



Custom Home Design for:

Jones Residence

Columbia County, Florida

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REVISION

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12/2/2021
12/2/2021

DRAWN

MPB

CUSTOM HOME DESIGN FOR:
JONES RESIDENCE
LAKE CITY, COLUMBIA COUNTY, FLORIDA
COVER SHEET

1972, 2021
12/2/2021
12/2/2021

NICHOLAS
GESLER
ARCHITECT
LAKE CITY, FLORIDA

DATE:

28 JUL 2021

COMB:

2K2131

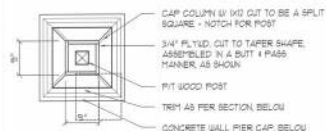
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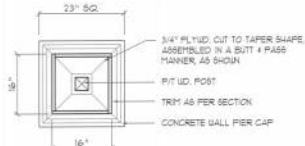
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12/2/2021



PLAN @ TOP



PLAN @ BASE

PLAN @ Taper Column

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

NOTE III

ROOF SHINGLES SHALL BE OF THE FOLLOWING MANUFACTURERS AND MODELS:

TAKKO ROOFING PRODUCTS	GAF MATERIALS CORP.	ELK PREMIUM ROOFING
GLASS-SEAL JR	ROYAL ROOFING	RAISED PROFILE
HERITAGE 30 JR	TURBULE	PRESTIGE 1000 DENTON
HERITAGE 40 JR	SLATELINE	PRESTIGE 20
HERITAGE 50 JR	GRAND CANYON	PRESTIGE 30
	GRAND CANYON	PRESTIGE 100
	COUNTRY HARBOR	PRESTIGE PLUS
	COUNTRY HARBOR	PRESTIGE GALLERY COLLECTION
	TRIKELINE 30	CAVITYLINE
	TRIKELINE SELECT 40	
	TRIKELINE ULTRA	
	SEVENFILL	

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3961 TYPE I MODIFIED TO 60 MPH WINDS & PFC 145 WIND, USING THE SPECIFIED NAILS



Front ELEVATION

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



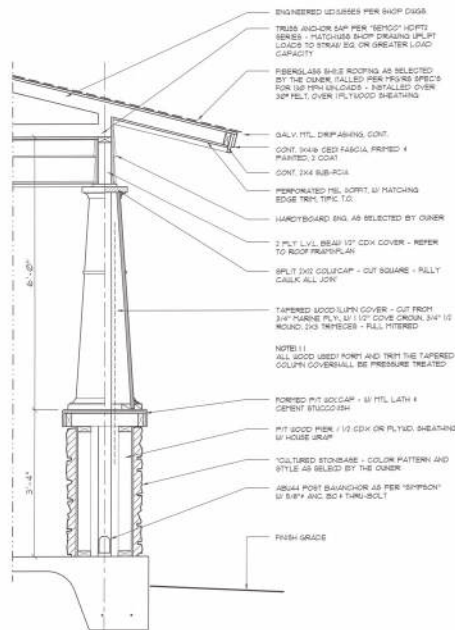
Right Side ELEV.

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



Left Side ELEV.

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



Porch Wall SECTION

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

EXTERIOR FINISH MATERIALS:

- CONT. RIDGE VENT TO MATCH ROOFING
- FINISH ROOFING AS SELECTED BY OWNER
- MTL. FLASHING ON DKS CYPRUS FASCIA
- PORCH BEAM - SEE PLANS FOR SIZE
- FIBERGLASS ENTRY DOOR, STYLE SELECTED BY THE OWNER - PAINTED FINISH
- HARBORBOARD SIDING - SELECTED BY OWNER
- CONCRETE PORCH DECK, W/ WOOD FLOAT FINISH & TOOLED EDGES
- SINGLE HUNG ALUMINUM WINDOW W/ DBL. GLAZING, AS SELECTED BY OWNER
- VINYL SIMULATED SHUTTERS, COLOR PER OWNER
- PIT WOOD PORCH POSTS, PRIME 1 PAINTED
- CONCRETE FOUNDATION - FINISH AS DIRECTED BY OWNER
- CULTURED STONE - COBBLEFIELD PATTERN OR AS SELECTED BY THE OWNER



Rear ELEVATION

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

WINDOW SCHEDULE

WINDOW SCHEDULE				
MARK	DESCRIPTION	INSTALLATION	MODEL	NOTE
3032	SINGLE HUNG ALUM. BASH W/ INSL. GLASS	1" ROOFING NAILS - 3 PER FLANGE MAX. 18" O.C.	SERIES 650	-
3035	SINGLE HUNG ALUM. BASH W/ INSL. GLASS	1" ROOFING NAILS - 3 PER FLANGE MAX. 18" O.C.	SERIES 650	-
3-3036	SINGLE HUNG ALUM. BASH W/ INSL. GLASS	1" ROOFING NAILS - 3 PER FLANGE MAX. 18" O.C.	SERIES 650	-
3-3039	SINGLE HUNG ALUM. BASH W/ INSL. GLASS	1" ROOFING NAILS - 3 PER FLANGE MAX. 18" O.C.	SERIES 650	-

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED AS MANUFACTURED BY 'H HOME PRODUCTS, INC.'
 OTHER MANUFACTURERS PRODUCTS SHALL BE CONSIDERED AS EQUAL IF THEIR WIND DESIGN PERFORMANCE MEETS OR EXCEEDS THESE UNITS
 NOTE: VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION

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

SERIES ENTRY 6-8 WE INSULATED OPAQUE RESIDENTIAL INSULATED STEEL DOOR W/ STEEL FRAME AS MFG'D BY 'PRE'DOR ENTRY SYSTEMS'

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

'H HOME PRODUCTS, INC.' SERIES 450/450 ALUMINUM WINDOW SINGLE HUNG 1 1/2 & 3 PULLED UNITS, PICTURE WINDOW & SLIDING GLASS DOORS
 PER ASTM E 289, ASTM E 330 & ASTM E 541

REVISION
 19 JAN 2021

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CUSTOM HOME DESIGN FOR:
 JONES RESIDENCE
 LAKE CITY, COLUMBIA COUNTY, FLORIDA
 ELEVATIONS

Challenged
 by Court of Service
 1977-2021
 N.E. Gable, Architect
 N.E. Gable, Architect

2
 NICHOLAS
 GABLE
 ARCHITECT
 N.E. Gable, Architect

DATE
 29 JUL 2021
 DRAWN
 2K2131

REVISION
 A.1
 1 of 9

198
 1980007005

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 MOTOR (SP. - SUPERIOR BL. PUMP)
- ⑦ ELECTRICAL PANEL
- ⑧ ELECTRICAL PANEL
- ⑨ EXHAUST FAN
- ⑩ SMOKE DETECTOR 120V
- ⑪ NON-FUSED DISC. SWITCH
- ⑫ CHUTE
- ⑬ HONEYWELL PUSHBUTTON SWITCH LIGHTS

LIGHTING

-  SPOUT WALL SWITCH
 SPOUT WALL SWITCH (3-WAY)
 INC. CHANDELIER, 60W
 CEILING FAN, W/ INC. LIGHT FIXTURE
 3 LAMP FLUO. DIMMATIC DIM. SURFACE FIXTURE
 INC. LIGHT FIXTURE
 VAPOR PROOF INC. LIGHT FIXTURE
 DBL. LAMP INC. FLOOD LIGHT
 SWITCH-FIXTURE WIRING
 CONTROL WIRE / LOW VOLTAGE

ELECTRICAL PLAN NOTES

INSTALLATION SHALL BE PER 104 NATL. ELECTRIC CODE.
WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT
PER MANUF. SPECIFICATIONS.

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

ALL SMOKE DETECTORS SHALL BE 90V W BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

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

ALL RECEPTICALS, NOT OTHERWISE DESIGNATED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS.
ALL RECEPTICALS IN KITCHEN AND BATHS SHALL BE GROUND FAULT INTERRUPTER TYPE (GFI).

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

ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP
 DRAWG INDICATING ALL ELECTRICAL WORK, INCLUDING ANY

CHANGES TO THE ELEC. PLAN, ADDS TO THE ELEC. PLAN, REEER DIAGRAM, AS-BUILT PANEL SCHEDULE, W/ ALL CIRC. IDENTIFIED W/ CKT. NO. DESCRIPTION, 4 BKR. SERVICE IN 4 ALL UNDERGROUND WIRE LOCATION/ROUTING/DEPTH, REEER DIA. SHALL INCLUDE WIRE SIZE/TYPE, 4 EQUIPMENT TYPE W/ RATINGS, 4 LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DUG TO OWNER, 1 COPY TO THE PERMIT ISSUING AUTHORITY.

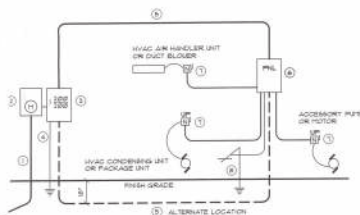
ELECTRICAL COMPUTATIONS

General Lighting Receptacles = 3u/sf		
300.00 x 3u =	900.00	
Washer Circuit		500.00
Dishwasher Circuit		500.00
60 Appliances Circuits (3 @ 100u/s)		4500.00
Sub-Total	16500.00	
Incl. 30% @ 100%		3000.00
Bal. of KSI @ 30%		4750.00
Fixed Appliances:		
Refrigerator	500.00	
Coff. Fns (6 @ 400u)	2400.00	
Stov	450.00	
Spoiler (8 @ 400u)	3200.00	
Sub-Total	11400.00	
Incld. 30% @ 75% DF		8550.00
100% Demand Factor Loads:		
Dryer	5000.00	
Raise	6000.00	
HVAC System (3ST Heat Pump)	3000.00	
Total Demand Loads		33330.00
FEEDER SIZE: 33330 / 140v = 198 amps		
USE: 3 @ 6" THU w/ 1" Cu GND / 75' C.		

PANEL SCHEDULE

PANEL "L", 200A - MLO - 20/240V - 1Ø - 4 WIRE
4Ø SLOT - FLUSH MOUNT

Cir. No.	Location	Trip Poles	Wire Size	Load
1-8	Lighting/Recept. Outlets	15A/1P	14M ²	946W
10-12	Cell Mail Appliances	20A/2P	12M ²	4500W
13-14	Switching Pans	15A/1P	14M ²	2400W
15	Refrigerator	15A/1P	14M ²	1200W
16	Space	-	-	400W
17-18	BUH	30A/2P	12M ²	4000W
19-20	Range	50A/2P	12M ²	5000W
21-22	1133	30A/2P	12M ²	3000W
22-24	HVAC CU	50A/2P	12M ²	5000W
25-27	HVAC AHU	10A/2P	12M ²	800W
28-30	Space	-	-	400W
30-33	Space	-	-	2400W
34-40	Space	-	-	0W
TOTAL CONNECTED LOAD:				4346W

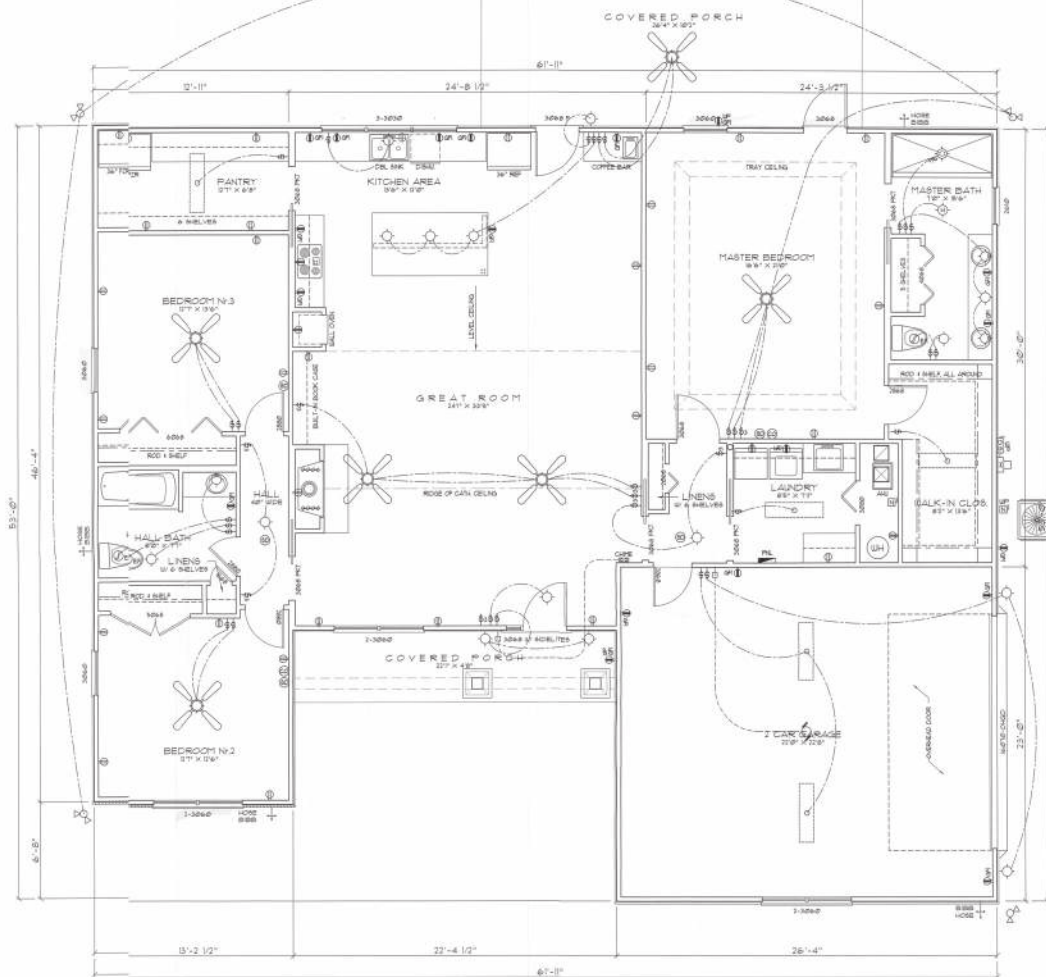


- ① Service-Ready Entrance Conductors: 75°C rated conductors, min. 600 kcmil, Composite Ground Bonding Conductor. Service-Entrance Conductors shall not be spliced except into listed connectors at the Panel. Disconnecting Devices and Panels shall be Listed.
- ② Meter Enclosure, weatherproof, UL Listed.
- ③ Main Disconnect Switch: fused or Breaker, weatherproof, UL Listed.
- ④ Service entrance conductors, 75°C insulated and 8" x 6" long service entrance conduit bonded foundation steel near a 32" x 4" long Grounding Conductor shall be located at each place of service Entrance Equipment, and shall be wired for 120V, 1-Phase.
- ⑤ WSP SERVICE EQUIPMENT: 3-Pole 100A, 120/240V, 2" Conduit.
- ⑥ House Panel (PANEL), UL Listed, one per schedule.
- ⑦ Equipment Disconnect: fitted over panel, is a weatherproof enclosure, size according to Panel Schedule loads.
- ⑧ Provide ground bond wire to metal piping, such as in assemblies

NOTE:
THE MINIMUM AIC RATING FOR PANEL BOARD, BREAKERS
AND DISCONNECT SWITCHES SHALL BE 22000 AIC.

ELECTRICAL RISER DIAGRAM: 200A

SCALE: NONE



FLOOR PLAN

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

GENERAL INTERIOR FINISH SCHEDULE:

FLOOR AREA	CARPET AND PAD, PAT. # COLOR AS PER THE OWNER OR LAMINATE STRIP MOOD - SEE OWNER FOR CHANGES	WALLS:	10' GIMP-PRIMED AND PAINTED 2 COATS LATEX WALL PAINT, COLORED GL-0056 AS SELECTED BY THE OWNER
RESTROOM FLOOR	TWIST CERAMIC TILE OR NATURAL STONE, PAT. # COLOR AS SELECTED BY THE OWNER	MAIN CEILING:	8'x8" GRID, DIRECT HANG, TAPERED, FINISHED W/ 2 COATS OF LATEX CEILING PAINT, COLORED GL-0056 AS SELECTED BY THE OWNER
BALANCE	TRIM AS PER DETAIL ON A3. COLORED AS SELECTED BY THE OWNER OR CERAMIC TILE OR STONE - MATCH WITH FLOORING	APPLIED FINISHES:	APPLIED FINISHED TO GIRD, IS DIRECT KNOCK-OUT, KNOCK-TROU, AND SIMILAR TREATMENTS AS SPECIFIED BY THE OWNER
TRIM	COVER, CROWN, GARNISH, CHAMFELS AND THE LINE AS PER DETAIL ON A3. STAIN A VARIATION OF PANT COLOR AS SELECTED BY THE OWNER	CABINETS:	AS SELECTED BY THE OWNER, MINIMUM 40% GRADE, "CUSTOM" - ALL INTERIORS SHALL BE FINISHED WITH A MINIMUM OF 2 COATS OF LATEX PAINT

19 JAN 2021

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R. P. Gosselin, Architect

PLANNED
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CUSTOM HOME DESIGN for:
JONES RESIDENCE
LAKE CITY, COLUMBIA COUNTY, FLORIDA
FLOOR PLAN

Celebrating
49 Years of Service
1972 - 2021
N.P. Gosselin Architects

NICHOLAS PAUL GEISLER
DIRECTOR

DATE: 29 JUL 2021
DOMRA: 2K2131

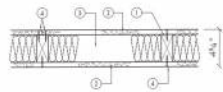
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FIELD "AS-BUILT" NOTES

Design No. U333

Bearing Wall Rating: 1 Hr.
Plan Rating: 25 Min.



Good Studs-Hen 2 by 4 in. spaced 16 in. D.C. effectively re-braced.

Gypsum Wallboard-5/8 in. thick, 4 ft. wide applied either vertically or horizontally, none attached to studs and plates at 1/4 in. long Type U steel screws, spaced 12 in. D.C.

Canadian Gypsum Co. Ltd.-Type C
Georgia-Pacific Corp. Gypsum Div.-Type GPR-C
United States Gypsum Co.-Type C or G-100

Seals and Sealants-Optional thermal seal insulation, plastic or completely filling stud cavity.

USG Interiors Inc.
United States Gypsum Co.

Joints and Nailheads-Wallboard joints covered with paper tape if joint compound. Sealheads covered with joint compound, having the U.L. Classification Marking.

AREA CALCULATION

GROSS FLOOR AREA: 2087.4 SF
GARAGE AREA: 604.4 SF
COVERED ENTRY PORCH AREA: 111.0 SF
COVERED REAR PORCH AREA: 261.7 SF

TOTAL AREA: 3010.5 SF
NET VAC VOLUME: 18816.6 CU FT

TEMPERED GLASS NOTES:

THE FOLLING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

- GLAZING IN BURNING DOORS AND FIXED AND SLIDING PANELS OF SLIDING PATIO DOOR ASSEMBLIES.
- GLAZING IN DOORS AND WALLS OF ENCLOSURES FOR HOT TUBS, SAUNAS, POOLS, BATHS, SHOWER, AND OTHER SUCH FACILITIES. WHEREIN GLAZING IS LOCATED 36 INCHES (914 MM) OR LESS MEASURED HORIZONTALLY FROM A STANDING OR WALKING SURFACE WITHIN THE ENCLOSURE AND USE THE BOTTOM EDGE OF THE EXPOSED GLAZING IS LESS THAN 40 INCHES (1016 MM) MEASURED VERTICALLY ABOVE SUCH STANDING OR WALKING SURFACE.
- GLAZING AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE NEAREST VERTICAL EDGE IS WITHIN A 36 INCH (914 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND UNLESS BOTTOM EDGE IS LESS THAN 40 INCHES (1016 MM) ABOVE THE FLOOR OR WALKING SURFACE. EXCEPT GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR A CLOSED POSITION IN GROUP RO OR ON UTILITY DIABLING UNITS IN GROUPS SHALL BE SUBJECT TO 2004-FBC 1409.21.41.
- GLAZING AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 1 AND 2 ABOVE THAT VIOLATES ALL OF THE FOLLOWING CONDITIONS:

- EDGED AREA OF AN INDIVIDUAL PANE GREATER THAN 5.60 FT (1.68 M).
- 3/8" EDGE LESS THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
- EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
- DOOR WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

DIMENSION PLAN

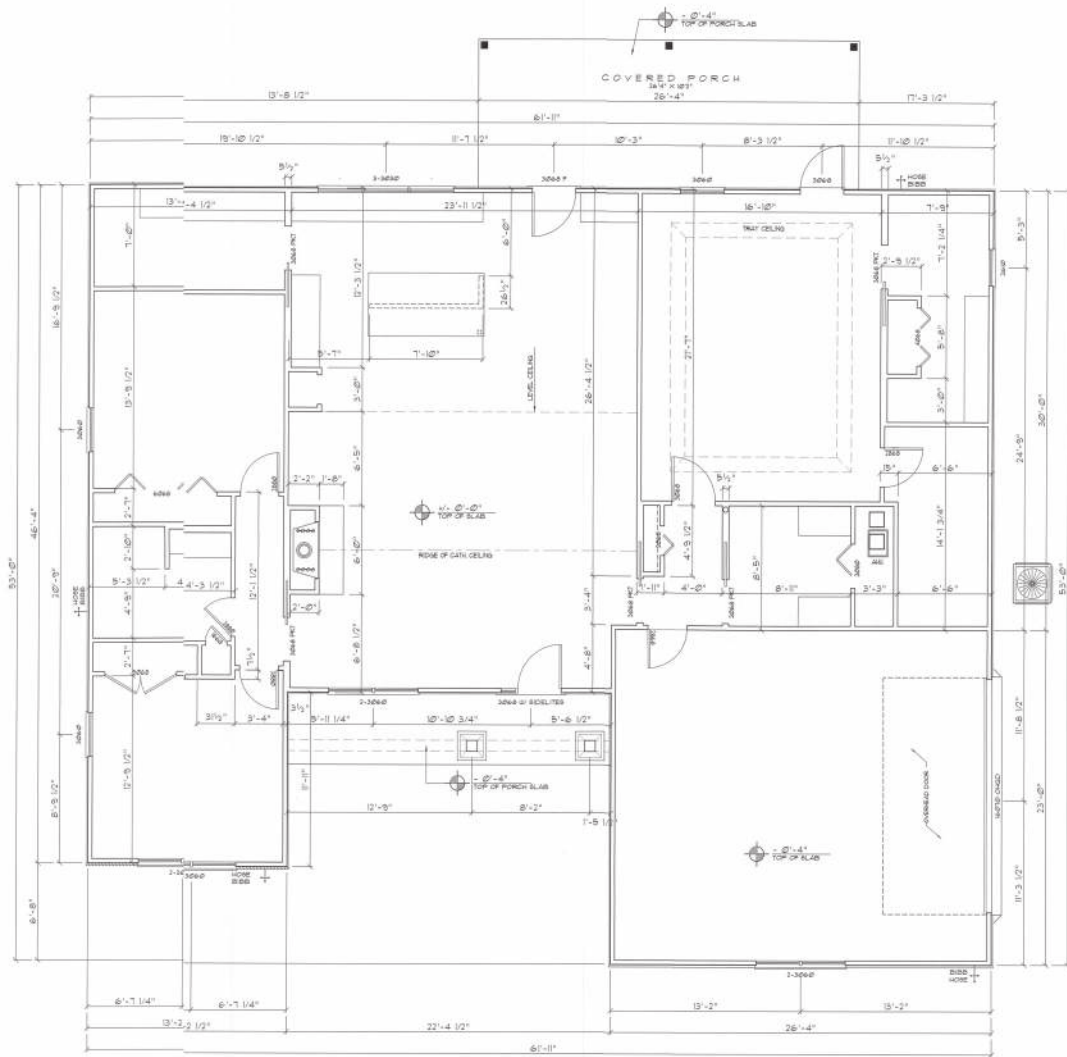
SCALE: 1/4" = 1'-0"

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

NOTE!
ALL EXTERIOR WALLS ARE 2X4 STUDS W/ 1/2" THICK CDX FPLYED, SHEATHING (4").

NOTE!
CABINETS, COUNTERS, SHELVES AND THE LIKE, SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF QUALITY AS OUTLINED IN THE NOTES TITLED "GENERAL MILLWORK NOTES" AND SHALL INCLUDE SUCH FEATURES, HARDWARE AND FINISHES AS DIRECTED BY THE OWNER. THE PLAN VIEWS INDICATED ARE FOR GENERAL LOCATION AND EXTENT OF THE WORK. UNLESS DETAILED CABINET PLANS ARE INCLUDED WITH THIS PLANS PACKAGE ALL OTHER PHYSICAL CHARACTERISTICS SHALL BE AS DIRECTED BY THE OWNER.

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



REVISION
15 JAN 2021

DRAWN
MFB

CUSTOM HOME DESIGN FOR:
JONES RESIDENCE
LAKE CITY, COULTEA COUNTY, FLORIDA
DIMENSION PLAN

49 Years of Excellence
1972-2021
N.E. O'NEILL, ARCHITECT
ARCHITECT
1000 S. 10TH AVE., SUITE 100
LAKE CITY, FL 33701
(813) 525-1100

23
N.E. O'NEILL, ARCHITECT
ARCHITECT
1000 S. 10TH AVE., SUITE 100
LAKE CITY, FL 33701
(813) 525-1100

DATE
23 JUL 2021
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2K/131

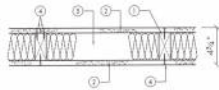
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FIELD "AS-BUILT" NOTES

Design No. U333

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



1. Wood Studs/Row 2 by 4 in. spaced @ 16 in. O.C. effectively cross-braced.
 2. Gypsum Wallboard-5/8 in. thick, 4 ft. side, applied either vertically or horizontally, knees attached to studs and plates with 1 1/4 in. long Type II metal screws, spaced 24 in. O.C.
 3. Data and Blankets-Optional Mineral wool insulation, partially or completely filling stud cavity.
 4. Joints and Nailheads-Gypsum joints covered with paper tape and joint compound. Screwheads covered with joint compound.
- ©Bearing Wall Classification Marking

AREA CALCULATION

GROSS FLOOR AREA: 2087.4 SF
GARAGE AREA: 604.4 SF
COVERED ENTRY PORCH AREA: 111.0 SF
COVERED REAR PORCH AREA: 267.1 SF

TOTAL AREA: 3070.9 SF
NET HVAC VOLUME: 18816.6 CU FT

TEMPERED GLASS NOTES:

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

1. GLAZING IN SLIDING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PARTIAL) DOOR ASSEMBLIES.
2. GLAZING IN DOORS AND WALLS OF ENCLOSURES FOR HOT TUBS, SAUNAS, POOLS, BATHS, STEAM ROOMS, BATHS, SHOWERS AND OTHER SUCH FACILITIES WHERE SUCH GLAZING IS LOCATED 36 INCHES (914 MM) OR LESS, MEASURED HORIZONTALLY FROM A STANDING OR WALKING SURFACE WITHIN THE ENCLOSURE AND WHERE THE BOTTOM EDGE OF THE EXPOSED GLAZING IS LESS THAN 40 INCHES (1016 MM) MEASURED VERTICALLY ABOVE SUCH STANDING OR WALKING SURFACES.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (609.6 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHERE BOTTOM EDGE IS LESS THAN 40 INCHES (1016 MM) ABOVE THE FLOOR OR WALKING SURFACE.
4. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 5.60 FT (1.68 M).
5. BOTTOM EDGE LESS THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
6. TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
7. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

DIMENSION PLAN

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

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

NOTE:
ALL EXTERIOR WALLS ARE 2X4 STUDS W/ 1/2" THICK CDX PLYTD. SHEATHING (4")

NOTE:
CABINETS, COUNTERS, SHELVES AND THE LIKE SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF QUALITY AS OUTLINED IN THE NOTES TITLED "GENERAL MILLWORK NOTES" AND SHALL INCLUDE SUCH FEATURES, HARDWARE AND FINISHES AS DIRECTED BY THE OWNER. THE PLAN VIEWS INDICATED ARE FOR GENERAL LOCATION AND EXTENT OF THE WORK - UNLESS DETAILED CABINET PLANS ARE INCLUDED WITH THIS PLANS PACKAGE ALL OTHER PHYSICAL CHARACTERISTICS SHALL BE AS DIRECTED BY THE OWNER.

NOTE:
PROVIDE 2X6 BACKING AT ALL OVERHEAD CABINET LOCATIONS, FLUSH WITH FACE OF FRAMING - TOP OF BACKING TO BE 7'-0" AFF.

REVISION
18 JAN 2021

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222 Cedar Avenue
Lake City, FL 32745

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MPS

CUSTOM HOME DESIGN FOR:
JONES RESIDENCE
LAKE CITY, FLORIDA
DIMENSION PLAN

49 Years of Service
1972-2021
1377 30th Avenue
Lake City, FL 32745
813-526-3333

NICHOLAS PAUL
ARCHITECT
ARCHITECT
N.C.A.A.S. LICENSED

DATE:
28 JUL 2021

COMB:
2K2131

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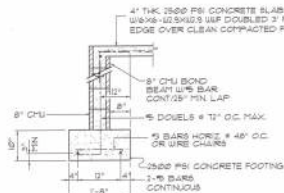
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CONCRETE / MASONRY / METALS GENERAL NOTES:

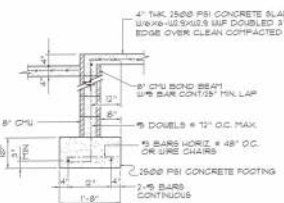
- DESIGN SOIL BEARING PRESSURE: 1200 PSF.
- EXPANSIVE SOILS: WHERE DIRECTED BY THE SOILS ENGINEER SOIL ADJUSTMENT PER THE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRIOR TO PLACING ANY FOUNDATIONS - 1875 AS SPECIFIED SHALL BE PREPARED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- CLEAN SAND FILL OVER STRIPPED AND COMPACTED EXISTING G.D. SHALL BE PLACED IN 12" LIFTS BOTH SUB-SOIL AND FILL COMPACTION SHALL BE NOT LESS THAN 95% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1000 SF OF BUILDING FOOT AREA OR FRACTION THEREOF FOR EACH 12" LIFT.
- REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIREMENTS OF ASTM A618, ALL BENDS SHALL BE MADE COLD.
- WELDED WIRE MESH SLAB REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM A954 - MIN. YIELD STRESS = 65 KSI.
- CONCRETE SHALL BE STANDARD MIX Fc = 3000 PSI FOR J. FTGS. SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD MIX Fc = 3000 PSI. STRENGTH SHALL BE ATTAINED WITHIN 28 DAYS. PLACE, CURE, FINISH, PLACING AND FINISHING SHALL BE AS PER A STANDARDS.
- CONCRETE BLOCK SHALL BE AS PER MANUFACTURER'S PRODUCT GUIDE FOR ASTM C-90 REQUIREMENTS WITH MEDIUM SURFACE FINISH - Fm = 1000 PSI.
- MORTAR SHALL BE TYPE "M" OR "N" FOR ALL MASONRY UNITS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 STANDARD FOR STRENGTH. BOLTS SHALL BE ASTM A307 (GRADE 1) OR AS PER PLAN REQUIREMENTS.
- WELDS SHALL BE AS PER "AMERICAN WELDING SOCIETY" STANDARDS FOR STRUCTURAL STEEL APPLICATIONS.

EXTERIOR WALL SHEATHING:
APPLY VERTICALLY "JUGOSTORM" 1/8" GSB 48" X 8" 1/2" BOND 48" SHEATHING FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 60 RING SHANK NAILS # 3" O.C. OR 60 RING SHANK NAILS # 4" C FASTEN TO EACH STUD WITH EITHER 60 RING SHANK NAILS # 6" O.C. OR 60 RING NAILS # 8" O.C.

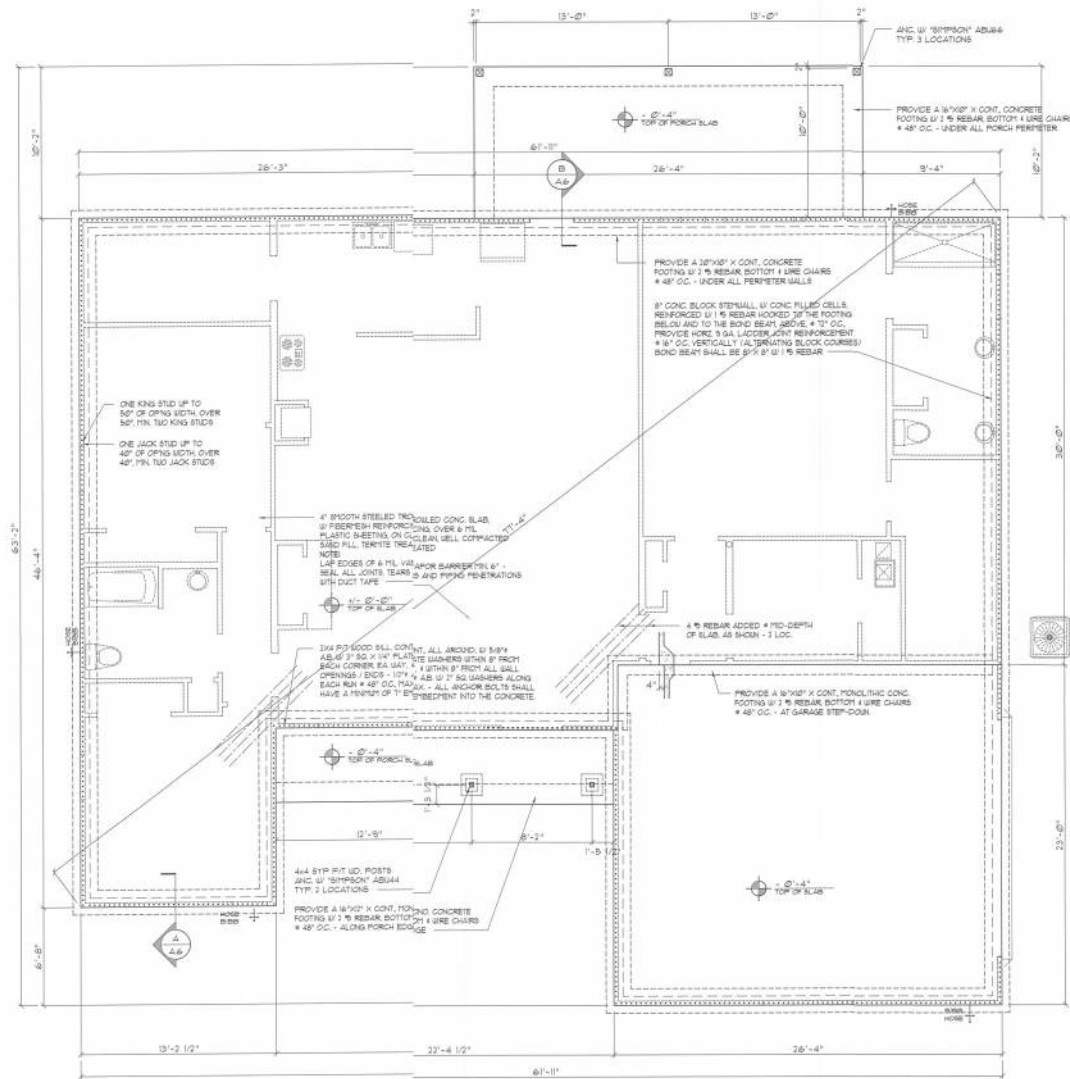
NOTE!
ADDED FILL SHALL BE APPLIED IN 8" LIFTS - ALL LIFT SHALL BE COMPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.



SECTION A
SCALE: NONE



SECTION B
SCALE: NONE



Foundation PLAN

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

----- SHEAR WALL SEGMENTS, SEE A6
(ALL EXT. WALLS, LESS DOOR OPENINGS)

NOTE!
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2020 FBC 16-02S AND LOCAL JURISDICTION REQUIREMENTS

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

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

NOTE!
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN. ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 400 LBS OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TACKLING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF REVISIONS SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

CONSTRUCTION NOTES

- FIELD VERIFY ALL DIMENSIONS AND MATERIALS - ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
- ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2020 FBC - SEE A6.
- PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. EQUIPMENT, WOOD BURNING STOVES, AND FIREPLACES.
- VENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
- CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS ON CLEARANCES BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN QUESTION.
- ROOF & FLOOR TRUSS BRACING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND BRACING MEMBERS.
- SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS MATERIALLY INFLUENCE THE WORK OF THE CONTRACTOR, SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNER'S RECOMMENDED BUILDING PROCEDURES, CALL, PREPARE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
- LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
- DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY.

REVISION
19 JAN 2021

DRAWN
MPB

CUSTOM HOME DESIGN FOR
JONES RESIDENCE
LAKE CITY, COLUMBIA COUNTY, FLORIDA
FOUNDATION PLAN

Calibration
49 Years of Excellence
1972
NATIONAL ASSOCIATION
OF ARCHITECTS

NICHOLAS PAUL
ARCHITECT
ARCHITECT

DATE
29 JUL 2021
COMB
2K2131

SHEET
A6
6 of 9

AR0007005

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FRAMING ANCHOR SCHEDULE

APPLICATION	MANUFACTURER	CAP.
TRUSS TO WALL	SIMPSON H2B	750*
GIRODER TRUSS TO POST/HEADER	SIMPSON LST 1/2" 28 - 3/4" NAIL	1700*
LEADER TO KING STUD(S)	SIMPSON STZ	1310*
PLATE TO STUD	SIMPSON SPZ	1060*
STUD TO WALL	SIMPSON SPI	880*
TRUSS TO BEAM TO POST	SIMPSON PCA66/SPC66	1100*
PORCH POST TO FND.	SIMPSON ASB66	2300*
POSC JOINTS	SIMPSON AS4	3800*

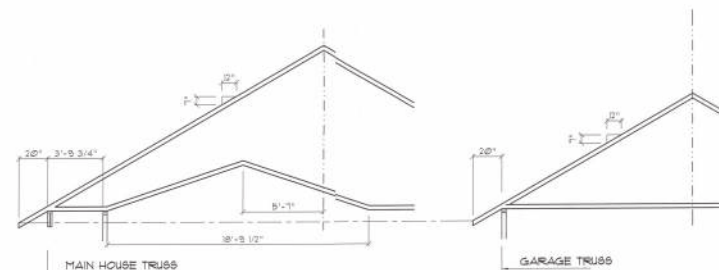
NOTE:
ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH UNLESS NOTED OTHERWISE.
NOTE:
REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS, JOINT REINFORCEMENT AND FASTENERS.

NOTE:
ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON AS4 FRUITING ANCHORS, TYPICAL TO:

NOTE:
"SIMPSON" PRODUCT APPROVALS:
FLORIDA COUNTY REPORT #1-017120, #6-10261, #9-06732
SBCCI NR-443, NRK-133

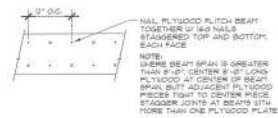
WOOD STRUCTURAL NOTES

- TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION (REQUIRED FOR SAFE AND STABLE CONSTRUCTION) SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".
- ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS 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 #3 HEM-FIR OR BETTER.
- CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE. INDOOR REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.



Truss DETAIL

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



B/U Beam DETAILS

SCALE: NONE

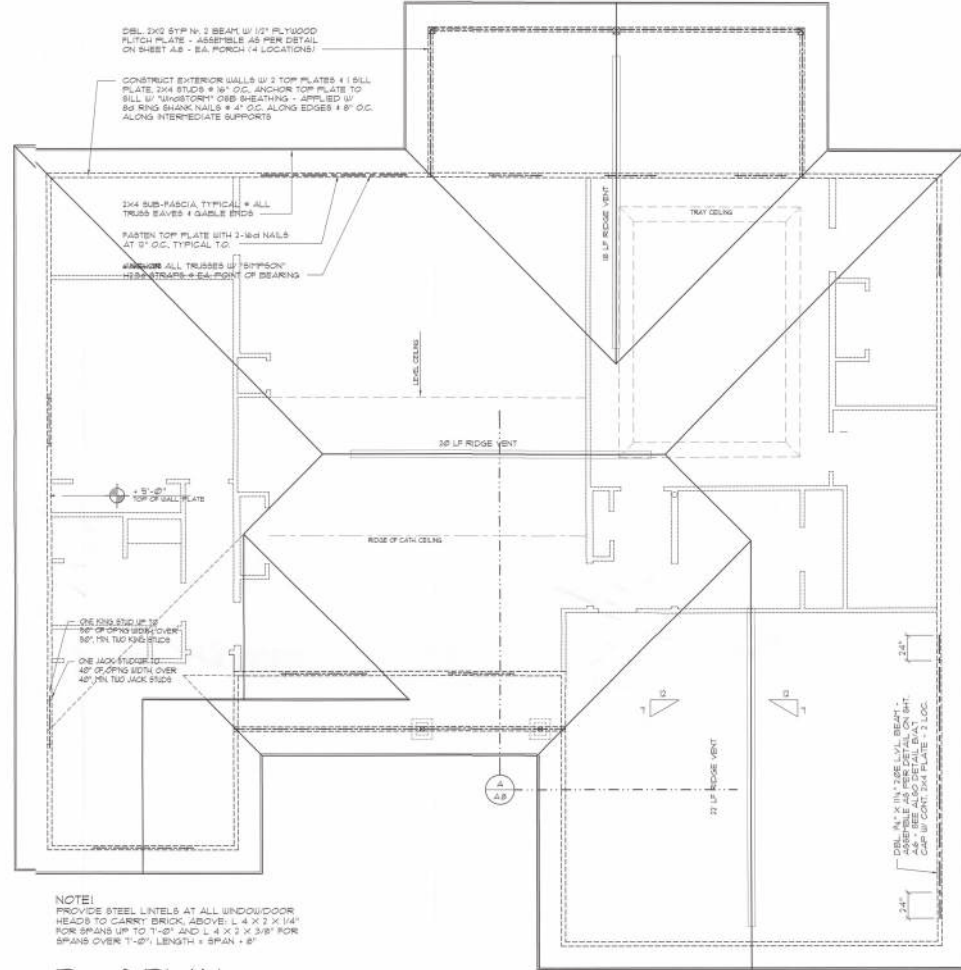
GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL TRUSS PRODUCTS ASSOCIATION MANUAL FOR "STRESS RATED TRUSSES AND ITS CONNECTIONS". LATEST EDITION. ALL TRUSS PLATE INSTITUTE ASSIGNED ANCHORS FOR TEMPORARY AND PERMANENT BRACING AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN PLACEMENT PLANS, DETS. & TRUSS TO TRUSS CONNECTIONS.
- TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR ORDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS PROVIDED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

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

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

SHOP DRS COORDINATION: THE TRUSS ANCHOR STRAPS AS INDICATED IN THE CONNECTION DOCUMENTS ARE ASSIGNED STRAPS AND THAT THE TRUSS ENGINEERED SHOP DRAWINGS TAKE PRECEDENCE OVER THAT INDICATED IN THE CONNECTION DOCUMENTS.
THE UPLIFT LOADS INDICATED FOR EACH TRUSS IN THE ENGINEERED TRUSS SHOP DRAWINGS MAY BE DIFFERENT FROM THE UPLIFT LOADS INDICATED FOR COMPATIBLE 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 CONNECTION DOCUMENTS OR AS APPROVED BY THE BUILDING OFFICIALS.
THE CONTRACTOR SHALL COORDINATE THE TRUSS TO TRUSS ANCHOR REQUIREMENTS WITH THE TRUSS ENGINEERED SHOP DRAWINGS. SOME OF THE TRUSS TO TRUSS CONNECTIONS WILL REQUIRE ANCHOR STRAPS IN ADDITION TO TYPICAL NAILING. ANCHOR STRAPS SHALL BE REQUIRED FOR ALL JOINTS WITH AN UPLIFT OR GRAVITY LOAD OF 800 LBS OR GREATER.
TRUSSES BEARING ON INTERIOR PARTITIONS WHERE UPLIFT LOADS ARE PRESENT SHALL REQUIRE ANCHORS OF EQUAL OR GREATER LOAD CAPACITY THAN THAT REQUIRED BY THE TRUSS SHOP DRAWINGS. THE UPLIFT ANCHOR SYSTEM SHALL BE CONTINUOUS TO THE FOUNDATION.



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

Roof PLAN

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

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

NOTE:
THE DESIGN WIND SPEED FOR THIS PROJECT IS 130 MPH PER 2010 FBC 1609 AND LOCAL JURISDICTION REQUIREMENTS.

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

ROOF PLAN NOTES

- ALL ROOF PITCH 1/2" UNO.
- ALL OVERHANG 20" UNLESS OTHERWISE NOTED.
- PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SCHEDULE ON A-8.
- MOVE ALL VENTS AND OTHER ROOF PENETRATIONS TO REAR.

REVISION
15 JAN 2021

DESIGNED BY
1/18

CUSTOM HOME DESIGN FOR:
JONES RESIDENCE
LAKE CITY, FLORIDA
ROOF PLAN

ARCHITECT
NICHOLAS PAUL
ARCHITECT
11777 301st Ave
N.W. Lake City, FL 33618
352-555-1555

DATE
29 JUL 2021

CODE
2K2131

SHEET
A8

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APPROVED
20 July 2021
ARCHITECT
ARCH007005

GENERAL NOTES:

1. THE CONTRACTOR SHALL IDENTIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM INDEMNITY, LIABILITY OR OTHERWISE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT DURING THIS PROJECT.
2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMPLETION OF THE WARRANTY PERIOD. FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED, THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION. IF REQUESTED BY THE OWNER.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. BE THE CITY, COUNTY, STATE OR FEDERAL.
5. THE OWNER SHALL FILE A NOTICE OF COMPLETION PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR 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 CONTRACT SHALL BE RESOLVED BY THE CONTRACTOR, THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
7. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL REGULATIONS. THE CONTRACTOR SHALL MEET WITH THE CITY ENGINEER, COUNTY ENGINEER, AND ALL APPLICABLE CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE CITY ENGINEER, COUNTY ENGINEER, AND ALL APPLICABLE CODES. 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 LABELED LEFT INTACT ON THE WINDOW AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL GROUT IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL CHRG 3331" BATT INSULATION SHALL BE INCLUDED WHERE UNOCCUPIED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
11. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design 3331" INCLUDING R-1 BATT INSULATION.
12. CEILING OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIBERGLASS 1" GIB ON 1/2" WOOD FLOORING AT 48" O.C. ATTACHED W/ 1/4" BUILTUP BOARD JOISTS 24" O.C. ALONG EACH POINT OF BEARING.

A6 - BUILT DRAWING REQUIREMENTS:

- ELECTRICAL "AS-BUILT" DRAWINGS**
ELECTRICAL CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL OCS IDENTIFIED, LOT IN DESCRIPTION, 1 BREAK SERVICE, ETC. ALL UNDERGROUND WIRE LOCATIONS, INCLUDING DEPTH, TYPE, SIZE, AND LOCATION, SHALL BE INDICATED. EQUIPMENT TYPE, RATING, AND LOCATION, SHALL BE INDICATED. CONTRACTOR SHALL PROVIDE A COPY OF AS-BUILT DGS TO OWNER 11 COPY TO THE PERMIT ISSUING AUTHORITY.
 - HVAC "AS-BUILT" DRAWINGS**
HVAC CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL HVAC WORK, INCLUDING ALL DUCTWORK, LOG, SIZES, LINES, EQUIPMENT, RICH, & BALANCING REPORT. CONTRACT SHALL PROVIDE A COPY OF AS-BUILT DGS TO OWNER 11 COPY TO THE PERMIT ISSUING AUTHORITY.
 - PLUMBING "AS-BUILT" DRAWINGS**
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM. CONTRACTOR SHALL PROVIDE A COPY OF AS-BUILT DGS TO OWNER AND COPY TO THE PERMIT ISSUING AUTHORITY.
- IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS SIGN AND SEALED BY A REGISTERED ENGINEER.
- HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, AND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS, & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT PERMIT.
- ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSIONS.
- ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSORS SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE BY THE OWNER.
- ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
- CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARTIFEX INSULATION.
- FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHAPE. BEHIND AIRWAYS OF UP OR DOWN CLEAN PIPING SHALL BE 24" O.C. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
- IF IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH THE ELECTRICAL, LIGHTS AND ARCHITECTURAL ELEMENTS.
- COORDINATE WITH THE ELECTRICAL, PARTICULARLY ELECTRICAL NOTE W/ 25, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

GENERAL MILLWORK NOTES:

1. MILLWORK SUB-CONTRACTOR PROVIDING GABRIEL, MILLWORK OR LIKE 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, DRAWERS, 4 TRAY GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE BOLTS.
3. ALL APPLICABLE STANDARDS OF "MILL QUALITY STANDARDS & GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. ALL "JOIST" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY THE OWNER SHALL BE THE BASE STANDARD OF QUALITY REQ'D 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 ALL SPECIES RECEIVING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY ITEMS NOT SHOWN BY THE ARCHITECTURAL WOODWORK, FINISH AND HARDWARE SCHEDULE, SHOWING HARDWARE USED AT EA. LOCATION & CONFORMANCE WITH THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.
6. PRODUCTS SHALL INCLUDE THE FOLLOWING:
SOFTWOOD - SOLID STOCK PINE, C OR BETTER
HARDWOOD - SPECIES AS SELECTED BY OWNER
PLYWOOD - OTHER SPECIES AS SELECTED BY OWNER
PLYWOOD - TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER
PARTICLE BOARD - HIGH DENSITY, W/ KERN BOND
LIFT PLASTIC - MFG. COLORED PATTERNS, FINISHES AS SELECTED BY OWNER
LAPPING ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE, CASEIN
7. ASSEMBLY WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL, INsofar AS POSSIBLE.
8. PROTECT MILLWORK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO THE JOB SITE, UNLOAD AND STORE IN A PLACE WHERE IT WILL BE PROTECTED FROM MOISTURE AND DAMAGE AND BE CONVENIENT FOR INSTALLATION.
9. FABRICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THE JOB SITE.
10. INSTALL HARDWARE IN ACCORDANCE WITH MFR'S DIRECTIONS. LEAVE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
11. DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAAGED ADJACENT PORTION OF THE WORK.

GENERAL HVAC NOTES:

- SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES OF THIS SHEET.
- HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HVAC SYSTEM.
- HVAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HVAC SUB-CONTRACTOR.
- HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DGS FOR DUCTWORK, CONDENSING UNIT, & AIR HANDLER, EXHAUST FAN, AND AIR DELIVER. IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-96A AND ALL APPLICABLE CODES.
- FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM 1/4" 1/4" LBS. DENSITY FIBERGLASS INSULATION AND SHALL BE UL LISTED. SHEET METAL DUCT SHALL BE LINED W/ PATENTED DUCT LINER, UNRAINED W/ 1/4" LBS. POLYFAS FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE POLYFAS, RAJING & DUCTBOARD.
- ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHRAE 62.1 AND 62.2.2.2.
- ALL AIR DELIVER SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURERS SHALL BE TUS, METALABE, NALCOR, HART, & COOLIE OR AS DIRECTED BY THE OWNER.
- IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS SIGN AND SEALED BY A REGISTERED ENGINEER.
- HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, AND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS, & CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT PERMIT.
- ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSIONS.
- ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSORS SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE BY THE OWNER.
- ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
- CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARTIFEX INSULATION.
- FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHAPE. BEHIND AIRWAYS OF UP OR DOWN CLEAN PIPING SHALL BE 24" O.C. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
- IF IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH THE ELECTRICAL, LIGHTS AND ARCHITECTURAL ELEMENTS.
- COORDINATE WITH THE ELECTRICAL, PARTICULARLY ELECTRICAL NOTE W/ 25, 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, GENERAL NOTES, THIS SHEET.
2. ALL WORKMANSHIP & MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-TIME CLASS WORKER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
5. ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
6. PLUMBING PLAT PLANS AND WIRE DIAGRAMS (IF INCLUDED) ARE DIAGRAMMATIC, DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
8. WATER PIPING SHALL BE TYPE L COPPER UP TO 1/2" & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER. AT THE OWNER'S OPTION, SUPPLY PIPING MAY BE CPVC, SCHEDULE 40 OR SCHEDULE 80.
9. DO NOT USE LEAD SOLDER FOR JOINING SUPPLY PIPING.
10. SOIL WASTE VENT & RAINWATER PIPING SHALL BE CAST IRON 10" OR 12" ABOVE GRADE, WITH NODURON GASKETS AND STAINLESS STEEL JOINTS ON AT THE OWNERS OPTION. P.V.C. SCHEDULE 40 SEE NOTE 1.
11. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER, OR DRAIN WASTE OR VENT PIPE AND FITTINGS. P.V.C. SEE NOTE 1. END OF INSULATE OR INSULATE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WIRE EXPOSED TO FREEZING CONDITIONS.
12. P.V.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL WASTE VENT, RAINWATER, OR CONDENSATE PIPING AS APPROPRIATE. USES APPROVED BY LOCAL BUILDING CODES & OFFICIALS. P.V.C. MAY NOT BE USED TO PENETRATE CHIMNEYS OR FIRE RATED WALLS / CEILING.
13. ALL FIXTURES MUST BE PROVIDED WITH READY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKED ACCESS PANELS.
14. FURNISH AND INSTALL APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
15. ELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISMISAL RISERS, IN PIPING, AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
17. PROVIDE 1/2" TRAP PHOSPHOR LINE FOR ALL FLOOR DRAINS FROM NEARBY PLUMBING FIXTURES, DO NOT HANGFOLD.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
19. PROVIDE COMBINATION COVERPLATE / CLEANOUT PLUS FOR ALL WALL CLEANOUTS, FINISH AS DIRECTED BY THE OWNER.
20. FURNISH HARDWARE & EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

GENERAL WELL & SEPTIC NOTES:

1. SUB-CONTRACTORS PROVIDING WATER WELLS AND/OR SEPTIC TANKS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES, THIS SHEET.
2. LOCATION OF POTABLE WATER WELLS SHALL BE DETERMINED BY THE OWNER IN CONSULTATION WITH THE WELL DRILLING CONTRACTOR. WELLS EXISTING SEPTIC TANK OR DRAINFIELD, EITHER OR BOTH, PROPOSED OR ADJACENT/ADJOINING PROPERTY.
3. POTABLE WATER WELLS SHALL BE A MINIMUM 4" WITH BLACK IRON CASING TO A DEPTH OF 60'-80'. PIPES SHALL BE OF THE SUBVERSIBLE TYPE, THREE WIRE SYSTEM, MINIMUM HORSEPOWER SHALL BE 10 HP OR IN A WEATHERPROOF HOUSING, MOUNTED ON A 5' X 4' X 4' POST AT THE WELL HEAD.
4. WELL HEAD SHALL PROJECT 1' ABOVE GRADE.
5. ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER KITTING, CHECKVALVE, AIR BLEEDERS, AUTOMATIC VALVE, HOSE BIBS, PRESSURE REGULATOR, CONTRACTOR UNIONS AND PRESSURE GAUGE.
6. PRESSURE TANK SHALL BE GALVANIZED 55 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
7. SEPTIC TANK LOCATION & DRAINFIELD INVENTORY SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT. IN CONSULTATION WITH 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 DRAINFIELD SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT. DRAINFIELD SHALL BE 10' WIDE OR 12' WIDE, AS ALLOWED BY THE SEPTIC TANK PERMIT. DRAINFIELD SHALL BE AS PER SEPTIC TANK PERMIT.
10. SAID FILTER BEDS, FIBERGLASS, DOWNS, TANKS, GRAVE TRAPS, RELATED ITEMS, IF REQUIRED, PIPES, SUPPLY PIPES AND OTHER SUCH ITEMS SHALL BE AS PER SEPTIC TANK PERMIT.
11. DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

ELECTRICAL NOTES: General

1. DO NOT SCALE THE ELECTRICAL DRAWINGS REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT, CONDUIT WITH OWNER.
2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 2017 EDITION AND ITS AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
3. GROUNDING GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-2017.
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT. THE TUBING SHALL BE 1/2" OR 3/4" CABLE UNLESS NOTED OTHERWISE. ALL CONDUCTORS 40 & SMALLER MAY BE SOLID. ALL CONDUCTORS 40 & LARGER SHALL BE STRANDED TYPE.
5. PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND ENDING OUT A TAP, ASSURING NO OPENING OF NEUTRAL IN REPLACEMENT OF A DEVICE.
6. COLOR CODE MULTI-WIRE CIRCUITS AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
7. INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
8. INSTALL GFI BREAKERS ON 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-ARMED 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 LOCAL HEALTH DEPARTMENT. SWITCHES SHALL BE 1/2" RATED, HEAVY DUTY, QUICK-MAKE / QUICK-BREAK TYPE. ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
11. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD RELAYS IN EACH HOT LEG.
12. ISOLATE DISMISAL CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE EXPOSED BY FRICTION OR ELECTRICITY THAT OCCUR EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRED FOR A COMPLETE OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (IF SPEC'D).
14. OUTLET BOXES SHALL BE PRESSED STEEL OR PLASTIC OR ALL DRY LOCATIONS FOR SET LOCATIONS, CAST ALLOY WITH THREADED HUBS OUTLET BOXES SHALL BE INSTALLED.
15. NOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO GO.
16. COORDINATE ALL WORK THROUGH GO TO AVOID CONFLICTS. COORDINATE WITH HVAC CONTRACTOR AND ELECTRICAL 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 USED PER NEC 780.21.
18. ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEBUILT IN EA. CIRCUIT SHALL BE CLEARLY IDENTIFIED & A "NOT" 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, CONNECTED BY THE ELECTRICAL CONTRACTOR.
22. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM 60' 3/4".
23. ALL CIRCUIT BREAKERS TWO AND THREE POLE SHALL BE COPPER TRIP, NO THE HANDLES OR TANGERS SHALL BE ACCEPTABLE.
24. ALL PIPES UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LISTED TYPE (UL) RATED 200-300 AIC, CHECKVALVE, AIR BLEEDERS, AUTOMATIC VALVE, HOSE BIBS, PRESSURE REGULATOR, CONTRACTOR UNIONS AND PRESSURE GAUGE.
25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRESPONDING PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
26. CIRCUITS ON PANEL SCHEDULE (PLANS) ARE TO DETERMINE LOAD DATA AND SIZE THE CONTRACTOR SHALL PROVIDE CIRCUIT SIZES AND ROUTING OF CONDUITS AND WIRING TO SUB JOBS IN CONFORMANCE, AND BALANCE THE JOBS THROUGHOUT.
27. 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 120 FEET, PULL BOXES SHALL BE INSTALLED SO THAT NO PULL EXCEEDS THIS DISTANCE.
30. ELECTRICAL EQUIPMENT, CABLE RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE REQUIRED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

PROJECT INFORMATION / NOTES:

- DESIGN VALUES/LOADS & CODES
WIND DESIGN SPEED: 130 MPH UNLESS NOTED OTHERWISE
- SOIL DESIGN STATEMENT:
THIS DESIGN IS BASED UPON SOFT SOIL BEARING CAPACITY PROVIDED BY CLEAR SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS, SUCH AS CLAY, SILT, OR ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.
- LIVE LOADS: IN FLOOR: 40PSF, 2ND FLOOR: 30PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.
- BUILDING CODE: 2019 FLORIDA BUILDING CODE
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - 2017
- CONSTRUCTION DOCUMENTS
THE CONTRACTOR IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITIES FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY ALL DIMENSIONS, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK OR FABRICATION OF ANY MATERIALS.
- DO NOT SCALE OFF THESE PLANS
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMETIC MAY BE USED TO DETERMINE THE LOCATIONS OF THOSE ITEMS NOT INDICATED.
- CHANGES TO FINAL PLAN SETS
THE CONTRACTOR SHALL NOT MAKE ANY CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT. THE OWNER SHALL ASSURE ANY AND ALL PLANS FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS ARE AT THE SUBSTITUTION OF MATERIALS DIFFERENT FROM THE SPECIFICATIONS ON THE PLANS.

General Roofing NOTES:

- DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY BEATED DECKS.
- SLOPE:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 TO 4:12, DEL UNDERLAYMENT IS REQUIRED.
- UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE I OR ASTM D 444, TYPE I.
- SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF-ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY WITH ASTM D 1978.
- ASPHALT SHINGLES:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY BEATED DECKS, AND COMPLY WITH ASTM D 226 OR ASTM D 3462.
- FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 3 GAUGE SHANK WITH A MINIMUM 3/8" DIA. HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL, AND A MINIMUM 1/4" INTO THE ROOF BEATING, WHERE THE BEATING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE BEATING.
- ATTACHMENT:
ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE WHERE ROOF LOCATED IN BASIC WIND SPEED OF 100 MPH OR GREATER. SPECIAL METHODS OF FASTENING ARE REQUIRED, UNLESS OTHERWISE NOTED. ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3462 OR H.D.C. P-101-98.
- UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:
1. STARTING AT THE EAVE, A 18 INCH STRIP OF UNDERLAYMENT FELT 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 18 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
- FOR ROOF SLOPES 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
1. STARTING AT THE EAVE, UNDERLAYMENT FELT SHALL BE APPLIED PARALLEL WITH THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
- BASE AND CAP FLASHINGS:
BASE AND CAP FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH MFR'S INSTALLATION INSTRUCTIONS. BASE FLASHINGS SHALL BE EITHER CORROSION RESISTANT METAL OF MINIMUM THICKNESS 0.019 INCH OR SQUARE RUBBER ROOFING FLASHING WEIGHING A MINIMUM OF 11 LBS PER SQ. YD. RUBBER FELT. CAP FLASHINGS SHALL BE CORROSION RESISTANT METAL OF MINIMUM THICKNESS OF 0.019 INCH.
- VALLEYS:
VALLEY LINING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LINING OF THE FOLLOWING TYPES SHALL BE PERMITTED:
1. OPEN VALLEY LINING: METAL SHEETING WITH A MINIMUM OF 36 INCHES WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN REC TABLE 5-1.3.2.3.
2. OPEN VALLEYS: VALLEY LINING OF TWO PILES OF MINERAL SURFACE ROOF, 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. 180# TYPE I L&T 2 ABOVE, COMBINED.
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLY WITH ASTM D 224.
3. SPECIFICITY UNDERLAYMENT AT LEAST 36 INCHES WIDE & COMPLY WITH ASTM D 1978.

REVISION

DATE: 29 JUL 2021

COM: 2K2131

SHEET: 9 of 9

PROJECT: 2K2131

CLIENT: JONES RESIDENCE

LOCATION: LAKE CITY, COLUMBIA COUNTY, FLORIDA

PROJECT: 2K2131

CLIENT: JONES RESIDENCE

LOCATION: LAKE CITY, COLUMBIA COUNTY, FLORIDA

PROJECT: 2K2131

CLIENT: JONES RESIDENCE

LOCATION: LAKE CITY, COLUMBIA COUNTY, FLORIDA

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