



LOT 32 CROSSWINDS SUBDIVISION
GENERAL NOTES SHEET

P.O. BOX 880125
ST. AUGUSTINE, FL 32086
(844) 429-7336
COA-00000001

COASTAL
ENGINEERING
AND ARCHITECTURE, LLC

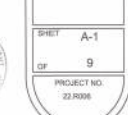
DRAWN BY
W.H.F.
APPROVED BY
W.H.F.

REVISIONS

SHEET A-1

OF 9

PROJECT NO.
22 R006



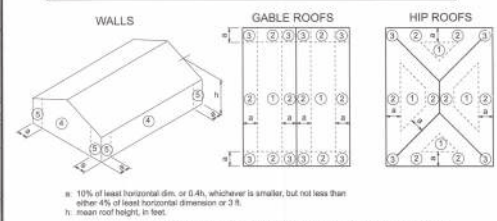
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STRUCTURAL DESIGN CRITERIA

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 APRIL WOOD DESIGN SPECIFICATION
LIVE LOADS:	ROOF 20 PSF (REDUCIBLE) RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED 40 PSF BALCONIES 40 PSF STAIRS 20 PSF LIGHT PARTITIONS (DEAD LOAD), U.N.O. WIND LOADS BASED ON FBC, SECTION 1609 WIND VELOCITY: 125 MPH, USE FACTOR: 1.0
WIND LOADS:	ALL CONCRETE UNLESS OTHERWISE INDICATED PRECAST CONCRETE FOR MASONRY CELLS ONLY (DO NOT USE FOR CONCRETE COLUMNS ON THE BEAMS)
CONCRETE STRENGTH @ 28 DAYS	3000 PSI 3000 PSI
REINFORCING:	WELDED WIRE FABRIC SHALL CONFORM TO ALL REINFORCING BARS ALL STRUTS AND TIES ASTM A185 ASTM A615-40 40,000 PSI ASTM A615-40 40,000 PSI
CONCRETE MASONRY UNITS:	ASTM C90-90, STANDARD WEIGHT UNITS, 1600 PSI CONCRETE GROUT 3000 PSI CONTINUOUS MASONRY INSPECTION IS REQUIRED DURING CONSTRUCTION ALL STRUCTURAL AND MISCELLANEOUS STEEL, ASH 36,000 PSI, U.N.O. SHOP AND FIELD WELDED, E70XX ELECTRODES ALL STEEL CAST IN CONCRETE, ASTM A36 OR ASTM A307
STRUCTURAL STEEL:	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-C GROUP 1 1/4 IN. RATED (4804) SHOP AND FIELD WELDED, E70XX ELECTRODES VERSAL LAM BEAM 3" x 200 PSI (2.02) WOOD COLS. PARALLEL 2.06 U.N.O.
WOOD FRAMING:	DESIGN LOADS: TOP CHORD DEAD LOAD: 10 PSF TOP CHORD LIVE LOAD: 10 PSF BOTTOM CHORD DEAD LOAD: 10 PSF TOTAL: 40 PSF
WOOD ROOF TRUSSES:	DESIGN LOADS: DEAD LOAD: 15 PSF LIVE LOAD: 40 PSF TOTAL: 55 PSF
WOOD FLOOR TRUSSES:	DESIGN LOADS: DEAD LOAD: 15 PSF LIVE LOAD: 40 PSF TOTAL: 55 PSF
SOIL BEARING VALUE:	ASSUMED ALLOWABLE SOIL BEARING CAPACITY AFTER COMPACTION: 2,000 PSF SEE SOIL 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
MINIMUM PER ASCE 7-16	
DESIGN WIND PRESSURES	
WIND CASE	
Zone 1 - Windward Wall	+26.5 psf
Zone 2 and 3 - Windward and Leeward Roof	-29.1 psf
Zone 2 - Stopped Windward Roof	-29.1 psf
Zone 3 - Leeward Roof	-29.1 psf
Zone 4 - Leeward Wall	-18.0 psf
Zone 5 - Sidewalk	-23.9 psf
Zone 7 - Overhang	+20.9 psf
COMPONENTS AND CLADDING PER ASCE 7-16	
DESIGN WIND PRESSURES	
WIND CASE	
Roof	
Zone 1	18.06 -28.70 16.50 -27.88 14.34 -26.84 12.78 -35.16
Zone 2	18.06 -48.98 16.50 -53.12 14.34 -46.96 12.78 -44.27
Zone 3	18.06 -73.9 16.50 -80.14 14.34 -62.74 12.78 -68.86
Wall	
Zone 4	31.38 -34.04 29.94 -32.62 28.08 -30.78 29.72 -29.32
Zone 5	31.38 -42.00 29.94 -39.25 28.08 -35.42 28.72 -32.82

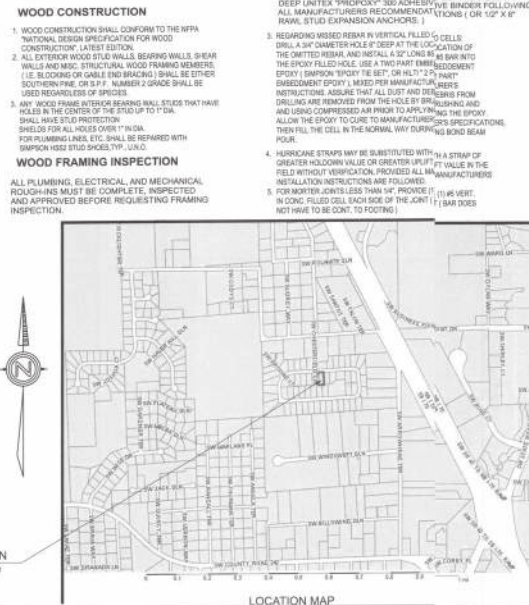


n = 10% of least horizontal dim., or 0.4h, whichever is smaller, but not less than
h = 4% of least horizontal dimension or 3 ft.
h = mean roof height, in feet.

COMPONENTS AND CLADDING

STRUCTURAL NOTES:

- FOUNDATIONS**
- SOIL TO BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY ASTM - 1557 (MODIFIED PROCTOR)
- FOUNDATION INSPECTIONS**
- A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE PROVIDED TO THE BUILDING INSPECTIONS USE. ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.
- CAST IN PLACE CONCRETE**
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI. A SLUMP OF 4" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.45
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BULLET STEEL CONFORMING TO ASTM A615 GRADE 60
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. WFF SHALL BE LAPPED AT LEAST 18" AND COMPACT AT LEAST ONE CROSS BARS WITHIN THE L
4. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS
5. HORIZONTAL FOOTING BARS SHALL BE BENT 1/4" ABOVE AND CORNERS OF CORNERS BARS WITH A 2' LAP PROVIDED
6. MINIMUM LAP SPACES ON ALL REINFORCING BARS SHALL BE 48 BAR DIAMETERS TYP.
7. CONCRETE COVER MIN. WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM
- MASONRY WALL CONST.**
1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2 CONFORMING TO ASTM C90 WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1800 PSI (120 PSI)
2. MORTAR SHALL BE TYPE "M" OR "S", CONFORMING TO ASTM C270
3. CHARGE GROUT SHALL CONFORM TO ASTM C910 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (SLUMP 4" TO 1")
4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH CHARGE GROUT
5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 16 BAR DIAMETERS. REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL. TYPICAL UNLESS OTHERWISE NOTED
6. REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS
7. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW GROUT INTO CELLS BELOW. THE USE OF FLEET PAPER AS A STOP IS PROHIBITED
- WOOD CONSTRUCTION**
1. WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION
2. ALL EXTERIOR WOOD STUD WALLS BEARING WALLS, SHEAR WALLS AND MIX. STRUCTURAL WOOD FRAMING MEMBERS, I.E. BLOODS OR GABLE END BRACING SHALL BE EITHER SOUTHERN PINE OR S.P.F. NUMBER 2 GRADE SHALL BE USED REGARDLESS OF SPODES
3. ANY WOOD FRAME EXTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE S.D. PROTECTOR
4. SHELD FOR ALL HOLES OVER 1" DIA. FOR PLUMBING UNITS, ETC. SHALL BE REPAIRED WITH SIMPSON WOOD STUD SHOCKS, U.N.O.
- WOOD FRAMING INSPECTION**
- ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING FRAMING INSPECTION.



PROJECT LOCATION
Lot 32 Crosswinds subdivision

LOCATION MAP

TERM SPECIFICATIONS:

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT TERMINAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL (FBC 1504.4)
2. CONDENSATE AND ROOF DOWNSPOUTS 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 WITHIN 1'-0" OF THE BUILDING SIDE WALLS (FBC 1503.4)
4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6" MIN. EXCEPT: PAINT OR DECORATIVE CEMENTATION FINISH SHALL NOT BE THICK ADHERED DIRECTLY TO THE FOUNDATION. WALL (FBC 1403.1.6)
5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE (FBC 1516.1.1)
6. SOIL, DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED (FBC 1516.1.2)
7. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRIS, 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 (FBC 1516.1.3)
8. MINIMUM 6" ML VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST INFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETARDMENT IS REQUIRED (FBC 1516.1.4)
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MAY BE REMOVED BEFORE EXTERIOR SOIL TREATMENT (FBC 1516.1.5)
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRC WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS (FBC 1516.1.6)
11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBANCE THE VERTICAL BARRIER (SAPN 60) SHALL BE RETREATED (FBC 1516.1.8)
12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT (FBC 1516.1.7)
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 BE ISSUED TO THE BUILDING DEPARTMENT AFTER A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERREAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FBC 1517.1)
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 STAKE TUB TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL (FBC 2203.1.3)
15. NO WOOD, VEGETATION, STUMPS, CARBOBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING (FBC 2203.1.4)

A.B.	Anchor Bolt	F.B.C.	Florida Bldg. Code	O.p.r.	Opt.																																																												
Abv.	Above	F.F.	Finish Floor	Opt.	Optional																																																												
A.C.	Air-Conditioner	F.G.	Finish Glass	P.C.	Partial																																																												
Adj.	Adjustable	F.P.	Finish Floor	P.L.	Partial																																																												
A.F.F.	Above Finished Floor	F.S.	Finish System	P.P.	Partial																																																												
A.H.U.	Air Handler Unit	F.R.	Finish Riser	P.P.	Partial																																																												
ALT.	Alternate	F.T.	Finish Floor	P.P.	Partial																																																												
B.C.	Base Cabinet	F.W.	Finish Wall	P.P.	Partial																																																												
B.F.	Block Door	F.Y.	Finish Floor	P.P.	Partial																																																												
Bk	Back	G.C.	General Contractor	P.W.	Partial																																																												
Bm	Beam	G.D.	General Contractor	Rd.	Radius																																																												
Bot.	Bottom	G.F.	Ground Fault Interrupter	Rd.	Radius																																																												
B.P.	Bypass	G.T.	Ground Fault Interrupter	Rd.	Radius																																																												
Brg.	Bearing	H.C.	Header	Rd.	Radius																																																												
Cd.	Cable	Hd.	Header	Rd.	Radius																																																												
Cg.	Ceiling	Hgt.	Height	Rd.	Radius																																																												
Cbl	Cable	Ht.	Height	Rd.	Radius																																																												
Comp.	Compressor	Int.	Interior	S.D.	Smoke Detector																																																												
C.T.	Ceiling	K.S.	Knee Space	S.F.	Square Ft.																																																												
D.	Dryer	Lam.	Laminate	S.H.	Sheet																																																												
Dec.	Decorative	Ld.	Laminate	S.L.	Side Light																																																												
Ded.	Dedicated Outlet	L.F.	Laminate Floor	S.P.F.	Spruce Pine Fir																																																												
Dia.	Diameter	L.T.	Laminate Floor	S.S.	Stainless Steel																																																												
Dispo.	Disposal	Mex.	Masonry	S.Y.P.	Southern Yellow Pine </tr <tr><td>Dist.</td><td>Distance</td><td>Mx.</td><td>Masonry</td><td>T.M.</td><td>Top of Main</td></tr> <tr><td>D.S.</td><td>Drawer Stack</td><td>M.C.</td><td>Master Cabinet</td><td>T.O.P.</td><td>Top of Plate</td></tr> <tr><td>D.V.</td><td>Dryer Vent</td><td>M.D.P.</td><td>Master Distribution Panel</td><td>T.O.P.</td><td>Top of Plate</td></tr> <tr><td>D.W.</td><td>Downspout</td><td>Mfr.</td><td>Manufacturer</td><td>T.O.P.</td><td>Top of Plate</td></tr> <tr><td>E.V.</td><td>Each</td><td>Mfr.</td><td>Manufacturer</td><td>T.O.P.</td><td>Top of Plate</td></tr> <tr><td>E.W.</td><td>Each</td><td>Mfr.</td><td>Manufacturer</td><td>T.O.P.</td><td>Top of Plate</td></tr> <tr><td>Ext.</td><td>Electrical</td><td>M.L.</td><td>Masonry</td><td>T.O.P.</td><td>Top of Plate</td></tr> <tr><td>Elev.</td><td>Elevation</td><td>M.M.</td><td>Masonry</td><td>T.O.P.</td><td>Top of Plate</td></tr> <tr><td>Ext.</td><td>Exterior</td><td>M.M.</td><td>Masonry</td><td>T.O.P.</td><td>Top of Plate</td></tr> <tr><td>Exp.</td><td>Expansion</td><td>M.N.</td><td>Masonry</td><td>T.O.P.</td><td>Top of Plate</td></tr>	Dist.	Distance	Mx.	Masonry	T.M.	Top of Main	D.S.	Drawer Stack	M.C.	Master Cabinet	T.O.P.	Top of Plate	D.V.	Dryer Vent	M.D.P.	Master Distribution Panel	T.O.P.	Top of Plate	D.W.	Downspout	Mfr.	Manufacturer	T.O.P.	Top of Plate	E.V.	Each	Mfr.	Manufacturer	T.O.P.	Top of Plate	E.W.	Each	Mfr.	Manufacturer	T.O.P.	Top of Plate	Ext.	Electrical	M.L.	Masonry	T.O.P.	Top of Plate	Elev.	Elevation	M.M.	Masonry	T.O.P.	Top of Plate	Ext.	Exterior	M.M.	Masonry	T.O.P.	Top of Plate	Exp.	Expansion	M.N.	Masonry	T.O.P.	Top of Plate
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LOT 32 CROSSWINDS SUBDIVISION SITE PLAN

P.O. BOX 860125
ST. AUGUSTINE, FL 32086
(904) 425-7536
COA 4-20080501



DATE 10/22	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET OF	A-2 9
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PROJECT NO.
12.0009



DESCRIPTION
LOT 32, CROSSWINDS SUBDIVISION, PHASE 1

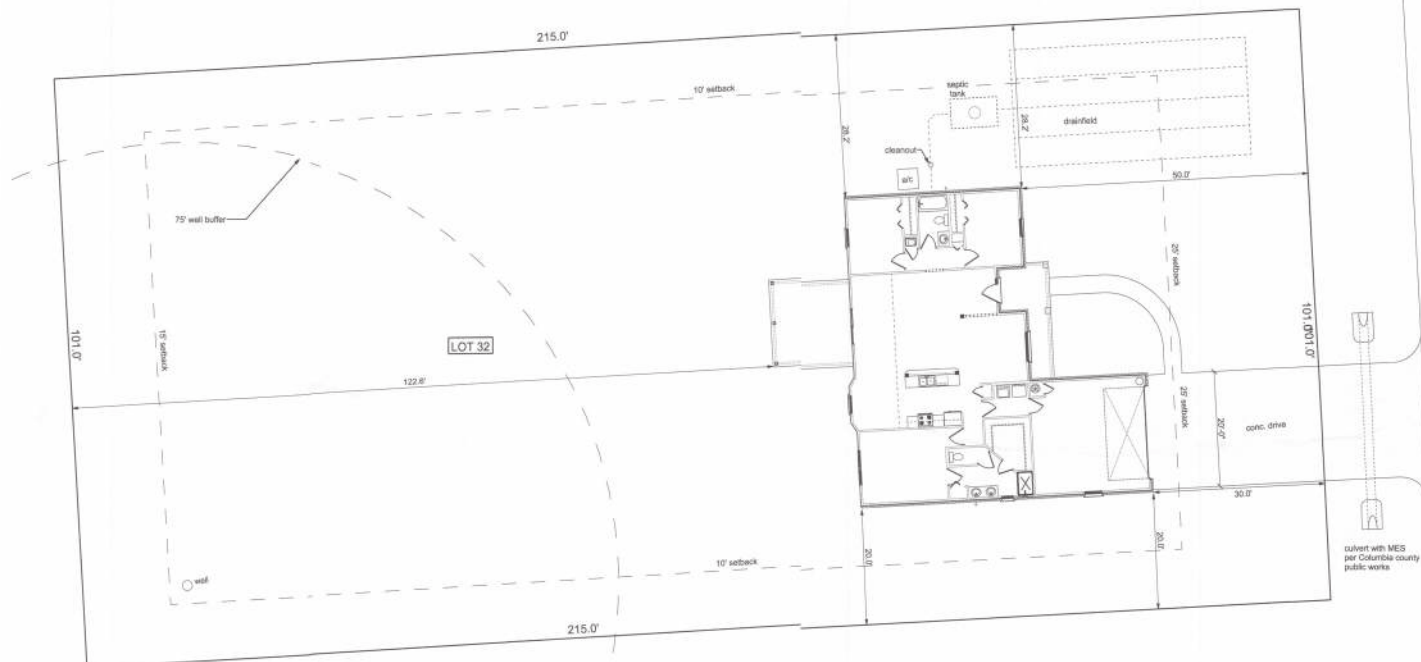
SW CHESTERFIELD CIRCLE

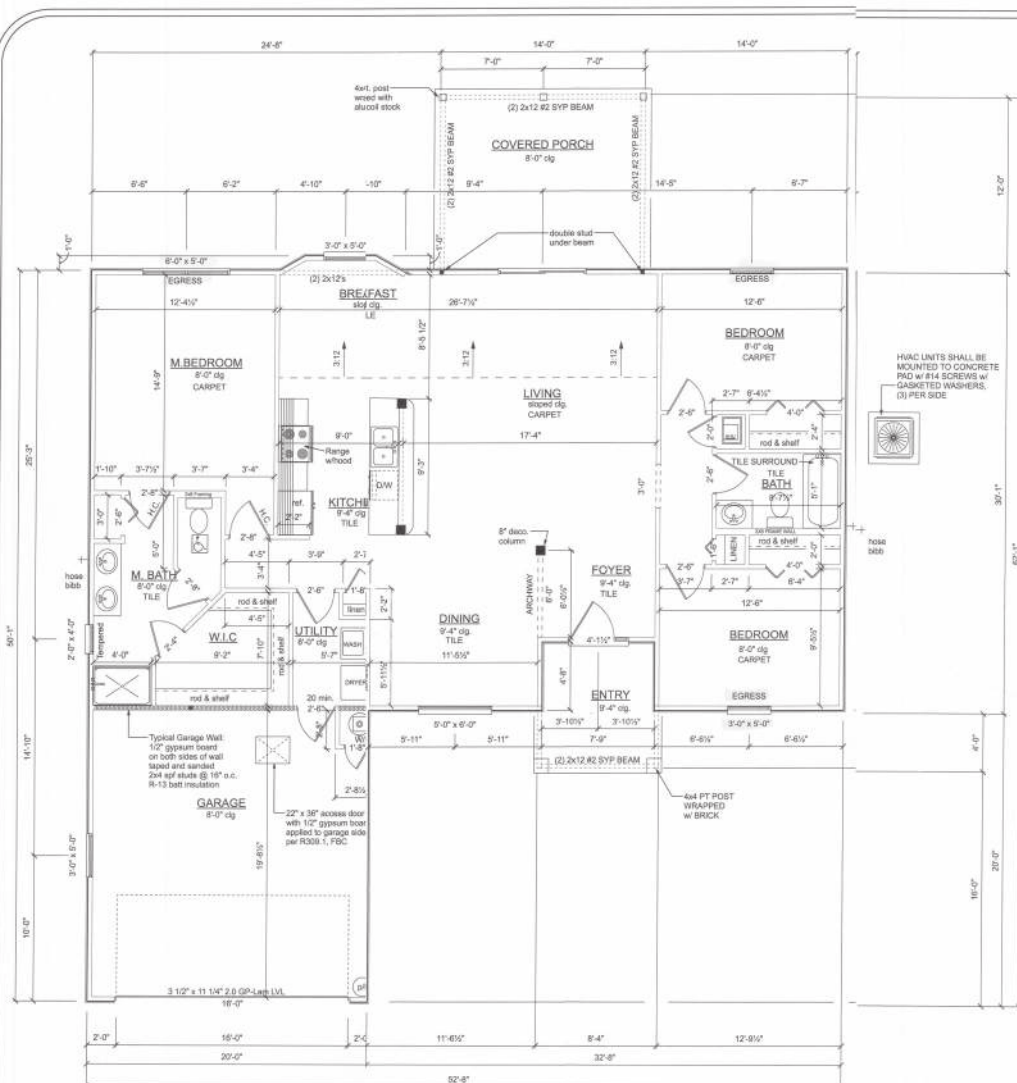
culvert with MES
per Columbia county
public works

SITE DATA

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

SITEPLAN
SCALE: 1" = 10'





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

NAME	AREA
Hatched Space	1800 sq. ft.
Garage	400 sq. ft.
Porch	280 sq. ft.
Total	2,280 sq. ft.

NOTE:
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA OR WMA 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/HAMANWMA 101452 2897

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.

HVAC UNITS SHALL BE MOUNTED TO CONCRETE PRO W/ 4" SCREWS W/ GASKETED WASHERS, (3) PER SIDE

PRODUCT CODE	SIZE	COUNT
72x80 sliding french	8'-0"	1
1808 BF	1'-6"	1
2808 BF	2'-6"	1
408x2 BF	4'-0"	2
30x80 colonial	2'-6"	2
1808	1'-6"	2
2068	2'-0"	1
2468	2'-4"	1
2668	2'-6"	3
2868	2'-8"	2
1920x4 - 2 PANEL	16'-0"	1
32X80 COLONIAL	2'-6"	1
SH 2040	2'-0" x 4'-0"	1
SH 3050	3'-0" x 5'-0"	4
SH 5080	5'-0" x 6'-0"	1
(2) SH 3050	6'-0" x 5'-0"	1

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.

EMERGENCY EGRESS:

EVERY BEDROOM SHALL HAVE NOT LESS THAN ONE OUTSIDE WINDOW FOR EMERGENCY RESCUE THAT COMPLES 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 SQ FT 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 BOLD, WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN THE REQUIRED 5.7 SQ FT 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 150 CFM PER CAR.

NOTE:

DUCTS THAT EXHAUST CLOTHES DRYERS SHALL NOT PENETRATE OR BE LOCATED WITHIN ANY FIRELOOKING 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:

Studs in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gauge 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 door.

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. garage 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.



LOT 32 CROSSWINDS SUBDIVISION

FLOOR PLAN

P.O. BOX 860125
ST. AUGUSTINE, FL 32086
(904) 428-7536
C.O.A. #0008011

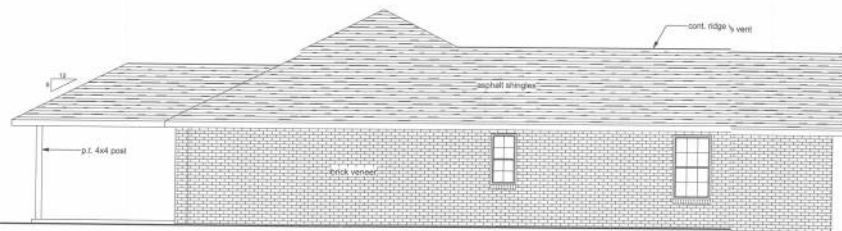


DATE 10/22	DRAWN BY W.H.F.
	APPROVED W.H.F.
REVISIONS	
SHEET A-3	
OF 9	
PROJECT NO. 21006	

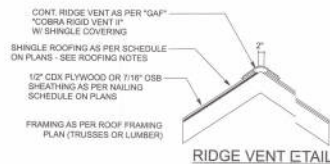


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
THE RIDGE HEIGHT IS GIVEN FOR MEAN ROOF HEIGHT DETERMINATION ONLY. DO NOT USE THIS DIMENSION FOR ROOF CONSTRUCTION.
NOTE: VENTILATE ROOF TO 1/300TH THE INSULATED ATTIC. (2108.2 SF / 300 = 7.03 SF * 144 SQ IN / SF = 1,012.42 SQ. IN.) half from soffit, half from ridge vent = 506 sq. inches



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

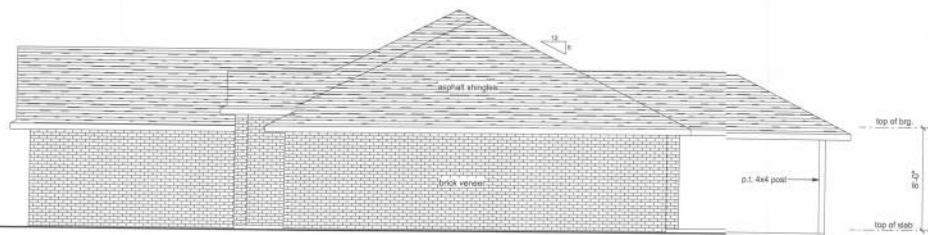


RIDGE VENT DETAIL

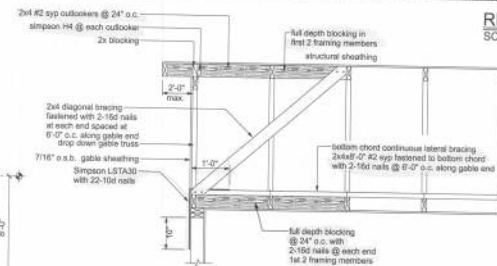
Minimum Intake Ventilation (Net Free Area in Sq. In.)	Recommended Length of Cobra Rigid Vent II (Feet)	Total Attic Square Footage
384	21	1600
456	25	1900
528	29	2200
600	33	2500
744	41	2800
820	41	3100
816	45	3400



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 SOUTHERN YELLOW PINE



LUI 32 CROSSWINDS SUBDIVISION
ELEVATIONS

P.O. BOX 880125
ST. AUGUSTINE, FL 32086
813.426.7536
COASTAL ENGINEERING, INC.



COASTAL ENGINEERING, INC.
DATE: 11/11/11
DRAWN BY: W.H.F.
APPROVED: N.H.F.
REVISIONS:

SHEET: **A-4**
OF: **9**

PROJECT NO.: 22-1006



LOT 32 CROSSWINDS SUBDIVISION

ROOF PLAN

P.O. BOX 1860/25
 ST. PETERSBURG, FL 33708
 (800) 433-7266
 C.O.A. # 12588



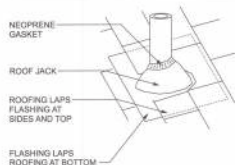
DATE: 1/22
 DRAWN BY: W.H.F.
 APPROVED: R.H.F.

REVISIONS

SHEET: A-6

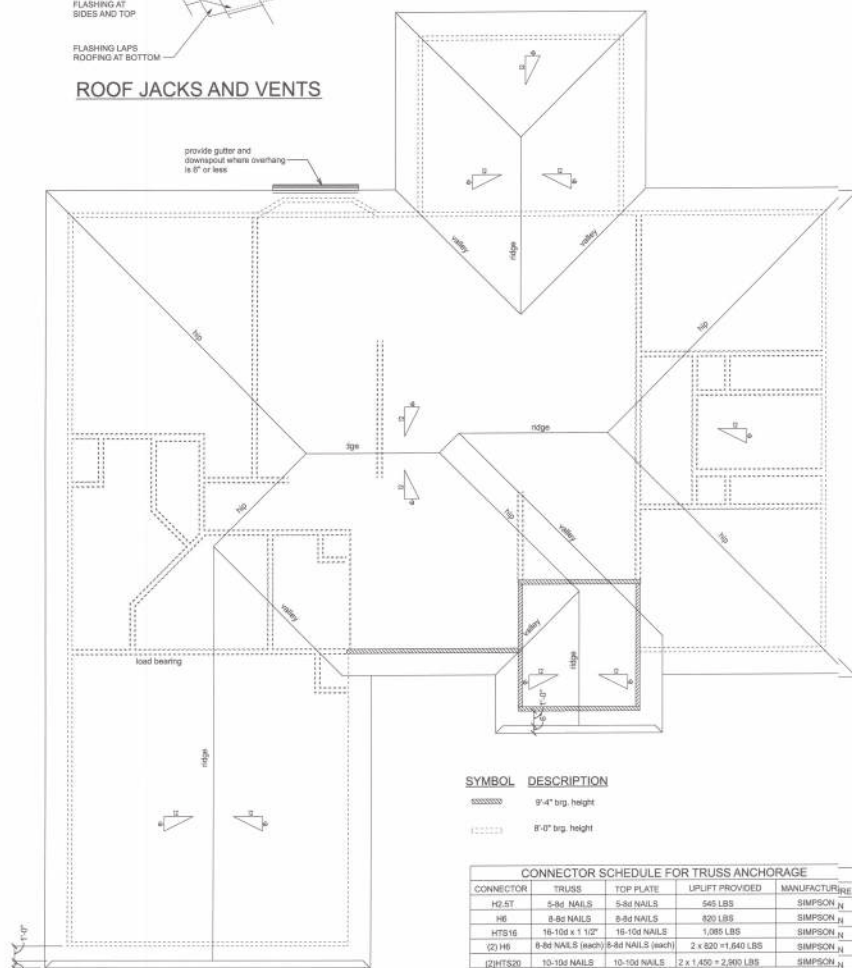
OF: 9

PROJECT NO. 22-R006



ROOF JACKS AND VENTS

provide gutter and
 downspout where overhang
 is 6" or less

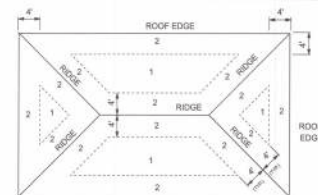


SYMBOL	DESCRIPTION
	9'-4" brg. height
	8'-0" brg. height

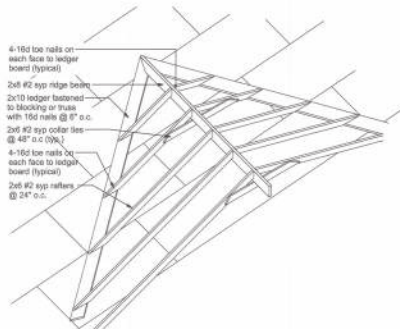
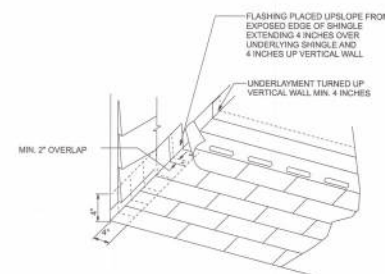
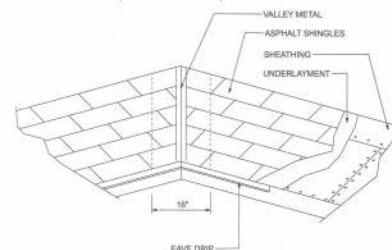
CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE				
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
HQ-ST	5-8d NAILS	5-8d NAILS	545 LBS	SIMPSON N
HE	8-8d NAILS	8-8d NAILS	820 LBS	SIMPSON N
HTS16	16-10d x 1 1/2"	16-10d NAILS	1,065 LBS	SIMPSON N
(2) HE	8-8d NAILS (each)	8-8d NAILS (each)	2 x 820 = 1,640 LBS	SIMPSON N
(2) HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON N

ROOF PLAN

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



ROOF SHEATHING NAILING ZONES (HIP ROOF)



ROOF INTERSECTION DETAIL NTS

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
1			6 in. o.c. EDGE 8 in. o.c. FIELD
2	7/16 o.s.b.	8d ring shank galvanized	6 in. o.c. EDGE 8 in. o.c. FIELD
3			6 in. o.c. EDGE 8 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 5/8" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.

ATTACHMENT:
 ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER 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 3181 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.

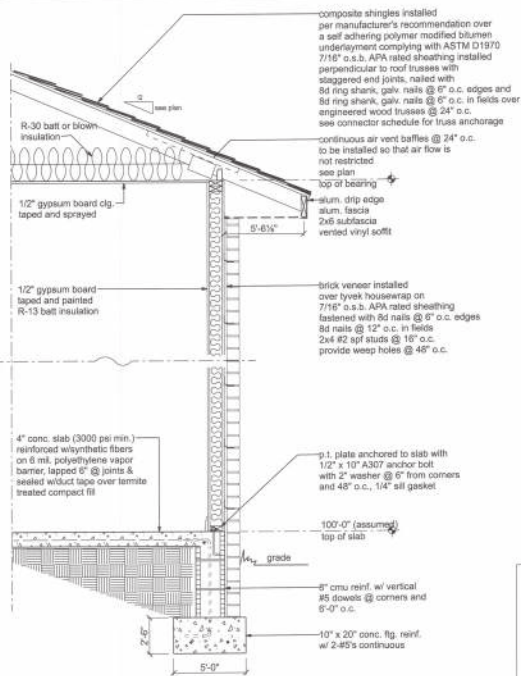
2. STARTING AT THE EAVE, 36 INCH WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES AND FASTENED SUFFICIENTLY TO STAY IN PLACE.
 FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
 STARTING AT 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.

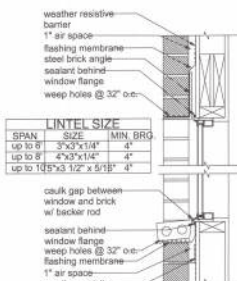
VALLEYS:
 VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:

- FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 18 INCHES WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.2.
- 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:
 1. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
 2. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 3. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

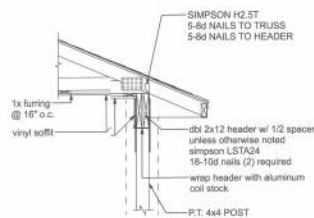
MATERIAL	MINIMUM THICKNESS (in)	GAGE	WEIGHT (lb)
COPPER			1
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	28 (zinc coated G90)	
ZINC ALLOY LEAD			2 1/2
PAINTED TERNE	0.027		28



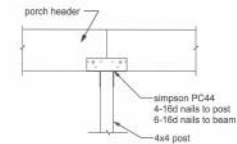
TYPICAL WALL SECTION
SCALE: 3/4\" = 1'-0"



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

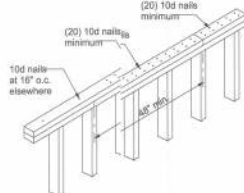


CORNER POST/HEADER DETAIL
NTS

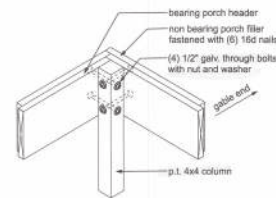


INTERMEDIATE POST
NTS (OPTION 2)

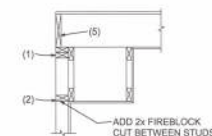
PORCH SECTION
SCALE: 3/4\" = 1'-0"



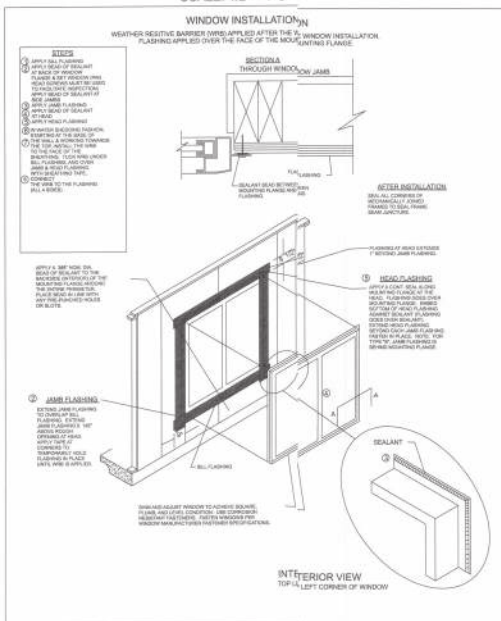
TOP PLATE SPLICE DETAILS
SCALE: 1/2\" = 1'-0"



CORNER POST (front porch option)
NTS



SOFFIT/DROPPED CLG.



FIREBLOCKING NOTES:

- FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
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. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYRO PANEL MULTIFLEX SEALANT
 5. 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.

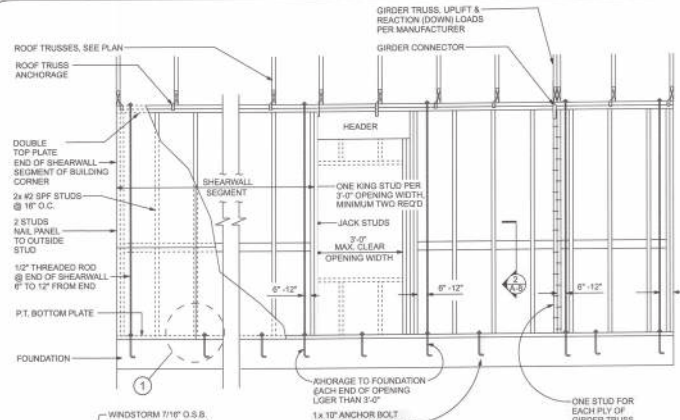


LOT 32 CROSSWINDS SUBDIVISION
FRAMING DETAILS

P.O. BOX 860125
ST. AUGUSTINE, FL 32086
(904) 429-7536
COA-4-0000001



DATE	1/22	DRAWN BY	W.H.F.
APPROVED	W.H.F.		
REVISIONS			
SHEET	A-7		
PROJECT NO.	2270066		



SHERWALL DETAILS
SCALE: 2\"/>

1 DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE

- RULES:**
1. One all-thread rod at each corner.
 2. One all-thread rod at each end of shearwall.
 3. One all-thread rod at each end of opening headers greater than 3'-0\"/>

Connection Type	Allowable Value
Foundation / S.V.P. Top Plate	3840 lbs.
Foundation / Spruce-Pine-Fir Top Plate	3840 lbs.
Lintel or Bond Beam / S.V.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 a 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 set 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 spliced into the concrete.

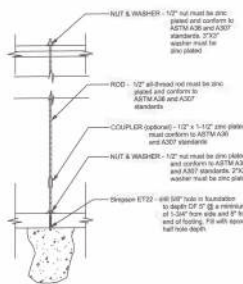
Sole plate to slab connection:
The slab level sole plate shall be connected to the slab with the connections specified and at the spacing specified within the design documents. All-thread rods shall be placed as per the design specifications. All-thread rods with a nut and washer at the sole plate will 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 checked for proper tension just before the walls are erected. This will allow the all-thread rod system to compensate for the buildings dead load compression.

SHEARWALL NOTES:

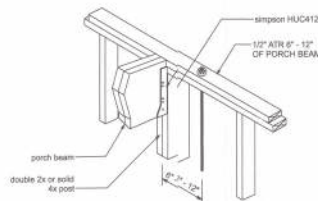
1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 15-49 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16\"/>

OPENING WIDTH	SPILL PLATES	16d TOE NAILS EACH END
UP TO 8'-0"	(1) 2x4 OR (1) 2x6	1
> 8' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3



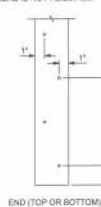
GIRDER COLUMN DETAIL
SCALE: 1/2\"/>

2 BLOCKING SECTION
SCALE: 3/4\"/>

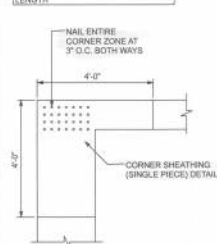


ALL THREAD @ PORCH BEAM
NTS

NOTE:
A SOLID MEMBER OF EQUAL OR GREATER SIZE THAN MULTIPLE MEMBERS MAY BE USED. IF SATED SHEATHING IS APPLIED TO NARROW EDGES, NAILED TO EACH STUD AT 12\"/>



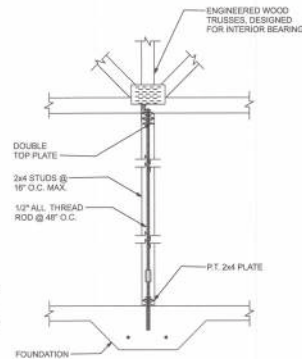
NOTE:
SHEATHING ON BOTH SIDES OF WALL DOUBLES THE EFFECTIVE SHEARWALL LENGTH.



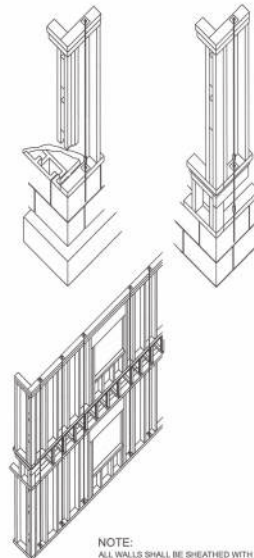
GARAGE ENDWALL DETAILS
SCALE: 1/2\"/>

OPENING CONNECTION REQUIREMENTS

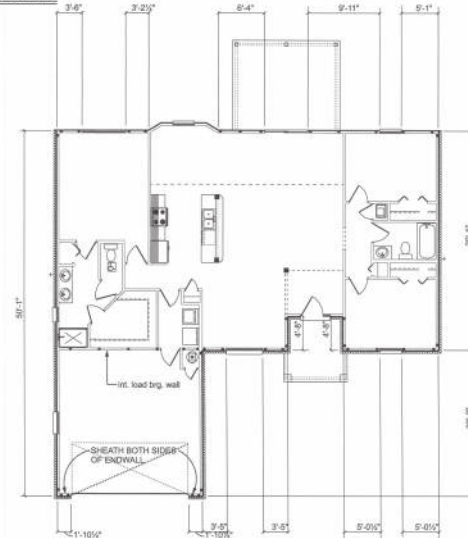
CLEAR OPENING WIDTH	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
0' - 3'	(2) 2x8	1.5"	N/A	N/A
>3' - 6'	(2) 2x10	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>6' - 12'	(2) 2x12	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>12' - 15'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>15' - 18'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>18' - 16'	(2) 1 3/4" x 11 1/4" LVL - 2.0E	4.5"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD



INTERIOR BRG. WALL DETAIL



NOTE:
ALL WALLS SHALL BE SHEATHED WITH WINDSTORM FULL HEIGHT SHEATHING, 8'-1 1/8\"/>



SHEARWALL LAYOUT
SCALE: 1/8\"/>



LOT 32 CROSSWINDS SUBDIVISION
SHEARWALL DETAILS

P.O. BOX 880125
ST. AUGUSTINE, FL 32086
(904) 428-7536
C.O.A. #0000001



DATE: 1/22
DRAWN BY: W.H.F.
APPROVED: W.H.F.

REVISIONS

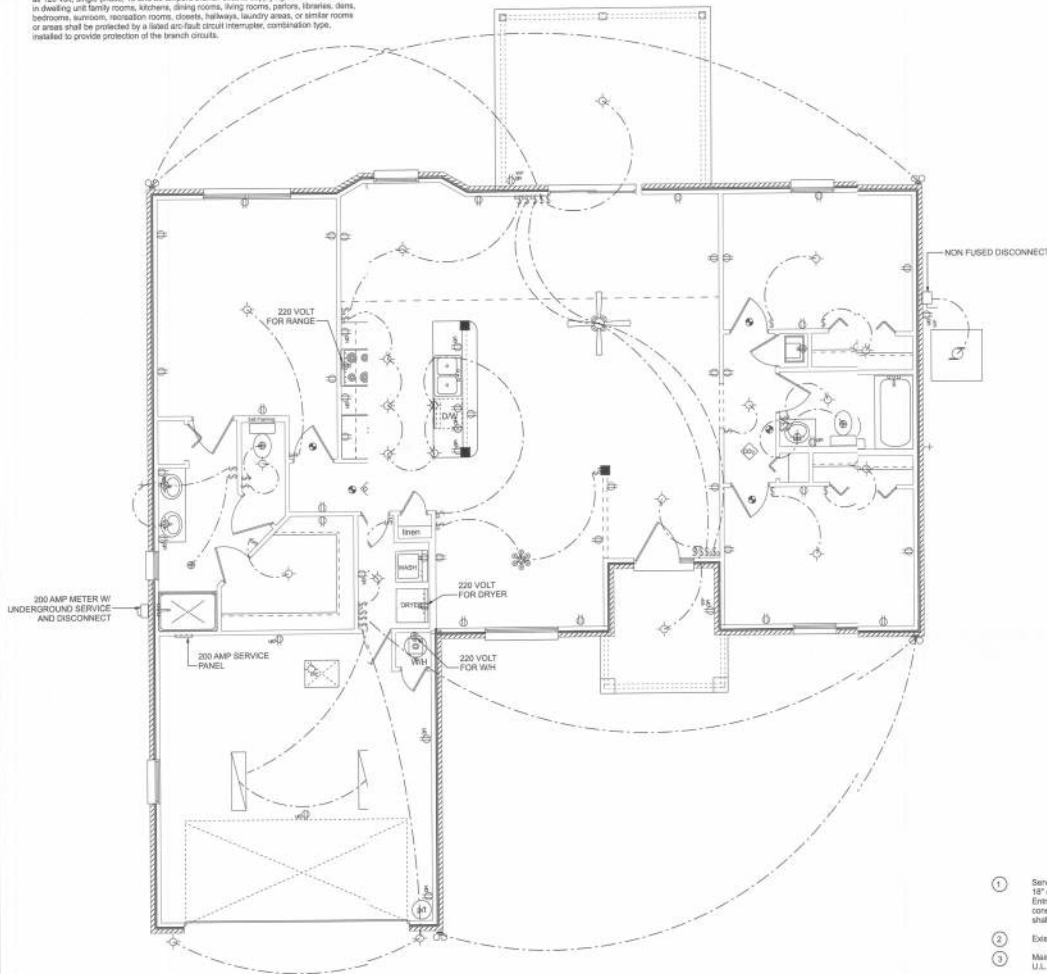
SHEET: A-8

OF: 9

PROJECT NO.: 22-0008

NOTE:

at 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, kitchens, dining rooms, living rooms, porches, libraries, decks, bedrooms, sunrooms, 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.



ELECTRICAL PLAN

SCALE 1/4"=1'-0"

1. Service/Feeder Entrance Conductors: 2 1/2" rigid conduit, min 18" deep, w. continuous ground bonding conductor. Service/Feeder Entrance Conductors shall not be spliced except that boxed connections at the Meter, Disconnecting Devices and Panel shall be allowed.
2. Existing Meter Enclosure, weatherproof, U.L. Listed.
3. Main Disconnect Switch: fused or Main Breaker, weatherproof, U.L. Listed.
4. Service entrance ground: 3/8" diameter installed (at a 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.
5. 200 Ampere Feeder: 3-20-THHN-CL, 1-42 Cu-GRD, 2 1/2" Conduit.
6. House Panel (P.N.), U.L. Listed, sized per schedule.
7. Equipment Disconnect Switch: non-fused, in weather proof enclosure, size according to Panel Schedule loads.
8. Provide Ground Bond Wire to metal piping, size in accordance with the Service Ground Conductor.

ELECTRICAL	SYMBOL
ceiling fan spotlights 1	
chandelier	
double spotlight	
fluorescent fixture	
electrical panel	
E MOTOR	
ELEC METER	
N F D	
WP GFI	
carbon monoxide detector	
fan	
light	
outlet	
outlet 220v	
outlet gfi	
pull chain light	
smoke detector	
switch	
switch 3 way	
motor	
non fused disconnect	

ELECTRICAL PLAN NOTES

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

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

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE

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

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

ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT No., 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 THHN 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), this wall pipe, galvanized, threadless, compression fittings, and minimum 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, based on not 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, butt-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.

E. PANELBOARDS: Voltage, phasing, and ampere ratings as indicated. Circuit breaker type as indicated. Sides bars of hard drawn copper, minimum 18% 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 brackets steel with nonferrous pins. 150 degree castings. Minimum gutter space 3-3/4" 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 NQCO 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 outlet boxes to be 20 and 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. Except crossing where the raceway shall be at least 2 inches from pipe or over.

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

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.

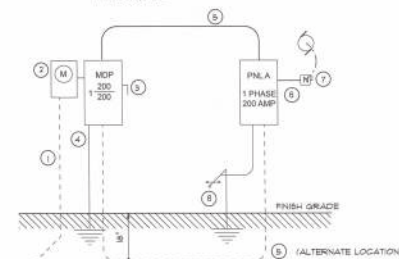
F. Support panel, junction and pull boxes independently to building structure with no weight bearing on conductors.

G. Connect conduit to motor conduit terminal bases with flexible conduit; minimum 18 inches in length and 50% slack. Do not terminate in or beside 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. The contractor shall warrant all labor and materials for one year from date of final written acceptance.



LOT 32 CROSSWINDS SUBDIVISION ELECTRICAL PLAN

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C.O.A.# 40000001



DATE 1/6/22
DRAWN BY W.H.F.
APPROVED W.H.F.

REVISIONS

SHEET A-9
OF 9

PROJECT NO. 12 R006