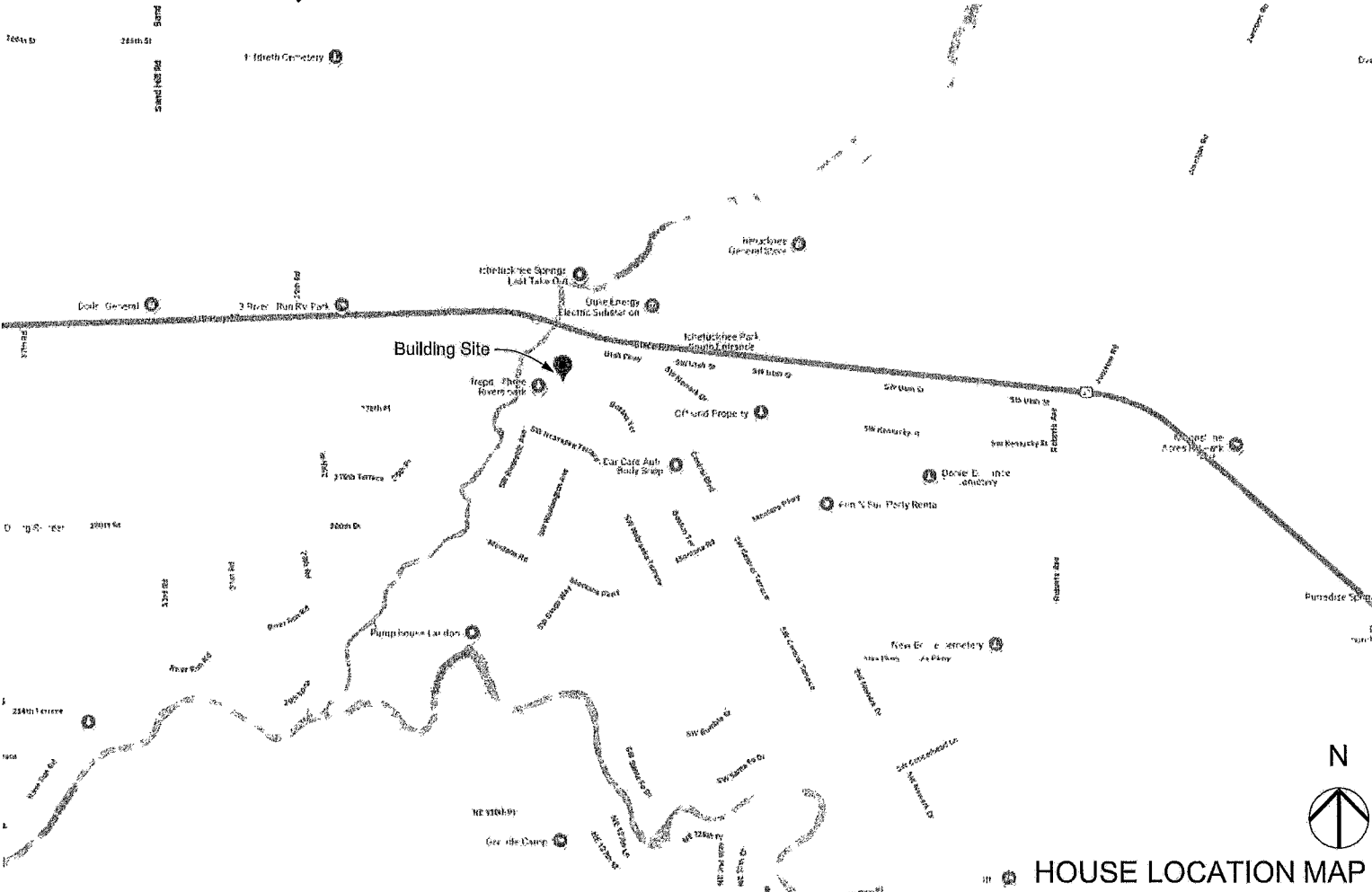


Gilchrist River House

285 Riverside Avenue

Ft. White, Florida 32038



OWNER AND ARCHITECT

Owner, Permanent Mailing Address
Hilda and David Gilchrist
2235 Trescott Drive
Tallahassee FL 32308

Owner, Local Address
302 SW Riverside Avenue
Ft. White FL, 32038

Architect:
David D. Gilchrist, AIA
FL Registration AR0012025

General Contractor: TBD

PROPERTY

Address 285 SW Riverside Avenue, Ft White, FL 32038
Parcel 00-00-00-00841-004
Lot 4AA, Three Rivers Estate Unit 11
County: Columbia FL
STR: S0236s15

SWWMD FLOOD RECORD INFORMATION

Flood Hazard Areas Status Effective 02/04/2009
FIRM Panel No 12023C0458C
Part of Parcel in Flood Zone AE
0.2% Annual Chance Flooding (500-Year Flood Zone)

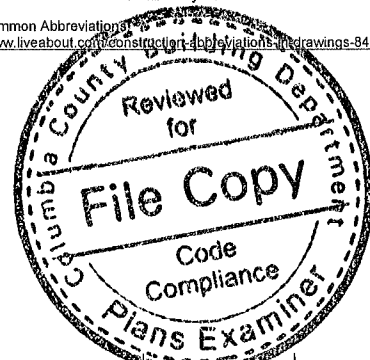
GENERAL DEVELOPMENT NOTES

- The project shall be developed in accordance with Section 8.5.2 of the Columbia County Land Development Regulations for development in Flood Zone AE

ABBREVIATIONS AND DEFINITIONS

ARCHITECT David Gilchrist 0012025
Contractor General Contractor or Trade Contractor
FOIC Furnished by Contractor Installed by Contractor
FOCI Furnished by Owner Contractor Installed
FOIO Furnished by Owner Installed by Owner
FBC Florida Building Code
TBD To Be Determined by Owner

Other Common Abbreviations: See <https://www.liveabout.com/construction-abbreviations-drawings-845023>



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Addendum No. 1
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5-27-25

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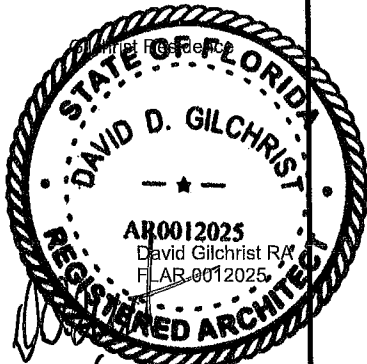
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FL 32038



06/06/25

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SHEET TITLE

Cover Sheet

A.00

SHEET 1 OF 30

CONTRACT DOCUMENTS
date February 11, 2025
Addendum No. 2, May 27, 2025

01 - GENERAL STRUCTURAL NOTES

1 Design Loads

Roof Live Load:	20 PSF
Dead Load:	16 PSF
Wind Loads	See Sheet A.15

2 Allowable Deflection of Structural Members In accordance with FBC 1616.3.1 and not less than L/240.

3 Any wall openings shown on structural drawings are pictorial only See the Architectural Floor Plan and Elevations for the size and location of openings.

02 - EXCAVATION BACKFILL AND FILL

1 The proximity of the property consists of excessively drained Bigbee Fine Sand as defined by the Florida Soil Survey Geographic Database Assumed soil bearing pressure shall be 2,500 PSF

2 Exposed Soils shall be compacted to densities equivalent to minimum 95% of the modified maximum dry density (ASTM D-1557). Structural fill shall consist of non-plastic, inorganic, granular soil containing less than 12% material passing the 200-mesh sieve (clean sand)

3 Foundations shall bear in compacted structural fill/backfill. Sandy soils shall be compacted to 95% of the modified proctor Compaction shall not be attempted on clayey soils If encountered excavate to depth of 12-inches remove unsuitable soils and replace with acceptable backfill

4 The Contractor is responsible for all excavation including shoring, and protection of adjacent property existing landscaping, structures, streets and utilities.

5. See ARCHITECTURAL SITE PLAN for excavation requirements of abandoned septic tank.

02 - SOIL TREATMENT

Provide treatment with an EPA-registered termiticide acceptable to the County in foundations and below ground slab.

03 CONCRETE GENERAL

1 If requested a copy of all concrete delivery tickets to the site shall be provided to the Architect/Owner and the Columbia County Building Official

03 - REINFORCED CONCRETE

1 Comply with ACI 301 and 318.

2 For house structure provide 4,000 psi structural concrete with a minimum ultimate compressive design strength in 28 days. Exterior concrete slabs and foundations for the cmu wall shall be 3 000 psi

3 Mix:
a Revision 1 For Slabs on Grade aggregate size shall be #57
b. Fibers in mix not permitted
c. Pozzolan or fly ash and slag content shall be under 20%
d Hold air entrainment to max 3%

4 Slumps of all structural concrete shall be 4 to 6 Water content shall be 0.42 except footing and grade beams may be 0.48.

5 Provide ASTM A-615 Grade 60 reinforcing steel. Lap continuous reinforcing 48 bar dia Provide cover over reinforcing as follows.

Element	Bottom	Top	Sides
b. Footings	3'	2'	3
c. Grade Beams w/ Sides Formed	3'	2	2'
d. Slabs on Grade	2	1	2

6 Ensure required electrical grounding rod(s) are tied to foundation rebar prior to concrete pour

03 - SLABS ON GRADE Revision 1

1 Provide a 10 mil polyethylene sheeting between soil and bottom of slab Utility penetrations shall be sealed

2 Provide 4" thick slabs with turned down and sloped edges reinforced with w1.4 x w1.4 6 x 6 WWM Use flat sheet stock WWM coil stock not permitted

3. Revision 1 Formed-Expansion Joints. Closed-cell polypropylene foam. Install with recess to receive sealant that shall be installed by the polished concrete contractor

4 Where indicated in addition to expansion joints provide scored control joints at 10' max spacing each way for building interior and 6' for exterior slabs and/or where indicated on the drawings.

5. Keyed Construction Joints. Where determined necessary by the concrete contractor to separate pours, provide manufactured 24-gauge galvanized keyway Location shall take the place of a control joint, but not an expansion joint.

6 Provide chamfer at all exposed concrete corners and edges such as wing walls and column pedestal

7 Revision 1 Slabs shall be cured using conventional water cured Method.
8 Exterior slabs shall be light broom finish

9 Pouring and Finishing Slab
a Concrete shall be placed floated and smoothed per ACI guidelines. Power trowel smooth until there are no ridges
b. Plastic trowel blades preferred to prevent burning.

c. Revision 1 Obtain floor flatness of 1/8" in 10 feet
d. Cream surface finish shall be achieved by thoroughly tamping and floating
e Avoid blemishes shoe footprints and trowel marks

f Final finish shall be Class A Cement Fines as defined by the Concrete Polishing Council Final appearance shall be Polished as defined by the Council

10 Curing:
a Revision 1 Keep slab moist for 7 days.
b. Use wet cure method A water-dissipating curing agent is acceptable Do not use acrylic curing agents hardeners or other surface agents

11 Joint Cutting Cut control joints within 6 to 12 hours after finishing

12. Protection
a Revision 1 At Contractor's option upon consultation with the floor polisher contractor provide heavy-duty protection Pre-taped heavy duty protection board equal to Ram Board Plus. Tape all seams
b. To caution trade contractors provide signage indicating the concrete slab is the final floor finish
c. During construction activities soiled or damaged protection board shall be replaced immediately

04- CONCRETE MASONRY

1 Units ASTM C90 normal weight 8" nominal Type I moisture controlled integral water repellant, split-faced texture one side smooth the other
2 Wall caps Solid units 4 nominal.
3 Mortar Conform to ASTM C270 Spec Mix acceptable
4 Reinforcing Steel Bars ASTM A 615 Grade 60.
5 Joint Reinforcement. Hot-dipped galvanized wire-type single width 2-inches narrower than wall thickness
6 Grout for Unit Masonry Comply with ASTM C 476 field mix acceptable

05 STRUCTURAL STEEL

1 Fabricate and erect structural steel in conformance with AISC Specification for the Design Fabrication and Erection of Structural Steel for Buildings "

2 Structural steel shapes shall be fabricated from the following materials
a Plates. ASTM A36 fy=36 ksi
b. Steel Pipe ASTM A53 type E or S, Grade B fy=35 ksi

3 All shop and field welding shall conform to AWS D1 1 Structural Welding Code by AWS Use E70 series electrodes, remove primer prior to welding

4 A325N bolts shall comply with "Specification for Structural Joints Using ASTM A325 bolts."

5 Anchor rods shall be ASTM F1554 Grade 55

6 Provide hardened washers conforming to ASTM F436 and place under part being turned

7 Do not reuse or retighten bolts which have been fully tightened

8 Setting base and bearing plates. Clean concrete surface of bond-reducing materials and clean bottom of base plate
a Set base plate on wedges.
b Tighten anchor rods after structural steel frame has been plumbed Do not remove wedges or shims but if protruding cut off flush with edge of base plate prior to packing with grout
c. Pack or pour non-shrink grout between bearing surface and base plate Ensure no voids remain Finish exposed surfaces protect grout and allow to cure

9 Shop prime steel after fabrication

a Refer to Painting for acceptable primer product.
b. Touch-up prime damaged surfaces and field welds

06.1 - WOOD FRAMING

1 Wood construction shall be in accordance with
a FBC Chapter 23
b Connections and Fasteners FBC Table 2304 10 1
2 Rough Carpentry Products.
a Load Bearing: No 2 Southern Pine
b. Non-Loading Bearing Concealed Construction or No 2 Southern Pine
c. Miscellaneous Concealed Structural Blocking No 2
d Pressure Treated (PT) Lumber AWWPA U1 Category UC4a for items in contact with ground
3 Metal Framing Anchors Simpson Strong-Tie type as noted and scheduled on drawings
a Connector Vendor/Supplier to verify all models and quantities with plans.

06 2 - PREFABRICATED WOOD TRUSSES

1 Designed, Fabricated and installed in accordance with FBC 2319 17 2
2 Supply Engineers sealed drawings for Architect's review and acceptance prior to submitting to Building Department.

06.3 ENGINEERED STRUCTURAL WOOD FRAMING

1 Source Limitations. Obtain engineered wood products from single source manufacturer
2 Products shall contain no urea formaldehyde
3 Basis of Design: Weyerhaeuser 2.0E Microlam LVL
4 Metal Framing Connectors and Anchors. Simpson Strong-Tie
a Connector Vendor to verify all models and quantities with framing plans.
5 No holes or notches permitted in beam components.

06.4 - SHEATHING

1 Plywood
a Wall Sheathing: Exposure 1 Structural 1 15/32" Grade 24/16
b. Roof Sheathing Exterior Structural 1 23/32" Grade 40/20

06.5 - EXTERIOR FINISHED CARPENTRY

1 General Provide Hardie products shop primed. Follow Best Practice Guides' and applicable installation 'Technical Bulletins' as provided in Installation Guidance & Technical Downloads "

2 Siding
a Artisan 0.312 inch thickness v-groove smooth
b. Vertical Siding/Panel 5/16" thickness.
c. Batten Trim: 0.75 inches thick x 1.65 inches width
d Other Trim: Nominal widths indicated on the drawings
e Provide Z-Flashing at base of siding
f Horizontal joints including door and window heads shall be flashed per Hardie guidelines.
3 Soffits (non-vented)
a Product: Hardie Board 0.25" smooth
b Block at perimeter and all butted joints
c. Provide recommended 1/8 gap at butted No battens Seal joints with siliconized acrylic sealant.
d Ensure moisture barrier is intact and continuous prior to installation of boards
e Installation of soffit required prior to sprayed insulation

06.6 - INTERIOR WOOD TRIM

1 Quality Any closed grade hardwood premium grade S4S
2 Base Board 1x6
3 Door Casing 1x4
4 Finish Painted

06.7 - CASEWORK AND COUNTERTOPS

1 Refer to INTERIOR ELEVATIONS sheets.

07 - MOISTURE BARRIERS

1 Installation in accordance with manufacturer's written instructions.
2 Exterior Walls Weather Barrier: DuPont Tyvek Drain Wrap All seams penetrations and openings sealed with Dupont self-adhered manufactured products.
3 Roofing Moisture Barrier: Grace Ice & Water Shield High Temperature HT for metal roofs, 40 mil
4 Soffit and Roof Overhangs. Tyvek Commercial Wrap
a Note These areas shall not be ventilated
b Insure continuity of wrap at lap with wall weather barrier and wrap at lap with roof weather barrier for vapor tight construction

07 INSULATION

1 Unfaced, Glass-Fiber Blanket Insulation ASTM C 665 Type I thickness as required to meet R values indicated
Exterior Walls R-21
2 Spray Applied Foam Equal to Demilec Sealection 500 two-component, open cell semi-rigid foam system Roof R-38

07 - METAL ROOFING

1 Gulf Lok Snap Lock, 24 gauge Galvalume 16 width striated
a Finish Galvalume AZ-55 25-year warranty
b. Optional Finish: Provide additive cost proposal to Owner for Kynar 500 coating, 35 year warranty
2 Trim: All 26 gauge including but not limited to: ridge cap peak cap low-profile concealed rake eave trim
3 Fasteners: Manufacturer's standard concealed fasteners to meet requirements of wind load zone criteria
4 Accessories: High temperature rubber roof jack for VTRs which shall be only penetrations through the roof

08 - DOORS AND HARDWARE

1 Exterior Doors. See Window and Exterior Door Schedule on the drawings
2 Interior Doors Equal to Trimlite solid wood core pre-hung and pre-drilled with hinges, 1-3/8 thickness shop primed

08 - WINDOWS

1 Refer to Window and Exterior Door Schedule on the drawings.
2 Installation
a Installation by factory-trained contractor
b. Ensure head jamb and sill weather resistive barrier flashing is installed properly Replace torn or damaged flashing.

09 - FINISHES

09.1 Gypsum Board

1 Gypsum Wallboard ASTM C 1396/C 1396M
a Thickness 5/8"
b. Square Edges
2 Gypsum Ceiling Board (other than Bathrooms)
a Thickness 5/8"
b. Square Edges
3 Moisture and Mold-Resistant Gypsum Board (Bathrooms) or than shower walls specified in 09.2
a ASTM D 3273
b. Thickness 5/8"
c. Long Edges. Tapered
4 Control Joint: Inverted 1/2" deep vinyl expansion joint equal to Plastic Components Inc.
5 Finishes ASTM C 840
a Partitions Level 4
b. Ceilings. Level 4

09.2 Porcelain Ceramic Tile

1 Showers TCNA B421C for ceramic tile including but not limited to
a Depressed Floor: Sloped mortar bed with reinforced fabric, bonded waterproof membrane cementitious bond, Mapei polymer grout, silicone sealant sanitary grade
b Shower Wall 1/2" DensShield by Georgia Pacific tile backing panel bonded waterproof membrane, cementitious bond coat, grout.
2 Bathroom Floors. TCNA F113 for ceramic tile including.
a Bonded waterproof membrane cementitious bond coat, Mapei polymer grout.

3. Stone Threshold Marble honed width as indicated on FLOOR FINISH PLAN
4 Tile Products Refer to INTERIOR ROOM FINISH NOTES on the drawings

09.3 Painting

Final paint colors and sheen shall be selected by the Owner

Paint Systems (PS):

PS-1 Gypsum Board - All areas except Bathrooms
Two Coats MPI #138 (Paint/Primer), Latex, Matte Gloss Level 1

PS-2 Gypsum Board - Bathrooms
Primer: MPI #50
Two Top Coats. MPI #44 Latex, Low Sheen Gloss Level 2

PS-3 Hardie Board Walls and Soffits
Primer: Hardie PrimePlus' or MPI #3 Alkali Water Based
Two Topcoats MPI # 15 Exterior Acrylic Enamel Low Sheen/Satin

PS-4 Interior Wood Trim, Doors and Frames
Primer: MPI #39
Primer omitted for shop primed pre-hung doors and frames
Two Topcoats MPI #52 Gloss Level 3

PS-5 Exterior Structural Steel
Shop Primer: MPI #79 Universal Primer
Two Topcoats MPI #94 Alkyd Semi-Gloss Gloss Level 5

10 - BATHROOM ACCESSORIES

1 Refer to PLUMBING FIXTURE SCHEDULE and GRAB BAR SCHEDULE

End of specification notes

GENERAL CONSTRUCTION NOTES

1 To the best of the Architect's knowledge, the Drawings comply with the applicable requirements of the governing Building Code The Structure is designed to be structurally sound when completed

2 The governing Codes for this Project are the
a FLORIDA BUILDING CODE (FBC) RESIDENTIAL 2023 8th Edition
b. FLORIDA BUILDING CODE ENERGY CONSERVATION 2023
c. FBC MECHANICAL, 2023, 8th Edition
d FBC PLUMBING 2023 8th Edition
e NATIONAL ELECTRICAL CODE 2020

3 The General Contractor shall be licensed and insured in the State of Florida and licensed for business with Columbia County and/or the City of Fort White

4 The Contractor and/or its trade contractors shall complete outstanding items required by the Building Permit Application

5 The Plumbing Mechanical and Electrical Contractors shall be responsible for paying for and securing the respective permits for their work.

6 Prior to construction The General Contractor shall file a Notice of Commencement (NOC) to the Columbia County Building Department.

7 The Contractor shall protect adjacent property his own work and the public from harm

8 Exterior envelope components including windows and glazing and doors and frames shall be designed, fabricated and installed to meet 130 mph wind speed

9 Florida Product Approval Specification Sheets shall be provided to the Building Department prior to ordering and delivery of products to the site in accordance with Florida Statute 553.842

10 The Contractor is solely responsible for construction means and methods and jobsite safety including all OSHA requirements

11 All correspondence shall be through the General Contractor

12 Contractors who discover discrepancies, omissions or variations in the Drawings during bidding or pricing shall immediately notify the Architect through the General Contractor The Architect will resolve the condition and issue a written clarification to the General Contractor

13. Where clear dimensions are indicated this shall mean clear width from finished wall to finished wall or clear floor area between building components.

14 Do not scale drawings If there is a conflict in dimensions or if there is insufficient dimensioning contact the architect for clarification prior to proceeding

15 Typical and standard details may be provided in the drawings. If a specific detail is not provided for condition of fabrication and/or installation contact the Architect prior to proceeding

16 All finishes and colors shall be selected by the Owner

17 The installation of mechanical plumbing and electrical items (including utilities rough-ins system components and finished fixtures) in exposed to view areas or spaces shall be undertaken with skill and craftsmanship to provide a finished condition acceptable to the Architect. All exposed to view items shall be factory finished or finished with paint unless otherwise indicated not to be painted

Hilda & David Gilchrist

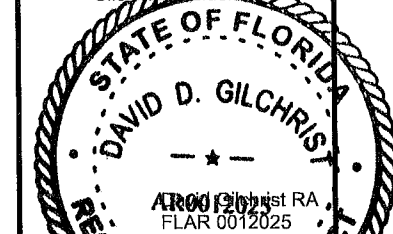
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Gilchrist Residence



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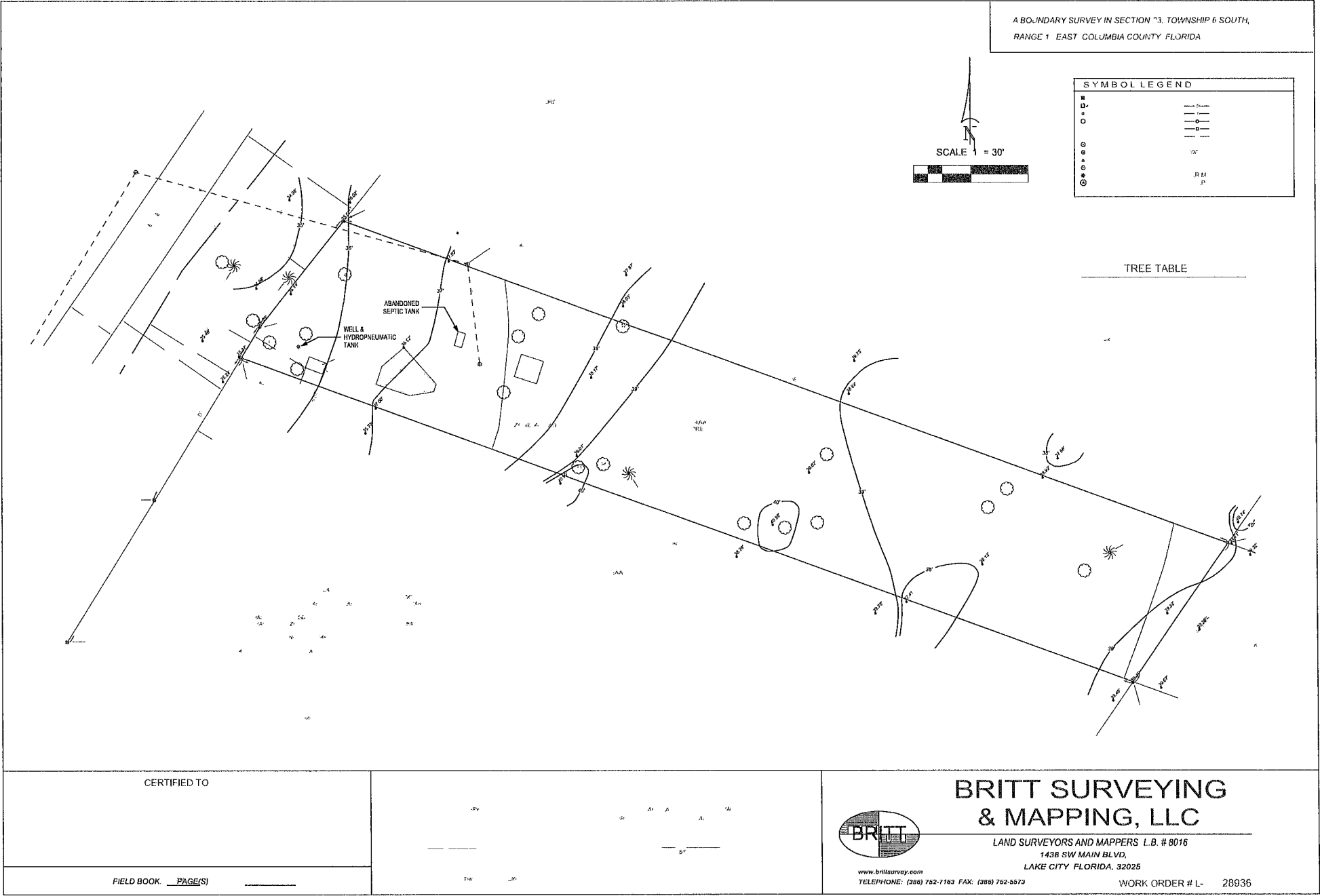
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Specifications and General Construction Notes

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SHEET 2 OF 30



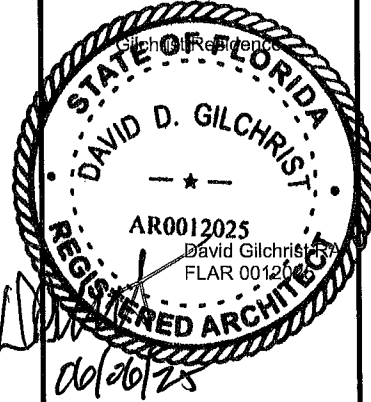
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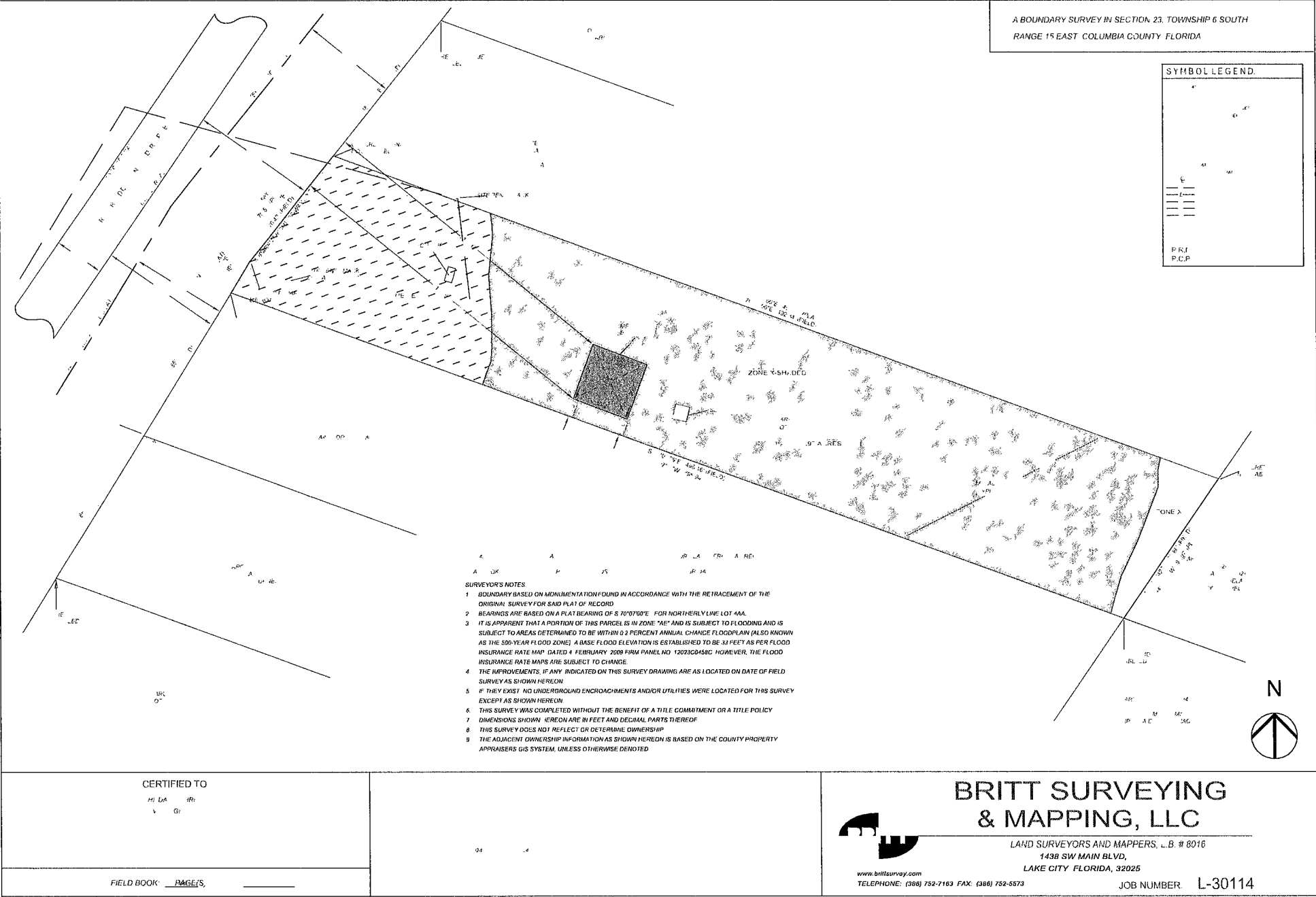
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Civil

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SHEET 3 OF 30



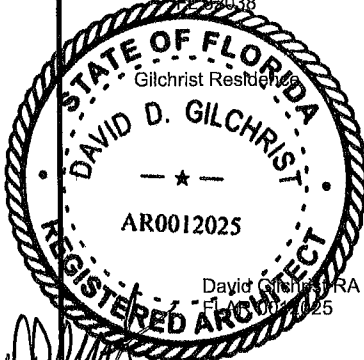
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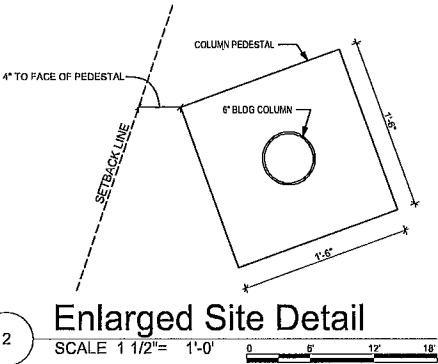
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AR0012025

1 Architectural Site Plan

SCALE 1" = 10'

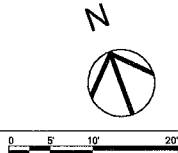


2 Enlarged Site Detail

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

NOTES.

1) TANK WAS DECOMMISSIONED AND CLEANED DURING ABANDONMENT. PRIOR TO EXCAVATION OF FOUNDATION FOOTINGS, EXCAVATE AREA OF FORMER TANK TO 4-FOOT DEPTH AND REMOVE AND DISPOSE OF ANY LOOSE MATERIAL. BACKFILL AND COMPACT WITH SUITABLE FILL IN 12-INCH LIFTS RETURNING TO GRADE LEVEL.



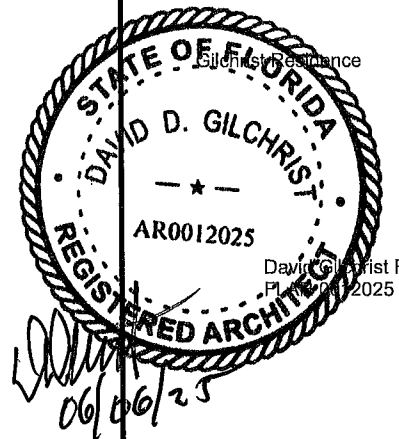
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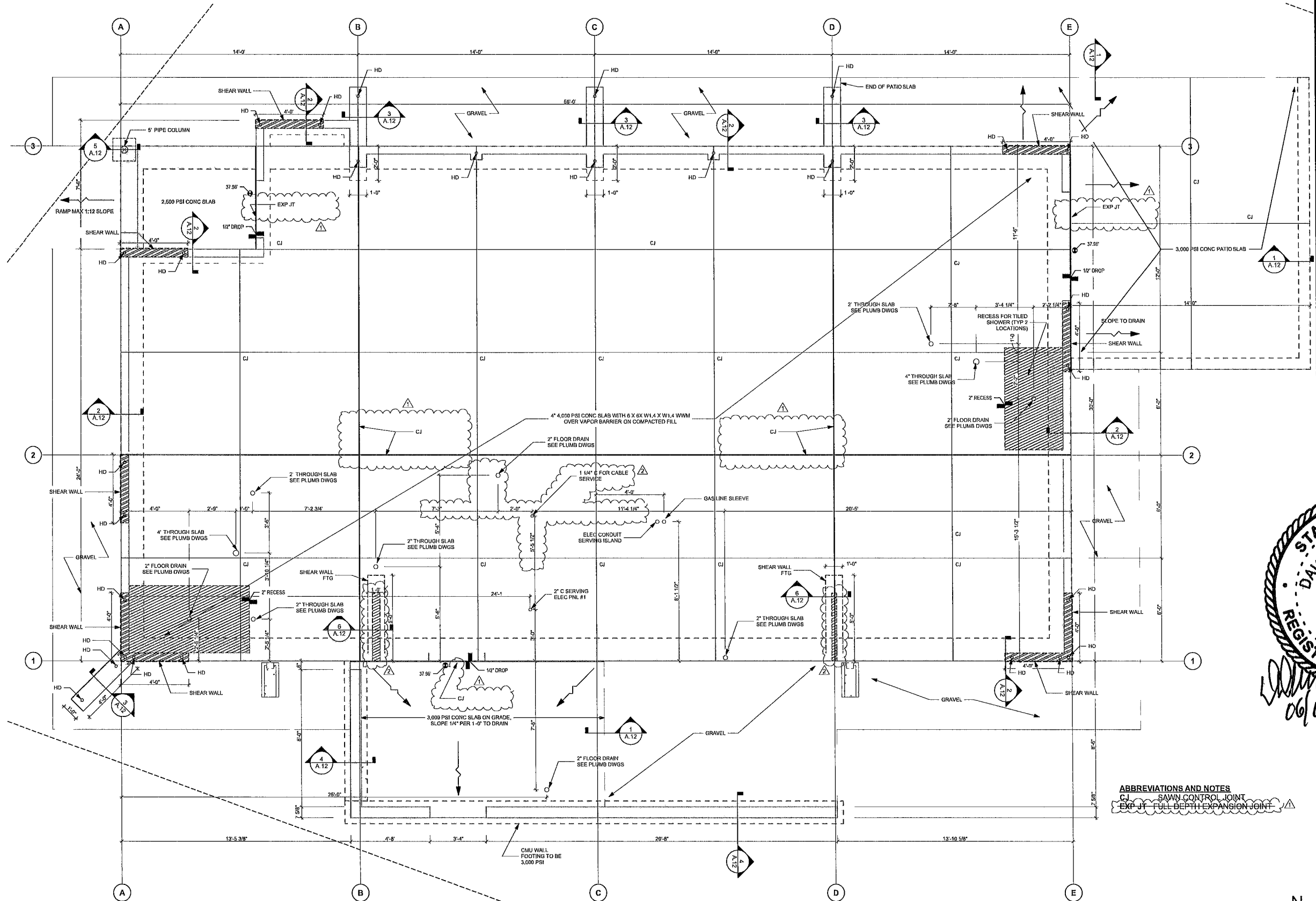
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SHEET TITLE

Slab Plan

A.11

SHEET 6 OF 30



Foundation Plan

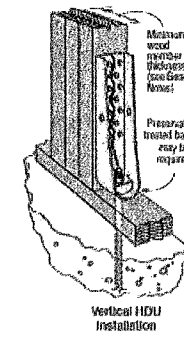
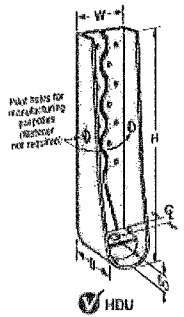
SCALE 3/8" = 1'-0"

NOTE See Interior Room Finish Notes on Sheet A.50 for extent of floor tile in bathrooms. All other interior floor areas shall be polished concrete.

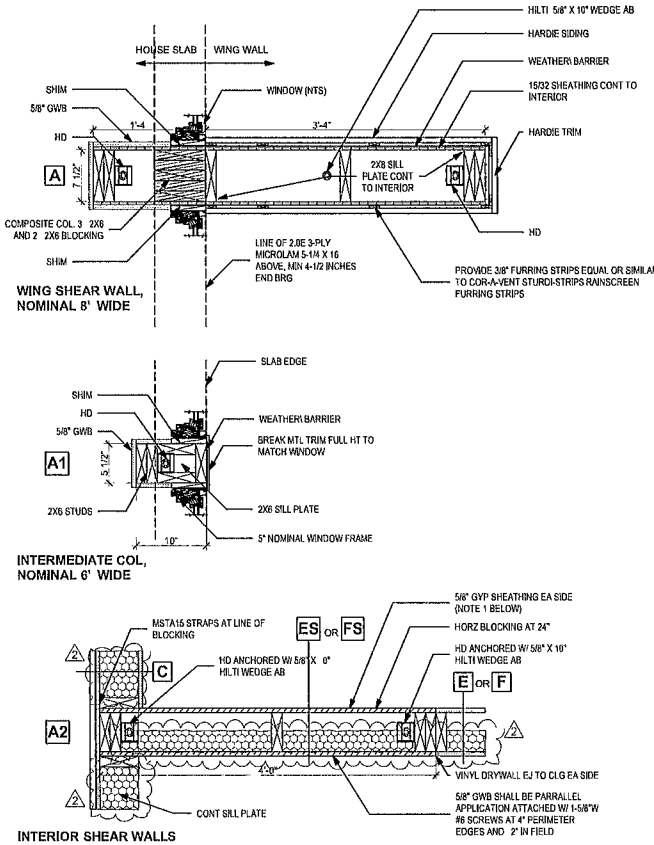
NOTES PLUMBING AND ELECTRICAL FLOOR PENETRATIONS SHALL BE CHECKED BY THE TRADE CONTRACTORS AHEAD OF SLAB POUR.

ABBREVIATIONS AND NOTES
CJ SAWN CONTROL JOINT
EXP JT FULL DEPTH EXPANSION JOINT

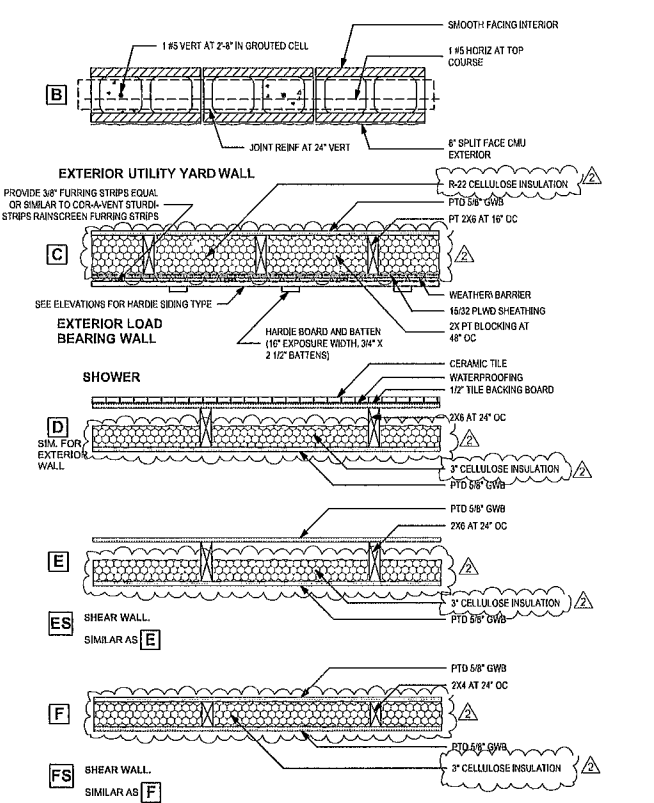
Hold Down (HD) Detail



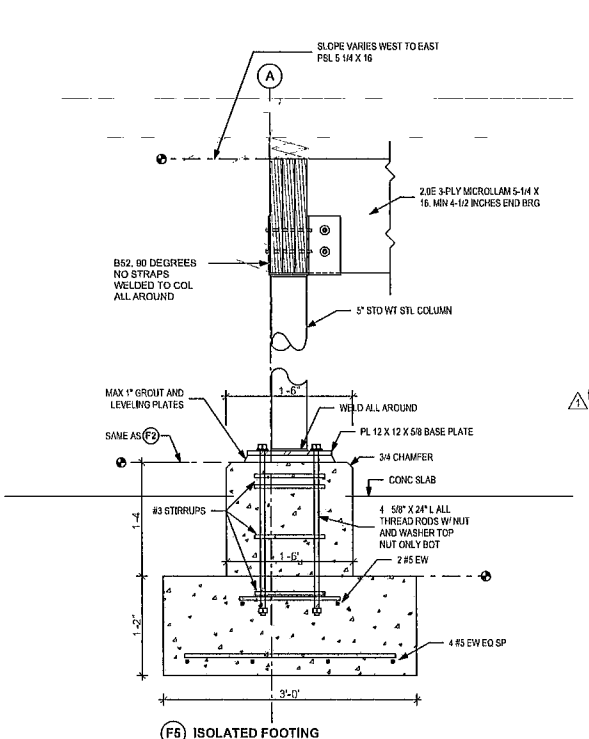
NOTE: SEE SHEET A.14 FRAMING CONNECTOR SCHEDULE



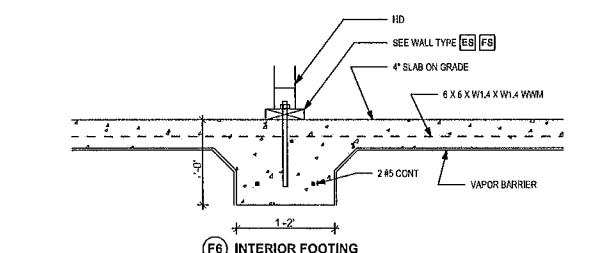
NOTE:
1. EXTEND GYP SHEATHING TO INTERIOR FACE OF EXT SHEATHING AND EXTEND WALL TO UNDERSIDE OF ROOF DECK. ANCHOR ROOF DECKING TO SHEAR WALL TOP PLATE



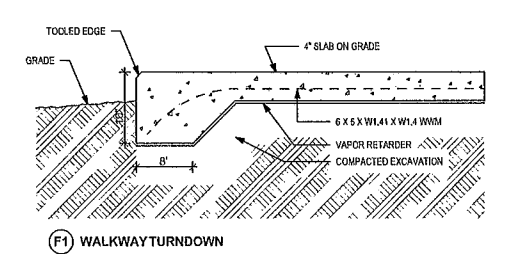
7 Wall and Partition Types
SCALE 1" = 1'-0"



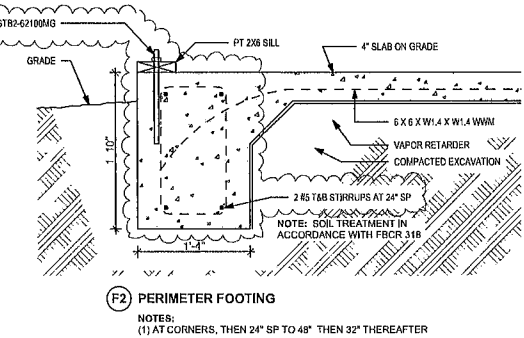
5 F5 Isolated Footing
SCALE 1" = 1'-0"



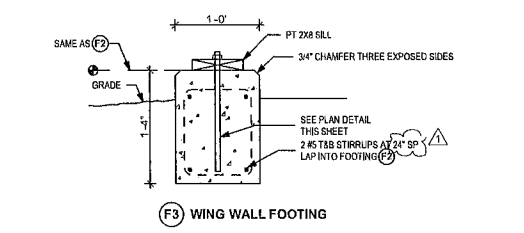
6 F6 Interior Footing
SCALE 1" = 1'-0"



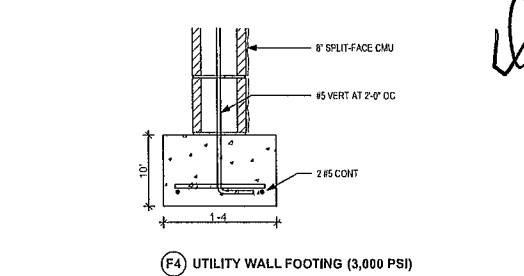
1 F1 Walkway Turndown
SCALE 1" = 1'-0"



2 F2 Perimeter Footing
SCALE 1" = 1'-0"



3 F3 Wing Wall Footing
SCALE 1" = 1'-0"



4 F4 Utility Wall Footing
SCALE 1" = 1'-0"

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SHEET TITLE

Footing Details and Partition Types

A.12

SHEET 7 OF 30

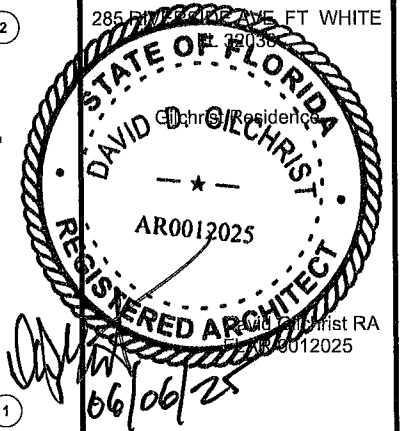
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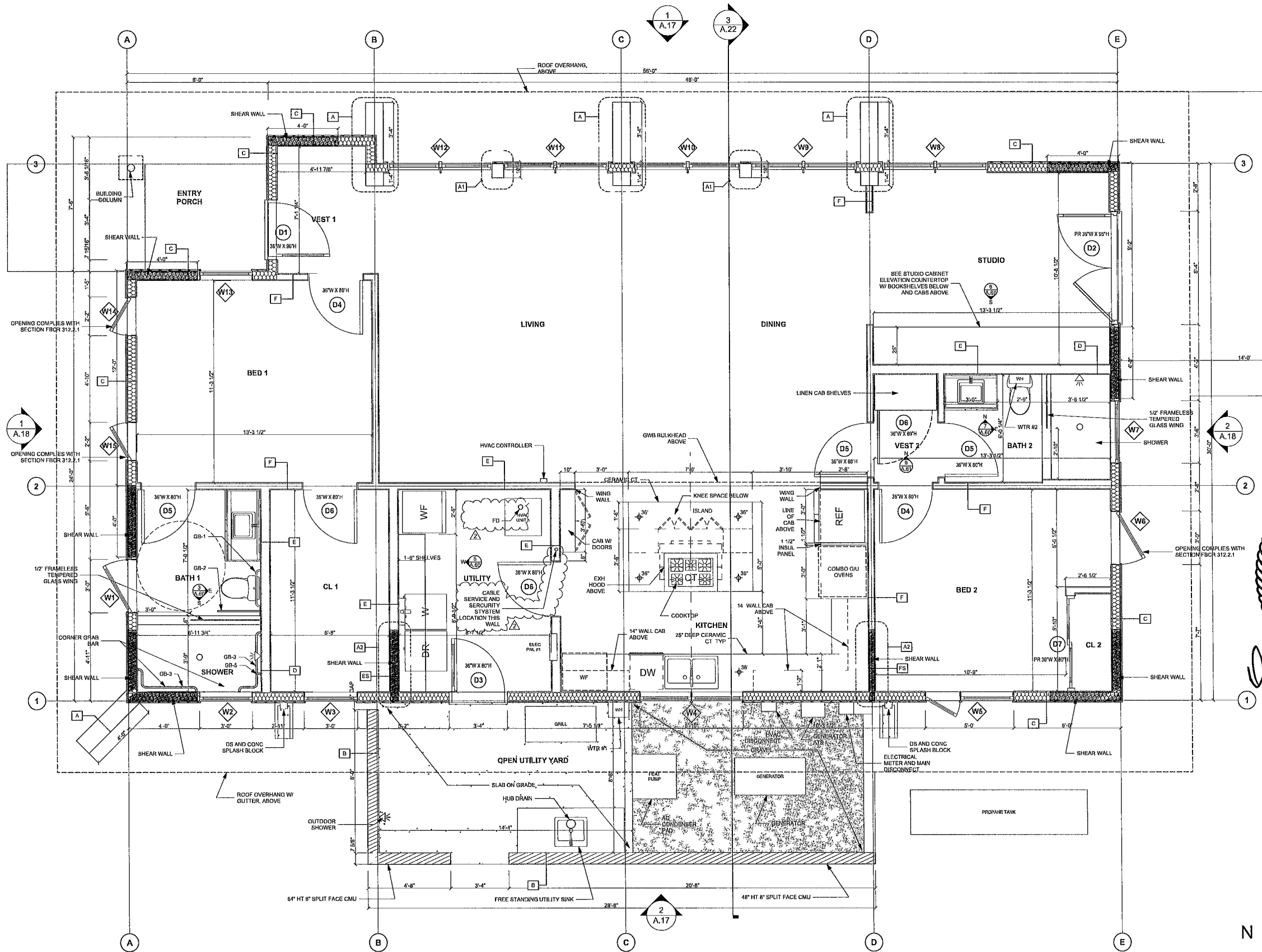
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SHEET TITLE

Floor Plan

A.13

SHEET 8 OF 30



First Floor Plan

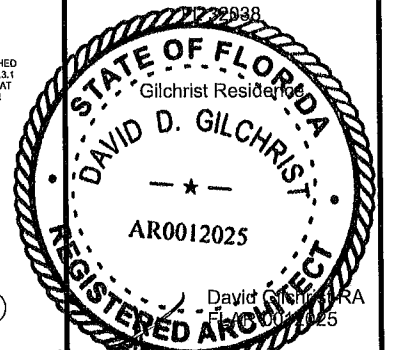
SCALE: 3/8" = 1'-0"

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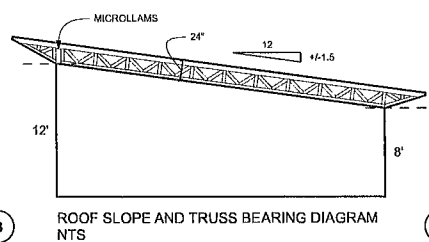


06/06/25

TABLE R803.2.3.1 ROOF SHEATHING ATTACHMENT^{a, b}

Rafter/Truss Spacing 24 in. o.c.	WIND SPEED											
	115 mph		120 mph		130 mph		140 mph		150 mph		160 mph	
	E	F	E	F	E	F	E	F	E	F	E	F
Rafter/Truss SG = 0.42	6	6	6	6	6	6	6	6	6	6	6	6
Rafter/Truss SG = 0.45	6	12	6	12	6	6	6	6	6	6	6	6
Rafter/Truss SG = 0.42	6	6	6	6	6	6	6	6	6	6	6	6
Rafter/Truss SG = 0.45	6	6	6	6	6	6	6	6	6	6	6	6
Rafter/Truss SG = 0.42	6	6	6	6	6	6	6	6	6	6	6	6
Rafter/Truss SG = 0.45	6	6	6	6	6	6	6	6	6	6	6	6

E = Nail spacing along panel edges (inches)
F = Nail spacing along intermediate supports in the panel field (inches)
a. For sheathing located a minimum of 4 feet from the perimeter edge of the roof, including 4 feet on each side of ridges and hips, nail spacing is permitted to be 6 inches on center along panel edges and 5 inches on center along intermediate supports in the panel field.
b. Where rafter/truss spacing is less than 24 inches on center or for specific gravities (SG) other than those shown, roof sheathing fastening is permitted to be in accordance with the AWC WFCM or the AWC NDS provided nail spacing does not exceed 6 inches on center along panel edges and 12 inches on center along intermediate supports in the panel field.



FRAMING CONNECTOR SCHEDULE revised 03/17/25 by Addendum No. 1

MARK	DESCRIPTION	SIMPSON CONNECTOR	GAUGE	BOLTS	UP/LIFT PSF	DOWN PSF	REMARKS (A)
HT	HURRICANE TIE	H10A	18		1,015		ALL EXTERIOR TRUSSES, FIELD BENT AT BLOCKING
TSP	TOP SILL PLATES TO STUDS	SP2	18		1,010		ALL EXTERIOR STUDS
HR	STRIP TO BOT SILL PLATE	HR	18		780		ALL EXTERIOR STUDS
SAB	SILL ANCHOR BOLT	STR2-62100MG	18	5/8"	7,615		INSTALLED POST-SLAB POUR FOR SHEAR WALLS
HD	HOLD-DOWN	H10US-S052.5	14	5/8"	4,340		
BS1	BEAM SADDLE	CC68	7	5/8"	5,545	37,815	SHIM TO BEARING ELEV AS NECESSARY
BS2	BEAM SADDLE	ECCL68	7	5/8"	5,545	37,815	W/OPTION NO STRAPS, INTERSECTING BEAMS @90 DEGREES (NOTE C)
BS3	BEAM SADDLE	ECC068	7	5/8"	5,545	37,815	STRAPS ROTATED TO BOLT TO 2X6 WALL TOP PLATES (3)
TH1	TRUSS HIP/JACK HANGER	MTHMQ-2-S053	12		905	1,413	
HGR1	FACE MT TRUSS HANGER	HTU26	16		1,075	2,015	ASSUMES 2 X 4 BOT CHORD BY TRUSS FABRICATOR
STR16	16' X 5' STRAP	PSPN5162	16				1,160 LB TENSION (NOTE G)
NS	NAIL STOPPER	NS	14				NOTE (7)
LS5	REINFORCING ANGLE	L550	18		450		TOP CHORD, TYPICAL ALL FOUR ROOF CORNERS
HGR2	FACE MT TRUSS HANGER DOUBLE	HTU26-2	16		1,305	2,550	

(A) ALL CONNECTORS SHALL BE CONCEALED BY FINISH CONSTRUCTION
(B) FOLLOW INSTALLATION MANUAL FOR DIFFERING CORNER AND NON-CORNER INSTALLATIONS
(C) SUPPLIER TO VERIFY MODEL TO MEET CONDITION AS DETAILED

FRAMING NOTES

- (1) RESERVED
- (2) SIDE BY SIDE CONNECTION AT DOUBLE TRUSS BY TRUSS FABRICATOR
- (3) WING WALLS PROVIDE LATERAL BRACING ONLY AND ARE NOT INTENDED AS VERTICAL BEARING FOR TRUSSES
- (4) FRAME WALLS TO ROOF DECK. BLOCK TOP PLATES BETWEEN TRUSS MEMBERS. CARRY WALL SHEATHING TO UNDERSIDE OF DECK
- (5) FIELD MEASURE AND TRIM PSL BEAM TO SEAT IN SADDLE, OR TRIM 2X TO SEAT BEAM
- (6) INSTALL INTERIOR FACE OF EXT STUD WALL AT LOCATION OF PLUMBING VENT BOTH TOP AND BOT PLATES
- (7) MULTIPLE LOCATIONS AS REQUIRED TO PROTECT PIPES AND ELECTRICAL WIRING



0 2' 4' 6'

Framing Plan

SCALE 3/8" = 1'-0"

Roof Framing and
Connections Schedule

A.14

SHEET 9 OF 30

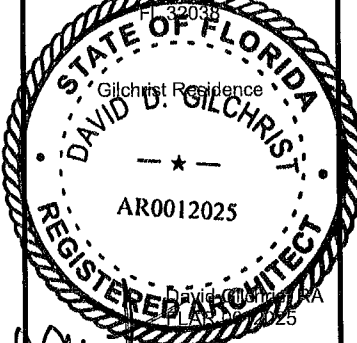
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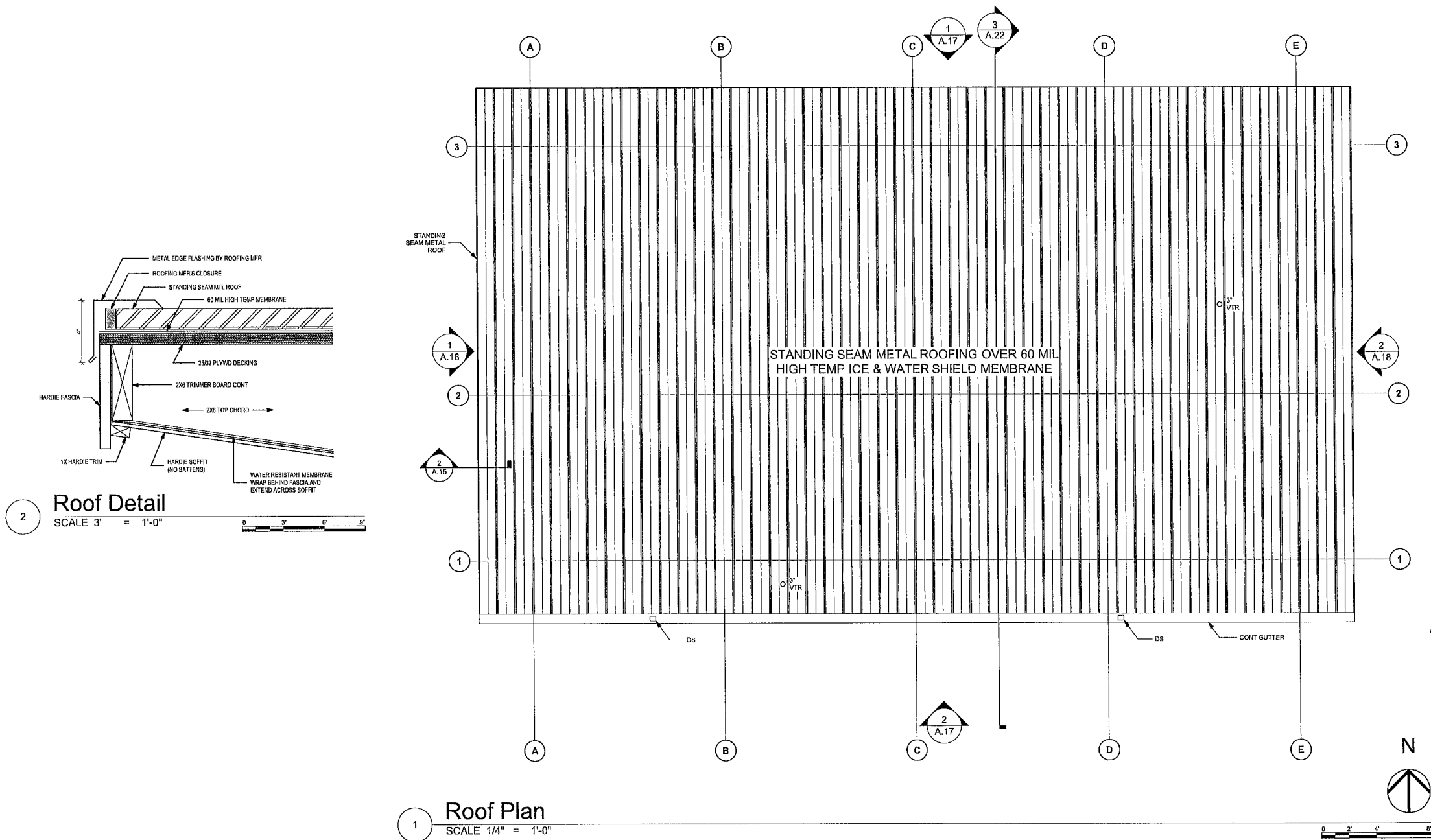
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SHEET TITLE

Roof Plan

A.15

SHEET 10 OF 30

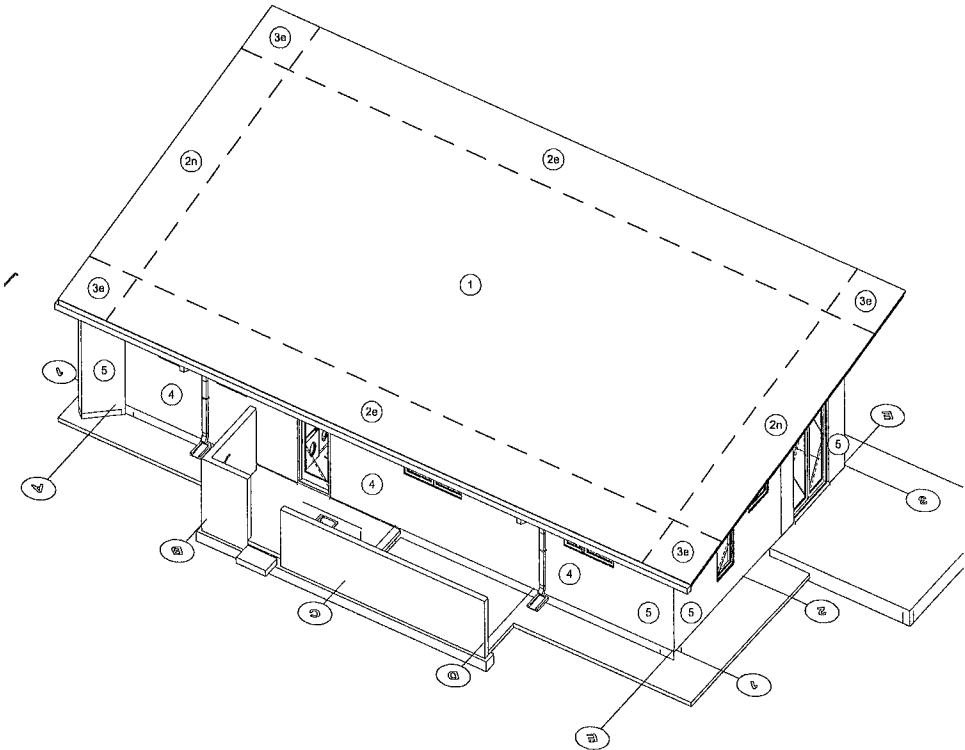


NOTE:
1) VTR LOCATIONS ARE APPROXIMATE EXACT LOCATION TO BE DETERMINED BY PLUMBER

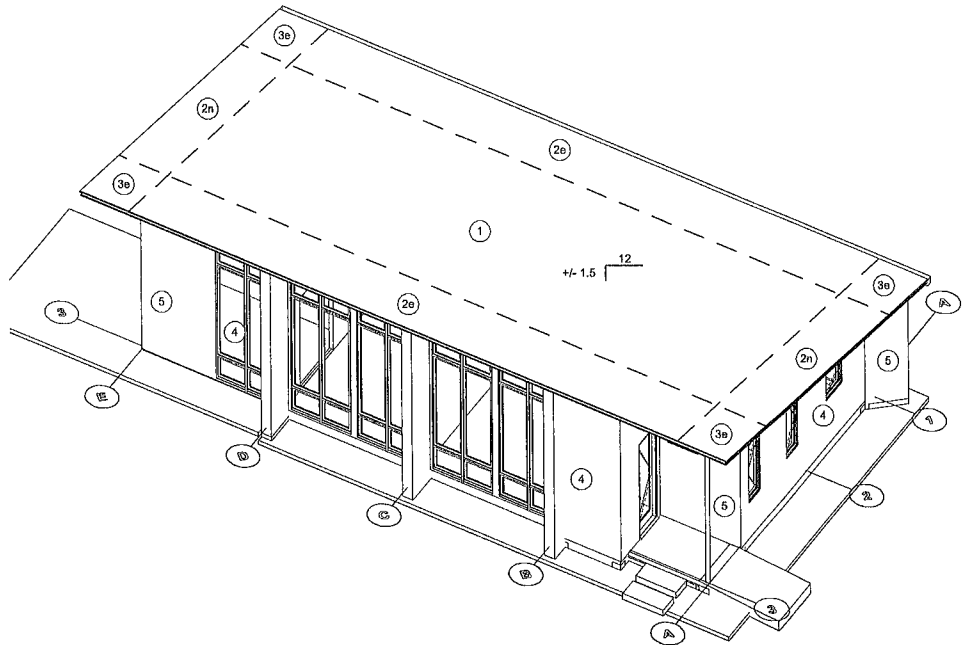
ASCE 7-10 Chapter 30: Wind Loads Components and Cladding (C&C) - Low Rise Building ≤ 60 feet												
Exposure =	B	Eave Height, he =	9.5	9.5	9.5	7.5	feet			z=30	Kz = 2.01(z/Zg)^(2/a)	
Roof =	Gable	Ridge Height, hr =	17.5	18.75	14.75	15.5	feet				Kz for C&C = 0.701	
V (mph) =	130	Roof Width =	44	26	28	22	feet	(normal to Building Ridge)			qz = 0.00256 Kz Kzt V^2	
Kd =	0.85	Building Lenth =	20	58	6	46	feet				qz for C&C = 25.8 psf	
Kzt =	1	Building Width =	32	24	20	20	feet					
a =	7	Roof Angle, Ø =	18.43	33.69	18.43	33.69	deg				p = qh(GCp - GCpi)	
Zg =	1200	h =	13.5	14.125	12.125	11.5	feet	rigid structure			G = 0.85	
Kzt =	0.701	a =	4				feet	enclosed			GCpi = ± 18	

Component and Cladding Loads for a Building with a Mean Roof Height of 30 feet Located in Exposure B (ASD) (psf), Vult = 130mph										
Effective Wind Area (ft2)										
		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	
		10		20		50		100		
Roof >7 to 20 degrees	1, 2e	13.6	33.7	11.7	33.7	10	20.6	10	10.5	
	2n, 2r, 3e	13.6	-49.2	11.7	-42.4	10	33.5	10	-26.7	
	3r	13.6	58.4	11.7	50.1	10	39	10	30.6	
Roof >27 to 45 degrees	1, 2e, 2r	16.7	30.6	14.8	26	12.4	19.8	10.5	15.1	
	2n, 3r	16.7	33.7	14.8	30.1	12.4	25.4	10.5	21.8	
	3e	16.7	-41.4	14.8	36.8	12.4	30.6	10.5	26	
Walls	4	18.2	19.8	17.4	19	16.3	17.9	15.5	17.1	
	5	18.2	24.4	17.4	22.8	16.3	20.6	15.5	19	

NOTES
30 2 2 Minimum Design Pressures are 16 psf (Ultimate) and 10 psf (Service)
30 2 3 Tributary Areas greater than 700 ft2 shall be permitted to be designed using the provisions for MWFRS Table 30 3 1 1 z shall not be taken less than 30



WL01 SE Windload Diagram
SCALE: 1/8" = 1'-0"



WL02 NW Windload Diagram
SCALE: 1/8" = 1'-0"

Hilda & David Gilchrist

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Wind Load Diagrams

A.16

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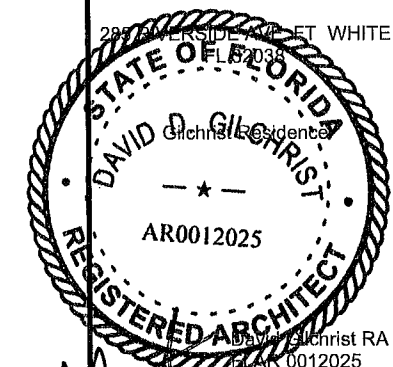
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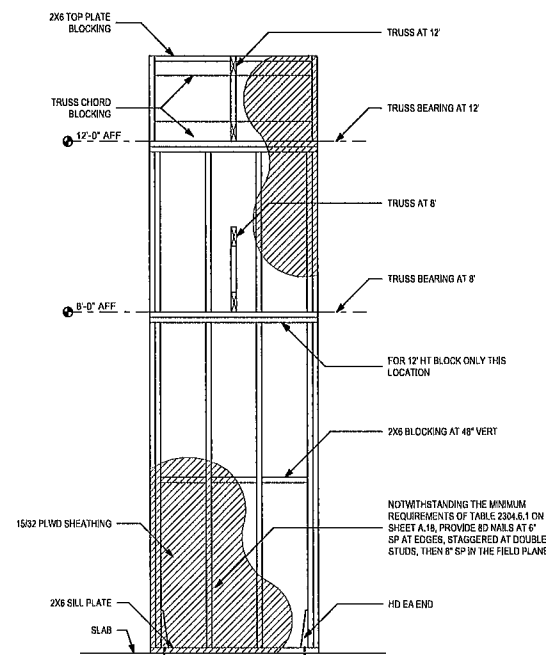
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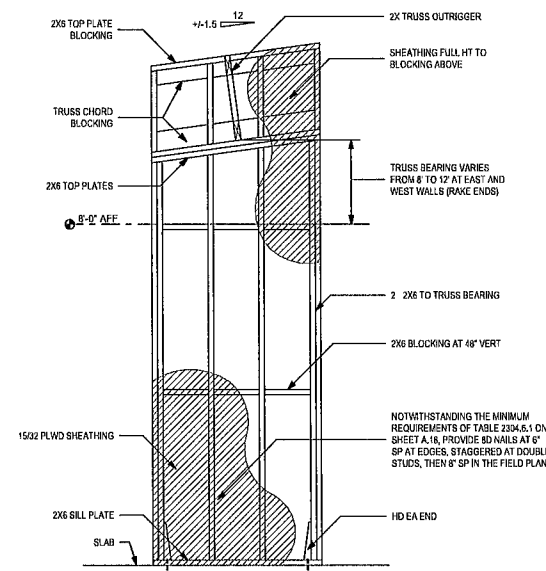
Shear Wall Elevations

A.17

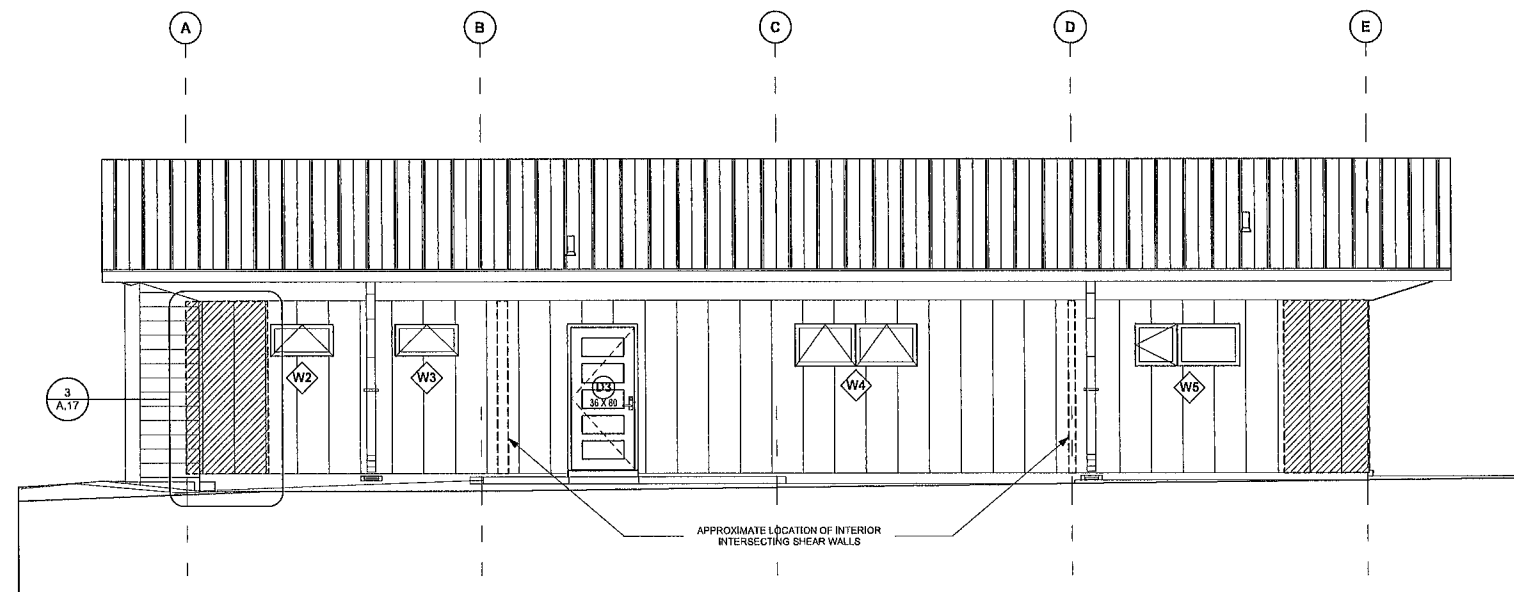
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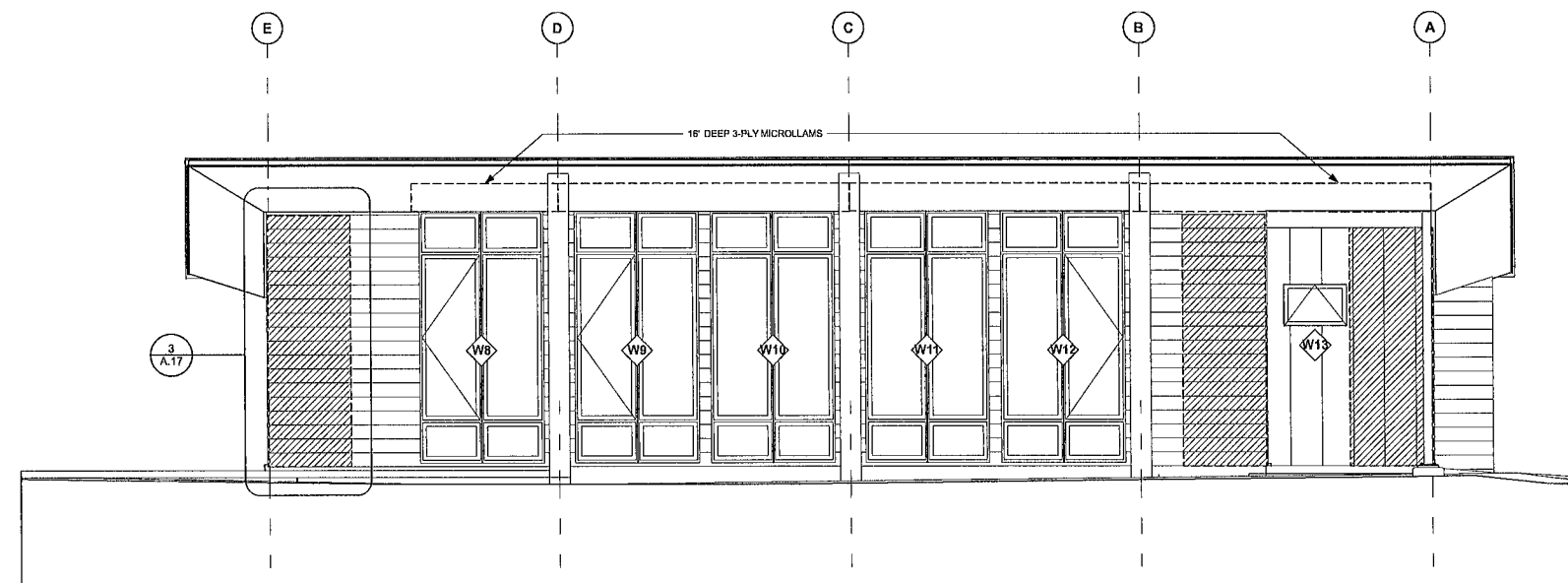
3 Shear Wall Diagram at 8' and 12' Bearing
SCALE 1/2" = 1'-0"
(TYPICAL FOR 5 LOCATIONS)



4 Shear Wall Diagram at Rake Ends
SCALE 1/2" = 1'-0"
(TYPICAL FOR 4 LOCATIONS)



2 Shear Wall Elevation - South
SCALE 1/4" = 1'-0"

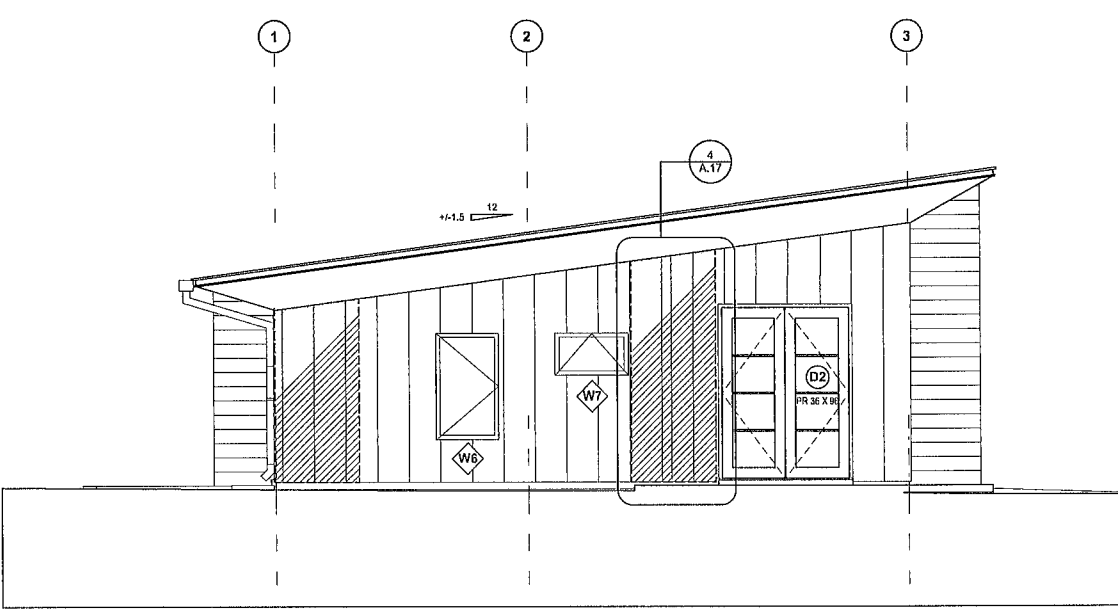


1 Shear Wall Elevation - North
SCALE 1/4" = 1'-0"

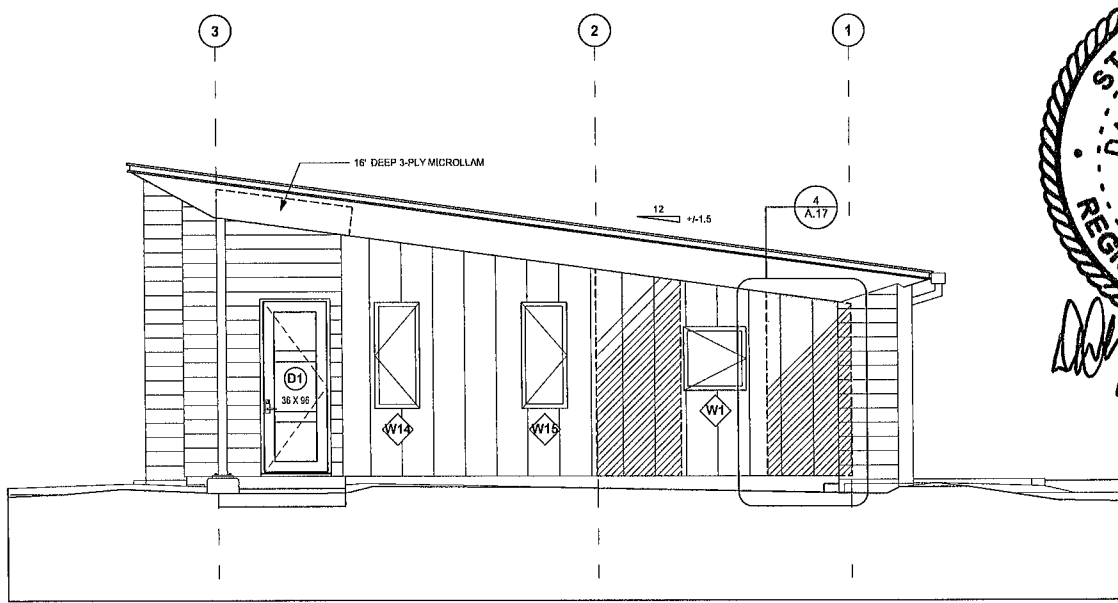
NOTE. SHEAR WALLS INDICATED BY PATTERN. EXTENSION TO DECK NOT SHOWN FOR CLARITY

TABLE 2304.6.1 MAXIMUM NOMINAL DESIGN WIND SPEED, V_{min} , PERMITTED FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES ^{a,c}									
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		MAXIMUM NOMINAL DESIGN WIND SPEED, V_{min} , ^d (MPH)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d common (2'-0" x 0-113")	4-5	24/0	3/8	16	6	12	140	90	85
		24/16	7/16	16	6	12	140	100	90
						6	150	125	110
8d common (2'-5" x 0-131")	1-75	24/16	7/16	16	6	12	130	140	105
				24	6	12	150	125	110
						6	140	90	85
						6	140	90	85

For SI, 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
1 a. Panel strength axis shall be parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
2 b. The table is based on wind pressures acting toward and away from building surfaces in accordance with Section 30.7 of ASCE 7. Lateral requirements shall be in accordance with Section 2305 or Section 2301.2.
3 c. Wood structural panels with span ratings of wall-16 or wall-24 shall be permitted as an alternative to panels with a 24/0 span rating. Plywood siding rated 16 on center or 24 on center shall be permitted as an alternative to panels with a 24/16 span rating. Wall-16 and plywood siding 16 on center shall be used with studs spaced a maximum of 16 inches on center.
4 d. V_{min} shall be determined in accordance with Section 1609.3.1.



2 Shear Wall Elevation - East
SCALE: 1/4" = 1'-0"



1 Shear Wall Elevation - West
SCALE: 1/4" = 1'-0"

NOTE: SHEAR WALLS INDICATED BY PATTERN. EXTENSION TO DECK NOT SHOWN FOR CLARITY.

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SHEET TITLE
Shear Wall Elevations

A.18
SHEET 13 OF 30

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
	Roof	
1 Blocking between ceiling-joists,-rafters or trusses to top plate or other framing below	4-8d box (2 1/2" x 0 113") or 3-8d common (2 1/2" x 0 131") or 3-10d box (3" x 0 128") or 3-3" x 0 131" nails, or 3-3" 14 gage staples 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate to rafter or truss	2-8d common (2 1/2" x 0 131") 2-3" x 0 131" nails 2-3 14 gage staples	Each end, toenail
Flat blocking to truss and web filler	2 16d common (3 1/2" x 0 162") 3-3" x 0 131" nails 3-3 14 gage staples	End nail
	16d common (3 1/2" x 0 162") @ 6' o.c. 3" x 0 131" nails @ 6' o.c. 3" x 14 gage staples @ 6' o.c.	Face nail
2-Ceiling-joists-to-top-plate	4-8d box (2 1/2" x 0 113") or 3-8d common (2 1/2" x 0 131") or 3-10d box (3" x 0 128") or 3-3" x 0 131" nails or 3-3" 14 gage staples 7/16" crown	Each joist, toenail
3-Ceiling-joint-not-attached-to-parallel-rafter,-lap-over-partitions-(no thrust)-(see-Section-2304.2)	3-16d common (3 1/2" x 0 162") or 4-10d box (3" x 0 128") or 4-3" x 0 131" nails or 4-3" 14 gage staples 7/16" crown	Face nail
4-Ceiling-joint-attached-to-parallel-rafter-(heel-joint)-(see-Section-2304.2)	Per Section 2304.2	Face nail
5-Collar-tie-to-rafter	3-10d common (3" x 0 148") or 4-10d box (3" x 0 128") or 4-3" x 0 131" nails or 4-3" 14 gage staples 7/16" crown	Face nail
6 Rafter or roof truss to top plate (See Section 2301.2)	3-10 common (3" x 0 148") or 3-16d box (3 1/2" x 0 135") or 4-10d box (3" x 0 128") or 4-3" x 0 131" nails or 4-3" 14 gage staples 7/16" crown	2 toenails on one side and 1 toenail opposite side of rafter or truss
7-Roof-rafters-to-ridge-valley-or-hip rafters, or-roof-rafter-to-2-inch-ridge-beam	2-16d common (3 1/2" x 0 162") or 3-16d box (3 1/2" x 0 135") or 3-10d box (3" x 0 128") or 3-3" x 0 131" nails or 3-3" 14 gage staples 7/16" crown, or 3-10d common (3" x 0 148") or 4-10d box (3 1/2" x 0 135") or 4-10d box (3" x 0 128") or 4-3" x 0 131" nails or 4-3" 14 gage staples 7/16" crown	End nail Toenail
	Wall	
8. Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0 162")	24" o.c. face nail
	10d box (3" x 0 128") or 3" x 0 131" nails or 3-3" 14 gage staples 7/16" crown	16" o.c. face nail
9 Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" x 0 162")	16" o.c. face nail
	16d box (3 1/2" x 0 135") or 3" x 0 131" nails or 3-3" 14 gage staples 7/16" crown	12" o.c. face nail
	16d common (3 1/2" x 0 162")	16" o.c. each edge face nail
10. Built-up header (2" to 2" header)	16d box (3 1/2" x 0 135")	12" o.c. each edge face nail
11 Continuous header to stud	4-8d common (2 1/2" x 0 131") or 4-10d box (3" x 0 128") or 5-8d box (2 1/2" x 0 113")	Toenail
	16d common (3 1/2" x 0 162")	16" o.c. face nail
12 Top plate to top plate	10d box (3" x 0 128") 3" x 0 131" nails, or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13 Top plate to top plate at end joints	8-16d common (3 1/2" x 0 162") or 12-16d box (3 1/2" x 0 135") or 12 10d box (3" x 0 128") or 12-3" x 0 131" nails or 12-3" 14 gage staples 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14-Bottom-plate-to-joist,-rim-joist,-band joist or blocking (not at braced wall panels)	4-8d common (2 1/2" x 0 131")	16" o.c. face nail
	16d box (3 1/2" x 0 135") or 3" x 0 131" nails or 3-3" 14 gage staples 7/16" crown	12" o.c. face nail
15-Bottom-plate-to-joist,-rim-joist,-band joist or blocking at braced wall panels	2-16d common (3 1/2" x 0 162") or 3-16d box (3 1/2" x 0 135") or 4-3" x 0 131" nails or 4-3" 14 gage staples 7/16" crown	16" o.c. face nail
	3-16d box (3 1/2" x 0 135") or 4-8d common (2 1/2" x 0 131") or 4-10d box (3" x 0 128") or 4-3" x 0 131" nails or 4-8d box (2 1/2" x 0 113") or 4-3" 14 gage staples, 7/16" crown	Toenail
16. Stud to top or bottom plate	2-16d common (3 1/2" x 0 162") or 3-16d box (3 1/2" x 0 135") or 3-10d box (3" x 0 128") or 3-3" x 0 131" nails or 3-3" 14 gage staples 7/16" crown	End nail

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Gilchrist Residence

AR0012025

David Gilchrist RA
FLAR 0012025

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SHEET TITLE

Fastening Schedule

A.19

SHEET 14 OF 30

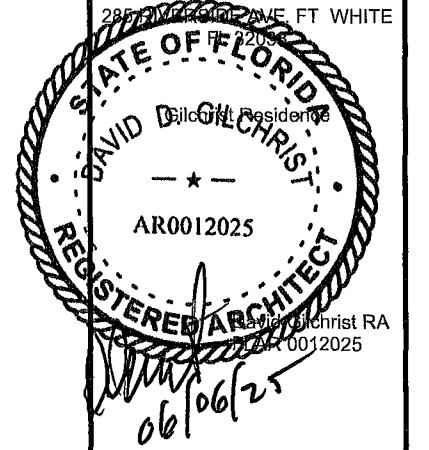
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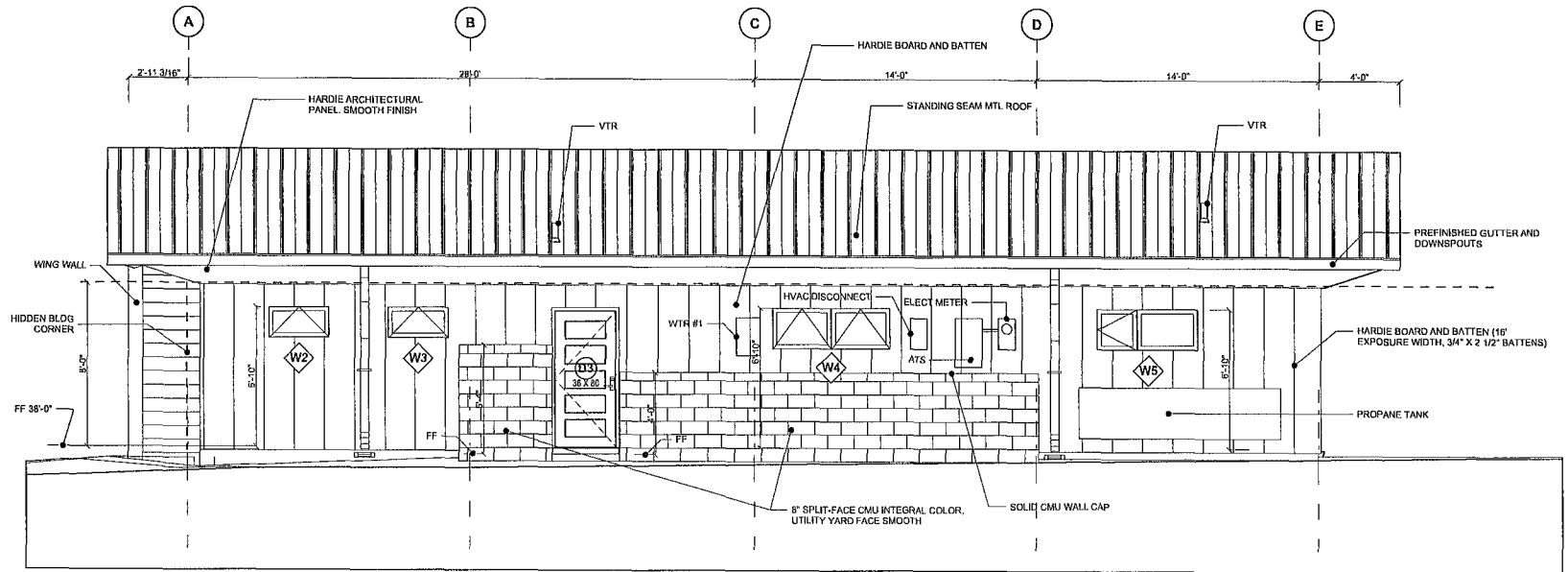
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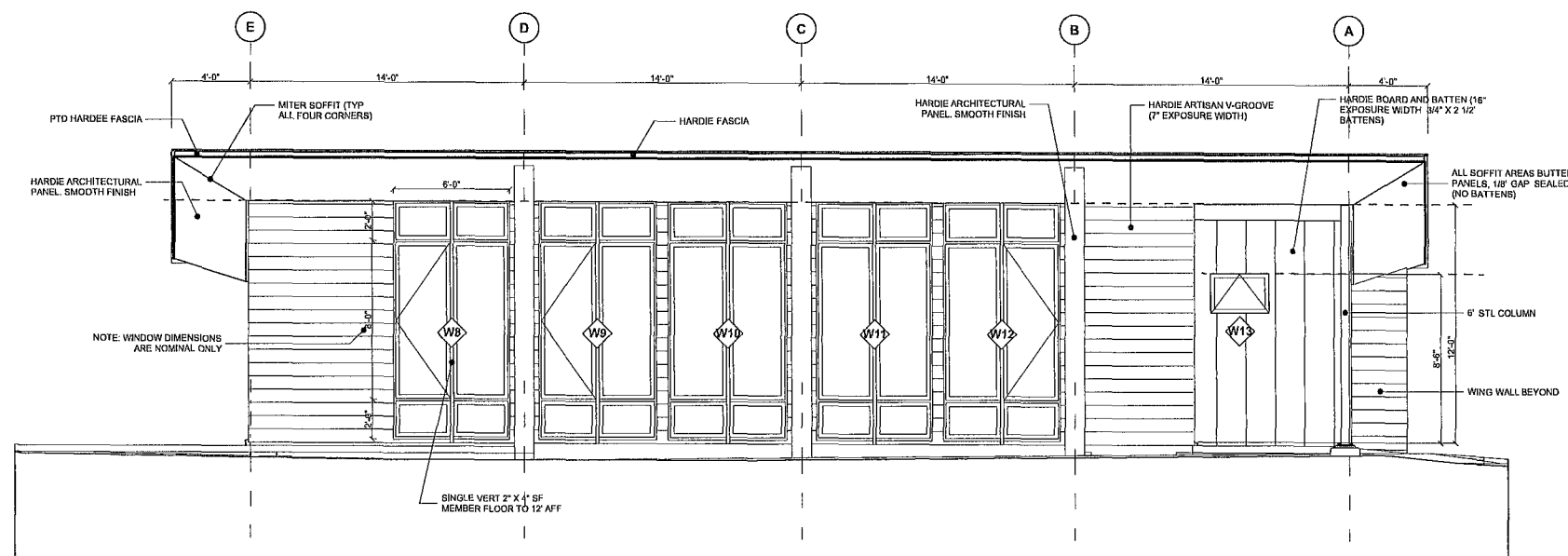
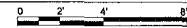
Exterior Elevations

A.21

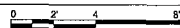
SHEET 15 OF 30



2 South Elevation
SCALE 1/4" = 1'-0"



1 North Elevation
SCALE 1/4" = 1'-0"



NOTE: WINDOW OPNG DIMENSIONS ARE NOMINAL

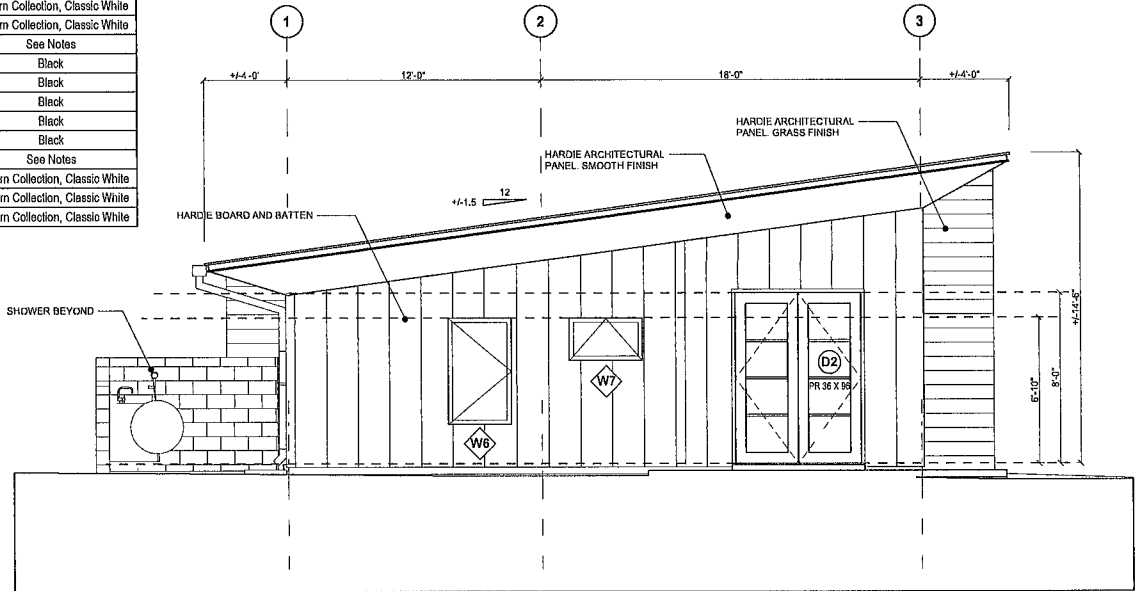
WINDOW AND EXTERIOR DOOR SCHEDULE rev 01-31-25

ELEV	MARK	PELLA	LOCATION	ROUGH OPENING	NOMINAL SIZE	PELLA MODEL	DESCRIPTION	GLASS	TREATMENT	COLOR	EXTERIOR	INTERIOR	HARDWARE
W1	10		Bath 1	35 1/2" X 35 1/2"	3' X 3'	Lifestyle	Casement Right w/ HGP	(1)	Y	White	Satin Steel PR995	Classic White PR7836	Modern Collection, Classic White
W2	15		Bath 1 Shower	35 1/2" X 17 1/2"	3' X 1 6"	Impervia	Awning, Vent, Fiberglass, Obscure Glass	(2)	Full Screen	White	Satin Steel PR995	Classic White PR7836	Modern Collection, Classic White
W3	20		CL 1	35 1/2" X 17 1/2"	3' X 1 6"	Lifestyle	Awning, Vent w/ HGP	(3)	Full Screen	White	Satin Steel PR995	Classic White PR7836	Modern Collection, Classic White
D3	25		Utility	38 3/8" X 82"	3' 2" X 6' 10"	Reserve Contemporary	Inswinging Left Hand, 3 Lite	(4)	N		Satin Steel PR995	Matte Black	See Notes
W4	30		Kitchen	70 1/2" X 23 1/2"	5' 10" X 2' 0"	Lifestyle	2-Wide Casement w/ HGP	(1)	Y	White	Satin Steel PR995	Classic White PR7836	Modern Collection, Classic White
W5	35		Bed 2	60 1/2" X 25 1/2"	5' X 2' 1"	Lifestyle	Casement Left, Sash Set w/ HGP	(3)	Y	White	Satin Steel PR995	Classic White PR7836	Modern Collection, Classic White
W6	45		Bed 2	35 1/2" X 59 1/2"	3' X 5'	Lifestyle	Casement Right w/ HGP Egress	(1)	Y	White	Satin Steel PR995	Classic White PR7836	Modern Collection, Classic White
W7	50		Bath 2 Shower	42" X 24"	3' 6" X 2'	Impervia	Awning, Vent, Fiberglass, Obscure Glass	(2)	Full Screen	White	Satin Steel PR995	Classic White PR7836	Modern Collection, Classic White
D2	55		Studio	75 1/2" X 96"	PR 3' 2" X 8'	Reserve Contemporary	Inswinging Active Right Hand/Inactive Left Hand	(4)	N		Satin Steel PR995	Matte Black	See Notes
W8	61		Studio	71 1/4" X 142 3/4"	6' X 12'	Reserve Contemporary	2-Wide Sash Set, Casement-Sash Set, 2-Wide Sash Set	(5)	N		Satin Steel PR995	Black	Black
W9	62		Dining	71 1/4" X 142 3/4"	6' X 12'	Reserve Contemporary	2-Wide Sash Set, Casement-Sash Set, 2-Wide Sash Set	(5)	N		Satin Steel PR995	Black	Black
W10	63		Dining	71 1/4" X 142 3/4"	6' X 12'	Reserve Contemporary	2-Wide Sash Set, 2-Wide Sash Set, 2-Wide Sash Set	(5)	N		Satin Steel PR995	Black	Black
W11	64		Living	71 1/4" X 142 3/4"	6' X 12'	Reserve Contemporary	2-Wide Sash Set, 2-Wide Sash Set, 2-Wide Sash Set	(5)	N		Satin Steel PR995	Black	Black
W12	65		Living	71 1/4" X 142 3/4"	6' X 12'	Reserve Contemporary	2-Wide Sash Set, Casement-Sash Set, 2-Wide Sash Set	(5)	N		Satin Steel PR995	Black	Black
D1	67		Vest 1	38 3/8" X 96"	3' 2" X 8'	Reserve Contemporary	Inswinging Right Hand, Obscure Glass, 5 Lite	(4)	N		Satin Steel PR995	Matte Black	See Notes
W13	70		Bed 1	35 1/2" X 23 1/2"	3' X 2'	Lifestyle	Awning, Vent w/ HGP	(3)	Full Screen	White	Satin Steel PR995	Classic White PR7836	Modern Collection, Classic White
W14	75		Bed 1	25 1/2" X 59 1/2"	2' 2" X 5'	Lifestyle	Casement Right w/ HGP	(1)	Y	White	Satin Steel PR995	Classic White PR7836	Modern Collection, Classic White
W15	80		Bed 1	25 1/2" X 59 1/2"	2' 2" X 5'	Lifestyle	Casement Left w/ HGP	(1)	Y	White	Satin Steel PR995	Classic White PR7836	Modern Collection, Classic White

- (1) Glass: Insulated Dual Tempered Low-E SunDefense, Argon, U Factor 0.24, SHGC 0.20, VLT 0.45, Performance Class CW PG 50
(2) Glass: Insulated Dual Tempered Low-E SunDefense, Argon, U Factor 0.28, SHGC 0.20, VLT 0.45, Performance Class CW PG 50
(3) Glass: Insulated Dual Tempered Low-E SunDefense, Argon, U Factor 0.23, SHGC 0.17, VLT 0.39, Performance Class CW PG 50
(4) Glass: Insulated Dual Tempered Low-E SunDefense, Argon, U Factor 0.27, SHGC 0.16, VLT 0.36, Performance Class CW PG 70
(5) Glass: Insulated Dual Tempered Low-E SunDefense, Argon, U Factor 0.27, SHGC 0.23, VLT 0.53, Performance Class CW PG 50

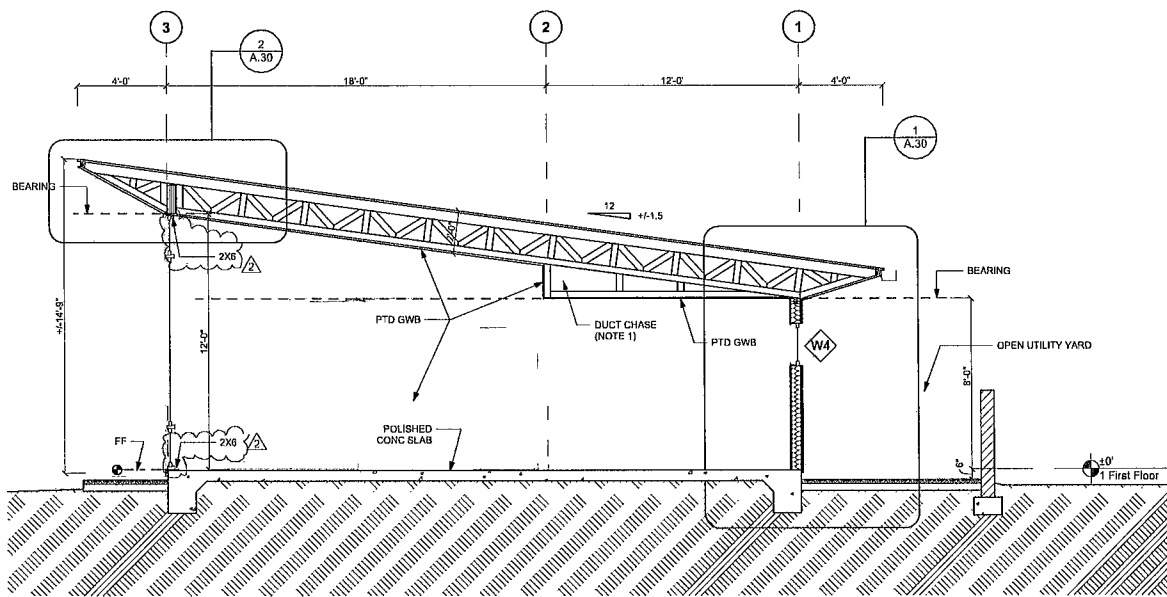
Door Hardware Notes

- D1 Seattle Multipoint Lock, Exterior Satin Nickel, Interior Black
D2 Splore Hinged Door Handle, Exterior Satin Nickel, Interior Black
D3 Splore Hinged Door Handle, Exterior Satin Nickel, Interior Black



East Elevation

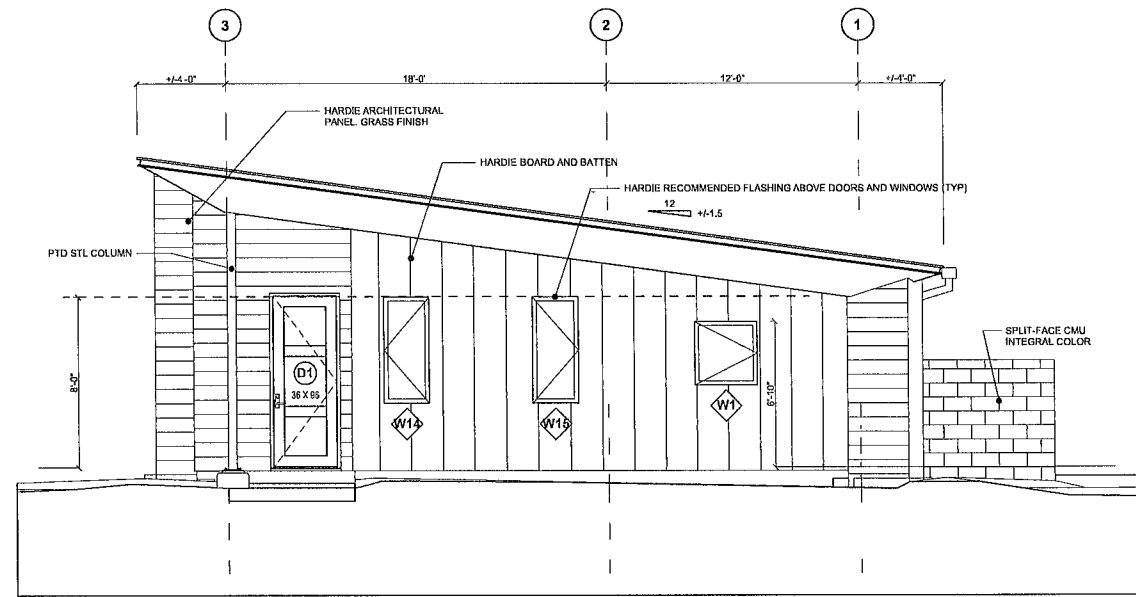
SCALE 1/4" = 1'-0"



Cross Section

SCALE 1/4" = 1'-0"

NOTE 1) TO PROVIDE MAX SPACE FOR DUCT 2X FRAMING MAY BE FRAMED FLAT. VERIFY WITH HVAC CONTRACTOR.



West Elevation

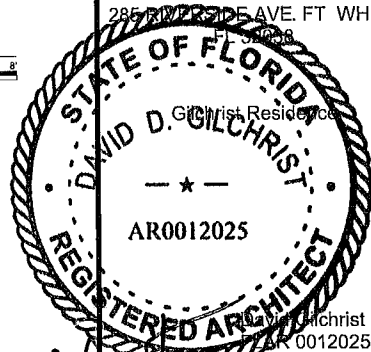
SCALE 1/4" = 1'-0"

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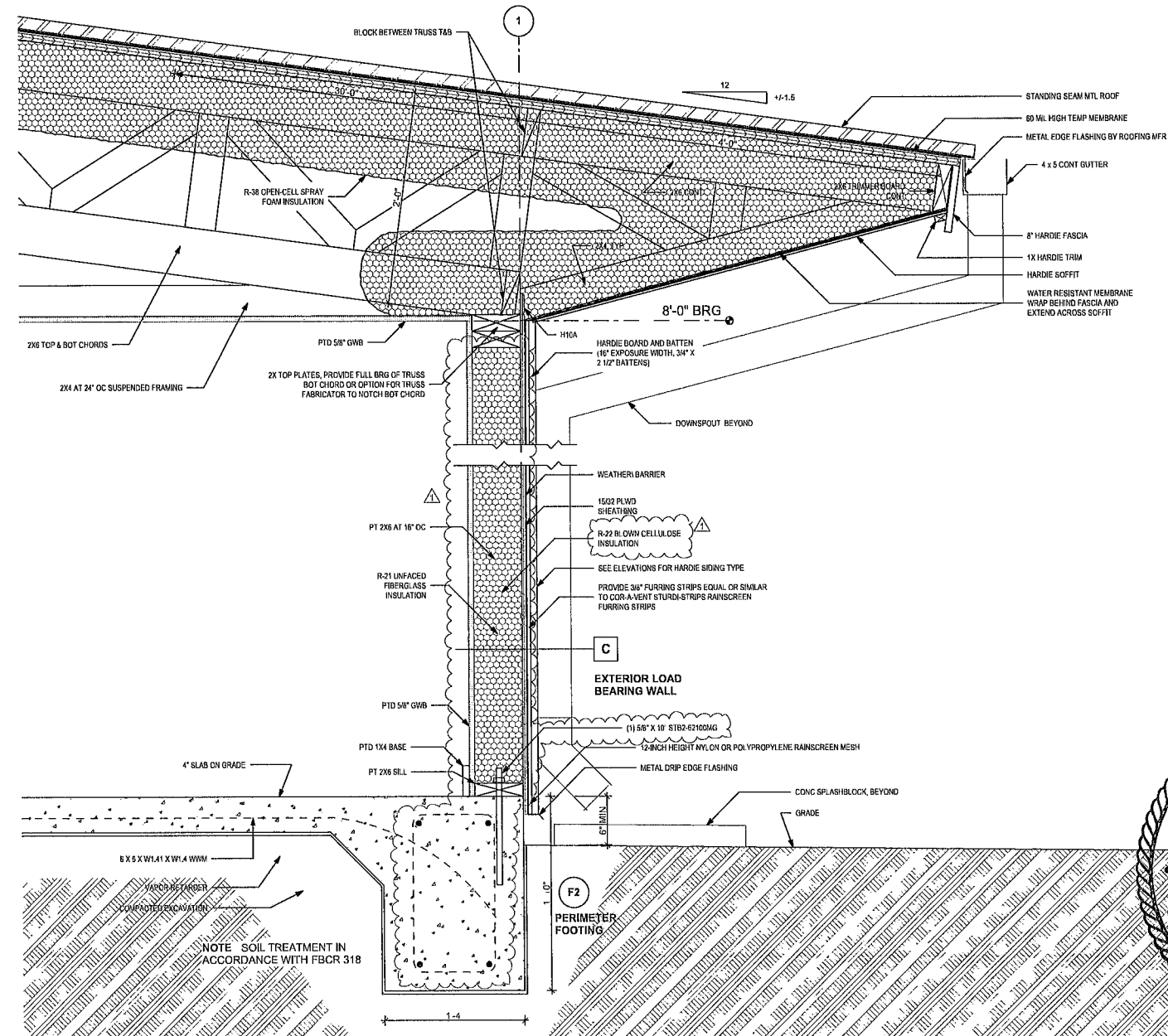
Exterior Elevations

A.22

SHEET 16 OF 30

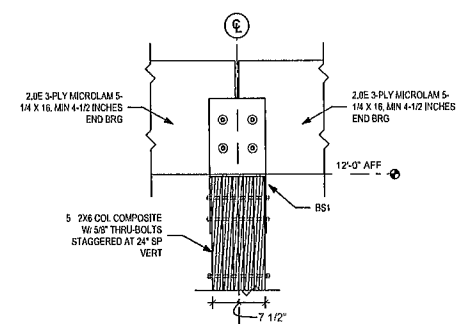
Openings other than Microlam members

Spans	Qty	Size	Jacks
6'	3	2x8	2
4	2	2x8	2
2	2	2x6	1



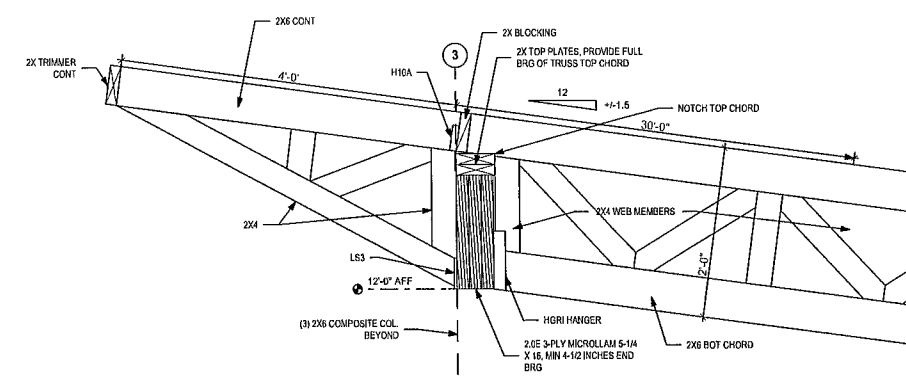
South Load Brg Wall Section

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



Microlam Beam at Built-Up Composite Column

SCALE. 1" = 1'-0"



Cantilever Roof Truss at North Bearing

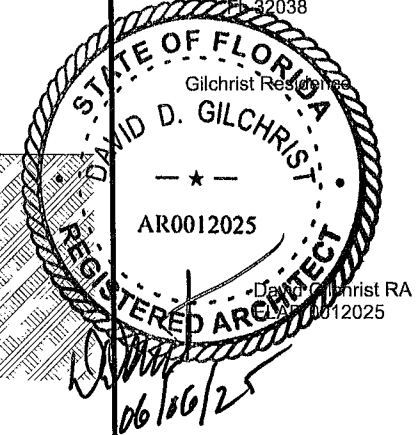
SCALE 1" = 1'-0"

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SHEET TITLE

Wall Section and Details

A.30

SHEET 17 OF 30

DOOR SCHEDULE rev 01-31-25

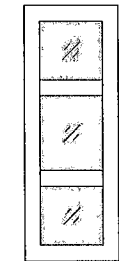
Mark	Location	Construction	Size	Thickness	Panel	Finish	Hardware Set	Hardware Color	Remarks
D1	Exterior	Clad	36x96	1-3/4	Glass	Fcty	by Pella		Textured Obscure, Low-e
D2	Exterior	Clad	Pr 36x96	1-3/4	Glass	Fcty	by Pella		Low-e
D3	Exterior	Clad	36x80	1-3/4	Glass	Fcty	by Pella		Low-e
D4	Interior	Wood	36x80	1-3/8	3-Panel	Primed	H1	Satin Nickel	
D5	Interior	Wood	36x80	1-3/8	3-Lite	Primed	H1	Satin Nickel	Frosted Glass
D6	Interior	Wood	36x80	1-3/8	Louver/Louver	Primed	H2	Satin Nickel	
D7	Interior	Wood	Pr 30x80	1-3/8	Louver/Louver	Primed	H3	Satin Nickel	Bipassing

NOTES

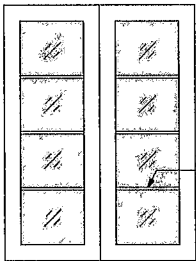
1 All Interior Doors shall hav 3/4" undercut for return air circulation

INTERIOR DOOR HARDWARE SCHEDULE revised

D4 and D5 – Bedrooms Bathrooms and Vest 2 Door Wood Panel				
3	EA HINGE	BY PREHUNG		US26D
1	ARMSTRONG LEVER LOCKSET	CL3820	CORB-RUSS	US26D
1	DEADLOCK (except Bath 1 and Bath 2)	B60625	SCHALGE	US26D
1	DOOR STOP	63F619E	IVES	US26D
D5-Closets and Utility Room:				
3	EA HINGE	BY PREHUNG		US26D
1	ARMSTRONG LEVER PASSAGE	CL3810	CORB-RUSS	US26D
1	DEADLOCK	B60625	SCHALGE	US26D
D6 – Closet Bi-Passing				
1	COMPLETE TRACK & ROLLER SET	N343-079	NATIONAL	ZINC



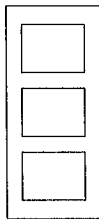
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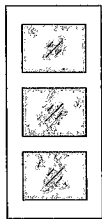
D2 - 1 LITE



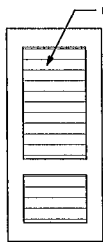
D3 - 1 X 5
3-1/2" SDL



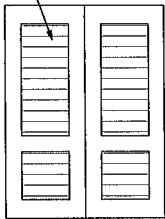
D4



D5



D6



D7

Door Elevations

SCALE 3/8" = 1'-0"



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SHEET TITLE

Door Elevations,
Schedules and Notes

A.40

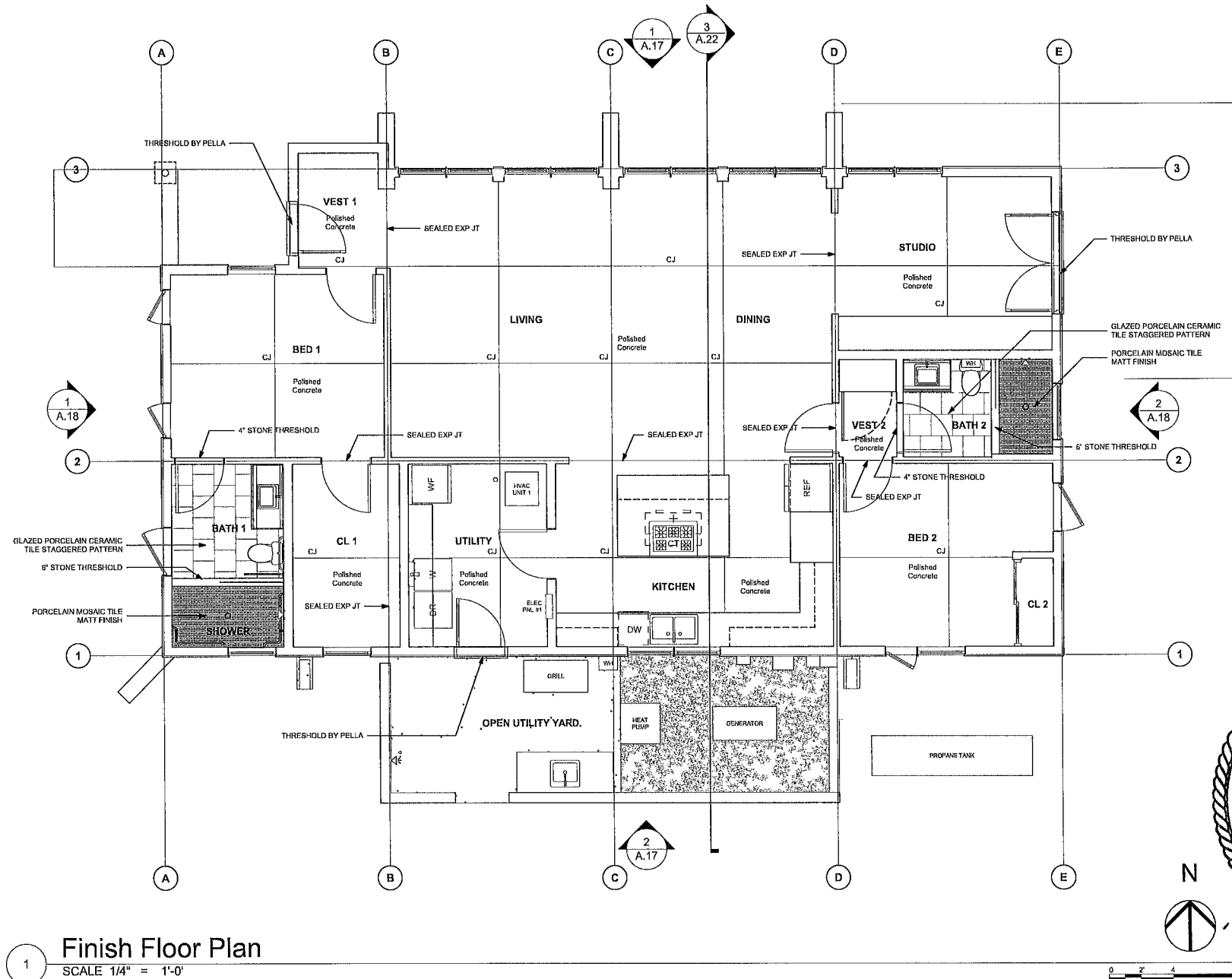
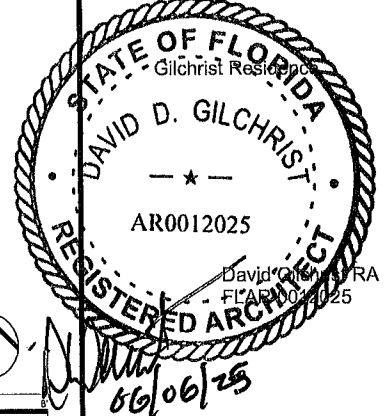
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1 Finish Floor Plan
SCALE 1/4" = 1'-0"

INTERIOR ROOM FINISH NOTES

Floors except bathrooms and showers Polished Concrete
Base at Polished Concrete 1 x 6 Wood
Door Casing: 1 x 4 Wood
Window Sills: None
Window Casing: None GWB returns all around

Bathroom Floors Porcelain Tile, polished large format
Base at Bathroom Floors 3" height, bullnose same as floor tile
Thresholds Stone white, 6" wide

Shower Floor Porcelain mosaic, matte
Shower Walls Same as bathroom floors

See Painting Specification for painted wall and ceiling finishes

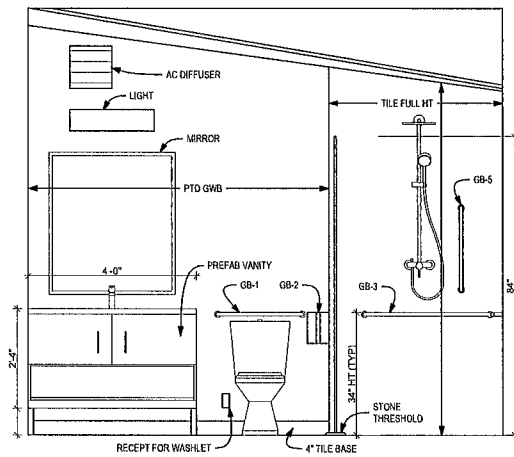
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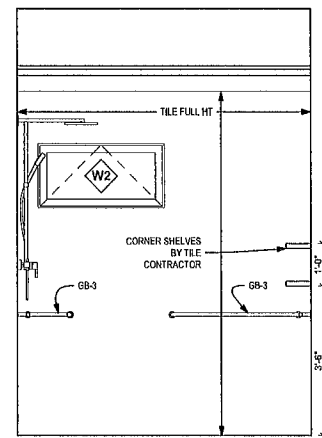
Finish Floor Plan and
Room Finish Notes

A.50

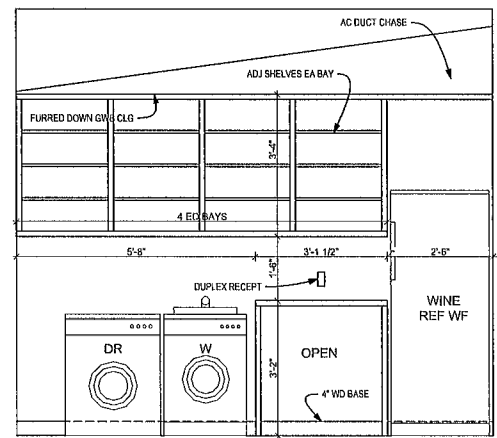
SHEET 19 OF 30



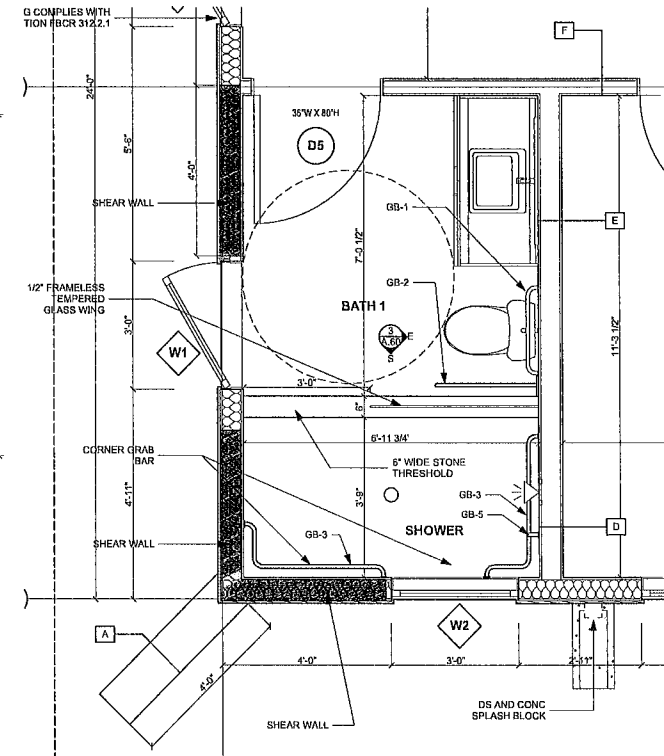
3 Bath 1 East
SCALE 1/2" = 1'-0"



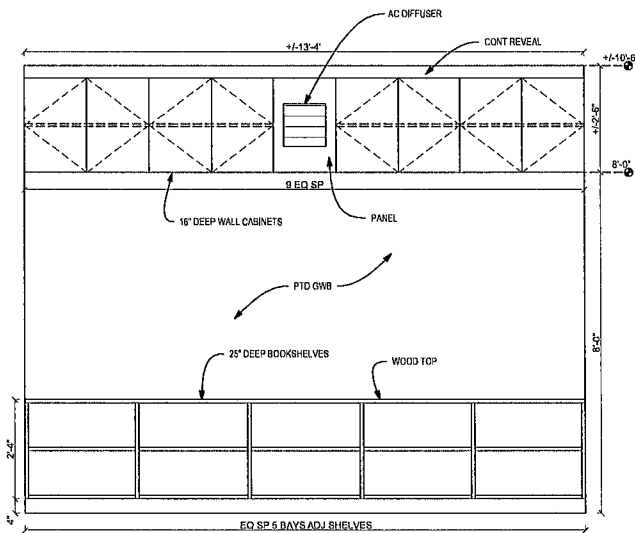
4 Bath 1 Shower South
SCALE 1/2" = 1'-0"



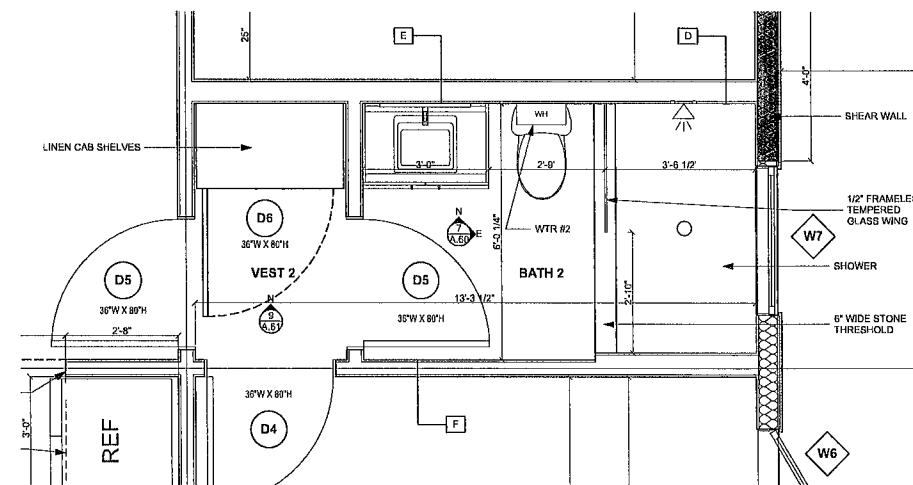
5 Utility West
SCALE 1/2" = 1'-0"



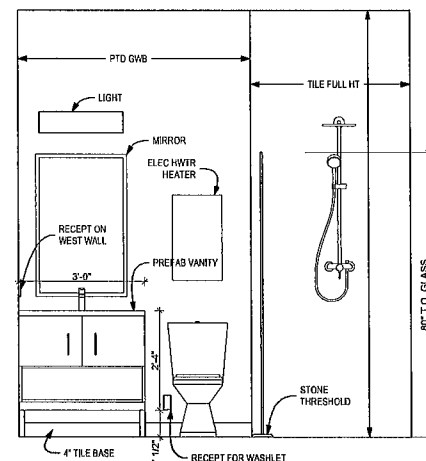
1 Bath 1 - Enlarged Plan
SCALE 1/2" = 1'-0"



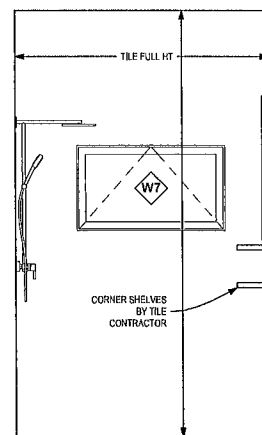
6 Studio South
SCALE 1/2" = 1'-0"



2 Bath 2 - Enlarged Plan
SCALE 1/2" = 1'-0"



7 Bath 2 North
SCALE 1/2" = 1'-0"



8 Bath 2 Shower East
SCALE 1/2" = 1'-0"

GRAB BAR SCHEDULE

Mark	Function	WxL	Dia	Mounting	BOD (1)	Model	Texture	Finish
GB-1	Toilet	30	1 1/2"	Wall Horz	Bobrick	6806x30	Smooth	Satin SS
GB-2	Toilet	30"	1 1/4"	Wall Swing-Up	Bobrick	B-4998 99	Peened Grip	Satin SS
GB-3	Shower 'L'	24" x 36"	1-1/2"	Wall Horz	Bobrick	B-68616 99	Peened Grip	Satin SS
GB-4	(RESERVED)							
GB-5	Shower	24"	1-1/2"	Wall Vertical	Bobrick	6806 99x24	Peened Grip	Satin SS

- (1) Basis of Design (BOD) provided Preference for same manufacturer on all bars
(2) Provide Blocking at Grab Bar Locations.

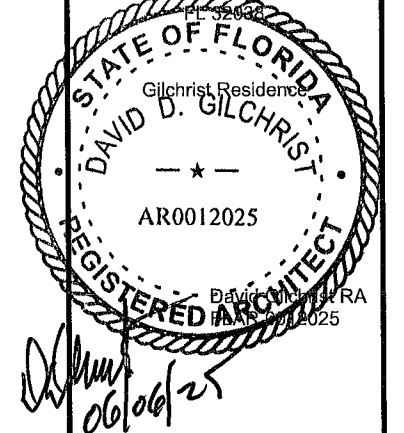
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SHEET TITLE

Interior Elevations and Enlarged Plans

A.60

SHEET 20 OF 30

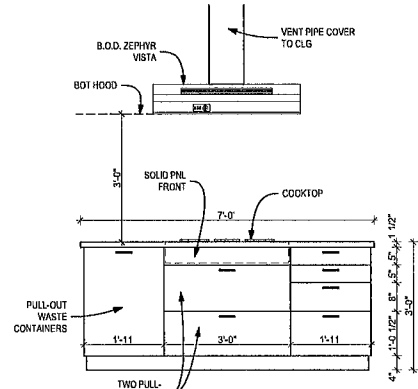
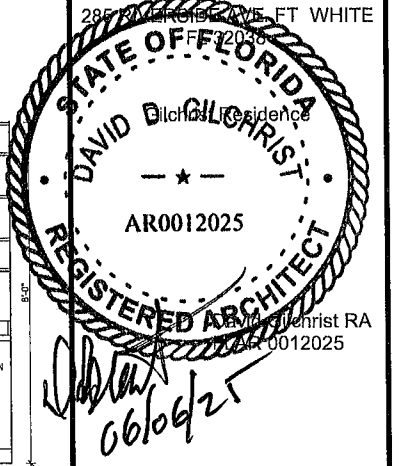
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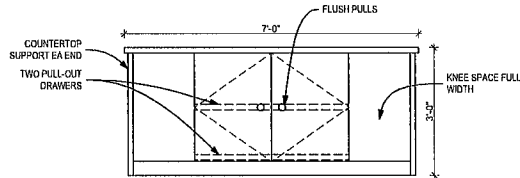
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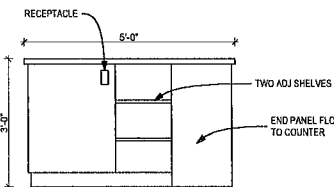
Island South

SCALE 1/2" = 1'-0"



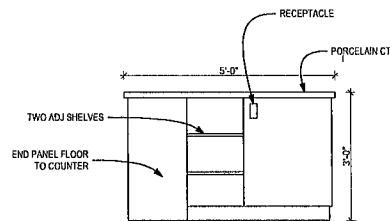
Island North

SCALE 1/2" = 1'-0"



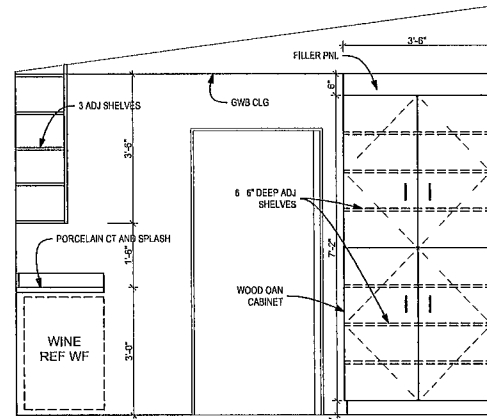
Island West

SCALE 1/2" = 1'-0"



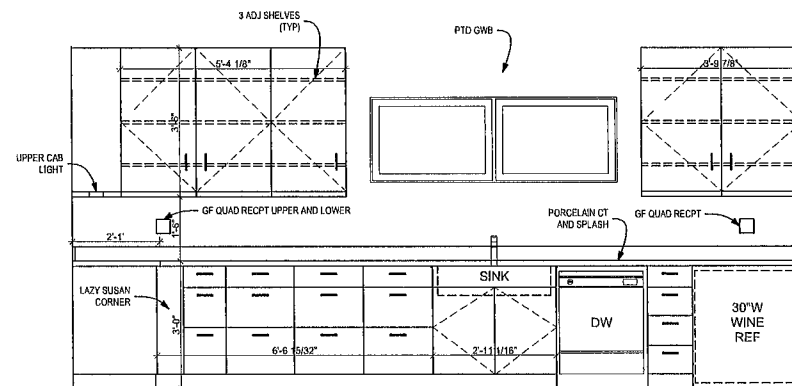
Island East

SCALE 1/2" = 1'-0"



Kitchen West

SCALE 1/2" = 1'-0"

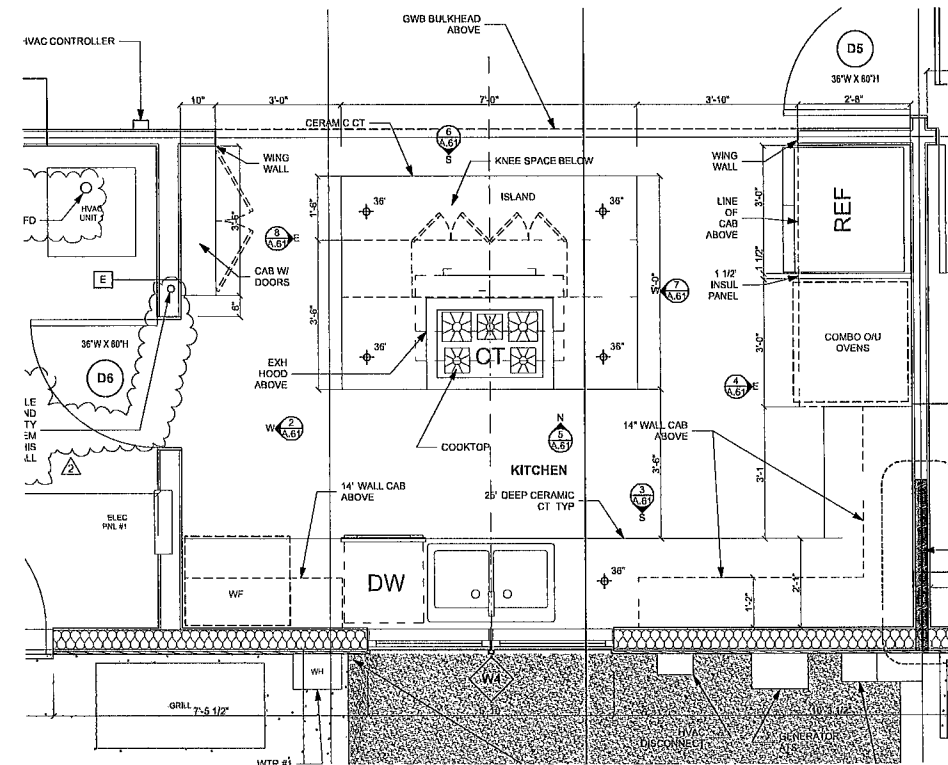


Kitchen South

SCALE 1/2" = 1'-0"

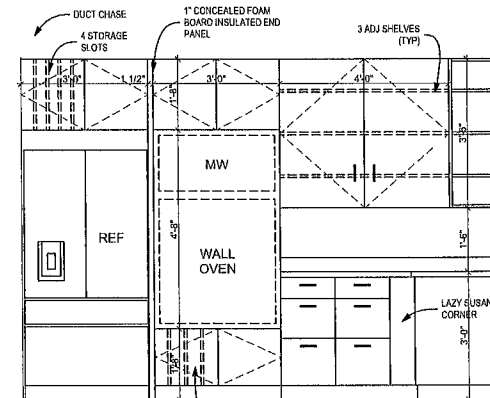
Cabinet Wood Construction

- 1 Grade AWI Custom Maple
- 2 Style Flush Overlay
- 3 Finish Catalyzed Urethane semi-gloss Clear
- 4 Doors, Drawer fronts and Front Cabinet shall be maple wood
 - a Gently rounded 3/4 inch solid wood face frames
 - b 3/4" hardwood cabinet front frame
- 5 Interior of Cabinets and Drawers
 - a 3/4" full depth shelves and drawers-simulated light maple wood grain interior
 - b Every drawer and slide-out tray to feature full-extension guides.
 - c Dovetail drawer joints
 - d Wood glue and think hanging rail supports for superior strength
 - e 3/4-inch fully captured plywood drawer bottoms
 - f Whisper Touch soft-close adjustable hinges and full extension drawer
 - g Under sink use an engineered polymer and build so it gently slopes forward to protect from trapped spills and leaks at rear
- 6 Hardware Selected by Owner
- 7 Countertop Infinity Porcelain by UMI Jacksonville, FL
 - a 1.5cm thickness
 - b Beveled edge
 - c Finish Satin
 - d Color/Pattern Selected by Owner



Kitchen - Enlarged Plan

SCALE 1/2" = 1'-0"



Kitchen East

SCALE 1/2" = 1'-0"

Wood Kitchen Cabinet Construction

- 1 Doors Drawer fronts and Front Cabinet shall be maple wood
 - a Gently rounded 3/4 inch solid wood face frames
 - b 3/4" hardwood cabinet front frame
- 2 Interior of Cabinets and Drawers
 - a 3/4" full depth shelves and drawers-simulated light maple wood grain interior
 - b Every drawer and slide-out tray to feature full-extension guides.
 - c Dovetail drawer joints
 - d Wood glue and think hanging rail supports for superior strength
 - e 3/4-inch fully captured plywood drawer bottoms
 - f Whisper Touch soft-close adjustable hinges and full extension drawers
- 3 Under the sink use an engineered polymer and build so it gently slopes forward to protect from trapped spills and leaks

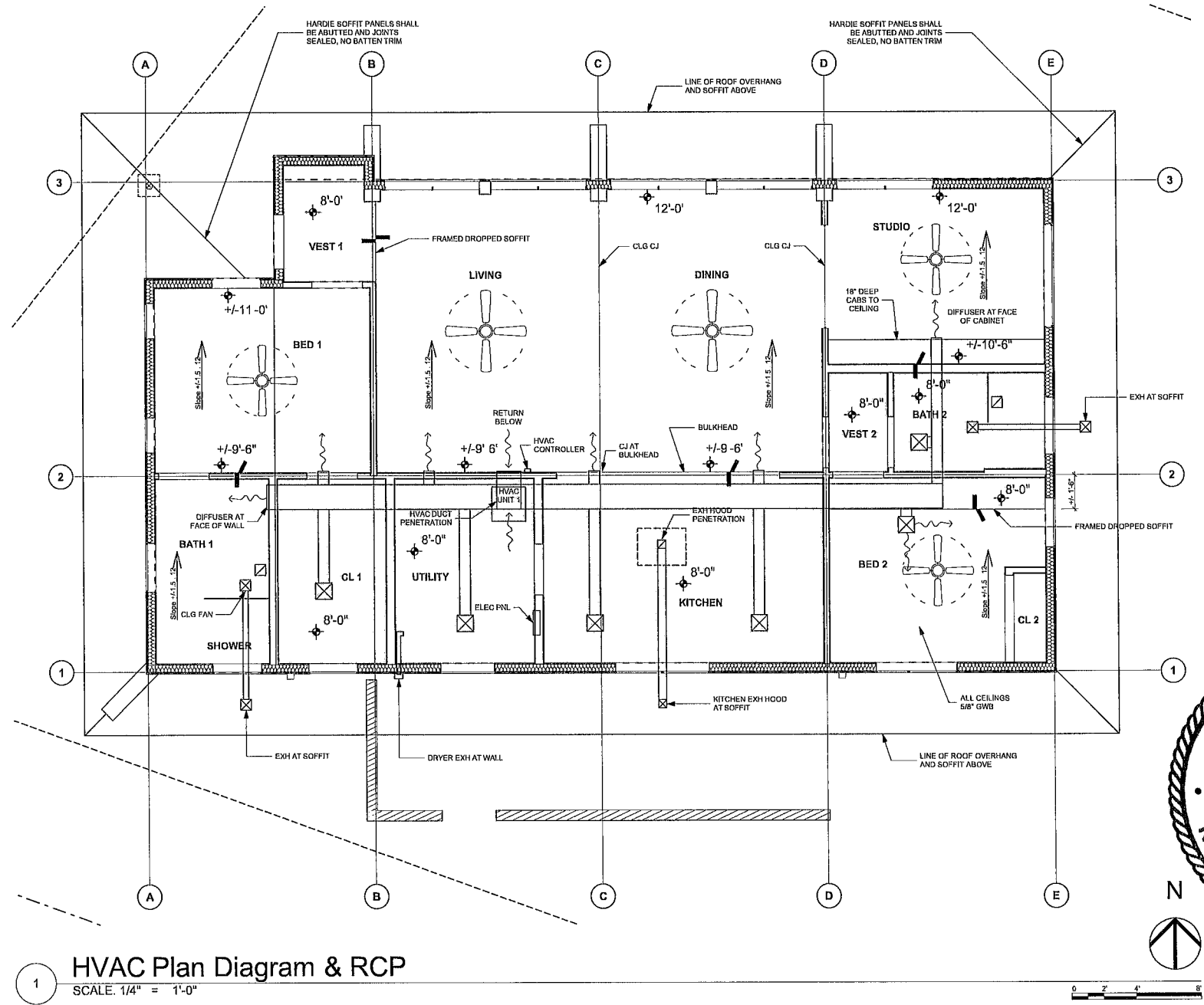
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SHEET TITLE

Interior Elevations

A.61

SHEET 21 OF 30



1 HVAC Plan Diagram & RCP
SCALE: 1/4" = 1'-0"

- NOTES
- 1 All ceilings 5/8" Gyp Bd, Level 4 finish V-groove control joints CJ where indicated
 - 2 No exhaust fan outlets through roof Vents exit through soffits Provide plastic vents with backdraft damper
 - 3 Round kitchen exhaust duct shall be sheet metal and insulated Slope duct from exhaust exit back to hood
 - 4 Size of cavity of framed dropped soffits shall be confirmed with HVAC contractor

Hilda & David Gilchrist

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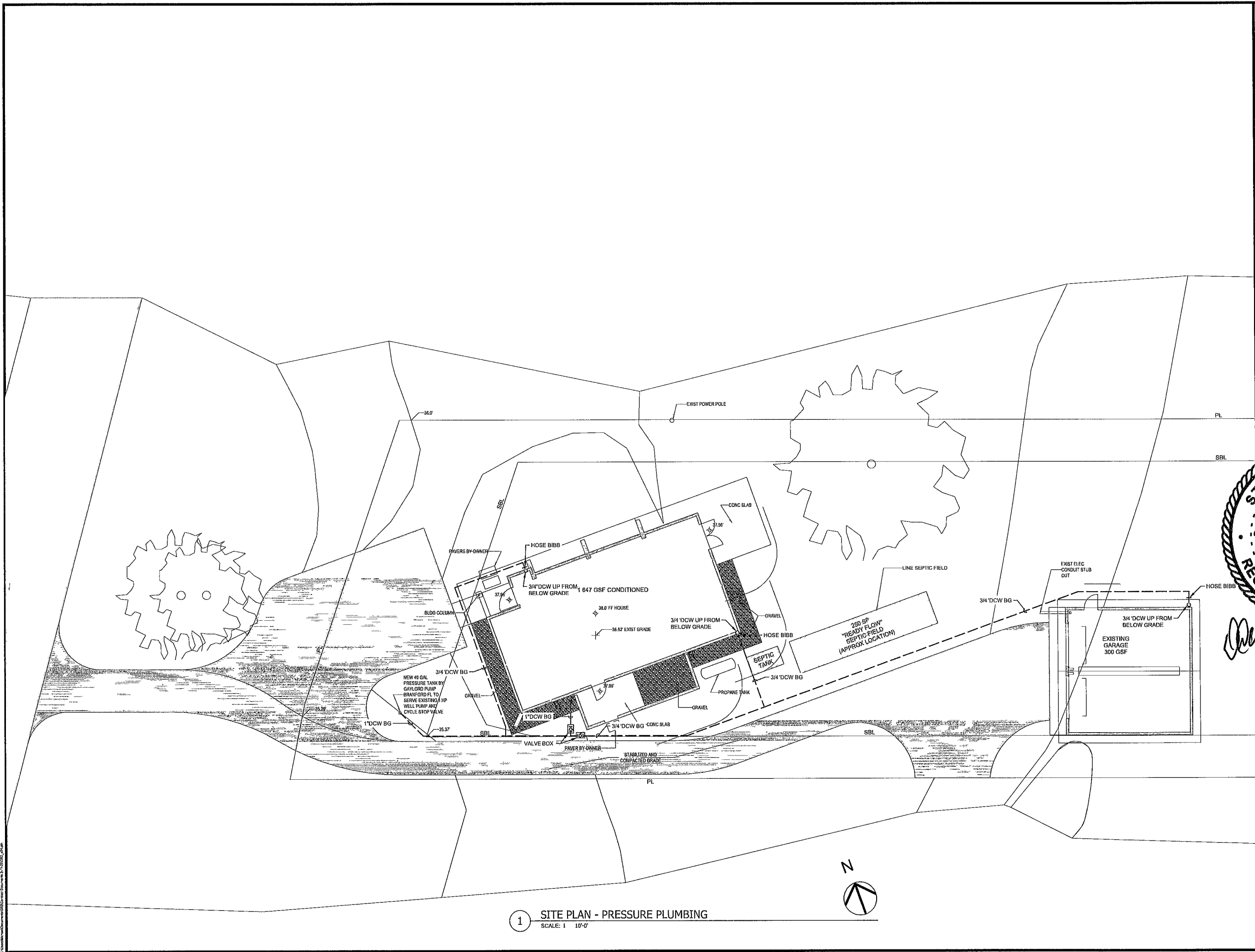
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SHEET TITLE

HVAC Plan Diagram & RCP

M.10

SHEET 23 OF 30



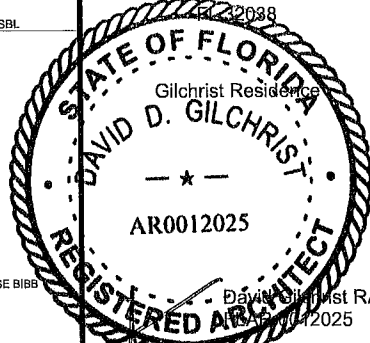
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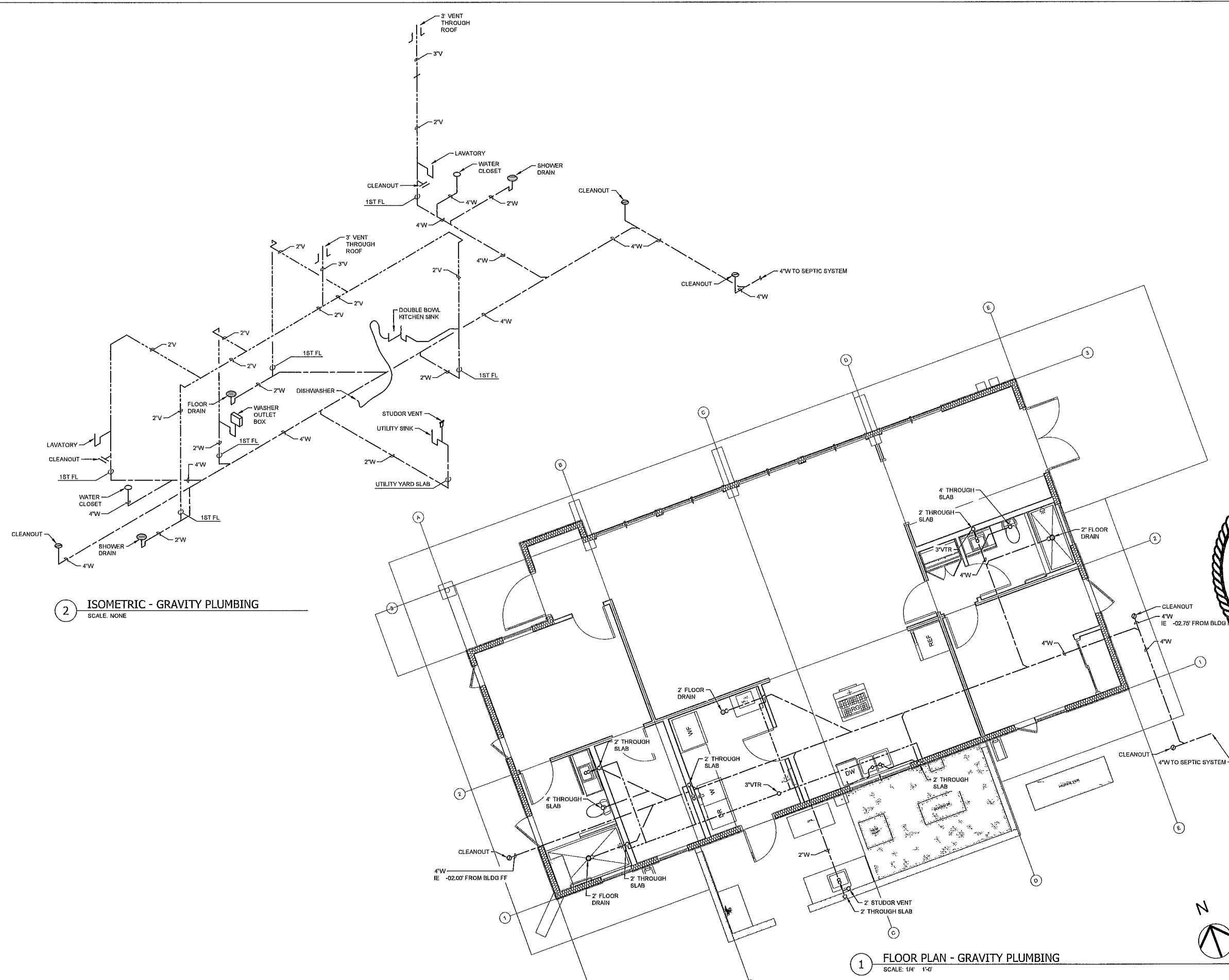
Site Plan - Plumbing

P.10

SHEET 24 OF 30

1 SITE PLAN - PRESSURE PLUMBING

SCALE: 1" = 10'-0"



2 ISOMETRIC - GRAVITY PLUMBING
SCALE: NONE

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

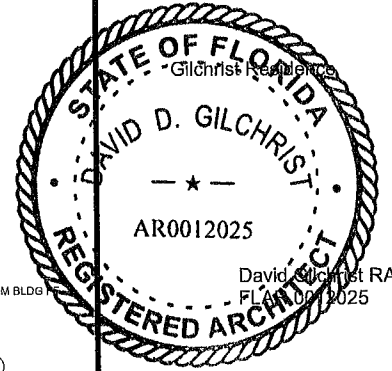
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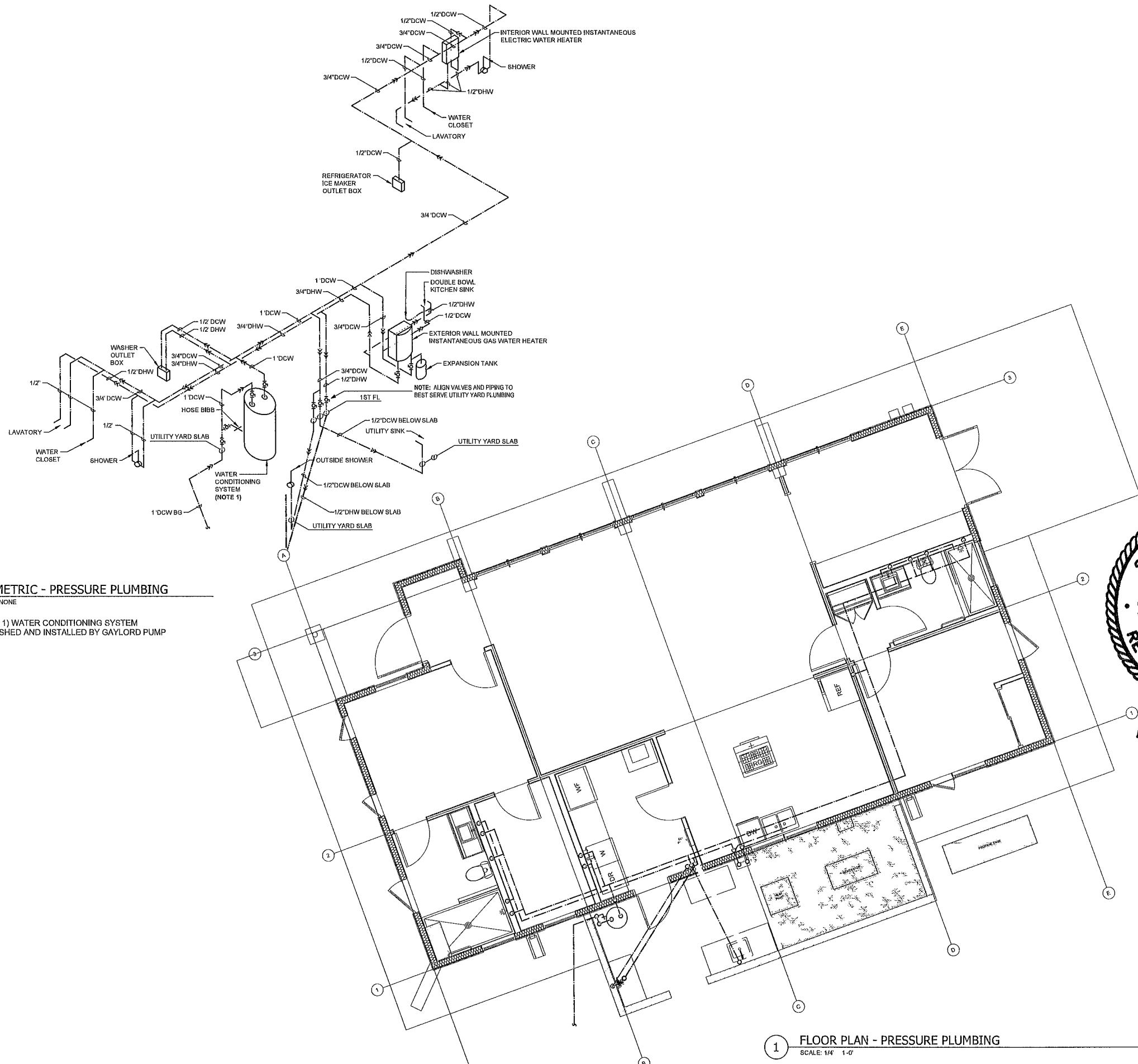
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SHEET TITLE

Floor Plan & Isometric - Gravity Plumbing

P.11

SHEET 25 OF 30



2 ISOMETRIC - PRESSURE PLUMBING
SCALE: NONE

NOTE 1) WATER CONDITIONING SYSTEM
FURNISHED AND INSTALLED BY GAYLORD PUMP

1 FLOOR PLAN - PRESSURE PLUMBING
SCALE: 1/4\"/>

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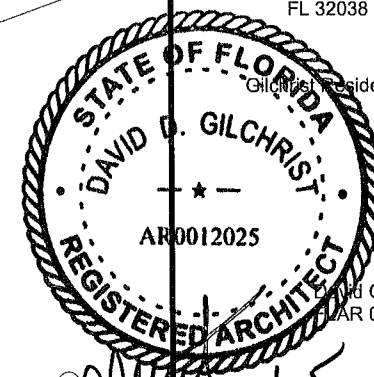
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Gilchrist Residence



David Gilchrist R.A.
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SHEET TITLE

Floor Plan & Isometric -
Pressure Plumbing

P.12

SHEET 26 OF 30

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PLUMBING FIXTURE SCHEDULE revised 12/08/24

Item	Description	Qty
	BATH 1	
	VANITY/MIRROR/FAUCET	
J735M36BW	36 MIR BRWH *GLENBROOKE	1
M292377L	LIGHT CP 1 44W LED LIN	1
J330V48BW3EJP	*CVR* 48 SGL VAN BRWH W/3CM ETERNA	1
	CHROME KNOBS REPLACED BY	
	OWNER	
G2057800A	CCY LFA 1 2 2HDL LEV W/SPRD LAV STC	1
	SHOWER VALVE AND TRIM	
SHLZ8010LHCP	1HDL P/BAL VLV TRIM L/HDL	2
SHLZPBLEVCP	LEV HDL F/P/BAL TRIM *LENTZ CP	2
SH4001	CRMC T&S VLV MIP & SWT W/ STOP	2
	ACCESSORIES	
PBTB2VRVC	24 TWL BAR *VERVE CP	2
PBRHVRV1C	DBL ROBE HOOK CP	1
PBRBVRVC	TWL RING CP	1
PBPHVRVSC	HORZ SGL POST TP HLDR CP	1
	HAND HELD ON SLIDE BAR	
SHHS4030GCP	CCY 1 8 GPM SGL H/SHWR CONTEMP CP	1
SHH1010CP	60 MTL SHWR HOSE CP	1
SH418281	*NLA *CVR* MODERN HAND SHOWER WATER	1
	FIXED SHOWER HEAD	
SHSK82CP	6 SHWR ARM W/ FLG CP	1
SHSH2040GCP	CCY 1 8 GPM 3F SGL SHWRHD CP	1
	WATER CLOSET	
	OPTION 1	
TSW3084T4001	EB WASHLET BIDET SEAT COTT	2
TST446EMNA01	CCY 1 28 GPF VC TLT TANK ONLY	2
TCT446CEGN01	CCY 1 GPF VC 12 TLT EB ONLY	2
	COLOR MATCH BN BUTTON	
TTHU842BNA	P/BTN ASSY W/ RODS BN	1
	BATH 2	
	VANITY FAUCET LIGHT	
J735M26BKO	26 MIR BLON *GLENBROOKE	1
M292377L	LIGHT CP 1 44W LED LIN	1
J650V36BKO3AF	36 SGL VAN BLON & AREA 3CM TOP	1
SHWSCGF807ZBN	CCY LFA 1.2 W/SPRD LAV *GREYF BN	1
H5163CM	*CVR* INTERIOR BATH	1
	SHOWER VALVE AND TRIM	
SHLZ8010LHZBN	1HDL P/BAL VLV TRIM L/HDL	2
SHLZPBLEVZBN	LEV HDL F/P/BAL TRIM *LENTZ BN	2
SH4001	CRMC T&S VLV MIP & SWT W/ STOP	2
	HANDHELD ON CRADLE	
SH418285	*NLA *CVR* MODERN HAND SHOWER WATE	1
SHHS4030GZBN	CCY 1 8 GPM SGL H/SHWR CONTEMP BN	1
SHH1010ZBN	60 MTL SHWR HOSE BN	1
	FIXED HEAD	
SHSK82ZBN	6 SHWR ARM W/ FLG PVBN	1
SHSH2040GZBN	CCY 1 8 GPM 3F SGL SHWRHD BN	1
	ACCESSORIES	
D77518SS	@ 18 TWL BAR *ARA STAI	2
D77530SS	@ TISSUE HLDR STAI	1
D77546SS	@ BATH ACCY TWL RNG	1
D77535SS	@ CONTEMP ROBE HOOK STAI	2
	KITCHEN	
	FAUCET OPTION 1	
A18SB9332200A07	LF 33X22 1B SS KITC APN SINK *PEKOE	1
M9126SR5	CCY LF 1 5 1HDL PD KITC FCT SS	1
PFI431SS	STD SS BSKT STRN	1
M3944SR5	@ LIQ LOTION & SOAP DISP SRST	1
	OUTDOOR FCT	
	SINK UNIT BY OWNER	
PFXC8027ZBN	CCY LFA 1 5 1HDL LEV PD KITC FCT BN	1

NOTE: This schedule for reference only. Actual fixtures will vary. Revision anticipated to be issued to the Contractor by Supplemental Instructions

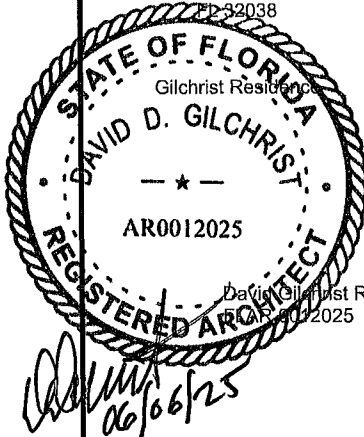
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SHEET TITLE

Fixture Schedule and Notes

P.12.1

SHEET 27 OF 30

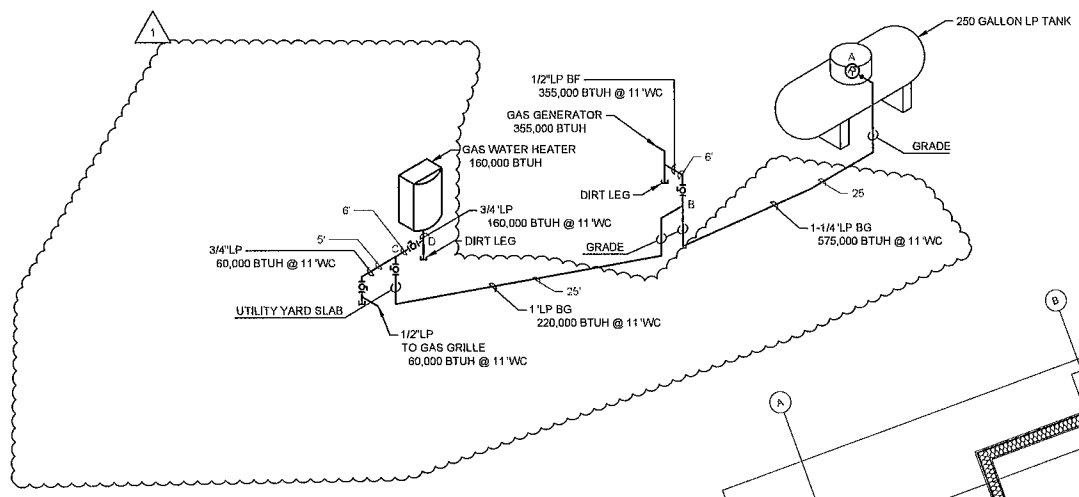
LP GAS PIPE SIZING CRITERIA

1. SIZING BASED ON A SPECIFIC GRAVITY OF 1.60.
2. PIPE LENGTHS SHOWN ARE EQUIVALENT LENGTHS.
3. 11 WC SIZING BASED ON A MAXIMUM PRESSURE DROP OF 0.5" WC.
4. SIZING OF GAS PIPING IS BASED ON THE FBC-FG 402.4.2 (BRANCH LENGTH METHOD).

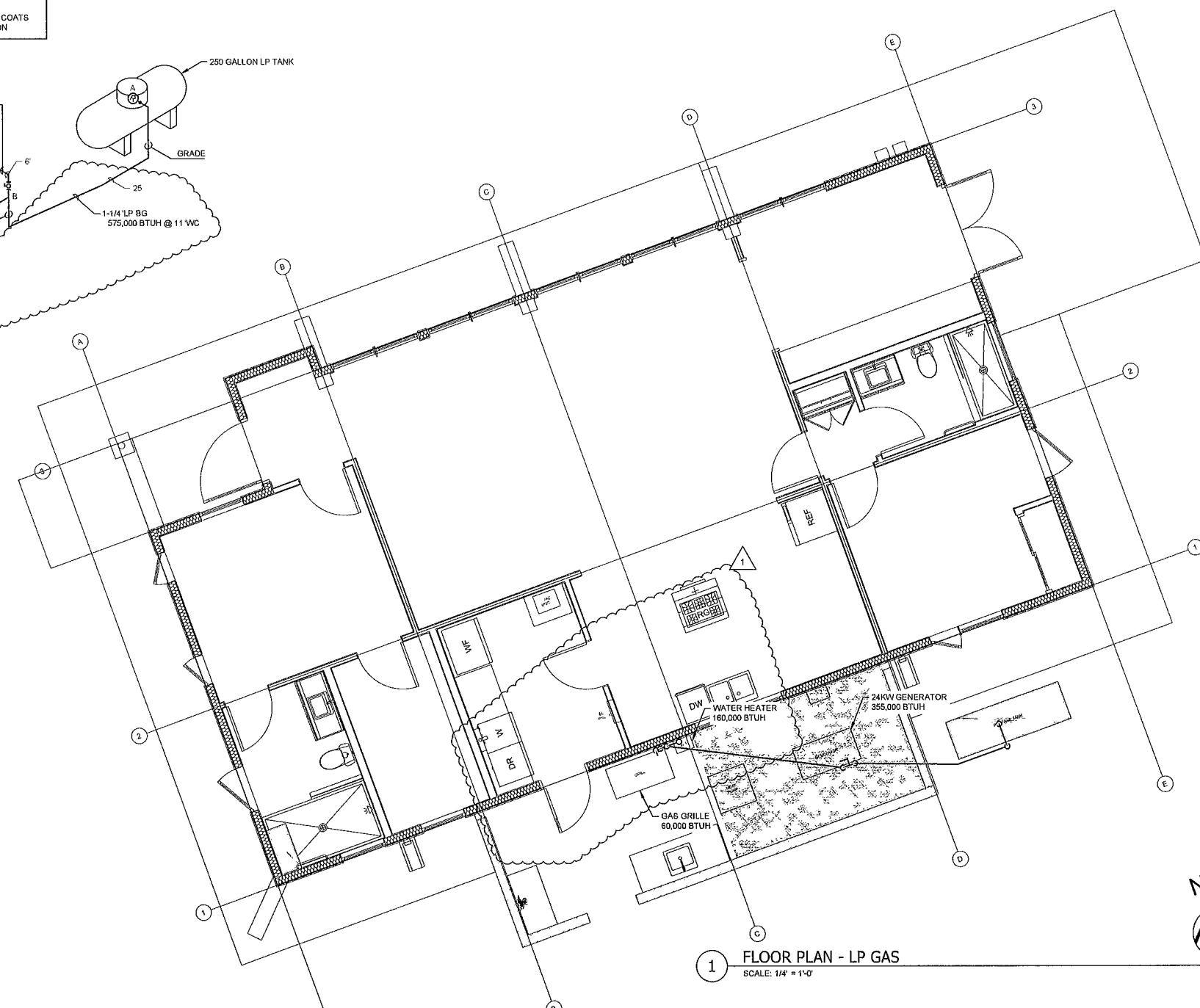
	SECTION OF PIPING	TOTAL LENGTH OF PIPE (FT)	PIPE SIZE	BTUH
11" WC PIPE SIZING FROM REGULATOR AT TANK LONGEST RUN (DRYER) USING 80'				
1	POINT 'A' TO POINT 'B'	80 (25)	1-1/4"	575,000
2	POINT 'B' TO POINT 'C'	80 (25)	1"	220,000
3	POINT 'C' TO POINT 'D'	80 (6)	3/4"	160,000

GAS PIPING NOTES:

1. EXTERIOR ABOVE GROUND PIPING SHALL BE PAINTED WITH MINIMUM TWO COATS OF YELLOW PAINT THAT PROVIDES CORROSION RESISTANT PROTECTION.



2 ISOMETRIC - LP GAS
SCALE: NONE



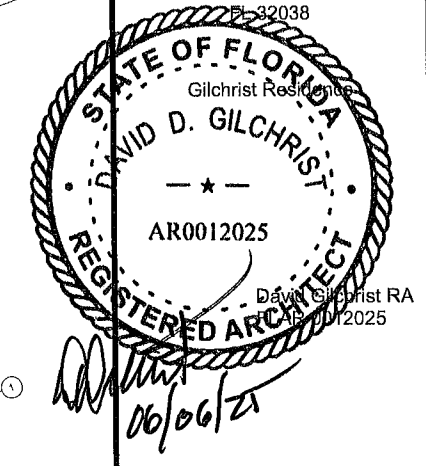
1 FLOOR PLAN - LP GAS
SCALE: 1/4" = 1'-0"

Hilda & David Gilchrist

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285 RIVERSIDE AVE
285 RIVERSIDE AVE, FT. WHITE FL 32038



PHASE:	DRAWN BY:	REVIEWED BY:	DATE:
CONSTRUCTION DOCUMENTS	TK	DG	2-11-25
CON DOCS 100% COMPLETE	TK	DG	2-11-25
PERMIT DOCUMENTS	TK	DG	2-11-25
REVISION 1	ADDENDUM 2		5-27-25
REVISION 2			
REVISION 3			
REVISION 4			
REVISION 5			
REVISION 6			
REVISION 7			
REVISION 8			
REVISION 9			
REVISION 10			

SHEET TITLE

Floor Plan & Isometric - Gas

G.10

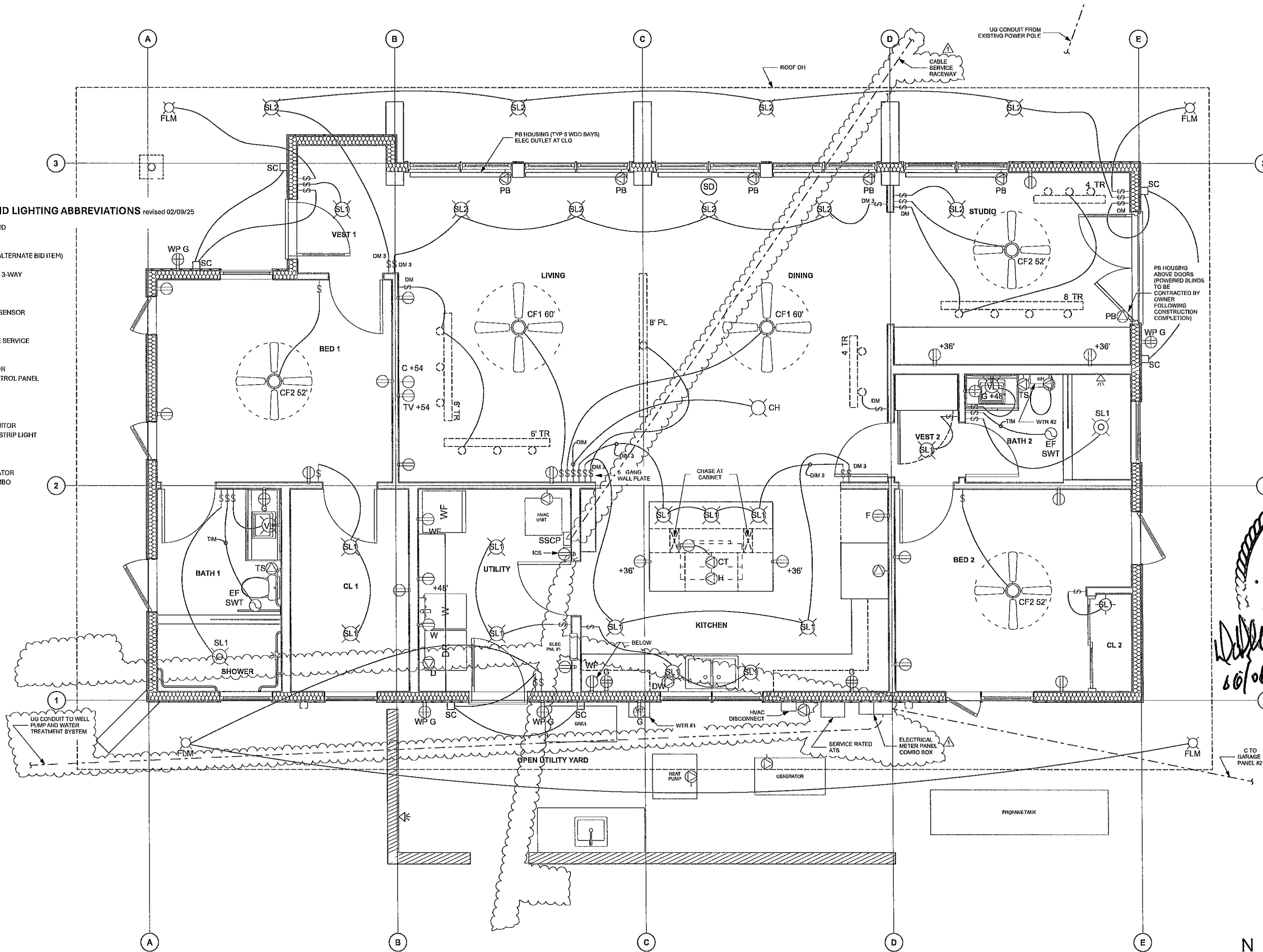
SHEET 28 OF 30

LIGHT & CEILING FAN FIXTURE SCHEDULE rev 4 01-03-25							
Qty	MARK	DESCRIPTION	MOUNTING	MFR	MODEL	FINISH	REMARKS
15	SL-1	5" Slim Surface LED	Surface	Lightolier	S5R8307K7	White	3000K Color
9	SL-2	7" Slim Surface LED	Surface	Lightolier	S5R8307K10		
2	TR4	Track Channel			10LP04 W-2	Bright White	
2	TR6	Track Channel	Surface	Liton	LP06 W-2	Bright White	
1	TR8	Track Channel	Surface	Liton	LP08 W-2	Bright White	
15		Track Light Head		Liton	LTD5216 VVV B60-DIN-T40	White	
1	UC	Under Cabinet	Surface	Finelite	UC-E-45"-W-PS-21W	White	
1	CH	Chandelier	Suspended				To be selected by Owner in future after occupancy
2	VL	Vanity Lights	Surface		Refer to PLUMBING FIXTURE SCHEDULE		
1	PL	Pendant Light	Pendant	WESTGATE	SCP-8FT-40-60W-MCP	White	Indirect mounting by cables dimmer control
6	SC	Outdoor Wall Sconce	Surface	DALS	LEDWALL-G-CC SQ DIRECTIONAL	Bronze	14W, 4000K
4	FLM	Outdoor Security Lights	Surface	SANSI	28W 3500LM	White	Soffit Mtd Available on Amazon
	FANS						
5	CF	LED Fan Light Fixture		EMERSON	LK 180LEDSW	White	
5	CF	Control Switch (1)		EMERSON	SW605	White	
2	CF1	Carrera Grand Eco	Pendant	EMERSON	EF-B78SW60' 5 Blade Set	White	
2	CF2	Carrera Grand Eco	Pendant	EMERSON	EF-B77SW54 5 Blade Set	White	Bed 1 Studio, (2)
1	CF3	Carrera Grand Eco	Surface	EMERSON	EF-B77SW54 5 Blade Set	White	Bed 2
	SMOKE DETECTION AND SECURITY						
1	SD	Smoke and CO Detector	Surface	SimpliSafe		White	Installed by SimpliSafe Contractor (3)

C:\usr\Michael\Documents\G:\2-Contract Documents\2-11-25-02_044.pdf

ELECTRICAL AND LIGHTING ABBREVIATIONS revised 02/09/25

BL	MOTORIZED BLIND
C	CABLE OUTLET
CH	CHANDELIER
CT	GAS COOKTOP (ALTERNATE BID ITEM)
DM	DIMMER SWITCH
DM3	DIMMER SWITCH 3-WAY
DR	DRYER
DW	DISHWASHER
EF	EXHAUST FAN
FLM	FLOOD MOTION SENSOR
F	REFRIGERATOR
G	GROUND FAULT
ICS	INTERNET/CABLE SERVICE
PB	POWER BLIND
SC	WALL SCONCE
SD	SMOKE DETECTOR
SSCP	SIMPLISAFE CONTROL PANEL
TH	THERMOSTAT
TIM	TIMER
TR	TRACK LIGHT
TS	TOILET SEAT
TV	TELEVISION MONITOR
UC	UNDERCABINET STRIP LIGHT
W	WASHER
VL	VANITY LIGHT
WTR	WATER HEATER
WF	WINE REFRIGERATOR
WO	WALL OVEN COMBO
WP	WATERPROOF



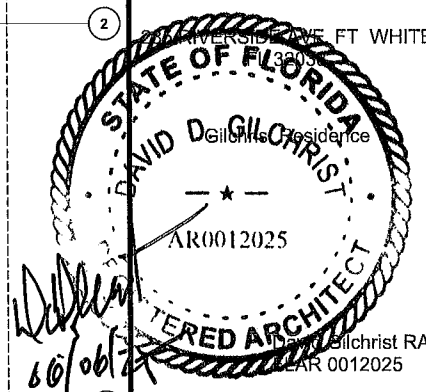
1 Power and Lighting Plan
SCALE 3/8" = 1'-0"

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REVISION 9			
REVISION 10			

SHEET TITLE
Power and Lighting Plan

E.11

SHEET 30 OF 30