



Custom Residential Design for: Area 36

Columbia County , Florida

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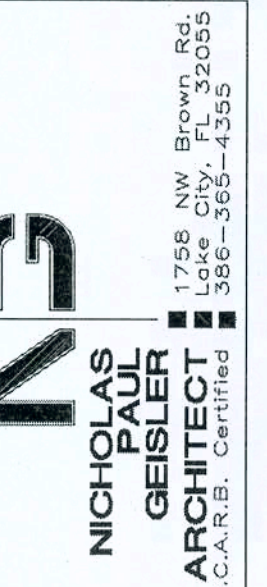
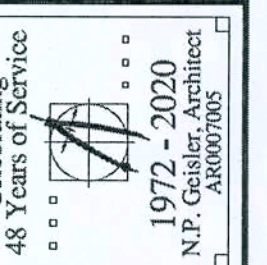
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CUSTOM RESIDENTIAL DESIGN for
Area 36
COLUMBIA COUNTY, FLORIDA
COVER SHEET



DATE:
28 OCT 2020

COMM:
2K2093

SHEET:
C6.1
1 OF 1

AR0007005

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.

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.

ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.

ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

10. 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.

12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GIB ON 1X3 WOOD FUSING AT 16" O.C., ATTACHED W/ 1 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, ADDS 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. HVAC "AS-BUILT" DRAWINGS
HVAC CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL HVAC 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.

GERERAL MILLWORK NOTES:

1. MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE LIKE FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6 OF THE GENERAL NOTES, THIS SHEET.
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 BOLTS.
3. ALL APPLICABLE STANDARDS OF "AWI QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. AWI "CUSTOM" 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 EA. LOCATION & CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.
6. PRODUCTS SHALL INCLUDE THE FOLLOWING:
SOFTWOOD - SOLID STOCK PINE, C OR BETTER
HARDWOOD - SPECIES AS SELECTED BY OWNER
PLYWOOD, OPAQUE FINISH - FIR, GRADE A/B
PLYWOOD, TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER
PARTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER
LAM. PLASTIC - MFG, COLORS, PATTERNS & TEXTURES AS SELECTED BY OWNER
LAMINATING ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE, CASEIN

7. ASSEMBLY WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL INSOFAR AS POSSIBLE.
8. PROTECT MILLWORK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO THE JOB SITE. UNLOAD AND STORE IN A PLACE WHERE IT WILL BE PROTECTED FROM MOISTURE AND DAMAGE AND BE CONVENIENT FOR INSTALLATION.
9. FABRICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
10. INSTALL 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.

GERERAL H.V.A.C. NOTES:

1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/D.1a.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS 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 W/ 1 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE UL LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED DUCT LINER & WRAPPED W/ 1 3/4 LB. FOILFACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOILFACED, R42/R60 DUCTBOARD.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA & SMACNA STANDARDS.
8. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING APPLICATIONS AND CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, METALAIRE, 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 ALL SWITCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFG'R.
11. ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSIONS.
12. ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSOR(S) SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE, BY THE OWNER.
13. ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION.
15. FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT ARRESTANCE 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 SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFSETS, 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 FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL ELEMENTS.
18. COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE #. 29, 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 IN A 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 THE 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. AT THE OWNER'S OPTION & SUPPLY PIPING MAY BE C.P.V.C., SCHEDULE 40 OR SCHEDULE 80.
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 W/ 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 CHASES 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 DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPINGS 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 COVERPLATE / 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 8'-0". 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 4"x4 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, CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBS, PRESSURE REGULATOR/CONTACTOR, UNIONS AND 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 1 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 BY THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE 3/4" WASHED ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
10. SAND FILTER BEDS, 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 2014 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-2014.
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT. THW, TW, THHN, THHN OR NM 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 OVER-LOAD RELAYS IN EACH HOT LEG.
12. ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
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 PREBESS 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 CO.
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. EA. CIRCUIT SHALL BE CLEARLY IDENTIFIED A 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 TANDENS SHALL BE ACCEPTABLE.
24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 100000 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, FULL 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. AVAILABLE 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 (S: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.

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

BUILDING CODE: 2020 FLORIDA BUILDING CODE, 1th ED.

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - 2014
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

ANGLE 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 FOR SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATION ON THE PLANS.

INORGANIC ARSENICAL PRESSURE TREATED WOOD

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

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

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

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 1970.

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 M-DC PA 101-95.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPED 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.

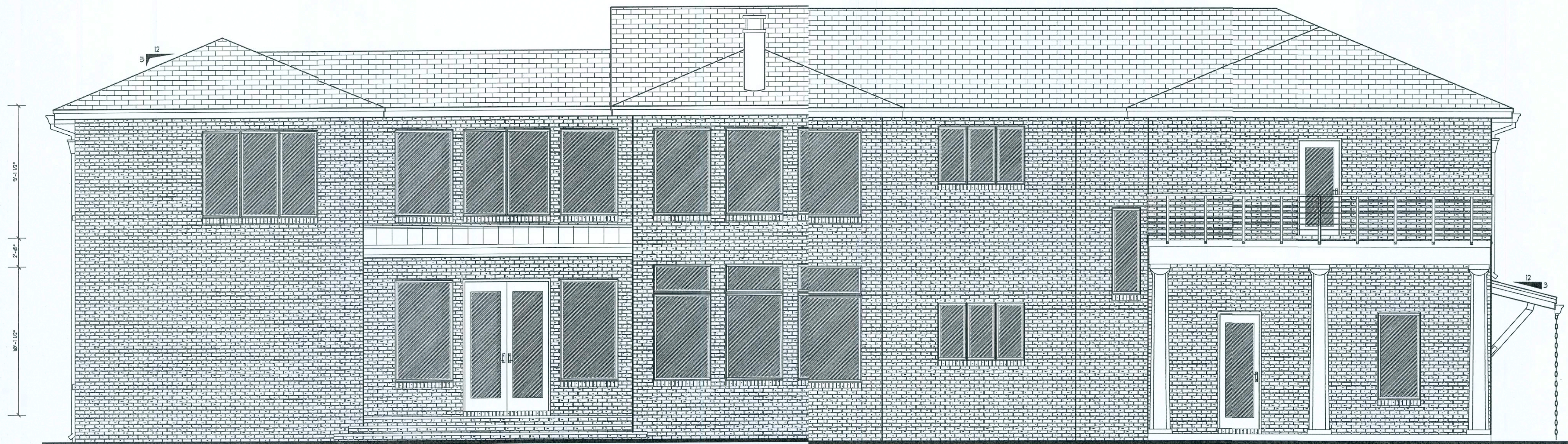
FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFGR'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.

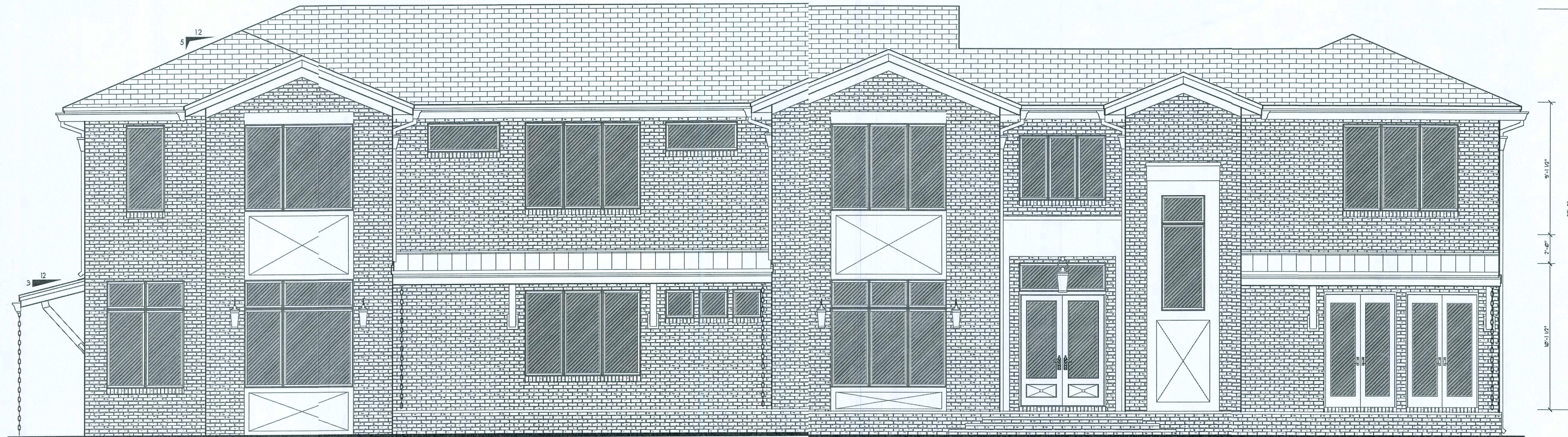
VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:
1. OPEN VALLEYS LINED WITH METAL. THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1507.3.9.2.
2. OPEN VALLEYS: VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 36 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 1970.

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



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

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CUSTOM RESIDENTIAL DESIGN FOR
AREA 36
COLUMBIA COUNTY, FLORIDA
ELEVATIONS

48 Years of Service
1972-2020
N.P. Gesler, Architect
N.C. 00000000

NG
NICHOLAS
PAUL
GESLER
ARCHITECT
N.C. 00000000

DATE:
28 OCT 2020

CDWG:
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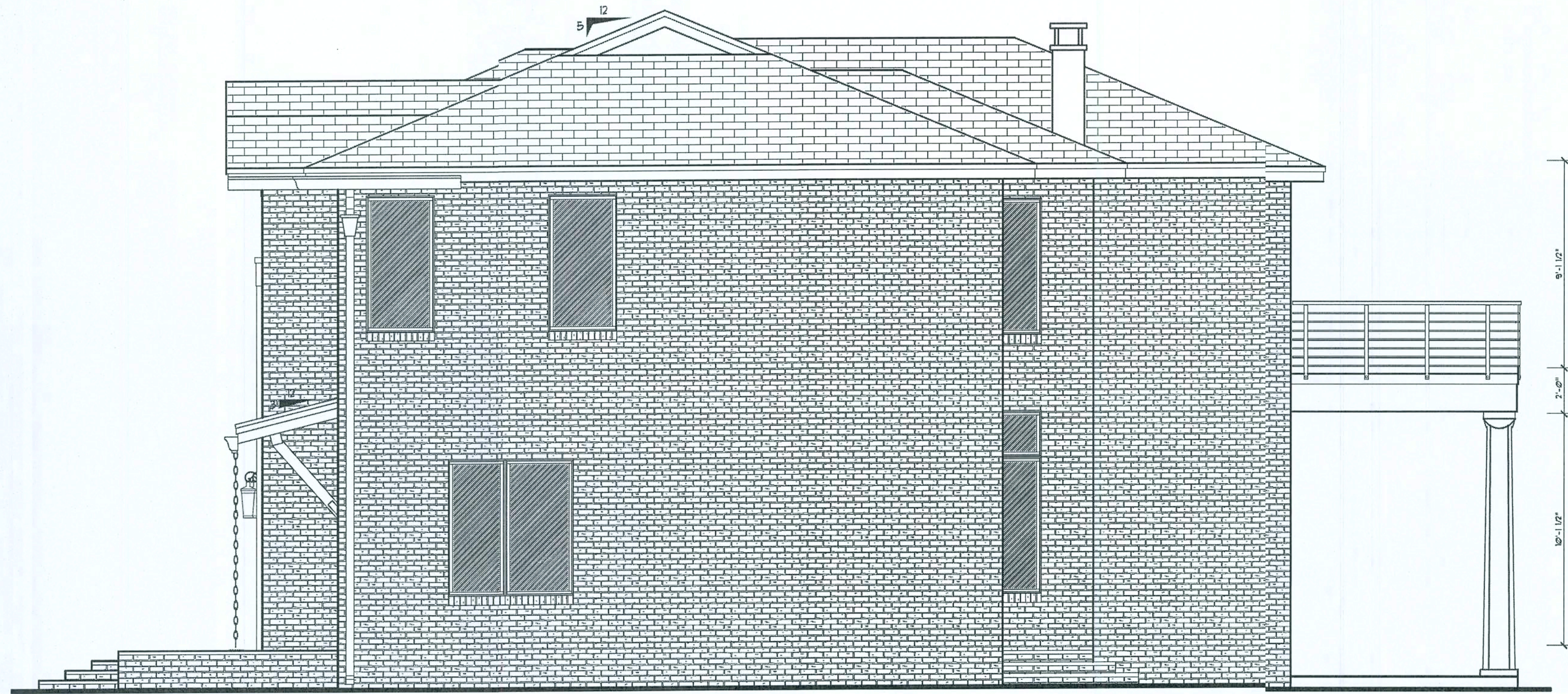
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1 OF 12

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DN: DN = N.P. GESLER - US
O = AR0007005 ON = ARCHITECT
Date: 2021.01.19 14:54:47 -0500

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

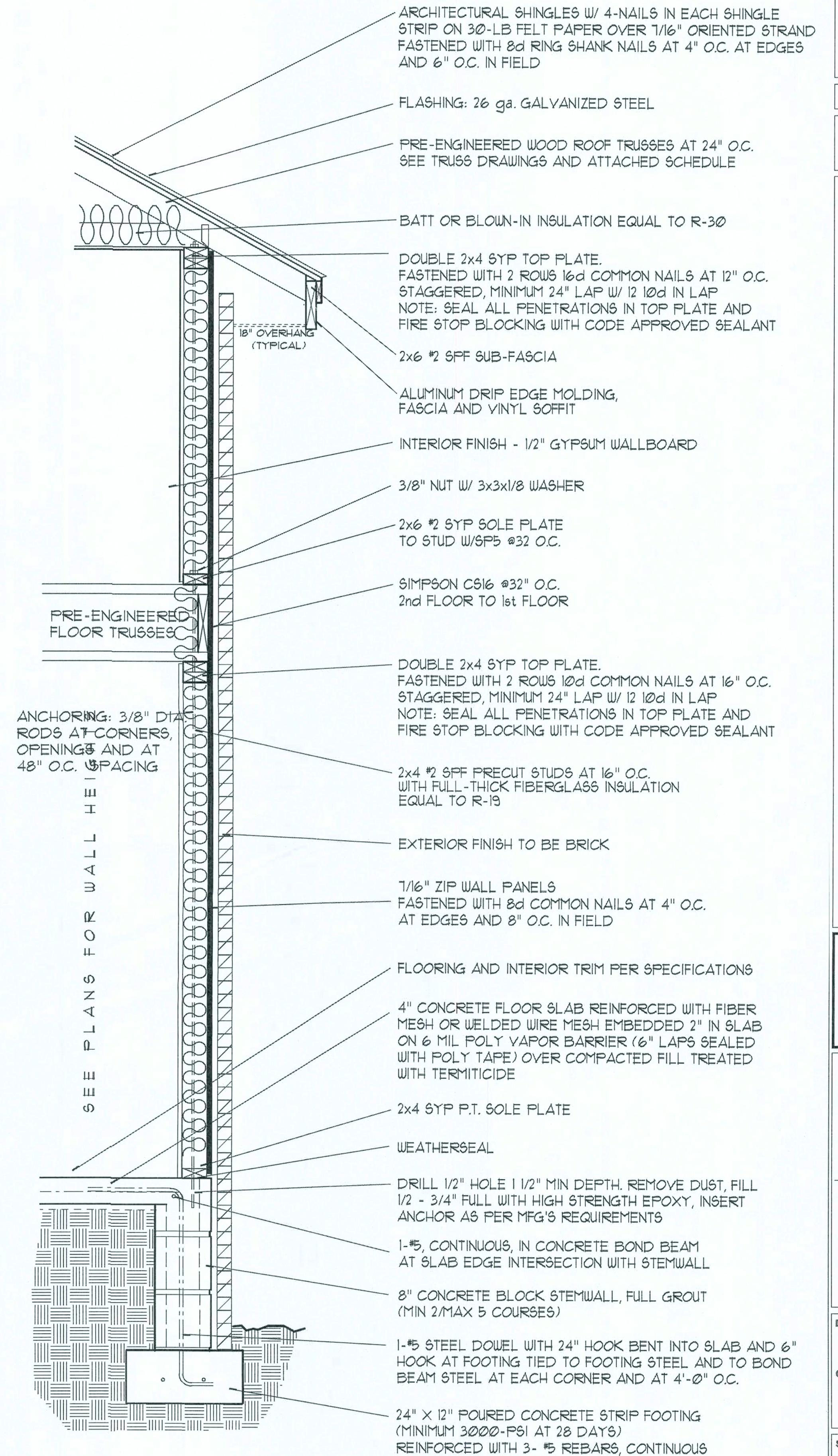


SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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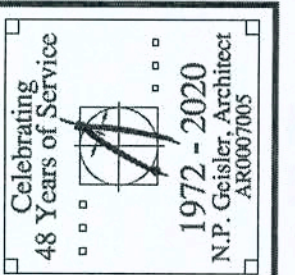


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CUSTOM RESIDENTIAL DESIGN for
AREA 36
COLUMBIA COUNTY, FLORIDA
ELEVATIONS AND WALL SECTION



NICHOLAS GEISLER
ARCHITECT
1758 NW Brown Rd.
Lake City, FL 32055
352-555-4555

DATE:
28 OCT 2020

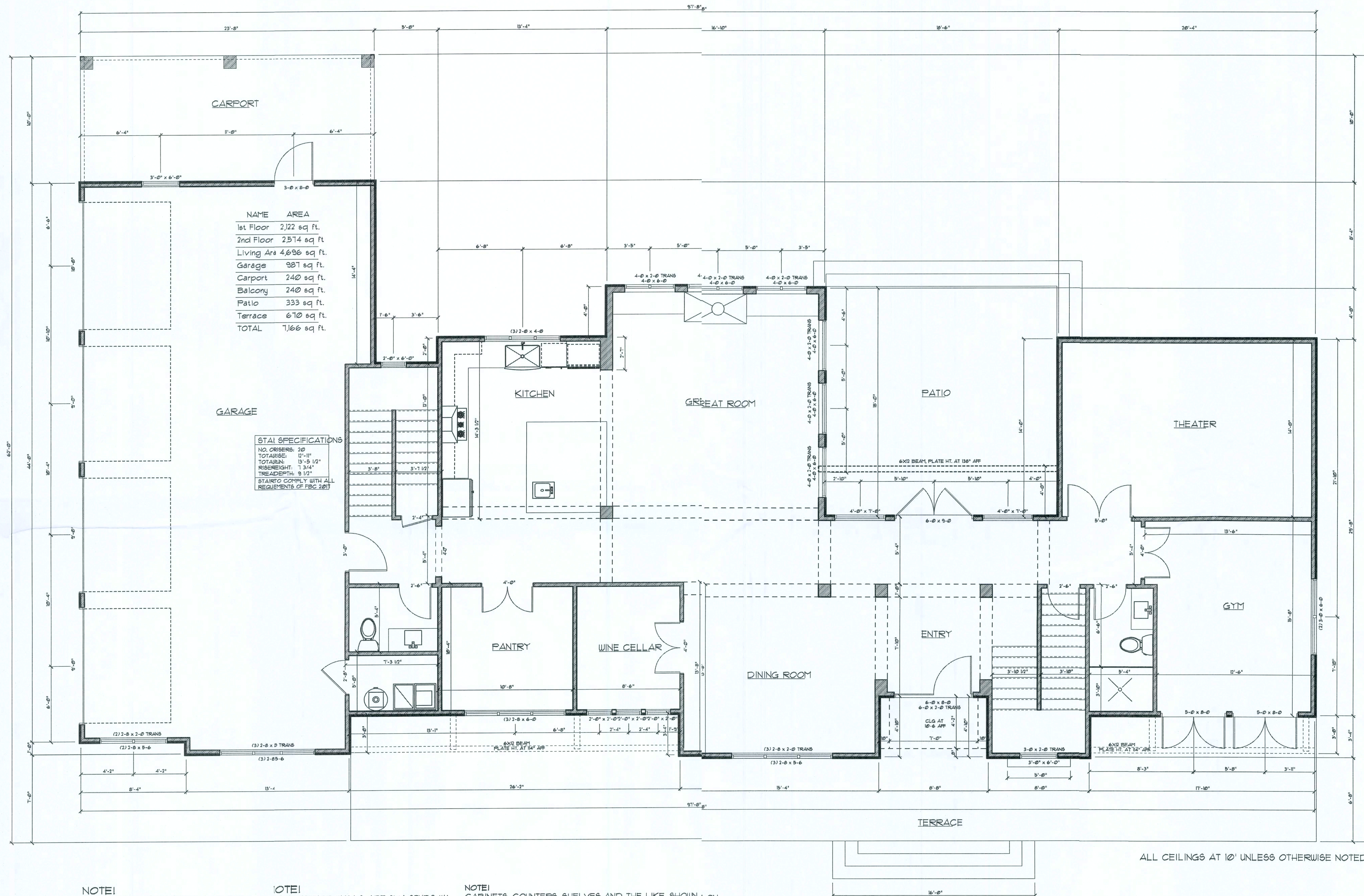
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2 OF 12

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

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CUSTOM RESIDENTIAL DESIGN for
AREA 36
COLUMBIA COUNTY, FLORIDA
1st FLOOR PLAN, w/ DIMENSIONS

Calculating
48 Years of Service

1972-2020
NICHOLAS GEISLER ARCHITECT
N.C.A.R.B. CERTIFIED

1758 NW Brown Rd.
Gainesville, FL 32609
352-532-1325

DATE:
28 OCT 2020

COMMENTS:
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A.3
3 OF 12

AR0007005

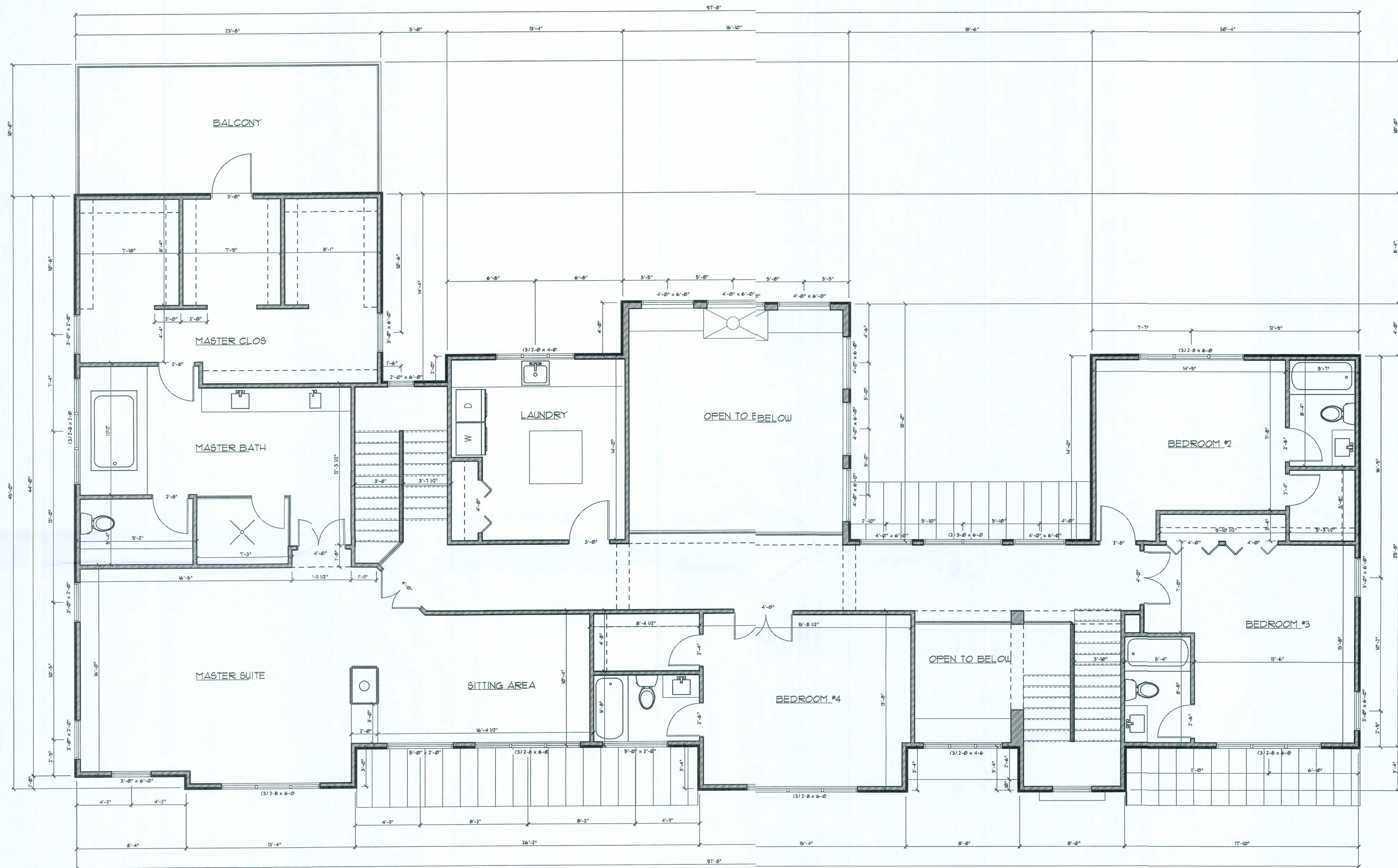
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2nd FLOOR PLAN

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

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 (PATIO) 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 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 2024 FBC 2405.3(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 (0.84 M²).
 - 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.

ALL CEILINGS AT 9' UNLESS OTHERWISE NOTED

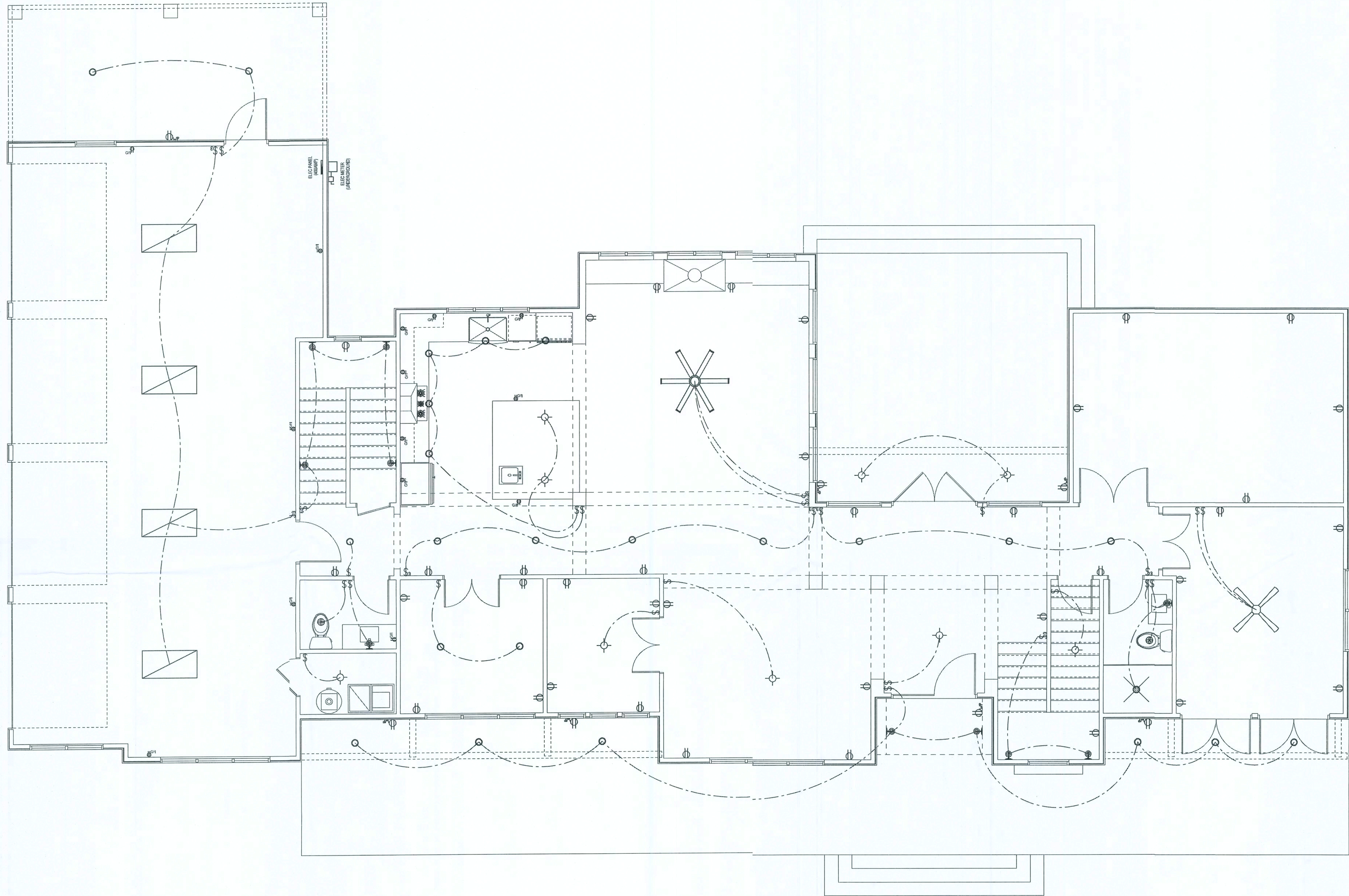
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1st FL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN NOTES

INSTALLATION SHALL BE PER 2014 NATL. ELECTRIC CODE.

ELECTRICAL SERVICE PANEL SHALL BE GROUNDED TO FOUNDATION STEEL WITH #4 BARE COPPER WIRE.

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURER'S 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.

ANY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE OR AN ATTACHED GARAGE SHALL HAVE CARBON MONOXIDE DETECTORS WITHIN 10' OF ALL BEDROOMS, 12' ABOVE FINISHED FLOOR, INTERLOCKED TOGETHER.

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 BEDROOM RECEPTACLES SHALL BE AFCI. (ARC FAULT CIRCUIT INTERRUPT)

NOTE:

THIS ELECTRICAL PLAN IS A SCHEMATIC WITH SUGGESTED SWITCH, RECEPTACLE, AND LIGHT FIXTURE LOCATIONS. DUE TO VARYING LOCAL AND STATE CODES, REGULATIONS, AND STATUTES, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO COMPLY WITH ALL LOCAL AND STATE CODES, REGULATIONS AND STATUTES.

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**CUSTOM RESIDENTIAL DESIGN for
AREA 36
COLUMBIA COUNTY, FLORIDA
1st FL ELECTRICAL PLAN**

Celebrating
48 Years of Service
1972-2020
N.P. Gesler, Architect
N.C.A.A.B. Certified

**NICHOLAS
PAUL
GESLER
ARCHITECT**
N.C.A.A.B. Certified
1756 NW Brown Rd.
Lowe City, FL 32055
386-365-4395

DATE:

28 OCT 2020

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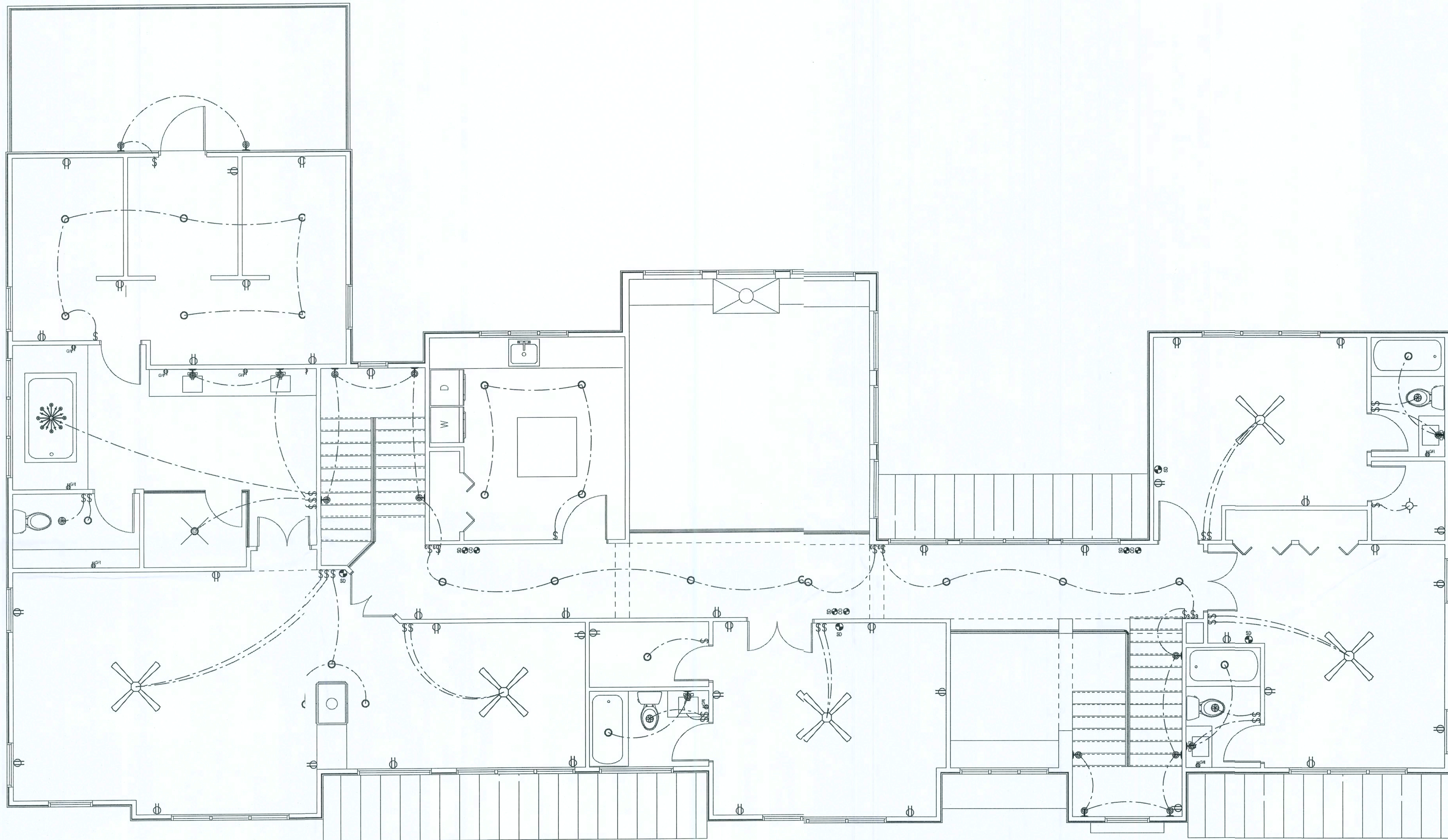
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2nd FL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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ELECTRICAL SYMBOLS LEGEND	
	RECEPTACLE
	GROUND FAULT INTERRUPT RECEPTACLE
	220 VOLT RECEPTACLE
	WEATHERPROOF GFI RECEPTACLE
	SWITCH
	3 WAY SWITCH
	SWITCH FOR GARAGE DOOR OPENER
	LED CHANDLIER
	CEILING FAN w/ LED LIGHT KIT
	WALL MOUNTED LED FIXTURE
	CLG. MOUNTED LED FIXTURE
	RECESSED LED FIXTURE
	PENDANT LED FIXTURE
	HI-HAT LED FIXTURE
	CLG. MOUNTED SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR, 12" AFF.
	EXHAUST FAN/LED LIGHT COMBO
	EXHAUST FAN
	EXTERIOR LED FLOODLIGHT
	2 TUBE FLUORESCENT FIXTURE

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CUSTOM RESIDENTIAL DESIGN FOR
AREA 36
COLUMBIA COUNTY, FLORIDA
2nd FL ELECTRICAL PLAN

48 Years of Service
1972 - 2020
N.P. GEISLER ARCHITECT
ARCHITECT
N.C. 00000000

NPG
NICHOLAS PAUL
GEISLER
ARCHITECT
N.C. 00000000
1758 NW Brown Rd.
Lake City, FL 32055
(407) 938-9335

DATE:

28 OCT 2020

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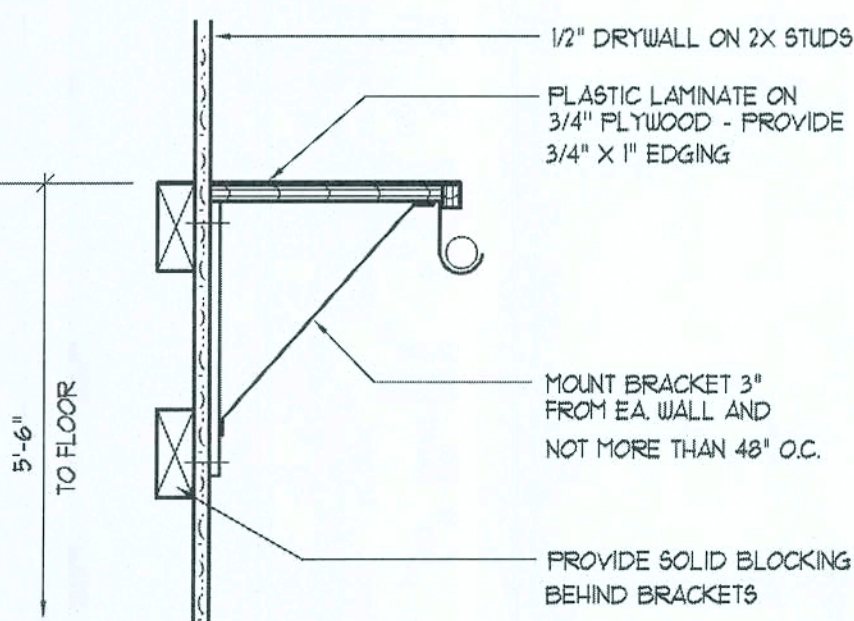
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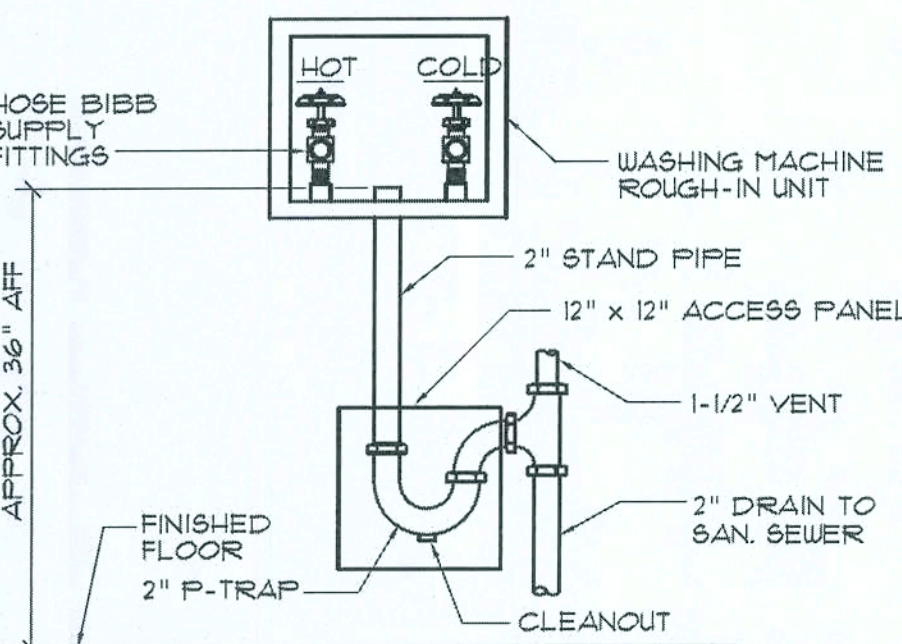
GENERAL INTERIOR FINISH SCHEDULE:

FLOOR AREA:	CARPET AND PAD, PATTERN & COLOR AS PER THE OWNER OR LAMINATE STRIP WOOD - SEE OWNER FOR CHANGES
RESTROOM FLOOR:	THINSET CERAMIC TILE OR NATURAL STONE, PAT. & COLOR 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
TRIM:	COVES, CROWNS, CASINGS CHAIRRAILS AND THE LIKE AS PER DETAIL ON A3, STAIN & VARNISH OR PAINT COLOR AS SELECTED BY THE OWNER
WALLS:	1/2" GWB, PRIMED AND PAINTED 2 COATS LATEX WALL PAT. COLOR & GLOSS AS SELECTED BY THE OWNER
MAIN CEILING:	5/8" GWB, DIRECT HUNG, TAPED & FINISHED, W/ 2 COAT OF LATEX CEILING PAINT, COLOR & GLOSS AS SELECTED BY THE OWNER
APPLIED FINISHES:	APPLIED FINISHED TO GWB, i.e. SPRAY, KNOCK-DOWN, KIP-TROWEL AND SIMILAR TREATMENTS AS DIRECTED BY THE OWNER
CABINETS:	AS SELECTED BY THE OWNER, MINIMUM API GRADE: 'G60M' - ALL COUNTERTOPS SHALL BE AS SELECTED BY THE OWNER



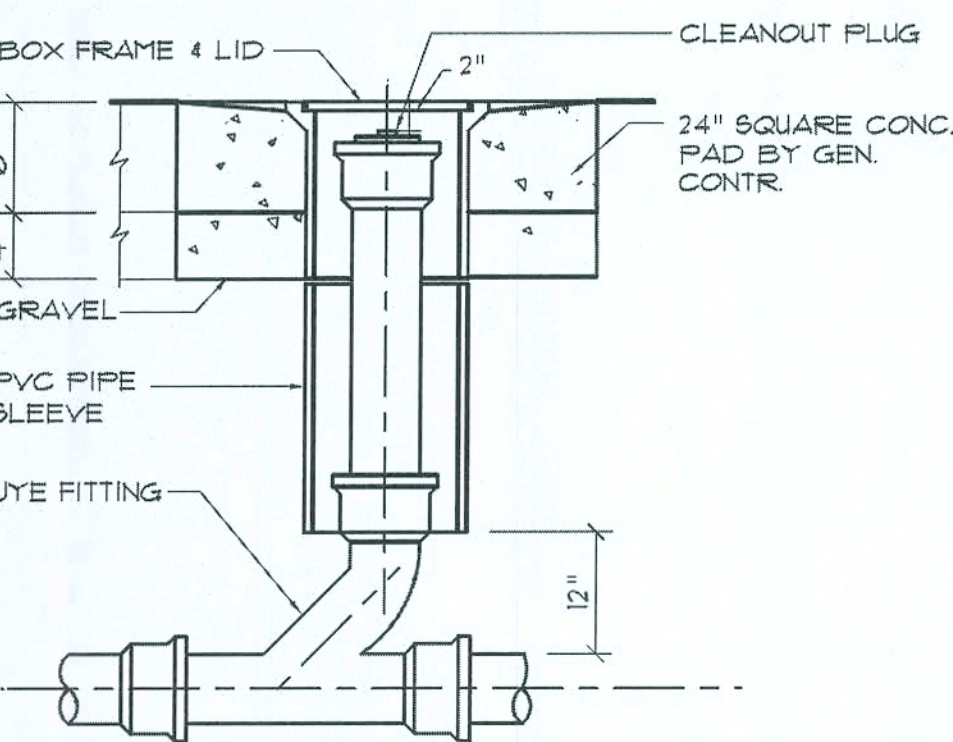
Closet Rod & Shelf Detail

SCALE: NONE



Washing Machine DET.

N.T.S.



Outdoor Cleanout DETAIL

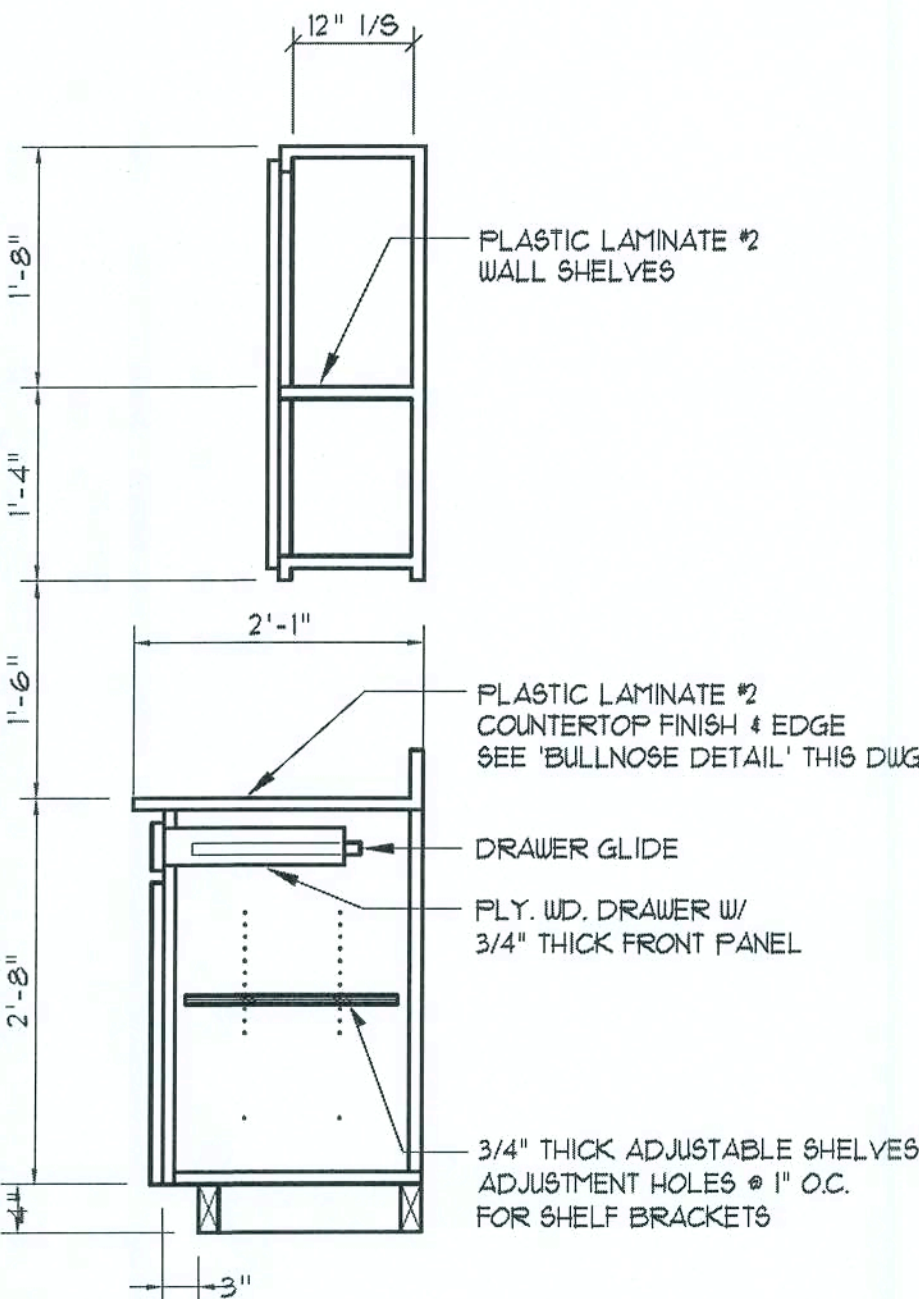
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NOTE!

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.

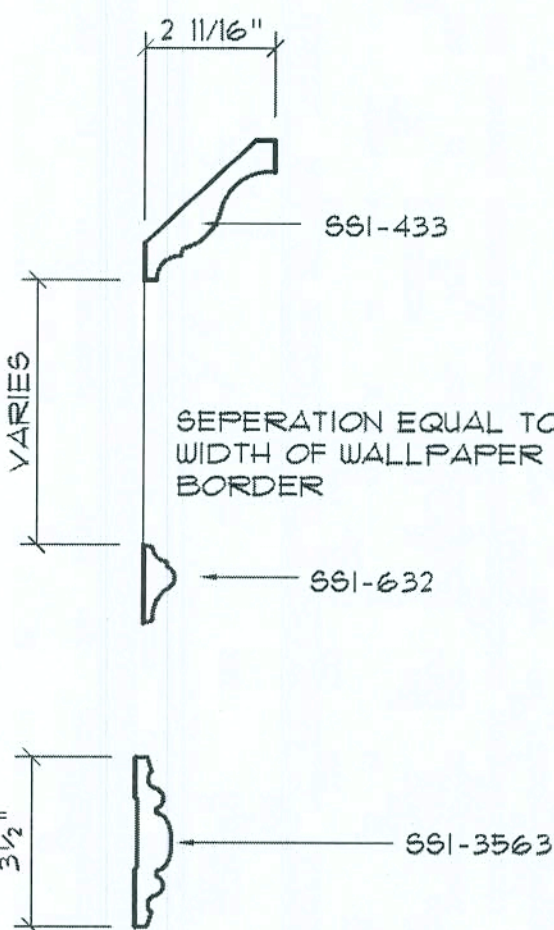
SCALE 3/4" = 1'-0"

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"



T1 TRIM

T2 TRIM

NOTE!!!

ALL PROFILES AS PER S&S CRAFTSMAN, INC., TAMPA FLORIDA TRIM WOOD SPECIES SHALL BE "FOPLAR" FOR STAIN FINISH, OR "FINGER-JOINT PINE" FOR PAINTED FINISH.

Wall/Ceiling Trim DETAIL

SCALE: 3" = 1'-0"

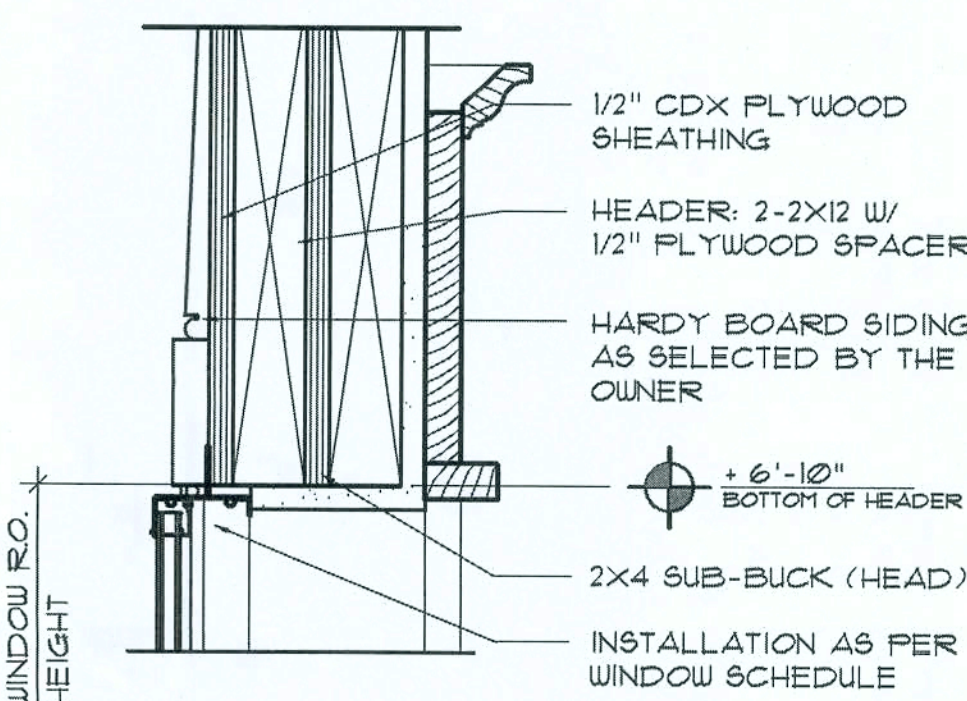
ALTERNATE N°2:

FOR TRIM TYPE T1, 2" DENTAL Moulding MAY BE INSERTED BETWEEN S&I-456 AND S&I-3349



Int. Wall Trim DETAIL

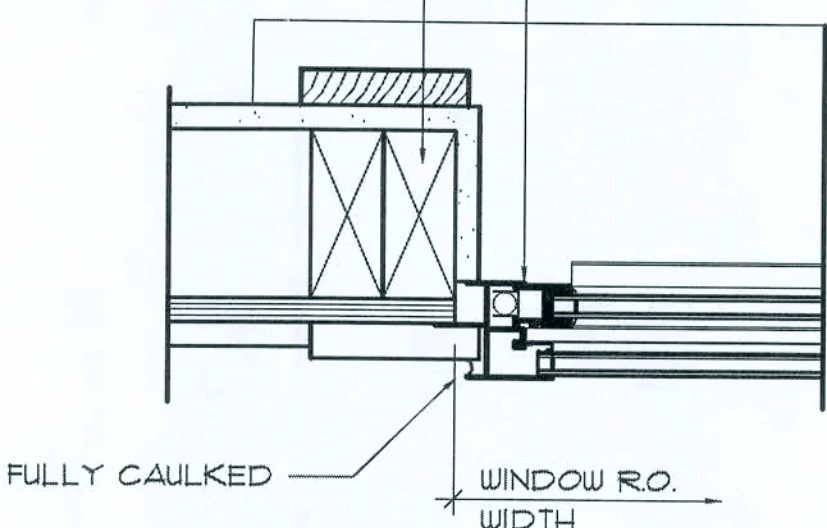
SCALE: 1/2" = 1'-0"



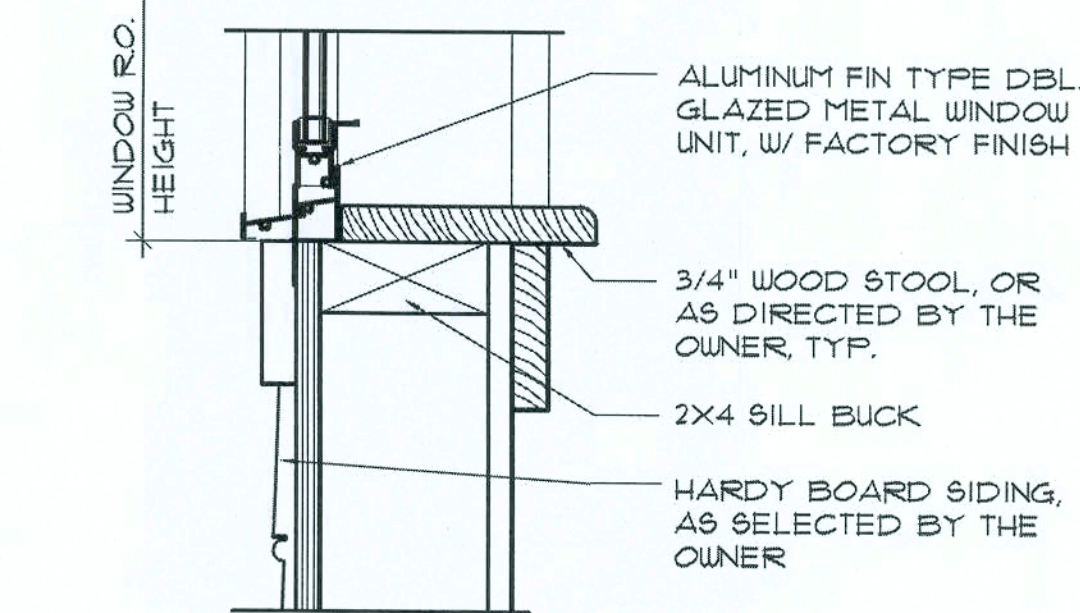
HEAD DETAIL MTL. SASH

ALUMINUM FIN TYPE DBL.
GLAZED METAL WINDOW
UNIT, W/ FACTORY FINISH

2X4 SUB-BUCK (JAMB)



JAMB DETAILS MTL. SASH



SILL DETAIL MTL. SASH

Typical Window DET'S

SCALE: 3" = 1'-0"

REVISION:

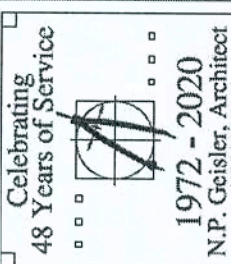
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CUSTOM RESIDENTIAL DESIGN for
AREA 36

COLUMBIA COUNTY, FLORIDA
ARCHITECTURAL DETAILS



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N.C.A.R.B. Certified

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28 OCT 2020

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7 OF 12

Detail signed by N. P. GEISLER
O = A00007005 OU = ARCHITECT
Date: 2021.01.19 15:14:00 -0500

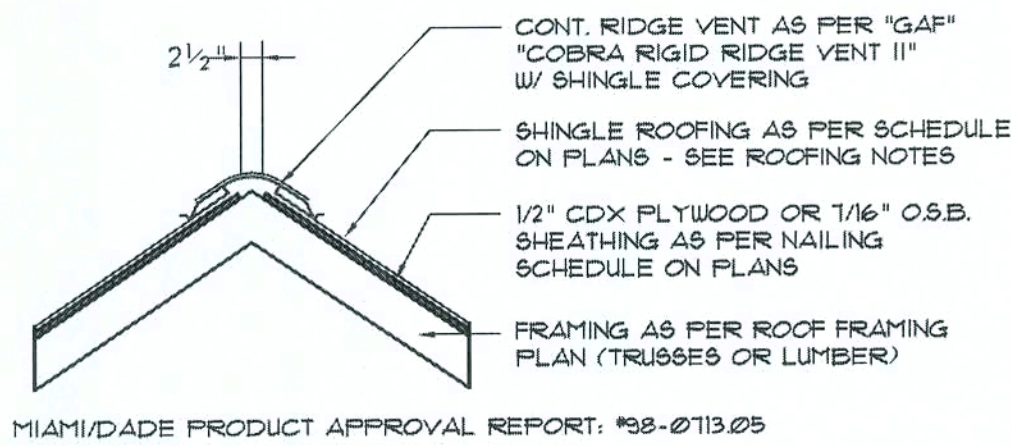
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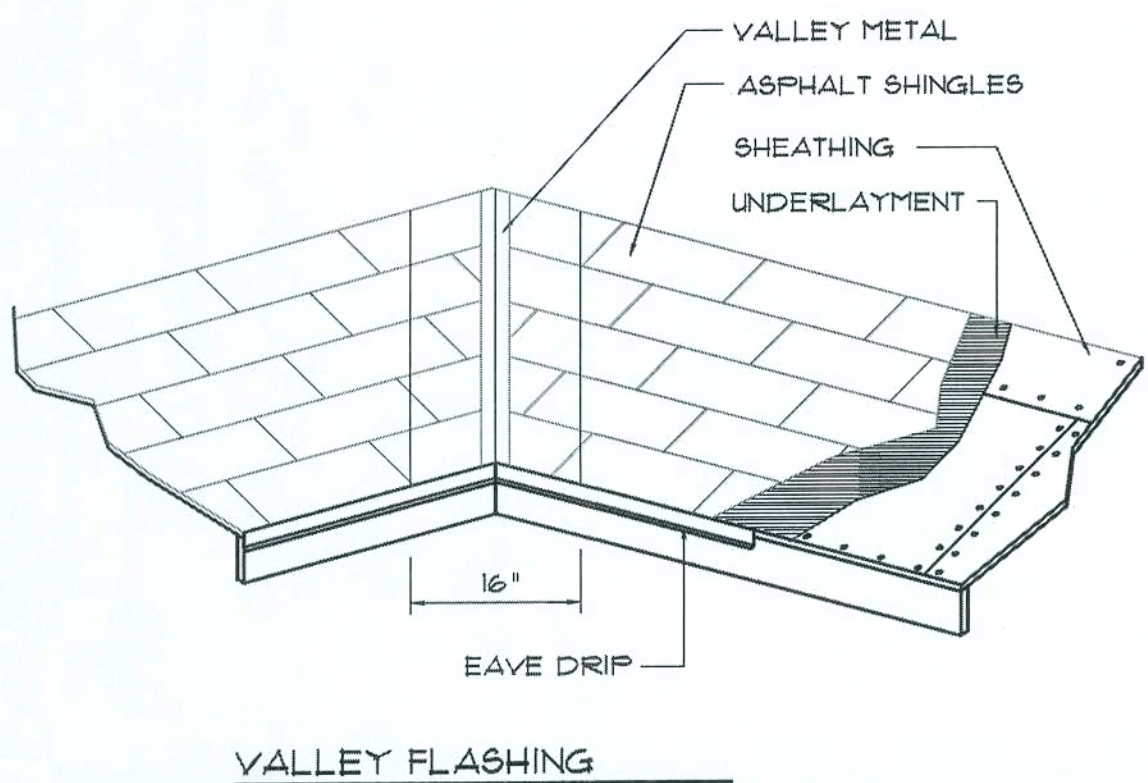
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AREA OF ATTIC	REQ'D LF OF VENT	NET FREE AREA OF INTAKE
16'00 SF	20 LF	410 SQ.IN.
18'00 SF	24 LF	490 SQ.IN.
20'00 SF	28 LF	570 SQ.IN.
22'00 SF	32 LF	650 SQ.IN.
24'00 SF	36 LF	730 SQ.IN.
26'00 SF	40 LF	810 SQ.IN.
28'00 SF	44 LF	890 SQ.IN.



Ridge Vent DETAIL
SCALE: 3/4" = 1'-0"

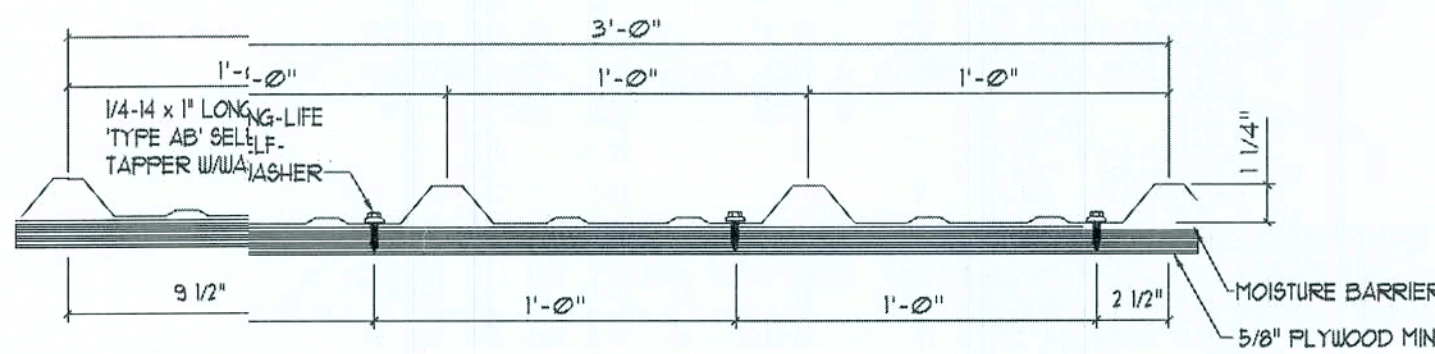
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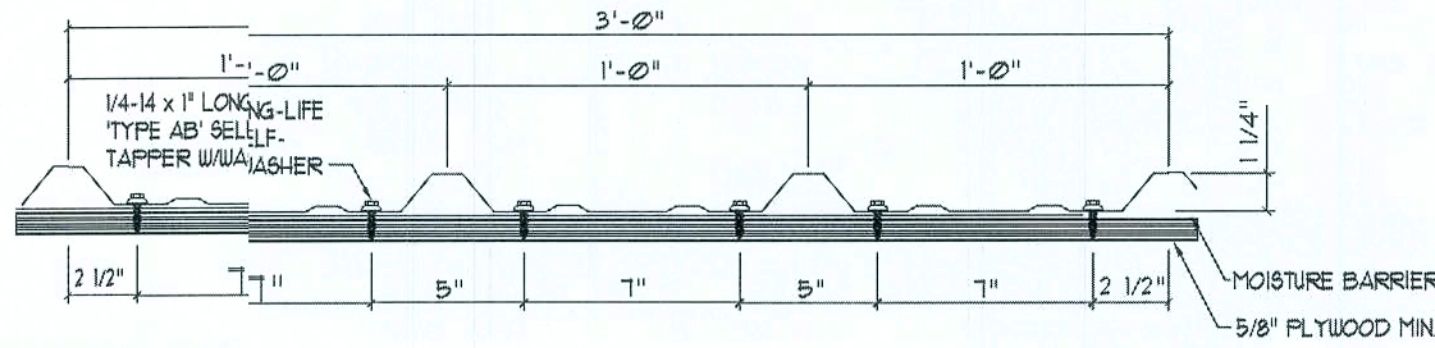
ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (oz)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0175	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

Roofing/Flashing DETS.
SCALE: NONE

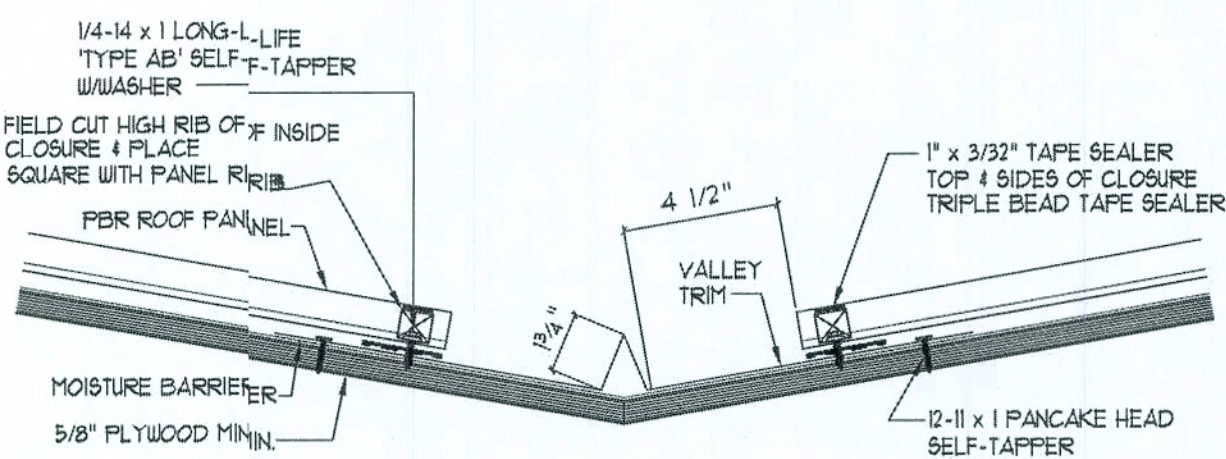
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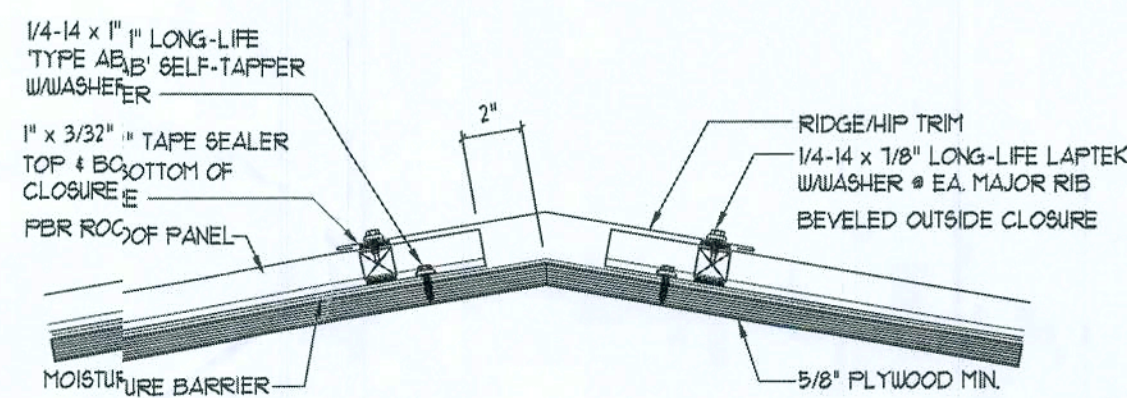
PBR FASTENER SPACING - INTERMEDIATE SUPPORTS



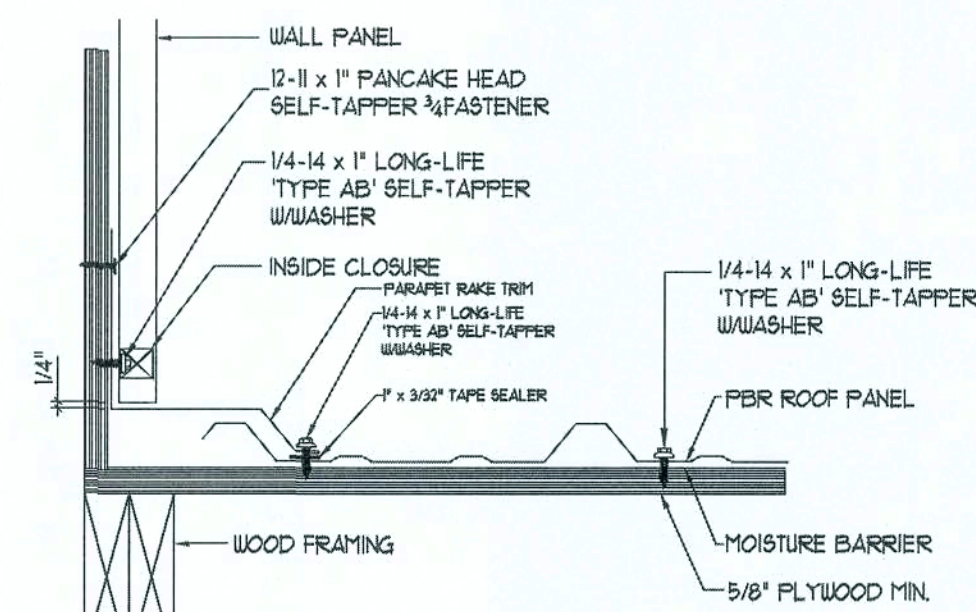
PBR FASTENER SPACING - PANEL ENDS



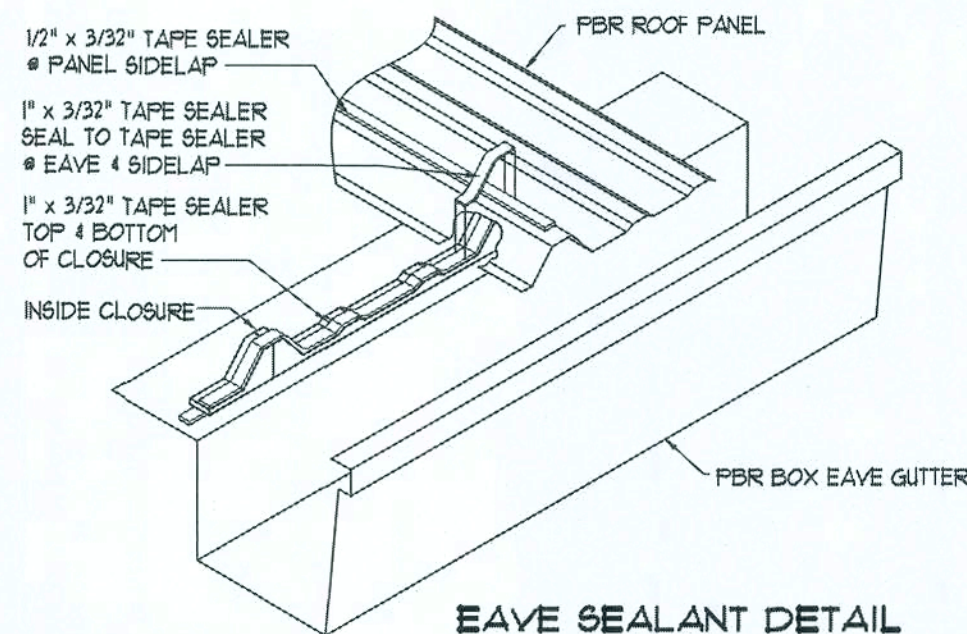
STANDARD VALLEY DETAIL



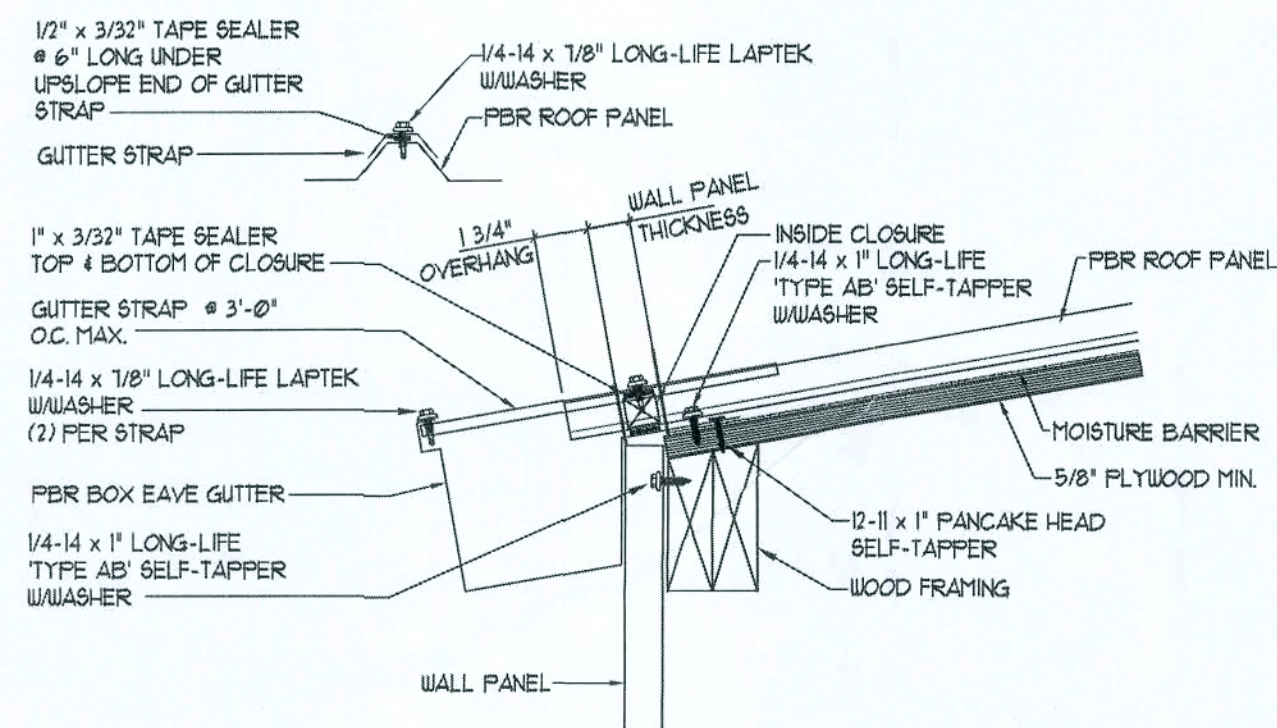
PBR FASTENER SPACING - PANEL ENDS



RAKE PARAPET OR SHEETED WALL

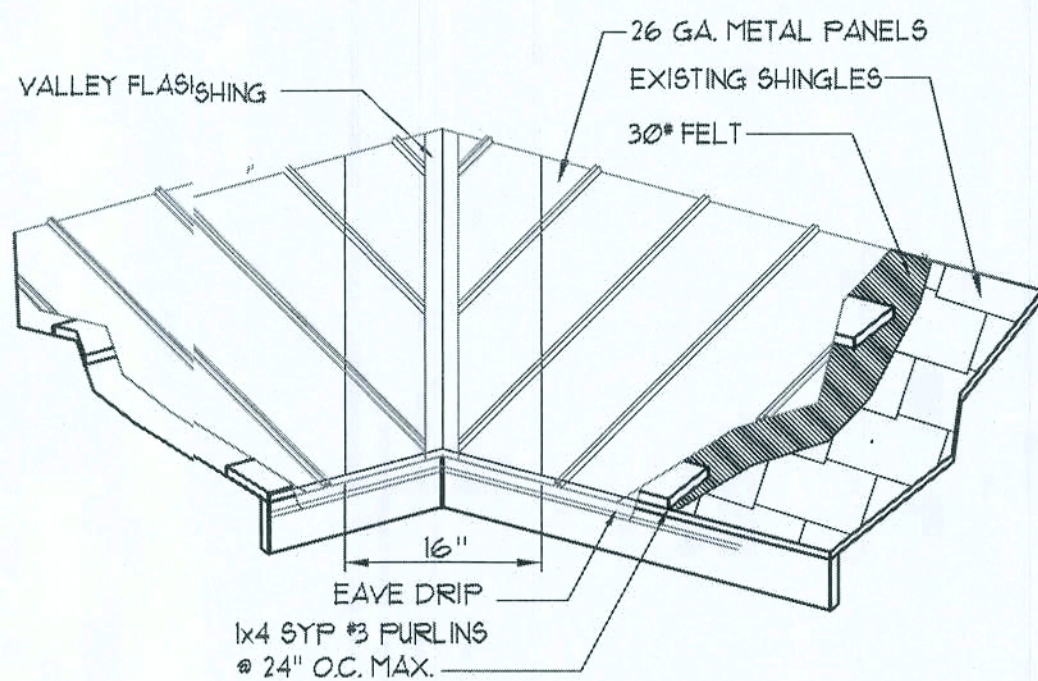


EAVE SEALANT DETAIL

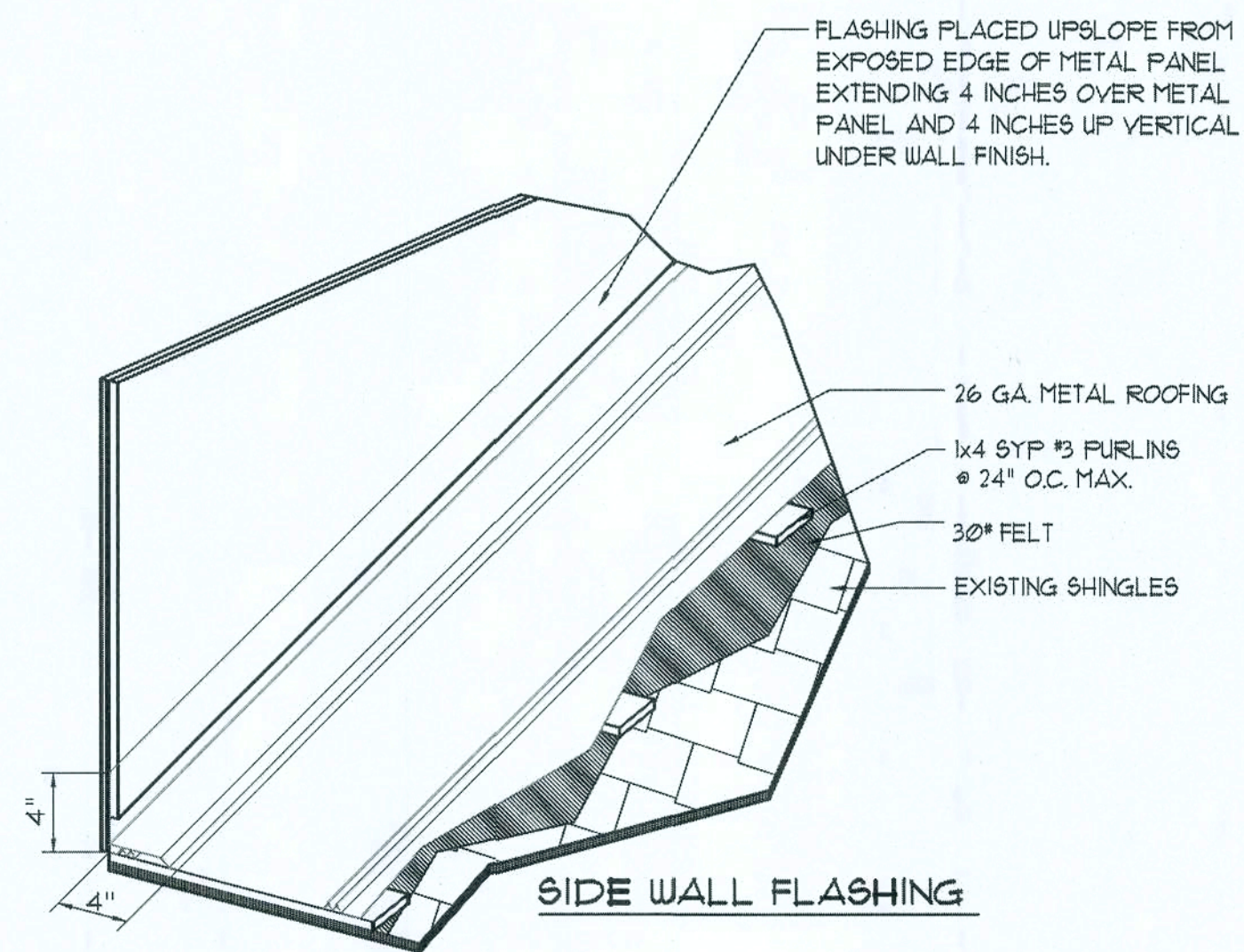


EAVE WITH BOX EAVE GUTTER

TYPICAL PBR ROOFING DETAILS



Valley Flashing



SIDE WALL FLASHING

RE-ROOFING OVER SHINGLES

PBR Metal Roof Details

R3

Metal Roofing NOTES:

DECK REQUIREMENTS:
METAL PANELS MUST BE FASTENED TO MIN. 1/2" CDX PLYWOOD.

SLOPE:
METAL PANELS SHALL BE USED ONLY ON ROOF SLOPES OF 3:12 OR GREATER TO INSURE PROPER DRAINAGE.

CAULKING:
MUST BE APPROVED BY THE MANUFACTURER BUTYL SEALANT SUPPLIED IN TAPE OR GUN-GRADE FORM.

METAL PANEL:
METAL PANELS SHALL BE MIN. 26 GAUGE AND COMPLY WITH ASTM A-792 AND D-1-98 EXPOSURE C AS ADOPTED IN SOUTH FLORIDA.

FASTENERS:
FASTENERS FOR METAL PANELS SHALL BE GALVANIZED WOOD FAST SCREW, MINIMUM OF 1/2" X 1 1/2" HEX HEAD.

ATTACHMENT:
METAL PANELS SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN 24" O.C. WHERE ROOF IS LOCATED IN BASIC WIND SPEED OF 140 MPH OR GREATER. SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF METAL PANELS SHALL CONFORM WITH ASTM E 330 OR F.A. 125.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFG'S INSTALLATION INSTRUCTIONS.

1. RC-1 - RIDGE CAP
2. ED-1 - EAVE DRIP
3. EF-3 - EAVE FLASHING
4. SW-1 - SIDEWALL FLASHING
5. EW-1 - ENDWALL FLASHING
6. GR-4 - GABLE END OR RAKE BOARD FLASHING
7. TF-1 - TRANSITION FLASHING
8. PV-2 - PREFORMED VALLEY FLASHING
9. BUTL TAPE
10. SEALANT TAPE
11. PIPEBOOT

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 3:12 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/ MFG'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 11 LB5 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 ROOFING MATERIAL. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

1. OPEN VALLEYS LINED WITH METAL: THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN PBC TABLE 507.3.3.2.
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.

SM-RIB METAL ROOFING PANELS
ALTERNATE FASTENER SCHEDULE FOR VARIOUS WIND VELOCITIES
MANUFACTURER'S RECOMMENDED FASTENER SCHEDULE
FOR BUILDINGS W/ 35' MEAN ROOF HEIGHT, MIN. 3/12 PITCH
BASED ON ASCE 1-95, EXPOSURE 'C'

ROOF ZONE	FASTENER TYPE	FASTENER SIZE	PLACEMENT TO	100 - 110 O/C SPACING	110 - 120 O/C SPACING	120 - 130 O/C SPACING	TRIM
1	WD. SCREW	1/2" X 1 1/2"	WOOD	36"	36"	36"	12"
	MTL. SCR.	1/2" X 1 1/2"	< 18 G.A.	36"	36"	36"	12"
	MTL. SCR.	1/2" X 1 1/2"	> 18 G.A.	36"	36"	36"	12"
2 & 3	WD. SCREW	1/2" X 1 1/2"	WOOD	36"	36"	36"	12"
	MTL. SCR.	1/2" X 1 1/2"	< 18 G.A.	36"	36"	36"	12"
	MTL. SCR.	1/2" X 1 1/2"	> 18 G.A.	36"	36"	36"	12"

REVISION:

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DRAWN:

178

CUSTOM RESIDENTIAL DESIGN for
AREA 36
COLUMBIA COUNTY, FLORIDA

ROOFING DETAILS

COLLEGE OF DESIGN
48 Years of Service
1972 - 2020
N.P. Geisler, Architect
Architect

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

DATE:
28 OCT 2020

COMM:
2K2093

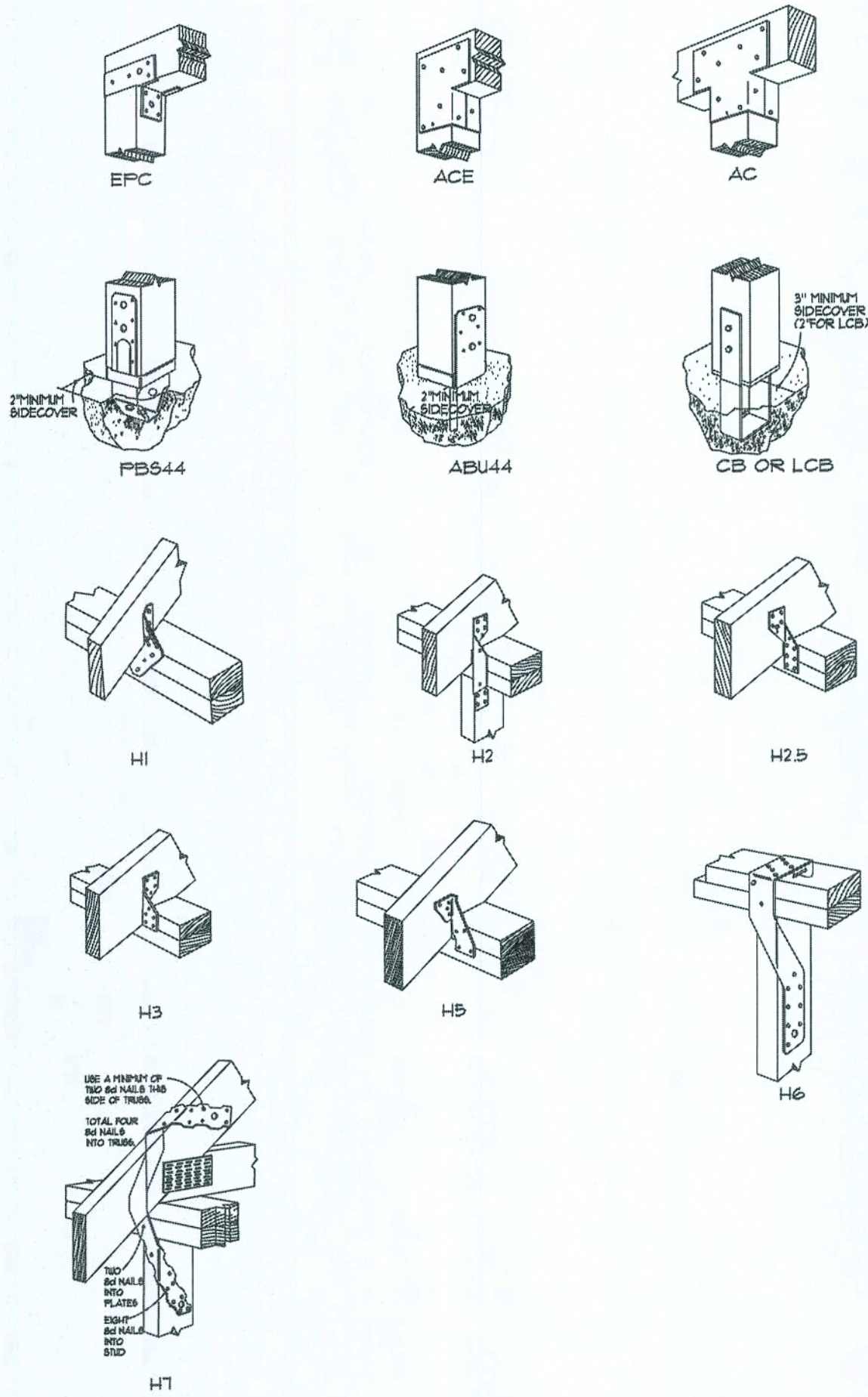
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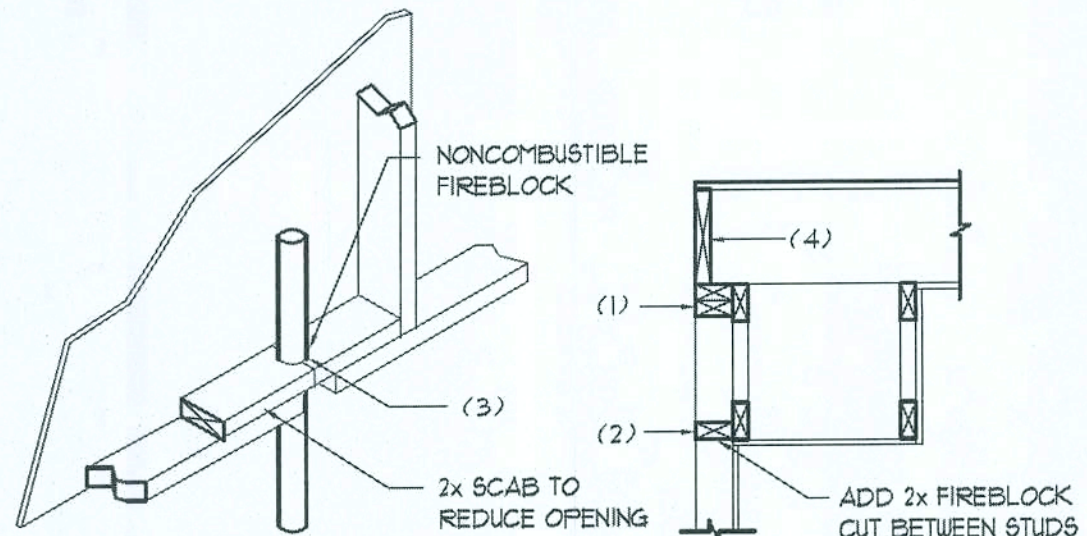
Digitally signed by N.P. GEISLER
DN: cn=N.P. GEISLER, o=N.P. GEISLER ARCHITECT
Date: 2021.01.19 15:14:53 -0500

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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 PRESSURE 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.
- CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GIBS ON D3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

STANDARD ABBREVIATIONS

Ø	AT	GALV.	GALVANIZED
#	NUMBER OF POUND(S)	HORZ.	HORIZONTAL
=	EQUALS	INS.	INSULATION
Ø	DIAMETER	INT.	INTERIOR
W	WITH	LAV.	LAVATORY
WO	WITHOUT	LVL.	LAMINATED VENEER LUMBER
CL	CENTERLINE	MAX.	MAXIMUM
±	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
Ød	Ø PENNY	OH	OVERHEAD
Bd	BEAM	OHd	OVERHEAD DOOR
B.O.	BY OTHERS	PLYWD.	PLYWOOD
BOT.	BOTTOM	P/T	PRESSURE TREATED
CLG.	CEILING	REINF.	REINFORCING (ED)
CO	CLEANOUT	REQ'D	REQUIRED
CONC.	CONCRETE	RM	ROOM
COTG	CLEANOUT TO GRADE	R.O.	ROUGH OPENING
DBL	DOUBLE	SF	SQUARE FEET
DM.	DIMENSION	SGD	SLIDING GLASS DOOR
DN.	DOWN	SHT.	SHEET
ELEV.	ELEVATION	SHLH	SHUANNEE RIVER LOG HOMES
EXT.	EXTERIOR	TYP.	TYPICAL
F	FRENCH (DOORS)	VERT.	VERTICAL
FDN.	FOUNDATION	WC	WATERCLOSET (TOILET)

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 (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 - 2014
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 CONSTRUCTION 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 REINSPECTION, AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 1042.6
- CONDENSATE AND ROOF DRAINOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1034.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1034.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BUILDING 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 1043.6
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1046.1
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OFF FORMED. FBC 1046.12

- 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 1046.13
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1046.14
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1046.15
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1046.16
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1046.16
- ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. FBC 1046.17

- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES". THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1046.17
- 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, TRAP BOVES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 1046.17
- NO WOOD, VEGETATION, STUMPES, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 5'-0" OF ANY BUILDINGS OR PROPOSED BUILDING. FBC 1046.17

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/ Fibermesh Concrete Additive
Foundation: Continuous Stemwall Footer

ROOF DECKING

Material: 1/2" CD Plywood or 1/4" OSB.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: 8d Ring Shank Nails per schedule on sheet A.T

SHEARWALLS

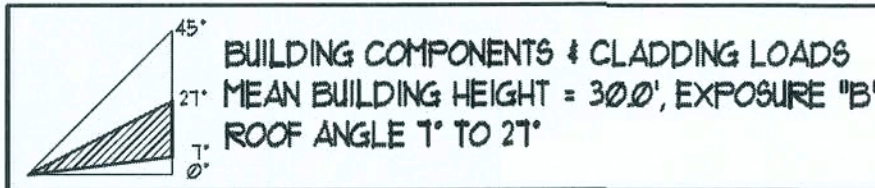
Material: 1/6" OSB. "Windstorm": 48" x 96", 109", 121" OR 145"
Sheet Size: 48"x96" (109", 121" OR 145") Sheets Placed Vertical
Fasteners: 8d Ring Shank Nails @ 4" O.C. Edges @ 8" O.C. Interior
Dragstrut: Double Top Plate (5/8" x 2" - 16d Nails @ 12" O.C.
Wall Studs: 2x4 SFF Studs @ 16" O.C.

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 HD28, ea. corner

FOOTINGS AND FOUNDATIONS

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



WIND ZONE	WIND SPEED (MPH)	WIND PRESSURE (PSF)	WIND PRESSURE (PSF)	WIND PRESSURE (PSF)	WIND PRESSURE (PSF)
1	10	12.0 / -19.9	14.9 / -23.1	11.5 / -21.8	20.3 / -32.3
1	20	11.4 / -19.4	13.6 / -22.0	10.9 / -21.0	18.5 / -31.4
1	30	10.8 / -18.6	11.9 / -22.2	10.3 / -20.0	16.1 / -30.2
2	10	12.5 / -34.1	14.9 / -41.3	11.5 / -48.4	20.3 / -56.2
2	20	11.4 / -31.9	13.6 / -38.0	10.9 / -44.6	18.5 / -51.1
2	30	10.8 / -28.2	11.9 / -33.6	10.3 / -39.4	16.1 / -45.1
ROOF T. TO 21'	10	12.5 / -31.3	14.9 / -61.0	11.5 / -71.6	20.3 / -83.1
ROOF T. TO 21'	20	11.4 / -29.1	13.6 / -57.1	10.9 / -67.0	18.5 / -71.1
ROOF T. TO 21'	30	10.8 / -24.5	11.9 / -51.8	10.3 / -60.8	16.1 / -70.5
WALL	4	21.0 / -23.6	25.9 / -34.1	30.4 / -33.0	35.3 / -38.2
WALL	4	20.0 / -22.6	24.1 / -26.9	29.0 / -31.6	33.1 / -36.1
WALL	4	19.5 / -21.5	23.2 / -25.4	27.2 / -29.8	31.6 / -34.6
WALL	5	21.0 / -29.1	25.9 / -34.1	30.4 / -40.1	35.3 / -47.2
WALL	5	20.0 / -27.2	24.1 / -32.4	29.0 / -38.0	33.1 / -44.0
WALL	5	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3	31.6 / -39.0

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 2010 FLORIDA BUILDING CODE - SECTION 1603 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 ASCE/ASCE 7-10. 2010 FBC 1603-A 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

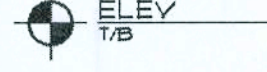
SYMBOLS

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



ELEV
7/8

TYPE OF ELEVATION MARK USED TO INDICATE A PREFERRED TARGET ELEVATION - TRUE MEASUREMENT.



ELEV
7/8

TYPE OF ELEVATION MARK USED TO INDICATE THE TOP OF A LOG WALL STACK - NOMINAL ONLY.



SECTION
LOCATION

TYPE OF DETAIL MARK USED TO INDICATE A SECTION OR DETAIL ASSOCIATED WITH A PLAN VIEW



SECTION
LOCATION

TYPE OF DETAIL MARK USED TO INDICATE A SECTION (e.g. TAIL INDICATES DIRECTION OF VIEW



SECTION
LOCATION

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	MANUF./MODEL	CAP.
TRUSS TO WALL:	SIMPSON H25a	535#
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1185#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO FOUNDATION:	5/8" THRU-BOLT	3340#
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1100#
PORCH POST TO FND:	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 T.O.

NOTE:

"SIMPSON" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #35-0810.15

NOTE:

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

GENERAL NAILING SCHEDULE:

NUMBER OF NAILS FOR CONNECTING WOOD MEMBERS:

CONNECTION	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		
FACE NAILED	16d	16" O.C.
TOP OR SOLE PLATE TO STUD		
END NAILED	16d	2 OR 2 16d
STUD TO SOLE PLATE, TOE NAILED	8d	3 OR 2 16d
DOUBLE STUDS, FACE NAILED	16d	24" O.C.
DOUBLE TOP PLATES, FACE NAILED	16d	16" O.C.
TOP PLATES - LAP'S & INTERSECTIONS		
FACE NAILED	16d	2
1 X 6 SHEATHING TO EACH POINT OF BEARING, FACE NAILED	8d	2
BUILT-UP CORNER STUDS, FACE NAILED		
NAILED	16d	30" O.C.
BUILT-UP GIRDERS & BEAMS	20d	32" O.C. @ TOP & BOTTOM & STAGGERED - 2 @ EA. END & SPLICES
3/4" PLYWOOD SUBFLOORING	8d	6" O.C. @ EDGES 10" O.C. @ INTERMEDIATE
OSB SHEATHING, 7/16" THICK	8d	6" O.C. @ EDGES 10" O.C. @ INTERMEDIATE
1/8" FIBERBOARD SHEATHING	6d	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:

18 JAN 2021

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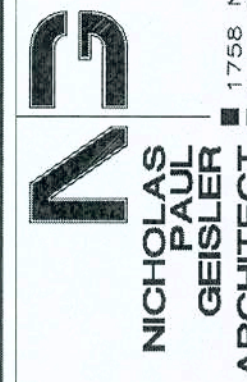
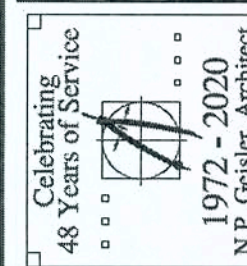
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CUSTOM RESIDENTIAL DESIGN for
AREA 36

COLUMBIA COUNTY, FLORIDA

STRUCTURAL INFORMATION



DATE:

28 OCT 2020

COMM:

2K2093

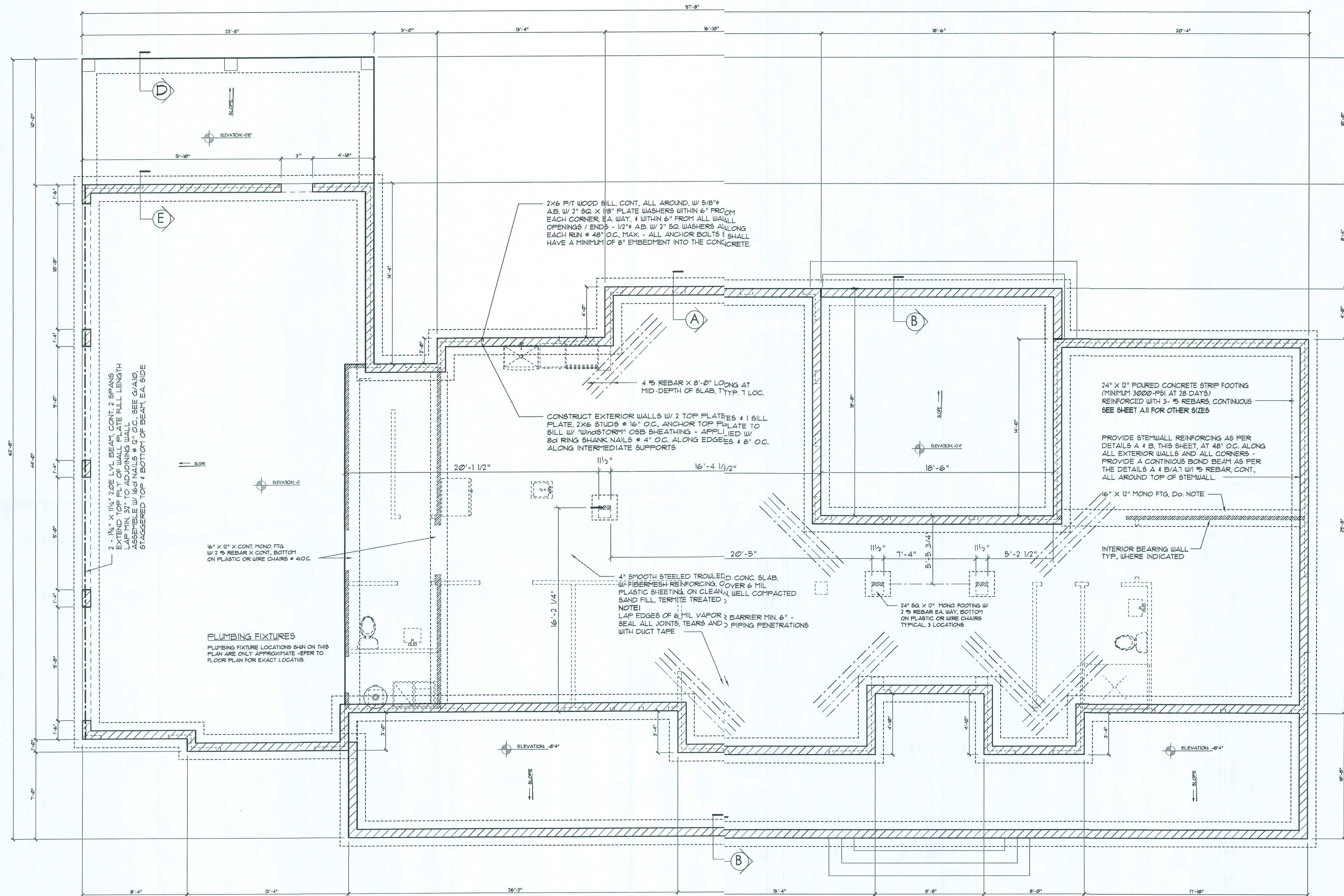
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9 OF 12

Digitally signed by: N. P. GESLER
DN: cn=N. P. GESLER, o=N. P. GESLER, ou=ARCHITECT, email=ngesler@npgesler.com, c=US
Date: 2021.01.19 15:00:37 -0500

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FOUNDATION PLAN

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

NOTE!

SEE A.11 FOR FOUNDATION DETAILS

EXTERIOR WALL SHEATHING:
APPLY VERTICALLY, "Windstorm" 1/8" OSB 48" X 91", 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 RING SHANK NAILS @ 4" O.C. FASTEN
TO EACH STUD WITH EITHER 6d RING SHANK NAILS @ 6" O.C. OR 8d RS.
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.

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 DUGS TO OWNER AND
1 COPY TO THE PERMIT ISSUING AUTHORITY.

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

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. 4 BALANCING
REPORT - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DUGS
TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

NOTE!
PROVIDE STEEL LINTELS AT ALL WINDOW/DOOR
HEADS TO CARRY BRICK ABOVE: L 4 X 3 X 1/4"
FOR SPANS UP TO 6'-0" AND L 4 X 3 X 3/8" FOR
SPANS UP TO 10'-0"; LENGTH = SPAN + 8"

ALL WORK SHALL COMPLY
WITH THE NATIONAL
BUILDING CODE, AND ALL
APPLICABLE LOCAL
CODES AND ORDINANCES.

ALL STRUCTURAL DIMENSIONS,
BUILDING METHODS, SITE
CONDITIONS, STRUCTURAL
COMPONENT SPECIFICATIONS,
SIZING, PLACEMENT,
REINFORCEMENT, ETC.
PROVIDED HEREIN ARE FOR
BIDDING AND REVIEW
PURPOSES ONLY AND ARE TO BE
VERIFIED ONSITE BY QUALIFIED
LICENSED LOCAL ENGINEER
BASED ON SITE CONDITIONS

OWNER/CONTRACTOR SHALL
BE RESPONSIBLE TO ENSURE
THAT ALL STRUCTURAL
DIMENSIONS, BUILDING
METHODS, SITE CONDITIONS,
STRUCTURAL COMPONENT
SPECIFICATIONS, SIZING,
PLACEMENT, REINFORCEMENT,
ETC. ARE DESIGNED AND
SPECIFIED BY A QUALIFIED
LICENSED LOCAL ENGINEER
BASED ON SITE CONDITIONS

REVISION:
18 JAN 2021

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N.P. Geisler, Architect

DIAWN:
mpg

CUSTOM RESIDENTIAL DESIGN FOR
AREA 36
COLUMBIA COUNTY, FLORIDA
FOUNDATION PLAN

48 Years of Service
1977-2020
N.P. Geisler, Architect
AR0007005

NICHOLAS
GEISLER
ARCHITECT
7555 NW Brown Rd.
386-365-1325
N.C.A.R.B. Certified

D/T/E:

18 OCT 2020

C/M/M:

2K2093

SHEET:

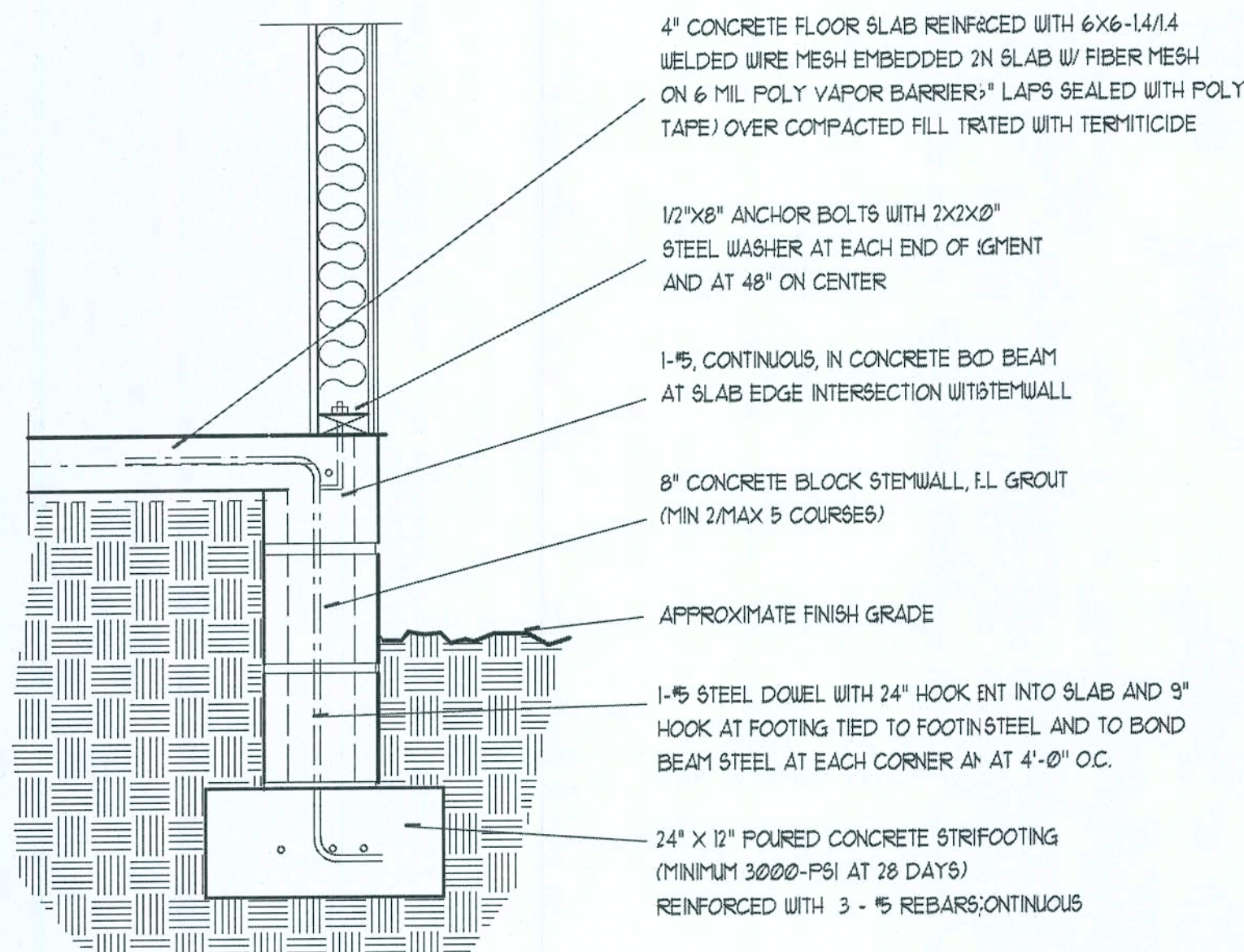
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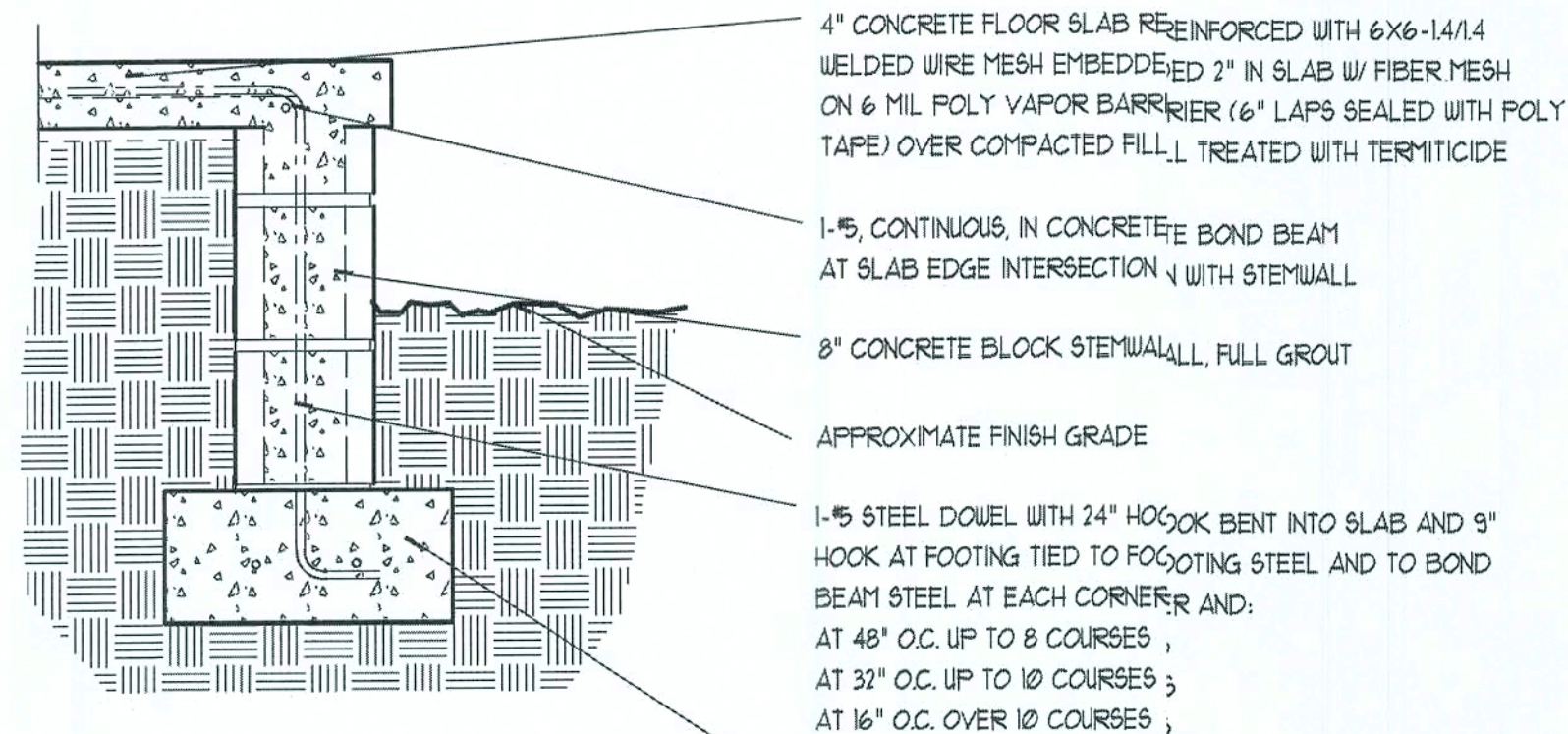
CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION FOR THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THESE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 95% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF 1 ONE TEST FOR EACH 5000 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A63, ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A65 - MIN. YIELD STRESS = 25 KSI.
- CONCRETE SHALL BE STANDARD MIX FC = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PLUMP MIX FC = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT, MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - Fm = 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 I OR A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.



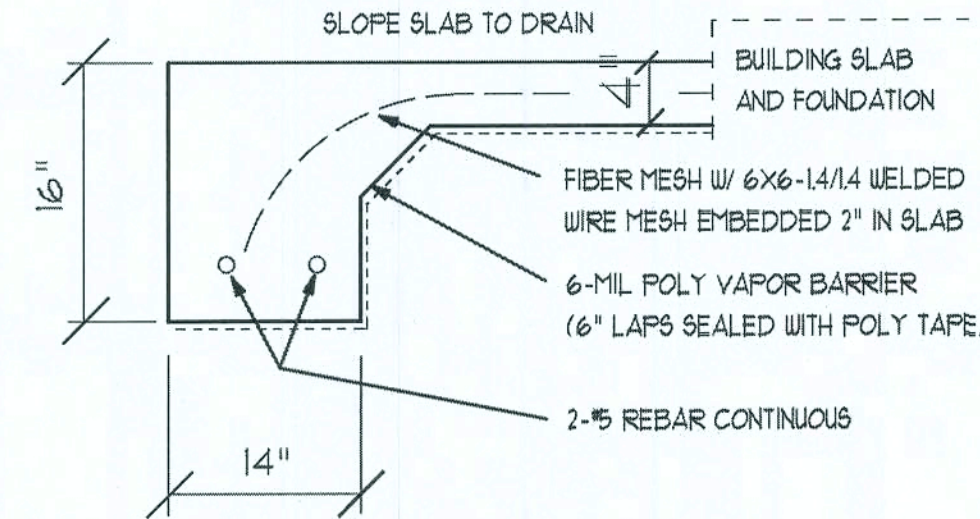
TYPICAL STEMWALL SECTION A

SCALE: 3/4" = 1'



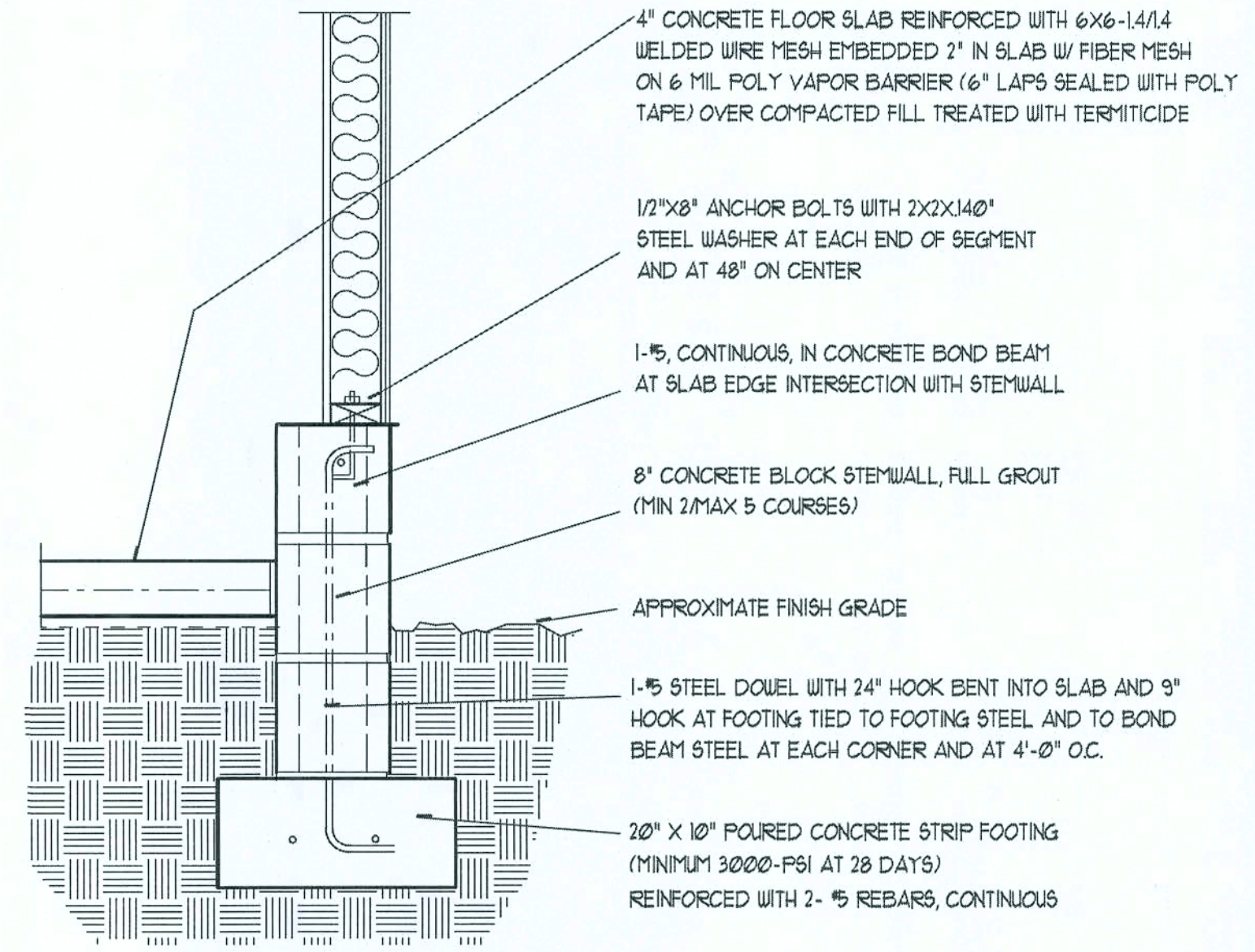
PORCH STEMWALL / SEC'N B

SCALE: 3/4" = 1'



TYPICAL PORCH SLAB / SECTION D

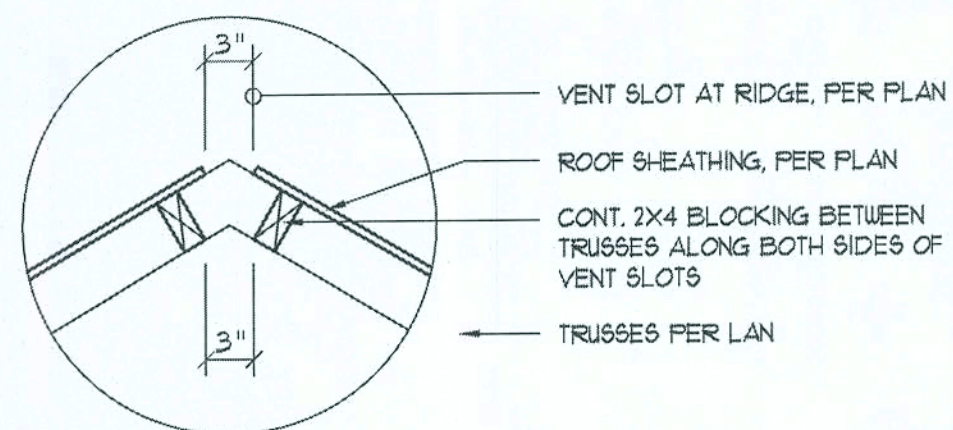
SCALE: 3/4" = 1'



TYPICAL STEMWALL SECTION E

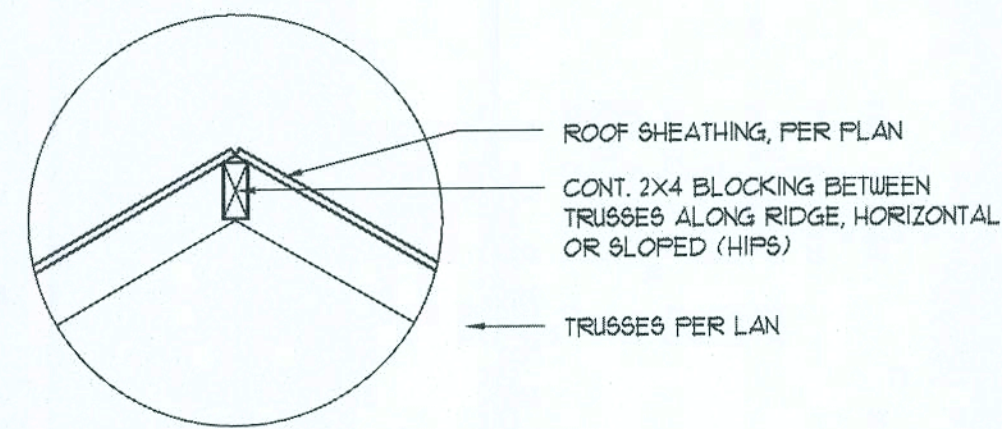
SCALE: 3/4" = 1'

TYPICAL FOUNDATION DETAILS AND SPECIFICATIONS



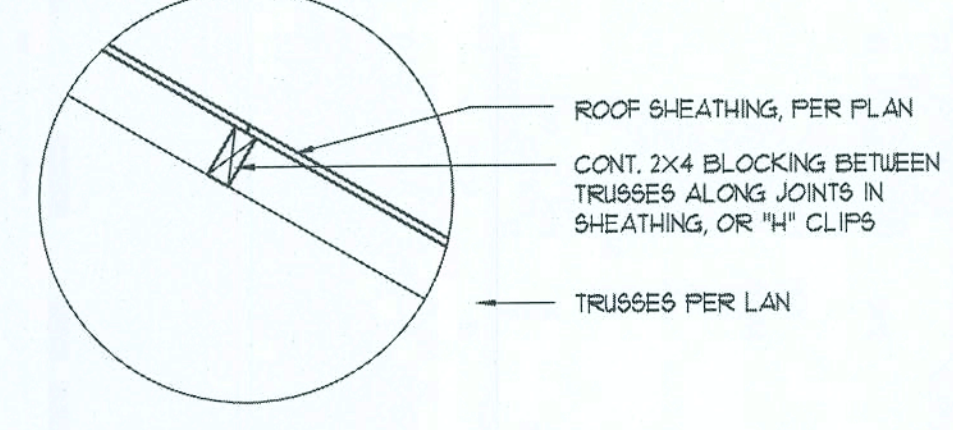
Vent DETAIL

SCALE: 1" = 1'-0"



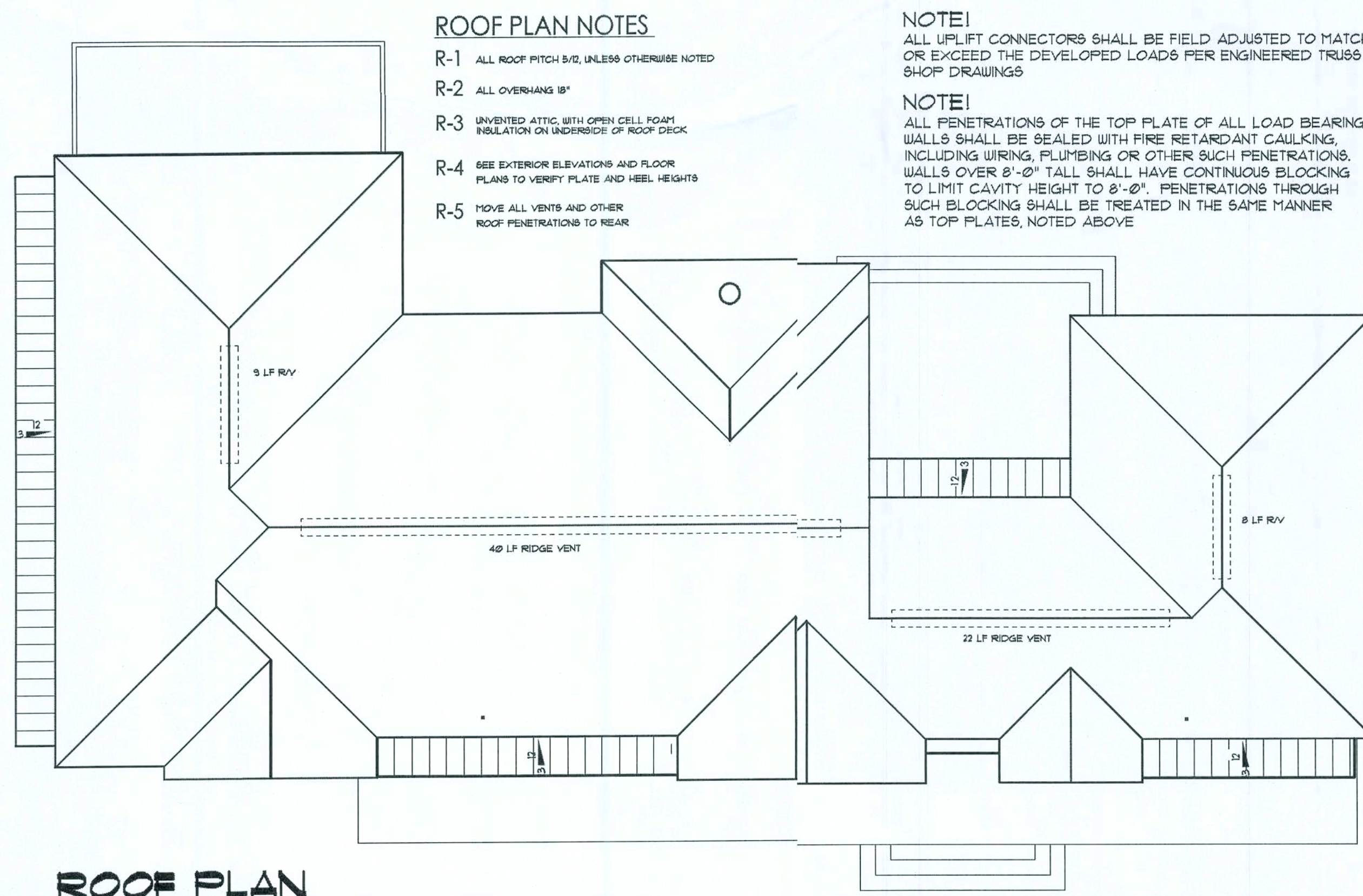
Ridge DETAIL

SCALE: 1" = 1'-0"



Joint DETAIL

SCALE: 1" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'

NOTE!
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d RING SHANK NAILS - AS PER DET. B/A10

NOTE!
ANCHOR GIRDER TRUSSES TO HEADER WITH 2 "SIMPSON" LGT2 G/T ANCHORS - ANCHOR HEADER TO KING STUDS W/ 2 "SIMPSON" 5122 EA. END - TYP. TO.

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2020 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET A10 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2X10.

ROOF PLAN NOTES

- ALL ROOF PITCH 8/12, UNLESS OTHERWISE NOTED
- ALL OVERHANGS 18"
- UNVENTED ATTIC, WITH OPEN CELL FOAM INSULATION ON UNDERSIDE OF ROOF DECK
- SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HELL HEIGHTS
- MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE!

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

NOTE!

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

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

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

WOOD STRUCTURAL NOTES

- 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".
- 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".
- WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN 2x4 HEM-FIR OR BETTER.
- CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

CONSTRUCTION NOTES

- FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
- ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2020 FBC - SEE A6
- PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED HVAC 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 CLEARANCES 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 CRAWL SPACES.
- DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

ALL WORK SHALL COMPLY WITH THE NATIONAL BUILDING CODE, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL STRUCTURAL DIMENSIONS, BUILDING METHODS, SITE CONDITIONS, STRUCTURAL COMPONENT SPECIFICATIONS, SIZING, PLACEMENT, REINFORCEMENT, ETC. ARE DESIGNED AND SPECIFIED BY A QUALIFIED LICENSED LOCAL ENGINEER, BASED ON SITE CONDITIONS.

DESIGNED BY: NICHOLAS PAUL GERSTER
DRAWN BY: NICHOLAS PAUL GERSTER
CHECKED BY: NICHOLAS PAUL GERSTER
DATE: 2021.01.19 15:50:54-0500

REVISION:
18 JAN 2021

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N.P. Gerster, Architect

DRAWN:
NPG

CUSTOM RESIDENTIAL DESIGN FOR
AREA 36
COLLIER COUNTY, FLORIDA
FOUNDATION DETAILS, ROOF PLAN & DETAILS

48 Years of Service
1972 - 2020
N.P. Gerster, Architect
N.C.A.A. CERTIFIED

NICHOLAS PAUL GERSTER
ARCHITECT
N.C.A.A. CERTIFIED
1755 NW Brown Rd.
Largo, FL 32025
352-686-4325

DATE:
28 OCT 2020
COMM:
2K2093

SHEET:

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11 OF 12

AR0007005

GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCT ASSOCIATION" MANUAL FOR "STRESS 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, DETS, & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- 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 STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

WOOD STRUCTURAL NOTES

- TEMPORARY BRACING OF THE STRUCTURE DURING RECTION, 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".
- WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN NO. 2 HEM-FIR OR BETTER.
- CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL, AS MANUFACTURED OR AS CALLED OUT IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a	560*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT. W/ 20 - 16d NAILS	1785*
HEADER TO KING STUD(S):	SIMPSON ST22	1370*
PLATE TO STUD:	SIMPSON SP2	1065*
STUD TO SILL:	SIMPSON SP1	585*
PORCH BEAM TO POST:	SIMPSON PC66/EPC6	1700*
PORCH POST TO FND.:	SIMPSON ABU66	2300*
MISC. JOINTS	SIMPSON A34	315*/240*

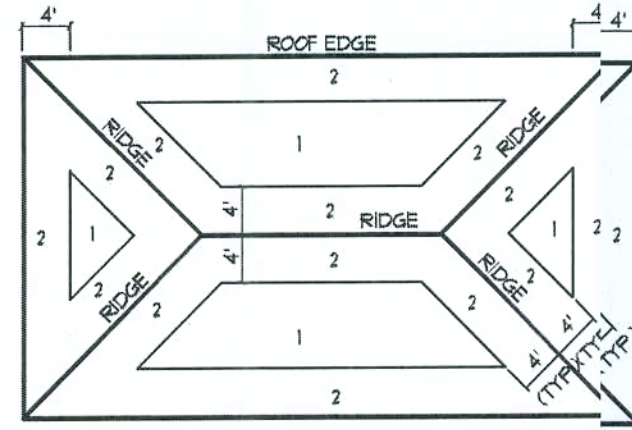
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

NOTE:
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

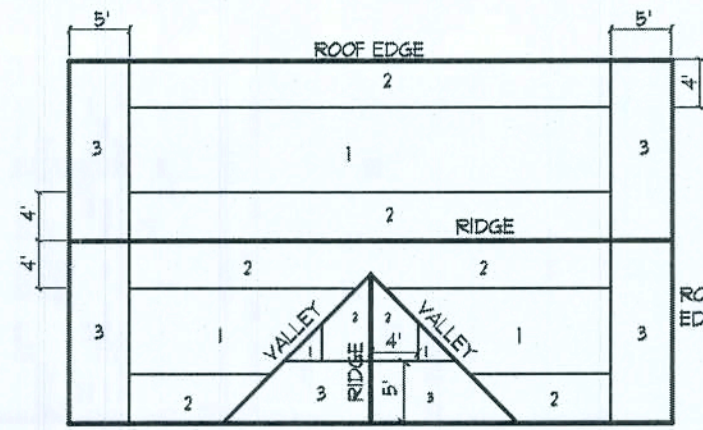
NOTE:
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

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

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1		6d COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2	1/4" x 5/8" OSB OR 5/32" CDX		6 in. o.c. EDGE 6 in. o.c. FIELD
3			4 in. o.c. x GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD



ROOF SHEATHING NAILING ZONES
(HIP ROOF)

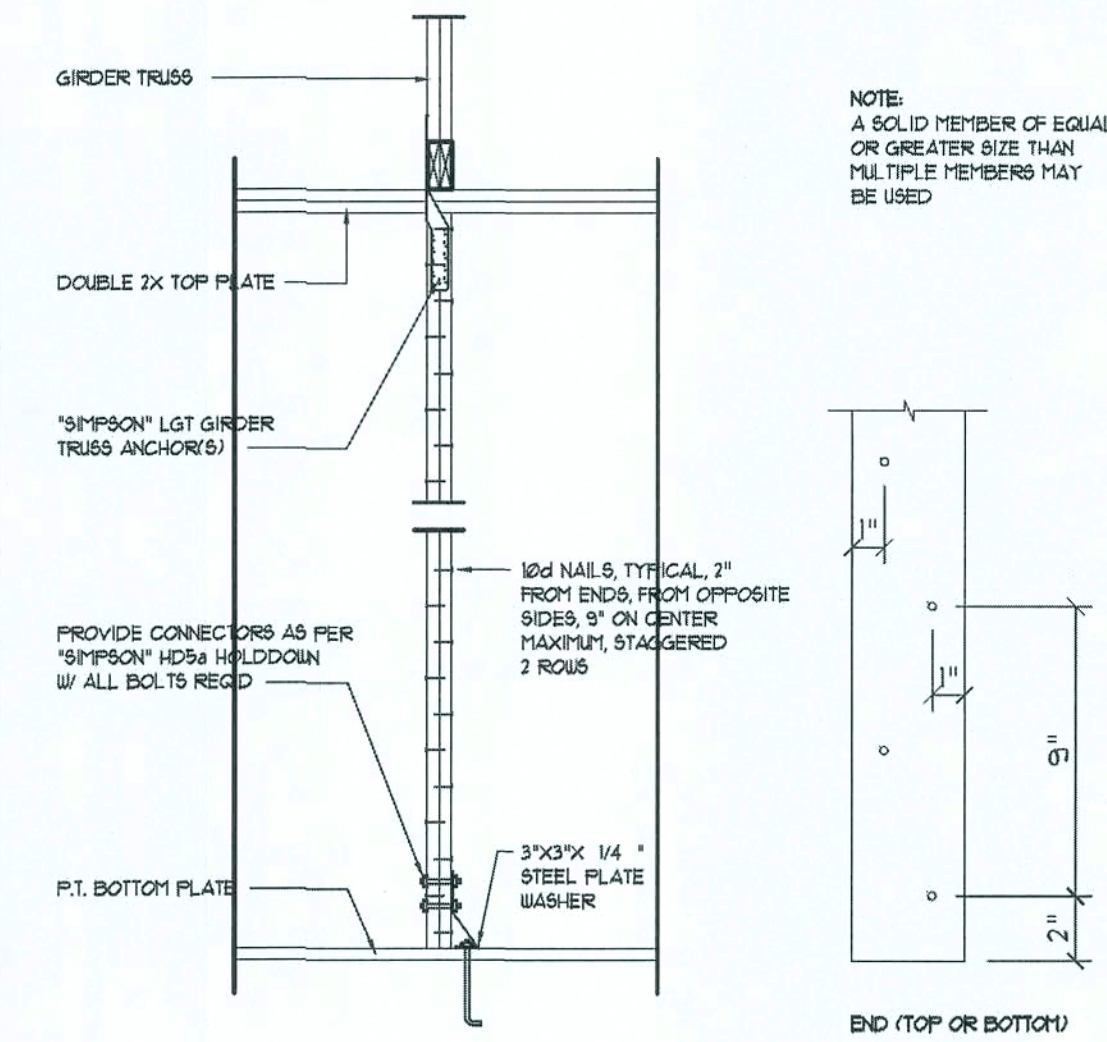


ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

Roof Nail Pattern DET. B

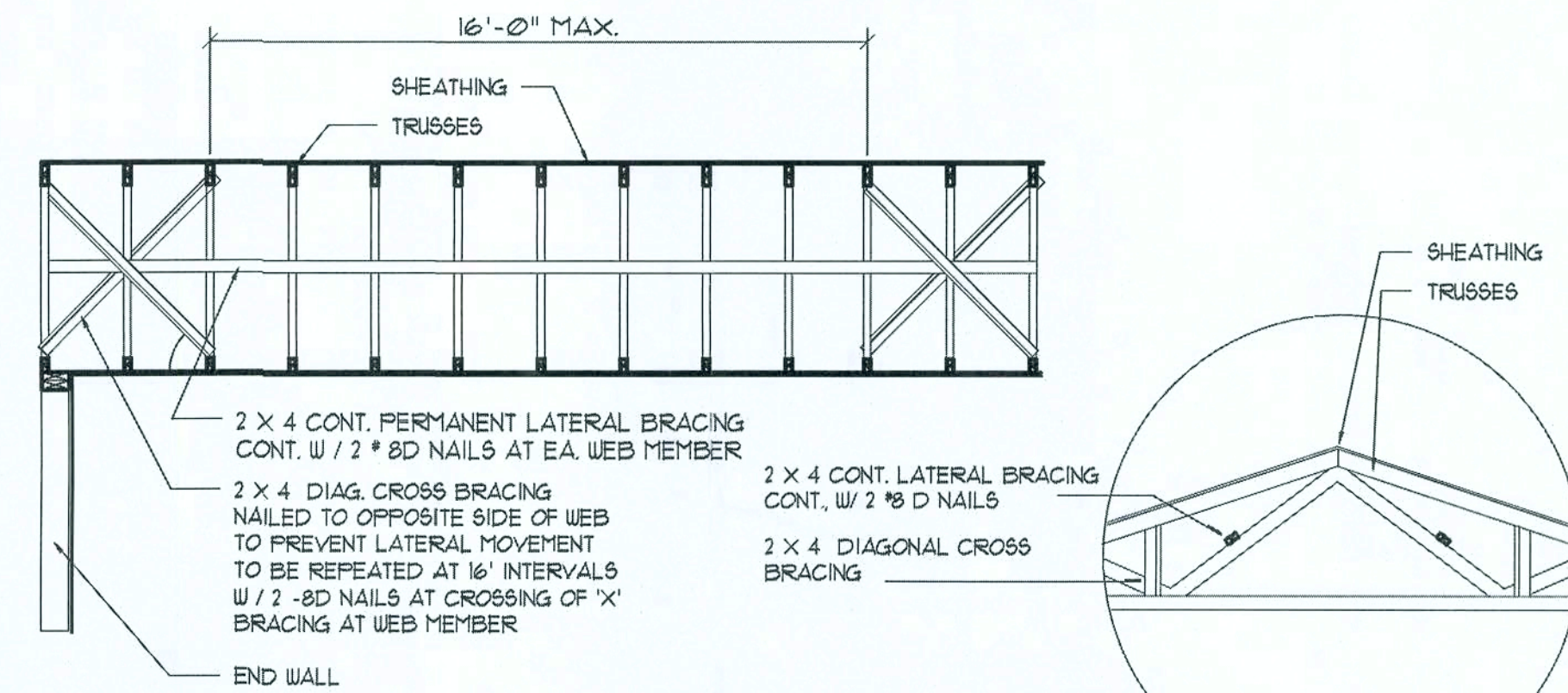
SCALE: NONE

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



Girder Truss Column DET. C

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



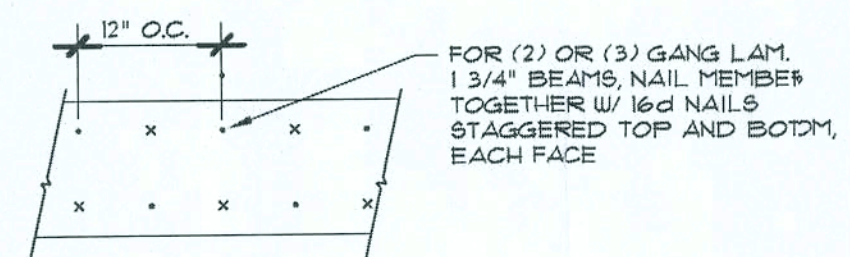
TYP. PERMANENT TRUSS BRACING DIA.

NTS

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

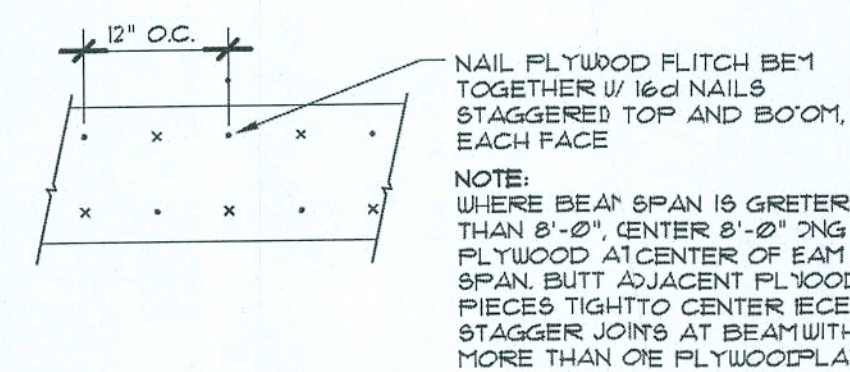
Truss Bracing DETAILS D

SCALE: AS NOTED



MULTIPLE GANG LAM. DETAIL

NOT TO SCALE

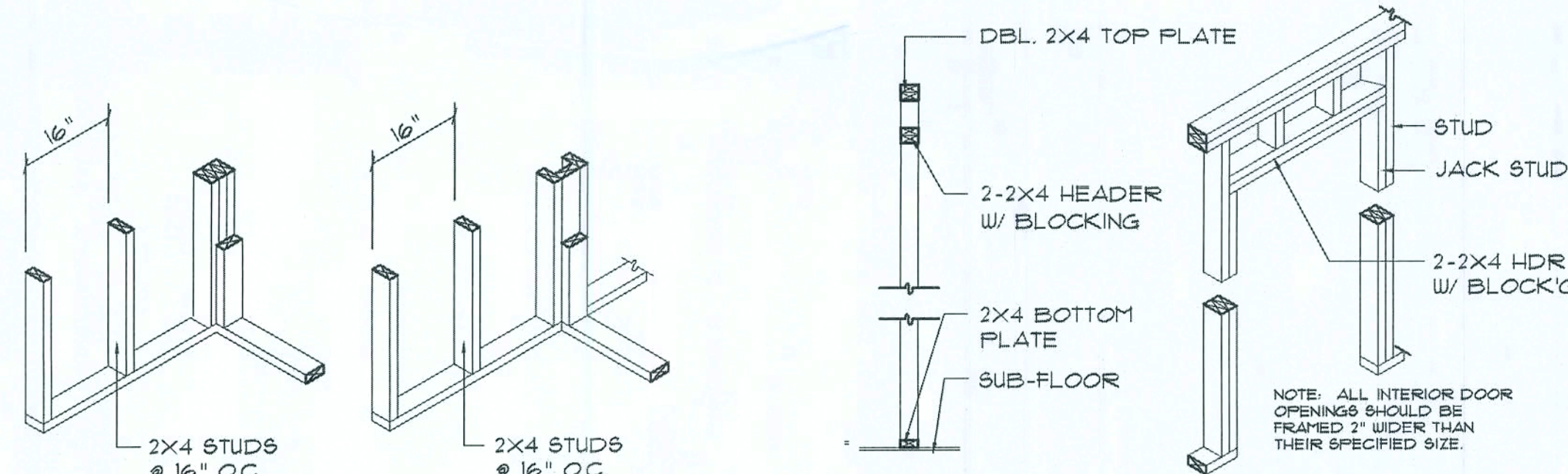


PLYWOOD FLITCH BEAM DETAIL

NOT TO SCALE

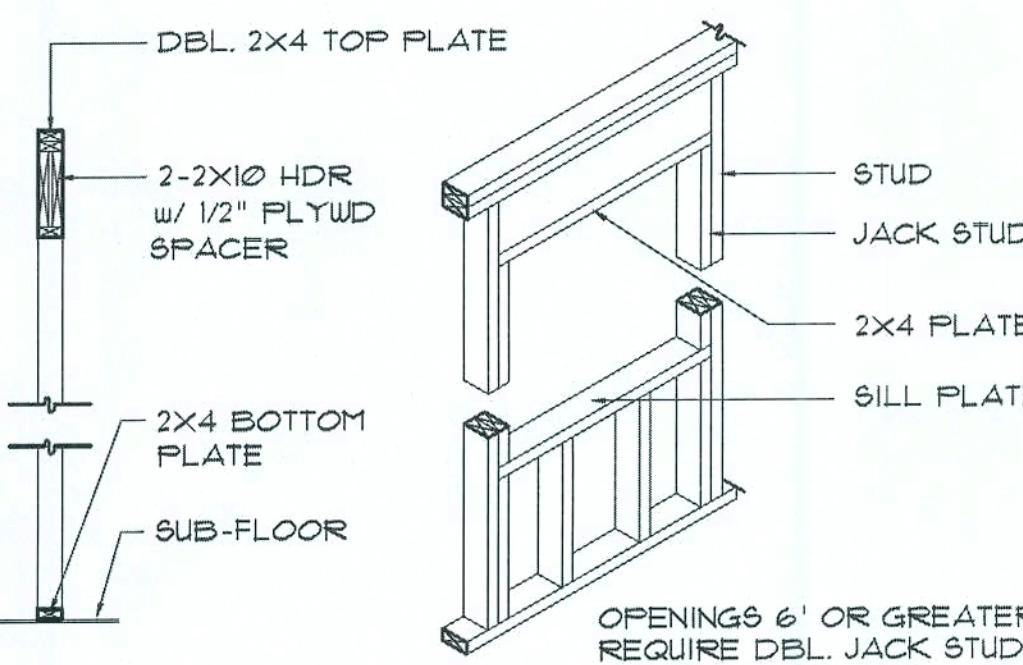
Beam DETAILS G

SCALE: NONE

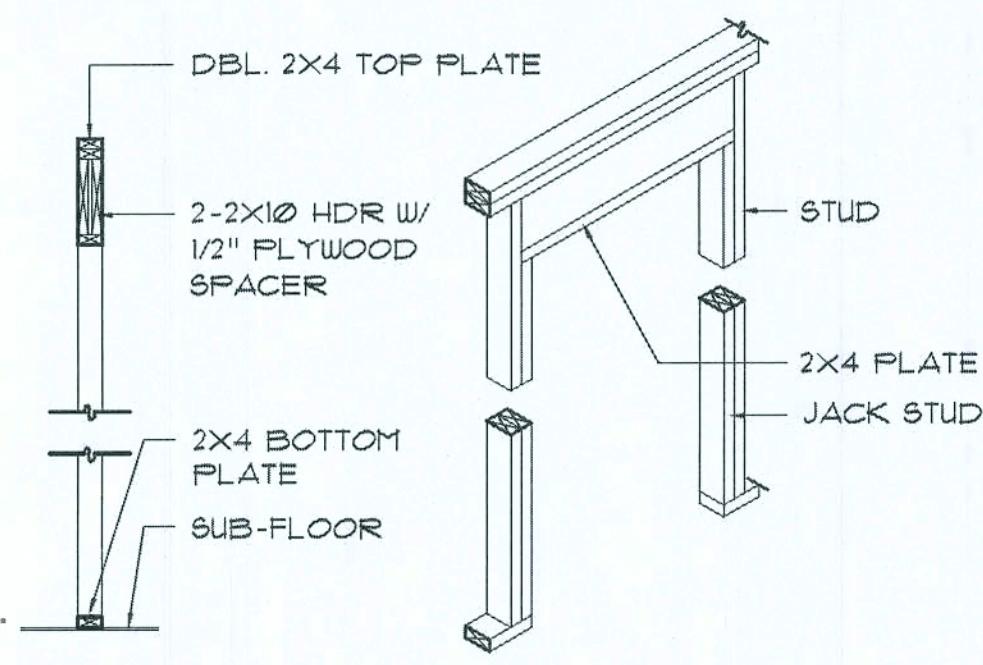


WALL CORNER WALL INTERSECTION

NON-BEARING WALL HEADER



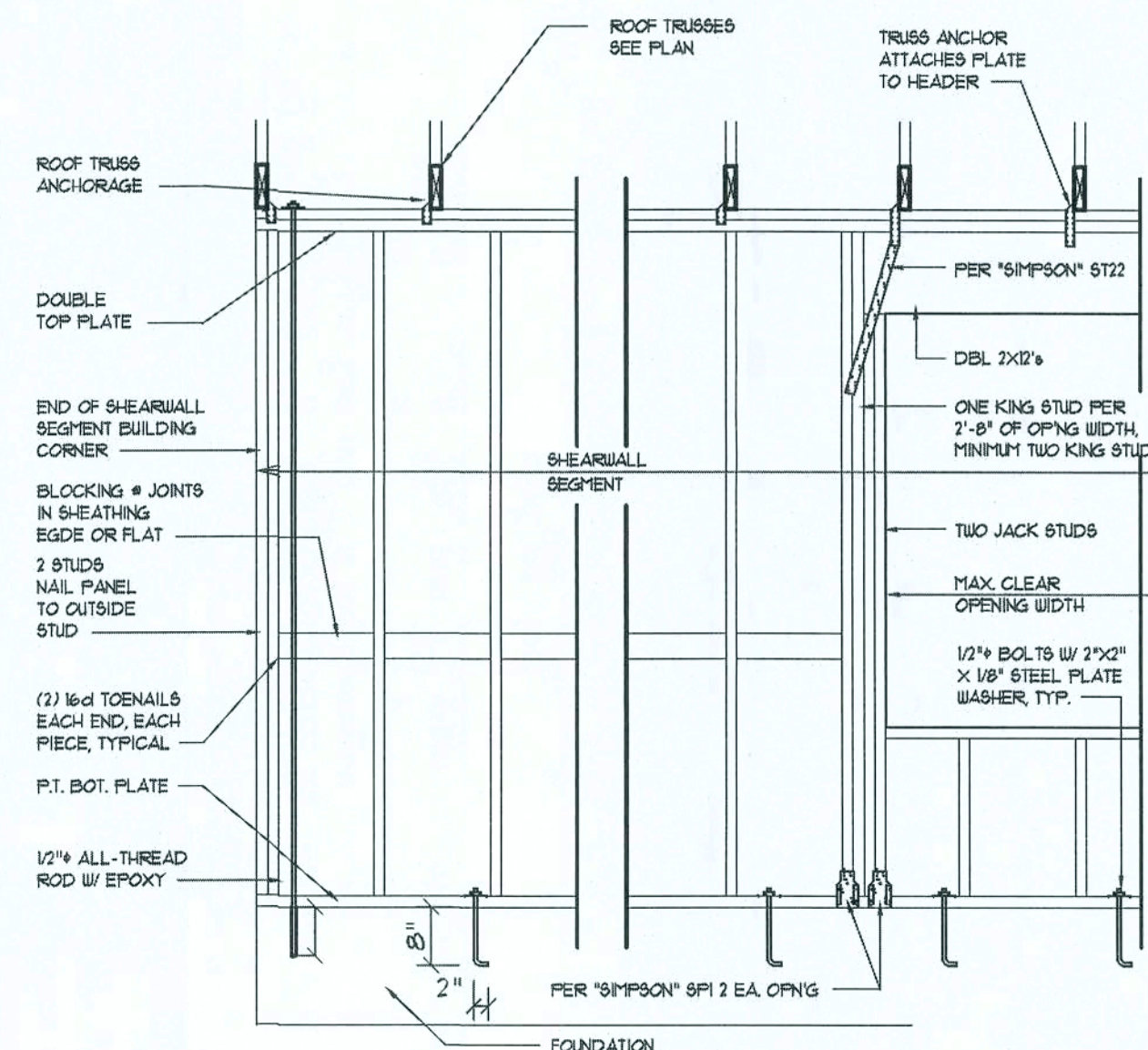
TYPICAL WINDOW HEADER



BEARING WALL HEADER

Wall Framing/Header DETAILS F

SCALE: NONE



SHEARWALL NOTES:

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-91 SBC 305.43.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/4" x 5/8" OSB INCLUDING AREAS ABOVE AND BELOW OPENINGS.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
- NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
- TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

OPENING WIDTH	BULL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
6'-0" TO 8'-0"	(3) 2x4 OR (1) 2x6	2
8'-0" TO 12'-0"	(5) 2x4 OR (2) 2x6	3

Shear Wall DETAILS E

SCALE: NONE

REVISIONS

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N.P. Geisler, Architect

DRAWN

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CUSTOM RESIDENTIAL DESIGN for
AREA 36

COLUMBIA COUNTY, FLORIDA
STRUCTURAL DETAILS

48 Years of Service
1972 - 2020
N.P. Geisler, Architect
N.C.A.R.B. Certified

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

DATE:

28 OCT 2020

COMMITTEE

2K2093

SHEET:

A.12

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