

3. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. (FCB 104.2.6)
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALKS. (FCB 1503.4.4)
3. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS. (FCB 1503.4)
4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES.
EXCEPTION: PAINT OR DECORATIVE CEMENTATION FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. (FCB 1403.1.6)
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. (FCB 1816.1.1)
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED. (FCB 1816.1.2)
7. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TR&S, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. (FCB 1816.1.3)
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RIFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. (FCB 1816.1.4)
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. (FCB 1816.1.5)
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. (FCB 1816.1.6)
11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. (FCB 1816.1.6)
12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. (FCB 1816.1.7)
13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." (FCB 1816.1.7)
14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. (FCB 2303.1.3)
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. (FCB 2303.1.4)

A.B.	Anchor Bolt	F.B.C.	Florida Bldg. Code	Opn't.	Opening
Abv.	Above	Fin. Flr.	Finished Floor	Opt.	Optional
A/C	Air-Conditioner	F.G.	Fixed Glass	Pc.	Piece
Adj.	Adjustable	F.	Floor	Ped.	Pedestal
A.F.F.	Above Finished Floor	Fdn.	Foundation	P.L.	Parallam
A.H.U.	Air Handler Unit	F. Sys.	Floor System	P.L.F.	Pounds per sq foot
Alt.	Alternate	F. Pl.	Fireplace	Pt. Ht.	Point Height
B.C.	Base Cabinet	Flt.	Foot / Feet	Pt. Sh.	Plant Shelf
B.F.	Bifold Door	Ft.	Footing	PSF	Pounds per sere foot
Bk Sh	Book Shelf	FX	Fixed	P.T.	Pressure Tread
Bm.	Beam	Galv.	Galvanized	Pwd.	Powder Roo
BOT.	Bottom	G.C.	General Contractor	Rad.	Radius
B.P.	Bypass door	G.F.I.	Ground Fault Interrupter	Ref.	Refrigerator
Brg.	Bearing	G.T.	Girder Truss	Req'd.	Required
Cir.	Circle	Hdr.	Header	Rm.	Room
Clg.	Ceiling	Hgt.	Height	Rnd.	Round
Col.	Column	HB	Hose Bibb	R/S/H	Rod and Sde
Comp.	A/C Compressor	Int.	Interior	SD.	Smoke Detector
C.T.	Ceramic Tile	K/Wall	Kneewall	S.F.	Square Ft.
Dryer	Dryer	K.S.	Knee Space	Sh.	Shelves
Dec.	Decorative	Laun.	Laundry	SHF	Sheet
Ded.	Dedicated Outlet	Lav.	Lavatory	S.L.	Side Lights
Dbl.	Double	L.F.	Linear Ft.	S.P.F.	Spruce Pine
Dia.	Diameter	L.T.	Laundry Tub	Sq.	Square
Disp.	Disposal	M.S.	Masonry	S.Y.P.	Square Yelr Pine
Dist.	Distance	Max.	Maximum	Temp.	Tempered
D.S.	Drawer Stack	M.C.	Medicine Cabinet	Thikn.	Thicken
D.V.	Dryer Vent	M.P.D.	Master Distribution Panel	T.O.B.	Top of Block
D.W.	Dishwasher	Mfr.	Manufacturer	T.O.M.	Top of Masor
Ea.	Each	Micro.	Microwave	T.O.P.	Top of Plate
E.W.	Each Way	Min.	Minimum	Trans.	Transom Window
Elec.	Electrical	M.L.	Microclm	Typ.	Typical
Elev.	Elevator	Mirr.	Mirror	UCL	Under Cabinlighting
Ext.	Exterior	Mono	Monolithic	U.N.O.	Unless Nototherwise
Exp.	Expansion	N.T.S.	Not to Scale	VB	Vanity Base



SW ADRIAN WAY

SW CANNON CREEK DR

SW CHRISTIE DR

SW ASSOCIATED

SW ADRIAN WAY

SW BUSINESS POINT DR

SW SHERRILL CT

SW CROSSING DR

SW WESTERFIELD DR

SW WINDSWEPT CH

SW RAYMOND HEAD DR

SW STATE ROAD DR

SW MARLANE PL

SW ANSEL A. DR

CREEK

PROPOSED DEVELOPMENT

0 0.09 0.18 0.27 0.36 0.45 0.54 0.63 0.72 0.72 0.81 0.9

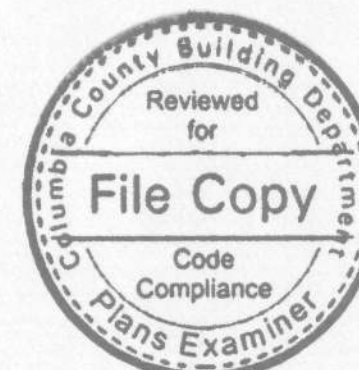
The diagrams illustrate the wall and roof surface counts for Gable and Hip roofs. The Gable roof section shows a 3D perspective view with wall surfaces numbered 1 through 5, and a corresponding 2D layout of the roof surfaces numbered 1 through 3. The Hip roof section shows a 3D perspective view with wall surfaces numbered 1 through 5, and a corresponding 2D layout of the roof surfaces numbered 1 through 3.

a: 10% of least horizontal dim. or $0.4h$, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 ft.
h: mean roof height, in feet.

CODES:	FLORIDA BUILDING CODE, 2020 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-14) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-14) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2015 EDITION APA PLYWOOD DESIGN SPECIFICATION	
LIVE LOADS:	ROOF RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED BALCONIES STAIRS LIGHT PARTITIONS (DEAD LOAD), U.N.O.	20 PSF (REDUCIBLE) 40 PSF 40 PSF 40 PSF 20 PSF
WIND LOADS: (F.B.C.)	WIND LOADS BASED ON FBC, SECTION 1609 WIND VELOCITY: 125 M.P.H., USE FACTOR: 1.0	
CONCRETE STRENGTH @ 28 DAYS	ALL CONCRETE UNLESS OTHERWISE INDICATED PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY (DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)	3000 PSI 3000 PSI
REINFORCING:	WELDED WIRE FABRIC SHALL CONFORM TO ALL REINFORCING BARS ALL STIRRUPS AND TIES	ASTM A185 ASTM A615-40 40,000 PSI ASTM A615-40 40,000 PSI
CONCRETE MASONRY UNITS:	ASTM C90-99b, STANDARD WEIGHT UNITS, fm=1500 PSI MORTAR TYPE "S" 1800 PSI CONCRETE GROUT 3000 PSI CONTINUOUS MASONRY INSPECTION IS REQUIRED DURING CONSTRUCTION	
STRUCTURAL STEEL:	ALL STRUCTURAL AND MISCELLANEOUS STEEL A36 36,000 PSI, U.N.O SHOP AND FIELD WELDS: E70XX ELECTRODES ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307	
WOOD FRAMING:	BEAMS, RAFTERS, JOIST, PLATES, ETC. U.N.O. NO. 2 SOUTHERN YELLOW PINE (19% M.C.) ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR, OR OSB FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24) WALL SHEATHING: PLYWOOD C-C/C-D, EXTERIOR OR OSB VERSA LAM BEAM Fb = 2900 PSI (2.0E) WOOD COLS. PARALLAM 2.0E U.N.O.	
WOOD ROOF TRUSSES:	DESIGN LOADS: TOP CHORD LIVE : 20 PSF TOP CHORD DEAD LOAD: 10 PSF BOTTOM CHORD DEAD LOAD: 10 PSF TOTAL: 40 PSF SEE DRAWINGS FOR SPECIAL CONCENTRATED LOADS. DESIGN FOR NEW WIND UPLIFT AS PER SPECIFIED CODES, DEDUCTING A MAXIMUM OF 5 P.S.F. DEAD LOAD, BUT NOT EXCEEDING ACTUAL DEAD LOAD.	
WOOD FLOOR TRUSSES:	DESIGN LOADS: DEAD LOAD: 15 PSF LIVE LOAD: 40 PSF TOTAL: 55 PSF	
SOIL BEARING VALUE:	ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2,000 PSF SEE SOILS REPORT AND SPECIFICATIONS FOR COMPACTION REQUIREMENTS IF SOIL CONDITIONS IN THE PROJECT DO NOT MEET OR EXCEED THE CAPACITY THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO FOUNDATION POUR FOR VERIFICATION OF FOUNDATION DESIGN.	

ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2020													
BASIC WIND SPEED					125 MPH								
IMPORTANCE FACTOR					1.00								
BUILDING CATEGORY					II								
EXPOSURE					C								
INTERNAL PRESSURE COEFFICIENT					+/- 0.18								
TYPE OF STRUCTURE					ENCLOSED								
MWFRS PER ASCE 7-16 DESIGN WIND PRESSURES WORST CASE					Zone 1 - Windward Wall				+26.5 psf				
					Zone 2 and 3 - Windward and Leeward Roof				-29.1 psf				
					Zone 2 - Sloped Windward Roof				-29.1 psf				
					Zone								
					3 - Leeward Roof				-29.1 psf				
					4 - Leeward Wall				-18.6 psf				
					5 & 6 Sidewalls				-23.9 psf				
Zone 7 - Overhang									+20.9 psf				
COMPONENTS AND CLADDING PER ASCE 7-16 DESIGN WIND PRESSURES WORST CASE (PSF)					Roof	10 sf		20 sf		50 sf		100 sf	
						pos. neg.		pos. neg.		pos. neg.		pos. neg.	
						Zone 1 18.06 -28.70		16.50 -27.88		14.34 -26.84		12.78 -30.16	
						Zone 2 18.06 -49.96		16.50 -53.12		14.34 -46.96		12.78 -44.27	
						Zone 3 18.06 -73.9		16.50 -69.14		14.34 -62.74		12.78 -66.88	
					Wall	Zone 4 31.38 -34.04		29.94 -32.62		28.08 -30.76		29.72 -29.32	
						Zone 5 31.38 -42.00		29.94 -39.20		28.08 -35.40		26.72 -32.62	

<u>SHEET NUMBER</u>	<u>DESCRIPTION</u>
A-1	GENERAL NOTES SHEET
A-2	SITE PLAN
A-3	FLOOR PLAN
A-4	ELEVATIONS
A-5	FOUNDATION PLAN
A-6	ROOF PLAN
A-7	FRAMING DETAILS
A-8	SHEARWALL DETAILS
A-9	ELECTRICAL PLAN



GENERAL NOTES SHEET

P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00008701



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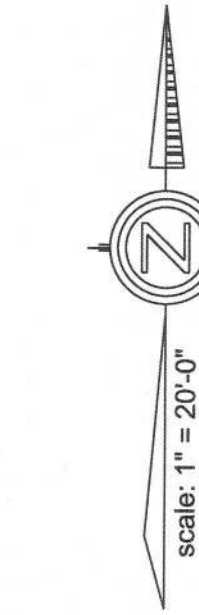
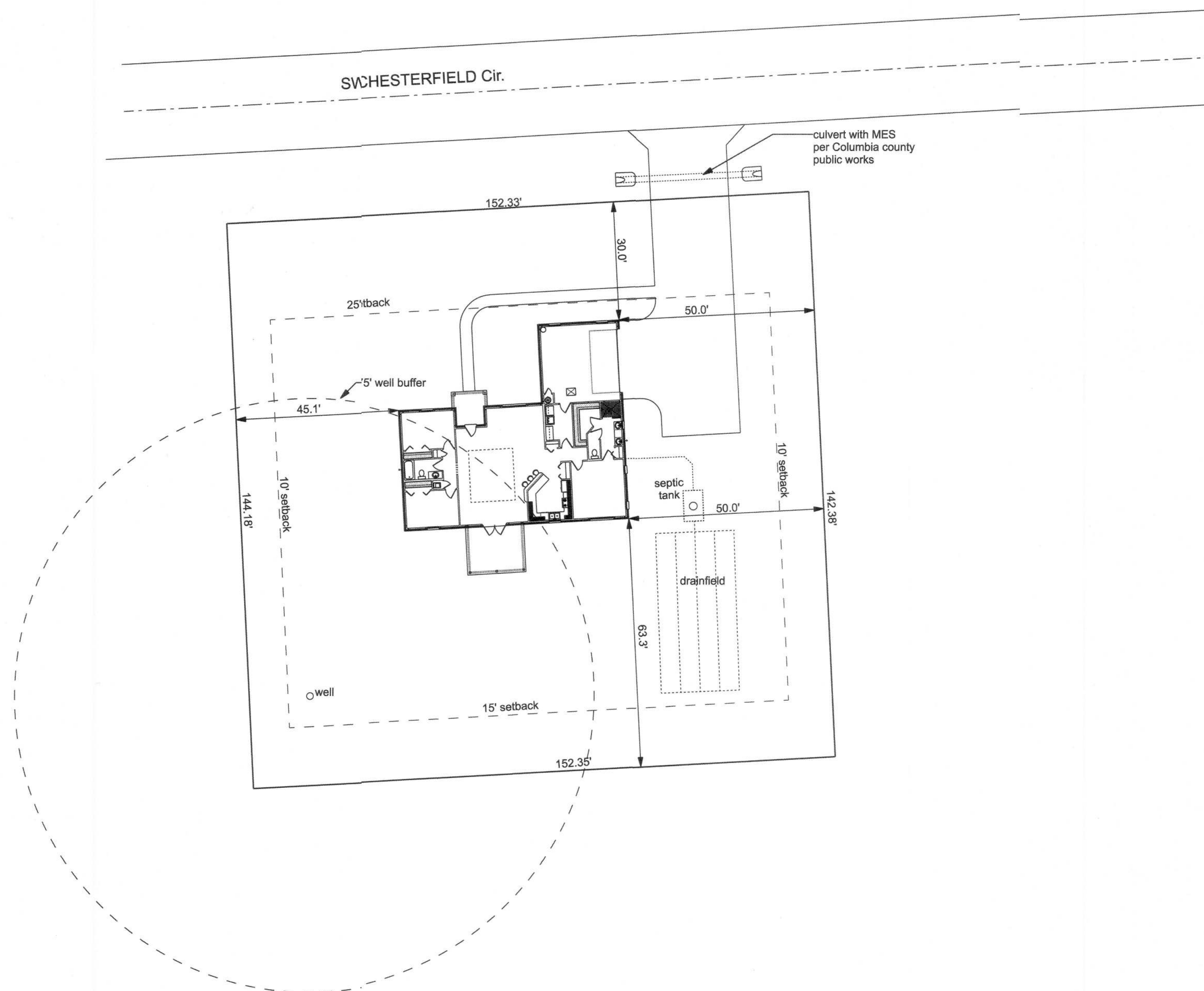
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	APPROVED BY W.H.F.

REVISIONS

SHEET A-1

OF 9

PROJECT NO
22.R028



DESCRIPTION
LOT 29, PHASE 1, CROSSWINDS SUBDIVISION

SITE DATA
ZONING RSF-2
MINIMUM LOT SIZE: 20,000 sf
FRONT/SIDE/REAR SETBACKS: 25/10/15
FLOOD ZONE: ZONE "X"



LOT 29 CROSSWINDS SUBDIVISION

SITE PLAN

P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
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SHEET A-2
OF 9

PROJECT NO. 2.R028

EMERGENCY EGRESS:
EVERY BEDROOM SHALL HAVE NOT LESS THAN ONE OUTSIDE WINDOW FOR EMERGENCY RESCUE THAT COMPLIES WITH THE FOLLOWING:
1. SUCH WINDOWS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQFT IN AREA.
2. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR, AND ANY LATCHING DEVICE SHALL BE CAPABLE OF BEING OPERATED FROM NOT MORE THAN 54 INCHES ABOVE THE FINISHED FLOOR.
3. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID, WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN THE REQUIRED 5.7 SQFT OPENING AND A DEPTH NOT LESS THAN 20 INCHES, TO PASS FULLY THROUGH THE OPENING.
4. SUCH WINDOWS SHALL BE ACCESSIBLE BY THE FIRE DEPARTMENT AND SHALL OPEN INTO AN AREA HAVING ACCESS TO A PUBLIC WAY.

NOTE:
THE MINIMUM NATURAL VENTILATION AREA REQUIRED FOR GARAGES SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE MINIMUM MECHANICAL VENTILATION FOR GARAGES SHALL BE 100 CFM PER CAR.

NOTE:
DUCTS THAT EXHAUST CLOTHES DRYERS SHALL NOT PENETRATE OR BE LOCATED WITHIN ANY FIREBLOCKING OR FIRE RATED WALL OR CEILING ASSEMBLY.

NOTE:
CONDENSATE WASTE AND DRAIN LINE SIZE SHALL BE NOT LESS THAN 3/4" INTERNAL DIAMETER AND SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE PLACE OF CONDENSATE DISPOSAL.

DUCT PENETRATION:
ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have no openings into the garage.

OPENING PROTECTION:
openings from a private garage directly into a room used for sleeping purposes shall not be permitted. other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb steel doors not less than 1 3/8" thick, or a 20-minute fire rated doors.

SEPARATION REQUIRED:
the garage shall be separated from the residence and its attic area by not less than 1/2" gypsum board applied to the garage side. garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent. where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" gypsum board or equivalent.

CONSTRUCTION DOCUMENTS:

THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITY FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING THE PLANS AND VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION INCLUDING FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.

DO NOT SCALE THESE PLANS:

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

CHANGES TO PLAN SETS:

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. 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 SPECIFICATIONS ON THE PLANS.

NOTE:
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:

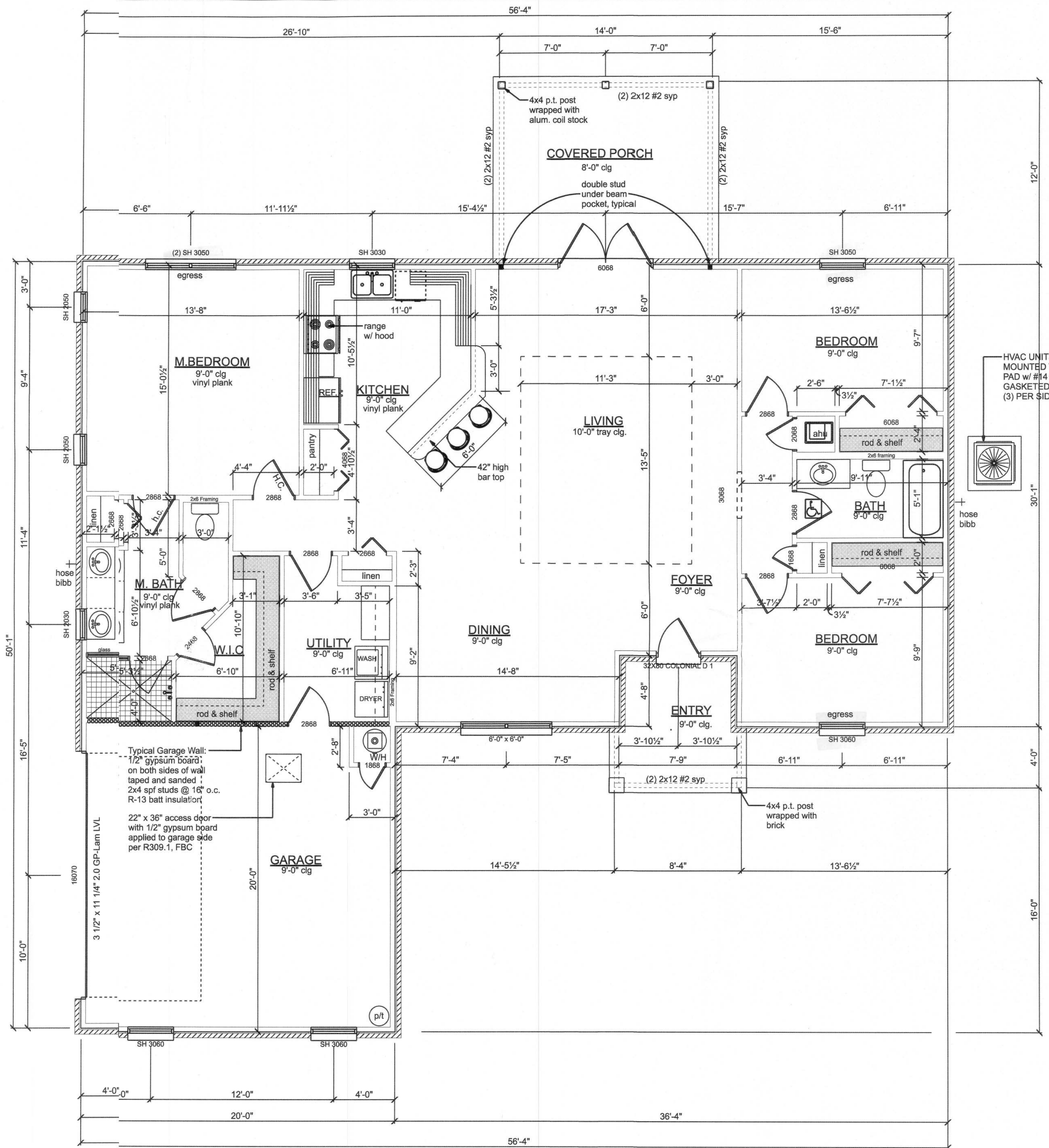
ANSI/AAMA/NWDA 101/IS2 2/97

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

OPENING SCHEDULE			
PRODUCT CODE	SIZE	HINGE	COUNT
2668 BF-MODIFIED	2668	L	1
1868-MODIFIED	1868	L	1
2068-MODIFIED	2068	R	1
2468-MODIFIED	2468	R	1
2868-MODIFIED	2868	L	1
32X80 COLONIAL D 1	2868	R	1
72X80 FRENCH A 2	6068	LR	1
192X84 - 4 PANEL	16070	U	1
30X80 BIFOLD COLONIAL 1	2668	R	1
48X80 BIFOLD COLONIAL 2	4068	LR	1
72x80 BIFOLD COLONIAL 2	6068	LR	2
18X80 COLONIAL A 1	1668	L	1
32X80 COLONIAL A 1	2868	L	3
32X80 COLONIAL A 1	2868	R	4
30X80 GLASS	2668	L	1
SH 3030	2'-11 1/4" x 2'-11 1/4"	N	1
(2) SH 3050	6'-0" x 5'-0"	NN	1
SH 2030	2'-0" x 3'-0"	N	1
SH 2050	2'-0" x 5'-0"	N	2
SH 3050	3'-0" x 5'-0"	N	1
(2) SH 3060	6'-0" x 6'-0"	NN	1
SH 3060	3'-0" x 6'-0"	N	3

AREA SUMMARY

LIVING	1,660 SF
GARAGE	400 SF
PORCHES	240 SF
TOTAL	2,300 SF



FLOOR PLAN

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

LOT 29 CROSSWINDS SUBDIVISION

FLOOR PLAN

P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A.# 0008701

COASTAL
ENGINEERING
AND TESTING, INC.

DATE
7/14/22

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W.H.F.

APPROVED
W.H.F.

REVISIONS

SHEET
A-3

OF
9

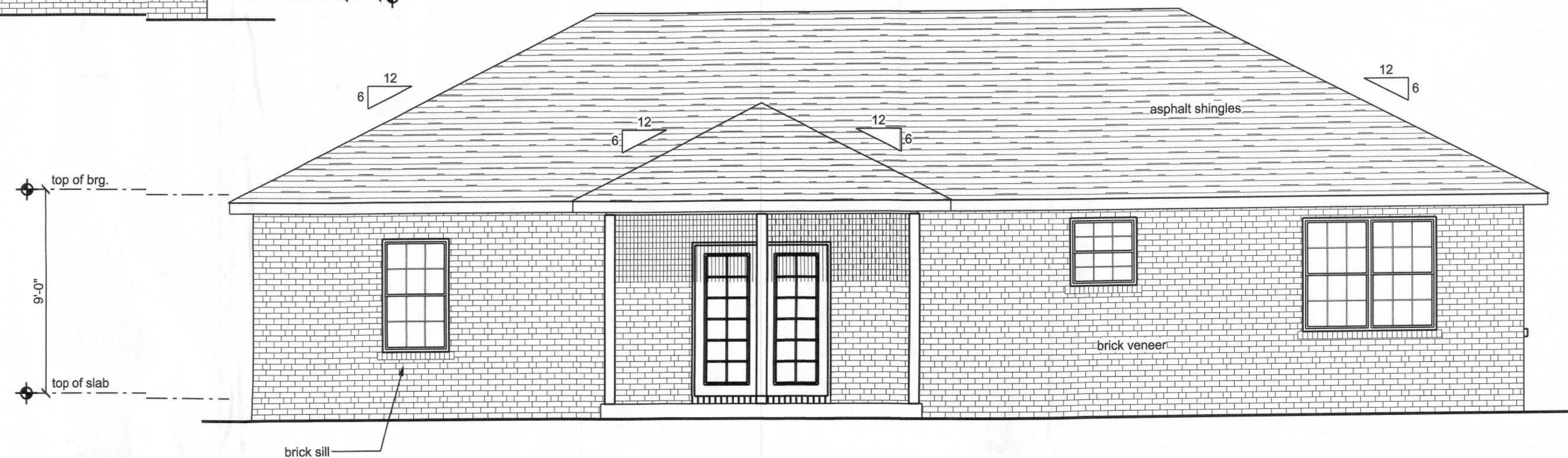
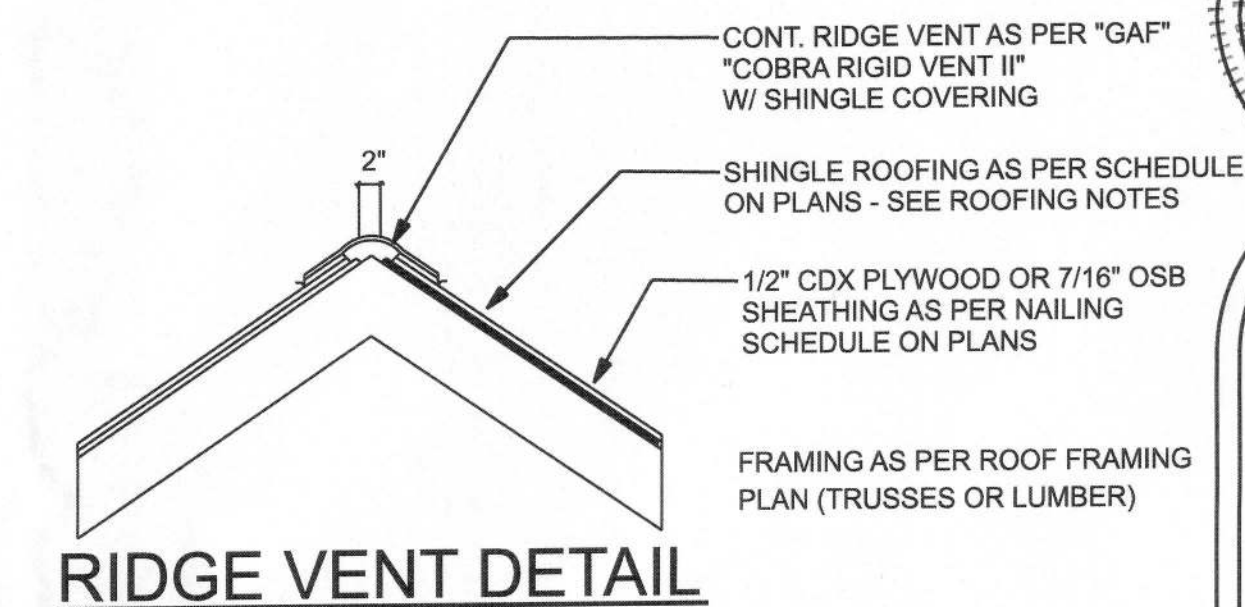
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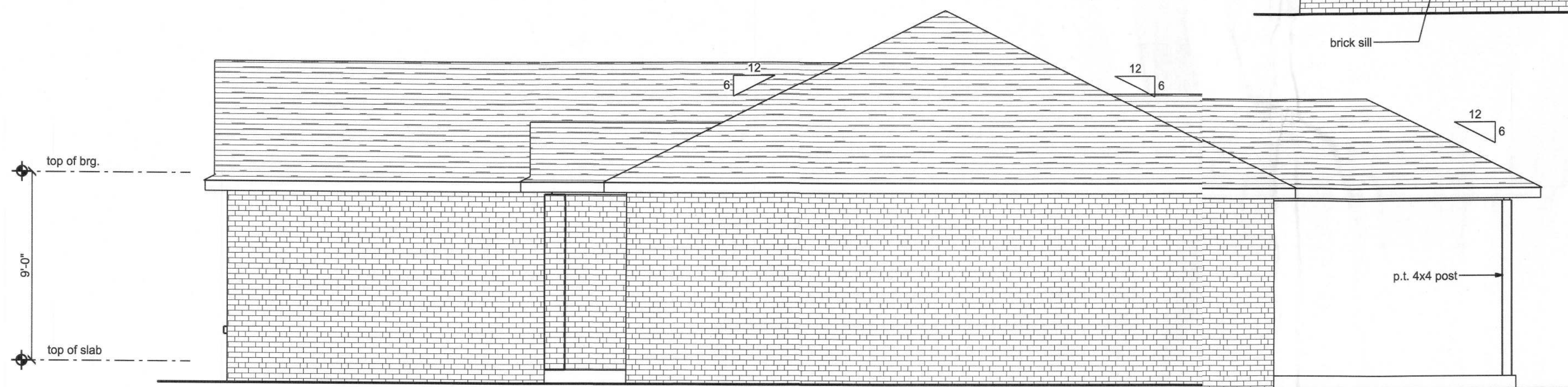
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

VENTILATION REQUIREMENTS

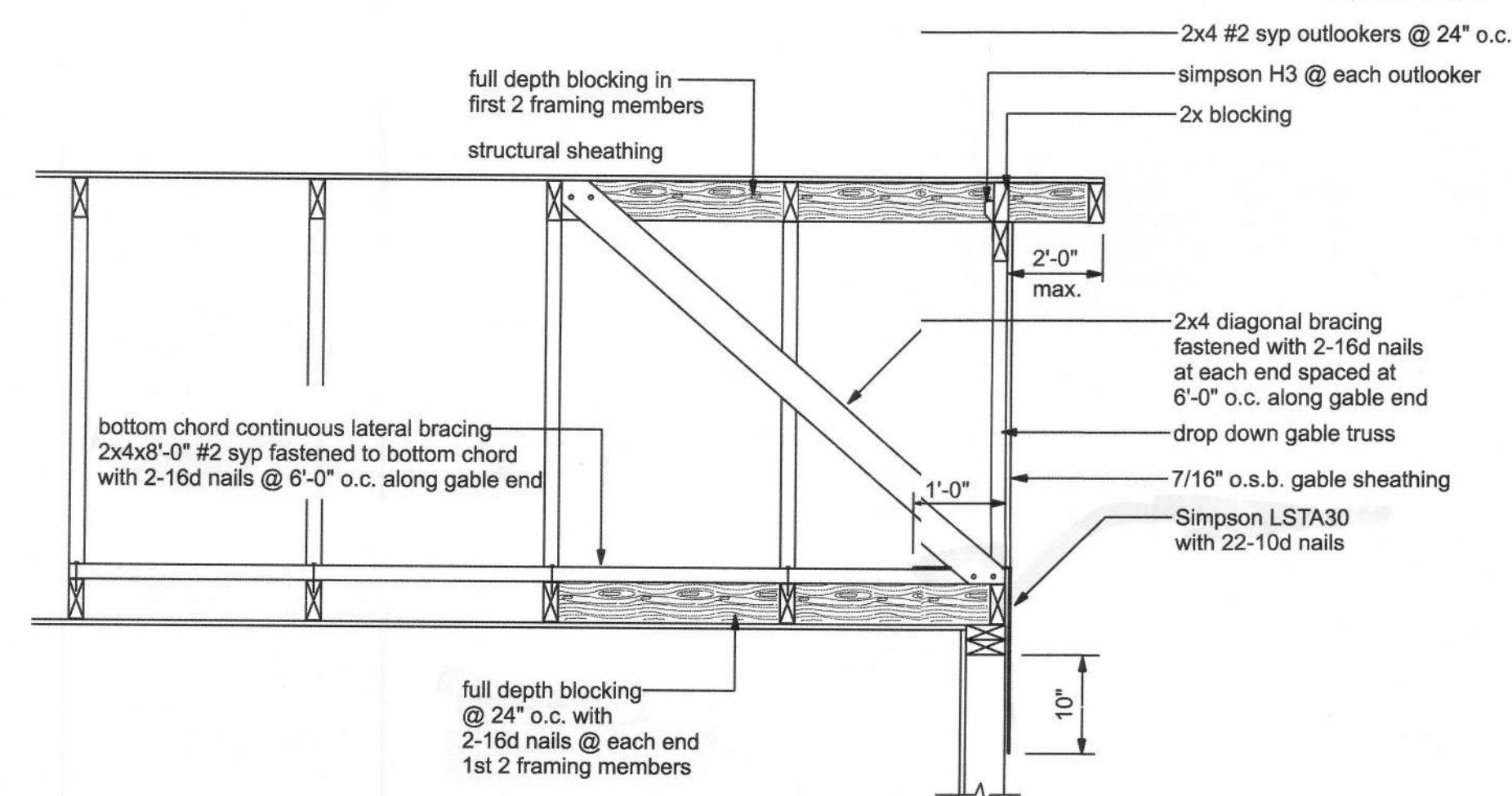
Total Attic Square Footage	Recommended Length of Cobra Rigid Vent II (Feet)	Minimum Intake Ventilation (Net Free Area in Sq. In.)
1600	21	384
1900	25	456
2200	29	528
2500	33	600
2800	41	744
3100	41	820
3400	45	816



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

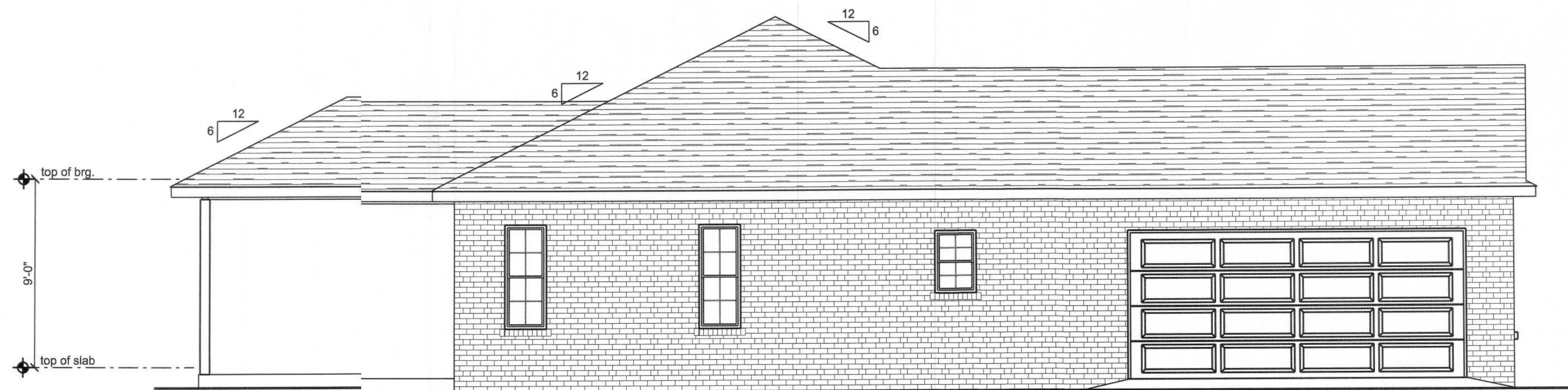


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

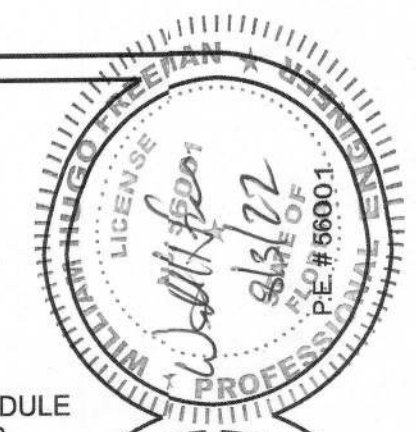


END WALL BRACING FOR CEILING DIAPHRAGM

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



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



LOT 29 CROSSWINDS SUBDIVISION
ELEVATIONS

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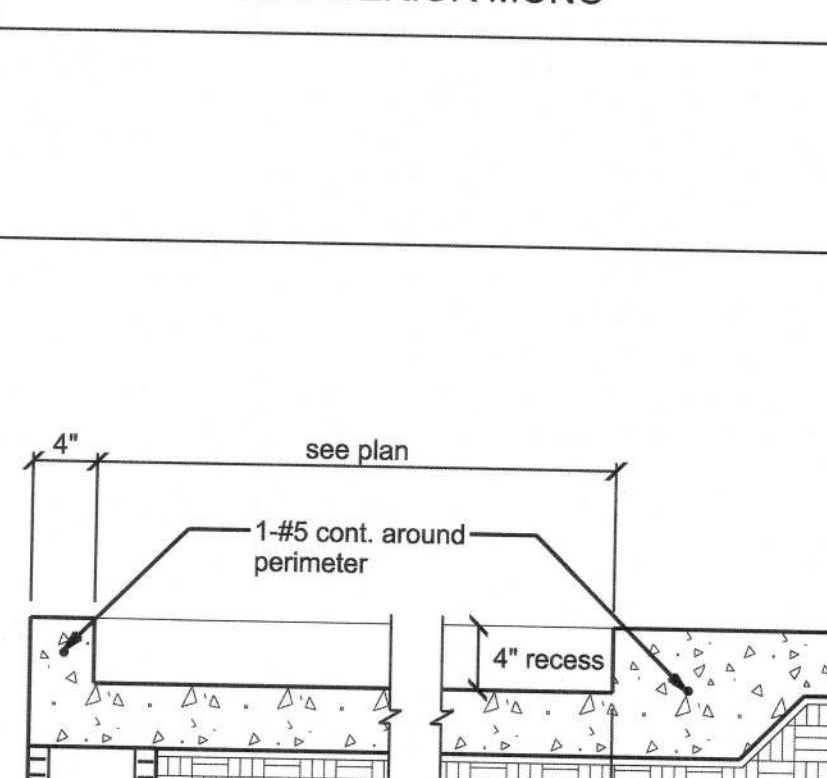
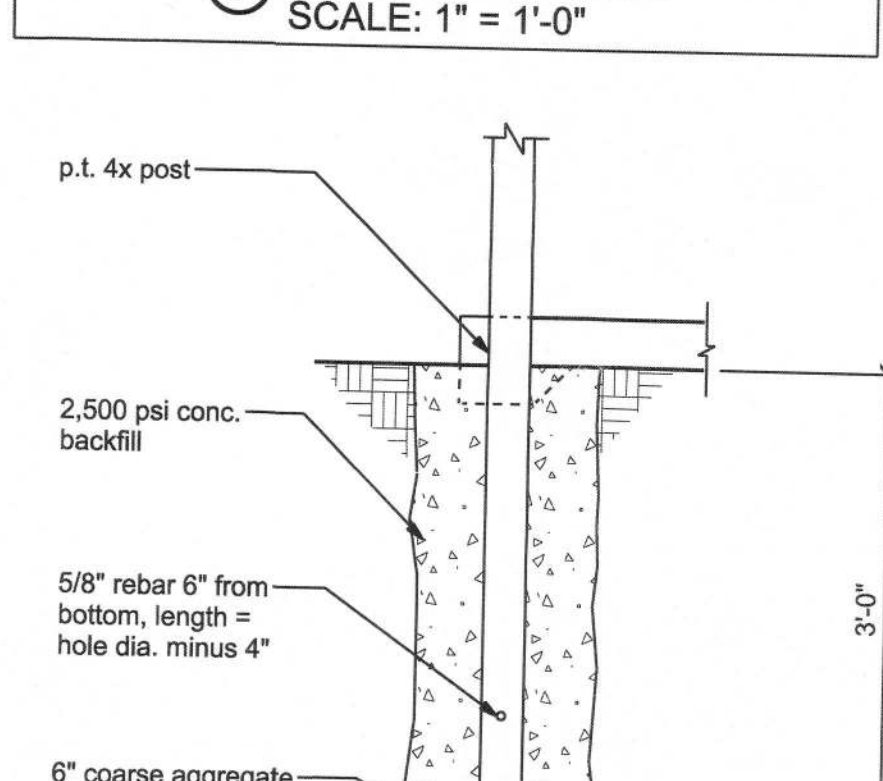
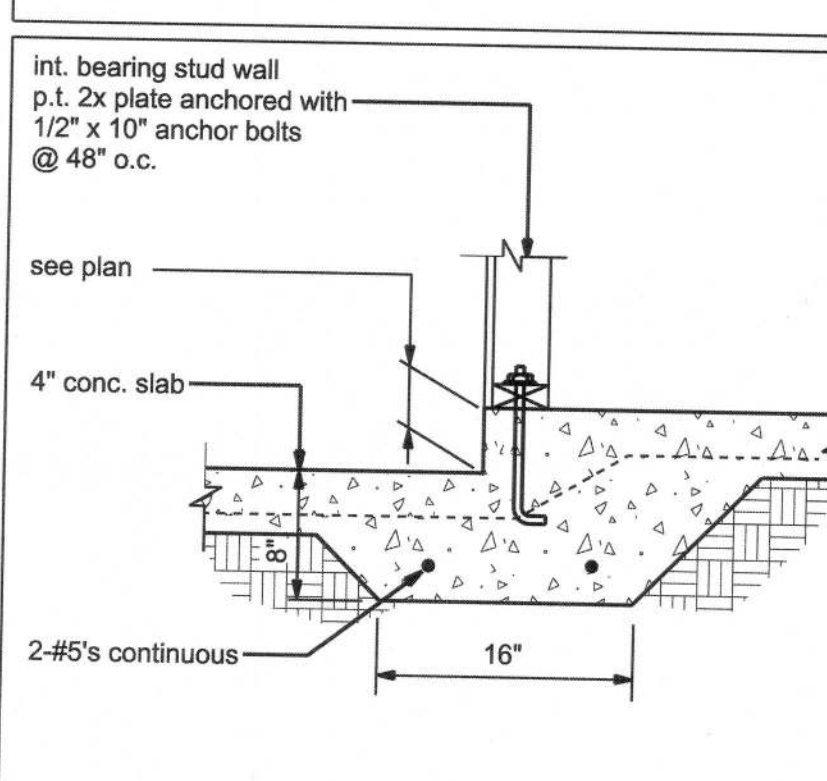
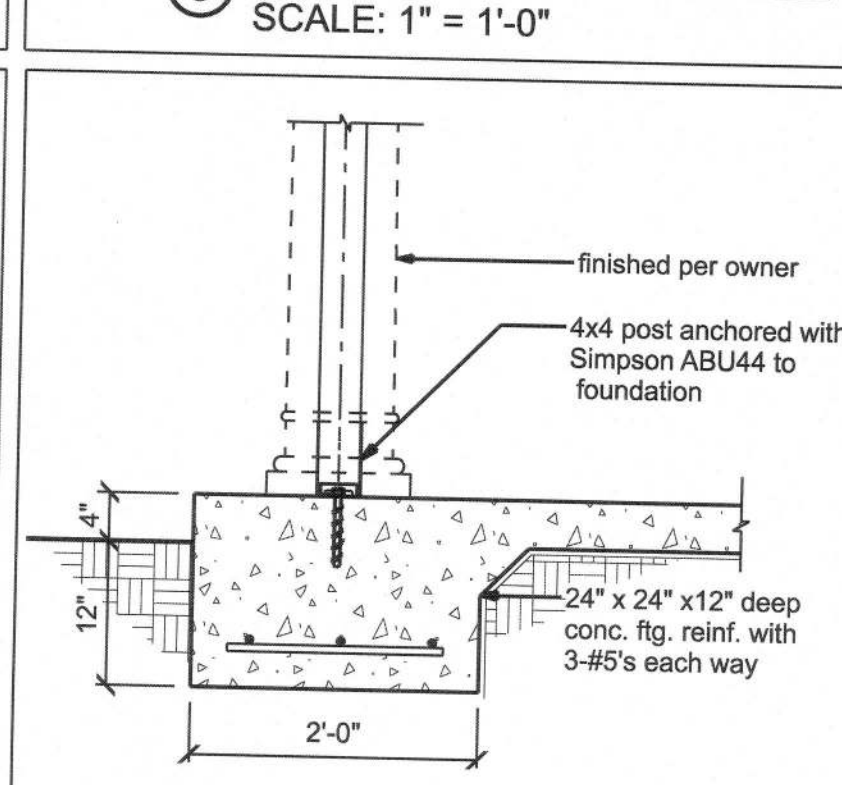
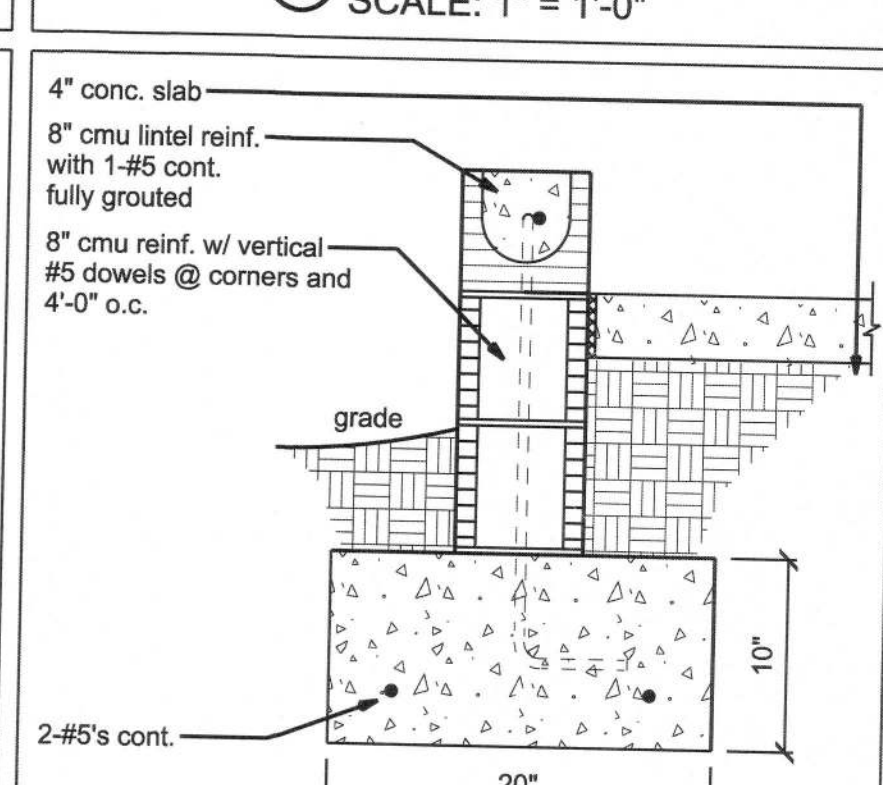
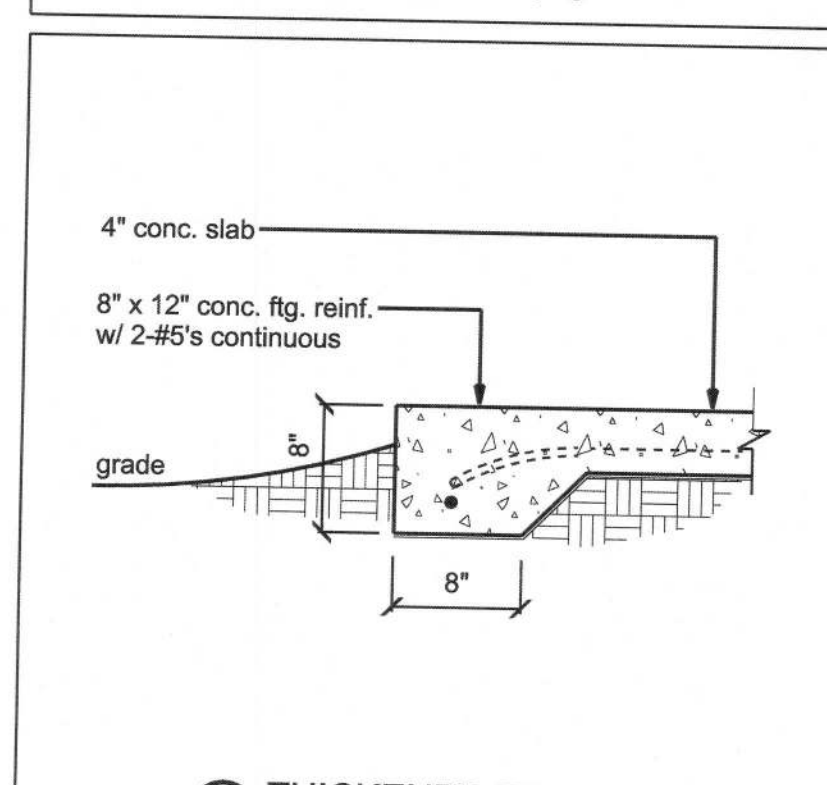
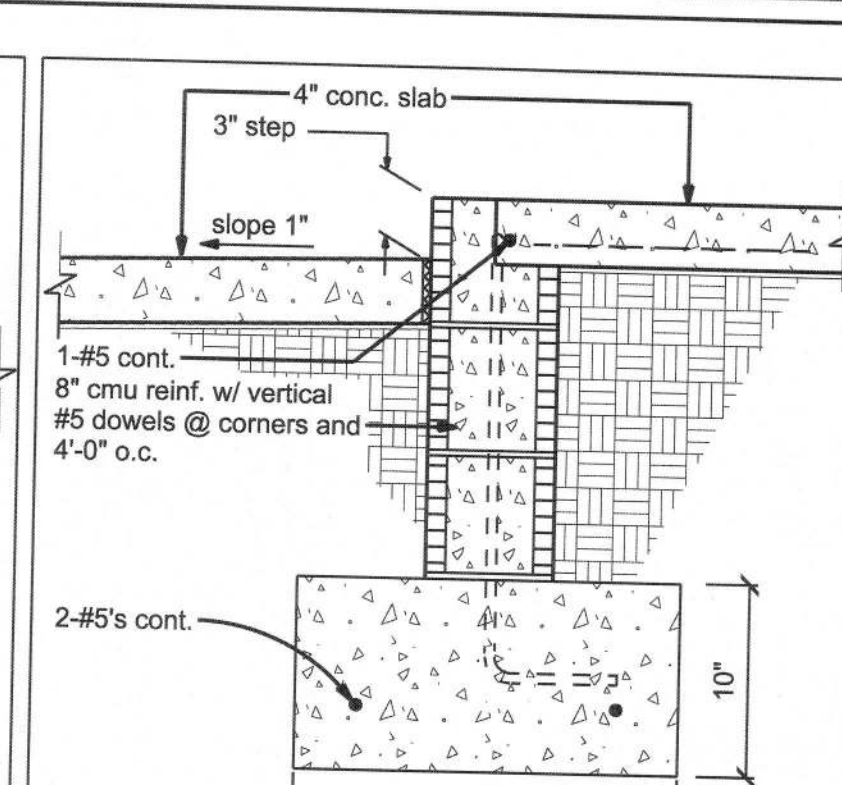
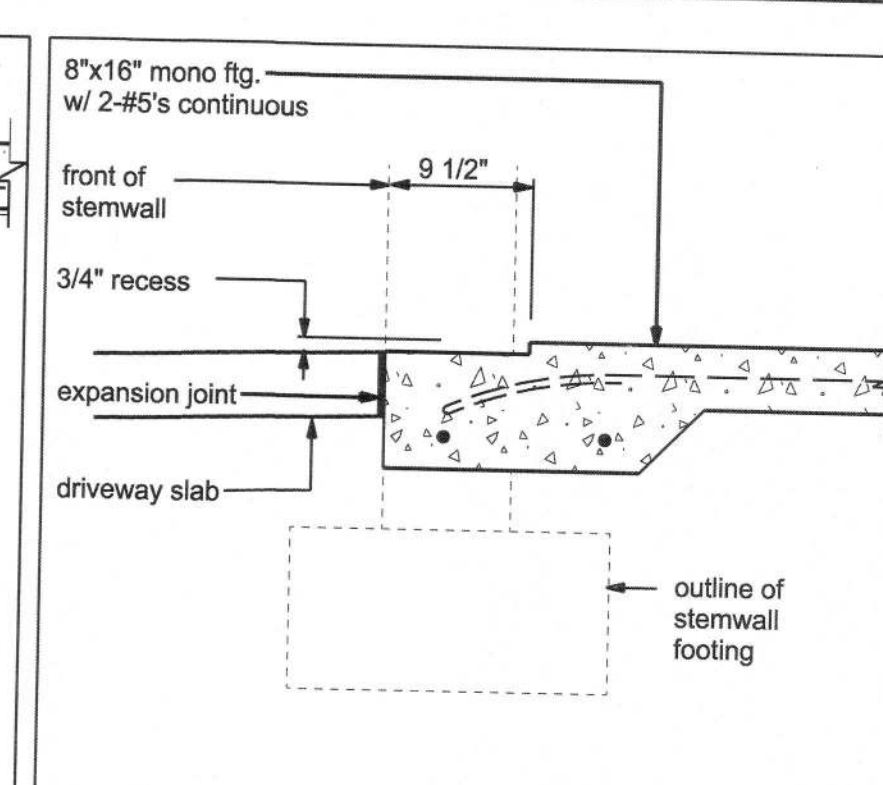
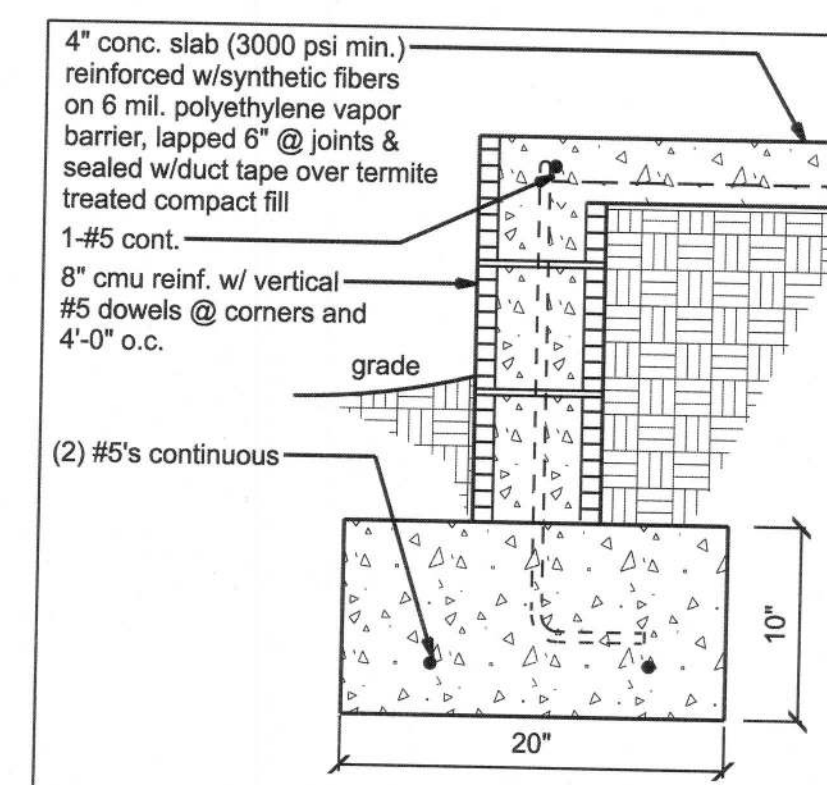
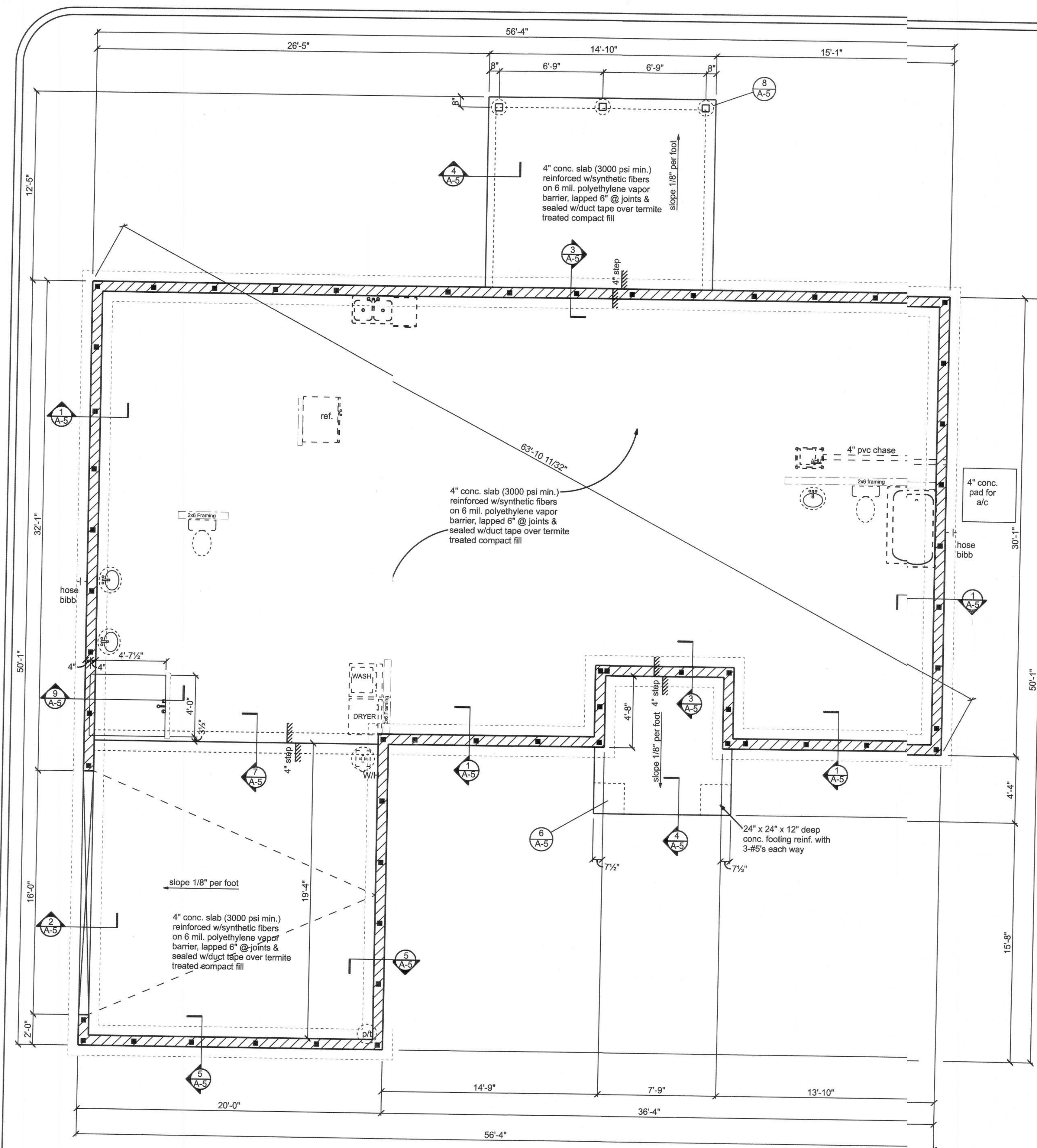
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SHEET A-4

OF 9

PROJECT NO. 22.R028



LOT 29 CROSSWINDS SUBDIVISION
FOUNDATION PLAN

P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00008701



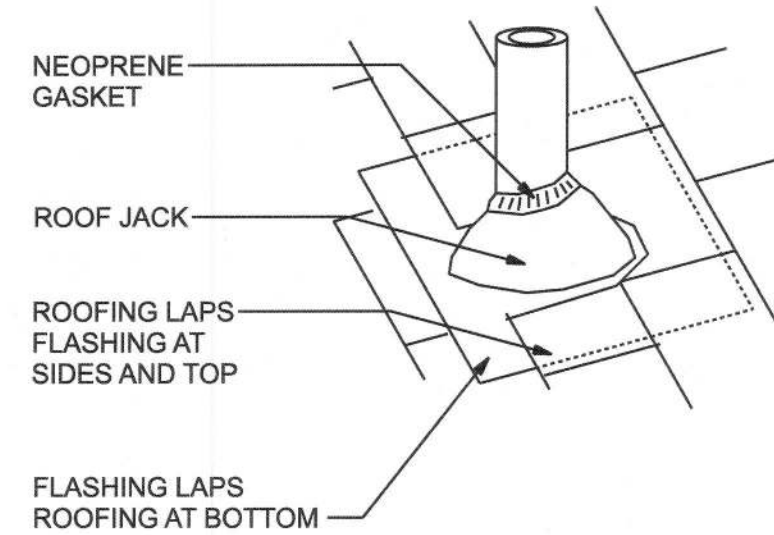
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	APPROVED W.H.F.

REVISIONS

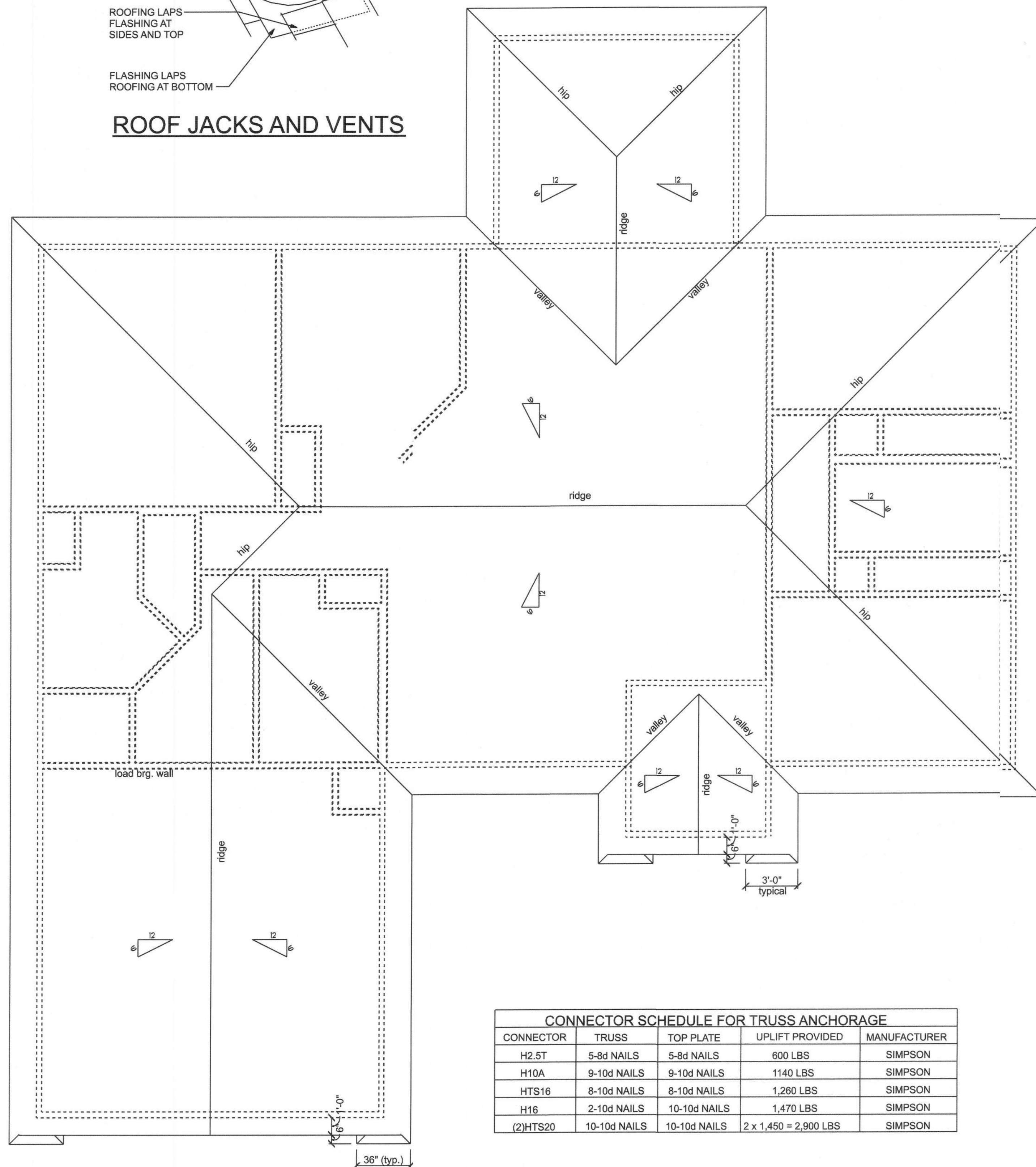
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PROJECT NO.
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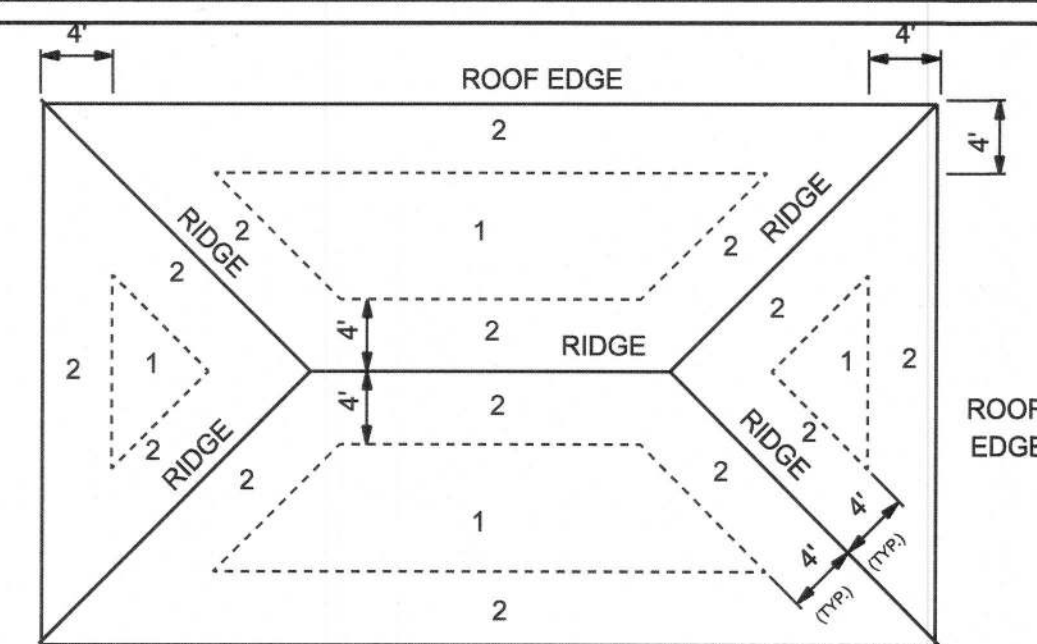
ROOF JACKS AND VENTS



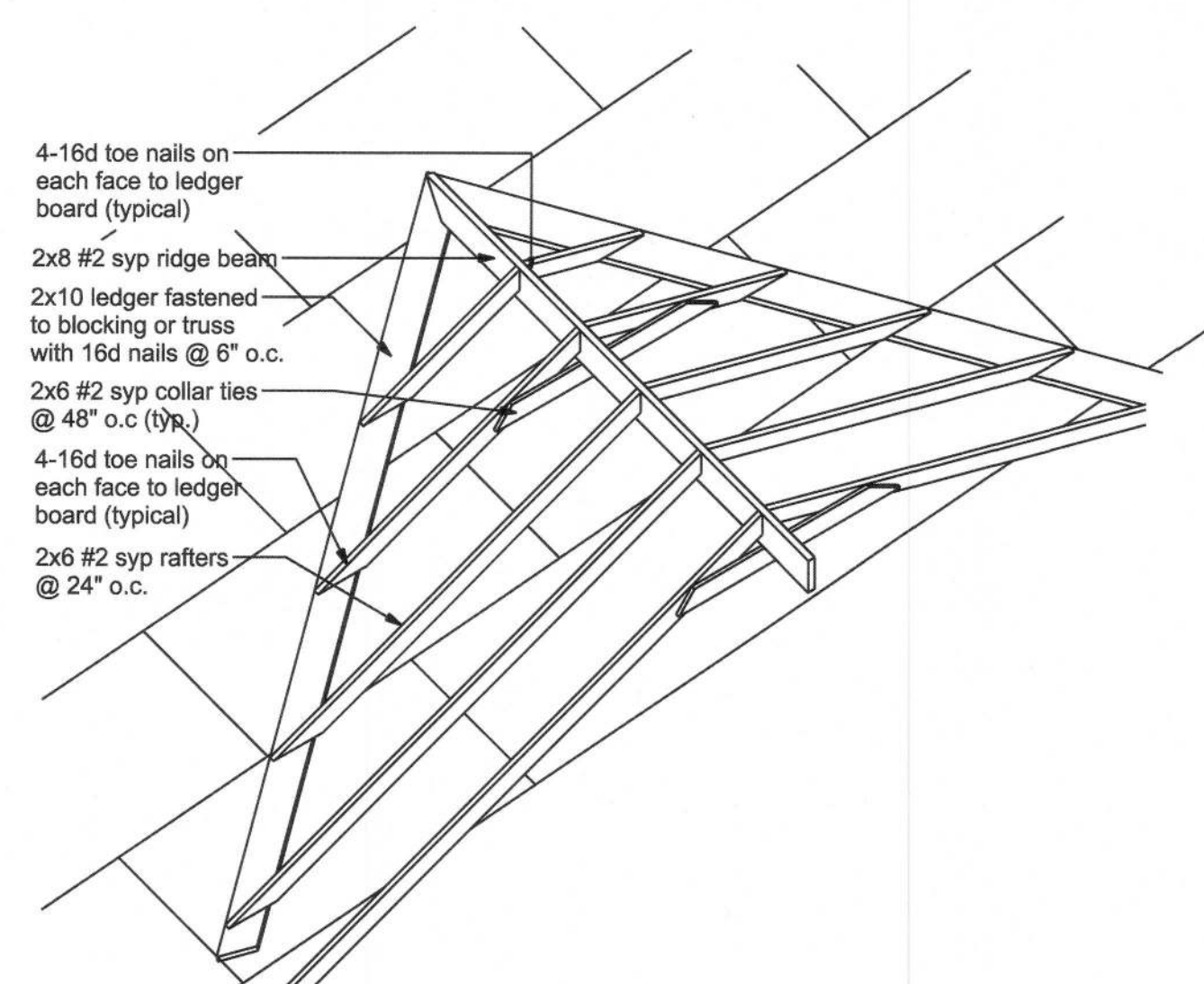
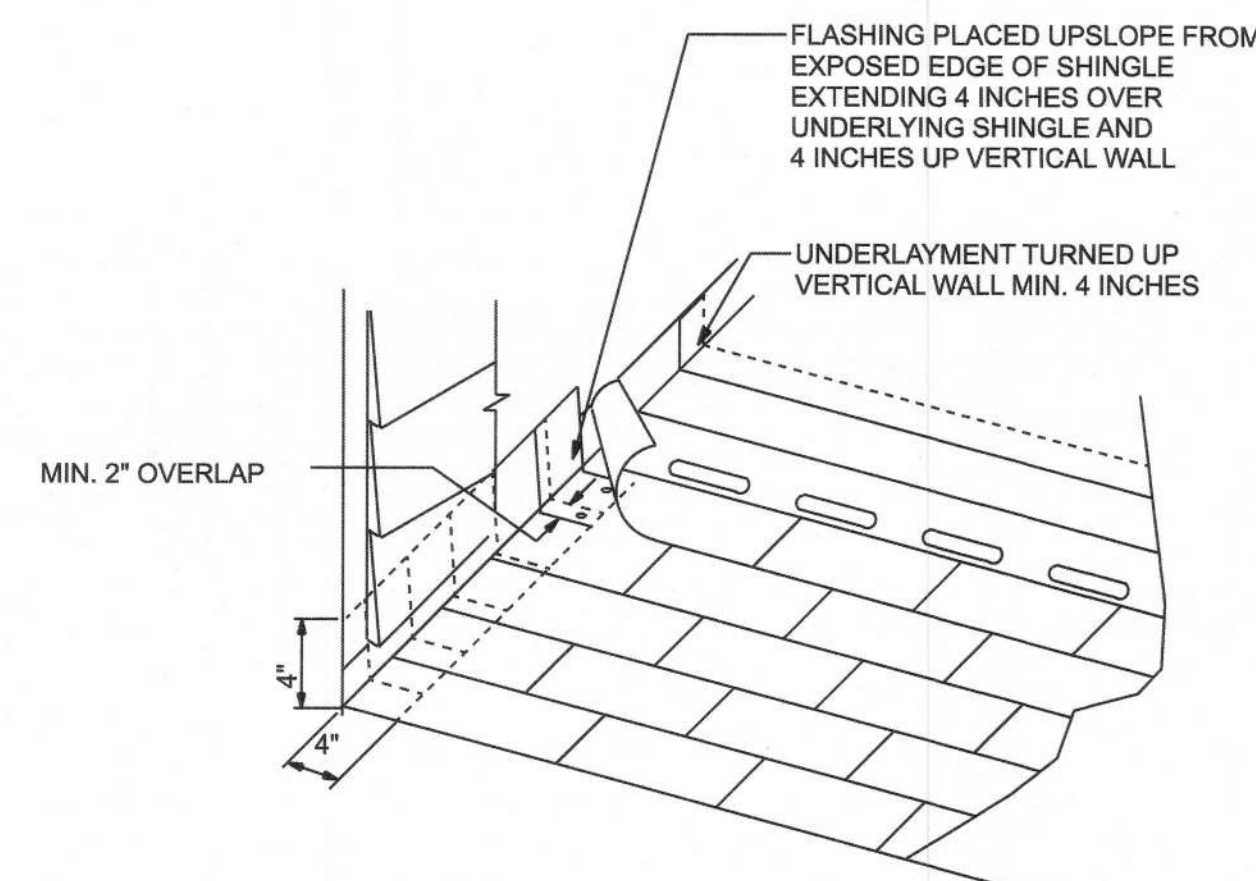
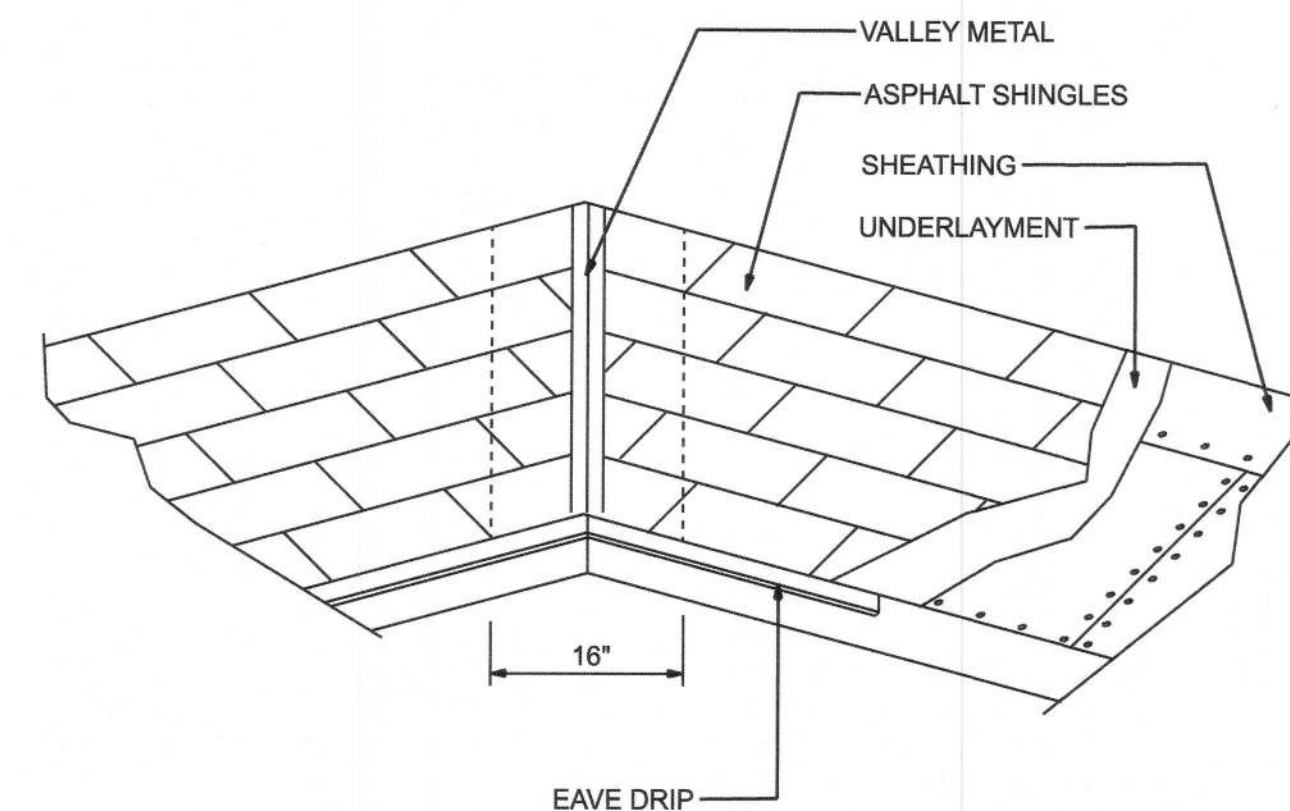
CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE				
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5T	5-8d NAILS	5-8d NAILS	600 LBS	SIMPSON
H10A	9-10d NAILS	9-10d NAILS	1140 LBS	SIMPSON
HTS16	8-10d NAILS	8-10d NAILS	1,260 LBS	SIMPSON
H16	2-10d NAILS	10-10d NAILS	1,470 LBS	SIMPSON
(2)HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON

ROOF PLAN

SC.E: 1/4"=1'-0"



ROOF SHEATHING NAILING ZONES (HIP ROOF)



ROOF INTERSECTION DETAIL

NTS

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1	7/16 o.s.b.	8d ring shank galvanized	6 in. o.c. EDGE 6 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			6 in. o.c. EDGE 6 in. o.c. FIELD

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, DOUBLE UNDERLAYMENT IS REQUIRED.

UNDERLAYMENT:
UNLESS OTHERWISE NOTED, UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE 1, OR ASTM D 4869, TYPE 1.

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY WITH 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:
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 ROOF 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 PA 107-95.

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 SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 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 WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.

- FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.9.2.
- FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS 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.
- FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
 - BOTH TYPES 1 AND 2 ABOVE, COMBINED.
 - ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 - SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (LB)
COPPER			1
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (zinc coated G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		2 1/2 20



LOT 29 CROSSWINDS SUBDIVISION

ROOF PLAN

P.O. BOX 860125
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(904) 429-7536
COA #0008701



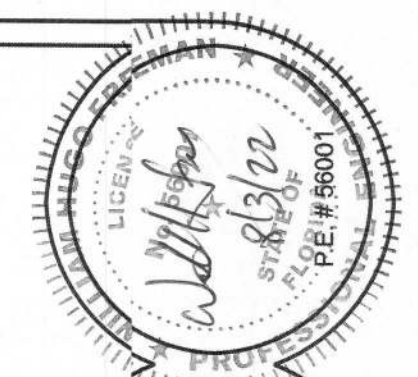
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APPROVED: W.H.F.

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SHEET: A-6

OF: 9

PROJECT NO.: 22.R028



LOT 29 CROSSWINDS SUBDIVISION

FRAMING DETAILS

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C.O.A. #0008701

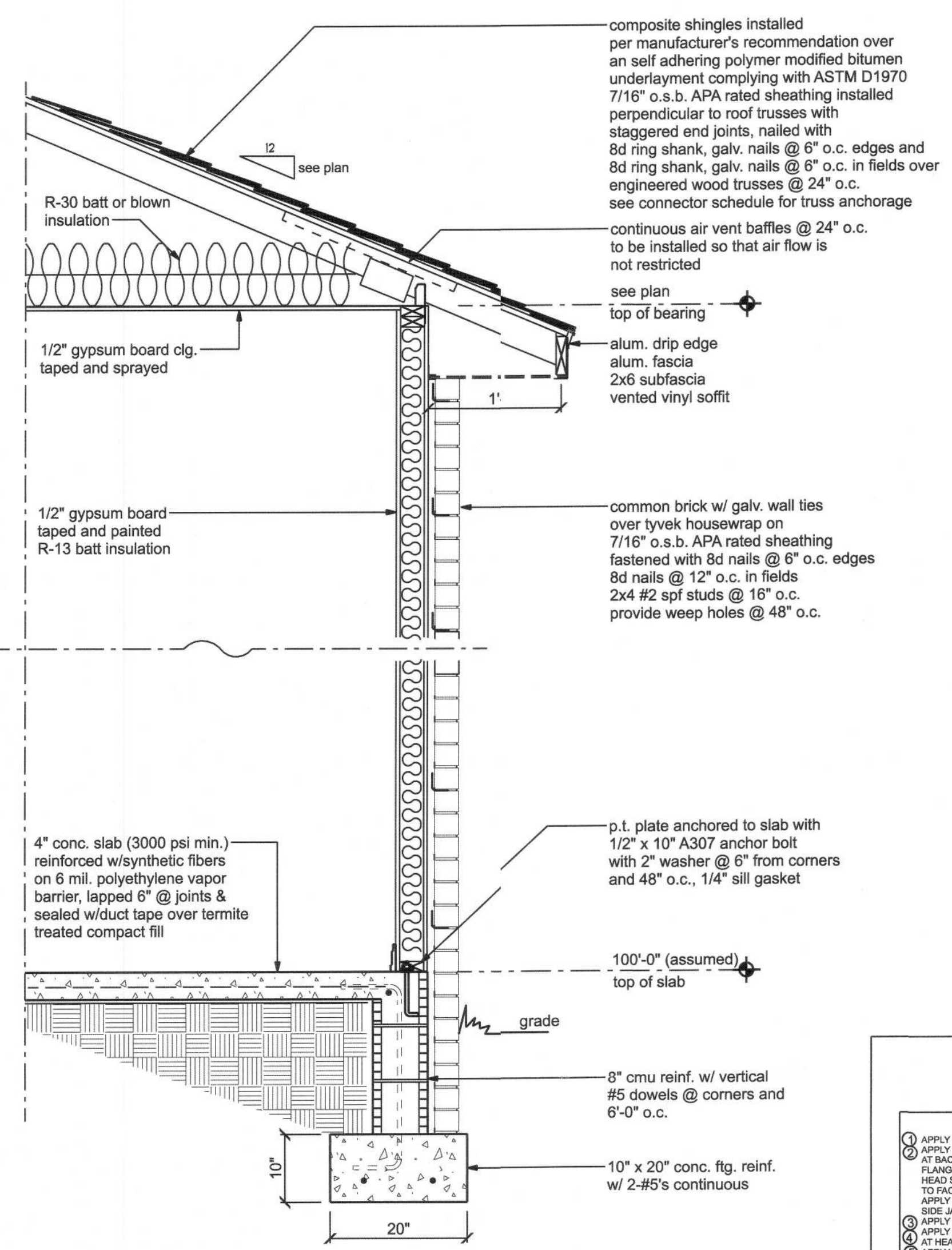


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DRAWN BY: W.H.F.
APPROVED: W.H.F.

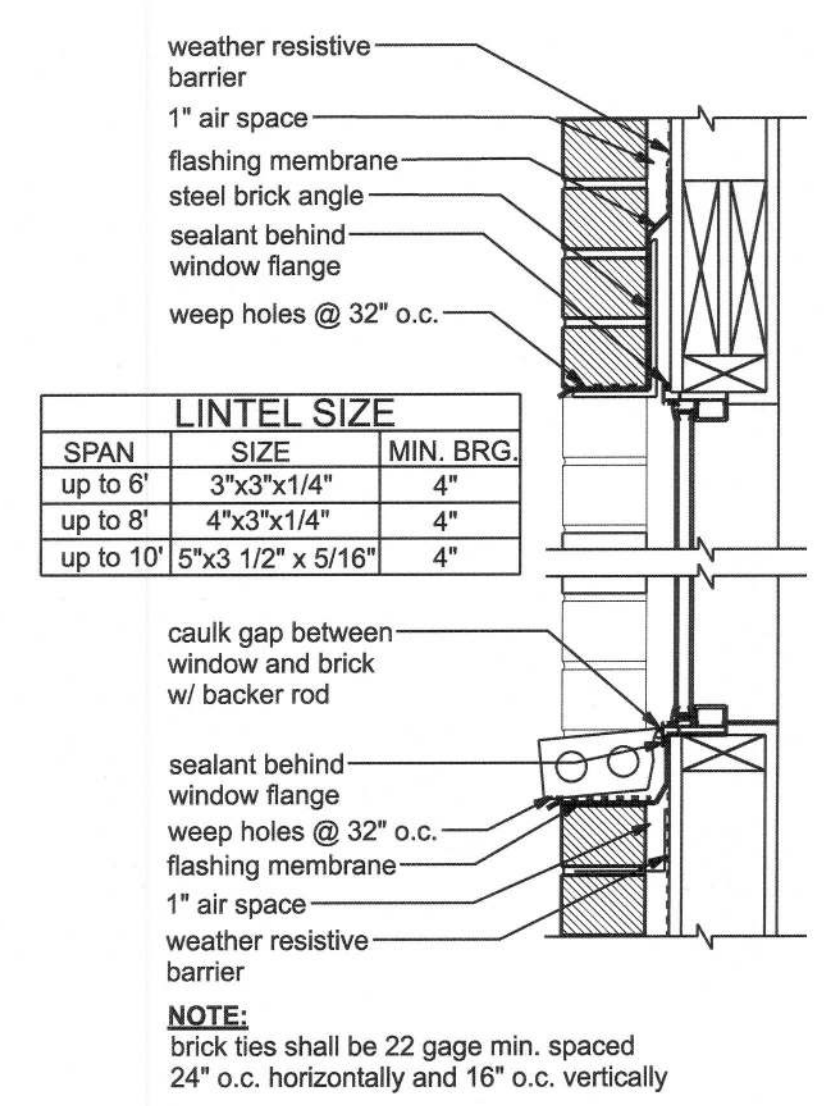
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SHEET: A-7
OF: 9

PROJECT NO.: 22.R028

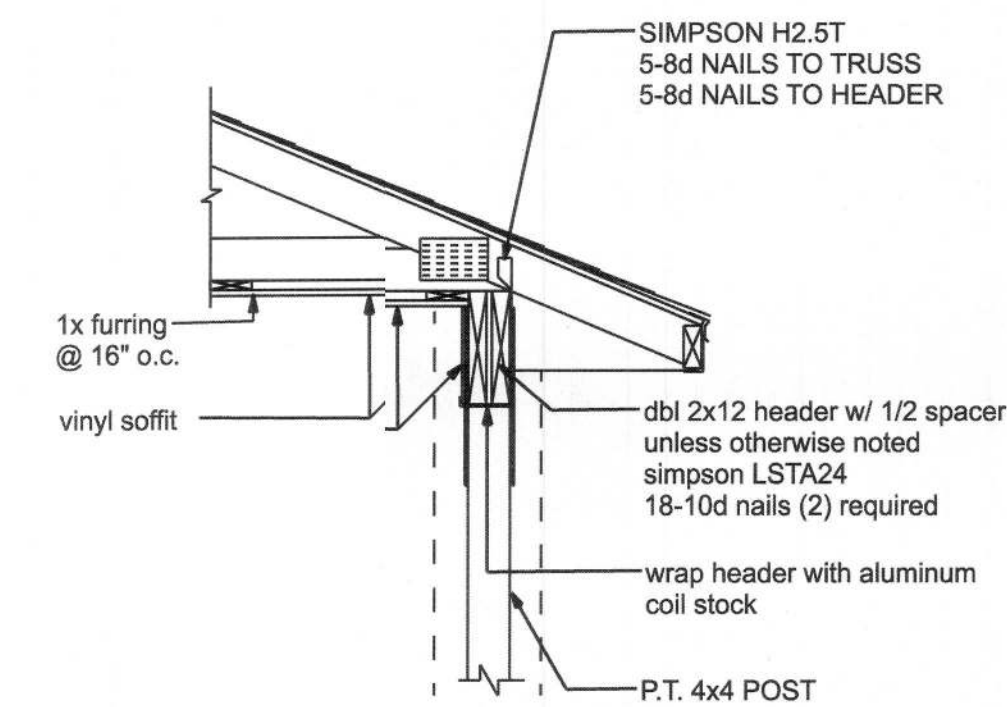


TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

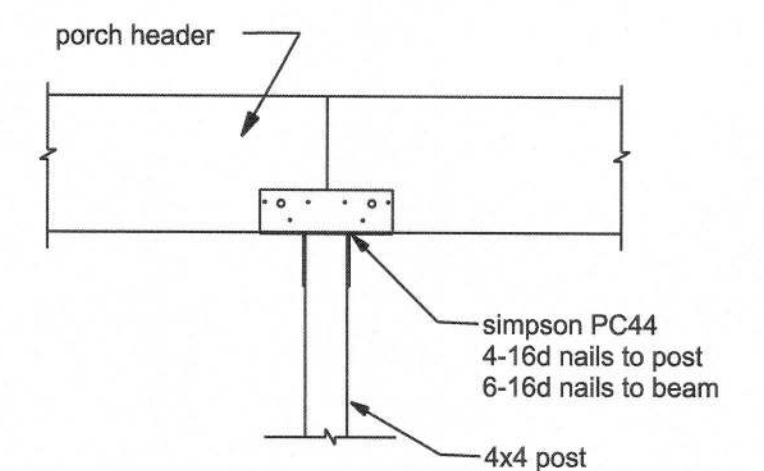


BRICK FLASHING
SCALE: 1 1/2" = 1'-0"

LINTEL SIZE		
SPAN	SIZE	MIN. BRG.
up to 6'	3"x3"x1/4"	4"
up to 8'	4"x3"x1/4"	4"
up to 10'	5"x3 1/2" x 5/16"	4"

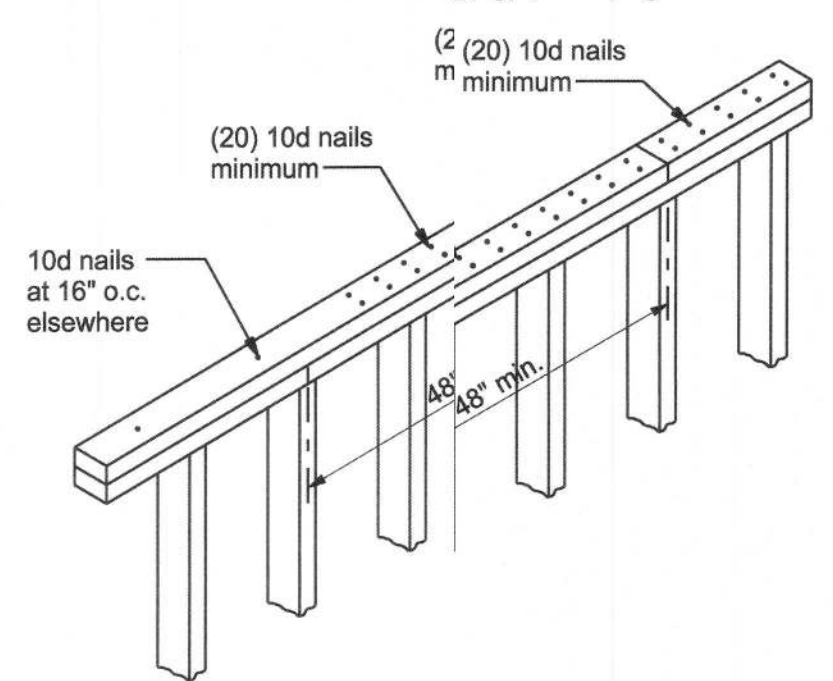


CORNER POST/HEADER DETAIL
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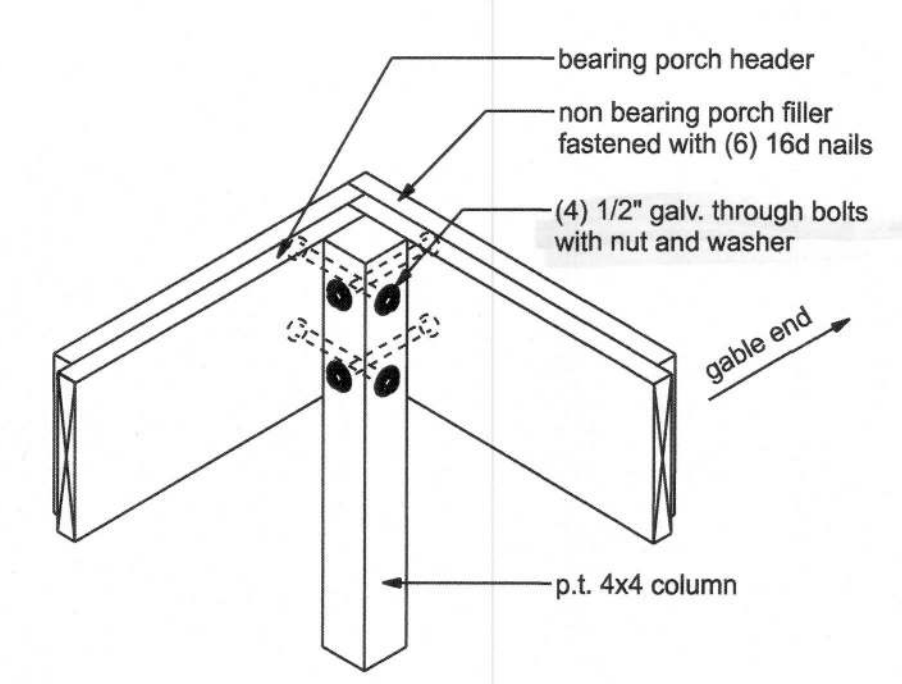


INTERMEDIATE POST
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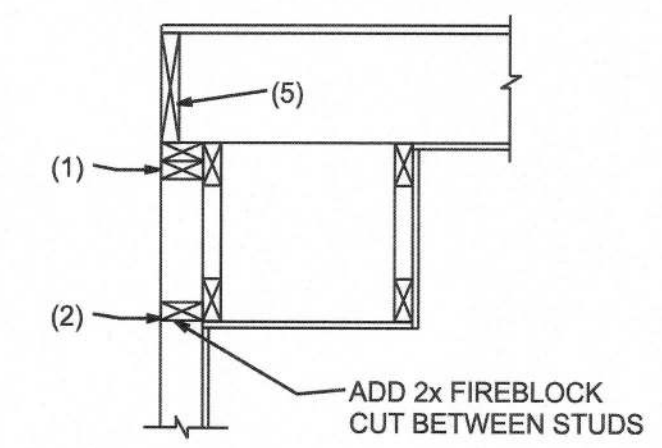
PORCH SECTION
SCALE: 3/4" = 1'-0"



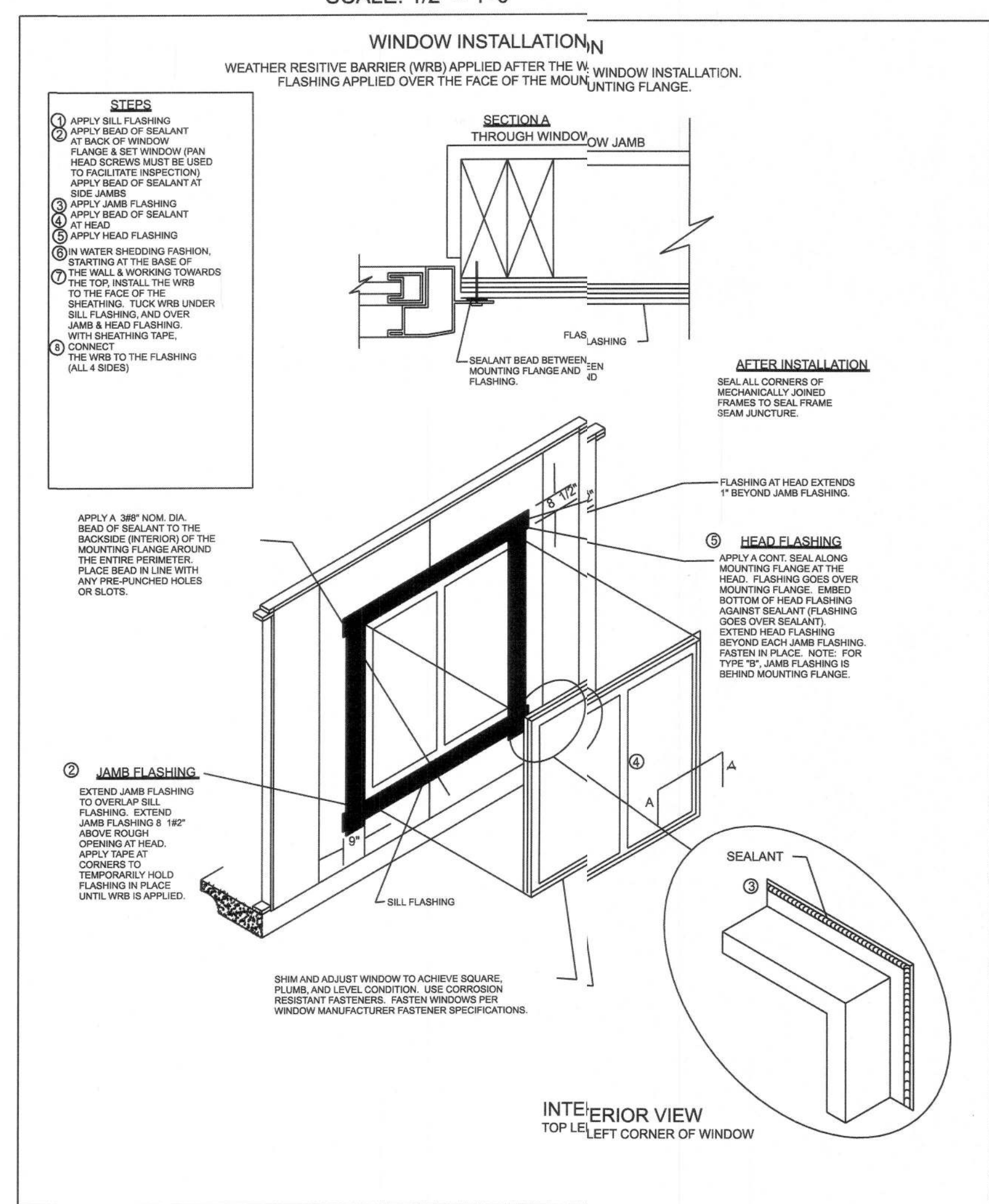
TOP PLATE SPLICE DETAILS
SCALE: 1/2" = 1'-0"



CORNER POST (front porch option)
NTS

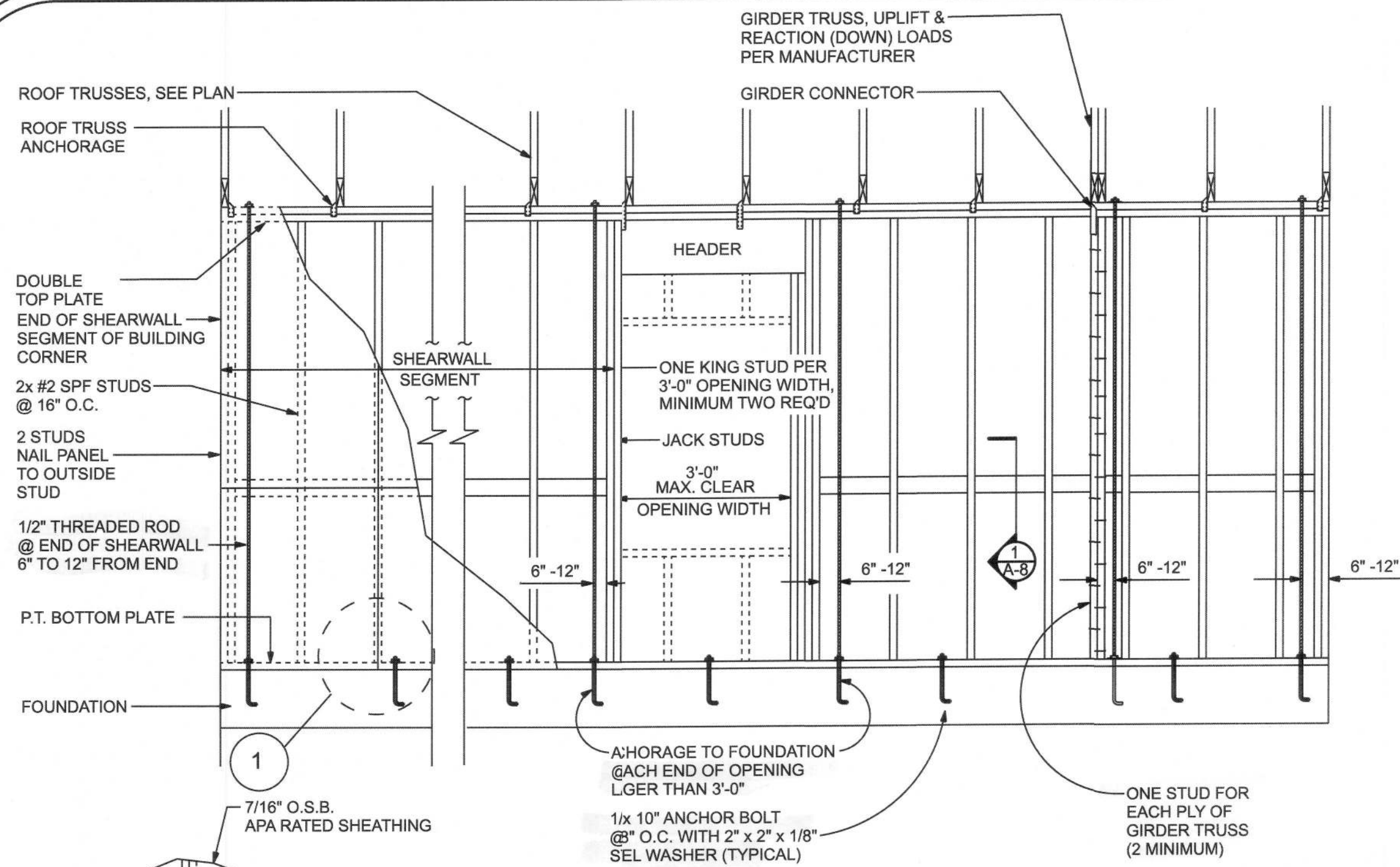


SOFFIT/DROPPED CLG.



FIREBLOCKING NOTES:

- FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- 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.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYROPANEL 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.



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

DOUBLE NAIL EDGE SPACING
TOP AND BOTTOM PLATE
UPLIFT CAPACITY = 474 plf
(TABLE 305S1 SST10-99)

- RULES:**
1. One all-thread rod at each corner.
 2. One all-thread rod at each end of shearwalls.
 3. One all-thread rod at each end of opening headers greater than 3'-0"
 4. Check sub-sheathing to top plate connection for horizontal transfer capability.
 5. If necessary, add all-thread rods to girders individually to exclude the from average lift plf.
 6. Check sole plate to slab connection, additional anchors may be required for lateral shear load transfer.

ALLOWABLE VALUES	
Connection Type	Allowable Value
Foundation / S.Y.P. Top Plate	3840 lbs.
Foundation / Spruce-Pine-Fir Top Plate	3840 lbs.
Lintel or Bond Beam / S.Y.P. Top Plate	3840 lbs.
Lintel or Bond Beam / Spruce-Pine-Fir Top Plate	3840 lbs.

Placement at slab level:

Corners
When presetting the all-thread rod at a building corner, the rod should be placed 8 to 12 inches away from the corner so it does not set under the corner framing members. When an all-thread rod is specified at a building corner, it may be placed on either side of the corner.

Header ends
When presetting the all-thread rod at a header end, the rod should be placed 8 to 12 inches away from the header end so it does not fall under the stud pack framing members.

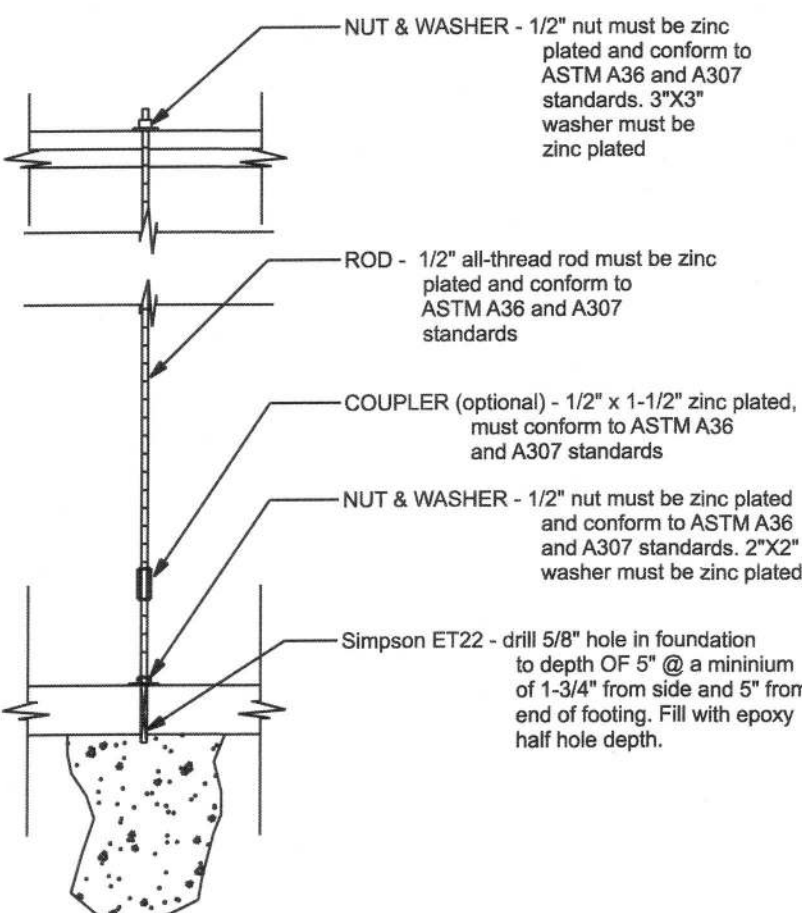
Top Connections
Top connections made at corners and header ends shall be made within 2 inches of the framing pack. A nut and 3X3 washer shall be applied to the top plates and tightened securely.

Intermediate Coupler Connections
When using the rod coupler, care should be taken to ensure full and equal thread engagement. This is easily achieved by threading the coupler all the way onto the rod, then standing the two rods end to end, then threading the coupler back over the rod joint so each rod is halfway into the coupler.

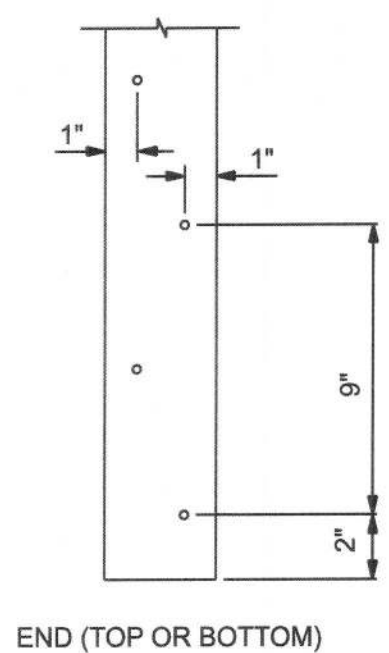
Retro-fits
In the case of an all thread rod misplacement, the rod may be epoxied into the concrete.

Sole plate to slab connection:
The slab level sole plate shall be connected to the slab with the connectors specified and at the spacing specified within the design documents. All-thread rods shall be placed as per the design specifications. All-thread rods with a nut and washer at the sole plate will qualify as a sole plate connection but may require other anchors intermediate of the all-thread rod locations to qualify the specified spacing requirements.

System Tightening:
On multiple story applications, the all-thread rod system shall be rechecked for proper tension just before the walls are veneered. This will allow the all-thread rod system to compensate for the buildings dead load compression.



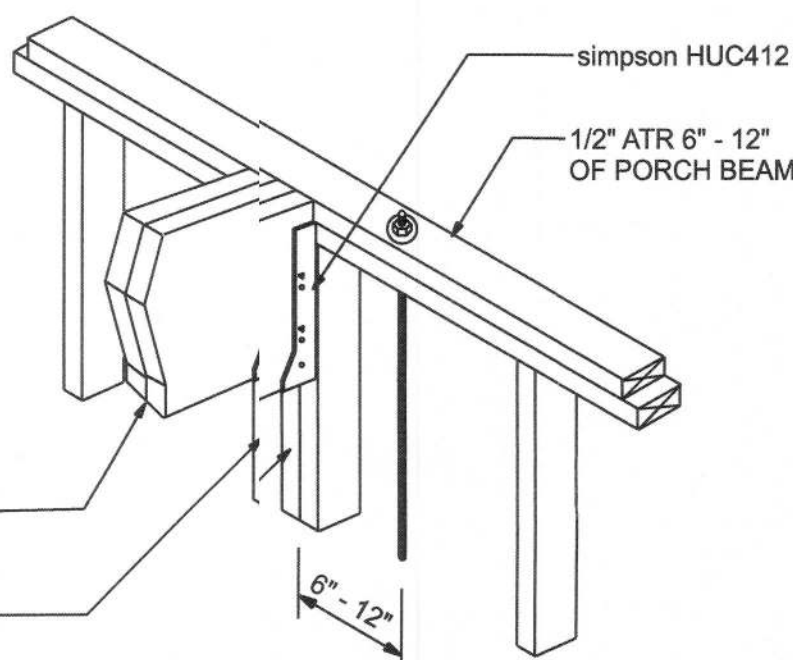
NOTE:
A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN MULTIPLE MEMBERS MAY BE USED.
IF RATED SHEATHING IS APPLIED TO NARROW EDGES, NAILED TO EACH STUD AT 12" O.C. MAXIMUM, THE LAMINATION NAILING SHOWN HERE IS NOT REQUIRED.



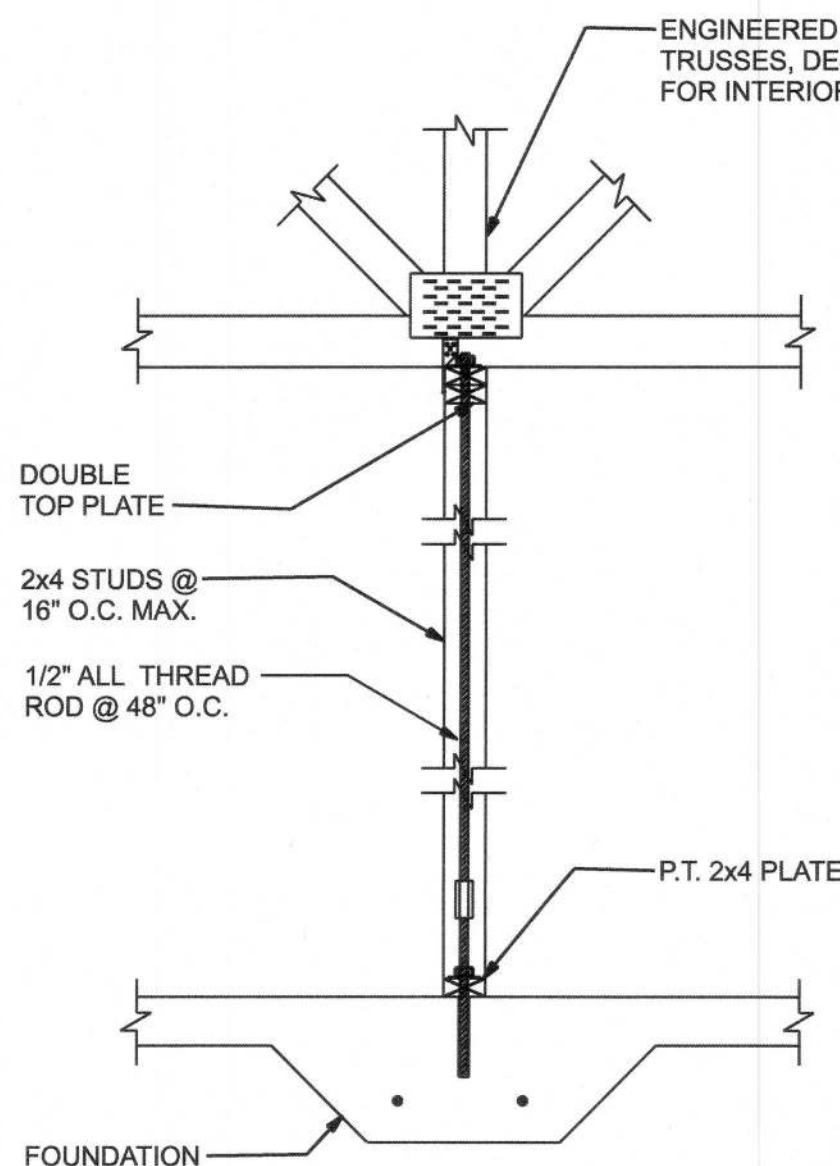
GIRDER COLUMN DETAIL
SCALE: 1/2" = 1'-0"

OPENING CONNECTION REQUIREMENTS				
CLEAR OPENING WIDTH	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
0' - 3'	(2) 2x8	1.5"	N/A	N/A
>3'-3' - 6'	(2) 2x10	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>6'-6' - 9'	(2) 2x12	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>9'-9' - 12'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>12'-12' - 15'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>15'-15' - 18'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	4.5"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD

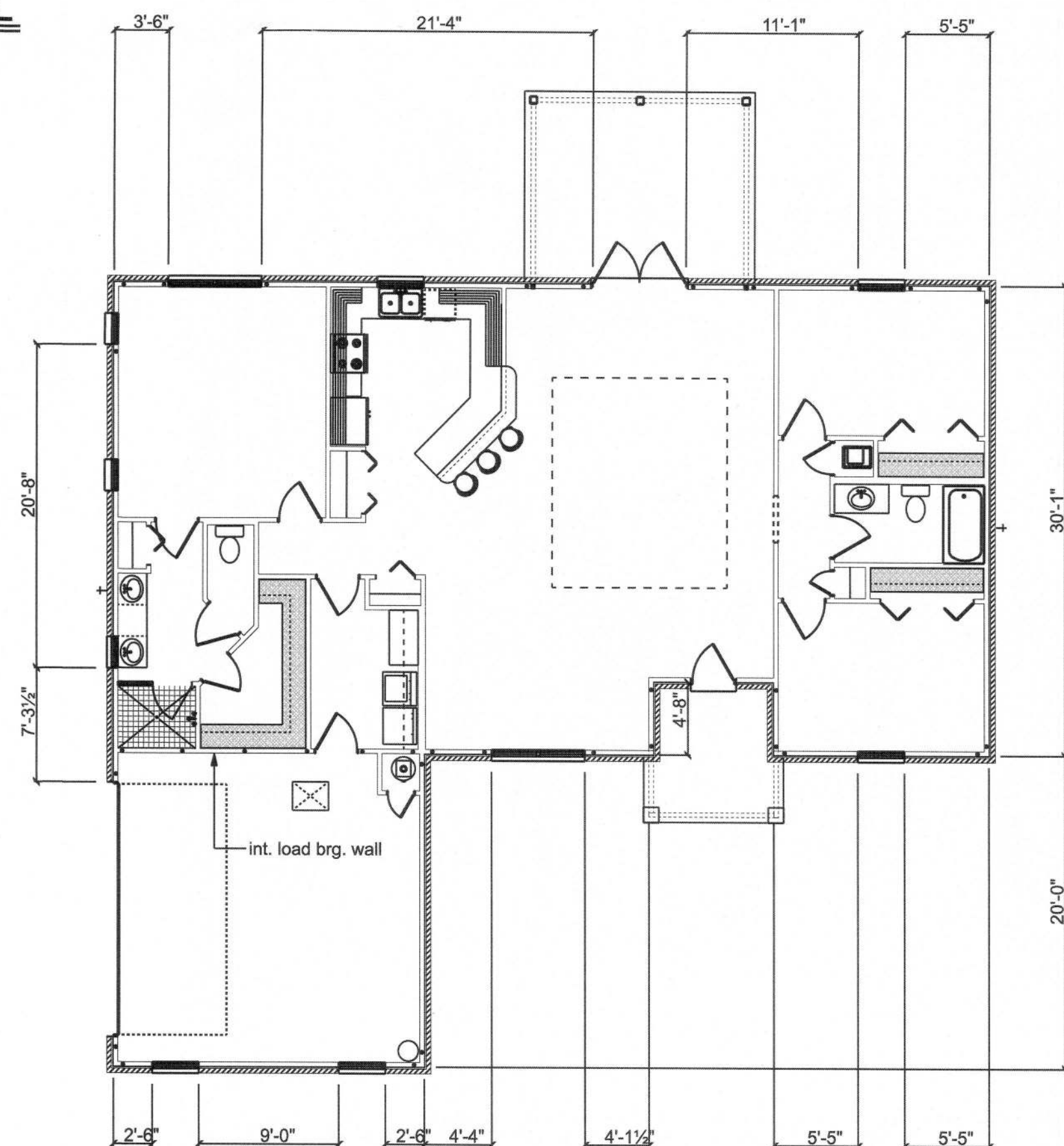
BLOCKING SECTION
SCALE: 3/4" = 1'-0"



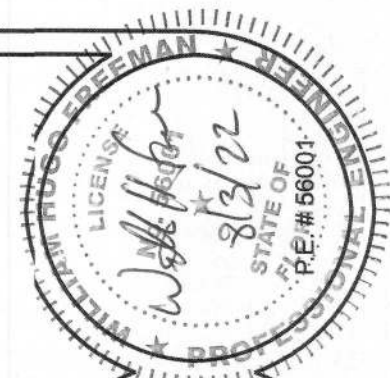
ALL THREADED @ PORCH BEAM
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INTERIOR BRG. WALL DETAIL



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



LOT 29 CROSSWINDS SUBDIVISION

SHEARWALL DETAILS

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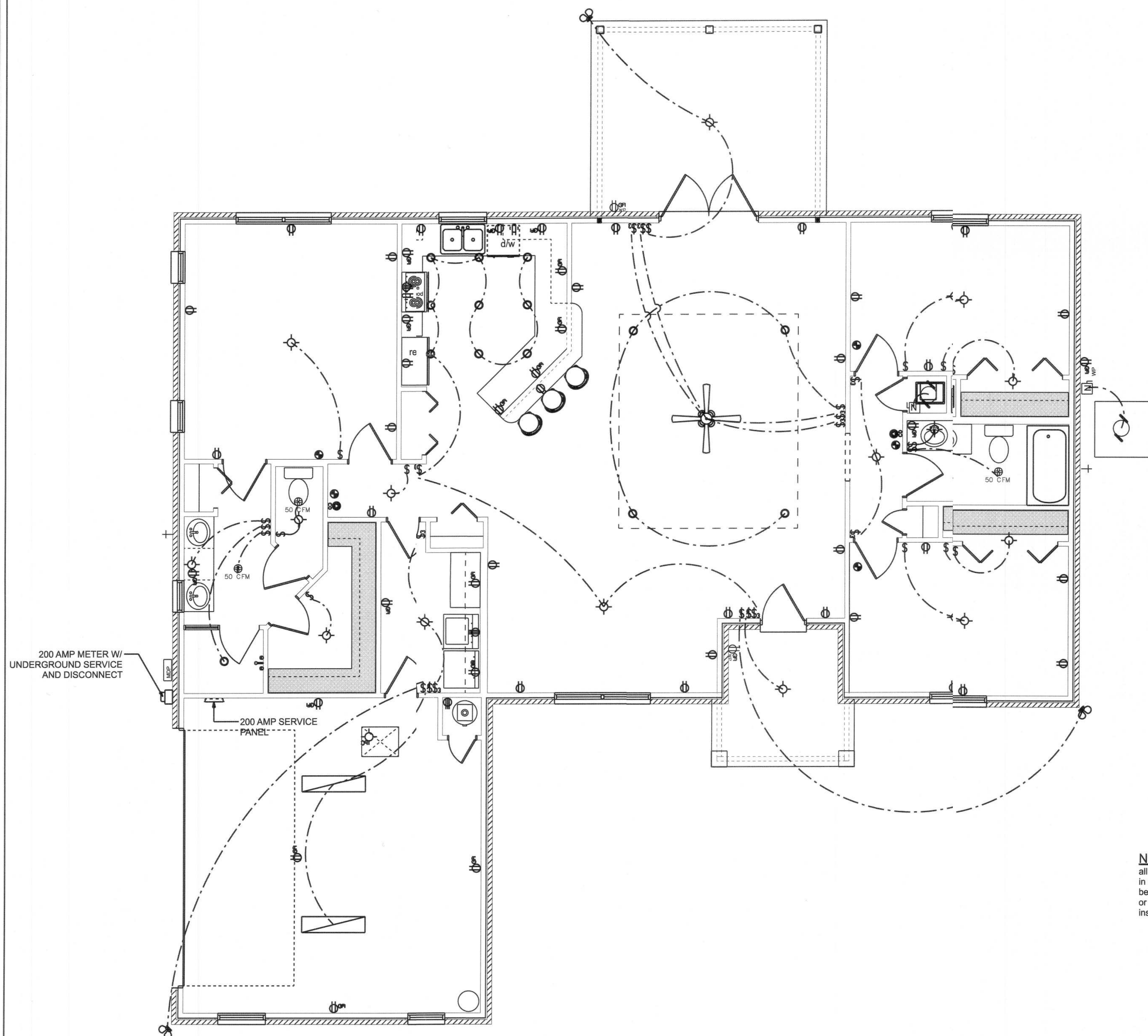
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W.H.F.

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SHEET A-8

OF 9

PROJECT NO.
22.R028



ELECTRICAL PLAN
SCALE 1/4"=1'-0"

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
ceiling fan spotlights 01	
pot light	
double spotlight	
fluorescent fixture	
HVAC motor	
electrical panel	
motor	
non fused disconnect	
ELEC METER	
WP GFI	
co detector	
fan 50 CFM	
light	
outlet	
outlet 220v	
outlet gfi	
pull chain light	
smoke detector	
switch	
switch 3 way	
weatherproof gfi	
main distribution panel	

NOTE:

all 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, kitchens, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuits.

- Service/Feeder Entrance Conductors: 2 1/2" rigid conduit, min 18" deep, w. continuous ground bonding conductor. Service/Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
- Existing Meter Enclosure, weatherproof, U.L. Listed.
- Main Disconnect Switch: fused or Main Breaker, weatherproof, U.L. Listed.
- Service entrance ground: 5/8" diameter iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per item #5 below.
- 200 Ampere Feeder: 3-2/0-THHN-Cu, 1-#2-Cu-GND, 2 1/2" Conduit.
- House Panel (PNL), U.L. Listed, sized per schedule.
- Equipment Disconnect Switch: non-fused, in weather proof enclosure, size according to Panel Schedule loads.
- Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

ELECTRICAL PLAN NOTES

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

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

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

ALL SMOKE DETECTORS SHALL BE 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.

WIRING NOTES:

WIRING, DISTRIBUTION EQUIPMENT AND DEVICES

A. CONDUCTORS: Copper, in accordance with ASTM Standards, size reference AWG. Conductors No. 10 and smaller size solid, No. 8 and Larger, Stranded. Insulation of conductor thermoplastic, type THHN (min. size No. 12) any wire installed outside, underground, in slabs or exposed to moisture shall have THWN insulation.

B. RACEWAYS: RIGID STEEL CONDUIT, full weight pipe galvanized, threaded, and minimum 1/2 inch except as noted or required for wiring. ELECTRICAL METALLIC TUBING (EMT), thin wall pipe, galvanized, threadless, compression fittings, and minim 1/2" size except as noted or required for wiring. FLEXIBLE STEEL CONDUIT: continuous single strip, galvanized, and minimum 1/2" size except as noted or required for wiring. PVC CONDUIT, heavy duty type, size as indicated. Separate raceways shall be used for each voltage system.

C. DISCONNECT SWITCHES: General Duty, horsepower rated for motor loads 250 volt rating, fused or non-fused as noted; number of poles as indicated. Enclosure NEMA 1 for indoor use and NEMA 3R for weatherproof applications. Switch to be Square "D" or equal.

D. CIRCUIT BREAKERS: molded case, thermal-magnetic, quick make, quick break, bolt-on type with manually operated insulated trip-free handle. Multi-pole types with internal common trip bar.

Terminals suitable for copper or aluminum conductors. Interrupting capacity minimum 10,000 RMS symmetrical amperes circuit circuit breakers to be Square "D", Siemens or equal, type as required.

E. PANELBOARDS: Voltage, phasing, and ampere ratings as indicated; circuit breaker type as indicated, buss bars of hard drawn copper, minimum 98% conductivity, galvanized steel back box, door and trim. All corners lapped and welded, hardware chrome plated with flush lock and catch. Hinges semi-concealed, 5 knuckles steel with nonferrous pins. 180 degree openings. Minimum gutter space 5-3/4" sides, top and bottom. Increase size where required by code. Directory holder complete with clear plastic transparent cover indicating typewritten list of feeder cables, conduit sizes, circuit number, outlets of equipment supplied, and their location. Circuit breaker type panelboards to be Square "D" type NQOD or I-Line, or equal. A plastic label shall be located on exterior of panelboard identifying the system voltage, phase, and current rating.

F. WIRING DEVICES: All devices their product of the same manufacturer. Wall switches and receptacles to be 20 amp, 125 volt, unless noted otherwise. Color to be selected by Architect.

G. DEVICE PLATES: provide for all outlets where devices are installed. Provide engraved marking for special outlets (where noted). Provide blank plates for empty or future outlet boxes. DEVICE AND DEVICE PLATE COLORS TO BE VERIFIED WITH ARCHITECT AND OWNER.

GROUNDING SYSTEM:

a. EQUIPMENT: Ground non-current carrying metal parts of panel board, raceways and all lighting fixtures. All conduit shall have equipment grounding conductors.

INSTALLATION:

A. Secure all supports to building structure as specified under raceways. Support horizontal runs of metallic conduit not more than 10 feet apart. Run exposed raceways parallel with or at right angles to walls.

B. Pass raceways over water, steam or other piping when pull boxes are not required. no raceway within 3 inches of steam or hot water pipes, or appliances. expect crossing where the raceway shall be at least 2 inches from pipe cover.

C. Cut conduit ends square, ream smooth. Paint male threads of field threaded conduit with Graphite based pip compound. Draw up tight with conduit couplings.

D. Leave wire sufficiently long to permit making final connections. In raceway over 50 feet in which wiring is not installed, furnish pull wire.

E. Verify locations of outlets and switches.

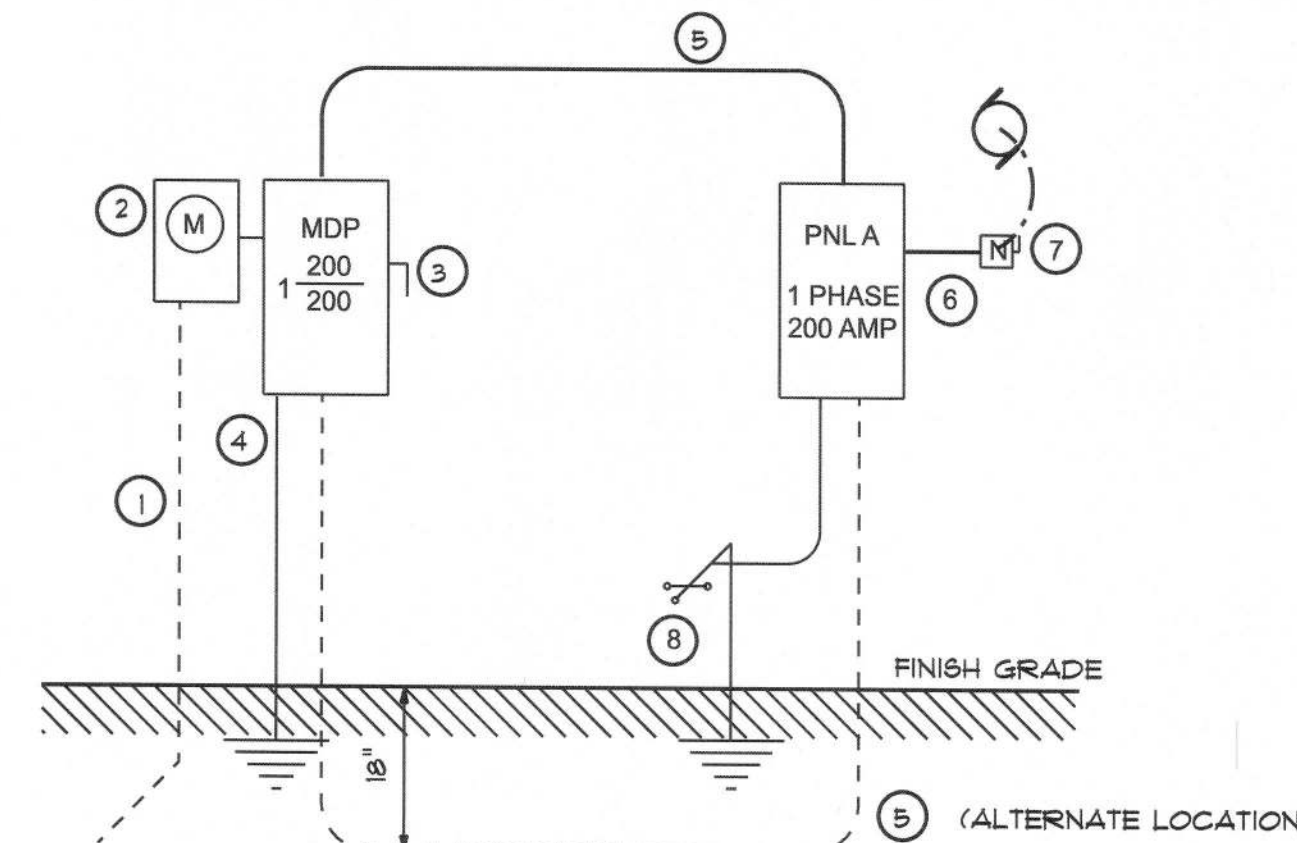
F. Support panel, junction and pull boxes independently to building structure with no weight bearing on conduits.

G. Connect conduit to motor conduit terminal bases with flexible conduit: minimum 18 inches in length and 50% slack. Do not terminate in or fasten raceways to motor foundation.

H. This contractor shall provide a temporary electrical distribution system as required; 120/208 volt, 1 phase, 100 amp, for new construction. All temporary work shall be installed in a neat and safe manner.

I. Contractor to remove and salvage all abandoned electrical equipment.

J. This contractor shall warrant all labor and materials for one year from date of final written acceptance.



LOT 29 CROSSWINDS SUBDIVISION

ELECTRICAL PLAN

P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
COA #0008701



DRAWN BY
W.H.F.
DATE
7/14/22
APPROVED
W.H.F.

REVISIONS

SHEET A-9

OF 9

PROJECT NO.
223028