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Custom Residential Plan for Hudson:
Mike Todd Construction
Columbia County, Florida

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ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609,
FLORIDA BUILDING CODE, 2010 EDITION.

BASIC WIND SPEED:	130 MPH
WIND IMPORTANCE FACTOR (I):	I = 1.00
BUILDING CATEGORY:	CATEGORY II
WIND EXPOSURE:	"B"
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18
MURS PER TABLE 1609.2A (FBC 2010) DESIGN WIND PRESSURES:	ROOF: - 32.2 PSF WALLS: + 26.8 PSF EAVES: + 45.1 PSF
COMPONENTS & CLADDING PER TABLES 1609.2B & 1609.2C (FBC 2010) DESIGN WIND PRESSURES:	OPNGS: + 30.4/- 40.1 PSF EAVES: - 95.3 PSF ROOF: + 27.8/- 35.6 PSF

REVISION:

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N.P. Geisler, Architect

DRAWN:

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CUSTOM RESIDENTIAL DESIGN for:
HUDSON
COLUMBIA COUNTY, FLORIDA
COVER SHEET

"Quality builders since 1971"
o Residential
o Commercial
o Industrial
MIKE TODD
CONSTRUCTION
1414 E. Duval St.
Lake City, FL 32055
754-4987
CC000009

Celebrating
42 Years of Service
1972 - 2014
N.P. Geisler, Architect
N.C.A.R.B. Certified
00007005

NICHOLAS PAUL GEISLER
ARCHITECT
N.C.A.R.B. Certified
1759 NW Brown Rd.
Lake City, FL 32055
386-365-4355

DATE:
31 MAR 2014

CONTRACT:
2K1421

SHEET:
C0.1
1 OF 1



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 WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
6. ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
7. ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.
10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333". BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
11. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-11 BATT INSULATION.
12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GIBS ON 1x3 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 CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT N°, DESCRIPTION 4 BRKR SERVICE ENT. 4 ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA SHALL INCLUDE WIRE SIZES/TYPE 4 EQUIPMENT TYPE W/ RATINGS 4 LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER 4 1 COPY TO THE PERMIT ISSUING AUTHORITY.
- B. HVAC "AS-BUILT" DRAWINGS
HVAC CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL HVAC WORK, INCLUDING ALL DUCTWORK LOC, SIZES, LINES, EQUIPMENT SCH. 4 BALANCING REPORT - CONTR SHALL PROVIDE 1 COPY OF AS-BLT, DWGS TO OWNER 4 1 COPY TO THE PERMIT ISSUING AUTHORITY.
- C. PLUMBING "AS-BUILT" DRAWINGS
PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONTR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER AND 1 COPY TO THE PERMIT ISSUING AUTHORITY.

GENERAL MILLWORK NOTES:

1. MILLWORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THE 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, DRAWER 4 TRAY GUIDES, ADJUSTABLE SHELF STANDARDS 4 SURFACE BOLTS.
3. ALL APPLICABLE STANDARDS OF "AIA" QUALITY STANDARDS 4 GUIDE SPECIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
4. AIA "CUSTOM" 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 MATLS OR MILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WD, SPECIES RECEIVING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPECIALTY ITEMS NOT MFD. BY THE ARCHITECTURAL WOODWORK FIRM AND HARDWARE SCHEDULE, SHOWING HARDWARE USED AT EA. LOCATION 4 CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR DIRECTIVES ISSUED BY THE OWNER.
6. PRODUCTS SHALL INCLUDE THE FOLLOWING:
SOFTWOOD - SOLID STOCK FINE, C OR BETTER
HARDWOOD - SPECIES AS SELECTED BY OWNER
PLYWOOD, OPAQUE FINISH - FIR, GRADE A/B
PLYWOOD, TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER
PARTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER
LAM. PLASTIC - MFG, COLORS, PATTERNS 4 TEXTURES AS SELECTED BY OWNER
LAMINATING ADHESIVES - POLYVINYL ACETATE, UREA-FORMALDEHYDE, CASEIN
7. ASSEMBLE WORK AT MILL 4 DELIVER TO JOB SITE READY TO INSTALL INSOFAR AS POSSIBLE.
8. PROTECT MILLWORK FROM MOISTURE 4 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 MANUF'S DIRECTIONS. LEAVE OPERATING HARDWARE OPERATING SMOOTHLY 4 QUIETLY.
11. DAMAGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJACENT PORTION OF THE WORK.

GENERAL H.V.A.C. NOTES:

1. SUB-CONTRACTORS PROVIDING HVAC INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, GENERAL NOTES/D.1a.
2. HVAC SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE 4 OPERATING HVAC SYSTEM.
3. HVAC SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), OR SHALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HVAC SUB-CONTRACTOR.
4. HVAC SUB-CONTRACTOR SHALL FURNISH SHOP DWGS FOR DUCTWORK, CONDENSING UNIT 4 AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
5. IT IS THE HVAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.
6. FLEXIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUMINUM W/ 1 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE UL LISTED. SHEET METAL DUCT SHALL BE LINED W/ 1" MATFACED DUCT LINER 4 UNRAFFED W/ 1 3/4 LB. POLIFACED FIBERGLASS INSULATION. ALL FIBERGLASS DUCT SHALL BE POLIFACED, R42/R6@ DUCTBOARD.
7. ALL EXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA 4 SMACNA STANDARDS.
8. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL AND CEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APPLICATIONS. ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, METALAIR, NAILORHART, HART 4 COOLIE OR AS DIRECTED BY THE OWNER.
9. IF REQUIRED BY THE OWNER, THE HVAC SUB-CONTRACTOR SHALL SUPPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED ENGINEER.
10. HVAC SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, AND THERMOSTATS. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS 4 CONTROL WIRING. THERMOSTATS SHALL BE APPROVED BY THE EQUIPMENT MFR.
11. ALL DUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIDE DIMENSIONS.
12. ALL EQUIPMENT SHALL BE FULLY WARRANTED FOR 1 YEAR AND THE COMPRESSOR(S) SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACCEPTANCE, BY THE OWNER.
13. ALL WORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF THE JOB.
14. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX INSULATION.
15. FILTERS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT ARRESTMENT OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PROVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINAL ACCEPTANCE.
16. HVAC SUB-CONTRACTOR SHALL PROVIDE 4 INSTALL ALL NECESSARY OFFSETS, TRANSITIONS 4 BENDS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
17. IT IS THE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL ELEMENTS.
18. COORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE N° 23, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRING.

GENERAL PLUMBING NOTES:

1. SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALLATION SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
3. ALL MATERIALS SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL.
5. ALL EXCAVATION 4 BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PART OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
6. PLUMBING FLAT PLANS AND RISER DIAGRAMS (IF INCLUDED) ARE DIAGRAMATIC. DO NOT SCALE THE DRAWINGS FOR EXACT LOCATIONS OF THE PLUMBING FIXTURES.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF THE CONSTRUCTION.
8. WATER PIPING SHALL BE TYPE L COPPER UP TO 1", 4 TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER. AT THE OWNER'S OPTION SUPPLY PIPING MAY BE C.P.V.C., SCHEDULE 40 OR SCHEDULE 80.
9. DO NOT USE LEAD BASED SOLDER FOR JOINING SUPPLY PIPING.
10. SOIL, WASTE, VENT 4 RAINWATER PIPING SHALL BE CAST IRON NO-HUB 301-12 ABOVE GRADE WITH NEOPRENE GASKETS AND STAINLESS STEEL BANDS 4 BELL 4 SPIGOT CAST IRON BELOW GRADE W/ LEAD 4 CASKUM JOINTS OR AT THE OWNER'S OPTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
11. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER DRAIN, WASTE OR VENT PIPE AND FITTINGS, OR P.V.C., SEE NOTE 12, BELOW. INSULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND ELECTRIC HEAT WRAP WHERE EXPOSED TO FREEZING CONDITIONS.
12. P.V.C. SCHEDULE 40 PIPE AND FITTINGS MAY BE USED FOR SOIL, WASTE, VENT, RAINWATER OR CONDENSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILDING CODES 4 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 CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOCK ARRESTERS ON MAIN LINE OR RISERS.
15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPING FROM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
17. PROVIDE 12" TRAP PRIMER LINE FOR ALL FLOOR DRAINS FROM NEAREST PLUMBING FIXTURE, DO NOT MANIFOLD.
18. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.
19. PROVIDE COMBINATION COVERPLATE / CLEANOUT PLUGS FOR ALL WALL CLEANOUTS. FINISH AS DIRECTED BY THE OWNER.
20. FIXTURES, HARDWARE, EQUIPMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.
- GENERAL WELL 4 SEPTIC NOTES:
1. SUB-CONTRACTORS PROVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES 1 THRU 6, THIS SHEET.
2. LOCATION OF POTABLE WATER WELLS SHALL BE DETERMINED BY THE OWNER IN CONSULTATION WITH THE WELL DRILLING CONTRACTOR. WELLS SHALL NOT BE LOCATED CLOSER THAN 15'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DRAINFIELD, EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROPERTY.
3. POTABLE WATER WELLS SHALL BE A MINIMUM 4" WITH BLACK IRON CASING TO A DEPTH OF 80'-0". PUMPS SHALL BE OF THE SUBMERSIBLE TYPE, THREE WIRE SYSTEM, MINIMUM HORSEPOWER SHALL BE 1/2 HP OR AS DIRECTED BY THE OWNER. MOTOR STARTER SHALL BE ENCLOSED IN A WEATHERPROOF HOUSING, MOUNTED ON A P/T 4X4 POST AT THE WELL HEAD.
4. WELL HEAD SHALL PROJECT 12" ABOVE GRADE.
5. ALL REQUIRED COMPONENTS FOR A COMPLETE OPERATING SYSTEM SHALL BE PROVIDED, INCLUDING ANTI-FREEZE BLEEDER FITTING, CHECKVALVE, AIR BLEEDERS, SHUTOFF VALVE, HOSE BIBB, PRESSURE REGULATOR/CONTROLLER, UNIONS AND PRESSURE GAUGE.
6. PRESSURE TANK SHALL BE GALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE OWNER.
7. SEPTIC TANK LOCATION 4 DRAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARTMENT, IN CONSULTATION W/ THE OWNER.
8. SEPTIC TANKS SHALL BE OF A SIZE 4 CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT. TANK MATL SHALL BE POURED CONCRETE OR FIBERGLASS AS ALLOWED BY THE SEPTIC TANK PERMIT.
9. SEPTIC DRAINFIELDS SHALL BE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMENT. DRAINFIELD PIPING SHALL BE CLAY TILE OR P.V.C. OR POLY AS ALLOWED BY THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE 3/4" WASHED ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANK PERMIT.
10. SAND FILTER BEDS, MOUND SYSTEMS, DOSING TANKS, GREASE TRAPS, DISTRIBUTION BOXES, GRINDER PUMPS, SUMPS PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LOCAL HEALTH DEPARTMENT.

ELECTRICAL NOTES: General

1. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER.
2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 1991 EDITION, AND ITS AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
3. GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE 250 OF NEC-1994.
4. INSTALL ONLY COPPER WIRING ON THIS PROJECT. THW, TW, THHN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 4 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 OPENINGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.
6. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL - WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.
7. INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
8. INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, RESTROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
9. INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
10. INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PIECES OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID EQUIPMENT IS NOT VISIBLE FROM THE CIRCUIT BREAKER THAT PROTECTS IT: SIZE IN ACCORD WITH THE LOAD. ALL DISCONNECT SWITCHES SHALL BE WP, 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 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. COORDINATE WITH HVAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS SO THAT A COMPLETE, FUNCTIONING SYSTEM IS INSTALLED, IN EACH CASE, WITH NO EXTRA COST TO THE OWNER.
17. EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 100-12F.
18. ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTIFIED A TO WHAT IS INCLUDED ON SAID CIRCUIT.
19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
20. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY 4 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 TANDEM SHALL BE ACCEPTABLE.
24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (CL) RATED 100,000 AIC.
25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS 4 DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
27. CHECK EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMPERAGE RATING PRIOR TO CONNECTION TO CIRCUITS.
28. PANEL BOARDS SHALL BE CIRCUIT BREAKER TYPE. VERIFY NUMBER AND SIZES OF CIRCUITS.
29. WHEN CONDUIT RUNS EXCEED 200 FEET, FULL 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 4 CODES
WIND DESIGN SPEED: 130 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:
FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS IS: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.

LIVE LOADS: 1st FLOOR: 40PSF, 2nd FLOOR: 30PSF, ROOF: AS DETERMINED BY SHAPE FACTORS APPLIED TO THE WIND FORCE GENERATED BY THE DESIGN WIND SPEED.

BUILDING CODE: 2010 FLORIDA BUILDING CODE

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

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

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

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

General Roofing NOTES:

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

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

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226, TYPE I, OR ASTM D 4863, TYPE I.

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

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

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

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

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

FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SINGLE 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/ MFR'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 11 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEYS:
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING 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 1501.3.9.2.
2. OPEN VALLEYS: VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE APPLIED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
3. CLOSED VALLEYS: VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE 4 COMPLYING WITH ASTM D 1910.

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CUSTOM RESIDENTIAL DESIGN FOR:
HUDSON
COLUMBIA COUNTY, FLORIDA
GENERAL NOTES

"Quality builders since 1971"
42 Years of Service
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NICHOLAS PAUL GEISLER
ARCHITECT
N.C.A.R.S. Certified

DATE:

31 MAR 2014

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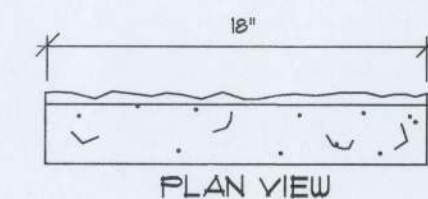
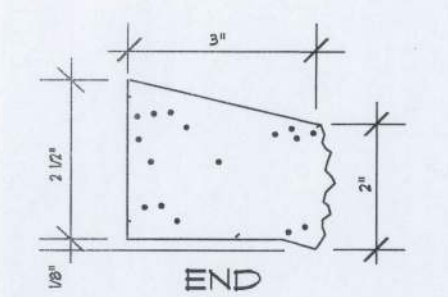
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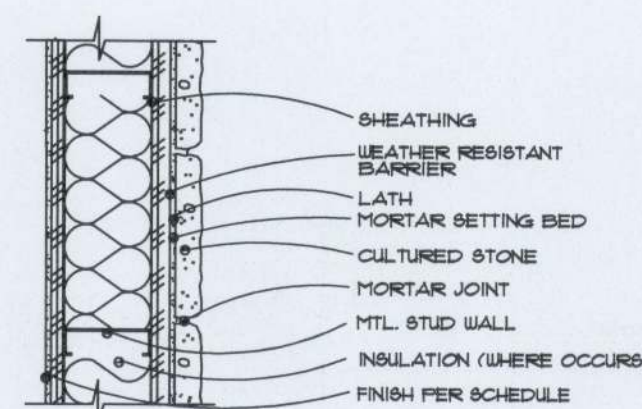
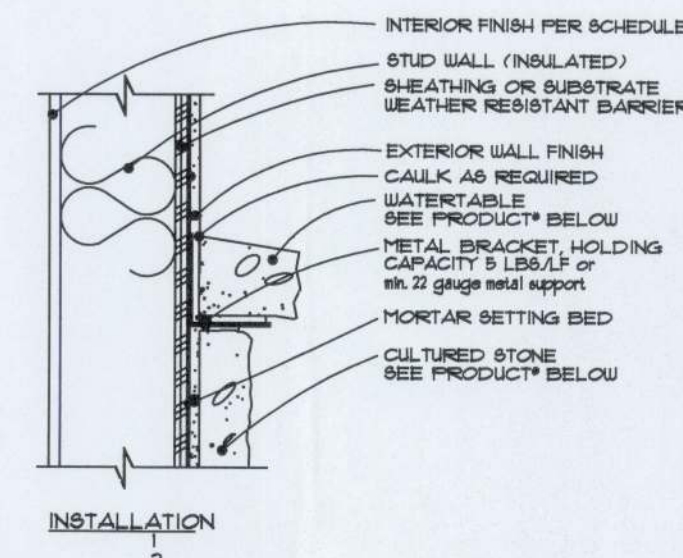
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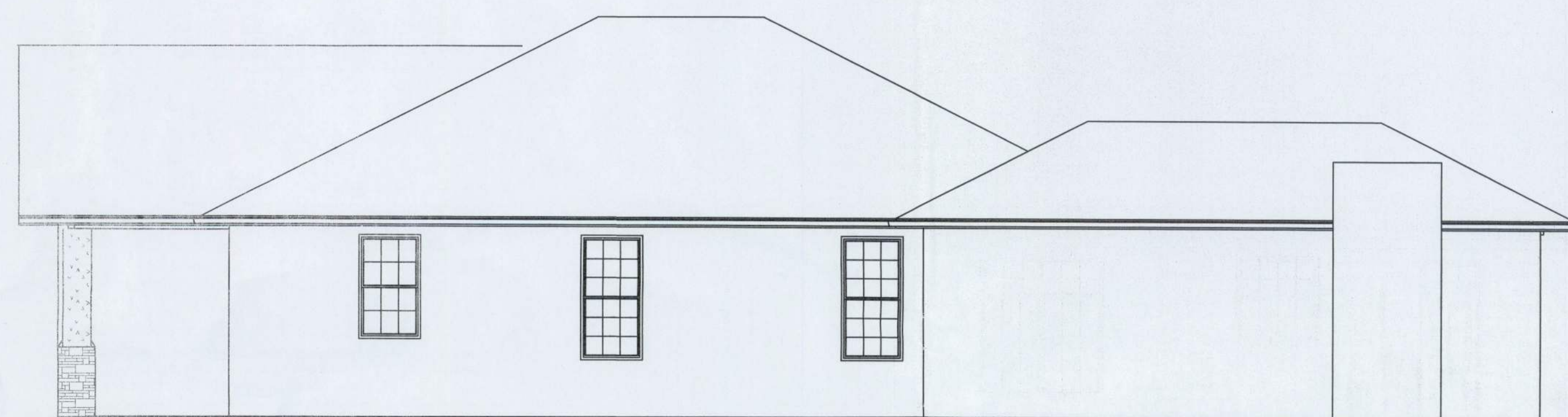
STRAIGHT SECTION



INSTALLATION OVER
SHEATHING

SCALE: NONE

SCALE: 3/16" = 1"-0"



SCALE: $3/16" = 1'-0"$

SCALE: 3/16" = 1'-0"

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

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

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

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

NOTE !!!
ROOF SHINGLES SHALL BE OF THE FOLLOWING MANUFACTURERS AND MODELS:

TAMKO ROOFING PRODUCTS
GLASS-SEAL AR
ELITE GLASS-SEAL AR
HERITAGE 30 AR
HERITAGE 40 AR
HERITAGE 50 AR

TAMKO REQUIRED NAILS/SHINGLE = 4

GAF MATERIALS CORP.
ROYAL SOVEREIGN
MARGUIS
WEATHER MAX
SLATELINE
GRAND CANYON
GRAND SEQUOIA
COUNTRY MANSION
COUNTRY ESTATES
TIMBERLINE 30
TIMBERLINE SELECT 40
TIMBERLINE ULTRA
SENTINEL

GAF REQUIRED NAILS/SHINGLE = 4

ELK PREMIUM ROOFING

RAISED PROFILE *
PRESTIQUE HIGH DEFINITION *
PRESTIQUE 25' *
PRESTIQUE 300' *
PRESTIQUE 135°
PRESTIQUE 1°
PRESTIQUE PLUS °
PRESTIQUE GALLERY COLLECTION
CAPSTONE °

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

° = 6 NAILS

THESE SHINGLES MEET THE REQUIREMENTS OF ASTM D-3161 TYPE I MODIFIED TO 130 MPH WINDS & FBC TAS 100, USING THE SPECIFIED NAILS

EXTERIOR FINISH MATERIALS:

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



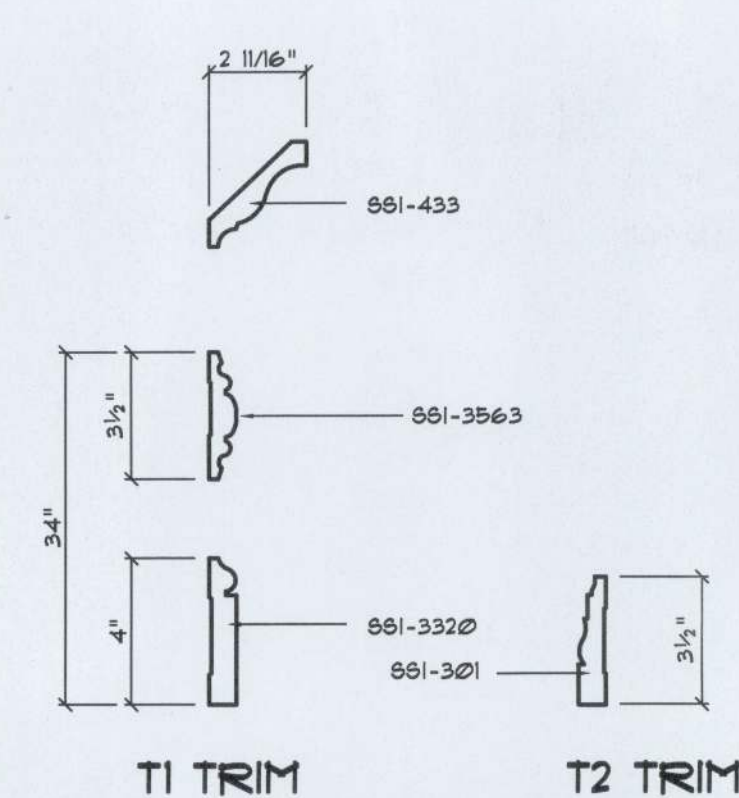
SCALE: 3/16" = 1'-0"

WINDOW SCHEDULE				
MARK	DESCRIPTION	INSTALLATION	MODEL	NOTES
2030	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 FER FLANGE, MAX. 18" O.C.	SERIES 650	-
3030	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 3 FER FLANGE, MAX. 18" O.C.	SERIES 650	-
3030	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 4 FER FLANGE, MAX. 18" O.C.	SERIES 650	-
2-3030	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 4 FER FLANGE, MAX. 18" O.C.	SERIES 650	-
4030	SINGLE HUNG ALUM. SASH W/ INSUL. GLASS	1" ROOFING NAILS - 4 FER FLANGE, MAX. 18" O.C.	SERIES 650	-

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

NOTE, VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

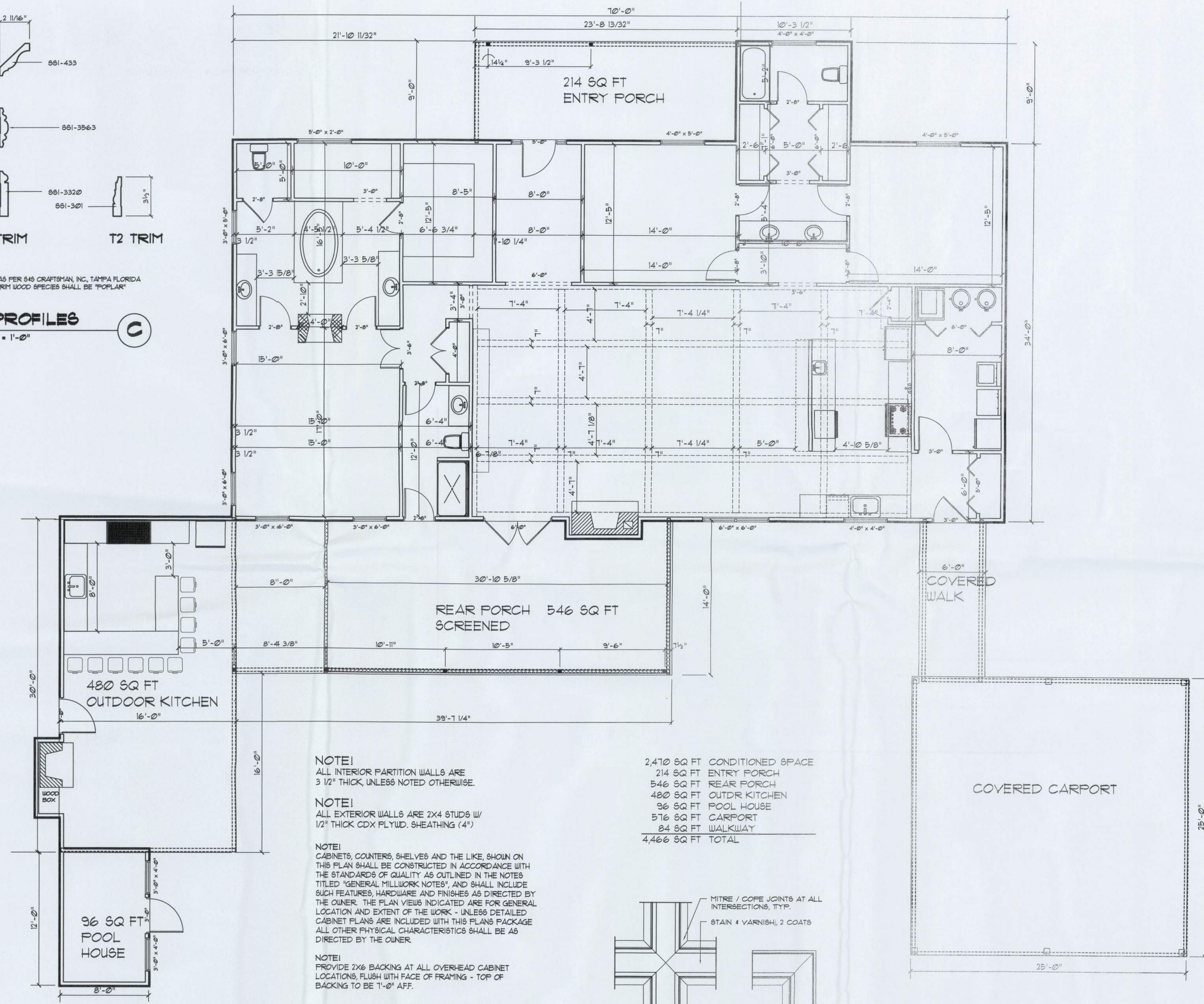




NOTE III
ALL PROFILES AS PER S45 CRAFTSMAN, INC., TAMPA FLORIDA
PAINTED TRIM WOOD SPECIES SHALL BE "POPLAR"

Trim PROFILES

SCALE: 3" = 1'-0"



Floor PLAN

SCALE: 3/16" = 1'-0"

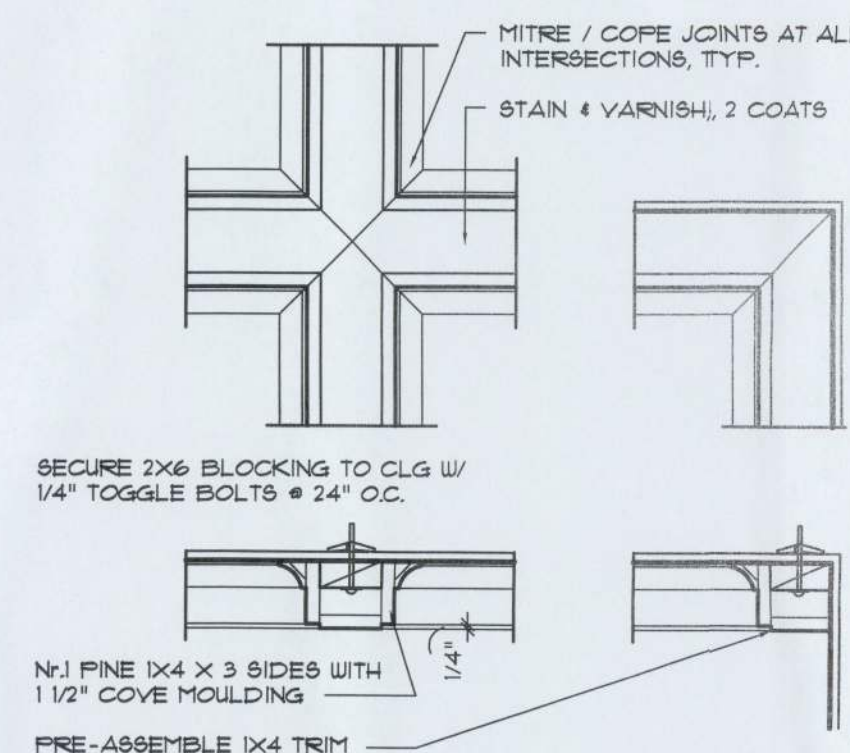
NOTE!
ALL INTERIOR PARTITION WALLS ARE
3 1/2" THICK, UNLESS NOTED OTHERWISE

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

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

2,470 SQ FT	CONDITIONED SPACE
214 SQ FT	ENTRY PORCH
546 SQ FT	REAR PORCH
480 SQ FT	OUTDR KITCHEN
96 SQ FT	POOL HOUSE
576 SQ FT	CARPOT
84 SQ FT	WALKWAY
4,466 SQ FT	TOTAL

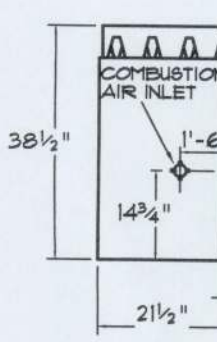
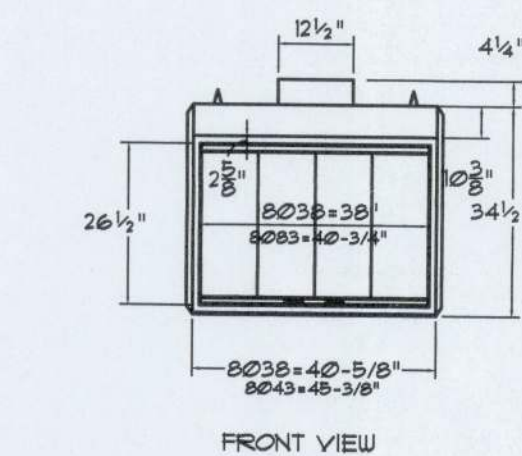


Clg. Beam DETAILS

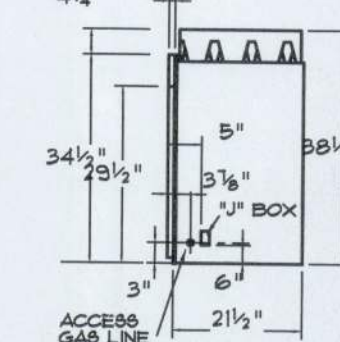
SCALE: 1 1/2" = 1'-0"

APPLIANCE SPECIFICATIONS

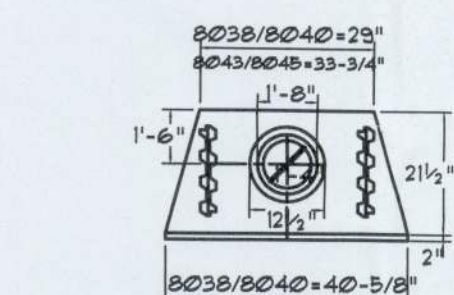
MODELS: KR 43, KC 43, KBV 43, BRF 4375, BCF 4385
RD 4300A, HC 4320, HCE 4550A,
UVFR 43, UVFC 43, GRDE 8043



LEFT SIDE



RIGHT SIDE

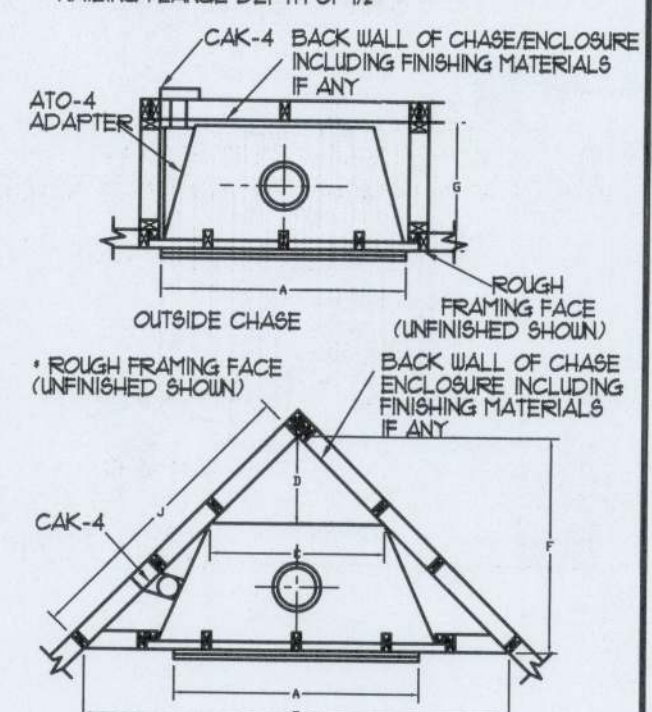


TOP VIEW

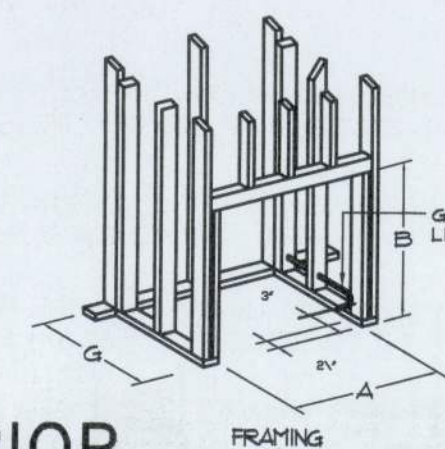
SCALE: 3/8"=1'-0"

FRAMING SPECIFICATIONS

NOTE: FRAMING DIMENSIONS ARE CALCULATED FOR A NAILING FLANGE DEPTH OF 1/2"



CORNER FRAMING DIMENSIONS		
	APPLIANCE SIZES	
	38/40	43/45
A	40-3/4"	15-1/2"
B	39"	39"
C	39"	33-3/4"
D	14-1/2"	16-7/8"
E	10-3/4"	11-1/2"
F	35-3/8"	37-3/4"
G	21-3/8"	21-3/8"
H	4"	4"
J	50"	53-3/8"



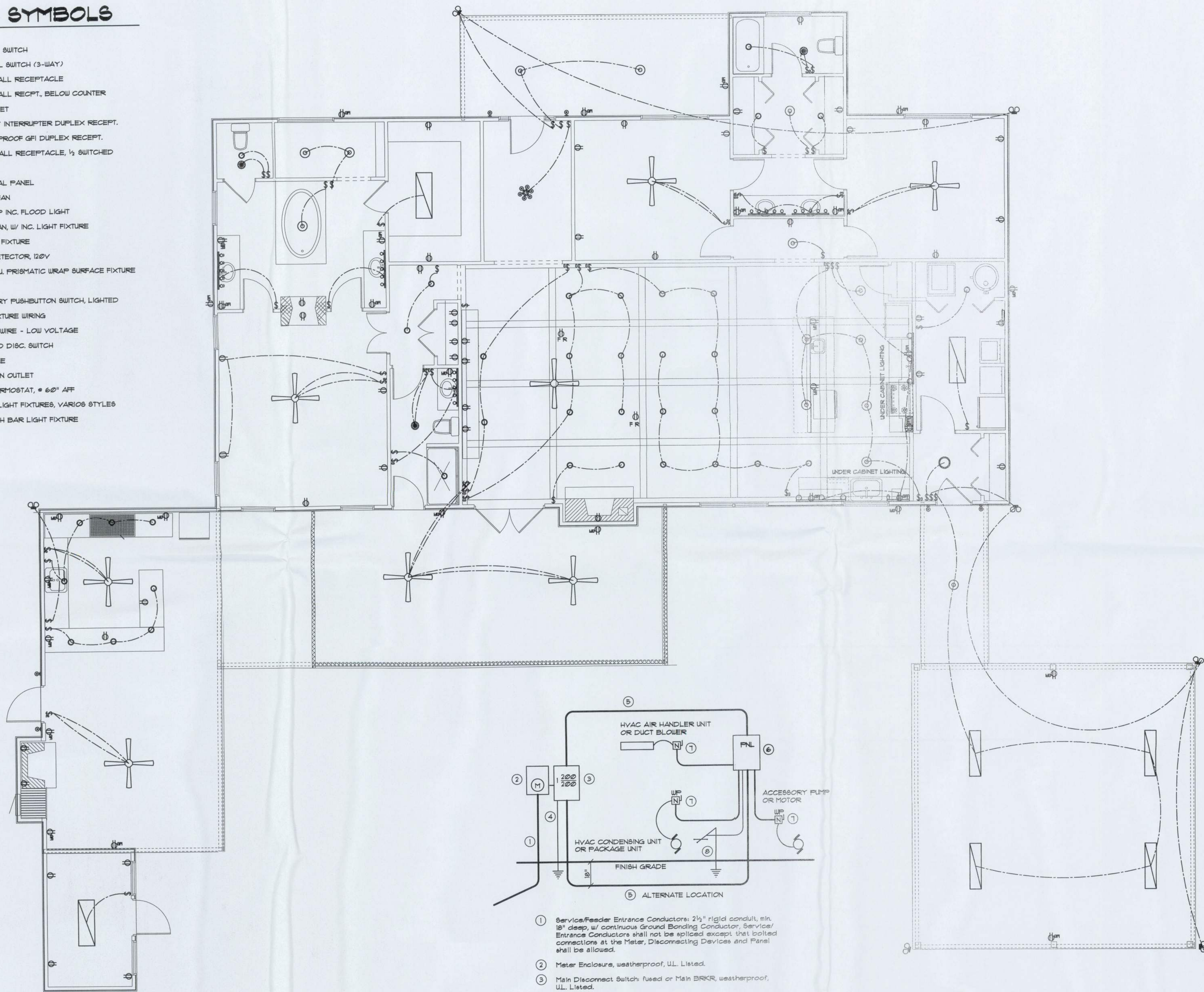
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GENERAL INTERIOR FINISH SCHEDULE:

FLOOR AREA:	CARPET AND PAD, PATTERN & COLOR AS PER THE OWNER OR LAMINATE STRIP WOOD - SEE OWNER FOR CHANGES
R/R FLOOR AREA:	THINSET CERAMIC TILE OR NATURAL STONE, PAT. & COLOR AS SELECTED BY THE OWNER
BASE:	TRIM AS PER DETAIL ON A6, COLOR AS SELECTED BY THE OWNER OR CERAMIC TILE OR STONE - MATCH WITH FLOORING
TRIM:	COVES, CROUNES, CASINGS CHAIRRAILS AND THE LIKE AS PER DETAIL ON A6, STAIN & VARNISH OR PAINT COLOR AS SELECTED BY THE OWNER
WALLS:	1/2" GWB, PRIME AND PAINTED 2 COATS LATEX WALL PAINT, COLOR & GLOSS AS SELECTED BY THE OWNER
MAIN CEILING:	5/8" GWB, DIRECT HUNG, TAPED & FINISHED, 1/3" 2 COATS OF LATEX CEILING PAINT, COLOR & GLOSS AS SELECTED BY THE OWNER
APPLIED FINISHES:	APPLIED FINISH TO GWB, (i.e. SPRAY, KNOCK-DOWN, SKIP-TROUPEL AND SIMILAR TREATMENTS AS DIRECTED BY THE OWNER
CABINETS:	AS SPECIFIED BY THE OWNER, MINIMUM APT GRADE, "CUSTOM" - ALL COUNTERTOPS SHALL BE AS SELECTED BY THE OWNER

Electrical SYMBOLS

- ⚡ SPST WALL SWITCH
- ⚡ DPDT WALL SWITCH (3-WAY)
- ⚡ DUPLEX WALL RECEPTACLE
- ⚡ DUPLEX WALL RECEPT. BELOW COUNTER
- ⚡ 240V OUTLET
- ⚡ GND FAULT INTERRUPTER DUPLEX RECEPT.
- ⚡ WEATHER PROOF GFI DUPLEX RECEPT.
- ⚡ DUPLEX WALL RECEPTACLE, 1/2 SWITCHED
- ⚡ MOTOR
- ⚡ ELECTRICAL PANEL
- ⚡ EXHAUST FAN
- ⚡ DBL. LAMP INC. FLOOD LIGHT
- ⚡ CEILING FAN, w/ INC. LIGHT FIXTURE
- ⚡ INC. LIGHT FIXTURE
- ⚡ SMOKE DETECTOR, 120V
- ⚡ 4 TUBE FLU. PRISMATIC WRAP SURFACE FIXTURE
- ⚡ CHIME
- ⚡ MOMENTARY PUSHBUTTON SWITCH, LIGHTED
- ⚡ SWITCH/FIXTURE WIRING
- ⚡ CONTROL WIRE - LOW VOLTAGE
- ⚡ NON-FUSED DISC. SWITCH
- ⚡ TELEPHONE
- ⚡ TELEVISION OUTLET
- ⚡ HVAC THERMOSTAT, 60° AFF
- ⚡ CFL CLG. LIGHT FIXTURES, VARIOUS STYLES
- ⚡ WALL BATH BAR LIGHT FIXTURE



Electrical PLAN

SCALE: 3/16" = 1'-0"

NOTE: 1. FLOOD LIGHT CONTROL, EXTERIOR, IN MASTER BEDROOM AND FRONT ENTRY.
2. RANGE, COOKTOP, DRYER, WATER HEATERS GRILL, AND MASTER FIREPLACE ARE GAS FIRED.

ELECTRICAL RISER DIAGRAM: 200A

SCALE: NONE

ELECTRICAL COMPUTATIONS

General Lighting/Receptacles @ 3w/ft		
4466.0 of x 3w =	13398.0w	
Washer Circuit	1500.0w	
Dishwasher Circuit	1500.0w	
Sm. Appliance Circuits (3 @ 1500w)	4500.0w	
Sub-Total	20898.0w	
1st 3KW @ 100%	3000.0w	
Bal. of KW @ 35%	6264.3w	
Fixed Appliances:		
Refrigerator	1200.0w	
Cig. Fans (8 @ 360w)	2880.0w	
Water Well Pump	1200.0w	
Spares (8 @ 400w)	3200.0w	
Sub-Total	8480.0w	
Load @ 75% DF.	6360.0w	
100% Demand Factor Loads:		
HVAC System (10.0kw Strip Heat)	10000.0w	
Total Demand Load:	25624.3w	
SERVICE SIZE: 25624.3w / 240v = 106.76 Amperes		
USE: 3 #2 THW AL w/ 1 #4 CU GND / 2 1/2" C.		

PANEL SCHEDULE

PANEL "L": 200A - MLO - 120/240V - 1φ - 4 WIRE				
40 SLOT - FLUSH MOUNT				
Cir. Nr.	Location	Trip Poles	Wire Size	Load
1-10	Lighting/Recept.	15A/1P	14NM	13398W
11	Dishwasher	-	-	1500W
12-14	Sm. Klt. Appliances	20A/1P	12NM	4500W
15-18	Ceiling Fans	15A/1P	14NM	2880W
19	Refrigerator	15A/1P	14NM	1200W
20	Spares	-	-	400W
21/23	Water Well	20A/2P	12NM	1200W
22/24	HVAC CU	40A/2P	8NM	3600W
25/27	HVAC AHU	45A/2P	8NM	10000W
28-34	Spares	-	-	2800W
35-40	Spares	-	-	0W
TOTAL CONNECTED LOAD:				37878W

ELECTRICAL PLAN NOTES

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

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

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

ALL SMOKE DETECTORS SHALL BE 120V 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.

ELECTRICAL CONTR 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 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

ALL RECEPTALS IN ALL BEDROOMS SHALL BE ARC FAULT INTERRUPTER TYPE (AFI).

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

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

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CUSTOM RESIDENTIAL DESIGN FOR:
HUDSON
COLUMBIA COUNTY, FLORIDA
ELECTRICAL PLAN

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DATE:

31 MAR 2014

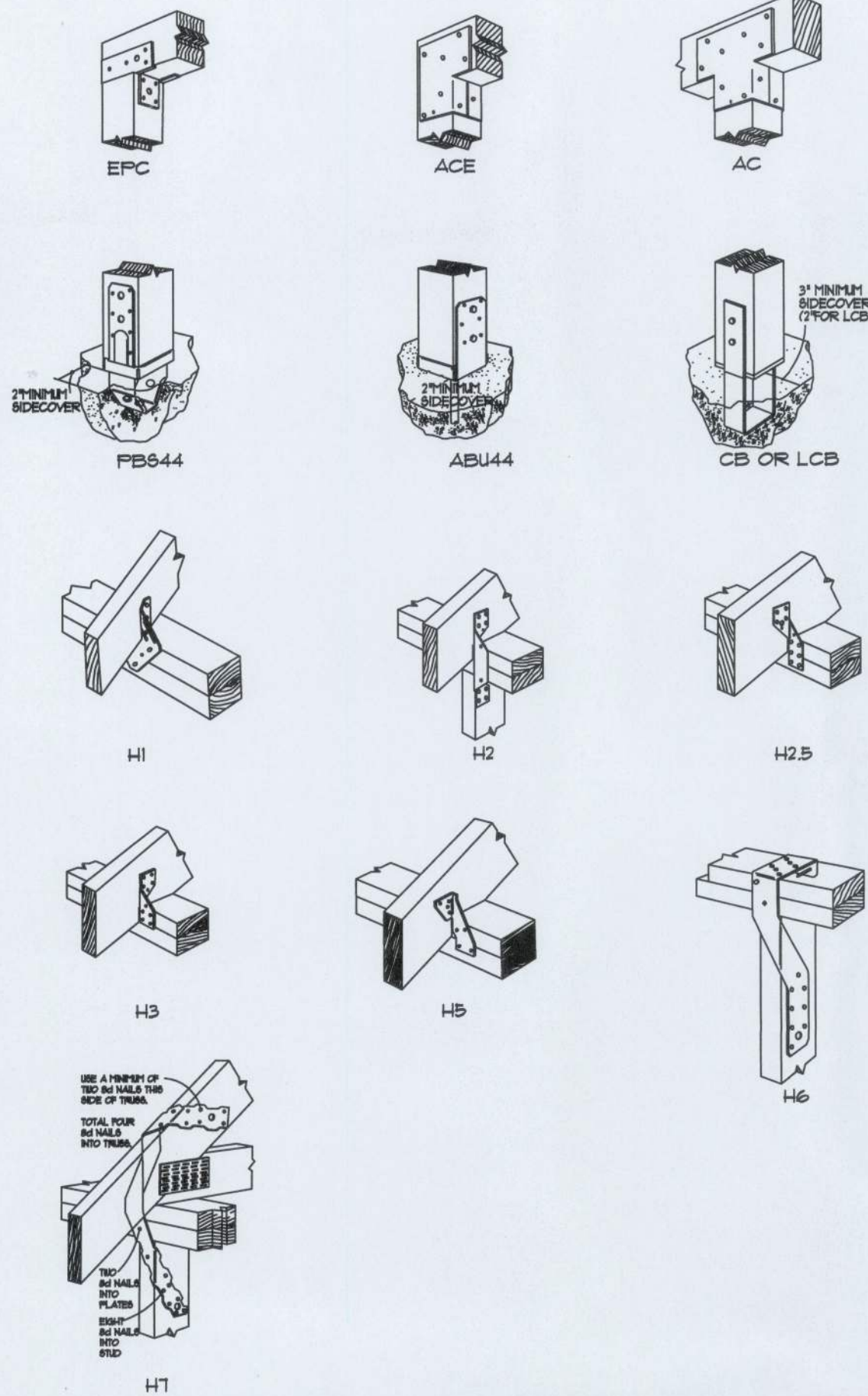
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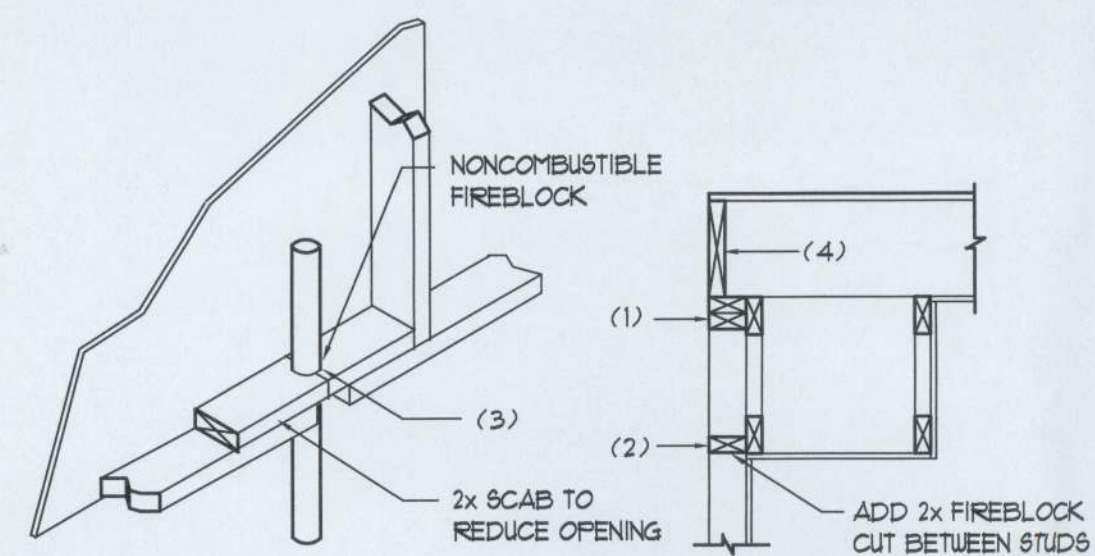
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3 OF 8





Typical "Simpson" Connectors

SCALE: NONE



PENETRATIONS

SOFFIT/DROPPED CLG.

FIREBLOCKING NOTES:

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

Fire Stopping DETAILS

SCALE: NONE

DRAWING
SCALE

GENERAL NOTES:

- THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
- THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COORDINATION AND WORKMANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
- AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD. FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED, THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
- THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
- THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF 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.
- 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 WITH APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
- ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.
- INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333". BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
- INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GARAGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-II BATT INSULATION.
- CEILINGS OVER ATTACHED GARAGES OR GARAGES WITH LIVING AREA ABOVE SHALL BE 5/8" FIRECODE 1" GUE ON 1/2" WOOD FURRING AT 16" O.C. ATTACHED WITH 1 1/4" BUGLEHEAD SCREWS @ 6' O.C. ALONG EACH POINT OF BEARING.

STANDARD ABBREVIATIONS

AT	GALV.	GALVANIZED
NUMBER OF POUND(S)	HORZ.	HORIZONTAL
EQUALS	INS.	INSULATION
DIAMETER	INT.	INTERIOR
WITH	LAV.	LAVATORY
WITHOUT	L.V.L.	LAMINATED VENEER LUMBER
CENTERLINE	MAX.	MAXIMUM
AND	MIN.	MINIMUM
PLUS OR MINUS	MISC.	MISCELLANEOUS
ONE FOOT	M.O.	MASONRY OPENING
ONE INCH	No. or N.	NUMBER
1/4" or 1/8"	ON CENTER	O.C.
8 PENNY	O/H	OVERHEAD
BEAM	OHD	OVERHEAD DOOR
BY OTHERS	PLYWD.	PLYWOOD
BOTTOM	P/T	PRESSURE TREATED
CEILING	REINF.	REINFORCING (ED)
CLEANOUT	REQD	REQUIRED
CONC.	R/L	ROOM
CLEANOUT TO GRADE	R.O.	ROUGH OPENING
DOUBLE	SF	SQUARE FEET
DIMENSION	SGD	SLIDING GLASS DOOR
DOWN	SHT.	SHEET
ELEVATION	SRLH	SWANEE RIVER LOG HOMES
EXTERIOR	TYP.	TYPICAL
FRENCH (DOORS)	VERT.	VERTICAL
FOUNDATION	WC	WATERCLOSET (TOILET)

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 130 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT:

FOOTING DESIGN IS BASED UPON 1000 P.S.F. SOIL BEARING PRESSURE PROVIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS I.e.: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL REQUIRE FOUNDATION MODIFICATIONS.

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

BUILDING CODE: 2010 FLORIDA BUILDING CODE

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

CONSTRUCTION DOCUMENTS

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

DO NOT SCALE OFF THESE PLANS

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

CHANGES TO FINAL PLAN SETS

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

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

Roof: Hip/Gable Construction, Wood Trusses, 1/4" O.C.
Wall: 2x4 Wood Studs @ 16" O.C.
Floor: 4" Thk. Concrete Slab w/ Fiberglass Concrete Additive
Foundation: Continuous Footer w/ Stemwall

ROOF DECKING

Material: 1/2" CD Plywood or 1/6" OSB.
Sheet Size: 48"x96" Sheets Perpendicular to Roof Framing
Fasteners: 8d Common Nails per sched. on sheet SD2

SHEARWALLS

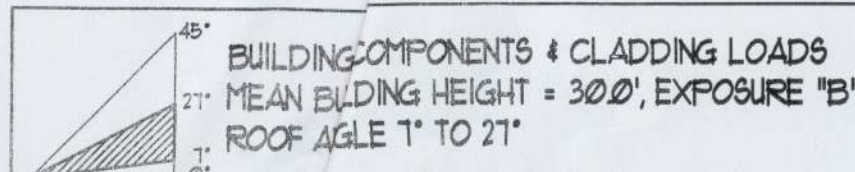
Material: 1/6" OSB, "Windstorm", 4x8, 9", 10", 12" OR 14"
Sheet Size: 48"x96" (10", 12" OR 14" Sheets Placed Vertical)
Fasteners: 8d Common Nails @ 4" O.C. Edges @ 8" O.C. Interior
Dragstrut: Double Top Plate (5/8"x1/2" - 16d Nails @ 8" O.C.)
Wall Studs: 2x4 SPF Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: Simpson H25a @ Truss End (TYP. U.O.N.)
Wall Tension: Wall Sheathing Nails is Adequate - 8d @ 4" O.C. Top & Bot.
Anchor Bolts: 1/2" A307 @ 48" C. - 1st Bolt 8' from corner
Corner Hold-down Device: giron HD2a, ea. corner

FOOTINGS AND FOUNDATIONS

Footing: MINIMUM 20"x12" cont. W/2-5 Cont. 4 wire chairs @ 48" O.C.



WIND DIRECTION	WIND SPEED (MPH)	WIND DIRECTION				
		10°	15°	20°	25°	
10°	10	100 / -19.9	14.9 / -23.7	11.5 / -21.8	20.3 / -32.3	
	20	14 / -19.4	13.6 / -23.0	16.0 / -21.0	18.5 / -31.4	
	50	10.0 / -18.6	11.9 / -22.2	13.9 / -26.0	16.1 / -30.2	
	20°	10	12.5 / -34.1	14.9 / -41.3	11.5 / -48.4	20.3 / -56.2
		20	14 / -39.3	13.6 / -38.0	16.0 / -44.6	18.5 / -51.1
		50	10.0 / -28.2	11.9 / -33.6	13.9 / -39.4	16.1 / -45.1
	30°	10	12.5 / -51.3	14.9 / -61.0	11.5 / -71.6	20.3 / -83.1
		20	14 / -41.9	13.6 / -51.1	16.0 / -61.0	18.5 / -71.1
		50	10.0 / -43.5	11.9 / -51.0	13.9 / -60.8	16.1 / -70.5
	40°	10	21.8 / -23.6	25.9 / -34.1	30.4 / -33.0	35.3 / -38.2
20		20.8 / -22.6	24.1 / -26.9	29.0 / -31.6	33.1 / -36.7	
50		19.5 / -21.3	23.2 / -25.4	27.2 / -29.8	31.6 / -34.6	
50°	10	21.8 / -29.1	25.9 / -34.7	30.4 / -40.7	35.3 / -47.2	
	20	20.8 / -27.2	24.1 / -32.4	29.0 / -38.0	33.1 / -44.0	
	50	19.5 / -24.6	23.2 / -29.3	27.2 / -34.3	31.6 / -39.8	

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS FOR BUILDING COMPONENTS & CLADDING

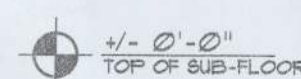
BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.41
20	1.00	1.23	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66

STRUCTURAL DESIGN CRITERIA:

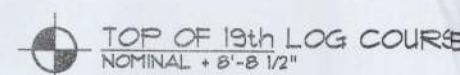
- THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
- WIND LOAD CRITERIA: RISK CATEGORY: 2, EXPOSURE B
BASED ON ASCE 7-10, 2010 FBC 1609-A WIND VELOCITY: $V_{ULT} = 130$ MPH
 $V_{ASD} = 101$ MPH
- ROOF DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 20 PSF
SUPERIMPOSED LIVE LOADS: 20 PSF
- FLOOR DESIGN LOADS:
SUPERIMPOSED DEAD LOADS: 25 PSF
SUPERIMPOSED LIVE LOADS:
RESIDENTIAL 40 PSF
BALCONIES 60 PSF
- WIND NET UPLIFT: ARE AS INDICATED ON PLANS

SYMBOLS

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



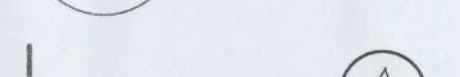
TYPE OF ELEVATION MARK USED TO INDICATE A PREFERRED TARGET ELEVATION - TRUE MEASUREMENT.



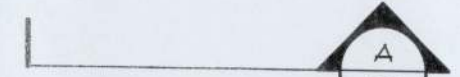
TYPE OF ELEVATION MARK USED TO INDICATE THE TOP OF A LOG WALL STACK - NOMINAL ONLY.



TYPE OF DETAIL MARK USED TO INDICATE A SECTION OR DETAIL ASSOCIATED WITH A PLAN VIEW



TYPE OF DETAIL MARK USED TO INDICATE A SECTION OR DETAIL ASSOCIATED WITH A PLAN VIEW



TYPE OF SECTION MARK USED TO INDICATE A VIEW TAKEN IN THE DIRECTION OF THE ARROW I.e.: SECTION "A" FOUND ON "D&S" OF THE PROJECT MANUAL

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF./MODEL	CAP.
TRUSS TO WALL:	SIMPSON H25a	535#
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO FOUNDATION:	5/8" THRU-BOLT	3340#
PORCH BEAM TO POST:	SIMPSON PC44/EPC44	1700#
PORCH POST TO FND:	SIMPSON ABU44	2200#
MISC. JOINTS	SIMPSON A34	351240#

NOTE:

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

NOTE:

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

NOTE:

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

NOTE:

"SEMCO" PRODUCT APPROVAL:
MIAMI/DADE COUNTY REPORT #5-081815

NOTE:

"SIMPSON" PRODUCT APPROVALS:
MIAMI/DADE COUNTY REPORT #51-0107125, #56-112611, #93-0623104
SBCCI NER-443, NER-393

GENERAL NAILING SCHEDULE:

NUMBER OF NAILS FOR CONNECTING WOOD MEMBERS:	COMMON NAILS	Nr. / SPACING
--	--------------	---------------

BRIDGING TO JOIST, TOE NAIL	16d	2 EA, END
2" SUBFLOOR TO JOIST, BLIND & FACE NAILING	16d	2
SOLE PLATE TO JOIST OR BLOCKING	16d	16" O.C.
FACE NAILED	16d	2
TOP OR SOLE PLATE TO STUD	16d	2
END NAILED	16d	2
STUD TO SOLE PLATE, TOE NAILED	8d	3 OR 2 16d
DOUBLE STUDS, FACE NAILED	16d	24" O.C.
DOUBLE TOP PLATES, FACE NAILED	16d	16" O.C.
TOP PLATES & LAPs & INTERSECTIONS	16d	2
FACE NAILED	16d	2
1 X 6 SHEATHING TO EACH POINT OF BEARING, FACE NAILED	8d	2
BUILT-UP CORNER STUDS, FACE NAILED	16d	30" O.C.
BUILT-UP GIRDERS & BEAMS	20d	32" O.C. @ TOP & BOTTOM
		4 STAGGERED - 2 @ EA, END
		4 @ SPLICES
		12" O.C. @ INTERMEDIATE
		6" O.C. @ EDGES
		10" O.C. @ INTERMEDIATE
		3" O.C. @ EDGES
		6" O.C. @ INTERMEDIATE

3/4" PLYWOOD SUBFLOORING

8d

OSB SHEATHING, 1/6" THICK

8d

1/8" FIBERBOARD SHEATHING

6d

A. NAILS, BOLTS AND OTHER METAL CONNECTORS WHICH ARE USED IN LOCATIONS EXPOSED TO THE WEATHER SHALL BE GALVANIZED OR OTHERWISE CORROSION RESISTANT.

B. IN GENERAL, NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO, OR GREATER.

C. THERE SHALL BE NOT LESS THAN 2 NAILS PER CONNECTION.

D. GLUING SHALL NOT BE CONSIDERED AN ACCEPTABLE CONNECTOR IN LIEU OF THOSE SPECIFIED HEREIN.

E. FORMED METAL CONNECTORS, AS PER THE SCHEDULE HEREIN, SHALL HAVE THE NUMBER OF NAILS INSTALLED AS REQUIRED BY THE MANUFACTURER, OR AS DIRECTED BY THE PLANS.

F. NAILS PROJECTING BEYOND THE LAST WOOD MEMBER SHALL BE CLINCHED, WHEREVER POSSIBLE.

G. NOTES IN THE "PLANS" PACKAGE OF THE CONSTRUCTION DOCUMENTS SUPERSEDE SIZES & SPACINGS OF NAILS CONTAINED HEREIN.

REVISION:

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N.P. Geisler, Architect

DRAWN:

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CUSTOM RESIDENTIAL DESIGN for:
HUDSON
COLUMBIA COUNTY, FLORIDA
STRUCTURAL INFORMATION

"Quality builders since 1971"
Residential
Commercial
Industrial
755-4387
1414 E. Duval St.
Lake City, FL 32805
M. J. ODD
ONSTRUCTION
C.C. 000000

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1972 - 2014
N.P. Geisler, Architect
ARCHITECT
N.C. 000000

NICHOLAS PAUL GEISLER
ARCHITECT
N.C. 000000
1728 NW Brown Rd.
Lake City, FL 32805
351-4355

DATE:

31 MAR 2014

COMM:

2K1421

SHEET:

A.6
6 OF 8



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

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

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

NOTE!

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

NOTE!

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

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.8 FOR ALL MINIMUM SIZE HEADERS AND ALTERNATES. MINIMUM SIZE ALLOWABLE IS 2-2X10.

CONSTRUCT EXTERIOR WALLS W/ 2 TOP PLATES & 1 SILL PLATE. 2X4 STUDS @ 16" O.C., & "SIMPSON" SP2/SP1 STUD/PLATE CONNECTORS @ 32" O.C. - SHEATH WALL W/ 1/4" OSB, APPLIED W/ 8d COMMON NAILS @ 4" O.C. ALONG EDGES & 8" O.C. ALONG INTERMEDIATE SUPPORTS.

2 - 1 3/4" X 9 1/4" 20E MICRO-LAM LVL, DO. NOTE

DBL. 2X10 HEADER PER F/A.6 - 17 LOC.

+ 8'-1" TOP OF WALL PLATE

DBL. 2X12 BEAM W/ 1/2" CDX FLYWOOD FLITCH PLATE. EXTEND TOP PLY OF WALL PLATE FULL LENGTH, LAP MIN. 32" TO ADJOINING WALL, ASSEMBLE W/ 16d NAILS @ 12" O.C., STAGGERED TOP & BOTTOM OF BEAM, EACH SIDE - 4 LOCATIONS.

ANCHOR BEAMS TO POSTS W/ "SIMPSON" PC44 / EPC44 OR EQ. - 7 LOCATIONS.

2X4 SUB-FASCHIA, TYPICAL @ ALL TRUSS EAVES & GABLE ENDS. ANCHOR TR-1 TRUSSES W/ "SIMPSON" H2.5d STRAPS, TYPICAL. FASTEN TOP PLATE WITH 16d NAILS AT 8" O.C. TYPICAL T.O.

BEAM, EXTEND TOP PLY OF WALL PLATE FULL LENGTH, LAP MIN. 32" TO ADJOINING WALL, ASSEMBLE W/ 16d NAILS @ 12" O.C., STAGGERED TOP & BOTTOM OF BEAM, EACH SIDE - 4 LOCATIONS.

ANCHOR BEAMS TO POSTS W/ STEEL TEE/BLL - SEE DET. H/A.4. - 6 LOC.

2 - 1 3/4" X 11/4" 20E MICRO-LAM LVL BEAM, EXTEND TOP PLY OF WALL PLATE FULL LENGTH, LAP MIN. 32" TO ADJOINING WALL, ASSEMBLE W/ 16d NAILS @ 12" O.C., STAGGERED TOP & BOTTOM OF BEAM, EACH SIDE - 4 LOCATIONS.

GENERAL TRUSS NOTES:

TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATED LUMBER AND ITS CONNECTIONS", LATEST ED., ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, AND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PLACEMENT PLANS, DETS., & TRUSS TO TRUSS CONNECTIONS.

TRUSS SHOP DRAWINGS SHALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.

FOLLOWING DEVELOPMENT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIREMENTS MAY BE REQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

WOOD STRUCTURAL NOTES

TEMPORARY BRACING OF THE STRUCTURE DURING ERECTION, REQUIRED FOR SAFE AND STABLE CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR SO ENGAGED. TEMPORARY & PERMANENT BRACING OF ROOF TRUSSES SHALL BE AS PER THE STANDARD GUIDELINES OF THE "TRUSS PLATE INSTITUTE".

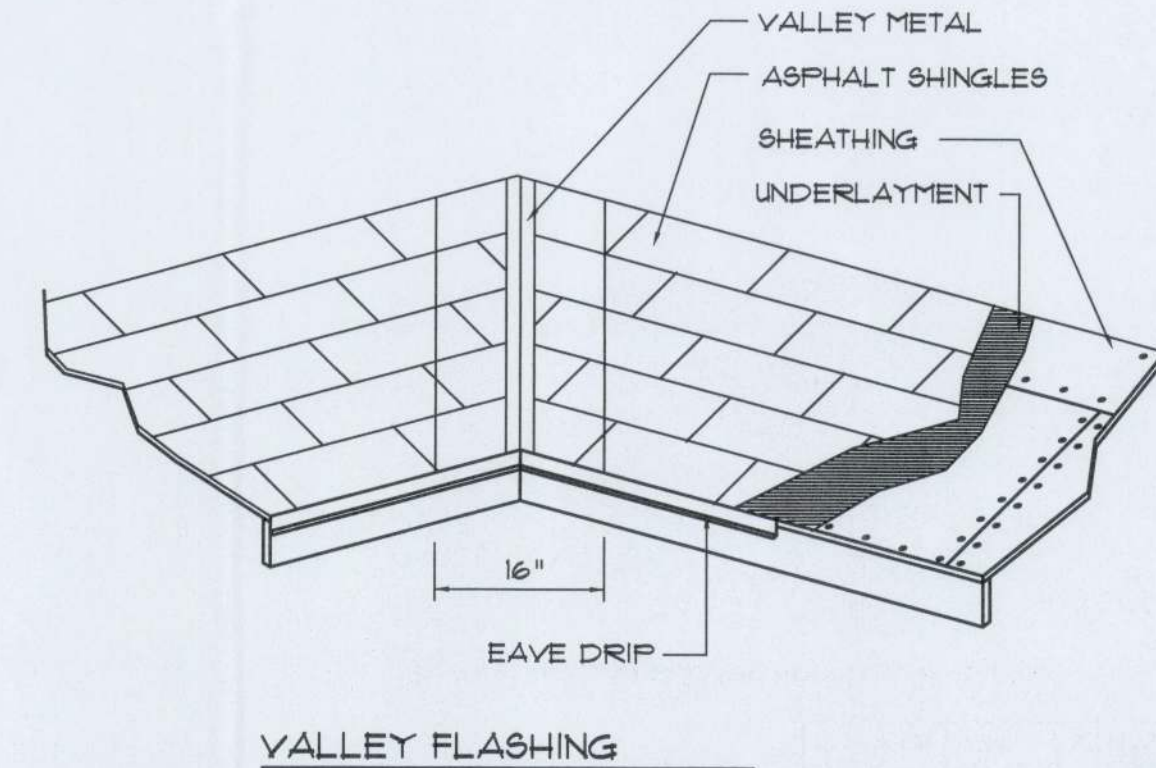
ALL TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER & SHALL BE SIGNED AND SEALED BY SAME. TRUSS DESIGN SHALL INCLUDE PLACEMENT PLANS, TRUSS DETAILS, TRUSS TO TRUSS CONNECTIONS & THE STANDARD SPECIFICATIONS & RECOMMENDATIONS OF INSTALLATION OF THE "TRUSS PLATE INSTITUTE".

WOOD STUDS IN EXTERIOR WALLS & INTERIOR BEARING WALLS SHALL BE NOT LESS THAN N-2 HEM-FIR OR BETTER.

CONNECTORS FOR WOOD FRAMING SHALL BE GALVANIZED METAL OR BLACK METAL AS MANUFACTURED OR AS CALLED FOR IN THE PLANS AND BE OF A DESIGN SUITABLE FOR THE LOADS AND USE INTENDED. REFER TO THE JOINT REINFORCEMENT SCHEDULE FOR PRINCIPLE CONNECTIONS.

ROOF PLAN NOTES

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



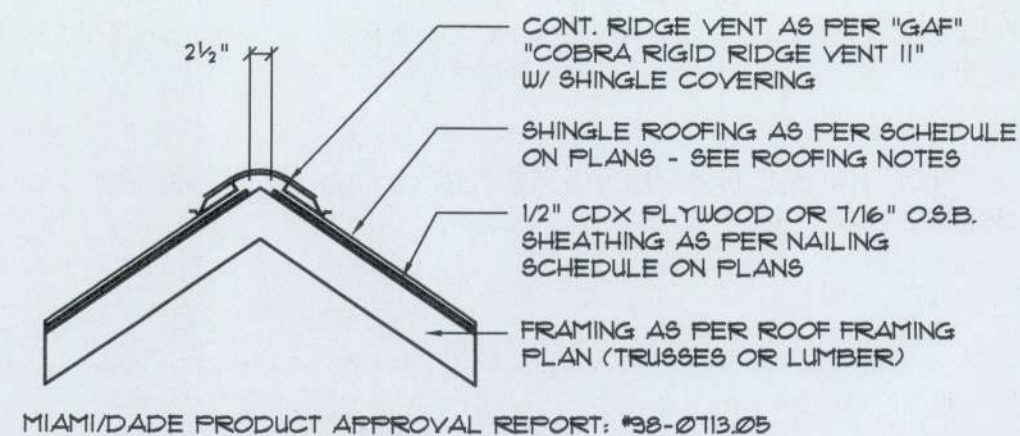
ROOFING METALS for FLASHING/ROOFING MINIMUM THICKNESS REQUIREMENTS

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

Roofing/Flashing DETS.

SCALE: NONE

AREA OF ATTIC	REQ'D LF. OF VENT	NET FREE AREA OF INTAKE
1600 SF	20 LF	410 SQ.IN.
1800 SF	24 LF	490 SQ.IN.
2200 SF	28 LF	570 SQ.IN.
2500 SF	32 LF	650 SQ.IN.
2800 SF	36 LF	730 SQ.IN.
3100 SF	40 LF	820 SQ.IN.
3600 SF	44 LF	900 SQ.IN.



Ridge Vent DETAIL

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

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF./MODEL	CAP.
TRUSS TO WALL:	SEMCO HDPT2, W/ 6 - 10d NAILS	960*
GIRDER TRUSS TO POST/HEADER:	SIMPSON LGT, W/ 28 - 16d NAILS	1785*
HEADER TO KING STUD(S):	SIMPSON ST22	1370*
PLATE TO STUD:	SIMPSON SP2	1065*
STUD TO SILL:	SIMPSON SP1	585*
PORCH BEAM TO POST:	SIMPSON PC66/EPC66	1700*
PORCH POST TO FND:	SIMPSON ABU66	2300*
MISC. JOINTS	SIMPSON A34	315*/240*

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

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

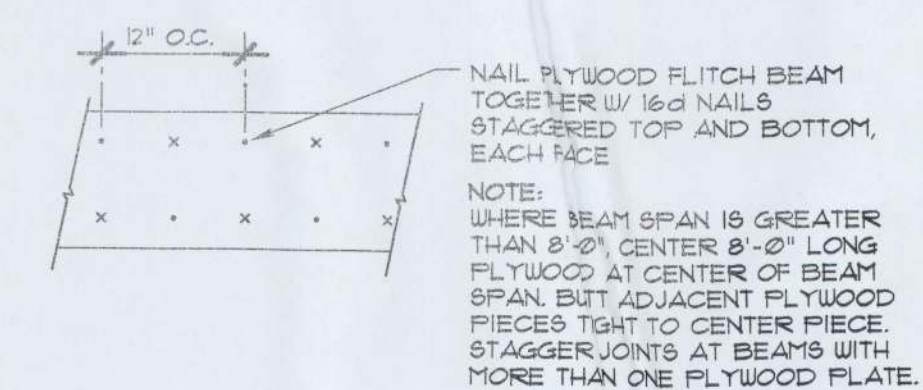
NOTE: ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

NOTE: "SEMCO" PRODUCT APPROVAL: MIAMI/DADE COUNTY REPORT #35-0818.15

NOTE: "SIMPSON" PRODUCT APPROVALS: MIAMI/DADE COUNTY REPORT #31-0107.05, #36-1126.11, #39-0623.04 SBCCI NER-443, NER-393

B/U Beam DETAILS

SCALE: NONE



Roof PLAN

SCALE: 3/16" = 1'-0"

REVISION:

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DRAWN:

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CUSTOM RESIDENTIAL DESIGN for:
HUDSON
COLUMBIA COUNTY, FLORIDA
ROOF PLAN

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Commercial
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CONSTRUCTION
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1756 NW Brown Rd.
Lake City, FL 32855
386-585-4395

DATE:

31 MAR 2014

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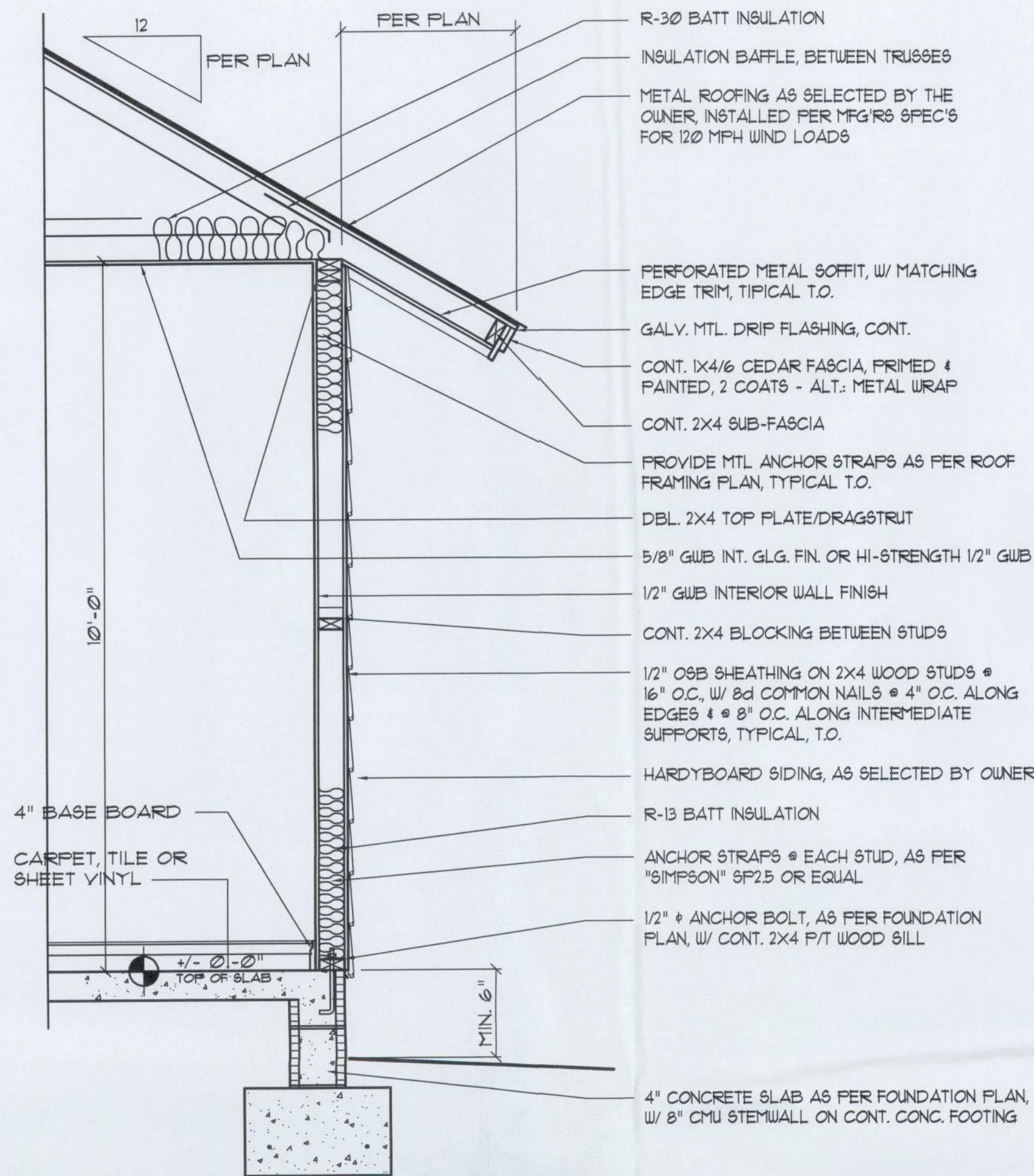
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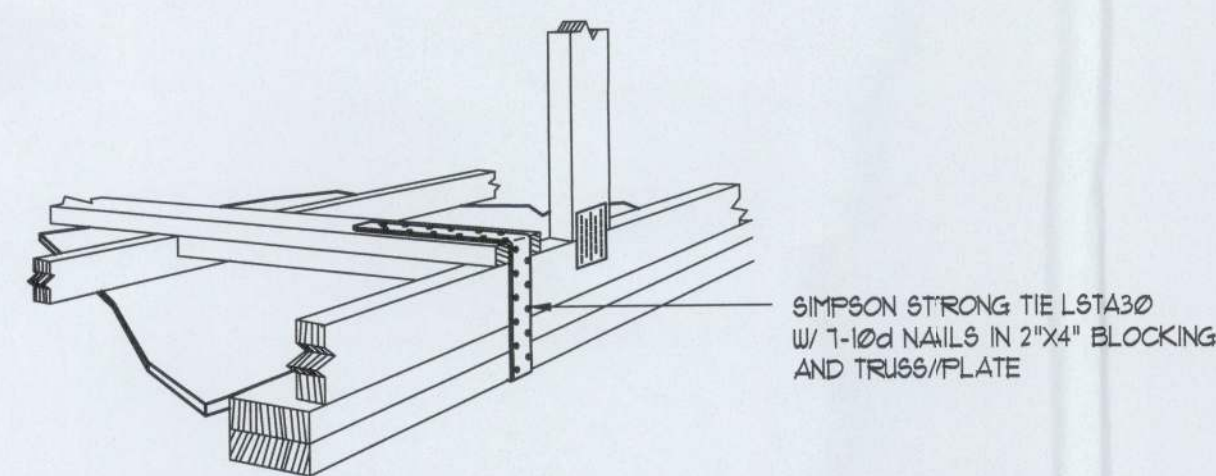




Typical Wall SECTION

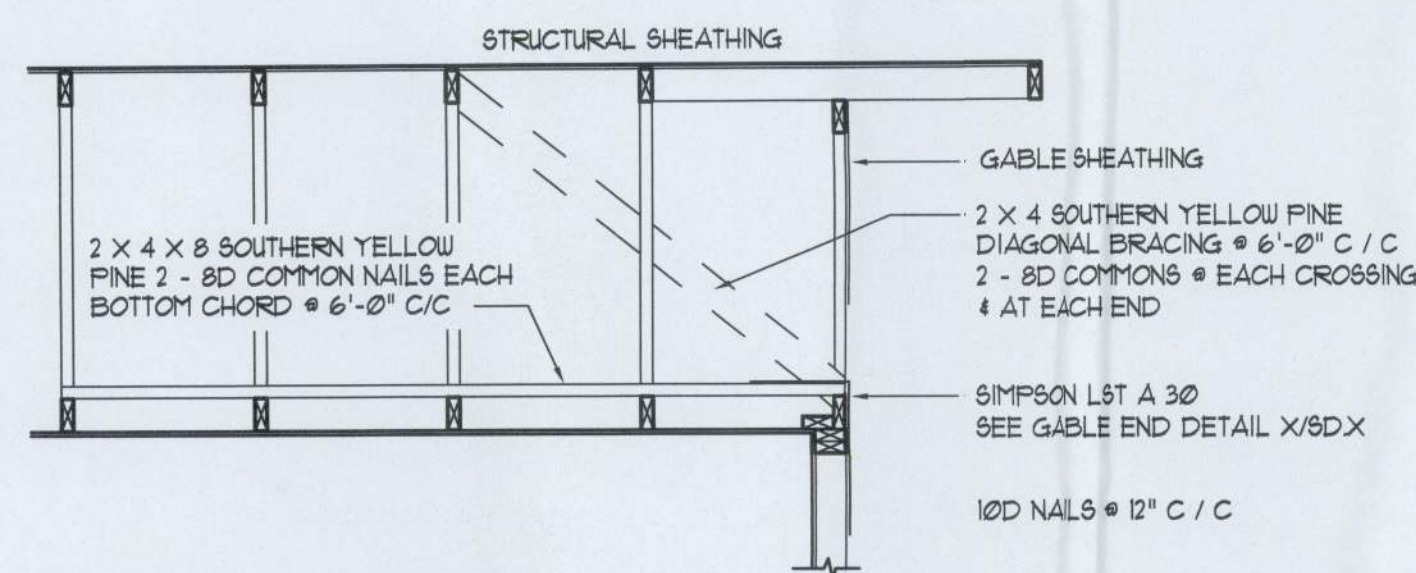
SCALE: 3/4" = 1'-0"

EXTERIOR WALL SHEATHING:
APPLY VERTICALLY, "UNDERSTORY" 1/4" OSB 48" X 97", 109", 121" OR 145" SHEATHING FASTEN TO THE TOP PLATE AND THE SILL PLATE WITH EITHER 6d COMMON NAILS @ 3" O.C. OR 8d COMMON NAILS @ 4" O.C. FASTEN TO EACH STUD WITH EITHER 6d COMMON NAILS @ 6" O.C. OR 8d COMMON NAILS @ 8" O.C.



GABLE END GYPSUM DIAPHRAGM HOLDDOWN CONNECTOR

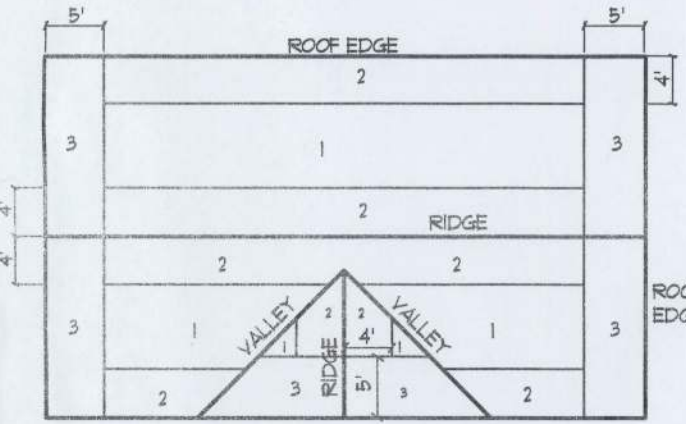
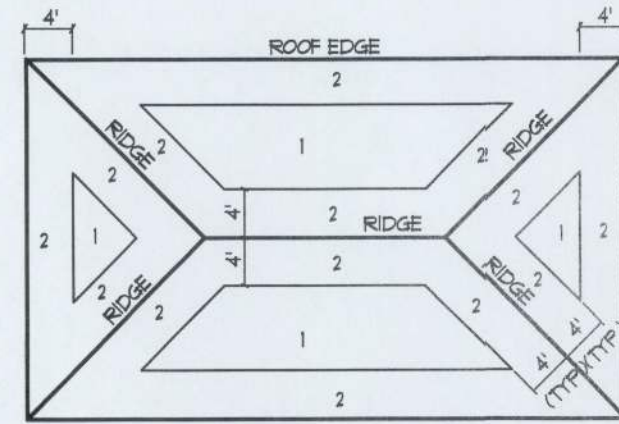
SCALE: NONE



END WALL BRACING FOR CEILING DIAPHRAGM

NTS (ALTERNATIVE TO BALLOON FRAMING)
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW PINE

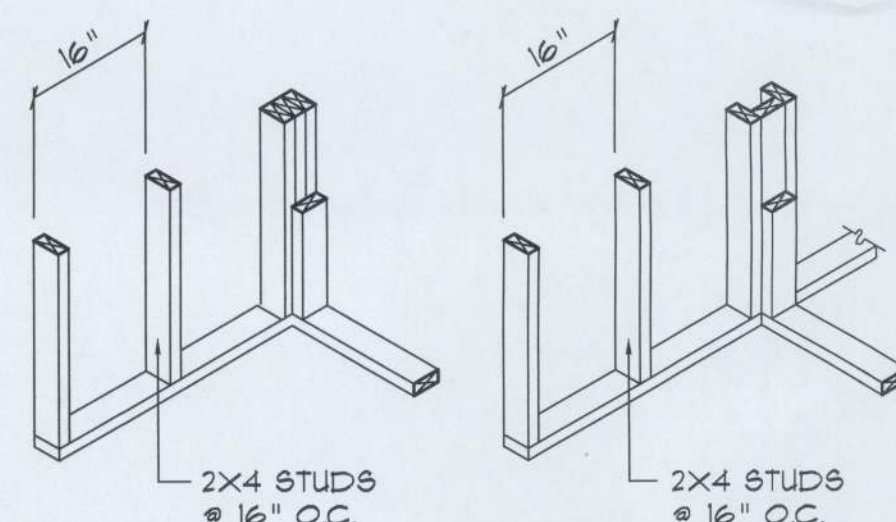
ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1			6" h.o.c. EDGE 12" h.o.c. FIELD
2	1/4" OSB OR 5/8" CDX	8d COMMON OR 8d HOT DIPPT GALVANIZED BOX NAILS	6" h.o.c. EDGE 6" h.o.c. FIELD
3			4" h.o.c. @ GABLE ENDWALL OR GABLE TRUSS 6" h.o.c. EDGE 6" h.o.c. FIELD



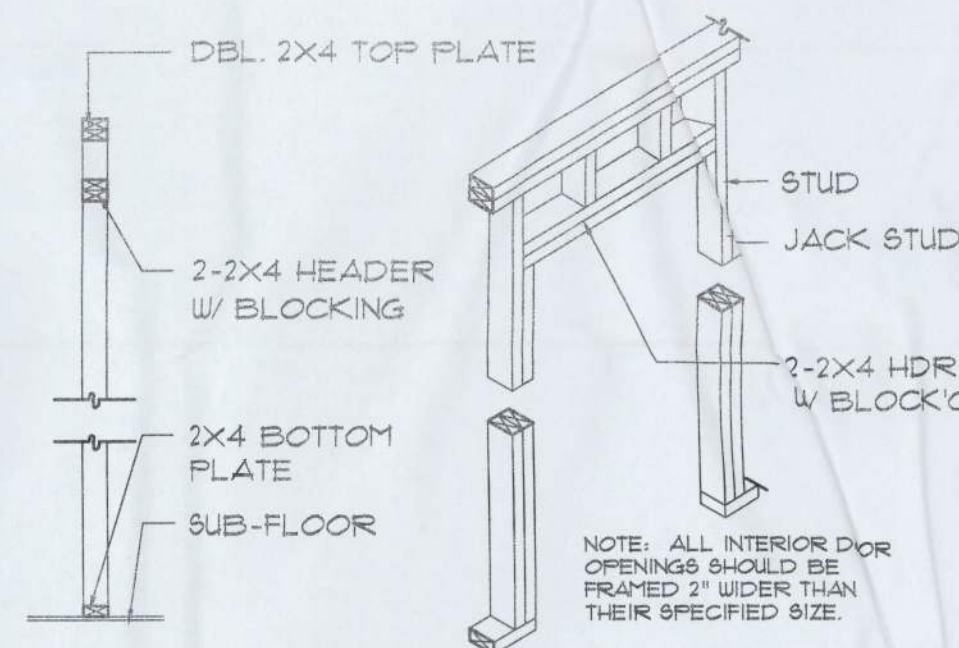
Roof Nail Pattern DET. B

SCALE: NONE

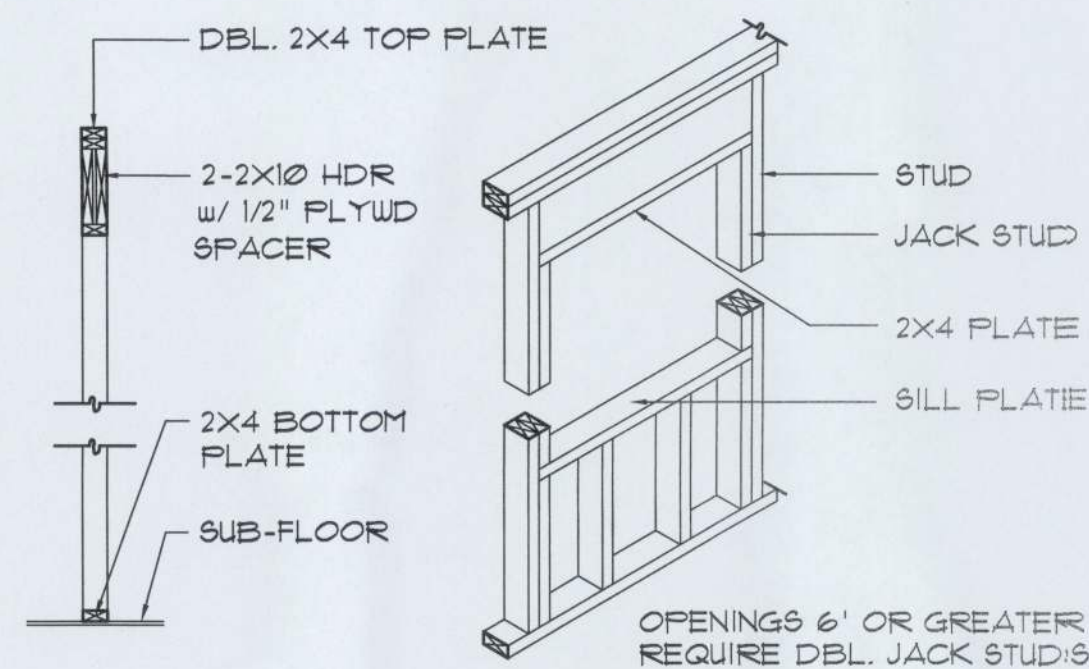
HEADER SPANS FOR EXTERIOR BEARING WALLS					
HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)			
		20'	28'	36'	
ROOF, CEILING	2-2x4	3'-6"	3'-2"	2'-10"	1
	2-2x6	5'-5"	4'-8"	4'-2"	1
	2-2x8	6'-10"	5'-11"	5'-4"	1
	2-2x10	8'-5"	7'-3"	6'-6"	2
	2-2x12	9'-9"	8'-5"	7'-6"	2
	3-2x8	8'-4"	7'-5"	6'-8"	1
	3-2x10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



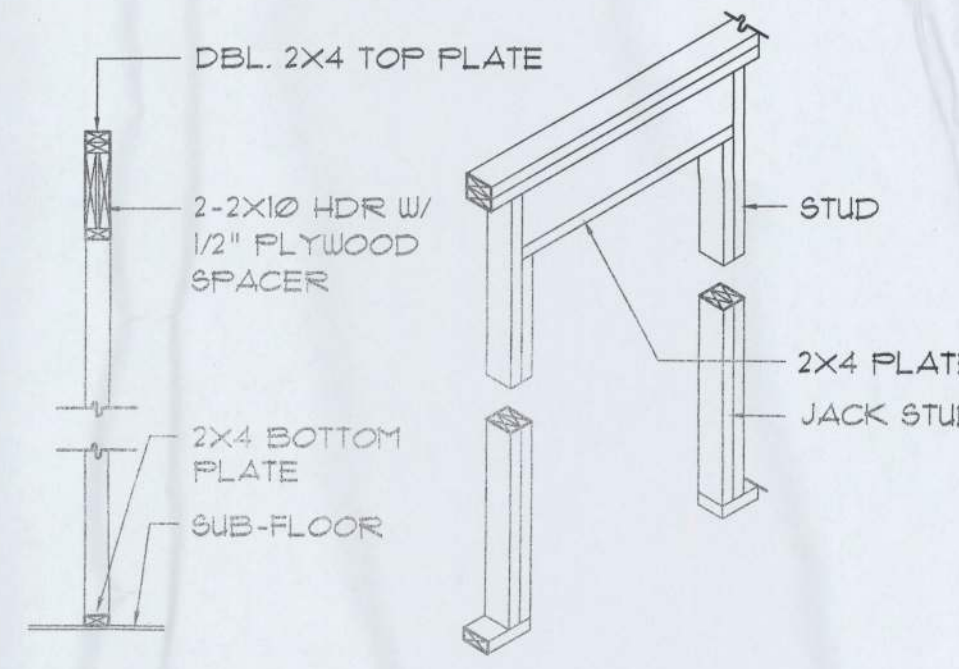
WALL CORNER WALL INTERSECTION



NON-BEARING WALL HEADER



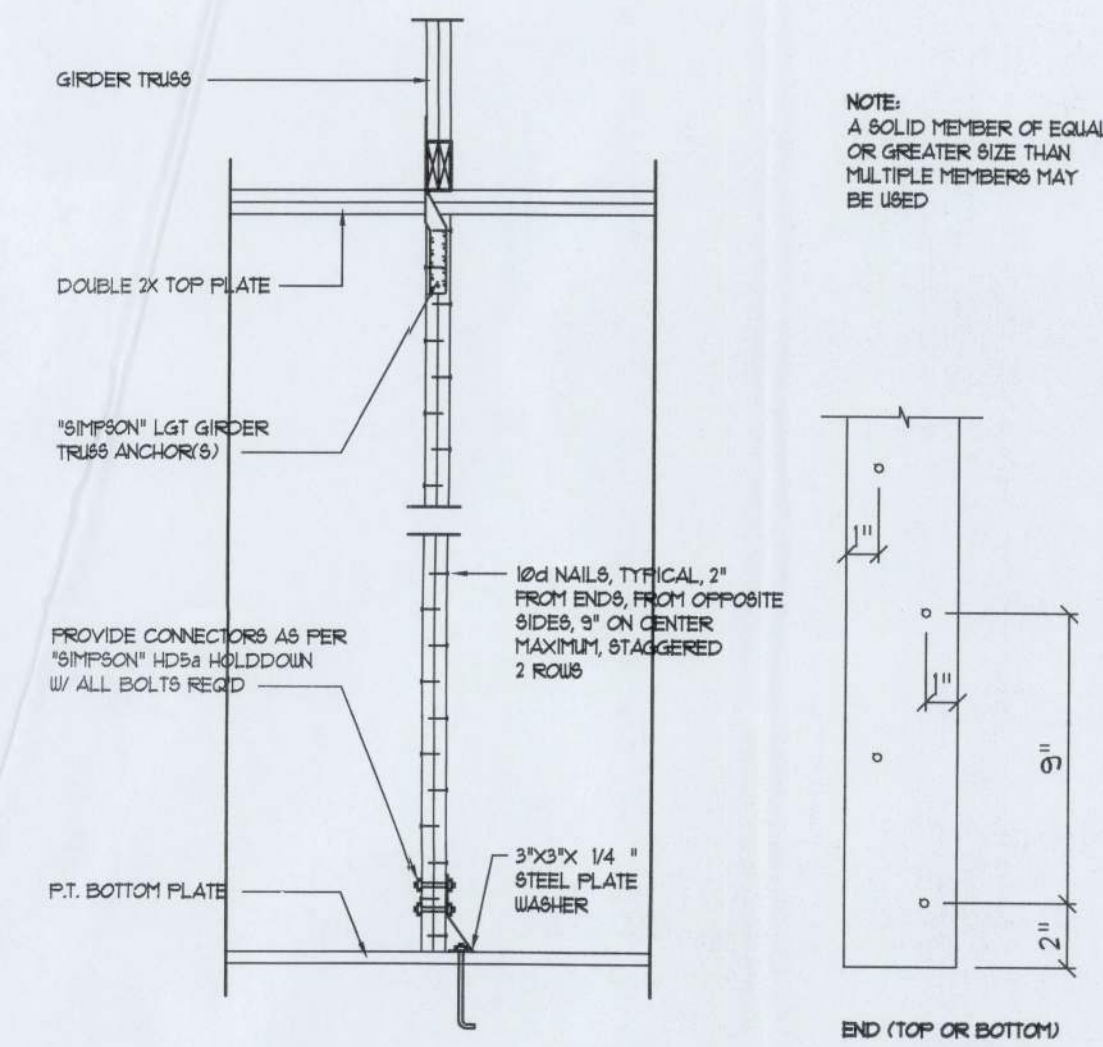
TYPICAL WINDOW HEADER



BEARING WALL HEADER

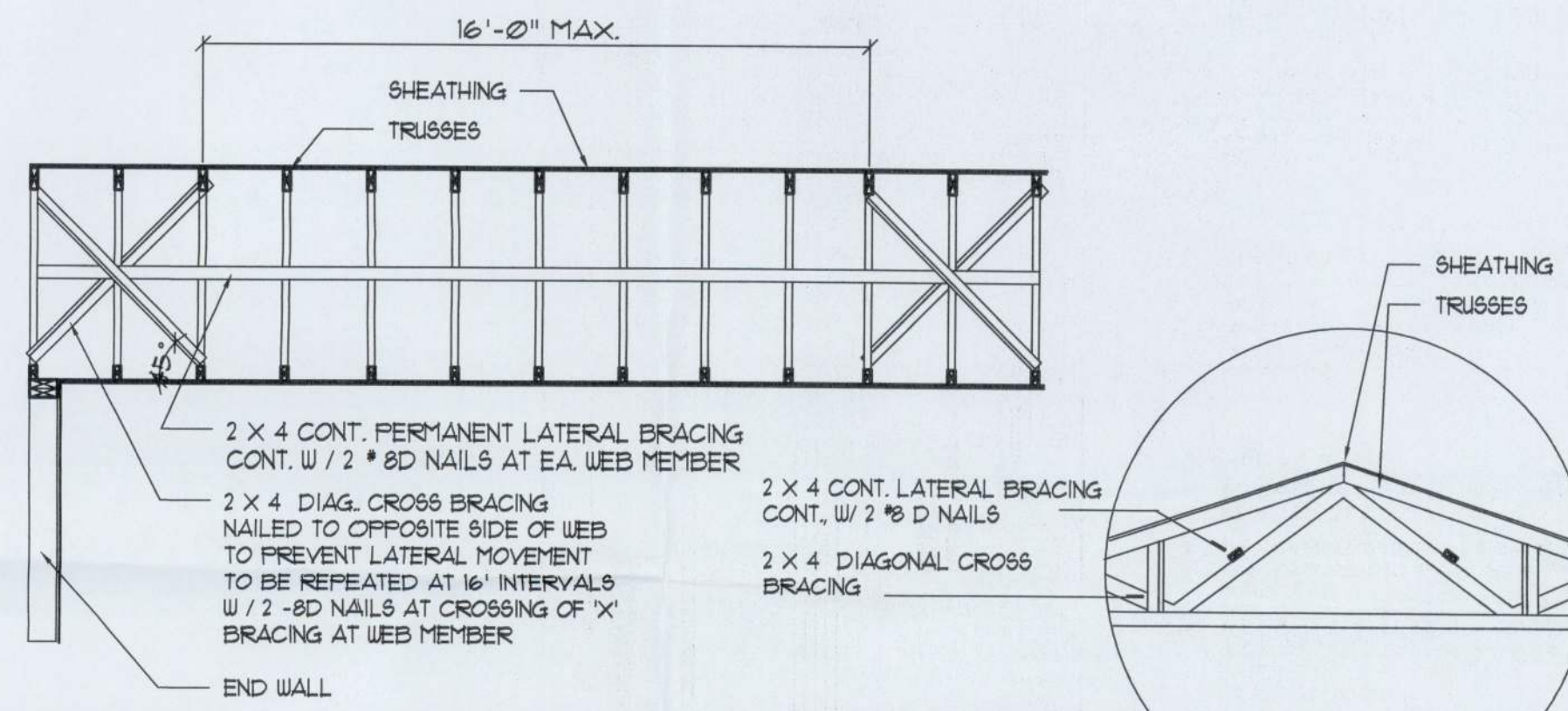
Wall Framing/Header DETAILS

SCALE: NONE REFER ALSO TO A/A6



Girder Truss Column DET. C

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

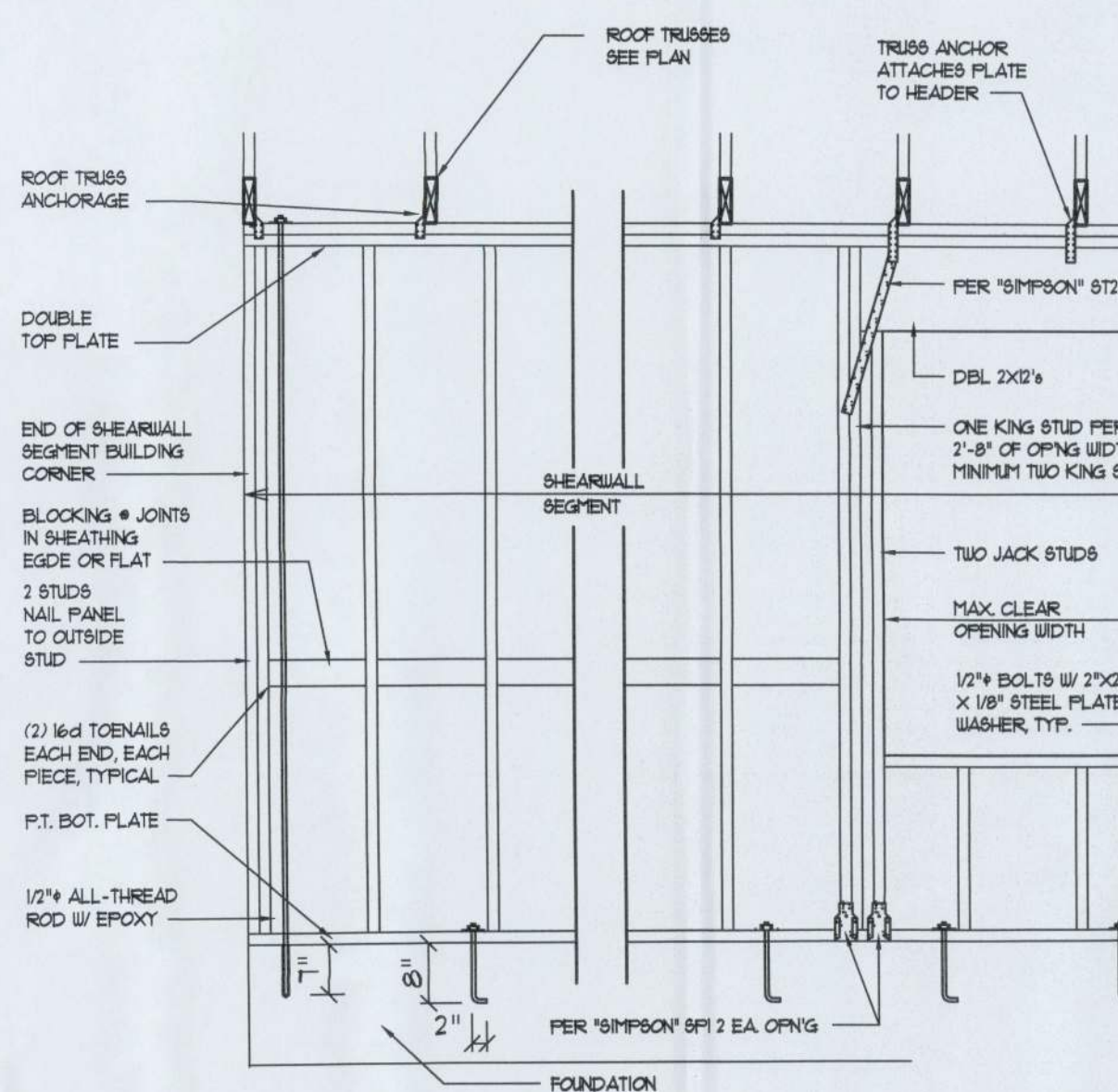


TYP. PERMANENT TRUSS BRACING DIA.

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

Truss Bracing DETAILS

SCALE: AS NOTED



- SHEARWALL NOTES:**
- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-91 SBC 305.43.
 - THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/4" OSB, INCLUDING AREAS ABOVE AND BELOW OPENINGS.
 - ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING MEMBERS OR ALONG BLOOMING.
 - NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
 - TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 9/16 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (7'-3").

OPENING WIDTH	SILL PLATES	16d TOP NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
6'-0" TO 9'-0"	(3) 2x4 OR (1) 2x6	2
9'-0" TO 12'-0"	(5) 2x4 OR (1) 2x6	3

Shear Wall DETAILS

SCALE: NONE

