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Columbia County, Florida

Drawing Index

CS.1	COVER SHEET, DRAWING INDEX	A.8	STRUCTURAL DETAILS	A.17	ROOF FRAMING PLAN
		A.9	STRUCTURAL DETAILS	A.18	RAILING DETAILS
A.1	BUILDING ELEVATIONS	A.10	FIREPLACE DETAILS	A.19	1st FLOOR PLUMBING PLAN
A.2	BUILDING ELEVATIONS	A.11	FOUNDATION PLAN	A.20	2nd FLOOR PLUMBING PLAN
A.3	1st FLOOR PLAN	A.12	LOG ASSEMBLY DETAILS	A.21	PLUMBING DETAILS
A.4	ELECTRICAL PANEL, COMPUTATIONS & RISER	A.13	WALL SECTION	A.22	1st FLOOR HVAC PLAN
A.5	1st FLOOR DIMENSION PLAN	A.14	LOG ASSEMBLY, STAIRS & WINDOW/DOOR DETAILS	A.23	2nd FLOOR HVAC PLAN
A.6	2nd FLOOR PLAN	A.15	2nd FLOOR FRAMING PLAN	A.24	GENERAL NOTES
A.7	2nd FLOOR DIMENSION PLAN	A.16	ROOF FRAMING DETAILS	A.25	GENERAL NOTES

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2nd FLOOR HVAC PLAN

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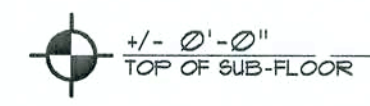
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CS.1
1 OF 1



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FULL MASONRY FIREPLACE, FINISHED AS DIRECTED BY THE OWNER - REFER TO A.10 FOR GENERAL DETAILS

DBL. GLAZED FRENCH DOORS



DBL. GLAZED CROSSBUCK ENTRY DOORS

MTL. FLASHING ON 1X6 CYPRESS FASCIA

2X BARGE RAFTER - SEE PLANS FOR SIZE

1/3 LOG SIDING, TO MATCH WALL LOGS

1X6 CYPRESS TRIM, AT ALL LOG SIDING O/S CORNERS, DOORS & WINDOWS, TYPICAL T.O.

FULL LOG GABLE ENDS, 3 LOCATIONS

SHAPED 2X4 CYPRESS WATERTABLE & 1X CYP. SKIRT BOARD TRIM

CONT. METAL RIDGE VENT, TO MATCH ROOFING

FINISH ROOFING AS SELECTED BY OWNER

1/3 LOG SIDING @ ALL DORMERS, W/ 1X6 CYPRESS TRIM @ CORNERS & WINDOWS

DBL. HUNG WOOD WINDOWS W/ DBL. GLAZING

BALCONY W/ CYPRESS 2X RAILING, REFER TO A.11 FOR DETAILS.

6X6 PORCH POSTS, TYPICAL T.O.

2X4 CYPRESS RAILING - A.18 FOR DETAILS.

P.T. WOOD DECK

Front ELEVATION

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

FINISH ROOFING AS SELECTED BY OWNER

1/3 LOG SIDING @ ALL DORMERS, W/ 1X6 CYPRESS TRIM @ CORNERS & WINDOWS

FULL MASONRY FIREPLACE, FINISHED AS DIRECTED BY THE OWNER - REFER TO FFI, FP2 & FP3/PM FOR GENERAL DETAILS

6X PORCH BEAM - SEE PLANS FOR SIZE

6X6 PORCH POSTS, TYPICAL T.O.

2X4 CYPRESS RAILING - SEE A.18 FOR DETAILS.

P.T. WOOD DECK

MASONRY FOUNDATION - REFER TO OWNER AS TO FINISH.

Right Side ELEVATION

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

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ELEVATIONS

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Rear ELEVATION

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

FULL MASONRY FIREPLACE, FINISHED AS DIRECTED BY THE OWNER - REFER TO A.10 FOR GENERAL DETAILS

+16'-10"
TOP OF PLATE

1/3 LOG SIDING, TO MATCH WALL LOGS

1X6 CYPRESS TRIM, AT ALL LOG SIDING O/S CORNERS, DOORS & WINDOWS, TYPICAL T.O.

6X PORCH BEAM - SEE PLANS FOR SIZE

+8'-8 1/2"
TOP OF LOG WALL

6X6 PORCH POSTS, TYPICAL T.O.

2X4 CYPRESS RAILING - SEE A.18 FOR DETAILS.

P.T. WOOD DECK

12'-0"

+22'-6"
TOP OF RIDGE BEAM

MTL. FLASHING ON 1X6 CYPRESS FASCIA

2X BARGE RAFTER - SEE PLANS FOR SIZE

DBL. GLAZED FRENCH DOORS

BALCONY W/ CYPRESS 2X RAILING, REFER TO A.17 FOR DETAILS, SIMILAR

+8'-0 1/4"
TOP OF PORCH BEAM

SHAPED 2X4 CYPRESS WATERTABLE & 1X CYP. SKIRT BOARD TRIM

-0'-2 3/4"
TOP OF PORCH DECK

Left Side ELEVATION

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

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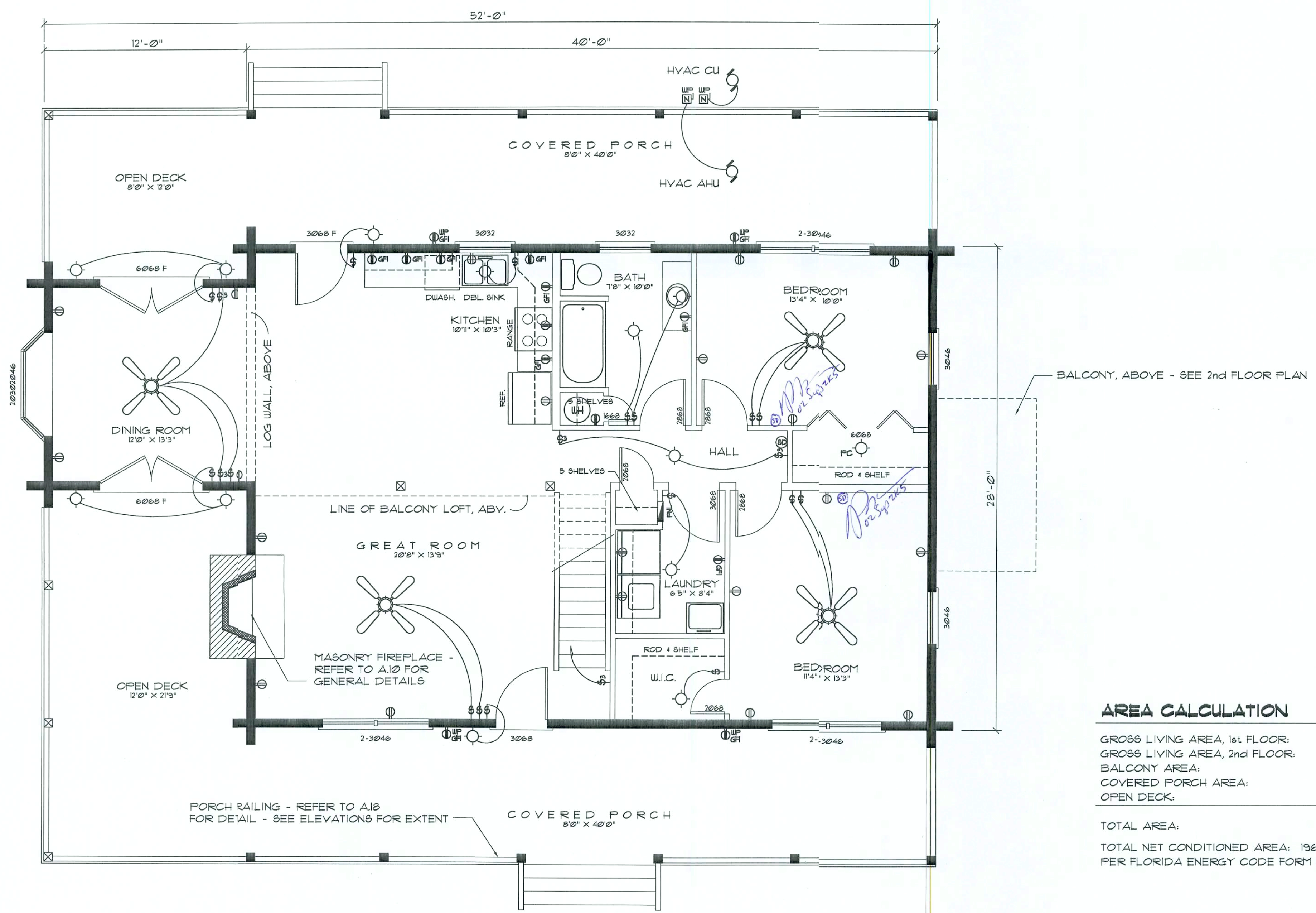
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A.2
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AREA CALCULATION

GROSS LIVING AREA, 1st FLOOR:	1267.0 SF
GROSS LIVING AREA, 2nd FLOOR:	823.6 SF
BALCONY AREA:	600 SF
COVERED PORCH AREA:	640.0 SF
OPEN DECK:	384.0 SF
TOTAL AREA:	3174.6 SF
TOTAL NET CONDITIONED AREA: 1962.0 SF	
PER FLORIDA ENERGY CODE FORM 600A-93	

NOTE:
REFER TO NOTES, PANEL, CALCULATIONS, RISER AND
SYMBOLS ON SHEET A.4

1st Floor PLAN

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

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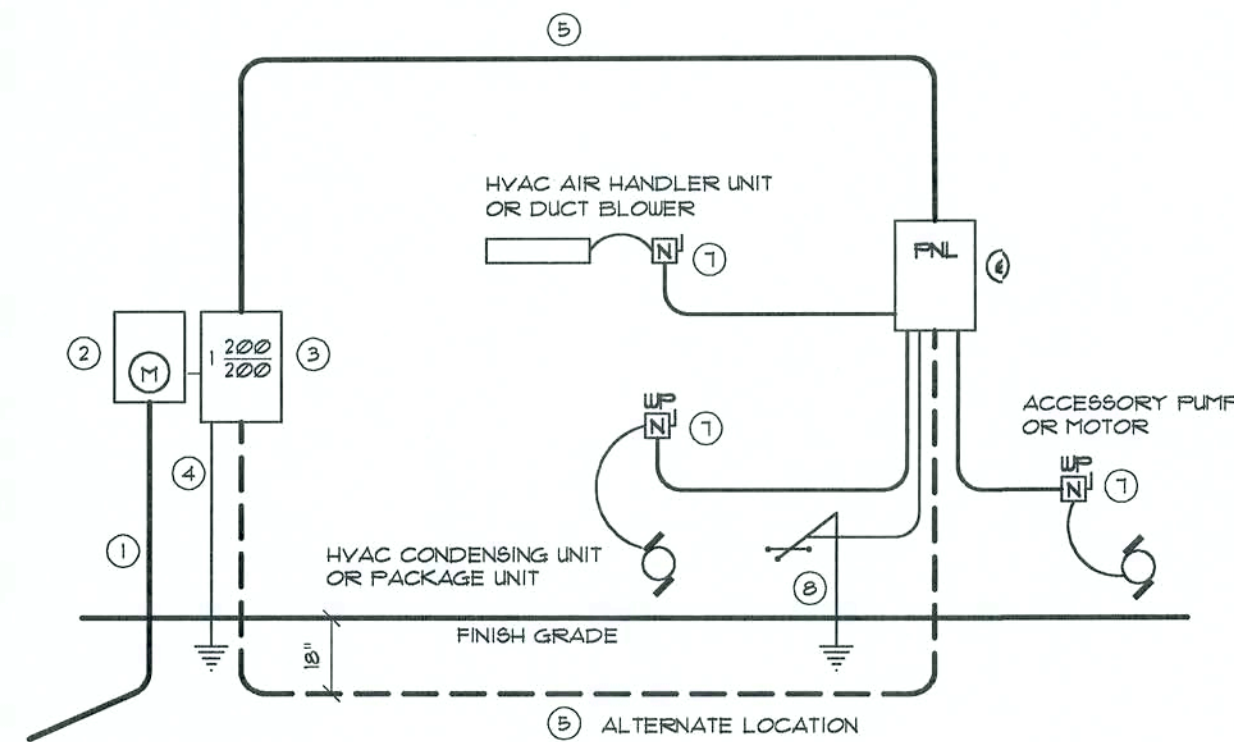
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1st FLOOR PLAN

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- ① 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.
- ② Meter Enclosure, weatherproof, U.L. Listed.
- ③ Main Disconnect Switch: fused or Main BRKR, weatherproof, U.L. Listed.
- ④ Service entrance Ground: 3/8" x 6'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding Conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per item 5, below.
- ⑤ 200 AMPER SERVICE: 3-2/0-USE-Cu, 1-4-Cu-GND, 2" Condu. l.
- ⑥ House Panel (FNL), U.L. Listed, sized per schedule.
- ⑦ Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule loads.
- ⑧ Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

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

ELECTRICAL RISER DIAGRAM: 100A

SCALE: NONE

ELECTRICAL COMPUTATIONS

General Lighting/Recepticals @ 3w/sf	
2114.6 sf x 3w =	6343.8w
Washer Circuit	1500.0w
Dishwasher Circuit	1500.0w
Sm. Appliance Circuits (3 @ 1500w)	4500.0w
Sub-Total	
1st 3KW @ 100%	3000.0w
Bal. of KW @ 35%	3793.1 w
Fixed Appliances:	
Refrigerator	1200.0w
Clg. Fans (6 @ 200w)	1200.0w
Irrigation Pump (future)	1200.0w
Water Well Pump	1200.0w
Pool Pump (future)	1200.0w
EWI	4500.0w
Spares (8 @ 400w)	3200.0w
Sub-Total	
Load @ 75% D.F.	10271.0w
100% Demand Factor Loads:	
Dryer	5000.0w
Range	8000.0w
HVAC System (4.0T Heat Pump)	4800.0w
Total Demand Load:	
	34070.1w

FEEDER SIZE: 34070.1w / 240v = 141.96 amperes
USE: 3 #2/0 THW w/ 1 #1 Cu GND / 2 1/2" C.

Electrical SYMBOLS

- Ⓢ 6PST WALL SWITCH
- Ⓢ DPDT WALL SWITCH (3-WAY)
- Ⓢ DUPLEX WALL RECEPTICAL
- Ⓢ DUPLEX WALL RECPT., BELOW COUNTER
- Ⓢ 240V OUTLET
- Ⓢ GND FAULT INTERRUPTER DUPLEX RECEPT.
- Ⓢ WEATHER PROOF GFI DUPLEX RECEPT.
- Ⓢ MOTOR
- Ⓢ NON-FUSED DISC. SWITCH
- Ⓢ ELECTRICAL PANEL
- Ⓢ EXHAUST FAN
- Ⓢ CEILING FAN, w/ INC. LIGHT FIXTURE
- Ⓢ INC. LIGHT FIXTURE
- Ⓢ FLU. WALL LIGHT, PULL CHAIN
- Ⓢ 4 TUBE FLU. PRISMATIC WRAP SURFACE FIXTURE
- Ⓢ EXIT LIGHT, w/ BATTERY PACK
- Ⓢ SINGLE LAMP TYPE I EMERGENCY LIGHT, w/ BATT. PACK
- Ⓢ DUAL LAMP TYPE I EMERGENCY LIGHT, w/ BATT. PACK
- Ⓢ SWITCH/FIXTURE WIRING
- Ⓢ NON-SWITCHED WIRING

NOTE:
THE ASSOCIATED PLANS MAY NOT INCLUDE
ALL OF THE SYMBOLS SHOWN ABOVE.

PANEL SCHEDULE

PANEL "L": 200A - MLO - 120/240V - 1φ - 4 WIRE
40 SLOT - FLUSH MOUNT

Cir. Nr.	Location	Trip Poles	Wire Size	Load
1-8	Lighting/Recept.	15A/1P	14NM	6344W
9	Dishwasher	"	"	1500W
10-12	Sm. Kit. Appliances	20A/1P	12NM	4500W
13-14	Ceiling Fans	15A/1P	14NM	1200W
15,17	Fut. Irrigation Pump	20A/1P	12NM	1200W
16	Refrigerator	15A/1P	14NM	1200W
18	Spare	-	-	400W
19,21	EWI	30A/2P	10NM	4500W
20,22	Range	50A/2P	6NM	8000W
23,25	Water Well	20A/2P	12NM	1200W
24,26	Dryer	30A/2P	10NM	5000W
27,29	HVAC CU	50A/2P	6NM	4000W
30,30	HVAC AHU	20A/2P	12NM	800W
31,33	Fut. Pool Pump	20A/2P	12NM	1200W
34	Spare	-	-	400W
35-40	Spare	-	-	2400W

TOTAL CONNECTED LOAD: 43844W

ELECTRICAL PLAN NOTES

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

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

ALL RECEPTICALS IN BEDROOMS SHALL BE ON ARC FAULT INTERRUPTER CIRCUITS (AFIC).

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

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

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

ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP 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.

Overcurrent protection device shall be installed on the exterior of structures to serve as a disconnecting means. Conductors used from the exterior disconnecting means to a panel or sub panel shall have four-wire conductors, of which one conductor shall be used as an equipment ground.

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ELEC. PANEL, COMPUTATIONS & RISER

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Architectural floor plan of a building with detailed dimensions and annotations. The plan shows a complex layout with multiple rooms, corridors, and a central staircase. Dimensions are provided in feet and inches throughout the drawing.

Dimensions:

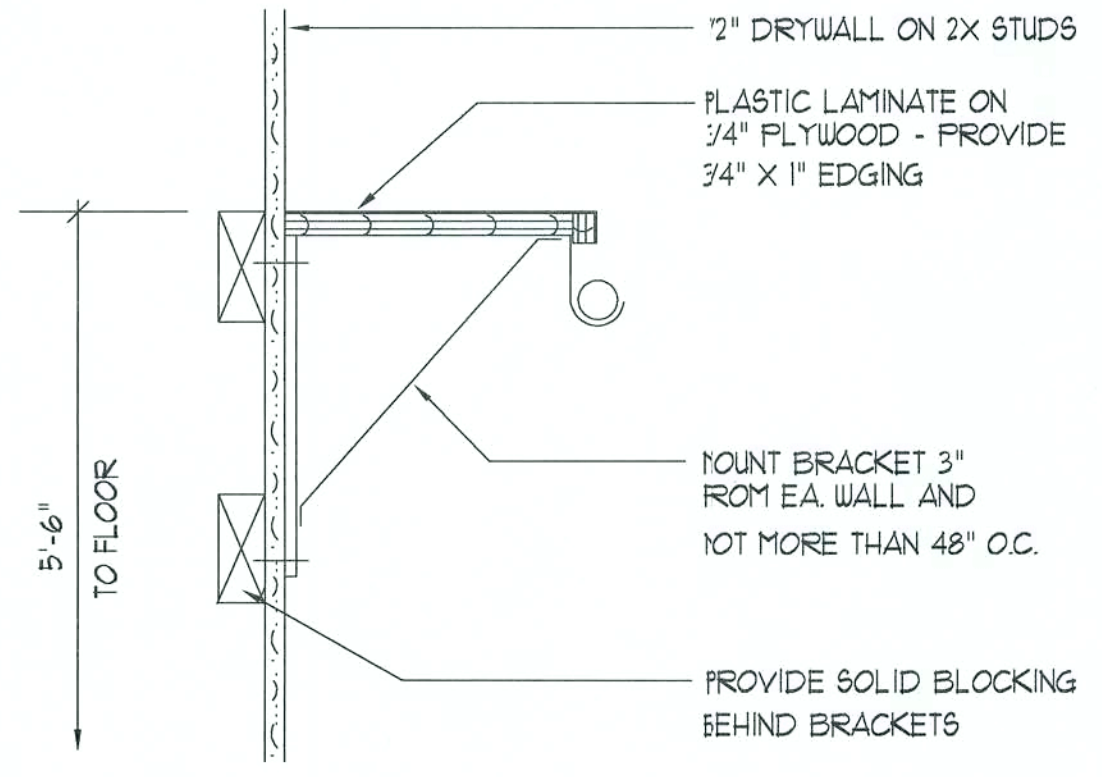
- Overall Dimensions:**
 - Top: 52'-0"
 - Bottom: 52'-0"
 - Left: 43'-6"
 - Right: 28'-0"
- Room Dimensions (approximate):**
 - Top Left: 12'-3" x 9'-9"
 - Top Center: 7'-9" x 10'-1"
 - Top Right: 8'-0" x 8'-0"
 - Bottom Left: 12'-3" x 7'-9"
 - Bottom Center: 7'-9" x 8'-6"
 - Bottom Right: 8'-0" x 8'-0"

Annotations:

- NOTE!** ALL INTERIOR PARTITION WALLS ARE 3 1/2" THICK, UNLESS NOTED OTHERWISE.
- LOG WALL, ABOVE** (indicated by a dashed line and a circle with a crosshair symbol).
- 20302046** (door label)
- 6068 F** (door label)
- 3068 F** (door label)
- 3032** (door label)
- 2-3046** (door label)
- 5 1/2"** (dimension)
- 7'-11 1/2"** (dimension)
- 13'-10"** (dimension)
- 2'-10"** (dimension)
- 2'-5 3/4"** (dimension)
- 5'-0"** (dimension)
- 14'-0"** (dimension)
- 3'-3 1/2"** (dimension)
- 5'-4"** (dimension)
- 8'-6"** (dimension)
- 10'-5 3/4"** (dimension)
- 6068** (door label)
- 3'-0"** (dimension)
- 5 1/2"** (dimension)
- 13'-9 1/4"** (dimension)
- 11'-10"** (dimension)
- 5'-5 1/2"** (dimension)
- 7'-0"** (dimension)
- 17'-9"** (dimension)
- 6'-3"** (dimension)
- 40'-0"** (dimension)
- 2-3046** (door label)
- 3068** (door label)
- 2-3046** (door label)
- 7'-6"** (dimension)
- 8'-6"** (dimension)
- 17'-9"** (dimension)
- 6'-3"** (dimension)
- 40'-0"** (dimension)
- 12'-3"** (dimension)
- 7'-9"** (dimension)
- 8'-0"** (dimension)
- 8'-0"** (dimension)
- 8'-0"** (dimension)
- 8'-0"** (dimension)

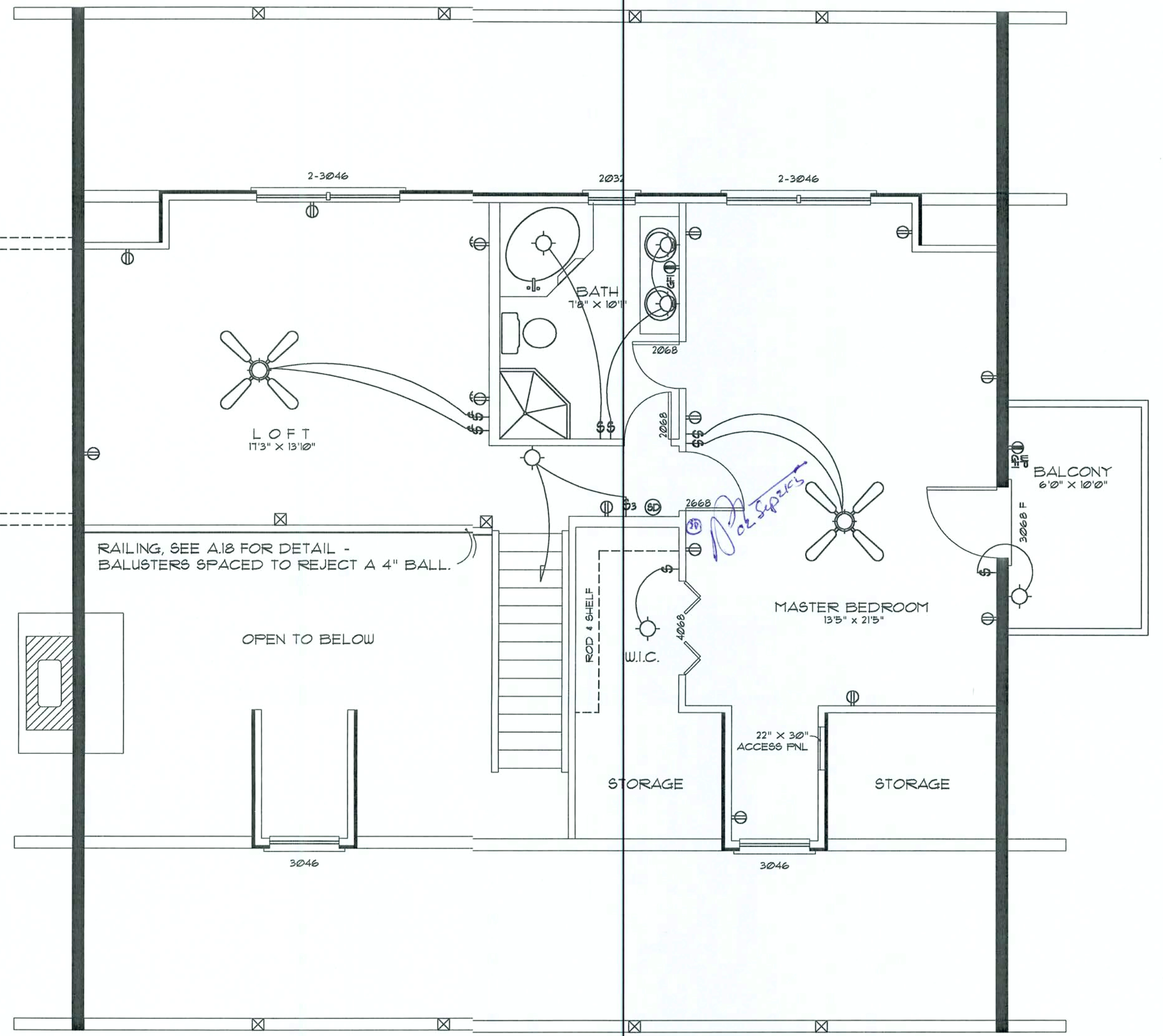
SCALE: 1/4" = 1'-0"

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Closet Rod & Shelf Detail
SCALE: NONE

A



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

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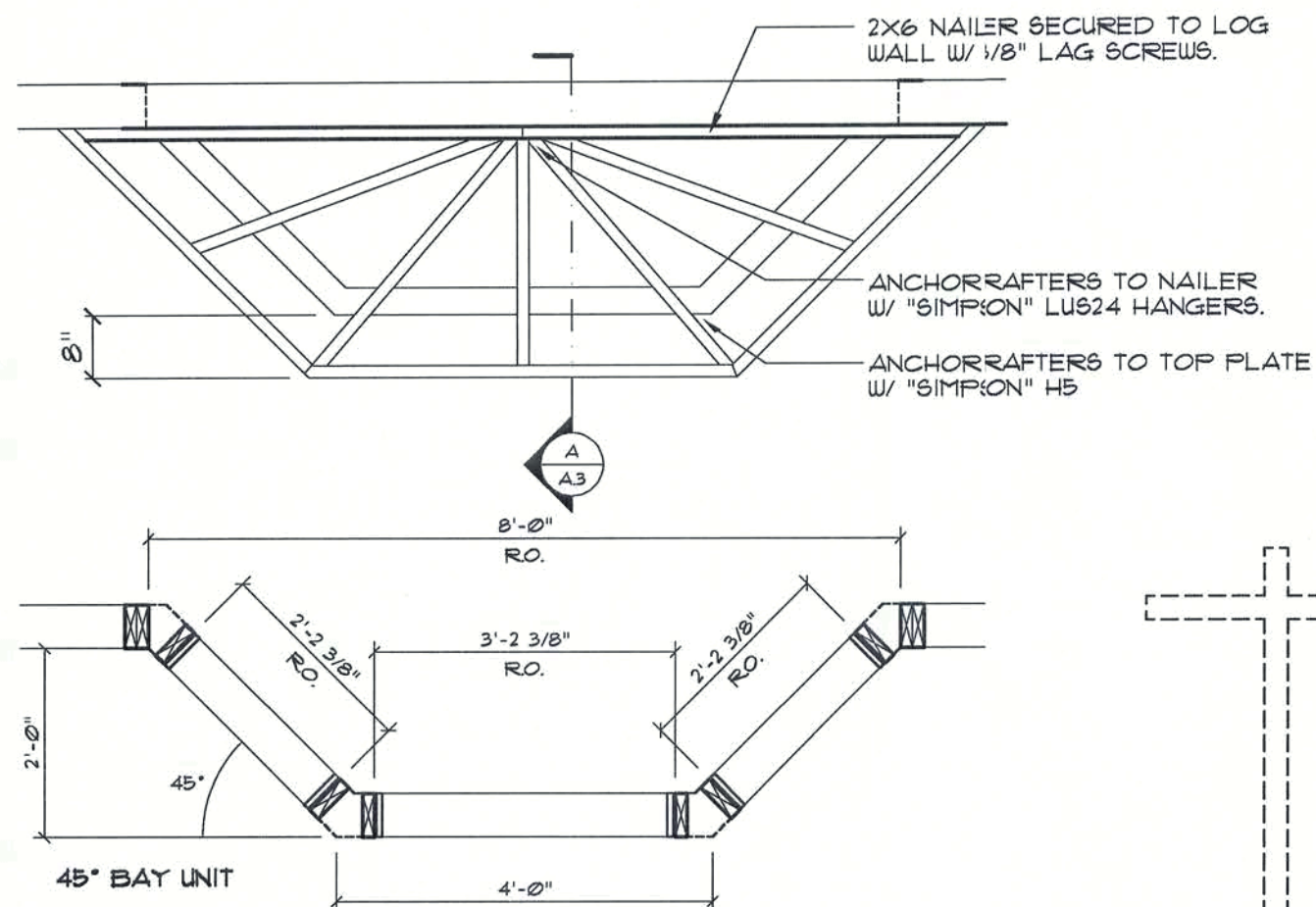
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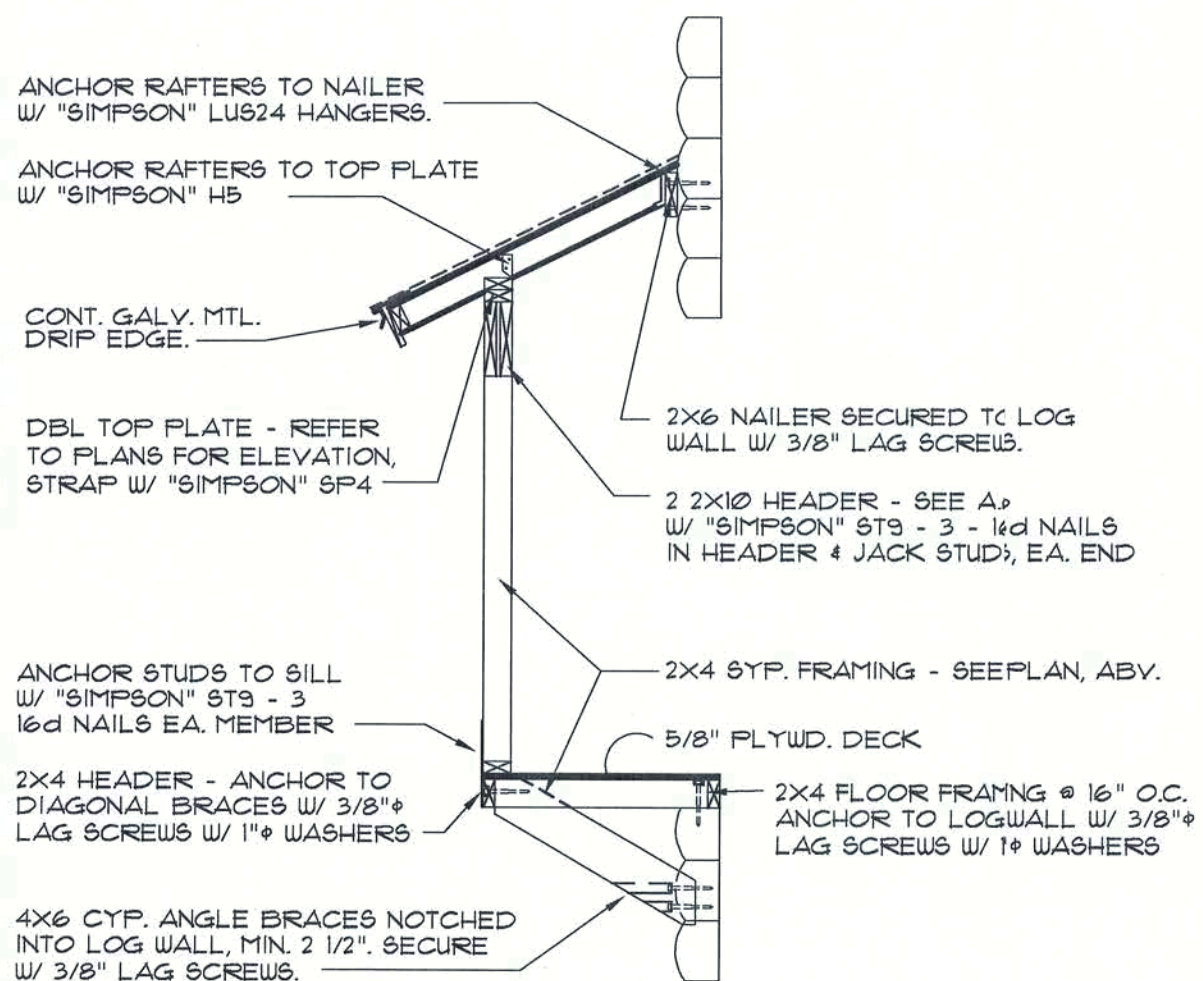
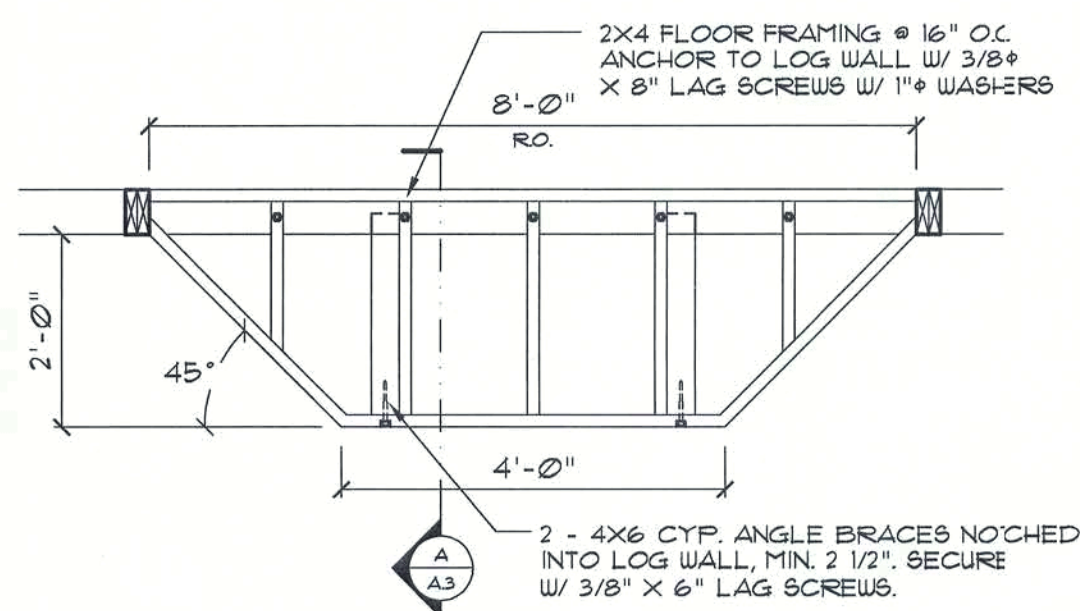
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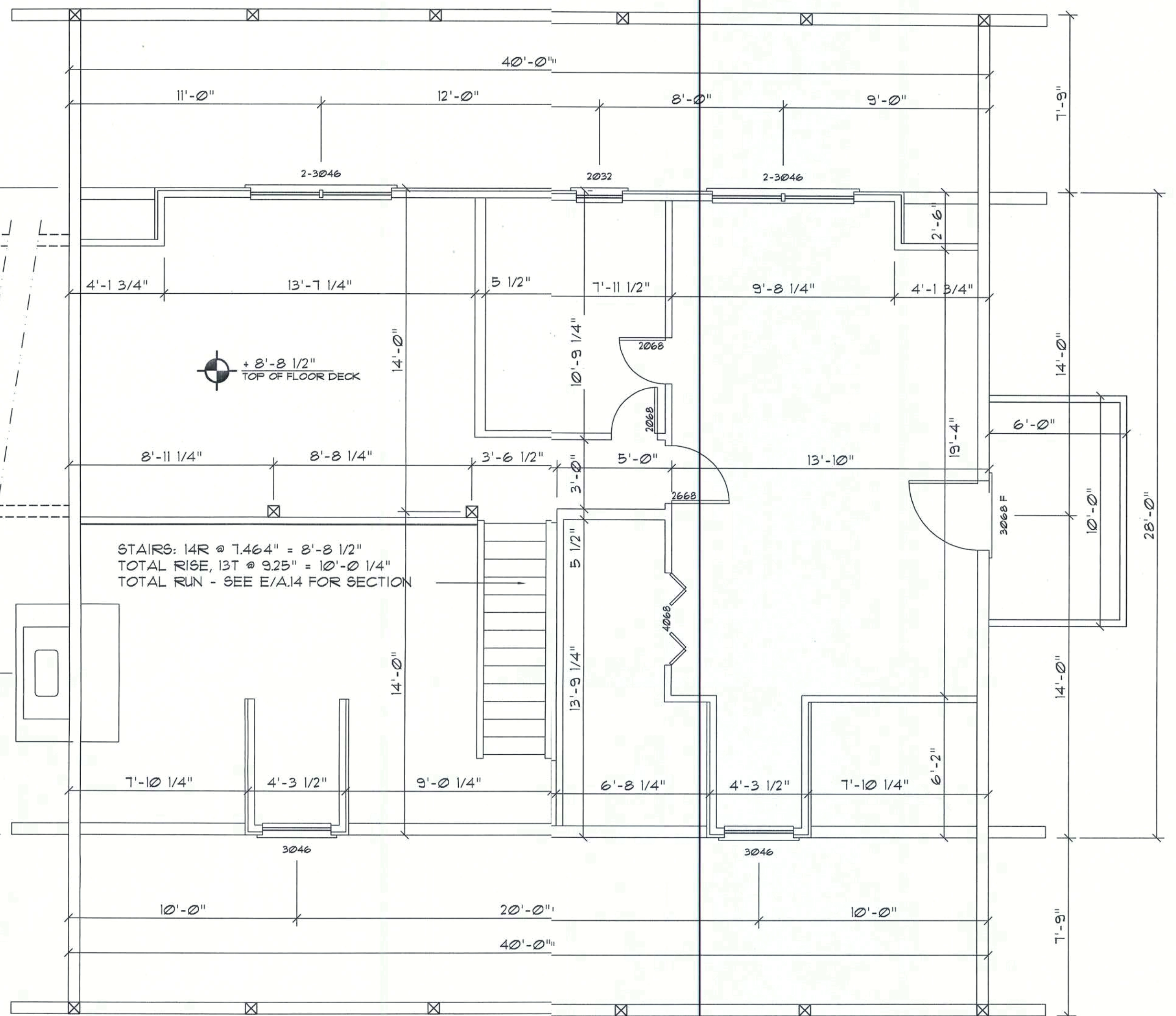
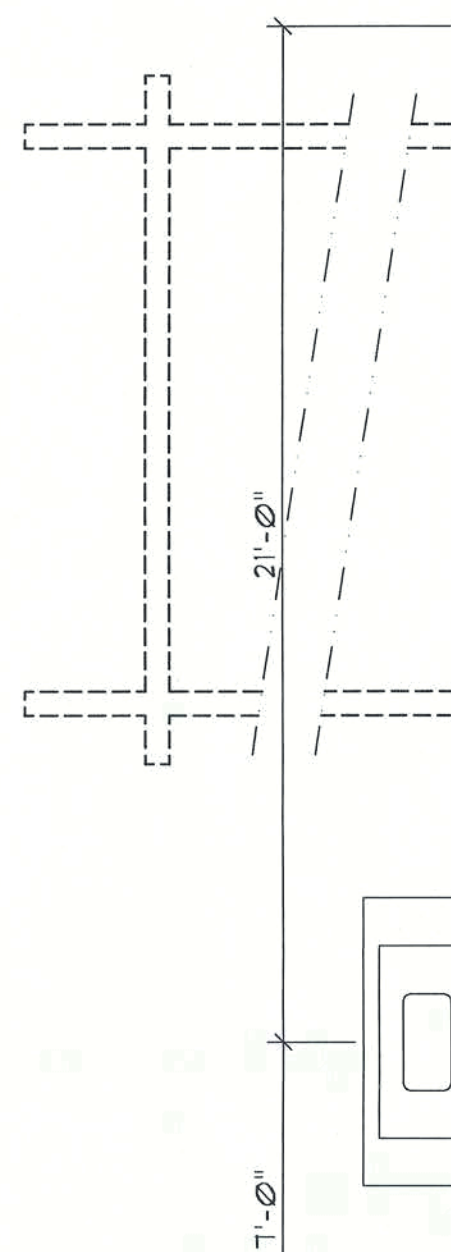


NOTE:
DIMENSIONS SHOWN ARE FOR 3'-0\"/>



Bay Window DETAILS

SCALE: 3/8\"/>



2nd Fl. Wall Fram'g PLAN

SCALE: 1/4\"/>

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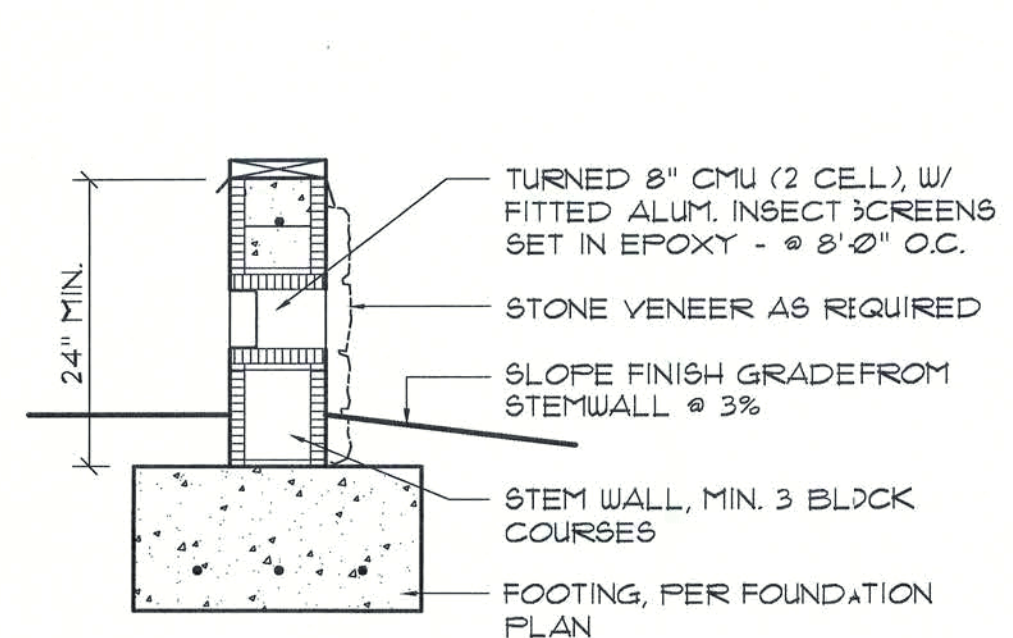
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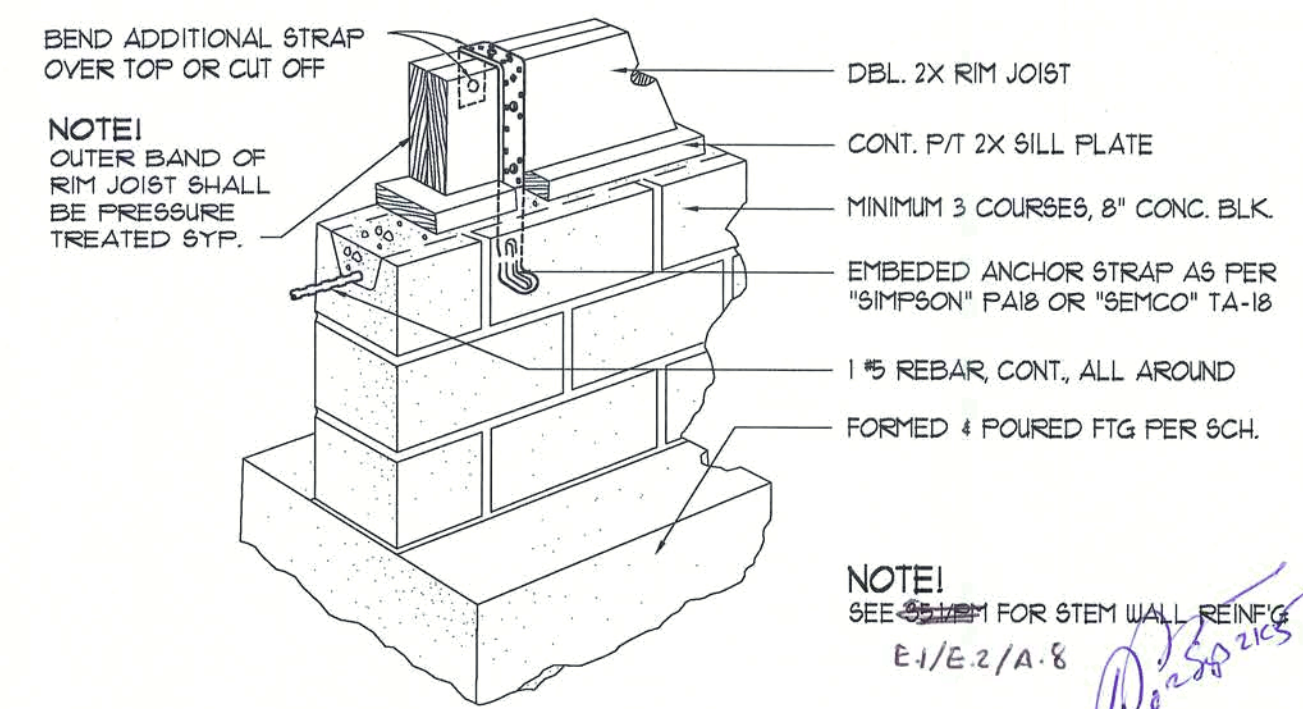
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7 OF 25



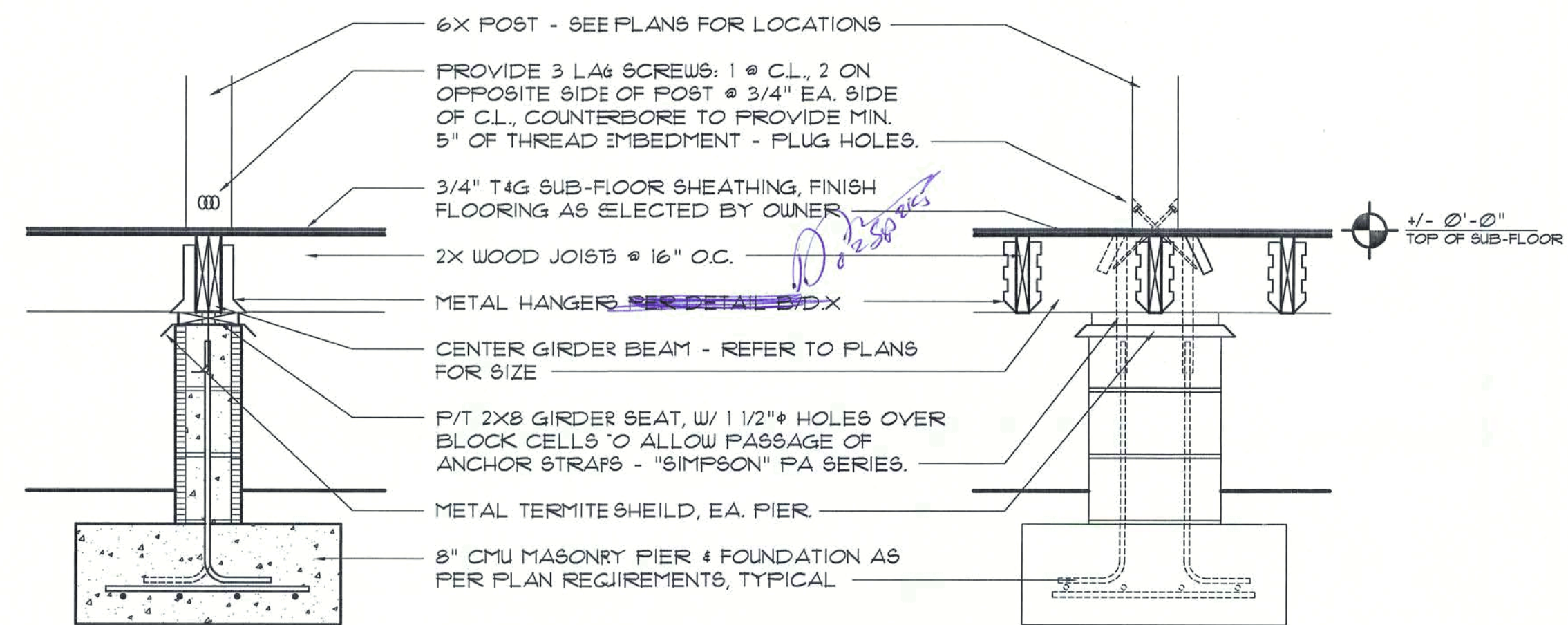
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Foundation Vent DET. (A)
SCALE: 3/4" = 1'-0"



Anchor Strap DETAIL (B)
SCALE: 3/4" = 1'-0"

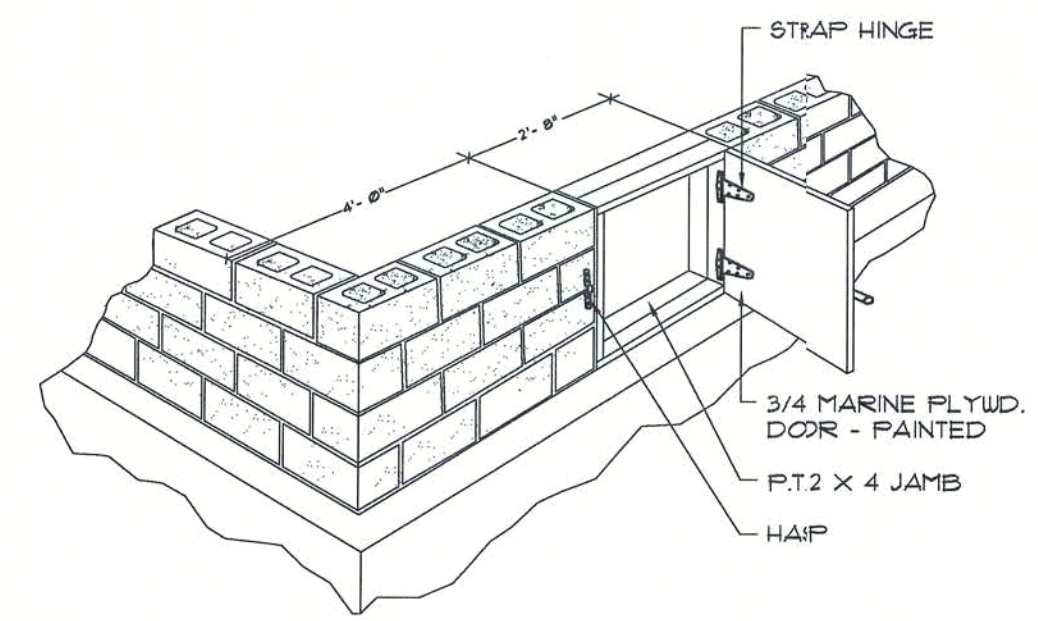


SECTION @ RIGHT ANGLE TO GIRDER

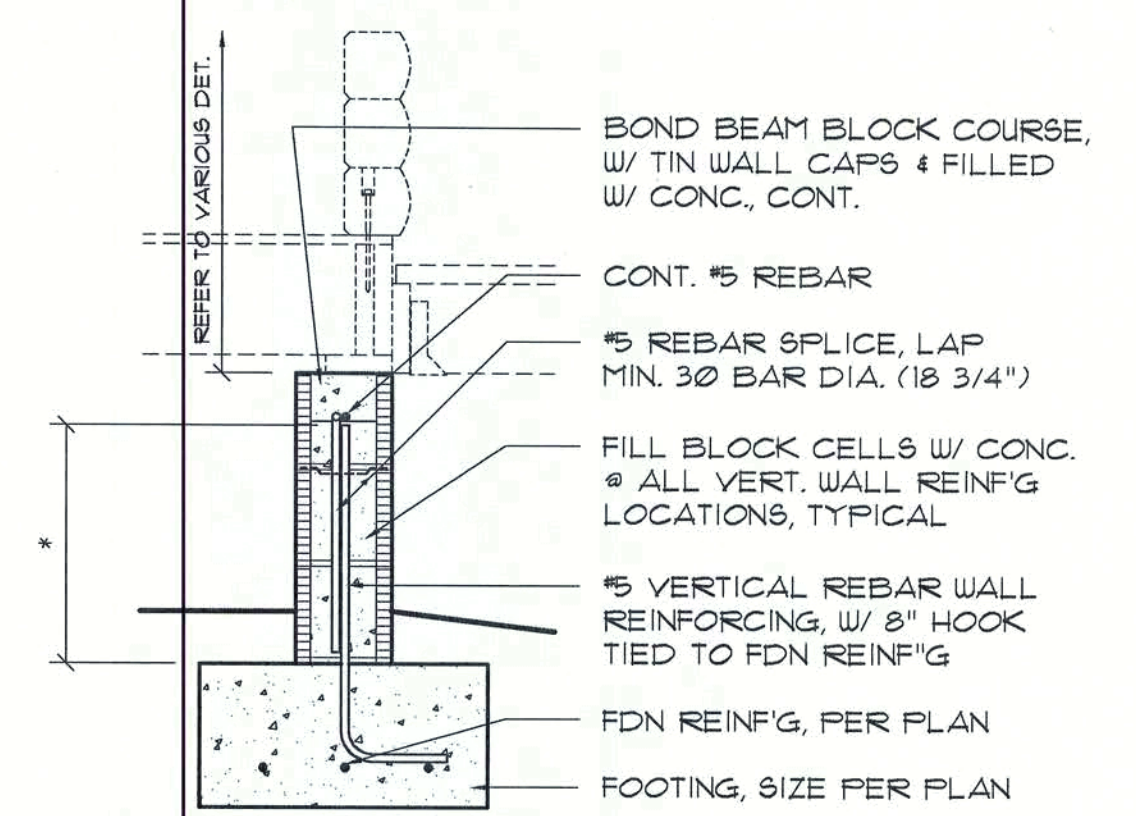
SECTION PARALLEL TO GIRDER

Pier / Girder SECTION (C)
SCALE: 3/4" = 1'-0"

NOTE!
INSULATION NOT SHOWN, FOR CLARITY - MIN. R-11 BATT INSULATION REQUIRED, T.O.



Crawl Space DETAIL (D)
SCALE: 1/4" = 1' - 0"

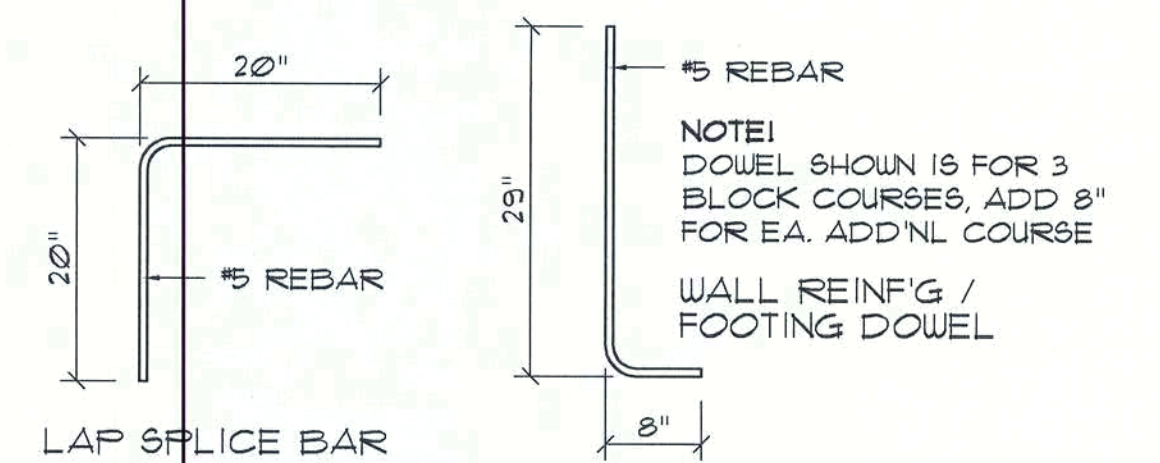


* DIMENSION VARIES W/ HEIGHT OF STEM WALL, AS REQUIRED BY SITE CONDITIONS.

NOTE!
FOR STEM WALLS OVER 6 BLOCK COURSES HIGH, REFER TO BASEMENT WALL REINFG DETAIL FOR 3 PART WALL REINFG (FDN. HOOK, WALL REINFG & LAP SPLICE).

NOTE!
ALL REQUIRED ANCHOR BOLTS, STRAPS OR OTHER EMBEDDED ITEMS, SHALL BE IN-PLACE PRIOR TO THE POURING OF CONCRETE. VERIFY & COORDINATE PLANS AND OTHER FOUNDATION DETAILS.

Stem Wall REINFG (E.1)
SCALE: 3/4" = 1'-0"



Rebar DETAILS (E.2)
SCALE: 3/4" = 1'-0"

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FOUNDATION DETAILS

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Compliance Summary

Roof: Gable Construction, Timber Framed @ 48" O
Walls: Nominal 6" Cypress Logs
Floor: 3/4" T&G Plywood on 2X10 SYP Joists @ 16" O.C.
Foundation: Continuous Footer/Stem Wall

Material: 1/2" CD Plywood or 7/16" O.S.B.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: 8d Common Nails 4" O.C. Ends, 8" O.C. Field

Material: Nominal 6" Solid Logs
Fasteners: 3/8" X 8" Lag Screws W/ 1" Washer @ Max. 24 O.C.

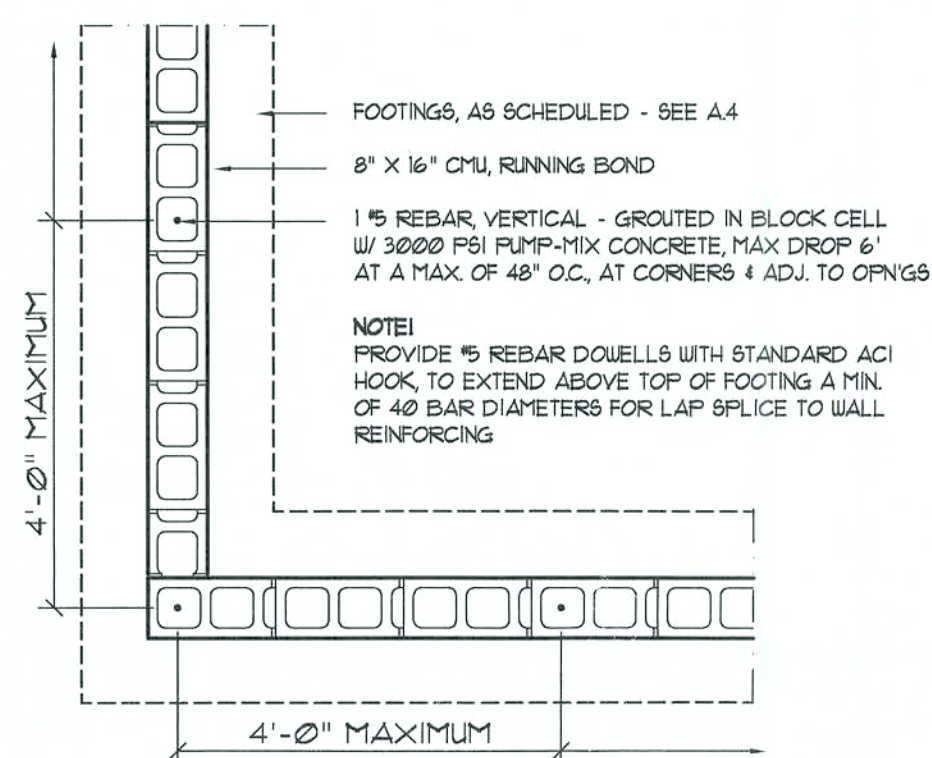
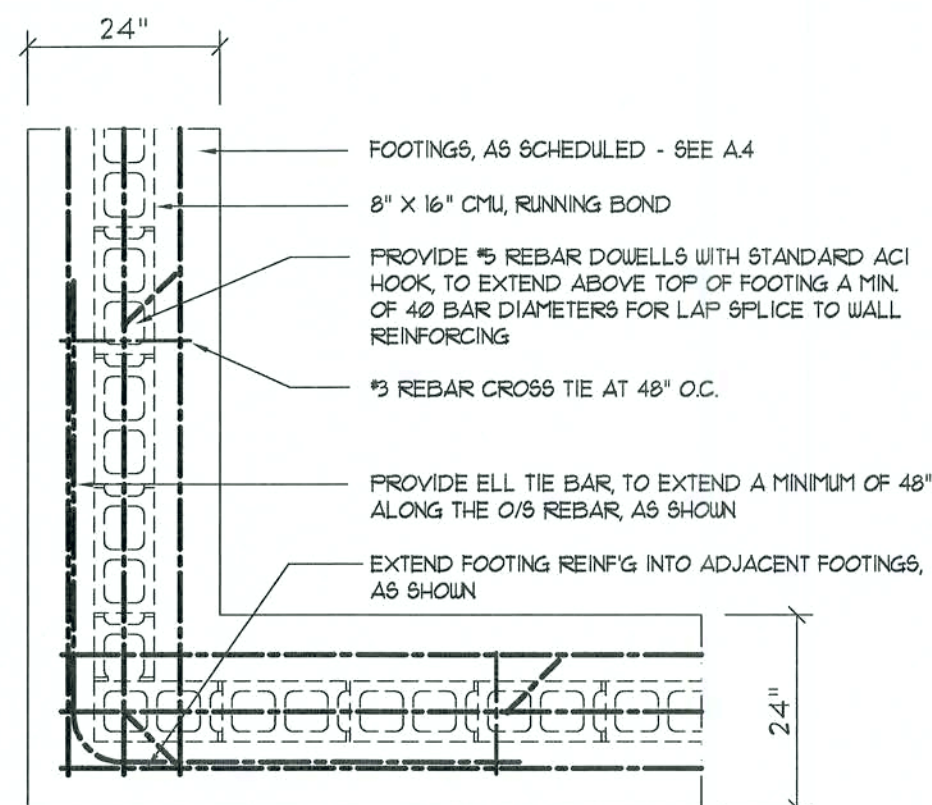
Rafter Anchors: 2 - 3/8" x 10" Lag Screws w/ 1" Washers
Wall Anchors: 3/8" x 8" Lag Screws w/ 1" Washer @ Ma: 24" O.C.
Hold-down Device: Simpson FA18 @ 48" C.C.
Porch Column Base Connector: Simpson AB466 each column
Porch Column to Beam Connector: 2 - 3/8" x 10" Lag screws w/ 1" Washers

Footings: 24"x12" Cont. W/3-#5 Bars Cont. 4 1-#3 Transverse @ 48" O.C.
Stemwall: 8" CMU. W/1-#5 Vertical Dowel @ 48" O.C.

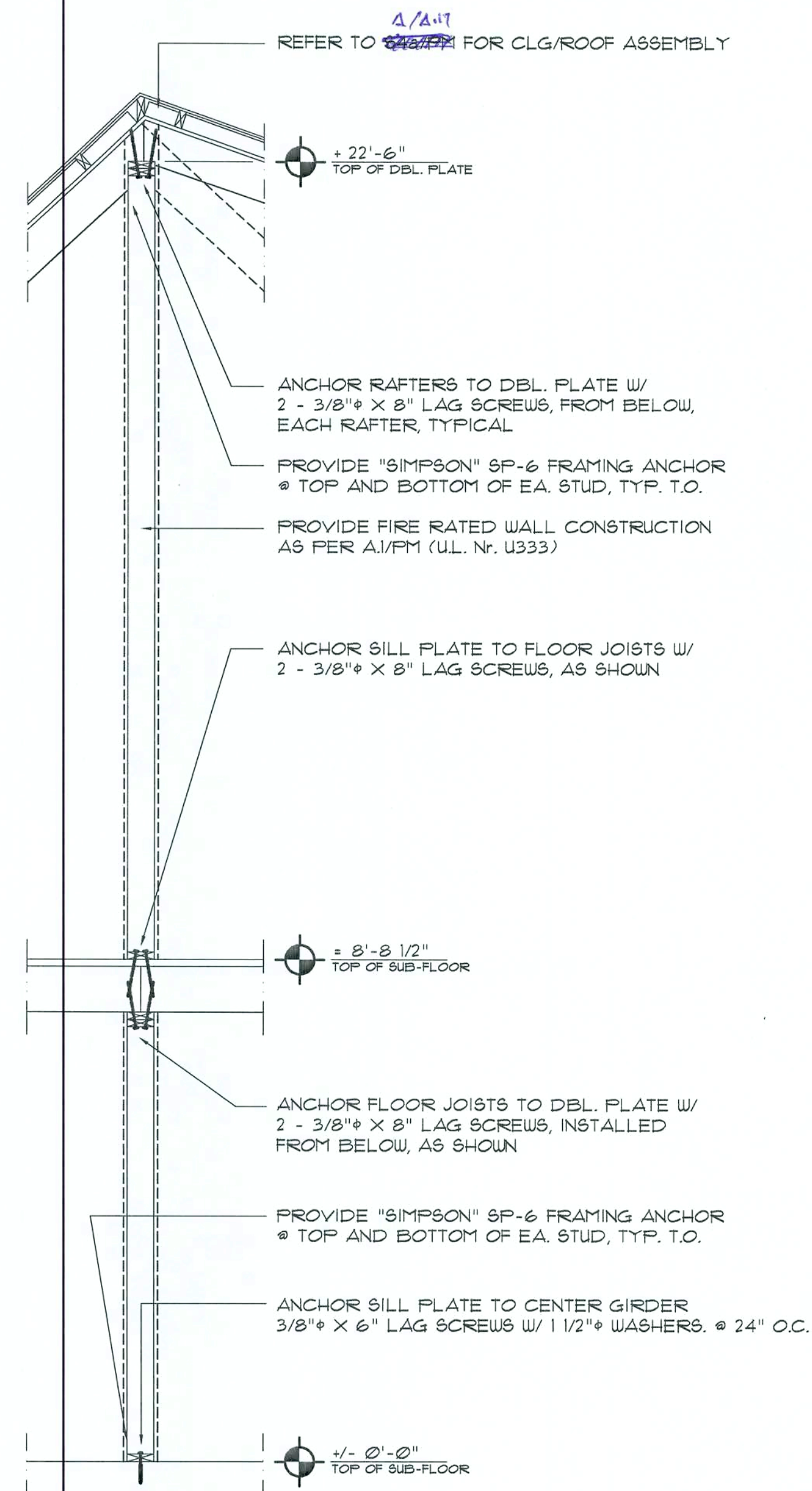
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1606, FLORIDA BUILDING CODE, 2001 EDITION.	
BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (I):	1 = 1.00
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MURS PER TABLE 1606.2A (FBC 2001) DESIGN WIND PRESSURES:	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
COMPONENTS & CLADDING PER TABLES 1606.2B & 1606.2C (FBC 2001) DESIGN WIND PRESSURES:	OFNGS: + 218 / - 251 PSF EAVES: - 68.3 PSF ROOF: + 193 / - 255 PSF

SOIL CHEMICAL BARRIER METHOD:

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT REMAINS SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 1047.6
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 103.3.4
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 103.4.4
4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRADE SHALL NOT BE LESSER THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 403.16
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1016.11
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1016.12
7. BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1016.13
8. MINIMUM 1/2 MIL VAPOR RETARDER MUST BE INSTALLED TOPROTECT AGAINST RAINFALL DILUTION IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1016.1
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1016.15
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1016.16
11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1016.16
12. ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1016.11
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 SUBSEQUENT TERMITE INFESTATIONS. THE TREATMENT IS IN ACCORDANCE WITH THE BUILDING LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1016.11
14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FLAT 1X6T BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.13
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 5'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.14



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



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

3



Custom Log Home:
MR. & MRS. IWEN
COLUMBIA COUNTY, FLORIDA
STRUCTURAL DETAILS

DATE: 01SEP05

COMM: 2K544

DRAWN:

mpg

REVISION:

SHEET:
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PROVIDE 1 #5 REBAR GROUTED IN BLOCK CELLS, AS SHOWN - HOOK TO FTG STL., LAP SPLICES SHALL BE 30 BAR ϕ , MIN.

PROVIDE 8X8 PRECAST CONC LINTEL, BOTTOM @ 4'-8" ABV. CONC. SUB-HEARTH REFER TO GENERAL SECTION AT RIGHT

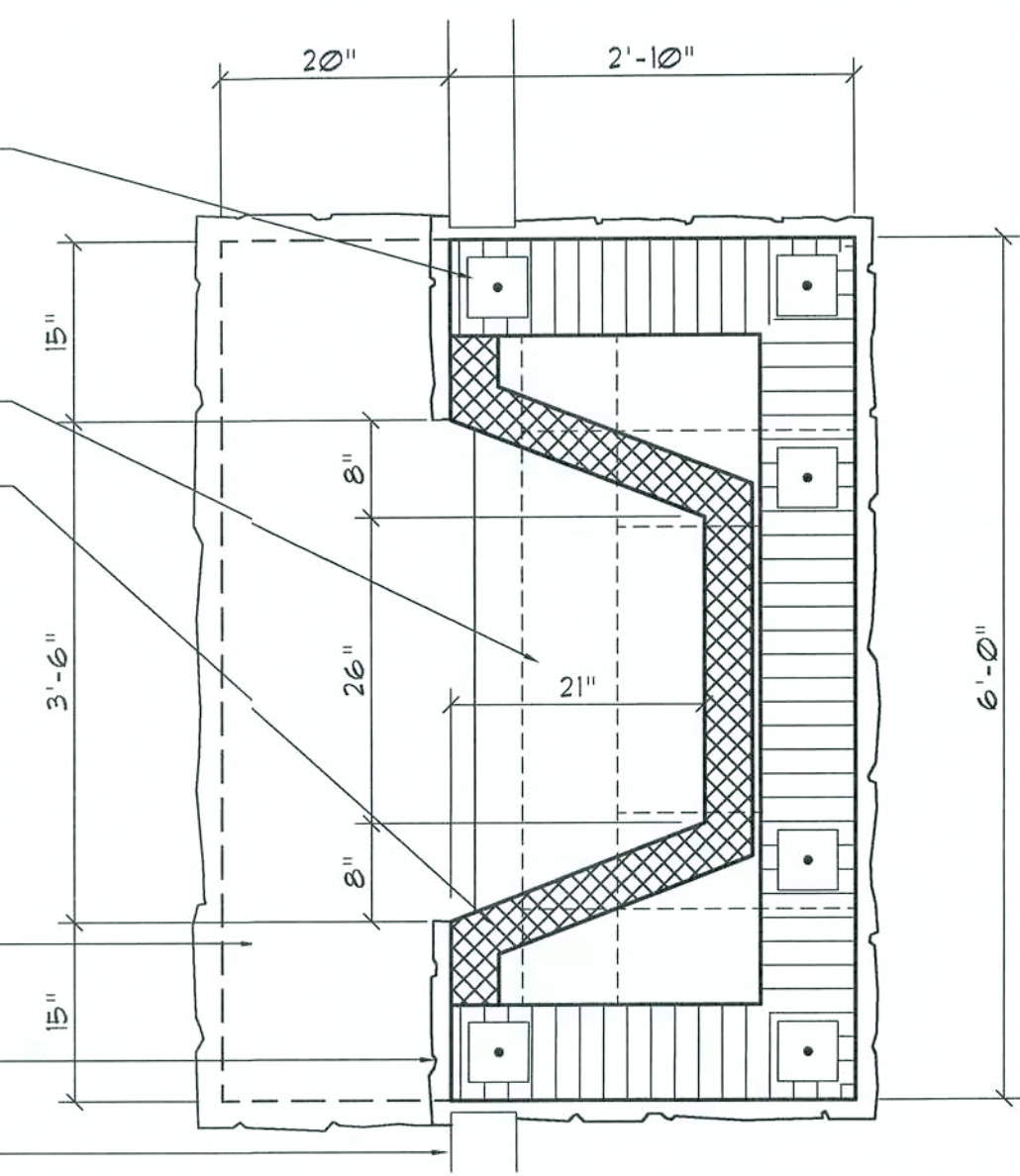
4" FIREBRICK FIREBOX LINER

NOTE!
PROVIDE 8X16 BOND BEAM @ CHIMNEY TRANSITION, MAX. 8'-0" O.C. T.O. HEIGHT OF CHIMNEY & @ CHIMNEY TERMINATION, REINFORCE BOND BEAMS W/ 1 #5 TOP & BOTTOM, FILL BOND BEAMS W/ CONC.

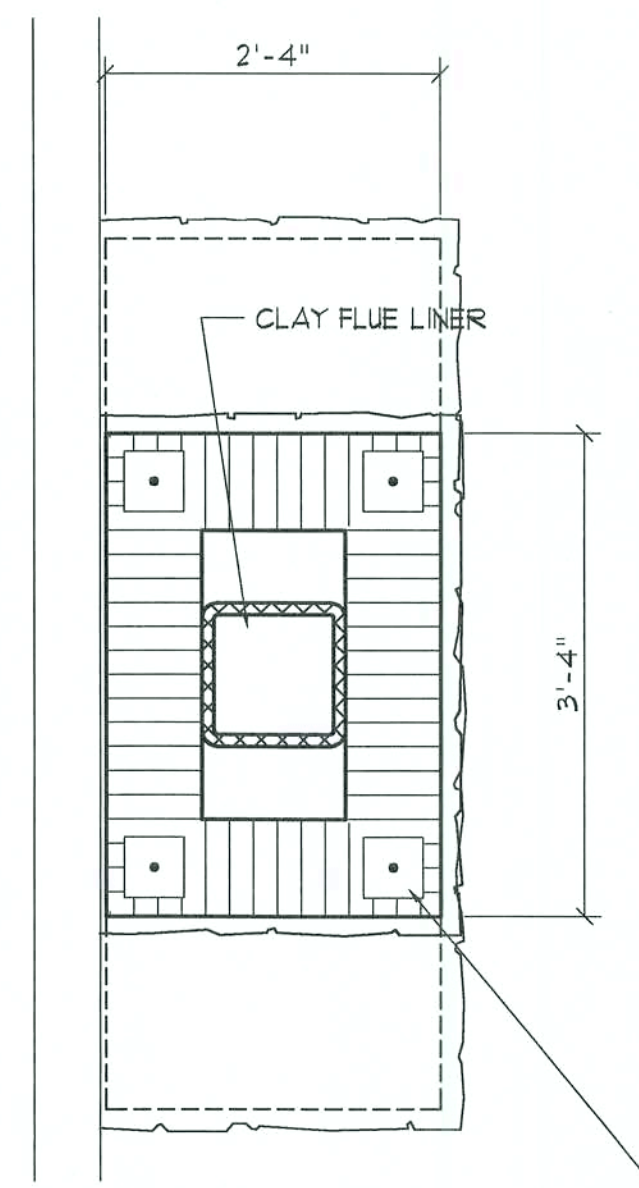
MASONRY HEARTH EXTENSION, MINIMUM SIZE SHOWN - DO NOT DECREASE

FINISH AS DIRECTED BY THE OWNER
VERIFY IN FIELD

LOG WALL PER PLANS, TYPICAL



FIREBOX PLAN



CHIMNEY PLAN

Fireplace PLAN

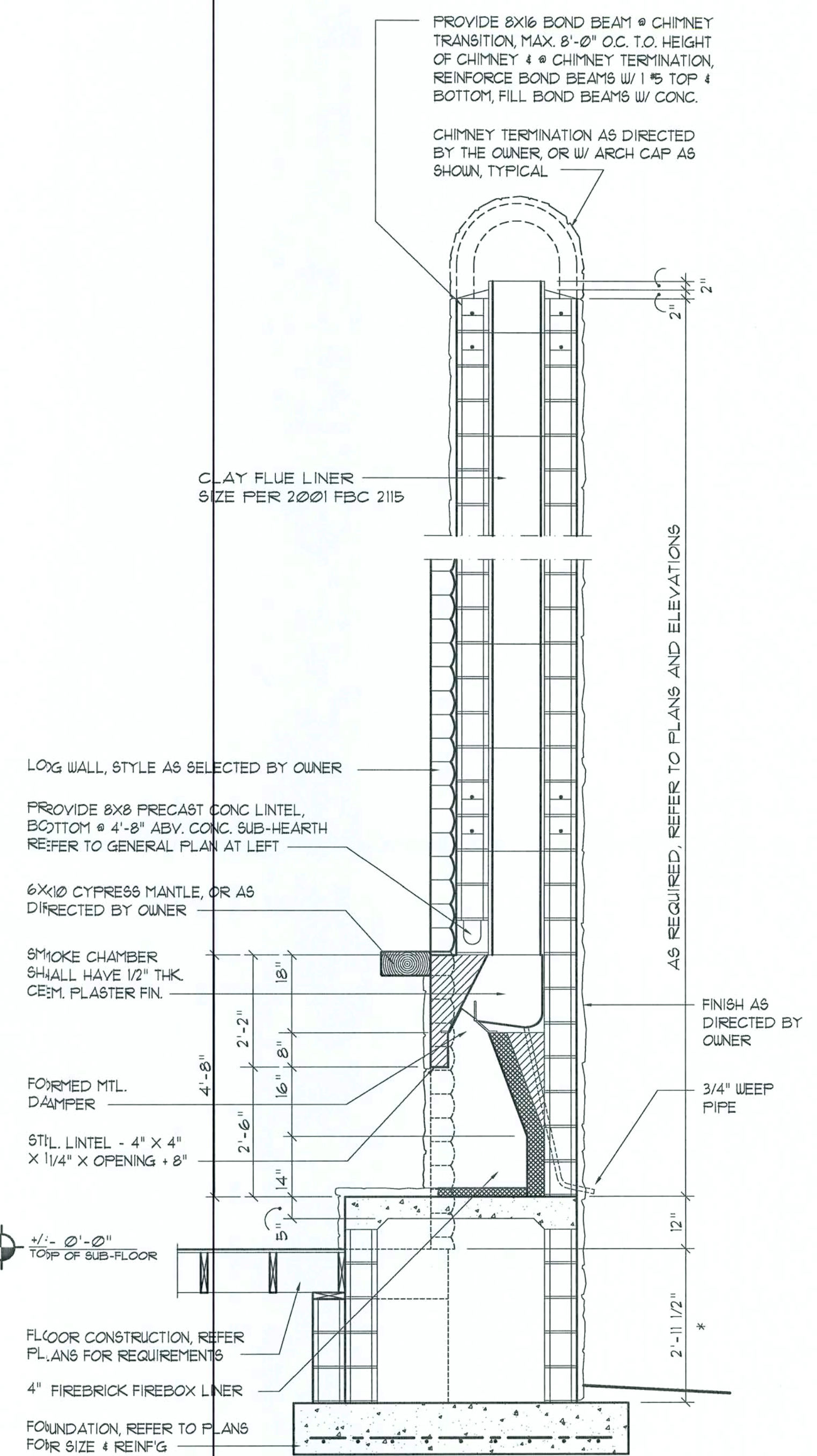
SCALE: 3/4" = 1'-0"

NOTE!
THESE FIREPLACE DETAILS ARE GENERAL IN NATURE AND PROVIDE A BASIS FOR ACTUAL FIREPLACE CONSTRUCTION. FINAL FIREPLACE DESIGN IS DEPENDENT UPON OWNER DIRECTIVES AS TO FINISH AND GENERAL APPEARANCE. THE MASONRY CONTRACTOR SHALL PROVIDE SHOP DUGS TO THE OWNER AND PERMIT ISSUING AUTHORITY FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
ALL LOCAL FIRECODES SHALL BE OBSERVED, AS WELL AS STRUCTURAL CODES FOR APPLIED HORIZONTAL AND VERTICAL LOADS.

Fireplace SECTION

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

* DIM. MAY VARY - SEE PLANS



LOG WALL, STYLE AS SELECTED BY OWNER

PROVIDE 8X8 PRECAST CONC LINTEL, BOTTOM @ 4'-8" ABV. CONC. SUB-HEARTH REFER TO GENERAL PLAN AT LEFT

6X10 CYPRESS MANTLE, OR AS DIRECTED BY OWNER

SMOKE CHAMBER SHALL HAVE 1/2" THK. CEM. PLASTER FIN.

FORMED MTL. DAMPER

STL. LINTEL - 4" X 4" X 1 1/4" X OPENING + 8"

± 0'-0" TOP OF SUB-FLOOR

FLOOR CONSTRUCTION, REFER PLANS FOR REQUIREMENTS

4" FIREBRICK FIREBOX LINER

FOUNDATION, REFER TO PLANS FOR SIZE & REINFG

AS REQUIRED, REFER TO PLANS AND ELEVATIONS

FINISH AS DIRECTED BY OWNER

3/4" WEEP PIPE

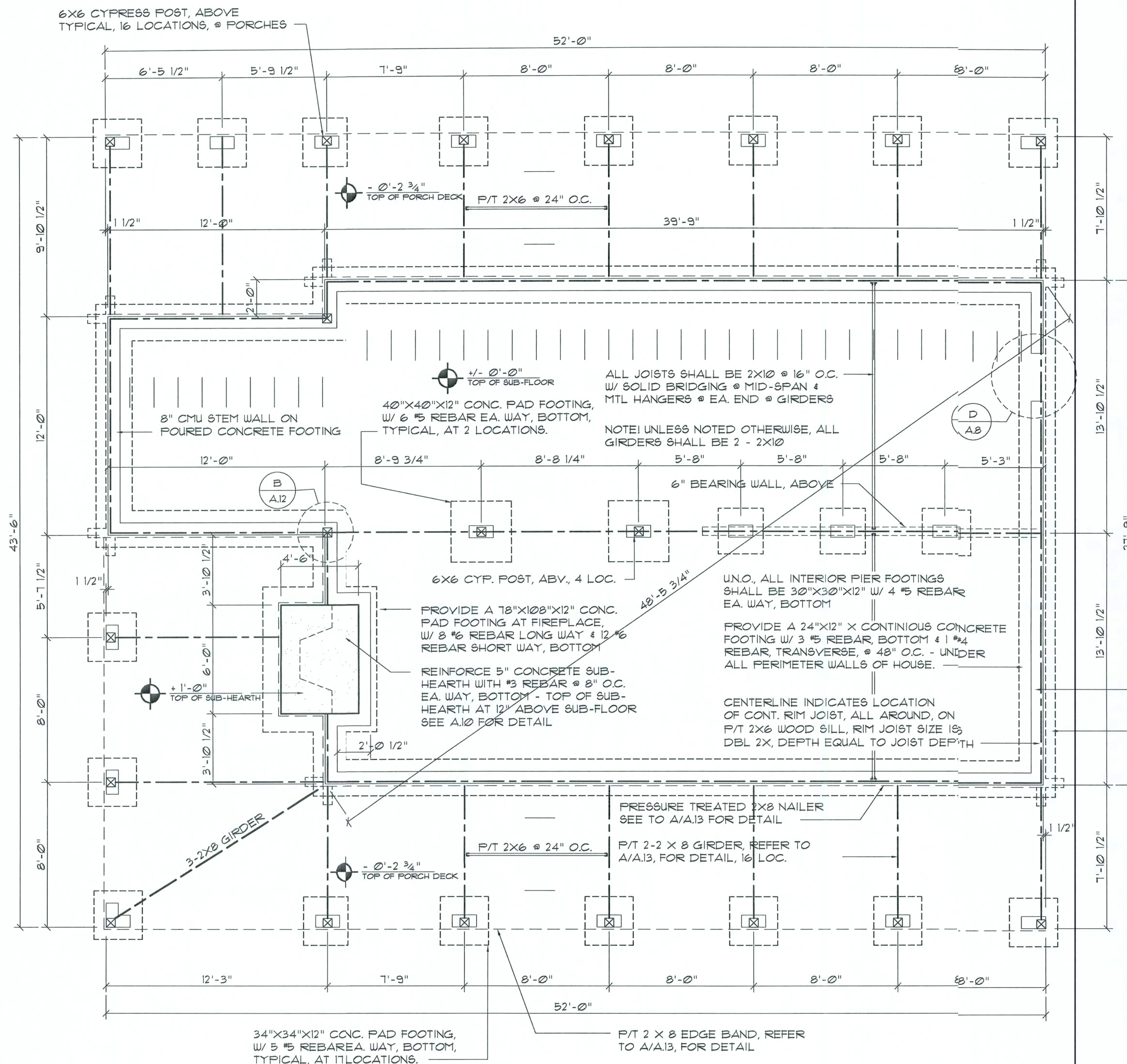
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FIREPLACE DETAILS

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CONSTRUCTION NOTES

1. FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF RIM JOIST.
2. ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2001 FBC.
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 OWNER ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLARIFICATIONS 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 ARCHITECT'S 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.

FOUNDATION NOTES

1. ASSUMED SOIL BEARING CAPACITY IS 1000 PSF.
2. ALL REINFORCEMENT TO BE MIN. GRADE 40 DEFORMED BARS LAPPED A MINIMUM OF 30 BAR DIA.
3. ALL CONCRETE SHALL BE 2500 PSI (MIN.).
4. OWNER TO PROVIDE ALL ANCHOR BOLTS, MASONRY, CONCRETE, POST BASES, & ALL LABOR & ACCESSORIES TO INSTALL SAME.
5. FOUNDATION SHOWN IS FOR SUITABLE SUB-SOIL CONDITIONS OR CLEAN SAND FILL OVER SUITABLE SUB-SOIL, OR ROCK. UNSUITABLE SUB-SOIL CONDITIONS, INCLUDING MUCK, SULFURIOUS SOILS, HEAVY CLAYS AND OTHER UNSTABLE SOILS REQUIRE FOUNDATION ENGINEERING SERVICES OBTAINED LOCALLY.
6. OWNER TO PROVIDE FOUNDATION VENTS PER LOCAL CODE.
7. OWNER TO PROVIDE ACCESS TO CRAWL SPACE PER LOCAL CODE.
8. ALL EXTERIOR DECK JOISTS, NAILERS, GIRDERS, AND DECKING TO BE ACQ PRESSURE TREATED.

NOTE:

1. FOUNDATION SHOWN IS FOR CLEAN SAND OR ROCK FILL ONLY. OTHER CONDITIONS SHOULD BE DESIGNED BY A LICENSED ENGINEER.
2. ASSUMED SOIL BEARING CAPACITY 1000 PSF.
3. ALL CONCRETE SHALL BE 2500 PSI.
4. PROVIDE ACCESS AND VENTS AS PER CODE.
5. FLOOR SYSTEM IS RATED USING #2 GYP.
6. DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITION WALLS.
7. ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.
8. MASONRY PIERS OVER 32" TALL SHALL BE 16X16 WIDE.
9. PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS.

Foundation PLAN

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

N3

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FOUNDATION PLAN

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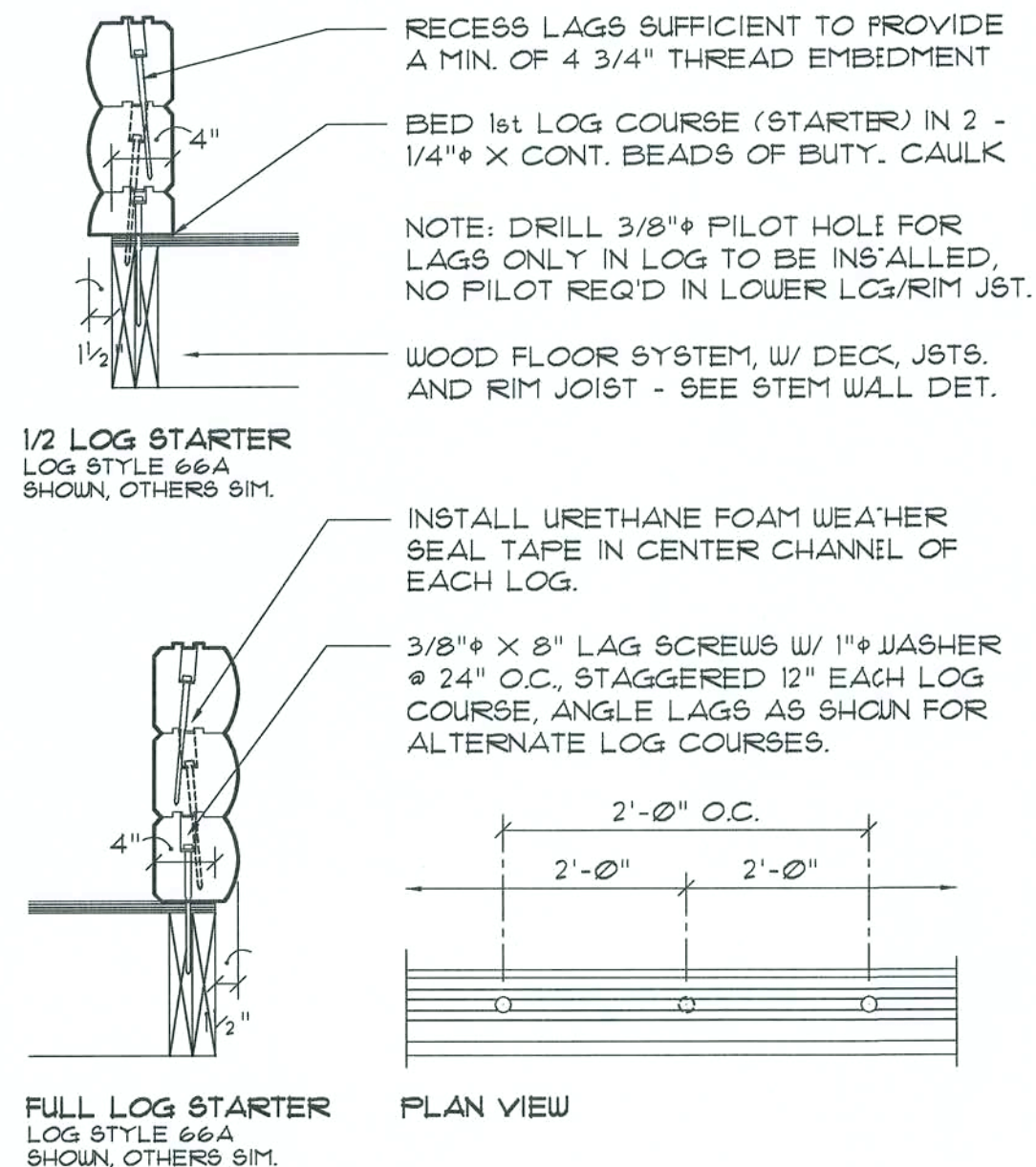
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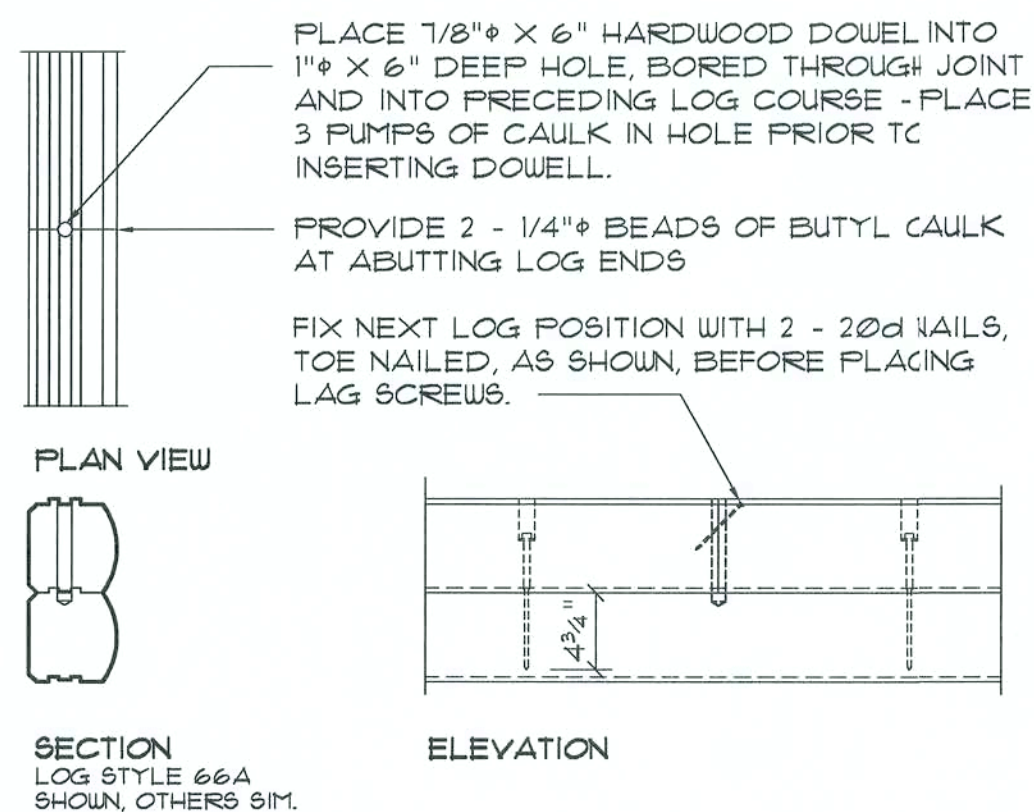


NOTE!
8" HIGH LOGS REQUIRE 10" LONG LAG SCREWS.

NOTE!
FOR COMPRESSION SPRING LOG ATTACHMENT W/ LAG SCREWS OR THRU-BOLT SYSTEM, REFER TO D30 OR D31 - D32.

Lag Screw Placement

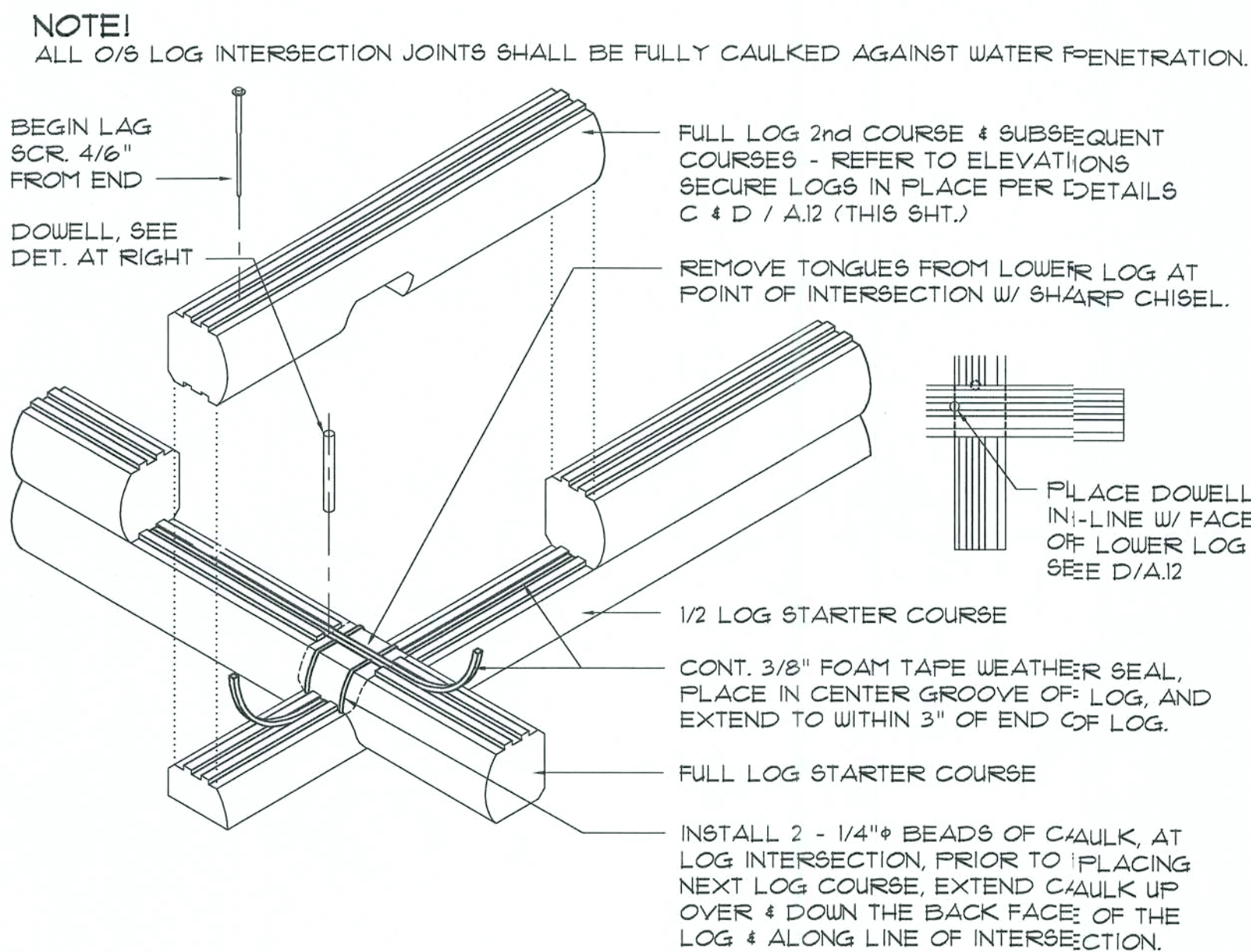
SCALE: 1" = 1'-0"



NOTE!
FOR TIGHTER BUTT JOINTS, POSITION E.A. NEW SECTION OF LOG IN PLACE AND "BUMP" INTO CONTACT W/ THE PRECEDING LOG SECTION W/ A 3 LB. HAMMER, SAW CUT THE JOINT WITH A "SAWZALL" OR SIMILAR STYLE POWER SAW - CUT ALL THE WAY TO THE PRECEDING LOG COURSE, CAULK & RESET THE LOG SECTION W/ THE 3 LB. HAMMER AND COMPLETE THE JOINT W/ 2 - 20d NAILS AS NOTED ABOVE. AFTER THE NEW LOG SECTION IS LAGGED (2 MN.) IN PLACE, COMPLETE THE DOWEL PORTION OF THE JOINT.

Log Splice DETAIL

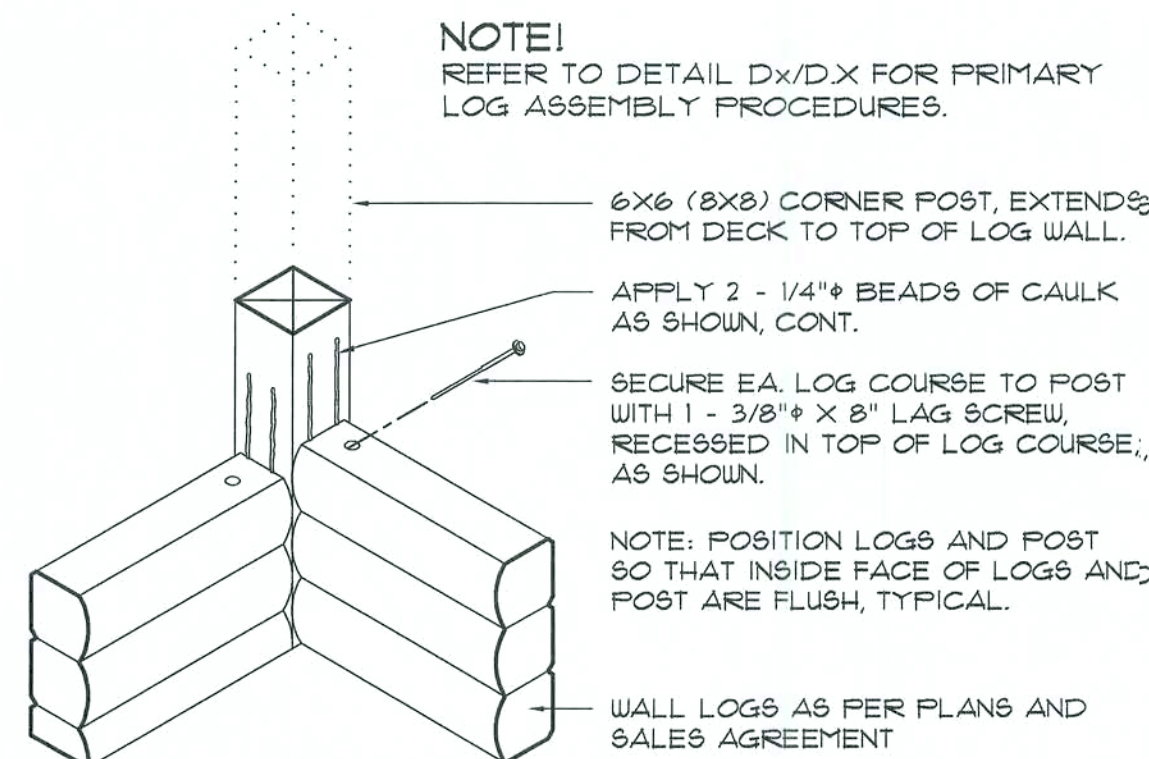
SCALE: 1" = 1'-0"



Saddle Notch Corner

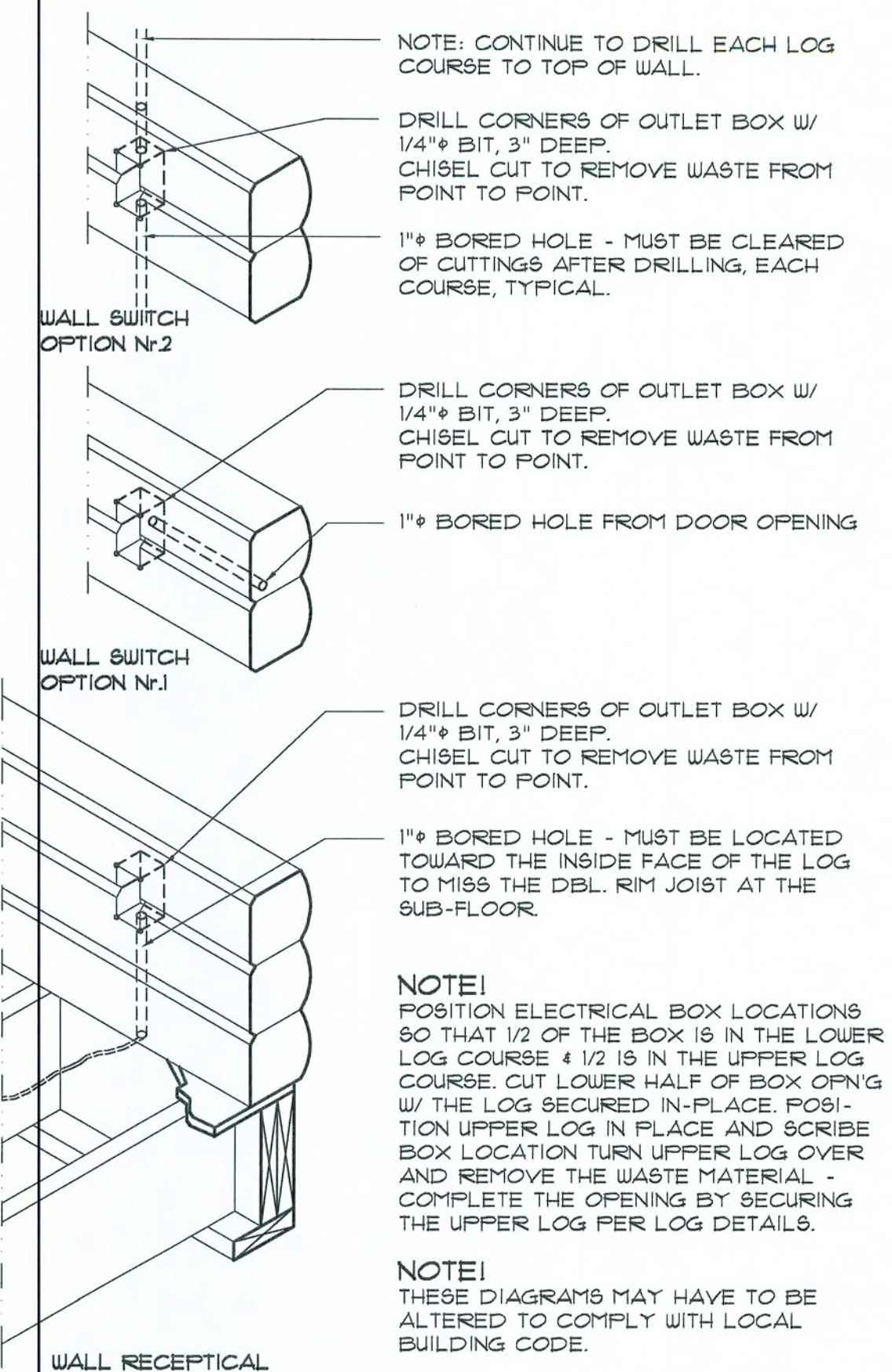
SCALE: 1" = 1'-0"

NOTE! LOG STYLE 66A SHOWN, OTHERS SIMILAR.



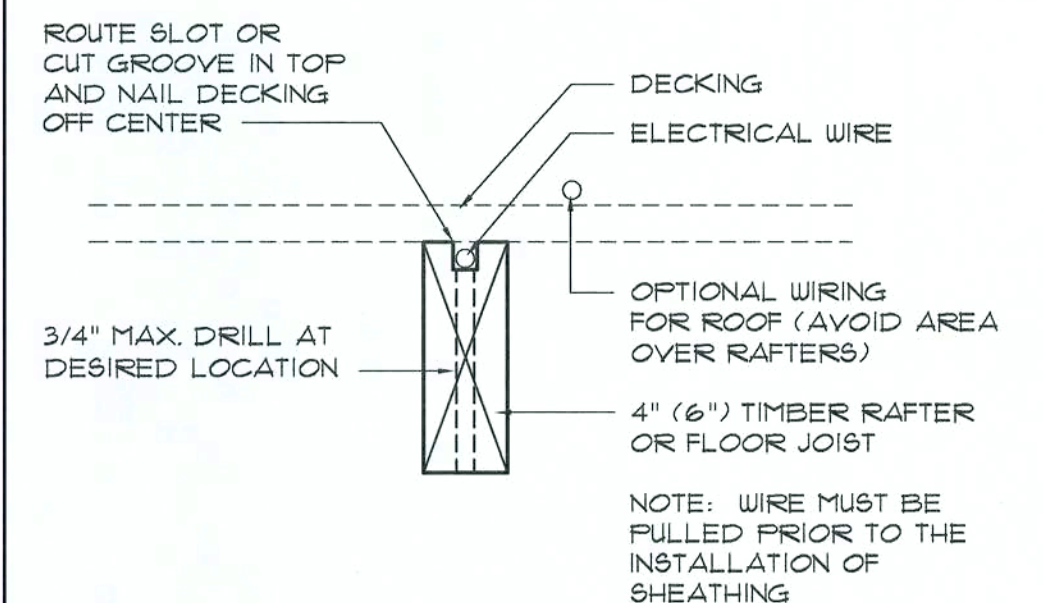
Corner Post DETAIL

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



Log Elec. Box DETAIL

SCALE: 1" = 1'-0"



Rafter/Joist Wiring DET.

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

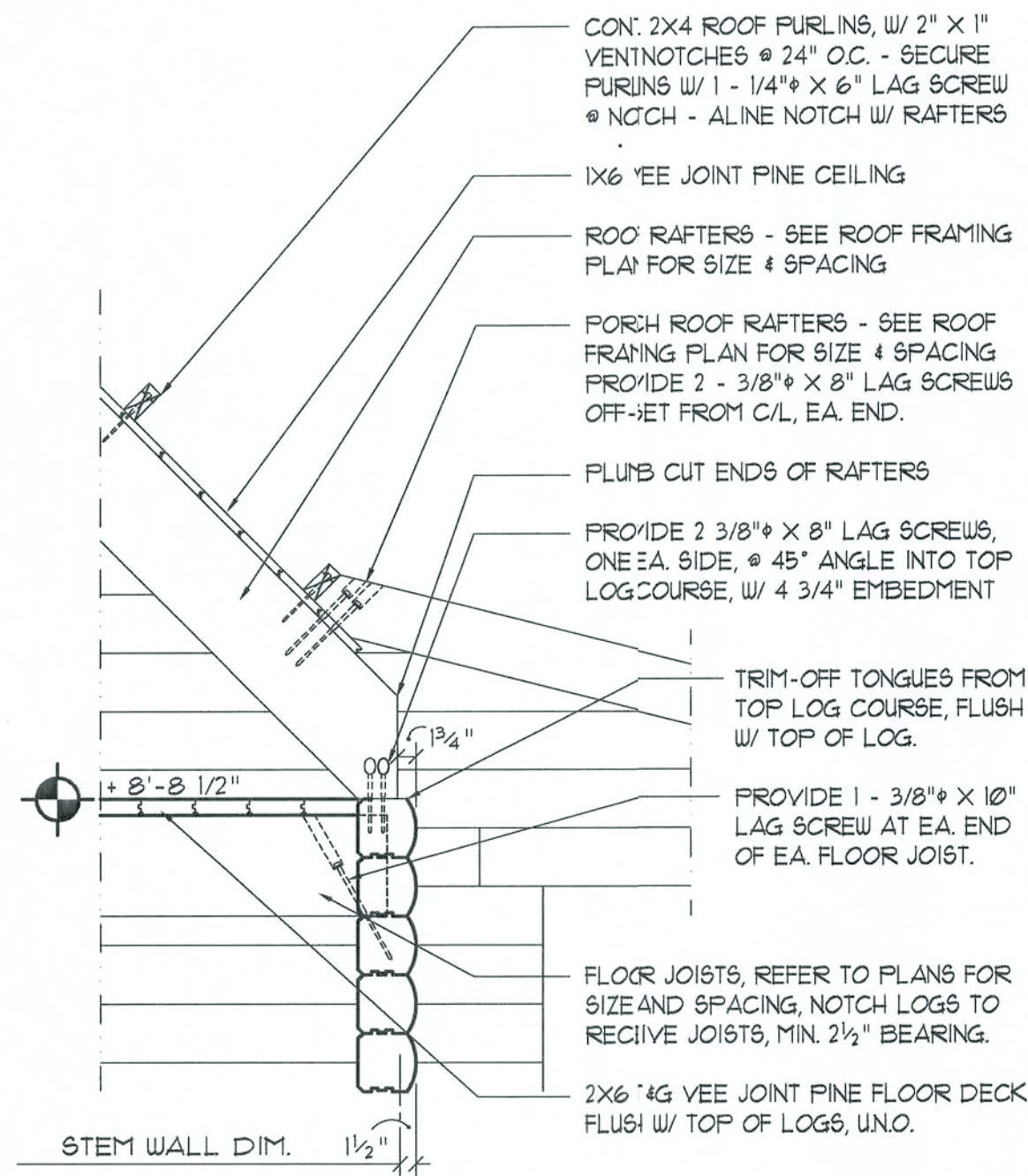
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LOG ASSEMBLY DETAILS

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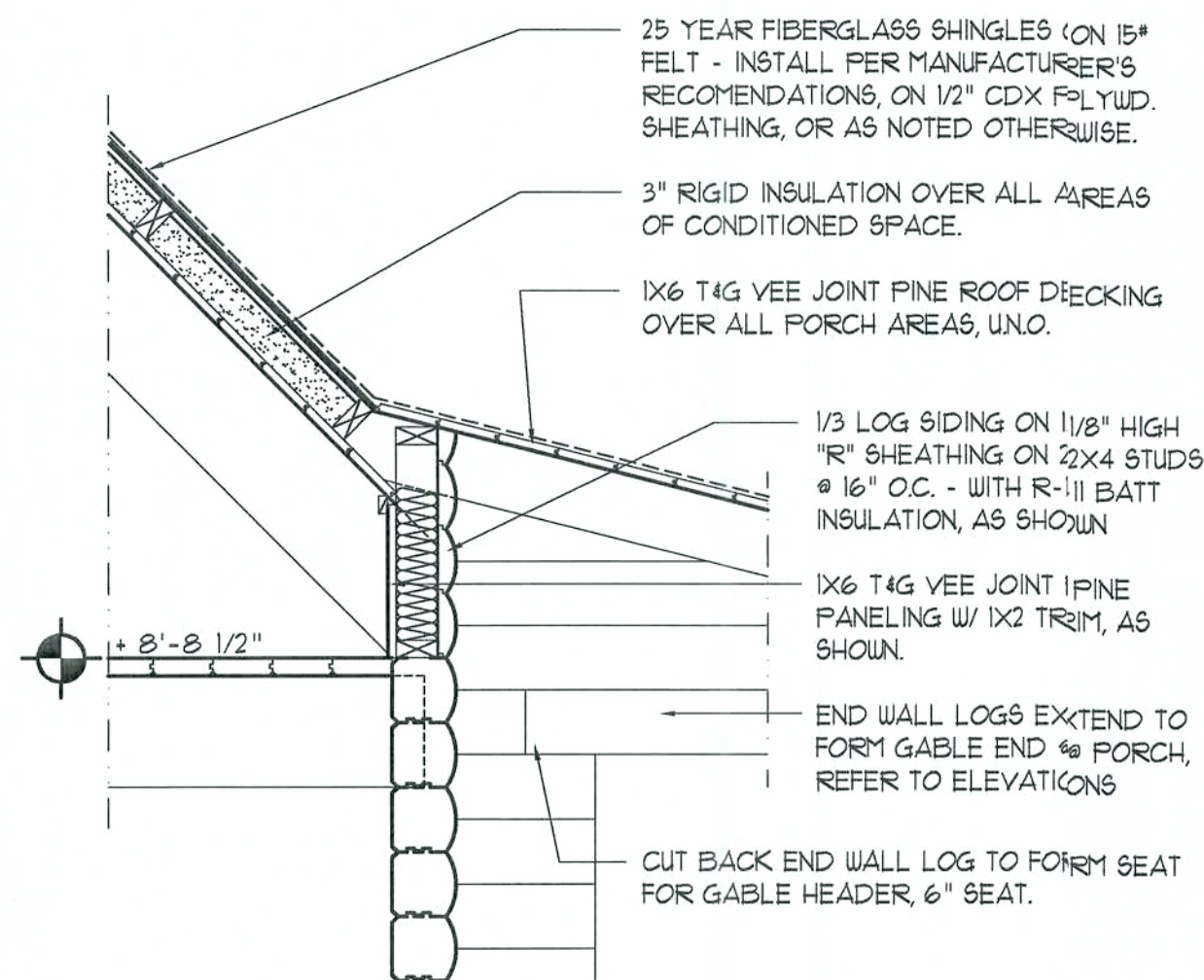
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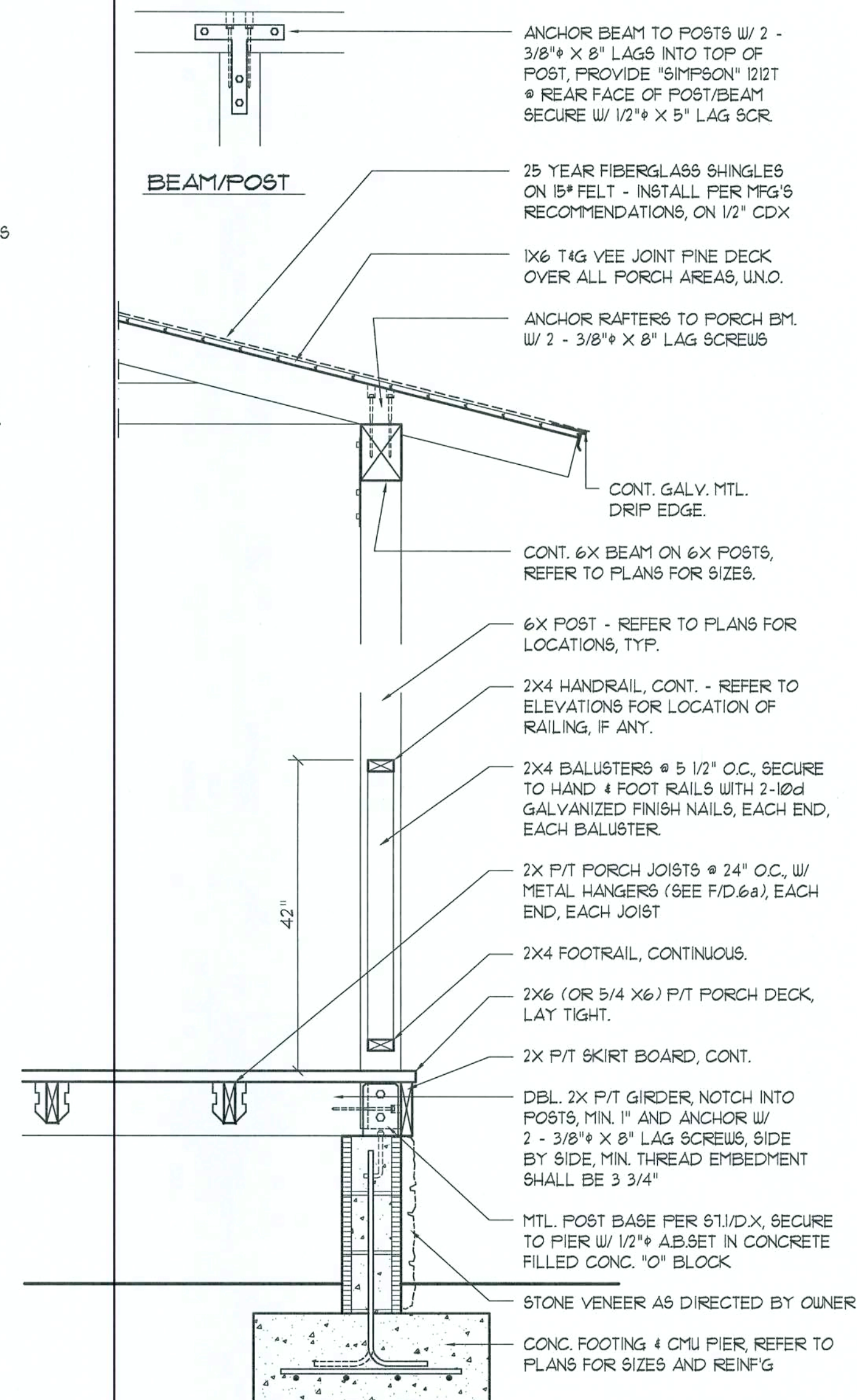
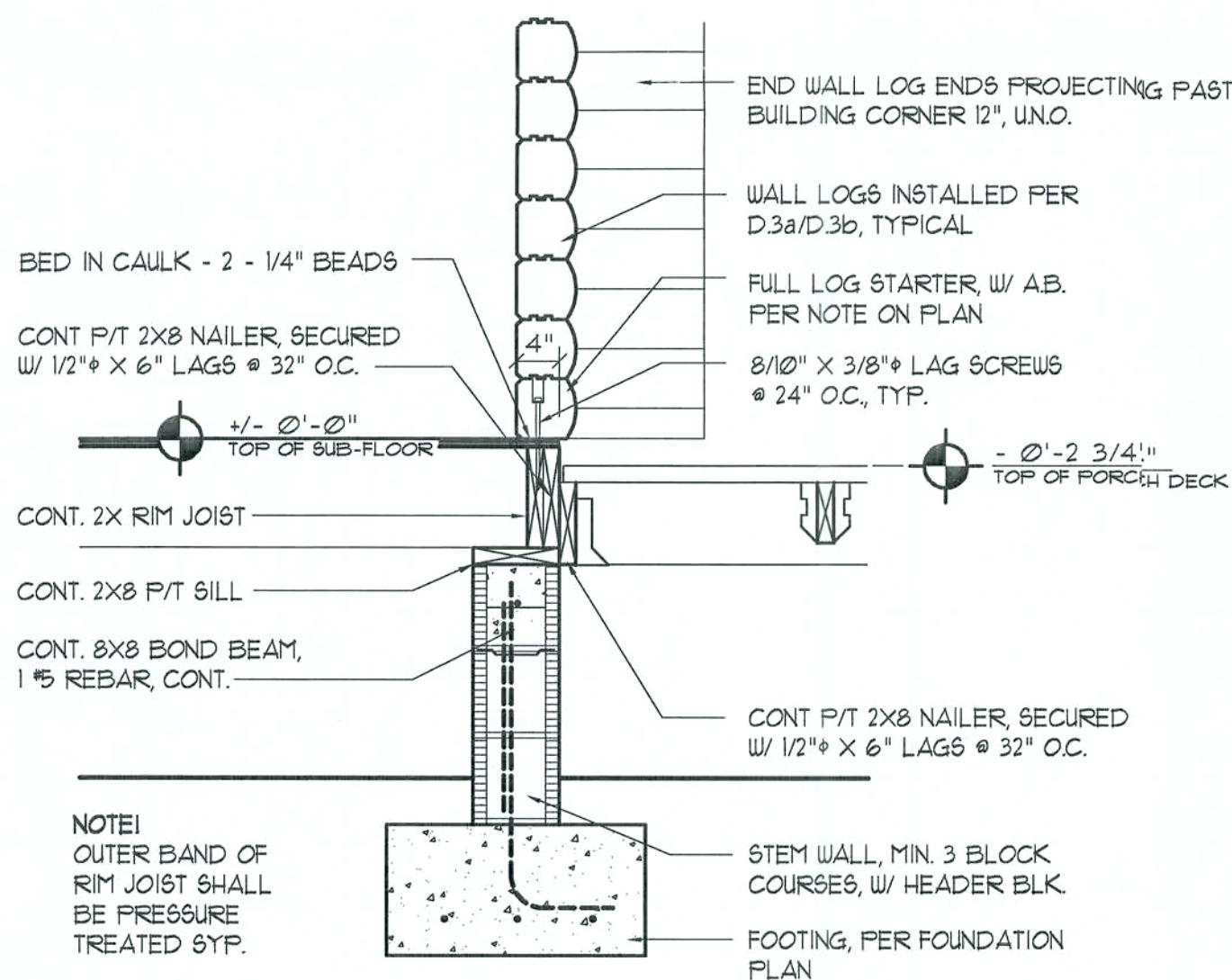
NOTE:
UNLESS NOTED OTHERWISE, NOMINAL ELEVATION @ TOP OF LOG WALLS IS AS FOLLOWS FOR 6" HIGH AND 8" HIGH LOGS:
6" LOGS - 13 COURSES = 8'-8 1/2"
8" LOGS - 14 COURSES = 8'-9"

GENERAL FRAMING NOTES:

- CUT ALL JOINTS TRUE AND PLUMB, INCLUDING RAFTER SEATS AND "BIRDMOUTH" NOTCHING AT RIDGE BEAMS OR BOARDS AND LOG WALLS.
- BORE ALL HOLES FOR THRU-BOLTS PLUMB AND TRUE, OF A SIZE 1/16" LARGER THAN THE REQ'D BOLT, OR AS DIRECTED BY THE PLANS.
- OTHER THAN "BIRDMOUTH" NOTCHING OF RAFTERS, DO - NOT - NOTCH ANY BEAM UNLESS DIRECTED TO DO SO BY THE PLANS.
- COUNTER-BORE HOLES FOR LAG SCREWS AS SHOWN IN THE DETAILS SO THAT A MINIMUM OF 10 SHANK DIAMETERS OF THREAD EMBEDMENT IS OBTAINED (4 3/4" FOR 3/8" LAG SCREWS).
- TRIM AND ADJUST RAFTER LENGTH AND SEAT HEIGHT SO THAT THE TOP FACE FORMS A TRUE PLANE FOR THE APPLICATION OF THE CEILING.
- INSTALL RAFTERS & RIDGE BEAMS/BOARDS WITH THE CROWN UP, & IN TRUE ALIGNMENT - SQUARE AND PLUMB.
- REFER TO BOLTING NOTES IN THE STRUCTURAL NOTES SECTION FOR GENERAL REQUIREMENTS OF ASSEMBLIES, IE: COLLAR TIES, KING POSTS AND RIDGE BOARDS.



NOTE:
INSTALL 4" SCREENED VENTS @ 48" O.C. NEAR UNDERSIDE OF PORCH ROOF DECK, ABOVE LEVEL OF INSULATION, BELOW TOP PLATE OF CLOSURE WALL.



Typ. WALL SECTION

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



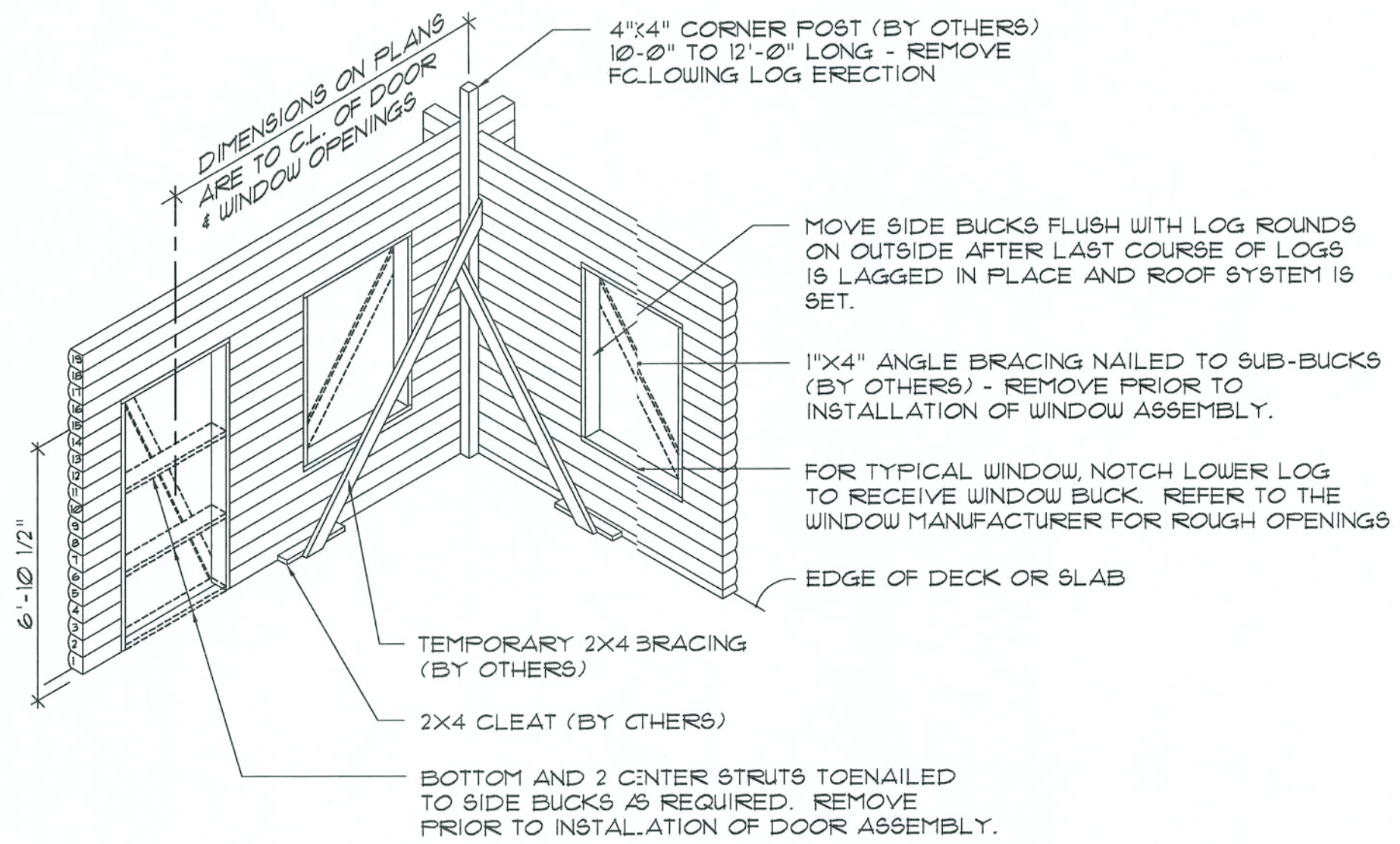
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WALL SECTION

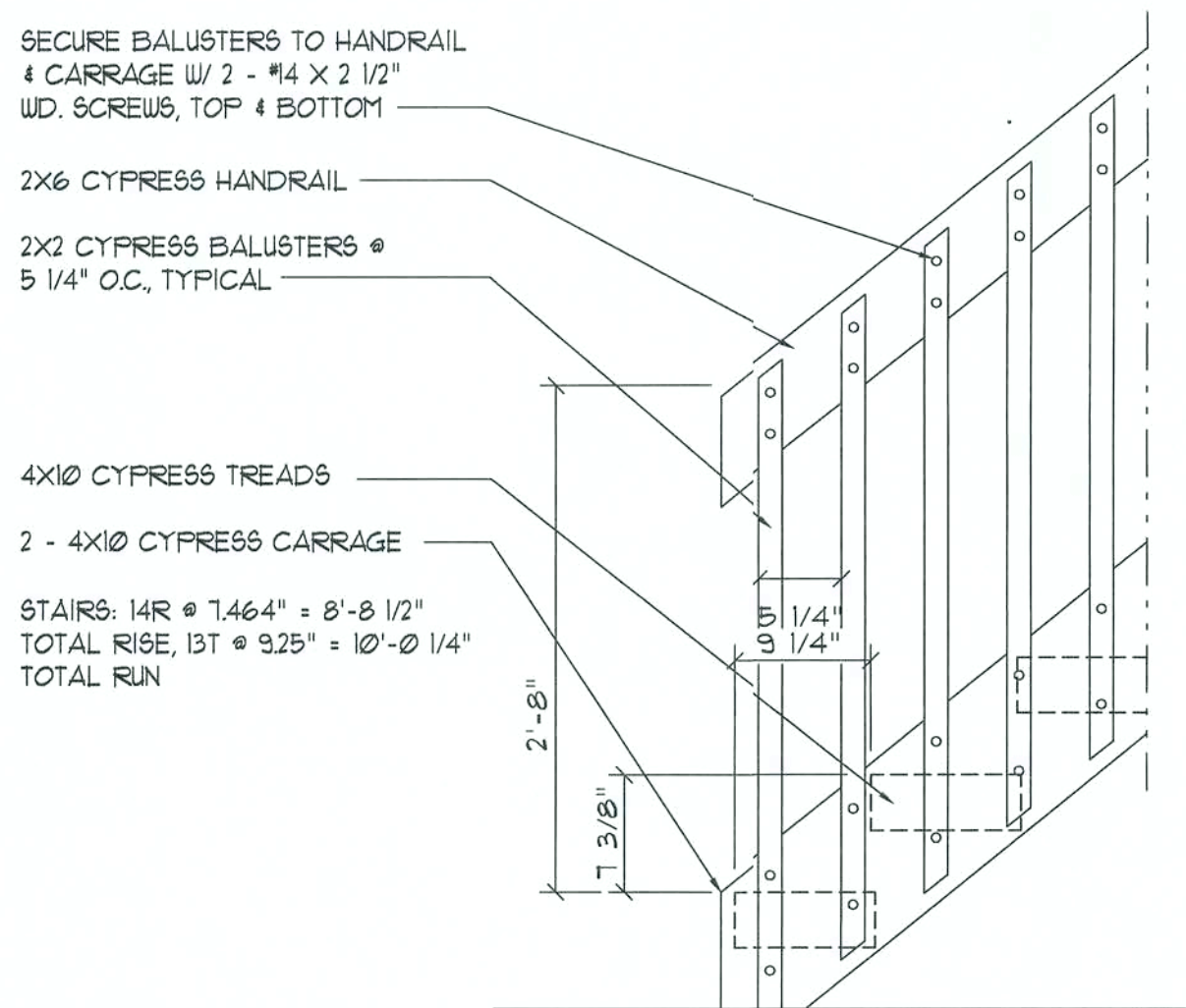
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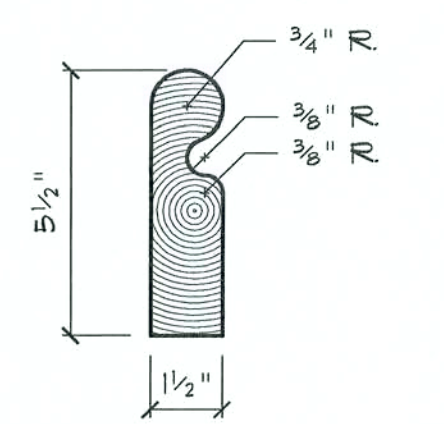
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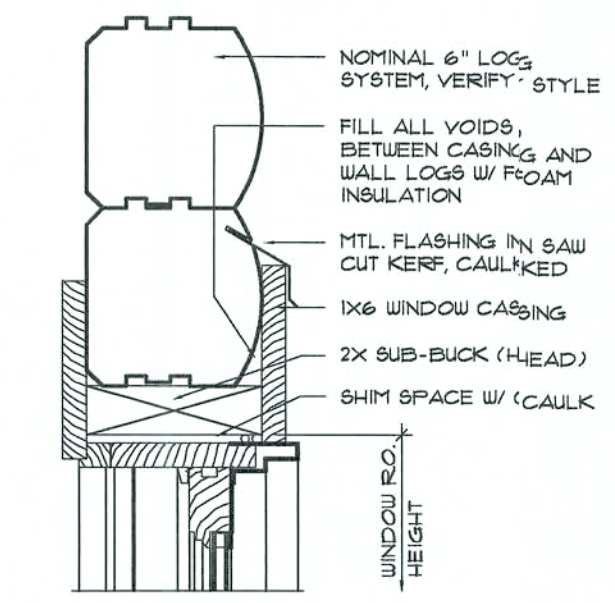
Window/Door Sub-Buck DETAIL
SCALE: 1/4" = 1'-0"



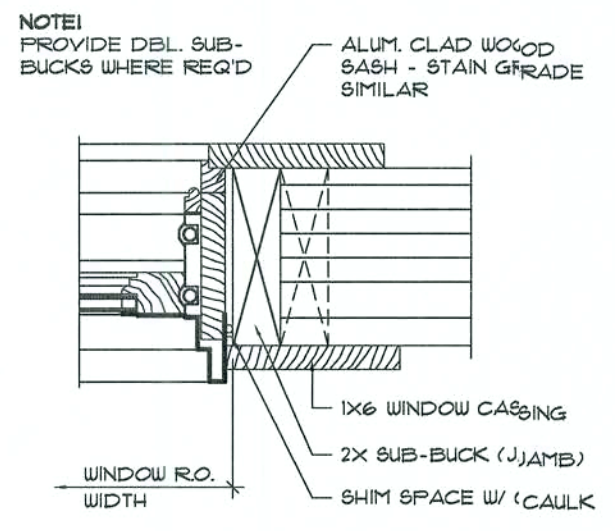
Stair DETAIL
SCALE: 1" = 1'-0"



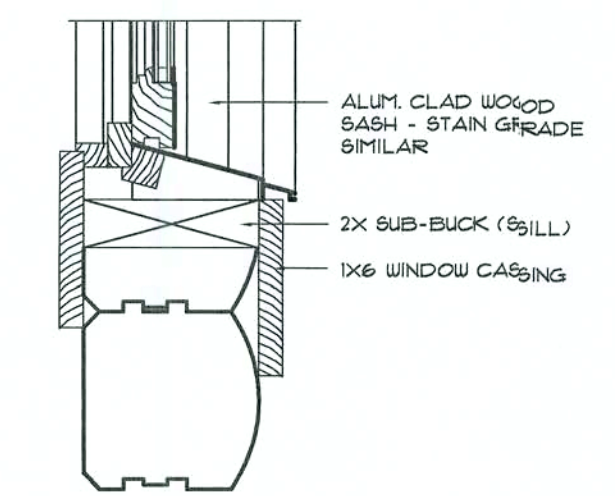
HANDRAIL DET.
SCALE: 3/8" = 1'-0"



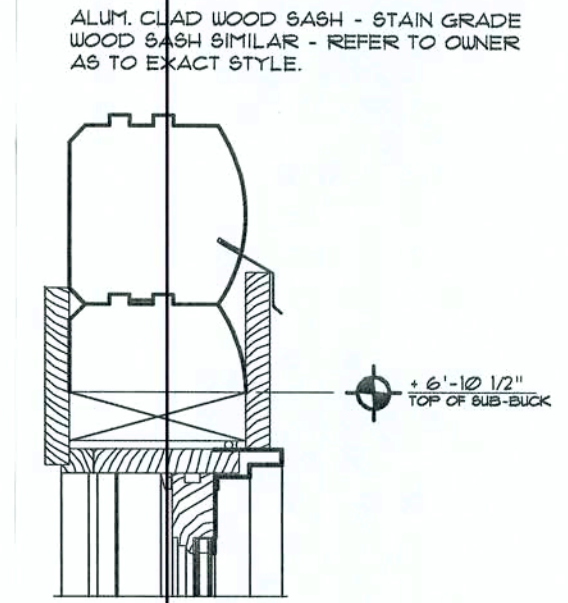
HEAD DET., FULL LOG STARTER
A.1



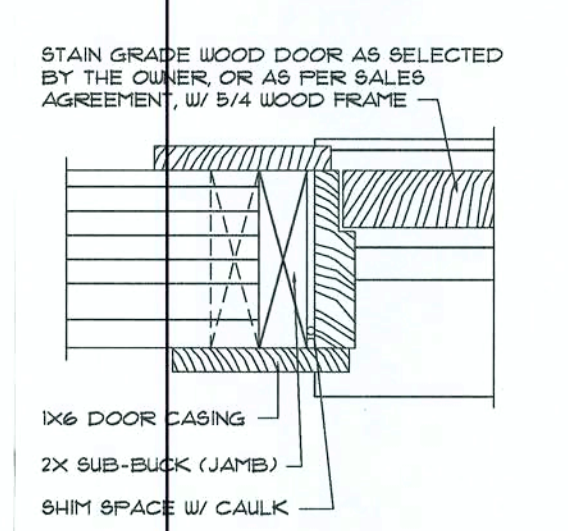
JAMB DETAIL WOOD SASH
B



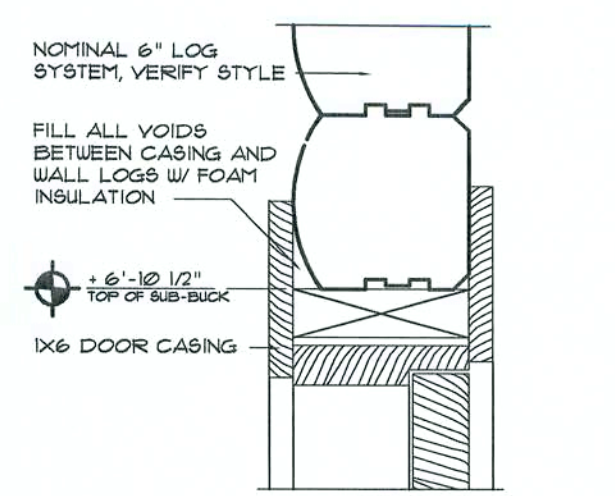
SILL DETAIL WOOD SASH
C



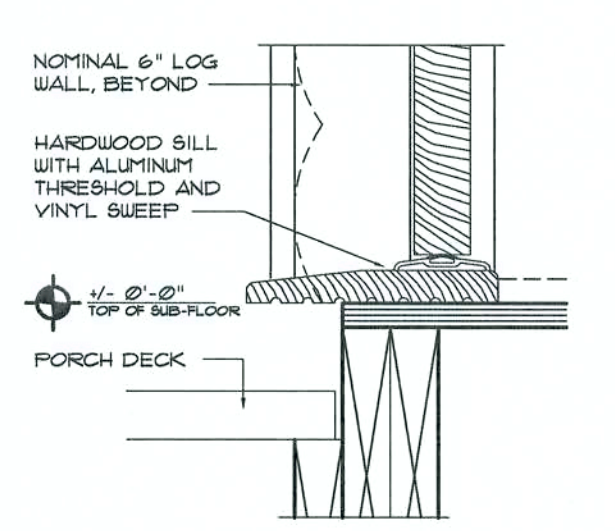
HEAD DET., 1/2 LOG STARTER
A.2



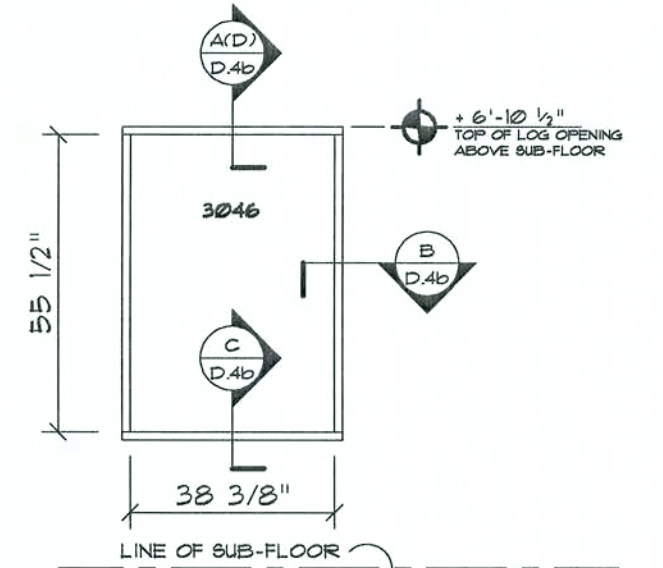
JAMB DETAIL DOOR
Y



HEAD DETAIL DOOR
X



SILL DETAIL DOOR
Z



NOTE: HEAD DETAILS INCLUDE A.1, A.2, D.1 & D.2 DBL. JAMB BUCK DETAIL SIMILAR TO "B"

WINDOW INSTALLATION GUIDELINES:

1. REFER TO THE DETAILS ON SHEET A.14 FOR ROUGH OPENING SUB-BUCK REQUIREMENTS AND SQUARING. ALL ROUGH OPENINGS SHALL BE SQUARE, PLUMB AND TRUE TO PLANE AND SIZE REQUIREMENTS.
2. ALL GAPS BETWEEN THE SUB-BUCKS (JAMBS, HEADS & SILLS) & THE WALL LOGS SHALL BE SEALED WITH CAULK AND/OR FOAM INSULATION. ANCHOR THE SUB-BUCKS TO THE LOG WALL WITH 2 - 3/8" X 8" LAG SCREWS AND 1" WASHERS INTO UPPER 2 LOG COURSES AND LOWER 2 LOG COURSES EA. SIDE OF THE WINDOW OPENING (8 LAGS TOTAL). WHERE DBL. BUCKS ARE REQUIRED, USE 3 LAG SCREWS AT TOP & BOTTOM OF THE JAMBS (12 LAGS TOTAL).
3. RECESS THE HEADS OF THE JAMB LAGS 3/8", MIN. TO BE FLUSH W/ THE FACE OF THE SUB-BUCK.
4. PLACE WINDOW UNIT IN ROUGH OPENING AND SHIM AS REQUIRED FOR A LEVEL PLACEMENT. CENTER THE UNIT IN THE ROUGH OPENING & WEDGE IT INTO PLACE USING TAPERED CEDAR SHIMS. FIX WINDOW IN OPENING USING 10d FINISHING NAILS, INSTALLED IN INCONSPICUOUS LOCATIONS.
NOTE: POSITION METAL WINDOW UNIT IN THE CENTER OF THE R.O. & LEVEL
5. SECURE THE WINDOW UNIT IN PLACE W/ #2 X 2 1/2" WOOD SCREWS @ 12" O.C., AT EA. JAMB & ALONG THE HEAD - PLACE SCREWS WITHIN 4" OF EA. CORNER - INSTALLED IN INCONSPICUOUS LOCATIONS.
NOTE: SECURE METAL WINDOWS TO THE SUB-BUCK WITH 10d GALV. SPIRAL NAILS AT 8" O.C., ALL AROUND, & WITHIN 4" OF CORNERS
6. INSTALL THE EXTERIOR TRIM BY NAILING TO THE SUB-BUCK, USING THE 12d SPIRAL GALV. SIDING NAILS. FILL ALL GAPS BETWEEN THE TRIM AND THE WALL LOGS AT THE JAMBS WITH FOAM INSULATION.
7. INSTALL METAL FLASHING OVER THE HEADS OF ALL WINDOWS (& DOORS) EXPOSED TO THE WEATHER, PARTICULARLY ON GABLE END WALLS. CUT A SAW KERF INTO THE WALL LOGS, 1" DEEP. PRESS IN THE METAL FLASHING AND CAULK IN PLACE.
8. INSTALL THE INTERIOR TRIM BY NAILING TO THE SUB-BUCK, USING THE 10d FINISH NAILS. SET NAIL HEADS AND FILL HOLES W/ COLOR MATCHED WOOD FILLER OR AS DIRECTED BY THE OWNER.

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LOG, STAIR & WINDOW/DOOR DETAILS

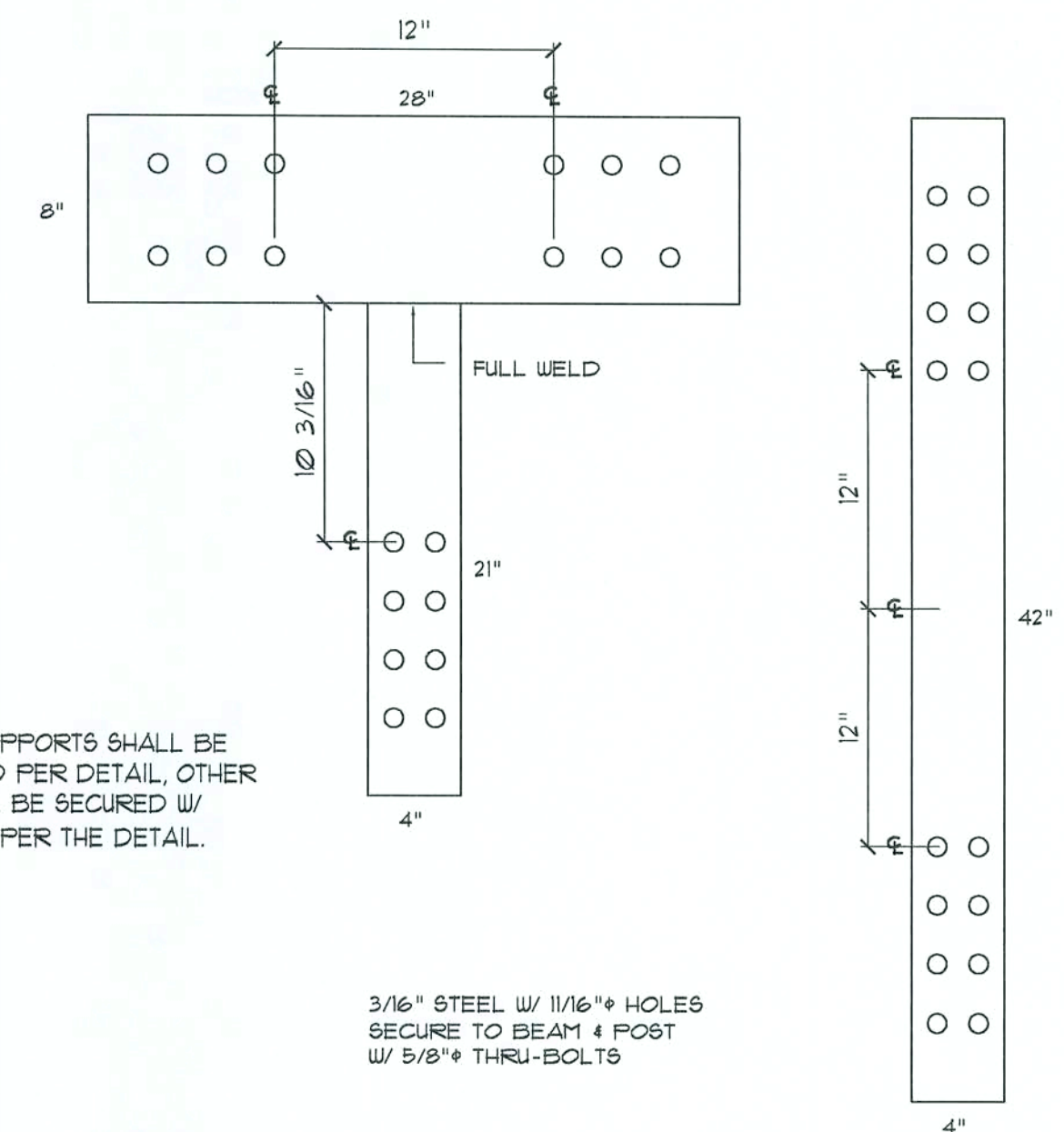
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SHEET: **A.14**
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Architectural floor plan of a porch deck. The plan shows a rectangular area with a grid of joists and beams. Key features include:

- Structural Elements:**
 - 6x6 CYPRESS PORCH BEAM (top and bottom)
 - 6x10 CYPRESS BEAM (horizontal)
 - 2x6 BEARING STUD WALL (vertical)
 - 32" O.C. TYPICAL T.O. 6x8 CYPRESS JOISTS
- Stairs:**
 - STAIRS: 14R @ 7.464" = 8'-8 1/2"
 - TOTAL RISE, 13T @ 9.25" = 10'-0 1/4"
 - TOTAL RUN - SEE A/A.14 FOR SECTION
- Dimensions:**
 - 21'-2" (width)
 - 18'-10" (width)
 - 2'-6" (width)
- Section Markers:**
 - A/A.15 (circled)
 - B/A.18 (diamond)
 - A/A.13 (diamond)
- Level Callouts:**
 - + 8'-0 1/4" TOP OF PORCH BEAM
 - + 8'-8 1/2" TOP OF LOG WALL TOP OF FLOOR DECK
 - + 8'-8 1/2" TOP OF LOG WALL
 - + 8'-0 1/4" TOP OF PORCH BEAM

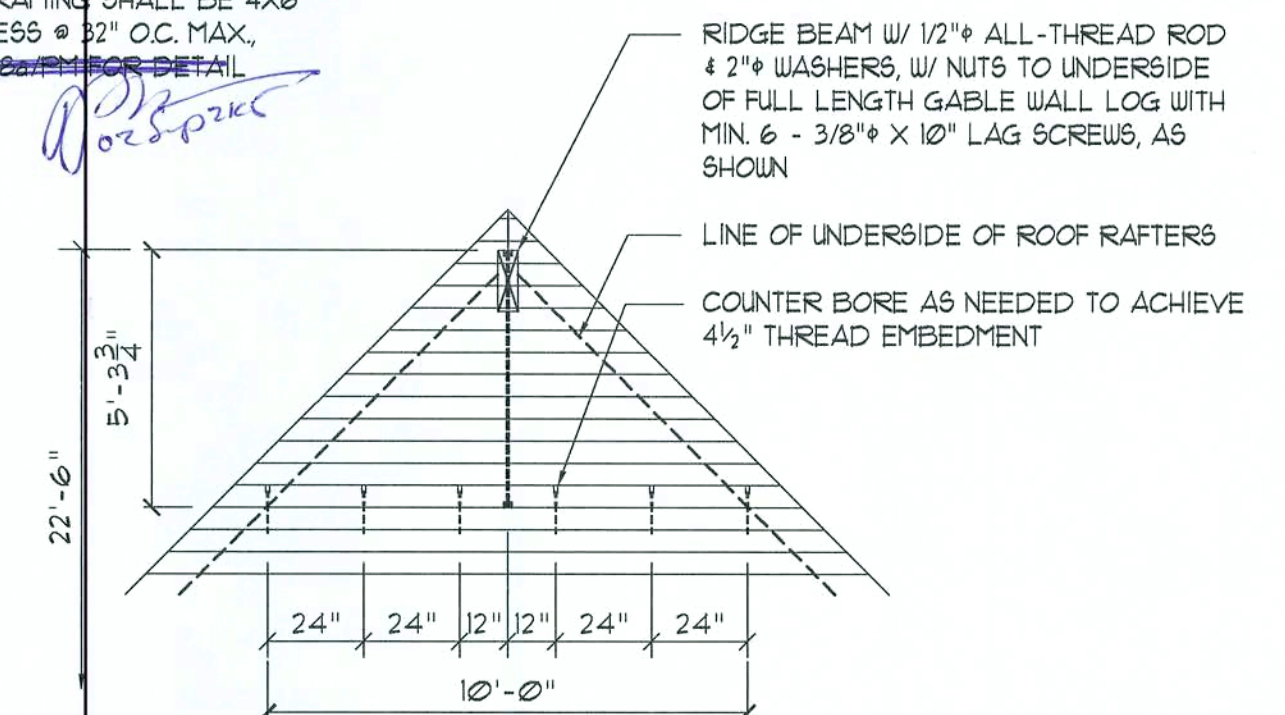
SCALE: 1/4" = 1'-0"



Post Strap DET.

SCALE: NONE

NOTE!
ALL FRAMING SHALL BE 4X6
CYPRESS @ 32" O.C. MAX.,
SEE 016, FIVE FOR DETAIL



B

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

N3

**NICHOLAS
PAUL
GEISLER**

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Custom Log Home:
MR. & MRS. IWEN
COLUMBIA COUNTY, FLORIDA
2nd FLOOR FRAMING PLAN

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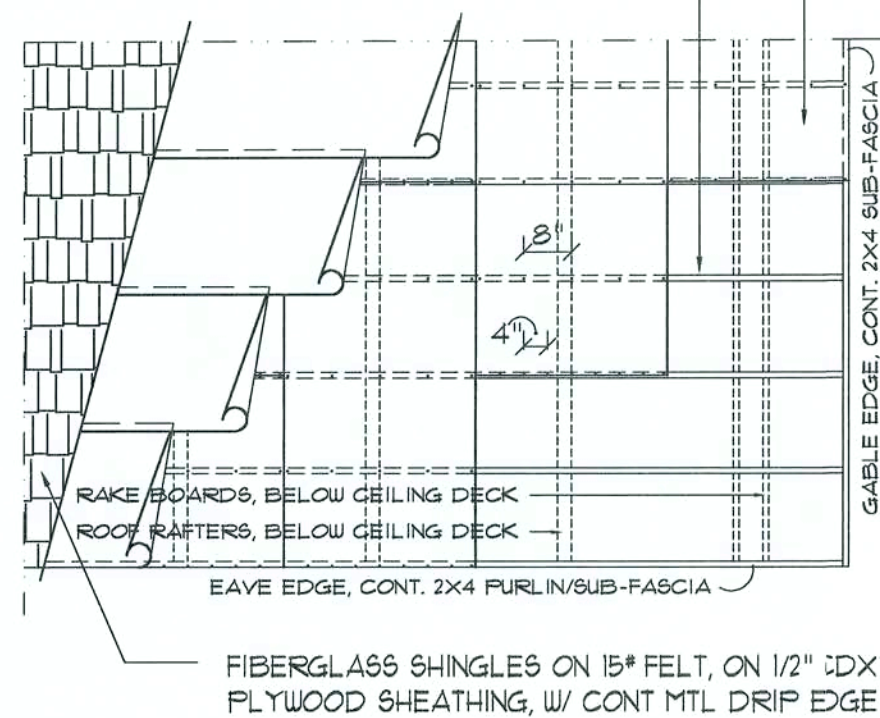
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FASTEN PLYWOOD TO FURLING W/ 10d NAILS, AS
FOLLOWS: EDGES @ 4" O.C., INTERMEDIATE @ 8" O.C.

2X4 FURLINGS, @ 24" O.C., SECURE TO RAFTERS W/
1/4" X 6" LAG SCREWS & 3/4" WASHERS, RECESSED
3/4" INTO TOP OF FURLIN - PROVIDE 2 LAGS @
GABLE END WALL CROSSING, EA. FURLIN

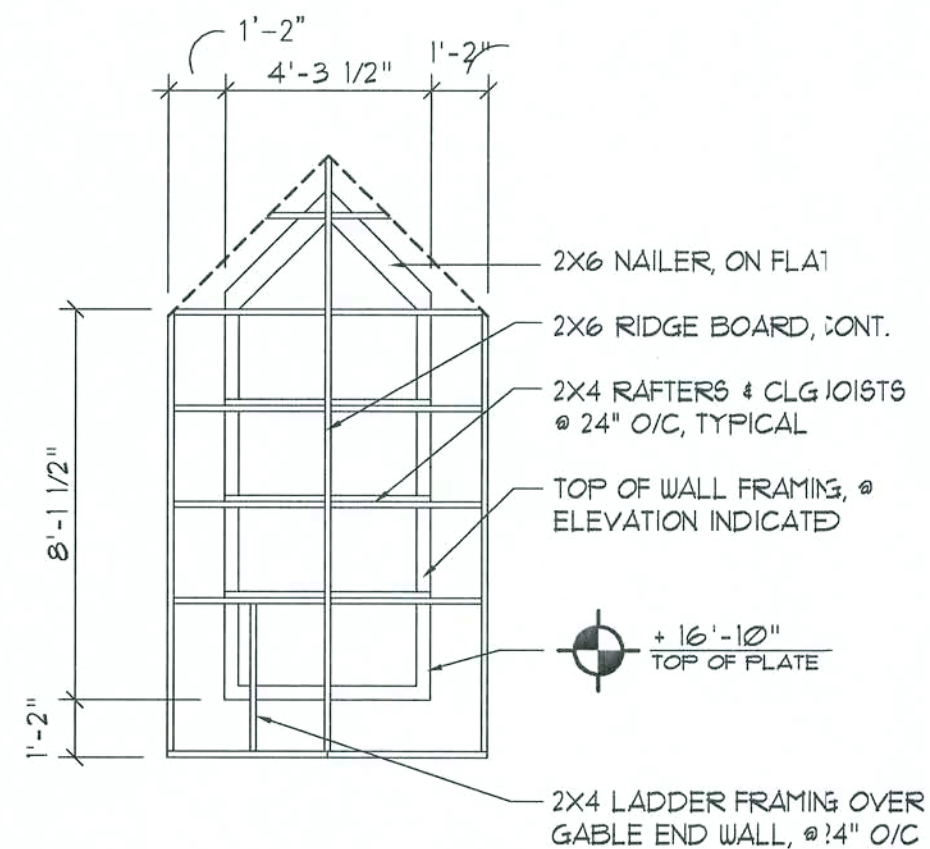


ROOF VENTILATION NOTES:

1. INSTALL 4" SCREENED VENTS ALONG SOFFITS
@ 48" O.C., & WALL EXTENSIONS UNDER PORCH
ROOFS AS PER WALL SECTION A/A13
2. PRE-NOTCH FURLINGS AS PER DETAIL E/A16,
TO PROVIDE AIRWAY PATH.
3. INSTALL A LOW PROFILE CONT. RIDGE VENT
A DESIGN OR STYLE AS SELECTED BY THE
OWNER, ALONG ALL SECTIONS OF HORIZONTAL
ROOF RIDGES - FOLLOW MFG'S INSTALLATION
GUIDELINES.

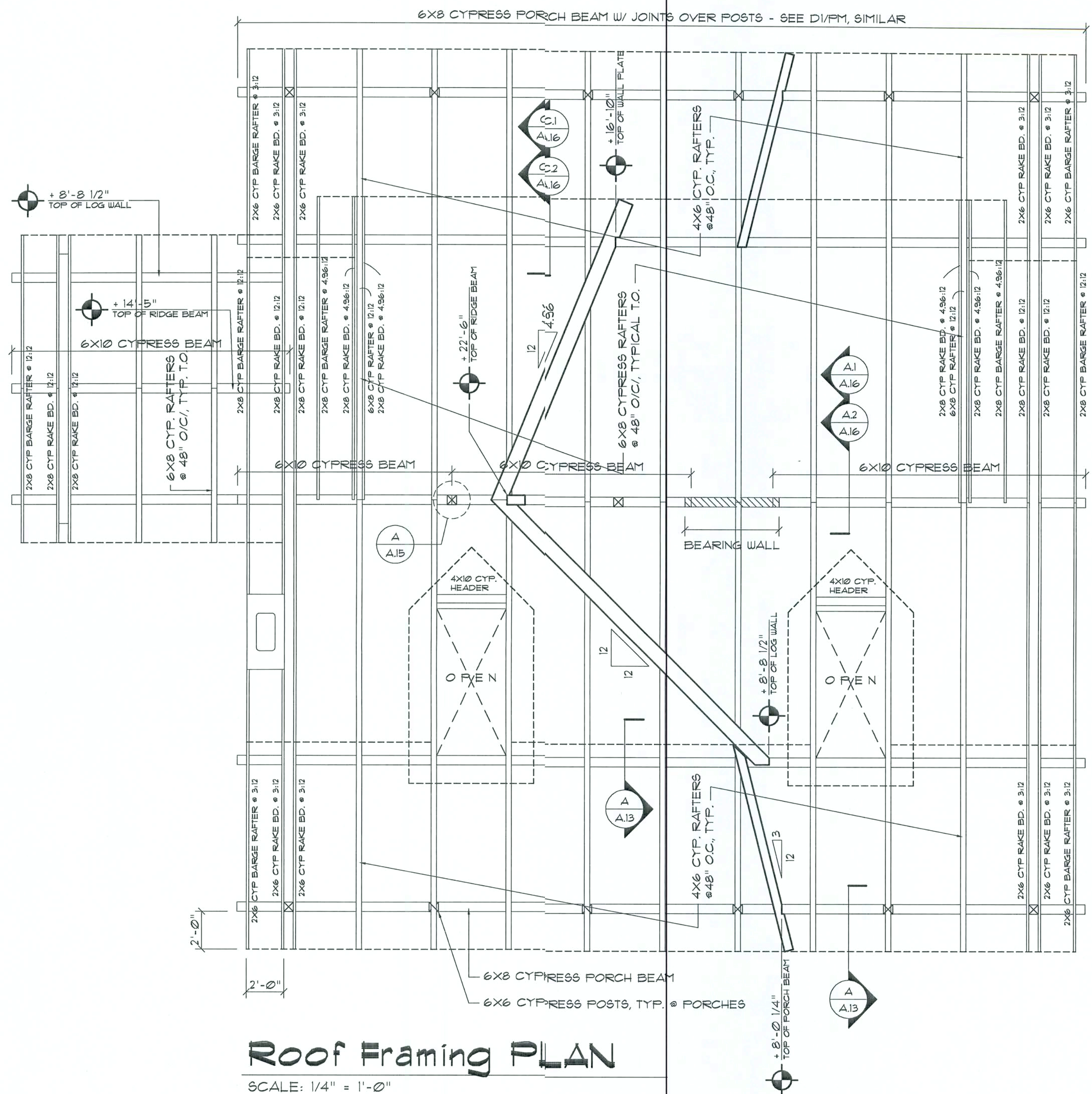
Roof Deck Nailing

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



Gable Dormer Framing PLAN

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



Roof Framing PLAN

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

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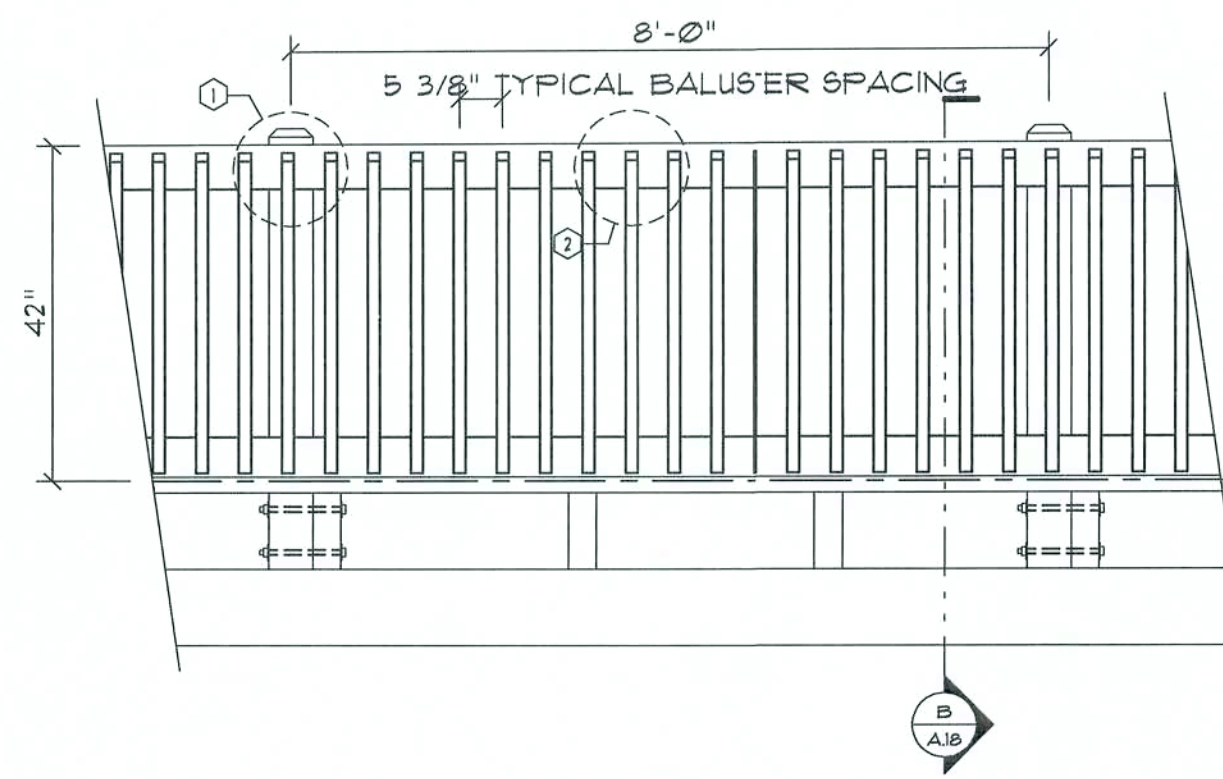
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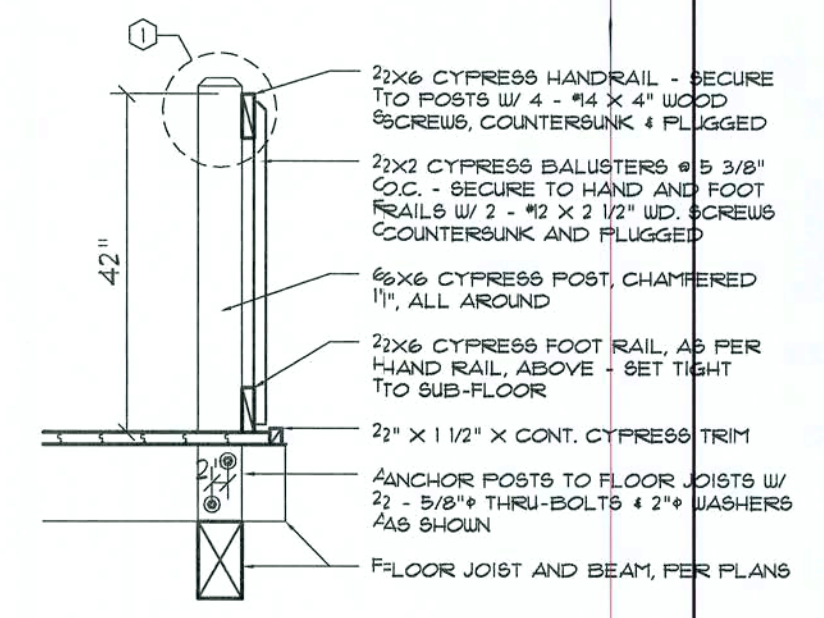
Interior Railing ELEV.

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

A

GENERAL NOTES:

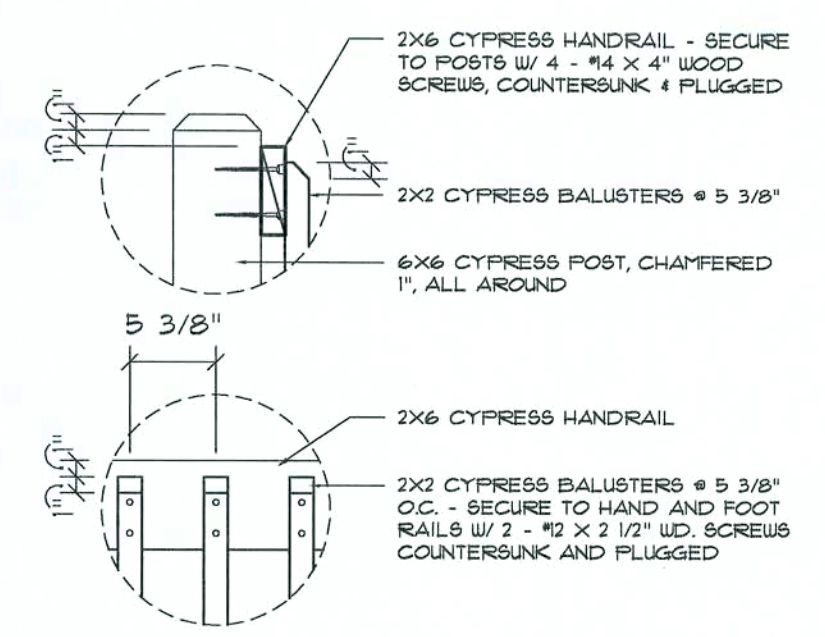
1. ALL LUMBER SHALL BE SOUTHERN BALD CYPRESS (RED OR YELLOW), GRADE 2 OR BETTER.
2. FASTENERS SHALL BE AS FOLLOWS:
#12d GALVANIZED FINISH NAILS
#14 X 4" CAD. PLATED WOOD SCREWS
#12 X 3" CAD. PLATED WOOD SCREWS
#12 X 2 1/2" CAD. PLATED WOOD SCREWS
5/8" THRU-BOLTS W/ 2" WASHERS
REFER TO DETAILS FOR APPLICATION.
3. INTERIOR WOOD SHALL BE SMOOTH SANDED READY FOR APPLIED FINISH, AS DIRECTED BY THE OWNER.
4. EXTERIOR WOOD SHALL BE FINISHED TO MATCH WALL LOGS.
5. ALL CUTS SHALL BE MADE PLUMB AND SQUARE.
6. FINISH NAILS SHALL BE SET BELOW SURFACE OF ATTACHED MEMBER.
7. ALL SCREW HEADS SHALL BE COUNTERSUNK AND PLUGGED, FLUSH WITH SURROUNDING WOOD SURFACE.
8. THRU-BOLTS SHALL BE INSTALLED IN HOLES DRILLED WITH BIT OF SAME DIAMETER AS SHANK OF BOLT, FOR A TIGHT, DRIVE FIT.
9. JOB CONDITIONS AS ENCOUNTERED SHALL BE TREATED PER THESE TYPICAL DETAILS - RAILINGS SHALL BE A MINIMUM OF 42" ABOVE WALKING SURFACE AND ALL OPENINGS SHALL BE LIMITED TO REJECT A 4" BALL.



Int. Railing SEC.

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

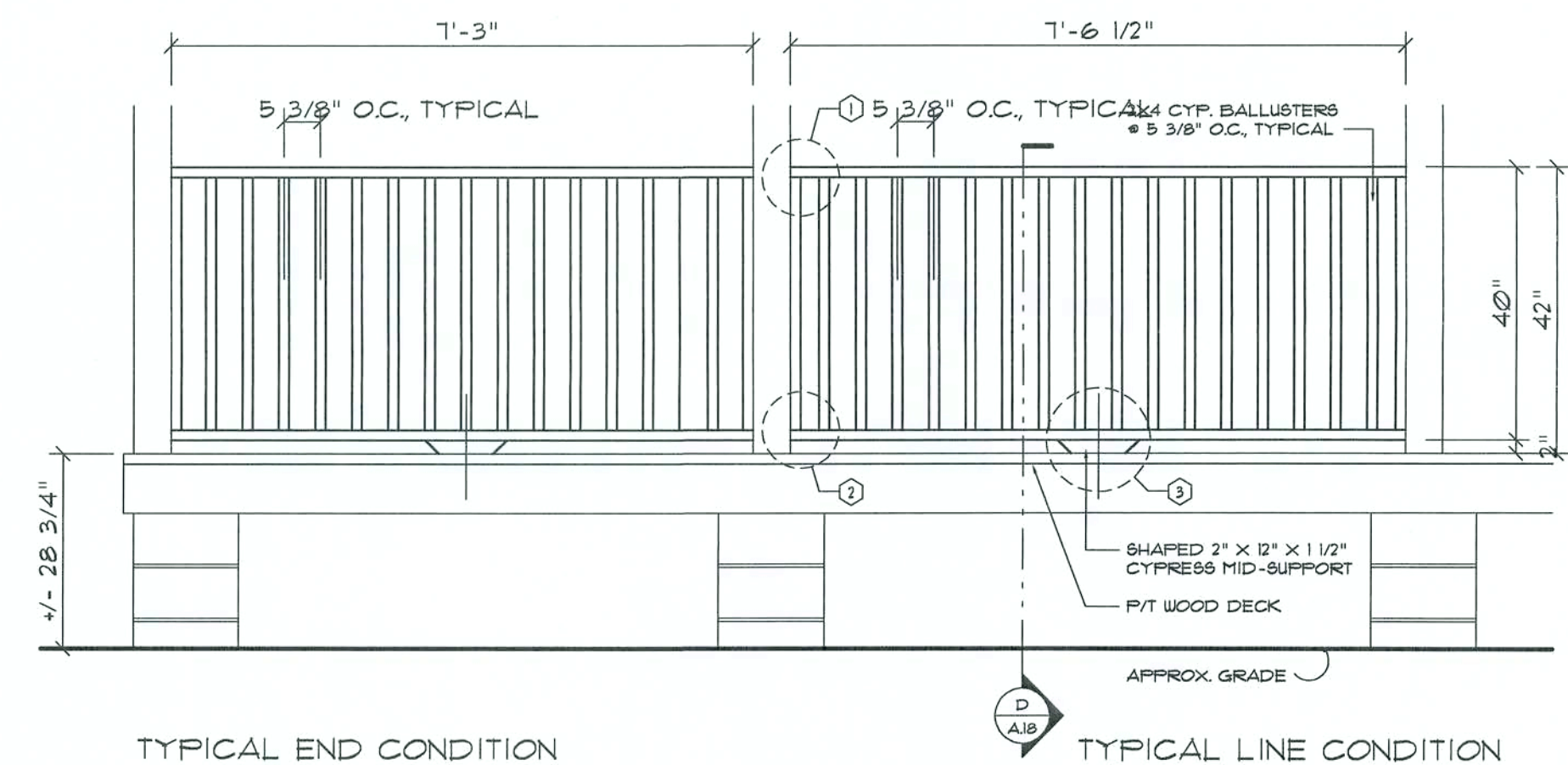
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DETAILS

SCALE: 1" = 1'-0"

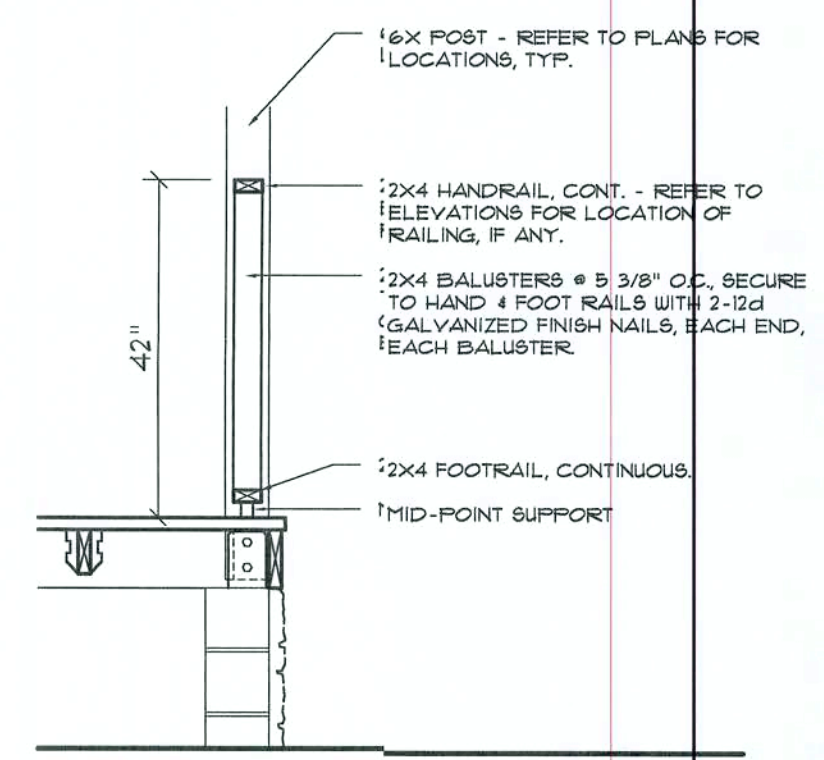
1 2



Exterior Railing ELEV.

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

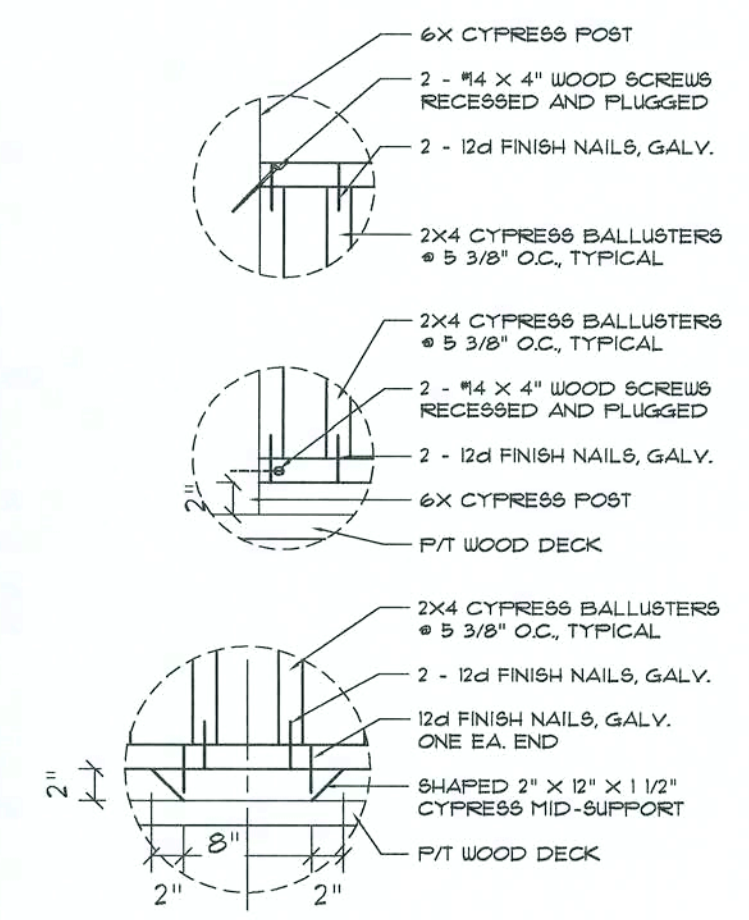
C



Ext. Railing SEC.

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

D



DETAILS

SCALE: 1" = 1'-0"

1 2 3

GENERAL NOTES:

1. ALL LUMBER SHALL BE SOUTHERN BALD CYPRESS (RED OR YELLOW), GRADE 2 OR BETTER.
2. FASTENERS SHALL BE AS FOLLOWS:
#12d GALVANIZED FINISH NAILS
#14 X 4" CAD. PLATED WOOD SCREWS
#12 X 3" CAD. PLATED WOOD SCREWS
#12 X 2 1/2" CAD. PLATED WOOD SCREWS
5/8" THRU-BOLTS W/ 2" WASHERS
REFER TO DETAILS FOR APPLICATION.
3. INTERIOR WOOD SHALL BE SMOOTH SANDED READY FOR APPLIED FINISH, AS DIRECTED BY THE OWNER.
4. EXTERIOR WOOD SHALL BE FINISHED TO MATCH WALL LOGS.
5. ALL CUTS SHALL BE MADE PLUMB AND SQUARE.
6. FINISH NAILS SHALL BE SET BELOW SURFACE OF ATTACHED MEMBER.
7. ALL SCREW HEADS SHALL BE COUNTERSUNK AND PLUGGED, FLUSH WITH SURROUNDING WOOD SURFACE.
8. THRU-BOLTS SHALL BE INSTALLED IN HOLES DRILLED WITH BIT OF SAME DIAMETER AS SHANK OF BOLT, FOR A TIGHT, DRIVE FIT.
9. JOB CONDITIONS AS ENCOUNTERED SHALL BE TREATED PER THESE TYPICAL DETAILS - RAILINGS SHALL BE A MINIMUM OF 42" ABOVE WALKING SURFACE AND ALL OPENINGS SHALL BE LIMITED TO REJECT A 4" BALL.

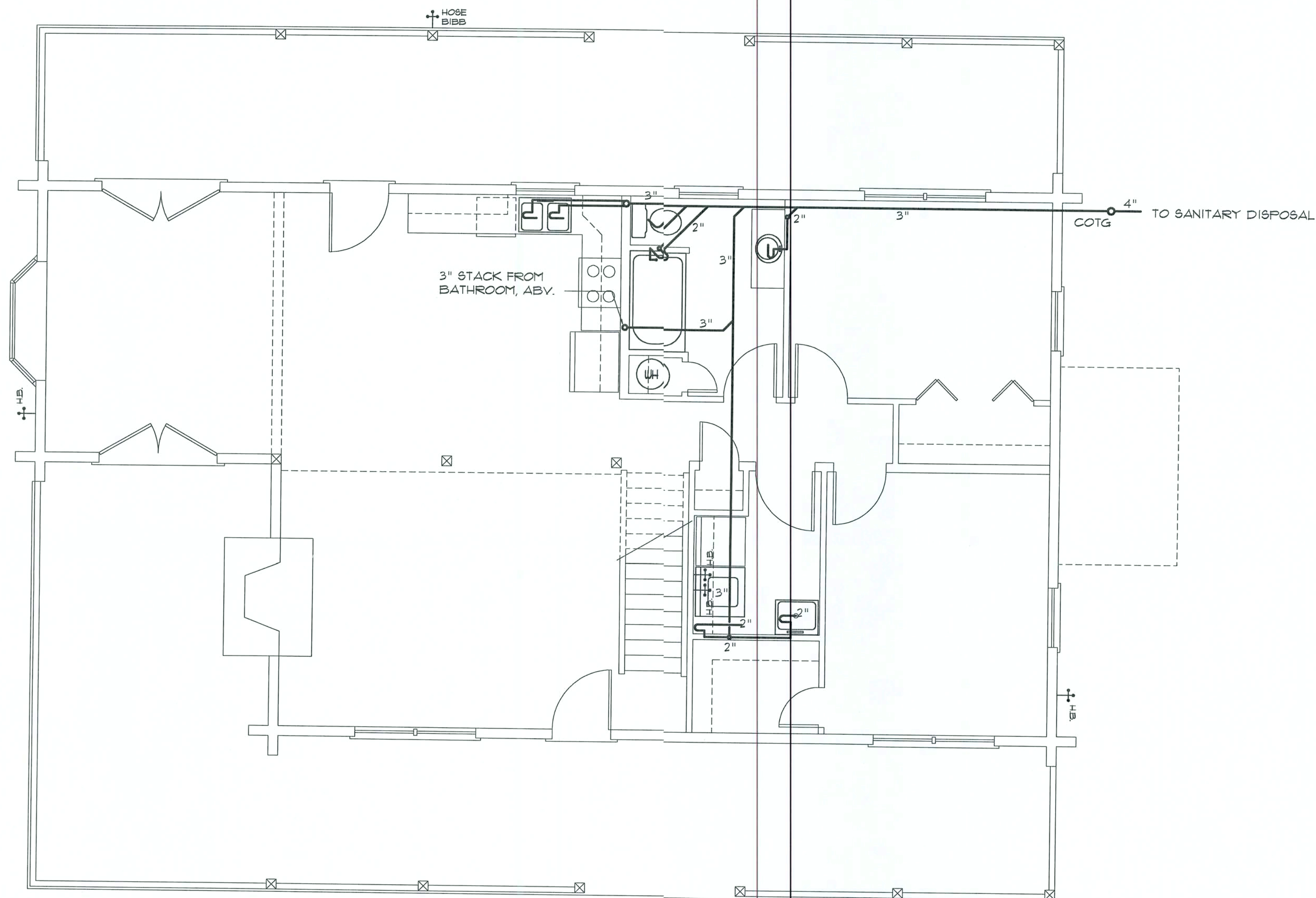
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NOTE!
REFER TO PLUMBING, WELL & SANITARY
NOTES ON SHEET ~~A.23~~
A.24, 20

1st Fl. Plumbing PLAN

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

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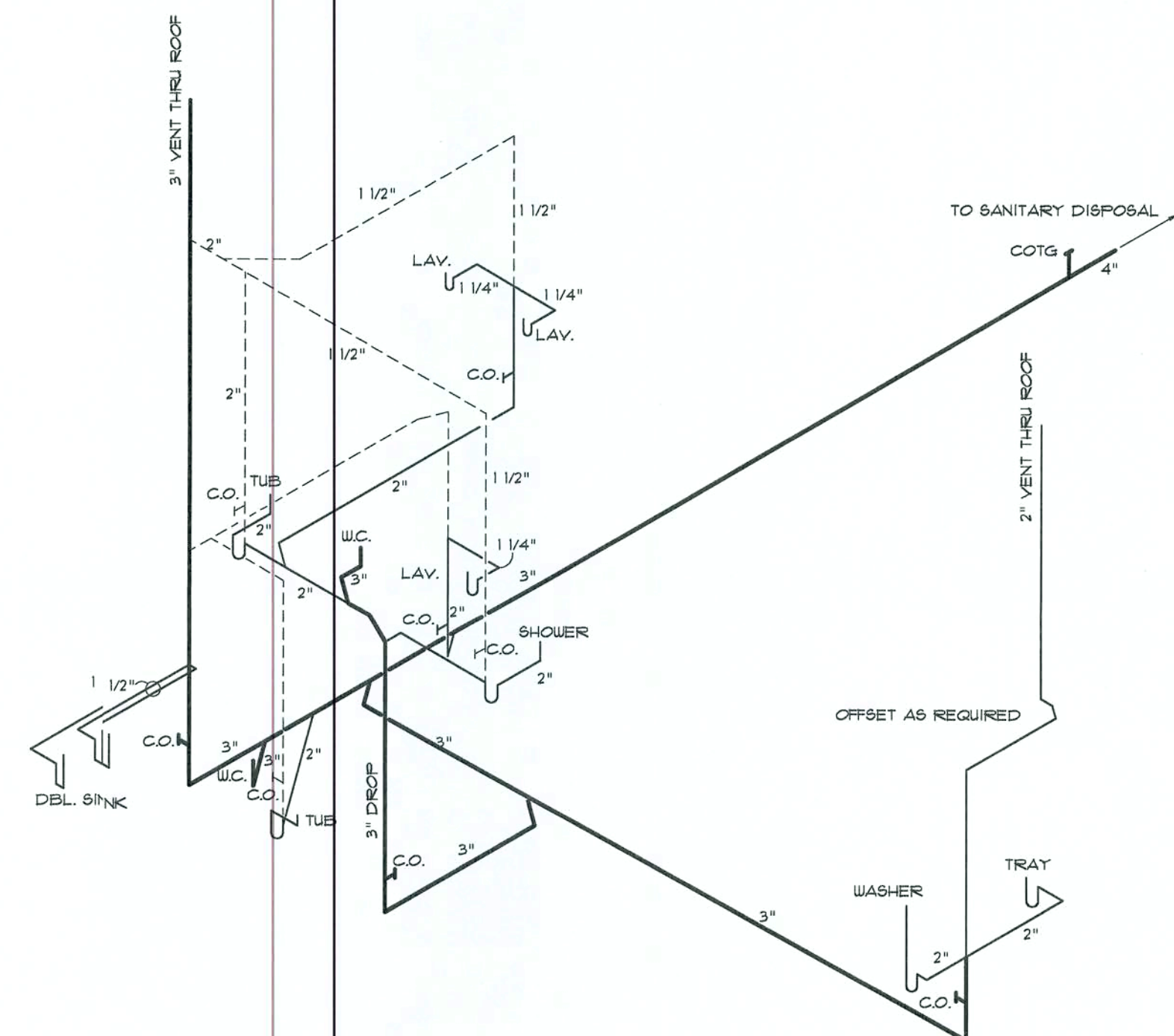
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SCALE: 1/4" = 1'-0"



SCALE: NONE

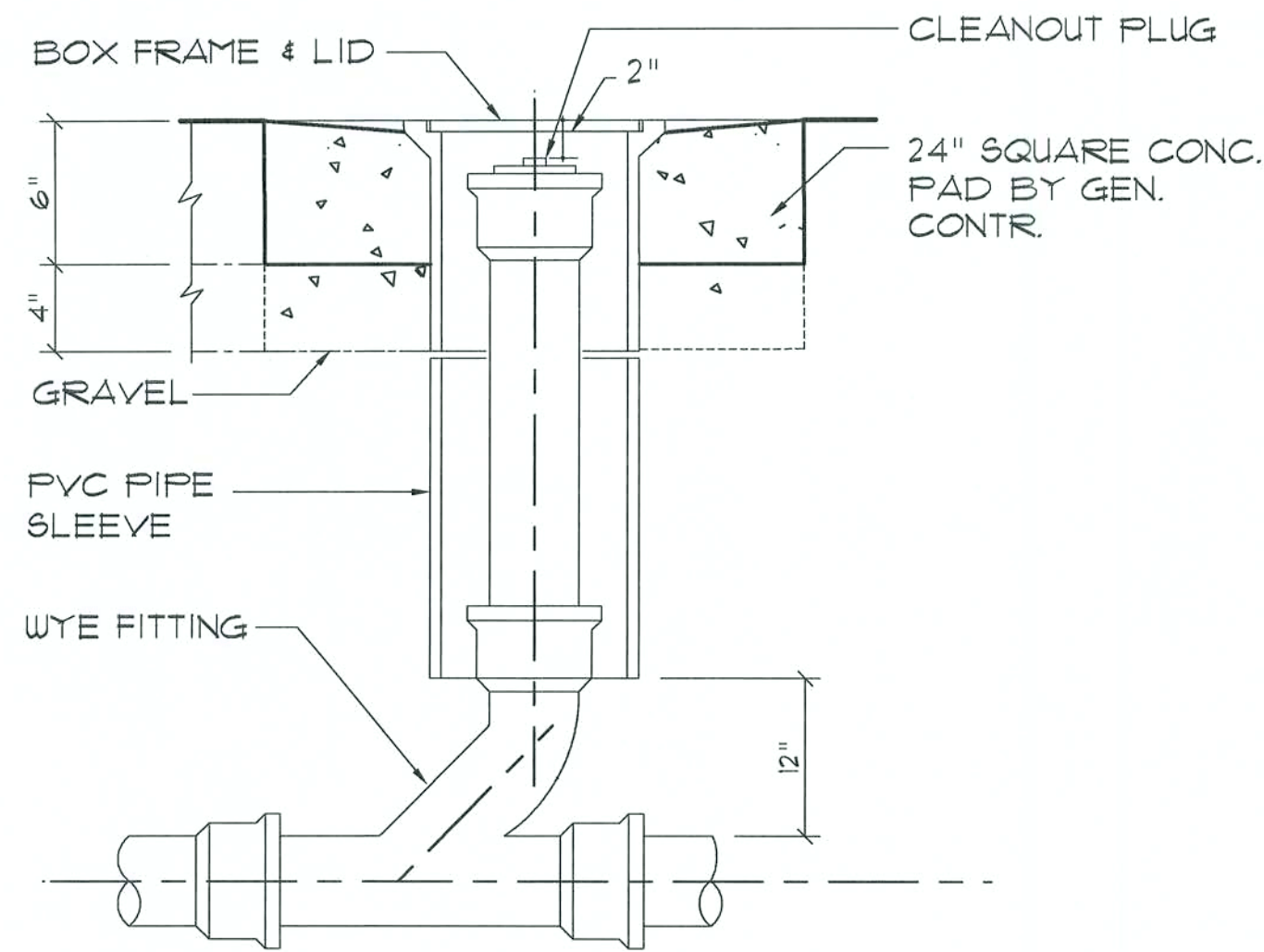
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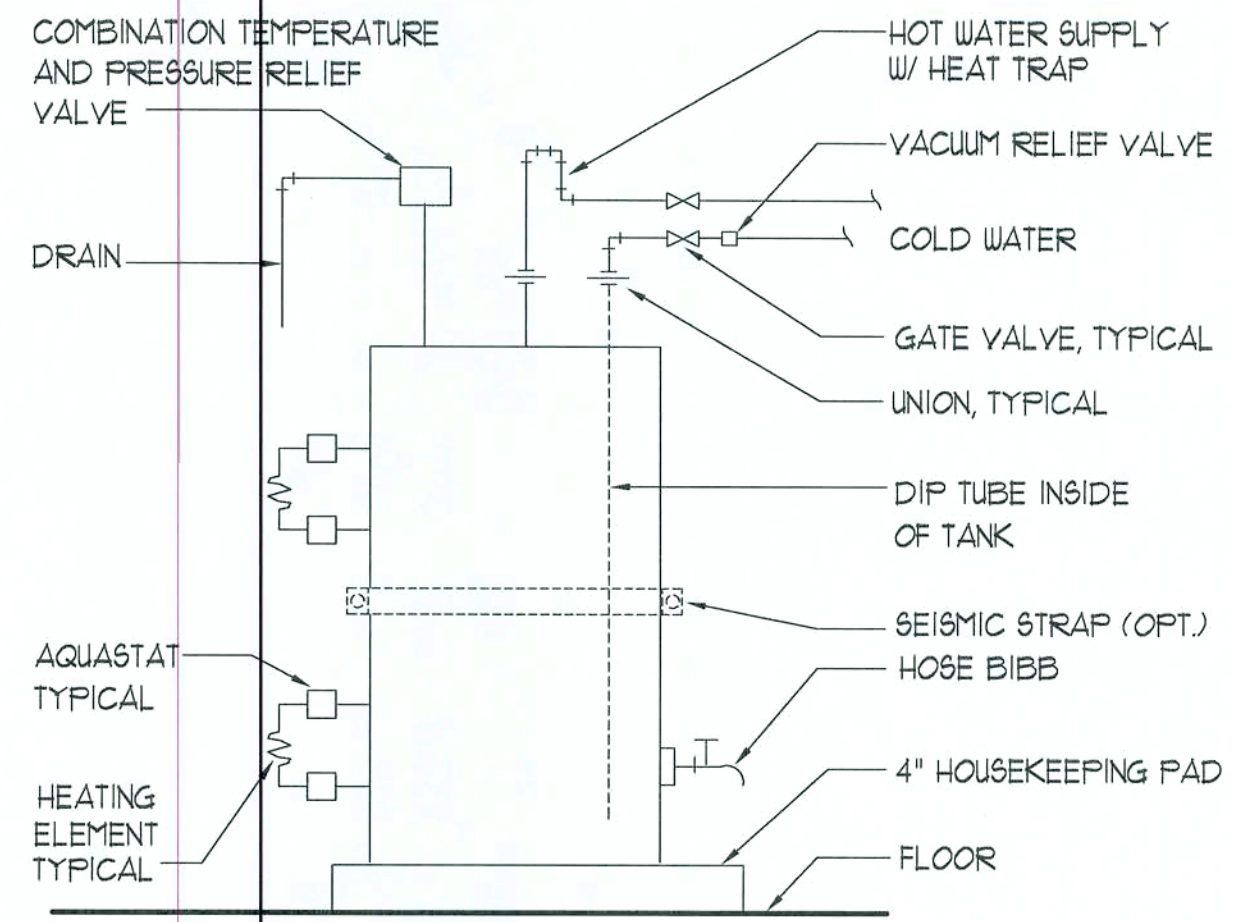
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Outdoor Cleanout DETAIL

N.T.S.

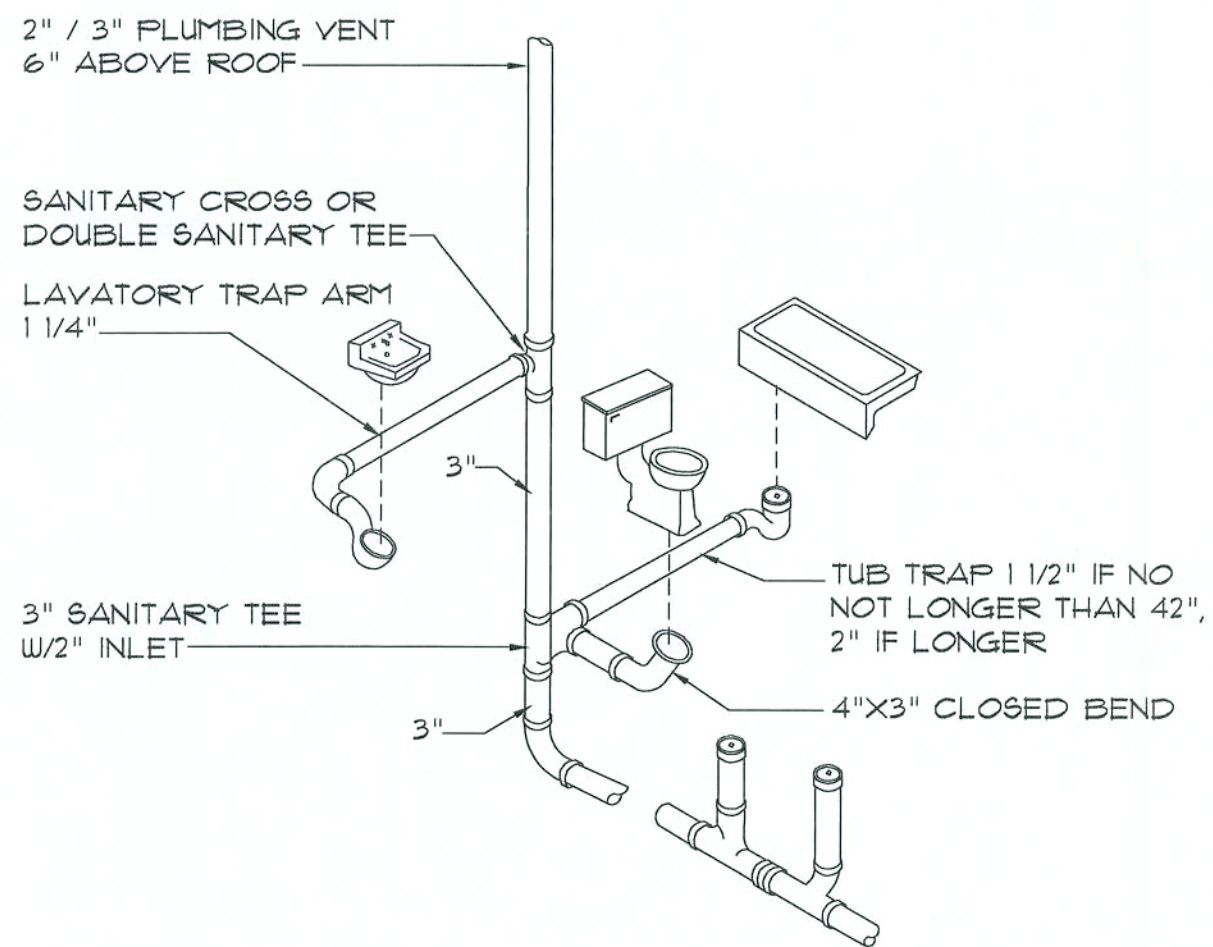
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Electric Water Heater DETAIL

SCALE: NONE

B

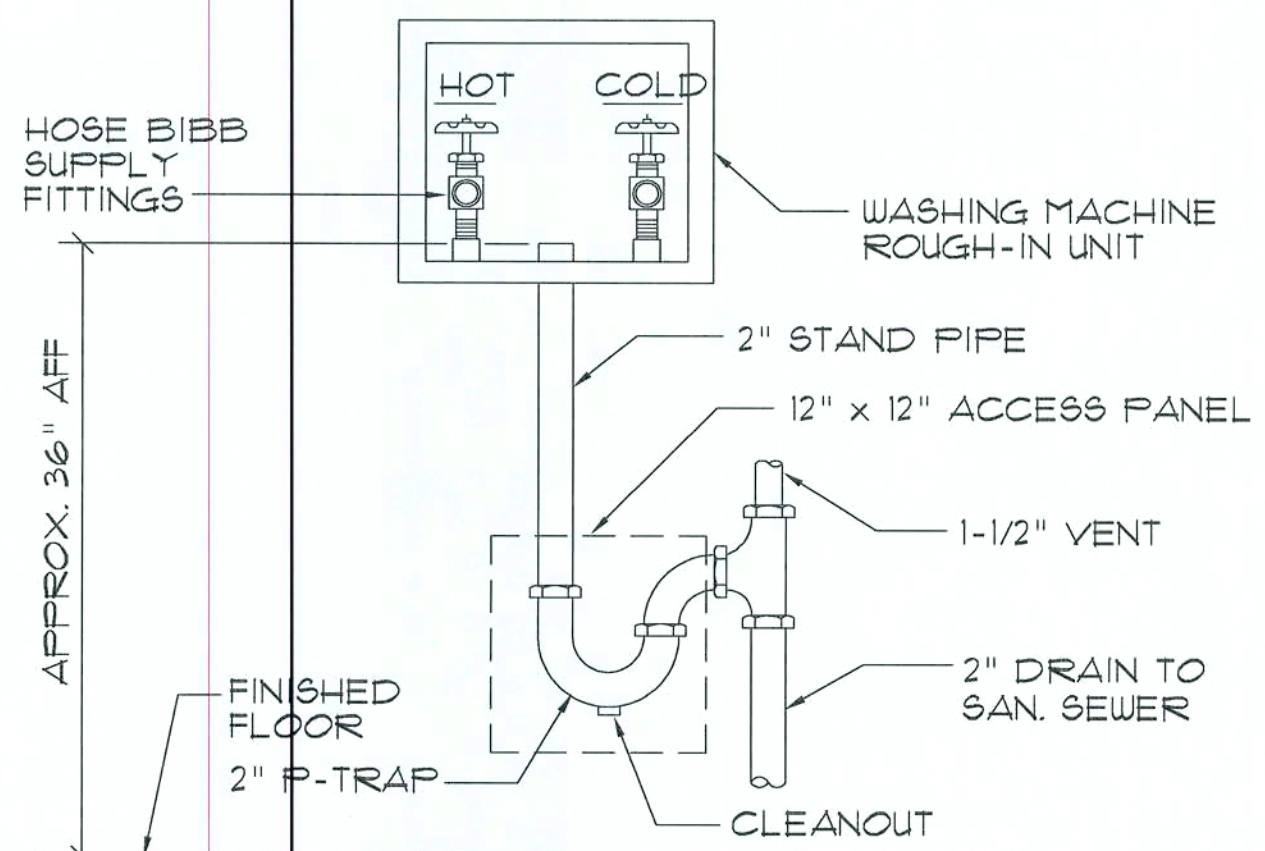


Typ. One Bath Plumbing DET.

N.T.S.

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

C



Washing Machine Hook-up DET.

N.T.S.

D

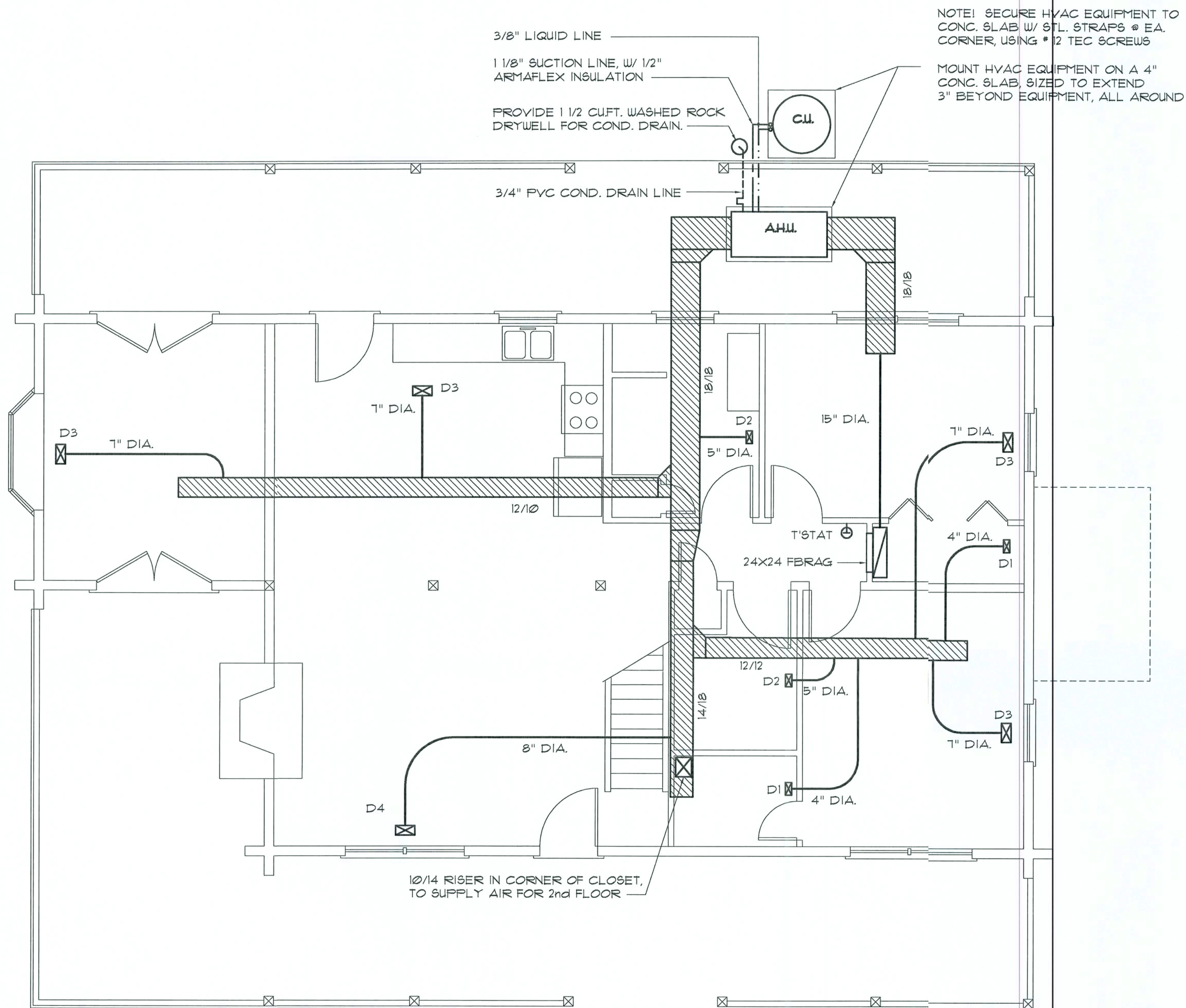
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EQUIPMENT REQUIREMENTS

SYSTEM DESCRIPTION:

HVAC SYSTEM SHALL BE A SPLIT SYSTEM, W/ AN O/S CONDENSING UNIT AND AN I/S AIR HANDLER. THE SYSTEM SHALL BE A HEAT PUMP CONFIGURATION W/ STRIP HEAT BACKUP.

CONDENSING UNIT:

SEER: 12.00
SENSIBLE BTU: 60000
ELECTRICAL: 120/240V 1ø
MFG: RUUD/RHEEM, CARRIER, TRANE, LENNIX

AIR HANDLER UNIT:

HSPF: 8.70
CFM: 2000
STRIP HEAT: 60000 BTU
ELECTRICAL: 120/240V 1ø
MFG: MATCH C/U

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

DUCTWORK

- DUCTWORK SHALL BE R4.2 FOIL FACED RIGID FIBERGLASS OR R6.0 FOIL FACED RIGID FIBERGLASS IN UNCONDITIONED AREAS, FOR ALL MAIN TRUNK LINES W/ FOIL FACED FLEX DUCT FOR ALL BRANCH DROPS.
- ALL TURNING VANES, EXTRACTORS AND DAMPERS SHALL BE INCLUDED AND SHALL BE FABRICATED FROM GALV. SHEET METAL.
- ALL JOINTS IN DUCTWORK SHALL BE LAP SPliced IN THE DIRECTION OF FLOW AND SEALED W/ FOIL FACED DUCT TAPE.

SUPPLY DIFFUSERS / RETURN GRILLES

- AIR DEVICES SHALL BE CONSTRUCTED OF PAINTED STL. FOR ALL FLOOR REGISTERS AND ANODIZED ALUM. FOR ALL WALL AND CEILING LOCATIONS.
- DIFFUSERS SHALL HAVE OPERABLE DAMPERS W/ CURVED BLADE ADJUSTABLE VANES IN ALL WALL & CEILING APPLICATIONS, AND OPPOSED BLADE DAMPERS IN FLOOR LOCATIONS.
- RETURN AIR GRILLES SHALL BE ONSTRUCTED OF PAINTED STEEL FOR ALL FLOOR LOCATIONS AND ANODIZED ALUM. FOR ALL WALL & CLG. LOCATIONS.
- RETURN AIR GRILLES SHALL HAVE AN OPERABLE FACE W/ A FILTER HOLDER INCLUDED.

DIFFUSER SCHEDULE

D1	4X8 FLOOR, CBOB, 50 CFM
D2	4X8 FLOOR, CBOB, 100 CFM
D3	6X12 FLOOR, CBOB, 135 CFM
D4	8X12 FLOOR, CBOB, 200 CFM

1st Fl. HVAC PLAN

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

NOTE! REFER TO ^{A.25} ~~04/21/01~~ FOR HVAC NOTES, AND TO ^{A.22} ~~04/21/01~~ FOR HVAC EQUIPMENT SCHEDULE.

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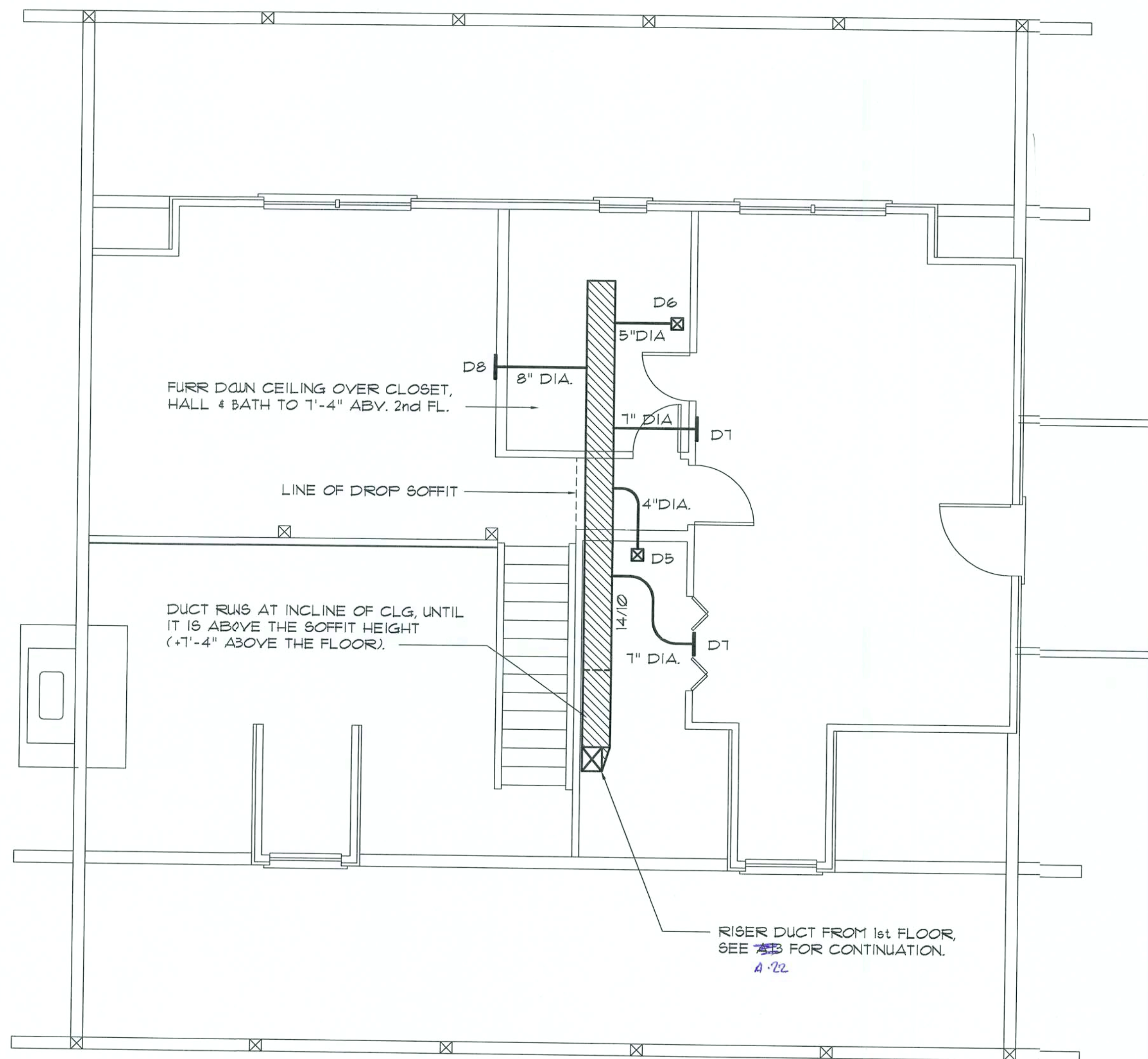
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2nd FL. HVAC PLAN

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

NOTE! REFER TO A.25 FOR HVAC NOTES, AND TO A.22 FOR HVAC EQUIPMENT SCHEDULE.

DIFFUSER SCHEDULE

D5	6X6 CLG-1W, CBOB, 50 CFM
D6	6X6 CLG-1W, CBOB, 100 CFM
D7	6X12 SIDEWALL-2W, CBOB, 125 CFM
D8	8X12 SIDEWALL-1W, CBOB, 210 CFM

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23 OF 25



PROJECT INFORMATION

IMPORTANT!

THE INFORMATION LISTED HERE IS ESSENTIAL AND MUST BE READ CAREFULLY PRIOR TO THE CONSTRUCTION OF YOUR LOG HOME.

LOG HOME PLANS ARE DESIGNED BASED ON THESE LUMBER GRADING SPECIFICATIONS.

LOG WALLS: TIDEWATER RED & YELLOW CYPRESS OR WESTERN RED CEDAR

DIMENSIONAL LUMBER: FLOOR FRAMING, WALL FRAMING, BEAMS & GIRDERS SHALL BE #2 SOUTHERN YELLOW PINE & BETTER OR #2 HEM-FIR & BETTER

DIMENSIONAL LUMBER: EXPOSED BEAMS, GIRDERS RAFTERS & JOISTS, POSTS, TRIM & CASINGS SHALL BE #2 TIDEWATER RED & YELLOW CYPRESS OR WESTERN RED CEDAR

PORCH & DECK FRAMING: #2 PRESSURE TREATED SOUTHERN YELLOW PINE

MANUFACTURED LUMBER: SHALL BE GLU-LAM BEAMS OR 2.0E L.V.L.

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 (i.e. CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS) SHALL BE REPORTED TO YOUR SALES REPRESENTATIVE, PRIOR TO CONSTRUCTION.

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: 2001 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 YOUR SALES REPRESENTATIVE 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.

SAFETY PRECAUTIONS

SMOKE DETECTOR REQUIREMENTS

SMOKE DETECTORS (SUPPLIED BY OTHERS) MUST BE INSTALLED ADJACENT TO THE BEDROOM AREAS, AND MUST BE INSTALLED ON EACH STORY OF THE HOME INCLUDING BASEMENTS. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND BE PERMANENTLY WIRED WITHOUT DISCONNECTING SWITCHES. SMOKE DETECTORS TO BE AN APPROVED TYPE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND NEC-LATEST.

CHANGES TO FINAL PLAN SETS

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH SUWANNEE RIVER LOG HOMES, INC. SRLH WILL NOT ASSUME ANY LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATION ON THE PLANS.

GENERAL NOTES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
6. ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
7. ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE ACQ 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-11 BATT INSULATION.
12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GIB ON 1X3 WOOD Furring AT 16" O.C. ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

AS - BUILT DRAWING REQUIREMENTS:

- A. ELECTRICAL "AS-BUILT" DRAWINGS
ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DUGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'GS 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 PLUMBING NOTES:

1. SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INST. ALL-ATION 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 G.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-1 HUB 301-12 ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL & SPIGOT CAST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE 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, COR 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 / CEILINGES.
13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
14. FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
17. PROVIDE 1/2" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEAREST PLUMBING FIXTURE, DO NOT MANIFOLD.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
19. PROVIDE COMBINATION COVERPLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
20. FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

GENERAL WELL & SEPTIC NOTES:

1. SUB-CONTRACTORS PROVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET
2. LOCATION OF POTABLE WATER WELLS SHALL BE DETERMINED BY THE OWNER IN CONSULTATION WITH THE WELL DRILLING CONTRACTOR. WELLS SHALL NOT BE LOCATED CLOSER THAN 15'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DRAINFIELD, EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
3. POTABLE WATER WELLS SHALL BE A MINIMUM 4" WITH BLACK IRON CASING TO A DEPTH OF 80'-0". PUMPS SHALL BE OF THE SUBMERSIBLE TYPE, THREE WIRE SYSTEM, MINIMUM HORSEPOWER SHALL BE 1/2 H/P OR AS DIRECTED BY THE OWNER. MOTOR STARTER SHALL BE ENCLOSED, IN A WEATHERPROOF HOUSING, MOUNTED ON A 4"X4" POST AT THE WELL HEAD.
4. WELL HEAD SHALL PROJECT 12" ABOVE GRADE.
5. ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE 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 ALLOWED BY THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE 3/4" WASHED ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
10. SAND FILTER 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.

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.

CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
2. EXPANSIVE SOILS: PIPE CLAY AND/OR MUCK, IF ENCOUNTERED, PROVIDE AUGMENTATION PER A SOILS ENGINEER'S SPECIFICATIONS. ALL AUG. SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 95% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 2500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
4. REINFORCING STEEL SHALL BE GRADE 40 AND MEET THE REQUIREMENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A105 - MIN. YIELD STRESS = 85 KSI.
6. CONCRETE SHALL BE STANDARD MIX Fc = 2500 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX Fc = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT, MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
7. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - Fm = 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.

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GENERAL NOTES

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24 OF 25



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AS - BUILT DRAWING NOTES:

ELECTRICAL NOTES : General

- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
- 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.
- GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-1994.
- INSTALL ONLY COPPER WIRING ON THIS PROJECT. THW, THH, THHN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED TYPE.
- 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.
- COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
- INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
- INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, RESTROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
- INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
- 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.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVER-LOAD RELAYS IN EACH HOT LEG.
- 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.
- FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRES FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
- 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.
- HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO CO.
- 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.
- EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 100-12F.
- 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.
- IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
- 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.
- ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
- ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP. NO TIE HANDLES OR TANDEMS SHALL BE ACCEPTABLE.
- ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 200,000 AIC.
- 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.

- 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.
- CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
- PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
- WHEN CONDUIT RUNS EXCEED 200 FEET, PULL BOXES SHALL BE INSTALLED SO THAT NO PULL EXCEEDS THIS DISTANCE.
- ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

GENERAL H.V.A.C. NOTES:

- SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/D.J.s.
- HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
- 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.
- HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DUGS FOR DUCTWORK, CONDENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
- IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.
- FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM W/ 1 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE UL LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED DUCT LINER & WRAPPED W/ 1 3/4 LB. FOILFACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOILFACED, R42/R60 DUCTBOARD.
- ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA AND SMACNA STANDARDS.
- 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, METALAIR, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OWNER.
- 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.
- 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 MFR.
- ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSIONS.
- 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.
- ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
- CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION.
- 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.
- HVAC SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFSETS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE N. 21 & 25, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

GENERAL MILLWORK NOTES:

- 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.
- 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.
- ALL APPLICABLE STANDARDS OF "AWI" QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
- AWI "CUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FOR THIS WORK.
- 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.
- 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
- ASSEMBLE WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL INSOFAR AS POSSIBLE.
- 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.
- FABRICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
- INSTALL HARDWARE IN ACCORDANCE WITH MANUF.'S DIRECTIONS. LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
- DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

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GENERAL NOTES

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25 OF 25

