

GENERAL NOTES:

1. THE CONTRACTOR SHALL INDENTIFY 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 (1) YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP DURING THE ONE (1) YEAR WARRANTY PERIOD.
3. AT THE OWNER'S OPTION, A WARRANTY NOTIFICATION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMPLETION OF THE WARRANTY PERIOD. FOR THE FIRST YEAR OF THE WARRANTY PERIOD, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A WRITTEN NOTIFICATION TO THE OWNER. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
4. THE CONTRACTOR SHALL PAY FOR ALL EVENT'S LICENSES, FEES AND THE FEE THAT MAY BE REQUIRED BY THE VARIOUS JURISDICTIONS TO OBTAIN THE NECESSARY PERMITS TO BE THEY CITY, COUNTY, STATE OR FEDERAL.
5. THE OWNER SHALL FILE A NOTICE OF COMPLETMENTMENT PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR SHALL BE NOTIFIED TO OWNER AND PROVIDE RELEASE OF ALL CLAIMS TO THE PROJECT PRIOR TO DISBURSEMENT OF ANY FUNDS.
6. ANY AND ALL DISPUTES ARISING FROM EVENT'S ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUB-PARTIES SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
7. ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES AND ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE COMPLETMENTMENT 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 WORK IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE DESIGN 1033. BATT INSULATION SHALL BE INSTALLED IN THE ATTIC AREA. A VENTILATED AREA IS BEING SEPARATED FROM HEATED COOLED AREA.
11. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE DESIGN 1033.3, INCLUDING R-11 BATT INSULATION.
12. CEILING JOIST OVER ATTACHED GARAGE OR GARAGES W/ LIVING AREA ABOVE SHALL BE 6"X6" FLECKED OR 6"X6" GUSSED ON 1X6 JOIST FURNISH AT 16" O.C. ATTACHED W/ 1/4" DIA. HEAD-UP SCREWS 6" O.C. ALONG EACH JOIST POINT OF BEARING.

AS - BUILT DRAWING REQUIREMENTS:

- A. ELECTRICAL "A5-BUILT" DRUMMING**
ELECTRICAL CONTRACTOR SHALL PREPARE "A5-BUILT" SHOP DRUGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE Elec. PLAN, ADDING TO THE Elec. PLAN, REVISIONS TO THE "A5-BUILT" PANEL SCHEDULE, W/ ALL CABLES, W/ ALL UNDERGROUND WIRE LOCATIONS, ROUTING, CONDUIT, & ALL UNDERGROUND WIRE LOCATIONS, ROUTING, CONDUIT, REEDED "A5" SHALL INCLUDE WIRE SIZES, TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF A5-BUILT DRUGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

- C. PLAYING "AS-BUILT" DRAINAGE
PLAYING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLAYING WORK INCLUDING ALL PLAYING LINE LOCATIONS AND RESEAL DIAGRAM. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DUE TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

GENERAL MILLWORK NOTES

1. MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE LIEB FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6 OF THE GENERAL NOTES, THIS SHEET.
2. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FABRICATION AND DELIVERY OF MILLWORK SHOWN IN THE DRAWINGS, TO THE JOB SITE. INSTALLATION OF CABINET HINGES, CATCHES, DOOR & SLIDING GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE BOLTS.
3. ALL APPLICABLE STANDARDS OF "AMU QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. AMU "CUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER SHALL BE THE BASE STANDARD OF QUALITY READ FOR THIS WORK.
5. MILLWORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER THE FOLLOWING ITEMS PRIOR TO FABRICATING ANY "MATERIALS OR MILLWORK": COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF UD, SPECIES RECEIVING "PAINTABLE FINISH", MP'S LITERATURE FOR ALL SPECIALTY ITEMS NOT BY THE ARCHITECT/DESIGN, WOODWORK, FINISH AND HARDWARE SCHEDULE SHOWING HARDWARE USED AT EA LOCATION & COMPLIANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.
6. PRODUCTS SHALL INCLUDE THE FOLLOWING:
HARDWOOD - SOLID STOCK PINE, C OR BETTER
HARDWOOD - SPECIES AS SELECTED BY OWNER
PLYWOOD, OPAQUE FINISH - FIR GRADE A/B
PLYWOOD, PAINTABLE FINISH - SPECIES AS SELECTED BY OWNER
PARTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER
LAY PLASTIC - MFG. COLORED PATTERNS & TEXTURES AS SELECTED BY OWNER
LAMINATE ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE CASHEIN
7. ASSEMBLY WORK AT MILL & DELIVERY TO JOB SITE READY TO INSTALL, NOFOAR AS POSSIBLE.
8. PROJECT MILLWORK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO THE JOB SITE UNLOAD AND STORE IN A PLACE WHERE IT WILL BE PROTECTED FROM MOISTURE AND DAMAGE AND BE CONVENIENT FOR INSTALLATION.
9. FABRICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
10. INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
11. DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED
12. ADJUSTMENT OF WORK TO MATCH UNDAMAGED

GENERAL H.V.A.C. NOTES:

1. HVAC SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJEC TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/DIA.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS TOOLS & 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 DRAWINGS FOR DUCTWORK CONDENSING UNIT & AIR HANDLER EXHAUST FANS AND AIR DEVICES.
5. IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-30A AND ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED CORRUGATED ALUMINUM 3/4" INS. DENSITY FIBERGLASS INSULATION AND SHALL BE UL-LINER 4 RATED WITH 1 3/4" INS. FOL FACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE FOL FACED, R42/R60 DUCTBOARDS.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS.
8. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURERS SHALL BE TITUS, METALABE NALORHART HART & COOLIE OR AS DIRECTED BY THE OWNER.
9. IF REQUIRED BY THE OWNER THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS SIGN AND SEALED BY A REGISTERED ENGINEER.
10. HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS RELAYS AND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE THE WIRING FOR ALL CONTRACTOR SUPPLIED DEVICES. THE THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFG.
11. ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSIONS.
12. ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE CONDENSERS SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE BY THE OWNER.
13. ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION.
15. FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT ARRESTING OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 7 SETS ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
16. HVAC SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFSETS TIACTIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
17. IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO COORDINATE LOCATION OF CEILING DIFFUSERS GRILLES AND REGISTERS WITH THE ELECTRICAL LIGHTS AND ARCHITECTURAL ELEMENTS.
18. COORDINATE WITH THE ELECTRICIAN PARTICULARLY ELECTRICAL NOTE 19. TO ASSURE SUITABLE SIZES OF BREAKERS SWITCHES AND WIRING.

GENERAL PLUMBING NOTES

1. SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
2. 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 WORKMANSHIP PLANNER. THE COMPLETED PROJECT 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 PLAT PLANS AND RISER DIAGRAMS, IF INCLUDED, ARE DIAGRAMS, 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 K COPPER UP TO "1" TYPE K FOR ALL LARGER SIZES. ALL UNDERDRAIN PIPING SHALL BE TYPE K COPPER. AT THE QUINCY OPTION SUPPLY PIPING MAY BE CYVC. SCHEDULE 40 OR SCHEDULE 80.
9. DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
10. S.O.L. WASTE VENT & EXHAUST/PIPING SHALL BE CAST IRON NO. HUBS 30"X12" ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL. SPOIGOT CAST IRON BELOW GRADE W/ LEAD & CORK JOINTS OR AT THE QUINCY OPTION PVC. SCHEDULE 40. SEE NOTE 12.
11. AIR CONDITONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE. CONDENSATE DRAIN VENTS AND FITTINGS SHALL BE APPROVED BY LOCAL BUILDING CODES & OFFICIALS. PVC MAY NOT BE USED TO GENERATE CHARGES OR FIRE RATED WALLS / CEILINGS. WHERE UNDERGROUND AND ELECTRIC HEAT W/UPS WHERE EXPOSED TO FREEZING CONDITIONS.
12. PVC SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR S.O.L. WASTE PIPING. ALL UNDERDRAIN PIPING SHALL BE APPROVED BY LOCAL BUILDING CODES & OFFICIALS. PVC MAY NOT BE USED TO GENERATE CHARGES OR FIRE RATED WALLS / CEILINGS.
13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
14. FINISH AND INSTALL APPROVED AIR CHARGERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISER.
15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
17. PROVIDE 1/2" TEAR PRIMER LINE FOR ALL FLOOR DRAIN FROM NEAREST PLUMBING FIXTURE. DO NOT MAINDOLD.
18. PROVIDE ACCESSABLE PANELS FOR ALL CONCEALED VALVES.
19. PROVIDE CONNECTION COVER PLATE / 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 UTILITY AND/OR SEPTIC TANKS AND DRAINAGES SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET.
2. LOCATION OF POCKET WATER UTILITY SHALL BE DETERMINED BY THE OWNER IN CONSULTATION WITH THE WELL DRILLING CONTRACTOR. UTILITY SHALL NOT BE LOCATED CLOSER THAN 15'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DRAINAGE EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
3. PORTABLE WATER UTILITY SHALL BE A MINIMUM 4" WITH BLACK IRON COUPLING TO A DEPTH OF 80'-0". FUTURE SHALL BE OF THE SUBVERSIBLE TYPE. THREE LINES SYSTEM MINIMUM HORSEPOWER SHALL BE 1/2 HP OR MORE. WATER UTILITY SHALL BE 1/2" AND 3/4" AND SHALL BE INSTALLED IN A WEATHERPROOF HOUSING MOUNTED ON A FTG AND 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 AUTO-FREEZE BLOWER FITTING CHECK-VALVE, AIR BLEEDERS, SHUT-OFF VALVE, HOSE BIB, PRESSURE REGULATOR/CONTROL VALVE, UNION AND PRESSURE GAUGE.
6. PRESSURE TANK SHALL BE CALIBRATED 81 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
7. SEPTIC TANK LOCATION & DRAINAGE 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 MATERIAL SHALL BE POURED CONCRETE OR FIBERGLASS. AS ALLOWED BY THE SEPTIC TANK PERMIT.
9. SEPTIC DRAINAGE SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT. DRAINFIELD PIPING SHALL BE 4" AT THE 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, GROUND SYSTEMS, DOWING TANKS, GREASE TRAPS, DISTRIBUTION BOXES, TROUGH PUTTS, SHUT PIPES AND OTHERS SUCH RELATED ITEMS (IF REQUIRED OR RECOMMENDED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

ELECTRICAL NOTES: Genera

1. DO NOT SCALE THE ELECTRICAL DRAWINGS REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT CONFLICT WITH WORK.
2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 2011 EDITION AND ITS AMENDMENTS AS ADOPTED BY THE PERMITTING AGENCIES AT THE TIME OF CONSTRUCTION.
3. GROUNDING, GROUND AND MAIN DISCONNECTS TO BE STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-1994.
4. INSTALL ONLY TWO COPPER WIRING ON THIS PROJECT. THU, THU, THIN, THIN OR NY COPPER JUNCTIONS NOTED OTHERWISE, ALL CONDUIT AND CABLES SHALL BE INSTALLED WITH ALL CONDUIT CLOSURES AND LARGER SHALL BE STRAPPED TO THE
5. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY BRACING AND BRINGING OUT A TAP ASSURING NO OPENING 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. REPAIR ALL 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 LOCATED IN THE PLUMBING ROOMS. THE DISCONNECT SWITCHES SHALL BE IN ACCORD WITH THE LOAD AND DISCONNECT SWITCHES SHALL BE RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQUIRED FOR EXPOSURE.
11. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH HOIST LEG.
12. ISOLATE DISJUNCTIONAL CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE CAUSED BY RACIOM OR ELECTRICALS MAY OCCUR EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
13. FINISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRES FOR A COMPLETE OPERATING SYSTEM PROVIDING THE FUNCTIONS AS DETAILLED IN THE PLANS (AND SPECS).
14. OUTLET BOXES SHALL BE PREPARED STEEL OR PLASTIC OR ALL OTHER LOCATIONS FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PERMIT TO VERIFY PROPER FUNCTION PRIOR TO GO.
16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. COORDINATE WITH HVAC CONTRACTORS AND ELECTRICIANS SYSTEMS CONTRACTORS SO THAT A COMPLETE FUNCTIONING SYSTEM IS INSTALLED IN EACH CASE WITH NO EXTRA COST TO THE

General Roofing NOTES:

- ADDITIONAL REQUIREMENTS:
APPROVAL SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.
SLAKE:
APPROVAL 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 326, TYPE 1, OR ASTM D 4863, TYPE 1.
SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF-ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 910/ASPHALT SHINGLES.
APPROVAL SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 725 OR ASTM D 3462.
FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 1/2 GAUGE SHANK WITH A MINIMUM 3/8" NAIL DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL, AND A MINIMUM 3/4" INTO THE ROOF SHEATHING, WHERE THE SHEATHING IS LEES THAN 3/4" THICK. THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.
ATTACHMENT:
APPROVAL SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LEES THAN FOUR FASTENERS PER STRIP SINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 10 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3301 OR WOOD PA 101-35.

- UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 TO 4:12 UNDERLAYMENT SHALL BE A MINIMUM OF 36" WIDE. FOR ROOF SLOPES STEEPER THAN 4:12 UNDERLAYMENT SHALL BE 48" WIDE. UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
3. STARTING AT THE EAVE 36" NCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 6" NCHS AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

- FOR ROOF JOIST 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT TYPICALLY APPLIED AS FOLLOWS: STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SINGLE FLATION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

- VALLEY'S:
VALLEY'S LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT GROUNDING. VALLEY'S LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:
1. AT LEAST 1/4" WIDE AND OF ANY OF THE CORROSION RESISTANT MATERIALS IN REC. TABLE B-071.3.2.
2. OPEN VALLEY'S: VALLEY LINING OF TWO PLIES OF MINERAL SALT ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 1/4" WIDE AND THE TOP LAYER A MINIMUM OF 3/8" NICHES WIDE
3. CLOSED VALLEY'S: VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
A. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 3/8" NICHES WIDE
B. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 3/8" NICHES WIDE
C. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 3/8" NICHES WIDE
3. SPECIALLY UNDERLAYMENT AT LEAST 3/8" NICHES WIDE & CORROSION RESISTANT
VALLEY'S AT 19102

Electrical Symbols

POWER

- 1 Duplex Wall Receptacle
- 2 Duplex Wall Recept. Below Counter
- 3 240V Outlet
- 4 GND Fault Interrupter Duplex Recept.
- 5 Weather Proof GFI Duplex Recept.
- 6 Quadruplex Wall Receptacle
- 7 Duplex Wall Receptacle, 1/2 Switched
- 8 Duplex Floor Receptacle
- 9 Junction Box
- 10 Motor (3P - Submersible Pump)
- 11 Electrical Panel
- 12 Electrical Panel
- 13 Exhaust Fan
- 14 Smoke Detector 120V
- 15 Non-Fused Disc Switch
- 16 Chime
- 17 Momentary Push-Button Switch, Lighted
- 18 HVAC Thermostat @ 60' A/F
- 19 Television Outlet
- 20 Telephone
- 21 Telephone, Floor Outlet
- 22 Intercom Master Control
- 23 Intercom Station
- 24 Alarm Annunciator
- 25 Passive IR Motion Detector
- 26 Security Alarm Master Control Cabinet
- 27 Security Alarm Keypad
- 28 Door/Window Switch

LIGHTING

- 1 SFSST Wall Switch
- 2 DPDT Wall Switch (3-WAY)
- 3 SFSST Wall Switch w/ Dimmer
- 4 NC Chandelier 600W
- 5 Ceiling Fan w/ NC Light Fixture
- 6 2 Lamp Flu. Prismatic URAP Surface Fixture
- 7 2 Lamp Flu. Prismatic URAP Surface Fixture
- 8 4 Lamp Flu. Prismatic URAP Surface Fixture
- 9 NC Light Fixture
- 10 High Hat Down Light
- 11 High Hat Wall Washer
- 12 NC Light Fixture, Pull Chain
- 13 Vapor Proof NC Light Fixture
- 14 NC Wall Bracket
- 15 Heat Lamp
- 16 DEL. Lamp NC Flood Light
- 17 NC Track Light
- 18 NC Rope Light w/ Bulb Lamps @ 4' O.C.
- 19 Switch/Fixture Wiring
- 20 Control Wire / Low Voltage
- 21 Time Clock

ELECTRICAL COMPUTATIONS

General Lighting Receptacles @ 3w/sf			
2135 sf x 3w =			6405.0w
Washer Circuit			1500.0w
Dishwasher Circuit			1500.0w
5w. Appliance Circuits (3 @ 1500w)			4500.0w
Sub-Total			13905.0w
1500w @ 100%			3000.0w
Bell. or KLU @ 35%			2816.5w
Fixed Appliances:			
Refrigerator			1500.0w
Cig. Fans (4 @ 400w)			1600.0w
ELH			4500.0w
Spares (8 @ 400w)			3200.0w
Sub-Total			10800.0w
Load @ 15% D.F.			8100.0w
100% Demand Factor Loads:			
Refrigerator			5000.0w
ELH			8000.0w
HVAC System (35T Heat Pump)			3000.0w
Total Demand Load:			31855.5w

FEEDER SIZE: 31855.5w / 240V = 132.66 amperes
USE: 3 #2/0 THW w/ 1 #1 Cu GND / 2 1/2" C.

PANEL SCHEDULE

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

Cir.	Location	Trips	Wires	Load
1-8	Lighting/Recept.	15A/1P	14N1	6405.0w
9	Dishwasher	15A/1P	12N1	1500.0w
10-12	5w. Kit. Appliances	20A/1P	14N1	4500.0w
13-14	Ceiling Fans	15A/1P	14N1	1600.0w
15	Refrigerator	15A/1P	12N1	1500.0w
16	Spares	30A/1P	12N1	4000.0w
17/19	ELH	30A/1P	16N1	8000.0w
18/20	Range	30A/1P	16N1	5000.0w
21/22	HVAC CU	30A/1P	12N1	3000.0w
23/24	HVAC AHU	20A/1P	12N1	4000.0w
25/26	Spares	-	-	2400.0w
28-33	Spares	-	-	0w
34-40	Spares	-	-	0w
TOTAL CONNECTED LOAD:				33855.5w

FLOOR PLAN

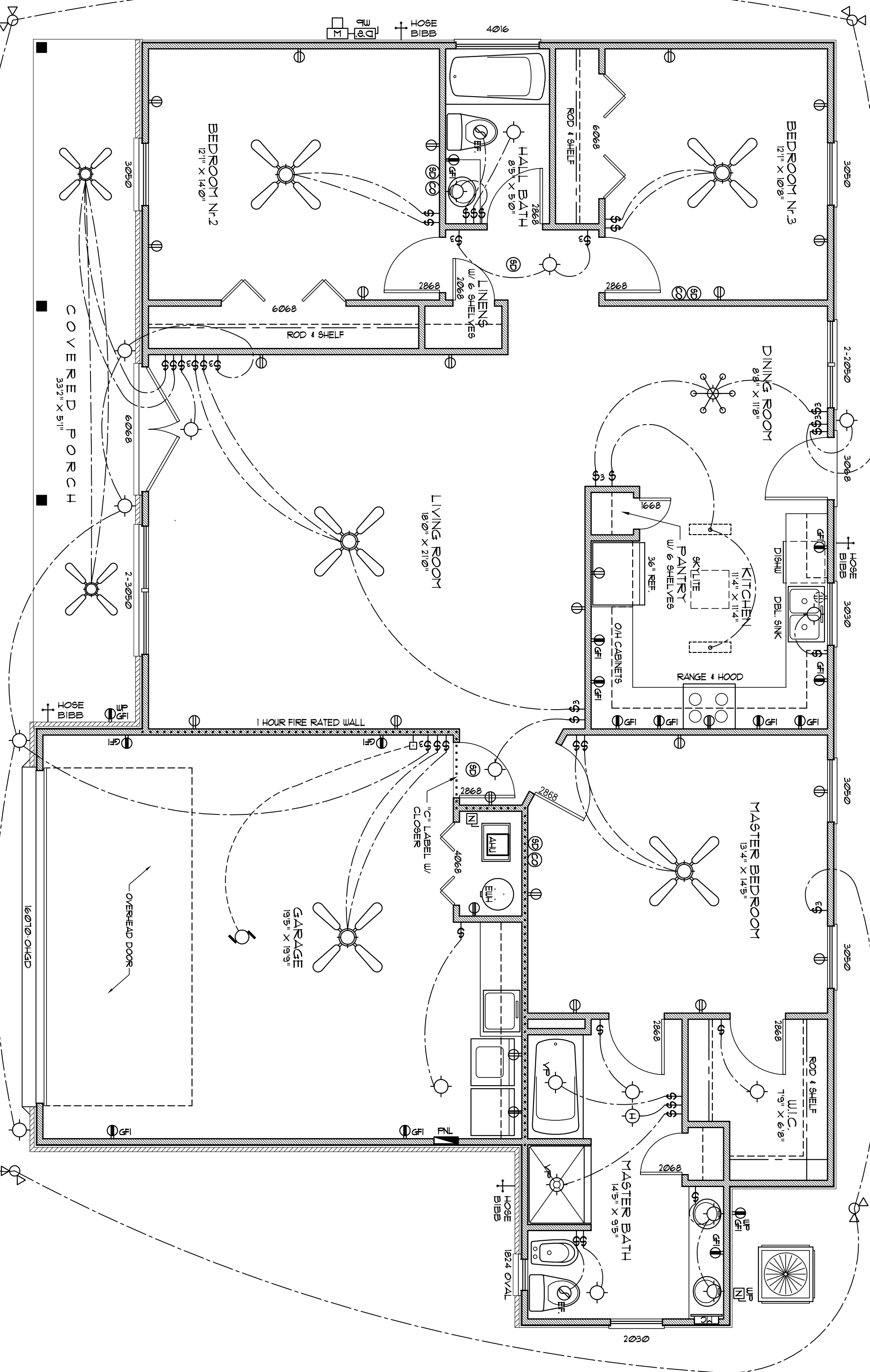
SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN NOTES

- 1. INSTALLATION SHALL BE PER 2017 NAT'L. ELECTRIC CODE.
- 2. WIRE ALL APPLANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
- 3. CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED.
- 4. ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.
- 5. PROVIDE A INSTAL. CARBON MONOXIDE DETECTORS IN ALL BEDROOMS @ 12" ABV. FN. FL. INTERLOCKED TOGETHER.
- 6. 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.
- 7. ALL RECEPTACLES NOT OTHERWISE DESIGNATED SHALL BE ARC FAULT INTERRUPTER TYPE EXCEPT DEDICATED OUTLETS.
- 8. ALL RECEPTACLES IN KITCHEN AND BATHS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI).
- 9. ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF GROUND FAULT INTERRUPTER TYPE (W/GFI).
- 10. ELECTRICAL CONTR. SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL ELECTRICAL WORK INCLUDING ANY CHANGES TO THE ORIGINAL DRAWINGS. THE "AS-BUILT" DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL. THE "AS-BUILT" DRAWINGS SHALL BE IDENTIFIED W/ OCT "N" DEPOSITION @ BRKS SERVICE ENT. & ALL UNDERGROUND WIRE LOCATION @ ROUTING/DEPTH. RISER D/A SHALL INCLUDE WIRE SIZE/TYPE & EQUIPMENT TYPE W/ RAINING @ LOADS.
- 11. OWNER OR OWNER'S REPRESENTATIVE SHALL PROVIDE 1 COPY OF "AS-BUILT" DRAWINGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

GENERAL INTERIOR FINISH SCHEDULE:

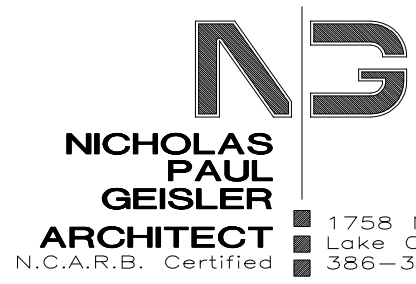
FLOOR AREA	FINISH
CARPET AND PAD PATTERN @ COLOR AS PER THE OWNER OR LAMINATE STRIP WOOD - SEE OWNER FOR CHANGES BY THE OWNER	
RESTROOM FLOOR	TRIM AS PER DETAIL ON A3. COLOR AS SELECTED BY THE OWNER OR CERAMIC TILE OR STONE - MATCH WITH FLOORING
BASE	COVERS, CROWN, CASINGS, CHAIRRAILS AND THE LIKE AS PER DETAIL ON A3. STAIN & VARNISH OR PAINT COLOR AS SELECTED BY THE OWNER
TRIM	1/2" GIBB. PRINTED AND PAINTED 2 COATS, LATEX WALL PAINT. COLOR @ GLOBS AS SELECTED BY THE OWNER
WALLS	5/8" GIBB. DIRECT HUNG, TAPED & FINISHED W/ 2 COATS OF LATEX CEILING PAINT. COLOR @ GLOBS AS SELECTED BY THE OWNER
MAIN CEILING	APPLIED FINISHED TO GIBB. @ 96"X7" KNOCK-DOWN 96"X-TROUEL AND SIMILAR TREATMENT'S AS DIRECTED BY THE OWNER
APPLIED FINISHES	AS SELECTED BY THE OWNER. MINIMUM 40% GRADE. "CUSTOM" - ALL COUNTERTOPS SHALL BE AS SELECTED BY THE OWNER
CABINETS	



REVISIONS

DATE: 10/20/2021	BY: [Signature]
DATE: 10/20/2021	BY: [Signature]

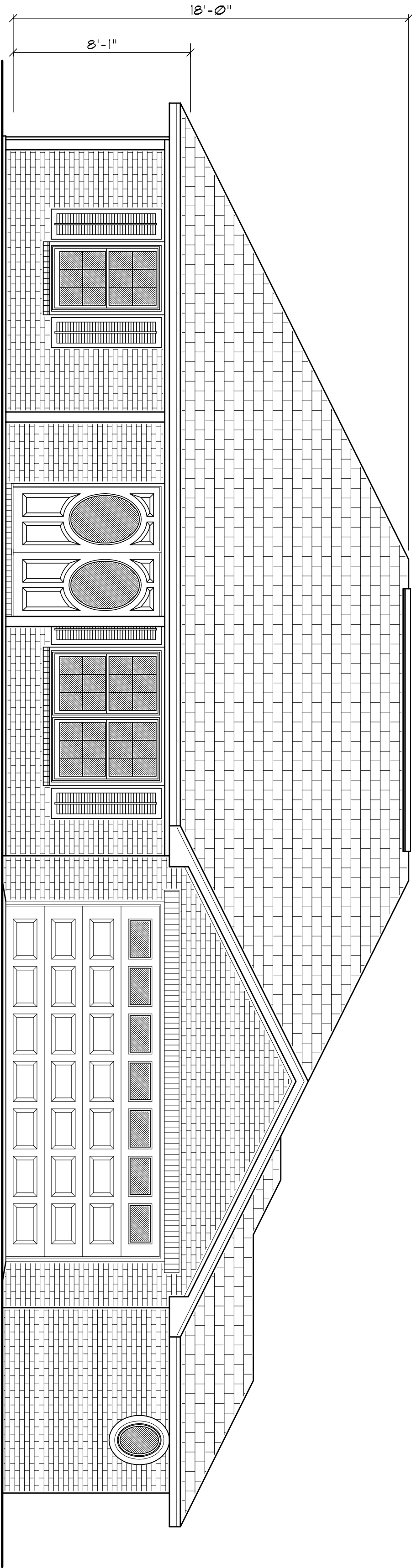
CUSTOM RESIDENTIAL DESIGN for:
HERNANDO PACHECO
COLUMBIA COUNTY, FLORIDA
FLOOR PLAN



DATE: 08 FEB 2021	COMMENTS: 2K2103
SHEET: 2 OF 9	SCALE: 1/4" = 1'-0"

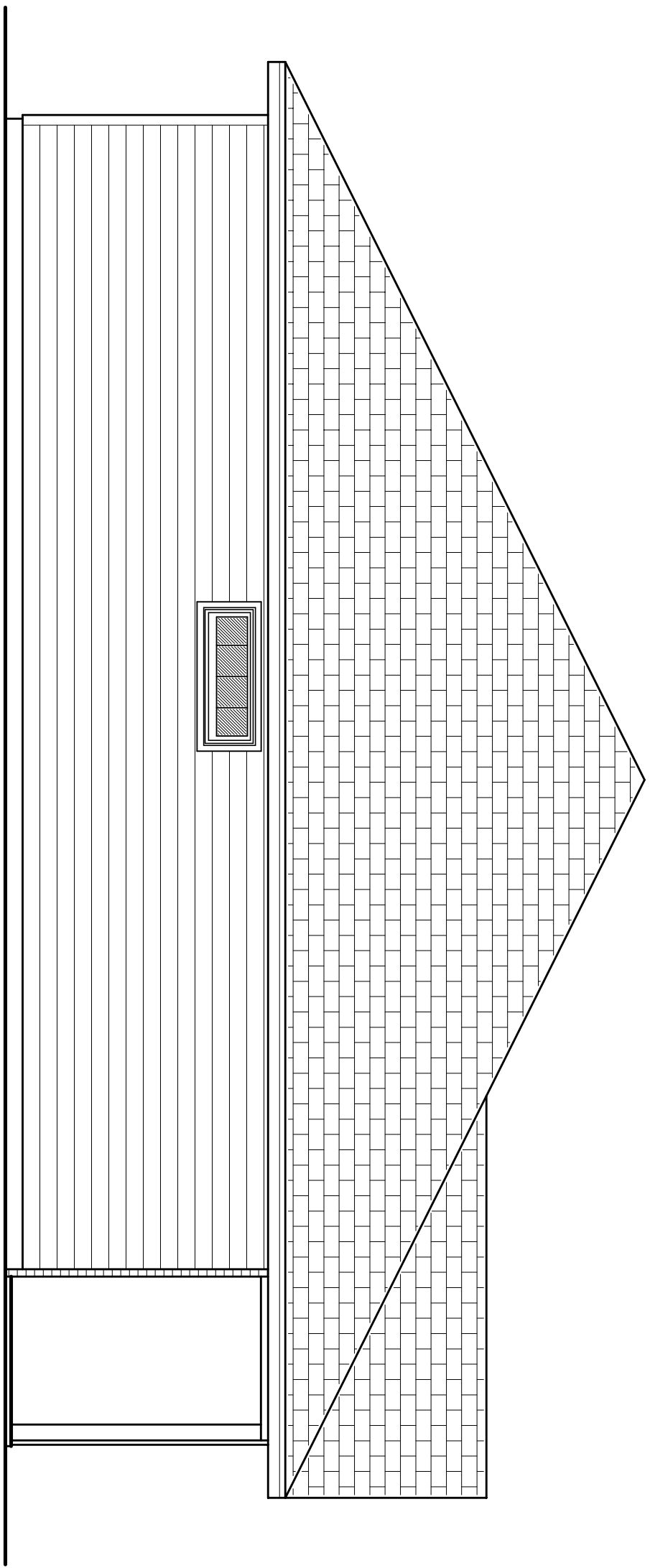
Digitally signed by: N. P. GEISLER
DN: CN = N. P. GEISLER C = US
O = AR0007005 OU = ARCHITECT
Date: 2021.03.09 14:30:14 -05'00'

AR0007005



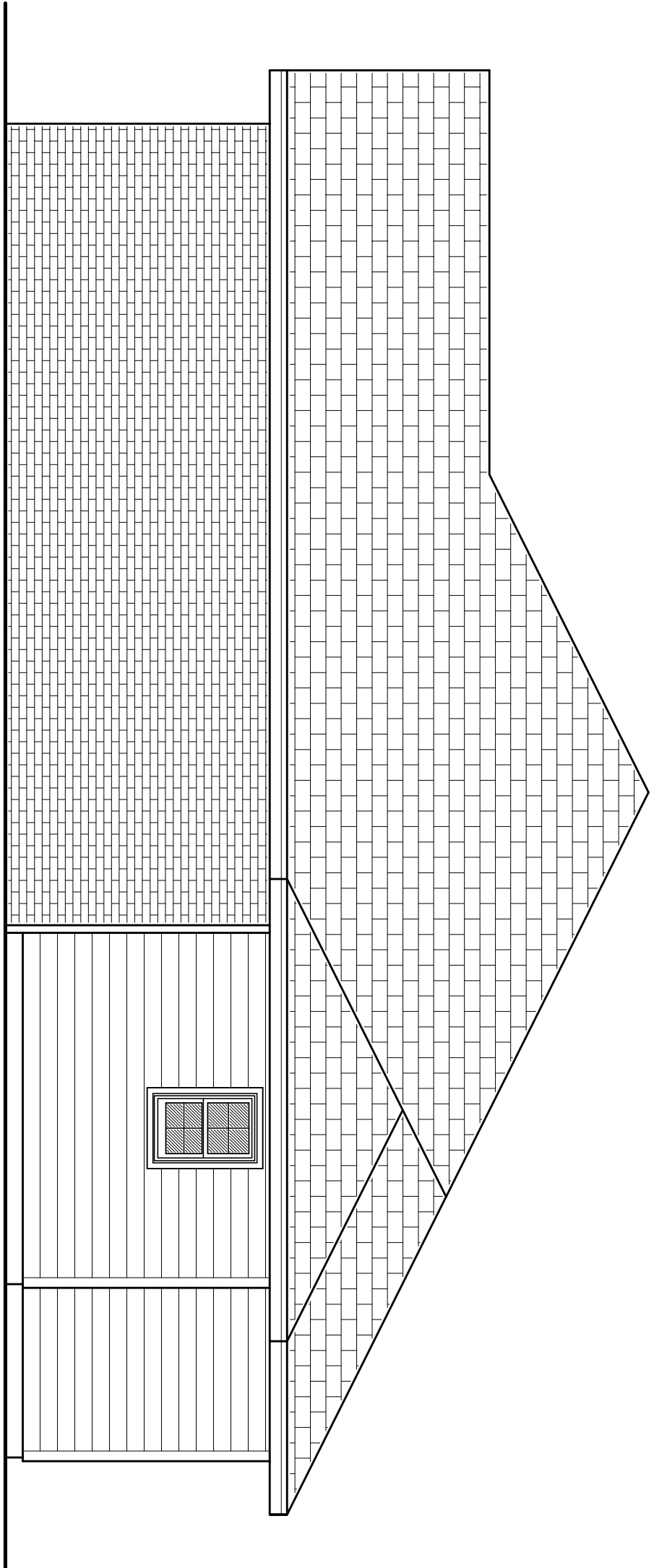
Front ELEVATION

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



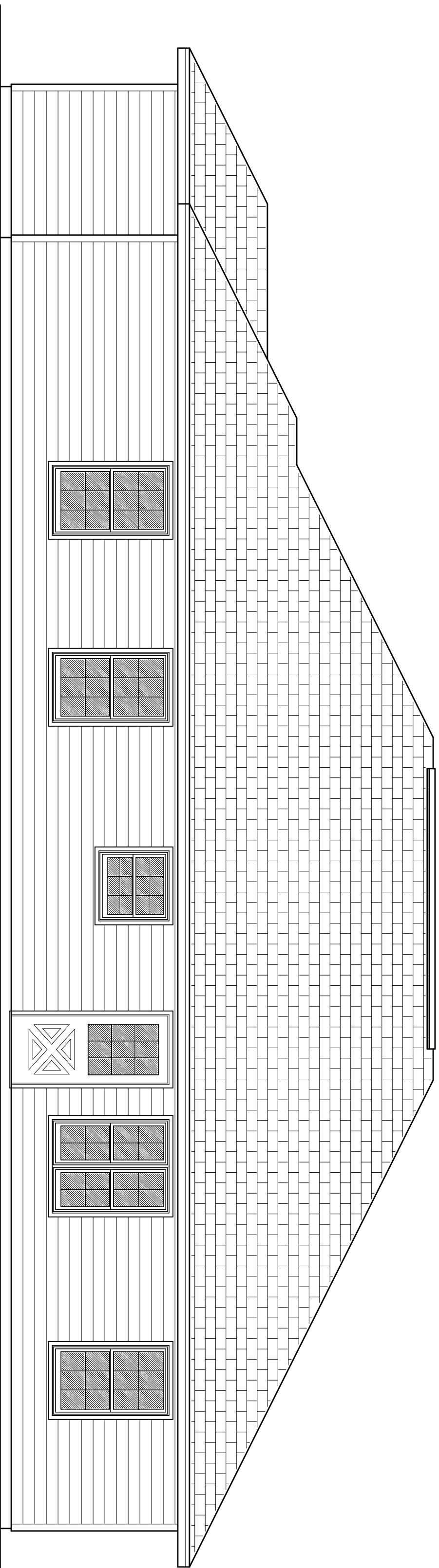
Right Side ELEV.

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



Left Side ELEV.

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



Rear ELEVATION

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

EXTERIOR FINISH MATERIALS:

- 1 CONT. RIDGE VENT TO MATCH ROOFING
- 2 FINISH ROOFING AS SELECTED BY OWNER
- 3 MTL. FLASHING ON 1X6 CYPRESS FASCIA
- 4 PORCH BEAM - SEE PLANS FOR SIZE
- 5 FIBERGLASS ENTRY DOOR STYLE SELECTED BY THE OWNER - PAINTED FINISH
- 6 HARDIEBOARD SIDING - SELECTED BY OWNER
- 7 CONCRETE PORCH DECK w/ WOOD FLOAT FINISH & TOOLED EDGES
- 8 SINGLE HUNG ALUMINUM WINDOWS w/ DBL. GLAZING, AS SELECTED BY OWNER
- 9 VINYL SIMULATED SHUTTERS, COLOR PER OWNER
- 10 P/T WOOD PORCH POSTS, PRIMED & PAINTED DIRECTED BY OWNER
- 11 CONCRETE FOUNDATION - FINISH AS DIRECTED BY OWNER
- 12 QUEEN BRICK VENEER AS SELECTED BY THE OWNER

Digitally signed by: N. P. GEISLER
DN: CN = N. P. GEISLER C = US
O = AR0007005 OU =
ARCHITECT
Date: 2021.03.09 14:29:42 -05'00'

AR0007005

A.1

1 OF 9

SHEET:

2K2103

DATE:

08 FEB 2021

CONTRACT:

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

1758 NW Brown Rd.
Lake City, FL 32055
386-365-4355

Celebrating
49 Years of Service
1972 - 2021
N.P. Geisler, Architect
AR0007005

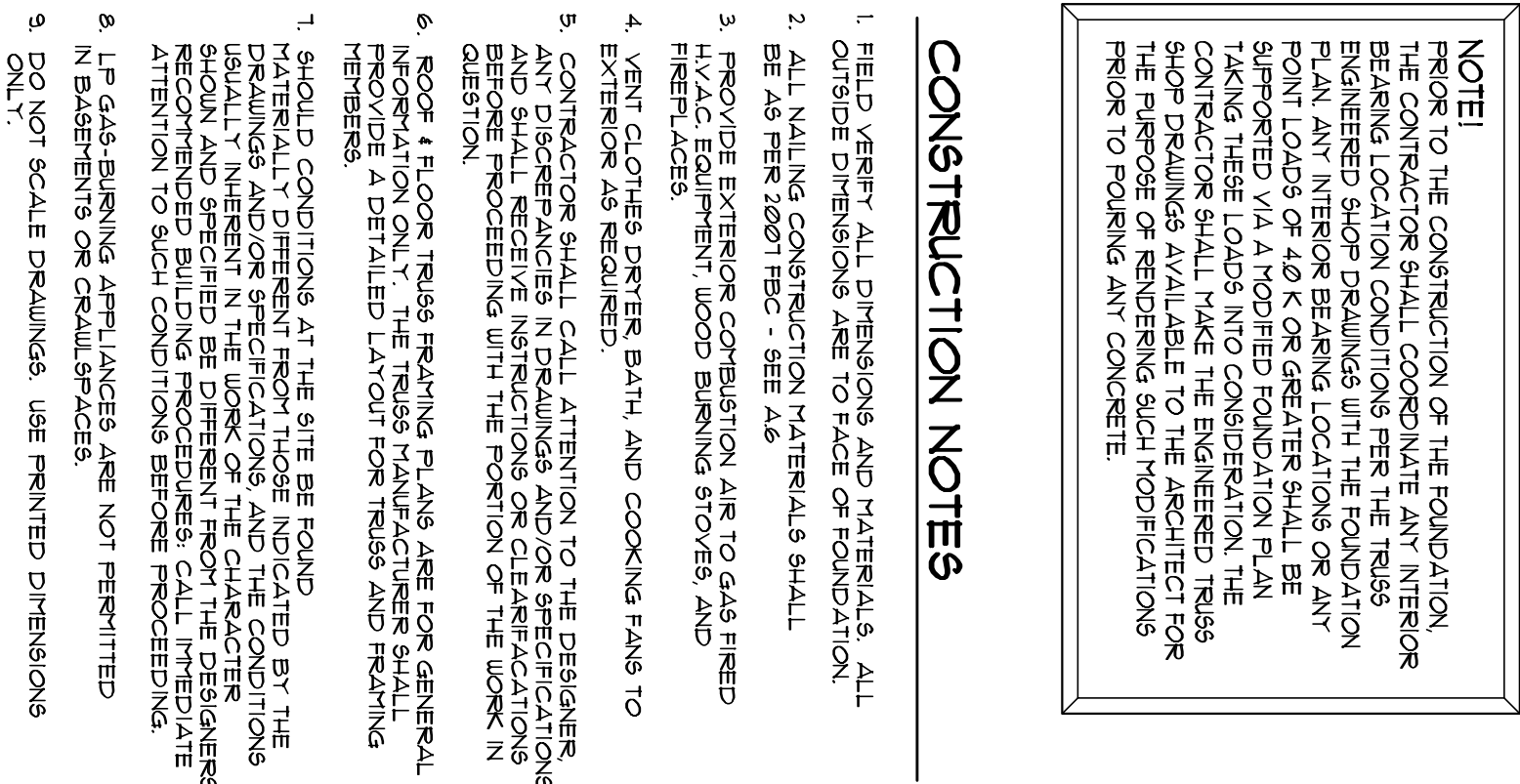
CUSTOM RESIDENTIAL DESIGN for:
HERNANDO PACHECO
COLUMBIA COUNTY, FLORIDA
ELEVATIONS

DRAWN:

128

1/27/2021 10:29 AM

PREVIEW



1. FIELD VENTER ALL DIMENSIONS AND MATERIALS, ALLOW VENTERER TO PLACE OR FOUNDATION.
2. ALL WALLS CONSTRUCTION MATERIALS SHALL BE AS PER 2007 SPEC - SEE A6
3. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED HEATERS.
4. VENT CLOTHES DRYER BATH AND COOKING FANS TO EXTERIOR AS REQUIRED.
5. CONTRACTORS SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND OR SPECIFICATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
6. ROOF / FLOOR / ROSS HEIGHT FLOOR ARE FOR GENERAL PROVISIONS. EXACT HEIGHTS SHALL BE DETERMINED BY THE ARCHITECT AND FINISHING TRADES.
7. SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE ARCHITECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF THE CHARACTER, LOCATION AND EXTENT OF THE DIFFERENCE. THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING TO SUCH CONDITIONS BEFORE PROCEEDING.
8. I.E. GAS BURNING OR APPLIANCES ARE NOT PERMITTED IN BATHROOMS OR KITCHENS.
9. DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

CONCRETE / MASONRY /

THE ZEPHYRUS

2. EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BE PERFORMED TO DETERMINE THE SUITABILITY OF

3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-BOTTOM AND FILL COMPACTED TO 95% RELATIVE DENSITY.

PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.

5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A65 - MIN. YIELD STRESS = 85 KSI.

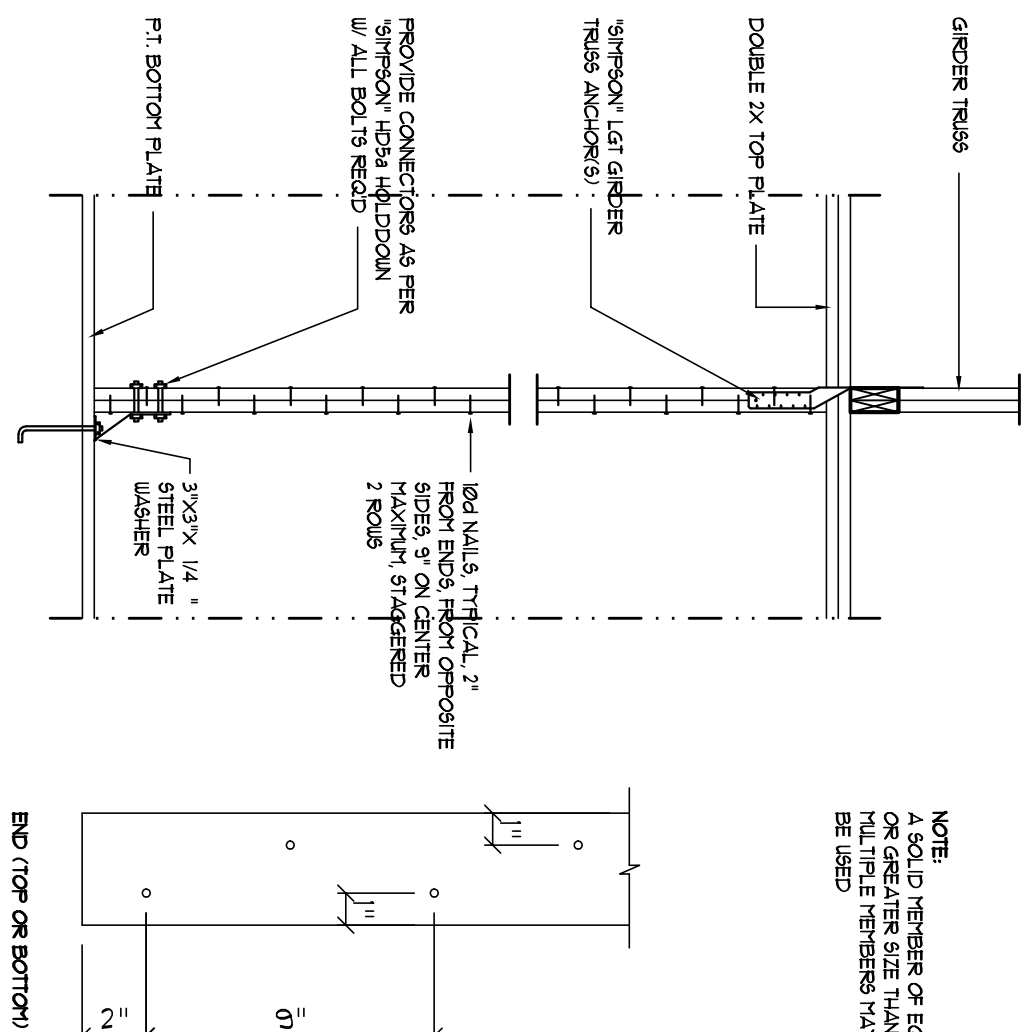
MENT, MIXING, PLACING AND FINISHING SHALL BE AS PER ACI STANDARDS.

1. CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH -

3. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH. BOLTS SHALL BE ASTM A307 / GRADE I OR A325, AS PER PLAN REQUIREMENTS.

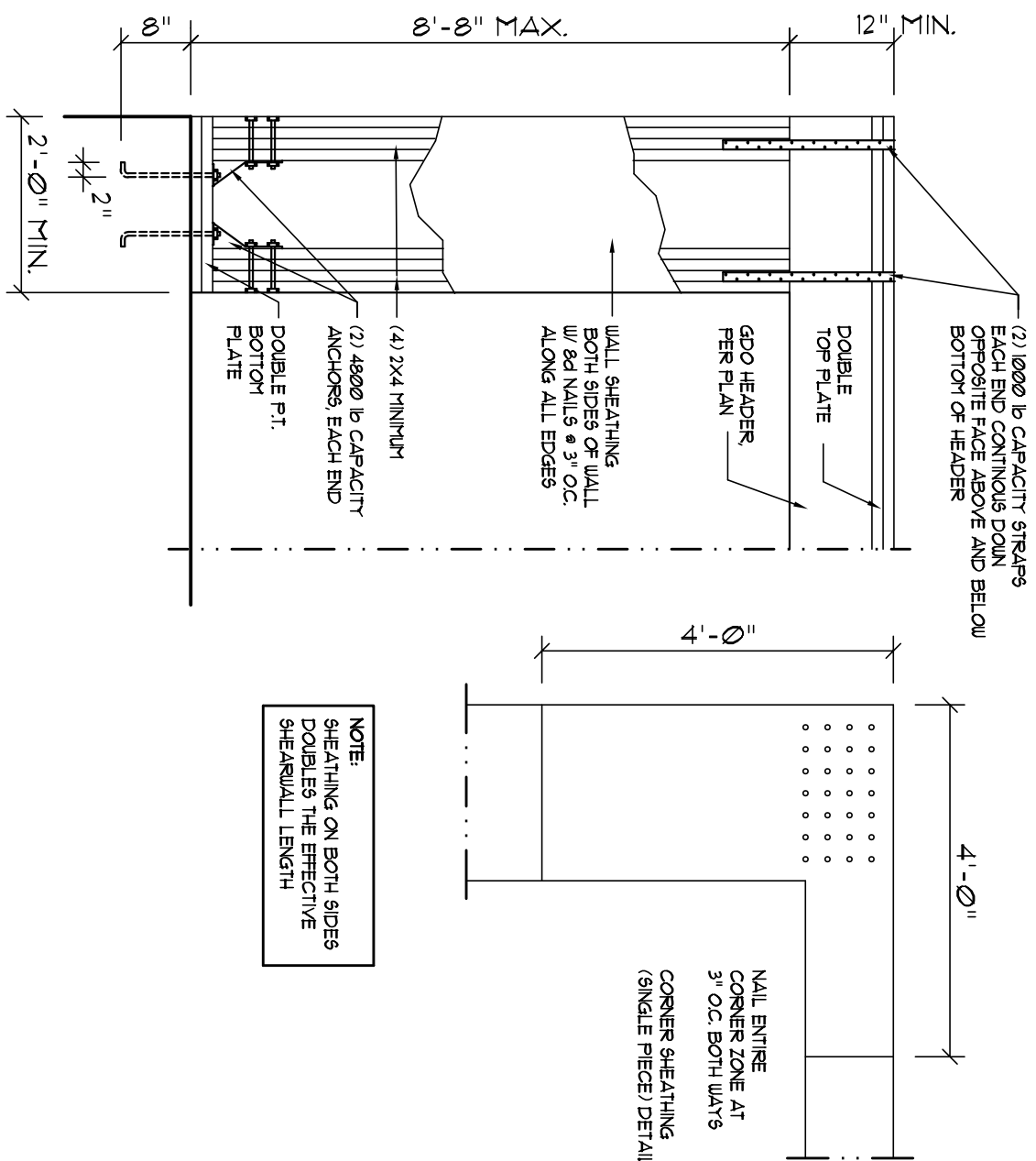


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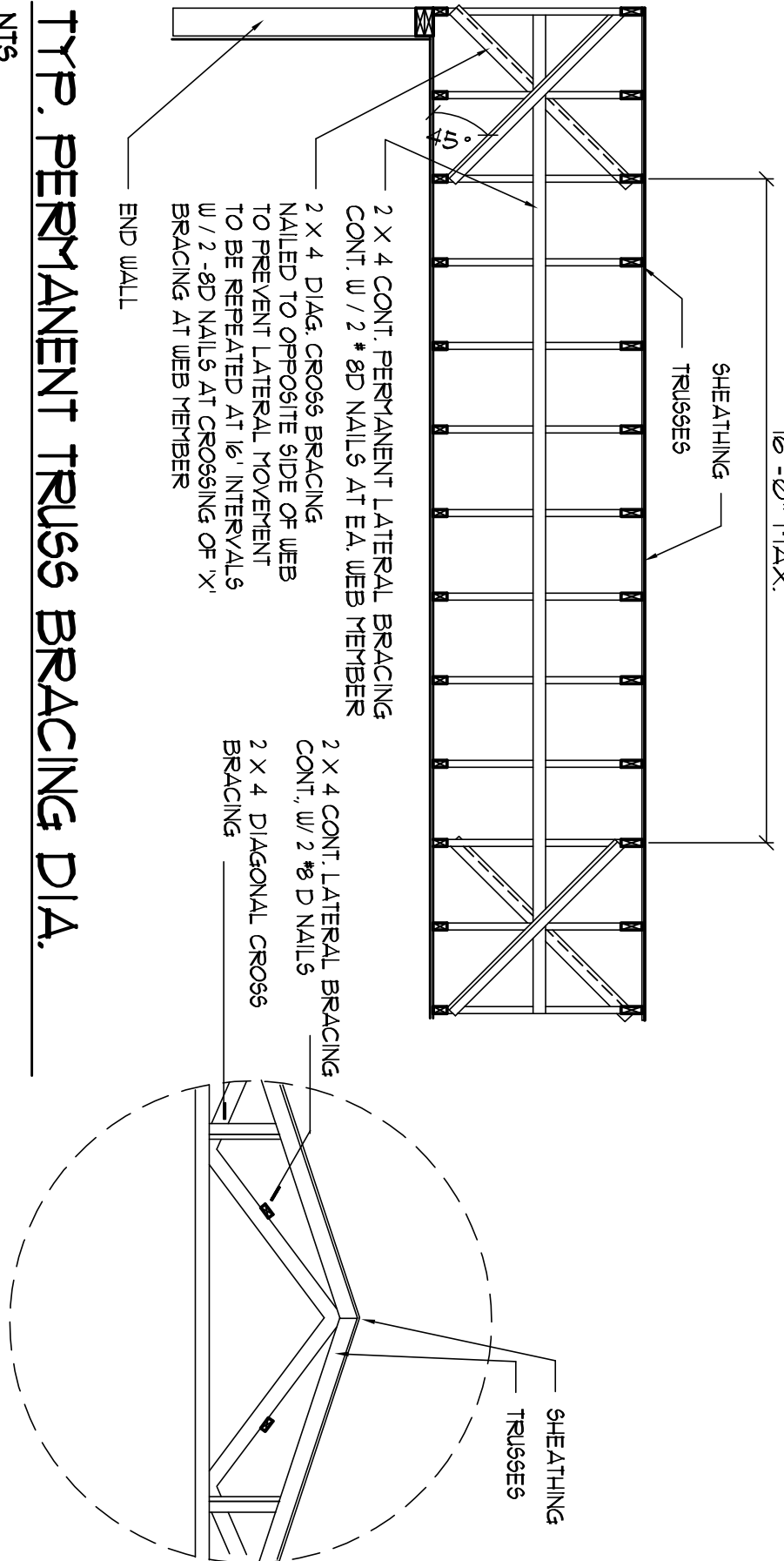
Girder Truss Column Det. A

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



Garage End Wall Details B

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

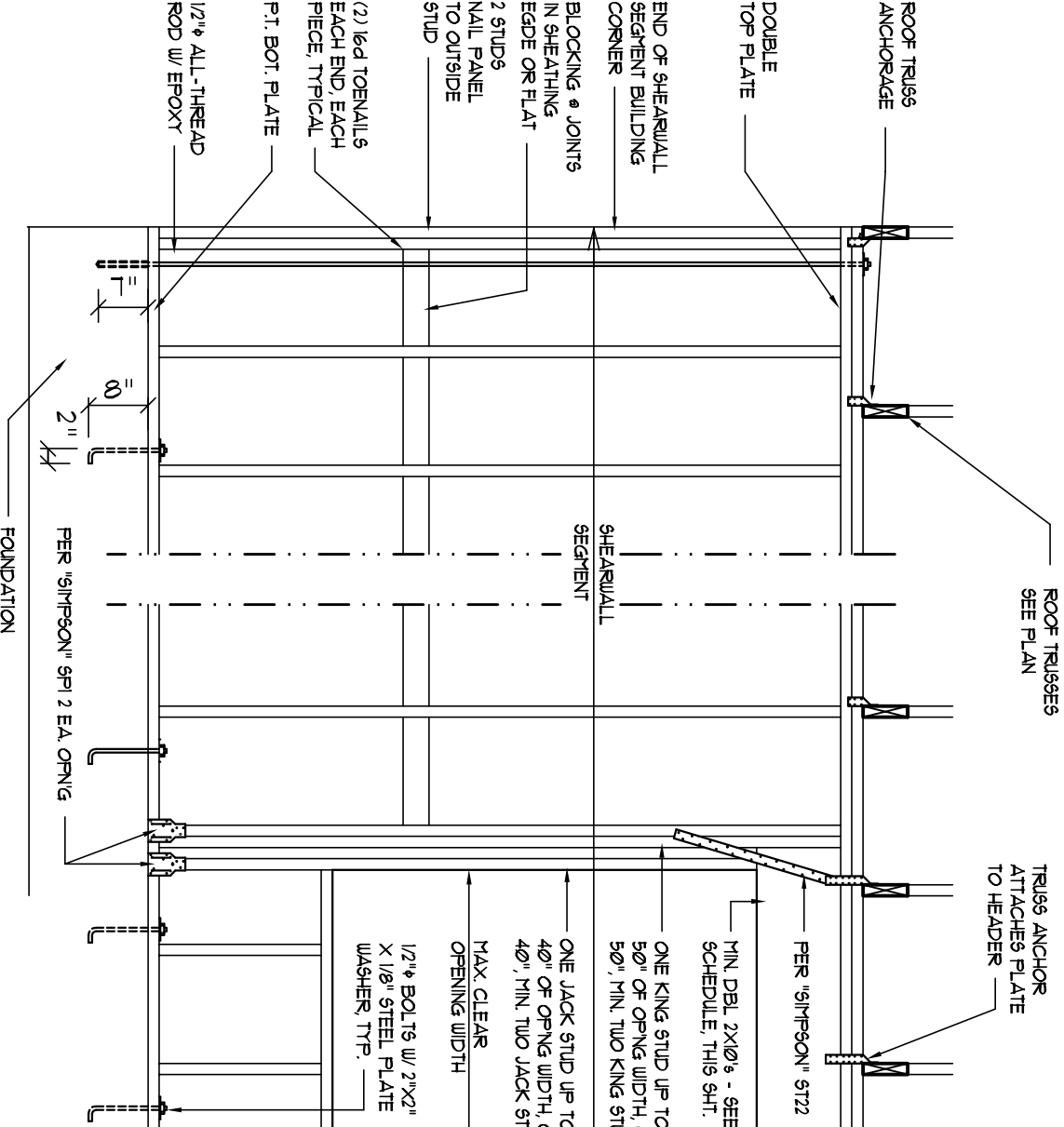


TYP. PERMANENT TRUSS BRACING DIA. NT9

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

Truss Bracing DETAILS

SCALE: AS NOTED



C

SHEARWALL NOTES

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 0-31 (SSD) 306.4.3.
2. THE WALL SHALL BE EXTERNALLY BRACED WITH 2x4 STUDS, 1x6 OR 1x8, 1x10, 1x12, 1x14, 1x16, 1x18, 1x20, 1x22, 1x24, 1x26, 1x28, 1x30, 1x32, 1x34, 1x36, 1x38, 1x40, 1x42, 1x44, 1x46, 1x48, 1x50, 1x52, 1x54, 1x56, 1x58, 1x60, 1x62, 1x64, 1x66, 1x68, 1x70, 1x72, 1x74, 1x76, 1x78, 1x80, 1x82, 1x84, 1x86, 1x88, 1x90, 1x92, 1x94, 1x96, 1x98, 1x100, 1x102, 1x104, 1x106, 1x108, 1x110, 1x112, 1x114, 1x116, 1x118, 1x120, 1x122, 1x124, 1x126, 1x128, 1x130, 1x132, 1x134, 1x136, 1x138, 1x140, 1x142, 1x144, 1x146, 1x148, 1x150, 1x152, 1x154, 1x156, 1x158, 1x160, 1x162, 1x164, 1x166, 1x168, 1x170, 1x172, 1x174, 1x176, 1x178, 1x180, 1x182, 1x184, 1x186, 1x188, 1x190, 1x192, 1x194, 1x196, 1x198, 1x200, 1x202, 1x204, 1x206, 1x208, 1x210, 1x212, 1x214, 1x216, 1x218, 1x220, 1x222, 1x224, 1x226, 1x228, 1x230, 1x232, 1x234, 1x236, 1x238, 1x240, 1x242, 1x244, 1x246, 1x248, 1x250, 1x252, 1x254, 1x256, 1x258, 1x260, 1x262, 1x264, 1x266, 1x268, 1x270, 1x272, 1x274, 1x276, 1x278, 1x280, 1x282, 1x284, 1x286, 1x288, 1x290, 1x292, 1x294, 1x296, 1x298, 1x300, 1x302, 1x304, 1x306, 1x308, 1x310, 1x312, 1x314, 1x316, 1x318, 1x320, 1x322, 1x324, 1x326, 1x328, 1x330, 1x332, 1x334, 1x336, 1x338, 1x340, 1x342, 1x344, 1x346, 1x348, 1x350, 1x352, 1x354, 1x356, 1x358, 1x360, 1x362, 1x364, 1x366, 1x368, 1x370, 1x372, 1x374, 1x376, 1x378, 1x380, 1x382, 1x384, 1x386, 1x388, 1x390, 1x392, 1x394, 1x396, 1x398, 1x400, 1x402, 1x404, 1x406, 1x408, 1x410, 1x412, 1x414, 1x416, 1x418, 1x420, 1x422, 1x424, 1x426, 1x428, 1x430, 1x432, 1x434, 1x436, 1x438, 1x440, 1x442, 1x444, 1x446, 1x448, 1x450, 1x452, 1x454, 1x456, 1x458, 1x460, 1x462, 1x464, 1x466, 1x468, 1x470, 1x472, 1x474, 1x476, 1x478, 1x480, 1x482, 1x484, 1x486, 1x488, 1x490, 1x492, 1x494, 1x496, 1x498, 1x500, 1x502, 1x504, 1x506, 1x508, 1x510, 1x512, 1x514, 1x516, 1x518, 1x520, 1x522, 1x524, 1x526, 1x528, 1x530, 1x532, 1x534, 1x536, 1x538, 1x540, 1x542, 1x544, 1x546, 1x548, 1x550, 1x552, 1x554, 1x556, 1x558, 1x560, 1x562, 1x564, 1x566, 1x568, 1x570, 1x572, 1x574, 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FIELD "A6-BUILT" NOTES

SHOP BIAS CONNECTION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE TRUSS SHOP DRAWINGS SHALL BE INSTALLED IN THE TRUSSES. 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 SHALL BE USED TO DETERMINE THE REQUIRED ANCHOR STRAPS FOR CORRESPONDING UPLIFT CONNECTIONS, 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 CONNECTION SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR STRAPS TO THE TRUSSES. THE TRUSS ENGINEERED SHOP DRAWINGS SHALL BE USED 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 STRIPS SHALL BE CONTINUED TO THE FOUNDATION.

NOTE!

SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES. MINIMUM SIZE HEADERS AND INTERLATES MINIMUM SIZE ALLOWABLE IS 2"x12"

NOTE!

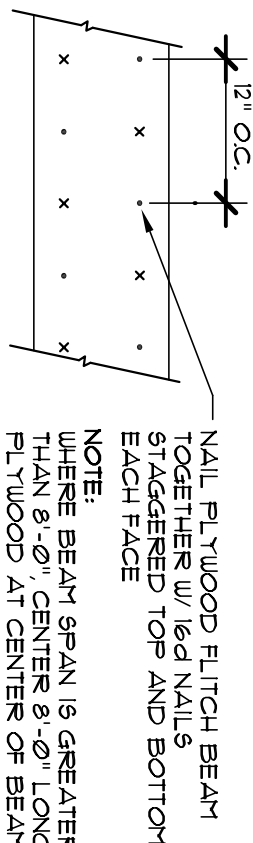
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2017 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

NOTE!

REFER TO THE WINDOW/DOOR HEADER SCHEDULE FOR ANCHOR STRAP MINIMUM SIZE HEADERS AND INTERLATES MINIMUM SIZE ALLOWABLE IS 2"x12"

GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ANY LOCAL ORDINANCES. THE TRUSS DESIGN SHALL BE BASED ON THE TRUSS SHOP DRAWINGS. THE TRUSS ENGINEERED SHOP DRAWINGS SHALL BE USED IN ADDITION TO TYPICAL NAILING ANCHOR DEVICES SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 100 LBS OR GREATER. 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 UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE ARCHITECT'S REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.



NOTE: WHERE BEAM SPAN IS GREATER THAN 8'-0", CENTERS OF BEAM SPAN BUTT ADJACENT PLYWOOD PIECES TIGHT TO CENTER PIECE. BEAM BUTT JOINTS SHALL BE MORE THAN ONE PLYWOOD PLATE.

B/U Beam DETAILS

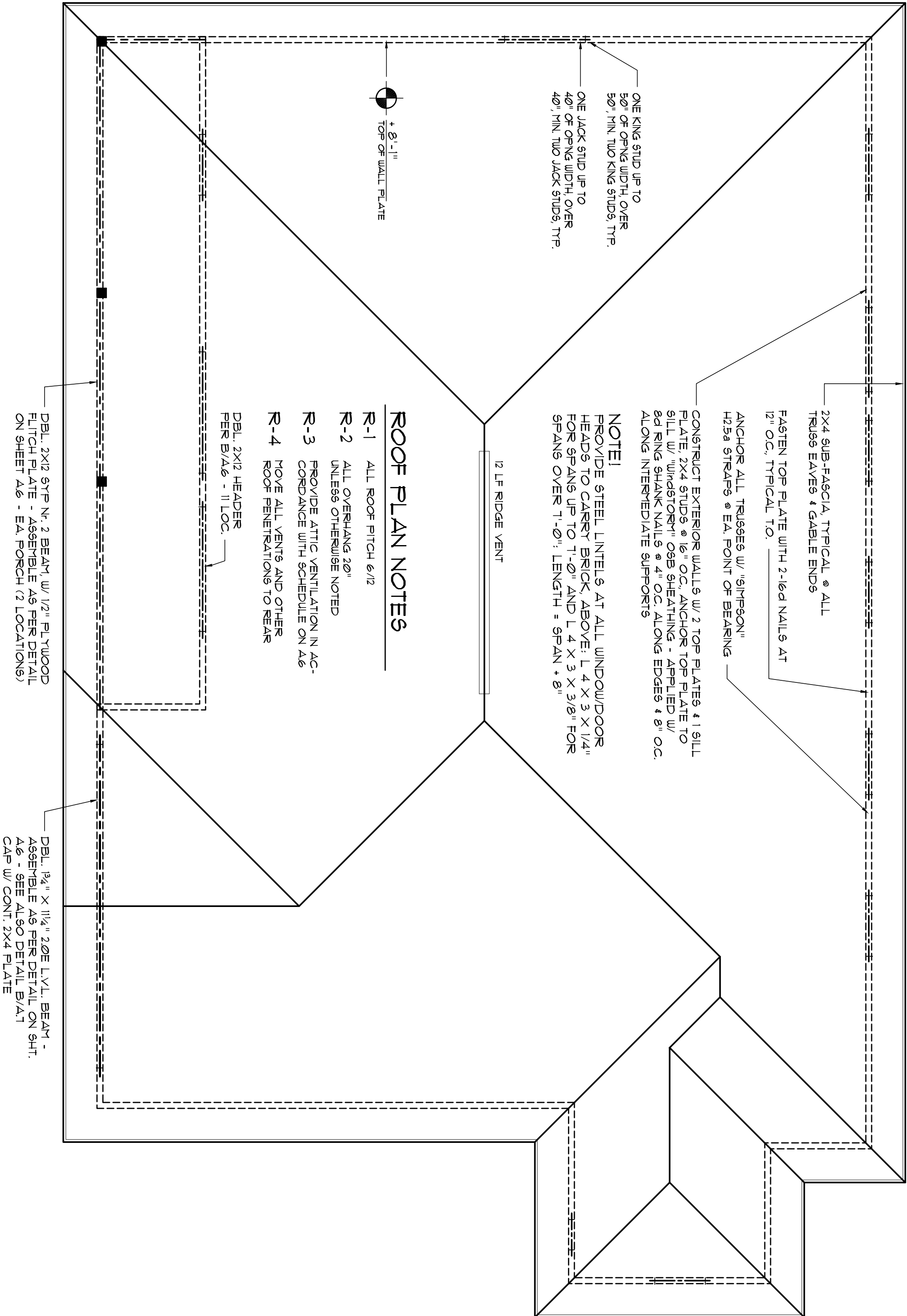
SCALE: NONE

NOTE!

ALL PENETRATIONS OF THE TOP PLATE OF ALL LOAD BEARING WALLS SHALL BE SEALED WITH FIRE RETARDANT CALKING AND SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER. THE SEALING SHALL BE DONE BEFORE ANY OTHER CONSTRUCTION TO LIMIT CAVITY HEIGHT TO 8'-0". PENETRATIONS THROUGH A6 TOP PLATES NOTED ABOVE

NOTE!

ALL UPLIFT CONNECTIONS SHALL BE FIELD ADJUSTED TO MATCH OR EXCEED THE DEVELOPED LOADS PER ENGINEERED TRUSS SHOP DRAWINGS



ROOF PLAN NOTES

- R-1 ALL ROOF FITCH 6/12
- R-2 ALL OVERSLANG 20"
- R-3 PROVIDE ATTIC VENTILATION IN AC-CORDANCE WITH SCHEDULE ON A6
- R-4 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

DELT 2X12 HEADER PER B/A6 - 11 LOC.

DELT 1 3/4" X 11 1/2" 20# LVL BEAM - ASSEMBLE A6 PER DETAIL A6 - SEE ALSO DETAIL B/A1 CAP W/ CONT 2X4 PLATE

Roof PLAN

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

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 GUIDE- LINES 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 A6 MANUFACTURED OR A6 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.

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER/MODEL	CAP.
TRUSSES TO WALL:	SIMPSON L2B4	175#*
GIRDER TRUSSES TO POST/HEADER:	SIMPSON LGT W/ 2# - 16d NAILS	175#*
HEADER TO KING STUD(S):	SIMPSON SP2	1370#
PLATE TO STUD:	SIMPSON SP2	1265#
STUD TO SILL:	SIMPSON SP1	555#*
FORCH BEAM TO POST:	SIMPSON FCB66/EPC66	1700#*
JOINT POST TO RUD:	SIMPSON AB166	2300#*
MISC. JOINTS	SIMPSON A34	315#*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.

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

NOTE: *SIMPSON® PRODUCT APPROVALS. MANUFACTURE COUNTY REPORT #21-070105, #26-1126 II, #29-062304 (SECCI NER-443, NER-393)

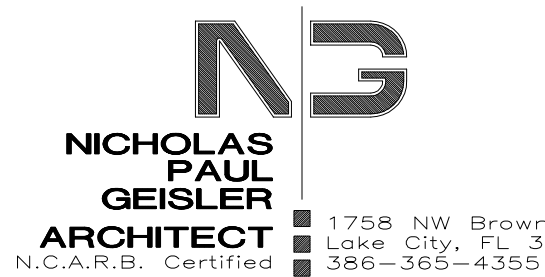
REVISION:

DATE: 02/08/2021

DRAWN:

128

CUSTOM RESIDENTIAL DESIGN for:
HERNANDO PACHECO
COLUMBIA COUNTY, FLORIDA
ROOF PLAN



DATE: 08 FEB 2021

CONTR:

2K2103

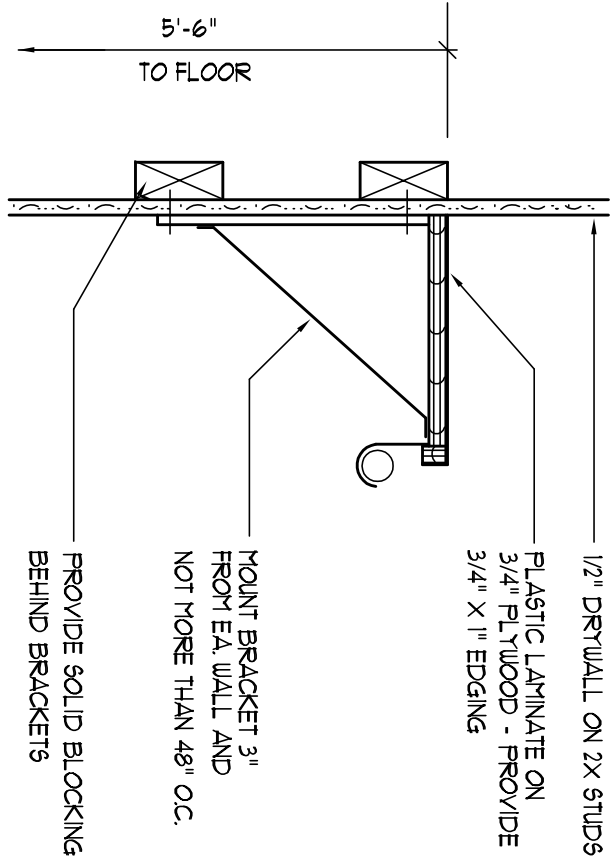
SHEET:

A.8

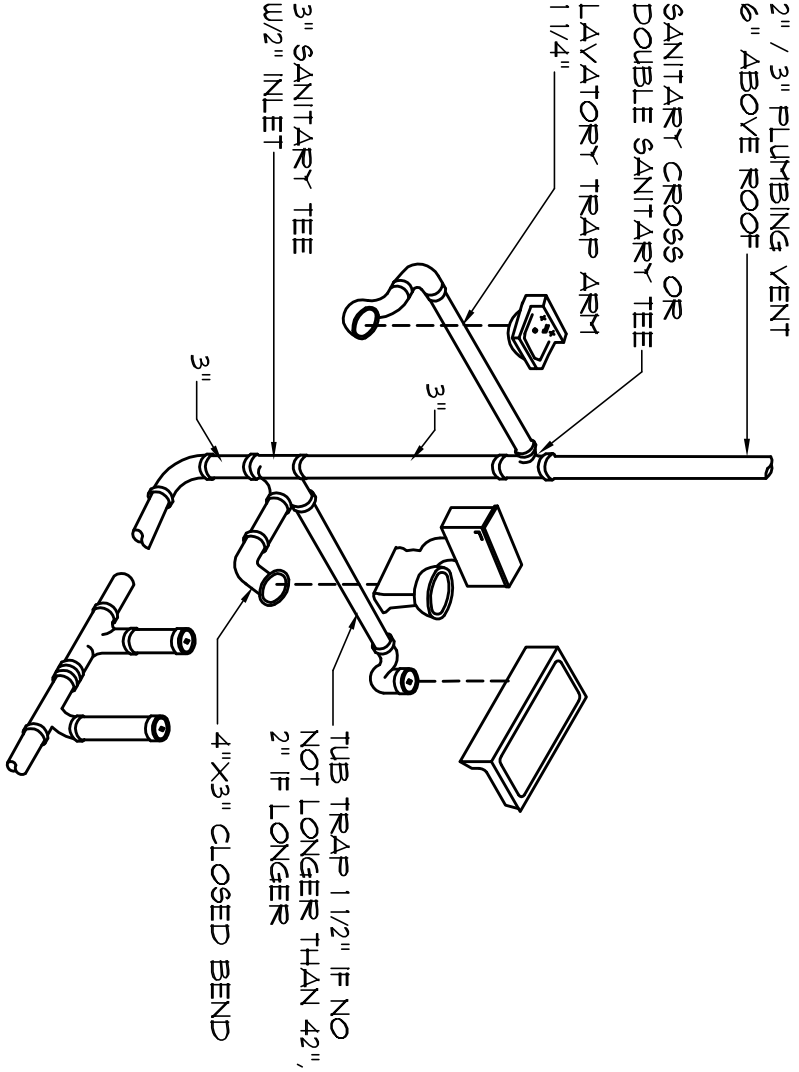
8 OF 9

Digitally signed by: N. P. GEISLER
DN: CN = N. P. GEISLER C = US
O = AR0007005 OU = ARCHITECT
Date: 2021.03.09 14:34:17 -05'00'

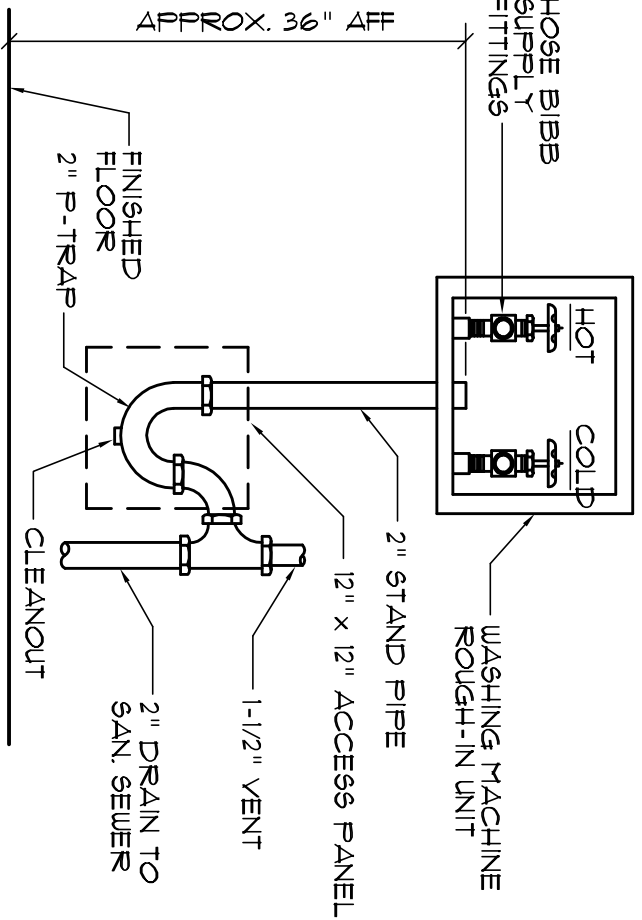
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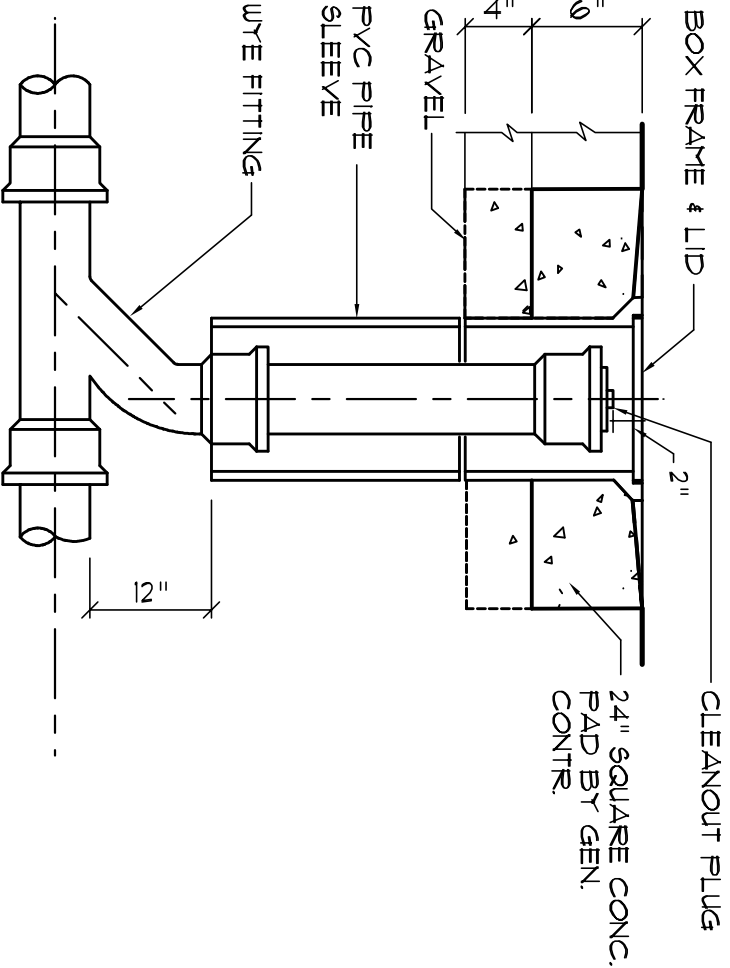
Closet Rod & Shelf Detail
SCALE: NONE
A



Typical Plumbing Det.
N.T.S.
N.T.S. - THIS PLUMBING DIAGRAM IS GENERAL IN NATURE. REFER TO THE PLUMBING RISER DIAGRAM FOR INFORMATION.
B

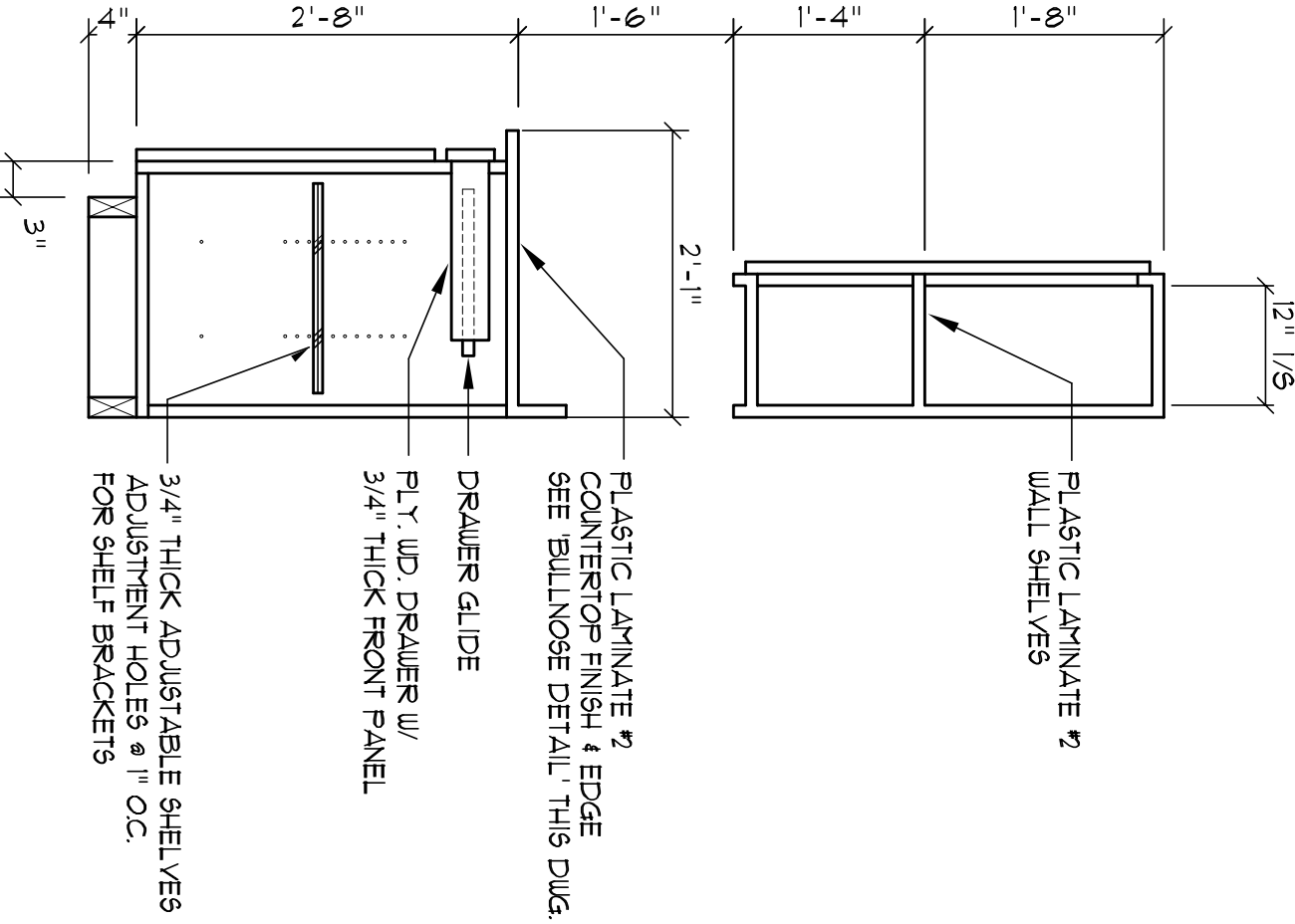


Washing Machine Det.
N.T.S.
C



Outdoor Cleanout Detail
N.T.S.
D

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

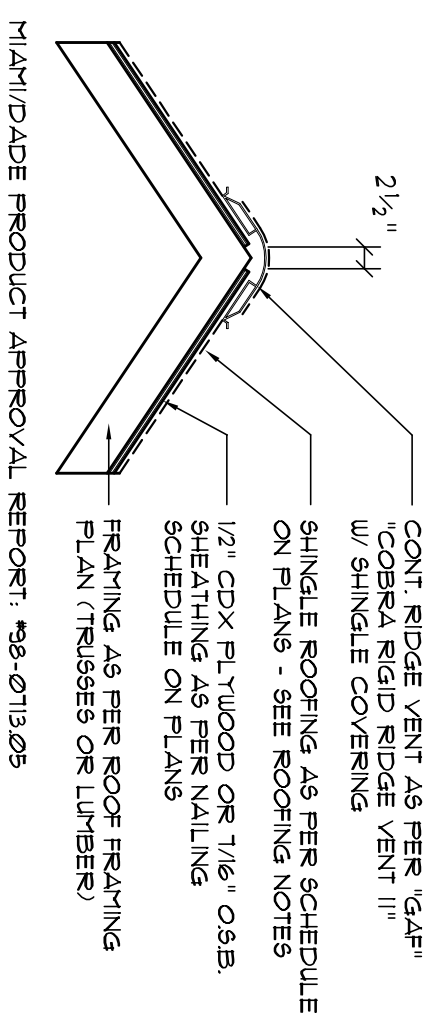


Base & O/H Cab.
SCALE 3/4" = 1'-0"
E

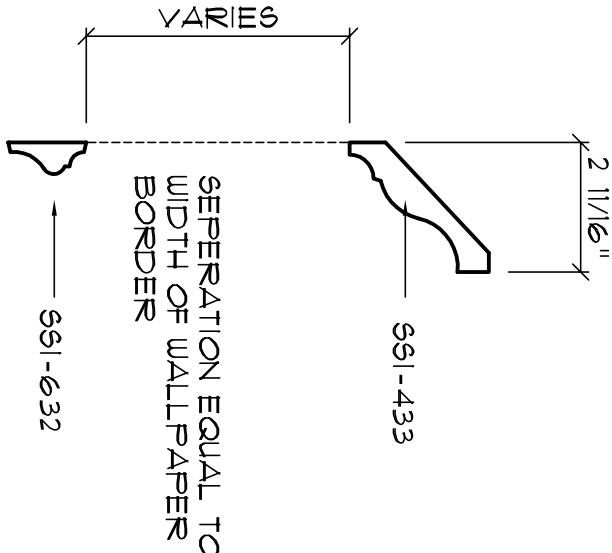
NOTE!
CABINETS, COUNTERS, SHELVES AND THE LIKE SHOWN ON THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD CONSTRUCTION DETAILS AND FINISHES WITH TITLED "GENERAL TILLWORK NOTES", AND SHALL INCLUDE SUCH FEATURES, HARDWARE AND FINISHES AS DIRECTED BY THE OWNER. THE PLAN VIEWS INDICATED ARE FOR GENERAL LOCATION AND EXTENT OF THE WORK - UNLESS DETAILED CABINET PLAN IS INCLUDED WITH THIS PLAN PACKAGE AND UNLESS SPECIFIC CHARACTERISTICS SHALL BE AS DIRECTED BY THE OWNER.

Typ. Cabinet Det's
SCALE 3/4" = 1'-0"
E

AREA OF ATTIC	REQD LF OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	400 SQIN
1800 SF	22 LF	440 SQIN
2000 SF	24 LF	480 SQIN
2200 SF	26 LF	520 SQIN
2400 SF	28 LF	560 SQIN
2600 SF	30 LF	600 SQIN
2800 SF	32 LF	640 SQIN
3000 SF	34 LF	680 SQIN
3200 SF	36 LF	720 SQIN
3400 SF	38 LF	760 SQIN
3600 SF	40 LF	800 SQIN

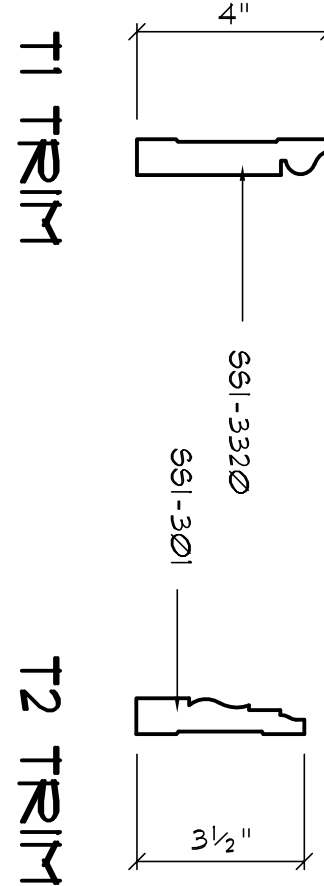


Ridge Vent Detail
SCALE: 3/4" = 1'-0"
F



Wall/Ceiling Trim Detail
SCALE: 3" = 1'-0"
G

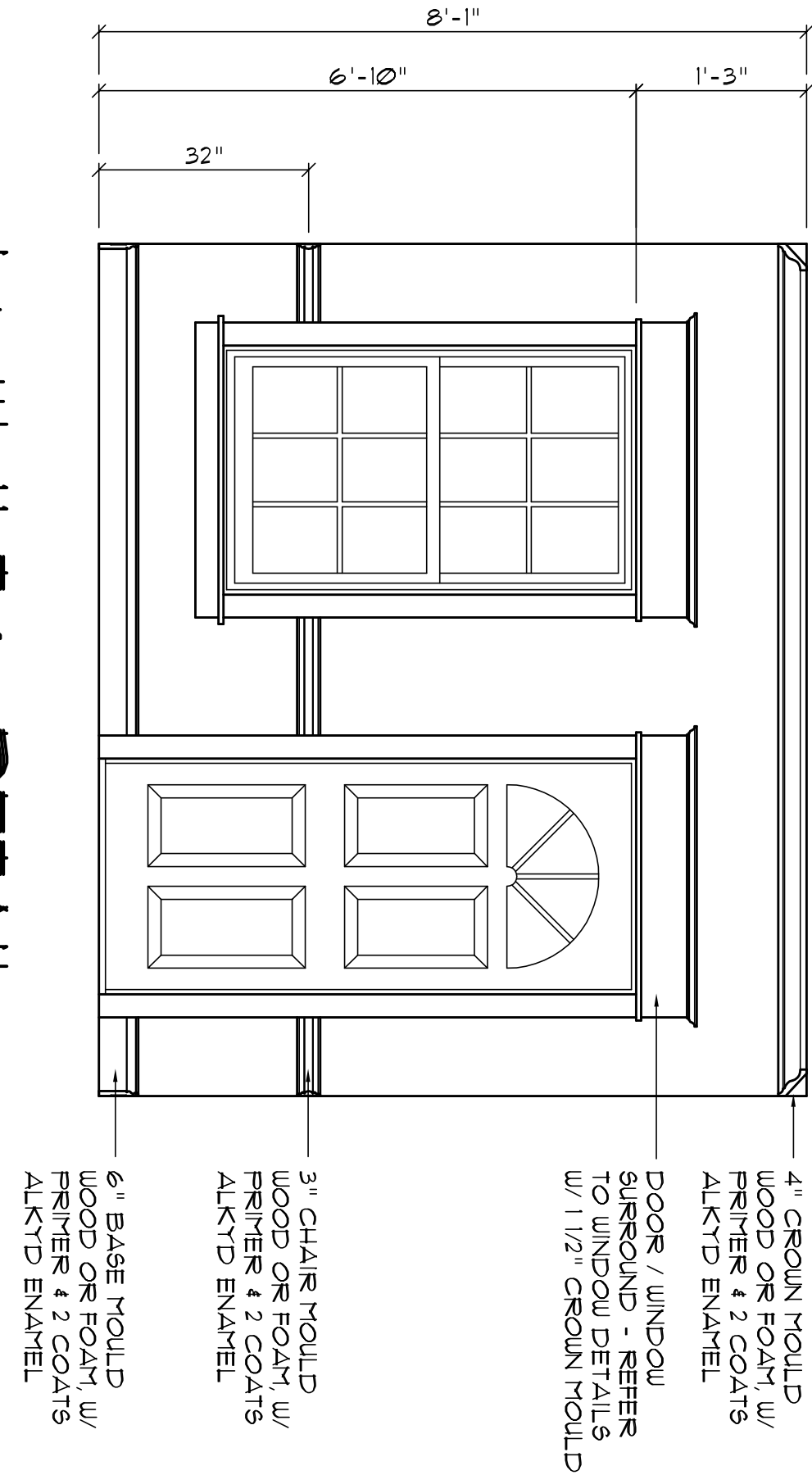
NOTE 1.1.1
ALL PROFILES AS PER 646 CRAFTSMAN INC., TAMPA, FLORIDA TRIM WOOD SPECIES SHALL BE "POP-LAR"



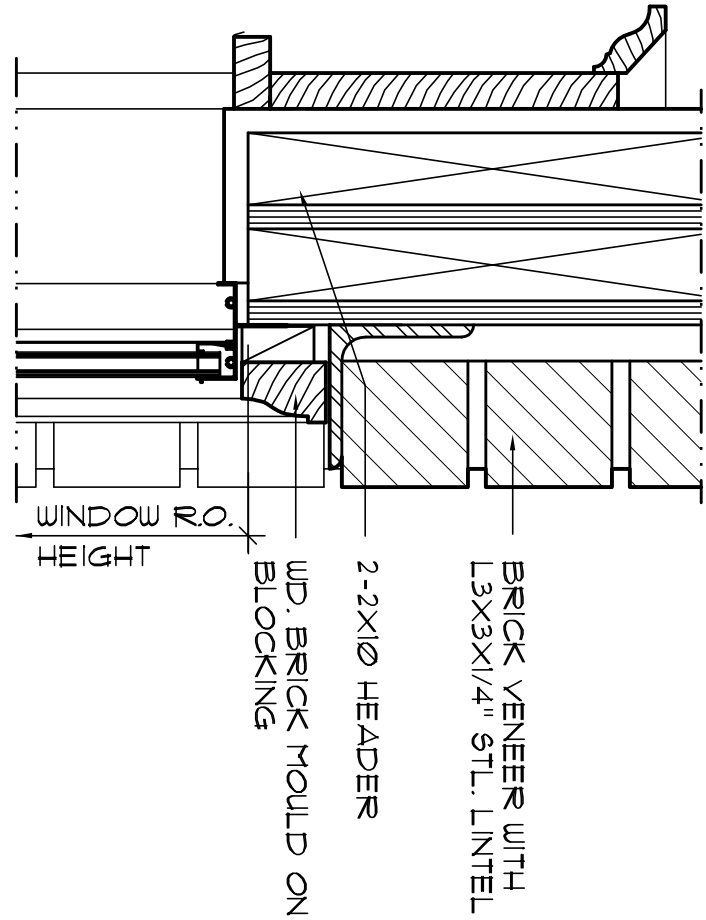
VALLEY FLASHING

ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS			
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (OZ)
COPPER			16
ALUMINUM	Ø.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	Ø.019	26 (ZINC COATED G90)	
ZINC ALLOY	Ø.021		
LEAD PAINTED TERNE			140

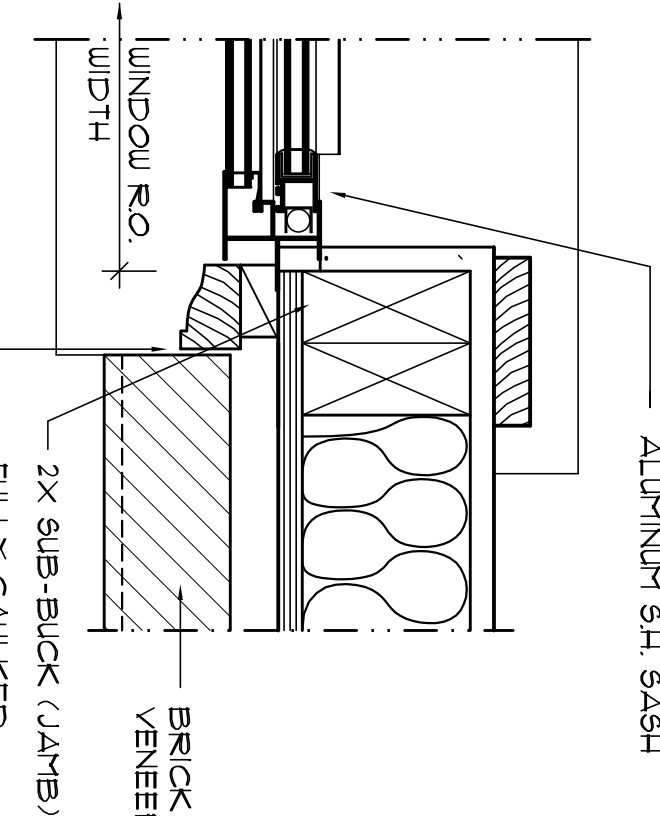
Roofing/Flashing Det's.
SCALE: NONE
H



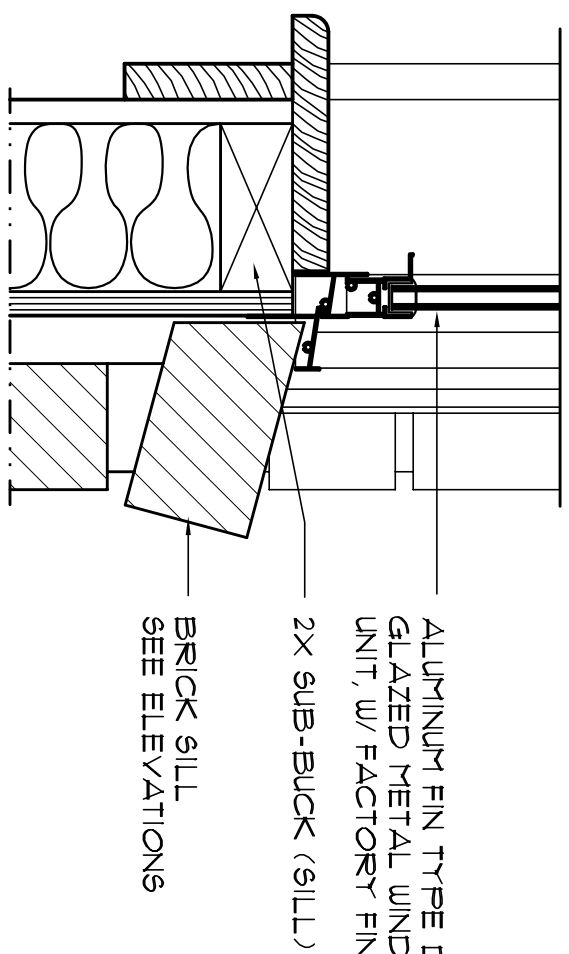
Int. Wall Trim Detail
SCALE: 1/2" = 1'-0"
I



HEAD DETAIL
M.T.L. SASH
J



JAMB DETAIL
WOOD SASH
K



SILL DETAIL
WOOD SASH
L

Typical Window Det's
SCALE: 3" = 1'-0"
M

Digitally signed by: N. P. GEISLER
DN: CN = N. P. GEISLER C = US
O = AR0007005
AR0007005
Date: 2021.03.09 14:36:42 -05'00'

AR0007005

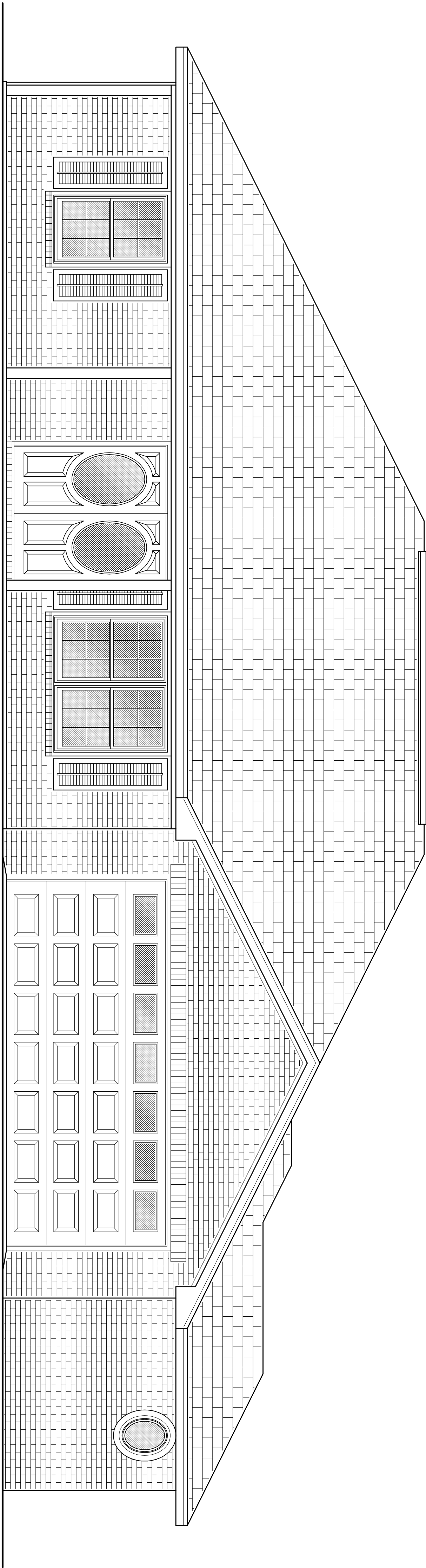
SHEET:	A.4
DATE:	08 FEB 2021
COM:	2K2103
4 OF	9

NICHOLAS PAUL GEISLER ARCHITECT
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Lake City, FL 32025
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Celebrating 49 Years of Service
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CUSTOM RESIDENTIAL DESIGN for:
HERNANDO PACHECO
COLUMBIA COUNTY, FLORIDA
ARCHITECTURAL DETAILS

REVISION:
DRAWN: 128
DATE: 02/08/2021
BY: N.P. GEISLER



Custom Residential Design for:

Hernando Pacheco

Columbia County, Florida

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REVISION:

DATE: 02/08/2021
BY: N.P. GEISLER
CHECKED: J. GEISLER

DRAWN:

128

CUSTOM RESIDENTIAL DESIGN for:
HERNANDO PACHECO
COLUMBIA COUNTY, FLORIDA
COVER SHEET



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

DATE: 08 FEB 2021
COMPILE: 2K2103

SHEET:

C6.1

1 OF 1

Digitally signed by: N. P. GEISLER
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Date: 2021.03.09 14:28:37 -05'00'

AR0007005