

TERMITE SPECIFICATIONS:

1. 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.(FBC 104.2.6)
2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALKS.(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)
4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAT 6 INCHES.  
EXCEPTION: PAINT OR DECORATIVE CEMENTATIOUS FINISH LESS THAN 5/8" 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 1816.1.1)
6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED.(FBC 1816.1.2)
7. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, 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 1816.1.3)
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.(FBC 1816.1.4)
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.(FBC 1816.1.5)
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.(FBC 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.(FBC 1816.1.6)
12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.(FBC 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."(FBC 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. (FBC 2303.1.3)
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0". OF ANY BUILDING OR PROPOSED BUILDING.(FBC 2303.1.4)

A.B. Anchor Bolt  
Abv. Above  
A/C Air-Conditioner  
Adj. Adjustable  
A.F.F. Above Finished Floor  
A.H.U. Air Handler Unit  
ALT. Alternate  
B.C. Base Cabinet  
B.F. Bifold Door  
Bk Sh Book Shelf  
Bm. Beam  
BOT. Bottom  
B.P. Bypass door  
Brg. Bearing  
Cir. Circle  
Clg. Ceiling  
Col. Column  
Comp. A/C Compressor  
C.T. Ceramic Tile  
D. Dryer  
Dec. Decorative  
Ded. Dedicated Outlet  
Dbl. Double  
Dia. Diameter  
Disp. Disposal  
Dist. Distance  
D.S. Drawer Stack  
D.V. Dryer Vent  
D.W. Dishwasher  
Ea. Each  
E.W. Each Way  
Elec. Electrical  
Elev. Elevation  
Ext. Exterior  
Exp. Expansion

F.B.C. Florida Bldg. Code  
Fin. Fir. Finished Floor  
F.G. Fixed Glass  
Flr. Floor  
Fdn. Foundation  
Flr. Sys. Floor System  
F.P. Fireplace  
Ft. Foot / Feet  
Ftg. Footing  
FX Fixed  
Galv. Galvanized  
G.C. General Contractor  
G.F.I. Ground Fault Interrupter  
G.T. Girder Truss  
Hdr. Header  
Hgt. Height  
HB Hose Bibb  
Int. Interior  
K/Wall Kneewall  
K.S. Knee Space  
Laun. Laundry  
Lav. Lavatory  
L.F. Linear Ft.  
L.T. Laundry Tub  
Mas. Masonry  
Max. Maximum  
M.C. Medicine Cabinet  
MDP Master Distribution Panel  
Mfgr. Manufacturer  
Micro. Microwave  
Min. Minimum  
M.L. Microlam  
Mir. Mirror  
Mono Monolithic  
N.T.S. Not to Scale

Opr'g. Opening  
Opt. Optional  
Pc. Piece  
Ped. Pedestal  
P.L. Parallam  
P.L.F. Pounds per linear foot  
Plt. Ht. Plate Height  
Plt Sh. Plant Shelf  
PSF Pounds per square foot  
P.T. Pressure Treated  
Pwd. Powder Room  
Rad. Radius  
Ref. Refrigerator  
Req'd. Required  
Rm. Room  
Rnd. Round  
R/SH Rod and Shelf  
SD. Smoke Detector  
S.F. Square Ft.  
Sh. Shelves  
SHT Sheet  
S.L. Side Lights  
S.P.F. Spruce Pine Fir  
Sq. Square  
S.Y.P. Southern Yellow Pine  
Temp. Tempered  
Thick'n. Thickened  
T.O.B. Top of Block  
T.O.M. Top of Masonry  
T.O.P. Top of Plate  
Trans. Transom Window  
Typ. Typical  
UCL Under Cabinet Lighting  
U.N.O. Unless Noted Otherwise  
VB Vanity Base  
Vert. Vertical  
V.L. Versalam  
VTR Vent through Roof  
W Washer  
W/ With  
W/C Water Closet  
W.A. Wedge Anchor  
Wd Wood  
WP Water Proof

PROJECT LOCATION  
Lot 19 Crosswinds subdivision

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 ON SITE FOR THE BUILDING INSPECTORS USE. OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

CAST IN PLACE CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI, A SLUMP OF 6" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
- ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6".
- HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
- HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED
- MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 40 BAR DIAMETERS TYP.
- CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM

MASONRY WALL CONST.

- HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI ( fm = 1350 PSI )
- MORTAR SHALL BE TYPE "M" OR "S", CONFORMING TO ASTM C270.
- COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI SLUMP " TO 11"
- VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
- VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 BAR DIAMETERS. REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED.
- REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS
- GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.

WOOD CONSTRUCTION

- WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
- ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, ( I.E. BLOCKING OR GABLE END BRACING ) SHALL BE EITHER SOUTHERN PINE, OR S.P.F. NUMBER 2 GRADE SHALL BE USED REGARDLESS OF SPECIES.
- ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS FOR ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES, TYP., U.N.O.

WOOD FRAMING INSPECTION

ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING FRAMING INSPECTION.

PREFABRICATED WOOD TRUSSES

- ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
- PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED ( WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
- BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
- TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FOLLOWING DESIGN LOADS:
- DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
- PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES. SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER, SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

UPLIFT CONNECTORS

- UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE CONSULT THE TRUSS ENGINEERING FOR THE LOCATION OF THESE WALLS.

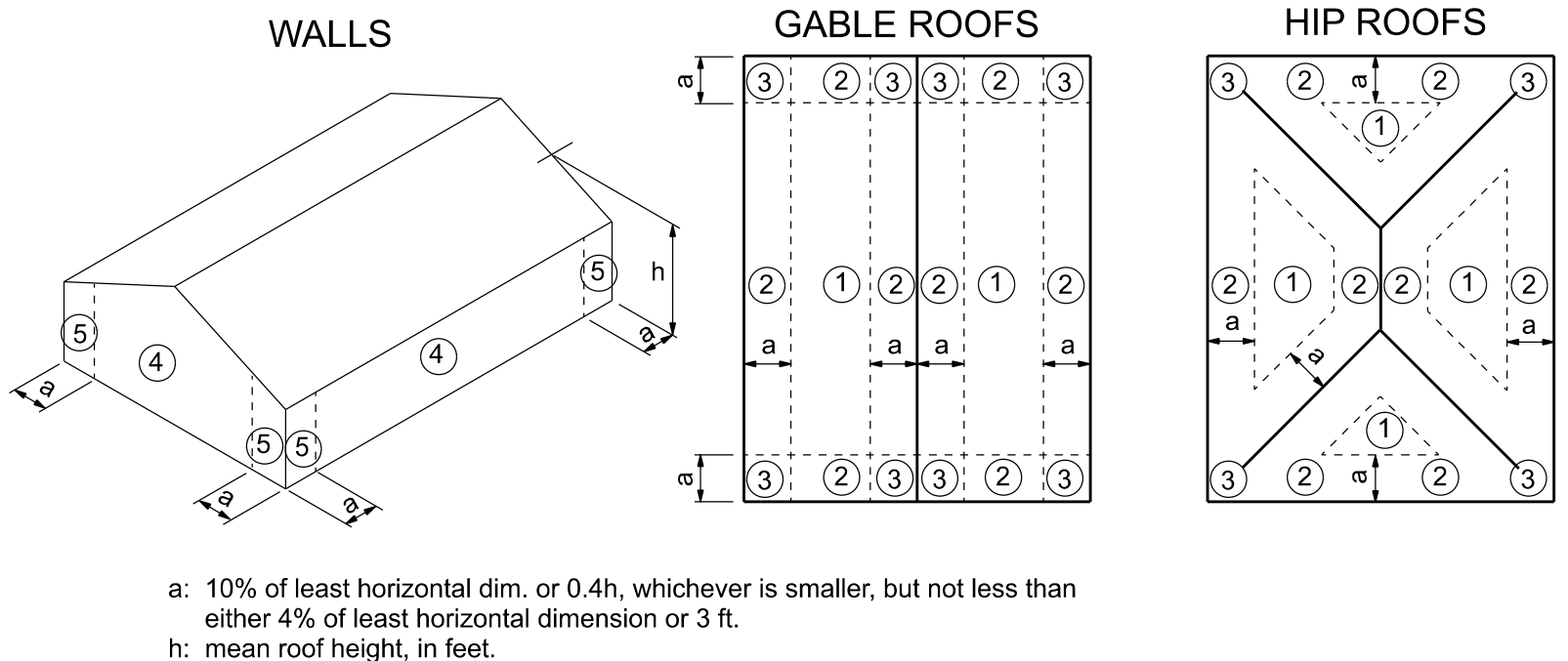
FIELD REPAIR NOTES

- MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED W/ (1) "SIMPSON MTSM16 TWIST STRAP W/ (4) 1/4" X 2 1/4" DIA. TITENS TO THE BOND BEAM BLOCK AND (7) 10d TO THE TRUSS FOR UPLIFTS OF 1000 LBS. OR LESS. USE (2) FOR 2000 LBS. OR LESS. OTHERS MAY BE SUBSTITUTED ON A CASE BY CASE BASIS.
- MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. X 8' DEEP UNITEK "PROPOXY" 300 ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS ( OR 1/2" X 6" RAWL STUD EXPANSION ANCHORS. )
- REGARDING MISSED REBAR IN VERTICAL FILLED CELLS. DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR, AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDDEMENT EPOXY ( SIMPSON "EPOXY TIE SET", OR HILTI "2 PART" EMBEDDEMENT EPOXY ). MIXED PER MANUFACTURERS INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO MANUFACTURER'S SPECIFICATIONS. THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
- HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP OF GREATER HOLDOWN VALUE OR GREATER UPLIFT VALUE IN THE FIELD WITHOUT VERIFICATION, PROVIDED ALL MANUFACTURERS INSTALLATION INSTRUCTIONS ARE FOLLOWED.
- FOR MORTER JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT ( BAR DOES NOT HAVE TO BE CONT. TO FOOTING )

STRUCTURAL DESIGN CRITERIA

CODES:	FLORIDA BUILDING CODE, 2023 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-19) SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-19) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-19) 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: 7 PSF BOTTOM CHORD DEAD LOAD: 10 PSF TOTAL: 37 PSF		
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, 2023													
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 7-22 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 7-22 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
					Zone 4	31.38	-34.04	29.94	-32.62	28.08	-30.76	29.72	-29.32
				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



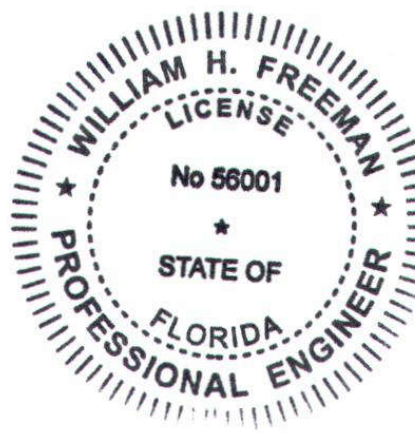
COMPONENTS AND CLADDING

INDEX OF SHEETS

SHEET NUMBER

DESCRIPTION

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A-5 FOUNDATION PLAN  
A-6 ROOF PLAN  
A-7 FRAMING DETAILS  
A-8 SHEARWALL DETAILS  
A-9 ELECTRICAL PLAN



Digitally signed by  
William H Freeman  
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version:  
2025.001.20435

LOT 19 CROSSWINDS SUBDIVISION

GENERAL NOTES SHEET

P.O. BOX 3271  
ST. AUGUSTINE, FL. 32085  
(386) 965-0644  
C.O.A.# 33259



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

REVISIONS

SHEET

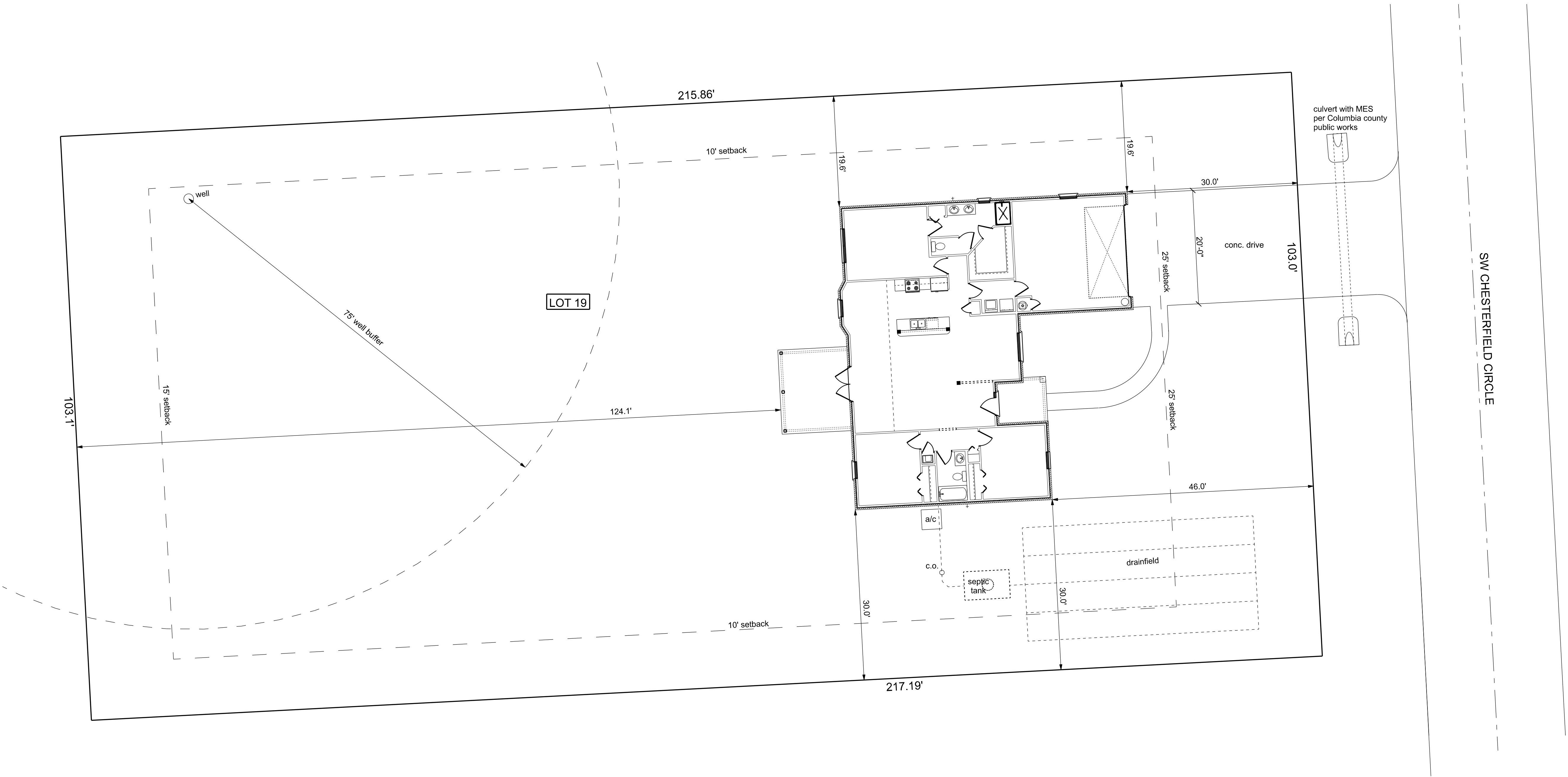
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OF

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PROJECT NO.  
25.R015





DESCRIPTION  
LOT 19, CROSSWINDS SUBDIVISION, PHASE 2

SW CHESTERFIELD CIRCLE

**SITEPLAN**  
SCALE: 1" = 10'

**S I T E   D A T A**

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

P.O. BOX 3271  
ST. AUGUSTINE, FL. 32085  
(386) 965-0644  
C.O.A. # 33259



DATE 3/21/25	DRAWN BY W.H.F.
	APPROVED W.H.F.

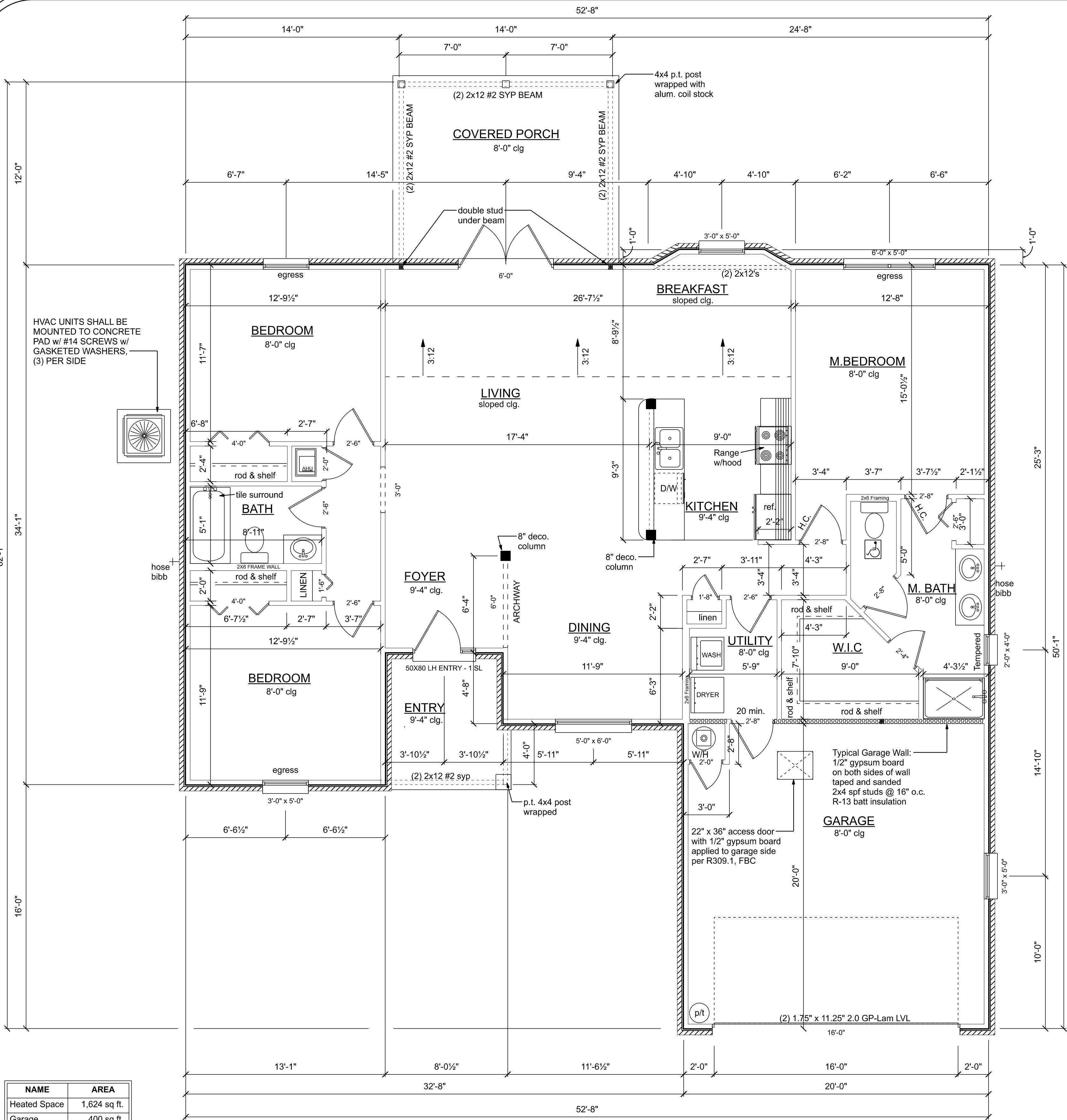
REVISIONS
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SHEET A-2
OF 9

PROJECT NO. 25.R015
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**LOT 19 CROSSWINDS SUBDIVISION**  
**SITE PLAN**

P.E. # 56001



NAME	AREA
Heated Space	1,624 sq. ft.
Garage	400 sq. ft.
Porch	232 sq. ft.
Total	2,256 sq. ft.

FLOOR PLAN

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

NOTE:  
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AMA 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
1668 BF	1'-6"	L
2668 BF	2'-6"	R
4068-2 BF	4'-0"	LR
2668	2'-6"	R
2068	2'-0"	R
2068	2'-0"	L
2468	2'-4"	R
2668	2'-6"	L
2868	2'-8"	L
2868	2'-8"	R
72X80 FRENCH	6'-0"	LR
192X84 - 2 PANEL	16'-0"	U
32X80 COLONIAL	2'-8"	R
(2) SH 3050	6'-0" x 5'-0"	NN
SH 2040	2'-0" x 4'-0"	N
SH 3050	3'-0" x 5'-0"	N
SH 5060	5'-0" x 6'-0"	N

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 ARITHMATIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO PLAN SETS:  
PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THES 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.

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	APPROVED
	W.H.F.

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SHEET A-3

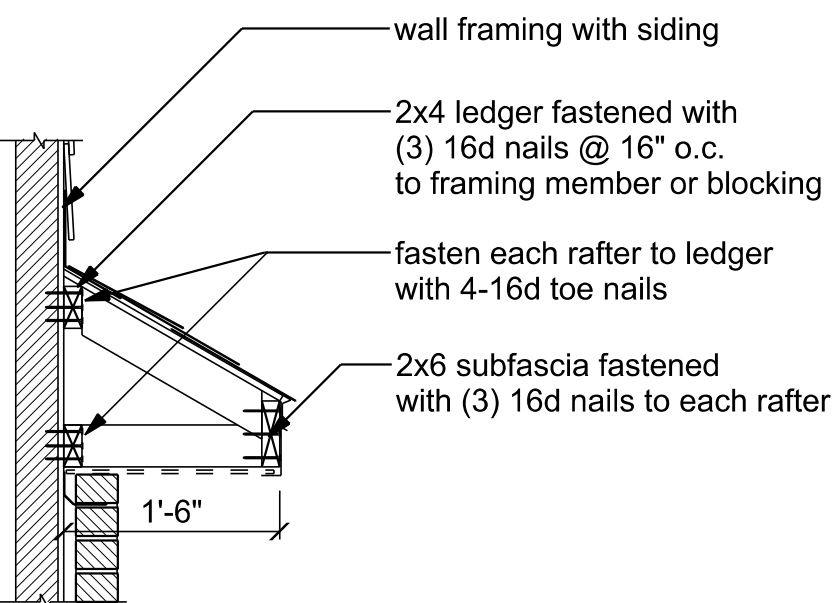
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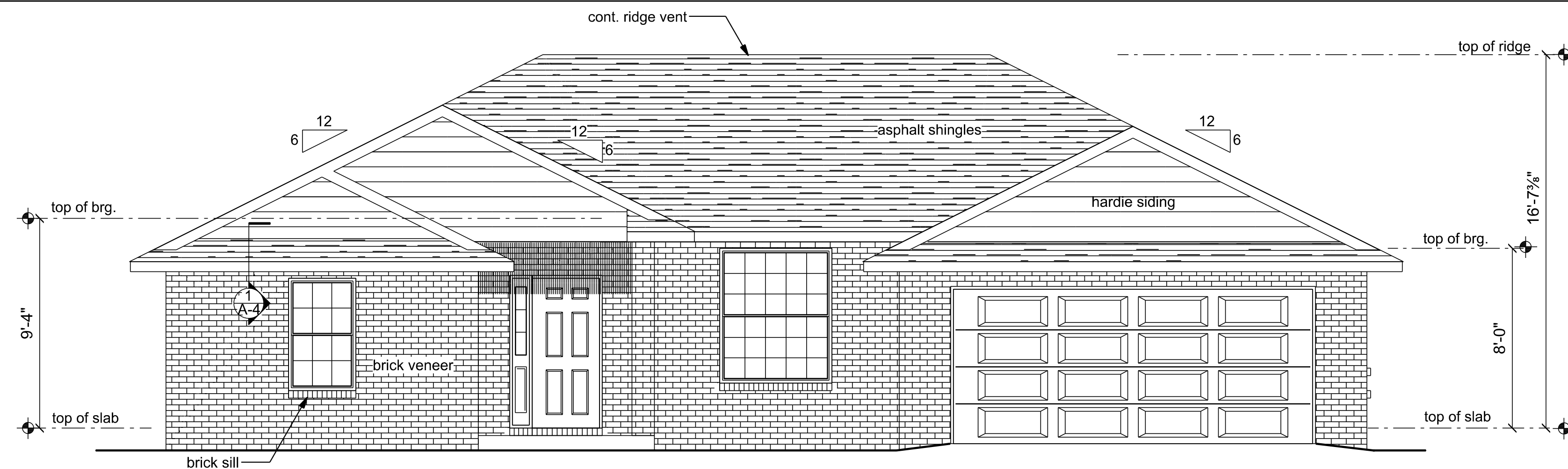
LOT 19 CROSSWINDS SUBDIVISION  
FLOOR PLAN

PE # 56001

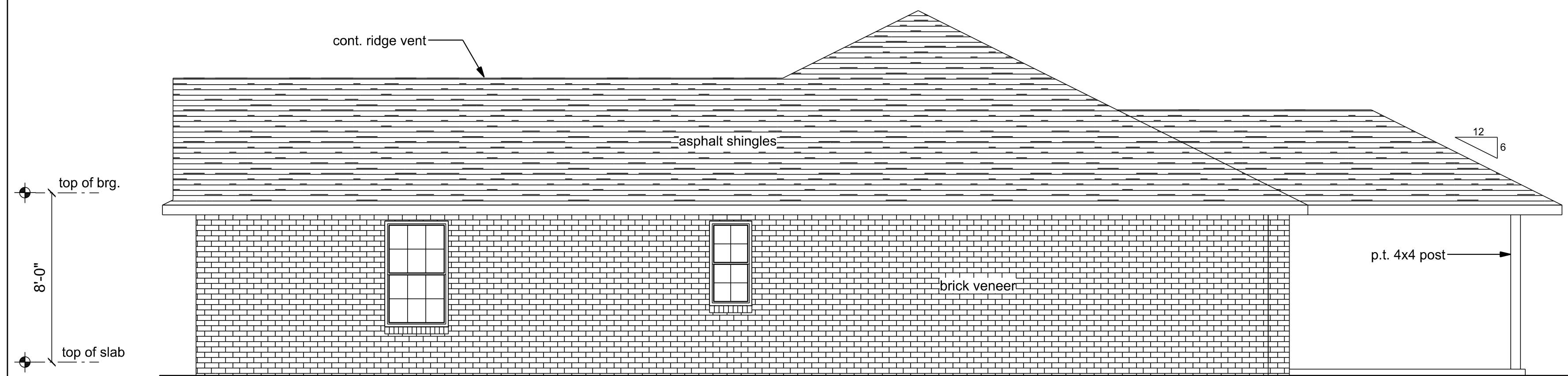




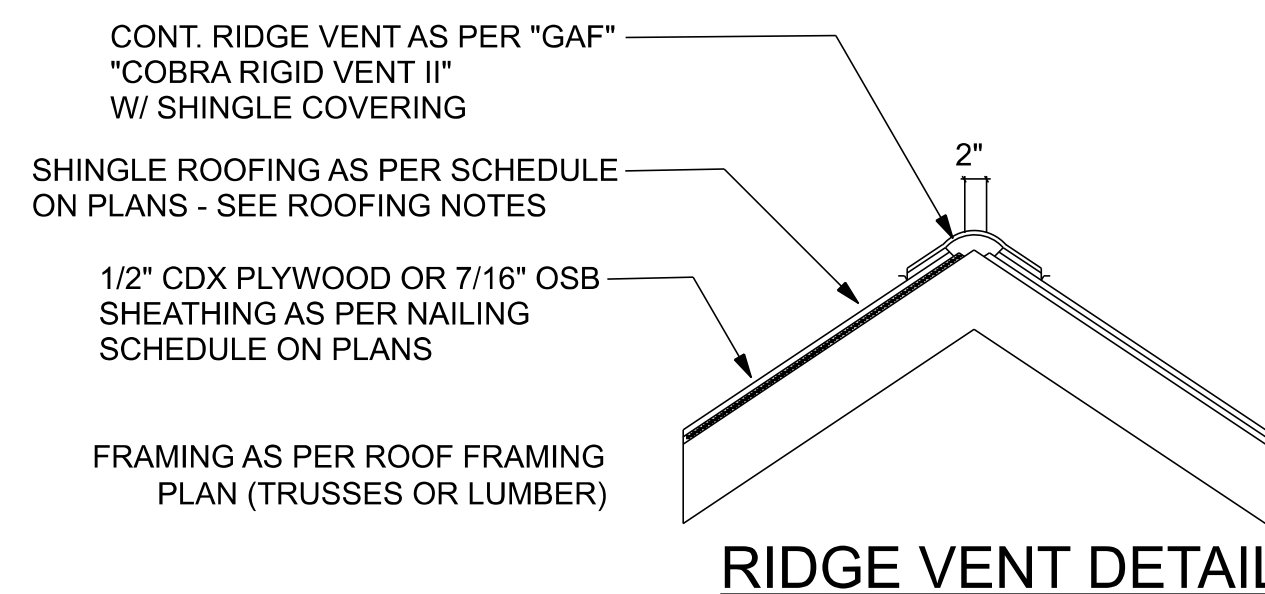
1 RETURN SECTION  
SCALE: 3/4" = 1'-0"



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



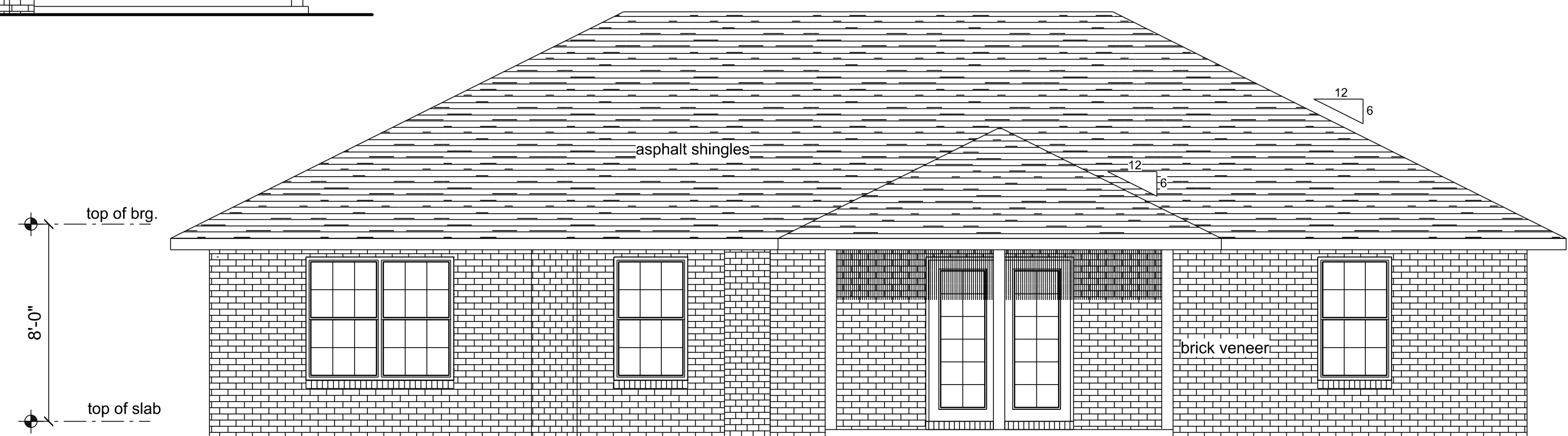
RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



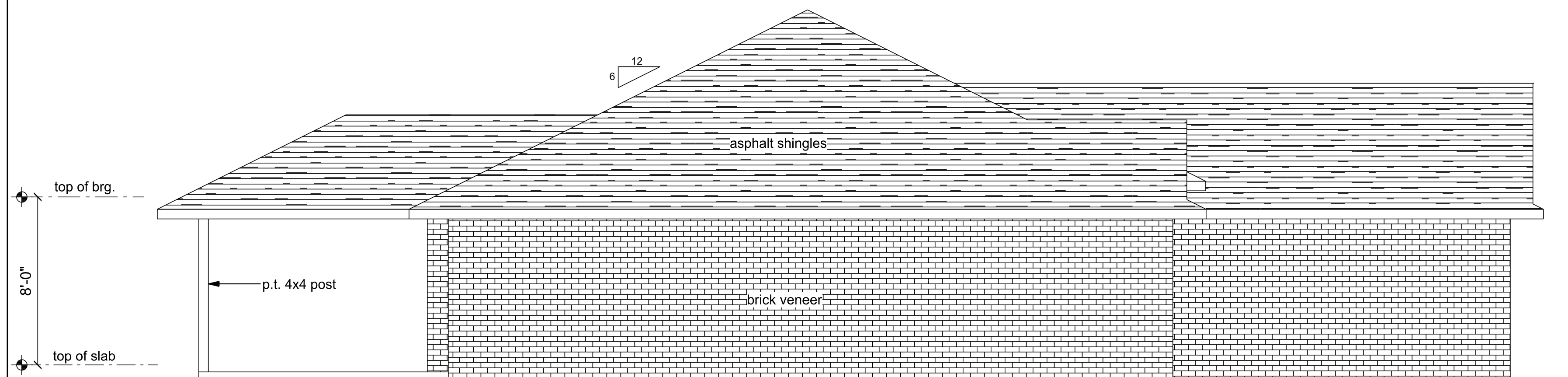
RIDGE VENT DETAIL

VENTILATION REQUIREMENTS

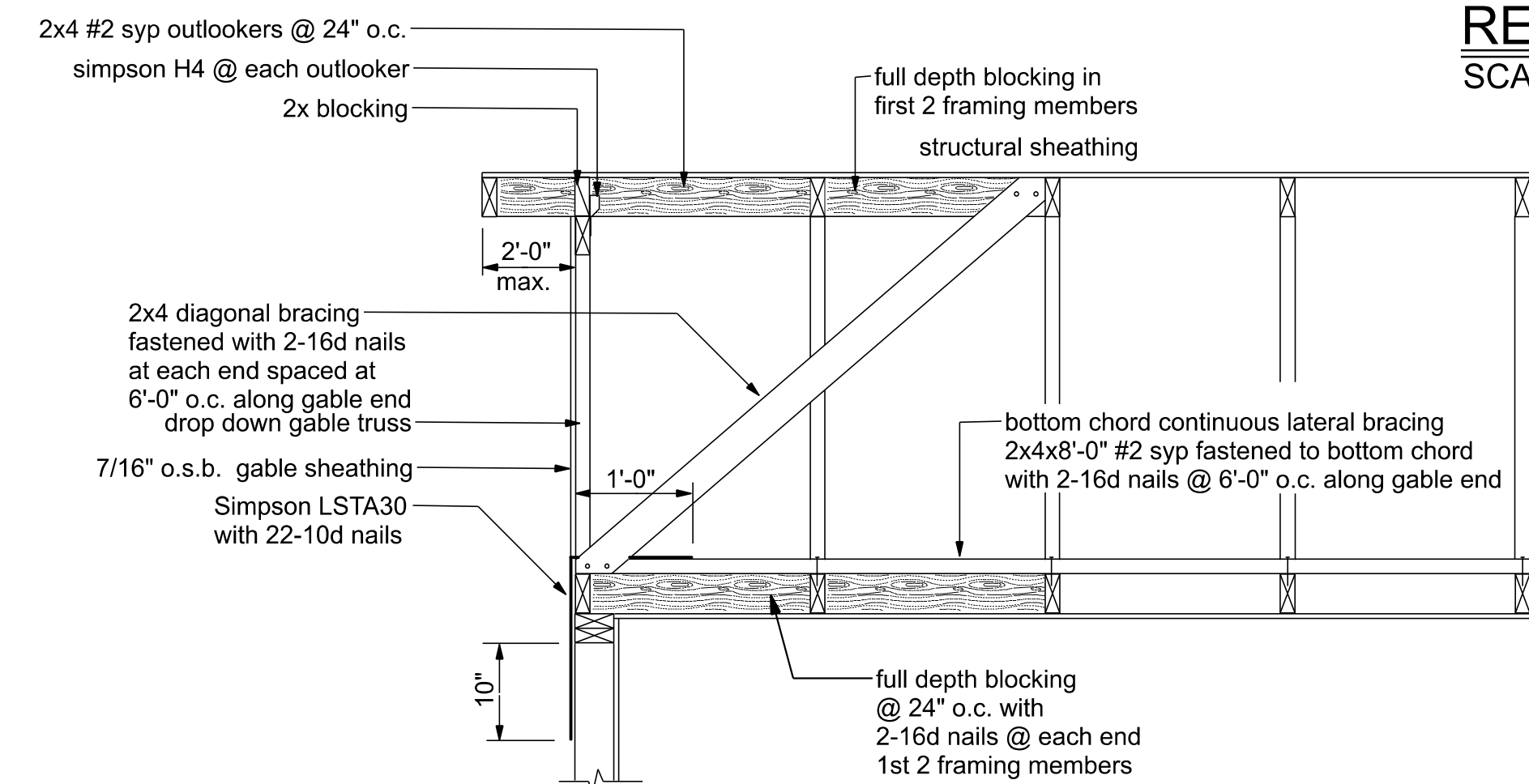
Minimum Intake Ventilation (Net Free Area in Sq. In.)	Recommended Length of Cobra Rigid Vent II (Feet)	Total Attic Square Footage
384	21	1600
456	25	1900
528	29	2200
600	33	2500
744	41	2800
820	41	3100
816	45	3400



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



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



END WALL BRACING FOR CEILING DIAPHRAGM

NTS

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

LOT 19 CROSSWINDS SUBDIVISION  
ELEVATIONS

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COA # 53259



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3/21/25

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W.H.F.

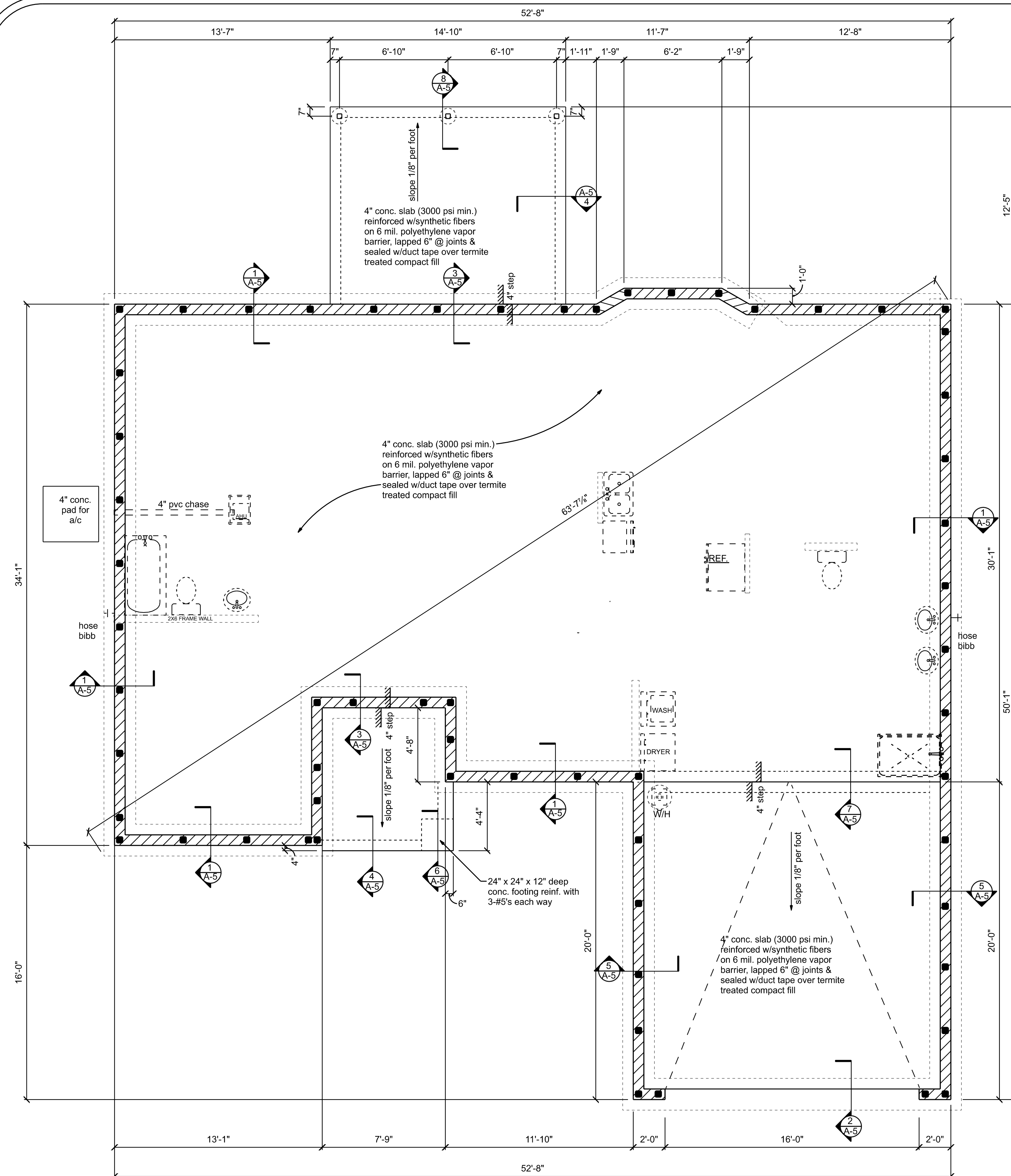
REVISIONS

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OF  
9

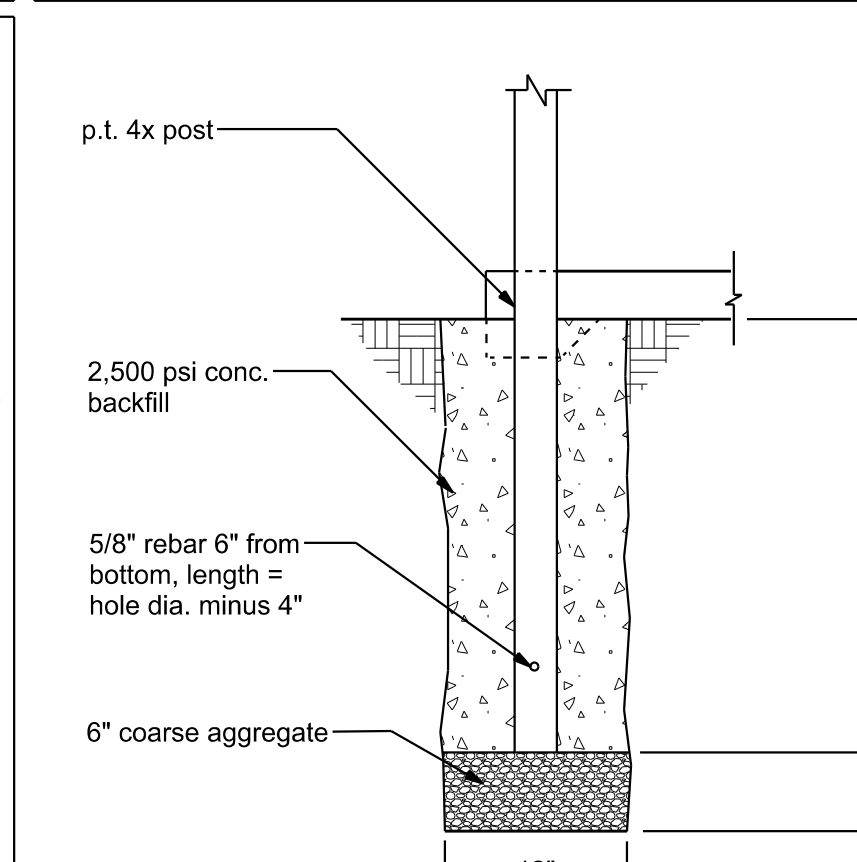
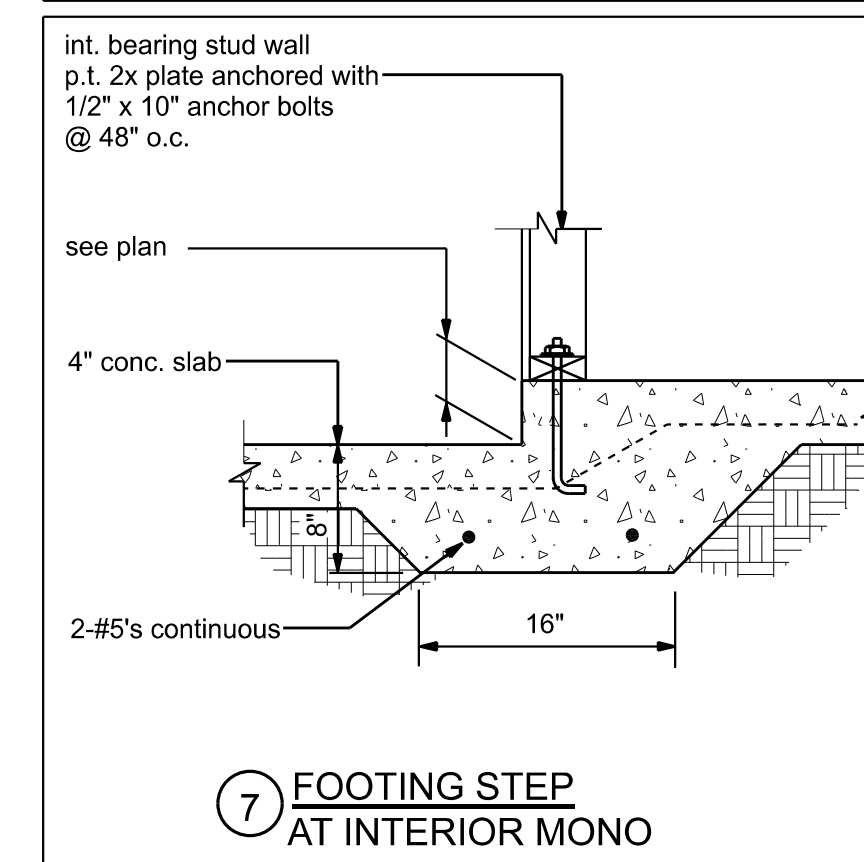
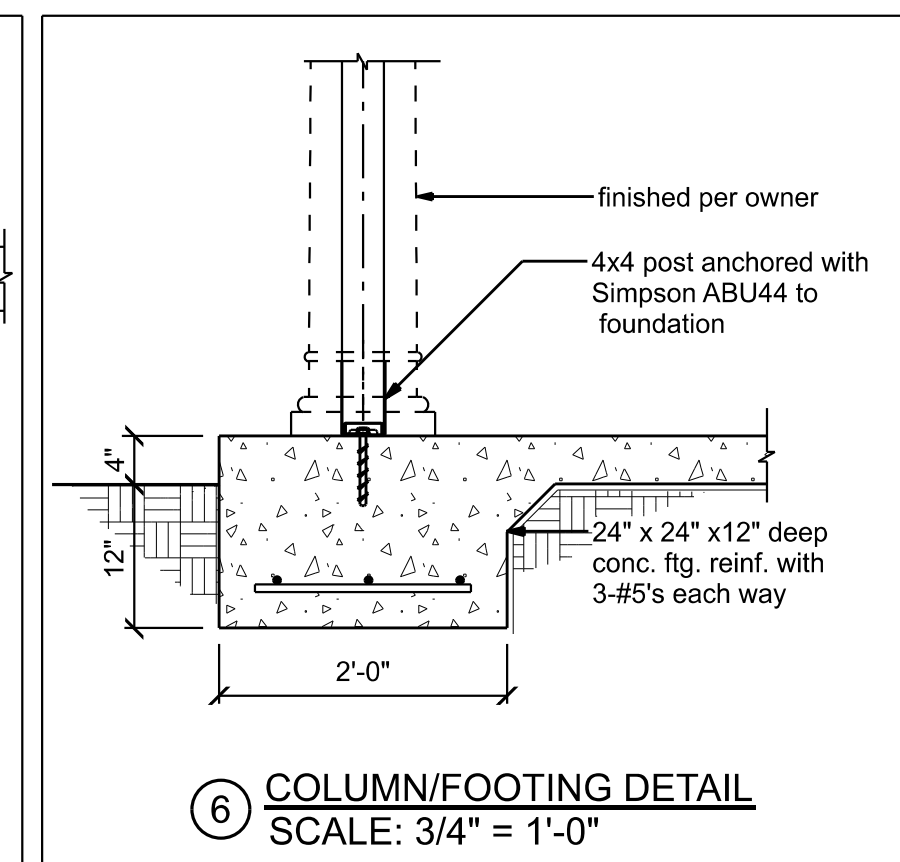
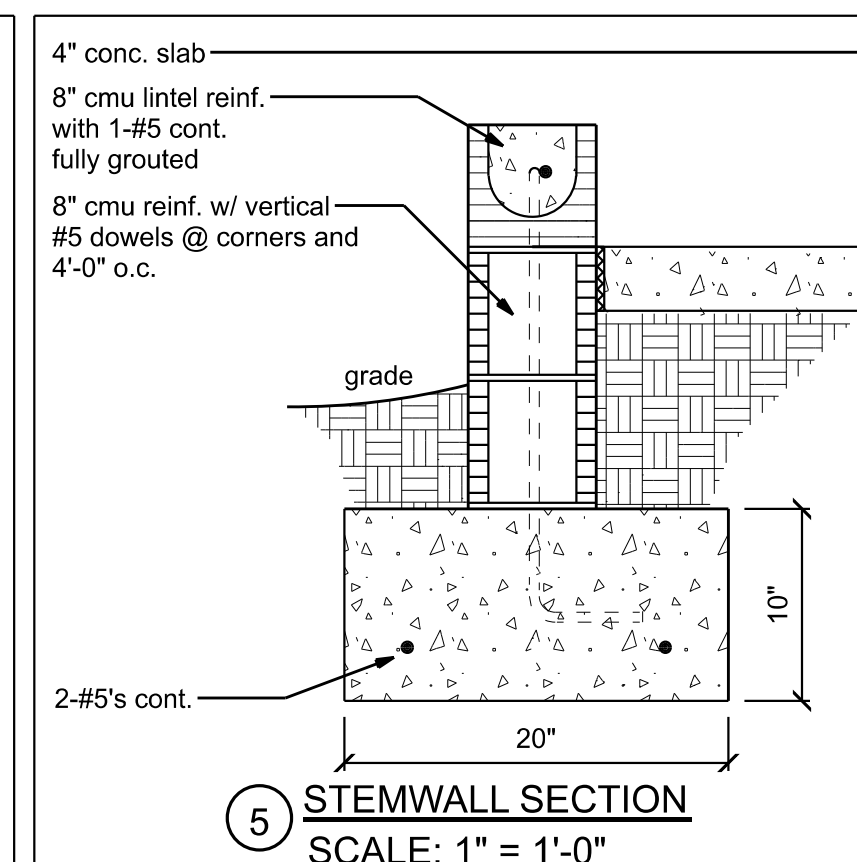
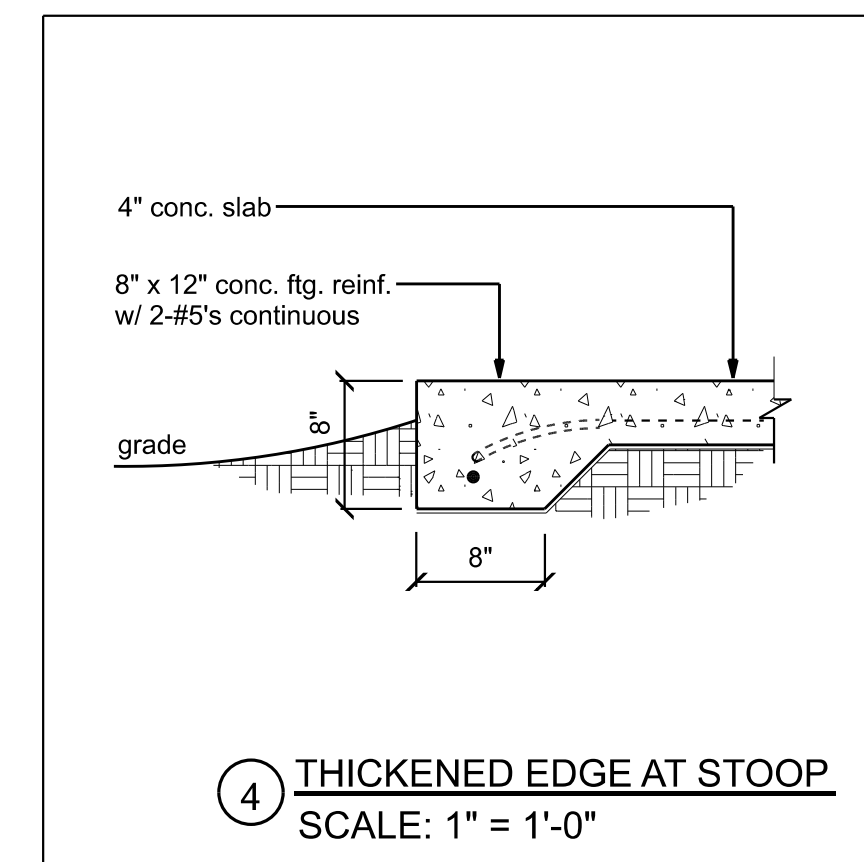
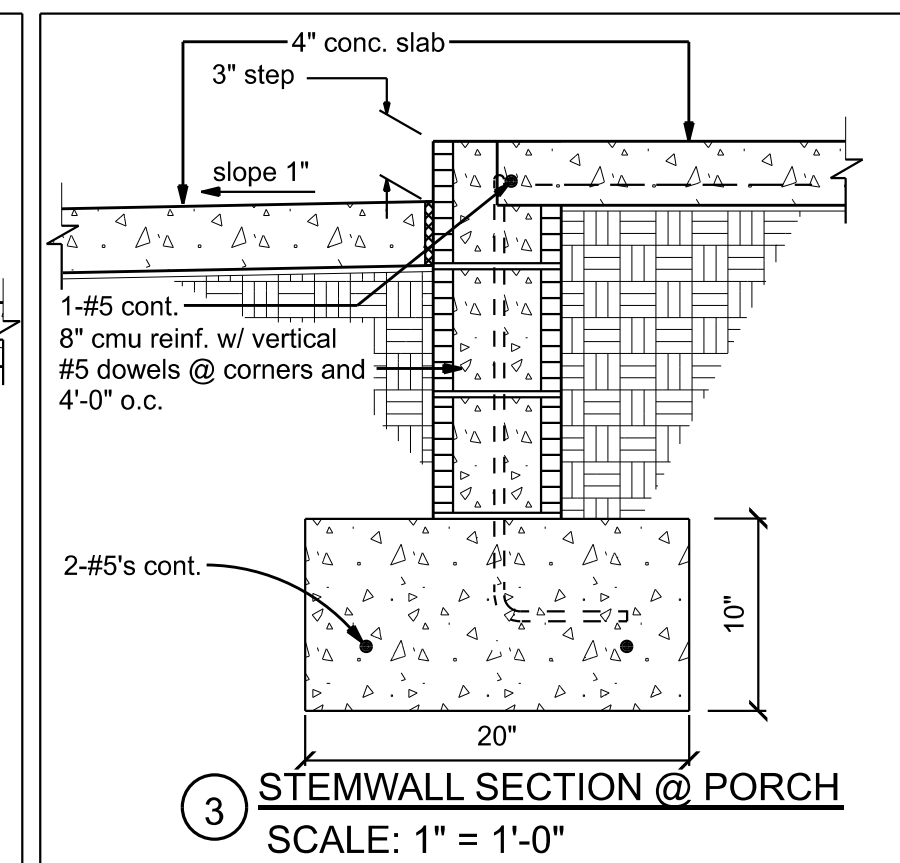
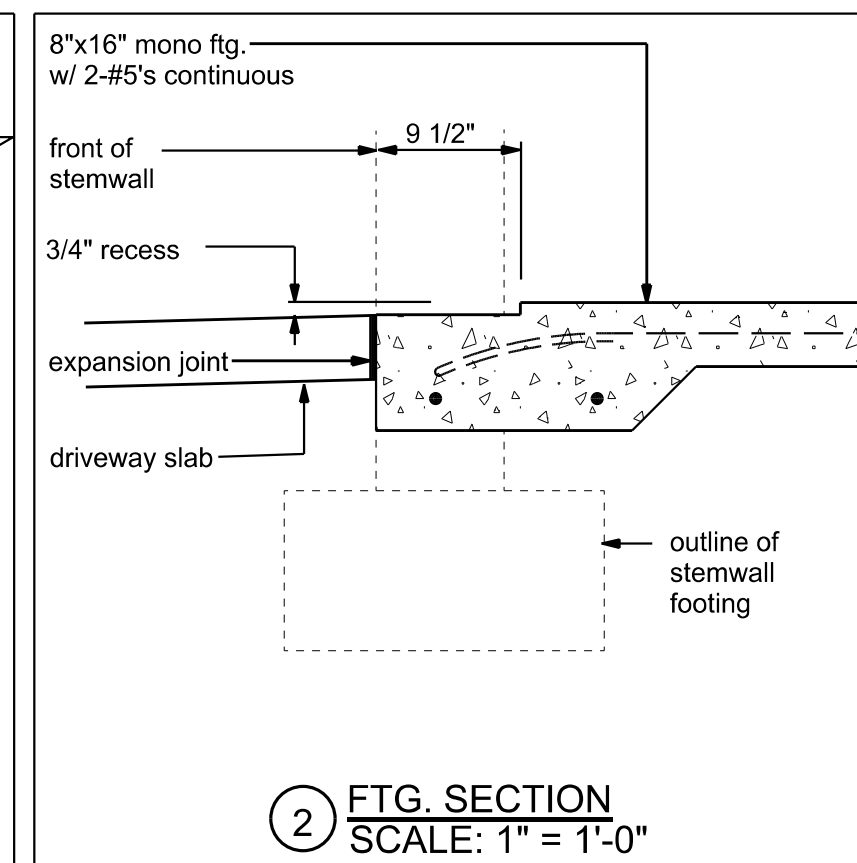
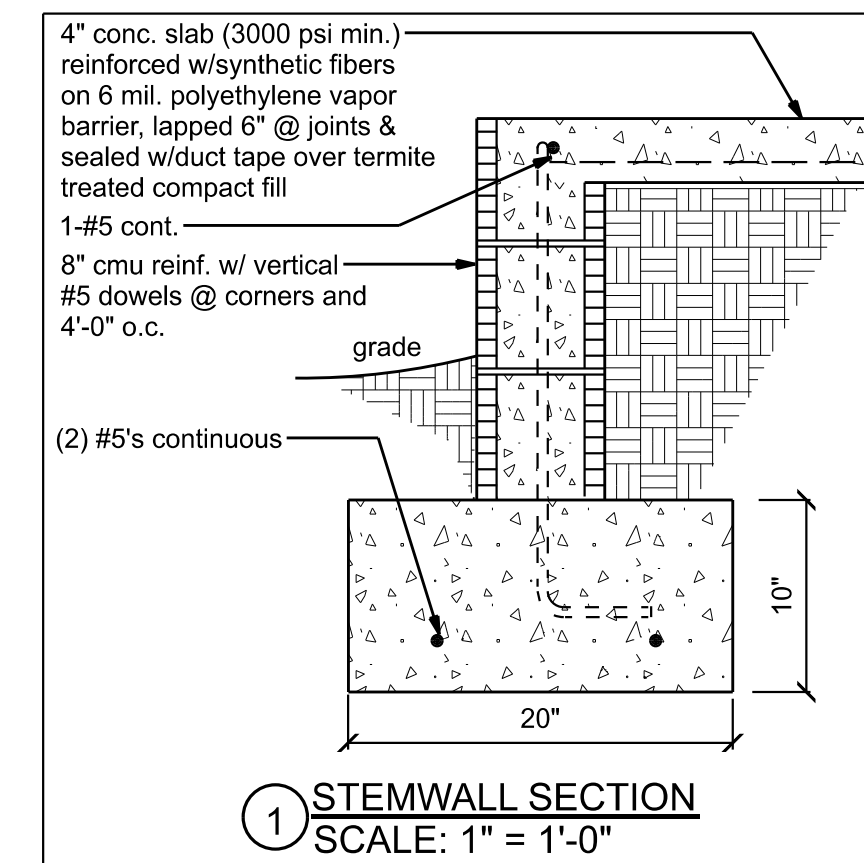
PROJECT NO.  
25.R015

P.E. # 56001



# FOUNDATION PLAN

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



FOUNDATION NOTES:

CONCRETE:  
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH  
OF 3000 PSI AT 28 DAYS.

**GALVANIZATION:**  
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

REINFORCING STEEL:  
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 60

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

1. ALL REINFORCEMENT IS BENT COLD,

1. ALL REINFORCEMENT IS BEN I COLD
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX TIMES THE BAR DIAMETER
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

EXCEPTION: WHEN BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

COVER OVER REINFORCING STEEL  
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS  
SHALL BE:  
3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND  
PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR  
WEATHER. REINFORCING BARS IN FOUNDATIONS NOT PERMANENTLY EMBEDDED  
IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR  
FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS  
AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS  
SHALL HAVE A MINIMUM COVER (INCLUDING GROUT) OF NOT LESS THAN  
2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER  
1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER

NOTE:

CONCRETE SLABS, WALKS, DRIVES AND PATIOS CAN DEVELOP HAIRLINE CRACKS THAT WILL NOT AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING. THERE IS NO KNOWN METHOD OF ELIMINATING THIS CONDITION, WHICH IS CAUSED BY THE CHARACTERISTICS OF EXPANSION AND CONTRACTION THAT OCCURS IN ALL CONCRETE APPLICATIONS. IT DOES NOT AFFECT THE STRENGTH OF THE BUILDING, AND IT IS NOT A CONDITION COVERED BY ANY WARRANTY.

LOT 19 CROSSWINDS SUBDIVISION

# FOUNDATION PLAN

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DATE 3/21/25	DRAWN BY W.H.F.
	APPROVED W.H.F.
REVISIONS	

## REVISIONS

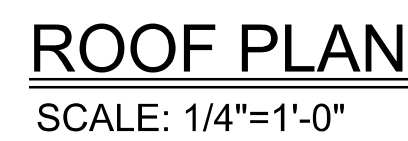
SHEET A-5

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P.E. # 56001





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			2 1/2
LEAD	0.027		20
PAINTED TERNE			



LOT 19 CROSSWINDS SUBDIVISION

FRAMING DETAILS

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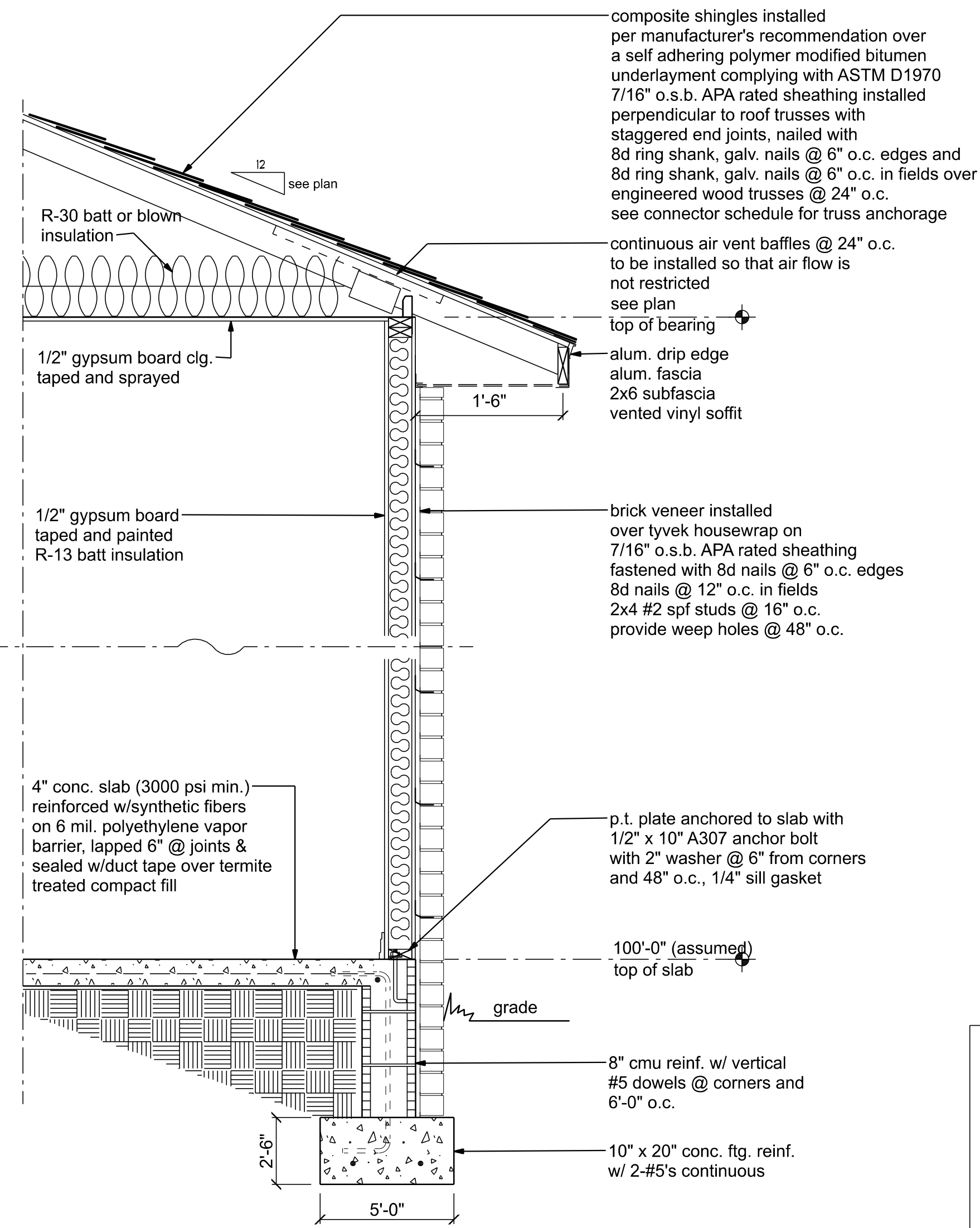
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APPROVED  
W.H.F.

REVISIONS

SHEET  
A-7

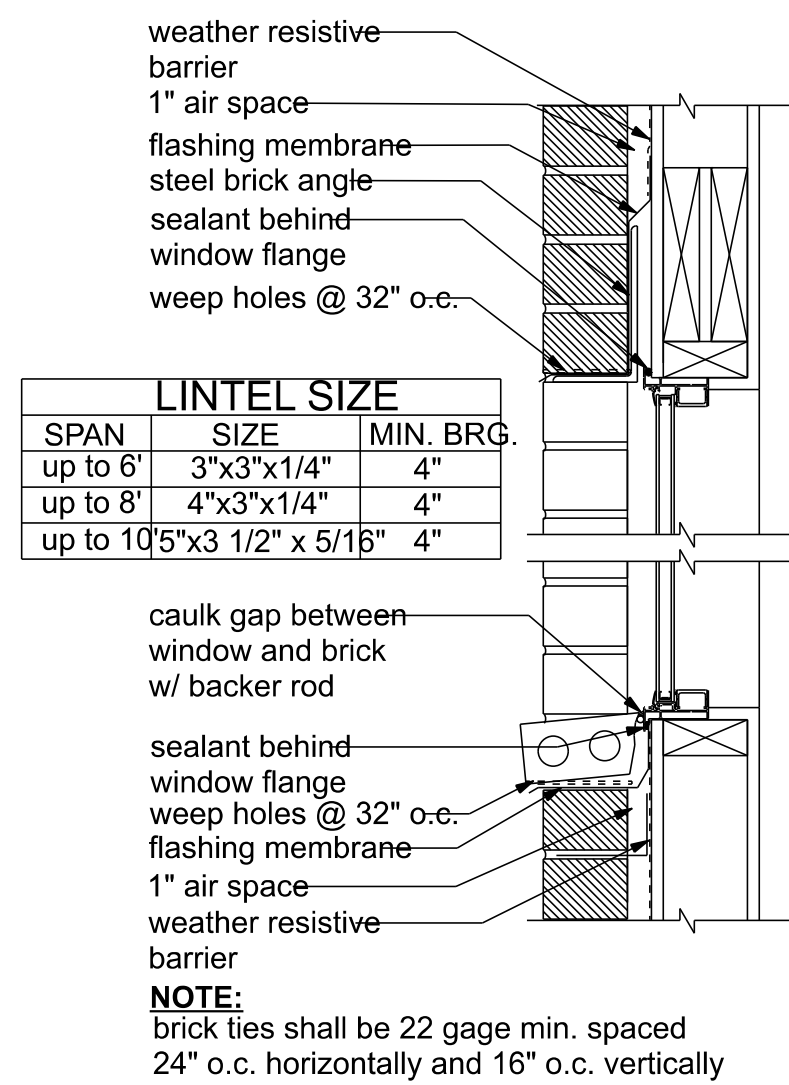
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**TYPICAL WALL SECTION**

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

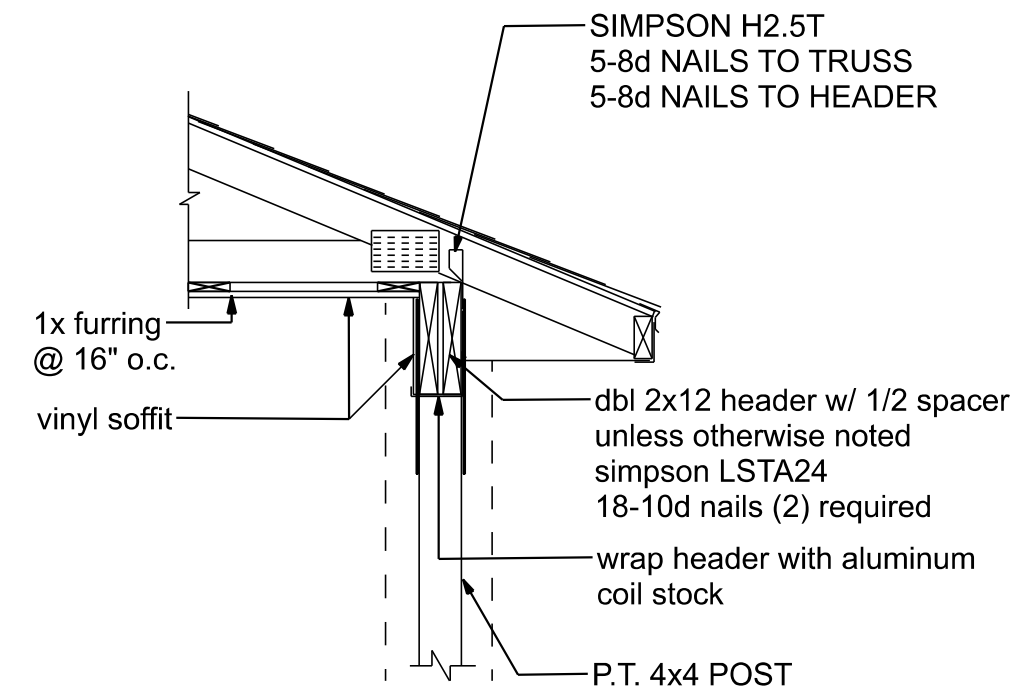


LINTEL SIZE		
SPAN	SIZE	MIN. BRG.
up to 6'	3"x3"x1/4"	4"
up to 8'	4"x3"x1/4"	4"
up to 10'5"x3 1/2" x 5/16"	4"	4"

**NOTE:**  
brick ties shall be 22 gage min. spaced 24" o.c. horizontally and 16" o.c. vertically

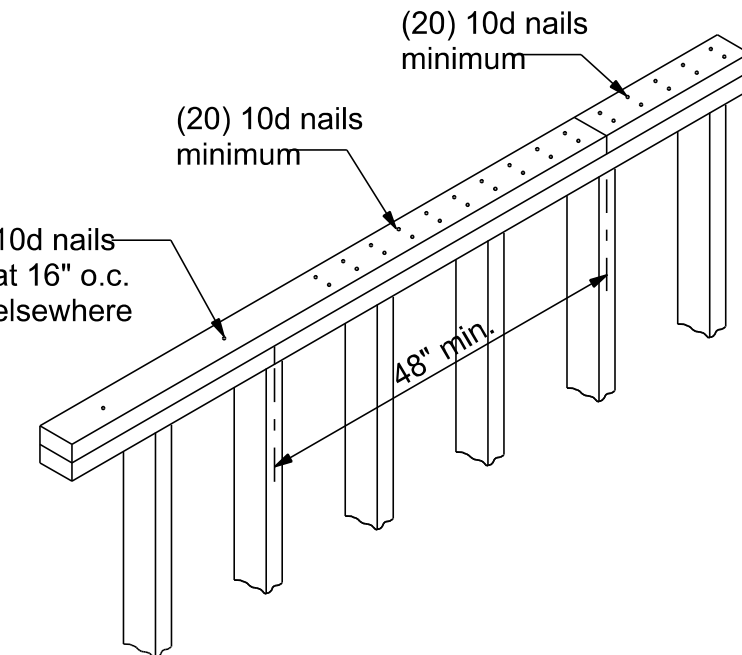
**BRICK FLASHING**

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



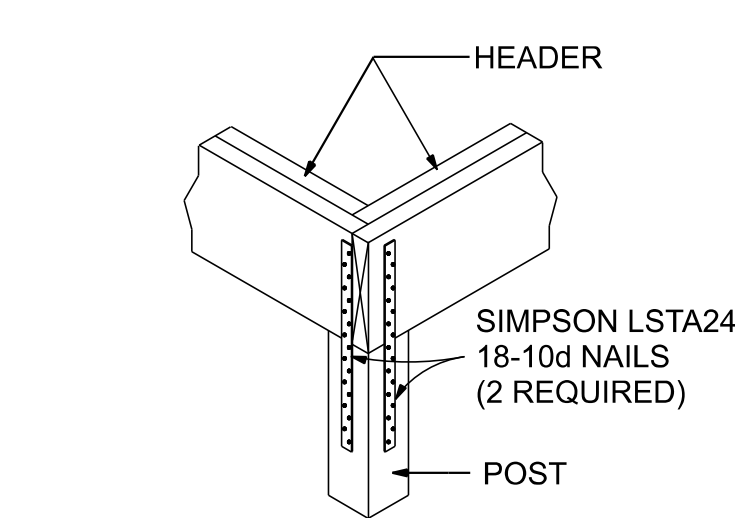
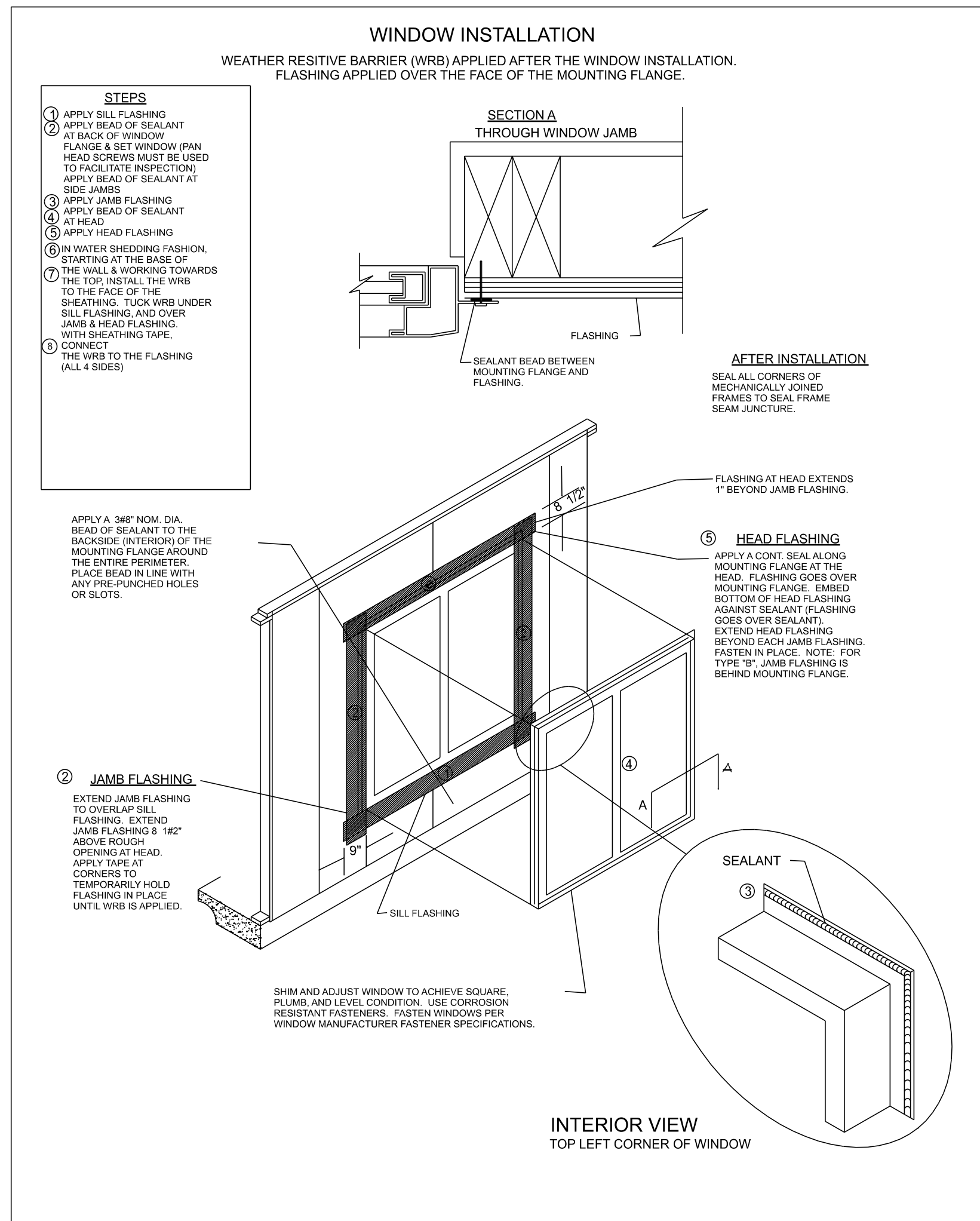
**PORCH SECTION**

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



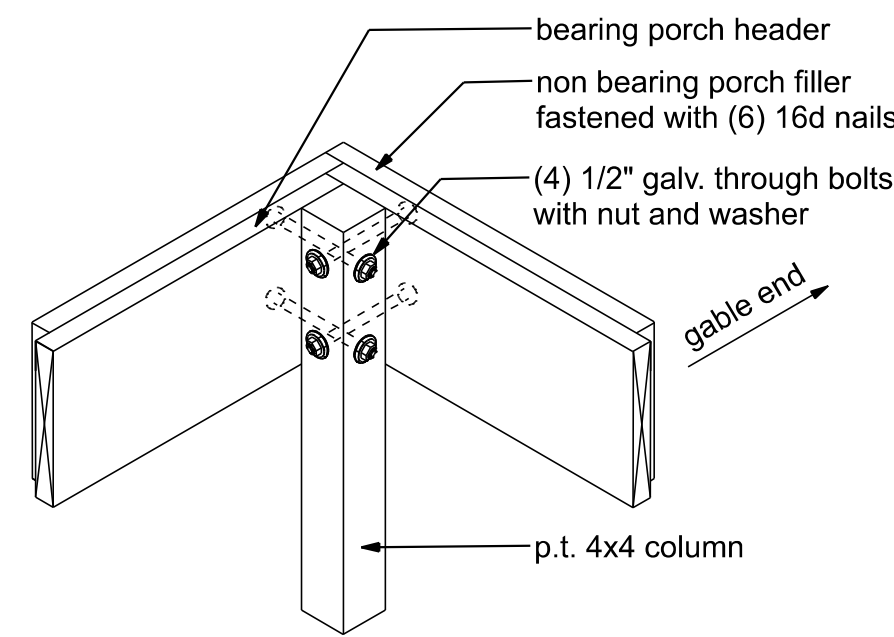
**TOP PLATE SPLICE DETAILS**

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



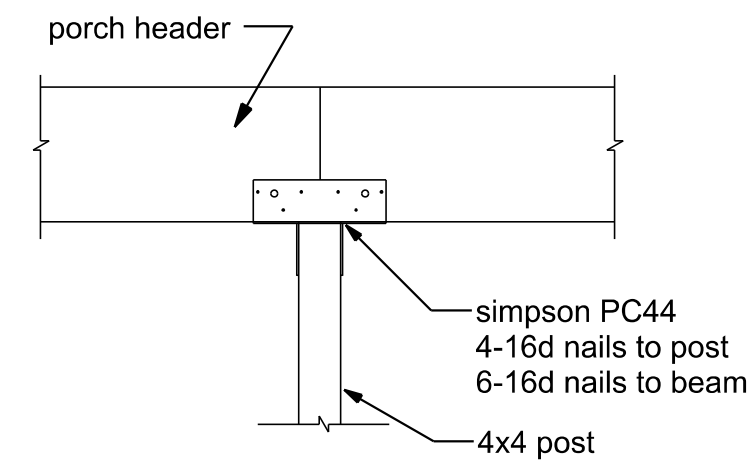
**CORNER POST/HEADER DETAIL**

NTS



**CORNER POST (front porch option)**

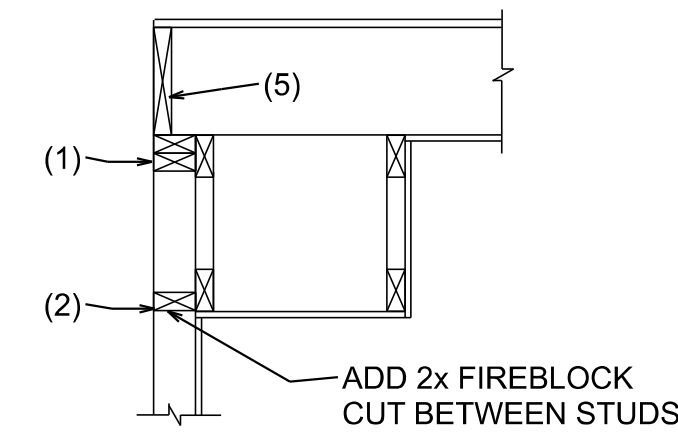
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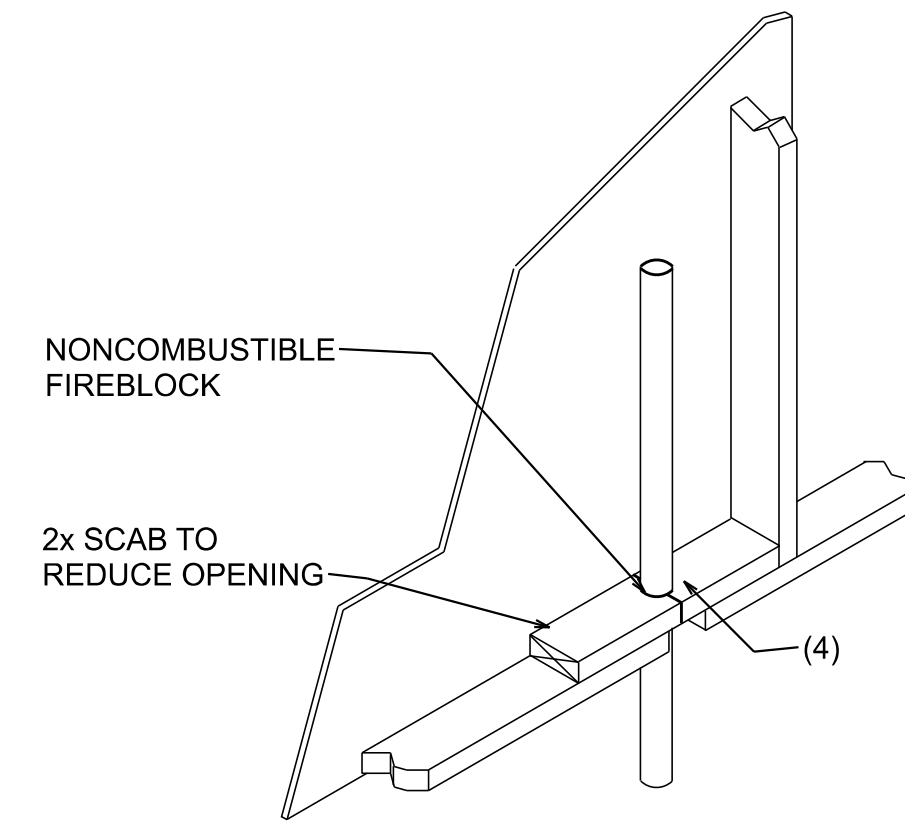
**INTERMEDIATE POST**

NTS

(OPTION 2)



**SOFFIT/DROPPED CLG.**



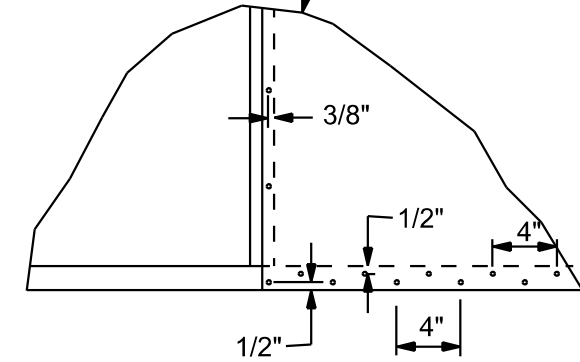
**PENETRATIONS**

**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. 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 PYROPANEL 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.





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

- UPLIFT CAPACITY = 474 plf  
(TABLE 305S1 SSTD10-99)
- 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 uplift plf.
  6. Check sole plate to slab connection, additional anchors may be required for lateral and 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.

**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.

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 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.

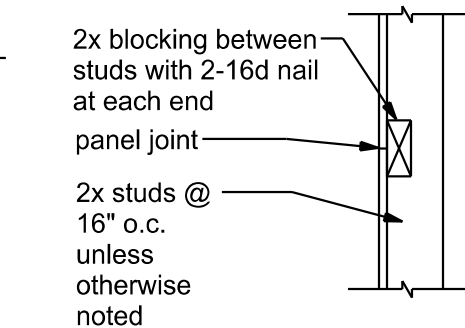
When using the rod coupler, care should be taken to ensure full and equal thread engagement. This is easily achieved by threading the coupler all the way onto the rod, then standing the two rods end to end, then threading the coupler back over the rod joint so each rod is halfway into the coupler.

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

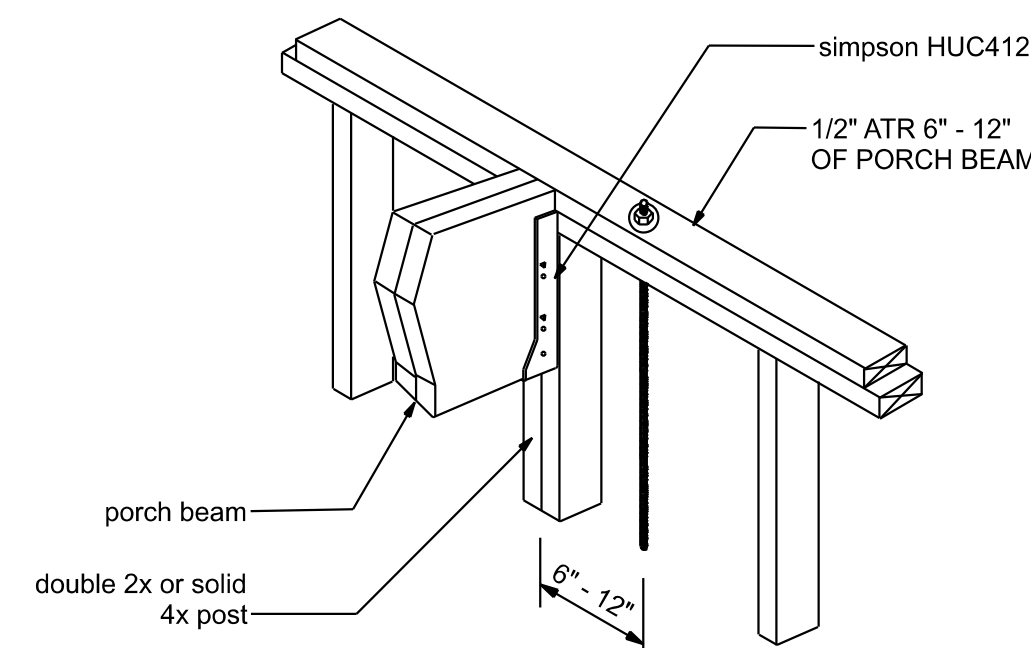
The slab level sole plate shall be connected to the slab with the connectors specified and at the spacing specified within the design documents. All-thread rods shall be placed as per the design specifications. All-thread rods with a nut and washer at the sole plate will qualify as a sole plate connection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

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.

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' - 9'	(2) 2x12	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>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' - 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	4.5"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD



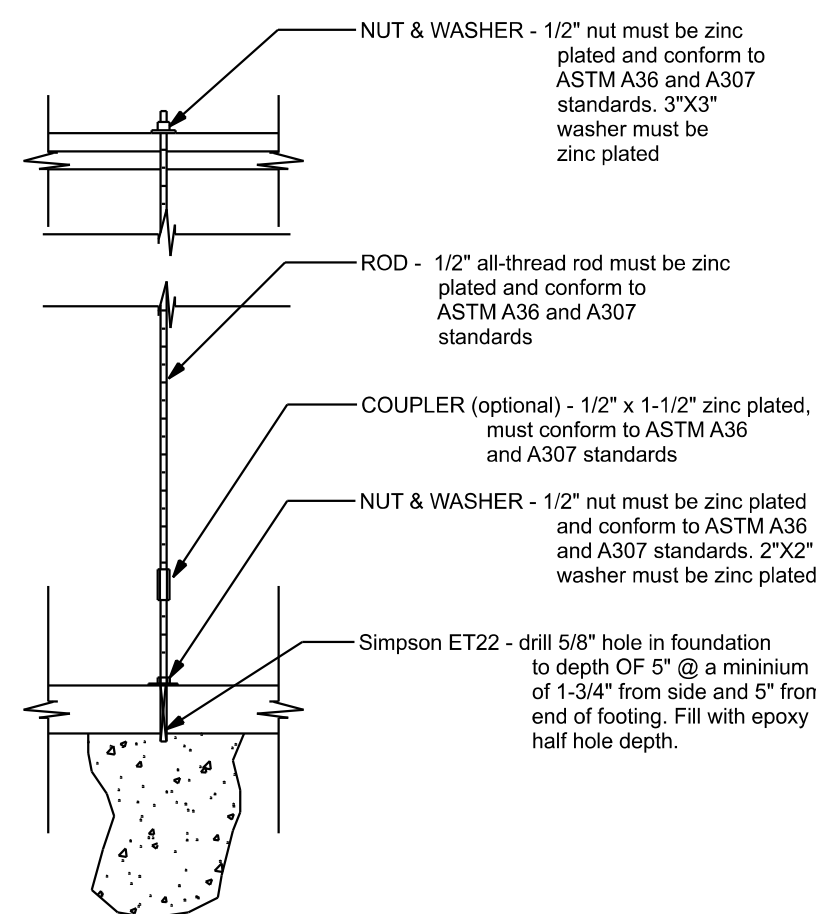
SCALE: 3/4" = 1'-0"



## NTS

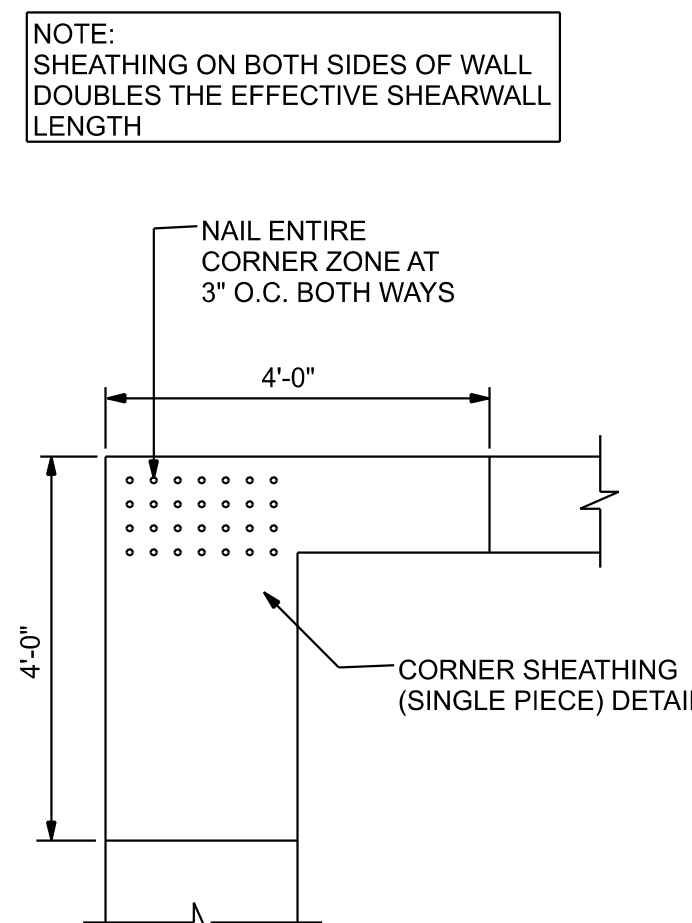
OPENING WIDTH	SILL PLATES	16d TOE NAILS EACH END
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1
> 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2
> 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3

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.

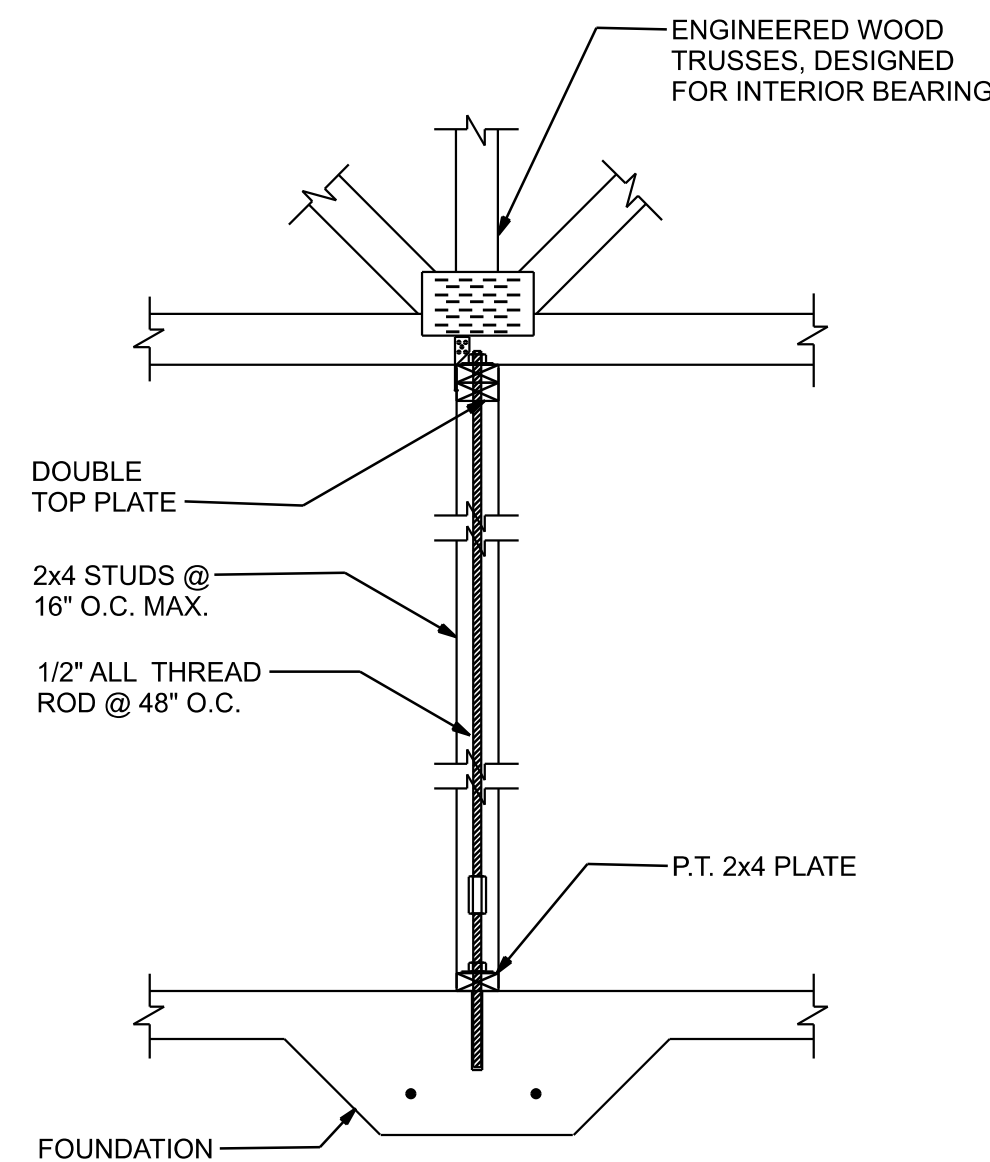


END (TOP OR BOTTOM)

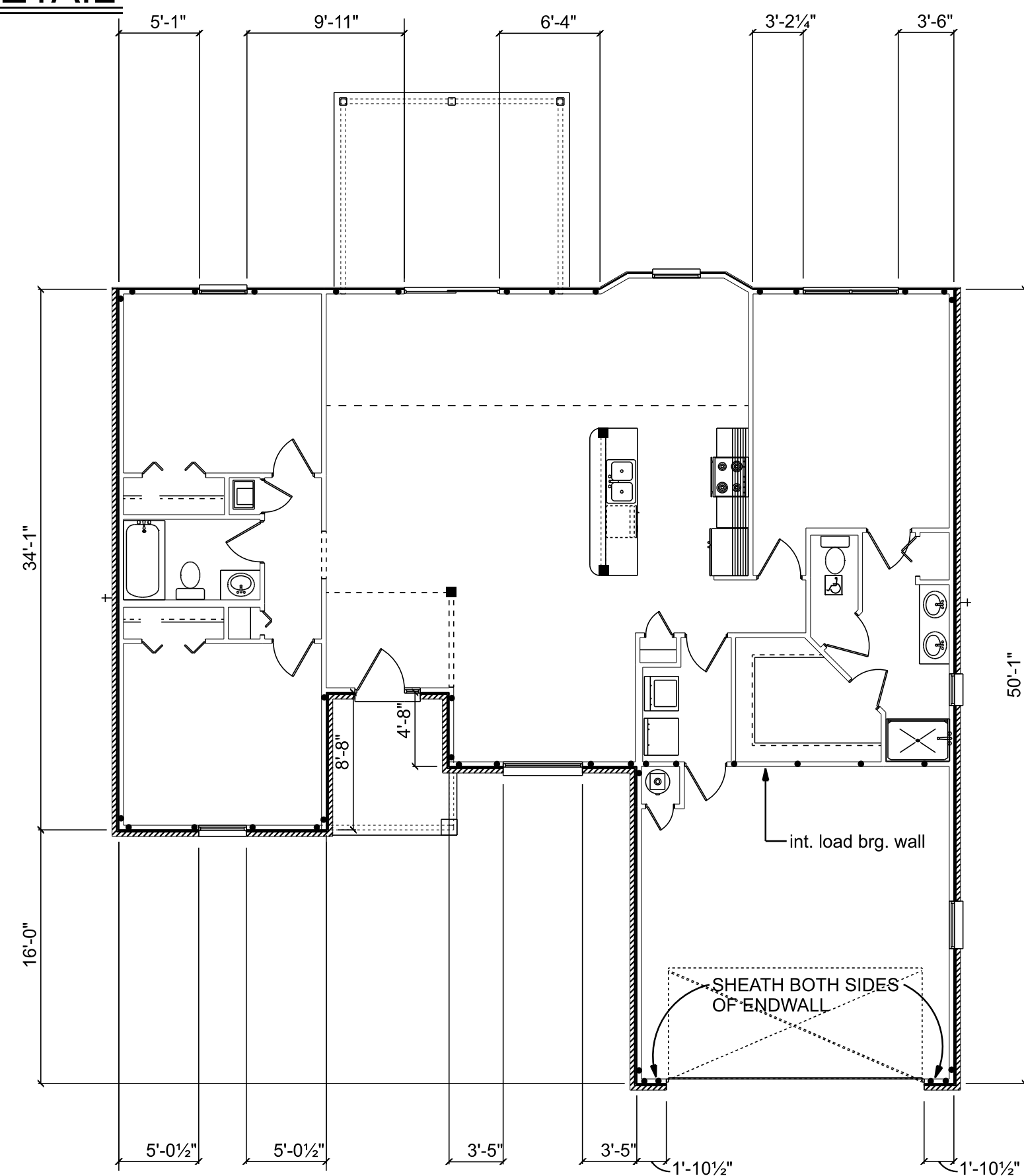
SCALE: 1/2" = 1'-0"



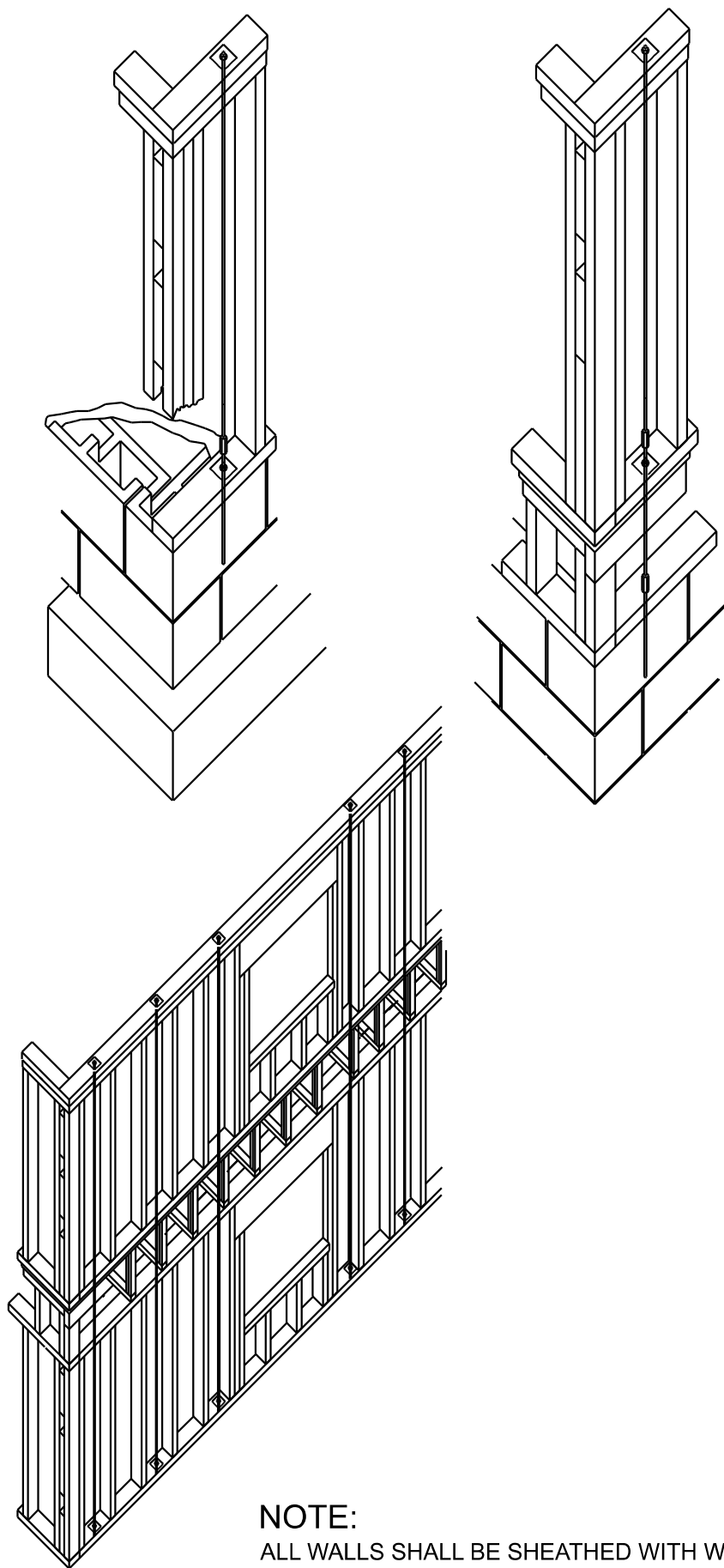
SCALE: 1/2" = 1'-0'



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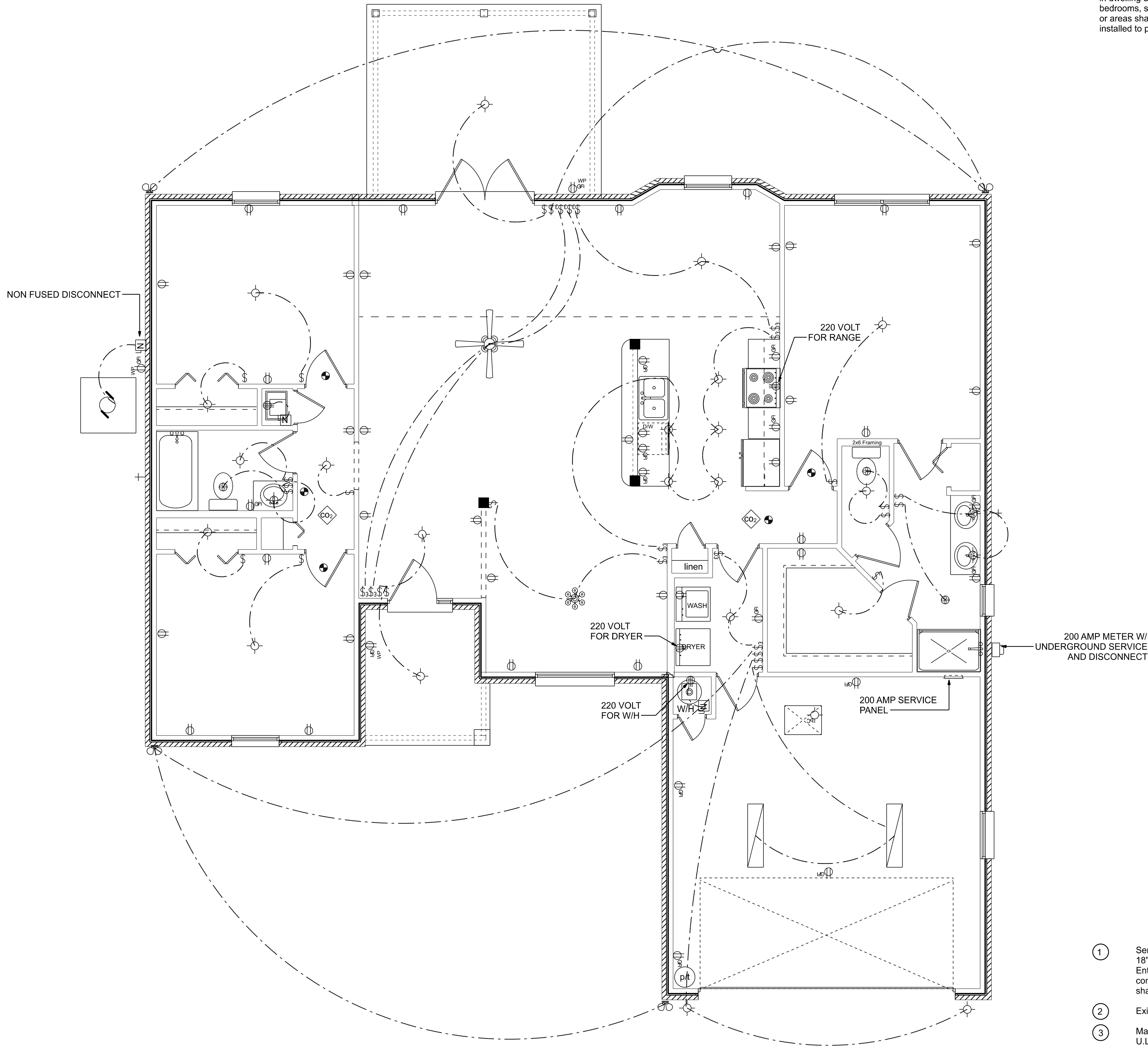


SCALE: 1/8" = 1'-0"



**NOTE:**  
ALL WALLS SHALL BE SHEATHED WITH WINDSTORM  
FULL HEIGHT SHEATHING, 8'-1 1/8" AND 9'-4" TALL.



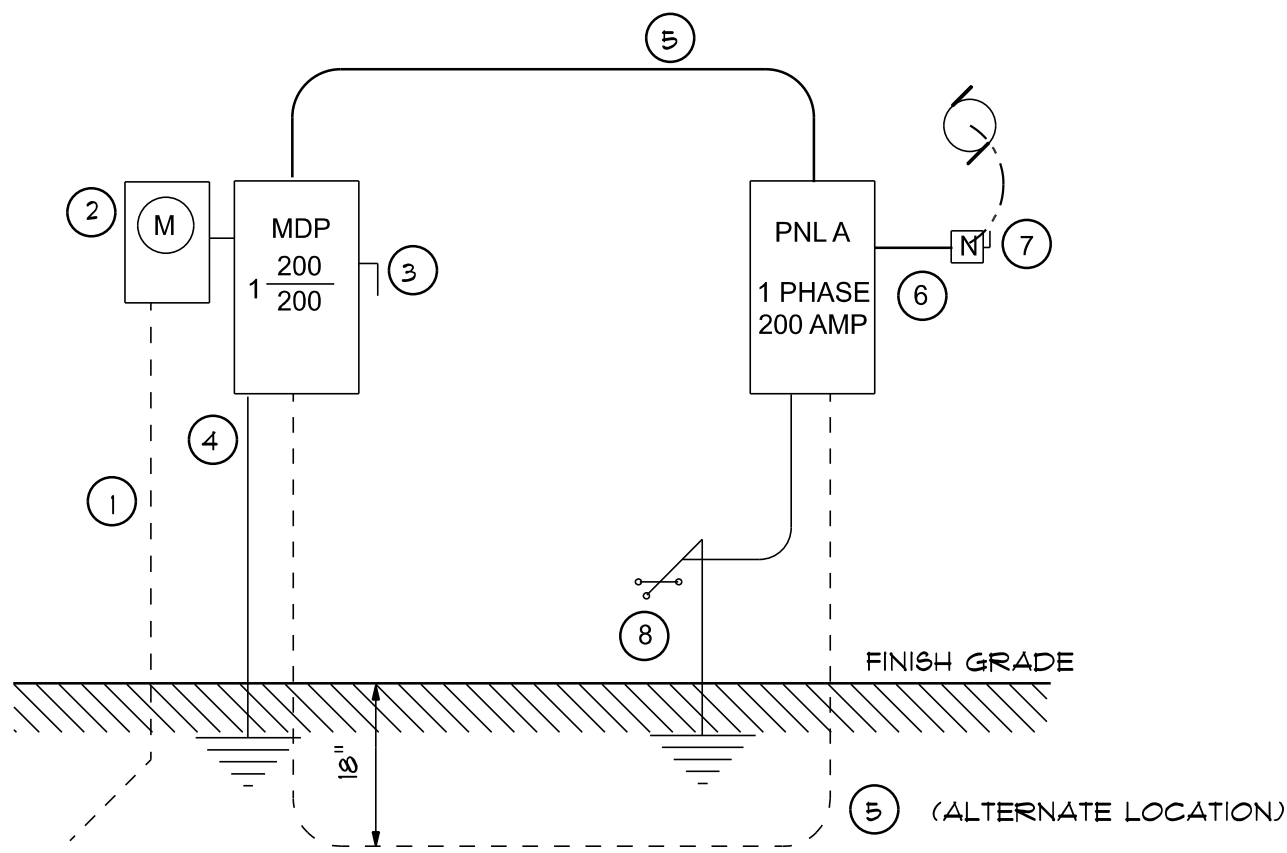


ELECTRICAL PLAN  
SCALE 1/4"=1'-0"

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.

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

- ①
- 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.
- ②
- Existing Meter Enclosure, weatherproof, U.L. Listed.
- ③
- Main Disconnect Switch: fused or Main Breaker, weatherproof, U.L. Listed.
- ④
- 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.
- ⑤
- 200 Ampere Feeder: 3-2/0-THHN-Cu, 1-#2-Cu-GND, 2 1/2" Conduit.
- ⑥
- House Panel (PNL), 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 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 CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADDNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT 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 rated, 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 19 CROSSWINDS SUBDIVISION

ELECTRICAL PLAN

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C.O.A. # 33259



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

REVISIONS

SHEET A-9  
OF 9

PROJECT NO.  
25.R015

P.E. # 56001