

Custom Residence for:
J o A N N C A S S I D Y
Columbia County, Florida

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ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609,
FLORIDA BUILDING CODE, 2004 EDITION.

BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	I = 1.00
BUILDING CATAGORY:	CATAGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MUFRS PER TABLE 1609.2A (FBC 2004) DESIGN WIND PRESSURES:	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
COMPONENTS & CLADING PER TABLES 1609.2B & 1609.2C (FBC 2004) DESIGN WIND PRESSURES:	OPNGS: + 21.8 / - 29.1 PSF EAVES: - 68.3 PSF ROOF: + 19.3 / - 25.5 PSF

REVISION:
03 JUN 2006
23 OCT 2006

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CUSTOM RESIDENCE FOR:
J o A N N C A S S I D Y
COLUMBIA COUNTY, FLORIDA
COVER SHEET

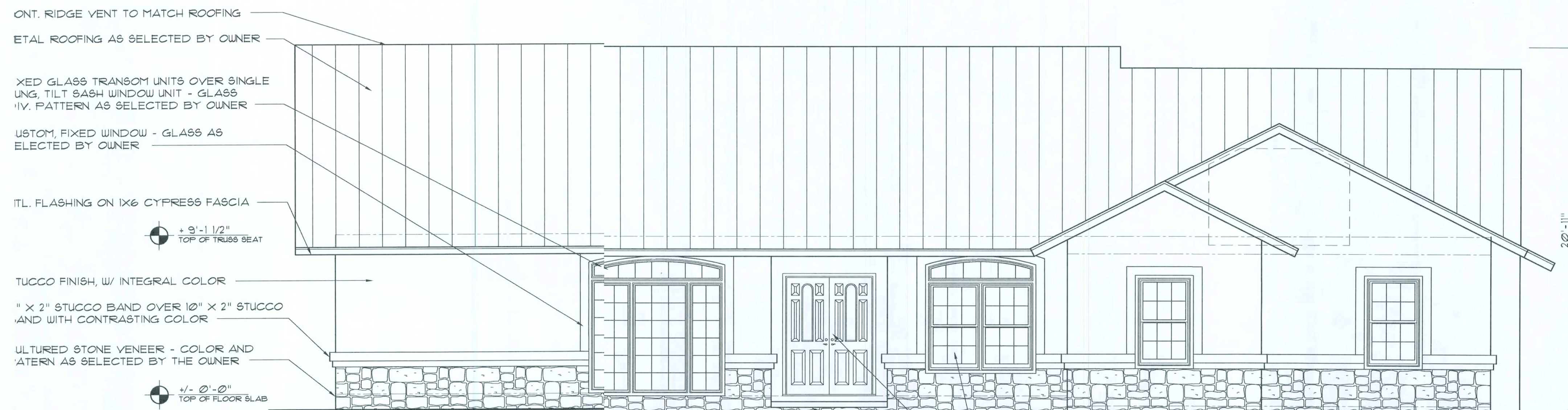
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CS.1
1 of 1

AR0007005

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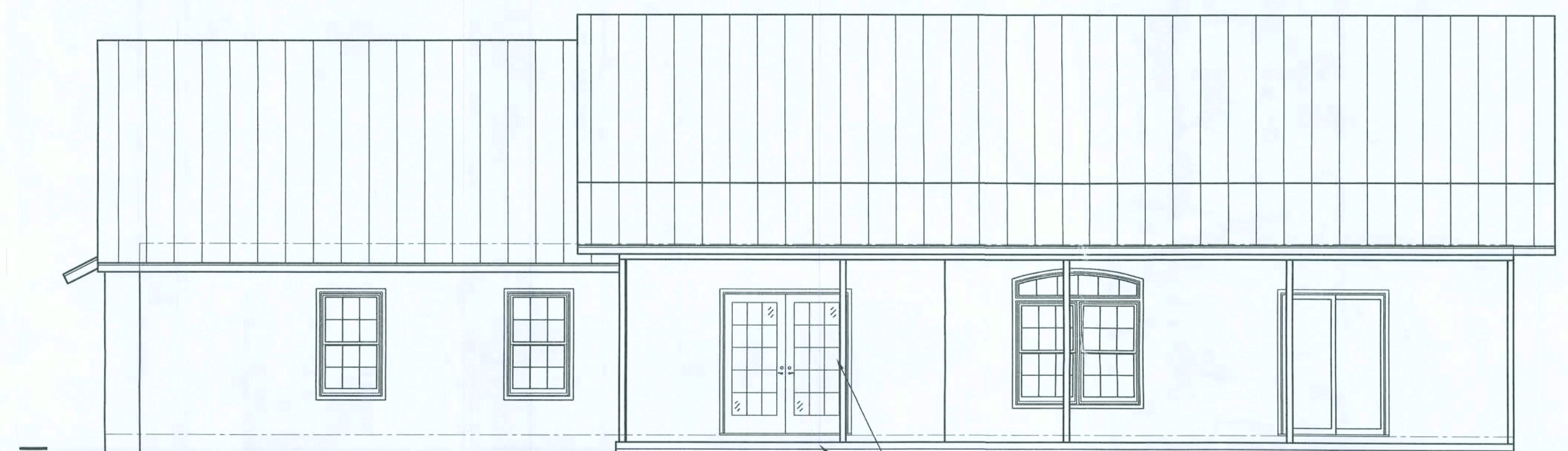
Front ELEVATION

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

SINGLE HUNG METAL/PLASTIC WINDOWS W/
DBL. GLAZING, AS SELECTED BY OWNER

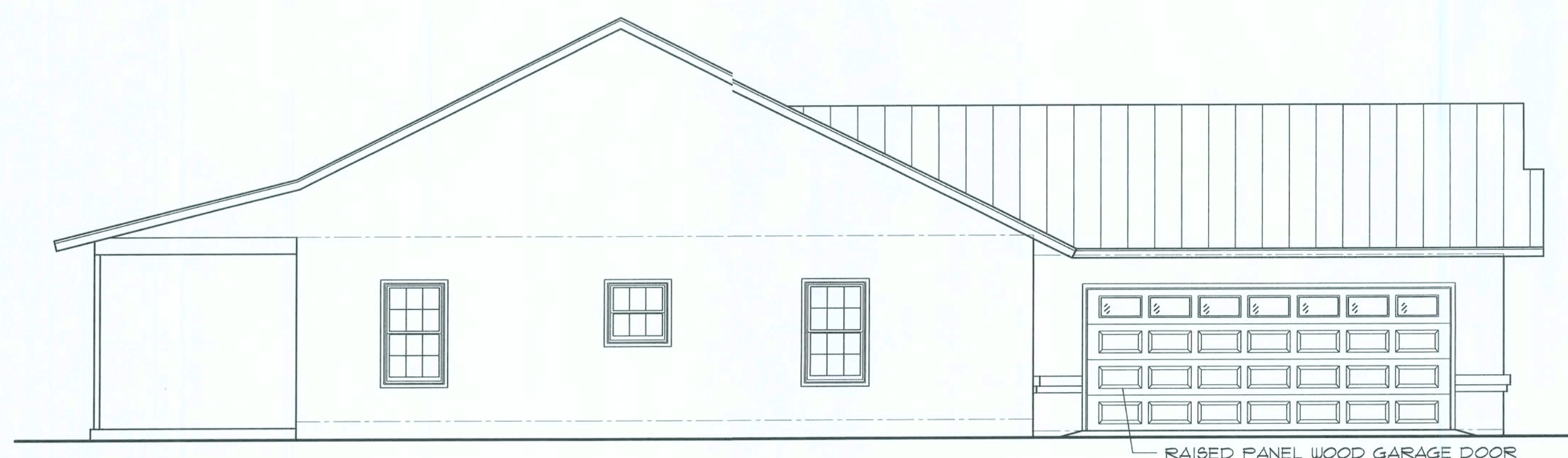
ENTRY DOOR & SIDELITES AS
SELECTED BY OWNER

CONCRETE PORCH DECK, W/ WOOD FLOAT
FINISH & TOOLED EDGES



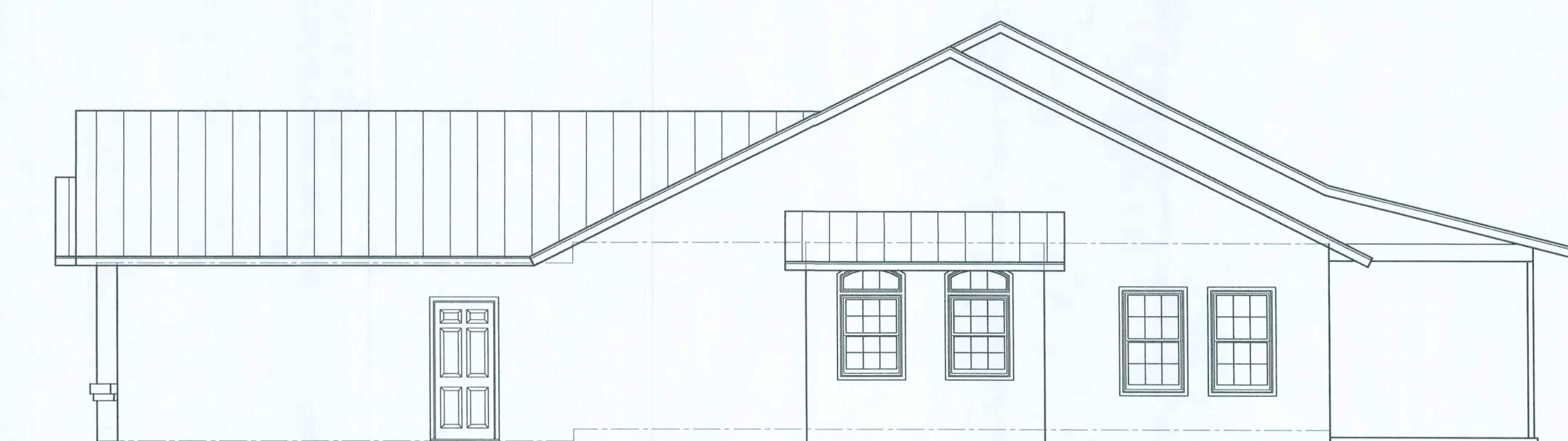
Rear ELEVATION

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



Right Side ELEVATION

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



Left Side ELEVATION

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

REVISION:
23 OCT 1006

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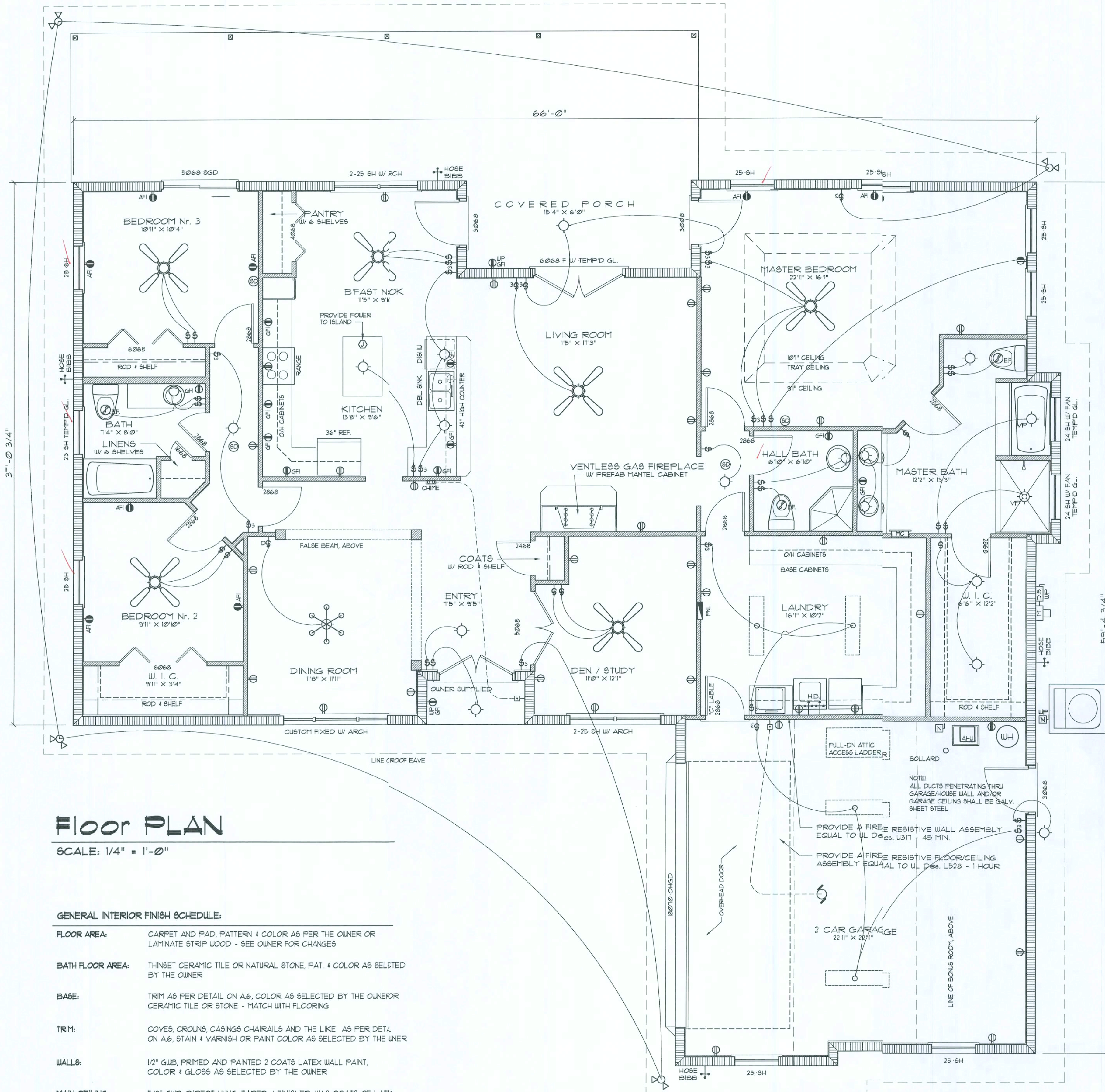
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Floor PLAN

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

GENERAL INTERIOR FINISH SCHEDULE:

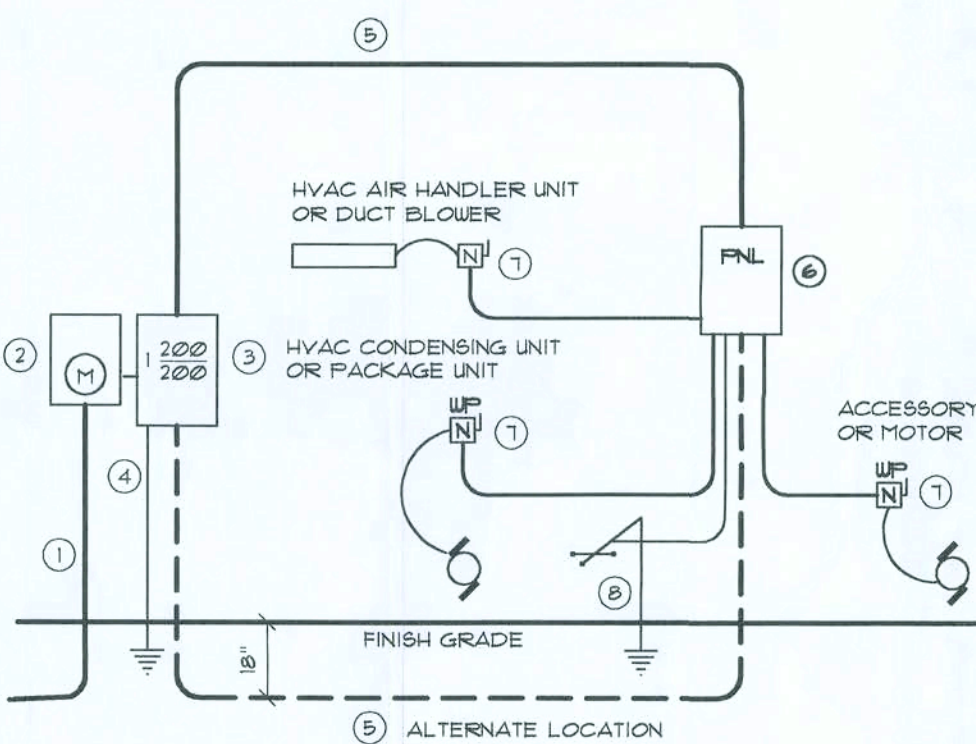
FLOOR AREA:	CARPET AND PAD, PATTERN & COLOR AS PER THE OWNER OR LAMINATE STRIP WOOD - SEE OWNER FOR CHANGES
BATH FLOOR AREA:	THINSET CERAMIC TILE OR NATURAL STONE, PAT. & COLOR AS SELECTED BY THE OWNER
BASE:	TRIM AS PER DETAIL ON A-6, COLOR AS SELECTED BY THE OWNER OR CERAMIC TILE OR STONE - MATCH WITH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

ELEC. COMPUTATIONS

General Lighting/Receptacles @ 3w/sf	3533.7w	
3171.9 sf x 3w =	1500.0w	
Washer Circuit	1500.0w	
Dishwasher Circuit	1500.0w	
Sm. Appliance Circuits (3 @ 1500w)	4500.0w	
Sub-Total	17033.7w	3000.0w
1st 3KW @ 100%		4911.8w
Bal. of KW @ 35%		
Fixed Appliances:		
Refrigerator	1200.0w	
Cig. Fans (6 @ 450w)	2700.0w	
Irrigation Pump (future)	1200.0w	
Water Well Pump	1200.0w	
Pool Pump (future)	1200.0w	
EUH	4500.0w	
Spares (8 @ 400w)	3200.0w	
Sub-Total	15200.0w	11400.0w
Load @ 75% DF.		
100% Demand Factor Loads:		
Dryer	5000.0w	
Range	8000.0w	
HVAC System (5.0T HP W/ 10KW STRIP)	10000.0w	
Total Demand Load:		43111.8w
FEEDER SIZE: 43111.8w / 240v = 179.63 amperes		
USE: 3 #2/0 THW W/ 1 # Cu GND / 2 1/2" C.		

PANEL SCHEDULE

Cir. Nr.	Location	Trip Poles	Wire Size	Load
1-8	Lighting/Recept.	15A/1P	14NM	9534W
9	Dishwasher	15A/1P	14NM	1500W
10-12	Sm. Klt. Appliances	20A/1P	12NM	4500W
13-14	Ceiling Fans	15A/1P	14NM	2700W
15-17	Fut. Irrigation Pump	20A/1P	12NM	1200W
18	Refrigerator	15A/1P	14NM	1200W
19	Spares			400W
20-22	Range	30A/2P	10NM	8000W
23-25	Water Well	20A/2P	12NM	1200W
24-26	Dryer	30A/2P	10NM	5000W
27-29	HVAC CU	50A/2P	6NM	4000W
30-32	HVAC AHU	20A/2P	12NM	800W
31-33	Fut. Pool Pump	20A/2P	12NM	1200W
34	Spares			400W
35-40	Spares			2400W
TOTAL CONNECTED LOAD:				48534W



- Servicefeeder Entrance Conductors: 2 1/2" rigid conduit, min. 18" 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.
- Meter Enclosure, weatherproof, UL Listed.
- Main Disconnect Switch fused or Main BRKR, weatherproof, UL Listed.
- Service Entrance Ground: 3/4" x 1/4" iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding Conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per Item 5, below.
- 200 AMPERE SERVICE: 3 #2/0-USE-Cu, 1 #4-Cu-GND, 2" Conduit.
- House Panel (FNL): UL Listed, sized per schedule.
- Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule loads.
- Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

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

ELECTRICAL RISER DIAGRAM: 200A

SCALE: NONE

ELECTRICAL PLAN NOTES

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED.
ALL RECEPTALS IN BEDROOMS SHALL BE ON ARC FAULT INTERRUPTER CIRCUITS (AFCI).
INSTALLATION SHALL BE PER NATL. ELECTRIC CODE.

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

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

ELECTRICAL CONTR. SHALL PREPARE "AS-BUILT" SHOP DUGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS 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.

Electrical SYMBOLS

- SPST WALL SWITCH
- DPST WALL SWITCH (3-WAY)
- DUPLEX WALL RECEPTACLE
- DUPLEX WALL RECEPT., BELOW COUNTER
- 240V OUTLET
- GND FAULT INTERRUPTER DUPLEX RECEPT.
- WEATHER PROOF GFI DUPLEX RECEPT.
- MOTOR (SP - SUBMERSIBLE PUMP)
- ELECTRICAL PANEL
- EXHAUST FAN
- DBL. LAMP INC. FLOOD LIGHT
- CEILING FAN, W/ INC. LIGHT FIXTURE
- INC. LIGHT FIXTURE
- FLU. WALL LIGHT, FULL CHAIN
- 4 TUBE FLU. PRISMATIC WRAP SURFACE FIXTURE
- SMOKE DETECTOR, 120V
- INTERCOM STATION
- INTERCOM MASTER CONTROL
- SWITCH/FIXTURE WIRING
- CONTROL WIRE - LOW VOLTAGE
- NON-FUSED DISC. SWITCH
- TELEPHONE
- CHIME
- MOMENTARY PUSHBUTTON SWITCH, LIGHTED
- TELEVISION OUTLET
- INC. LIGHT FIXTURE, FULL CHAIN
- QUADRAPLEX WALL RECEPTACLE
- DUPLEX WALL RECEPTACLE, 1/2 SWITCHED
- DUPLEX FLOOR RECEPTACLE
- HIGH HAT DOWN LIGHT
- HIGH HAT WALL WASHER
- INC. WALL BRACKET
- HVAC THERMOSTAT, @ 60" AFF
- SPST WALL SWITCH, W/ DIMMER
- TELEPHONE, FLOOR OUTLET
- JUNCTION BOX
- HEAT LAMP
- ALARM ANNUNCIATOR
- PASSIVE IR MOTION DETECTOR
- SECURITY ALARM MASTER CONTROL CABINET
- SECURITY ALARM KEYPAD
- DOOR/WINDOW SWITCH

REVISION:
23 OCT 2006

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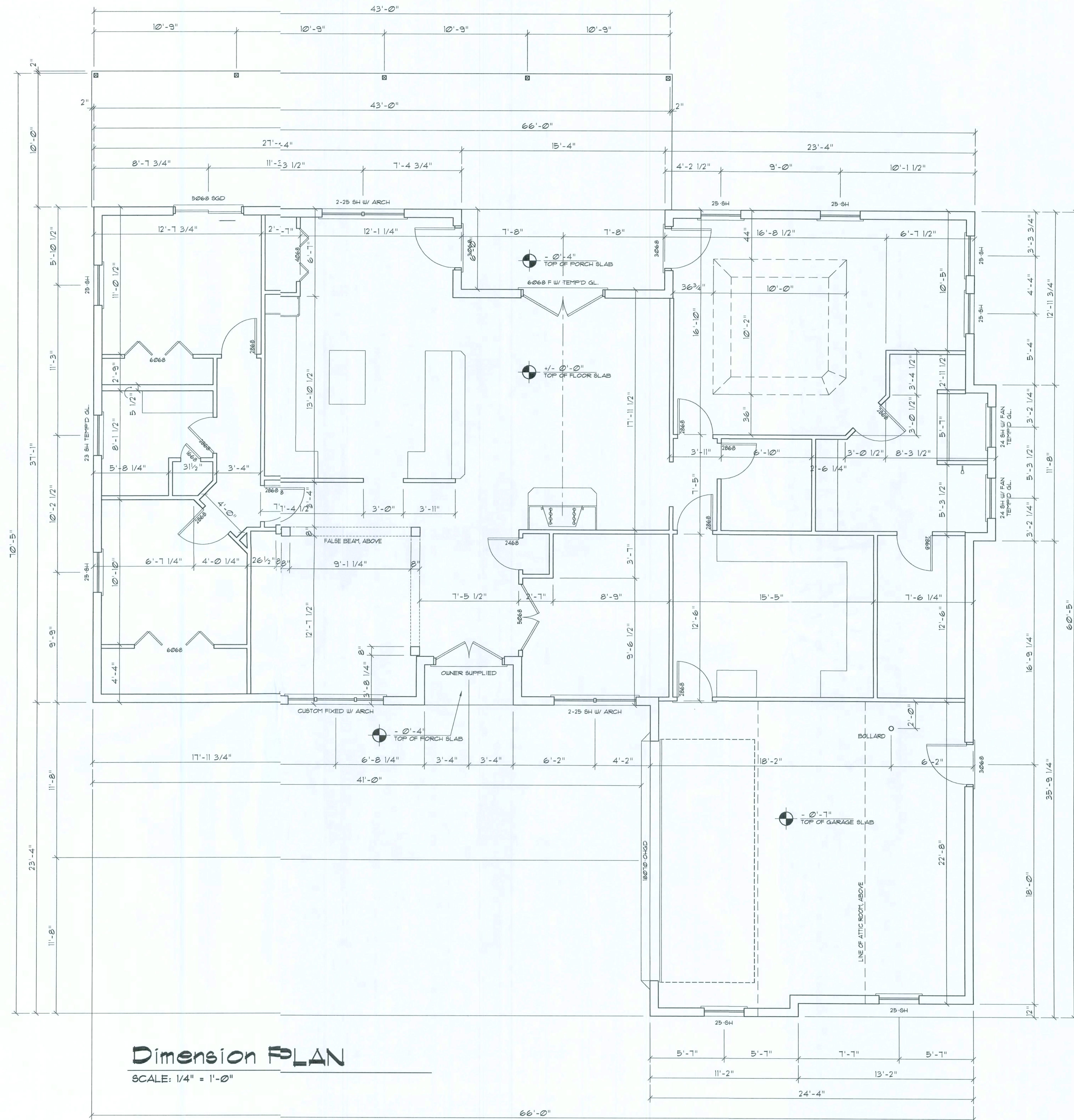
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AREA CALCULATION

GROSS LIVING AREA:	2313.2 SF
BONUS ROOM AREA:	269.7 SF
GARAGE AREA:	595.0 SF
COVERED PORCH AREA:	112.0 SF
TOTAL AREA:	3289.9 SF

NOTE:
CABINETS, COUNTERS, SHELVES AND THE LIKESHOWN 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 PLAN 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.



Dimension PLAN

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

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23 OCT 2006

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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 THE 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 LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE 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.
11. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-II BATT INSULATION.
12. CEILING'S OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GIBB ON 1X3 WOOD FURRING 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, ADD'NGS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL OKTS IDENTIFIED W/ OKT 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-BILT 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 TE LIKE FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS CNOTES 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, T: THE JOB SITE, INSTALLATION OF CABINET HINGES, CATCHES, DRAWER & TRAY GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE BLTS.
3. ALL APPLICABLE STANDARDS OF "AWI" QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. ALL "CUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FR THIS WORK.
5. MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER, THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MAT'L'S & 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, FM AND HARDWARE SCHEDULE, SHOWING HARDWARE USED AT EA. LOCATION & CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS & 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. ASSEMBLE WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL IKOFAR AS POSSIBLE.
8. PROTECT MILLWORK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO TE 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 TE JOB SITE.
10. INSTALL HARDWARE IN ACCORDANCE WITH MANUF'R'S DIRECTIONS. HAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
11. DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

GENRAL 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.16.
2. HAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOLS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
3. HAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), & SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HAC SUB-CONTRACTOR.
4. HAC SUB-CONTRACTOR SHALL FURNISH SHOP DUGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
5. ITS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NPA-90A AND ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUM- INUM W/ 1 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE UL LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATRIXED DUCT LIER & WRAPPED W/ 1 3/4 LB. FOILFACED FIBERGLASS INSULATION. AL FIBERGLASS 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 AD 55ACNA STANDARDS.
8. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AD CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, METALAIR, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OWNER.
9. IREQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BLANCE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENGINEER.
10. HAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, AD THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SALL BE APPROVED BY THE EQUIPMENT MFG'R.
11. ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INIDE 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 C THE JOB.
14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK AMAFLEX INSULATION.
15. FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WIGHT ARRESTANCE OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FIAL ACCEPTANCE.
16. HAC SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY CSSETS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
17. ITS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO CO-ORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL EEMENTS.
18. COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE N29, 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 ALL 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 OWNERS OPTION. SUFFPLY 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 WITH 1 NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL & SPIGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNERS 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 DISSIMILAR 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 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 80'-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 F/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, CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR/CONTRACTOR 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 OFF 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, PUMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1500 PSF.
2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 95% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 2500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 40 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 25 KSI.
6. CONCRETE SHALL BE STANDARD MIX FC = 2500 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX FC = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT, MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - FW = 1500 PSI.
8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH. BOLTS SHALL BE ASTM A307 / GRADE I OR A325, AS PER PLAN REQUIREMENTS.
10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

WOOD STRUCTURAL NOTES:

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

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 1991 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-1994.
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, STORAGE 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 WIP, 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 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 REQUIRES FOR A COMPLETE OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
14. OUTLET BOXES SHALL BE PRESSD 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. CO-ORDINATE 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 700-12F.
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 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, FULL BOXES SHALL BE INSTALLED SO THAT NO FULL 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.

REVISION:

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N.F. Gensler, Architect

DRAWN:

mpg

CUSTOM RESIDENCE for:

J O A N N C A S S I D Y

COLUMBIA COUNTY, FLORIDA

GENERAL NOTES

NICHOLAS GENSLER
REGISTERED ARCHITECT
N.C.A.R.B. Certified

1726 NW Brown Road
Gainesville, FL 32609-6055
352/735-6021

DATE:

05 JUN 2006

CONTR:

?K626

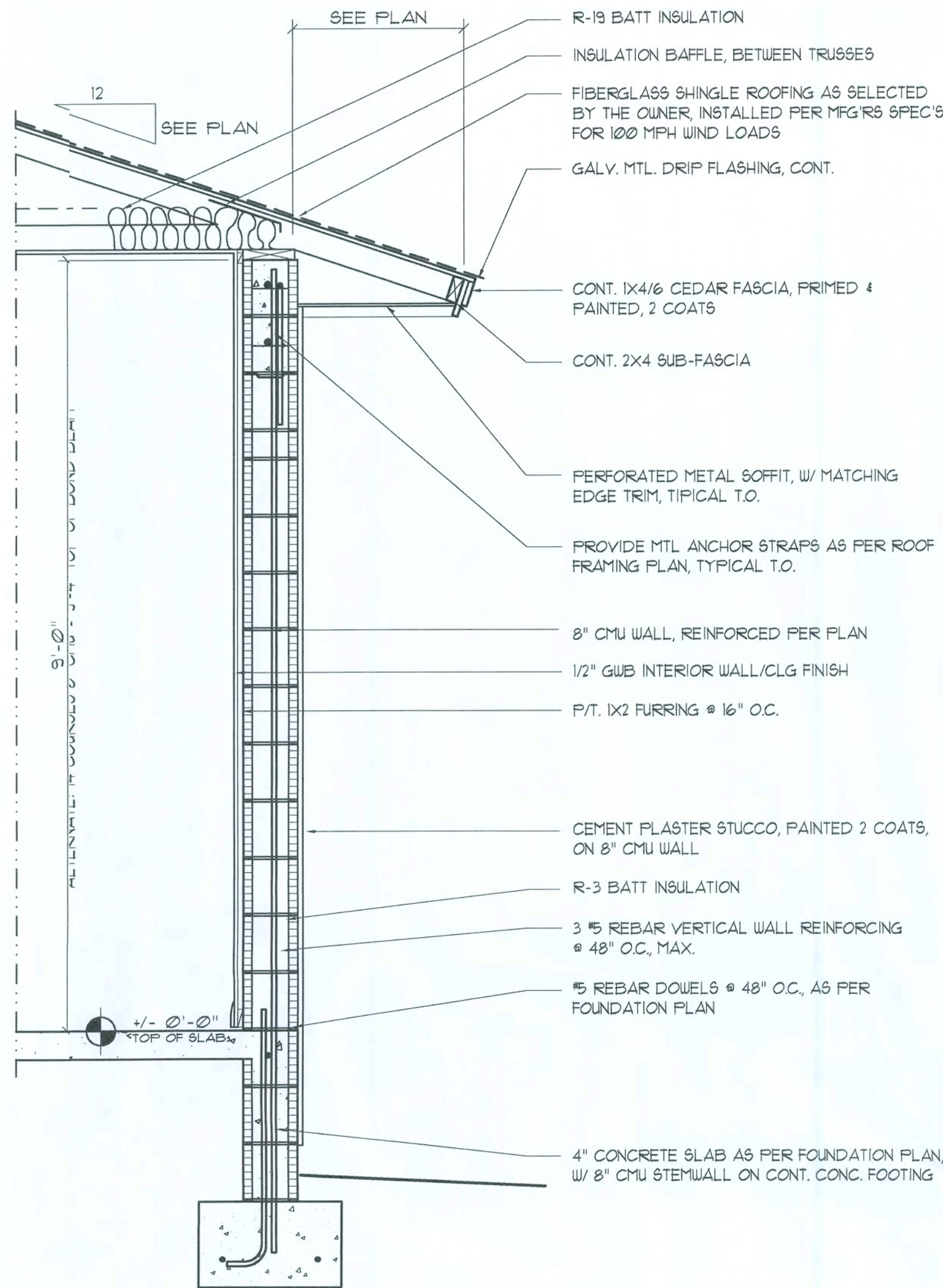
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1 OF 1

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PROJECT FIELD AS-BUILT NOTES

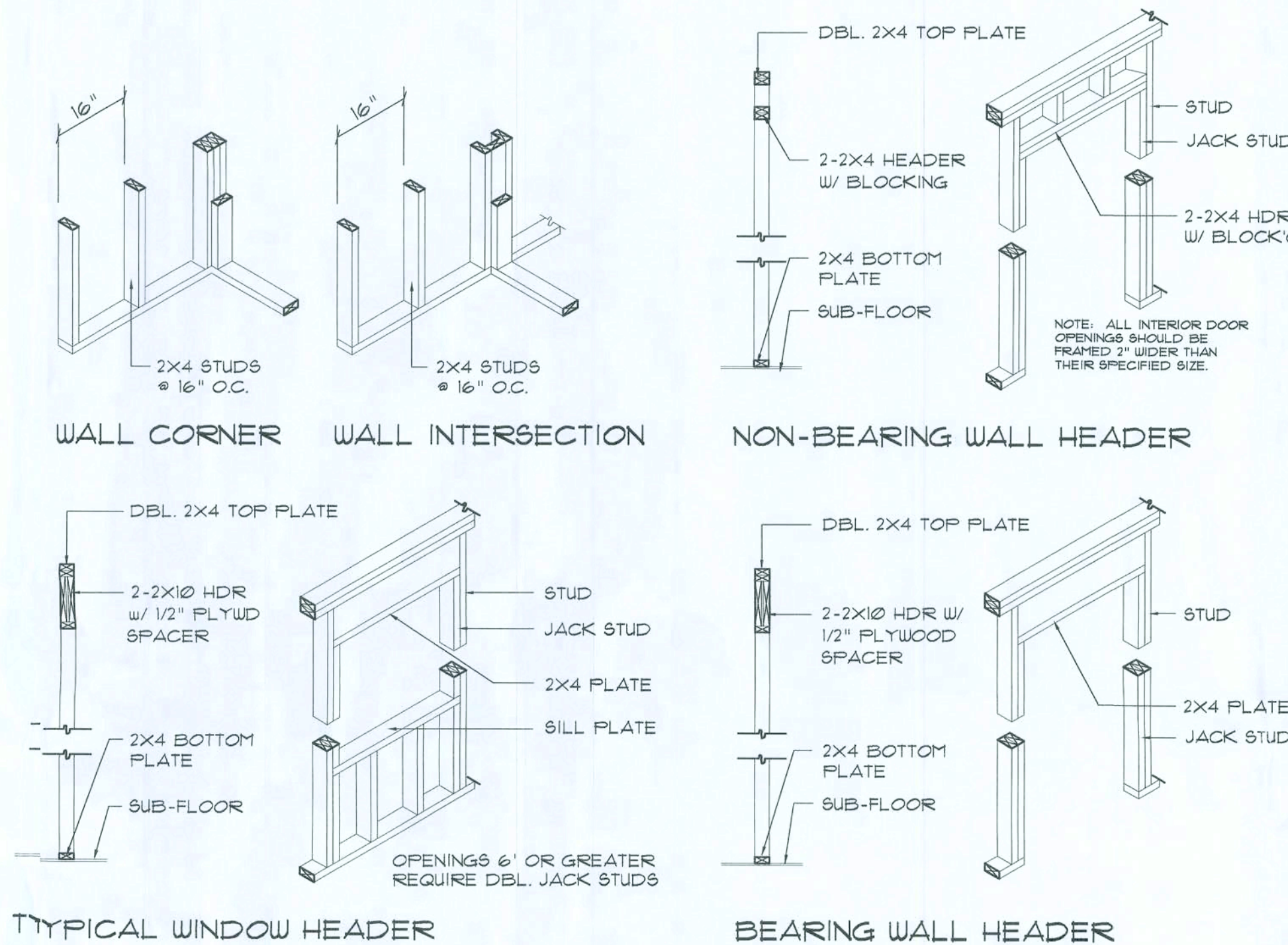


Typical Wall SECTION

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

A

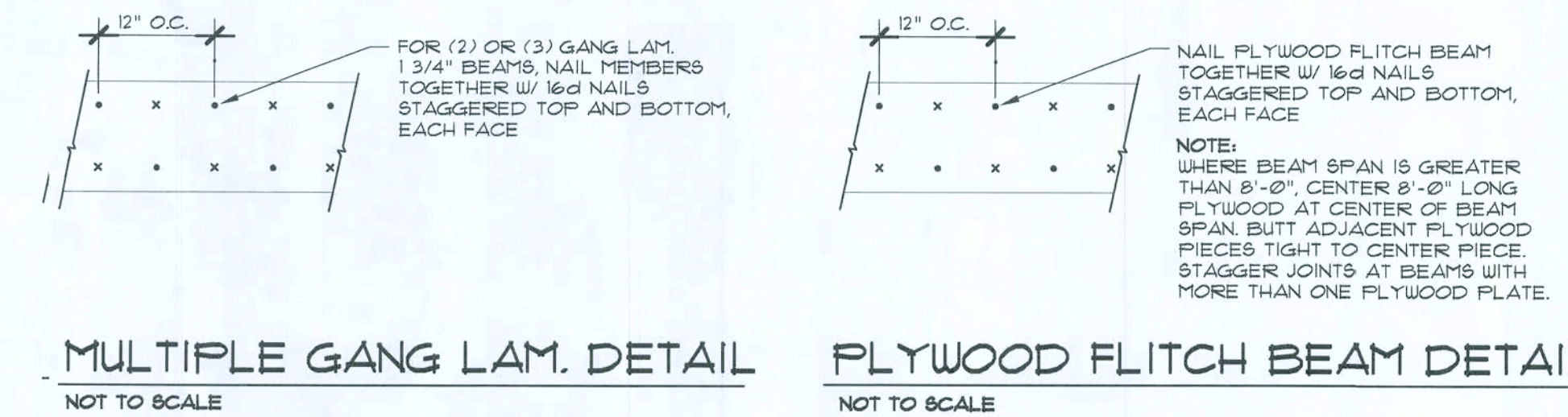
HEADER SPANS FOR INTERIOR BEARING WALLS					
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)			
		20'	28'	36'	
ROOF, CEILING	2-2x4	3'-6"	3'-2"	2'-10"	1
	2-2x6	5'-5"	4'-8"	4'-2"	1
	2-2x8	6'-10"	5'-11"	5'-4"	1
	2-2x10	8'-5"	7'-3"	6'-6"	2
	2-2x12	9'-9"	8'-5"	7'-6"	2
	3-2x8	8'-4"	7'-5"	6'-8"	1
	3-2x10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



Wall Framing/Header DETAILS

SCALE: NONE

B



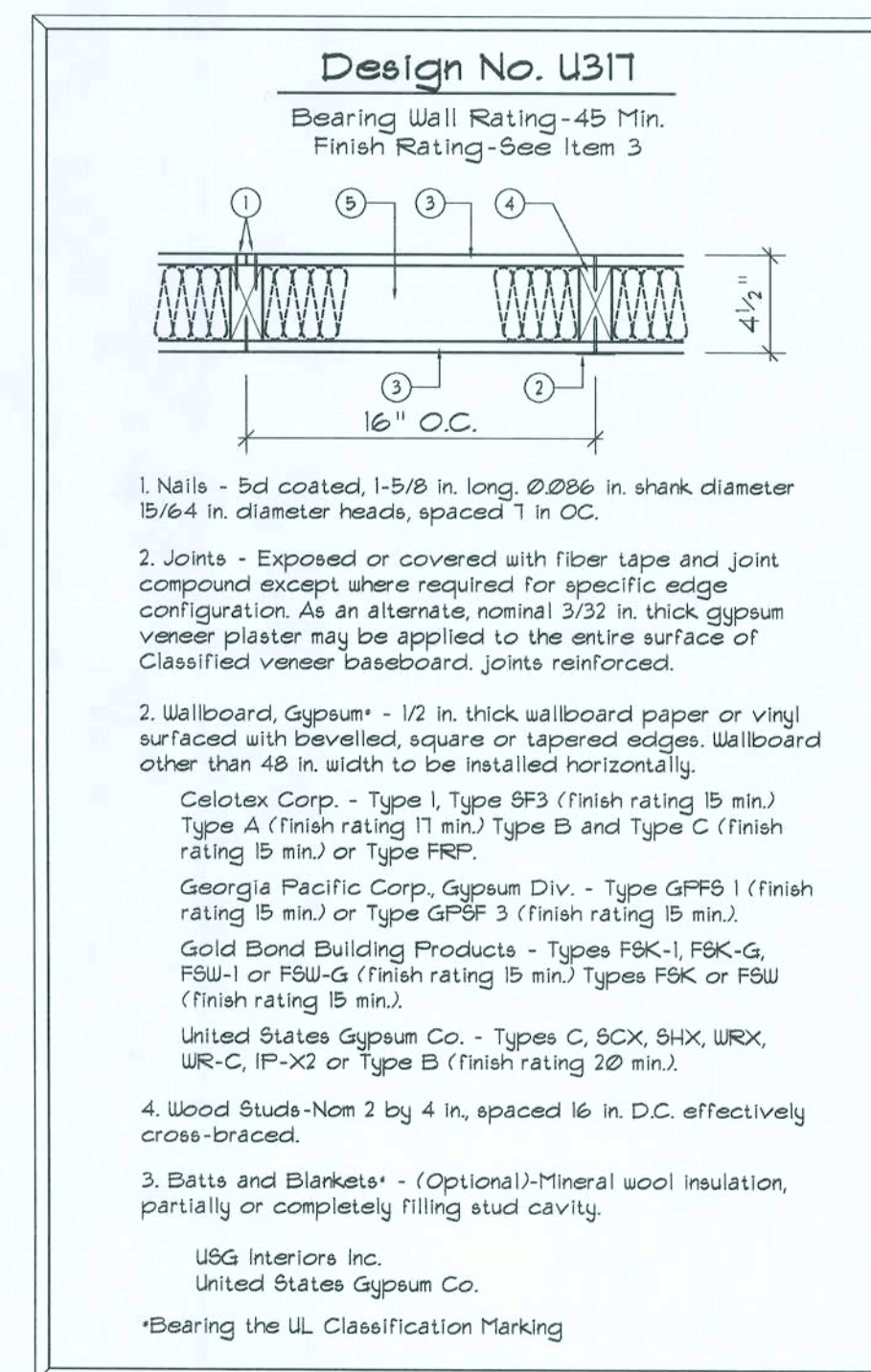
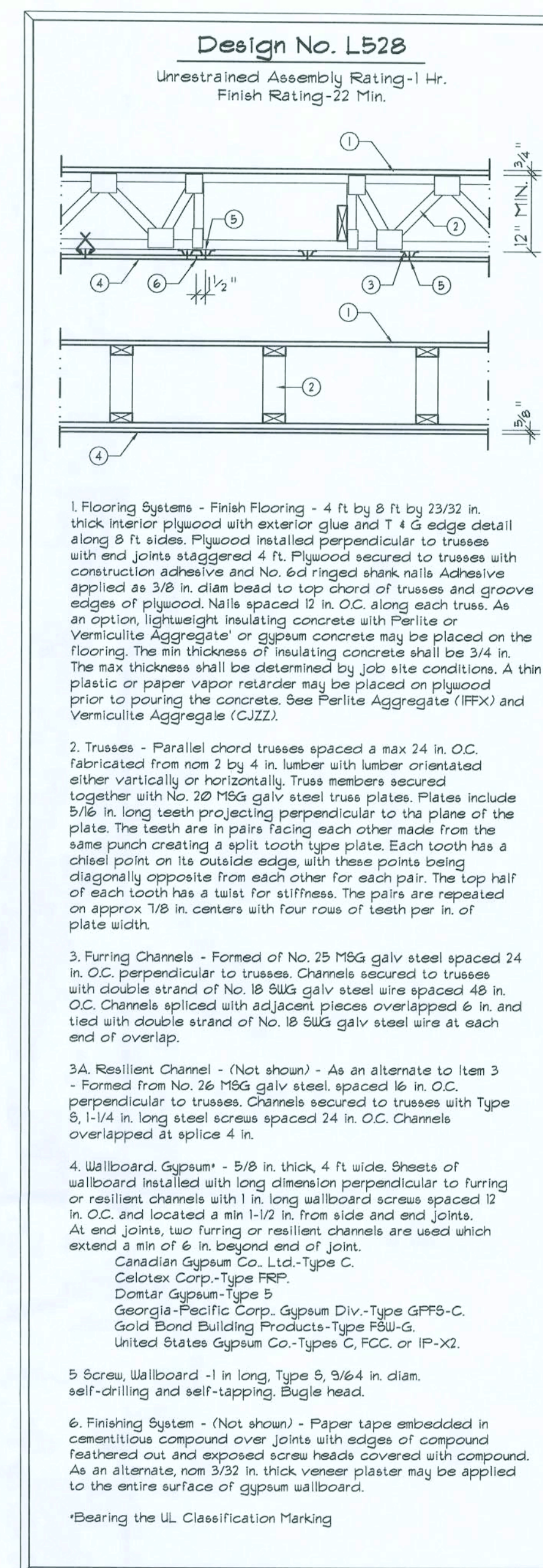
Built-Up Beam DETAILS

SCALE: NONE

C

Garage fire separations shall comply with the following:

- The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 5/8-inch (12.7 mm) gypsum board applied to the garage side. Garages between habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than 1 3/8 inches (34.9 mm) thick, or doors in compliance with Section 153.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
- Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 5/8-inch (12.7 mm) sheet steel and shall have no openings into the garage.
- A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.



REVISION:

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DRAWN:

MPB

CUSTOM RESIDENCE for:
JOAN CASSELL
COLUMBIA COUNTY, FLORIDA
WALL SECTION - DETAILS

NICHOLAS
GEISLER
ARCHITECT
N. CAROLINA
1758 NW Brown Road
Lowe City, TN 37055
(615) 750-5021

DATE:

05 JUN 2006

COMMENT:

2K626

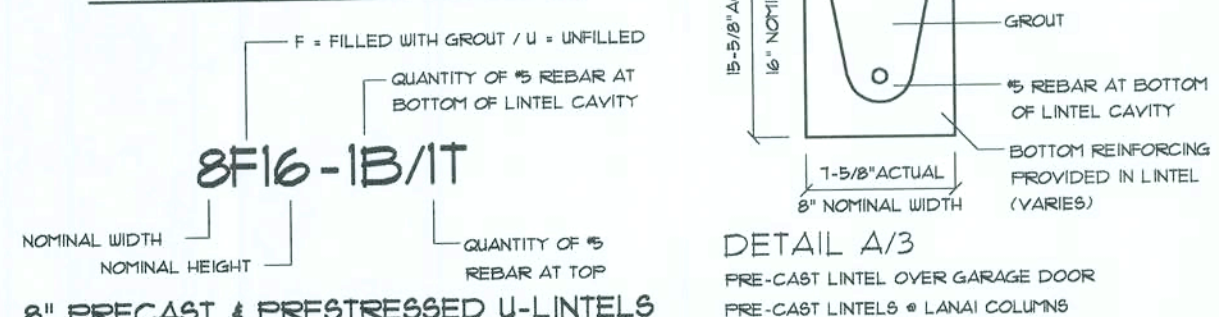
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4 OF 9

AR0007005

TYPE DESIGNATION



MARK	LENGTH	TYPE	816-025	816-026	816-027	816-028	816-029	816-030	816-031	816-032	816-033
L1	2'-10"	PRECAST	2302	3166	4473	6029	7526	9024	10472	11936	13366
L2	3'-4"	PRECAST	2302	3166	4473	6029	7526	9024	10472	11936	13366
L3	4'-0"	PRECAST	2029	2646	4473	6029	7526	9024	10472	11936	13366
L4	4'-6"	PRECAST	1651	1781	1933	2651	3403	4143	4896	5644	6400
L5	5'-4"	PRECAST	184	1029	1678	2389	3071	3796	4524	5256	5996
L6	5'-10"	PRECAST	912	1495	2464	4144	5458	6431	7280	8024	8764
L7	6'-6"	PRECAST	331	1055	2101	3263	4144	4896	5644	6400	7156
L8	7'-6"	PRECAST	761	1079	1678	2389	3071	3796	4524	5256	5996
L9	9'-4"	PRECAST	513	768	1212	1818	2544	3403	4143	4896	5644
L10	10'-6"	PRECAST	456	658	1029	1678	2389	3071	3796	4524	5256
L11	11'-4"	PRECAST	445	598	935	1365	1894	2441	3055	3674	4294
L12	12'-0"	PRECAST	414	545	864	1254	1695	2214	2832	3456	4084
L13	13'-4"	PRECAST	362	421	726	1028	1331	1635	2144	2656	3166
L14	14'-0"	PRECAST	338	391	648	915	1202	1467	1907	2356	2804
L15	14'-8"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR
L16	15'-4"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR
L17	17'-4"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR
L18	18'-4"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR
L19	21'-4"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR
L20	22'-0"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR
L21	24'-0"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR

MARK	LENGTH	TYPE	816-025	816-026	816-027	816-028	816-029	816-030	816-031	816-032	816-033
L22	4'-4"	PRECAST	1485	1821	3412	4982	6472	7941	9416	1089	1236
L23	4'-6"	PRECAST	1351	1691	3182	4712	6202	7671	9146	1061	1208
L24	5'-0"	PRECAST	785	1031	2412	3982	5472	6941	8416	989	1136
L25	5'-10"	PRECAST	735	1081	2291	3861	5351	6821	8296	977	1124
L26	6'-0"	PRECAST	827	1071	2111	3681	5171	6641	8116	959	1106
L27	7'-6"	PRECAST	645	761	1371	2292	3256	4251	5244	6236	7228
L28	9'-0"	PRECAST	371	420	834	1293	1871	2451	3031	3611	4191

CMU WINDOW SCHEDULE

TYPE	WINDOW LINTEL	ROUGH OPENING	REMARKS
SH 23	54"	37 3/4" X 39"	
SH 24	54"	37 3/4" X 51"	
SH 25	54"	37 3/4" X 63"	EGRESS WINDOW
(2) SH 25	90"	74 7/8" X 63"	EGRESS WINDOW
CUSTOM	102"	86" X 96"	

ALL WINDOWS MANUFACTURED BY:
REFER TO MANUFACTURER'S ENGINEERING

CMU DOOR SCHEDULE

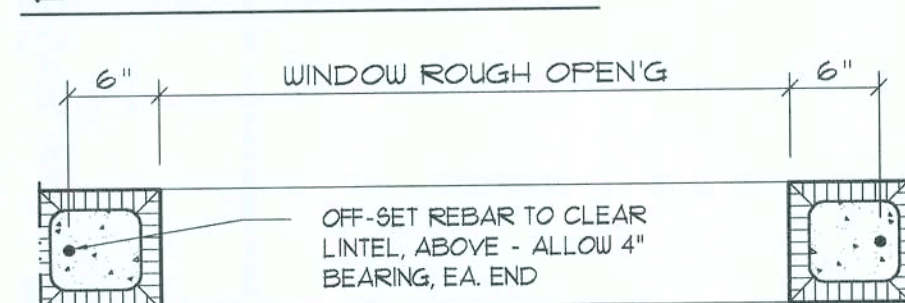
SIZE	DOOR LINTEL	REMARKS
2868	50"	PRE-CAST REC.
3068	54"	PRE-CAST REC.
(2) 3068	90"	PRE-CAST REC.
OWNER SUPPLIED	80"	PRE-CAST REC.
16x7 O.H. GD.	232"	PRE-CAST REC.

ALL DOORS MANUFACTURED BY:
REFER TO MANUFACTURER'S ENGINEERING

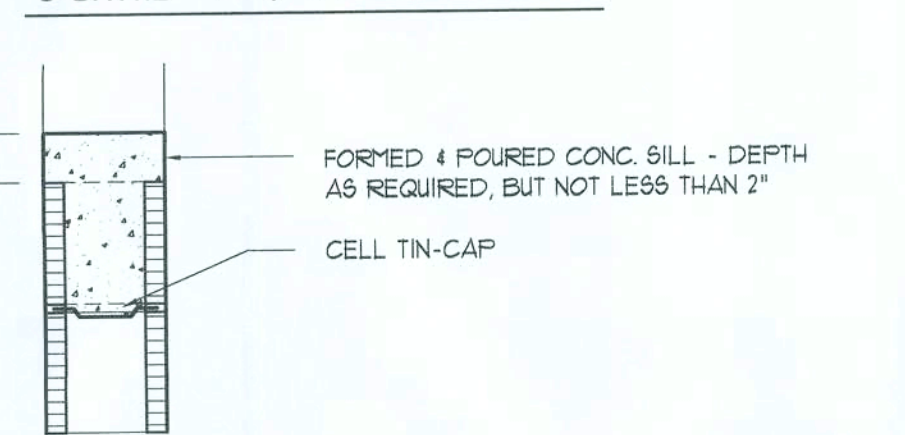
O/S DOOR MANUFACTURED BY:
REFER TO MANUFACTURER'S ENGINEERING

GARAGE DOOR MANUFACTURED BY:
REFER TO MANUFACTURER'S ENGINEERING

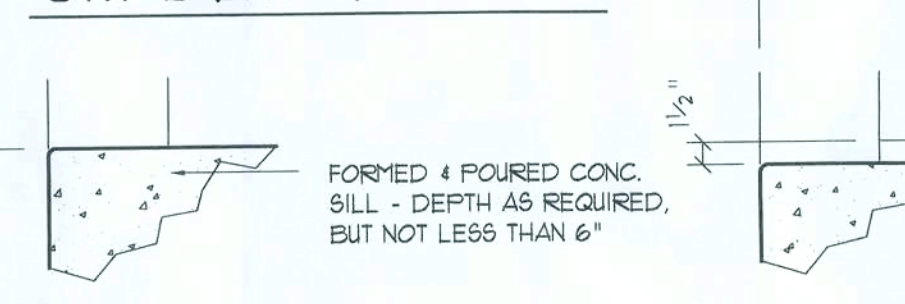
Lintel/Head DET.



Jamb DETAIL



Sill DETAIL

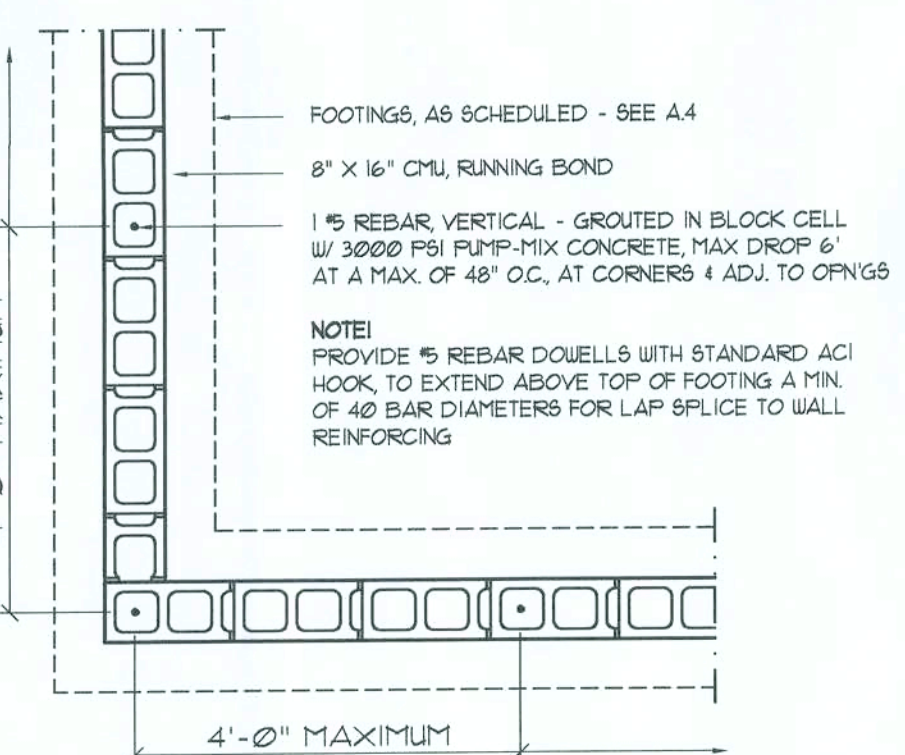
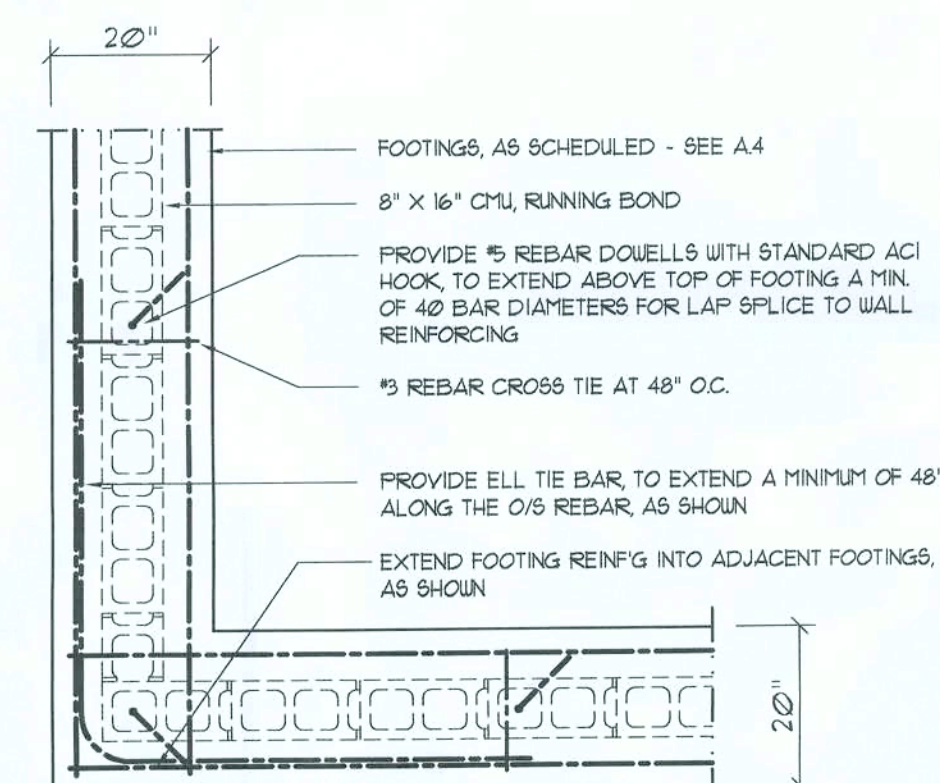


ENTRY DOOR Sill DETAIL

Sill DETAIL

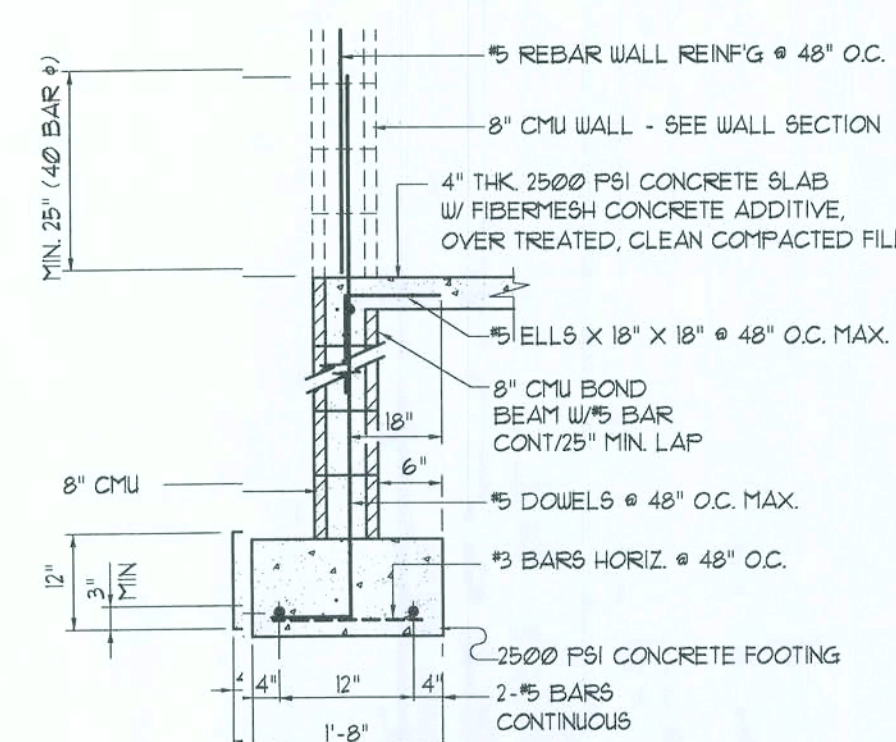
Masonry Opn'g DET'S

SCALE: 1" = 1'-0"



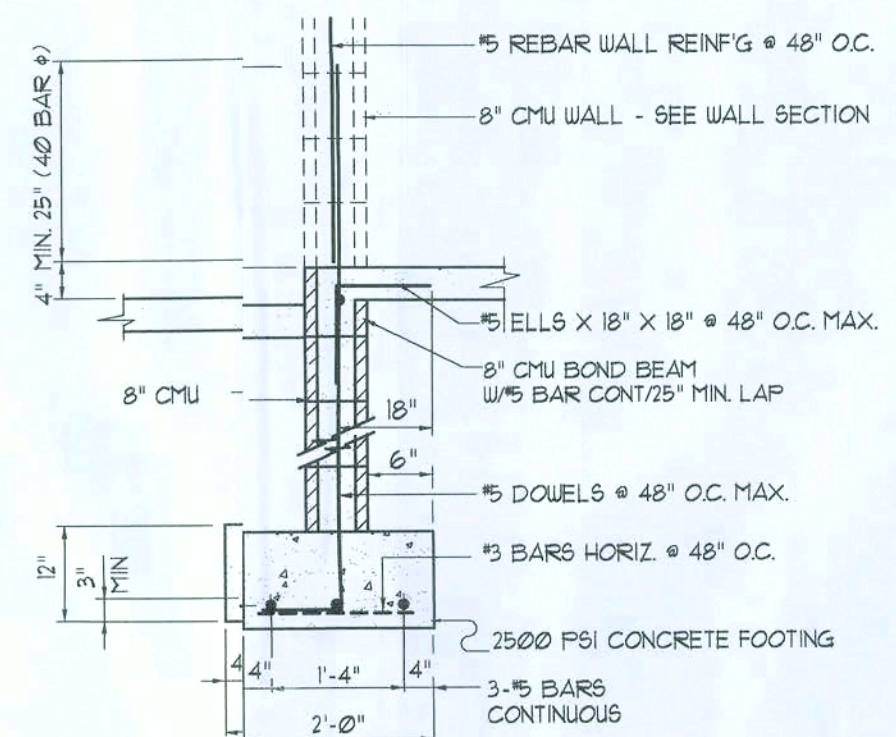
Wall/Foundation Reinf'g DETAIL

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



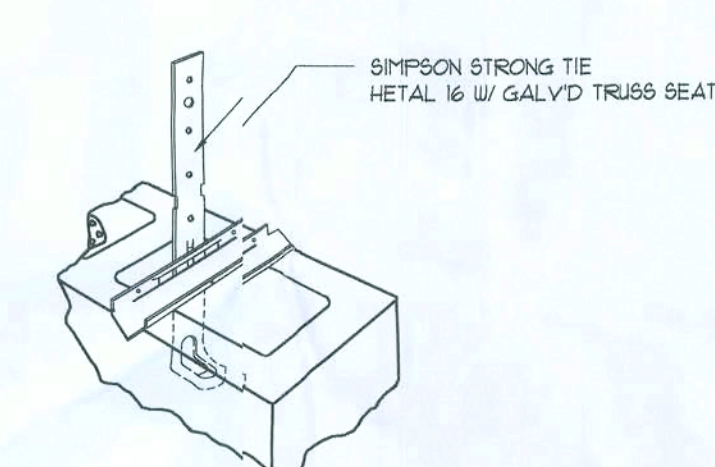
STEMWALL SECTION

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



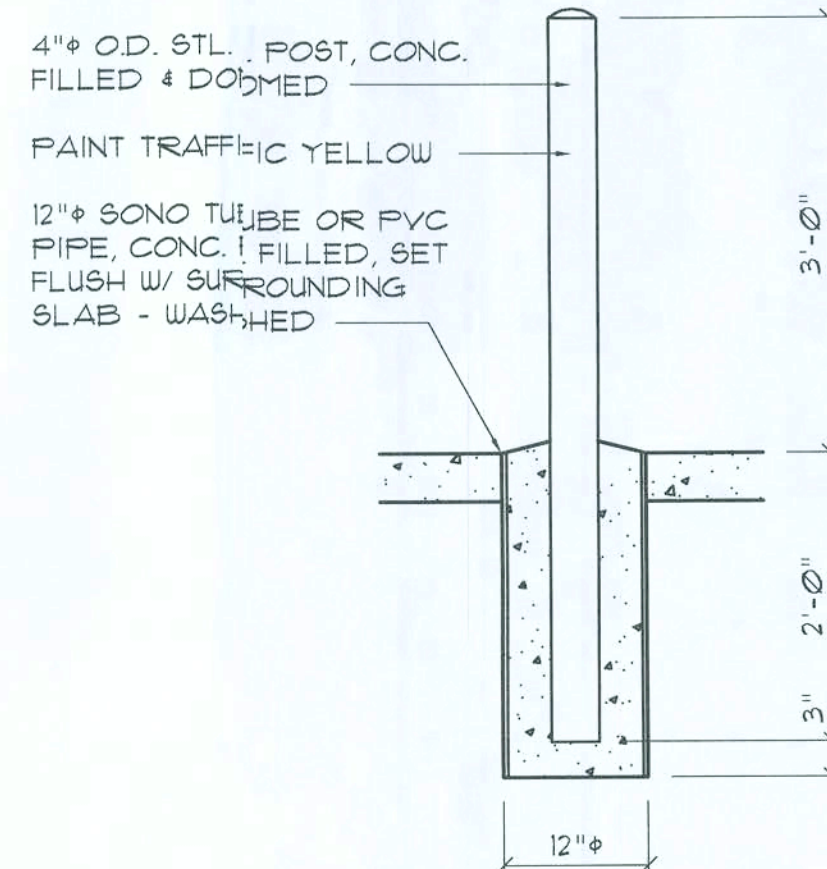
STEMWALL SECTION

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



Truss Anchor DETAIL

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



Bollard DET.

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

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

ROOF: Gable Construction, Wood Trusses @ 24" O.C.
WALLS: 8" CMU, w/ 1 #5 Rebar @ 48" O.C., Wall Ends & Corners
FLOOR: 4" Thk. Conc. Slab, w/ "FIBERESH" Concrete Additive
FOUNDATION: Continuous Footer/Stemwall

ROOF DECKING

MATERIAL: 1/2" CDX Plywood or 1/16" OSB
SHEET SIZE: 48"x96" Sheets Placed Perpendicular to Roof Framing
FASTENERS: 2D Common Nails @ 4" O.C. Ends, 8" O.C. Interior

SHEAR WALLS

MATERIAL: 8" CMU, w/ 1 #5 vertical Rebar @ each end of segment hooked to footing and tie beam

HURRICANE UPLIFT CONNECTORS

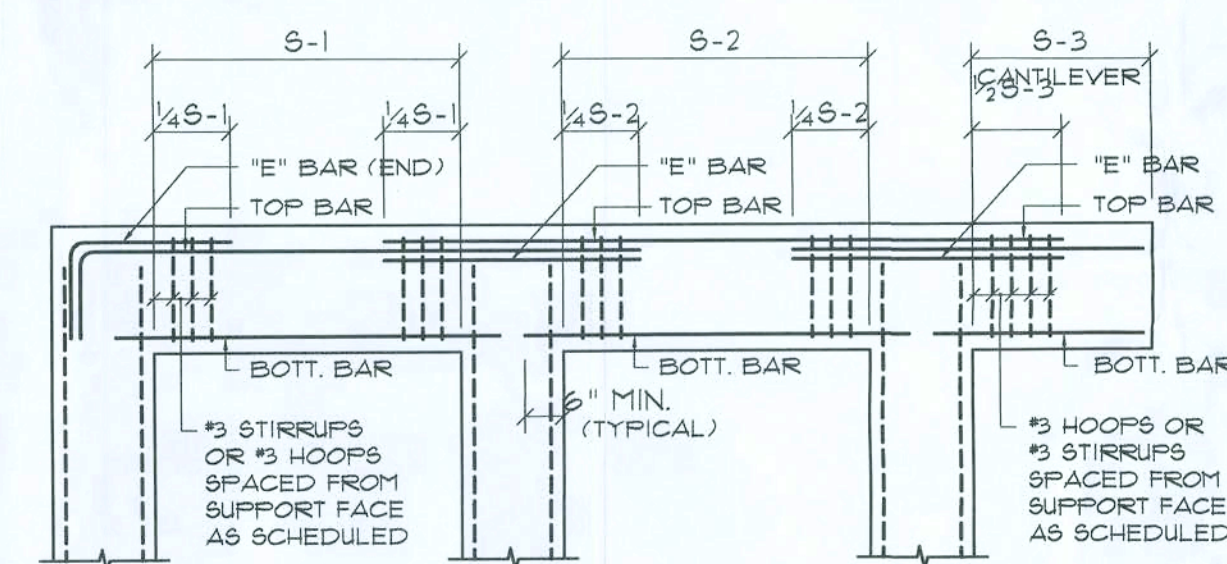
TRUSS CLIPS, CMU WALLS: SIMPSON HETAL6 @ Each Truss End
TRUSS CLIPS, WD BEAMS: SEMCO HDPT2 @ Each Truss End
PORCH COLUMN BASE CONNECTOR: SIMPSON ABJ44
PORCH COLUMN TO BEAM CONNECTOR: SIMPSON EPC44

FOOTINGS & STEMWALLS

FOOTINGS: 20"x20" Cont. W/ 2#5 Bars Cont. & wire chairs @ 48" O.C.
STEMWALL: 8" CMU, W/ 1#5 Vertical Dowel @ 48" O.C.

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

BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	1 + 100
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MUFRS PER TABLE 1603.2A (FBC 2004)	ROOF: - 231 PSF
DESIGN WIND PRESSURES:	WALLS: + 26.6 PSF
	EAVES: - 32.3 PSF
COMPONENTS & CLADDING PER TABLES 1603.2B & 1603.2C (FBC 2004)	OPNGS: + 21.8 / - 231 PSF
	EAVES: - 68.3 PSF
	ROOF: + 13.9 / - 25.5 PSF



BOTTOM BARS - TOP BARS - "E" BARS BENDING DIA. CAST-IN-PLACE CONCRETE BEAMS & SLABS

SCALE: NONE

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINFECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 1042.6
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1003.4.4
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1003.4.4
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 CERMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1003.1.6
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1006.11
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1006.12
7. 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 1006.13
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1006.14
9. CONCRETE OVERFOUR AND MORTAR ALONG THE FOUNDATION PERMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1006.15
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1006.16
11. 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 1006.16
12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1006.17
13. 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 1006.11
14. 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
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.14

GENERAL BEAM SCHEDULE NOTE:

1. SCHEDULED HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM UNLESS NOTED OTHERWISE. STIRRUPS SHALL BE TYPE S-6 & HOOPS SHALL BE TYPE T-2 TYPICAL. CRSI BAR BENDS UNLESS NOTED OTHERWISE.
2. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS.
3. ALL CONCRETE BEAMS OTHER THAN THOSE WITH THE PREFIX TB SHALL BE FLOURED PRIOR TO PLACING OF BLOCK BELOW.
4. ALL TIE BEAM REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS ONLY. ALL SPLICES SHALL BE A MINIMUM OF 30 BAR DIAMETERS.
5. ALL TIE BEAM TOP REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM AS PER BENDING DIAGRAM.
6. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW AND DOOR HEADS (28" MAXIMUM) AND ADD 2 #5 BOTTOM IF DROP EXCEEDS 8".
7. TIE BEAM SCHEDULED DEPTHS ARE MINIMUM AND MAY BE INCREASED (8" MAXIMUM) TO FIT BLOCK WORK.
8. ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND A MINIMUM OF 6" INTO SUPPORT UNLESS NOTED OTHERWISE.
9. MARK 'C' IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THROUGH THESE TWO BEAMS.

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352/755-6021
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DATE:

05 JUN 2006

CONR:

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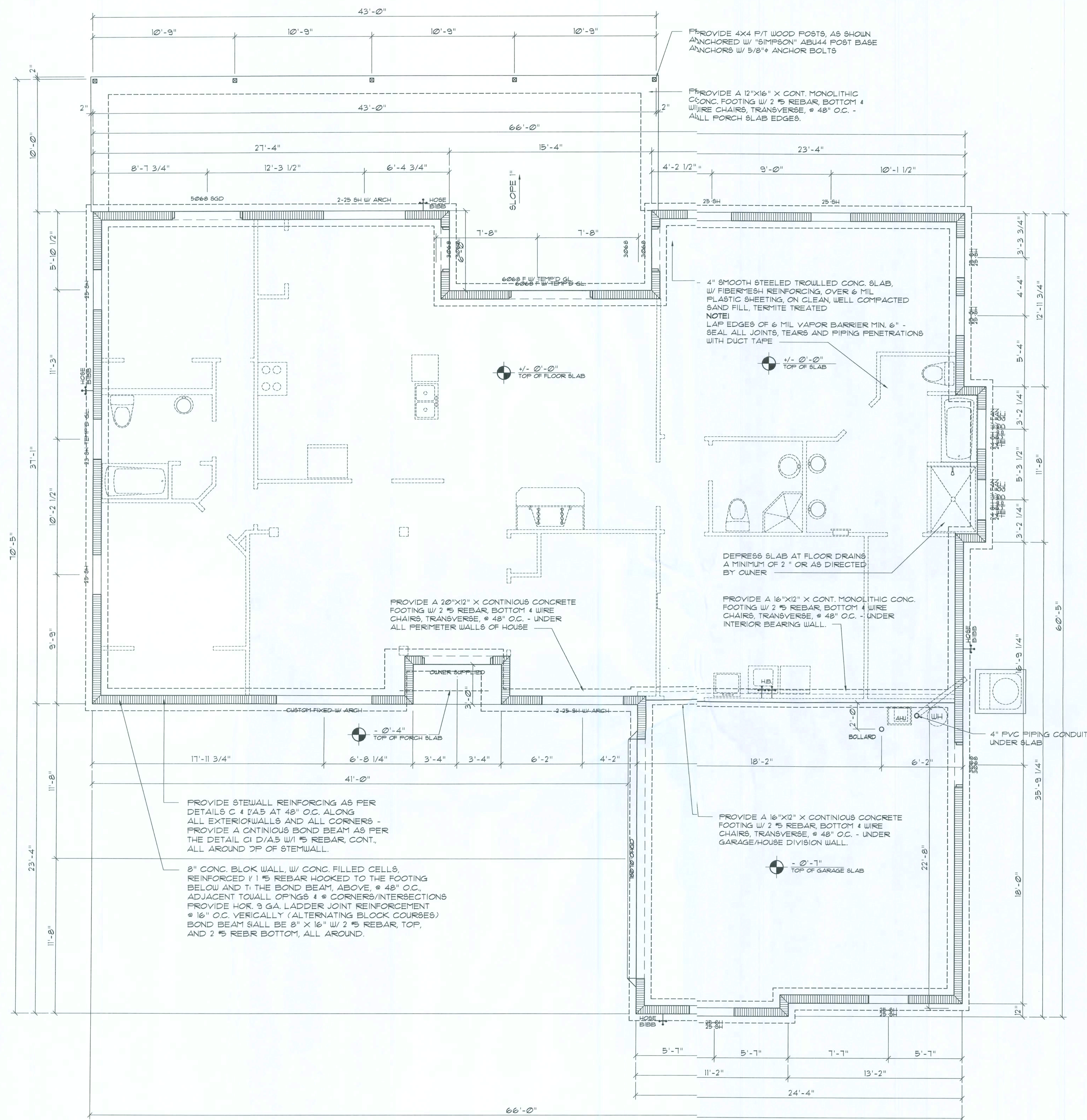
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Foundation PLAN

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

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

NOTE!
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 110 MPH PER 2004 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 DUGS 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 DUGS
TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

CONCRETE / MASONRY / METALS GENERAL NOTES:

- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL
AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL
BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS
SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF
THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD.
SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION
SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED
PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF
BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIRE-
MENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIRE-
MENTS OF ASTM A103 - MIN. YIELD STRESS = 85 KSI.
- CONCRETE SHALL BE STANDARD MIX F_c = 3000 PSI FOR ALL FTGS,
SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F_c =
3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACE-
MENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI
STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT
GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH -
F_m = 1500 PSI.
- MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR
STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER
PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS
FOR STRUCTURAL STEEL APPLICATIONS.

REVISION:
02 JUN 2006
23 OCT 2006

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N.P. Gesler, Architect

DRAWN:
MPB

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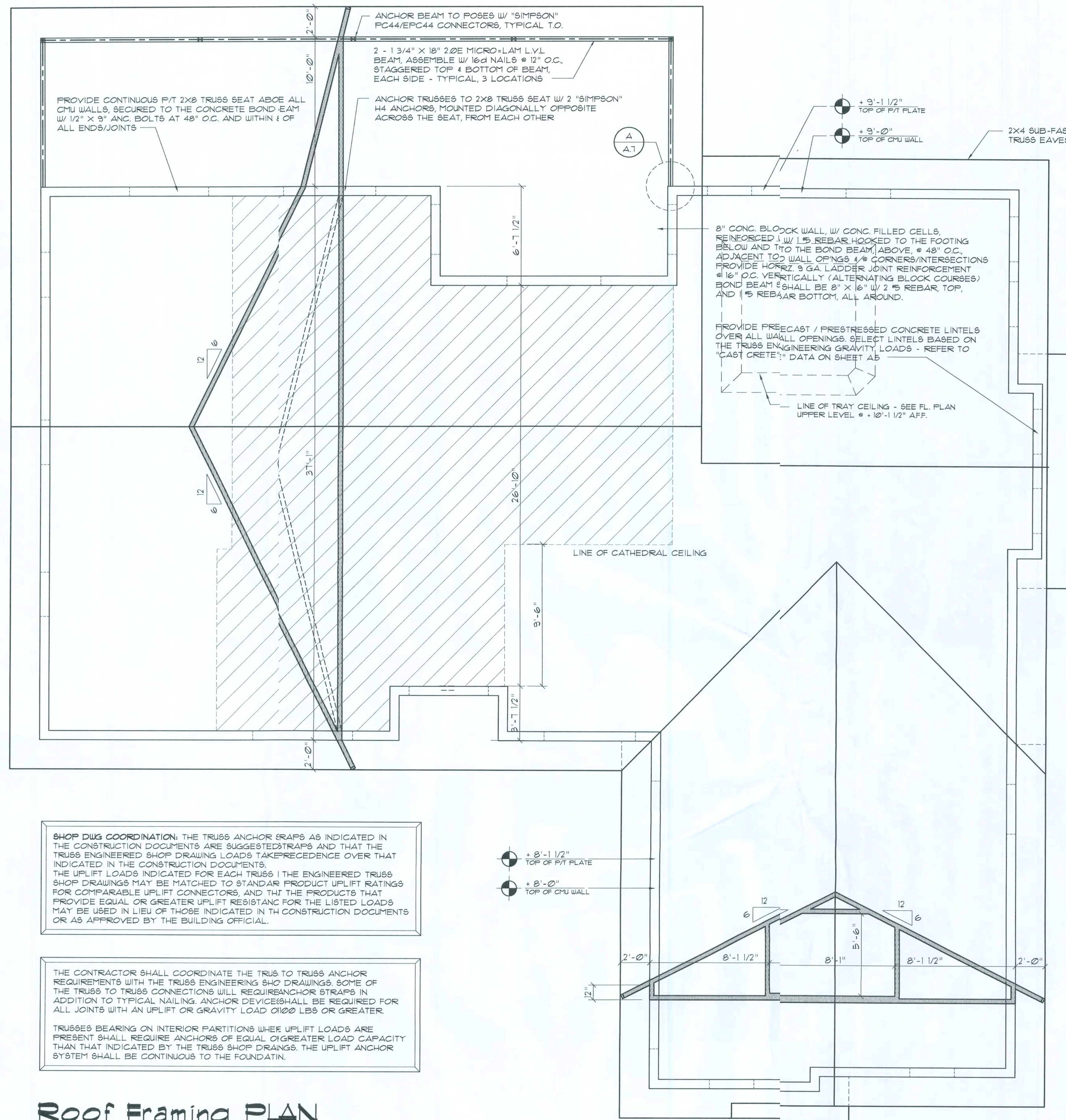
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SHOP DRUG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED TRUSS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS. THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTIONS 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 1000 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.

Roof Framing PLAN

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

ROOF PLAN NOTES

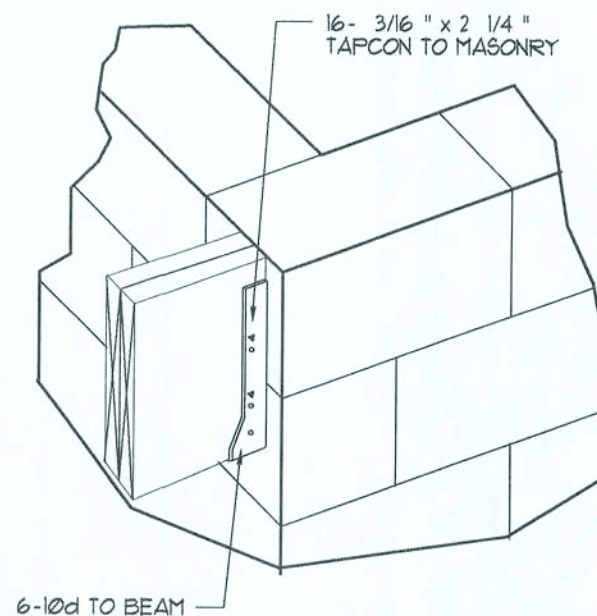
- R-1 ALL ROOF PITCH 4/12
- R-2 ALL OVERHANG 24" UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION AS PER RIDGE VENT INDICATED ON PLAN
- R-4 SEE EXTERIOR ELEVATIONS AND FLOOR PLANS TO VERIFY PLATE AND HEEL HEIGHTS
- R-5 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

NOTE:
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL B/A.1

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER 2004 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS 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 BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.



"Simpson" HUSC410

SCALE: NONE
WOOD BEAM TO MASONRY

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER/MODEL	CAP.
TRUSS TO WALL:	SIMPSON HETAL12/T66	1515#
GIRDER TRUSS TO WALL:	SIMPSON MGT, W/ 22 - 10d NAILS	3330#
TRUSS TO BEAM:	SIMPSON H6	950#
GIRDER TRUSS TO BEAM:	SIMPSON H16-2	1410#
FORCH BEAM TO POST:	SIMPSON PC66/EPC66	1700#
FORCH POST TO FND:	SIMPSON ABU66	2300#
MISC. JOINTS	SIMPSON A34	315#/240#

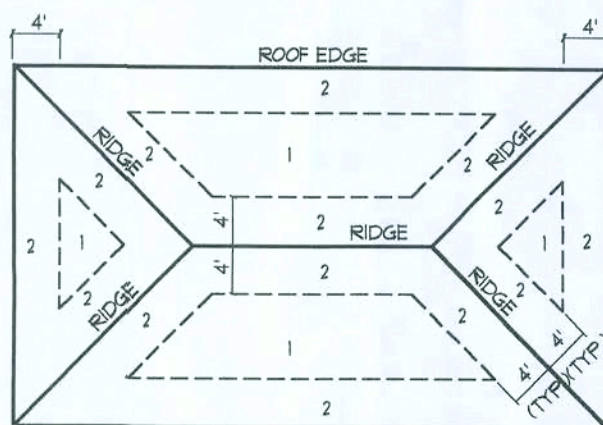
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE.

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

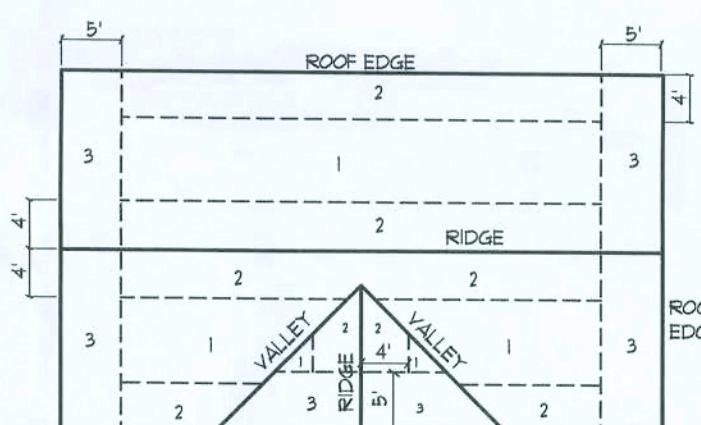
NOTE:
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #31-010105, #36-112611, #39-062304
SBCI NER-443, NER-393

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



ROOF SHEATHING NAILING ZONES
(HIP ROOF)



ROOF SHEATHING NAILING ZONES
(GABLE ROOF)

Roof Nail Pattern DET.

SCALE: NONE

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 N-2 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.

REVISION:

03 JUN 2006
21 OCT 2006

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1788

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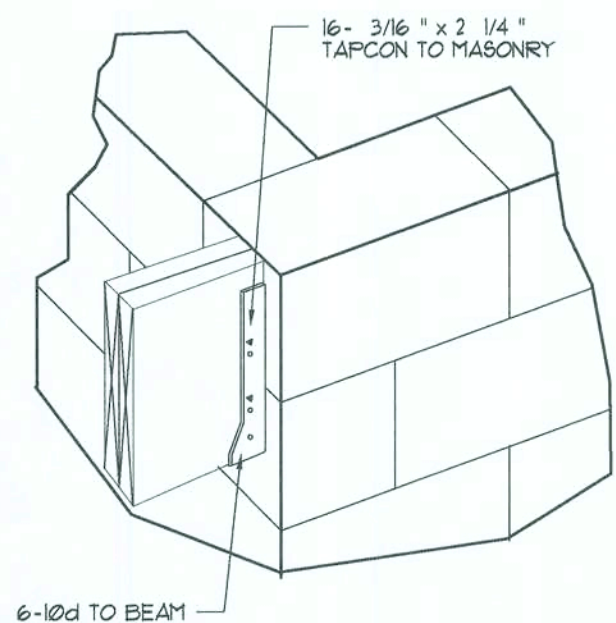
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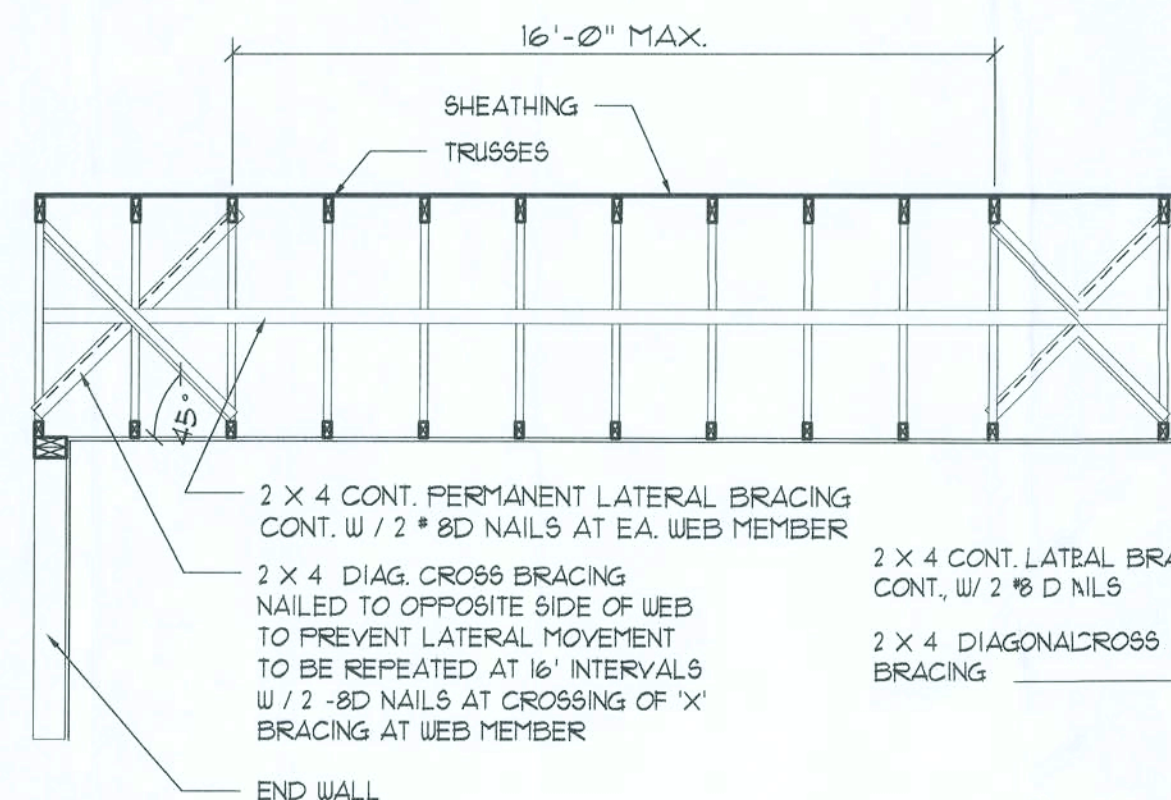
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"Simpson" HUSC410

SCALE: NONE
WOOD BEAM TO MASONRY

(V)



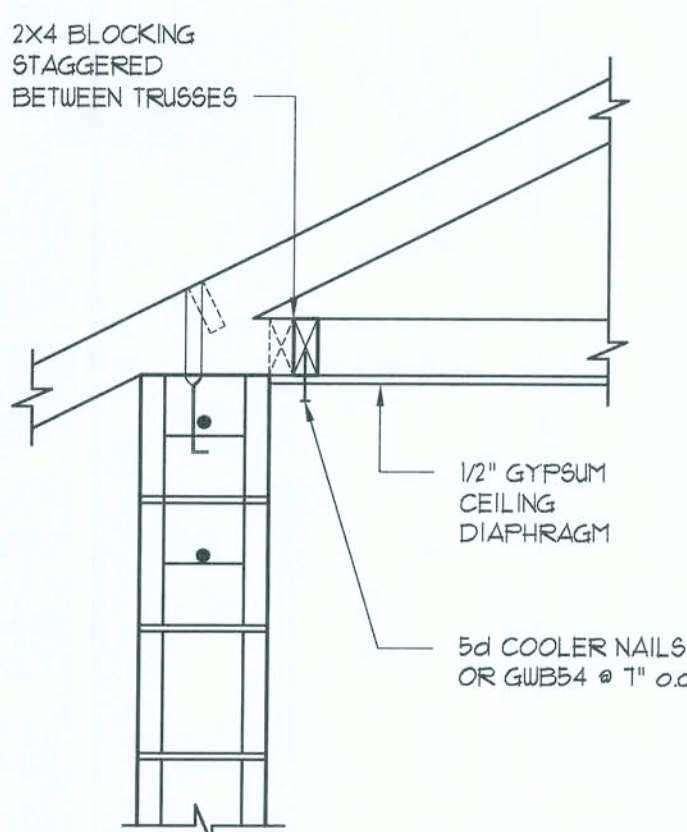
TYP. PERMANENT TRUSS BRACING DET.

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

Truss Bracing DETAILS

SCALE: AS NOTED

(Z)



GYPSUM CEILING DIAPHRAGM
TO SIDEWALL CONNECTION

Roof Edge DETAIL

SCALE: NONE

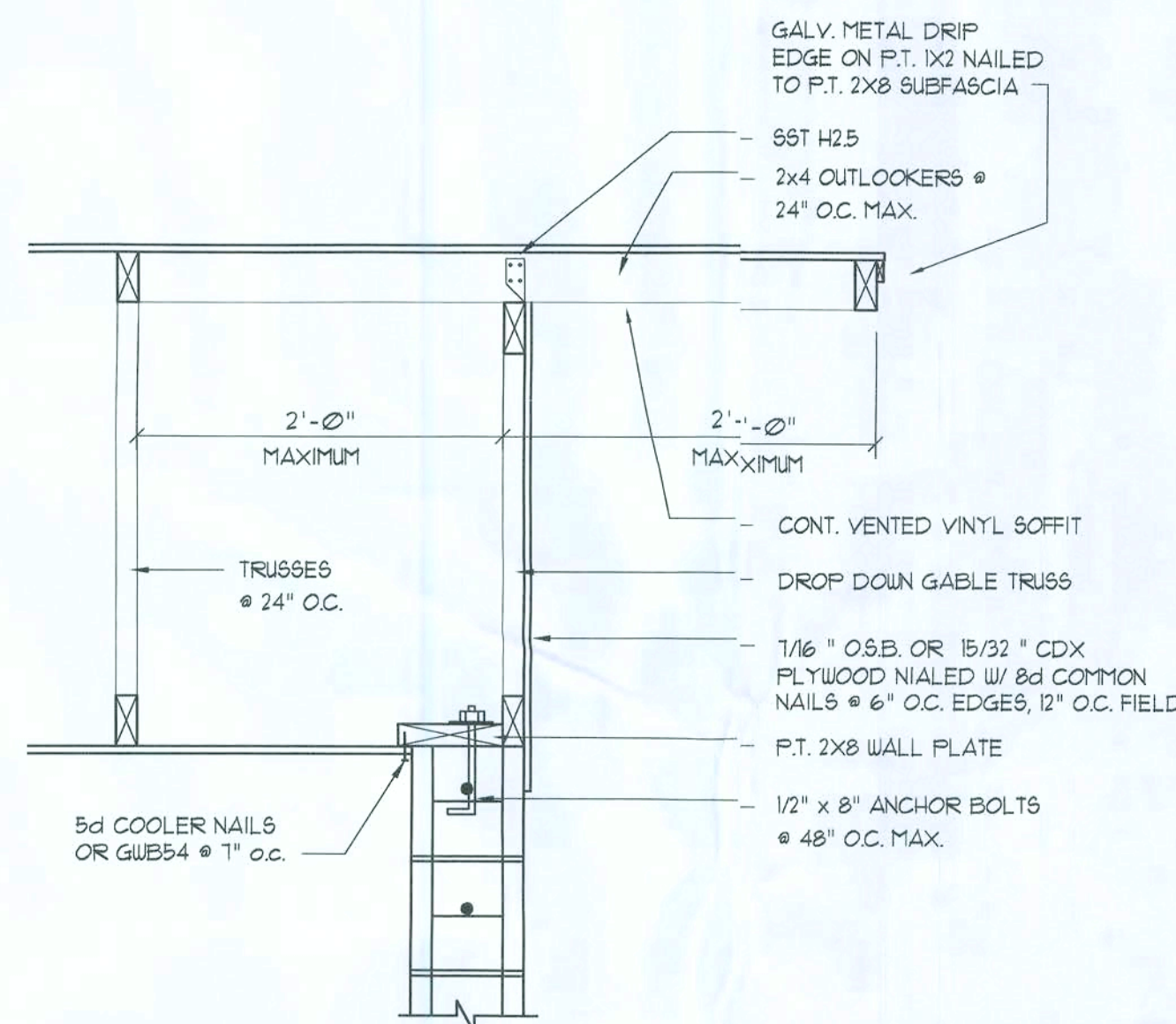
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MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ)
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED C-990)	
ZINC ALLOY LEAD PAINTED TERNE	0.021		40 20

Roofing/Flashing

SCALE: NONE

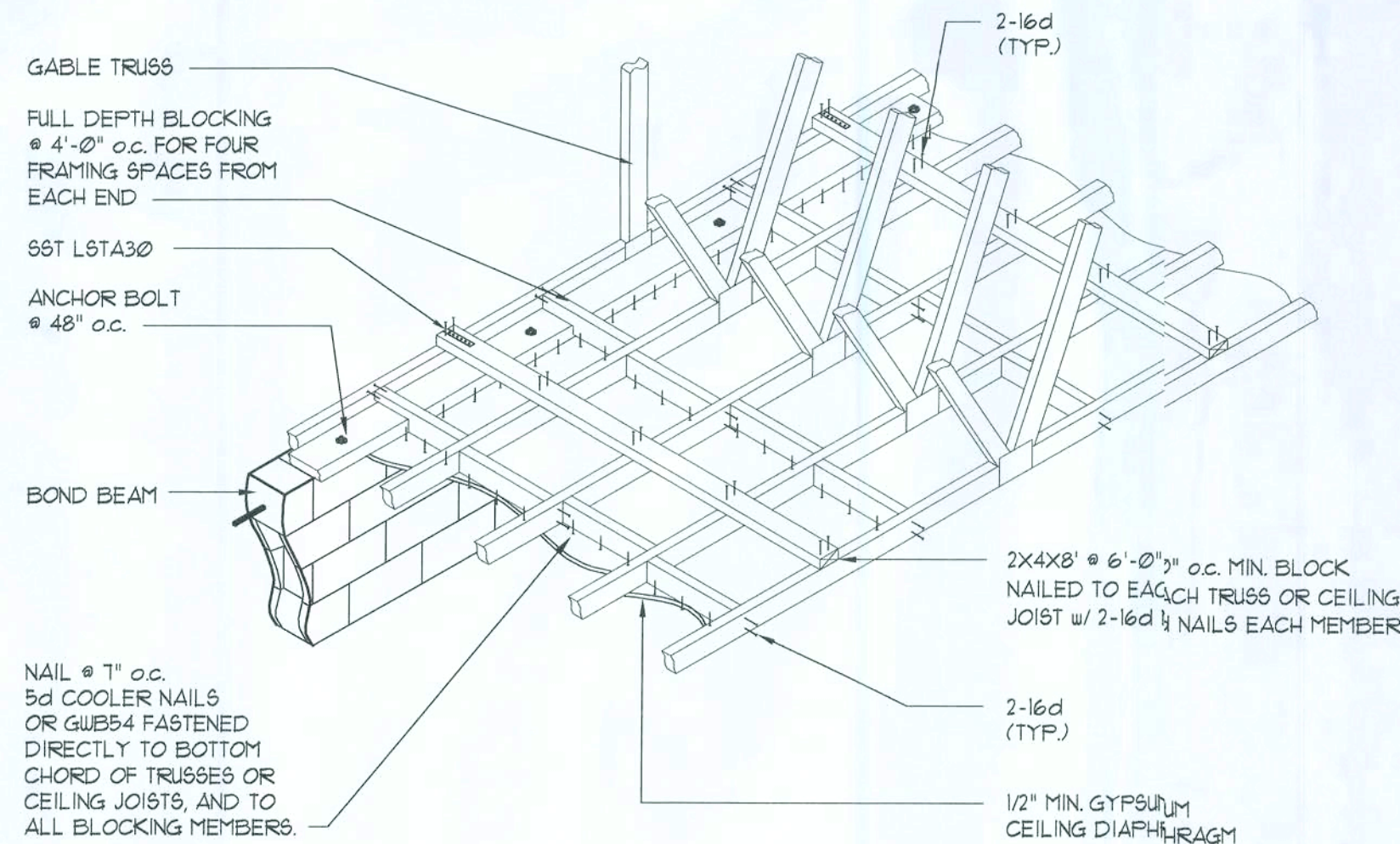
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Gable End DETAIL

SCALE: NONE

(Y)



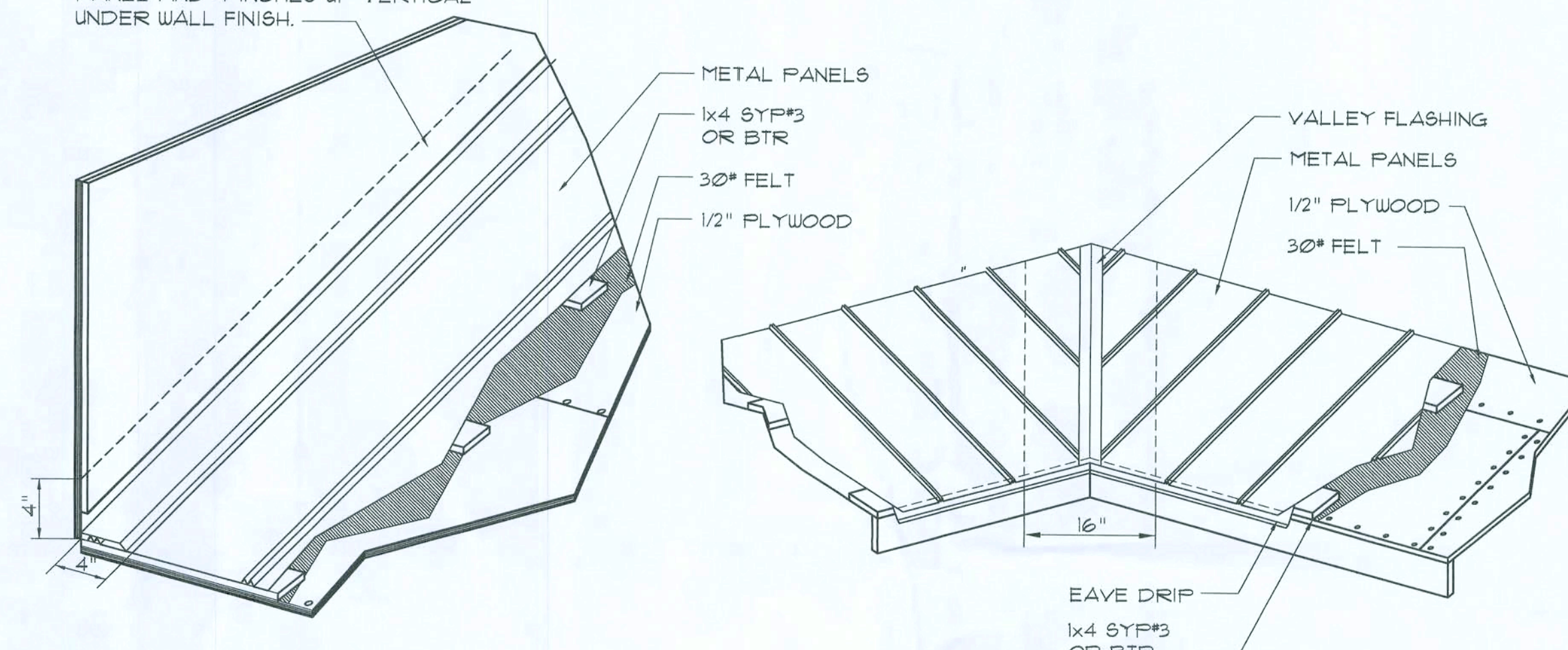
DIRECT TRUSS TO MASONRY CONNECTION ENDWALL FOR GYPSUM CEILING DIAPHRAGM

SCALE: NONE

(W)

ROOF ZONE	FASTENER TYPE	FASTENER SIZE	PLACEMENT TO	100 - 110		120 - 130		140 - 150	
				O/C SPACING	TRIM	O/C SPACING	TRIM	O/C SPACING	TRIM
1	WD. SCREW	#9 X 1 1/2"	WOOD	36"	18"	24"	12"	24"	12"
	MTL. SCR.	#12 X 1" #14 X 7/8"	< 18 GA > 18 GA	36"	18"	24"	12"	24"	12"
2 & 3	WD. SCREW	#9 X 1 1/2"	WOOD	36"	18"	24"	12"	24"	8"
	MTL. SCR.	#12 X 1" #14 X 7/8"	< 18 GA > 18 GA	36"	18"	24"	12"	24"	8"

FLASHING PLACED UPSLOPE FROM EXPOSED EDGE OF METAL PANEL EXTENDING 4 INCHES OVER METAL PANEL AND 4 INCHES UP VERTICAL UNDER WALL FINISH.



SIDE WALL FLASHING

VALLEY FLASHING

General 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-192 AND D 1-98 EXPOSURE C AS ADOPTED IN SOUTH FLORIDA.

FASTENERS:
FASTENERS FOR METAL PANELS SHALL BE GALVANIZED WOOD FAST SCREW, MINIMUM OF #9 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 110 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 FLASHING:
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. FV-2 - PREFORMED VALLEY FLASHING
9. BUTYL TAPE
10. 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.

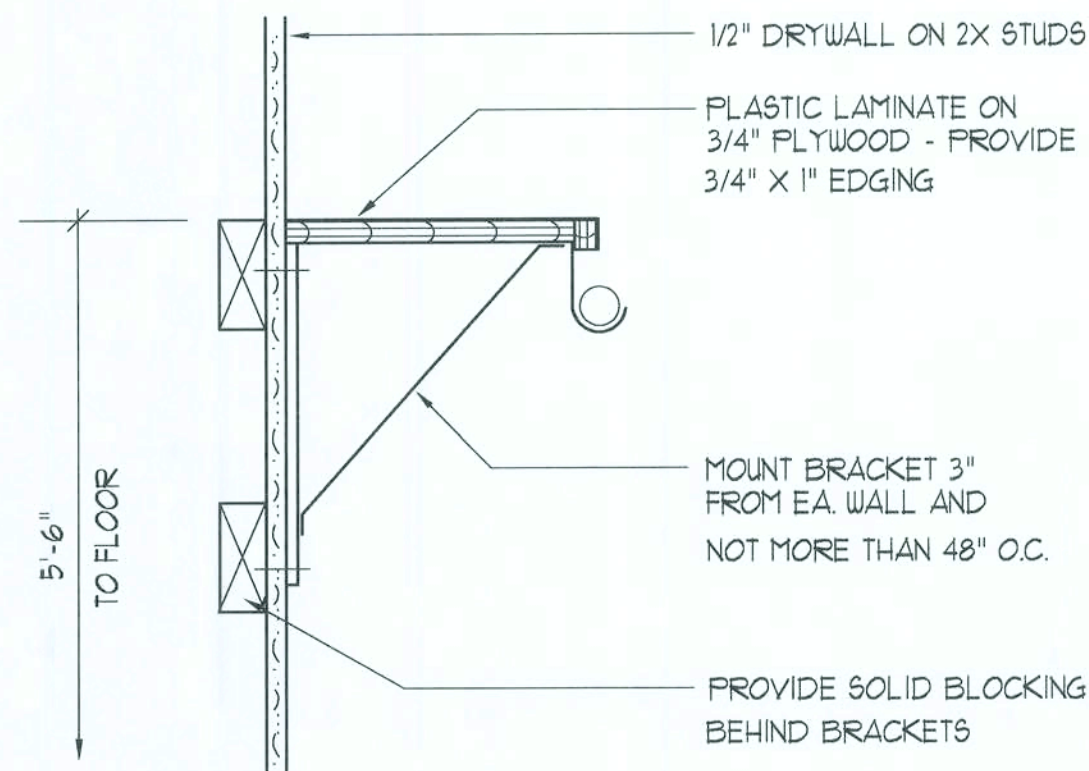
2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

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 FLASHING:
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 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

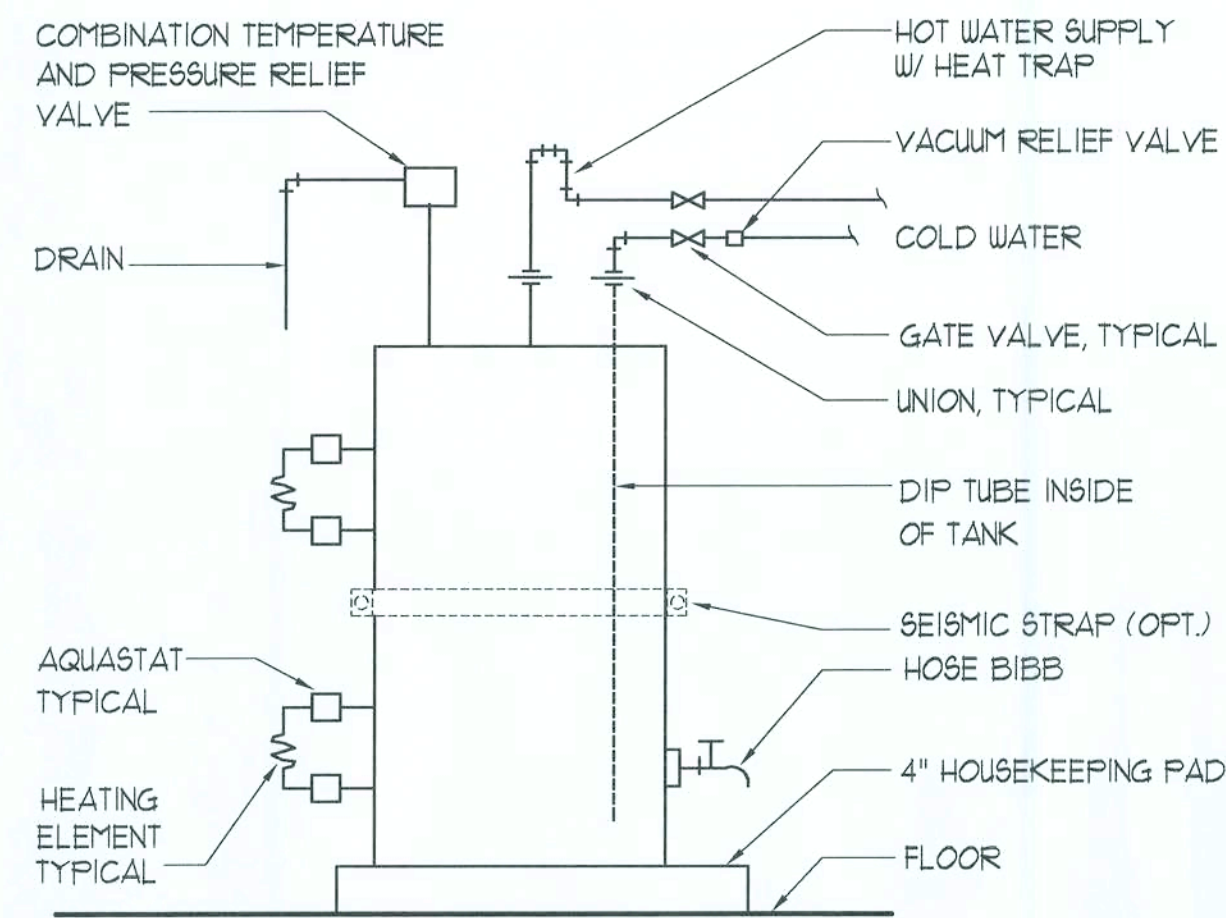
VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ROOFING MATERIAL. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.

1. OPEN VALLEYS LINED WITH METAL: THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 15013.32.
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.



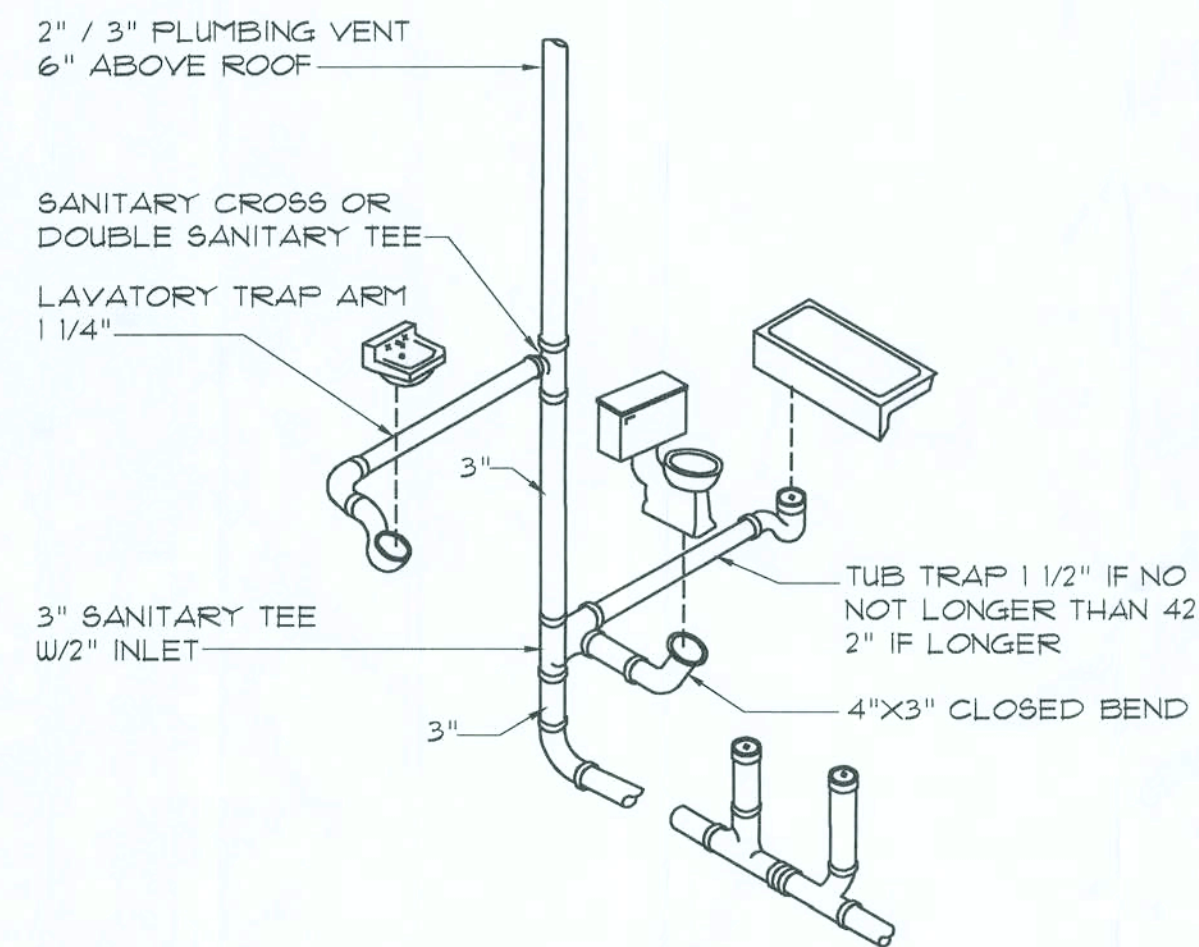
Closet Rod & Shelf Detail

SCALE: NONE



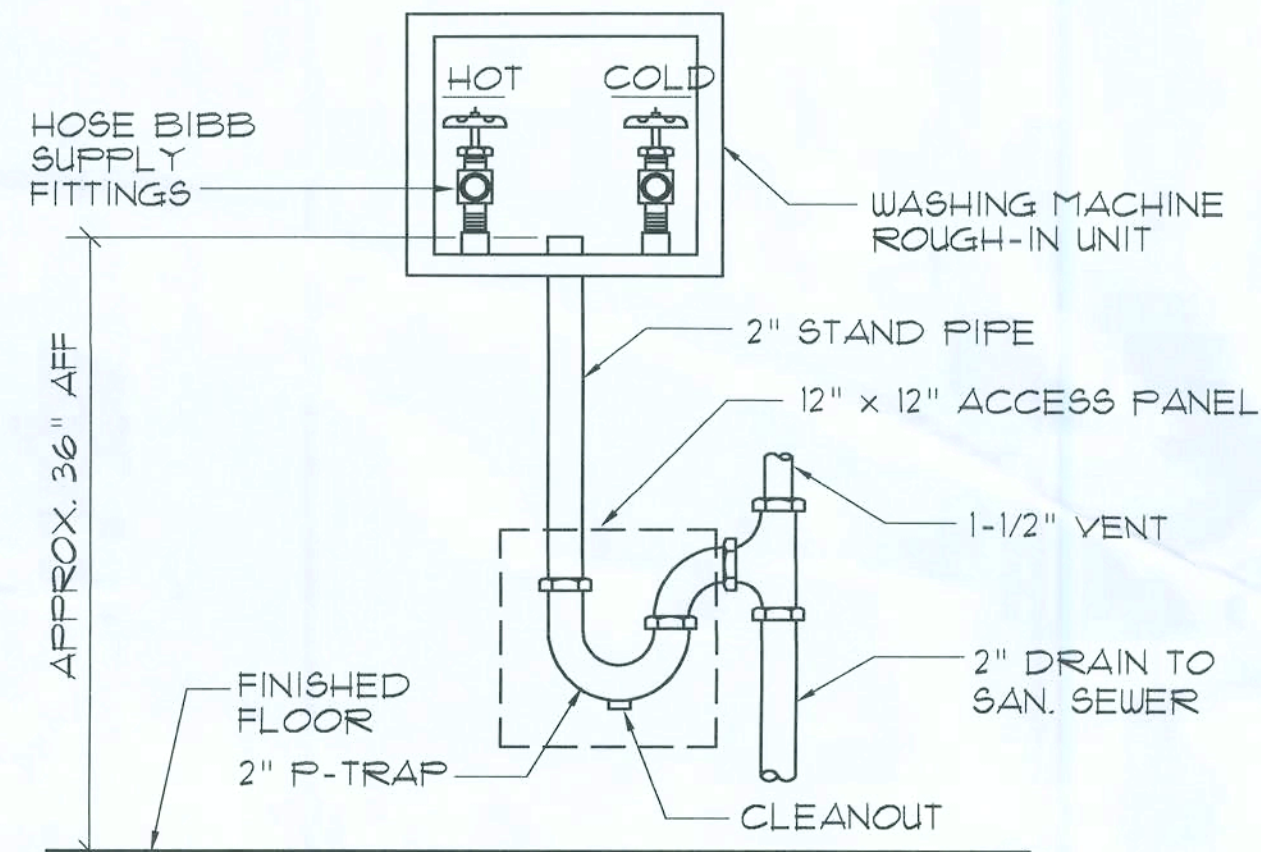
Electric Water Heater DETAIL

SCALE: NONE



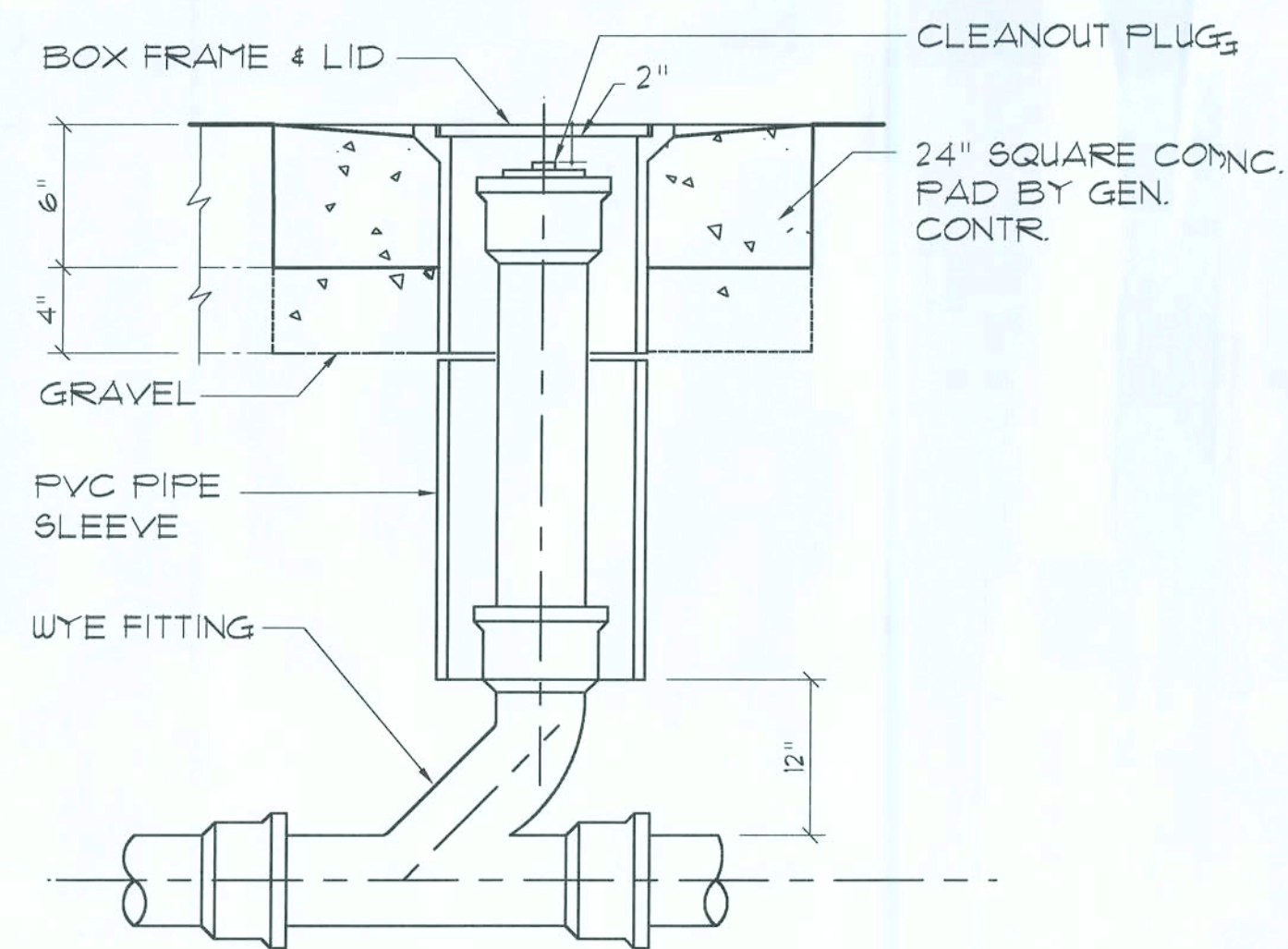
Typ. One Bath Plumbing DET.

N.T.S.
N.T.S. - THIS PLUMBING DIAGRAM IS GENERAL IN NATURE, REFER TO THE 'PLUMBING RISER DIAGRAM' FOR INFORMATION.



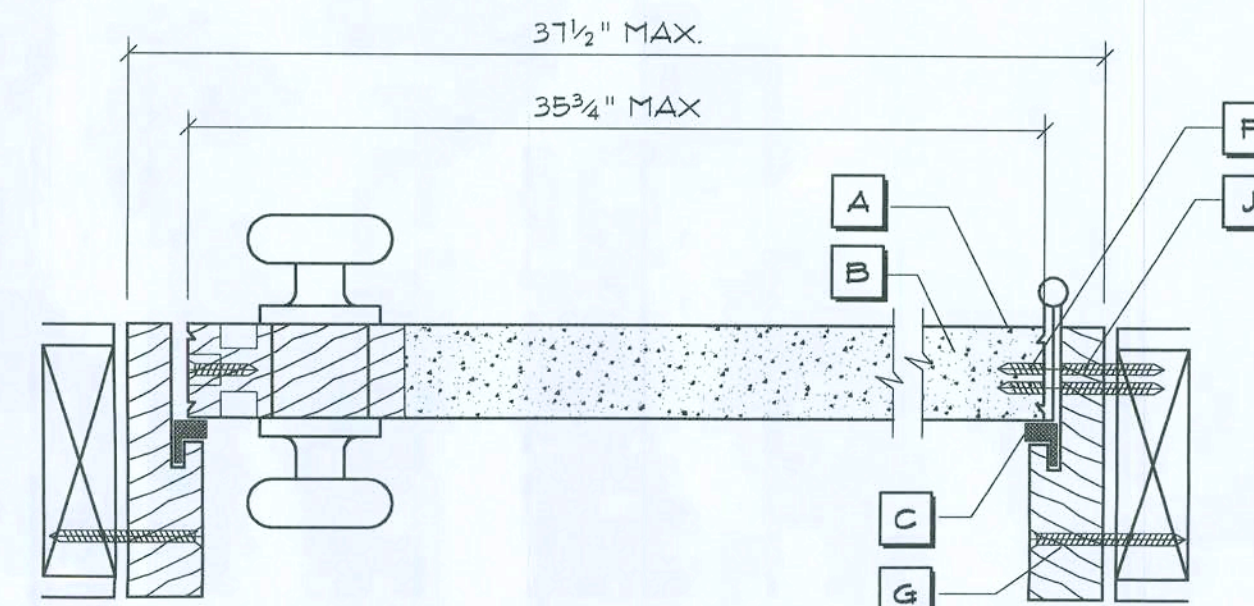
Washing Machine Hook-up DET.

N.T.S.



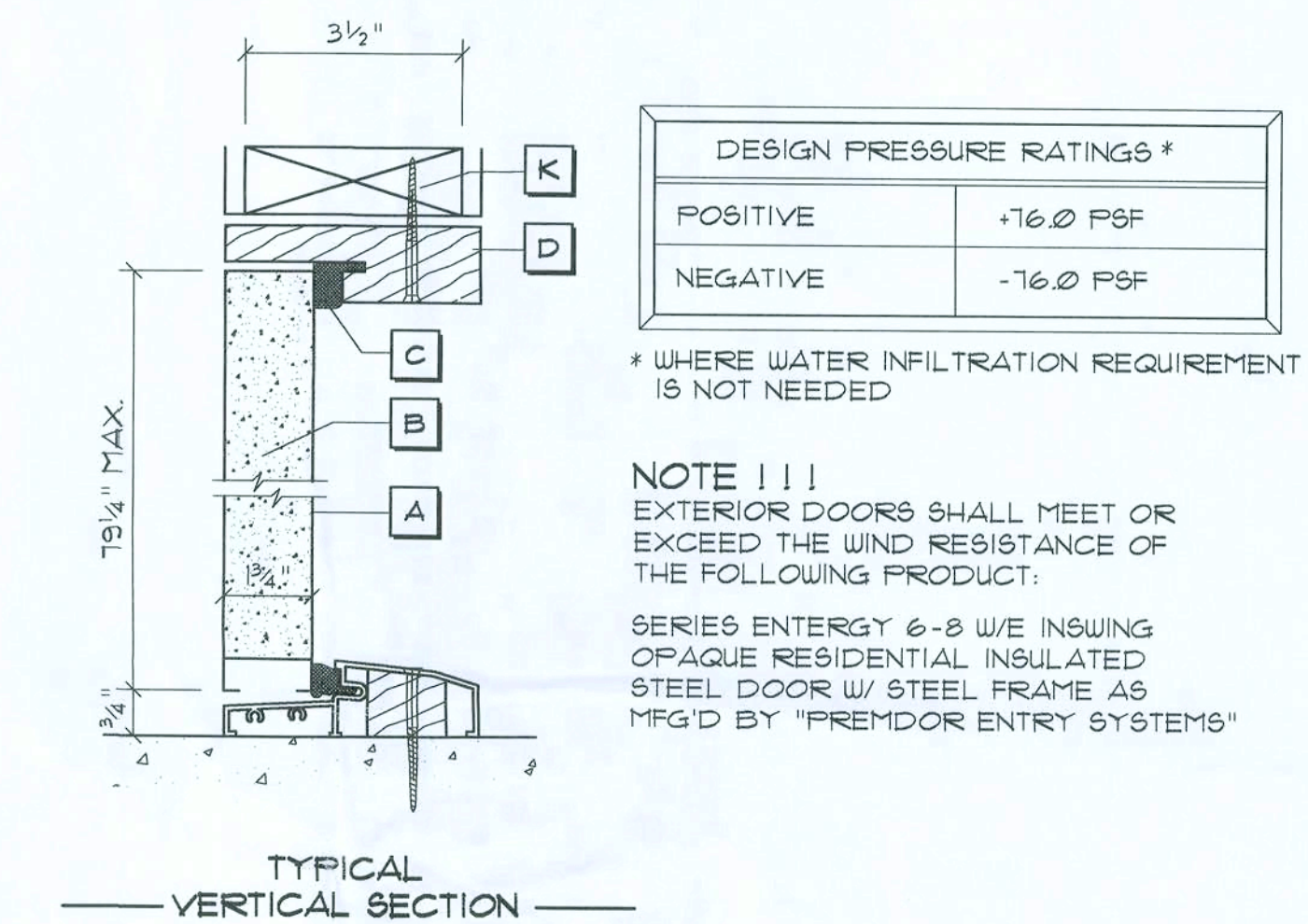
Outdoor Cleanout DETAIL

N.T.S.



HORIZONTAL SECTION - SINGLE DOORS

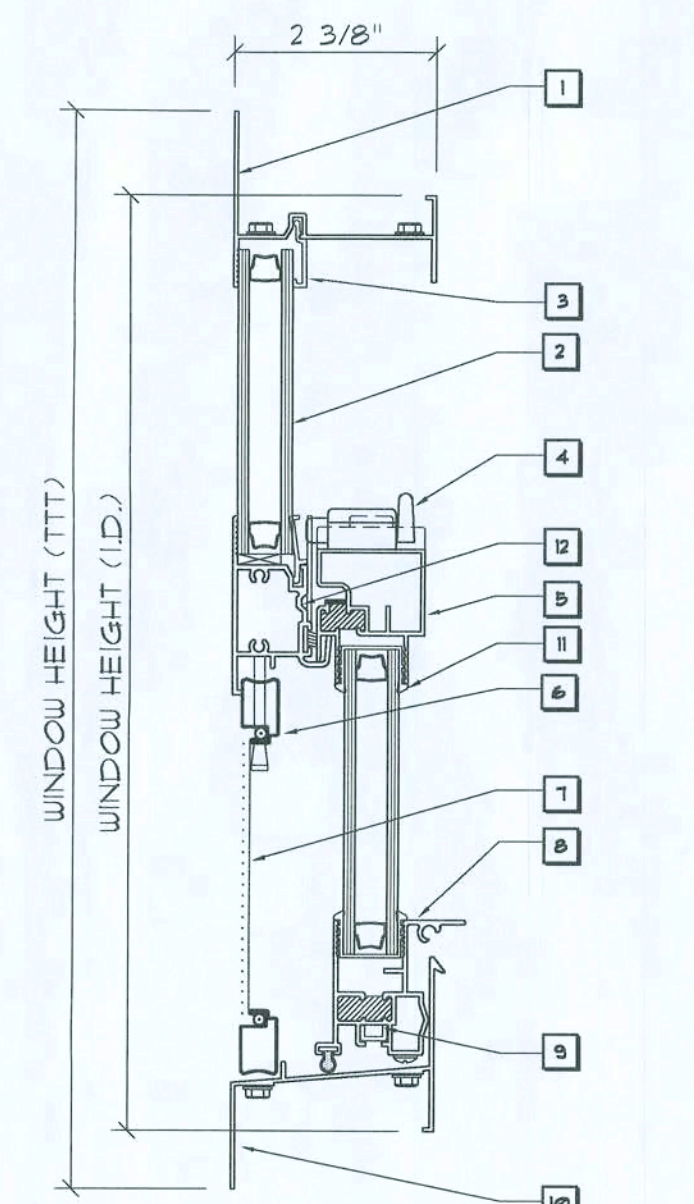
NOTE, VERIFY ROUGH OPENING DOOR REQUIREMENTS PRIOR TO CONSTRUCTION.



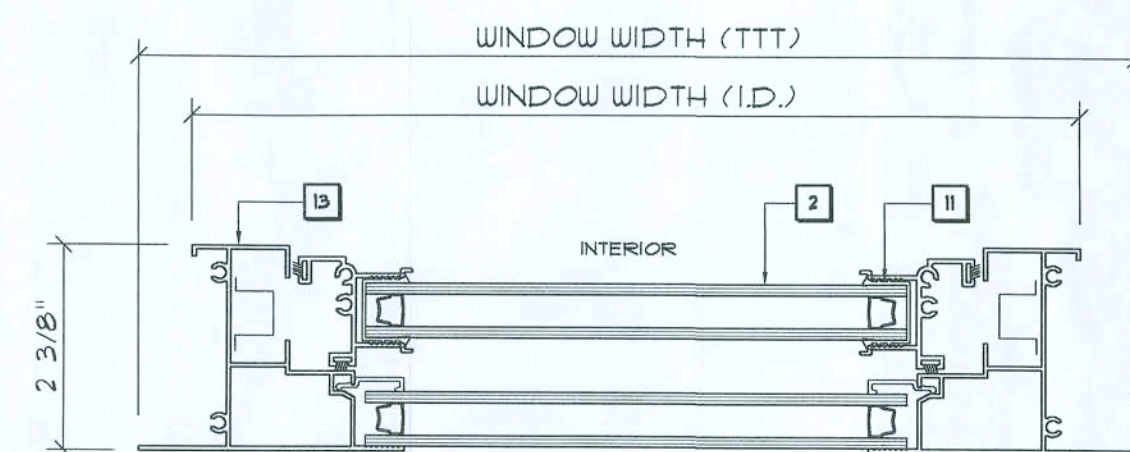
TYPICAL VERTICAL SECTION

Exterior Door DETAILS

SCALE: NONE



VERTICAL SECTION - SINGLE HUNG WINDOW



HORIZONTAL SECTION - SINGLE HUNG WINDOW

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

NOTE !!!
ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED AS MANUFACTURED BY 'MI HOME PRODUCTS, INC.' - OTHER MANUFACTURERS/PRODUCTS SHALL BE CONSIDERED AS EQUAL IF THEIR WIND DESIGN PERFORMANCE MEETS OR EXCEEDS THESE UNITS.
NOTE, VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.
N1 - COMPLETE WITH FAN LITE AS PER SERIES 450
N2 - TESTING AS PER ASTM E1300

Window Notes

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

Typ. Window Sash DETAILS

SCALE: NONE