

DESCRIPTION  
LOT 8 "MAY-FAIR UNIT 3"  
SECTION 11, TOWNSHIP 4 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA



LOT 8 MAYFAIR SUBDIVISION

SITE PLAN

P.O. BOX 860125  
ST. AUGUSTINE, FL. 32076  
(904) 429-7536



DATE  
12/17/13  
DRAWN BY  
W.H.F.  
APPROVED  
W.H.F.

REVISIONS

SHEET C-1

OF 1

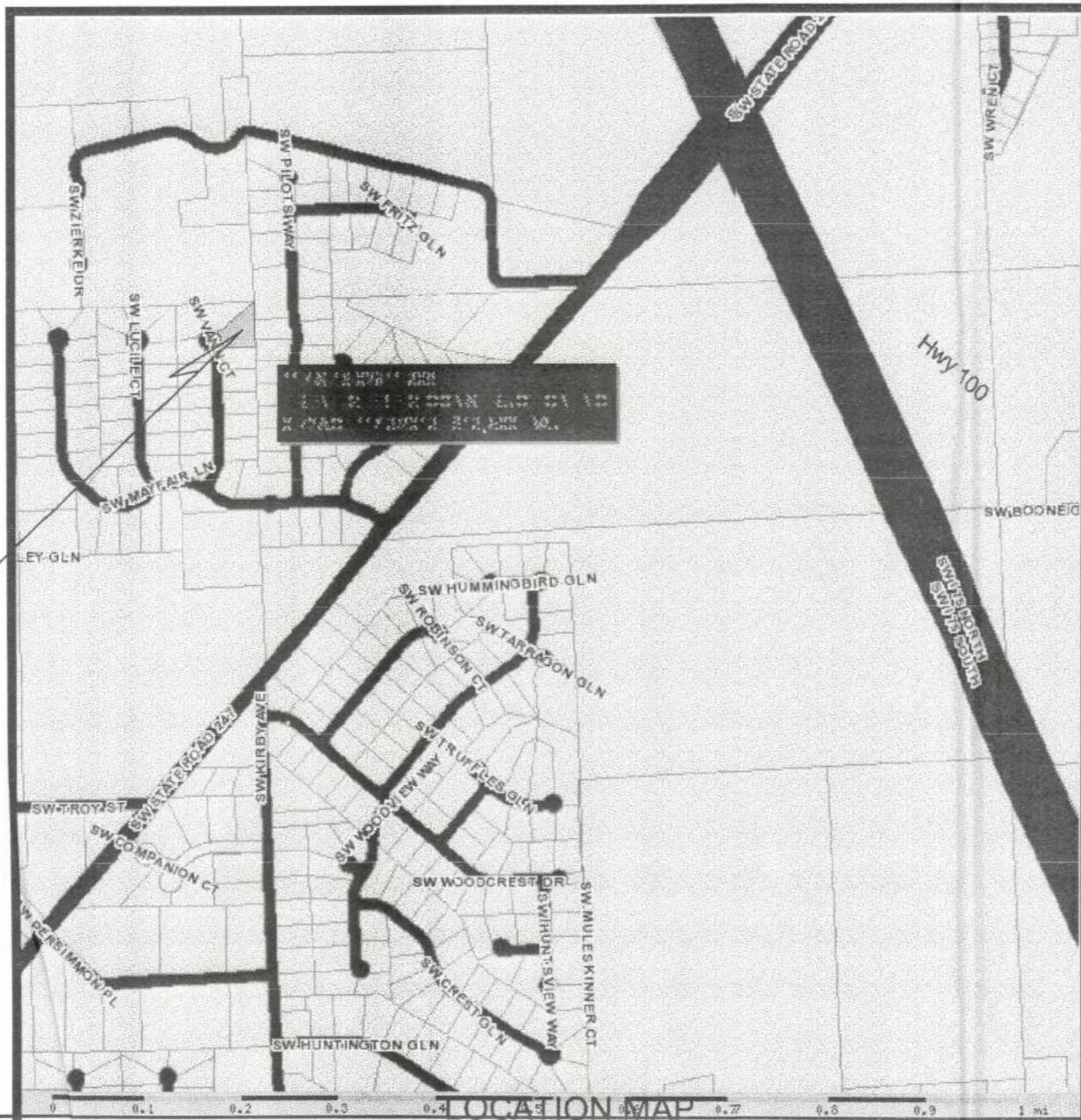
PROJECT NO.  
13.R021

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

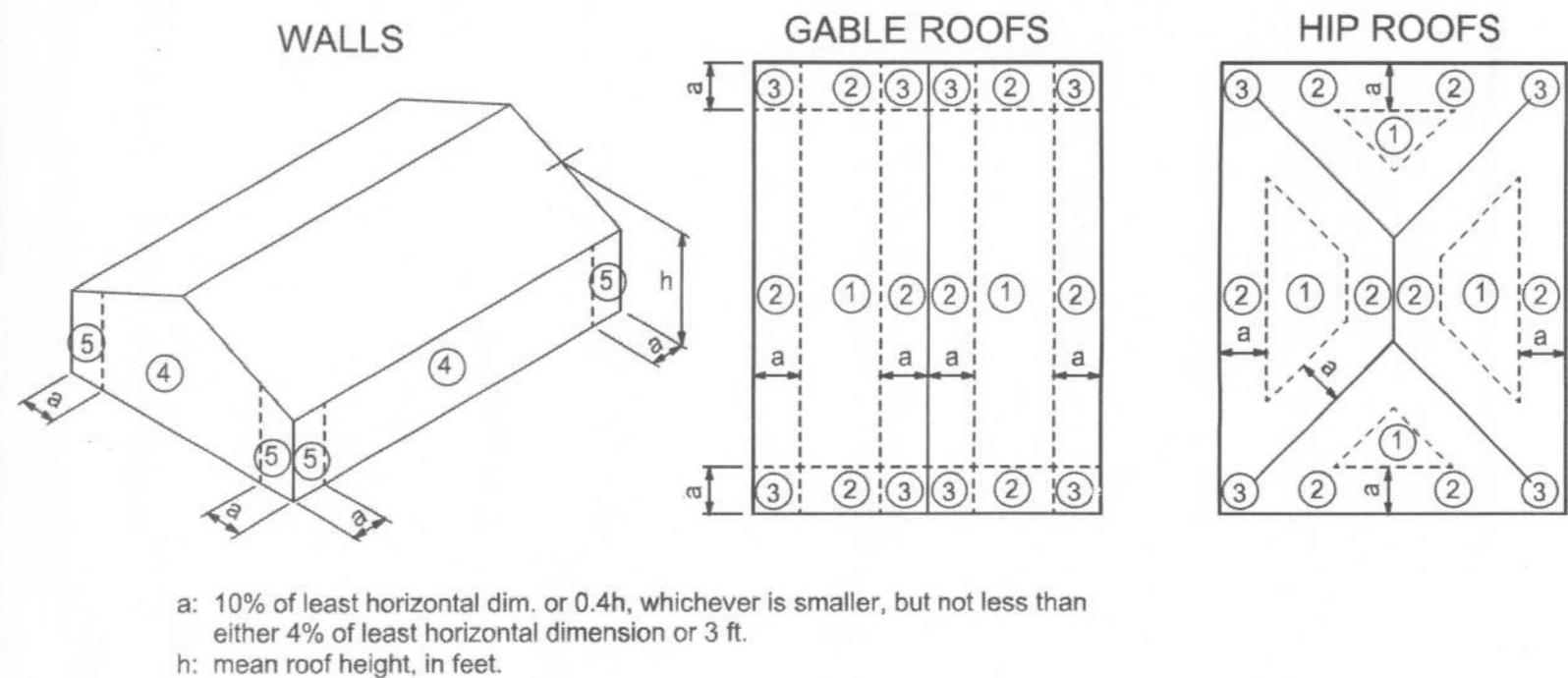
A.B.	Anchor Bolt	F.B.C.	Florida Bldg. Code	Opn'g	Opening
Abv.	Above	Fin. Fir.	Finished Floor	Opt.	Optional
A/C	Air-Conditioner	F.G.	Fixed Glass	Pc	Piece
A/CJ	Adjustable	Fir.	Floor	Pd	Pedestal
A.F.F.	After Finished Floor	Fdn.	Foundation	P.L.	Parallam
A.H.U.	Air Handler Unit	Fin. Sys.	Floor System	PLF	Pounds per linear foot
ALT.	Alternate	F.PI.	Fireplace	Plt. Ht.	Plate Height
B.C.	Base Cabinet	Fl.	Foot / Feet	Plnt Sh.	Plant Shelf
B.F.	Bifold Door	Flg.	Footing	P.S.T.	Pounds per square foot
B.K.Sh	Book Shelf	Fix	Fixed	P.T.	Pressure Treated
Bm.	Beam	Galv.	Galvanized	Pwd.	Powder Room
BOTTOM		G.C.	General Contractor	Rd.	Radius
B.P.	Bypass door	G.F.I.	Ground Fault Interrupter	Ref.	Refrigerator
B.G.	Bearing	G.T.	Girders Truss	Req'd.	Required
Br.	Circle	Hdr.	Header	Rm.	Room
Clg.	Ceiling	Hgt.	Height	Rnd.	Round
Col.	Column	HB	Hose Bib	R/SH	Rod and Shelf
Comp.	A/C Compressor	Int.	Interior	SD	Smoke Detector
C.T.	Ceramic Tile	K.S.	Kneewall	S.F.	Square Feet
C.D.	Dryer	K.Wall	Knee Space	Sh.	Shelves
Dec.	Decorative	Laun.	Laundry	SHT	Sheet
Decd.	Dedicated Outlet	Lav.	Lavatory	S.L.	Side Lights
Dbl.	Double	L.F.	Linear Fit	S.P.F.	Spruce Pine Fir
Dia.	Diameter	L.T.	Laundry Tub	Sq.	Square
Disp.	Disposal	M.S.	Masonry	S.Y.P.	Southern Yellow Pine
Dist.	Distance	M.C.	Maximum	Temp.	Tempered
D.S.	Drawer Stack	M.C.	Medicine Cabinet	Thickn	Thicken
D.V.	Down Vent	MDP	Master Distribution Panel	T.O.P.	Top of Block
D.W.	Dishwasher	Mfrg.	Manufacturer	T.O.M.	Top of Masonry
Ea.	Each	Micro.	Microwave	T.O.P.	Top of Plate
E.W.	Each Way	Min.	Minimum	Trans.	Transom Window
Elec.	Electrical	M.L.	Microfam	Type	Typical
Elev.	Elevation	Mirr.	Mirror	UCL	Under Cabinet Lighting
Ext.	Exterior	Mono	Monolithic	U.N.O.	Unless Noted Otherwise
Exp.	Expansion	N.T.S.	Not to Scale	VB	Vanity Base

257 SW VANN CT  
LAKE CITY, FL. 32025

4. HURRICANE STRAPS MAY BE SUBSTITUTED WITH A STRAP OF GREATER HOLDOWN VALUE OR GREATER UPLIFT VALUE IN THE FIELD WITHOUT VERIFICATION, PROVIDED ALL MANUFACTURER 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 )



ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2010													
BASIC WIND SPEED				125 MPH									
IMPORTANCE FACTOR				1.00									
BUILDING CATEGORY				II									
EXPOSURE				B									
INTERNAL PRESSURE COEFFICIENT				+/- 0.18									
TYPE OF STRUCTURE				ENCLOSED									
MWFRS PER ASCE 7-10 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 7-10 DESIGN WIND PRESSURES WORST CASE (PSF)				Roof		10 sf		20 sf		50 sf		100 sf	
						pos.	neg.	pos.	neg.	pos.	neg.	pos.	neg.
				Zone 1		18.06	-28.70	16.50	-27.88	14.34	-26.84	12.78	-30.16
				Zone 2		18.06	-49.98	16.50	-53.12	14.34	-46.96	12.78	-44.27
				Zone 3		18.06	-73.9	16.50	-69.14	14.34	-62.74	12.78	-66.88
				Zone 4		31.38	-34.04	29.94	-32.62	28.08	-30.76	29.72	-29.32
				Zone 5		31.38	-42.00	29.94	-39.20	28.08	-35.40	26.72	-32.62
				Wall									



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A-8	ELECTRICAL PLAN



LOT 8 MAYFAIR - UNIT 3

# GENERAL NOTES SHEET

P.O. BOX 860125  
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C.O.A. # 00008701



DATE  
10/27/13

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FLOOR PLAN

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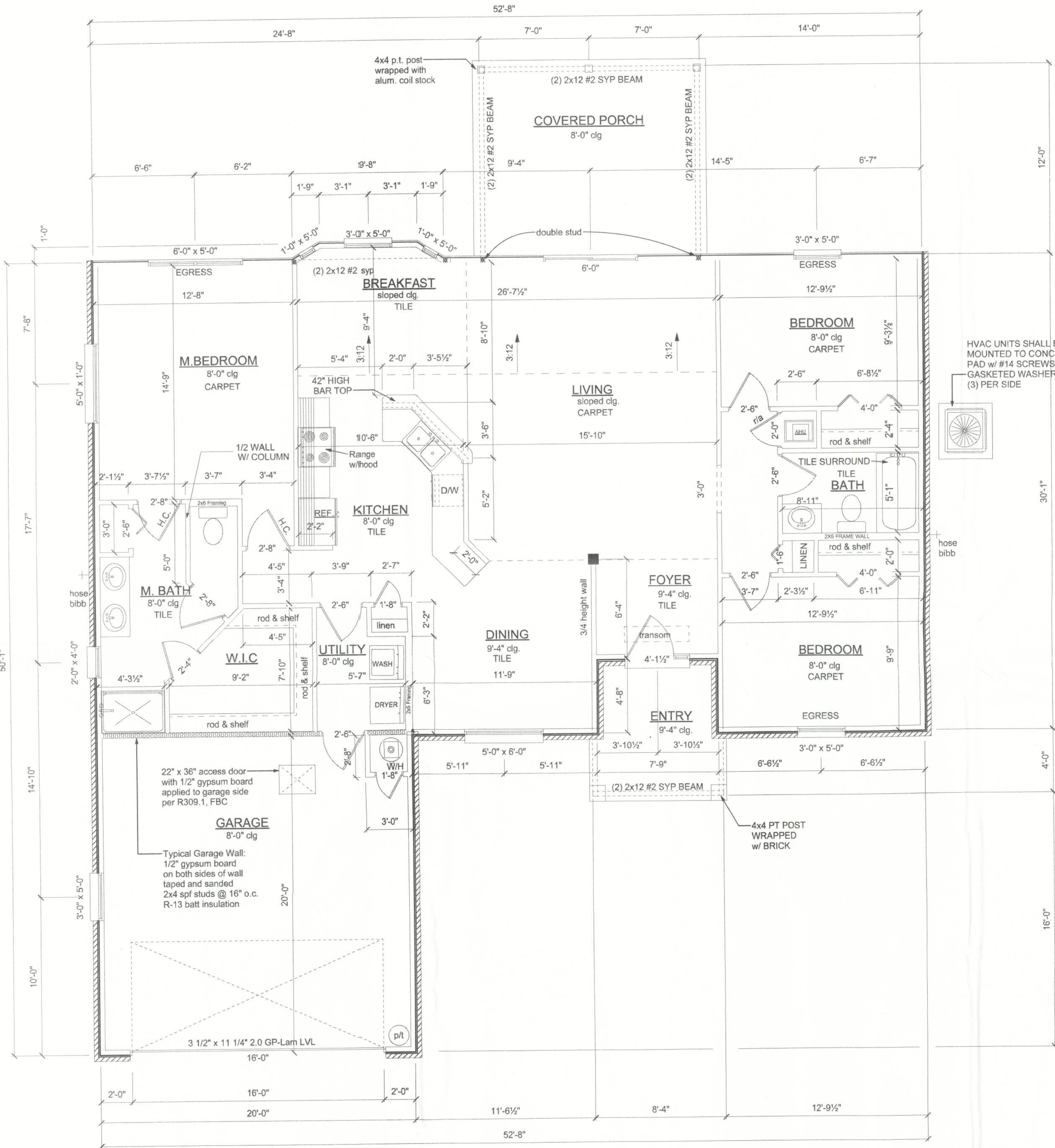
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SHEET	A-2
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OF 8

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

AREA SUMMARY

CONDITIONED LIVING	1,608 SF
GARAGE	400 SF
PORCHES	240 SF
TOTAL	2,248 SF

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.

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

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

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

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

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

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

CONSTRUCTION DOCUMENTS:

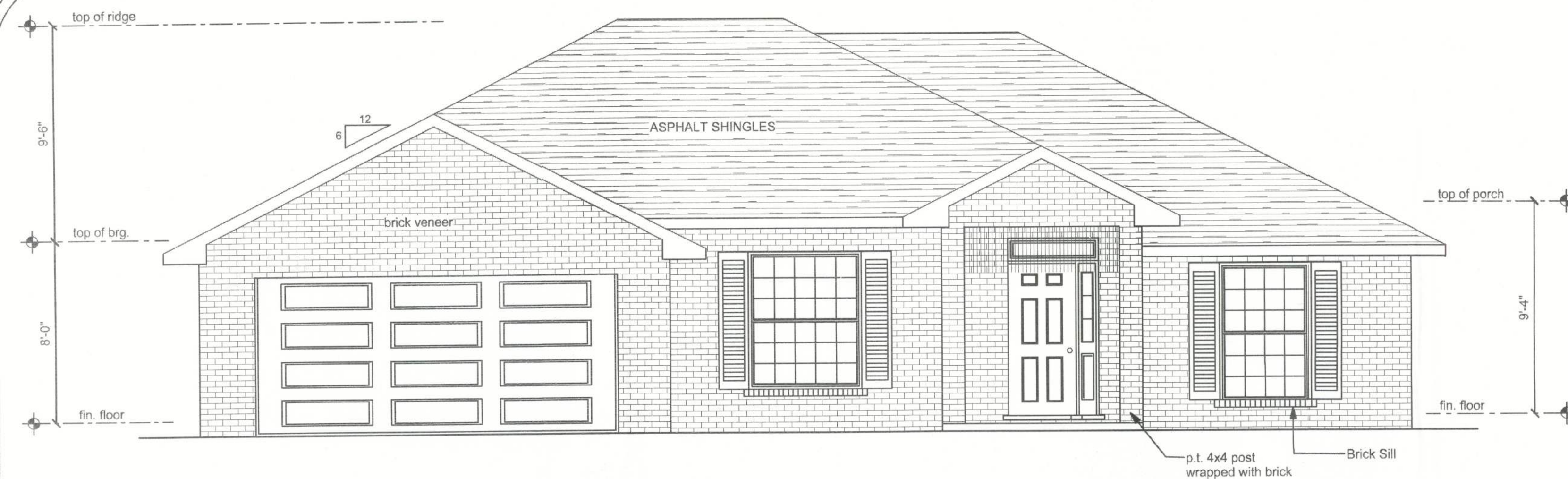
THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITY FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING THE PLANS AND VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING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

DO NOT SCALE THESE PLANS:

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

CHANGES TO PLAN SETS:

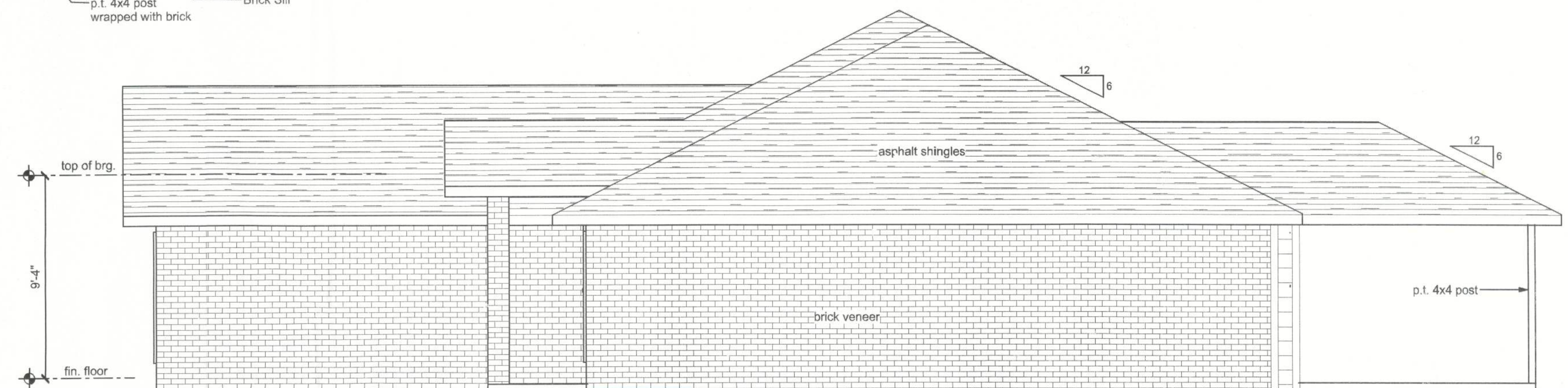
PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THESE PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATIONS ON THE PLANS.



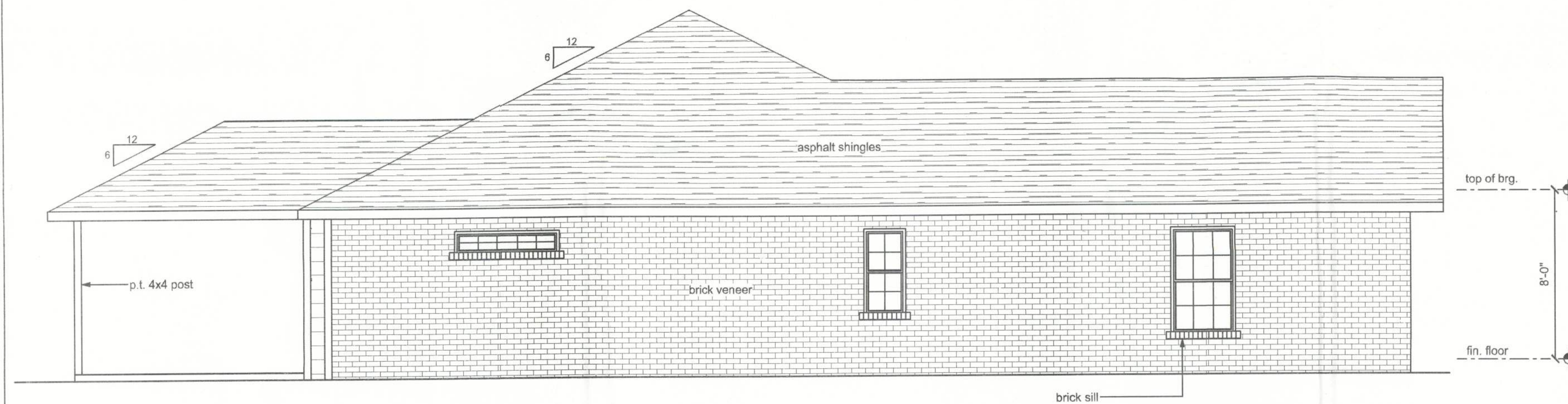
NOTE:  
THE RIDGE HEIGHT IS GIVEN FOR MEAN ROOF  
HEIGHT DETERMINATION ONLY. DO NOT USE  
THIS DIMENSION FOR ROOF CONSTRUCTION.

NOTE: VENTILATE ROOF TO 1/300TH OF INSULATED ATTIC

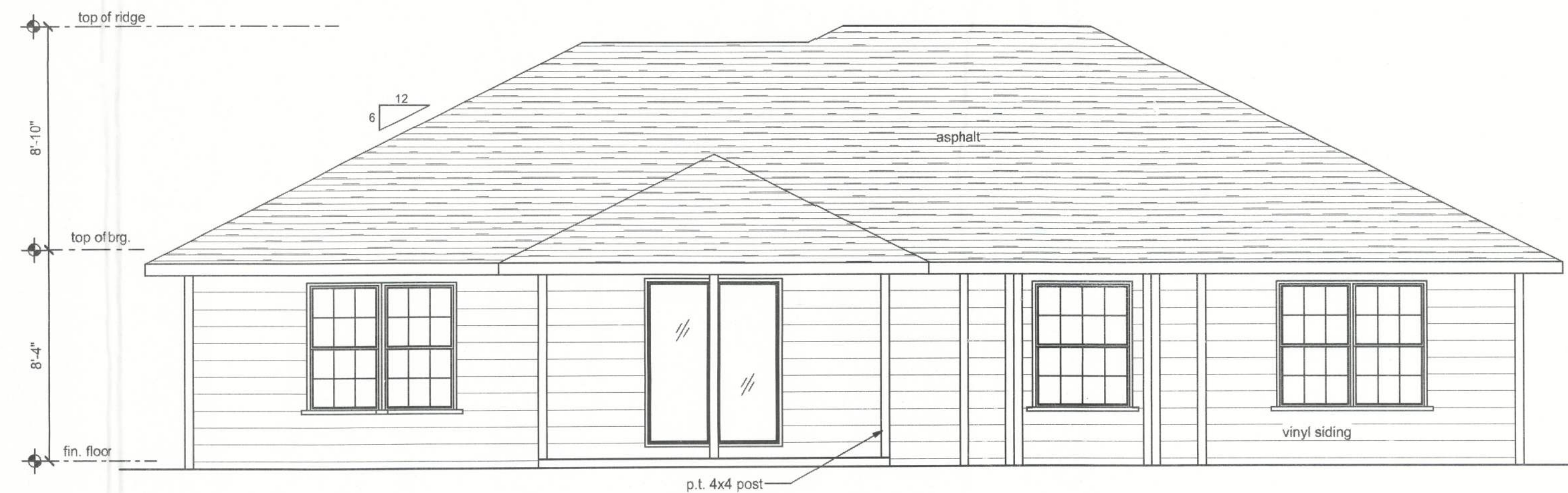
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



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



LOT 8 MAYFAIR - UNIT 3

ELEVATIONS

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COA.# 0006701



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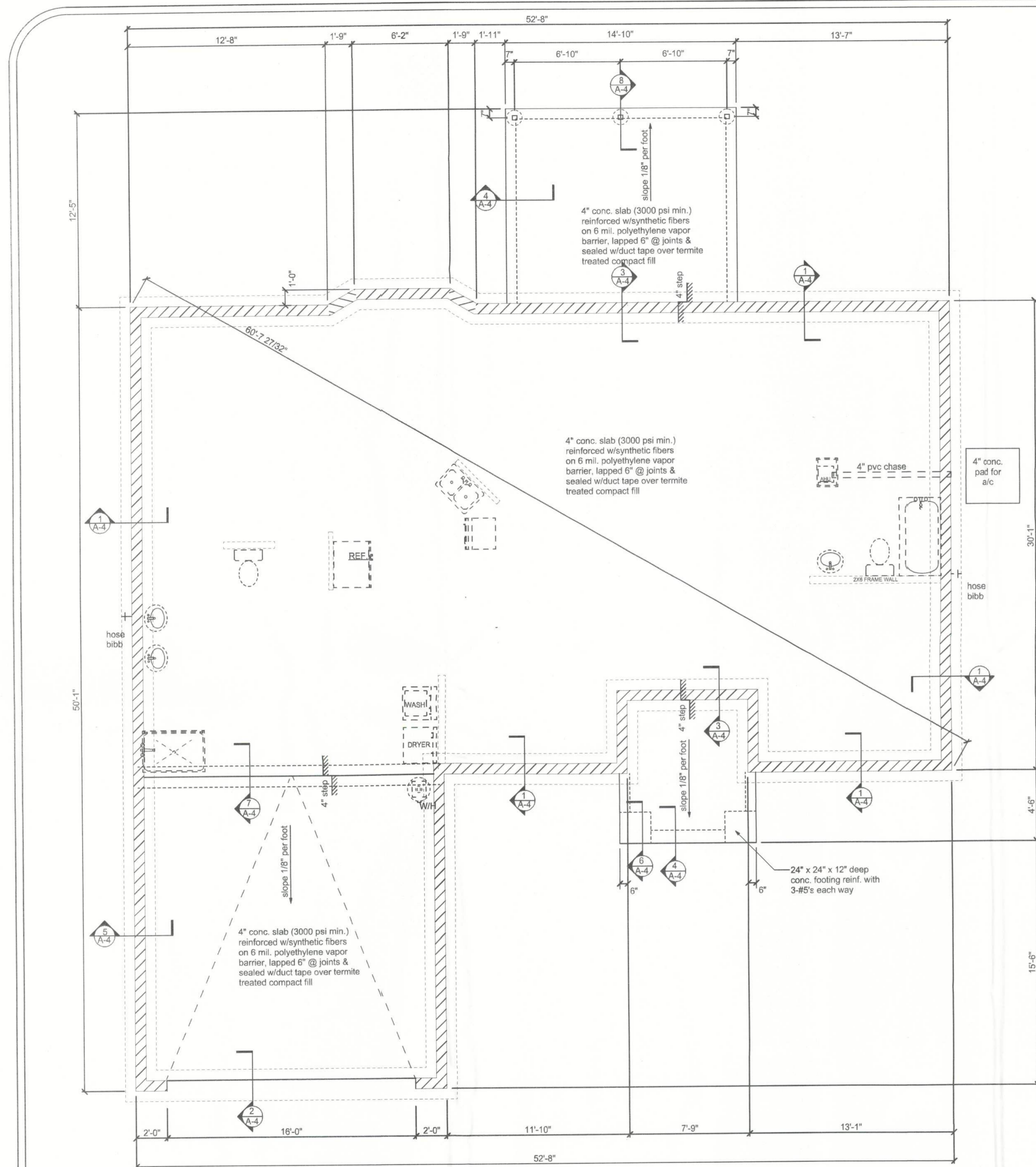
LOT 8 MAYFAIR - UNIT 3

FOUNDATION PLAN

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

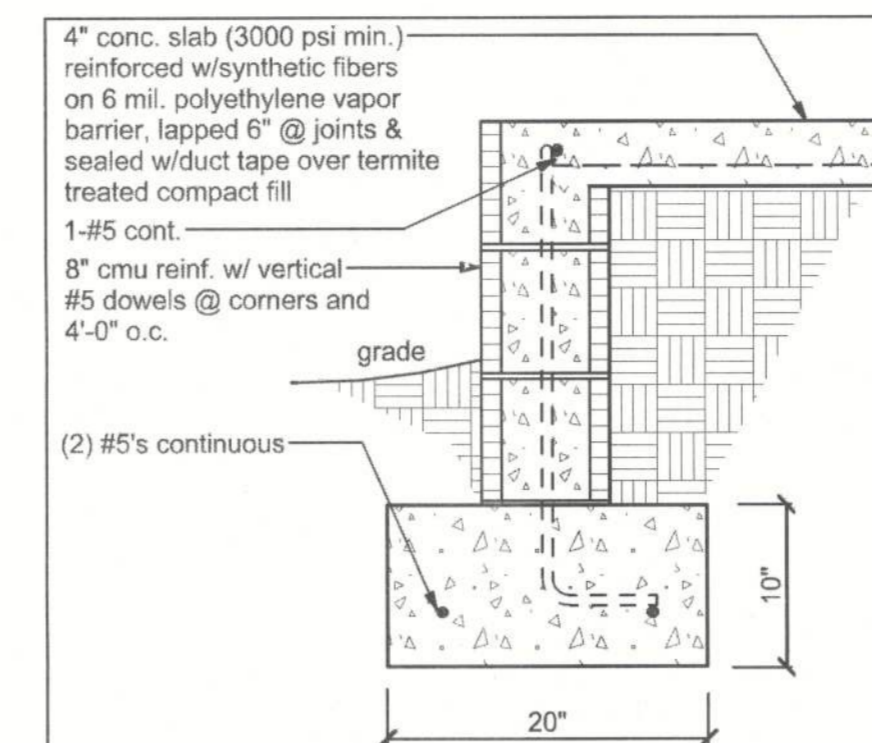


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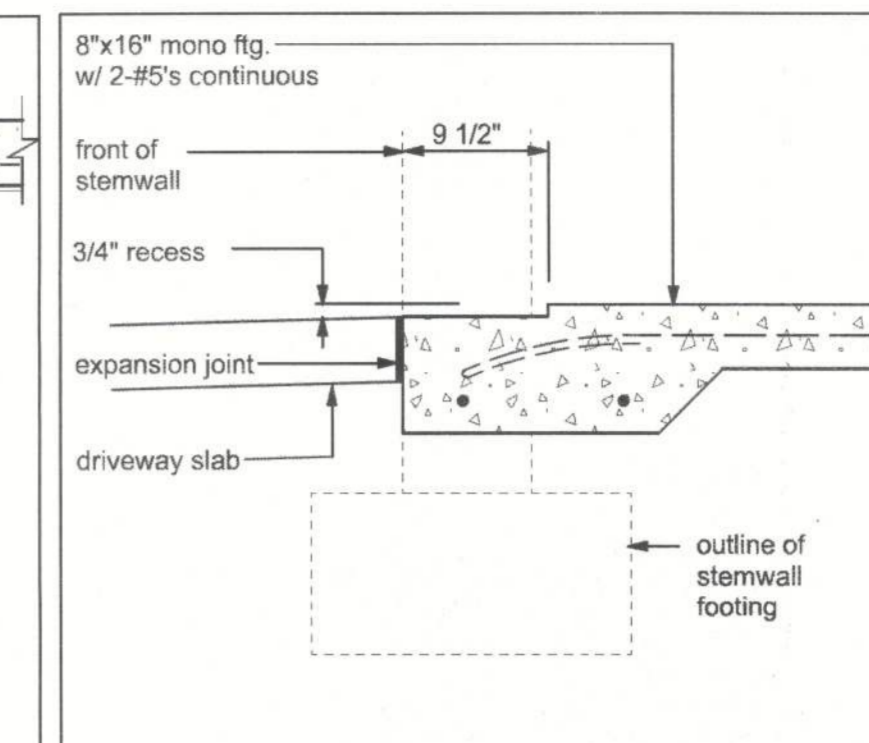


FOUNDATION PLAN

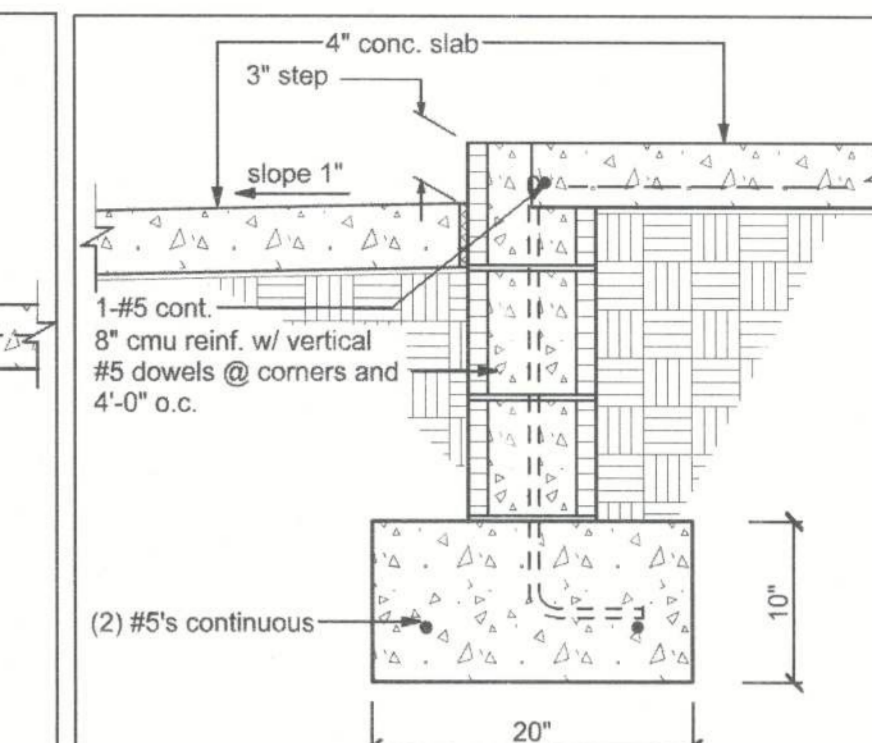
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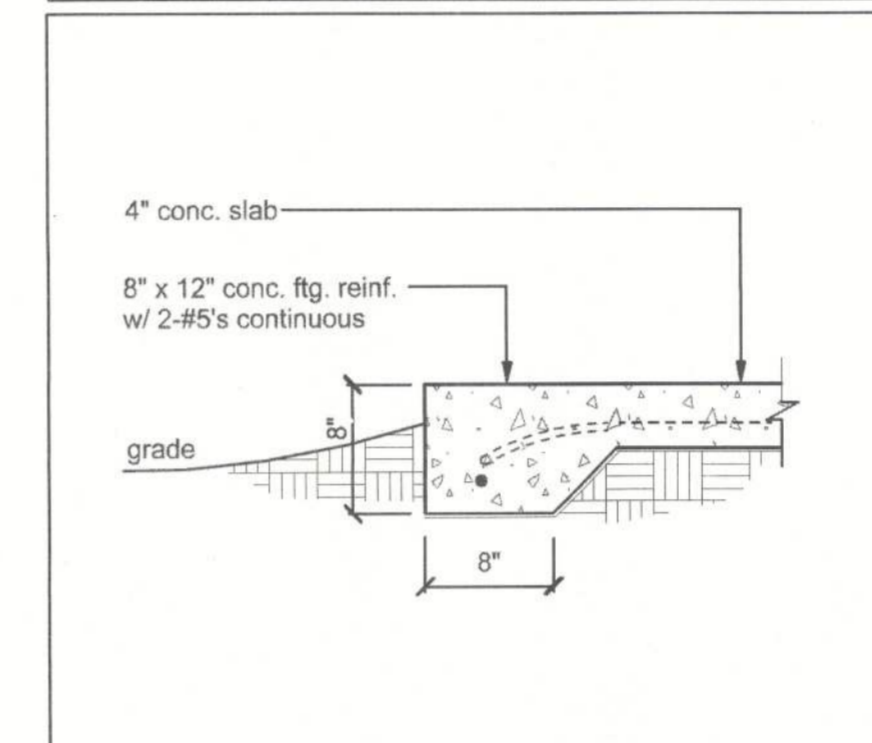
1 STEMWALL SECTION  
SCALE: 1" = 1'-0"



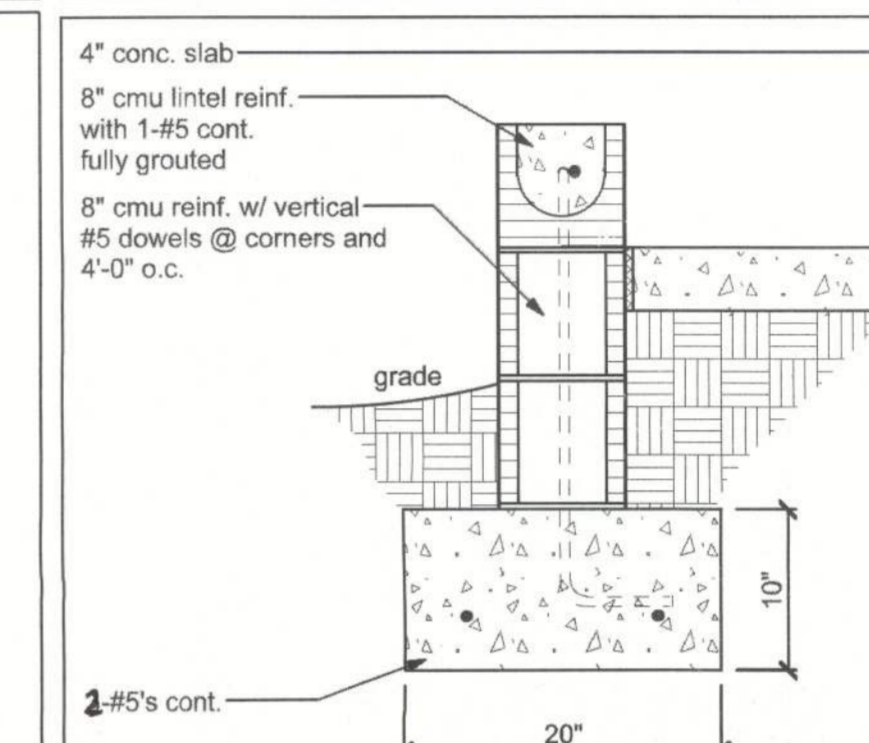
2 FTG. SECTION  
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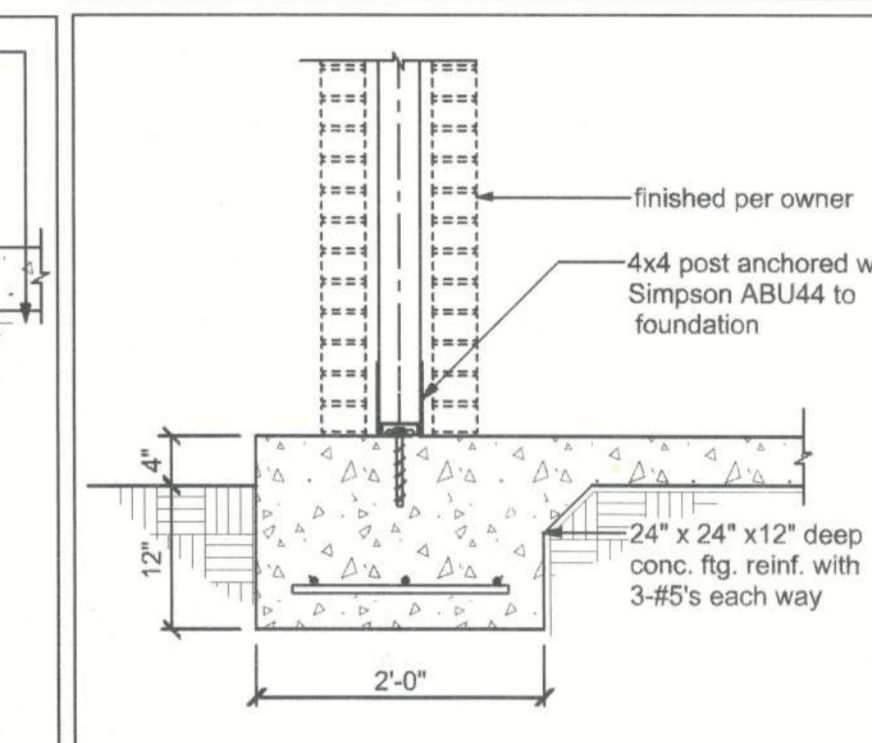
3 STEMWALL SECTION @ PORCH  
SCALE: 1" = 1'-0"



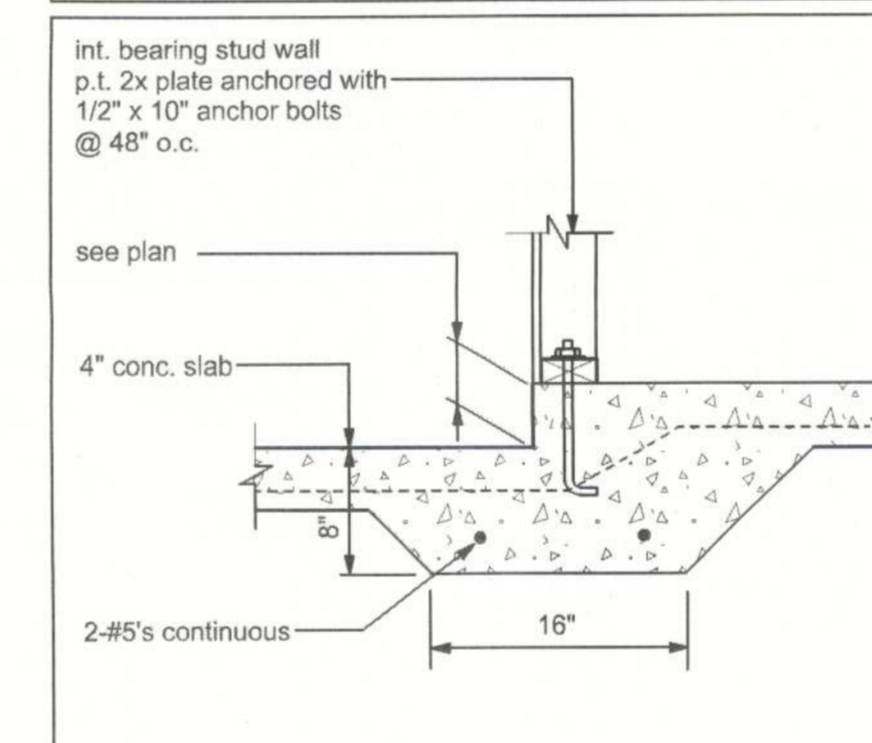
4 THICKENED EDGE AT STOOP  
SCALE: 1" = 1'-0"



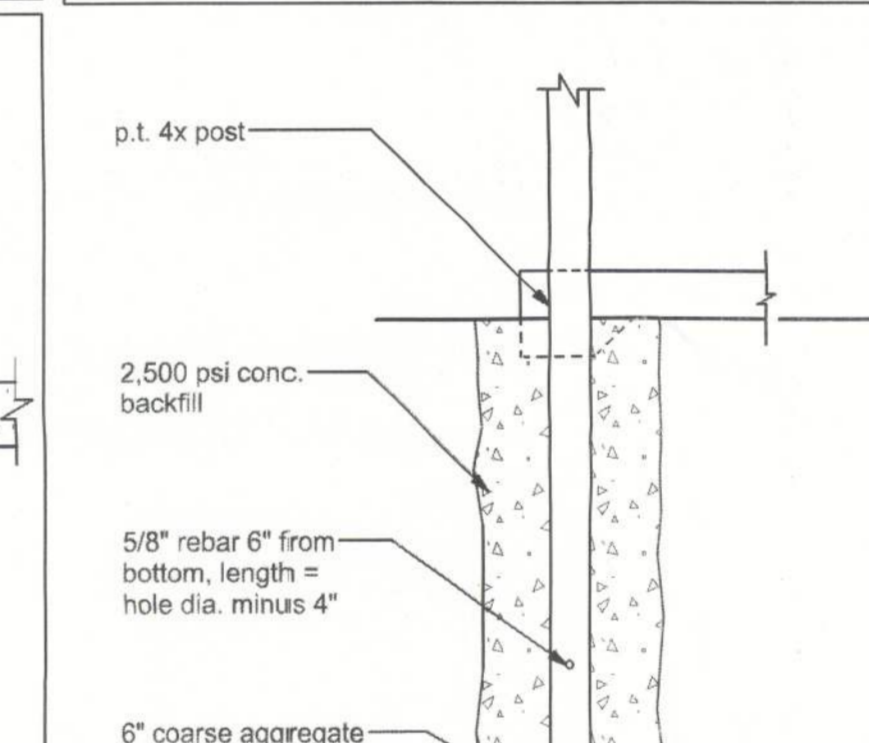
5 STEMWALL SECTION  
SCALE: 1" = 1'-0"



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



7 FOOTING STEP  
AT INTERIOR MONO



8 TYP POST SECTION  
SCALE: 3/4" = 1'-0"

FOUNDATION NOTES:

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

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

REINFORCING STEEL:  
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 60

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

1. ALL REINFORCEMENT IS BENT COLD.
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.



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ROOF PLAN

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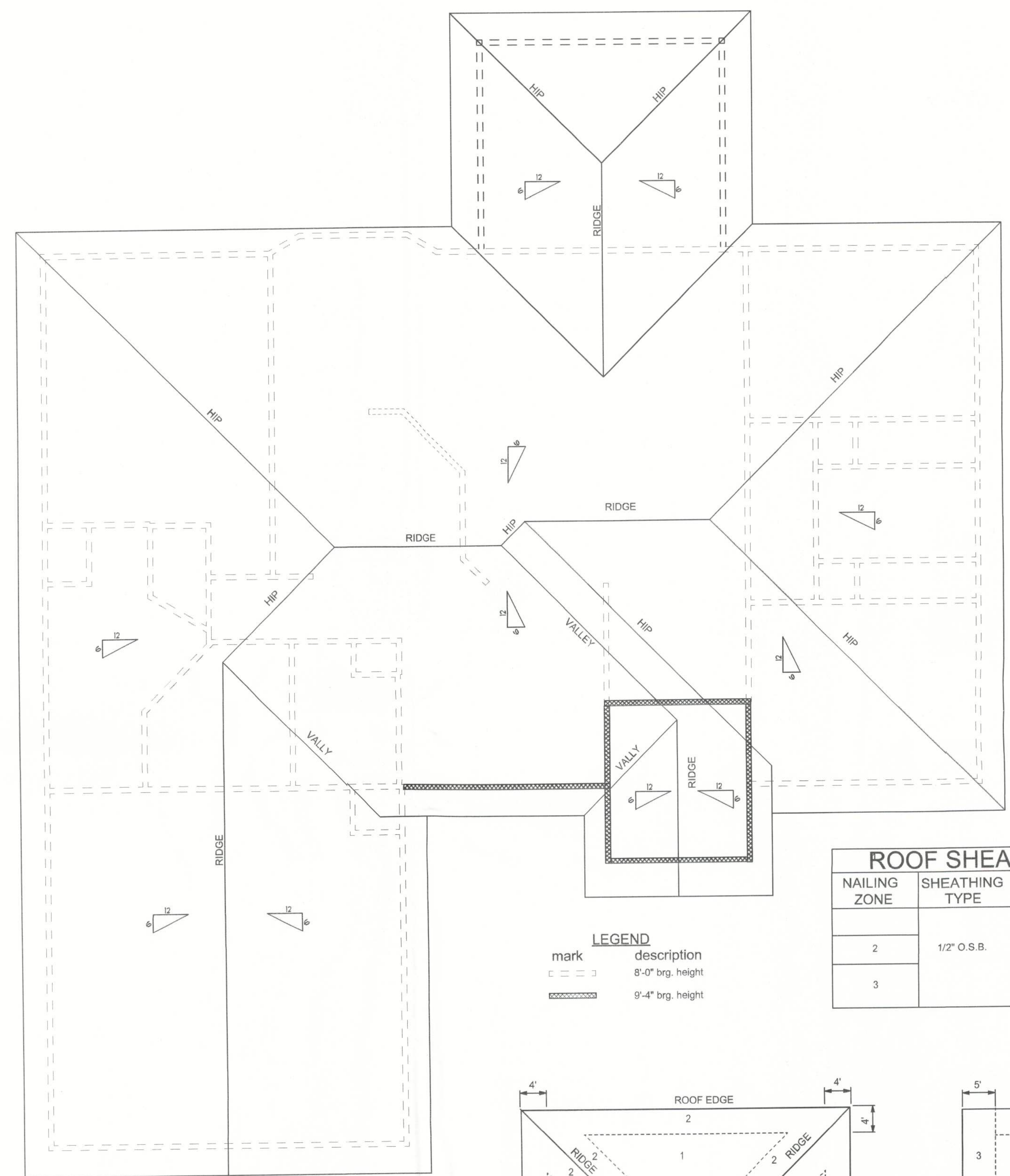


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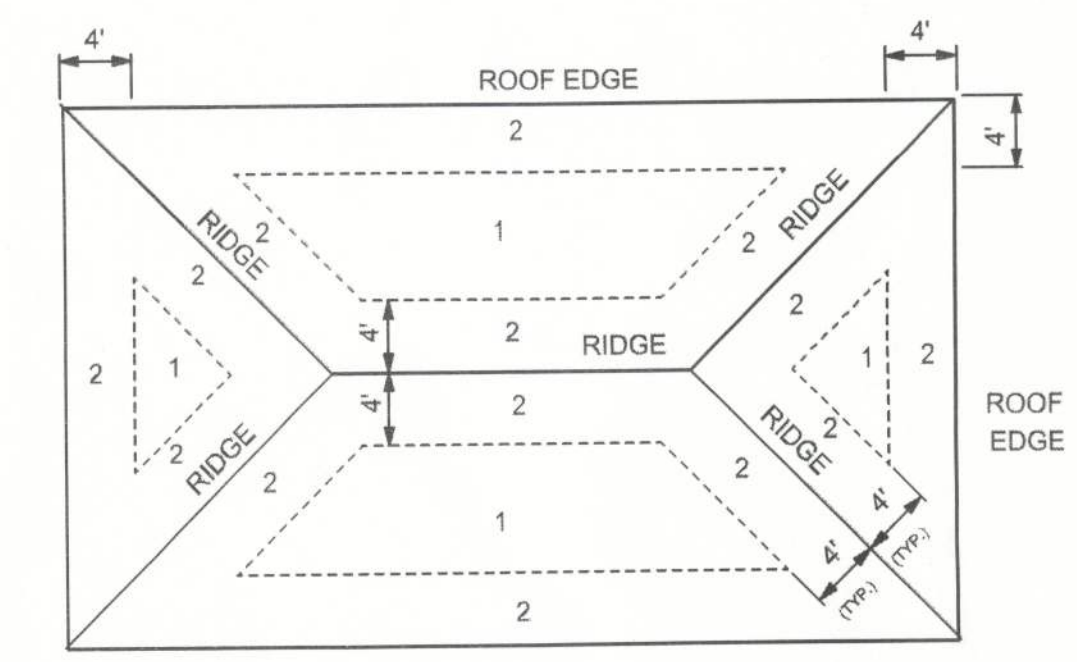
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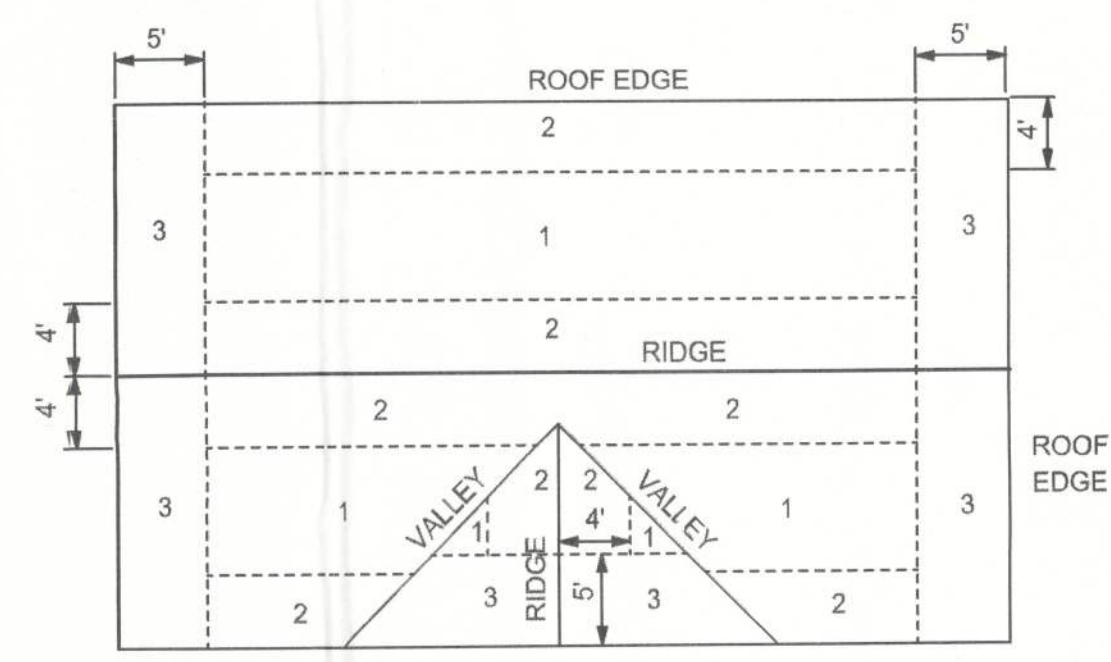


ROOF PLAN  
SCALE: 1/4"=1'-0"

LEGEND  
mark description  
--- 8'-0" brg. height  
--- 9'-4" brg. height

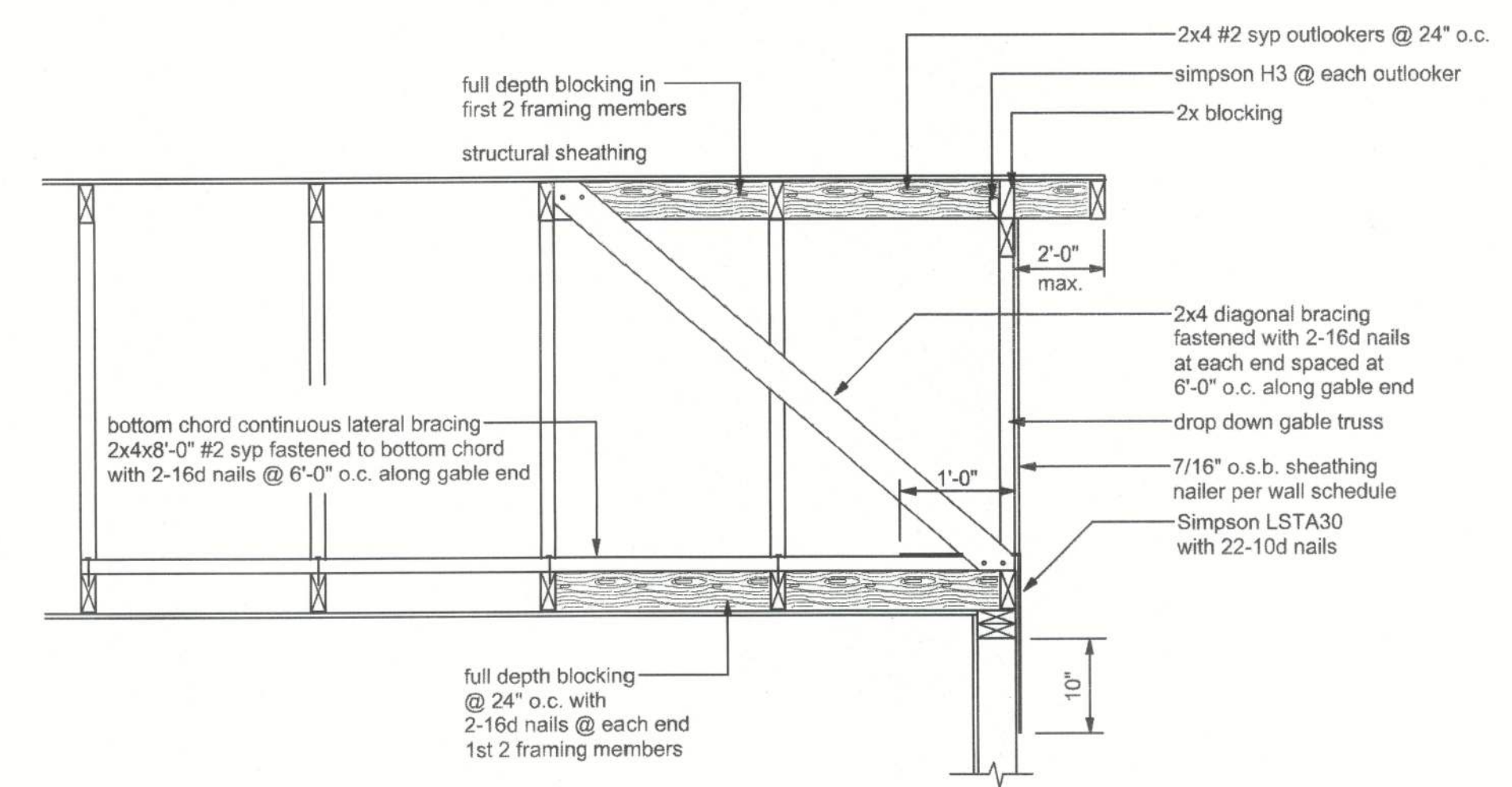


ROOF SHEATHING NAILING ZONES  
(HIP ROOF)



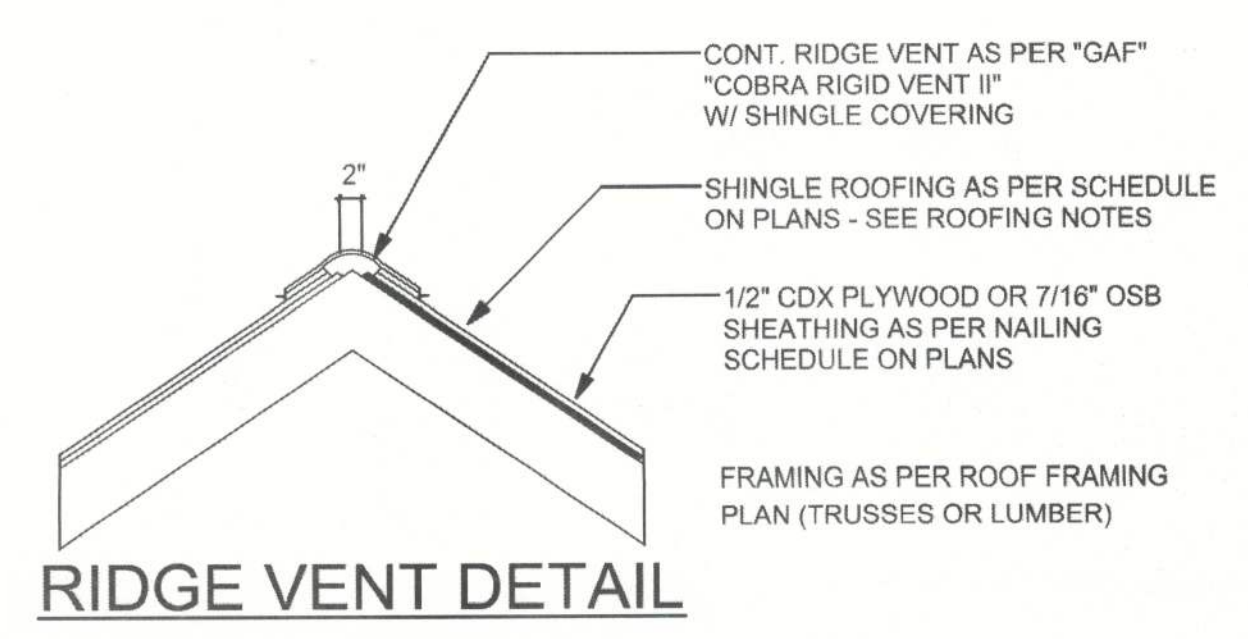
ROOF SHEATHING NAILING ZONES  
(GABLE ROOF)

ROOF SHEATHING FASTENINGS			
NAILING ZONE	SHEATHING TYPE	FASTENER	SPACING
2	1/2" O.S.B.	8d COMMON OR 8d HOT DIPPED GALVANIZED RING SHANK NAILS	6 in. o.c. EDGE 12 in. o.c. FIELD
3			6 in. o.c. EDGE 6 in. o.c. FIELD
			4 in. o.c. @ GABLE ENDWALL OR GABLE TRUSS 6 in. o.c. EDGE 6 in. o.c. FIELD



END WALL BRACING FOR CEILING DIAPHRAGM

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

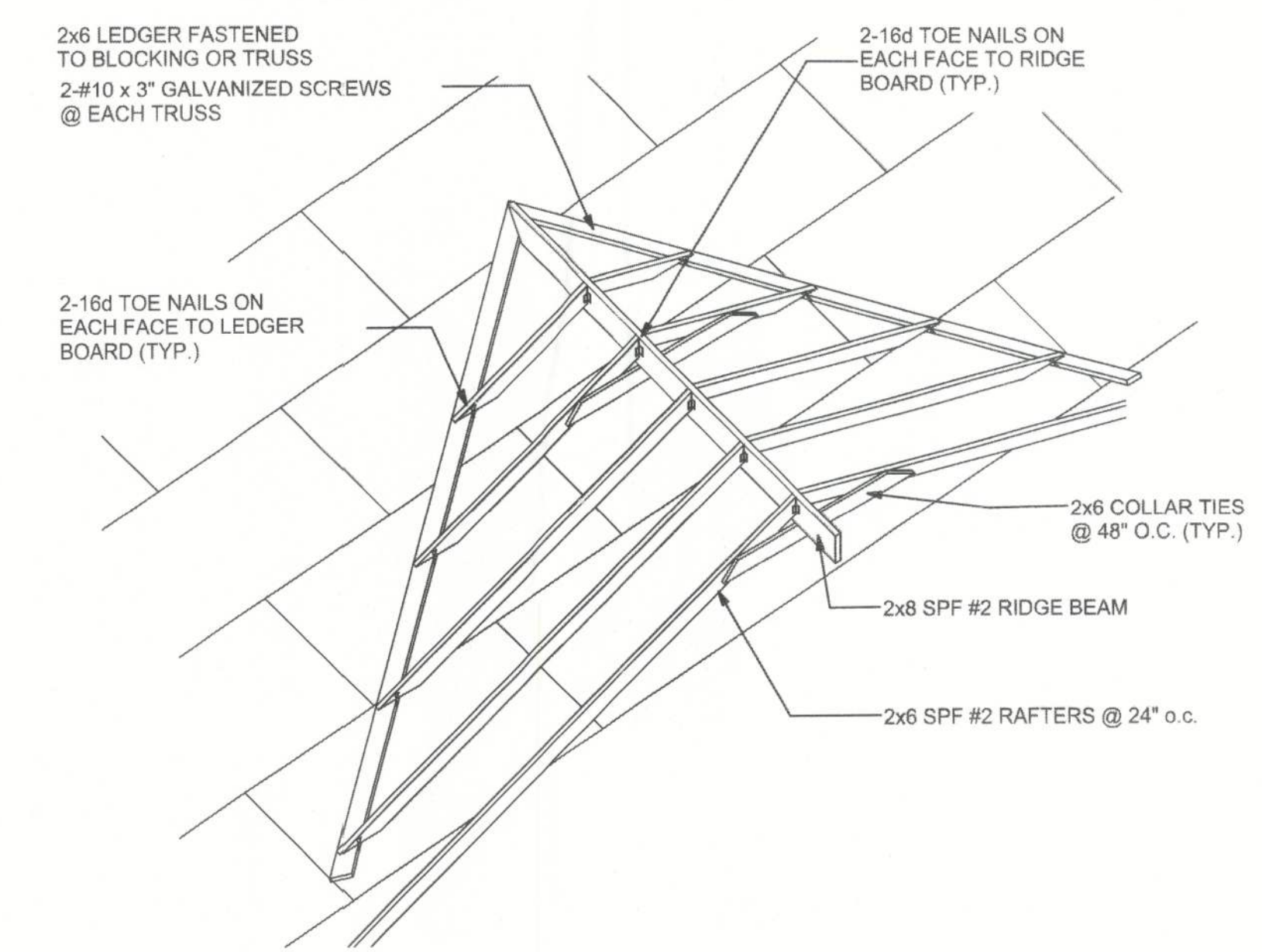


RIDGE VENT DETAIL

NOTE:  
SEE SHEET A-4 FOR SHINGLE  
DETAILS AND NOTES

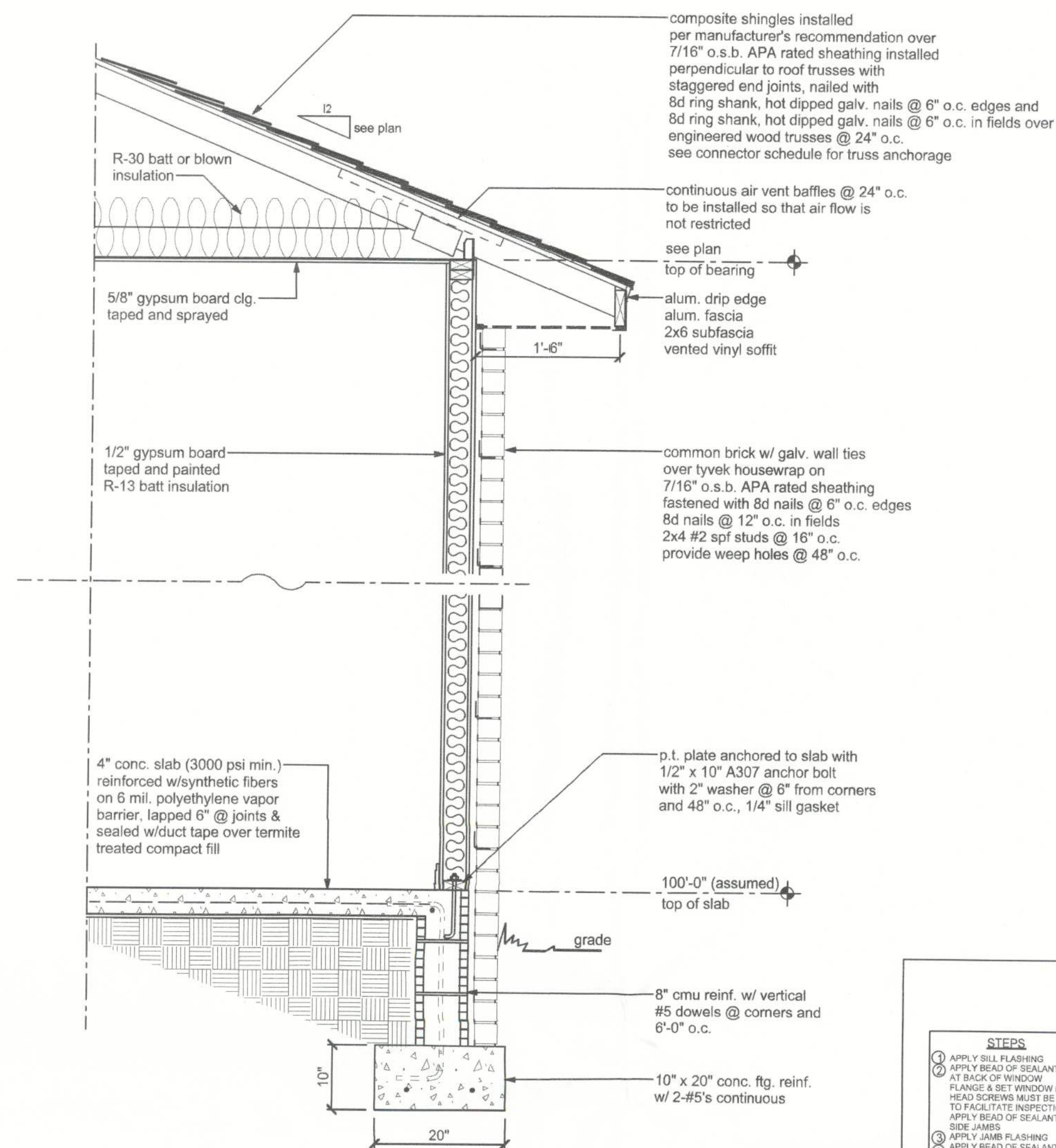
VENTILATION REQUIREMENTS

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

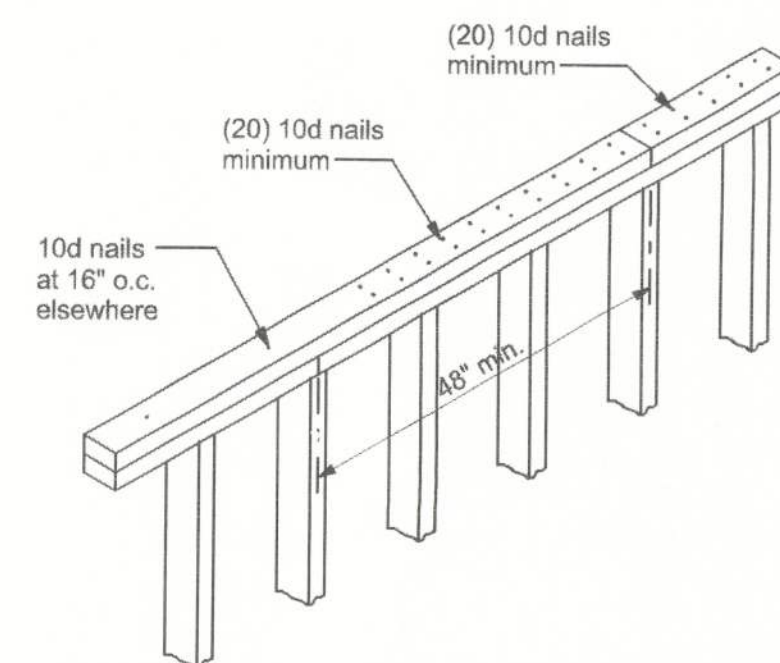


ROOF INTERSECTION CONNECTION DETAIL

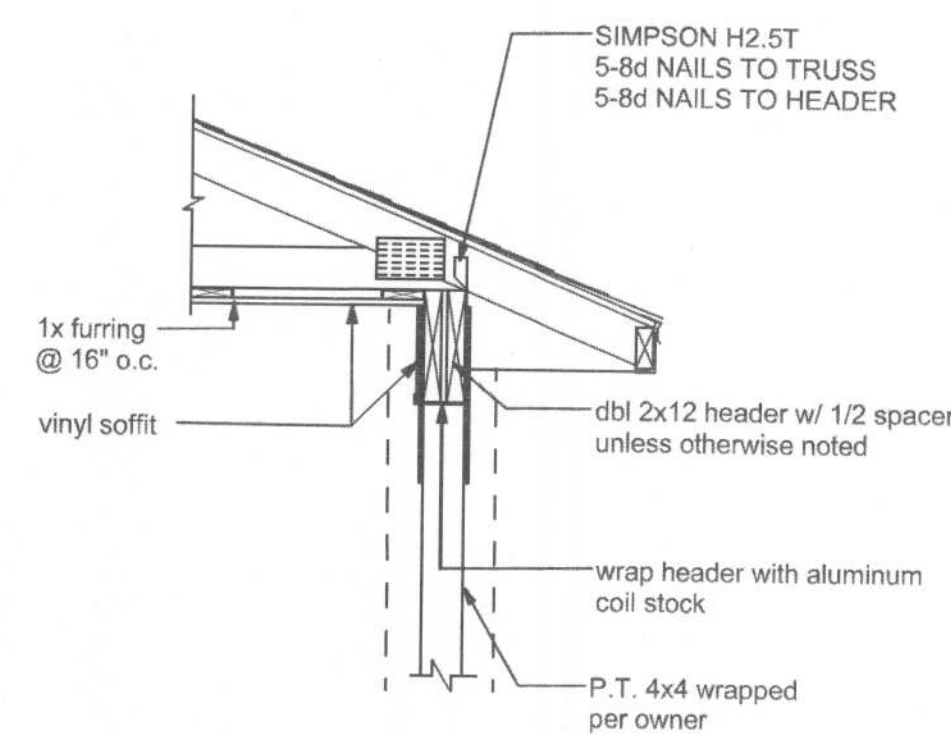
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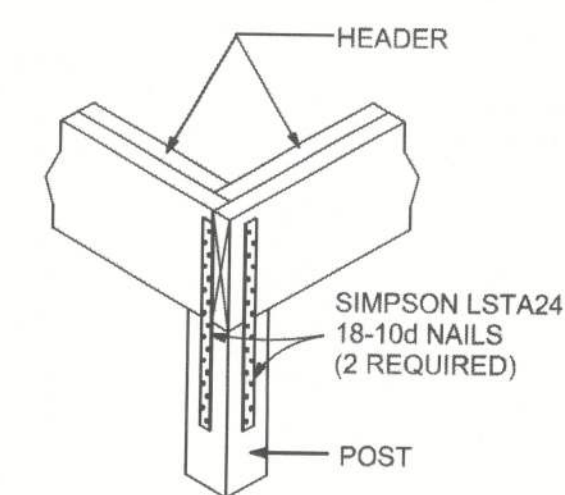
**TYPICAL WALL SECTION**  
SCALE: 3/4" = 1'-0"



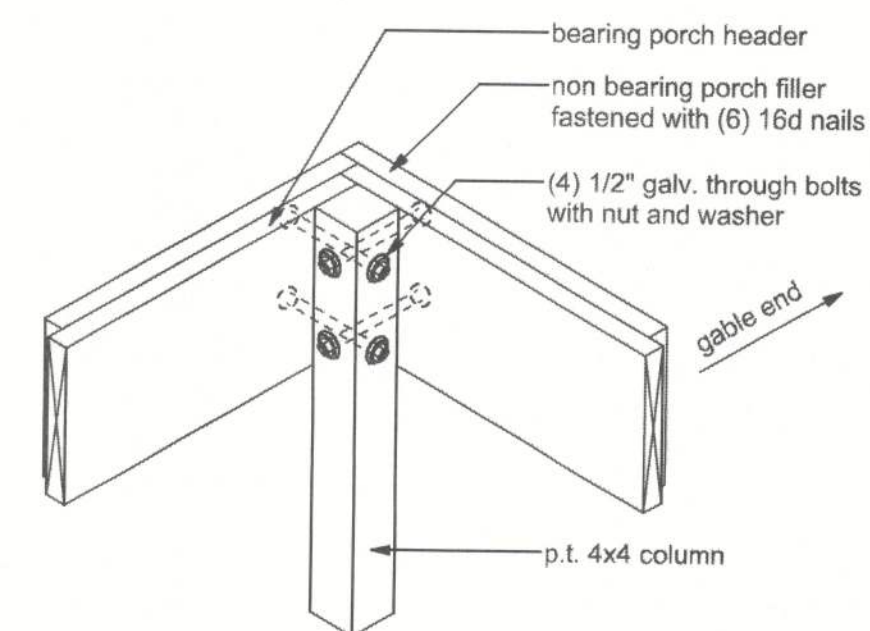
**TOP PLATE SPLICE DETAILS**  
SCALE: 1/2" = 1'-0"



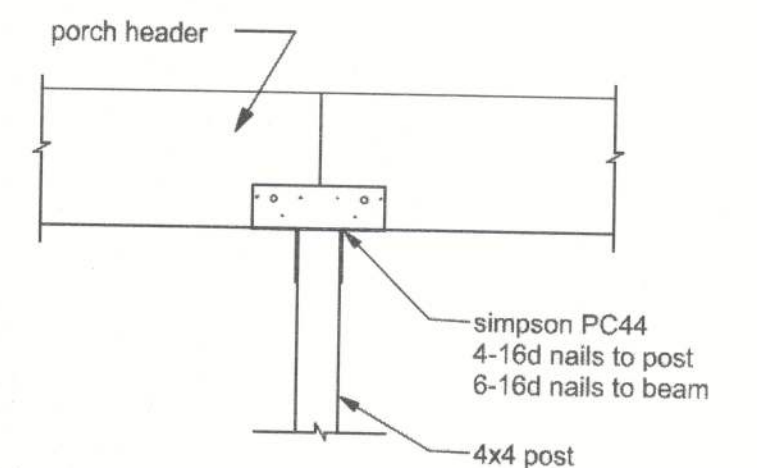
**A PORCH SECTION**  
SCALE: 3/4" = 1'-0"



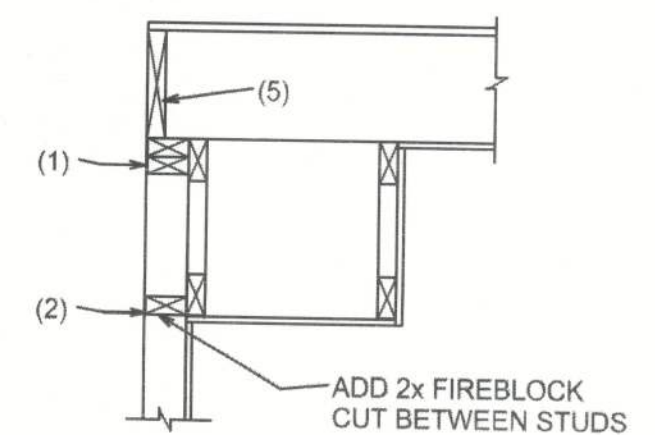
**CORNER POST/HEADER DETAIL**  
NTS



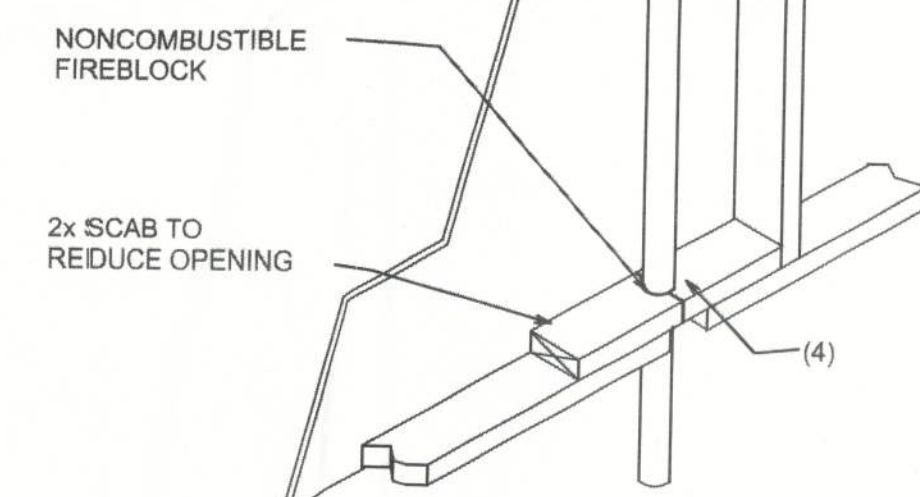
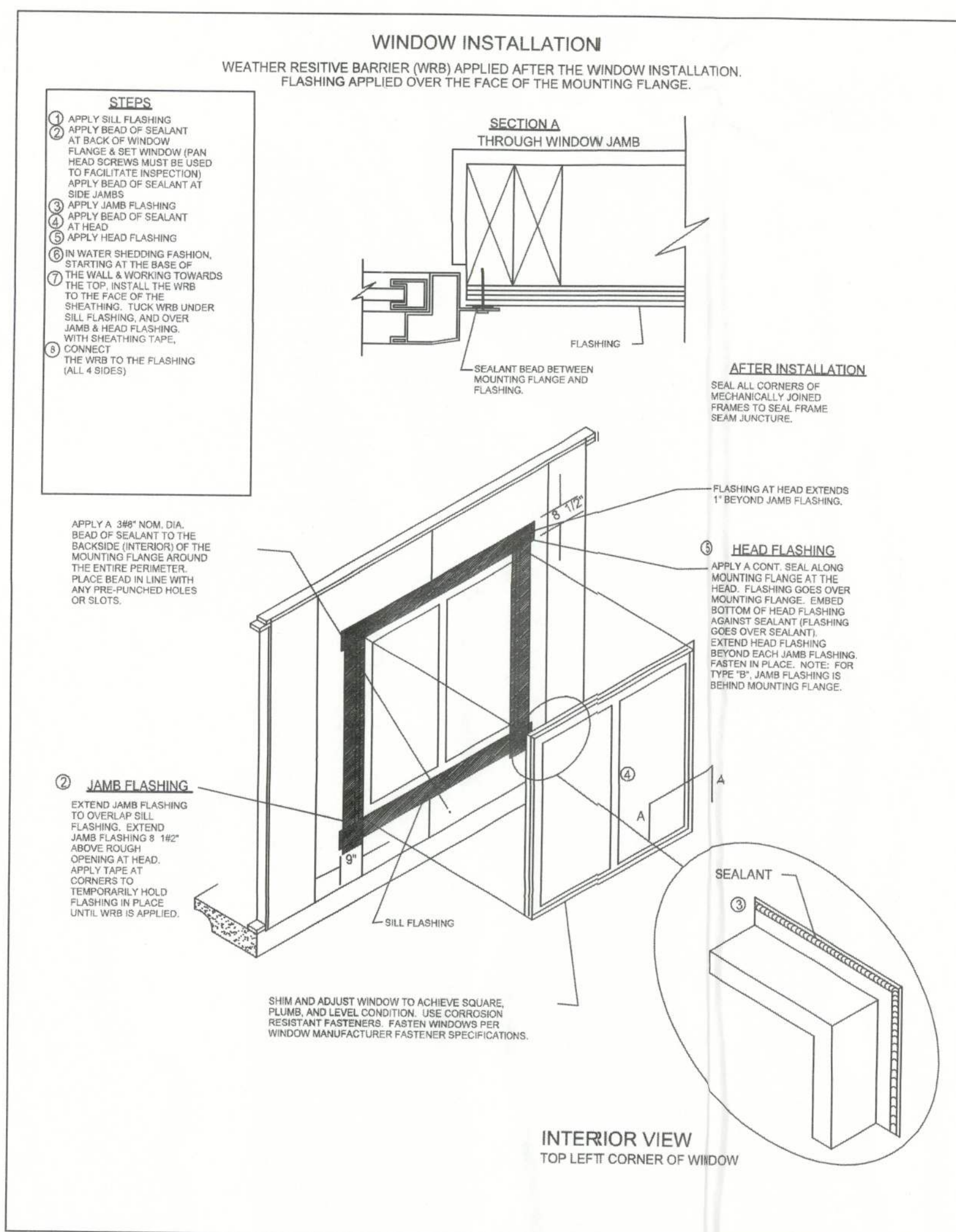
**CORNER POST (front porch option)**  
NTS



**INTERMEDIATE POST**  
NTS



**SOFFIT/DROPPED CLG.**

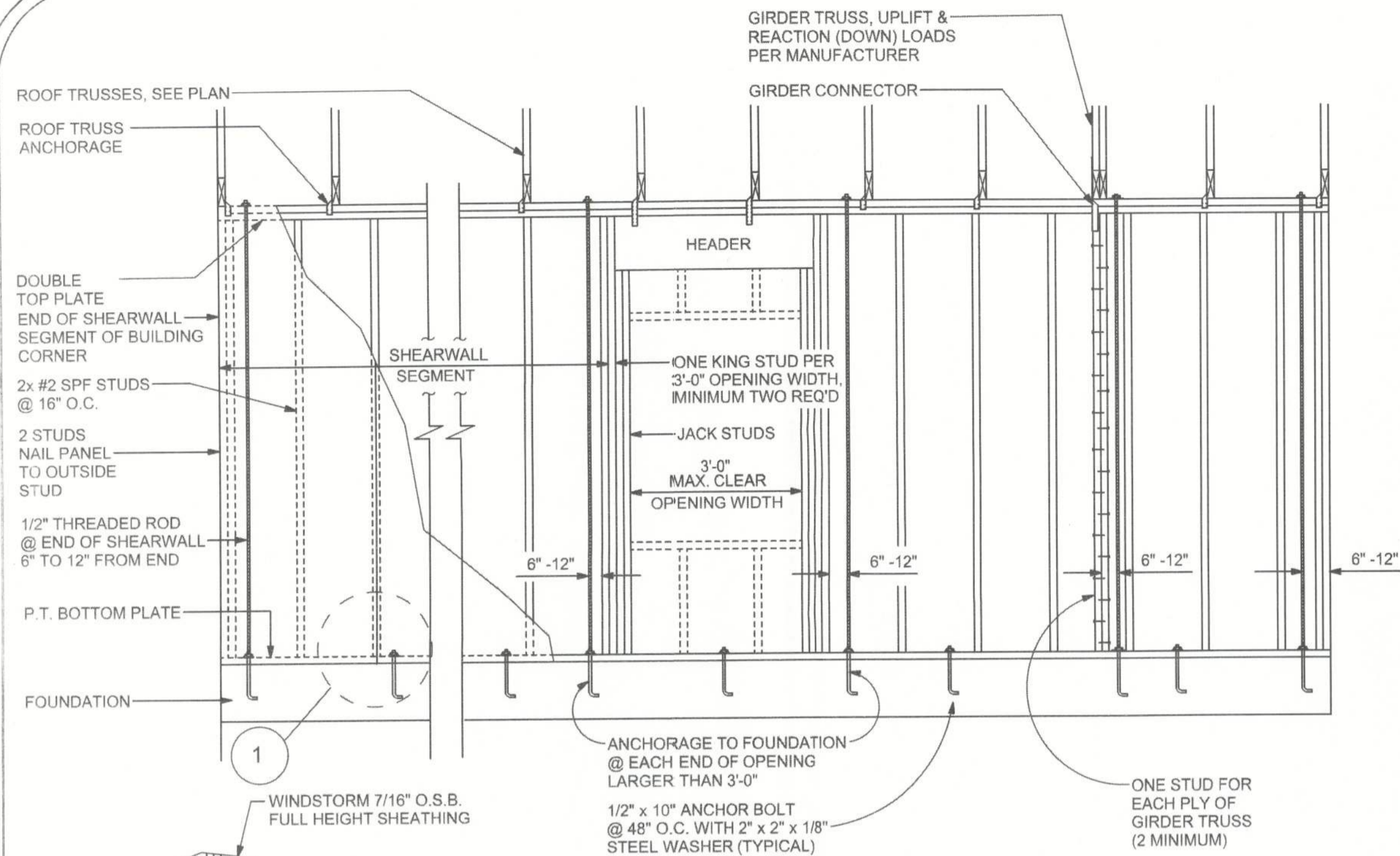


**PENETRATIONS**

#### **FIREBLOCKING NOTES:**

FIREBLOCKING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

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.



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

**DOUBLE NAIL EDGE SPACING**  
TOP AND BOTTOM PLATE  
UPLIFT CAPACITY = 474 plf  
(TABLE 305S1 SSTD10-99)

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

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

**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.

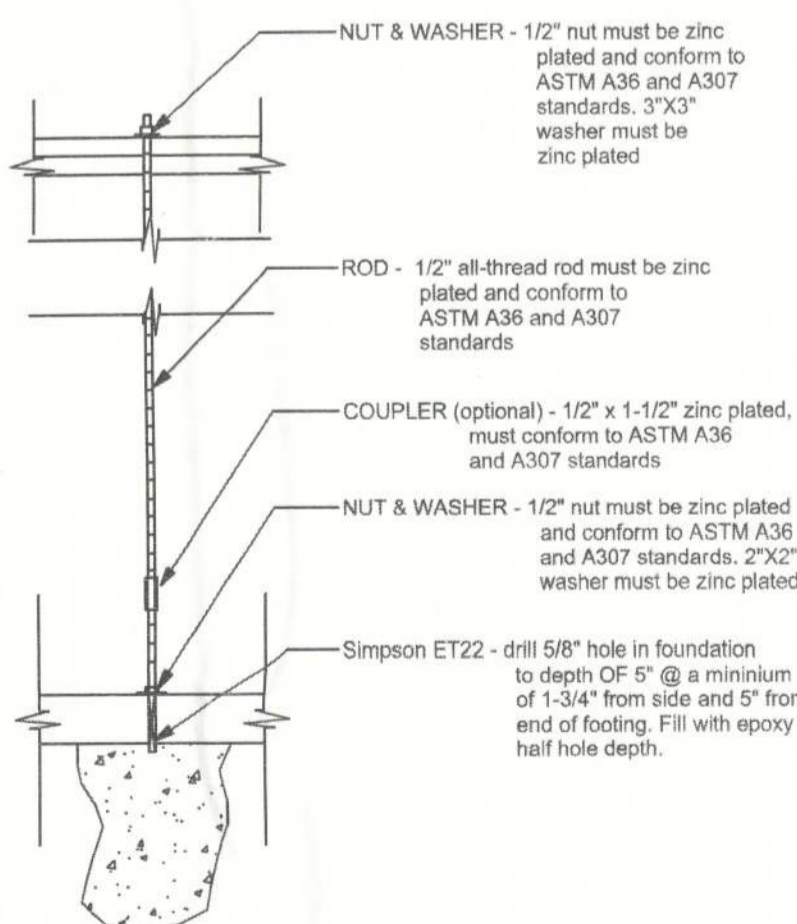
**Sole plate to slab connection:**  
The slab level sole plate shall be connected to the slab with the connectors specified and at the spacing specified within the design documents. All-thread rods shall be placed as per the design specifications. All-thread rods with a nut and washer at the sole plate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

**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:**

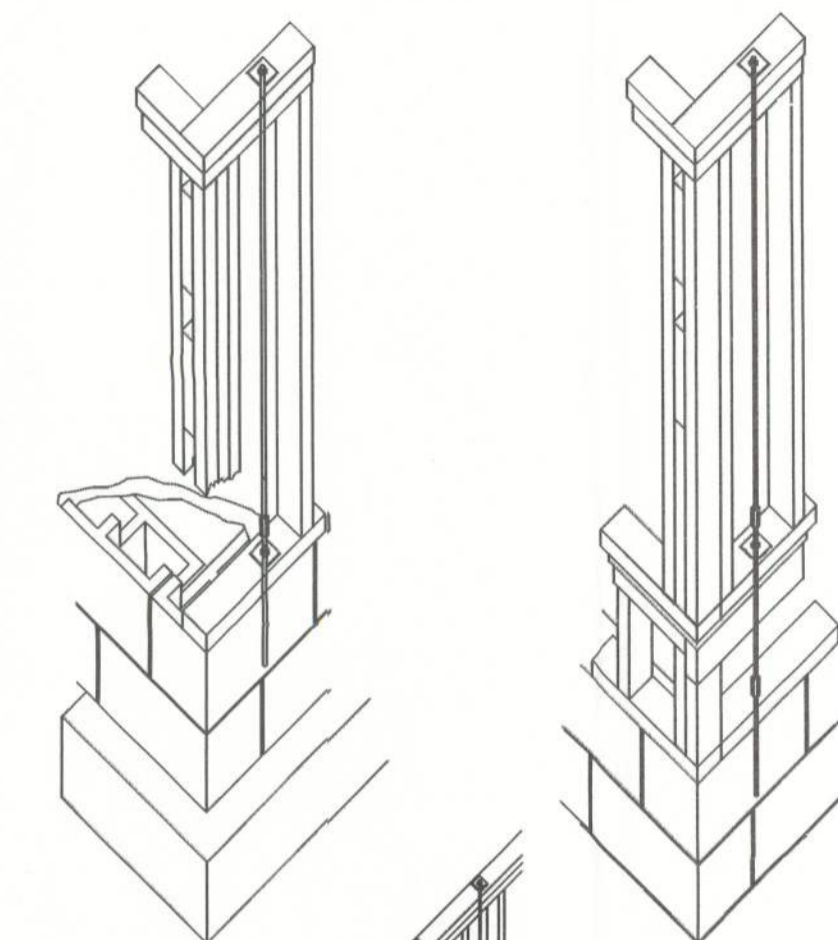
1. ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-99 305.4.3.
2. THE WALL SHALL BE ENTIRELY SHEATHED WITH 7/16" O.S.B. INCLUDING AREAS ABOVE AND BELOW OPENINGS.
3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURRING OVER COMMON FRAMING 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/3.5 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

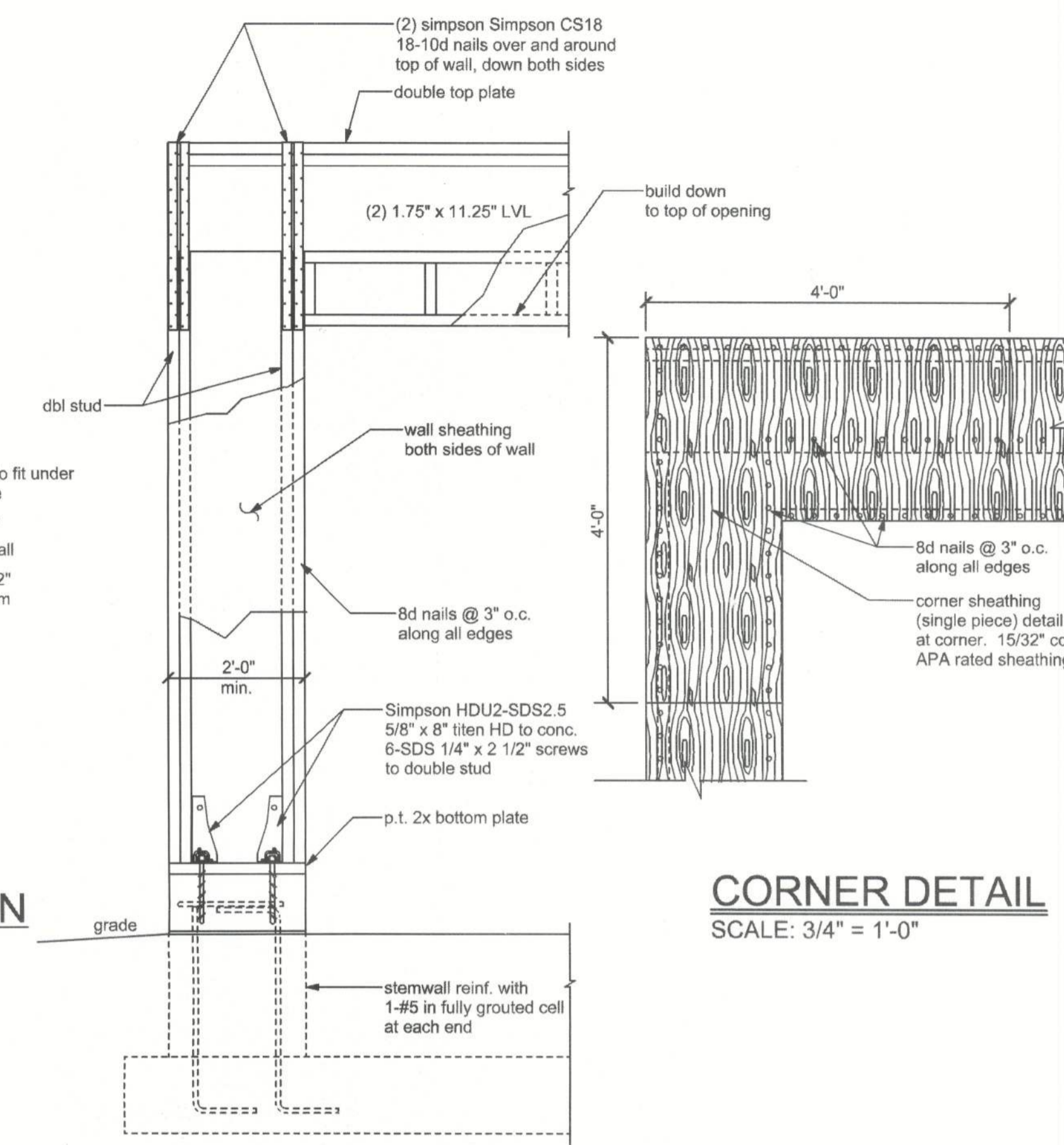


**GIRDER COLUMN DETAIL**  
SCALE: 1/2" = 1'-0"

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



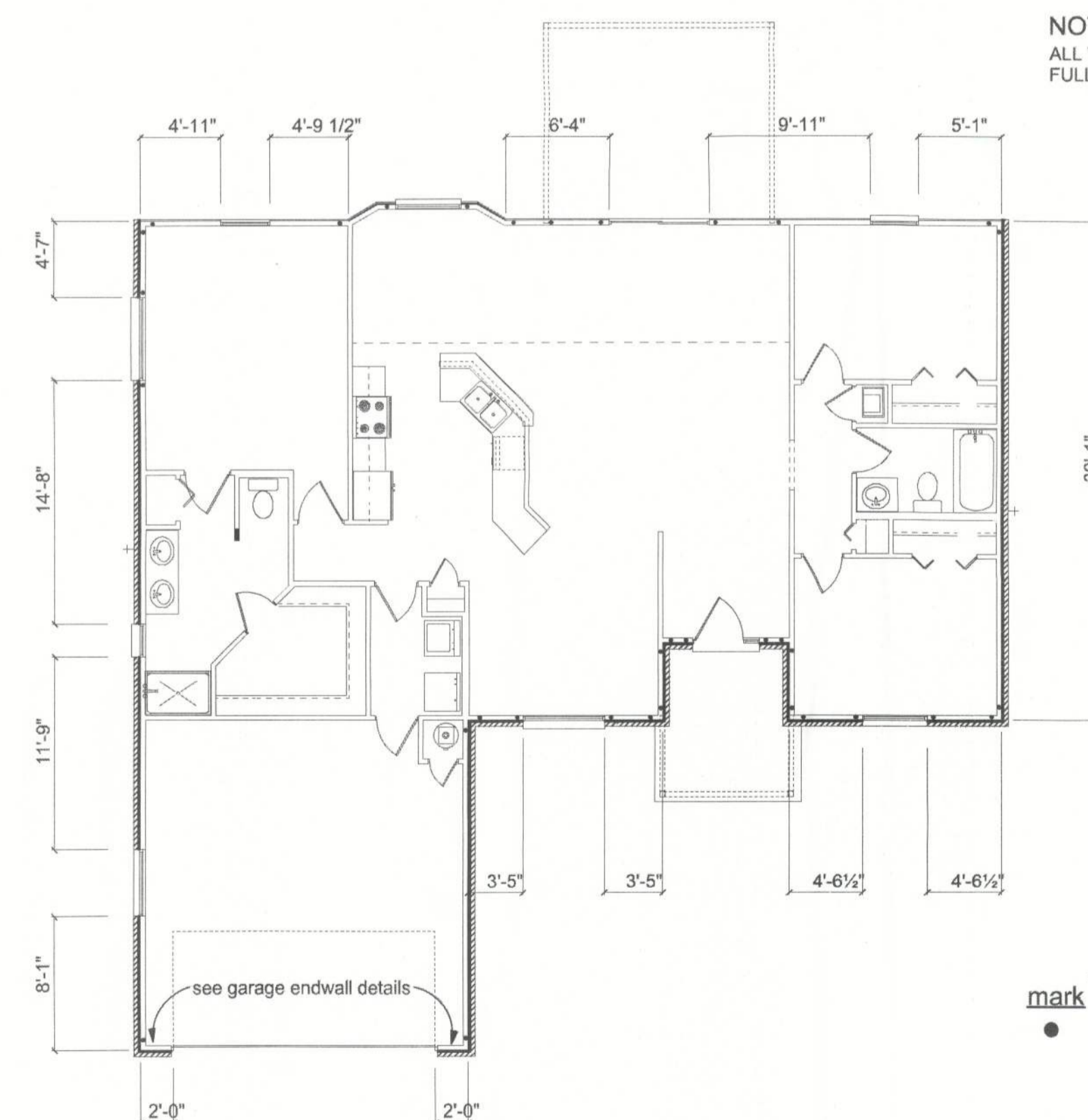
**BEAM/WALL CONNECTION**  
NTS



**CORNER DETAIL**  
SCALE: 3/4" = 1'-0"

**GARAGE ENDWALL SHEATHING DETAILS**  
SCALE: 3/4" = 1'-0"

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



**LEGEND**  
mark description  
● all thread rod location

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



LOT 8 MAYFAIR - UNIT 3

SHEARWALL DETAILS

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



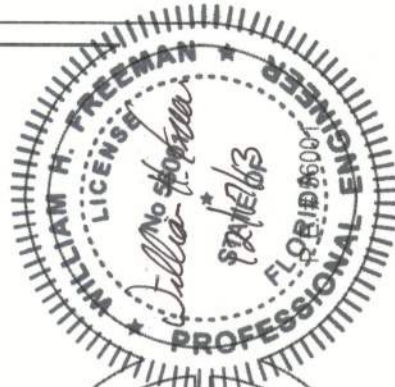
DATE 12/17/13  
DRAWN BY W.H.F.  
APPROVED W.H.F.

REVISIONS

SHEET A-7

OF 8

PROJECT NO. 13.R021



LOT 8 MAYFAIR - UNIT 3

ELECTRICAL PLAN

P.O. BOX 860125  
ST. AUGUSTINE, FL. 32086  
(904) 429-7636  
C.O.A. # 00008701



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

REVISIONS

SHEET A-8  
OF 8

PROJECT NO.  
13.R021

ELECTRICAL PLAN NOTES

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

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

INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

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

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

ELECTRICAL CONTR SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE 1 COPY OF AS-BUILT DWGS TO OWNER & 1 COPY TO THE PERMIT ISSUING AUTHORITY.

WIRING NOTES:

WIRING. DISTRIBUTION EQUIPMENT AND DEVICES

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

B. RACEWAYS: RIGID STEEL CONDUIT, full weight pipe galvanized, threaded, and minimum 1/2 inch except as noted or required for wiring. ELECTRICAL METALLIC TUBING (EMT), thin wall pipe, galvanized, threaded, 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 pipe 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.

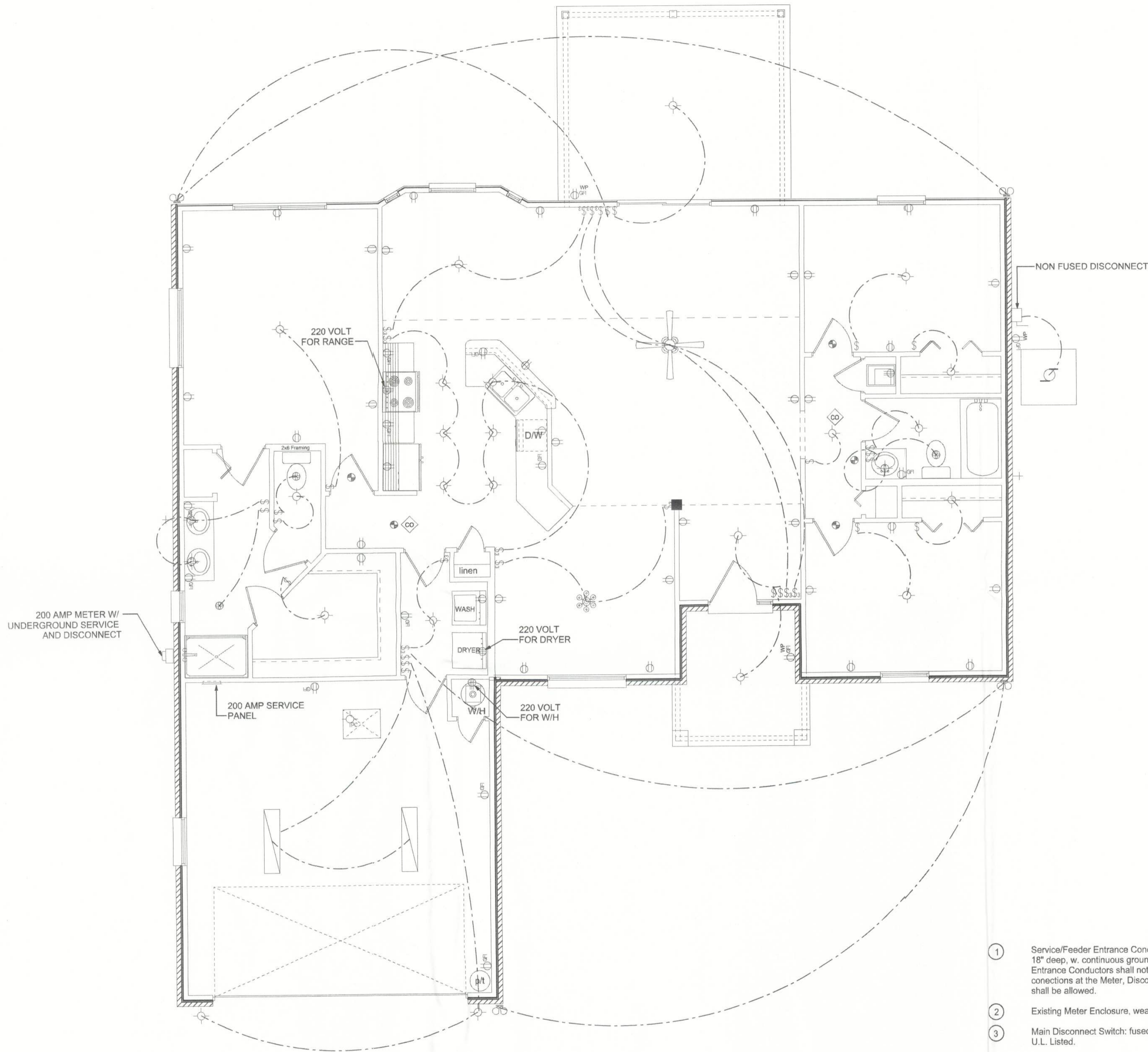
F. Support panel, junction and pull boxes independently to building structure with no weight bearing on conduits.

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.



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

- 1 Service/Feeder Entrance Conductors: 2 1/2" rigid conduit, min 18" deep, w. continuous ground bonding conductor. Service/Entrance Conductors shall not be spliced except that bolted connections at the Meter, Disconnecting Devices and Panel shall be allowed.
- 2 Existing Meter Enclosure, weatherproof, U.L. Listed.
- 3 Main Disconnect Switch: fused or Main Breaker, weatherproof, U.L. Listed.
- 4 Service entrance ground: 5/8" diameter iron/steel rod x 8'-0" long and/or concrete encased foundation steel rebar x 20'-0" long. Grounding conductor shall be bonded to each piece of Service/Entrance Equipment, and shall be sized per item #5 below.
- 5 200 Ampere Feeder: 3-2/0-THW-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.

