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Custom Home Design for:

# Holly Castagna

Columbia County, Florida

## Drawing Index

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Digitally signed by: N. P. GEISLER  
DN: CN = N. P. GEISLER C = US O =  
AR0007005 OU = ARCHITECT  
Date: 2021.11.02 16:20:50 -05'00'

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CUSTOM HOME DESIGN for: LAKE CITY, COLUMBIA COUNTY, FLORIDA COVER SHEET
400 Columbia County Building Department 1972 - 2021 N.P. Geisler, Architect AR0007005
NICHOLAS PAUL GEISLER ARCHITECT N.C.A.R.B. Certified 1728 NW Broward Rd Lake City, FL 33605 386-368-4365
DATE: 29 JUL 2021
COM: 2K2131
SHEET: CS.1 1 OF 1

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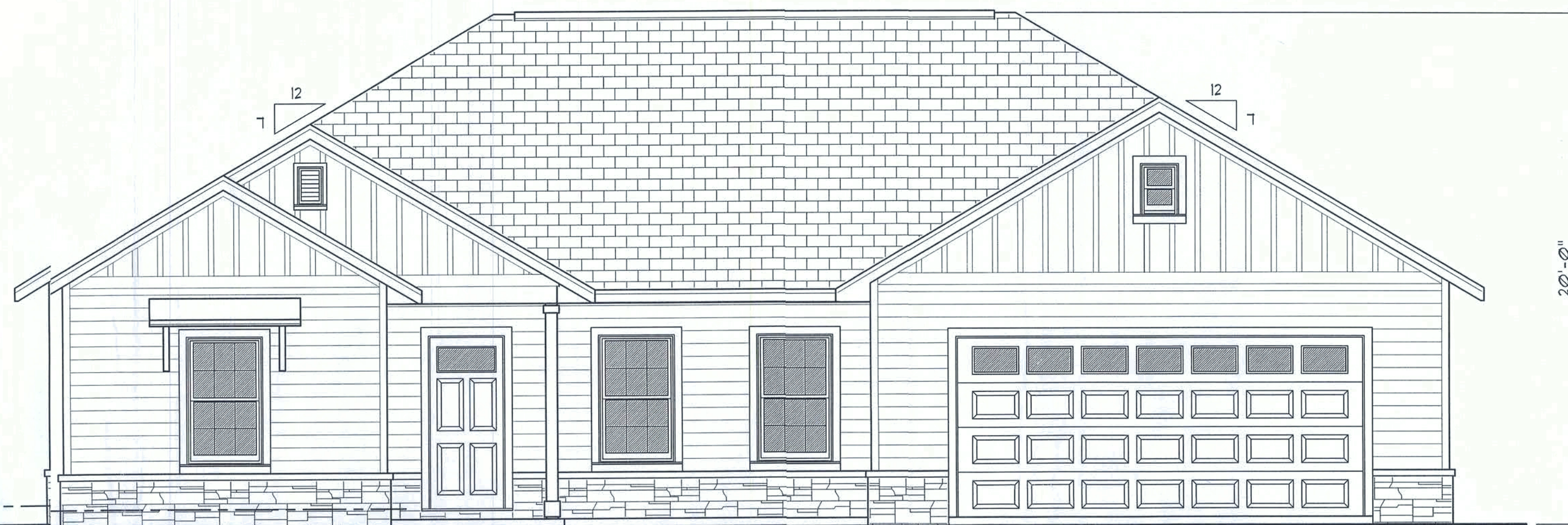
NOTE !!!  
ROOF SHINGLES SHALL BE OF THE FOLLOWING MANUFACTURERS AND MODELS:

TAKKO ROOFING PRODUCTS	GAF MATERIALS CORP.	ELK PREM ROOFING
GLASS-SEAL AR	ROYAL SOVEREIGN	RAISED RILE #
ELITE GLASS-SEAL AR	MARGUIS	PRESTIGE 14 DEFINITION
HERITAGE 30 AR	WEATHER MAX	PRESTIGE #
HERITAGE 40 AR	SLATELINE	PRESTIGE #
HERITAGE 50 AR	GRAND CANYON	PRESTIGE 3 °
	GRAND SEQUOIA	PRESTIGE
	COUNTRY MANSION	PRESTIGE US °
	COUNTRY ESTATES	PRESTIGE LLERY COLLECTION
	TIMBERLINE 30	CAPSTONE
	TIMBERLINE SELECT 40	
	TIMBERLINE ULTRA	ELK REQUIRED NAILS/SHINGLE = 4
	SENTINEL	# = 5 NAIL
		° = 6 NAIL
	GAF REQUIRED NAILS/SHINGLE = 4	

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE I (MODIFIED) TO 120 MPH WINDS & FBC TAS 100, USING THE SPECIFIED NAILS

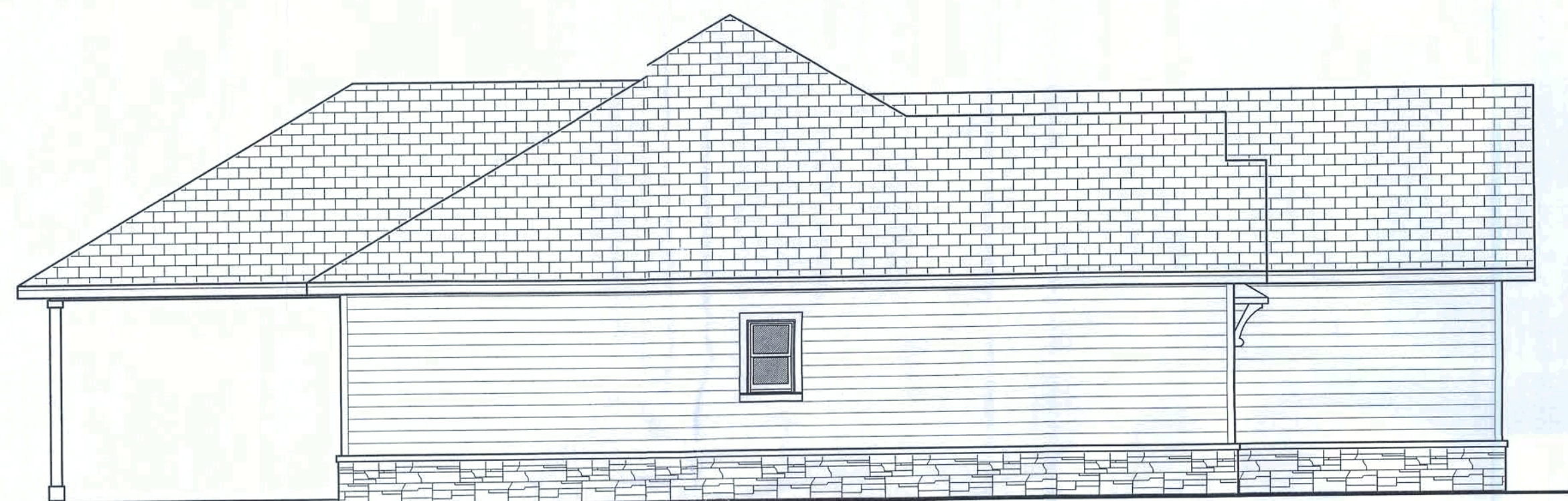
+ 9'-11"  
TOP OF WALL PLATE

+/- 0'-0"  
TOP OF SLAB



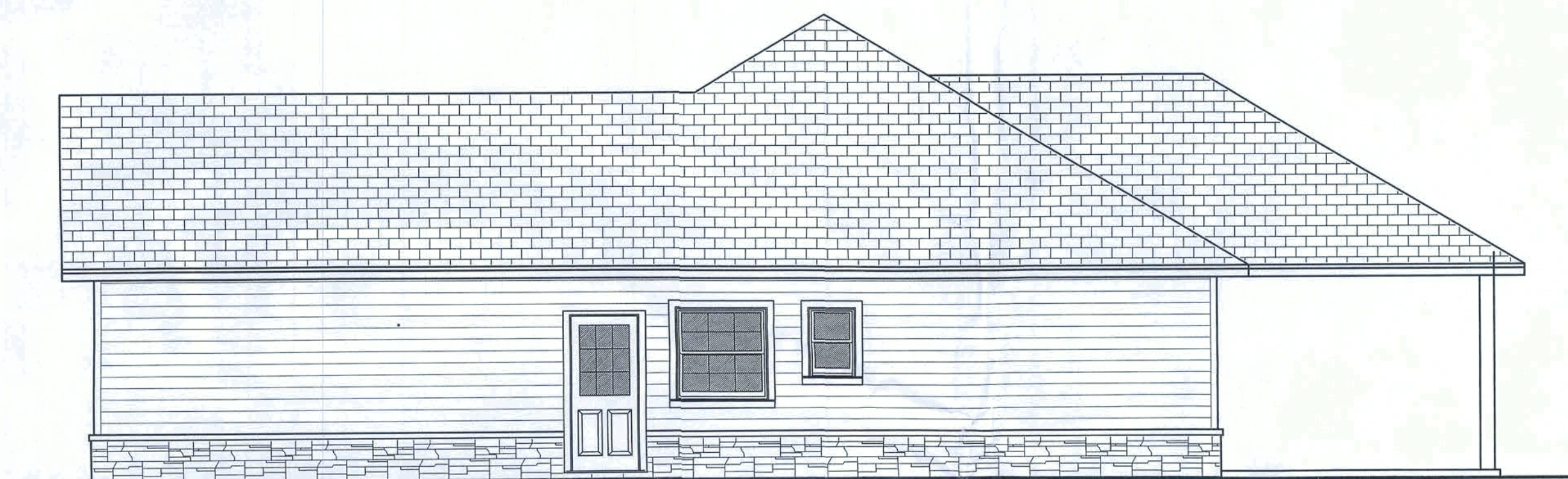
Front ELEVATION

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



Right Side ELEV.

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

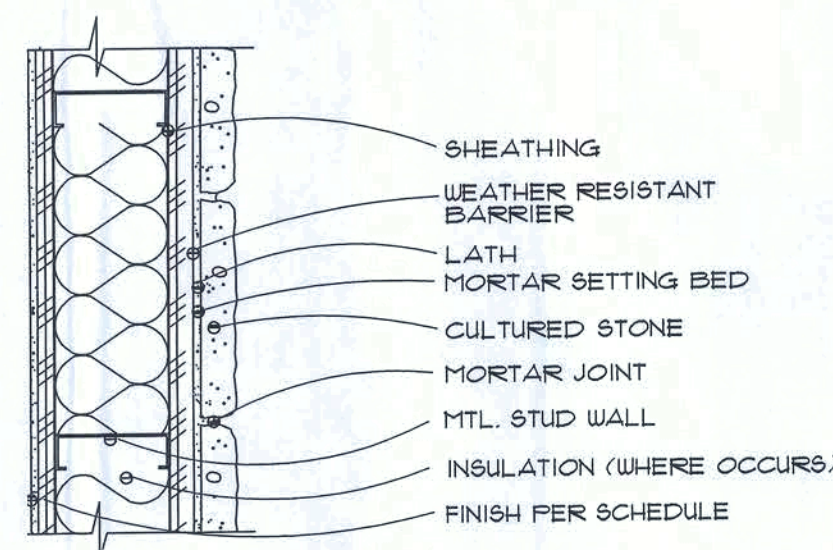


Left Side ELEV.

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

EXTERIOR FINISH MATERIALS:

- 1 CONT. RIDGE VENT TO MATCH ROOFING
- 2 FINISH ROOFING AS SELECTED BY OWNER
- 3 MTL. FLASHING ON WOOD FASCIA
- 4 PORCH BEAM - SEE PLANS FOR SIZE
- 5 FIBERGLASS ENTRY DOOR, STYLE SELECTED BY THE OWNER - PAINTED FINISH
- 6 HARDIEBOARD SIDING - SELECTED BY OWNER
- 7 CONCRETE PORCH DECK, W/ WOOD FLOAT FINISH & TOOLED EDGES
- 8 SINGLE HUNG ALUMINUM WINDOWS W/ DBL. GLAZING, AS SELECTED BY OWNER
- 9 N/A
- 10 P/T WOOD PORCH POSTS, PRIMED & PAINTED
- 11 CONCRETE FOUNDATION - FINISH AS DIRECTED BY OWNER
- 12 CULTURED STONE - COBBLEFIELD PATTERN OR AS SELECTED BY THE OWNER



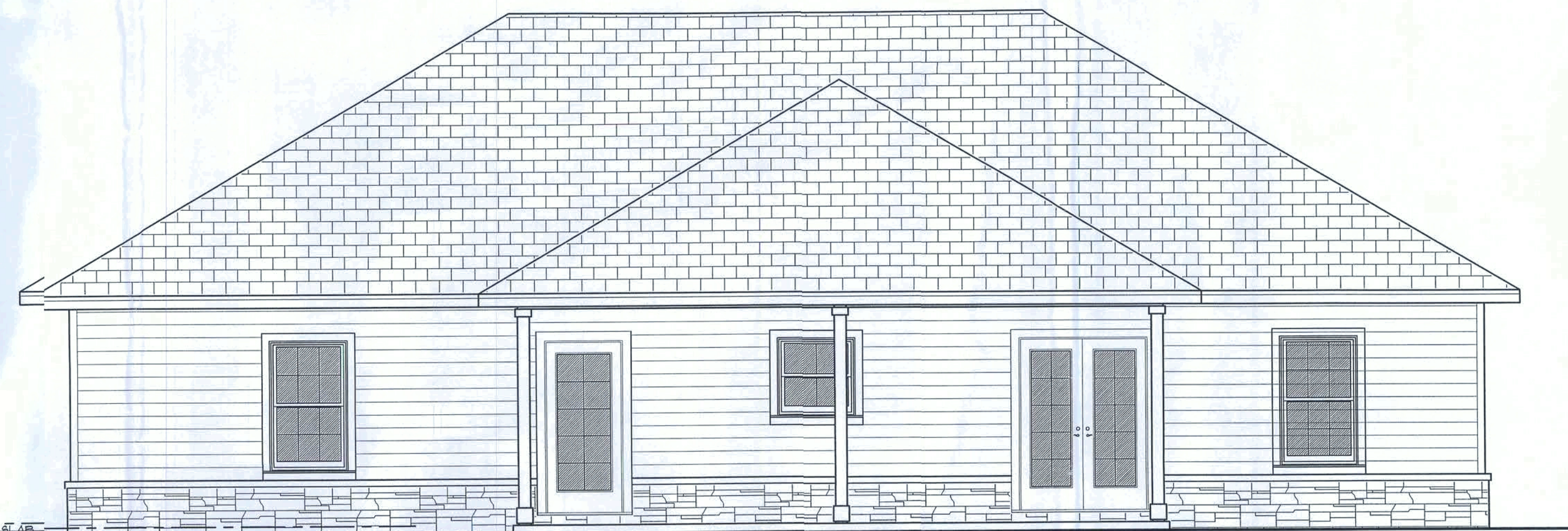
INSTALLATION OVER SHEATHING

CULTURED STONE DET.

SCALE: NONE

A

- 0'-4"  
TOP OF PORCH/GARAGE SLAB



Rear ELEVATION

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

WINDOW SCHEDULE

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

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

NOTE, VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

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

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

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

"MI HOME PRODUCTS, INC." SERIES 450/650 ALUMINUM WINDOWS, SINGLE HUNG, 1, 2 & 3 MULLED UNITS, PICTURE WINDOWS & SLIDING GLASS DOORS  
PER ASTM E 203, ASTM E 330 & ASTM E 541



## Electrical SYMBOLS

### POWER

- Ⓢ DUPLEX WALL RECEPTACLE
- Ⓢ DUPLEX WALL RECEPT., BELOW COUNTER
- Ⓢ 240V OUTLET
- Ⓢ GND FAULT INTERRUPTER DUPLEX RECEPT.
- Ⓢ WEATHER PROOF GFI DUPLEX RECEPT.
- Ⓢ MOTOR (6P - SUBMERSIBLE PUMP)
- Ⓢ ELECTRICAL PANEL
- Ⓢ ELECTRICAL PANEL
- Ⓢ EXHAUST FAN
- Ⓢ SMOKE DETECTOR, 120V
- Ⓢ NON-FUSED DISC. SWITCH
- Ⓢ CHIME
- Ⓢ MOMENTARY PUSHBUTTON SWITCH, LIGHTED

### LIGHTING

- Ⓢ 5PST WALL SWITCH
- Ⓢ DPDT WALL SWITCH (3-WAY)
- Ⓢ INC. CHANDELIER, 600W
- Ⓢ CEILING FAN, w/ INC. LIGHT FIXTURE
- Ⓢ 2 LAMP FLU. PRISMATIC WRAP SURFACE FIXTURE
- Ⓢ INC. LIGHT FIXTURE
- Ⓢ VAPOR PROOF INC. LIGHT FIXTURE
- Ⓢ DBL. LAMP INC. FLOOD LIGHT
- Ⓢ SWITCH/FIXTURE WIRING
- Ⓢ CONTROL WIRE / LOW VOLTAGE

### ELECTRICAL PLAN NOTES

INSTALLATION SHALL BE PER 2014 NAT'L. ELECTRIC CODE.

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

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

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

PROVIDE 4 INSTALL CARBON MONOXIDE DETECTORS WITHIN 10'-0" OF ALL BEDROOMS, 6" 12" ABV. FIN. FL., INTERLOCKED

TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, 4" IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

ALL RECEPTALS, NOT OTHERWISE DESIGNATED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS.

ALL RECEPTALS IN KITCHEN AND BATHS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI).

ALL EXTERIOR RECEPTALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WF/GFI).

ELECTRICAL CONTR. SHALL PREPARE "AS-BUILT" SHOP DUGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT NO., DESCRIPTION, 4 BRKR. SERVICE ENT. 4 ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZE/TYPE 4 EQUIPMENT TYPE W/ RATINGS 4 LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DUGS TO OWNER 4 1 COPY TO THE PERMIT ISSUING AUTHORITY.

### ELECTRICAL COMPUTATIONS

General Lighting/Receptacles @ 3w/sf  
2554.5 sf x 3w = 7663.5w  
Washer Circuit 1500.0w  
Dishwasher Circuit 1500.0w  
Sm. Appliance Circuits (3 @ 1500w) 4500.0w

Sub-Total 15163.5w  
1st 3KW @ 100% 3000.0w  
Bal. of KW @ 35% 4257.2w

Fixed Appliances:  
Refrigerator 1500.0w  
Cig. Fans (6 @ 400w) 2400.0w  
EWH 4500.0w  
Spares (3 @ 400w) 1200.0w

Sub-Total 11400.0w  
Load @ 75% D.F. 8550.0w

100% Demand Factor Loads:  
Dryer 5000.0w  
Range 8000.0w  
HVAC System (3.5T Heat Pump) 3300.0w

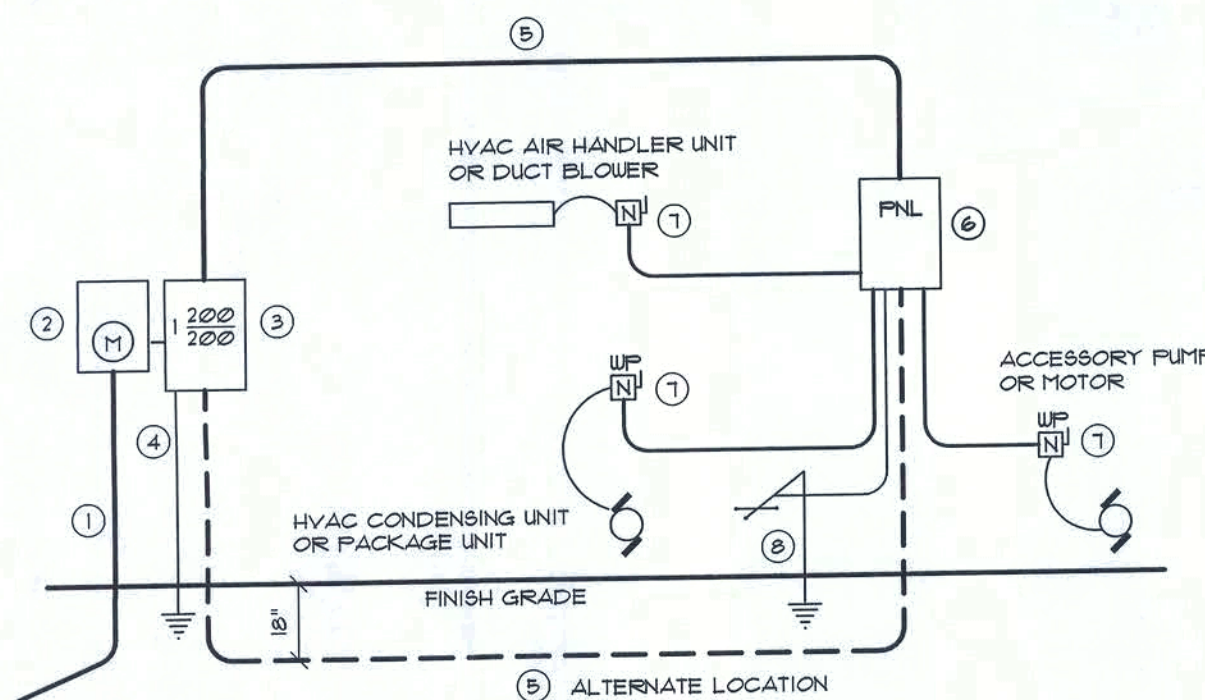
Total Demand Load: 32107.2w

FEEDER SIZE: 32107.2w / 240v = 136.3 amperes  
USE: 3 #2/0 THW w/ 1 #1 Cu GND / 2 1/2" C.

### PANEL SCHEDULE

PANEL "L1", 200A - MLO - 120/240V - 1P - 4 WIRE  
40 SLOT - FLUSH MOUNT

Cir. Nr.	Location	Trip Poles	Wire Size	Load
1-8	Lighting/Recept.	15A/1P	14NM	7664W
9	Dishwasher	12NM	14NM	1500W
10-12	Sm. Kit. Appliances	20A/1P	12NM	4500W
13-14	Ceiling Fans	15A/1P	14NM	2400W
15	Refrigerator	15A/1P	14NM	1200W
16	Spares	-	-	400W
17,19	EWH	30A/2P	10NM	4500W
18,20	Range	50A/2P	6NM	8000W
21,23	Dryer	30A/2P	10NM	5000W
22,24	HVAC CU	50A/2P	6NM	3100W
25,27	HVAC AHU	20A/2P	12NM	800W
26	Spares	-	-	400W
28-33	Spares	-	-	2400W
34-40	Spares	-	-	0W
TOTAL CONNECTED LOAD:				41664W

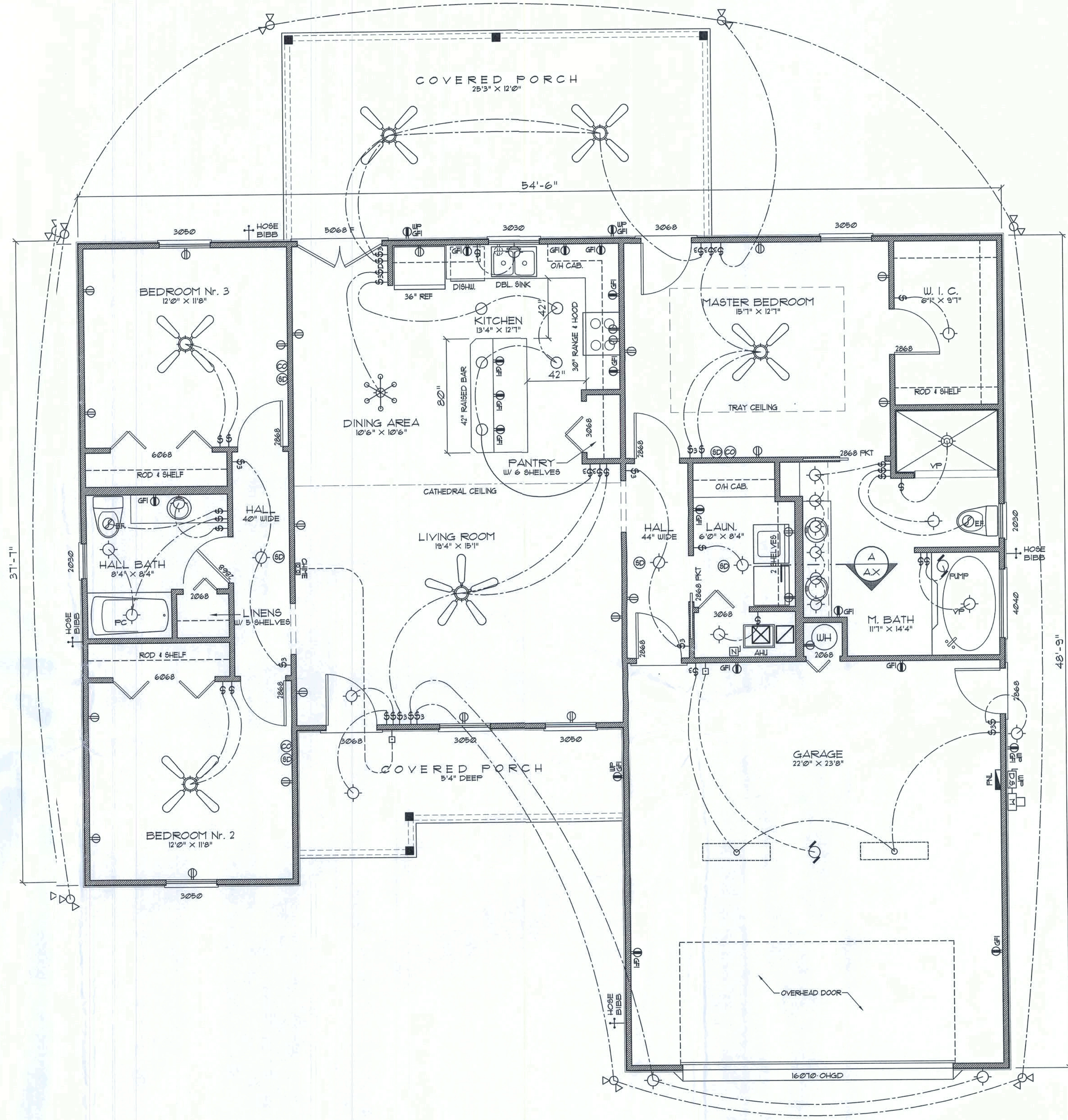


- 1 Service/Feeder Entrance Conductors: 210A/1P/4W, min. 10" deep, w/ continuous Ground Bonding Conductor. Service/Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
- 2 Meter Enclosure, weatherproof, UL Listed.
- 3 Main Disconnect Switch: fused or Main BRKR, weatherproof, UL Listed.
- 4 Service entrance Ground: 6" x 6" iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 30'-0" long. Grounding Conductor shall be bonded to each place of Service/Entrance Equipment, and shall be sized per Item 15, below.
- 5 200 AMPERE SERVICE: 3-1/2" O.D. USE-CU, 1-1/4" Cu-GND, 2" Conduit.
- 6 House Panel (FNL), UL Listed, sized per schedule.
- 7 Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule loads.
- 8 Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

NOTE:  
THE MINIMUM AIC RATING FOR PANEL BOARDS, BRKRS AND DISCONNECT SWITCHES SHALL BE 22,000 AIC.

### ELECTRICAL RISER DIAGRAM: 200A

SCALE: NONE



## FLOOR PLAN

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



### GENERAL INTERIOR FINISH SCHEDULE:

FLOOR AREA:	CARPET AND PAD, PATTERN 4 COLOR AS PER THE OWNER OR LAMINATE STRIP WOOD - SEE OWNER FOR CHANGES	WALLS:	1/2" GWB, PRIMED AND PAINTED 2 COATS LATEX WALL PAINT, COLOR 4 GLOSS AS SELECTED BY THE OWNER
RESTROOM FLOOR:	THINSET CERAMIC TILE OR NATURAL STONE, PAT. 4 COLOR AS SELECTED BY THE OWNER	MAIN CEILING:	5/8" GWB, DIRECT HUNG, TAPED 4 FINISHED, W/ 2 COATS OF LATEX CEILING PAINT, COLOR 4 GLOSS AS SELECTED BY THE OWNER
BASE:	TRIM AS PER DETAIL ON A3, COLOR AS SELECTED BY THE OWNER OR CERAMIC TILE OR STONE - MATCH WITH FLOORING	APPLIED FINISHES:	APPLIED FINISHED TO GWB, 1e: 6PRAY, KNOCK-DOWN, SKIP-TROWEL AND SIMILAR TREATMENTS AS DIRECTED BY THE OWNER.
TRIM:	COVES, CROWNS, CASINGS CHAIRRAILS AND THE LIKE AS PER DETAIL ON A3, STAIN 4 VARNISH OR PAINT COLOR AS SELECTED BY THE OWNER	CABNETS:	AS SELECTED BY THE OWNER, MINIMUM API GRADE: "CUSTOM" - ALL COUNTERTOPS SHALL BE AS SELECTED BY THE OWNER

REVISION:

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N.P. Geisler, Architect

DRAWN:

11/8

CUSTOM HOME DESIGN FOR:  
**HOLLY CASTAGNA**  
LAKE CITY, COLUMBIA COUNTY, FLORIDA  
**FLOOR PLAN**

Celebrating  
49 Years of Service  
1972-2021  
N.P. Geisler, Architect  
ARCHITECT  
N.C. 00007005

**NICHOLAS PAUL GEISLER**  
ARCHITECT  
1755 NW Brown Rd.  
336-505-4355  
N.C. 00007005

DATE:

21 OCT 2021

COMM:

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A.2

2 OF 9

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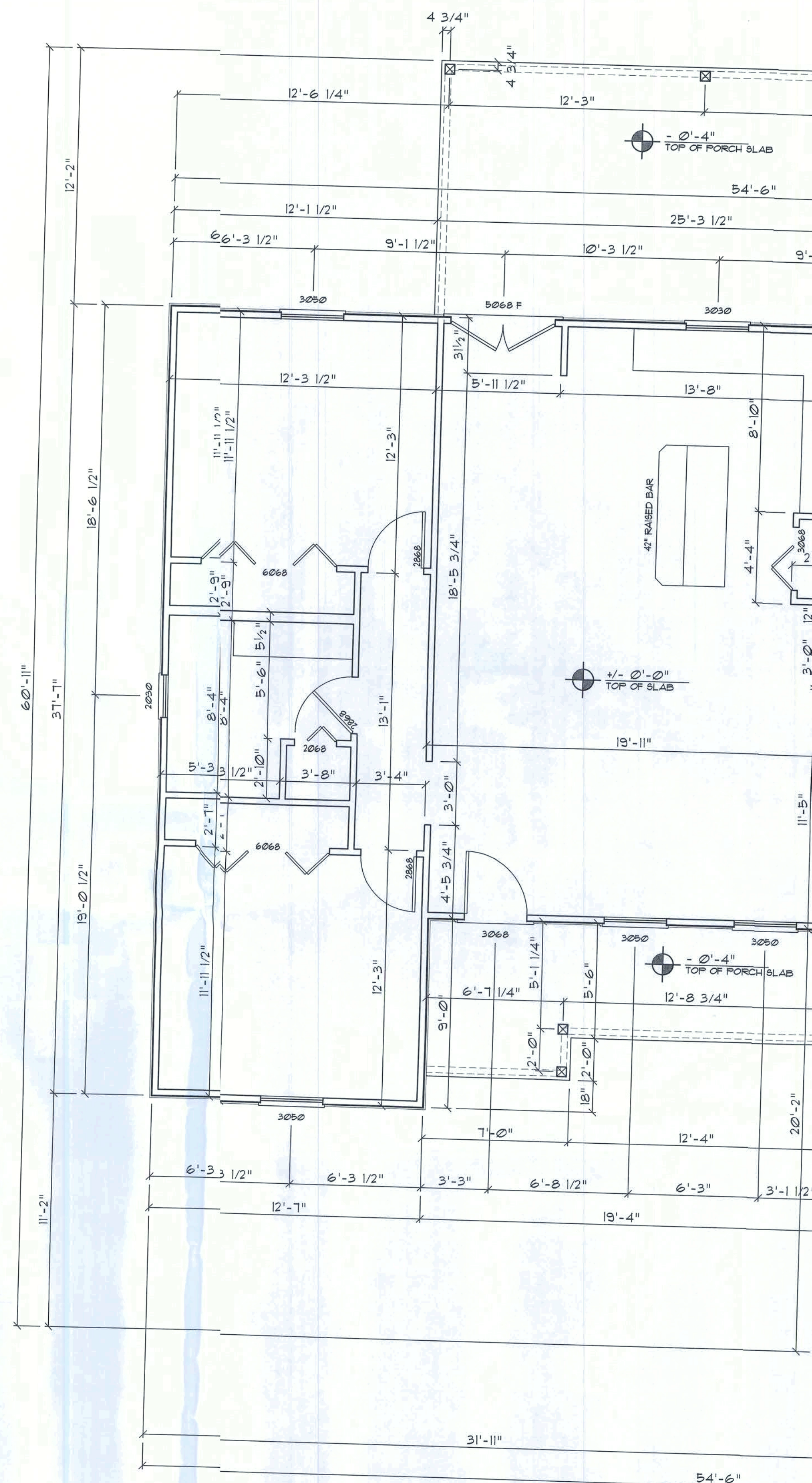
TEMPERED GLASS NOTES:

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

1. GLAZING IN SLIDING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
2. GLAZING IN DOORS AND WALLS OF ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND OTHER SUCH FACILITIES WHERE SUCH GLAZING IS LOCATED 36 INCHES (914 MM) OR LESS, MEASURED HORIZONTALLY, FROM A STANDING OR WALKING SURFACE WITHIN THE ENCLOSURE AND WHERE THE BOTTOM EDGE OF THE EXPOSED GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY, ABOVE SUCH STANDING OR WALKING SURFACES.
3. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE INNERMOST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.

EXCEPTION: GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION IN GROUP R3 OR WITHIN DWELLING UNITS IN GROUP R2 SHALL BE SUBJECT TO 2004 FBC 2405.2(4).

4. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - a1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT (0.84 M<sup>2</sup>).
  - a2 BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
  - a3 TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
  - a4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.



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

**NOTE!**  
ALL INTERIOR PARTITION WALLS ARE  
3 1/2" THICK, UNLESS NOTED OTHERWISE.

**NOTE!**  
ALL EXTERIOR WALLS ; ARE 2X4 STUDS W/  
1/2" THICK CDX PLYWD. SHEATHING (4")

NOTE!  
CABINETS, COUNTERS, SHELVES AND  
THIS PLAN SHALL BE CONSTRUCTED  
THE STANDARDS OF QUALITY AS O  
TITLED "GENERAL MILLWORK NOTES  
SUCH FEATURES, HARDWARE AND F  
THE OWNER. THE PLAN VIEWS INDIC  
LOCATION AND EXTENT OF THE WORK  
CABINET PLANS ARE INCLUDED WITH  
ALL OTHER PHYSICAL CHARACTER  
DIRECTED BY THE OWNER

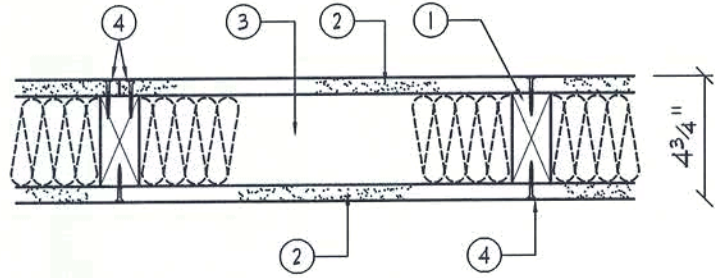
NOTE!  
PROVIDE 2X6 BACKING AT ALL OVER-  
LOCATIONS, FLUSH WITH FACE OF FR  
BACKING TO BE 1'-0" AFF.



FIELD "AS-BUILT" NOTES

Design No. U333

Bearing Wall Rating-1 Hr.  
Finish Rating-23 Min.



1 Wood Studs-Non 2 by 4 in, spaced 16 in. O.C. effectively cross-braced.

2 Gypsum Wallboard-5/8 in. thick, 4 ft wide, applied either vertically or horizontally, screw attached to studs and plates with 1 1/4 in. long Type W steel screws, spaced 12 in. O.C.

Canadian Gypsum Co. Ltd-Type C,  
Georgia-Pacific Corp., Gypsum Div.-Type GFFS-C,  
United States Gypsum Co.-Type C or IP-X2.

3 Batts and Blankets--(Optional)-Mineral wool insulation, partially or completely filling stud cavity.

USG Interiors Inc.  
United States Gypsum Co.

4 Joints and Nailheads-Wallboard joints covered with paper tape and joint compound. Screwheads covered with joint compound.

\*Bearing the UL Classification Marking

AREA CALCULATION

GROSS FLOOR AREA: 1586.5 SF

GARAGE AREA: 540.0 SF

COVERED ENTRY PORCH AREA: 120.3 SF

COVERED REAR PORCH AREA: 307.7 SF

TOTAL AREA: 2554.5 SF

NET HVAC VOLUME: 15183.4 CUFT

TEMPERED GLASS NOTES:

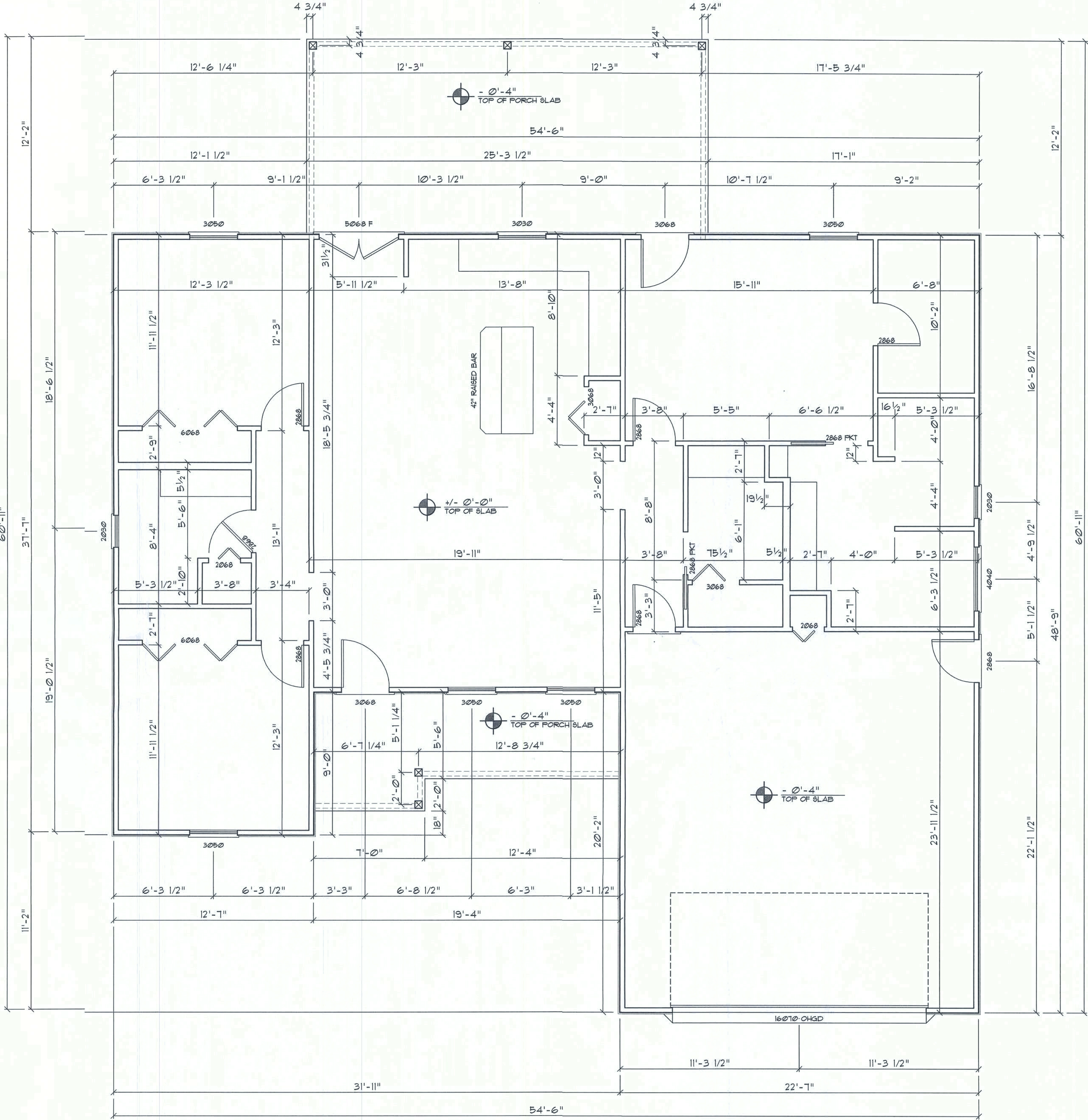
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

- GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (FATIO) DOOR ASSEMBLIES.
- GLAZING IN DOORS AND WALLS OF ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND OTHER SUCH FACILITIES WHERE SUCH GLAZING IS LOCATED 36 INCHES (914 MM) OR LESS, MEASURED HORIZONTALLY, FROM A STANDING OR WALKING SURFACE WITHIN THE ENCLOSURE AND WHERE THE BOTTOM EDGE OF THE EXPOSED GLAZING IS LESS THAN 60 INCHES (1524 MM), MEASURED VERTICALLY, ABOVE SUCH STANDING OR WALKING SURFACES.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHERE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.

EXCEPTION: GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION IN GROUP R3 OR WITHIN DWELLING UNITS IN GROUP R2 SHALL BE SUBJECT TO 2004 FBC 2405.2(1)(4).

- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

- EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT (834 MM<sup>2</sup>).
- BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
- TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
- ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.



DIMENSION PLAN

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

NOTE:  
ALL INTERIOR PARTITION WALLS ARE 3 1/2" THICK, UNLESS NOTED OTHERWISE.

NOTE:  
ALL EXTERIOR WALLS ARE 2X4 STUDS W/ 1/2" THICK CDX PLYWD. SHEATHING (4")

NOTE:  
CABINETS, COUNTERS, SHELVES AND THE LIKE, SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF QUALITY AS OUTLINED IN THE NOTES TITLED "GENERAL MILLWORK NOTES", AND SHALL INCLUDE SUCH FEATURES, HARDWARE AND FINISHES AS DIRECTED BY THE OWNER. THE PLAN VIEWS INDICATED ARE FOR GENERAL LOCATION AND EXTENT OF THE WORK - UNLESS DETAILED CABINET PLANS ARE INCLUDED WITH THIS PLANS PACKAGE ALL OTHER PHYSICAL CHARACTERISTICS SHALL BE AS DIRECTED BY THE OWNER.

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

REVISION:

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N.P. Geisler, Architect

DRAWN:

mpg

CUSTOM HOME DESIGN for:

LAKE CITY, COLUMBIA COUNTY, FLORIDA

DIMENSION PLAN



NICHOLAS PAUL GEISLER ARCHITECT  
1758 NW Brown Rd., Suite 205  
Lake City, FL 32825  
386-562-4325  
N.C.A.R.C. CERTIFIED

DATE:

29 JUL 2021

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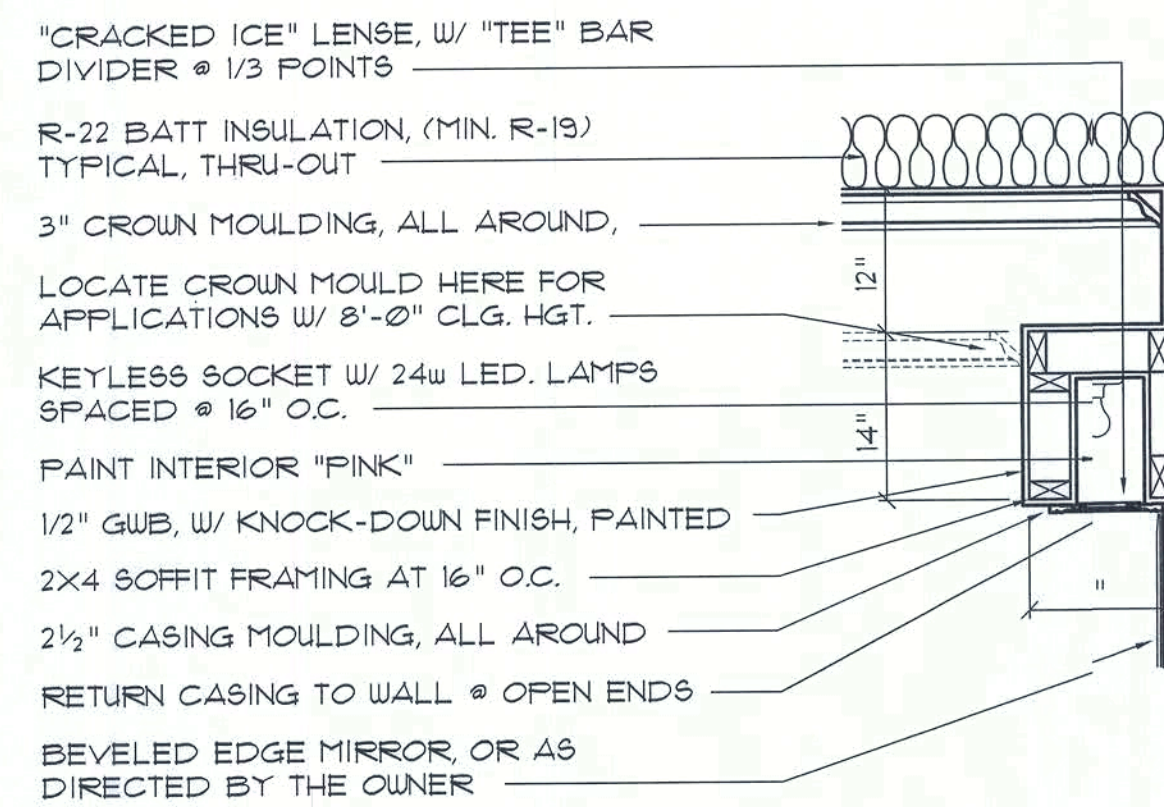
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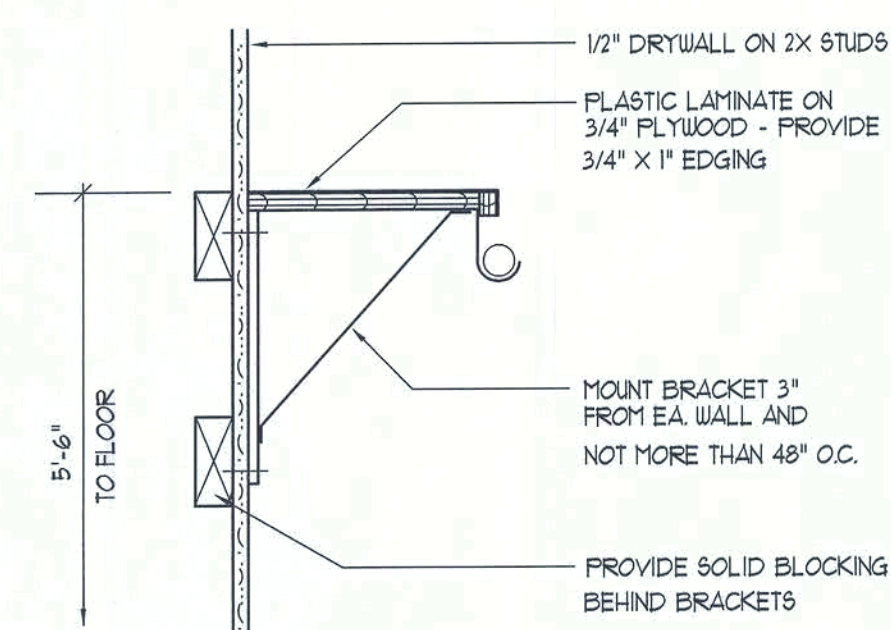
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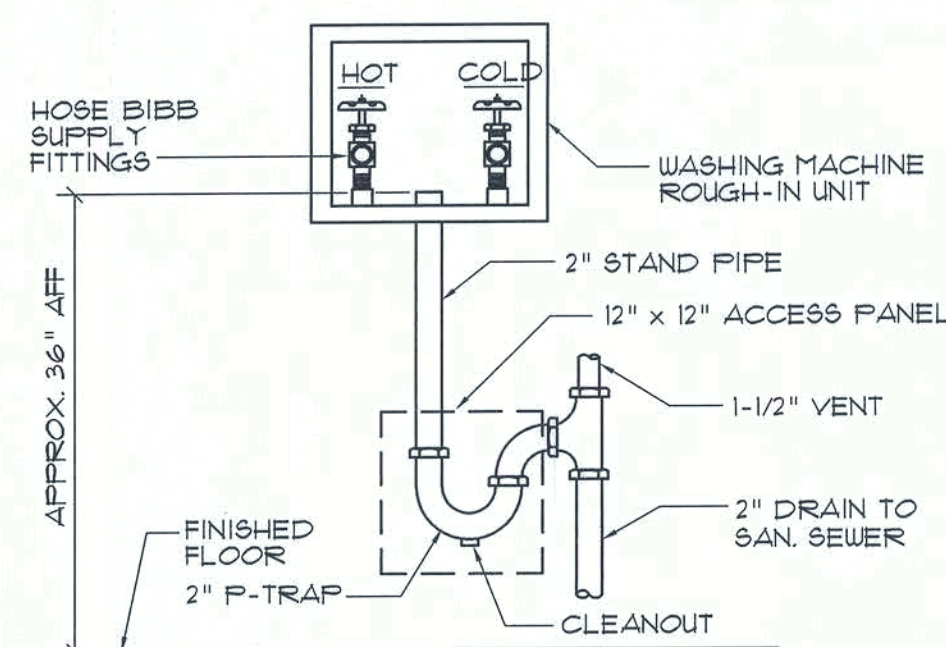
### Lighting Soffit DETAIL

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



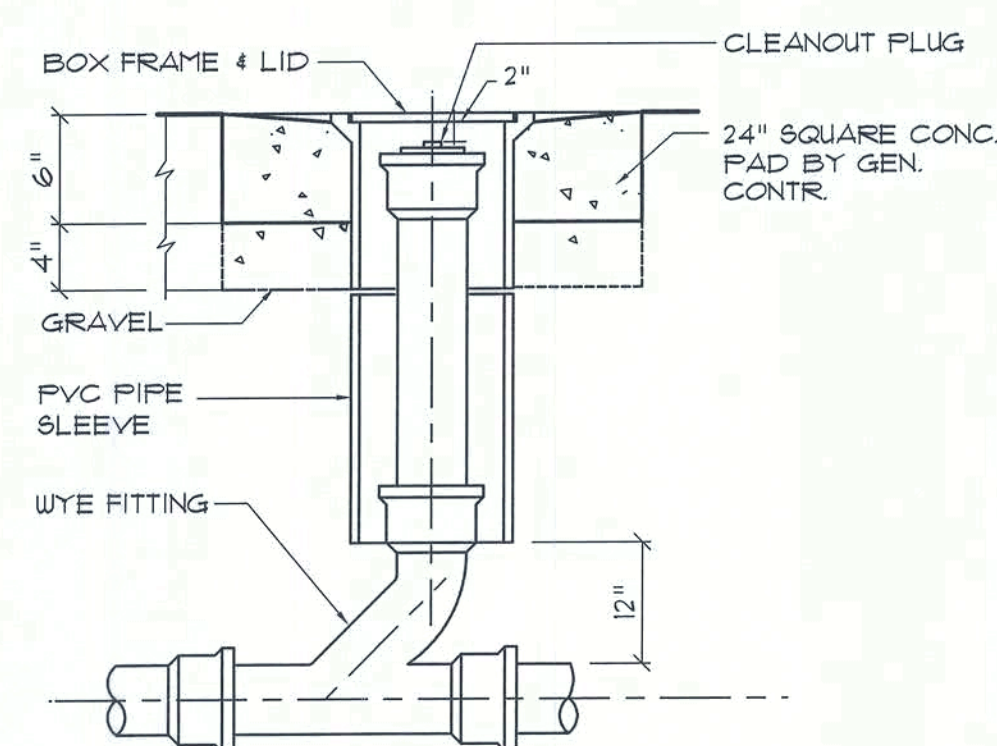
### Closet Rod & Shelf Detail

SCALE: NONE



### Washing Machine DET.

N.T.S.

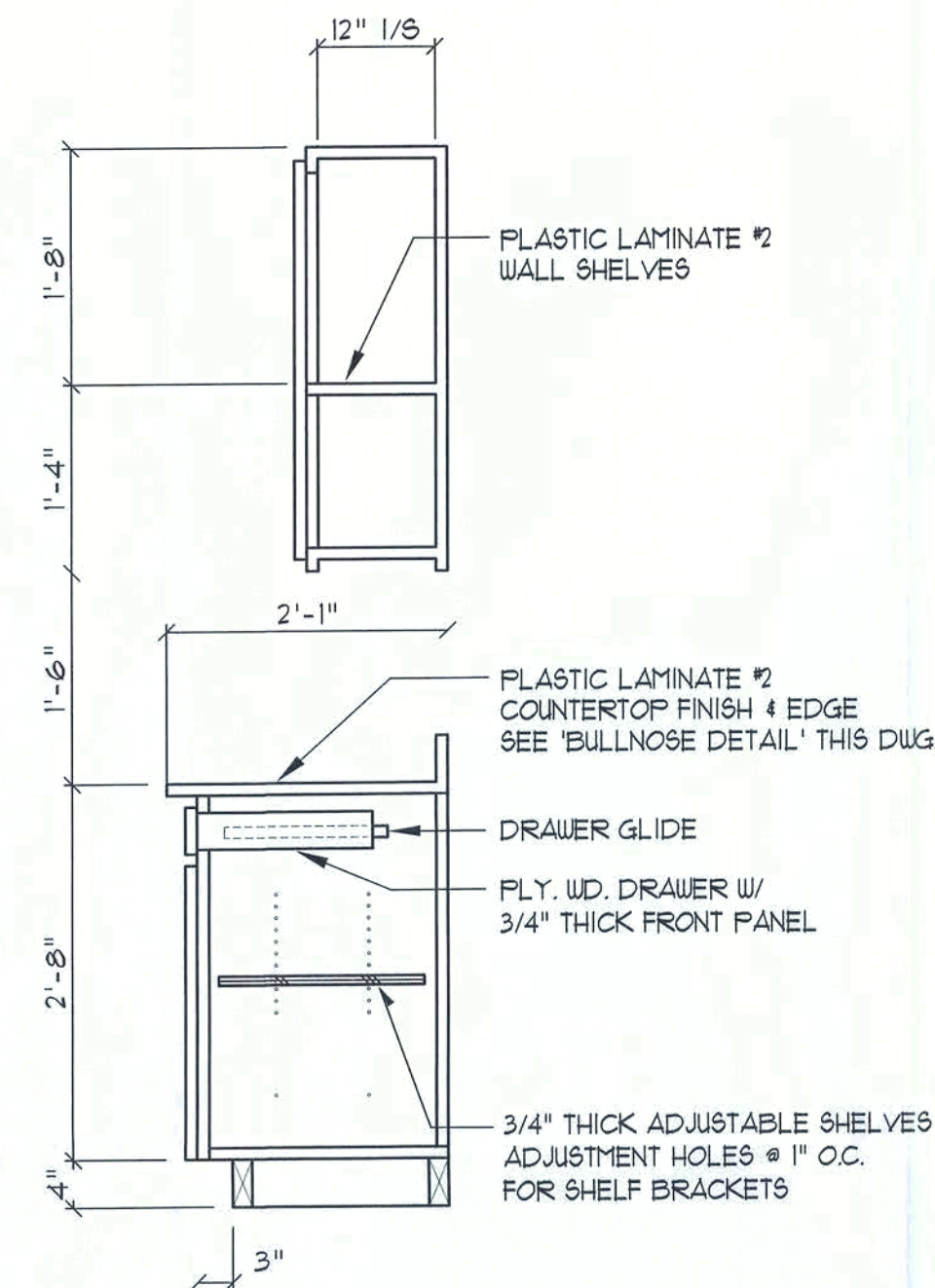


### Outdoor Cleanout DETAIL

N.T.S.

**NOTE!**  
THESE CABINET DET'S ARE GENERAL IN NATURE & PROVIDE A BASIS FOR ACTUAL CABINET CONSTRUCTION.

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



### Base & O/H Cab.

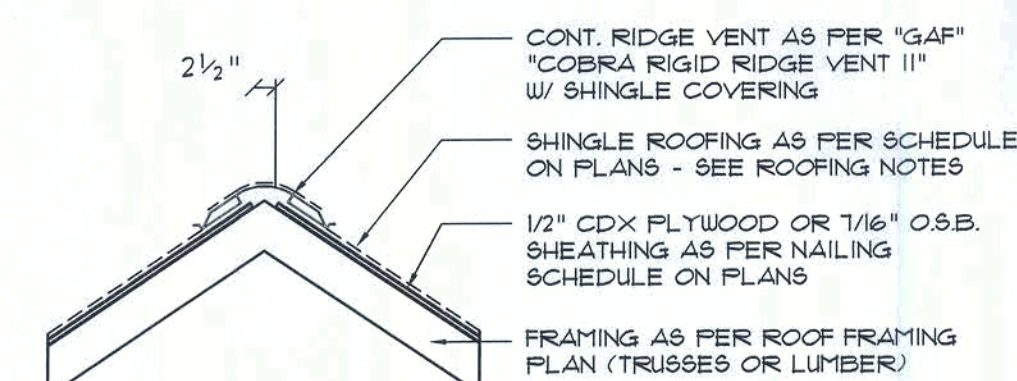
SCALE 3/4" = 1'-0"

**NOTE!**  
CABINETS, COUNTERS, SHELVES AND THE LIKE, SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF QUALITY AS OUTLINED IN THE NOTES TITLED "GENERAL MILLWORK NOTES", AND SHALL INCLUDE SUCH FEATURES, HARDWARE AND FINISHES AS DIRECTED BY THE OWNER. THE PLAN VIEWS INDICATED ARE FOR GENERAL LOCATION AND EXTENT OF THE WORK - UNLESS DETAILED CABINET PLANS ARE INCLUDED WITH THIS PLANS PACKAGE ALL OTHER PHYSICAL CHARACTERISTICS SHALL BE AS DIRECTED BY THE OWNER.

### Typ. Cabinet DET'S

SCALE 3/4" = 1'-0"

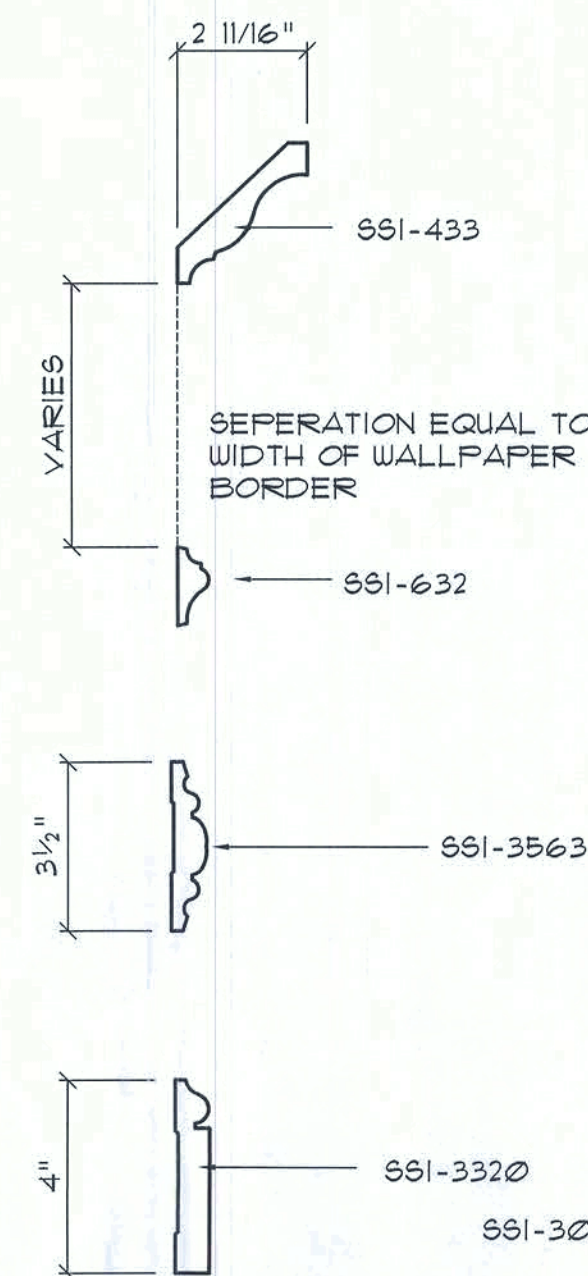
AREA OF ATTIC	REQ'D LF. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1800 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	810 SQ.IN.
3600 SF	44 LF	920 SQ.IN.



MIAMI/DADE PRODUCT APPROVAL REPORT: #38-0713.05

### Ridge Vent DETAIL

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



### T1 TRIM

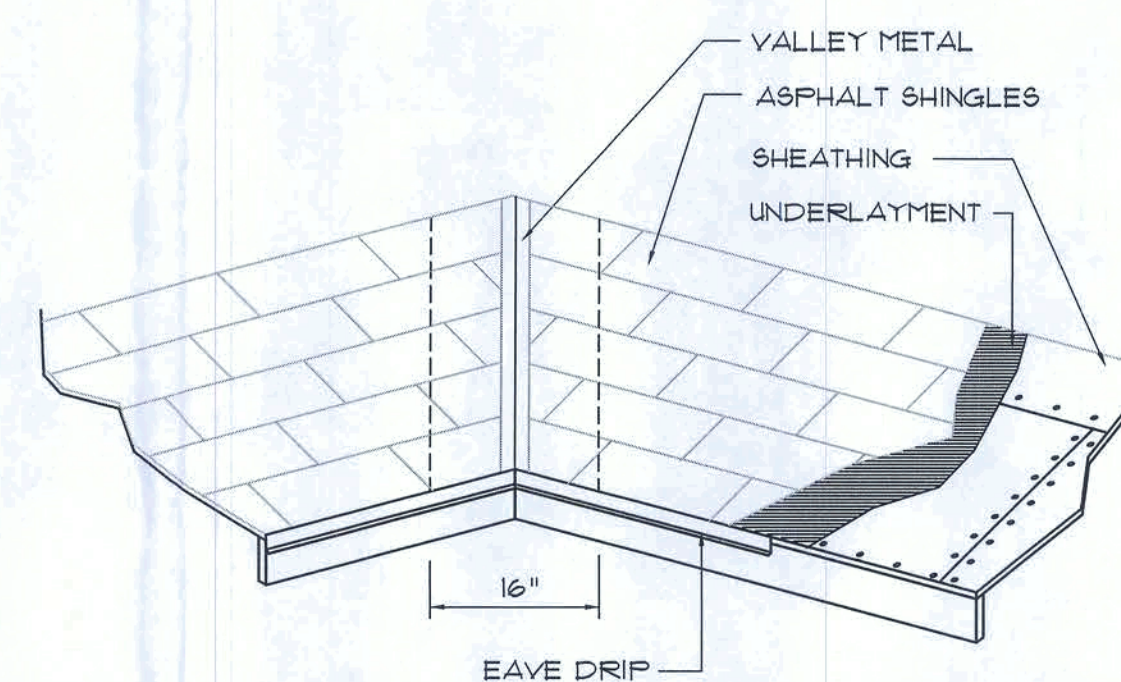
### T2 TRIM

**NOTE !!!**  
ALL PROFILES AS PER S&S CRAFTSMAN, INC., TAMPA FLORIDA TRIM WOOD SPECIES SHALL BE "POPLAR"

### Wall/Ceiling Trim DETAIL

SCALE: 3" = 1'-0"

ALTERNATE N°2:  
FOR TRIM TYPE T1, 2" DENTAL Moulding MAY BE INSERTED BETWEEN SSI-456 AND SSI-3349



### VALLEY FLASHING

ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ)
COFFER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0119	26 (ZINC COATED G90)	
ZINC ALLOY	0.021		40
PAINTED TERNE			20

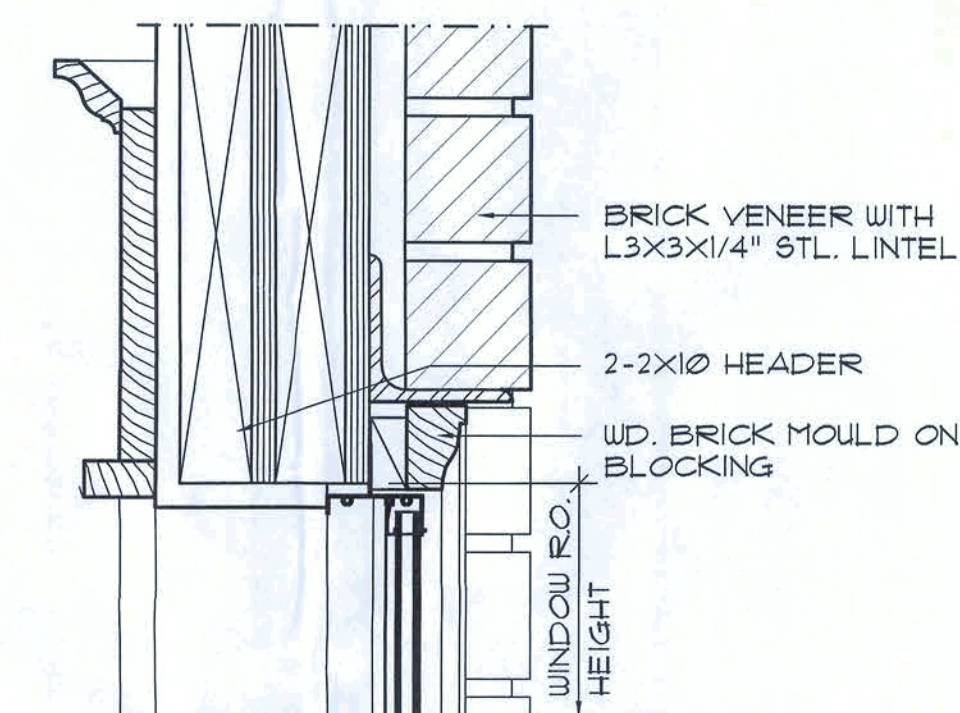
### Roofing/Flashing DETS.

SCALE: NONE

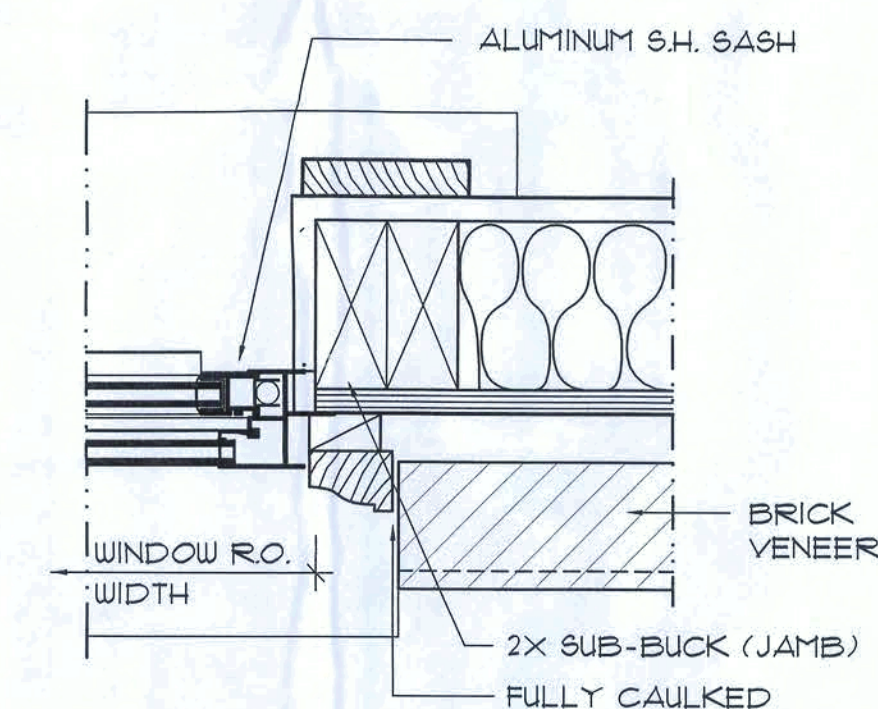


### Int. Wall Trim DETAIL

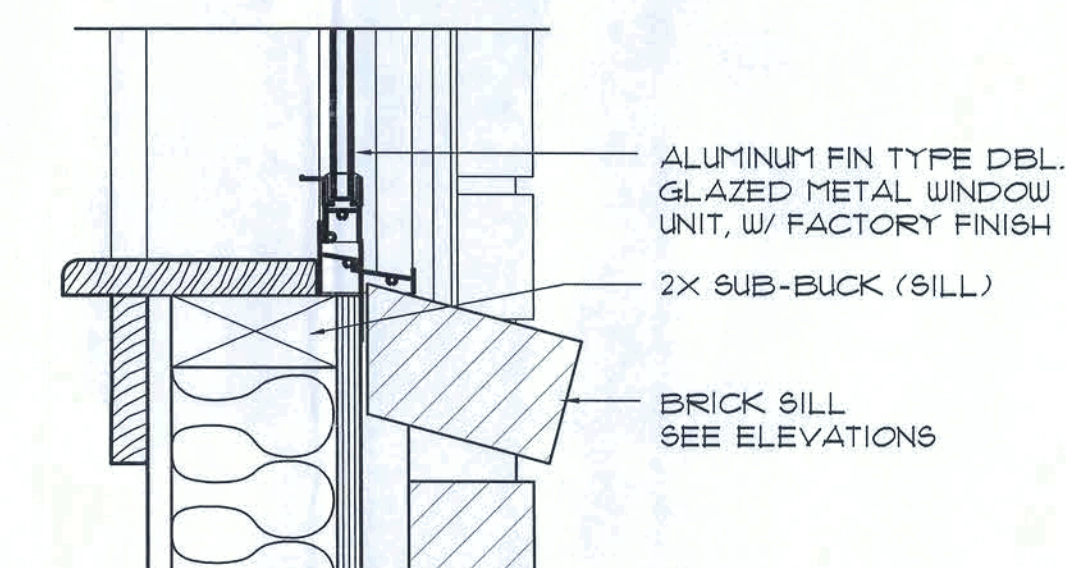
SCALE: 1/2" = 1'-0"



### HEAD DETAIL MTL. SASH



### JAMB DETAIL WOOD SASH



### SILL DETAIL WOOD SASH

### Typical Window DET'S

SCALE: 3" = 1'-0"

REVISION

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RAWN

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CUSTOM HOME DESIGN FOR:  
LAKE CITY, COLUMBIA COUNTY, FLORIDA  
ARCHITECTURAL DETAILS

49 Years of Service  
1972 - 2021  
N.P. Geisler, Architect  
ARCHITECT

NICHOLAS  
PAUL  
GEISLER  
ARCHITECT  
N.C. STATE LICENSE  
1755 NW Brown Rd.  
LAKE CITY, FL 32055  
386-563-4305

DATE:  
29 JUL 2021

NAME:  
2K2131

SHEET:

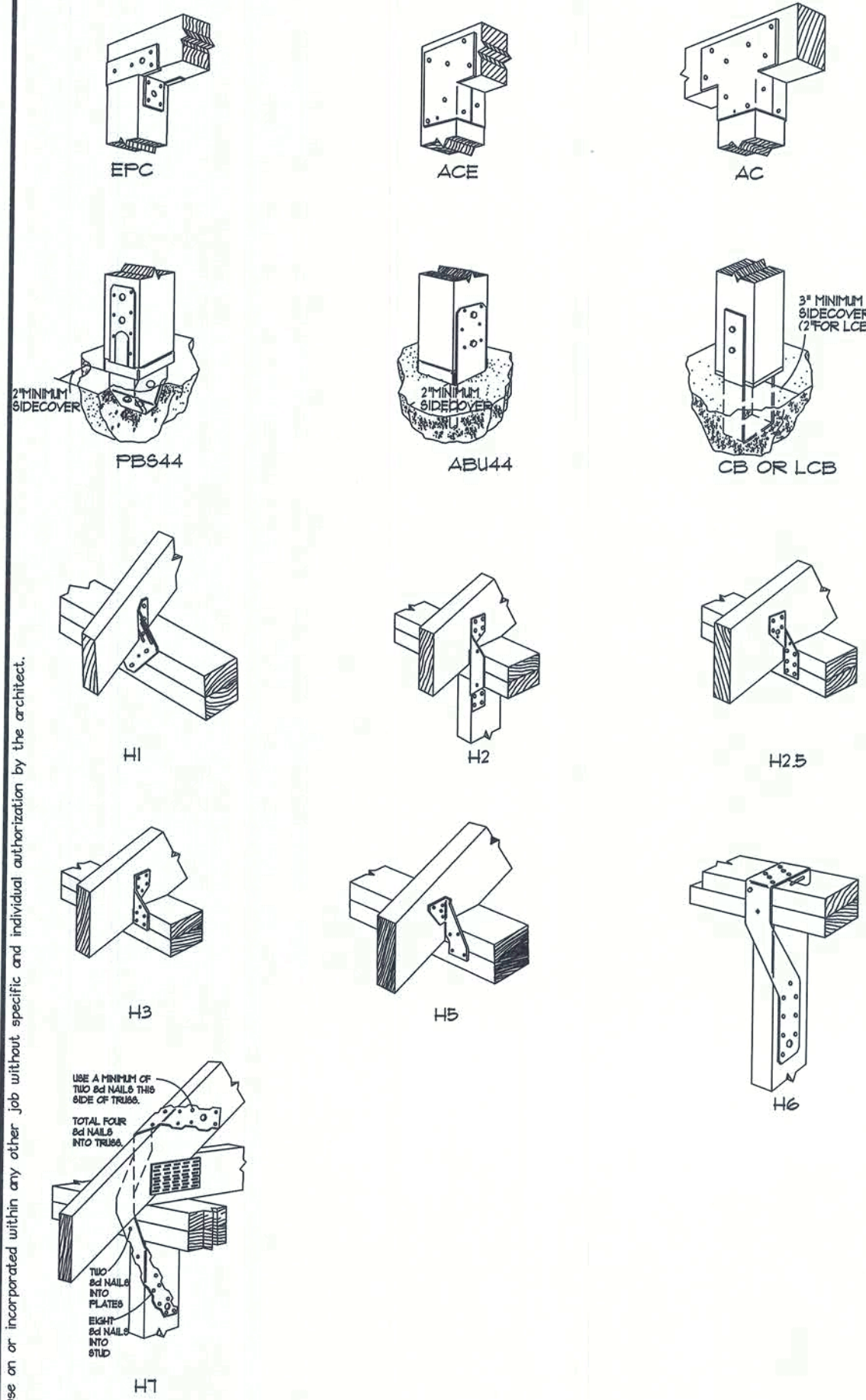
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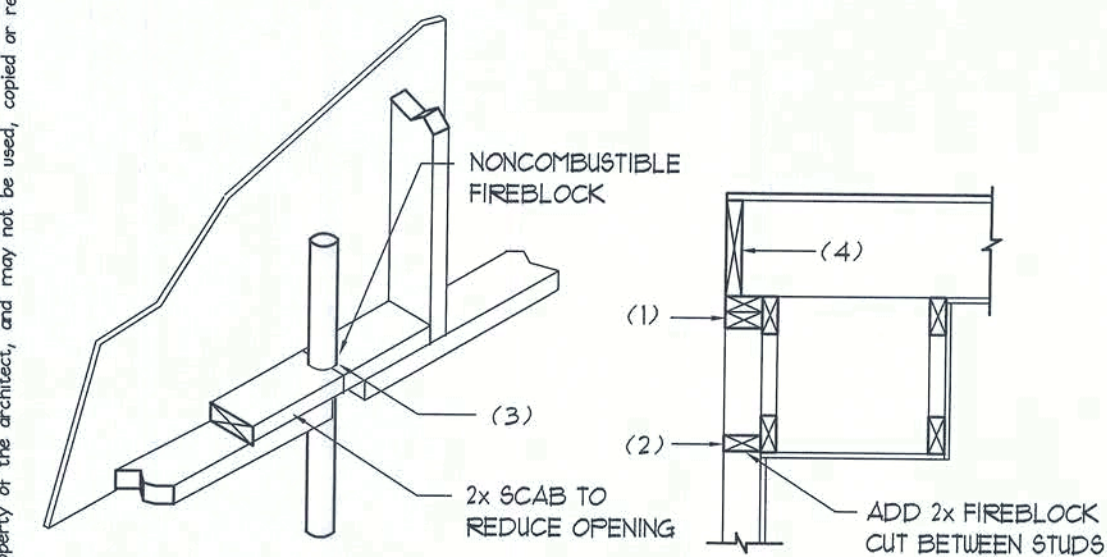


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## Typical "Simpson" CONNECTORS

SCALE: NONE



### PENETRATIONS

### SOFFIT/DROPPED CLG.

### FIREBLOCKING NOTES:

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

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

## Fire Stopping DETAILS

SCALE: NONE

### GENERAL NOTES:

- THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
- THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
- AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
- THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
- THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
- ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
- ALL WORK SHALL BE IN ACCORDANCE 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.
- CEILING OVER ATTACHED GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GUE ON 1X3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1/4" BUNGHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

### STANDARD ABBREVIATIONS

@	AT	GALV.	GALVANIZED
#	NUMBER OR POUND(S)	HORZ.	HORIZONTAL
=	EQUALS	INS.	INSULATION
Ø	DIAMETER	INT.	INTERIOR
W	WITH	LAV.	LAVATORY
W/O	WITHOUT	LVL.	LAMINATED VENEER LUMBER
¢	CENTERLINE	MAX.	MAXIMUM
4	AND	MIN.	MINIMUM
+/- or ±	PLUS OR MINUS	MISC.	MISCELLANEOUS
1'	ONE FOOT	M.O.	MASONRY OPENING
1"	ONE INCH	No. or N.	NUMBER
1/4" or 1/4"	ONE QUARTER INCH	O.C.	ON CENTER
3d	3 PENNY	OH	OVERHEAD
3d1	BEAM	OH1	OVERHEAD DOOR
3d1	BY OTHERS	PLYUD.	PLYWOOD
3d1.	BOTTOM	P/T	PRESSURE TREATED
2LG.	CEILING	REINF.	REINFORCING (ED)
2LG.	CLEANOUT	REQD	REQUIRED
2CNC.	CONCRETE	RM.	ROOM
2OTG	CLEANOUT TO GRADE	RO.	ROUGH OPENING
2BL.	DOUBLE	SF	SQUARE FEET
2ML.	DIMENSION	SGD	SLIDING GLASS DOOR
2L.	DOWN	SHT.	SHEET
LEV.	ELEVATION	SLRH	SUWANNEE RIVER LOG HOMES
XT.	EXTERIOR	TYP.	TYPICAL
	FRENCH (DOORS)	VERT.	VERTICAL
2NL.	FOUNDATION	WC	WATERCLOSET (TOILET)

### PROJECT INFORMATION / NOTES:

#### DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 130 MPH, UNLESS AS NOTED OTHERWISE

#### SOIL DESIGN STATEMENT:

FOOTING DESIGN IS BASED UPON 1000 PSF 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: 40 PSF, 2nd FLOOR: 40 PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: 2010 FLORIDA BUILDING CODE

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - 2010  
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.

### TERMITE PROTECTION NOTES:

#### SOIL CHEMICAL BARRIER METHOD:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RENOVATION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 1603.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1603.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1603.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1603.1.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1616.11
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1616.12
- BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1616.13
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1616.14
- CONCRETE OVERPOUR AND MORTAR ALLOWING THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1616.15
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDE WALLS. FBC 1616.16
- IF AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION, ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1616.16
- ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. FBC 1616.17
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1616.17
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.13
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 1'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.14

## FLORIDA BUILDING CODE

### Compliance Summary

#### TYPE OF CONSTRUCTION

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

#### ROOF DECKING

Material: 1/2" CD Plywood or 7/16" OSB.  
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing  
Fasteners: 8d Ring Shank Nails per schedule on sheet A.1

#### SHEAR WALLS

Material: 1/2" OSB. "Windstorm": 48" x 96", 109", 121" OR 145" Sheet Size: 48"x96" (109", 121" OR 145") Sheets Placed Vertical  
Fasteners: 8d Ring Shank Nails @ 4" O.C. Edges & 8" O.C. Interior  
Drag Strut: Double Top Plate (5/8" W/2 - 16d Nails @ 12" O.C.  
Wall Studs: 2x4 SFF Studs @ 16" O.C.

#### HURRICANE UPLIFT CONNECTORS

Truss Anchors: Simpson H25a @ Ea. Truss End (Typ. U.O.N.)  
Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top & Bot.  
Anchor Bolts: 1/2" A307 @ 48" O.C. - 1st Bolt 8" from corner  
Corner Hold-down Device: Simpson HD2a, ea. corner

#### FOOTINGS AND FOUNDATIONS

Footings: 20"x12" Cont. W/2-5 Cont. 4 wire chairs @ 48" O.C.



WIND	WIND	WIND	WIND	WIND	WIND
10	15	20	25	30	35
1	10	12.0 / -19.9	14.9 / -23.1	17.5 / -21.8	20.3 / -32.3
2	20	11.4 / -19.4	13.6 / -23.0	16.0 / -21.0	18.5 / -31.4
3	30	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0	16.1 / -30.2
4	40	12.5 / -34.1	14.9 / -41.3	17.5 / -48.4	20.3 / -56.2
5	50	11.4 / -31.9	13.6 / -38.0	16.0 / -44.6	18.5 / -51.1
6	60	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.1
7	70	12.5 / -51.3	14.9 / -61.0	17.5 / -71.6	20.3 / -83.1
8	80	11.4 / -47.9	13.6 / -57.1	16.0 / -67.0	18.5 / -77.1
9	90	10.0 / -43.5	11.9 / -51.0	13.9 / -60.0	16.1 / -70.5
10	100	21.8 / -23.6	25.9 / -34.1	30.4 / -33.0	35.3 / -38.2
11	110	20.8 / -22.6	24.1 / -26.9	29.0 / -31.6	33.1 / -36.1
12	120	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8	31.6 / -34.6
13	130	21.8 / -29.1	25.9 / -34.1	30.4 / -40.1	35.3 / -41.2
14	140	20.8 / -27.2	24.1 / -32.4	29.0 / -38.0	33.1 / -44.0
15	150	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3	31.6 / -39.8

### HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING

BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.41
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66

### STRUCTURAL DESIGN CRITERIA:

- THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
- WIND LOAD CRITERIA: RISK CATEGORY: 2  
BASED ON ANSI/ASCE 1-10, 2017 FBC 1609.4 WIND VELOCITY:  $V_{ULT} = 130$  MPH  
 $V_{ASD} = 108$  MPH
- ROOF DESIGN LOADS:  
SUPERIMPOSED DEAD LOADS: ..... 20 PSF  
SUPERIMPOSED LIVE LOADS: ..... 20 PSF
- FLOOR DESIGN LOADS:  
SUPERIMPOSED DEAD LOADS: ..... 25 PSF  
SUPERIMPOSED LIVE LOADS:  
RESIDENTIAL ..... 40 PSF  
BALCONIES ..... 60 PSF
- WIND NET UPLIFT: ARE AS INDICATED ON TRUSS SHOP DRAWINGS

### SYMBOLS

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

	1/4" Ø = 0" TOP OF SUB-FLOOR	TYPE OF ELEVATION MARK USED TO INDICATE A REFERRED TARGET ELEVATION - TRUE MEASUREMENT.
	TOP OF 19th LOG COURSE NOMINAL = 8'-8 1/2"	TYPE OF ELEVATION MARK USED TO INDICATE THE TOP OF A LOG WALL STACK - NOMINAL ONLY.
	SECTION "A" ON SHEET "A5"	TYPE OF DETAIL MARK USED TO INDICATE A SECTION (e.g. SECTION "A" ON SHEET "A5"; TAIL INDICATES DIRECTION OF VIEW
	SECTION "A" ON SHEET "A5"	TYPE OF DETAIL MARK USED TO INDICATE A SECTION (e.g. SECTION "A" ON SHEET "A5"; TAIL INDICATES DIRECTION OF VIEW
	SECTION "A" FOUND ON "D&S" OF THE PROJECT MANUAL	TYPE OF SECTION MARK USED TO INDICATE A VIEW TAKEN IN THE DIRECTION OF THE ARROW (e.g. SECTION "A" FOUND ON "D&S" OF THE PROJECT MANUAL

### FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H25a	535#
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1310#
PLATE TO FOUNDATION:	5/8" THRU-BOLT	3340#
FORCH BEAM TO POST:	SIMPSON FC44/EPC44	1700#
FORCH POST TO RND:	SIMPSON ABU44	2200#
MISC. JOINTS	SIMPSON A34	315#/240#

NOTE:  
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.  
NOTE:  
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.  
NOTE:  
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL TO.  
NOTE:  
"SEKCO" PRODUCT APPROVAL:  
MIAMI/DADE COUNTY REPORT #35-0810.15  
NOTE:  
"SIMPSON" PRODUCT APPROVALS:  
MIAMI/DADE COUNTY REPORT #31-0107.05, #36-1126.11, #39-0623.04  
SECCO NER-443, NER-393

### GENERAL NAILING SCHEDULE:

NUMBER OF NAILS FOR CONNECTING WOOD MEMBERS:	COMMON NAILS	Nr. / SPACING
BRIDGING TO JOIST, TOE NAIL	16d	2 EA. END
2" SUBFLOOR TO JOIST, BLIND & FACE NAILING	16d	2
SOLE PLATE TO JOIST OR BLOCKING	16d	16" O.C.
FACE NAILED	16d	16" O.C.
TOP OR SOLE PLATE TO STUD	16d	2
END NAILED	8d	3 OR 2 16d
STUD TO SOLE PLATE, TOE NAILED	16d	24" O.C.
DOUBLE STUDS, FACE NAILED	16d	16" O.C.
DOUBLE TOP PLATES, FACE NAILED	16d	16" O.C.
TOP PLATES - LAPS & INTERSECTIONS	16d	2
FACE NAILED	16d	2
1 X 6 SHEATHING TO EACH POINT OF BEARING, FACE NAILED	8d	2
BUILT-UP CORNER STUDS, FACE NAILED	16d	30" O.C.
BUILT-UP GIRDERS & BEAMS	20d	32" O.C. @ TOP & BOTTOM
		4 STAGGERED - 2 @ EA. END
		2 @ SPICES
3/4" PLYWOOD SUBFLOORING	8d	6" O.C. @ EDGES
OSB SHEATHING, 7/16" THICK	8d	6" O.C. @ EDGES
1/8" FIBERBOARD SHEATHING	6d	10" O.C. @ INTERMEDIATE
		3" O.C. @ EDGES
		6" O.C. @ INTERMEDIATE

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

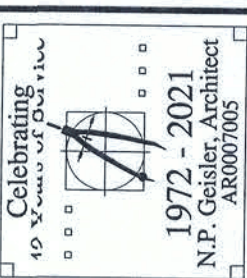
### REVISION

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N.P. Geisler, Architect

### DRAWN

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CUSTOM HOME DESIGN CO., LLC  
LAKE CITY, COLUMBIA COUNTY, FLORIDA  
STRUCTURAL INFORMATION



NICHOLAS GEISLER  
ARCHITECT  
1758 NW Brown Rd.  
Lake City, FL 32055  
386-385-4035

### DATE

19 JUL 2021

### CODE

2K2131

### SHEET

A.5

5 OF 9

AR007005

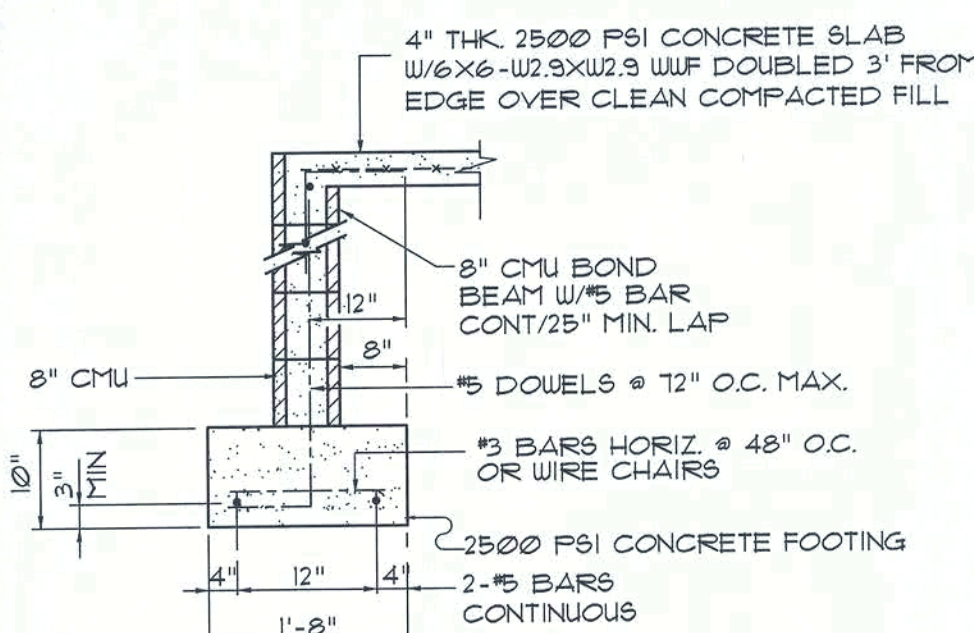


# CONCRETE / MASONRY / METALS GENERAL NOTES:

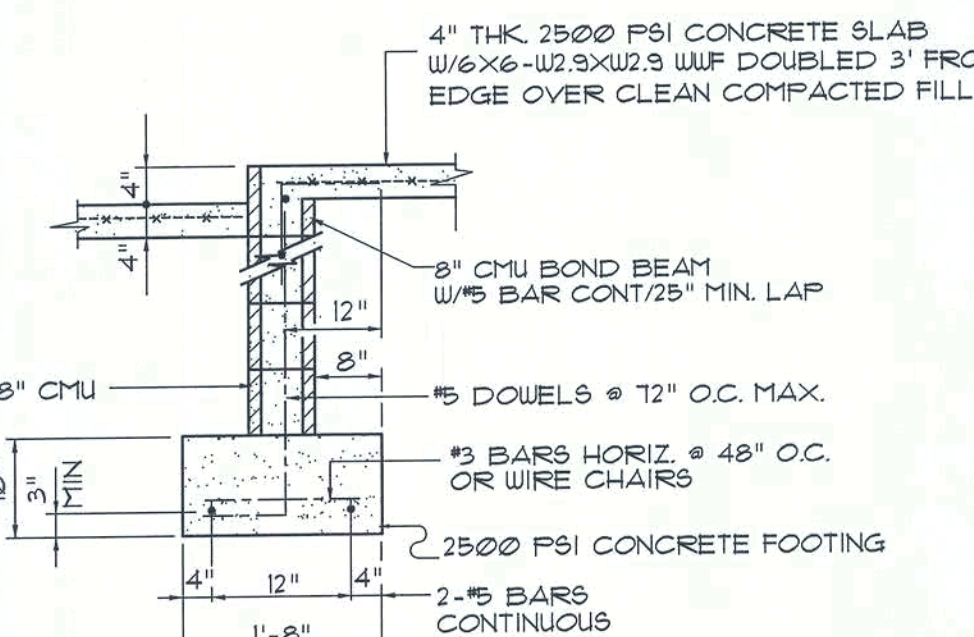
- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTG. GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTED SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500<sup>±</sup> OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 85 KSI.
- CONCRETE SHALL BE STANDARD MIX F<sub>c</sub> = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD FUP MIX F<sub>c</sub> = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS & PLACEMENT, MIXING, PLACING AND FINISHING SHALL BE AS PER AC STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F<sub>m</sub> = 1500 PSI.
- MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325 AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

EXTERIOR WALL SHEATHING:  
APPLY VERTICALLY, "Windstorm" 7/16" OSB 48" X 96", 1093, 1212R 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d RING SHANK NAILS @ 3" O.C. OR 8d RING SHANK NAILS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d RING SHANK NAILS @ 6" O.C. OR #8 NAILS @ 8" O.C.

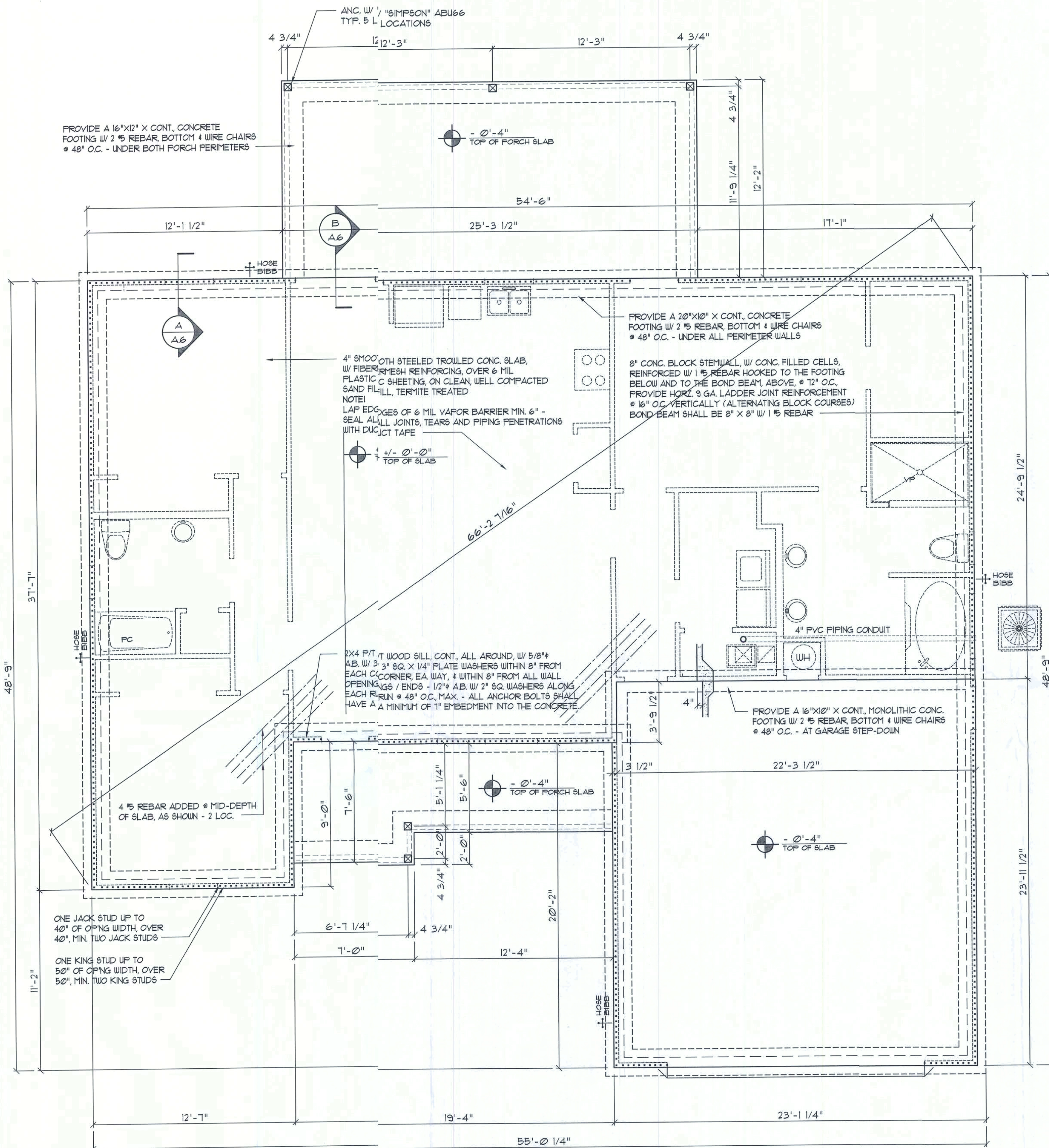
NOTE:  
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.



SECTION A  
SCALE: NONE



SECTION B  
SCALE: NONE



## Foundation PLAN

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

----- SHEAR WALL SEGMENTS, SEE A-6  
(ALL EXT. WALLS, LESS DOOR OPENINGS)

NOTE:  
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2020 FBC 1603 AND LOCAL JURISDICTION REQUIREMENTS

NOTE:  
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:  
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONTR. SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE:  
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 40 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

## CONSTRUCTION NOTES

- FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
- ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2021 FBC - SEE A-6
- PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. EQUIPMENT, WOOD BURNING STOVES, AND FIREPLACES.
- VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
- CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLARIFICATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
- ROOF & FLOOR TRUSS FRAMING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND FRAMING MEMBERS.
- SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS USUALLY INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNER'S RECOMMENDED BUILDING PROCEDURES, CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
- LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
- DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

REVISION

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N.P. Geisler, Architect

DRAWN

mpg

CUSTOM HOME DESIGN FOR:

LAKE CITY, COLUMBIA COUNTY, FLORIDA

FOUNDATION PLAN



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

DATE:

29 JUL 2021

COMM:

2K2131

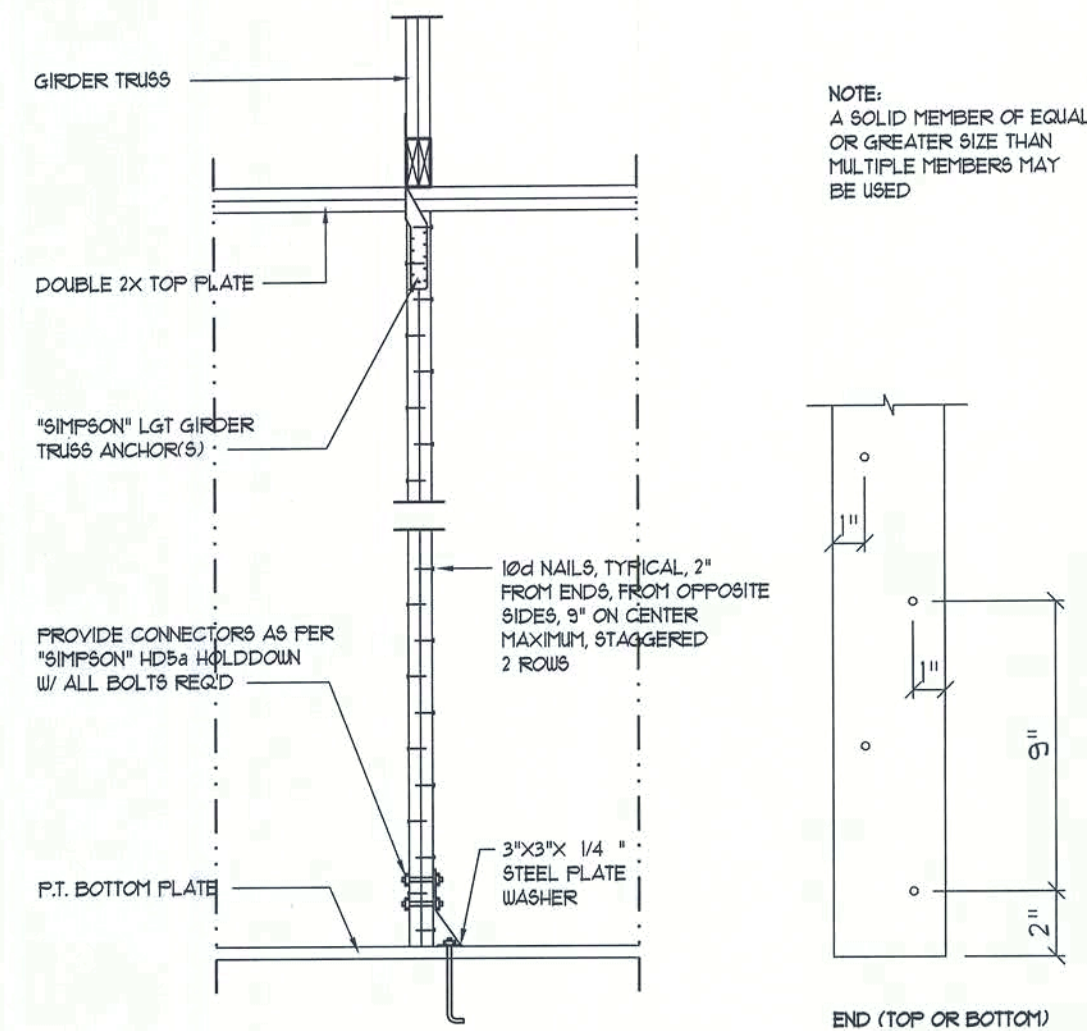
SHEET:

A-6

6 OF 9

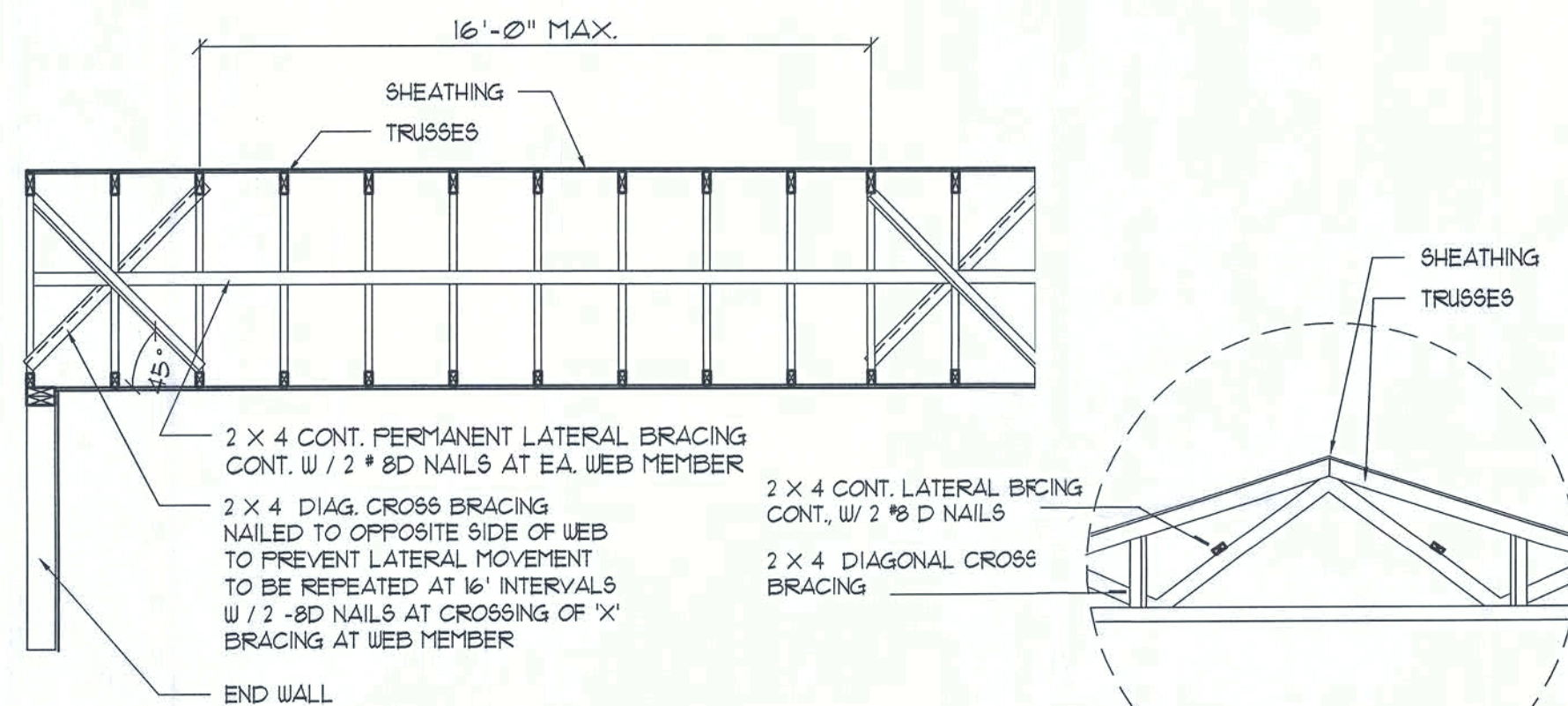
AR0007005





## Girder Truss Column DET A

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

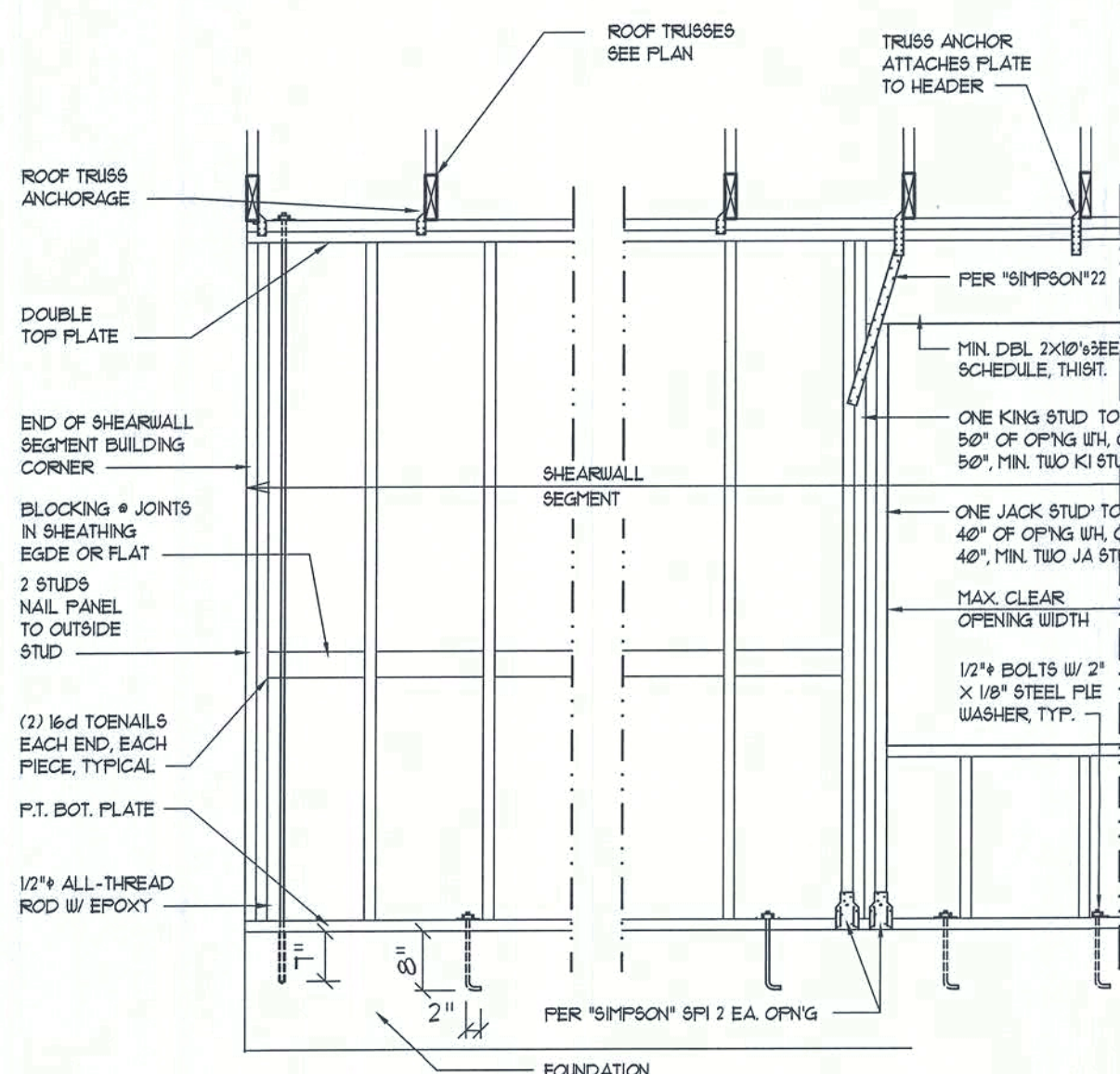


## TYP. PERMANENT TRUSS BRACING DIA. NT9

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

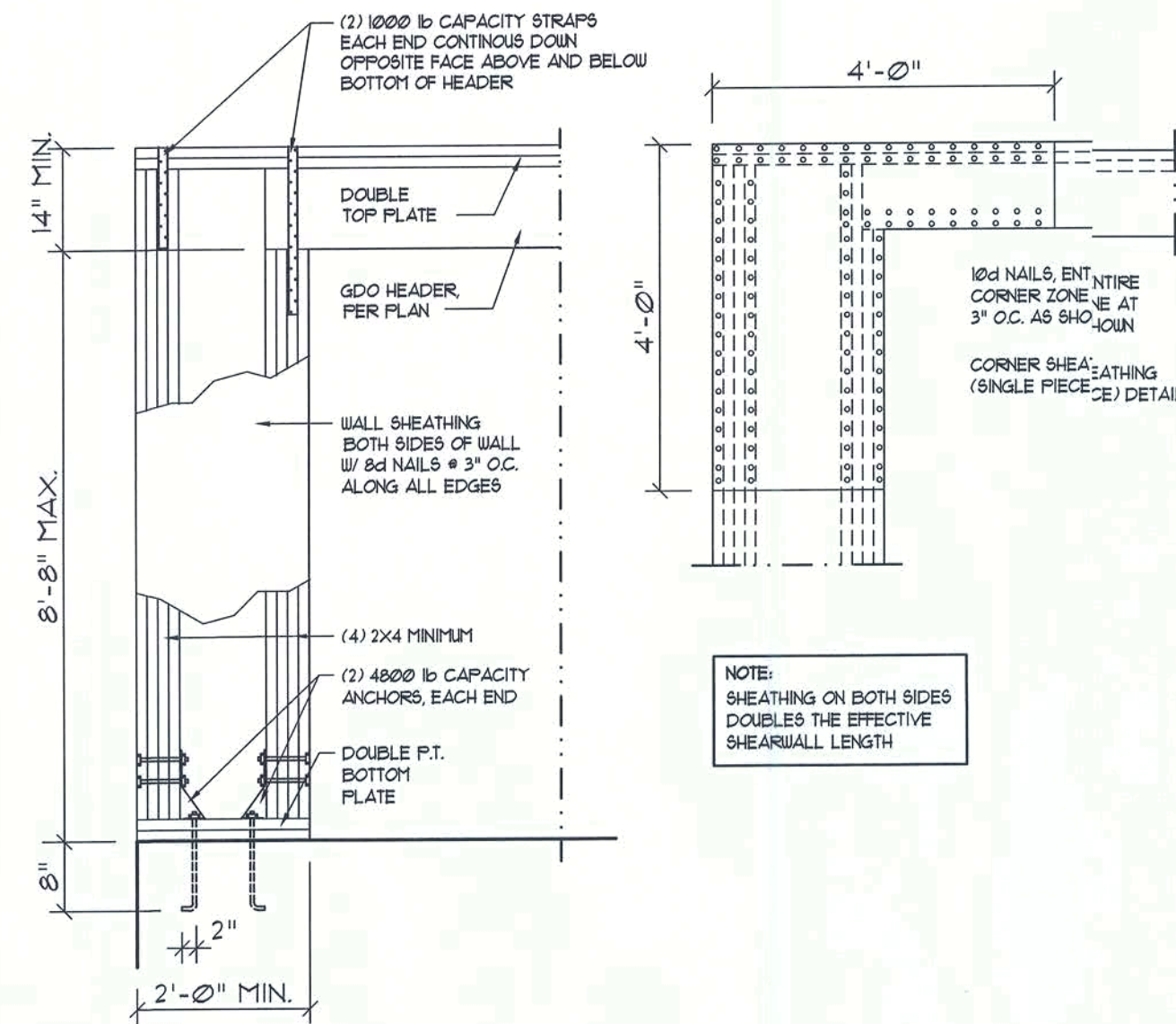
## Truss Bracing DETAILS C

SCALE: AS NOTED



## Shear Wall DETAILS D

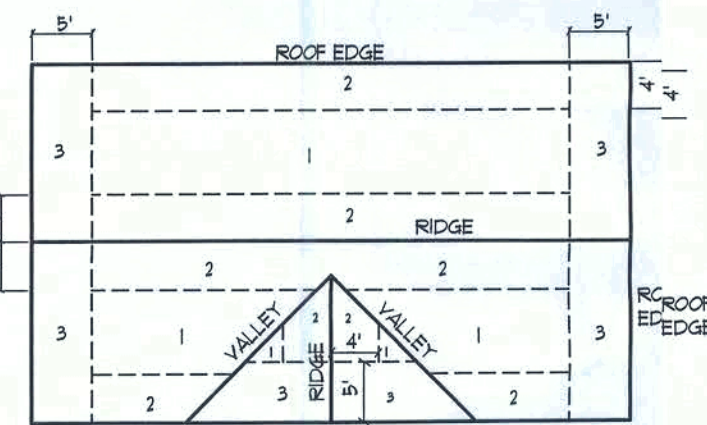
SCALE: NONE



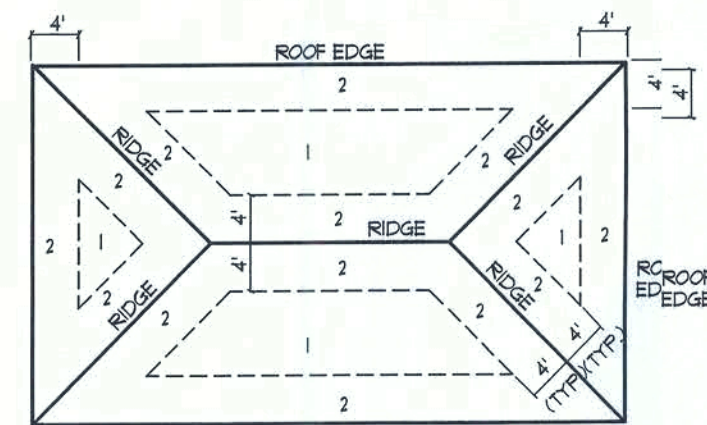
## Garage End Wall DETAILS B

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

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



ROOF SHEATHING NAILING ZONES (GABLE ROOF)

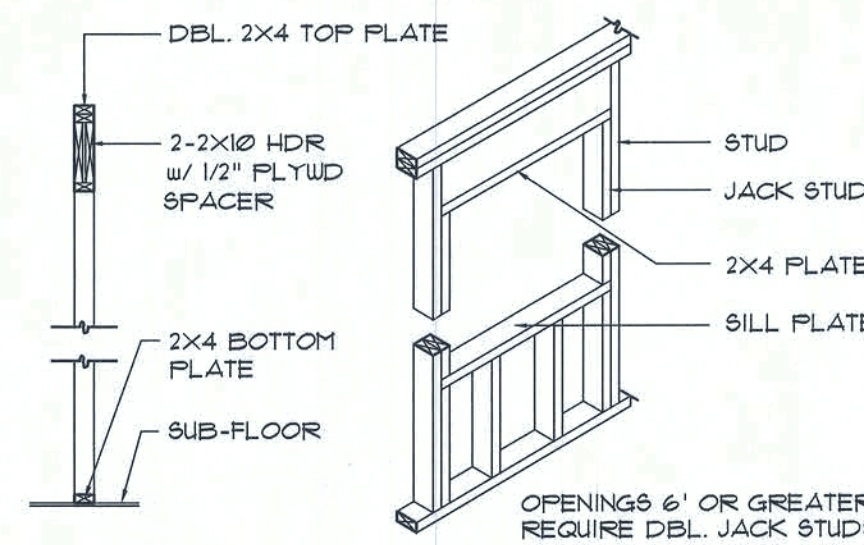
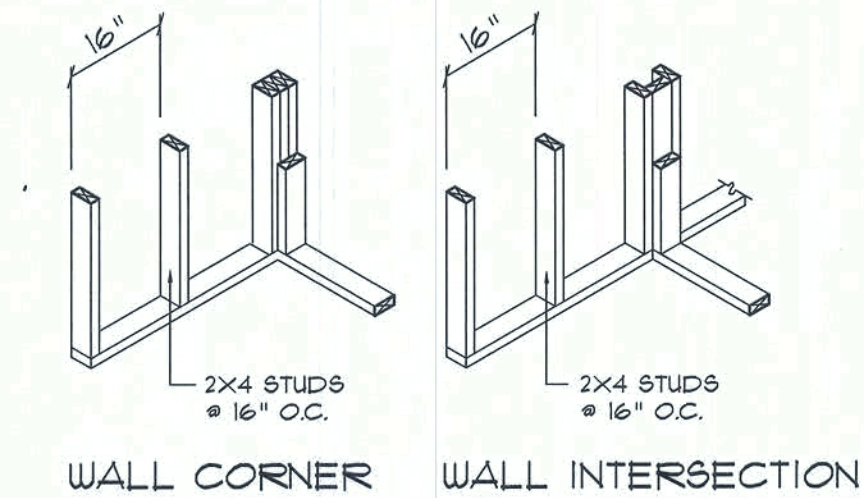


ROOF SHEATHING NAILING ZONES (HIF ROOF)

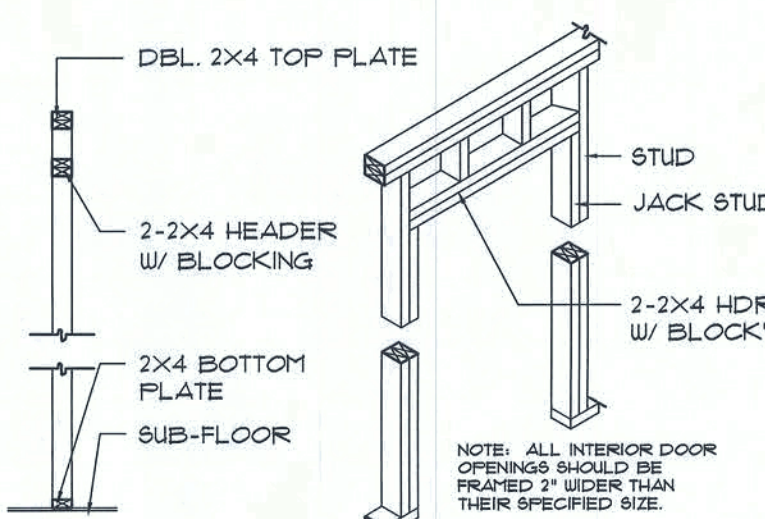
## Roof Nail Pattern DET. E

SCALE: NONE

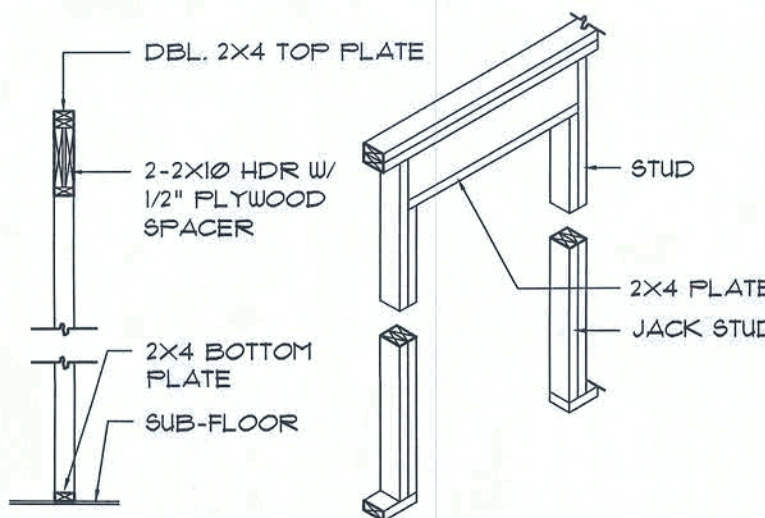
HEADERS SUPPORTING:		HEADER SPANS FOR EXTERIOR BEARING WALLS					
		BUILDING WIDTH (FT)					
HEADERS SUPPORTING:	HEADER SIZE	24'-0"	28'-0"	32'-0"	36'-0"	40'-0"	44'-0"
ROOF, CEILING	2-2x4	3'-6"	3'-2"	3'-2"	2'-10"	1	1
	2-2x6	5'-5"	4'-8"	4'-8"	4'-2"	1	1
	2-2x8	6'-10"	5'-11"	5'-11"	5'-4"	1	1
	2-2x10	8'-5"	7'-3"	7'-3"	6'-6"	2	2
	2-2x12	9'-9"	8'-5"	8'-5"	7'-6"	2	2
	3-2x8	8'-4"	7'-5"	7'-5"	6'-8"	1	1
	3-2x10	10'-6"	9'-11"	9'-11"	8'-2"	1	1
	3-2x12	12'-2"	10'-7"	10'-7"	9'-5"	2	2
	4-2x8	9'-2"	8'-4"	8'-4"	7'-2"	1	1
	4-2x10	11'-8"	10'-6"	10'-6"	9'-5"	1	1
	4-2x12	14'-11"	12'-2"	12'-2"	10'-11"	1	1



TYPICAL WINDOW HEADER



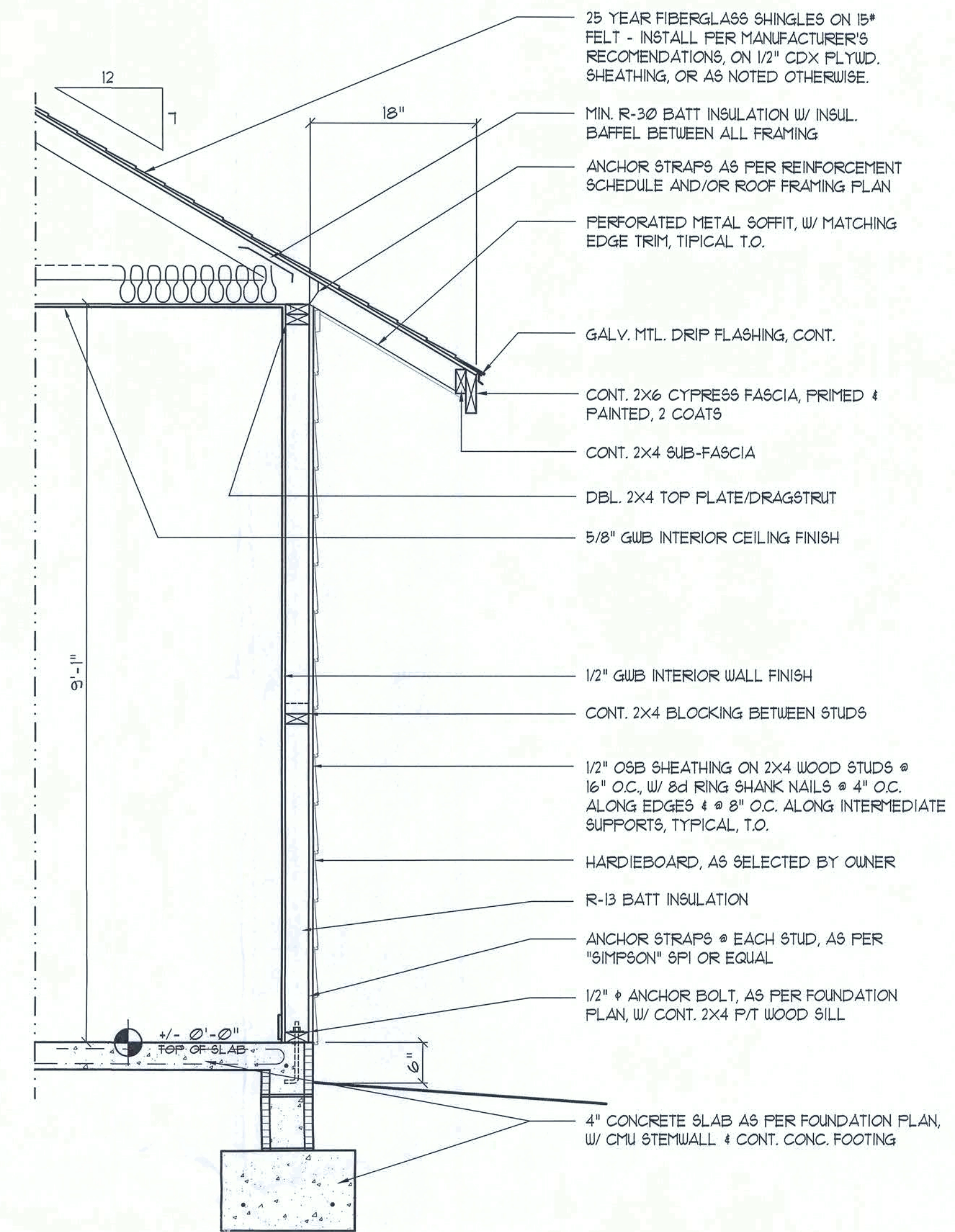
NON-BEARING WALL HEADER



BEARING WALL HEADER

## Wall Framing/ Header DET'S F

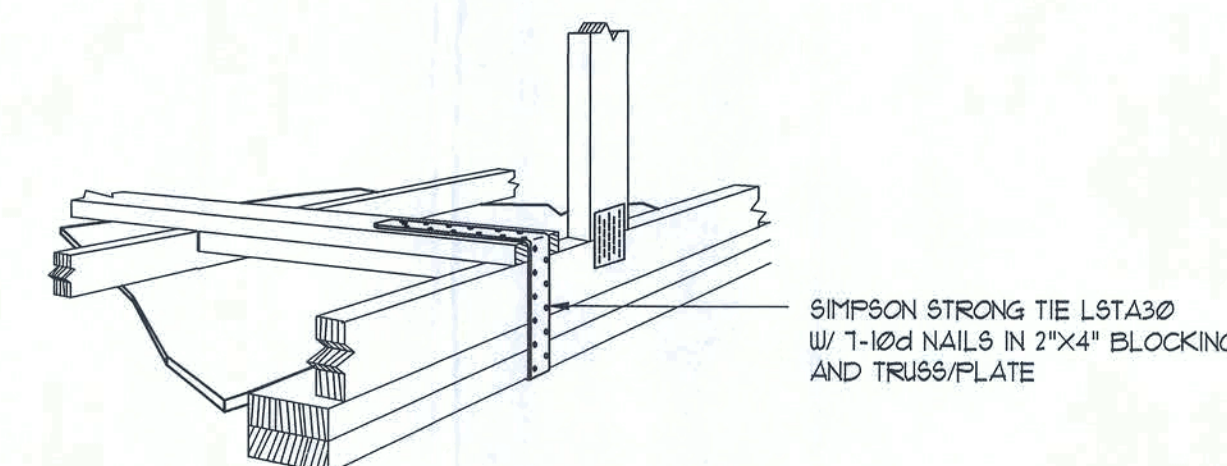
SCALE: NONE



## Typical Wall SECTION H

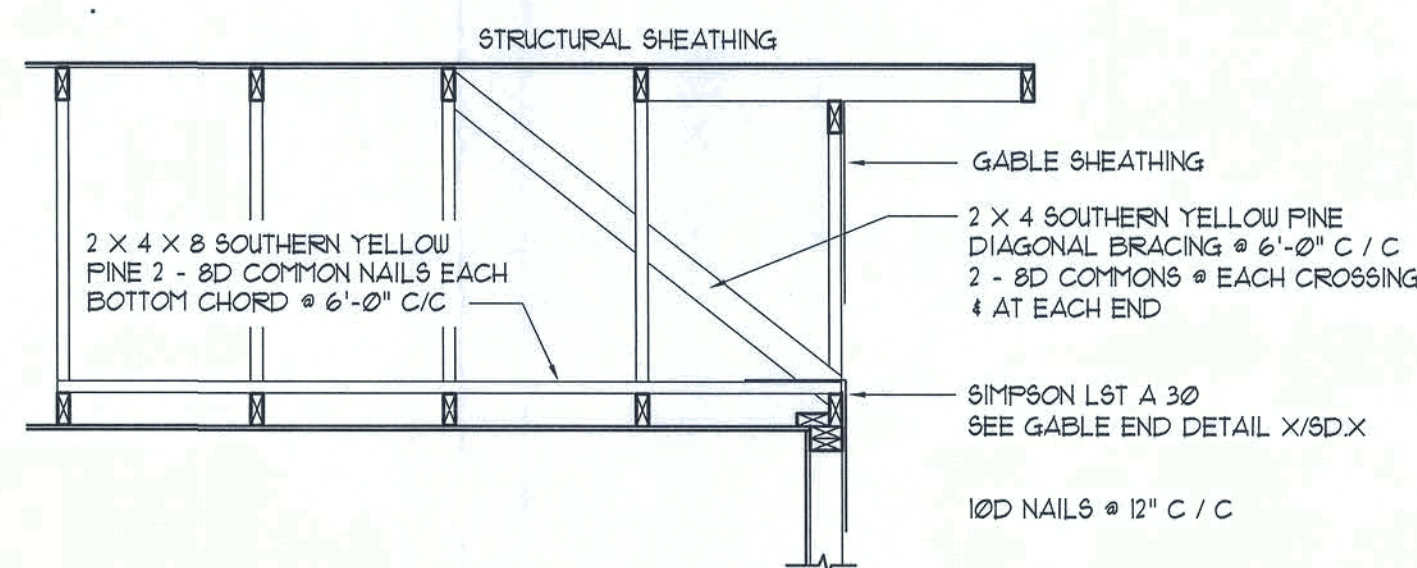
SCALE: 3/4" = 1'-0"

EXTERIOR WALL SHEATHING: APPLY VERTICALLY, "WINDSTORM" 1/4" OSB 48" X 96", 129", 121" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d RING SHANK NAILS @ 3" O.C. OR 8d RS. NAILS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d RING SHANK NAILS @ 6" O.C. OR 8d RS. NAILS @ 8" O.C.



## GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR G.1

SCALE: NONE



## END WALL BRACING FOR CEILING DIAPHRAGM G.2

NT9 (ALTERNATIVE TO BALLOON FRAMING)

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

REVISION:

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NP, Geisler, Architect

DATE: 1/18/2021

PROJECT: 2K2131

SHEET: 1 OF 9

ARCHITECT: NICHOLAS PAUL GEISLER ARCHITECT

1755 NW Brown Rd.  
Lake City, FL 32055  
386-365-4365

LAKE CITY, COLUMBIA COUNTY, FLORIDA

STRUCTURAL DETAILS

CUSTOM HOME DESIGN FOR:

AR0007005



APPLICATION	MANUF/MODEL	C.P.
TRUSS TO WALL;	SIMPSON H25a	78"
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILs	175"
HEADER TO KING STUD(S):	SIMPSON ST22	132"
PLATE TO STUD:	SIMPSON SP2	125"
STUD TO SILL:	SIMPSON SFI	54"
PORCH BEAM TO POST:	SIMPSON PC666/EFC66	172"
PORCH POST TO RND.:	SIMPSON ABU66	110"
MISC. JOINTS	SIMPSON A34	31/240"

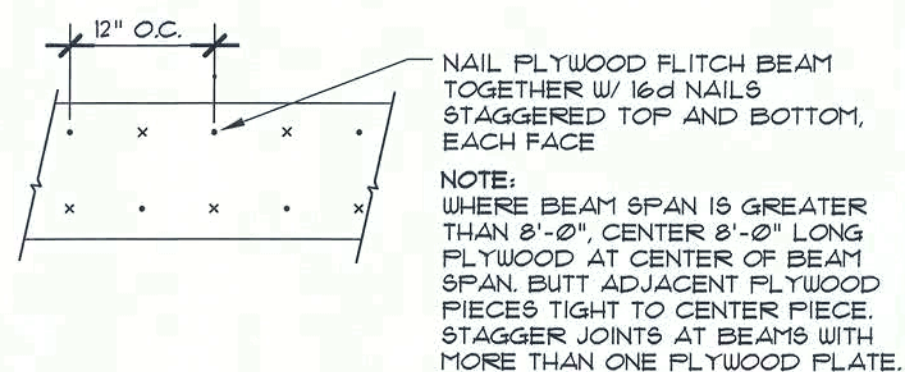
NOTE:  
"SIMPSON" PRODUCT APPROVALS:  
MIAMI/DADE COUNTY REPORT #31-0107.05, #36-1126.11, #39-0623.04  
#BCCI NER-443, NER-393

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 & 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 PLAN AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

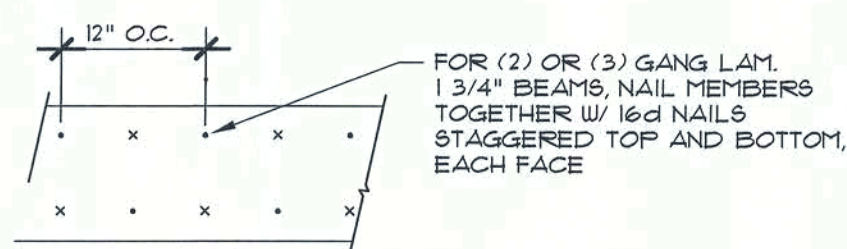
TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

1. TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL WOOD ROOFING ASSOCIATION MANUAL FOR "GIRDS RATED LUMBER AND ITS CONNECTIONS", LATEST EDITION, ALONG WITH THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETAILS, AND TRUSS TO TRUSS CONNECTIONS.
2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

**NOTE!**  
ALL UPLIFT CONNECTORS SHALL BE FIELD ADJUSTED TO MATCH  
OR EXCEED THE DEVELOPED LOADS PER ENGINEERED TRUSS  
SHOP DRAWINGS.

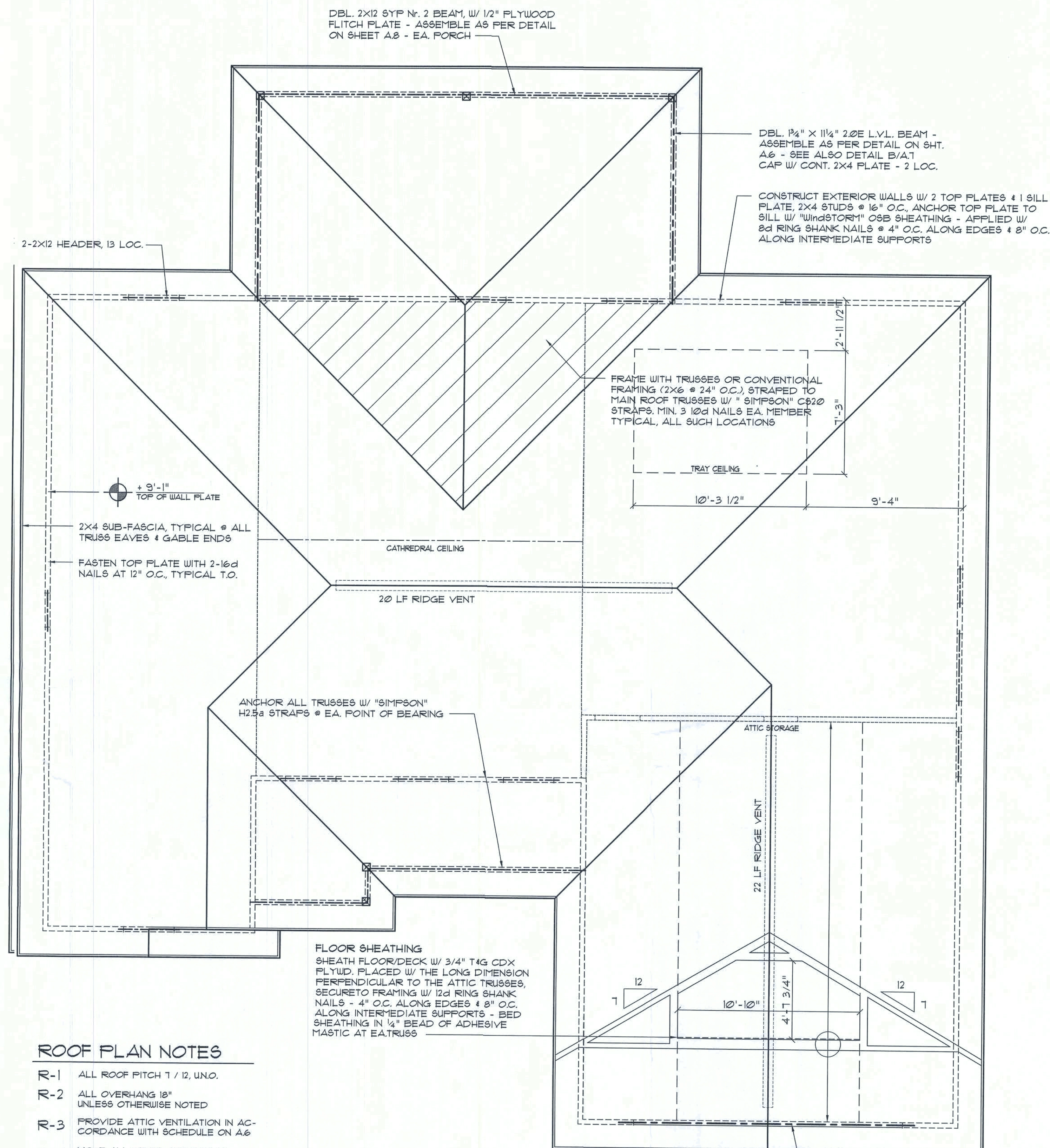


NOT TO SCALE



NOT TO SCALE

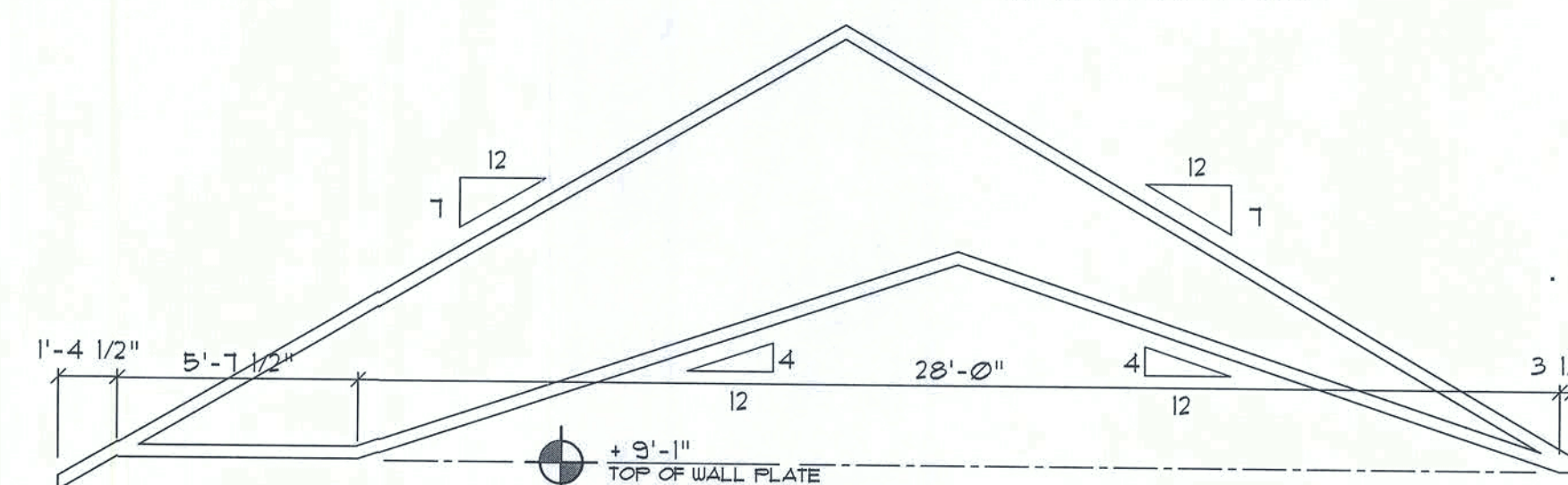
SCALE: NONE



R-4 MOVE ALL VENTS AND OTHER  
ROOF PENETRATIONS TO REAR

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

**NOTE!**  
REFER TO THE WINDOW/DOOR HEADER  
SCHEDULE ON SHEET A.1 FOR ALL  
MINIMUM SIZE HEADERS AND ALTERNATES  
MINIMUM SIZE ALLOWABLE IS 2-2X12



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



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

## GENERAL NOTES:

1. 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.
2. 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.
3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELED LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH U.L. Design U533. BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
11. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH U.L. Design U533, INCLUDING R-11 BATT INSULATION.
12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GYP ON 1X3 WOOD Furring AT 16" O.C. ATTACHED W/ 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

## AS - BUILT DRAWING REQUIREMENTS:

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

## GENERAL MILLWORK NOTES:

1. MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THILKE FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS NOTES 1 THRU 6 OF THE GENERAL NOTES, THIS SHEET.
2. 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 ECTS.
3. ALL APPLICABLE STANDARDS OF "AUI QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. AUCUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FOR THIS WORK.
5. MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MAT'L'S 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 FIRM AND HARDWARE SCHEDULE, SHOWING HARDWARE USED AT EACH LOCATION & CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.
6. PRODUCTS SHALL INCLUDE THE FOLLOWING:  
FRTWOOD - SOLID STOCK PINE, C OR BETTER  
HRTWOOD - SPECIES AS SELECTED BY OWNER  
PLYWOOD, OPAQUE FINISH - FIR, GRADE A/B  
PLYWOOD, TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER  
FRTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER  
LY. PLASTIC - MFG, COLORS, PATTERNS & TEXTURES AS SELECTED BY OWNER  
LYNATING ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE, CASEIN
7. ASSEMBLE WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL INSKAR AS POSSIBLE.
8. PRECT MILLWORK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO THE JOB SITE. UNLOAD AND STORE IN A PLACE WHERE IT WILL BE PROTECTED FROM MOISTURE AND DAMAGE AND BE CONVENIENT FOR INSTALLATION.
9. FABCATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
10. INST'L HARDWARE IN ACCORDANCE WITH MANUF'R'S DIRECTIONS. LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
11. DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

## GENERAL H.V.A.C. NOTES:

1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES & P.18.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOL, AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
3. HVAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HVAC SUB-CONTRACTOR.
4. HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DUGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
5. IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA 90A AND ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM 1 1/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE UL LISTE. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED DUCT LINEN WRAPPED W/ 1 3/4 LB. FOILFACED FIBERGLASS INSULATION. ALL BERGLASS DUCT SHALL BE FOILFACED, R42/R6 @ DUCTBOARD.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA AND IACNA STANDARDS.
8. ALL R DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND SILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURERS SHALL BE TITUS, METALRE, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OWNER.
9. IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENGINEER.
10. HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, AND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE L. SWITCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFR.
11. ALL ECT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSIONS.
12. ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSION(S) SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE, BY THE OWNER.
13. ALL WRK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THIS JOB.
14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMALEX INSULATION.
15. FILTER SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT RESISTANCE OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
16. HVAC ID-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFSET, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
17. IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FLD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL ELEMENTS.
18. COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE Nr. 23, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

## GENERAL PLUMBING NOTES:

1. SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR & FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
5. ALL EXCAVATION & BACKFILL, AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
6. PLUMBING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMATIC. DO NOT SCALE THEM. DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
8. WATER PIPING SHALL BE TYPE L COPPER UP TO 1", & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER. OR SCHEDULE 80. SCHEDULE 80. SCHEDULE 40 OR SCHEDULE 40.
9. DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
10. SOIL, WASTE, VENT & RAINWATER PIPING SHALL BE CAST IRON NO-HUB 301-12 ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL & SPIGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNER'S OPTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
11. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER DRAIN, & WASTE OR VENT PIPE AND FITTINGS, OR P.V.C., SEE NOTE 12, BELOW INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
12. P.V.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES & OFFICIALS. P.V.C. MAY NOT BE USED TO PENETRATE CHIMNEYS OR FIRE RATED WALLS / CEILINGS.
13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
14. FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
17. PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEAREST PLUMBING FIXTURE, DO NOT MANIFOLD.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
19. PROVIDE COMBINATION COVER/PLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
20. FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

## GENERAL WELL & SEPTIC NOTES:

1. SUB-CONTRACTORS PROVIDING & WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET.
2. LOCATION OF POTABLE WATER & WELLS SHALL BE DETERMINED BY THE OWNER IN CONSULTATION WITH THE WELL DRILLING CONTRACTOR. WELLS SHALL NOT BE LOCATED CLOSER THAN 15'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DRAINFIELD, EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
3. POTABLE WATER WELLS SHALL BE A MINIMUM 4" WITH BLACK IRON CASING TO A DEPTH OF 20'-0". 1 PUMPS SHALL BE OF THE SUBMERSIBLE TYPE, THREE WIRE SYSTEM, MINIMUM HORSEPOWER SHALL BE 1/2 H/P OR AS DIRECTED BY THE OWNER. MOTOR STARTER SHALL BE ENCLOSED IN A WEATHERPROOF HOUSING, MOUNTED ON A P/T 4X4 POST AT THE WELL HEAD.
4. WELL HEAD SHALL PROJECT 12" ± ABOVE GRADE.
5. ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECK VALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR/CONTROLLER, UNIONS & PRESSURE GAUGE.
6. PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
7. SEPTIC TANK LOCATION & DRAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION W/ THE OWNER.
8. SEPTIC TANKS SHALL BE OF A SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MAT'L SHALL BE POURED CONCRETE OR FIBERGLASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
9. SEPTIC DRAINFIELDS SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT. DRAINFIELD PIPING SHALL BE CLAY TILE OR P.V.C. OR POLY AS ALLOWED FOR THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE 3/4" WASHED ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
10. SAND FILTER BEADS, MOUND SYSTEMS, DOSING TANKS, GREASE TRAPS, DISTRIBUTION BOXES, GRINDER PUMPS, SUMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

## ELECTRICAL NOTES: General

1. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 2017 EDITION, AND ITS AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
3. GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-2020.
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, TW, THHN, THWN OR ANY CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED TYPE.
5. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND BRINGING OUT A TAP, ASSURING NO OPENINGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.
6. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
7. INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
8. INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, RESTROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
9. INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
10. INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PIECES OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID EQUIPMENT IS NOT VISIBLE FROM THE CIRCUIT BREAKER THAT PROTECTS IT: SIZE IN ACCORD WITH THE LOAD. ALL DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
11. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH HOT LEG.
12. ISOLATE DISMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRED FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
14. OUTLET BOXES SHALL BE PRESSED STEEL OR PLASTIC OR ALL DRY LOCATIONS. FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. COORDINATE WITH HVAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS SO THAT A COMPLETE, FUNCTIONING SYSTEM IS INSTALLED, IN EACH CASE, WITH NO EXTRA COST TO THE OWNER.
17. EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 100-12F.
18. ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EACH CIRCUIT SHALL BE CLEARLY IDENTIFIED AS TO WHAT IS INCLUDED ON SAID CIRCUIT.
19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
20. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
21. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR HVAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR, AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
22. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
23. ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP, NO TIE HANDLES OR TANDEMS SHALL BE ACCEPTABLE.
24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 200,000 AIC.
25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
29. WHEN CONDUIT RUNS EXCEED 200 FEET, PULL BOXES SHALL BE INSTALLED SO THAT NO PULL EXCEEDS THIS DISTANCE.
30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. ALLOWABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

## PROJECT INFORMATION / NOTES:

### DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 130 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:  
FOOTING DESIGN IS BASED UPON 1000 PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS 1st: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.

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

BUILDING CODE: 2020 FLORIDA BUILDING CODE

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - 2017  
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.

## General Roofing NOTES:

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

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

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

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:  
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1910.

ASPHALT SHINGLES:  
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

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

ATTACHMENT:  
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR 14-DC PA 101-95.

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

2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:  
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:

BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFR'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 71 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.

1. OPEN VALLEY LINED WITH METAL: THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1507.3.2.
2. OPEN VALLEYS: VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
3. CLOSED VALLEYS: VALLEY LINING SHALL BE ONE OF THE FOLLOWING:  
1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.  
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.  
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE & COMPLYING WITH ASTM D 1910.

REVISION

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N.P. Geisler, Architect

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CUSTOM HOME DESIGN for:

LAKE CITY, COLUMBIA COUNTY, FLORIDA

GENERAL NOTES

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40 Years of Experience  
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