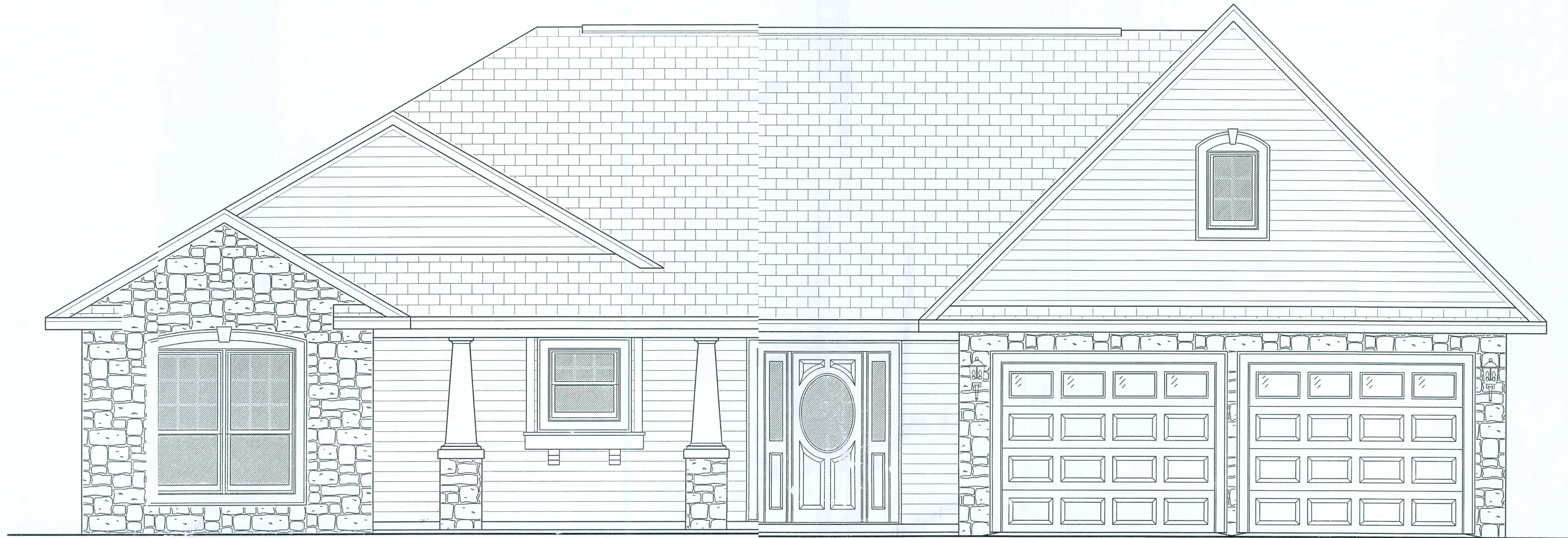


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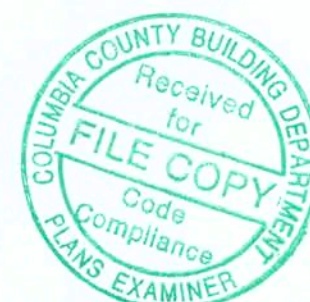
Custom Residential Design for:

Castagna Construction

Columbia County, Florida

Drawing Index

CS.1	COVER SHEET, DRAWING INDEX	A.5	GENERAL STRUCTURAL INFORMATION
A.1	BUILDING ELEVATIONS	A.6	FOUNDATION PLAN & DETAILS
A.2	FLOOR PLAN, ELECTRICAL DATA	A.7	WALL SECTION & FRAMING DETAILS
A.3	DIMENSION PLAN, DETAILS	A.8	ROOF PLAN & DETAILS
A.4	ARCHITECTURAL DETAILS	A.9	GENERAL CONSTRUCTION NOTES



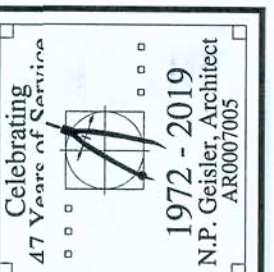
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CUSTOM RESIDENTIAL DESIGN for:
CASTAGNA CONSTRUCTION
MARION PLACE - LAKE CITY, FLORIDA
COVER SHEET



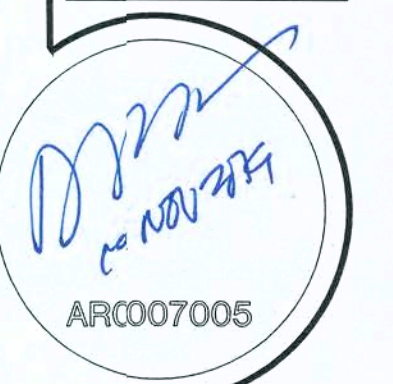
NICHOLAS PAUL GEISLER
ARCHITECT
1758 NW Brown Rd.
Lake City, FL 32055
352-555-4355
N. DAVIS, 00111100

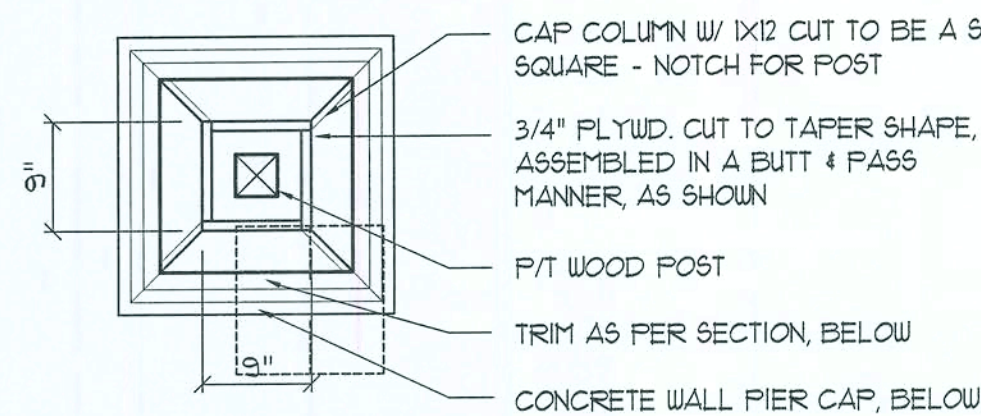
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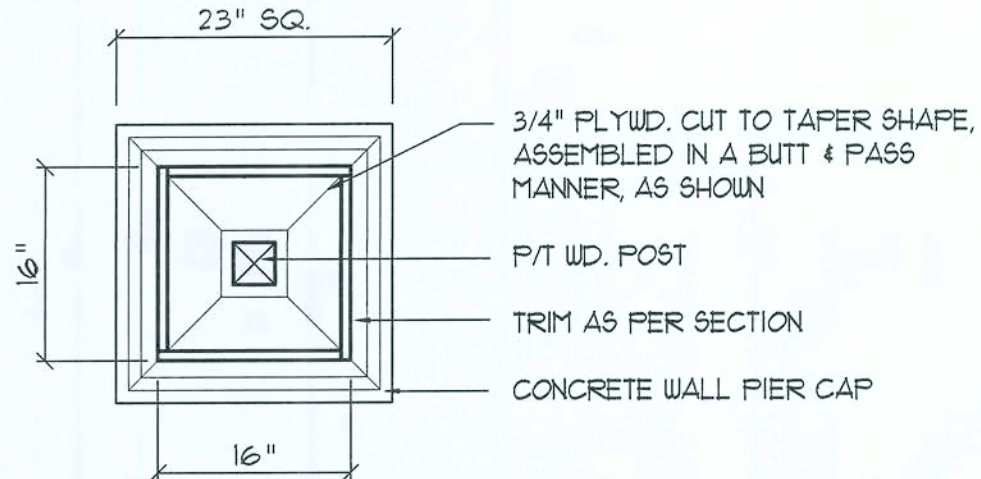
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1 OF 1





PLAN @ TOP

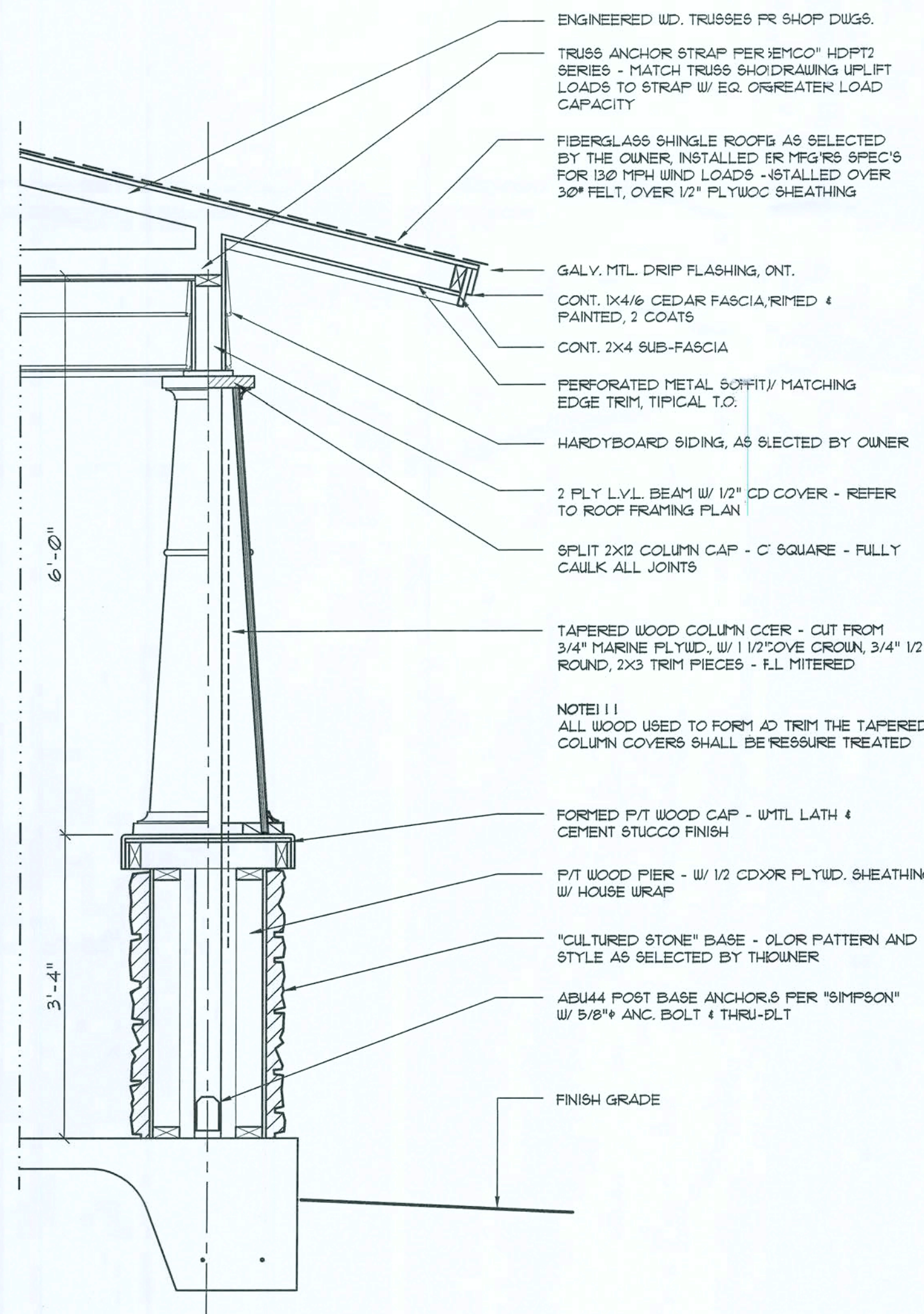


PLAN @ BASE

PLAN @ Taper Columns

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

B



Porch Wall SECTION

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

A

NOTE !!!

ROOF SHINGLES SHALL BE OF THE FOLLOWING MANUFACTURERS AND MODELS:

TANKO ROOFING PRODUCTS

GLASS-SEAL AR
ELITE GLASS-SEAL AR
HERITAGE 30 AR
HERITAGE 40 AR
HERITAGE 50 AR

TANKO REQUIRED NAILS/SHINGLE = 4

GAF MATERIALS CORP.

ROYAL SOVEREIGN
MARGUS
WEATHER MAX
SLATELINE
GRAND CANYON
GRAND SEQUOIA
COUNTRY MANSION
COUNTRY ESTATES
TIMBERLINE 30
TIMBERLINE SELECT 40
TIMBERLINE ULTRA
SENTINEL

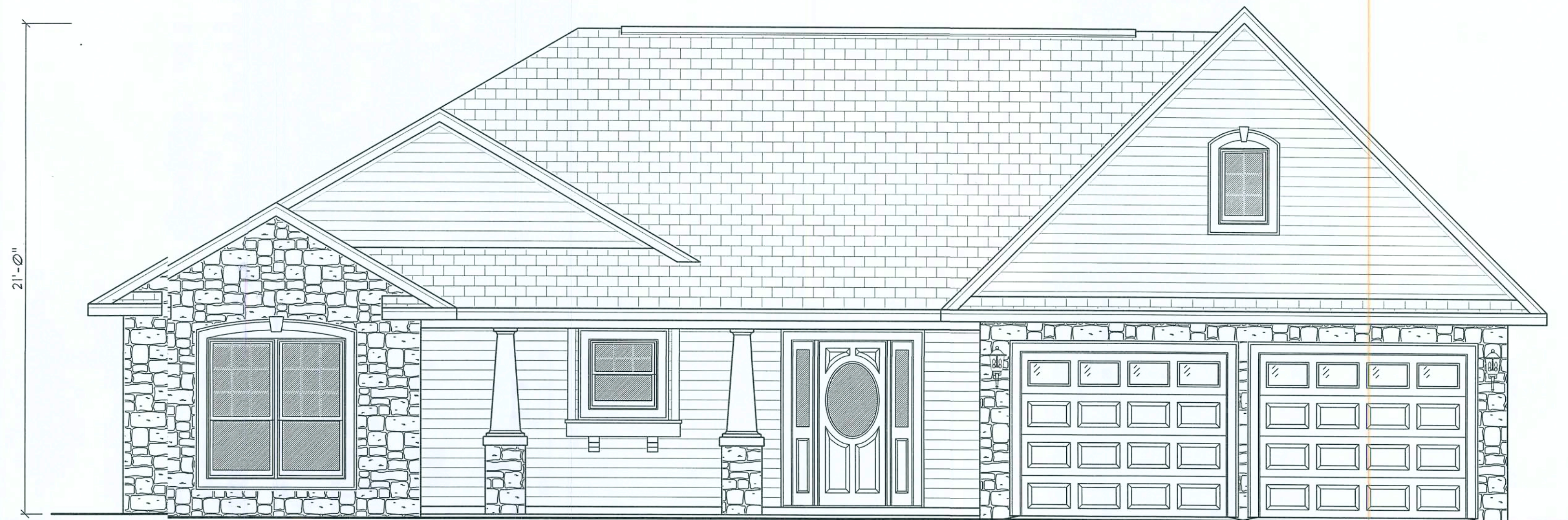
GAF REQUIRED NAILS/SHINGLE = 4

ELK PREMIUM ROOFING

RAISED PROFILE #
PRESTIQUE HIGH DEFINITION
PRESTIQUE 25 #
PRESTIQUE 30 #
PRESTIQUE 135 #
PRESTIQUE 1 #
PRESTIQUE PLUS #
PRESTIQUE GALLERY COLLECTION
CAPSTONE #

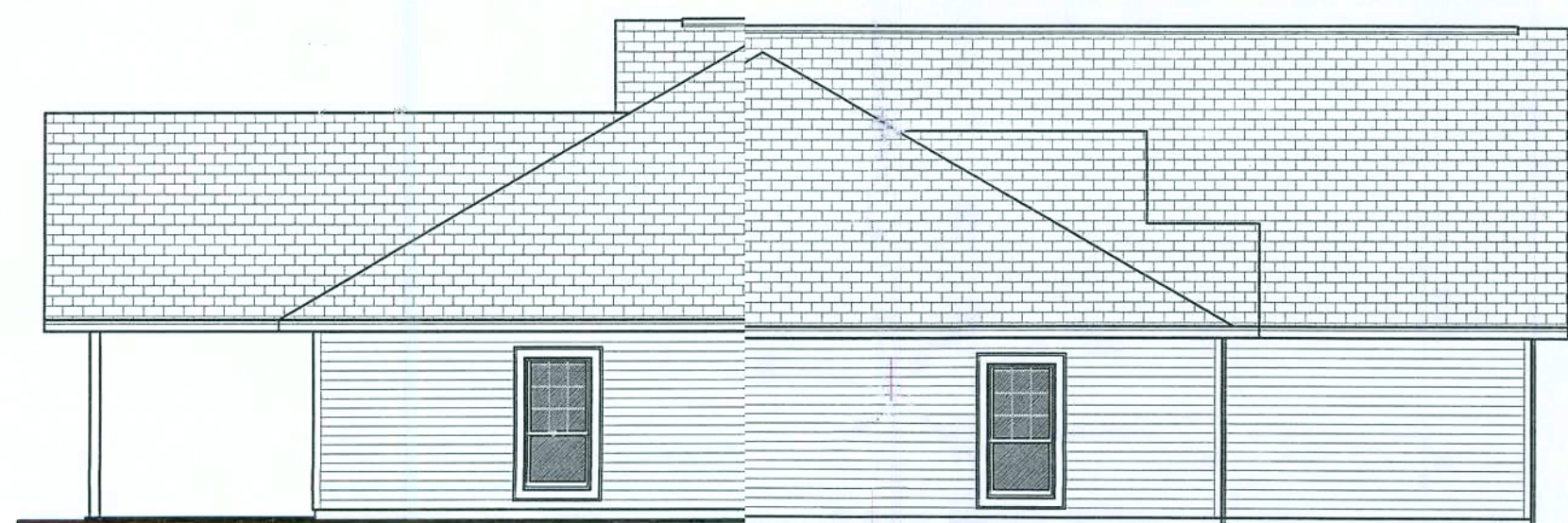
ELK REQUIRED NAILS/SHINGLE = 4
= 5 NAILS
= 6 NAILS

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE I MODIFIED TO 120 MPH WINDS & FBC TAS 100, USING THE SPECIFIED NAILS



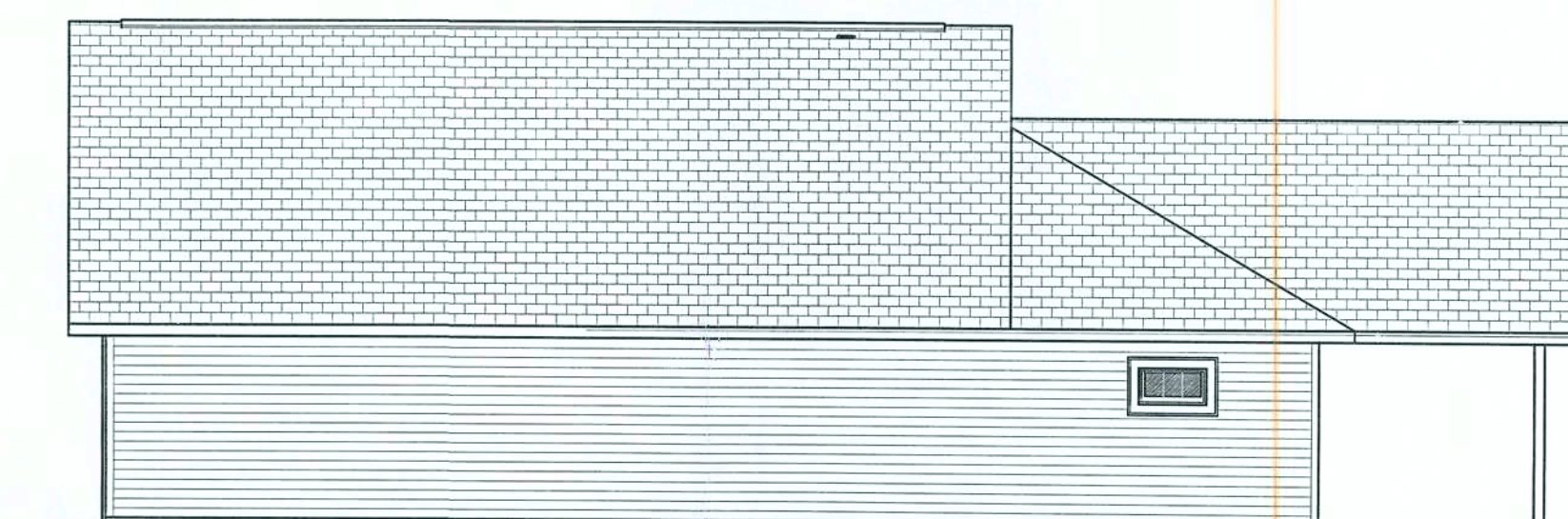
Front ELEVATION

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



Right Side ELEV.

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



Left Side ELEV.

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



Rear ELEVATION

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

WINDOW SCHEDULE

MARK	DESCRIPTION	INSTALLATION	MODEL	NOTES
30330	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
30350	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
2-30350	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
3-30350	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED AS MANUFACTURED BY "MI HOME PRODUCTS, INC."
- OTHER MANUFACTURERS/PRODUCTS SHALL BE CONSIDERED AS EQUAL IF THEIR WIND DESIGN PERFORMANCE MEETS OR EXCEEDS THESE UNITS

NOTE: 1. VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

NOTE !!!

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

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

NOTE !!!

WINDOW ASSEMBLIES SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCTS:

"MI HOME PRODUCTS, INC." SERIES 450/650 ALUMINUM WINDOWS, SINGLE HUNG, 1, 2 & 3 MULLED UNITS, PICTURE WINDOWS & SLIDING GLASS DOORS
PER ASTM E 283, ASTM E 330 & ASTM E 541

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CUSTOM RESIDENTIAL DESIGN FOR:
CASTAGNA CONSTRUCTION
MARION PLACE - LAKE CITY, FLORIDA
ELEVATIONS

Celebrating
47 Years of Service
1972 - 2019
N.P. Gesler, Architect
AB0007005

**NICHOLAS
GESLER
ARCHITECT**
N.C.A.R.B. Certified
1758 NW Brown Rd.
356-325-4355

DATE:
11 NOV 2016

CONTRACT:
2K1923

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A.1
1 of 9

AR0007005

Electrical SYMBOLS

POWER

- DUPLEX WALL RECEPTACLE
- DUPLEX WALL RECEPT., BELOW COUNTER
- 240V OUTLET
- GND FAULT INTERRUPTER DUPLEX RECEPT.
- WEATHER PROOF GFI DUPLEX RECEPT.
- MOTOR (5P - SUBMERSIBLE PUMP)
- ELECTRICAL PANEL
- ELECTRICAL PANEL
- EXHAUST FAN
- SMOKE DETECTOR, 120V
- NON-FUSED DISC. SWITCH
- CHIME
- MOMENTARY PUSHBUTTON SWITCH, LIGHTED

LIGHTING

- 5PST WALL SWITCH
- DPDT WALL SWITCH (3-WAY)
- INC. CHANDELIER, 600W
- CEILING FAN, W/ INC. LIGHT FIXTURE
- 2 LAMP FLU. PRISMATIC WRAP SURFACE FIXTURE
- INC. LIGHT FIXTURE
- VAPOR PROOF INC. LIGHT FIXTURE
- DBL. LAMP INC. FLOOD LIGHT
- SWITCH/FIXTURE WIRING
- CONTROL WIRE / LOW VOLTAGE

ELECTRICAL PLAN NOTES

INSTALLATION SHALL BE PER 2008 NAT'L. ELECTRIC CODE.

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

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

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

PROVIDE & INSTALL CARBON MONOXIDE DETECTORS IN ALL BEDROOMS, & 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 RECEPTALS, NOT OTHERWISE DESIGNATED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS.

ALL RECEPTALS IN KITCHEN & BATHS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI).

ALL EXTERIOR RECEPTALS SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (WPGFI).

ELECTRICAL CONTR. SHALL PREPARE "AS-BUILT" SHOP DWGS 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 DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

ELECTRICAL COMPUTATIONS

General Lighting/Receptacles @ 3w/sf	2791.2w	
2930.4 sf x 3w =	1500.0w	
Water Circuit	1500.0w	
Dishwasher Circuit	1500.0w	
SmAppliance Circuits (3 @ 1500w)	4500.0w	
Sub-Total	16291.2w	
1st 3KW @ 100%	3000.0w	
Bal. of KW @ 35%	4651.9w	

Fixed Appliances:		
Refrigerator	1500.0w	
Clg. Fans (6 @ 400w)	2400.0w	
ELWH	4500.0w	
Spares (8 @ 400w)	3200.0w	
Sub-Total	11400.0w	
Load @ 75% D.F.	8550.0w	

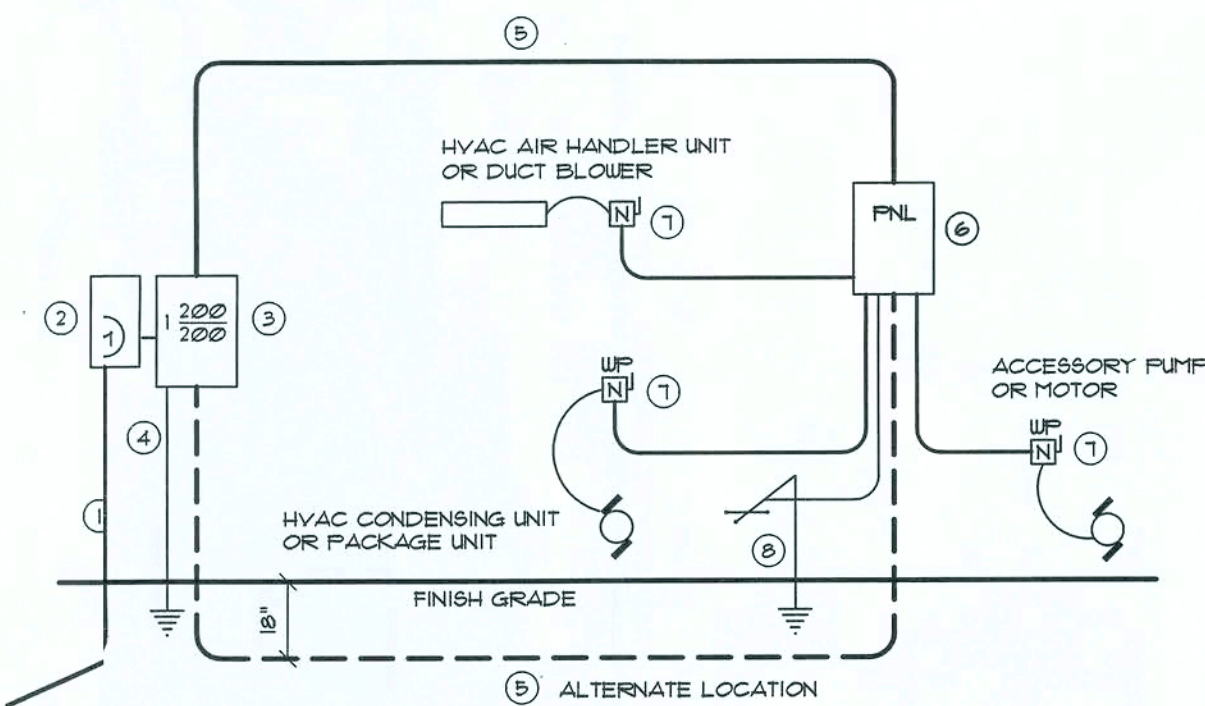
10% Demand Factor Loads:		
Dryer	5000.0w	
Range	8000.0w	
HVAC System (3.5T Heat Pump)	3900.0w	
Total Demand Load:	33101.9w	

FEDER SIZE: 33101.9w / 240V = 137.92 amperes
USE: 3 #2/0 THW w/ 1 #1 Cu GND / 2 1/2" C.

PANEL SCHEDULE

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

Cl	Location	Tri	W	Load
Nr.		F	Size	
1-8	Lighting/Recept.	15A/1P	14NM	8991W
9	Dishwasher	"	"	1500W
10-2	Sm. Kit. Appliances	20A/1P	12NM	4500W
13-4	Ceiling Fans	15A/1P	14NM	2400W
15	Refrigerator	15A/1P	14NM	1200W
16	Spares	"	"	400W
17-1	ELWH	30A/2P	10NM	4500W
18-2	Range	50A/2P	6NM	8000W
21-2	Dryer	30A/2P	10NM	5000W
22-4	HVAC CU	50A/2P	6NM	3100W
25-1	HVAC AHU	20A/2P	12NM	800W
26	Spares	"	"	400W
28-33	Spares	"	"	2400W
34-40	Spares	"	"	0W
TOTAL CONNECTED LOAD:				42991W

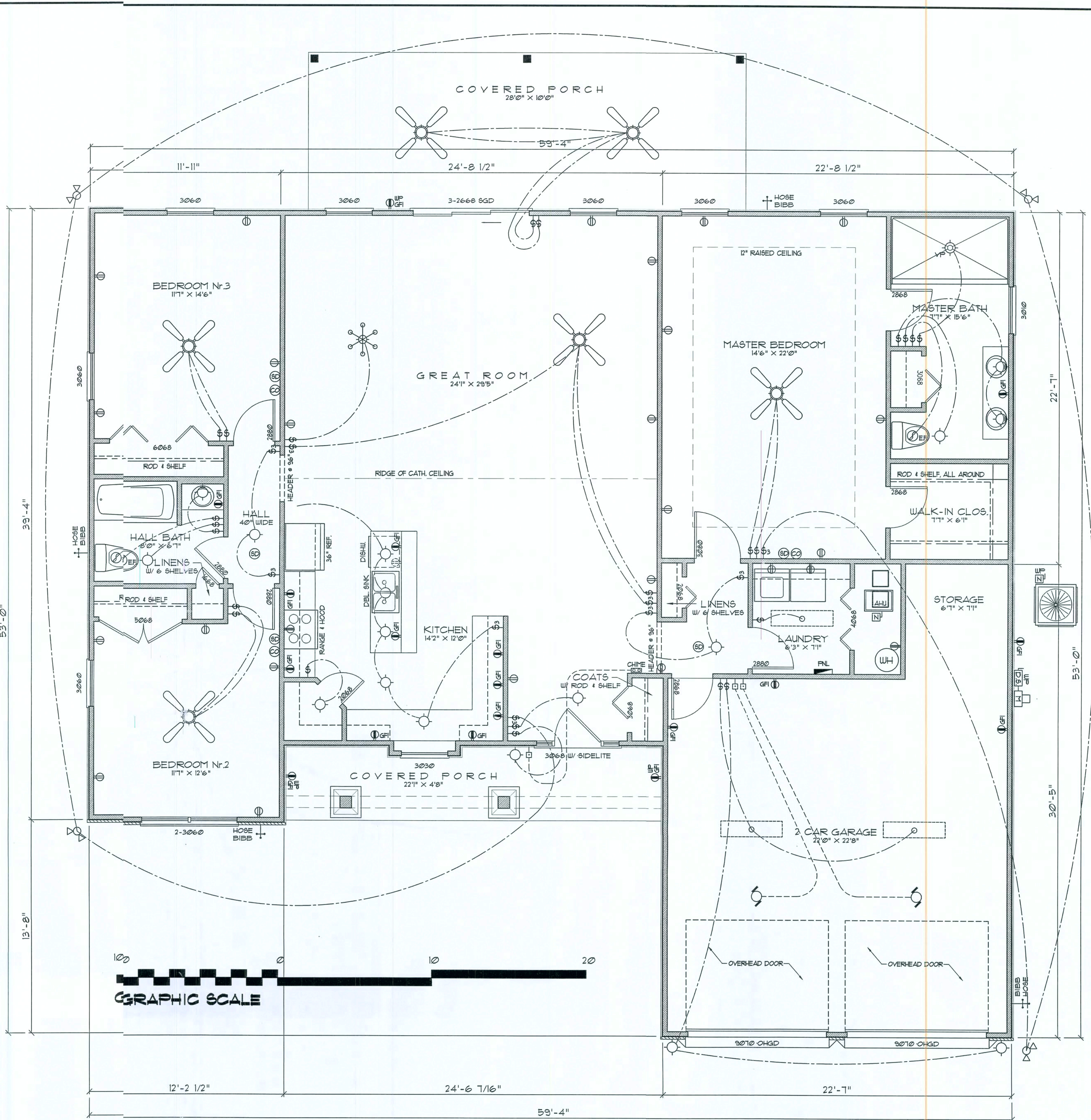


- Service/feeder Entrance Conductors: 2 1/2" rigid conduit, min. 18" deep, w/ continuous Ground Bonding Conductor. Service/Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
- Meter Enclosure, weatherproof, UL Listed.
- Main Disconnect Switch: fused or Main BRKR, weatherproof, UL Listed.
- Service entrance Ground: 3/4" x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding Conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per Item 1b, below.
- 200 AMPERE SERVICE: 3-#2/0-USE-Cu, 1-#4-Cu-GND, 2" Conduit.
- House Panel (PANEL): UL Listed, sized per schedule.
- Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule loads.
- Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

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

ELECTRICAL RISER DIAGRAM: 200A

SCALE: NONE



FLOOR PLAN

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

GENERAL INTERIOR FINISH SCHEDULE:

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

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CUSTOM RESIDENTIAL DESIGN FOR:
CASTAGNA CONSTRUCTION
MARION PLACE - LAKE CITY, FLORIDA
FLOOR PLAN

Celebrating
47
Years of
Service
1972-2019
N.P. Geisler, Architect
LAKE CITY, FL 32055
386-365-4355

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

DATE:
11 NOV 2016

COMM:
201983

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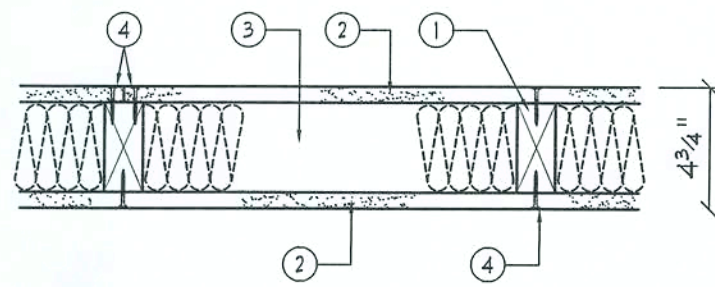
A2
2 OF 9

AR0007005

FIELD "AS-BUILT" NOTES

Design No. U333

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



- 1 Wood Studs-Nom 2 by 4 in. spaced 16 in. D.C. effectively cross-braced.
- 2 Gypsum Wallboard-5/8 in. thick, 4 ft wide, applied either vertically or horizontally screw attached to studs and plates with 1 1/4 in. long Type W steel screws, spaced 12 in. D.C.

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

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

USG Interiors Inc.
United States Gypsum Co.

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

*Bearing the UL Classification Marking

AREA CALCULATION

GROSS FLOOR AREA: 1953.0 SF

GARAGE AREA: 570.7 SF

COVERED ENTRY PORCH AREA: 118.6 SF

COVERED REAR PORCH AREA: 288.1 SF

TOTAL AREA: 2930.4 SF

TEMPERED GLASS NOTES:

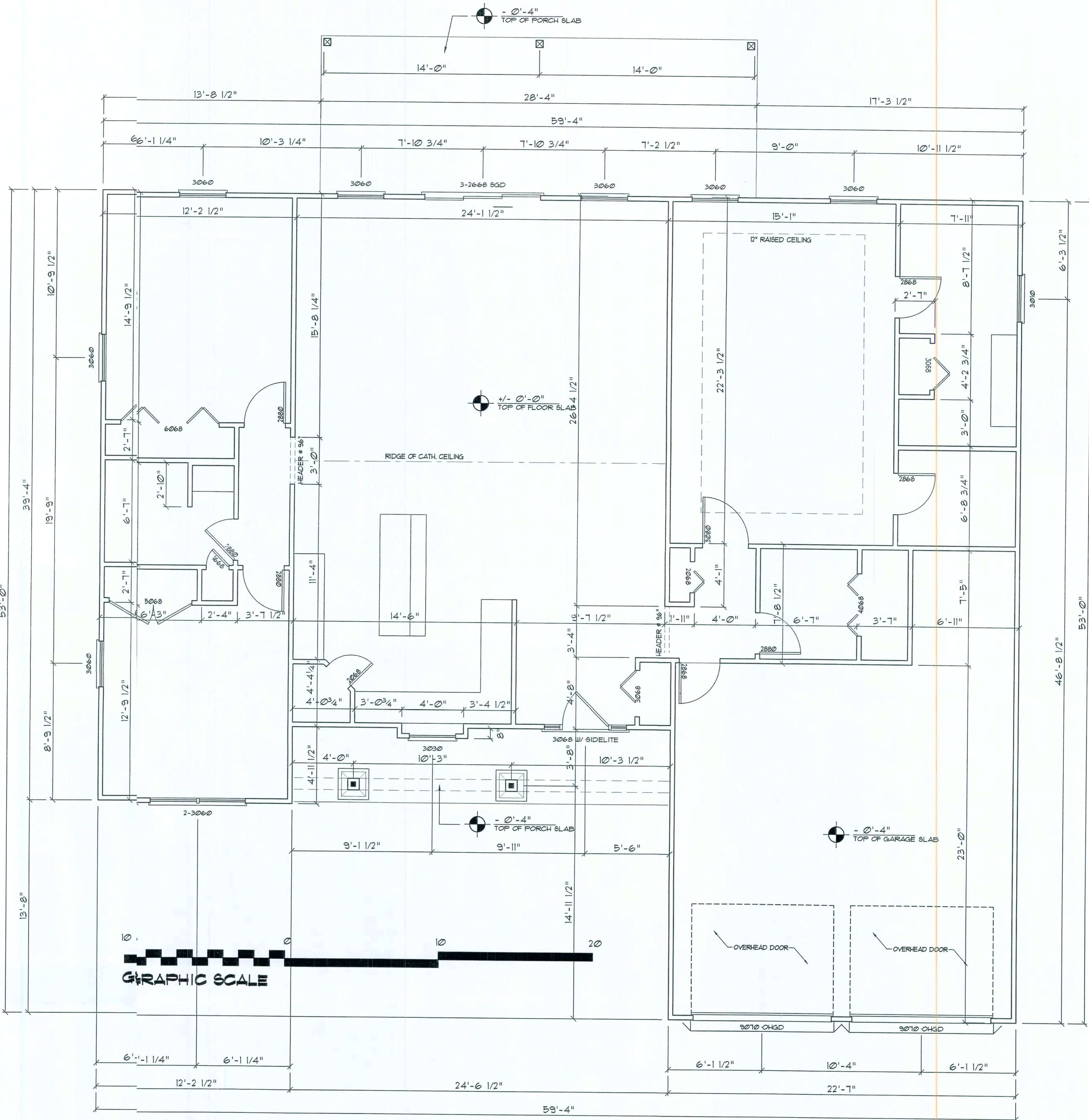
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

1. GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
2. 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.
3. 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 IBC 2405.2(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:

- 4.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT (834 M²).
- 4.2 BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
- 4.3 TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
- 4.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.



GRAPHIC SCALE

DIMENSION PLAN

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

NOTE!
ALL INTERIOR PARTITION WALLS ARE 3 1/2" THICK, UNLESS NOTED OTHERWISE.

NOTE!
ALL EXTERIOR WALLS ARE 2X4 STUDS W/ 1/2" THICK CDX PLYWD. SHEATHING (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!
PROVIDE 2X6 BACKING AT ALL OVERHEAD CABINET LOCATIONS, FLUSH WITH FACE OF FRAMING - TOP OF BACKING TO BE 1'-0" AFF.

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CUSTOM RESIDENTIAL DESIGN FOR:
CASTAGNA CONSTRUCTION
MARION PLACE - LAKE CITY, FLORIDA
DIMENSION PLAN

Outstanding Service
47 Years of Excellence
1972 - 2019
N.P. Geisler, Architect
ARCHITECT
AIA 000000

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

DATE:

11 NOV 2016

DATE:

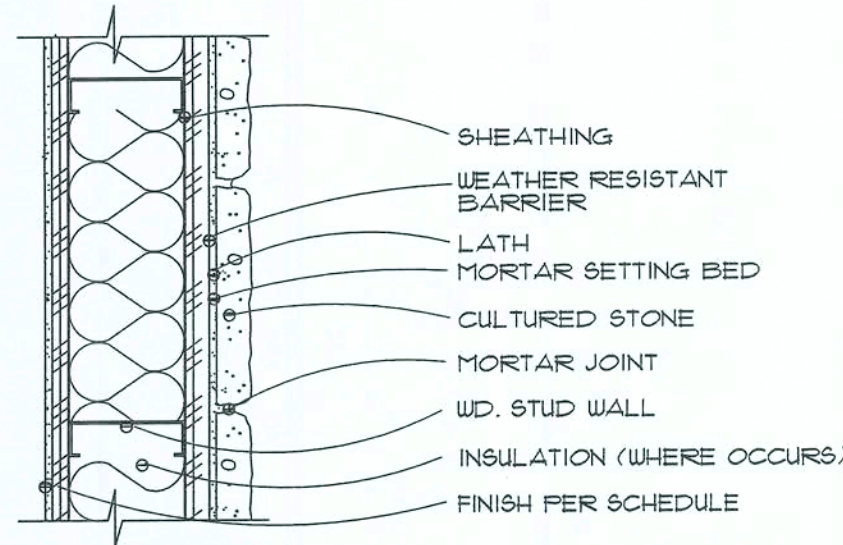
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3 OF 9

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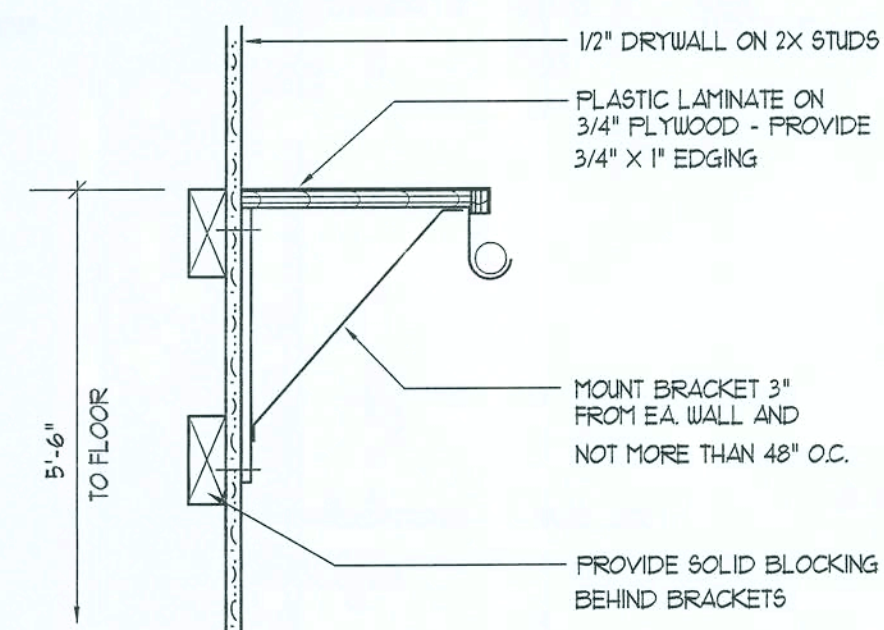


INSTALLATION OVER SHEATHING

CULTURED STONE DET.

SCALE: NONE

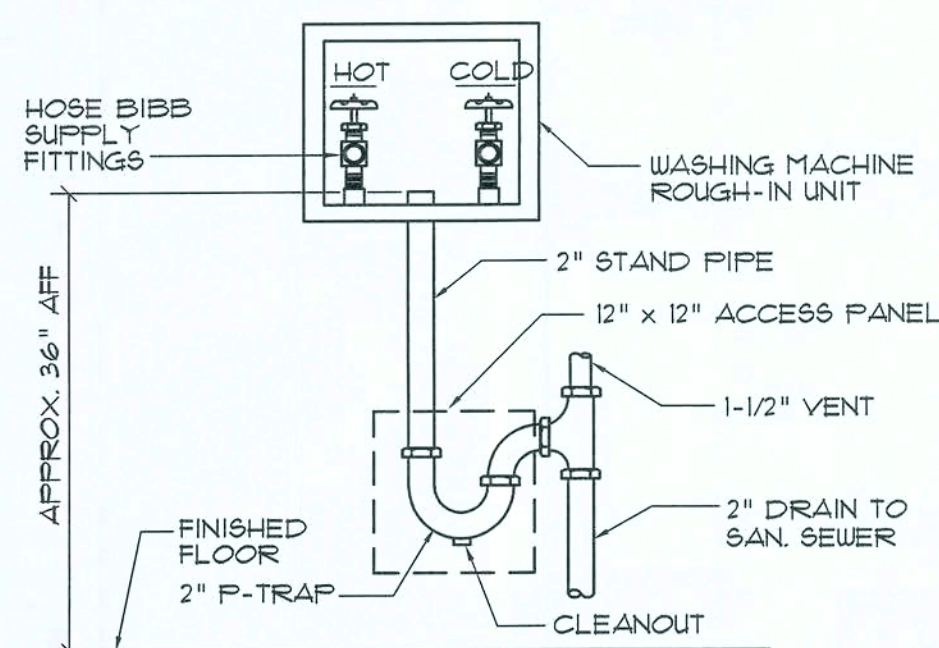
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Closet Rod & Shelf Detail

SCALE: NONE

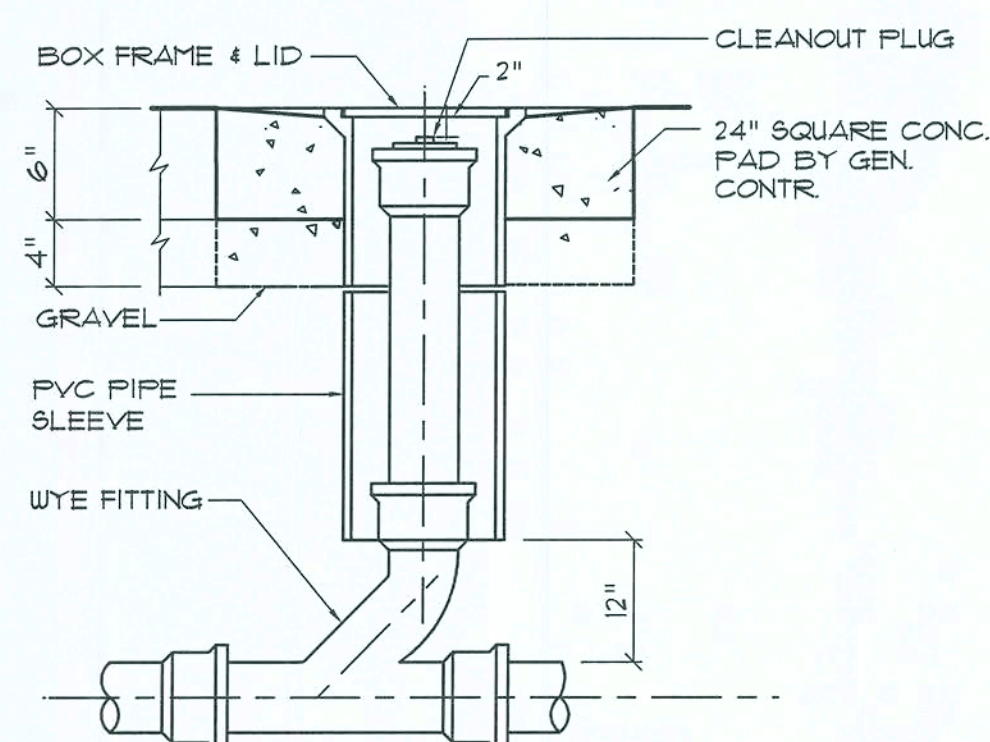
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Washing Machine DET.

N.T.S.

C



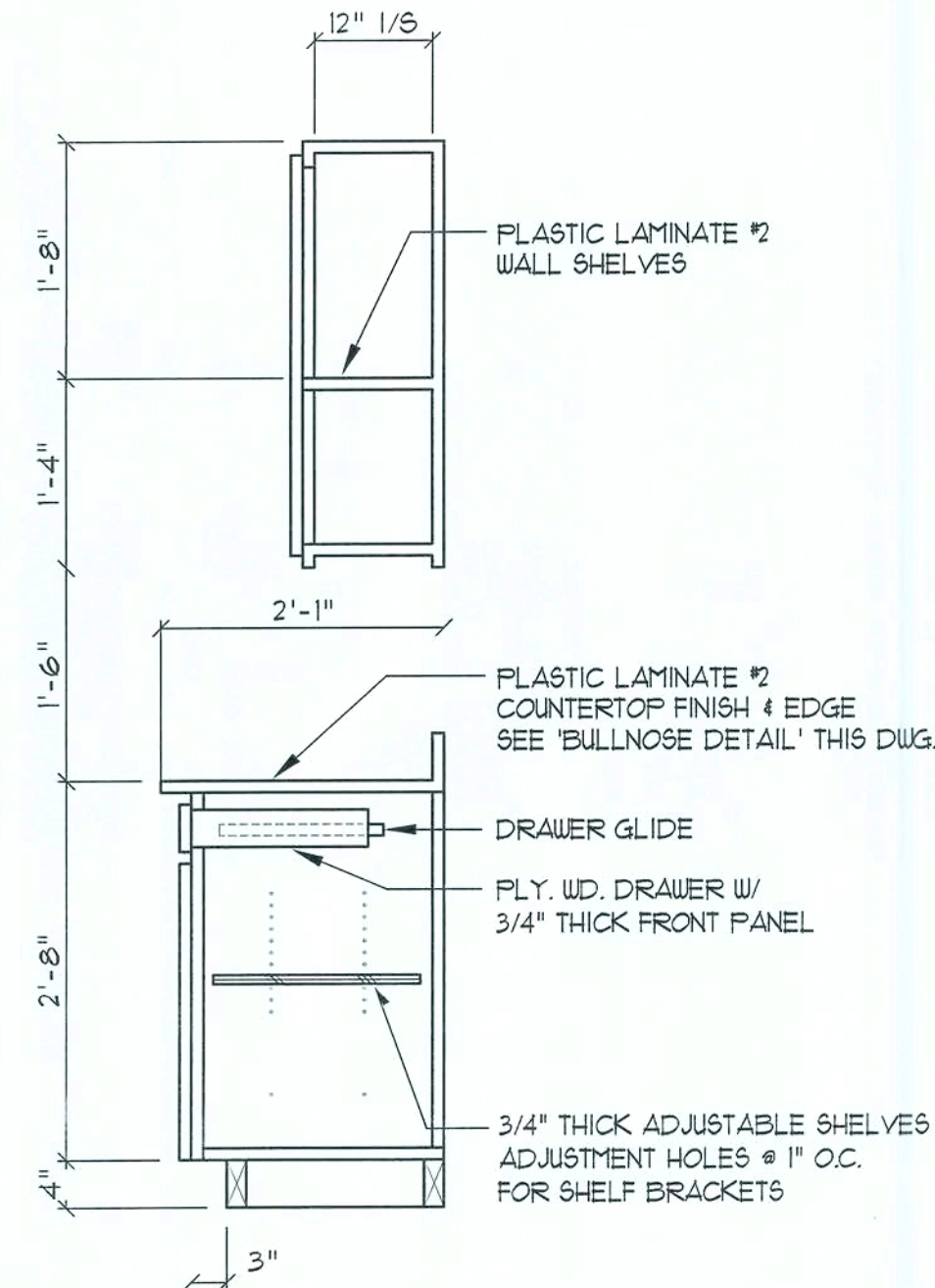
Outdoor Cleanout DETAIL

N.T.S.

D

NOTE:
THESE CABINET DET'S ARE GENERAL IN NATURE & PROVIDE A BASIS FOR ACTUAL CABINET CONSTRUCTION.

NOTE:
PROVIDE 2X6 BACKING AT ALL OVERHEAD CABINET LOCATIONS, FLUSH WITH FACE OF FRAMING - TOP OF BACKING TO BE 1'-0" AFF.



Base & O/H Cab.

SCALE 3/4" = 1'-0"

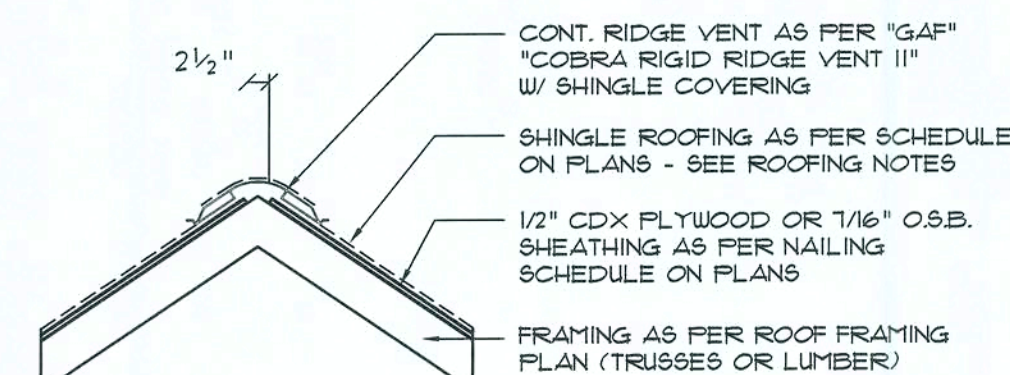
NOTE:
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Typ. Cabinet DET'S

SCALE 3/4" = 1'-0"

E

AREA OF ATTIC	REQ'D LF. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1800 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	510 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	130 SQ.IN.
3000 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	920 SQ.IN.

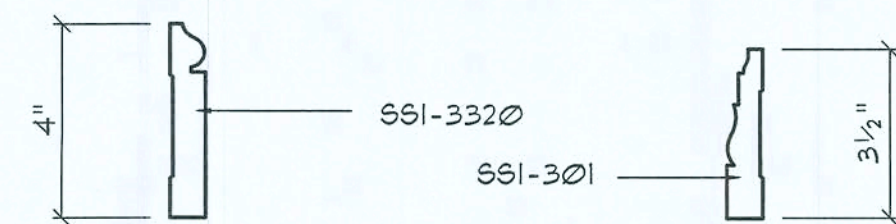
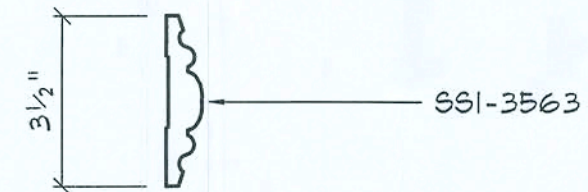
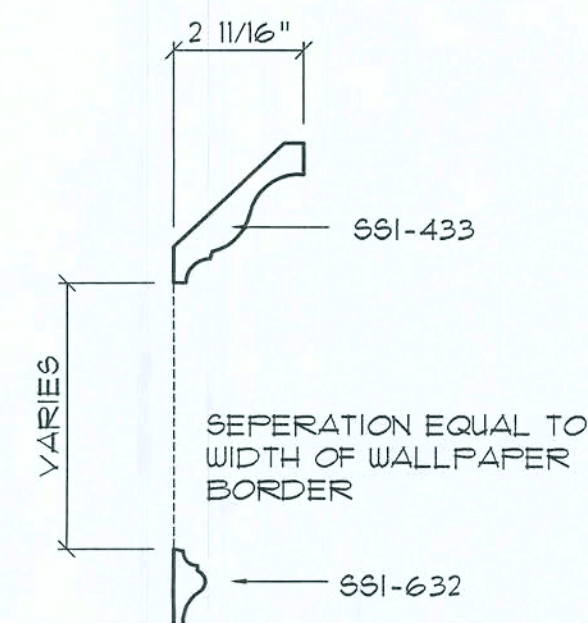


MIAMI/DADE PRODUCT APPROVAL REPORT: #38-0713.05

Ridge Vent DETAIL

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

G1



T1 TRIM

T2 TRIM

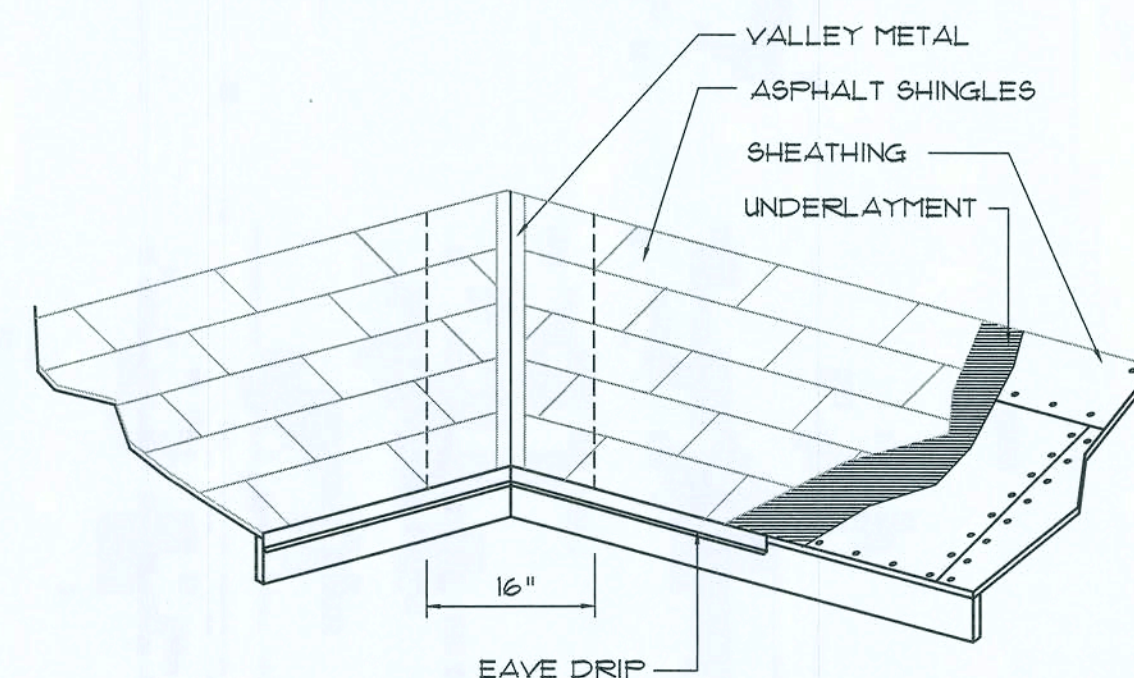
NOTE: 111
ALL PROFILES AS PER S&S CRAFTSMAN, INC., TAMPA FLORIDA TRIM WOOD SPECIES SHALL BE "POPLAR"

Wall/Ceiling Trim DETAIL

SCALE: 3" = 1'-0"

ALTERNATE N°2:
FOR TRIM TYPE T1, 2" DENTAL MOULDING MAY BE INSERTED BETWEEN S91-456 AND S91-3343

F



VALLEY FLASHING

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

Roofing/Flashing DETS.

SCALE: NONE

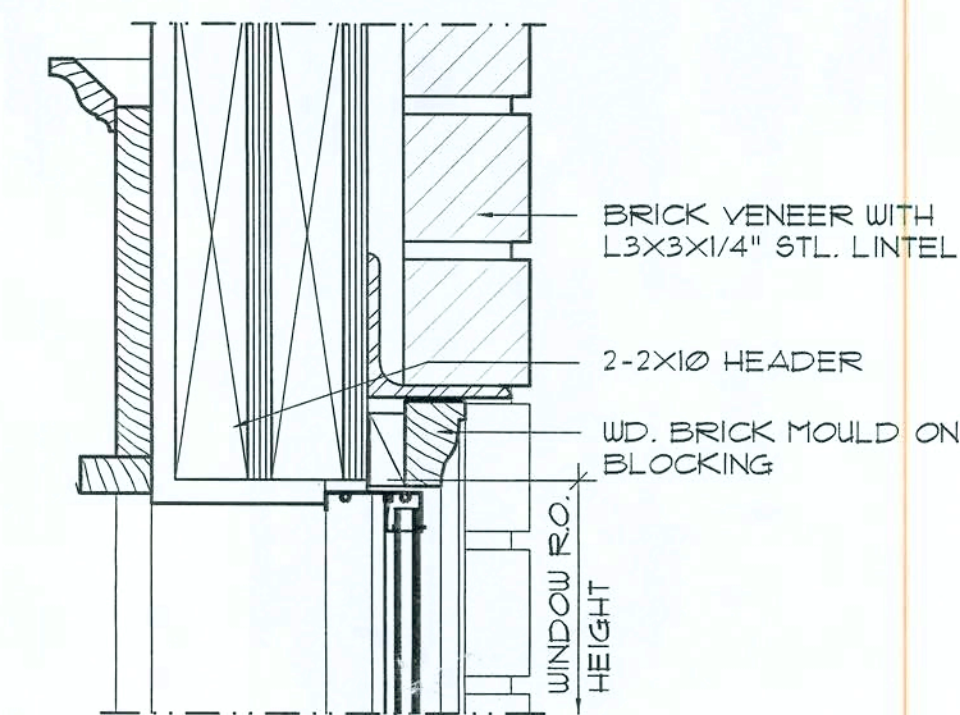
G2



Int. Wall Trim DETAIL

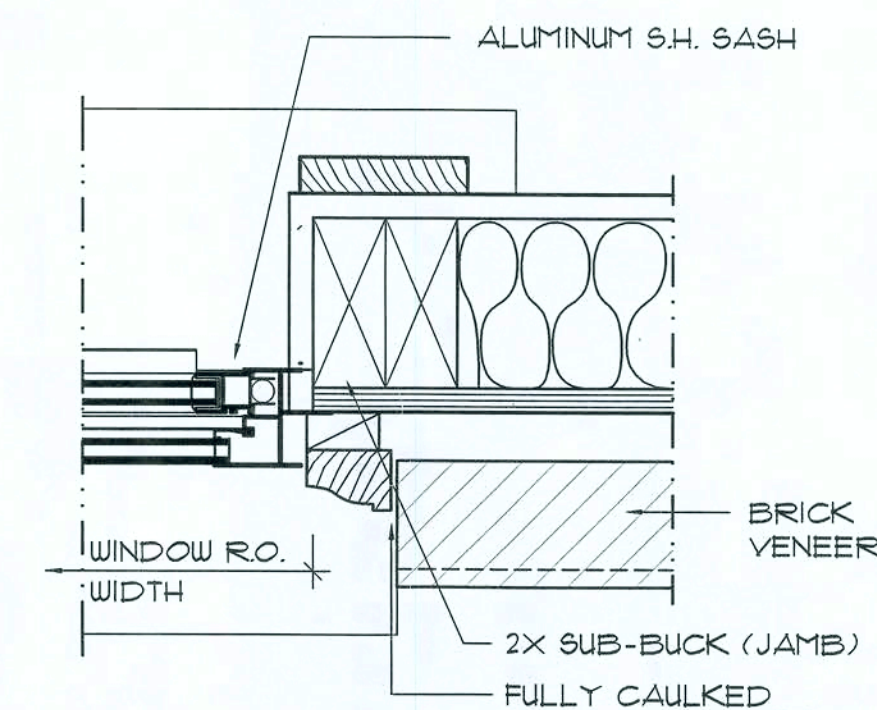
SCALE: 1/2" = 1'-0"

J



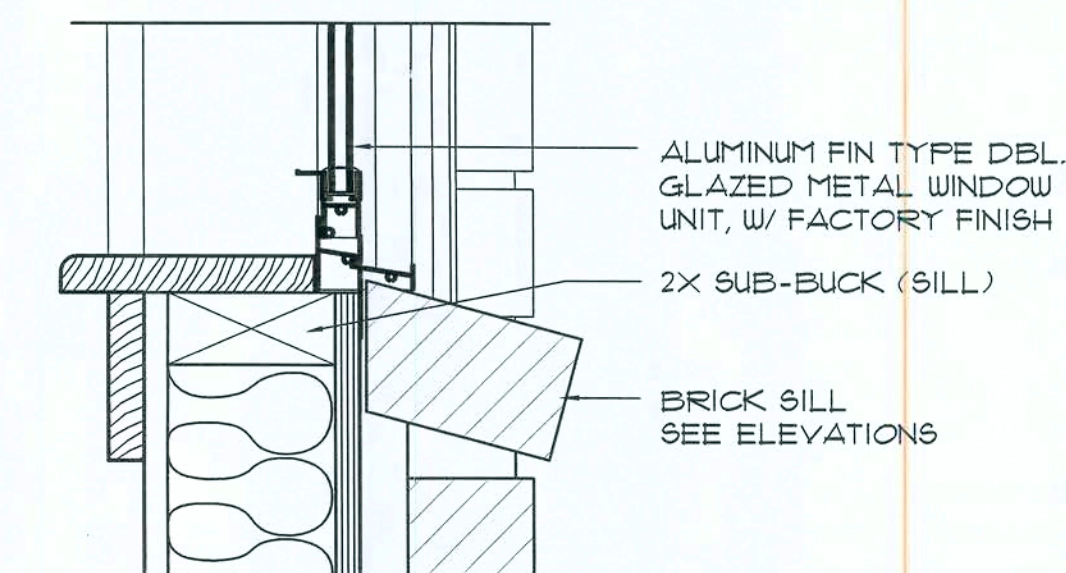
HEAD DETAIL MTL. SASH

1



JAMB DETAIL WOOD SASH

2



SILL DETAIL WOOD SASH

3

Typical Window DET'S

SCALE: 3" = 1'-0"

H

REVISION:

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CUSTOM RESIDENTIAL DESIGN for:
CASTAGNA CONSTRUCTION
MARION PLACE - LAKE CITY, FLORIDA
ARCHITECTURAL DETAILS

Celebrating
47 Years of Service
1972 - 2019
N.P. Geisler, Architect
FL 00000001

NICHOLAS PAUL GEISLER
ARCHITECT
N.C.A.R.B. Certified
758 NW Brown Rd
Lake City, FL 32055
386-368-4355

DATE:
11 NOV 2016

COMM:
2K1983

#SHEET:

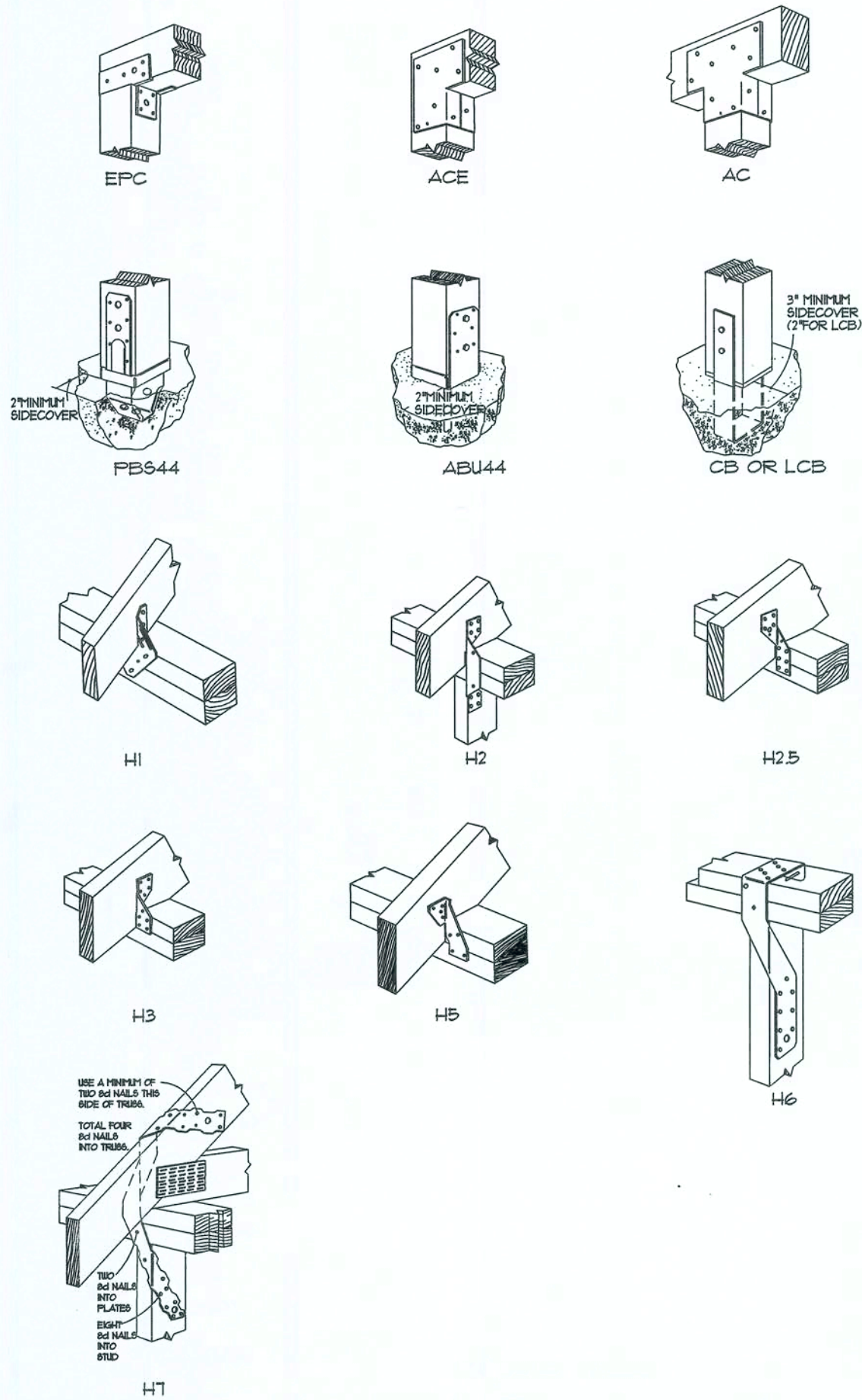
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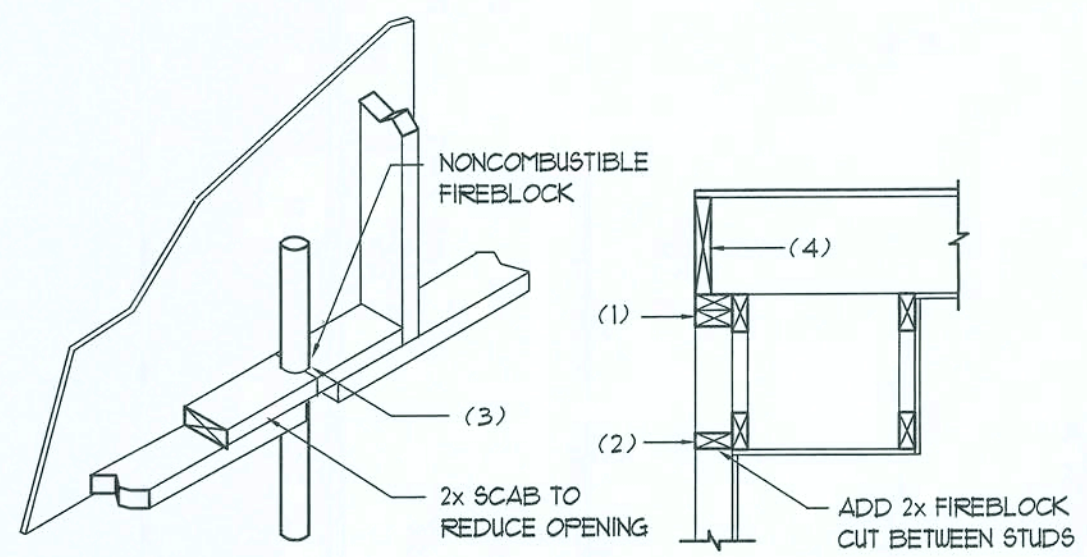
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Typical "Simpson" CONNECTORS

SCALE: NONE



PENETRATIONS

SOFFIT/DROPPED CLG.

FIREBLOCKING NOTES:

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

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROFANEL MULTIFLEX SEALANT"
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.

Fire Stopping DETAILS

SCALE: NONE



GENERAL NOTES:

- THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
- THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
- AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
- THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
- THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING 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.
- ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
- ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE "MINIMUM ENERGY" REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
- ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.
- INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333". BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
- INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-II BATT INSULATION.
- CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GIB ON Ix3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

STANDARD ABBREVIATIONS

@	AT	GALV.	GALVANIZED
#	NUMBER or POUND(S)	HORZ.	HORIZONTAL
=	EQUALS	INS.	INSULATION
Ø	DIAMETER	INT.	INTERIOR
W	WITH	LAV.	LAVATORY
W/O	WITHOUT	LVL.	LAMINATED VENEER LUMBER
CL	CENTERLINE	MAX.	MAXIMUM
&	AND	MIN.	MINIMUM
✓- or ±	PLUS or MINUS	MISC.	MISCELLANEOUS
1'	ONE FOOT	M.O.	MASONRY OPENING
1"	ONE INCH	No. or N.	NUMBER
1/4" or 1/8"	ONE QUARTER INCH	O.C.	ON CENTER
Ød	Ø PENNY	O/H	OVERHEAD
BM	BEAM	OHD	OVERHEAD DOOR
B.O.	BY OTHERS	PLYD.	PLYWOOD
BOT.	BOTTOM	P/T	PRESSURE TREATED
CLG.	CEILING	REINF.	REINFORCING (ED)
CO	CLEANOUT	REQD	REQUIRED
CONC.	CONCRETE	RM.	ROOM
COTG	CLEANOUT TO GRADE	RO.	ROUGH OPENING
DBL.	DOUBLE	SF	SQUARE FEET
DM.	DIMENSION	SGD	SLIDING GLASS DOOR
DN.	DOWN	SHT.	SHEET
ELEV.	ELEVATION	SRH	SUWANNEE RIVER LOG HOMES
EXT.	EXTERIOR	TYP.	TYPICAL
F	FRENCH (DOORS)	VERT.	VERTICAL
FDN.	FOUNDATION	WC	WATERCLOSET (TOILET)

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 130 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:

FOOTING DESIGN IS BASED UPON 10,000 PSF 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 REQUIRE FOUNDATION MODIFICATIONS.

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

BUILDING CODE: 2014 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.

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 1603.6
- CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS. FBC 1603.4.4
- IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" FROM BUILDING SIDE WALLS. FBC 1603.4.4
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION BETWEEN WALL COVERINGS AND FINAL EARTH GRADES SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1603.16
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1616.11
- SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1616.12
- BOXED AREAS IN CONCRETE FLOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE 1" OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1616.13
- MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1616.14
- CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR OR SOIL TREATMENT. FBC 1616.15
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1616.16
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. FBC 1616.16
- ALL BUILDINGS ARE REQUIRED TO HAVE PER-CONSTRUCTION TREATMENT. FBC 1616.17
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC 1616.17
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.13
- NO WOOD, VEGETATION, STUMPS, CORDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.14

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Gable Construction, Wood Trusses @ 24" O.C.
Walls: 2x4 Wood Studs @ 16" O.C.
Floor: 4" Thk. Concrete Slab W/ Fiberglass Concrete Additive
Foundation: Continuous Stemwall Footer

ROOF DECKING

Material: 1/2" CD Plywood or 1/6" OSB.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: 8d Ring Shank Nails per schedule on sheet A1

SHEAR WALLS

Material: 1/6" OSB, "WindStorm", 48" x 96", 109", 121" OR 145"
Sheet Size: 48"x96" (109", 121" OR 145") Sheets Placed Vertical
Fasteners: 8d Ring Shank Nails @ 4" O.C. Edges & 8" O.C. Interior
Dragstrut: Double Top Plate (3xP) W/ 2 - 16d Nails @ 12" O.C.
Wall Studs: 2x4 SPF Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: Simpson HD2a @ Ea. Truss End (Tgo. U.O.N.)
Wall Tension: Wall Sheathing Nailing is Adequate @ 8d @ 4" O.C. Top & Bot.
Anchor Bolts: 1/2" A307 @ 48" O.C. - 1st Bolt 8' from corner
Corner Hold-down Device: Simpson HD2a, ea. corner

FOOTINGS AND FOUNDATIONS

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

		BUILDING COMPONENTS & CLADDING LOADS MEAN BUILDING HEIGHT = 30.0', EXPOSURE "B" ROOF ANGLE 1° TO 21°			
		WIND SPEED 10 MPH	WIND SPEED 120 MPH	WIND SPEED 130 MPH	WIND SPEED 140 MPH
ROOF 1° TO 21°	1	10	12.0 / -19.9	14.9 / -23.7	17.5 / -27.8
	2	20	14.4 / -18.4	13.6 / -23.0	16.0 / -27.0
	3	50	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0
	2	10	12.5 / -34.7	14.9 / -41.3	17.5 / -48.4
	2	20	14.4 / -31.9	13.6 / -38.0	16.0 / -44.6
	2	50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4
	3	10	12.5 / -51.3	14.9 / -61.0	17.5 / -71.6
	3	20	14.4 / -47.9	13.6 / -57.1	16.0 / -67.0
	3	50	10.0 / -43.5	11.9 / -51.8	13.9 / -60.8
	3	20	14.4 / -47.9	13.6 / -57.1	16.0 / -67.0
WALL	4	10	21.8 / -23.6	25.9 / -34.7	30.4 / -33.0
	4	20	20.9 / -22.6	24.1 / -26.9	29.0 / -31.6
	4	50	19.5 / -21.3	23.2 / -25.4	27.2 / -29.8
	5	10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7
	5	20	20.9 / -27.2	24.1 / -32.4	29.0 / -38.0
	5	50	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING

BUILDING HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66

STRUCTURAL DESIGN CRITERIA:

- THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2011 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
- WIND LOAD CRITERIA: RISK CATEGORY: 2
BASED ON ANSI/ASCE 7-10. 2014 FBC 1609-A WIND VELOCITY: $V_{ULT} = 130$ MPH
 $V_{ASP} = 108$ MPH
- ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 20 PSF
SUPERIMPOSED LIVE LOADS: 20 PSF
- FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 25 PSF
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL 40 PSF
BALCONIES 60 PSF
- WIND NET UPLIFT: ARE AS INDICATED ON TRUSS SHOP DRAWINGS

SYMBOLS

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

	TYPE OF ELEVATION MARK USED TO INDICATE A PREFERRED TARGET ELEVATION - TRUE MEASUREMENT.
	TYPE OF ELEVATION MARK USED TO INDICATE THE TOP OF A LOG WALL STACK - NOMINAL ONLY.
	TYPE OF DETAIL MARK USED TO INDICATE A SECTION OR DETAIL ASSOCIATED WITH A PLAN VIEW
	TYPE OF DETAIL MARK USED TO INDICATE A SECTION 1st SECTION "A" ON SHEET "A5" TAIL INDICATES DIRECTION OF VIEW
	TYPE OF SECTION MARK USED TO INDICATE A VIEW TAKEN IN THE DIRECTION OF THE ARROW I.E. SECTION "A" FOUND ON "D6a" OF THE PROJECT MANUAL

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER MODEL	CAP.
TRUSS TO WALL:	SIMPSON HD2a	535#
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT. W/ 28 - 16d NAILS	1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO FOUNDATION:	5/8" THRU-BOLT	3340#
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1700#
PORCH POST TO FND:	SIMPSON ABU44	2200#
MISC. JOINTS	SIMPSON A34	3157/240#

NOTE:

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

NOTE:

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

NOTE:

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

NOTE:

"SEMCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #35-081815

NOTE:

"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #31-010705, #36-112611, #39-062304
SECOI NER-443, NER-333

GENERAL NAILING SCHEDULE:

NUMBER OF NAILS FOR CONNECTING WOOD MEMBERS:	COMMON NAILS	Nr. / SPACING
BRIDGING TO JOIST, TOE NAIL	16d	2 EA, END
2" SUBFLOOR TO JOIST		
BLIND & FACE NAILING	16d	2
SOLE PLATE TO JOIST OR BLOCKING		
FACE NAILED	16d	16" O.C.
TOP OR SOLE PLATE TO STUD		
END NAILED	16d	2
STUD TO SOLE PLATE, TOE NAILED	8d	3 OR 2 16d
DOUBLE STUDS, FACE NAILED	16d	24" O.C.
DOUBLE TOP PLATES, FACE NAILED	16d	16" O.C.
TOP PLATES - LAPS & INTERSECTIONS		
FACE NAILED	16d	2
1 X 6 SHEATHING TO EACH POINT OF BEARING, FACE NAILED	8d	2
BUILT-UP CORNER STUDS, FACE NAILED	16d	30" O.C.
BUILT-UP GIRDERS & BEAMS	20d	32" O.C. @ TOP & BOTTOM
		4 STAGGERED - 2 @ EA, END
		4 SPLICES
3/4" PLYWOOD SUBFLOORING	8d	6" O.C. @ EDGES
		10" O.C. @ INTERMEDIATE
OSB SHEATHING, 1/6" THICK	8d	6" O.C. @ EDGES
		10" O.C. @ INTERMEDIATE
1/8" FIBERBOARD SHEATHING	6d	3" O.C. @ EDGES
		6" O.C. @ INTERMEDIATE

- NAILS, BOLTS AND OTHER METAL CONNECTORS WHICH ARE USED IN LOCATIONS EXPOSED TO THE WEATHER SHALL BE GALVANIZED OR OTHERWISE CORROSION RESISTANT.
- IN GENERAL, NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO, OR GREATER.
- THERE SHALL BE NOT LESS THAN 2 NAILS PER CONNECTION.
- GLUING SHALL NOT BE CONSIDERED AN ACCEPTABLE CONNECTOR IN LIEU OF THOSE SPECIFIED HEREIN.
- FORMED METAL CONNECTORS, AS PER THE SCHEDULE HEREIN, SHALL HAVE THE NUMBER OF NAILS INSTALLED AS REQUIRED BY THE MANUFACTURER, OR AS DIRECTED BY THE PLANS.
- NAILS PROJECTING BEYOND THE LAST WOOD MEMBER SHALL BE CLINCHED, WHEREVER POSSIBLE.
- NOTES IN THE "PLANS" PACKAGE OF THE CONSTRUCTION DOCUMENTS SUPERSEDE SIZE & SPACINGS OF NAILS CONTAINED HEREIN.

REVISION:

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N.P. Gessler, Architect

DRAWN:

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CUSTOM RESIDENTIAL DESIGN FOR:
CASTAGNA CONSTRUCTION
MARION PLACE - LAKE CITY, FLORIDA
STRUCTURAL INFORMATION



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

DATE:

11 NOV 2016

COMM:

2K1983

SHEET:

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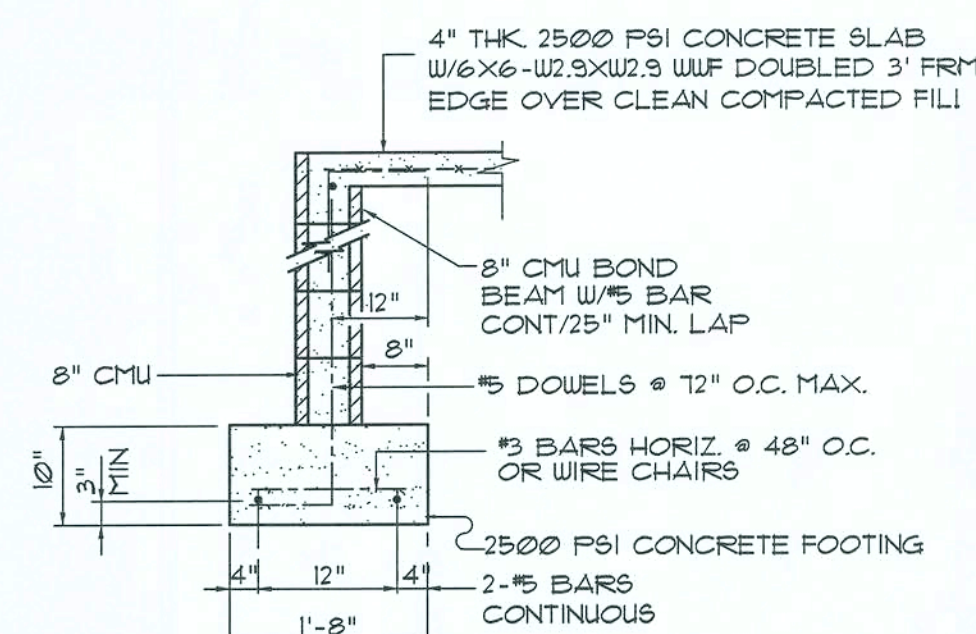
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CONCRETE / MASONRY / METALS GENERAL NOTES:

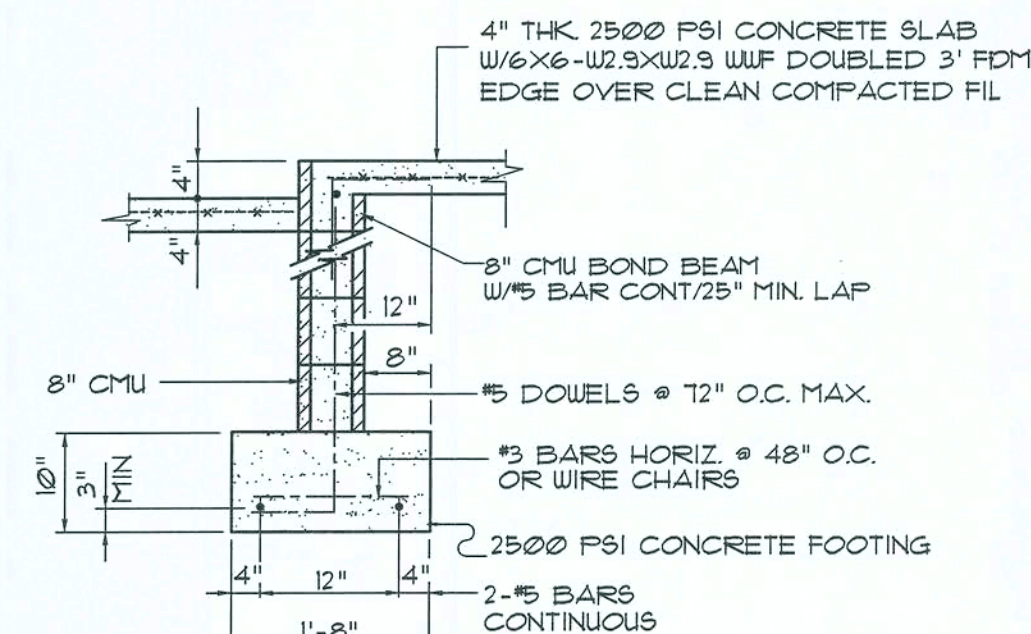
- DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS. TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE STABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS, BOTH SUB-SOIL AND FILL/COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 150 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 2" 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 = 25 KSI.
- CONCRETE SHALL BE STANDARD MIX F'C = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD JUMP MIX F'C = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACEMENT. MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - F'm = 1900 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 A25, AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY STANDARDS FOR STRUCTURAL STEEL APPLICATIONS."

EXTERIOR WALL SHEATHING:
APPLY VERTICALLY, "WINDSTORM" 7/16" OSB 48" X 96", 129"21" OR 145" SHEATHING, FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d RING SHANK NAILS @ 3" O.C. OR 8d RING SHANK NAILS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d RING SHANK NAILS @ 6" O.C. OR 8d R.S. NAILS @ 8" O.C.

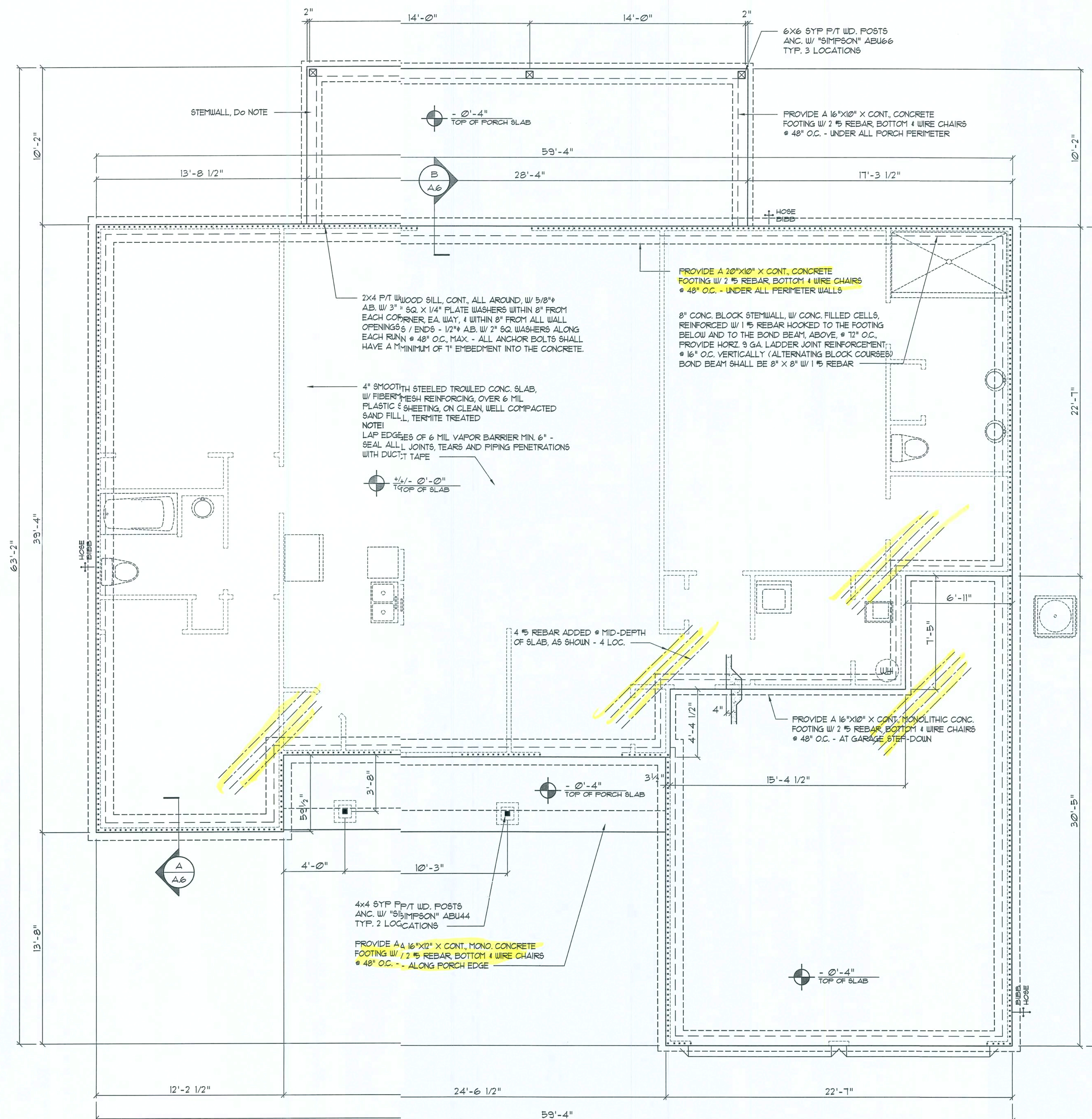
NOTE!
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - EA. LIFT SHALL BE COMPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.



SECTION A
SCALE: NONE



SECTION B
SCALE: NONE



Foundation PLAN

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

----- SHEAR WALL SEGMENTS, SEE A.6
(ALL EXT. WALLS, LESS DOOR OPENINGS,)

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2011 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

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

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

NOTE!
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS FOR THE TRUSS. ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 40 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

CONSTRUCTION NOTES

- FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
- ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2001 FBC - SEE A.6
- PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. EQUIPMENT, WOOD BURNING STOVES, AND FIREPLACES.
- VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
- CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLARIFICATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
- ROOF & FLOOR TRUSS FRAMING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND FRAMING MEMBERS.
- SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS USUALLY INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNERS RECOMMENDED BUILDING PROCEDURES, CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
- IF GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
- DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

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DRAWN:

np8

CUSTOM RESIDENTIAL DESIGN FOR:
CASTAGNA CONSTRUCTION
MARION PLACE - LAKE CITY, FLORIDA
FOUNDATION PLAN

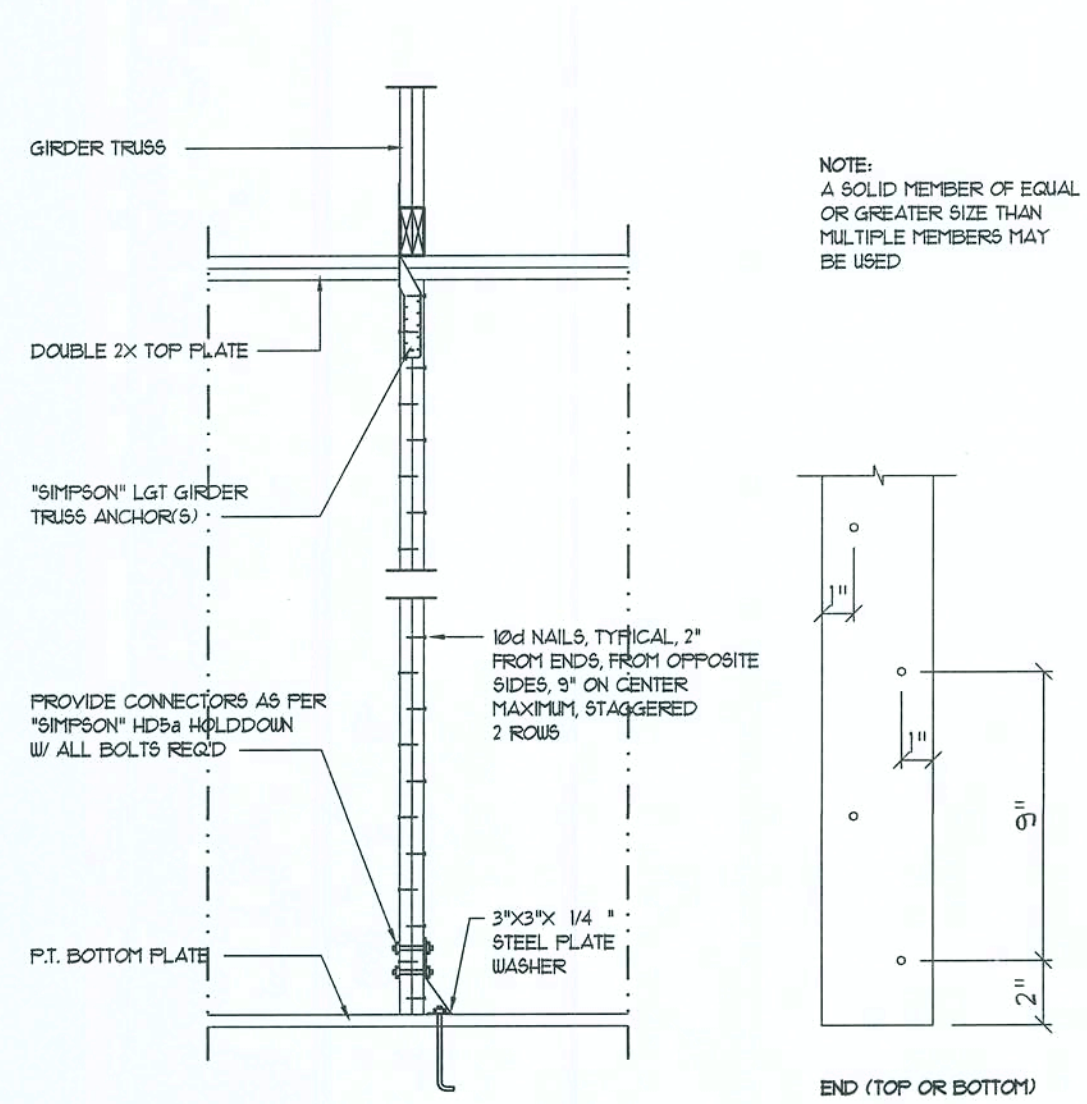
Celebrating
47 Years of Service
1972-2019
N.P. Geisler, Architect
ARCHITECT
AR0007005

**NICHOLAS
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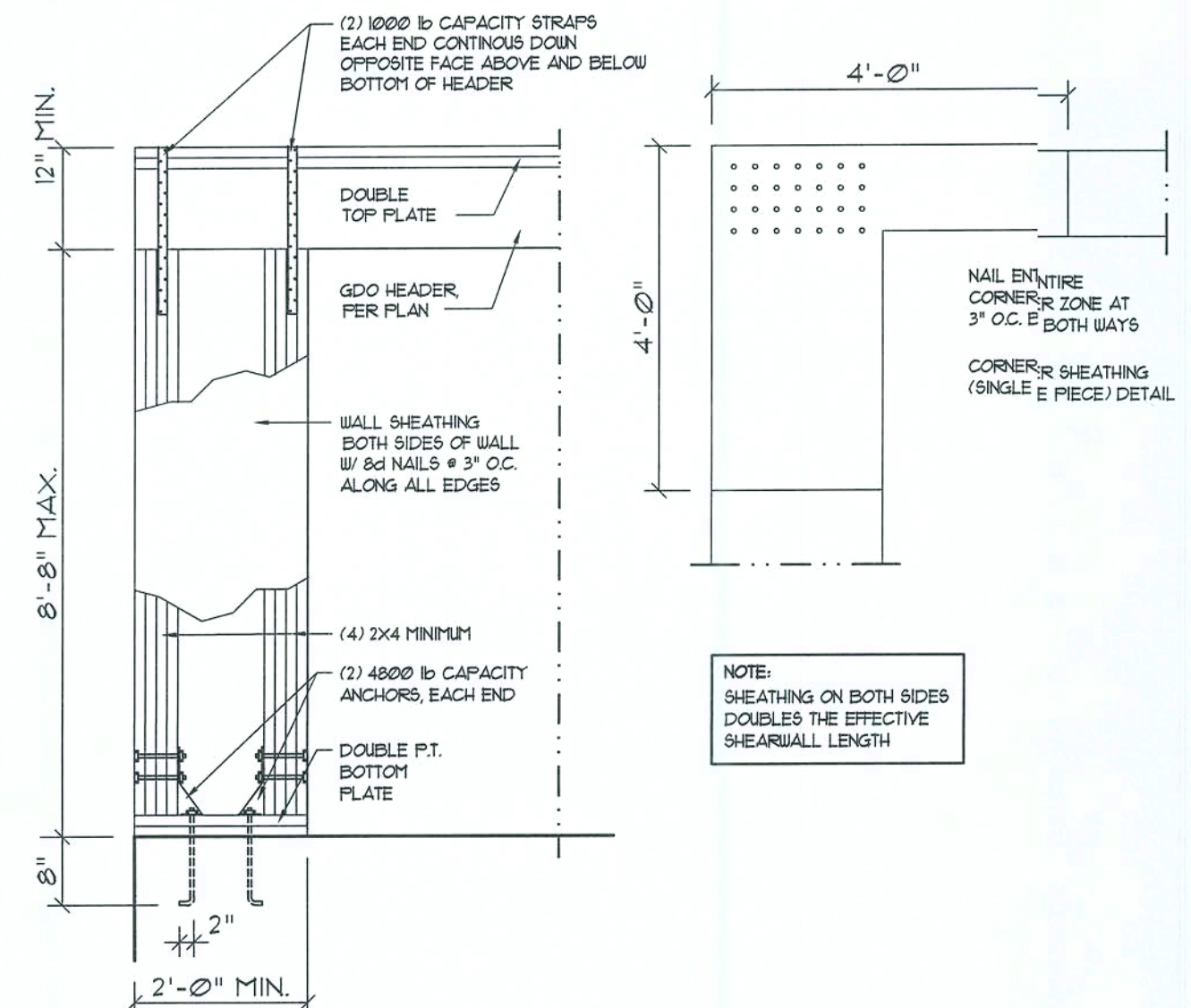
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6 OF 9

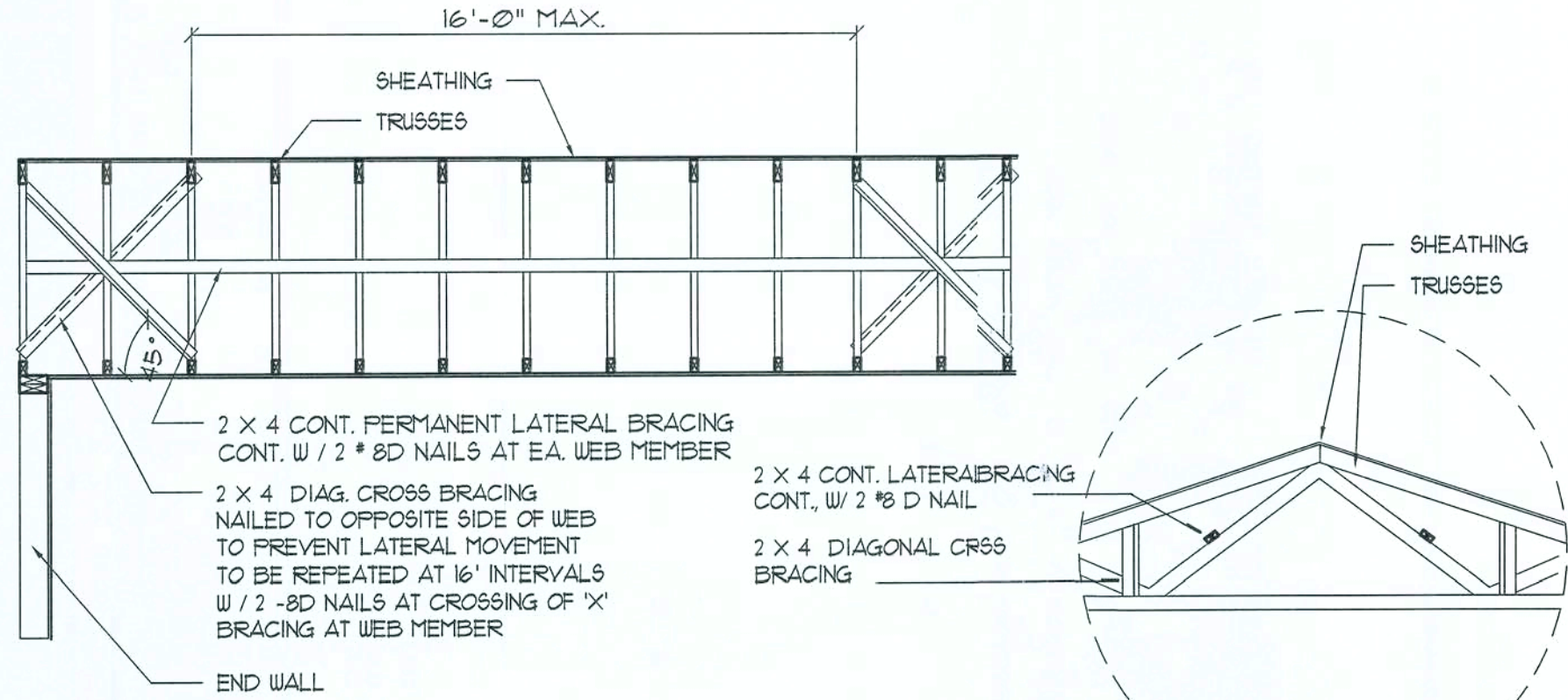
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Girder Truss Column DET.
SCALE: 1/2" = 1'-0"

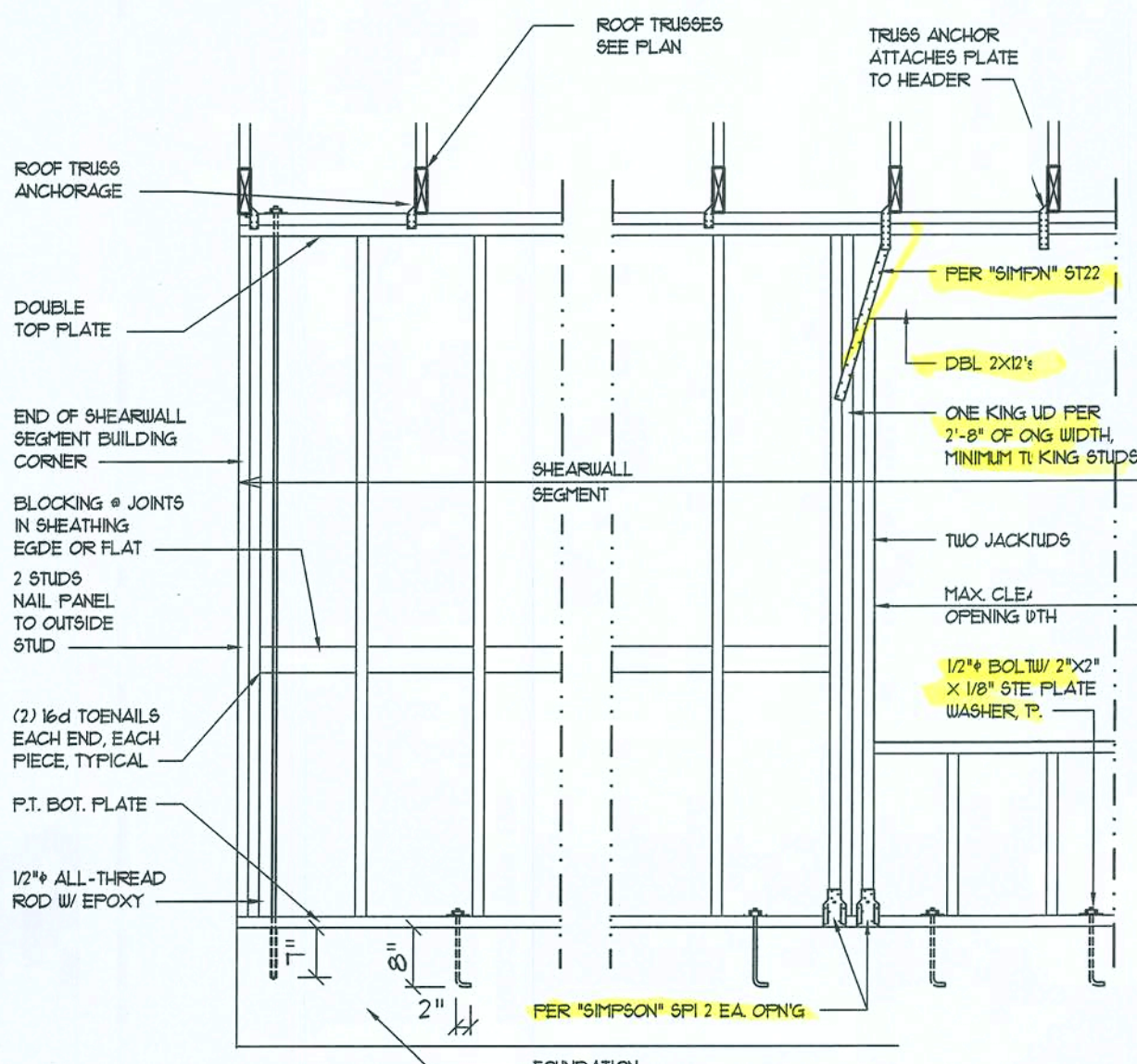


Garage End Wall DETAILS
SCALE: 1/2" = 1'-0"



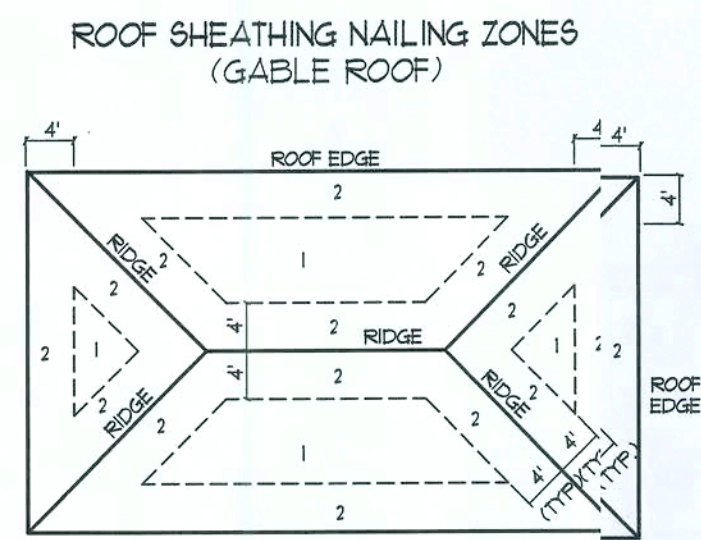
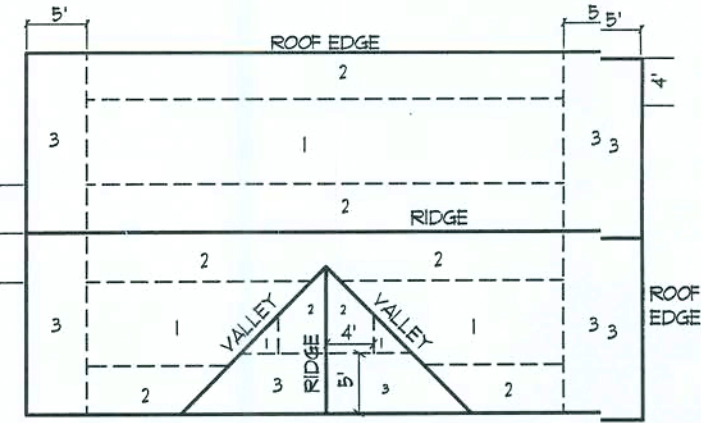
TYP. PERMANENT TRUSS BRACING DIA.
NTS
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

Truss Bracing DETAILS
SCALE: AS NOTED



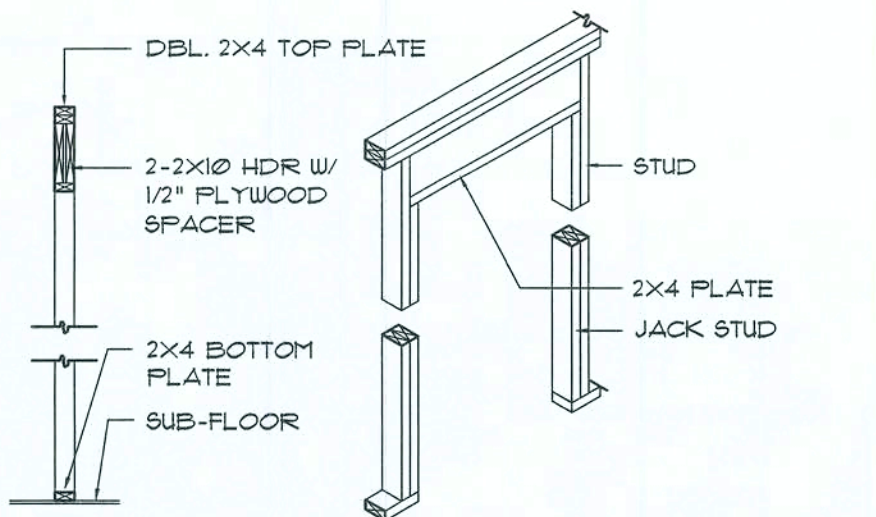
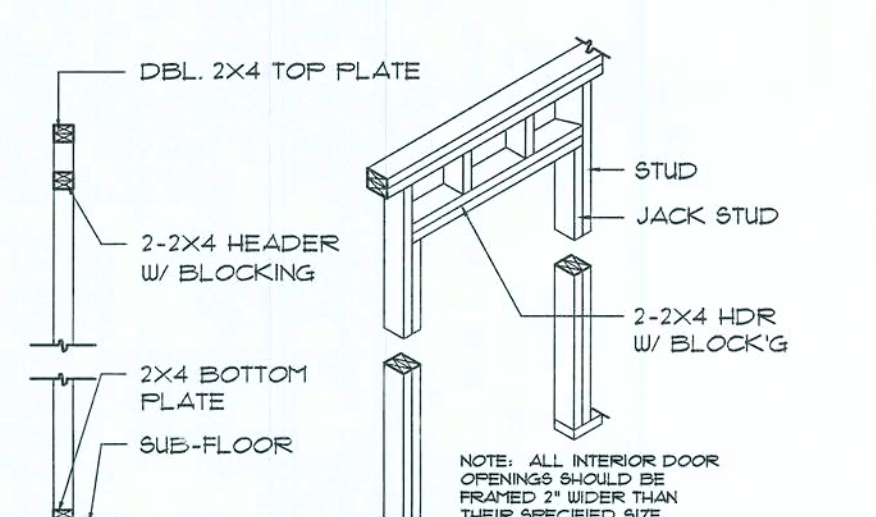
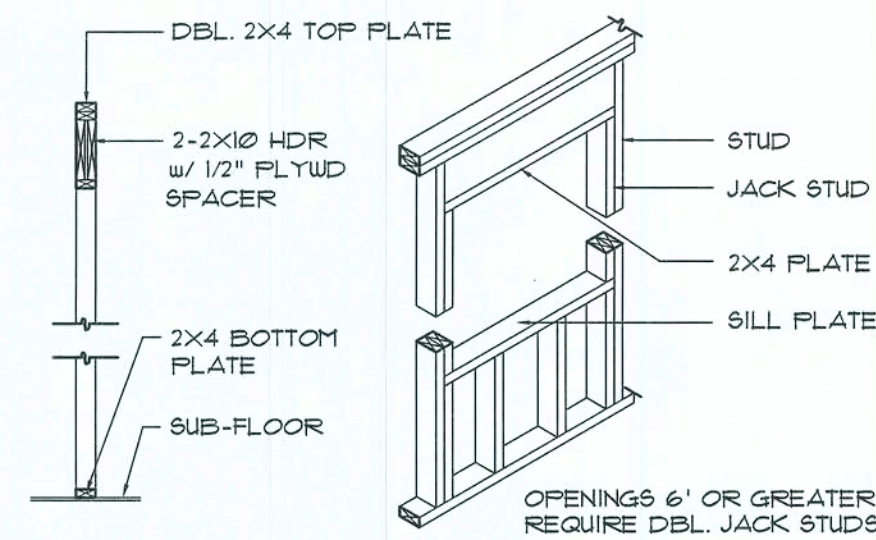
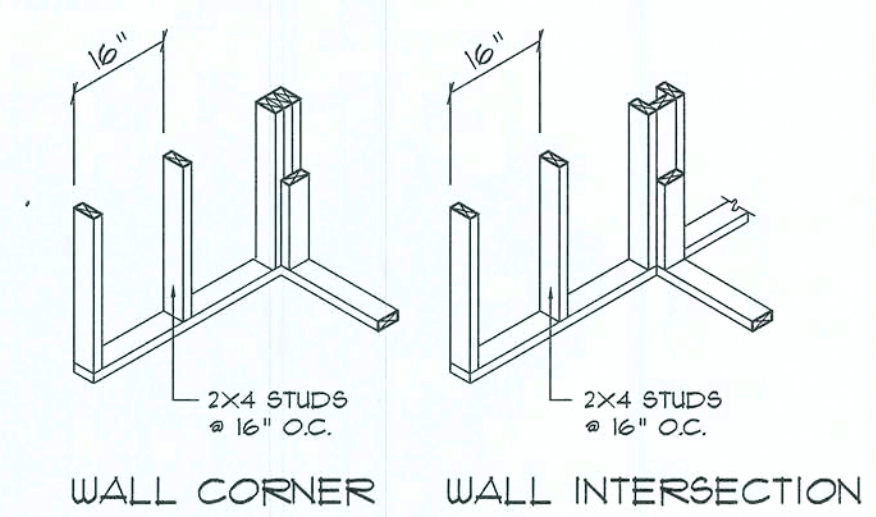
Shear Wall DETAILS
SCALE: NONE

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

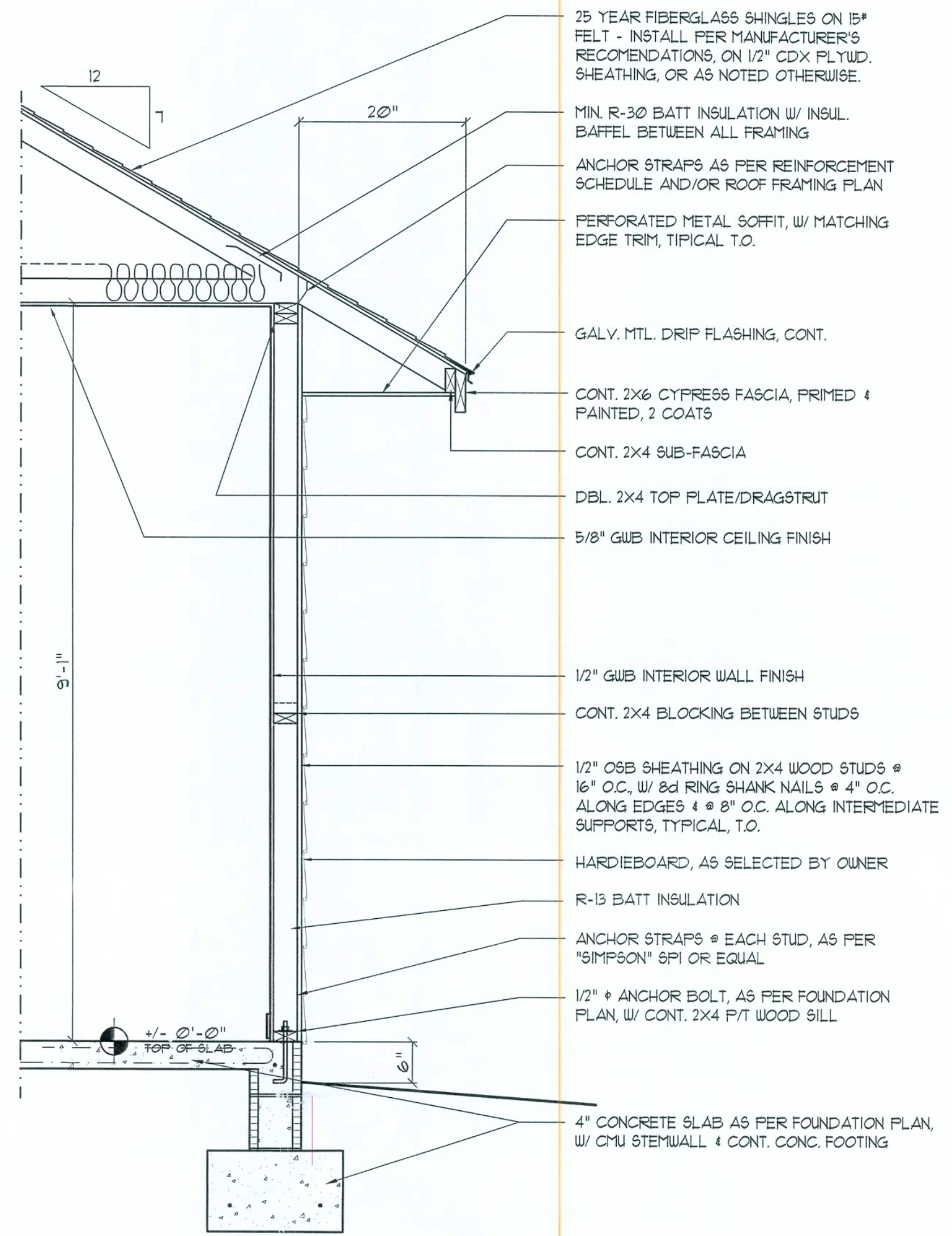


Roof Nail Pattern DET.
SCALE: NONE

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

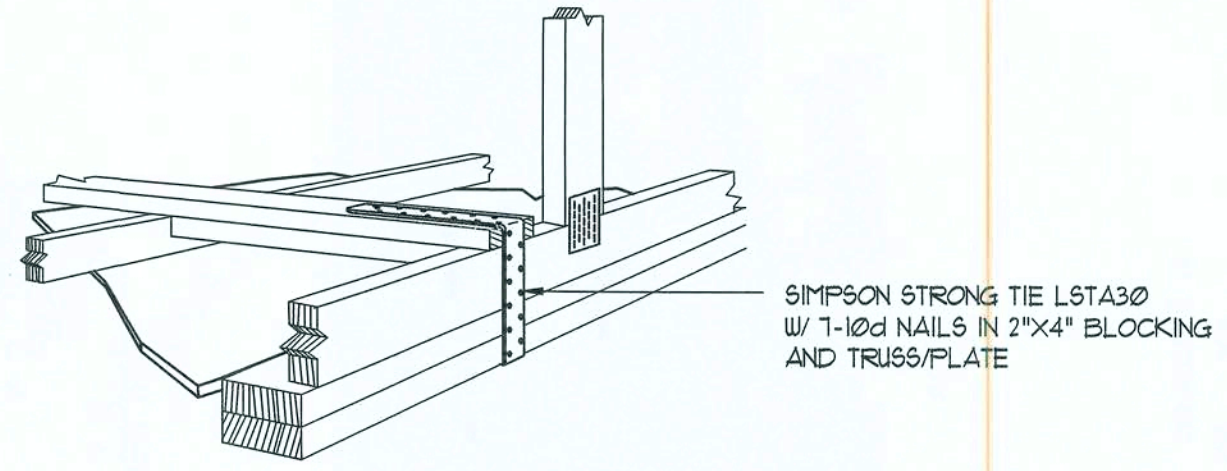


Wall Framing/ Header DET'S
SCALE: NONE

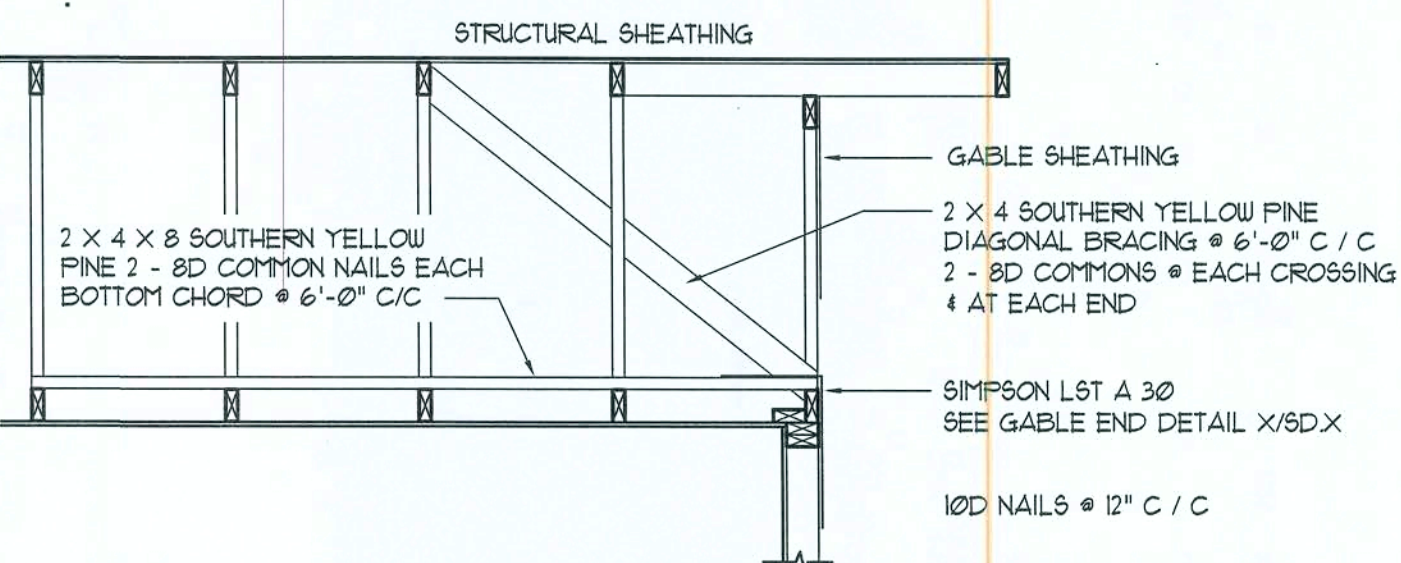


Typical Wall SECTION
SCALE: 3/4" = 1'-0"

EXTERIOR WALL SHEATHING:
APPLY VERTICALLY, "WINDSTORM" 1/4" OSB 48" x 96", 108", 121" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d RING SHANK NAILS @ 3' O.C. OR 8d RS. NAILS @ 4' O.C. FASTEN TO EACH STUD WITH EITHER 6d RING SHANK NAILS @ 6" O.C. OR 8d RS. NAILS @ 8" O.C.



GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR
SCALE: NONE



END WALL BRACING FOR CEILING DIAPHRAGM
NTS
(ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

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CUSTOM RESIDENTIAL DESIGN FOR:
CASTAGNA CONSTRUCTION
MARION PLACE - LAKE CITY, FLORIDA
STRUCTURAL DETAILS

Celebrating
47 Years of Service
1972-2019
N.P. Gensler, Architect
ARCHITECT
N.C. STATE LICENSE
3867-5562-1355

NICHOLAS PAUL GEISLER
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1758 NW Brown Rd.
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DATE:
11 NOV 2016
COMME:
2K1983
SHEET:
A.7
7 OF 9

17 NOV 2019
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FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a	750#
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT. W/ 28 - 16d NAIL	1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO STUD:	SIMPSON 5P2	1065#
STUD TO SILL:	SIMPSON 5P1	585#
PORCH BEAM TO POST:	SIMPSON PC66/EPC66	1700#
PORCH POST TO FND.:	SIMPSON ABU66	2300#
MISC. JOINTS	SIMPSON A34	3151/240#

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

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

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

NOTE:
"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #T1-0107.05, #36-1126.11, #39-0623.04
SBCCI NER-443, NER-393

WOOD STRUCTURAL NOTES

- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".
- WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N°2 HEM-FIR OR BETTER.
- CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

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.

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

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

SHOP DRAW COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE SUGGESTED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWING LOADS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONSTRUCTION DOCUMENTS.

THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE MATCHED TO STANDARD PRODUCT UPLIFT RATINGS FOR COMPARABLE UPLIFT CONNECTORS, AND THAT THE PRODUCTS THAT PROVIDE EQUAL OR GREATER UPLIFT RESISTANCE FOR THE LISTED LOADS MAY BE USED IN LIEU OF THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIAL.

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

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

DBL. 2X12 SYP N° 2 BEAM, W/ 1/2" PLYWOOD FLITCH PLATE - ASSEMBLE AS PER DETAIL ON SHEET A.8 - EA. PORCH (4 LOCATIONS)

CONSTRUCT EXTERIOR WALLS W/ 2 TOP PLATES & 1 SILL PLATE, 2X4 STUDS @ 16" O.C., ANCHOR TOP PLATE TO SILL W/ "Windstorm" OSB SHEATHING - APPLIED W/ 8d RING SHANK NAILS @ 4" O.C. ALONG EDGES & 8" O.C. ALONG INTERMEDIATE SUPPORTS

2X4 SUB-FASCIA, TYPICAL @ ALL TRUSS EAVES & GABLE ENDS

FASTEN TOP PLATE WITH 2x6d NAILS @ 12" O.C., TYPICAL T.O.

ANCHOR ALL TRUSSES W/ "SIMPSON" H2.5a STRAPS @ EA. POINT OF BEARING

22 LF RIDGE VENT

+ 9'-0" TOP OF WALL PLATE

DBL. 2X12 SYP N° 2 BEAM, DO. NOTE

NOTE!
PROVIDE STEEL LINTELS AT ALL WINDOW/DOOR HEADS TO CARRY BRICK, ABOVE: L 4 X 2 X 1/4" FOR SPANS UP TO 1'-0" AND L 4 X 2 X 3/8" FOR SPANS OVER 1'-0". LENGTH = SPAN + 8"

Roof PLAN

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

NOTE!
SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d RING SHANK NAILS - AS PER DETAIL N ON SHEET A.1

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2017 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!
REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET A.1 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES. MINIMUM SIZE ALLOWABLE IS 2-2X12

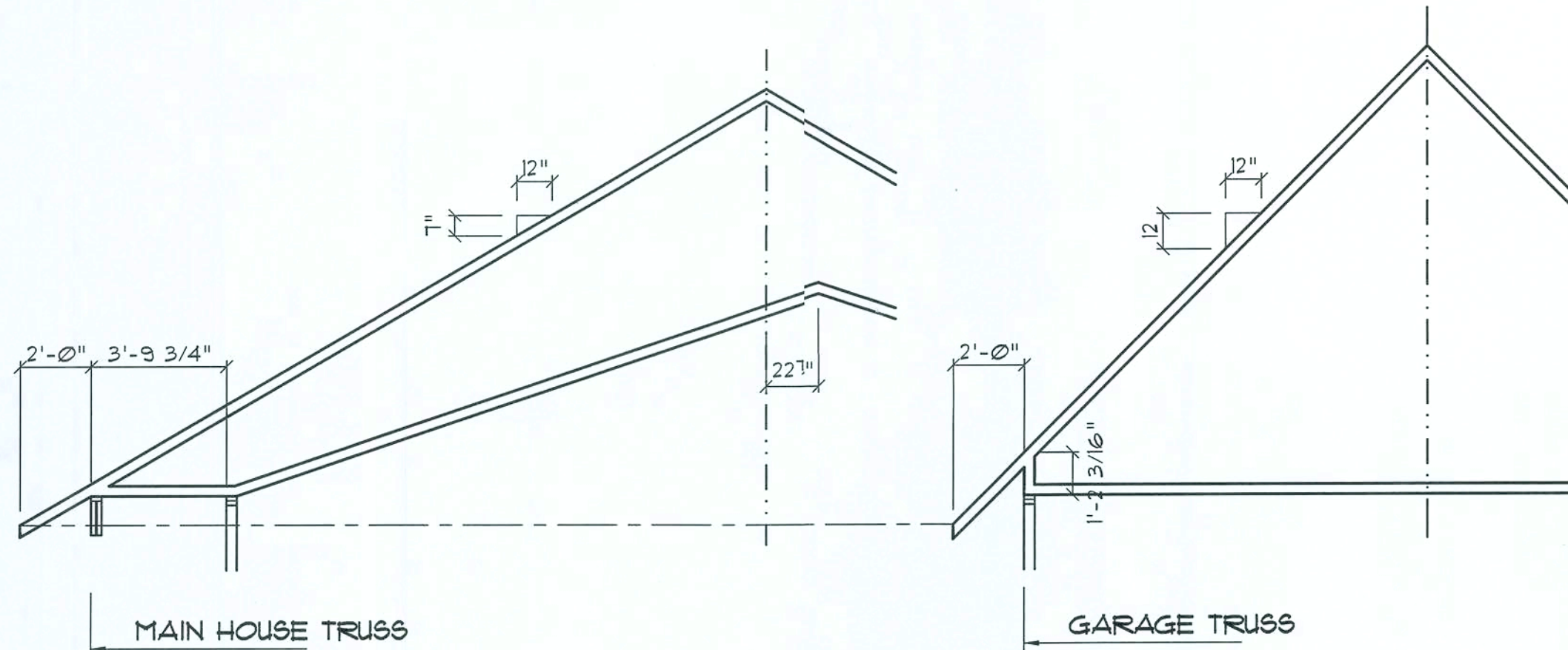
ROOF PLAN NOTES

- R-1 ALL ROOF PITCH 6 15/16 / 12, UNO.
- R-2 ALL OVERHANG 24" UNLESS OTHERWISE NOTED
- R-3 PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON A.6
- R-4 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

DBL. 1/4" X 3/4" 20E LVL. BEAM, ASSEMBLE AS PER DETAIL ON SH. A.6 - SEE ALSO DETAIL B/A.1 CAP W/ CONT. 2X4 PLATE

EXTEND LVL. FULL LENGTH - 22'-1"

30 LF RIDGE VENT



Truss DETAIL

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

NAIL PLYWOOD FLITCH BEAM TOGETHER W/ 16d NAILS STAGGERED TOP AND BOTTOM, EACH FACE

NOTE:
WHERE BEAM SPAN IS GREATER THAN 8'-0", CENTER 8'-0" LONG PLYWOOD AT CENTER OF BEAM SPAN, BUTT ADJACENT PLYWOOD PIECES TIGHT TO CENTER PIECE. STAGGER JOINTS AT BEAMS WITH MORE THAN ONE PLYWOOD PLATE.

B/U Beam DETAILS

SCALE: NONE

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CASTAGNA CONSTRUCTION
MARION PLACE - LAKE CITY, FLORIDA
ROOF PLAN

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N.P. Geisler, Architect
AR0007005

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Phone: 407-353-1555

DATE:

11 NOV 2016

COMME:

2K1983

SHEET:

A.8
8 OF 9

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GENERAL NOTES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
6. ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
7. ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABLES LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.
10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333". BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
11. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-11 BATT INSULATION.
12. CEILING'S 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/ 1/4" 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 OKTS IDENTIFIED W/ OKT N#, DESCRIPTION & BRKR SERVICE ENT, & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYFE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DUGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.
- B. H.V.A.C. "AS-BUILT" DRAWINGS
H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC, SIZES, LINES, EQUIPMENT SCH, & BALANCING REPORT - 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 TH LIKE FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6 OF THE GENERAL NOTES, THIS SHEET.
2. SOFE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FARICATION AND DELIVERY OF MILLWORK, SHOWN IN THE DRAWINGS, TO THE JOB SITE, INSTALLATION OF CABINET HINGES, CATCHES, DRAWER & TRAY GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE ECTS.
3. AL APPLICABLE STANDARDS OF "AWII QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. ALL "CUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FO THIS WORK.
5. MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OIEN, THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MAT'L'S OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WD. SPECIES RECEIVING TRANSFERMENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY ITEMS NOT MFD. BY THE ARCHITECTURAL WOODWORK, FIRI AND HARDWARE SCHEDULE SHOWING HARDWARE USED AT EA LOCATION & CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.
6. PRDUCTS SHALL INCLUDE THE FOLLOWING:
0FTWOOD - SOLID STOCK PINE, C OR BETTER
ARDWOOD - SPECIES AS SELECTED BY OWNER
LYWOOD, OPAQUE FINISH - FIR, GRADE A/B
LYWOOD, TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER
ARTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER
AM. PLASTIC - MFG. COLORS, PATTERNS & TEXTURES AS SELECTED BY OWNER
AMINING RESINIVES - 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 TH JOB SITE. UNLOAD AND STORE IN A PLACE WHERE IT WILL BE PROTECTED FROM MOISTURE AND DAMAGE AND BE CONVENIENT FOR INSALLATION.
9. FARICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT TH JOB SITE.
10. INCALL HARDWARE IN ACCORDANCE WITH MANUF'R'S DIRECTIONS. LEVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
11. DAAAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ACACENT PORTION OF THE WORK.

GENERAL H.V.A.C. NOTES:

1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUB-JEIT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/D.18.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOLS 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 + THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.
6. FLKIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUM-INI W/ 1/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE UL-LIKED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED DUCT LINR & WRAPPED W/ 1/4 LB. FOILFACED FIBERGLASS INSULATION. AL FIBERGLASS DUCT SHALL BE FOILFACED, R42/R6.0 DUCTBOARD.
7. AL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET MEAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA AN 57ACNA STANDARDS.
8. AL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AN CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, MEALAIR, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OWNER.
9. IF EQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR EXANGE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENINEER.
10. HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, AN THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PRO-VIE ALL SWITCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFR.
11. AL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INDE DIMENSIONS.
12. AL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSOR(S) SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACETANCE, BY THE OWNER.
13. AL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRDES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARIAFLEX INSULATION.
15. FILERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEHT ARRESTANCE OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINL ACETANCE.
16. HVAC SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OPSETS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYTEM AT NO ADDITIONAL COST TO THE OWNER.
17. IT + THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO CO-ORINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN HE FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL ELMENTS.
18. COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE N. 3, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WING.

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 FAART 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 TYFE L COPPER UP TO 1", & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYFE K COPPER. AT THE OWNERS OPTION SUPPLY PIPING MAY BE C.P.V.C. SCHEDULE 40 OR SCHEDULE 80.
9. DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
10. SOIL, WASTE, VENT & RAINWATER PIPING SHALL BE CAST IRON NO-HUB 201-72 ABOVE GRADE WITH NITROPRENE 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, I WASTE OR VENT PIPE AND FITTINGS, OR P.V.C. SEE NOTE 12. BELOW INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
12. P.V.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES & OFFICIALS. P.V.C. MAY NOT BE USED TO PENETRATE CHIMNEYS OR FIRE RATED WALLS / CEILING'S.
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 TYFE, THREE WIRE SYSTEM, MINIMUM HORSEPOWER SHALL BE 1/2 HP OR AS DIRECTED BY THE OWNER. MOTOR STARTER SHALL BE ENCLOSED IN A WEATHERPROOF HOUSING, MOUNTED ON A F/T 4X4 POST AT THE WELL HEAD.
4. WELL HEAD SHALL PROJECT 1'2" ABOVE GRADE.
5. ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR/CONTRACTOR, UNIONS AND PRESSURE GAUGE.
6. PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
7. SEPTIC TANK LOCATION & DRAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION W/ THE OWNER.
8. SEPTIC TANKS SHALL BE OF A SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MAT'L SHALL BE POURED CONCRETE OR FIBERGLASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
9. SEPTIC DRAINFIELDS SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT. DRAINFIELD PIPING SHALL BE CLAY TILE OR P.V.C. OR POLY AS ALLOWED BY THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE: 3/4" WASHED ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
10. SAND FILTER BEDS, MOUND SYSTEMS, DOSING TANKS, GREASE TRAPS, DISTRIBUTION BOXES, GRINDER PUMPS, SUMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

ELECTRICAL NOTES : General

1. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 1991 EDITION, AND ITS AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
3. GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-1994.
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, TW, THHN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED TYFE.
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 TYFE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
11. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVER-LOAD RELAYS IN EACH HOT LEG.
12. ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRES FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
14. OUTLET BOXES SHALL BE PRESSD STEEL OR PLASTIC OR ALL DRY LOCATIONS, FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. 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 TANDEMS SHALL BE ACCEPTABLE.
24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 200,000 AIC.
25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYFE. VERIFY NUMBER AND SIZES OF CIRCUITS.
29. WHEN CONDUIT RUNS EXCEED 200 FEET, PULL BOXES SHALL BE INSTALLED SO THAT NO PULL EXCEEDS THIS DISTANCE.
30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

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 1st 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: 2017 FLORIDA BUILDING CODE

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - 2014
LIFE SAFETY: NFPA-101 - LATEST

CONSTRUCTION DOCUMENTS

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

DO NOT SCALE OFF THESE PLANS

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

CHANGES TO FINAL PLAN SETS

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

General Roofing NOTES:

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DBL. UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE I, OR ASTM D 4869, TYPE I.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1910.

ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MINIMUM 3/4" INTO THE ROOF SHEATHING. WHERE THE SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-D-C FA 101-95.

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:
1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

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

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFG'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 71 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYFES SHALL BE PERMITTED.
1. OPEN VALLEYS LINED WITH METAL: THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN REC TABLE 150713.92
2. OPEN VALLEYS: VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
3. CLOSED VALLEYS: VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE & COMPLYING WITH ASTM D 1910.

REVISIONS

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CUSTOM RESIDENTIAL DESIGN FOR:

CASTAGNA CONSTRUCTION

MARION PLACE - LAKE CITY, FLORIDA

ELEVATIONS

CASTAGNA CONSTRUCTION

1972 - 2019

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Architect

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DATE

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