

# Right Side ELEVATION

NOTE !!!

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

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

Rear ELEVATION

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

#### NOTE !!!

ROOF SHINGLES SHALL BE AS MANUFACTURED BY "TAMKO ROOFING PRODUCTS" OF THE FOLLOWING MODELS:

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

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE I MODIFIED TO 110 MPH WINDS & FBC TAS 100, USING 4 NAILS/SHINGLE

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 547

#### EXTERIOR FINISH MATERIALS:

- ONT. RIDGE VENT TO MATCH ROOFING
- 2 FINISH ROOFING AS SELECTED BY OWNER
- 3 MTL. FLASHING ON IX6 CYPRESS FASCIA
- 4 PORCH BEAM SEE PLANS FOR SIZE
- 5 STEEL ENTRY DOOR, STYLE AS SELECTED BY THE OWNER - PAINTED FINISH
- 6 BRICK VENEER COLOR, STYLE & PATTERN AS SELECTED BY THE OWNER
- ONCRETE PORCH DECK, W/ WOOD FLOAT
- 8 SINGLE HUNG ALUMINUM WINDOWS W/ DBL. GLAZING, AS SELECTED BY OWNER
- 9 VINYL SHUTTERS AS SELECTED BY THE OWNER

FINISH & TOOLED EDGES

# WINDOW SICHEDULE

MARK	DESCRIPTION	INSTALLATION	MODEL	
2030	SINGLE HUNG ALLUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
3030	SINGLE HUNG ALLUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
3050	SINGLE HUNG AL LUM. SASH W/ INSUL. GLASS	I" ROOFING NAILS - 3 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
2-3050	SINGLE HUNG ALLUM. SASH W/ INSUL. GLASS	I" ROOFING NAILS - 5 PER FLANGE, MAX. 18" O.C.	SERIES 650	-
4050	SINGLE HUNG AL LUM. SASH W/ INSUL. GLASS	I" ROOFING NAILS - 4 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 UNINITS NOTE, VERIFY ROUGH OPENING ; WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

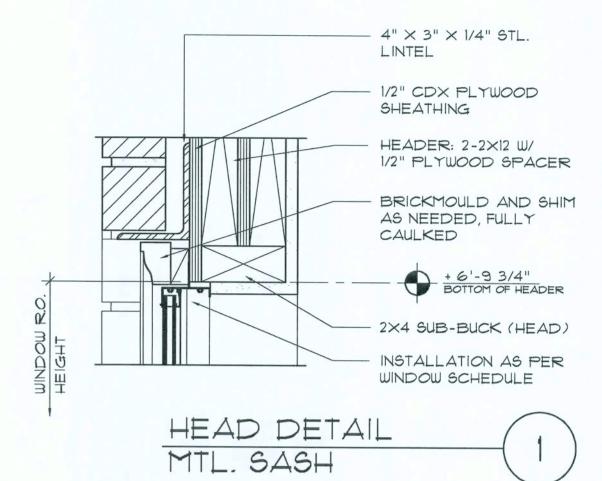
SCALE: 1/4" = 1'-0"

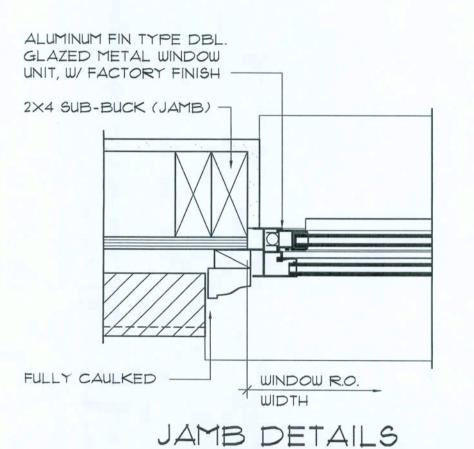
NOTE !!! EXTERIOR DOORS SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLLOWING PRODUCT:

SERIES ENTERGY 6-8 L W/E INSWING OPAQUE RESIDENTIAL INSULATED STEEL DOODR W/ STEEL FRAME AS MFG'D BY "PREMDOR ENTRY SYSSTEMS"

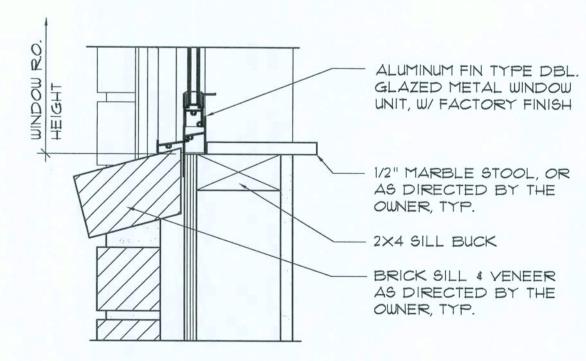
#### NOTE !!! WINDOW ASSEMBLIES SHALL MEET OR EXCEED THE WIND RESISTANCE OF THE FOLLOWING PRODUCTS:

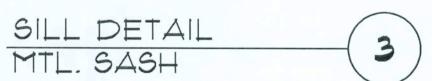
"MI HOME PRODUCTS, INC." SERIES 450/650 ALUMINUM WINDOWS, SINGLE HUNG, 1, 2 \$ 3 MULLED UNITS, PICTURE WINDOWS & SLIDING GLASS DOORS PER ASTM E 283, ASTM E 330 & ASTM E 547





MTL. SASH





SCALE: 3" = 1'-0"

REVISION:

DRAWN:

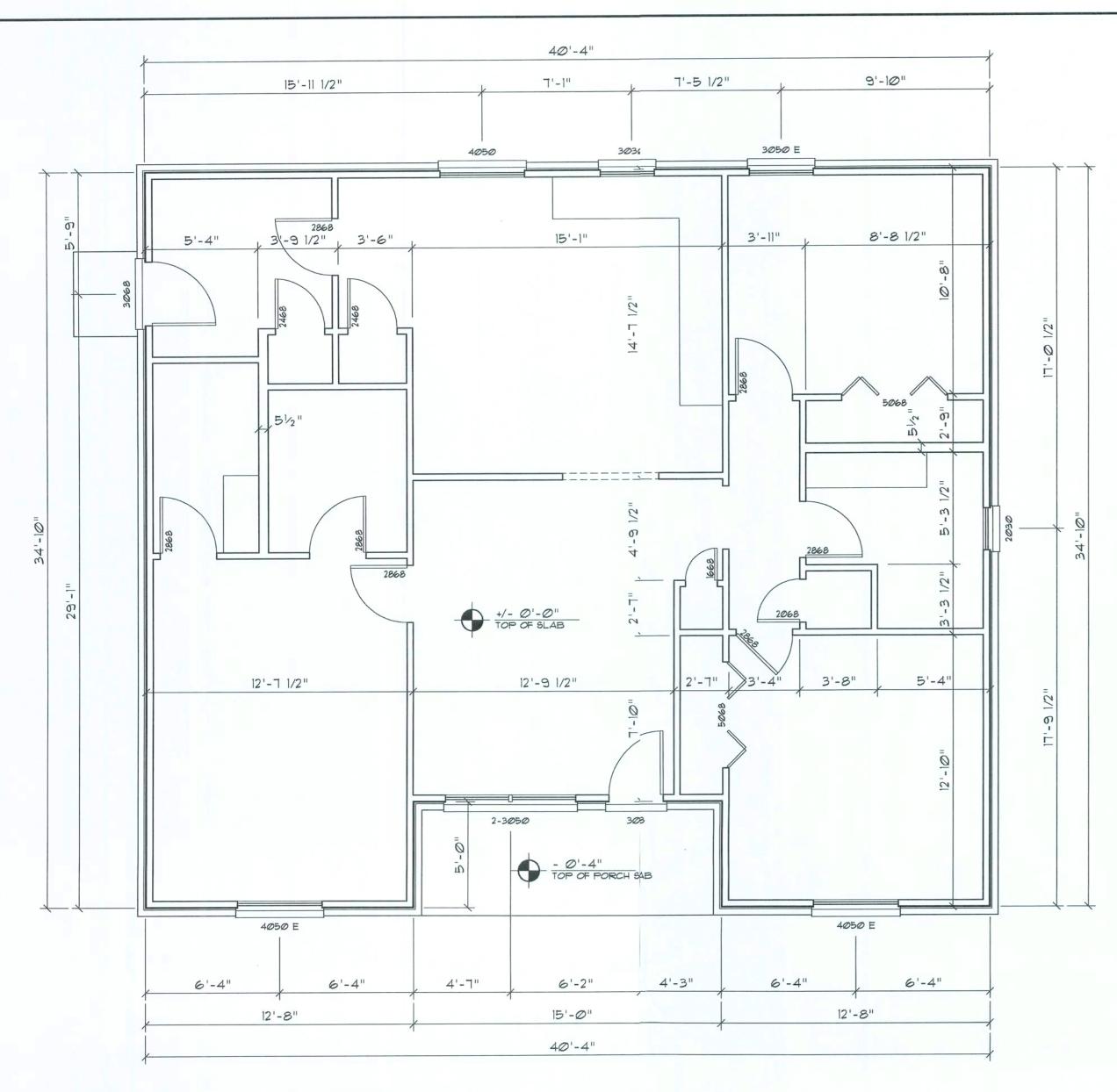
DATE: 05 APR 2004 COMM:

SHEET:

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OF 6

AR0007005



## Dimension PLAN

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

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

ALL EXTERIOR WALLS AE 2X4 STUDS W/ 1/2" THICK CDX PLYWD. SEATHING (4")

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 T'-0" A.F.F.

#### AREA CALCULATION

GROSS LIVING AREA:	1329.9 SF
COVERED PORCH AREA:	71.7 SF
TOTAL AREA:	1401.6 SF

#### ELECTRICAL PLAN NOTES

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

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

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

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

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

ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. # ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE I COPY OF AS-BUILT DWGS

TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY. ALL RECEPTICALS IN ALL BEDROOMS SHALL BE ARC FAULT

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

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

#### Electrical SYMBOLS

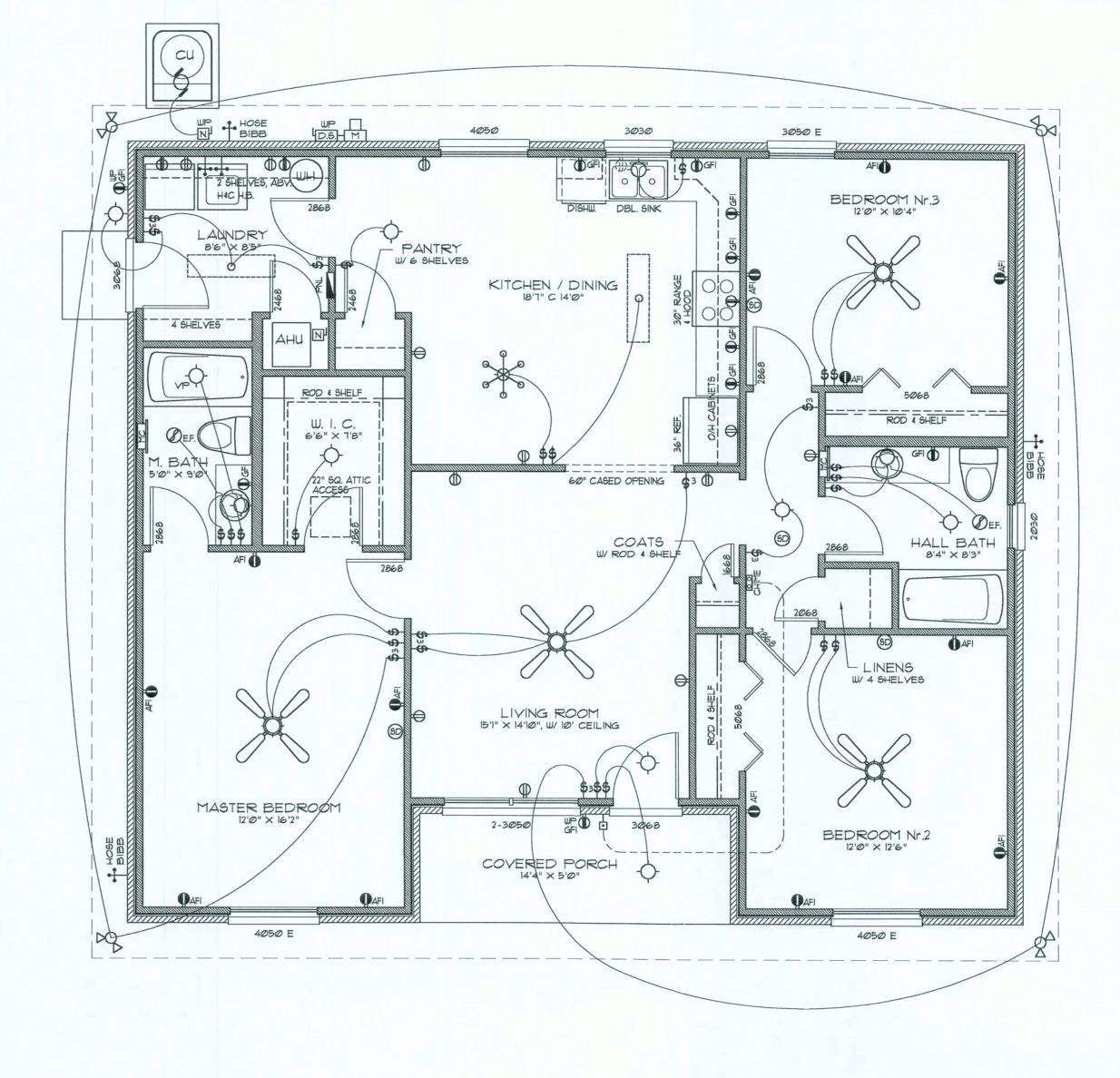
- \$ SPST WALL SWITCH PDT WALL SWITCH (3-WAY) DUPLEX WALL RECEPTAACLE DUPLEX WALL RECPT., BBELOW COUNTER P 240Y OUTLET GND FAULT INTERRUPTER DUPLEX RECEPT. WEATHER PROOF GFI DUJUPLEX RECEPT. DUPLEX WALL RECEPTAACLE, 1/2 SWITCHED MOTOR
- ELECTRICAL PANEL DEF. EXHAUST FAN DBL. LAMP INC. FLOOD I, LIGHT CEILING FAN, W/ INC. LIGHT FIXTURE O INC. LIGHT FIXTURE 9 SMOKE DETECTOR, 120V 0 4 TUBE FLU. PRISMATIC U WRAP SURFACE FIXTURE CHIME

MOMENTARY PUSHBUTTOON SWITCH, LIGHTED SWITCH/FIXTURE WIRING CONTROL WIRE - LOW VYOLTAGE

NON-FUSED DISC. SWITCH ▼ TELEPHONE

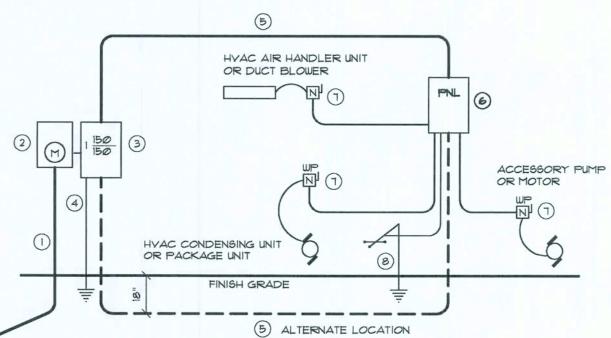
TELEVISION OUTLET

THE HVAC THERMOSTAT, 9 650" AFF



# Floor PLAN

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



- Service/Feeder Entrance Conductors:  $2\frac{1}{2}$ " rigid conduit, min. 18" deep, w/ continuous Ground Bonding Conductor, Service/ Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
- (2) Meter Enclosure, weatherproof, U.L. Listed.
- (3) Main Disconnect Switch: fused or Main BRKR, weatherproof,
- 4) Service entrance Ground: \(^{5}\%''\) \(^{1}\) iron/steel rod \(^{2}\) 8'-0" long and/or concrete encased foundation steel rebar \(^{2}\) 20'-0" long. Grounding Conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per Item \(^{5}\), below.
- (5) 150 AMPERE SERVICE: 3-41-USE-Cu, 1-46-Cu-GND, 11/2" Conduit.
- 6 House Panel (PNL), U.L. Lised, sized per schedule.
- 1 Equipment Disconnect Switch: non-fused, in weatherproof enclosure, size according to Panel Schedule loads. (8) Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

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

#### ELECTRICAL RISER DIAGRAM: 150A SCALE: NONE

#### ELECTRICAL COMPUTATIONS

General Lighting/Receptacles @ 3w/e	sf	
1329.9 of x 3w =	3989.7w	
Washer Circuit	1500.0w	
Dishwasher Circuit	1500.0w	
Sm. Appliance Circuits (3 @ 1500w)	4500.0w	
Sub-Total	11489.7w	
lst 3KW @ 100%		3000.0u
Bal. of KW @ 35%		2971.4u
Fixed Appliances:		
Refrigerator	1200.0ш	
Clg. Fans (4 @ 250w)	1000.0w	
Water Well Pump	1200.0w	
EWH	4500.0W	
Spares (8 @ 400w)	32 <i>00.0</i> w	
Sub-Total	11100.0ш	
Load @ 75% D.F.		8325.0u
100% Demand Factor Loads:		
Dryer		5000.0u
Range		8000.0u
HVAC System (8.0km Strip Heat)		8000.0u
Total Demand Load:		35296.4u

USE: 3 #1 THW w/1 #6 Cu GND / 21/2" C.

SERVICE SIZE: 35296.4w / 240v = 147.07 Amperes

#### PANEL SCHEDULE

TOTAL CONNECTED LOAD:

Cir. Nr.	Location	Trip Poles	Wire Size	Load
1-8	Lighting/Recept. Dishwasher	15A/IP	14NM	3990W 1500W
10-12	Sm. Kit. Appliances	20A/IP	12NM	4500W
13-14	Ceiling Fans	15A/IP	14NM	1200W
15,17	EWH	30A/2P	IONM	3000W
16	Refrigerator	15A/IP	14NM	1200W
18	Spare	-	-	400W
19,21	Range	50A/2P	6NM	8000W
20,22	Water Well	20A/2P	12NM	1200W
23,25	Dryer	30A/2P	IONM	5000W
24,26	HYAC CU	40A/2P	SNM	(3600W)
27,29	HYAC AHU	45A/2P	MMS	8000W
30-36	Spare	-	-	2800W
37-40	Space	-	_	ØW

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DATE: 05 APR 2004 COMM:

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16 DEC 2005

REVISION:

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JOARD HOME PLAN;
ODEL "BOEX"
ISTRUCTION, LAKE CITY, FLORIDA



AICHOLAS
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ROute 17, Box 1038
ACHITECT Loke City, FL 32055

DATE:

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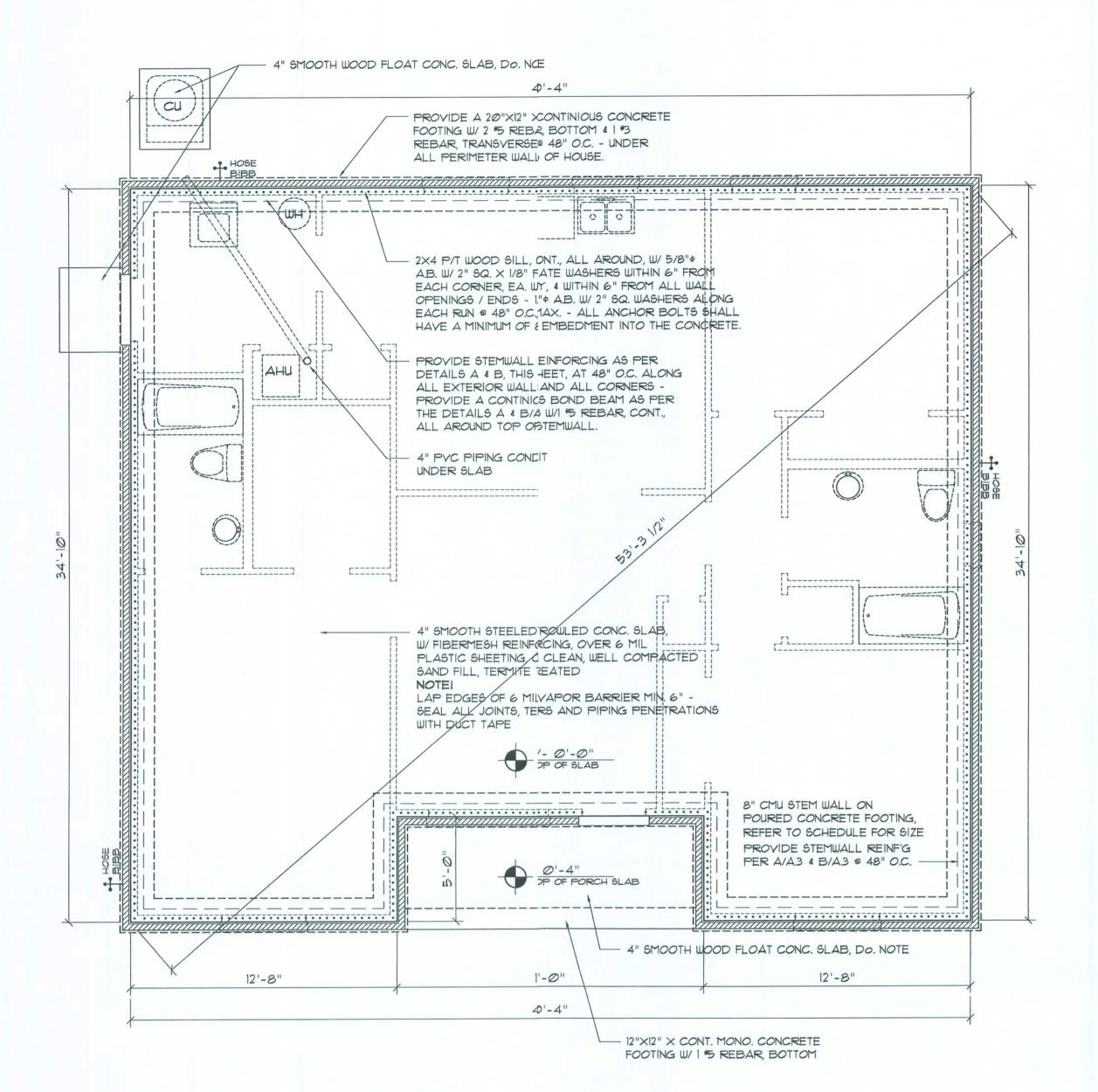
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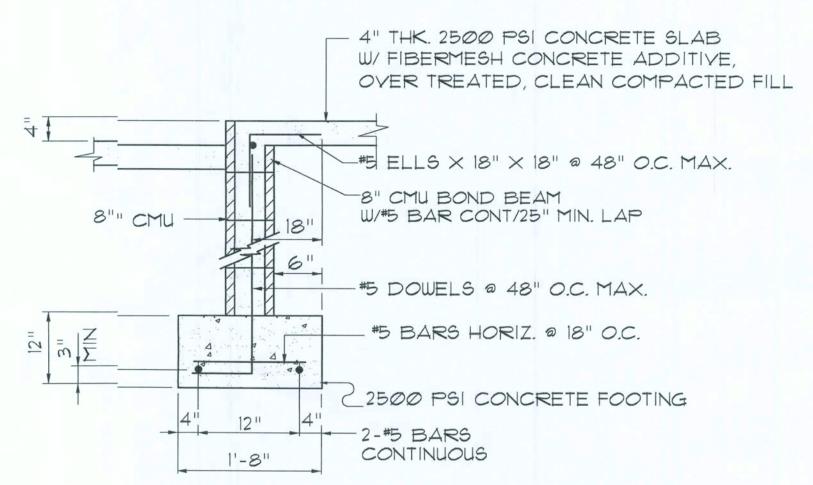
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# 4" THK. 2500 PSI CONCRETE SLAB W/ FIBERMESH CONCRETE ADDITIVE, OVER TREATED, CLEAN COMPACTED FILL #5 ELLS X 18" X 18" @ 48" O.C. MAX. 8" CMU BOND BEAM W/\*5 BAR CONT/25" MIN. LAP #5 DOWELS @ 48" O.C. MAX. #3 BARS HORIZ. @ 48" O.C. 2500 PSI CONCRETE FOOTING 11-8" SECTION SECTION

SCALE: 3/4" = 1'-0



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

## Foundation PLAN

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

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

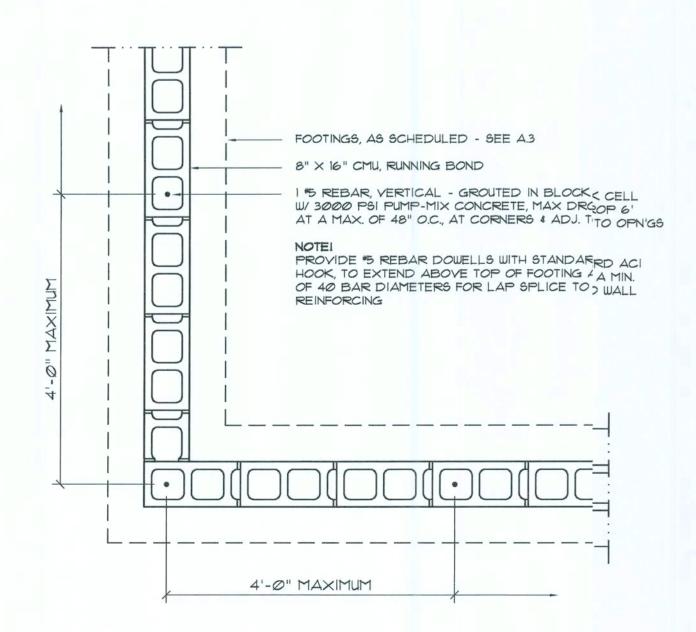
NOTE!
THE DESIGN WIND SPEED FOR THIS
PROJECT IS 110 MPH PER 2004 FBC 1609
AND LOCAL JURISDICTION REQUIREMENTS

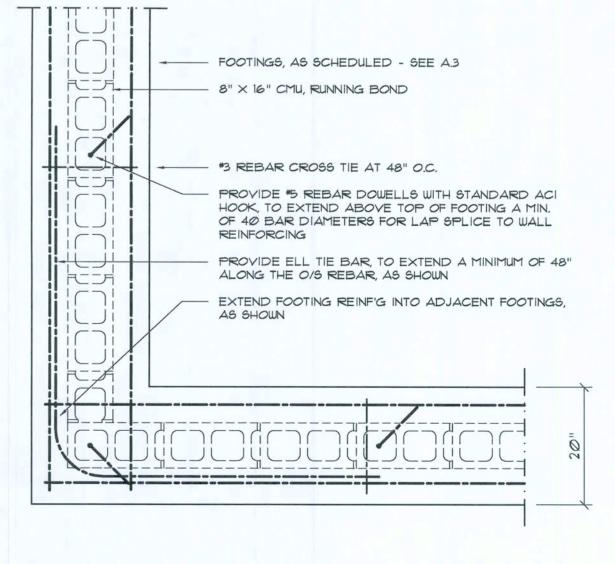
NOTE!

ADDED FILL SHALL BE APPLIED IN 8" LIFTS EA. LIFT SHALL BE CONPACTED TO 95% DRY
COMPACTION PER THE "MODIFIED PROCTOR"
METHOD.

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

NOTE!
H.Y.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOF
DRAWINGS INDICATING ALL H.Y.A.C. WORK, INCLUDING ALL
DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANONG
REPORT - CONT'R SHALL PROVIDE I COPY OF AS-BUILTDWGS
TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.





Wall/Foundation Reinfig DETAIL
SCALE: 3/4" = 1'-0"

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

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

ROOF DECKING

Material: 1/2" CD Plywood or 7/16" O.S.B. Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing Fasteners: 8d Common Nails per schedule on sheet A.6

SHEARWALLS

Material: 1/2" CD Plywood or 7/16" O.S.B. Sheet Size: 48"x96" Sheets Placed Vertical

Fasteners: 8d Common Nails @ 4" O.C. Edges \$ 8" O.C. Interior Dragstrut: Double Top Plate (S.Y.P.) W/16d Nails @ 12" O.C. Wall Studs: 2x4 Hem Fir Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: SEMCO HDPT2 @ Ea. Truss End (Typ. U.O.N.)

Wall Tension: Wall Sheath'g Nailing is Adequate - 8d @ 4" O.C. Top & Bot. Anchor Bolts: 1/2" A307 Bolts @ 48" O.C.

Corner Hold-down Device: (1) HD5a @ each corner W/ 5/8" A.B.

Porch Column Base Connector: Simpson ABU66 @ each column

Porch Column to Beam Connector: Simpson EPC66 @ each column

FOOTINGS AND FOUNDATIONS

Footing: 20"x10" Cont. W/2-#5 Bars Cont. \$ 1-#5 Transverse @ 24" O.C. Stemwall: 8" C.M.U. W/1-#5 Vertical Dowel @ 48" O.C.

BASIC WIND SPEED:	110 MPH
WIND IMPORTANCE FACTOR (1):	1 = 1.00
BUILDING CATAGORY:	CATAGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- Ø.18
MWFRS PER TABLE 1609.2A (FBC 2004) DESIGN WIND PRESSURES:	ROOF: - 23.1 PSF WALLS: + 26.6 PSF EAVES: - 32.3 PSF
COMPONENTS & CLADING PER TABLES 1609.2B & 1609.2C (FBC 2004) DESIGN WIND PRESSURES:	OP'NGS: + 21.8 / - 29.1 PSF EAVES: - 68.3 PSF ROOF: + 19.9 / - 25.5 PS

### CONCRETE / MASONRY / METALS GENERAL NOTES:

1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.

- 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 PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- 3. CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS. BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- 4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIRE-MENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- 5. WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIRE-MENTS OF ASTM A185 - MIN. YEILD STRESS = 85 KSI.
- 6. CONCRETE SHALL BE STANDARD MIX F'C = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'C = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS OF PLACE-MENT. 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 = 1500 PSI.
- 8. MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- 9. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARDS FOR STRENGTH, BOLTS SHALL BE ASTM A307 / GRADE | OR A325, AS PER PLAN REQUIREMENTS.
- 10. WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

(c)

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!

SHEATH ROOF W/ 1/2" CDX PLYWOOD PLACED W/ LONG DIMENSION PERPENDICULAR TO THE ROOF TRUSSES, SECURE TO FRAMING W/ 8d NAILS - AS PER DETAIL B ON SHEET A.4

#### NOTE

THE DESIGN WIND SPEED FOR THIS PROJECT IS 110 MPH PER 2004 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS

#### NOTE!

REFER TO THE WINDOW/DOOR HEADER SCHEDULE ON SHEET A.5 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES MINIMUM SIZE ALLOWABLE IS 2-2×10.

#### NOTE

PROVIDE STEEL LINTELS AT ALL WINDOW/DOOR HEADS TO CARRY BRICK, ABOVE: L 4 × 3 × 1/4" FOR SPANS UP TO 8'-0" AND L 4 X 3 X 3/8" FOR SPANS UP TO 12'-0": LENGTH = SPAN + 8"

#### ROOF PLAN NOTES

R-I ALL ROOF PITCH 6/12

ALL OVERHANG 24"

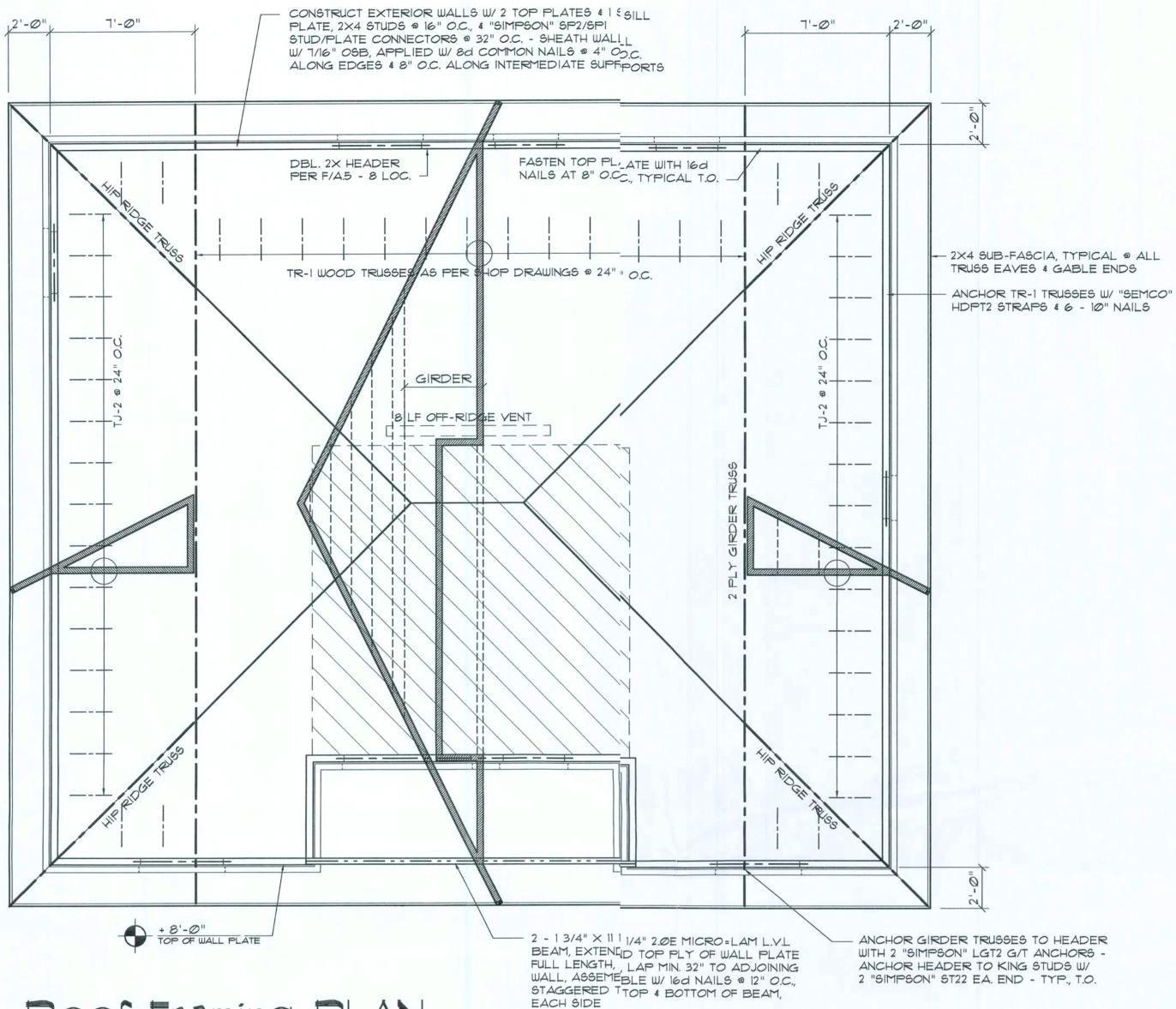
UNLESS OTHERWISE NOTED

PROVIDE ATTIC VENTILATION IN AC-CORDANCE WITH SCHEDULE ON A.4

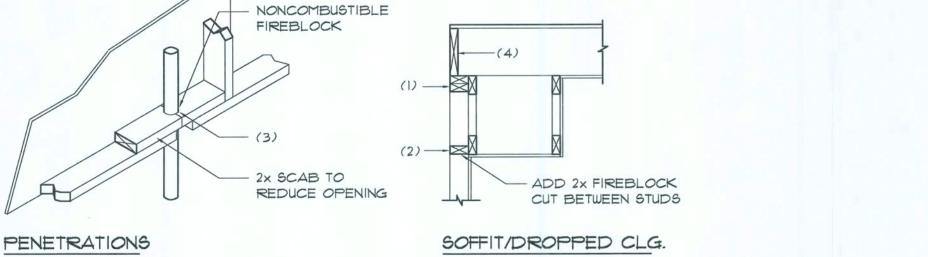
R-4 MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR

#### GENERAL TRUSS NOTES:

- 1. 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 IT'S 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.
- 2. TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- 3. FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIRMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIN 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.



Roof Framing PLAN



#### FIREBLOCKING NOTES:

SCALE: NONE

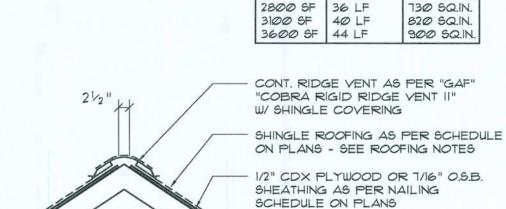
SCALE: 1/4" = 1'-0"

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

- 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
- 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
- 3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH "PYROPANEL MULTIFLEX SEALANT"
- 4. 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





AREA OF REQ'D LF. NET FREE

1600 SF 20 LF

1900 SF 24 LF

2200 SF 28 LF

2500 SF 32 LF

OF VENT AREA OF

INTAKE

410 SQ.IN.

490 SQ.IN

570 SQ.IN.

650 SQ.IN.

B

FRAMING AS PER ROOF FRAMING PLAN (TRUSSES OR LUMBER) MIAMI/DADE PRODUCT APPROVAL REPORT: \*98-0713.05

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

# FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF'R/MODEL	CAP.
TRUSS TO WALL:	SEMCO HDPT2, W/ 6 - 10d NAILS	960#
GIRDER TRUSS TO POST/HEADER		1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO STUD:	SIMPSON SP2	1065#
STUD TO SILL:	SIMPSON SPI	585#
PORCH BEAM TO POST:	SIMPSON PC66/EPC66	1700#
PORCH POST TO FND .:	SIMPSON ABUGG	2300#
MISC. JOINTS	SIMPSON A34	315#/240

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

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 T.O.

"SEMCO" PRODUCT APPROVAL:

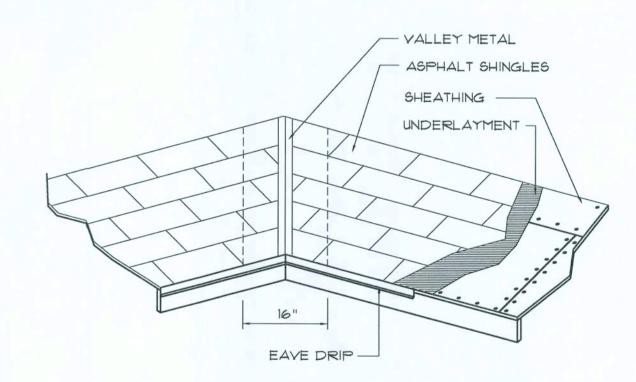
MIAMI/DADE COUNTY REPORT #95-0818.15

"SIMPSON" PRODUCT APPROVALS:

MIAMI/DADE COUNTY REPORT #97-0107.05, #96-1126.11, #99-0623.04 SBCCI NER-443, NER-393

#### WOOD STRUCTURAL NOTES

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



#### VALLEY FLASHING

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT
COPPER			16
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	PT1@.0	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	Ø.Ø27		4Ø 2Ø

Roofing/Flashing DETS. SCALE: NONE

REVISION:

16 DEC 2005

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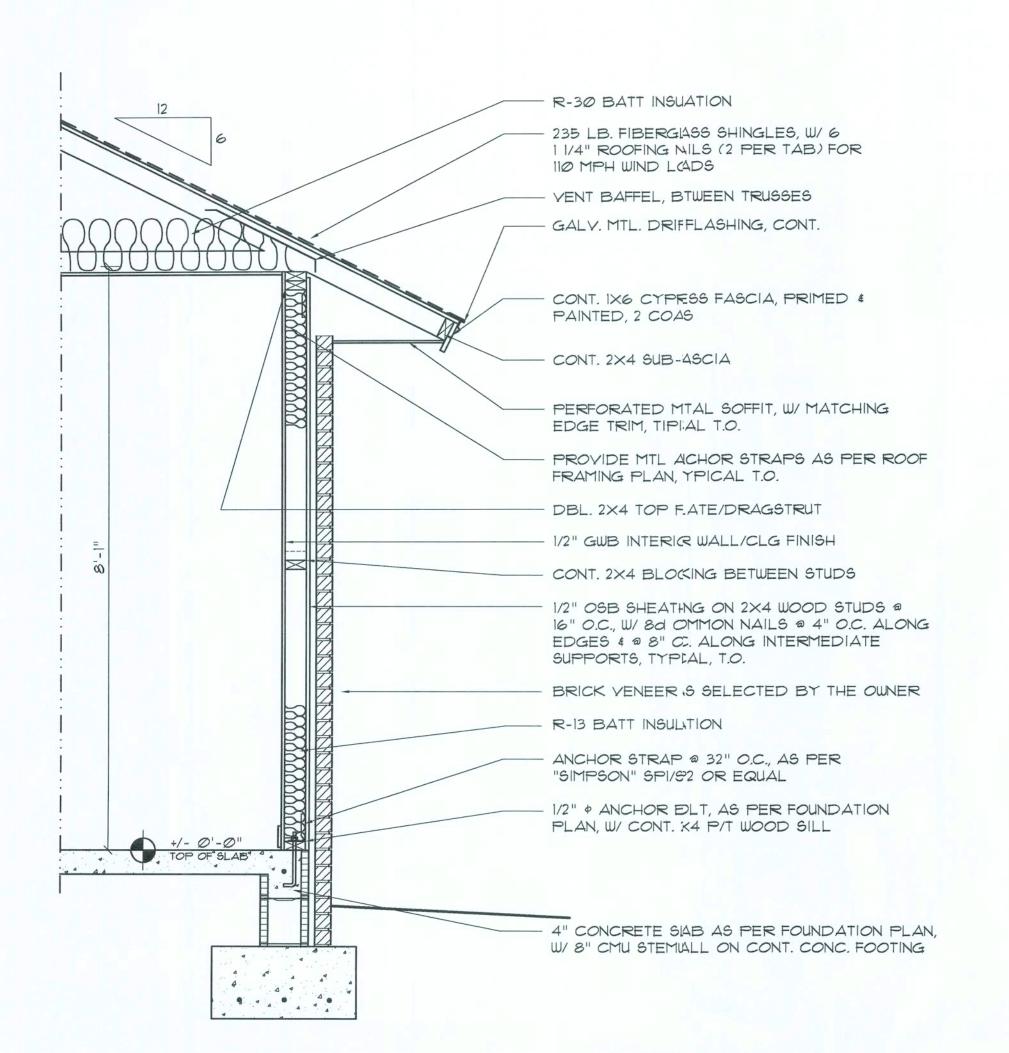
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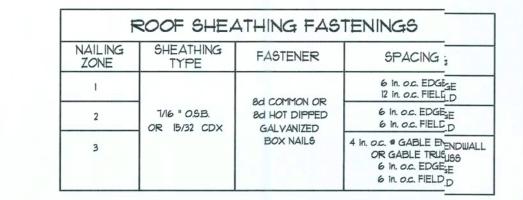
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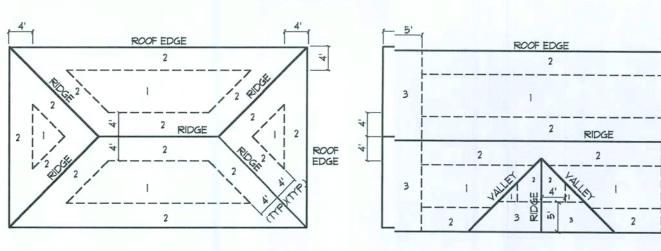
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ROOF SHEATHING NAILING ZONES (GABLE ROOF)

# Roof Nail Pattern DET. SCALE: NONE

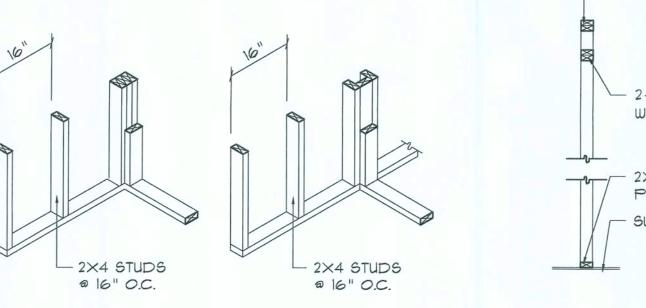
					R BEARING WALLS		
				- DING	WID TH (F	1)	
HEADERS	HEADER	20'		28'		36'	
SUPPORTING:	SIZE	SPAN	# JACKS	SFPAN	# JACKS	SPAN	# JACKS
	2-2×4	3'-6"	1	33'-2"	1	2'-10"	1
	2-2×6	5'-5"	1	4'1'-8"	1	4'-2"	1
ROOF, CEILING	2-2×8	6'-10"	1	55'-11"	2	5'-4"	1
	2-2×10	8'-5"	2	7'1'-3"	2	6'-6"	2
	2-2×12	9'-9"	2	8'3'-5"	2	7'-6"	2
	3-2×8	8'-4"	1	7'1'-5"	1	6'-8"	1
	3-2×10	10'-6"	1	9'3'-1"	2	8'-2"	1
	3-2×12	12'-2"	2	"ך-יפשו	2	9'-5"	2
	4-2×8	9'-2"	1	8'3'-4"	1	9'-2"	1
	1010			1 -1		J - Z	

4-2×12 |4'-1"

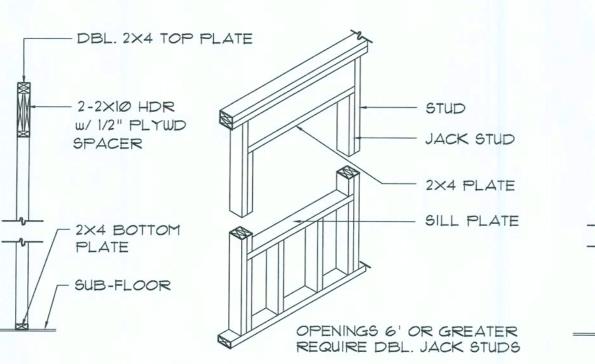
4-2×10 11'-8" 1 10')'-6" 1 9'-5" 1

12'2'-2"

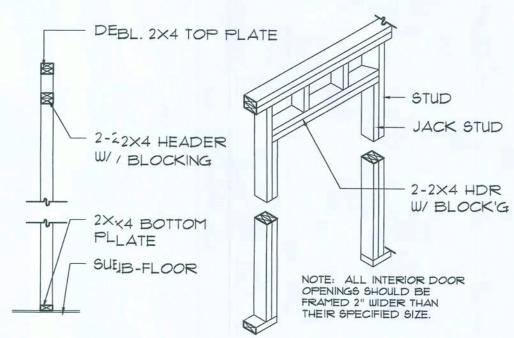




WALL CORNER WALL INTERSECTION

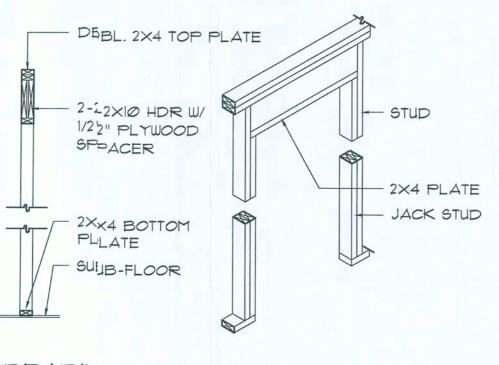


TYPICAL WINDOW HEADER



2 | 10'-11"

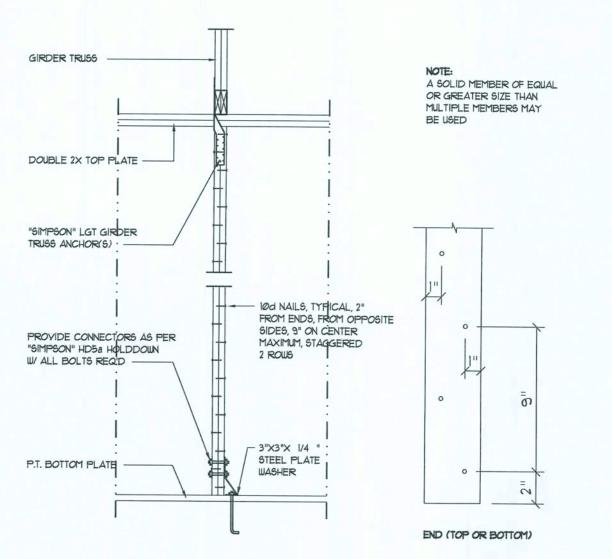
NON-BEEARING WALL HEADER



BEARING WALL HEADER

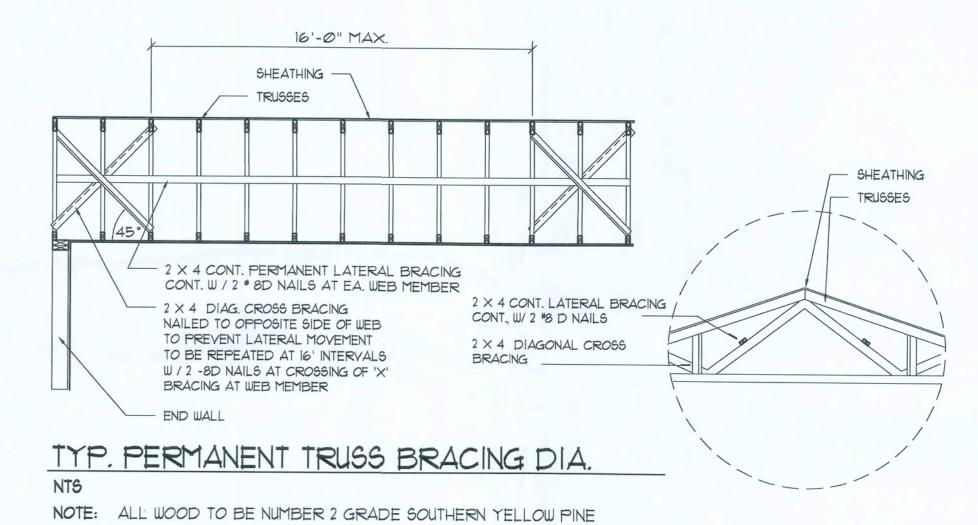
Wall Framing/Header DETAILS
SCALE: NONE





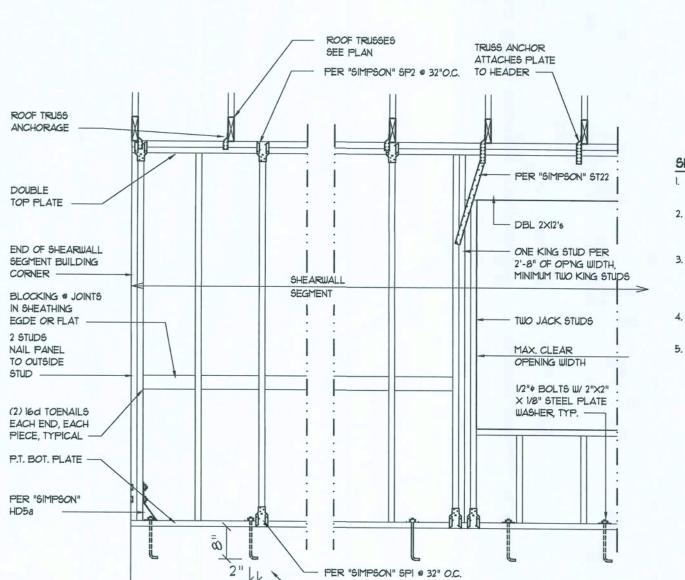


SCALE: 1/2" = 1'-0"



# Truss Bracing DETAILS

SCALE: AS NOTED



- SHEARWALL NOTES:

  I. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS
  AS DEFINED BY STD 10-91 SBBCI 305.43.
- 2. THE WALL SHALL BE ENTIRELY SHEATHED WITH
  1/16 " O.S.B. INCLUDING AREAS ABOVE AND BELOW

  ORDERING.
- ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
- 4. NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
- 5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

OPENING WIDTH	SILL PLATES	IGO TOE NAILS EACH END	
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1	
PE 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2	
PE 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3	

Shear Wall DETAILS

SCALE: NONE



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SHX" E CITY, FLORIDA N & DETAILS

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#### 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.
- 2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WAR-RANT 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 WORK-MANSHIP 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 PURE-POSE 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 VAR-IOUS 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 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.
- ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES, ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
- 8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABLES LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
- 9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COM-PLIANCE 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 GAR-AGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-11 BATT INSULATION.
- 12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GWB ON IX3 WOOD FURRING AT 16" O.C., ATTACHED W/ 1 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINT OF BEARING.

#### AS - BUILT DRAWING REQUIREMENTS:

#### A. ELECTRICAL "AS-BUILT" DRAWINGS

- ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANT CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.
- B. H.Y.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 - CONT'R SHALL PROVIDE I COPY OF AS-BLT. DWGS TO OWNER & I 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 - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER AND I COPY TO THE PERMIT ISSUING AUTHORITY.

#### GENERAL MILLIDRK NOTES

- MILLWORK SUB-ONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE LIKE FOR TIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF NOTES I THRIG OF THE GENERAL NOTES, THIS SHEET.
- 2. SCOPE OF WORKINGLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FABRICATION AD DELIVERY OF MILLWORK, SHOWN IN THE DRAWINGS, TO THE JOB SITE INSTALLATION OF CABINET HINGES, CATCHES, DRAWER & TRAYGUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE
- 3. ALL APPLICABLE STANDARDS OF "AWI QUALITY STANDARDS & GUIDE SPECIFICATIONS APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
- 4 AUI "CUSTOM" GADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER, HALL BE THE BASE STANDARD OF QUALITY REQ'D FOR THIS WORK.
- 5. MILLWORK SUB-ONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER, THE FOLOWING ITEMS, PRIOR TO FABRICATING ANY MAT'LS OR MILLWORK: OMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WD. SPECIES RECEING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY ITEM NOT MFD. BY THE ARCHITECTURAL WOODWORK FIRM AND HARDARE SCHEDULE, SHOWING HARDWARE USED AT EA. LOCATION & COFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVESSSUED BY THE OWNER.
- 6. PRODUCTS SHAL INCLUDE THE FOLLOWING: SOFTWOOD - OLID STOCK PINE, C OR BETTER HARDWOOD -3PECIES AS SELECTED BY OWNER PLYWOOD, OF QUE FINISH - FIR, GRADE A/B PLYWOOD, TRNSPARENT FINISH - SPECIES AS SELECTED BY OWNER PARTICLE BORD - HIGH DENSITY, W/ RESIN BINDER LAM. PLASTIC- MFG, COLORS, PATTERNS & TEXTURES AS SELECTED LAMINATING DHESIVES - POLYVINYL ACETATE, UREA-
- ASSEMBLE WOR AT MILL & DELIVER TO JOB SITE READY TO INSTALL INSOFAR AS POSIBLE.

FORMALDHYDE, CASEIN

- 8. PROTECT MILLWRK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO THE JOB SITE, ULOAD AND STORE IN A PLACE WHERE IT WILL BE PROTECTED FRM MOISTURE AND DAMAGE AND BE CONVENIENT FOR INSTALLATION.
- 9. FABRICATE WOR IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
- 10. INSTALL HARDWRE IN ACCORDANCE WITH MANUFR'S DIRECTIONS. LEAVE OPERATIG HARDWARE OPERATING SMOOTHLY & QUIETLY.
- II. DAMAGED SURFCES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORON OF THE WORK.

#### GENERAL H.V.A. NOTES:

- 1. SUB-CONTRACTRS PROVIDING HVAC INSTALLATION SHALL BE SUB-JECT TO THE PRVISIONS OF NOTES I THRU 6, GENERAL NOTES/D.la.
- HYAC SUB-CONTACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUMENT TO INSTALL A COMPLETE & OPERATING HYAC SYSTEM.
- 3. HVAC SYSTEM SALL BE AS DETAILED IN THE PLANS (IF INCLUDED). OR SHALL BE A DIRECTED BY THE OWNER IN CONSULTATION WITH THE HVAC SUB-CONTACTOR.
- 4. HYAC SUB-CONRACTOR SHALL FURNISH SHOP DWGS FOR DUCTWORK, CONDENSING UN & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
- 5. IT IS THE HYAC JB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-90A AND ILL APPLICABLE CODES.
- 6. FLEXIBLE DUCT HALL BE FULLY ANNEALED, CORRUGATED ALUM-INUM W/ 1 3/4 LBDENSITY FIBERGLASS INSULATION AND SHALL BE U.L. LISTED. SHEET MTAL DUCT SHALL BE LINED W/ I" MATFACED DUCT LINER & WRAPPD W/ 1 3/4 LB. FOILFACED FIBERGLASS INSULATION. ALL FIBERGLAS DUCT SHALL BE FOILFACED, R42/R6.0 DUCTBOARD.
- 7. ALL EXHAUST AD OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUTED AND INSTALLED IN ACCORDANCE WITH ASHREA AND SMACNA SANDARDS.
- 8. ALL AIR DEVICE SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING APLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. CCEPTABLE MANUFACTURER'S SHALL BE TITUS, METALAIRE, NAIDRHART, HART & COOLIE OR AS DIRECTED BY THE OWNER
- 9. IF REQUIRED BYTHE OWNER, THE HYAC SUB-CONTRACTOR SHALL SUPPLY A TEST IND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENGINEER.
- 10. HVAC SUB-CONRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, AND THERMOSTAS. THE ELECTRICAL SUB-CONTRACTOR SHALL PRO-VIDE ALL SWITCES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHALL BE APPRIVED BY THE EQUIPMENT MFG'R.
- II. ALL DUCT SIZESNDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSIAS.
- 12. ALL EQUIPMENT HALL BE FULLY WARRANTED FOR I YEAR AND THE COMPRESSOR(SSHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE, B' THE OWNER.
- 13. ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS 3 AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
- 14. CONDENSATE DIAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION.
- 15. FILTERS SHALL E DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT ARRESTACE OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETSONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTACE.
- 16. HVAC SUB-CONTACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFSETS, TRANSIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADITIONAL COST TO THE OWNER.
- 17. IT IS THE RESPOSIBILITY OF THE HVAC SUB-CONTRACTOR TO CO-ORDINATE LOCAION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WIT THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL ELEMENTS.
- 18. COORDINATE W/HE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE Nr. 29, TO ASSUR SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

#### GENERAL PLUMBING NOTES:

- 1. SUB-CONTRACTORS PROVIDING PLUMBINGS MATERIALS AND INSTALL-ATION SHALL BE SUBJECT TO THE PROVISSIONS OF NOTES I 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 PREFORMED BY A LLICENSED PLUMBING CON-TRACTOR IN A FIRST CLASS WORKMANLIKEE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
- ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PULLMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
- 6. PLUMBING FLAT PLANS AND RISER DIAGRRAMS (IF INCLUDED) ARE DIA-GRAMATIC. DO NOT SCALE THE DRAWINGS ; FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
- 1. ALL WORK SHALL BE COORDINATED WITH I OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THUE CONSTRUCTION.
- 8. WATER PIPING SHALL BE TYPE L COPPERQ UP TO 1". & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPINGG SHALL BE TYPE K COPPER. AT THE OWNERS OPTION SUPPLY PIPING MMAY BE C.P.V.C., SCHEDULE 40 OR SCHEDULE 80.
- 9. DO NOT USE LEAD BASED SOLDER FOR JUDINING SUPPLY PIPING.
- 10. SOIL, WASTE, VENT & RAINWATER PIPING SHHALL BE CAST IRON NO-HUB 301-72 ABOVE GRADE WITH NEOPRENE GAASKETS AND STAINLESS STEEL BANDS & BELL & SPIGOT CAST IRON BELCOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNERS OPTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
- 11. AIR CONDITIONING CONDENSATE DRAIN PISIPING SHALL BE THREADED STEEL PIPE, COPPER DRAIN, WASTE OR VE/ENT PIPE AND FITTINGS, OR P.Y.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 MAAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPINGG AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES & OFFICIALS. P.V.C. MAY NOT BE USED TO PENETRATE CHASES OR FIRE = RATED WALLS / CEILINGS.
- 13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS ; PANELS.
- 14. FURNISH AND INSTALL APPROVED AIR CHAAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTEERS ON MAIN LINE OR RISERS.
- 15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECCTIONS.
- 16. ISOLATE COPPER PIPING FROM HANGERS; OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
- 17. PROVIDE 1/2" TRAP PRIMER LINE FOR ALLL FLOOR DRAINS FROM NEAR-EST PLUMBING FIXTURE, DO NOT MANIFOLD
- 18. PROVIDE ACCESS PANELS FOR ALL CONCCEALED VALVES.
- 19. PROVIDE COMBINATION COVERPLATE / CL:LEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE COUNER.
- 20. FIXTURES, HARDWARE, EQUIPMENT, COLORSS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

#### GENERAL WELL & SEPTIC NOTES

- 1. SUB-CONTRACTORS PROVIDING WATER WELLLS 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 DISRILLING CONTRACTOR WELLS SHALL NOT BE LOCATED CLOSER THAN 155'-O" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DRAINFIELD, EITITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
- 3. POTABLE WATER WELLS SHALL BE A MINIMYUM 4" WITH BLACK IRON CASING TO A DEPTH OF 80'-0". PUMPS SHAALL BE OF THE SUBMERSIBLE TYPE, THREE WIRE SYSTEM, MINIMUM HORSEEPOWER SHALL BE 1/2 H/P OR AS DIRECTED BY THE OWNER, MOTOR STAFRIER SHALL BE ENCLOSED IN A WEATHERPROOF HOUSING, MOUNTED O'DN A P/T 4X4 POST AT THE WELL HEAD.
- 4. WELL HEAD SHALL PROJECT 12" ABOVE GERADE.
- 5. ALL REQUIRED COMPONENTS FOR A COMPOLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECKYALVE, AIR BLEEDERS, SHUTOFF VALLVE, HOSE BIBB, PRESSURE REGULATOR/CONTACTOR, UNIONS AND PREESSURE GAUGE.
- 6. PRESSURE TANK SHALL BE GALVANIZED 8'32 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
- 1. 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 & CONSISTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANKIK MAT'L SHALL BE POURED CONCRETE OR FIBERGLASS AS ALLOWED EBY THE SEPTIC TANK PERMIT.
- 9. SEPTIC DRAINFIELDS SHALL BE CONSTRUCCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT. DRAINFIFIELD PIPING SHALL BE CLAY TILE OR P.V.C. OR POLY AS ALLOWED BY THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE 3/4" WASHED) ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
- 10. SAND FILTER BEADS, MOUND SYSTEMS, DOSSING TANKS, GREASE TRAPS, DISTRIBUTION BOXES, GRINDER PUMPS, SUMMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED OR REQUEST, TED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTTH DEPARTMENT

#### ELECTRICAL NOTES: General

- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHI-TECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT, CONFIRM WITH OWNER.
- 2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 1997 EDITION, AND IT'S 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, THWN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE, ALL CONDUCTORS #10 & SMALLER MAY BE SOLID. ALL CONDUCTORS \*8 AND LARGER SHALL BE STRANDED TYPE.
- 5. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND BRINGING OUT A TAP, ASSURING NO OPEN-INGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.
- 6. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL -

WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.

- INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
- 8. INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, REST-ROOM, 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 H.P. RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVER-LOAD RELAYS IN EACH HOT LEG.
- 12. ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
- 13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRES FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
- 14. OUTLET BOXES SHALL BE PRESSED STEEL OR PLASTIC OR ALL DRY LOCATIONS. FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
- 15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE

PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.

- 16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS. CO-ORDINATE 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 700-12F.
- 18. ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTI-FIED 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 (C.L.) 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 CIR-CUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
- 21. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
- 28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
- 29. WHEN CONDUIT RUNS EXCEED 200 FEET, 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: 110 MPH, UNLESS NOTED OTHERWISE

#### SOIL DESIGN STATEMENT:

FOOTING DESIGN IS BASED UPON 1500PSF SOIL BEARING PRESSURE PRO-VIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS ie: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFACATIONS.

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: 2004 FLORIDA RESIDENTIAL 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 DIS-CREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK OR FABRACATION 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.

INORGANIC ARSENICAL PRESSURE TREATED WOOD SOME FRAMING MATERIALS SPECIFIED FOR THE CONSTRUCTION OF YOUR PROJECT SUCH AS SILLS OR EXTERIOR FRAMING ARE PRESSURE TREATED. EACH PIECE IS CLEARLY MARKED FOR EASY IDENTIFICATION AND IS USUALLY GREENISH IN COLOR.

THIS WOOD HAS BEEN PRESERVED BY PRESSURE-TREATMENT WITH AN EPA-REGISTERED PESTICIDE CONTAINING INORGANIC ARSENIC TO PROTECT IT FROM INSECT ATTACK AND DECAY. EXPOSURE TO TREATED WOOD MAY PRESENT CERTAIN HAZARDS, THEREFORE, PRECAUTIONS SHOULD BE TAKEN BOTH WHEN HANDLING THE TREATED WOOD AND IN DETERMINING WHERE TO USE OR DISPOSE OF THE TREATED WOOD.

FOR FURTHER INFORMATION ON THE USE OF AND DISPOSAL OF INORGANIC ARSENIC PRESSURE TREATED WOOD, PLEASE REFER TO THE EPA MATERIAL SAFETY SHEET DEALING WITH THIS PRODUCT.

#### General Roofing NOTES:

#### DECK REQUIREMENTS:

ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

#### 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:

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

#### SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1970.

WITH ASTM D 3161 OR M-DC PA 107-95.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:

ASPHALT SHINGLES: ASPHALT SHINGLES SHALL HAVE SELF SEAL STRIPS OR BE INTERLOCKING,

#### AND COMPLY WITH ASTM D 225 OR ASTM D 3462.

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.

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

#### UNDERLAYMENT APPLICATION: FOR ROOF SLOPES FORM 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/ MFGR'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 17 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES 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 FBC TABLE 1507.3.9.2. 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 I AND 2 ABOVE, COMBINED.
- COMPLYING WITH ASTM D 224. 3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE & COMPLYING WITH ASTM D 1970.

16 DEC 2003

REVISION:

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SHEET:

2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND

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