TERMITE SPECIFICATIONS:

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDE AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SH. 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 HEAD SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.(FBC 13.4.4)
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 APS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBCE OF SOIL AFTER THE INITIAL TREATMENT.(FBC 1816.1.3)
8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINSRAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RREATMENT IS REQUIRED.(FBC 1816.1.4)
9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER IST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.(FBC 1816.1.5)
10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GDE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.(FBC 1816.1.6)
11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER COTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURD AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.(FBC 1816.1.6)
12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.(C 1816.1.7)
13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUNCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BLDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERNEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWSF THE FLORIDA DEPARMENT OF AGRICULTURE AND CONSUMER SERVICES."(FBC 1E.1.7)
14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVE'ROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAK, TUB TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MRIAL. (FBC 2303.1.3)
15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURD WITHIN 15'-0": OF ANY BUILDING OR PROPOSED BUILDING.(FBC 2303.1.4)

A.B.	Anchor Bolt	F.B.C.	Florida Bldg. Code	Opn'g.	Opening
Abv.	Above	Fin. Flr.	Finished Floor	Opt.	Optional
A/C	Air-Conditioner	F.G.	Fixed Glass	Pc.	Piece
Adj.	Adjustable	Flr.	Floor	Ped.	Pedestal
A.F.F.	Above Finished Floor	Fdn.	Foundation	P.L.	Parallam
A.H.U.	Air Handler Unit	Flr. Sys.	Floor System	PLF	Pounds penear foot
ALT.	Alternate	F.Pl.	Fireplace	Plt. Ht.	Plate Heig
B.C.	Base Cabinet	Ft.	Foot / Feet	Plt Sh.	Plant Shel
B.F.	Bifold Door	Ftg.	Footing	PSF	Pounds pequare foot
Bk Sh	Book Shelf	FX	Fixed	P.T.	Pressure 'ated
Bm.	Beam	Galv.	Galvanized	Pwd.	Powder Rm
BOT.	Bottom	G.C.	General Contractor	Rad.	Radius
B.P.	Bypass door	G.F.I.	Ground Fault Interrupter	Ref.	Refrigeratc
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/SH	Rod and Sf
Comp.	A/C Compressor	Int.	Interior	SD.	Smoke Detor
C.T.	Ceramic Tile	K/Wall	Kneewall	S.F.	Square Ft.
D	Dryer	K.S.	Knee Space	Sh.	Shelves
Dec.	Decorative	Laun.	Laundry	SHT	Sheet
Ded.	Dedicated Outlet	Lav.	Lavatory	S.L.	Side Lights
Dbl.	Double	L.F.	Linear Ft.	S.P.F.	Spruce Pin'ir
Dia.	Diameter	L.T.	Laundry Tub	Sq.	Square
Disp.	Disposal	Mas.	Masonry	S.Y.P.	Southern Yw Pine
Dist.	Distance	Max	Maximum	Temp.	Tempered
D.S.	Drawer Stack	M.C.	Medicine Cabinet	Thk'n.	Thicken
D.V.	Dryer Vent	MDP	Master Distribution Panel	T.O.B.	Top of Bloc
D.W.	Dishwasher	Mfgr.	Manufacturer	T.O.M.	Top of Masry
Ea.	Each	Micro.	Microwave	T.O.P.	Top of Plab
E.W.	Each Way	Min	Minimum	Trans.	Transom Wow
Elec.	Electrical	M.L.	Microlam	Typ.	Typical
Elev.	Elevation	Mir.	Mirror	UCL	Under Cabit Lighting
Ext.	Exterior	Mono	Monolithic	U.N.O.	Unless NotOtherwise
Exp.	Expansion	N.T.S.	Not to Scale	VB	Vanity Base
				Vert.	Vertical
				V.L.	Versalam
				VTR	Vent througtoof
				W	Washer
				W/	With
				W/C	Water Closi
				W.A.	Wedge Ancl
				Wd.	Wood
				WP	Water Proof

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 STRECHED 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 6" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED AT LEAST 8" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6".
4. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
5. HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED
6. MINIMUM LAP SPLICES ON ALL REINFORCING BAR SPLICES SHALL BE 40 BAR DIAMETERS TYP.
7. CONCRETE COVER MIN. 3" 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 1900 PSI (f'm = 1350 PSI)
2. MORTAR SHALL BE TYPE "M" OR "S", CONFORMING TO ASTM C270.
3. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI SLUMP 8" TO 11".
4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
5. 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.
6. REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED ON THE DRAWINGS
7. 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

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 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.
3. 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

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS.
2. 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.
3. 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.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
5. 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.
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
7. 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.
8. 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

1. 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

1. 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.
2. MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED W/ 1/2" DIA. ANCHOR BOLTS SET IN 3/4" DIA. X 6" DEEP UNITEX "PROPOXY" 300 ADHESIVE BINDER FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS (OR 1/2" X 6" RAWL STUD EXPANSION ANCHORS.)
3. 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 EMBEDMENT EPOXY (SIMPSON "EPOXY TIE SET", OR HILTI " 2 PART" EMBEDDMENT EPOXY). MIXED PER MANUFACTURER'S 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.
4. 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.
5. 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)

PROJECT LOCATION
Lot 17 hunting at woodcrest

LOCATION MAP

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
APA PLYWOOD DESIGN SPECIFICATION

LIVE LOADS:
ROOF — 20 PSF (REDUCIBLE)
RESIDENTIAL FLOOR, UNLESS OTHERWISE INDICATED — 40 PSF
BALCONIES — 40 PSF
STAIRS — 40 PSF
LIGHT PARTITIONS (DEAD LOAD), U.N.O. — 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 — 3000 PSI
PEA GRAVEL CONCRETE FOR MASONRY CELLS ONLY — 3000 PSI
(DO NOT USE FOR CONCRETE COLUMNS OR TIE BEAMS)

REINFORCING:
WELDED WIRE FABRIC SHALL CONFORM TO — ASTM A185
ALL REINFORCING BARS — ASTM A615-40 40,000 PSI
ALL STIRRUPS AND TIES — 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

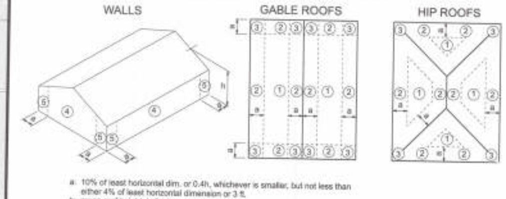
BASIC WIND SPEED	125 MPH
IMPORTANCE FACTOR	1.00
BUILDING CATEGORY	II
EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
TYPE OF STRUCTURE	ENCLOSED

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)

		10 sf		20 sf		50 sf		100 sf	
		pos.	neg.	pos.	neg.	pos.	neg.	pos.	neg.
Roof	Zone 1	18.06	-28.70	16.50	-27.88	14.34	-26.84	12.78	-30.16
Roof	Zone 2	18.06	-49.96	16.50	-53.12	14.34	-46.96	12.78	-44.27
Roof	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
Wall	Zone 5	31.38	-42.00	29.94	-39.20	28.08	-35.40	26.72	-32.62

WALLS — GABLE ROOFS — HIP ROOFS



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.

COMPONENTS AND CLADDING

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
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

Received for FILE COPY Code Compliance — COLUMBIA COUNTY BUILDING DEPARTMENT PLANS EXAMINER

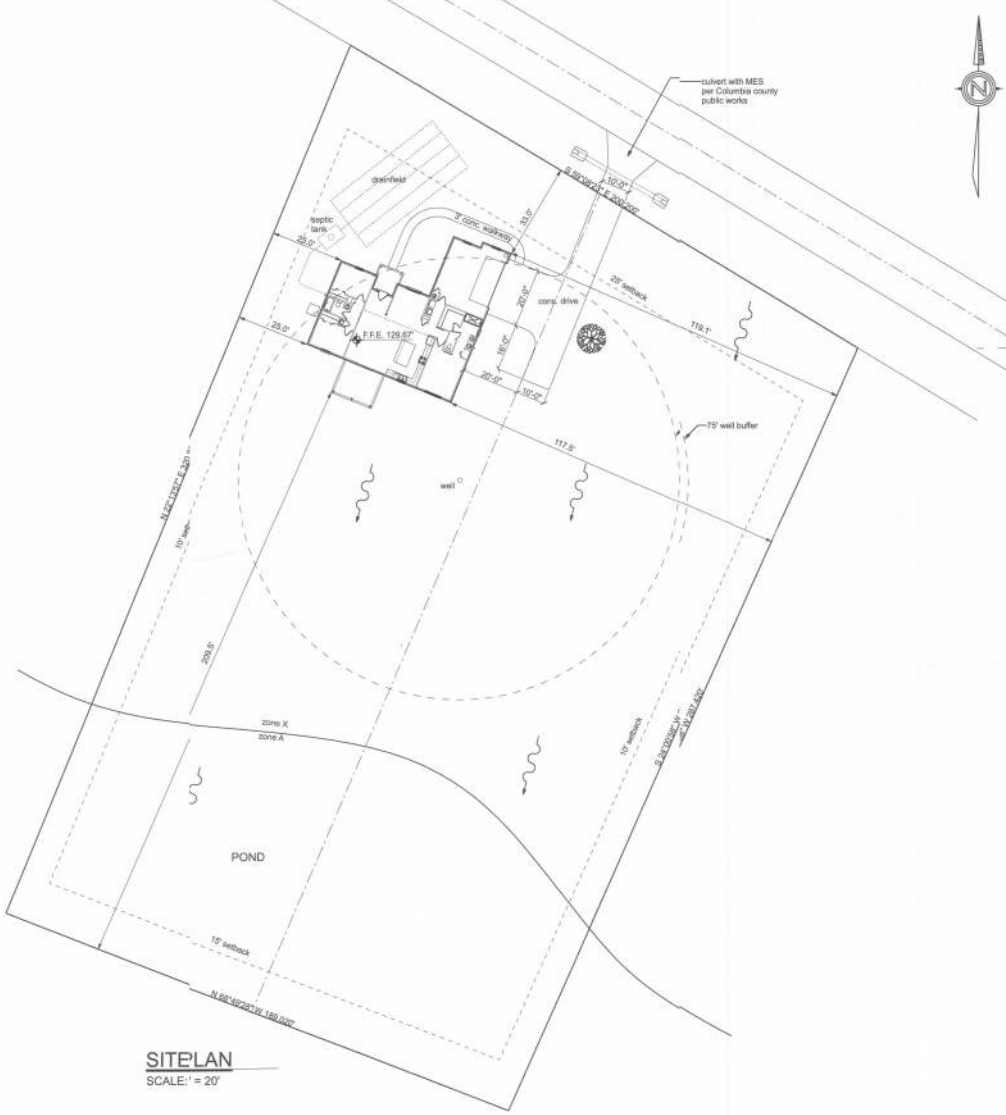
LOT 17 HUNTINGTON AT WOODCREST

GENERAL NOTES SHEET

COASTAL ENGINEERING AND TESTING, INC
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 33259

DATE 2/022
DRAWN BY W.H.F.
APPROVED W.H.F.
REVISIONS

SHEET A-1 OF 9
PROJECT NO. 22.R003



SITE PLAN
SCALE: 1" = 20'

DESCRIPTION

LOT 17, OF 'HUNTINGTON AT WOODCREST' AS PER THE PLAT THEREOF RECORDED IN PLATBOOK 6 , PAGE(S) 145 & 146 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

SITE DATA

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

LOT 17 HUNTINGTON AT WOODCREST

SITE PLAN

COASTAL ENGINEERING
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 3205

DATE 3/8/22	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-2
OF 9

PROJECT NO. 22.R003

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 fror 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 les than 1 3/8" thick, or a 20-minute fire rated doors.

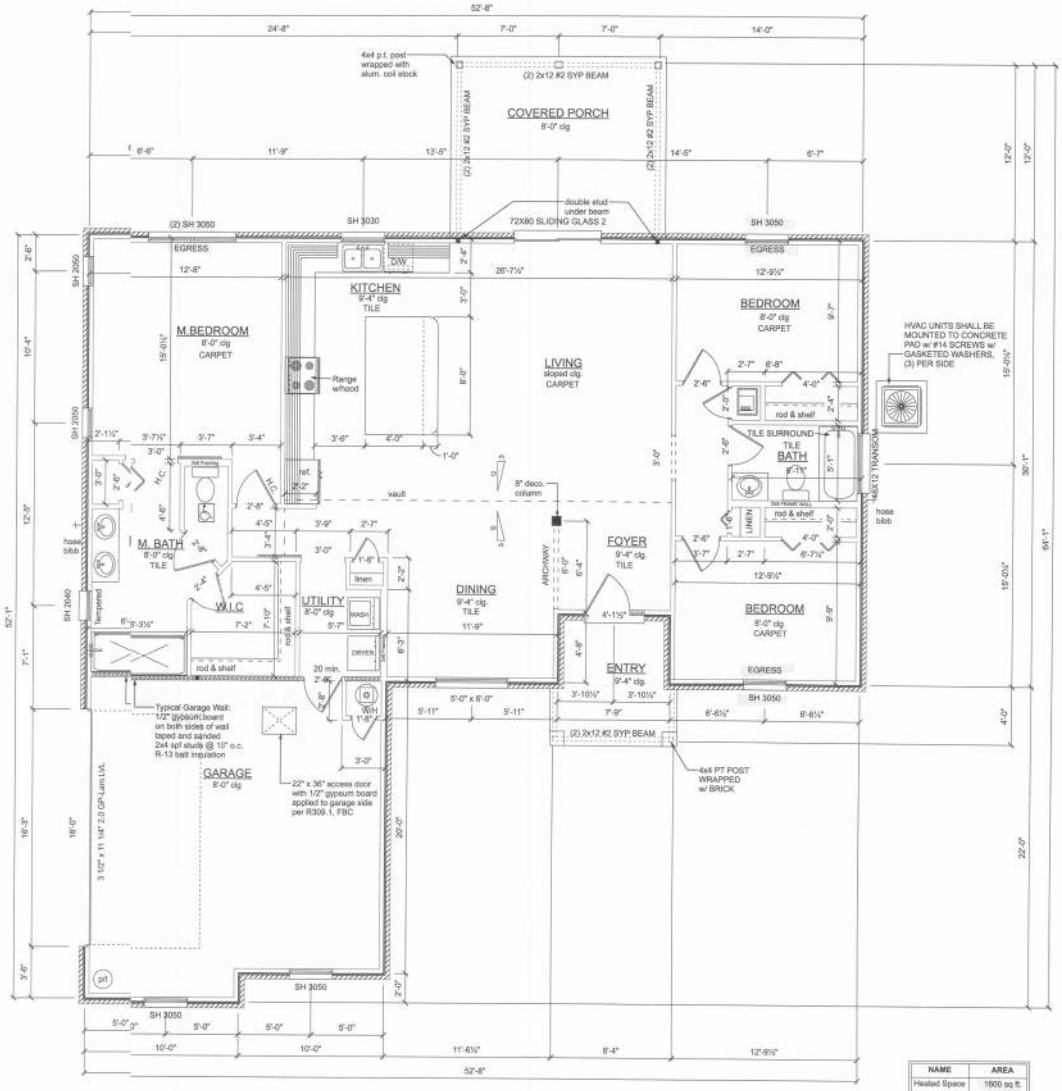
SEPARATION REQUIRED:
the garage shall be separated from the residence and its attic area by not less than 1/2" gypsum board applied to the garage side. garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board or equivalent. where the 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.

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/NWWDA 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
1668 BF	1'-6"	R	1
2668 BF	2'-6"	L	1
4068-2 BF	4'-0"	LR	2
30x80 colonial a	2'-6"	L	2
1868	1'-8"	L	2
2068	2'-0"	R	1
2468	2'-4"	L	1
2868	2'-8"	L	1
2668	2'-6"	R	1
2868	2'-8"	R	1
72X80 SLIDING GLASS	6'-0"	NL	1
192X84 - GARAGE DOOR	16'-0"	U	1
32X80 COLONIAL	2'-8"	L	1
SH 3050	2'-11½" x 4'-11½"	N	4
(2) SH 3050	6'-0" x 5'-0"	NN	1
SH 2040	2'-0" x 4'-0"	N	1
SH 2050	2'-0" x 5'-0"	N	2
SH 3030	3'-0" x 3'-0"	N	1
60X72 SINGLE HUNG	5'-0" x 6'-0"	U	1
48X12 TRANSOM	4'-0" x 1'-0"	N	1



NAME	AREA
Heated Space	1600 sq ft.
Garage	440 sq ft.
Porch	263 sq ft.
Total	2,303 sq ft.

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

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

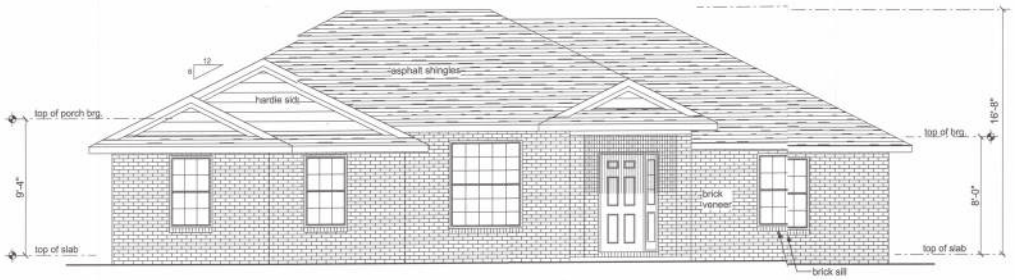
O NOT SCALE THESE PLANS:
APLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. MPLE ARITHMATIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE EMS NOT DIMENSIONED.

HANGES TO PLAN SETS:
EASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THES PLANS WITHOUT ONSULTING WITH THE ARCHITECT/ENGINEER. THE OWNER SHALL ASSUME ANY ID ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM ECIFICATIONS ON THE PLANS.

LOT 17 HUNTINGTON AT WOODCREST
FLOOR PLAN

P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A # 33259
COASTAL ENGINEERING
ARCHITECTURE/ENGINEERING

DATE 1/6/22
DRAWN BY W.H.F.
APPROVED W.H.F.
REVISIONS
SHEET A-3
OF 9
PROJECT NO. 22.R003

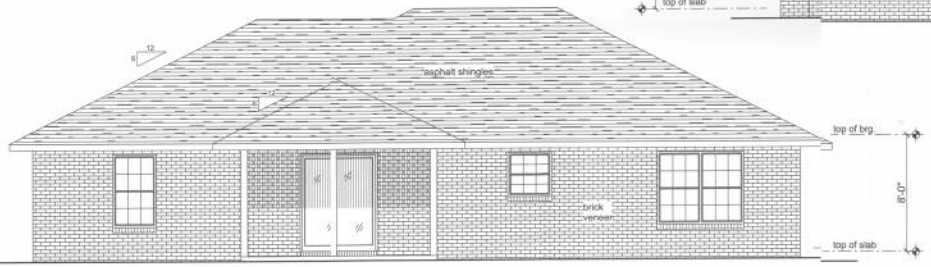


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
THE RIDGE HEIGHT IS GIVEN FOR MIN ROOF HEIGHT DETERMINATION ONLY. DO'T USE THIS DIMENSION FOR ROOF CONST/CTION.

NOTE: VENTILATE ROOF TO 1/300THE INSULATED ATTIC.
(2109.2 SF / 300 = 7.031 SF * 144 SQ.I/SF = 1,012.42 SQ. IN.)
half from soffit, half from ridge vent = 5/sq. inches

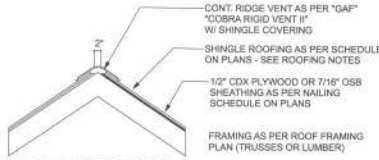
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



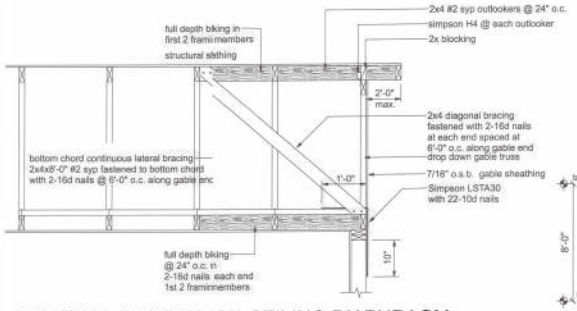
REAr ELEVATION
SCALE:/4" = 1'-0"

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



RIDGE VENT DETAIL



END WALL BRACING OR CEILING DIAPHRAGM
NTS

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

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

LOT 17 HUNTINGTON AT WOODCREST
ELEVATIONS

COASTAL ENGINEERING AND TESTING, INC.
P.O. BOX 860125
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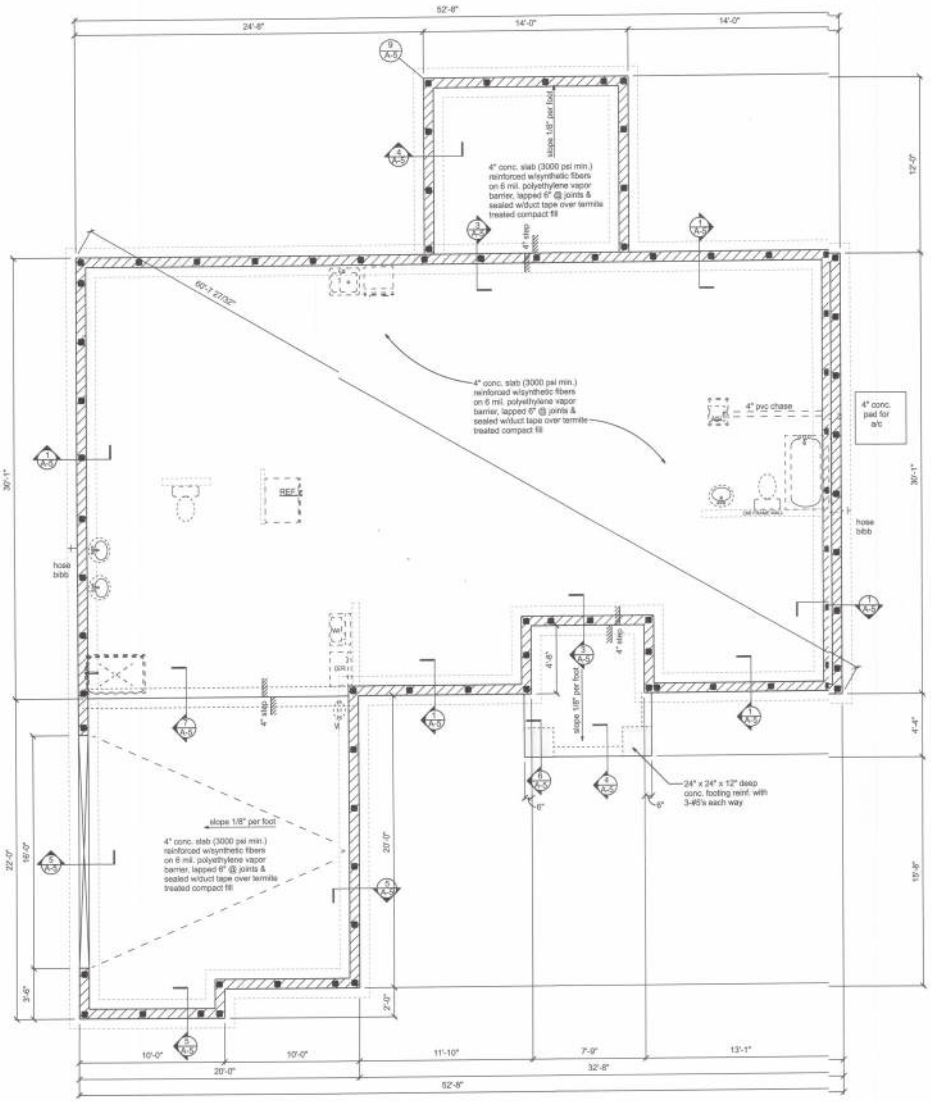
(904) 429-7536
C.O.A. # 8209

D/FE 3/1/22	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISIONS

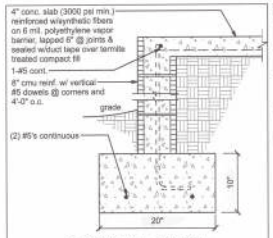
SHEET A-4
OF 9

PROJECT NO. 22-R003

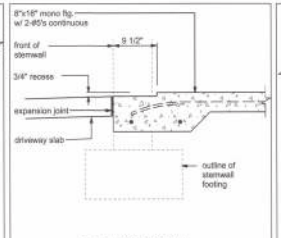


FOUNDATION PLAN

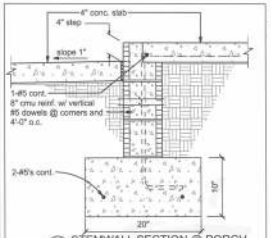
SCALE: 1/4"=1'-0"



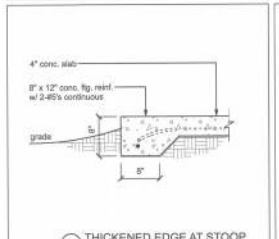
1 STEMWALL SECTION
SCALE: 1" = 1'-0"



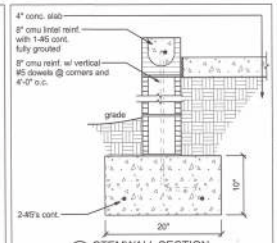
2 FTG. SECTION
SCALE: 1" = 1'-0"



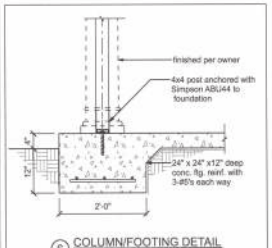
3 STEMWALL SECTION @ PORCH
SCALE: 1" = 1'-0"



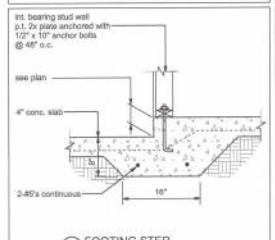
4 THICKENED EDGE AT STOOP
SCALE: 1" = 1'-0"



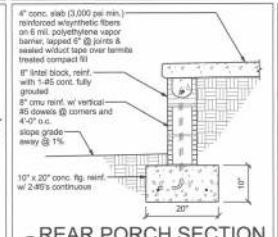
5 STEMWALL SECTION
SCALE: 1" = 1'-0"



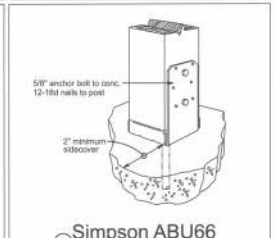
6 COLUMN/FOOTING DETAIL
SCALE: 3/4" = 1'-0"



7 FOOTING STEP
AT INTERIOR MONO



8 REAR PORCH SECTION
@ PORCH



9 Simpson ABU66
@ PORCH COLUMNS

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.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS AND
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.
EXCEPTION: WHERE 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 AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS 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 MASONRY 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 17 HUNTINGTON AT WOODCREST

FOUNDATION PLAN

COASTAL ENGINEERING AND TESTING, INC.
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C.O.A. # 3289

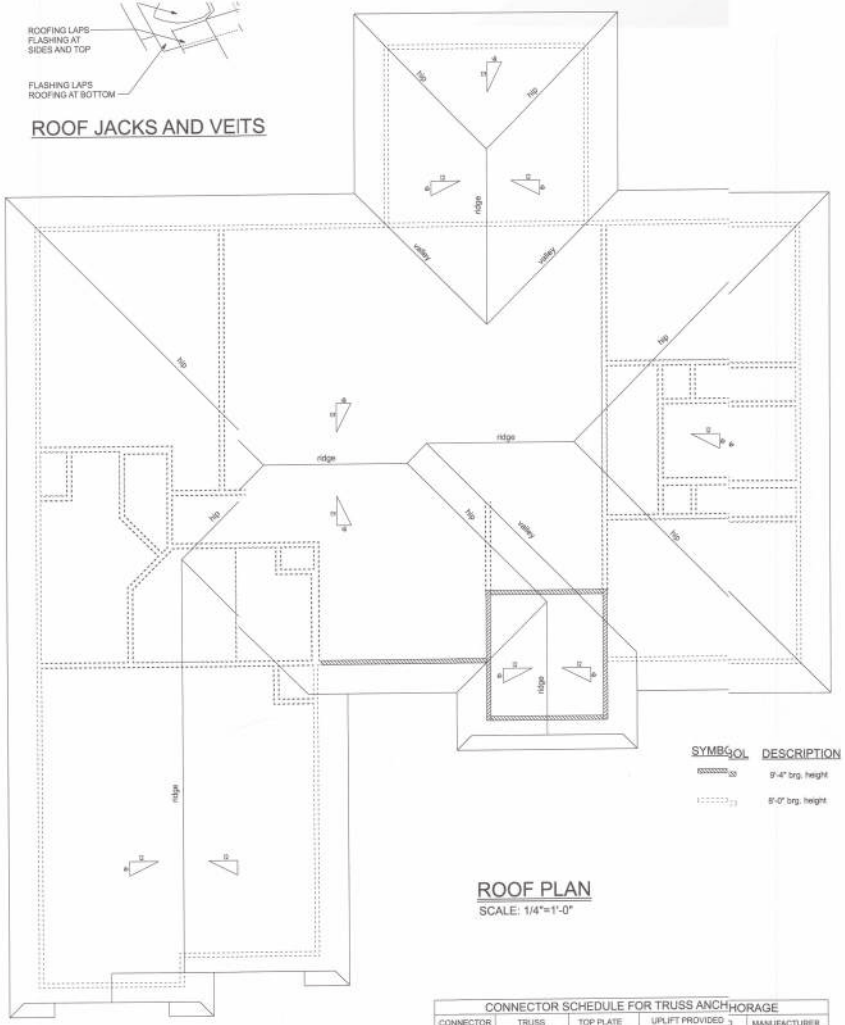
DATE 2/4/22	DRAWN BY W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-5
OF 9

PROJECT NO. 22.R003

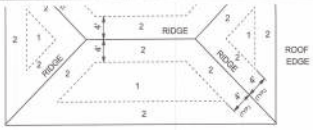
ROOF JACKS AND VEITS



ROOF PLAN

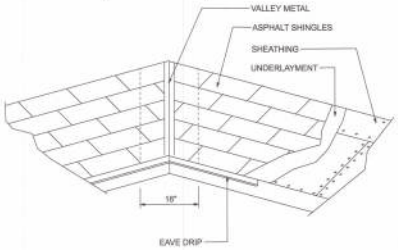
SCALE: 1/4"=1'-0"

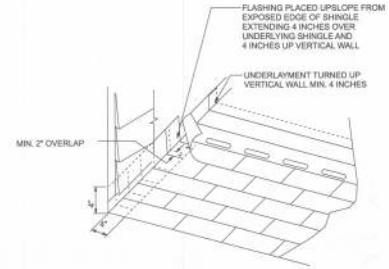
CONNECTOR SCHEDULE FOR TRUSS ANCHORAGE				
CONNECTOR	TRUSS	TOP PLATE	UPLIFT PROVIDED	MANUFACTURER
H2.5T	5-8d NAILS	5-8d NAILS	545 LBS	SIMPSON
H8	8-8d NAILS	8-8d NAILS	820 LBS	SIMPSON
HTS16	16-10d x 1 1/2"	16-10d NAILS	1,085 LBS	SIMPSON
(2) H8	8-8d NAILS (each)	8-8d NAILS (each)	2 x 820 =1,640 LBS	SIMPSON
(2)HTS20	10-10d NAILS	10-10d NAILS	2 x 1,450 = 2,900 LBS	SIMPSON

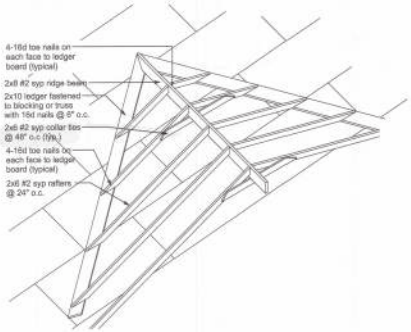


1	7/16 o.s.b.	8d ring shank galvanized	6 in. o.c. EDGE 6 in. o.c. FIELD
2			6 in. o.c. EDGE 6 in. o.c. FIELD
3			6 in. o.c. EDGE 6 in. o.c. FIELD

ROOF SHEATHING NAILING ZONES (HIP ROOF)







ROOF INTERSECTION DETAIL

NTS

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 FORM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:
1. STARTING AT THE EAVE, A 19 INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY TO 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.
1. FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 6 INCHES WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.9.2.
2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
3. 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	26 (zinc coated G90)	
ZINC ALLOY LEAD PAINTED TERNE	0.027		2 12 20

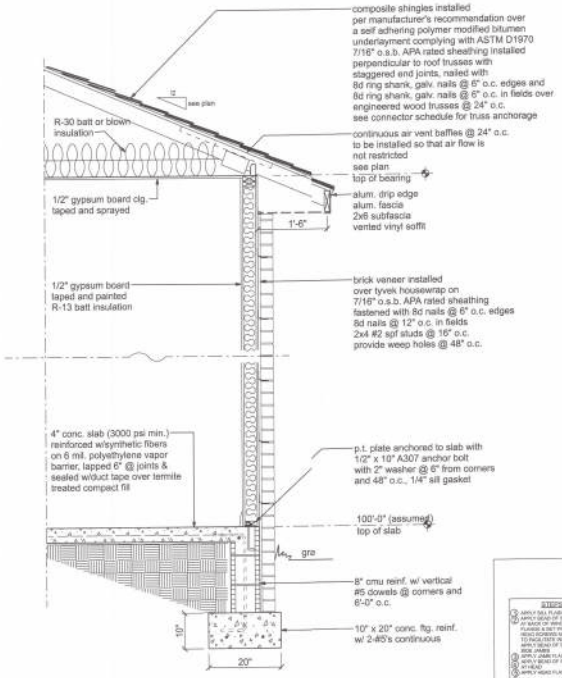
LOT 17 HUNTINGTON AT WOODCREST

COASTAL
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086

DATE 2/8/22
DRAW W
APPR W

REVISIONS

SHEET A-6
OF 9
PROJECT N 22.R003



TYPICAL WALL SECTION
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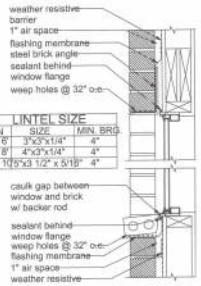
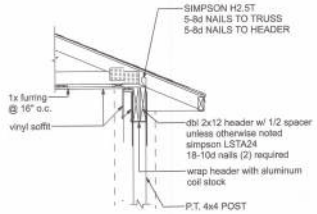


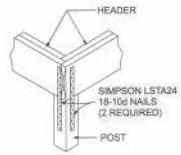
LINTEL SIZE		
SPAN	SIZE	MIN. BRG.
up to 6'	3"x3"x1/4"	4"
up to 8'	4"x3"x1/4"	4"
up to 10'5"x3 1/2" x 5/16"		4"

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

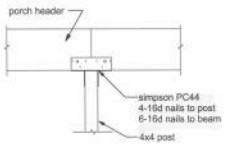
BRICK FLASHING
SCALE: 1 1/2" = 1'-0"



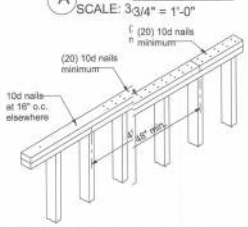
A PORCH SECTION
SCALE: 3/4" = 1'-0"



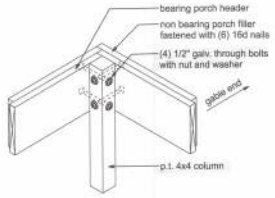
CORNER POST/HEADER DETAIL
NTS



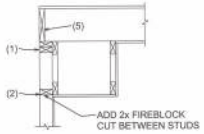
INTERMEDIATE POST
NTS (OPTION 2)



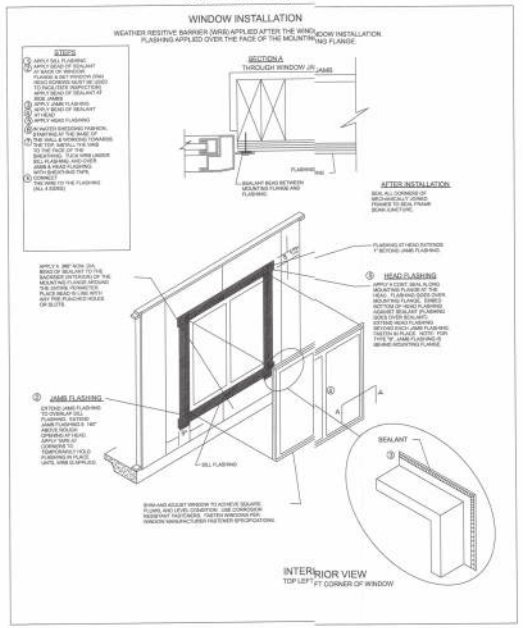
TOP PLATE SPLICE DETAILS
SCALE: 1/2" = 1'-0"

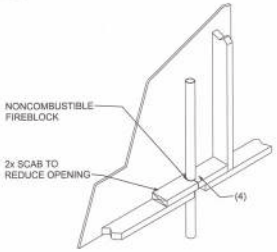


CORNER POST (front porch option)
NTS



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.

LOT 17 HUNTINGTON AT WOODCREST

FRAMING DETAILS

COASTAL ENGINEERING
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A # 3228

DATE 2/6/22
DRAWN BY W.H.F.
APPROVED W.H.F.
REVISIONS

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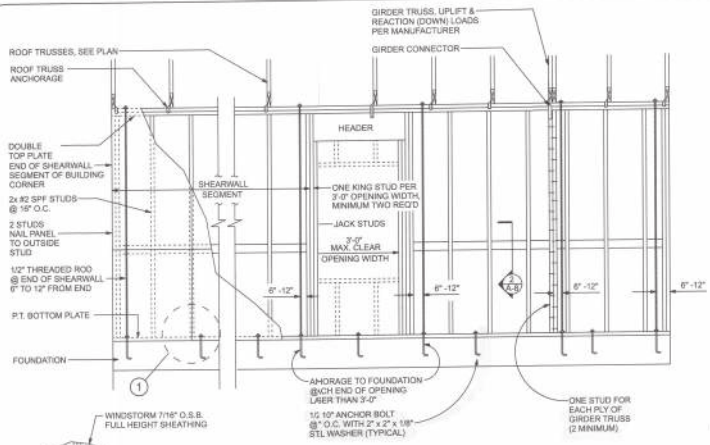
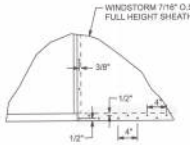


SHEARWALL DETAILS

SCALE: 1" = 1'-0"



1 DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE

UPLIFT CAPACITY = 474 plf
(TABLE 30581 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 (
6. Check sole plate to slab connection, additional anchors may be required for lateral and shr 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 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 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.

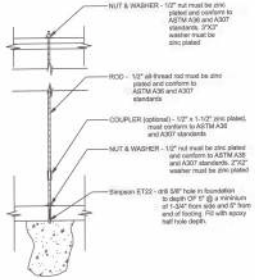
Sole plate to slab connection:
The slab level sole plate shall be connected to the slab with the connections specified and at the spacing specified within the design documents. All-thread rods shall be placed as per the design specifications. All-thread rods with a nut and washer at the sole plate will 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 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.

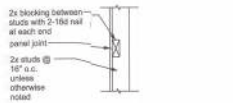
SHEARWALL NOTES:

1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-99 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
4. NAIL SPACING SHALL BE 6" O.C. EDGES AND 12" O.C. IN THE FIELD.
5. TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS. MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT.O.S ie. FOR 8'-0" WALLS - (2'-3").

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

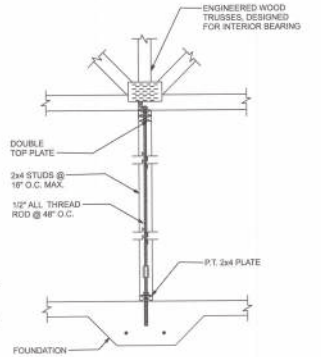


OPENING CONNECTION REQUIREMENTS				
CLEAR OPENING WIDTH	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
0' - 3'	(2) 2x8	1.5"	N/A	N/A
>3' - 6'	(2) 2x10	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>6' - 9'	(2) 2x12	3"	1/2" ALL THREAD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

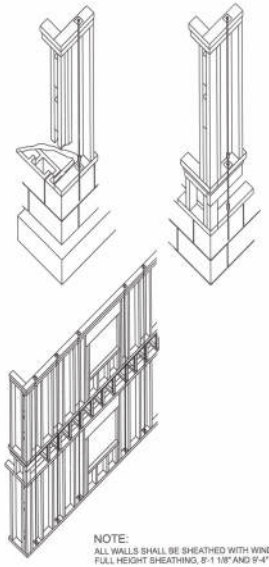


2 BLOCKING SECTION

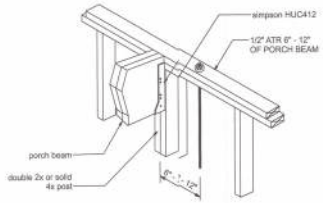
SCALE: 3/4" = = 1'-0"



INTERIOR BRG. WALL DETAIL



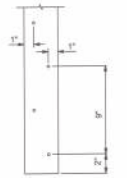
NOTE:
ALL WALLS SHALL BE SHEATHED WITH WINDSTORM FULL HEIGHT SHEATHING, 8'-1 1/8" AND 9'-4" TALL.



ALL THREAD (@ PORCH BEAM

NTS

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.

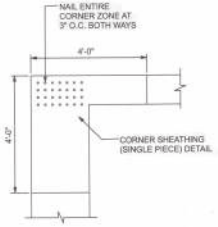


END (TOP OR BOTTOM)

GIRDER COLUMN DETAIL

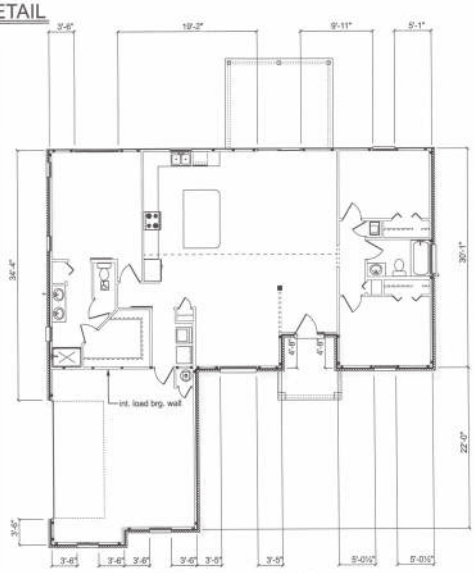
SCALE: 1/2" = 1'-0"

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



GARAGE ENDWALL DETAILS

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



SHEARWALL LAYOUT

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

LOT 17 HUNTINGTON AT WOODCREST

SHEARWALL DETAILS

COASTAL ENGINEERING AND ESTATES, INC.
P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 33589

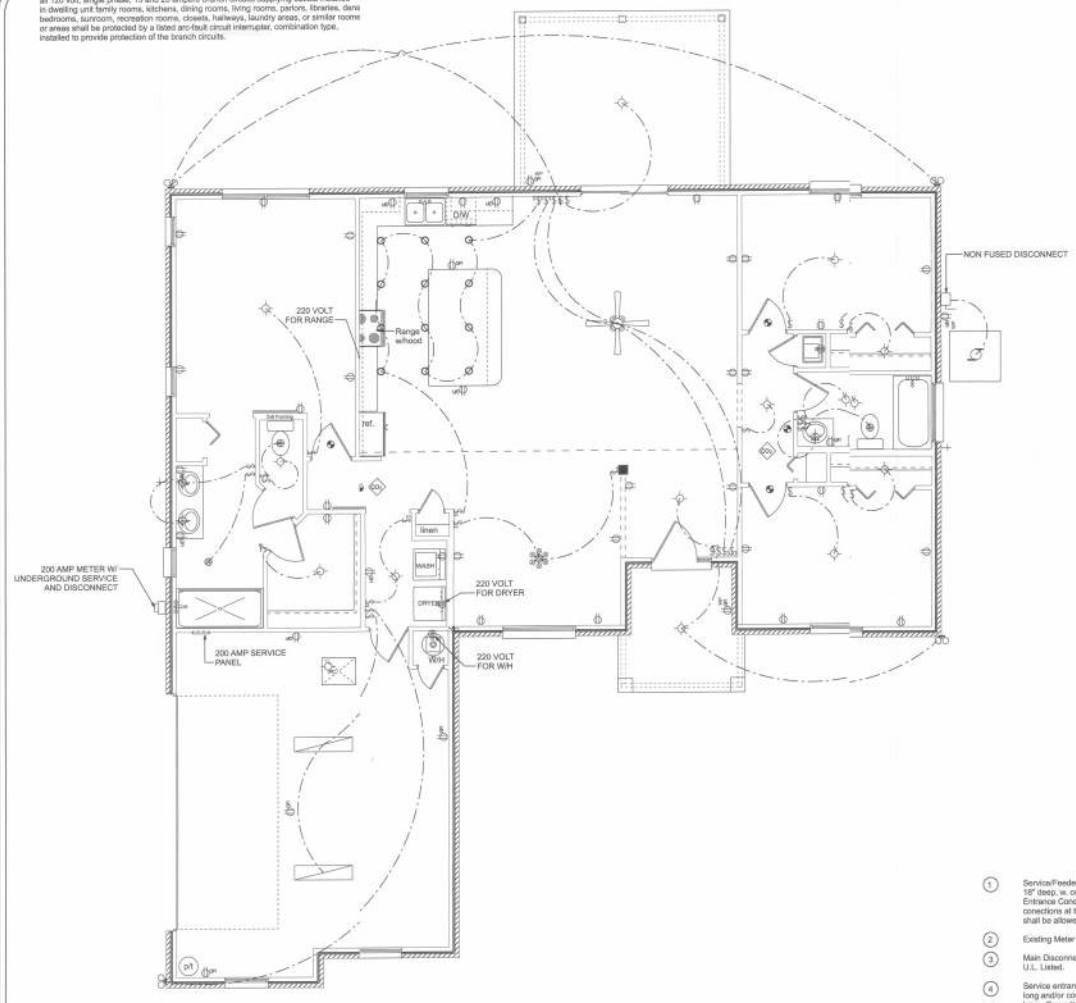
DATE 26/22
DRAWN BY W.H.F.
APPROVED W.H.F.

REVISIONS

SHEET A-8
OF 9

PROJECT NO. 22.R003

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 PLAN

SCALE 1/4"=1'-0"

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	S
switch 3 way	$3
motor	
non fused disconnect	N
can light 6inch	
double spotlight	

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 conections 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 #6 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.

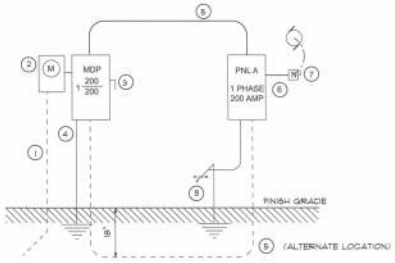
ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. 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 17 HUNTINGTON AT WOODCREST

ELECTRICAL PLAN

COASTAL ENGINEERING AND TESTING, INC.
P.O. BOX 860125
ST.AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A # 32289

DATE	DRAWN BY
25/22	W.H.F.
	APPROVED W.H.F.

REVISIONS

SHEET A-9
OF 9

PROJECT NO. 22.R003