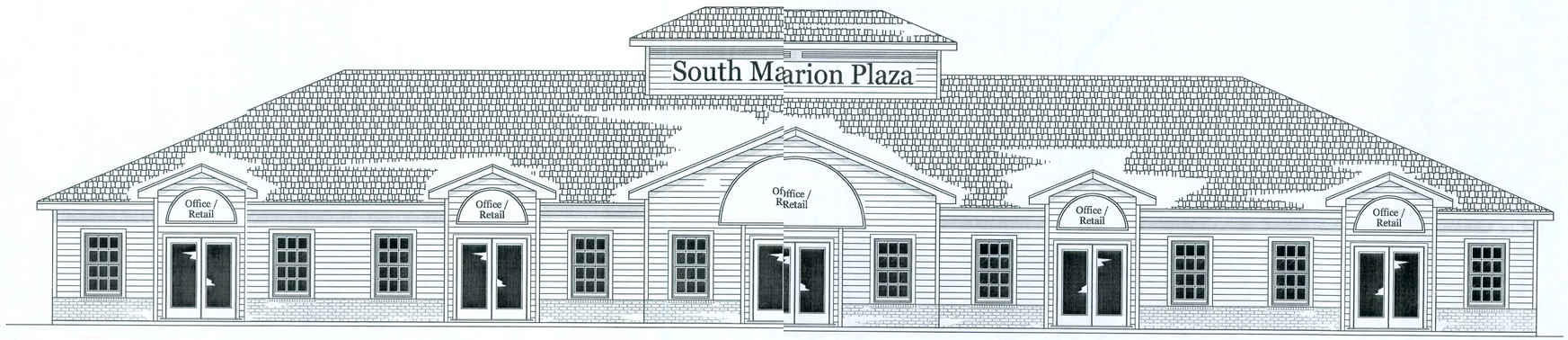

South Marion Plaza

139 S.W. HIGH ST. - LAKE CITY, FLORIDA

GENESIS DEVELOPERS

LAKE CITY - COLUMBIA COUNTY - FLORIDA

STRUCTURAL DESIGN DATA

BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	I = 1.00
BUILDING CATAGORY:	CATAGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MWFRS PER TABLE 1609.2A (FBC 2004) DESIGN WIND PRESSURES:	ROOF: WALLS: EAVES:
COMPONENTS & CLADING PER TABLES 1609.2B & 1609.2C (FBC 2004) DESIGN WIND PRESSURES:	OPNGS: EAVES: ROOF:

DESIGN CRITERA

FLORIDA BUILDING CODE

FLORIDA FIRE PREVENTION CODE

NFPA 101, LIFE SAFETY CODE, FLORIDA EDITION

BUILDING AREA = 6,250 G.S.F.

OCCUPANCY CLASSIFICATION IS BUSINESS OCCUPANCY - GROUP B

ADD
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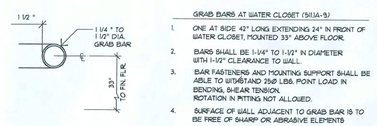
386/755-6608

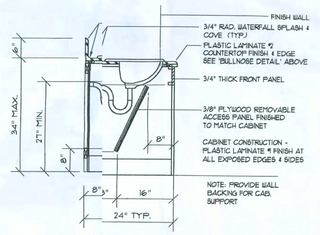


GRAB BARS AT WATER CLOSET (9A114-9)

1. ONE AT SIDE 42" LONG EXTENDING 24" IN FRONT OF WATER CLOSET, MOUNTED 33" ABOVE FLOOR.
2. BARS SHALL BE 1-1/4" TO 1-1/2" IN DIAMETER WITH 1-1/2" CLEARANCE TO WALL.
3. BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND 250 LBS. POINT LOAD IN BENDING, SHEAR TENSION, ROTATION IN FITTING NOT ALLOWED.
4. SURFACE OF WALL ADJACENT TO GRAB BAR IS TO BE FREE OF SHARP OR ABRASIVE ELEMENTS

Typ. Grab Bar DETAIL

SCALE : NONE



Vanity DETAIL

SCALE 3/4" = 1'-0" : - TYP. OPEN FRONT VANITY

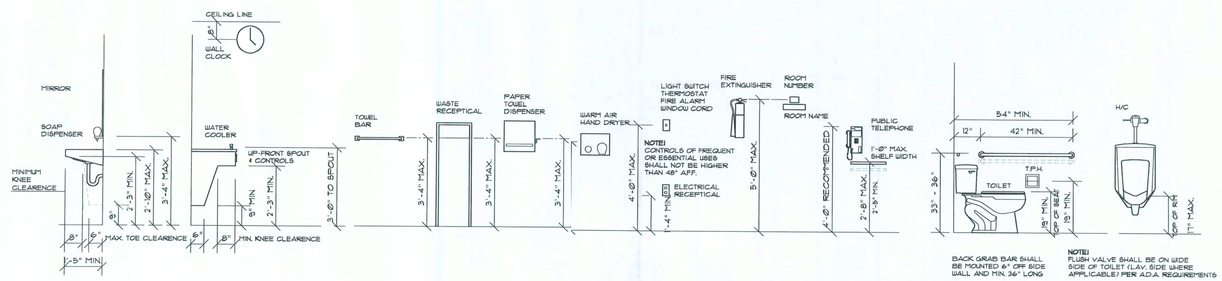
NOTES:

1. INSULATE PIPES UNDER LAVATORY TO PROTECT AGAINST CONTACT.
2. THERE SHALL BE NO SHARP OR ABRASIVE EDGES UNDER LAVATORY.

NOTES

ALL HANDICAP RESTROOMS SHALL BE IN ACCORDANCE WITH ANSI A117.1 AND SHALL INCLUDE THE FOLLOWING DESIGN:

1. WATER CLOSET SHALL BE 18" A.F.F.
2. 1 1/2" O.D. GRAB BARS SECURELY MOUNTED W/1 1/2" CLEAR FROM WALL AT 33" A.F.F.
3. GRAB BARS SHALL BE 48" LONG AND MOUNTED 12" FROM REAR OF STALL
4. STALL DOORS SHALL SWING OUT
5. LAVATORY SHALL HAVE A 2'-8" CLEARANCE
6. AT LEAST ONE MIRROR SHALL BE MOUNTED 3'-4" A.F.F. OR LESS.



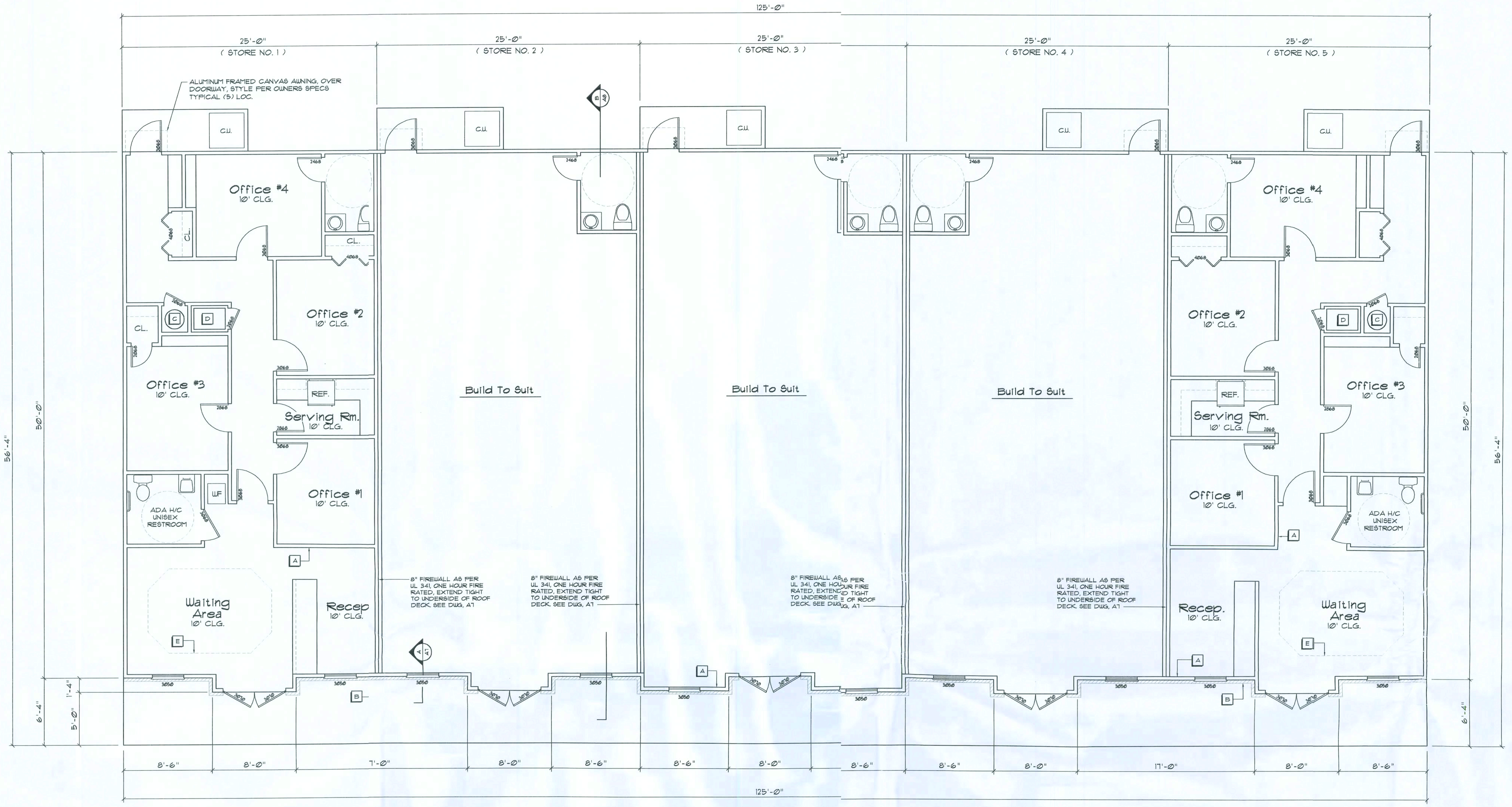
BACK GRAB BAR SHALL BE MOUNTED AT OFF SIDE WALL AND MIN. 36" LONG

NOTE! FLUSH VALVE SHALL BE ON WIDE SIDE OF TOILET (LAV. SIDE WHERE APPLICABLE) PER A.D.A. REQUIREMENTS

STANDARD MOUNTING PER A.D.A. REQUIREMENTS

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

DRAWING INDEX



Floor PLAN

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

2004 FLORIDA BUILDING CODE - COMPLIANCE SUMMARY

BASIC WIND SPEED:	110 MH
WIND IMPORTANCE FACTOR (I):	I = 1.0
BUILDING CATAGORY:	CATAGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 08
MWFRS 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:	OP'NG: + 21.8 / - 29.1 PSF EAVES - 68.3 PSF ROOF: + 19.9 / - 25.5 PSF

TYPE OF CONSTRUCTION

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

ROOF DECKING

- Material: 15/32" CDX Plywood or 7/16" O.S.B.
- Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
- Fasteners: See Nail Schedule

SHEARWALLS

- Material: 7/16" O.S.B. "WindSTORM" Sheathing, See Sht. A5
- Sheet Size: 48"x121" Sheets Placed Vertical
- Fasteners: 8d Common Nails, See Nail Schedule
- Dragstrut: Double Top Plate (S.Y.P.) W/16d Nails @ 12" O.C.
- Wall Studs: 2x4 Hem Fir Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

- Truss to Wall: "SIMPSON" H16 @ Ea. Truss End
- Truss W/Heel to Wall : 'SIMPSON" H10 @ Ea. Truss
- Anchor Bolts: Header to King Studs: "SIMPSON" ST22
- Plate to Stud: "SIMPSON" SP2
- Stud to Sill: "SIMPSON" SP1
- Misc. Joints: "SIMPSON" A34

- Anchor Bolts: Anchor Bolts: 1/2" ALL-THREAD ROD
- Corner Hold-down Device: "All Thread" Shearwalls, See Sheet A5

FOOTINGS AND FOUNDATIONS

- Footing: 24"x12" W/3-#5 Bars Cont. ON WIRE CHAIRS @ 36" O.C.
- Stemwall: 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

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

Design Data

1250 S.F. - PER OFFICE UNIT (5) OFFICES IN BUILDING

6250 S.F. - TOTAL BUILDING AREA

Plan Notes

- A — 2X4 Nr. 2 FIR STUDS @ 16" O.C.
- B — 4" BRICK VENEER WAINSCOAT
- C — 40 GAL. ELECTRIC WATER HEATER
- D — HVAC / AIR HANDLER
- E — TRAY CEILING

Doors / Windows

TYP. DOOR DESIGNATIONS

- 2068 = 24"X80" DOOR
- 2468 = 28"X80" DOOR
- 2668 = 30"X80" DOOR
- 2868 = 32"X80" DOOR
- 3068 = 36"X80" DOOR
- 3070 = 36"X84" DOOR

TYP. WINDOW DESIGNATIONS

- 2650 = 30"X60" WINDOW
- 3030 = 36"X36" WINDOW
- 3046 = 36"X54" WINDOW
- 3050 = 36"X60" WINDOW
- 3060 = 36"X72" WINDOW
- 4020 = 48"X24" WINDOW
- 4060 = 48"X72" WINDOW

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida

South Marion Plaza

139 S.W. HIGH ST. - LAKE CITY, FLORIDA

Floor Plan

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386/755-6608

DATE: 24MAY2007

COMM:

SHEET: A1

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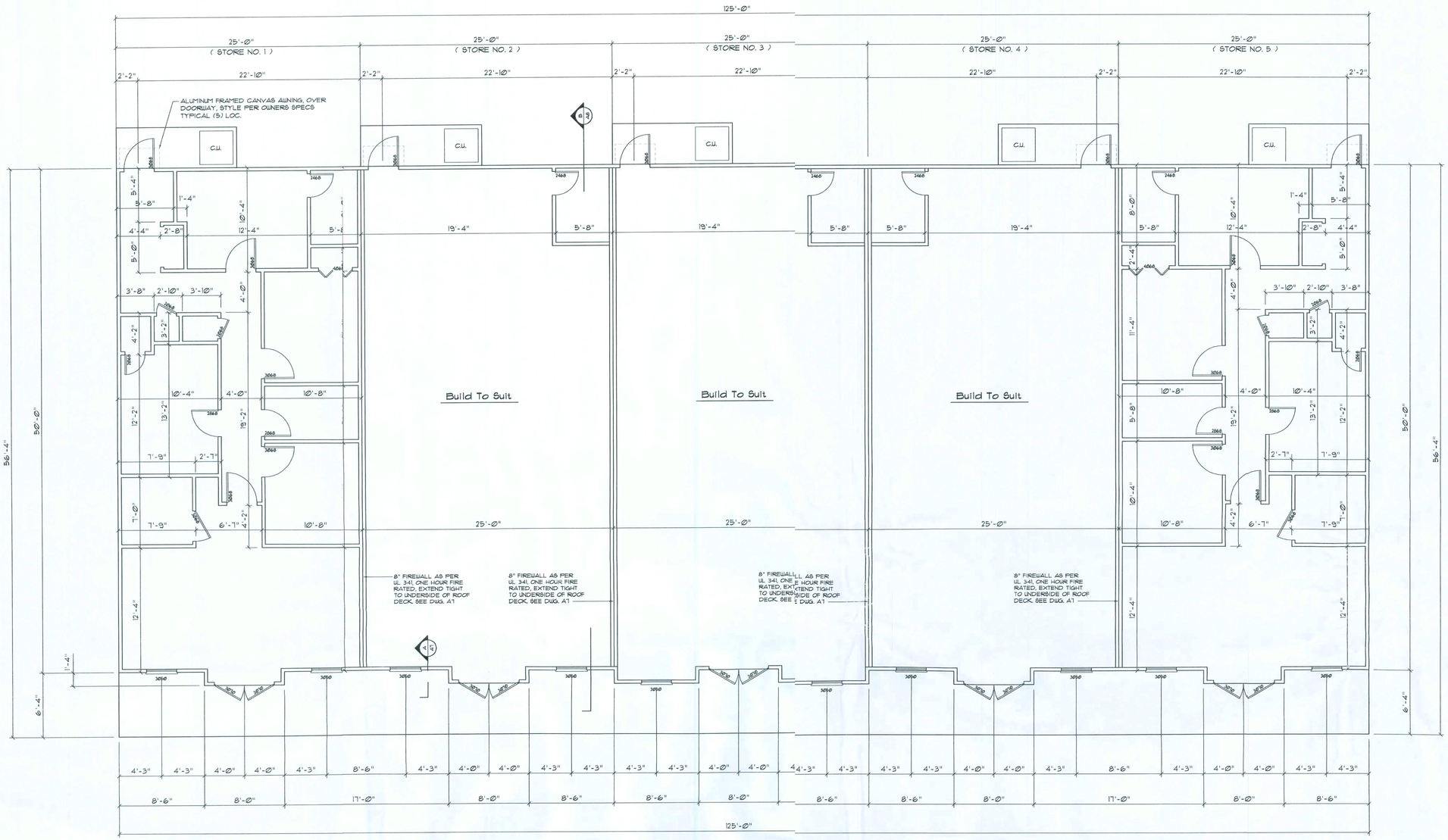
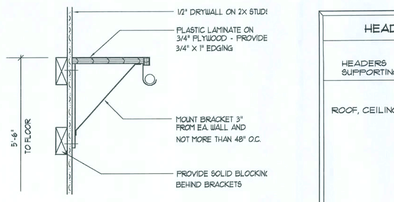


Dimension PLAN

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



Closet Rod & Shelf Detail

SCALE: NONE

HEADER SPANS FOR EXTERIOR BEARING WALLS

HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT) 20' SPAN	20' * JACKS	28' SPAN	28' * JACKS	36' SPAN	36' * 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

Connector Schedule

FRAMING ANCHORS

	MANUFR/MODEL
APPLICATION	
TRUSS TO WALL:	SIMPSON H16, W/ 6 - 10d NAILS
TRUSS TO WALL W/HEEL	SIMPSON H10, W/ 8 - 8d NAILS
HEADER TO KING STUD(S):	SIMPSON ST22
MISC. JOISTS	
COLUMN TO BEAM:	SIMPSON A34
COLUMN TO BASE:	SIMPSON FC46
	SIMPSON ABU66
ANCHOR BOLTS:	1/2" A307 BOLTS @ 48" O.C.
HOLD-DOWN DEVICE:	"ALL THREAD" SHEARWALLS, SEE DETAILS SHT. A8

ROOF DECKING

MATERIAL: 15/32" CD PLYWD. OR 7/16" O.S.B.
FASTENERS: SEE, FASTENER SIZE AND PATTERN ABOVE

SHEARWALLS (ALL EXTERIOR WALLS ARE SHEARWALLS)

MATERIAL: 7/16" O.S.B. "WINDSTORM" SHEATHING
FASTENERS: 8d COMMON NAILS, SEE DETAIL SHT. A8

DRAG STRUT: DOUBLE TOP PLATE W/16d @ 12" O.C.
WALL STUDS: SPRUCE HEM FIR - 2X6 STUDS @ 16" O.C.

Doors / Windows

TYP. DOOR DESIGNATIONS

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2468 = 28"X80" DOOR
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REVISION

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
139 S.W. HIGH ST. - LAKE CITY, FLORIDA
Dimension Plan

ADD ARCHITECTURAL DRATING & DESIGN
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N.C.A.R.B. Certified

DATE: 24MAY2007
COMM:

SHEET: A2
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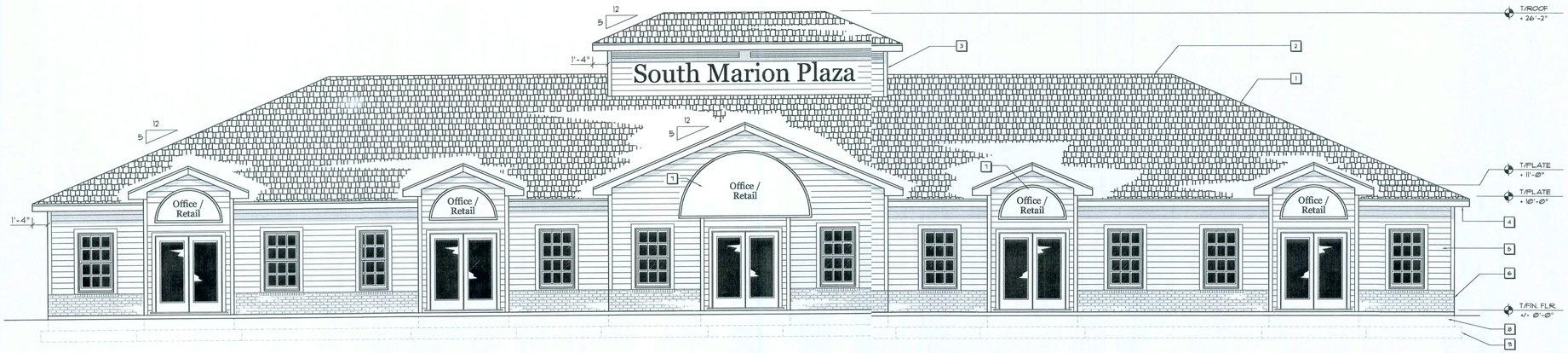
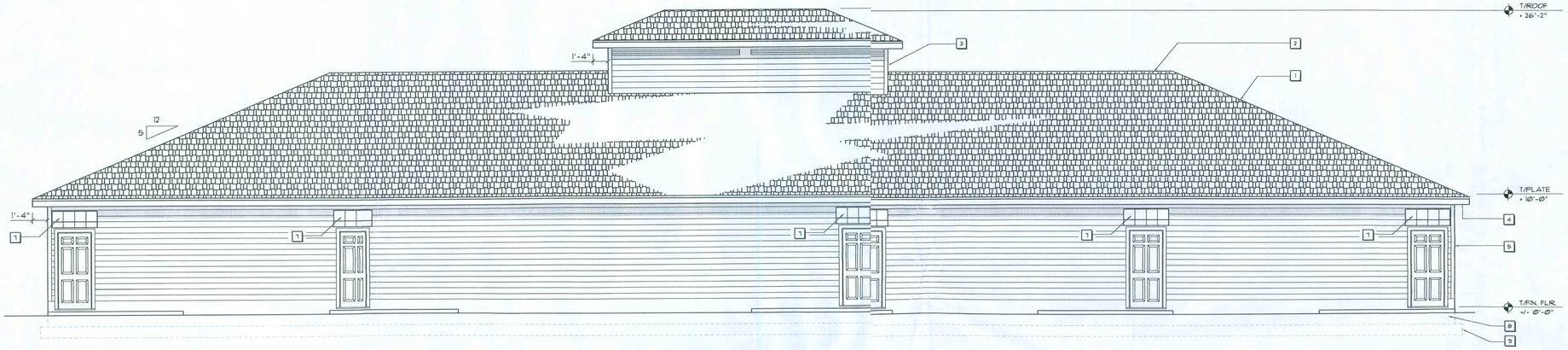


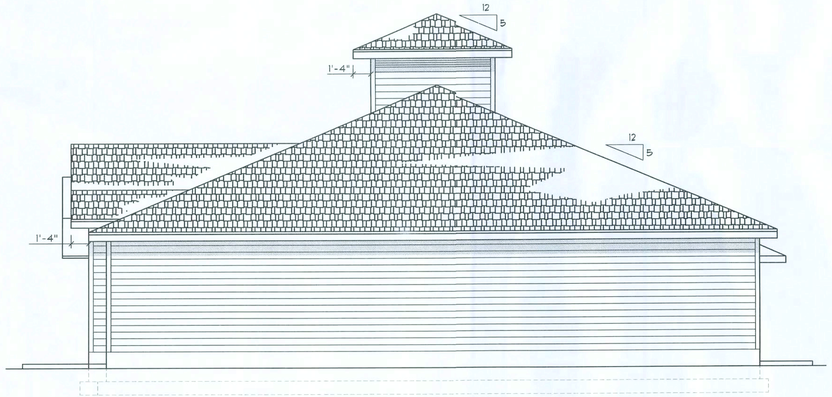
Front Elevation

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



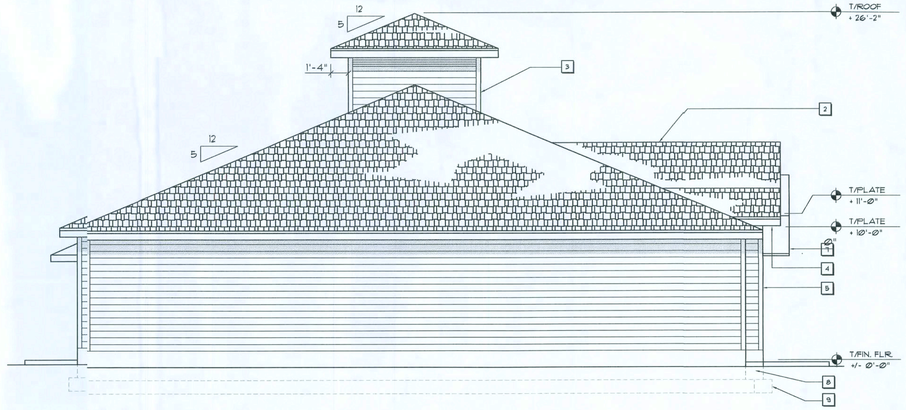
Rear Elevation

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



Left Side Elevation

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



Right Side Elevation

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

EXTERIOR FINISH LIST

1. 25 YR. FIBERGLASS ARCHITECTURAL SHINGLES OR OPTIONAL METAL ROOF SYTEM, SEE DWG. A15 FOR DETAILS
2. CONTINUOUS RIDGE VENT
3. 10'X20' COPULA, SEE DWG. A14 FOR DETAILS
4. FASCIA & VENTED SOFFIT
5. 6" 'HARDI-PLANK' HORIZONTAL SIDING
6. 4" BRICK VENEER
7. ALUMINUM FRAMED CANVAS AWNING, DESIGN AND STYLE PER OWNERS SPECS
8. 8" CONCRETE BLOCK STEMWALL
9. 12"X24" CONT. CONCRETE FOOTING

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
125 S.W. HIGH ST. - LAKE CITY, FLORIDA
Exterior Elevations

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Lake City, FL 32055
386/755-6608

DATE: 24MAY.007

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3 OF 18

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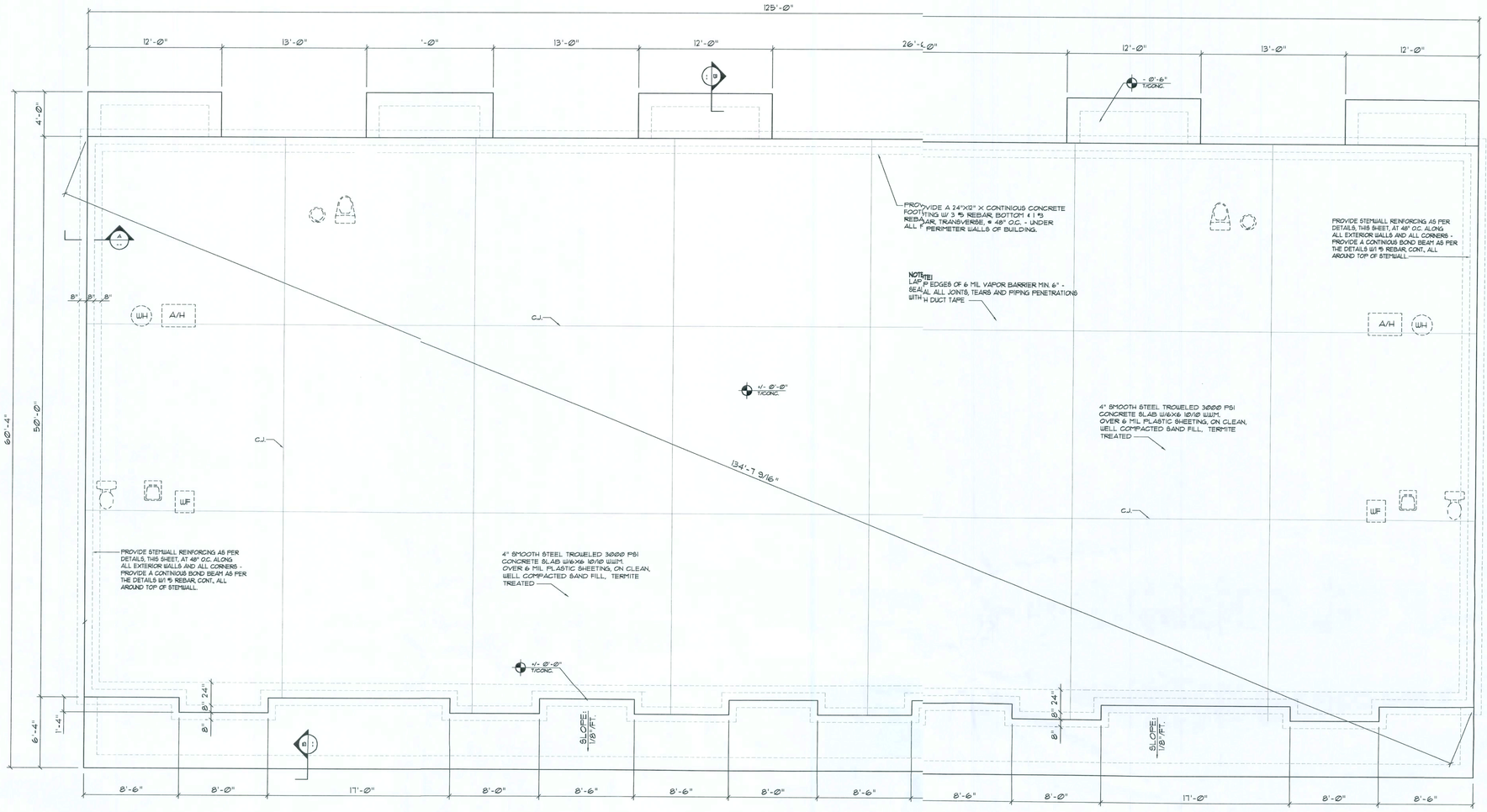


Foundation PLAN

SCALE 3/16" = 1'-0"

NOTE: ASSUMED SOIL BEARING CAPACITY 1000 PSF

NOTE!
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

GENERAL CONCRETE NOTES:

ALL CONCRETE WORK SHALL CONFORM TO THE AMREICAN CONCRETE INSTITUTE STANDARD 318-71.

. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 40, EXCEPT AS NOTED.

. ALL REINFORCING STEEL SHALL HAVE A MIN. COVER OF 1" FOR SLABS, 1 1/2" FOR OTHER CONCRETE NOT EXPOSED TO WEATHER OR EARTH, 2" FOR CONCRETE EXPOSED TO WEATHER OR EARTH, AND 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.

. UNLESS OTHERWISE NOTED, REINFORCED LAP SPLICES SHALL BE ACI CLASS B SPLICES USING THE FOLLOWING LAP LENGTHS:

#4 - 16"	#6 - 25"
#5 - 20"	#7 - 34"

. PRIOR TO PLACING CONCRETE, ALL REINFORCING STEEL SHALL BE FREE OF LOOSE RUST AND SCALE OR ANY FOREIGN MATERIAL.

PRIOR TO PLACING CONCRETE REFER TO ARCHITECTURAL, PLUMBING, PIPING, INSTRUMENTATION AND ELECTRICAL DRAWINGS FOR EMBEDDED ITEMS.

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

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

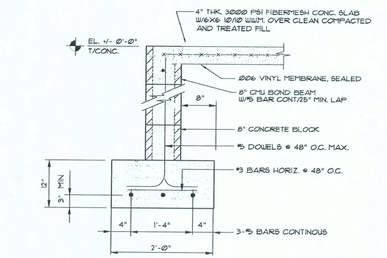
NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH, PER 2004 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

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

TERMITE PROTECTION NOTES:

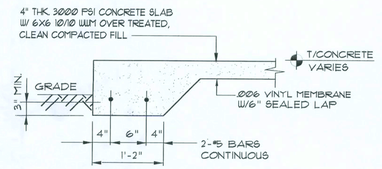
SOIL CHEMICAL BARRIER METHOD:

1. 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 1204.2.6
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
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 CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
5. INITIAL TREATENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COPLETE. FBC 1816.1.1
6. SOIL DISTURED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACS BOXED OR FORMED. FBC 1816.1.2
7. BOXED AREAIN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., HALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANIT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.3
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFAL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4
9. CONCRETE OVRPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVD BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6
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 1816.1.6
12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.7
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 1816.1.7
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 2303.1.3
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4



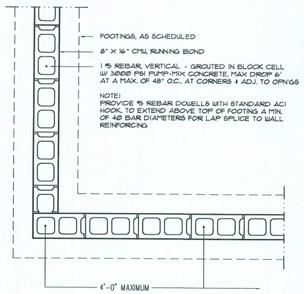
Stemwall Ftg.

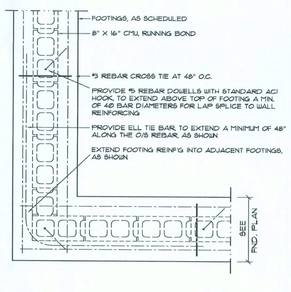
SCALE 1" = 1'-0"



Mono. Slab Edge

SCALE 1" = 1'-0"





Foundation Reinf'g. DET.

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

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
139 SW HIGH ST - LAKE CITY, FLORIDA
Foundation Plan

ARCHITECTURAL DRAFTING & DESIGN
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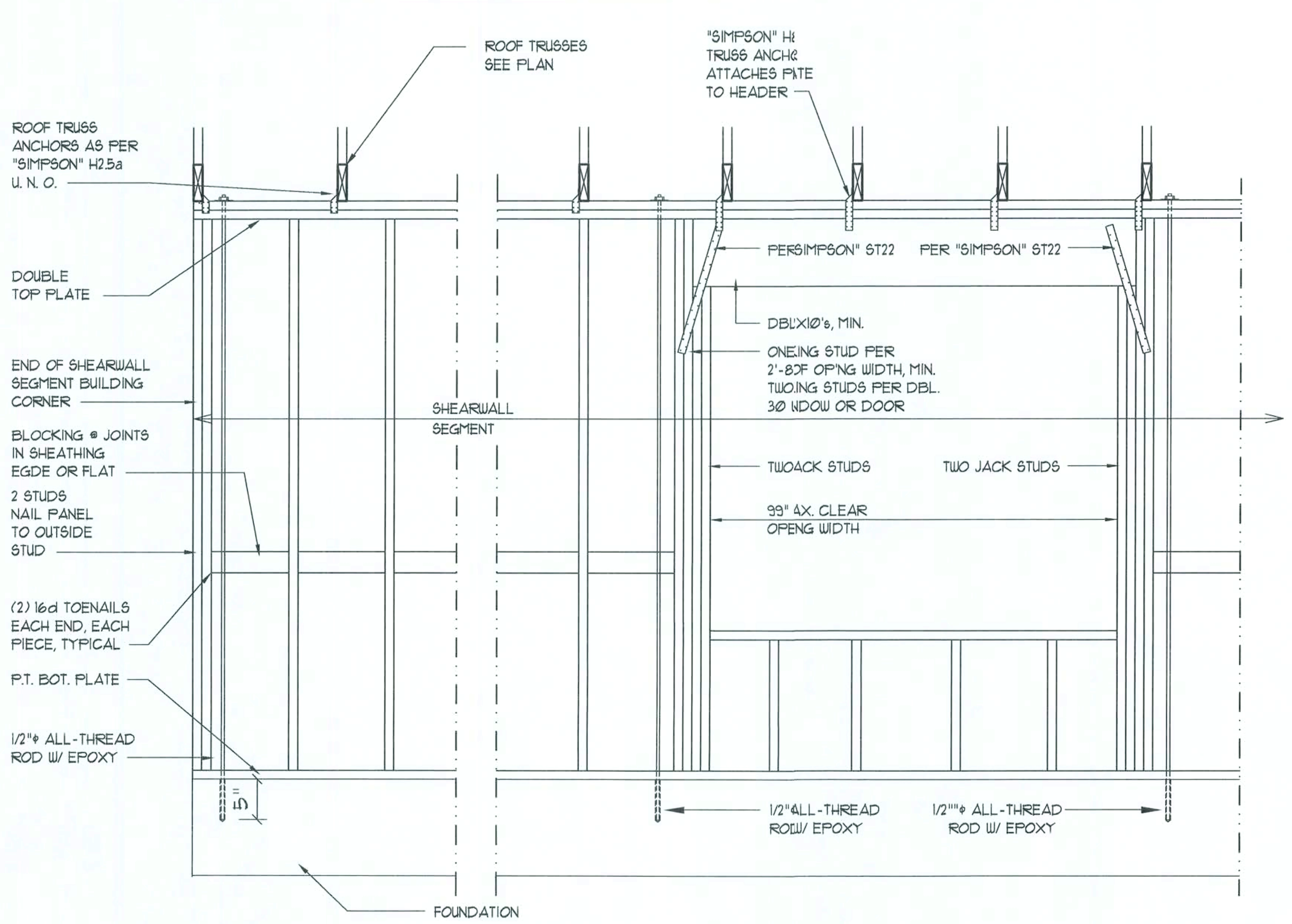


All-Thread Shear Wall DETAILS

SCALE: NONE

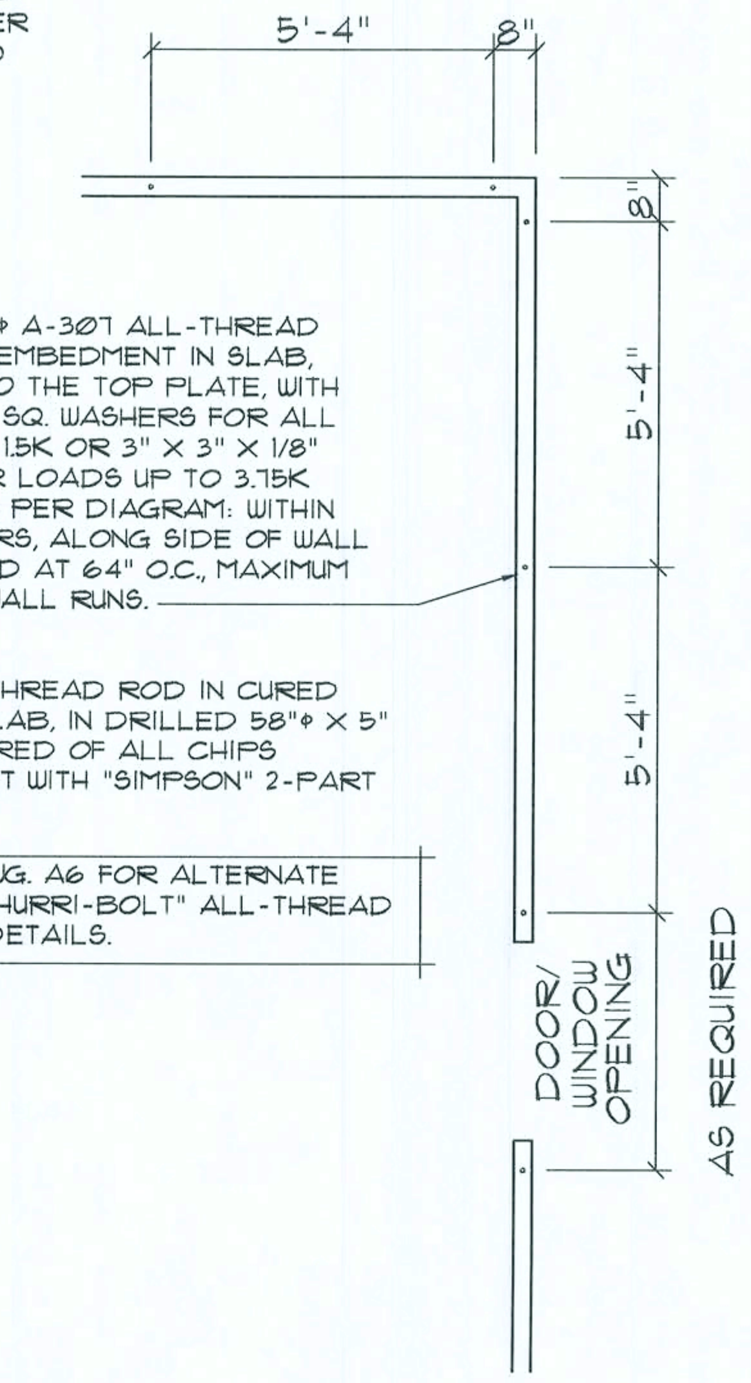
C

EXTERIOR WALL SHEATHING:
APPLY VERTICALLY, "WindSTORM" 7/16" OSB 48" X 97", 109", 121" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d COMMON NAILS @ 3" O.C. OR 8d COMMON NAILS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d COMMON NAILS @ 6" O.C. OR 8d COMMON NAILS @ 8" O.C.

SHEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBCCI 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16 " O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENING.S
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
4. NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
5. 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	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
℄ 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
℄ 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3



PROVIDE 1/2"⌀ A-307 ALL-THREAD ROD WITH 5" EMBEDMENT IN SLAB, EXTENDING TO THE TOP PLATE, WITH 2" X 2" X 1/8" SQ. WASHERS FOR ALL LOADS UPTO 1.5K OR 3" X 3" X 1/8" WASHERS FOR LOADS UP TO 3.75K PLACE RODS PER DIAGRAM: WITHIN 8" OF CORNERS, ALONG SIDE OF WALL OPENINGS AND AT 64" O.C., MAXIMUM ALONG ALL WALL RUNS.

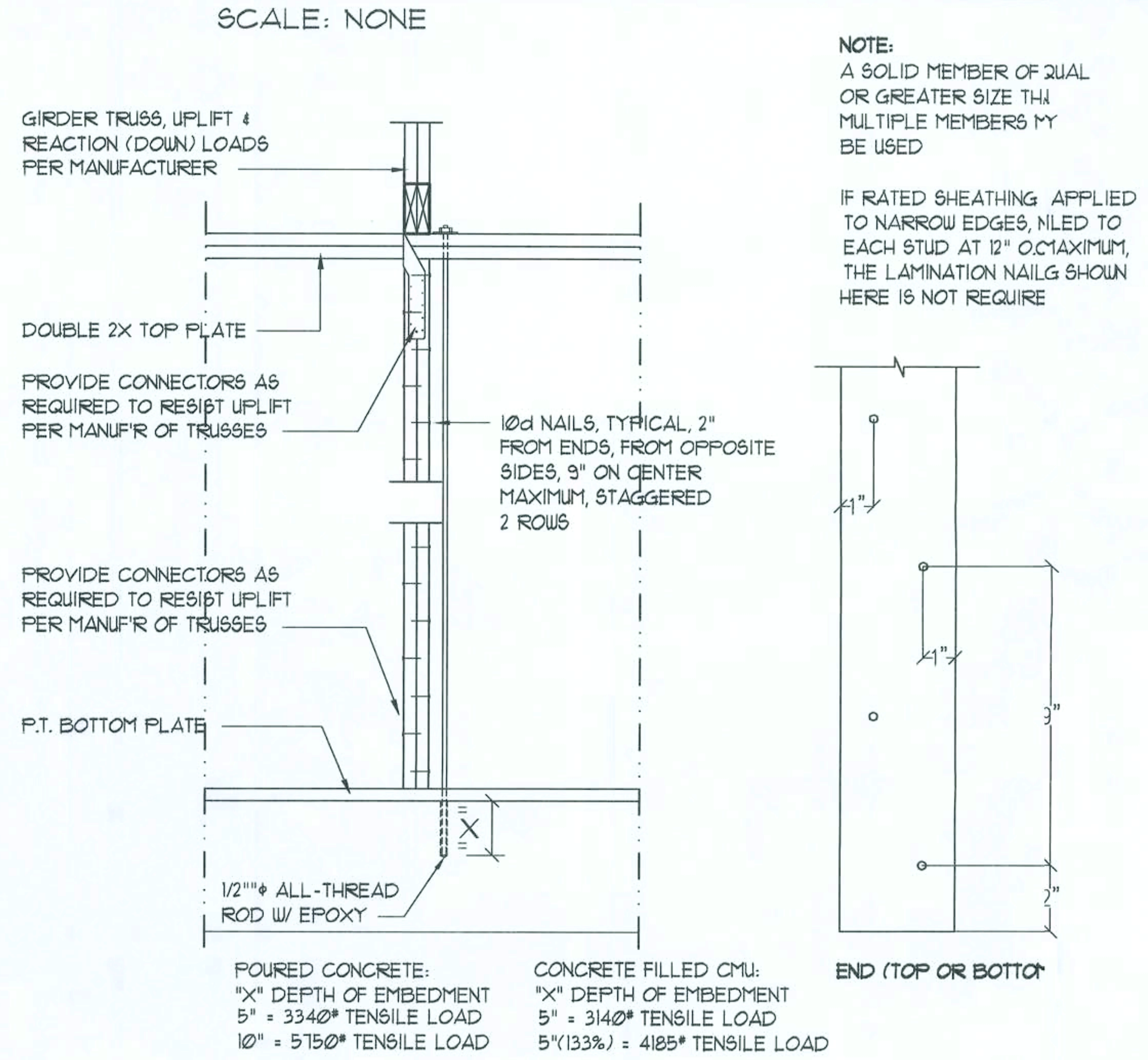
PLACE ALL-THREAD ROD IN CURED CONCRETE SLAB, IN DRILLED 58"⌀ X 5" HOLES, CLEARED OF ALL CHIPS AND DUST. SET WITH "SIMPSON" 2-PART EPOXY "SET"

NOTE: SEE DWG. A6 FOR ALTERNATE APPROVED "HURRI-BOLT" ALL-THREAD ANCHORING DETAILS.

All-Thread Wall Tie-Down PLAN

SCALE: NONE

D



Girder Truss Column DET.

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

F

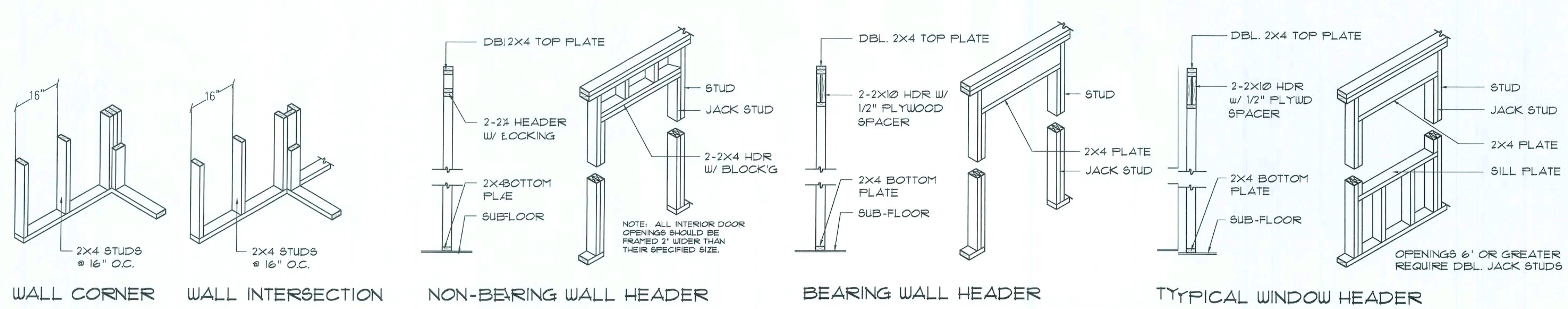
CONSTRUCTION NOTES

1. FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF STEMWALL
2. ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2004 FBC - SEE SD.1
3. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. EQUIPMENT, WOOD BURNING STOVES, AND FIREPLACES.
4. VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
5. CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLEARIFACATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
6. ROOF & FLOOR TRUSS FRAMING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND FRAMING MEMBERS.
7. 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 DESIGNERS RECOMMENDED BUILDING PROCEDURES: CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
8. LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
9. DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

NOTE: SEE DWG. A6 FOR ALTERNATE APPROVED "HURRI-BOLT" ALL-THREAD ANCHORING DETAILS.

HEADER SPANS FOR EXTERIOR BEARING WALLS

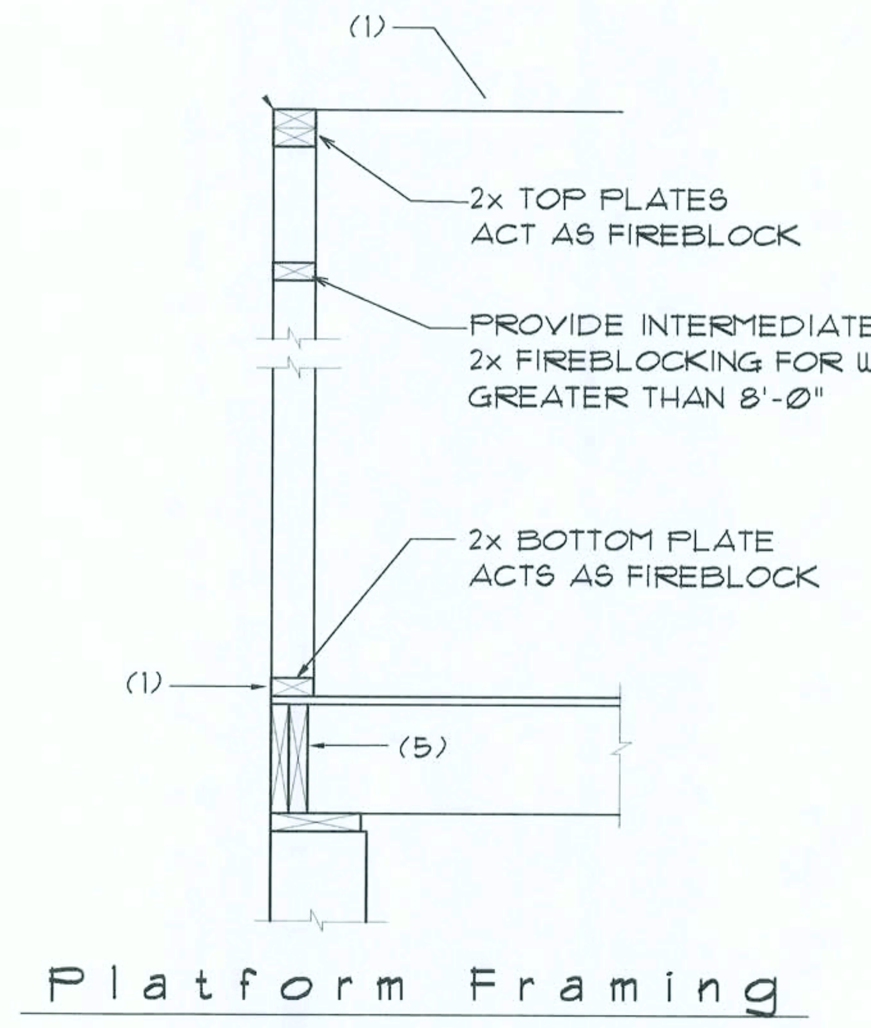
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT) 20' SPAN	20' # JACKS	28' SPAN	28' # JACKS	36' SPAN	36' # JACKS
ROOF, CEILING	2-2x4	3'-6"	1	3'-2"	1	2'-10"	1
	2-2x6	5'-5"	1	4'-8"	1	4'-2"	1
	2-2x8	6'-10"	1	5'-11"	2	5'-4"	1
	2-2x10	8'-5"	2	7'-3"	2	6'-6"	2
	2-2x12	9'-9"	2	8'-5"	2	7'-6"	2
	3-2x8	8'-4"	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



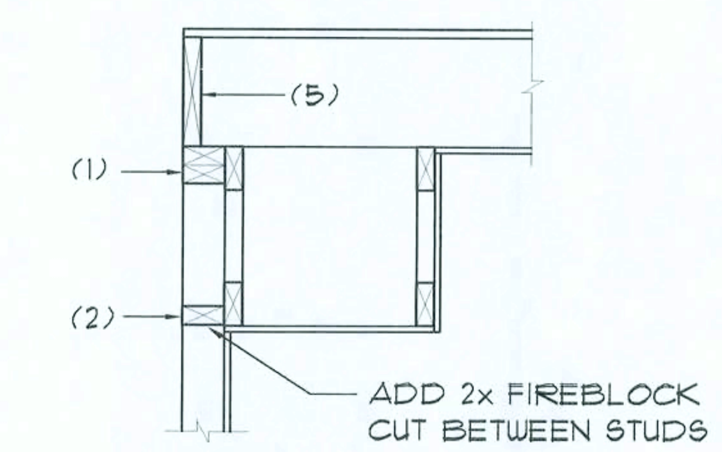
Framing DETAILS

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

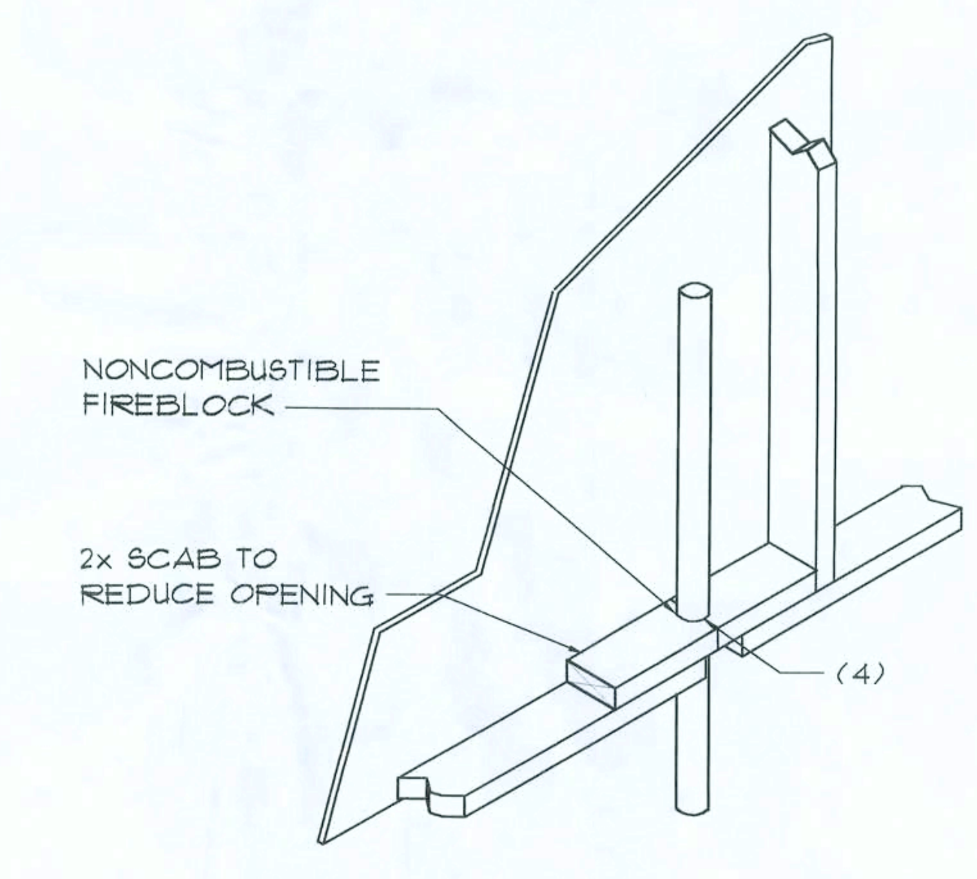
G



Platform Framing



Soffit/Dropped Clg.



Penetrations

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.

FIREBLOCKING NOTES:

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

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"
5. 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 Blocking DETAILS

SCALE : NONE

H

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
139 S.W. HIGH ST - LAKE CITY, FLORIDA
Typ. Framing Details

ARCHITECTURAL DRATING & DESIGN
Lake City, FL 32055 - 386.752.4670

NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
386/755-6608

DATE: 24MAY2007

COMM:

SHEET: A5

5 OF 18

AR0007005

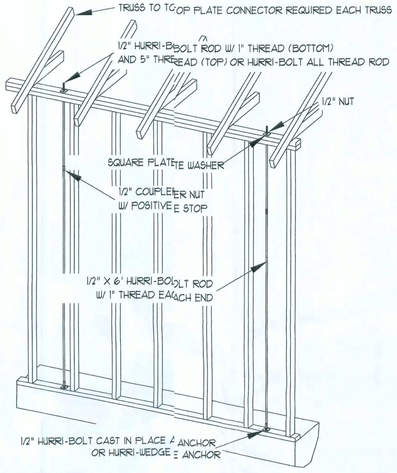
HEADER SPANS FOR EXTERIOR BEARING WALLS

HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT) 20' SPAN	# JACKS	28' SPAN	# JACKS	36' 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

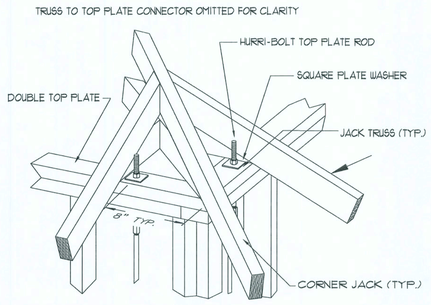
HURRI-BOLT ROD ASSEMBLY CAPACITIES

ANCHOR TYPE	EDGE OF SLAB	INTERIOR OF SLAB
HURRI-WEDGE	3579 LBS.	3900 LBS.
HURRI-BOLT CAST IN PLACE	3900 LBS.	3900 LBS

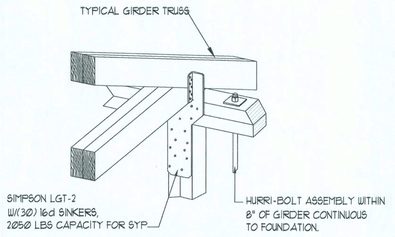
1. ROD DIAMETER IS 1/2".
2. CONCRETE STRENGTH IS 3000 PSI.
3. TOP PLATES ARE #2 SYP.
4. WASHER SIZE IS 2-1/2" SQUARE, (UNO).



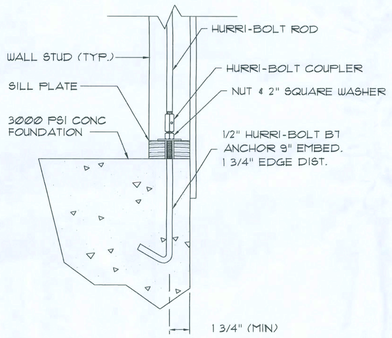
ONE STORY TOP PLATE TIE-DOWN
EXTERIOR WALL DETAIL
NOT TO SCALE



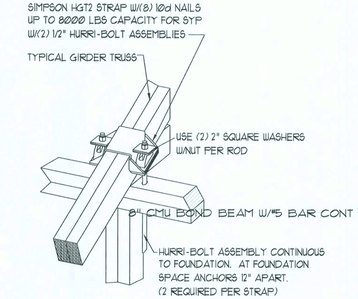
TYPICAL HIP TIE-DOWN
EXTERIOR CORNER DETAIL



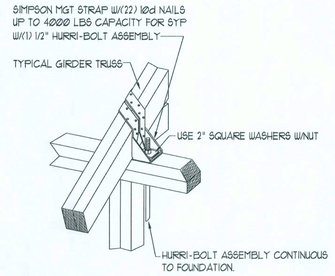
TYPICAL GIRDER CONNECTION
USING SIMPSON LGT-2 STRAP



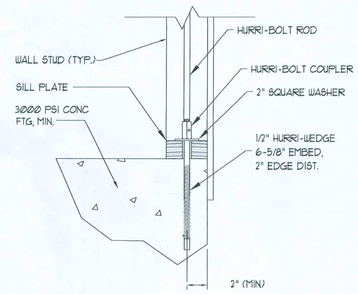
TYPICAL EDGE
CAST IN PLACE DETAIL
NOT TO SCALE



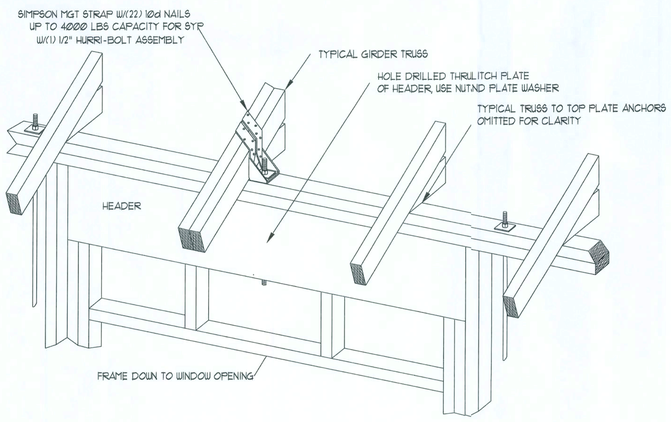
TYPICAL GIRDER CONNECTION
USING SIMPSON HGT2 STRAP



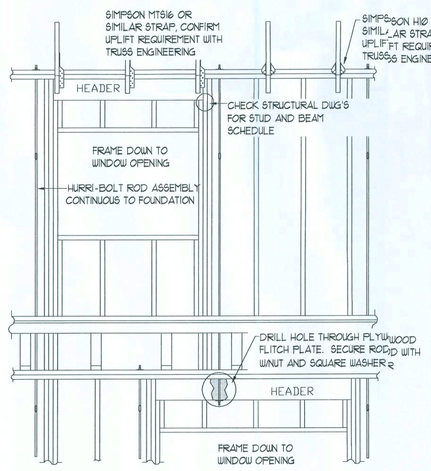
TYPICAL GIRDER CONNECTION
USING SIMPSON MGT STRAP



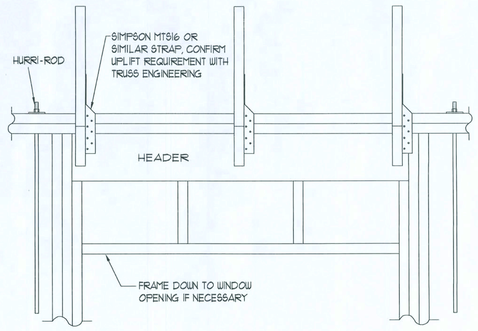
TYPICAL EDGE
HURRI-WEDGE DETAIL
NOT TO SCALE



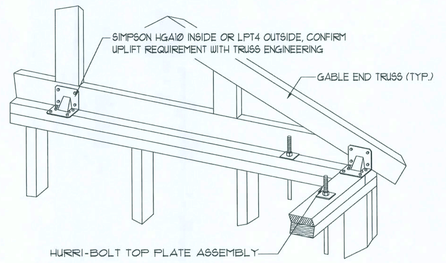
TYPICAL GIRDER OVER HEADER
USING SIMPSON MGT STRAP
NOT TO SCALE



TYPICAL OFFSET WINDOW
MULTI-STORY DETAIL
NOT TO SCALE



TYPICAL TOP FLOOR
HEADER DETAIL



TYPICAL GABLE TIE-DOWN
EXTERIOR WALL DETAIL
NOT TO SCALE

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
139 S.W. HIGH ST. - LAKE CITY, FLORIDA
Typ. Framing Details

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386/752-6603

DATE: 24MAY2007
COMM:

SHEET: A6
6 OF 18

10 August 07
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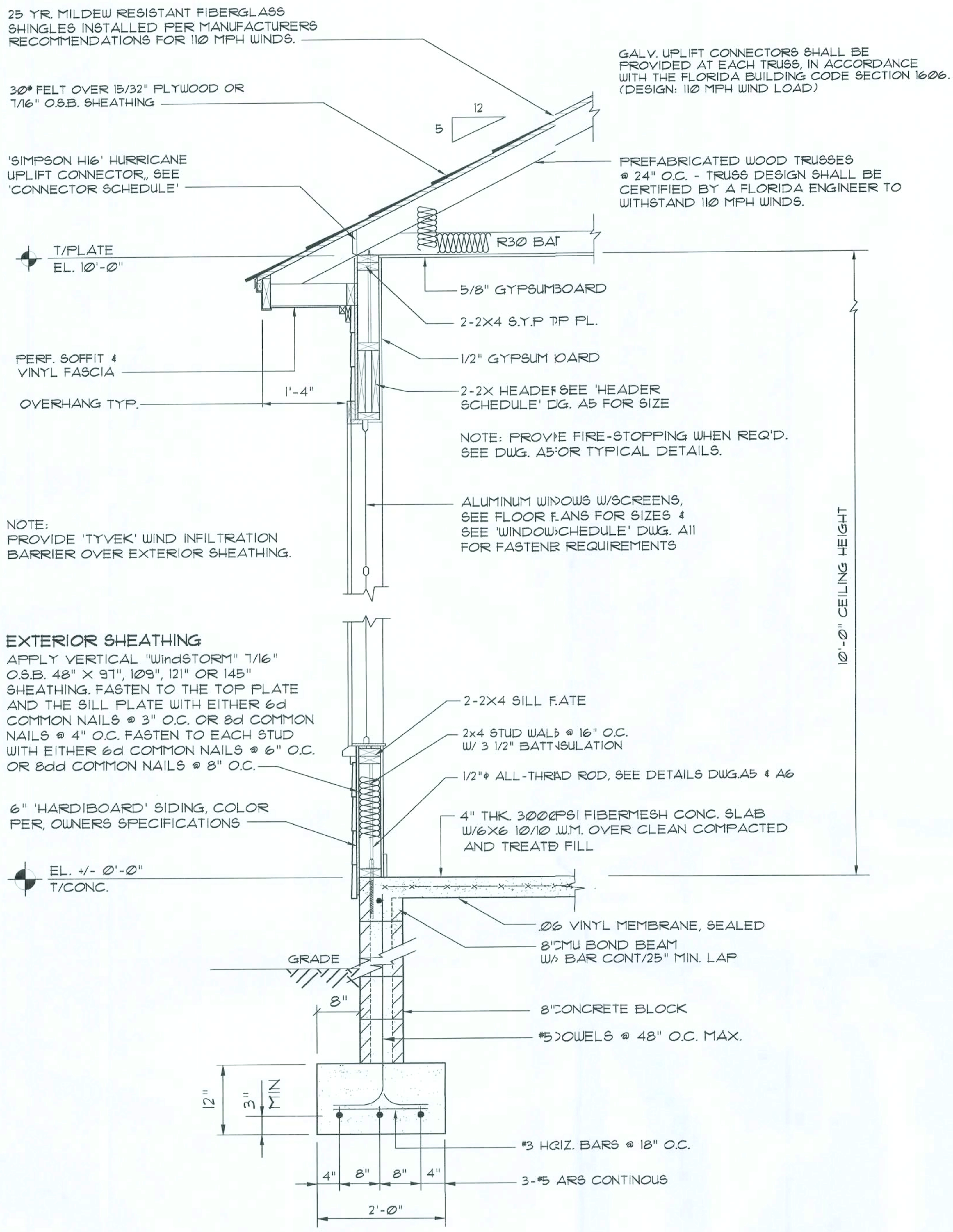


NOTE: ASSUMED SOIL BEARING CAPACITY 1000 PSF

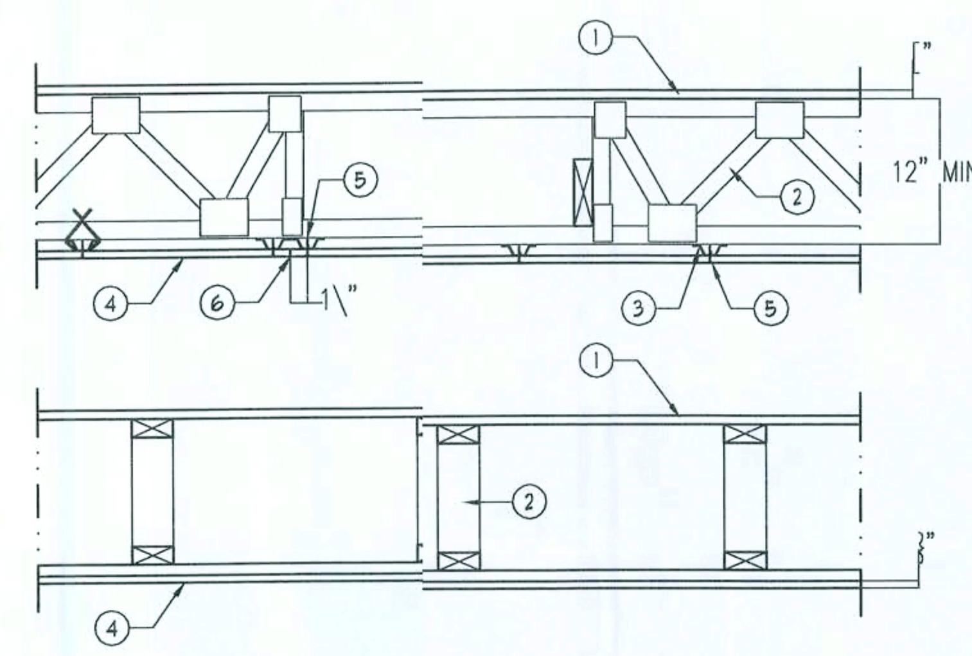
Typical Wall Section

SCALE 3/4" = 1'-0"

A
A1, A2

Design No. L528

Unrestrained Assembly Rating-1 Hr.
Finish Rating-22 Min.



1. Flooring Systems - Finish Flooring - 4 ft by 8 ft by 23/32 in. thick interior plywood with exterior glue and T & G edge detail along 8 ft sides. Plywood installed perpendicular to trusses with end joints staggered 4 ft. Plywood secured to trusses with construction adhesive and No. 6d ringed shank nails Adhesive applied as 3/8 in. diam bead to top chord of trusses and groove edges of plywood. Nails spaced 12 in. O.C. along each truss. As an option, lightweight insulating concrete with Perlite or Vermiculite Aggregate' or gypsum concrete may be placed on the flooring. The min thickness of insulating concrete shall be 3/4 in. The max thickness shall be determined by job site conditions. A thin plastic or paper vapor retarder may be placed on plywood prior to pouring the concrete. See Perlite Aggregate (IFFX) and Vermiculite Aggregale (CJZZ).

2. Trusses - Parallel chord trusses spaced a max 24 in. O.C. fabricated from nom 2 by 4 in. lumber with lumber orientated either vartically or horizontally. Truss members secured together with No. 20 MSG galv steel truss plates. Plates include 5/16 in. long teeth projecting perpendicular to tha plane of the plate. The teeth are in pairs facing each other made from the same punch creating a split tooth type plate. Each tooth has a chisel point on its outside edge, with these points being diagonally opposite from each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx 7/8 in. centers with four rows of teeth per in. of plate width.

3. Furring Channels - Formed of No. 25 MSG galv steel spaced 24 in. O.C. perpendicular to trusses. Channels secured to trusses with double strand of No. 18 SWG galv steel wire spaced 48 in. O.C. Channels spliced with adjacent pieces overlapped 6 in. and tied with double strand of No. 18 SWG galv steel wire at each end of overlap.

3A. Resilient Channel - (Not shown) - As an alternate to Item 3 - Formed from No. 26 MSG galv steel. spaced 16 in. O.C. perpendicular to trusses. Channels secured to trusses with Type S, 1-1/4 in. long steel screws spaced 24 in. O.C. Channels overlapped at splice 4 in.

4. Wallboard. Gypsum* - 5/8 in. thick, 4 ft wide. Sheets of wallboard installed with long dimension perpendicular to furring or resilient channels with 1 in. long wallboard screws spaced 12 in. O.C. and located a min 1-1/2 in. from side and end joints. At end joints, two furring or resilient channels are used which extend a min of 6 in. beyond end of joint.

- Canadian Gypsum Co.. Ltd.-Type C.
- Celotex Corp.-Type FRP.
- Domtar Gypsum-Type 5
- Georgia-Pecific Corp.. Gypsum Div.-Type GPFS-C.
- Gold Bond Building Products-Type FSW-G.
- United States Gypsum Co.-Types C, FCC. or IP-X2.

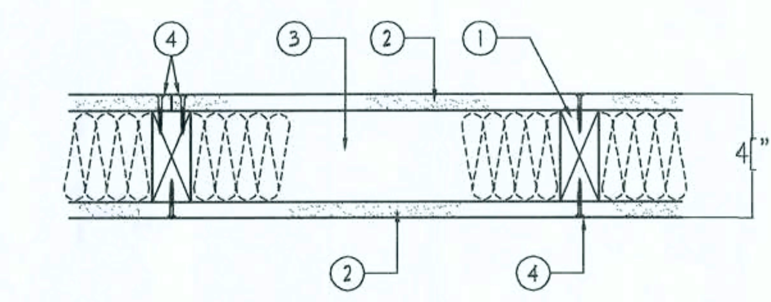
5 Screw, Wallboard -1 in long, Type S, 9/64 in. diam. self-drilling and self-tapping. Bugle head.

6. Finishing System - (Not shown) - Paper tape embedded in cementitious compound over joints with edges of compound feathered out and exposed screw heads covered with compound. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum wallboard.

*Bearing the UL Classification Marking

Design No. U333

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



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

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

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

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

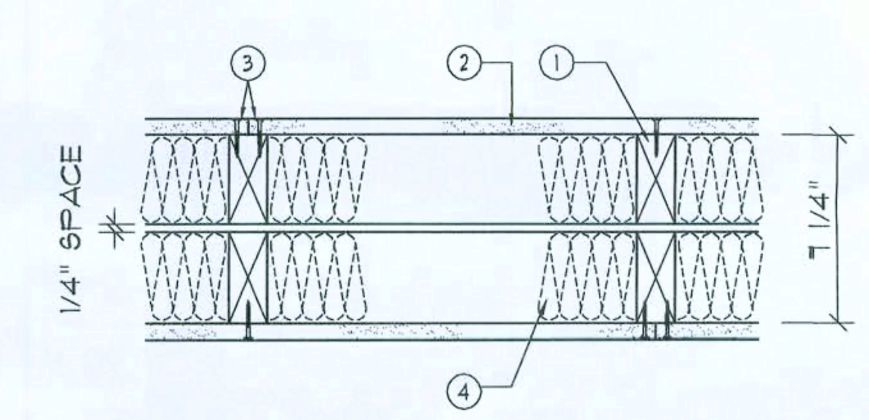
- USG Interiors Inc.
- United States Gypsum Co.

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

*Bearing the UL Classification Marking

Design No. U341

Bearing Wall Rating-1 Hr.
Finish Rating-20 Min.



1 Wood Studs-Nom 2 by 4 in., spaced 16 in. D.C. crossbraced @ mid-height, effectively fire-stopped top & bottom of wall.

2. Wallboard, Gypsum* - Any Classified for Fire Resistance 5/8 in. thick wallboard applied horizontally or vertically, with bevelled, square or tapered edges. Wallboard nailed to studs and plates w/ 6d cement coated nails 1-7/8" long, .0915" shank diam. & 1/4" diam. head ,spaced 7 in. OC. All joints staggered 2 ft with joints on opposite side of wall See Wallboard. Alt.: #6 bugle head drywall screws may be used in lieu of nails.
* See Gypsum (CKNX) Category for names of manufacturers.

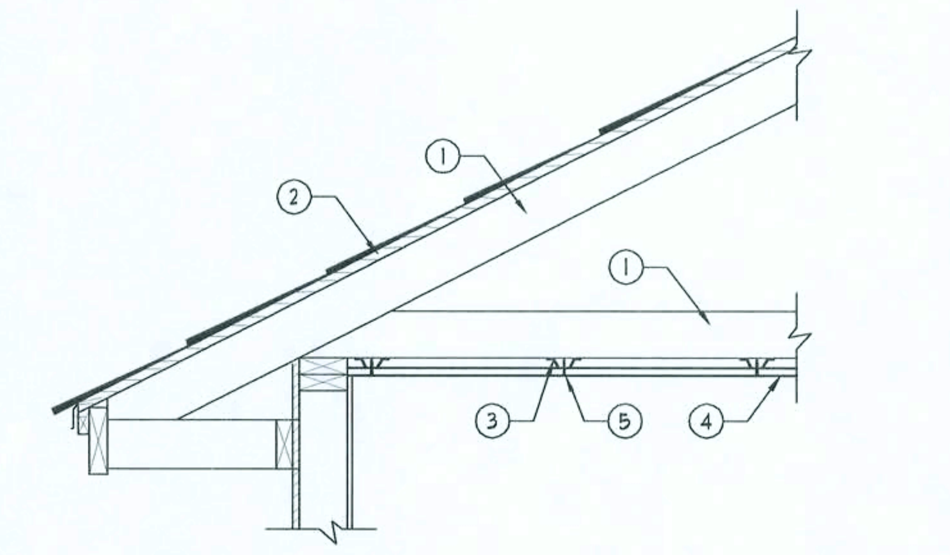
3. Joints and Nailheads-Wallboard joints covered with paper tape and joint compound. Screwheads covered with joint compound. Alt.: 3/32" thick veneer plaster may be applied to entire surface of Classified veneer baseboard.

4. Batts and Blankets* - 3½" max. thickness Mineral wool insulation, OPTIONAL when sheathing (Item 4) is used on both halves of wall
* See Batts & Blankets (BZJZ) Category for names of manufacturers.

*Bearing the UL Classification Marking

Design No. P522

Unrestrained Assembly Rating-1 Hr.
Finish Rating- 22 min.



1. Roof Sheathing - 4 ft by 8 ft by 15/32 in. thick CDX plywood. Plywood installed perpendicular to trusses with end joints staggered 4 ft. Plywood secured to trusses with fasteners as specified on the construction drawings.

2. Trusses - Parallel chord trusses spaced a max 24 in. O.C. fabricated from nom 2 by 4 in. lumber with lumber orientated either vertically or horizontally. Truss members secured together with No. 20 MSG galv steel truss plates. Plates include 5/16 in. long teeth projecting perpendicular to tha plane of the plate. The teeth are in pairs facing each other made from the same punch creating a split tooth type plate. Each tooth has a chisel point on its outside edge, with these points being diagonally opposite from each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx 7/8 in. centers with four rows of teeth per in. of plate width.

3. Furring Channels - Formed of No. 25 MSG galv steel spaced 24 in. O.C. perpendicular to trusses. Channels secured to trusses with double strand of No. 18 SWG galv steel wire spaced 48 in. O.C. Channels spliced with adjacent pieces overlapped 6 in. and tied with double strand of No. 18 SWG galv steel wire at each end of overlap.

3A. Resilient Channel - (Not shown) - As an alternate to Item 3 - Formed from No. 26 MSG galv steel. spaced 16 in. O.C. perpendicular to trusses. Channels secured to trusses with Type S, 1-1/4 in. long steel screws spaced 24 in. O.C. Channels overlapped at splice 4 In.

4. Wallboard. Gypsum* - 5/8 in. thick, 4 ft wide. Sheets of wallboard installed with long dimension perpendicular to furring or resilient channels with 1 in. long wallboard screws spaced 12 in. O.C. and located a min 1-1/2 in. from side and end joints. At end joints, two furring or resilient channels are used which extend a min of 6 in. beyond end of joint.

- Canadian Gypsum Co.. Ltd.-Type C.
- Celotex Corp.-Type FRP.
- Domtar Gypsum-Type 5
- Georgia-Pecific Corp.. Gypsum Div.-Type GPFS-C.
- Gold Bond Building Products-Type FSW-G.
- United States Gypsum Co.-Types C, FCC. or IP-X2.

5 Screw, Wallboard -1 in long, Type S, 9/64 in. diam. self-drilling and self-tapping. Bugle head.

6. Finishing System - (Not shown) - Paper tape embedded in cementitious compound over joints with edges of compound feathered out and exposed screw heads covered with compound. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum wallboard.

*Bearing the UL Classification Marking

Typical Firewall Rating DETAILS

SCALE: NONE

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
159 S.W. HIGH ST. - LAKE CITY, FLORIDA
Typical Wall Sections

ARCHITECTURAL DRATING & DESIGN
Lake City, FL 32055 - 386.752.4670

NICHOLAS PAUL GEISLER ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
386/755-6608

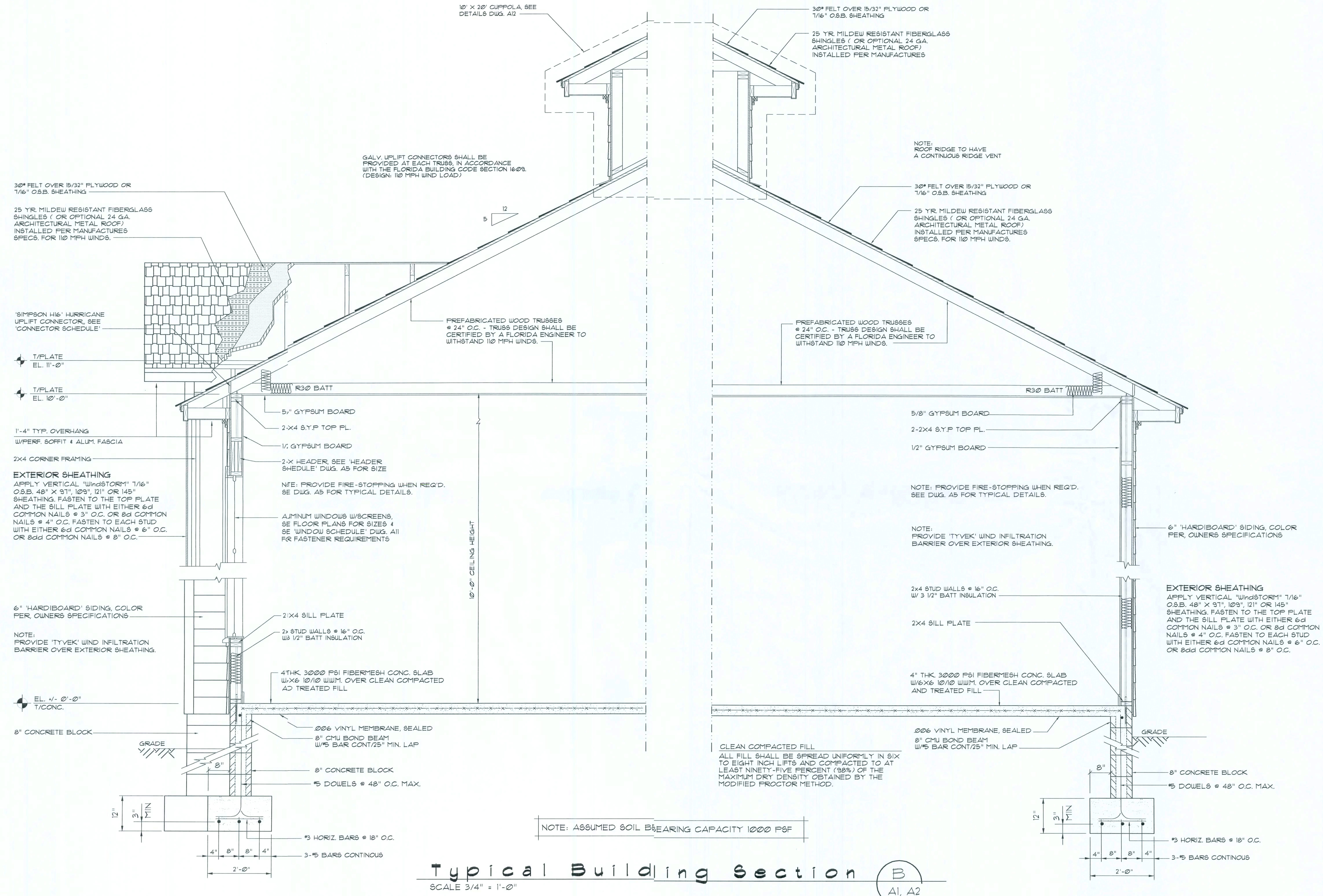
DATE: 24MAY2007

COMM:

SHEET: A7

7 of 18

AR0007005



Typical Building Section

SCALE 3/4" = 1'-0"

B
A1, A2

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
125 S.W. ... ST., LAKE CITY, FLORIDA
Typical Bld'g. Section

ARCHITECTURAL DRATING & DESIGN
Lake City, FL 32055 - 386.752.4670

NICHOLAS GEISLER ARCHITECT
1758 NW Brown Rd. Lake City, FL 32055 386/755-5605

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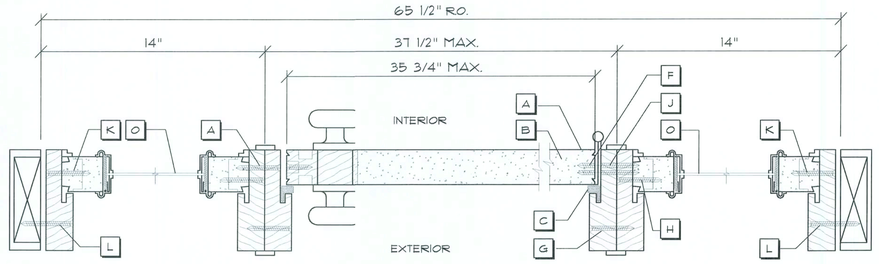
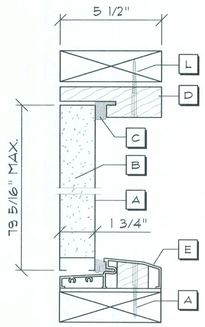
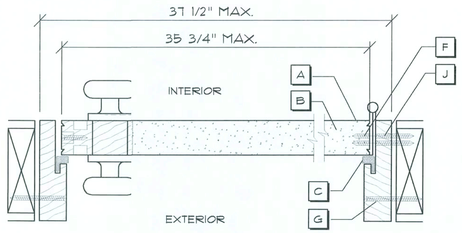


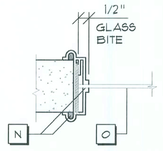
HORIZONTAL SECTON - MAIN ENTRANCE W/SIDELITES



TYPICAL VERTICAL SECTION



HORIZONTAL SETION - SINGLE FRENCH DOORS



GLAZING DETAIL

NOTE, VERIFY ROUGH OPNING DOOR REQUIREMENTS PRIOR TO CONSTRUCTION.

Typ. Exterior Door Jamb DETAILS

SCALE : NONE

Door Notes

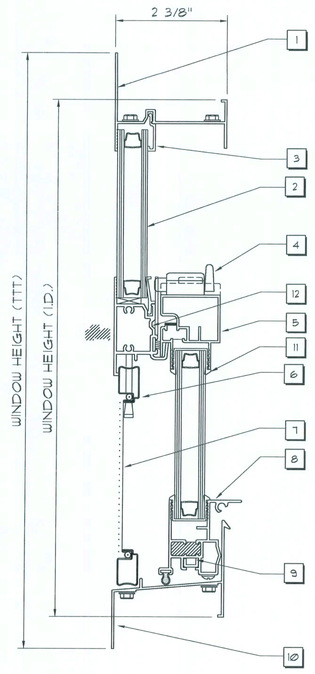
- A — STEEL SKIN - 26 GA.
- B — POLYURETHANE FOAM CORE
- C — COMPRESSION WEATHER STRIP
- D — WOOD HEAD JAMB
- E — ALUMINUM BUMPER THRESHOLD
- F — #10-24 X 1/2" F.H.M.S. (4) SCREWS PER HINGE INTO DOOR
- G — #10 X 2" F.H.W.S. (5) SCREWS THROUGH HINGE JAMB, 8" DOWN FROM TOP, MAX. 18" O.C. THEREAFTER.
-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

DESIGN PRESSURE RATINGS *	
POSITIVE	+76.0 PSF
NEGATIVE	-76.0 PSF

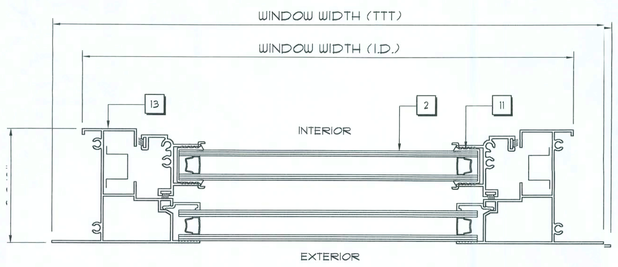
* WHERE WATER INFILTRATION REQIREMENT IS NOT NEEDED

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

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



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

Typ. Window Jamb DETAILS

SCALE : NONE

Window Notes

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

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

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

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NOTE, VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

N1 - COMPLETE WITH FAN LITE AS PER SERIES 450

N2 - TESTING AS PER ASTM E1300

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
199 S.W. HIGH ST. - LAKE CITY, FLORIDA
Door / Window Det.

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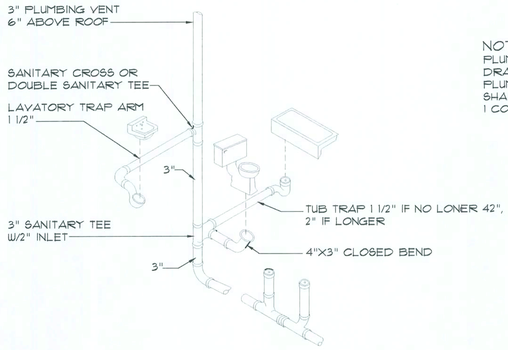
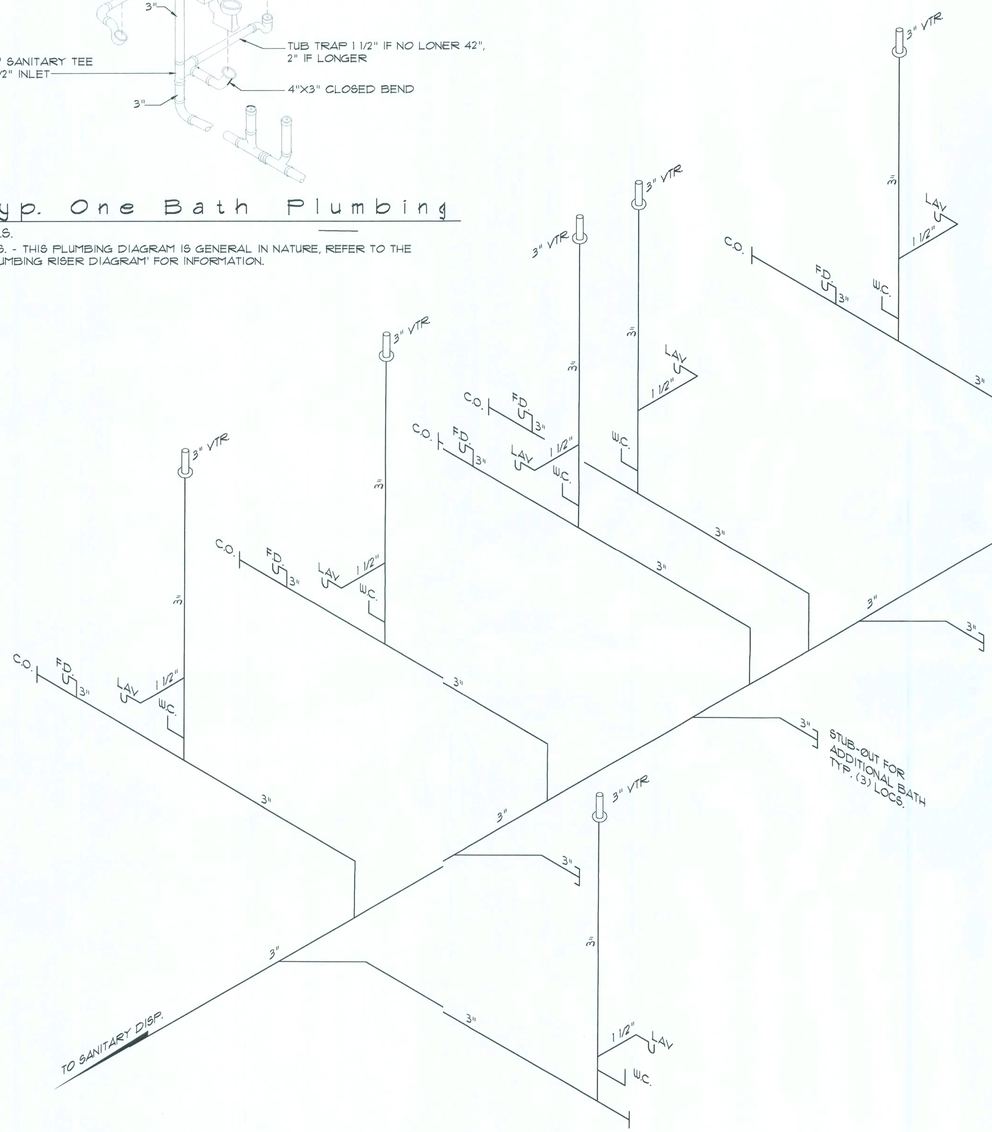


Typ. One Bath Plumbing

N.T.S.

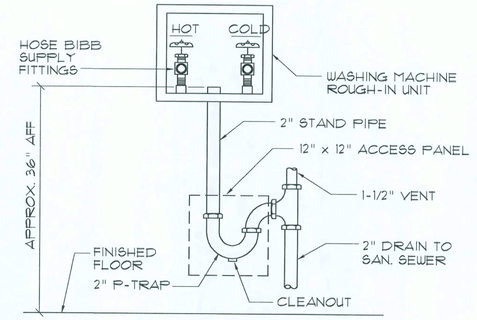
N.T.S. - THIS PLUMBING DIAGRAM IS GENERAL IN NATURE, REFER TO THE "PLUMBING RISER DIAGRAM" FOR INFORMATION.

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



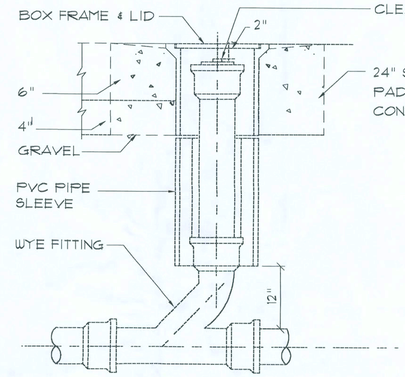
Plumbing Riser DIAGRAM

SCALE: NONE



Washing Machine Hook-up

N.T.S.



Outdoor Cleanout

N.T.S.

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 PREFORMED 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 OWNERS 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 301-72 ABOVE GRADE WITH 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 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 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.

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
139 S.W. HIGH ST. - LAKE CITY, FLORIDA
Plumbing Riser

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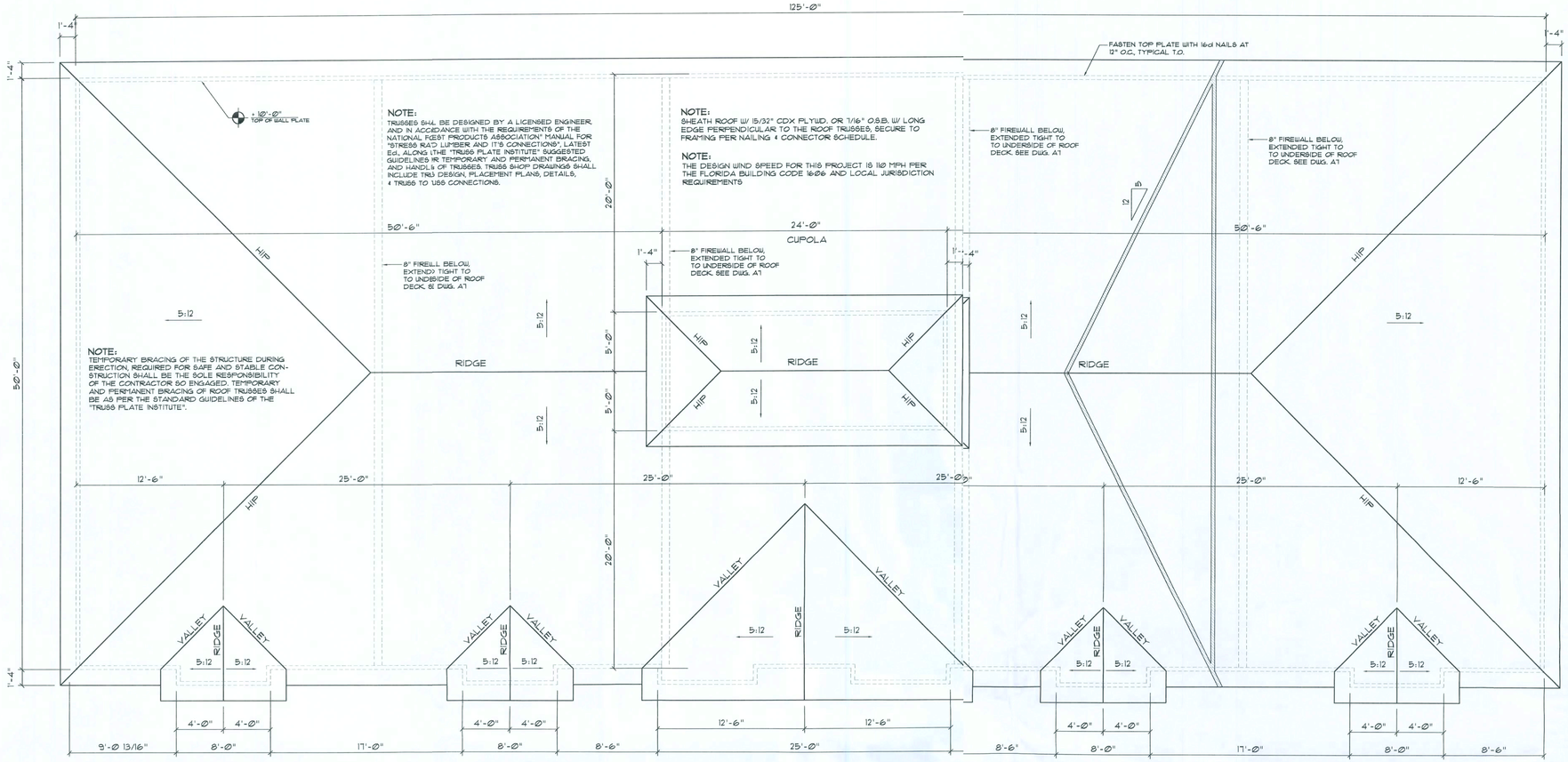


Roof Framing PLAN

SCALE 3/16" = 1'-0"

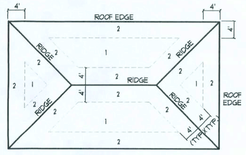
WOOD STRUCTURAL NOTES

1. TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & 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.
5. THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER FBC 1606 AND LOCAL JURISDICTION REQUIREMENTS
6. SHEATH ROOF W/ 5/8" CDX PLYWD. W/ LONG EDGE PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING PER ROOF NAIL SCHEDULE

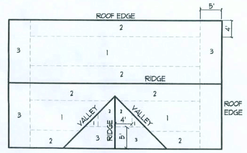
SHOP DWG COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS.
THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS 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.



ROOF SHEATHING NAILING ZONES (HIP ROOF)

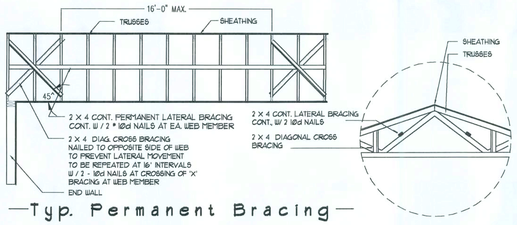


ROOF SHEATHING NAILING ZONES (GABLE ROOF)

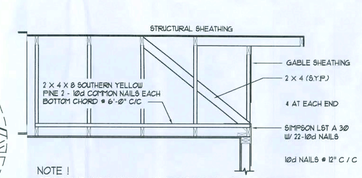
ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	5/8" CDX PLYWOOD	10d COMMON OR 10d HOT DIPPED GALVANIZED BOX NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
2			6 in. o.c. EDGE 12 in. o.c. FIELD
3			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 12 in. o.c. FIELD

Roof Nail Pattern DETAIL

SCALE : NONE



—Typ. Permanent Bracing—



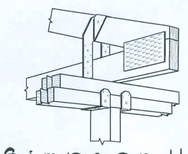
NOTE 1
CEILING DIAPHRAGM - ALTERNATE TO BALLOON FRAMING

—End Wall—

EndWall/Truss Bracing DETAILS

SCALE : NONE

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



Simpson H16

TRUSS TO TOP PLATE

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

THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERING SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER.

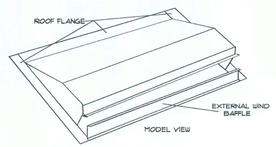
TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT INDICATED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.

NOTE:
CONSTRUCT EXTERIOR WALLS W/ 2 TOP PLATES & 1 SILL PLATE, 2X4 STUDS @ 16" O.C., & "SIMPSON" SP12/SPH STUD/PLATE CONNECTORS @ 32" O.C. - SHEATH WALL W/ 15/32" PLYWD. OR 7/16" OSB, APPLIED W/ 8d COMMON NAILS @ 6" O.C. ALONG EDGES & 12" O.C. ALONG INTERMEDIATE SUPPORTS

NOTE:
WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N-2 HEM-FIR OR BETTER.

EXTERIOR WALLS & SHEATHING
CONSTRUCT EXTERIOR WALLS W/2 TOP PLATES & 1 SILL PLATE, 2X4 STUDS @ 16" O.C.
APPLY VERTICAL "WindStorm" 7/16" O.S.B. 48" X 97", 109", 121" OR 145" SHEATHING, FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d COMMON NAILS @ 3" O.C. OR 8d COMMON NAILS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d COMMON NAILS @ 6" O.C. OR 8d COMMON NAILS @ 8" O.C.

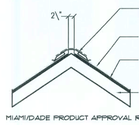
SIZE NET FREE MIN.ROOFING		
	AREA	CUT-OUT
4'	185 SQ. IN.	2-1/2"X42"
6'	165 SQ. IN.	2-1/2"X66"
8'	225 SQ. IN.	2-1/2"X90"
10'	285 SQ. IN.	2-1/2"X114"



Off-Ridge VENT

SCALE: NONE

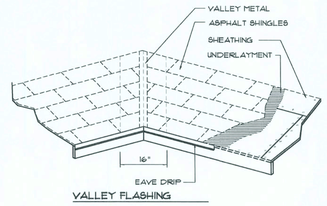
AREA OF ATTIC	REQ'D L.F. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	400 SQ.IN.
2000 SF	24 LF	450 SQ.IN.
2200 SF	28 LF	518 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	738 SQ.IN.
3100 SF	40 LF	825 SQ.IN.
3600 SF	44 LF	920 SQ.IN.



MIAMI/DADE PRODUCT APPROVAL REPORT: #98-0713.05

Ridge Vent DET.

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



VALLEY FLASHING

Roof Flashing DETAIL

SCALE: NONE

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	0.0179	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		40 20

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
139, 511 HIGH ST. - LAKE CITY, FLORIDA
Roof Framing Plan

ARCHITECTURAL DRAFTING & DESIGN
Lake City, FL 32055 - 386.752.4670

NICHOLAS PAUL OTTEN
ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
386.752-8608

DATE: 24MAY2007
COMM:

SHEET: A11
11 OF 18

10 May 07

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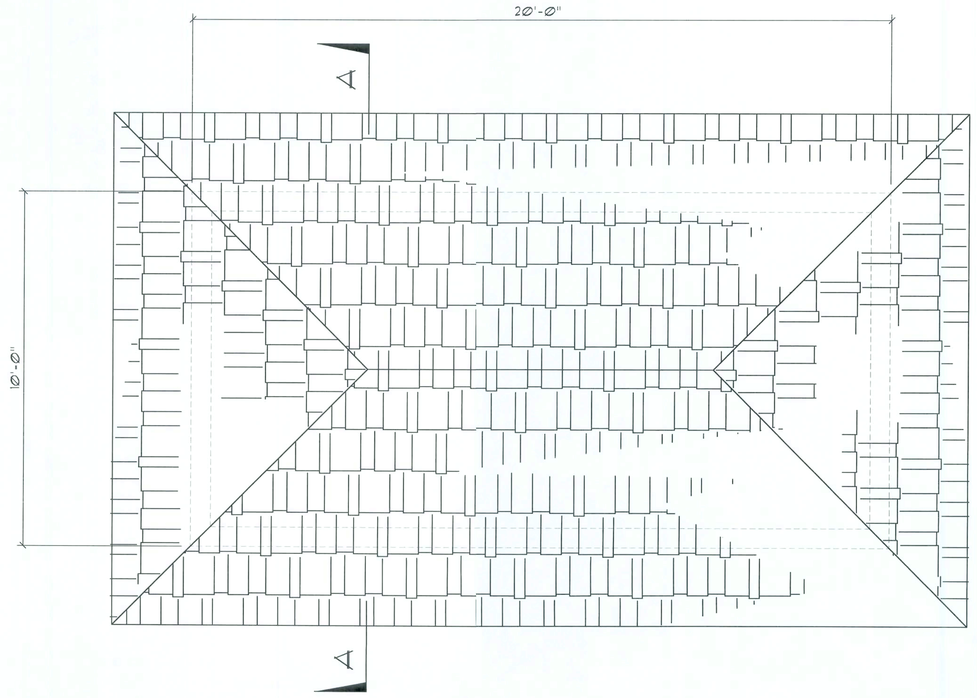
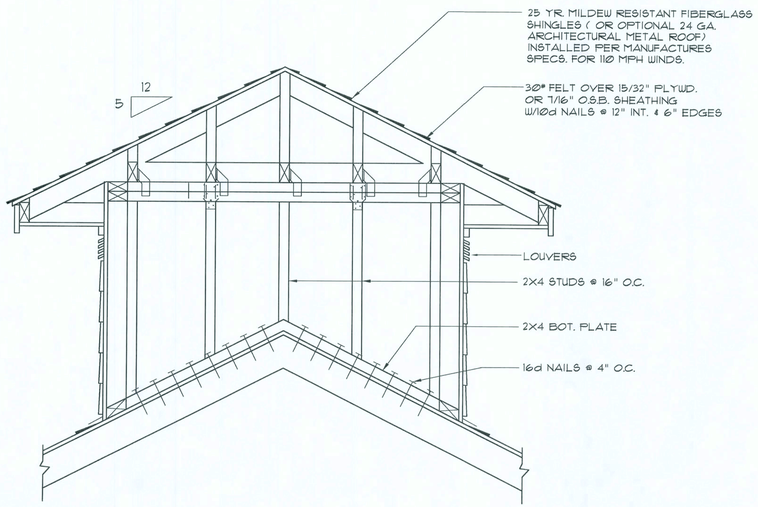


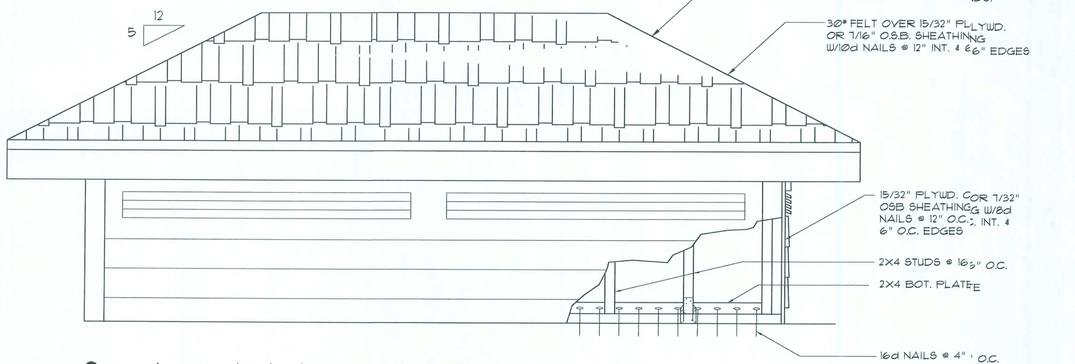
Plan VIEW

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



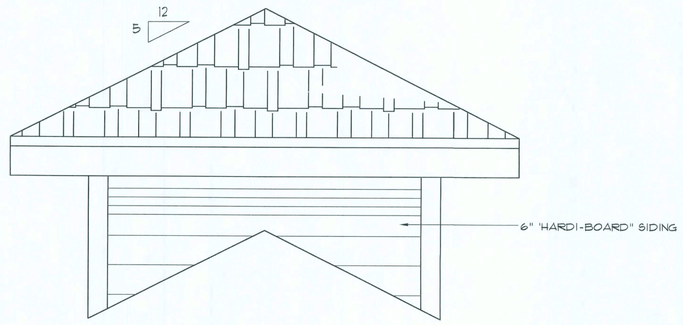
Section A

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



Side ELEVATION

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



End ELEVATION

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

10' X 20' CUPOLA DETAILS

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

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
139 & 111 HWY 27 - LAKE CITY, FLORIDA
Roof Cupola Detail

ARCHITECTURAL DRAFTING & DESIGN
Lake City, FL 32055 - 386.752.4670

NICHOLAS PAUL GEISLER ARCHITECT
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386/755-8158

DATE: 24MAY2007

COMM:

SHEET: A12
12 OF 8

10 August

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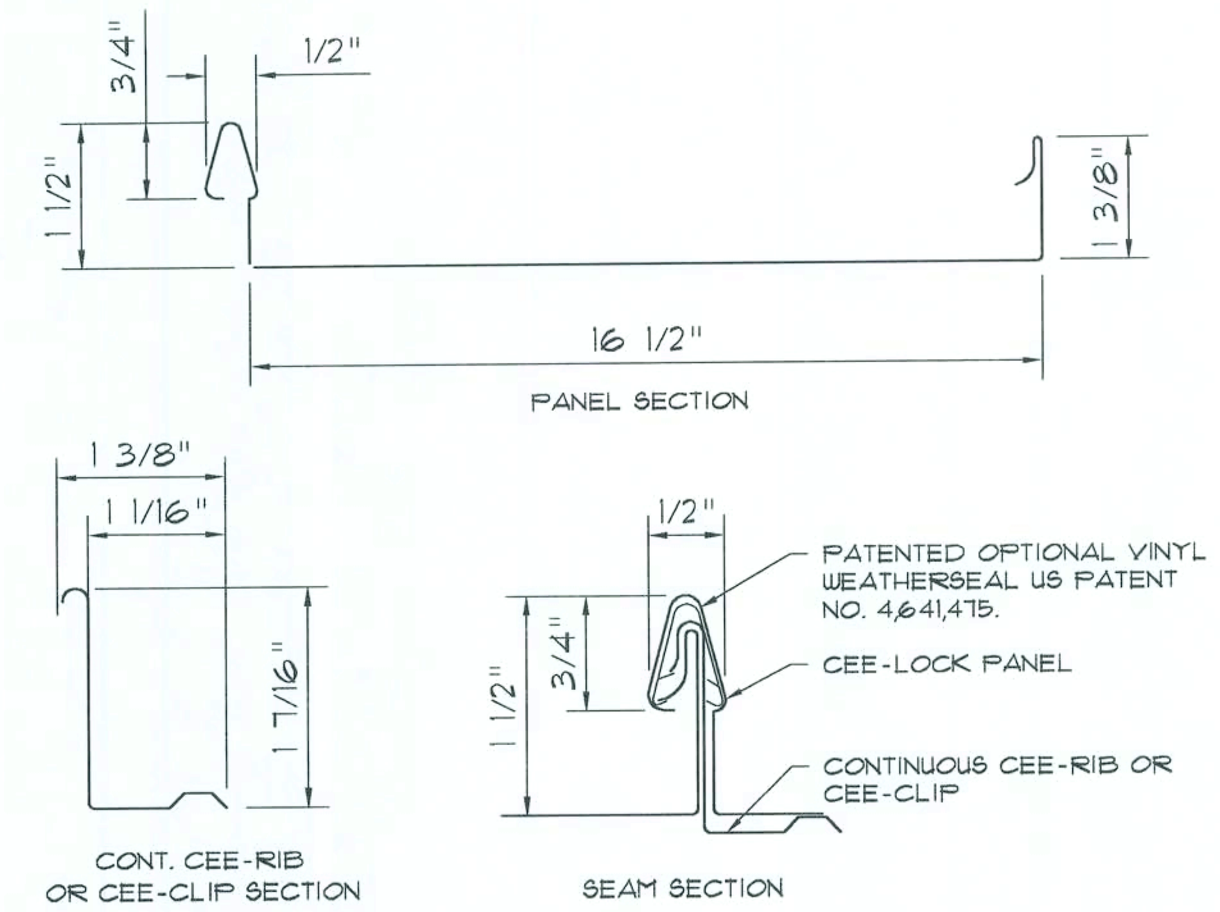
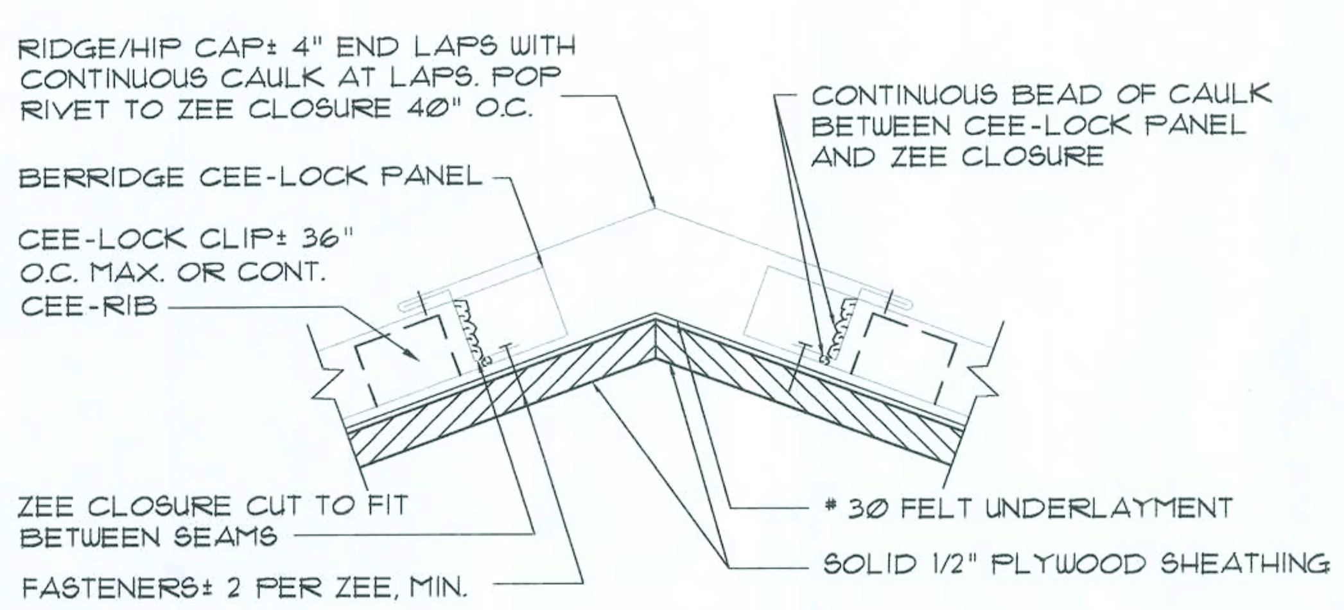


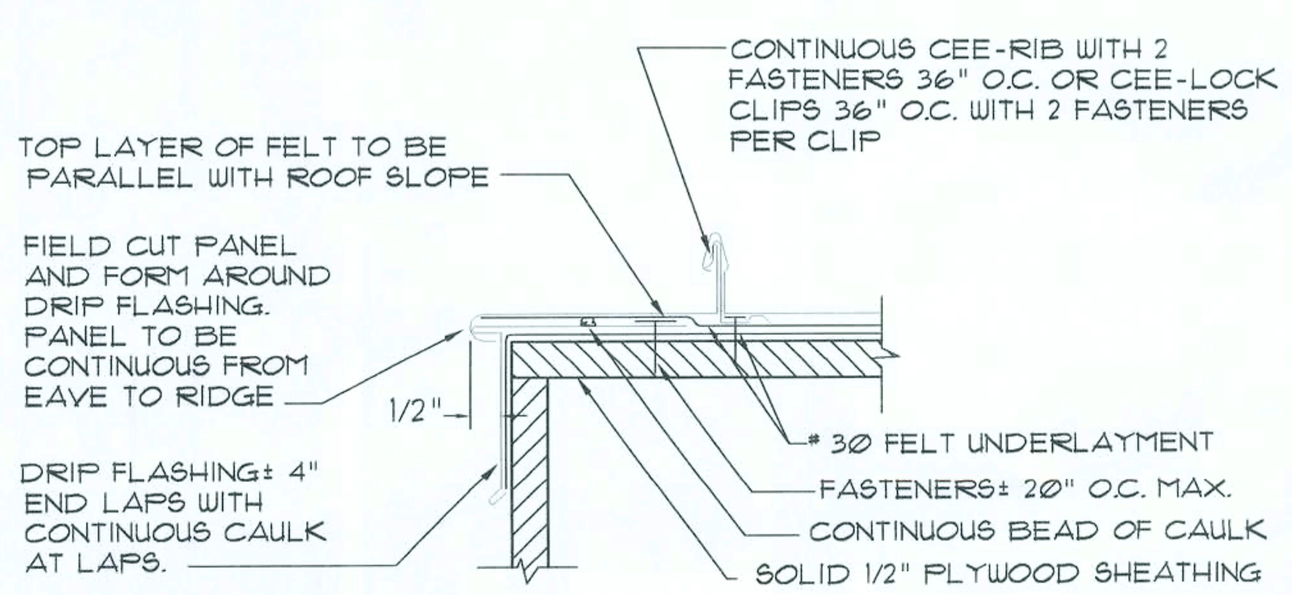
PANEL DETAIL

SCALE: NONE



RIDGE/HIP DETAIL

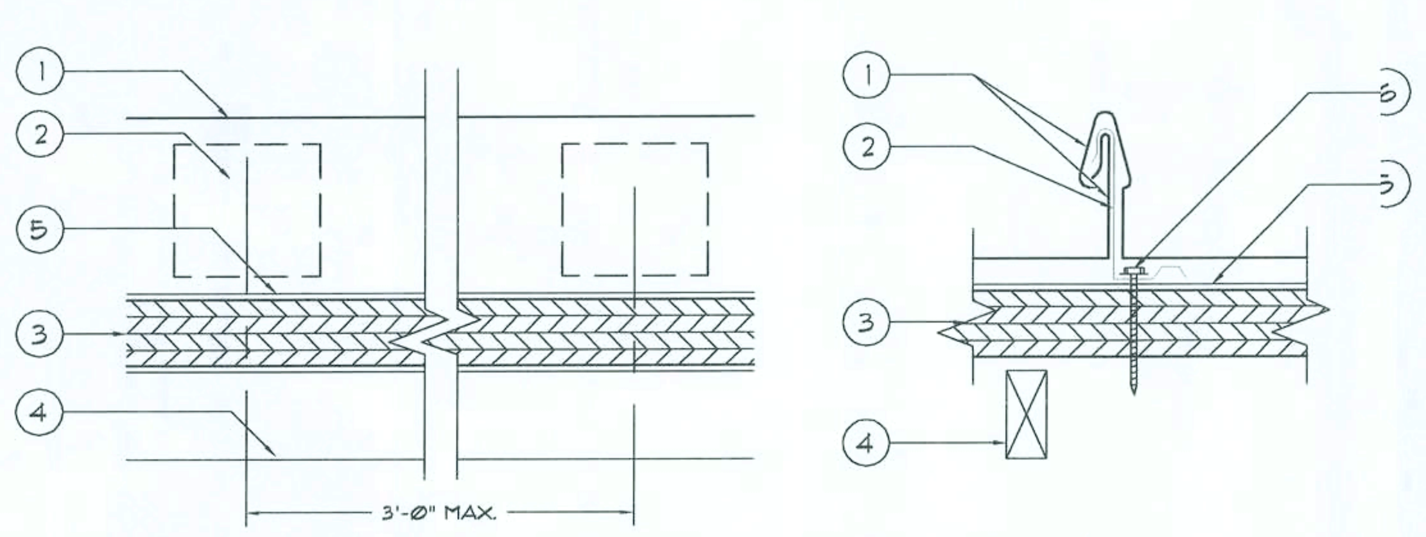
SCALE: NONE



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

GABLE DETAIL / PANEL TURNDOWN

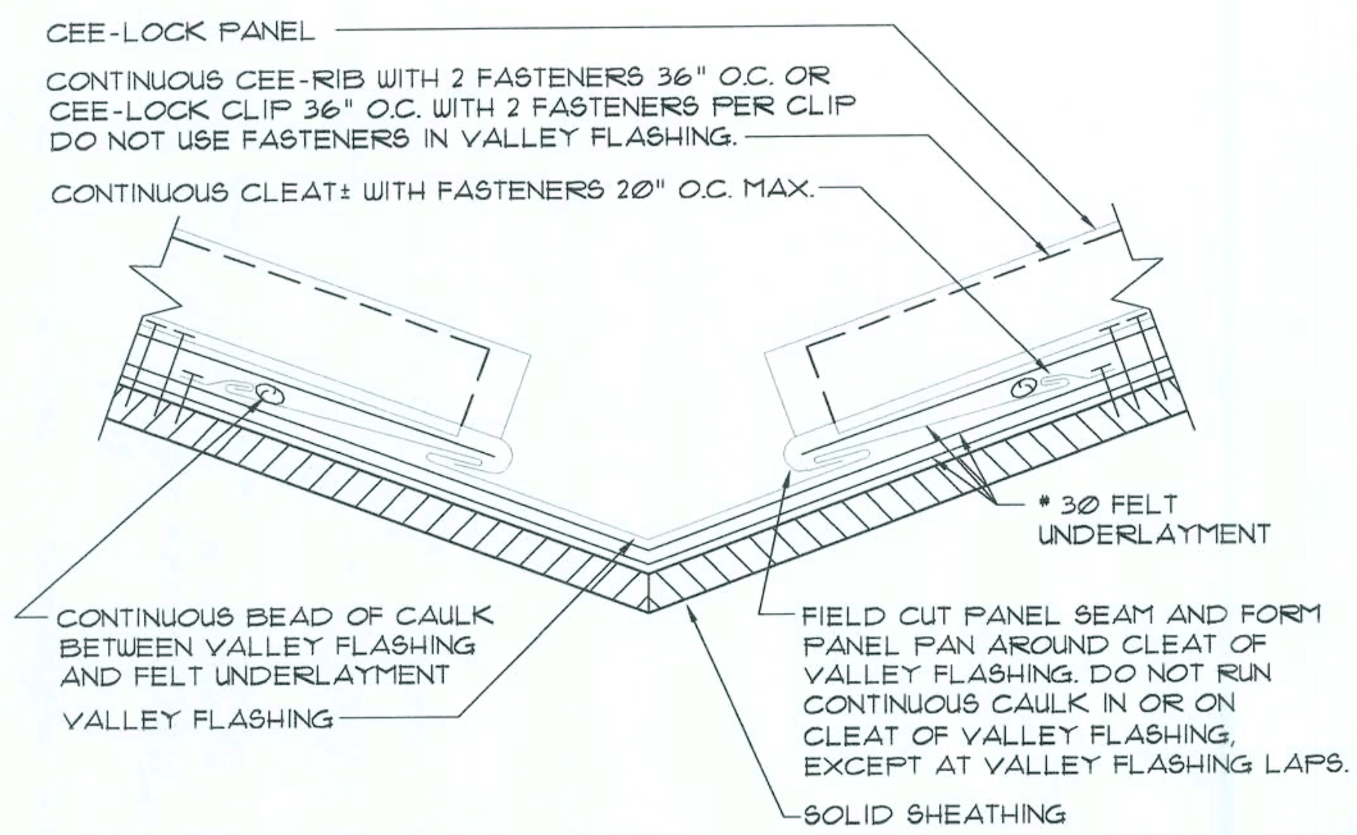
SCALE: NONE



1. CEE-LOCK PANEL * NO. 24 MSG (MIN. YIELD STRENGTH 40,000 PSI) THICKNESS COATED STEEL, 16 1/2 IN. WIDE 1 1/2 IN. HIGH. PANEL (NON-STRUCTURAL VINYL WEATHER SEAL OPTIONAL IN SEAM) CONTINUOUS OVER TWO OR MORE SPANS WITHOUT LAPS.
2. CEE-CLIP (PANEL CLIP) - ONE PIECE ASSEMBLY FABRICATED FROM NO. 24 MSG (MIN. YIELD STRENGTH 40,000 PSI) COATED STEEL. CEE-CLIP LOCATED AT ECH PANEL SIDE LAPS BEING PLACED AT 3'-0" O.C. MAXIMUM.
3. DECK - 5/8" APA 40/20 PLYWOOD.
4. JOIST - 2" X 4" AT 2'-0" O.C. MAXIMUM WITH #12 X 2" PAN HEAD WOOD SCREW AT 12" O.C. MAX. AT PLYWOOD TO JOIST CONNECTION AND AT PLYWOOD ENDS.
5. * 30 FELT UNDERLAYMENT.
6. FASTENERS (SCREWS) - FOR ATTACHING "CEE-CLIP" (ITEM TWO) TO DECK USE NO. 10 PANCAKE HEAD TEKS STEEL SCREWS, TWO FASTENER PER "CEE-CLIP".

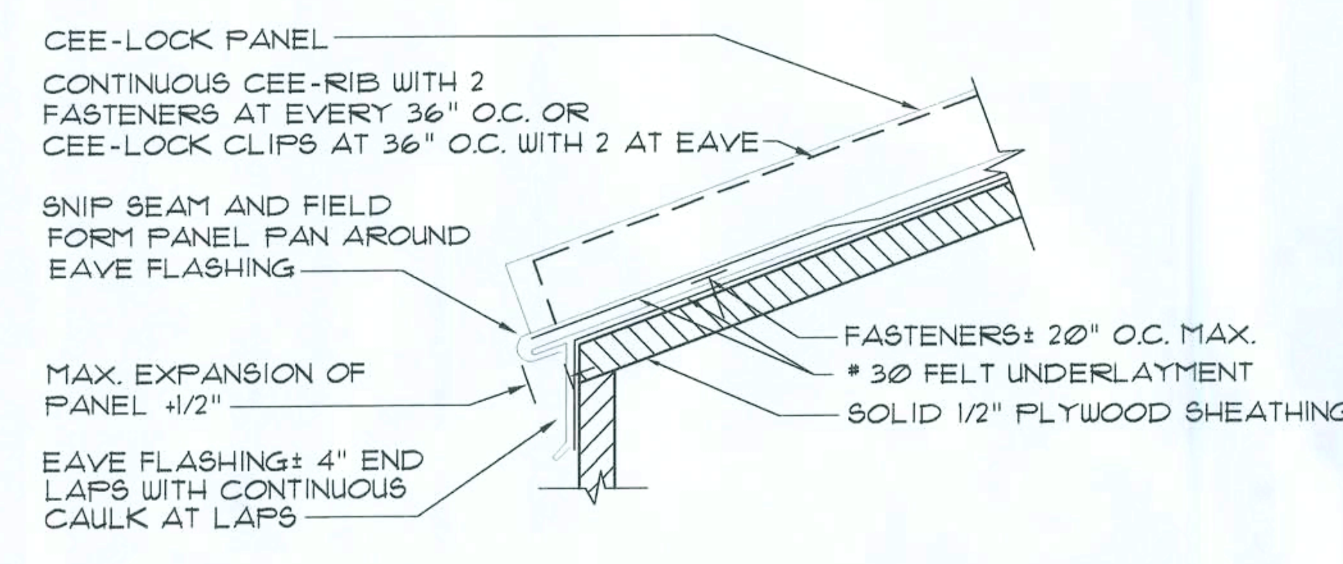
CLIP FASTENER DETAIL

SCALE: NONE



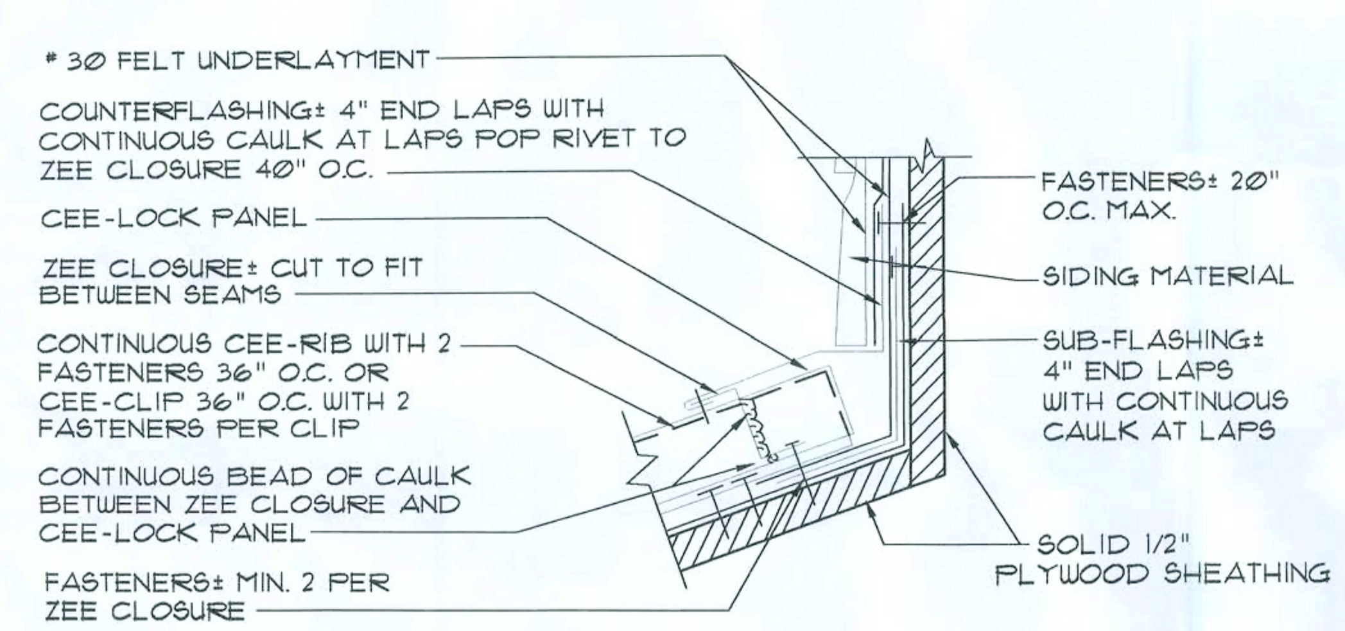
VALLEY DETAIL

SCALE: NONE



EAVE DETAIL

SCALE: NONE



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

FLASHING DETAIL

SCALE: NONE

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

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

NOTE:

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

BERRIDGE MANUFACTURING COMPANY
1720 MAURY STREET
HOUSTON, TX 77026
1-800-237-8127
http://www.berridge.com

APPROVED ALTERNATE:

ENGLERT, INC.
1200 AMBOY AVENUE
PERTH AMBOY, NJ 08862
1-800-610-1975
http://www.englertinc.com

STANDING SEAM PANEL INSTALLATION NOTES

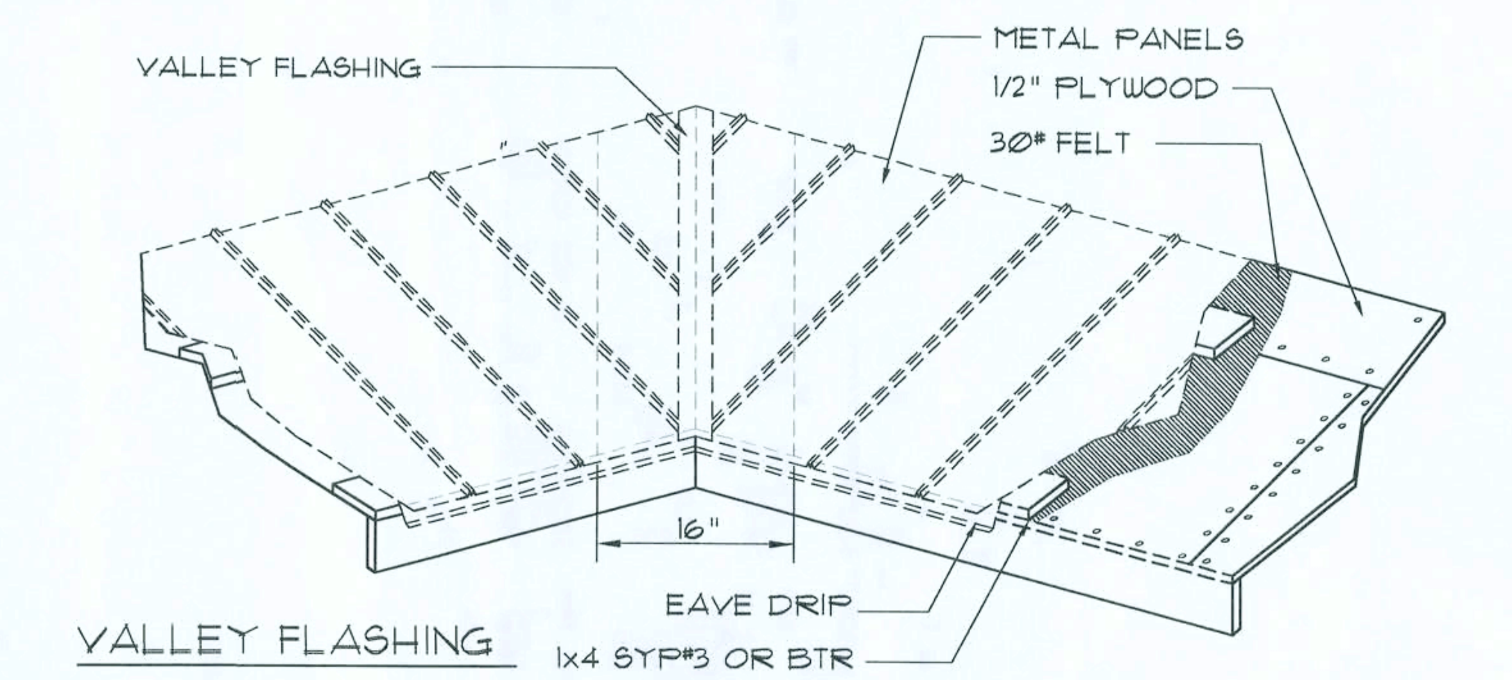
1. DOUBLE LAYER OF NUMBER THIRTY FELT UNDERLAYMENT OR EQUAL AND THE CEE-LOCK OPTIONAL VINYL WEATHERSEAL (US PATENT NO. 4,641,475) ARE RECOMMENDED FOR ALL APPLICATIONS WHERE THE ROOF SLOPE IS 3 ON 12 OR LESS.
2. STRIPPABLE FILM: THE STRIPPABLE PLASTIC FILM WHICH IS APPLIED OVER MOST BERRIDGE PREFINISHED PRODUCTS, PANELS, FLASHINGS, COILS, AND FLAT SHEETS PROVIDES PROTECTION OF THE FINISH DURING FABRICATION AND TRANSIT. THIS FILM MUST BE REMOVED PRIOR TO INSTALLATION.
3. SOLID SHEATHING REQUIREMENTS: 5/8" PLYWOOD SHEATHING SHALL BE USED TO PROVIDE SUFFICIENT HOLDING POWER FOR FASTENERS.
4. SHEATHING INSPECTION:
   A. SHEATHING END JOINTS SHOULD BE STAGGERED.
   B. ALL END JOINTS SHOULD MEET AT EITHER A JOIST OR RAFTER.
   C. BLOCKING OR "H" CLIPS SHOULD BE USED IF JOISTS DO NOT REMAIN FLAT UNDER THE WEIGHT OF WORKMEN.
   D. USE SHIMS TO KEEP ENTIRE SUBSTRATE EVEN. UNEVEN SUBSTRATE WILL RESULT IN "OIL-CANNING" IN PANELS. SUBSTRATE SHOULD BE LEVEL TO 1/4" IN 20'-0".
   E. ALL CUTS AT PENETRATIONS SHOULD BE TIGHT, WITHOUT GAPS.
   F. USE WOOD-FRAMED CRICKETS AT LARGE PENETRATIONS.
   G. MAKE SURE SUBSTRATE JOINTS ARE TIGHT AT ALL HIPS, VALLEYS, AND RIDGES.
5. FASCIA/RAKE INSPECTION:
   A. STRIKE A LINE THE FULL LENGTH OF THE FASCIA OR RAKE. IF NOT STRAIGHT, CORRECT WITH SHIMS.
   B. MAKE SURE FASCIA/RAKE IS FLUSH WITH SHEATHING.
6. FELT UNDERLAYMENT: A MINIMUM SINGLE LAYER OF # 30 FELT UNDERLAYMENT (OR EQUAL) MUST BE APPLIED OVER SOLID SHEATHING AS SHOWN IN THE BERRIDGE MANUFACTURING COMPANY TYPICAL FELTING DETAILS. THE USE OF ADDITIONAL LAYERS OF # 30 FELT IS RECOMMENDED ON LOW-SLOPED ROOFS, AT ALL VALLEY CONDITIONS, AT ROOF PENETRATIONS, AND CERTAIN OTHER FLASHING CONDITIONS AS DEPICTED IN THE CEE-LOCK PANEL TYPICAL DETAILS. (THE UNDERLAYMENT MUST COVER THE ENTIRE ROOF DECKED SURFACE).
7. FELTING INSTALLATION:
   A. DO NOT USE RED ROSIN PAPER UNDER METAL ROOFING PANELS.
   B. SWEEP ROOF AREA CLEAN.
   C. USE FLAT HEAD GALVANIZED ROOFING NAILS x 1 1/4" LONG WITH BERRIDGE GALVANIZED FELT CAPS.
   D. INSTALL VALLEY FELT FIRST.
   E. INSTALL FELT PARALLEL TO EAVE (2 LAYERS REQUIRED AT EAVE), STARTING AT EAVE AND USING MINIMUM 6" LAPS. USE TWO LAYERS OF FELT ON ENTIRE ROOF DECK IF ROOF SLOPE IS 3 ON 12 OR LESS. 2 LAYERS OF FELT REQUIRED AT EAVE REGARDLESS OF SLOPE.
8. FLASHING: IF BERRIDGE MANUFACTURING COMPANY IS TO SUPPLY FLASHINGS, ALL FLASHINGS WILL BE FABRICATED IN 10'-0" LENGTHS WITH SQUARE END CUTS ONLY. THE PURCHASER MUST PROVIDE ALL DIMENSIONS AND DEGREE OF ANGLES.
9. FLASHING INSTALLATION:
   A. REMOVE STRIPPABLE PLASTIC FILM FROM ALL FLASHINGS PRIOR TO INSTALLATION.
   B. ALWAYS STAGGER JOINTS WHEN ONE FLASHING IS INSTALLED OVER OTHER FLASHING.
   C. INSTALL ALL FLASHINGS AS PER BERRIDGE TYPICAL DETAILS.
   D. ALL FLASHINGS ARE TO BE DESIGNED AND INSTALLED TO NOT TRAP WATER.
10. PANEL INSTALLATION:
   A. REMOVE STRIPPABLE PLASTIC FILM FROM EACH PANEL PRIOR TO INSTALLATION.
   B. START PANEL INSTALLATION AT ON GABLE END OF THE ROOF, WORKING TOWARD THE OTHER GABLE END. MAKE SURE PANELS ARE PERPENDICULAR TO THE EAVE. AT VALLEY AREAS, MAKE SURE PANELS ARE INSTALLED SO THAT DRAINAGE HAS FREE FLOW AND IS NOT OBSTRUCTED BY PANEL SEAMS.
   C. BEGIN BY INSTALLING J-CLIP AND/OR DRIP FLASHING AT GABLE THEN PLACING FIRST CEE-LOCK CONTINUOUS LENGTH PANEL.
   D. INSTALL CEE-LOCK CLIPS OR CONTINUOUS CEE-RIB AS PER BERRIDGE TYPICAL DETAILS AND CEE-LOCK CONTINUOUS RIB/CLIP INSTALLATION NOTES.
   E. IF OPTIONAL VINYL WEATHERSEAL (US PATENT 4,641,475) IS TO BE USED, THIS WILL BE EITHER FACTORY INSTALLED OR INSTALLED IN THE FIELD AS THE CEE-LOCK PANEL EXITS FROM THE CL-21 PORTABLE ROLL FORMER.
   F. INSTALL PANELS BY PLACING THE FEMALE LEG OVER THE MALE LEG AND CONTINUOUS CEE-RIB OR CLIP AND SNAPPING THE INTEGRAL SEAM INTO PLACE WITH HAND PRESSURE. DO NOT USE EXCESSIVE FORCE, FOOT PRESSURE OR OTHER TOOLS SUCH AS MALLETS AS THIS WILL SCRATCH OR DENT THE PANEL RIB AND CAUSE DEFORMATION TO THE VINYL WEATHERSEAL.
   G. EACH PANEL IS TO BE KEPT TIGHT AGAINST THE LEG OF THE ADJOINING PANEL. NEVER PERMIT A GAP BETWEEN VERTICAL LEGS.
   H. KEEP PANELS ALIGNED SO THAT SEAMS MATCH AT HIPS, VALLEYS AND WHERE VERTICAL PANELS ADJOIN ROOF PANELS. DO NOT INSTALL LONG CONTINUOUS RUNS OF PANELS ALL AT ONE TIME WHERE SEAM LINES MUST MATCH. INSTALL TEN OR TWELVE PANELS IN ONE ELEVATION AND THEN FOLLOW WITH A LIKE NUMBER OF PANELS ON THE OTHER ELEVATION. WHEN YOU INSTALL PANELS IN THIS MANNER, YOU WILL BE ABLE TO MAKE ANY ADJUSTMENTS REQUIRED TO INSURE SEAM MATCHING.
   J. COPPER-COTE, CHAMPAGNE, LEAD-COTE, AND PREWEATHER GALVALUME PANEL INSTALLATION: NOTE THE SERIES OF ARROWS PAINTED ON THE UNDERSIDE OF THE PANEL. ALL PANELS MUST BE INSTALLED IN CONSISTENT MANNER, MEANING THAT THE ARROWS ON EVERY PANEL ARE ALL POINTING IN THE SAME DIRECTION. IF A PANEL IS REVERSED (ARROWS POINTING OPPOSITE OF THOSE ON OTHER PANELS) IT WILL APPEAR, FROM A DISTANCE, A DIFFERENT SHADE DUE TO THE GRANULAR OF THE PIGMENTS IN THE FINISH. METALLIC FINISHES ARE MATCH - LOT FINISHES. DO NOT MIX LOTS.
11. CEE-LOCK CLIP INSTALLATION:
   A. INSTALL CLIPS AT PER BERRIDGE TYPICAL CEE-LOCK PANEL DETAILS.
   B. CLIP SPACING ON SOLID SHEATHING TYPICALLY 36" ON CENTER.
12. FASTENERS:
   PLATED FASTENERS WHEN FASTENING TO WOOD. MAKE SURE ALL FASTENERS ARE DRIVEN STRAIGHT AND SET FLAT. DO NOT OVERDRIVE FASTENERS AS THIS WILL CAUSE THE CLIP AND/OR FLASHINGS TO BUCKLE OR BECOME RECESSED BELOW THE ELEVATION OF THE SUBSTRATE.
13. SEALANT RECOMMENDATIONS: TREMCO, INC. SPECTREM 1 SILICONE SEALANT. DO NOT USE CLEAR CAULK.

—Standing Seam Metal Roof—

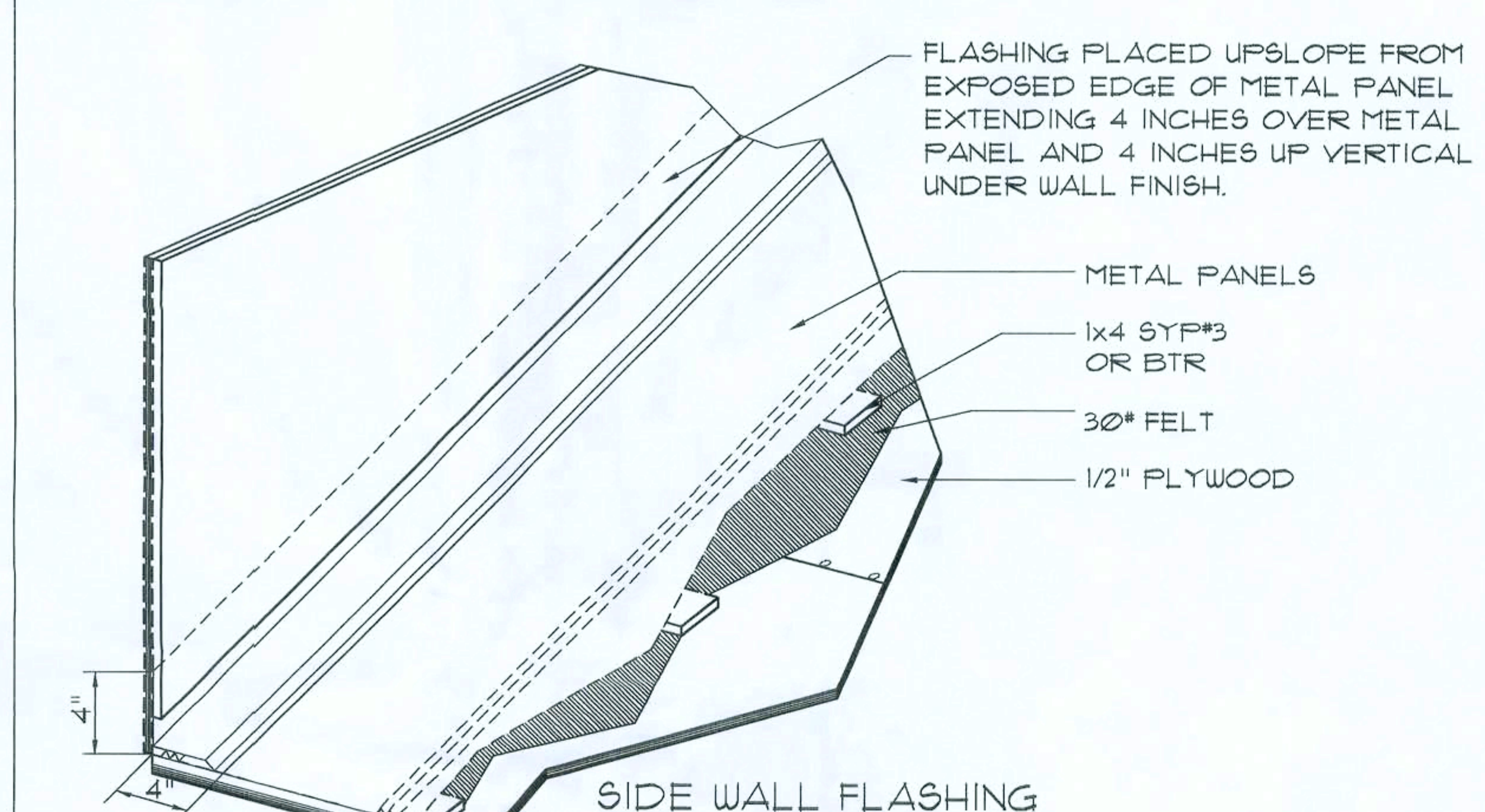
SM-RIB METAL ROOFING PANELS
ALTERNATE FASTENER SCHEDULE FOR VARIOUS WIND VELOCITIES

MANUFACTURER'S RECOMMENDED FASTENER SCHEDULE
FOR BUILDINGS W/<35' MEAN ROOF HEIGHT, MIN. 3/12 PITCH
BASED ON ASCE 7-98, EXPOSURE "C"

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"



VALLEY FLASHING



SIDE WALL FLASHING

SM-RIB PANEL INSTALLATION NOTES

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 3:12 TO 4:12, UNDERLAYMENT SHALL BE A MIN. OF TWO LAYERS APPLIED AS FOLLWS:
1 1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLED WITH 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 MIN. 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.
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.

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 77 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 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 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 1970.

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.

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

METAL PANEL:
METAL PANELS SHALL BE MIN. 26 GUAGE AND COMPLY WITH ASTM A-792 AND D 7-98 EXPOSURE C.

FASTENERS:
FASTENERS FOR METAL PANELS SHALL BE GALVANIZED WOOD FAST SCREW, MIN. OF #9 X 1 1/2" HEX HEAD.

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

—SM-Rib Metal Roof—

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
139 S.W. HIGH ST. - LAKE CITY, FLORIDA
Opt. Metal Roof Det.

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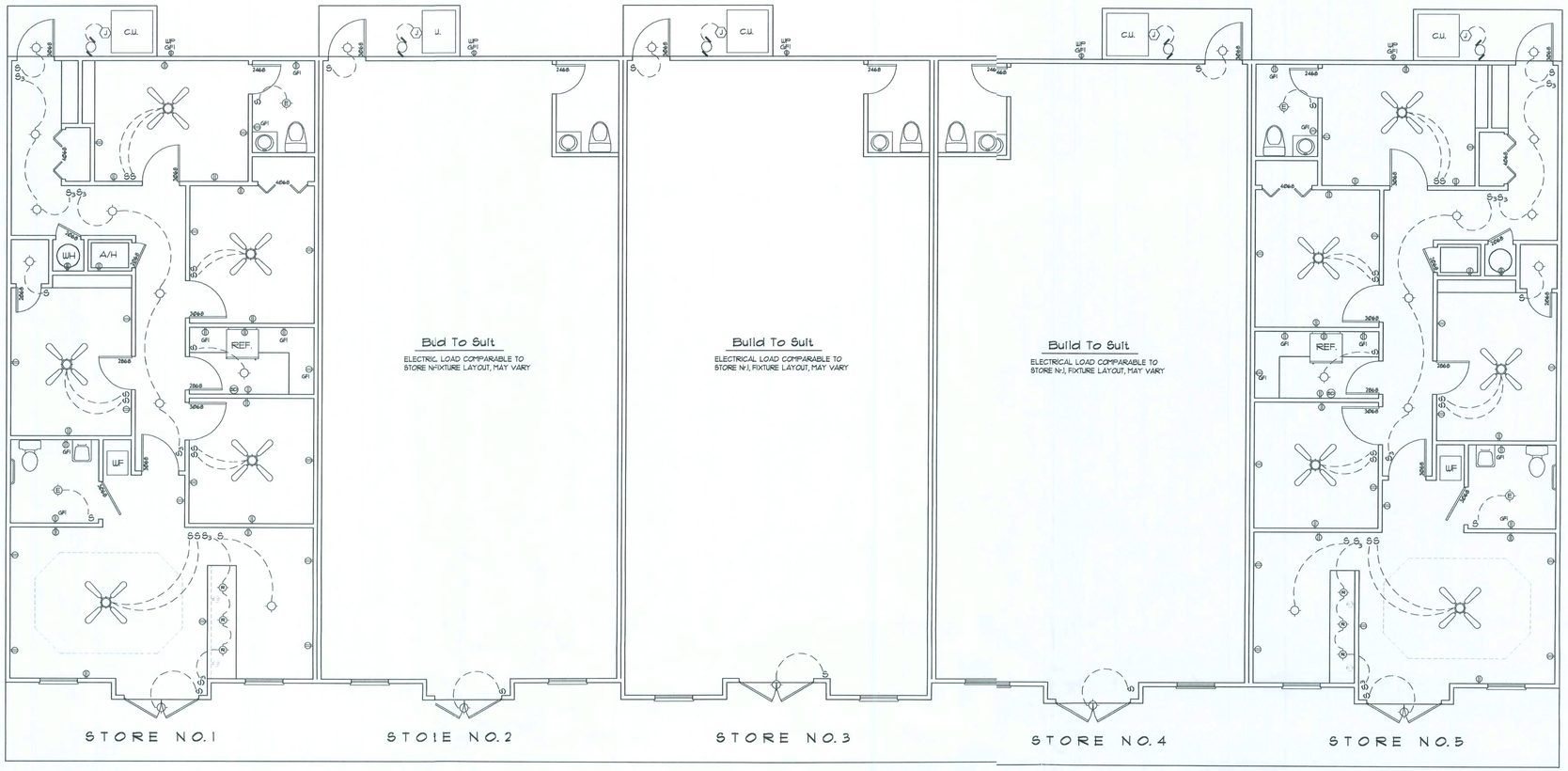


FIRE/INTRUSION ALARM SYSTEM

THIS BUILDING SHALL BE EQUIPPED WITH A SELF-CONTAINED FIRE ALARM - INTRUSION ALARM SYSTEM, THE OPPERATION OF WHICH SHALL ALERT THE BUILDING OCCUPANTS AND NOTIFY THE 911 EMERGENCY RESPONSE SYSTEM. EQUIPMENT AND SERVICE PROVIDER SHALL BE AS SELECTED BY THE OWNER. DETAILS OF INSTALLATION SHALL BE VIA SHOP DRAWINGS AND OPPERATING FEATURES SHALL BE AS REQUIRED BY NFPA 101, 2003 EDITION, "LIFE SAFETY CODE" SECTION 40.3.4

NOTE!
EMERGENCY LIGHTING AND EXIT SIGNS, SHALL BE PROVIDED AS DIRECTED BY THE FIRE MARSHAL, AND SHALL BE WIRED PER NEC 700-12F.

NOTE!
SMOKE DETECTORS SHALL BE MOUNTED NOT LESS THAN 90" ABOVE FINISHED FLOOR AND SHALL BE THE IONIZATION TYPE, INTERLOCKED TOGETHER, POWERED FROM HOUSE PANEL W/BATTERY BACKUP

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

Legend

S	SINGLE POLE SWITCH	PNL	PANEL BOX
S_3	3-WAY SWITCH	SD	SMOKE DETECTOR
S_T	TIMER SWITCH	T	TELEPHONE OUTLET
⊖	120V RECEP	TV	CABLE TV OUTLET
⊙	RECESSED LIGHT CAN	D	120V FLOOR RECEPTACLE
	FLOODLIGHT		220V RECEPTACLE
○	LIGHT - JBOX	GFI	120V RECEP W/GROUND FAULT INTERRUPTER
E	LIGHT/EXHAUST FAN - JBOX	AFI	120V RECEP W/ARC FAULT INTERRUPTER
G	GARAGE DR OPENER J-BOX		120V RECEP - FLOOR MTD.
	CLG. MTD. SWITCHED RECEP. FOR CHRISTMAS LIGHTS		CAT5 & DSL CABLE - FLOOR MTD.
	FAN/LIGHT JBOX		

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

Electrical PLAN

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

Electrical Comp.

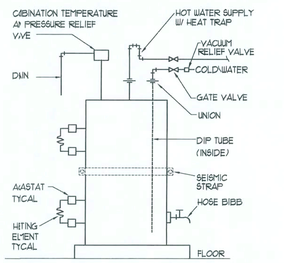
General Lighting/Receptacles @ 3w/sf		
1250 sf x 3w =	3750.0w	
Office Appliance Circuits (3 @ 1500w)	4500.0w	
Sub-Total	8250.0w	
1st 3KW @ 100%		3000.0w
Bal. of KW @ 35%		1838.0w
Fixed Appliances:		
Refrigerator	1200.0w	
Photocopier	1680.0w	
Clg. Fans (5 @ 200w)	1000.0w	
EWH	4500.0w	
Spares (11 @ 400w)	4400.0w	
Sub-Total	12780.0w	
Load @ 75% DF.		9585.0w
100% Demand Factor Loads:		
HVAC System (2.5T Heat Pump)		4000.0w
HVAC System Air Handler		800.0w
Total Demand Load:		19223.0w

FEEDER SIZE: 19223.0w / 240v = 80.00 amperes
USE: 3 #3 THW Cu w/ 1 #8 Cu GND / 1 1/4" C.

Panel Schedule

PANEL "L" - 100A - MLO - 120/240V - 30 SLOT - FLUSH MOUNT

CIR. NO.	LOCATION	TRIP POLES	WIRE SIZE	LOAD
1-8	LIGHTING/RECEPT.	15A/1P	14NM	3750W
9-11	OFFICE APPLIANCES	20A/1P	12NM	4500W
12-13	CEILING FANS	15A/1P	14NM	1000W
14	REFRIGERATOR	15A/1P	14NM	1200W
15,16	EWH-50 GAL.	30A/2P	10NM	4500W
17,18	HVAC CU	50A/2P	6NM	4000W
19	HVAC AHU	20A/2P	12NM	800W
20-30	SPARE	-	-	4400W
TOTAL CONNECTED LOAD:				24150W



Elec. Water Heater

SCALE: NONE

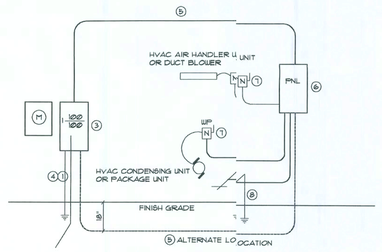
NOTE:TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNERS DIRECTIONS, AND IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC - LATEST EDITION.

TYPICAL PANEL SCHEDULE:

ELECTICIAN TO PROVIDE A FINAL PANEL SCHEDULE BASED ON THE AS-BUILT CONDITIONS & CONNECTED DEVICES.

TYPICAL LOAD COMPUTATIONS:

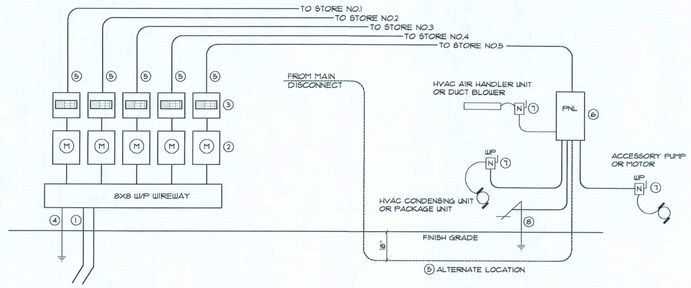
ELECTICIAN TO CALCULATE ACTUAL LOAD FROM AS-BUILT CONDONS & CONNECTED DEVICES.



1. SERVICE FEEDER ENTRANCE CONDUCTORS IN 1 1/4" RIDGID 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.
2. METER ENCLOSURE, WEATHERPROOF, UL. L. LISTED
3. MAIN DISCONNECT SWITCH FUSED OR MAIN BRKR. WEATHERPROOF, UL. LISTED.
4. SERVICE ENTRANCE GROUND: 5/8" IRON/STEEL ROD X 8'-0" LONG AND/OR CONCRETE ENCASED FOUNDATION STEEL REBAR X 20'-0" LONG, GROUNDING CONDUCTOR SHALL BONDED TO EACH PIECE OF SERVICE/ENTRANCE EQUIPMENT, AND SHALL BE SIZED PER ITEM #5 BELOW.
5. 100 AMPERE SERVICE: 3-#3-THW-CU. 1-#8-CU GND, 1 1/4" CONDUIT.
6. HOUSE PANEL (FNL.) UL. LISTED, SIZED PER SCHEDULE.
7. EQUIPMENT DISCONNECT SWITCH: NON-FUSED, IN WEATHERPROOF ENCLOSURE, SIZE ACCORDING TO PANEL SCHEDULE & LOADS.
8. PROVIDE GROUND BOND WIRE TO METAL PIPING, SIZE IN ACCORDANCE WITH THE SERVICE GROUND CONDUCTOR.

Electrical Riser : 100A

SCALE: NONE



1. SERVICE ENTRANCE CONDUCTOR: 2 - 3" RIDGID 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.
2. METER ENCLOSURE, WEATHERPROOF, UL. LISTED
3. MAIN DISCONNECT SWITCH FUSED OR MAIN BRKR. WEATHERPROOF, UL. LISTED.
4. SERVICE ENTRANCE GROUND: 5/8" IRON/STEEL ROD X 8'-0" LONG AND/OR CONCRETE ENCASED FOUNDATION STEEL REBAR X 20'-0" LONG, GROUNDING CONDUCTOR SHALL BONDED TO EACH PIECE OF SERVICE/ENTRANCE EQUIPMENT, AND SHALL BE SIZED PER ITEM #5 BELOW.
5. 600 AMPERE FEEDER: 2-#1 - THW - CU, 1-#3 - THW - CU - NEUT, 1-#6 - CU GND, 1 1/4" CONDUIT.
6. STORE PANEL (FNL.): UL. LISTED, SIZED PER SCHEDULE.
7. EQUIPMENT DISCONNECT SWITCH: NON-FUSED, IN WEATHERPROOF ENCLOSURE, SIZE ACCORDING TO PANEL SCHEDULE LOADS.
8. PROVIDE GROUND BOND WIRE TO METAL PIPING, SIZE IN ACCORDANCE WITH THE SERVICE GROUND CONDUCTOR.

Electrical Riser : 600A

SCALE: NONE

SERVICE ENTRANCE LOAD COMPUTATION:

5 Panels @ 80.00 Amperes =	400.00 Amperes
+ 25% LM (2.5T A/C = 100A X 5 X 25%):	12.5 Amperes
TOTAL CONNECTED LOAD:	412.50 Amperes

SERVICE ENTRANCE CONDUCTOR:

2 - 3"ϕ Conduits ea. with 2 - 600MCM-THW-Cu, 1 - 400MCM-THW-Cu-NEUT. and 1 - 1/0-Cu-GND

Electrical Design Data

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
139 S.W. HIGH ST. - LAKE CITY, FLORIDA
Electrical Plan

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DATE: 24MAY007

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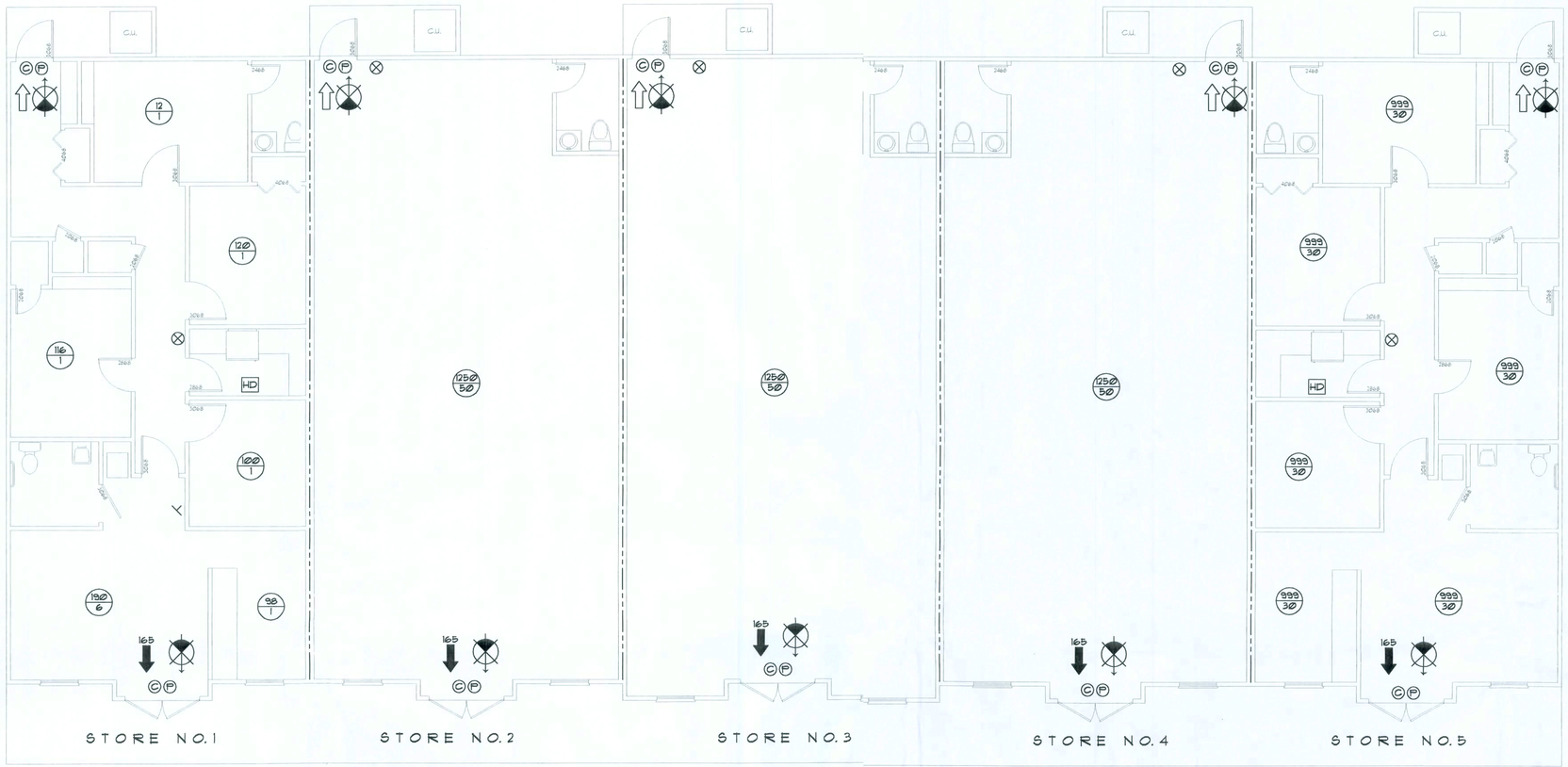

Life Safety PLAN

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

FIRE/INTRUSION ALARM SYSTEM

THIS BUILDING SHALL BE EQUIPPED WITH A SELF-CONTAINED FIRE ALARM - INTRUSION ALARM SYSTEM, THE OPPERATION OF WHICH SHALL ALERT THE BUILDING OCCUPANTS AND NOTIFY THE 911 EMERGENCY RESPONSE SYSTEM. EQUIPMENT AND SERVICE PROVIDER SHALL BE AS SELECTED BY THE OWNER. DETAILS OF INSTALLATION SHALL BE VIA SHOP DRAWINGS AND OPPERATING FEATURES SHALL BE AS REQUIRED BY NFPA 101, 2003 EDITION, "LIFE SAFETY CODE" SECTION 40.3.4

NOTE!
EMERGENCY LIGHTING AND EXIT SIGNS, SHALL BE PROVIDED AS DIRECTED BY THE FIRE MARSHAL, AND SHALL BE WIRED PER NEC 700-12F.

NOTE!
SMOKE DETECTORS SHALL BE MOUNTED NOT LESS THAN 90" ABOVE FINISHED FLOOR AND SHALL BE THE IONIZATION TYPE, INTERLOCKED TOGETHER, POWERED FROM HOUSE PANEL W/BATTERY BACKUP

LEGEND

- EXIT LIGHT - ARROW REPRESENTS DIRECTION OF EXIT
- HD — HEAT DETECTOR - COORDINATE WITH ELECTRICAL DWGS.
- WALL HUNG FIRE EXTINGUISHER
- C — DOOR /CLOSER FOR EXITING OR RATING REASONS
- P — PANIC DEVICE
- 999 / 30 — ROOM SQUARE FOOTAGE / ROOM OCCUPANCY LOAD
- 165 — PRIMARY EGRESS W/EXIT CAPACITY
- SECONDARY EGRESS
- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL

REVISION:

DRAWN: DJR

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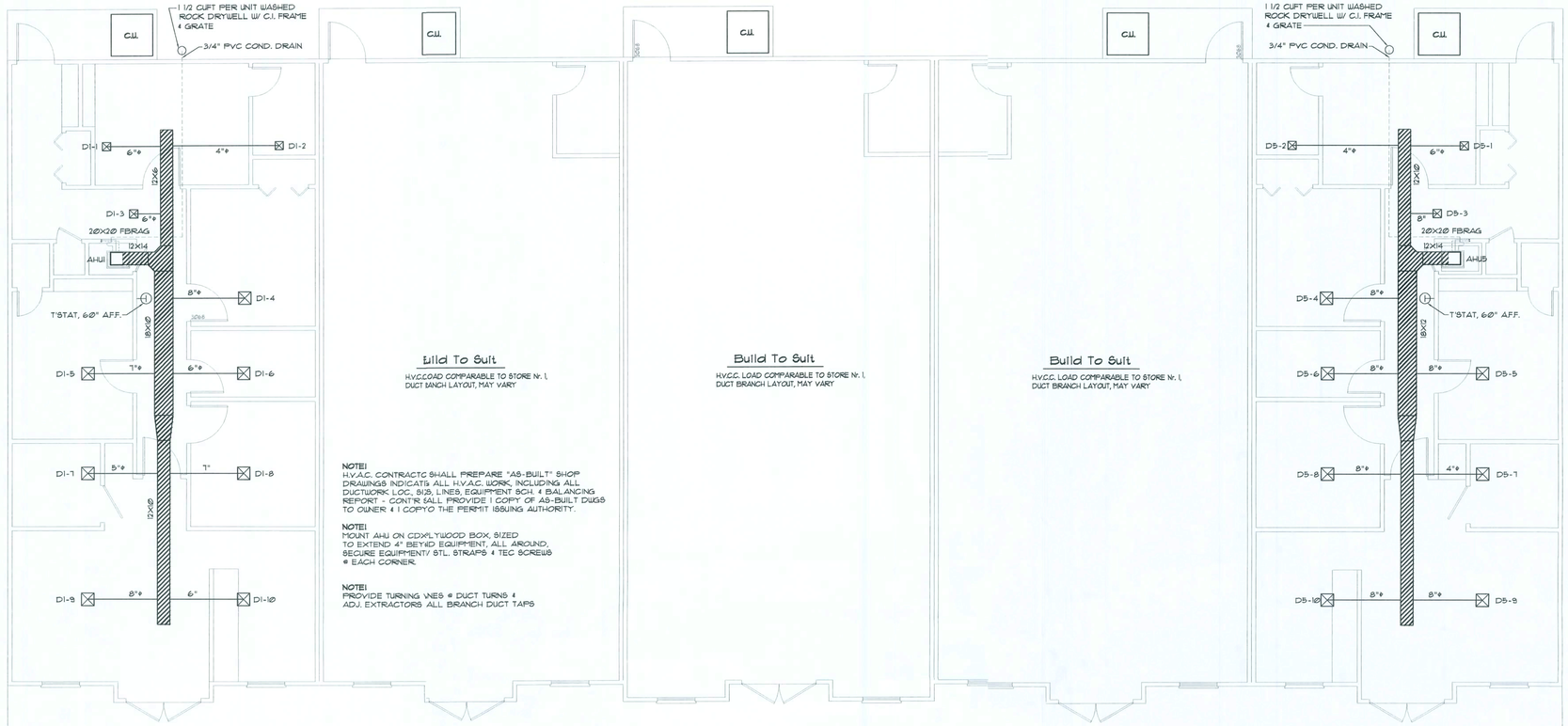
NOTE!
HVAC PIPING FOR :L UNITS SHALL BE AS SHOWN ON SYSTEMr. 1



NOTE!
H.V.A.C. CONTRACTC SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATS ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZ, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONTR SALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OUNER & 1 COPYO THE PERMIT ISSUING AUTHORITY.

NOTE!
MOUNT AHU ON CDXPLYWOOD BOX, SIZED TO EXTEND 4" BEYND EQUIPMENT, ALL AROUND, SECURE EQUIPMENT/ STL. STRAPS & TEC SCREWS @ EACH CORNER.

NOTE!
PROVIDE TURNING VNES @ DUCT TURNS & ADJ. EXTRACTORS ALL BRANCH DUCT TAPS

GENERAL H.V.A.C. NOTES:

1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/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 OUNER IN CONSULTATION WITH THE HVAC SUB-CONTRACTOR.
4. HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DWGS 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/R6.0 DUCTBOARD.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA AND SMACNA STANDARDS.
8. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, METALAIRE, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OUNER.
9. IF REQUIRED BY THE OUNER, 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 OUNER.
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 OUNER.
17. IT IS 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 ELEMENTS.
18. COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE Nr. 29, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

H.V.A.C. PLAN

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

H.V.A.C. Equipment SCHEDULE

SCALE: NONE

EQUIPMENT SPECIFICATION: EQUAL EQUIPMENT BY LISTED MFG'RS IS APPROVD													
SYS.	MK.	MOD	TOTAL COOL	SENSIBLE	HEATING	SEER	H/P	ESP	KW	CFM	VOLTAGE	LIQUID	SUCTION
1	"RUUD"	CU: UPPA-036JA AHU: UBHK-21J06NFD	28000 BTU	21400 BTU	47°F DB = 28000 BTU 17°F DB = 17200 BTU	14.00	8.2	.40"	2.47 5.75	1050	240V - 1Ø	5/16"ø	7/8"ø
2	"RUUD"	CU: UPPA-036JA AHU: UBHK-21J06NFD	28000 BTU	21400 BTU	47°F DB = 28000 BTU 17°F DB = 17200 BTU	14.00	8.2	.40"	2.93 5.75	1050	240V - 1Ø	5/16"ø	7/8"ø
3	"RUUD"	CU: UPPA-036JA AHU: UBHK-21J06NFD	28000 BTU	21400 BTU	47°F DB = 28000 BTU 17°F DB = 17200 BTU	14.00	8.2	.40"	2.47 5.75	1050	240V - 1Ø	5/16"ø	7/8"ø
4	"RUUD"	CU: UPPA-036JA AHU: UBHK-21J06NFD	28000 BTU	21400 BTU	47°F DB = 28000 BTU 17°F DB = 17200 BTU	14.00	8.2	.40"	2.93 5.75	1050	240V - 1Ø	5/16"ø	7/8"ø
5	"RUUD"	UPPA-036JA AHU: UBHK-21J06NFD	28000 BTU	21400 BTU	47°F DB = 17°F DB = 17200 BTU	14.00	8.2	.40"	2.93 5.75	1050	240V - 1Ø	5/16"ø	7/8"ø

EQUIPMENT REQUIREMENTS

SYSTEM DISCRIPTION:

H.V.A.C. SYSTEM SHALL BE A SPLIT SYSTEM, WITH AN O/S CONDENSING UNIT AND I/S AIR HANDLERS. THE SYSTEM SHALL BE A HEAT PUMP CONFIGURATION

NOTE: ELECTRICAL REQUIREMENTS, WIRING, FUSES, STARTERS AND CONTROLS SHALL BE AS REQUIRED BY THE MANUFACTURER FOR A COMPLETE & OPPERATING SYSTEM. ACCESSORY ITEMS, IE: DRIERS, RECEIVERS, MOUNTING EQUIPMENT AND THE LIKE SHALL BE PART OF THE SYSTEM AS REQUIRED.

DUCTWORK

1. DUCTWORK SHALL BE R42 FOIL FACED RIGID FIBERGLASS OR R6.0 FOIL FACED RIGID FIBERGLASS IN ATTIC AREAS, FOR ALL MAIN TRUNK LINES W/ FOIL FACED FLEX DUCT FOR ALL BRANCH DROPS.
2. ALL TURNING VANES, EXTRACTORS AND DAMPERS SHALL BE INCLUDED AND SHALL BE FABRICATED FROM GALV. SHEET METAL.
3. ALL JOINTS IN DUCTWORK SHALL BE LAP SPLICED IN THE DIRECTION OF FLOW AND SEALED W/ FOIL FACED DUCT TAPE.

SUPPLY DIFFUSERS / RETURN GRILLES

1. AIR DEVICES SHALL BE CONSTRUCTED OF ANODIZED ALUM. FOR ALL WALL AND CEILING LOCATIONS.
2. DIFFUSERS SHALL HAVE OPPERABLE DAMPERS W/ CURVED BLADE ADJUSTABLE VANES IN ALL WALL & CEILING APPLICATIONS, AND OPPOSED BLADE DAMPERS IN FLOOR LOCATIONS.
3. RETURN AIR GRILLES SHALL BE CONSTRUCTED OF ANODIZED ALUM. FOR ALL WALL & CLG. LOCATIONS.
4. RETURN AIR GRILLES SHALL HAVE AN OPPERABLE FACE W/ A FILTER HOLDER INCLUDED.

DIFFUSER SCHEDULE Nr.1

MK.	CFM	SIZE	PATTERN	LOCATION
	60 CFM	6X6		
D1-1	120 CFM	10X12	1W	CEILING
D1-2	40 CFM	4X8	1W	CEILING
D1-3	100 CFM	6X8	1W	CEILING
D1-4	120 CFM	10X12	1W	CEILING
D1-5	120 CFM	10X12	1W	CEILING
D1-6	80 CFM	6X8	1W	CEILING
D1-7	60 CFM	6X8	1W	CEILING
D1-8	140 CFM	10X12	1W	CEILING
D1-9	180 CFM	12X12	4W	CEILING
D1-10	160 CFM	12X12	4W	CEILING

DOOR/TRANSFER GRILLES

MK.	CFM	SIZE	PATTERN	LOCATION
DG1	-	8X10	LOUVER	DOOR
TG1	-	8X8	GRID	CEILING

DIFFUSER SCHEDULE Nr. 2

ALL HVAC LOADS SHALL BE AS PER STORE Nr.1, DUCTWORK AND DIFFUSER LOCATIONS MAY VARY.

DIFFUSER SCHEDULE Nr. 3

ALL HVAC LOADS SHALL BE AS PER STORE Nr.1, DUCTWORK AND DIFFUSER LOCATIONS MAY VARY.

DIFFUSER SCHEDULE Nr. 4

ALL HVAC LOADS SHALL BE AS PER STORE Nr.1, DUCTWORK AND DIFFUSER LOCATIONS MAY VARY.

DIFFUSER SCHEDULE Nr.5

ALL HVAC LOADS SHALL BE AS PER STORE Nr.1, DUCTWORK AND DIFFUSER LOCATIONS MAY VARY.

REVISION:

DRAWN: DJR

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H.V.A.C. Plan

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DATE: 24MAY2007
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GENERAL STRUCTURAL NOTES

GENERAL:

1. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.

2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.

3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.

4. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

5. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS, TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.

SHOP DRAWINGS AND DELEGATED ENGINEERING:

1. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEER'S REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ENGINEERING DESIGN BY DELEGATED ENGINEERS, ERRORS OR OMISSIONS AS A RESULT OF REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY THE CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY THE ARCHITECT AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.

2. BEFORE STRUCTURAL INSPECTIONS CAN BE MADE ON A PORTION OF THE STRUCTURE, ALL RELATED SHOP DRAWINGS, DELEGATED ENGINEERING, PRODUCT APPROVAL, MANUFACTURER'S DATA AND OTHER RELATED INFORMATION, MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT-OF-RECORD AND APPROVED BY THE BUILDING DEPARTMENT.

3. SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION SHOWN ON THE STRUCTURAL PLANS (RELATED TO THE DELEGATED DESIGN) INCLUDING ALL DESIGN LOADS, IN ADDITION TO THE INFORMATION REQUIRED BY THE DELEGATED ENGINEER'S DESIGN.

4. A/E WILL REVIEW ALL SUBMITTED SHOP DRAWINGS, PREPARED AND SIGNED AND SEALED BY THE CONTRACTOR'S DELEGATED ENGINEER, ONLY FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT, REQUIRED LOADING AND COORDINATION WITH THE STRUCTURAL DESIGN.

5. CONTRACTOR SHALL SUBMIT TO THE A/E ONLY ONE SET OF SEPIA AND TWO SETS OF BLUE PRINTS OF THE STRUCTURAL SHOP DRAWINGS FOR A/E REVIEW, BEFORE STARTING FABRICATION. THE A/E WILL RETURN THE MARKED-UP AND STAMPED SEPIA TO THE CONTRACTOR. THESE SEPIA COPIES SHALL BE USED TO MAKE THE PRINTS REQUIRED FOR SHOP DRAWING DISTRIBUTION. SETS OF BLUE PRINTS (WITHOUT SEPIA) WILL NOT BE ACCEPTED.

CONSTRUCTION MEANS AND METHODS:

1. THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, SAFETY PRECAUTIONS, SHORES, RESHORES, LATERAL BRACING AND PROGRAMS IN CONNECTION WITH THE PROJECT, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OUR SERVICES DO NOT GUARANTEE NOR ASSURE LIABILITY FOR THE JOB SAFETY, TEMPORARY SHORING AND BRACING AND THE PERFORMANCE OF THE CONTRACTOR.

2. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF THE STANDARD BUILDING CODE AND APPLICABLE LOCAL, STATE AND FEDERAL LAWS.

3. PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY, STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.

4. PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILINGS, OBSTRUCTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR ROADS.

5. AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS OR THE SUN), SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE.

6. AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.

7. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR PUBLIC UTILITIES.

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE - 2004 EDITION AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

2. WIND LOAD CRITERIA:

BASED ON SBCCI 1606 BASIC WIND VELOCITY 110 MPH,

3. ROOF DESIGN LOADS:
COMPOSITE DEAD LOADS: . . . . . 15 PSF
SUPERIMPOSED LIVE LOADS: . . . . . 30 PSF

4. FLOOR DESIGN LOADS:
COMPOSITE DEAD LOADS: . . . . . 25 PSF
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL . . . . . 40 PSF
BALCONIES . . . . . 60 PSF

FOUNDATIONS: (SPREAD FOOTINGS)

1. FOUNDATIONS ARE DESIGNED TO BEAR ON WELL COMPACTED GRADE OR CLEAN FILL OF AN ALLOWABLE BEARING CAPACITY OF 1,000 PSF MAXIMUM. A CERTIFIED TESTING LABORATORY SHALL BE ENGAGED BY THE OWNER TO VERIFY THAT THE REQUIRED BEARING CAPACITY WAS OBTAINED. SAID SOIL CAPACITY SHALL BE CERTIFIED AND TESTED BY A FLORIDA REGISTERED FOUNDATION ENGINEER, PRIOR TO CASTING OF CONCRETE IN THE FOOTINGS.

2. NATURAL GRADE (OR FILL) BELOW FOOTINGS SHALL BE COMPACTED TO 98% MODIFIED PROCTOR (ASTM D-1557).

3. TOP OF WALL FOOTINGS TO BE AT THE SAME ELEVATION AS TOP OF COLUMN PAD FOOTINGS. STEP WALL FOOTING FROM HIGHER COLUMN FOOTING TO THE LOWER ONE (AS DETAILED ON THE PLANS).

4. TOP OF ALL FOOTINGS TO BE A MINIMUM 1'-4" BELOW THE TOP OF CONCRETE SLAB ON GRADE (UNLESS OTHERWISE NOTED) OR MINIMUM 1'-0" BELOW FINISHED GRADE, WHICHEVER IS LOWER. IN THE EVENT THAT THE SLAB STEPS ON EACH SIDE OF THE FOOTING, THE FOOTING SHALL BE 1'-4" BELOW TOP OF THE LOWER SLAB.

5. REINFORCING IN THE CONTINUOUS WALL FOOTINGS (MONOLITHIC AND NON-MONOLITHIC) SHALL BE SPLICED 36 BAR DIAMETERS MINIMUM AND SHALL EXTEND CONTINUOUSLY THRU ALL FOOTING PADS.

6. ALL LONGITUDINAL REBARS IN THE CONTINUOUS WALL FOOTINGS, SHALL BE CONTINUED AT BENTS AND CORNERS BY BENDING THE REBARS 48 BAR DIAMETERS AROUND THE CORNERS OR ADDING MATCHING CORNER BARS, EXTENDING 48 BAR-DIAMETERS INTO FOOTING EACH SIDE OF CORNER OR BENT.

7. ALL FOOTINGS SHALL BE 12" MINIMUM THICKNESS.

CONCRETE SLABS ON GRADE:

1. ALL INTERIOR AND EXTERIOR SLABS AND WALKWAYS AS SHOWN ON THE STRUCTURAL OR ARCHITECTURAL PLANS, SHALL BE FOUR INCHES THICK MINIMUM REINFORCED WITH 6 X 6 - W1.4 X W1.4 WELDED WIRE FABRIC (UNLESS OTHERWISE NOTED).

2. ALL SLABS ON GRADE TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST ACI - "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" (A.C.I. - 302.1R)

3. JOINTS SHALL BE PROVIDED IN ALL INTERIOR SLABS ON GRADE AT COLUMN CENTER-LINES DIVIDING THE SLAB INTO SQUARE PANELS NOT TO EXCEED 20 X 20 FT. IN SIZE. CAST SLAB IN LONG ALTERNATE STRIPS. PROVIDE A CONTRACTION JOINT BETWEEN EACH STRIP. SEE PLAN FOR SAW-CUT, CONTRACTION AND ISOLATION JOINT DETAILS.

4. PROVIDE SAW-CUT JOINTS AT ALL SIDEWALKS AT A MAXIMUM SPACING OF FIVE FEET ON CENTERS AND ISOLATION JOINTS AT 20 FEET O.C. (U.O.N.).

5. FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12" AND COMPACTED TO 98% MODIFIED PROCTOR (ASTM D-1557) EXTENDING A DISTANCE OF 3 FEET BEYOND ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1,600 SQFT. OF AREA AND 12" BELOW SURFACE. SEND RESULTS OF THE TEST TO OWNER, ARCHITECT (AND ENGINEER).

CONCRETE AND REINFORCING:

1. CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318 - LATEST EDITION) AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" - (A.C.I. 315 - LATEST EDITION).

2. ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (A.C.I. 301 - LATEST EDITION). PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (A.C.I. 305R - LATEST EDITION).

3. ALL CONCRETE TO BE REGULAR WEIGHT WITH A DESIGN STRENGTH OF 3,000 P.S.I. AT 28 DAYS. MAXIMUM SLUMP 5".

4. ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60, FABRICATED IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.S.I. MANUAL OF STANDARD PRACTICE.

5. CONCRETE COVER UNLESS OTHERWISE DETAILED ON DRAWINGS:

FOOTINGS:	(BOTTOM). . . . . 3"
	(TOP & SIDES) . . . . . 2"
SLABS ON GRADE:	CENTERED W/SLAB
COLUMNS AND BEAMS:	(TO THE TIES) . . . . . 1-1/2"

6. COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REBARS ABOVE. LAP 36 BAR DIAMETER OR MINIMUM OF 18 INCHES, U.O.N. PROVIDE RIGID TEMPLATES FOR DOWEL LOCATION. PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT NONCONTINUOUS COLUMNS (U.O.N.).

7. ALL DOWELS FOR COLUMNS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING. PUSHING THE DOWELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED.

8. BEAM REINFORCEMENT: LAPPED 36 BAR DIAMETER OR MINIMUM 18 INCHES. BOTTOM BARS SPLICED ONLY AT SUPPORTS, TOP BARS SPLICED ONLY AT MID-SPAN. ALL TOP BARS HOOKED AT NONCONTINUOUS EDGES (U.O.N.). ALL HOOKS TO BE STANDARD 90 DEGREE HOOKS AS REQUIRED (U.O.N.).

9. ADDED REINFORCEMENT: PROVIDE ADDITIONAL CORNER BARS BENT 36 INCHES MINIMUM EACH WAY AT "L" AND "T" CORNERS IN OUTER FACES OF ALL BEAMS TO MATCH ALL HORIZONTAL BAR (TOP, BOTTOM AND INTERMEDIATE REBARS).

10. SEE PLAN FOR MINIMUM SIZE CONCRETE TIE BEAM REQUIREMENTS.

REINFORCED MASONRY WALLS:

1. HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE I, GRADE N, SQUARE END, WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH ON NET AREA OF f'm=2,000 (PSI). CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 530.1 SPECIFICATIONS.

2. SPECIAL INSPECTOR SERVICES ARE REQUIRED FOR ALL REINFORCED MASONRY CONSTRUCTION. THE SPECIAL INSPECTOR SHALL INSPECT THE PLACING OF THE REBARS IN THE CELLS, VERIFY CLEANLINESS OF THE CELLS TO BE GROUTED, AND OBSERVE THE PLACING OF THE GROUT OR CONCRETE INTO THE CELLS.

3. MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M" OR "S".

4. LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.

5. MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.

6. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW OF THE ENGINEER.

7. VERTICAL REINFORCING:

(A) ASTM A-615 PER REINFORCING SECTION.

(B) WHEN A FOUNDATION DOUEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL INCH TO SIX INCHES VERTICAL FOR ALIGNMENT, EVEN THOUGH IT IS IN A CELL ADJACENT TO THE VERTICAL WALL REINFORCING.

(C) VERTICAL REINFORCING STEEL SHALL BE PLACED CENTERED IN THE CELL. LAP 48 BAR-DIAMETERS. PROVIDE BAR SPACERS AS REQUIRED TO MAINTAIN REINFORCING SECURED IN POSITION.

(D) VERTICAL REINFORCEMENT SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE PARTICULAR WALL BUT NEVER LESS THAN A #5 REBAR. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT CELLS TO BE GROUTED LINE UP PROPERLY AND ARE CLEAN OF EXCESS MORTAR.

(E) ALL VERTICAL REINFORCING SHALL BE HOOKED INTO THE BOND BEAMS AT THE NON-CONTINUOUS END OF THE REBARS.

(F) PROVIDE INSPECTION HOLES AT THE BOTTOM OF EACH REINFORCED MASONRY CELL, AS REQUIRED FOR LIFTS HIGHER THAN 5 FT.

8. HORIZONTAL REINFORCING:

PROVIDE GALVANIZED #9 GAGE, LADDER TYPE HORIZONTAL JOINT REINFORCING EVERY SECOND BLOCK COURSE (1'-4" O.C. VERTICALLY.) LAPPED 7-1/2". PROVIDE SPECIAL HORIZONTAL REINFORCING AT "T" AND "L" INTERSECTION. ANCHOR TO COLUMNS WITH MINIMUM 4" EXTENSION INTO AREA OF POUR.

9. PROVIDE "DOVE-TAIL" ANCHORS AT 16" O.C. VERTICALLY FOR ALL MASONRY PLACED ADJACENT TO ALREADY IN PLACE COLUMNS.

10. CELL FILLING CONCRETE SHALL BE "PEA DOCK" CONCRETE MIX (8" TO 9" SLUMP) OR GROUT WITH f'c=3,500 PSI MIN. AT 28 DAYS.

11. LINTELS:

A. THE CONTRACTOR SHALL PROVIDE PRECAST CONCRETE OR CAST-IN-SITE LINTELS AT THE HEADS OF ALL OPENINGS IN MASONRY WALLS NOT EXCEEDING SIX (6') FEET IN WIDTH WHERE BEAMS HAVE NOT BEEN SPECIFIED. FOR OPENING ADJACENT TO CONCRETE COLUMNS - THE LINTEL SHALL BE CAST-IN-PLACE WITH THE COLUMN.

B. LINTEL MAY BE INTEGRAL WITH THE STRUCTURAL OR TIE BEAM WHEN HEAD OF THE OPENING IS 16 INCHES OR LESS BELOW. CONTINUE BEAM'S TYPICAL BOTTOM REBARS THROUGH AND ADD 2-#5 BOTTOM TRUSS BARS AT DROPS AND 2-#3 STIRRUPS AT 6 INCHES O.C. EACH END AT DROP.

C. MINIMUM BEARING FOR ALL LINTELS 8 INCHES EACH SIDE OR PROVIDE DOWELS AND POCKETS IN ADJACENT CONCRETE COLUMNS.

D. LINTEL TO BE MINIMUM OF 8 INCHES DEEP WITH 2-#4 TOP AND BOTTOM FOR CLEAR SPANS LESS THAN 6 FEET, 12 INCHES DEEP WITH 2-#5 TOP AND BOTTOM AND 2-#3 STIRRUPS AT 6 INCHES O.C. EACH END, FOR SPANS GREATER THAN 6 FEET (UP TO 8 FEET). CALL ARCHITECT FOR SPANS LARGER THAN 8 FEET WITH NO SPECIFIED BEAMS OR LINTELS OVER.

STRUCTURAL STEEL: (SHOP DRAWINGS REQUIRED)

1. ALL STRUCTURAL STEEL TO BE DOMESTIC A.S.T.M. A-36 (Fy=36 K.S.I.) AND DESIGNED IN ACCORDANCE WITH THE LATEST A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" AND THE A.I.S.C. CODE OF STANDARD PRACTICE.

2. STEEL TUBES TO BE DOMESTIC STEEL CONFORMING TO A.S.T.M. A-500 GRADE B (Fy=46 K.S.I.).

TUBE AND PIPE COLUMNS TO BE CONCRETE FILLED WITH VENT HOLES TOP, MIDDLE AND BOTTOM.

3. ALL COLUMN BASE AND CAP PLATES SHALL BE 3/4" THICK (UNLESS OTHERWISE NOTED). WIDTH AND LENGTH AS REQUIRED FOR PROPER BOLTING AND AS INDICATED ON THE PLANS AND DETAILS.

4. ALL WELDING TO BE IN ACCORDANCE WITH A.W.S. LATEST "STRUCTURAL WELDING CODE - STEEL". CLEAN AND RUSTPROOF ALL FIELD WELDS WITH HEAVY DUTY RUSTPROOFING PAINT.

5. ALL CONNECTIONS TO BE FIELD AND SHOP WELDED AND TO DEVELOP MEMBER IN SHEAR.

6. SPLICE LOCATIONS TO BE REVIEWED BY ARCHITECT/ENGINEER.

7. STEEL BEARING ON STEEL TO BE WELDED THERETO.

STRUCTURAL WOOD:

1. TO CONFORM TO RULES OF THE MANUFACTURER'S ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED. (SEE SUPPLIER'S SPECIFICATIONS).

2. TO BE AIR DRIED, WELL SEASONED AND GRADE MARKED AT MILL.

3. TO BE NO. 2 SOUTHERN PINE, UTILITY GRADE DOUGLAS FIR OR WEST COAST HEMLOCK.

4. ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (S-4-S) WITH A MINIMUM FIBER STRESS IN BENDING OF 1,200 P.S.I. AND A MAXIMUM MOISTURE CONTENT OF 19 PERCENT.

5. ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTITIOUS MATERIALS SHALL BE TREATED TO COMPLY WITH AWPA STANDARD LP-2.

6. STORE ALL LUMBER ABOVE GRADE OR FLOOR. STACK TO ALLOW PROPER AIR CIRCULATION AND PROTECT FROM WETTING WITH SUITABLE COVER.

WOOD TRUSSES: (ENGINEERED SHOP DRAWING REQUIRED)

1. DESIGNED AND FABRICATED IN ACCORDANCE WITH "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENERS" BY NFPA (LATEST REVISION).

2. TRUSSES SHALL BE DESIGNED, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, WHO SHALL BE ASSIGNED AS A DELEGATED ENGINEER FOR THE CONTRACTOR. THE DELEGATED ENGINEER DESIGN AND INDICATE ON THE SHOP DRAWINGS ALL TRUSS COMPONENTS, TEMPORARY BRACING, BRIDGING, HARDWARE, METAL HANGERS, ANCHORS AND METAL SHAPES AS REQUIRED BY DESIGN OR AS INDICATED ON THE PLANS. ALL METAL PARTS TO BE GALVANIZED.

3. TRUSS DESIGNER ENGINEER SHALL INDICATE THE NET WIND UPLIFT REACTIONS FOR EACH TRUSS AND GIRDER TRUSS. EACH TRUSS SHALL BE STRAPPED TO THE SUPPORT WITH A HURRICANE STRAP (AS PER DETAIL ON PLAN). THE SIZE OF STRAP AND AMOUNT OF NAILS SHALL BE SELECTED BASED ON THE UPLIFT DATA OF THE STRAP AND THE TRUSS SHOP DRAWINGS.

4. ALL SEATS FOR THE WOOD GIRDER TRUSSES HAVE BEEN SPECIFIED BY THE A/E IN COORDINATION WITH LOCATION AND LOADING INFORMATION PROVIDED ON THE PRE-ENGINEERED WOOD TRUSS SHOP DRAWINGS.

5. THE STRUCTURAL PLANS INDICATE ALL THE REQUIRED LATERAL PERMANENT BRIDGING, AS RECOMMENDED BY THE "TRUSS PLATE INSTITUTE". TRUSS DESIGNER ENGINEER SHALL PROVIDE INFORMATION AND SHOW ON PLAN, ALL LATERAL BRACING OF ANY TRUSS INDIVIDUAL MEMBERS, AS REQUIRED BY TRUSS DESIGN.

6. TRUSSES SHALL BE INSTALLED WITH OUT OF PLUMB AND OUT OF PLANE TOLERANCES, AS PER THE "TRUSS PLATE INSTITUTE" (SHOWN ON THE ROOF PLAN). ANY TRUSS EXCEEDING THE SPECIFIED TOLERANCE MUST BE REALIGNED OR REPLACED.

7. INSTALLATION OF TRUSSES LONGER THAN 35 FT. OR HIGHER THAN 6 FT. SHALL BE MADE UNDER THE DIRECT SUPERVISION OF A LICENSED BUILDING OR GENERAL CONTRACTOR OR A LICENSED STRUCTURAL ENGINEER OR ARCHITECT.

PLYWOOD ROOF DIAPHRAGM:

1. ROOF DIAPHRAGM SHALL COMPLY WITH THE DESIGN RECOMMENDATIONS OF "APA DESIGN/CONSTRUCTION GUIDE - DIAPHRAGMS" AND THE LOCAL BUILDING CODE.

2. PLYWOOD ROOF DECKING SHALL BE 15/32" CDX PLYWD. OR 7/16" OSB AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTS.

3. CONNECT PLYWOOD DIAPHRAGM TO STRUCTURE WITH 10d GALV. NAILS, SPACED AT 6" O.C. MAX. AT SUPPORTED EDGES AND AT 8" O.C. ALONG THE INTERMEDIATE SUPPORTS.

GABLE ENDS NAIL SPACING SHALL BE 4" ON CENTERS MAXIMUM.

4. INSPECTIONS: COMPLY WITH THE LOCAL BUILDING CODE AND OTHER REQUIREMENTS FOR INSPECTIONS (BY THE COUNTY, CITY, ARCHITECT OR ENGINEER) OF SPECIFIED COMPONENTS OF THE ROOF STRUCTURE REQUIRING INSPECTIONS.

SUMMARY

REFER TO MAIN TEXT FOR EXPANDED NOTES

CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1000 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 PREFORMED 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 98% 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. YEILD STRESS = 65 KSI.
6. CONCRETE SHALL BE STANDARD MIX F'c = 2500 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 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 - F'm = 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 1 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 GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
3. WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N-2 HEM-FIR OR BETTER.
4. CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

REVISION:

DRAWN: DJR

Genisis Developers - Lake City, Florida
South Marion Plaza
139 S.W. HIGH ST. - LAKE CITY, FLORIDA
General Notes

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

NICHOLAS GEISLER ARCHITECT
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1758 NW Brown Rd.
Lake City, FL 32055
386/755-6608

DATE: 24MAY2007

COMM:

SHEET: A7
17 of 18

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PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 110 MPH, UNLESS NOTED OTHERWISE

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

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

BUILDING CODE: 2004 FLORIDA BUILDING CODE

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

CONSTRUCTION DOCUMENTS

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

DO NOT SCALE OFF THESE PLANS

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

CHANGES TO FINAL PLAN SETS

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

INORGANIC ARSENICAL PRESSURE TREATED WOOD

SOME FRAMING MATERIALS SPECIFIED FOR THE CONSTRUCTION OF YOUR PROJECT SUCH AS SILLS 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.

FIELD NOTES

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 PUREPOSE 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 EITHER 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 LABLES LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "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 "UlDesign U333", INCLUDING R-11 BATT INSULATION.
12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GWB ON 1X3 WOOD FURING AT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS @ " O.C. ALONG EACH POINT OF BEARING.

AS BUILT DRAWING REQUIREMENTS:

A. ELECTRICAL "AS-BUILT" DRAWINGS
ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., 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 DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

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

GENERAL 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'LS 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. ASSEMBLE 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 MANUFR'S DIRECTIONS. LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
11. DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

GENERAL H.V.A.C. NOTES:

1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/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 DWGS 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 U.L. 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, R4.2/R6.0 DUCTBOARD.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA AND SMACNA STANDARDS.
8. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, 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 Nr. 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 PREFORMED 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 OWNERS 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 301-72 ABOVE GRADE WITH 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 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 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.

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

1. 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 104.2.6
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1503.4.4
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1503.4.4
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 CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2
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 1816.1.3
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 1816.1.4
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6
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 1816.1.6
12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1816.1.7
13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY # 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 1816.1.7
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 2303.1.3
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

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 LATEST EDITION, AND IT'S 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-LATEST EDITION.
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, TW, THWN, 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 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 PRESSED STEEL OR PLASTIC OR ALL DRY LOCATIONS. FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. COORDINATE WITH HVAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS SO THAT A COMPLETE, FUNCTIONING SYSTEM IS INSTALLED, IN EACH CASE, WITH NO EXTRA COST TO THE OWNER.
17. EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 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 (C.L.) RATED 200,000 AIC.
25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
29. WHEN CONDUIT RUNS EXCEED 200 FEET, PULL BOXES SHALL BE INSTALLED SO THAT NO PULL EXCEEDS THIS DISTANCE.
30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

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