

GENERAL NOTES

1. The building site and become familiar with all construction of the Project before submitting a bid. Considered a valid justification for additional charges.

2. Completed in accordance with all applicable codes, notes or restrictions, whether they are indicated on the drawings or not.

3. Professional, workmanlike manner, using adequate numbers of drawings and notes.

4. For all permits and fees, and shall maintain all of his/her records during the entire period of the work. The same shall be maintained by the Contractor.

5. The Building Code, 2007 edition, including all of its amendments and supplements shall be the basis for the work on this Project.

6. The Contractor shall be responsible for adequate bracing of all structural and non-structural members during construction. All matters of jobsite safety and security shall be the responsibility of the Contractor.

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GENERAL NOTES, contd.

13. Truss manufacturer shall submit to the Architect/Engineer three (3) copies of shop drawings and engineering calculations of their roof truss design for review. Said drawings and calculations shall be sealed by a Florida-registered engineer.

14. Finish material, colors, patterns and textures shall be coordinated with the Owner.

15. Patch openings in partition, ceiling and floor which may be caused during the course of work by any trade. Patching and finishing shall match the adjacent new or existing work. Where required, repairs shall be made at no additional cost to the Owner.

16. Protect existing areas and surfaces from damage caused by or related to construction activity. Should damage occur, said areas and surfaces shall be restored to their original condition at no additional cost to the Owner.

17. All waste materials shall be disposed of properly. Construction waste or debris shall be collected regularly and stored in appropriate containers, or in the case of larger items, placed in a separate area until removed from the site. Waste shall be removed from the site on a regular basis, and shall not be allowed to accumulate on-site. All subcontractors shall be individually responsible for maintaining the work area and site clean, secure and safe as it relates to their own activities. The General Contractor, however, shall bear the ultimate responsibility for jobsite cleanliness, security and safety.

18. Prior to completion of the work, the Contractor shall leave the premises cleaned, including the removal of dust, dirt, paint, excess and the like.

19. At the time of final acceptance by the Owner, the Architect reserves the right to reject any material and/or workmanship which does not conform to the plans and/or specifications, or which he considers to be of insufficiently high quality.

20. As a condition of final acceptance, the General Contractor shall furnish to the Owner, appliances and equipment.

21. As a condition of final acceptance, the General Contractor shall furnish to the Owner a complete set of Record Drawings (As-Built). An accurate record of variations and change orders shall be maintained throughout the progress of the work, using only one set of documents for this purpose.

22. All finished work shall be free from defects, and shall be guaranteed for a period of one year, commencing on the date of final acceptance by the Owner.

BUILDING DEPARTMENT NOTES

1. GOVERNING CODES:
(1) Florida Building Code, Residential 2007
2. AUTHORITY HAVING JURISDICTION: Columbia County, Florida
3. SCOPE OF WORK:
The Work consists of a (one) new single family residence, which includes 3 bedrooms, 3 bathrooms, and a garage.

DRAWING NOTES

1. Comply with all of the following notes, as may be applicable to this project.
2. Where new floors are to be placed at a given datum plane, compensate for the thickness of existing finishes.
3. For existing conditions, all dimensions given on drawings were taken from finish to finish. The Contractor shall verify all conditions and dimensions before commencing the work. Any discrepancies that may conflict with the work to be carried shall be brought to the attention of the Architect at once.
4. For new construction, all nominal layout dimensions are to rough walls, partitions and structure. Nominal ceiling heights given are clear dimensions (between finish surfaces) unless noted otherwise.
5. Nominal dimensions are based on average and rounded actual dimensions given on partition type drawings. Proportion and equalize fractional variation during the layout process.
6. Do not obtain or infer, or assume any measurement by scale or visual relationship. If any items and features are indicated or noted in one prime view or area of a drawing, intended in the prime view presented.
7. Items and features are indicated or noted in one prime view or area of a drawing. Coordinate the Architectural, Structural, Plumbing, Mechanical and Electrical drawings to accurately locate any sleeves, bolts, penetrations, openings, slab depressions, slopes, drains and the like.
8. Coordinate the ceiling pattern and layout with electrical and air conditioning drawings.
9. Coordinate the Architectural, Structural, Plumbing, Mechanical and Electrical drawings to accurately locate any sleeves, bolts, penetrations, openings, slab depressions, slopes, drains and the like.
10. Trusses shall be designed to carry loads of attic AHUs or other equipment, and other concentrated loads as may be shown on the plans. Coordinate locations with Contractor prior to fabrication and indicate on truss drawings.
11. All exterior glazing shall comply with FBC Section 2411. All glazing at tub and shower standards for Category II safety glass, and shall comply with FBC 2411.7.
12. All windows and doors shall be caulked and weatherstripped. Window units shall display labels showing compliance with Florida State Energy Code Section B02.4. Comply with additional notes on window plan & details.
13. For alterations, the work as shown shall include cutting and patching existing partitions, ceiling, floor, and the work of other trades. Cut, remove, patch, alter and refinish existing construction as called for on the drawings, and as specified, so as to leave the work complete and in satisfactory condition. Surfaces of new work shall be in match existing adjacent work.

SYMBOLS LEGEND

MASONRY CONSTRUCTION (TYPICAL CMU)	
CAST IN PLACE CONCRETE COLUMN	
NON-LOAD BEARING FRAME CONSTRUCTION	
LOAD BEARING FRAME CONSTRUCTION	
HIDDEN CONSTRUCTION, ABOVE OR BELOW	
ELEVATION CHANGE TO PL. = Top of Beam	
DETAIL NO. B	
SECTION FLAG	
ELEVATION SYMBOL	
DOOR SYMBOL	
WINDOW SYMBOL	
WIND PRESSURE SYMBOL	
WIND PRESSURE TAG	
STEP OR CHANGE IN ELEVATION	
WALL TYPE TAG	
FINISH SYMBOL	
FIXTURE SYMBOL	

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BUILDING AREAS

AIR CONDITIONED AREA:	3,371.88 sf
GARAGE:	507.45 sf
TOTAL ENCLOSED:	3,879.33 sf
COVERED PORCHES:	322.86 sf
front porch:	796.20 sf
rear porch:	472.34 sf
TOTAL PORCHES:	796.20 sf
TOTAL PROPOSED AREA:	4,674.53 sf

Mr. & Mrs. Wade Schile

New Residence for

319 Singleton Terrace, Columbia County, Florida

Mr. & Mrs. Wade Schile

Date:

Project no.
Drawn: JRP
Checked: JRP
Revisions:

Sheet no.

COVER SHEET

30021