

EXTERIOR FINISH MILATERIALS:

- ONT. RIDGE VENT TO MATCH ROOFING
- 2 FINISH ROOFING AS SELECTEED BY OWNER
- 3 MTL. FLASHING ON IX6 CYPRRESS FASCIA
- 4 PORCH BEAM SEE PLANS FOR SIZE
- 5 FIBERGLASS ENTRY DOOR, STYLE SELECTED BY THE OWNER PAINTED FINISH
- 6 HARDIEBOARD SIDING SEL:LECTED BY OWNER
- ONCRETE PORCH DECK, W/I/ WOOD FLOAT FINISH & TOOLED EDGES
- 8 SINGLE HUNG ALUMINUM WINDDOWS W/DBL. GLAZING, AS SELECTEDD BY OWNER
- P/T WOOD PORCH POSTS, PRRIMED & PAINTED
- (I) CONCRETE FOUNDATION FINISH AS DIRECTED BY OWNER

ROOF SHINGLES SHALL BE OF THE FOLLOWING

MANUFACTURERS AND MODELS: TAMKO ROOFING PRODUCTS

GLASS-SEAL AR

WEATHER MAX

GRAND CANYON GRAND SEQUOIA COUNTRY MANSION COUNTRY ESTALES

TIMBERLINE SELECT 40 TIMBERLINE ULTRA

ELITE GLASS-SEAL AR HERITAGE 30 AR



Front ELEVATION

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



TAMKO REQUIRED NAILS/SHINGLE = 4 GAF REQUIRED NAILS/SHINGLE = 4

THESE SHINGLES MEET THE REQUIREMENTS 3 OF

Side ELEVATION

Archie and Jessica Brown

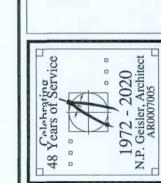
Custom Residlential Design for:

Lake City, Florida

	D	awiing I	n d e x
A.1	ELEVATIONS	A.4	ARCHITECTURAL DETAILS / STRUCTURAL INFORMATION
A.2	GENERAL NOTES	A.5	FOUNDATION PLAN / ROOF PLAN
A.3	FLOOR PLAN, W/ ELECTRICAL, DIMENSION PLAN	A.6	WALL SECTION & FRAMING DETAILS



05 JUN 2020





7 APR 2020

2K2Ø24



GENERAL NOTES:

- 1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
- 2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WAR-RANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORK-MANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
- AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURE-POSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
- 4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VAR-IOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL
- 5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING THE THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT
- 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.
- 1. ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES, ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
- 8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABLES LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
- 9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 10. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED IN COM-PLIANCE WITH "UL Design U333", BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA.
- II. INTERIOR STUD WALLS SEPARATING LIVING AREA FROM GAR-AGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING R-11 BATT INSULATION.
- 12. CEILINGS OVER ATTACHED GARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8" FIRECODE "C" GWB ON 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 CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. # ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.
- B. H.Y.A.C. "AS-BUILT" DRAWINGS H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.Y.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONT'R SHALL PROVIDE I COPY OF AS-BLT. DWGS TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.
- C. PLUMBING "AS-BUILT" DRAWINGS PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER AND I COPY TO THE PERMIT ISSUING AUTHORITY.

GENERAL MILLWORK NOTES

- MILLIORK SUB-CONTRACTOR PROVIDING CASEWORK, MILLWORK OR THEIKE FOR THIS PROJECT SHALL BE SUBJECT TO THE PROVISIONS OF DTES I THRU 6 OF THE GENERAL NOTES, THIS SHEET.
- SCCE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: FARICATION AND DELIVERY OF MILLWORK, SHOWN IN THE DRAWINGS, TO HE JOB SITE, INSTALLATION OF CABINET HINGES, CATCHES, DRUER & TRAY GUIDES, ADJUSTABLE SHELF STANDARDS & SURFACE
- 3. ALLAPPLICABLE STANDARDS OF "AWI QUALITY STANDARDS & GUIDE SPEIFICATIONS" APPLY TO THIS PROJECT, UNLESS NOTED OTHERWISE.
- 4. AWICUSTOM" GRADE EXCEPT AS OTHERWISE NOTED OR DIRECTED BY HE OWNER, SHALL BE THE BASE STANDARD OF QUALITY REQ'D FORTHIS WORK.
- 5. MILLIORK SUB-CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER, THE FOLLOWING ITEMS, PRIOR TO FABRICATING ANY MAT'LS ORILLWORK: COMPLETE SET OF SHOP DRAWINGS, SAMPLES OF WD. SPEIES RECEIVING TRANSPARENT FINISH, MFR'S LITERATURE FOR ALL SPEIALTY ITEMS NOT MFD. BY THE ARCHITECTURAL WOODWORK FIRIAND HARDWARE SCHEDULE, SHOWING HARDWARE USED AT EA. LOCATION & CONFORMANCE W/ THE DESIGN INTENT OF THE DRAWINGS OR IRECTIVES ISSUED BY THE OWNER.
- 6. PROUCTS SHALL INCLUDE THE FOLLOWING: SFTWOOD - SOLID STOCK PINE, C OR BETTER HRDWOOD - SPECIES AS SELECTED BY OWNER FYWOOD, OPAQUE FINISH - FIR, GRADE A/B FYWOOD, TRANSPARENT FINISH - SPECIES AS SELECTED BY OWNER FIRTICLE BOARD - HIGH DENSITY, W/ RESIN BINDER LM. PLASTIC - MFG, COLORS, PATTERNS & TEXTURES AS SELECTED BY OWNER LMINATING ADHESIVES - POLYVINYL ACETATE, UREA-
- ASSMBLE WORK AT MILL & DELIVER TO JOB SITE READY TO INSTALL INSFAR AS POSSIBLE.

FORMALDEHYDE, CASEIN

- 8. PRIECT MILLWORK FROM MOISTURE & DAMAGE WHILE IN TRANSIT TO THEIOB SITE, UNLOAD AND STORE IN A PLACE WHERE IT WILL BE PRIECTED FROM MOISTURE AND DAMAGE AND BE CONVENIENT FOR INSILLATION.
- 9. FARICATE WORK IN ACCORDANCE WITH MEASUREMENTS TAKEN AT THEOB SITE.
- 10. INSILL HARDWARE IN ACCORDANCE WITH MANUFR'S DIRECTIONS. LEZE OPERATING HARDWARE OPERATING SMOOTHLY & QUIETLY.
- DANGED SURFACES SHALL BE REPAIRED TO MATCH UNDAMAGED ADJCENT PORTION OF THE WORK.

GENERAL H.Y.A.C. NOTES:

- SUECONTRACTORS PROVIDING HYAC INSTALLATION SHALL BE SUB-JEC TO THE PROVISIONS OF NOTES I THRU 6, GENERAL NOTES/D.la.
- HYD SUB-CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOCS AND EQUIPMENT TO INSTALL A COMPLETE & OPERATING HYAC
- 3. HYR SYSTEM SHALL BE AS DETAILED IN THE PLANS (IF INCLUDED), OR HALL BE AS DIRECTED BY THE OWNER IN CONSULTATION WITH THE HY& SUB-CONTRACTOR.
- 4. HY& SUB-CONTRACTOR SHALL FURNISH SHOP DWGS FOR DUCTWORK, CODENSING UNIT & AIR HANDLER, EXHAUST FANS AND AIR DEVICES.
- 5. IT ISTHE HYAC SUB-CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH NFF.-90A AND ALL APPLICABLE CODES.
- 6. FLEIBLE DUCT SHALL BE FULLY ANNEALED, CORRUGATED ALUM-INUTW/ 1 3/4 LB. DENSITY FIBERGLASS INSULATION AND SHALL BE U.L. LISTO, SHEET METAL DUCT SHALL BE LINED W/ I" MATFACED DUCT LINR & WRAPPED W/ 1 3/4 LB. FOILFACED FIBERGLASS INSULATION. ALLFIBERGLASS DUCT SHALL BE FOILFACED, R4.2/R6.0 DUCTBOARD.
- 7. ALIEXHAUST AND OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET MEIL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH ASHREA ANISMACNA STANDARDS.
- 8. ALIAIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION FOR WALL ANICEILING APPLICATIONS AND STEEL CONSTRUCTION IN FLOOR APLICATIONS. ACCEPTABLE MANUFACTURER'S SHALL BE TITUS, MEILAIRE, NAILORHART, HART & COOLIE OR AS DIRECTED BY THE OUNR
- 9. IF EQUIRED BY THE OWNER, THE HYAC SUB-CONTRACTOR SHALL SUPLY A TEST AND BALANCE REPORT IN ACCORDANCE WITH AIR BAIANCE COUNCIL STANDARDS, SIGN AND SEALED BY A REGISTERED
- 10. HYD SUB-CONTRACTOR SHALL SUPPLY ALL CONTRACTORS, RELAYS, ANITHERMOSTATS, THE ELECTRICAL SUB-CONTRACTOR SHALL PRO-VID ALL SWITCHES, DISCONNECTS & CONTROL WIRING. THERMOSTATS SHAL BE APPROVED BY THE EQUIPMENT MFG'R.
- II. ALLOUCT SIZES INDICATED IN THE PLANS (IF INCLUDED) ARE NET INSIE DIMENSIONS.

12. ALEQUIPMENT SHALL BE FULLY WARRANTED FOR I YEAR AND THE

- COPRESSOR(S) SHALL BE WARRANTED 5 YEARS FROM DATE OF FINAL ACEPTANCE, BY THE OWNER.
- 13. ALWORK IN THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRAES SO AS TO AVOID CONFLICTS OR HINDERANCE TO COMPLETION OF IE JOB.
- 14. CODENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK ARMFLEX INSULATION.
- 15. FILTRS SHALL BE DISPOSABLE TYPE AND HAVE INITIAL SHARE WEIGHT ARRESTANCE OF 10% AND A CLEAN PRESSURE DROP OF 0.15. PRVIDE 2 SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AT FINA ACCEPTANCE.
- 16. HY& SUB-CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY OFFETS, TRANSITIONS & BENDS REQUIRED TO PROVIDE A COMPLETE SYEM AT NO ADDITIONAL COST TO THE OWNER.
- 17. IT ITHE RESPONSIBILITY OF THE HVAC SUB-CONTRACTOR TO CO-ORINATE LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS IN TE FIELD WITH THE ELECTRICIAN, LIGHTS AND ARCHITECTURAL
- 18. CORDINATE W/ THE ELECTRICIAN, PARTICULARLY ELECTRICAL NOTE Nr. 2, TO ASSURE SUITABLE SIZES OF BREAKERS, SWITCHES AND WIRG.

GENERAL PLUMBING NCOTES:

- 1. SUB-CONTRACTORS PROVIDING PLUMBING MATERIALS AND INSTALL-ATION SHALL BE SUBJECT TO) THE PROVISIONS OF NOTES I THRU 6.
- 2. ALL WORKMANSHIP AND MATEERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODDES, RULES AND ORDINANCES.
- 3. ALL MATERIALS SHALL BE NEEW
- 4. ALL WORK SHALL BE PREFOREMED BY A LICENSED PLUMBING CON-TRACTOR IN A FIRST CLASS WIJORKMANLIKE MANNER THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL
- 5. ALL EXCAVATION & BACKFILL AS REQUIRED FOR THIS PHASE OF THE CONSTRUCTION SHALL BE PARRY OF THE PLUMBING SUB-CONTRACTOR'S RESPONSIBILITIES.
- 6. PLUMBING FLAT PLANS AND RRISER DIAGRAMS (IF INCLUDED) ARE DIA-GRAMATIC. DO NOT SCALE THEE 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 TYPBE L COPPER UP TO I", & TYPE K FOR ALL LARGER SIZES. ALL UNDERGROUND PIPING SHALL BE TYPE K COPPER. AT THE OWNERS OPTION SUPPLLY PIPING MAY BE C.P.V.C., SCHEDULE 40 OR SCHEDULE 80.
- 9. DO NOT USE LEAD BASED SOULDER FOR JOINING SUPPLY PIPING.
- 10. SOIL, WASTE, VENT & RAINWATEER PIPING SHALL BE CAST IRON NO-HUB 301-72 ABOVE GRADE WITH NEIEOPRENE GASKETS AND STAINLESS STEEL BANDS & BELL & SPIGOT CAS'ST IRON BELOW GRADE W/ LEAD & OAKUM JOINTS OR AT THE OWNERS OFFTION, P.V.C., SCHEDULE 40, SEE NOTE 12.
- II. AIR CONDITIONING CONDENSAATE DRAIN PIPING SHALL BE THREADED STEEL PIPE, COPPER DRAIN, I WASTE OR VENT PIPE AND FITTINGS, OR P.V.C., SEE NOTE 12, BELOW. INSGULATE ALL CONDENSATE PIPING EXCEPT WHERE UNDERGROUND, AND ELLECTRIC 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 CONDENNSATE PIPING AS APPROPRIATE, WHERE APPROVED BY LOCAL BUILD SING CODES & OFFICIALS, P.V.C. MAY NOT BE USED TO PENETRATE CHASSES OR FIRE RATED WALLS / CEILINGS.
- 13. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND WHERE PROVIDED, MARKKED ACCESS PANELS.
- 14. FURNISH AND INSTALL APPRODVED AIR CHAMBERS AT EACH PLUMBING FIXTURE AND APPROVED SHOOCK ARRESTERS ON MAIN LINE OR RISERS.
- 15. DIELECTRIC COUPLINGS ARE FREQUIRED BETWEEN ALL DISSIMILAR METALS IN PIPING AND EQUIPPMENT CONNECTIONS.
- 16. ISOLATE COPPER PIPING FROOM HANGERS OR SUPPORTS W/ HAIR FELT INSULATOR PADS.
- 17. PROVIDE 1/2" TRAP PRIMER LI_INE FOR ALL FLOOR DRAINS FROM NEAR-EST PLUMBING FIXTURE, DO NGOT MANIFOLD.
- 18. PROVIDE ACCESS PANELS FOOR ALL CONCEALED VALVES.
- 19. PROVIDE COMBINATION COVEERPLATE / CLEANOUT PLUG FOR ALL WALL CLEANOUTS, FINISH AS DIRECTITED BY THE OWNER.
- 20. FIXTURES, HARDWARE, EQUIPMIMENT, COLORS AND FINISHES SHALL BE AS SELECTED BY THE OWNER.

GENERAL WELL & SEPTI-IC NOTES:

- 1. SUB-CONTRACTORS PROVIDING WATER WELLS AND/OR SEPTIC TANKS AND DRAINFIELDS SHALL BE SUBJECT TO THE PROVISIONS OF NOTES I 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 CLOSSER THAN 15'-0" TO ANY PROPOSED OR EXISTING SEPTIC TANK OR DREAINFIELD, EITHER ON SUBJECT PROPERTY OR ADJACENT/ADJOINING PROOPERTY.
- 3. POTABLE WATER WELLS SHALL BE A MINIMUM 4" WITH BLACK IRON CASING TO A DEPTH OF 80'-00". PUMPS SHALL BE OF THE SUBMERSIBLE TYPE, THREE WIRE SYSTEM, MINNIMUM HORSEPOWER SHALL BE 1/2 H/P 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 1212" 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/CONTACTOR, UNIODNS AND PRESSURE GAUGE.
- 6. PRESSURE TANK SHALL BE GAALVANIZED 82 GALLON CAPACITY, UNLESS DIRECTED OTHERWISE BY THE : OWNER.
- 1. SEPTIC TANK LOCATION & DRAAINFIELD INVERT SHALL BE DETERMINED BY THE LOCAL HEALTH DEPARATMENT, IN CONSULTATION W/ THE OWNER.
- 8. SEPTIC TANKS SHALL BE OF AA SIZE & CONSTRUCTION AS DETERMINED BY THE LOCAL HEALTH DEPARATMENT. TANK MAT'L SHALL BE POURED CONCRETE OR FIBERGLASS ASS ALLOWED BY THE SEPTIC TANK PERMIT.
- 9. SEPTIC DRAINFIELDS SHALL BBE CONSTRUCTED TO THE STANDARDS OF THE LOCAL HEALTH DEPARTMIENT, DRAINFIELD PIPING SHALL BE CLAY TILE OR P.V.C. OR POLY AS ALLLOWED BY THE SEPTIC TANK PERMIT. DRAINFIELD BEDS SHALL BE 3/4" WASHED ROCK, INSTALLED THICKNESS SHALL BE AS PER SEPTIC TANNE PERMIT.
- 10. SAND FILTER BEADS, MOUND SSYSTEMS, DOSING TANKS, GREASE TRAPS, DISTRIBUTION BOXES, GRINDER PUMPS, SUMP PUMPS AND OTHER SUCH RELATED ITEMS (IF REQUIRED) OR REQUESTED) SHALL BE AS PER THE DESIGN STANDARDS OF THE LYOCAL HEALTH DEPARTMENT.

ELECTRICAL NOTES: General

- DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHI-TECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT, CONFIRM WITH OWNER.
- 2. INSTALL ALL ELECTRICAL WORK IN CONFORMANCE WITH THE NEC 2011 EDITION, AND IT'S AMENDMENTS AS ADOPTED BY THE PERMIT ISSUING AUTHORITY AT THE TIME OF CONSTRUCTION.
- GROUNDING: GROUND ALL MAIN DISCONNECTS TO STANDARD GROUND ROD(S) AND TO COLD WATER SUPPLY AS PER ARTICLE
- 4. INSTALL ONLY COPPER WIRING ON THIS PROJECT: THW, TW, THUN, THHN OR NM CABLE, UNLESS NOTED OTHERWISE. ALL CONDUCTORS #10 4 SMALLER MAY BE SOLID. ALL CONDUCTORS *8 AND LARGER SHALL BE STRANDED TYPE.
- PROVIDE CONTINUITY OF NEUTRAL ON MULTI-BRANCH CIRCUITS BY SPLICING AND BRINGING OUT A TAP, ASSURING NO OPEN-
- 6. COLOR CODE MULTI-CIRCUIT WIRING AS FOLLOWS: NEUTRAL -WHITE, GROUND - GREEN, LINE - ALL OTHER COLORS.

INGS OF NEUTRAL IN REPLACEMENT OF A DEVICE.

- . INSTALL ONLY HIGH POWER FACTOR BALLASTS AT FLUORESCENT FIXTURES.
- INSTALL GFI BREAKERS OF DEVICES AT ALL BATHROOM, REST-ROOM, KITCHEN, GARAGE AND EXTERIOR RECEPTACLES AND AS NOTED ON THE DRAWINGS.
- 9. INSTALL ONLY THOSE ELECTRICAL DEVICES THAT BEAR A "UL" OR OTHER RECOGNIZED TESTING LAB LABEL. ALL MATERIALS SHALL BE NEW.
- IO. INSTALL NON-FUSED DISCONNECT SWITCHES AT ALL PIECES OF ELECTRICAL EQUIPMENT LOCATED WHERE SAID EQUIPMENT IS NOT VISIBLE FROM THE CIRCUIT BREAKER THAT PROTECTS IT: SIZE IN ACCORD WITH THE LOAD. ALL DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE - QUICK-BREAK TYPE - ENCLOSURES SHALL BE AS REQ'D FOR EXPOSURE.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVER-LOAD RELAYS IN EACH HOT LEG.
- 12. ISOLATE DISSIMILAR CONDUIT AND TUBING METALS FROM SOIL, WATER AND GAS PIPING AND OTHER BUILDING MATERIALS WHERE DAMAGE BY FRICTION OR ELECTROLYSIS MAY OCCUR, EXCEPT WHERE ELECTRICAL GROUND IS PROVIDED.
- 13. FURNISH AND INSTALL ALL ELECTRICAL DEVICES AND ITEMS REQUIRES FOR A COMPLETE, OPERATING SYSTEM, PROVIDING THE FUNCTIONS AS DETAILED IN THE PLANS (AND SPECS).
- 14. OUTLET BOXES SHALL BE PRESSED STEEL OR PLASTIC OR ALL DRY LOCATIONS, FOR WET LOCATIONS, CAST ALLOY WITH THREADED HUB OUTLET BOXES SHALL BE INSTALLED.
- 15. HOT CHECK ALL SYSTEMS WITH THE OWNER'S REPRESENTATIVE PRESENT TO VERIFY PROPER FUNCTION PRIOR TO C.O.
- 16. COORDINATE ALL WORK THROUGH GC TO AVOID CONFLICTS, CO-ORDINATE WITH HVAC CONTRACTOR AND ELECTRONICS SYSTEMS CONTRACTORS SO THAT A COMPLETE, FUNCTIONING SYSTEM IS INSTALLED, IN EACH CASE, WITH NO EXTRA COST TO THE
- 17. EMERGENCY LIGHTING AND EXIT SIGNS, IF INDICATED ON THE PLANS, SHALL BE WIRED PER NEC 700-12F.
- 18. ALL PANEL SCHEDULES SHALL BE FULLY FILLED OUT AND SHALL BE TYPEWRITTEN. EA. CIRCUIT SHALL BE CLEARLY IDENTI-FIED A TO WHAT IS INCLUDED ON SAID CIRCUIT.
- 19. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION.
- 20. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER COMPANY & TELEPHONE COMPANY.
- 21. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR HYAC SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY THE HYAC CONTRACTOR, AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
- 22. ALL RACEWAYS BELOW GROUND SHALL BE A MINIMUM OD 3/4".
- 23. ALL CIRCUIT BREAKERS, TWO AND THREE POLE, SHALL BE COMMON TRIP. NO TIE HANDLES OR TANDEMS SHALL BE ACCEPTABLE.
- 24. ALL FUSES, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE CURRENT LIMITED TYPE (C.L.) RATED 200,000 AIC.
- 25. ELECTRICAL CONTRACTOR SHALL VERIFY ALL COMPONENTS FOR ALL ELECTRICAL APPLICATIONS & DETERMINE THE CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER PRIOR TO FABRICATING ANY MATERIALS, ORDERING COMPONENTS OR DOING ANY WORK.
- 26. CIRCUITS ON PANEL SCHEDULE (AND PLANS) ARE TO DETERMINE LOAD DATA AND SIZE. THE CONTRACTOR SHALL PROVIDE CIR-CUITS AND ROUTING OF CONDUITS AND WIRING TO SUIT JOB CONDITIONS, AND BALANCE THE JOB, THROUGHOUT.
- 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, PULL BOXES SHALL BE INSTALLED SO THAT NO PULL EXCEEDS THIS DISTANCE.
- 30. ELECTRICAL EQUIPMENT AIC RATING AND FEEDER SIZE SHOWN ON THE PLANS ARE DESIGNED FOR MAX. AVAILABLE FAULT CURRENT AND MAX. ALLOWABLE VOLTAGE DROP, RESPECTIVELY.

PROJECT INFORMATION / NOTES:

DESIGN VALUES/LOADS & CODES

WIND DESIGN SPEED: 130 MPH, UNLESS NOTED OTHERWISE

SOIL DESIGN STATEMENT: FOOTING DESIGN IS BASED UPON 1000PSF SOIL BEARING PRESSURE PRO-VIDED BY CLEAN SAND, GRAVEL OR STONE. OTHER SOIL CONDITIONS ie: CLAY, HIGH LEVEL OF ORGANICS OR OTHER UNDESIRABLE SOILS SHALL

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: 2017 FLORIDA BUILDING CODE

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE - 2011 Ed. LIFE SAFETY: NFPA-101 - LATEST

CONSTRUCTION DOCUMENTS

REQUIRE FOUNDATION MODIFACATIONS.

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

DO NOT SCALE OFF THESE PLANS

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

CHANGES TO FINAL PLAN SETS

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

General Roofing NOTES:

ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

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

UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM W/ ASTM D 226,

TYPE I, OR ASTM D 4869, TYPE I. SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:

SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY W/ ASTM D 1970. ASPHALT SHINGLES:

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

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

ATTACHMENT:

THROUGH THE SHEATHING.

ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE ROOFS LOCATED IN BASIC WIND SPEED OF 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED. UNLESS OTHERWISE NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D 3161 OR M-DC PA 107-95.

UNDERLAYMENT APPLICATION:

FOR ROOF SLOPES FORM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS: 1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO

2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS: STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE

FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED

SUFFICIENTLY TO STAY IN PLACE.

STAY IN PLACE.

BASE AND CAP FLASHINGS: BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MFGR'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 17 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.

- 1. OPEN VALLEYS LINED WITH METAL: THE VALLEY LINING SHALL BE AT LEAST 16" WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN FBC TABLE 1507.3.9.2.
- 2. OPEN VALLEYS: VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE. 3. CLOSED VALLEYS: VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
- 1. BOTH TYPES I AND 2 ABOVE, COMBINED. 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 & COMPLYING WITH ASTM D 1970.

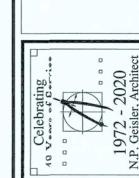
REVSION:

Coyright 2020 © N.'. Geisler, Architect

DRAWN:

M O

 $\boldsymbol{\omega}$



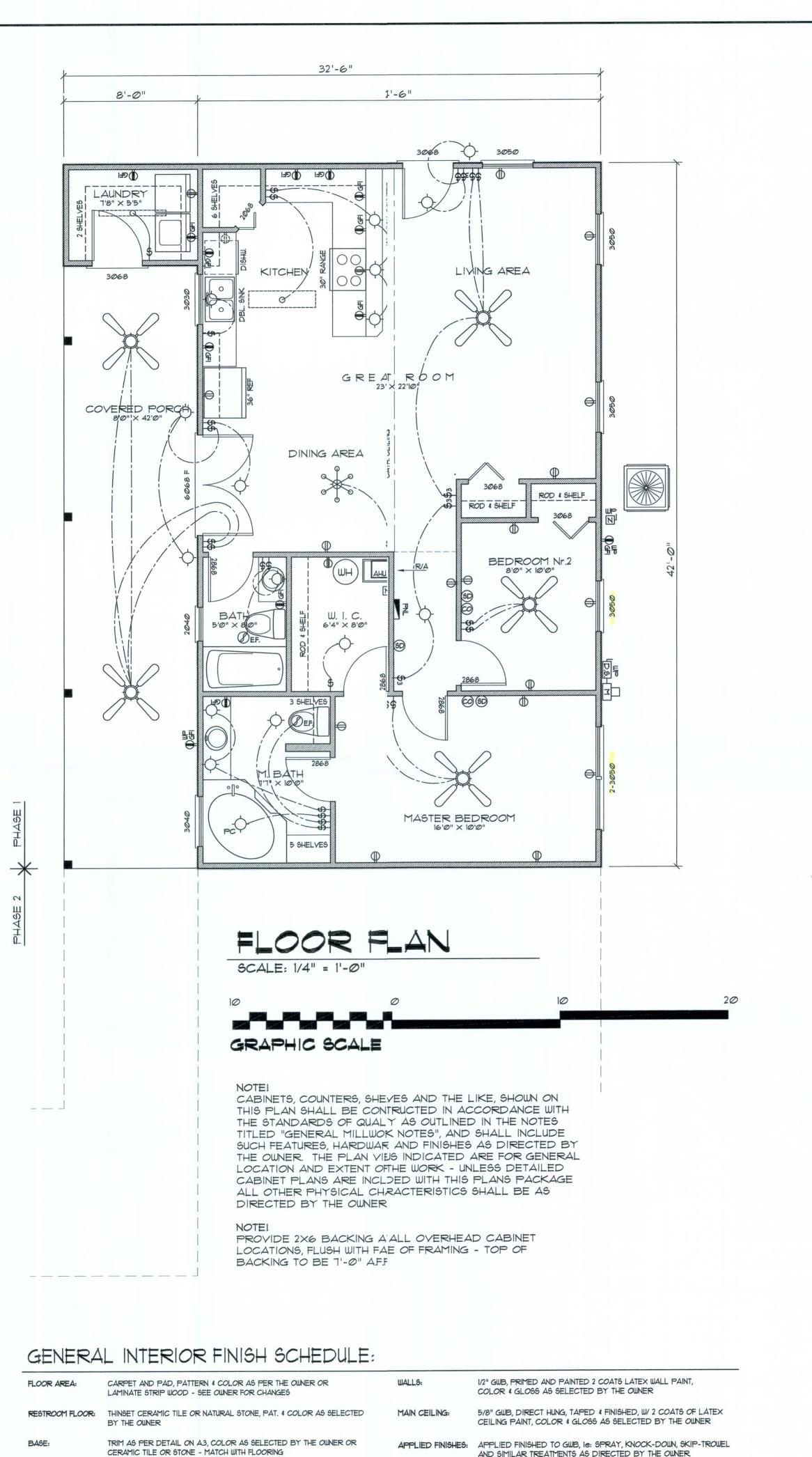
2 E 2

1" APR 2020

2K2Ø24

OF 6

AR(007005



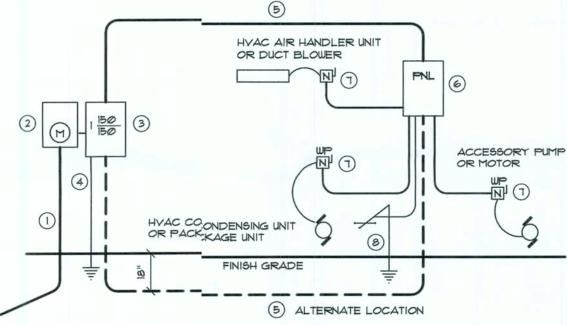
CABNETS:

COVES, CROWNS, CASINGS CHAIRAILS AND THE LIKE AS PER DETAIL

ON A3. STAIN & VARNISH OR PAINT COLOR AS SELECTED BY THE OWNER

ELECTRICAL COMPUTATIONS General Lighting/Recepta, acles @ 3w/sf 1029sf x 3w = Washer Circuit 1500.0w Dishwasher Circuit 1500.0w Sm. Appliance Circuits (3) a 1500w) 4500.0w Sub-Total 10587.0W 1st 3KW @ 100% 3000.0.W Bal. of KW @ 35% 2655.5 w Fixed Appliances: Refrigerator Clg. Fans (5 @ 240w) Water Well Pump 1200.0w 1200.0W 4500.0W Spares (5 @ 400w) 2000.0w Sub-Total 10100.0W Load a 75% D.F. 7575.0w 100% Demand Factor Loavads: 5000.0w 8000.0w HVAC System (2.0T Heleat Pump) 2400.0w Total Demand Load: 2953Ø.5w FEEDER SIZE: 129530.5w,w / 240v = 123.1 amperes USE: 3 *1 THW J w/ 1 *4 Cu GND / 2½" C. DANEL SCHE

PANEL	"L": 150A - MLO 120 40 SLOT - FLI _{LUSH}	0/240V - 10 1 MOUNT	- 4 WIRE	
Cir. Nr.	Location	Trip Poles	Wire Size	Load
1-6	Lighting/Recept.	15A/IP	14NM	308TU
7	Dishwasher	11	11	1500U
8-10	Sm. Kit. Appliance, es	20A/IP	12NM	4500U
11-12	Ceiling Fans	15A/IP	14NM	1200U
13	Refrigerator	15A/IP	14NM	1200U
14	Spare	-	-	400U
15.17	Water Well	20A/2P	12NM	1200U
16,18	Range	50A/2P	6NM	8000U
19,21	EWH	30A/2P	IONM	4500U
20,22	Dryer	30A/2P	IONM	5000U
23,25	HYAC CU	30A/2P	IONM	1800U
24,26	HVAC AHU	20A/2P	12NM	600U
27	Spare	2	-	400U
28-30	Spare	-	-	2400W



- Service/Fee3eder Entrance Conductors: 2½" rigid conduit, min. 18" deep, w/w/ continuous Ground Bonding Conductor, Service/ Entrance Coonductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allglowed.
- 2) Meter Enclo_{losure}, weatherproof, U.L. Listed.
- Main Disconnect Switch: fused or Main BRKR, weatherproof, U.L. Listed.
- 4 Service entitrance Ground: %" + iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding C Conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per Item #5, below.
- (5) 150 AMPERIRE SERVICE: 3-#1-USE-Cu, 1-*4-Cu-GND, 2" Conduit.
- 6 House Panenel (PNL), U.L. Lised, sized per schedule.

ELECTRICAL, RISER DIAGRAM: 2004

- Equipment $^{\rm L}$ Disconnect Switch: non-fused, in weatherproof enclosure, $^{\rm Si}$ size according to Panel Schedule loads.
- 8 Provide Grenound Bond Wire to metal piping, size in accordance with the Serenice Ground Conductor.
- THE MINIMUMY AIC RATING FOR PANEL BOARDS, BRKRS AND DISCONNECT SWITCHES SHALL BE 22,000 AIC.

Electrica; SYMBOLS

SCALE: NONE

POWER

AS SELECTED BY THE OWNER, MINIMUM API GRADE: "CUSTOM" - ALL

COUNTERTOPS SHALL BE AS SELECTED BY THE OWNER

P DUPLEEX WALL RECEPTACLE DUPLEEX WALL RECPT., BELOW COUNTER

P 240V OUTLET

PGF GND FFAULT INTERRUPTER DUPLEX RECEPT.

WEATHHER PROOF GFI DUPLEX RECEPT.

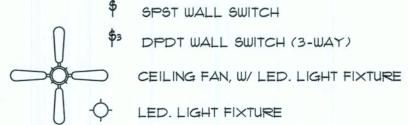
ELECT:TRICAL PANEL ELECT;TRICAL PANEL

ØEF. EXHALJUST FAN

- SMOKKE DETECTOR, 120V +90" A.F.F.
- CARBSON MONOXIDE DETECTOR, 120V +12" A.F.F.

NON-FIFUSED DISC. SWITCH

LIGHTING



DPDT WALL SWITCH (3-WAY)

3'-214"

- 0'-4" TOP OF SLAB

8'-0"

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

NOTE!

DIMENSION PLAN

ALL INTERIOR PARTITION WALLS ARE

3 1/2" THICK, UNLESS NOTED OTHERWISE.

ALL EXTERIOR WALLS ARE 2X4 STUDS W/

1/2" THICK CDX PLYWD. SHEATHING (4")

LED. LIGHT FIXTURE

VAPOR PROOF LED. LIGHT FIXTURE

2 LAMP LED. PRISMATIC WRAP SURFACE FIXTURE

LED. CHANDELIER

SWITCH/FIXTURE WIRING

CONTROL WIRE / LOW YOLTAGE

Ø5 JUN 2020

REVISION:

Copyright 2020 © N.P. Geisler, Architect

DRAWN

6. TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S

DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.

1. INSTALLATION SHALL BE PER 2008 NAT'L. ELECTRIC CODE.

2. WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT

3. CONSULT THE OWNER FOR THE NUMBER OF SEPERATE

4. ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL

BE INTERLOCKED TOGETHER. INSTALL INSIDE AND

5. PROVIDE & INSTALL CARBON MONOXIDE DETECTORS IN ALL BEDROOMS, @ 12" ABY. FIN. FL., INTERLOCKED TOGETHER.

ELECTRICAL PLAN NOTES

PER MANUF. SPECIFICATIONS.

NEAR ALL BEDROOMS.

TELEPHONE LINES TO BE INSTALLED.

32'-6"

14'-3"

24'-6"

24'-6"

32'-6"

4'-1 3/4" 1

1. ALL RECEPTICALS, NOT OTHERWISE DESIGNATED, SHALL BE ARC FAULT INTERRUPTER TYPE, EXCEPT DEDICATED OUTLETS.

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

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

10. ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. 4 ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT

TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.

17 APR 2020 COMM:

2K2Ø24

SHEET:

3 of 6

ARO007005

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

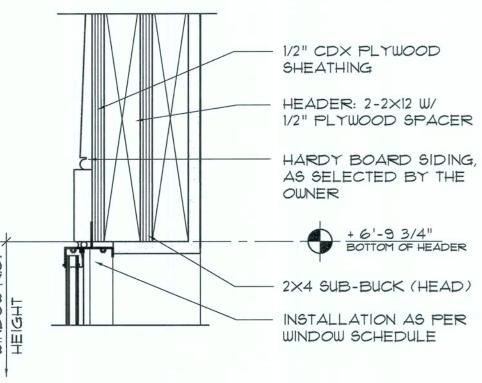
NOTE, VERIFY ROUGH OPENING WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

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

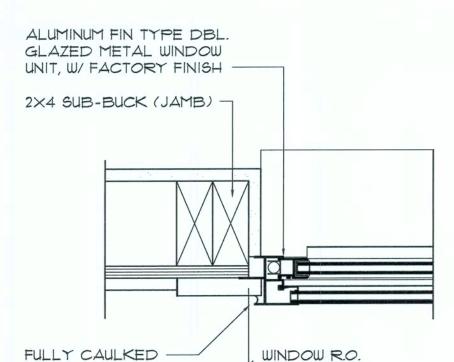
SERIES ENTERGY 6-8 W/E INSWING OPAQUE RESIDENTIAL INSULATED STEEL DOOR W/ STEEL FRAME AS MFG'D BY "PREMDOR ENTRY SYSTEMS"

WINDOW ASSMBLIES SHALL MEET OR EXCEED THE WIND RESISTANCED THE FOLLOWING PRODUCTS:

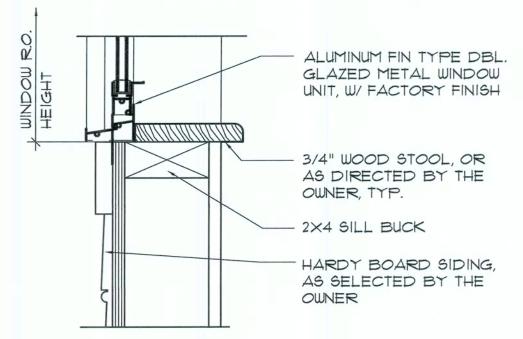
"MI HOME RODUCTS, INC." SERIES 450/650 ALUMINUM WINDOWS, NGLE HUNG, 1, 2 & 3 MULLED UNITS, PICTURE WINDOWS BLIDING GLASS DOORS PER ASTM: 283, ASTM E 330 & ASTM E 547



HEAD DETAIL MTL. SASH



JAMB DETAILS MTL. SASH



SILL DETAIL MTL. SASH

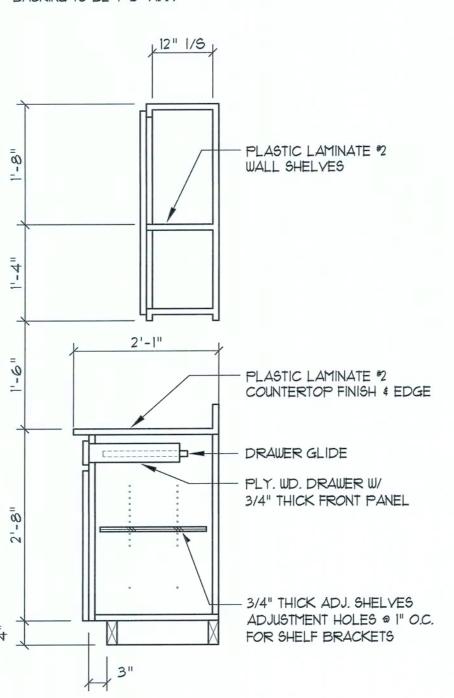


TEMPERED GLASS NOTES:

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

- I. GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
- 2. GLAZING IN DOORS AND WALLS OF ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, 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 60 INCHES (1524 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 (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
- EXCEPTION: GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION IN GROUP R3 OR WITHIN DWELLING UNITS IN GROUP R2 SHALL BE SUBJECT TO 2004 FBC 24052.1(4).
- 4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
- 4.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 5Q FT (0.84
- 42 BOTTOM EDGE LESS THAN 18 INCHES (451 MM) ABOVE THE FLOOR.
- 4.3 TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
- 4.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

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



THESE COUNTER DETAILS ARE GENERAL IN NATURE AND PROVIDE A BASIS FOR ACTUAL CABINET CONSTRUCTION.

SCALE 3/4" = 1'-0"



GENERAL NOTES:

- 1. THE CONTRACTOR SHALL INDIDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM EVENINTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONNTRACT FOR THIS PROJECT.
- 2. THE CONTRACTOR AND/OR SIGUB-CONTRACTORS SHALL WAR-RANT ALL WORK FOR A PERIGIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION , AND ACCEPTANCE BY THE OWNER. DEFECTS IN MATERIALS, EQUILIPMENT, COMPONENTS AND WORK-MANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAAR WARRANTY PERIOD.
- AT THE OWNER'S OPTION, A WWARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELE EVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURE-POSE OF DETERMINING ANY U WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTORR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED B'3Y THE OWNER
- 4. THE CONTRACTOR SHALL PA'AY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAAY BE REQUIRED BY THE VAR-IOUS AUTHORITIES HAVING JUFURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATITE OR FEDERAL
- 5. THE OWNER SHALL FILE A "NGOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING THE THE FPROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNEIER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REGIQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
- 6. ANY AND ALL DISPUTES ARISISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF TITHIS PROJECT BETWEEN THE OWNER, CONTRACTOR(S) ANDD SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATITION
- 1. ALL WORK SHALL BE IN ACC'CORDANCE W/ APPLICABLE CODES AND LOCAL REGULATIONS, INNCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIRREMENTS 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 LEEFT EXPOSED AND ALL LABLES LEFT INTACT ON THE WINDOWS, S AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
- 9. ALL WOOD IN CONTACT WITH & CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 10. INTERIOR BEARING WALLS SH, HALL BE CONSTRUCTED IN COM-PLIANCE WITH "UL Design U33,33", BATT INSULATION SHALL BE INCLUDED WHERE UNCONDITICIONED AREA IS BEING SEPARATED FROM HEATED / COOLED AREA
- INTERIOR STUD WALLS SEPARRATING LIVING AREA FROM GAR-AGE AREAS SHALL BE CONSTRUCTED IN COMPLIANCE WITH "UL Design U333", INCLUDING | R-11 BATT INSULATION.
- 12. CEILINGS OVER ATTACHED GGARAGES OR GARAGES W/ LIVING AREA ABOVE SHALL BE 5/8"3" FIRECODE "C" GWB ON IX3 WOOD FURRING AT 16" O.C., ATTACHEED W/ 1 1/4" BUGLEHEAD SCREWS @ 6" O.C. ALONG EACH POINTIT OF BEARING.

TERMITE PROTECTION NOTES:

SOIL CHEMICAL BARRIER METHOD:

- 1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND 3 TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE E POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 1042.6 2. CONDENSATE AND ROOF DOWNSF3POUTS SHALL DISCHARGE AT LEAST 1'-0"
- AWAY FROM BUILDING SIDE WALLS. , FBC 1503.4.4 3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WWITHIN 1'-O" FROM BUILDING SIDE WALLS.
- 4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERINGS AND FINAL EARTH GRAIADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT AND DECORATITIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE = FOUNDATION WALL. FBC 1403.16
- 5. INITIAL TREATMENT SHALL BE DGONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1 6. SOIL DISTURBED AFTER THE INITITIAL TREATMENT SHALL BE RETREATED
- INCLUDING SPACES BOXED OR FORRMED. FBC 1816.12 1. BOXED AREAS IN CONCRETE FLOOOR FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WI'JITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BEE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SO, OIL AFTER THE INITIAL TREATMENT.
- 8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAININFALL OCCURS BEFORE VAPOR RET-ARDER PLACEMENT, RETREATMENT † 15 REQUIRED. FBC 1816.1.4 9. CONCRETE OVERPOUR AND MOR'ETAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIZIOR SOIL TREATMENT. FBC 1816.15
- 10. SOIL TREATMENT MUST BE APPLILIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRIQUCTURE SIDEWALLS. FBC 1816.1.6 II. AN EXTERIOR VERTICAL CHEMICAAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLULIDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VEVERTICAL BARRIER IS APPLIED, SHALL
- BE RETREATED. FBC 1816.1.6 12. ALL BUILDINGS ARE REQUIRED T(TO HAVE PER-CONSTRUCTION TREATMENT.
- 13. A CERTIFICATE OF COMPLIANCE !: MUST BE ISSUED TO THE BUILDING DEPART-MENT BY * LICENSED PEST CONTRGOL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CCERTIFICATE OF COMPLIANCE SHALL STATE:
 "THE BUILDING HAS RECEIVED A CCOMPLETE TREATMENT FOR THE PREVENTION
 OF SUBTERRANEAN TERMITES. THE TITREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA I, DEPARTMENT OF AGRICULTURE AND CONS-UMER SERVICES". FBC 1816.1.7
- 14. AFTER ALL WORK IS COMPLETEDD, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THIHE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING

15. NO WOOD, VEGETATION, STUMPS, (CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR F PROPOSED BUILDING. FBC 2303.1.4

FLORIDA BUILDING CODE

Compliance Summary

TYPE OF CONSTRUCTION

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

ROOF DECKING

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

SHEARWALLS

Material: 7/16" O.S.B. "WindSTORM": 48" X 97", 109", 121" OR 145" Sheet Size: 48"x97" (109", 121" OR 145") Sheets Placed Vertical Fasteners: 8d Ring Shank Nails @ 4" O.C. Edges & 8" O.C. Interior Dragstrut: Double Top Plate (S.Y.P.) W/2 - 16d Nails @ 12" O.C. Wall Studs: 2x4 SPF Studs @ 16" O.C.

HURRICANE UPLIFT CONNECTORS

Truss Anchors: Simpson H2.5a @ Ea. Truss End (Typ. U.O.N.) Wall Tension: Wall Sheathing Nailing is Adequate - 8d @ 4" O.C. Top \$ Bot. Anchor Bolts: 1/2" A3Ø1 @ 48" O.C. - 1st Bolt 8" from corner Corner Hold-down Device: Simpson HD2a, ea. corner

FOOTINGS AND FOUNDATIONS

Footing: 20"X12" Cont. W/2-#5 Cont. \$ wire chairs \$ 48" O.C.

4		27	BUILDING C	SNE UFICUE	¢ CLADDING = 300', EXP	
	ZONE	AREA	Vult 110 MPH	Vult 120 MPH	Vult 13Ø MPH	Vult 140 MPH
	1	10 20 50	12.0 / -19.9 11.4 / -19.4 10.0 / -18.6	14.9 / -23.7 13.6 / -23.0 11.9 / -22.2	17.5 / -27.8 16.0 / -27.0 13.9 / -26.0	203 / -323 185 / -31.4 16.1 / -302
T° T0 2T°	2 2 2	10 20 50	12.5 / -34.7 11.4 / -31.9 10.0 / -28.2	14.9 / -41.3 13.6 / -38.0 11.9 / -33.6	17.5 / -48.4 16.0 / -44.6 13.9 / -39.4	2 <i>0.</i> 3 / -56.2 18.5 / -51.7 16.1 / -45.7
ROOM	3 3 3	10 20 50	12.5 / -51.3 11.4 /-47.9 10.0 / -43.5	14.9 / -61.0 13.6 / -57.1 11.9 / -51.8	17.5 / -71.6 16.0 / -67.0 13.9 / -60.8	203 / -83.1 18.5 / -77.7 16.1 / -70.5
	4 4 4	10 20 50	21.8 / -23.6 20.8 / -22.6 19.5 / -21.3	25.9 / -34.7 24.7 / -26.9 23.2 / -25.4	30.4 / -33.0 29.0 / -31.6 27.2 / -29.8	35.3 / -38.2 33.7 / -36.7 31.6 / -34.6
TTPM	5 5 5	10 20 50	21.8 / -29.1 20.8 / -27.2 19.5 / -24.6	25.9 / -34.7 24.7 / -32.4 23.2 / -29.3	30.4 /-40.7 29.0 / -38.0 27.2 / -34.3	35.3 / -47.2 33.7 / -44.0 31.6 / -39.8

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS

BLDG HEIGHT	EXPOSURE "B"	EXPOSURE "C"	EXPOSURE "D"
15	1.00	1.21	1.47
20	1.00	1.29	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 2017 FLORIDA BUILDING CODE - SECTION 1609 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
- 2. WIND LOAD CRITERIA: RISK CATAGORY: 2

BASED ON ANSI/ASCE 7-10. 2017 FBC 1609-A WIND VELOCITY: V_{ULT}= 130 MPH

3. ROOF DESIGN LOADS: SUPERIMPOSED DEAD LOADS: .. 20 PSF SUPERIMPOSED LIVE LOADS:

4. FLOOR DESIGN LOADS: SUPERIMPOSED DEAD LOADS: .. 25 PSF SUPERIMPOSED LIVE LOADS: 40 PSF RESIDENTIAL

5. WIND NET UPLIFT: ARE AS INDICATED ON TRUSS SHOP DRAWINGS

..... 60 PSF

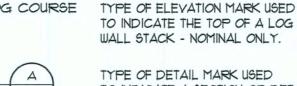
SYMBOLS THESE SYMBOLS ARE MOST OFTEN ENCOUNTERED IN THE FOLLOWING DRAWINGS: ELEVATIONS, DIMENSION PLANS,

SECTIONS & STRUCTURAL PLANS

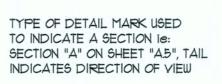


BALCONIES

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



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 IE: SECTION "A" FOUND ON "D.6a" OF THE PROJECT MANUAL

FRAMING ANCHOR SCHEDULE

APPLICATION	MANUF'R/MODEL	CAP.
TRUSS TO WALL:	SIMPSON H2.5a	750#
HEADER TO KING STUD(S):	SIMPSON ST22	1370#
PLATE TO STUD:	SIMPSON SP2	1065#
STUD TO SILL:	SIMPSON SPI	585#
PORCH BEAM TO POST:	SIMPSON PC66/EPC66	1700#
PORCH POST TO FND .:	SIMPSON ABUGG	2300*
MISC. JOINTS	SIMPSON A34	315#/24@#

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

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

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

"SIMPSON" PRODUCT APPROVALS: MIAMI/DADE COUNTY REPORT #97-0107.05, #96-1126.11, #99-0623.04

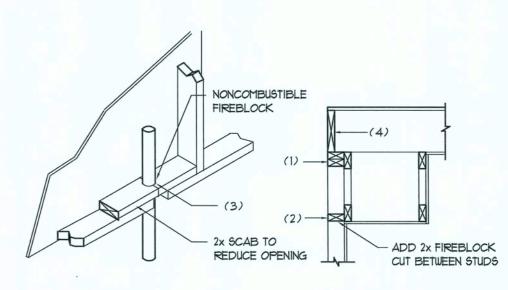
NUMBER OF NAILS FOR CONNECTING WOOD MEMBERS:

GENERAL NAILING SCHEDULE:

SBCCI NER-443, NER-393

CONNECTION	COMMON NAILS	Nr. / SPACING
BRIDGING TO JOIST, TOE NAIL 2" SUBFLOOR TO JOIST,	16d	2 EA, END
BLIND & FACE NAILING SOLE PLATE TO JOIST OR BLOCKING	16d	2
FACE NAILED TOP OR SOLE PLATE TO STUD	16d	16" O.C.
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 TOP PLATES - LAPS & INTERSECTIONS	16d	16" O.C.
FACE NAILED 1 × 6 SHEATHING TO EACH POINT	16d	2
OF BEARING, FACE NAILED BUILT-UP CORNER STUDS, FACE	8d	2
NAILED	16d	30" O.C.
BUILT-UP GIRDERS & BEAMS	20d	32" O.C. @ TOP & BOTTOM & STAGGERED 2 @ EA. END & @ SPLICES
3/4" PLYWOOD SUBFLOORING	8d	6" O.C. © EDGE 10" O.C. © INTERMEDIATE
OSB SHEATHING, 7/16" THICK	8d	6" O.C. @ EDGE 10" O.C. @ INTERMEDIATE
1/8" FIBERBOARD SHEATHING	6d	3" O.C. @ EDGE 6" O.C. @ INTERMEDIATE

- 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 DIS-TANCE 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.



SOFFIT/DROPPED CLG.

PENETRATIONS

FIREBLOCKING NOTES:

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

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED

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

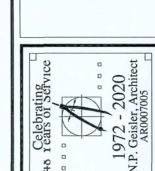
Stopping SCALE: NONE

Opyright 2020 © NP. Geisler, Architect

REVISION:

DRAWN:

v w



4



DA'E: 11 APR 2020

2K2Ø24

SHIET: OF 6



FOUNDATION PLAN

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

EXTERIOR WALL SHEATHING: APPLY VERTICALLY, "WindSTORM" 7/16" OSB 48" X 7", 109", 121" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SIL PLATE WITH EITHER 6d RING SHANK NAILS @ 3" O.C. OR 8d R.S. NAILS @ " O.C. FASTEN TO

EACH STUD WITH EITHER 6d R.S. NAILS @ 6" O.C. ORID R.S NAILS @ 8" O.C.

SHEAR WALL SEGMENTS, SEE 1.6 (ALL EXT. WALLS, LESS DOOFOPENINGS)

NOTE!

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

ADDED FILL SHALL BE APPLIED IN 8" LIFTS EA. LIFT SHALL BE CONPACTED TO 98% DRY COMPACTION PER THE "MODIFIED PROCTOR" METHOD.

NOTE

PLUMBING CONTRACTOR SHALL PREPARE "A:BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, ICLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER AND I COPY TO THE PERMIT ISSUING AUTHORITY.

H.V.A.C. CONTRACTOR SHALL PREPARE "AS-EILT" SHOP DRAWINGS INDICATING ALL H.Y.A.C. WORK, INCIIDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH & BALANCING REPORT - CONT'R SHALL PROVIDE I COPY C AS-BUILT DUGS TO OWNER & I COPY TO THE PERMIT ISSUING ATHORITY.

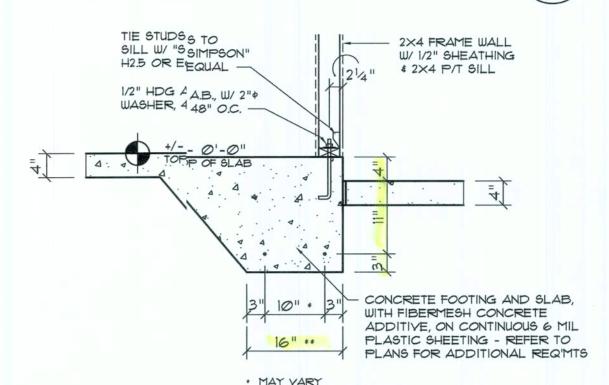
PRIOR TO THE CONSTRUCTION OF THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE ANY INTERIOR BEARING LOCATION CONDITIONS PER THE TRUSS ENGINEERED SHOP DRAWINGS WITH THE FOUNDATION PLAN, ANY INTERIOR BEARING LOCATIONS OR ANY POINT LOADS OF 4.0 K OR GREATER SHALL BE SUPPORTED VIA A MODIFIED FOUNDATION PLAN TAKING THESE LOADS INTO CONSIDERATION. THE CONTRACTOR SHALL MAKE THE ENGINEERED TRUSS SHOP DRAWINGS AVAILABLE TO THE ARCHITECT FOR THE PURPOSE OF RENDERING SUCH MODIFICATIONS PRIOR TO POURING ANY CONCRETE.

CONSTRUCTION NOTES

- . FIELD VERIFY ALL DIMENSIONS AND MATERIALS. ALL OUTSIDE DIMENSIONS ARE TO FACE OF FOUNDATION.
- 2. ALL NAILING CONSTRUCTION MATERIALS SHALL BE AS PER 2017 FBC - SEE A.6
- 3. PROVIDE EXTERIOR COMBUSTION AIR TO GAS FIRED H.V.A.C. EQUIPMENT, WOOD BURNING STOVES, AND
- 4. YENT CLOTHES DRYER, BATH, AND COOKING FANS TO EXTERIOR AS REQUIRED.
- 5. CONTRACTOR SHALL CALL ATTENTION TO THE DESIGNER, ANY DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS AND SHALL RECEIVE INSTRUCTIONS OR CLEARIFACATIONS BEFORE PROCEEDING WITH THE PORTION OF THE WORK IN
- 6. ROOF & FLOOR TRUSS FRAMING PLANS ARE FOR GENERAL INFORMATION ONLY. THE TRUSS MANUFACTURER SHALL PROVIDE A DETAILED LAYOUT FOR TRUSS AND FRAMING
- 7. SHOULD CONDITIONS AT THE SITE BE FOUND MATERIALLY DIFFERENT FROM THOSE INDICATED BY THE DRAWINGS AND/OR SPECIFICATIONS, AND THE CONDITIONS USUALLY INHERENT IN THE WORK OF THE CHARACTER SHOWN AND SPECIFIED BE DIFFERENT FROM THE DESIGNERS RECOMMENDED BUILDING PROCEDURES: CALL IMMEDIATE ATTENTION TO SUCH CONDITIONS BEFORE PROCEEDING.
- 8. LP GAS-BURNING APPLIANCES ARE NOT PERMITTED IN BASEMENTS OR CRAWLSPACES.
- 9. DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS

SHEHEATH ROOF W/ 1/2 1/4CD X PLYWOOD PLACED W/ / LONG DIMENSION PERPENDICULAR TO THE 4 FRAME WALL ROOOF TRUSSES, SECURE TO FRAMING W/ 8dW/ 1/2" SHEATHING RINING SHANK NAILS - AS PER DETAIL ON SHEET A.B/T SILL 1/2" - HDG A.B., W/ 2" + WASHIER, 48" O.C. SHIELD - 26 GA GALY. MTL. FINISH GRADE -CONCRETE FOOTING AND SLAB, WITH FIBERMESH CONCRETE ADDITIVE, ON CONTINUOUS 6 MIL PLASTIC SHEETING - REFER TO PLANS FOR ADDITIONAL REQ'MTS

Typ. Mono. Ftg. DET



" VARIES - REFER TO PLAN

Typ. Mono. Ftg. DET.

3

GENERAL TRUSS NOTES:

- TRUSSES SHALL BE DESIGIGNED BY A LICENSED ENGINEER, AND IN ACCORDANCE WITH THE REQUIREMENTS C OF THE "NATIONAL FOREST PRODUCTS ASSOCIATION" MANUAL FOR "STRESS RATATED LUMBER AND IT'S CONNECTIONS", LATEST Ed., ALONG W/ THE "TRUSS PLATE INSTITUTE" SUGGESTED GUIDELINES FOR TEMPORARY AND PERMANENT BRACING, ANIND HANDLING OF TRUSSES. TRUSS SHOP DRAWINGS SHALL INCLUDE TRUSS DESIGN, PIPLACEMENT PLANS, DETS, & TRUSS TO TRUSS CONNECTIONS.
- 2. TRUSS SHOP DRAWINGS SH3HALL BE SIGNED & SEALED BY THE DESIGNING ENGINEER.
- 3. FOLLOWING DEVELOPMENTNT OF TRUSS SHOP DRAWINGS, ADJUSTMENTS TO THE ANCHOR REQUIRMENTS MAY BE REVEQUIRED DEPENDING ON THE ENGINEERED GRAVITY AND WIND UPLIFT REQUIREMENTS OF F TRUSSES OR GIRDERS. THE CONTRACTOR SHALL MAKE AVAILABLE A COMPLETE 5 SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR THE PURPOSE OF REVIEW OF L'LOADS IMPOSED ON THE BALANCE OF THE STRUCTURE. ANY SUCH REQUIRED CHANGE & SHALL BE INCORPORATED INTO THE CONSTRUCTION OF THIS

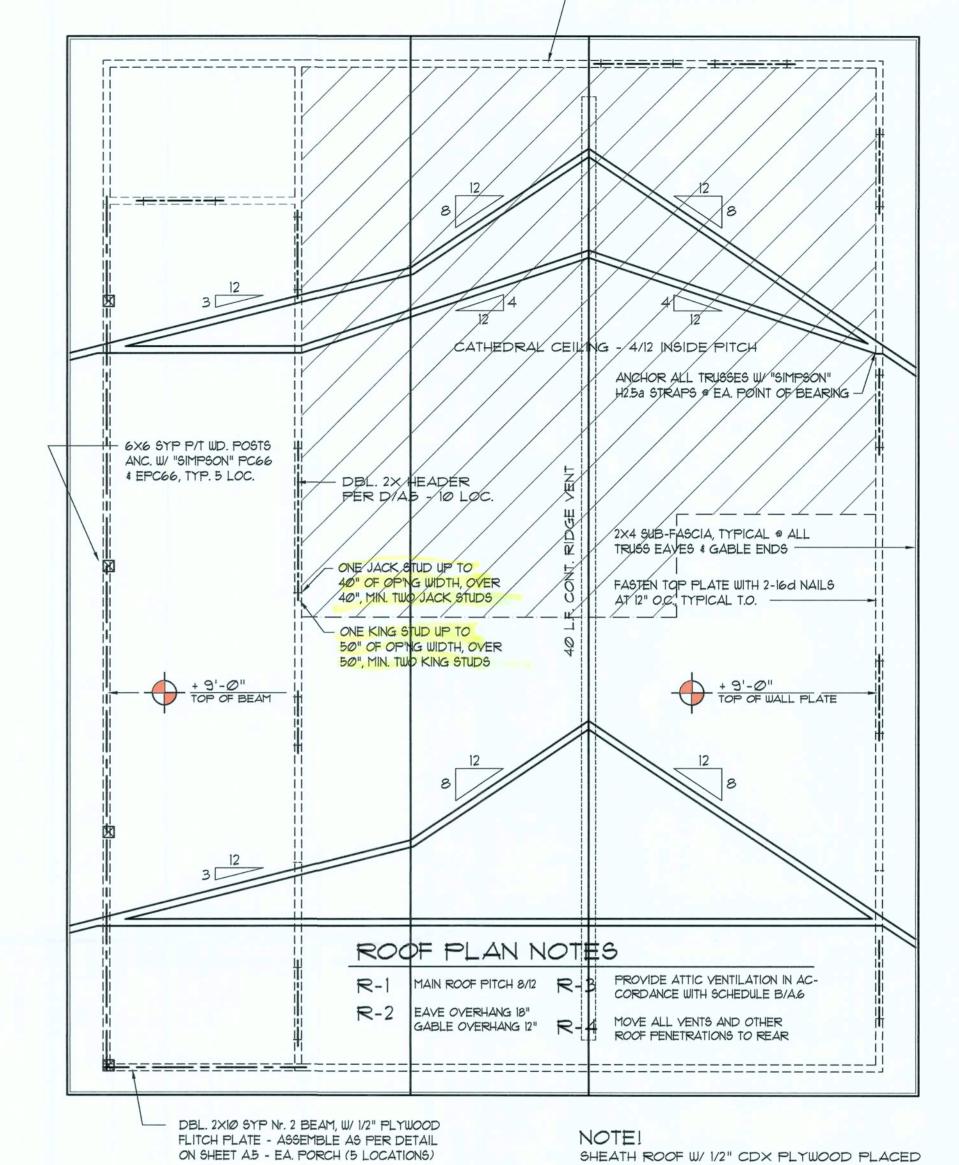
WOOD STRUCTURAL NOTES

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

CONCRETE GENERAL NOTES:

- 1. DESIGN SOIL BEARING PRESSURE: 1000 PSF.
- 2. EXPANSIVE SOILS: WHITERE DIRECTED BY THE SOILS ENGINEER, SOIL AUGMENTATION PER TITHE SOILS ENGINEER'S SPECIFICATIONS SHALL BE IMPLEMENTED PRRIOR TO PLACING ANY FOUNDATIONS - TESTS AS SPECIFIED SHALL BEE PREFORMED TO DETERMINE THE SUITABILITY OF THE SUB-GRADE TO SUPPORT THE DESIGN LOADS.
- 3. CLEAN SAND FILL OVIVER STRIPPED AND COMPACTED EXISTING GD. SHALL BE PLACED IN 12" LIFTS, BOTH SUB-SOIL AND FILL COMPAC-TION SHALL BE NOT L LESS THAN 98% AS MEASURED BY A MODIFIED PROCTOR TEST AT THE RATE OF ONE TEST FOR EACH 1500 SF OF BUILDING PAD AREA, OR FRACTION THEREOF, FOR EACH 12" LIFT.
- 4. REINFORCING STEEL SHALL BE GRADE 60 AND MEET THE REQUIRE-MENTS OF ASTM A615, ALL BENDS SHALL BE MADE COLD.
- 5. WELDED WIRE MESH & SLAB REINFORCING SHALL MEET THE REQUIRE-MENTS OF ASTM A185 ; MIN. YEILD STRESS = 85 KSI.
- 6. CONCRETE SHALL BEE STANDARD MIX F'C = 3000 PSI FOR ALL FTGS, SLABS, COLUMNS AND BEAMS OR SHALL BE STANDARD PUMP MIX F'C = 3000 PSI. STRENGTH H SHALL BE ATTAINED WITHIN 28 DAYS OF PLACE-MENT, MIXING, PLACINING AND FINISHING SHALL BE AS PER ACI STANDARDS.

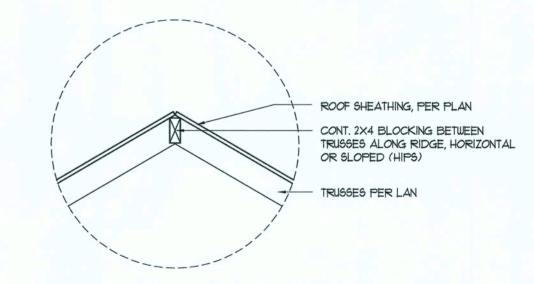
CONSTRUCT EXTERIOR WALLS W/ 2 TOP PLATES & I SILL PLATE, 2X4 STUDS @ 16" O.C., ANCHOR TOP PLATE TO SILL W/ 1/16" OSB SHEATHING - APPLIED WITH 8d RING SHANK NAILS @ 4" O.C. ALONG EDGES \$ 8" O.C. ALONG INTERMEDIATE SUPPORTS



ON SHEET A.5 - EA. PORCH (5 LOCATIONS)



VENT SLOT AT RIDGE, PER PLAN ROOF SHEATHING, PER PLAN CONT. 2X4 BLOCKING BETWEEN TRUSSES ALONG BOTH SIDES OF VENT SLOTS TRUSSES PER LAN



DETAIL

W/ LONG DIMENSION PERPENDICULAR TO THE

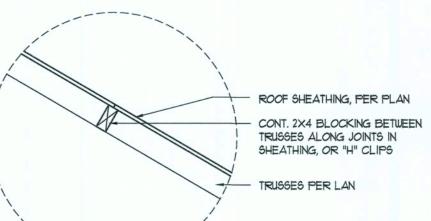
ROOF TRUSSES, SECURE TO FRAMING W/8d

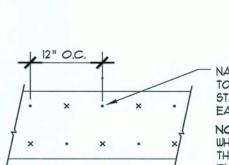
NAILS - AS PER DETAIL N ON SHEET A.T

Vent DETAIL

SCALE: NONE

SCALE: NONE





SCALE: NONE

SCALE: NONE

NAIL PLYWOOD FLITCH BEAM TOGETHER W/ 16d NAILS STAGGERED TOP AND BOTTOM, EACH FACE WHERE BEAM SPAN IS GREATER

THAN 8'-0", CENTER 8'-0" LONG PLYWOOD AT CENTER OF BEAM SPAN. BUTT ADJACENT PLYWOOD PIECES TIGHT TO CENTER PIECE. STAGGER JOINTS AT BEAMS WITH MORE THAN ONE PLYWOOD PLATE.

Joint DETAIL



REVISION:

Ø5 JUN 2020

DIAWN:

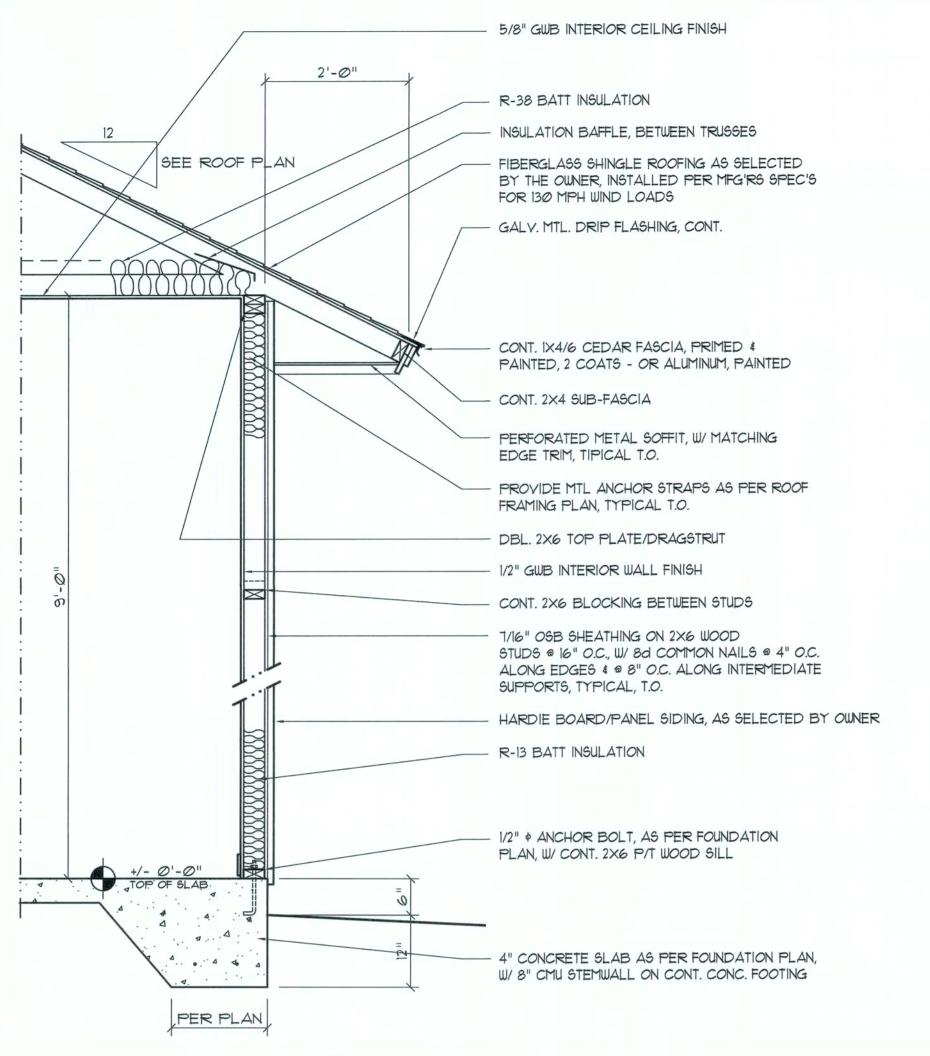
 $\boldsymbol{\omega}$

DATE: 17 APR 2020 COMM:

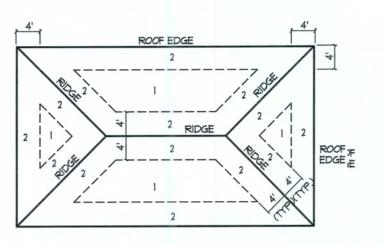
2K2Ø24

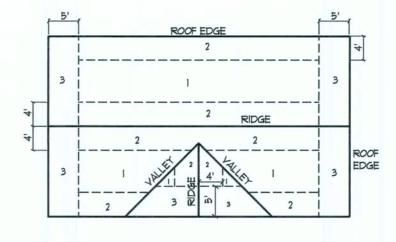
SIEET:

ARO007005



ROOF SHEATHING FASTENINGS NAILING SHEATHING ZONE TYPE FASTENER SPACING 6 6 in. o.c. EDGE 12 12 in. o.c. FIELD 7/16 " O.S.B. 8d HOT DIPPED 6 in o.c. EDGE GALYANIZED 6 5 in. o.c. FIELD 4 in. o.c. (e GABLE ENDWALL OR (GABLE TRUSS 6 i, in. o.c. EDGE 6 i, in. o.c. FIELD BOX NAILS



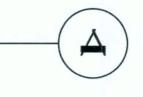


ROOF SHEATHING NAILING ZONES (HIP ROOF)

ROOF SHEATHING NAILING ZONES (GABLE ROOF)

Roof Nail Pattern DET.

SCALE: NONE

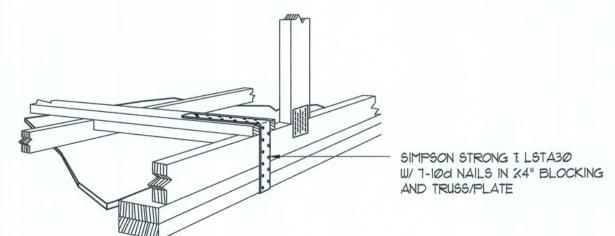


			BUILDING WIDTH (FT)					
HEADERS	HEADER SIZE		20'	2	28'	36	5'	
SUPPORTING:		SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS	
	2-2×4	3'-6"	1	3'-2"	1	2'-10"	1	
	2-2×6	5'-5"	1	4'-8"	1	4'-2"	1	
ROOF, CEILING	2-2×8	6'-10"	1	5'-11"	2	5'-4"	1	
	2-2×10	8'-5"	2	7'-3"	2	6'-6"	2	
	2-2×12	9'-9"	2	8'-5"	2	7'-6"	2	
	3-2×8	8'-4"	1	7'-5"	1	6'-8"	1	
	3-2×10	10'-6"	1	9'-1"	2	8'-2"	1	
	3-2×12	12'-2"	2	10'-7"	2	9'-5"	2	
	4-2×8	9'-2"	1	8'-4"	1	9'-2"	1	
	4-2×10	11'-8"	1	10'-6"	1	9'-5"	1	
	4-2×12	14'-1"	1	12'-2"	2	10'-11"	1	

Typical Wall SECTION

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

EXTERIOR WALL SHEATHING: APPLY VERTICALLY, "WindSTORM" 7/16" OSB 48" X 97", 109", 1" OR 145" SHEATHING. FASTEN TO THE TOP PLATE AND THE SILL PLATE ITH EITHER 6d RING SHANK NAILS @ 3" O.C. OR 8d RING SHANK NAILS @ 4O.C. FASTEN TO EACH STUD WITH EITHER 6d RING SHANK NAILS @ 6" O.C. OR 8 RING SHANK NAILS @ 8" O.C.

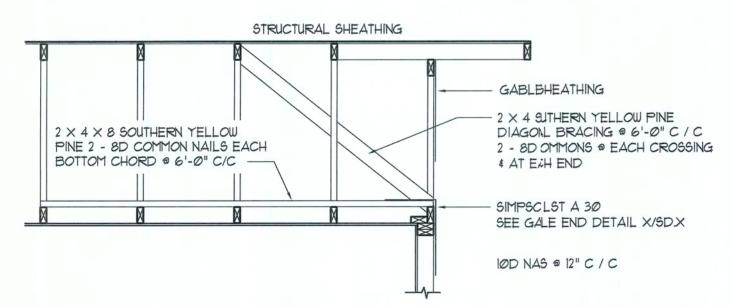


(G.1

G.2

GABLE END GYPSUM DIAPHRAGM HOLDOWN CONNECTOR

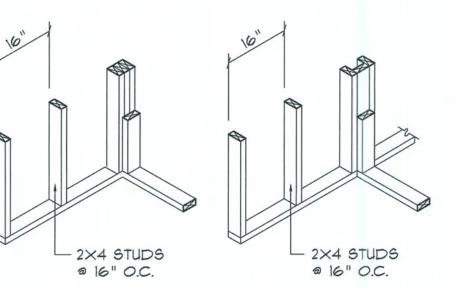
SCALE: NONE



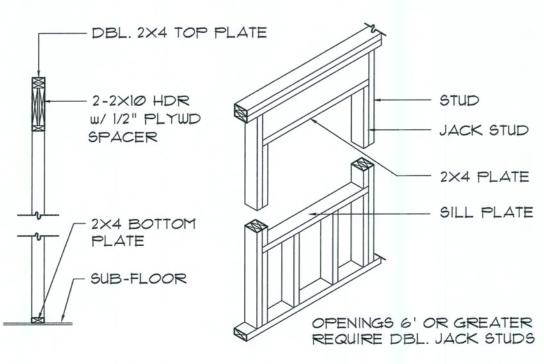
END WALL BRACING FOR CEILING DIAPHRAGM

(ALTERNATIVE TO BALLOON FRAMIN)

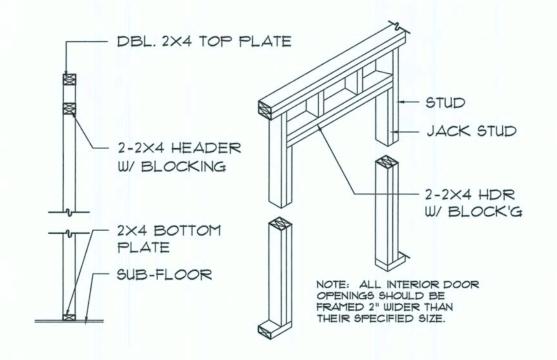
NOTE: ALL WOOD TO BE NUMBER 2 GRADE SOUTHERN YELLOW INE



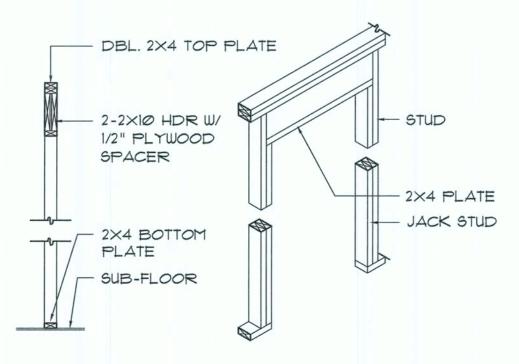
WALL CORNER WALL INTERSECTION



TYPICAL WINDOW HEADER



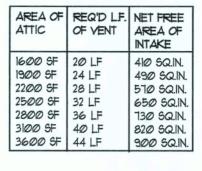
NON-BEARING WALL HEADER



BEARING WALL HEADER

Wall Framing/Header DETAILS



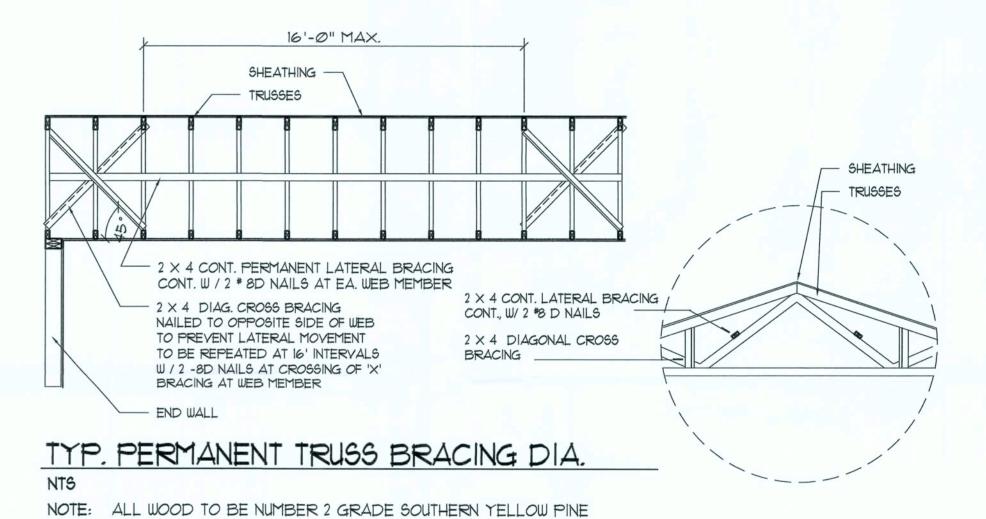


21/2"	CONT. RIDGE VENT AS PER "GAF" "COBRA RIGID RIDGE VENT II" W/ SHINGLE COVERING
	SHINGLE ROOFING AS PER SCHEDULE ON PLANS - SEE ROOFING NOTES
	1/2" CDX PLYWOOD OR 1/16" O.S.B. SHEATHING: AS PER NAILING: SCHEDULE ON PLANS
	FRAMING AS PER ROOF FRAMING PLAN (TRUSSES OR LUMBER)
MIAMI/DADE PRODUCT AF	PROVAL REPORT: *98-0113.05

Ridge	Vent	DET.	B
SCALE: 3/4" =	: 1'-0"		

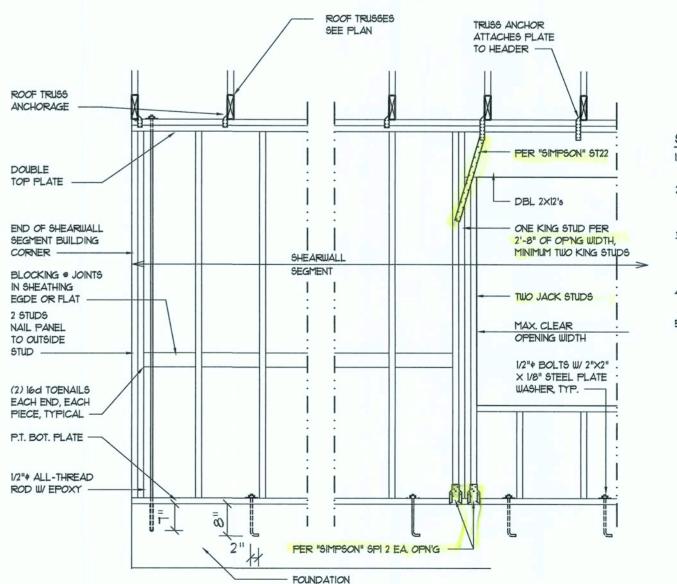
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGH
COPPER			16
ALUMINUM	Ø.Ø24		
STAINLESS STEEL		28	
GALVANIZED STEEL	ØØ179	26 (ZINC COATED G90)	
ZINC ALLOY LEAD PAINTED TERNE	Ø.Ø27		4Ø 2Ø





Truss Bracing DETAILS

SCALE: AS NOTED



SHE	ARW	ALL	NOT	ES

D

- ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-97 SBBCI 305.43.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/16 " O.S.B. INCLUDING AREAS ABOVE AND BELOW
- 3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS
- 4. NAIL SPACING SHALL BE 4" O.C. EDGES AND 8" O.C. IN THE FIELD.
- 5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

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

Shear Wall DETAILS

SCALE: NONE



DRAWN:

DATE: 17 APR 2020

COMM: 2K2Ø24

SHEET:

6 of 6

