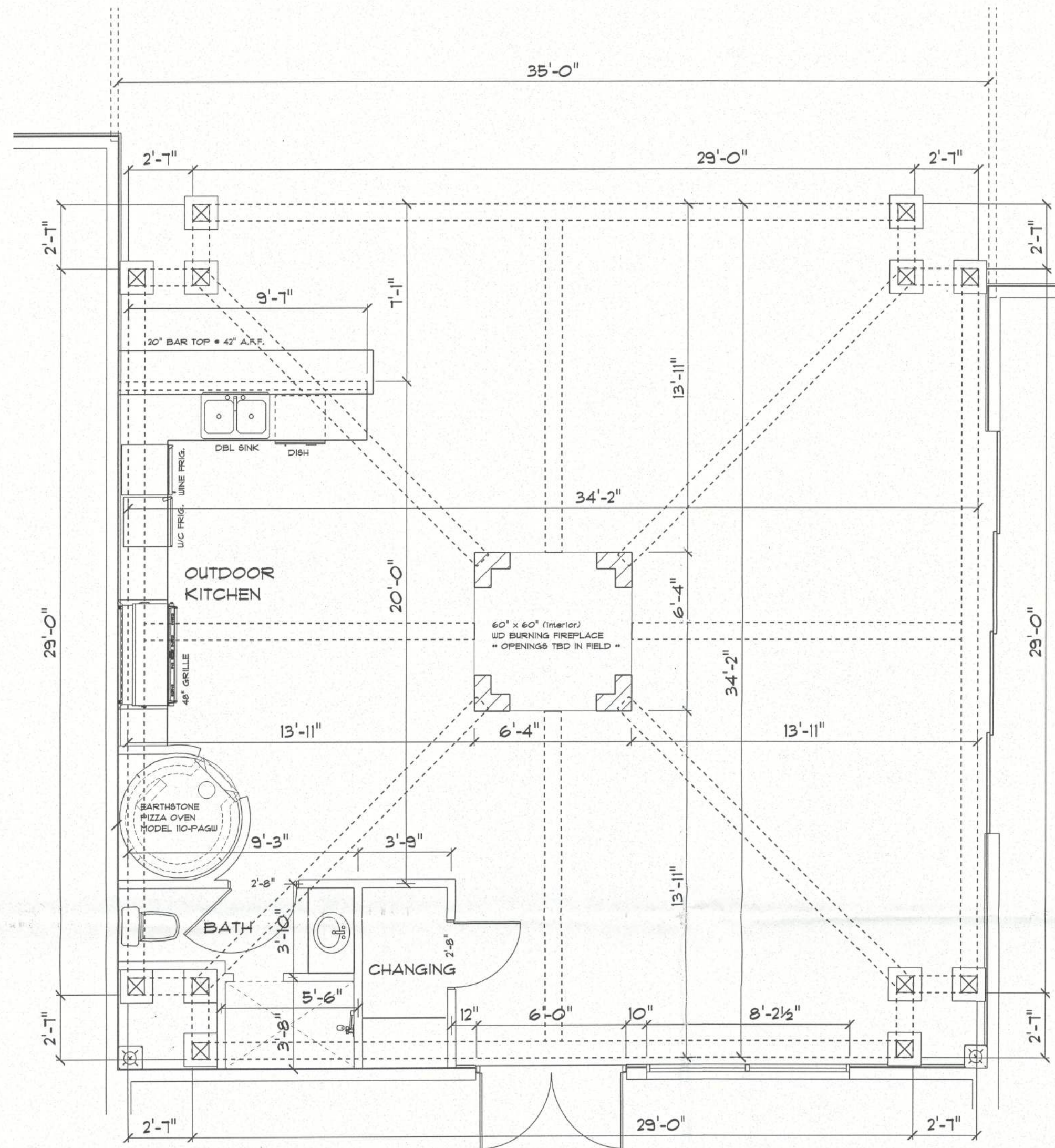
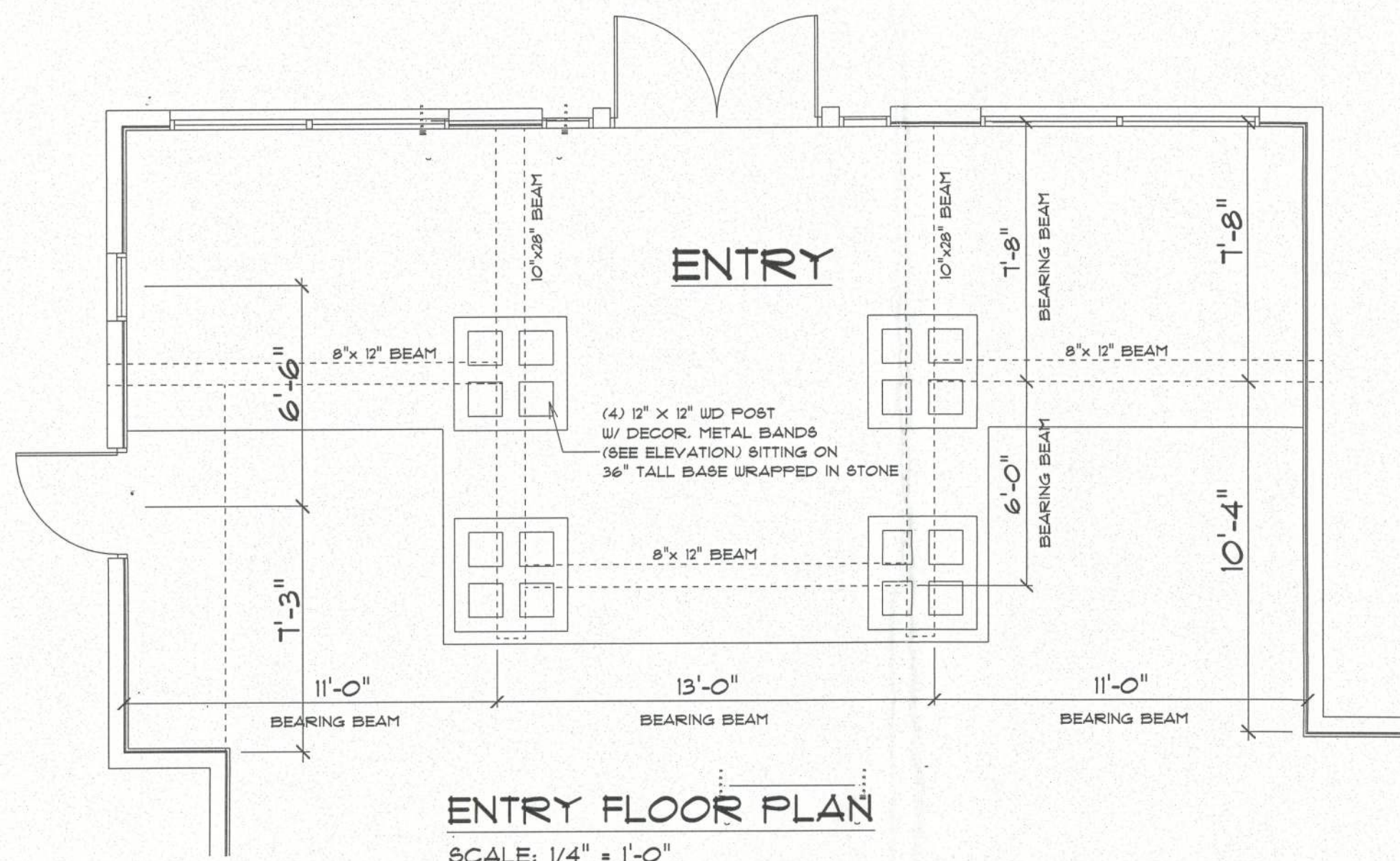


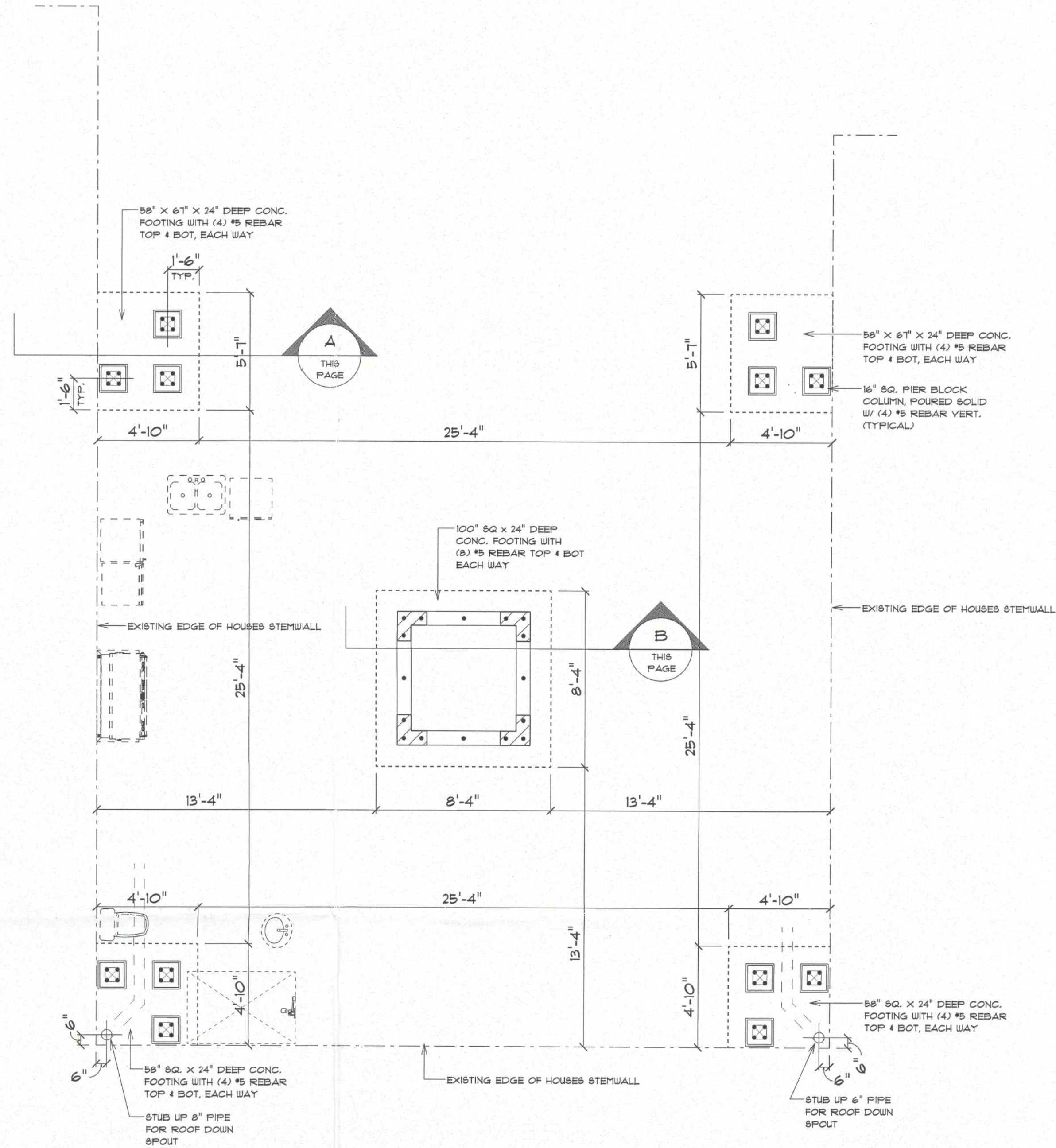
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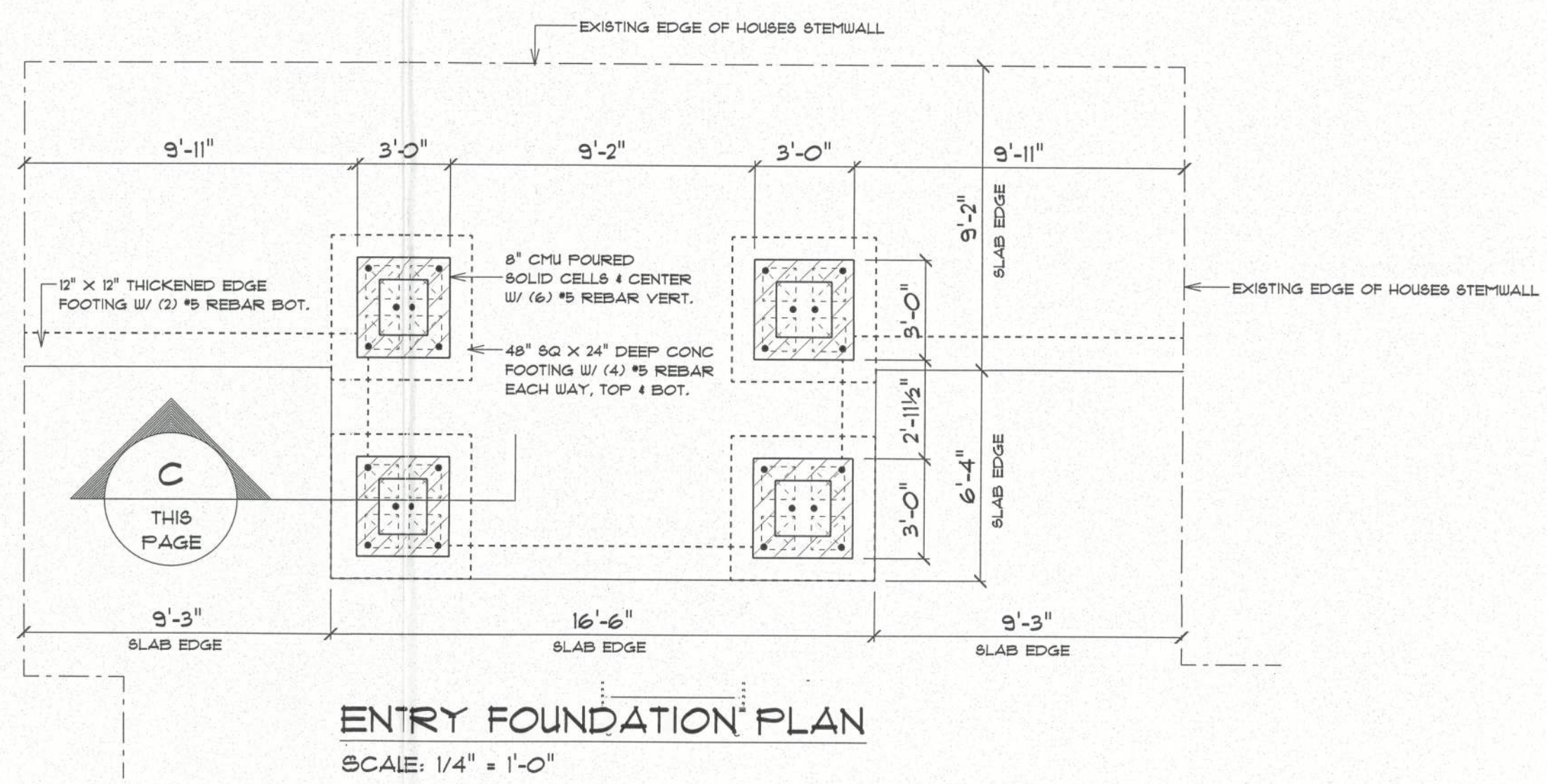
PATIO FLOOR PLAN
SCALE: 1/4" = 1'-0"



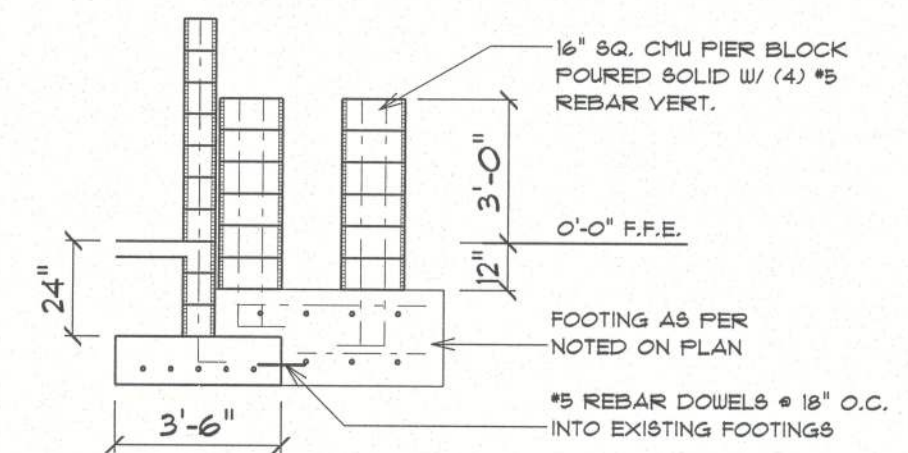
ENTRY FLOOR PLAN
SCALE: 1/4" = 1'-0"



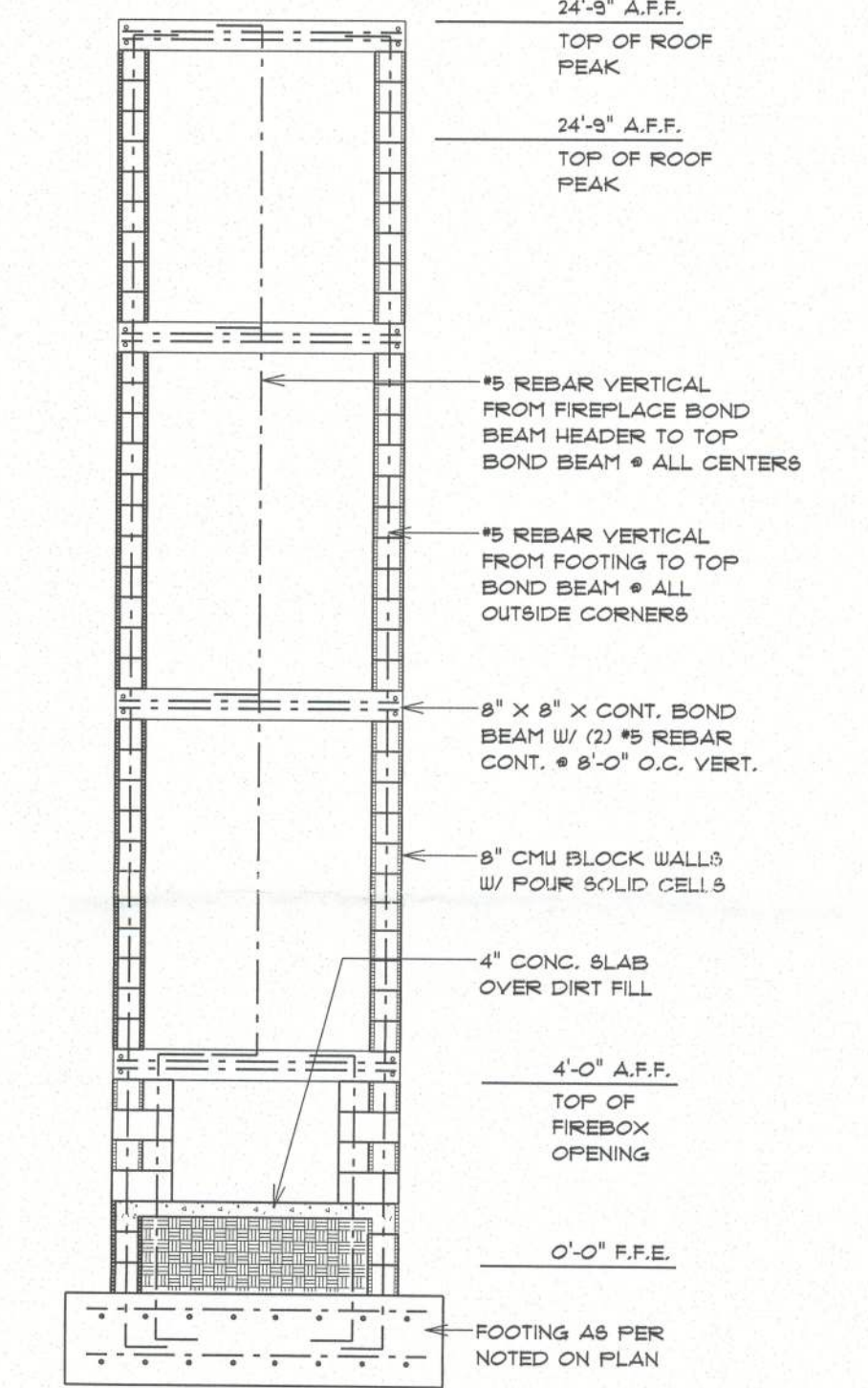
PATIO FOOTING PLAN
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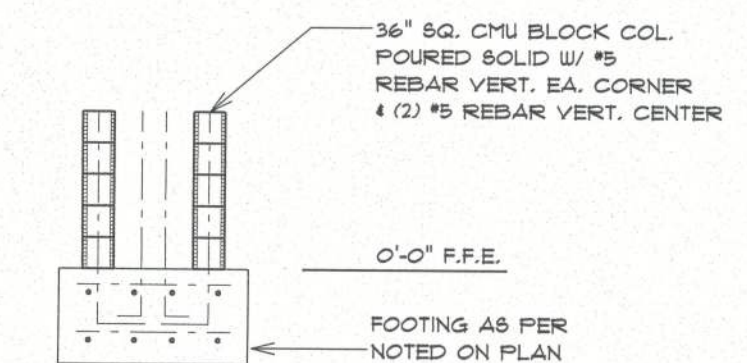
ENTRY FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



CMU POST PIER DETAIL "A"
SCALE: 1/4" = 1'-0"



CMU FIREPLACE DETAIL "B"
SCALE: 1/4" = 1'-0"



CMU POST PIER DETAIL "C"
SCALE: 1/4" = 1'-0"

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DRAWN:

JMM

A CUSTOM PATIO for:
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA

RIDGEPOINT DESIGN & ASSOCIATES, P.C.
1912 - 2013
N.P. Geisler, Architect
AR0007005

41 Years of Service
1972 - 2013
N.P. Geisler, Architect
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SHEET:

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Custom Residential Design for:

Rimrock Development

Columbia County, Florida

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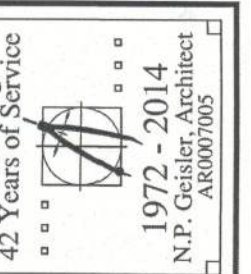
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CUSTOM RESIDENTIAL DESIGN FOR
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
COVER SHEET



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1 OF 1



GENERAL NOTES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNERS" 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 "UL Design U333", INCLUDING R-II BATT INSULATION.
12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GIBS ON 1X3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

AS - BUILT DRAWING REQUIREMENTS:

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

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 "AUI QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. AUI "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 MATLS 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 MANUFF'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 SUB-JECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/D.I.s.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
3. HVAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HVAC SUB-CONTRACTOR.
4. HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DUGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
5. IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM W/ 1 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE UL LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED DUCT LINER & UNAPPED W/ 1 3/4 LB. POLIFACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOILFACED, R42/R60 DUCTBOARD.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA 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, METALWAIRE, 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 RESISTANCE OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
16. HVAC 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 N- 29, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

GENERAL PLUMBING NOTES:

1. SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
5. ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
6. PLUMBING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMATIC. DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
8. WATER PIPING SHALL BE TYPE L COPPER UP TO 1", & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER. AT THE OWNERS OPTION SUPPLY PIPING MAY BE CPVC, 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 30'-12" 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.

GENERAL WELL & SEPTIC NOTES:

1. SUB-CONTRACTORS PROVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET.
2. LOCATION OF POTABLE WATER WELLS SHALL BE DETERMINED BY THE OWNER IN CONSULTATION WITH THE WELL DRILLING CONTRACTOR. WELLS SHALL NOT BE LOCATED CLOSER THAN 15'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DRAINFIELD, EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
3. POTABLE WATER WELLS SHALL BE A MINIMUM 4" W/ BLACK IRON CASING TO A DEPTH OF 80'-0". PUMPS SHALL BE OF THE SUBMERSIBLE TYPE, THREE WIRE SYSTEM, MINIMUM HORSEPOWER SHALL BE 1/2 H/P OR AS DIRECTED BY THE OWNER. MOTOR STARTER SHALL BE ENCLOSED IN A WEATHERPROOF HOUSING, MOUNTED ON A P/T 4X4 POST AT THE WELL HEAD.
4. WELL HEAD SHALL PROJECT 12" ABOVE GRADE.
5. ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR/CONTACTOR, UNIONS AND PRESSURE GAUGE.
6. PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
7. SEPTIC TANK LOCATION & DRAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION W/ THE OWNER.
8. SEPTIC TANKS SHALL BE OF A SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MAT'L SHALL BE POURED CONCRETE OR FIBERGLASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
9. SEPTIC DRAINFIELDS SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT. DRAINFIELD PIPING SHALL BE CLAY TILE OR P.V.C. OR POLY AS REQUIRED BY THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE 3/4" WASHED ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
10. SAND FILTER BEADS, MOUND SYSTEMS, DOSING TANKS, GREASE TRAPS, DISTRIBUTION BOXES, GRINDER PUMPS, SUMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.
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 TANDEM'S SHALL BE ACCEPTABLE.
24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 200,000 AIC.
25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
29. WHEN CONDUIT RUNS EXCEED 200 FEET, FULL BOXES SHALL BE INSTALLED SO THAT NO FULL EXCEEDS THIS DISTANCE.
30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

ELECTRICAL NOTES : General

1. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 1991 EDITION, AND ITS AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
3. GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-1994.
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, THW, THHN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #2 & SMALLER MAY BE SOLID. ALL CONDUCTORS #3 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 HP. 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 100-12F.
18. ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTIFIED A TO WHAT IS INCLUDED ON SAID CIRCUIT.
19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
20. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
21. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR HVAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HVAC CONTRACTOR, AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
22. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
23. ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP. NO TIE HANDLES OR TANDEM'S SHALL BE ACCEPTABLE.
24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 200,000 AIC.
25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
29. WHEN CONDUIT RUNS EXCEED 200 FEET, FULL BOXES SHALL BE INSTALLED SO THAT NO FULL EXCEEDS THIS DISTANCE.
30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

Daniel Shaheen
Daniel Shaheen

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 130 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 IS: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.

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

BUILDING CODE: 2010 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 FABRICATION OF ANY MATERIALS.

DO NOT SCALE OFF THESE PLANS

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

CHANGES TO FINAL PLAN SETS

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



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CUSTOM RESIDENTIAL DESIGN for
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
GENERAL INFORMATION



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30 OCT 2014

COMM:

2K1460

SHEET:

G.1

1 OF 1

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CUSTOM RESIDENTIAL DESIGN FOR
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
ELEVATIONS

Celebrating
42 Years of Service
1972 - 2014
N.P. Geisler, Architect
N.C.A.R.S. Certified

23
NICHOLAS
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ARCHITECT
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A.1
1 OF 8

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EXTERIOR FINISH MATERIALS
ALL FINISH MATERIALS SHALL BE AS SELECTED BY THE OWNER
AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS -
ALL MATERIALS SHALL MEET PRODUCT APPROVAL REQUIREMENTS



FRONT ELEVATION

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



LEFT SIDE ELEVATION

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

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CUSTOM RESIDENTIAL DESIGN for
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
ELEVATIONS

Celebrating
42 Years of Service
1972 - 2014
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2 OF 8

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EXTERIOR FINISH MATERIALS
ALL FINISH MATERIALS SHALL BE AS SELECTED BY THE OWNER
AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS -
ALL MATERIALS SHALL MEET PRODUCT APPROVAL REQUIREMENTS



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

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Studios

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**CUSTOM RESIDENTIAL DESIGN for
RIMROCK DEVELOPMENT**
COLUMBIA COUNTY, FLORIDA
1st & 2nd FLOOR PLANS

Celebrating
42 Years of Service



1972 - 2014
N.P. Geisler, Architect
AR0007005

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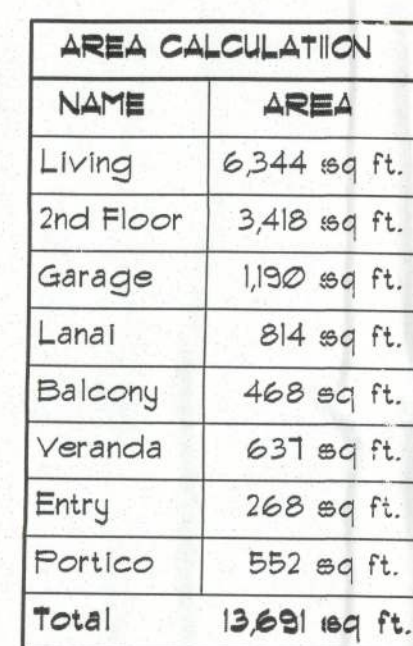
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3 OF 8

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1st FLOOR PLAN

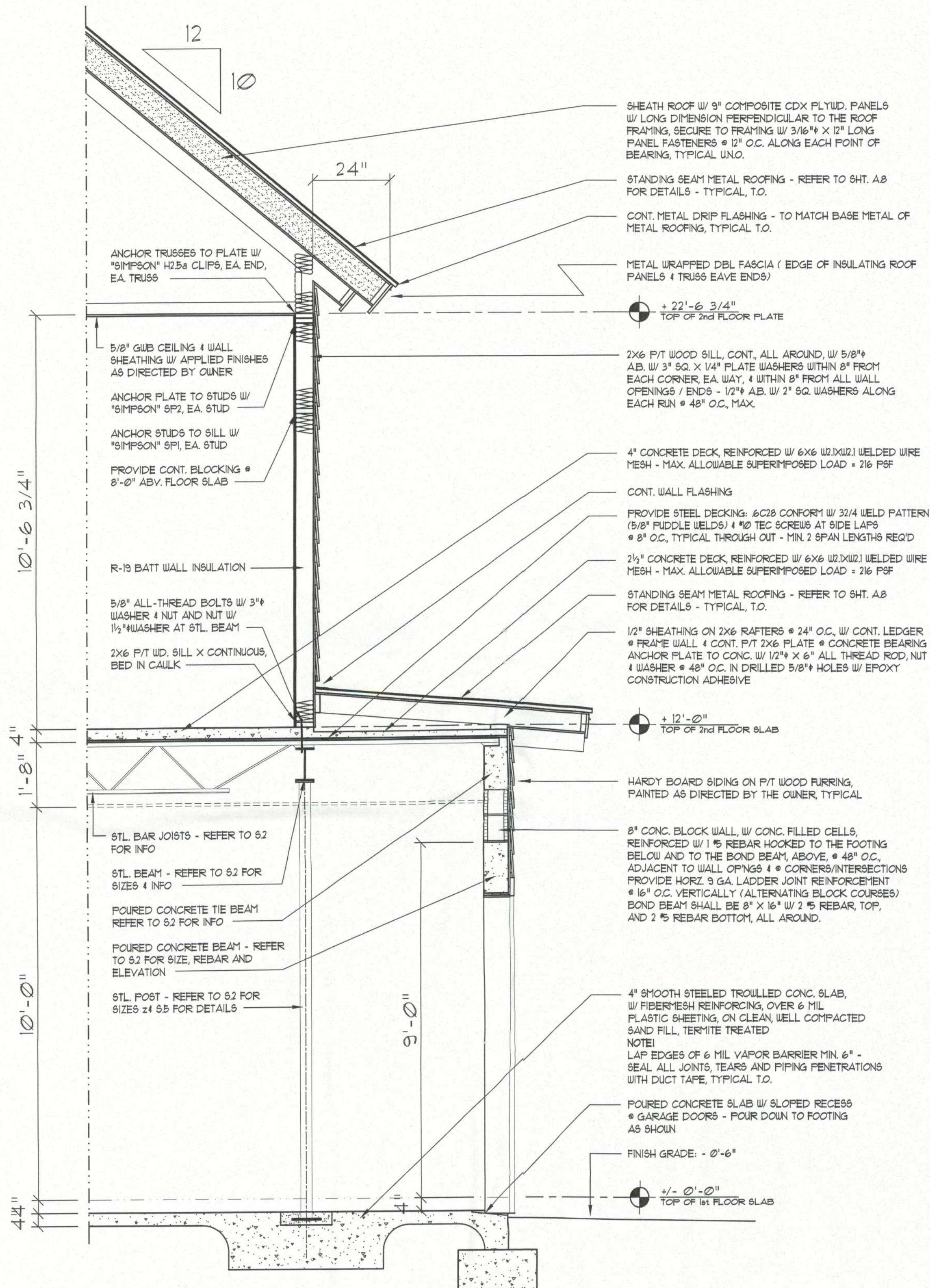
SCALE: 1/8" = 1'-0"

2nd FLOOR PLAN

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

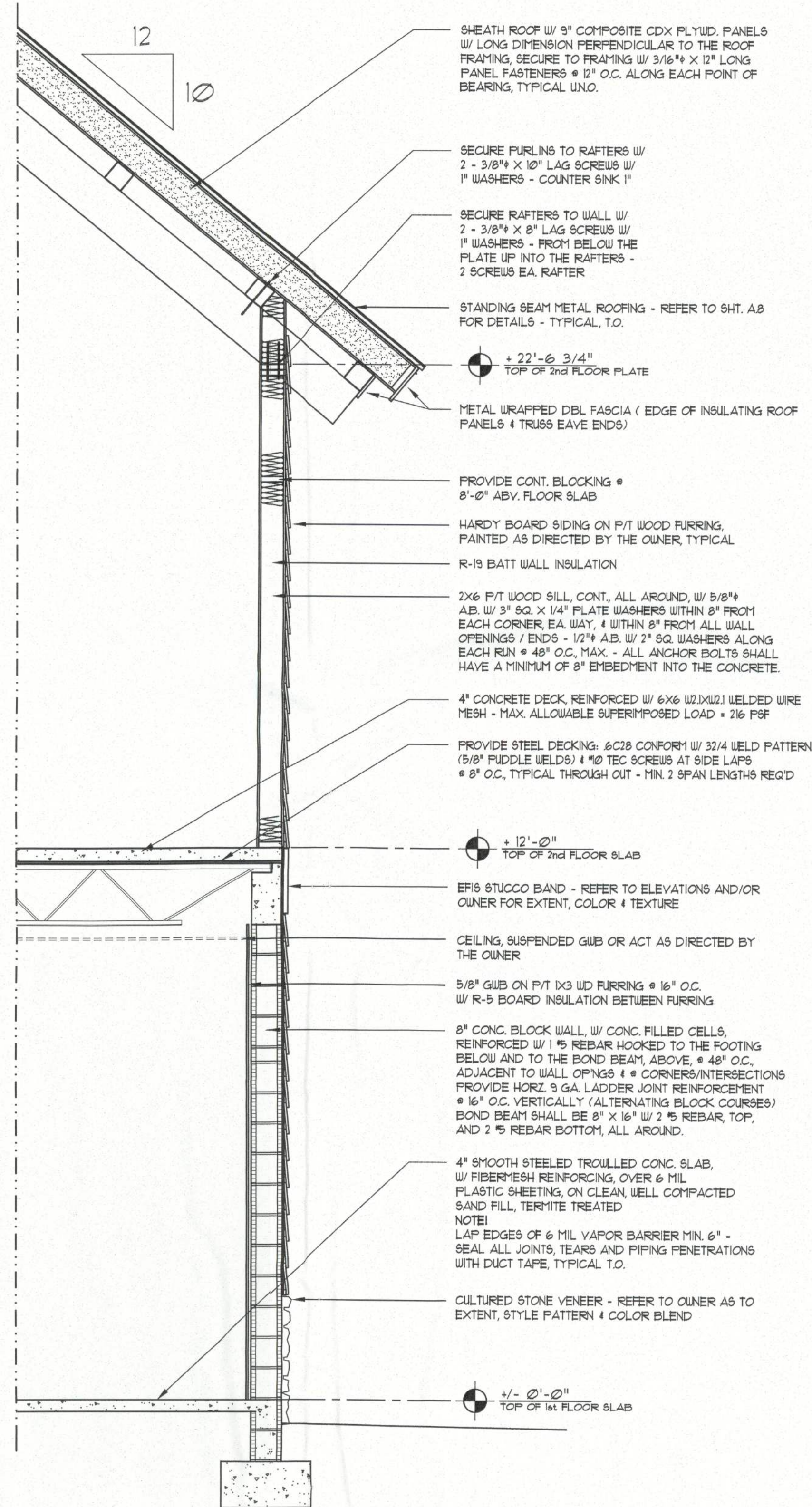
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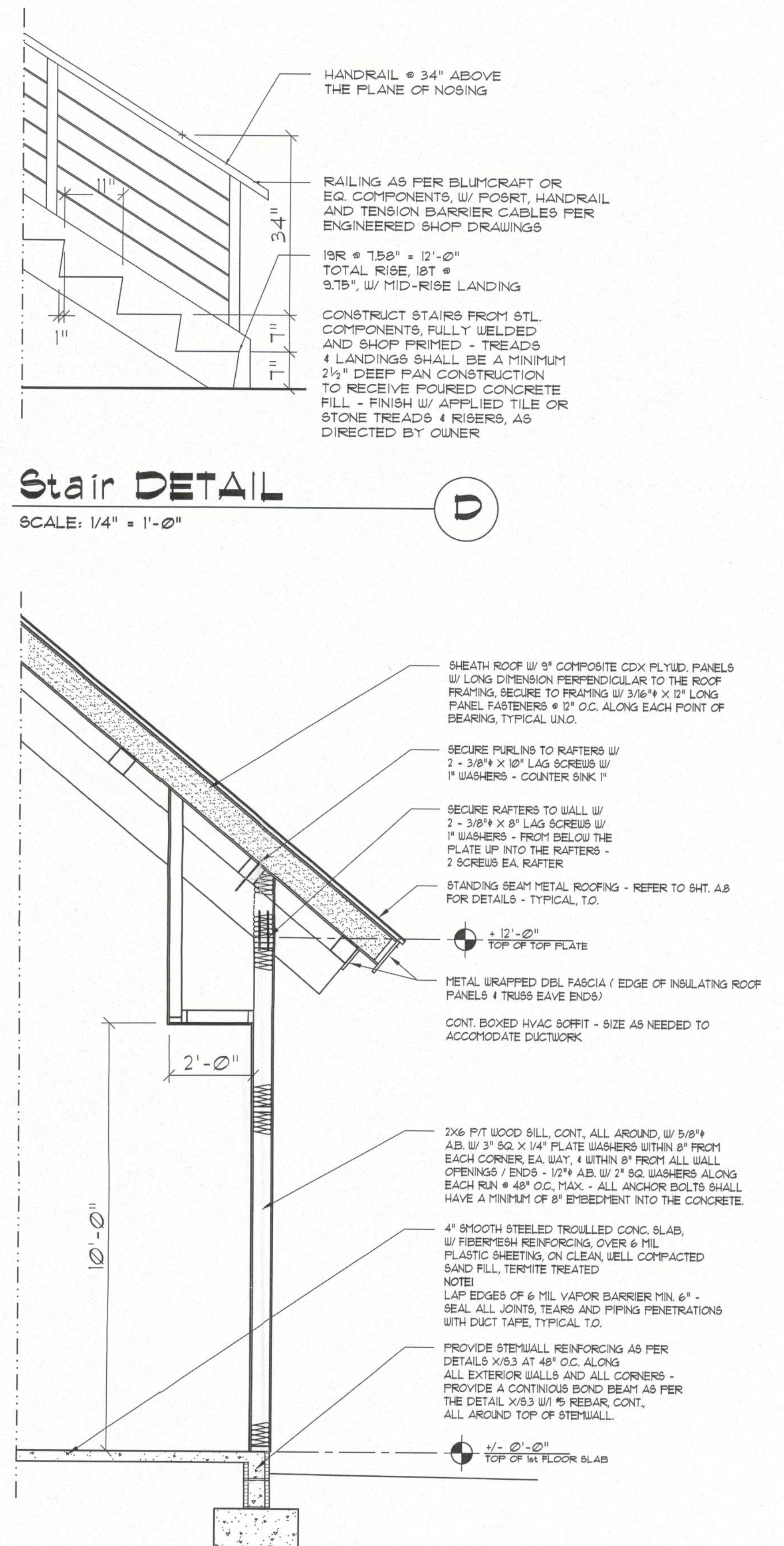
SECTION @ GARAGE
SCALE: 1/2" = 1'-0"

A



SECTION @ MBR
SCALE: 1/2" = 1'-0"

B



SEC. @ DINING ROOM
SCALE: 1/2" = 1'-0"

C

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CUSTOM RESIDENTIAL DESIGN for
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
WALL SECTIONS

Calculating
42 Years of Service
1972 - 2014
N.P. Gesler, Architect
N.C.A.A.R.T. Certified

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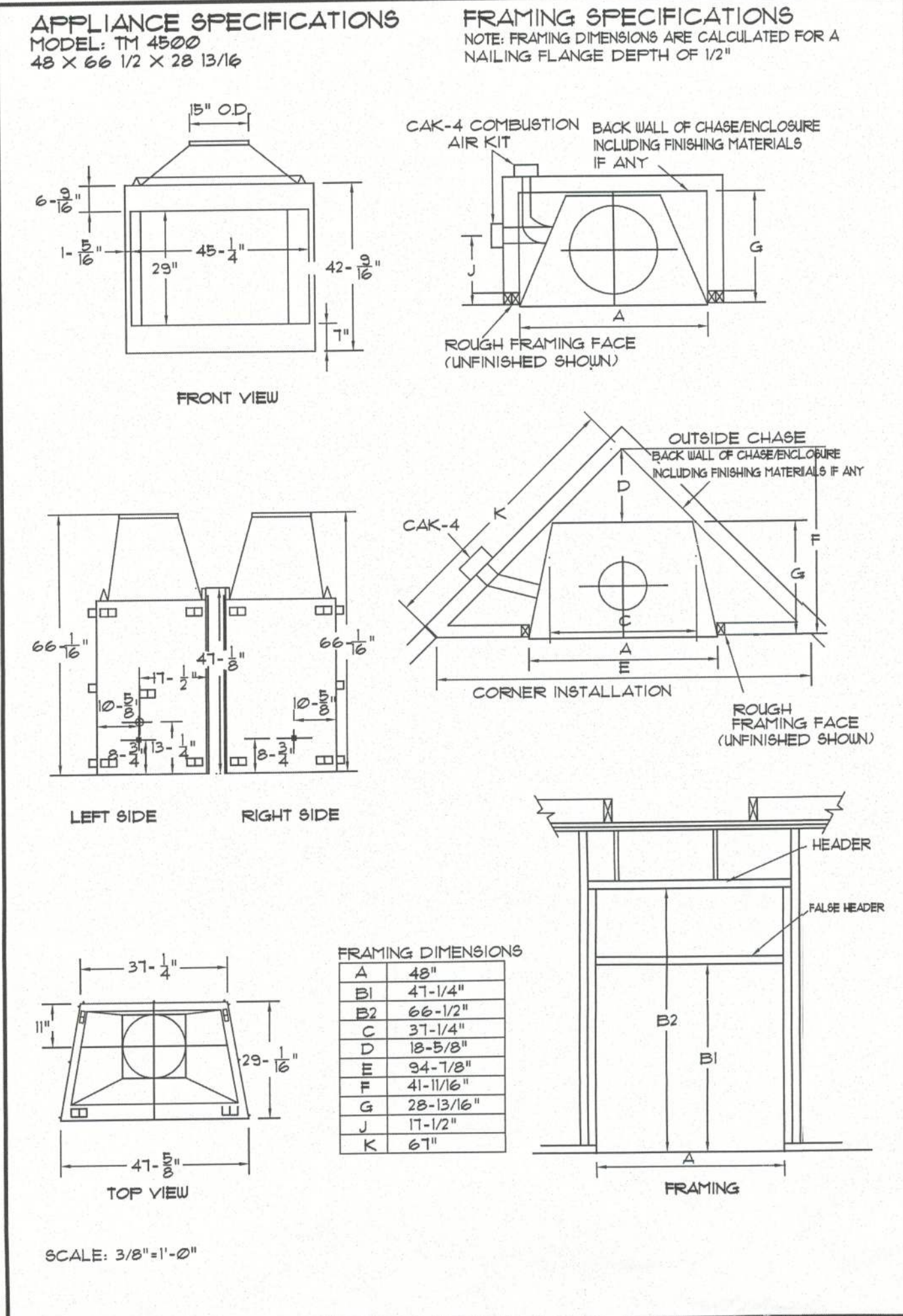
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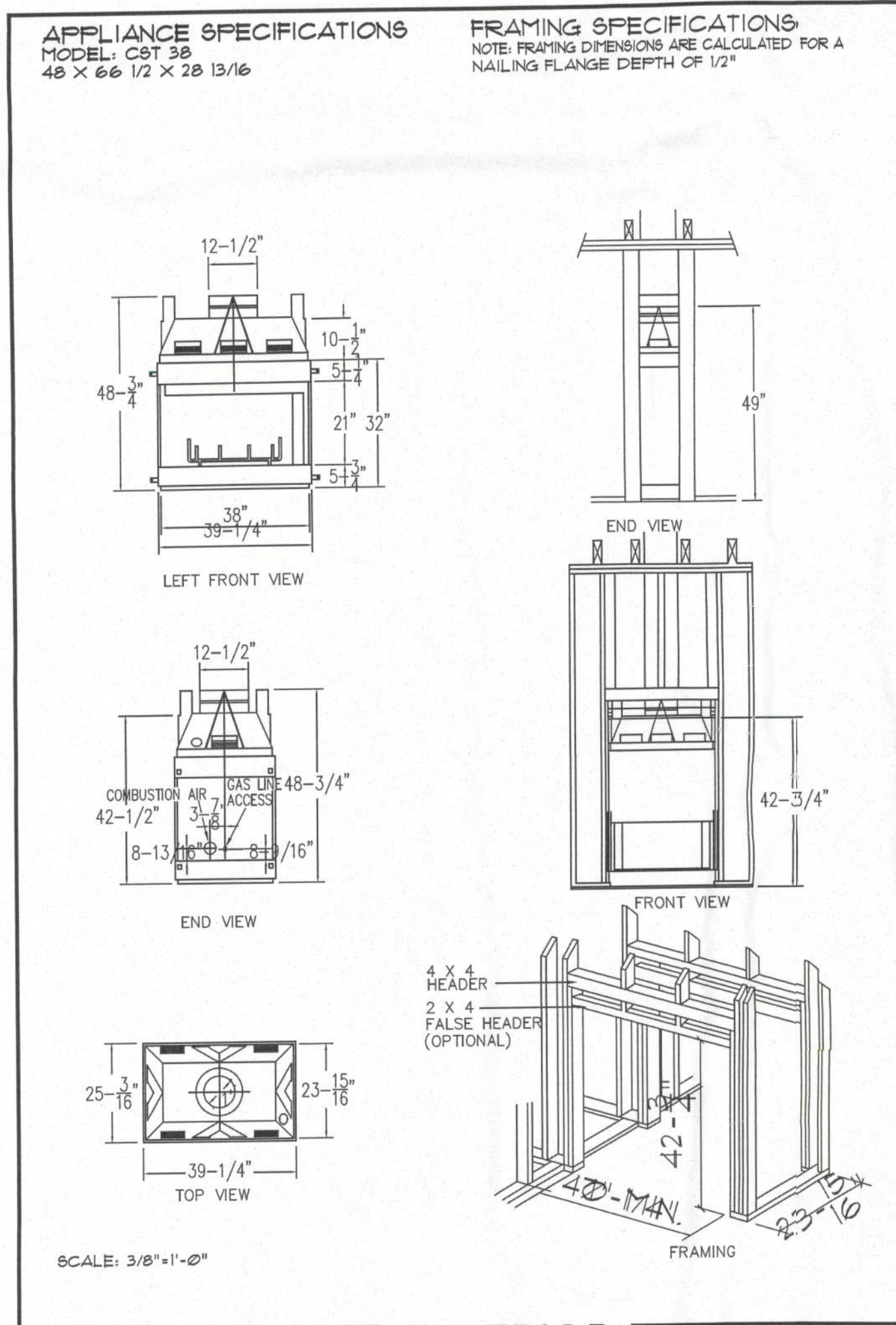
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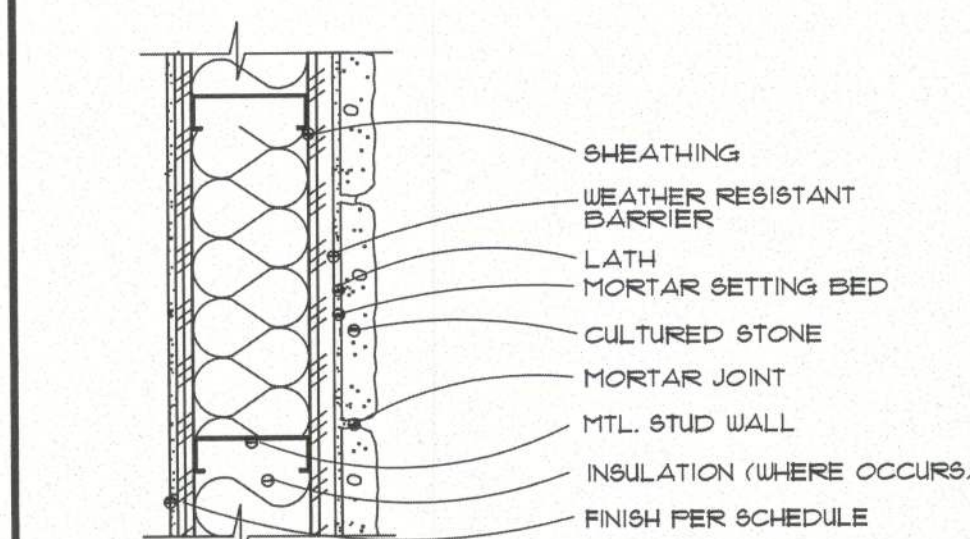
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SUPERIOR.

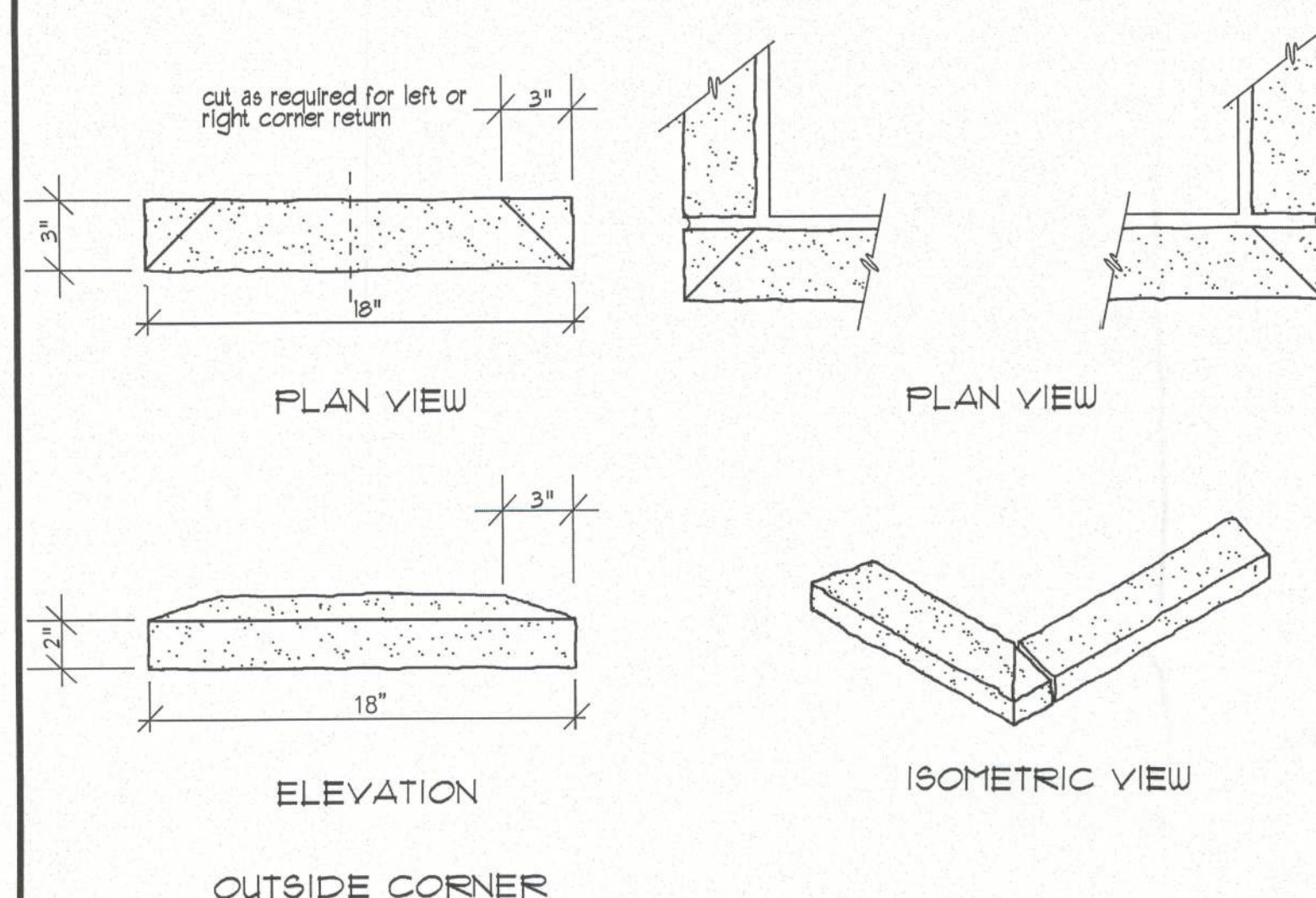


SUPERIOR.



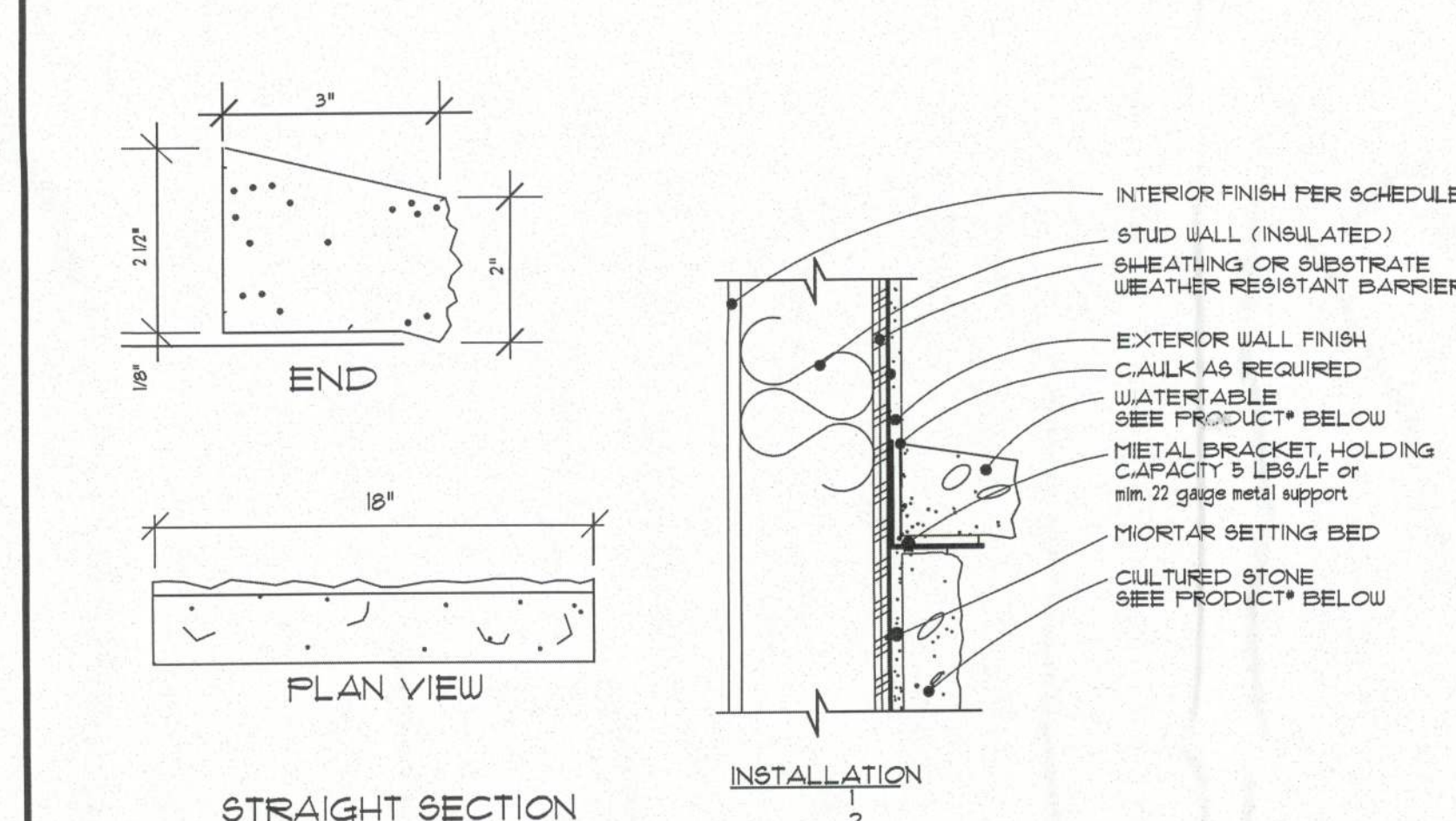
INSTALLATION OVER SHEATHING

SCALE: NONE



WATERTABLE outside corner components

SCALE: NONE



WATERTABLE @ WAINSCOT

SCALE: NONE

CULTURED STONE DETAILS

SCALE: NONE

STOREFRONT GLASS & GLAZING:

1. REFER TO PLANS, AND DETAILS AND FOR SIZE, AND TYPE.

2. MATERIALS: ALL GLASS AND GLAZING SHALL BE IN ACCORDANCE WITH THE STANDARDS AND RECOMMENDATIONS OF THE CURRENT EDITION OF THE GLAZING MANUAL OF THE FLAT GLASS JOBBERS ASSOCIATION.

3. EACH PIECE OF GLASS SHALL BE LABELED, NOTING THE NAME OF THE MANUFACTURER, GRADE, QUALITY AND TYPE. LABELS SHALL BE INTACT BEFORE AND AFTER INSTALLATION.

4. EXTERIOR GLASS SHALL BE 3/16" GRAY TINT, TEMP'D (ALT. WITH BUTT GLAZED JOINTS, JOINT NOT TO EXCEED 3/8" GAP NOR LESS THAN 1/4". SEAL JOINTS WITH COMMERCIAL GRADE NEUTRAL CURE, CLEAR SILICONE. ACID CURE SILICONE WILL NOT BE ACCEPTED. APPLICATION SHALL BE TAPE AND TOOL.)

5. MIRRORS SHALL BE "A" QUALITY 1/4" THICK POLISHED PLATE WITH FULL STAINLESS OR ALUMINUM FRAME AND CONCEALED FASTENERS.

6. STOREFRONT SHALL BE EQUAL TO YKK AP AMERICA, INC. 1600 CURRENCY DR., ORLANDO, FL 32801, OTHER APPROVED MFGRS ARE KAWNEER CO. AND VISTAWALL ARCHITECTURAL

7. ALL ALUMINUM STOREFRONT FRAMING AND DETAILS INDICATED ON THE DRAWINGS AND/OR DETAILS, SHALL BE EQUAL TO VISTAWALL SERIES 2000. THE FRAMING SHALL BE ACCURATELY ASSEMBLED WITH UNEXPOSED FASTENERS UTILIZING EXTRUDED SPINES, CLIPS AND/OR SNAP-IN FEATURES. ALL GLAZINGS SHALL BE HELD IN PLACE BY EPDM GLAZING GASKETS. NO APPLIED STOPS SHALL BE PERMITTED. ALL EXPOSED SURFACES SHALL BE FREE OF UNSIGHTLY SCRATCHES AND BLEMISHES. THE FINISH SHALL BE ANODIZED ALUMINUM, COLOR: DK BRONZE IN ACCORDANCE W/ AA-M12C22A42/A44

8. FINISH OF ALL SILL FLASHING SHALL BE Ø40" ALUMINUM TO MATCH STOREFRONT MATERIAL.

9. DOOR FRAMES FOR ENTRANCE DOORS SHALL BE ALUMINUM STOREFRONT FRAME WITH CUT OUTS AND BACKING PLATES FOR (3) BUTT HINGES FOR EACH DOOR LEAF. LOCATION OF HINGES TO BE COORDINATED BY GENERAL CONTRACTOR WITH STOREFRONT SUBCONTRACTOR.

10. ALL DOOR AND FRAMING SECTIONS SHALL BE EXTRUDED ALUMINUM ALLOY AND TEMPERED TO MEET OR EXCEED FINISHING AND STRUCTURAL CRITERIA. DOOR STILES AND RAILS, EXCLUDING GLASS STOPS, SHALL BE TUBULAR AND HAVE Ø125" WALL THICKNESS. ALL WEATHERING SHALL BE HARDBACKED SILICONE TREATED POLYPROPYLENE. ANY EXPOSED FASTENERS SHALL BE ALUMINUM, STAINLESS STEEL OR OTHER NON-CORROSIVE MATERIAL. DOOR VERTICAL STILES SHALL BE NOMINAL 4-1/4", BE A MINIMUM OF 8-1/2". ALL DIMENSIONS NOTED ABOVE ARE WITH GLASS STOPS ON.

11. ALL EXPOSED SURFACES SHALL BE FREE OF UNSIGHTLY SCRATCHES AND BLEMISHES. THE FINISH SHALL BE ANODIZED, AS PER VISTAWALL ARCHITECTURAL PRODUCTS STANDARD.

12. DOOR STILES AND RAILS SHALL BE ACCURATELY JOINED AT CORNERS WITH CONCEALED REINFORCEMENT BRACKETS SECURED WITH BOLTS AND SCREWS, AND SHALL BE "MIG" WELDED. DOORS SHALL HAVE SNAP-IN STOPS WITH BULB GLAZING VINYL ON BOTH SIDES OF GLASS. NO EXPOSED SCREWS SHALL BE PERMITTED. EACH DOOR LEAF SHALL BE EQUIPPED WITH AN ADJUSTING MECHANISM LOCATED IN THE TOP RAIL NEAR THE LOCK STILE, WHICH PROVIDES FOR MINOR CLEARANCE ADJUSTMENTS AFTER INSTALLATION. WEATHERING SHALL BE INSTALLED IN THE HINGE STILE OF PAIR OF DOORS. DOOR FRAME AND SIDELIGHT FRAMING SHALL BE ACCURATELY JOINED AT CORNERS WITH CONCEALED SCREWS.

13. DESIGN CRITERIA FOR WIND LOADS SHALL BE IN ACCORDANCE WITH ASCE-7-10 DESIGN WITH WIND VELOCITY OF 130 MPH, BUILDING IMPORTANCE FACTOR OF 1.0

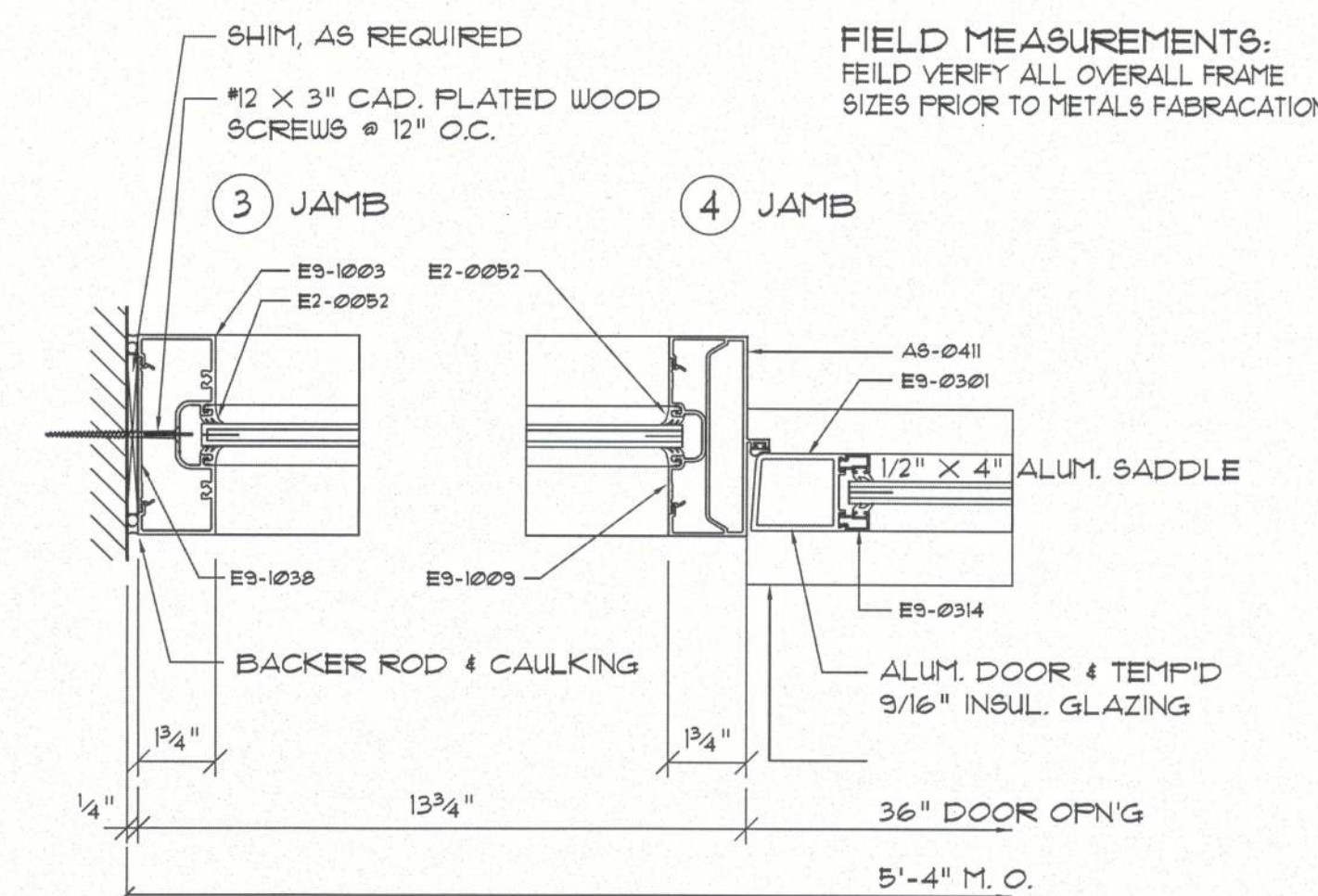
14. ALL HARDWARE FOR ENTRANCE DOORS, WITH THE EXCEPTION OF THE CYLINDERS, SHALL BE FURNISHED AND INSTALLED BY ALUMINUM STOREFRONT CONTRACTOR AS FOLLOWS:

A. 1-1/2" PAIR OF 4-1/2" BUTTS
B. ADAMS-RITE 8400 SERIES MORTISE EXIT DEVICE
C. LCN SUPER SMOOTHIE MOUNTED PARALLEL ARM WITH DROP PLATE
D. BUG SWEEP WITH SLIDE ON COVER
E. MANUFACTURER'S STANDARD WEATHERSTRIPPING
F. #4 x 11 FULL HANDLE ON EXTERIOR
G. ALL HARDWARE SHALL BE FINISHED AS SELECTED BY THE OWNER.

15. SEAL ALL JOINTS. FRAMING MEMBERS SHALL BE SCREWED IN PLACE USING BACKING, ANCHOR PLUGS, OR STRAPS AS REQUIRED. WHERE MOLDINGS ARE JOINED, THEY SHALL BE ACCURATELY CUT AND FITTED TO RESULT IN A TIGHTLY CLOSED HAIRLINE JOINT. NO UNFINISHED ALUMINUM SHALL BE VISIBLE.

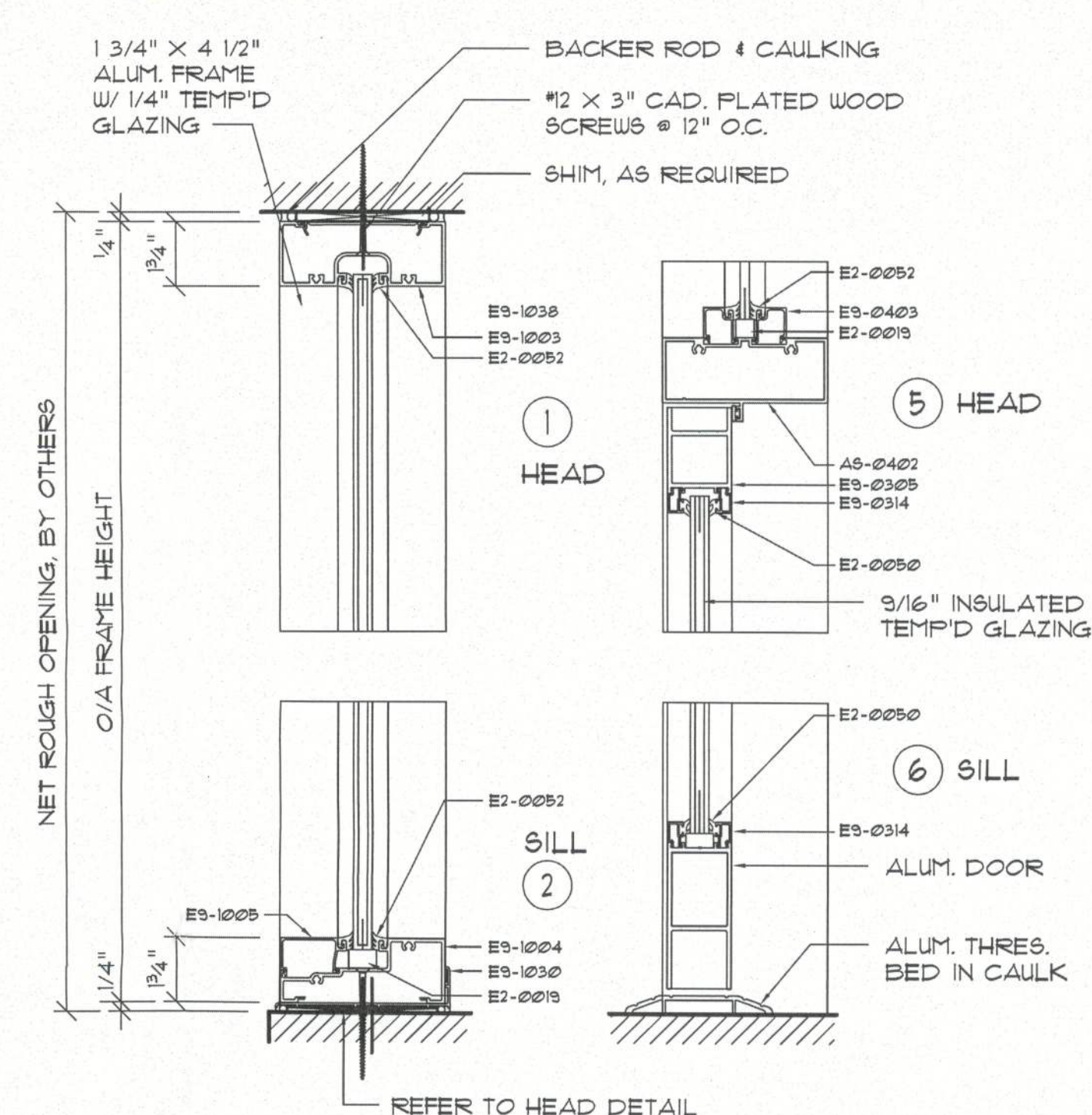
16. DOORS SHALL OPERATE FREELY AND SHALL NOT RATTLE WHEN CLOSED. SWING TYPE DOORS SHALL HAVE HEAD AND JAMB CLEARANCE OF 3/32" PLUS OR MINUS 1/32".

17. AFTER ERECTION, THE CONTRACTOR SHALL PROTECT EXPOSED PORTIONS FROM DAMAGE BY MACHINES, PLASTER, LIME, PAINT, ACID, CEMENT, OR OTHER HARMFUL COMPOUNDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF PROTECTIVE MATERIALS AND CLEANING PER STOREFRONT FRAMING MANUFACTURER'S PRINTED INSTRUCTIONS.



Horizontal SECTION

SCALE: 3" = 1'-0"



Vertical SECTION

SCALE: 3" = 1'-0"

TEMPERED GLASS NOTES:

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

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

EXCEPTION: GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION IN GROUP R3 OR WITHIN DWELLING UNITS IN GROUP R2 SHALL BE SUBJECT TO 2004 FBC 2405.2.1(4).

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

- EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT (Ø84 M²).
- BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
- TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
- ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

Storefront Sash DETAILS

SCALE: VARIOUS

REVISION:

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CUSTOM RESIDENTIAL DESIGN FOR
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
ARCHITECTURAL DETAILS

42 Years of Service
1972 - 2014
N.P. Geisler, Architect
AIA 0000005

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DATE:

30 OCT 2014

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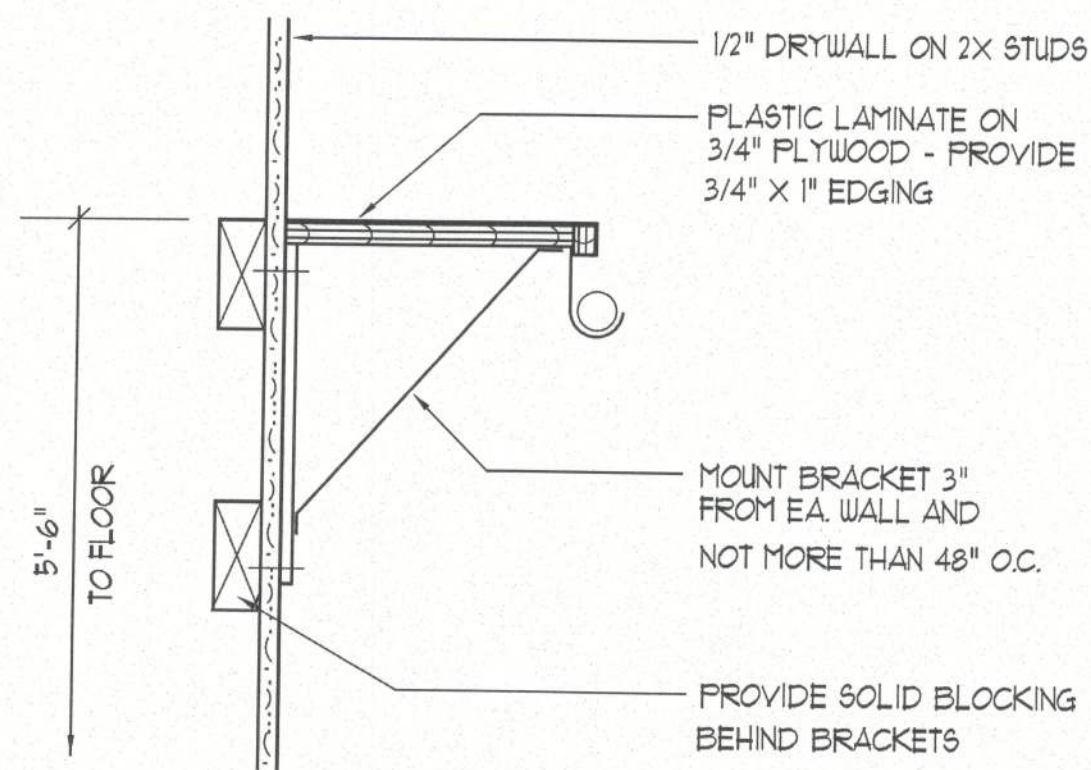
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5 OF 8

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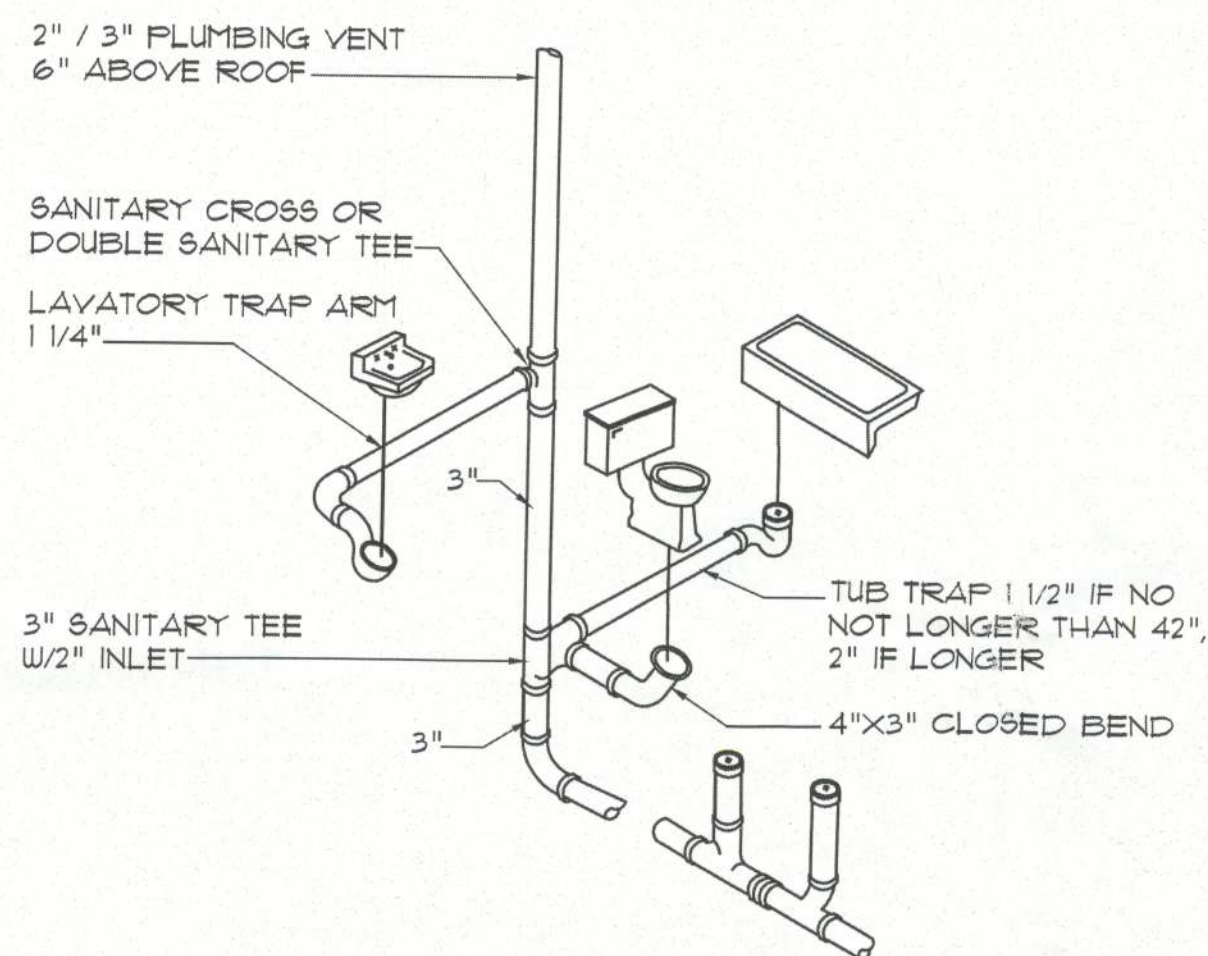
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Closet Rod & Shelf Detail

SCALE: NONE

A

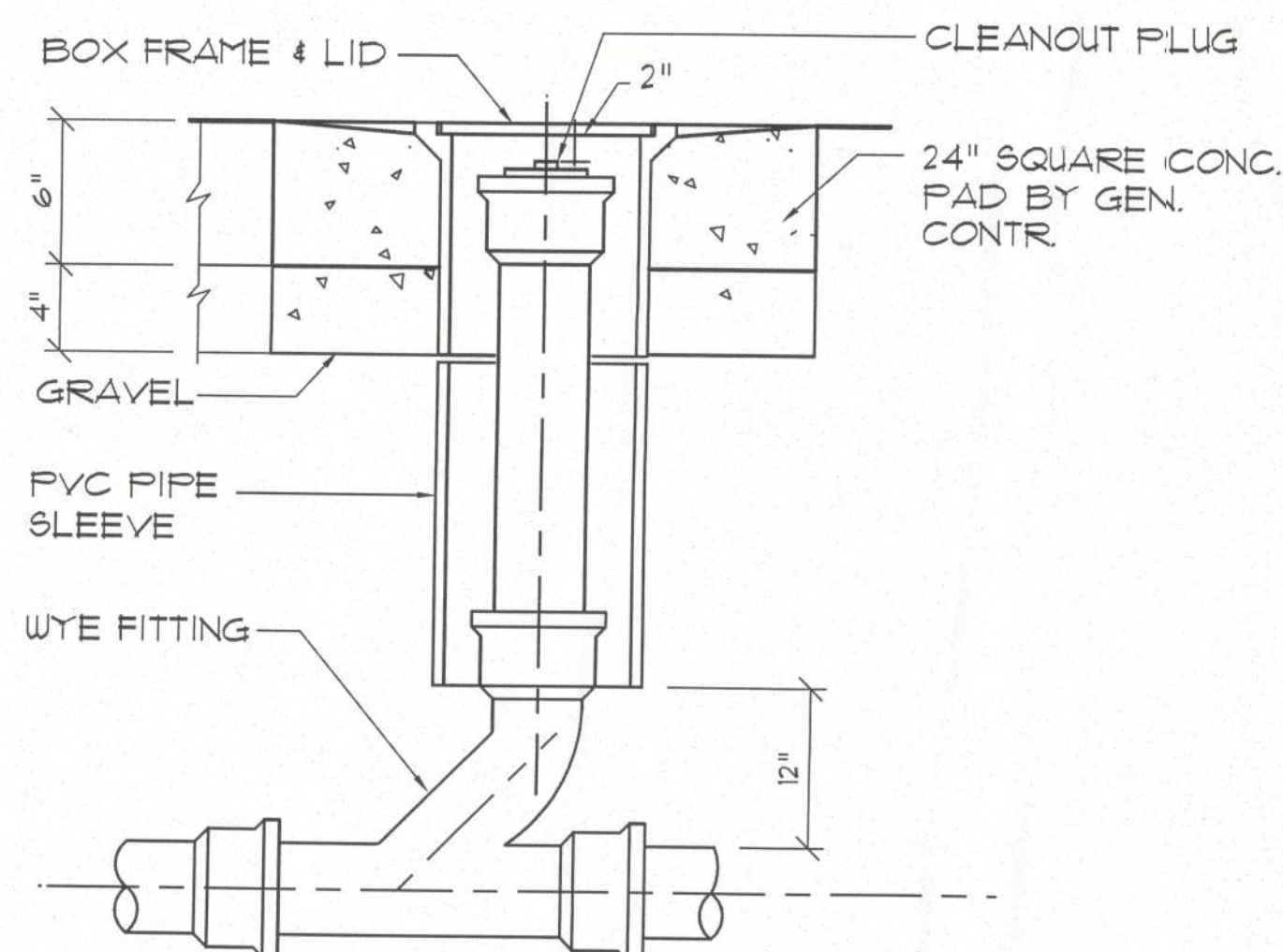


Typ. One Bath Plumbing DET.

N.T.S.

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

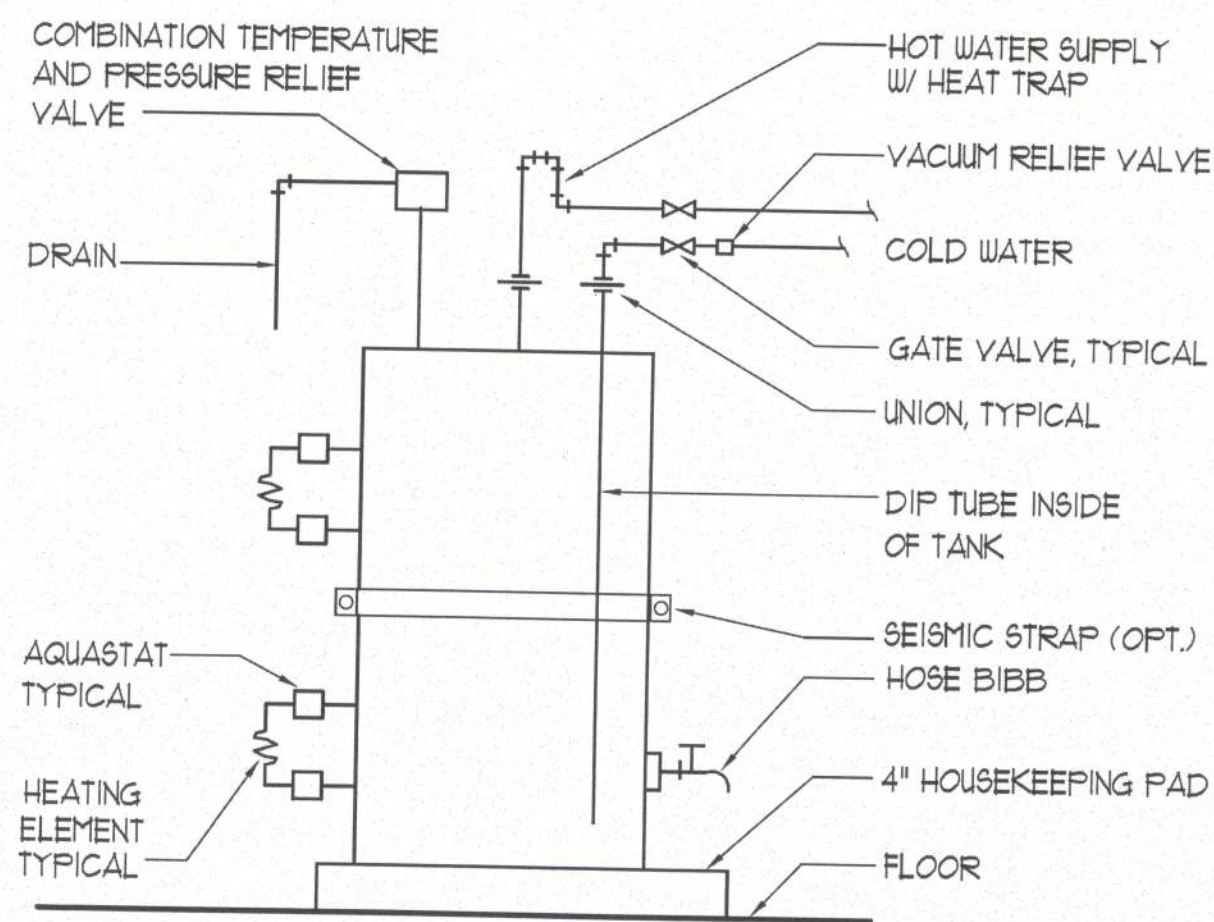
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Outdoor Cleanout DETAIL

N.T.S.

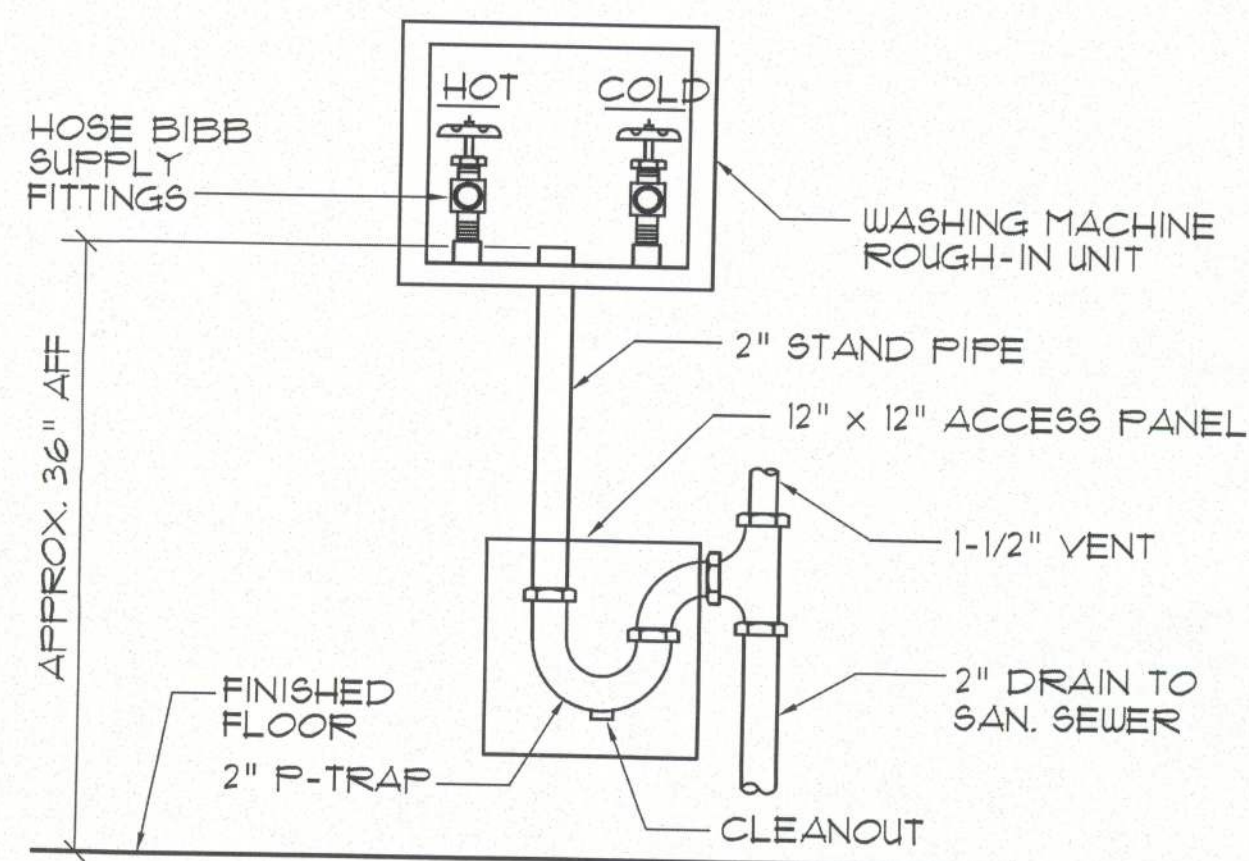
E



Electric Water Heater DETAIL

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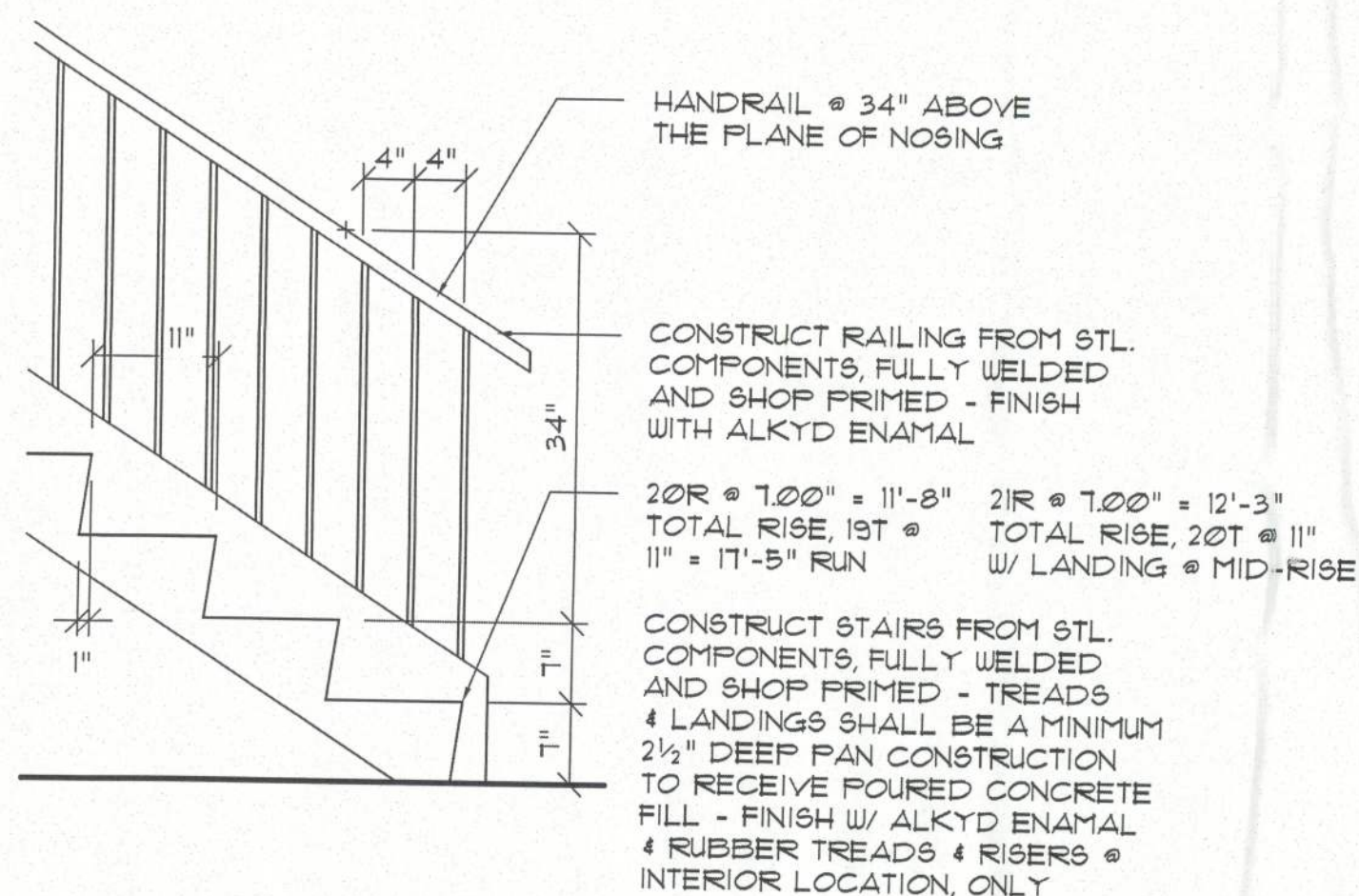
B



Washing Machine Hook-up DET.

N.T.S.

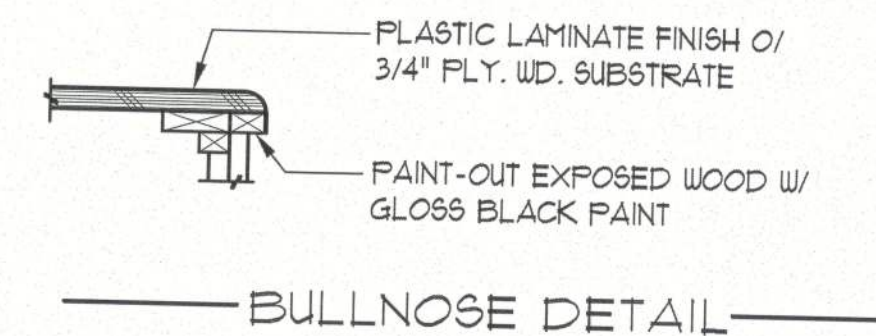
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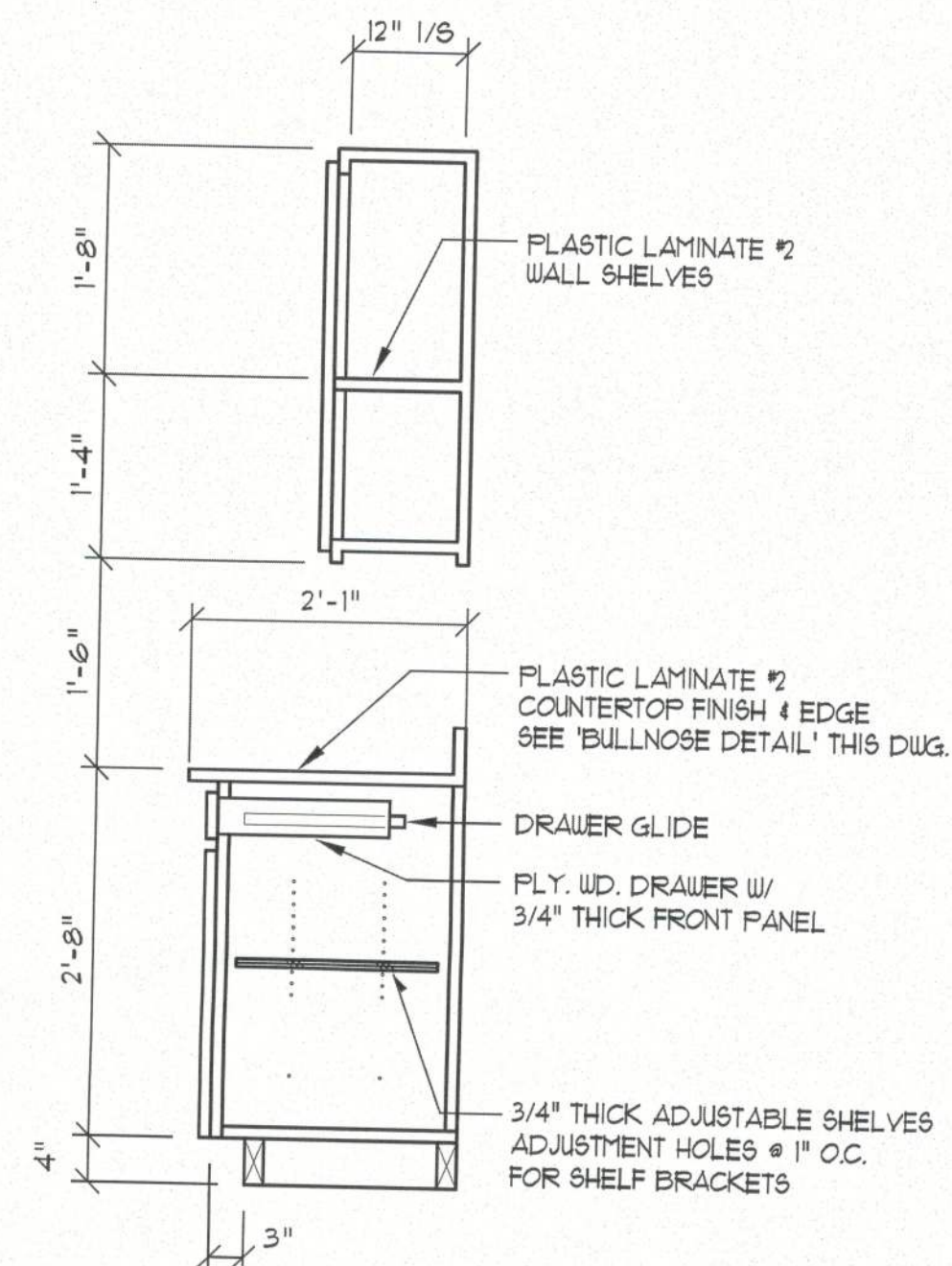
Stair DETAIL

SCALE: 1/4\"/>

F

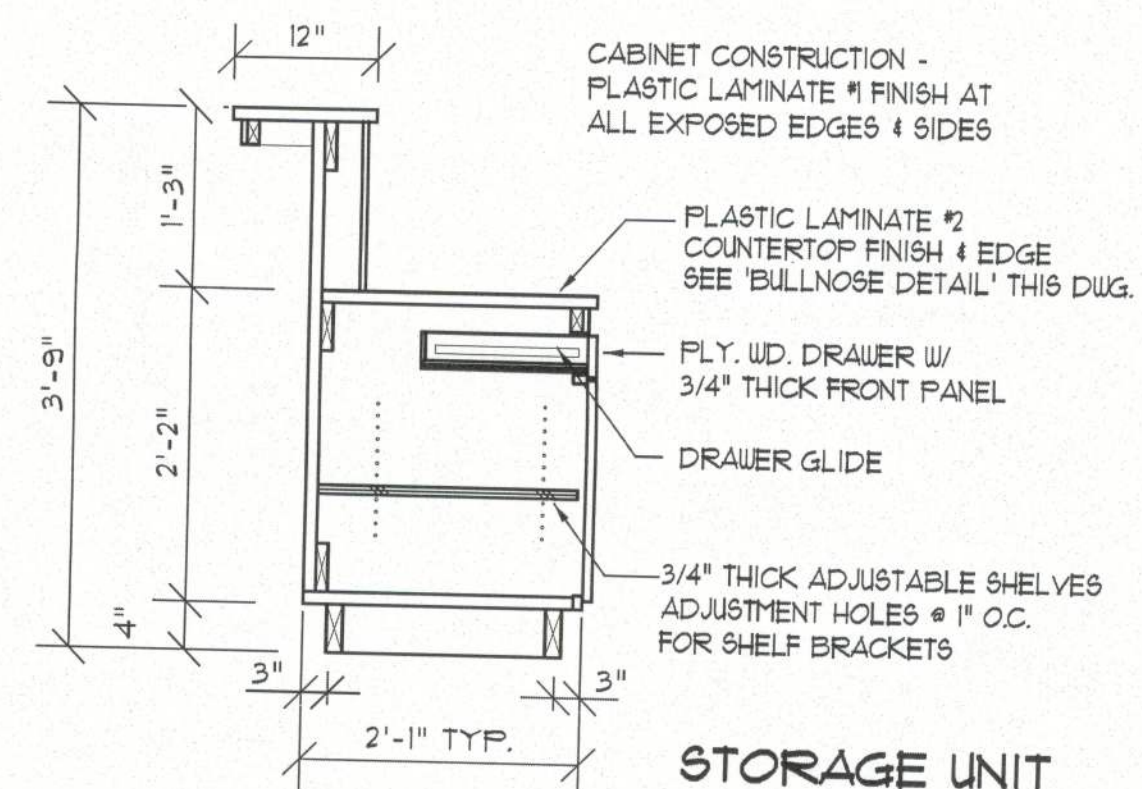


NOTE!
PROVIDE 2X6 BACKING AT ALL OVERHEAD CABINET LOCATIONS, FLUSH WITH FACE OF FRAMING - TOP OF BACKING TO BE 1'-0\"/>



Base & O/H Cab.

SCALE 3/4\"/>



Desk W/ Walk-up Counter

SCALE 3/4\"/>

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

NOTE!
THESE COUNTER DETAILS ARE GENERAL IN NATURE AND PROVIDE A BASIS FOR ACTUAL CABINET CONSTRUCTION.

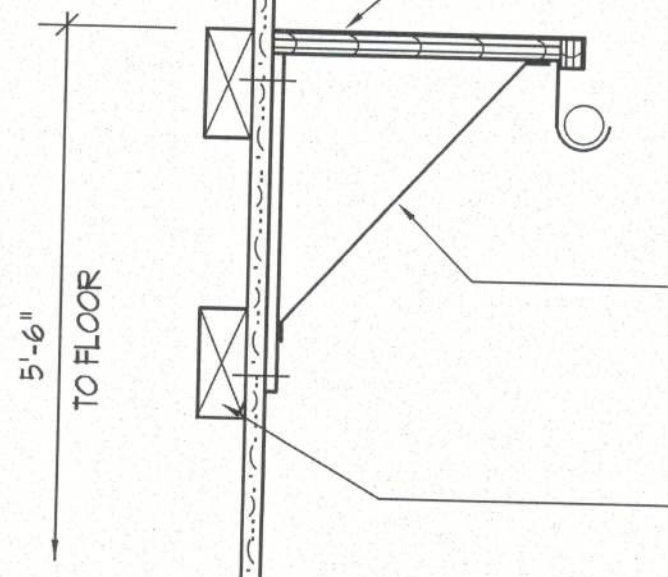
Typical Cabinet DET'S

SCALE 3/4\"/>

G

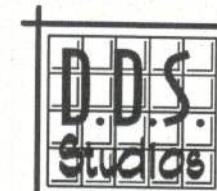
Closet Rod & Shelf

SCALE: NONE



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Daniel Shaheen



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CUSTOM RESIDENTIAL DESIGN for
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
1st & 2nd FLOOR REFLECTED CEILING PLANS

Celebrating
42 Years of Service
1972-2014
N.P. Gesler, Architect
AR0007005

**NICHOLAS
GESLER
ARCHITECT**
N.C.A.R.B. Certified
1728 NW Brown Rd.
386-565-4355

DATE:

COMME:

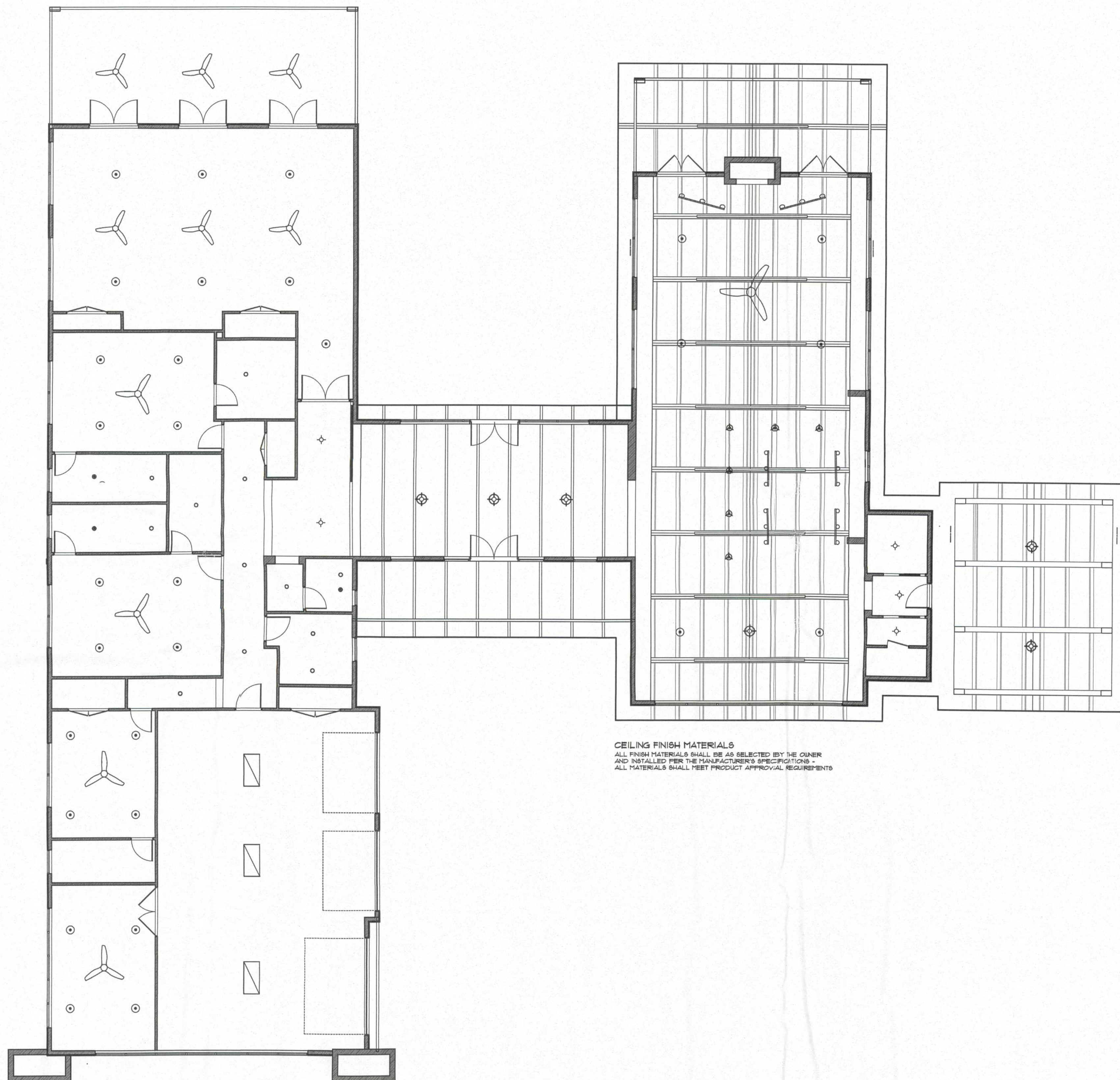
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7 OF 8

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31 Dec 2014
AR0007005



1st FLOOR RCP

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

CEILING FINISH MATERIALS
ALL FINISH MATERIALS SHALL BE AS SELECTED BY THE OWNER
AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
ALL MATERIALS SHALL MEET PRODUCT APPROVAL REQUIREMENTS



2nd FLOOR RCP

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

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METAL ROOFING INSTALLATION NOTES

- DOUBLE LAYER OF NUMBER THIRTY FELT UNDERLAYMENT OR EQUAL AND THE CEE-LOCK OPTIONAL VINYL WEATHERSEAL (US PATENT NO. 4,644,478) ARE RECOMMENDED FOR ALL APPLICATIONS WHERE THE ROOF SLOPE IS 3 ON 12 OR LESS.
- STRIPPABLE FILM: THE STRIPPABLE PLASTIC FILM WHICH IS APPLIED OVER MOST BERRIDGE PREFINISHED PRODUCTS, PANELS, FLASHINGS, COLLS, AND FLAT SHEETS PROVIDES PROTECTION OF THE FINISH DURING FABRICATION AND TRANSIT. THIS FILM MUST BE REMOVED PRIOR TO INSTALLATION.
- SOLID SHEATHING REQUIREMENTS: 5/8" PLYWOOD SHEATHING SHALL BE USED TO PROVIDE SUFFICIENT HOLDING POWER FOR FASTENERS.
- SHEATHING INSPECTION:
 - SHEATHING END JOINTS SHOULD BE STAGGERED.
 - ALL END JOINTS SHOULD MEET AT EITHER A JOIST OR RAFTER.
 - BLOCKING OR 1" CLIPS SHOULD BE USED IF JOISTS DO NOT REMAIN FLAT UNDER THE WEIGHT OF WORKMEN.
 - 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".
 - ALL CUTS AT PENETRATIONS SHOULD BE TIGHT, WITHOUT GAPS.
 - USE WOOD-FRAMED CRICKETS AT LARGE PENETRATIONS.
 - MAKE SURE SUBSTRATE JOINTS ARE TIGHT AT ALL HIPS, VALLEYS, AND RIDGES.

- FASCIA/RAKE INSPECTION:
 - STRIKE A LINE THE FULL LENGTH OF THE FASCIA OR RAKE. IF NOT STRAIGHT, CORRECT WITH SHIMS.
 - MAKE SURE FASCIA/RAKE IS FLUSH WITH SHEATHING.

- 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.

- FELTING INSTALLATION:
 - DO NOT USE RED ROBIN PAPER UNDER METAL ROOFING PANELS.
 - SLEEP ROOF AREA CLEAN.
 - USE FLAT HEAD GALVANIZED ROOFING NAILS 1 1/4" LONG WITH BERRIDGE GALVANIZED FELT CAPS.
 - INSTALL VALLEY FELT FIRST.
 - INSTALL FELT PARALLEL TO EAVE (2 LAYERS REQUIRED AT EAVE) STARTING AT EAVE AND USING THINNY 4" 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.

- 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.

- FLASHING INSTALLATION:
 - REMOVE STRIPPABLE PLASTIC FILM FROM ALL FLASHINGS PRIOR TO INSTALLATION.
 - ALWAYS STAGGER JOINTS WHEN ONE FLASHING IS INSTALLED OVER OTHER FLASHING.
 - INSTALL ALL FLASHINGS AS PER BERRIDGE TYPICAL DETAILS.
 - ALL FLASHINGS ARE TO BE DESIGNED AND INSTALLED TO NOT TRAP WATER.

- PANEL INSTALLATION:
 - REMOVE STRIPPABLE PLASTIC FILM FROM EACH PANEL PRIOR TO INSTALLATION.
 - 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.
 - BEGIN BY INSTALLING J-CLIP AND/OR DRIP FLASHING AT GABLE THEN PLACING FIRST CEE-LOCK CONTINUOUS LENGTH PANEL.
 - INSTALL CEE-LOCK CLIPS OR CONTINUOUS CEE-RIB AS PER BERRIDGE TYPICAL DETAILS AND CEE-LOCK CONTINUOUS RIB/CLIP INSTALLATION NOTES.
 - IF OPTIONAL VINYL WEATHERSEAL (US PATENT 4,644,478) 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.
 - INSTALL PANELS BY PLACING THE FEMALE LEG OVER THE MALE LEG AND CONTINUOUS CEE-RIB OR CLIP AND SNAPPING THE INTEGRAL BEAM INTO PLACE WITH HAND PRESSURE. DO NOT USE EXCESSIVE FORCE. FOOT PRESSURE OR OTHER TOOLS SUCH AS HAMMERS AS THIS WILL SCRATCH OR DISTORT THE PANEL RIB AND CAUSE DEFORMATION TO THE VINYL WEATHERSEAL.
 - EACH PANEL IS TO BE KEPT TIGHT AGAINST THE LEG OF THE ADJOINING PANEL. NEVER PERMIT A GAP BETWEEN VERTICAL LEGS.
 - 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.
 - 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.

- CEE-LOCK CLIP INSTALLATION:
 - INSTALL CLIPS AT PER BERRIDGE TYPICAL CEE-LOCK PANEL DETAILS.
 - CLIP SPACING ON SOLID SHEATHING TYPICALLY 36" ON CENTER.

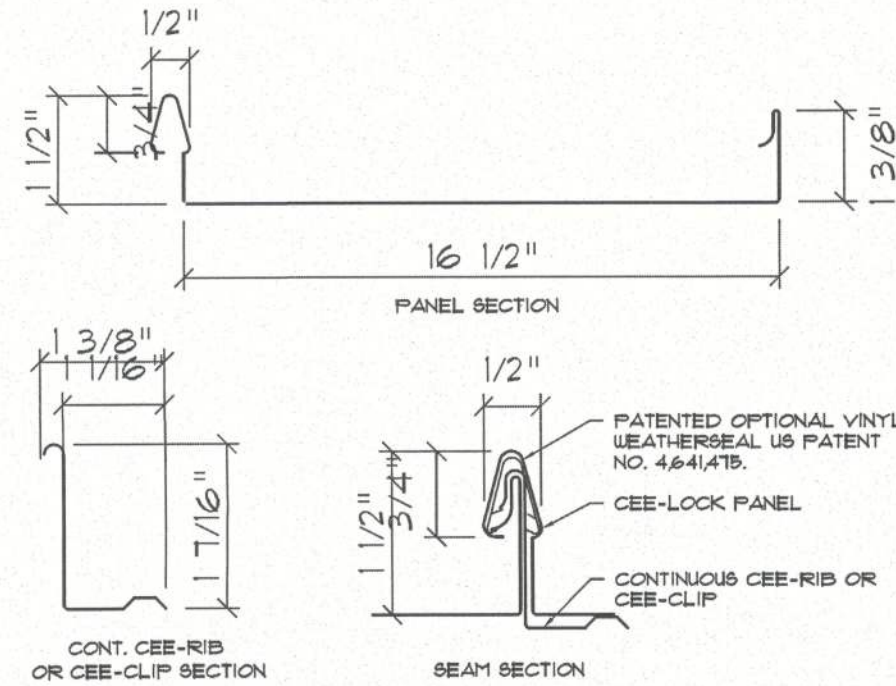
- FASTENERS:
 - FLATED FASTENERS WHEN FASTENING TO WOOD, MAKE SURE ALL FASTENERS ARE DRIVEN STRAIGHT AND SET FLAT. DO NOT OVERDRIVE FASTENERS AS THIS WILL CAUSE THE CLIP AND/OR FLASHINGS TO BUCKLE OR BECOME RECESSED BELOW THE ELEVATION OF THE SUBSTRATE.

- SEALANT RECOMMENDATIONS: TREKCO, INC. SPECTREHM 1 SILICONE SEALANT. DO NOT USE CLEAR CAULK.

THESE INSTALLATION INSTRUCTIONS AND THE FOLLOWING TYPICAL DETAILS ARE INTENDED TO PROVIDE OUR CUSTOMERS WITH THE INFORMATION REQUIRED FOR AN AESTHETICALLY PLEASING AND FUNCTIONAL INSTALLATION OF THE BERRIDGE CEE-LOCK STANDING SEAM ROOF PANEL SYSTEM.

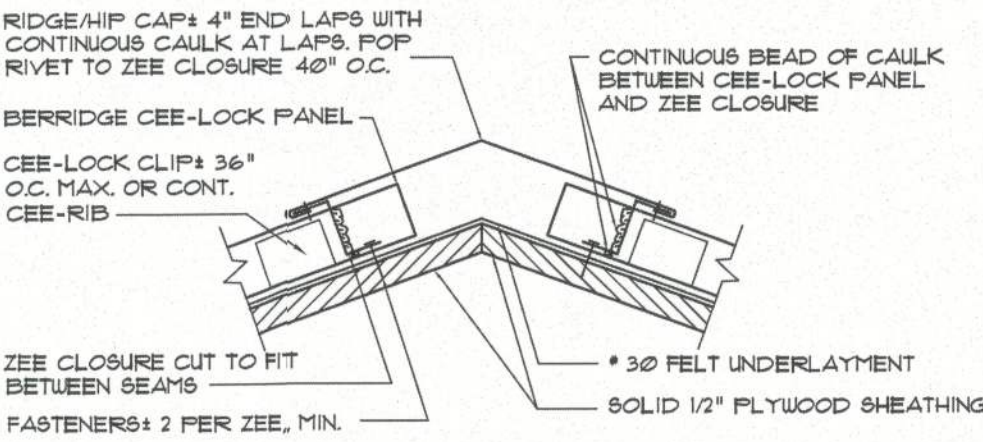
THE STANDING SEAM METAL ROOF SYSTEM SHALL COMPLY WITH BERRIDGE MANUFACTURING COMPANY'S SPECIFICATIONS & DETAILS AS SHOWN ON THIS DRAWING, OR AN APPROVED PRODUCT OF EQUAL DESIGN.

BERRIDGE MANUFACTURING COMPANY
1720 MAURY STREET
HOUSTON, TX 77026
1-800-231-8171
http://www.berridge.com



PANEL DETAIL

SCALE: NONE

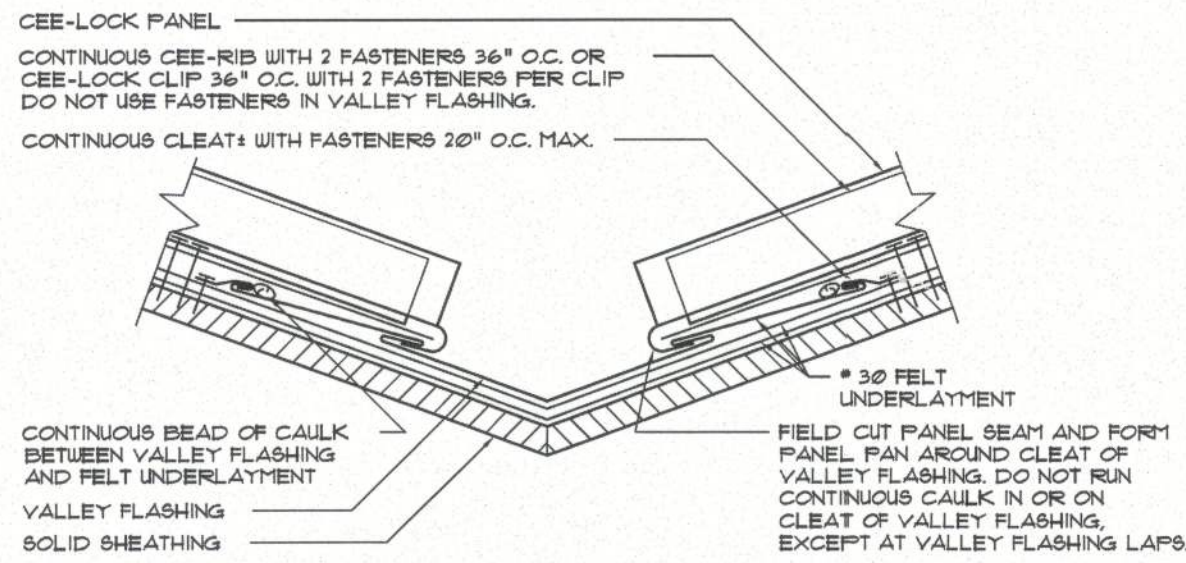


RIDGE/HIP DETAIL

SCALE: NONE

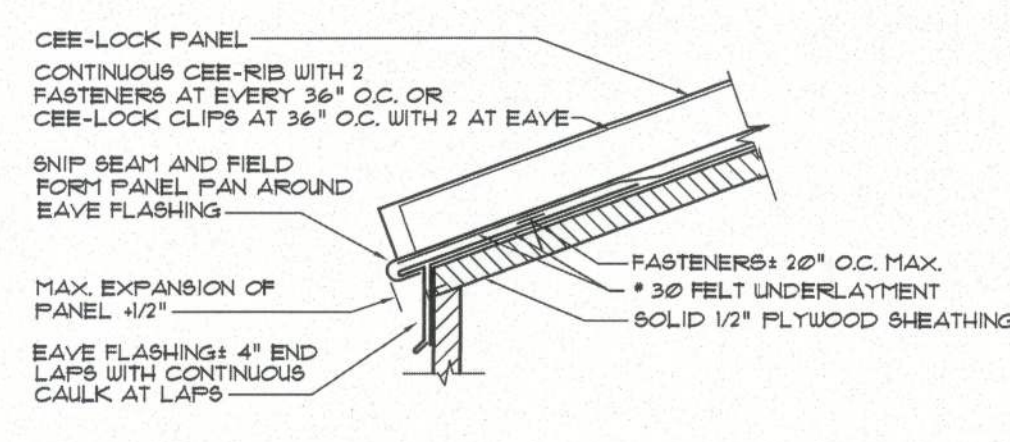
NOTE: ALL FELT UNDERLAYMENT, CAULKING, AND FASTENERS, SHALL BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER.

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



VALLEY DETAIL

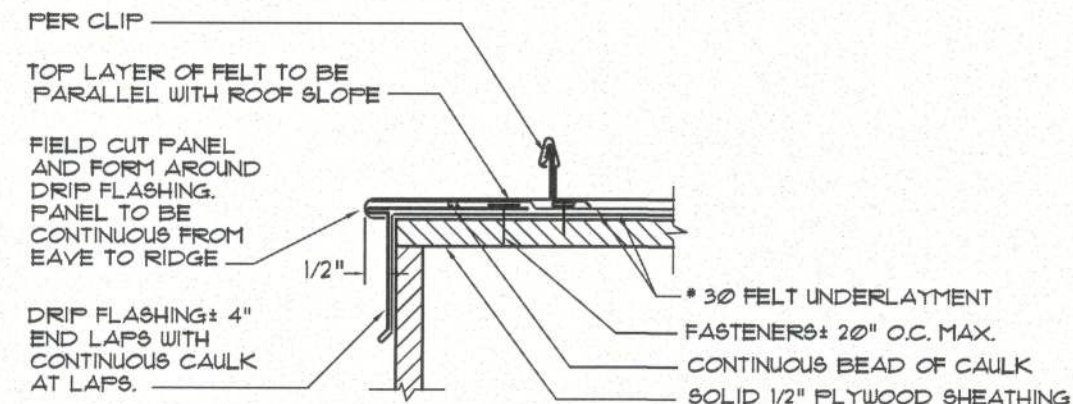
SCALE: NONE



EAVE DETAIL

SCALE: NONE

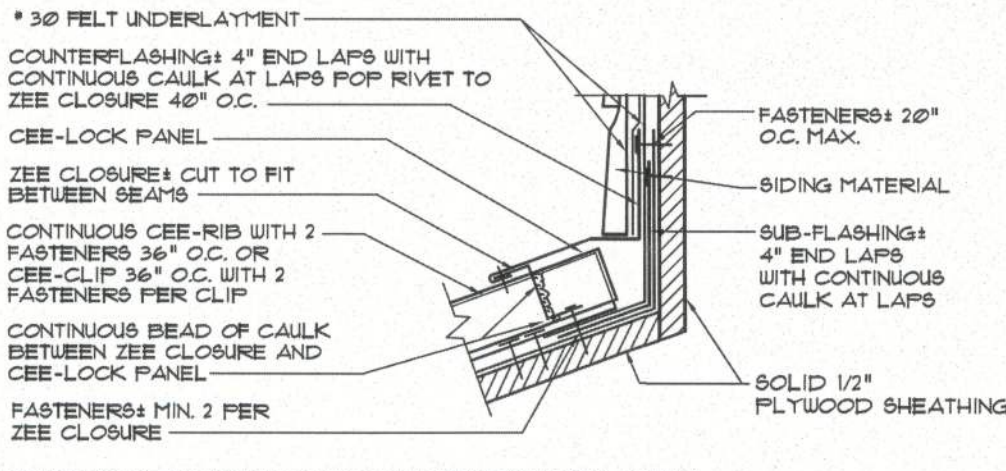
CONTINUOUS CEE-RIB WITH 2 FASTENERS 36" O.C. OR CEE-LOCK CLIP 36" O.C. WITH 2 FASTENERS



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

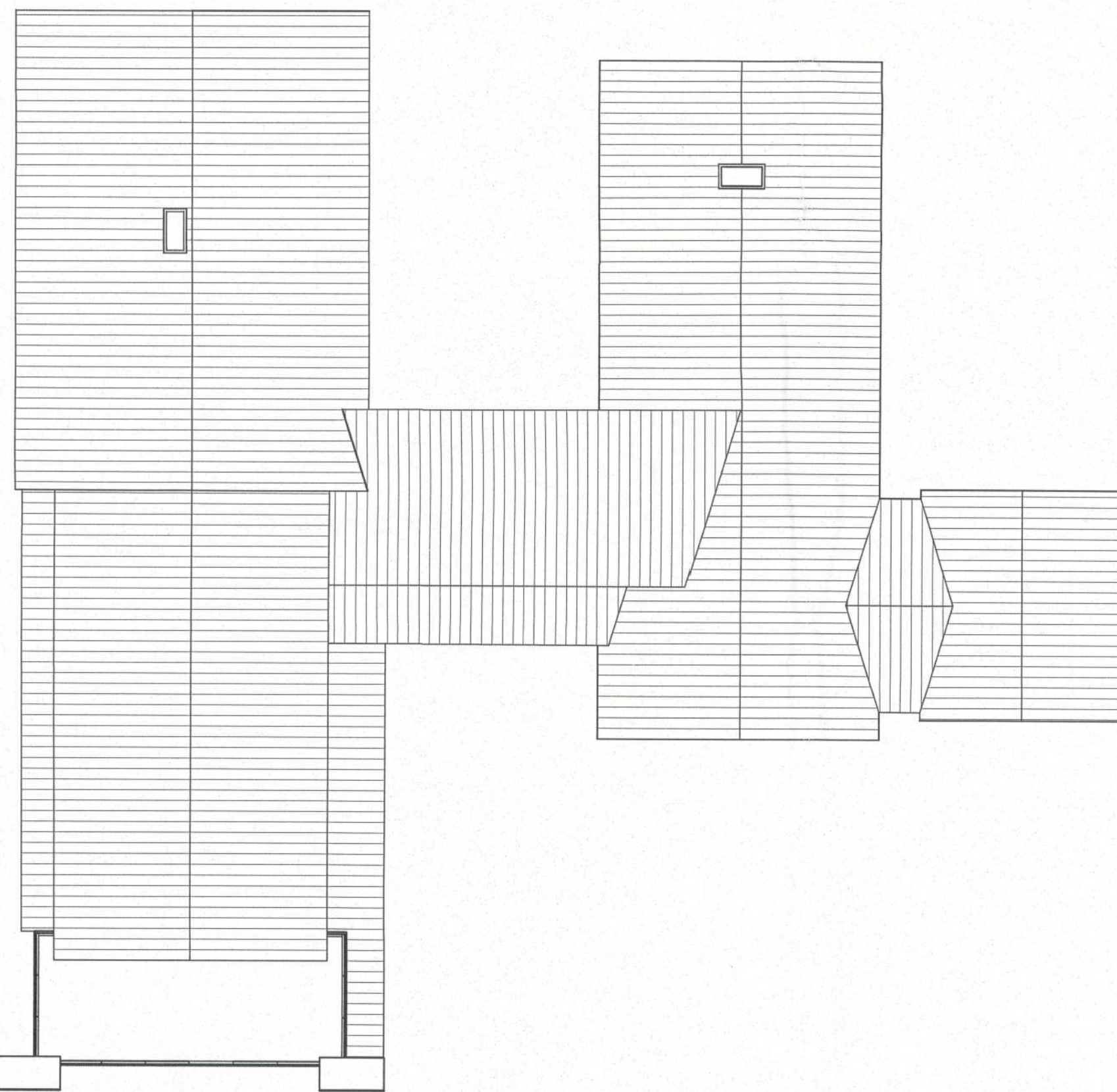
GABLE DETAIL / PANEL TURNDOWN

SCALE: NONE



FLASHING DETAIL

SCALE: NONE



ROOF PLAN

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

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CUSTOM RESIDENTIAL DESIGN for
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
METAL ROOFING DETAILS

Celebrating
42 Years of Service
1972 - 2014
N.P. Gesler, Architect
Architect

NICHOLAS PAUL GEISLER
ARCHITECT
N.C.A.A. Certified
1725 NW Brown Rd.
Lake City, FL 32056
386-365-4355

DATE:

30 OCT 2014

COMM:

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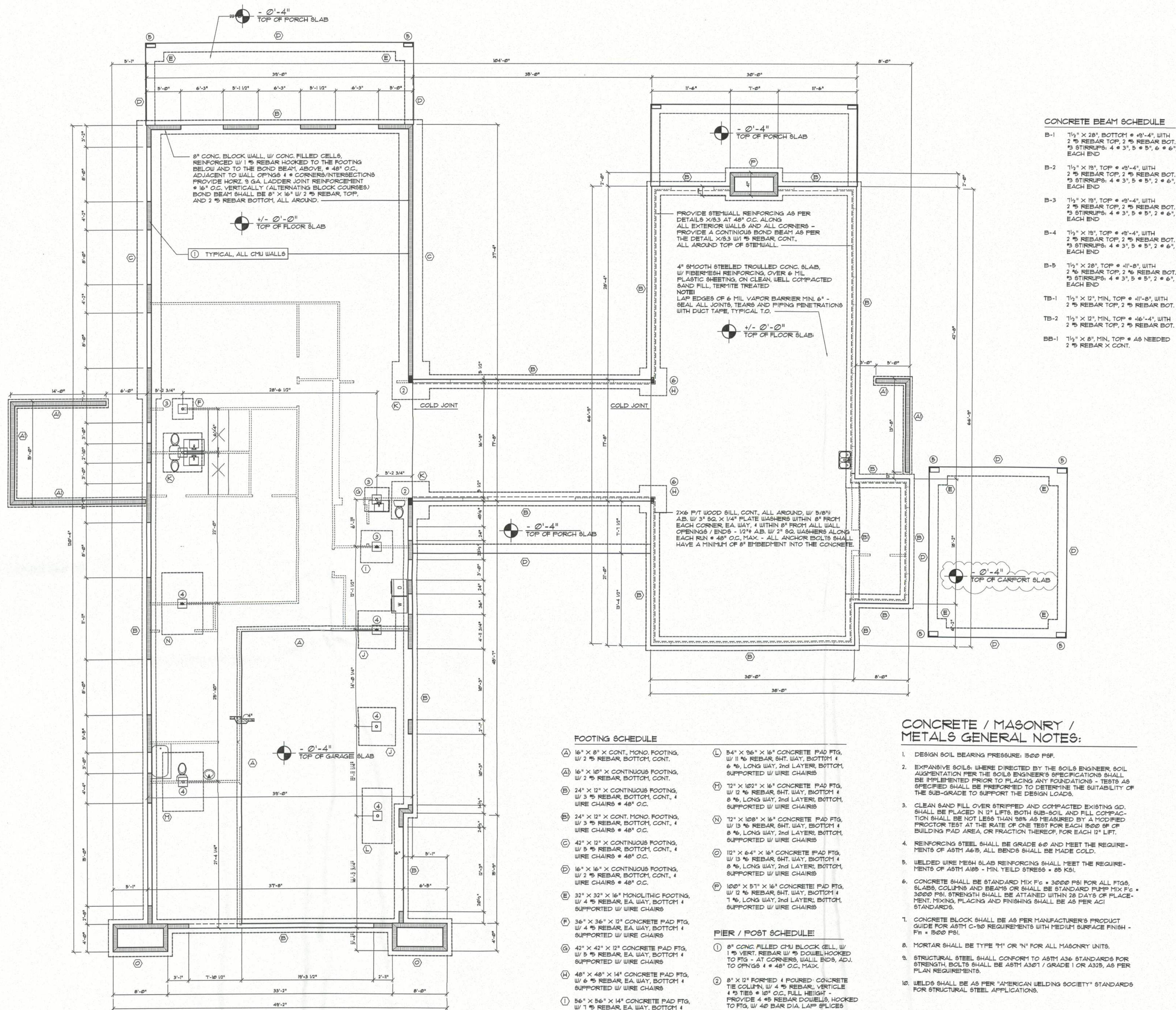
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8 OF 8

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FOUNDATION PLAN

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

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

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

NOTE: THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2010 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

NOTE: CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS AS REQUIRED IN THE PROJECT INFORMATION - ALL AS-BUILT DRAWINGS SHALL BE PRESENTED TO THE OWNER PRIOR TO THE FINAL PAYMENT DRAW.

CONCRETE / MASONRY / METALS GENERAL NOTES:

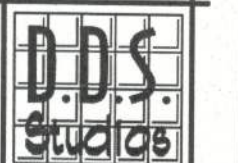
- DESIGN SOIL BEARING PRESSURE: 1500 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS, BOTH SUB-SOIL AND FILL, COMPACTION SHALL BE NOT LESS THAN 95% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA OR FRACTION THEREOF, FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A615. ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A185 - MIN. YIELD STRESS = 65 KSI.
- CONCRETE SHALL BE STANDARD MIX FC = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX FC = 3500 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT, MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - PS = 1500 PSI.
- MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH. BOLTS SHALL BE ASTM A307 / GRADE 1 OR A325, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

FLOOR FRAMING PLAN

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

NOTE: REFER TO SHEET 6-6 FOR GENERAL STRUCTURAL NOTES AND REQUIREMENTS INCLUDING DELEGATED ENGINEERING OF STRUCTURAL STEEL COMPONENTS AND DESIGN LOADING

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CUSTOM RESIDENTIAL DESIGN FOR
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
FOUNDATION & FLOOR FRAMING PLANS

Celebrating
42 Years of Service
1972 - 2014
N.P. Gesler, Architect
LAKE CITY, FL 32056
386-365-1892

NICHOLAS PAUL GESLER
ARCHITECT
N. CARLETON

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6.2

2 OF 6

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CUSTOM RESIDENTIAL DESIGN for
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
FOUNDATION / CONCRETE / MASONRY DETAILS

Celebrating
42 Years of Service
1972 - 2014
N.P. Geisler, Architect
386-365-1892

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

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3 OF 6

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TYPE DESIGNATION

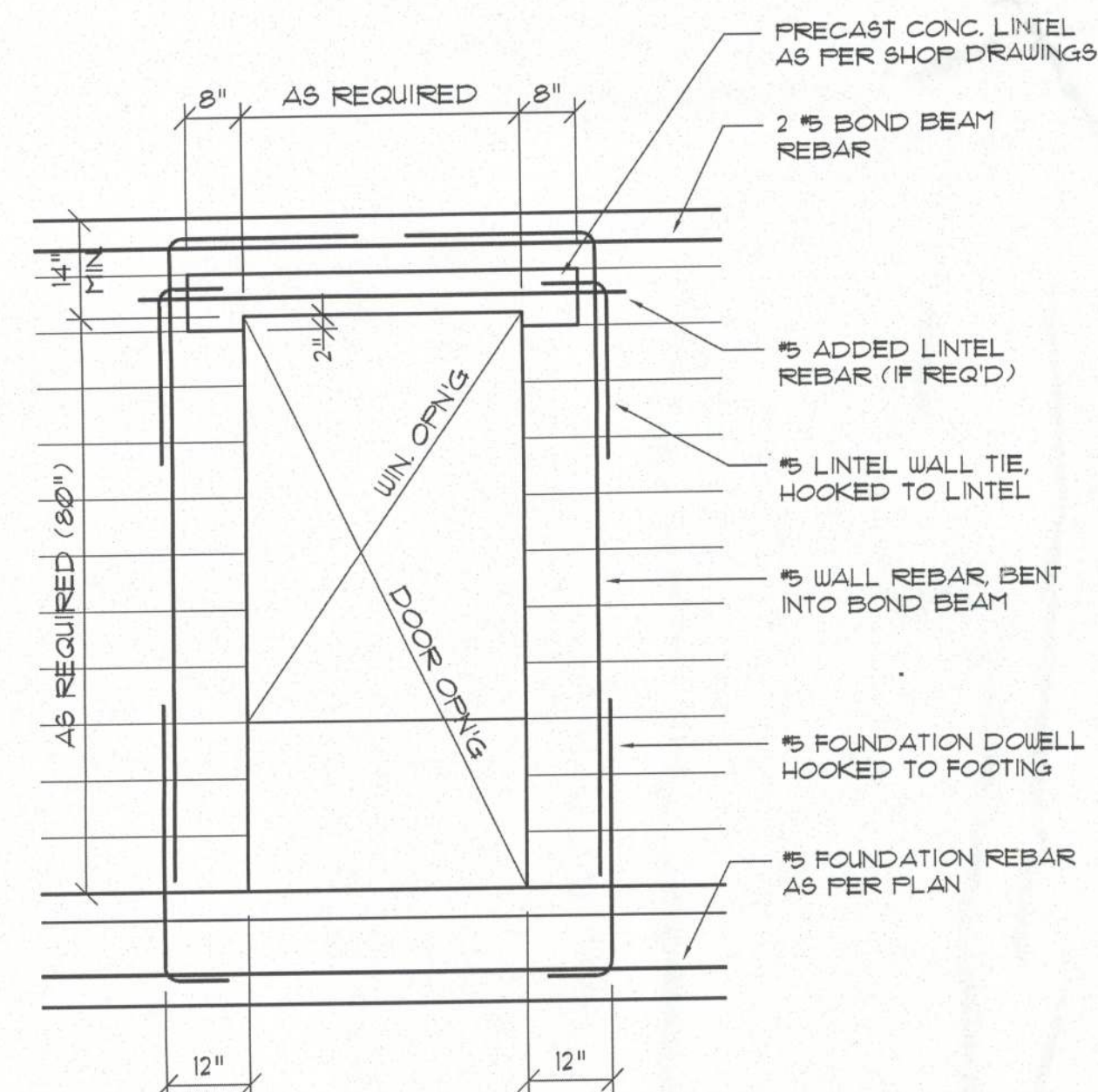
F = FILLED WITH GROUT / U = UNFILLED
QUANTITY OF #5 REBAR AT BOTTOM OF LINTEL CAVITY
QUANTITY OF #5 REBAR AT TOP OF LINTEL CAVITY
QUANTITY OF #5 REBAR AT TOP OF LINTEL CAVITY
QUANTITY OF #5 REBAR AT TOP OF LINTEL CAVITY

8F16-1B/1T

8" PRECAST & PRESTRESSED U-LINTELS

MARK	LENGTH	TYPE	RUB	GRAVITY							
				8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B	8F36-0B
L1	2'-10" (34")	PRECAST	2302	366	443	6035	7526	9004	10472	11936	13396
L2	3'-6" (42")	PRECAST	2302	366	443	6035	7526	9004	10472	11936	13396
L3	4'-0" (48")	PRECAST	2025	2646	443	6035	7526	9004	10472	11936	13396
L4	4'-6" (54")	PRECAST	1691	210	4071	6035	7526	9004	10472	11936	13396
L5	5'-4" (64")	PRECAST	184	123	1601	1809	2371	2825	3336	3846	4356
L6	5'-10" (70")	PRECAST	972	1020	1095	1474	1889	2304	2711	3121	3531
L7	6'-6" (78")	PRECAST	937	1459	2464	4144	5458	6437	7280	8122	8964
L8	7'-6" (90")	PRECAST	761	1275	1675	2389	3839	5556	6403	7245	8087
L9	8'-4" (100")	PRECAST	973	632	1049	1469	210	1482	1784	2071	2358
L10	10'-6" (126")	PRECAST	456	768	1212	1818	2544	3469	4090	4711	5332
L11	11'-4" (136")	PRECAST	445	482	802	125	95	122	158	1936	2284
L12	12'-0" (144")	PRECAST	414	658	1075	1614	2081	2774	3309	3844	4379
L13	13'-4" (160")	PRECAST	362	958	1335	1845	2355	2941	3526	4111	4696
L14	14'-0" (168")	PRECAST	338	958	1335	1845	2355	2941	3526	4111	4696
L15	14'-8" (176")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR
L16	15'-4" (184")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR
L17	17'-4" (208")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR
L18	19'-4" (232")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR
L19	21'-4" (256")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR
L20	22'-0" (264")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR
L21	24'-0" (288")	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR	NR

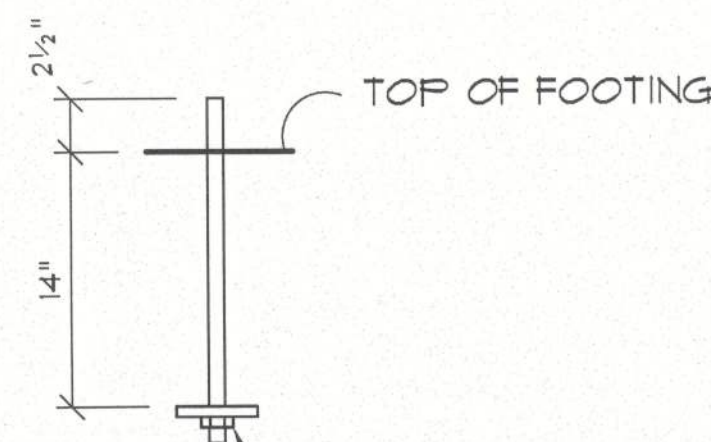
NOTE!
ALL BLOCK CELLS CONTAINING VERTICAL REINFORCING SHALL BE SOLIDLY FILLED WITH CONCRETE - SEE GENERAL NOTES



Typical Door/Window Opening Reinforcing DETAIL

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

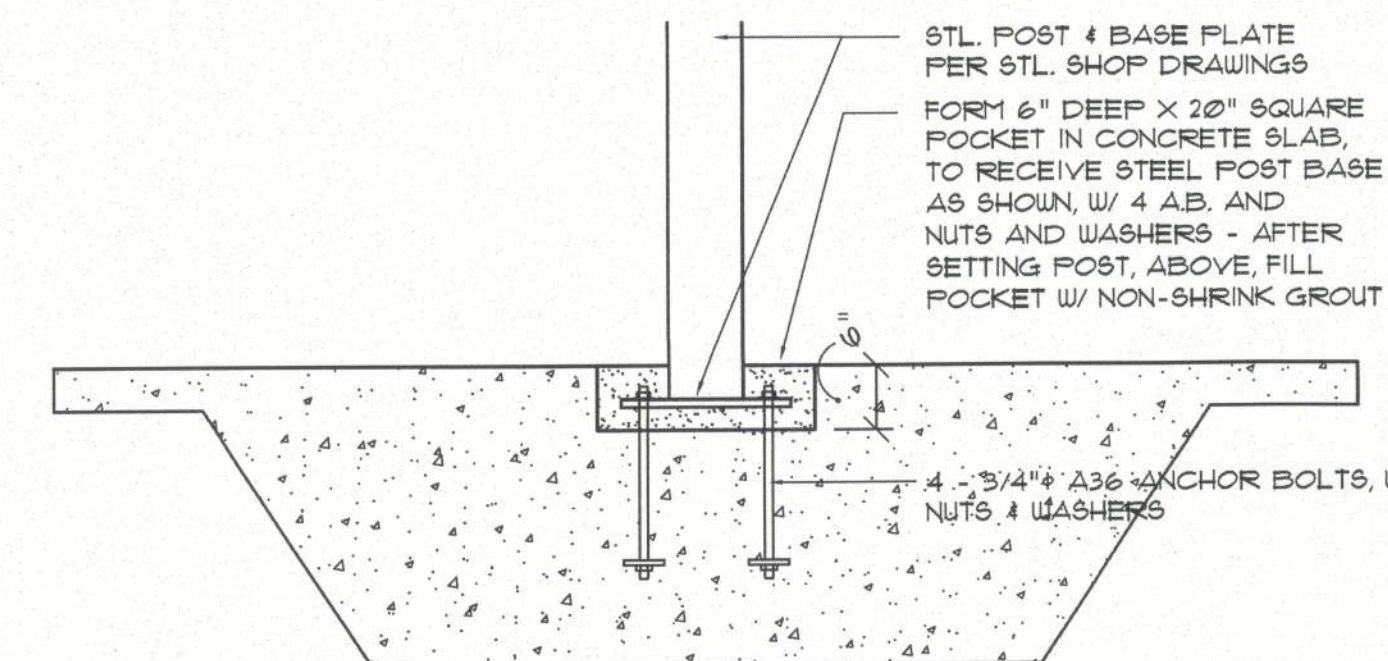
NOTE!
REFER TO GENERAL NOTES FOR LAP SPLICE AND HOOK MINIMUM LENGTH/SIZE - ALL PER ACI 318-LATEST



NOTE!
ALL ANCHOR BOLTS ARE ASTM GRADE A36 STEEL ROD, THREADED 3", OR GRADE A307, BLACK, AND FREE FROM RUST AND SCALE

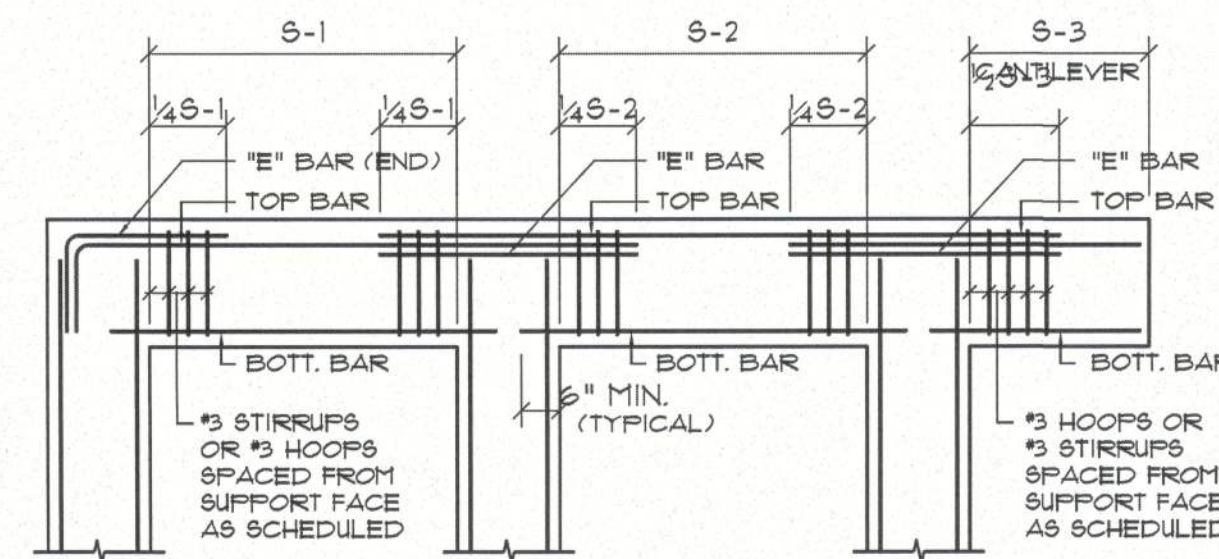
Anchor Bolt DET.

SCALE: 1" = 1'-0"



Post Base DETAIL

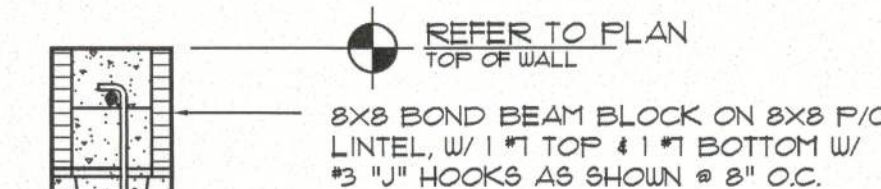
SCALE: 1/2" = 1'-0"



BOTTOM BARS - TOP BARS - "E" BARS BENDING DIAGRAM: CAST-IN-PLACE CONCRETE BEAMS AND SLABS

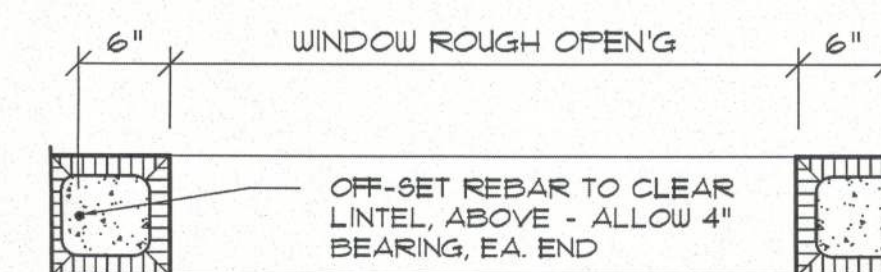
GENERAL BEAM SCHEDULE NOTE:

- SCHEDULED HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM UNLESS NOTED OTHERWISE. STIRRUPS SHALL BE TYPE S-6 & HOOPS SHALL BE TYPE T-2 TYPICAL CR91 BAR BENDS UNLESS NOTED OTHERWISE.
- BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS.
- ALL CONCRETE BEAMS OTHER THAN THOSE WITH THE PREFIX TB SHALL BE POURED PRIOR TO PLACING OF BLOCK BELOW.
- ALL TIE BEAM REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS ONLY. ALL SPLICES SHALL BE A MINIMUM OF 30 BAR DIAMETERS.
- ALL TIE BEAM TOP REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM AS PER BENDING DIAGRAM.
- DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW AND DOOR HEADS (28" MAXIMUM) AND ADD 2 #5 BOTTOM IF DROP EXCEEDS 8".
- TIE BEAM SCHEDULED DEPTHS ARE MINIMUM AND MAY BE INCREASED (8" MAXIMUM) TO FIT BLOCK WORK.
- ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND A MINIMUM OF 6" INTO SUPPORT UNLESS NOTED OTHERWISE.
- MARK "C" IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THROUGH THESE TWO BEAMS.



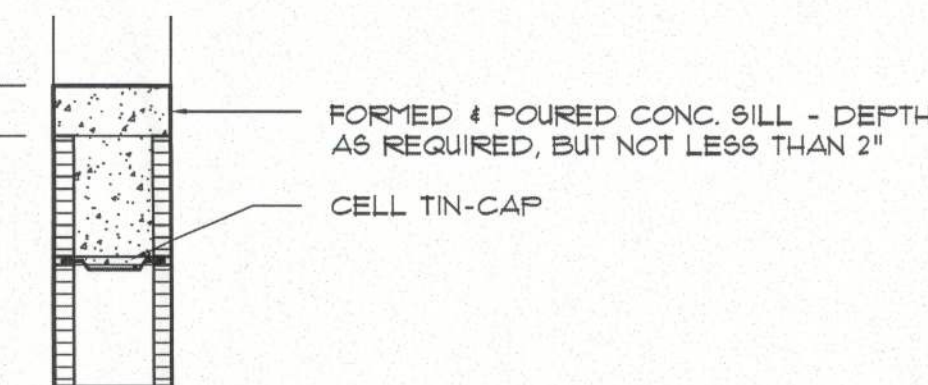
Lintel/Head DET.

SCALE: 1" = 1'-0"



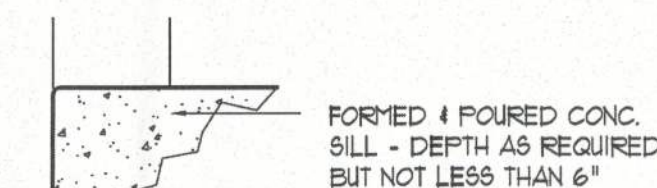
Jamb DETAIL

SCALE: 1" = 1'-0"



Window Sill DETAIL

SCALE: 1" = 1'-0"



Door Sill DETAIL

Masonry Opn'g DET'S

SCALE: 1" = 1'-0"

NOTE!
TOP PLANE OF STEEL GABLE BEAM AND
TIMBER/STEEL TRUSSES SHALL BE FLUSH, TYP. T.O.

NOTE!
TOP PLANE OF PURLINS, TRUSSES AND LUMBER
FRAMING SHALL BE FLUSH, TYP. T.O.

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CUSTOM RESIDENTIAL DESIGN for
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
ROOF FRAMING PLAN

Celebrating
42
Years of Service
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N.P. Geisler, Architect
AR0007005

**NICHOLAS PAUL
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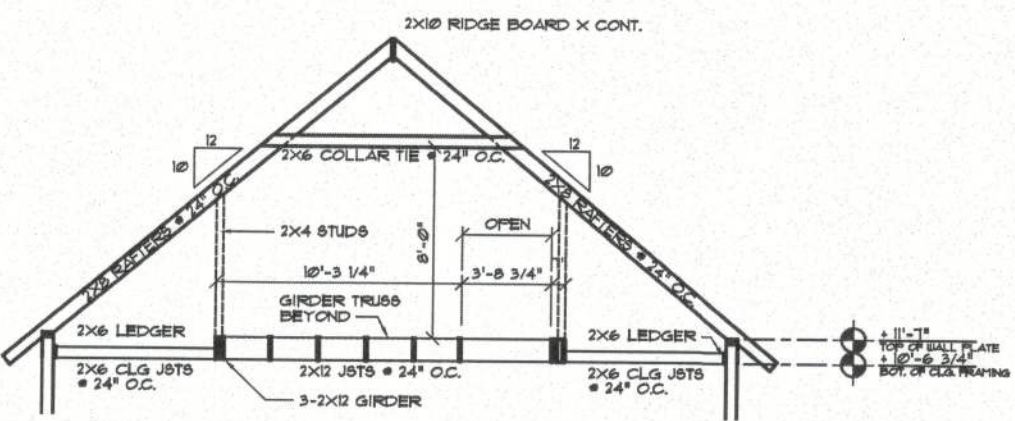
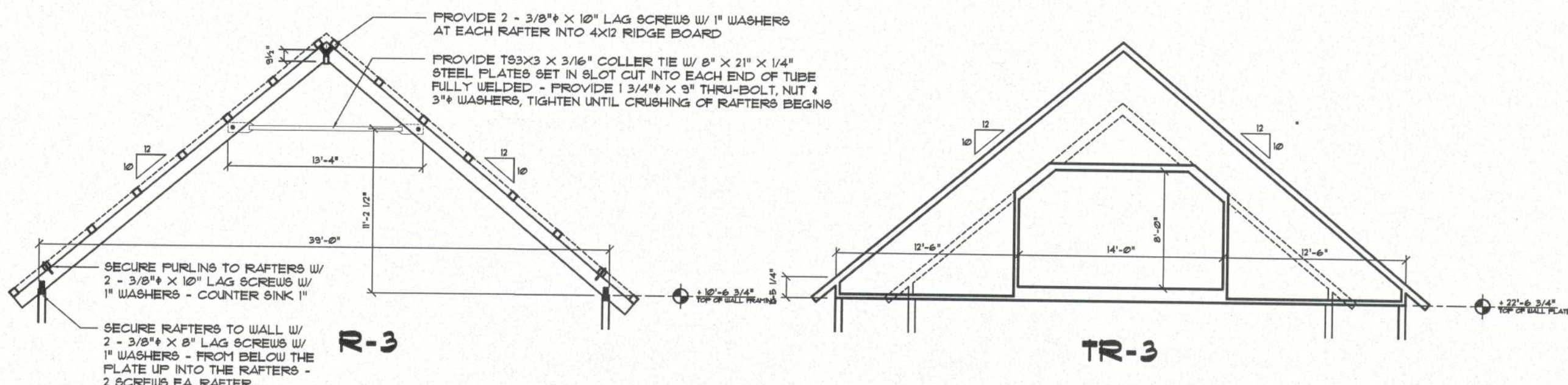
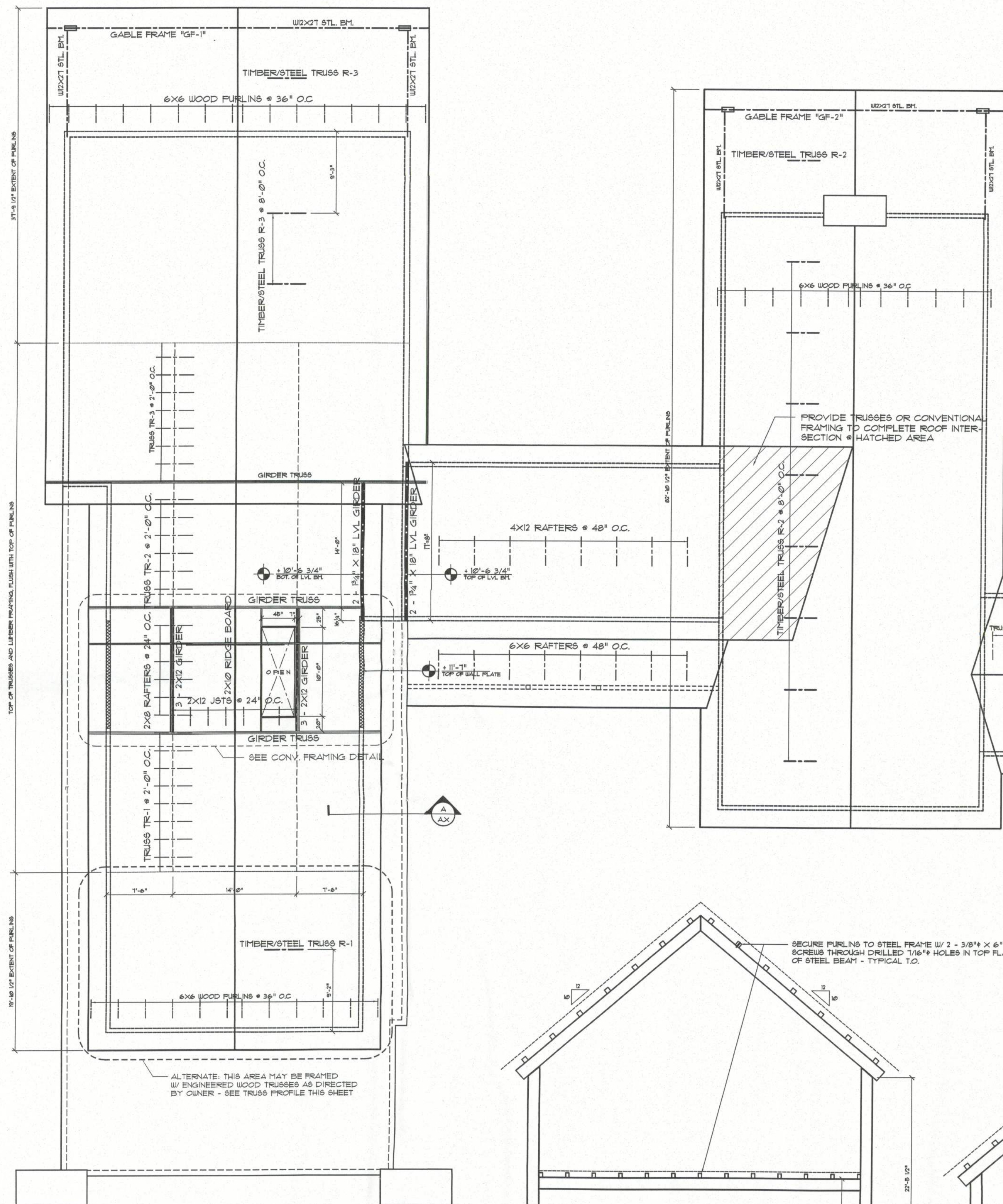
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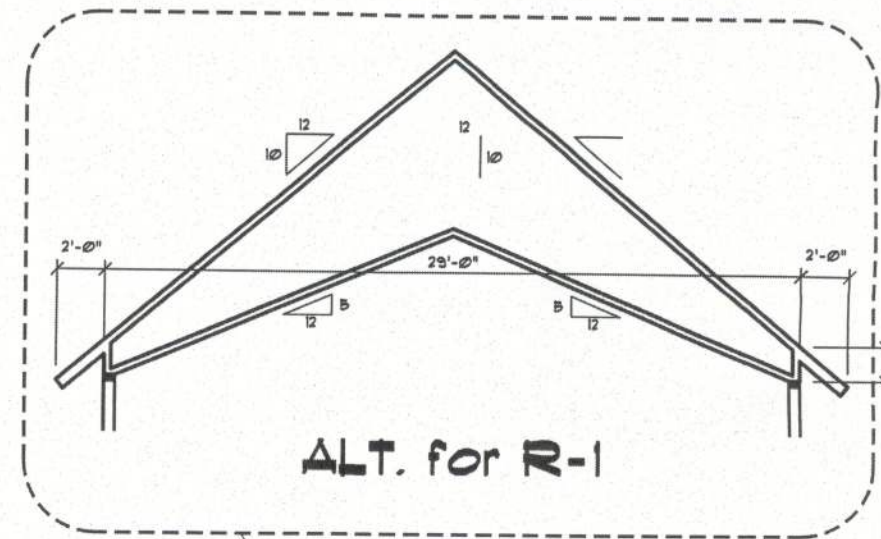
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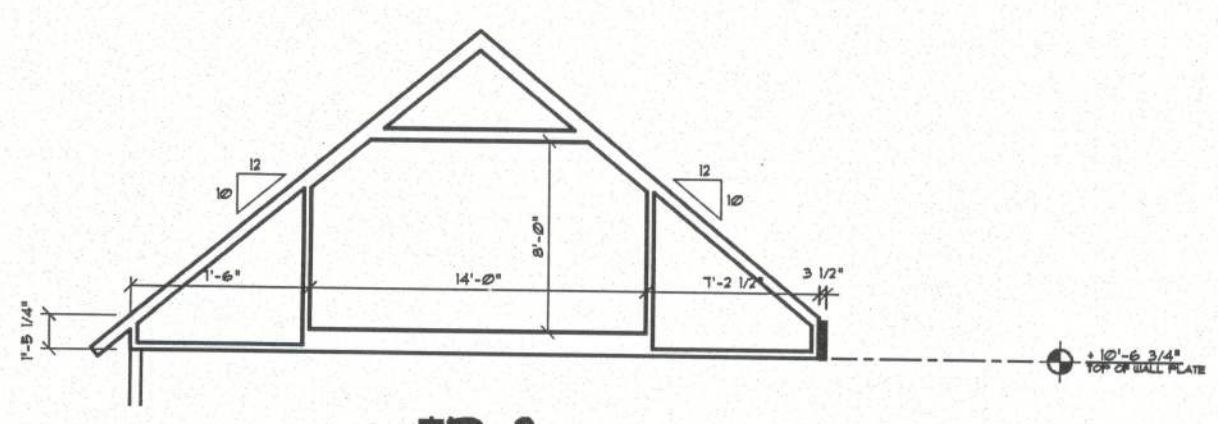
31 Oct 2014
AR0007005



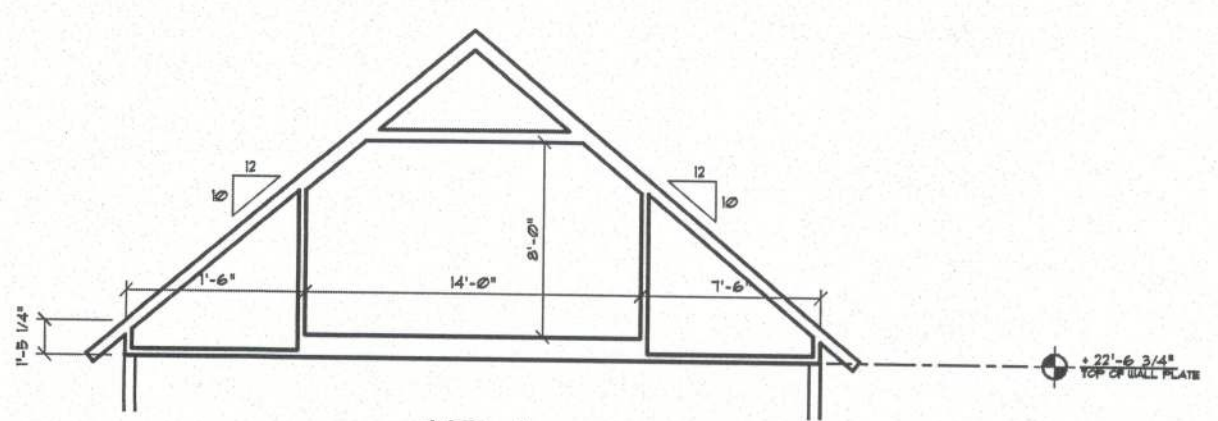
CONVENTIONAL FRAMING



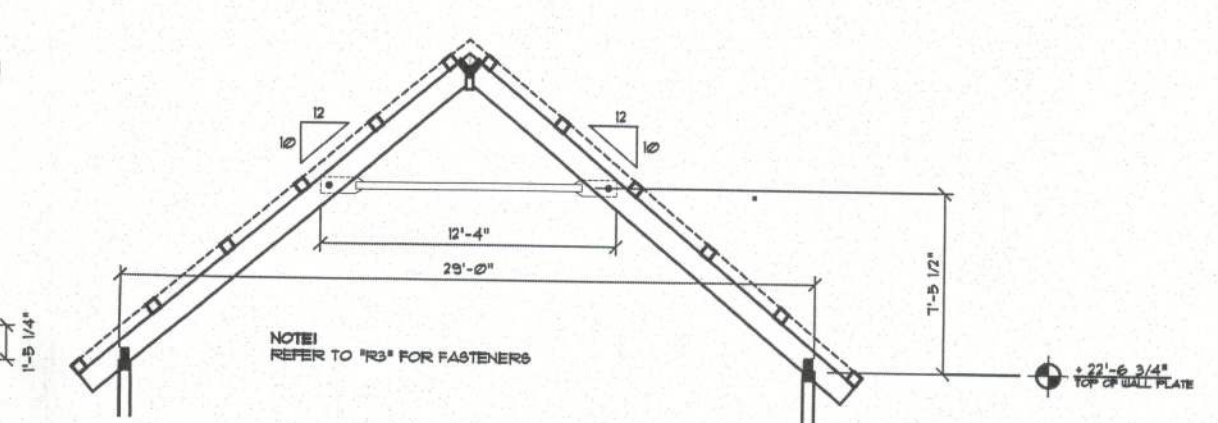
ALT. for R-1
ALTERNATE:
ENGINEERED WOOD TRUSSES AS DIRECTED
BY OWNER - SEE PLAN FOR LOCATION



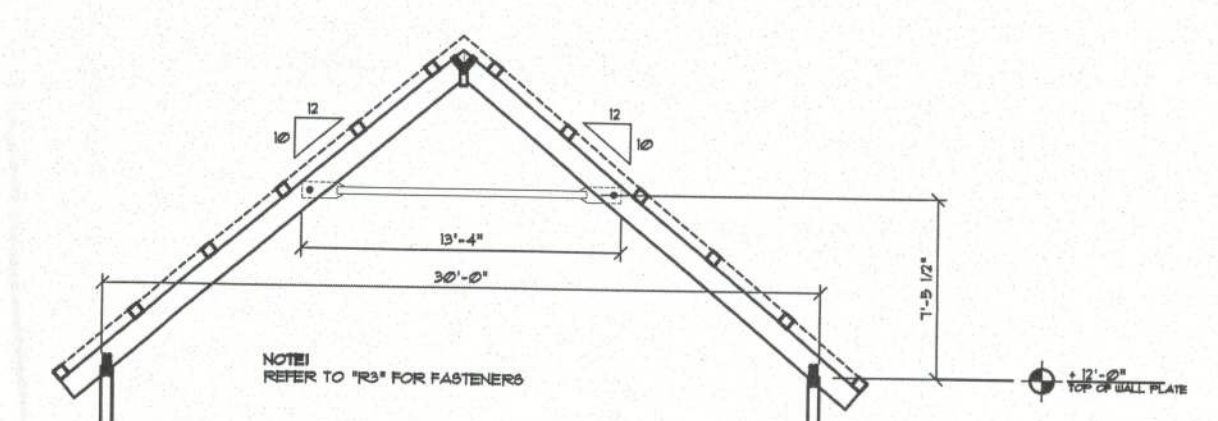
TR-3



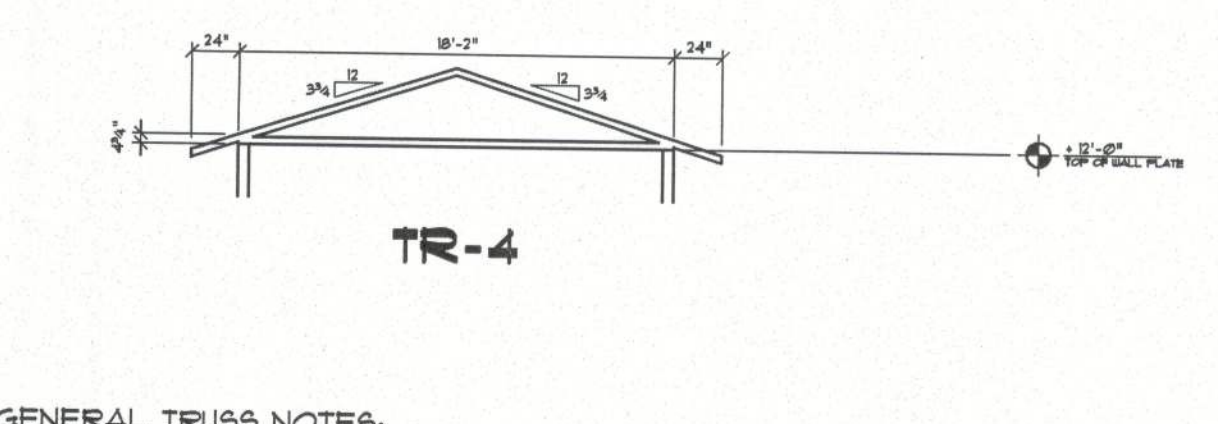
TR-2



R-1



R-2

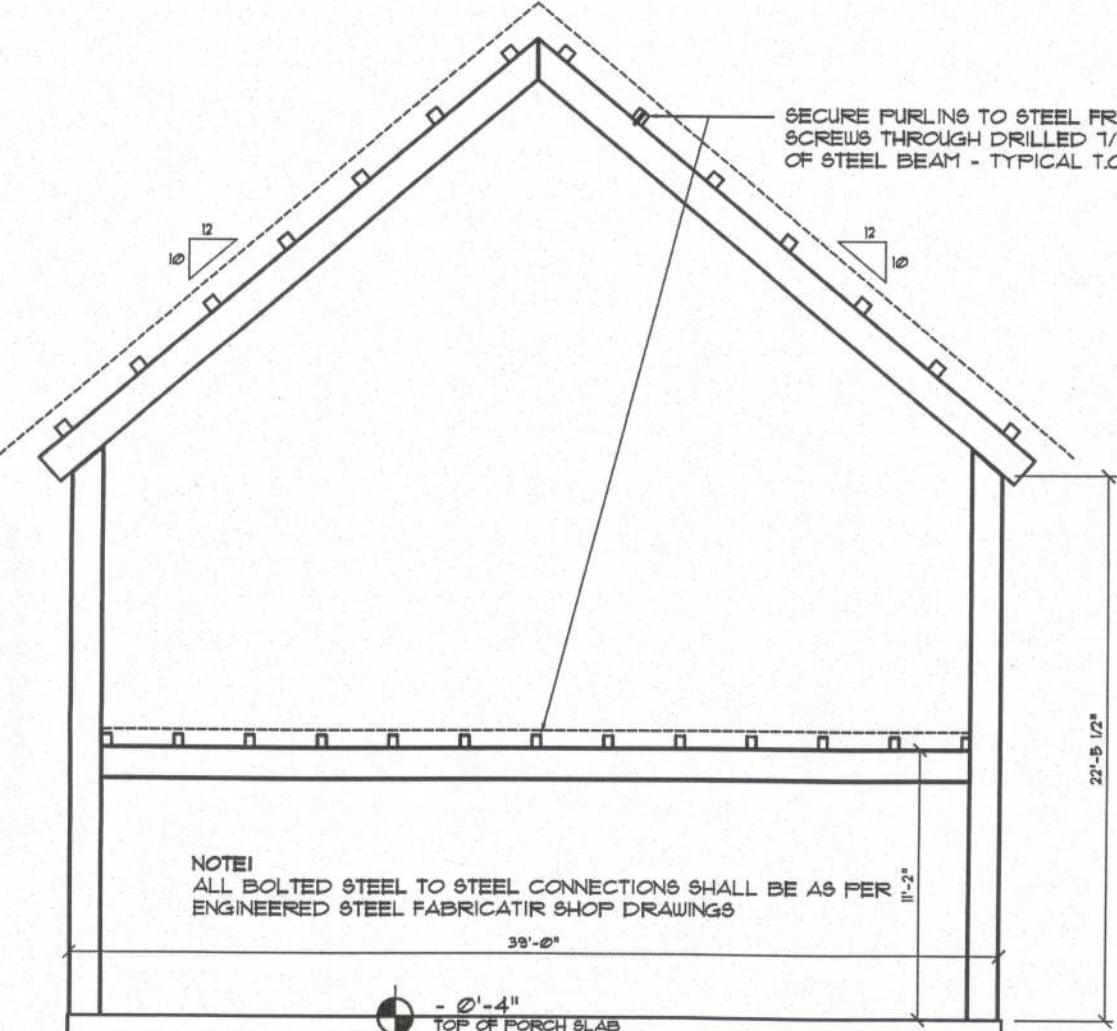


TR-4

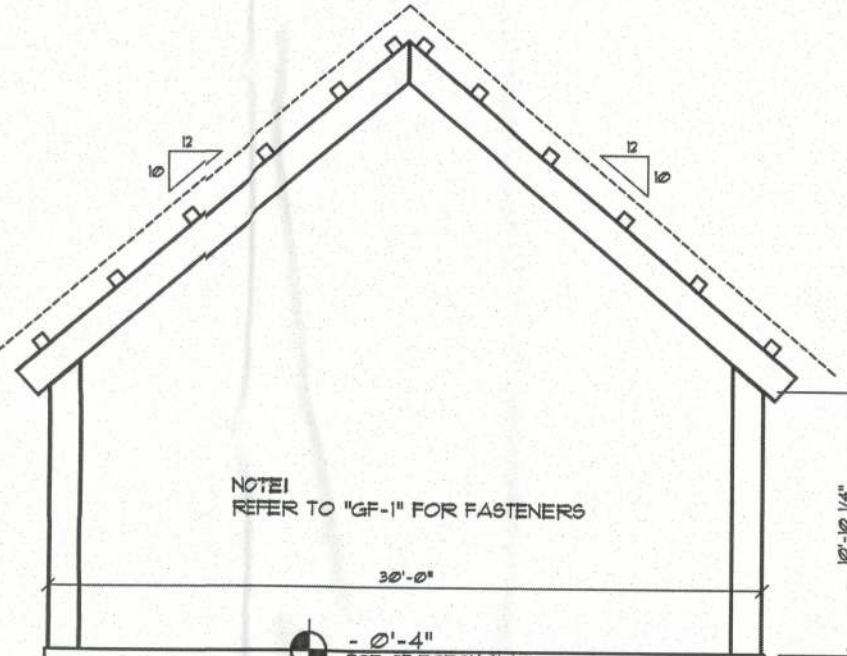
GENERAL TRUSS NOTES:

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

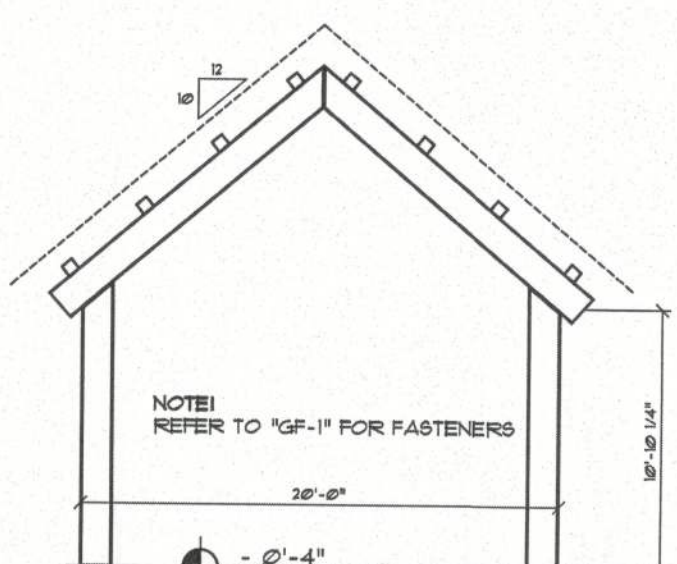
TRUSS PROFILES
SCALE: 1/8" = 1'-0"



GF-1



GF-2



GF-3

GABLE PROFILES
SCALE: 1/8" = 1'-0"

NOTE!
SHEATH ROOF W/ 5" COMPOSITE CDX PLYWD. PANELS
W/ LONG DIMENSION PERPENDICULAR TO THE ROOF
FRAMING. SECURE TO FRAMING W/ 3/16" X 12" LONG
PANEL FASTENERS @ 12" O.C. ALONG EACH POINT OF
BEARING, TYPICAL UNO.

ROOF PLAN
SCALE: 1/8" = 1'-0"

FIELD "AS-BUILT" NOTES

Daniel Shaheen

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JOINT VENTURED WITH

REVISION:
30 NOV 2014

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N.P. Geisler, Architect

DRAWN
npg

CUSTOM RESIDENTIAL DESIGN for
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
STEEL FRAMING DETAILS

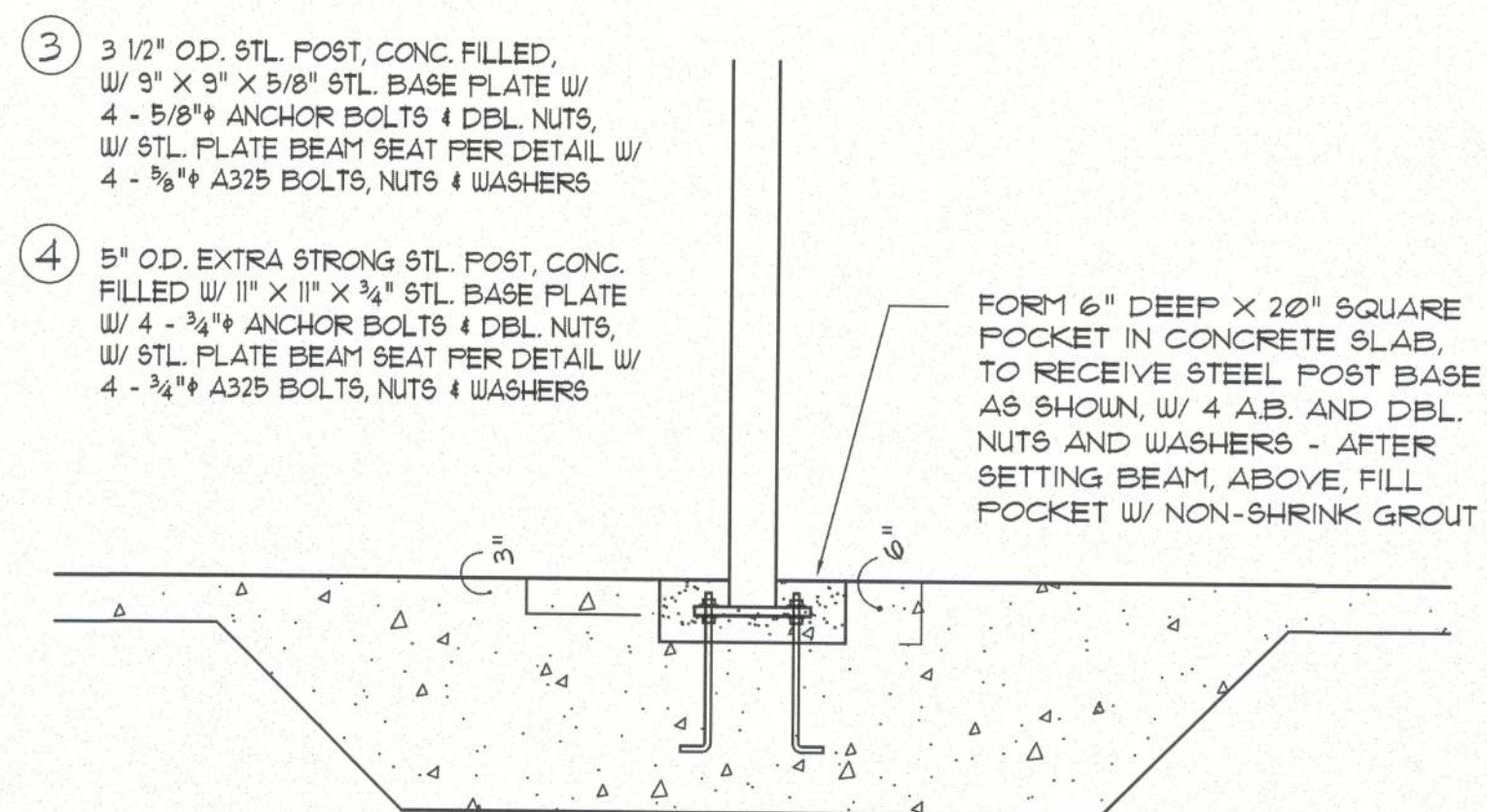
Calculating
42 Years of Service
1972-2014
N.P. Geisler, Architect
AR0007005

**NICHOLS
PAUL
GEISLER**
ARCHITECT
N.C.A.R.B. Certified
1758 NW Brown Rd.
Lake City, FL 32055
386-365-4355

DATE:
30 OCT 2014
CONTRACT:
2K1460

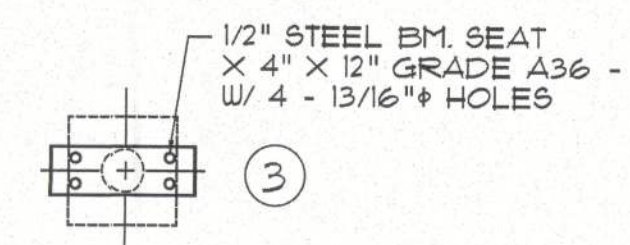
SHEET:
S.5
5 OF 6

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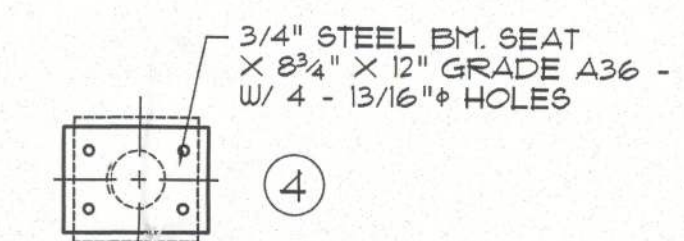
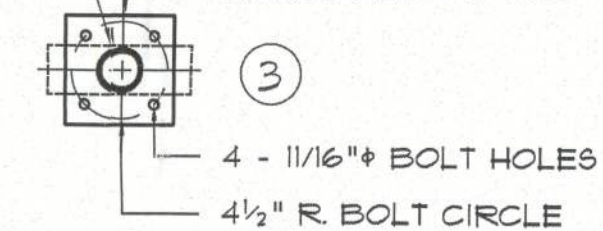
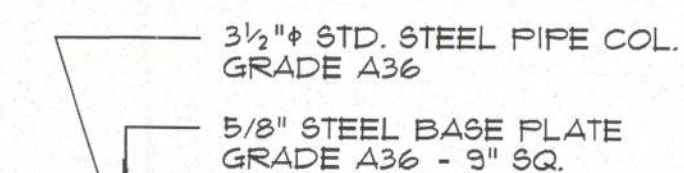


Post Base DETAIL

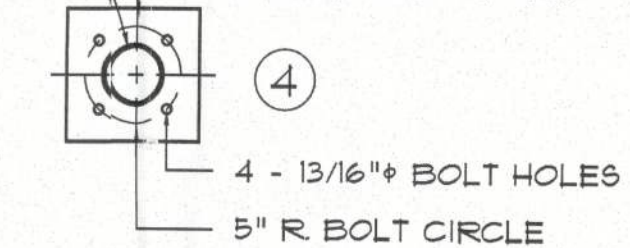
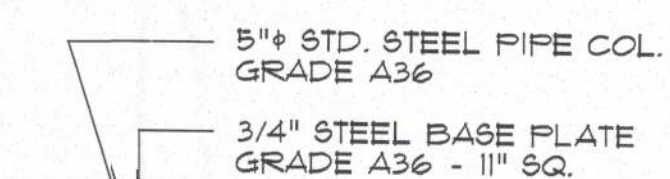
SCALE: 3/4" = 1'-0"



W12X14 HEAD



W18X10 HEAD

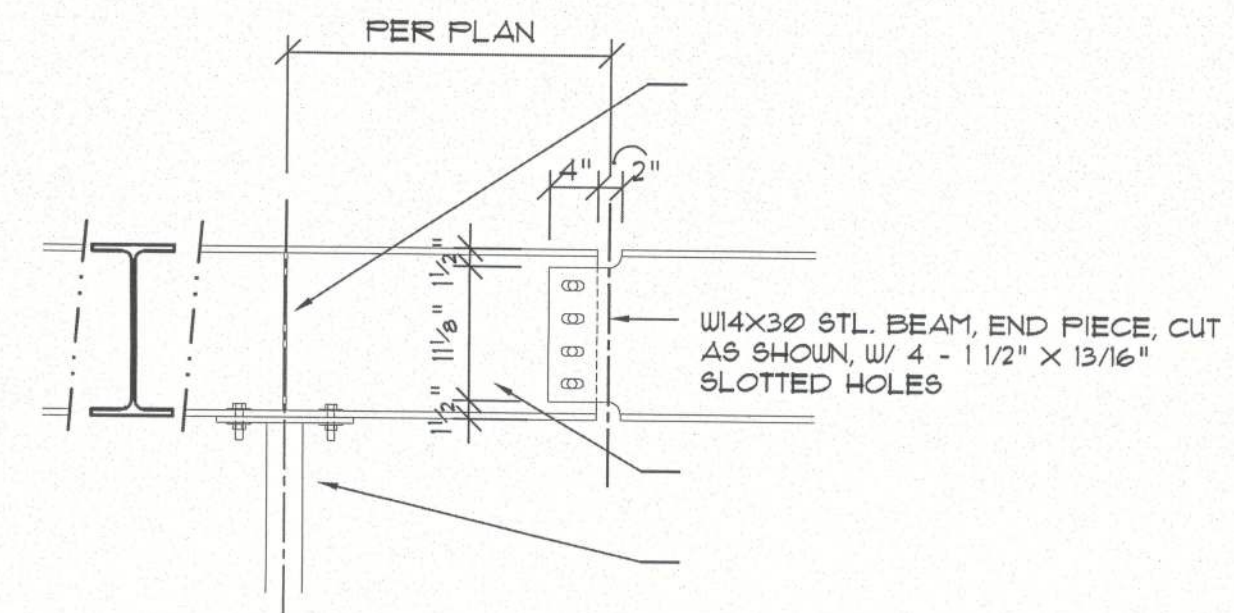


Steel Post DETAILS

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

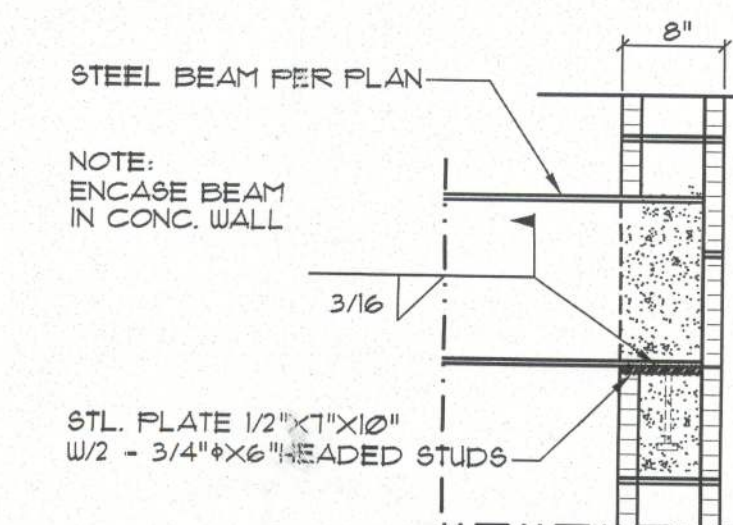
STEEL POST NOTES:

1. LENGTH OF POSTS SHALL BE DETERMINED WITH FIELD MEASUREMENTS OF AS-BUILT CONDITIONS - POST BEARING IS 2" BELOW FLOOR SLAB ELEVATION
2. ALL POST COMPONENTS SHALL BE FULLY WELDED CHIPED AND SHOP PAINTED.
3. RED IRON WORK SHALL REQUIRE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OF THE PRODUCT.
4. NOTE ORIENTATION OF BOTH THE BASE PLATE AND BEAM SUPPORTS !!!



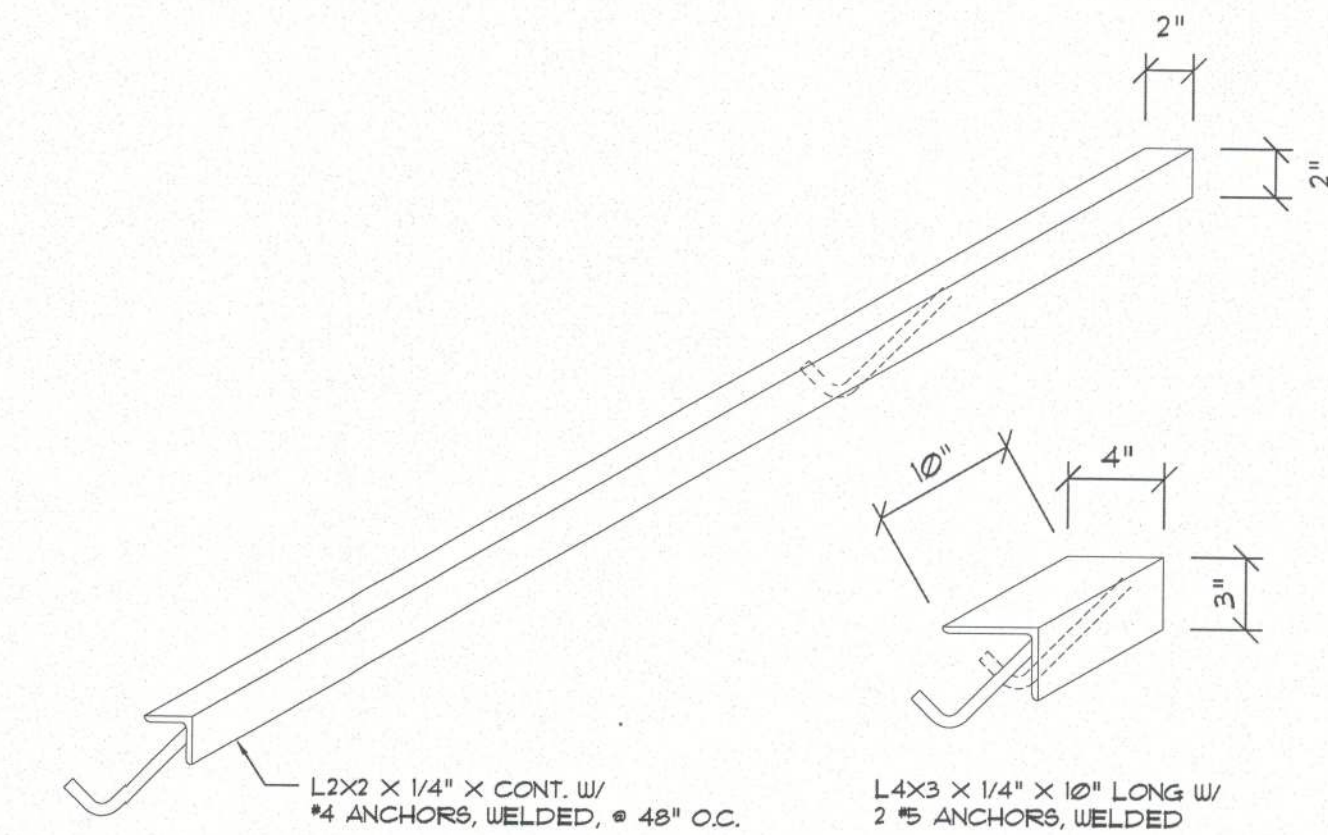
Offset Support DET.

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



Stl. Bm. Anchor DET.

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



Deck Anchor DET.

Jet Seat DET.

Embedded Anchors

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

3

GENERAL STRUCTURAL NOTES

G E N E R A L

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 DEPRESSIONED 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 ENGINEER 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 ENGINEER 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 ENGINEER-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 DAY'S 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 ANSI/ASCE 7-97. BASIC WIND VELOCITY 110 MPH.
3. ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 20 PSF
SUPERIMPOSED LIVE LOADS: 20 PSF
4. FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 25 PSF
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL 40 PSF
BALCONIES 60 PSF
5. WIND NET UPLIFT: ARE AS INDICATED ON PLANS

FOUNDATIONS: (SPREAD FOOTINGS)

1. FOUNDATIONS ARE DESIGNED TO BEAR ON WELL COMPACTED GRADE OR CLEAN FILL OF AN ALLOWABLE BEARING CAPACITY OF 2500 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 A.C.I. - "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 SLABS 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) WITHIN A DISTANCE OF 3 FEET BEYOND ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1000 SQ.FT. 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. 318 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: DOUELS 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 DOUEL LOCATION. PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT NONCONTINUOUS COLUMNS (U.O.N.).
7. ALL DOUELS FOR COLUMNS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING. PUSHING THE DOUELS 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.

1. 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 #3 GAGE, LADDER TYPE HORIZONTAL JOINT REINFORCING EVERY SECOND BLOCK COURSE (1'-4" O.C. VERTICALLY) LAPPED 1'-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.

II. 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 DOUELS 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 WITH 2-#3 STIRRUPS AT 6 INCHES O.C. EACH END, FOR SPANS GREATER THAN 6 FEET (UP TO 8 FEET). CALL ENGINEER 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 AWS. 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 1200 P.S.I. AND A MAXIMUM MOISTURE CONTENT OF 19 PERCENT.

5. ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTIOUS MATERIALS SHALL BE TREATED TO COMPLY WITH AIA/FA 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: (DELEGATED 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).

Daniel Shaheen
Daniel Shaheen



JOINT VENTURED WITH

REVISION:
30 NOV 2014

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N.P. Geisler, Architect

DRAWN:
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CUSTOM RESIDENTIAL DESIGN for
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
STRUCTURAL NOTES



NICHOLAS
GEISLER
PAUL
ARCHITECT
N.C.A.A.S. Certified

DATE:

30 OCT 2014

CONTRACT:

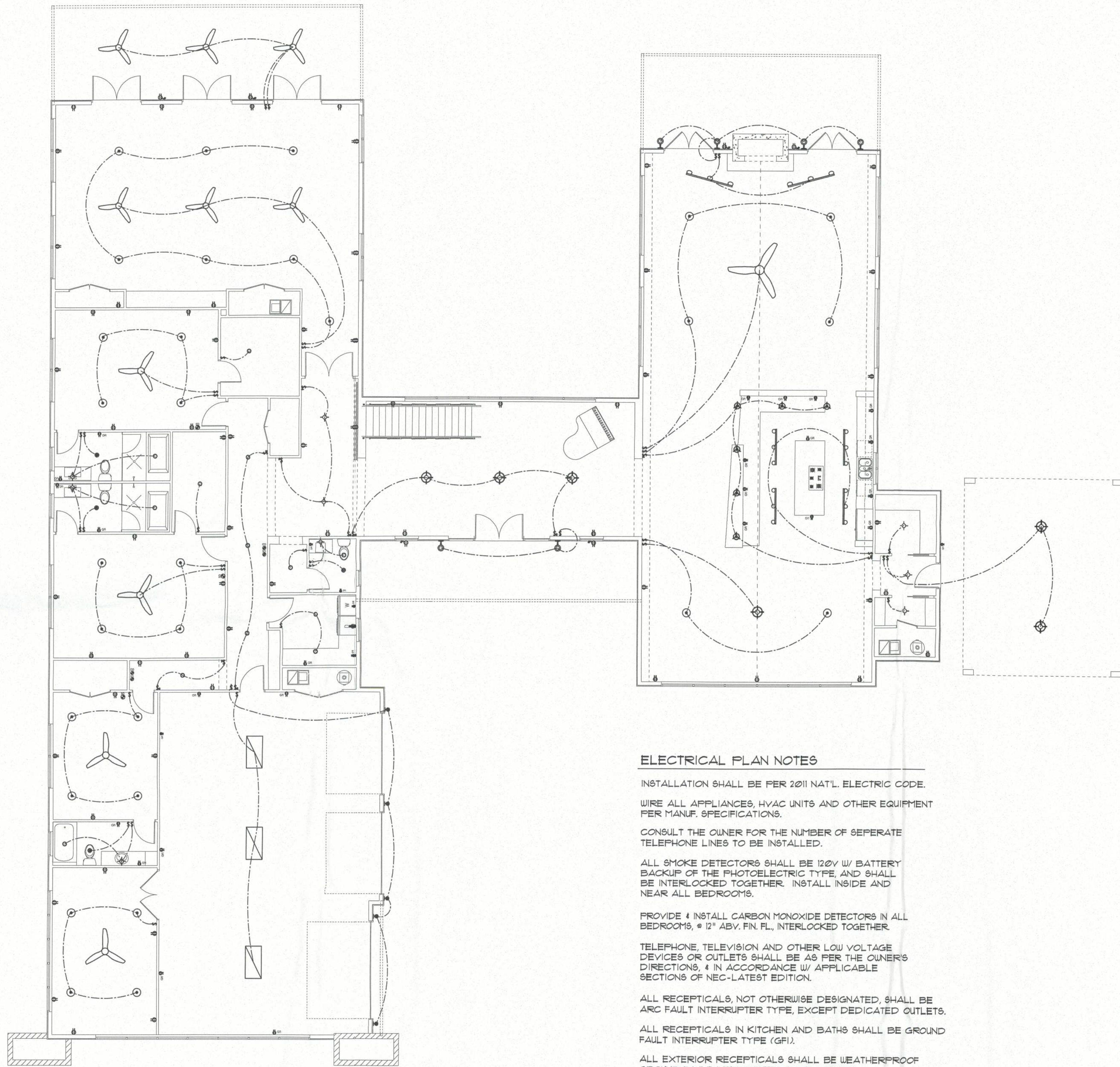
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6 OF 6

AR0007005

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1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL PLAN NOTES

INSTALLATION SHALL BE PER 2011 NAT'L. ELECTRIC CODE.

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

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

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

PROVIDE & INSTALL CARBON MONOXIDE DETECTORS IN ALL BEDROOMS, 6" 12" ABV. FIN. FL., INTERLOCKED TOGETHER.

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

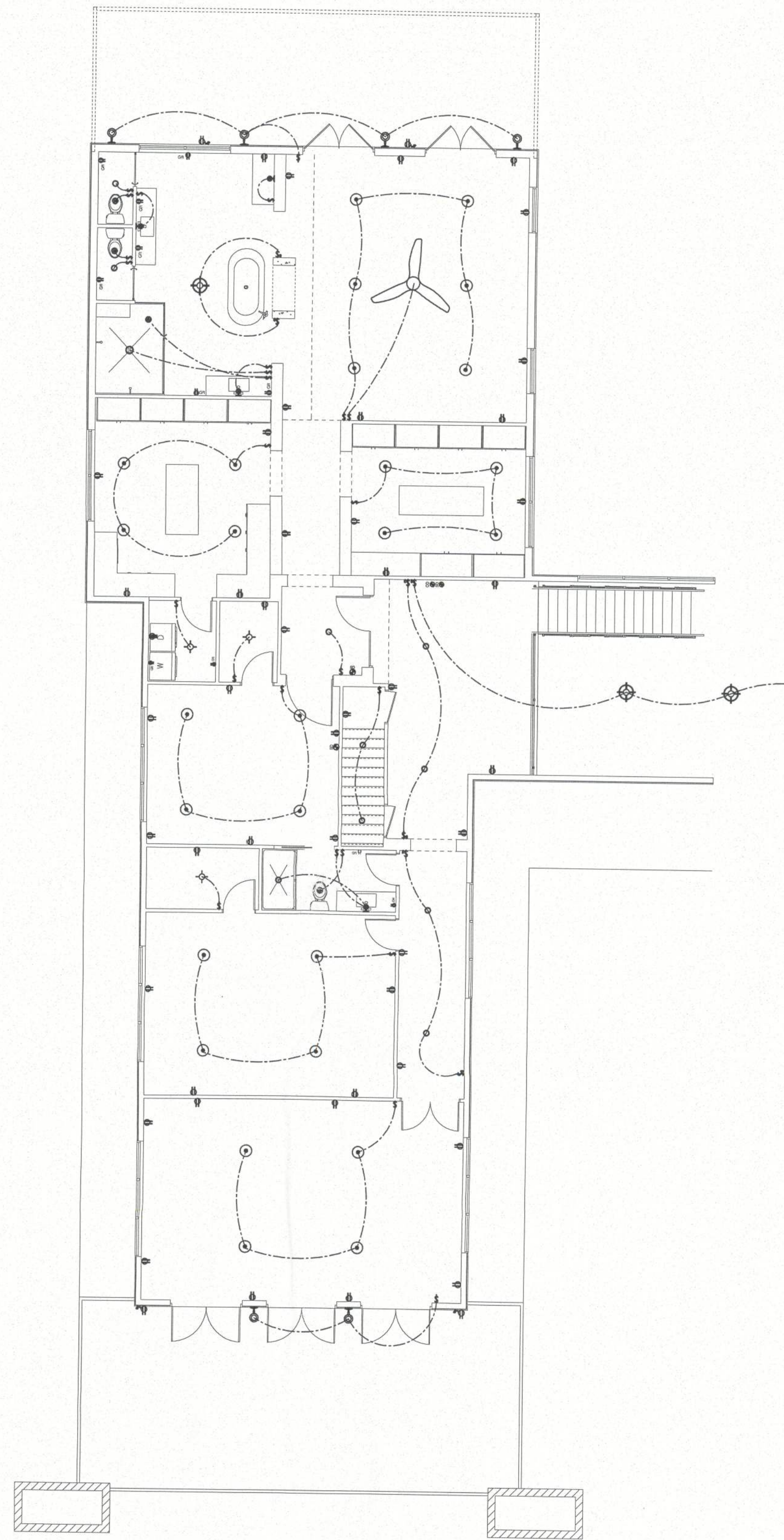
ALL RECEPTICALS, NOT OTHERWISE DESIGNATED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS.

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

ALL EXTERIOR RECEPTICALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WP/GFI).

SHOP DRAWINGS / AS-BUILT PLANS

ELECTRICAL CONTR'OR 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 N., DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.



2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS:

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N.P. Geisler, Architect

DRAWN:

178

CUSTOM RESIDENTIAL DESIGN for
RIMROCK DEVELOPMENT
COLUMBIA COUNTY, FLORIDA
1st & 2nd ELECTRICAL FLOOR PLANS

Celebrating
42 Years of Service
1972-2014
N.P. Geisler, Architect
AR0007005

**NICHOLAS
GEISLER
ARCHITECT**
N.C.A.R.E. Certified
1758 NW Brown Rd.
Gainesville, FL 32605
352-325-4353

DATE:

30 OCT 2014

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1 OF 2

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31 Dec 2014
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FIELD "A6-BUILT" NOTES

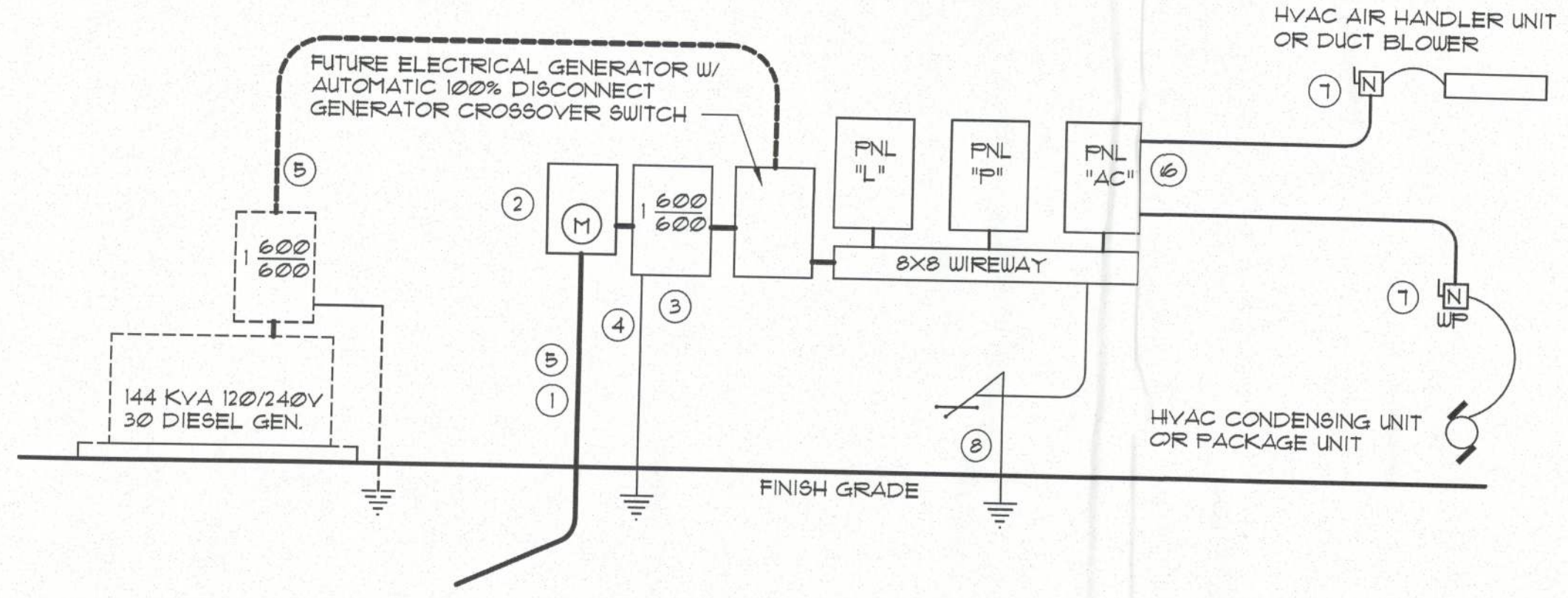
PNL "L1": 200A - MLO - 120/240V - 1φ - 4W												
10K A.I.C. - FLUSH - 40 SLOT												
2 STORY PORTION												
CIR. Nr.	LOCATION	TRIP/ POLES	WIRE SIZE	LOAD	L1 KW	L2 KW	LOAD	WIRE SIZE	TRIP/ POLES	LOCATION	CIR. Nr.	
1	GP RECEPT	15A/1P	14TW	1.008	2.116		1.108	14TW	15A/1P	GP RECEPT	2	
3	"	"	"	"	2.116	2.116	"	"	"	"	4	
5	"	"	"	"	2.116	2.116	"	"	"	"	6	
7	"	"	"	"	2.116	2.116	"	"	"	"	8	
9	"	"	"	"	2.116	2.116	"	"	"	"	10	
11	"	"	"	"	2.116	2.116	"	"	"	"	12	
13	"	"	"	"	2.116	2.116	"	"	"	"	14	
15	"	"	"	"	2.116	2.116	"	"	"	"	16	
17	"	"	"	"	2.116	2.116	"	"	"	"	18	
19	GP LIGHTING	"	"	1.208	2.416	2.416	1.208	"	"	GP LIGHTING	20	
21	"	"	"	"	2.416	2.416	"	"	"	"	22	
23	"	"	"	"	2.416	2.416	"	"	"	"	24	
25	"	"	"	"	2.416	2.416	"	"	"	"	26	
27	"	"	"	"	2.416	2.108	0.900	"	"	"	28	
29	SPACE	-	-	0.54	1.440	1.440	"	"	"	"	30	
31	"	-	-	"	"	"	"	"	"	"	32	
33	SPACE	-	-	0.0	0.0	0.0	0.0	-	-	SPACE	34	
35	"	-	-	"	"	0.0	"	-	-	"	36	
37	"	-	-	"	0.0	0.0	"	-	-	"	38	
39	"	-	-	"	0.0	0.0	"	-	-	"	40	
L1	17.072 KW / 120 V = 142.27 AMPERS				17.072		17.072					
L2	17.020 KW / 120 V = 141.83 AMPERS											
FEEDER SIZE: 2 * 250MCM - THW - AL, 1 * 3/0 - THW - AL - Neut. 1 * 1/0 - AL - GND, 2 1/2" C.												

PNL "AC": 400A - MLO - 120/240V - 1φ - 4W											
22K A.I.C. - FLUSH - 40 SLOT											
CIR. Nr.	LOCATION	TRIP/ POLES	WIRE SIZE	LOAD	L1 KW	L2 KW	LOAD	WIRE SIZE	TRIP/ POLES	LOCATION	CIR. Nr.
1	CU Nr. 1	30A/2P	10TW	(2.15)	3.12		3.12	10TW	30A/2P	AHU Nr. 1	2
3	W/ CIR 1	-	"	(2.15)		3.12	3.12	"	-	W/ CIR 2	4
5	CU Nr. 2	20A/2P	12TW	(1.47)	1.92		1.92	12TW	20A/2P	AHU Nr. 2	6
7	W/ CIR 5	-	"	(1.47)		1.92	1.92	"	-	W/ CIR 6	8
9	CU Nr. 3	30A/2P	10TW	(2.15)	3.12		3.12	10TW	30A/2P	AHU Nr. 3	10
11	W/ CIR 9	-	"	(2.15)		3.12	3.12	"	-	W/ CIR 10	12
13	CU Nr. 4	30A/2P	"	(2.09)	3.60		3.60	8TW	40A/2P	AHU Nr. 4	14
15	W/ CIR 13	-	"	(2.09)		3.60	3.60	"	-	W/ CIR 14	16
17	CU Nr. 5	60A/2P	6TW	(3.48)	6.12		6.12	6TW	60A/2P	AHU Nr. 5	18
19	W/ CIR 17	-	"	(3.48)		6.12	6.12	"	-	W/ CIR 18	20
21	CU Nr. 6	30A/2P	10TW	(3.12)	3.12		3.12	10TW	30A/2P	AHU Nr. 6	22
23	W/ CIR 21	-	"	(3.12)		3.12	3.12	"	-	W/ CIR 22	24
25	CU Nr. 7	30A/2P	"	(2.09)	3.12		3.12	"	35A/2P	AHU Nr. 7	26
27	W/ CIR 25	-	"	(2.09)		3.12	3.12	"	-	W/ CIR 26	28
29	CU Nr. 8	30A/2P	"	(2.24)	4.32		4.32	8TW	40A/2P	AHU Nr. 8	30
31	W/ CIR 29	-	"	(2.24)		4.32	4.32	"	-	W/ CIR 30	32
33	SPARE	-	-	1.08	2.16		1.08	-	-	SPARE	34
35	"	-	-	1.08	2.16		1.08	-	-	"	36
37	"	-	-	1.08	2.16		1.08	-	-	"	38
39	"	-	-	1.08	2.16		1.08	-	-	"	40
L1	33.36 KW / 120 V = 278.00 AMPERS			33.36		33.36					
L2	33.36 KW / 120 V = 278.00 AMPERS										
FEEDER SIZE: 2 #300MCM - THW - AL, 1 # 4/0 - THW - AL - Neut. 1 # 1/0 - AL - GND, 3" C.											

PNL "L2": 225A - MLO - 120/240V - 1φ - 4W 10K A.I.C. - FLUSH - 40 SLOT											
1 STORY PORTION											
CIR. Nr.	LOCATION	TRIP/POLES	WIRE SIZE	LOAD	L1 KW	L2 KW	LOAD	WIRE SIZE	TRIP/POLES	LOCATION	CIR. Nr.
1	GP RECEPT	15A/1P	14TW	0.720	1.936		1216	14TW	15A/1P	GP LIGHTING	2
3	"	"	"	"	1.936	1.936	1216	"	"	"	4
5	"	"	"	"	1.936	1.936	1216	"	"	"	6
7	"	"	"	"	1.936	1.936	1216	"	"	"	8
9	KITCHEN RECEPT.	"	"	1.500	3.000	1.620	0.900	"	"	GFI RECEPT	10
11	"	"	"	"	3.000	3.000	1.500	"	"	REFRIGERATOR	12
13	"	"	"	"	"	"	"	"	"	FREEZER	14
15	EWB	30A/2P	10TW	2.250	4.750	4.750	2.500	"	"	WASHER	16
17	W/ CIR Nr. 15	-	"	"	4.750	4.750	2.500	10TW	30A/2P	DRYER	18
19	RANGE	60A/2P	6TW	2.500	4.420	4.420	1.920	12TW	20A/2P	W/ CIR Nr. 16	20
21	W/ CIR Nr. 19	-	"	"	4.420	4.420	1.920	12TW	20A/2P	WELL PUMP	22
23	POOL PUMP	20A/2P	12TW	1.920	3.84	3.84	"	"	20A/2P	W/ CIR Nr. 20	24
25	W/ CIR Nr. 23	-	"	"	3.84	3.84	"	"	20A/2P	IRRIGATION PUMP	26
27	SPACE	-	-	0.54	1.08	1.08	0.54	-	-	W/ CIR Nr. 24	28
29	"	-	-	"	1.08	1.08	0.54	-	-	SPACE	30
31	"	-	-	"	1.08	1.08	0.54	-	-	"	32
33	SPACE	-	-	0.0	0.0	0.0	0.0	-	-	"	34
35	"	-	-	"	0.0	0.0	0.0	-	-	SPACE	36
37	"	-	-	"	0.0	0.0	0.0	-	-	"	38
39	"	-	-	"	0.0	0.0	0.0	-	-	"	40
L1	23.962 KW / 120 V = 199.68 AMPERS				23.962		21.726				
L2	21.726 KW / 120 V = 181.05 AMPERS										
FEEDER SIZE: 2 * 300MCM - THW - AL, 1 * 4/0 - THW - AL - Neut. 1 * 1/0 - AL - GND, 3" C.											

ELECTRICAL COMPUTATIONS

General Lighting/Receptacles @ 3w/sf		
13681 sf x 3w =	41073.0 w	
Washer Circuit	1500.0 w	
Dishwasher Circuit	1500.0 w	
Sm. Appliance Circuits (3 @ 1500w)	4500.0 w	
Sub-Total	48573.0 w	
1st 3KW @ 100%	30000.0 w	
Bal. of KW @ 35%	18573.0 w	
Fixed Appliances:		
Refrigerator	1500.0 w	
Freezer	1500.0 w	
Cig. Fans (12 @ 360w)	4320.0 w	
Irrigation Pump	1920.0 w	
Water Well Pump	1920.0 w	
Pool Pump	1920.0 w	
EWB	4500.0 w	
Spares (8 @ 540w)	4320.0 w	
Spares (8 @ 1080w)	8640.0 w	
Sub-Total	30540.0 w	
Load @ 75% DF.	22905.0 w	
100% Demand Factor Loads:		
Dryer	5000.0 w	
Range	8000.0 w	
HVAC PANEL	6672.0 w	
Total Demand Load:	112935.6 w	
FEEDER SIZE: 112935.6 w / 240v = 470.57 amperes		
USE: 2 #500MCM-AL-THW, 1 #350MCM-AL-THW-NEUT.		
w/ 1 #1/0-AL-GND / 3 1/2" C.		



ELECTRICAL RISER DIAGRAM: 600A
SCALE: NONE

- Service/Feeder Entrance Conductors: 2 1/2" rigid conduit, min. 18" deep, w/ continuous Ground Bonding Conductor, Service/Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
 - Meter Enclosure, weatherproof, UL Listed.
 - Main Disconnect Switch: fused or Main BRKR, weatherproof, UL Listed.
 - Service entrance Ground: 3/8" x Iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 2'-0" long. Grounding Conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per item "5", below.
 - 600 AMP SERVICE: 2 #500MCM-AL-THW, 1 #350MCM-AL-THW-NEUT. w/ 1 #1/0-AL-GND / 3 1/2" Conduit
 - House Panel (FNL), UL Listed, sized per schedule.
 - Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel schedule loads.
 - Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.
- NOTE:
THE MINIMUM AIC RATING FOR PANEL BOARDS, BRKRS AND DISCONNECT SWITCHES SHALL BE 22,000 AIC.