

TERMITE SPECIFICATIONS:

- 1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED...

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...

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"...

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...

WOOD CONSTRUCTION

- 1. WOOD CONSTRUCTION SHALL CONFORM TO THE NFPA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.

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.

UPLIFT CONNECTORS

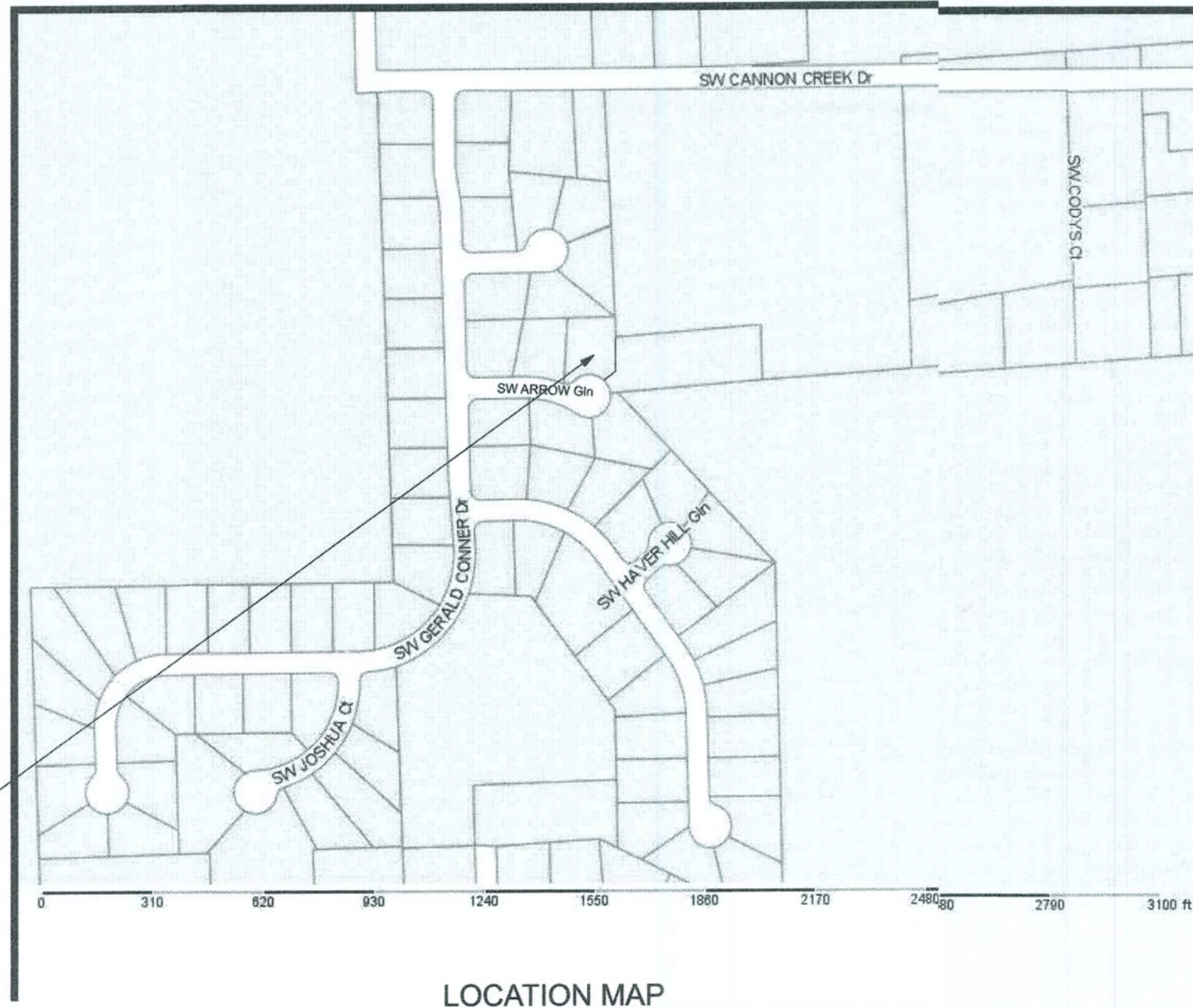
- 1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT FORCES.

FIELD REPAIR NOTES

- 1. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSMA16 TWIST STRAP W/ (4) 1/4" X 2 1/4" DIA. TITENS TO THE BOND BLOCK AND (7) 10d TO THE TRUSS FOR UPLIFTS OF 1000 LBS. OR LESS...

Legend table with columns for abbreviations and full names for various building components like Anchor Bolt, Air-Conditioner, etc.

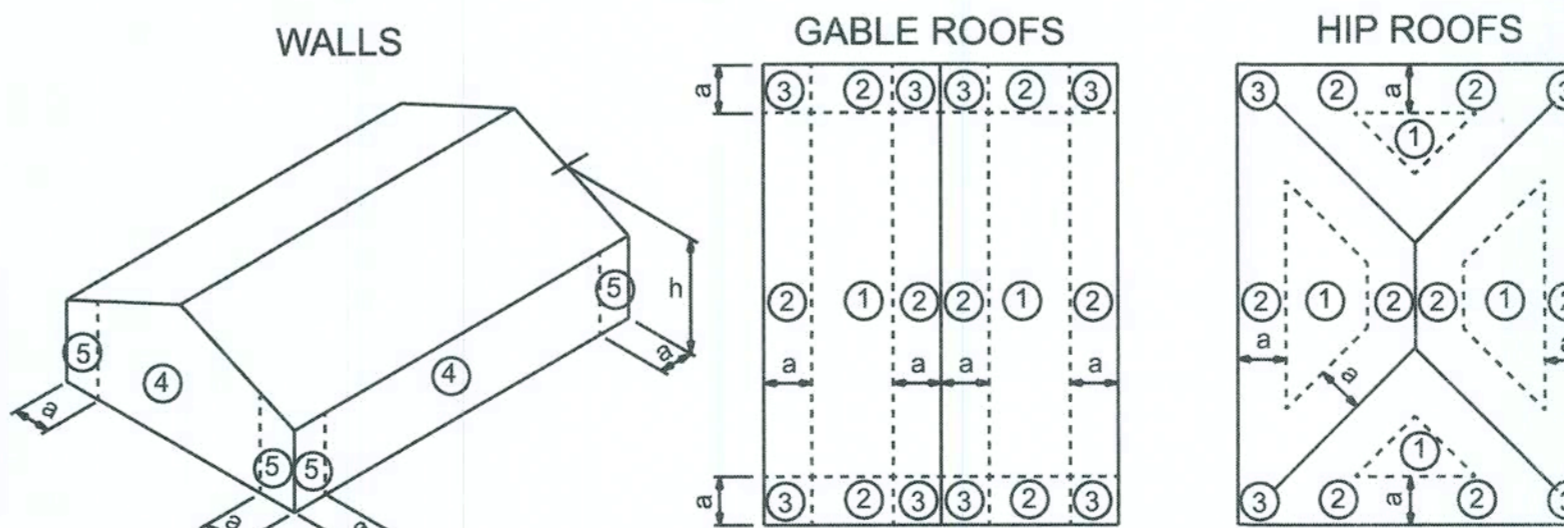
PROJECT LOCATION Lot 1 Cannon Creek Place



STRUCTURAL DESIGN CRITERIA

Table of structural design criteria including codes, live loads, wind loads, concrete strength, reinforcing, structural steel, wood framing, wood roof trusses, wood floor trusses, soil bearing value, and all wind loads.

Table for wind load calculations, including basic wind speed, importance factor, building category, exposure, internal pressure coefficient, and components and cladding design wind pressures.

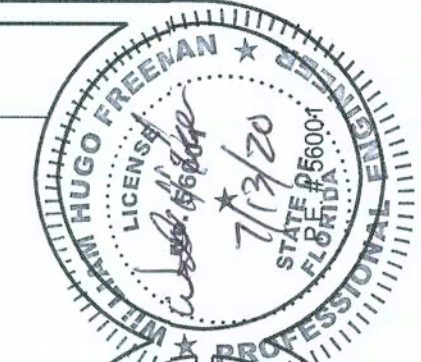


a: 10% of least horizontal dim. or 0.4h, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 ft.

COMPONENTS AND CLADDING

INDEX OF SHEETS

Table mapping sheet numbers (A-1 to A-9) to descriptions like GENERAL NOTES SHEET, SITE PLAN, FLOOR PLAN, etc.



LOT 1 CANNON CREEK PLACE

GENERAL NOTES SHEET

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



DATE: 7/9/20 DRAWN BY: W.H.F. APPROVED: W.H.F.

REVISIONS



SHEET: A-1

OF: 9

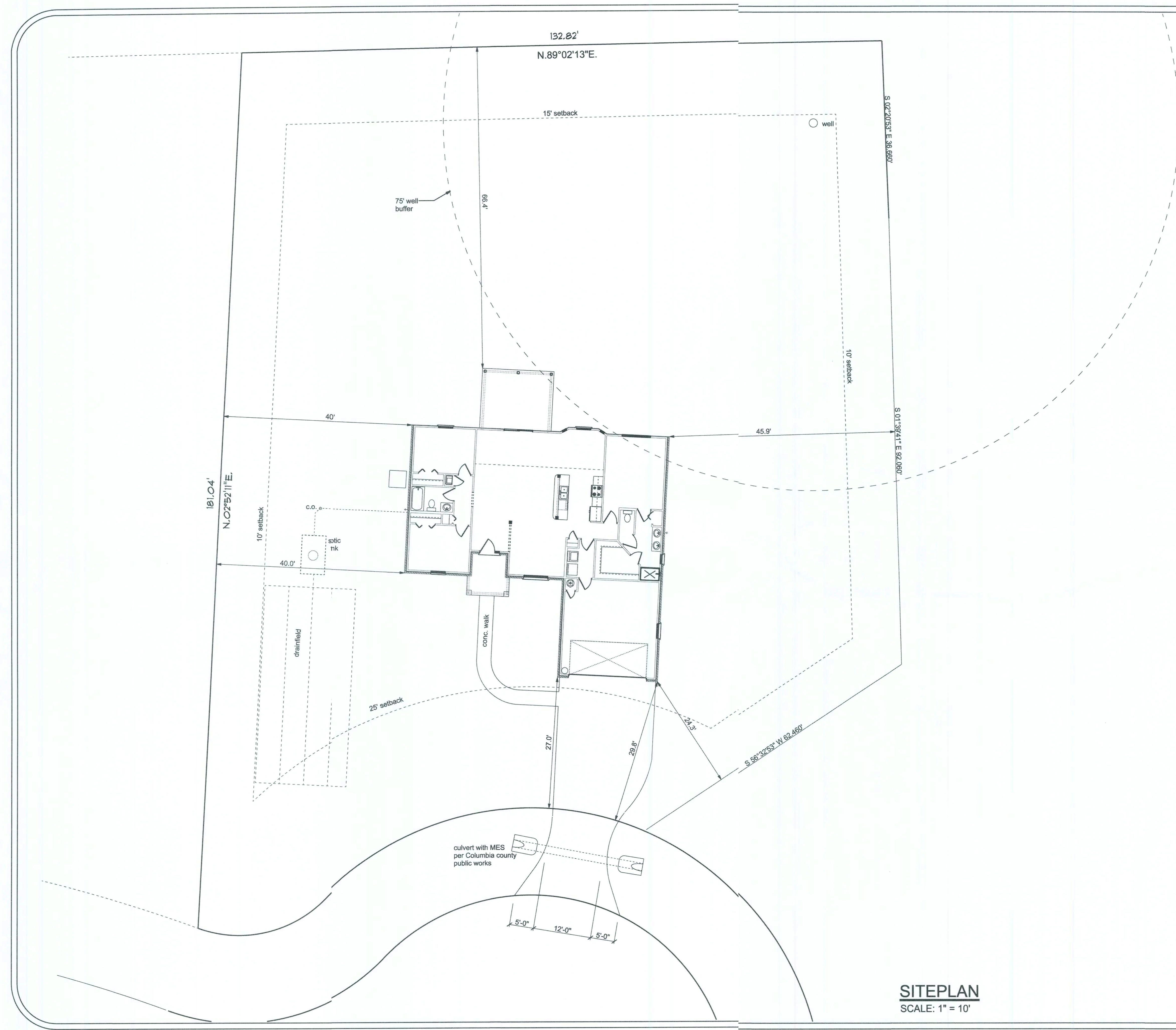
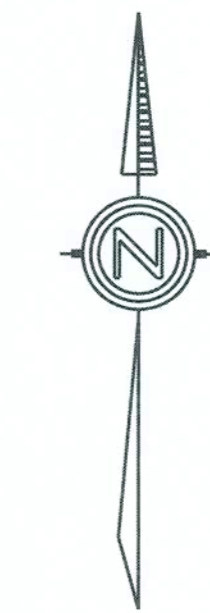
PROJECT NO. 10.R018



LOT 1 CANNON CREEK PLACE
SITE PLAN

"CANNON CREEK PLACE"
IN SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST,
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"



SITEPLAN
SCALE: 1" = 10'

P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A.# 00088701

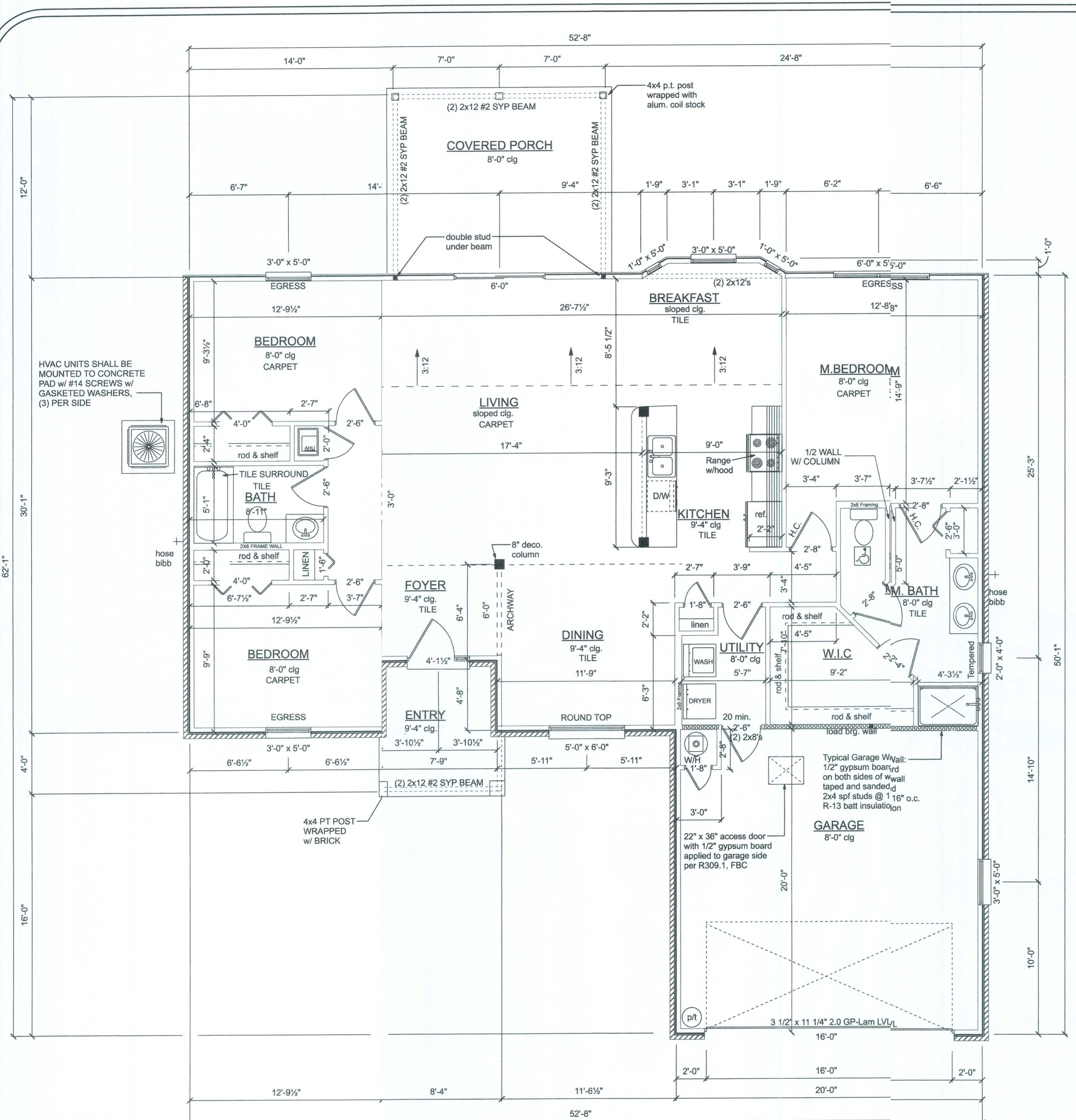
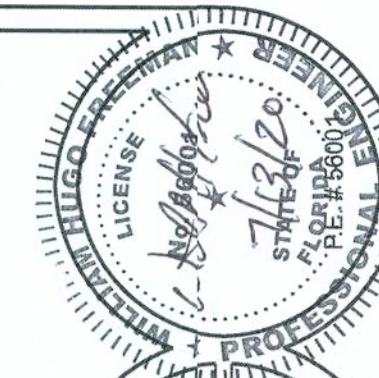


DRAWN BY: W.H.F.
DATE: 4/8/20
APPROVED: W.H.F.

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SHEET: A-2
OF: 9

PROJECT NO.
20R013



AREA	NAME
1600 sq. ft.	Heated Space
400 sq. ft.	Garage
283 sq. ft.	Porch
2,283 sq. ft.	Total

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 AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:
ANSI/AAMA/NWDA 101/IS2 2/97

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

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.

PRODUCT CODE	SIZE	COUNT
72x80 sliding french 2-MODIFIED	6'-0"	1
1668 BF-MODIFIED	1'-6"	1
2668 BF-MODIFIED	2'-6"	1
4068-2 BF-MODIFIED	4'-0"	2
30x80 colonial a 1-MODIFIED	2'-6"	2
1868-MODIFIED	1'-8"	2
2068-MODIFIED	2'-0"	1
2468-MODIFIED	2'-4"	1
2668-MODIFIED	2'-6"	3
2868-MODIFIED	2'-8"	2
192X84 - 2 PANEL-MODIFIED	16'-0"	1
32X80 COLONIAL A 1	2'-8"	1
24x48 double hung 1-MODIFIED	2'-0" x 4'-0"	1
36x60 single hung 1-MODIFIED	3'-0" x 5'-0"	1
3660 Renaissance-MODIFIED	5'-0" x 6'-0"	1
SH 3050	3'-0" x 5'-0"	1
SH 4050-MODIFIED	3'-0" x 5'-0"	2
60X60 SINGLE HUNG 2-MODIFIED	6'-0" x 5'-0"	1
SH 2050-MODIFIED	1'-0" x 5'-0"	2

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

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

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

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

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

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

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

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

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

LOT 1 CANNON CREEK PLACE
FLOOR PLAN

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

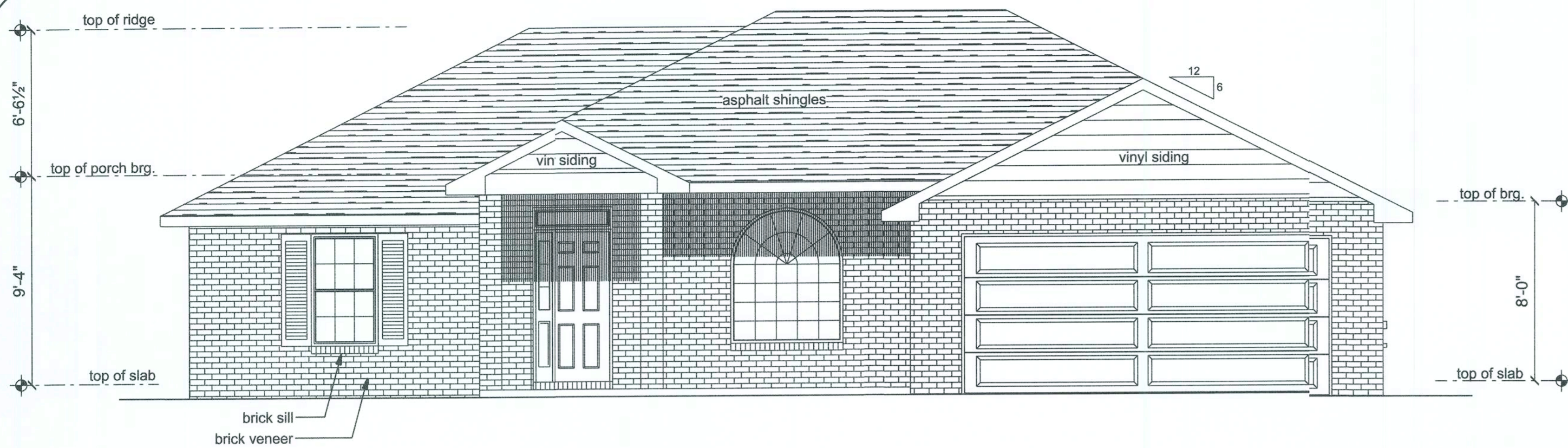


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APPROVED: W.H.F.

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SHEET: A-3
OF: 9

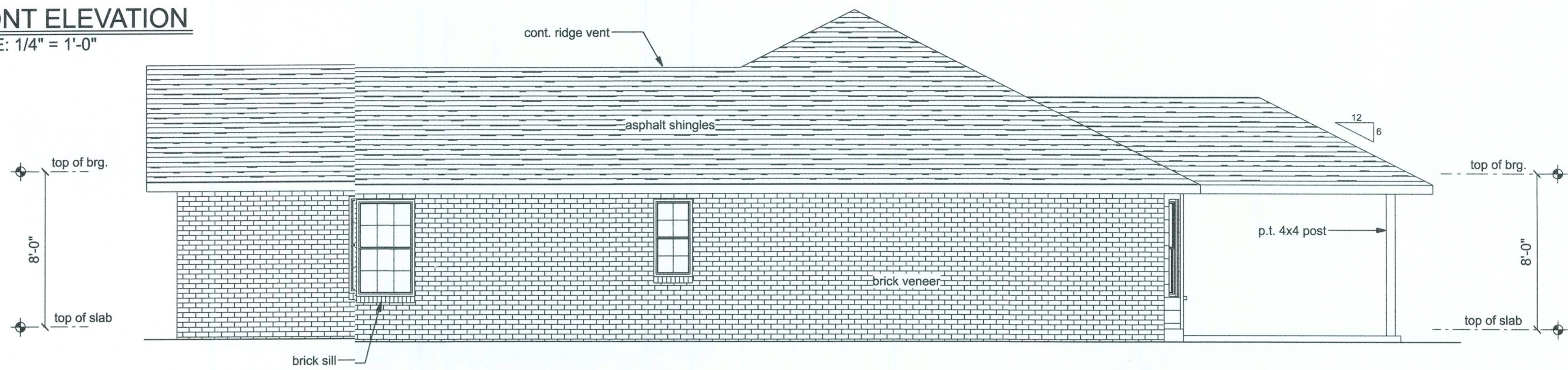
PROJECT NO.: 2.R018



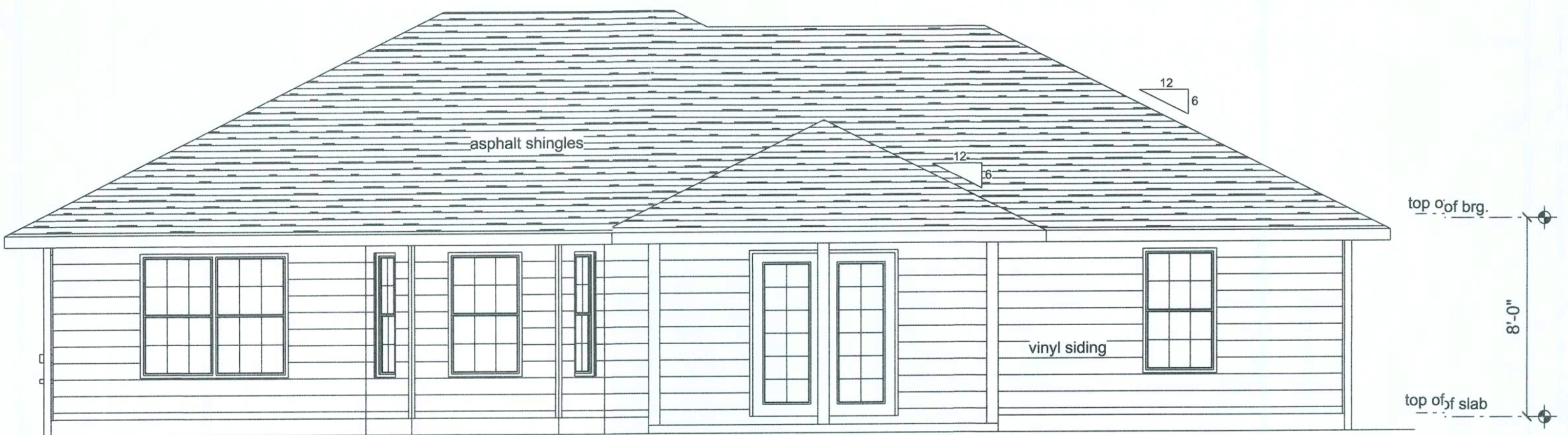
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
THE RIDGE HEIGHT IS GIVEN FOR MEAN ROOF HEIGHT DETERMINATION ONLY. DO NOT USE THIS DIMENSION FOR ROOF CONSTRUCTION.

NOTE: VENTILATE ROOF TO 1/300TH TH INSULATED ATTIC.
(2109.2 SF / 300 = 7.031 SF * 144 SQ. IN./SQ. FT. = 1,012.42 SQ. IN.)
half from soffit, half from ridge vent = 506 sq inches



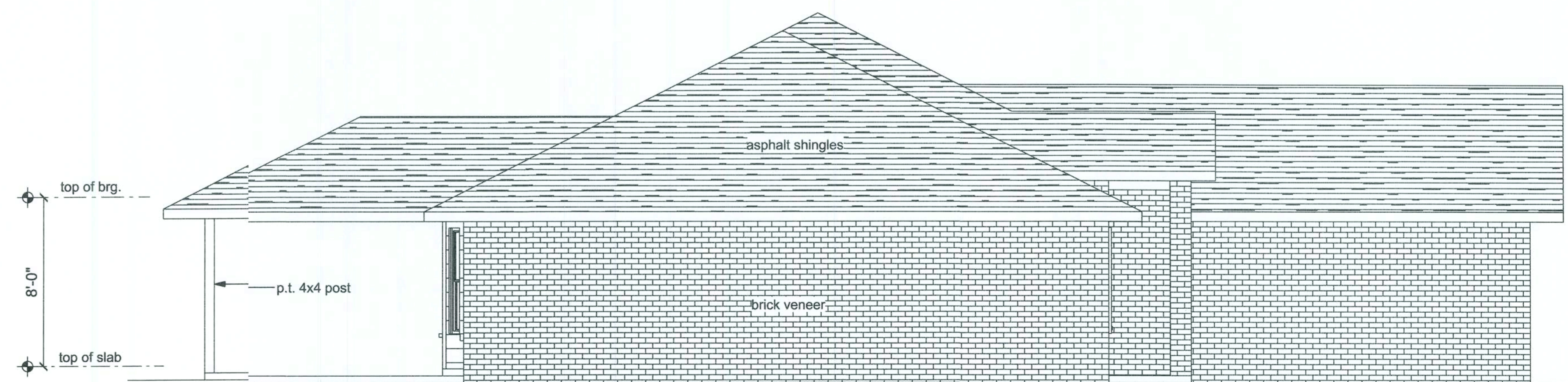
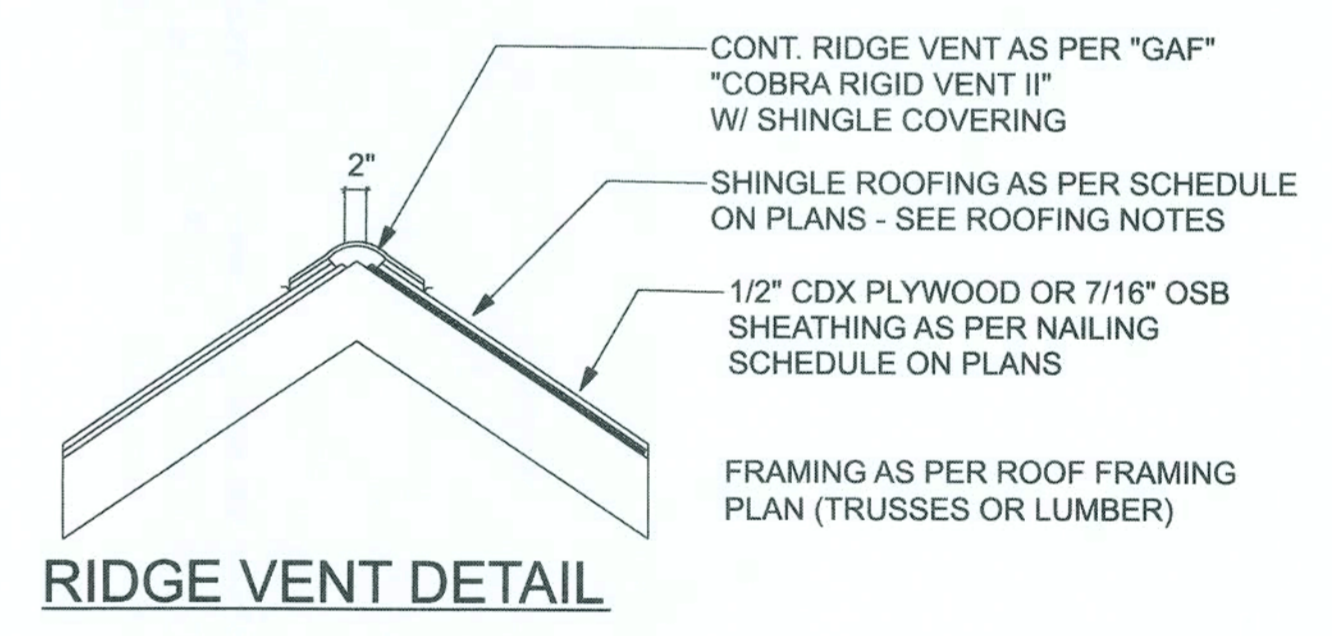
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

VENTILATION REQUIREMENTS

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



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



LOT 1 CANNON CREEK PLACE
ELEVATIONS

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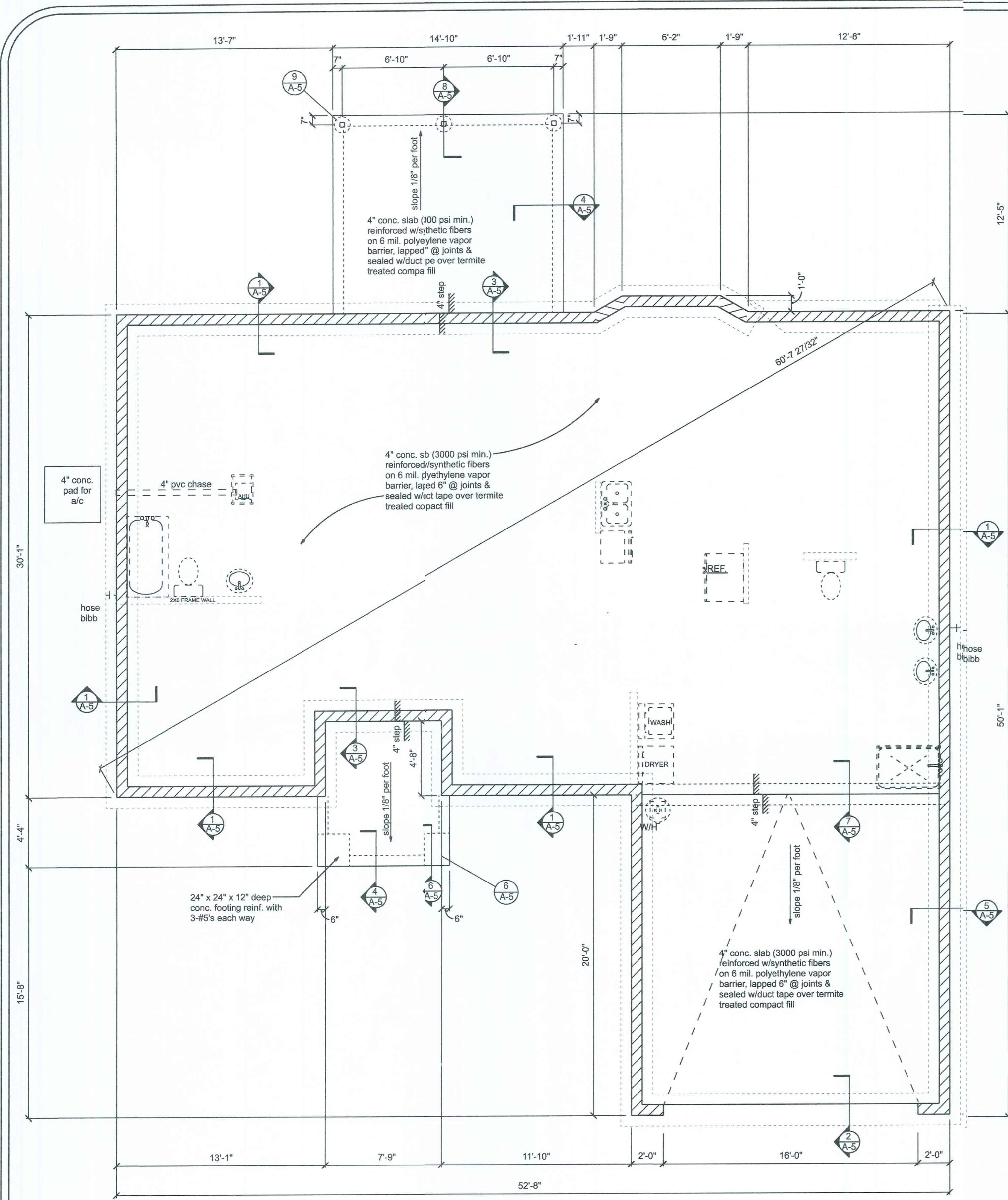
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7/9/20	W.H.F.
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	W.H.F.

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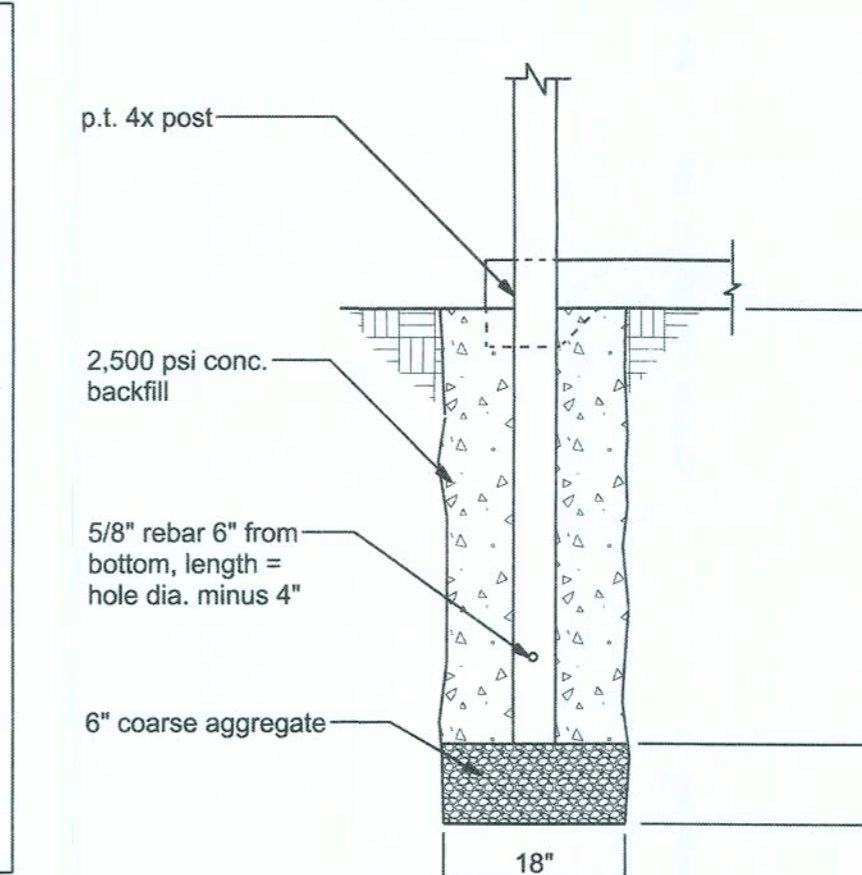
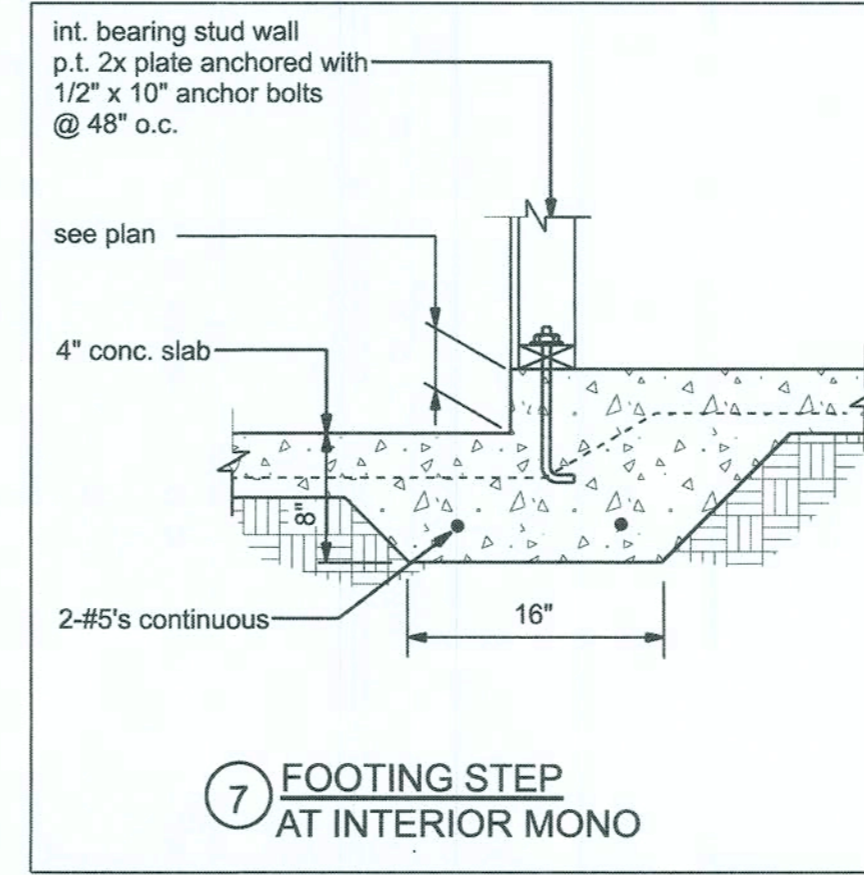
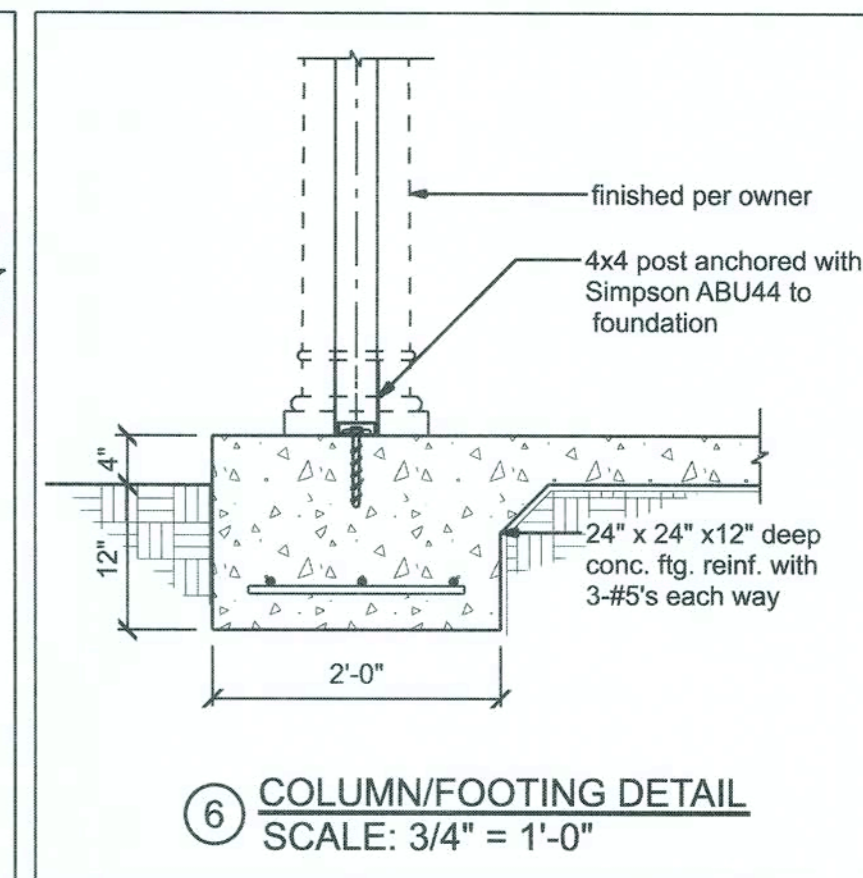
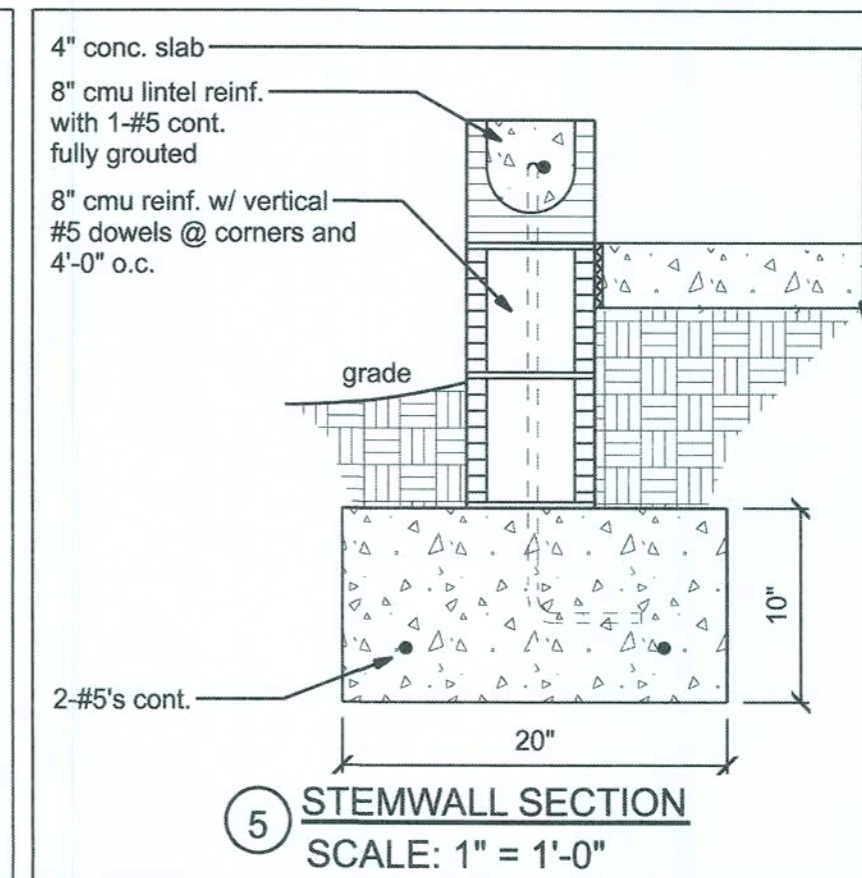
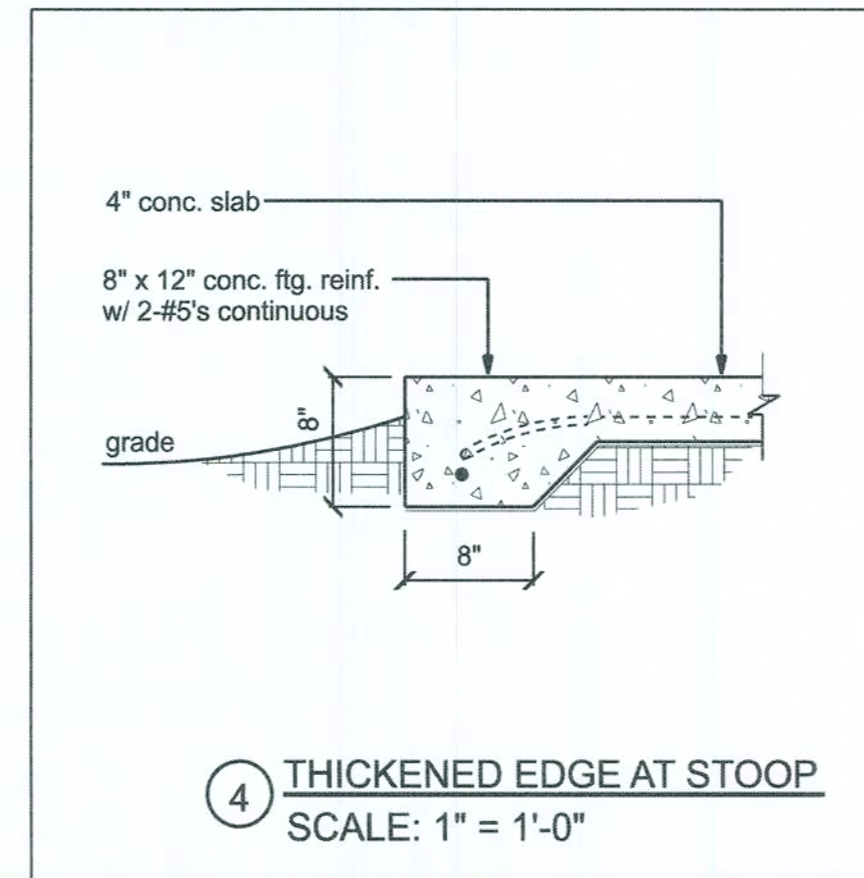
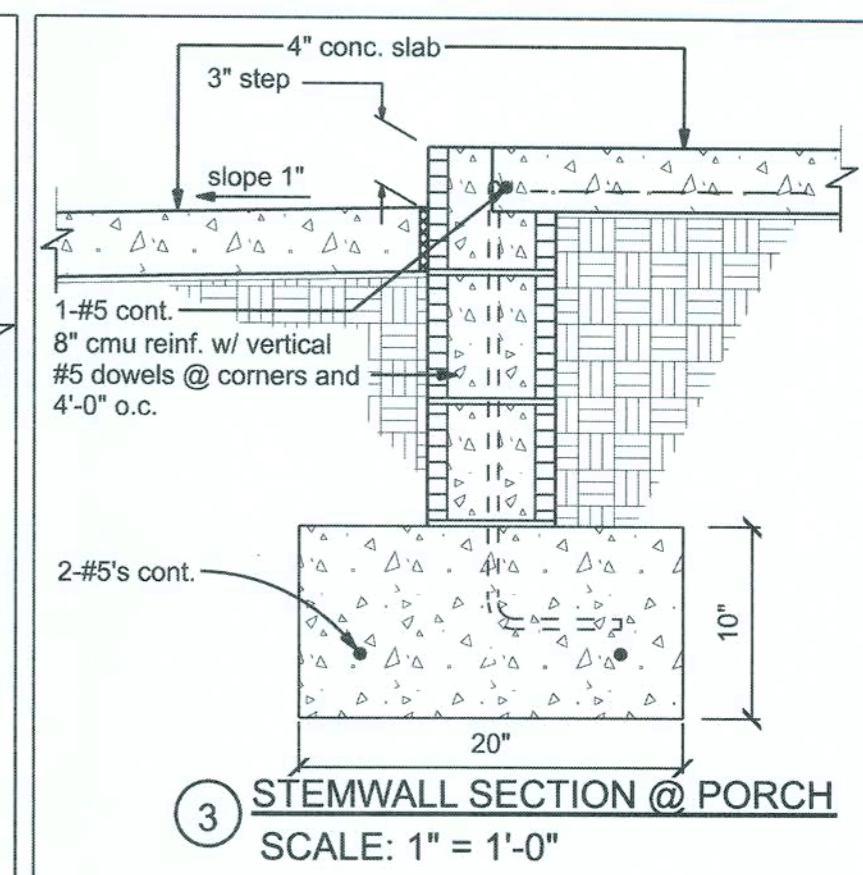
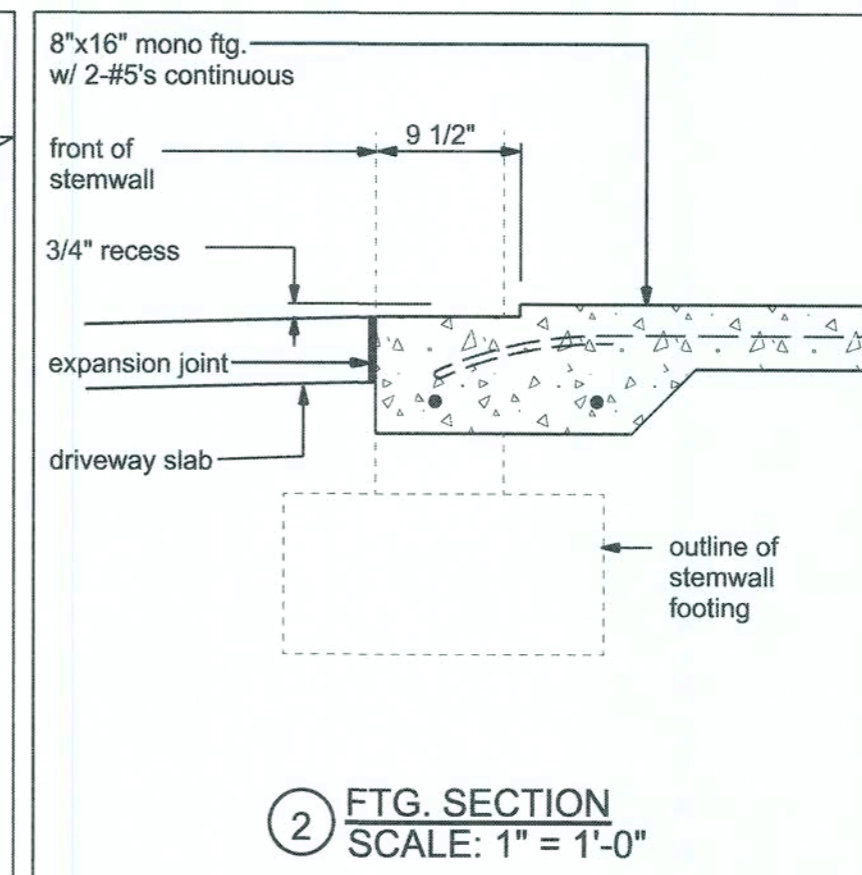
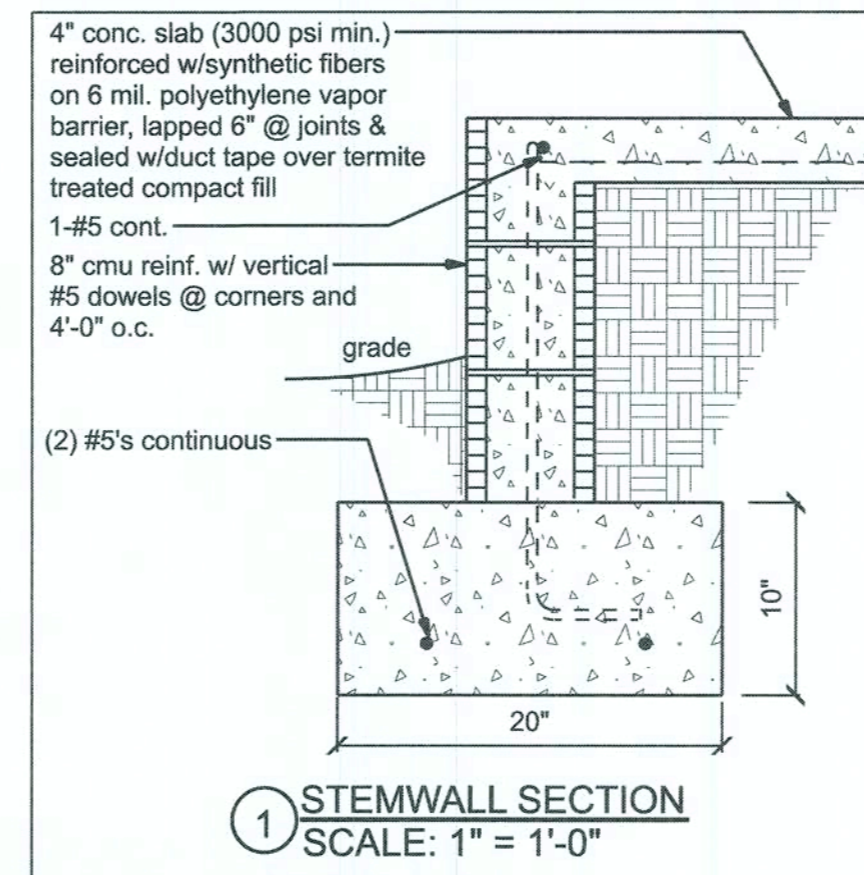
SHEET **A-4**

OF **9**

PROJECT NO.
10.R018



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:

- ALL REINFORCEMENT IS BENT COLD.
- THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS AND
- 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 1 CANNON CREEK PLACE
FOUNDATION PLAN

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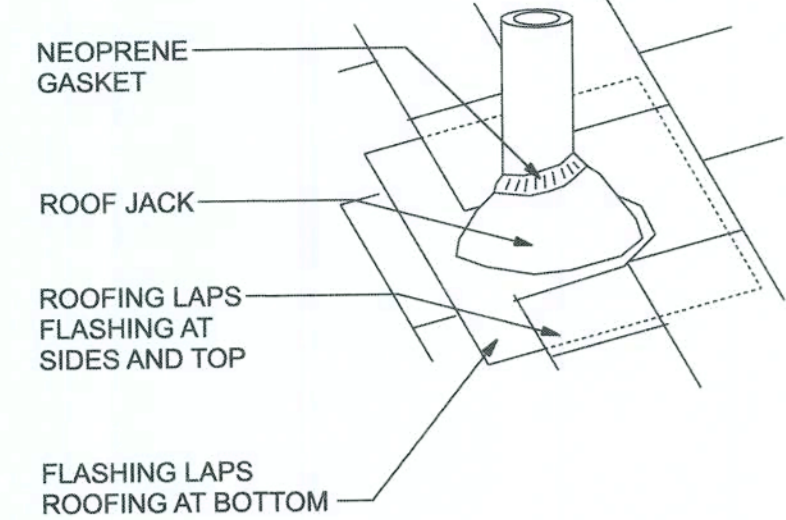


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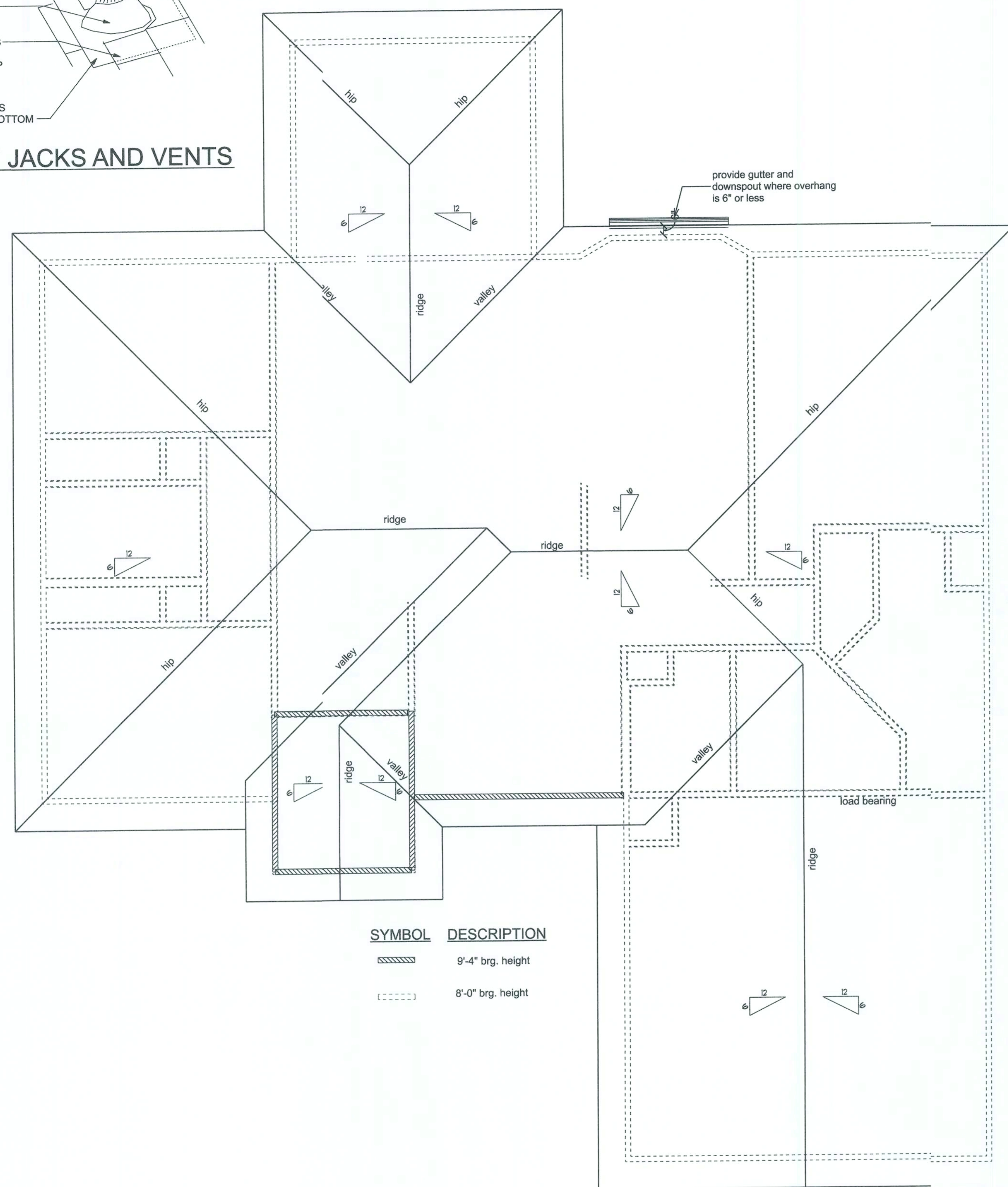
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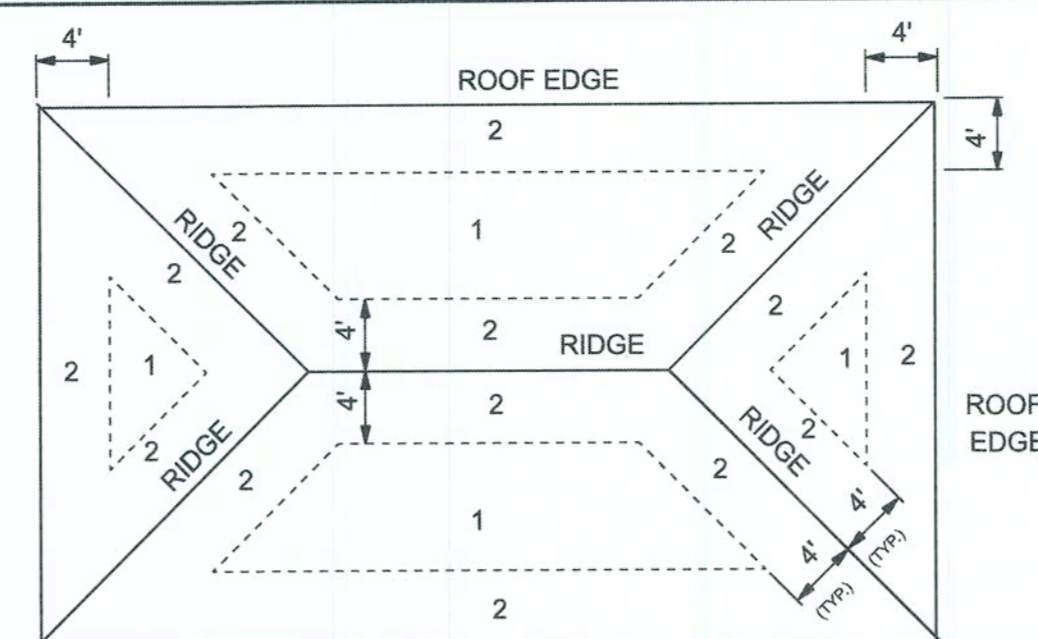


ROOF JACKS AND VENTS

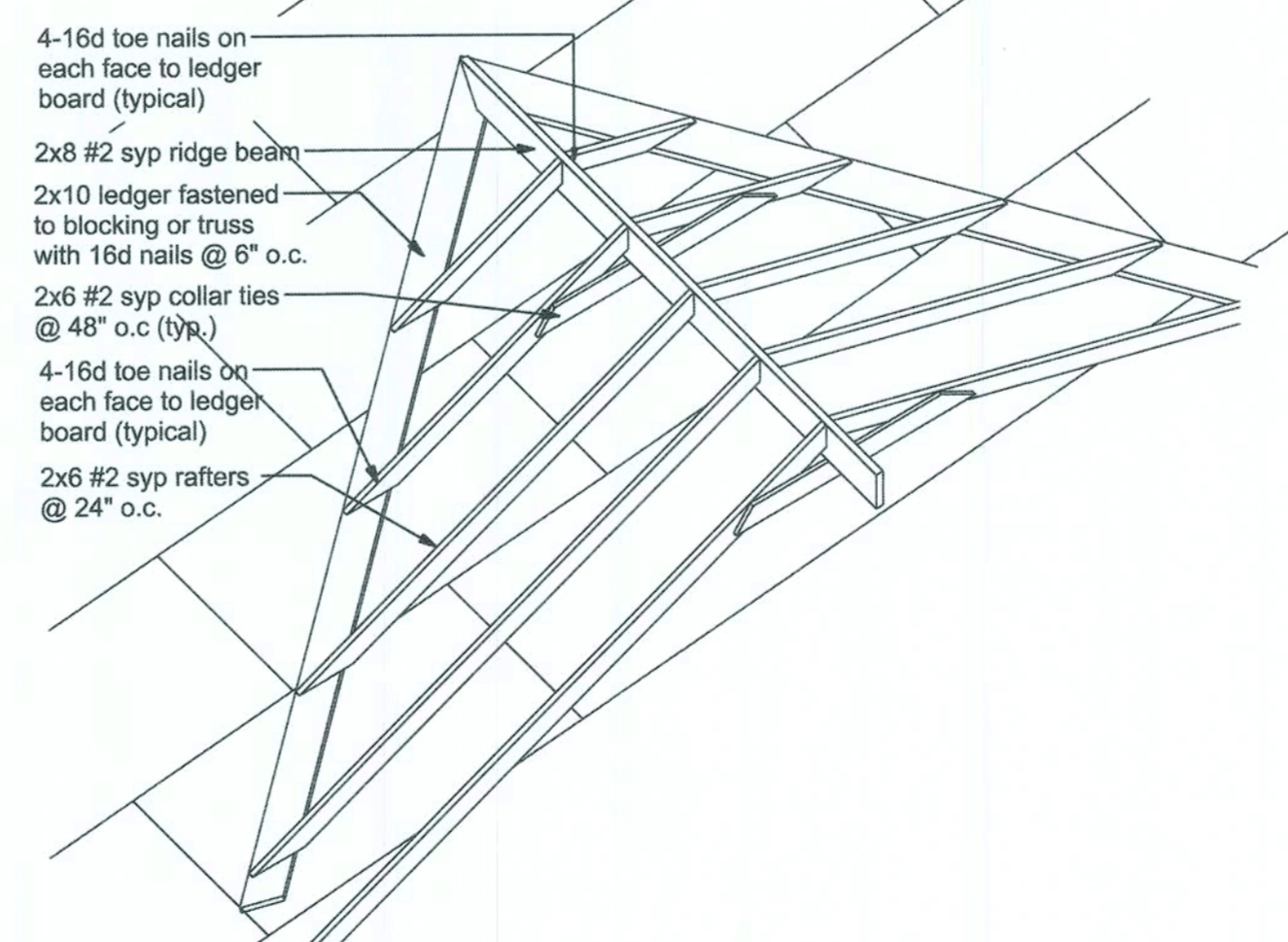
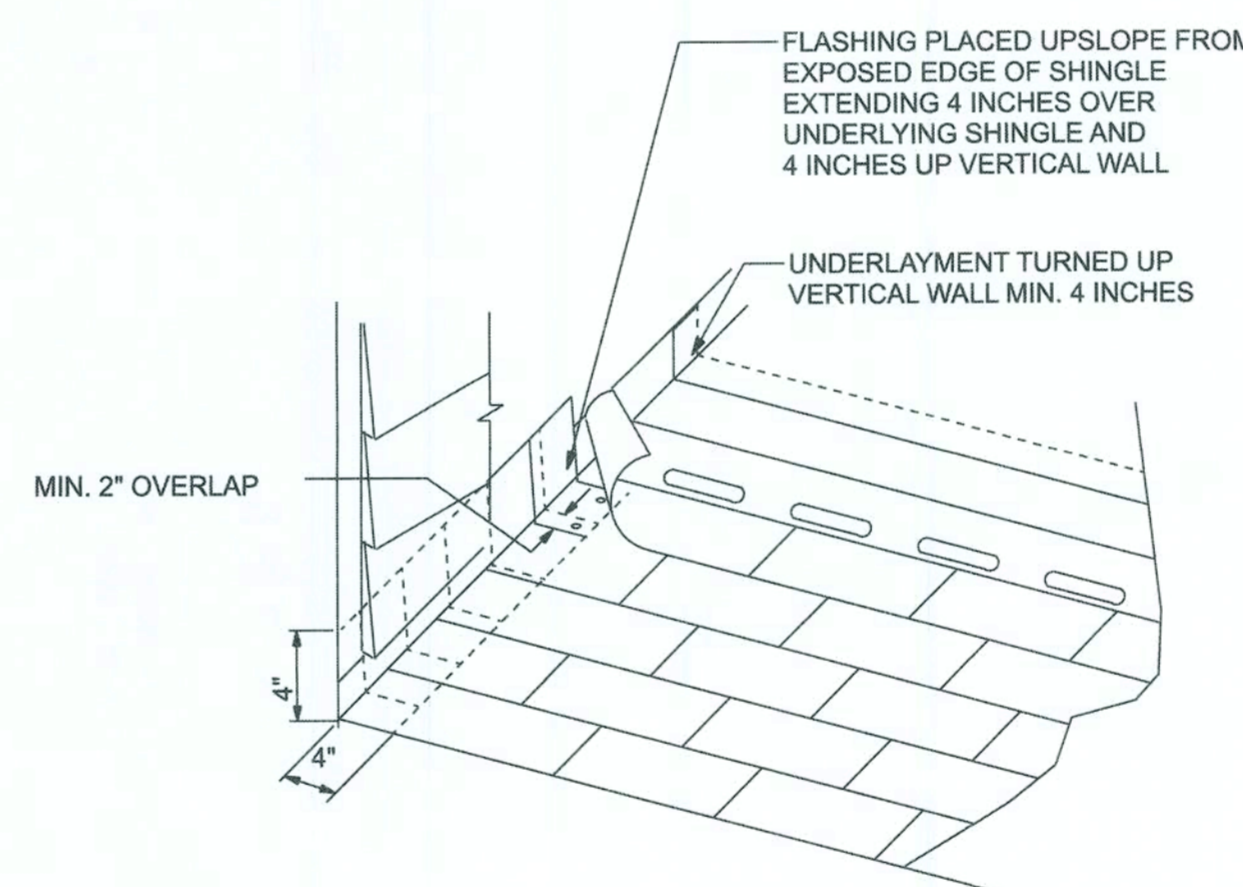
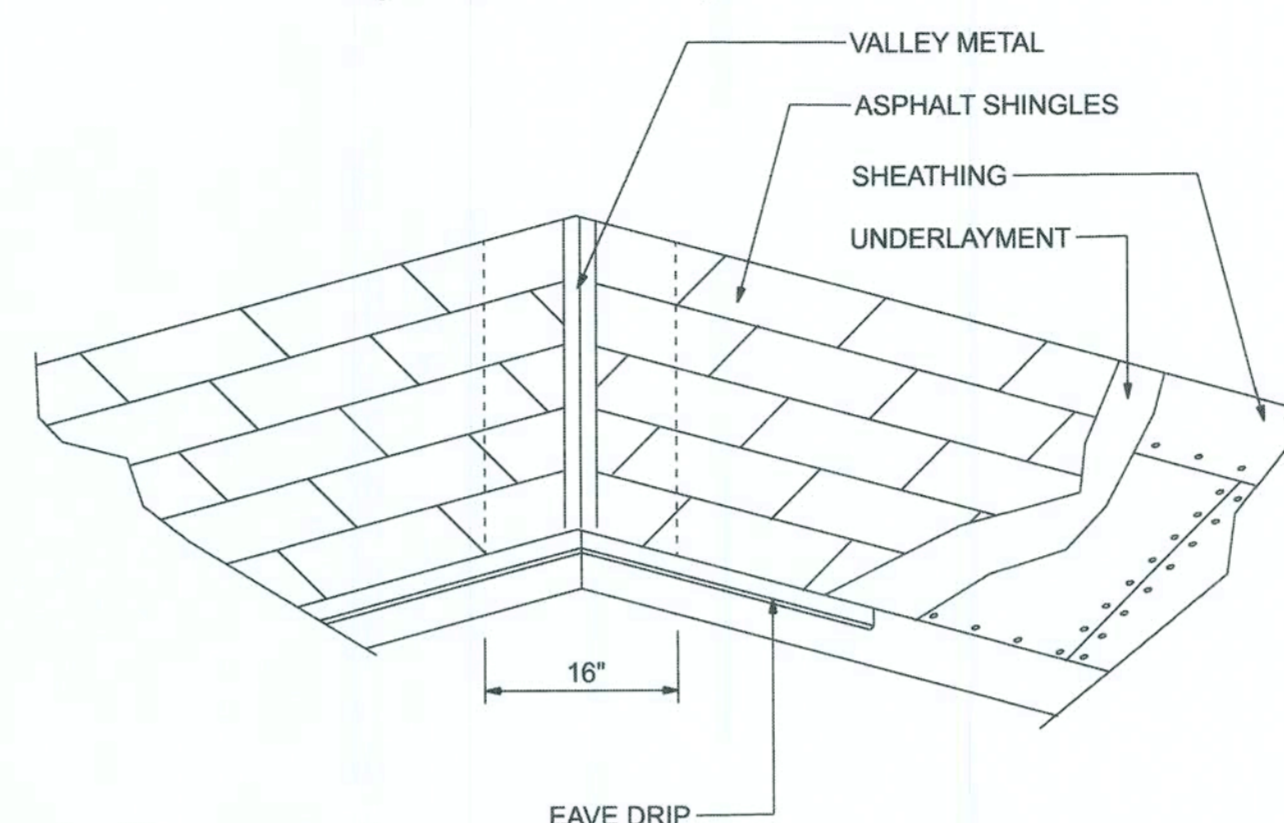


SYMBOL	DESCRIPTION
	9'-4" brg. height
	8'-0" brg. height

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



ROOF SHEATHING NAILING ZONES (HIP ROOF)



ROOF INTERSECTION DETAIL
NTS

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

DECK REQUIREMENTS:
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

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

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

SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET:
SELF-ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY WITH ASTM D 1970.

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

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

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

UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS APPLIED AS FOLLOWS:

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

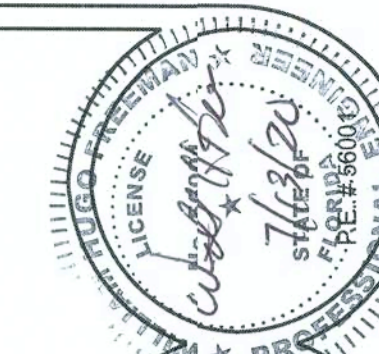
FOR ROOF SLOPED 4:12 AND GREATER, UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER OF UNDERLAYMENT FELT APPLIED AS FOLLOWS:
STARTING AT THE EAVE, UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO THE EAVE, LAPPED 2 INCHES, AND FASTENED SUFFICIENTLY TO STAY IN PLACE.

BASE AND CAP FLASHINGS:
BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS 0.019 INCH OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LBS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL THICKNESS OF 0.019 INCH.

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

- FOR OPEN VALLEYS LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.9.2.
- FOR OPEN VALLEYS, VALLEY LINING OF TWO PLYS OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES WIDE.
- FOR CLOSED VALLEYS VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
 - BOTH TYPES 1 AND 2 ABOVE, COMBINED.
 - ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 224.
 - SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE AND COMPLYING WITH ASTM D 1970.

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



LOT 1 CANNON CREEK PLACE

ROOF PLAN

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

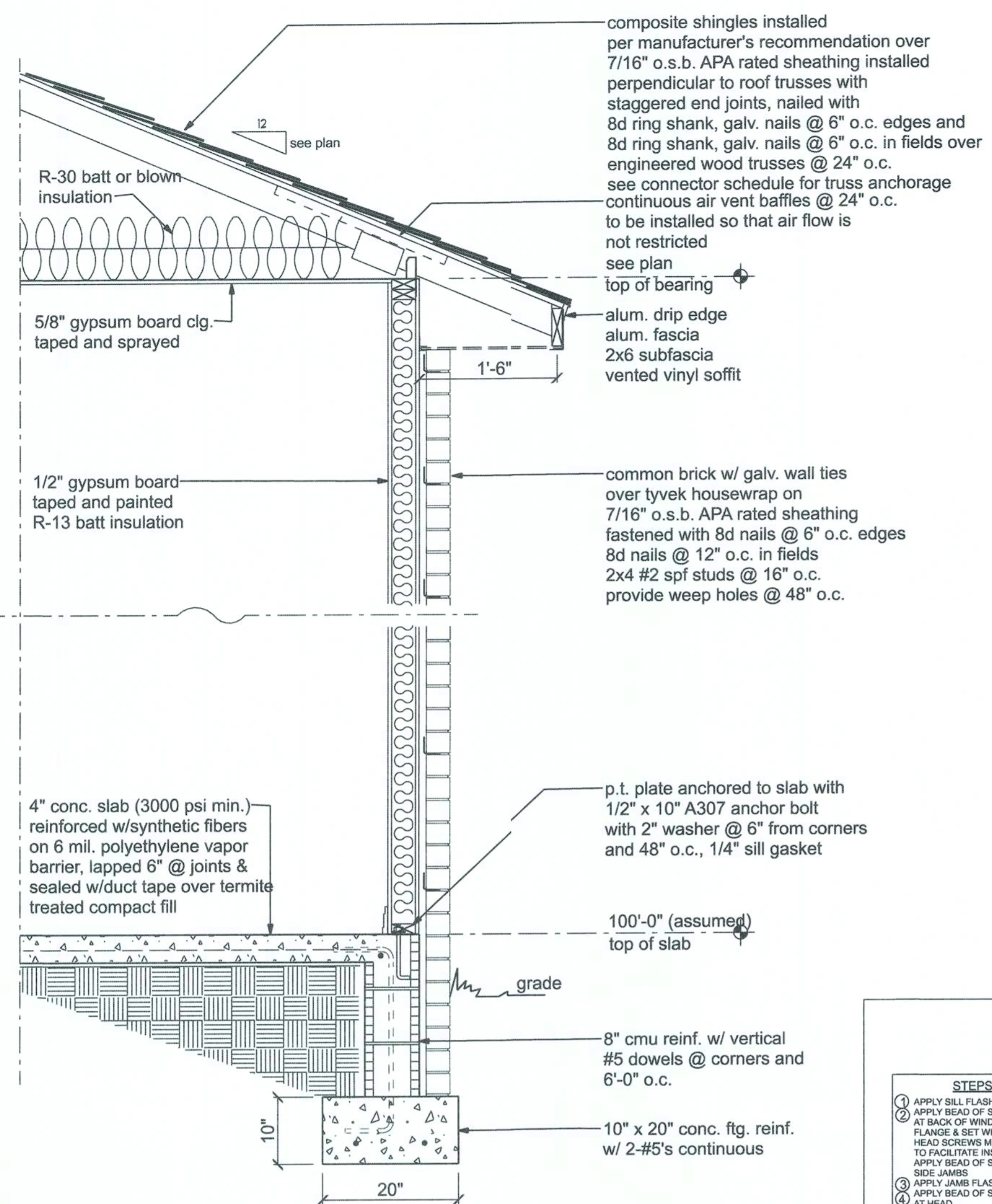


DATE: 7/9/20
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APPROVED: W.H.F.

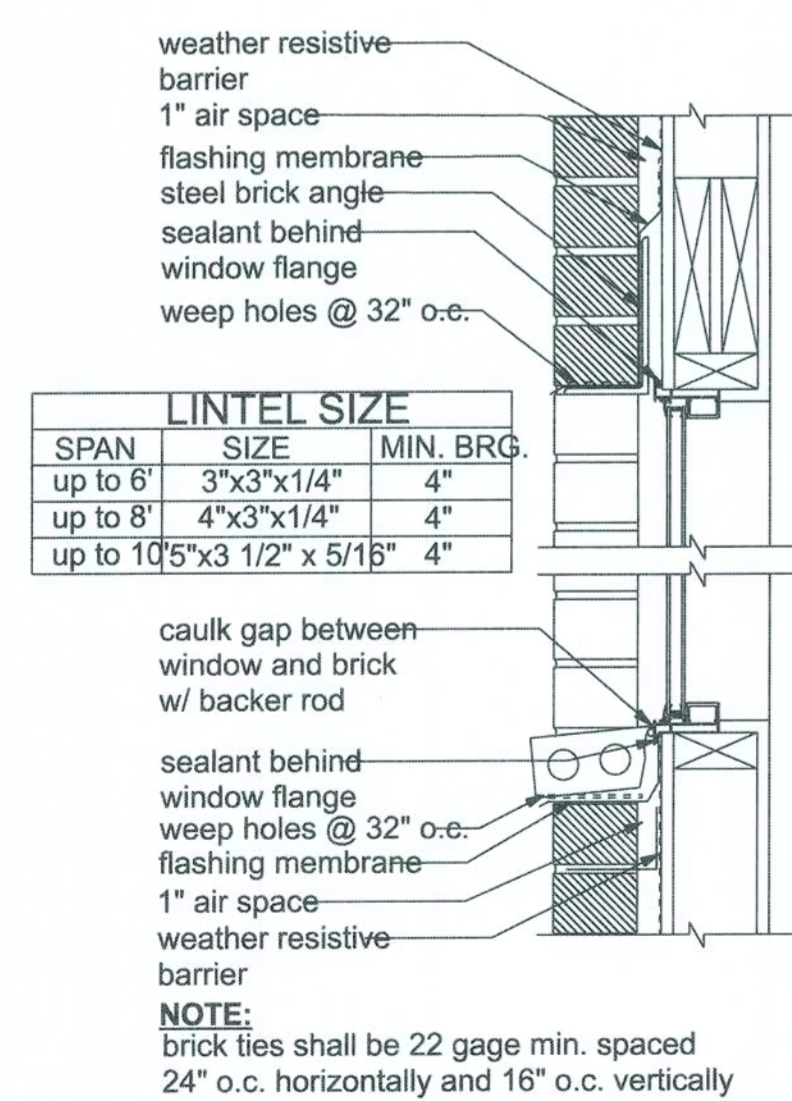
REVISIONS

SHEET: A-6
OF: 9

PROJECT NO. 20.R018

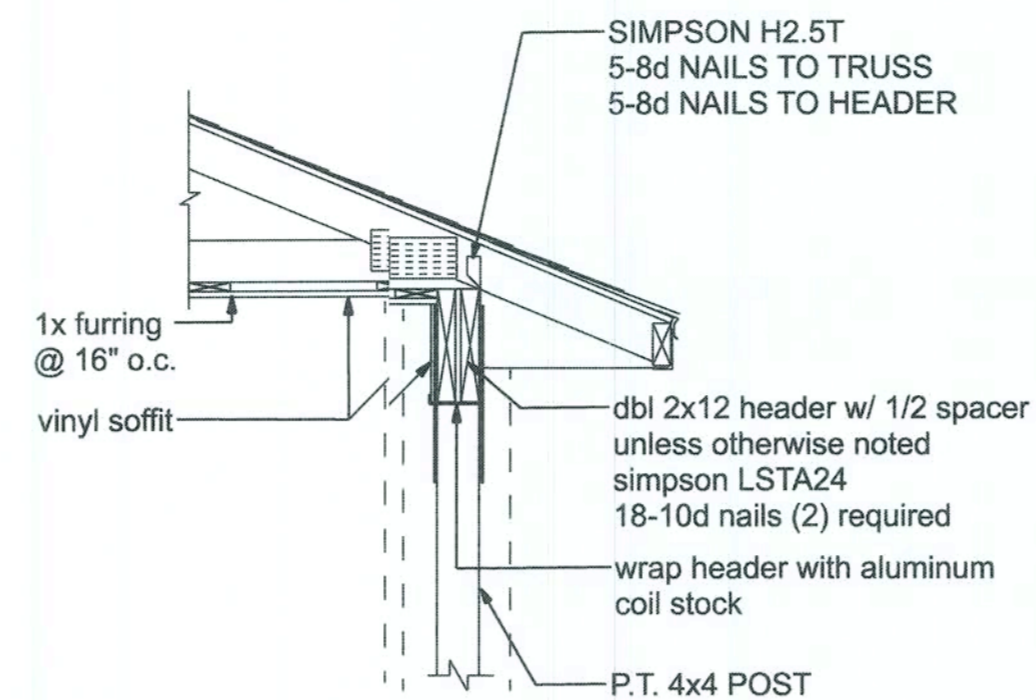


TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

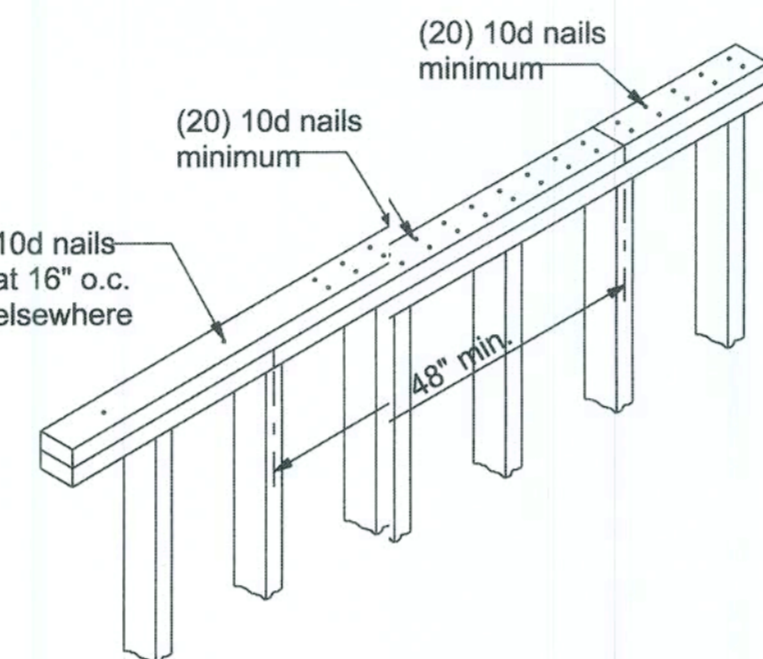


BRICK FLASHING
SCALE: 1 1/2" = 1'-0"

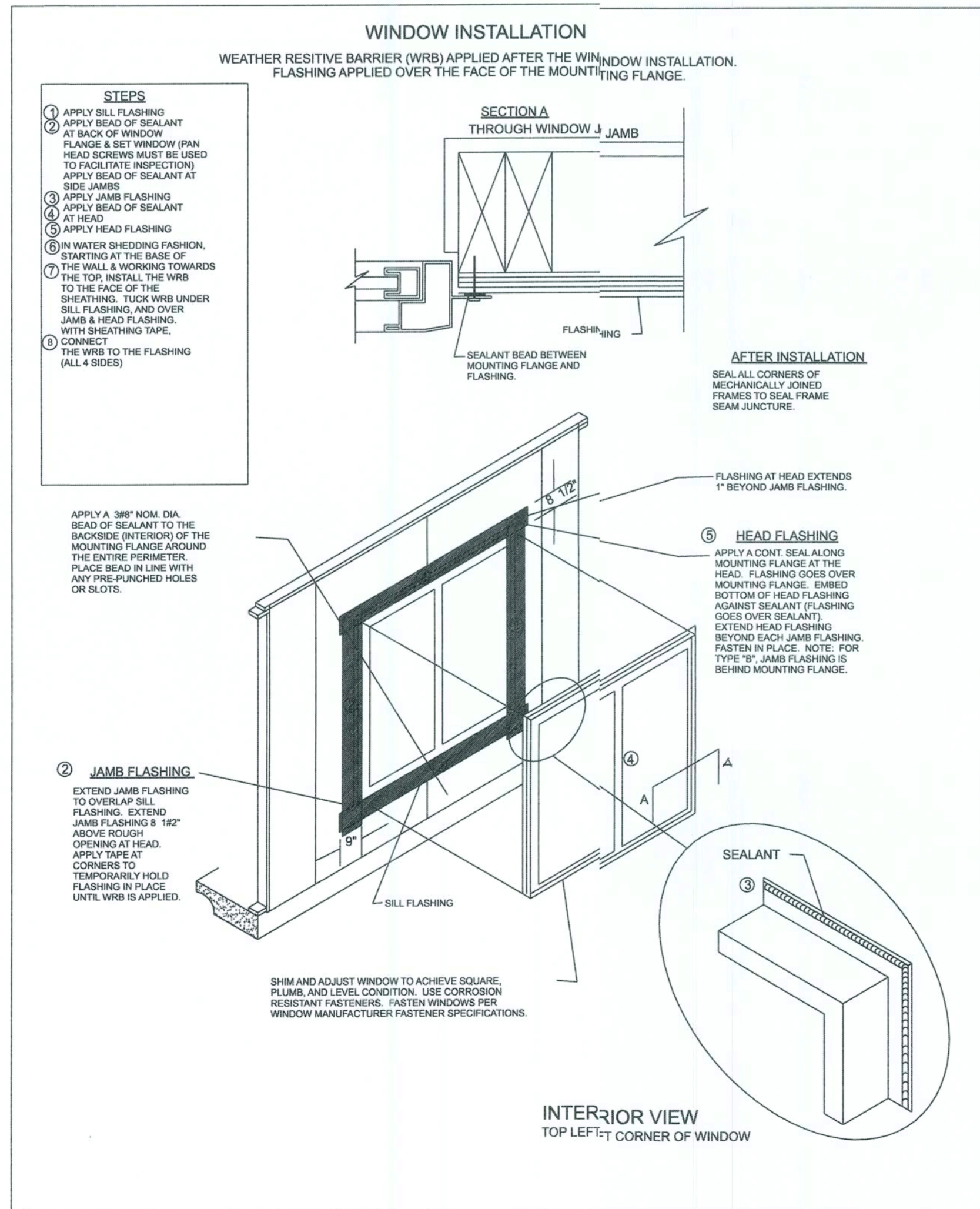
LINTEL SIZE		
SPAN	SIZE	MIN. BRG.
up to 6"	3"x3"x1/4"	4"
up to 8"	4"x3"x1/4"	4"
up to 10"	5"x3 1/2" x 5/16"	4"



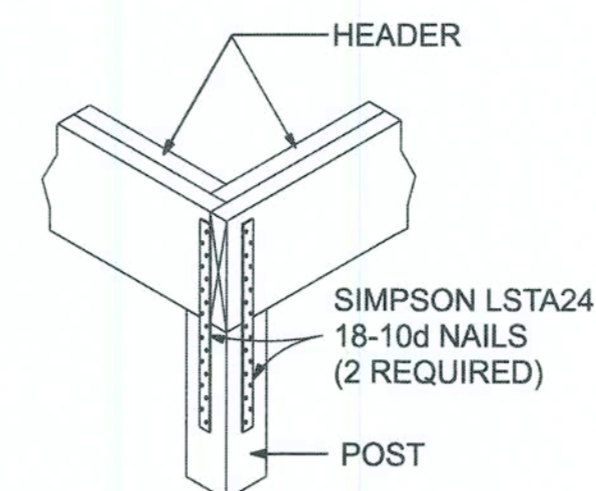
PORCH SECTION
SCALE: 3/4" = 1'-0"



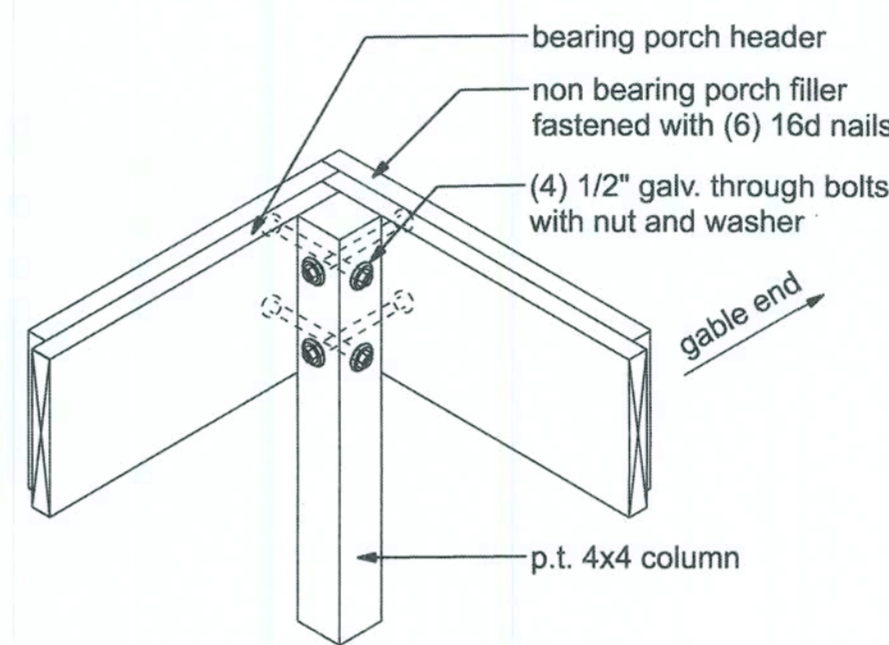
TOP PLATE SPLICE DETAILS
SCALE: 1/2" = 1'-0"



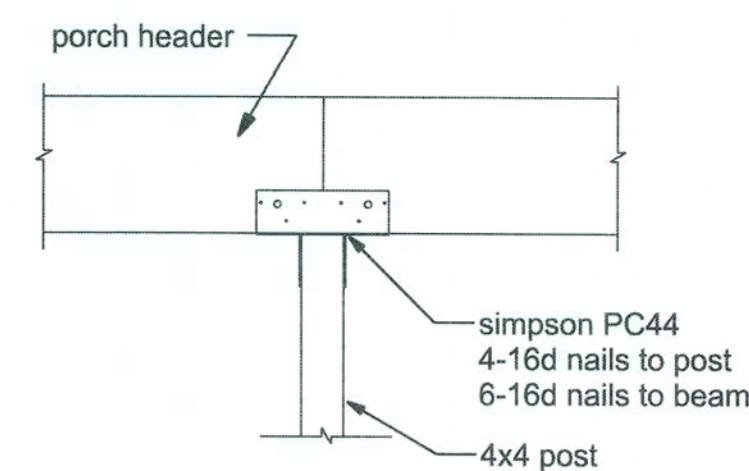
INTERIOR VIEW
TOP LEFT CORNER OF WINDOW



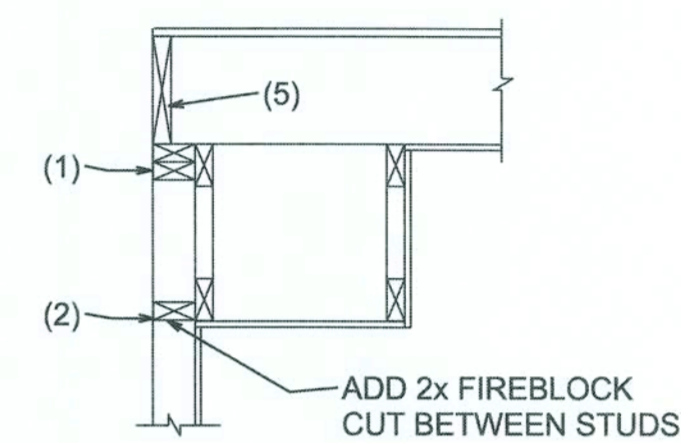
CORNER POST/HEADER DETAIL
NTS



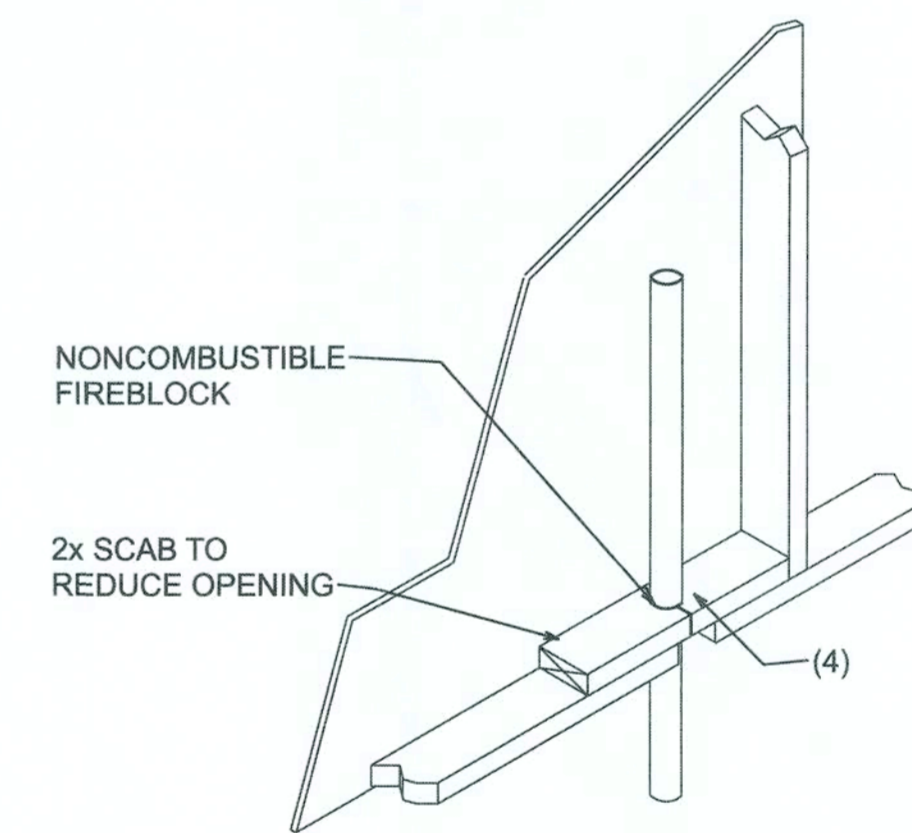
CORNER POST (front porch option)
NTS



INTERMEDIATE POST
NTS



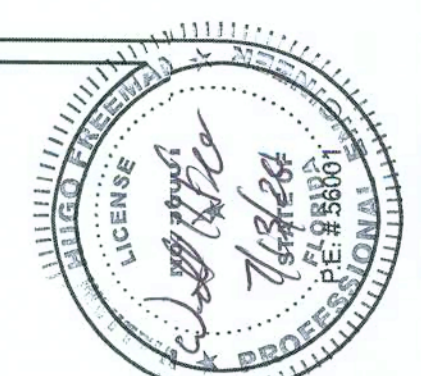
SOFFIT/DROPPED CLG.



PENETRATIONS

FIREBLOCKING NOTES:

- FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH PYRO PANEL MULTIFLEX SEALANT
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIREBLOCKING SHALL BE PROVIDED FOR THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.



LOT 1 CANNON CREEK PLACE
FRAMING DETAILS

P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A.# 000089701

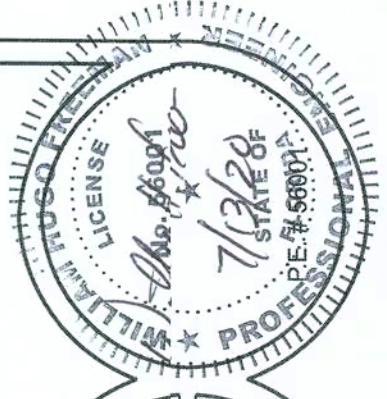


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APPROVED: W.H.F.

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SHEET: A-7
OF: 9

PROJECT NO.: 20.R018



LOT 1 CANNON CREEK PLACE
SHEARWALL DETAILS

P.O. BOX 860125
ST. AUGUSTINE, FL. 32086
(904) 429-7536
C.O.A. # 00009701



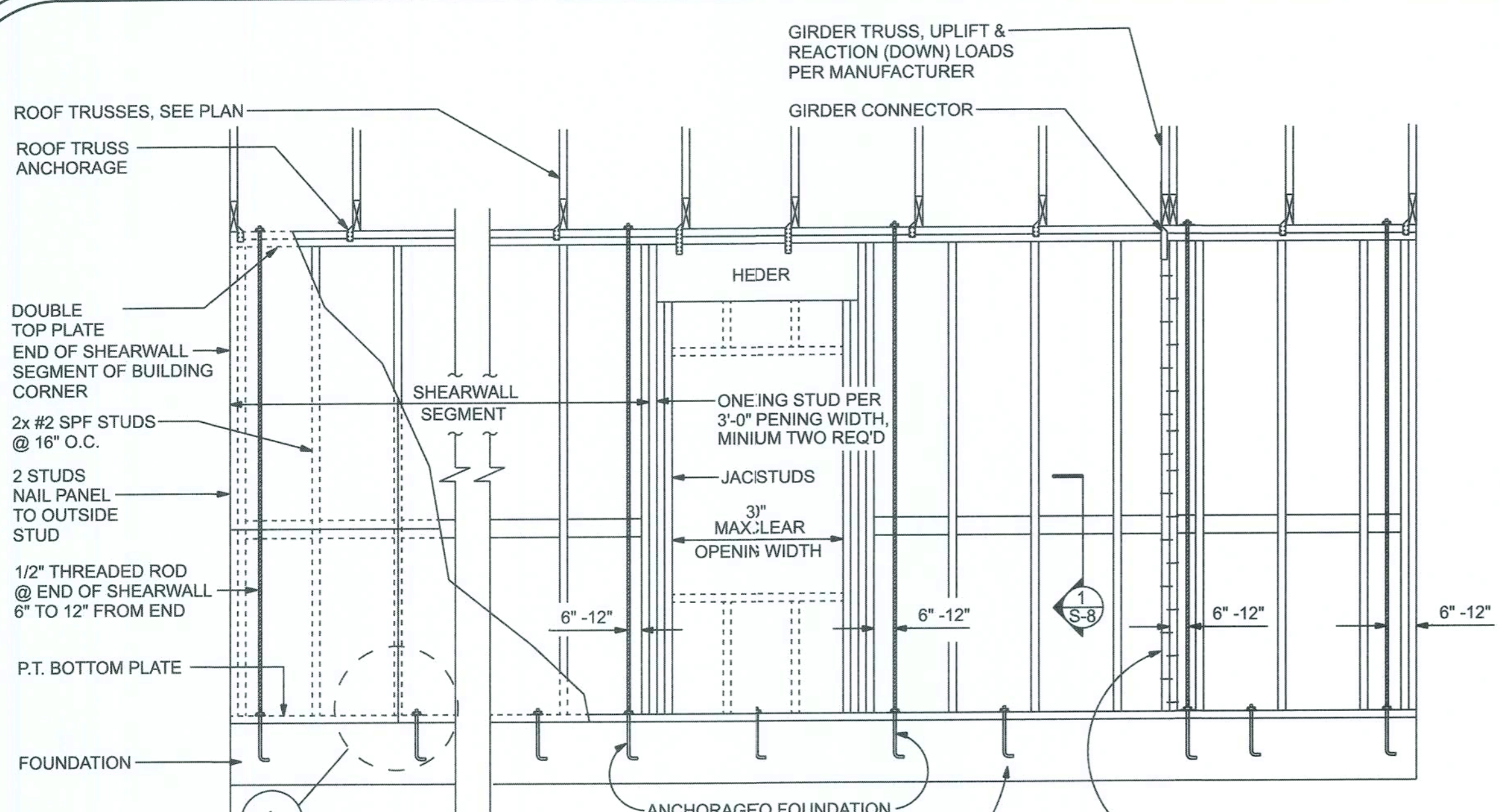
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DATE
7/9/20
APPROVED
W.H.F.

REVISIONS

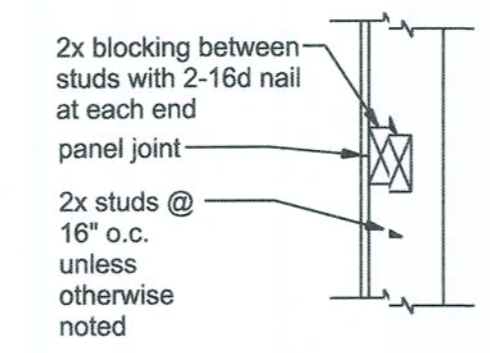
SHEET
A-8
OF
9

PROJECT NO.
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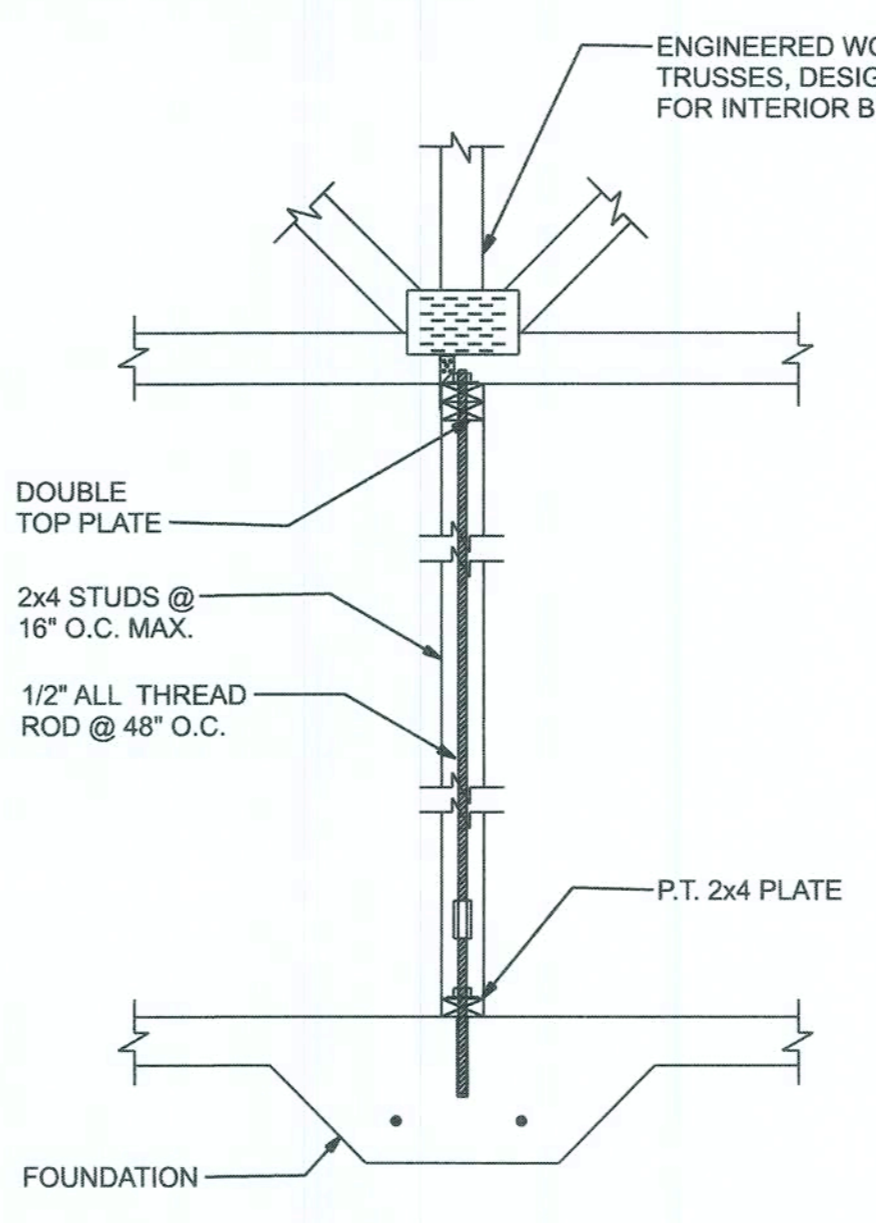
OPENING CONNECTION REQUIREMENTS				
CLEAR OPENING WIDTH	HEADER SIZE #2 GRADE OR BETTER	END BEARING	CONNECTOR AT EACH END OF OPENING	ANCHORAGE TO FOUNDATION @ EACH END OF OPENING
0' - 3'	(2) 2x8	1.5"	N/A	N/A
>3' - 6'	(2) 2x10	3"	1/2" ALL THREAD ROD	1/2" ALL THREAD ROD
>6' - 9'	(2) 2x12	3"	1/2" ALL THREAD 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



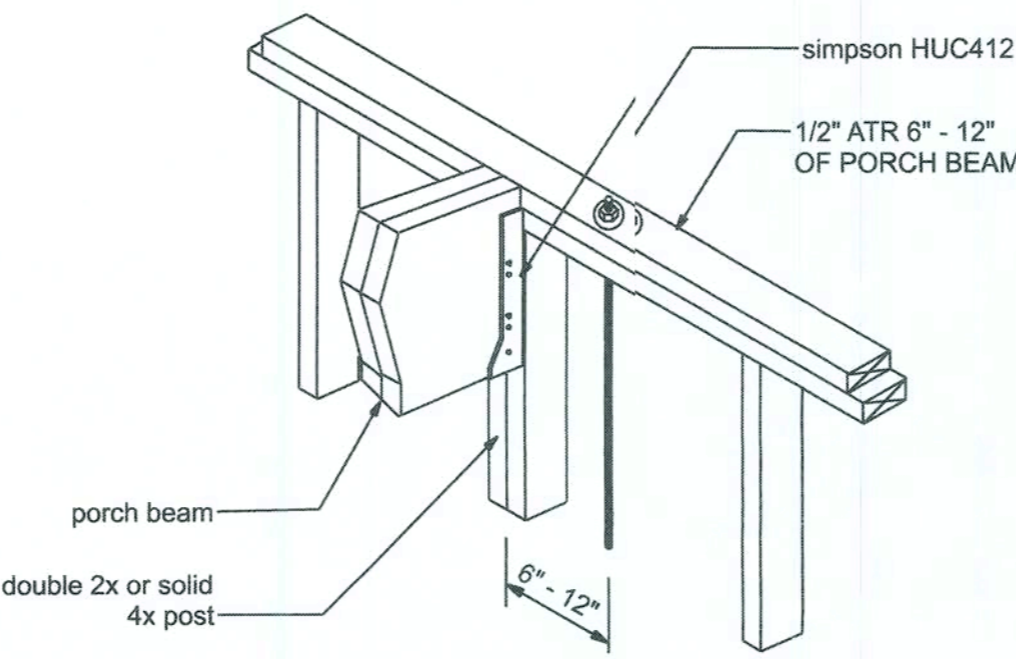
SHEARWALL DETAILS
SCALE: 1/2" = 1'-0"



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



INTERIOR BRG. WALL DETAIL



ALL THREAD @ PORCH BEAM
NTS

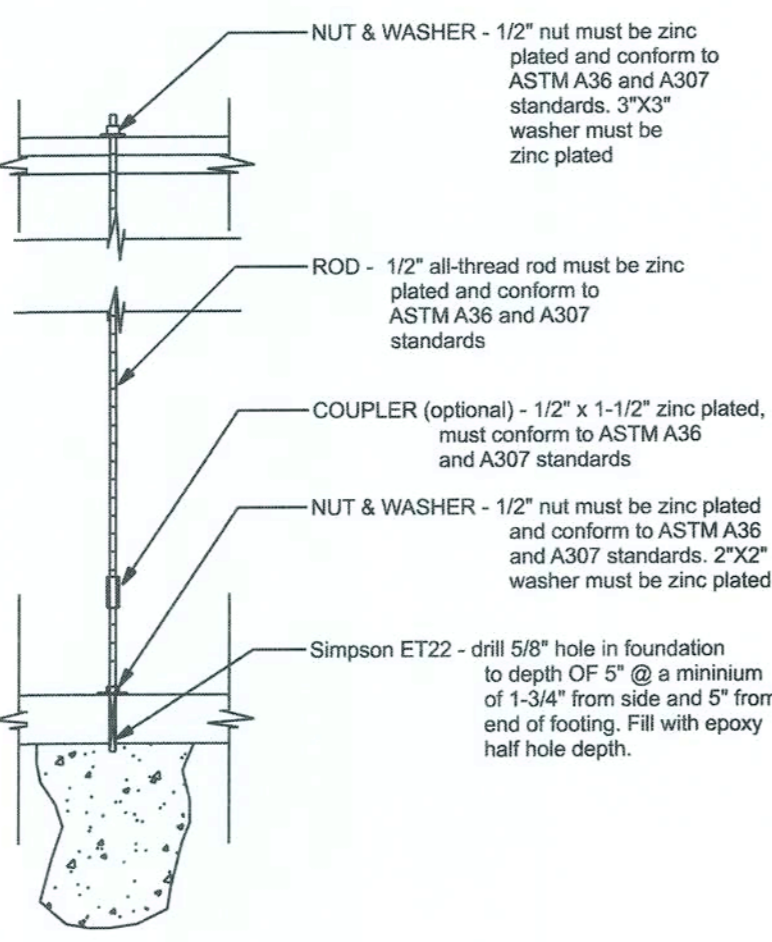


- DOUBLE NAIL EDGE SPACING TOP AND BOTTOM PLATE**
UPLIFT CAPACITY = 474 plf (TABLE 305S1 SSTD10-99)
- RULES:**
- One all-thread rod at each corner.
 - One all-thread rod at each end of shearwalls.
 - One all-thread rod at each end of opening headers greater than 3'-0"
 - Check sub-sheathing to top plate connection for horizontal transfer capability.
 - If necessary, add all-thread rods to girders individually to exclude the from average uplift plf.
 - Check sole plate to slab connection, additional anchors may be required for lateral and shear load transfer.

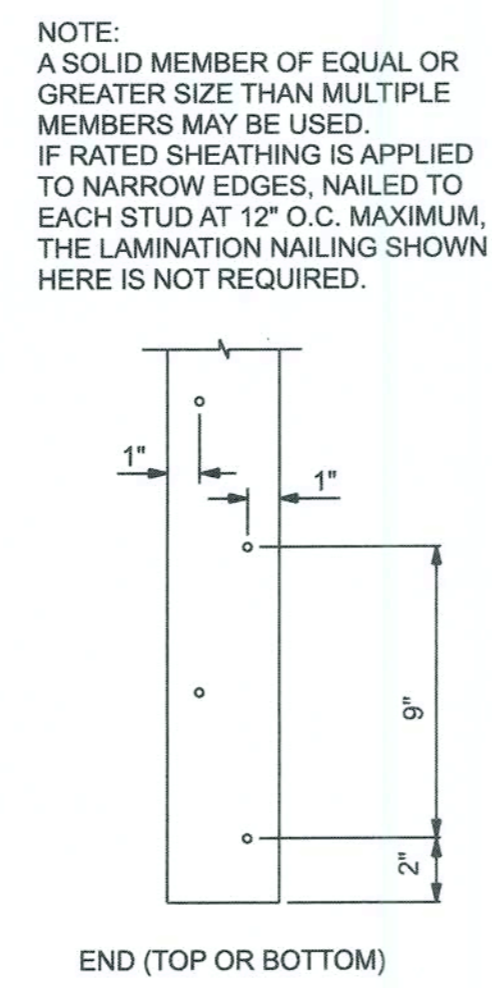
ALLOWABLE VALUES	
Connection Type	Allowable Value
Foundation / S.Y.P. Top Plate	3840 lbs.
Foundation / Spruce-Pine-Fir Top Plate	3840 lbs.
Lintel or Bond Beam / S.Y.P. Top Plate	3840 lbs.
Lintel or Bond Beam / Spruce-Pine-Fir Top Plate	3840 lbs.

Placement at slab level:

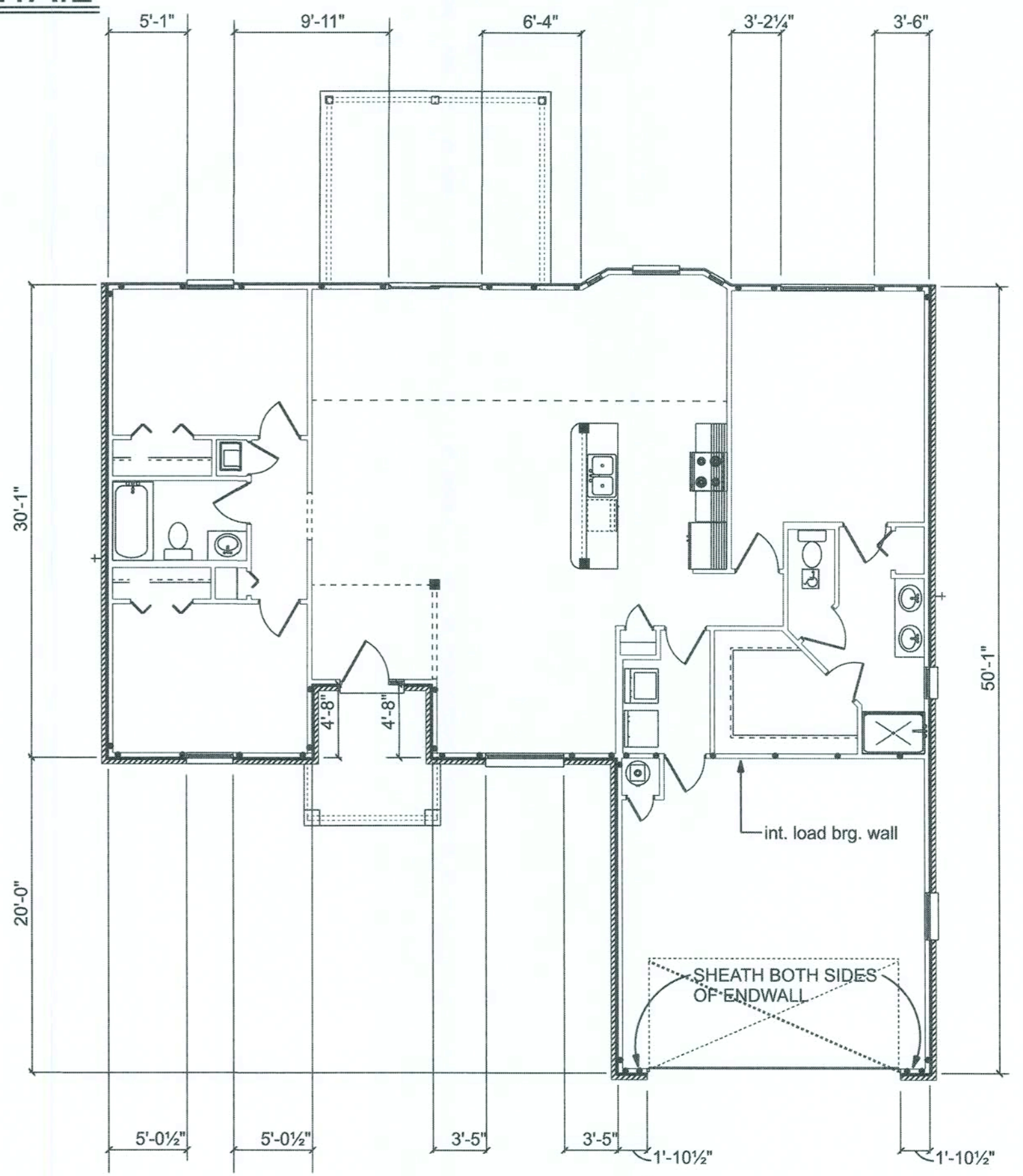
- Corners**
When presetting the all-thread rod at a building corner, the rod should be placed 8 to 12 inches away from the corner so it does not set under the corner framing members. When a all-thread rod is specified at a building corner, it may be placed on either side of the corner.
- Header ends**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



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

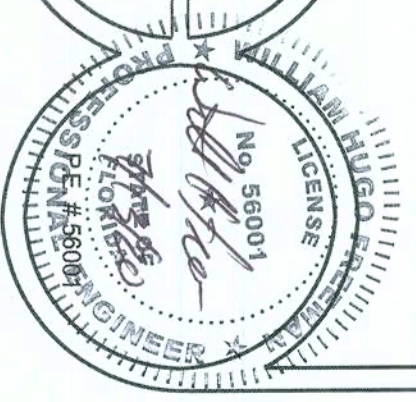


GARAGE ENDWALL DETAILS
SCALE: 1/2" = 1'-0"



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

● 1/2" all thread rod location



LOT 1 CANNON CREEK PLACE
ELECTRICAL PLAN

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

DATE: 7/9/20
APPROVED: W.H.F.
DRAWN BY: W.H.F.

SHEET: A-9
OF: 9
PROJECT NO.: 20.R018

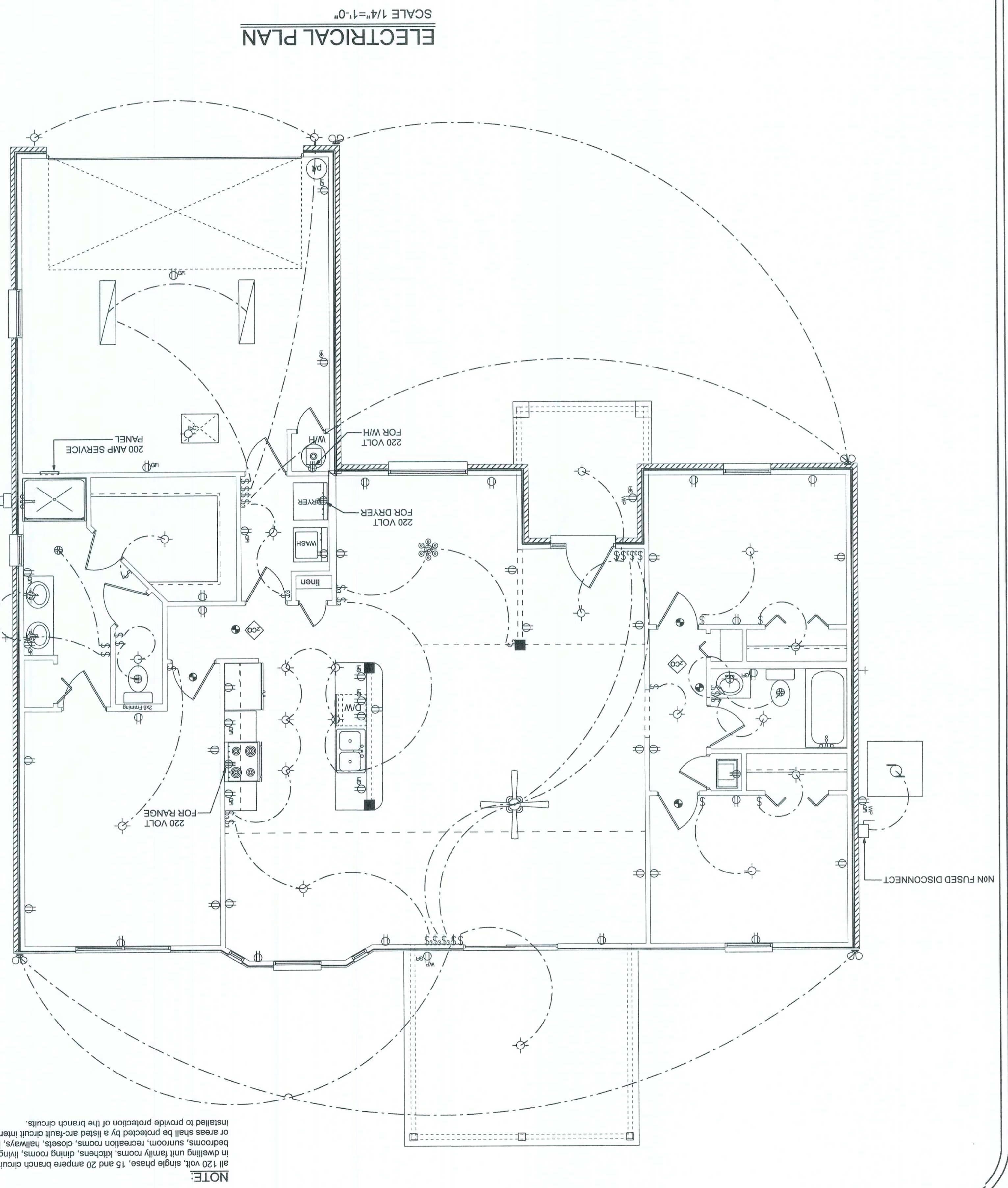
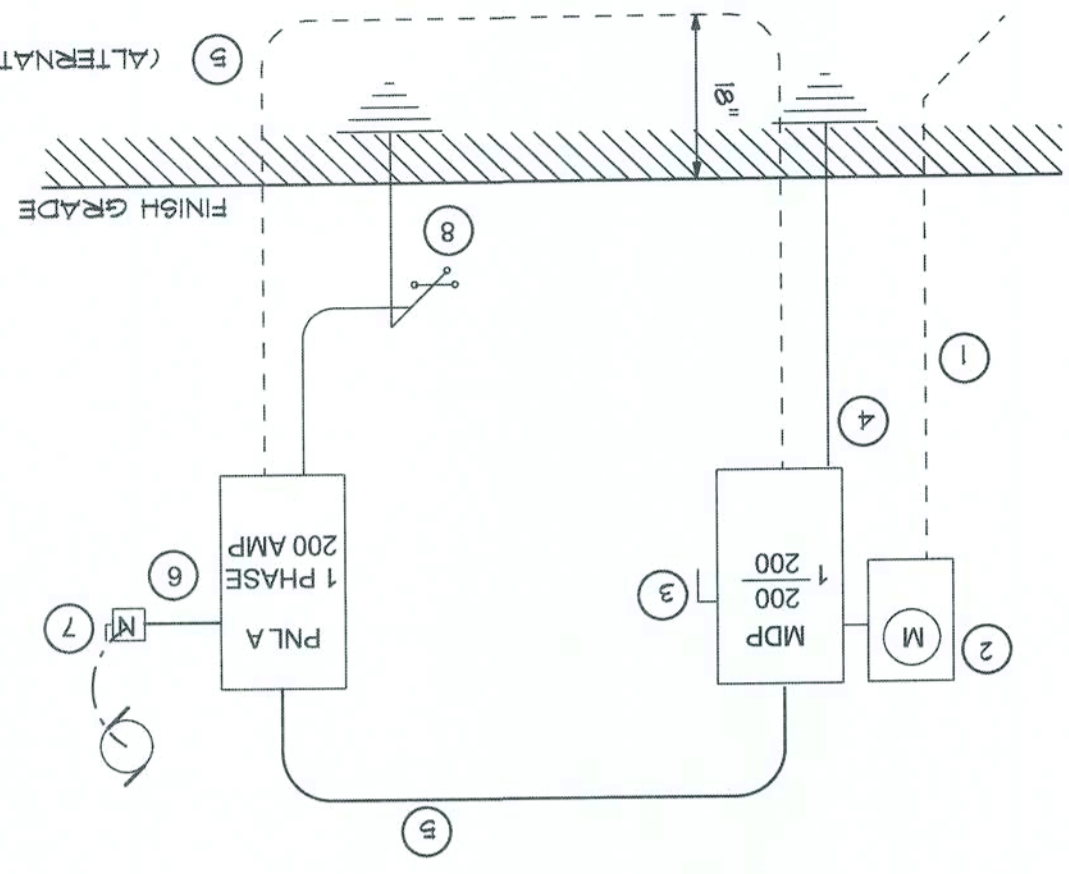
ELECTRICAL PLAN NOTES

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED.
INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.
ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOM.
TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNERS DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE SECTIONS OF NEC-LATEST EDITION.
ELECTRICAL CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADNS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CRTS IDENTIFIED W/ CRT #, DESCRIPTION & BRKR. SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH, RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & CADS.
CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

WIRING NOTES:
A. CONDUCTORS: Copr. in accordance with ASTM Standards, size reference AWG. Conductors No. 10 and smaller size sid. No. 8 and larger, Standard. Insulation of conductor thermoplastic, type THHN/WIRING, DISTRIBUTION/EQUIPMENT AND DEVICES
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, 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 wire. 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. Label or plates as indicated. Enclosure NEMA 1 for indoor use and NEMA 3R for weatherproof applications. Switch to be Square "D" or equal.
D. CIRCUIT BREAKERS: Standard, quick make, quick break, bolt-on type with manually operated tripped 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 breaker to be Square "D", Siemens or equal, type as required. E. PANELBOARDS: Voltage, phasing, and ampere ratings as indicated. Circuit breaker type as indicated. Base bars of 1/4" clean copper, minimum 58% conductivity, galvanized steel back box, door and trim. All components and welded, hardware chrome plated with flush lock and catch. Hinges semi-concealed, truckles steel with nonferrous pins. 180 degree openings. Minimum gutter space 5-3/4" sides, top at bottom. Increase size where required by code. Directory holder complete with clear plastic transparent cover indicating type/wire list of feeder cables, conduit sizes, circuit number, units of equipment supplied, and their location. Circuit breaker type panelboards to be Square type MCCO or L-Line or equal. A plastic label shall be located on exterior of panelboard indicating the system voltage, phase, and current rating.
F. WIRING DEVICES: Adhesives their product of the same manufacturer. Wall switches and receptacles to be 20 amp/25 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 (weathered). Provide blank plates for empty or future outlet boxes, DEVICE AND DEVICE PLATE COUS TO BE VERIFIED WITH ARCHITECT AND OWNER.
GROUNDING SYSTEM: Grounding-current carrying metal parts of panel board, raceways and all lighting fixtures. All conduit shall have equipment grounding conductors.
INSTALLATION:
A. Secure all supports 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 hot water pipes, or appliances. expect crossing where the raceway shall be at least 2 inches from pipe cover.
C. Cut conduit ends square; remain smooth. Paint male threads of field threaded conduit with Graphite based pip compound. Dip up light with conduit couplings.
D. Leave wire sufficient length to permit making final connections. In raceway over 50 feet in which wiring is not installed flush 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, 1 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.

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

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 bonded long. Grounding conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per Item #5 below.
2 Existing Meter Enclosure, weatherproof, U.L. Listed.
3 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.



NOTE:
All 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit (bath rooms, bedrooms, dining rooms, living rooms, 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.